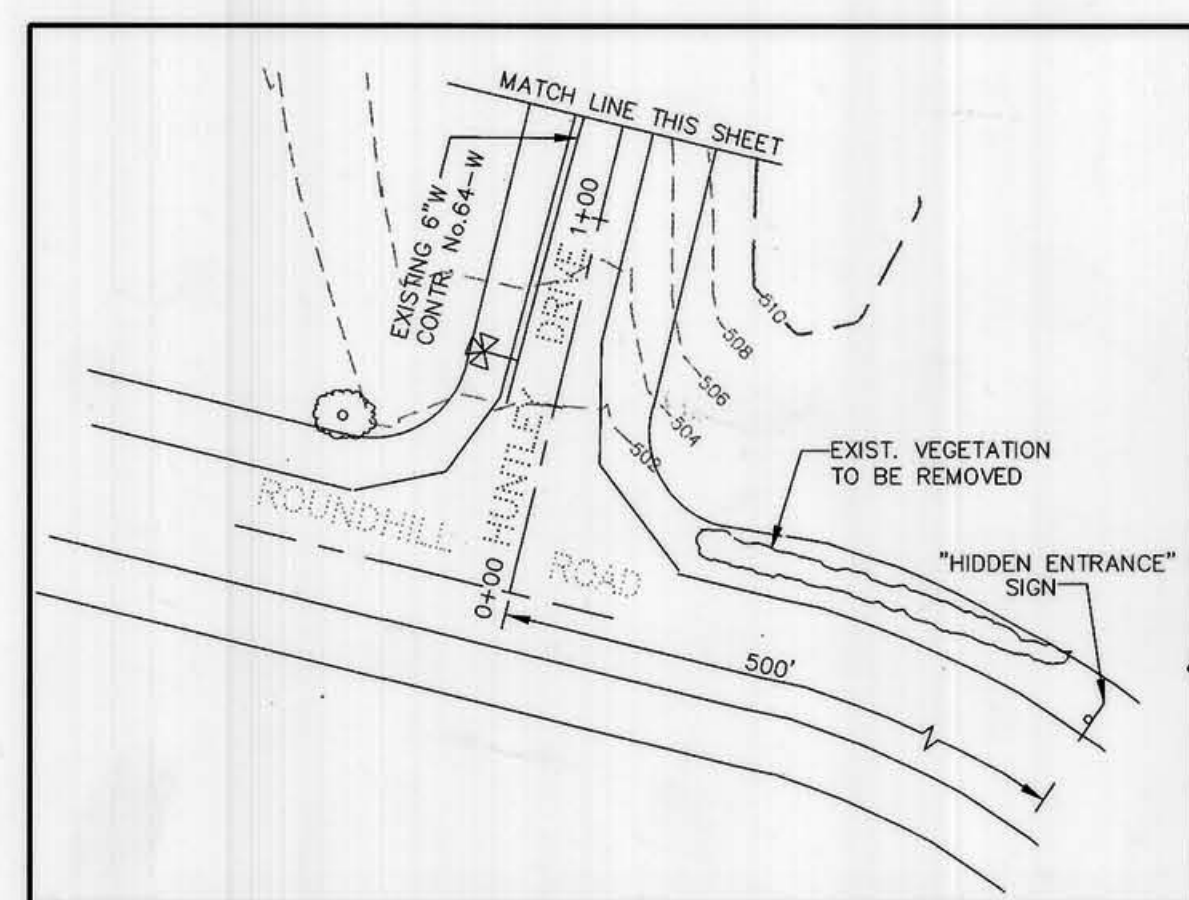


VICINITY MAP  
SCALE: 1"=1000'

- GENERAL NOTES:
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
  - PROJECT BACKGROUND:  
LOCATION: 2ND ELECTION DISTRICT TAX MAP 31,  
P.O. PARCEL 13  
ZONING: R - ED  
DATE SKETCH PLAN APPROVED: 9-1-94  
DPT REFERENCE # S-94-01
  - AREA TABULATION:  
GROSS AREA OF TRACT: 26.4 Ac. ±  
NET AREA OF TRACT: 23.15 Ac. ±  
PERMITTED NUMBER OF UNITS PER NET ACRE: 2  
NUMBER OF PERMITTED UNITS: 46  
NUMBER OF PROPOSED UNITS: 46  
NUMBER OF OPEN SPACE LOTS: 1  
AREA OF PUBLIC RIGHT-OF-WAY: 2.10 Ac. ±  
REQUIRED OPEN SPACE: 28.4x0.25 = 6.6 Ac. ±  
PROVIDED OPEN SPACE LOTS: 15.52 Ac. ±  
REQUIRED RECREATIONAL OPEN SPACE: 250x46 = 11,500 sq.ft.  
PROVIDED RECREATIONAL OPEN SPACE: 11,500 sq.ft.
  - TWO FOOT CONTOUR TOPOGRAPHY AND EXISTING CONDITIONS BASED ON A FIELD RUN SURVEY BY FISHER, COLLINS AND CARTER, INC. DATED FEBRUARY 1993.
  - BOUNDARY INFORMATION IS BASED ON A BOUNDARY SURVEY PREPARED BY FISHER, COLLINS AND CARTER, INC. DATED FEBRUARY, 1992.
  - HORIZONTAL AND VERTICAL DATUMS BASED ON MARYLAND STATE COORDINATE SYSTEM (NAD 83), HORIZONTAL AND VERTICAL CONTROL IS BASED ON HOWARD COUNTY STATIONS 2944001 AND 2944002.
  - 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.
  - PUBLIC WATER AND SEWER WILL BE USED, TIE INTO EXISTING SYSTEM UNDER CONTRACT NO. 14-3149-D FOR SEWER AND WATER.
  - STORMWATER MANAGEMENT CONTROL WILL BE PROVIDED BY THE METHOD OF EXTENDED DETENTION.
  - NO FLOODPLAIN EXISTS ON SITE.
  - NO TRAFFIC OR NOISE STUDIES ARE REQUIRED.
  - GEOTECHNICAL REPORT PREPARED BY INVESTIGATIVE TESTING & ENGINEERING, INC. DATED DECEMBER, 1994.
  - EXISTING UTILITIES OBTAINED FROM HOWARD COUNTY AS BUILD RECORDS.
  - FOR EXISTING VEGETATION SEE FOREST CONSERVATION PLAN.
  - FINAL GRADING FOR EACH LOT WILL BE SUBMITTED AT THE SITE DEVELOPMENT PLAN SUBMISSION.
  - STORMWATER MANAGEMENT POND WILL BE A PUBLIC FACILITY. STORMWATER MANAGEMENT AND PERIMETER LANDSCAPING REQUIREMENTS WILL BE SATISFIED BY CONSERVING EXISTING TREES.
  - THIS SUBDIVISION WILL CONSIST OF SINGLE FAMILY DETACHED DWELLINGS.
  - NO BURIAL GROUNDS OR CEMETERY EXIST ON SITE.
  - THIS SUBDIVISION IS SUBJECT TO PLANNING BOARD CASE NO.297 DATED SEPTEMBER 1, 1994 WHICH APPROVED SKETCH PLAN S-94-01

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	700.00'	100.00'	50.09'	99.91'	N26°33'37"E	08°11'06"
2	1200.00'	175.03'	87.87'	174.87'	N62°28'42"W	08°21'25"
3	1500.00'	175.63'	87.91'	175.53'	N31°55'19"E	06°42'31"
4	1200.00'	211.78'	106.17'	211.50'	S63°04'30"E	10°06'42"
5	330.00'	337.67'	185.29'	323.13'	N64°35'25"E	58°37'40"



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
PLANNING DIRECTOR DATE

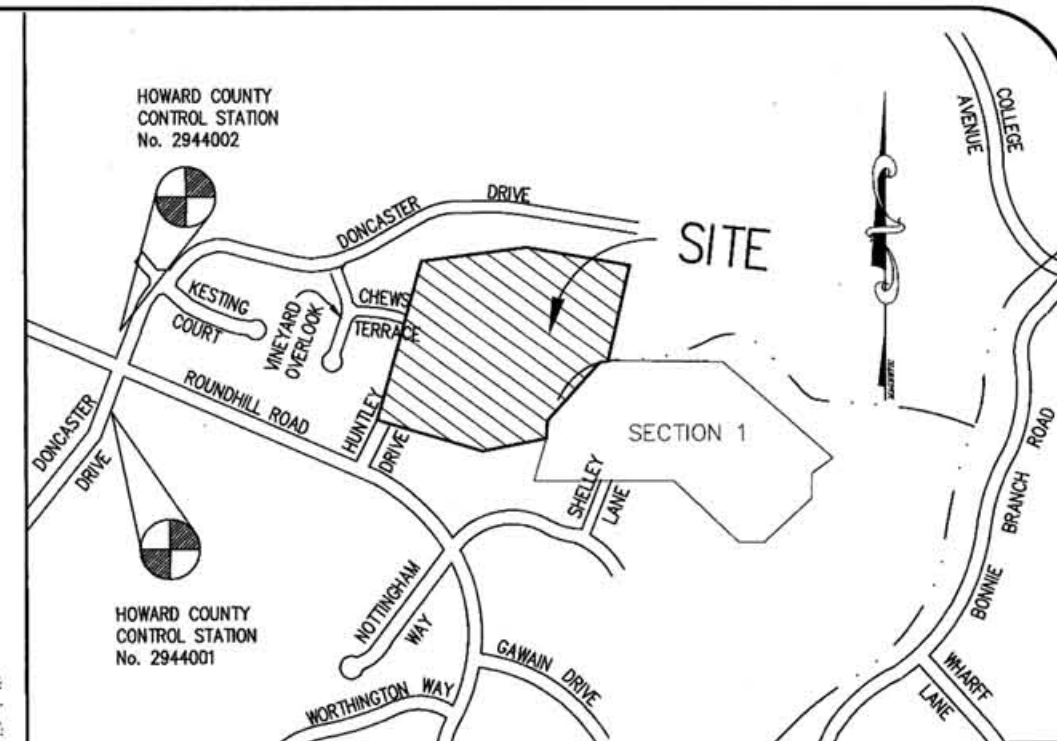
OWNER & DEVELOPER  
BONNIE BRANCH CORPORATION  
P.O. BOX 396  
ELlicott CITY, MARYLAND 21043

project	94031	date	JAN 1995
illustration	M.P.	engineering	J.H.L.
scale	1"=50'	approval	

description	revisions	date
no.		

TAX MAP 31 P/O PARCEL 13  
AUTUMN VIEW - SECTION 2  
SECOND ELECTION DISTRICT  
PRELIMINARY PLAN  
HOWARD COUNTY

MILDENBERG ASSOCIATES, INC.  
Engineers Planners Surveyors  
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042  
(410) 997-0296 Bult. (301) 621-6321 Wash. (410) 997-0298 Fax.

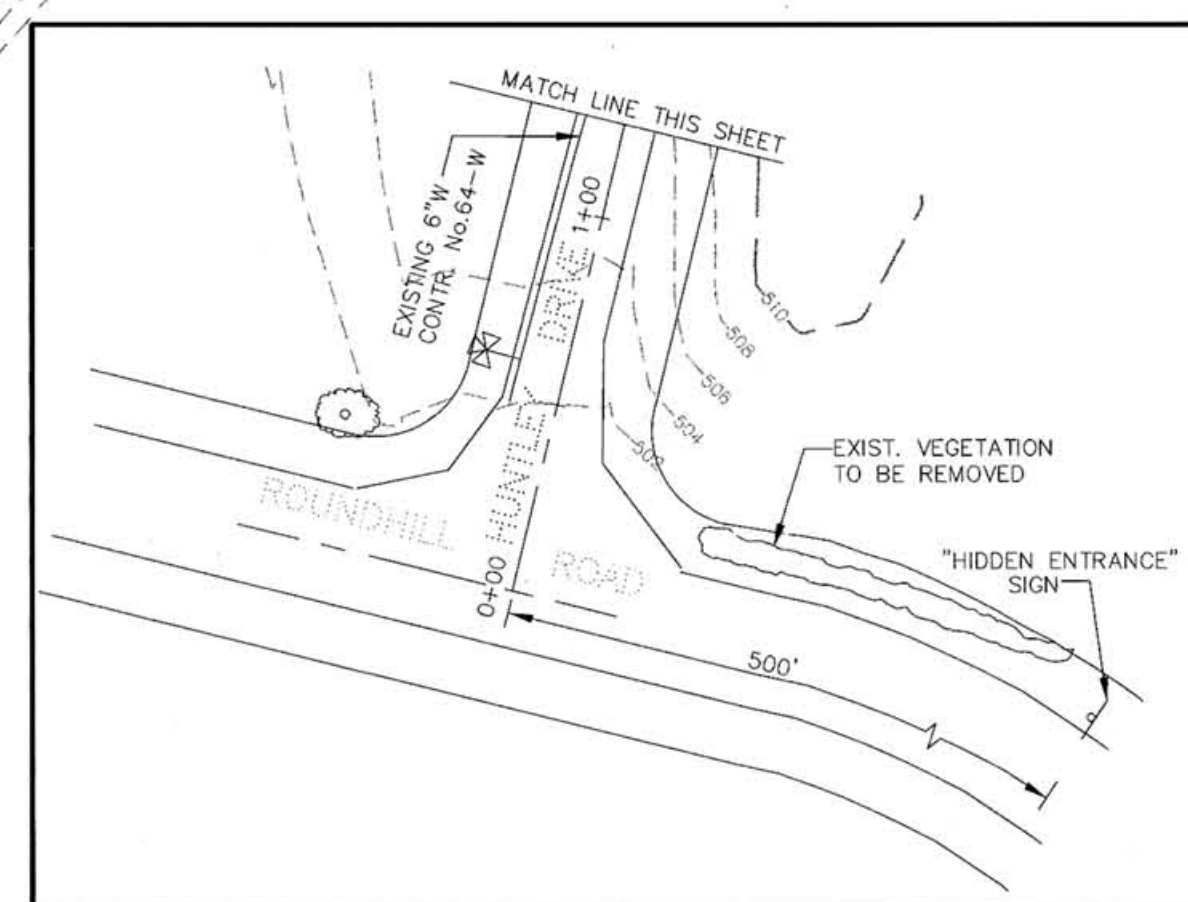


**VICINITY MAP**  
SCALE: 1"=1000'

**POND DATA**  
HAZARD CLASSIFICATION- "A"  
DRAINAGE AREA- 12.1 ACRES  
PROPOSED RCN- 79  
PROPOSED TC- 0.23 HR.  
WATER QUALITY TYPE- EXTENDED DETENTION  
EXTENDED DETENTION POOL ELEVATION- 444.31  
2 YEAR STORM POOL ELEVATION- 445.35  
10 YEAR STORM POOL ELEVATION- 447.40  
100 YEAR STORM POOL ELEVATION- 448.54  
FOREBAY VOLUME- 1,350 CF  
OWNERSHIP- PUBLIC

- NOTES:
- PERIMETER LANDSCAPING IS BEING SATISFIED VIA THE RETENTION OF EXISTING TREES. TYPE A, BY DEVELOPER.
  - SWM LANDSCAPING IS BEING SATISFIED VIA THE RETENTION OF EXISTING TREES. LANDSCAPING WILL BE PROVIDED ADJACENT TO LOT 43. LANDSCAPE TYPE D, BY DEVELOPER.

- DENOTES SLOPES 15% - 24.9%
- DENOTES SLOPES 25% AND GREATER SUSTAINED FOR 10 VERTICAL FEET.
- DENOTES THE LIMIT OF DISTURBANCE. TREES OUTSIDE THE LIMIT OF DISTURBANCE TO BE PRESERVED TO THE EXTENT POSSIBLE.



*Paul A. ...*  
5-4-95

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY  
PLANNING DIRECTOR DATE

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

project	date	engineering	approval
94031	JAN 1995	M.P.	J.H.
illustration	scale	M.P.	approval
	1"=50'		

description	date
revisions	
no.	

TAX MAP 31 P/O PARCEL 13  
**AUTUMN VIEW - SECTION 2**  
SECOND ELECTION DISTRICT HOWARD COUNTY  
PRELIMINARY GRADING AND LANDSCAPING PLAN

**MILDENBERG ASSOCIATES, INC.**  
Engineers Planners Surveyors  
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