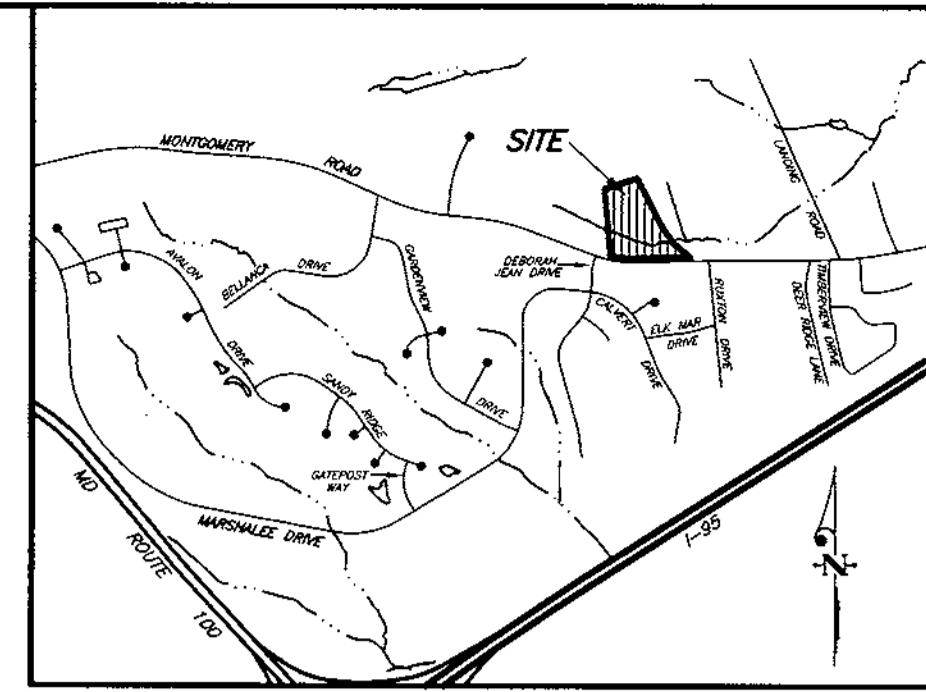


ROCKBURN WOODS

LOTS 1-12

PRELIMINARY PLAN



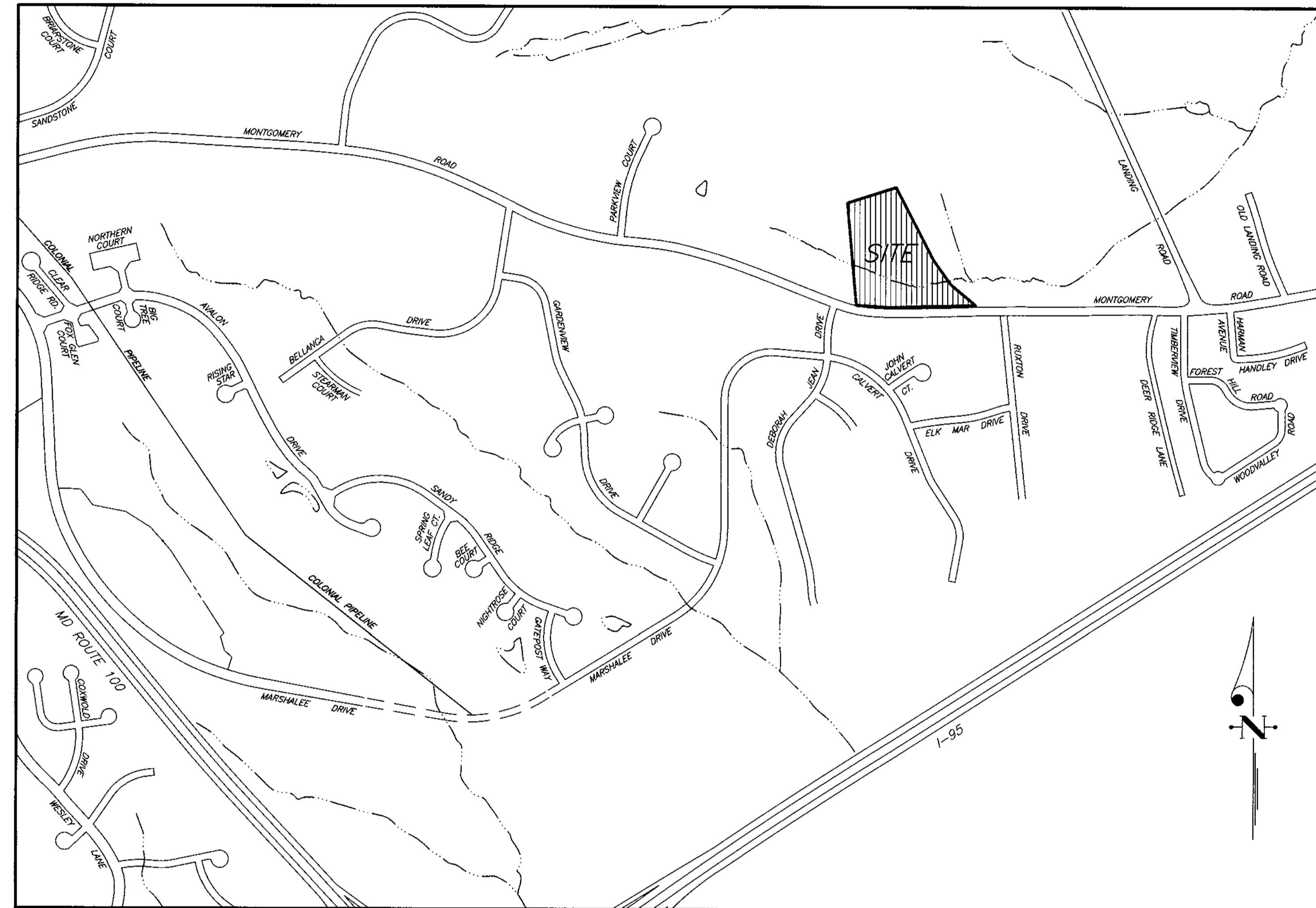
VICINITY MAP
Scale: 1" = 2000'

| MINIMUM LOT SIZE CHART | | | |
|------------------------|------------|---------------|------------------|
| LOT NO. | GROSS AREA | PIPESTEM AREA | MINIMUM LOT SIZE |
| 5 | 15,342 SF | 1,275 SF | 14,067 SF |

OPEN SPACE CALCULATION

MINIMUM LOT SIZE OPTION 14,000 S.F. = 30% REQUIRED
 GROSS AREA OF TRACT = 312,010 S.F.
 OPEN SPACE REQUIRED = 312,010 S.F. X 30% = 93,603 S.F. OR 2.1488 ACRES
 OPEN SPACE PROVIDED = 108,366 S.F. OR 2.4877 ACRES CREDITED
 OPEN SPACE PROVIDED = 1,673 S.F. OR 0.0384 ACRES NON-CREDITED
 RECREATIONAL OPEN SPACE IS NOT REQUIRED PER SECTION 16.121.(a)(4).

| SHEET INDEX | |
|-------------|---|
| SHEET | DESCRIPTION |
| 1 | COVER SHEET |
| 2 | PRELIMINARY PLAN |
| 3 | GRADING, DRAINAGE AREA, SEDIMENT AND EROSION CONTROL PLAN |
| 4 | LANDSCAPE AND SOILS PLAN |
| 5 | FOREST CONSERVATION PLAN |



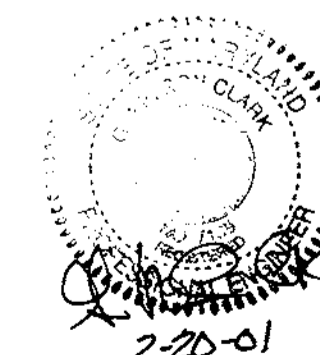
LOCATION MAP
Scale: 1" = 600'

GENERAL NOTES:

- SITE DATA
 - Existing Zoning: R-20
 - Gross Area: 7.1628 Acres
 - Net Area of Tract: 5.8460 Acres
1,3160 Acres Existing Floodplain
1,2020 Acres Proposed Floodplain
 - Area of Proposed Lots: 3.2700 Acres
 - Area of Proposed Public Access Place: 0.4310 Acre
Area of Proposed Open Space: 2.5261 Acres
Area of Proposed Road R/W Reservation: 0.9357 Acre
 - 10 Buildable Lots Proposed.
3 Open Space Lots Proposed.
 - Public Water and Sewer Extensions are proposed.
Contract #5-6127 (Sewer), Contract #34-W (Water),
Patapsco Drainage Area
 - Open Space Required: 2.1488 Acres
Credited Total Open Space Provided: 2.4877 Acres
- Stormwater Management is provided by fee in lieu. Water quality requirements are provided by bioretention.
- Existing utilities and improvements shown are taken from available records.
- Traffic Study by Lee Cunningham and Associates, approved with Sketch Plan S-99-20 on 6/30/99.
- Wetland delineation by M. A. Dircks & Co., Inc., 9/21/93.
- The stream crossing for the road was determined to be necessary during review of the Sketch Plan (S-99-20) because there is no alternative means of access available.
- 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 to the pipestem lot driveway.
- Forest Conservation Obligations for this project shall be met by on-site afforestation planting of 0.83 acres of wetland area in Open Space Lot 11.
- Street trees shall be planted a minimum of five (5) feet from storm drain, waterline or sewer pipe manholes; also a minimum of twenty (20) feet from street lights.

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

[Signature]
 PLANNING DIRECTOR 6/11/01
 DATE



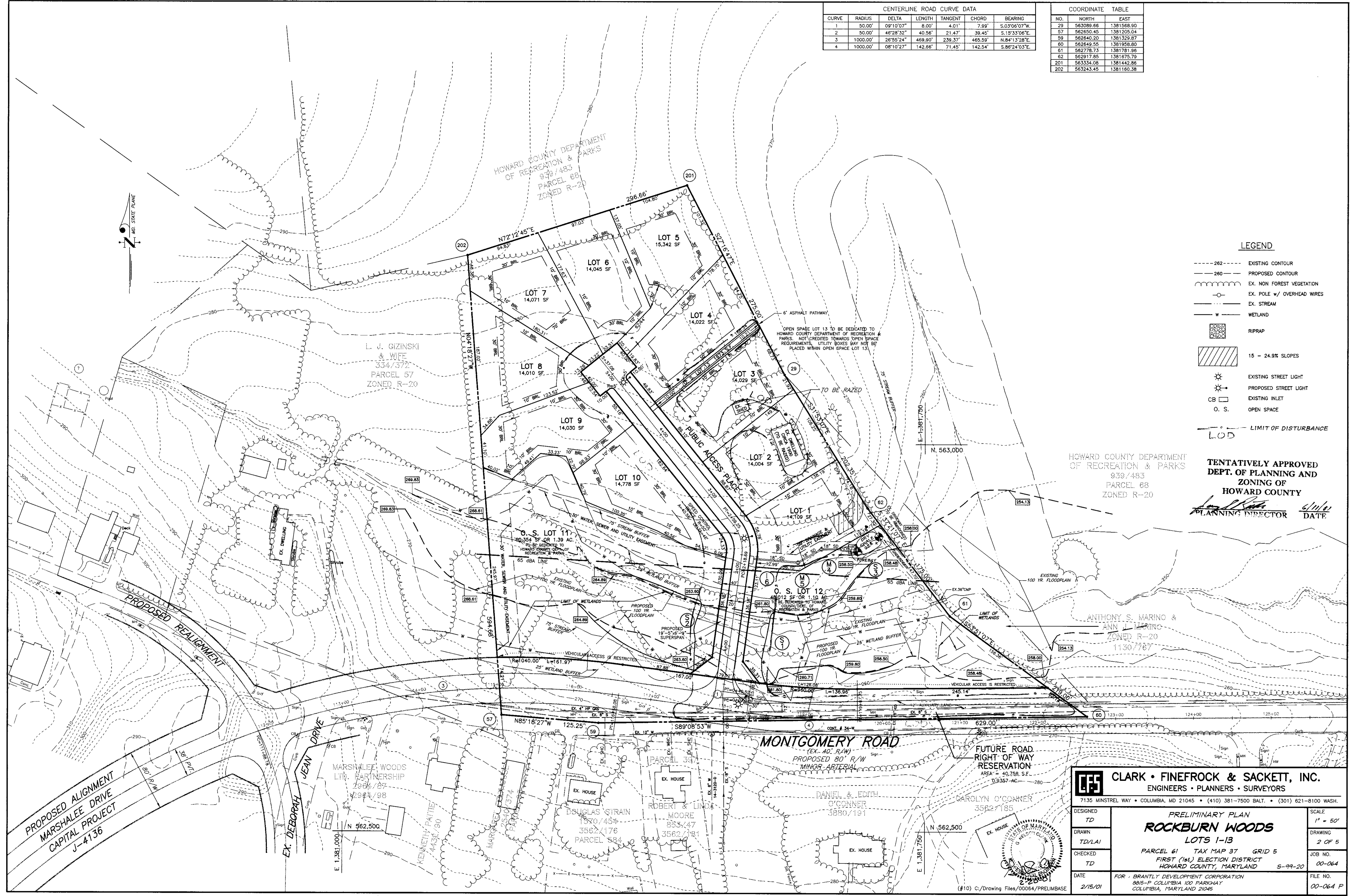
| | | | |
|--|--|----------|----------|
| CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH. | | | |
| DESIGNED | PRELIMINARY PLAN | SCALE | AS SHOWN |
| DRAWN | ROCKBURN WOODS | DRAWING | 1 OF 5 |
| CHECKED | LOTS 1-13 | JOB NO. | 00-064 |
| DATE | PARCEL 61 TAX MAP 37 GRID 5 FIRST (1st) ELECTION DISTRICT HOWARD COUNTY, MARYLAND | FILE NO. | 00-064 P |
| 2/15/01 | FOR : BRANTLY DEVELOPMENT CORPORATION 8815-P COLUMBIA 100 PARKWAY COLUMBIA, MARYLAND 21045 | | |

DEVELOPER
 BRANTLY DEVELOPMENT CORPORATION
 8815-P COLUMBIA 100 PARKWAY
 COLUMBIA, MARYLAND 21045

OWNER
 THOMAS J. O'NEILL
 MARY J. O'NEILL
 5105 ILCHESTER ROAD
 ELLICOTT CITY, MARYLAND 21043

| CENTERLINE ROAD CURVE DATA | | | | | | |
|----------------------------|----------|-----------|---------|---------|---------|---------------|
| CURVE | RADIUS | DELTA | LENGTH | TANGENT | CHORD | BEARING |
| 1 | 50.00' | 09°10'07" | 8.00' | 4.01' | 7.99' | S.03°06'07"W. |
| 2 | 50.00' | 46°28'32" | 40.58' | 21.47' | 39.45' | S.15°33'06"E. |
| 3 | 1000.00' | 26°55'24" | 469.90' | 239.37' | 465.59' | N.84°13'28"E. |
| 4 | 1000.00' | 08°10'27" | 142.86' | 71.45' | 142.54' | S.86°24'03"E. |

| COORDINATE TABLE | | |
|------------------|-----------|------------|
| NO. | NORTH | EAST |
| 29 | 563089.66 | 1381568.90 |
| 57 | 562650.45 | 1381205.04 |
| 59 | 562840.20 | 1381329.87 |
| 60 | 562849.55 | 1381958.80 |
| 61 | 562778.73 | 1381781.96 |
| 62 | 562817.85 | 1381875.79 |
| 201 | 563334.08 | 1381442.86 |
| 202 | 563243.45 | 1381160.38 |



- LEGEND**
- 262 --- EXISTING CONTOUR
 - 260 --- PROPOSED CONTOUR
 - EX. NON FOREST VEGETATION
 - EX. POLE w/ OVERHEAD WIRES
 - EX. STREAM
 - W --- WETLAND
 - RIPRAP
 - 15 - 24.9% SLOPES
 - EXISTING STREET LIGHT
 - PROPOSED STREET LIGHT
 - EXISTING INLET
 - O. S. --- OPEN SPACE
 - LOD --- LIMIT OF DISTURBANCE

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
 PLANNING DIRECTOR DATE

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

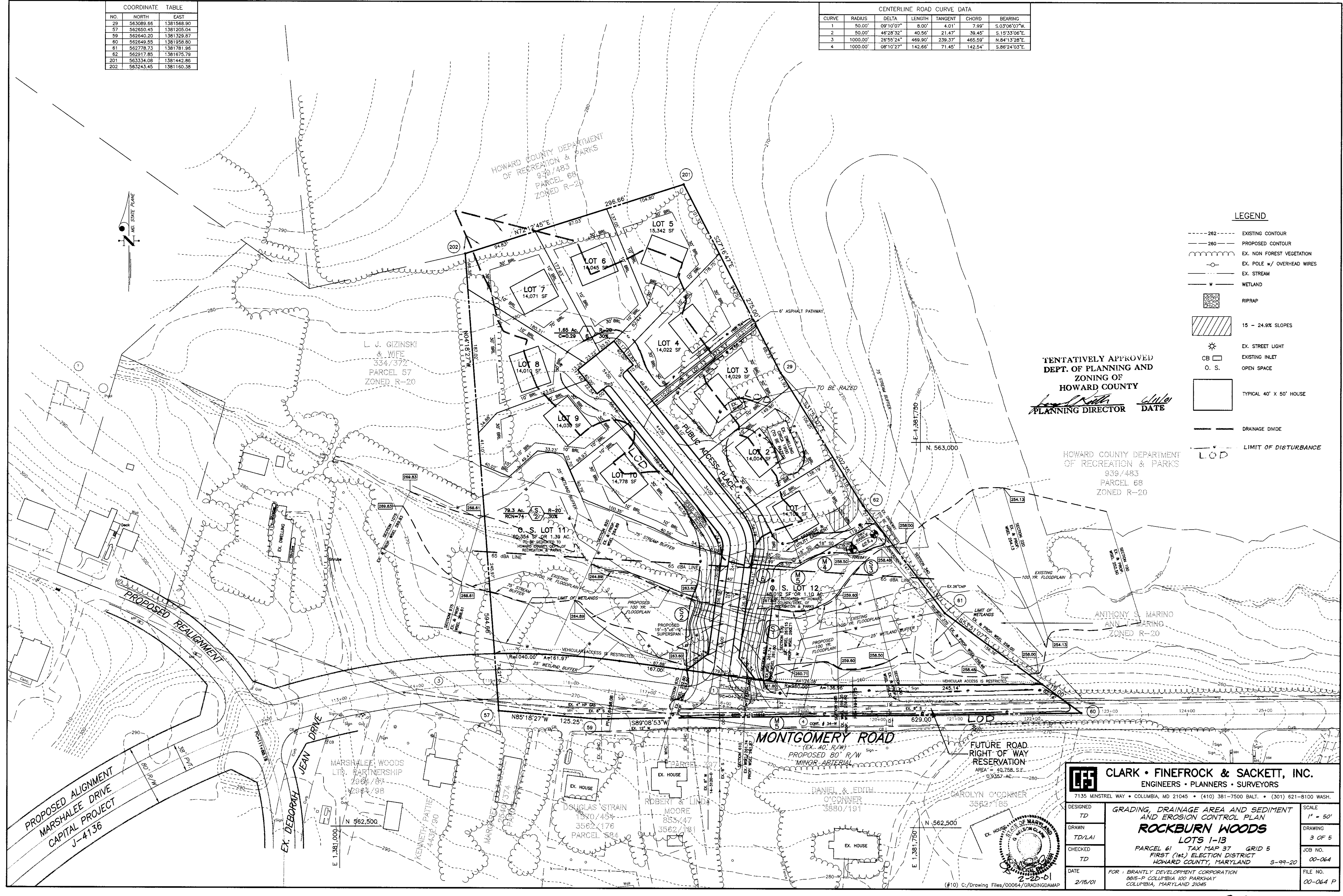
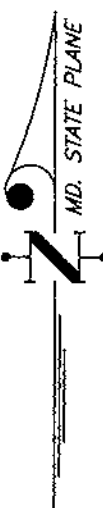
PRELIMINARY PLAN
ROCKBURN WOODS
 LOTS 1-13
 PARCEL 61 TAX MAP 37 GRID 5
 FIRST (1st) ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND 5-99-20

DESIGNED TD SCALE 1" = 50'
 DRAWN TD/LAI DRAWING 2 OF 5
 CHECKED TD JOB NO. 00-064
 DATE 2/15/01 FILE NO. 00-064 P

FOR: BRANTLY DEVELOPMENT CORPORATION
 8815-P COLUMBIA 100 PARKWAY
 COLUMBIA, MARYLAND 21045

| COORDINATE TABLE | | |
|------------------|-----------|------------|
| NO. | NORTH | EAST |
| 29 | 563089.66 | 1381568.80 |
| 57 | 562650.45 | 1381205.04 |
| 59 | 562640.20 | 1381329.87 |
| 60 | 562649.55 | 1381958.80 |
| 61 | 562778.73 | 1381781.96 |
| 62 | 562917.85 | 1381675.79 |
| 201 | 563334.08 | 1381442.86 |
| 202 | 563243.45 | 1381160.38 |

| CENTERLINE ROAD CURVE DATA | | | | | | |
|----------------------------|----------|-----------|---------|---------|---------|---------------|
| CURVE | RADIUS | DELTA | LENGTH | TANGENT | CHORD | BEARING |
| 1 | 50.00' | 09°10'07" | 8.00' | 4.01' | 7.99' | S.03°06'07"W. |
| 2 | 50.00' | 46°28'32" | 40.56' | 21.47' | 39.45' | S.15°33'06"E. |
| 3 | 1000.00' | 26°55'24" | 469.90' | 239.37' | 465.59' | N.84°13'28"E. |
| 4 | 1000.00' | 08°10'27" | 142.66' | 71.45' | 142.54' | S.86°24'03"E. |



LEGEND

- 262 --- EXISTING CONTOUR
- 260 --- PROPOSED CONTOUR
- EX. NON FOREST VEGETATION
- EX. POLE w/ OVERHEAD WIRES
- EX. STREAM
- W --- WETLAND
- RIPRAP
- 15 - 24.9% SLOPES
- EX. STREET LIGHT
- CB --- EXISTING INLET
- O. S. --- OPEN SPACE
- TYPICAL 40' X 50' HOUSE
- DRAINAGE DIVIDE
- LOD --- LIMIT OF DISTURBANCE

TENTATIVELY APPROVED
 ZONING OF
 HOWARD COUNTY
 PLANNING DIRECTOR DATE

HOWARD COUNTY DEPARTMENT
 OF RECREATION & PARKS
 939/483
 PARCEL 68
 ZONED R-20

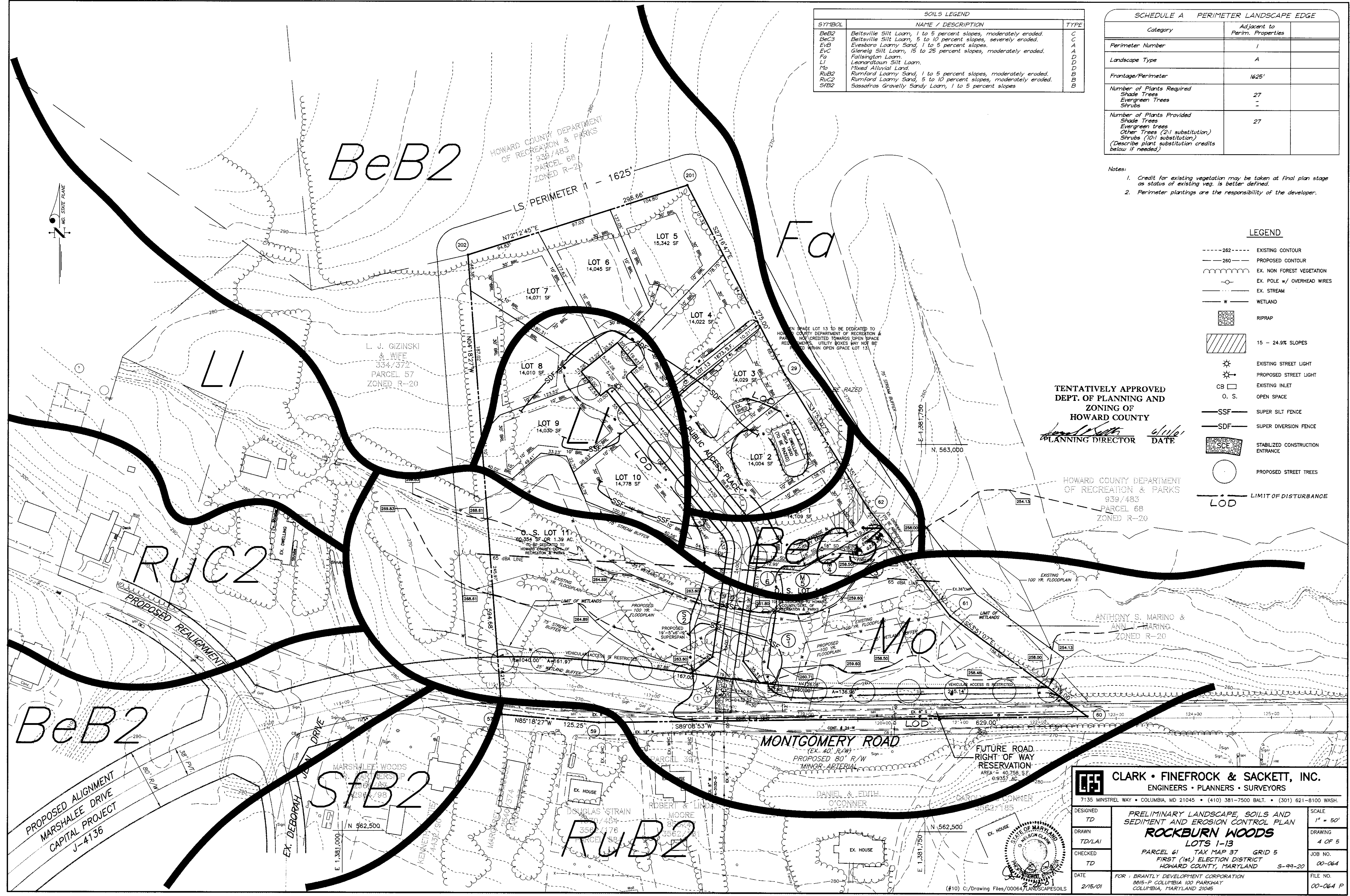
CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

| | | |
|--|--|----------------------|
| DESIGNED TD | GRADING, DRAINAGE AREA AND SEDIMENT AND EROSION CONTROL PLAN ROCKBURN WOODS LOTS 1-13 PARCEL 61 TAX MAP 37 GRID 5 FIRST (1st) ELECTION DISTRICT HOWARD COUNTY, MARYLAND 5-99-20 | SCALE 1" = 50' |
| DRAWN TD/LAI | | DRAWING 3 OF 5 |
| CHECKED TD | | JOB NO. 00-064 |
| DATE 2/15/01 | | FILE NO. 00-064 P |
| FOR • BRANTLY DEVELOPMENT CORPORATION 8015-P COLUMBIA 100 PARKWAY COLUMBIA, MARYLAND 21045 | | |

| SOILS LEGEND | | |
|--------------|---|------|
| SYMBOL | NAME / DESCRIPTION | TYPE |
| BeB2 | Beltsville Silt Loam, 1 to 5 percent slopes, moderately eroded. | C |
| BeC3 | Beltsville Silt Loam, 5 to 10 percent slopes, severely eroded. | C |
| EvB | Evesboro Loamy Sand, 1 to 5 percent slopes. | A |
| EvC | Grove Silt Loam, 15 to 25 percent slopes, moderately eroded. | A |
| Fa | Fallsington Loam. | D |
| LI | Leonardtown Silt Loam. | D |
| Mo | Mixed Alluvial Land. | D |
| RuB2 | Rumford Loamy Sand, 1 to 5 percent slopes, moderately eroded. | B |
| RuC2 | Rumford Loamy Sand, 5 to 10 percent slopes, moderately eroded. | B |
| SfB2 | Sassafras Gravelly Sandy Loam, 1 to 5 percent slopes. | B |

| SCHEDULE A PERIMETER LANDSCAPE EDGE | | |
|---|-------------------|--|
| Category | Adjacent to | |
| Perimeter Number | Perim. Properties | |
| Landscape Type | A | |
| Frontage/Perimeter | 1625' | |
| Number of Plants Required | | |
| Shade Trees | 27 | |
| Evergreen Trees | - | |
| Shrubs | - | |
| Number of Plants Provided | | |
| Shade Trees | 27 | |
| Evergreen trees | | |
| Other Trees (2:1 substitution) | | |
| Shrubs (10:1 substitution) | | |
| (Describe plant substitution credits below if needed) | | |

Notes:
 1. Credit for existing vegetation may be taken at final plan stage as status of existing veg. is better defined.
 2. Perimeter plantings are the responsibility of the developer.



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
 PLANNING DIRECTOR DATE

HOWARD COUNTY DEPARTMENT
 OF RECREATION & PARKS
 839/483
 PARCEL 68
 ZONED R-20

| LEGEND | |
|--------|--|
| --- | EXISTING CONTOUR |
| --- | PROPOSED CONTOUR |
| --- | EX. NON FOREST VEGETATION |
| --- | EX. POLE W/ OVERHEAD WIRES |
| --- | EX. STREAM |
| --- | WETLAND |
| --- | RIPRAP |
| --- | 15 - 24.9% SLOPES |
| --- | EXISTING STREET LIGHT |
| --- | PROPOSED STREET LIGHT |
| --- | EXISTING INLET |
| --- | OPEN SPACE |
| --- | SSF - SUPER SILT FENCE |
| --- | SDF - SUPER DIVERSION FENCE |
| --- | SCE - STABILIZED CONSTRUCTION ENTRANCE |
| --- | PROPOSED STREET TREES |
| --- | LOD - LIMIT OF DISTURBANCE |

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

| | | |
|-----------------|---|----------------------|
| DESIGNED TD | PRELIMINARY LANDSCAPE, SOILS AND SEDIMENT AND EROSION CONTROL PLAN ROCKBURN WOODS LOTS 1-13 PARCEL 61 TAX MAP 37 GRID 5 FIRST (1st) ELECTION DISTRICT HOWARD COUNTY, MARYLAND 5-99-20 | SCALE 1" = 50' |
| DRAWN TD/LAI | | DRAWING 4 OF 5 |
| CHECKED TD | | JOB NO. 00-064 |
| DATE 2/15/01 | | FILE NO. 00-064 P |

FOR: BRANTLY DEVELOPMENT CORPORATION
 8815-P COLUMBIA 100 PARKWAY
 COLUMBIA, MARYLAND 21045

