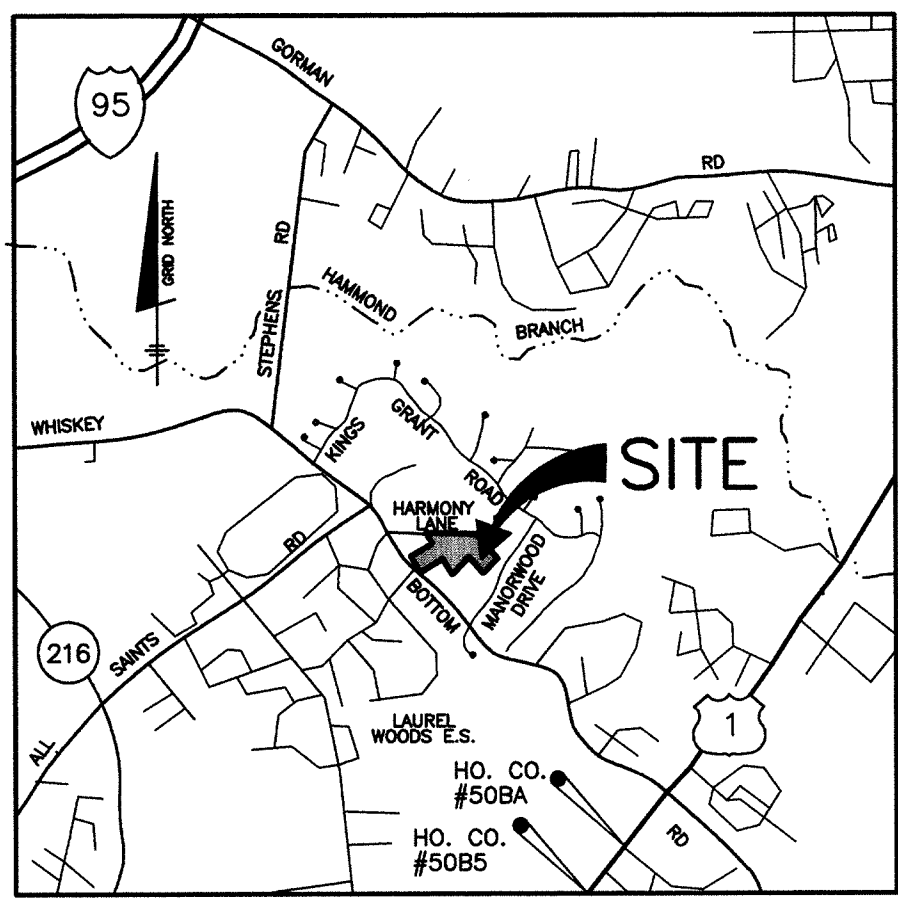


BENCH MARKS-(NAD'83)

HO. CO. #508A STANDARD DISC ON CONC. MONUMENT N 527561.6702' E 1359772.5936'	EL. N/A MONUMENT
HO. CO. #5085 STANDARD DISC ON CONC. MONUMENT N 524999.3640' E 1357925.6751'	EL. 178.242' P. 755



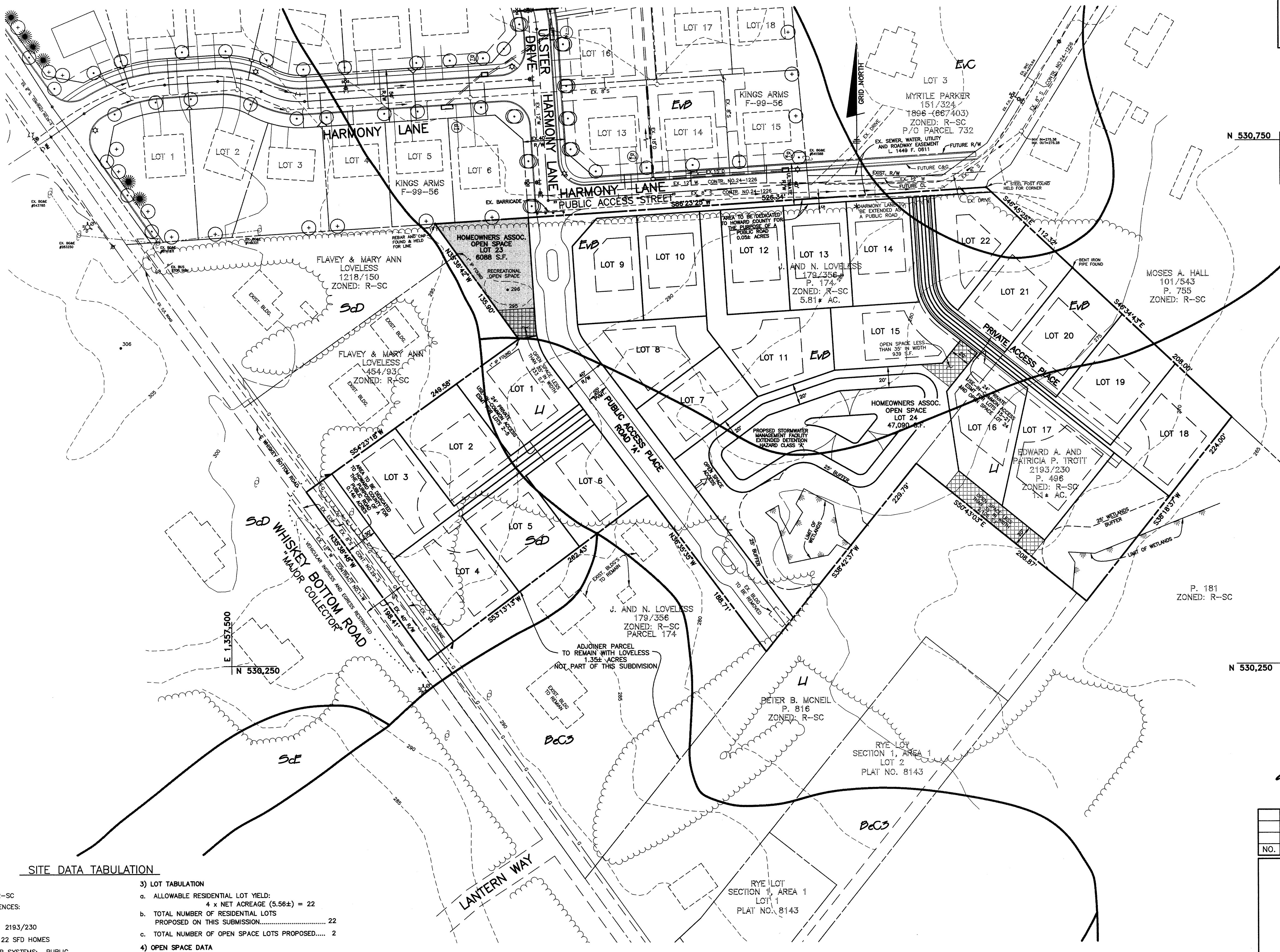
VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

- ALL ASPECTS OF THIS PROJECT SHALL BE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED.
- PUBLIC WATER AND SEWER SYSTEMS SHALL BE PROVIDED FOR THIS DEVELOPMENT.
- TRACT BOUNDARY ESTABLISHED BY DEED AND ADJACENT RECORD PLAT.
- TOPOGRAPHY TAKEN FROM THE LATEST 200' SCALE COUNTY TOPO MAPS.
- HORIZONTAL DATUMS FOR THIS PLAN ARE BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM NAD-83 AS PROJECTED FROM HOWARD COUNTY CONTROL POINTS 508A & 5085.
- WETLAND DELINEATION PROVIDED BY ECO-SCIENCE PROFESSIONALS, INC. DATED OCTOBER, 1998.
- TRAFFIC STUDY PREPARED BY LEE CUNNINGHAM & ASSOCIATES, INC. DATE MAY, 1999.
- FOREST STAND DELINEATION PROVIDED BY ECO-SCIENCES, INC. DATED OCTOBER, 1998.
- 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.
- NO DISTURBANCE SHALL OCCUR IN THE WETLANDS, 25' WETLAND BUFFER, 75' STREAM BUFFER, OR 100-YEAR FLOODPLAIN, EXCEPT AS PERMITTED BY THE DEPARTMENT OF PLANNING AND ZONING.
- MINIMUM BUILDABLE LOT SIZE SHALL BE 6,000 SQUARE FEET.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- STORMWATER MANAGEMENT SHALL BE PROVIDED BY EXTENDED DETENTION. THE FACILITY IS TO BE A CLASS 'A' STRUCTURE.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- SEDIMENT CONTROL SHALL BE PROVIDED FOR THIS PROJECT.
- STREET LIGHTS SHALL BE PROVIDED PER DESIGN MANUAL REQUIREMENTS.
- THE STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THIS 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.
- ALL EXISTING WELLS AND SEPTICS IF LOCATED ON THIS PROPERTY SHALL BE ABANDONED AND VERIFICATION OF THE ABANDONMENT SHALL BE SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO RECORDATION OF THE PLAT OF SUBDIVISION.
- THERE ARE NO STEEP SLOPES (25% OR GREATER) WITHIN THIS SITE.
- AN ADJOINER TRANSFER WILL BE ACCOMPLISHED PRIOR TO FINAL RECORD PLAT BETWEEN PARCELS 174 AND 496 TO CREATE TWO (2) NEW PARCELS CONSISTING OF 5.56± AC. AND 1.35± AC. RESPECTIVELY. THE 1.35± AC. PARCEL WILL NOT BE INCLUDED IN THE DENSITY FOR THIS SUBDIVISION AND COULD BE SUBDIVIDED IN THE FUTURE.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

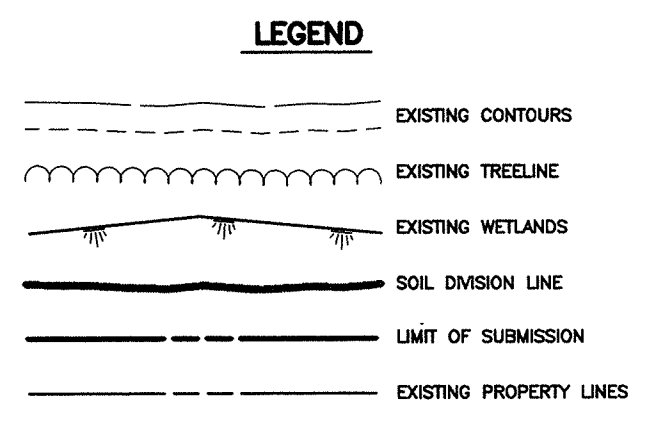
Joseph P. Rutter
PLANNING DIRECTOR 11/12/99
DATE



SITE DATA TABULATION

- | | |
|--|--|
| 1) GENERAL SITE DATA | 3) LOT TABULATION |
| a. PRESENT ZONING: R-SC | a. ALLOWABLE RESIDENTIAL LOT YIELD:
4 x NET ACREAGE (5.56±) = 22 |
| b. APPLICABLE DPZ FILE REFERENCES:
N/A | b. TOTAL NUMBER OF RESIDENTIAL LOTS
PROPOSED ON THIS SUBMISSION..... 22 |
| c. DEED REFERENCES: 179/356; 2193/230 | c. TOTAL NUMBER OF OPEN SPACE LOTS PROPOSED..... 2 |
| d. PROPOSED USE OF SITE: 22 SFD HOMES | 4) OPEN SPACE DATA |
| e. PROPOSED WATER AND SEWER SYSTEMS: PUBLIC | a. MINIMUM RESIDENTIAL LOT SIZE SELECTED..... 6,000 SQ.FT. |
| 2) AREA TABULATION | b. OPEN SPACE REQUIRED (20% OF 5.56 AC.)..... 1.11± AC |
| a. TOTAL AREA OF SITE: 5.81± AC | c. TOTAL OPEN SPACE PROVIDED 1.20± AC |
| PARCEL 174..... 1.10± AC | LESS THAN 35' IN WIDTH 0.09± AC |
| PARCEL 496..... 6.91± AC | d. AREA OF RECREATION OPEN SPACE REQUIRED..... 5500 S.F. OR 0.12 AC. |
| TOTAL AREA OF SITE AFTER ADJOINER TRANSFER..... 5.56± AC | (@ 250 SF PER LOT) |
| PARCEL AREA NOT INCLUDED IN SUBDIVISION..... 1.35± AC | e. AREA OF RECREATION OPEN SPACE PROVIDED..... 6088 S.F. OR 0.14 AC. |
| b. AREA OF 100 YEAR FLOODPLAIN..... N/A | |
| c. AREA OF STEEP SLOPES..... N/A | |
| (25% OR GREATER) | |
| d. NET AREA OF SITE..... 5.56± AC | |
| e. AREA OF THIS PLAN SUBMISSION..... 5.56± AC | |
| f. AREA OF PROPOSED BUILDABLE LOTS..... 3.74± AC | |
| g. AREA OF PROPOSED OPEN SPACE LOTS..... 1.20± AC | |
| h. AREA OF PROPOSED PUBLIC ROAD R/W..... 0.62± AC | |

PLAN VIEW
SCALE: 1"=50'



SOILS LEGEND

MAP SYMBOL	SOIL TYPE	MAPPING UNIT
* BeC3	C	BELTSVILLE SILT LOAM, 5 TO 10 PERCENT SLOPES, SEVERELY ERODED
EvB	A	EYESBORO LOAMY SAND, 1 TO 5 PERCENT SLOPES
EvC	A	EYESBORO LOAMY SAND, 5 TO 15 PERCENT SLOPES
Li	D	LEONARDTOWN SILT LOAM
ScD	C	SANDY AND CLAYEY LAND, MODERATELY SLOPING

* INDICATES HYDRIC SOILS
SOILS MAP NO. 33

NO.	DATE	REVISION

BENCHMARK ENGINEERS, INC.

ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

OWNERS: EDWARD A. TROTT c/o SDC GROUP, INC. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041	PROJECT: LOVELESS PROPERTY
JOSEPH E. LOVELESS c/o SDC GROUP, INC. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041	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 ELLICOTT CITY, MARYLAND 21041 410-465-4244	TITLE: SKETCH PLAN
DES: CAM	DRAFT: DBT
CHECK: CAM	DATE: JULY, 1999 NOVEMBER 10, 1999
SCALE: AS SHOWN	PROJECT NO.: 1139
	SHEET 1 OF 1