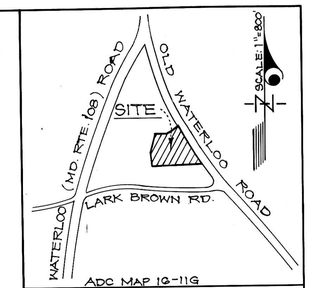

VICINITY MAP

SITE ANALYSIS

1.	Existing Zoning	R-A-15
2.	Unit type Proposed	Townhouses
3.	Number of Units Permitted	56 units (15 d.u./ac.)
4.	Number of Units Proposed	33 units
5.	Parking Spaces Required	66 space (2 sp./un.)
6.	Parking Spaces Proposed	67 spaces (2 sp./un.)
7.	Area Tabulation:	
	Total Area of Parcels 266 & 515	3.7 ac.
	Public Road Right of Way	0.8 ac.
	Buildable Lots	1.08 ac.
	Community Open Space	1.82 ac. 1.82 Acres Provided
8.	Open Space Required	0.94 ac. (25%)
9.	Recreation Open Space Required	6,600 s.f. (200 s.f./un.)
10.	Recreation Open Space Provided	6,600 s.f.

GENERAL NOTES

1. This project is in conformance with the latest Howard County standards unless waivers have been approved.
2. Topography was compiled from aerial topography. (5' contour interval)
3. Area included in this submission is located on Tax Map 37, Parcels 266 (L.1042 F. 183) & 515 (L.1469 F. 227).
4. Installation of traffic control devices shall be in accordance with the latest edition of the manual of Uniform Control Devices, 1984.
5. Public water and sewer to be utilized.
6. Sediment and erosion control measures to be provided with the submission of the Site Development Plan.
7. All utilities shown as existing were complied from Howard Co. 1"=600' scale existing water & sewer records.
8. File reference:
9. "The Storm Water Management facility shown on this plan is an approximation of it's ultimate size and shape. It is understood that this facility has not been designed and it's size and shape may change altering the number of units allocated for this development."
10. Soils information was taken from Howard County Soils Survey Map number 25.
11. Stormwater management for this development, quantity and quality, to be provided by a proposed wet pond on site.
12. The project is within the metropolitan district.
13. Wetlands investigation and forest stand delineation reports were prepared by Wildman Environmental Services on Oct. 10, 1996.
14. Traffic study was prepared by Lee Cunningham & Assoc., Inc. on October, 1996
15. Public Notice poster is required for the proposed roadway entrance that is within 200' of off-site residential structures.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

DIRECTOR — DATE 1/31/97

STATE OF MARYLAND — G. NELSON CLARK — No. 7139

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

DESIGNED MJP	SKETCH PLAN LOTS 1-33 & OPEN SPACE LOTS 34 & 35 LARK BROWN PROPERTY 6TH ELECTION DISTRICT TAX MAP 37 P. 266 AND 515 HOWARD COUNTY, MARYLAND	SCALE 1"=50'
DRAWN		DRAWING 1 OF 1
CHECKED		JOB NO. 96-033
DATE 1-22-97	OWNER: LARK BROWN PARTNERSHIP %FIRETTI CONSTRUCTION GROUP, INC. 10304 B BALTIMORE NATIONAL PIKE ELLICOTT CITY, MARYLAND 21043	FILE NO. 96-033P

S-97-04