

**AREA TABULATION:**

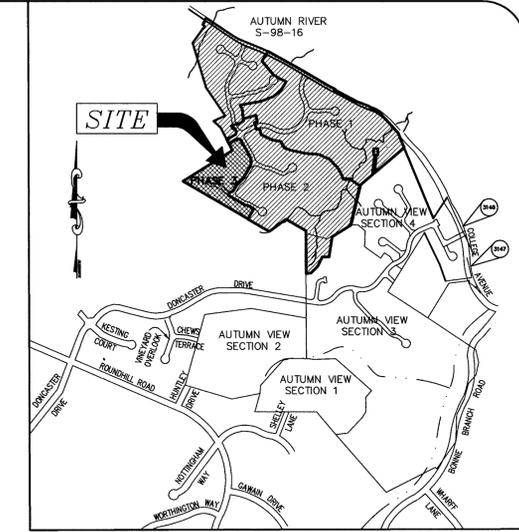
	SECTION 3	SECTION 4	SECTION 5	SECTION 3, 4 & 5	SECTION 5 PHASE 1	SECTION 5 PHASE 2	SECTION 5 PHASE 3
GROSS AREA:	87.39 AC ±	19.09 AC ±	84.91 AC ±	191.39 AC ±	31.14 AC ±	30.11 AC ±	6.87 AC ±
AREA OF STEEP SLOPES:	13.20 AC ±	2.05 AC ±	11.44 AC ±	26.69 AC ±	6.28 AC ±	5.16 AC ±	0
AREA OF FLOODPLAIN:	6.19 AC ±	0	2.03 AC ±	8.22 AC ±	0.90 AC ±	0.67 AC ±	0
NET AREA:	68.00 AC ±	17.04 AC ±	71.44 AC ±	154.16 AC ±	23.96 AC ±	24.29 AC ±	6.87 AC ±
AREA OF PROPOSED BUILDABLE LOTS SFD:	16.46 AC ±	14.39 AC ±	32.64 AC ±	63.27 AC ±	9.79 AC ±	7.26 AC ±	5.88 AC ±
AREA OF PROPOSED BUILDABLE LOTS SFA:	0	0	1.12 AC ±	1.12 AC ±	0	0	0.34 AC ±
TOTAL AREA OF PROPOSED BUILDABLE LOTS:	16.46 AC ±	14.37 AC ±	33.76 AC ±	64.39 AC ±	9.79 AC ±	7.26 AC ±	6.22 AC ±
AREA OF PROPOSED ROAD (R/W):	6.11 AC ±	2.12 AC ±	7.62 AC ±	16.53 AC ±	2.74 AC ±	2.51 AC ±	0.36 AC ±
REQUIRED OPEN SPACE (25% OF GROSS AREA):	21.85 AC ±	4.66 AC ±	21.23 AC ±	47.27 AC ±	7.79 AC ±	7.79 AC ±	2.47 AC ±
PROVIDED OPEN SPACE:	60.50 AC ±	6.90 AC ±	41.67 AC ±	108.91 AC ±	18.50 AC ±	20.34 AC ±	0.29 AC ±
NON CREDITED OPEN SPACE:	0.06 AC ±	0.11 AC ±	0.20 AC ±	0.37 AC ±	0	0	0.08 AC ±
NET OPEN SPACE:	60.44 AC ±	6.79 AC ±	41.47 AC ±	108.54 AC ±	18.50 AC ±	20.34 AC ±	0.21 AC ±
REQUIRED RECREATIONAL OPEN SPACE (250 S.F. PER LOT):	18,000 S.F.	14,250 S.F.	44,500 S.F.	76,750 S.F.	11,500 S.F.	9,500 S.F.	8,500 S.F.
PROVIDED RECREATIONAL OPEN SPACE:	18,000 S.F.	14,250 S.F.	44,500 S.F.	76,750 S.F.	11,500 S.F.	9,500 S.F.	8,500 S.F.
NUMBER OF BUILDABLE LOTS ALLOWED (NET AREA x 2):	136	34	142	312	48	48	13
NUMBER OF PROPOSED BUILDABLE LOTS (SFD):	0	0	22	22	0	0	7
NUMBER OF PROPOSED BUILDABLE LOTS (SFA):	72	57	178	307	46	38	34
NUMBER OF PROPOSED OPEN SPACE LOTS:	4	4	7	13	3	3	1
NUMBER OF PROPOSED DPW OWNED OPEN SPACE LOTS (PUMP STA.):	0	1	0	1	0	0	0
NUMBER OF BULK PARCELS:	1	0	0	1	0	0	0
TOTAL NUMBER OF PROPOSED LOTS:	76	62	185	321	49	41	35

AREA OF BULK PARCEL "A": 4.32 AC ±

\*GROSS AREA OF PHASE 4 (INCLUDING PARCEL "A"): 23.41 AC ±

**SECTION 5 SUMMARY**  
 TOTAL NUMBER OF BUILDABLE LOTS/UNITS ALLOWED: 178  
 TOTAL NUMBER OF BUILDABLE LOTS/UNITS - PHASE 1-PROPOSED: 46  
 TOTAL NUMBER OF BUILDABLE LOTS/UNITS - PHASE 2-PROPOSED: 36  
 TOTAL NUMBER OF BUILDABLE LOTS/UNITS - PHASE 3-PROPOSED: 64  
 TOTAL NUMBER OF BUILDABLE LOTS/UNITS REMAIN: 62

\*\*CREDIT OF 10,000 S.F. OF RECREATIONAL OPEN SPACE WILL BE APPLIED TO FUTURE PHASES OF SECTION 5.



**GENERAL NOTES:**

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN GRANTED.
- PROJECT BACKGROUND:  
 LOCATION: TAX MAP 25 & 31, P/O PARCEL 4 & 75  
 ZONING: R-ED  
 ELECTION DISTRICT: 2ND  
 SECTION: 5  
 PHASE: 3  
 TOTAL AREA: 6.87 AC ±  
 AREA OF BUILDABLE LOTS: 6.22 AC ±  
 AREA OF R/W DEDICATION: 0.36 AC ±  
 AREA OF OPEN SPACE LOTS: 0.29 AC ±  
 AREA OF OPEN FLOODPLAIN: 0  
 NUMBER OF BUILDABLE LOTS: 34  
 NUMBER OF OPEN SPACE LOTS: 1  
 TOTAL NUMBER OF LOTS: 35  
 DPZ FILES: S-99-01 SIGNED 9/3/99, PB-329
- TOPOGRAPHIC INFORMATION IS BASED ON AERIAL TOPOGRAPHIC SURVEY BY WINGS AERIAL MAPPING CO., INC. FLOWN ON MARCH 25, 1995. VERTICAL DATUM IS NAD 83.
- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO 3147 AND 3148  
 STA. 3147 N575598.0794, E137581.7684, EL. 335.987  
 STA. 3148 N579016.4313, E1375770.0464, EL. 379.248
- BOUNDARY INFORMATION IS BASED ON MONUMENTED FIELD RUN SURVEY BY MILDENBERG, BOENDER AND ASSOC. INC. PERFORMED ON OR ABOUT MAY, 2000.
- STORM WATER MANAGEMENT IS PRIVATE. IT IS PROVIDED UNDER AUTUMN VIEW, SECTION 5, PHASE 2 (F-01-38).
- WETLANDS AND STREAM DELINEATION IS BY MLDMAN ENVIRONMENTAL SERVICES, DATED OCTOBER 1998.
- NO FLOODPLAIN EXISTS ON SITE.
- DEED REFERENCE: P/O PARCEL 75, L5105, F. 652
- NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON SITE.
- ALL EXISTING STRUCTURES AND DRIVEWAYS ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
- TRAFFIC STUDY BY TRAFFIC GROUP, DATED JUNE 4, 1998.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC. WATER AND SEWER CONTRACT NO. 14-3895-D.
- THE TWO PARKING SPACES PER SFA UNIT REQUIREMENT IS SATISFIED BY SINGLE GAR GARAGE AND ADEQUATE DRIVEWAY SPACE TO ACCOMMODATE THE SECOND PARKING SPACE.
- ALL SFD LOTS WILL HAVE A MINIMUM OF 2 ON-SITE PARKING SPACES. IN ADDITION TO GARAGE PARKING NO STREET PARKING SPACES ARE REQUIRED.
- P.B. CASE NO. 329, APPROVED ON 7/1/1999.
- THE FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL HAVE BEEN SATISFIED BY PLACEMENT OF A TOTAL OF 62.85 AC. IN A FOREST CONSERVATION EASEMENT (41.22 AC OF RETENTION UNDER AUTUMN VIEW, SECTION 3 (F-99-45), 7.83 AC OF RETENTION UNDER AUTUMN VIEW SECTION 5, PHASE 1 (F-01-30) AND 13.8 AC OF RETENTION UNDER AUTUMN VIEW, SECTION 5, PHASE 2 (F-01-38), 57.02 AC OF WHICH IS THE REQUIRED BREAK EVEN POINT FOR THE ACREAGE OF AUTUMN VIEW SECTIONS 3, 4, AND 5 (PHASES 1 THRU 3). THE REMAINING 5.83 AC IS TO BE CREDITED TOWARD THE FUTURE PHASES OF AUTUMN VIEW, SECTION 5.
- STORMDRAIN SYSTEM INDICATED HEREON IS TO BE BUILT UNDER AUTUMN VIEW SECTION 5, PHASE 2 (F-01-38).

**TENTATIVELY APPROVED**  
 DEPT. OF PLANNING AND ZONING OF  
 HOWARD COUNTY  
 PLANNING DIRECTOR  
 DATE



**LEGEND**

- Denotes Area of 20% Slopes or Greater
- Denotes Area of 100 Year Floodplain
- Denotes Area of Wetlands
- Denotes Limits of Disturbance

**OWNER/DEVELOPER**

BONNIE BRANCH, CORPORATION  
 P.O. BOX. 396  
 ELLICOTT CITY, MD 21041



**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
316	8,240 SQ.FT.	409 SQ.FT.	7,831 SQ.FT.
317	9,275 SQ.FT.	980 SQ.FT.	8,295 SQ.FT.
318	8,858 SQ.FT.	787 SQ.FT.	8,071 SQ.FT.
325	10,503 SQ.FT.	934 SQ.FT.	9,569 SQ.FT.
326	11,777 SQ.FT.	931 SQ.FT.	10,846 SQ.FT.
327	10,382 SQ.FT.	928 SQ.FT.	9,454 SQ.FT.

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	S60°46'39"W	DELTA
C1	50.00'	26.18'	13.40'	25.88'	S44°54'08"E	30°00'00"
C2	50.00'	26.18'	13.40'	25.88'	N44°54'08"W	30°00'00"

date	JAN. 2001
project	00-088
illustration	MMP
scale	1"=50'
approval	MMP
revision	IBM

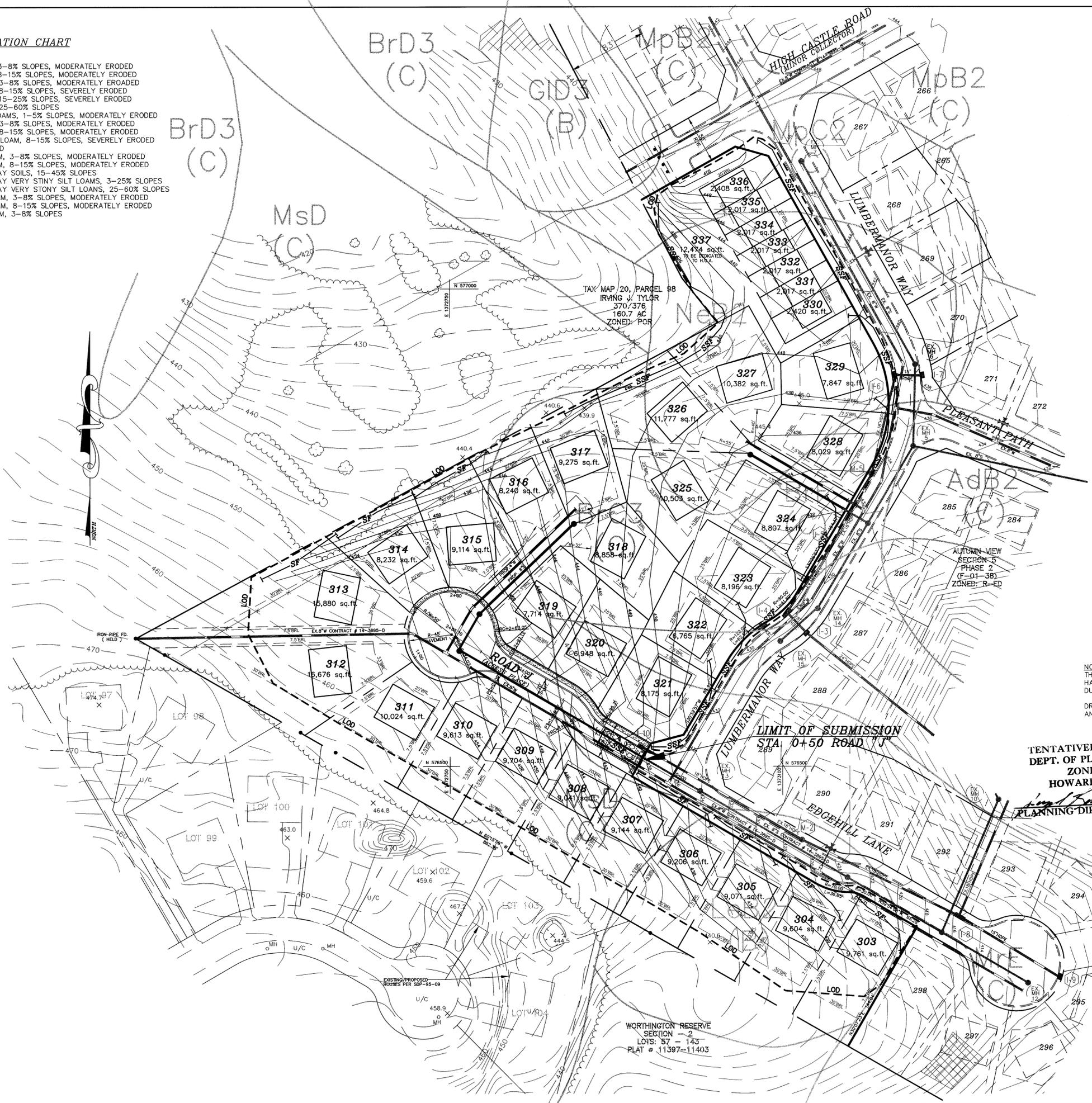
date	
description	
revisions	
no.	

**AUTUMN VIEW, SECTION 5, PHASE 3**  
 TAX MAP 25 & 31, P/O PARCEL 75  
 HOWARD COUNTY, MARYLAND  
 SECOND ELECTION DISTRICT  
**PRELIMINARY PLAN**

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors Architects  
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
 (410) 997-0206, Fax: (301) 621-5521, Wash. (410) 997-0208 Fax.

**SOIL CLASSIFICATION CHART**

AdB2	(B)	ALDINO SILT LOAM, 3-8% SLOPES, MODERATELY ERODED
AdC2	(C)	ALDINO SILT LOAM, 8-15% SLOPES, MODERATELY ERODED
BrB2	(C)	BRANDYWINE LOAM, 3-8% SLOPES, MODERATELY ERODED
BrC3	(C)	BRANDYWINE LOAM, 8-15% SLOPES, SEVERELY ERODED
BrD3	(C)	BRANDYWINE LOAM, 15-25% SLOPES, SEVERELY ERODED
BrF	(C)	BRANDYWINE LOAM, 25-60% SLOPES
GnB2	(C)	CHILLUM-FAIRFAX LOAMS, 1-5% SLOPES, MODERATELY ERODED
LeB2	(B)	LEGORE SILT LOAM, 3-8% SLOPES, MODERATELY ERODED
LeC2	(B)	LEGORE SILT LOAM, 8-15% SLOPES, MODERATELY ERODED
LgC3	(B)	LEGORE SILTY CLAY LOAM, 8-15% SLOPES, SEVERELY ERODED
Mo	(C)	MIXED ALLUVIAL LAND
MpB2	(C)	MONTALTO SILT LOAM, 3-8% SLOPES, MODERATELY ERODED
MpC2	(C)	MONTALTO SILT LOAM, 8-15% SLOPES, MODERATELY ERODED
MrE	(C)	MONTALTO AND RELAY SOILS, 15-45% SLOPES
MsD	(C)	MONTALTO AND RELAY VERY STONY SILT LOAMS, 3-25% SLOPES
NsF	(C)	MONTALTO AND RELAY VERY STONY SILT LOAMS, 25-60% SLOPES
NsB2	(B)	NESHAMINY SILT LOAM, 3-8% SLOPES, MODERATELY ERODED
NsC2	(B)	NESHAMINY SILT LOAM, 8-15% SLOPES, MODERATELY ERODED
WgB	(D)	WATCHUNG SILT LOAM, 3-8% SLOPES



NOTE:  
THE STORMWATER MANAGEMENT FACILITY UNDER F-01-38 HAS BEEN DESIGNED TO FUNCTION AS A SEDIMENT BASIN DURING CONSTRUCTION OF THIS PHASE OF THE PROJECT.  
DRYWELLS WILL BE PROVIDED FOR LOTS: 314 - 317 AND 330 - 336.

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY  
*[Signature]*  
PLANNING DIRECTOR      1/26/01  
DATE

- LEGEND**
- DENOTES AREA OF 25% SLOPES OR GREATER
  - DENOTES AREA OF 100 YEAR FLOODPLAIN
  - DENOTES AREA OF WETLANDS
  - DENOTES LIMITS OF DISTURBANCE

**OWNER/DEVELOPER**  
BONNIE BRANCH, CORPORATION  
P.O. BOX. 396  
ELLICOTT CITY, MD 21041

date	JAN.2001
project	00-068
illustration	MMP
scale	1"=50'
approval	JBM

no.	
description	
revisions	
date	

**AUTUMN VIEW, SECTION 5, PHASE 3**  
LOTS 303-337  
TAX MAP 25 & 31, P/O PARCEL 75  
SECOND ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
**PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN**

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0296 Bult. (301) 621-5521 Wash. (410) 997-0298 Fax.

00-068.DWG PRELIM

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

- NOTES:**
1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
  2. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT.

**STREET TREE CALCULATIONS**

STREET NAME	LENGTH OF ROADSIDE	NUMBER OF TREES
ROAD J	647 LF	16
		TOTAL 16

**STREET TREE REQUIREMENT PLANTING SCHEDULE**

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
16		PYRUS CALLERYANA 'REDSPIRE'	REDSPIRE PEAR	2 1/2" - 3" CAL.
TOTAL				16 STREET TREES

**SCHEDULE A : PERIMETER LANDSCAPED EDGE**

CATEGORY	ADJACENT TO PERIMETER PROPERTIES		
	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)
LANDSCAPE TYPE	862.38 LF	695.47 LF	152.30 LF
LINEAR FEET OF PERIMETER	862.38 LF	695.47 LF	152.30 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 678 LF OF EXISTING TREES	YES, 60 LF OF EXISTING TREES	NO
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO
NUMBER OF PLANTS REQUIRED	3 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	11 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	2 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS
CATEGORY	ADJACENT TO ROADWAYS		TOTAL
	B (PERIMETER 4)	B (PERIMETER 5)	
LANDSCAPE TYPE	113.64 LF	67.21 LF	
LINEAR FEET OF PERIMETER	113.64 LF	67.21 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	
NUMBER OF PLANTS REQUIRED	2 SHADE TREES 3 EVERGREEN TREES 0 SHRUBS	2 SHADE TREES 2 EVERGREEN TREES 0 SHRUBS	20 SHADE TREE 5 EVERGREEN TREES 0 SHRUBS

**SCHEDULE C : RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING**

NUMBER OF DWELLING UNITS	7
NUMBER OF TREES REQUIRED (1: DU SFA; 1:3 DU APTS)	7

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY

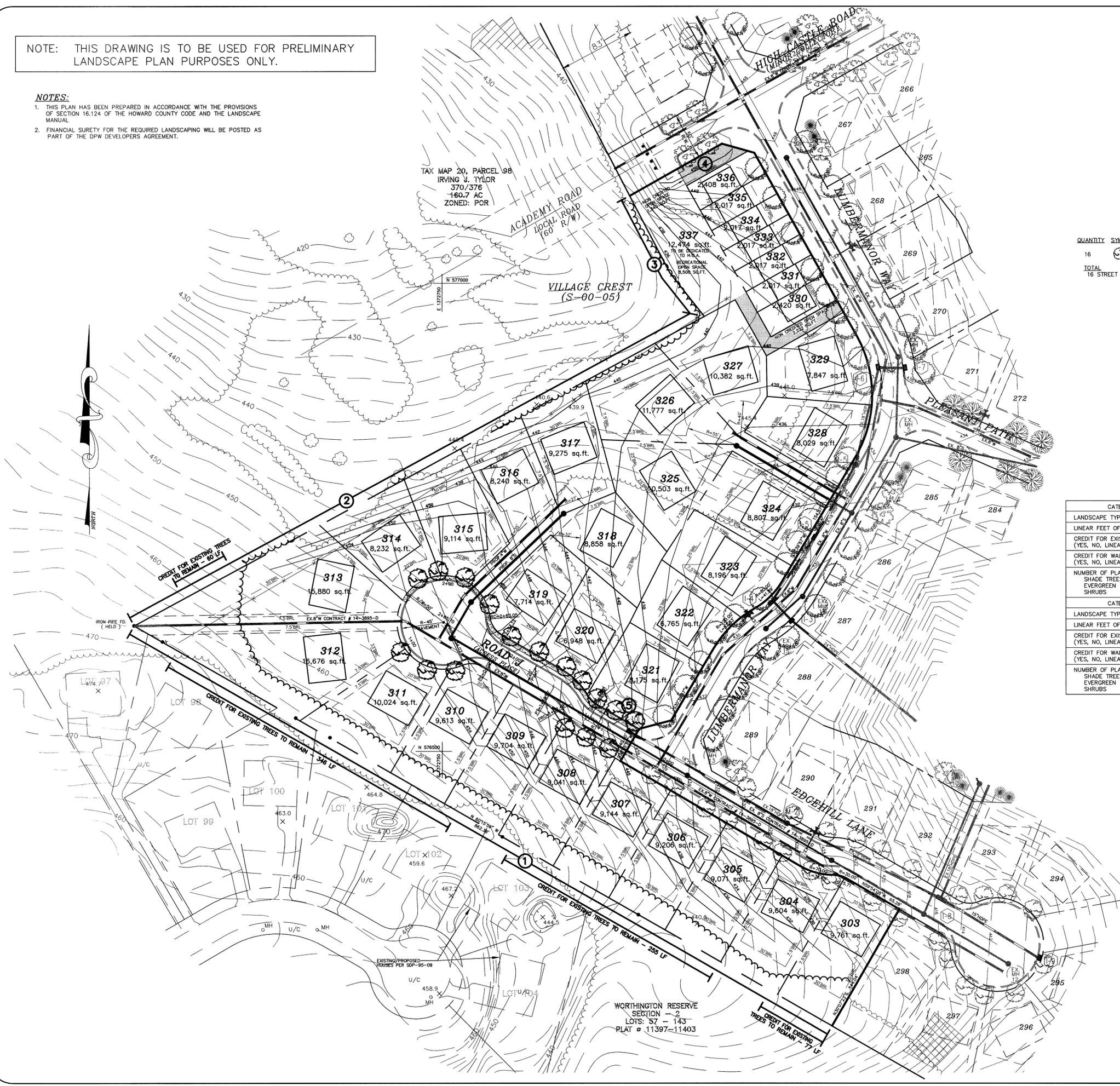
PLANNING DIRECTOR *[Signature]* DATE 1/26/11

**OWNER/DEVELOPER**

BONNIE BRANCH, CORPORATION  
P.O. BOX. 396  
ELLCOT CITY, MD 21041

**LEGEND**

- DENOTES EXISTING TRELINIE
- DENOTES PROPOSED TRELINIE
- DENOTES PERIMETER LANDSCAPE EDGE



Project	date	engineering	approval
00-068	JAN 2001		

Illustration	MAP/SID	scale	description	revisions	date
		1" = 50'			

**AUTUMN VIEW, SECTION 5, PHASE 3**  
 LOTS 303-337  
 TAX MAP 25 & 31, P/O PARCEL 75  
 HOWARD COUNTY, MARYLAND  
 SECOND ELECTION DISTRICT  
 PRELIMINARY LANDSCAPE PLAN

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