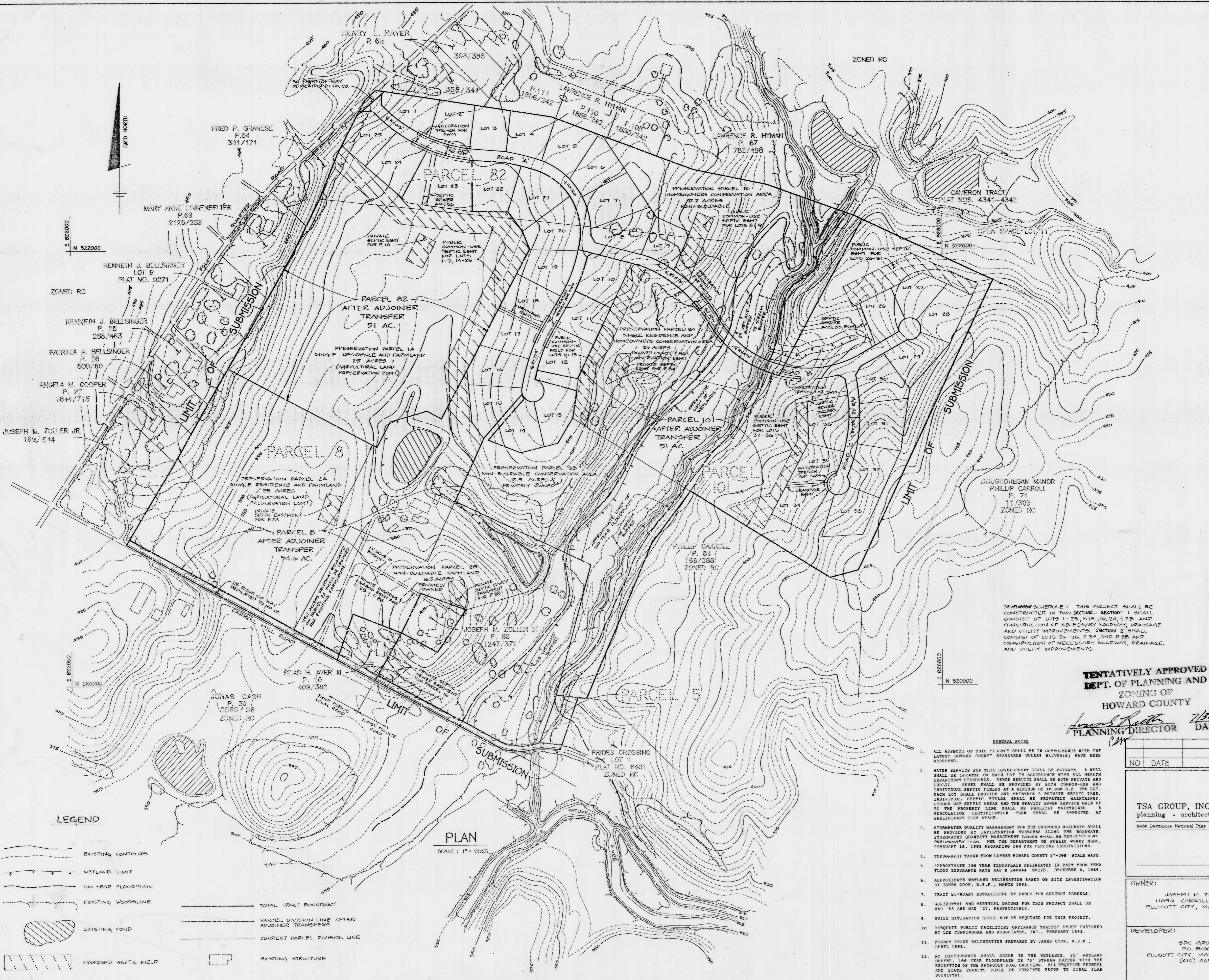


VICINITY MAP
SCALE: 1"=2000'



OVERALL SITE DATA

LOCATION	TAX MAP 23, PARCELS 5, 8, 82, 101
TOPOGRAPHY	RC DISTRICT
DRIVE REFERENCE	
PARCEL 5 (19.5 AC)	LIDER 439 FOLIO 176
PARCEL 8 (81.4 AC)	LIDER 1247 FOLIO 354
PARCEL 82 (27.6 AC)	LIDER 481 FOLIO 737
PARCEL 101 (47.4 AC)	LIDER 1247 FOLIO 367
TRACT AREA	257.1 AC
NUMBER OF PROPOSED CLUSTER LOTS	36
NUMBER OF PROPOSED NON-BUILDABLE PRESERVATION PARCELS	3
AREA OF PROPOSED ROAD RIGHT-OF-WAY	3.5 AC
AREA OF PROPOSED CLUSTER LOTS	34.0 AC
AREA OF PROPOSED PRESERVATION PARCELS WITH SINGLE RESIDENCES	75.0 AC
AREA OF PROPOSED NON-BUILDABLE PRESERVATION PARCELS	41.6 AC
AREA OF APPROXIMATE 100 YEAR FLOODPLAIN	16.8 AC
AREA OF STEEP SLOPE (2% OR GREATER)	12.2 AC
AREA OF APPROXIMATE WETLANDS	14.7 AC

SITE DATA

PARCEL 82 SUBDIVISION	
GROSS AREA	51.0 AC
NUMBER OF CLUSTER LOTS ALLOWED @ 1 PER 4.25 GROSS ACRES	12
NUMBER OF PRESERVATION PARCELS WITH RESIDENCE (25 AC. MIN.) ALLOWED	1
TOTAL NUMBER OF PROPOSED LOTS	13
CLUSTER LOTS	12
PRESERVATION PARCEL WITH RESIDENCE	1
PRESERVATION PARCEL - FARMLAND	1
AREA OF PROPOSED ROAD RIGHT-OF-WAY	2.8 AC
AREA OF PROPOSED CLUSTER LOTS (48,000 S.F. +/-)	11.0 AC
AREA OF PROPOSED PRESERVATION PARCEL WITH RESIDENCE	25.0 AC
AREA OF PROPOSED PRESERVATION PARCEL - FARMLAND	12.2 AC

PARCEL 101 SUBDIVISION

GROSS AREA	54.6 AC
NUMBER OF CLUSTER LOTS ALLOWED @ 1 PER 4.25 GROSS ACRES	13
NUMBER OF PRESERVATION PARCELS WITH RESIDENCE (25 AC. MIN.) ALLOWED	1
TOTAL NUMBER OF PROPOSED LOTS	14
CLUSTER LOTS	13
PRESERVATION PARCEL WITH RESIDENCE	1
PRESERVATION PARCEL - FARMLAND	1
AREA OF PROPOSED ROAD RIGHT-OF-WAY	2.1 AC
AREA OF PROPOSED CLUSTER LOTS (48,000 S.F. +/-)	11.0 AC
AREA OF PROPOSED PRESERVATION PARCEL WITH RESIDENCE	25.0 AC
AREA OF PROPOSED PRESERVATION PARCEL - FARMLAND	16.5 AC

PARCEL 181 AND 5 SUBDIVISION

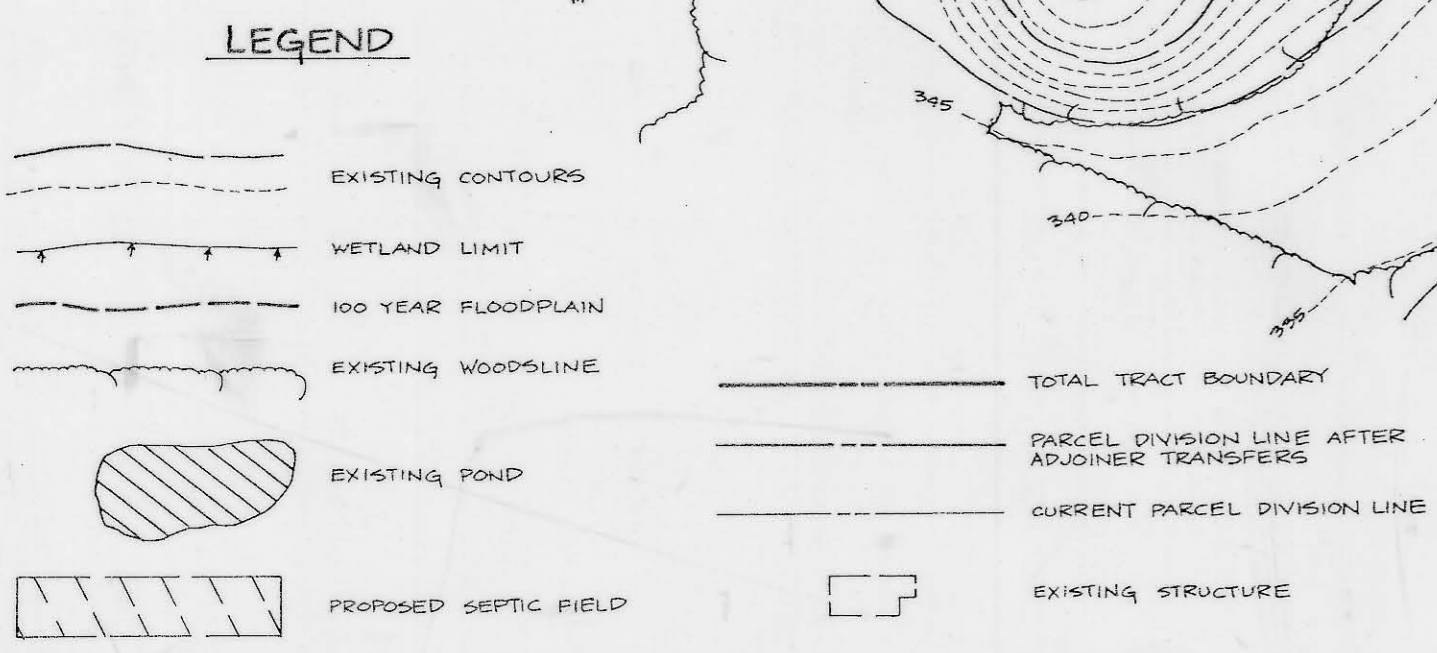
GROSS AREA	51.5 AC
NUMBER OF CLUSTER LOTS ALLOWED @ 1 PER 4.25 GROSS ACRES	12
NUMBER OF PRESERVATION PARCELS WITH RESIDENCE (25 AC. MIN.) ALLOWED	1
TOTAL NUMBER OF PROPOSED LOTS	13
CLUSTER LOTS	12
PRESERVATION PARCEL WITH RESIDENCE	1
PRESERVATION PARCEL - FARMLAND	1
AREA OF PROPOSED ROAD RIGHT-OF-WAY	1.6 AC
AREA OF PROPOSED CLUSTER LOTS (1 ACRE +/-)	21.0 AC
AREA OF PROPOSED PRESERVATION PARCEL WITH RESIDENCE	25.0 AC
AREA OF PROPOSED PRESERVATION PARCEL - CONSERVATION AREA	12.9 AC

DEVELOPMENT SCHEDULE: THIS PROJECT SHALL BE CONSTRUCTED IN TWO SECTIONS. SECTION 1 SHALL CONSIST OF LOTS 1-25, P.1A, 1B, 2A, 4, 2B AND CONSTRUCTION OF NECESSARY ROADWAY, DRAINAGE AND UTILITY IMPROVEMENTS. SECTION 2 SHALL CONSIST OF LOTS 26-36, P.3A AND P.3B AND CONSTRUCTION OF NECESSARY ROADWAY, DRAINAGE, AND UTILITY IMPROVEMENTS.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR
DATE 7/10/93

NOTE: THE ZOLLER PROPERTY PARCEL SUBDIVISIONS SHALL REQUIRE ADJOINER TRANSFERS OF THE SUBJECT DIVISIONS OF PARCELS 8, 82 AND 101 PRIOR TO RECORDATION OF THE SUBDIVISION PLATS.
THE THREE PARCEL SUBDIVISIONS REPRESENTED ON THIS PLAN ARE BASED ON THE PARCEL DIVISIONS AFTER ADJOINER TRANSFERS. THE PARCEL SUBDIVISIONS AS REPRESENTED ON THIS PLAN ARE PARCEL 6, PARCEL 82 AND COMBINED PARCEL 101 AND PARCEL 5.
A FUTURE REBUNDIVISION TO COMBINE PARCEL 88 (NOT PART OF THIS SUBDIVISION) AND THE PROPOSED PRESERVATION PARCELS 28 AND 38 (BOTH RETAINED BY JOSEPH M. ZOLLER III) SHALL OCCUR. A RECOMMENDATION BY DEPARTMENT OF PLANNING AND ZONING TO SUPPORT THE FUTURE REBUNDIVISION WAS MADE APRIL 1993.

- GENERAL NOTES
- ALL ASPECTS OF THIS PROJECT SHALL BE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS OTHERWISE SPECIFIED.
 - WATER SERVICE FOR THIS DEVELOPMENT SHALL BE PRIVATE. A WELL SHALL BE LOCATED ON EACH LOT IN ACCORDANCE WITH ALL HEALTH DEPARTMENT STANDARDS. SEWER SERVICE SHALL BE BOTH PRIVATE AND PUBLIC. SEWER SHALL BE PROVIDED BY BOTH COMMON-USE AND INDIVIDUAL SEPTIC FIELDS AT A MINIMUM OF 10,000 S.F. PER LOT. EACH LOT SHALL PROVIDE AND MAINTAIN A PRIVATE SEPTIC TANK. INDIVIDUAL SEPTIC FIELDS SHALL BE PRIVATELY MAINTAINED. COMMON-USE SEPTIC AREAS AND THE GRAVITY SEWER SERVICE MAIN UP TO THE PROPERTY LINE SHALL BE PUBLICLY MAINTAINED. A PERCOLATION CERTIFICATION PLAN SHALL BE APPROVED AT PRELIMINARY PLAN STAGE.
 - STORMWATER QUALITY MANAGEMENT FOR THE PROPOSED ROADWAYS SHALL BE PROVIDED BY IMPLANTATION TRENCHES ALONG THE ROADWAYS. STORMWATER QUALITY MANAGEMENT SHALL BE REQUIRED AT PRELIMINARY PLAN STAGE PER THE DEPARTMENT OF PUBLIC WORKS MEMO, FEBRUARY 16, 1993 REGARDING SWM FOR CLUSTER SUBDIVISIONS.
 - TOPOGRAPHY TAKEN FROM LATEST HOWARD COUNTY 1"=200' SCALE MAPS.
 - APPROXIMATE 100 YEAR FLOODPLAIN DELINEATED IN PART FROM FEMA FLOOD INSURANCE RATE MAP # 240844 0822B, DECEMBER 4, 1986.
 - APPROXIMATE WETLAND DELINEATION BASED ON SITE INVESTIGATION BY JAMES COOK, R.F.P., MARCH 1993.
 - TRACT BOUNDARY ESTABLISHED BY DEEDS FOR SUBJECT PARCELS.
 - HORIZONTAL AND VERTICAL DATUMS FOR THIS PROJECT SHALL BE NAD '83 AND NAD '27, RESPECTIVELY.
 - NOISE MITIGATION SHALL NOT BE REQUIRED FOR THIS PROJECT.
 - ADEQUATE PUBLIC FACILITIES ORDINANCE TRAFFIC STUDY PREPARED BY LEE CUNNINGHAM AND ASSOCIATES, INC., FEBRUARY 1993.
 - FOREST STAND DELINEATION PREPARED BY JAMES COOK, R.F.P., APRIL 1993.
 - NO DISTURBANCE SHALL OCCUR IN THE WETLANDS, 25' WETLAND BUFFER, 100 YEAR FLOODPLAIN OR 75' STREAM BUFFER WITH THE EXCEPTION OF THE PROPOSED ROAD CROSSING. ALL REQUIRED FEDERAL AND STATE PERMITS SHALL BE OBTAINED PRIOR TO FINAL PLAN SUBMITTAL.
 - FOR EXISTING SITE CONDITIONS, SEE SHEET 2 OF 2.

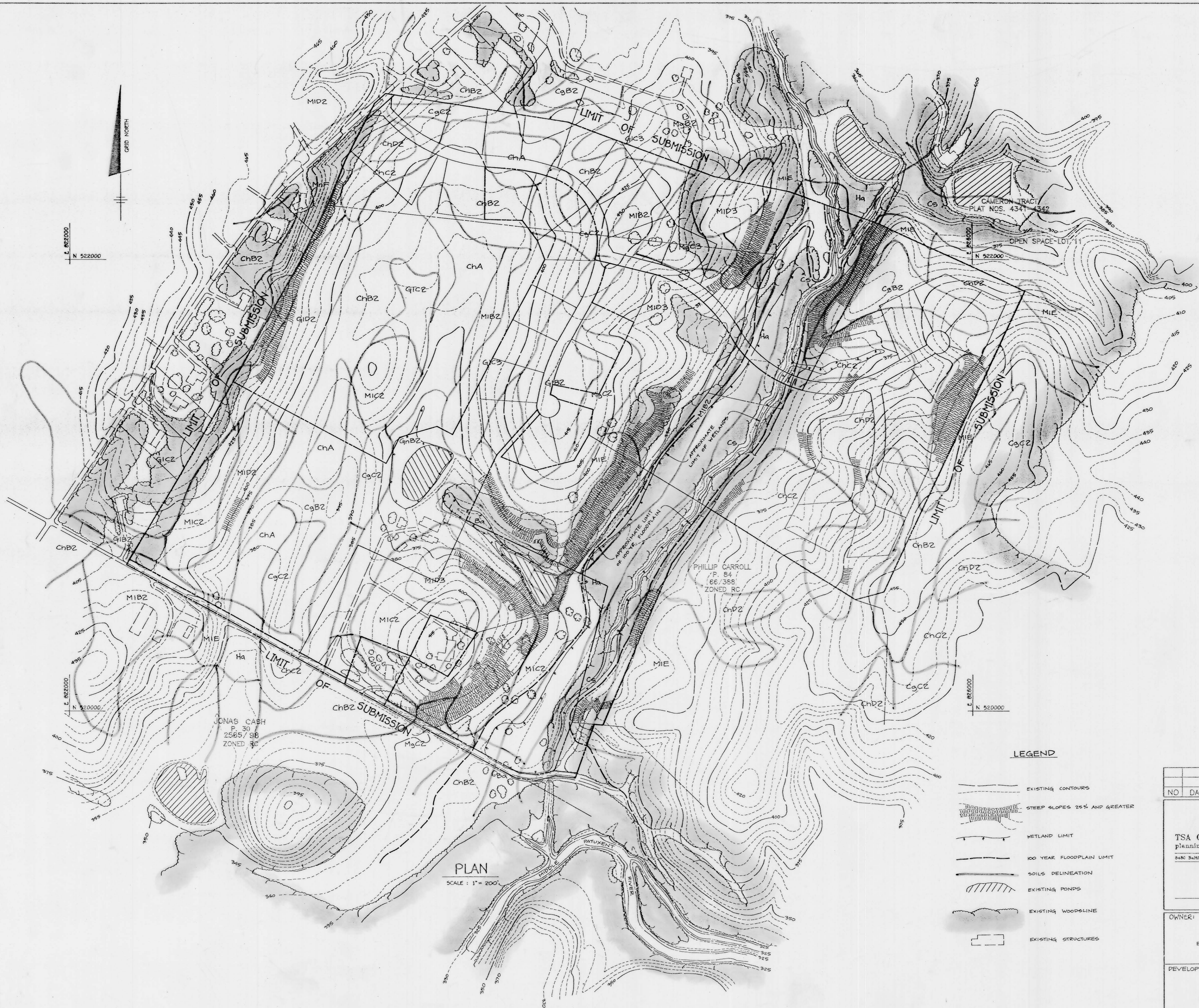


PLAN
SCALE: 1"=200'

NO	DATE	REVISION
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TSA GROUP, INC.
planning • architecture • engineering
8840 Baltimore National Pike • Killbuck City, Maryland 21043 • (410) 465-8105

OWNER: JOSEPH M. ZOLLER III 11676 CARROLL MILL ROAD ELLCOTT CITY, MARYLAND 21043	PROJECT: ZOLLER PROPERTIES PARCEL SUBDIVISIONS
DEVELOPER: SDC GROUP INC. P.O. BOX 417 ELLCOTT CITY, MARYLAND 21043 (410) 465-4244	LOCATION: TAX MAP 23-PARCELS 5, 8, 82, 101 3rd ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: MAY 21, 1993 JULY 26, 1993	TITLE: SKETCH PLAN
DES: JME/DRK	PROJECT NO. 0523
DRN: DRK/DBT	SCALE: AS SHOWN
	DRAWING 1 OF 2



- NOTES:**
1. TOPOGRAPHY TAKEN FROM LATEST HOWARD COUNTY 1" = 200' SCALE MAPS.
 2. SOIL CLASSIFICATION BASED ON SOIL SURVEY OF HOWARD COUNTY, MARYLAND MAP NO. 14.
 3. APPROXIMATE 100 YR FLOODPLAIN DELINEATED IN PART FROM FEMA FLOOD INSURANCE RATE MAP # 240044 002Z B. 12/4/86.
 4. APPROXIMATE WETLAND DELINEATION BASED ON SITE INVESTIGATION BY JAMES COOK, R.R.F. 9/93.

SOIL CLASSIFICATION

- Ba BAILE SILT LOAM
- CgB2 CHESTER GRAVELLY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
- CgC2 CHESTER GRAVELLY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
- ChA CHESTER SILT LOAM, 0 TO 3 PERCENT SLOPES
- ChB2 CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
- ChC2 CHESTER SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
- ChD2 CHESTER SILT LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED
- Cs CUMUS SILT LOAM
- GIB2 GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
- GIC2 GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
- GIC3 GLENELG LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
- GID2 GLENELG LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED
- GnB2 GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
- Hq HATBORO SILT LOAM
- HgB2 HANOR GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
- HgC2 HANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
- HgC3 HANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
- MIB2 HANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
- MIC2 HANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
- MID2 HANOR LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED
- MID3 HANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED
- MIE HANOR LOAM, 25 TO 45 PERCENT SLOPES
- HqF HANOR VERY STONY LOAM, 25 TO 50 PERCENT SLOPES

INDICATES HYDRIC SOILS

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

James Smith 7/30/93
 PLANNING DIRECTOR DATE

LEGEND

- EXISTING CONTOURS
- STEEP SLOPES 25% AND GREATER
- WETLAND LIMIT
- 100 YEAR FLOODPLAIN LIMIT
- SOILS DELINEATION
- EXISTING PONDS
- EXISTING WOODS LINE
- EXISTING STRUCTURES

PLAN
 SCALE: 1" = 200'

NO	DATE	REVISION
TSA GROUP, INC. planning • architecture • engineering 8400 Baltimore National Pike • Ellicott City, Maryland 21042 • (410) 462-6100		
OWNER: JOSEPH M. ZOLLER III 11676 CARROLL MILL ROAD ELLICOTT CITY, MARYLAND 21043		PROJECT: ZOLLER PROPERTIES PARCEL SUBDIVISIONS
DEVELOPER: SDC GROUP, INC. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21043 (410) 465-4244		LOCATION: TAX MAP 23-PARCELS 5, 8, B2, 101 3rd ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE: EXISTING CONDITIONS PLAN		
DES: JME/DRK	DRN: DRK/DBT	DATE: MAY 21, 1993 JULY 26, 1993
SCALE: AS SHOWN		PROJECT NO.: 0523 DRAWING 2 OF 2