

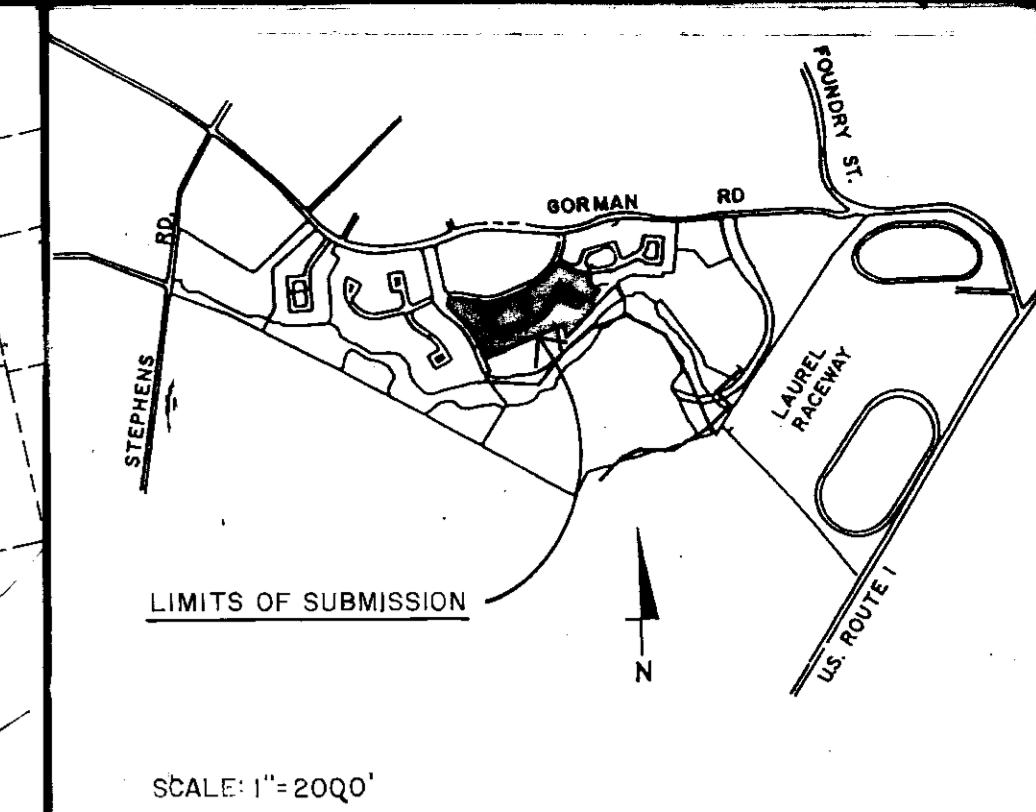
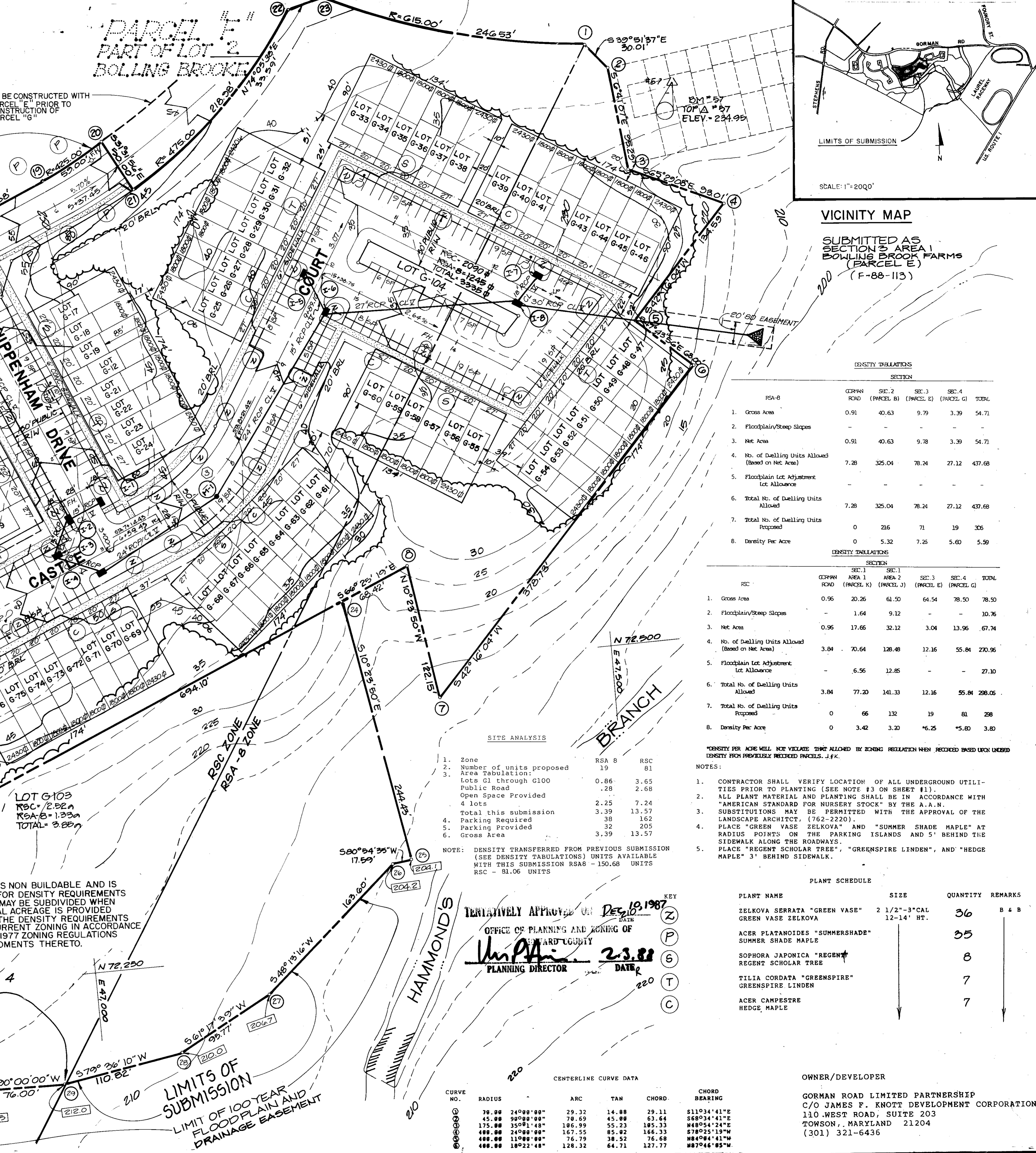
TOWNHOUSE - TYPICAL DETAIL
NOT TO SCALE

COORDINATE TABLE
LIMIT OF SUBMISSION

NO.	NORTH	EAST	NO.	NORTH	EAST
1	73050.28	47528.98	19	72969.96	47028.36
2	73027.24	47548.22	20	72997.23	47080.62
3	72932.60	47599.31	21	72994.61	47106.77
4	72894.01	47643.94	22	73107.39	47260.94
5	72794.41	47553.42	23	73116.59	47293.25
6	72748.68	47603.74	24	72561.19	47264.26
7	72468.42	47349.01	25	72320.78	47308.37
8	72588.56	47326.97	26	72318.00	47291.00
9	72283.55	46628.11	27	72209.00	47169.00
10	72401.22	46581.67	28	72163.00	47085.00
11	72624.79	46431.55	29	72143.00	46976.00
12	72637.15	46418.66	30	72143.00	46900.00
13	72781.88	46299.40	31	72123.00	46840.00
14	72890.25	46317.56	32	72121.00	46750.00
15	72869.26	46306.44	33	72124.00	46716.00
16	72864.29	46444.62	34	72128.55	46703.97
17	72860.53	46562.24	35	72243.92	46643.75
18	72864.41	46786.53			

CURVE DATA

CURVE NO.	RADIUS	ARC	TAN	CHORD	CHORD BEARING
1	630.00	24°40'52"	271.38	269.29	N33°52'45"W
2	800.00	13°27'45"	187.97	94.42	N39°29'18"W
3	425.00	18°43'25"	138.88	70.07	S87°56'34"E
4	375.00	35°00'00"	229.07	118.24	N83°55'19"E
5	425.00	07°57'15"	59.00	29.55	N62°26'41"E
6	475.00	26°24'50"	218.98	111.47	N49°15'39"E
7	615.00	22°58'09"	246.53	124.95	S74°07'30"E
8	620.00	12°02'56"	130.38	65.43	N27°33'47"W



VICINITY MAP
SUBMITTED AS SECTION 2 AREA 1 BOWLING BROOK FARMS (PARCEL E) (F-88-113)

DENSITY TABULATIONS

SECTION	SECTION 2 (PARCEL B)	SECTION 3 (PARCEL C)	SECTION 4 (PARCEL G)	TOTAL	
1. Gross Area	0.91	40.63	9.78	3.39	54.71
2. Floodplain/Slope Slopes	-	-	-	-	-
3. Net Area	0.91	40.63	9.78	3.39	54.71
4. No. of Dwellings Units Allowed (Based on Net Area)	7.28	325.04	78.24	27.12	437.68
5. Floodplain Lot Adjustment Allowance	-	-	-	-	-
6. Total No. of Dwellings Units Allowed	7.28	325.04	78.24	27.12	437.68
7. Total No. of Dwellings Units Proposed	0	216	71	19	306
8. Density Per Acre	0	5.32	7.25	5.60	5.59

DENSITY TABULATIONS

SECTION	SECTION 1 (PARCEL A)	SECTION 2 (PARCEL B)	SECTION 3 (PARCEL C)	SECTION 4 (PARCEL G)	TOTAL	
1. Gross Area	0.96	20.26	61.50	64.54	78.50	78.50
2. Floodplain/Slope Slopes	-	-	-	-	-	-
3. Net Area	0.96	17.66	32.12	3.04	13.96	67.74
4. No. of Dwellings Units Allowed (Based on Net Area)	3.84	70.64	128.49	12.16	55.84	270.96
5. Floodplain Lot Adjustment Allowance	-	6.56	12.85	-	-	27.10
6. Total No. of Dwellings Units Allowed	3.84	77.20	141.33	12.16	55.84	298.05
7. Total No. of Dwellings Units Proposed	0	66	132	19	81	298
8. Density Per Acre	0	3.42	3.20	6.25	5.80	3.80

- LEGEND
- Handicapped parking space
 - 9sp - Number of parking space in parking bay
 - FH - Fire hydrant
 - Square feet (area of lot)
 - R-W - Right of way
 - FL - Flow line to flow line
 - BRL - Building restriction line
 - Limits of trees to be saved
 - 100YR. FLOOD PLAIN ELEVATION (F-88-45)

- GENERAL NOTES
- Topography has been compiled from aerial topography.
 - The area included in this submission is located on tax map 47.
 - Installation of traffic control devices shall be in accordance with the latest edition of the manual of uniform control devices.
 - Public water and sewer to be utilized.
 - Sediment and erosion control measures to be provided with the submission of the road construction and site development plans.
 - All utilities shown as existing were compiled from available records and field survey.
 - See utility map No. 24.
 - Street trees shall be provided in accordance with section 16.131 of the Howard County Submission Regulations.
 - See office of planning and zoning files: PG 136, S-86-57.
 - Final density computations to be based on final plan.
 - 100-YEAR FLOOD PLAIN ELEVATIONS TAKEN FROM PLAT #6397.
 - SEWER PLAN APPROVED PER PLANNING BOARD CASE NO. 196.
 - EXISTING ZONING: RSC/RSB-8
 - GROSS AREA: 16.96
 - AREA IN RSC ZONE: 13.97
 - AREA IN RSB ZONE: 3.39
 - AREA OF PROPOSED ROADS: 9.21 AC.
 - AREA OF PROPOSED ROADS: 2.96 AC.
 - NO. OF BUILDABLE LOTS: 81 RSC - 19 RSB 8
 - NO. OF OPEN SPACE LOTS: 4
 - TRANSFERRED DENSITY UNITS FROM PREVIOUS SUBMISSIONS (SEE DENSITY TABULATIONS)

THIS LOT IS NON BUILDABLE AND IS UTILIZED FOR DENSITY REQUIREMENTS THIS LOT MAY BE SUBDIVIDED WHEN ADDITIONAL ACRES ARE PROVIDED TO MEET THE DENSITY REQUIREMENTS WITH THE 1977 ZONING REGULATIONS OR AMENDMENTS THERETO.

SITE ANALYSIS

1. Zone	RSB 8	RSC
2. Number of units proposed	19	81
3. Area Tabulation:		
Lots of through G100	0.86	3.65
Public Road	.28	2.68
Open Space Provided		
4 lots	2.25	7.24
Total this submission	3.39	13.57
4. Parking Required	38	162
5. Parking Provided	32	205
6. Gross Area	3.39	13.57

NOTE: DENSITY TRANSFERRED FROM PREVIOUS SUBMISSION (SEE DENSITY TABULATIONS) UNITS AVAILABLE WITH THIS SUBMISSION RSB-8 150.68 UNITS RSC - 81.06 UNITS

DATE: Dec 19, 1987
OFFICE OF PLANNING AND ZONING OF HOWARD COUNTY
PLANNING DIRECTOR

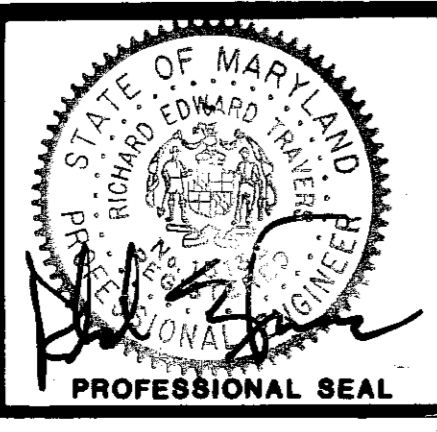
PLANT SCHEDULE

PLANT NAME	SIZE	QUANTITY	REMARKS
ZELKOVA SERRATA "GREEN VASE"	2 1/2" - 3" CAL	36	B & B
GREEN VASE ZELKOVA	12-14" HT.		
ACER PLATANOIDES "SUMMERSHADE"		35	
SUMMER SHADE MAPLE			
SOPHORA JAPONICA "RECENT"		8	
RECENT SCHOLAR TREE			
TILIA CORDATA "GREENSPIRE"		7	
GREENSPIRE LINDEN			
ACER CAMPESTRE		7	
HEDGE MAPLE			

CURVE DATA

CURVE NO.	RADIUS	ARC	TAN	CHORD	CHORD BEARING
1	76.00	24°00'00"	29.32	14.88	S110°34'41"E
2	45.00	98°00'00"	78.69	45.00	S68°04'41"E
3	175.00	35°01'48"	106.99	55.23	N85°54'24"E
4	488.00	24°00'00"	167.55	85.82	S78°05'19"W
5	488.00	11°00'00"	76.79	38.52	N84°04'41"W
6	488.00	18°22'48"	128.32	64.71	N87°46'45"W

NO.	DESCRIPTION	DATE	APPROVED	DATE



REVISED

PRELIMINARY PLAN

Patton Harris Rust and Associates
A Professional Corporation
Engineers, Surveyors, Planners and Landscape Architects
7609 Standish Place Rockville, Md. 20855 (301)762-2220

BOWLING BROOK FARMS
SECTION 4 AREA 1
PARCEL G
A RESUBDIVISION OF BOWLING BROOKE, LOT 2
TAX MAP 47 PARCEL 141
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SURVEY OTHERS: DATE 9-30-87
DESIGN: K O'R
DRAWN: JDW/GL
CHECKED: SHEET 1 of 1
SCALE: 1"=50'
FILE NO.: 2184-1-0