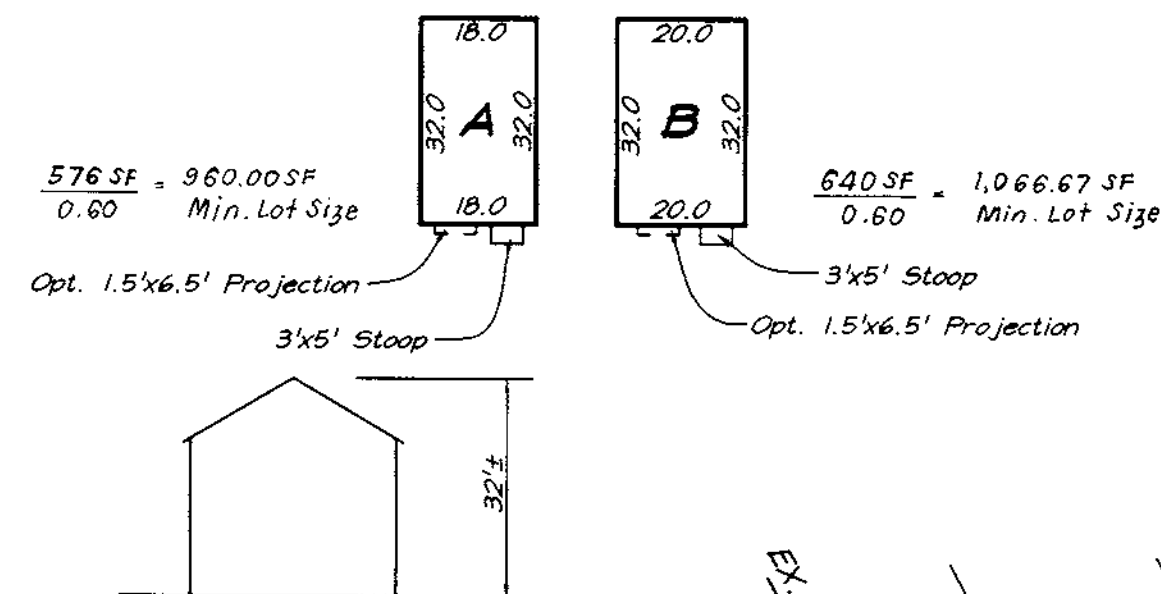


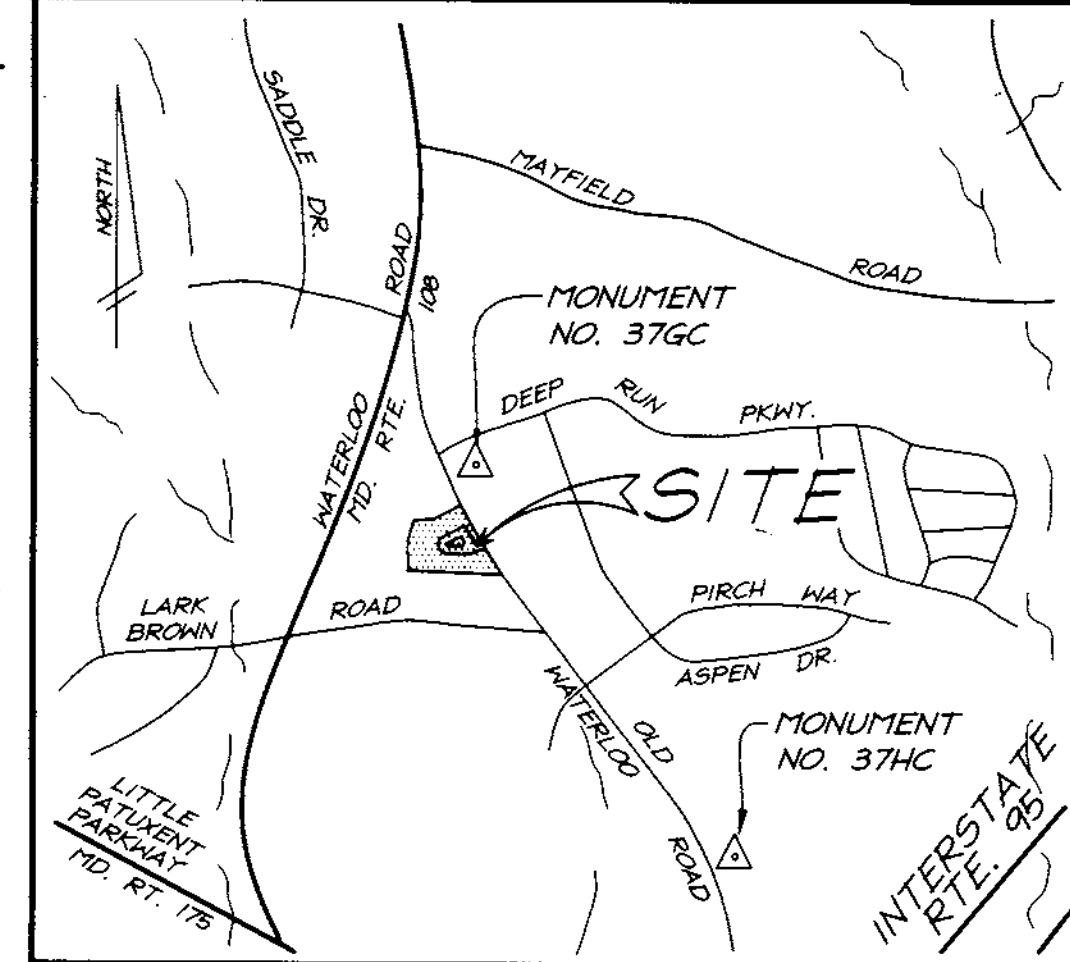
LOT NUMBER	AREA	LOT NUMBER	AREA
1	1,170 SF	18	1,170 SF
2	1,170 SF	19	1,626 SF
3	1,170 SF	20	1,626 SF
4	1,170 SF	21	1,170 SF
5	1,170 SF	22	1,170 SF
6	1,170 SF	23	1,170 SF
7	1,626 SF	24	1,626 SF
8	1,626 SF	25	1,626 SF
9	1,170 SF	26	1,170 SF
10	1,170 SF	27	1,170 SF
11	1,170 SF	28	1,626 SF
12	1,170 SF	29	1,626 SF
13	1,626 SF	30	1,170 SF
14	1,496 SF	31	1,170 SF
15	1,170 SF	32	1,170 SF
16	1,170 SF	33	1,626 SF
17	1,170 SF		

LOT NUMBER	STREET ADDRESS	LOT NUMBER	STREET ADDRESS
1	8110	18	8146
2	8112	19	8150
3	8114	20	8154
4	8116	21	8158
5	8118	22	8162
6	8120	23	8166
7	8122	24	8170
8	8126	25	8174
9	8128	26	8178
10	8130	27	8182
11	8132	28	8186
12	8134	29	8190
13	8136	30	8194
14	8140	31	8198
15	8142	32	8202
16	8144	33	8206
17	8146		



LOT NO.	INV. @ PL.	MIN. CELL.	LOT NO.	INV. @ PL.	MIN. CELL.
1	304.9	307.9	18	317.0	320.0
2	305.9	308.9	19	317.2	320.2
3	307.5	310.5	20	317.2	320.2
4	307.5	310.5	21	317.5	320.5
5	309.0	312.0	22	317.6	320.6
6	309.5	312.5	23	317.8	320.8
7	310.6	313.6	24	317.9	320.8
8	312.0	315.0	25	318.6	313.6
9	313.1	316.1	26	309.9	312.9
10	313.6	316.6	27	309.5	312.5
11	314.7	317.7	28	308.6	311.6
12	315.2	318.2	29	307.2	310.2
13	316.5	319.5	30	306.7	309.7
14	321.0	324.0	31	306.0	309.0
15	320.8	323.8	32	305.5	308.5
16	320.6	323.6	33	304.7	307.7
17	320.5	323.5			

**LEGEND**  
 CONTOUR INTERVAL 2 FT.  
 EXISTING CONTOUR  
 PROPOSED CONTOUR  
 DIRECTION OF DRAINAGE  
 WALK OUT BASEMENT  
 SPOT ELEVATION  
 EXISTING TREES TO REMAIN  
 EXISTING FENCE LINE



**BENCHMARKS:**  
 1. Geodetic Control Station 37GC  
 2. Geodetic Control Station 37HC

**DENSITY TABULATION:**

TOTAL NUMBER OF UNITS PERMITTED = 15 UNITS / NET ACRE, NET ACREAGE = 3.7650 ACRES  
 TOTAL NUMBER OF UNITS PERMITTED = 15 x 3.7650 = 56  
 TOTAL NUMBER OF UNITS PROPOSED = 33

**OPEN SPACE TABULATION:**

OPEN SPACE REQUIRED = 25% x 3.7650 ACRES = 0.9413 ACRES  
 OPEN SPACE PROVIDED = 2.1248 ACRES TOTAL = 0.2935 ACRES  
 NON-CREDITED = 1.8343 ACRES NET CREDITED OPEN SPACE

LOT	MIN. LOT SIZE
8	1200 S.F.
9	1850 S.F.
10	1093 S.F.
11	NO MORN. RM.
12	1093 S.F.
13	NO MORN. RM.
14	1093 S.F.
15	1093 S.F.
16	1093 S.F.
17	1093 S.F.
18	1093 S.F.
19	1200 S.F.
20	1200 S.F.
21	1093 S.F.
22	1093 S.F.
23	1093 S.F.
24	1200 S.F.
25	1200 S.F.
26	1093 S.F.
27	1093 S.F.
28	1200 S.F.
29	1200 S.F.
30	1093 S.F.
31	1093 S.F.
32	1093 S.F.
33	1200 S.F.

**GENERAL NOTES:**

- Subject property is zoned: RA-15 per 10-18-93 Comprehensive Zoning Plan.
- The total area included in this submission is: 1.0 Acre(s).
- The total number of lots included in this submission is: 33
- Improvement to property: Single Family Attached
- The maximum lot coverage permitted is: 60%
- Department of Planning and Zoning reference file numbers: S-97-04; P-98-09; F-98-135
- Utilities shown as existing are taken from approved Water and Sewer plans Contract #14-3678-D, approved Road Construction Plans F-98-135, and actual field survey.
- Any damage to county owned rights-of-way shall be corrected at the developer's expense.
- All roadways are public and existing.
- The existing topography was taken from Road Construction Plans prepared by Clark, Finefrock & Sackett, Inc. in March 1998.
- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Control stations 37GC and 37HC.
- The contractor shall notify the Department of Public Works/Division of Construction Inspection at (410) 313-1800 at least twenty-four (24) hours prior to the start of work.
- The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
- Articles of Incorporation of Lark Brown Crossing Homeowners' Association, Inc. filed with the Maryland State Department of Assessments and Taxation on 9-2-1998 as account number 664018.
- The Forest Conservation Easement has been established to fulfill the requirements of Section 16.1200 of the Howard County Code: Forest Conservation Act. No clearing, grading or construction is permitted within the Forest Conservation Easement; however, Forest Management Practices as defined in the Deed of Forest Conservation Easement are allowed.
- Areas marked with a tree symbol are designated areas for curbside trash and recycling collections. Residents in Units 19 thru 24 are to transport trash and recyclables to the inside island and others are to group items at other designated grass islands.

**SITE ANALYSIS:**

- Subject property is zoned: RA-15 per comprehensive Zoning Plan of October 18, 1993
- Unit type proposed: Single Family Attached
- Number of units allowed: 33
- Number of units provided: 33
- Number of parking spaces required: 66
- Number of parking spaces provided: 74
- Area tabulation:
  - Total area of lots: 1.0 Acre(s)

**SPECIAL NOTES:**

This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. For construction, see approved Road Construction Plans F-98-135 and/or approved Water and Sewer Plans Contract #14-3678-D.

**OWNER / DEVELOPER**

LARK BROWN PARTNERSHIP & P.A.C. VENTURES  
 10804-B BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21048

DESCRIPTION	SHEET No.
SITE DEVELOPMENT PLAN	1 of 4
SEDIMENT AND EROSION CONTROL PLAN	2 and 3 of 4
LANDSCAPE PLAN	4 of 4

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
LARK BROWN CROSSING		1 thru 33
PLAT NO.	BLOCK NO.	ZONE
13613	20	RA-15
TAX MAP NO.	ELECTION DIST.	CENSUS TRACT
37	6th	6067.03
WATER CODE	SEWER CODE	
ECB	2521000	

**CLARK • FINEFROCK & SACKETT, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.



DESIGNED	SITE DEVELOPMENT PLAN	SCALE
JME	LOTS 1 THRU 33	1" = 30'
DRAWN	LARK BROWN CROSSING	DRAWING
PS	TAX MAP 37 PARCEL 266 & 515	1 of 4
CHECKED	SIXTH (6th) ELECTION DISTRICT	JOB NO.
jmc	HOWARD COUNTY, MARYLAND	98-085
DATE	FOR: FIRETTI BUILDERS, Inc.	FILE NO.
10-19-98	10804-B Baltimore National Pike Elliecott City, Maryland 21048	98-085X

N 555000  
 E 1370700  
 SCALE: 1" = 30'

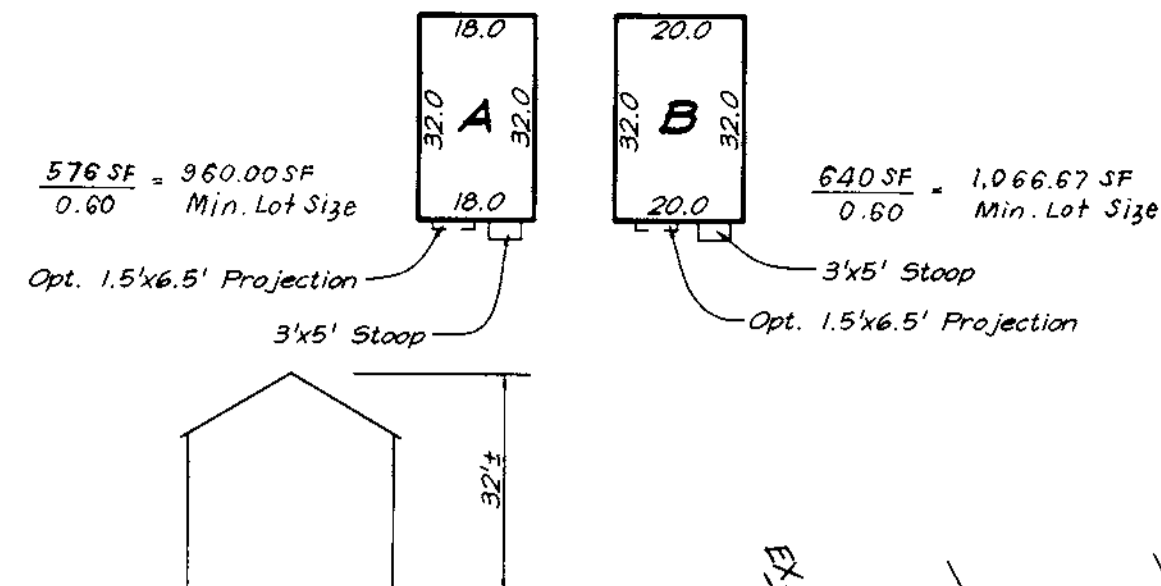
APPROVED: DEPARTMENT OF PLANNING & ZONING  
 Chief, Engineering Division  
 Chief, Division of Land Development  
 Director

NO.	REVISIONS	DATE
1	ADD DECKS & MORN ROOMS TO LOTS 8 thru 33/ INCLUDING (OPT. MORN ROOM CHART)	6/2/99

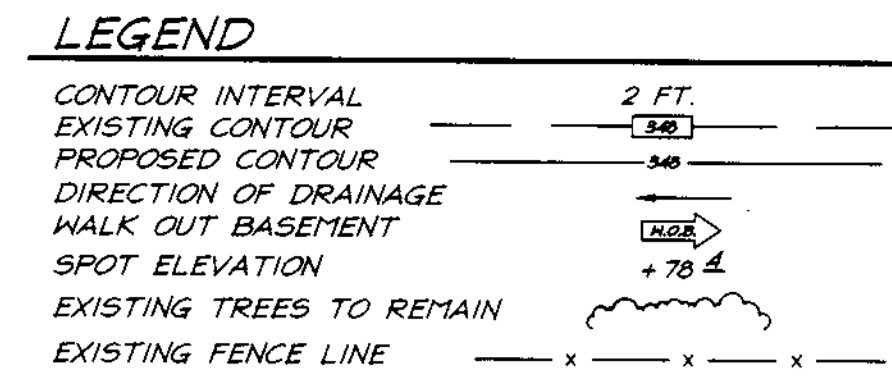
BOENDER & KNECHT, INC.  
 ZONED: B-1  
 L1652 F. 784

LOT NUMBER	AREA	LOT NUMBER	AREA
1	1,170 SF	18	1,170 SF
2	1,170 SF	19	1,426 SF
3	1,170 SF	20	1,426 SF
4	1,170 SF	21	1,170 SF
5	1,170 SF	22	1,170 SF
6	1,170 SF	23	1,170 SF
7	1,426 SF	24	1,426 SF
8	1,426 SF	25	1,426 SF
9	1,170 SF	26	1,170 SF
10	1,170 SF	27	1,170 SF
11	1,170 SF	28	1,426 SF
12	1,170 SF	29	1,426 SF
13	1,426 SF	30	1,170 SF
14	1,426 SF	31	1,170 SF
15	1,170 SF	32	1,170 SF
16	1,170 SF	33	1,426 SF
17	1,170 SF		

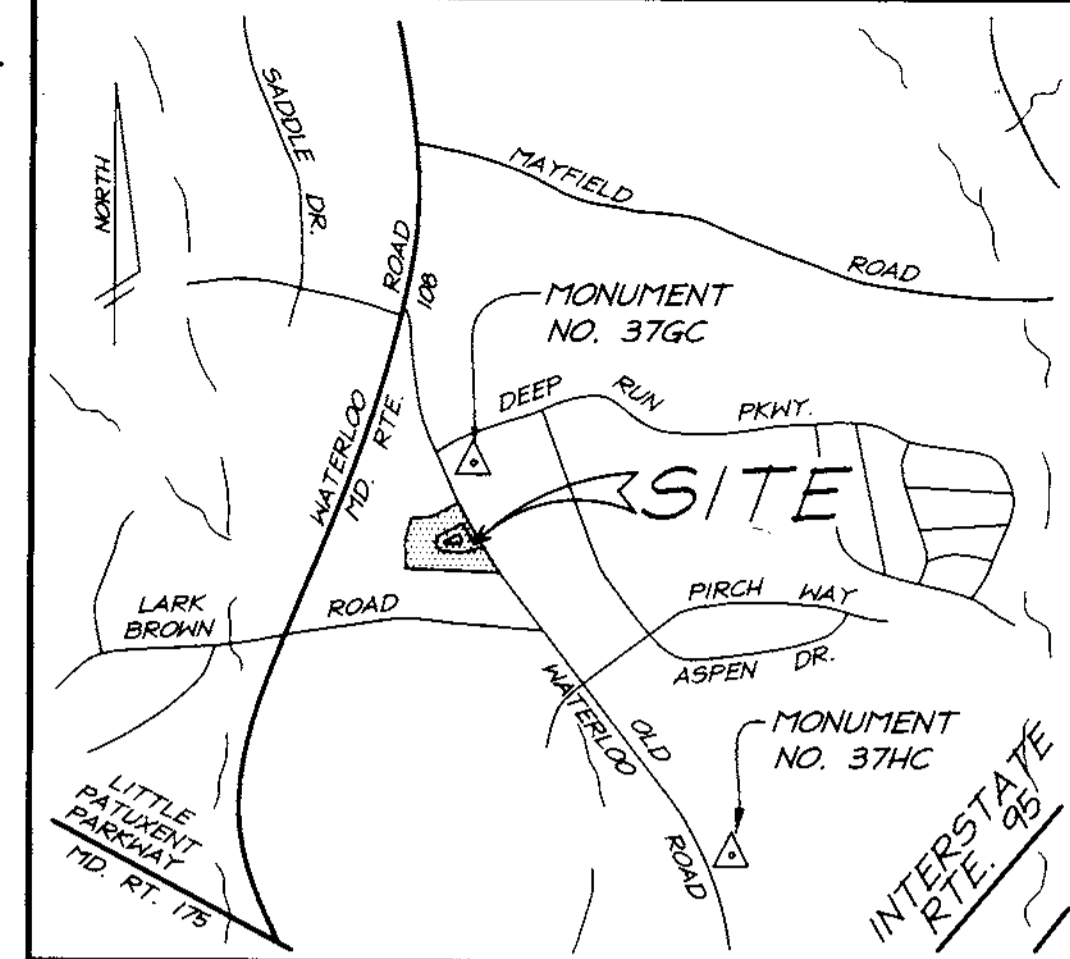
LOT NUMBER	STREET ADDRESS	LOT NUMBER	STREET ADDRESS
1	8110	18	8146
2	8112	19	8150
3	8114	20	8154
4	8116	21	8158
5	8118	22	8162
6	8120	23	8166
7	8122	24	8170
8	8124	25	8174
9	8126	26	8178
10	8128	27	8182
11	8130	28	8186
12	8132	29	8190
13	8134	30	8194
14	8136	31	8198
15	8138	32	8202
16	8140	33	8206
17	8142		



LOT NO.	INV. @ PL.	MIN. CELL.	LOT NO.	INV. @ PL.	MIN. CELL.
1	304.9	307.9	18	317.0	320.0
2	305.9	308.9	19	317.2	320.2
3	307.5	310.5	20	317.2	320.2
4	307.5	310.5	21	317.5	320.5
5	309.0	312.0	22	317.6	320.6
6	309.5	312.5	23	317.8	320.8
7	310.6	313.6	24	317.9	320.8
8	312.0	315.0	25	318.6	318.6
9	313.1	316.1	26	309.9	312.9
10	313.6	316.6	27	309.5	312.5
11	314.7	317.7	28	309.6	311.6
12	315.2	318.2	29	307.2	310.2
13	316.5	319.5	30	306.7	309.7
14	321.0	324.0	31	306.0	304.0
15	320.8	323.8	32	305.5	308.5
16	320.6	323.6	33	304.7	307.7
17	320.5	323.5			



**BENCHMARKS:**  
 1. Geodetic Control Station 37GC  
 2. Geodetic Control Station 37HC



VICINITY MAP  
SCALE: 1" = 2,000'

**DENSITY TABULATION:**

TOTAL NUMBER OF UNITS PERMITTED = 15 UNITS / NET ACRE, NET AREA = 3.7650 ACRES  
 TOTAL NUMBER OF UNITS PERMITTED = 15 x 3.7650 = 56  
 TOTAL NUMBER OF UNITS PROPOSED = 33

**OPEN SPACE TABULATION:**

OPEN SPACE REQUIRED = 25% x 3.7650 ACRES = 0.9413 ACRES  
 OPEN SPACE PROVIDED = 2.1248 ACRES TOTAL = 0.2903 ACRES  
 NON-CREDITED = 1.8343 ACRES NET CREDITED OPEN SPACE

LOT	MIN. LOT SIZE
1	1200 S.F.
2	1850 S.F.
3	1093 S.F.
4	1093 S.F.
5	1200 S.F.
6	1200 S.F.
7	1200 S.F.
8	1200 S.F.
9	1200 S.F.
10	1200 S.F.
11	1200 S.F.
12	1200 S.F.
13	1200 S.F.
14	1093 S.F.
15	1093 S.F.
16	1093 S.F.
17	1093 S.F.
18	1093 S.F.
19	1200 S.F.
20	1200 S.F.
21	1093 S.F.
22	1093 S.F.
23	1093 S.F.
24	1200 S.F.
25	1200 S.F.
26	1093 S.F.
27	1093 S.F.
28	1200 S.F.
29	1200 S.F.
30	1093 S.F.
31	1093 S.F.
32	1093 S.F.
33	1200 S.F.
7	1200 S.F.

**GENERAL NOTES:**

- Subject property is zoned: RA-15 per 10-18-93 Comprehensive Zoning Plan.
- The total area included in this submission is: 1.0 Acre.
- The total number of lots included in this submission is: 33
- Improvement to property: Single Family Attached
- The maximum lot coverage permitted is: 60%
- Department of Planning and Zoning reference file numbers: S-97-04, P-98-04, F-98-135
- Utilities shown as existing are taken from approved Water and Sewer plans Contract #14-3678-D, approved Road Construction plans F-98-135, and actual field survey.
- Any damage to county owned rights-of-way shall be corrected at the developer's expense.
- All roadways are public and existing.
- The existing topography was taken from Road Construction Plans prepared by Clark, Finefrock & Sackett, Inc. in March 1998.
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- The contractor shall notify the Department of Public Works/ Division of Construction Inspection at (410) 313-1880 at least twenty-four (24) hours prior to the start of work.
- The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
- Articles of Incorporation of Lark Brown Crossing Homeowners' Association, Inc., filed with the Maryland State Department of Assessments and Taxation on 8-2-1998 as account number 664018.
- The Forest Conservation Easement has been established to fulfill the requirements of Section 16.1200 of the Howard County Code: Forest Conservation Act. No clearing, grading or construction is permitted within the Forest Conservation Easement; However, Forest Management Practices as defined in the Deed of Forest Conservation Easement are allowed.
- Areas marked thus are designated areas for curbside trash and recycling collections. Residents in Units 19 thru 24 are to transport trash and recyclables to the inside island and others are to group items at other designated grass islands.

**SITE ANALYSIS:**

- Subject property is zoned: RA-15 per comprehensive Zoning Plan on October 18, 1993.
- Unit type proposed: Single Family Attached
- Number of units allowed: 33
- Number of units provided: 33
- Number of parking spaces required: 66
- Number of parking spaces provided: 74
- Area tabulation:  
a) Total area of lots: 1.0 Acre

**SPECIAL NOTES:**

This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. For construction, see approved Road Construction Plans F-98-135 and/or approved Water and Sewer Plans Contract #14-3678-D.

**OWNER / DEVELOPER**

LARK BROWN PARTNERSHIP & P.A.C. VENTURES  
 10304-B BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21048

DESCRIPTION	SHEET No.
SITE DEVELOPMENT PLAN	1 of 4
SEDIMENT AND EROSION CONTROL PLAN	2 and 3 of 4
LANDSCAPE PLAN	4 of 4

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
LARK BROWN CROSSING		1 thru 33
PLAT NO.	BLOCK NO.	ZONE
13613	20	RA-15
TAX MAP NO.	ELECTION DIST.	CENSUS TRACT
37	6th	6067.03
WATER CODE	SEWER CODE	
EOB	2521000	

**CLARK • FINEFROCK & SACKETT, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.



DESIGNED	JME	SCALE	1" = 30'
DRAWN <td>PS <td>DRAWING <td>1 of 4</td> </td></td>	PS <td>DRAWING <td>1 of 4</td> </td>	DRAWING <td>1 of 4</td>	1 of 4
CHECKED <td>jme <td>JOB NO. <td>98-085</td> </td></td>	jme <td>JOB NO. <td>98-085</td> </td>	JOB NO. <td>98-085</td>	98-085
DATE <td>10-19-98 <td>FILE NO. <td>98-085X</td> </td></td>	10-19-98 <td>FILE NO. <td>98-085X</td> </td>	FILE NO. <td>98-085X</td>	98-085X

N 555000  
E 1370700

SCALE: 1" = 30'

N 554550  
E 1370700

APPROVED: DEPARTMENT OF PLANNING & ZONING  
 [Signature] 2/26/99  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 [Signature] 3/2/99  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 [Signature] 3/5/99  
 DIRECTOR

NO.	REVISIONS	DATE
2	MOVED LOTS 8 THRU 13 FORWARD 2' TO ACCOMMODATE MORN. RM. TO LOTS 11 & 13 AND TO ADD MORN. RM. TO LOTS 5 & 7, ADD AREAWAY TO LOTS 2, 3, & 4	7/22/99
1	ADD DECKS & MORN ROOMS TO LOTS 8 THRU 33, INCLUDING (OPT. MORN ROOM CHART)	6/21/99

PARCEL A  
 HANUN PROPERTY  
 ZONED: B-1  
 PN 5439

EXISTING PRIVATE SEWERAGE EASEMENT REVERTIBLE UPON CONNECTION OF PARCEL A TO A PUBLIC SEWERAGE SYSTEM L.1017 F.682

LOT 3  
 PATRICK H. THOMPSON PROPERTY  
 ZONED: B-1  
 PN 4667

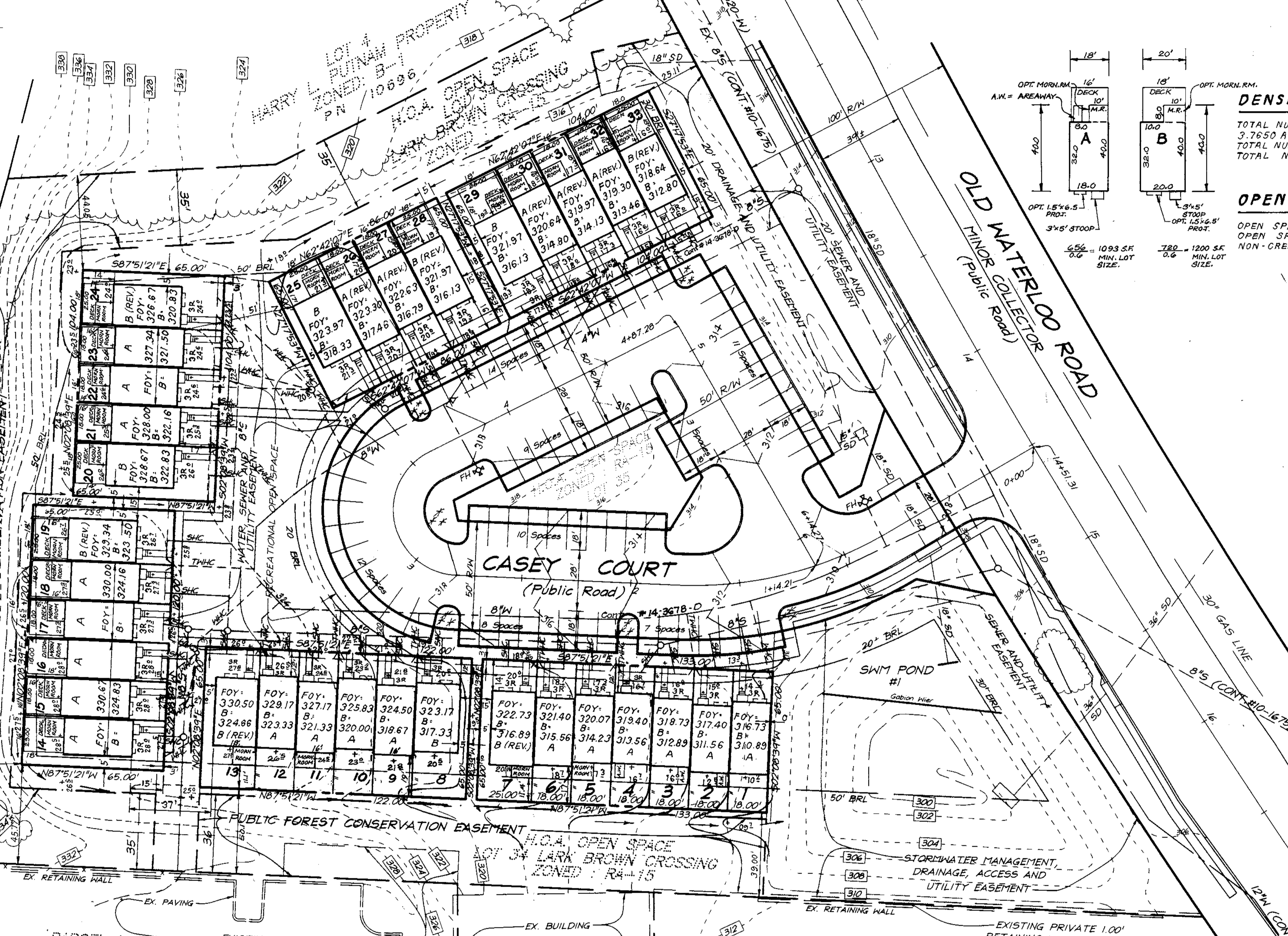
BOENDER & KNECHT, INC.  
 ZONED: B-1  
 L.1652 F.784

STORMWATER MANAGEMENT, DRAINAGE, ACCESS AND UTILITY EASEMENT

EXISTING PRIVATE 1.00' RETAINING WALL EASEMENT L.2289 F.627

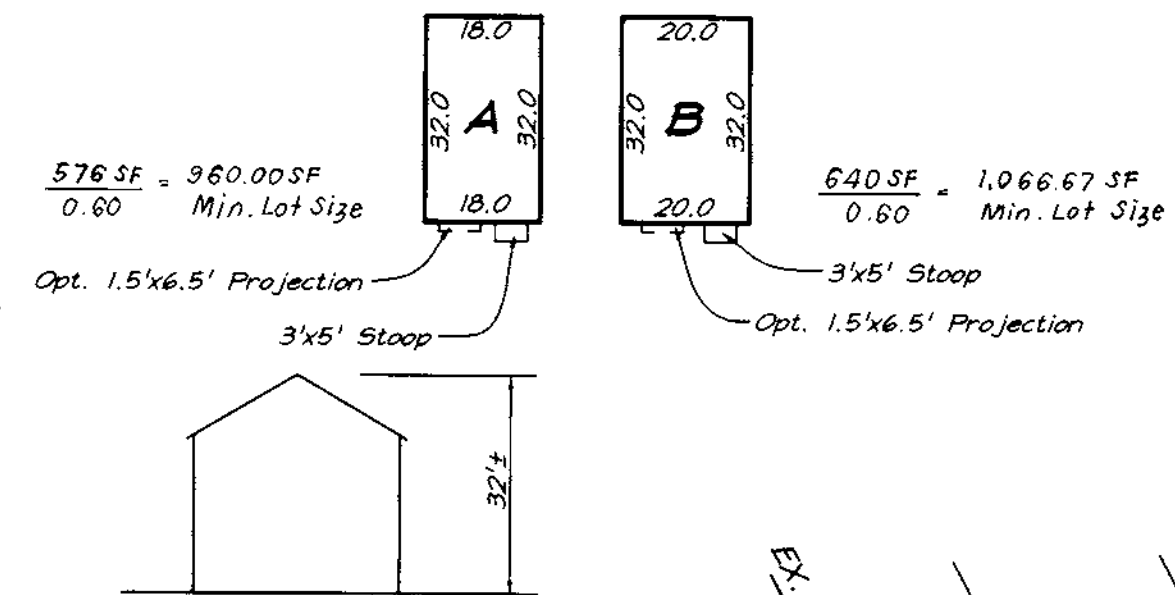
SWIM POND #1  
 Gabon Hill

CASEY COURT  
 (Public Road)

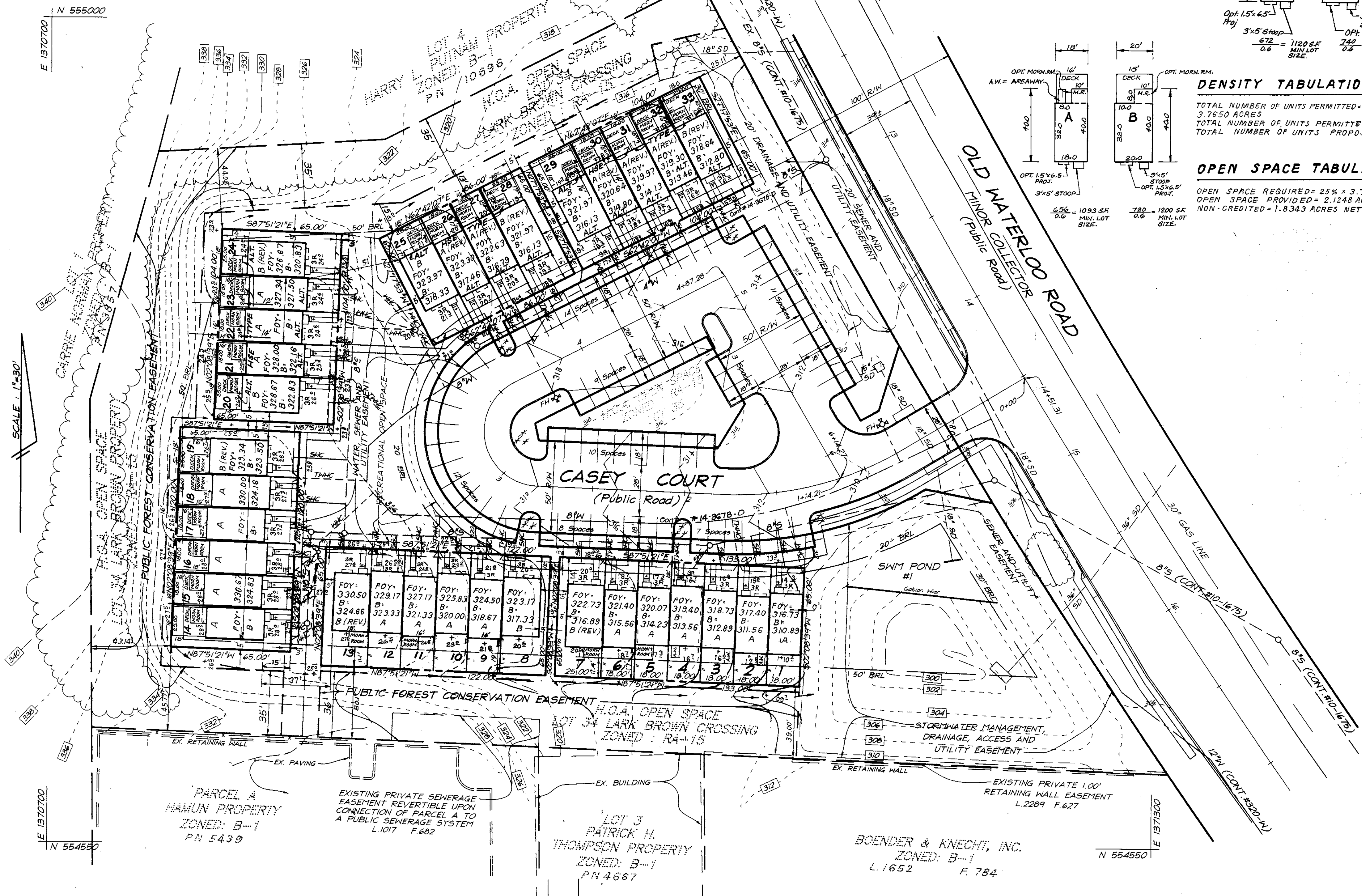
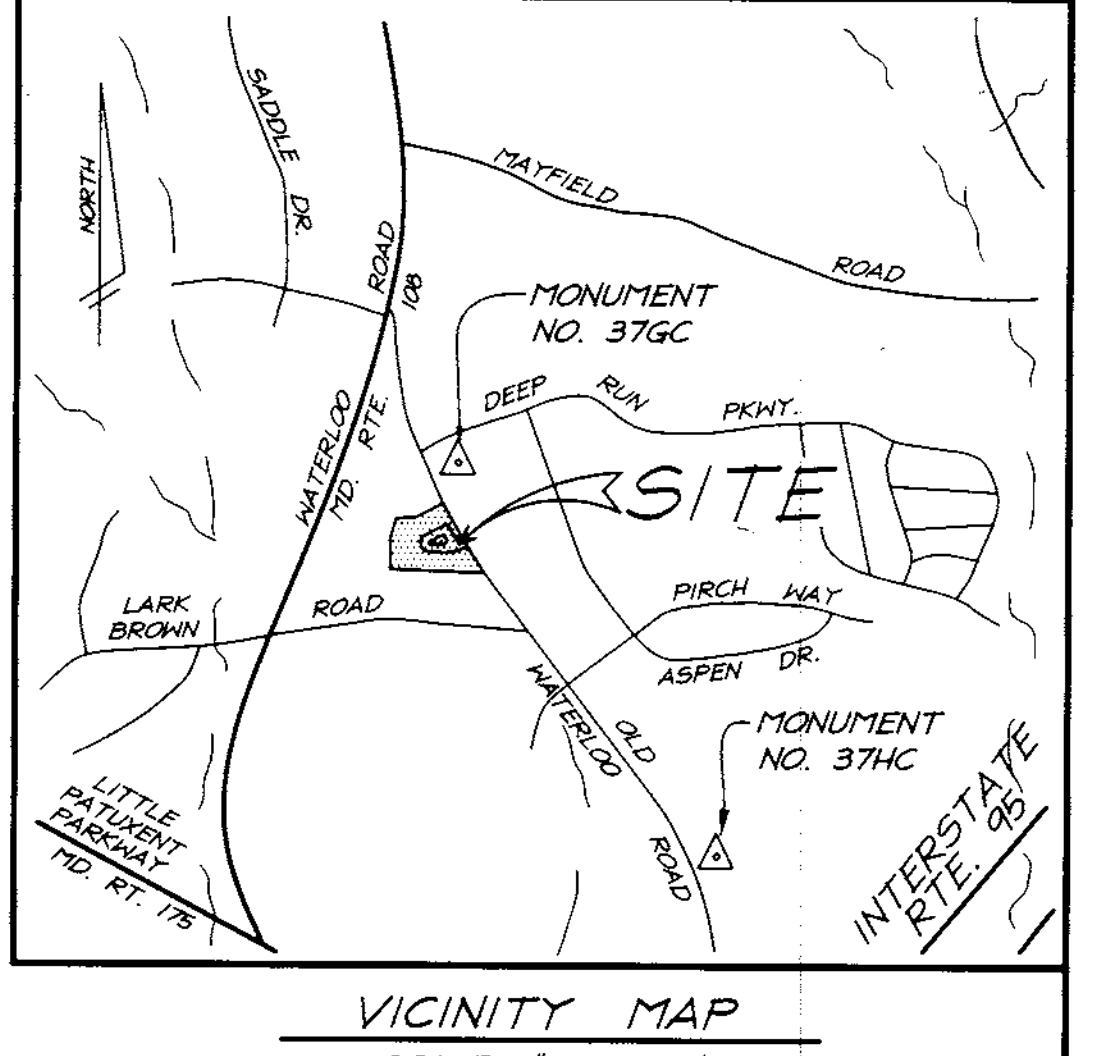
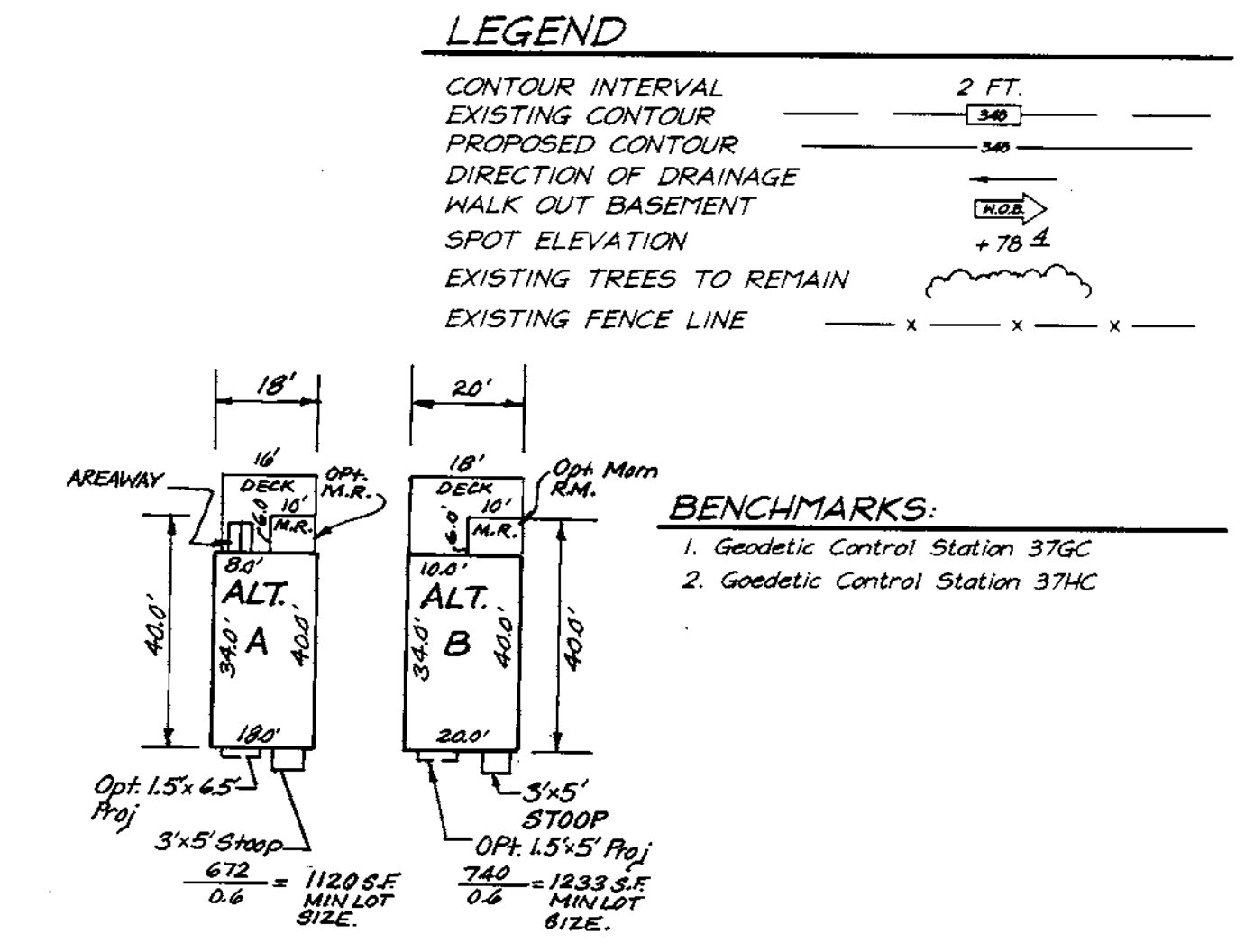


LOT AREA CHART			
LOT NUMBER	AREA	LOT NUMBER	AREA
1	1,170 SF	18	1,170 SF
2	1,170 SF	19	1,625 SF
3	1,170 SF	20	1,625 SF
4	1,170 SF	21	1,170 SF
5	1,170 SF	22	1,170 SF
6	1,170 SF	23	1,170 SF
7	1,625 SF	24	1,625 SF
8	1,625 SF	25	1,625 SF
9	1,170 SF	26	1,170 SF
10	1,170 SF	27	1,170 SF
11	1,170 SF	28	1,625 SF
12	1,170 SF	29	1,625 SF
13	1,625 SF	30	1,170 SF
14	1,625 SF	31	1,170 SF
15	1,170 SF	32	1,170 SF
16	1,170 SF	33	1,625 SF
17	1,170 SF		

ADDRESS CHART			
LOT NUMBER	STREET ADDRESS	LOT NUMBER	STREET ADDRESS
1	8110	18	8118
2	8112	19	8120
3	8114	20	8124
4	8116	21	8128
5	8118	22	8132
6	8120	23	8136
7	8122	24	8140
8	8124	25	8144
9	8126	26	8148
10	8128	27	8152
11	8130	28	8156
12	8132	29	8160
13	8134	30	8164
14	8136	31	8168
15	8138	32	8172
16	8140	33	8176
17	8142		8180
	8144		8184
	8146		8188



SEWER HOUSE CONNECTION TABLE					
LOT NO.	INV. @ PL.	MIN. CELL.	LOT NO.	INV. @ PL.	MIN. CELL.
1	304.9	307.9	18	317.0	320.0
2	305.9	308.9	19	317.2	320.2
3	307.5	310.5	20	317.2	320.2
4	307.5	310.5	21	317.5	320.5
5	309.0	312.0	22	317.6	320.6
6	309.5	312.5	23	317.8	320.8
7	310.6	313.6	24	317.9	320.8
8	312.0	315.0	25	318.4	313.4
9	313.1	316.1	26	309.9	312.9
10	313.6	316.6	27	309.5	312.5
11	314.7	317.7	28	308.6	311.6
12	315.2	318.2	29	307.2	310.2
13	316.5	319.5	30	306.7	309.7
14	321.0	324.0	31	306.0	309.0
15	320.8	323.8	32	305.5	308.5
16	320.6	323.6	33	304.7	307.7
17	320.5	323.5			



**DENSITY TABULATION:**  
 TOTAL NUMBER OF UNITS PERMITTED = 15 UNITS / NET ACRE, NET ACREAGE = 3.7650 ACRES  
 TOTAL NUMBER OF UNITS PERMITTED = 15 x 3.7650 = 56  
 TOTAL NUMBER OF UNITS PROPOSED = 33

**OPEN SPACE TABULATION:**  
 OPEN SPACE REQUIRED = 25% x 3.7650 ACRES = 0.9413 ACRES  
 OPEN SPACE PROVIDED = 2.1248 ACRES TOTAL = 0.2905 ACRES  
 NON-CREDITED = 1.8343 ACRES NET CREDITED OPEN SPACE =

- GENERAL NOTES:**
- Subject property is zoned: RA-15 per 10-18-93 Comprehensive Zoning Plan.
  - The total area included in this submission is: 1.0 Acre±.
  - The total number of lots included in this submission is: 33.
  - Improvement to property: Single Family Attached.
  - The maximum lot coverage permitted is: 60%.
  - Department of Planning and Zoning reference file numbers: S-97-04, P-98-09, F-98-135.
  - Utilities shown as existing are taken from approved Water and Sewer plans Contract #14-3678-D, approved Road Construction Plans F-98-135, and actual field survey.
  - Any damage to county owned rights-of-way shall be corrected at the developer's expense.
  - All roadways are public and existing.
  - The existing topography was taken from Road Construction Plans prepared by Clark, Finefrock & Sackett, Inc. in March 1998.
  - The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Control stations: 37GC and 37HC.
  - The contractor shall notify the Department of Public Works/Division of Construction Inspection at (410) 313-1880 at least twenty-four (24) hours prior to the start of work.
  - The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
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  - The Forest Conservation Easement has been established to fulfill the requirements of Section 16.1200 of the Howard County Code: Forest Conservation Act. No clearing, grading or construction is permitted within the Forest Conservation Easement; however, Forest Management Practices as defined in the Deed of Forest Conservation Easement are allowed.
  - Areas marked thus  $\frac{1}{2}$  are designated areas for curbside trash and recycling collections. Residents in Units 19 thru 24 are to transport trash and recyclables to the inside island and others are to group items of other designated grass islands.

- SITE ANALYSIS:**
- Subject property is zoned: RA-15 per comprehensive Zoning Plan on October 18, 1993.
  - Unit type proposed: Single Family Attached
  - Number of units allowed: 33
  - Number of units provided: 33
  - Number of parking spaces required: 66
  - Number of parking spaces provided: 74
  - Area tabulation:
    - Total area of lots: 1.0 Acre±

**SPECIAL NOTES:**  
 This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. For construction, see approved Road Construction Plans F-98-135 and/or approved Water and Sewer Plans Contract #14-3678-D.

SHEET INDEX	
DESCRIPTION	SHEET No.
SITE DEVELOPMENT PLAN	1 of 4
SEDIMENT AND EROSION CONTROL PLAN	2 and 3 of 4
LANDSCAPE PLAN	4 of 4

OWNER / DEVELOPER					
LARK BROWN PARTNERSHIP & P.A.C. VENTURES 10304-B BALTIMORE NATIONAL PIKE ELLICOTT CITY, MARYLAND 21048					
SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS	1 thru 33		
LARK BROWN CROSSING					
PLAT NO.	BLOCK NO.	ZONE	TAX MAP NO.	ELECTION DIST.	CENSUS TRACT
13613	20	RA-15	37	6th	6067.03
WATER CODE	SEWER CODE				
EOB	2521000				

**CLARK • FINEFROCK & SACKETT, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED	JME	<b>SITE DEVELOPMENT PLAN</b> <b>LOTS 1 THRU 33</b> <b>LARK BROWN CROSSING</b> TAX MAP 37 PARCEL 266 & 515 SIXTH (6TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE	1" = 30'
DRAWN	PS		DRAWING	1 of 4
CHECKED	jme		JOB NO.	98-085
DATE	10-10-98		FILE NO.	98-085X

FOR: FIRETTI BUILDERS, Inc.  
 12804 B Baltimore National Pike  
 Ellicott City, Maryland 21048

APPROVED: DEPARTMENT OF PLANNING & ZONING		
DATE	DATE	DATE
2/20/99	3/2/99	3/5/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION	CHIEF, DIVISION OF LAND DEVELOPMENT	DIRECTOR

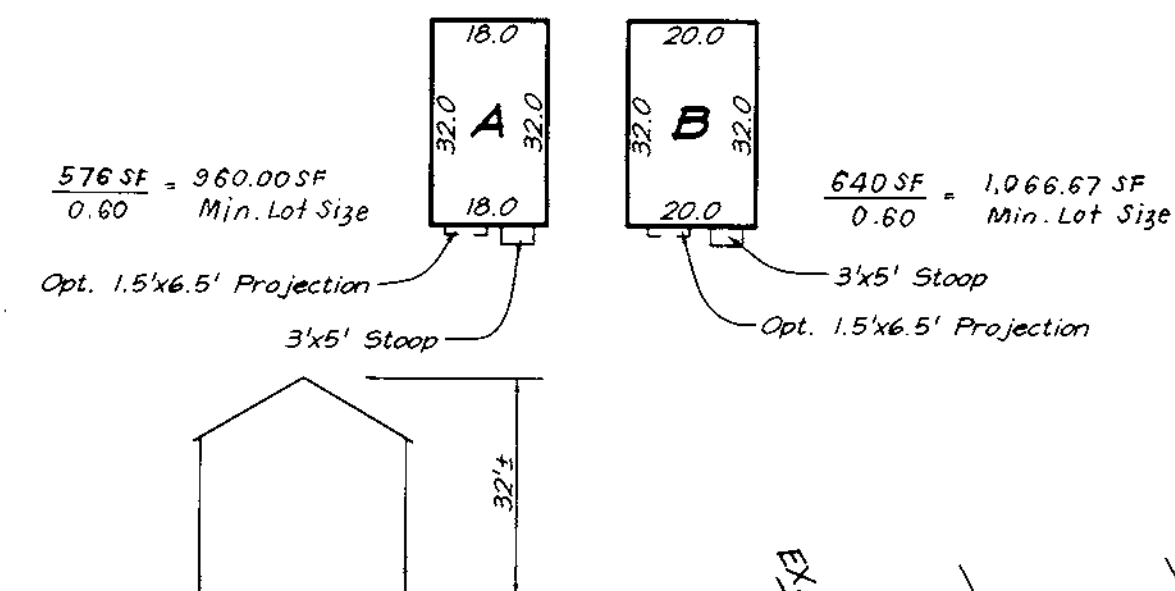
NO.	REVISIONS	DATE
3	ADDED 2' EXTENSION TO LOTS 20 THRU 33 / REVISED HSE TYPE TO SHOW 2' EXTENSION / REVISED MIN LOT SIZE. ADDED ALTERNATE HSE TYPE A & B	9/15/99
2	MOVED LOTS 8 THRU 13 FORWARD 2' TO ACCOMMODATE MORN. RM. TO LOTS 11 & 13 AND TO ADD MORN. RM. TO LOTS 5 & 7. ADD AREAWAY TO LOTS 2, 3, & 4	7/22/99
1	ADD DECKS & MORN ROOMS TO LOTS 8 THRU 33, INCLUDING (OPT. MORN ROOM CHART)	6/21/99

BOENDER & KNECHT, INC.  
 ZONED: B-1  
 L.1652 F.784

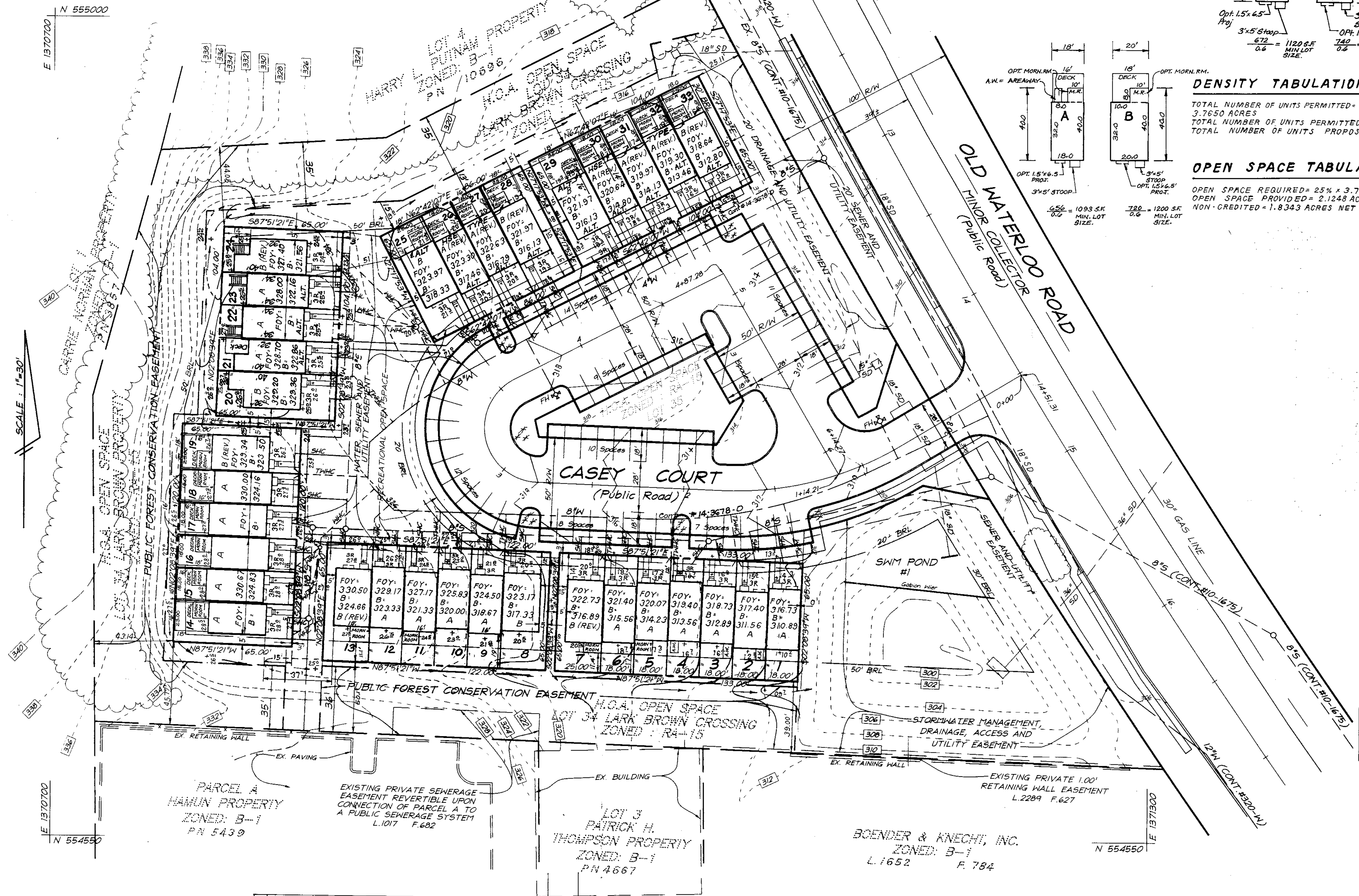
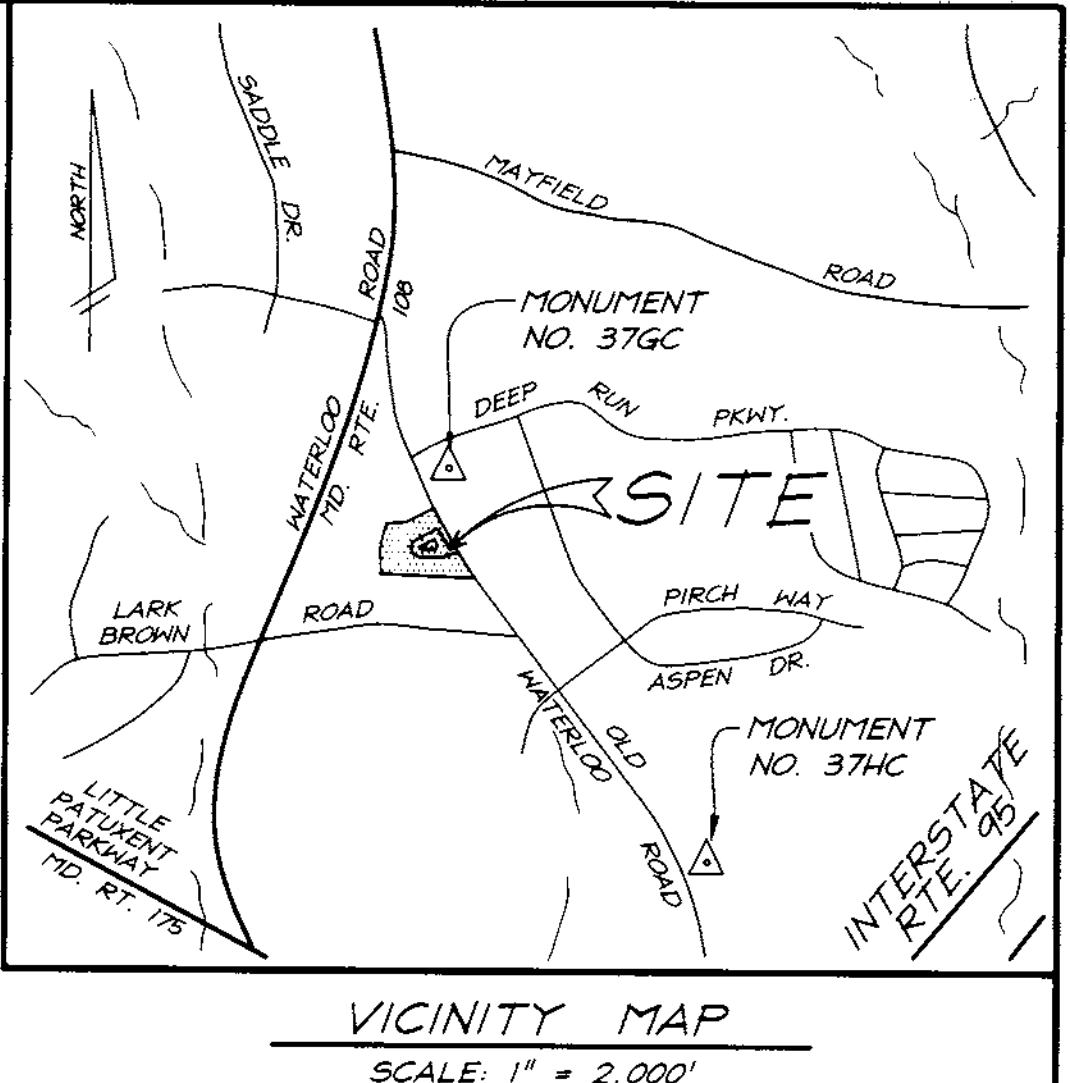
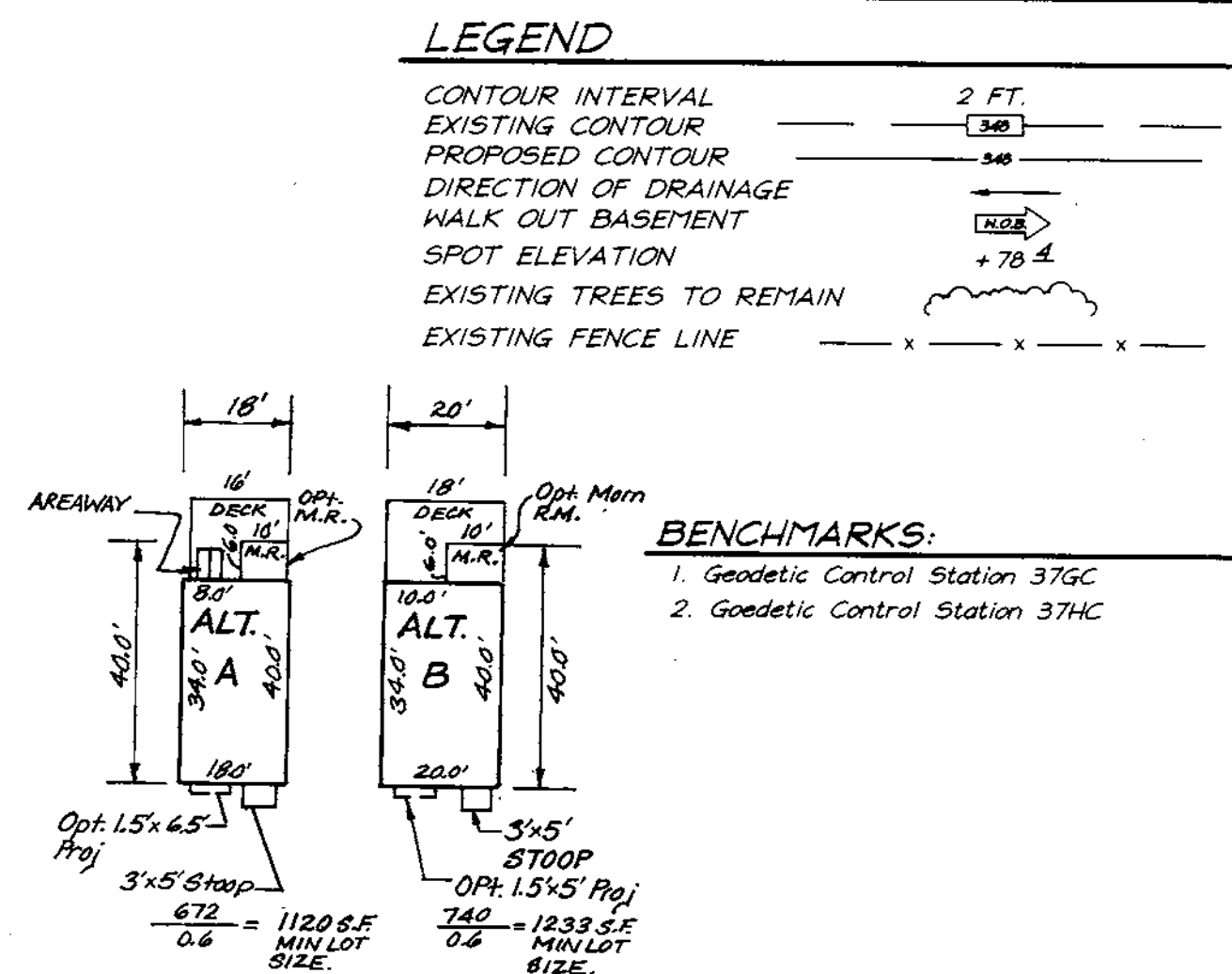


LOT AREA CHART			
LOT NUMBER	AREA	LOT NUMBER	AREA
1	1,170 SF	18	1,170 SF
2	1,170 SF	19	1,625 SF
3	1,170 SF	20	1,625 SF
4	1,170 SF	21	1,170 SF
5	1,170 SF	22	1,170 SF
6	1,170 SF	23	1,170 SF
7	1,625 SF	24	1,625 SF
8	1,625 SF	25	1,625 SF
9	1,170 SF	26	1,170 SF
10	1,170 SF	27	1,170 SF
11	1,170 SF	28	1,625 SF
12	1,170 SF	29	1,625 SF
13	1,625 SF	30	1,170 SF
14	1,170 SF	31	1,170 SF
15	1,170 SF	32	1,170 SF
16	1,170 SF	33	1,625 SF
17	1,170 SF		

ADDRESS CHART			
LOT NUMBER	STREET ADDRESS	LOT NUMBER	STREET ADDRESS
1	8110 CASEY COURT	18	8148 CASEY COURT
2	8112	19	8150
3	8114	20	8152
4	8116	21	8154
5	8118	22	8156
6	8120	23	8158
7	8122	24	8160
8	8124	25	8162
9	8126	26	8164
10	8128	27	8166
11	8130	28	8168
12	8132	29	8170
13	8134	30	8172
14	8136	31	8174
15	8138	32	8176
16	8140	33	8178
17	8142		8180
	8144		8182
	8146		8184



SEWER HOUSE CONNECTION TABLE					
LOT NO.	INV. @ FL.	MIN. CELL.	LOT NO.	INV. @ FL.	MIN. CELL.
1	304.9	307.9	18	317.0	320.0
2	305.9	308.9	19	317.2	320.2
3	307.5	310.5	20	317.2	320.2
4	307.5	310.5	21	317.5	320.5
5	309.0	312.0	22	317.6	320.6
6	309.5	312.5	23	317.8	320.8
7	310.6	313.6	24	317.9	320.8
8	312.0	315.0	25	310.6	313.6
9	313.1	316.1	26	309.9	312.9
10	313.6	316.6	27	309.5	312.5
11	314.7	317.7	28	308.6	311.6
12	315.2	318.2	29	307.2	310.2
13	316.5	319.5	30	306.7	309.7
14	321.0	324.0	31	306.0	309.0
15	320.8	323.8	32	305.5	308.5
16	320.6	323.6	33	304.7	307.7
17	320.5	323.5			



**DENSITY TABULATION:**  
 TOTAL NUMBER OF UNITS PERMITTED - 15 UNITS / NET ACRE, NET ACREAGE - 3.7650 ACRES  
 TOTAL NUMBER OF UNITS PERMITTED = 15 x 3.7650 = 56  
 TOTAL NUMBER OF UNITS PROPOSED = 33

**OPEN SPACE TABULATION:**  
 OPEN SPACE REQUIRED = 25% x 3.7650 ACRES = 0.9413 ACRES  
 OPEN SPACE PROVIDED = 2.1248 ACRES TOTAL - 0.2905 ACRES  
 NON-CREDITED = 1.8343 ACRES NET CREDITED OPEN SPACE

- GENERAL NOTES:**
- Subject property is zoned: RA-15 per 10-18-93 Comprehensive Zoning Plan.
  - The total area included in this submission is: 1.0 Acre(s).
  - The total number of lots included in this submission is: 33.
  - Improvement to property: Single Family Attached.
  - The maximum lot coverage permitted is: 60%.
  - Department of Planning and Zoning reference file numbers: S-97-04, P-98-09, F-98-135.
  - Utilities shown as existing are taken from approved Water and Sewer plans Contract #14-3678-D, approved Road Construction plans F-98-135, and actual field survey.
  - Any damage to county owned rights-of-way shall be corrected at the developer's expense.
  - All roadways are public and existing.
  - The existing topography was taken from Road Construction Plans prepared by Clark, Finefrock & Sackett, Inc. in March 1998.
  - The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Control stations: 37GC and 37HC.
  - The contractor shall notify the Department of Public Works/Division of Construction Inspection at (410) 313-1880 at least twenty-four (24) hours prior to the start of work.
  - The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
  - Articles of Incorporation of Lark Brown Crossing Homeowners' Association, Inc. filed with the Maryland State Department of Assessments and Taxation on 3-2-1998 as account number 664018.
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**OWNER / DEVELOPER**  
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 10304-B BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21043

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DESIGNED	JME	SCALE	1" = 30'
DRAWN <td>PS <td>DRAWING <td>1 of 4</td> </td></td>	PS <td>DRAWING <td>1 of 4</td> </td>	DRAWING <td>1 of 4</td>	1 of 4
CHECKED <td>jme <td>JOB NO. <td>98-085</td> </td></td>	jme <td>JOB NO. <td>98-085</td> </td>	JOB NO. <td>98-085</td>	98-085
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FOR: FIRETTI BUILDERS, Inc.  
 10304-B Baltimore National Pike  
 Ellicott City, Maryland 21043

APPROVED: DEPARTMENT OF PLANNING & ZONING  
 Chief, Development Engineering Division  
 Chief, Division of Land Development  
 Director

NO.	REVISIONS	DATE
4	Rev. hse. & 9rd. lots 20-24 to show Existing Conditions	4/17/00
3	ADDED 2' EXTENSION TO LOTS 20 thru 33 / REVISED HSE TYPE TO SHOW 2' EXTENSION / REVISED MIN LOT SIZE, ADDED ALTERNATE HSE TYPE A & B	9/15/99
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