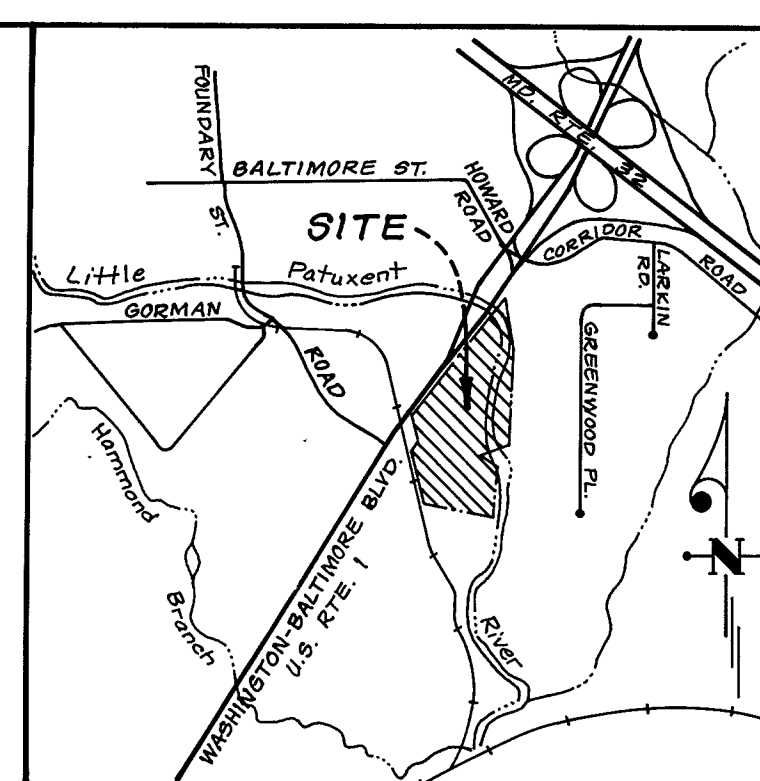
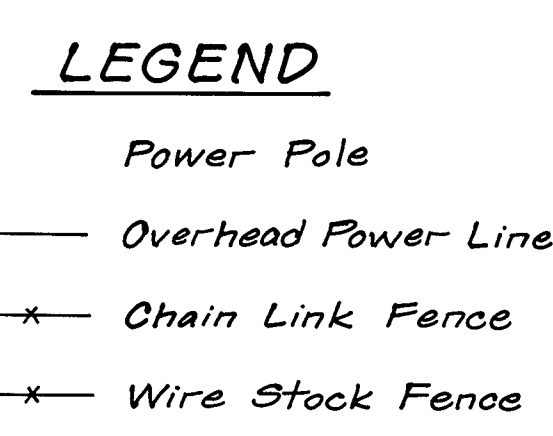
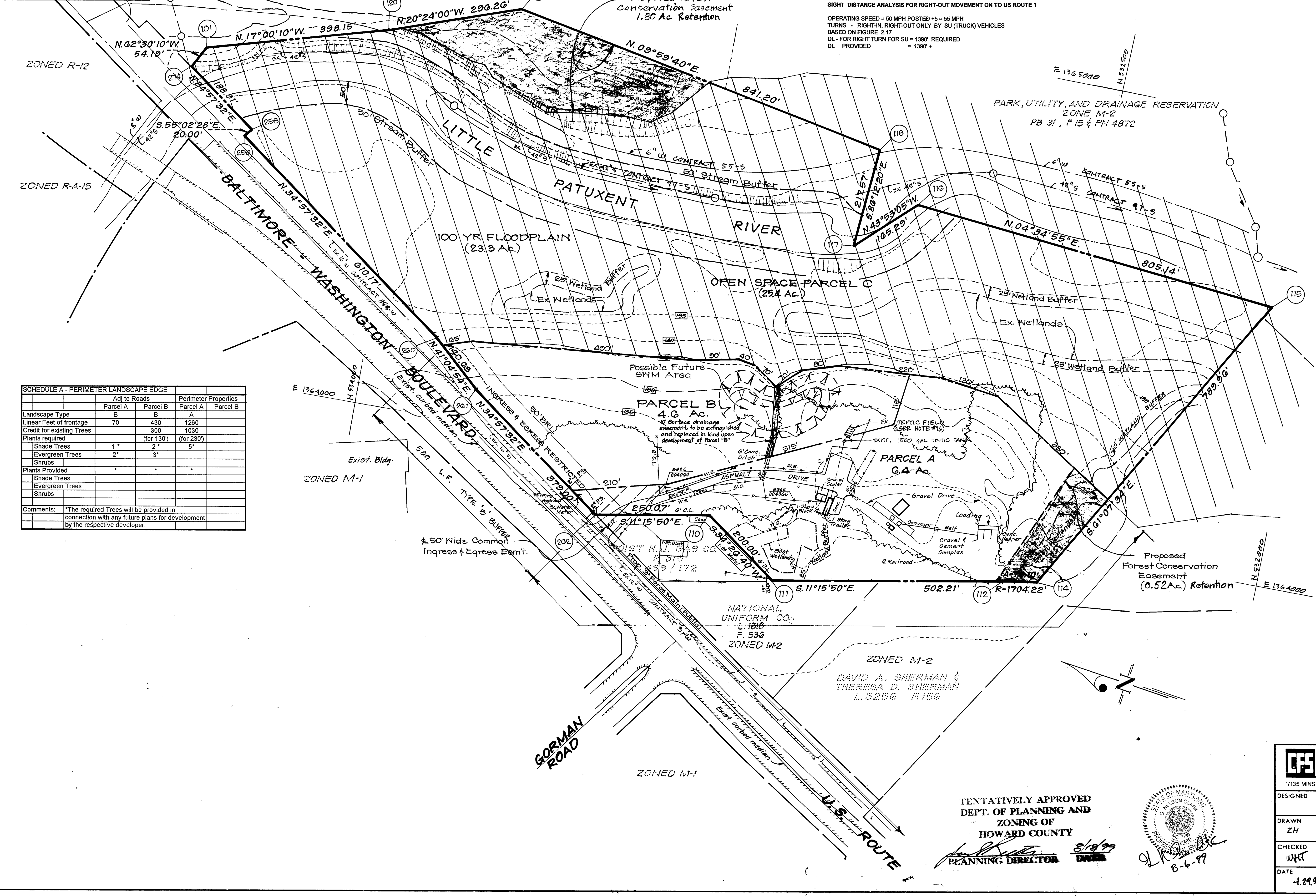


POINT NO.	NORTH	EAST
262	533741.4646	1364072.7599
261	533847.9869	1364164.5772
260	534350.0165	1364511.3822
259	534338.6491	1364527.8376
258	534502.1662	1364640.7962
274	534474.9337	1364693.1737
101	534094.2291	1364809.7737
120	533816.5965	1364913.1666
119	532988.0964	1364767.5469
118	533002.3969	1364550.4474
117	532983.3180	1364665.0816
116	532080.7223	1364601.1244
115	532461.8695	1363909.1969
114	532203.1706	1362224.7264
113	532536.8047	1363895.9697
112	533029.2969	1363797.6524
111	533144.2828	1363910.6995
110	533136.7881	1363662.2876



DRIVEWAY ENTRANCE SIGHT DISTANCE ANALYSIS
 SCALE: H = 1" = 200' V = 1" = 20'
 SIGHT DISTANCE ANALYSIS FOR RIGHT-OUT MOVEMENT ON TO US ROUTE 1
 OPERATING SPEED = 50 MPH POSTED +5 = 55 MPH
 TURNS - RIGHT-IN, RIGHT-OUT ONLY BY SU (TRUCK) VEHICLES
 BASED ON FIGURE 2.17
 DL - FOR RIGHT TURN FOR SU = 1390' REQUIRED
 DL PROVIDED = 1390' +

SITE ANALYSIS:

1. EXISTING ZONING:	M-2
2. TOTAL TRACT AREA:	36.4 AC
3. 100 YEAR FLOODPLAIN:	23.3 AC
4. FOREST CONSERVATION:	SEE NOTE 15
4. PROPOSED LAND USE:	
PARCEL A	6.40 AC
PARCEL B	4.60 AC
PARCEL C	25.40 AC

To continue as a functioning Concrete Mixing Plant (No improvements Proposed)
 Development is contingent on Public Sewer being provided
 OPEN SPACE

- GENERAL NOTES:**
- PURPOSE OF SUBDIVISION: (Threefold as follows)
 - Create Parcel A in order to allow the existing Concrete Manufacturing Facility to be placed into separate fee simple ownership.
 - Create an open space lot including the 100 Year Floodplain. (Open Space Parcel C)
 - To record the remainder (Parcel B) for possible future development. It is understood that Parcel B is not developable without sewer service, APF test and approved site development Plan. Therefore it shall be so noted on the Record Plat.
 - PREVIOUS SUBMITTALS:
 - F-98-139 (Minor Subdivision not approved)
 - WP-98-104 (not approved)
 - Topography was taken from Howard County Topo. Existing improvements (part an operating Concrete Mixing Plant) were field located by Clark Finerock & Sackett, Inc.
 - Boundary Survey was prepared by Clark Finerock & Sackett, Inc.
 - 100 Year Floodplain Study was prepared by Clark Finerock & Sackett, Inc.
 - Wetland Delineation and Report was prepared by McCarthy & Associates, Inc.
 - Forest Stand Delineation was prepared by McCarthy Associates Inc.
 - Existing Utilities shown were compiled from available records.
 - PUBLIC WATER & SEWER:
 - PUBLIC WATER is provided to the site from Route 1
 - PUBLIC SEWER will ultimately be provided to the site via a proposed Force Main and Gravity Sewer to be constructed along U. S. Route 1 (under a cooperative effort with adjacent properties.)
 - A private septic system exists on site and adequately serves the existing Concrete Plant. (1500 gal. Septic tank and 200 S.F. septic field, approved by Health Department, field located as shown) A Use Easement from Parcel B to Parcel A shall be created to allow continued use of the existing septic system until such time as it may be connected to Public Sewer, per an executed ~~Private~~ Agreement.
 - ACCESS to Parcels A & B and the Point property is provided by a 50' wide Ingress / Egress Easement for maintenance of the existing Private Driveway Entrance (right in, right out) from Route 1. SHA access criteria must be met with any future Site Development Plans.
 - TRAFFIC STUDY -
 - For Parcel A - the owner has provided an affidavit declaring no increase in development activity as a result of this subdivision
 - For Parcel B - APFO Traffic Study was prepared by Integrated Transportation Solutions, Inc., Dated April 1999, Approved: 7/22/99
 - STORMWATER MANAGEMENT: Stormwater Management requirements for Parcels A & B must be met at any future Site Development Plan Stage.
 - NOISE STUDY is not applicable to this site.
 - FOREST CONSERVATION requirement for this subdivision shall be satisfied as follows:
 - Provide 2.32 AC of On-site Retention of Existing Forest, and
 - Provide 0.93 AC of Off-site Reforestation;
 - Or,
 - In addition to (a) above, provide payment of Fee-in-lieu of off-site mitigation, in the amount of \$12,153. (60.20 / 5.00 = 12.04 x \$1000 = \$12,040.00 + \$113.00 = \$12,153.00)
 - The existing septic system on lot A is to be properly abandoned and the trailer connected to public sewerage within 180 days of recordation of record plat.

SCHEDULE A - PERIMETER LANDSCAPE EDGE

Landscape Type	Adj to Roads		Perimeter Properties	
	Parcel A	Parcel B	Parcel A	Parcel B
Linear Feet of frontage	70	430	1260	
Credit for existing Trees		300	1030	
Plants required (for 130')		(for 230')		
Shade Trees	1*	2*	5*	
Evergreen Trees	2*	3*		
Shrubs				
Plants Provided				
Shade Trees				
Evergreen Trees				
Shrubs				

Comments: *The required Trees will be provided in connection with any future plans for development by the respective developer.

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
 PLANNING DIRECTOR 5/19/99



CLARK • FINEPROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (301) 381-7500 - BALTO. • (301) 621-8100 - WASH.

DESIGNED	PRELIMINARY EQUIVALENT SKETCH PLAN	SCALE	1" = 100'
DRAWN	ZH	DRAWING	10F1
CHECKED	WHT	JOB NO.	97-030
DATE	1-29-99	FILE NO.	97-030-P

A. H. SMITH PROPERTY
 PARCELS A, B & C
 TAX MAP 47 PARCEL 144
 6th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 Owner: A.H. SMITH ASSOCIATES LTD. PARTNERSHIP
 9450 Branchville Road
 Branchville, Maryland

SP. 99.08