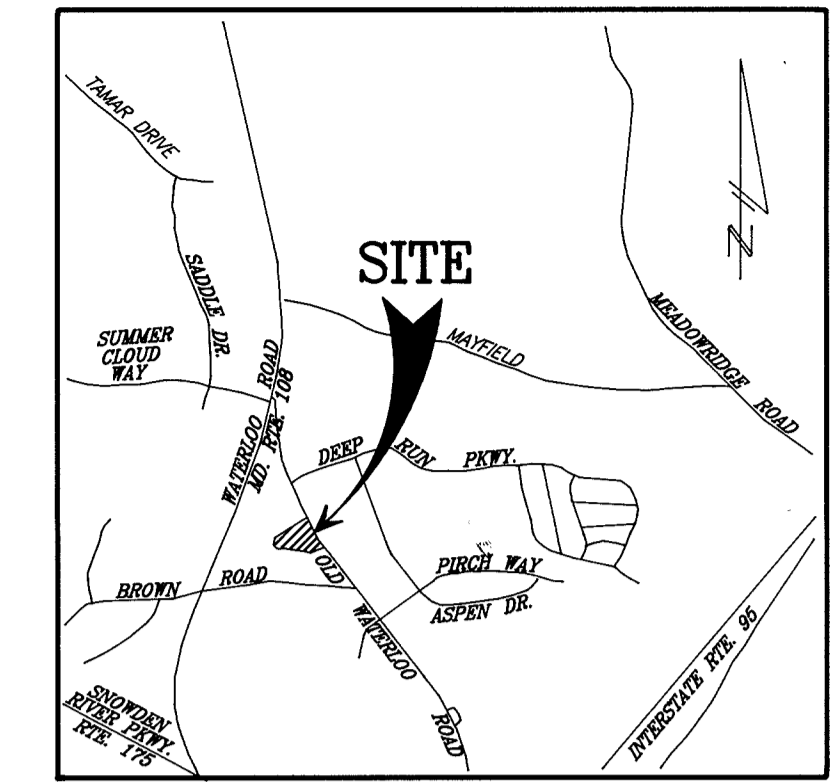
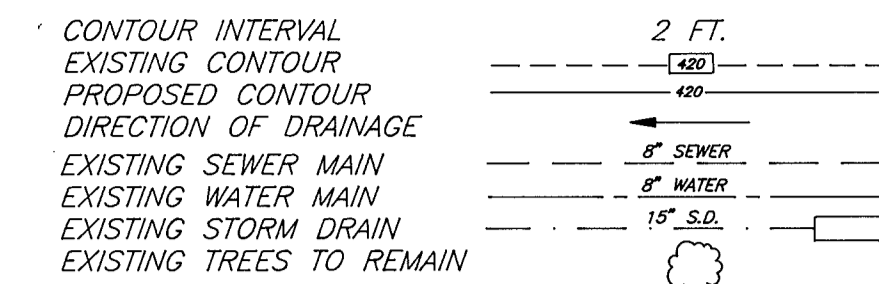


LEGEND



VICINITY MAP

Scale: 1"=2000'

CENTERLINE CURVE DATA FOR CASEY COURT

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	175.00'	101.34'	52.13'	99.93'	N75°33'18"E	33°10'43"
2	30.00'	78.83'	114.18'	58.03'	S12°34'37"E	150°33'28"

COORDINATE TABLE

POINT NO	NORTH	EAST
01	564590.68	1371308.07
02	564412.58	1370724.19
03	564791.77	1370722.14
04	564928.97	1370758.56
05	564934.40	1370881.42
06	565022.38	1371061.91
07	564966.00	1371082.19
08	564791.76	1371180.32

LOT	AREA	MAX. STRUCT. SF
1	1025 SF	975 SF (60%)
2	1170 SF	1025 SF
3	1170 SF	1025 SF
4	1170 SF	1025 SF
5	1170 SF	1025 SF
6	1170 SF	1025 SF
7	1025 SF	975 SF
8	1025 SF	975 SF
9	1170 SF	1025 SF
10	1170 SF	1025 SF
11	1170 SF	1025 SF
12	1170 SF	1025 SF
13	1025 SF	975 SF
14	1025 SF	975 SF
15	1170 SF	1025 SF
16	1170 SF	1025 SF
17	1170 SF	1025 SF
18	1025 SF	975 SF
19	1025 SF	975 SF
20	1025 SF	975 SF
21	1170 SF	1025 SF
22	1170 SF	1025 SF
23	1170 SF	1025 SF
24	1025 SF	975 SF
25	1025 SF	975 SF
26	1025 SF	975 SF
27	1025 SF	975 SF
28	1025 SF	975 SF
29	1025 SF	975 SF
30	1025 SF	975 SF
31	1025 SF	975 SF
32	1025 SF	975 SF
33	1025 SF	975 SF

GENERAL NOTES

- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- PROJECT BACKGROUND:

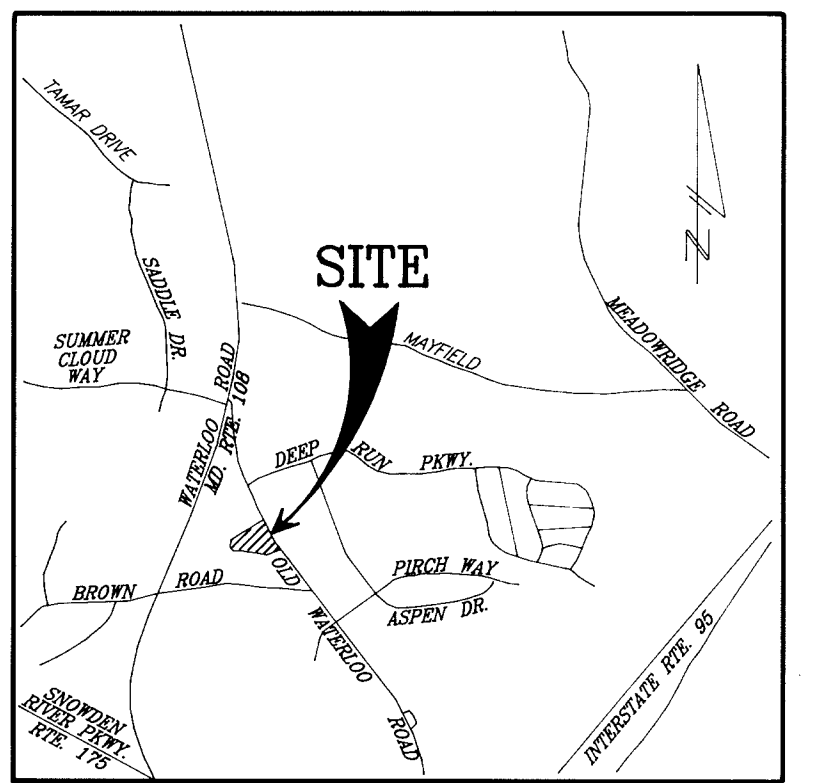
ZONING	RA-15
ZB/BA REF	
ELECTION DISTRICT	6
GROSS TRACT AREA	3.8063 ACRES
NET TRACT AREA	3.8063 ACRES
AREA OF PROPOSED LOTS	1.0 ACRES
AREA OF PROPOSED ROADS	0.6475 ACRES
AREA OF PROPOSED OPEN SPACE	2.1588 ACRES INCLUDES 6,600+ REC. O.S.
REQUIRED AREA OF OPEN SPACE	0.9516 ACRES INCLUDES 6,600 REC. O.S. (25%)
NUMBER OF PROPOSED LOTS	33 BUILDABLE SPA LOTS (57 PERMITTED)
	2 OPEN SPACE LOTS (15/NET ACRE)
	35 TOTAL LOTS
- NUMBER OF PARKING SPACES REQUIRED = 33 x 2 = 66
NUMBER OF PARKING SPACES PROVIDED = 76 (2.3/UNIT)
SKETCH PLAN S-97-04 APPROVED 1/31/97
- FIELD RUN BOUNDARY AND TOPOGRAPHIC SURVEY, 2 FOOT CONTOUR INTERVAL, PERFORMED BY CLARK, FINEFROCK AND SACKETT INC., AUGUST, 1997.
- HORIZONTAL AND VERTICAL DATUMS BASED ON HOWARD COUNTY MONUMENTS 374C AND 376C
- WATER AND SEWER TO BE PUBLIC. WATER EXTENSION TO BE FROM EXISTING 12" MAIN, CONTRACT 320-W. SEWER EXTENSION TO BE FROM EXISTING 8" MAIN, CONTRACT 10-1675. SEWER DRAINAGE AREA IS PATAPSCO.
- STORMWATER MANAGEMENT QUANTITY AND QUALITY TO BE BY EXTENDED DETENTION.
- FLOODPLAIN STUDY IS NOT APPLICABLE TO THIS SITE.
- WETLANDS DELINEATION STUDY PERFORMED BY WILDMAN ENVIRONMENTAL SERVICES, COMPILED OCTOBER 10, 1996. APPROVED NOVEMBER 20, 1996.
- TRAFFIC STUDY PERFORMED BY LEE CUNNINGHAM AND ASSOCIATES, COMPLETED OCTOBER, 1996, AND SUPPLEMENTED NOVEMBER 27, 1996. APPROVED DECEMBER 23, 1996.
- NOISE STUDY IS NOT APPLICABLE TO THIS SITE.
- GEOTECHNICAL REPORT PERFORMED BY HERBST/BENSON AND ASSOCIATES, COMPILED SEPTEMBER 9, 1997.
- EXISTING UTILITIES WERE LOCATED USING VISIBLE FEATURES AND PLANS OF RECORD. EXISTING STORM DRAINS AND SEWER MAIN AS FIELD LOCATED USING VISIBLE FEATURES DO NOT MATCH PLANS OF RECORD. FIELD JUNCTION UNDER WATERLOO ROAD HAS BEEN ASSUMED BASED ON FIELD LOCATED STORM DRAIN ALIGNMENTS. CONTRACTOR MUST VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO COMMENCING WORK.
- THE STORM WATER MANAGEMENT FACILITY SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THE ULTIMATE DESIGN OF THIS FACILITY MAY CHANGE THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
- EXISTING BUILDING TO BE REMOVED
- PER SECTION 12B OF THE ZONING REGULATIONS, ANY PORCHES OR DECKS MAY NOT PROJECT MORE THAN 10' INTO ANY REQUIRED SETBACK.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

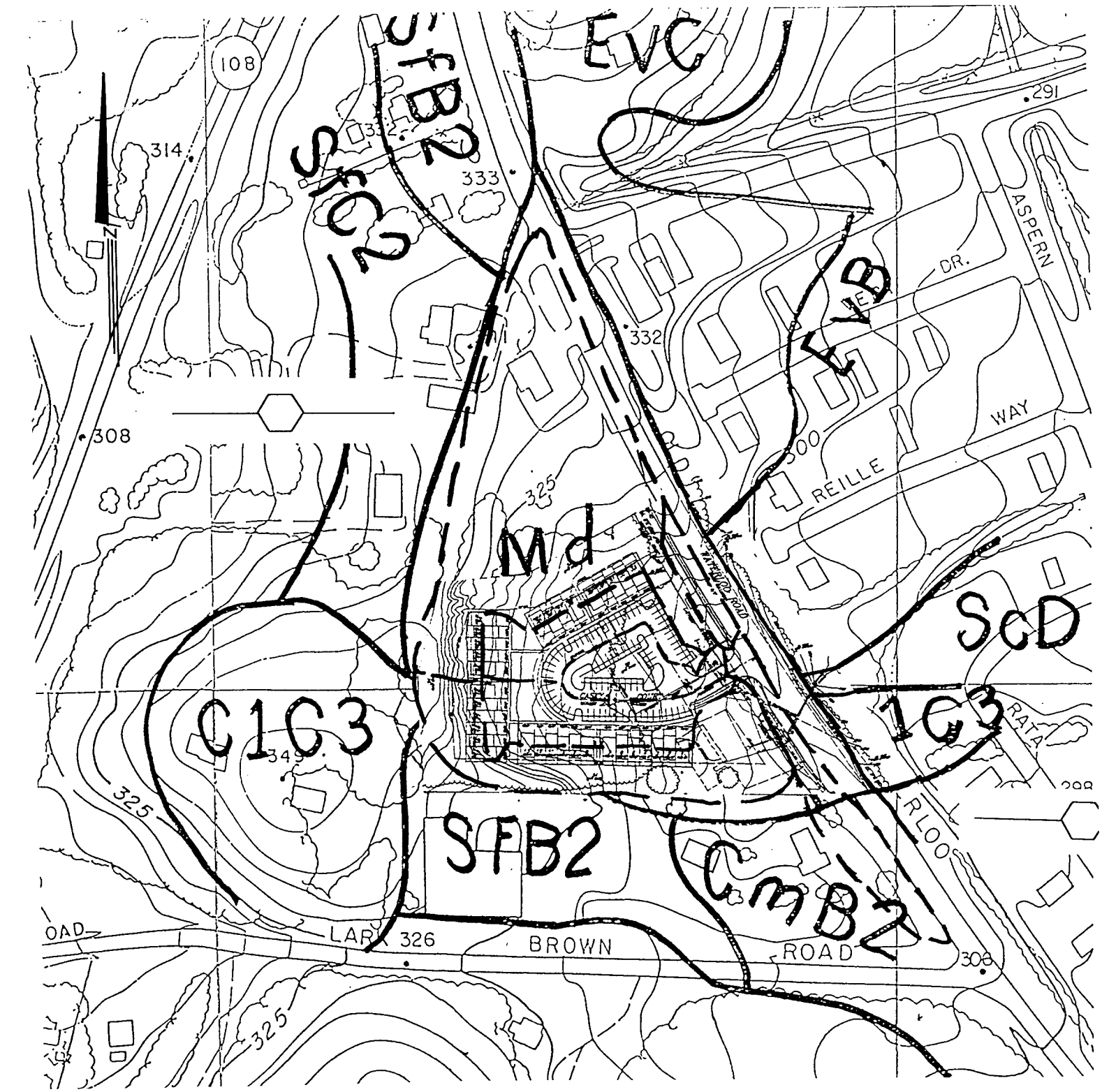
[Signature]
PLANNING DIRECTOR 11/8/98
DATE



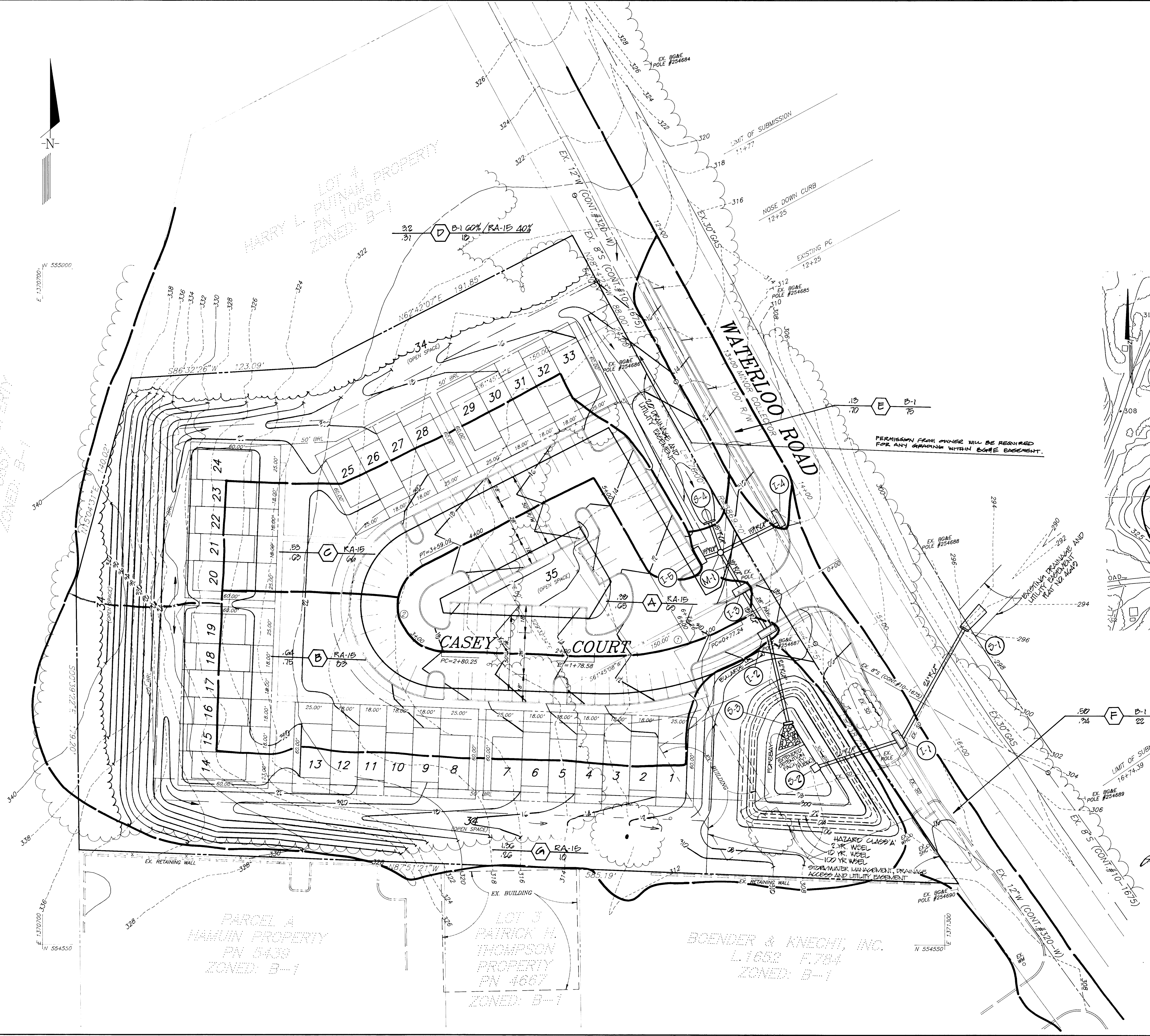
CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD. 21045 • (410) 381-7500 - BALTO. • (301) 621-8100 - WASH.		
DESIGNED TD	PRELIMINARY PLAN LOTS 1-35 LARK BROWN PROPERTY TAX MAP 37, GRID 20, PARCELS 266, 515 SIXTH (6th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN BLP		DRAWING 1 OF 3
CHECKED		JOB NO. 98-033
DATE 0-20-07	OWNER: LARK BROWN PARTNERSHIP 60 FRENCH COUNTRY DRIVE, INC. 103245 BALTIMORE NATIONAL PIKE BELLGATE CITY, MARYLAND 21032	FILE NO. 06-022-P



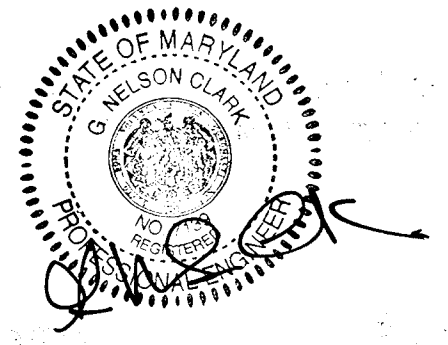
VICINITY MAP
Scale: 1"=2000'



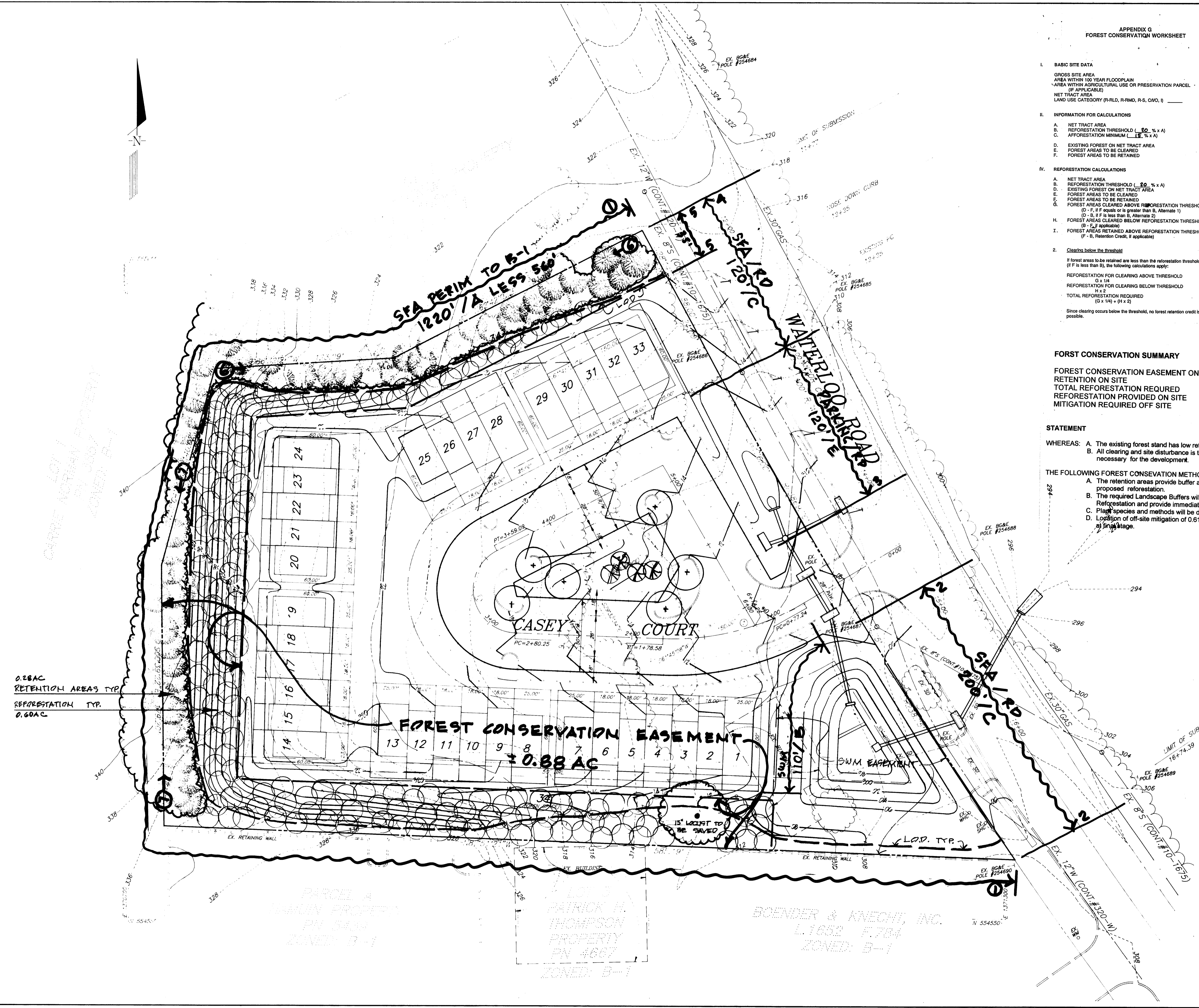
DRAINAGE AREA MAP
Scale: 1"=200'



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HOWARD COUNTY
[Signature] 1/8/98
PLANNING DIRECTOR DATE



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DESIGNED TD	PRELIMINARY GRADING & DRAINAGE AREA MAP LOTS 1-35	SCALE 1" = 30'
DRAWN BLP	LARK BROWN PROPERTY TAX MAP 37, GRID 20, PARCELS 260,515	DRAWING 2 OF 3
CHECKED TD	SIXTH (6th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND DPZ FILE REF: S-97-04	JOB NO. 96-033
DATE 9-26-97	OWNER: LARK BROWN PARTNERSHIP C/O FIRETTI CONSTRUCTION GROUP, INC. 10304S BALTIC/PIKE NATIONAL PIKE ELLICOTT CITY, MARYLAND 21043	FILE NO. 96-033-P



APPENDIX G
FOREST CONSERVATION WORKSHEET

	ACRES (100 ac = 1)
I. BASIC SITE DATA	
GROSS SITE AREA	3.81
AREA WITHIN 100 YEAR FLOODPLAIN (IF APPLICABLE)	0.00
NET TRACT AREA	3.81
LAND USE CATEGORY (R-RD, R-RMD, R-S, CWO, I)	
II. INFORMATION FOR CALCULATIONS	
A. NET TRACT AREA	3.81
B. REFORESTATION THRESHOLD (20% x A)	0.76
C. AFFORESTATION MINIMUM (10% x A)	0.38
D. EXISTING FOREST ON NET TRACT AREA	0.77
E. FOREST AREAS TO BE CLEARED	1.43
F. FOREST AREAS TO BE RETAINED	0.78
IV. REFORESTATION CALCULATIONS	
A. NET TRACT AREA	3.81
B. REFORESTATION THRESHOLD (20% x A)	0.76
D. EXISTING FOREST ON NET TRACT AREA	1.77
E. FOREST AREAS TO BE CLEARED	1.43
F. FOREST AREAS TO BE RETAINED	0.28
G. FOREST AREAS CLEARED ABOVE REFORESTATION THRESHOLD (D - E, if F equals or is greater than B, Alternate 1)	1.01
H. FOREST AREAS CLEARED BELOW REFORESTATION THRESHOLD (D - E, if F is less than B, Alternate 2)	0.48
I. FOREST AREAS RETAINED ABOVE REFORESTATION THRESHOLD (F - B, Retention Credit, if applicable)	

2. Clearing below the threshold
If forest areas to be retained are less than the reforestation threshold (if F is less than B), the following calculations apply:

REFORESTATION FOR CLEARING ABOVE THRESHOLD $G \times 1/4$	0.25
REFORESTATION FOR CLEARING BELOW THRESHOLD $H \times 2$	0.96
TOTAL REFORESTATION REQUIRED $(G \times 1/4) + (H \times 2)$	1.21

Since clearing occurs below the threshold, no forest retention credit is possible.

FORST CONSERVATION SUMMARY

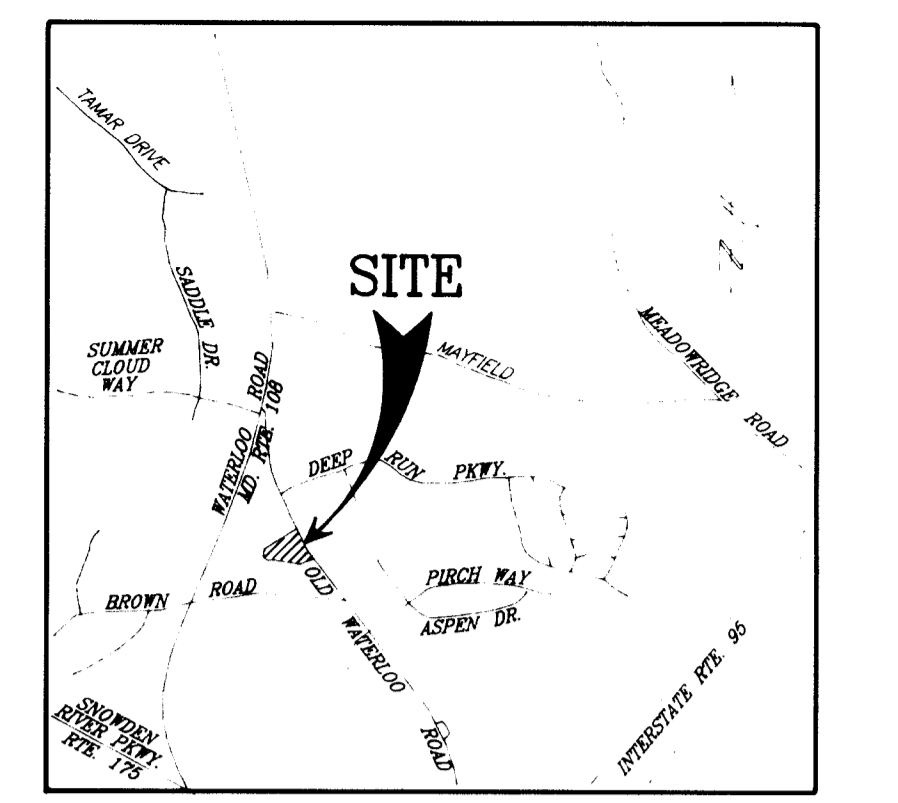
FOREST CONSERVATION EASEMENT ON SITE 0.88 AC.
RETENTION ON SITE 0.28
TOTAL REFORESTATION REQUIRED 1.21
REFORESTATION PROVIDED ON SITE 0.60
MITIGATION REQUIRED OFF SITE 0.61 AC.

STATEMENT

WHEREAS: A. The existing forest stand has low retention priority
B. All clearing and site disturbance is the minimum necessary for the development.

THE FOLLOWING FOREST CONSERVATION METHODS ARE PROPOSED:

- The retention areas provide buffer and backdrop to the proposed reforestation.
- The required Landscape Buffers will be part of the reforestation and provide immediate impact.
- Plant species and methods will be detailed at final stage.
- Location of off-site mitigation of 0.61 Ac. to be determined at final stage.



VICINITY MAP
Scale: 1" = 200'

**SCHEDULE A
PERIMETER LANDSCAPE EDGE**

Category	Adjacent to Roadways	Adjacent to Perimeter Properties	TOTL
Landscaping Type	C	E	A
Linear Feet of Roadway Frontage/Perimeter	320'	120'	1220' (D)
Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)	- 35'		- 560' (D)
Number of Plants Required			
Shade Trees	7	2	(600/4)
Evergreen Trees	14	0	11
Shrubs		30	
Number of Plants Provided			
Shade Trees	7	3	11
Evergreen Trees	14	0	21
Other Trees (2:1 substitution)		30	30
Shrubs (10:1 substitution) (Describe plant substitution credits below if needed)			

Comments: **0.28 AC. RETENTION SPECIFIC PERIMETERS**
ALL PERIMETER PLANTING BY DEVELOPER

**SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING**

Number of Parking Spaces	76
Number of Trees Required $1/10$ spec.	8 *
Number of Trees Provided	6
Shade Trees	4
Other Trees (2:1 substitution)	2

* TO BE PROVIDED UNDER SDP

**SCHEDULE C
RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING**

Number of Dwelling Units	33
Number of Trees Required (0.25 SDP) (3:1 DU APTS)	33
Number of Trees Provided	33 *
Shade Trees	
Other Trees (2:1 substitution)	

**SCHEDULE D
STORMWATER MANAGEMENT AREA LANDSCAPING**

Linear Feet of Perimeter	110' / B
Number of Trees Required	
Shade Trees	1/50
Evergreen Trees	1/40
Credit for Existing Vegetation (No, Yes and %)	-
Credit for Other Landscaping (No, Yes and %)	-
Number of Trees Provided	
Shade Trees	2
Evergreen Trees	
Other Trees (2:1 substitution)	

STREET TREE OBLIGATION: BY DEVELOPER

WATERLOO RD $100' \times 1/40 = 11$
CASEY CT. SCHEDULE B + 2
TOTAL STREET TREES 12

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

[Signature] 11/8/28
PLANNING DIRECTOR DATE



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

DESIGNED WHT	PRELIMINARY FOREST CONSERVATION & LANDSCAPE PLAN LARK BROWN PROPERTY TAX MAP 37, GRID 20 SIXTH (6th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND DP2 FILE REF: S-97-04	SCALE 1" = 30'
DRAWN WHT		DRAWING 3 OF 3
CHECKED WHT		JOB NO. 96-033
DATE 12-0-97		FILE NO. 96-033-P
OWNER: LARK BROWN PARTNERSHIP C/O FINEFROCK CONSTRUCTION GROUP, INC. 10304B BALTIMORE NATIONAL PIKE ELLICOTT CITY, MARYLAND 21043		

0.28 AC
RETENTION AREAS TYP

REFORESTATION TYP
0.60 AC

BOENDER & KNECHT, INC.
L 1682 E 704
ZONED: B-1