

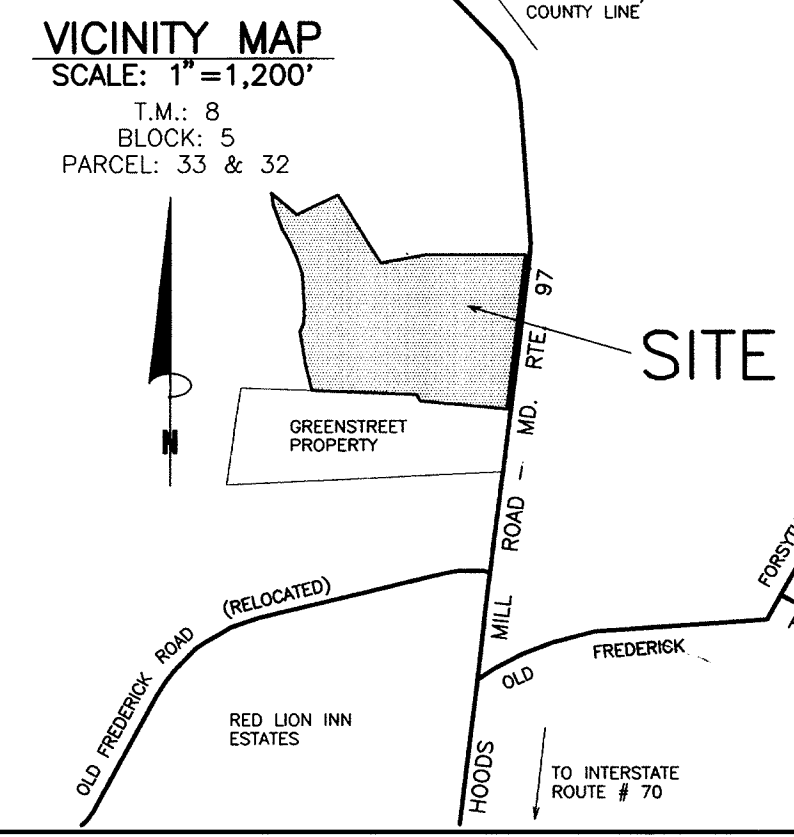
LOT AREA TABULATION CHART:

LOT 1	- 43,863 SF or 1.0070 Ac.±
LOT 2	- 38,301 SF or 0.8793 Ac.±
LOT 3	- 43,153 SF or 0.9907 Ac.±
LOT 4	- 37,950 SF or 0.8712 Ac.±
LOT 5	- 49,676 SF or 1.1404 Ac.± (GROSS), 44,605 SF or 1.0240 Ac.± (NET)
LOT 6	- 42,911 SF or 0.9851 Ac.±
LOT 7	- 38,295 SF or 0.8791 Ac.±
LOT 8	- 47,122 SF or 1.0818 Ac.±
LOT 9	- 48,918 SF or 1.1230 Ac.±
LOT 10	- 45,775 SF or 1.0508 Ac.± (GROSS), 43,776 SF or 1.0050 Ac.± (NET)
LOT 11	- 49,435 SF or 1.1349 Ac.±
LOT 12	- 49,852 SF or 1.1444 Ac.± (GROSS), 46,479 SF or 1.0670 Ac.± (NET)
LOT 13	- 42,514 SF or 0.9780 Ac.±
LOT 14	- 49,063 SF or 1.1263 Ac.±
LOT 15	- 47,784 SF or 1.0970 Ac.±

TOTAL AREA OF LOTS: 674,612 SF or 15.4870 Ac.±

AREA OF PRESERVATION PARCEL "A" - 31,423 SF or 0.7214 Ac.±
 AREA OF PRESERVATION PARCEL "B" - 540,730 SF or 12.4135 Ac.±
 AREA OF PRESERVATION PARCEL "C" - 202,184 SF or 4.6415 Ac.±
 AREA OF ROUTE 97 ROW - 63,268 SF or 1.4524 Ac.±
 AREA OF PROPOSED ROAD - 43,811 SF or 1.0058 Ac.±
 AREA OF CONSOLIDATION PARCELS - 8,671 SF or 0.1991 Ac.±
 (CONSOLIDATION PARCELS HAVE BEEN RECORDED AND ARE PART OF OVERALL AREAS).

TOTAL AREA OF OTHER PARCELS: 881,416 SF or 20.2345 Ac.±



NOTES:

- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE EXISTING TOPOGRAPHY IS BASED ON AERIAL PHOTOGRAMETRY WITH 2 FOOT CONTOUR INTERVALS PREPARED BY POTOMAC AERIAL SURVEYS, DATED JANUARY 13, 2001 AND IS BASED ON HOWARD COUNTY GEODETIC SURVEY CONTROL MONUMENT OB8A - VERTICAL CONTROL: NGVD29.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLAN COORDINATE SYSTEM. HOWARD COUNTY MONUMENT Nos. OB8A OB8B WERE USED FOR THIS PROJECT.
- WATER IS PRIVATE - ON LOT WELLS.
- SEWER IS PRIVATE/PUBLIC - COMBINATION OF ON LOT & SHARED SYSTEMS.
- THERE ARE NO EXISTING UTILITIES LOCATED ON THE PROPERTY.
- PROJECT BACKGROUND INFORMATION:
 ZONING: RC - DEO (CLUSTER)
 TOTAL TRACT AREA: 1,556,028 SF or 35.7215 ACRES
 NUMBER OF PROPOSED LOTS: 15 SINGL. FAM., 3 PRESERVATION PARCELS, 1 PROPOSED ROADWAY (FOR PURPOSE OF PUBLIC ROAD), 1 DEDICATED RIGHT OF WAY (FOR PURPOSE OF PUBLIC ROAD WIDENING).
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #240044 0008 B, MAP REVISED: DECEMBER 4, 1986, NO FLOOD PLAN EXISTS ON THE SUBJECT PROPERTY. THE NEAREST FLOOD ZONE IS THE SOUTH BRANCH OF THE PATAPSCO RIVER AT THE COUNTY LINE APPROXIMATELY 2500' NORTHWEST OF NORTHERMOST PORTION OF PROPERTY.
- THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THIS PLAN IS AN APPROXIMATION OF THE SIZE, SHAPE, AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
- DENSITY TABULATION FOR CLUSTER OPTION:
 ZONING: RC - DEO (CLUSTER)
 TOTAL LOTS ALLOWED BY ZONING: GROSS 35.7215Ac ± - 0.44 Ac ± (STEEP SLOPES) = 35.2815 Ac ± (NET ACREAGE)
 MAXIMUM DENSITY: 35.2815 Ac / 2 = 17
 PROPOSED DENSITY = 15
 TOTAL NUMBER OF UNITS IN RECEIVING PARCEL: 35.2815 / 4.25 = 8 LOTS
 TOTAL NUMBER OF UNITS REQUIRED FROM SENDING PARCEL: 15 - 8 = 7 LOTS
- THIS SITE MEETS THE REQUIREMENTS OF SECTION 106B.3.a,b & c OF THE HOWARD COUNTY ZONING REGULATIONS AND IS ELIGIBLE FOR THE CLUSTER EXCHANGE OPTION. THE SITE IS JUSTIFIED DUE TO THE MINIMAL USE OF AGRICULTURAL PRACTICES ON THE PROPERTY AND ALLOWS FOR RESIDENTIAL DEVELOPMENT ON PROPERTY NOT SUITED FOR MAJOR AGRICULTURAL PRACTICES.
- PRESERVATION PARCEL "A" SHALL BE OWNED BY THE QUARTZ HILL HOMEOWNER'S ASSOCIATION AND IS CREATED SOLELY FOR STORMWATER MANAGEMENT. THE HOWARD COUNTY GOVERNMENT AND THE HOWARD COUNTY CONSERVANCY, INC. SHALL BE PARTIES TO THE EASEMENT ON PRESERVATION PARCEL "A", AND PROTECTIVE COVENANTS GOVERNING THE USE OF PRESERVATION PARCEL "A".
- PRESERVATION PARCEL "B" SHALL BE OWNED BY THE QUARTZ HILL HOMEOWNER'S ASSOCIATION, THE HOWARD COUNTY GOVERNMENT AND THE HOWARD COUNTY CONSERVANCY, INC. SHALL BE PARTIES TO THE EASEMENT ON PRESERVATION PARCEL "B", AND PROTECTIVE COVENANTS GOVERNING THE USE OF PRESERVATION PARCEL "B", AND TO BE USED FOR SHARED SEPTIC SYSTEMS, STORM WATER MANAGEMENT FACILITY, FOREST CONSERVATION AND GENERAL PRESERVATION OF NATURAL FEATURES.
- PRESERVATION PARCEL "C" SHALL BE OWNED BY THE QUARTZ HILL HOMEOWNER'S ASSOCIATION, THE HOWARD COUNTY GOVERNMENT AND THE HOWARD COUNTY CONSERVANCY, INC. SHALL BE PARTIES TO THE EASEMENT ON PRESERVATION PARCEL "C", AND PROTECTIVE COVENANTS GOVERNING THE USE OF PRESERVATION PARCEL "C", AND TO BE USED FOR FOREST CONSERVATION AND GENERAL PRESERVATION OF NATURAL FEATURES.
- AS PER SECTION 16.121, PUBLIC SITES AND OPEN SPACE, PARAGRAPH (g)(2), NO OPEN SPACE IS REQUIRED AS THE PRESERVATION PARCEL "B" IS BEING DEDICATED TO THE QUARTZ HILL HOMEOWNER'S ASSOCIATION. NO RECREATIONAL OPEN SPACE IS REQUIRED.
- STREET LIGHTING AND SIGNAGE SHALL BE PROVIDED AND PLACED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL.
- CONSOLIDATION PARCEL "C": 4,274 SF or 0.0981 Ac.± L. 5899 F. 423 CONSOLIDATED WITH HANEY PROPERTY FOR PURPOSES OF ACCESS.
 CONSOLIDATION PARCEL "D": 4,274 SF or 0.0981 Ac.± L. 5899 F. 402 CONSOLIDATED WITH QUARTZ HILL, LLC. (EXCHANGE FOR PARCEL "C")
- NOISE WALL ON LOT 1 SHALL BE MAINTAINED BY THE OWNER OF LOT 1.
- AS A CONSEQUENCE OF ITS SUBMISSION FOR COUNTY REVIEW PRIOR TO NOVEMBER 15, 2001, THIS PLAN IS SUBJECT TO COMPLIANCE WITH THE FOURTH EDITION OF THE SUBDIVISION REGULATIONS. IN ADDITION, BECAUSE IT DID NOT HAVE PRELIMINARY PLAN APPROVAL PRIOR TO NOVEMBER 1, 2001, IT IS SUBJECT TO COMPLIANCE WITH COUNTY COUNCIL BILL 50-2001 WHICH AMENDS PORTIONS OF THE ZONING REGULATIONS.
- THE OWNER (QUARTZ HILL, LLC) WILL CAUSE THE EXISTING HANEY DRIVEWAY ENTRANCE TO BE REMOVED SIMULTANEOUSLY WITH THE CONSTRUCTION OF A NEW DRIVEWAY ENTRANCE (OF EQUAL TO OR BETTER PAVING STANDARDS) ONTO THE PROPOSED PUBLIC ACCESS PLACE. AN AGREEMENT HAS BEEN EXECUTED BETWEEN THE HANEYS AND QUARTZ HILL, LLC DOCUMENTING THE TIMING, EXTENT AND RESPONSIBILITY FOR THE REMOVAL OF THE EXISTING DRIVEWAY.
- A NOISE STUDY WAS PERFORMED FOR THIS PROPERTY BY WILDMAN ENVIRONMENTAL SERVICES IN APRIL, 2001 AND SUBMITTED WITH SKETCH PLAN.
- A TRAFFIC STUDY WAS PERFORMED FOR THIS PROPERTY BY STREET TRAFFIC STUDIES, LTD. IN JUNE, 2001 AND SUBMITTED WITH SKETCH PLAN.
- SUBDIVISION REGULATIONS SECTION 16.116(c) PROHIBITS DISTURBANCE WITHIN BOTH THE STREAM BUFFER FOR SWM POND 2 AS WELL AS THE 15-FOOT NO WOODY ZONE WHICH MAY BE REQUIRED FOR THAT POND.

TENTATIVELY
 DEPT. OF PLANNING
 HOWARD COUNTY
 PLANNING DIRECTOR
 DATE: 5/28/02
 JA

OWNER/DEVELOPER
 QUARTZ HILL, LLC
 14722 DORSEY MILL ROAD
 GLENWOOD, MARYLAND 21738

AREA OF CREDIT FOR S.W.M. COMPUTATIONS

S.W.M. POND #2
 HAZARD CLASSIFICATION "A"
 (50' X 100')

PRESERVATION PARCEL "B"
 12.4135 Ac.±
 (Preservation Parcel to be owned by future Quartz Hill Home Owners Association) Proposed Easement Holders: Howard County Government and The Howard County Conservancy, Inc.)

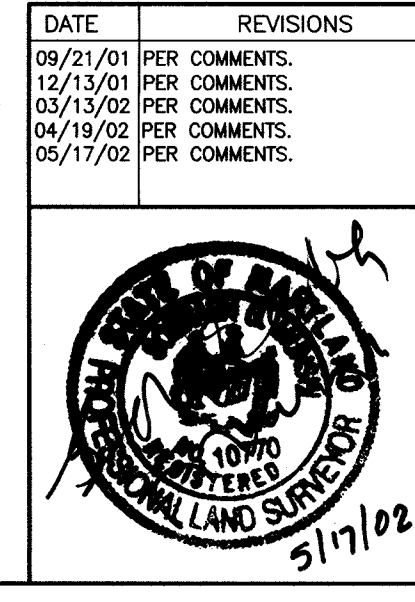
PRESERVATION PARCEL "A"
 0.7214 Ac.±
 (Preservation Parcel to be owned by future Quartz Hill Home Owners Association) Proposed Easement Holders: Howard County Government and The Howard County Conservancy, Inc.)

PRESERVATION PARCEL "C"
 4.6415 Ac.±
 (Preservation Parcel to be owned by future Quartz Hill Home Owners Association) Proposed Easement Holders: Howard County Government and The Howard County Conservancy, Inc.)

HOODS MILL ROAD - MARYLAND ROUTE NO. 97
 (EXISTING R.O.W. - 30' / FUTURE R.O.W. - 80')

AREA OF DEDICATED RIGHT OF WAY FOR THE STATE HIGHWAY ADMINISTRATION - FOR THE PURPOSE OF PUBLIC ROAD WIDENING.
 DAVID J. & ELIZABETH C. MULLINIX
 L.264 F.43
 HOWARD COUNTY AGRICULTURAL PRESERVATION PROGRAM - EASEMENT #H084-04-E

LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD.
 ROSE HILL FARM, LLC
 L.5091 F.754



SKETCH PLAN
QUARTZ HILL ESTATES
 SITUATED ON THE WEST SIDE OF HOODS MILL ROAD - MARYLAND ROUTE #97
 TAX MAP: 8, GRID: 5, PARCEL: p/o 33 AND 32
 FOURTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1"=100' JUNE, 2001

VANMAR ASSOCIATES, INC.
 Engineers & Surveyors & Planners
 310 South Main Street P.O. Box 328
 Mount Airy, Maryland 21777
 (301) 823-2890 (301)851-5015 (410) 549-2751

5.01.30