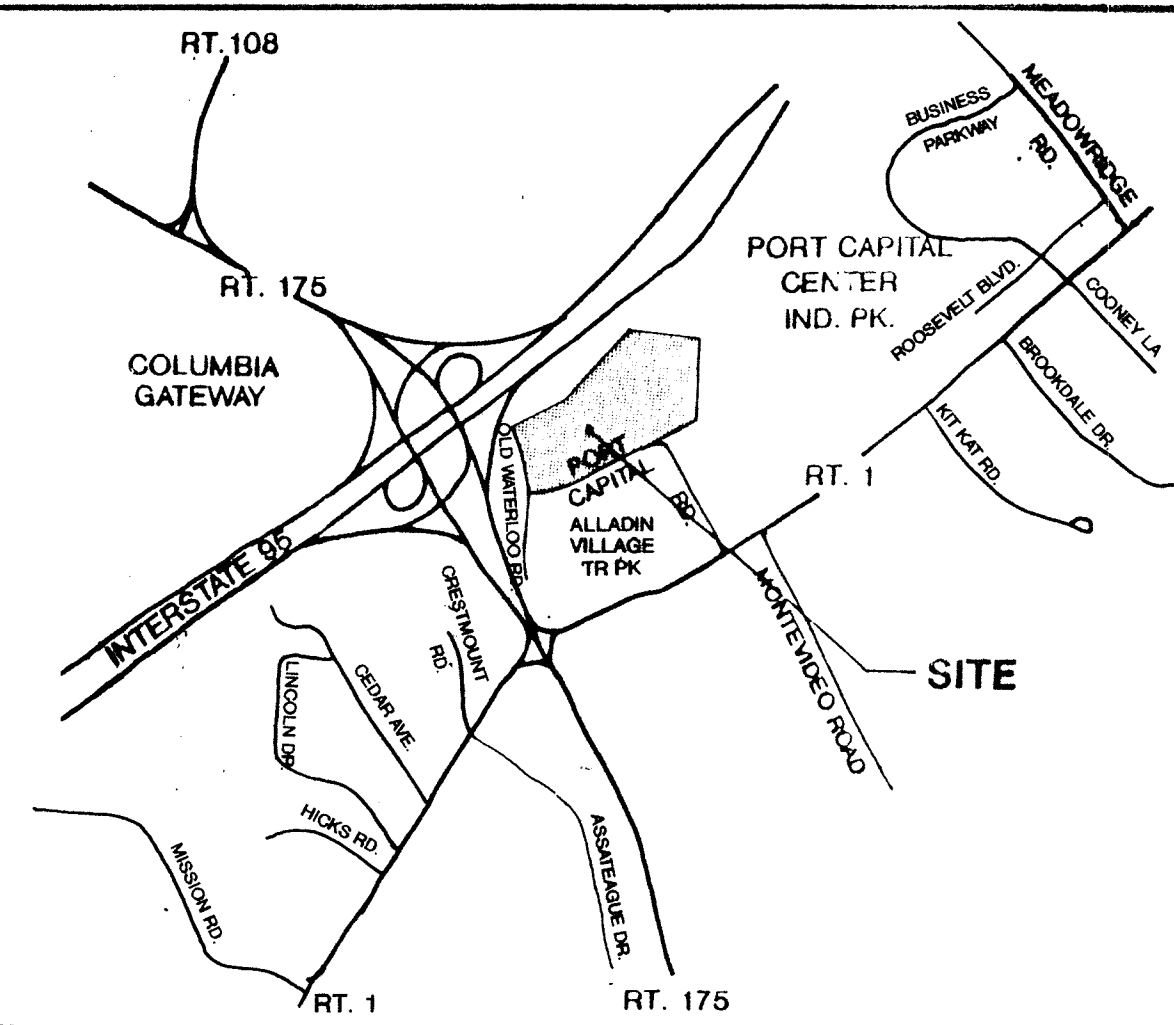


SITE TABULATION

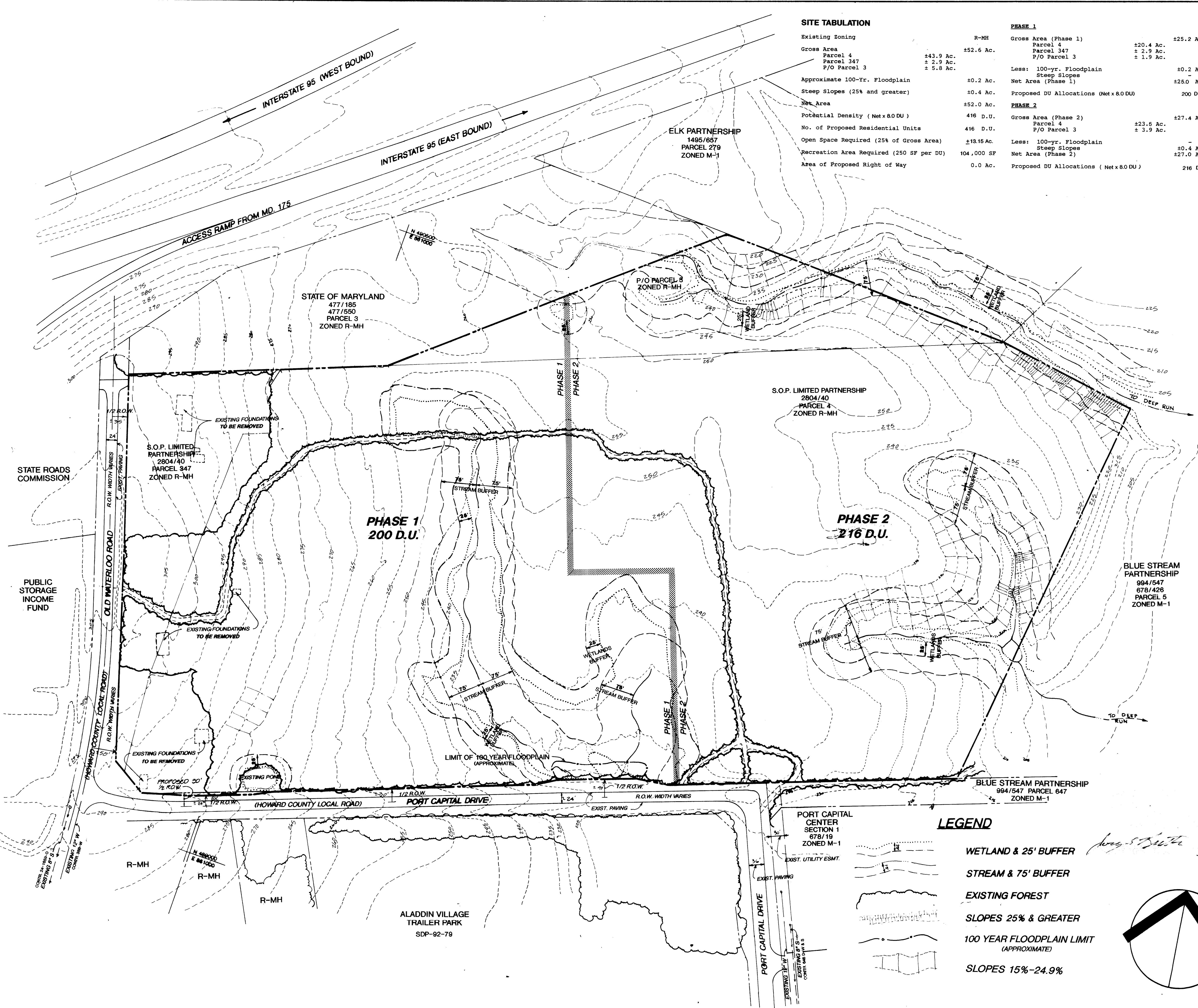
Existing Zoning	R-MH	PHASE 1		
Gross Area	±52.6 Ac.	Gross Area (Phase 1)	±20.4 Ac.	±25.2 Ac.
Parcel 4	±43.9 Ac.	Parcel 4	±2.9 Ac.	±2.9 Ac.
Parcel 347	±2.9 Ac.	Parcel 347	±2.9 Ac.	±1.9 Ac.
P/O Parcel 3	±5.8 Ac.	P/O Parcel 3	±1.9 Ac.	
Approximate 100-Yr. Floodplain	±0.2 Ac.	Less: 100-yr. Floodplain	±0.2 Ac.	
Steep Slopes (25% and greater)	±0.4 Ac.	Net Area (Phase 1)	±26.0 Ac.	
Net Area	±52.0 Ac.	Proposed DU Allocations (Net x 8.0 DU)	200 DU	
Potential Density (Net x 8.0 DU)	416 D.U.	PHASE 2		
No. of Proposed Residential Units	416 D.U.	Gross Area (Phase 2)	±23.6 Ac.	±27.4 Ac.
Open Space Required (25% of Gross Area)	±13.15 Ac.	Parcel 4	±3.9 Ac.	
Recreation Area Required (250 SF per DU)	104,000 SF	P/O Parcel 3		
Area of Proposed Right of Way	0.0 Ac.	Less: 100-yr. Floodplain		
		Steep Slopes		±0.4 Ac.
		Net Area (Phase 2)		±27.0 Ac.
		Proposed DU Allocations (Net x 8.0 DU)		216 DU



VICINITY MAP SCALE: 1" = 2000'

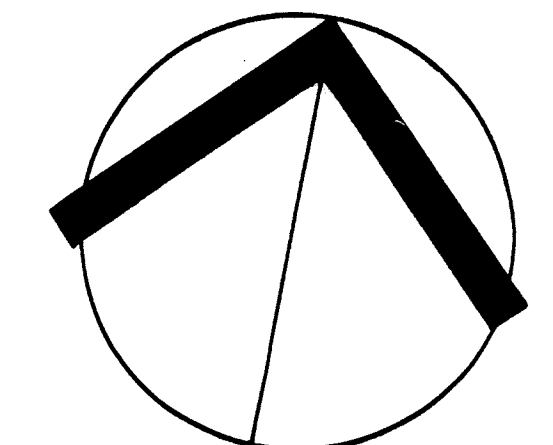
GENERAL NOTES

- Existing zoning is R-MH.
- Site is within the Metropolitan Utility District of Howard County, Maryland.
- Site is to be served by public water and public sewer located in Port Capital Road and Waterloo Road (Howard County Water & Sewer Master Plan - March, 1988).
- Topographical data obtained from Howard County Topographical Survey (200-scale), Sheet No. 6L-0119-T-223-44, and 1984 aerial survey by others.
- Soils information obtained from USDA "Soils Survey of Howard County, Maryland", page 30.
- There are approximately 0.2 acres of 100-year floodplain found on the site.
- There are approximately 0.4 acres of slopes 25% or greater found on the site. There are no 25% slopes of 20,000 s.f. contiguous area.
- There are approximately 6.8 acres of non-tidal wetlands found on the site, as delineated by Riemer Muegge & Associates' environmental planner.
- There are no known structures of historic value found on the site.
- There are no known burial grounds or cemetery sites found on the site.
- Designated open space and recreation area shall be addressed at development stage.
- Storm water management shall be addressed at development stage.
- References include:
ZB-7801 - Requested zoning change from M-1 to B-2. Granted on March 14, 1992.
- Howard County reserves all rights in acquiring right of way in the future for the purpose of road improvements.



LEGEND

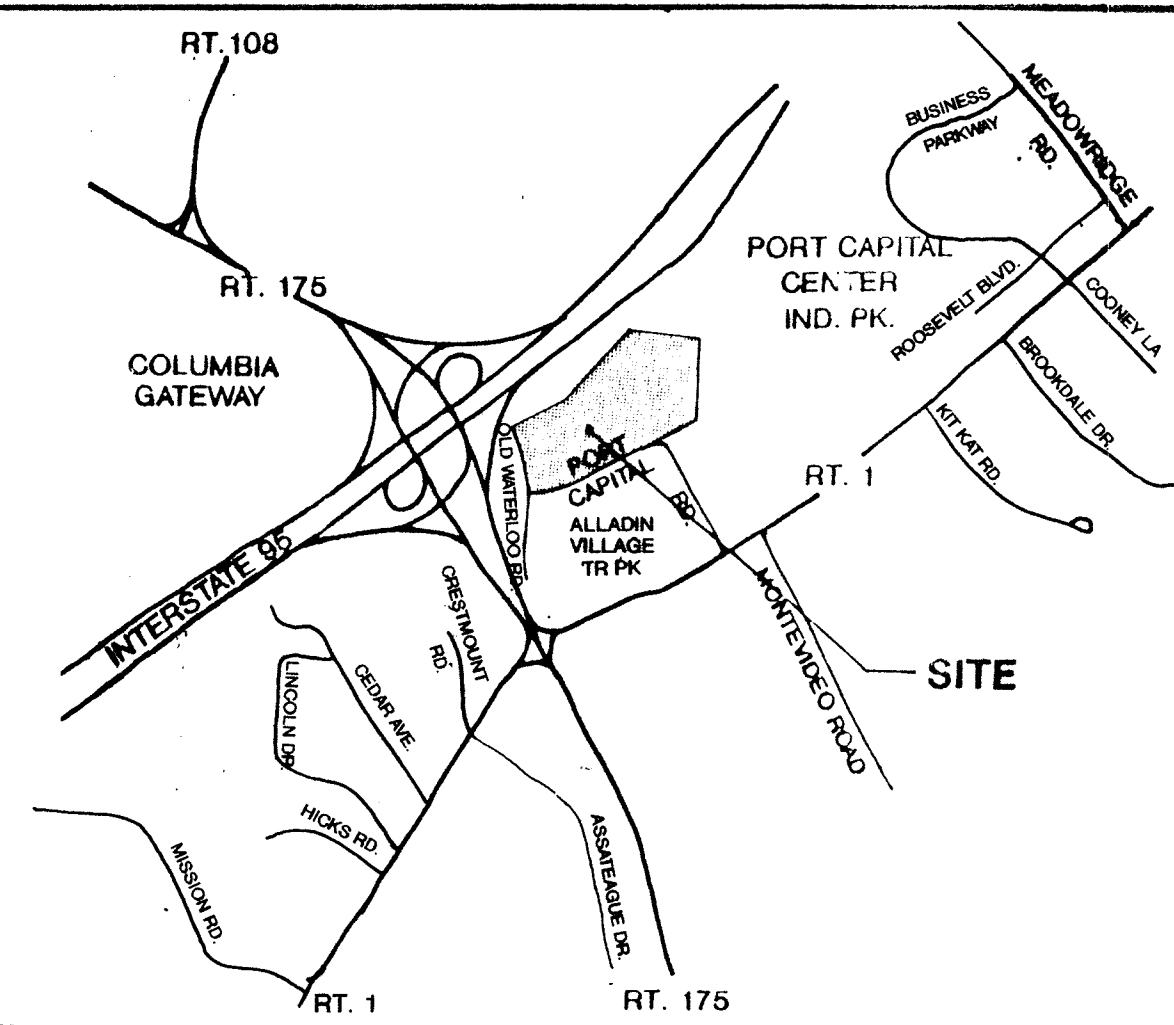
- WETLAND & 25' BUFFER
- STREAM & 75' BUFFER
- EXISTING FOREST
- SLOPES 25% & GREATER
- 100 YEAR FLOODPLAIN LIMIT (APPROXIMATE)
- SLOPES 15%-24.9%



9/8/84	1	Rev. per Ho. Co. comments 9/8/84
DATE	NO	REVISION
OWNER		DEVELOPER
SOP M Limited Partnership 25 South Charles Street #1300 Baltimore, MD 21201 410-528-2481		Rock Realty, Inc. 25 Main Street Reisterstown, MD 21136 410-528-4030
PROJECT: CORRIDOR ONE		
AREA: TAX MAP 43 PARCELS 4, 347, & P/O 3 1ST ELECTION DISTRICT HOWARD, CO. MD.		
TITLE: SKETCH PLAN FOR BULK PARCEL CONSOLIDATION		
RIEMER MUEGGE & ASSOCIATES, INC. A Land Planning, Engineering and Consulting Firm 8818 Centre Park Drive • Suite 200 • Columbia, Maryland 21045 301-997-8900 • FAX: 301-997-9202		
DATE: 4-21-94	DESIGNED BY: L.O.H.	
	DRAWN BY: L.O.H.	
	PROJECT NO: 97005	
	DATE: APRIL 6, 1994	
	SCALE: 1" = 100'	
	DRAWING NO: 1 OF 1	

SITE TABULATION

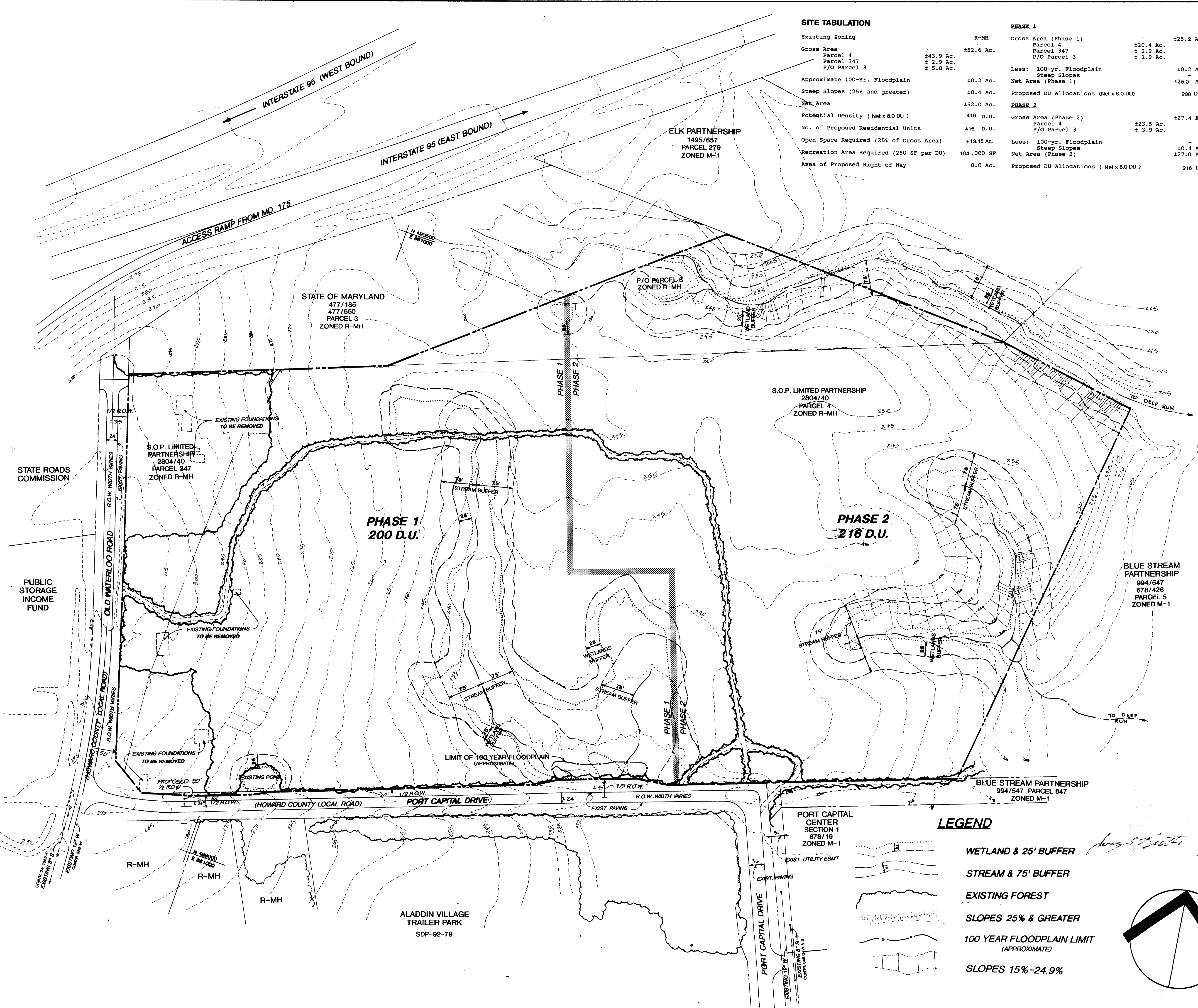
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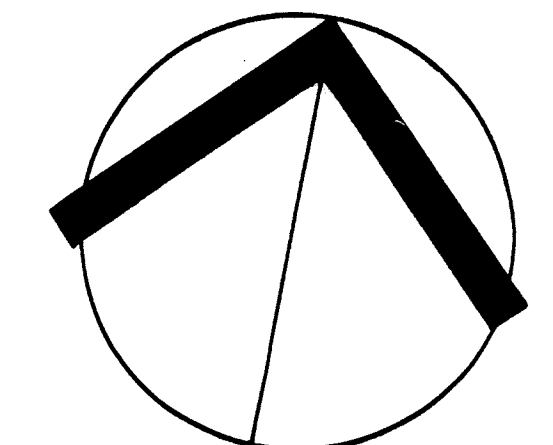
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DATE: 4-21-94	DESIGNED BY: L.O.H.	
	DRAWN BY: L.O.H.	
	PROJECT NO: 97005	
	DATE: APRIL 6, 1994	
	SCALE: 1" = 100'	
	DRAWING NO: 1 OF 1	