

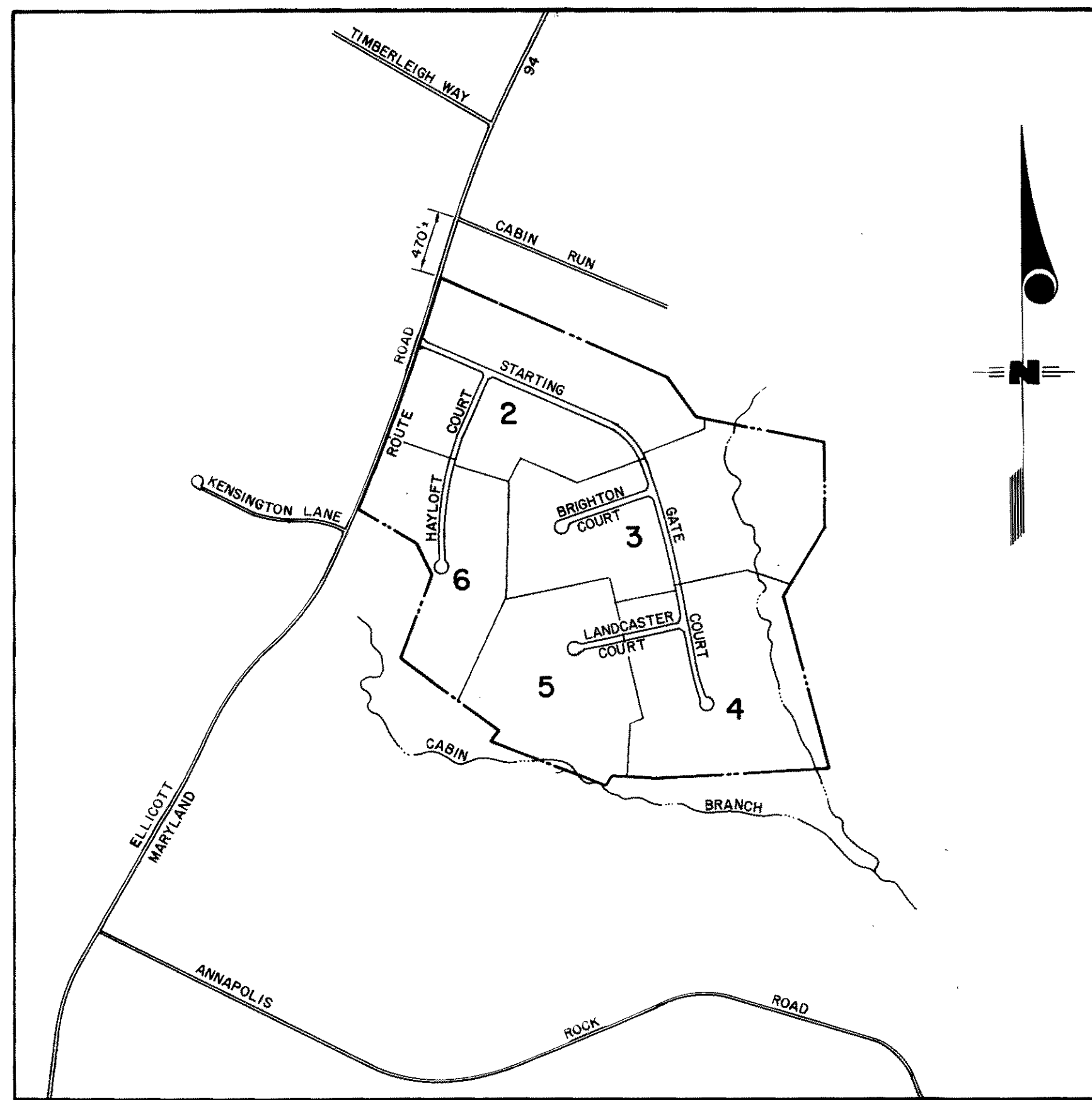
PRELIMINARY PLAN

CABIN BRANCH FARM

LOT 1 THRU LOT 57

FOURTH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND



LOCATION MAP
SCALE: 1" = 1000'

NEW LOT NO.	OLD LOT NO.	AVERAGE PERC. TIME IN MINUTES PER SECOND INCH	MAX. DEPTH PERMITTED FOR EFFLUENT PIPE TO ENTER SEWAGE DISPOSAL AREA AT ITS HIGHEST ELEV. WITH REFERENCE TO EXISTING GRADE AT TIME OF PERC. TEST
1	1 & 2	5 Minutes	Inlet Depth 4'
2	3	5 Minutes	Inlet Depth 3'
3	4	12 Minutes	Inlet Depth 3'
4	5	5 Minutes	Inlet Depth 3'
5	6	6 Minutes	Inlet Depth 3'
6	7	5 Minutes	Inlet Depth 3.5'
7	8	4 Minutes	Inlet Depth 3'
8	9	10 Minutes	Inlet Depth 4'
9	10	8 Minutes	Inlet Depth 3'
10	11 & 12	5 Minutes	Inlet Depth 2.5'
11	13	5 Minutes	Inlet Depth 3'
12	14 & 15	5 Minutes	Inlet Depth 3.5'
13	15 & 16	6 Minutes	Inlet Depth 3'
14	17	2 Minutes	Inlet Depth 3'
15	18	4 Minutes	Inlet Depth 3'
16	19	5 Minutes	Inlet Depth 3'
17	20	5 Minutes	Inlet Depth 3'
18	21	5 Minutes	Inlet Depth 3.5'
19	22	5 Minutes	Inlet Depth 3.5'
20	23	5 Minutes	Inlet Depth 3'
21	24	10 Minutes	Inlet Depth 3.5'
22	25	3 Minutes	Inlet Depth 3'
23	26	2 Minutes	Inlet Depth 3'
24	27	6 Minutes	Inlet Depth 3'
25	28	10 Minutes	Inlet Depth 3.5'
26	29 & 30	4 Minutes	Inlet Depth 3'
27	31	5 Minutes	Inlet Depth 3'
28	32	5 Minutes	Inlet Depth 3.5'
29	33	4 Minutes	Inlet Depth 3.5'
30	34	5 Minutes	Inlet Depth 4'
31	35	5 Minutes	Inlet Depth 3'
32	36	10 Minutes	Inlet Depth 3'
33	37	10 Minutes	Inlet Depth 2.5'
34	38	6 Minutes	Inlet Depth 3'
35	39	5 Minutes	Inlet Depth 3'
36	40	2 Minutes	Inlet Depth 2.5'
37	41	3 Minutes	Inlet Depth 2.5'
38	42	5 Minutes	Inlet Depth 3'
39	43	12 Minutes	Inlet Depth 4'
40	44	15 Minutes	Inlet Depth 4'
41	45	7 Minutes	Inlet Depth 3'
42	46	9 Minutes	Inlet Depth 3.5'
43	47	12 Minutes	Inlet Depth 4'
44	48 & 49	4 Minutes	Inlet Depth 2.5'
45	50	5 Minutes	Inlet Depth 3.5'
46	51	4 Minutes	Inlet Depth 3'
47	52	5 Minutes	Inlet Depth 3'
48	53	5 Minutes	Inlet Depth 3'
49	54	3 Minutes	Inlet Depth 2.5'
50	55	4 Minutes	Inlet Depth 2.5'
51	56	3 Minutes	Inlet Depth 2.5'
52	57	5 Minutes	Inlet Depth 2.5'
53	58	8 Minutes	Inlet Depth 4'
54	59	12 Minutes	Inlet Depth 4'
55	60	10 Minutes	Inlet Depth 3'
56	61	10 Minutes	Inlet Depth 3.5'
57	62	14 Minutes	Inlet Depth 4'

APPROVED FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Boyd, M.P.H., E.S. 9-21-89
County Health Officer Date

LOT NO.	GROSS AREA	PIPE STEM	NET AREA	STEEP SLOPES	FLOOD PLAIN	MIN. AREA
1	4.74	---	4.74	---	---	4.74
2	4.58	---	4.58	0.09	---	4.49
3	3.09	---	3.09	---	---	3.09
4	3.11	---	3.11	---	---	3.11
5	3.00	---	3.00	---	---	3.00
6	3.00	---	3.00	0.09	---	2.91
7	3.07	---	3.07	0.19	---	2.88
8	3.22	---	3.22	0.02	---	3.20
9	3.27	---	3.27	---	---	3.27
10	3.00	---	3.00	0.14	---	2.86
11	3.16	---	3.16	0.42	---	2.74
12	4.01	---	4.01	0.20	---	3.81
13	4.23	---	4.23	0.09	---	4.14
14	3.18	---	3.18	0.43	---	2.75
15	3.11	0.08	3.03	0.25	---	2.78
16	3.08	---	3.08	0.24	---	2.84
17	3.04	---	3.04	---	---	3.04
18	3.42	0.21	3.21	0.03	---	3.18
19	3.68	0.36	3.32	---	---	3.32
20	3.70	---	3.70	---	---	3.70
21	3.08	---	3.08	---	---	3.08
22	3.41	---	3.41	---	---	3.41
23	3.18	---	3.18	---	---	3.18
24	3.40	---	3.40	---	---	3.40
25	3.83	0.13	3.70	0.17	0.17	3.36
26	5.85	0.05	5.80	---	2.10	3.70
27	5.03	---	5.03	---	0.84	4.19
28	3.00	---	3.00	---	---	3.00
29	3.00	---	3.00	---	---	3.00
30	3.05	---	3.05	---	---	3.05
31	3.00	---	3.00	---	---	3.00
32	3.07	---	3.07	---	---	3.07
33	3.00	---	3.00	---	---	3.00
34	3.00	---	3.00	---	---	3.00
35	3.00	---	3.00	---	---	3.00
36	3.13	---	3.13	0.50	0.75	1.88
37	3.14	---	3.14	1.04	0.31	1.79
38	3.06	---	3.06	---	---	3.06
39	3.06	---	3.06	---	---	3.06
40	3.00	---	3.00	---	---	3.00
41	3.07	---	3.07	---	---	3.07
42	3.10	---	3.10	---	---	3.10
43	3.02	---	3.02	---	1.00	2.02
44	3.48	---	3.48	0.04	0.36	3.08
45	3.02	---	3.02	---	---	3.02
46	3.07	---	3.07	---	---	3.07
47	3.04	---	3.04	---	---	3.04
48	3.16	---	3.16	---	0.06	3.10
49	3.03	---	3.03	---	0.02	3.01
50	3.29	0.18	3.11	---	0.08	3.03
51	3.58	0.32	3.26	0.04	---	3.04
52	3.00	---	3.00	---	---	3.00
53	3.03	---	3.03	---	---	3.03
54	3.03	---	3.03	---	---	3.03
55	3.09	---	3.09	---	---	3.09
56	3.03	---	3.03	---	---	3.03
57	3.04	---	3.04	---	---	3.04
189.06	1.33	187.73	3.98	5.87	177.88	

INDEX OF SHEETS	
TITLE	SHEET NO.
TITLE SHEET	1
PRELIMINARY PLAN	2
PRELIMINARY PLAN	3
PRELIMINARY PLAN	4
PRELIMINARY PLAN	5
PRELIMINARY PLAN	6

- GENERAL NOTES**
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA REQUIRED BY THE MARYLAND DEPARTMENT OF HEALTH AND MENTAL HYGIENE.
 - THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF A MINIMUM 1000 SQ. FT. AS REQUIRED BY THE MARYLAND DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE AND SERVING ANY RESIDENTIAL STRUCTURES CONSTRUCTED ON THESE BUILDING SITES. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT; RECORDATION OF A MODIFIED PRIVATE SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
 - AREA TABULATION:
 - A. EXISTING ZONING: R (RURAL)
 - B. GROSS AREA OF TRACT: 251.03 ACRES +
 - C. TOTAL AREA OF PROPOSED LOTS: 240.04 ACRES +
 - (1) TOTAL AREA OF BUILDABLE LOTS: 189.06 ACRES +
 - (2) TOTAL AREA OF OPEN SPACE PARCELS: 39.30 ACRES +
 - (3) TOTAL AREA OF RESERVED PARCELS: 11.68 ACRES +
 - D. TOTAL AREA OF PROPOSED ROADS: 10.99 ACRES +
 - E. TOTAL NUMBER OF LOTS: 65
 - (1) TOTAL NUMBER OF BUILDABLE LOTS: 57
 - (2) TOTAL NUMBER OF OPEN SPACE LOTS: 7
 - (3) TOTAL NUMBER OF RESERVED PARCELS: 1
 - MINIMUM LOT REQUIREMENTS:
 - A. LOT SIZE: 3.00 ACRES
 - B. SETBACKS FOR PRINCIPAL RESIDENTIAL STRUCTURE:
 - (1) FRONT: 75 FEET
 - (2) SIDE: 30 FEET, 60 FEET FROM PUBLIC STREET
 - (3) REAR: 60 FEET
 - C. LOT WIDTH: 200 FEET (AT BUILDING RESTRICTION LINE)
 - SEWERAGE DISPOSAL:
 - A. A PERMANENT INDIVIDUAL ON-SITE SEWERAGE DISPOSAL SYSTEM, IN COMPLIANCE WITH THE REGULATIONS OF THE MARYLAND DEPARTMENT OF HEALTH AND MENTAL HYGIENE AND THE HOWARD COUNTY HEALTH DEPARTMENT, WILL BE INSTALLED ON EACH LOT.
 - WATER SUPPLY:
 - A. A PERMANENT INDIVIDUAL WATER WELL, IN COMPLIANCE WITH THE REGULATIONS OF THE MARYLAND DEPARTMENT OF HEALTH AND MENTAL HYGIENE AND THE HOWARD COUNTY HEALTH DEPARTMENT, WILL BE INSTALLED ON EACH LOT.
 - ALL DESIGN SHALL MEET HOWARD COUNTY STANDARDS AND SPECIFICATIONS.
 - THIS PLAN SUBJECT TO PREVIOUS SKETCH PLAN SUBMITTAL S-89-64, APPROVED 2/16/89.
 - THE TOPOGRAPHY SHOWN WAS OBTAINED BY AERIAL PHOTOGRAMMETRY, DATED 6/89. CONTOUR INTERVAL: 2 FEET
 - NO GRADING, STRUCTURES OR REMOVAL OF VEGETATIVE COVER WILL BE PERMITTED WITHIN THE 25-FOOT WETLANDS BUFFER, THE 75-FOOT STREAM BUFFER OR STEEP SLOPE AREAS (25% OR GREATER) WHICH ARE ADJACENT TO WETLANDS OR FLOOD PLAINS. WETLAND AREAS SHOWN AS BEING DISTURBED WILL BE PERMITTED THROUGH THE U.S. ARMY CORPS OF ENGINEERS AND THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
 - WETLANDS DELINEATION SHOWN PREPARED BY MCCARTHY & ASSOCIATES, INC., DATED JANUARY, 1989.
 - THIS PLAN SUBJECT TO WF-89-103 (SEC. 16-113-C-10) REDUCTION OF CUL-DE-SAC LENGTH APPROVED 3/23/89.
 - THE EXISTING POND ON LOT 27 WILL BE EVALUATED FOR COMPLIANCE WITH MD-378 STANDARDS FOR POND CONSTRUCTION. POND RECONSTRUCTION DETAILS (IF NECESSARY) WILL BE SHOWN ON FINAL PLANS.

PARCEL NO.	AREA	PIPE STEM	NET AREA	STEEP SLOPES	FLOOD PLAIN/SWM	MIN. AREA (DRY REC.)
A	28.22	---	28.22	0.11	23.22	4.89
B	1.17	---	1.17	0.01	0.32	1.33
C	6.38	---	6.38	0.02	5.34	1.02
D	0.06	---	0.06	---	0.06	0.00
E	2.35	---	2.35	0.14	0.69	1.52
F	0.43	---	0.43	---	0.43	0.00
G	0.69	---	0.69	---	0.69	0.00
H	11.68	---	11.68	2.82	---	8.86
39.30	39.30	0.28	31.27	7.75		

RESERVED PARCEL "H" IS BEING CONVEYED TO ADJACENT PROPERTY OWNERS. FUTURE ACCESS TO PARCEL "H" WILL BE PROVIDED FROM JENNINGS CHAPEL ROAD. ACCESS TO PARCEL "H" VIA A CROSSING OF THE TRIBUTARY OF CABIN BRANCH IS PERMANENTLY DENIED.

DENSITY TABULATION	
GROSS AREA OF SUBDIVISION	251.03 ACRES
AREA OF FLOOD PLAIN/STEEP SLOPES	41.40 ACRES
NET AREA	209.63 ACRES
NO. OF DWELLING UNITS ALLOWED	69.9
NO. OF DWELLING UNITS PROPOSED	57
DENSITY (DWELLING UNITS/ACRE)	0.27

OPEN SPACE TABULATION	
GROSS AREA OF SUBDIVISION	251.03 ACRES
TOTAL AREA OF OPEN SPACE REQUIRED (5%)	12.55 ACRES
TOTAL AREA OF OPEN SPACE PROVIDED	39.30 ACRES
TOTAL NUMBER OF OPEN SPACE PARCELS	7
TOTAL AREA OF STEEP SLOPES	0.28 ACRES
TOTAL AREA OF FLOOD PLAIN	31.27 ACRES
TOTAL AREA OF DRY GROUND OPEN SPACE REQUIRED (50% OF 12.55 ACRES)	6.28 ACRES
TOTAL AREA OF DRY GROUND OPEN SPACE PROVIDED	7.75 ACRES (62%)

U.S.A.
7.4.89

BY	NO.	REVISION	DATE
BDB	1	Per Howard County Comments Dated 8-16-89	8-22
BDB	2	Per Howard County Comments Dated 9-18-89	9-20
		Approved Howard County Health Dept. For private water/private sewerage systems <i>Joyce M. Boyd, M.P.H., E.S.</i> 9/21/89	

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OLNEY, MARYLAND 20832
TELEPHONE 301-924-4584



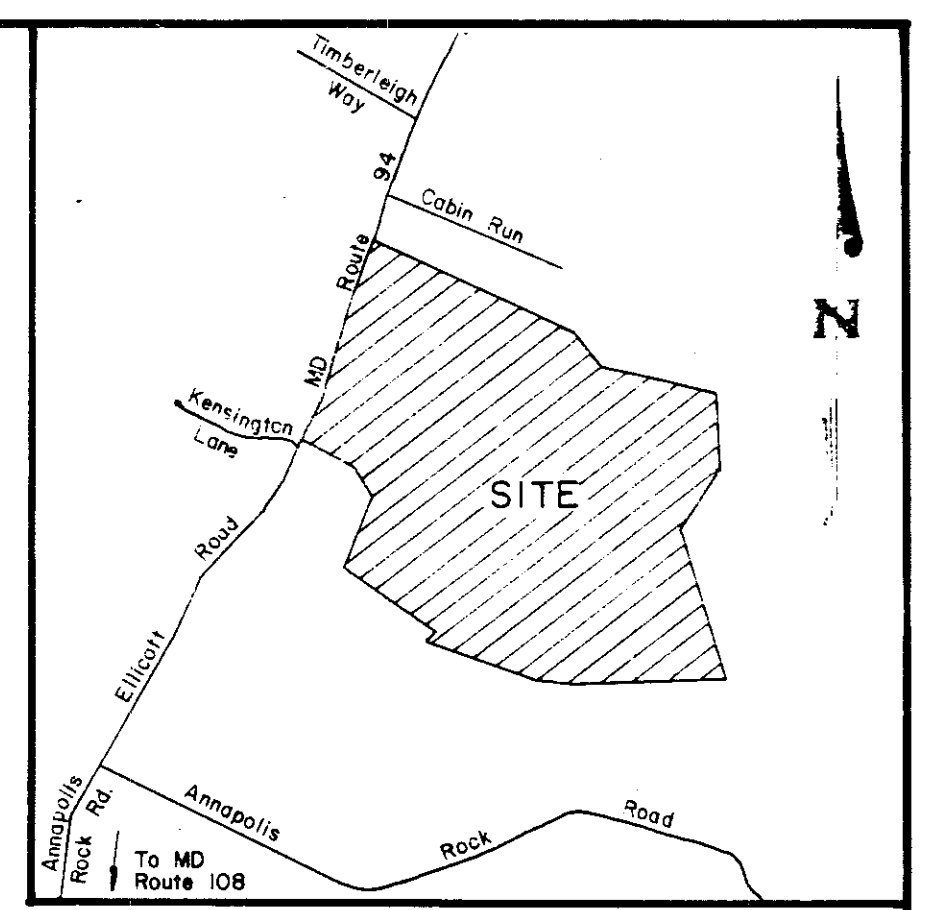
PRELIMINARY PLAN

OWNER
OAKTON ASSOCIATES, INC.
1200 18th Street N.W.
Washington, D.C. 20036

DEVELOPER
ANCHOR CAPITAL GROUP, INC.
133 Defense Highway, Suite 206
Annapolis, MD 21401
(301) 261-8727 (Washington)
(301) 841-5510 (Baltimore/Annapolis)

CABIN BRANCH FARM
LOT 1 THRU LOT 57
TAX MAP 13 PARCEL NO. 42
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
PREVIOUS SUBMITTALS: S-89-64, WP-89-103

SURVEY: DEC	DATE: JUNE, 1989
DESIGN: JPH/BOM	SHEET: 1 OF 6
DRAWN: JPH/BOM	FILE NO. 88-026
CHECKED: BOM	
SCALE: AS SHOWN	



Howard County Street Map
Page 7
VICINITY MAP
Scale: 1" = 2,000'

APPROVED FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
Jay M. Boyd M.P.E.S. 9-21-89
County Health Officer C.W. Date



Raymond M. Hill (301) 841-5510 (Baltimore/Annapolis)

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(301) 841-5510 (Baltimore/Annapolis)

PROVISIONALLY APPROVED 9-18-89
U.R.H. 9-21-89
C.D.

PRELIMINARY PLAN
CABIN BRANCH FARM
LOT 1 THRU LOT 57
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' JUNE, 1989

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TELEPHONE 301-924-4584



Eugene A. Frazier
1185/0121

John E. Jackson
1161/0290

John D. Hughes, Jr.
1480/0155

Zoned R

RESERVED PARCEL
PARCEL "H"
11.68 Ac.±

TO BE CONVEYED TO
ADJACENT PROPERTY OWNERS.
ACCESS TO PARCEL "H" BY CROSS-
ING THE TRIBUTARY TO CABIN
BRANCH IS PERMANENTLY DENIED.

OPEN SPACE
PARCEL "A"
28.22 Ac.±

TO BE DEDICATED TO
HO. CO., MD.

9-18-89

Ulf...
9.21.89

Ann Voleta Watkins
802/0344
Zoned R

NOTE: LOT 39 WELL TO BE DRILLED &
TESTED FOR CHEMICAL CONTAMINATES
PRIOR TO FINAL PLATS BEING SIGNED

**PRELIMINARY PLAN
CABIN BRANCH FARM**

LOT 1 THRU LOT 57
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1"=100' JUNE, 1989

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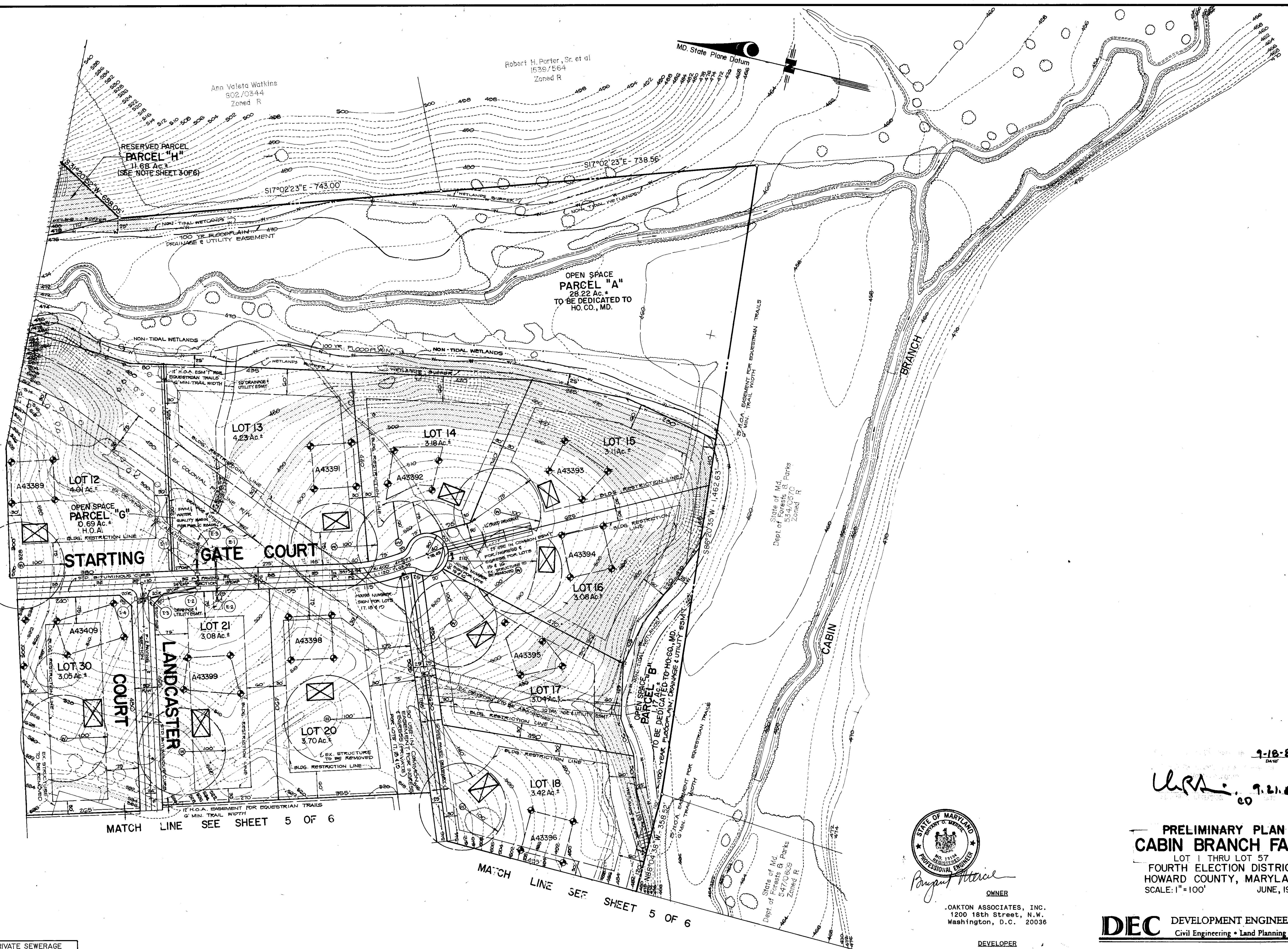
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OLNEY, MARYLAND 20832
TELEPHONE 301-924-4584

Job No. 88-026
Sheet 3 of 6

APPROVED FOR PRIVATE WATER & PRIVATE SEWERAGE
SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

Jerry M. Boyd
County Health Officer

9-21-89
Date

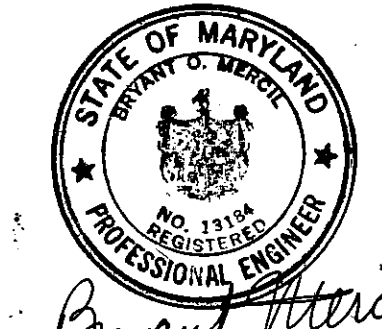


MATCH LINE SEE SHEET 3 OF 6

MATCH LINE SEE SHEET 5 OF 6

MATCH LINE SEE SHEET 5 OF 6

9-18-89
U.P.S.
 9-21-89



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PRELIMINARY PLAN
CABIN BRANCH FARM
 LOT 1 THRU LOT 57
 FOURTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100' JUNE, 1989

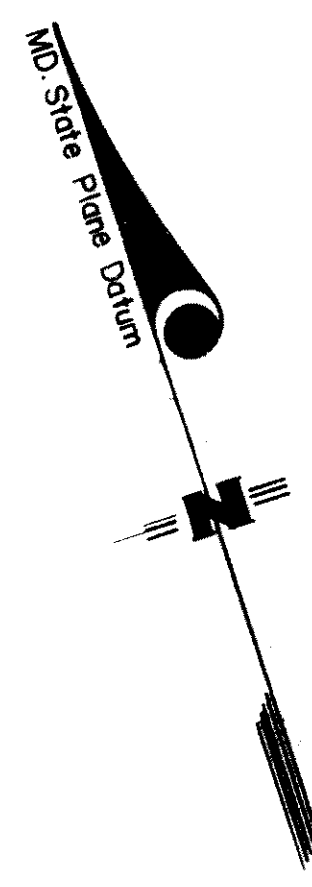
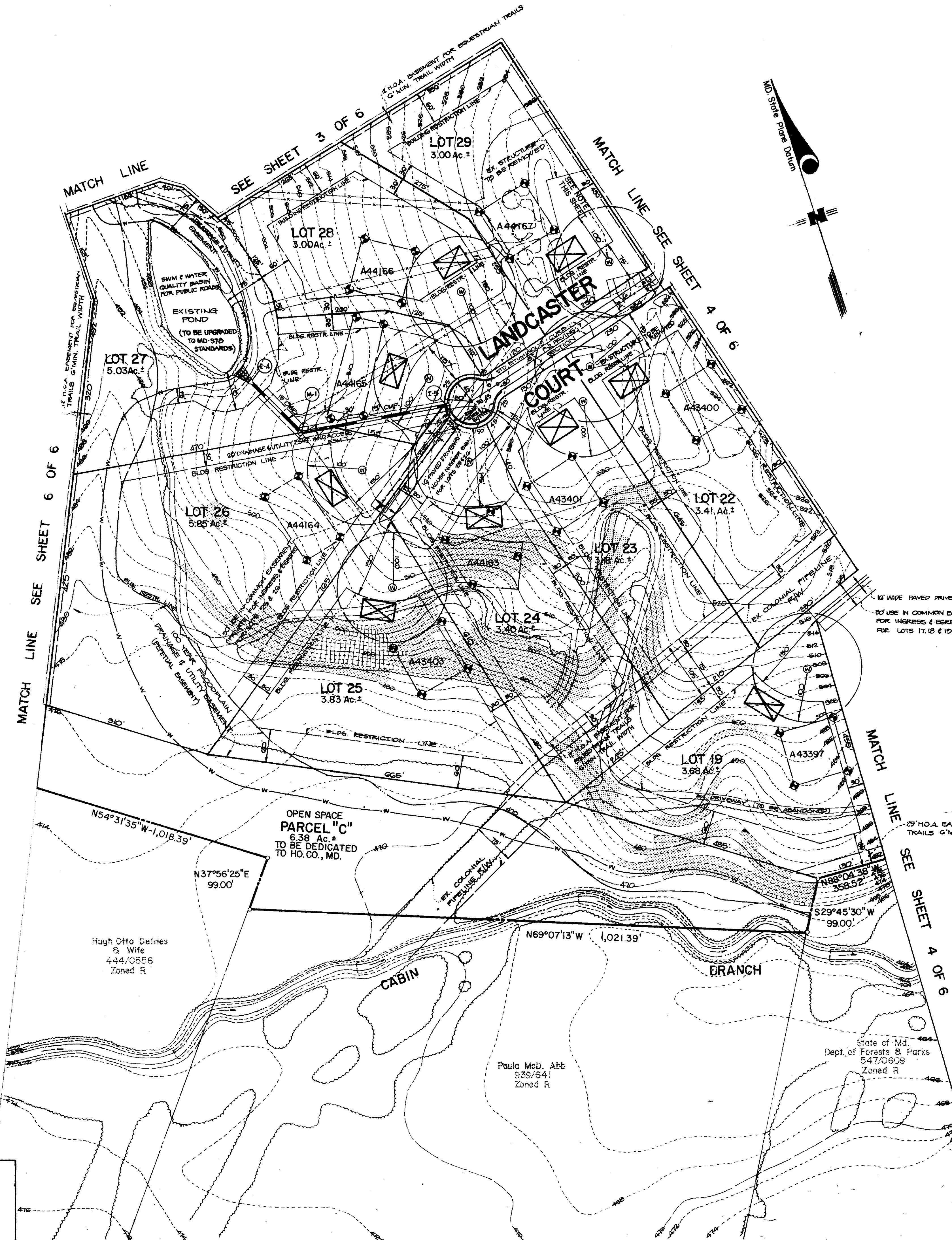
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Job No. 88-026
 Sheet 4 of 6

APPROVED FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

Joseph M. Boyd, M.P.E., F.S.
 County Health Officer c.l.c. 9-21-89 Date



APPROVED FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

Joseph M. Boyle, Jr. P.E.
 County Health Officer c.w.
 Date 7-21-89

1-18-89

LRA
 CO 9.21.89
 DATE

NOTE: 12\"/>



OWNER
 OAKTON ASSOCIATES, INC.
 1200 18th Street, N.W.
 Washington, D.C. 20036

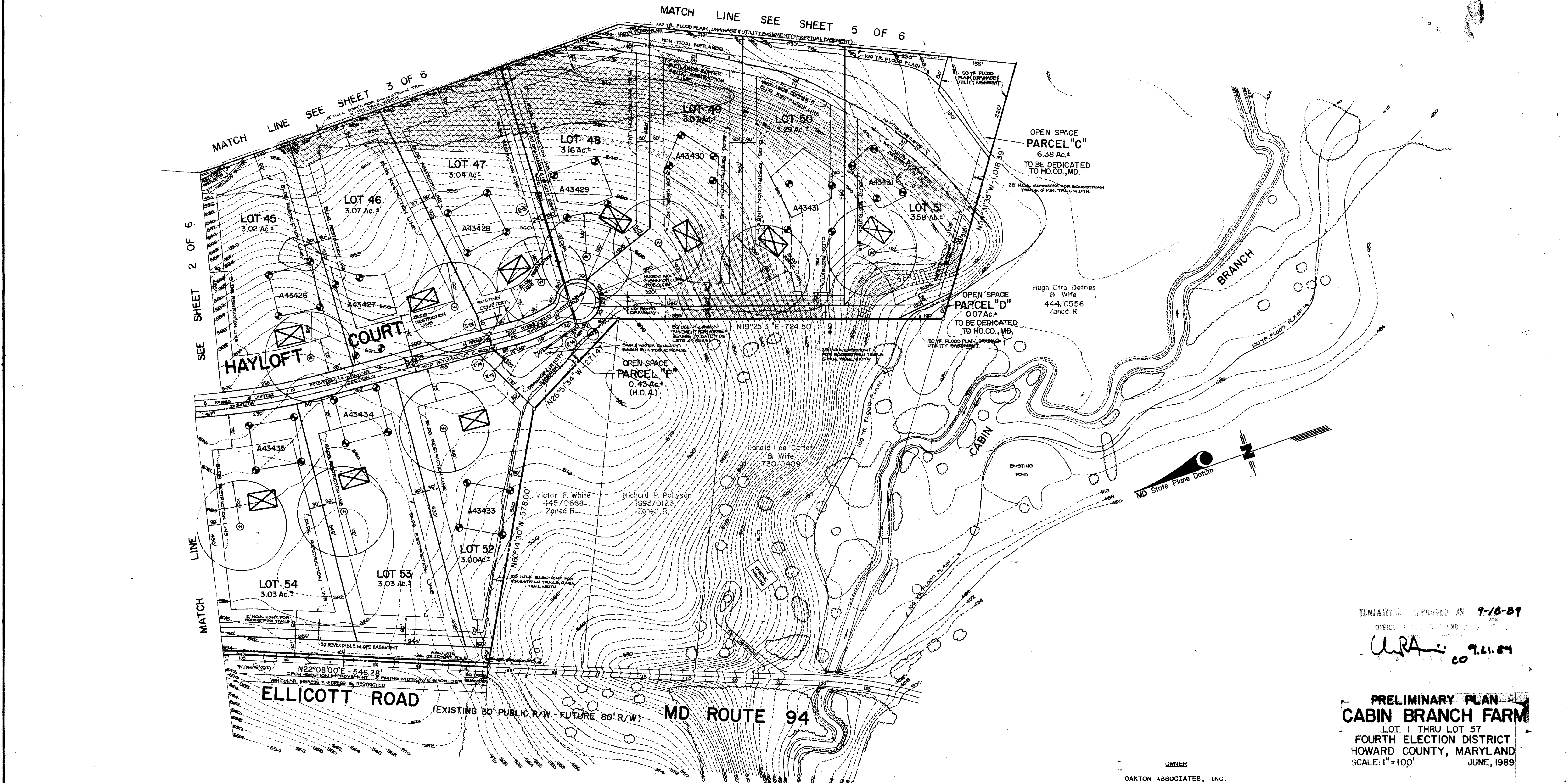
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PRELIMINARY PLAN
CABIN BRANCH FARM
 LOT 1 THRU LOT 57
 FOURTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100' JUNE, 1989

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Job No. 88-026
 Sheet 5 of 6

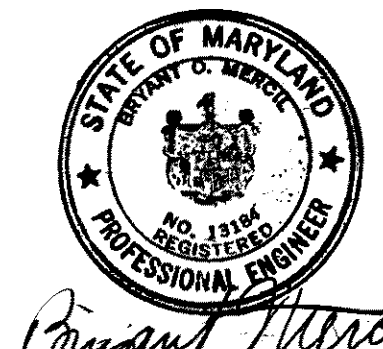


REVISIONS APPROVED ON 9-18-89
 OFFICE OF PLANNING AND ZONING
 URA: 60 9.21.89

PRELIMINARY PLAN
CABIN BRANCH FARM
 LOT 1 THRU LOT 57
 FOURTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100' JUNE, 1989

APPROVED FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

[Signature] 9-21-89
 County Health Officer c.w. Date



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