

TOWNHOUSE - TYPICAL LAYOUT
NOT TO SCALE

NOTE:
OVERLAPPING COMMON WALLS REQUIRED FOR STRUCTURES EXCEEDING 120 FEET IN LENGTH SHALL NOT EXCEED 80% OF THE SHORTER WALL IN ACCORDANCE WITH SECTION 10B.A.20 AND 10B.T.12 (2) OF THE HOWARD COUNTY ZONING REGULATIONS.

DENSITY TABULATIONS

RS-A-8	SECTION 2 AREA 1 (PARCEL B)	SECTION 3 AREA 1 (PARCEL E)	SECTION 3 AREA 2 (PARCEL D)	SECTION 4 AREA 1 (PARCEL G)	PARCEL H	PARCEL I	TOTAL
1. GROSS AREA	0.89	40.63	5.09	4.26	3.39	-	53.26
2. FLOODPLAIN/STEEP SLOPES	-	-	-	-	-	-	7.74
3. NET AREA	0.89	40.63	5.09	4.26	3.39	-	53.26
4. NO. OF DWELLING UNITS ALLOWED (BASED ON NET AREA)	7.12	325.04	40.72	34.00	27.12	-	438.20
5. FLOODPLAIN LOT ADJUSTMENT LOT ALLOWANCE	-	-	-	-	-	-	12.54
6. TOTAL NO. OF DWELLING UNITS ALLOWED	7.12	325.04	40.72	34.00	27.12	-	450.74
7. TOTAL NO. OF DWELLING UNITS PROPOSED	0	218	33	40	18	13	312
8. DENSITY PER ACRE	0	5.31	5.42	9.39	5.31	N/A	4.87

RSC	SECTION 2 AREA 1 (PARCEL B)	SECTION 3 AREA 1 (PARCEL E)	SECTION 3 AREA 2 (PARCEL D)	SECTION 4 AREA 1 (PARCEL G)	PARCEL H	PARCEL I	PARCEL J	TOTAL
1. GROSS AREA	5.55	60.56	5.04	5.43	13.57	11.29	-	95.44
2. FLOODPLAIN/STEEP SLOPES	-	-	-	-	-	-	-	10.00
3. NET AREA	5.55	60.56	5.04	5.43	13.57	11.29	-	95.44
4. NO. OF DWELLING UNITS ALLOWED (BASED ON NET AREA)	23.80	189.20	12.10	21.72	54.28	43.92	-	345.02
5. FLOODPLAIN LOT ADJUSTMENT LOT ALLOWANCE	-	-	-	-	-	-	-	2.35
6. TOTAL NO. OF DWELLING UNITS ALLOWED	23.80	189.20	12.10	21.72	54.28	43.92	-	347.37
7. TOTAL NO. OF DWELLING UNITS PROPOSED	0	188	10	0	82	52	11	433
8. DENSITY PER ACRE	0	3.27	2.38	4.00	3.94	4.51	N/A	3.73

SITE ANALYSIS

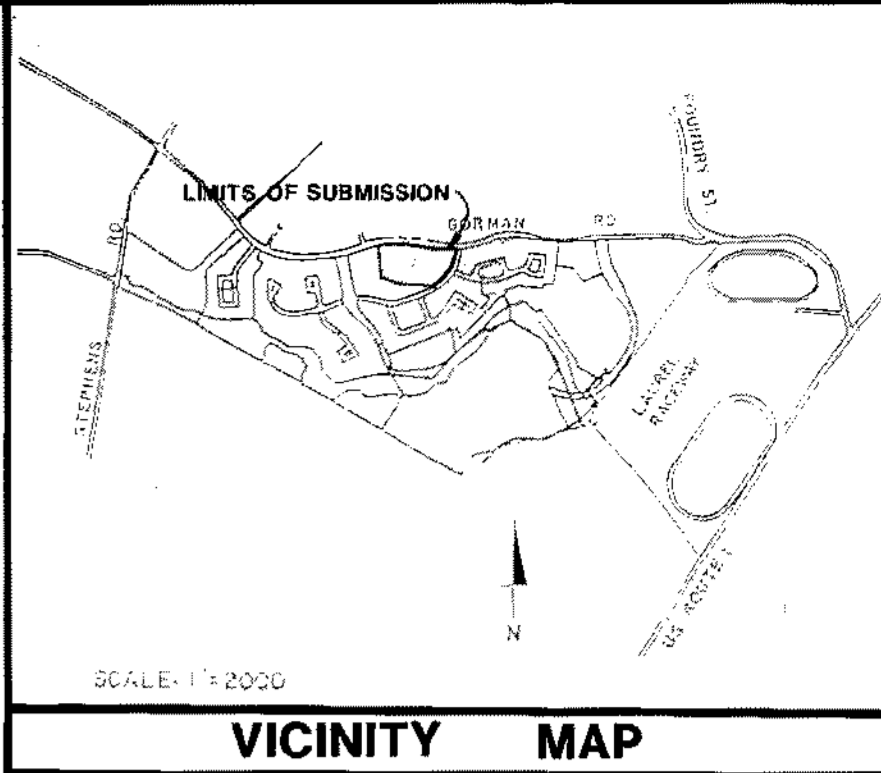
- ZONE: RSC
 - NO. OF UNITS PROPOSED: 40
 - AREA TABULATION:
 - LOTS 1 THRU 40: 1.85 AC.
 - PUBLIC ROADS: 0.91 AC.
 - * OPEN SPACE PROVIDED: 3.14 AC.
 - TOTAL THIS SUBMISSION: 5.90 AC.
 - PARKING REQUIRED: 80
 - PARKING PROVIDED: 85
 - GROSS AREA: 5.90 AC.
- * 100% OF THE OPEN SPACE PROVIDED IS USABLE DRY GROUND RECREATIONAL OPEN SPACE

NOTES:

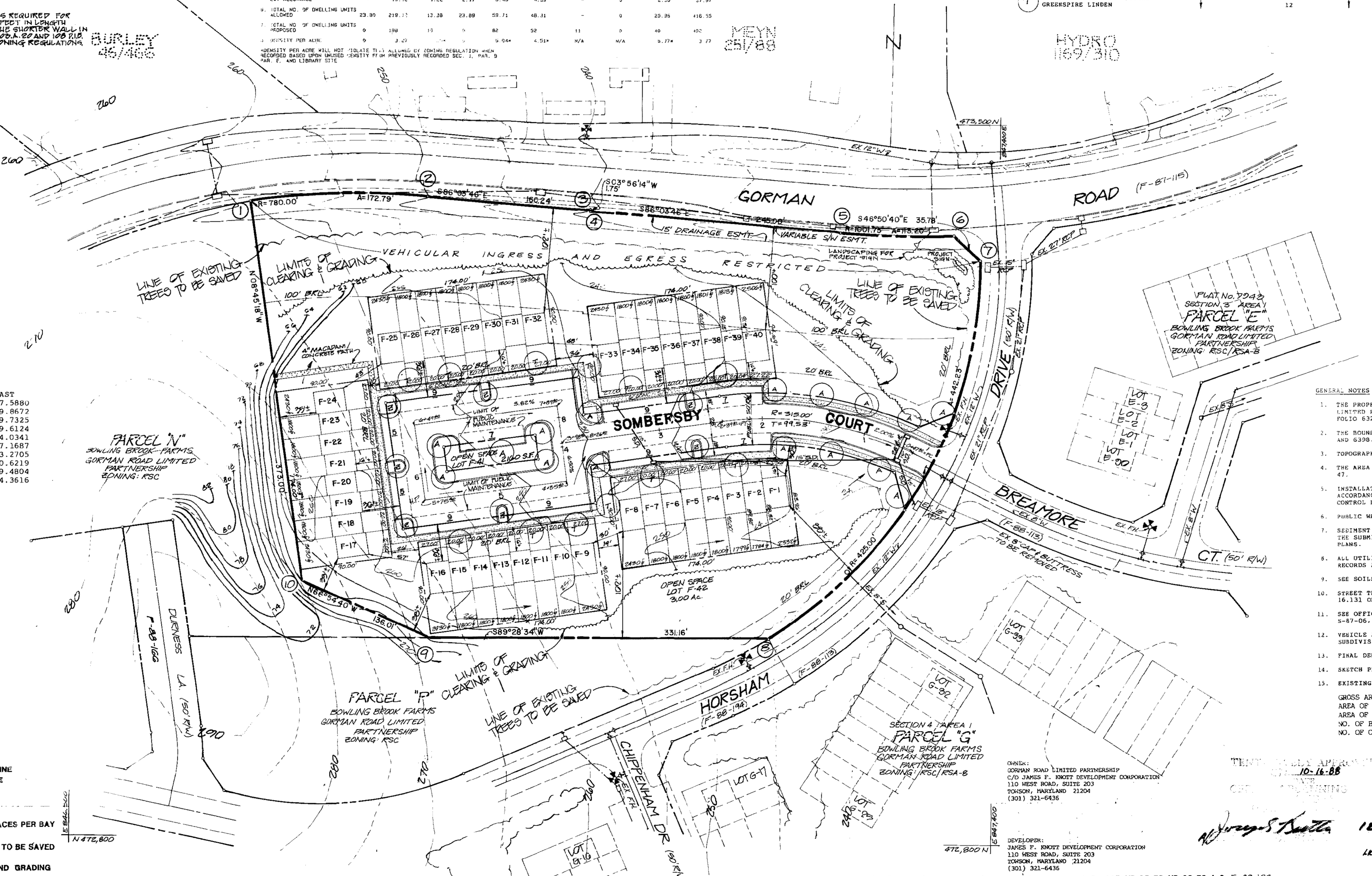
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO PLANTING.
- ALL PLANT MATERIAL AND PLANTING SHALL BE IN ACCORDANCE WITH "AMERICAN STANDARD FOR NURSERY STOCK" BY THE A.A.N.
- SUBSTITUTIONS MAY BE PERMITTED WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT, (762-2220).
- PLACE "GREEN VASE ZELKOVA" AND "SUMMER SHADE MAPLE" AT RADIUS POINTS ON THE PARKING ISLANDS AND 5' BEHIND THE SIDEWALK ALONG THE ROADWAYS.
- PLACE "GREENSPIRE LINDEN" 3' BEHIND THE SIDEWALK ALONG THE ROADWAYS.

PLANT SCHEDULE

PLANT NAME	SIZE	QUANTITY	REMARKS
A ACER PLATANOIDES "SUMMERSHADE"	2-1/2" - 3" CAL.	16	B & B
Z ZELKOVA SERRATA "GREEN VASE"	12" - 14" HT.	7	
T TILIA CORDATA "GREENSPIRE"		12	



VICINITY MAP



COORDINATE TABLE

	NORTH	EAST
1.	473416.1981	846567.5880
2.	473423.4453	846739.8672
3.	473412.4424	846899.7325
4.	473410.6965	846899.6124
5.	473393.6740	847144.0341
6.	473392.4970	847257.1687
7.	473368.0189	847283.2705
8.	472997.2317	847080.6219
9.	472994.2034	846749.4804
10.	473047.5421	846624.3616

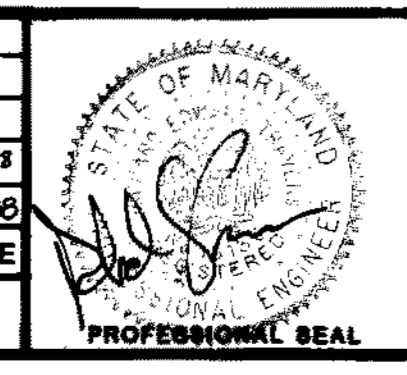
LEGEND

- R/W RIGHT-OF-WAY
- BRL BUILDING RESTRICTION LINE
- FL-FL FLOW LINE TO FLOW LINE
- FH FIRE HYDRANT
- CONC CONCRETE
- S/W SIDEWALK
- 9 NUMBER OF PARKING SPACES PER BAY
- SF SQUARE FEET
- LINE OF EXISTING TREES TO BE SAVED
- HP HIGH POINT
- LIMITS OF CLEARING AND GRADING

GENERAL NOTES

- THE PROPERTY SHOWN ON THIS PLAN WAS CONVEYED TO BOWLING BROOK FARMS LIMITED PARTNERSHIP BY A DEED RECORDED IN LIBER 1394 AT FOLIO 632 AMONG THE LAND RECORDS OF HOWARD COUNTY.
 - THE BOUNDARY OF THIS PLAN WAS PLOTTED FROM PLAT NOS. 6397 AND 6398.
 - 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: S-85-23, S-86-57, S-87-05, PB-196, PB-207, VP-85-78, VP-85-78-A-2, F-88-16G.
 - VEHICLE ACCESS TO GORMAN ROAD TO BE RESTRICTED TO APPROVED SUBDIVISION ENTRANCES ONLY.
 - FINAL DENSITY COMPUTATIONS TO BE BASED ON FINAL PLAN.
 - SKETCH PLAN APPROVED PER PLANNING BOARD CASE NO. 196.
 - EXISTING ZONING: RSC.
- GROSS AREA: 5.90 AC.
 AREA OF PROPOSED LOTS: 1.85 AC.
 AREA OF PROPOSED ROADS: 0.91 AC.
 NO. OF BUILDABLE LOTS: 40
 NO. OF OPEN SPACE LOTS: 2

NO.	DESCRIPTION	DATE	APPROVED	DATE
1	ADDRESS NO. CO. COMMENTS			1/4/88
2	REQUIRED FOR REVIEW			2/10/88



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 F
 A RESUBDIVISION OF PARCEL F
 LOTS F-1 THRU F-42
 TAX MAP 47 PARCEL 141
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

DATE 7-0-88
SHEET 1 OF 1
FILE NO. 2184-1-G

O.P.Z. FILE NOS.: S-85-23, S-86-57, S-87-05, PB-196, PB-207, VP-85-78, VP-85-78-A-2, F-88-16G