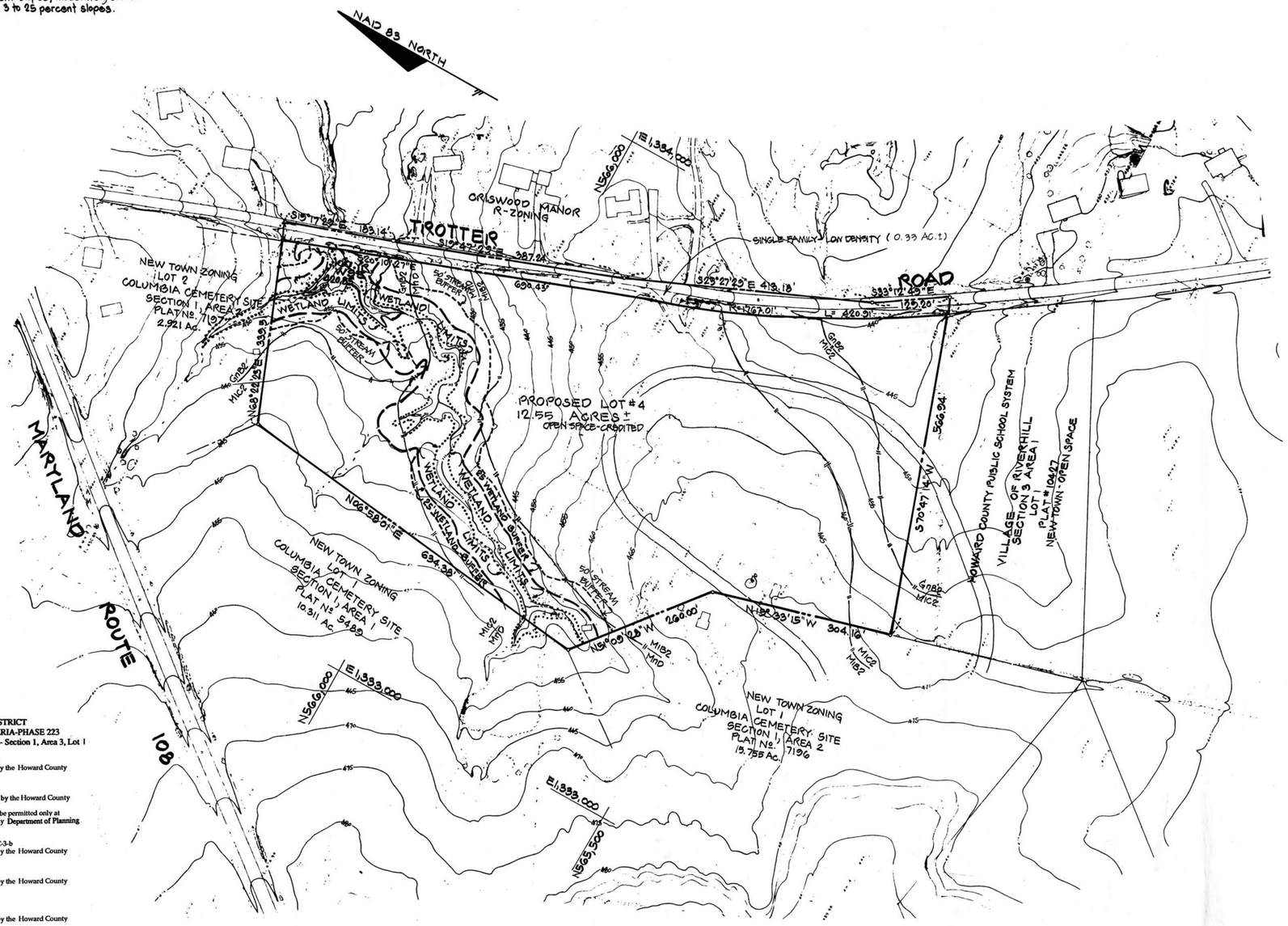
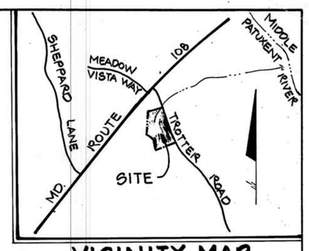
SOILS CLASSIFICATION

GlC2	Glenelg loam, 8 to 15 percent slopes, moderately eroded
GnB2	Glenville silt loam, 3 to 8 percent slopes, moderately eroded
MlC2	Manor loam, 8 to 15 percent slopes, moderately eroded
MlB2	Manor loam, 3 to 8 percent slopes, moderately eroded.
MnD	Manor very stony loam, 3 to 25 percent slopes.





VICINITY MAP
Scale: 1" = 2000'±

GENERAL NOTES

1. PROPOSED ZONING IS NEW TOWN (NT) OPEN SPACE-CREDITED
2. PROPOSED LAND USE : CEMETERY
3. GROSS AREA OF ORIGINAL PARCEL (PARCEL 3, TAX MAP 35) = 250.82 Ac.±
   GROSS AREA OF PROPOSED LOT 1 FOR COLUMBIA MEMORIAL GARDENS, INC. = 12.88 Ac.±
   TOTAL NUMBER OF LOTS = 1
4. TOPOGRAPHY BY MAPS, INC. OF BALTIMORE, MD. SHEET Nº. 10-D.
5. SOILS INFORMATION FROM U.S.D.A. "SOIL SURVEY OF HOWARD CO., MD." MAP 23.
6. THERE ARE NO PROTECTED AREAS OF SLOPES GREATER THAN 15% OR 25% ON THE 12.88 ACRE PARCEL.
7. THERE ARE NO RESIDENTIAL STRUCTURES WITHIN 200 FEET OF A PRIVATE DRIVEWAY ENTRY POINT TO THE CEMETERY SITE.
8. SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE DETERMINED WITH THE SUBMISSION OF FINAL SITE DEVELOPMENT PLAN DRAWINGS.
9. MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND AND RIGHT-OF-WAYS OF ANY PUBLIC ROAD WILL BE IN ACCORDANCE WITH APPROVED FINAL DEVELOPMENT PLAN CRITERIA PHASE 223.
10. PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS WILL BE UTILIZED UNTIL SUCH TIME AS PUBLIC UTILITIES ARE EXTENDED TO SERVE THIS AREA.
11. PRIMARY VEHICULAR ACCESS TO LOT 1 WILL BE FROM LOTS 1, 2, COLUMBIA CEMETERY SITE SECTION 1, AREA 2, AND FROM LOT 1, SECT. 1 AREA 1.
12. BOUNDARY SHOWN HEREON IS A PRELIMINARY OUTLINE OF PARCEL BASED ON RECORD PLAT Nº 10427 (BY RIEMER, MUEGGE & ASSOCIATES) AND RECORD PLAT Nº 7196 & Nº 7197 (BY FISHER, COLLINS & CARTER) AND SURVEY PLAT (BY PURDUM & JESCHKE) DATED 7/24/63 AND ROTATED FROM NAD 27 TO NAD 83 USING "CHDATUM" PROGRAM FROM HOWARD COUNTY.
13. STORM WATER MANAGEMENT WILL BE REQUIRED FOR AREAS OF DISTURBANCE EXCEEDING 5000 S.F. SWM MEASURES WILL BE DETERMINED WITH SUBMISSION OF FINAL DEVELOPMENT PLAN.

TABULATION OF LAND USE	
LAND USE	ACRES
Open Space Credited	12.55 Ac.±
Single Family Low Density Roadway	0.33 Ac.±
TOTAL	12.88 Ac.±

COLUMBIA NEW TOWN DISTRICT
FINAL DEVELOPMENT PLAN CRITERIA-PHASE 223
CEMETERY SITE- Section 1, Area 3, Lot 1

1. PUBLIC STREETS AND ROADS - Section 122-C-3-b
   To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.
2. PUBLIC RIGHTS-OF-WAY - Section 122-C-3-b
   A. To be shown on the subdivision plats, if required by the Howard County Dept. of Planning and Zoning.
   B. Vehicular ingress and egress to Trotter Road will be permitted only at points of access approved by the Howard County Department of Planning and Zoning.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 122-C-3-b
   To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 122-C-3-b
   To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.
5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES- Section 122-C-3-c
   To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.
6. PERMITTED GENERAL LOCATIONS OF BUILDINGS AND STRUCTURES - Section 122-C-3-d(1)
   No structure shall be located within thirty (30) feet of the right of way of any public street, road, or highway except, however, that any building or structure exceeding twenty (20) feet in height shall be set back an additional one (1) foot for each additional foot of height in excess of twenty (20) feet.
   No parking lot shall be located within twenty five (25) feet of the right of way of any street, road or highway. Except as restricted by this paragraph 6, buildings, and other structures may be located at any location within this Final Development Plan Phase as shown on a site development plan approved by the Howard County Planning Board. The term "structure", as used in this Final Development Plan Phase, shall not include walks, shrubbery, trees, ornamental landscaping, excavation or fill, fencing, signs, gatehouse facilities or other similar minor structures. No restriction as to location is imposed upon all such minor structures. Determination of the specific character of "other similar minor structures" will be made by the Howard County Planning Board.
   Fences or walls, if located within setback areas adjacent to a publicstreet, road or highway, upon which construction of structures is prohibited, shall not exceed three (3) feet in height (five feet for special entrance features) if solid or closed, nor five (5) feet in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.
7. PERMITTED USES - Section 122-C-3-d(2)
   7A-1 Single Family Low Density Land Area
   The land within single family low density land use area shall be used for the expansion of road right-of-way for Trotter Rd.

   7E-1 OPEN SPACE LAND USE AREAS
   The land within this Final Development Phase may be used as a cemetery site and for uses ancillary thereto as determined by the Howard County Planning Board.
8. HEIGHT LIMITATIONS - Section 122-C-3-d(3)
   No structure shall be constructed within, the area encompassed by this Final Development Plan Phase exceeding thirty-four (34) feet in height from the highest ground elevation adjoining such structure, except in accordance with a site development plan approved by the Howard County Planning Board.
9. PARKING REQUIREMENTS - Section 122-C-3-d(3)
   One (1) parking space for each two (2) regularly assigned employees shall be provided.
10. SETBACK PROVISIONS - Section 122-C-3-d(3)
    No other setback restrictions are imposed upon land within this Final Development Plan Phase, except as restricted by paragraph 6 of this Final Development Plan Criteria.
11. MINIMUM LOT SIZES - Section 122-C-3-d(3)
    No requirement is imposed upon land within this Final Development Plan Phase.
12. COVERAGE REQUIREMENTS - Section 122-C-3-d(3)
    No more than ten percent (10%) of the land within this Final Development Plan shall be covered by buildings or major structures except in accordance with a site development plan approved by the Howard County Planning Board.
13. PERMITTED WATER AND SEWERAGE FACILITIES - Section 122-A-8
    The land included within this Final Development Plan Phase may be served by water facilities and by adequate sewerage facilities approved by the Maryland State Department of Health.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

PLANNING DIRECTOR — DATE 11/3/93

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 9-30-93

OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

DEVELOPER
COLUMBIA MEMORIAL GARDENS, INC.
9126 KITTERY LANE
BETHESDA, MD. 20817

APPLICANT
HOWARD COUNTY PUBLIC SCHOOL SYSTEM
10910 ROUTE 108
ELLICOTT CITY, MD. 21042-6198

DMW
Daft · McCune · Walker, Inc.
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
200 East Pennsylvania Avenue
Towson, Maryland 21286
410 296 3333
Fax 296 4705

COMPREHENSIVE SKETCH PLAN
COLUMBIA CEMETERY SITE
Section 1, Area 3
Lot 1

5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

STATE OF MARYLAND — JOHN W. RINGGOLD — No. 10954 — REGISTERED PROFESSIONAL ENGINEER

DATE	BY	REVISIONS
9-20-93	DMW	PER SRC COMMENTS

ISSUE DATES			
REVIEW:	7/30/93	BASE:	T.P.D.
BID:		DRAWN:	T.P.D.
PERMIT:		DESIGNED:	T.P.D.
CONSTRUCTION:		CHECKED BY:	RAB/T.H.R.
SCALE:	1" = 100'	DATE CHECKED:	6-22-93
PROJECT NO.:	93041	DRAWING:	1 OF 1

Fri May 28 13:39:45 1993 r:\92023\92023c.08

S-94-03