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METRIC
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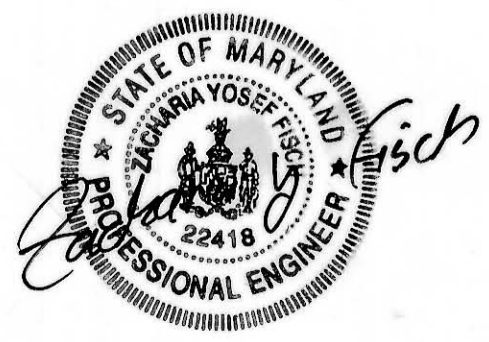
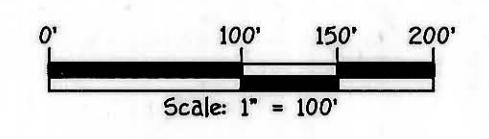
- GENERAL NOTES**
- SITE INFORMATION**
 - Existing Zoning: RR-DEO
 - Property Identification: Tax Map 22, Parcel 10, Grid 9
 - Gross Area of Tract: 30.844 (Existing Lot 2 Of "Bertha May Burgess Property" Property Recorded As Plat No. 6606)
 - Area Of Proposed Roads = 2.124 Ac.
 - Area Of Proposed Buildable Lots = 14.840 Ac.
 - Area Of Preservation Parcels = 18.71 Ac.
 - Area Of Buildable Parcels = 3.066 Ac.
 - Area Of Parcel D = 0.170 Ac.
 - No. Of Buildable Lots Proposed = 14
 - No. Of Environmental Preservation Parcels = 2
 - No. Of Buildable Parcels Proposed = 1
 - OPEN SPACE - NA**
 - Allowable Building Units = 30.844 Ac./.425 = 7.25 units & 7 UNITS
 - Proposed Building Units = 15 Units
 - Transfer Development Rights Required For Development = 15 Units - 7 UNITS = 8 UNITS
 - Denotes Proposed Private Sewage Disposal Area Recorded On Plat No. 6606.
 - Denotes Existing Private Sewage Disposal Area Recorded On Plat No. 6606.
 - Denotes Proposed House Location.
 - Denotes 15%-24.9% SLOPES.
 - TOPOGRAPHY BASED ON HOWARD COUNTY 1"=200' TOPD MAPS.

CENTERLINE ROAD DATA					
ROAD NAME	P.C. STA	P.T. STA	DELTA	RADIUS	LENGTH
ROAD 'A'	2+00	5+05	55°18'05"	316'	305'
ROAD 'B'	0+85	5+90	56°11'00"	515'	505'
ROAD 'B'	0+85	(-) 2+85	33°55'09"	625'	370'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
James S. Rutter
PLANNING DIRECTOR 4/26/97
DATE JA

SKETCH PLAN
BENSON BRANCH
OVERLOOK
Lots 1 thru 14 and
Parcels 'A' thru 'D'
(A Resubdivision of Lot 2,
Bertha May Burgess Property, Plat No. 6606)
ZONED: RR-DEO
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
TAX MAP 22, PARCEL 10, BLOCK 9
SCALE: 1" = 100'
DATE: APRIL 8, 1997
SHEET 1 OF 1

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL FREE
ELICOTT CITY, MARYLAND 21042
410.461.2295



OWNER
BERTHA MAY BURGESS
13126 TRIADELPHIA ROAD
ELICOTT CITY, MARYLAND
21042

DEVELOPER
BENSON BRANCH OVERLOOK, L.L.C.
c/o Mr. DONALD R. REUWER, JR.
LAND DESIGN AND DEVELOPMENT, INC.
10805 HICKORY RIDGE ROAD, SUITE #215
COLUMBIA, MARYLAND 21044