



- GENERAL NOTES:**
- ALL ASPECTS OF THIS PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
  - THE PROJECT SHOWN ON TAX MAP 31 - P.O. PARCEL 13.
  - SUBJECT PROPERTY IS ZONED R-ED.
  - GROSS AREA OF PROPERTY IS 26.4 AC.
  - NET AREA OF PROPERTY IS 26.40 AC. - 3.30 AC. = 23.02 AC.
  - TOTAL NUMBER OF LOTS = 47
    - NUMBER OF BUILDABLE LOTS = 46
    - NUMBER OF OPEN SPACE LOTS = 1
  - AREA OF PUBLIC RIGHT-OF-WAY: 2.27 AC.
  - AREA OF BUILDABLE LOTS = 0.80 AC.
  - AREA OF OPEN SPACE LOTS = 15.33 AC.
  - OPEN SPACE REQUIRED = 6.6 AC. = 25% x 26.4 ACRES.
    - OPEN SPACE AREA LESS THAN 30' WIDTH = 0.11 ACRES.
    - OPEN SPACE PROVIDED = 15.22 AC.
  - SUBJECT PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT AND WILL UTILIZE PUBLIC WATER AND PUBLIC SEWER.
  - EXISTING UTILITIES SHOWN HEREON ARE BASED ON AS-BUILT WATER AND SEWER CONSTRUCTION DRAWINGS.
  - THE BOUNDARY SURVEY WAS PREPARED BY FISHER, COLLINS AND CARTER, INC. DATED FEBRUARY 1992.
  - TOPOGRAPHY SHOWN HEREON IS FIELD RUN BY FISHER, COLLINS AND CARTER, INC. DATED FEBRUARY 1993 2' CONTOUR INTERVAL.
  - HORIZONTAL AND VERTICAL CONTROL IS BASED ON HOWARD COUNTY STATIONS 2944001 AND 2944002.
  - STIPPLE DENOTES STEEP SLOPES OF 25% OR GREATER. AREA = 3.30 AC.
  - O DENOTES SPECIMEN TREE.
  - DEED REFERENCE: PART OF DEED DATED MARCH 3, 1993 WHICH WAS CONVEYED BY IRVING J. TAYLOR AND EDITH TAYLOR TO IRVING J. TAYLOR AND EDITH TAYLOR AND RECORDED IN LIBER 2813 AT FOLIO 516.
  - SOILS MAP No. 20.
  - S.W.M. AREA = 0.66 AC.
  - AREA OF RECREATIONAL OPEN SPACE: REQUIRED = 46 x 250 = 11,500 Sq.Ft. OR 0.26 AC.  
RECREATIONAL OPEN SPACE PROVIDED = 11,500 Sq.Ft. OR 0.26 AC.
  - DENSITY REQUIREMENTS: NET AREA X 2 UNITS/ACRE = UNITS ALLOWED  
23.02 AC. X 2 UNITS/ACRE = 46 UNITS
  - THIS PROPOSED SUBDIVISION WILL CONSIST OF SINGLE FAMILY DETACHED DWELLINGS.
  - SITE IS ENTIRELY WOODED.

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY  
*James H. Smith* 10/21/94  
PLANNING DIRECTOR DATE

APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE 9-1-94  
P.B. CASE 297

NOTE: SHRUBS & TREES WITHIN THE LINE OF SIGHT AT THE INTERSECTION OF ROUNDHILL ROAD AND HUNTERLEY DRIVE SHALL BE REMOVED AT DEVELOPER'S EXPENSE.

PLAN  
SCALE: 1" = 100'



OWNER & DEVELOPER  
BONNIE BRANCH CORPORATION  
P.O. BOX 396  
ELLCOTT CITY, MARYLAND 21043

SKETCH PLAN  
AUTUMN VIEW SECTION 2

LOTS 28 - 74  
TAX MAP 31, P.O. PARCEL 13  
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1" = 100' DATE: MARCH 1, 1994

FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
9171 BALTIMORE NATIONAL PIKE, SUITE 100  
ELLCOTT CITY, MARYLAND 21042  
(410) 491-2955