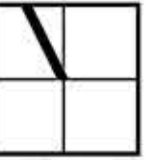


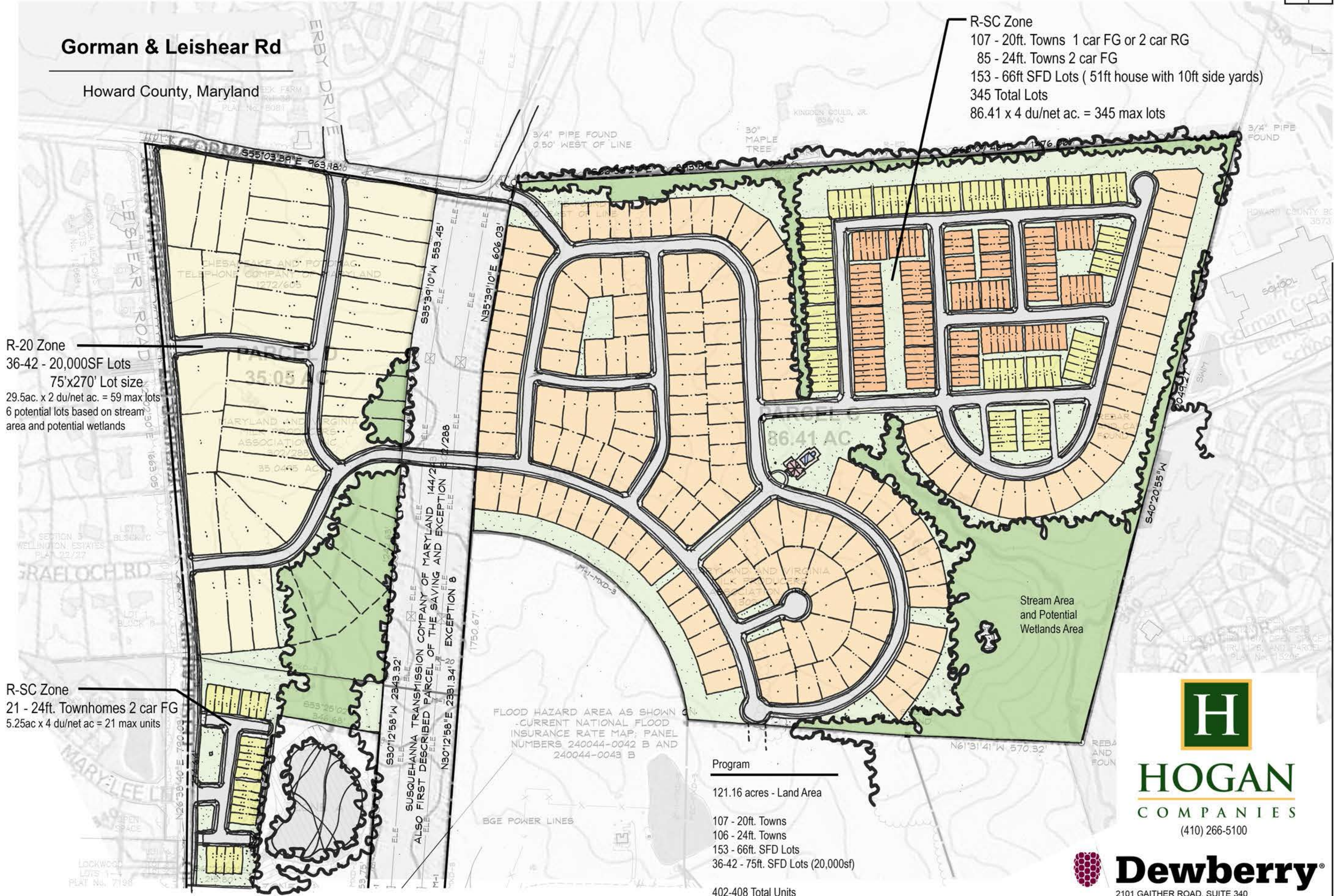


Concept Design Layout 1 - Market Rate By Right Per Underlying Zoning



Gorman & Leishear Rd

Howard County, Maryland



R-SC Zone
 107 - 20ft. Towns 1 car FG or 2 car RG
 85 - 24ft. Towns 2 car FG
 153 - 66ft SFD Lots (51ft house with 10ft side yards)
 345 Total Lots
 86.41 x 4 du/net ac. = 345 max lots

R-20 Zone
 36-42 - 20,000SF Lots
 75'x270' Lot size
 29.5ac. x 2 du/net ac. = 59 max lots
 6 potential lots based on stream area and potential wetlands

R-SC Zone
 21 - 24ft. Townhomes 2 car FG
 5.25ac x 4 du/net ac = 21 max units

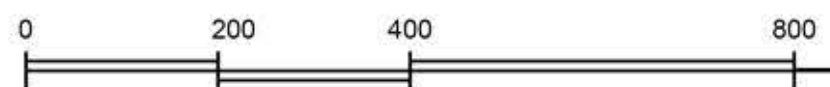
FLOOD HAZARD AREA AS SHOWN ON
 -CURRENT NATIONAL FLOOD
 INSURANCE RATE MAP; PANEL
 NUMBERS 240044-0042 B AND
 240044-0043 B

Program
 121.16 acres - Land Area
 107 - 20ft. Towns
 106 - 24ft. Towns
 153 - 66ft. SFD Lots
 36-42 - 75ft. SFD Lots (20,000sf)
 402-408 Total Units

HOGAN
 COMPANIES
 (410) 266-5100

Dewberry
 2101 GAITHER ROAD, SUITE 340
 ROCKVILLE, MD 20850-4037
 P 301.948.8300
 F 301.259.7607

Dec. 28, 2017



Note: This concept layout is not based on field verified environmental features and requires additional study.

The information provided herein, which is subject to change, is for conceptual purposes only and is based on current regulations and existing information available. Detailed planning and engineering must be completed and all jurisdictional approvals must be obtained prior to finalization of this plan.