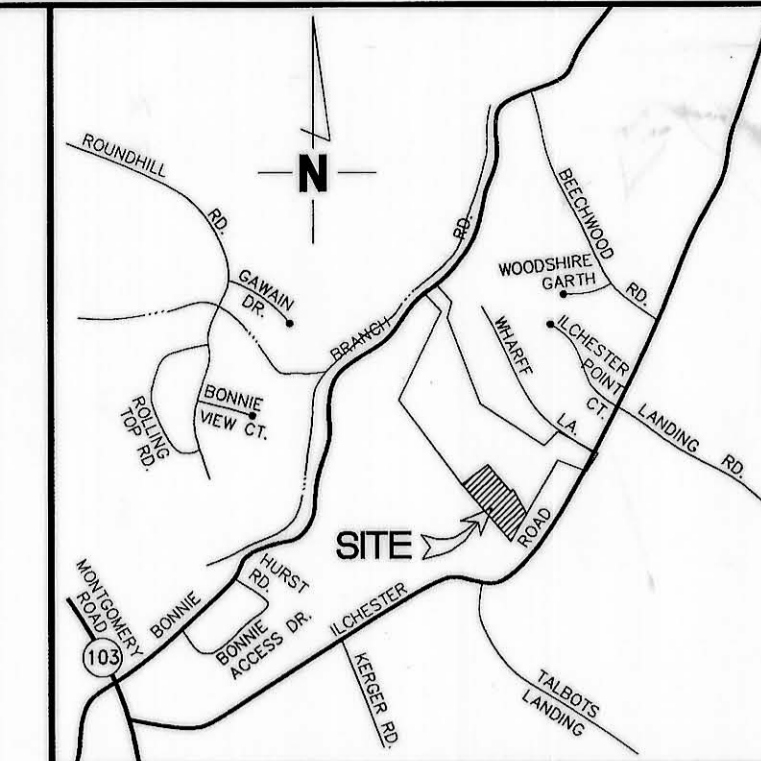


MD. STATE GRID

CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	140.00'	173.23'	99.67'	162.39'	S 05°16'01" E	70°53'48"



VICINITY MAP
SCALE: 1" = 2000'



GENERAL NOTES

- PROPERTY ZONED : R-20
- TOTAL GROSS AREA OF BUILDING LOTS : 6.74 ACRES
- TOTAL AREA OF PUBLIC ROAD R/W : 0.61 ACRE
- TOTAL AREA OF OPEN SPACE PROVIDED : 0
- REQUIRED RECREATIONAL O.S. (100 UNIT X 200 SF) : 0
- TOTAL AREA OF 100 YEAR FLOOD PLAIN : 0
- TOTAL AREA OF 25% SLOPE : 0.11
- TOTAL AREA OF PROPERTY : 7.35 ACRES
- NUMBER OF PROPOSED BUILDABLE LOTS : 18
- NUMBER OF EXISTING HOMES TO REMAIN : 0
- PUBLIC WATER AND SEWER SYSTEMS AREA 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: 40' RIGHT-OF-WAY
C: 18' PAVEMENT
D: 15 M.P.H. DESIGN SPEED
E: P-3 PAVEMENT TYPE
F: R 1.01 TYPICAL SECTION.
- THERE ARE NO MAJOR COLLECTOR INTERSECTIONS WITHIN ONE MILE OF THIS SITE AS ANALYZED BY LEE CUNNINGHAM.
- LOT SIZE REQUIRED (SFD) : 16,000 SF
MINIMUM LOT SIZE PROVIDED (SFD) : 16,000 SF
OPEN SPACE REQUIRED (PLEASE SEE ANALYSIS BELOW)
- THE PROPERTY IS WITHIN THE METROPOLITAN DISTRICT
- OPEN SPACE WAS PREVIOUSLY CONVEYED UNDER F-96-17 IN EXCESS OF THE REQUIRED AMOUNT. THE EXCESS OPEN SPACE WAS TO BE APPLIED TO FURTHER SUBDIVISION OF LOT 46 AND THIS PROPERTY.
- 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.
- QUANTITY AND QUALITY MANAGEMENT FOR THIS SUBDIVISION IS PROVIDED UNDER F-96-17, BRITTEN/BRADY PROPERTY (PHASE I)
- 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

OPEN SPACE REQUIRED FOR BRITTEN/BRADY PHASE I	= 7.08 Ac.
OPEN SPACE REQUIRED FOR BRITTEN/BRADY PHASE II	= 1.11 Ac.
(ELM TREE ESTATES) -	= 1.11 Ac.
TOTAL OPEN SPACE REQUIRED FOR PHASE I & II	= 8.19 Ac.
OPEN SPACE PROVIDED IN BRITTEN/BRADY PHASE I	= 9.16 Ac.
RECREATIONAL OPEN SPACE - 71x200 = 14,000 S.F.	= 0.33 Ac.

LEGEND

- PROPOSED PATHWAY
- WETLAND
- 25' WETLAND BUFFER
- STREAM/INTERMITTENT
- 75' STREAM BUFFER
- 50' INTERMITTENT BUFFER
- 100 TR. FLOODPLAIN
- EXISTING CONTOUR
- EXISTING TREE LINE
- 25% SLOPE OR GREATER
- EX. FENCE LINE

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

[Signature] 11/1/97
PLANNING DIRECTOR DATE

PROJECT NAME		ELM TREE ESTATES LOTS 1-18 (PHASE II, BRITTEN/BRADY PROPERTY) FIRST ELECTION DISTRICT TAX MAP # 31 A SUBDIVISION OF LOT #147 AND RESUBDIVISION OF BRITTEN/BRADY PLAT #12560 HOWARD COUNTY, MARYLAND.	
TITLE		SKETCH PLAN	
DEVELOPER:		CRESTWOOD L.L.C. 6820 ELM STREET MCLEAN, VA. 22101	
OWNER:		DANIEL K. BROYLES 4972 ILCHESTER RD. ELLCOTT CITY, MD. 21043	
PREPARED BY:		CRESTWOOD L.L.C. 6820 ELM STREET MCLEAN, VA. 22101	
DES. : D.C.W.	JOB : N/A	SCALE :	SHEET 1 OF 1
DRW. : A.V.G.	PROJ. :	1" = 50'	
CHK. : J.H.E.	DATE : 10-2-97		

S-97-14