

GENERAL NOTES:

- The project is in conformance with the latest Howard County standards unless waivers have been approved. Waiver request for use of draft road design standards and cut-edge length approved 7/10/97, VAP-98-70 FOR CIRCULATION APPROVED 11/23/98.
- The existing topography is taken from aerial survey with two foot contour intervals prepared by Wings Mapping Co. dated 12/96.
- The coordinates herein are based upon the Howard Geodetic Control which is based upon the Maryland State Plane Coordinate System. Howard County Monument Nos. 28R1 and 28R2 were used for this project.
- Water is private.
- Sewer is private.
- Stormwater management control will be provided on site, on either open space or preservation parcels. Ponds shall be maintained by Howard County.
- Existing utilities are based on Howard County contract drawings.
- The floodplain study for this project was prepared by R. M. Mochi Group, P.C. dated October 1997, and was approved on 11/19/97.
- The wetland delineation study for this project was prepared by American Land Concepts dated May 1997, and was approved on 9/16/97.
- The traffic study for this project was prepared by Les Cunningham and Associates, Inc. dated May 1997, and was approved on 9/16/97.
- No noise study is required for this project.
- The geotechnical report for this project was prepared by Hills-Cantors dated May 1997, and was approved on 9/16/97.
- Project background information:
 - a. Zoning: RC-DEO and RR-DEO
 - b. Gross Area of Tract: 238.3 AC.
 - c. Net Area of Tract: 238.3 AC - 33.8 AC (FLOODPLAIN) - 5.0 AC (STEEPSLOPE) = 199.5 AC.
 - d. Area of Proposed Lots/Parcels: 228.2 AC.
 - e. Area of Proposed R/W: 9.9 AC.
 - f. Number of Proposed Lots: 59 Buildable Lots, 1 Build Pres. Parcel, 4 Open Space Lots, 6 Non-Build Pres. Parcels, 3 Bulk Parcels (to be subdivided in Phase II), 79 Lots.
 - g. Open Space Required: 12.0 AC (Phases I & II)
 - h. Open Space Provided: 12.0 AC (As Phase I Open Space Lots 15, 30, 35 & 40)
 - i. Rec Open Space Ratio/Floor Area: 0.04
- Howard Road is a scenic road.
- Slopes 15% - 24.9%
- Slopes ≥ 25%
- * Denotes approved location of future traffic calming (if required).
- LIMIT OF OPEN SPACE

17. UNLESS OTHERWISE NOTED ALL BELLS SHOWN ARE STANDARD FOR THE YEAR 2000.

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
16	53,000 S.F.	2,000 S.F.	51,000 S.F.
19	49,500 S.F.	2,000 S.F.	47,500 S.F.
20	42,000 S.F.	2,000 S.F.	40,000 S.F.
21	41,500 S.F.	1,500 S.F.	40,000 S.F.
26	48,500 S.F.	500 S.F.	48,000 S.F.
27	54,000 S.F.	1,000 S.F.	53,000 S.F.
28	55,000 S.F.	1,000 S.F.	54,000 S.F.
29	41,500 S.F.	500 S.F.	41,000 S.F.
40	50,000 S.F.	2,500 S.F.	47,500 S.F.
49	50,000 S.F.	2,000 S.F.	48,000 S.F.
50	45,000 S.F.	1,000 S.F.	44,000 S.F.
51	45,000 S.F.	500 S.F.	44,500 S.F.
56	47,000 S.F.	1,000 S.F.	46,000 S.F.
57	60,000 S.F.	1,000 S.F.	59,000 S.F.
60	60,000 S.F.	250 S.F.	59,750 S.F.
61	52,500 S.F.	1,000 S.F.	51,500 S.F.
62	56,000 S.F.	500 S.F.	55,500 S.F.

DENSITY TABULATIONS CHART
 TOTAL ACREAGE OF PHASE I = gross area of site = 238.3 acres
 (lot acreage B) + right-of-way acreage (7.7) + preservation parcels acreage 102.21 bulk parcel acreage 44.8 = 238.3 acres (approx.)
 BASE DEVELOPMENT RIGHTS ALLOWED = (238.3/4.25 = 56)
 MAXIMUM DEVELOPMENT RIGHTS ALLOWED BY DENSITY EXCHANGE OPTION = (238.3/2 = 119)
 ACTUAL DEVELOPMENT RIGHTS PROPOSED = (LOTS 1 thru 63 and Preservation Parcels 6 & 10)
 DEO RIGHTS REQUIRED TO BE TRANSFERRED FROM A SENDING PARCEL = (Proposed Lots 60 - base lots 56 = 4 Development Rights Required)
 PHASE I WILL RECEIVE 4 DEO UNITS, THEREBY USING THE TOTAL NUMBER OF DEO RECEIVING UNITS ALLOWED FOR THIS ENTIRE BRANCH OVERLOOK SITE. A MAXIMUM OF 4 DEO UNITS WAS DETERMINED ON 3-9-97, CALCULATED AS A PERCENTAGE OF TOTAL RECEIVING UNITS RECORDED ON ACREAGE OF THE PROPOSED DEVELOPMENT RELATIVE TO THE ALLOWED PORTION OF THE SITE PHASE I RECEIVING DENSITY WILL BE AT THE DEO SENDING RATE OF 11.9 ACRES FROM THE SENDING PARCEL 180.17 AC MAX 2.00 DEO.

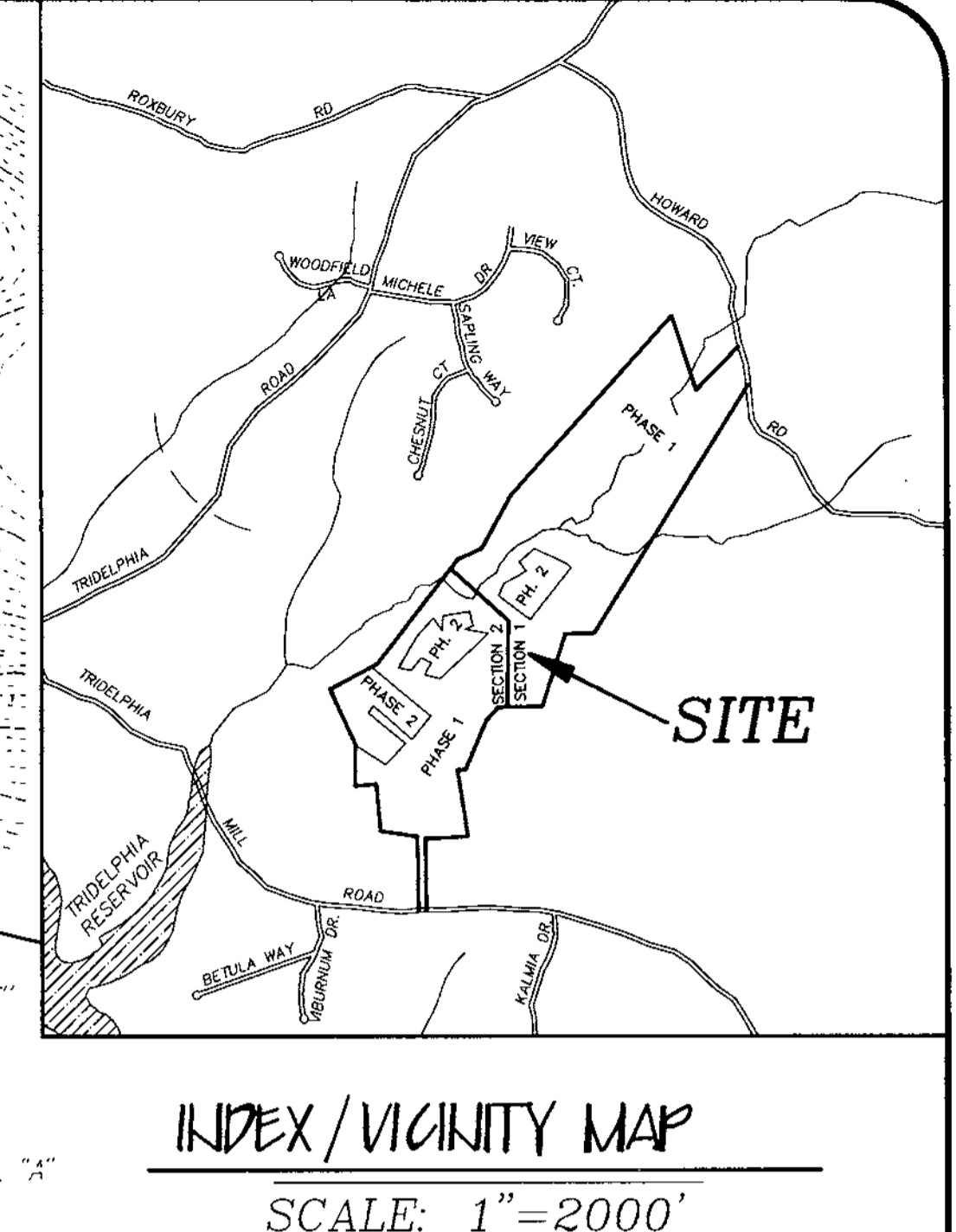
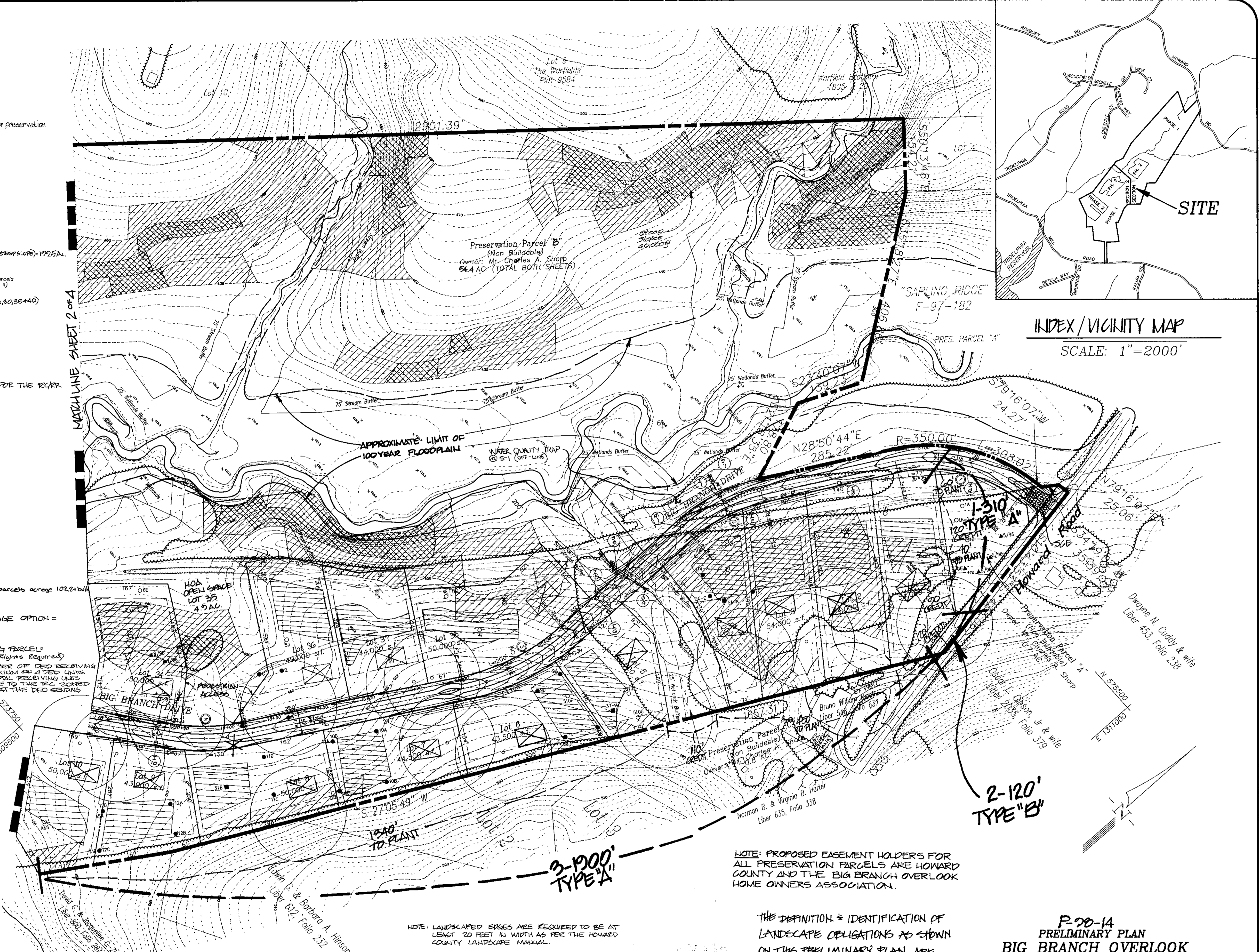
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	325.00	286.02	153.01	276.88	S84°03'26"W	50°25'23"
2	350.00	178.60	91.29	176.67	S147°33'37"W	29°14'13"
3	475.00	250.71	128.35	247.81	S144°45'45"W	30°14'29"
4	425.00	157.67	79.75	156.77	S40°28'41"W	21°15'22"
5	425.00	163.57	82.81	162.86	S40°04'50"W	22°03'04"
6	316.00	99.56	50.19	99.15	S38°04'50"W	18°03'04"
7	425.00	108.21	54.40	107.92	S39°48'43"W	14°35'19"
8	500.00	329.09	170.75	323.18	S51°22'23"W	37°42'39"
9	50.00	75.54	30.00	75.13	S13°13'17"W	30°03'00"
10	100.00	44.23	22.48	43.87	S07°06'07"E	25°20'22"
11	50.00	22.03	11.20	21.86	N13°44'58"E	25°15'00"
12	50.00	50.16	27.42	48.08	N02°21'51"W	57°28'39"
13	50.00	34.47	18.52	34.73	N10°46'41"W	40°38'59"
14	178.00	244.97	123.52	243.85	N08°29'29"E	18°08'39"
15	650.00	303.70	154.70	301.00	N67°03'57"W	26°46'30"
16	350.00	363.43	200.02	347.32	N59°11'40"E	58°29'37"

LEGEND

- SEPTIC AREA
- APPROXIMATE LOCATION OF WELL
- FAILED PERC TEST LOCATION
- APPROVED PERC TEST LOCATION (4-5/96)
- APPROVED PERC TEST LOCATION (10-11/96)
- APPROVED PERC TEST LOCATION (3-5/97)

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

Joseph M. B... M... 3-16-98
 COUNTY HEALTH OFFICER DATE



PERC NOTES:
 1. SUBJECT TO THE REVIEW OF THE FINAL LOT GEOMETRY LOTS 4,5,36,+ PRES. PARCEL 10A ARE AMONG THOSE LOTS THAT MUST BE STAKED OUT IN FIELD AND DRILLED PRIOR TO THE RECORDED OF RECORD PLATS.
 2. ALL EXISTING WELL AND SEPTIC AREAS WITHIN 100' OF THE PROJECT BOUNDARY ARE SHOWN.
 3. FOR SEPTIC AREAS LOCATED AT THE MINIMUM DISTANCE TO THE RIGHT-OF-WAY, THE LIMIT OF THE PROPOSED ADVANCEMENT ROAD GRADING SHALL BE THE RIGHT-OF-WAY.
 4. GROUNDWATER APPROPRIATIONS PERMIT TRACKING NUMBER IS HD076013/01.
 5. ALL PROPOSED SEPTIC SYSTEMS MEET MINIMUM SET BACK REQUIREMENTS FOR STREAM TRIBUTARIES FEEDING THE PUBLIC WATER RESERVOIR.
 6. ALL LOTS OVER 50,000 S.F. WERE REQUIRED/APPROVED BY THE HEALTH DEPARTMENT.

NOTE: LANDSCAPED EDGES ARE REQUIRED TO BE AT LEAST 20 FEET IN WIDTH AS PER THE HOWARD COUNTY LANDSCAPE MANUAL.

NOTE: PROPOSED EASEMENT HOLDERS FOR ALL PRESERVATION PARCELS ARE HOWARD COUNTY AND THE BIG BRANCH OVERLOOK HOME OWNERS ASSOCIATION.

THE DEFINITION & IDENTIFICATION OF LANDSCAPE OBLIGATIONS AS SHOWN ON THIS PRELIMINARY PLAN ARE CONCEPTUAL AND WILL BE SUBJECT TO A MORE THOROUGH REVIEW AS PART OF THE FINAL PLANS.

OWNER/DEVELOPER
 MR. CHARLES A. SHARP
 3779 SHARP ROAD
 GLENWOOD, MD 21738

ENGINEER/SURVEYOR
 R.M. MOCHI GROUP, P.C.
 P.O. BOX 10
 NEW MARKET, MD 21774
 (301) 865-5858
 ATTN: MR. ROBERT M. MOCHI

P-98-14 PRELIMINARY PLAN
BIG BRANCH OVERLOOK
 LOTS 1-63 & BUILDABLE PRESERVATION PARCEL G, NON BUILDABLE PRESERVATION PARCELS A-F, BULK PARCEL H-5
 SCALE: 1"=100'
 ELECTION DISTRICT NO. 5 HOWARD COUNTY, MD
 TAX MAP 27, GRID G
 P/O PARCEL 19 AND P/O PARCEL 96
 OCTOBER 1997
 WP-98-70, 5-97-21

PROJECT	DATE	DESCRIPTION	BY	APPROVAL
98019.11	9/30/97	engineering	MWZ	RMX
11/23/98	11/23/98	illustration	MWZ/DBW	
10/16/97	10/16/97	1ST SUBMITTAL TO HQ CO DPZ FOR REVIEW		
10/16/97	10/16/97	REVISED SUBMITTAL TO DPZ		
10/16/97	10/16/97	REVISED SUBMITTAL TO DPZ		
10/16/97	10/16/97	1ST SUBMITTAL TO HQ CO DPZ FOR REVIEW		

NO.	DATE	DESCRIPTION	BY	APPROVAL
1	10/16/97	REVISED LANDSCAPING PLAN		
2	10/16/97	REVISION TO HEALTH DEPT FOR SIGNATURES		
3	10/16/97	REVISION TO HEALTH DEPT FOR SIGNATURES		
4	10/16/97	REVISION TO HEALTH DEPT FOR SIGNATURES		
5	10/16/97	REVISION TO HEALTH DEPT FOR SIGNATURES		

PHASE I
BIG BRANCH OVERLOOK
 HOWARD COUNTY
 ELECTION DISTRICT NO. 5
 PRELIMINARY PLAN

R.M. MOCHI GROUP, P.C.
 P.O. Box 10
 New Market, MD 21774-0010
 10120 A Old National Pike
 Glenwood, MD 21734-9706
 (301) 865-5858
 Fax: (301) 865-5111

J:\96019-001\96019-11\PRELIM2.DWG

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Boyle COUNTY HEALTH OFFICER *3-16-98* DATE

OWNER/DEVELOPER

MR. CHARLES A. SHARP
3779 SHARP ROAD
GLENWOOD, MD 21738

ENGINEER/SURVEYOR

R.M. MOCHI GROUP, P.C.
P.O. BOX 10
NEW MARKET, MD 21774
(301) 865-5858
ATTN: MR. ROBERT M. MOCHI

Mark V. Laugel 7/2/98
JA



project	96019.11	date	9/30/97
illustration	engineering		
scale	MWZ/DBW	approval	MWZ
scale	1"=100'	approval	RAM

no.	description	revisions	date
1	REVISED LANDSCAPING		4/10/98
2	SUBMITTED TO DPZ FOR SIGNATURES		3/10/98
3	SUBMITTED TO HEALTH DEPT FOR SIGNATURES		2/17/98
4	PRELIMINARY TO HEALTH DEPT		2/17/98
5	1ST SUBMITTAL TO MD CO DPZ FOR REVIEW		10/16/97

PHASE 1
BIG BRANCH OVERLOOK
ELECTION DISTRICT NO.5
HOWARD COUNTY
PRELIMINARY PLAN

R.M. MOCHI GROUP, P.C.
P.O. Box 10
New Market, MD 21774-0010
10120 A Oak Hollow Pike
Joppa, MD 21775-3706
(301) 865-5858
Fax: (301) 865-5111

J:\196019-00\196019-11\PREL\13.DWG

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Reed, M.D. 3-16-98
COUNTY HEALTH OFFICER DATE



OWNER/DEVELOPER

MR. CHARLES A. SHARP
3778 SHARP ROAD
GLENWOOD, MD 21738

ENGINEER/SURVEYOR

R.M. MOCHI GROUP, P.C.
P.O. BOX 10
NEW MARKET, MD 21774
(301) 865-5858
ATTN: MR. ROBERT M. MOCHI

Robert M. Mochi
1916/197
217708
31-100

Robert M. Mochi 4/2/98
JM

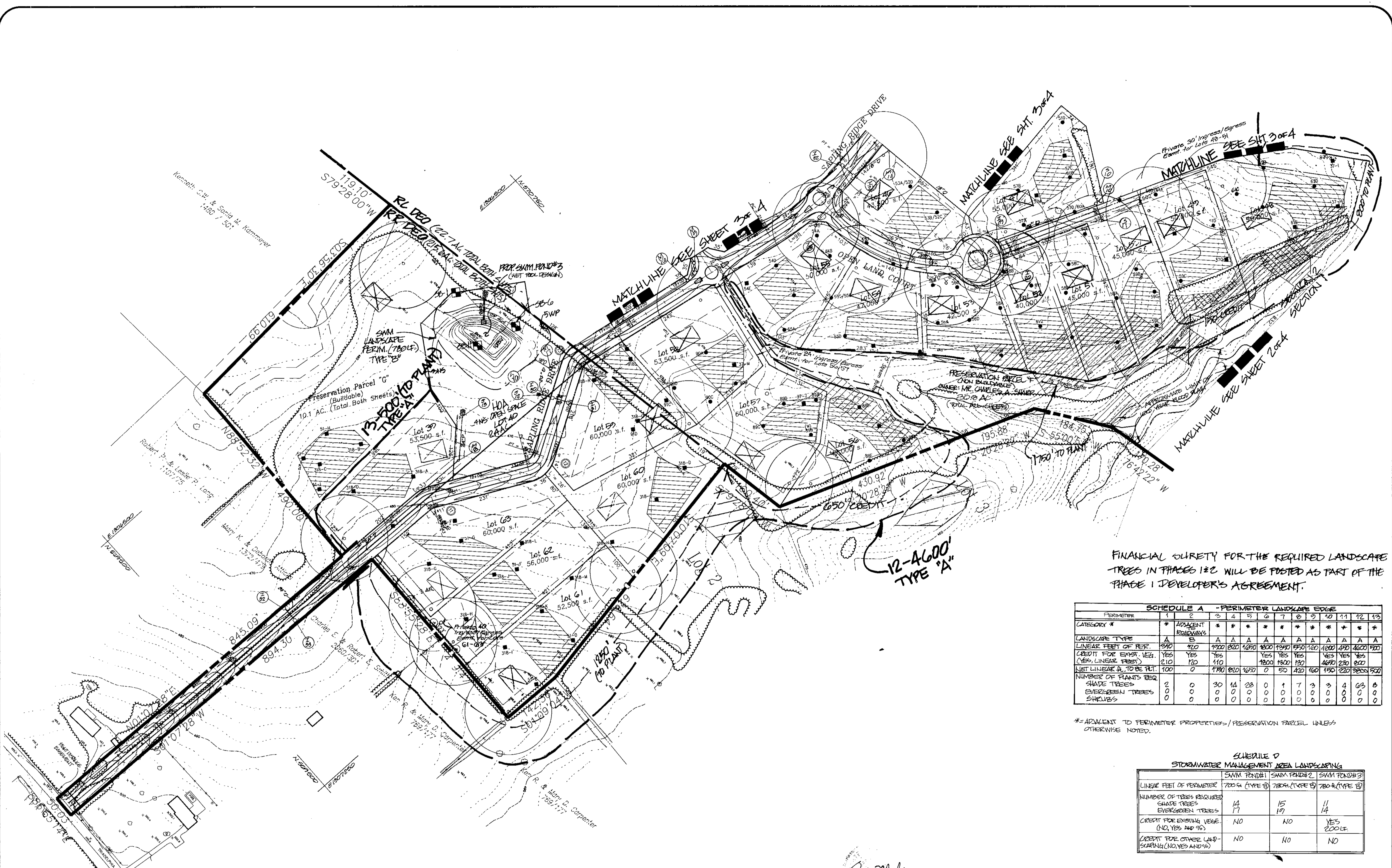
project	98019.11	date	9/30/97
illustration	MWZ/DBW	engineering	MWZ
scale	1"=100'	approval	RMM

no.	description	revisors	date
4	SUBMITTED TO DPZ FOR SIGNATURES		2/10/98
3	SUBMITTED TO HEALTH DEPT FOR SIGNATURES		2/10/98
2	PRELIMINARY DPZ		2/10/98
1	1ST SUBMITTAL TO MD CO DPZ FOR REVIEW		10/16/97

PHASE 1
BIG BRANCH OVERLOOK
HOWARD COUNTY
ELECTION DISTRICT NO. 5
PRELIMINARY PLAN

R.M. MOCHI GROUP, P.C.
P.O. Box 10
New Market, MD 21774-0010
10150 A Old National Pike
Pomona, MD 21774-9708
(301) 865-5858
Fax: (301) 865-5111

J:\96019-00\96019-11\PRELIM4



FINANCIAL OULRETY FOR THE REQUIRED LANDSCAPE TREES IN PHASES 1&2 WILL BE POSTED AS PART OF THE PHASE 1 DEVELOPER'S AGREEMENT.

PERIMETER	1	2	3	4	5	6	7	8	9	10	11	12	13
CATEGORY *	*	*	*	*	*	*	*	*	*	*	*	*	*
LANDSCAPE TYPE	A	B	A	A	A	A	A	A	A	A	A	A	A
LINEAR FEET OF PER.	840	120	1000	820	1070	1800	1270	950	120	1800	1470	1600	170
CREDIT FOR EXIST. VEG. (YES, LINEAR FEET)	YES	YES	YES		YES	YES	YES	YES		YES	YES	YES	YES
NET LINEAR FT. TO BE PLT.	100	0	1770	820	1070	0	60	120	120	130	4670	230	820
NUMBER OF PLANTS REQ.													
SHADE TREES	0	0	30	14	28	0	1	7	3	3	4	63	8
EVERGREEN TREES	0	0	0	0	0	0	0	0	0	0	0	0	0
SHRUBS	0	0	0	0	0	0	0	0	0	0	0	0	0

*=ADJUNCT TO PERIMETER PROPERTIES/PRESERVATION PARCEL UNLESS OTHERWISE NOTED.

LINEAR FEET OF PERIMETER	SWM POND#1 700'± (TYPE B)	SWM POND#2 780'± (TYPE B)	SWM POND#3 780'± (TYPE B)
NUMBER OF TREES REQUIRED			
SHADE TREES	14	15	11
EVERGREEN TREES	17	17	14
CREDIT FOR EXISTING VEG. (NO, YES AND %)	NO	NO	YES 200%
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO	NO	NO

- LEGEND**
- SEPTIC AREA
 - APPROXIMATE LOCATION OF WELL
 - FAILED PERC TEST LOCATION
 - APPROVED PERC TEST LOCATION (4-5/96)
 - APPROVED PERC TEST LOCATION (10-11/96)
 - APPROVED PERC TEST LOCATION (3-5/97)

OWNER/DEVELOPER
MR. CHARLES A. SHARP
3779 SHARP ROAD
GLENWOOD, MD 21778

ENGINEER/SURVEYOR
R.M. MOCHI GROUP, P.C.
P.O. BOX 10
NEW MARKET, MD 21774
(301) 865-5858
ATTN: MR. ROBERT M. MOCHI

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Boyd 3-16-98
COUNTY HEALTH OFFICER DATE

date	9/30/97
project	96019.11
illustration	MWZ/DBW
scale	1"=100'
approval	RMM

no.	description	revisions	date
5	REVISED LANDSCAPE		4/30/98
4	SUBMITTED TO DPZ FOR SIGNATURES		3/10/98
3	SUBMITTED TO HEALTH DEPT. FOR SIGNATURE		2/10/98
2	PRIOR SUBMITTAL TO DPZ		1/10/98
1	PRELIMINARY		10/16/97

PHASE 1
BIG BRANCH OVERLOOK
HOWARD COUNTY
ELECTION DISTRICT NO. 5
PRELIMINARY PLAN

R.M. MOCHI GROUP, P.C.
P.O. Box 10
New Market, MD 21774-0010
(301) 865-5858
Fax: (301) 865-5111