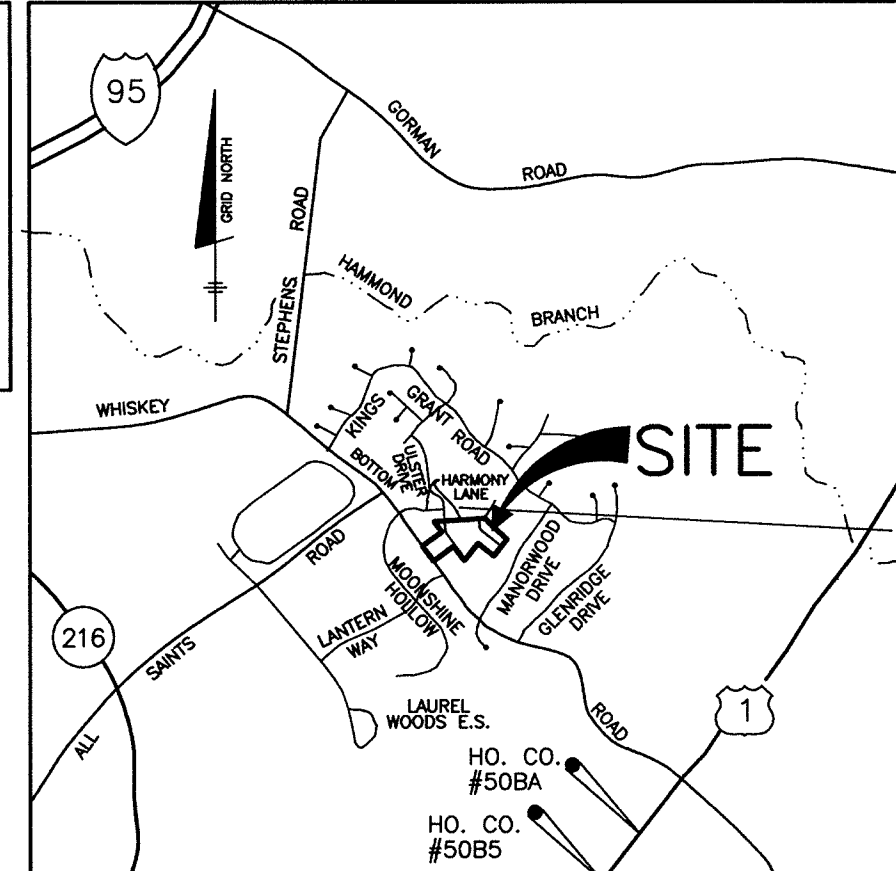


MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	6,492 S.F.	492 S.F.	6,000 S.F.
3	9,136 S.F.	881 S.F.	8,255 S.F.
4	8,990 S.F.	887 S.F.	8,103 S.F.
5	6,492 S.F.	492 S.F.	6,000 S.F.
11	9,055 S.F.	2,000 S.F.	7,055 S.F.
15	7,065 S.F.	342 S.F.	6,723 S.F.
16	7,054 S.F.	797 S.F.	6,257 S.F.
17	7,676 S.F.	996 S.F.	6,680 S.F.
18	8,102 S.F.	1,128 S.F.	6,974 S.F.
19	7,059 S.F.	910 S.F.	6,149 S.F.
20	6,937 S.F.	690 S.F.	6,247 S.F.
21	6,812 S.F.	471 S.F.	6,341 S.F.

CENTERLINE CURVE DATA						
ROAD	STATION	RADIUS	LENGTH	TANGENT	DELTA	CHORD
MELODY DRIVE	10+39.69 TO 10+68.64	50.00'	28.95'	14.89'	33°10'12"	N20°11'41"W 28.54'
LOVEMEADOW DRIVE	1+03.36 TO 1+44.97	50.00'	41.61'	22.09'	47°40'48"	S27°26'59"E 40.42'

BENCH MARKS--(NAD'83)			
HO. CO. #508A	EL. N/A	STANDARD DISC ON CONC. MONUMENT	
N 527561.6702'	E 1359772.5936'		
HO. CO. #5085	EL. 178.242'	STANDARD DISC ON CONC. MONUMENT	
N 524999.3640'	E 1357925.6751'		



VICINITY MAP
SCALE: 1" = 2000'

COORDINATE CHART (NAD '83)		
BOUNDARY COORDINATES		
No.	NORTH	EAST
400	530672.2803	1357695.2110
401	530705.4182	1358220.5071
402	530628.4701	1358302.3250
403	530485.4993	1358453.3990
404	530309.7345	1358314.5367
405	530441.9805	1358152.8633
406	530262.6727	1358009.1574
407	530412.3623	1357897.2583
408	530255.2343	1357687.0653
409	530416.4678	1357571.4350
410	530561.7985	1357774.3426

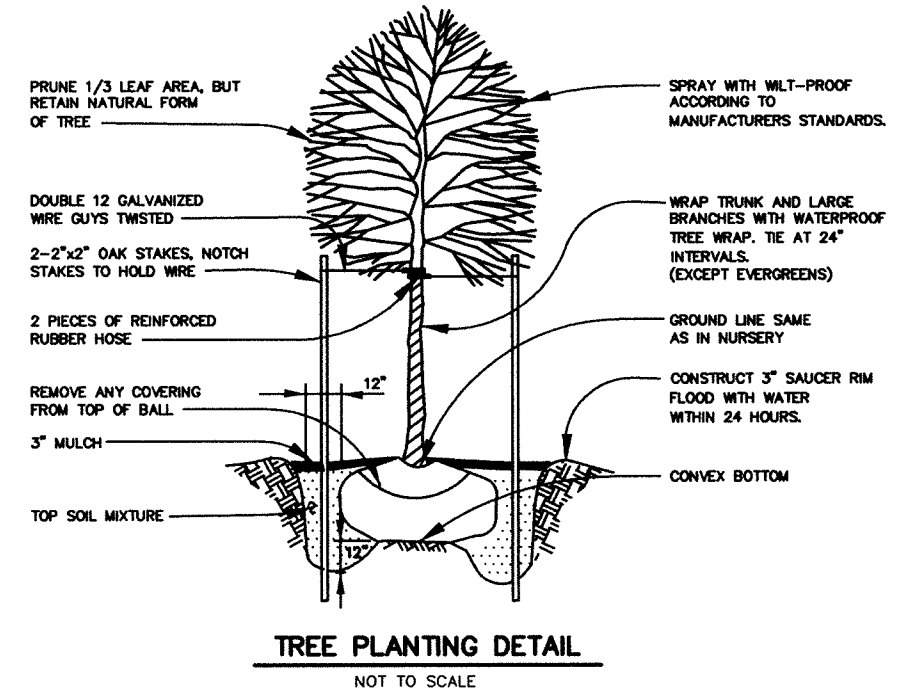
STREET TREE PLANTING LIST			
SYMBOL	QUANTITY	NAME	REMARKS
(Symbol)	21	ACER RUBRA (Red Maple)	2 1/2" MIN. CAL. FULL HEAD
(Symbol)	14	ACER SACCHARUM (Sugar Maple)	2 1/2" MIN. CAL. FULL HEAD
(Symbol)	34	ACER GRISEUM (Paperbark Maple)	2 1/2" MIN. CAL. FULL HEAD

LANDSCAPE PLANTING LIST			
SYMBOL	QUANTITY	NAME	REMARKS
(Symbol)	48	PLANTANUS ACERIFOLIA (Bloodgood)	2 1/2" MIN. CAL. FULL HEAD
(Symbol)	28	PINUS STROBUS (Eastern White Pine)	5'-6" ht. UNSHEARED

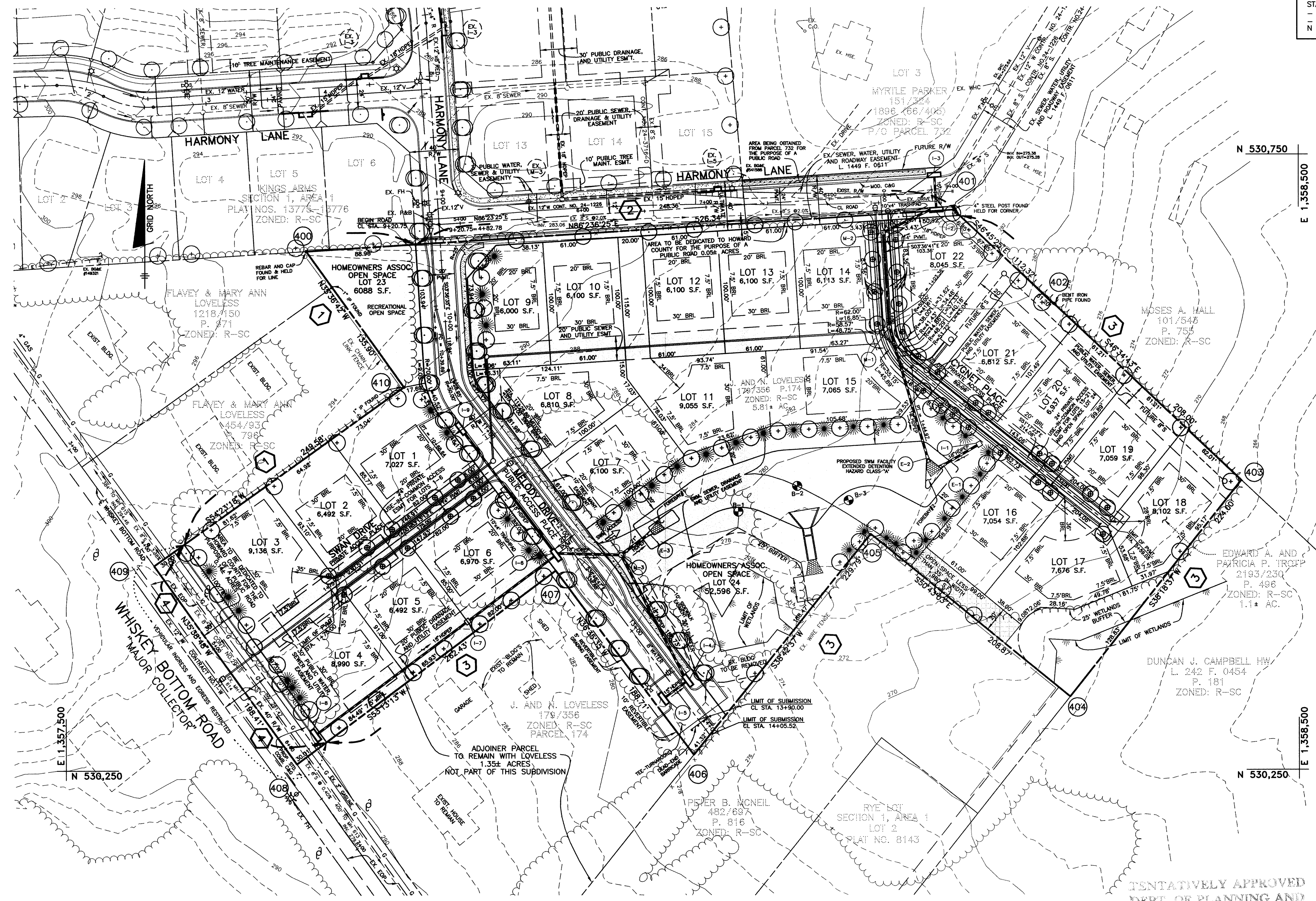
LANDSCAPE LEGEND	
SYMBOL	DESCRIPTION
(Symbol)	STREET TREES TO BE PROVIDED BY THE DEVELOPER TO BE INCORPORATED ON FINAL PLANS.
(Symbol)	SHADE TREES ALONG PERIMETER AND STORMWATER MANAGEMENT TO BE PROVIDED BY THE DEVELOPER AND INCORPORATED ON FINAL PLANS.
(Symbol)	EVERGREEN TREES ALONG PERIMETER AND STORMWATER MANAGEMENT AREA TO BE PROVIDED BY THE DEVELOPER AND INCORPORATED ON FINAL PLANS.

SCHEDULE D SWM AREA LANDSCAPING	
	FACILITY 1
LINEAR FEET OF PERIMETER	930
LINEAR FEET OF EXISTING WOODS LINE	0
LINEAR FEET OF REQUIRED PLANTING	930
BUFFER TYPE	B
NUMBER OF TREES REQUIRED	
SHADE TREES	19
EVERGREEN TREES	23
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO
NUMBER OF TREES PROVIDED	
SHADE TREES	19
EVERGREEN TREES	23
OTHER TREES (2:1 SUBSTITUTE)	23

SCHEDULE A PERIMETER LANDSCAPE EDGE							
CATEGORY	ADJACENT TO ROADS				ADJACENT TO PERIMETER PROP.		
	LOT 1	LOT 6	LOT 9	(2) N/A (4) B	(1) A	(3) A	
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	78'	85'	109'	441'	198'	474'	1434'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	YES, 225'	YES, 210'
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED	78 L.F.	85 L.F.	109 L.F.	441 L.F.	198 L.F.	249 L.F.	1224 L.F.
SHADE TREES	2	2	3	N/A	4	4	21
EVERGREEN TREES	2	3	3	N/A	5	5	23
OTHER TREES (2:1 SUBSTITUTE)	-	-	-	-	-	-	-
SHRUBS	-	-	-	-	-	-	-
NUMBER OF PLANTS PROVIDED							
SHADE TREES	2	2	3	-	4	4	21
EVERGREEN TREES	2	3	3	-	5	5	23
OTHER TREES (2:1 SUBSTITUTE)	-	-	-	-	-	-	-
SHRUBS (10:1 SUBSTITUTE)	-	-	-	-	-	-	-



- NOTE:**
- TREES SHOULD BE PLANTED A MINIMUM OF 6 FEET FROM THE EDGE OF PAVING AND MUST BE A MINIMUM OF 5 FEET FROM ANY STORM DRAIN.
 - TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM AN OPEN SPACE ACCESS STRIP AND 10 FEET FROM A DRIVEWAY.
 - SEE TREE PLANTING DETAIL - THIS SHEET.



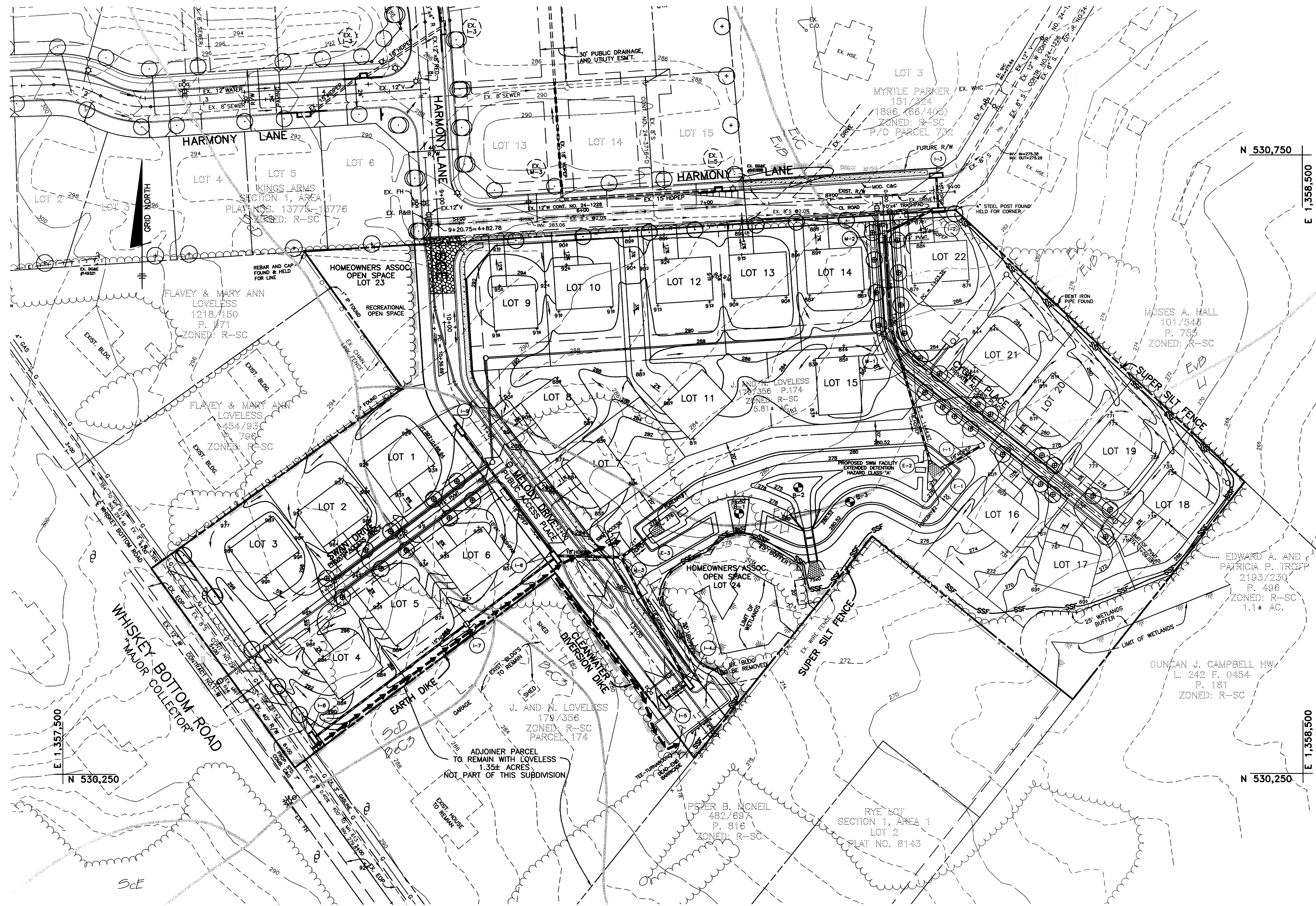
PLAN VIEW
SCALE: 1" = 50'

SITE DATA TABULATION

- GENERAL SITE DATA
 - PRESENT ZONING: R-SC
 - APPLICABLE DPZ FILE REFERENCES: S-99-23
 - DEED REFERENCES: 179/356; 2193/230
 - PROPOSED USE OF SITE: 22 SFD HOMES
 - PROPOSED WATER AND SEWER SYSTEMS: PUBLIC
- AREA TABULATION
 - TOTAL AREA OF SITE:
 - PARCEL 174: 5.81± AC
 - PARCEL 496: 1.10± AC
 - PARCEL 498: 6.91± AC
 - TOTAL AREA OF SITE AFTER ADJOINER TRANSFER: 5.56± AC
 - PARCEL AREA NOT INCLUDED IN SUBDIVISION: 3.35± AC
 - AREA OF 100 YEAR FLOODPLAIN: N/A
 - AREA OF STEEP SLOPES: N/A (25% OR GREATER)
 - NET AREA OF SITE: 5.56± AC
 - AREA OF THIS PLAN SUBMISSION: 5.56± AC
 - AREA OF PROPOSED BUILDABLE LOTS: 3.59± AC
 - AREA OF PROPOSED OPEN SPACE LOTS: 1.35± AC
 - AREA OF PROPOSED PUBLIC ROAD R/W: 0.62± AC
- LOT TABULATION
 - ALLOWABLE RESIDENTIAL LOT YIELD: 4 x NET ACREAGE (5.56±) = 22
 - TOTAL NUMBER OF RESIDENTIAL LOTS PROPOSED ON THIS SUBMISSION: 22
 - TOTAL NUMBER OF OPEN SPACE LOTS PROPOSED: 2
- OPEN SPACE DATA
 - MINIMUM RESIDENTIAL LOT SIZE SELECTED: 6,000 SQ.FT.
 - OPEN SPACE REQUIRED (20% OF 5.56 AC): 1.11± AC
 - OPEN SPACE PROVIDED (24% OF 5.56 AC): 1.35± AC
 - NON-CREDITED (LESS THAN 35' IN WIDTH): 0.05± AC
 - CREDITED (23% OF 5.56 AC): 1.30± AC
 - AREA OF RECREATION OPEN SPACE REQUIRED: 5500 S.F. OR 0.12 AC (250 SF PER LOT)
 - AREA OF RECREATION OPEN SPACE PROVIDED: 6088 S.F. OR 0.14 AC

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
James S. Smith 10/12/00
PLANNING DIRECTOR DATE

<p align="center">BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC.</p> <p align="center">8480 BALTIMORE NATIONAL PIKE & SUITE 418 ELLICOTT CITY, MARYLAND 21043 PHONE: 410-465-8105 FAX: 410-465-8644</p>		<p align="center"><i>Donald Mason</i></p>
<p>OWNERS: EDWARD A. TROTT c/o SDC GROUP, INC. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041</p> <p>JOSEPH E. LOVELESS c/o SDC GROUP, INC. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 410-465-4244</p>	<p>PROJECT: LOVELESS PROPERTY</p> <p>LOCATION: TAX MAP 47, GRID 22 - PARCEL 174 AND 496 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND</p> <p>TITLE: PRELIMINARY PLAN S-99-23</p> <p>DATE: FEBRUARY, 2000 SEPTEMBER, 2000</p> <p>PROJECT NO. 1139</p>	
<p>CONTRACT PURCHASER/DEVELOPER: SDC GROUP, INC. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 410-465-4244</p>		<p>DESIGN: DBT DRAFT: DBT CHECK: CAM SCALE: AS SHOWN SHEET 1 OF 3</p>



- LEGEND**
- EXISTING CONTOURS
 - PROPOSED CONTOURS
 - EXISTING TREELINE
 - PROPOSED TREELINE
 - EXISTING WETLANDS
 - SOIL DIVISION LINE
 - LIMIT OF SUBMISSION
 - EARTH DIKE
 - SF --- SILT FENCE
 - SSF --- SUPER SILT FENCE
 - LIMIT OF DISTURBANCE

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Paul Smith 10/13/00
PLANNING DIRECTOR DATE

SOILS LEGEND

MAP SYMBOL	SOIL TYPE	MAPPING UNIT
• BcC3	C	BELTSVILLE SILT LOAM, 5 TO 10 PERCENT SLOPES, SEVERELY ERODED
EVB	A	EVESBORO LOAMY SAND, 1 TO 5 PERCENT SLOPES
EVC	A	EVESBORO LOAMY SAND, 5 TO 15 PERCENT SLOPES
LI	D	LEONARDTOWN SILT LOAM
SdD	C	SANDY AND CLAYEY LAND, MODERATELY SLOPING

• INDICATES HYDRIC SOILS
SOILS MAP NO. 33

PLAN VIEW
SCALE: 1" = 50'

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE • SUITE 418
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Donald Mason

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	LOCATION: TAX MAP 47, GRID 22 - PARCEL 174 AND 496 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
CONTRACT PURCHASER/DEVELOPER: SDC GROUP, INC. P.O. BOX 417 ELLCOTT CITY, MARYLAND 21041 410-465-4244	TITLE: PRELIMINARY GRADING, SOILS, SEDIMENT AND EROSION CONTROL PLAN S-99-23	
	DATE: FEBRUARY, 2000 SEPTEMBER, 2000	PROJECT NO. 1139 SHEET 2 OF 3
DESIGN: DBT DRAFT: DBT CHECK: CAM	SCALE: AS SHOWN	PROJECT NO. 1139 SHEET 2 OF 3

