



DENSITY TABULATIONS

ROW	SECTION 2 (PARCEL B)	SECTION 3 (PARCEL C)	SECTION 4 (PARCEL D)	SECTION 5 (PARCEL E)	SECTION 6 (PARCEL F)	PARCEL M	TOTAL
1. GROSS AREA	2.76	27.63	6.09	4.26	3.39	14.79	58.92
2. FLOODPLAIN/STEEP SLOPES	-	-	-	-	-	-	-
3. NET AREA	2.76	27.63	6.09	4.26	3.39	14.79	58.92
4. NO. OF DWELLING UNITS ALLOWED (BASED ON NET AREA)	22.08	221.04	48.72	34.08	27.12	118.32	471.36
5. FLOODPLAIN LOT ADJUSTMENT LOT ALLOWANCE	-	-	-	-	-	-	-
6. TOTAL NO. OF DWELLING UNITS ALLOWED	22.08	221.04	48.72	34.08	27.12	118.32	471.36
7. TOTAL NO. OF DWELLING UNITS PROPOSED	0	216	33	40	18	150	457
8. DENSITY PER ACRE	0	7.81	5.42	9.39	5.31	10.14	7.76

SITE TABULAR

	%	ACRES
OPEN SPACE	88.2	18.00
BUILDING COVERAGE	11.8	1.79
PUBLIC ROADS	0.0	.00
STEEP SLOPES	0.0	.00
TOTALS	100.0	14.79

PARCEL M AREA RECORDED UNDER SECTION 2, AREA 1, AS PER PLAT NOS. 8283 AND 8284

LEGEND

- ☒ - DUMPSTER LOCATION (TYP)
- HC - HANDICAPPED PARKING UNIT
- ① - NO. OF REGULAR PARKING SPACES (TYP)
- BR - NO. OF BEDROOMS
- AC - ACRE OF LAND
- BRL - BUILDING RESTRICTION LINE

ARCH. BLDG. TYPE: E
NO. OF UNITS: 12
TYP 100-YR FLOODPLAIN ELEV. #5 - BLDG. NO. FOR REFERENCE

PARKING SPACE TABULATION

PARKING REQUIRED	300 SPACES (2.0 x 150)
PARKING PROPOSED	301 SPACES

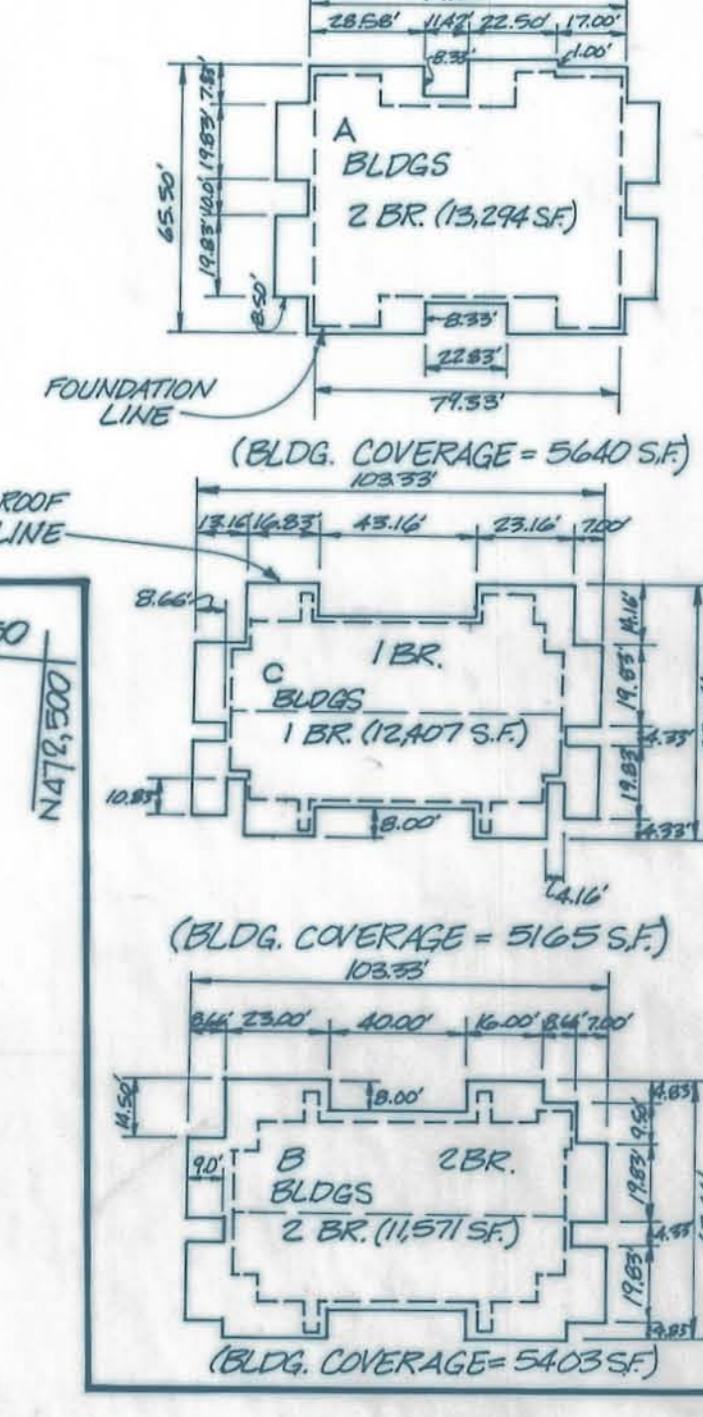
LANDSCAPING NOTES

- A+ Acer rubrum 'October Glory' (October Glory Red Maple)
- +Z Zelkova serrata 'Green Vase' (Green Vase Zelkova)
- +T Tilia cordata 'Greenspire' (Greenspire Linden)
- Pinus strobus (Eastern White Pine)

QUANTITIES

- A = 23
- Z = 18
- T = 28
- PS = 08
- TOTAL 205

TYPICAL UNITS



VICINITY MAP



- GENERAL NOTES**
- THE PURPOSE OF THIS PLAN IS TO AMEND PARCEL "A" OF SKETCH PLAN S-86-57, BOWLING BROOK FARMS AS APPROVED BY THE HOWARD COUNTY PLANNING BOARD CASE NO. PB-196. PARCEL "A" WAS RECORDED AS PARCEL "M" UNDER P-88-60.
 - THE PROPERTY SHOWN ON THIS PLAN WAS CONVEYED TO GORMAN ROAD LIMITED PARTNERSHIP BY A DEED RECORDED IN LIBER 1334 AT FOLIO 632 AMONG THE LAND RECORDS OF HOWARD COUNTY.
 - THE BOUNDARY OF THIS PLAN WAS PLOTTED FROM PLAT NOS. 6397 AND 6398.
 - TOPOGRAPHIC INFORMATION ON THIS PLAN WAS PLOTTED FROM AN AERIAL SURVEY COMPILED BY OTHERS (1984).
 - SOILS INFORMATION ON THIS PLAN WAS REVIEWED AS PART OF SKETCH PLAN S-86-57 AND WAS COMPILED FROM USDA SURVEY 1966, MAP 33 AND 34.
 - ZONING INFORMATION ON THIS PLAN WAS TAKEN FROM HOWARD COUNTY SECTIONAL ZONING MAP ADOPTED 08/02/85.
 - THIS PROPERTY IS SHOWN IN TAX MAP 147 AS PARCEL 141.
 - SEE HOWARD COUNTY OFFICE OF PLANNING AND ZONING FILE NOS. VP-85-78, VP-85-78A-2, S-86-57, P-87-12, P-87-10, AND PB-196, F-89-03, VP-89-02.
 - VEHICLE ACCESS TO GORMAN ROAD TO BE RESTRICTED TO APPROVED SUBDIVISION ENTRANCES ONLY.
 - THIS PARCEL WILL REQUIRE PUBLIC SEWER AND WATER.
 - A, B, AND C DENOTES TYPE OF BUILDING
B/R DENOTES RIGHT-OF-WAY
BRL DENOTES BUILDING RESTRICTION LINE
 - REGULAR PARKING SPACE DIMENSION 9' X 18'.
 - HANDICAP PARKING SPACE DIMENSION 13' X 18'.
 - ALL PARKING IN PARCEL M IS WITHIN PRIVATE COURTS.
 - PARCEL M IS ZONED R-SA-B.
 - ALL BUILDINGS WILL BE EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM.

PHRA
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RESOLUTION ISSUED TO HD. CO. FOR REVIEW 1-31-89
DATE REVIEWED BY 1-31-89
DATE

BOWLING BROOK FARMS
A RESUBDIVISION OF BOWLING BROOK FARMS LOT 216
PARCEL M
TAX MAP 47 PARCEL 141 F.632
SIXTH ELECTION DISTRICT L.1394
HOWARD COUNTY, MARYLAND.

REVISED SKETCH PLAN

PROJECT PLAN
SURVEY BY PHRA
DESIGN MJK
DRAWN CNZ
SHEET 1 OF 1
FILE 2104-1-15

CHECKED RET
SCALE 1" = 50'
DATE 7-22-88

PARCEL D-1
BOWLING BROOK FARMS
GORMAN ROAD LIMITED PARTNERSHIP
ZONE: R-SA-B

TENTATIVELY APPROVED
ON 12-8-88
OFFICE OF PLANNING AND ZONING
OF HOWARD COUNTY

PLANNING DIRECTOR
DATE 2-14-89

FILE NOS. VP-85-78, VP-85-78A-2, S-86-57, P-87-12, P-87-10, AND PB-196.

S-89-10