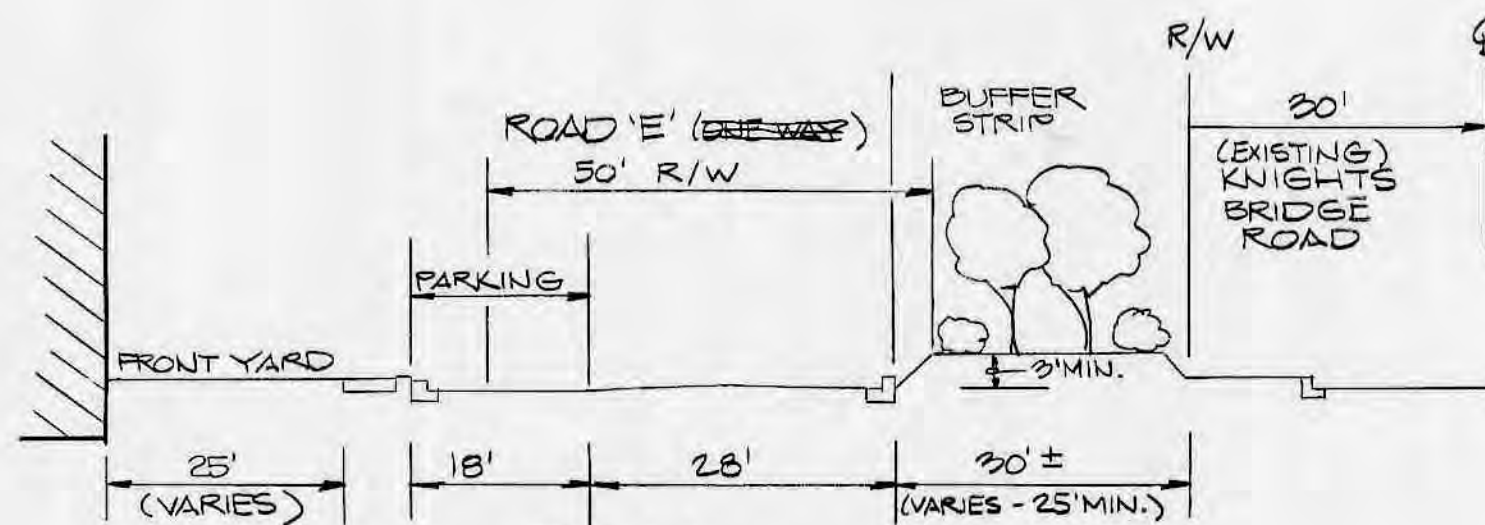


BOWLING BROOK FARMS
SECTION 1 AREA 2
PLAT NO. 7884
ZONED RSC

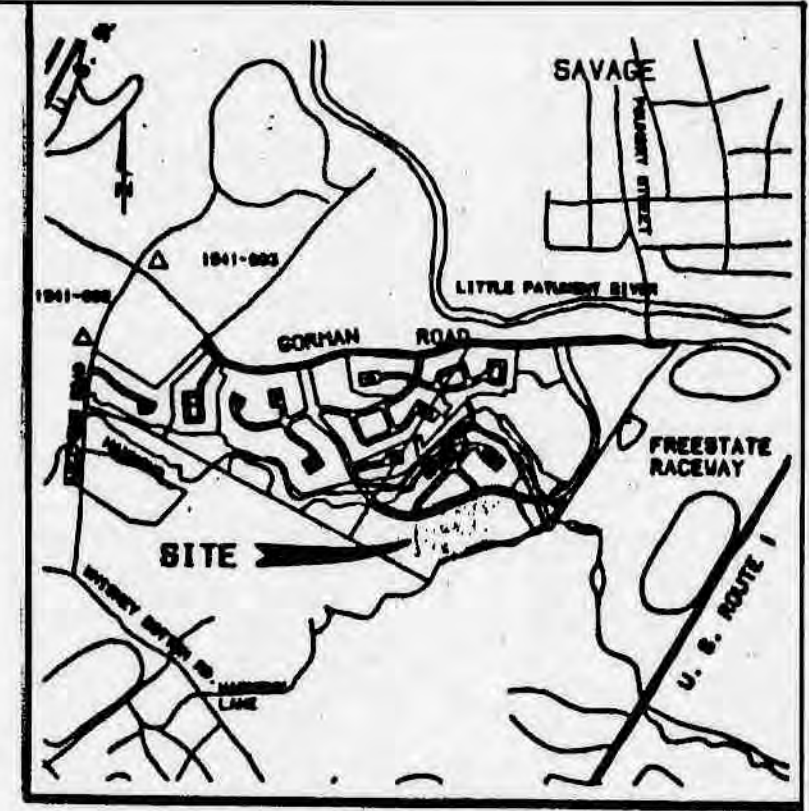
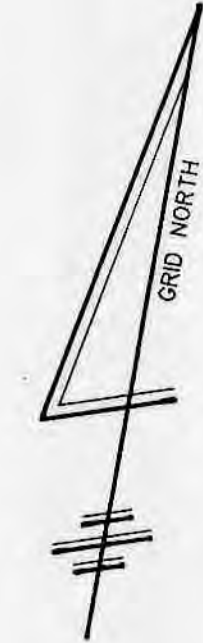
EXIST. 100 YEAR FLOOD
PLAIN DRAINAGE
UTILITY EASEMENT
PLAT NO. 6398, 435, 51, F

BOWLING BROOK LOTS 215 & 216
PLAT NOS 10094, 10095, 10096
ZONED RSA-8
(TOWNHOUSES UNDER CONST.)

KNIGHTS BRIDGE ROAD
(MINOR COLLECTOR)
PROP. 20' LANDSCAPED
BUFFER & BERM (SEE DETAIL)



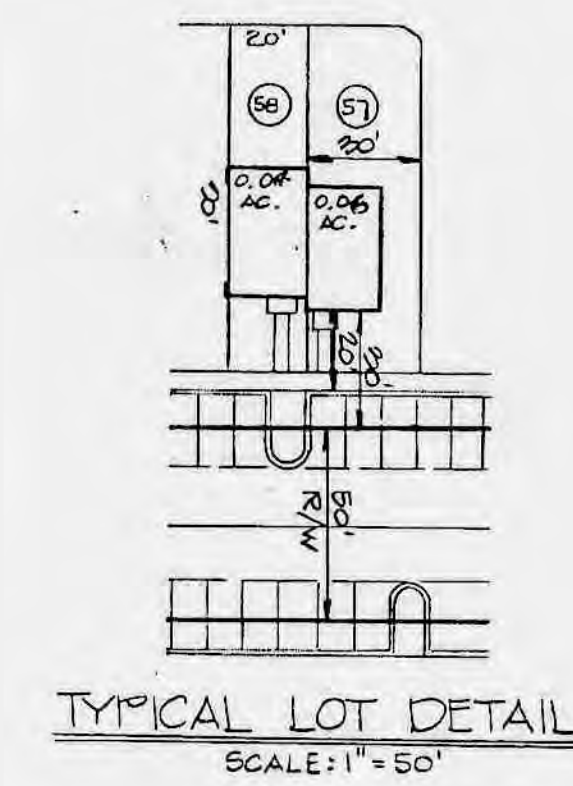
NOTE: LANDSCAPE BUFFER PLANTING
TO BE APPROVED BY HOWARD COUNTY.



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES:

- Topography shown based on field survey by Harris, Smariga, Matz, Inc. dated November, 1991.
- Grading shown for lots and roads is schematic only and may be altered during detailed design.
- Wetlands and floodplain delineated by others and recorded on the plats of Bowling Brook Farm: 10094-10099
- Building setbacks are shown generally on the site plan: A typical lot detail is shown below.
- Typical detail of proposed landscape buffer between existing Knights Bridge Road and proposed townhouses shown below.
- The existing parking shown (graphically only) exceeds the two places per unit requirement.
Parking required: 161 units X 2 Sp/unit = 322 spaces.
Parking provided: 225 SP. (INCL. 44 GARAGE SPACES)
- There are no existing buildings, structures, historic structures, cemeteries, or identified environmentally sensitive areas on the site.
- Knights Bridge Road is classified as a collector; intersections planned are directly adjacent to existing intersections.
- There are no roadway entrances within 200 feet of existing structures; no posters for public notice are required.
- AREA/ZONING INFORMATION
Existing Zoning : RSA-8
Gross Area of Tract : 20.19 Ac.
Net Area of Tract : 19.922 Ac.
Area of Proposed Lots : 7.26 Ac.
Area of Proposed Roads : 4.34 Ac.
(R/W only)
TOTAL STRUCTURAL COVER (incl. R/Ws) : 92.40% OF THE TOTAL AREA
Number of Lots Proposed
a. Building (161 Lots) : 7.26 Ac.
b. Open Space (8 Lots) : 7.672 Ac. (TOTAL)
c. Floodplain (2 Lots) : 0.109 Ac.
d. STEEP SLOPES : 0.075 Ac.
- Total Open Space Required = 25% x 20.19 Ac. = 5.04 Ac.
Total Open Space Proposed = 7.672 Ac.
Total Open Space Represents = 37.90% of Gross Area
- Water and Sewer systems proposed are to be public.
- The Traffic Study was approved as part of the initial Bowling Brook Farms approval. No new traffic study is required.
- THE PROPOSED LANDSCAPED BUFFERS AND BERM EASEMENTS WILL BE DESIGNED AND PLANTED IN SUCH A MANNER AS TO NOT INTERFERE WITH THE REQUIRED SITE DISTANCES.
- STREET LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH THE DESIGN MANUAL AND WILL BE HPS TYPE.
- See WP-92-119 + WP-92-117



OPEN SPACE LOT TABULATIONS

LOT #	SQUARE FT.	ACRES	REMARKS
162	149,301.00	3.360	H.O.A. OPEN SPACE
163	7,056.72	0.162	DEVELOPER MAINTAINED
164	67,605.12	1.552	H.O.A. OPEN SPACE
165	11,925.44	0.274	H.O.A. OPEN SPACE
166	12,763.08	0.293	H.O.A. OPEN SPACE
167	7,403.20	0.170	DEVELOPER MAINTAINED
168	62,726.40	1.440	H.O.A. OPEN SPACE
169	10,454.40	0.240	H.O.A. OPEN SPACE

B.G. & E. CO.
453/394
ZONED RSA-8

OPEN SPACE TABULATIONS

- Total Open Space Required: 25% of 20.19 Ac. = 5.04 Ac.
- Total Open Space Provided: 7.672 Ac.
- Open Space:
 - A) Unnumbered Open Space : 5.718 AC
 - B) 25% or Greater Slopes : 0.675
 - C) Floodplains : 0.109 AC
 - D) Stormwater Management Area: 1.036 AC
 - Total : 7.672 AC
- Stormwater Management and Floodplain Area represents 16.67% of Total Open Space. (50% allowed)

OWNER:
GORMAN ROAD LIMITED PARTNERSHIP
110 WEST ROAD
TOWSON, MD 21204

DEVELOPER:
JAMES F. KNOTT DEVELOPMENT CORP.
110 WEST ROAD
TOWSON, MD 21204

BANKERS TRUST CO.
626/573
ZONED INDUSTRIAL

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

James Keith 4/9/92
PLANNING DIRECTOR DATE

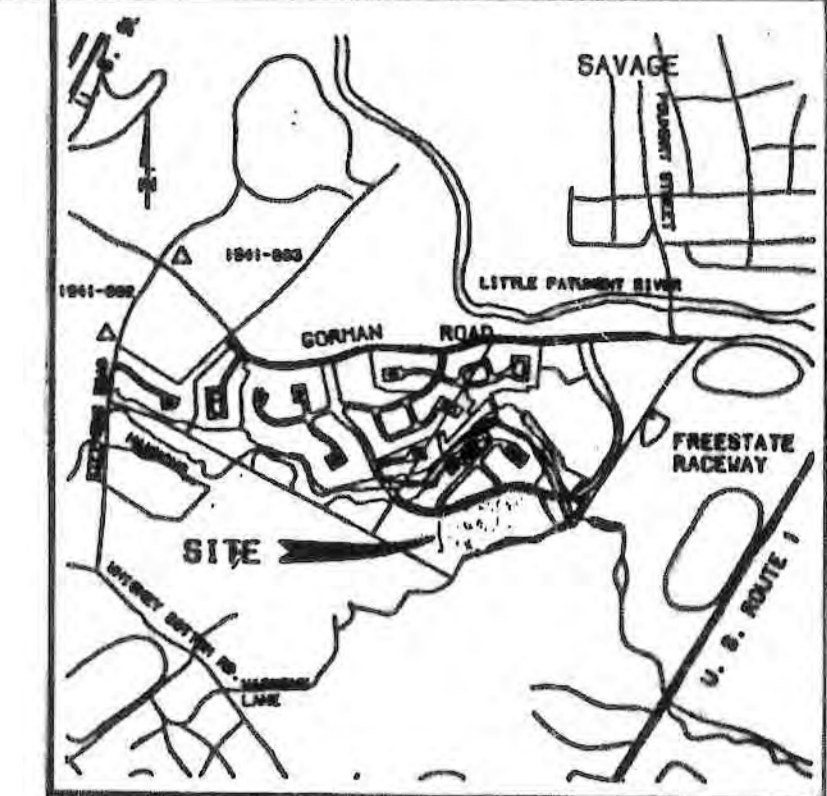
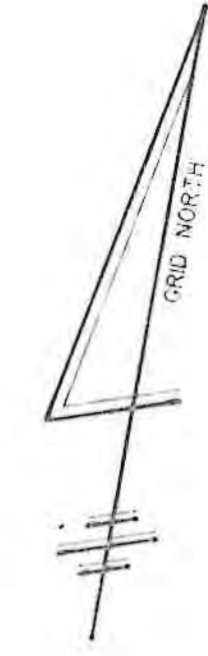
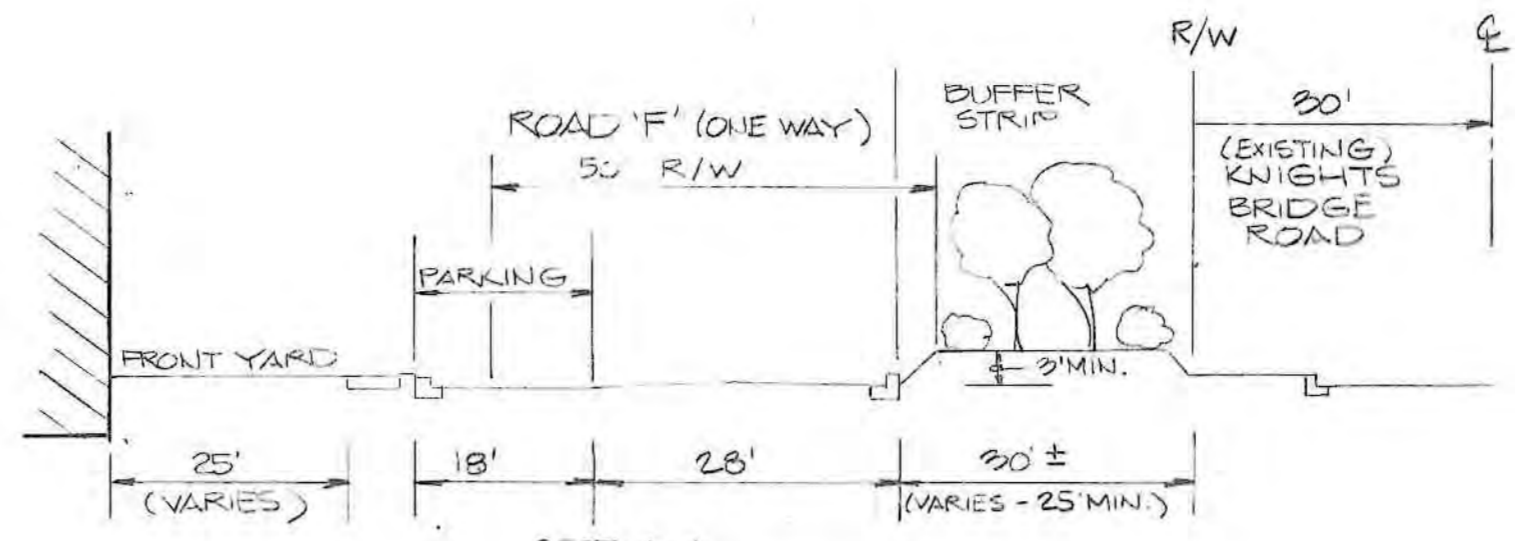
		HARRIS, SMARIGA, MATZ, INC. PLANNERS / ENGINEERS / SURVEYORS 104 GURCH LANE, SUITE 100 BALTIMORE, MARYLAND 21208 (301) 486-1511	
DESIGNED	SKETCH PLAN		SCALE
DRAWN	BOWLING BROOK FARMS		1"=50'
CADD/KLS	PARCEL C		DRAWING
CHECKED	LOTS 1-169		1/15
DATE	SIXTH ELECTION DISTRICT		JOB NO.
3-3-92	HOWARD COUNTY, MARYLAND		40554
OWNER DEVELOPER		FILE NO.	
JAMES F. KNOTT DEVELOPMENT CORPORATION		110 WEST ROAD, SUITE 203	
TOWSON, MARYLAND 21204		(410) 321-1000	
DATE	REVISION	SUBDIVISION NAME	SECT./AREA
3/30/92	RD G / RDE MOD.	BOWLING BROOKS FARMS	LOT/PARCEL
4/6/92	D.P.W. Comments	PARCEL C	PARCEL C
		PLAT OR L/F	BLOCK
		ZONE	TAX/ZONE MAP
		RSA-8	47
		ELEC. DIST.	CENSUS TR
		6TH	6063
		WATER CODE	SEWER CODE

BOWLING BROOK FARMS
SECTION 1 AREA 2
PLAT NO. 7884
ZONED RSC

EXIST. 100 YEAR FLOOD
PLAIN DRAINAGE &
UTILITY EASEMENT
PLAT NO. 6388, 435 S.F.

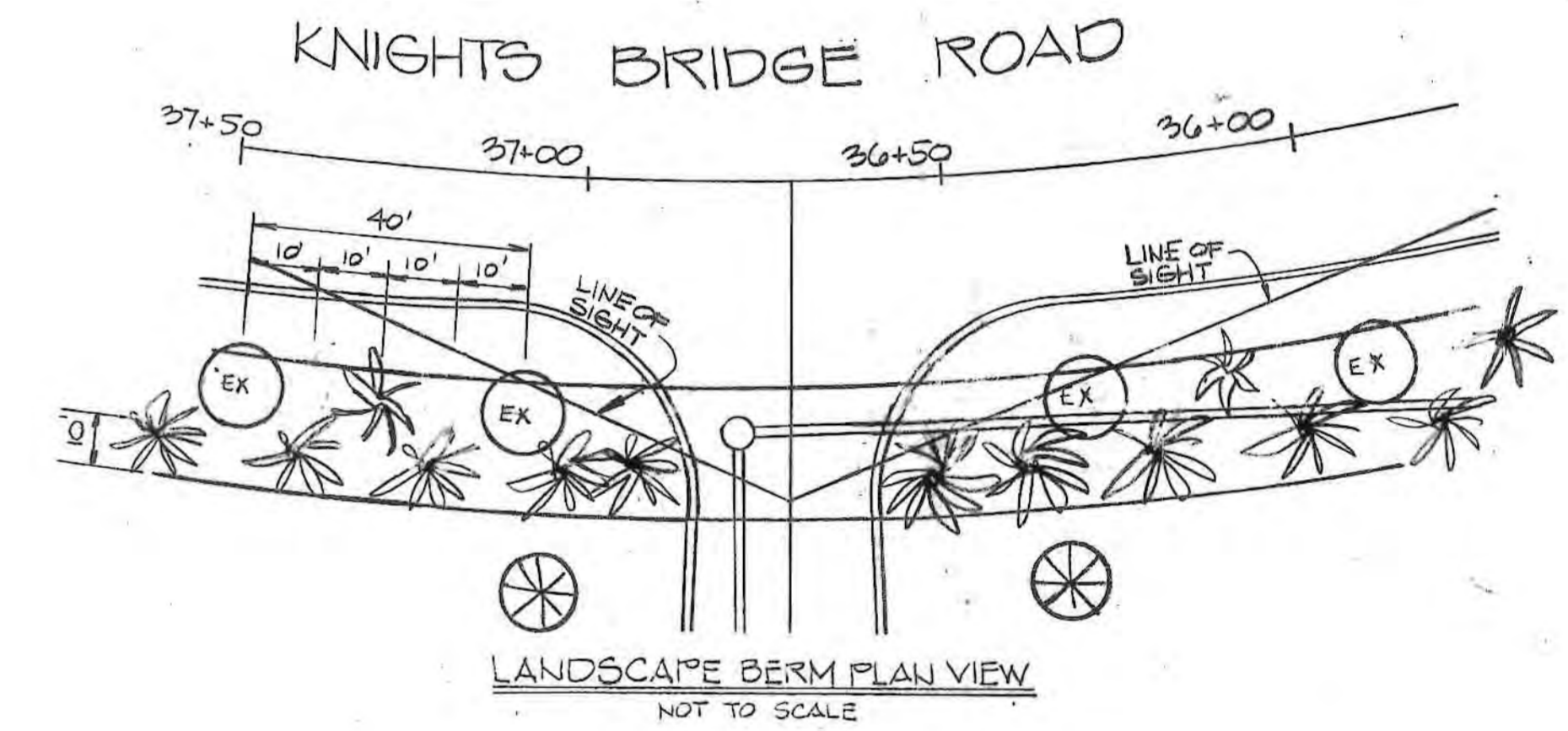
BOWLING BROOK LOTS 215 & 216
PLAT NOS 10094, 10095, 10096
ZONED RSA-8
(TOWNHOUSES UNDER CONST.)

KNIGHTS BRIDGE ROAD
(MINOR COLLECTOR)



VICINITY MAP
SCALE: 1" = 2000'

- NOTES:
- SIGHT LINES FOR INTERSECTIONS WITH KNIGHTS BRIDGE ROAD ARE SHOWN ON PLAN. LANDSCAPING IN THE BUFFER AND BERM EASEMENTS SHALL BE DESIGNED SO AS NOT TO INTERFERE WITH THE REQUIRED SITE DISTANCE.
 - THE DEVELOPER WILL COMPLY WITH THE SUGGESTIONS OF THE COUNTY'S STORMWATER MANAGEMENT COMMITTEE FOR PLANTINGS AROUND STORMWATER MANAGEMENT PONDS. DETAILS OF THIS LAYOUT WILL BE A PART OF FINAL PLANS SUBSEQUENT TO THE COMPLETION OF THE FINAL POND DESIGNS.



LANDSCAPE BERM PLAN VIEW
NOT TO SCALE

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

James Harris 4/9/92
PLANNING DIRECTOR DATE



HARRIS, SMARIGA, MATZ, INC.
PLANNERS / ENGINEERS / SURVEYORS
104 CHURCH LANE, SUITE 100
BALTIMORE, MARYLAND 21208
(301) 486-1511

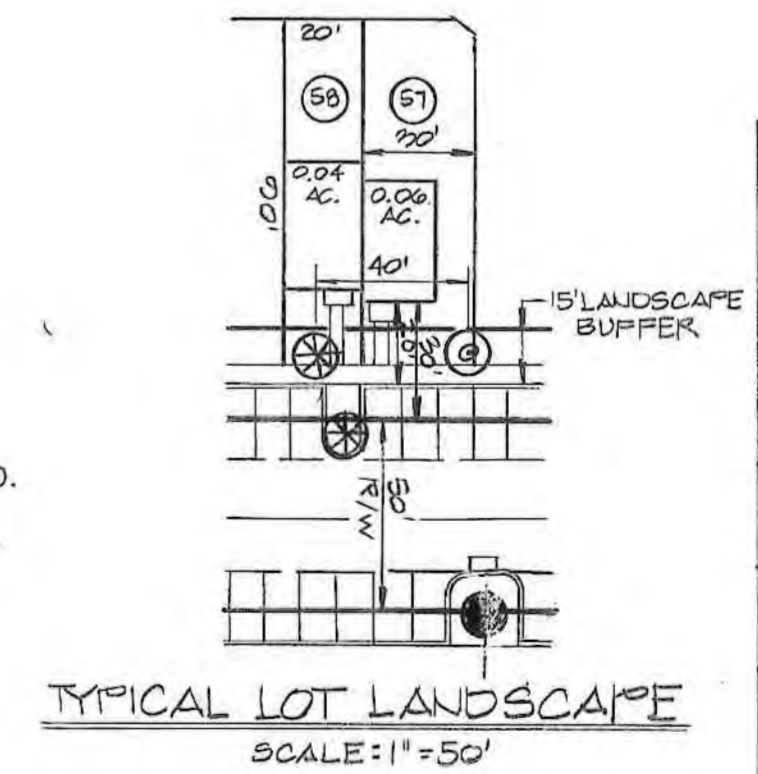
SYMBOL	# OF TREES	COMMON NAME	BOTANICAL NAME	CALIPER
	92	RED MAPLE	ALER RUBRUM	2 1/2"
	70	SUGAR MAPLE	ALER SACCHARUM	2 1/2"
	53	WHITE OAK	QUERCUS ALBA	2 1/2"
	6	HART'S JUNIPER	JUNIPERUS CHINENSIS 'HETZEL'	(2) PER SITE
	123	NORWAY SPRUCE (ON LANDSCAPE BERM)	PICEA ABIES	4' HGT.
TOTAL	344			

LANDSCAPE BERM - TREE COUNT

- EX 30 EXISTING STREET TREES PER F-89-174
- 115 NORWAY SPRUCE (INCL. IN TOTAL TREES ABOVE)

	NO. REQ'D.	NO. PRO'D.
TOTAL STREET LENGTH (MINUS SIDEYARDS)	1 TREE/101.8	116
SIDEYARD STREET LENGTH	1 TREE/301.8	47
RE BUFFER LENGTH (UNWOODED)	1 TREE/301.8	35
10 FT. LANDSCAPED ISLANDS	20	23
ROAD FRONTAGE BUFFER LENGTH	1 TREE/101.8	115
POND BUFFER	-	1

BANKERS TRUST CO.
626/573
ZONED INDUSTRIAL



TYPICAL LOT LANDSCAPE
SCALE: 1" = 50'

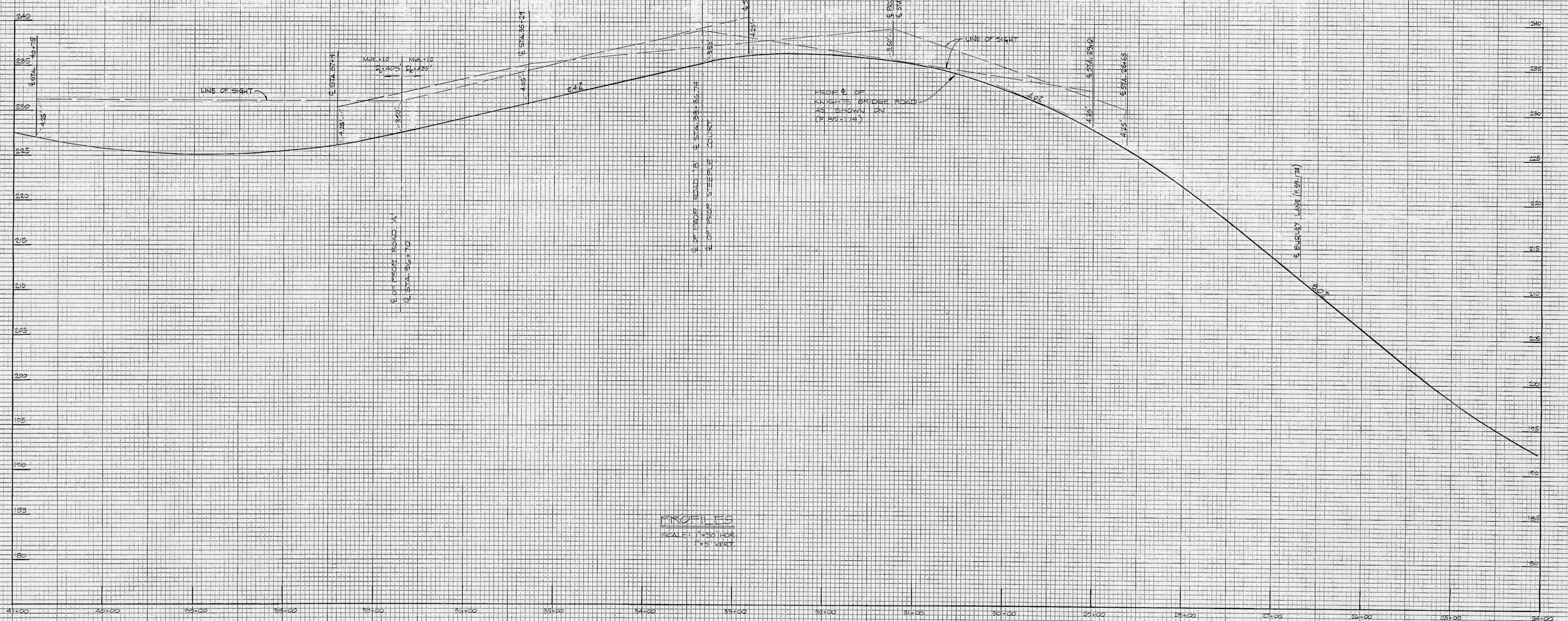
DATE	REVISION
3/30/92	RDG / EDE MOD
4/6/92	D.P.W. Comments

DESIGNED	PRELIMINARY LANDSCAPE PLAN	SCALE 1"=50'
DRAWN	BOWLING BROOK FARMS	DRAWING 14/15
CHECKED	PARCEL C	JOB NO. 40554
DATE 3-2-92	SIXTH ELECTION DISTRICT	FILE NO.
	HOWARD COUNTY, MARYLAND	
	OWNER DEVELOPER	
	JAMES F. KNOTT DEVELOPMENT CORPORATION	
	110 WEST ROAD, SUITE 203	
	TOWSON, MARYLAND 21204	
	(410) 321-1000	
SUBDIVISION NAME	BOWLING BROOKS FARMS	SECT./AREA
PLAT * OR L/F	BLOCK * RSA-8	TAX/ZONE MAP
		ELEC. DIST. CENSUS TR
		6TH 6063
WATER CODE		SEWER CODE

KNIGHTS

BRIDGE
(35 MPH)

ROAD



PROFILES
SCALE: 1"=50' HOR
1"=5' VERT

HARRIS, SMARIGA, MATZ, INC.
PLANNERS / ENGINEERS / SURVEYORS
104 CHURCH LANE, SUITE 100
BALTIMORE, MARYLAND 21201
(301) 486-1511

REV
3/30/92 EDG/RDE/MOR
4/17/92 DPK/SIGHT/RET.

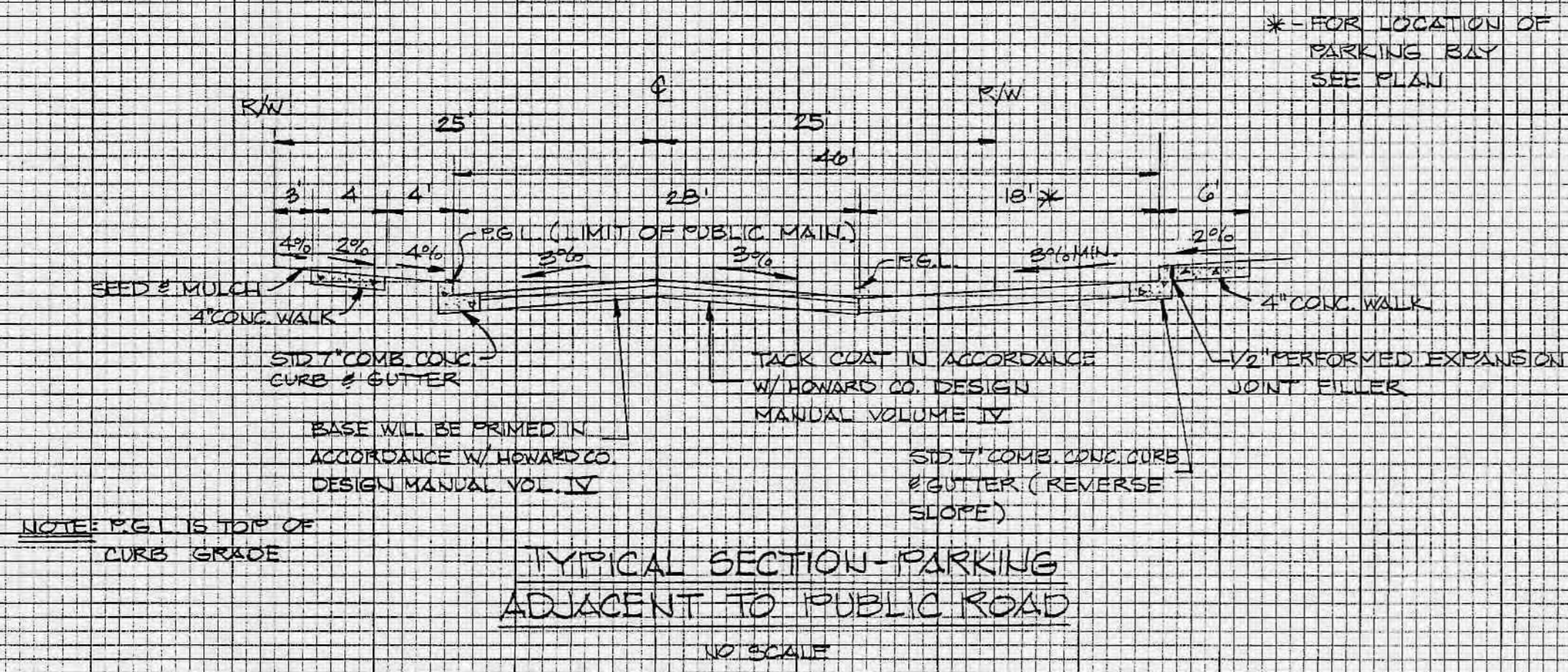


ATTACHMENT B
SITE DISTANCE PROFILE
BOWLING BROOK FARM
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
TAX MAP 47, PARCEL 10
FEBRUARY 26, 1992
SHT. 19 OF 15

10 X 10 TO THE INCH
KELUFFEL & ESSER CO.
PRINTED IN U.S.A.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
James R. Keith 4/9/92
PLANNING DIRECTOR ON DATE

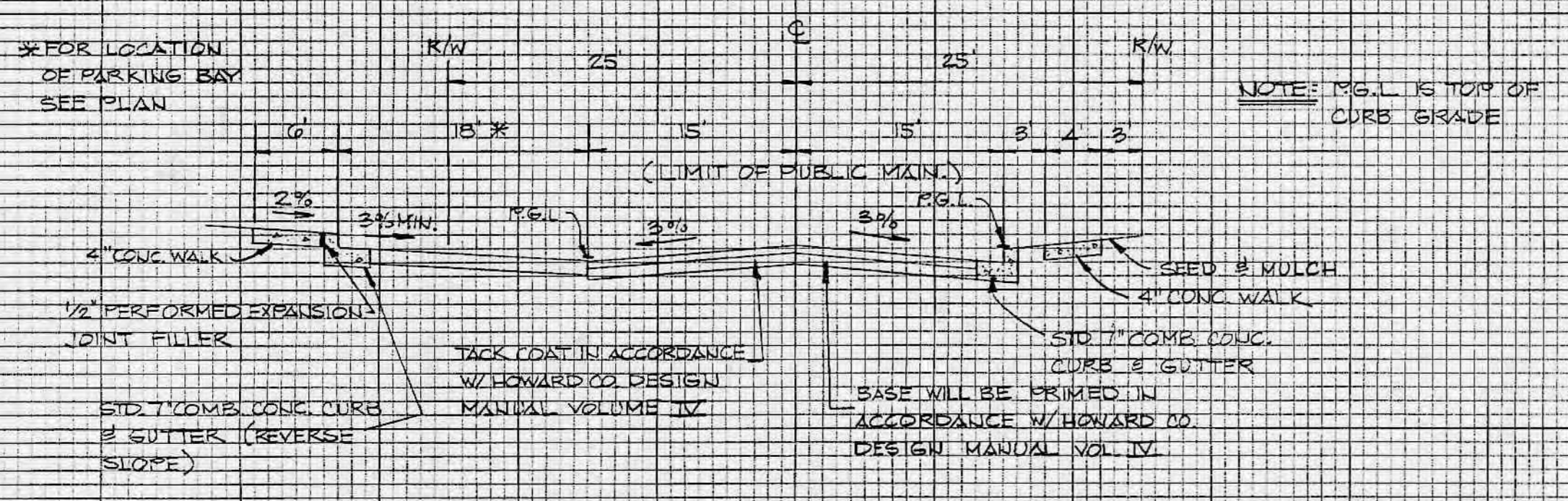
S. 92-12



TYPICAL SECTION - PARKING
ADJACENT TO PUBLIC ROAD
NO SCALE

CUL-DE-SAC STREETS

- ROAD 'A' 2+10' TO 3+15'
 - ROAD 'D' 0+45' TO 1+20'
 - ROAD 'B' 2+85' TO 5+00'
 - ROAD 'E' 3+05' TO 4+15'
 - ROAD 'G' 3+00' TO 3+15'
- DESIGN SPEED 25 M.P.H.



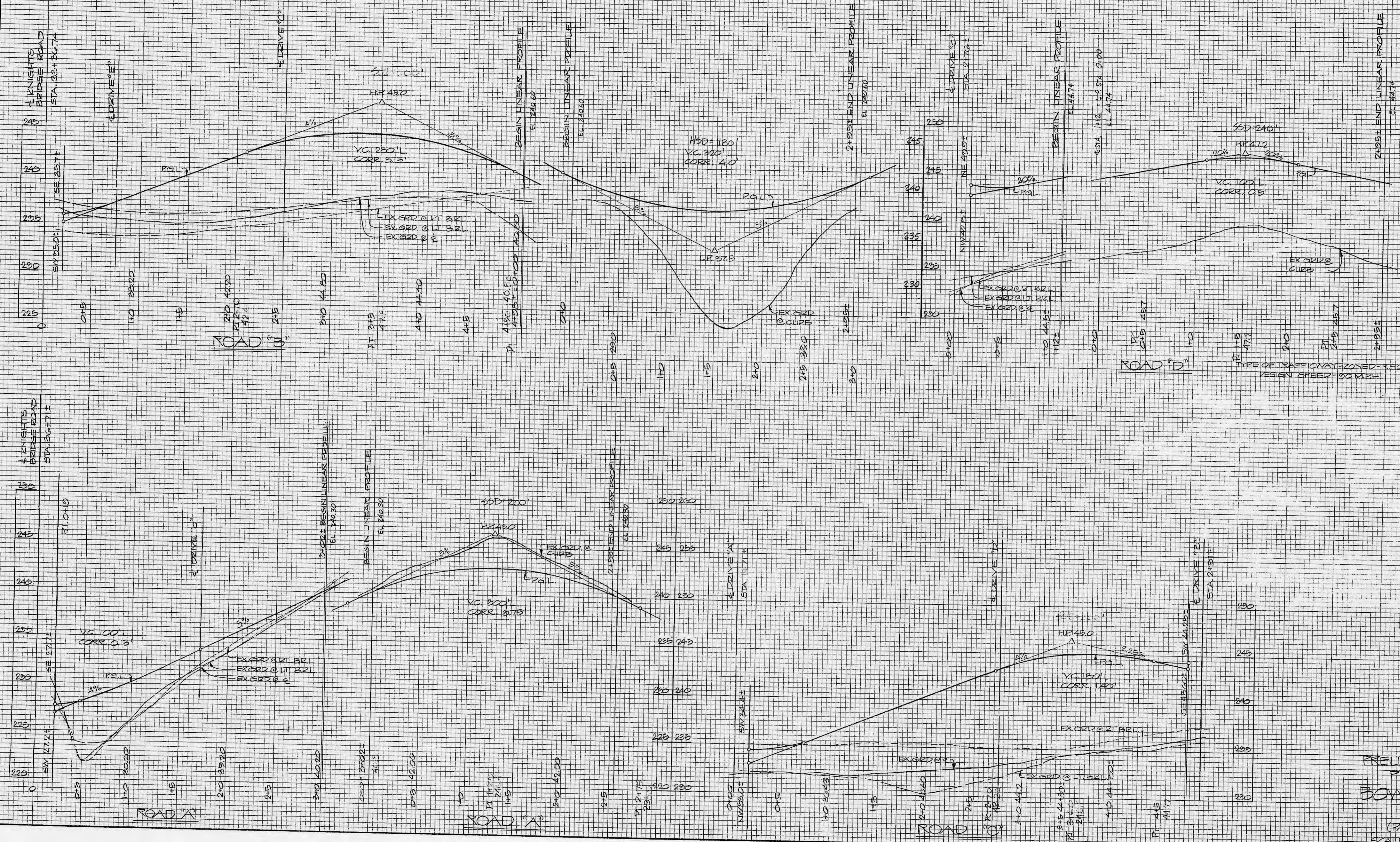
TYPICAL SECTION - PARKING
LOCAL STREETS
SCALE: 1"=10'

- ROAD 'A' 0+25' TO 1+25'
 - ROAD 'D' 0+50' TO 2+40'
 - ROAD 'B' 0+25' TO 2+60'
 - ROAD 'H' 0+45' TO 2+05'
 - ROAD 'E' 0+75' TO 2+30'
 - ROAD 'F' 0+20' TO 0+30'
 - ROAD 'G' 0+30' TO 2+40'
- DESIGN SPEED 25 M.P.H.



PRELIMINARY ROAD
TYPICAL SECTIONS
BOWLING BROOK
FARMS
(PARCEL 'C')

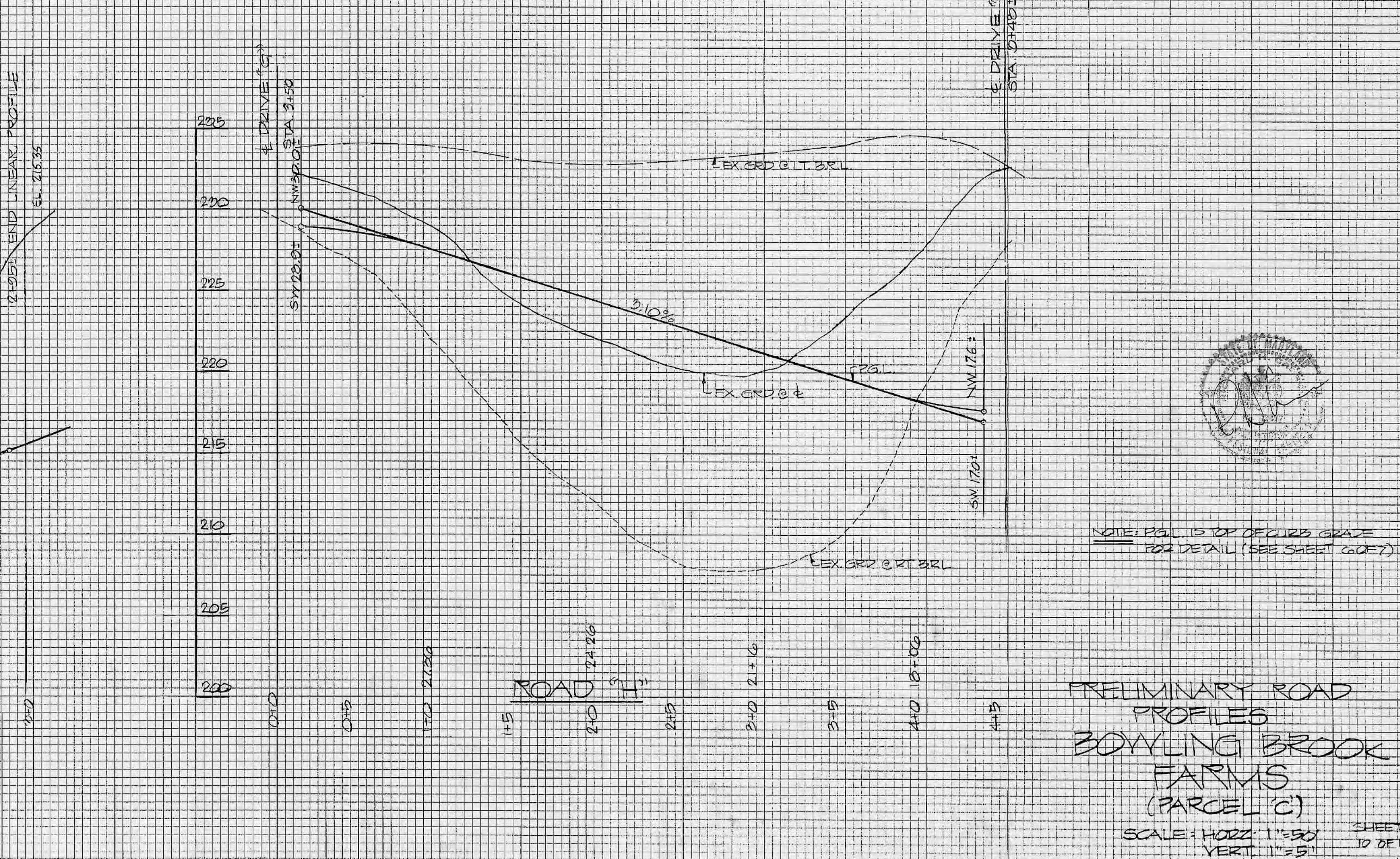
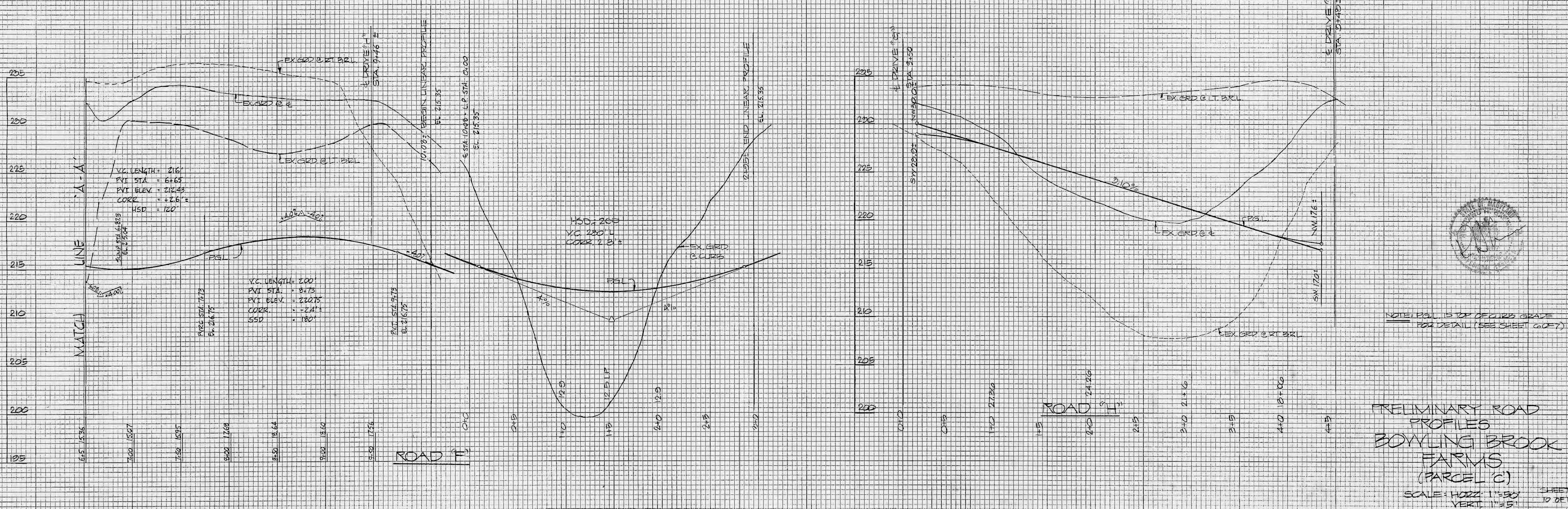
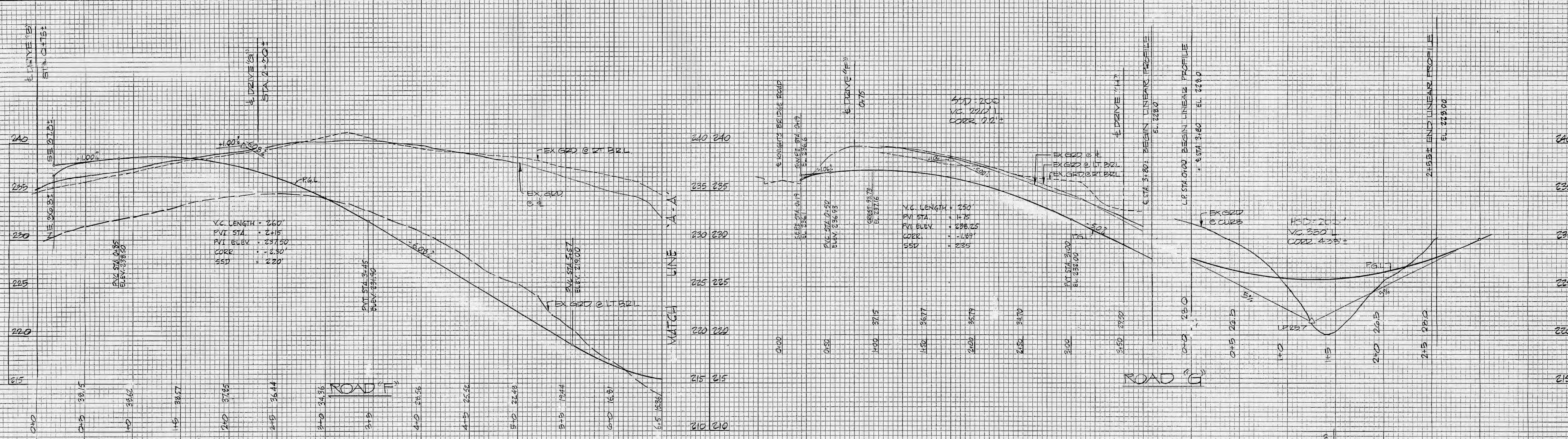
SHEET
12 OF 15



TYPE OF TRAFFICWAY - ZONED - REG.
 DESIGN SPEED - 50 MPH

PRELIMINARY ROAD
 PROFILES
 BOWLING BROOK
 FARMIS
 (PARCEL 6)
 SCALE: HORIZ. 1"=50'
 VERT. 1"=5'

PLANNING DIRECTOR
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
 TENTATIVELY APPROVED
 DATE: 4/9/92
 #40564
 S.92.12
 GOOD 1/15/92



NOTE: P.G. IS TOP OF CURB GRADE FOR DETAIL (SEE SHEET 1007)

FRELIMINARY ROAD PROFILES
 BOYLING BROOK FARMS
 (PARCEL 'C')
 SCALE: HORIZ. 1"=50'
 VERT. 1"=5'

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
James R. Smith 4/9/92
 PLANNING DIRECTOR DATE

40554
 GOOD 1/15/92

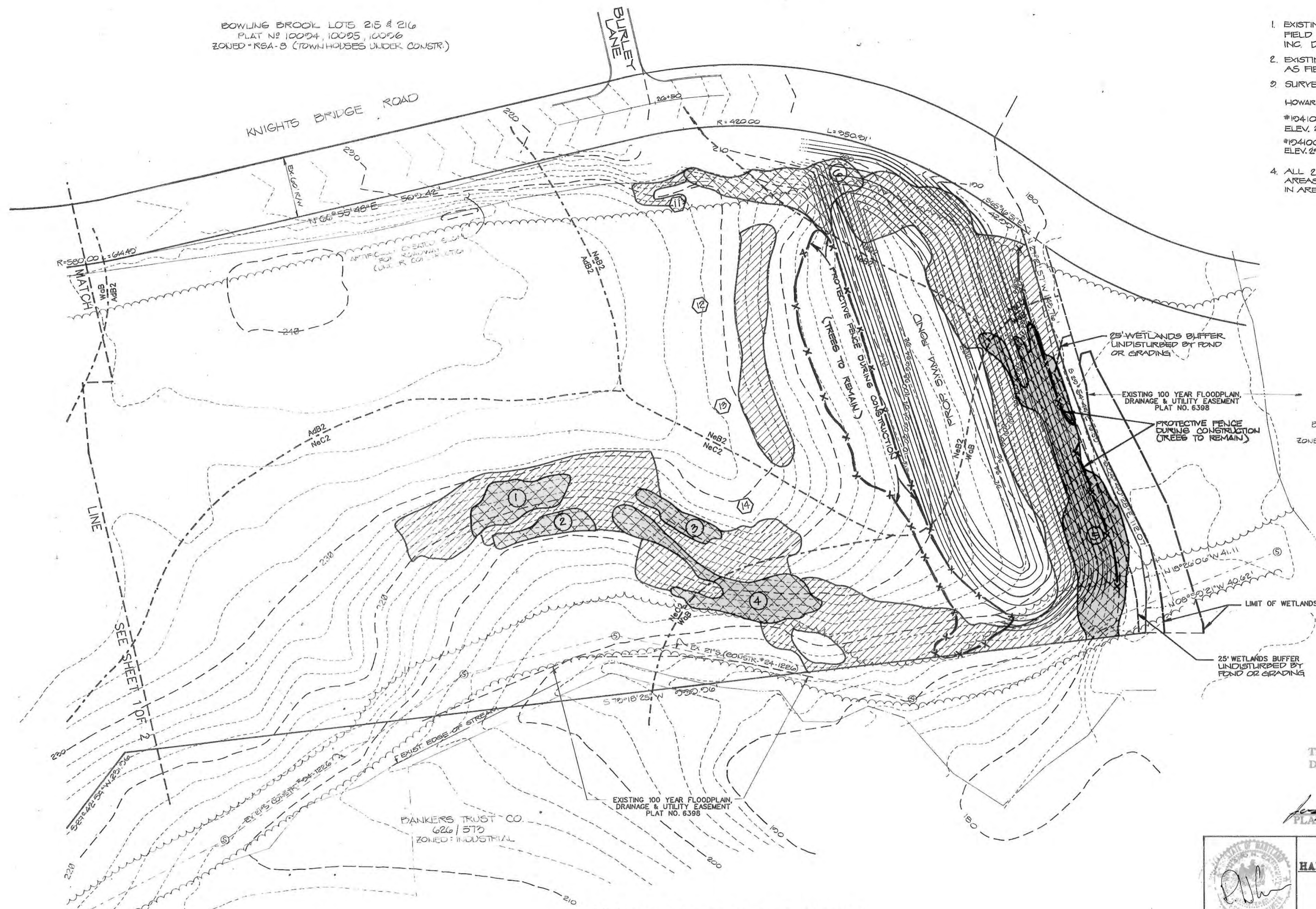
S.92-12

SHEET 10 OF 15

BOWLING BROOK LOTS 215 & 216
 PLAT NO 10004, 10005, 10006
 ZONED - RSA-B (TOWNHOUSES UNDER CONSTR.)

NOTES

- EXISTING TOPOGRAPHY ESTABLISHED BY FIELD SURVEY BY HARRIS, SMARIGA, MATZ, INC. DTD NOVEMBER 1991.
- EXISTING EDGE OF STREAM IS SHOWN AS FIELD LOCATED, NOVEMBER 1991.
- SURVEY BASED UPON:
 HOWARD COUNTY STATIONS:
 #1041002 474269.3999 844287.774
 ELEV. 299.428
 #1041002 473627.917 843978.094
 ELEV. 291.707
- ALL 25% OR GREATER STEEP SLOPE AREAS ARE LESS THAN 20,000 SF. IN AREA. (SEE CHART)



BOWLING BROOK LOT 224
 PLAT NO 10007
 ZONED - RSA-B (TOWNHOUSES UNDER CONSTR.)

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY

James F. Knott 4/9/92
 PLANNING DIRECTOR DATE



HARRIS, SMARIGA, MATZ, INC.
 PLANNERS / ENGINEERS / SURVEYORS
 104 CHURCH LANE, SUITE 100
 BALTIMORE, MARYLAND 21208
 (301) 486-1511

SIZE OF STEEP SLOPE AREAS

AREA	SIZE (FT. ²)
1	3025
2	1675
3	1550
4	5975
5	12075
6	5500

LEGEND

- 15%-24.9% SLOPE
- 25% OR GREATER SLOPE

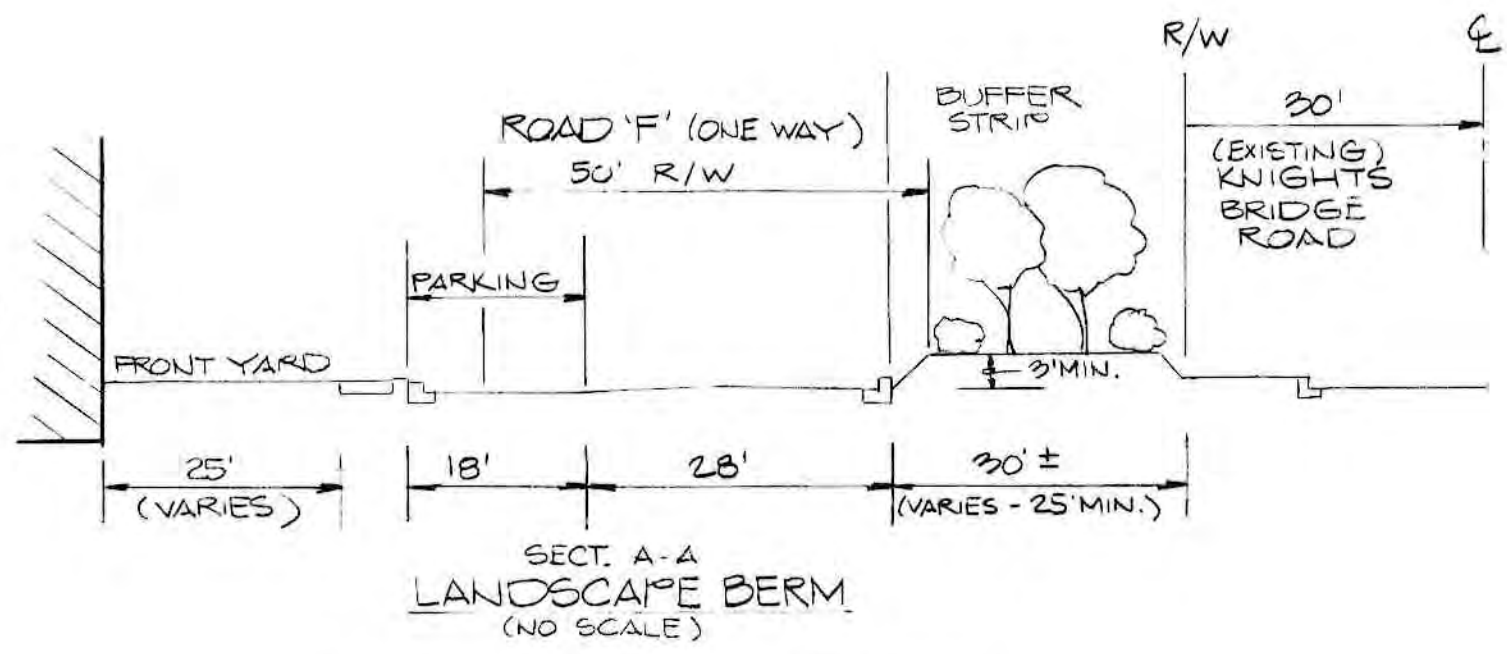
DATE	REVISION

DESIGNED	BOWLING BROOK FARMS			SCALE	1"=50'
DRAWN	PARCEL C			DRAWING	0/15
CHECKED	POND/STEEP SLOPE LOCATIONS			JOB NO.	40554
DATE	SIXTH ELECTION DISTRICT			FILE NO.	
	HOWARD COUNTY, MARYLAND				
OWNER DEVELOPER					
JAMES F. KNOTT DEVELOPMENT CORPORATION					
110 WEST ROAD, SUITE 203					
TOWSON, MARYLAND 21204					
(410) 521-1000					
SUBDIVISION NAME	BOWLING BROOKS FARMS	SECT./AREA		LOT/PARCEL	PARCEL C
PLAT * OR L/F	BLOCK * ZONE	TAX/ZONE MAP	ELEC. DIST.	CENSUS TR	
	RSA-8	47	6TH	6063	
WATER CODE	SEWER CODE				

BOWLING BROOK FARMS
SECTION 1 AREA 2
PLAT NO. 7884
ZONED RSC

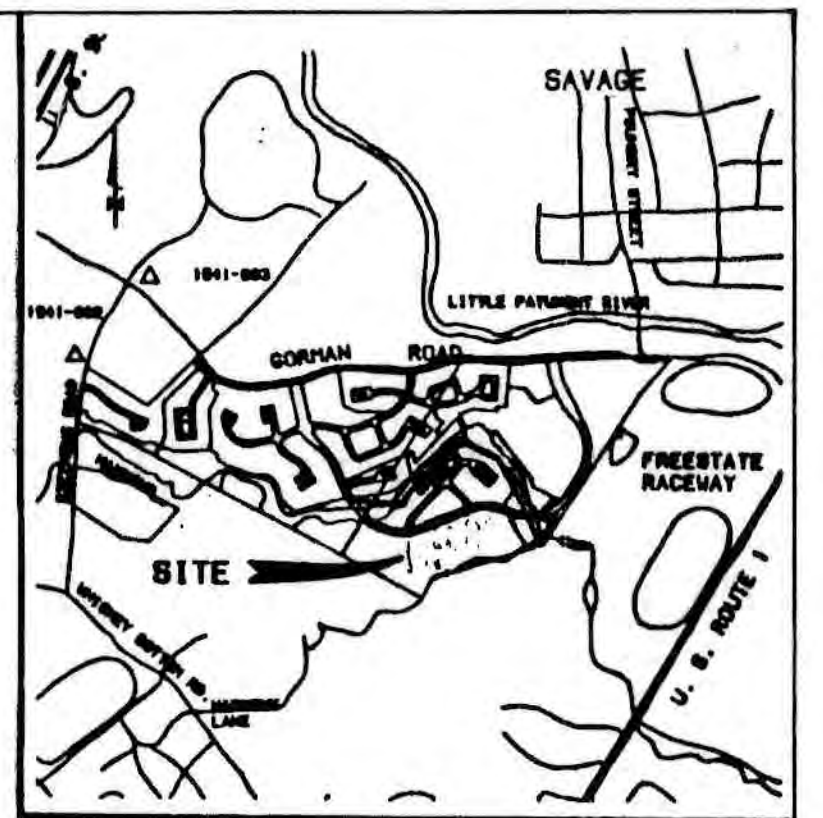
BOWLING BROOK LOTS 215 & 216
PLAT NOS 10094, 10095, 10096
ZONED RSA-B
(TOWNHOUSES UNDER CONST.)

KNIGHTS BRIDGE ROAD
(MINOR COLLECTOR)



SECT. A-A
LANDSCAPE BERM
(NO SCALE)

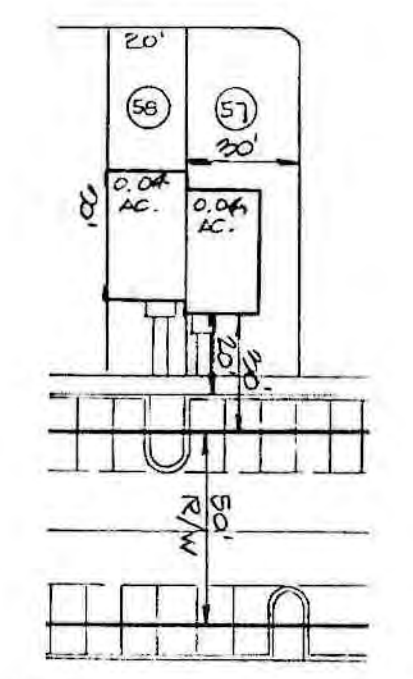
NOTE LANDSCAPE BUFFER PLANTING
TO BE APPROVED BY HOWARD COUNTY.



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES:

- Topography shown based on field survey by Harris, Smariga, Matz, Inc. dated November, 1991.
- Grading shown for lots and roads is schematic only and may be altered during detailed design.
- Wetlands and floodplain delineated by others and recorded on the plats of Bowling Brook Farm: 10094-10099
- Building setbacks are shown generally on the site plan. A typical lot detail is shown below.
- Typical detail of proposed landscape buffer between existing Knights Bridge Road and proposed townhouses shown below.
- The existing parking shown (graphically only) exceeds the two places per unit requirement.
Parking required: 161 units X 2 Sp/Unit = 322 spaces.
Parking provided: 325 SP. (INCL. 44 GARAGE SPACES)
- There are no existing buildings, structures, historic structures, cemeteries, or identified environmentally sensitive areas on the site.
- Knights Bridge Road is classified as a collector; intersections planned are directly adjacent to existing intersections.
- There are no roadway entrances within 200 feet of existing structures; no posters for public notice are required.
- AREA/ZONING INFORMATION
Existing Zoning : RSA-B
Gross Area of Tract : 20.19 Ac.
Total Open Space Proposed : 7.672 Ac.
Net Area of Tract : 19.932 Ac.
Area of Proposed Lots : 7.26 Ac.
Area of Proposed Roads : 4.34 Ac.
(R/W ONLY)
TOTAL STRUCTURAL COVER (NET AREA) = 92.43% OF TOTAL AREA
Number of Lots Proposed
a. Building (161 Lots) : 7.26 Ac.
b. Open Space (11 Lots) : 7.672 Ac. (TOTAL)
c. Floodplain (2 Lots) : 0.192 Ac.
d. STEEP SLOPES : 0.675 Ac.
- Total Open Space Required = 25% X 20.19 Ac. = 5.04 Ac.
Total Open Space Proposed = 7.672 Ac.
Total Open Space Represents = 97.02% of Gross Area
- Water and Sewer systems proposed are to be public.
- The Traffic Study was approved as part of the initial Bowling Brook Farms approval. No new traffic study is required.
- THE PURPOSE OF LANDSCAPED BUFFERS AND BERM EASEMENTS WILL BE DESIGNED AND PLANTED IN SUCH AS TO NOT INTERFERE WITH THE REQUIRED SITE DISTANCES.
- STREET LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH THE DESIGN MANUAL AND WILL BE HPS TYPE.



TYPICAL LOT DETAIL
SCALE: 1" = 50'

OPEN SPACE LOT TABULATIONS

LOT #	SQUARE FT.	ACRES	REMARKS
162	146,361.60	3.340	H.O.A. OPEN SPACE
163	7,056.72	0.162	DEVELOPER MAINTAINED
164	67,605.12	1.552	H.O.A. OPEN SPACE
165	11,235.44	0.274	H.O.A. OPEN SPACE
166	12,769.08	0.293	H.O.A. OPEN SPACE
167	7,405.20	0.170	DEVELOPER MAINTAINED
168	62,724.40	1.440	H.O.A. OPEN SPACE
169	10,454.40	0.240	H.O.A. OPEN SPACE

B.G. & E. CO.
453/394
ZONED RSA-B

- OPEN SPACE TABULATIONS
- Total Open Space Required: 25% of 20.19 Ac. = 5.04 Ac.
 - Total Open Space Provided: 7.672 Ac.
 - Open Space:
 - A) Unencumbered Open Space : 5.716 Ac
 - B) 25% or Greater Slopes : 0.675
 - C) Floodplains : 0.192 Ac
 - D) Stormwater Management Area : 1.086 Ac
 - Total : 7.672 Ac
 - Stormwater Management and Floodplain Area represents 16.67% of Total Open Space. (50% allowed)

BANKERS TRUST CO.
626/573
ZONED INDUSTRIAL

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

James R. Smith 4/9/92
PLANNING DIRECTOR DATE



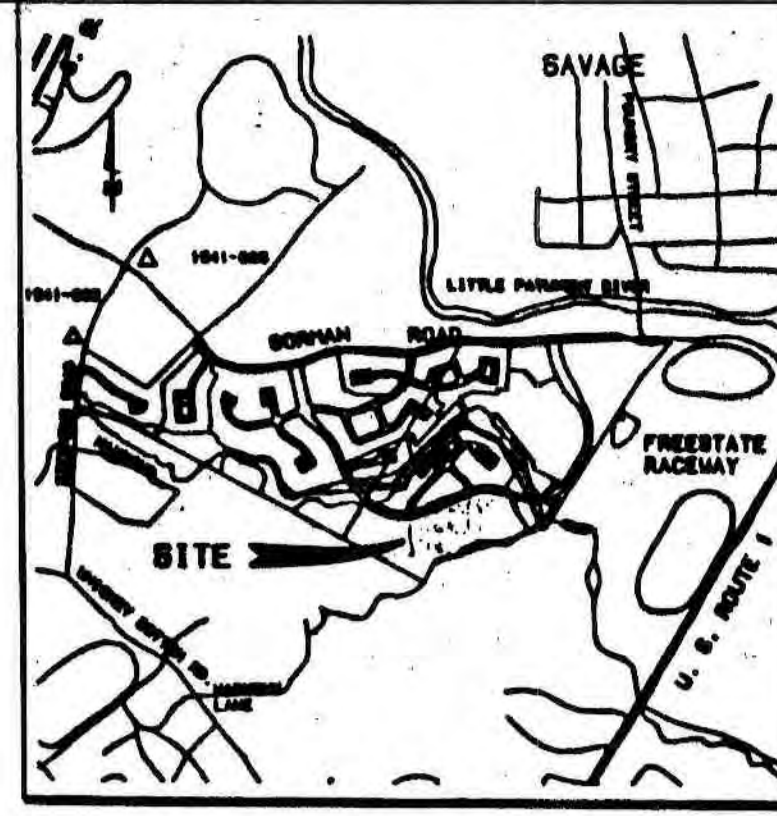
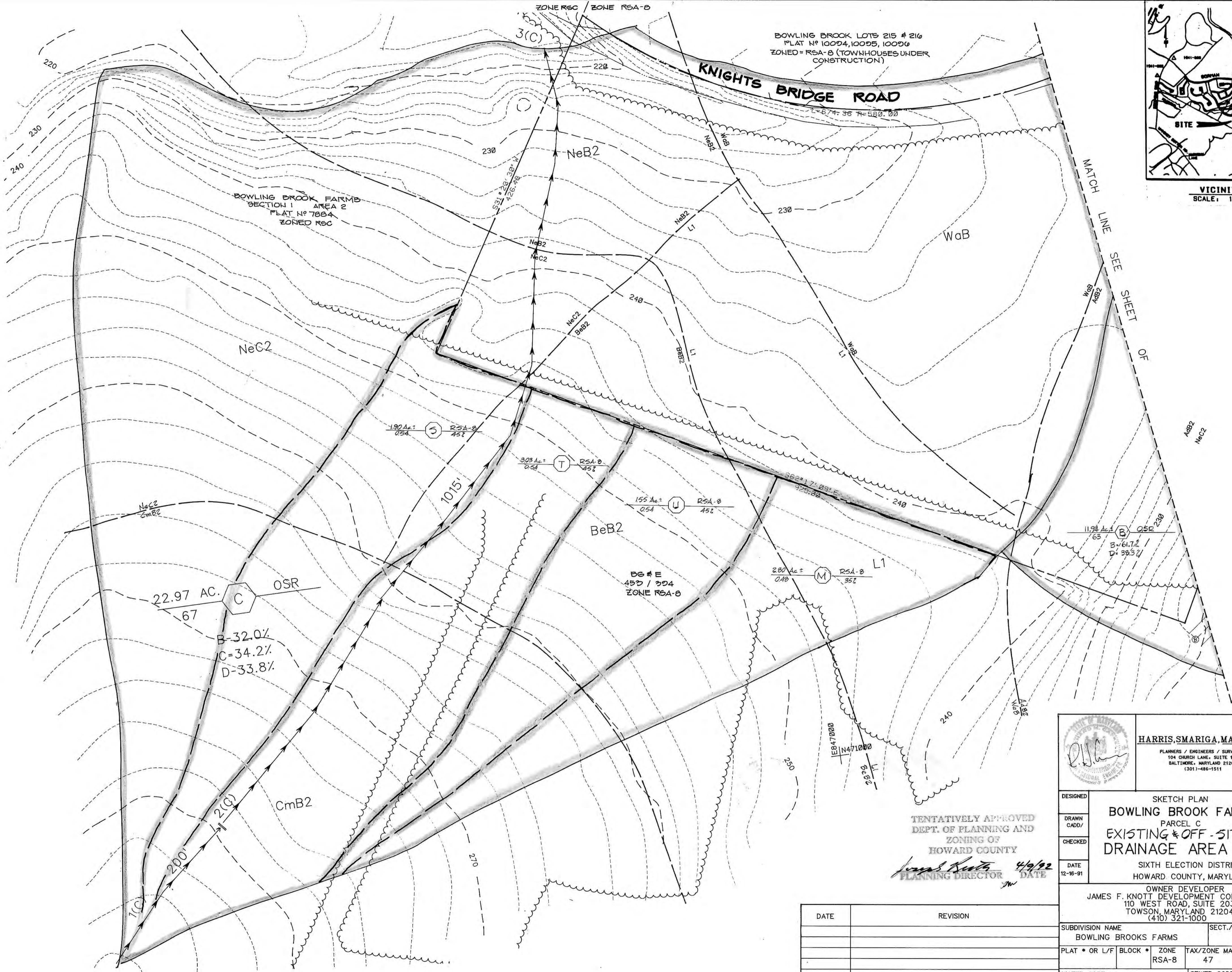
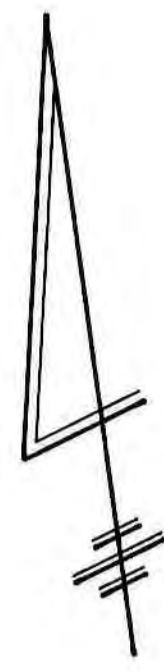
HARRIS, SMARIGA, MATZ, INC.

PLANNERS / ENGINEERS / SURVEYORS
101 CHURCH LANE, SUITE 100
BALTIMORE, MARYLAND 21204
(301) 486-1511

DESIGNED	SKETCH PLAN BOWLING BROOK FARMS PARCEL C		SCALE 1" = 50'
DRAWN CADD/ KLS	DRAINAGE AREA MAP		DRAWING 7/16
CHECKED	SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND		JOB NO. 40554
DATE 3-3-92	OWNER DEVELOPER JAMES F. KNOTT DEVELOPMENT CORPORATION 110 WEST ROAD, SUITE 203 TOWSON, MARYLAND 21204 (410) 321-1000		FILE NO.

DATE	REVISION
3/30/92	RD G / RE E MOD.
4/6/92	D.P.W. Comments

SUBDIVISION NAME BOWLING BROOKS FARMS	SECT./AREA	LOT/PARCEL PARCEL C
PLAT • OR L/F BLOCK • RSA-B	TAX/ZONE MAP 47	ELEC. DIST. CENSUS TR 6TH 6063
WATER CODE	SEWER CODE	



VICINITY MAP
SCALE: 1" = 2000'

BOWLING BROOK FARMS
SECTION 1 AREA 2
PLAT # 7884
ZONED R5C

BOWLING BROOK LOTS 215 & 216
PLAT # 10004, 10005, 10006
ZONED = RSA-8 (TOWNHOUSES UNDER
CONSTRUCTION)

22.97 AC. C
B-32.0%
C-34.2%
D-33.8%

DE # E
497 / 004
ZONE RSA-8



HARRIS, SMARIGA, MATZ, INC.
PLANNERS / ENGINEERS / SURVEYORS
104 CHURCH LANE, SUITE 100
BALTIMORE, MARYLAND 21208
(301) 486-1511

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

James Smith
PLANNING DIRECTOR DATE 4/9/92

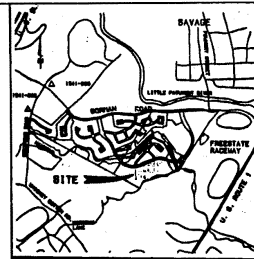
DESIGNED	SKETCH PLAN	SCALE
DRAWN	BOWLING BROOK FARMS	1"=50'
CADD/	PARCEL C	DRAWING
CHECKED	EXISTING & OFF-SITE	6/15
	DRAINAGE AREA MAP	JOB NO.
DATE	SIXTH ELECTION DISTRICT	40554
12-16-91	HOWARD COUNTY, MARYLAND	FILE NO.

OWNER DEVELOPER
JAMES F. KNOTT DEVELOPMENT CORPORATION
110 WEST ROAD, SUITE 203
TOWSON, MARYLAND 21204
(410) 321-1000

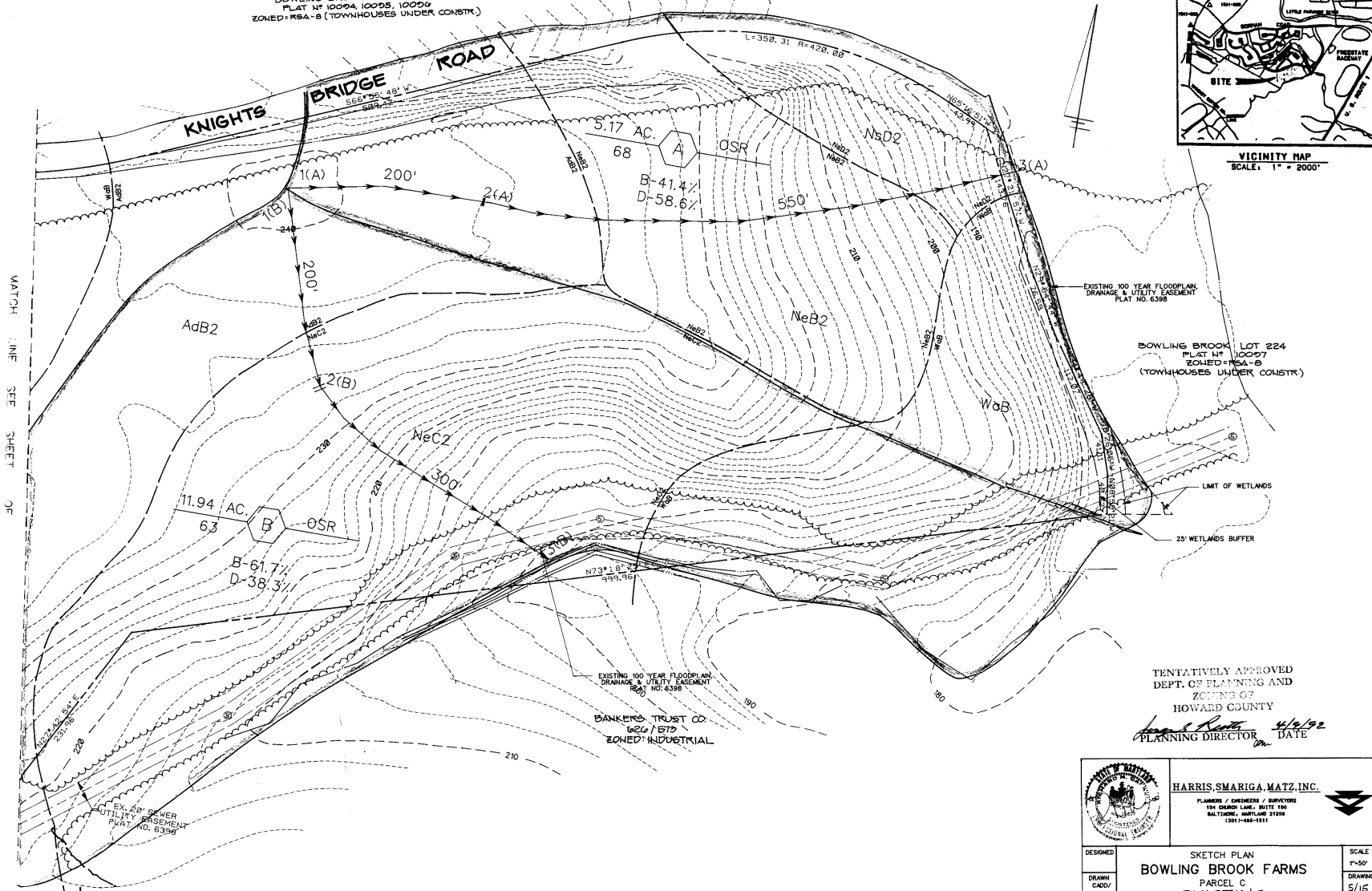
DATE	REVISION

SUBDIVISION NAME	SECT./AREA	LOT/PARCEL
BOWLING BROOKS FARMS		PARCEL C
PLAT * OR L/F	BLOCK * ZONE	TAX/ZONE MAP
	RSA-8	47
		ELEC. DIST. 6TH
		CENSUS TR 6063
WATER CODE	SEWER CODE	

BOWLING BROOK LOTS 215 & 216
 PLAT # 10094, 10095, 10096
 ZONED: RSA-B (TOWNHOUSES UNDER CONSTR.)



VICINITY MAP
 SCALE: 1" = 2000'



MATCH LINE SEE SHEET 05

EXISTING 100 YEAR FLOODPLAIN
 DRAINAGE & UTILITY EASEMENT
 PLAT NO. 6398

BOWLING BROOK LOT 224
 PLAT # 10097
 ZONED: RSA-B
 (TOWNHOUSES UNDER CONSTR.)

LIMIT OF WETLANDS

25' WETLANDS BUFFER

EXISTING 100 YEAR FLOODPLAIN
 DRAINAGE & UTILITY EASEMENT
 PLAT NO. 6398

BANKERS TRUST CO.
 1620/1575
 ZONED: INDUSTRIAL

EX. 20" SEWER
 UTILITY EASEMENT
 PLAT NO. 6396

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

James S. Katz 4/6/92
 PLANNING DIRECTOR DATE



HARRIS SMARIGA, MATZ, INC.
 PLANNERS / ENGINEERS / SURVEYORS
 100 CHURCH LANE, SUITE 100
 BALTIMORE, MARYLAND 21201
 (301) 688-1511

DESIGNED	SKETCH PLAN	SCALE	1"=50'
DRAWN	BOWLING BROOK FARMS	DRAWING	5/15
CAD/D	PARCEL C	JOB NO.	40554
CHECKED	EXISTING	FILE NO.	
	DRAINAGE AREA MAP		
DATE	SIXTH ELECTION DISTRICT		
12-16-91	HOWARD COUNTY, MARYLAND		

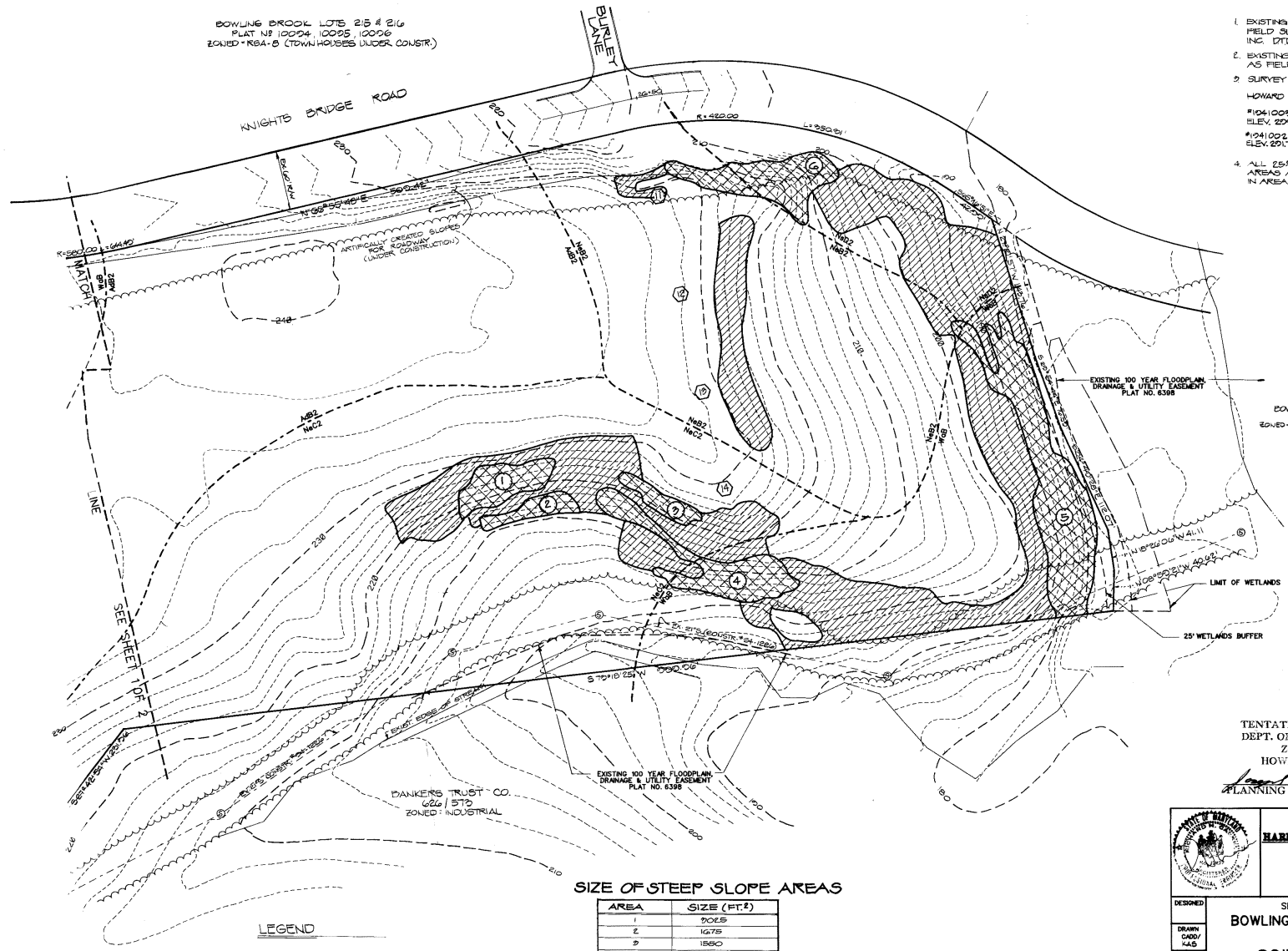
OWNER DEVELOPER
 JAMES F. KNOTT DEVELOPMENT CORPORATION
 110 WEST ROAD, SUITE 203
 TOWSON, MARYLAND 21204
 (410) 321-1000

DATE	REVISION

SUBDIVISION NAME	BOWLING BROOK FARMS	SECT./AREA	LOT/PARCEL	PARCEL C
PLAT * OR L/F BLOCK *	ZONE	TAX/ZONE MAP	ELEC. DIST.	CENSUS TR
	RSA-B	47	6TH	6063
WATER CODE	SEWER CODE			



BOWLING BROOK LOTS 215 & 216
 PLAT N# 10004, 10005, 10006
 ZONED - RBA-B (TOWN HOUSES UNDER CONSTR.)



- NOTES**
- EXISTING TOPOGRAPHY ESTABLISHED BY FIELD SURVEY BY HARRIS, SMARIGA, MATZ, INC. DTD NOVEMBER 1991.
 - EXISTING EDGE OF STREAM IS SHOWN AS FIELD LOCATED, NOVEMBER 1991.
 - SURVEY BASED UPON:
 HOWARD COUNTY STATIONS:
 N 1041005 474260.900 844237.714
 ELEV. 2292.438
 *1041002 473667.017 843078.094
 ELEV. 201.707
 - ALL 25% OR GREATER STEEP SLOPE AREAS ARE LESS THAN 20,000 SQ. FT. IN AREA. (SEE CHART)

BOWLING BROOK LOT 224
 PLAT N# 10007
 ZONED - RBA-B (TOWN HOUSES UNDER CONSTR.)

DANKERS TRUST CO.
 622 / 570
 ZONED - INDUSTRIAL

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
James F. Knott 4/9/92
 PLANNING DIRECTOR DATE

SIZE OF STEEP SLOPE AREAS

AREA	SIZE (FT. ²)
1	2025
2	1675
3	1580
4	5575
5	12075
6	8500

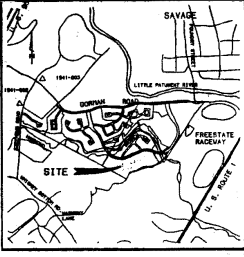
- LEGEND**
- 15%-24.9% SLOPE
 - 25% OR GREATER SLOPE

HARRIS, SMARIGA, MATZ, INC.
 PLANNERS / ENGINEERS / SURVEYORS
 104 QUAKER LANE, SUITE 100
 BALTIMORE, MARYLAND 21204
 (301) 488-1911

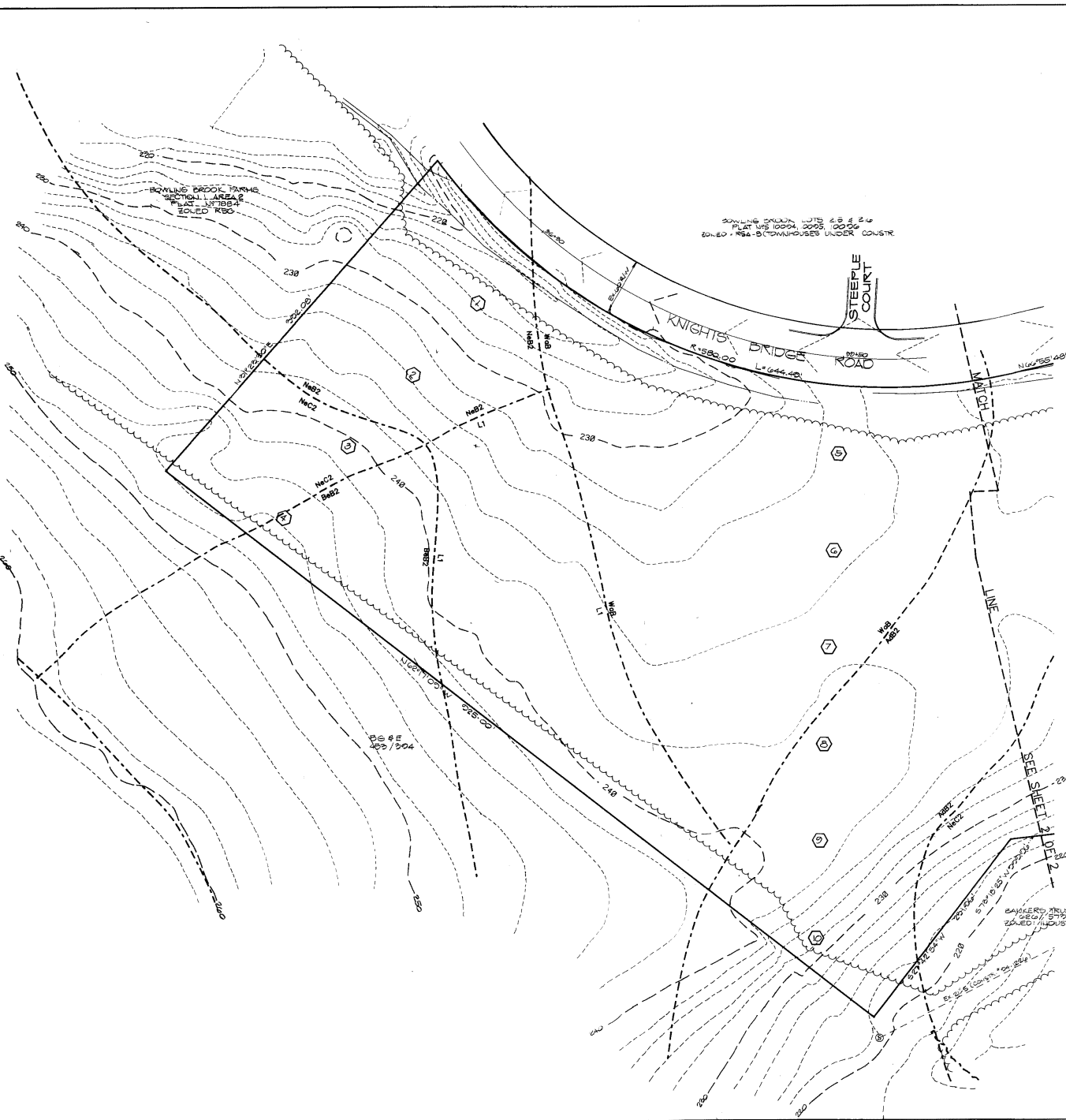
DESIGNED	SKETCH PLAN	SCALE
DRAWN	BOWLING BROOK FARMS	1"=50'
CHECKED	PARCEL C	DRAWING
DATE	SOILS MAP	4/15
12-16-91	SIXTH ELECTION DISTRICT	JOB NO.
	HOWARD COUNTY, MARYLAND	40584
		FILE NO.

OWNER DEVELOPER		
JAMES F. KNOTT DEVELOPMENT CORPORATION		
110 WEST ROAD, SUITE 203		
TOWNSHIP, MARYLAND 21204		
(410) 321-1000		
SUBDIVISION NAME	SECT./AREA	LOT/PARCEL
BOWLING BROOKS FARMS		PARCEL C
PLAT * OR L/F	BLOCK	ZONE
		TAX/ZONE MAP
	RSA-B	47
		ELEC. DIST.
		6TH
		6063
WATER CODE	SEWER CODE	

DATE	REVISION



VICINITY MAP
SCALE: 1" = 2000'



BOWLING BROOK FARMS LOTS 4, 5 & 2, 6
PLAT 116 (2004, 2005, 10000)
ZONED RSA-8 (CONDOMINIUMS UNDER CONSTRUCTION)

SYMBOL	NAME	TYPE	LIMITATIONS
NeCe	NESHAMINY SILT LOAM	D	WELL DRAINED; EROSION POTENTIAL
NeBz	NESHAMINY SILT LOAM	D	WELL DRAINED; MODERATE EROSION POTENTIAL
BeBz	BELLEVILLE SILT LOAM	C	FAIR DRAINAGE; EROSION POTENTIAL
L1	LEONARD SILT LOAM	D	POOR DRAINAGE; SLOW RUNOFF
WaBz	WATCHUNG SILT LOAM	D	WETNESS AND EROSION POTENTIAL
AdBz	ALDINO SILT LOAM	D-HYDR	SEASONABLY WET; SERIOUS EROSION POTENTIAL
NsDz	NESHAMINY SILTY DAY LOAM	B	SHALLOW; SOME GRAVEL; EROSION POTENTIAL

SAMPLE POINT	TYPE VEGETATION	CONSTANT HEIGHT	EXISTING VEGETATION		CONDITION
			HEIGHT	DIAMETER	
1	Decid. Woodland	Beech	50 ft. - 125 ft.	8" cal. - 24" cal.	Mature/Good
			60 ft. - 120 ft.	8" cal. - 24" cal.	
			8" cal. - 24" cal.		
2	Decid. Woodland	Beech	80 ft. - 120 ft.	8" cal. - 24" cal.	Mature/Good
			8" cal. - 24" cal.		
3	Decid. Woodland	Beech	40 ft. - 110 ft.	15" cal. - 24" cal.	Mature/Good
			60 ft. - 150 ft.	15" cal. - 24" cal.	
4	Decid. Woodland	Beech	30 ft. - 80 ft.	10" cal. - 20" cal.	Mature/Good
			6" cal. - 24" cal.		
5	Decid. Woodland	Black Oak	75 ft. - 125 ft.	10" cal. - 18" cal.	Mature/Good
			50 ft. - 75 ft.	40 ft. - 100 ft.	
6	Decid. Woodland	Beech	70 ft. - 100 ft.	10" cal. - 15" cal.	Mature/Good
			80 ft. - 100 ft.	25 ft. - 324 ft.	
7	Decid. Woodland	Beech	30 ft. - 130 ft.	10" cal. - 15" cal.	Declining Cond.
			60 ft. - 100 ft.	100 ft. - 125 ft.	
8	Space Woodland	Beech	30 ft. - 140 ft.	8" cal. - 24" cal.	Mature/Good
			15" cal. - 25" cal.	15" cal. - 24" cal.	
9	Decid. Woodland	Beech	50 ft. - 125 ft.	6" cal. - 22" cal.	Mature/Good
			80 ft. - 140 ft.	10" cal. - 25" cal.	
10	Decid. Woodland	Beech	75 ft. - 125 ft.	15" cal. - 24" cal.	Mature/Good
			25 ft. - 80 ft.	15" cal. - 24" cal.	
11	Space Woodland	Black Oak	75 ft. - 125 ft.	7" cal. - 8" cal.	Mature/Good
			25 ft. - 80 ft.	9" cal. - 10" cal.	
12	Space Woodland	Black Oak	75 ft. - 125 ft.	10" cal. - 20" cal.	Mature/Good
			2" cal. - 3" cal.		
13	Space Woodland	Beech	50 ft. - 125 ft.	3" cal. - 15" cal.	Mature/Good
			6" cal. - 20" cal.		
14	Decid. Woodland	Young Beech	20 ft. - 50 ft.	2" cal. - 8" cal.	Mature/Good
			50 ft. - 150 ft.	15" cal. - 20" cal.	
			50 ft. - 75 ft.		
			15" cal. - 24" cal.		

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
Harold A. Smith
PLANNING DIRECTOR DATE 4/15/12

NOTES:
(THERE ARE NO STEEP SLOPES ON THIS PORTION OF THE PROJECT)

HARRIS SMARIGA MATZ, INC.
PLANNERS / ENGINEERS / SURVEYORS
100 CHERRY LAKE, SUITE 100
Baltimore, Maryland 21084
(410) 488-1511

DESIGNED	SKETCH PLAN	SCALE
DRAWN	BOWLING BROOK FARMS	1"=50'
CADD	PARCEL C	DRAWING
CHECKED	SOILS MAP	3/15
DATE	SIXTH ELECTION DISTRICT	JOB NO.
12-16-11	HOWARD COUNTY, MARYLAND	40554
	OWNER DEVELOPER	FILE NO.
	JAMES F. KNOTT DEVELOPMENT CORPORATION	
	110 WEST ROAD, SUITE 203	
	TOWNSON, MARYLAND 21204	
	(410) 321-1000	

DATE	REVISION

SUBDIVISION NAME	SECT./AREA	LOT/PARCEL
BOWLING BROOK FARMS		PARCEL C
PLAT * OR L/F BLOCK *	ZONE	TAX/ZONE MAP ELEC. DIST. CENSUS TR
RSA-8	47	6TH 6063
WATER CODE	SEWER CODE	

6063 47 6TH 6063

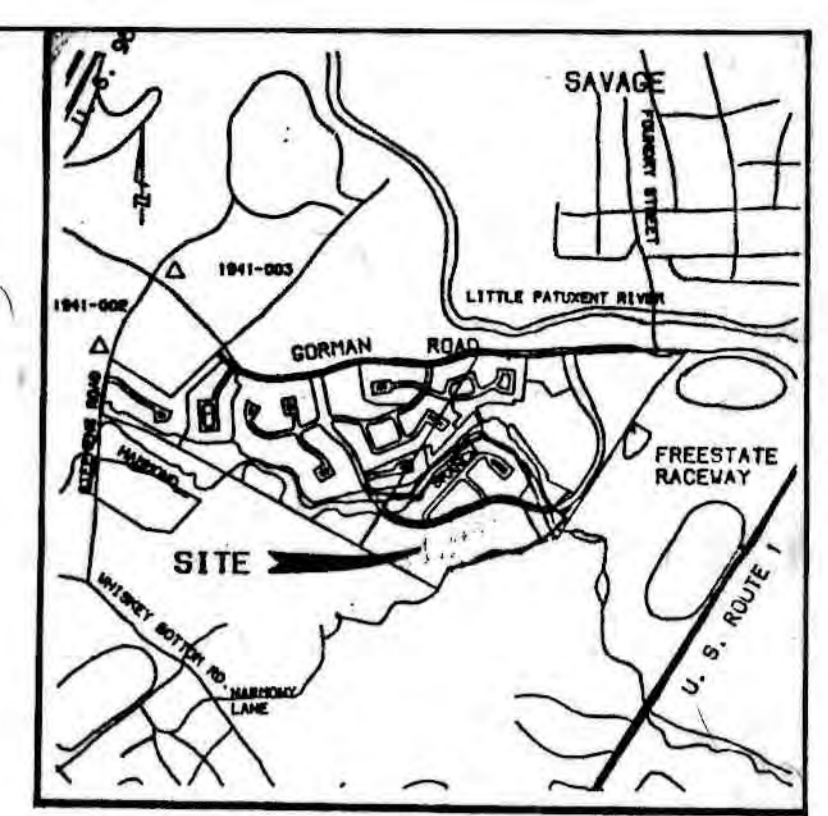
S-12-12

BOWLING BROOK LOTS 215 & 216
 PLAT NO'S. 10094, 10095, 10096
 ZONED RSA-8
 (TOWNHOUSES UNDER CONST.)

KNIGHTS BRIDGE ROAD
 (MINOR COLLECTOR)

BURLEY LANE
 (EXISTING)

PROP. 20' LANDSCAPE BUFFER
 & BERM (SEE DETAIL SHT. 1 OF 2)
 60' R/W (EXISTING)

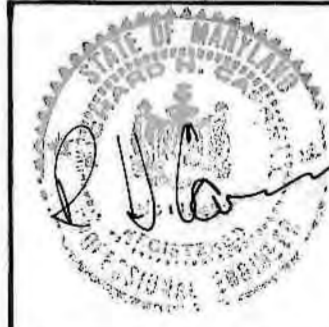


VICINITY MAP
 SCALE: 1" = 2000'

BOWLING BROOK LOT 224
 PLAT NO. 10097
 ZONED RSA-8
 (TOWNHOUSES UNDER CONST.)

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

James Smith 4/9/92
 PLANNING DIRECTOR DATE



HARRIS, SMARIGA, MATZ, INC.
 PLANNERS / ENGINEERS / SURVEYORS
 104 CHURCH LANE, SUITE 100
 BALTIMORE, MARYLAND 21208
 (301)-486-1511

DESIGNED: SKETCH PLAN
 DRAWN: BOWLING BROOK FARMS
 CHECKED: PARCEL C
 DATE: 3-3-92
 SCALE: 1"=50'
 DRAWING: 2/15
 JOB NO.: 40554
 FILE NO.:
 SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

OWNER DEVELOPER
 JAMES F. KNOTT DEVELOPMENT CORPORATION
 110 WEST ROAD, SUITE 203
 TOWSON, MARYLAND 21284
 (410) 321-1000

SUBDIVISION NAME BOWLING BROOKS FARMS		SECT./AREA	LOT/PARCEL PARCEL C
PLAT OR L/F RSA-8	BLOCK	ZONE 47	TAX/ZONE MAP 6TH ELEC. DIST. CENSUS TR 6063
WATER CODE		SEWER CODE	

DENSITY TABULATION

	SECTION 2 AREA 1 (PARCEL B)	SECTION 3 AREA 1 (PARCEL E-1)	SECTION 2 AREA 2 (PARCEL E-2)	SECTION 4 AREA 1 (PARCEL G)	SECTION 4 AREA 2 (PARCEL H)	SECTION 2 AREA 2 (PARCEL M)	PARCEL I	PARCEL C	TOTAL
1. GROSS AREA	2.75	25.87	6.09	4.26	2.05	1.33	14.76	25.96	103.12
2. FLOODPLAIN/STEEP SLOPES	0.00	2.23	1.20	0.00	0.00	0.00	10.42	0.00	14.87
3. NET AREA	2.75	23.64	4.89	4.26	2.05	1.33	14.75	15.54	88.25
4. NO. OF DWELLING UNITS ALLOWED (BASED ON NET FLOODPLAIN LOT ADJUSTMENT)	22.08	189.12	39.12	34.08	16.48	10.54	118.08	124.32	706.00
5. FLOODPLAIN LOT ADJUSTMENT LOT ALLOWANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.43	70.60
6. TOTAL NO. OF DWELLING UNITS ALLOWED	22.08	189.12	39.12	34.08	16.48	10.54	118.08	136.75	706.00
7. TOTAL NO. DWELLING UNITS PROPOSED	0.00	216.00	33.00	40.00	18.00	10.00	150.00	114.00	742.00
8. DENSITY PER ACRE	0.00	8.35	5.42	9.39	8.74	7.52	10.16	4.39	7.52

DATE	REVISION
4/6/92	DPV COMMENTS

	GERMAN ROAD	SECTION 1 AREA 1 & 2 (PARCEL E-1)	SECTION 3 AREA 1 (PARCEL E-1)	LIBRARY SITE (16.0 & PARCEL G)	SECTION 4 AREA 1 (PARCEL H)	PARCEL L & LOT 1 (PARCEL H)	SECTION 4 AREA 2 (PARCEL H)	PARCEL J	PARCEL F	TOTAL
1. GROSS AREA	4.40	49.16	3.04	5.43	11.05	22.69	2.52	1.01	5.90	105.20
2. FLOODPLAIN/STEEP SLOPES	0.00	10.75	0.00	0.00	0.00	0.31	0.00	0.58	0.00	11.65
3. NET AREA	4.40	38.40	3.04	5.43	11.05	22.38	2.52	0.43	5.90	93.55
4. NO. OF DWELLING UNITS ALLOWED (BASED ON NET FLOODPLAIN LOT ADJUSTMENT)	11.50	153.60	12.16	21.72	44.20	89.52	10.08	1.72	23.60	374.19
5. FLOODPLAIN LOT ADJUSTMENT LOT ALLOWANCE	0.00	15.36	1.22	2.17	4.42	8.95	0.00	0.17	0.00	37.42
6. TOTAL NO. OF DWELLING UNITS ALLOWED	11.50	168.96	13.38	23.89	48.62	98.47	10.08	1.89	23.60	411.61
7. TOTAL NO. DWELLING UNITS PROPOSED	0.00	198.00	19.00	0.00	82.00	52.00	12.00	0.00	40.00	403.00
8. DENSITY PER ACRE	0.00	4.03	5.25	0.00	7.42	2.29	4.26	0.00	6.78	3.83

* DENSITY PER ACRE WILL NOT VIOLATE THAT ALLOWED BY ZONING REGULATION W 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 SLO DEDICATED TO HOWARD COUNTY PARKS AND RECREATION

