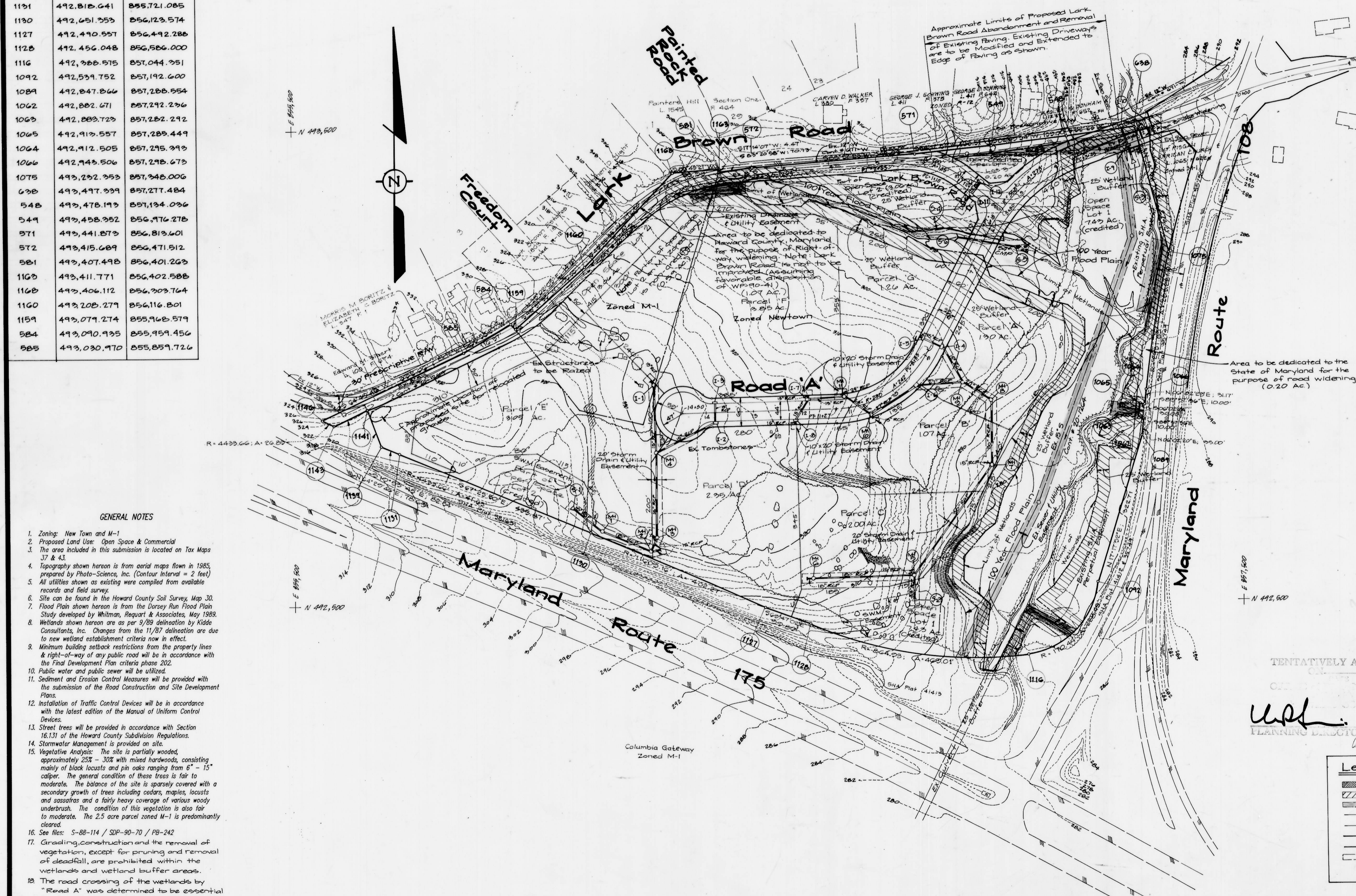
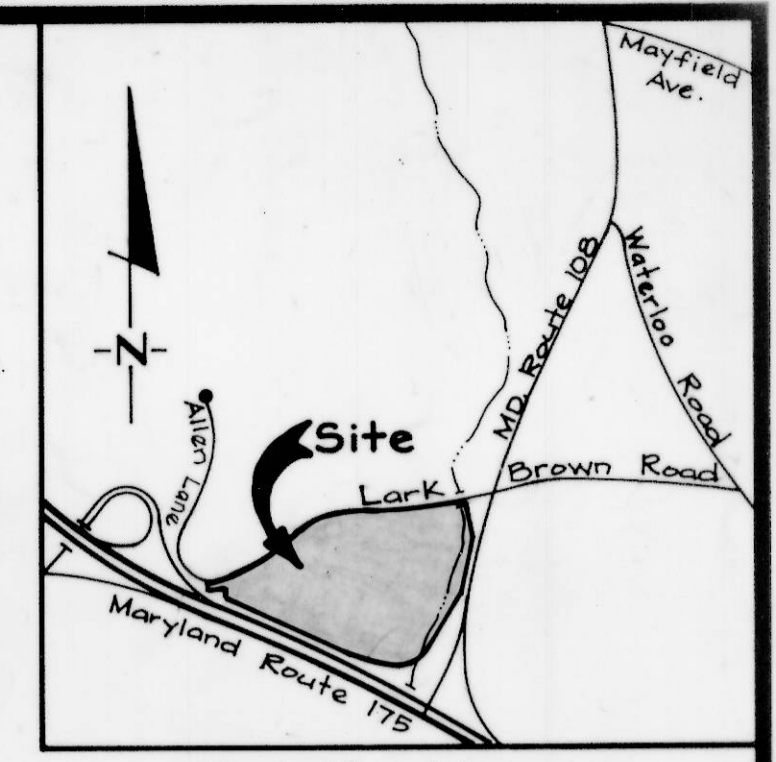


Coordinate Table

Point No.	North	East
1146	492,829.743	855,559.201
1143	492,878.537	855,583.506
1141	492,912.420	855,654.611
1139	492,834.807	855,682.700
1131	492,818.641	855,721.085
1130	492,651.353	856,123.574
1127	492,490.557	856,492.288
1128	492,456.048	856,586.000
1116	492,288.575	857,044.351
1092	492,539.752	857,192.600
1089	492,847.866	857,288.954
1062	492,882.671	857,292.236
1063	492,883.723	857,282.292
1065	492,912.557	857,289.449
1064	492,912.505	857,295.393
1066	492,943.506	857,298.673
1075	493,232.353	857,348.006
638	493,497.339	857,277.484
548	493,478.193	857,134.036
549	493,458.352	856,176.278
571	493,441.873	856,813.601
572	493,415.689	856,471.512
581	493,407.498	856,401.263
1163	493,411.771	856,402.588
1168	493,406.112	856,303.764
1160	493,208.279	856,116.801
1159	493,079.274	855,968.579
584	493,090.935	855,959.456
585	493,030.970	855,859.726



New Town Land Use		M-1 Land Use	
Land Use	Acres	Land Use	Acres
Commercial (Barrels)	13.49	Commercial (Barrels)	1.39
Roadway	2.61	Roadway	0.52
Open Space-Credited	9.90	Open Space	(All non-credited)
Non-Credited	0.20		0.39
Total	26.20	Total	2.50

SITE ANALYSIS

No. Buildable Parcels	= 7
No. Open Space Lots	= 3
Total Area of Buildable Parcels	= 14.85 Acres
Total Area of Open Space Lots	= 10.10 Acres
Total Area of Roadway Dedication (including widening strips)	= 3.13 Acres
Total Area of Site	= 28.70 Acres

- GENERAL NOTES**
- Zoning: New Town and M-1
 - Proposed Land Use: Open Space & Commercial
 - The area included in this submission is located on Tax Maps 37 & 43.
 - Topography shown hereon is from aerial maps flown in 1985, prepared by Photo-Science, Inc. (Contour Interval = 2 feet)
 - All utilities shown as existing were compiled from available records and field survey.
 - Site can be found in the Howard County Soil Survey, Map 30.
 - Flood Plain shown hereon is from the Dorsey Run Flood Plain Study developed by Whitman, Reigart & Associates, May 1989.
 - Wetlands shown hereon are as per 9/89 delineation by Kilde Consultants, Inc. Changes from the 11/87 delineation are due to new wetland establishment criteria now in effect.
 - Minimum building setback restrictions from the property lines & right-of-way of any public road will be in accordance with the Final Development Plan criteria phase 202.
 - Public water and public sewer will be utilized.
 - Sediment and Erosion Control Measures will be provided with the submission of the Road Construction and Site Development Plans.
 - Installation of Traffic Control Devices will be in accordance with the latest edition of the Manual of Uniform Control Devices.
 - Street trees will be provided in accordance with Section 16.131 of the Howard County Subdivision Regulations.
 - Stormwater Management is provided on site.
 - Vegetative Analysis: The site is partially wooded, approximately 25% - 30% with mixed hardwoods, consisting mainly of black locusts and pin oaks ranging from 6" - 15" caliper. The general condition of these trees is fair to moderate. The balance of the site is sparsely covered with a secondary growth of trees including cedars, maples, locusts and sassafras and a fairly heavy coverage of various woody underbrush. The condition of this vegetation is also fair to moderate. The 2.5 acre parcel zoned M-1 is predominantly cleared.
 - See files: S-88-114 / SDP-90-70 / PB-242
 - Grading, construction and the removal of vegetation, except for pruning and removal of deadfall, are prohibited within the wetlands and wetland buffer areas.
 - The road crossing of the wetlands by "Road A" was determined to be essential for the development of the property by the Department of Planning and Zoning.

TENTATIVELY APPROVED
 OFFICE OF PLANNING AND ZONING
 HOWARD COUNTY
 U.P.H. PLANNING DIRECTOR
 2.28.90 DATE

Legend

	Steep Slopes
	Wetland Buffer
	Existing Easements
	Limit of Floodplain
	Limit of Wetland Buffer
	Limit of Wetlands
	Zoning Line
	Proposed Easements

GUTSCHICK LITTLE & WEBER, P.A.
 ENGINEERS, PLANNERS, SURVEYORS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MD. 20866
 TELEPHONE: (301) 421-4024

DATE	REVISION	BY	APP'R.

PREPARED FOR:
 HOWARD RESEARCH AND DEVELOPMENT
 LAND COMPANY
 THE RUBE BUILDING
 10276 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044

PRELIMINARY PLAN
BENSON BUSINESS CENTER
 SECTION I
 6th ELECTION DISTRICT
 PHASE 202
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G.L.W. FILE NO.
1" = 100'	NEWTOWN M-1	89035
DATE	TAX MAP NO.	SHEET
DECEMBER, 1989	43 PAR 587 87 PAR 384 1507	1 of 1

P9020