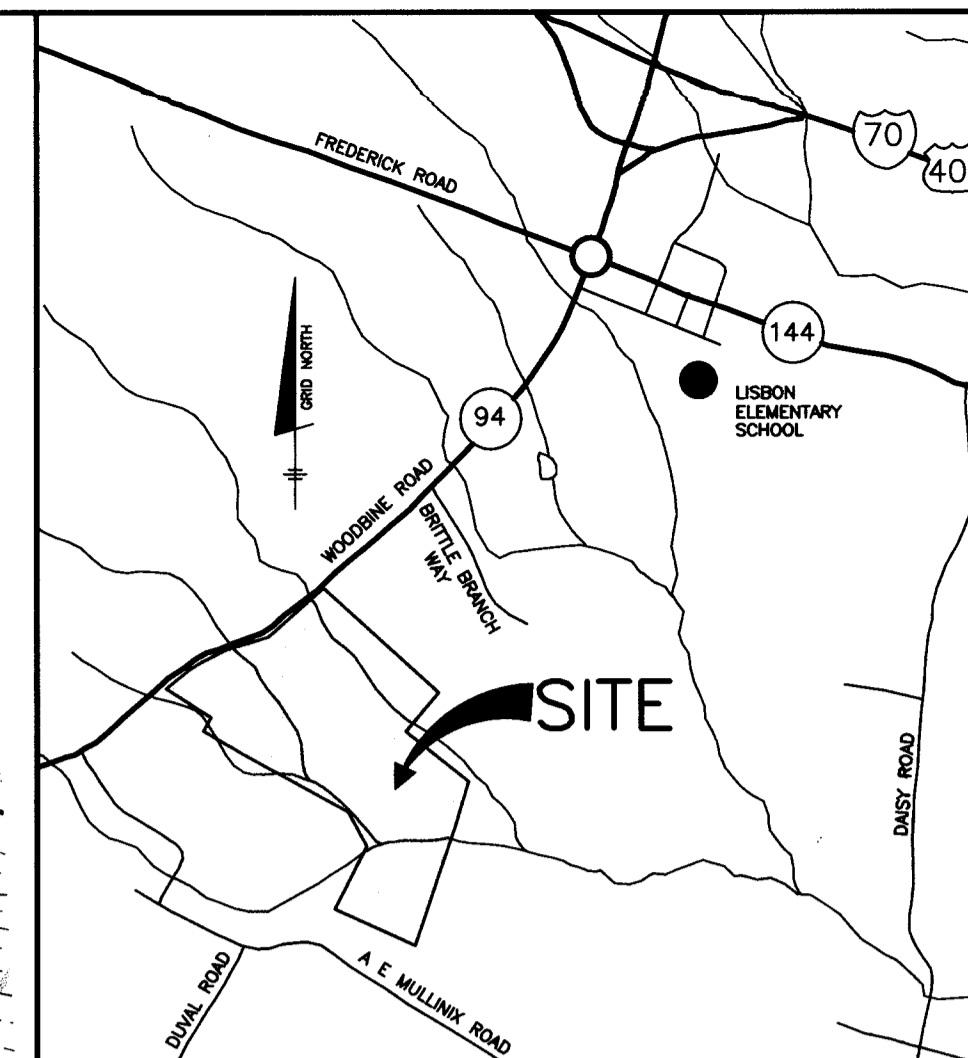


**SITE DATA**

LOCATION	TAX MAP 7
ZONING	GRIDS 17
DEED REFERENCE	RC-DEO
	4093/437
WATER AND SEWER SYSTEMS	PRIVATE
GROSS TRACT AREA	117 AC.
100 YR FLOODPLAIN	27.53 AC.
STEEP SLOPES (25% OR GREATER)	1.26 AC.
NET TRACT AREA	89.47 AC.
BASE DENSITY (117 AC./1.25)	27
MAXIMUM DENSITY - NUMBER OF CLUSTER	58
LOTS ALLOWED 117 AC./2.00	21
NUMBER OF CLUSTER LOTS PROPOSED	3
AREA OF LOTS	24.25 AC.
NUMBER OF PRESERVATION PARCELS	3
AREA OF PRESERVATION PARCELS	88.42 AC.
AREA OF RIGHT OF WAY	4.33 AC.



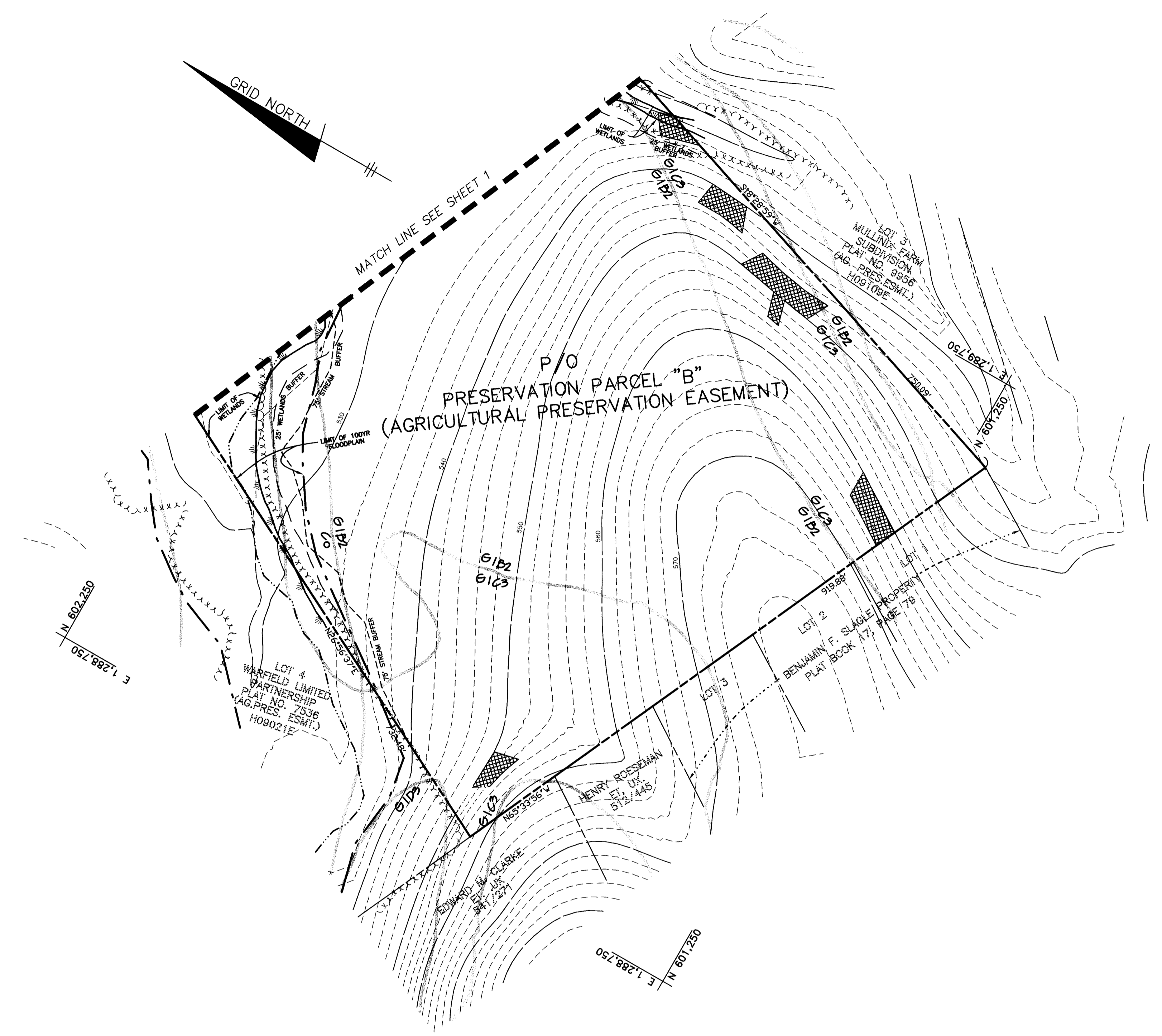
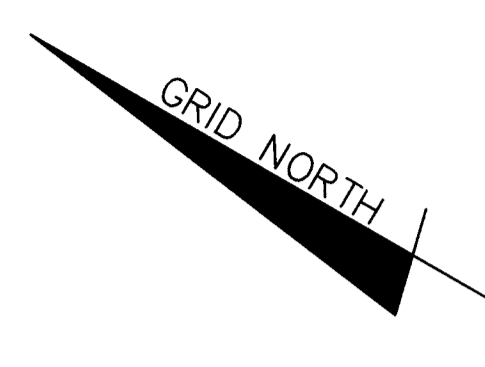
VICINITY MAP  
SCALE: 1" = 2000'

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY  
*James H. Smith*  
PLANNING DIRECTOR 5/18/01  
DATE

**BENCHMARK ENGINEERING, INC.**  
ENGINEERS • LAND SURVEYORS • PLANNERS  
8480 BALTIMORE NATIONAL PIKE A SUITE 418  
ELLICOTT CITY, MARYLAND 21043  
PHONE: 410-465-6105 FAX: 410-465-6844

OWNER: LEROY SMITH 8665 SUDLEY ROAD, #333 MANASSAS, VA. 22110	PROJECT: <b>SMITH FARM</b> LOTS 1-21 AND PRESERVATION PARCELS "A", "B" AND "C"
DEVELOPER: TRINITY HOMES 7320 GRACE DRIVE COLUMBIA, MARYLAND 21044	LOCATION: TAX MAP 7 BLOCK 17 PARCEL 133 4th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE: <b>SKETCH PLAN</b>	DATE: JANUARY, 2001 MAY, 2001
DES: GWF DRAFT: EDD CHECK: DAM	PROJECT NO. 1187 SCALE: 1" = 100' SHEET 1 OF 2

NOTE: FOR GENERAL NOTES, PLAN LEGEND AND SOIL LEGEND, SEE SHEET NO. 2



**SOILS LEGEND**

SOIL	NAME	CLASS
** Ba	Baile silt loam	D
* CuB	Comus silt loam, local alluvium, 3 to 8 percent slopes	B
* Co	Codorus silt loam, local alluvium, floodplain	B
ChB2	Chester silt loam, 3-8 percent slopes, moderately eroded	B
GlB2	Glenelg loam, 3 to 8 percent slopes, moderately eroded	B
GlC2	Glenelg loam, 8 to 15 percent slopes, moderately eroded	B
GlC3	Glenelg loam, 8 to 15 percent slopes, severely eroded	B
GlD3	Glenelg loam, 15 to 25 percent slopes, severely eroded	B
GlD2	Glenelg loam, 15 to 25 percent slopes, moderately eroded	B
* GvA	Glenville silt loam, 0 to 3 percent slopes	C
* GvB2	Glenville silt loam, 3 to 8 percent slopes, moderately eroded	C
** Ha	Hatboro silt loam	D
MIC2	Mt. Airy channery loam, 8 to 15 percent slopes, moderately eroded	A
MIC3	Mt. Airy channery loam, 8 to 15 percent slopes, severely eroded	A
MD2	Mt. Airy channery loam, 15 to 25 percent slopes, moderately eroded	A
ME	Mt. Airy channery loam, 25 to 45 percent slopes	A

NOTES:  
 \* Hydric soils and/or contains hydric inclusions  
 \*\* May contain hydric inclusions

**LEGEND**

- EXISTING CONTOURS
- EXISTING TREELINE
- LIMIT OF SUBMISSION
- PROPOSED TREELINE
- STEEP SLOPES 15 - 24.9 %
- STEEP SLOPES 25% OR GREATER
- SOILS DIVISION LINE AND TYPE

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
LOT 5	50,988 S.F.	4,891 S.F.	46,097 S.F.
LOT 8	44,939 S.F.	493 S.F.	44,446 S.F.
LOT 9	49,349 S.F.	1,829 S.F.	47,520 S.F.
LOT 17	56,882 S.F.	6,887 S.F.	49,995 S.F.
LOT 18	54,526 S.F.	1,891 S.F.	52,635 S.F.

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND ZONING OF  
 HOWARD COUNTY

*[Signature]*  
 PLANNING DIRECTOR, 5/16/01  
 DATE

**GENERAL NOTES**

- 1.) ALL ASPECTS OF THIS PROJECT SHALL BE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED.
- 2.) PRIVATE WATER AND SEWER SYSTEMS SHALL BE PROVIDED FOR THIS DEVELOPMENT.
- 3.) THE BOUNDARY SHOWN IS BASED ON DEED INFORMATION AND FIELD SURVEY VERIFICATION.
- 4.) TOPOGRAPHY PURCHASED FROM HOWARD COUNTY GEOGRAPHICAL INFORMATION SYSTEMS, AND SUPPLEMENTED WITH FIELD SURVEY.
- 5.) HORIZONTAL AND VERTICAL DATUMS FOR THIS PLAN ARE BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM NAD-83 AS PROJECTED FROM HOWARD COUNTY CONTROL POINTS 077A AND 077B.
- 6.) NO DISTURBANCE SHALL OCCUR WITHIN WETLANDS, WETLAND BUFFERS, STREAMS, STREAM BUFFERS OR 100YR FLOODPLAINS EXCEPT FOR ROAD "B" CROSSINGS.
- 7.) TRAFFIC STUDY PREPARED BY LEE CUNNINGHAM & ASSOCIATES, INC. IN AUGUST, 2000. REVISED JANUARY, 2001.
- 8.) WETLAND STUDY AND FOREST STAND DELINEATION PREPARED BY WILDMAN ENVIRONMENTAL SERVICES IN JANUARY, 2001.
- 9.) ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH. PRESERVATION OF THE SPECIMEN TREES AND FOREST LAND SHALL BE INCORPORATED IN THE PRELIMINARY AND FINAL PLAN STAGES.
- 10.) A SIGHT DISTANCE ANALYSIS BASED ON STATE HIGHWAY ADMINISTRATION CRITERIA HAS BEEN PERFORMED FOR THIS PROJECT.
- 11.) BASED ON DIFFICULTY IN OBTAINING SUCCESSFUL SEPTIC EASEMENT AREAS A MAXIMUM LOT SIZE OF 60,000 SF. WAS SELECTED FOR THIS PROJECT TO ACCOMMODATE CONVENTIONAL AND SAND MOUND EASEMENT AREAS. THE HEALTH DEPT. IS IN FAVOR OF THIS LOT SIZE AND A REQUEST FOR APPROVAL BY DPZ WILL BE MADE AT PRELIMINARY PLAN STAGE.
- 12.) THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT.
- 13.) STORMWATER MANAGEMENT SHALL BE PROVIDED FOR THIS PROJECT BASED ON GUIDELINES ESTABLISHED BY THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES I & II. THE FACILITY IS TO BE A CLASS "A" STRUCTURE.
- 14.) TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- 15.) SEDIMENT CONTROL SHALL BE PROVIDED FOR THIS PROJECT.
- 16.) STREET LIGHTS ARE NOT REQUIRED FOR THIS PROJECT AS IT IS IN THE RC ZONING DISTRICT.
- 17.) THE STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THE FACILITY HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE, ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT. A MORE DETAILED REPORT WILL BE PROVIDED AT PRELIMINARY AND FINAL PLAN STAGE.
- 18.) THE 100-YEAR FLOODPLAIN LIMITS SHOWN ARE TAKEN FROM INFORMATION PROVIDED IN THE CATTAL CREEK WATERSHED STUDY, CAPITAL PROJECT # D-1079 DATED JUNE 1994. THE LIMITS AND CROSS SECTION INFORMATION WAS OBTAINED THROUGH THE HOWARD COUNTY DEPT. OF PUBLIC WORKS TRANSPORTATION AND WATERSHED DIVISION'S GIS NETWORK. A MORE DETAILED STUDY WILL BE PROVIDED AT PRELIMINARY PLAN STAGE IF DEEMED NECESSARY BY THE DEVELOPMENT ENGINEERING DIVISION.
- 19.) THE PURPOSE OF PRESERVATION PARCELS "A" & "B" SHALL BE AN AGRICULTURAL PRESERVATION EASEMENT AREA THAT WILL SERVE AS A CONTINUATION OF THE EXISTING EASEMENTS ON ADJACENT PARCELS AS WELL AS PROVIDE BUFFER AREAS FOR THE PROPOSED CLUSTER LOTS FROM THE ROADWAY AND ADJACENT PROPERTIES. PRESERVATION PARCELS "A" AND "B" ARE TO BE PRIVATELY OWNED WITH HOWARD COUNTY AS EASEMENT HOLDER. PRESERVATION PARCEL "C" IS TO SERVE AS AN AREA TO ENCOMPASS THE PROPOSED STORMWATER MANAGEMENT FACILITY WITH THE HOMEOWNERS ASSOCIATION AS PROPERTY OWNER, AND HOWARD COUNTY AS THE EASEMENT HOLDER. \* Agricultural Preservation Program
- 20.) FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT THE PIPESTEM LOT DRIVEWAY.
- 21.) LOTS 6 THRU 9 SHALL FACE WOODBINE ROAD.
- 22.) THE DESIGN OF THIS SUBDIVISION REFLECTS THE INTENDED USES OF PRESERVATION PARCELS "A", "B" AND "C". THIS PARCEL HAS HISTORICALLY BEEN FARMED AND PRESERVATION PARCELS "A" AND "B" WILL CONTINUE TO BE FARMED. PRESERVATION PARCEL "C" IS INTENDED TO BE A STORM WATER MANAGEMENT FACILITY. THE ROADWAYS AND LOTS HAVE BEEN DESIGNED IN SUCH A WAY TO MINIMIZE THE REMOVAL OF TREES AND TO PRESERVE THE SCENIC QUALITY OF THIS AREA. THE TREES NEAR WOODBINE ROAD, EAST OF CATTAL RIVER DRIVE WILL FACE WOODBINE ROAD. PRESERVATION PARCEL "A" HAS A LARGE, REGULAR SHAPED AND FARMABLE LAND AREA ON THE EASTERN PART OF THE PROPERTY. PRESERVATION PARCEL "B" HAS A LARGE, REGULAR SHAPED AND FARMABLE LAND AREA BETWEEN RUSH CREEK LANE AND LOT 21.
- 23.) DISTURBANCE TO FLOOD PLAIN ASSOCIATED WITH THE CONSTRUCTION OF THE ROADWAY CROSSING HAS BEEN APPROVED UNDER SECTION 16.115(C) OF THE SUBDIVISION REGULATIONS BY THE DIVISION OF LAND DEVELOPMENT. THE DISTURBANCE WAS APPROVED BECAUSE CONSTRUCTING A SEPARATE ACCESS ONTO ROUTE 94 WOULD REQUIRE EXTENSIVE CLEARING AND GRADING ALONG THE SCENIC ROAD AND DUE TO THE PRESENCE OF STEEP SLOPES IN THE AREA.

NO. DATE		REVISION	
 8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043 PHONE: 410-465-6105 FAX: 410-465-6644			
		OWNER: LEROY SMITH 8665 SUDLEY ROAD, #333 MANASSAS, VA. 22110	
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DES: GWF	DRAFT: EDD	CHECK: DAM	SCALE: 1" = 100'