

LEGEND

100YR FLOOD PLAIN
100 YR FLOOD PLAIN

PROPERTY LINE

SOIL DESIGNATION

STREAM BUFFER

EXISTING COUNTOUR

440

PROPOSED HOUSE

EXISTING STREAM

25% SLOPES

15% SLOPES

PROP SEPTIC AREA W/TEST HOLES

PROPOSED WELL WITH 100' R

EXISTING STRUCTURE (HOUSE BARN SHED) LIMIT OF DISTURBANCE

DIVISION BETWEEN CLUSTER / 30 AC DEVELOPMENT

PROP PAVING

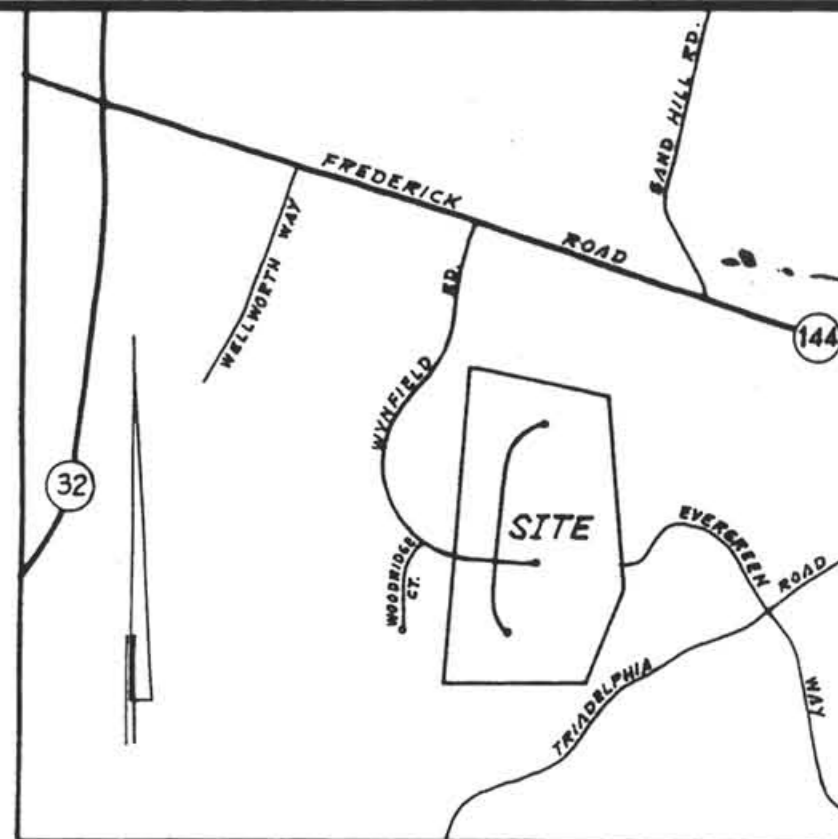
SECOND TRACT 38.25 ACRES

PROP STREET TREES

EX. TREE LINE TO REMAIN

Subsoil

Property Division of Parcels 26 & 154



AREA COMPS

Gross Area	124.25 Ac
14 lots at 3 Ac	42.45 Ac
Roads for 3 Ac Lots	1.0 Ac
Area Remaining for Cluster	80.80 Ac

80.80/4.25 = 19 Cluster Lots

- #### CLUSTER SITE ANALYSIS
1. Location - Tax Map 15, Parcels 26 & 154
 2. Zoning RR
 3. Cluster Tract Area 80.80 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. 274 Acres of Proposed Road R/W
 8. 2593 Acres of Proposed Cluster Lots
 9. 51.84 Acres total for 2 Proposed Parcels
 10. 100 year flood plain - 17.17 Ac
 11. Steep slopes area - 0.83 Ac
 12. Wetlands area - 2.7 Ac

Area Tabulation

Area	Acres	Cluster lots	Cluster lots
A) Three acre area - 14 lots @ 3 Ac	42.00 Ac	14	14
Preservation	1.00 Ac	25 Ac Preservation parcel	10
Total for 3 Acre lots	43.45 Ac	First Tract Total	25
B) Cluster lots - 10 @ 4.25 Ac	42.50 Ac	Cluster lots	9
Lots - 10 @ 60,000	13.77 Ac	25 Ac Preservation parcel	10
Streets	2.50 Ac	Second Tract Total	19
Preservation Parcel	26.23 Ac	Total Building Lots	35

- #### 3 ACRE SITE ANALYSIS
1. Tax map 15, Parcel 26 & 154
 2. Zoning RR
 3. Gross Area - 43.45 Ac
 4. Net Area - 42.14 Ac
 5. Steep Slopes - 0.83 Ac
 6. 100 year Flood Plain - 0.46 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 = 2.17 Ac
 13. Request fee in lieu of open space (\$1900/Lot)

CONSENTED APPROVED
DEPT. OF PLANNING AND
ZONING
HOWARD COUNTY
DATE

CLUSTER LOTS # 15-33
30 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 COMPUTED 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.



this area designates a private sewage easement of a minimum of 10,000 S.F. as required by the Maryland Department of the Environment, for individual sewage disposal. Improvements of any nature in this area is prohibited until public sewage is available and servicing any residential structures constructed on these buildable sites. This easement shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant variances for encroachment into the private sewage easement. Recordation of a modified sewage easement shall not be necessary. Percolation test holes shown hereon have been field located and shown thus:

Passed Hole O Failed Hole

SEE SHEET 20F4 FOR MINIMUM LOT SIZE CHART.

PRELIMINARY PLAN P-95-15
SKETCH PLAN FILE No. S-94-33

Owner/Developer:
HILL TOP DEVELOPMENT INC.
% RICHARD J. DEMMITT
P.O. BOX 228
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

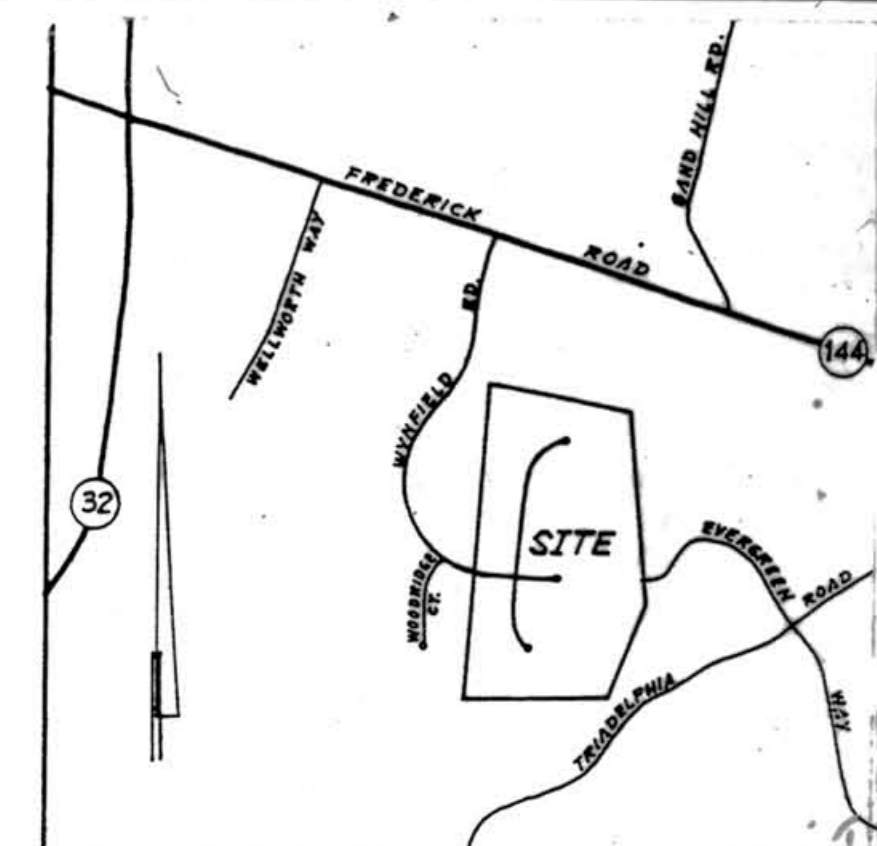
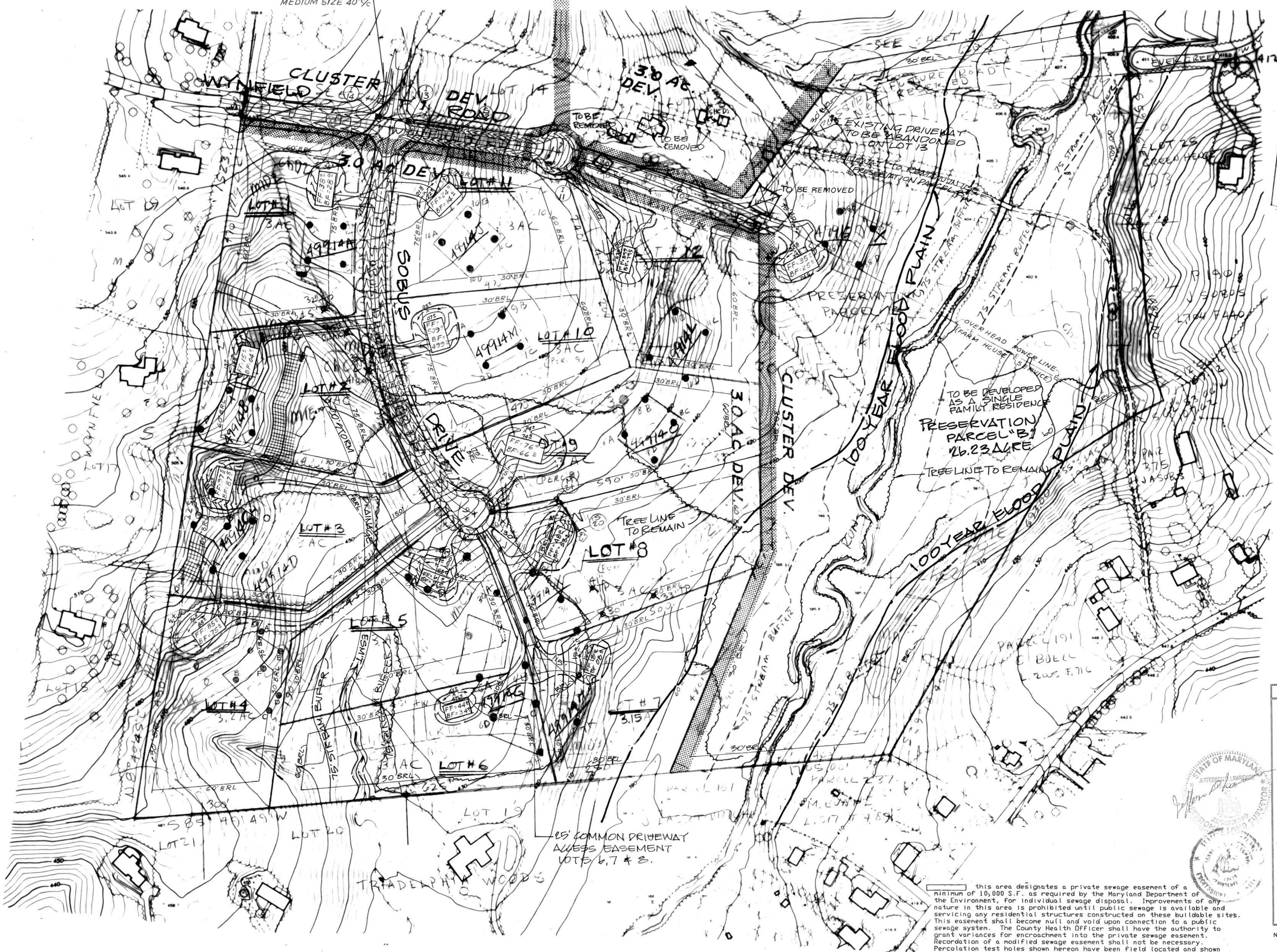
PRELIMINARY PLAN
LOTS 1-33 & PRESERVATION PARCELS A & B
SOBUS FARMS
3RD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
TAX MAP: 15 PARCELS: 26 & 154

DATE 3-94
DRAWN EFM
CHECKED BA
SCALE 1"=100'

Sheet 1 of 6
PROJECT NO. 36-13

6 CURVE DATA - SOBUS DRIVE
STATION 1+10 PC - 8+10 PCC
R = 875'

STREET TREES
MEDIUM SIZE 40%



VICINITY MAP
SCALE: 1"=2000'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Frank J. Dwyer 2/6/15
PLANNING DIRECTOR DATE

NOTE: WELLS ON LOTS 2, 7, 14, 15 AND 22
ARE TO BE DRILLED PRIOR TO
FINAL PLAT APPROVAL.
WELL ON LOT 22 TO BE DRILLED
PRIOR TO FINAL PLAT APPROVAL
IF LOT 24 30A IS NOT MOVED

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PANHANDLE AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT	
1	3.00	N/A	3.00	N/A	N/A	3.00	
2	3.00	N/A	3.00	N/A	0.20	2.80	
3	3.00	N/A	3.00	N/A	0.10	2.90	
4	3.20	0.20	3.00	N/A	N/A	3.00	
5	3.00	N/A	3.00	N/A	N/A	3.00	
6	3.10	0.10	3.00	N/A	N/A	3.00	
7	3.15	0.15	3.00	0.45	N/A	2.55	
8	3.00	N/A	3.00	0.01	N/A	3.00	
9	3.00	N/A	3.00	N/A	N/A	3.00	
10	3.00	N/A	3.00	N/A	0.55	2.95	
11	3.00	N/A	3.00	N/A	N/A	3.00	
12	3.00	N/A	3.00	N/A	N/A	3.00	
13	3.00	N/A	3.00	N/A	0.50	2.50	
14	3.00	N/A	3.00	N/A	N/A	60,000	
15	60,000	N/A	60,000	N/A	N/A	60,000	
16	60,000	N/A	60,000	N/A	N/A	60,000	
17	57,600	N/A	57,600	N/A	6050	51,550	
18	60,000	N/A	60,000	N/A	N/A	1240	59,760
19	60,000	N/A	60,000	N/A	N/A	60,000	
20	60,000	N/A	60,000	N/A	N/A	60,000	
21	60,000	N/A	60,000	N/A	20000	40,000	
22	60,000	6450	53,550	N/A	3000	44,350	
23	60,000	N/A	60,000	N/A	N/A	60,000	
24	60,000	N/A	60,000	N/A	N/A	60,000	
25	58,000	4500	53,500	N/A	N/A	53,500	
26	57,000	4500	52,500	N/A	N/A	52,500	
27	57,000	N/A	57,000	N/A	N/A	60,000	
28	60,000	N/A	60,000	N/A	N/A	60,000	
29	60,000	N/A	60,000	N/A	N/A	60,000	
30	60,000	N/A	60,000	N/A	N/A	60,000	
31	60,000	N/A	60,000	N/A	N/A	60,000	
32	60,000	N/A	60,000	N/A	N/A	60,000	
33	60,000	N/A	60,000	N/A	N/A	60,000	

NOTES: 1. AREAS FOR LOTS 1 - 14 ARE INDICATED IN ACRES
2. AREAS FOR LOTS 15 - 33 ARE INDICATED IN SQUARE FEET
3. UP TO 1.5 ACRES OF LOTS 1 - 14 MAY BE COMPRISED OF FLOODPLAIN AND/OR STEEP SLOPES

this area designates a private sewage easement of a minimum of 10,000 S.F. as required by the Maryland Department of the Environment, for individual sewage disposal. Improvements of any nature in this area is prohibited until public sewage is available and servicing any residential structures constructed on these buildable sites. This easement shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant variances for encroachment into the private sewage easement. Recordation of a modified sewage easement shall not be necessary. Percolation test holes shown hereon have been field located and shown thus:

Owner/Developer:	NO.	REVISIONS	DATE
HILL TOP DEVELOPMENT INC. %RICHARD J. DEMMITT P.O. BOX 228 CLARKSVILLE, MD. 21029 410-531-5539			

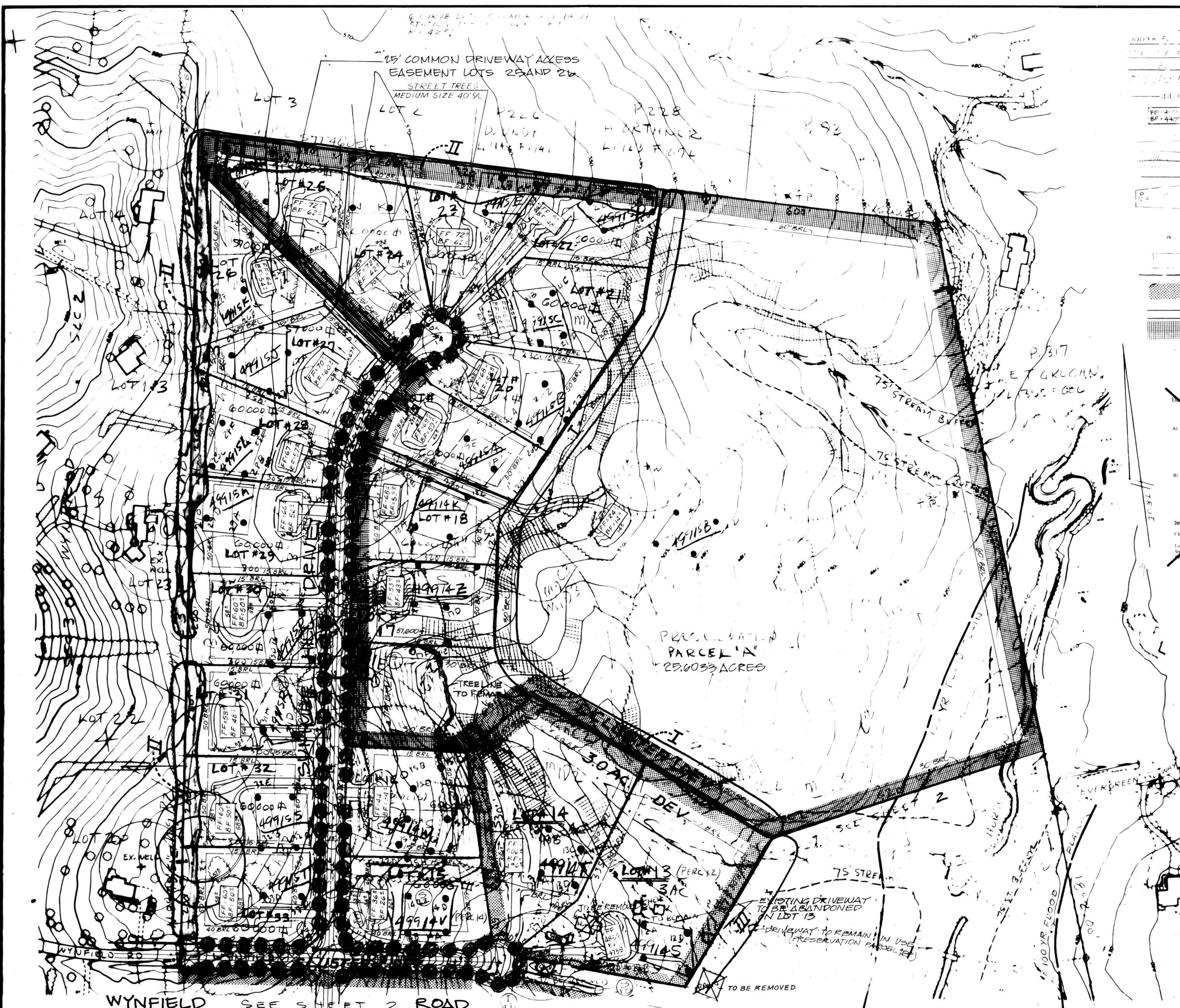


DEVELOPMENT CONSULTANTS GROUP, INC.

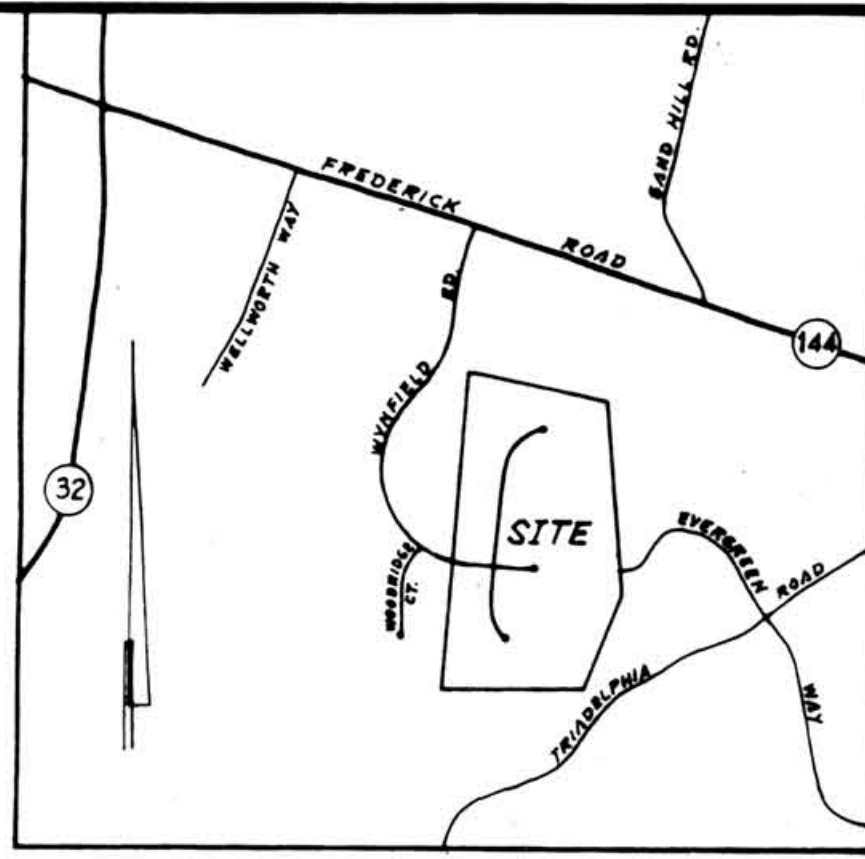
17904 GEORGIA AVENUE # 102
OLNEY, MARYLAND 20832
301-924-4570

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

DATE	SHEET
2/24	2
DRAWN E.F.M.	OF 6
CHECKED B.A.	PROJECT NO. 136-13
SCALE 1"=100'	



- LEGEND**
- 100 YR FLOOD PLAIN
 - PROPERTY LINE
 - SOIL DESIGNATION
 - 5' STREAM BUFFER
 - EXISTING COUNTOUR
 - PROPOSED HOUSE
 - EXISTING STREAM
 - 1% SLOPES
 - 15% SLOPES
 - FLOOD PLAIN AREA WITH HOLES
 - PROPOSED WELL WITH 20' R
 - EXISTING STRUCTURE
 - MINIMUM DISTURBANCE LIMIT BETWEEN PROPOSED AND EXISTING STRUCTURE
 - PROF PAVING
 - STREET TREE



AREA COMPS

Gross Area	124.25 Ac
14 lots @ 3 Ac	42.45 Ac
Roads for 3 Ac Lots	1.0 Ac
Area Remaining for Cluster	80.80 Ac

80.80 / 4.25 = 19 Cluster Lots

CLUSTER SITE ANALYSIS

- Location - Tax Map 15, Parcels 26 & 154
- Zoning RR
- Cluster Tract Area 80.80 Ac
- Number of Allowed Cluster Lots at 1 per 4.25 gross acres = 19
- 2 Proposed Preservation Parcels
- 0 Proposed Non-buildable Preservation Parcels
- 2.74 Acres of Proposed Road R/W
- 25.99 Acres of Proposed Cluster Lots
- 51.84 Acres total for 2 Proposed Parcels
- 100 year flood plain - 0.37 Ac
- Steep slopes area - 0.85 Ac
- Wetlands area - 2.0 Ac

3 ACRE SITE ANALYSIS

- Tax map 15, Parcel 26 & 154
- Zoning RR
- Gross Area - 43.45 Ac
- Net Area - 42.60 Ac
- Steep Slopes - 0.85 Ac
- 100 Year Flood Plain - 0 Ac
- Area of lots - 42.45 Ac
- Road Right of Way Area - 1.0 Ac
- Dwelling Units allowed - 14
- Dwelling Units provided - 14
- Open Space Required - 2.17 Ac
- Request fee in lieu of open space (\$4500/Lot)

Area Tabulation

Area	Building Lots
A) Three acre lots 14 lots @ 3 Ac = 42.00 Ac	3 Ac lots 14
Parhandles 45 Ac	Cluster lots 10
Road 1.00 Ac	25% Preservation parcel 1
Total for 3 Acre lots 43.45 Ac	First Tract Total 25
B) Cluster lots 10 @ 4.25 Ac	10 Ac
Lots 10 @ 60,000 13.77 Ac	
Streets 2.50 Ac	
Preservation Parcel 26.00 Ac	
Second Tract 42.75 - 25 = 17.75 Acres Pres. P.	
Cluster Lots @ 4.25 Ac 18.25 Ac	Cluster lots 9
Lots @ 60,000 12.967 Ac	25 Ac Preservation parcel 1
Streets 0.24 Ac	Second Tract Total 10
Preservation Parcel 25.6033 Ac	Total Building Lots 35

SCHEDULE A

PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES			
	I	II	III	IV
LANDSCAPE AREA	A	A	A	A
LANDSCAPE TYPE	A	A	A	A
LINEAR FEET OF PERIMETER	1,655	2,775	970	3,340
CREDIT FOR EX. VEGETATION	1,205	2,725	0	3,340
NUMBER OF PLANTS REQUIRED	8	1	16	0
SHADE TREES - 1' - 60' L.F.				

NOTES:

- LANDSCAPE AREA I INCLUDES FOREST CONSERVATION EASEMENT AREAS (Retention)
- LANDSCAPE AREA II IS ADJACENT TO EXISTING FORESTED AREAS
- LANDSCAPE AREA III HAS NO EXISTING BUFFER - RECOMMEND TRANSPLANT EXISTING VEGETATION
- LANDSCAPE AREA IV IS ADJACENT TO EXISTING WOODED AREAS

The developer will be responsible for the installation of all required plantings.

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

Jeffrey D. ...
 PLANNING DIRECTOR 06/15/15

NOTE: THIS PLAN TO BE USED FOR LANDSCAPE PURPOSES ONLY

PRELIMINARY PLAN P-95-15
 SKETCH PLAN FILE NO. S-94-33

Owner/Developer:
 HILL TOP DEVELOPMENT INC.
 RICHARD J. DEMMITT
 P.O. BOX 226
 CLARKSVILLE, MD. 21029
 410-531-5535

DEVELOPMENT CONSULTANTS GROUP, INC.
 17904 GEORGIA AVENUE # 102
 OLNEY, MARYLAND 20832
 301-924-4570

DCG a division of
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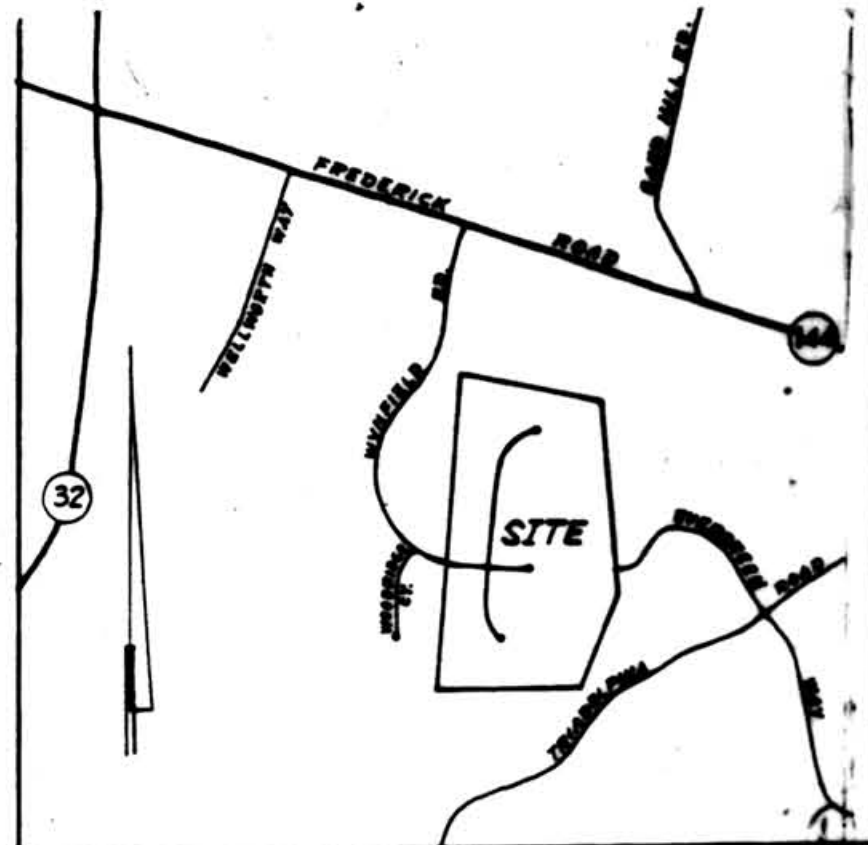
PRELIMINARY LANDSCAPE PLAN
 LOTS 1-83 + PRESERVATION PARCELS A+B
SOBUS FARMS
 3RD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 TAX MAP 15 PARCELS 26 & 154

DATE 9-94
 DRAWN EFM
 CHECKED BA
 SCALE 1"=100'

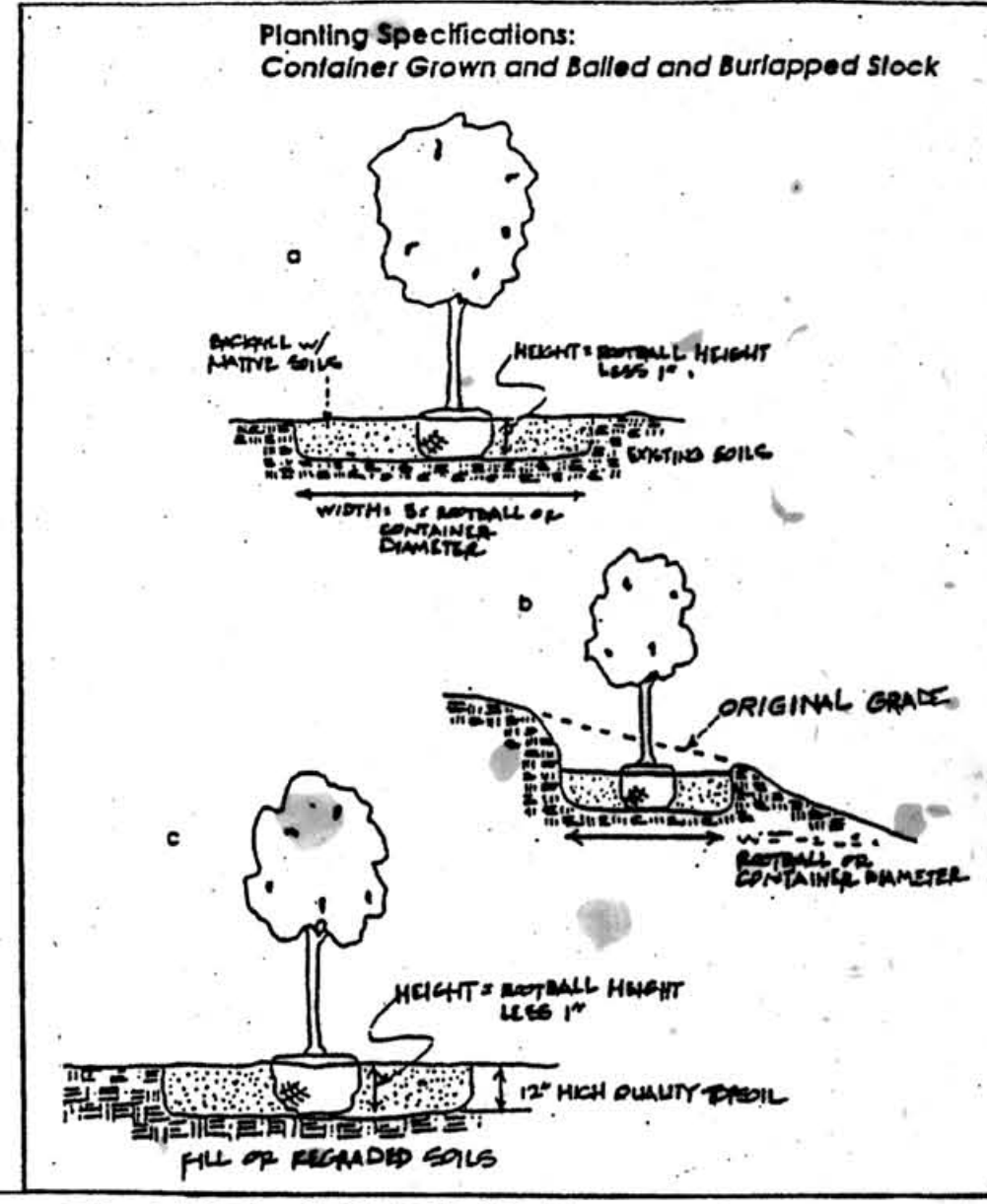
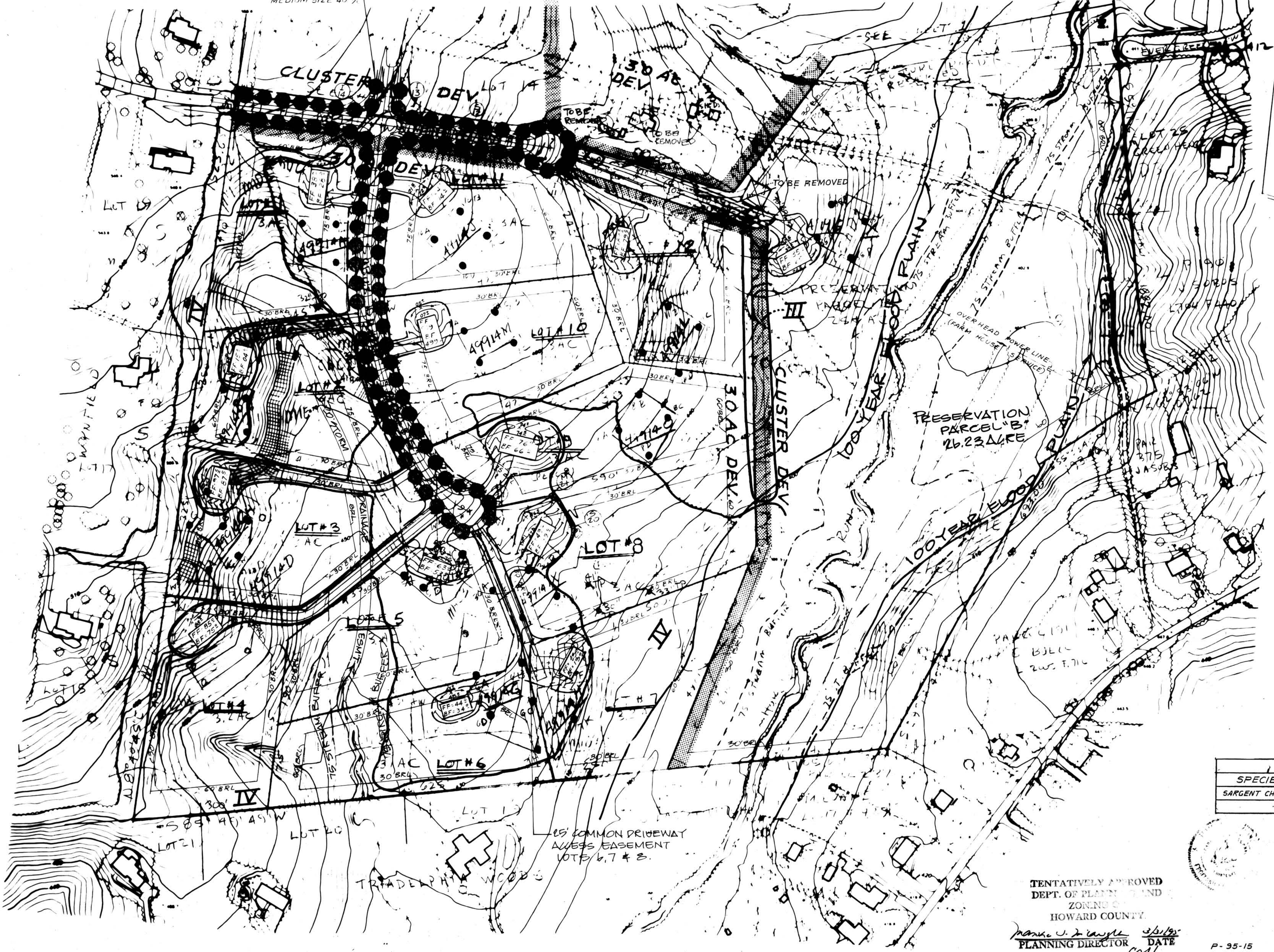
Sheet 3 of 6
 PROJECT NO. 136-13

6 CURVE DATA 508.15 DR. 7E
STATION 1110 PC - 8113 PCC
R = 875'

STREET TREES
MEDIUM SIZE 40 1/2"



VICINITY MAP
SCALE 1"=2000'



PLANT SCHEDULE			
SPECIES	SYMBOL	No	REMARKS
SARGENT CHERRY	●	150	2 1/2" Cal. B & B Prunus Sargentii 40 1/2" Along R/W

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING
HOWARD COUNTY

Mark J. Dwyer
PLANNING DIRECTOR DATE 5/15/95
COH

NOTE:
THIS PLAN TO BE USED FOR LANDSCAPE PURPOSES ONLY.

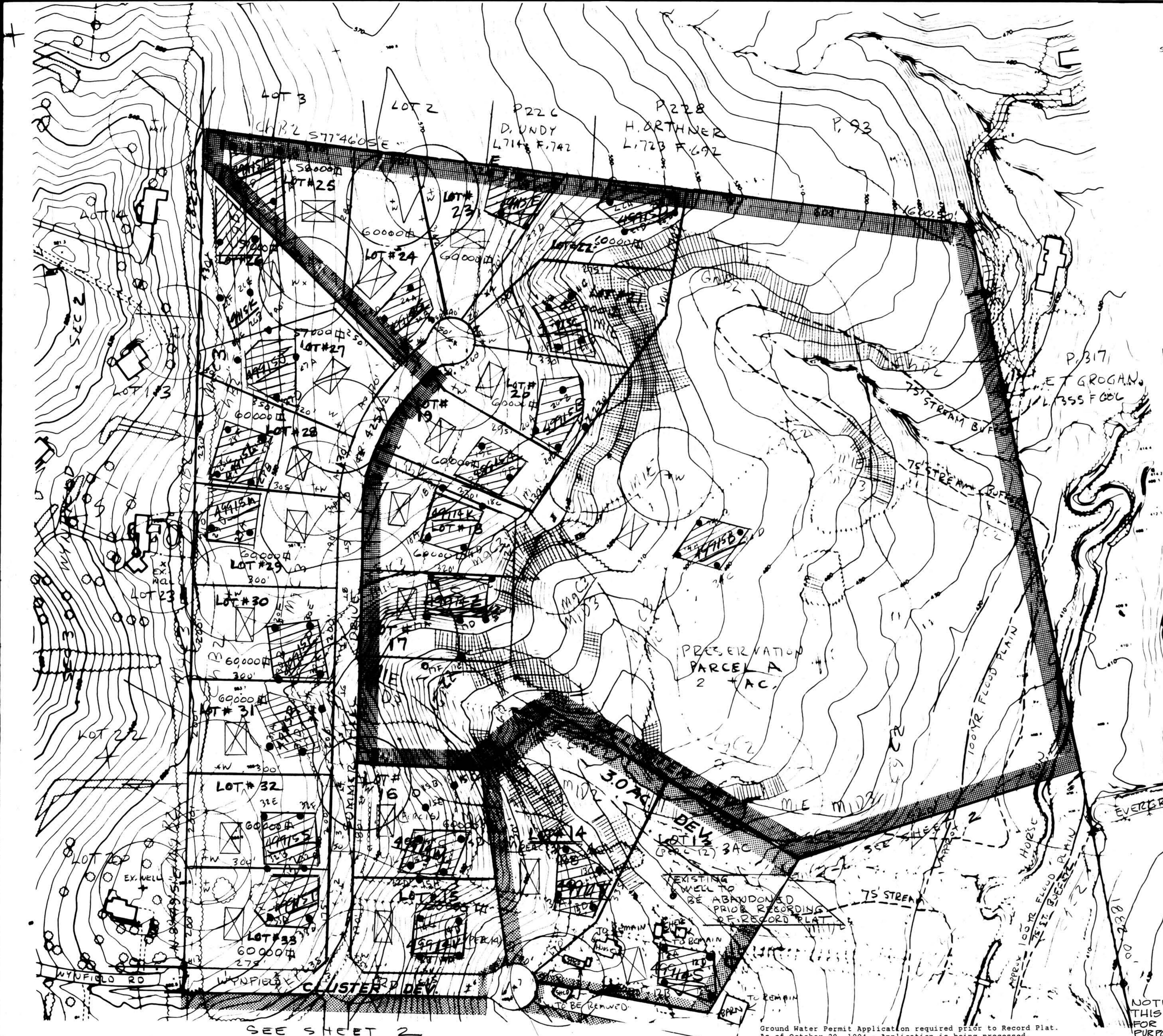
Owner/Developer:	NO.	REVISIONS	DATE
HILL TOP DEVELOPMENT INC. RICHARD J. DEMMITT PO BOX 828 CLARKSVILLE, MD. 21029 410-531-5539			



DEVELOPMENT CONSULTANTS GROUP, INC.
17904 GEORGIA AVENUE * 102
OLNEY, MARYLAND 20832
301-924-4570

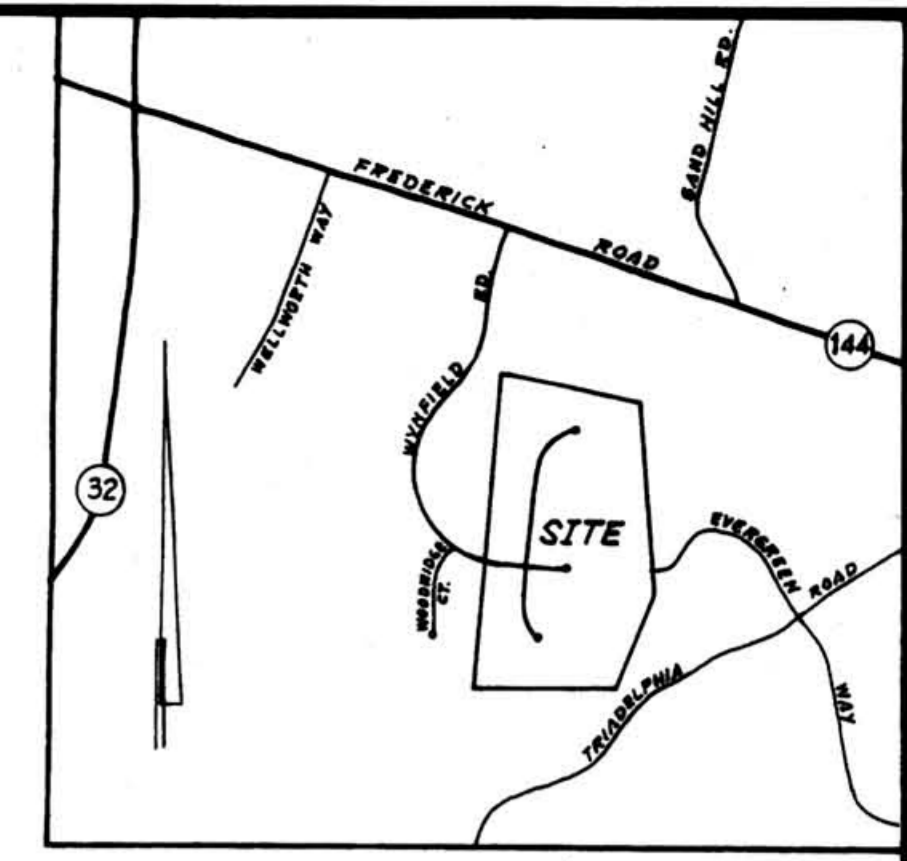
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SURVEYORS/ENGINEERS & LAND PLANNERS
17904 Georgia Avenue, Suite 102, Olney, Maryland 20832 * (301) 924-4573 Fax (301) 924-5872

PRELIMINARY LANDSCAPE PLAN LOTS 1-33 & PRESERVATION PARCELS A & B SOBUS FARMS 3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND TAX MAP 15 PARCELS 26 & 154		SHEET 4 of 6
DATE 5-24	DESIGNED E.F.M.	PROJECT NO. 136-13
ENGINEER B.A.	SCALE 1"=100'	
P-95-15 5-24-95		



LEGEND

100 YR FLOOD PLAIN
577°46'05"E 1600.50'
Ch B2
75' STREAM BUFFER
440
PROPOSED HOUSE
EXISTING STREAM
25% SLOPES
15% SLOPES
PROP SEPTIC AREA W/TEST HOLES
PROPOSED WELL WITH 100' R
EXISTING STRUCTURE (HOUSE BARN SHED)
DIVISION BETWEEN CLUSTER / 3.0 AC. DEVELOPMENT
SECOND TRACT 2.25 ACRES



AREA COMPS

Gross Area 124.15 Ac
14 lots at 3 Ac 42.45 Ac
Roads for 3 Ac Lots 1.0 Ac
Area Remaining for Cluster 80.75 Ac

80.80/4.25 = 19 Cluster Lots

CLUSTER SITE ANALYSIS

1. Location - Tax Map 15, Parcels 26 & 154
2. Zoning RR
3. Cluster Tract Area 80.80 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. 2.74 Acres of Proposed Road R/W
8. 1.67 Acres of Proposed Cluster Lots
9. 2.84 Acres total for 2 Proposed Parcels
10. 100 year flood plain - 16.17 Ac
11. Steep slopes area - 3.0 Ac
12. Wetlands area - 2.7 Ac

Sublot
Property Division of
Parcels 26 & 154
Total 124.15 Ac.

Final Tract LOTS 1-14, 26-33 & PRES. PAR. 2

Area Tabulation	Building Lots
A) Three acre area - 14 lots @ 3 Ac = 42.00 Ac	34c lots 14
Parhandles 45 Ac	Cluster lots 10
Road 1.00 Ac	25 Ac Preservation 10
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	
Streets 2.50 Ac	
Preservation Parcel 26.23 Ac	
Second Tract LOTS 17-25 & PRES. PAR. 1	
Cluster Lots - 9 @ 4.25 Ac 38.25 Ac	Cluster lots 9
Lots - 9 @ 60,000 12.40 Ac	25 Ac Preservation parcel 10
Streets 0.24 Ac	Second Tract Total 20
Preservation Parcel 23.61 Ac	Total Building Lots 35

- 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
 11. Open Space Required - 0 Ac
 13. Request fee in lieu of

APPROVED FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
DATE 11-3-94
HOWARD COUNTY HEALTH OFFICER

THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF A MINIMUM OF 10,000 S.F., AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT. FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA IS PROHIBITED UNTIL PUBLIC SEWAGE IS AVAILABLE AND SERVING ANY RESIDENTIAL STRUCTURES CONSTRUCTED ON THESE BUILDABLE SITES. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCRoACHMENT INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY. PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND SHOWN THIS:
● PASSED HOLE ○ FAILED HOLE

NOTE:
WELLS ON LOTS 2, 7, 14, 15 & 22 ARE TO BE DRILLED PRIOR TO FINAL PLAT APPROVAL.
WELL ON LOT 26 TO BE DRILLED PRIOR TO FINAL PLAT APPROVAL IF LOT 24 SDA IS NOT MOVED.

NOTE:
THIS PLAN TO BE USED FOR WELL AND SEPTIC PURPOSES ONLY.

PLANNING DIRECTOR DATE
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.

CLUSTER LOTS # 15-33
3 AC LOTS # 1-14, Preservation Parcels A+B
MINIMUM LOT SIZE CHART

LOT	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 228
CLARKSVILLE, MD. 21029
410-531-5539

NO.	REVISIONS	DATE

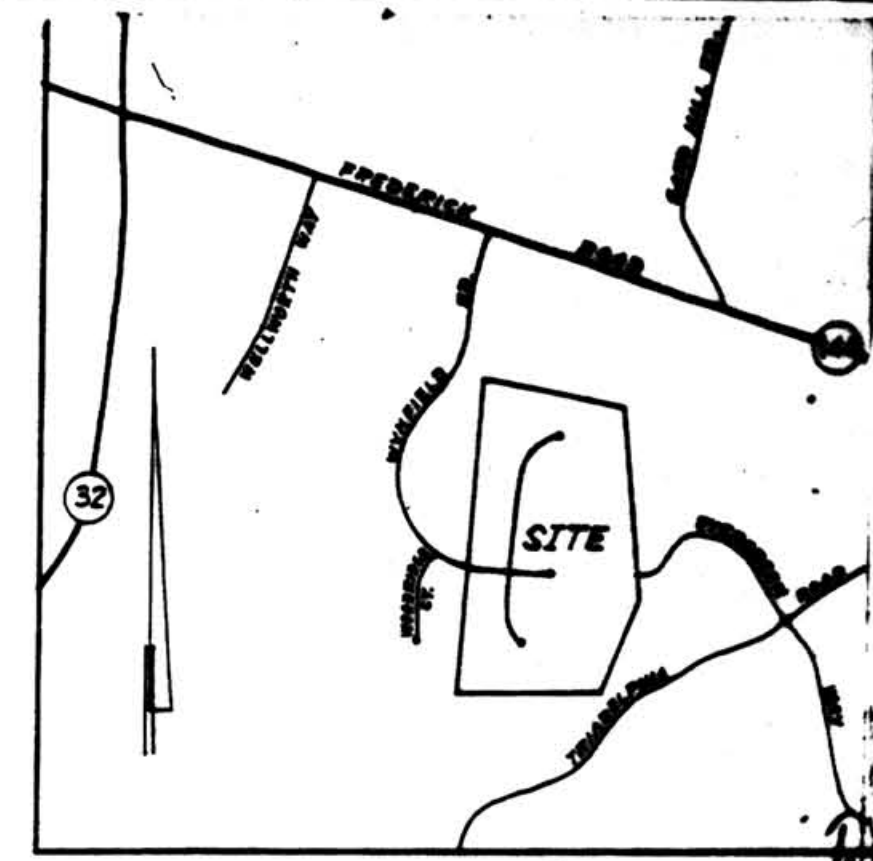
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17904 Georgia Avenue Suite 102, Olney, Maryland 20832 * (301)924-4573 Fax (301)924-5872

PERC CERTIFICATION PLAT
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
CHECKED
SCALE 1"=100'

Sheet 5
PROJECT NO. 136-13



VICINITY MAP
SCALE 1"=2000'

AREA COMPS

Gross Area	124.2 Ac
14 lots @ 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 - 49.45 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
11. Open Space Required - 0 Ac



CLUSTER LOTS # 15-33
30 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.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR DATE 3/6/95

APPROVED FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT.

DATE 3-3-94 J. Lynn Bayler HOWARD COUNTY HEALTH OFFICER

THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF A MINIMUM OF 10,000 S.F. AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA IS PROHIBITED UNTIL PUBLIC SEWAGE IS AVAILABLE AND SERVICING ANY RESIDENTIAL STRUCTURES CONSTRUCTED ON THESE BUILDABLE SITES. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY. PERCOLATION TEST HOLES SHOWN HEREDIN HAVE BEEN FIELD LOCATED AND SHOWN THIS:

- PASSED HOLE
- FAILED HOLE

 NOTE A: WELL LOT 7 - IS MINUTE DRIVEWAY

Area/Tract	Area	Building Lots
Cluster Lots 1-14	42.45 Ac	14
Cluster Lots 15-33	38.25 Ac	9
Total	80.70 Ac	23

Ground Water Permit Application required prior to Record Plat. As of October 20, 1994 - Application is being processed.

NOTE: THIS PLAN TO BE USED FOR WELL AND SEPTIC PURPOSES ONLY.

Owner/Developer:
HILL TOP DEVELOPMENT INC.
RICHARD J. DEMMITT
P.O. BOX 228
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)924-5672

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

DATE	3/94	Sheet	6
SCALE	1"=100'	of	6
PROJECT NO.	136-13		