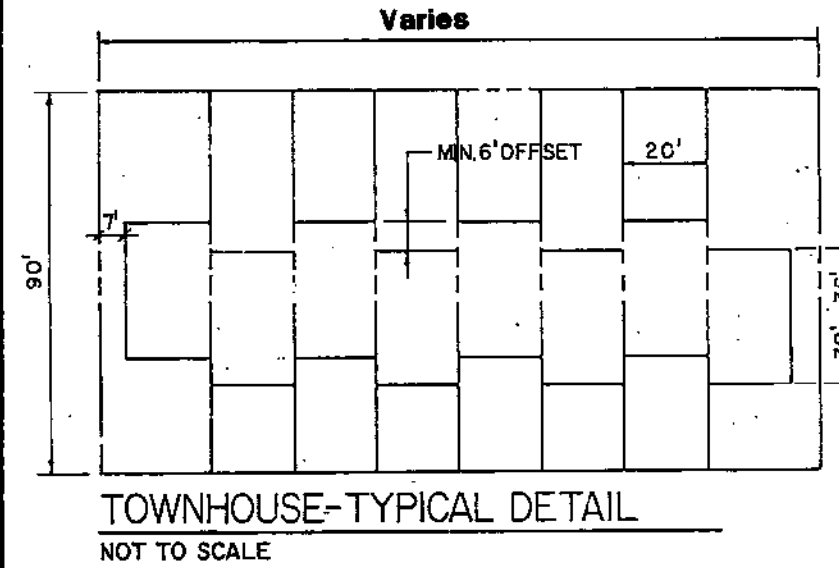


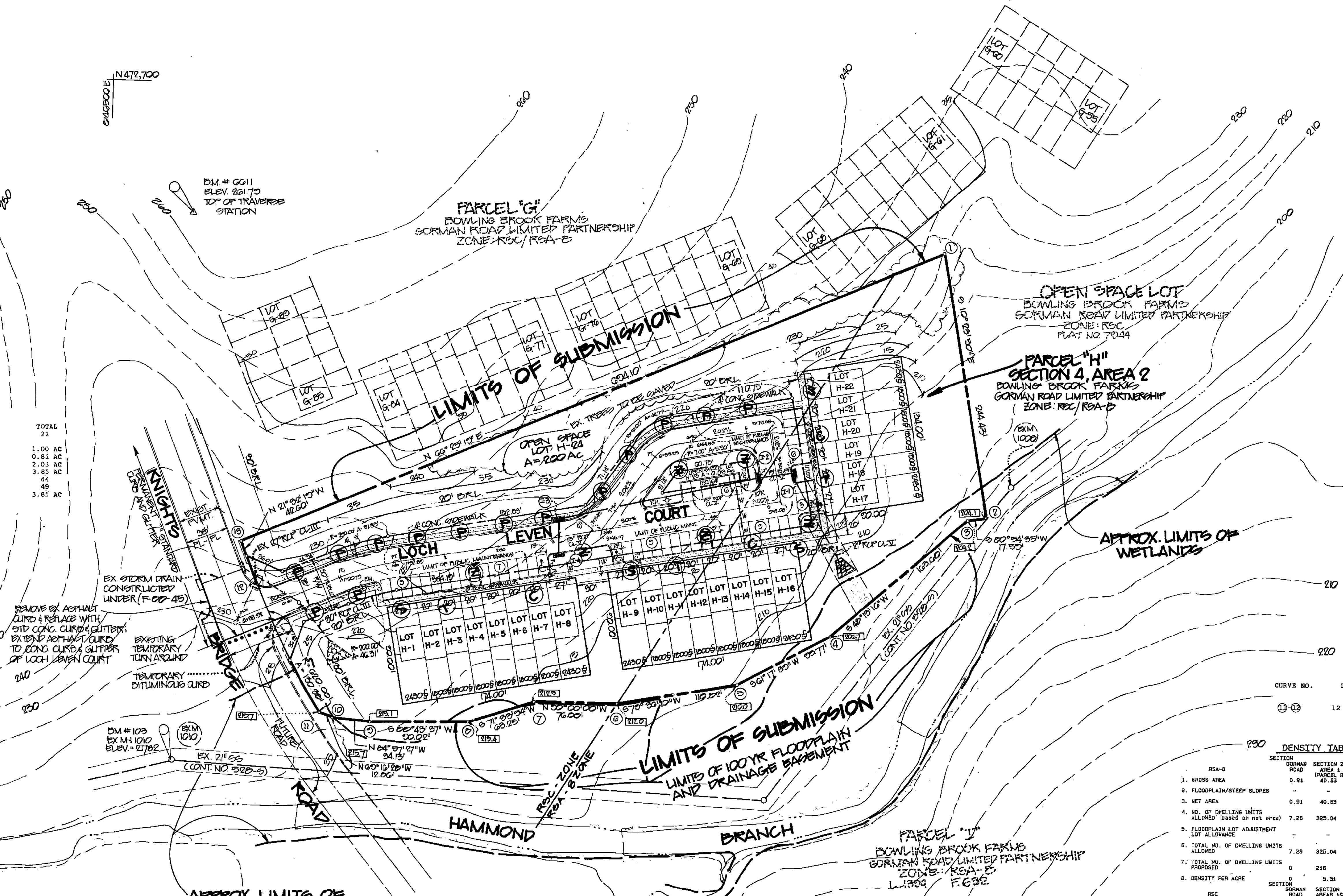
SITE ANALYSIS

Zone	RSC	RSA-B	TOTAL
1. Zone	RSC	RSA-B	TOTAL
2. Area Tabulation	11	11	22
3. Lots H-1 Thru H-22	0.50 AC	0.50 AC	1.00 AC
Public Road	0.75 AC	0.07 AC	0.82 AC
Open Space Provided	1.27 AC	0.76 AC	2.03 AC
Total this submission	2.52 AC	1.33 AC	3.85 AC
4. Parking Required	22	22	44
5. Parking Provided	33	16	49
6. Gross Area	2.52 AC	1.33 AC	3.85 AC

- LEGEND**
- HANDICAPPED PARKING SPACE
 - NUMBER OF PARKING SPACES
 - PROPOSED FIRE HYDRANT SQUARE FEET (AREA OF LOT)
 - R/W RIGHT OF WAY
 - BUILDING RESTRICTION LINE
 - LIMITS OF TREES TO BE SAVED
 - 100 YEAR FLOODPLAIN ELEVATION



OWNER/DEVELOPER
GORMAN ROAD LIMITED PARTNERSHIP
C/O JAMES F. KNIGHT DEVELOPMENT CORPORATION
110 WEST ROAD, SUITE 203
TOWSON, MARYLAND 21284



- GENERAL NOTES**
- TOPOGRAPHY WAS 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 SOILS MAP NO. 34.
 - STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.131 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS.
 - SEE OFFICE OF PLANNING AND ZONING FILES: PB-196-S-86-57
 - FINAL DENSITY COMPUTATIONS TO BE BASED ON FINAL PLAN.
 - 100-YEAR FLOOD PLAIN ELEVATIONS TAKEN FROM PLAT #6397.
 - SKETCH PLAN APPROVED PER PLANNING BOARD CASE NO. 196.
 - EXISTING ZONING: RSC/RSA-B
 - GROSS AREA: 3.85 AC
 - AREA IN RSC ZONE: 2.52 AC
 - AREA IN RSA-B ZONE: 1.33 AC
 - AREA OF PROPOSED LOTS: 1.00 AC
 - AREA OF PROPOSED ROADS: 0.82 AC
 - NO. OF BUILDABLE LOTS: 22
 - NO. OF OPEN SPACE LOTS: 2

COORDINATE TABLE
LIMIT OF SUBMISSION

No.	NORTHING	EASTING
1	472561.1926	847264.2607
2	472320.7797	847308.3731
3	472318.0000	847291.0000
4	472209.0000	847169.0000
5	472163.0000	847085.0000
6	472143.0000	846976.0000
7	472143.0000	846900.0000
8	472121.0000	846840.0000
9	472121.0000	846750.0000
10	472124.0000	846716.0000
11	472124.0000	846703.9689
12	472243.9241	846543.7488
13	472042.0572	846693.2524

CURVE DATA
LIMIT OF SUBMISSION

CURVE NO.	DELTA	RADIUS	ARC	TAN	CHORD DISTANCE	CHORD BEARING
11-13	12 02'56"	620.00	130.38	65.43	130.14	N27 33'47"W

DENSITY TABULATIONS

	SECTION 1 GORMAN ROAD AREA 1 (PARCEL 1)	SECTION 2 AREA 2 (PARCEL 2)	SECTION 3 AREA 3 (PARCEL 3)	SECTION 4 AREA 4 (PARCEL 4)	PARCEL H	TOTAL
1. GROSS AREA	0.91	40.53	6.09	4.26	2.06	1.33
2. FLOODPLAIN/STEEP SLOPES	0.01	40.63	6.09	4.26	2.06	55.28
3. NET AREA	0.91	40.63	6.09	4.26	2.06	55.28
4. NO. OF DWELLING UNITS ALLOWED (BASED ON NET AREA)	7.28	325.04	48.72	34.08	16.48	442.24
5. FLOODPLAIN LOT ADJUSTMENT	0	0	0	0	0	0
6. TOTAL NO. OF DWELLING UNITS ALLOWED	7.28	325.04	48.72	34.08	16.48	442.24
7. TOTAL NO. OF DWELLING UNITS PROPOSED	0	216	33	40	18	318
8. DENSITY PER ACRE	0	5.31	8.02	8.02	8.02	5.75

PLANT SCHEDULE

PLANT NAME	SIZE	QUANTITY	REMARKS
ZELKOVA SERRATA "GREEN VASE"	2 1/2"-3" CAL	6	B & B
GREEN VASE ZELKOVA	12-14' HT.		
ACER PLATANOIDES "SUMMER SHADE"	SUMMER SHADE MAPLE	14	
SOPHORA JAPONICA "REGENT"	REGENT SCHOLAR TREE	4	
TILIA CORDATA "GREENSPIRE"	GREENSPIRE LINDEN	3	
ACER CAMPESTRE	HEDGE MAPLE	3	

PLANTING NOTES:

- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO PLANTING.
- ALL PLANT MATERIAL AND PLANTING SHALL BE IN ACCORDANCE WITH "AMERICAN STANDARD FOR NURSERY STOCK" BY THE A.A.N.
- SUBSTITUTIONS MAY BE PERMITTED WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT, (762-2220).
- PLACE "GREEN VASE ZELKOVA" AND "SUMMER SHADE MAPLE" AT RADIUS POINTS ON THE PARKING ISLANDS AND 2' BEHIND THE SIDEWALK ALONG THE ROADWAYS.
- PLACE "REGENT SCHOLAR TREE", "GREENSPIRE LINDEN", AND "HEDGE MAPLE" 3' BEHIND SIDEWALK.

TENTATIVELY APPROVED
G110-12-38
OFFICE OF PLANNING AND ZONING
HOWARD COUNTY
PLANNING DIRECTOR
11.21.11
DATE
AKS

CENTERLINE LINE DATA

PC STA.	TO	PT STA.	BEARING	DISTANCE (ft)
0+00		1+00.79	N66 20'10"E	100.79
1+52.89		3+46.07	N79 36'10"E	193.19
3+46.07		5+12.08	N79 36'10"E	166.00
5+12.08		5+79.08	N10 23'50"W	67.00
5+79.08		6+64.83	S79 36'10"W	85.75
6+64.83		6+89.95	S34 36'10"W	81.50

CENTERLINE CURVE DATA

PC STA.	TO	PT STA.	RADIUS	DELTA	ARC	TAN	CHORD DISTANCE	CHORD BEARING
1+00.79	1+52.89	225.00	13 16'00"	52.10	26.17	51.98	N72 58'10"	
6+64.83	6+89.95	32.00	45 00'00"	25.13	13.25	24.49	S57 06'10"	

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	APPROVED	DATE
1	ISSUED FOR REVIEW	7-10-11		
2	REVISOR'S COMMENTS	7-25-11		
3	APPROVED FOR SUBMIT ORIGINALS	11-3-11		



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
PARCEL H, SECTION 4, AREA 2
LOTS H-1 TO H-24
A RESUBDIVISION OF LOT 216, BOWLING BROOK FARMS
TAX MAP 47 PARCEL 141
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
L 1394 F. 632

SURVEY
DESIGN M.J.K.
DRAWN J.P.W.
CHECKED
SCALE 1"=50'
C.I.S.

DATE
7-14-11
SHEET
1 OF 1
FILE NO.
2124-H-2