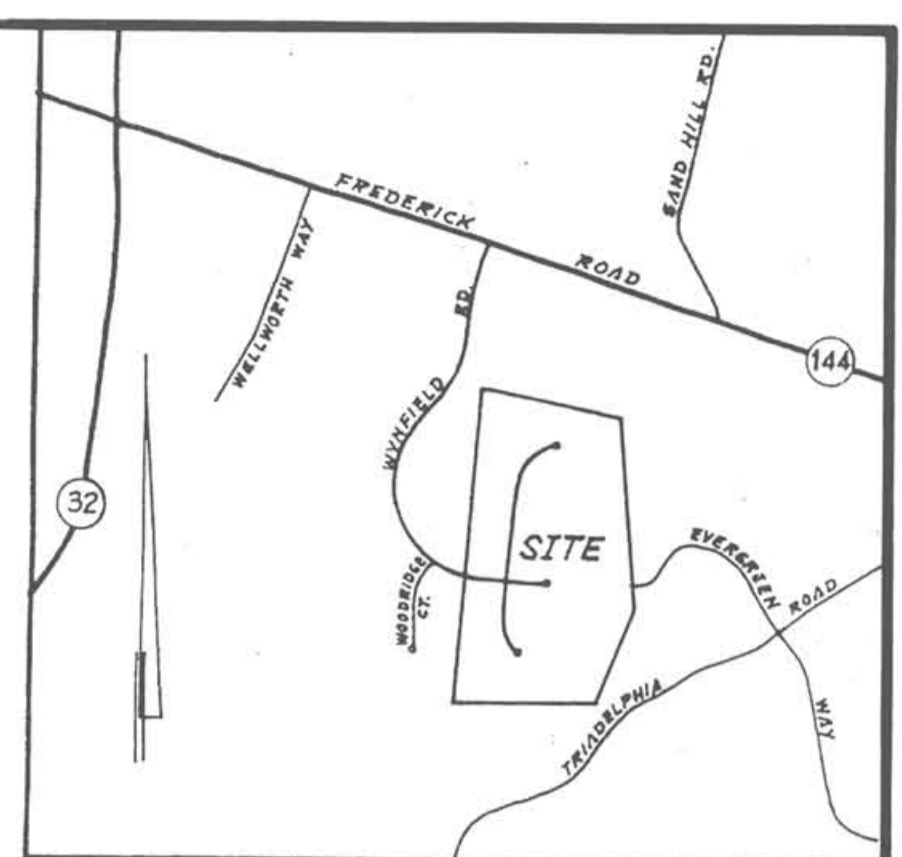


- LEGEND**
- 100YR FLOOD PLAIN
  - PROPERTY LINE
  - SOIL DESIGNATION
  - STREAM BUFFER
  - EXISTING COUNTOUR
  - PROPOSED HOUSE
  - EXISTING STREAM
  - 25% SLOPES
  - 15% SLOPES
  - PROP SEPTIC AREA W/TEST HOLFS
  - PROPOSED WELL WITH 100' R
  - EXISTING STRUCTURE (HOUSE, BARN, SHED)
  - DIVISION BETWEEN CLUSTER / 3.0 AC DEVELOPMENT
  - SECOND TRACT 2.8, 2.5 ACRES



**AREA COMPS**

Gross Area	124.2 Ac
14 lots at 3 Ac	42.45 Ac
Roads for 3 Ac Lots	1.0 Ac
Area Remaining for Cluster 80.75 Ac	

- CLUSTER SITE ANALYSIS**
- Location - Tax Map 15, Parcels 26 & 154
  - Zoning RR
  - Cluster Tract Area 80.75 Ac
  - Number of Allowed Cluster Lots at 1 per 4.25 gross acres = 19
  - 2 Proposed Preservation Parcels
  - 0 Proposed Non-buildable Preservation Parcels
  - 2.41 Acres of Proposed Road R/W
  - 2.6 Acres of Proposed Cluster Lots
  - 52.34 Acres total for 2 Proposed Parcels
  - 100 year flood plain - 11.8 Ac
  - Steep slopes area - 3.0 Ac
  - Wetlands area - 2.7 Ac

**3 ACRE SITE ANALYSIS**

Area Tabulation	Building Lots
A) Three acre area - 14 lots @ 3 Ac = 42.00 Ac	3 Ac lots Cluster lots 14
Handlines .45 Ac	25 Ac Preservation parcel 10
Road .100 Ac	First Tract Total 25
Total for 3 Acre lots 43.45 Ac	
B) Cluster lots - 10 @ 4.25 Ac 42.50 Ac	
Lots - 10 @ 60,000 13.77 Ac	
Streets 2.50 Ac	
Preservation Parcel 26.23 Ac	
Second Tract Lots 17 - 25 = PRES. PAR. 38.25 Ac	Cluster lots 9
Cluster Lots - 9 @ 4.25 Ac 38.25 Ac	25 Ac Preservation parcel 1
Lots - 9 @ 60,000 12.367 Ac	Second Tract Total 10
Streets 0.24 Ac	Total Building Lots 35
Preservation Parcel 25.603 Ac	

CLUSTER LOTS # 15-33  
3.0 AC LOTS # 1-14  
PRESERVATION PARCELS A & B

- GENERAL NOTES**
- Private well and septic systems to be utilized
  - Topographic survey prepared by P.D.S., Inc., March 1993
  - Boundary information from deeds:
    - A) Parcel 26 - John W. Sobus, et. al. Liber 1328 Folio 223 61.22 acres
    - B) Parcel 154 - Jerome A. Sobus, et. al. Liber 1151 Folio 632 63.03 acres
  - Soils map page 14
  - 100 YEAR FLOOD PLAIN ELEVATION ESTIMATED BY: O'CONNELL & LAWRENCE, INC.
  - THIS PLAN PROPOSES DEVELOPMENT REGULATED BY 3 ACRE AND CLUSTER ZONING. SEE APPROPRIATE SITE ANALYSIS OF PROPERTY THIS PLAN.



**MINIMUM LOT SIZE CHART**

LOT NO	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
1	3.0 Ac	N/A	3.0 Ac	N/A	N/A	3.0 Ac
2	3.0 Ac	N/A	3.0 Ac	N/A	0.2 Ac	2.8 Ac
3	3.0 Ac	N/A	3.0 Ac	N/A	0.1 Ac	2.9 Ac
4	3.2 Ac	0.2 Ac	3.0 Ac	N/A	N/A	3.0 Ac
5	3.0 Ac	N/A	3.0 Ac	N/A	N/A	3.0 Ac
6	3.1 Ac	0.1 Ac	3.0 Ac	N/A	N/A	3.0 Ac
7	3.15 Ac	0.15 Ac	3.0 Ac	0.45 Ac	N/A	2.55 Ac
8	3.0 Ac	N/A	3.0 Ac	0.01 Ac	N/A	2.99 Ac
9	3.0 Ac	N/A	3.0 Ac	N/A	N/A	3.0 Ac
10	3.0 Ac	N/A	3.0 Ac	N/A	N/A	3.0 Ac
11	3.0 Ac	N/A	3.0 Ac	N/A	N/A	3.0 Ac
12	3.0 Ac	N/A	3.0 Ac	N/A	N/A	3.0 Ac
13	3.0 Ac	N/A	3.0 Ac	N/A	0.05 Ac	2.95 Ac
14	3.0 Ac	N/A	3.0 Ac	N/A	0.50 Ac	2.50 Ac

NOTE: Up to 50% of the minimum lot size may be in the 100 year floodplain or steep slopes 25% or greater.

Owner/Developer:  
HILL TOP DEVELOPMENT INC.  
% RICHARD J. DEMMITT  
P.O. BOX 208  
CLARKSVILLE, MD. 21029  
410-531-5539

NO.	REVISIONS	DATE



**DEVELOPMENT CONSULTANTS GROUP, INC.**

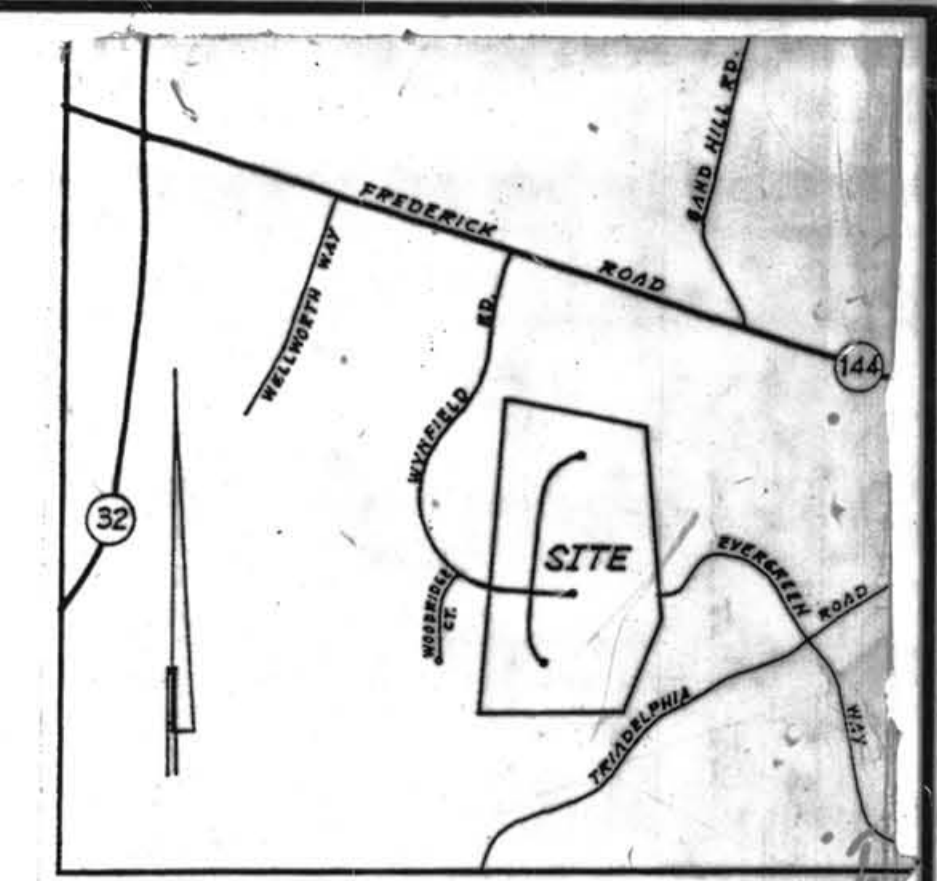
17904 GEORGIA AVENUE # 102  
OLNEY, MARYLAND 20832  
301-924-4570

DCG a division of  
**O'CONNELL & LAWRENCE, INC.**  
SURVEYORS, ENGINEERS & LAND PLANNERS  
17904 Georgia Avenue, Suite 102, Olney, Maryland 20832 \* (301)924-4573 Fax (301)924-5872

SKETCH PLAN  
LOTS 1-33 PRESERVATION PARCELS A & B  
**SOBUS FARMS**  
3RD ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
TAX MAP: 15 PARCELS: 26 & 154

DATE: 4-94  
DRAWN: [Signature]  
CHECKED: [Signature]  
SCALE: 1"=100'  
PROJECT NO.: 136-13  
Sheet 1 of 2  
3-94-33





VICINITY MAP  
SCALE: 1"=2000'

AREA COMPS	
Gross Area	124.2 Ac
14 lots at 3 Ac	42.45 Ac
Roads for 3 Ac Lots	1.0 Ac
Area Remaining for Cluster 80.75 Ac	

- 80.75/4.25 = 19 Cluster Lots
- CLUSTER SITE ANALYSIS**
1. Location - Tax Map 15, Parcels 26 & 154.
  2. Zoning RR
  3. Cluster Tract Area 80.75 Ac
  4. Number of Allowed Cluster Lots at 1 per 4.25 gross acres = 19
  5. 2 Proposed Preservation Parcels
  6. 0 Proposed Non-buildable Preservation Parcels
  7. 2.41 Acres of Proposed Road R/W
  8. 2.6 Acres of Proposed Cluster Lots
  9. 52.34 Acres total for 2 Proposed Parcels
  10. 100 year flood plain - 11.8 Ac
  11. Steep slopes area - 3.0 Ac
  12. Wetlands area - 2.7 Ac

- 3 ACRE SITE ANALYSIS**
1. Tax map 15, Parcel 26 & 154
  2. Zoning RR
  3. Gross Area - 43.45 Ac
  4. Net Area - 42.45 Ac
  5. Steep Slopes - 1.5 Ac
  6. 100 year Flood Plain - 0 Ac
  7. Area of lots - 42.45 Ac
  8. Road Right of Way Area - 1.0 Ac
  9. Dwelling Units allowed - 14
  10. Dwelling Units provided - 14
  12. Open Space Required - 0 Ac

CLUSTER LOTS # 15-33  
3.0 AC. LOTS # 1-14  
PRESERVATION PARCELS A & B.

- GENERAL NOTES**
1. Private well and septic systems to be utilized
  2. Topographic survey prepared by P.D.S., Inc., March 1993
  3. Boundary information from deeds:
    - A) Parcel 26 - John W. Sobus, et al. Liber 1328 Folio 223 61.22 acres
    - B) Parcel 154 - Jerome A. Sobus, et al. liber 1151 Folio 632 63.03 acres
  4. Soils map page 14
  5. 100 YEAR FLOOD PLAIN ELEVATION ESTIMATED BY: O'CONNELL & LAWRENCE, INC.
  6. THIS PLAN PROPOSES DEVELOPMENT REGULATED BY 3 ACRE AND CLUSTER ZONING. SEE APPROPRIATE SITE ANALYSIS OF PROPERTY THIS PLAN.

Subtract Property Division of Parcels 26 & 154			
Total 124.2 Acres			
First Tract LOTS 1-14, 26-33 42.45 ACRES PAR. A & B		Building Lots	
Area Tabulation		Building Lots	
A) Three acre area - 14 lots @ 3 Ac =	42.00 Ac	3 Ac lots	14
Preservation	45 Ac	Cluster lots	10
Road	1.00 Ac	25 Ac Preservation parcel	1
Total for 3 Acre lots	43.45 Ac	First Tract Total	25
B) Cluster lots - 10 @ 4.25 Ac = 42.50 Ac			
Lots - 10 @ 60,000	13.77 Ac	Cluster lots	9
Streets	2.50 Ac	25 Ac Preservation parcel	1
Preservation Parcel	26.23 Ac	Second Tract Total	10
Second Tract LOTS 17-25 & PRES. PAR. A			
Cluster Lots - 9 @ 4.25 Ac =	38.25 Ac	Cluster lots	9
Lots - 9 @ 60,000	12.3967 Ac	25 Ac Preservation parcel	1
Streets	0.24 Ac	Second Tract Total	10
Preservation Parcel	25.6033 Ac	Total Building Lots	35

TEN CALLED BY THE  
DEPT. OF THE ENVIRONMENT & ZONING OF  
HOWARD COUNTY  
Professional Seal  
9/1/94

Owner/Developer:	NO.	REVISIONS	DATE
HILL TOP DEVELOPMENT INC. %RICHARD J. DEMMITT P.O. BOX 208 CLARKSVILLE, MD. 21029 410-531-5539			

**DEVELOPMENT CONSULTANTS GROUP, INC.**  
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SKETCH PLAN  
LOTS 1-33 & PRESERVATION PARCELS A & B  
**SOBUS FARMS**  
3RD ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
TAX MAP: 15 PARCELS: 26 & 154

DATE	4/94	Sheet	2
DRAWN		of	2
CHECKED		SCALE	1"=100'
PROJECT NO.	136-13		

5-94-33