

DENSITY TABULATION

R-8C	GORMAN ROAD	SECTION 1 AREAS 1&2	SECTION 3 AREA 1 (PARCEL E-1)	LIBRARY SITE (N)	SECTION 4 AREA 1 (PARCEL G)	LOT 1	SECTION 4 AREA 2 (PARCEL H)	PARCEL I	PARCEL F	PARCEL P	PARCEL L	PARCEL O	TOTAL
1. GROSS AREA	4.40	49.16	3.04	3.09	11.05	11.16	2.52	1.01	5.90	1.35	11.53	0.99	105.20
2. FLOODPLAIN/STEEP SLOPES	0.00	10.76	0.00	0.00	0.00	0.00	0.00	0.58	0.00	0.00	0.31	0.00	11.65**
3. NET AREA	4.40	38.40	3.04	3.09	11.05	11.16	2.52	0.43	5.90	1.35	11.22	0.99	93.55
4. NO. OF DWELLING UNITS ALLOWED (Based on net)	17.60	153.60	12.16	12.36	44.20	44.64	10.08	1.72	23.60	5.40	44.88	3.96	374.19
5. FLOODPLAIN LOT ADJUSTMENT LOT ALLOWANCE	0.00	15.36	1.22	0.00	4.42	0.00	0.00	0.17	0.00	0.00	4.49	0.00	37.42**
6. TOTAL NO. OF DWELLING UNITS ALLOWED	17.60	168.96	13.38	12.36	48.62	44.64	10.08	1.89	23.60	5.40	49.37	3.96	411.61**
7. TOTAL NO. DWELLING UNITS PROPOSED	0.00	198.00	19.00	0.00	82.00	1.00***	12.00	0.00	40.00	0.00	52.00	7.00	411.00
8. DENSITY PER ACRE	0.00	4.03*	6.25*	0.00	7.42*	0.90***	4.76*	0.00	6.78*	0.00	4.51*	7.07*	3.91

R8A-8	GORMAN ROAD	SECTION 2 AREA 1 (PARCEL B)	SECTION 3 AREA 1 (PARCEL E-1)	SECTION 3 AREA 2 (PARCEL E-2)	SECTION 4 AREA 1 (PARCEL G)	SECTION 4 AREA 2 (PARCEL H)	SECTION 4 AREA 2 (PARCEL W)	PARCEL I	PARCEL C	TOTAL
1. GROSS AREA	2.76	25.87	6.09	4.26	2.06	1.33	14.76	25.80	20.19	103.12
2. FLOODPLAIN/STEEP SLOPES	0.00	2.23	1.20	0.00	0.00	0.00	10.42	0.87	14.87**	
3. NET AREA	2.76	23.64	4.89	4.26	2.06	1.33	14.76	15.38	19.32	88.25
4. NO. OF DWELLING UNITS ALLOWED (Based on net)	22.08	189.12	39.12	34.08	16.48	10.64	118.08	123.04	154.56	706.00
5. FLOODPLAIN LOT ADJUSTMENT LOT ALLOWANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.30	15.46	70.60**
6. TOTAL NO. OF DWELLING UNITS ALLOWED	22.08	189.12	39.12	34.08	16.48	10.64	118.08	135.34	170.02	776.60**
7. TOTAL NO. DWELLING UNITS PROPOSED	0.00	216.00	33.00	40.00	18.00	10.00	150.00	116.00	160.00	761.00
8. DENSITY PER ACRE	0.00	8.35*	5.42	9.39*	8.74*	7.52	10.16*	4.42	8.33*	7.19

* DENSITY PER ACRE WILL NOT VIOLATE THAT ALLOWED BY ZONING REGULATION WHEN RECORDED BASED UPON UNUSED DENSITY FROM PREVIOUSLY RECORDED SECTIONS.

** ITEM 5, FLOODPLAIN LOT ADJUSTMENT LOT ALLOWANCE IS 10% OF ITEM 4, DWELLING UNITS ALLOWED SUPPORTED BY TOTAL ACREAGE OF ITEM 2, FLOODPLAIN/STEEP SLOPES DEDICATED TO HOWARD COUNTY PARKS AND RECREATION. THE SUM OF THE INDIVIDUAL PARCELS FOR ITEM 5 DOES NOT EQUAL THE TOTAL OF ITEM 5 SITEWIDE SO LOT ALLOWANCE WILL NOT VIOLATE THAT PERMITTED BY ZONING REGULATION WHEN BASED UPON UNUSED DENSITY FROM PREVIOUSLY RECORDED SECTIONS.

*** 1 DENSITY UNIT AVAILABLE FOR LOT 1 WITH THE BALANCE BEING UTILIZED ELSEWHERE IN BOWLING BROOK FARMS.

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS			ADJACENT TO PERIMETER PROPERTIES
	2	3	4	1
Perimeter Edge	2	3	4	1
Landscape Type	N/A	C	C	A
Linear Feet of Roadway Frontage/Perimeter	220	216	175	212
Credit for Berm Yes, Linear Feet Describe below if needed		216	175	
Number of Plants Required	0	5	4	4
Shade Trees		11	9	
Evergreen Trees				
Shrubs				
Number of Plants Provided		*1	*2	0
Shade Trees				0
Evergreen Trees (2:1)				0
Other Trees				0
Shrubs				0
Describe plant substitution credits below if needed				

COMMENTS: *1) Proposed berm will exceed 3' in height along sides of units.
*2) Proposed berm will exceed 6' in height along rear of units.

Notes:
The builder shall be responsible for any plantings required in front of the units and on the lots. The developer shall assume responsibility for any plantings required to the sides and rear of the lots and along the roadways.

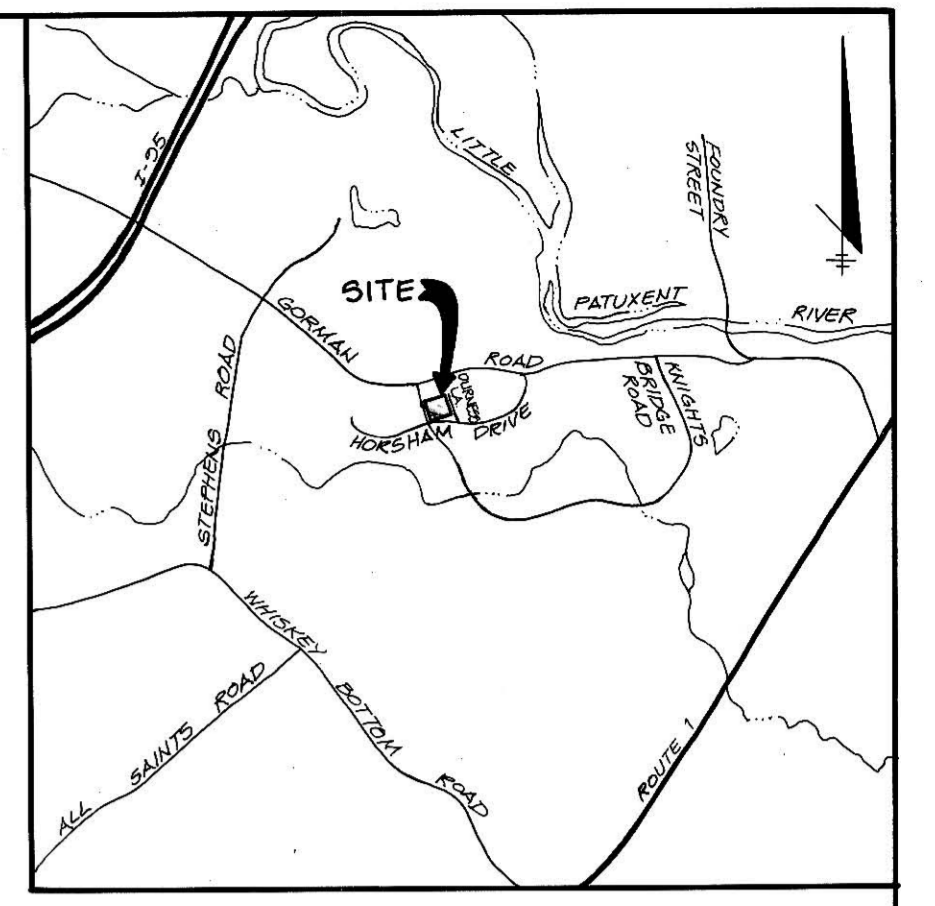
All plantings shall be shown on the site development plan

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING

Number of Dwelling Units	7
Number of Trees Required (1:DU SFA; 1:3 DU APTS)	7
Number of Trees Provided	2
Shade Trees	2
Other Trees (2:1 substitution)	10

COORDINATE LIST

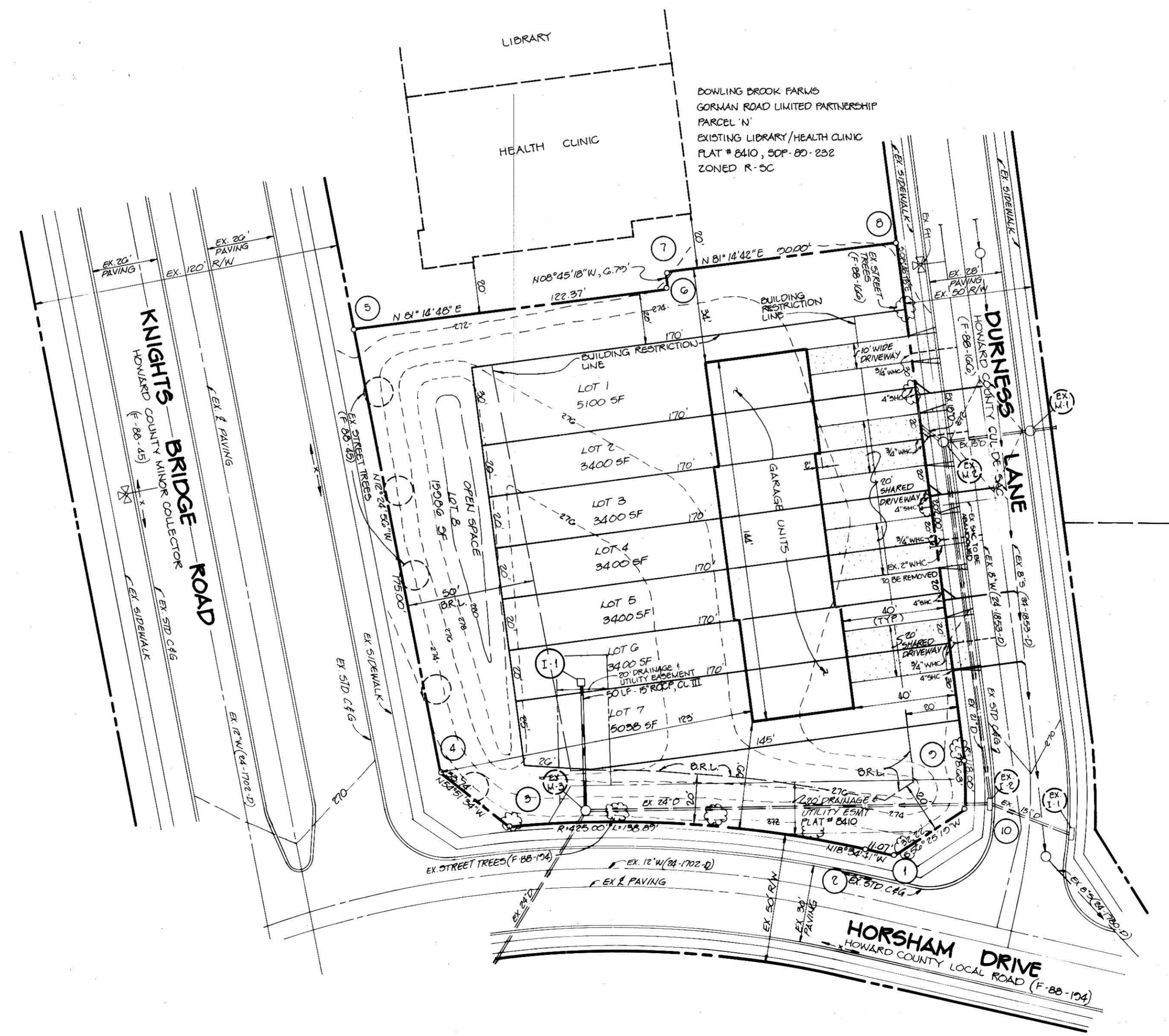
	NORTH	EAST
1	N 472862.0983	E 846455.4745
2	N 472864.2911	E 846444.8208
3	N 472869.2615	E 846306.4430
4	N 472888.6836	E 846278.8497
5	N 473059.1420	E 846241.3234
6	N 473077.7879	E 846362.2676
7	N 473084.4195	E 846361.2432
8	N 473098.1183	E 846450.1945
9	N 472898.4720	E 846480.9409
10	N 472879.9183	E 846482.3180



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

- TOTAL AREA OF LOTS: 271.38 SF (0.62 AC)
- TOTAL AREA OF ROADS: 0 SF
- TOTAL AREA OPEN SPACE PROVIDED: 15986 SF (37 AC)
OPEN SPACE REQUIRED (20%) = 5428 SF (12.3 AC)
- TOTAL AREA OF SUBMISSION: 43124 SF (0.99 AC)
- TOPOGRAPHY SHOWN HEREON IS FROM GP-93-11 BY HARRIS, SMARIGA & MATZ, INC.
- PUBLIC WATER AND PUBLIC SEWER ARE TO BE UTILIZED FOR THIS SITE.
- A FEE-IN-LIEU OF STORMWATER MANAGEMENT WILL BE REQUESTED FOR THIS DEVELOPMENT. WATER QUALITY MANAGEMENT WILL BE PROVIDED BY THE BUILDING BY DRY WELLS AND OVERLAND FLOW OVER GRASS BUFFER.
- THERE ARE NO NON-TIDAL WETLANDS, 100 YEAR FLOODPLAIN NOR PROTECTED 25% OR GREATER SLOPES ON SITE.
- BOUNDARY PER PLAT # 8410.
- THIS SITE IS LOCATED IN THE SOUTHEAST REGION OF THE FOREST RIDGE SCHOOL DISTRICT.
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP, INC. AUGUST 10, 1993.
- EXISTING WATER & SEWER ARE PER CONTR. NO. 84 1859-D. EXISTING STORM DRAINS & ROAD ARE PER F-88-106, F-88-104 & F-88-82.



PLAN
SCALE: 1" = 20'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING
HOWARD COUNTY

Mark J. ...
PLANNING DIRECTOR
DATE: 12/3/93

DATE	NO.	REVISION
OWNER/DEVELOPER GORMAN ROAD LIMITED PARTNERSHIP c/o JAMES F. KNOTT DEVELOPMENT CORPORATION 110 WEST ROAD, SUITE 203 TOWSON, MARYLAND 21204 (410) 321-6436		
PROJECT BOWLING BROOK FARMS PARCEL 'O' LOTS 1-8		
AREA TAX MAP 47 ZONE R5C PARCEL 'O' 6 TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE: PRELIMINARY EQUIVALENT SKETCH PLAN		
RIEMER MUEGGE & ASSOCIATES, INC. Planners • Engineers • Surveyors 8818 Centre Park Drive • Suite 200 • Columbia, Md 21045 410-997-8900 FAX: 410-997-9282		
11.30.93 DATE	0.86.91 P.81-10 0.87.02 P.88-92 F.88-104	0.86.91 P.81-10 F.88-100 F.88-41 0.87.02 P.88-92 F.88-104
DESIGNED BY: C.J.R.		
DRAWN BY: DAM		
PROJECT NO.: 00002		
DATE: NOVEMBER 30, 1993		
SCALE: AS SHOWN		
DRAWING NO. 1 OF 1		
JAYKANT D. PAREKH # 10148		