

U.S. EQUIVALENT COORDINATE TABLE

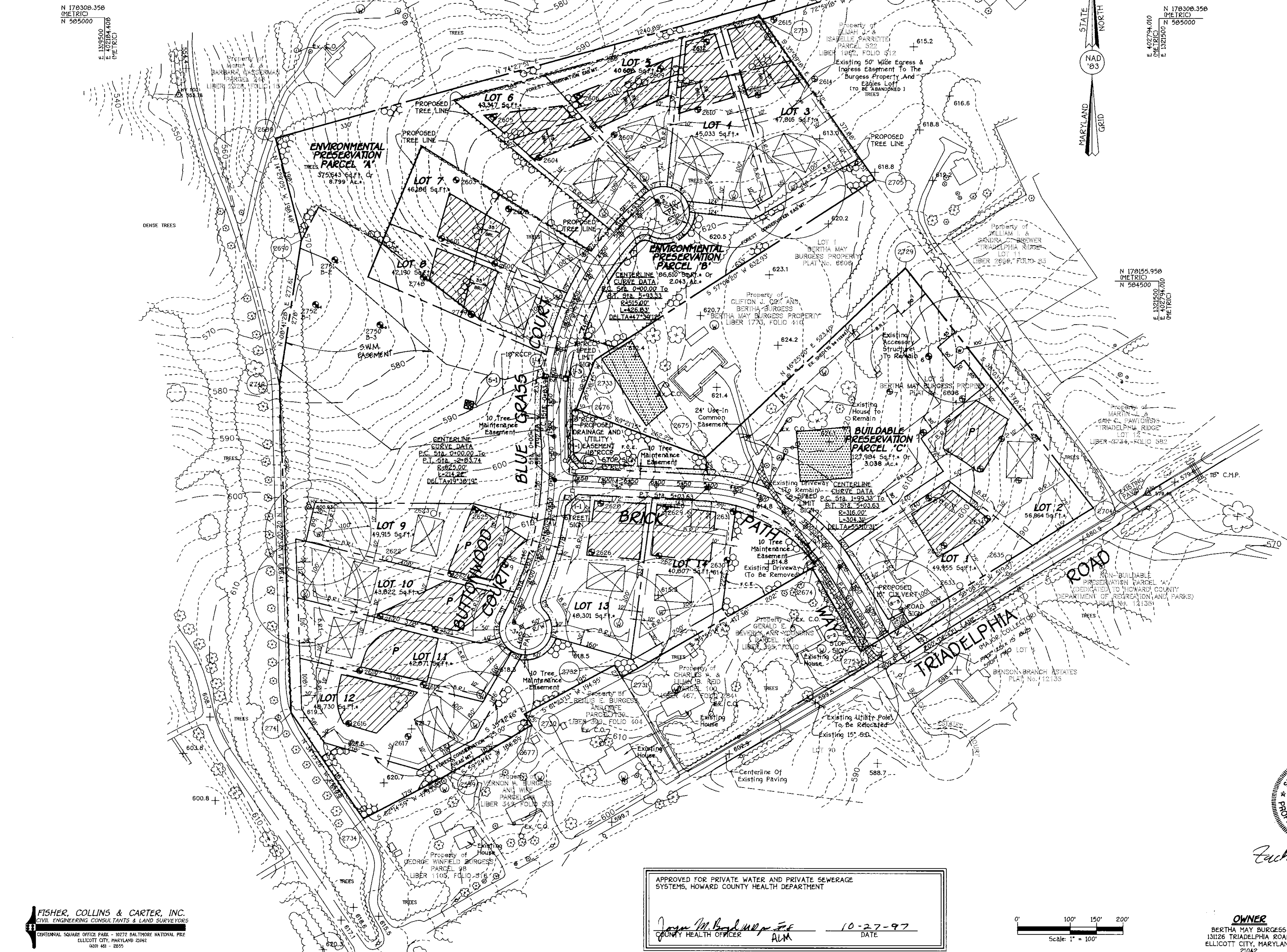
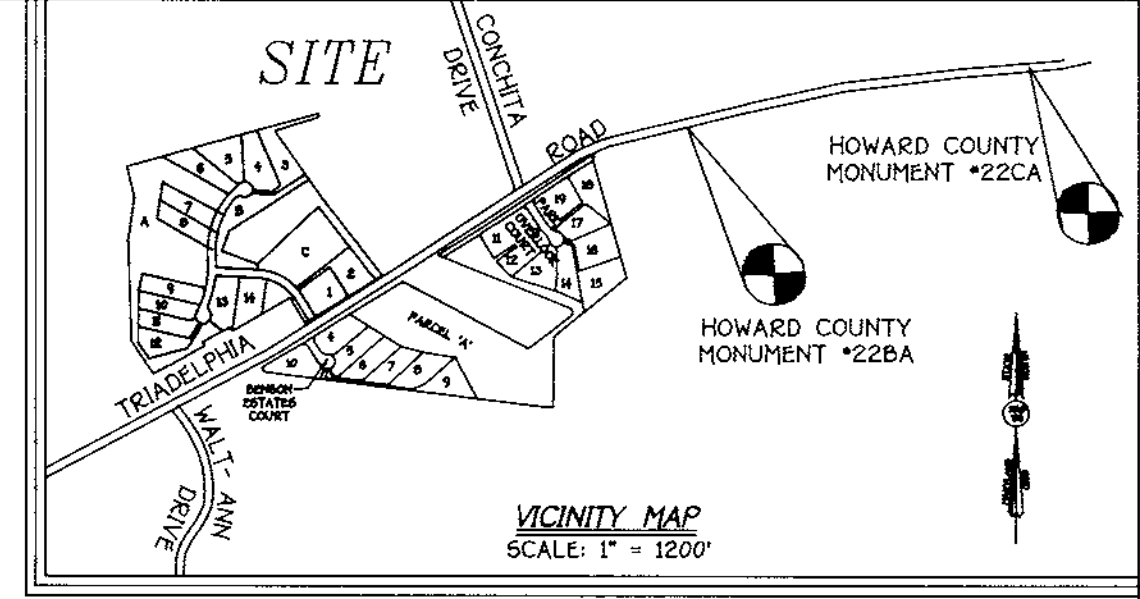
POINT	NORTH	EAST
2556	583793.764525	1322935.152515
2559	583556.729202	1321050.529605
2674	583953.107213	1320842.779416
2675	584162.741594	1320640.478604
2676	584255.198936	1320395.095578
2677	583653.831751	1320314.492638
2699	584770.046388	1319824.694572
2699	584577.872186	1319874.339559
2704	584468.108014	1321376.339675
2705	584652.470959	1320961.794873
2713	584996.516562	1320747.671166
2729	584523.580649	1321019.617717
2730	583674.130996	1320296.818195
2731	583743.916946	1320481.608717
2732	583767.489862	1320467.958541
2733	584346.729946	1320430.336975
2734	583475.323253	1319991.998210
2740	584303.449904	1319832.390141
2741	583677.423919	1319854.356097
2746	585082.279948	1321025.671371
2747	585102.408796	1321020.249453

METRIC EQUIVALENT COORDINATE TABLE

POINT	NORTH	EAST
2556	177940.695308	402621.839730
2559	177862.058399	402382.896337
2674	177989.263057	402593.684353
2675	178053.159744	402532.022942
2676	178081.340798	402457.230047
2677	177998.043714	402431.722399
2699	178238.266616	402283.371472
2699	178179.691780	402298.503325
2704	178024.353399	402758.296331
2705	178214.621578	402629.960337
2713	178307.294863	402564.695301
2729	178163.143708	402647.584775
2730	177904.230814	402427.274433
2731	177925.501736	402493.599304
2732	177932.886775	402474.43812
2733	178109.848077	402457.376331
2734	177843.634225	402334.365723
2740	178096.047723	402285.717096
2741	177905.234621	402292.412323
2746	178333.435595	402648.429933
2747	178339.570860	402647.777341

LEGEND

- ☒ DENOTES PROPOSED DWELLING
- ⊕ DENOTES EXISTING CLEAN OUT
- P DENOTES PUMP SYSTEM
- ⊙ DENOTES EXISTING WELL
- ▨ DENOTES PREVIOUSLY APPROVED PERCOLATION FIELD
- ⊙ DENOTES PROPOSED WELL
- ⊕ DENOTES FOREST CONSERVATION EASEMENT (F.C.E.)
- ⊕ DENOTES WOODS
- ▨ DENOTES EXISTING DRIVEWAY TO BE REMOVED



- GENERAL NOTES:**
- SUBJECT PROPERTY ZONED "RR-DEO" PER 10/18/1992 COMPREHENSIVE ZONING.
 - TOTAL AREA OF PROPERTY = 30.844 AC.
 - AREA OF PROPOSED BUILDABLE LOTS: 14,840 AC.
 - AREA OF ROAD RIGHT-OF-WAY: 2,124 AC.
 - TOTAL NO. OF BUILDABLE LOTS: 14
 - TOTAL NO. OF BUILDABLE PRESERVATION PARCELS = 1
 - TOTAL NO. OF NON-BUILDABLE PRESERVATION PARCELS = 2
 - TOTAL NO. OF PRESERVATION PARCELS = 3
 - TOTAL AREA OF BUILDABLE PRESERVATION PARCELS = 3,038 AC.
 - TOTAL AREA OF ENVIRONMENTAL PRESERVATION PARCELS = 10,842 AC.

- DENSITY TABULATION:**
- ALLOWABLE BUILDING UNITS = 30.844 AC. / 4.25 = 7.25 UNITS 7 UNITS
 - PROPOSED BUILDING UNITS = 15 UNITS
 - TRANSFER DEVELOPMENT RIGHTS REQUIRED FOR DEVELOPMENT = 15 UNITS - 7 UNITS = 8 UNITS.

- PRIVATE WATER AND SEWER WILL BE USED WITHIN THE PROJECT
- 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. RECORDATION 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.
- THE A.P.F.O. TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP AND WAS APPROVED UNDER 6-97-18.
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- THE SKETCH PLAN WAS APPROVED ON JUNE 26, 1997 FILE NO. 6-97-18.
- NO CEMETERIES EXIST ON THE PROPERTY.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF THE PIPE/FLAG STEM AND THE ROAD SW AND NOT ONTO THE PIPE/FLAG STEM DRIVEWAY.
- TOPOGRAPHY WAS FLOWN ON APRIL 30, 1997 BY HARFORD AERIAL SURVEYS, INC.
- A WAIVER WAS GRANTED FOR "MINIMUM INTERSECTION SPACING" AS PER HOWARD COUNTY'S DESIGN MANUAL VOLUME III, TABLE 2.04. APPROVED JUNE 20, 1997.
- THE 50 FOOT WIDE ACCESS EASEMENT ACROSS LOT NO. 3 IS TO BE ABANDONED. IN THE EVENT IT CANNOT BE ABANDONED, LOT NO. 3 MUST BE RECONFIGURED / RELOCATED TO ELIMINATE THE AREA OF THE 50 FOOT ACCESS EASEMENT FROM THE LOT BOUNDARY. THAT AREA WILL BE INCORPORATED INTO PRESERVATION PARCEL 'B'.
- ALL WELLS AND SEPTIC SYSTEMS WITHIN 100' OF PROPERTY HAVE BEEN SHOWN.
- ALL WELLS TO BE DRILLED PRIOR TO FINAL PLAT APPROVAL.
- GROUND WATER APPROPRIATION PERMIT TO BE OBTAINED PRIOR TO FINAL PLAT APPROVAL.

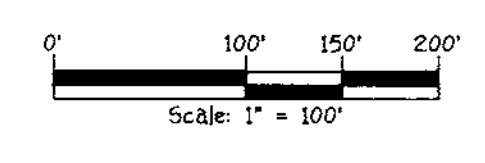
MINIMUM LOT SIZE CHART

LOT No.	GROSS AREA	PIPE STEM AREA	REMAINING AREA	MINIMUM LOT SIZE
2	56,864 Sq.Ft.	7,000 Sq.Ft.	49,864 Sq.Ft.	49,864 Sq.Ft.
3	47,816 Sq.Ft.	3,305 Sq.Ft.	44,511 Sq.Ft.	44,511 Sq.Ft.
12	48,730 Sq.Ft.	2,260 Sq.Ft.	46,470 Sq.Ft.	46,470 Sq.Ft.

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

Joseph M. Boyd
COUNTY HEALTH OFFICER

10-27-97
DATE



Zacharia J. Fisch

Joseph M. Boyd 11/14/97

**PRELIMINARY PLAN
BENSON BRANCH OVERLOOK
Lots 1 Thru 14 And Parcels 'A' Thru 'C'**

(A Resubdivision of Lot 2,
Bertha May Burgess Property, Plat No. 6606)

ZONED: RR-DEO

TAX MAP 22, PARCEL 10, BLOCK 9

THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

DATE: JULY 16, 1997
SHEET 1 OF 3

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21114
410-481-2915

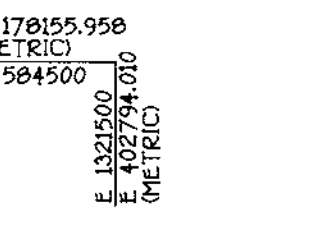
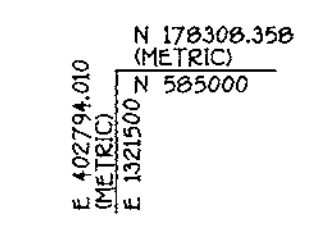
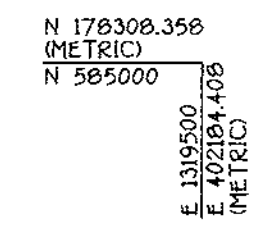
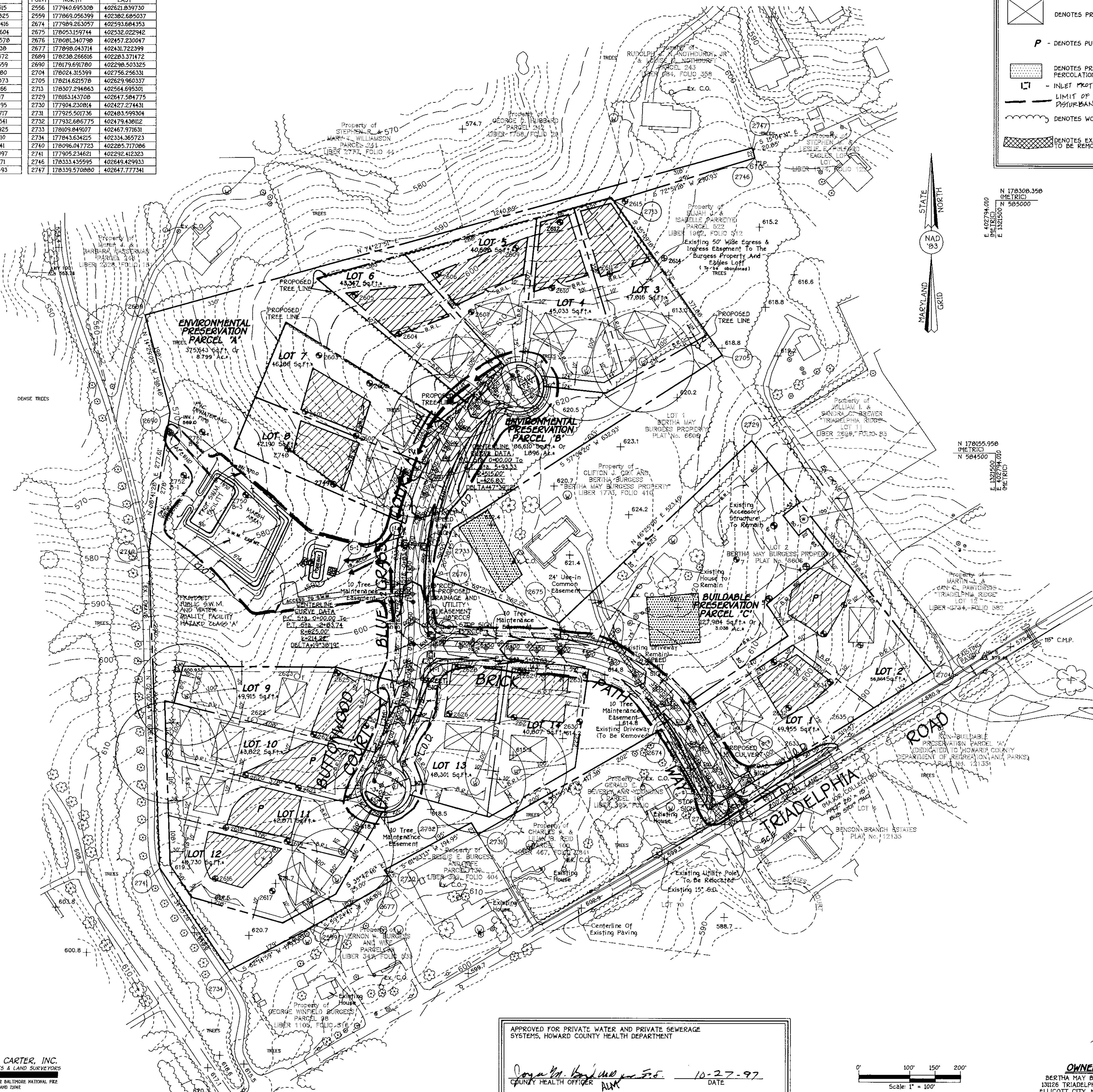
OWNER
BERTHA MAY BURGESS
13126 TRIADELPHIA ROAD
ELLCOTT CITY, MARYLAND
21042

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

U.S. EQUIVALENT COORDINATE TABLE			METRIC EQUIVALENT COORDINATE TABLE		
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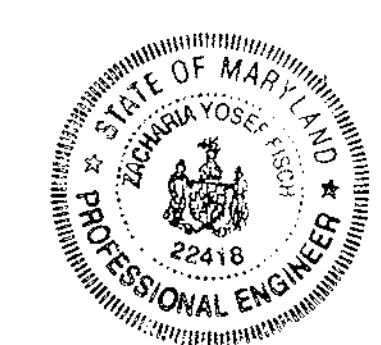
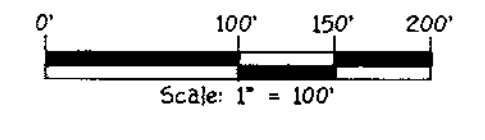
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DENOTES PROPOSED DWELLING
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 DENOTES INLET PROTECTION
 LIMIT OF DISTURBANCE
 DENOTES WOODS
 DENOTES EXISTING DRIVEWAY TO BE REMOVED



APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

Joseph M. ... 10-27-97
 COUNTY HEALTH OFFICER DATE



Zacharia Y. Fische
 DATE 11/14/97
 JA

SCHMATIC GRADING AND SEDIMENT CONTROL PLAN
BENSON BRANCH OVERLOOK
 Lots 1 Thru 14 And Parcels 'A' Thru 'C'

(A Resubdivision of Lot 2,
 Bertha May Burgess Property, Plat No. 6606)
 ZONED: RR-DEO
 TAX MAP 22, PARCEL 10, BLOCK 9
 THRD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 DATE: JULY 16, 1997
 SHEET 2 OF 3

OWNER
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 RILEY COTT, HAWTHORNE DRIVE
 4601 46 - 8995

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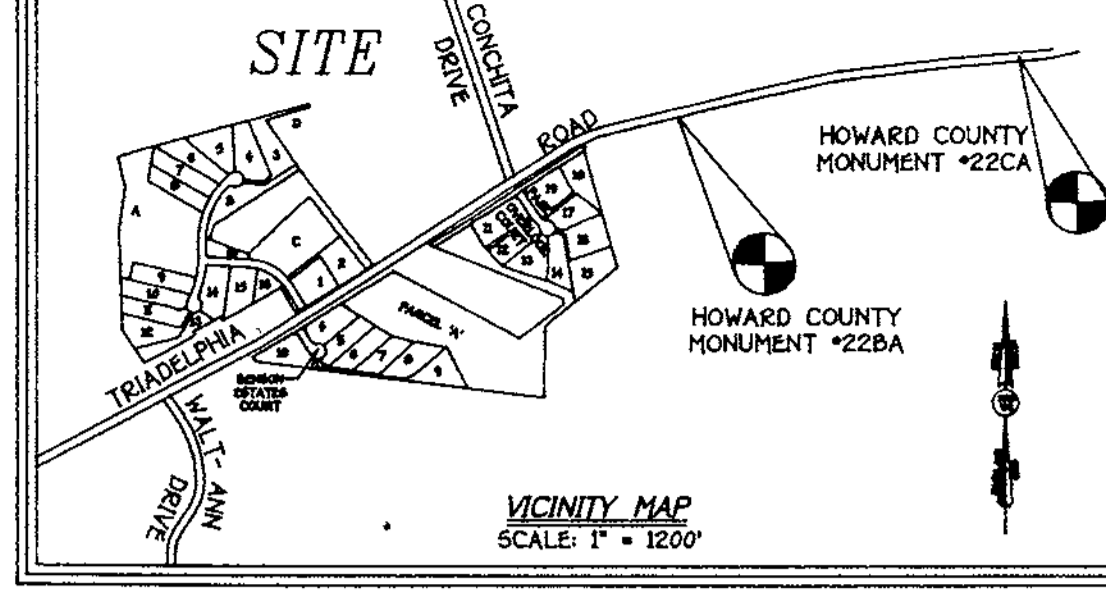
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LEGEND

- ⊗ DENOTES PROPOSED DWELLING
- ⊙ DENOTES EXISTING CLEAN OUT
- P - DENOTES PUMP SYSTEM
- ⊕ DENOTES EXISTING WELL
- ⊙ DENOTES PROPOSED WELL
- ▨ DENOTES PREVIOUSLY APPROVED PERCOLATION FIELD
- ⊕ DENOTES WOODS
- ▨ DENOTES EXISTING DRIVEWAY TO BE REMOVED



SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING

LINEAR FEET OF PERIMETER	810'
NUMBER OF TREES REQUIRED	12
SHADE TREES	12
EVERGREEN TREES	15
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	180'
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO
NUMBER OF TREES PROVIDED	12
SHADE TREES	12
EVERGREEN TREES	15
OTHER TREES (2:1 SUBSTITUTION)	

SOIL NAME

SOIL	NAME
CgB2	Chester gravelly silt loam, 3 to 8 percent slopes, moderately eroded
CgC2	Chester gravelly silt loam, 8 to 15 percent slopes, moderately eroded
ChA	Chester silt loam, 0 to 3 percent slopes
ChB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded
ChC2	Chester silt loam, 8 to 15 percent slopes, moderately eroded
ChD2	Chester silt loam, 15 to 25 percent slopes, moderately eroded
GnB2	Glenville silt loam, 3 to 8 percent slopes, moderately eroded
MgB2	Manor gravelly loam, 3 to 8 percent slopes, moderately eroded
MgC2	Manor gravelly loam, 8 to 15 percent slopes, moderately eroded
MnD	Manor very stony loam, 3 to 25 percent slopes

DRAINAGE AREA DATA

STRUCTURE NO.	DRAINAGE AREA	AREA 'C'	ZONED	% IMP.
1-1	A	2.40	RR-DEO 13X	
1-2	B	1.27	RR-DEO 7X	
1-3	C	3.05	RR-DEO 10X	
1-4	D	0.56	RR-DEO 50X	
S-3	E	1.24	RR-DEO 15X	

SCHEDULE A PERIMETER LANDSCAPE EDGE

PERIMETER	CATEGORY	LANDSCAPE TYPE	LINEAR FEET OF FRONTAGE	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	CREDIT FOR WALL, FENCE OR BERRY (YES, NO, LINEAR FEET)	NUMBER OF PLANTS PROVIDED	NUMBER OF PLANTS PROVIDED	NUMBER OF PLANTS PROVIDED	NUMBER OF PLANTS PROVIDED	NUMBER OF PLANTS PROVIDED
				(DESCRIBE BELOW IF NEEDED)	(DESCRIBE BELOW IF NEEDED)	SHADE TREES	EVERGREEN TREES	SHRUBS	SHADE TREES	EVERGREEN TREES
P-1	ADJACENT TO ROADWAY	B	420'	NO	NO	3	10	0	0	10
P-2	ADJACENT TO PERIMETER	A	305'	NO	NO	5	-	0	5	-
P-3	ADJACENT TO PERIMETER	A	465'	NO	NO	7	-	0	7	-
P-4	ADJACENT TO PERIMETER	B	282'	NO	NO	5	6	0	5	6
P-5	ADJACENT TO PERIMETER	A	200'	NO	NO	3	-	0	3	-
P-6	ADJACENT TO PERIMETER	A	360'	NO	NO	6	-	0	6	-
P-7	ADJACENT TO PERIMETER	A	498'	NO	NO	8	-	0	8	-
P-8	ADJACENT TO PERIMETER	A	435'	YES (350')	NO	1	-	0	1	-
P-9	ADJACENT TO PERIMETER	A	420'	NO	NO	7	-	0	7	-
P-10	ADJACENT TO PERIMETER	A	370'	NO	NO	6	-	0	6	-
P-11	ADJACENT TO PERIMETER	A	270'	YES (200')	NO	1	-	0	1	-
P-12	ADJACENT TO PERIMETER	A	380'	YES (380')	NO	0	-	0	0	-
P-13	ADJACENT TO PERIMETER	A	380'	YES (380')	NO	0	-	0	0	-
P-14	ADJACENT TO PERIMETER	A	600'	YES (600')	NO	0	-	0	0	-
P-15	ADJACENT TO PERIMETER	A	350'	NO	NO	5	-	0	5	-
P-16	ADJACENT TO PERIMETER	A	350'	YES (200')	NO	3	-	0	3	-

⊙ DENOTES: SHADE TREES
* DENOTES: EVERGREEN TREE

NOTE: DEVELOPER IS RESPONSIBLE FOR PAYMENT OF THE LANDSCAPE SOCIETY AS PART OF THE DEVELOPER'S AGREEMENT.

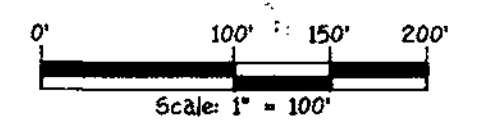
DRAINAGE AREA MAP, SOILS MAP AND LANDSCAPE PLAN
BENSON BRANCH OVERLOOK
Lots 1 Thru 14 and Parcels 'A' Thru 'C'
(A Re subdivision of Lot 2, Bertha May Burgess Property, P&T No. 6606)
ZONED: RR-DEO
TAX MAP 22, PARCEL 10, BLOCK 9
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: JULY 16, 1997
SHEET 3 OF 3

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
INTERNATIONAL SQUARE OFFICE PARK - 1877 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
1800 461-2899



Zacharia J. Fisch

DATE: 7/16/97
BY: [Signature]



OWNER
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13120 TRIADAPLHIA ROAD
ELICOTT CITY, MARYLAND
21042

DEVELOPER
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