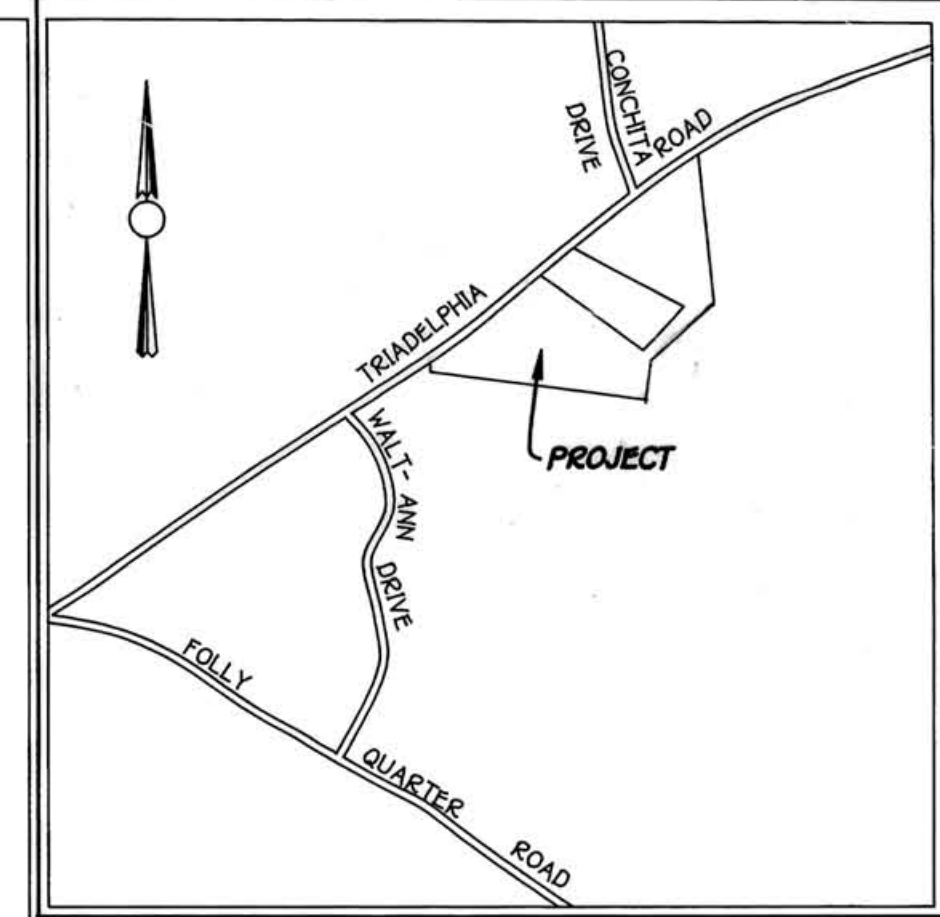
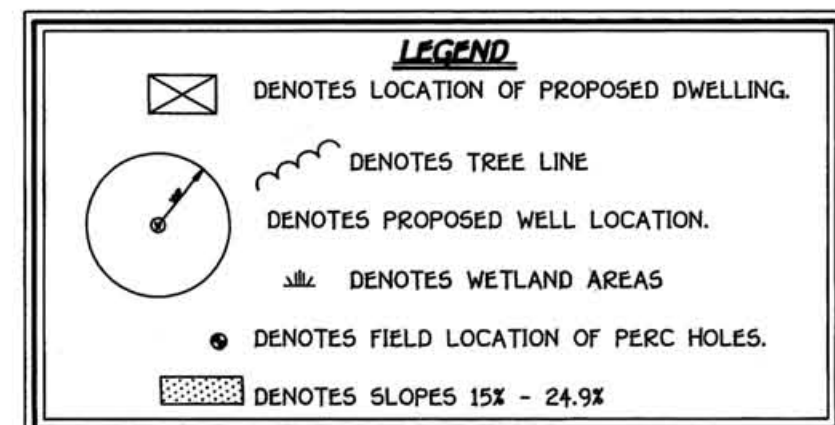


U.S. EQUIVALENT COORDINATE TABLE		METRIC EQUIVALENT COORDINATE TABLE		
No.	NORTH	No.	NORTH	
283	584437.525	1322092.204	283	178136.915
285	584063.140	1321442.693	285	178022.802
287	583759.990	1320994.027	287	177930.402
457	583537.215	1320702.011	457	177862.500
459	583593.361	1320744.344	459	177875.174
475	583681.757	1322351.317	475	177906.557
482	583900.990	1322631.403	482	177973.379
483	583935.632	1322621.552	483	177983.930
501	584897.775	1322760.638	501	178277.200
502	584882.791	1322728.452	502	178272.620
585	584272.666	132183.808	585	178086.655
586	584120.389	1321535.295	586	178040.252
595	584127.867	1321964.370	595	178042.531
603	583758.024	1322510.715	603	177829.803
604	583329.786	1322505.223	604	177793.174
811	584880.688	1322765.506	811	178271.992



- GENERAL NOTES:**
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA SHALL BE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
 - PERCOLATION AREAS AND WATER WELLS FOR ADJOINING LOTS WILL BE SHOWN WHERE PERTINENT.
 - SUBJECT PROPERTY ZONED RR-DEO PER 9/18/92 COMPREHENSIVE ZONING PLAN.
 - PROPERTY IS LOCATED ON TAX MAP 22, PARCEL 16.
 - TOTAL ACREAGE OF PROPERTY SHOWN HEREON IS 32.100 ACRES.
 - THERE ARE NO CEMETERIES WITHIN THE PROPOSED SUBDIVISION.
 - TOPOGRAPHY IS BASED UPON 1"=200' HOWARD COUNTY AERIAL MAPS DATED 1980.
 - PRIVATE WATER AND PRIVATE SEWER WILL BE USED WITHIN THIS PROJECT.
 - NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND OR STREAM BUFFERS, UNLESS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY, MARYLAND.
 - TOTAL AREA OF PROPERTY = 32.100 ACRES.
 - A. AREA OF LOTS: 18.08 AC.
 - B. AREA OF ROAD RIGHT-OF-WAY: 2.35AC.
 - C. PRESERVATION PARCEL: 11.67 AC.
 - D. NO. OF BUILDABLE LOTS PROVIDED = 16
 - E. NO. OF PRESERVATION PARCELS PROVIDED = 1
 - DENSITY CALCULATIONS:
 - BASE DENSITY: 1 D.U. PER 4.25 AC.
 - DENSITY WITH D.E.O. OPTION: 1 D.U. PER 2 AC.
 - TOTAL NO. OF LOTS ALLOWED UTILIZING BASE DENSITY: 32.100/4.25 = 7 LOTS
 - TOTAL NO. OF LOTS ALLOWED UTILIZING D.E.O. OPTION: 32.100/2 = 16 LOTS
 - NO. OF D.E.O.'S TO BE OBTAINED: 16-7 = 9 D.E.O.'S
 - THERE ARE NO 25% OR GREATER STEEP SLOPES ON THE SITE.
 - TOTAL AREA OF WETLANDS: 2.04 AC.
 - TOTAL AREA OF 100 YEAR FLOODPLAIN: 2.79 AC.



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

James R. Smith 5/15/95
PLANNING DIRECTOR DATE

SKETCH PLAN
BENSON BRANCH ESTATES
LOTS 1 THRU 16 AND
PRESERVATION PARCEL 'A'
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
TAX MAP 22 PARCEL 16

0' 100' 150' 200'
Scale: 1" = 100'
DATE: MAY 1, 1995
SHEET 1 OF 1

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
807 BALTIMORE NATIONAL BLDG. SUITE 100
ELICOTT CITY, MARYLAND 21042
301.461.1000



OWNER AND DEVELOPER
ELICOTT CITY LAND HOLDING CO. INC.
10805 HICKORY RIDGE ROAD
SUITE 215
COLUMBIA, MARYLAND 21044