

SHEET INDEX

- 1 TITLE SHEET
- 2 PRELIMINARY PLAN
- 3 PRELIMINARY PLAN
- 4 SCHEMATIC GRADING PLAN & DRAINAGE AREA MAP
- 5 SCHEMATIC GRADING PLAN & DRAINAGE AREA MAP

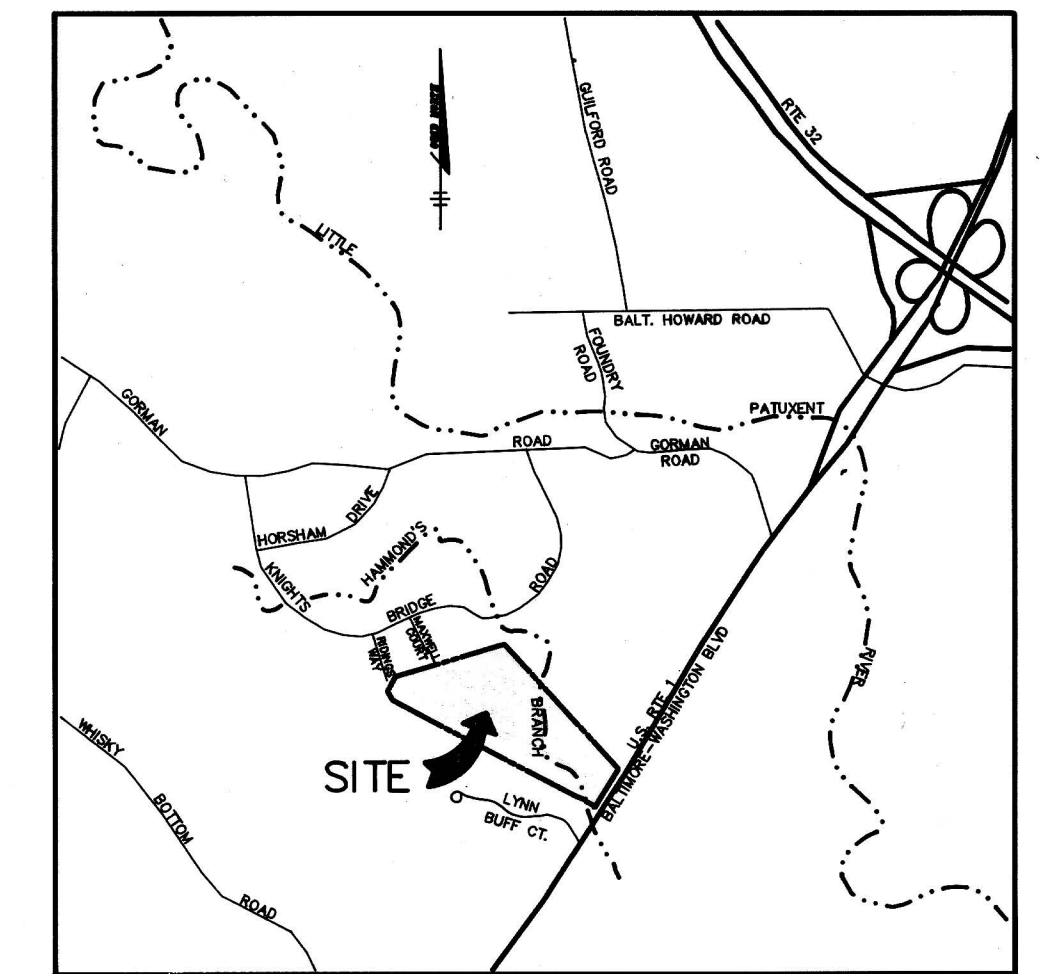
PRELIMINARY PLAN

HAMMOND'S OVERLOOK

LOTS 1 - 118

6th ELECTION DISTRICT

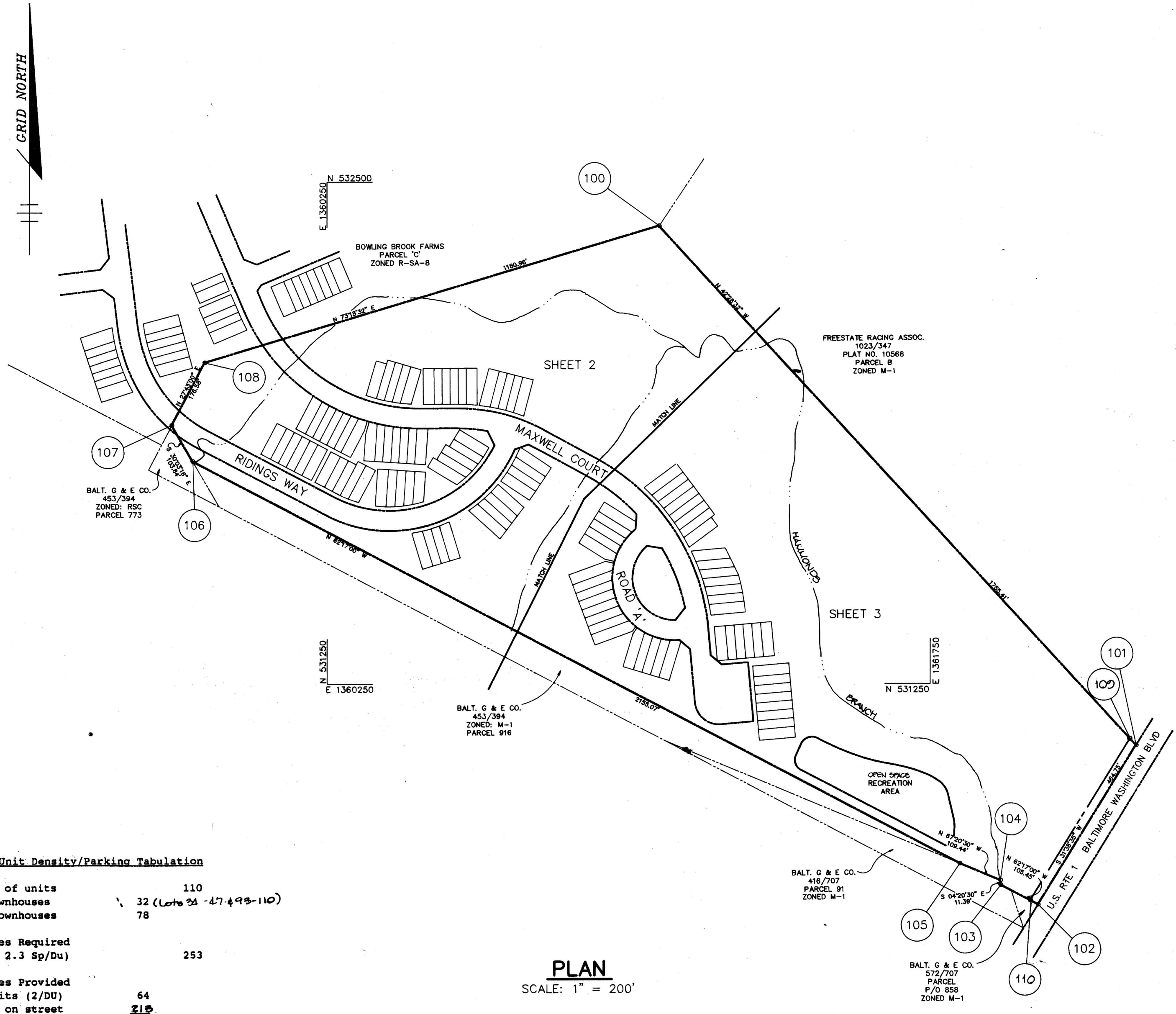
HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

1. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
2. LOCATION: TAX MAP 47 PARCEL "A"
ZONING: R-SA-8
REFERENCES INCLUDE: F-85-173, VP-85-78, VP-85-78A-1, S-85-23, VP-85-78-A2, P-04-15, PLAT # 000, VP-04-112
- ELECTION DISTRICT: 6th
TOTAL TRACT AREA: 40.8061 AC.
TOTAL AREA OF BUILDABLE LOTS: 5.37 AC.
TOTAL AREA OF ROAD RIGHT-OF-WAY: 4.18 AC.
MINIMUM LOT SIZE: 1800 SF
OPEN SPACE REQUIRED (20% GROSS AREA): 0.10 AC.
OPEN SPACE PROVIDED: 0.0661 AC. (3.00% OF REQUIRED)
RECREATION AREA REQUIRED: (200 SF/DU) 0.51 AC.
RECREATION AREA PROVIDED: 0.06 AC. (10.0% OF REQUIRED)
TOTAL AREA OF SUBMISSION: 40.8061 AC.
NET AREA OF SUBMISSION:
- GROSS AREA: 40.8061 AC.
STEEP SLOPES: 1.43 AC.
FLOODPLAIN: 13.70 AC.
NET AREA: 25.7061 AC.
- DENSITY PERMITTED: 0.1079 AC. x 25.7061 = 2.7671 BUIL. LOTS
DENSITY PROPOSED: 110
TOTAL NUMBER OF LOTS: 110
BUIL. LOTS (20%): 110
+ OPEN SPACE LOTS: 0
TOTAL NUMBER OF LOTS: 110
- DATE OF SKETCH PLAN APPROVED AND DPZ REF. #: 0-24-15 APPROVED 1-20-04
3. TOPOGRAPHY SHOWN HEREON WAS PERFORMED BY RIEMER MUEGGE & ASSOCIATES, INC. DEC. 1993. ALL CONTOURS ARE IN TWO FOOT INTERVALS.
4. HORIZONTAL DATUM USED WAS MARYLAND STATE GRID AND VERTICAL DATUM REFERENCED WAS MEAN SEA LEVEL.
5. PUBLIC WATER AND SEWER WILL BE PROVIDED FOR THIS SITE.
6. EXTENDED DETENTION STORMWATER MANAGEMENT WILL BE PROVIDED FOR THIS SITE. WATER QUALITY WILL BE PROVIDED BY EXTENDED DETENTION AND DRYWELLS. THE STORMWATER MANAGEMENT FACILITY WILL BE OWNED AND MAINTAINED BY HOWARD COUNTY. ADDITIONAL WATER QUALITY ENHANCEMENT IS PROVIDED BY OVERSIZED RIP-RAP.
7. THERE ARE NO STRUCTURES OF HISTORIC VALUE FOUND ON THIS SITE.
8. THE NOISE STUDY FOR THIS SITE WILL BE INCLUDED WITH THIS SUBMISSION.
9. THE GEOTECHNICAL REPORT FOR THIS SITE WAS PERFORMED BY HILLIS CARNES, AUG. 1993.
10. SITE IS WITHIN THE METROPOLITAN UTILITY DISTRICT OF HOWARD COUNTY, MARYLAND.
11. SOILS INFORMATION OBTAINED FROM USDA "SOIL SURVEY OF HOWARD COUNTY, MARYLAND", MAP 34
12. ELEMENTARY SCHOOL DISTRICT: LAUREL WOODS
SCHOOL REGION: SOUTHEASTERN
13. B.R.L. DENOTES BUILDING RESTRICTION LINE.
14. STREET LIGHTS AND STREET TREES WILL BE PROVIDED AS PER THE SUBDIVISION REGULATIONS AT FINAL PLAN STAGE.
15. OPEN SPACE LOTS 104-110 TO BE OWNED AND MAINTAINED BY HOME OWNERS ASSOC. OPEN SPACE LOTS 111-118 TO BE OWNED AND MAINTAINED BY HOWARD COUNTY DEPT. OF RECREATION & PARKS.
16. SEDIMENT CONTROL MEASURES WILL BE SHOWN AT FINAL PLAN STAGE.
17. ACCESS WILL OCCUR IN TWO LOCATIONS FROM BOWLING BROOK FARMS (PARCEL "C") BY EXTENDING BOTH MAXWELL COURT AND RIDINGS WAY.
18. THERE ARE NO KNOWN BURIAL GROUNDS OR CEMETERY SITES ON THE SITE.
19. THREE PARTY AGREEMENT TO BE EXECUTED BETWEEN D&G DEVELOPER AND HOWARD COUNTY FOR THE PORTION OF RIDINGS WAY RIGHT OF WAY THAT ENCROACHES ON D&G PROPERTY. SEE SHEET 2 FOR LOCATION.
20. 100 YEAR FLOODPLAIN IS SHOWN AS PER HAMMONDS BRANCH STUDY CAPITAL PROJECT 0-0-1009 A SEPARATE FLOODPLAIN STUDY WAS PREPARED FOR TRIBUTARY 2 OF THAT STUDY. THIS PORTION OF FLOODPLAIN EXTENDS BENEATH MAXWELL COURT AND RIDINGS WAY.
21. MAXIMUM LOT COVERAGE NOT TO EXCEED 60%.
22. VP-04-112 - A REQUEST TO WAIVE SECTIONS 16.16(a)(2)(1) TO PERMIT GRADING OR REMOVAL OF VEGETATIVE COVER WITHIN 25 FEET OF A WETLAND FOR THE CONSTRUCTION OF THE OUTFALL FOR D&G #1 AND #2, 16.16(b)(1) TO PERMIT GRADING OR THE REMOVAL OF VEGETATIVE COVER ON LAND WITH EXISTING STEEP SLOPES FOR THE CONSTRUCTION OF THE OUTFALL FOR D&G FACILITY #1, 16.16(b)(1) TO PERMIT GRADING OR REMOVAL OF VEGETATIVE COVER WITHIN 75 FEET OF A PERMANENT STREAM IN A RESIDENTIAL ZONING DISTRICT FOR THE CONSTRUCTION OF THE TWO D&G FACILITIES AND UNITS ON LOTS 04-00 AND 16.134(b)(1) TO NOT REQUIRE A SIDEWALK ON BOTH SIDES OF RIDINGS WAY ON THE SOUTH SIDE BETWEEN STATIONS 5+05 AND 12+05, EXCEPTING THE 50 FOOT BRIDGE.



Residential Unit Density/Parking Tabulation

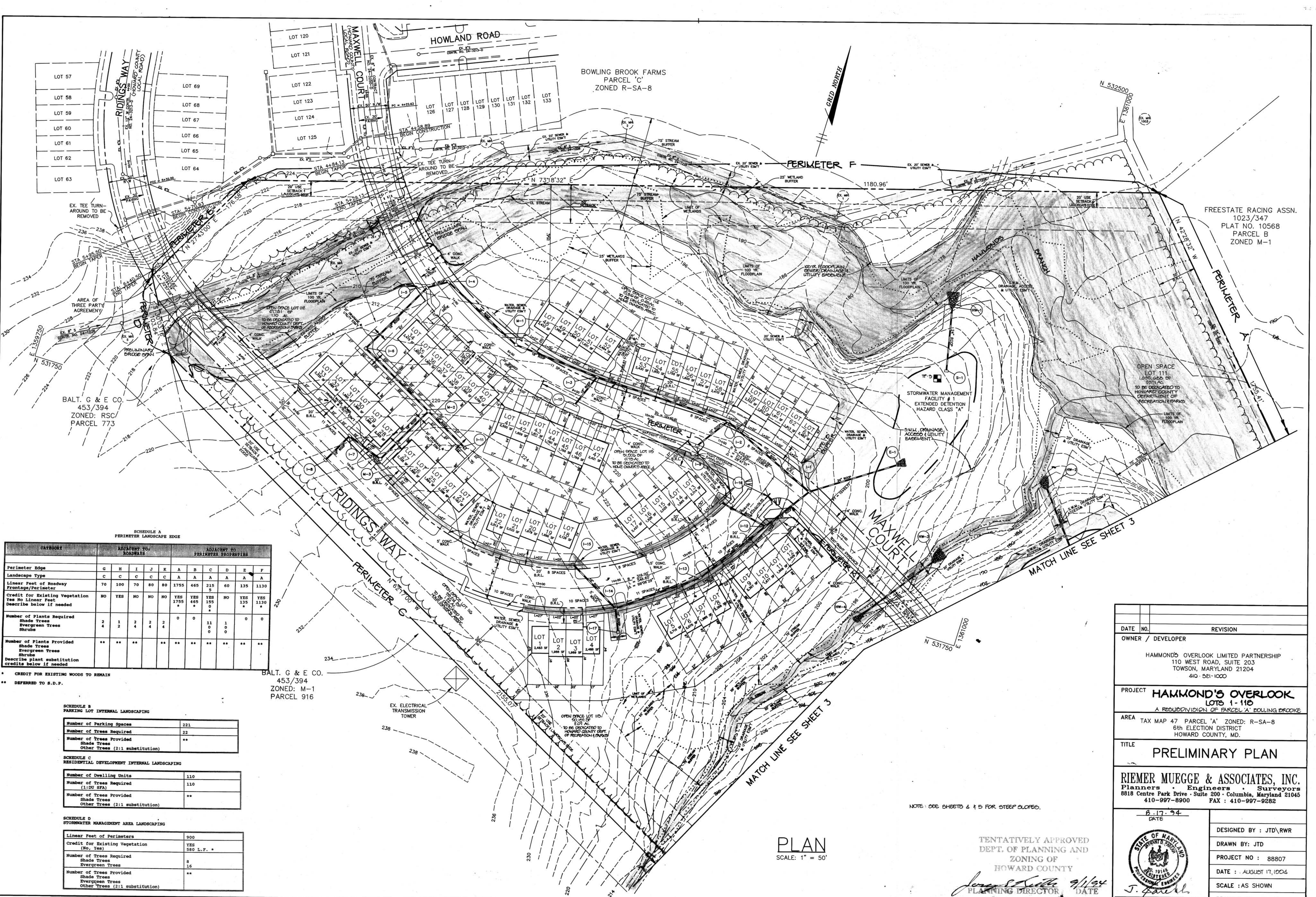
Total number of units	110
Garage Townhouses	32 (Lots 04-47 & 93-110)
Regular Townhouses	78
Parking Spaces Required (110 DU @ 2.3 Sp/Du)	253
Parking Spaces Provided	64
Garage Units (2/DU)	64
Regular - on street	219
Total Parking Spaces Provided	277

PLAN
SCALE: 1" = 200'

COORDINATE LIST

NO.	NORTHING	EASTING
100	532390.237	1361077.255
101	531095.508	1362282.841
102	530699.851	1362018.822
103	530748.895	1361925.471
104	530760.253	1361924.609
105	530802.413	1361823.616
106	531804.892	1359915.931
107	531894.731	1359883.925
108	532051.050	1359946.052
109	531110.821	1362448.506
110	532709.172	1362001.012

DATE	NO.	REVISION	
OWNERS / DEVELOPER			
HAMMOND'S OVERLOOK LIMITED PARTNERSHIP 110 WEST ROAD, SUITE 203 TOWSON, MD. 21204 410-321-1000			
PROJECT			
HAMMOND'S OVERLOOK LOTS 1-118 A RESUBDIVISION OF PARCEL "A" BOWLING BROOKE			
AREA	TAX MAP NO. 47	ZONED R-SA-8	PARCEL "A"
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND			
TITLE			
TITLE SHEET			
RIEMER MUEGGE & ASSOCIATES, INC. Planners • Engineers • Surveyors 8818 Centre Park Drive • Suite 200 • Columbia, Md 21045 410-997-8900 FAX : 410-997-9282			
8-17-94 DATE		S-94-15, WP-04-112	
		DESIGNED BY : JTD	
TENTATIVELY APPROVED DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY PLANNING DIRECTOR		DRAWN BY : JTD	
9/1/94 DATE		PROJECT NO : 88807	
JAYKANT D. PAREKH #19148		DATE : AUGUST 17, 1994	
		SCALE : AS SHOWN	
		DRAWING NO. 1 OF 5	



BALT. G & E CO.
453/394
ZONED: RSC
PARCEL 773

FREESTATE RACING ASSN.
1023/347
PLAT NO. 10568
PARCEL B
ZONED M-1

BALT. G & E CO.
453/394
ZONED: M-1
PARCEL 916

SCHEDULE A
PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS					ADJACENT TO PERIMETER PROPERTIES					
	G	H	I	J	K	A	B	C	D	E	F
Perimeter Edge	G	H	I	J	K	A	B	C	D	E	F
Landscape Type	C	C	C	C	C	A	A	A	A	A	A
Linear Feet of Roadway Frontage/Perimeter	70	100	70	80	80	1755	465	215	60	135	1130
Credit for Existing Vegetation Yes/No	NO	YES	NO	NO	NO	YES	YES	YES	NO	YES	YES
Describe below if needed						1755 *	465 *	215 *		135 *	1130 *
Number of Plants Required											
Shade Trees	2	1	2	2	2	0	0	0	11	1	0
Evergreen Trees	4	2	4	4	4	0	0	0	0	0	0
Shrubs											
Number of Plants Provided	**	**	**	**	**	**	**	**	**	**	**
Describe plant substitution credits below if needed											

* CREDIT FOR EXISTING WOODS TO REMAIN
** DEFERRED TO S.D.P.

SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING

Number of Parking Spaces	221
Number of Trees Required	22
Number of Trees Provided	**
Shade Trees	
Other Trees (2:1 substitution)	

SCHEDULE C
RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING

Number of Dwelling Units	110
Number of Trees Required (1:1 DU SFA)	110
Number of Trees Provided	**
Shade Trees	
Other Trees (2:1 substitution)	

SCHEDULE D
STORMWATER MANAGEMENT AREA LANDSCAPING

Linear Feet of Perimeters	900
Credit for Existing Vegetation (No, Yes)	YES 580 L.F. *
Number of Trees Required	8
Shade Trees	16
Evergreen Trees	
Number of Trees Provided	**
Shade Trees	
Evergreen Trees	
Other Trees (2:1 substitution)	

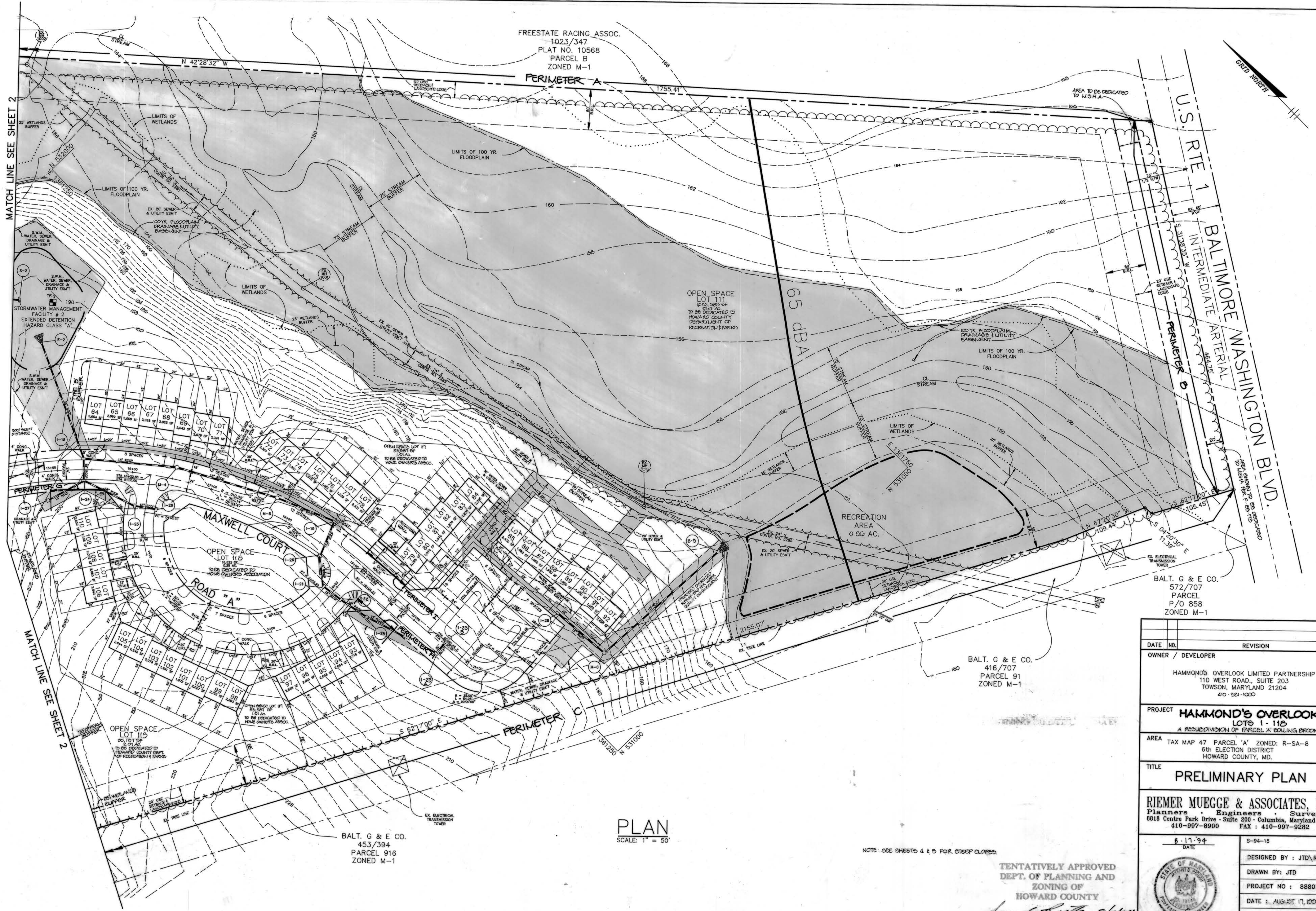
DATE NO.	REVISION
OWNER / DEVELOPER	
HAMMOND'S OVERLOOK LIMITED PARTNERSHIP 110 WEST ROAD, SUITE 203 TOWSON, MARYLAND 21204 410-991-1000	
PROJECT	
HAMMOND'S OVERLOOK LOTS 1-110 A RESUBDIVISION OF PARCEL 'A' BOWLING BROOKE	
AREA	
TAX MAP 47 PARCEL 'A' ZONED: R-SA-8 6th ELECTION DISTRICT HOWARD COUNTY, MD.	
TITLE	
PRELIMINARY PLAN	
RIEMER MUEGGE & ASSOCIATES, INC. Planners • Engineers • Surveyors 8818 Centre Park Drive • Suite 200 • Columbia, Maryland 21045 410-997-8900 FAX: 410-997-9282	

DATE	DESIGNED BY
8-17-94	JTD/RWR
	DRAWN BY
	JTD
	PROJECT NO
	88807
	DATE
AUGUST 17, 1994	
	SCALE
AS SHOWN	
	DRAWING NO.
2 OF 5	

PLAN
SCALE: 1" = 50'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
J. J. [Signature] 8/1/94
PLANNING DIRECTOR DATE





MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 2

FREESTATE RACING ASSOC.
1023/347
PLAT NO. 10568
PARCEL B
ZONED M-1

U.S. RTE 1
BALTIMORE WASHINGTON BLVD.
INTERMEDIATE ARTERIAL

GRID NORTH

OPEN SPACE LOT 111
102,680 SF
TO BE DEDICATED TO
HOWARD COUNTY
DEPARTMENT OF
RECREATION & PARKS

RECREATION AREA
0.88 AC.

MAXWELL COURT
ROAD "A"

LOT 64, LOT 65, LOT 66, LOT 67, LOT 68, LOT 69, LOT 70, LOT 71, LOT 72, LOT 73, LOT 74, LOT 75, LOT 76, LOT 77, LOT 78, LOT 79, LOT 80, LOT 81, LOT 82, LOT 83, LOT 84, LOT 85, LOT 86, LOT 87, LOT 88, LOT 89, LOT 90, LOT 91, LOT 92, LOT 93, LOT 94, LOT 95, LOT 96, LOT 97, LOT 98, LOT 99, LOT 100, LOT 101, LOT 102, LOT 103, LOT 104, LOT 105, LOT 106, LOT 107, LOT 108, LOT 109, LOT 110, LOT 111, LOT 112, LOT 113, LOT 114, LOT 115

BALT. G & E CO.
453/394
PARCEL 916
ZONED M-1

BALT. G & E CO.
416/707
PARCEL 91
ZONED M-1

BALT. G & E CO.
572/707
PARCEL
P/O 858
ZONED M-1

PLAN
SCALE: 1" = 50'

NOTE: SEE SHEETS 4 & 5 FOR STEEP SLOPES

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

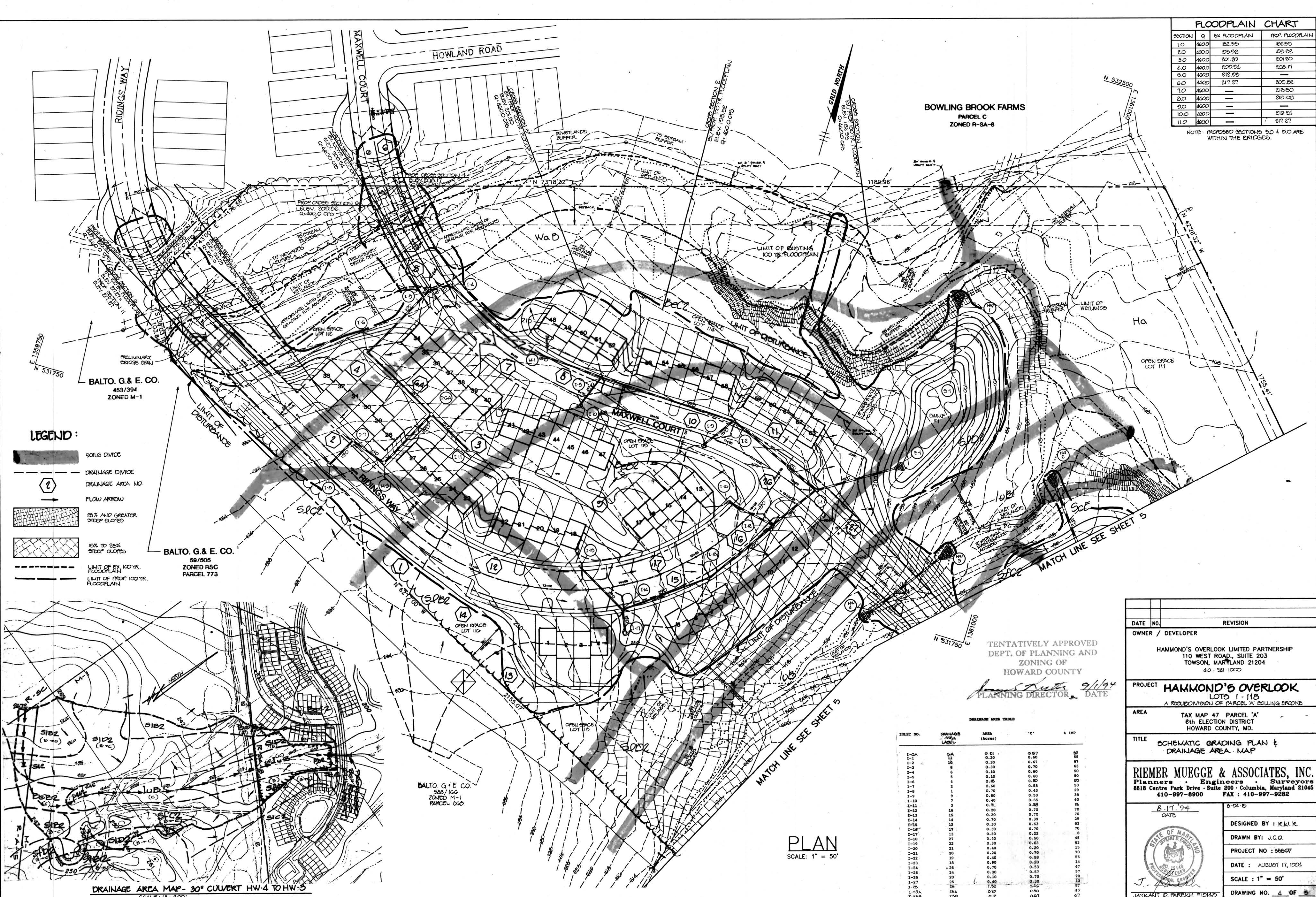
James Smith
PLANNING DIRECTOR DATE

DATE NO.	REVISION
OWNER / DEVELOPER	
HAMMOND'S OVERLOOK LIMITED PARTNERSHIP 110 WEST ROAD, SUITE 203 TOWSON, MARYLAND 21204 410-281-1000	
PROJECT HAMMOND'S OVERLOOK LOTS 1-115 A RESUBDIVISION OF PARCEL 'A' BOLLING BROOKE	
AREA TAX MAP 47 PARCEL 'A' ZONED: R-SA-8 6th ELECTION DISTRICT HOWARD COUNTY, MD.	
TITLE PRELIMINARY PLAN	
RIEMER MUEGGE & ASSOCIATES, INC. Planners • Engineers • Surveyors 8818 Centre Park Drive • Suite 200 • Columbia, Maryland 21045 410-997-8900 FAX: 410-997-9282	
DATE 8-17-94	S-94-15
DESIGNED BY: JTD\RWR	
DRAWN BY: JTD	
PROJECT NO: 88807	
DATE: AUGUST 17, 1994	
SCALE: AS SHOWN	
DRAWING NO. 3 OF 5	



FLOODPLAIN CHART			
SECTION	Q	EX. FLOODPLAIN	PROP. FLOODPLAIN
1.0	460.0	182.55	182.55
2.0	460.0	105.52	105.52
3.0	460.0	201.20	201.20
4.0	460.0	200.24	200.17
5.0	460.0	212.05	—
6.0	460.0	217.27	209.22
7.0	460.0	—	213.50
8.0	460.0	—	215.05
9.0	460.0	—	—
10.0	460.0	—	216.24
11.0	460.0	—	217.27

NOTE: PROPOSED SECTIONS 5.0 & 9.0 ARE WITHIN THE BRIDGES.



- LEGEND:**
- SOILS DIVIDE
 - DRAINAGE DIVIDE
 - DRAINAGE AREA NO.
 - FLOW ARROW
 - 25% AND GREATER STEEP SLOPES
 - 15% TO 25% STEEP SLOPES
 - LIMIT OF EX. 100 YR. FLOODPLAIN
 - LIMIT OF PROP. 100 YR. FLOODPLAIN

BALTO. G. & E. CO.
453/394
ZONED M-1

BALTO. G. & E. CO.
59/505
ZONED RSC
PARCEL 773

BALTO. G. & E. CO.
505/106
ZONED M-1
PARCEL 683

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

James D. Hutter 9/1/94
PLANNING DIRECTOR DATE

DRAINAGE AREA TABLE

INLET NO.	DRAINAGE AREA LABEL	AREA (ACRES)	PERCENT	IMP
1-1A	1A	0.21	0.57	92
1-1	11	0.20	0.60	35
1-2	12	0.20	0.67	67
1-3	3	0.20	0.70	63
1-4	6	0.20	0.60	30
1-5	8	0.20	0.60	30
1-6	4	0.18	0.50	30
1-7	2	0.60	0.58	30
1-8	1	0.70	0.43	29
1-9	9	0.80	0.53	38
1-10	7	0.40	0.65	36
1-11	3	0.51	0.55	18
1-12	15	0.20	0.70	70
1-13	16	0.20	0.70	70
1-14	14	0.20	0.39	29
1-15	12	0.20	0.63	63
1-16	17	0.20	0.70	70
1-17	13	0.20	0.22	9
1-18	27	0.40	0.50	45
1-19	22	0.20	0.63	63
1-20	21	0.40	0.20	15
1-21	20	0.20	0.70	70
1-22	19	0.40	0.58	55
1-23	18	0.20	0.28	14
1-24	26	0.70	0.53	47
1-25	24	0.20	0.57	57
1-26	23	0.20	0.70	70
1-27	25	0.40	0.20	13
1-28	23A	1.50	0.45	37
1-29	23B	0.50	0.50	45
1-30	23B	0.12	0.67	67

PLAN
SCALE: 1" = 50'

DRAINAGE AREA MAP - 30" CULVERT HW-4 TO HW-3
SCALE: 1" = 200'

DATE NO.	REVISION
OWNER / DEVELOPER	
HAMMOND'S OVERLOOK LIMITED PARTNERSHIP 110 WEST ROAD, SUITE 203 TOWSON, MARYLAND 21204 410-261-1000	
PROJECT HAMMOND'S OVERLOOK LOTS 1-118 A RESUBDIVISION OF PARCEL 'A' BOWLING BROOK	
AREA TAX MAP 47 PARCEL 'A' 6th ELECTION DISTRICT HOWARD COUNTY, MD.	
TITLE SCHEMATIC GRADING PLAN & DRAINAGE AREA MAP	
RIEMER MUEGGE & ASSOCIATES, INC. Planners • Engineers • Surveyors 8818 Centre Park Drive • Suite 200 • Columbia, Maryland 21045 410-997-8900 FAX: 410-997-9282	
DATE 8.17.94	DATE 8.25.95
DESIGNED BY: K.W.K.	
DRAWN BY: J.C.O.	
PROJECT NO: 88607	
DATE: AUGUST 17, 1994	
SCALE: 1" = 50'	
DRAWING NO. 4 OF 6	



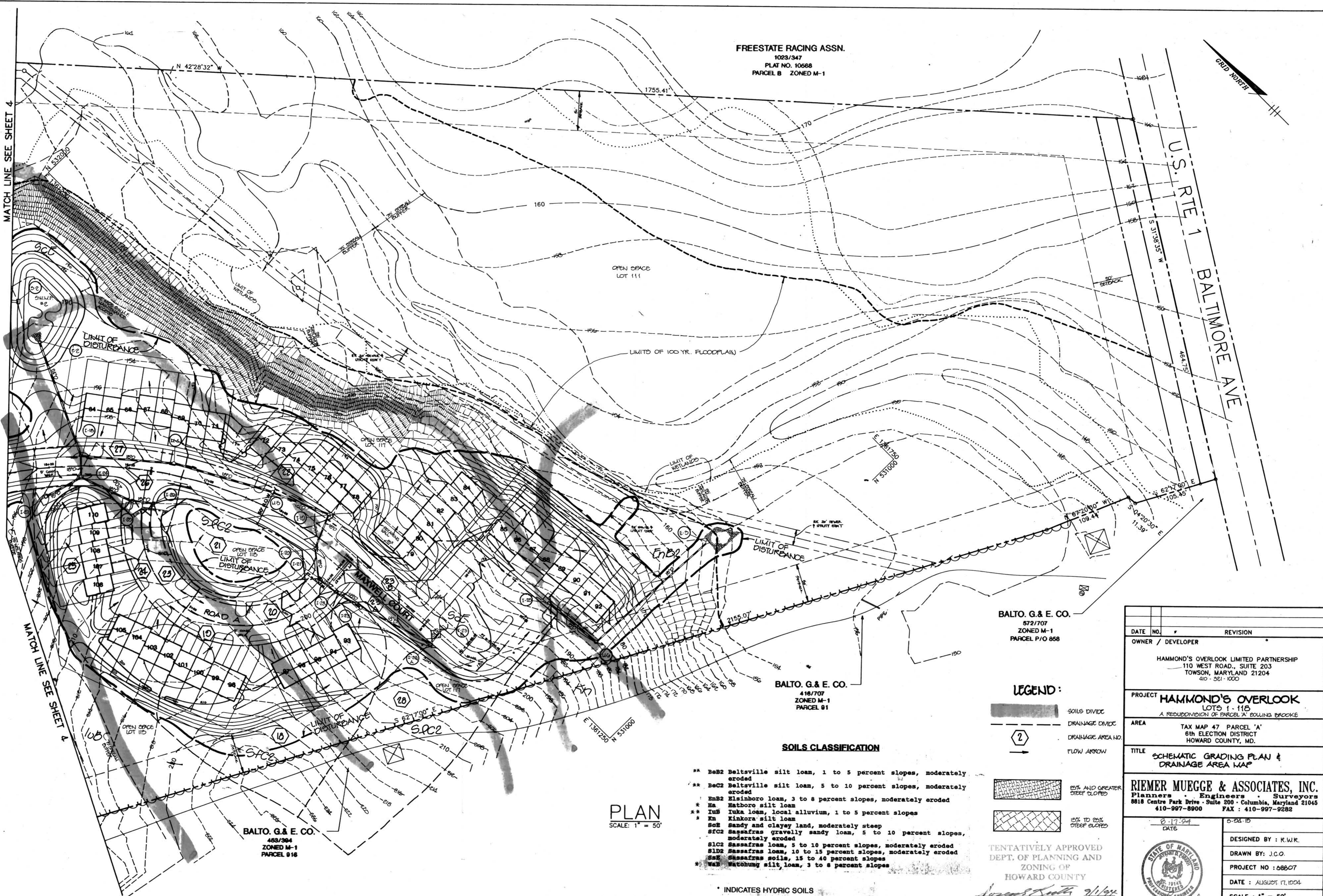
FREESTATE RACING ASSN.
1023/347
PLAT NO. 10688
PARCEL B ZONED M-1

GRID NORTH

MATCH LINE SEE SHEET 4

U.S. RTE 1
BALTIMORE AVE

MATCH LINE SEE SHEET A



BALTO. G. & E. CO.
572/707
ZONED M-1
PARCEL P/O 858

BALTO. G. & E. CO.
418/707
ZONED M-1
PARCEL 91

BALTO. G. & E. CO.
453/304
ZONED M-1
PARCEL 916

LEGEND:

- SOILS DIVIDE
- DRAINAGE DIVIDE
- DRAINAGE AREA NO.
- FLOW ARROW

- 25% AND GREATER STEEP SLOPES
- 15% TO 25% STEEP SLOPES

SOILS CLASSIFICATION

- ** BeB2 Beltsville silt loam, 1 to 5 percent slopes, moderately eroded
- ** BeC2 Beltsville silt loam, 5 to 10 percent slopes, moderately eroded
- * Ha Hatboro silt loam
- * EnB2 Elsinboro loam, 3 to 8 percent slopes, moderately eroded
- * InB Inka loam, local alluvium, 1 to 5 percent slopes
- * Ks Kinkora silt loam
- * SeL Sandy and clayey land, moderately steep
- SfC2 Sassafras gravelly sandy loam, 5 to 10 percent slopes, moderately eroded
- SfC2 Sassafras loam, 5 to 10 percent slopes, moderately eroded
- SfD2 Sassafras loam, 10 to 15 percent slopes, moderately eroded
- SsE Sassafras soils, 15 to 40 percent slopes
- * WaB Watchung silt loam, 3 to 8 percent slopes

* INDICATES HYDRIC SOILS
** INDICATES POSSIBLE HYDRIC INCLUSIONS

PLAN
SCALE: 1" = 50'

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

DATE	NO.	REVISION
OWNER / DEVELOPER		
HAMMOND'S OVERLOOK LIMITED PARTNERSHIP 110 WEST ROAD., SUITE 203 TOWSON, MARYLAND 21204 410-321-1000		
PROJECT HAMMOND'S OVERLOOK LOTS 1-118 A RESUBDIVISION OF PARCEL 'A' BOWLING BROOKE		
AREA TAX MAP 47 PARCEL 'A' 6th ELECTION DISTRICT HOWARD COUNTY, MD.		
TITLE SCHEMATIC GRADING PLAN & DRAINAGE AREA MAP		
RIEMER MUEGGE & ASSOCIATES, INC. Planners Engineers Surveyors 8818 Centre Park Drive - Suite 200 - Columbia, Maryland 21045 410-997-8900 FAX: 410-997-9282		
8-17-04 DATE	5-24-15 DATE	
DESIGNED BY: R.W.R.		
DRAWN BY: J.C.O.		
PROJECT NO: 08807		
DATE: AUGUST 17, 2004		
SCALE: 1" = 50'		
DRAWING NO. 5 OF 8		