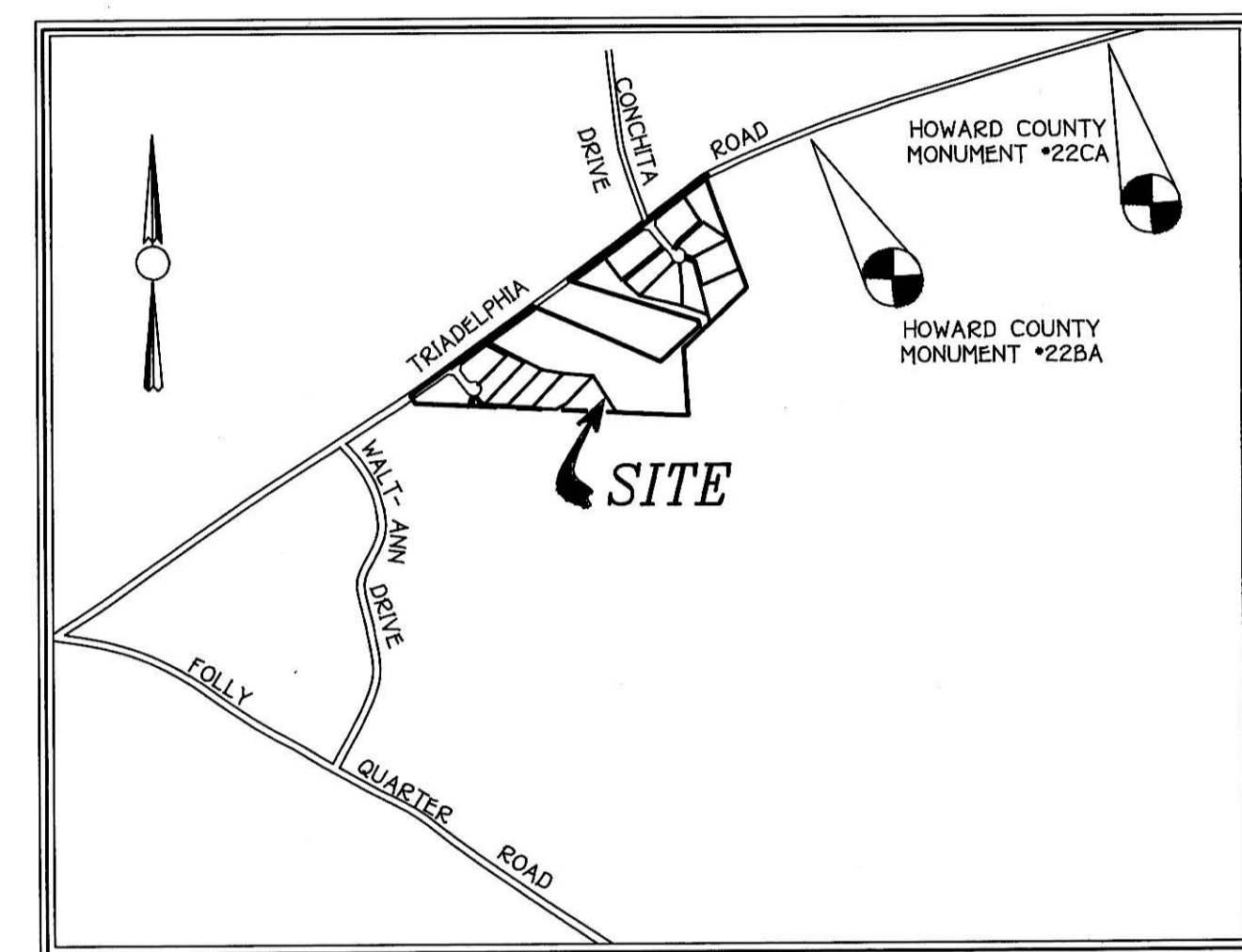
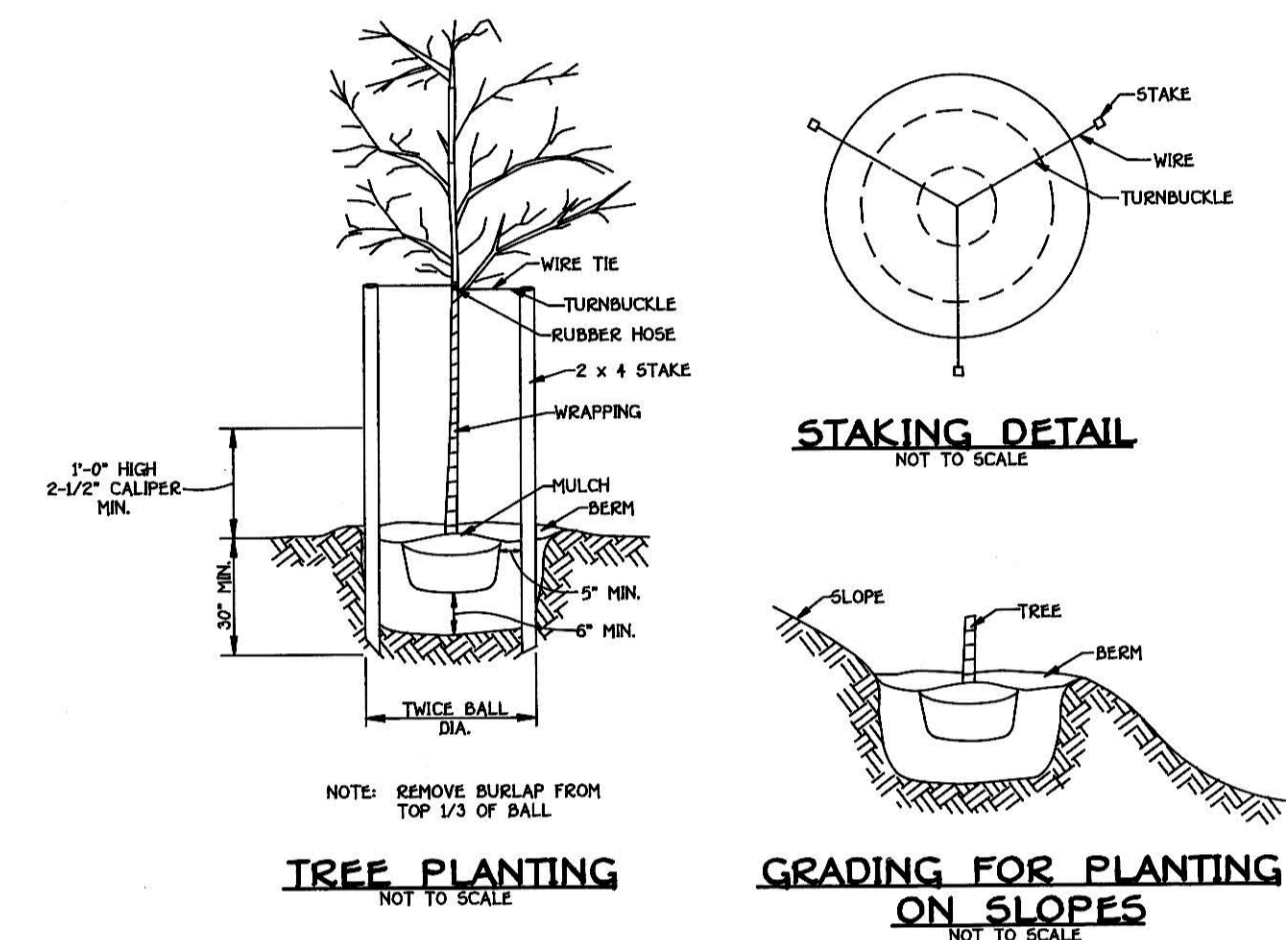


U.S. EQUIVALENT COORDINATE TABLE			METRIC COORDINATE TABLE		
POINT	NORTH	EAST	POINT	NORTH	EAST
283	584437.525	1322052.204	283	178136.914	402962.318
285	584063.140	1321442.693	285	178022.801	402776.538
287	583759.990	1320954.027	287	177930.401	402627.593
457	583537.215	1320702.011	457	177862.499	402550.778
459	583591.921	1320675.434	459	177879.173	402542.677
475	583681.756	1322351.317	475	177906.555	403053.488
482	583900.990	1322631.403	482	177973.378	403138.858
483	583935.632	1322621.552	483	177983.937	403135.855
501	584897.775	1322760.638	501	178277.198	403178.249
502	584882.751	1322728.452	502	178272.619	403168.439
585	584272.666	1321783.808	585	178086.665	402880.510
586	584203.888	1321535.895	586	178040.250	402804.946
595	584127.867	1322964.370	595	178042.530	403240.346
596	584874.282	1322751.734	596	178270.038	403175.535
603	583758.024	1322510.715	603	177929.802	403102.072
604	583309.766	1322505.223	604	177793.172	403100.398
811	584880.688	1322765.506	811	178271.990	403179.733

PRELIMINARY PLAN FOR BENSON BRANCH ESTATES

LOT 4 THRU 19 AND PRESERVATION PARCEL "A"

A RESUBDIVISION OF BENSON BRANCH ESTATES LOTS 1 - 3 (PLAT No. 11820)



VICINITY MAP
SCALE: 1" = 1200'

TAX MAP 22 PARCEL 16 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCHEDULE A PERIMETER LANDSCAPE EDGE		
CATEGORY	Adjacent to Roadways	Adjacent to Perimeter Properties
LANDSCAPE TYPE	B	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER		P2: 33 L.F. P3: 1300 L.F. P5: 335 L.F. P10: 855 L.F.
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	P1: 317 L.F. P7: 471 L.F. P8: 350 L.F. P9: 260 L.F.	P6: 780 L.F. P4: 1018 L.F.
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE IF NEEDED)	N/A	N/A
NUMBER OF PLANTS REQUIRED		2523+60+42 SHADE TREES
NUMBER OF PLANTS PROVIDED	0	42 SHADE TREES
OTHER TREES (2:1 SUBSTITUTION) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)		

COMMENTS: 100% CREDIT IS REQUESTED FOR EXISTING VEGETATION ALONG PERIMETERS P1, P4, P6, P7, P8, & P9.

DEVELOPER'S/BUILDER'S CERTIFICATE
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF CERTIFICATION OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS WILL BE THE DEPARTMENT OF PLANNING AND ZONING.

LOT NUMBER	PREVIOUS LOT NUMBER	AVERAGE PERC. TIME IN MINUTES PER SECOND INCH	MAX. DEPTH PERMITTED FOR EFFLUENT PIPE TO ENTER SEWAGE DISPOSAL AREA AT ITS HIGHEST ELEVATION WITH REFERENCE TO EXISTING GRADE AT TIME OF PERCOLATION TEST.	INLET DEPTH (FT)	COUNTY NUMBER
4	11				A-50387H
5	12				A-50387J
6	13	3 MINUTES	3 FEET		A-50387K
7	14				A-50387L
8	15				A-50387M
9	16	2 MINUTES	3 FEET		A-50387P
10	10	2 MINUTES			A-50387D
11	1A				A-50294F
12	2				A-50294A
13	3	2 MINUTES	4 FEET		A-50294E
14	4A	2 MINUTES	4 FEET		A-50428
15	6	2 MINUTES	4 FEET		A-50387A
16	5	2 MINUTES	3 FEET		A-50294B
17	4				A-50387B
18	2	2 MINUTES	2 FEET		A-50294C
19	9				A-50387C

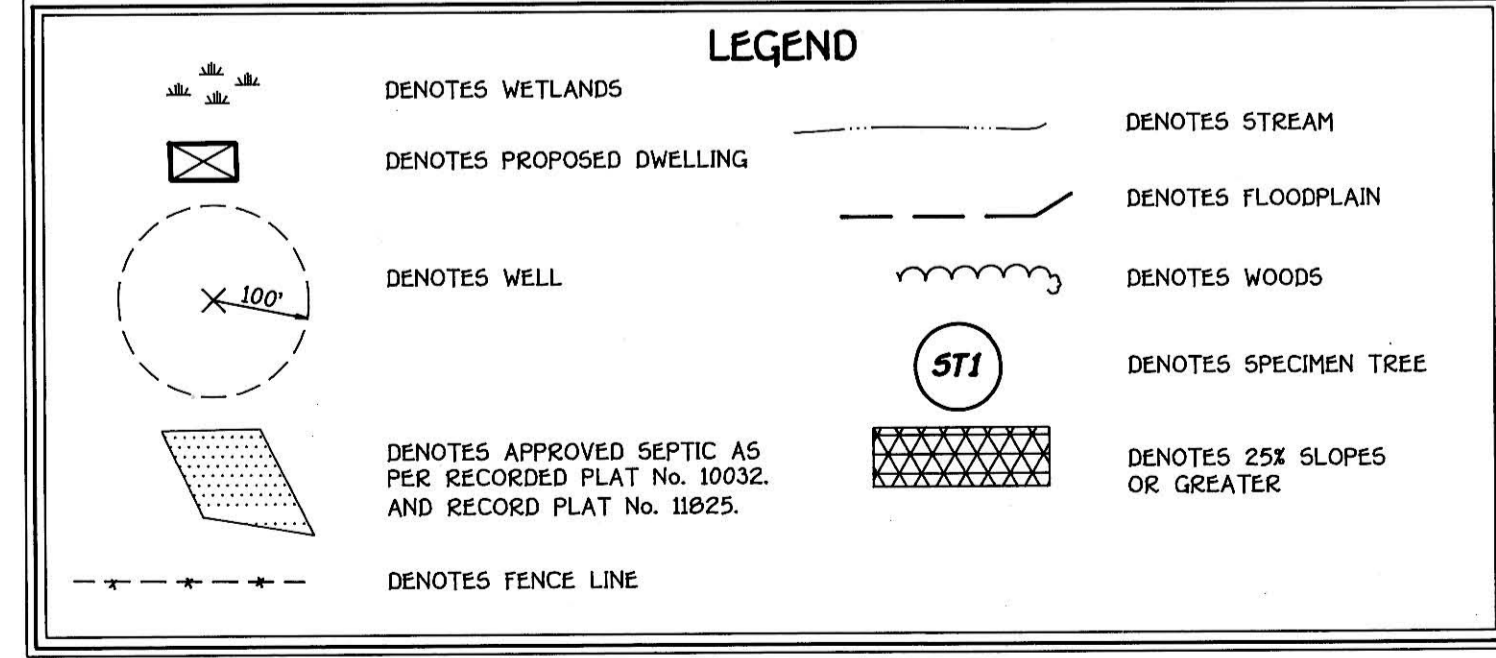
APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
DATE: 11-12-95
COUNTY HEALTH OFFICER: [Signature]

MINIMUM LOTS SIZE CHART						
LOT No.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
6	43,266 Sq.Ft.	480 Sq.Ft.	42,786 Sq.Ft.	0	0	42,786 Sq.Ft.
7	41,544 Sq.Ft.	1,443 Sq.Ft.	40,101 Sq.Ft.	0	0	40,101 Sq.Ft.
8	51,002 Sq.Ft.	3,740 Sq.Ft.	47,262 Sq.Ft.	0	0	47,262 Sq.Ft.
9	50,691 Sq.Ft.	4,834 Sq.Ft.	45,857 Sq.Ft.	0	0	45,857 Sq.Ft.
15	61,447 Sq.Ft.	2,850 Sq.Ft.	58,597 Sq.Ft.	0	0	58,597 Sq.Ft.
16	54,322 Sq.Ft.	554 Sq.Ft.	53,768 Sq.Ft.	0	0	53,768 Sq.Ft.
18	49,687 Sq.Ft.	5,279 Sq.Ft.	44,408 Sq.Ft.	0	0	44,408 Sq.Ft.

- GENERAL NOTES:**
- SUBJECT PROPERTY ZONED "RR-DEO" PER 9/18/1992 COMPREHENSIVE ZONING.
 - TOTAL AREA OF PROPERTY = 32.100 Ac.
a) AREA OF PROPOSED BUILDABLE LOTS: 17.561 Ac.
b) AREA OF ROAD RIGHT-OF-WAY: 2.308 Ac.
c) PRESERVATION PARCEL: 12.231 Ac.
d) TOTAL NO. OF BUILDABLE LOTS: 16
e) TOTAL PRESERVATION PARCELS: 1
 - DENSITY CALCULATIONS:
a) BASE DENSITY (1 DU/4.25 AC.)=32.100 AC./4.25 AC.=7.55 & USE 7
b) MAX. DENSITY WITH "DEO" OPTION (1 DU/2 AC.)=32.100/2=16.05 & USE 16
c) PROPOSED NO. OF UNITS = 16 BUILDING LOTS
d) NUMBER OF DEOS REQUIRED = 16 UNITS-7 UNITS = 9 DEOS
 - ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
 - PRIVATE WATER AND SEWER WILL BE USED WITHIN THE PROJECT.
 - THE WETLANDS DELINEATION STUDY WAS PREPARED BY WILDMAN ENVIRONMENTAL SERVICES AND APPROVED BY HOWARD COUNTY ON MAY 5, 1995.
 - THE TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP ON JANUARY 12, 1995 AND APPROVED BY HOWARD COUNTY ON MAY 5, 1995.
 - SOILS REPORT PREPARED BY HERBST & ASSOCIATES ON JULY 26, 1995.
 - NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND OR STREAM BUFFER UNLESS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY, MARYLAND.
 - THIS PLAN IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER 15, 1994 BY FISHER, COLLINS, AND CARTER INC.
 - FIELD RUN TOPOGRAPHIC SURVEY BY FISHER, COLLINS AND CARTER INC. ON OR ABOUT JULY 14, 1995.
 - B.R.L. DENOTES BUILDING RESTRICTION LINE.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
a) WIDTH - 12 FEET (6 FEET SERVING MORE THAN ONE RESIDENCE)
b) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS
d) STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (GROSS LOADING)
e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
f) STRUCTURE CLEARANCES - MINIMUM 12 FEET
g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
 - REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF THE PIPE/FLAG STEM AND THE ROAD R/W AND NOT ONTO THE PIPE/FLAG STEM DRIVEWAY.
 - THE SKETCH PLAN WAS APPROVED ON MAY 5, 1995.
 - PREVIOUS FILE NUMBER: 895-14, WP 95-104 AND 895-168.
 - NO CEMETERIES EXIST ON THE PROPERTY.
 - STORMWATER MANAGEMENT WILL BE PROVIDED ON SITE VIA A CENTRAL FACILITY.
 - ALL STREET TREE OBLIGATIONS WILL BE SHOWN ON THE FINAL PLANS.
 - AN EXISTING DWELLING ON LOT No. 5 TO REMAIN.

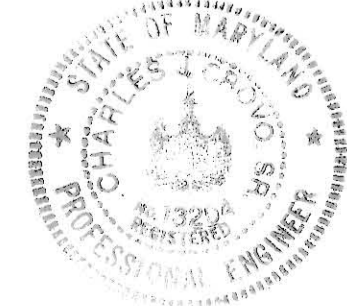
BULK REGULATIONS
a) MINIMUM WIDTH AT THE FRONT B.R.L. = 100'
b) SETBACKS: FRONT: 60'
SIDE: 40' FROM ROAD R/W
15' OTHER
REAR: 50'
c) PRINCIPAL STRUCTURE FROM COLLECTOR OR ARTERIAL PUBLIC STREET RIGHT OF WAY = 75'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
[Signature] 12/1/95
PLANNING DIRECTOR



- THIS AREA DESIGNATED A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWER DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDED OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- THE LOTS HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- GROUND WATER APPROPRIATION PERMIT SHALL BE OBTAINED PRIOR TO SIGNATURE OF FINAL PLATS.
- ALL WELLS AND SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPERTY BOUNDARIES HAVE BEEN SHOWN.
- ALL PERCOLATION TEST HOLES HAVE BEEN FIELD LOCATED.
- WELLS ON LOTS 13, 19, 7, 8, 9 AND 18 SHALL BE DRILLED PRIOR TO FINAL PLAT SIGNATURE.
- THIS PLAN IS SUBJECT TO ALL HEALTH DEPARTMENT COMMENTS AS SHOWN IN THEIR LETTER OF 10/05/95, UNLESS DESIGN CHANGES AT THE FINAL PLAN STAGE WILL ELIMINATE THE NEED TO COMPLY WITH ALL OR PART OF THE COMMENTS.

OWNER AND DEVELOPER
ELLCOTT CITY LAND HOLDING CO. INC.
10805 HICKORY RIDGE ROAD
SUITE 215
COLUMBIA, MARYLAND 21044



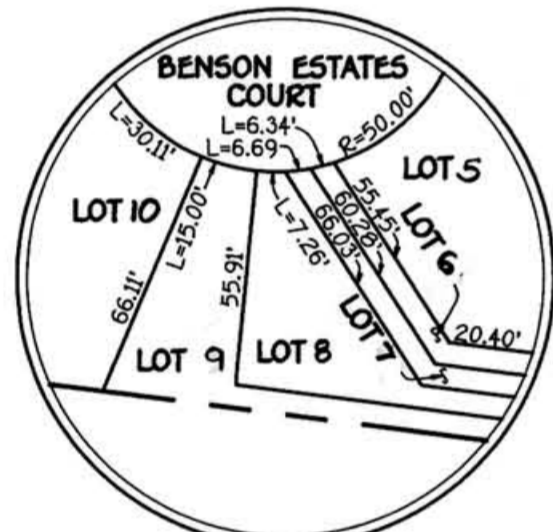
[Signature]
CHARLES J. CEPOV, P.E.
DATE: 11/1/95

CURVE DATA TABLE			
CURVE No.	RADIUS	ARC	DELTA
1	350.00'	133.79'	21°54'04"

SPECIMEN TREE CHART

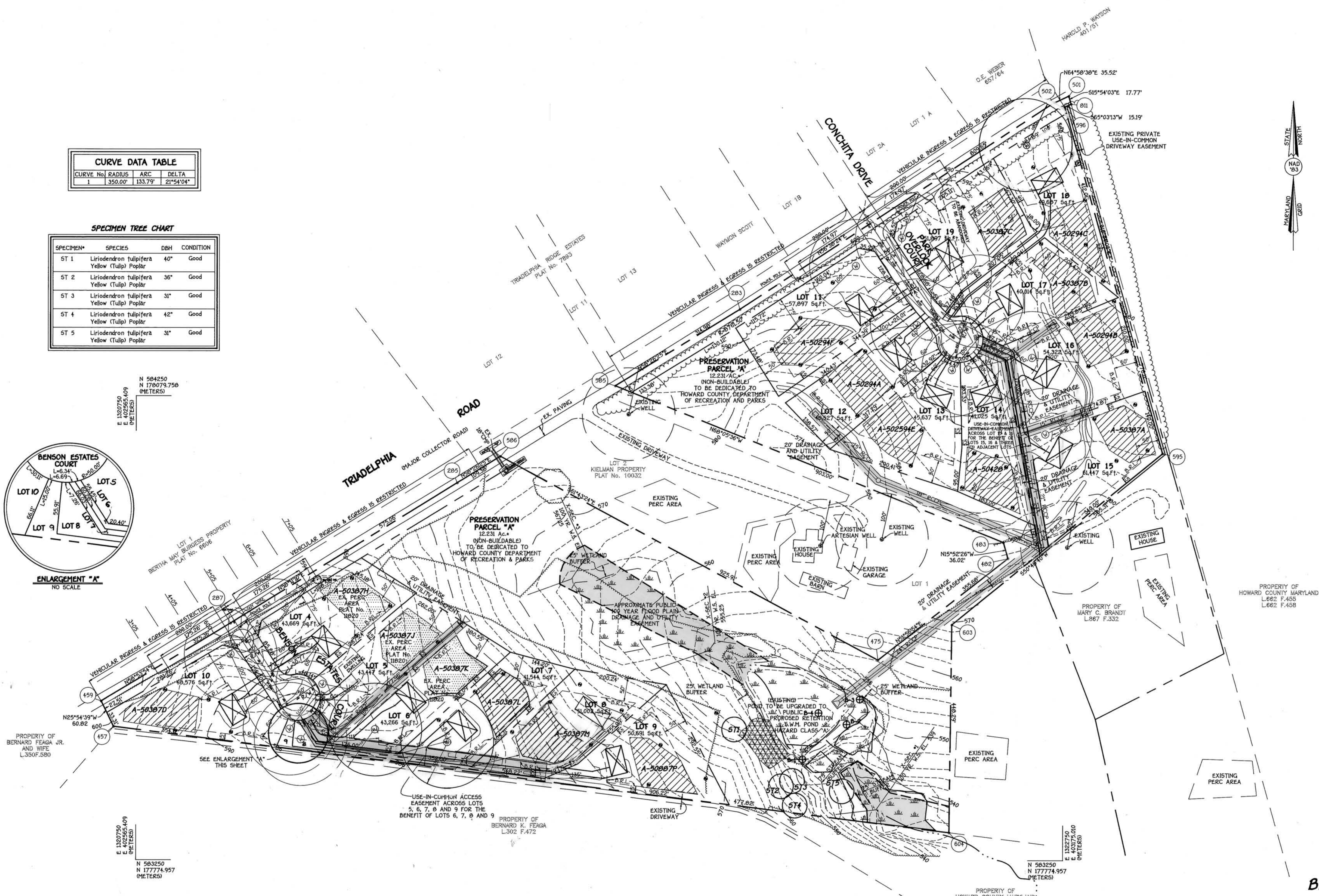
SPECIMEN*	SPECIES	DBH	CONDITION
ST 1	Liriodendron tulipifera Yellow (Tulip) Poplar	40"	Good
ST 2	Liriodendron tulipifera Yellow (Tulip) Poplar	36"	Good
ST 3	Liriodendron tulipifera Yellow (Tulip) Poplar	31"	Good
ST 4	Liriodendron tulipifera Yellow (Tulip) Poplar	42"	Good
ST 5	Liriodendron tulipifera Yellow (Tulip) Poplar	31"	Good

N 584250
N 176079.756
(METERS)
E 402265.409
(METERS)



ENLARGEMENT "A"
NO SCALE

N 583250
N 177774.957
(METERS)
E 1320750
E 402265.409
(METERS)



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

James R. Rutter 12/1/95
PLANNING DIRECTOR DATE

PRELIMINARY PLAN
BENSON BRANCH ESTATES
LOTS 4 THRU 19 AND
PRESERVATION PARCEL "A"
A RESUBDIVISION OF BENSON BRANCH ESTATES LOTS 1 - 3
(PLAT No. 11820)
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
TAX MAP 22 PARCEL 16

0' 100' 150' 200'
Scale: 1" = 100'

DATE: OCTOBER 31, 1995
SHEET 2 OF 3



OWNER AND DEVELOPER
ELLICOTT CITY HOLDING CO. INC.
10805 HICKORY RIDGE ROAD
SUITE 215
COLUMBIA, MARYLAND 21044

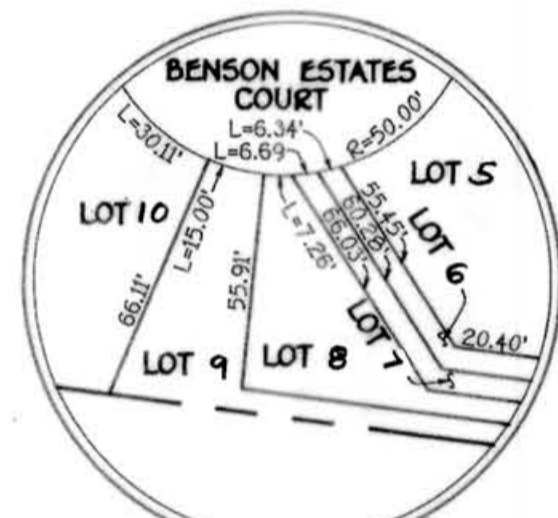
APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE
SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
James R. Rutter 11-12-95
COUNTY HEALTH OFFICER DATE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CONTINENTAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21034
(410) 461-2855

CURVE DATA TABLE			
CURVE No.	RADIUS	ARC	DELTA
1	350.00'	133.79'	21°54'24"

SPECIMEN TREE CHART

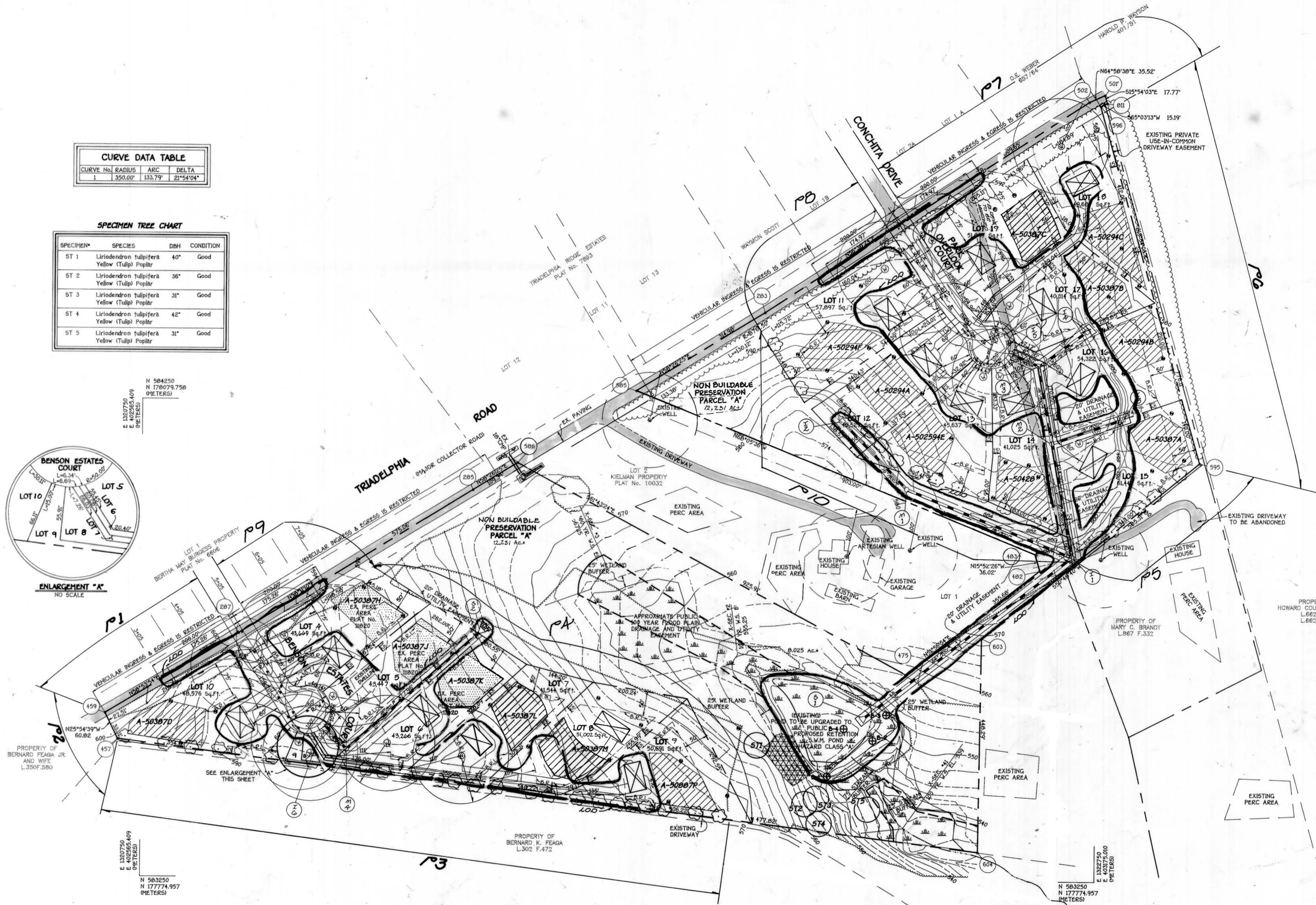
SPECIMEN*	SPECIES	DBH	CONDITION
ST 1	Liriodendron tulipifera Yellow (Tulip) Poplar	40"	Good
ST 2	Liriodendron tulipifera Yellow (Tulip) Poplar	36"	Good
ST 3	Liriodendron tulipifera Yellow (Tulip) Poplar	31"	Good
ST 4	Liriodendron tulipifera Yellow (Tulip) Poplar	42"	Good
ST 5	Liriodendron tulipifera Yellow (Tulip) Poplar	31"	Good



ENLARGEMENT "A"
NO SCALE



NOTE: DUE TO SMALL DRAINAGE AREAS AND SMALL AMOUNTS OF DISTURBANCE ASSOCIATED WITH CONSTRUCTION OF THE CUL-DE-SACS AND STORM DRAIN, WE ARE PROPOSING ALL SEDIMENT CONTROLS TO CONSIST OF SILT FENCES.



TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
James Smith 12/1/95
PLANNING DIRECTOR DATE
JH
SCHEMATIC GRADING AND SEDIMENT CONTROL PLAN

PRELIMINARY PLAN
BENSON BRANCH ESTATES
LOTS 4 THRU 17 AND
PRESERVATION PARCEL "A"
A RESUBDIVISION OF BENSON BRANCH ESTATES LOTS 1-3
THIRD ELECTION DISTRICT (PLAT 11020)
HOWARD COUNTY, MARYLAND
TAX MAP 22 PARCEL 16

Scale: 1" = 100'
DATE: AUGUST 25, 1995
SHEET 3 OF 3



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
EDITORIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL FREE
ELICOTT CITY, MARYLAND 21044
410.481.2055

OWNER AND DEVELOPER
ELICOTT CITY HOLDING CO. INC.
10805 HICKORY RIDGE ROAD
SUITE 215
COLUMBIA, MARYLAND 21044

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
James M. [Signature] 11-17-95
COUNTY HEALTH OFFICER DATE