

CENTERLINE CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	325.00'	154.42'	78.70'	152.97'	N01°09'59"E	27°13'24"
C-2	316.00'	333.80'	184.37'	318.50'	N44°55'03"E	60°31'27"
C-3	422.71'	100.00'	50.23'	99.77'	S68°24'09"W	13°33'16"
C-4	316.00'	182.41'	93.82'	179.88'	N78°09'43"E	33°04'23"
C-5	316.00'	294.25'	158.77'	283.74'	S58°37'31"E	53°21'09"

OWNER

Parcels 127 & 783
 Elm Street Development, Inc.
 6820 Elm Street, Suite 200
 McLean, Virginia 22101
 (703) 734-9730

DEVELOPER / CONTRACT PURCHASER

Centex Homes
 2127 Espey Court, Suite 210
 Crofton, Maryland 21114
 (410) 721-0034

OWNER

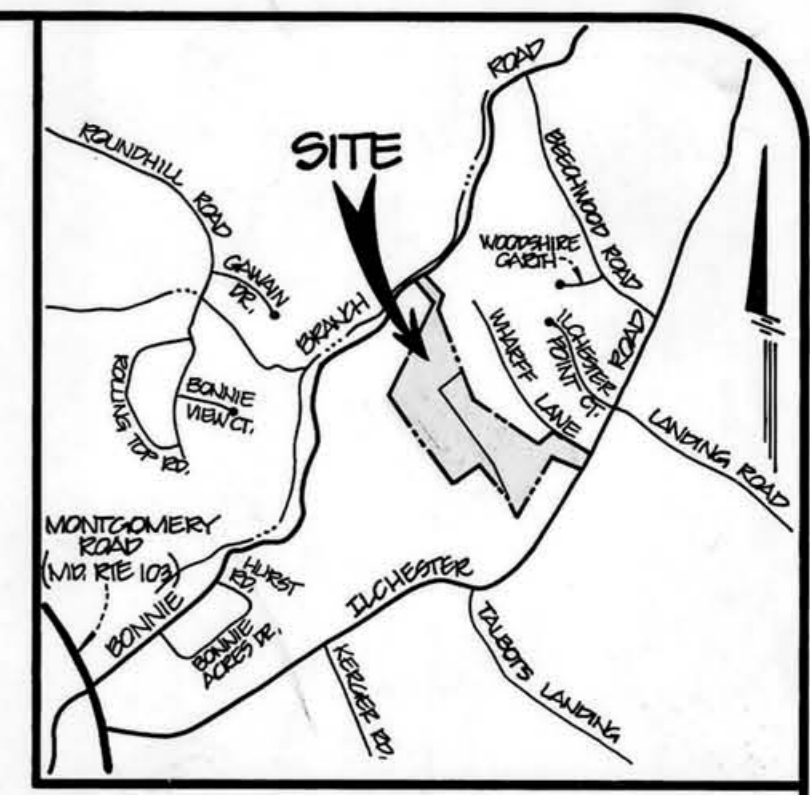
Parcels 151, 152 & 766
 Dr. John S. Britten
 2915 Route 32
 West Friendship, Maryland 21794
 (410) 489-9342

ENGINEER/SURVEYOR

(Surveyed Parcels 127 & 783 Only)
 Mildenberg, Mochi & Associates, Inc.
 3300 North Ridge Road, Suite 235
 Ellicott City, Maryland 21043
 (410) 461-0078

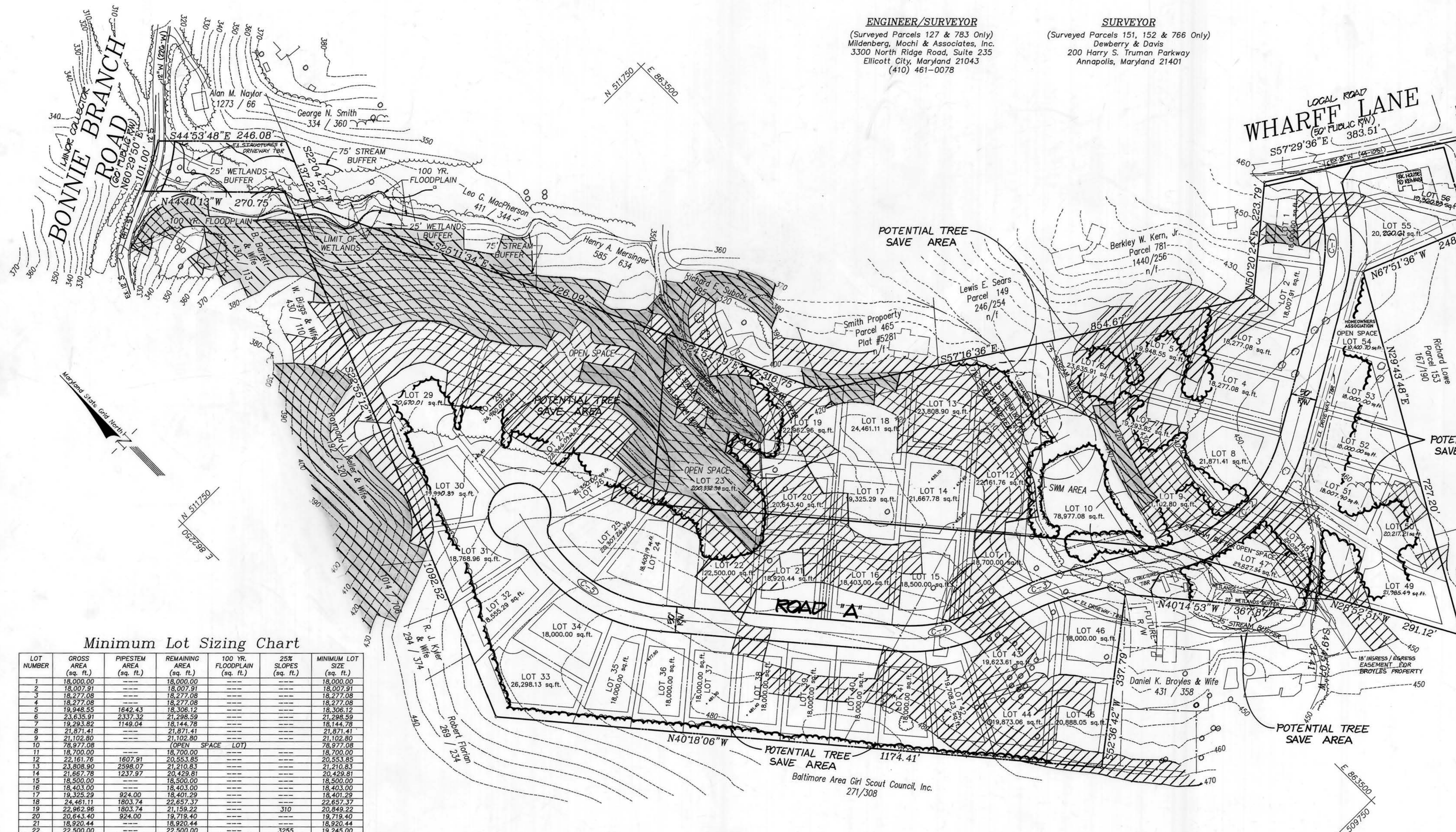
SURVEYOR

(Surveyed Parcels 151, 152 & 766 Only)
 Dewberry & Davis
 200 Harry S. Truman Parkway
 Annapolis, Maryland 21401



Project	date	description
93018.01	NOV. 1993	engineering
TJP/YSL	TJP/YSL	approval
11/15/93	11/15/93	scale
1" = 100'		RM

no.	description	date
1	REVISED PER HOWARD COUNTY COMMENTS, 1/20/94 BY SUBMITTAL TO DTC	1/20/94



Minimum Lot Sizing Chart

LOT NUMBER	GROSS AREA (sq. ft.)	PIPESTEM AREA (sq. ft.)	REMAINING AREA (sq. ft.)	100 YR. FLOODPLAIN (sq. ft.)	25% SLOPES (sq. ft.)	MINIMUM LOT SIZE (sq. ft.)
1	18,000.00	---	18,000.00	---	---	18,000.00
2	18,007.91	---	18,007.91	---	---	18,007.91
3	18,277.08	---	18,277.08	---	---	18,277.08
4	18,277.08	---	18,277.08	---	---	18,277.08
5	18,948.45	1642.43	18,306.02	---	---	18,306.02
6	23,635.91	2337.32	21,298.59	---	---	21,298.59
7	19,293.82	1149.04	18,144.78	---	---	18,144.78
8	21,871.41	---	21,871.41	---	---	21,871.41
9	21,102.80	---	21,102.80	---	---	21,102.80
10	78,977.08	---	(OPEN SPACE LOT)	---	---	78,977.08
11	18,700.00	---	18,700.00	---	---	18,700.00
12	22,161.76	1607.91	20,553.85	---	---	20,553.85
13	23,808.90	2598.07	21,210.83	---	---	21,210.83
14	21,667.78	1237.97	20,429.81	---	---	20,429.81
15	18,500.00	---	18,500.00	---	---	18,500.00
16	18,403.00	---	18,403.00	---	---	18,403.00
17	19,325.29	924.00	18,401.29	---	---	18,401.29
18	24,461.11	1803.74	22,657.37	---	---	22,657.37
19	22,962.96	1803.74	21,159.22	---	310	20,848.22
20	20,843.40	924.00	19,919.40	---	---	19,919.40
21	18,920.44	---	18,920.44	---	---	18,920.44
22	22,500.00	---	22,500.00	---	3255	19,245.00
23	220,332.98	---	(OPEN SPACE LOT)	---	---	220,332.98
24	18,400.19	---	18,400.19	---	---	18,400.19
25	20,307.26	---	20,307.26	---	620	19,687.26
26	21,350.00	---	21,350.00	---	2945	18,405.00
27	22,942.09	---	22,942.09	---	---	22,942.09
28	24,980.07	838.51	24,141.56	---	770	23,371.56
29	20,670.01	1421.82	19,248.19	---	18,775	20,473.19
30	19,990.89	---	19,990.89	---	---	19,990.89
31	18,768.86	---	18,768.86	---	---	18,768.86
32	18,555.29	---	18,555.29	---	---	18,555.29
33	26,298.13	2347.53	23,950.60	---	620	23,330.60
34	18,000.00	---	18,000.00	---	---	18,000.00
35	18,000.00	---	18,000.00	---	---	18,000.00
36	18,000.00	---	18,000.00	---	---	18,000.00
37	18,000.00	---	18,000.00	---	---	18,000.00
38	18,000.00	---	18,000.00	---	---	18,000.00
39	18,000.00	---	18,000.00	---	---	18,000.00
40	18,000.00	---	18,000.00	---	---	18,000.00
41	18,000.00	---	18,000.00	---	---	18,000.00
42	19,708.23	---	19,708.23	---	---	19,708.23
43	19,623.61	---	19,623.61	---	---	19,623.61
44	19,873.06	1725.42	18,147.64	---	---	18,147.64
45	20,888.05	1729.10	19,158.95	---	---	19,158.95
46	18,000.00	---	18,000.00	---	---	18,000.00
47	23,827.34	---	(OPEN SPACE LOT)	---	---	23,827.34
48	20,070.29	---	20,070.29	---	---	20,070.29
49	21,985.49	2402.39	19,583.10	---	---	19,583.10
50	20,217.21	2144.63	18,072.58	---	---	18,072.58
51	18,007.90	---	18,007.90	---	---	18,007.90
52	18,000.00	---	18,000.00	---	---	18,000.00
53	18,000.00	---	18,000.00	---	---	18,000.00
54	10,400.70	---	(OPEN SPACE LOT)	---	---	10,400.70
55	20,260.61	---	20,260.61	---	---	20,260.61
56	19,360.89	---	19,360.89	---	---	19,360.89

General Notes:

- The project is in conformance with the latest Howard County Standards unless waiver(s) have been approved.
- Site Data:
 - Current Zoning: R-20
 - Location: Southwest corner of the intersection of Ilchester Road and Wharff Lane
 - Election District: 1st
 - Tax Map: 31
 - Parcels: 127, 151, 152, 766 & 783
 - Gross Area of Tract: 35.45 Acre
 - Net Area of Tract: 32.50 Acre
 - Area of Proposed Right-of-Way: 3.07 Acre
 - Area of Internal Right-of-Way: 2.01 Acre
 - Area of External Right-of-Way: 0.22 Acre
 - Area of Proposed Lots: 32.50 Acre
 - Area of Buildable Lots: 23.04 Acre
 - Area of Required Open Space Lots: 10% x 35.45 Ac. = 3.55 Ac.
 - Area of Open Space Provided: 7.34 Ac.
 - Recreation Open Space Required: 200 sq.ft./unit x 52 units = 10,400 sq.ft.
 - Recreation Open Space Provided: 10,400.00 sq.ft. (with in lot 23)
 - Total Number of Proposed Lots: 56
 - Buildable Lots: 52
 - Open Space Lots: 4
- The proposed water and sewer systems shall be public.
- Existing Water Contract # 208-W & 266-W
 Existing Sewer Contract # 417-S
- Existing utilities taken from Howard County contract drawings.
- Topographic information established at five (5) foot contour intervals based on aerial survey performed by Harford Aerial Surveys, Inc., photographed March 22, 1989.
- Denotes slopes between 15% and 24.9%
 Denotes slopes equal to or greater than 25%
- Soils information taken from Map #20, Soil Survey, Howard County, Maryland, July 1968 issue.
- Water and sewer service to these units will be granted under the provisions of the Howard County Code. If capacity is available, public water and sewer allocation will be granted at time of the issuance of the building permits.
- Deed References:
 - Parcel 152 - Liber 2181, folio 648
 - Parcel 151 & 766 - Liber 1715, folio 65
 - Parcel 127 & 783 - Liber 1983, folio 722
- All structures on site with the exception of the existing house on lot 56 shall be demolished.
- Project is located within metropolitan district.
- Stormwater Management will be provided on lot 10. The proposed stormwater management plan will entail improvements to the existing pond which will conform to Howard County and Maryland 378 specifications.
- Wetland permits have been issued for the crossing of Road "A" over the existing wetlands located south of the proposed stormwater management structure.
- Wetlands shown on this plan are based on preliminary field assessments in conjunction with soil survey and topographic maps. Final wetland reports documenting the field assessments will be prepared at the time of Preliminary Plan.
- There are no intersections requiring an APFO road test within the impact area.
- 100 yr. floodplain delineation based on study prepared by Mildenberg, Mochi & Associates Inc. Date October 25, 1988 and approved 3/15/90
- TBR - Indicates features to be removed.
- Recreational Open Space has been provided as a portion of Open Space Lot 23.

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

Amel Smith 3/21/94
 PLANNING DIRECTOR DATE

SKETCH PLAN

BRITTEN/BRADY PROPERTY

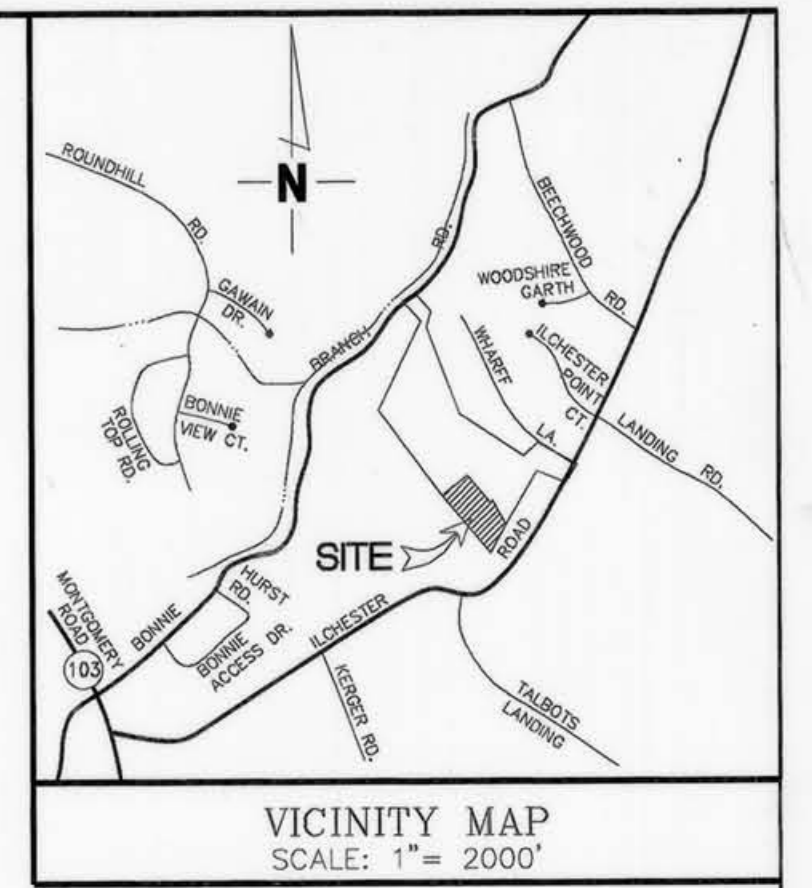
Lots 1 - 56
 Current Zoning: R-20
 1st Election District Howard County, Maryland
 Tax Map 31 Parcels 127, 151, 152, 766 & 783
 November 8, 1993
 Scale: 1" = 100'

LOTS 1 - 56
BRITTEN/BRADY PROPERTY
 ELECTION DISTRICT No. 1
 HOWARD COUNTY, MARYLAND
 SKETCH PLAN

MILDENBERG, MOCHI & ASSOCIATES, INC.
 ENGINEERS & SURVEYORS
 3300 North Ridge Road, Suite 235
 Ellicott City, Maryland 21043-3350
 (410) 461-0078 Fax: (410) 750-6340

MINIMUM LOT SIZE CHART (SQUARE FEET)						
LOT NO.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YR. FLOOD PLAIN	25% SLOPES	MINIMUM LOT SIZE
1	28,272.86	-	28,272.86	0	1,536	26,736.86
4	17,811.0	1,422.8	16,388.2	0	0	16,388.2
5	24,850.19	1,422.8	23,427.39	0	0	23,427.39
6	20,512.49	1,422.8	19,089.69	0	3,140	15,949.69
21	16,000.40	-	15,000.40	0	1,000	15,000.40
22	249,999.82	-	249,999.82	14,315.83	0	235,683.99
30	17,875.71	-	17,875.71	0	0	17,875.71
31	18,985.36	1,657.92	17,327.44	0	0	17,327.44
37	17,928.69	1,927.96	16,000.73	0	0	16,000.73
50	16,783.2	683.76	16,099.44	0	0	16,099.44
51	19,617.84	1,744.56	17,873.28	0	0	17,873.28
52	18,404.74	1,175.28	17,229.46	0	0	17,229.46

CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	316.00	149.73	76.30	148.34	S 46°14'52" W	27°08'57"
C-2	316.00	333.80	184.37	318.50	S 89°55'02" W	60°31'24"
C-3	422.71	100.00	50.23	99.77	N 88°58'54" W	1°33'19"
C-4	316.00	182.41	93.82	179.89	N 55°50'19" W	33°04'26"
C-5	316.00	294.28	158.77	283.75	N 13°17'28" W	53°21'16"
C-6	500.00	189.58	85.91	188.77	N 26°47'29" E	19°23'59"
C-7	316.00	68.34	33.29	68.22	S 85°12'49" W	17°01'43"



BRITTEN/BRADY PROPERTY

SKETCH PLAN REVISION

**RECORDED
PHASE ONE**
SEE PLAT # 12560

**FUTURE
PHASE TWO**

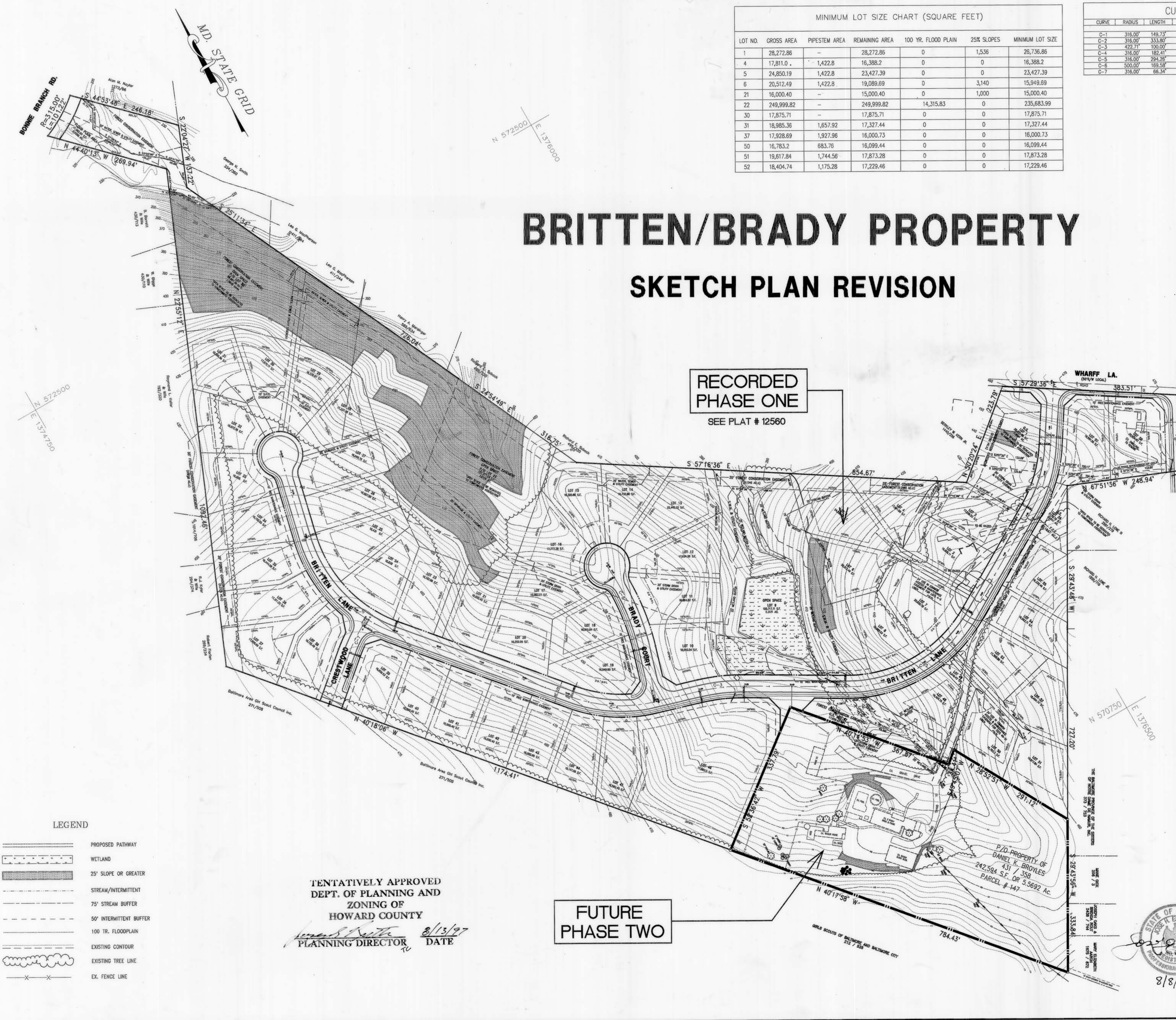
- GENERAL NOTES**
- PROPERTY ZONED : R-20
 - SITE ANALYSIS
(PHASE ONE)
TOTAL GROSS AREA OF BUILDING LOTS : 22.22 ACRES
TOTAL AREA OF PUBLIC ROAD R/W : 3.86 ACRES
TOTAL AREA OF OPEN SPACE PROVIDED : 9.208 ACRES

TOTAL AREA OF 100 YEAR FLOOD PLAIN : 0.328 ACRES
TOTAL AREA OF 25% SLOPE : 3.41 ACRES
TOTAL AREA OF PROPERTY : 35.43 ACRES
NUMBER OF PROPOSED BUILDABLE LOTS : 51
NUMBER OF EXISTING HOMES TO REMAIN : 1

(PHASE TWO BROYLES PROPERTY)
TOTAL GROSS AREA OF THE SITE : 5.56 ACRES
 - TOTAL AREA OF COMBINED PHASES : 40.99 ACRES
 - PUBLIC WATER AND SEWER SYSTEMS ARE TO BE EMPLOYED. EXISTING WELLS AND SEPTIC TO BE ABANDONED.
 - 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 TOPO PERFORMED BY W.S. MEEKINS.
 - PROPOSED PUBLIC ROADWAY WITHIN THIS SITE:
A: PUBLIC ROADWAY
B: 50' RIGHT-OF-WAY
C: 24' PAVEMENT
D: 30 M.P.H. DESIGN SPEED
E: P-3 PAVEMENT TYPE
F: R 1.01 TYPICAL SECTION.
 - OPEN SPACE DEDICATED DURING PHASE ONE WILL BE APPLIED TOWARD PHASE TWO.
 - LOT SIZE REQUIRED (SFD) : 16,000, PHASE ONE AND TWO
MINIMUM LOT SIZE PROVIDED (SFD) : 16,000, PHASE ONE AND TWO
 - THE PROPERTY IS WITHIN THE METROPOLITAN DISTRICT
 - WETLANDS WERE DELINEATED BY BILL BRIDGELAND.
 - SLOPES IN EXCESS OF 25% EXIST ARE IDENTIFIED BUT DO NOT EXCEED 10,000 S.F.
 - THE BOUNDARY SHOWN IS BASED ON A BOUNDARY SURVEY WITHOUT BENEFIT OF TITLE REPORTS.
 - BROYLES PROPERTY WILL BE DEVELOPED USING 16,000 S.F. MINIMUM LOT AREA.
 - THIS PROJECT IS SUBJECT TO SECT 124 OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL.
 - ALL EXISTING STRUCTURES TO BE REMOVED.
 - THERE ARE NO ADJOINING PROPERTY STRUCTURES WITHIN 200' OF A PROPOSED ROADWAY ENTRANCE.
- OPEN SPACE ANALYSIS**
TOTAL PROJECT ACREAGE = 35.43 + 5.56 = 40.99 ACRES
TOTAL OPEN SPACE REQUIRED :
PHASE I - 35.43 Ac. x 0.2 = 7.08 Ac.
PHASE II - 5.56 Ac. x 0.2 = 1.11 Ac.
TOTAL REQUIREMENTS = 8.19 Ac.
TOTAL OPEN SPACE PROPOSED = 9.16 ACRES (DEDICATED IN PHASE I)

NOTE: LOT 46 IS PART OF PHASE ONE AND THEREFORE NOT COUNTED AS PART OF PHASE TWO.

PROJECT NAME BRITTEN/ BRADY PROPERTY PARCELS 127, 147, 151, 152, 766, & 763 FIRST ELECTION DISTRICT TAX MAP # 31 A REVISION TO S-94-23 HOWARD COUNTY, MARYLAND.	
TITLE SKETCH PLAN (REVISION) S-94-23	DEVELOPER: CRESTWOOD L.L.C. 6820 ELM STREET MCLEAN, VA. 22101
OWNER: DANIEL K. BROYLES 4972 ILCHESTER RD. ELLCOTT CITY, MD. 21043	CRESTWOOD L.L.C. 6820 ELM STREET MCLEAN, VA. 22101
PREPARED BY: AMERICAN LAND DEVELOPMENT AND ENGINEERING INC. 9805 FURROW AVE. ELLCOTT CITY, MARYLAND 21042 TEL (410) 992-8805 TEL (410) 992-8204	REGISTERED PROFESSIONAL ENGINEER 8/8/97
DES.: D.C.W.	JOB: N/A
DRW.: A.V.G.	PROJ.:
CHK.: D.C.W.	DATE: 8-8-97
SCALE: 1" = 100'	SHEET 1 OF 1



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
[Signature]
PLANNING DIRECTOR
8/13/97
DATE