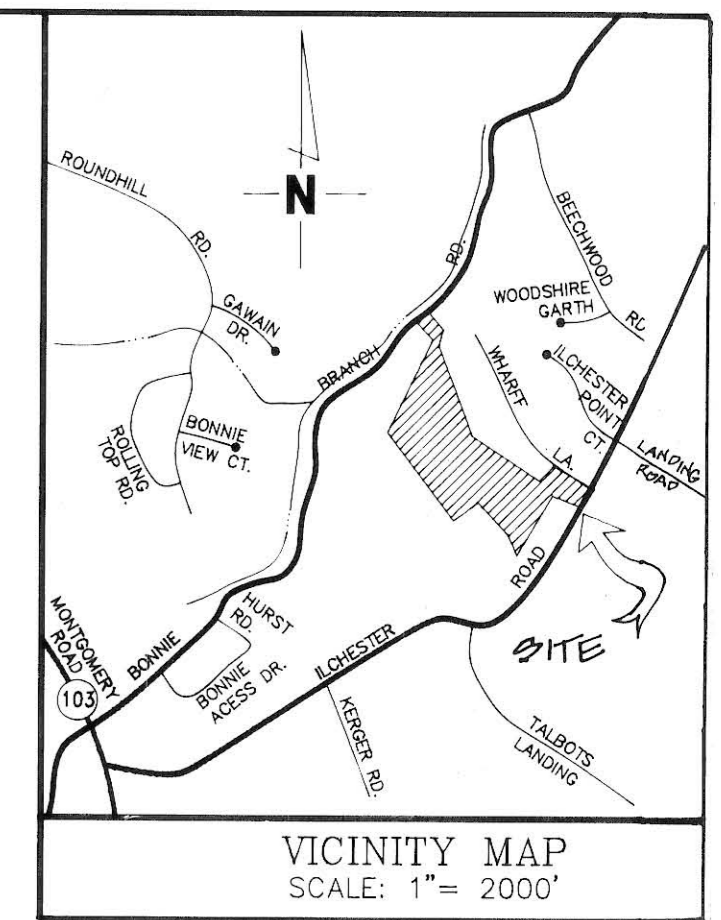
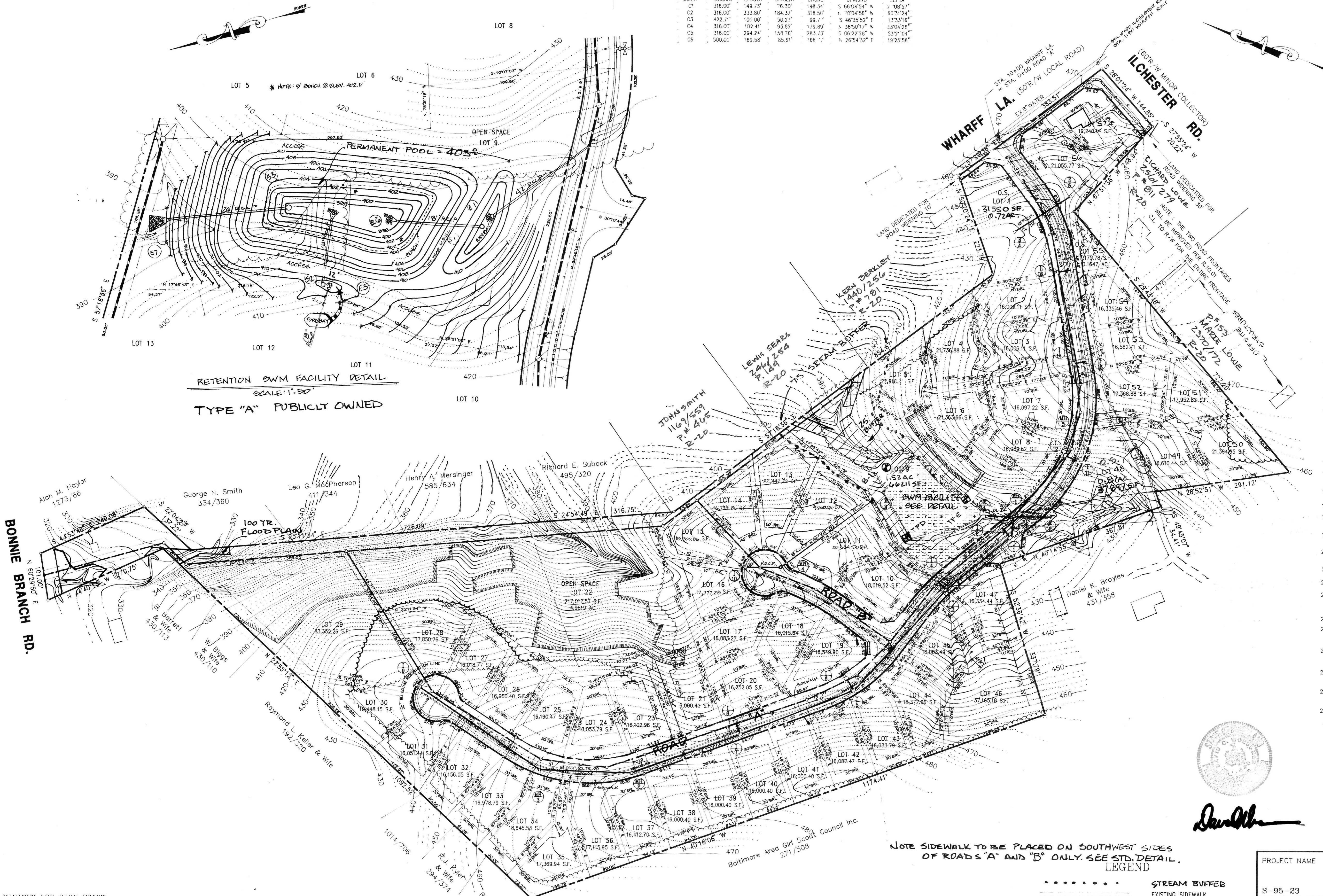


CURVE DATA

CURV	RADIUS	LENGTH	TANGENT	CHORD	BEARING	ELEV
C1	316.00'	148.73'	76.30'	148.34'	S 66°04'54" W	7' 08" 57"
C2	316.00'	333.80'	184.37'	318.50'	N 10°04'56" W	80°31'24"
C3	422.71'	100.00'	50.27'	99.77'	S 46°35'52" E	13°33'16"
C4	316.00'	192.41'	93.82'	179.88'	N 85°30'17" W	33°04'24"
C5	316.00'	294.24'	138.76'	283.13'	N 06°22'28" E	53°21'04"
C6	500.00'	169.58'	85.61'	168.77'	N 26°43'32" E	19°25'58"



GENERAL NOTES

- PROPERTY ZONED : R-20
- TOTAL GROSS AREA OF BUILDING LOTS : 23,628 AC
- TOTAL AREA OF PUBLIC ROAD R/W : 3,5581 AC
- TOTAL AREA OF OPEN SPACE PROVIDED REQUIRED RECREATIONAL O.S. : 8.25 AC
- TOTAL AREA OF 100 YEAR FLOOD PLAIN : 0.71 AC
- TOTAL AREA OF 25% SLOPE : 3.41 AC
- TOTAL AREA OF PROPERTY : 35,442 AC
- NUMBER OF ALLOWED BUILDABLE LOTS : 70 SFD UNITS
- NUMBER OF PROPOSED BUILDABLE LOTS : 52 SFD UNITS
- PUBLIC WATER AND SEWER SYSTEMS AREA TO BE EMPLOYED.
- STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH 16.131 OF THE SUBDIVISION REGULATIONS.
- STREET LIGHTS WILL BE PROVIDED AS INDICATED ON THE FINAL ROAD DRAWINGS.
- TOPO BASED ON FIELD RUN SURVEY PERFORMED BY W.L. MEEKINS 2/7/95.
- PROPOSED PUBLIC ROADWAY WITHIN THIS SITE:
A: PUBLIC ROADWAY
B: 50 FT. RIGHT-OF-WAY
C: 24 FT. PAVEMENT
D: 30 M.P.H. DESIGN SPEED
E: P-2 PAVEMENT TYPE
F: R 1.01 TYPICAL SECTION.
- MAXIMUM SFD LOT COVERAGE : 40 PERCENT
- MINIMUM LOT SIZE REQUIRED (SFD) : 16,000 SF.
MINIMUM LOT SIZE PROVIDED (SFD) : 16,000 SF.
- THIS PROJECT WILL BE CONSTRUCTED IN ONE PHASE.
- THE PROPERTY IS WITHIN THE METROPOLITAN DISTRICT
- OPEN SPACE LOT #1, 9, 22, 48 AND 55 WILL BE CONVEYED TO HOWARD COUNTY RECREATION AND PARKS.
- WETLANDS WERE DELINEATED BY BILL BRIDGEMAN ON 2/1/95. AND ARE DEPICED ON THE PLAN.
- A DRAINAGE DISCHARGE PERMISSION LETTER WILL BE REQUIRED
- PARKING WILL BE PROVIDED OFF STREET.
- SLOPES IN EXCESS OF 25% EXIST AND ARE SHADED.
- THE BOUNDARY SHOWN IS BASED ON DEEDS AND WITHOUT BENEFIT OF TITLE REPORTS. A BOUNDARY SURVEY WILL BE PERFORMED AT A LATER DATE.
- SWM FACILITY TO BE OPERATED AND MAINTAINED BY D.P.W. TO A WAIVER REQUEST.
- THIS PROJECT IS SUBJECT TO SECT 124 OF THE SUBDIVISIONS AND THE LANDSCAPE MANUAL.
- A WAIVER WAS GRANTED BY DPW FOR EXCESSIVE CUL-DE-SAC LENGTH UNDER S-94-23.
- FLOOD PLAIN STUDY PREPARED BY AMERICAN ENGINEERING, INC. ON JUNE 12, 1995.
- GEOTECHNICAL STUDY PERFORMED BY ROBERT BALTER CO. IN MAY 9, 1990.
- DRIVEWAY TO MR. BRADY'S PROPERTY MUST BE RELATED (INCLUDING OFFSETS) AT DEVELOPER'S EXTENSE.

OPEN SPACE TABULATION

TOTAL OPEN SPACE PROVIDED	= 8.25 AC.
REQUIRED OPEN SPACE	= 7.09 ACRE
REQUIRED RECREATIONAL O.S.	= 0.24 ACRE
PROVIDED RECREATIONAL O.S.	= 0.33 ACRE

MINIMUM LOT SIZE CHART

LOT #	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YR. FLOOD	25 % SLOPES AREA	MINIMUM AREA
4	23158	1422	21736	-	-	21736
5	25286	2368	22918	-	-	22918
6	22785	1422	21363	-	-	21363
35	18587	1218	17369	-	-	17369
46	40165	3000	37165	-	-	37165
49	17146	536	16610	-	-	16610
50	22970	1576	21394	-	-	21394
51	19128	1176	17952	-	-	17952

PLAN
SCALE: 1" = 100'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
James Smith 7/7/95
PLANNING DIRECTOR DATE
TC 7/5/95

NOTE SIDEWALK TO BE PLACED ON SOUTHWEST SIDES OF ROADS "A" AND "B" ONLY. SEE STD. DETAIL. LEGEND

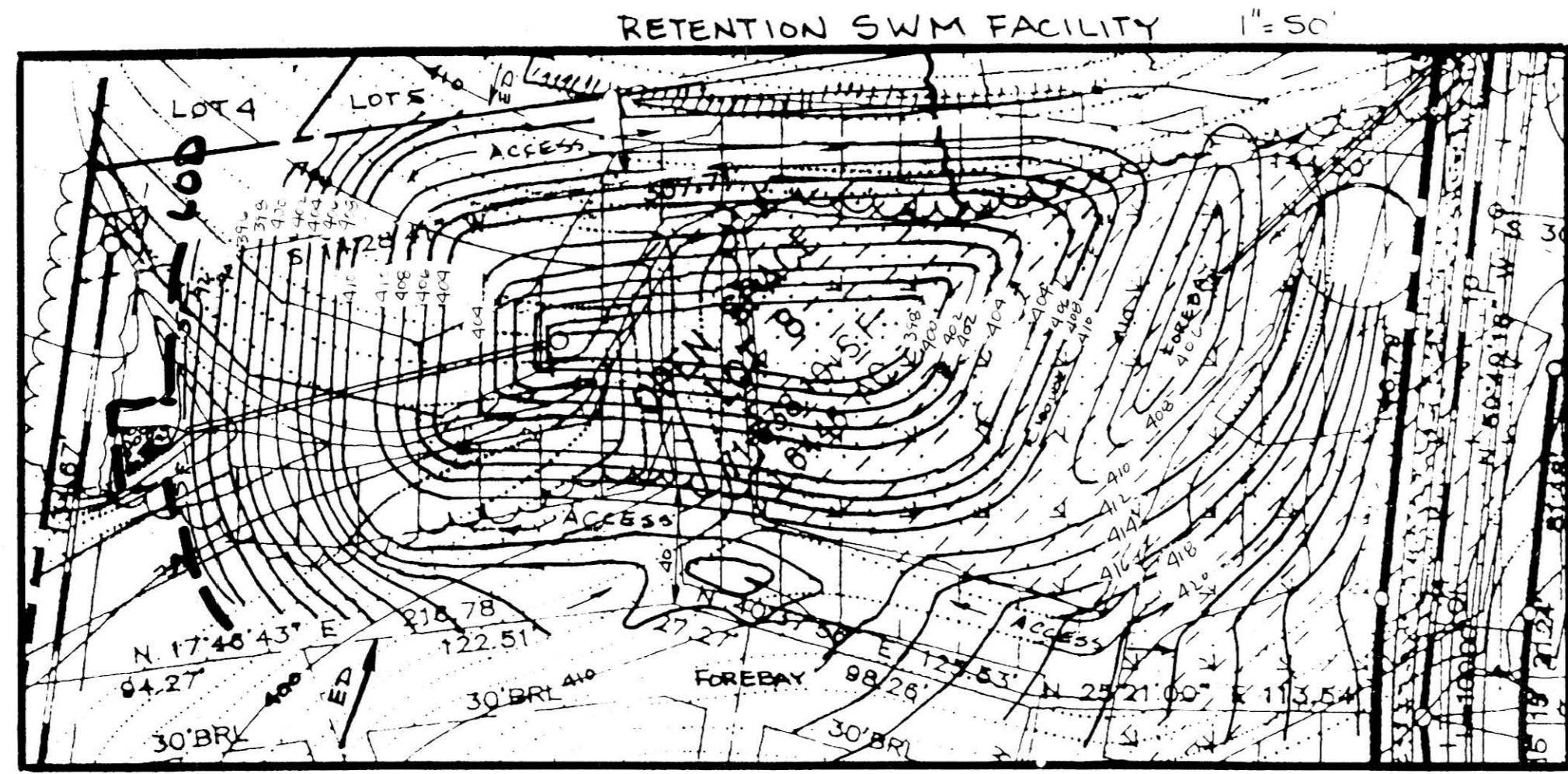
- STREAM BUFFERED
- EXISTING SIDEWALK
- PROPOSED SIDE WALK
- PROPOSED PATHWAY
- EXISTING CONTOUR
- * NO PARKING ALONG CURB
- (|||||) EXISTING TREE LINE
- (|||||) PROPOSED TREE LINE
- ||||| 25% SLOPE

PROJECT NAME BRITTEN/BRADY PROPERTY LOTS 1-57 A SUBDIVISION OF PARCEL NO. 127,151,152,766, & 783 FIRST ELECTION DISTRICT TAX MAP #31 S-95-23 HOWARD COUNTY, MARYLAND.		DEVELOPER: CENTEX HOMES 2127 ESPEY COURT CROFTON, MARYLAND 21111	
TITLE PRELIMINARY PLAN		OWNER: ELM STREET DEVELOPMENT, INC. 6820 ELM STREET, S.W. 202 MCLEAN, VIRGINIA, 22101	
PREPARED BY: AMERICAN LAND DEVELOPEMENT AND ENGINEERING INC. 871-A MAIN STREET LAUREL, MARYLAND 20707 WASH. (301) 965-1221 BALT. (301) 860-3039		OWNER: JOHN S. BRITTEN 2915 ROUTE 32 WEST FRIENDSHIP, MD. 21104	
DES.: D.C.W.	JOB:	SCALE: AS SHOWN	SHEET 1 OF 2
DRW.: B.S.	PROJ.:	DATE: 01-21-95	
CHK.: D.C.W.	DATE:	P-95-23	

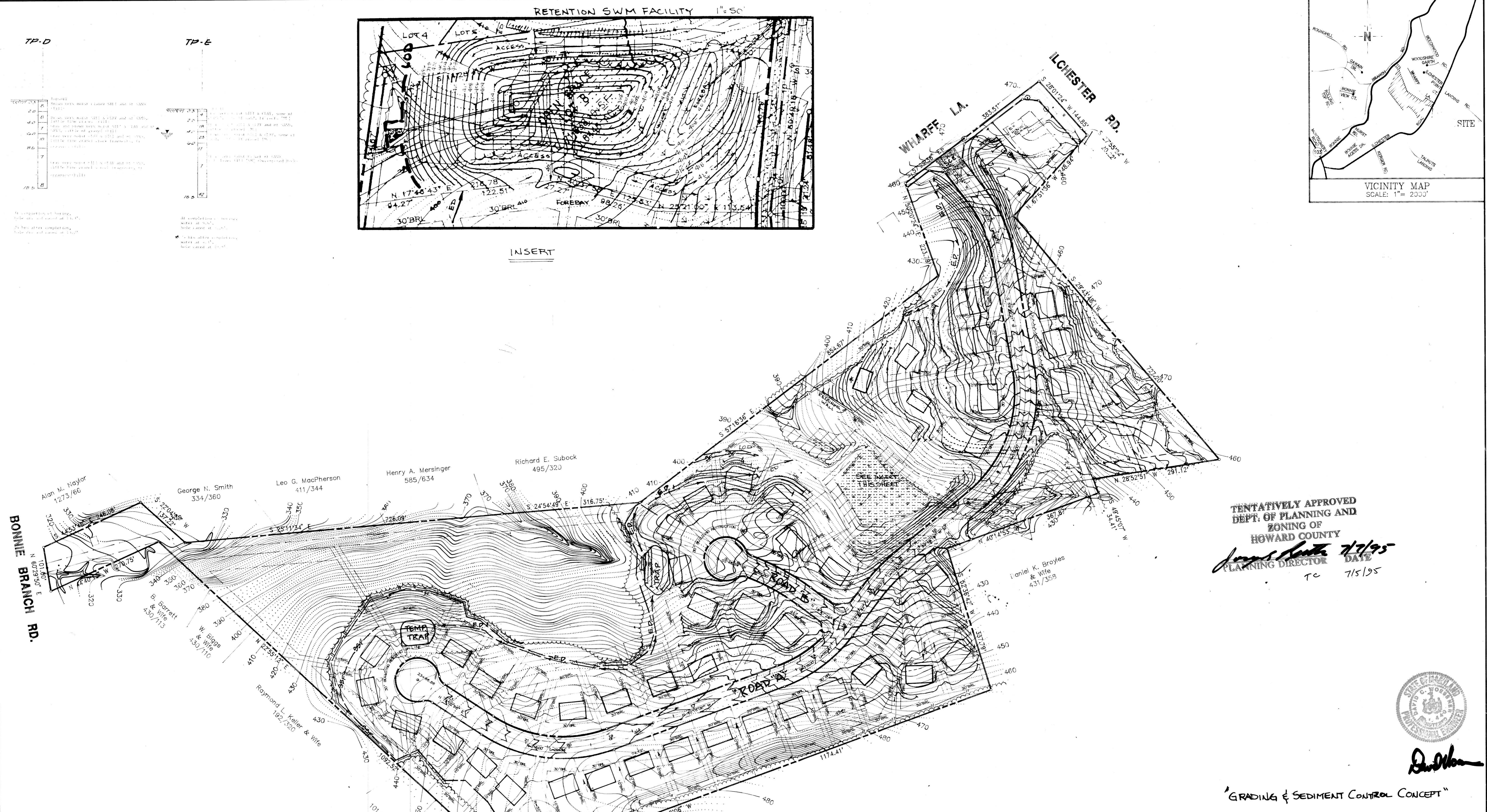
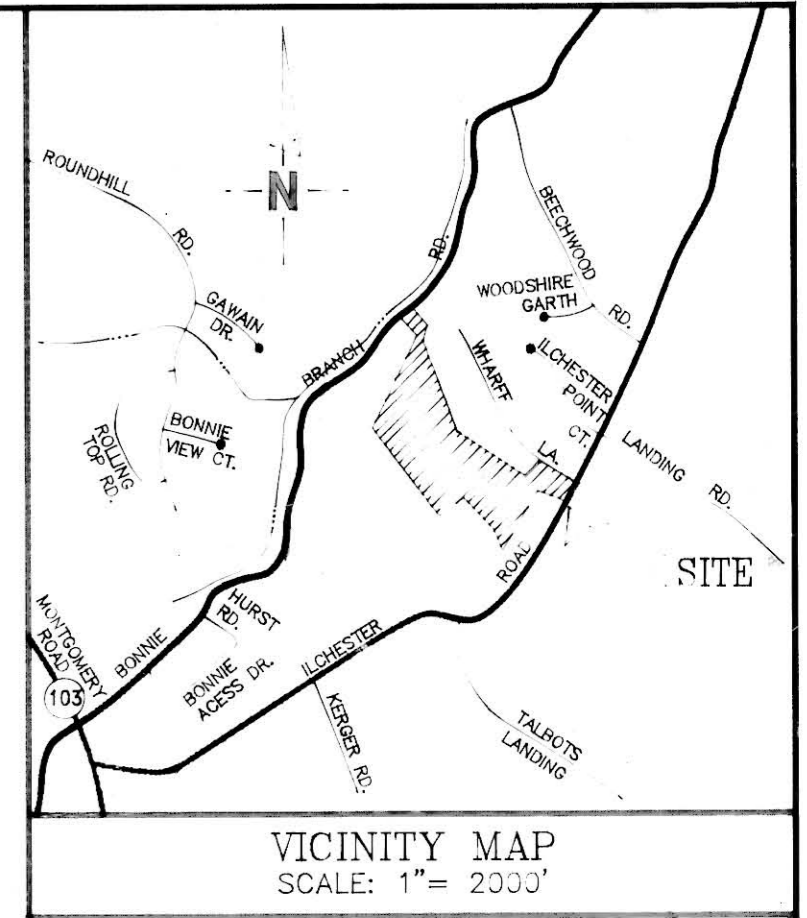
TP-D

TP-E

DEPTH	PERCENT	REMARKS
2.0	0.5	MINIMUM GRADE
4.0	1.0	MINIMUM GRADE
6.0	1.5	MINIMUM GRADE
8.0	2.0	MINIMUM GRADE
10.0	2.5	MINIMUM GRADE
12.0	3.0	MINIMUM GRADE
14.0	3.5	MINIMUM GRADE
16.0	4.0	MINIMUM GRADE
18.0	4.5	MINIMUM GRADE
20.0	5.0	MINIMUM GRADE



INSERT



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
James A. Smith 7/7/95
 PLANNING DIRECTOR DATE
 TC 7/5/95



D. Sullivan

'GRADING & SEDIMENT CONTROL CONCEPT'

LEGEND

- EXISTING SIDEWALK
- - - PROPOSED SIDE WALK
- ==== PROPOSED PATHWAY
- EXISTING CONTOUR
- * NO PARKING ALONG CURB
- () EXISTING TREE LINE
- () PROPOSED TREE LINE

* NOTE: PLAN WILL CONFORM TO GRADING REQUIREMENTS ESTABLISHED FOR SECTION 16.170 (4) USE & DESIGN

PLAN
 SCALE : 1" = 100'

PROJECT NAME BRITTEN, BRADY PROPERTY LOTS 1-61 A SUBDIVISION OF PARCEL NO. 127,151,152,766, & 783 FIRST ELECTION DISTRICT TAX MAP #31 HOWARD COUNTY, MARYLAND.	
TITLE PRELIMINARY PLAN	DEVELOPER: CENTEX HOMES 2127 ESPEY COURT CROFTON, MARYLAND 21114
PREPARED BY: AMERICAN LAND DEVELOPMENT AND ENGINEERING INC. 671-A MAIN STREET LAUREL, MARYLAND 20707 WASH (301) 963-1221 BALT. (301) 880-3039	OWNER: ELM STREET DEVELOPMENT, INC. 6820 ELM STREET, SUITE 200 MCLEAN, VIRGINIA 22101 JOHN S. BRITTEN 2915 ROUTE 32 WEST FRIENDSHIP, MD. 21794
DES.: D.C.W. DRW.: B.S. CHK.: D.C.W.	JOB: : PROJ.: : DATE: 01-21-95
SCALE: 1" = 50'	SHEET 2 OF 2

P-95-23