

**BOWLING BROOK FARMS  
PARCEL 'C'  
ZONED R-SA-8**

Public roads located in Bowling Brook Parcel 'C' have not yet been dedicated to Howard County.

**Steep Slope Areas**

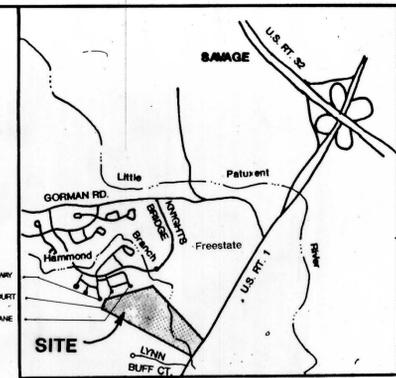
S.S. #1	±14,000 SF
S.S. #2	±44,600 SF
S.S. #3	±6,800 SF
	±65,400 SF
	± 1.50 Ac.

**SITE TABULATION**

Existing Zoning	R-SA-8
Gross Area	±40.90 Ac.
100-Yr. Floodplain	±12.40 Ac.
Steep Slopes	
Outside Floodplain	±1.20 Ac.
Inside Floodplain	±0.30 Ac.
Total Steep Slopes	± 1.50 Ac.
Net Area	±27.30 Ac.
Potential Density (net x 8DU)	218 D.U.
No. of Proposed D.U.	110 D.U.
SF Attached	3
Open Space/SWM Facility	
Proposed Density	4.03 D.U./Ac.
Minimum R-SA-8 Residential Lot Size	20 SF x 80 SF
Open Space Required (25% of Gross Area)	±10.23 Ac.
Open Space Provided (75.4% of Gross Area)	±31.25 Ac.
Recreation Area Required (200 SF/DU)	±0.51 Ac. (22,000 SF)
Recreation Area Provided	±1.10 Ac. (46,000 SF)
Area of Proposed Residential Lots	±5.36 Ac.
Area of Proposed Open Space/SWM Facility	±31.25 Ac.
Area of Proposed Public Road R/W	±3.85 Ac.
Area of Proposed Public R/W Widening (Rt. 1)	±0.44 Ac.

**Residential Unit Density/Parking Tabulation**

Total number of units	110
Garage Townhouses	32 (Lots 87-90 & 93-110)
Regular Townhouses	78
Parking Spaces Required (110 DU @ 2.3 Sp/DU)	253
Parking Spaces Provided	
Garage Units (2/DU)	64
Regular - on street	218
Total Parking Spaces Provided	277



**VICINITY MAP**  
1" = 2000'

**General Notes**

- Existing zoning is R-SA-8.
- Site is within the Metropolitan Utility District of Howard County, Maryland.
- Site is to be served by public water (Contract No. 23-3213-D and Contract No. 24-3250-D) and public sewer (Contract No. 24-1226). Existing utilities were located from Howard County Water & Sewer Master Plan (Map 47).
- Topographical data obtained from Howard County Topographic Survey (200-scale), Sheet No. GC-0119-218-42, using 5-foot contour intervals, dated April, 1973 & revised November, 1977.
- Soils information obtained from USDA "Soil Survey of Howard County, Maryland, Map 34.
- There are approximately 12.40 acres of 100-year floodplain found on the site. The floodplain is shown as per F85-173.
- There are approximately 12.9 acres of non-tidal wetlands found on the site.
- There are approximately 1.50 acres of slopes 25% or greater found on the site.
- There are no structures of historic value found on the site.
- There are no known burial grounds or cemetery sites on the site.
- Access will occur in two locations from Bowling Brook Farms (Parcel C) by extending both Ridings Way and Maxwell Court.
- The project is in conformance with the latest Howard County Standards, unless waiver(s) have been approved.
- Ref. County files: F-85-173, VP-85-78, VP-85-78A-1, S-85-23, VP-85-78-A2.
- The storm water management facilities will require maintenance access as per the Department of Public Works checklist.
- All work is to be done in accordance with Howard county requirements and standards.

**FREESTATE RACING ASSN.**  
1023/347  
PLAT 110 1000B  
PARCEL B  
ZONED M-1

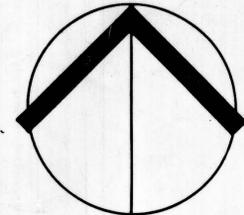
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**LEGEND**

- STREAM & 75' BUFFER
- APPROXIMATE LIMIT OF WETLANDS & 25' BUFFER
- LIMIT OF 100 YR. FLOODPLAIN
- SLOPES 15% - 25%
- SLOPES 25% & GREATER
- EXISTING WOODS

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

*Jorge R. Butler* 4/28/94  
PLANNING DIRECTOR DATE



DATE	NO.	REVISION
OWNER / DEVELOPER		
HAMMOND'S OVERLOOK LIMITED PARTNERSHIP 110 WEST RD., STE. 203 TOWSON, MARYLAND 21204 (410) 321-1000		
PROJECT		
HAMMOND'S OVERLOOK A RESUBDIVISION OF BOLLING BROOKE, PARCEL A (F-85-173)		
AREA		
TAX MAP 47 PARCEL 'A' 8TH ELECTION DISTRICT HOWARD COUNTY, MD.		
TITLE		
SKETCH PLAN		
RIEMER MUEGGE & ASSOCIATES, INC. A Land Planning, Engineering and Consulting Firm 8818 Centre Park Drive • Suite 200 • Columbia, Maryland 21045 301-997-8900 • FAX: 301-997-9282		
DATE	DESIGNED BY:	
10/19/94		
	DRAWN BY:	
	PROJECT NO:	88805
	DATE:	OCTOBER 19, 1993
	SCALE:	1" = 100'
	DRAWING NO.:	1 OF 1



JACKANT D. PAREKH #10104