

NOTES

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 cul-de-sac length approved 7/10/97. WF-98-70 for truncation approved 01-23-98.
- The existing topography is taken from aerial survey with two foot contour intervals prepared by Kings 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 for the entire project is provided under Phase 1 (See F-98-165 and F-98-167).
- 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 11/13/97.
- 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 Lee 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 Carnes dated May 1997, and was approved on 9/16/97.
- Project background information:
 - a. Zoning: RC-DEO
 - b. Gross Area of Tract: 41.8 AC.
 - c. Net Area of Tract: 41.8 AC.
 - d. Area of Proposed Lots/Parcels: 41.8 AC.
 - e. Area of Proposed R/W: 0.0 AC.
 - f. Number of Proposed Lots: 36 Buildable Lots, 1 Open Space Lot
 - g. Open Space Required: 12.0 AC. (Phases 1 & 2)
 - h. Open Space Provided: 12.1 AC. (As Phase 1 Open Space Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and Phase 2 lot 9)
- Howard Road is a scenic road.
- Slopes 15% - 24.9%
 - Slopes 15% - 24.9%
 - Slopes ≥ 25%
- ** - Denotes approved pipestem lot grouping of three or more.
- All roads and storm drains shown are proposed under Phase 1 (F-98-165 and F-98-167).
- The Forest Conservation Plan for this project has been prepared by American Land Concepts and has been submitted under Phase 1 (F-98-165 and F-98-167).
- Unless otherwise noted, all B.R.L.'s are standard for the RC/RR zoning district.

THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENTS. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY. PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AS SHOWN. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE	LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
65	52,847 S.F.	3,070 S.F.	49,577 S.F.	81	50,028 S.F.	1,359 S.F.	48,669 S.F.
66	55,589 S.F.	3,121 S.F.	52,448 S.F.	82	47,020 S.F.	3,033 S.F.	43,987 S.F.
67	55,620 S.F.	3,972 S.F.	51,648 S.F.	83	50,234 S.F.	2,892 S.F.	47,382 S.F.
72	51,783 S.F.	1,792 S.F.	49,991 S.F.	84	55,792 S.F.	1,978 S.F.	53,814 S.F.
73	51,775 S.F.	1,779 S.F.	49,996 S.F.	86	47,000 S.F.	2,515 S.F.	44,485 S.F.
				87	44,872 S.F.	2,682 S.F.	42,190 S.F.

DENSITY TABULATION

GROSS ACREAGE 238.3 AC.
 NUMBER OF UNITS BY RIGHT = 56 (238.3/4.25)
 TOTAL NUMBER OF UNITS PROPOSED = 95 TOTAL
 PHASE 1 = 59
 PHASE 2 = 36
 TOTAL NUMBER OF UNITS PERMITTED = 119 (238.3/2)
 NUMBER OF EXCHANGE OPT. REQUIRED = 39 (95-56)

DENSITY TABULATION TABLE

DESCRIPTION	FILE NUMBER	BUILDABLE UNITS BY RIGHT	PROPOSED BUILDABLE UNITS	DECD/CEO REQUIRED
SECTION 1 PHASE 1	F-98-165	102,542 ac. @ 1 DU/4.25 ac. = 24	24	3 DEO
SECTION 2 PHASE 1	F-98-167	102,000 ac. @ 1 DU/4.25 ac. = 24	24	0
SECTION 1 PHASE 2	P-99-01	-----	11	1 DEO 10 CEO
SECTION 2 PHASE 2	P-99-01	-----	25	25 CEO
TOTAL	238.542 ac. @ 1 DU/4.25 ac. = 56	56	95	4 DEO * 35 CEO

* AS NOTED UNDER S-97-21 and P-98-14

NOTE: SENDING PARCEL SHALL BE PARCEL 189, TAX MAP 2, GRID 20

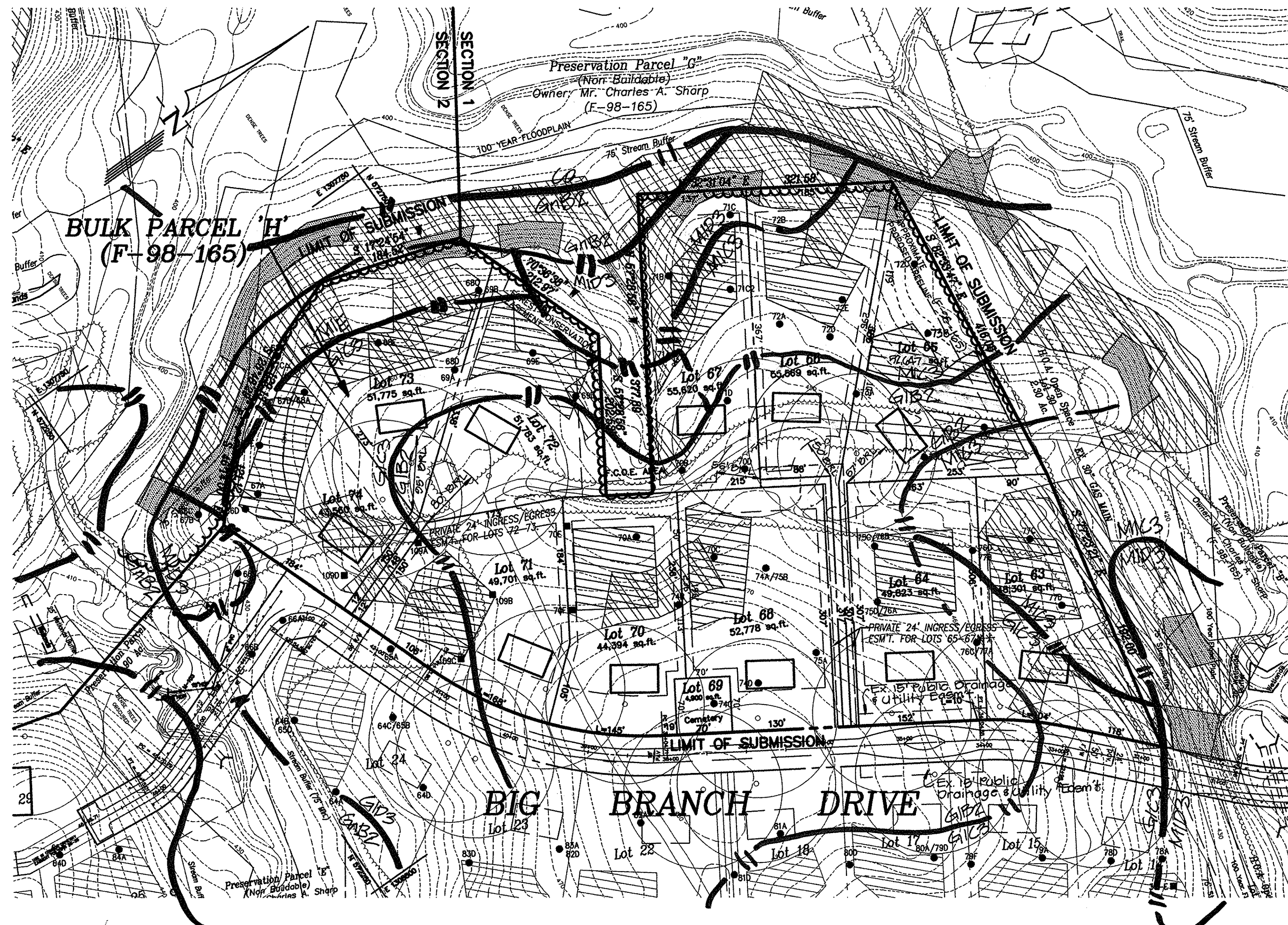
APFO SCHEDULE

SECTION	BUILDABLE UNITS	LOCATIONS REQUESTED/YR
1 (Phase 1)	35	35/2000 A
1 (Phase 2)	11	11/2001 C
2 (Phase 1)	24	24/2000 B
2 (Phase 2)	25	25/2001 C
TOTALS:	95	95/ TOTAL

A PROPOSED UNDER F-98-165
 B PROPOSED UNDER F-98-167
 C PROPOSED UNDER THIS SUBMITTAL (P-99-01)

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

Joyce M. Mochi, P.C.
 COUNTY HEALTH OFFICER
 10-16-98
 DATE



SECTION 1 - PHASE 2

NOTE: LANDSCAPING REQUIREMENTS FOR BOTH PHASE 1 AND PHASE 2 ARE PROPOSED UNDER PHASE 1 (SEE F-98-165 AND F-98-167).

PERC NOTES:

- SUBJECT TO THE REVIEW OF THE FINAL LOT GEOMETRY THE FOLLOWING LOTS MUST BE DRILLED PRIOR TO THE RECORDATION OF RECORD PLATS: 65, 71, 73, 75, AND 87.
- ALL EXISTING WELL AND SEPTIC AREAS WITHIN 100' OF THE PROJECT BOUNDARY ARE SHOWN.
- FOR SEPTIC AREAS LOCATED AT THE MINIMUM DISTANCE TO THE RIGHT-OF-WAY, THE LIMIT OF THE PROPOSED ADJACENT ROAD GRADING SHALL BE THE RIGHT-OF-WAY.
- GROUNDWATER APPROPRIATIONS PERMIT TRACKING NUMBER IS H097G013/01.
- ALL PROPOSED SEPTIC SYSTEMS MEET MINIMUM SET BACK REQUIREMENTS FOR STREAM TRIBUTARIES FEEDING THE PUBLIC WATER RESERVOIR.
- ALL LOTS OVER 50,000 S.F. WERE REQUIRED/APPROVED BY THE HEALTH DEPARTMENT.
- WELL FOR LOT 87 SHALL BE LOCATED 7' MINIMUM FROM LOT LINE.
- PRIOR TO FINAL PLAT RECORDATION, THE COMAR VARIANCE TO SECTION 26.04.02.04K SHALL BE OBTAINED FROM M.D.E. THE FOLLOWING PHASE 2 LOTS SHOWN ON THIS PLAN ARE LOCATED WITHIN 2500' OF THE TRIVELPIA RESERVOIR: 75-99.

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. MOCHUPE.

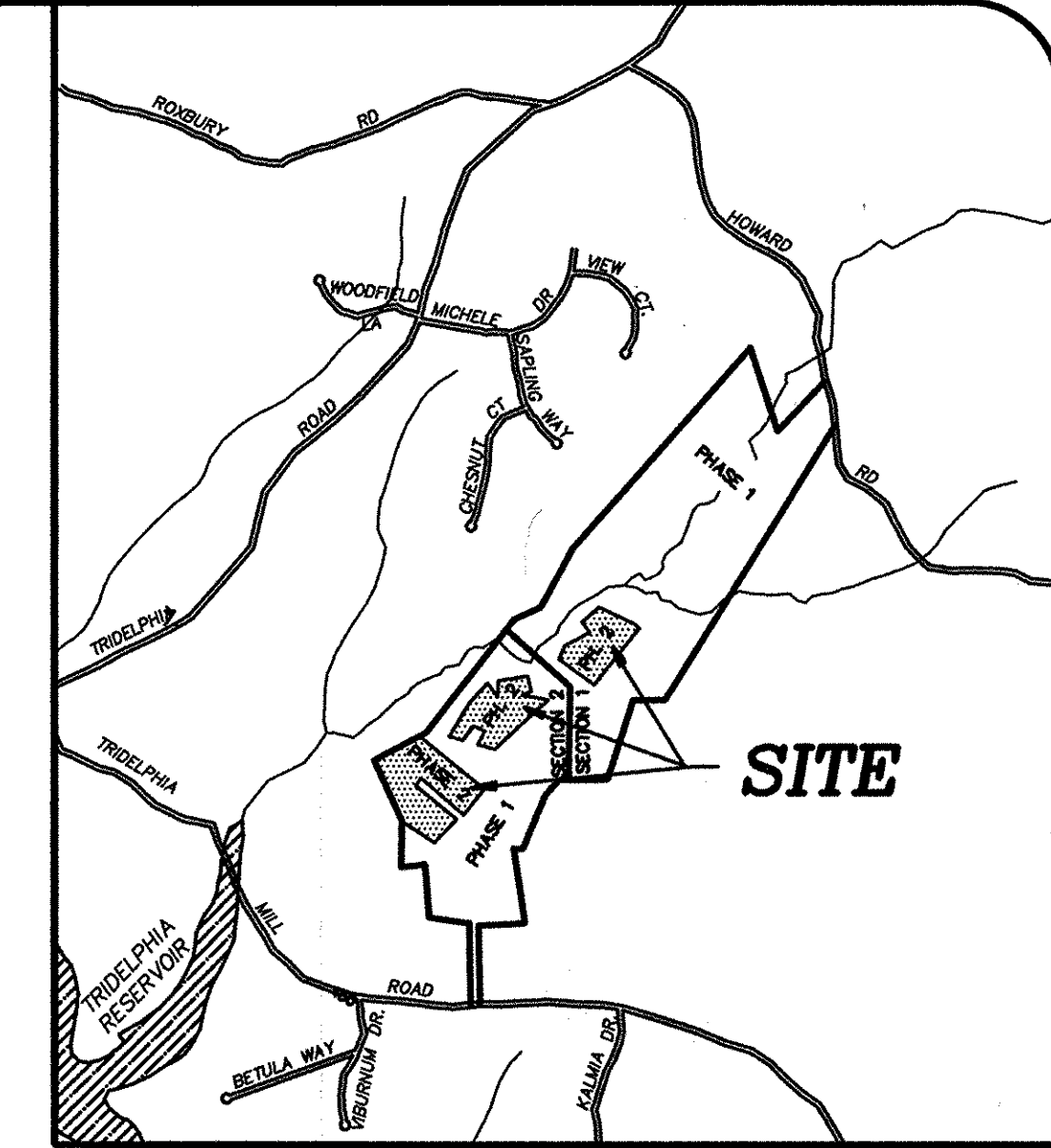
TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY

Joyce M. Mochi, P.C.
 PLANNING DIRECTOR
 12/2/98
 DATE

P-99-01
 PHASE 2
 PRELIMINARY PLAN
BIG BRANCH OVERLOOK
 RESUBDIVISION OF PROPOSED
 BULK PARCEL H, K, AND L

LOTS 63-99
 SCALE: 1"=100'
 Election District No. 5 Howard County, MD
 Tax Map 27, Grid 6
 P/O Parcel 96
 July, 1998

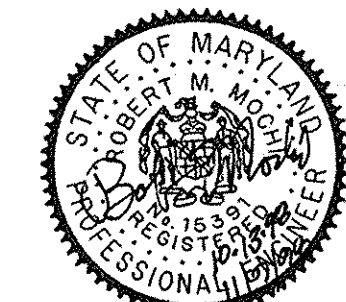
PREVIOUS FILES: S 97-21 (PHASES 1 & 2)
 P 97-14 (PHASE 1)
 F 98-165 (SECTION 1-PHASE 1)
 F 98-167 (SECTION 2-PHASE 1)
 B.A. 399-D
 WP-98-70, B.A. 413-D



INDEX/VICINITY MAP
 SCALE: 1"=2000'

LEGEND

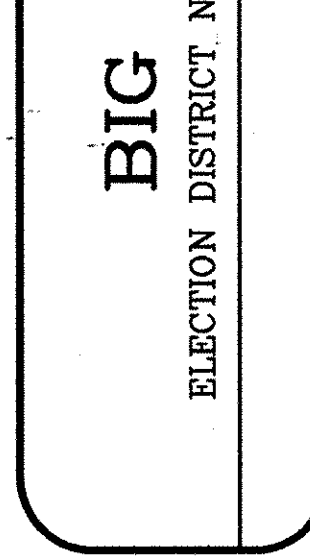
- SEPTIC AREA
- APPROXIMATE LOCATION OF WELL
- FAILED PERC TEST LOCATION
- APPROVED PERC TEST LOCATION (4-5/96)
- APPROVED PERC TEST LOCATION (10-11/96)
- APPROVED PERC TEST LOCATION (3-5/97)
- APPROVED PERC TEST LOCATION (4/98)



project	98016.11	date	10-12-98
illustration	GEM, K.M.B.	engineering	M.W.Z.
scale	1"=100'	approval	R.M.M.

1	SUBMITTED TO DEPT. OF PLANNING AND ZONING FOR REVIEW	12/2/98	12/2/98
0	SUBMITTED TO HOWARD CO. D.E.Z. FOR REVIEW	07-01-98	07-01-98
NO.	description	revisions	date

PHASE 2
BIG BRANCH OVERLOOK
 ELECTION DISTRICT NO. 5
 HOWARD COUNTY, MD.
 PRELIMINARY PLAN



R.M. MOCHI GROUP, P.C.
 P.O. Box 10
 New Market, MD 21774-0010
 10120-A Old National Pike
 (301) 865-5858
 (301) 865-5711



SECTION 2 - PHASE 2

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

James R. Rutter
PLANNING DIRECTOR
DATE 12/2/98
JA

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.E.



APPROVED FOR PRIVATE WATER AND SEWAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Boyd
COUNTY HEALTH OFFICER
10-16-98
DATE

project	98019.11	date	10-12-98
illustration	G.E.M. K.M.B.	engineering	M.W.Z.
scale	1"=100'	approval	F.M.M.

no.	1	description	DATE	date
1	2	APPROVED TO PER PROCEED WITH SUBMITTAL OF PERMITS TO HOWARD COUNTY HEALTH DEPARTMENT FOR REVIEW	12/2/98	07-01-98
0	0	SUBMITTED TO HOWARD CO. D.P.Z. FOR REVIEW		

PHASE 2
BIG BRANCH OVERLOOK
ELECTION DISTRICT NO. 5
HOWARD COUNTY, MD.
PRELIMINARY PLAN

R.M. MOCHI GROUP, P.C.
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Jenningsville, MD 21784-9706
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Fax: (301) 865-5111

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