

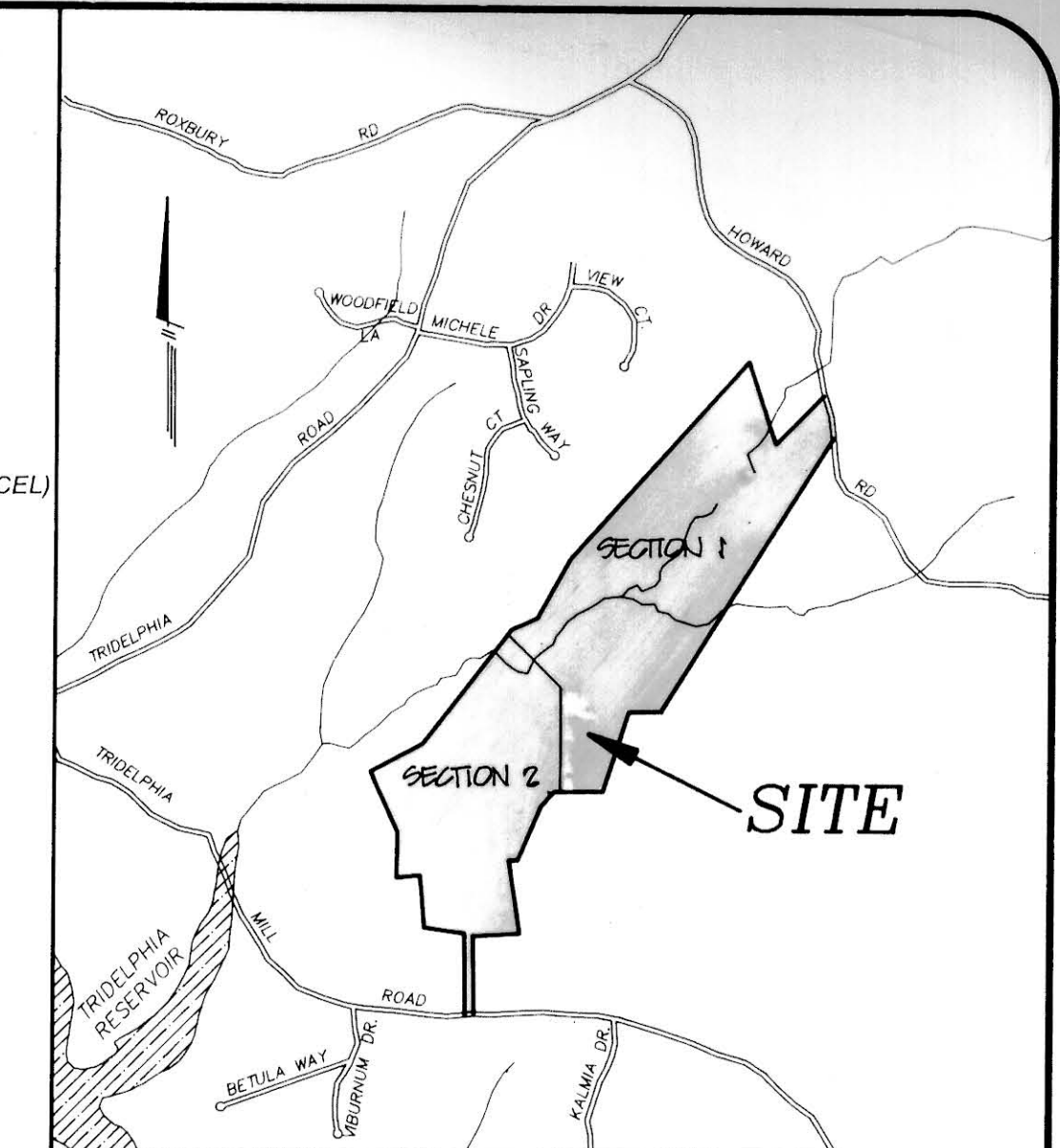
GENERAL NOTES:

- The project is in conformance with the latest Howard County standards unless waivers have been approved.
- The existing topography is taken from County survey with five foot contour intervals.
- The coordinates hereon 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. Property is not within Metropolitan District.
- Sewer is private.
- Existing utilities are based on Howard County contract drawings.
- Project background information:
 - a. Zoning: RC-DEO and RR-DEO
 - b. Gross Area of Tract: 238.3 AC.
 - c. Net Area of Tract: 190.5 AC.
 - d. Area of Proposed Lots/Parcels: 228.2 AC.
 - e. Area of Proposed R/W: 9.9 AC.
 - f. Number of Proposed Lots/Parcels: 97 Buildable Lots, 1 BUILDABLE PRESERVATION PARCEL, 7 Non Buildable HOA PRES. PARCELS, 105 Total
 - g. Open Space Required: 119 AC.
 - h. Open Space Provided: 110.4 AC. (As HOA Pres. Parcels)
- Waiver request for use of draft road design standards and maximum cul-de-sac length approved 7/10/97
- Howard Road is a scenic road.
- SLOPES 15%-24.9%
 - SLOPES ≥ 25%
- The storm water management facilities shown on this plan are an approximation of their ultimate sizes and shapes. It is understood that these facilities have not been designed and their size and shape may change altering the number of units allocated for this development.
- * - Denotes approved location of future traffic calming device (if required).
- ** - Denotes approved prestem lot grouping of three or more.
- WHERE AS AT LEAST 9% OF THE ACREAGE OF THE SITE SHALL BE DEDICATED TO A HOMEOWNERS ASSOCIATION, NO OPEN SPACE IS REQUIRED (SECTION 16.121 (A)(2)(B)).

DENSITY TABULATION

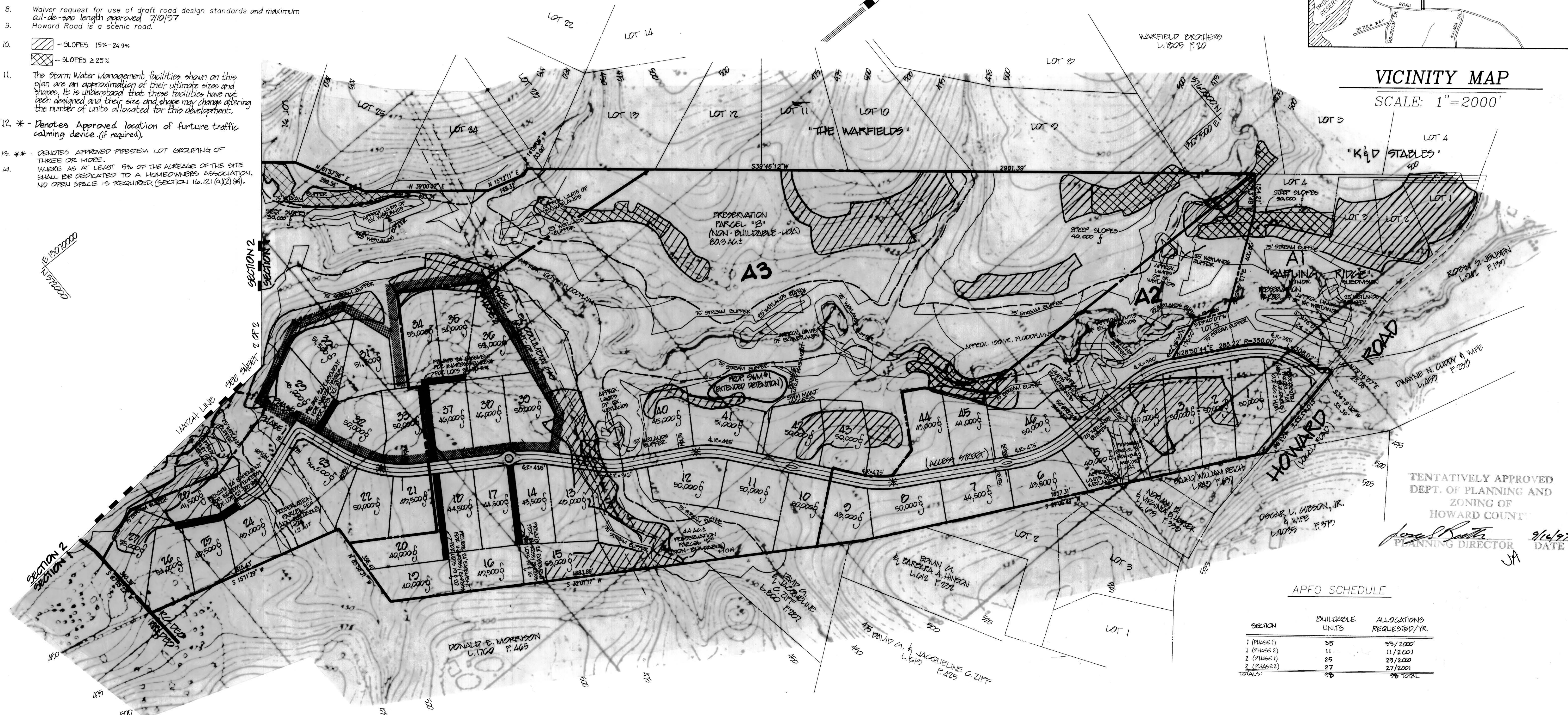
GROSS ACREAGE OF TRACT	238.3 AC.
NUMBER OF UNITS PERMITTED	119
NUMBER OF UNITS BY RIGHT	98 (97 LOTS, 1 BUILD. PRES. PARCEL)
NUMBER OF EXCHANGE OPT. REQUIRED	42
RR ACREAGE	22.7 AC. = 0.0953
GROSS ACREAGE OF TRACT	238.3 AC.
NUMBER OF CEO'S	0.0953 * 42 = 4
NUMBER OF CEO'S	42 * 4 = 38

NOTE: SENDING PARCEL SHALL BE PARCEL 180, TAX MAP 2, GRID 18.



VICINITY MAP

SCALE: 1"=2000'



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

PLANNING DIRECTOR DATE 9/16/97
JA

APFO SCHEDULE

SECTION	BUILDABLE UNITS	ALLOCATIONS REQUESTED/YR.
1 (PHASE 1)	25	25/2001
2 (PHASE 1)	11	11/2001
2 (PHASE 2)	25	25/2001
2 (PHASE 2)	27	27/2001
TOTALS:	96	96 TOTAL

SKETCH PLAN
BIG BRANCH OVERLOOK

LOTS 1-97 & PARCELS A-H
SCALE: 1"=200'

Election District No.4 Howard County, MD
Tax Map 27, Grid 6
P/O Parcel 19 (NORTHERN, CENTRAL, & SOUTHERN PARTS) and P/O Parcel 96 (LOTS 14, 15, & 21)
JUNE 1997

OWNER/DEVELOPER

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

ENGINEER/SURVEYOR

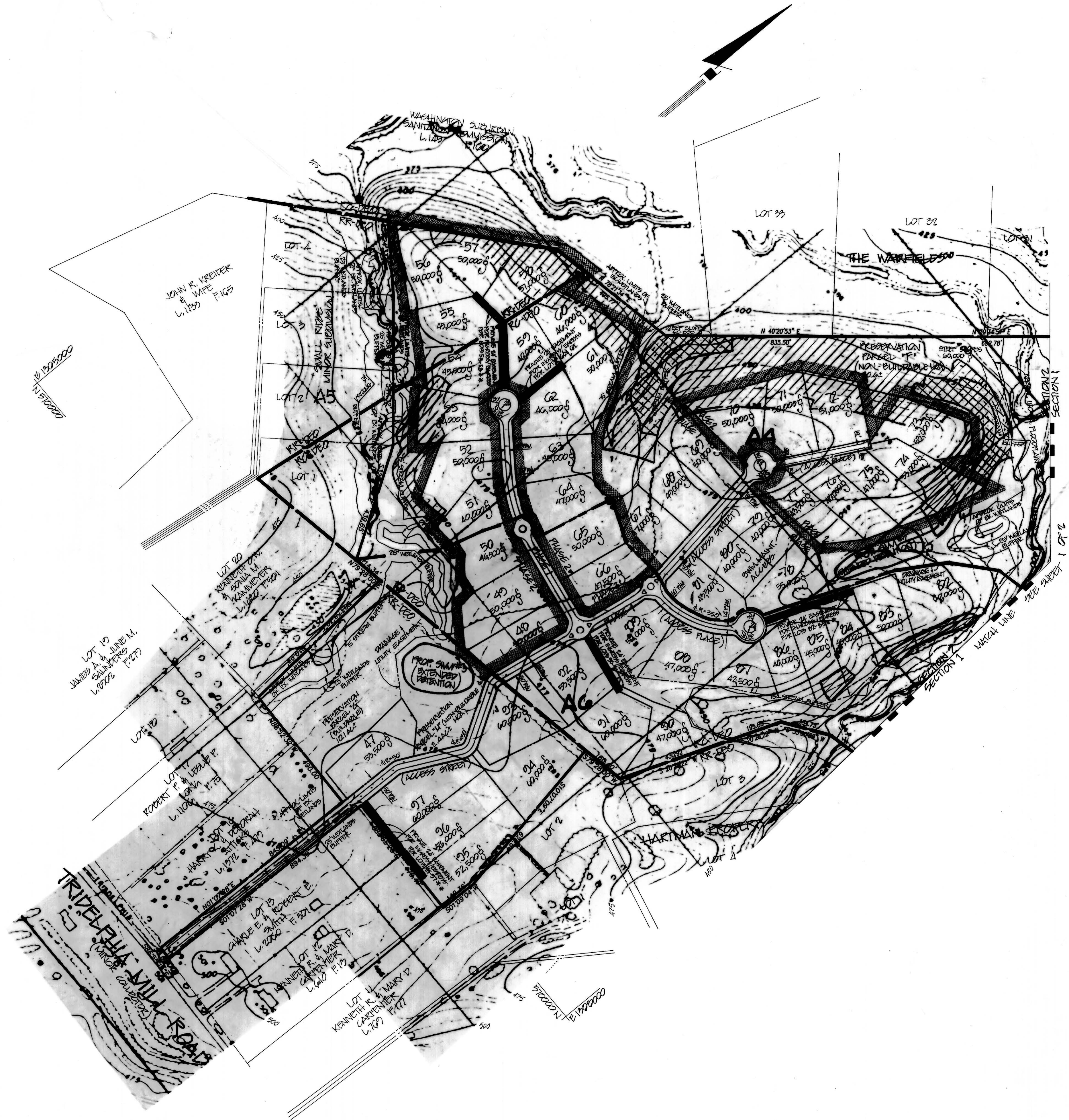
R.M. MOCHL GROUP, P.C.
P.O. BOX 10
NEW MARKET, MD 21774
(301) 865-3858
ATTN: MR. ROBERT M. MOCHI

PROJECT	96019.04	DATE	5/31/97
ILLUSTRATION	ENGINEERING	DATE	9/16/97
SCALE	1"=200'	DATE	9/16/97
REVISIONS		DATE	9/16/97

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITS	9/16/97	MMZ/GEM
2	REVISIONS	9/16/97	MMZ/GEM

SECTIONS 1 AND 2
BIG BRANCH OVERLOOK
ELECTION DISTRICT NO. 4
HOWARD COUNTY
SKETCH PLAN

R.M. MOCHL GROUP, P.C.
P.O. BOX 10
NEW MARKET, MD 21774-2010
(301) 865-3858
FAX: (301) 865-3111



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
Joyce R. Smith 9/16/97
 PLANNING DIRECTOR DATE
 SK

project	96019.04	date	5/31/97
illustration	MWZ/GEN	engineering	MWZ
scale	1"=200'	approval	RMM

no.	2	description	date
1	0	SUBMITTER ORIGINALS TO PZ FOR REVIEW	9/15/97
2	0	1ST SUBMITTAL TO HO CO PZ FOR REVIEW	9/16/97
3	0		
4	0		

SECTIONS 1 AND 2
BIG BRANCH OVERLOOK
 HOWARD COUNTY
 ELECTION DISTRICT NO. 4
 SKETCH PLAN

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 Cambridge, MA 02116-1000
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