



VICINITY MAP  
SCALE: 1"=1000'

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 31 PARCEL 27  
ZONING: R-20  
ELECTION DISTRICT: 2ND  
DPZ No. 5-97-20
- TOPOGRAPHIC INFORMATION ARE BASED ON AERIAL TOPOGRAPHIC SURVEY BY WINGS AERIAL MAPPING CO. FLOWN ON 3-12-97.
- BOUNDARY INFORMATION IS BASED ON A DEED INFORMATION AND PRELIMINARY BOUNDARY SURVEY BY MILDENBERG, BOENDER AND ASSOCIATES, INC.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC. CONTRACT NUMBER IS 420-5 FOR SEWER, AND 266-W FOR WATER.
- STORMWATER MANAGEMENT IS PRIVATE. IT WILL BE PROVIDED VIA THE IMPLEMENTATION OF LOW IMPACT DEVELOPMENT METHOD. THREE (3) BIORETENTION FACILITIES ARE PROPOSED TO PROVIDE WATER QUALITY AND INCREASE THE TIME OF CONCENTRATION.
- EXISTING UTILITIES WERE LOCATED BASED ON HOWARD COUNTY'S AS-BUILT DRAWINGS.
- WETLANDS STUDY AND FOREST STAND DELINEATION IS BY WILDMAN ENVIRONMENTAL SERVICES, INC. DATED MAY 1997.
- FLOODPLAIN BASED ON BONNIE BRANCH FLOODPLAIN STUDY PROVIDED BY HOWARD COUNTY.
- DEED REFERENCE: L. 3887 F. 579
- NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON SITE.
- PROJECT IS SUBJECT TO WAIVER PETITION WP-98-75. WAIVER IS TO SECTION 16.116(a)(2)(ii) OF THE SUBDIVISION REGULATIONS. WAIVER WAS APPROVED MARCH 25, 1998, WITH CONDITIONS.
- ALL ROADS, CIRCLES AND T-TURN AROUNDS ARE TO HAVE MOUNTABLE CURBS, ALL CIRCLES ARE TO HAVE STOP SIGNS.
- HOUSES NOT DRAINING TO SWM FACILITIES ARE TO HAVE DRY WELLS OR APPROVED MEASURES FOR WATER QUALITY.
- AREA TABULATION:  
TOTAL TRACT AREA: 10.73 AC ±  
MINIMUM LOT AREA: 14,000 S.F.  
AREA OF PROPOSED BUILDABLE LOTS: 3.81 AC ±  
AREA OF PROPOSED ROADS (R/W): 0.83 AC ±  
REQUIRED OPEN SPACE (30%): 3.22 AC ±  
PROVIDED GROSS OPEN SPACE: 6.09 AC ±  
NON CREDITED OPEN SPACE: 0.18 AC ±  
NET SPACE PROVIDED: 5.91 AC ±  
NUMBER OF PROPOSED BUILDABLE LOTS: 11  
NUMBER OF PROPOSED OPEN SPACE LOTS: 2  
TOTAL NUMBER OF PROPOSED LOTS: 13
16. DENOTES FLOODPLAIN
17. DENOTES 15-24.99% SLOPES.
18. DENOTES SLOPES OF 25% OR STEEPER.
19. DENOTES RIGHT-OF-WAY DEDICATION.
20. DENOTES WETLANDS
21. ALTERNATE LANDSCAPING WILL BE PROVIDED AT PERIMETERS OF LESS THAN 20' WIDE. (SEE GRAPHIC EXHIBIT, SE. A-21) \*
22. EXISTING TREE LINE IS BASED ON AERIAL TOPOGRAPHY AND FOREST STAND DELINEATION.



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*James S. Boender*  
PLANNING DIRECTOR 5/26/98  
DATE

OWNER  
RONALD WILDMAN  
9444 FREDERICK ROAD  
ELLICOTT CITY, MARYLAND 21043  
(410) 313-9999

date	JAN 98
project	96090
illustration	MMP
scale	1"=50'
description	revisions
no.	
date	

no.	
date	

TAX MAP 31, PARCEL 27  
**BONNIE BRANCH OVERLOOK**  
SECOND ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SKETCH PLAN

**MILDENBERG, BOENDER & ASSOC., INC.**  
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