

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	50.00'	27.30'	14.00'	26.90'	S66°14'49"E	31°16'49"
C-2	50.00'	26.18'	13.40'	25.88'	S65°36'25"E	30°00'00"
C-3	50.00'	26.18'	13.40'	25.88'	S65°36'25"E	30°00'00"
C-4	50.00'	62.99'	36.95'	58.91'	N07°05'01"W	72°10'50"
C-5	50.00'	52.01'	28.88'	50.01'	N01°00'08"W	60°01'06"

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
183	11,333 SQ. FT.	1,021 SQ. FT.	10,312 SQ. FT.
184	13,208 SQ. FT.	1,007 SQ. FT.	12,201 SQ. FT.

AREA TABULATION:

SECTION 3

GROSS AREA :	87.39 AC ±
AREA OF STEEP SLOPES:	13.20 AC ±
AREA OF FLOODPLAIN:	6.19 AC ±
NET AREA:	68.00 AC ±
AREA OF PROPOSED BUILDABLE LOTS:	16.46 AC ±
AREA OF PROPOSED ROAD (R/W):	6.11 AC ±
REQUIRED OPEN SPACE (25% OF GROSS AREA):	21.85 AC ±
PROVIDED OPEN SPACE:	60.50 AC ±
NON CREDITED OPEN SPACE:	0.06 AC ±
NET OPEN SPACE:	60.44 AC ±
REQUIRED RECREATIONAL OPEN SPACE (250 S.F. PER LOT):	18,000 S.F.
PROVIDED RECREATIONAL OPEN SPACE:	18,000 S.F.
NUMBER OF BUILDABLE LOTS ALLOWED (NET AREA x 2):	136
NUMBER OF PROPOSED BUILDABLE LOTS (SFD):	72
NUMBER OF PROPOSED OPEN SPACE LOTS:	4
NUMBER OF BULK PARCELS:	1
TOTAL NUMBER OF PROPOSED LOTS:	77

SECTION 4

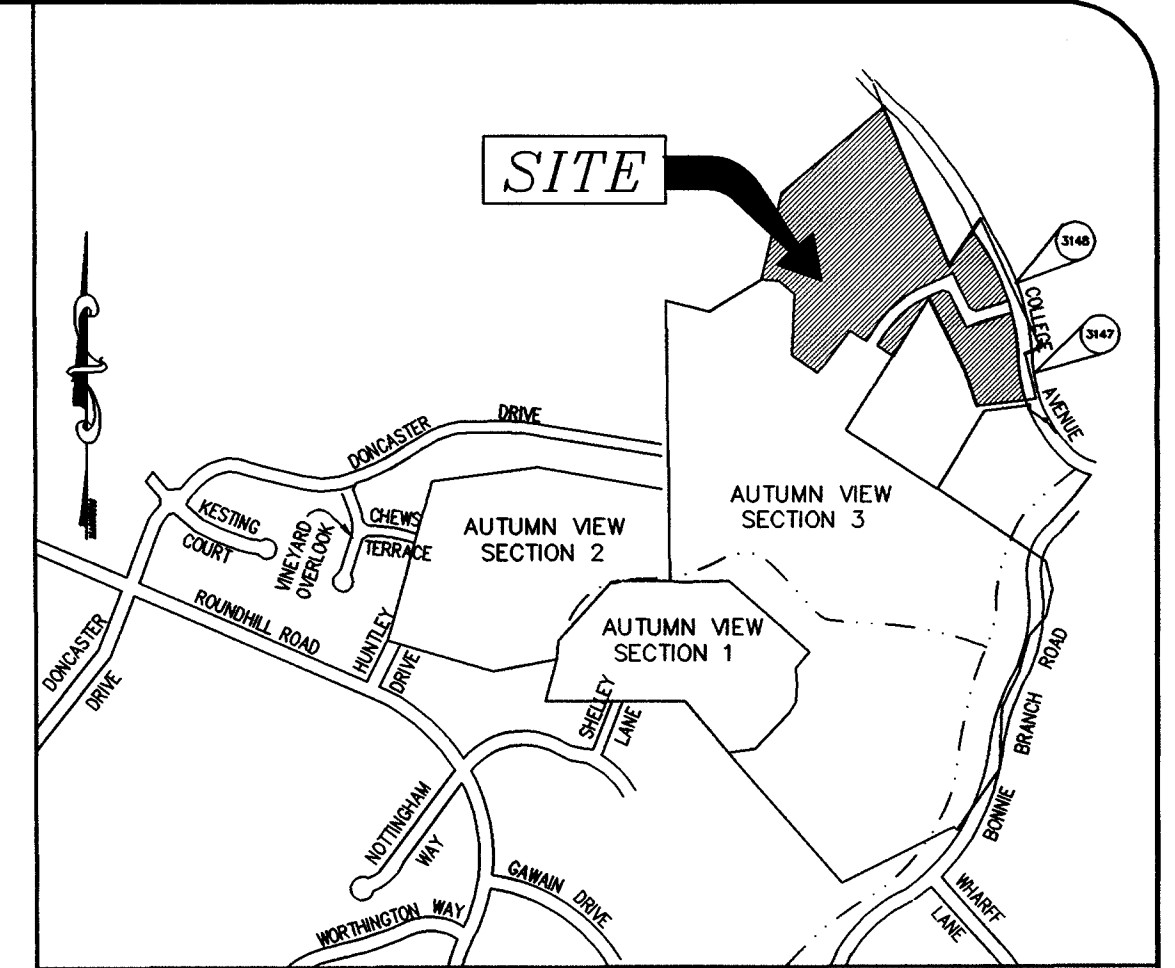
GROSS AREA:	22.95 AC ±
AREA OF BULK PARCEL "A":	4.32 AC ±
*GROSS AREA (EXCLUDING PARCEL "A"):	18.63 AC ±
AREA OF STEEP SLOPES:	2.05 AC ±
AREA OF FLOODPLAIN:	0
NET AREA:	16.58 AC ±
AREA OF PROPOSED BUILDABLE LOTS:	14.17 AC ±
AREA OF PROPOSED ROAD (R/W):	2.80 AC ±
REQUIRED OPEN SPACE (25% OF GROSS AREA):	4.66 AC ±
PROVIDED OPEN SPACE:	6.74 AC ±
NON CREDITED OPEN SPACE:	0.11 AC ±
NET OPEN SPACE:	6.63 AC ±
REQUIRED RECREATIONAL OPEN SPACE (250 S.F. PER LOT):	14,250 S.F.
PROVIDED RECREATIONAL OPEN SPACE:	14,250 S.F.
NUMBER OF BUILDABLE LOTS ALLOWED (NET AREA x 2):	33
NUMBER OF PROPOSED BUILDABLE LOTS (SFD):	37
NUMBER OF PROPOSED OPEN SPACE LOTS:	2
TOTAL NUMBER OF PROPOSED LOTS:	59

SECTION 3 & 4

GROSS AREA:	106.02 AC ±
AREA OF STEEP SLOPES:	15.25 AC ±
AREA OF FLOODPLAIN:	6.19 AC ±
NET AREA:	84.58 AC ±
AREA OF PROPOSED BUILDABLE LOTS:	30.63 AC ±
AREA OF PROPOSED ROAD (R/W):	8.91 AC ±
REQUIRED OPEN SPACE (25% OF GROSS AREA):	26.51 AC ±
PROVIDED OPEN SPACE:	67.24 AC ±
NON CREDITED OPEN SPACE:	0.17 AC ±
NET OPEN SPACE:	67.07 AC ±
REQUIRED RECREATIONAL OPEN SPACE (250 S.F. PER LOT):	32,250 S.F.
PROVIDED RECREATIONAL OPEN SPACE:	32,250 S.F.
NUMBER OF BUILDABLE LOTS ALLOWED (NET AREA x 2):	169
NUMBER OF PROPOSED BUILDABLE LOTS:	129
NUMBER OF PROPOSED OPEN SPACE LOTS:	6
TOTAL NUMBER OF PROPOSED LOTS:	135

* EXCESS OPEN SPACE IS BEING DEDICATED AS PART OF THIS SECTION AS REQUESTED BY HOWARD COUNTY. EXCESS OPEN SPACE AND ALLOWABLE LOTS ARE TO BE CREDITED TO FUTURE SECTIONS OF THE OVERALL AUTUMN VIEW DEVELOPMENT WITHIN THE R-ED DISTRICT.

- NOTE**
- BULK PARCEL A AS SHOWN ON SECTION 3 (F-99-45) WILL BE RESUBDIVIDED UNDER AUTUMN VIEW SECTION 4 (SP-98-12).
 - TABULATION FOR SECTION 3 BASED ON FINAL PLANS (F-99-45) WHICH DIFFER SLIGHTLY FROM THE APPROVED SKETCH PLAN.



VICINITY MAP
SCALE: 1"=1000'

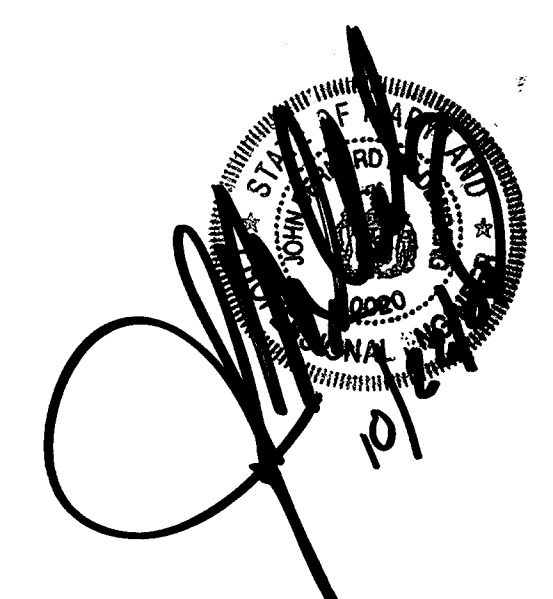
- GENERAL NOTES:**
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN GRANTED.
 - PROJECT BACKGROUND:
 - LOCATION: TAX MAP: 25 & 31, P/O PARCEL: 4, 75 AND 504, AND A RESUBDIVISION OF AUTUMN VIEW SECTION 3, PARCEL A, PLAT NO. 13891-13904.
 - ZONING: R-ED
 - ELECTION DISTRICT: 2ND
 - SECTION: 4
 - DPZ REFERENCE: S-96-15, SECTION 3, APPROVED: SEPTEMBER 23, 1996
SP-98-10, SECTION 3, APPROVED: MARCH 19, 1998
F-99-45, SECTION 3, RECORDED 8/11/99
SP-98-12, SECTION 4, APPROVED 7/14/99
F-01-15, SECTION 4, RECORDED 8/7/01.
 - NO FLOODPLAIN EXISTS ON THIS SECTION. NO DRAINAGE AREA IN EXCESS OF 30 ACRES EXIST ON THIS SITE.
 - TOPOGRAPHIC INFORMATION ARE BASED ON AERIAL TOPOGRAPHIC SURVEY BY WINGS AERIAL MAPPING CO., INC. FLOWN ON MARCH 25, 1995. VERTICAL DATUM IS NAD'83.
 - STA. 1347 N575598.0794, E1375801.7684, EL=335.987
 - STA. 3148 N576015.4313, E1375770.4364 EL=379.248
 - BOUNDARY INFORMATION IS BASED ON DEED PLAT AND AVAILABLE RECORDS.
 - PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC. CONTRACT NUMBERS ARE 10-3270 FOR SEWER AND 14-3358-D FOR WATER.
 - STORMWATER MANAGEMENT IS PRIVATELY OWNED AND MAINTAINED. IT WILL BE PROVIDED BY THE METHOD OF EXTENDED DETENTION UNDER SECTION 3 (F-99-45). HOUSES NOT CONTROLLED BY THE SWM POND TO HAVE DRY WELLS AT FINAL ROAD CONSTRUCTION STAGE.
 - EXISTING UTILITIES WERE LOCATED VIA AERIAL TOPOGRAPHY AND HOWARD COUNTY'S AS-BUILT DRAWINGS.
 - WETLANDS AND STREAM DELINEATION IS BY CHESAPEAKE ENVIRONMENTAL MANAGEMENT, INC. DATED DECEMBER 1995, APPROVED SEPTEMBER 23, 1996.
 - DEED REFERENCE: PARCEL 5 L. 735 F. 71; P/O PARCEL 4 L. 380 F. 426; P/O PARCEL 13 L. 422 F. 515; P/O PARCEL 504 L. 478 F. 290. AUTUMN VIEW, SEC. 3, PARCEL A, PLAT NO. 13891-13904. ADJOINED TRANSFER OF P/O PARCEL 4 IS BEING PREPARED TO CREATE NEW PARCEL 5 TO ENCOMPASS THE PROPOSED SECTION 3.
 - PARALLEL PARKING SPACES WILL BE OWNED BY H.O.A. THEY ARE FOR PUBLIC USE.
 - NO CEMETARIES OR HISTORIC STRUCTURES EXIST ON SITE.
 - THIS PROJECT INCLUDES ROADS A, B, C AND D AND LOT CONSTRUCTION ONLY. OTHER ROADWAYS AND STORM DRAIN SYSTEMS ARE INCLUDED IN AUTUMN VIEW SECTION 3 (F-99-45).
 - SWM POND # 2 (F-99-45) WAS DESIGNED TO SERVE AS SEDIMENT BASIN FOR THIS SECTION
 - LOTS 196-200 TO HAVE REAR ENTRY GARAGES AND TO FACE COLLEGE AVENUE.
 - NO INTERSECTION OF MAJOR COLLECTOR ROAD OR HIGHER CLASSIFICATION WITH ANOTHER MAJOR COLLECTOR OF HIGHER CLASSIFICATION ROAD EXISTS WITHIN 1 MILE OF PROJECT ENTRANCE. NO APTO ROAD TEST IS REQUIRED.
 - ALL EXISTING STRUCTURES AND EXISTING FENCING TO BE REMOVED UNLESS OTHERWISE NOTED.
 - IN ORDER TO UTILIZE THE EXCESS OPEN SPACE AND DENSITY OF AUTUMN VIEW, SEC. 3 IN FUTURE SECTION(S) A SKETCH PLAN(S) FOR THE REMAINDER OF THE PROPERTY MUST BE SUBMITTED TO THE DPZ PRIOR TO THE RECORDED OF THE FINAL PLAT FOR THIS PLAN. THAT SKETCH PLAN MUST ALSO INCLUDE SECTION 3 OF AUTUMN VIEW. THE SUBMISSION OF THAT SKETCH PLAN WILL NOT AFFECT THE TENTATIVE HOUSING UNIT ALLOCATIONS FOR SECTION 3.
 - PROJECT IS SUBJECT TO WP-99-50 TO PERMIT REACTIVATION OF SP-98-12, APPROVED DECEMBER 10, 1998.
 - THIS PROJECT IS SUBJECT TO PLANNING BOARD CASE NO. 321, APPROVED ON JULY 14, 1999. WITH NO CONDITIONS & PB 355, APPROVED ON 01/10/02.
 - AMENDMENTS TO THIS PLAN INCLUDE:
 - A. ELIMINATION OF THE AUTUMN VIEW PUMP STATION.
 - B. REALIGNMENT OF THE FORCE MAIN FROM COLLEGE AVE. PUMP STATION.

- LEGEND**
- Denotes limits of approximate 100 year floodplain
 - Denotes slopes of 15-24.99 %
 - Denotes slopes of 25% or steeper sustained for 10 vertical feet.
 - Denotes limits of wetland

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

APPROVED
PLANNING BOARD
OF HOWARD COUNTY

DATE 01/10/02
PB 355



OWNER/DEVELOPER
BONNIE BRANCH CORPORATION
P.O. BOX 396
ELLCOTT CITY, MD 21041

date	OCT. 2001
project	97085
illustration	MMP
scale	1"=100'
approval	MMP
revision	RJH

date	
description	
revisions	
no.	

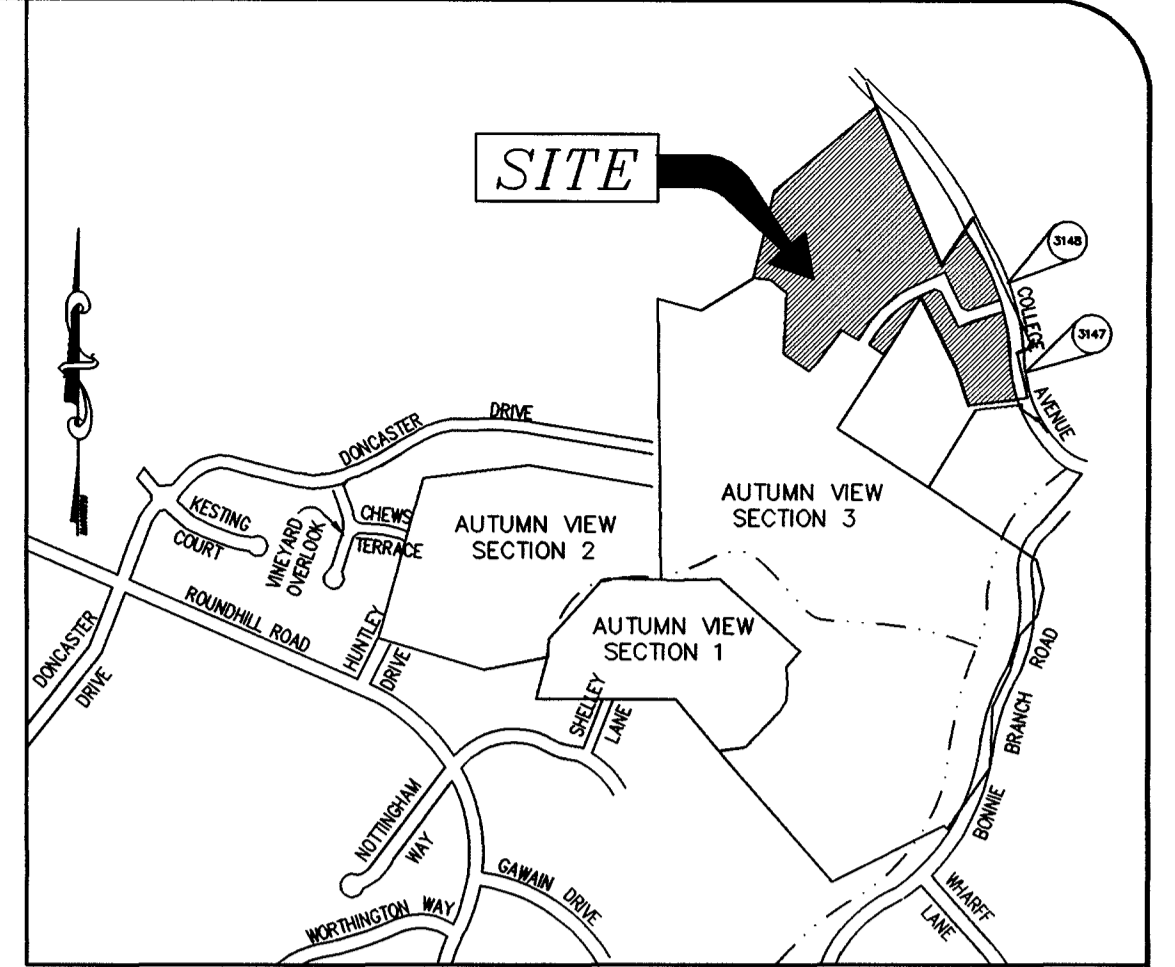
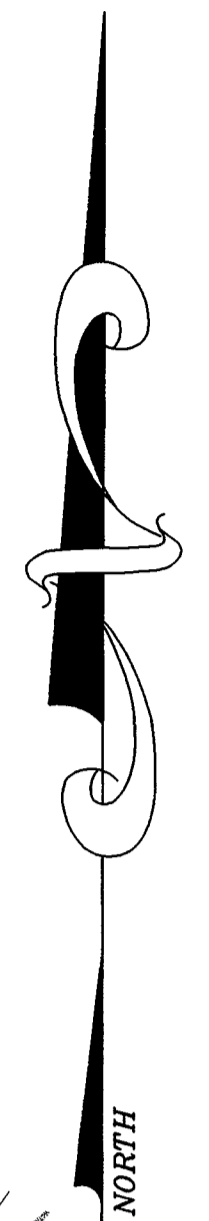
TAX MAP 25 & 31, P/O PARCEL 4, 75 AND 504
AND RESUBDIVISION OF AUTUMN VIEW SECTION 3 PARCEL A
AUTUMN VIEW, SEC. 4, LOTS 152-211
SECOND ELECTION DISTRICT
HOWARD COUNTY
AMENDED PRELIMINARY EQUIVALENT SKETCH PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0236 Fax: (301) 621-5521 Wash. (410) 997-0238 Fax.



LEGEND

- DENOTES LIMITS OF APPROXIMATE 100 YEAR FLOODPLAIN
- DENOTES SLOPES OF 15-24.99 %
- DENOTES SLOPES OF 25% OR STEEPER SUSTAINED FOR 10 VERTICAL FEET.
- DENOTES LIMITS OF WETLAND



VICINITY MAP
SCALE: 1"=1000'

Project	97085	date	OCT.2001
Illustration	MMP	engineering	MMP
scale	1"=100'	approval	RJH

no.	description	date

TAX MAP 25 & 31, P/O PARCEL 4, 75 AND 504
AND RESUBDIVISION OF AUTUMN VIEW SECTION 3, PARCEL A
AUTUMN VIEW, SEC.4, LOTS 152-211
SECOND ELECTION DISTRICT HOWARD COUNTY
AMENDED PRELIMINARY GRADING PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042
(410) 987-0296 Bal. (301) 621-5521 Wash. (410) 987-0298 Fax.



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

APPROVED
PLANNING BOARD OF HOWARD COUNTY.

DATE 01/10/02
PB 355

OWNER/DEVELOPER
BONNIE BRANCH CORPORATION
P.O. BOX 396
ELLICOTT CITY, MD 21041

97085 (imp) AMENDED, 85--GRADE



LEGEND

- DENOTES LIMITS OF APPROXIMATE 100 YEAR FLOODPLAIN
- DENOTES SLOPES OF 15-24.99 %
- DENOTES SLOPES OF 25% OR STEEPER SUSTAINED FOR 10 VERTICAL FEET.
- DENOTES LIMITS OF WETLAND

STREET TREE CALCULATIONS

COLLEGE AVE - 335 / 40 = 23
 ROAD "A" - 500 / 40 = 13
 ROAD "B" - 825 / 40 = 21
 ROAD "C" - 1360 / 40 = 34
 ROAD "D" - 725 / 40 = 18
 TOTAL TREES REQUIRED = 109 TREES
 TOTAL TREES PROVIDED = 109 TREES

* NOTE : STREET TREES FOR DONCASTER DRIVE WERE PROVIDED UNDER AUTUMN VIEW, SECTION 3 (F-99-45).

PERIMETER	EDGE TYPE	PERIMETER	EDGE TYPE	PERIMETER	EDGE TYPE
PERIMETER 1 ROAD ENTRANCE - 40 LF	N/A	PERIMETER 8 SFD REAR TO ROAD - 245 LF EXISTING TREES TO REMAIN	B	PERIMETER 15 SFD SIDE TO ROAD - 68.73 LF 1 SHADE TREE / 50 LF 1 1 EVERGREEN / 40 LF 2	B
SFD SIDE TO ROAD - 191.51 LF 1 SHADE TREE / 50 LF 4 1 EVERGREEN / 40 LF 5	B	SFD REAR TO ROAD - 43.21 LF 1 SHADE TREE / 50 LF 1 1 EVERGREEN / 40 LF 1	B	PERIMETER 16 SFD SIDE TO ROAD - 96.61 LF 1 SHADE TREE / 50 LF 2 1 EVERGREEN / 40 LF 2	B
SFD REAR TO ROAD - 186.01 LF 1 SHADE TREE / 50 LF 4 1 EVERGREEN / 40 LF 5	B	SFD FRONT TO ROAD - 152.18 LF	N/A	PERIMETER 9 SFD SIDE TO ROAD - 162.47 LF 1 SHADE TREE / 50 LF 3 1 EVERGREEN / 40 LF 4	B
PERIMETER 2 SFD FRONT TO ROAD - 271.23 LF	N/A	PERIMETER 10 SFD REAR TO ROAD - 309.82 LF 1 SHADE TREE / 50 LF 6 1 EVERGREEN / 40 LF 8	B	PERIMETER 17 SFD SIDE TO ROAD - 71.33 LF 1 SHADE TREE / 50 LF 2 1 EVERGREEN / 40 LF 2	B
PERIMETER 3 SFD SIDE TO ROAD - 88.35 LF 1 SHADE TREE / 50 LF 2 1 EVERGREEN / 40 LF 2	B	PERIMETER 11 SFD FRONT TO ROAD - 223.11 LF	N/A	PERIMETER 18 SFD SIDE TO ROAD - 68.42 LF 1 SHADE TREE / 50 LF 1 1 EVERGREEN / 40 LF 2	B
PERIMETER 4 OPEN SPACE TO ROAD - 545 LF	N/A	PERIMETER 12 SFD SIDE TO ROAD - 74.68 LF 1 SHADE TREE / 50 LF 2 1 EVERGREEN / 40 LF 2	B	PERIMETER 19 SFD & OPEN SPACE TO SFD - 755 LF EXISTING TREES TO REMAIN SFD TO SFD - 137.15 LF 1 SHADE TREE / 60 LF 2	A
PERIMETER 5 SFD TO SFD - 502.47 LF 1 SHADE TREE / 60 LF 8	A	PERIMETER 13 SFD SIDE TO ROAD - 47.13 LF 1 SHADE TREE / 50 LF 1 1 EVERGREEN / 40 LF 1	B	PERIMETER 20 SFD TO SFD - 253.11 LF 1 SHADE TREE / 60 LF 4	A
PERIMETER 6 SFD TO SFD - 615.64 LF 1 SHADE TREE / 60 LF 10	A	PERIMETER 14 SFD FRONT TO ROAD - 69.84 LF	N/A	PERIMETER 21 SFD FRONT TO ROAD - 413.63 LF	N/A
PERIMETER 7 SFD TO SFD - 270.77 LF 1 SHADE TREE / 60 LF 5	A				

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	N/A (PERIMETERS 2,4,P/O 8,11,14)	B (PERIMETERS 1,3,P/O 8,9,10,12,13,15,16,17,18)
LINEAR FEET OF PERIMETER	1674.99 LF	2534.14 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	YES, 245 LF OF EXISTING VEGETATION
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO
NUMBER OF PLANTS REQUIRED	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	29 SHADE TREES 36 EVERGREEN TREES 0 SHRUBS
NUMBER OF PLANTS TO BE PROVIDED	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS (10:1 SUBSTITUTION)	29 SHADE TREES 36 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS

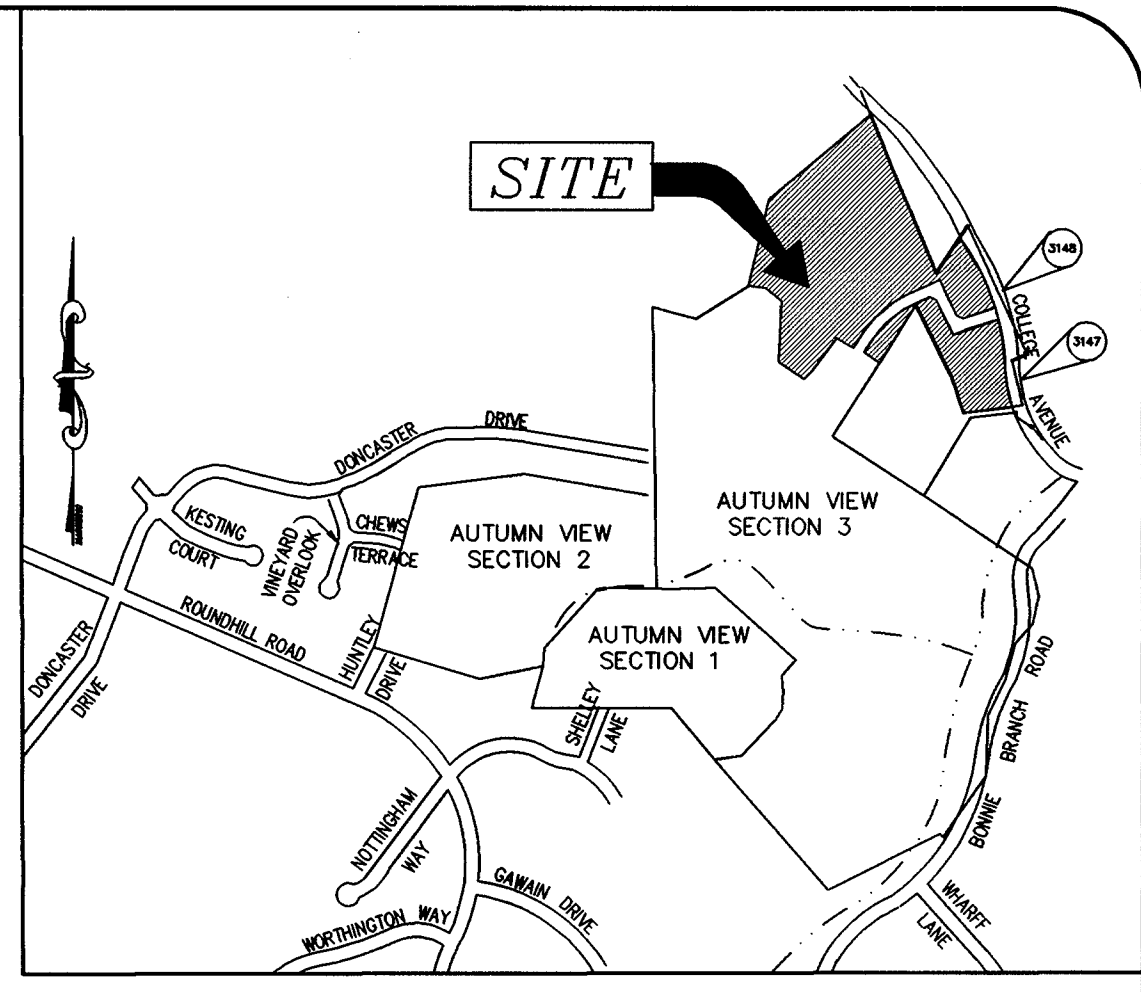
STREET TREE PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
47		PYRUS CALLERYANA 'BRADFORD'	BRADFORD PEAR	2 1/2" - 3" CAL.
21		QUERCUS RUBRA	RED OAK	2 1/2" - 3" CAL.
41		TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2 1/2" - 3" CAL.
TOTAL				109 STREET TREES

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
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 OF HOWARD COUNTY
 DATE 01/10/02
 PB 355

OWNER/DEVELOPER
 BONNIE BRANCH CORPORATION
 P.O. BOX 396
 ELLICOTT CITY, MD 21041



VICINITY MAP
 SCALE: 1"=1000'

NOTES:

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING IS THE DEVELOPER'S RESPONSIBILITY AS PART OF THE DPW DEVELOPERS AGREEMENT.
- SWM LANDSCAPING WAS PROVIDED UNDER AUTUMN VIEW, SECTION 3 (F-99-45).

project	97085	date	OCT.2001
illustration	MMP/SJD	engineering	MMP/SJD
scale	1"=100'	approval	RH

description	revisions	date

TAX MAP 25 & 31, P/O PARCEL 4, 75 AND 504
 AND RESUBDIVISION OF AUTUMN VIEW SECTION 3 PARCEL A
AUTUMN VIEW, SEC. 4, LOTS 152-211
 HOWARD COUNTY
 SECOND ELECTION DISTRICT
AMENDED PRELIMINARY LANDSCAPE PLAN

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
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97085.dwg AMENDED-PS1,85-LP

AMENDED