

TOWNHOUSE-TYPICAL DETAIL
NOT TO SCALE

LIMITS OF SUBMISSION DATA

POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
1272	72471.54241	47220.45487	10192	72814	47840
1278	72311.92713	47221.50269	10193	72838	47860
1309	71891.53652	46821.91323	10194	72845	47879
1311	71945.50148	46771.83	10195	72830	47918
1312	72042.05718	46693.25242	10196	72845	47934
3250	72175.05196	46675.50795	10197	72867	47939
3741	71348.60589	47679.78324	10198	72875	47957
3750	72147.23676	46622.77115	10199	72872	48007
10003	71641.87	46657.719	10190	72867	48020
10004	71302.547	47526.526	10191	72835	48048
10005	71097.3	47418.648	10192	72777	48127
10180	72124	46715	10193	72748	48125
10181	72121	46750	10194	72667	48150
10182	72123	46840	10195	72633	48203
10183	72143	46900	10196	72611	48220
10184	72143	46976	10197	72591	48228
10185	72163	47085	10198	72558	48253
10186	72209	47189	10199	72511	48312
10187	72318	47291	10200	72430	48372
10188	72322	47316	10201	72400	48403
10189	72346	47342	10202	72372	48426
10170	72370	47358	10203	72303	48453
10171	72395	47363	10204	72212	48474
10172	72423	47395	10205	72129	48505
10173	72455	47442	10206	72057	48527
10174	72565	47550	10207	71979	48582
10175	72590	47572	10208	71914	48643
10176	72615	47606	10209	71877	48681
10177	72640	47626	10210	71851	48733
10178	72675	47657	10211	71833.06355	48790.0874
10179	72709	47692	10280	71527.48251	46589.76583
10180	72773	47759	13504	72120.56232	45703.95887
10181	72793	47805			

CURVE DATA

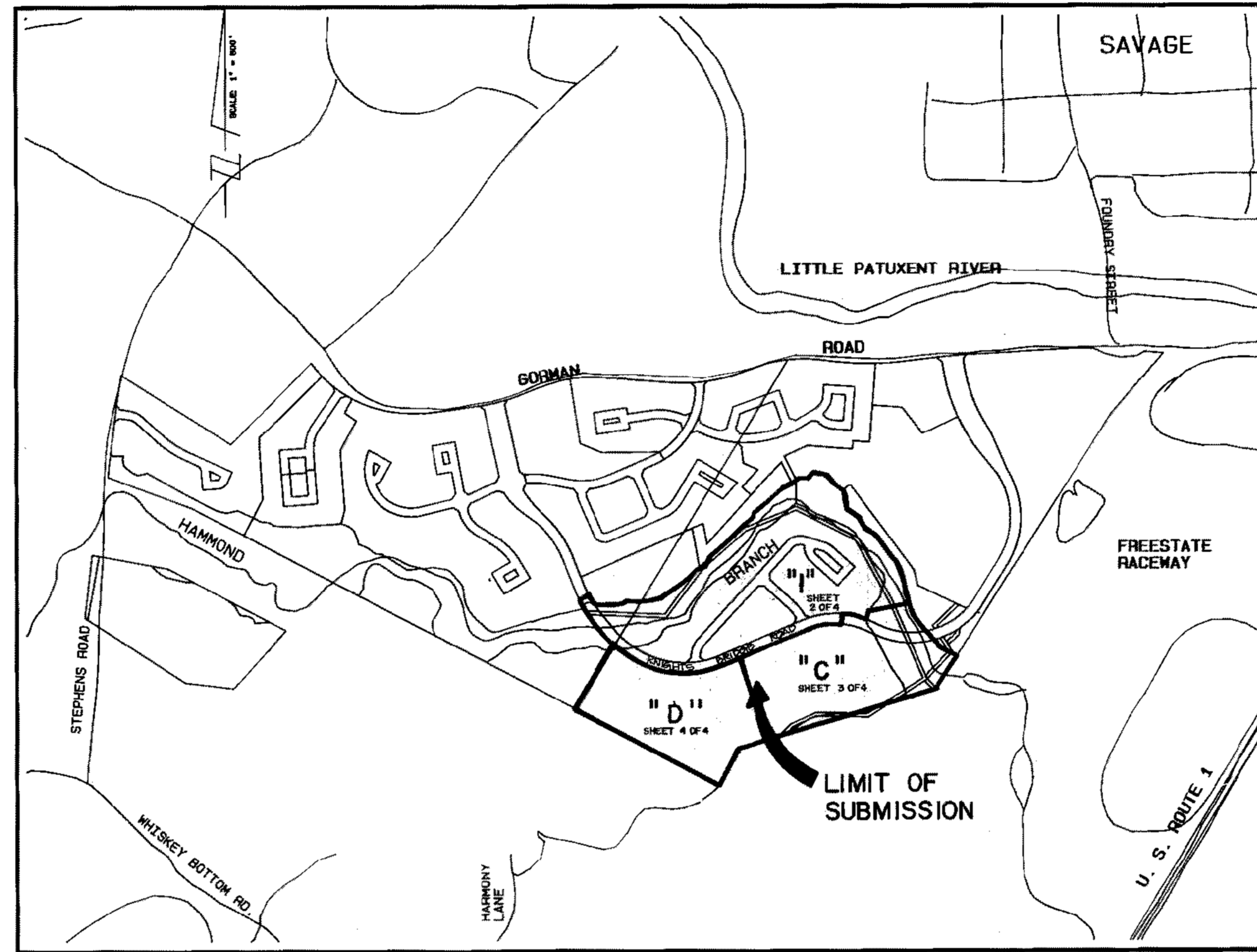
Δ	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
1	05°06'11"	620.00	55.22	27.83	S 31°02'09"E	55.20
2	07°17'06"	580.00	73.75	36.92	N 42°48'38"W	73.70
3	10°41'04"	680.00	126.80	63.58	N 33°49'34"W	126.61

LEGEND

- HANDICAPPED PARKING SPACE
- NUMBER OF PARKING SPACES
- PROPOSED FIRE HYDRANT
- SQUARE FEET (AREA OF LOT)
- RIGHT OF WAY
- B.R.L. BUILDING RESTRICTION LINE
- LIMITS TO BE SAVED
- 215.4 100 YEAR FLOODPLAIN ELEVATION

BOWLING BROOK FARMS

PARCEL I



VICINITY MAP

SCALE: 1"=600'

PRELIMINARY PLAN

HOWARD COUNTY, MARYLAND

GENERAL NOTES

- TOPOGRAPHY WAS COMPILED FROM AERIAL TOPOGRAPHY.
- THE AREA INCLUDED IN THIS SUBMISSION IS LOCATED ON TAX MAP 47.
- INSTALLATION OF TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM CONTROL DEVICES.
- PUBLIC WATER AND SEWER TO BE UTILIZED.
- SEDIMENT AND EROSION CONTROL MEASURES TO BE PROVIDED WITH THE SUBMISSION OF THE ROAD CONSTRUCTION AND SITE DEVELOPMENT PLANS.
- ALL UTILITIES SHOWN AS EXISTING WERE COMPILED FROM AVAILABLE RECORDS AND FIELD SURVEY.
- SEE SOILS MAP NO. 34.
- STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.131 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS.
- SEE OFFICE OF PLANNING AND ZONING FILES: S-86-57, PB-196, S-87-07, VP-85-7B, F-88-166, F-89-43.
- FINAL DENSITY COMPUTATIONS TO BE BASED ON FINAL PLAN.
- 100-YEAR FLOOD PLAIN ELEVATIONS TAKEN FROM PLAT NO. 6397.
- SKETCH PLAN APPROVED PER PLANNING BOARD CASE NO. 195.
- EXISTING ZONING: RSA-B
- GROSS AREA: 47.0 ACRES
- AREA OF PROPOSED LOTS: 5.1 ACRES
- AREA OF PROPOSED ROADS: 5.5 ACRES
- NUMBER OF BUILDABLE LOTS: 114
- NUMBER OF OPEN SPACE LOTS: 7

SITE ANALYSIS

PARCELS C & D		PARCEL I	
1. ZONE: RSA-B	1. ZONE: RSA-B	1. ZONE: RSA-B	1. ZONE: RSA-B
2. NUMBER OF UNITS PROPOSED: 194	2. NUMBER OF UNITS PROPOSED: 194	2. NUMBER OF UNITS PROPOSED: 194	2. NUMBER OF UNITS PROPOSED: 194
3. GROSS AREA: 20.03 AC.	3. GROSS AREA: 20.03 AC.	3. GROSS AREA: 20.03 AC.	3. GROSS AREA: 20.03 AC.
4. STEEP SLOPES: 0.23 AC.	4. STEEP SLOPES: 0.23 AC.	4. STEEP SLOPES: 0.23 AC.	4. STEEP SLOPES: 0.23 AC.
5. AREA OF WETLANDS: 0.00 AC.	5. AREA OF WETLANDS: 0.00 AC.	5. AREA OF WETLANDS: 0.00 AC.	5. AREA OF WETLANDS: 0.00 AC.
6. PUBLIC ROAD: 19.38 AC.	6. PUBLIC ROAD: 19.38 AC.	6. PUBLIC ROAD: 19.38 AC.	6. PUBLIC ROAD: 19.38 AC.
7. NET BUILDABLE AREA: 19.38 AC.	7. NET BUILDABLE AREA: 19.38 AC.	7. NET BUILDABLE AREA: 19.38 AC.	7. NET BUILDABLE AREA: 19.38 AC.

DENSITY TABULATIONS

ROW	DESCRIPTION	AREA 1 (PARCEL B)	AREA 2 (PARCEL C)	AREA 3 (PARCEL D)	AREA 4 (PARCEL E)	AREA 5 (PARCEL F)	AREA 6 (PARCEL G)	AREA 7 (PARCEL H)	AREA 8 (PARCEL I)	TOTAL
1.	GROSS AREA	40.63	5.09	4.26	3.30	-	-	-	-	53.28
2.	FLOODPLAIN/STEEP SLOPES	-	-	-	-	-	-	-	-	0.00
3.	NET AREA	40.63	5.09	4.26	3.30	-	-	-	-	53.28
4.	NO. OF DWELLING UNITS ALLOWED (BASED ON NET AREA)	7.12	325.04	48.72	34.08	27.12	-	-	-	422.08
5.	FLOODPLAIN LOT ADJUSTMENT	-	-	-	-	-	-	-	-	0.00
6.	TOTAL NO. OF DWELLING UNITS ALLOWED	7.12	325.04	48.72	34.08	27.12	-	-	-	422.08
7.	DENSITY PER ACRE	0	5.91	5.42	9.39	5.91	N/A	N/A	N/A	5.45

PLANTING NOTES:

- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO PLANTING.
- ALL PLANT MATERIAL AND PLANTING SHALL BE IN ACCORDANCE WITH "AMERICAN STANDARD FOR NURSERY STOCK" BY THE A.A.N.
- SUBSTITUTIONS MAY BE PERMITTED WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT. (752-2220)
- PLACE WILLOW OAK AND PIN OAK 3' BEHIND THE FACE OF CURB.
- PLACE REGENT SCHOLAR TREE, GOLDEN RAIN TREE, HAWTHORN AND GREENSPIRE LINDEN A MINIMUM OF 3' BEHIND THE SIDEWALK.
- PLACE RED MAPLE AND GREENSPIRE LINDEN AT THE RADIUS POINTS OF THE PARKING ISLANDS, EXCEPT WHERE THEY WOULD INTERFERE WITH FIRE HYDRANTS OR LAMP POSTS.

KEY	PLANT NAME	SIZE	QUANTITY	REMARKS
AP	Acer rubrum Red Maple	2 1/2" cal. 13'-15'	22	B&B
C	Crataegus oxyacantha 'Superba' Crimson Cloud Hawthorn	1 1/2"-1 3/4" cal. 8'-10'	16	B&B
KD	Koeleruteria paniculata Golden Rain Tree	2"-2 1/2" cal. 8'-10'	15	B&B
QD	Quercus palustris Pin Oak	2 1/2" cal. 13'-15'	-	B&B
QPH	Quercus phellos Willow Oak	2 1/2" cal. 11'-13'	69	B&B
SJ	Sophora japonica 'Regent' Regent Scholar Tree	1 1/2" cal. 11'-13'	54	B&B
TC	Tilia cordata 'Greenspire' Greenspire Linden	2" cal. 12'-14'	10	B&B

KNIGHTS BRIDGE RD CENTERLINE DATA

CURVE DATA						
Δ	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
1	37°32'14"	450.00	294.82	152.82	N 84°02'59"W	289.57
2	47°47'21"	450.00	375.34	199.36	N 89°10'32"W	364.65
3	16°24'40"	550.00	157.54	79.31	S 75°08'08"W	157.00
4	57°29'27"	550.00	551.97	301.68	N 67°54'48"W	529.01
5	10°41'04"	650.00	121.20	60.78	N 33°49'34"W	121.03

LINE DATA	
BEARING	DISTANCE
N 85°18'51"W	70.00
S 66°55'48"W	509.43
N 39°10'05"W	124.41

STEEPLE COURT CENTERLINE DATA

CURVE DATA						
Δ	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
1	49°12'32"	150.00	126.83	68.69	N 17°56'44"E	124.91
2	54°18'00"	75.00	84.17	47.14	N 74°42'00"E	79.82
3	25°42'00"	125.00	56.07	28.51	S 80°18'00"E	55.60
4	64°18'00"	85.00	95.39	53.42	N 15°18'00"W	90.46

LINE DATA		LINE DATA	
BEARING	DISTANCE	BEARING	DISTANCE
N 08°39'32"W	30.49	S 73°09'00"E	81.85
N 42°33'00"E	497.47	S 47°27'00"E	137.04
N 42°33'00"E	251.08	S 42°33'00"W	95.00
S 73°09'00"E	31.09	N 47°27'00"W	188.41

BURLEY LANE CENTERLINE DATA

CURVE DATA						
Δ	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
1	24°22'48"	250.00	106.39	54.01	N 35°15'36"W	105.58

LINE DATA	
BEARING	DISTANCE
N 23°04'24"W	30.00
N 47°27'00"W	239.41

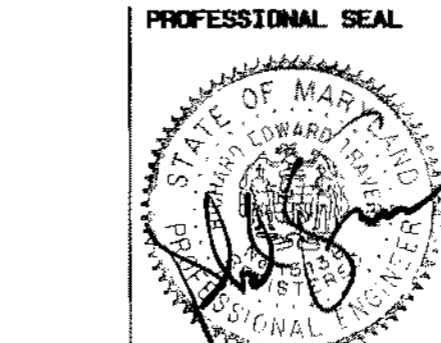
TENTATIVELY APPROVED
ON 1-5-89
OFFICE OF PLANNING AND ZONING
HOWARD COUNTY
PLANNING DIRECTOR
DATE 4-4-89
LKS

PHR&A
Paton Harris Rust & Associates, PC
Engineers, Surveyors, Planners, Landscape Architects
7609 Standish Place
Rockville, Maryland 20855
301 782-2220

CLIENT
OWNER/DEVELOPER
BORMAN ROAD LIMITED PARTNERSHIP
c/o JAMES F. KNOTT DEVELOPMENT CORP.
110 WEST ROAD, SUITE 203
TOWSON, MARYLAND 21204

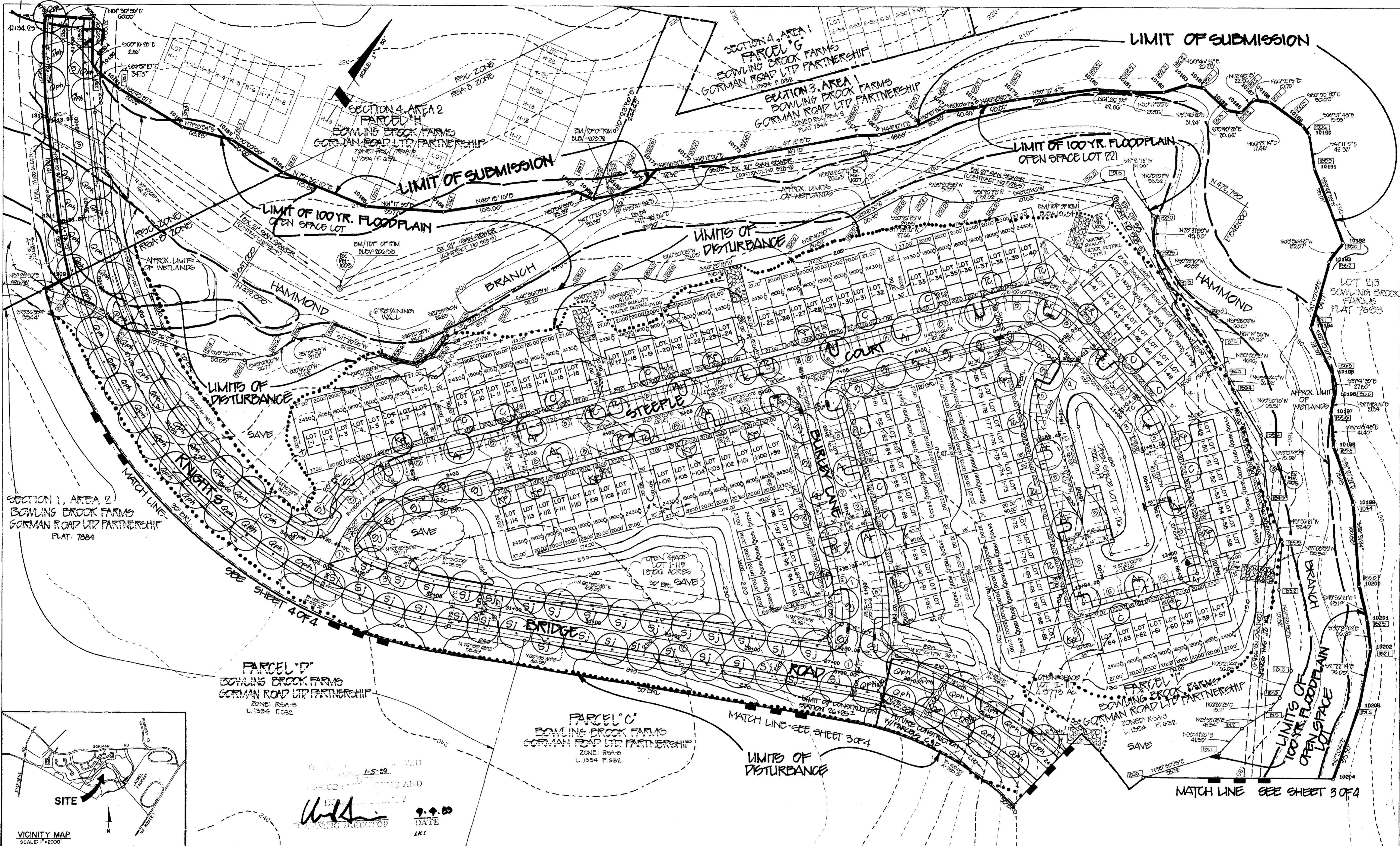
JOB
BOWLING BROOK FARMS
PARCELS I, C, & D
LOTS I-I TO LOTS I-I7
A RESUBDIVISION OF LOT 220, BOWLING BROOK FARMS
TAX MAP 47 PARCEL 141
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
L. 1394 F. 632

TITLE
PRELIMINARY PLAN



NO.	REVISIONS	DATE	BY
1	ISSUED TO HQ CO. FOR SIGNATURE	2-10-89	
2	REVISED PER HQ CO. COMMENTS	10-11-89	
3	ISSUED TO HQ CO. FOR REVIEW	12-10-89	

SURVEY BY	OTHERS	FILE NO.
		2104-1-11
DESIGN	DATE	
R.H.H.	2-8-89	
DRAWN	SCALE	CI
CADD	AS SHOWN	
CHECK	SHEET	OF
	1	4



PHR&A
 Paton Harris Knott & Associates, PC
 Engineers, Surveyors, Planners, Landscape Architects
 7409 Sandhill Place
 Rockville, Maryland 20855
 301 762-2220

Office:
 Fairfax, VA
 Bridgewater, VA
 Leesburg, VA
 Rockville, MD
 Virginia Beach, VA

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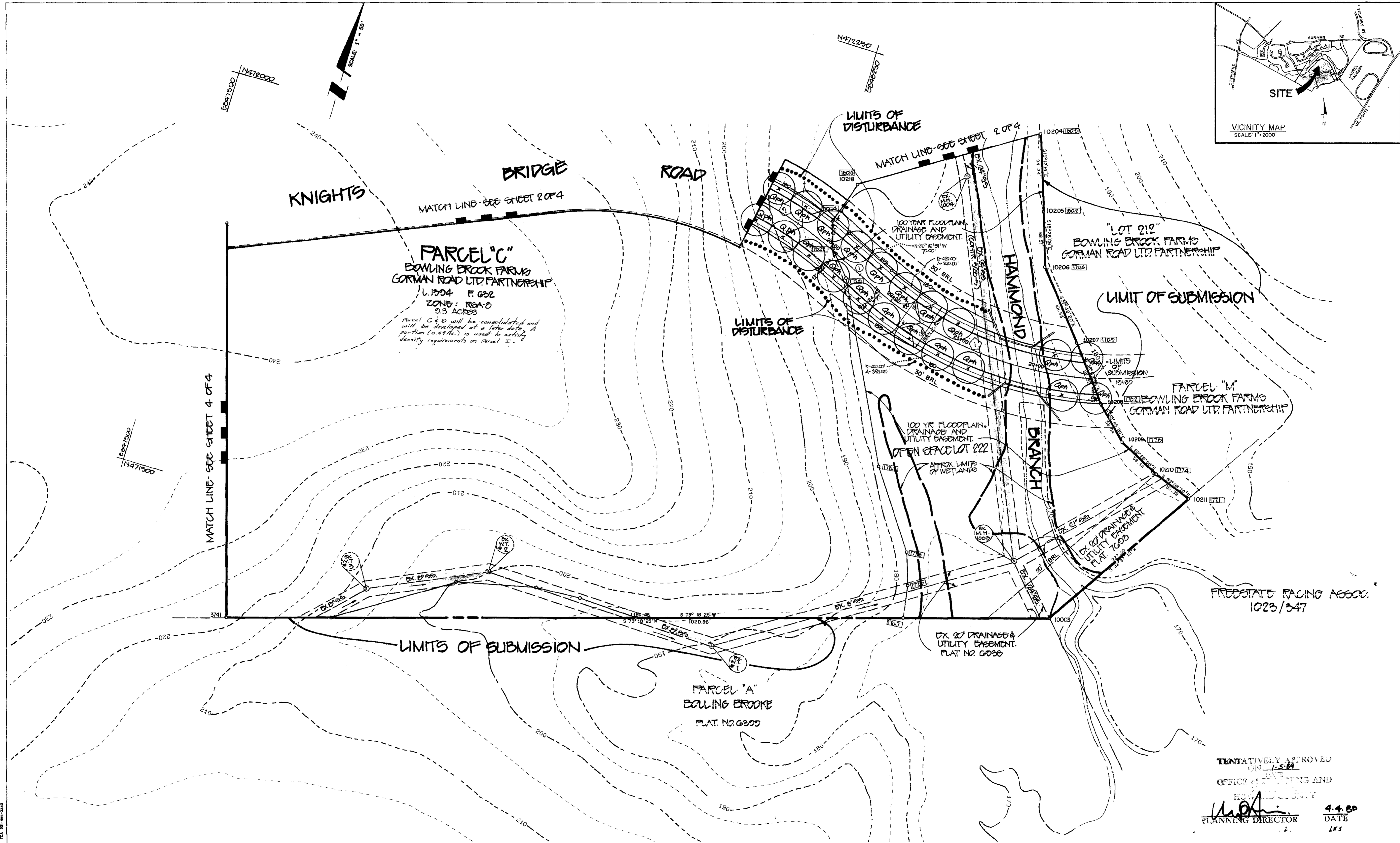
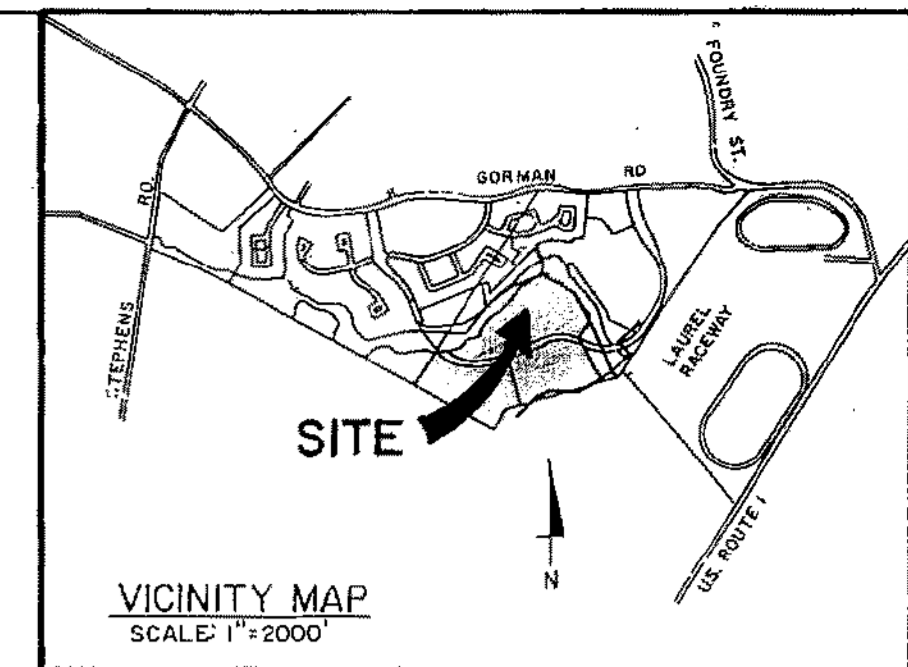
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 BOWLING BROOK FARMS
 PARCELS I, C, & D
 LOTS 1-1 TO LOTS 1-117
 A RESUBDIVISION OF LOT 220, BOWLING BROOK FARMS
 TAX MAP 47 PARCEL 141
 SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 L. 1294 F. 632

TITLE
PRELIMINARY PLAN

PROFESSIONAL SEAL

NO.	REVISIONS	DATE	BY
2	ISSUED TO HO. CO. FOR SIGNATURE	3-10-88	
2	REMOVED PER HO. CO. COMMENTS	10-11-88	
1	ISSUED TO HO. CO. FOR REVIEW	12-12-88	

FILE NO. 2184-1-11
 DATE 3-8-88
 DESIGN MJK
 SCALE 1"=50'
 DRAWN CADD, CN II
 SHEET 2 OF 4
 CHKD



TENTATIVELY APPROVED
ON 1-5-88
OFFICE OF PLANNING AND
HOWARD COUNTY
PLANNING DIRECTOR
4-4-88
DATE
LKS



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Engineers, Surveyors, Planners, Landscape Architects
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Rockville, Maryland 20855
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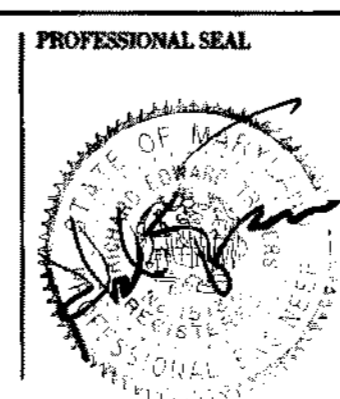
Office:
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Bridgewater, VA
Loudburg, VA
Rockville, MD
Virginia Beach, VA



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LOTS 1-1 TO LOTS 1-117
A RESUBDIVISION OF LOT 220, BOWLING BROOK FARMS
TAX MAP 47 PARCEL 141
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
L. 1394 F. 632

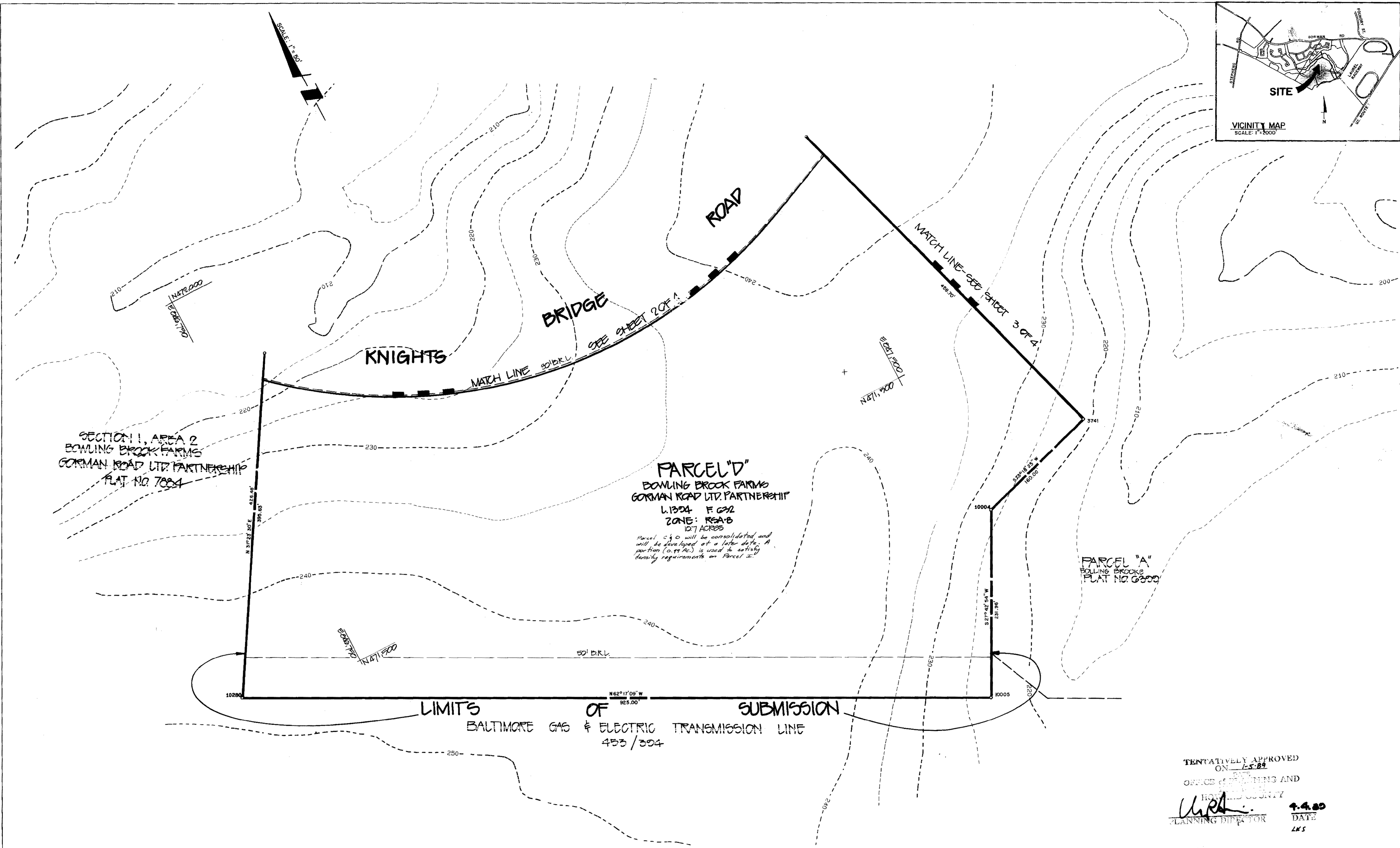
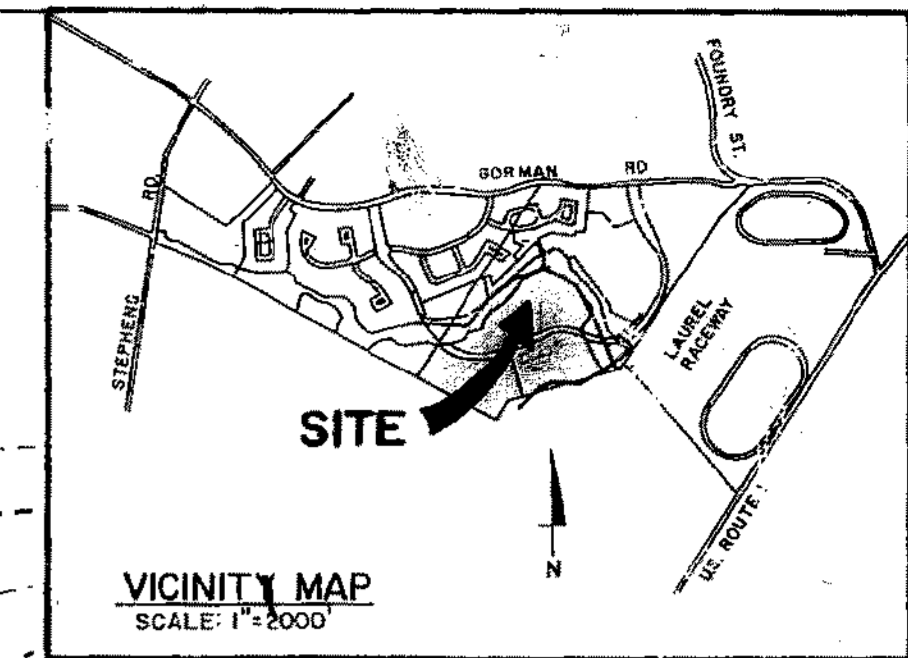
TITLE
PRELIMINARY PLAN



NO.	REVISIONS	DATE	BY
3	ISSUED TO HO. CO. FOR SIGNATURE	3-10-88	
2	REVISED PER HO. CO. COMMENTS	12-11-87	
1	ISSUED TO HO. CO. FOR REVIEW	3-12-88	

SURVEY BY	OTHERS	FILE NO.
DESIGN	RES.H.	2104-1-11
DRAWN	GNZ	DATE 3-0-88
CHECK		SCALE 1" = 50' 5'
		SHEET 3 OF 4

P-89-19



TENTATIVELY APPROVED
ON 1-5-89
OFFICE OF PLANNING AND
HOWARD COUNTY
U.R.H.
PLANNING DIRECTOR DATE 4-4-89
LKS

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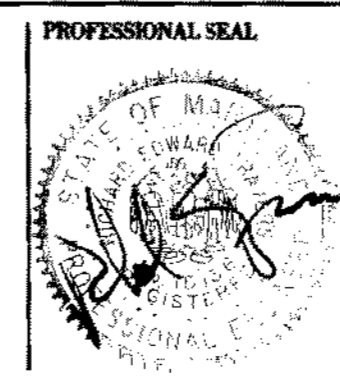
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1	ISSUED TO HO. CO. FOR REVIEW	2-12-88	

DESIGN	DATE
R.S.H.	2-8-88
DRAWN	SCALE
CN2	1"=50' ±
CHKD	SHEET
	4 OF 4

P-89-19