



VICINITY MAP

SCALE 1" = 1200'



- NOTES:
- TOTAL AREA OF PROPERTY - 12.67 ACRES
 - PRESENT ZONING - R-20
 - TOTAL NUMBER OF DWELLING UNITS ALLOWED - 27 (SEE DENSITY TABULATION)
 - TOTAL NUMBER OF DWELLING UNITS PROPOSED - 23
 - TOTAL AREA OF LOTS - 8.84
 - TOTAL AREA OF OPEN SPACE REQUIRED - 1.937
 - TOTAL AREA OF OPEN SPACE PROPOSED - 1.953
 - TOTAL AREA OF PUBLIC ROADS - 1.88
 - PUBLIC WATER AND SEWERAGE SYSTEMS TO BE USED.
 - SEE OFFICE OF PLANNING AND ZONING FILE S-85-45
 - STORM WATER MANAGEMENT REQUIRED FOR 10 YEAR AND 2 YEAR DESIGN DISCHARGE.

LOT SIZE	NO. OF LOTS	AREA OF LOTS IN ACRES	MANDATORY OPEN SPACE PROVISIONS	AREA OF OPEN SPACE IN ACRES
20,000 OR LARGER *	3	1.38	6%	0.083
18,000 TO 19,999	2	0.84	10%	0.084
16,000 TO 17,999	4	1.47	20%	0.294
14,000 TO 15,999	14	4.92	10%	1.476
TOTAL	23	8.61		1.937

* DOES NOT INCLUDE AREA IN PIPESTEM

CONTRACT PURCHASER/ DEVELOPER :
 CARMAN ASSOCIATES
 P.O. BOX 122
 ELLICOTT CITY, MARYLAND 21043

OWNER :
 JOHN G. ROTH, ETAL
 1201 SPARROW COURT
 BALTIMORE, MD, 21227

REPRESENTATIVELY APPROVED ON Oct 16, 1985
 DATE
 OFFICE OF PLANNING AND ZONING OF
 HOWARD COUNTY
Thomas J. Hammit 11-1-85
 PLANNING DIRECTOR DATE

PRELIMINARY PLAN
BONNIE BRAE
 SECTION ONE AREA ONE
 FIRST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1"=100' JUNE 25, 1985
 TAX MAP NO. 31 - PARCEL 202
 PREVIOUS SUBMISSION: S 85-45

FISHER, COLLINS & CARTER, INC.
 CONSULTING ENGINEERS & LAND SURVEYORS
 8388 COURT AVENUE
 ELLICOTT CITY, MARYLAND 21043

