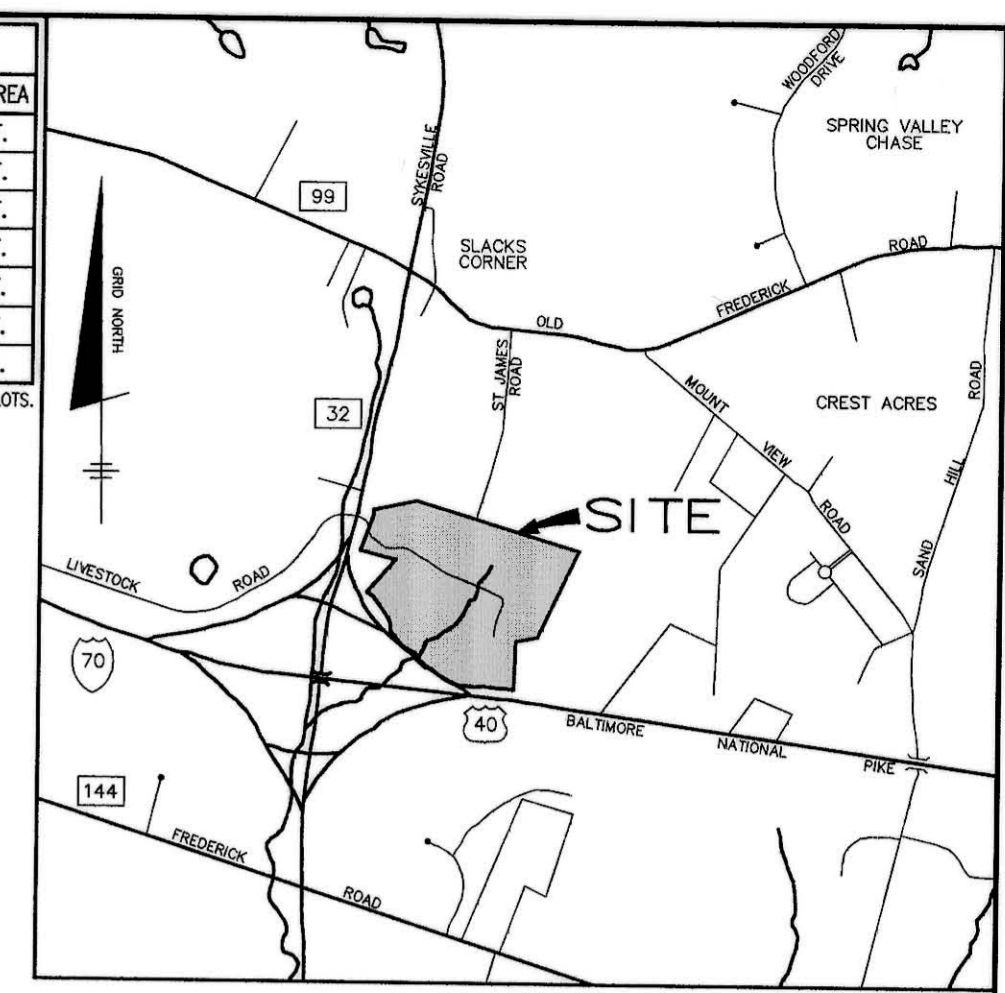


### MINIMUM LOT SIZE CHART

| LOT #  | LOT AREA    | FLAG STEM AREA | MINIMUM LOT AREA |
|--------|-------------|----------------|------------------|
| LOT 4  | 42,771 S.F. | 1,190 S.F.     | 41,581 S.F.      |
| LOT 5  | 47,943 S.F. | 2,411 S.F.     | 45,532 S.F.      |
| LOT 6  | 50,000 S.F. | 3,099 S.F.     | 46,901 S.F.      |
| LOT 25 | 43,850 S.F. | 2,891 S.F.     | 40,959 S.F.      |
| LOT 26 | 41,187 S.F. | 3,760 S.F.     | 37,427 S.F.      |
| LOT 27 | 38,388 S.F. | 4,376 S.F.     | 34,012 S.F.      |
| LOT 28 | 40,634 S.F. | 2,737 S.F.     | 37,897 S.F.      |

NOTE: THERE ARE NO ADDITIONAL FLOOD PLANS OR STEEP SLOPES WITHIN THESE LOTS.



VICINITY MAP  
SCALE: 1" = 2000'

### GENERAL NOTES

- ALL ASPECTS OF THIS PROJECT SHALL BE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED.
- WATER AND SEWER SERVICE FOR THIS DEVELOPMENT SHALL BE PRIVATE. A WELL AND SEPTIC AREA SHALL BE LOCATED ON EACH LOT IN ACCORDANCE WITH ALL HEALTH DEPARTMENT STANDARDS. SEPTIC EASEMENTS ARE A MINIMUM OF 10,000 S.F. PER LOT, EXCEPT FOR LOTS 8-12 & 23-28 WHICH WILL UTILIZE A SHARED COMMON SEPTIC AREA.
- TRACT BOUNDARY ESTABLISHED BY DEED.
- TOPOGRAPHY TAKEN FROM FIELD RUN SURVEY AND LATEST 200' SCALE COUNTY TOPO MAPS.
- HORIZONTAL AND VERTICAL DATUM FOR THIS PROJECT SHALL BE NAD '83 & NAD '27 RESPECTIVELY.
- WETLAND DELINEATION PREPARED BY ECO-SCIENCE, INC., APRIL 1995.
- ADEQUATE PUBLIC FACILITIES ORDINANCE TRAFFIC STUDY PROVIDED BY LEE CUNNINGHAM AND ASSOCIATES, INC., APRIL 1995.
- FOREST CONSERVATION PLAN PREPARED BY ECO-SCIENCE, INC., MAY 1996.
- FLOOD PLAN STUDY PREPARED BY TSA GROUP, INC., MAY 1996.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH. PRESERVATION OF THE SPECIMEN TREES AND FOREST LAND SHALL BE INCORPORATED IN THE FINAL PLAN STAGES.
- NO DISTURBANCE SHALL OCCUR IN THE WETLANDS; 25' WETLAND BUFFER, 100 YEAR FLOOD PLAN OR 75' STREAM BUFFER, EXCEPT AS SHOWN FOR THE NECESSARY ROAD CROSSING AND THE COMMON ACCESS DRIVE. ALL STATE AND FEDERAL PERMITS SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
- MINIMUM BUILDABLE LOT SIZE SHALL BE 40,000 SQUARE FEET FOR LOTS WITH INDIVIDUAL SEPTIC EASEMENTS AND 33,000 SQUARE FEET FOR LOTS WITH COMMON SEPTIC EASEMENTS.
- THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT.
- WATER QUALITY TREATMENT SHALL BE PROVIDED BY EXTENDED DETENTION IN FACILITIES. QUANTITY CONTROL FOR THE ROADWAY SHALL BE BY DETENTION STRUCTURES SHALL BE CLASS 'A'.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- A WAIVER REQUEST FOR THE LENGTH OF A CUL-DE-SAC ROAD (SECTION 1.5.1 HOWARD COUNTY DESIGN MANUAL VOLUME III ROAD AND BRIDGES) WAS APPROVED ON MAY 22, 1995.
- WAIVER REQUEST WP-96-37 TO SECTION 18.116 OF THE SUBDIVISION REGULATIONS HAS BEEN APPROVED BY THE DIRECTOR OF PLANNING AND ZONING, NOVEMBER 15, 1995 AND RECONSIDERED NOVEMBER 1, 1996 TO PERMIT THE STREAM CROSSING BY WHITMAN WAY AND A USE-IN-COMMON DRIVEWAY TO LOTS 25-28 AND PRESERVATION PARCEL 'C'. ALL GRADING ACTIVITY ASSOCIATED WITH THE CROSSING SHALL BE MINIMIZED.
- THE HOMEOWNERS ASSOCIATION SHALL OWN THE PRESERVATION PARCELS.

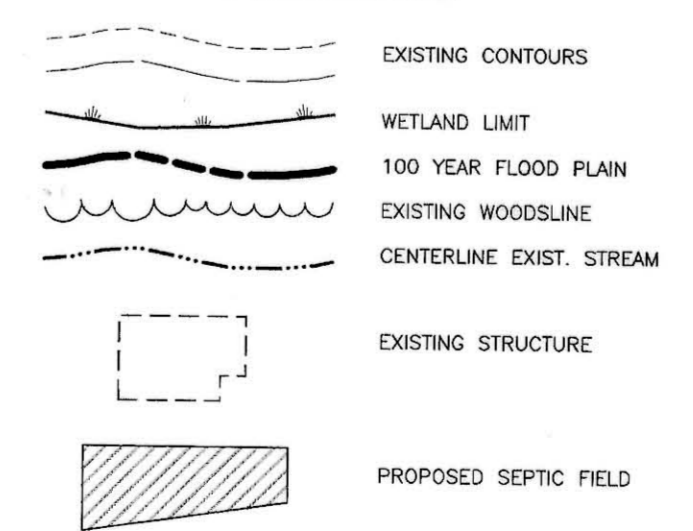
### DENSITY TABULATION

|  |           |
|--|-----------|
| GROSS AREA                                     | .6455 AC. |
| RR-DEO ZONE                                    |           |
| MAXIMUM PERMISSIBLE DENSITY (RECEIVING PARCEL) | .32       |
| ● 1 LOT PER 2 ACRES                            |           |
| NUMBER OF CLUSTER LOTS PERMITTED IN RR ZONE    | .15       |
| ● 1 LOT PER 4.25 ACRES                         |           |
| NUMBER OF DEO CLUSTER LOTS                     | .30       |
| NUMBER OF PROPOSED CLUSTER LOTS                |           |
| SENDING PARCEL TO BE DETERMINED                |           |

### SITE DATA

|   |                       |
|---|-----------------------|
| LOCATION  | TAX MAP 15, PAR. 40   |
| ZONING  | RR-DEO                |
| DEED REFERENCE  | LIBER 1228, FOLIO 231 |
| TRACT AREA  | .6455 AC.             |
| 100-YEAR FLOOD PLAIN                                  | 3.51 AC.              |
| STEEP SLOPES  | 1.61 AC.              |
| NET AREA  | 59.43 AC.             |
| NUMBER OF PROPOSED CLUSTER LOTS                       | .30                   |
| NUMBER OF PROPOSED NON-BUILDABLE PRESERVATION PARCELS | .4                    |
| AREA OF PROPOSED CLUSTER LOTS                         | .2913 AC.             |
| AREA OF PROPOSED NON-BUILDABLE PRESERVATION PARCELS   | .3291 AC.             |
| AREA OF PROPOSED ROAD RIGHT-OF-WAY                    | .251 AC.              |

### LEGEND



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY

*[Signature]* 12/24/96  
PLANNING DIRECTOR DATE

**TSA GROUP, INC.**  
planning • architecture • engineering  
5480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-8106

|   |   |
|---|---|
| OWNER/DEVELOPER:<br>SDC GROUP, INC.<br>P.O. BOX 417<br>ELLICOTT CITY, MARYLAND 21041<br>Phone: (410) 465-4244 | PROJECT:<br><b>STIEGLER PROPERTY</b><br>LOTS 1 Thru 30, PARCELS A, B, C, & D            |
| DESIGN: DAM DRAFT MBB/DBT   | LOCATION:<br>TAX MAP 15 - PARCEL 40<br>333 ELECTION DISTRICT<br>HOWARD COUNTY, MARYLAND |
|   | TITLE:<br><b>PRELIMINARY PLAN</b>   |
|   | DATE: MAY 16, 1996 PROJECT NO. 0761   |
|   | DATE: DECEMBER 13, 1996 PROJECT NO. 0761  |
|   | SCALE: 1" = 100'  |
|   | DRAWING 1 OF 3  |

### COORDINATE CHART (NAD '83)

| No. | NORTH       | EAST         | No. | NORTH       | EAST         |
|-----|-------------|--------------|-----|-------------|--------------|
| 1   | 599434.2750 | 1328460.3117 | 25  | 598518.1270 | 1326575.8506 |
| 2   | 598514.6648 | 1328106.6534 | 26  | 598583.2990 | 1326571.7639 |
| 3   | 598460.1627 | 1327881.6709 | 27  | 598633.9825 | 1326552.4746 |
| 4   | 597958.0045 | 1327883.0351 | 28  | 598677.0784 | 1326525.2217 |
| 5   | 597958.8563 | 1327876.9343 | 29  | 598837.0484 | 1326403.1764 |
| 6   | 597969.6937 | 1327726.9954 | 30  | 598876.6958 | 1326372.3033 |
| 7   | 597972.5875 | 1327670.1090 | 31  | 598902.5448 | 1326326.9528 |
| 8   | 597973.6174 | 1327628.5711 | 32  | 598928.5758 | 1326295.6137 |
| 9   | 597985.4834 | 1327577.7422 | 33  | 598946.5340 | 1326275.1983 |
| 10  | 597969.5996 | 1327474.5576 | 34  | 599013.9080 | 1326338.7678 |
| 11  | 597980.0773 | 1327327.1896 | 35  | 599258.3118 | 1326565.9981 |
| 12  | 597981.5208 | 1327295.6927 | 37  | 599339.9418 | 1326220.0393 |
| 13  | 598002.7600 | 1327250.6288 | 38  | 599372.0202 | 1326238.0322 |
| 14  | 598019.3257 | 1327205.5867 | 39  | 599422.0898 | 1326257.5794 |
| 15  | 598088.1914 | 1327080.7519 | 40  | 599476.6021 | 1326272.9948 |
| 16  | 598148.0220 | 1327008.4332 | 41  | 599516.7505 | 1326287.0271 |
| 17  | 598147.0657 | 1326954.7717 | 42  | 599562.3660 | 1326300.4166 |
| 18  | 598177.5368 | 1326919.3296 | 43  | 599614.1459 | 1326314.3431 |
| 19  | 598212.8731 | 1326876.6233 | 44  | 599667.5022 | 1326326.3929 |
| 20  | 598237.7752 | 1326849.4607 | 45  | 599717.0031 | 1326337.1204 |
| 21  | 598249.0541 | 1326847.1160 | 46  | 599759.0022 | 1326344.5436 |
| 22  | 598293.9257 | 1326830.4011 | 47  | 599779.3635 | 1326346.5507 |
| 23  | 598298.5990 | 1326831.6277 | 48  | 599880.4568 | 1326747.5851 |
| 24  | 598362.9905 | 1326702.9807 |     |             |              |



| SOILS LEGEND |   |
|--------------|---|
| MAP SYMBOL   | SOIL TYPE   |
| Ba *         | D BAILE SILT LOAM   |
| CgB2         | B CHESTER GRAVELLY SILT LOAM - 3 TO 8 PERCENT SLOPES - MODERATED    |
| CgC2         | B CHESTER GRAVELLY SILT LOAM - 8 TO 15 PERCENT SLOPES - MODERATED   |
| ChA          | B CHESTER SILT LOAM - 0 TO 3 PERCENT SLOPES                         |
| ChB2         | B CHESTER SILT LOAM - 3 TO 8 PERCENT SLOPES - MODERATELY ERODED     |
| ChC2         | B CHESTER SILT LOAM - 8 TO 15 PERCENT SLOPES - MODERATELY ERODED    |
| ChC3         | B CHESTER SILT LOAM - 8 TO 15 PERCENT SLOPES - SEVERELY ERODED      |
| ChD2         | B CHESTER SILT LOAM - 15 TO 25 PERCENT SLOPES - MODERATELY ERODED   |
| Cs           | B COMUS SILT LOAM   |
| EkC2         | B ELIOAK SILT LOAM - 8 TO 15 PERCENT SLOPES - MODERATELY ERODED     |
| Ec3          | B ELIOAK SILTY CLAY LOAM - 8 TO 15 PERCENT SLOPES - SEVERELY ERODED |
| GIB2         | B GLENELG LOAM - 3 TO 8 PERCENT SLOPES - MODERATELY ERODED          |
| GIC2         | B GLENELG LOAM - 8 TO 15 PERCENT SLOPES - MODERATELY ERODED         |
| GID2         | B GLENELG LOAM - 15 TO 25 PERCENT SLOPES - MODERATELY ERODED        |
| GhB2 *       | C GLENVILLE SILT LOAM - 3 TO 8 PERCENT SLOPES - MODERATELY ERODED   |
| Ha *         | D HATBORO SILT LOAM   |
| MgB2         | B MANOR GRAVELLY LOAM - 3 TO 8 PERCENT SLOPES - MODERATELY ERODED   |
| MgC2         | B MANOR GRAVELLY LOAM - 8 TO 15 PERCENT SLOPES - MODERATELY ERODED  |
| MIB2         | B MANOR LOAM - 3 TO 8 PERCENT SLOPES - MODERATELY ERODED            |
| MIC2         | B MANOR LOAM - 8 TO 15 PERCENT SLOPES - MODERATELY ERODED           |
| MID2         | B MANOR LOAM - 15 TO 25 PERCENT SLOPES - MODERATELY ERODED          |
| MID3         | B MANOR LOAM - 15 TO 25 PERCENT SLOPES - SEVERELY ERODED            |
| MIE          | B MANOR LOAM - 25 TO 45 PERCENT SLOPES                              |

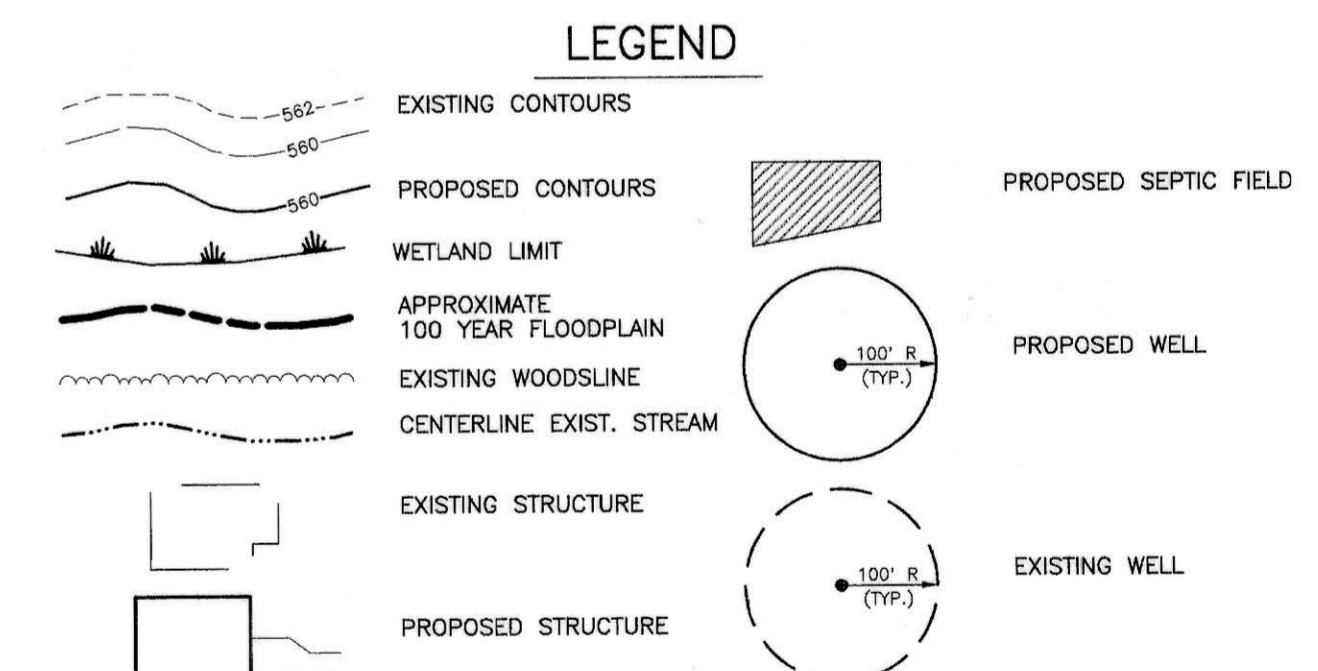
\* INDICATES HYDRIC SOILS  
SOILS MAP No. 8

| SCHEDULE A<br>PERIMETER LANDSCAPE EDGE   |                     |                                  |         |                                  |         |     |
|--|---------------------|----------------------------------|---------|----------------------------------|---------|-----|
| CATEGORY   | ADJACENT TO ROADWAY | ADJACENT TO PERIMETER PROPERTIES |         | ADJACENT TO PERIMETER PROPERTIES |         |     |
|  |                     | YES                              | NO      | YES                              | NO      | YES |
| PERIMETER NO. / LANDSCAPE TYPE   |                     | ① A                              | ② A     | ③ A                              | ④ A     | ⑤ A |
| LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER  |                     | 331                              | 3710    | 1895                             | 1940    | 213 |
| CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED) |                     | NO                               | YES 710 | YES 700                          | YES 620 | NO  |
| CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED) |                     | NO                               | NO      | NO                               | YES 900 | NO  |
| NUMBER OF PLANTS REQUIRED  |                     |                                  |         |                                  |         |     |
| SHADE TREES  |                     | 6                                | 50      | 20                               | 7       | 4   |
| EVERGREEN TREES  |                     | -                                | -       | -                                | -       | -   |
| OTHER TREES (2:1 SUBSTITUTE)   |                     | -                                | -       | -                                | -       | -   |
| SHRUBS   |                     | -                                | -       | -                                | -       | -   |
| NUMBER OF PLANTS PROVIDED  |                     |                                  |         |                                  |         |     |
| SHADE TREES  |                     | 6                                | 50      | 20                               | 7       | 5   |
| EVERGREEN TREES  |                     | -                                | -       | -                                | -       | -   |
| OTHER TREES (2:1 SUBSTITUTE)   |                     | -                                | -       | -                                | -       | -   |
| SHRUBS (10:1 SUBSTITUTE)   |                     | -                                | -       | -                                | -       | -   |

(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)

| SCHEDULE D<br>STORMWATER MANAGEMENT AREA LANDSCAPING - TYPE 'B' BUFFER |          |         |     |
|--|----------|---------|-----|
| LINEAR FEET OF PERIMETER   | SWMF NO. | #1      | #2  |
| NUMBER OF TREES REQUIRED   |          | 1100    | 750 |
| SHADE TREES  |          | 16      | 16  |
| EVERGREEN TREES  |          | 20      | 20  |
| CREDIT FOR EXISTING VEGETATION (NO, YES AND L.F.)                      |          | YES 300 | NO  |
| CREDIT FOR OTHER LANDSCAPING (NO, YES AND #)                           |          | NO      | NO  |
| NUMBER OF TREES PROVIDED   |          |         |     |
| SHADE TREES  |          | 16      | 16  |
| EVERGREEN TREES  |          | 20      | 20  |
| OTHER TREES (2:1 SUBSTITUTE)   |          | -       | -   |

LANDSCAPING NOTES  
1. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE STREET TREES, STORMWATER MANAGEMENT POND PLANTING, AND THE PERIMETER LOT PLANTINGS AS SHOWN ON THESE PLANS.



| PLANTING LIST |          |                                   |                                  |
|---------------|----------|-----------------------------------|----------------------------------|
| SYMBOL        | QUANTITY | NAME                              | REMARKS                          |
| ⊙             | 104      | STREET TREES                      | 2 1/2" MIN. CAL. B & B FULL HEAD |
| ⊙             | 120      | PERIMETER LANDSCAPING SHADE TREES | 2 1/2" MIN. CAL. B & B FULL HEAD |
| ⊙             | 40       | PERIMETER LANDSCAPING EVERGREEN   | 5'- 6' HT. UNSHEARED             |

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY  
*James Smith* 12/24/96  
PLANNING DIRECTOR DATE

TSA GROUP, INC.  
planning • architecture • engineering  
8480 Baltimore National Pike • Ellicott City, Maryland 21045 • (410) 465-0105  
*Donald Mason*

OWNER/DEVELOPER: SDC GROUP, INC.  
P.O. BOX 417  
ELLICOTT CITY, MARYLAND 21041  
(410) 465-4244

PROJECT: STIEGLER PROPERTY  
LOTS 1 thru 30, PARCELS A, B, C, & D

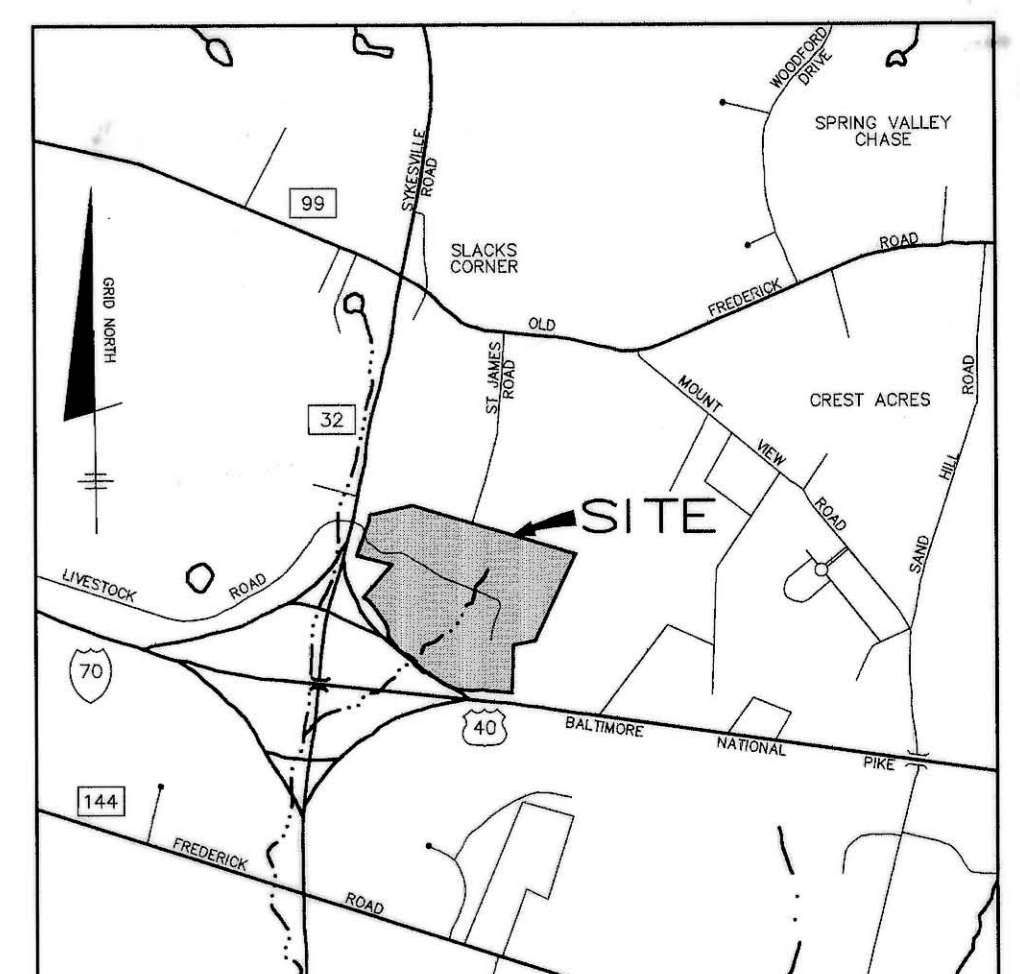
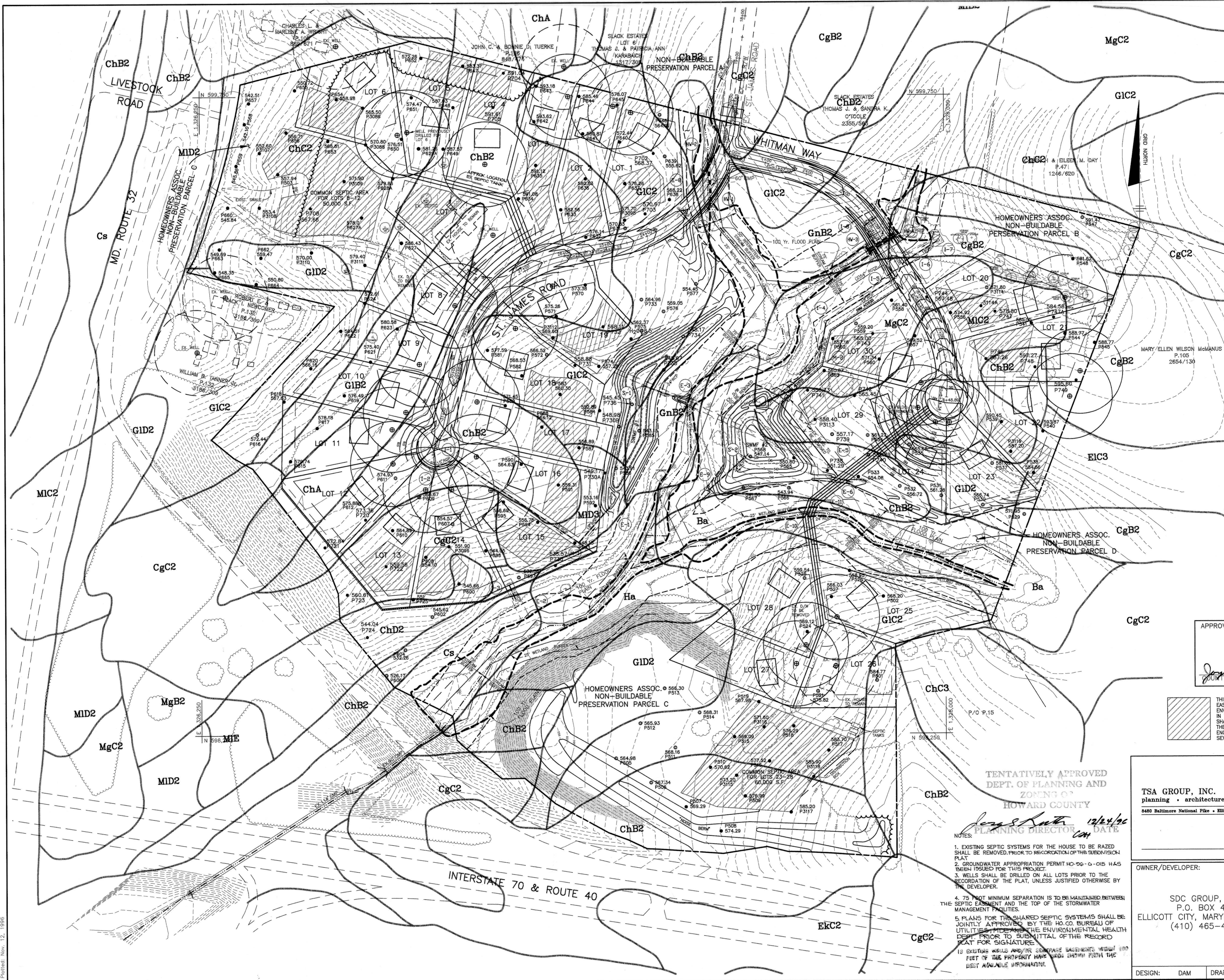
LOCATION: TAX MAP 15 - PARCEL 40  
3rd ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

TITLE: GRADING, SOILS & LANDSCAPE PLAN  
WP-96-37, S-96-01

DATE: MAY 16, 1996  
DECEMBER 13, 1996

PROJECT NO. 0761

DESIGN: DAM DRAFT: MBB/DBT SCALE: 1" = 100' DRAWING 2 OF 3



VICINITY MAP  
SCALE: 1" = 2000'

LEGEND

- - - - - EXISTING CONTOURS
- - - - - WETLAND LIMIT
- - - - - APPROXIMATE 100 YEAR FLOODPLAIN
- - - - - EXISTING WOODSLINE
- - - - - CENTERLINE EXIST. STREAM
- [ ] EXISTING STRUCTURE
- [ ] PROPOSED STRUCTURE
- [ ] PROPOSED SEPTIC FIELD
- P3110 PASSED PERC TEST (3086, 3088, 3095-3096, 3107-3119) (TESTED NOVEMBER 1996)
- P701 PASSED PERC TEST (701-756) (TESTED MARCH 1996)
- P501 PASSED PERC TEST (501-646) (TESTED FEBRUARY 1995)
- P514 FAILED PERC TEST
- 100' R (TYP.) PROPOSED WELL
- 100' R (TYP.) EXISTING WELL

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS, HOWARD COUNTY, HEALTH DEPARTMENT, FOR LOTS 1-7, 19-22, 29 & 30 LAID FOR PRIVATE WATER AND A TENTATIVE SHARED SEPTIC SYSTEM FOR LOTS 8-12 & 23-28. SEE NOTE 5.

*Joseph M. Boydman, Sr.* 12-11-96  
COUNTY HEALTH OFFICER DATE

THIS AREA INDICATES APPROVED PERC AREAS AND DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQ.FT. AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THE AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT PLAT SHALL NOT BE NECESSARY.

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*Joseph M. Boydman, Sr.* 12/24/96  
PLANNING DIRECTOR DATE

- NOTES:
- EXISTING SEPTIC SYSTEMS FOR THE HOUSE TO BE RAZED SHALL BE REMOVED PRIOR TO RECORDATION OF THE SUBDIVISION PLAT.
  - GROUNDWATER APPROPRIATION PERMIT HO-96-G-015 HAS BEEN ISSUED FOR THIS PROJECT.
  - WELLS SHALL BE DRILLED ON ALL LOTS PRIOR TO THE RECORDATION OF THE PLAT, UNLESS JUSTIFIED OTHERWISE BY THE DEVELOPER.
  - 75 FOOT MINIMUM SEPARATION IS TO BE MAINTAINED BETWEEN SEPTIC EASEMENT AND THE TOP OF THE STORMWATER MANAGEMENT FACILITIES.
  - PLANS FOR THE SHARED SEPTIC SYSTEMS SHALL BE JOINTLY APPROVED BY THE HO. CO. BUREAU OF UTILITIES AND THE ENVIRONMENTAL HEALTH DEPT. PRIOR TO SUBMITTAL OF THE RECORD PLAT FOR SIGNATURE.
  - EXISTING WELLS AND/OR SEWAGE EASEMENTS WITHIN 100 FEET OF THE PROPERTY BOUNDARIES SHOWN FROM THE BEST AVAILABLE INFORMATION.

TSA GROUP, INC.  
planning • architecture • engineering  
8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 466-6106



|                  |  |
|------------------|--|
| OWNER/DEVELOPER: | SDC GROUP, INC.<br>P.O. BOX 417<br>ELLICOTT CITY, MARYLAND 21043<br>(410) 465-4244 |
| PROJECT:         | STIEGLER PROPERTY<br>LOTS 1 Thru 30, PARCELS A, B, C, & D                          |
| LOCATION:        | TAX MAP 15 - PARCEL 40<br>3rd ELECTION DISTRICT<br>HOWARD COUNTY, MARYLAND         |
| TITLE:           | PERC CERTIFICATION PLAN<br>WP-96-37 S-96-01  |
| DATE:            | MAY 16, 1996<br>NOVEMBER 12, 1996  |
| PROJECT NO.:     | 0761   |
| DESIGN:          | DAM  |
| DRAFT:           | MBB/DBT  |
| SCALE:           | 1" = 100'  |
| DRAWING:         | 3 OF 3   |