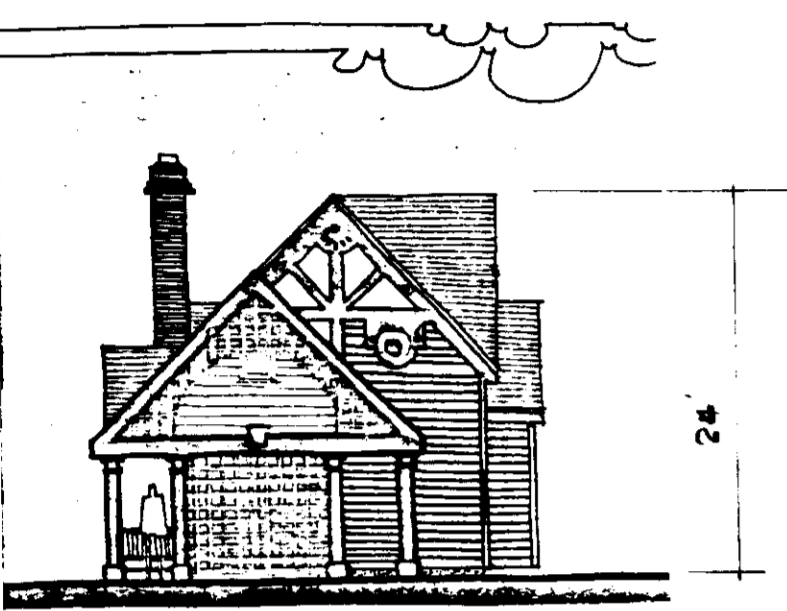
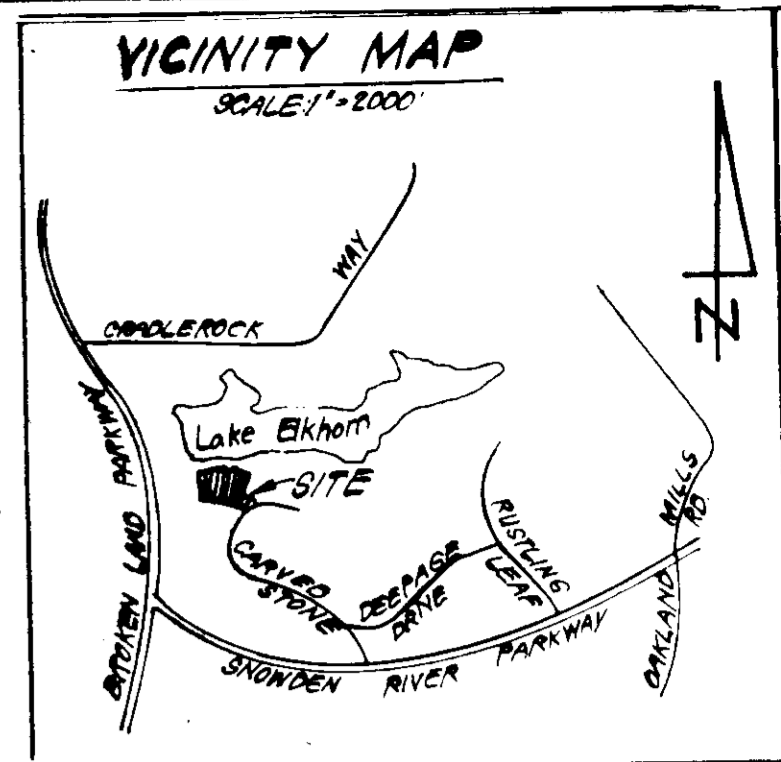
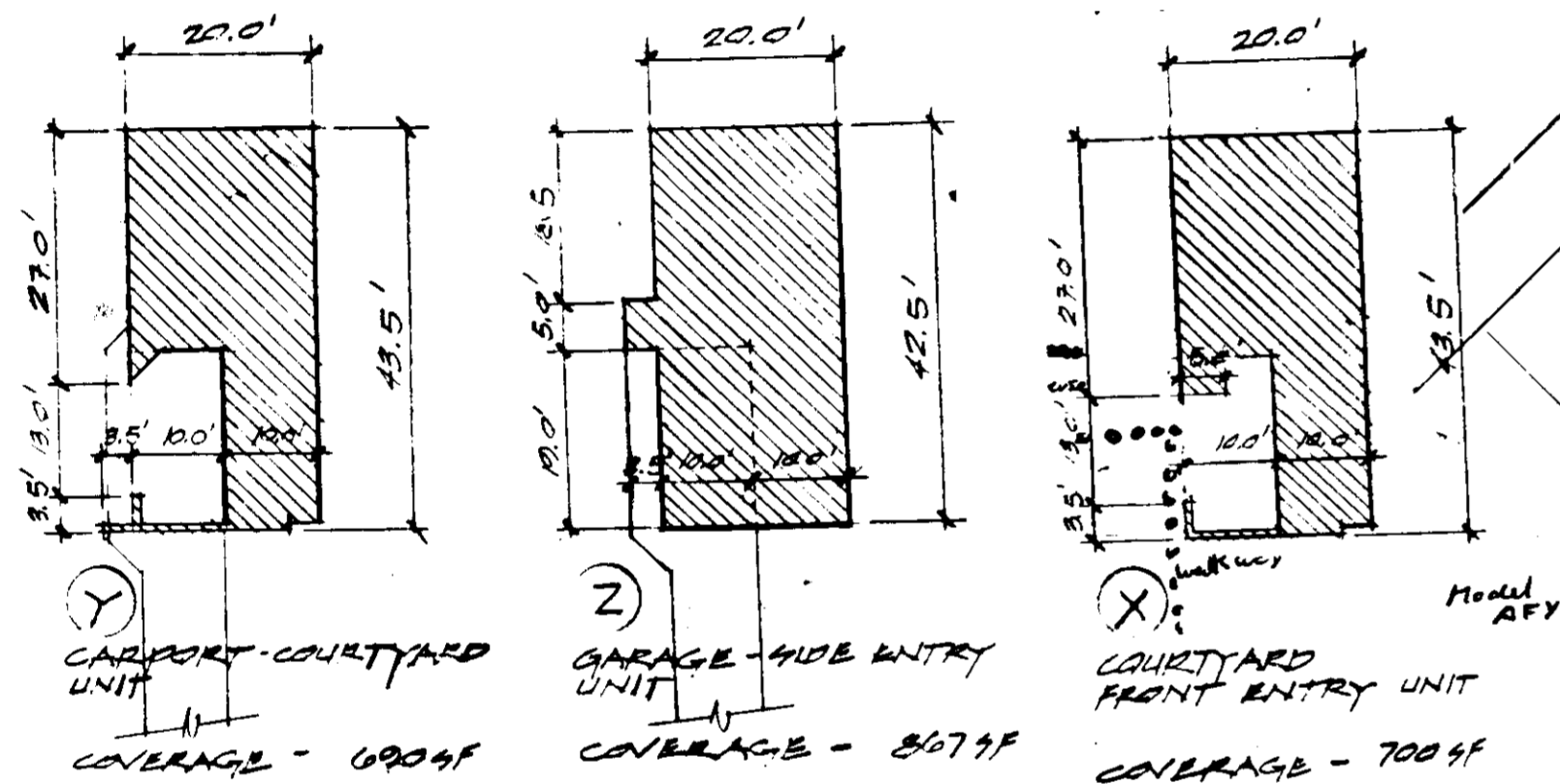


PROPOSITION NAME	SECTION/AREA	LOT NO. OR PARCEL NO.
VILLAGE OF OWEN BROWN	2	A 395 THRU A 403 INCL.
PLAT REF. 5288	BLK. NO. 42	ELECT. DIST. CONTRACT NO. 1001, 03
WATER CODE E-12	SEWER CODE E352302	

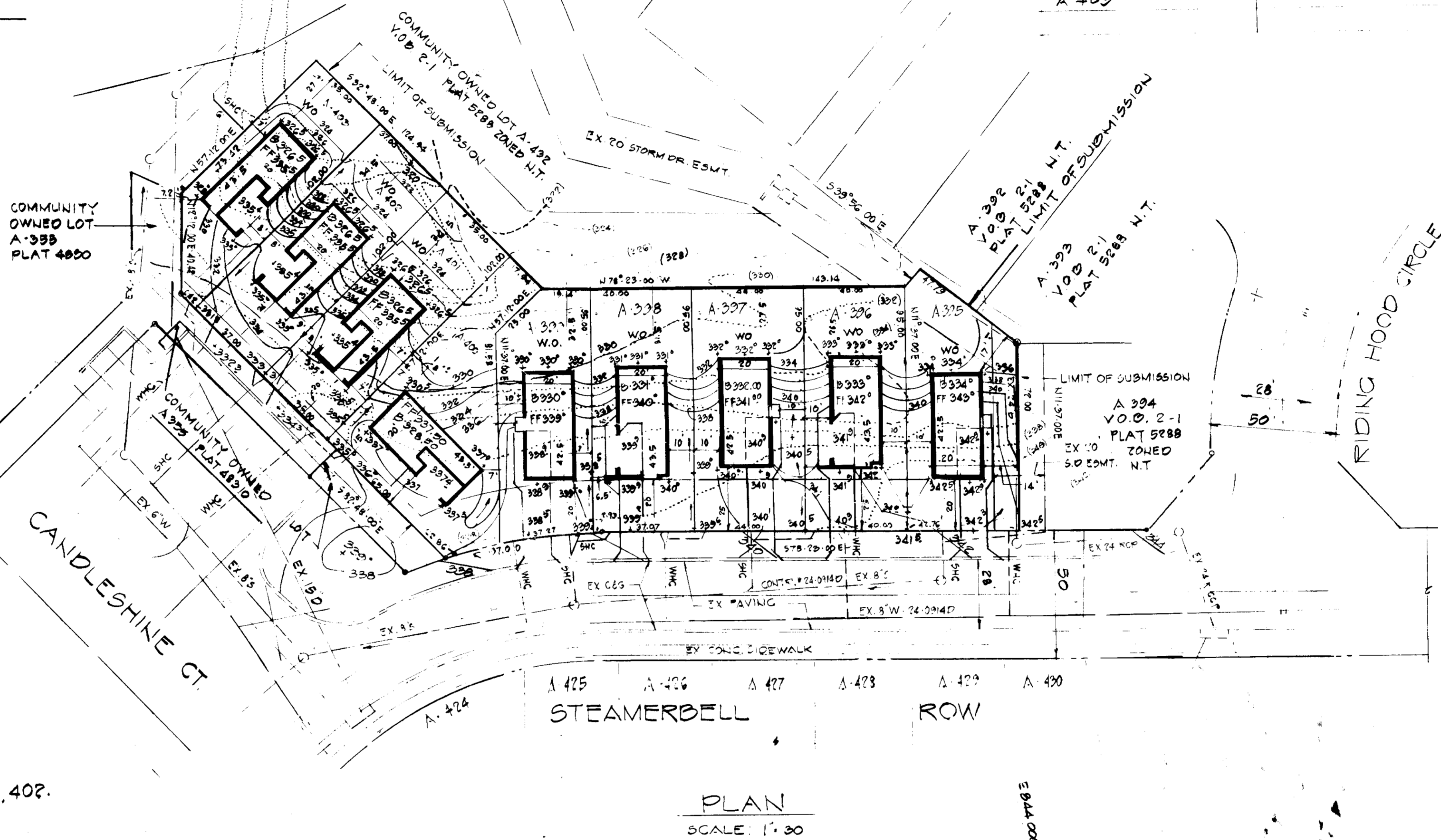
ADDRESS CHART		
LOT NUMBER	STREET ADDRESS	
A-395	7242	STEAMERBELL COURT
A-396	7244	STEAMERBELL COURT
A-397	7246	STEAMERBELL COURT
A-398	7248	STEAMERBELL COURT
A-399	7250	STEAMERBELL COURT
A-400	7260	CANDLESHIRE COURT
A-401	7262	CANDLESHIRE COURT
A-402	7264	CANDLESHIRE COURT
A-403	7266	CANDLESHIRE COURT



ELEVATION
NO SCALE



TYP. FLOOR PLANS
SCALE 1"=20'



- GENERAL NOTES:
- AREA OF SUBMISSION
 - OWNER/DEVELOPER
ETHAN GROSSMAN
10750 HICKORY RIDGE RD
SUITE 109
COLUMBIA MD 21044
 - DEED REF 697-670 PLAT REF. 5288
 - ZONING CLASSIFICATION: NEW TOWN
 - SINGLE FAMILY DWELLINGS
 - FINAL DEVELOPMENT PLAN PHASE II PART I & II
 - TAX MAP NO. 42
 - NO. OF UNITS THIS SUBMISSION: 9
 - WATER SEWER ROADS ARE PUBLIC
 - DENSITY CALCULATIONS:

A. AREA OF SUBMISSION	AC	59 FT	%
B. BUILDING COVERAGE		6781	25
C. PAVING		1775	
D. OPEN SPACE		25455	75
 - ANY DAMAGE TO HO CO. R/W OR PAVING SHALL BE CORRECTED AT DEVELOPER'S EXPENSE.
 - CONTRACTOR SHALL VERIFY LOCATION OF ALL EXIST. UTILITIES.
 - THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION/INSPECTION SURVEY DIVISION 24 HRS. IN ADVANCE OF WORK @ 912-2417.
 - LEGEND:

A. CONTOUR INTERVAL 2 FT	
B. EXISTING GRADE	(300) ---
C. FINISHED GRADE	---
D. W.O. WALK OUT	

LOT NO.	SQ. FT.	COVERAGE		TOTAL P.	OPEN SPACE	PC.
		BLDG COVERAGE	PC. + PAVING			
A-395	3775	867 SQ FT	23% + 275 SQ FT	30%	2785	73
A-396	3900	690	18% 325	27	2988	72
A-397	4100	867	21% 275	25	2835	75
A-398	3900	690	18% 275	23	2271	67
A-399	3419	867	25% 45	16	3792	94
A-400	4557	700	15% 75	22	3795	78
A-401	3570	700	24% 75	20	2999	80
A-402	3774	700	19% 75	23	2557	75
A-403	3162	700	22% 105	29		
TOTALS 9 LOTS	34,911	6781 SQ FT	1775 SQ FT.	23%	25455 SQ FT	75%

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 7-10-85

SITE DEVELOPMENT PLAN

LOTS A 395 THRU A 403 INCL
COLUMBIA
VILLAGE OF OWEN BROWN
SECTION 2 AREA 1
6TH. ELECT. DIST.
HO CO MD
SCALE 1"=30' APRIL 1, 1985

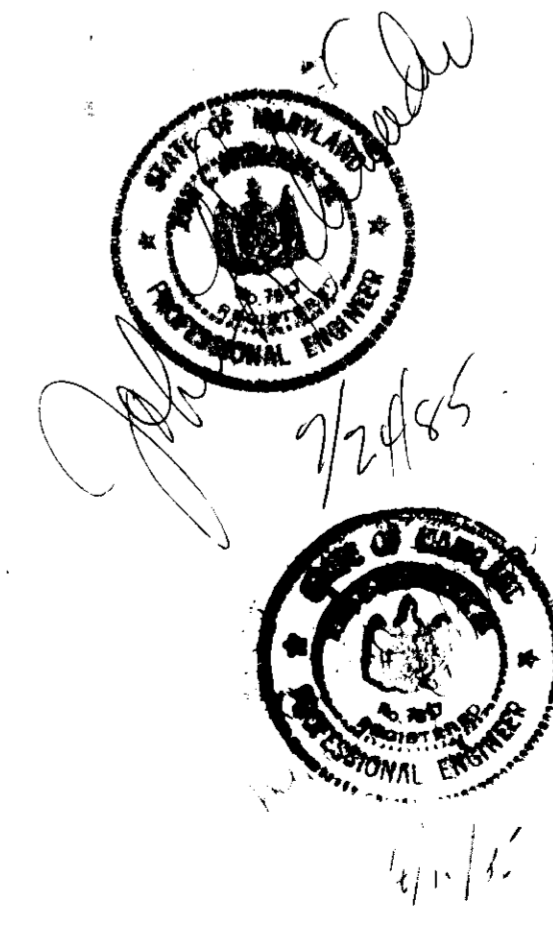
DEVELOPER:
ETHAN GROSSMAN
10750 HICKORY RIDGE RD.
SUITE 109
COLUMBIA MD. 21044
301-730-2494

PLAN BY: LAND DEVELOPMENT CONSULTANTS
37 MT GREEN CIR.
BALTO. 21207
265-6543

APPROVED:
HOWARD COUNTY OFFICE OF PLANNING AND ZONING
PLANNING DIRECTOR
DATE 8-9-85

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER
DATE 8-7-85

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR
DATE 8-5-85



PERMANENT SEEDING NOTES

Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

Seedbed Preparation: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding.

Soil Amendments: In lieu of soil test recommendations, use one of the following schedule:

- 1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq ft).
- 2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil.

Seeding: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 50 lbs per acre (1.4 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (.05 lbs/1000 sq ft) of seeding legumes. During the period of October 15 thru February 28, protect site by: Option (1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

Mulching: Apply 1/4 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.

Maintenance: Inspect all seeded areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.

Seedbed Preparation: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding.

Soil Amendments: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft)

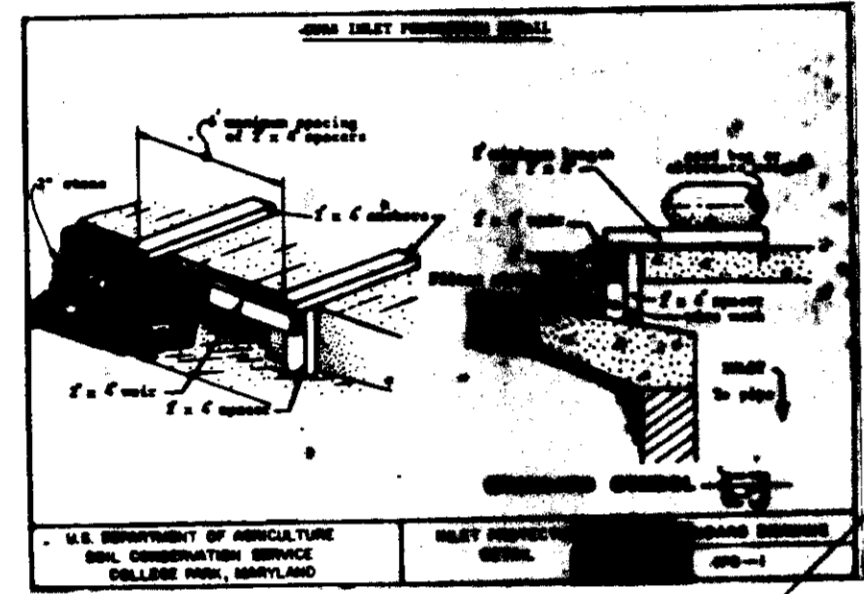
Seeding: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 25 bushel per acre of annual rye (3.2 lbs/1000 sq ft). For the period May 1 thru August 14, seed with 3 lbs per acre of seeding legumes (.07 lbs/1000 sq ft). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

Mulching: Apply 1/4 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes, 8 ft or higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring.

Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

SEDIMENT CONTROL NOTES

- 1) A minimum of 24 hours notice must be given to the Howard County Office of Inspections and Permits prior to the start of any construction (992-2437)
- 2) All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- 3) Following initial soil disturbance or re-disturbance, permanent or temporary stabilization shall be completed within a 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 1:1, 14 days as to all other disturbed or graded areas on the project site.
- 4) All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- 5) All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, for permanent seedings (Sec. 51) and (Sec. 54), temporary seedings (Sec. 50) and mulching (Sec. 52). Temporary stabilization with mulch alone can only be done when recommended seeding rates do not allow for proper germination and establishment of grasses.
- 6) All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- 7) Site Analysis:
 - Total Area of Site: 0.78 acres
 - Area Disturbed: 1.4 acres
 - Area to be roofed or paved: 1.4 acres
 - Area to be vegetatively stabilized: 1.4 acres
 - Total Cut: 125,000 cu. yds
 - Total Fill: 125,000 cu. yds
 - Off-site wash/borrow area location: N/A
- 8) Any sediment control practice which is disturbed by grading/activity for placement of utilities must be repaired on the same day of disturbance.
- 9) Additional sediment controls must be provided, if deemed necessary by the Howard County SW sediment control inspector.



THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

Stephen L. Hill 7/30/85
District Director

Reviewed for HOWARD S.C.D. and costs

Technical Department

John Schneider 7/30/85
S.C.D. District Conservation Service

By the Developer:

Ethan Grossman 7/24/85
Ethan Grossman

By the Engineer:

John Schneider 7/24/85
John Schneider

NOTE: STABILIZED CONSTR. ENTRANCES SHALL BE INSTALLED AS HOUSES ARE SOLD AND CONSTRUCTION BEGINS FOR THAT PARTICULAR LOT. LOCATION OF SCE MAY BE RELOCATED TO SUIT FIELD CONDITIONS.

CONSTRUCTION SEQUENCE

1. OBTAIN GRADING PERMIT - 1 WEEK
2. NOTIFY HO. CO. AGENCIES PRIOR TO START OF WORK.
3. INSTALL SOIL CONSERVATION MEASURES. 1 WEEK
4. PROTECT INLETS (INCLUDED IN NOTE 3)
5. ROUGH GRADE SITE & STABILIZE (SEE NOTE) TWO WEEKS
6. INSTALL UTILITIES
7. CONSTRUCT BLOCS. EIGHT MONTHS
8. INSTALL WALKS 1 WEEK
9. FINE GRADE & STABILIZE WITH PERMANENT SEEDING 2 WEEKS
10. INSPECT SITE - STABILIZE AS REQ.
11. AFTER PERMISSION FROM HO. CO. REMOVE S.C. MEASURES

ESTIMATED TIME TO COMPLETE PROJECT 9 MONTHS.

APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE 7-10-85

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

HOWARD COUNTY HEALTH DEPARTMENT

DATE 8-7-85

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

DATE 8-5-85

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING

DATE 8-9-85

PLANNING DIRECTOR

CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

HOWARD COUNTY HEALTH DEPARTMENT

DATE 8-7-85

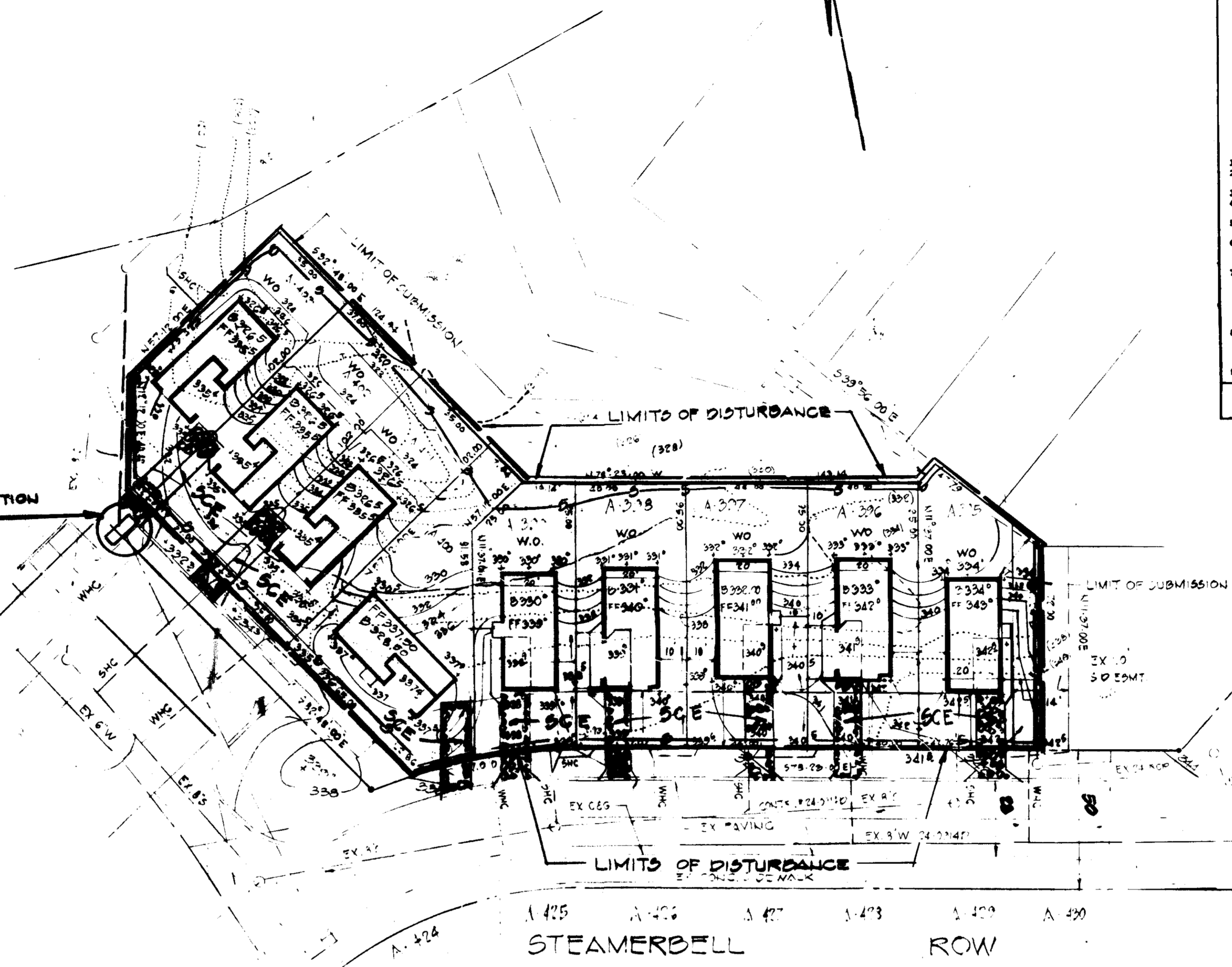
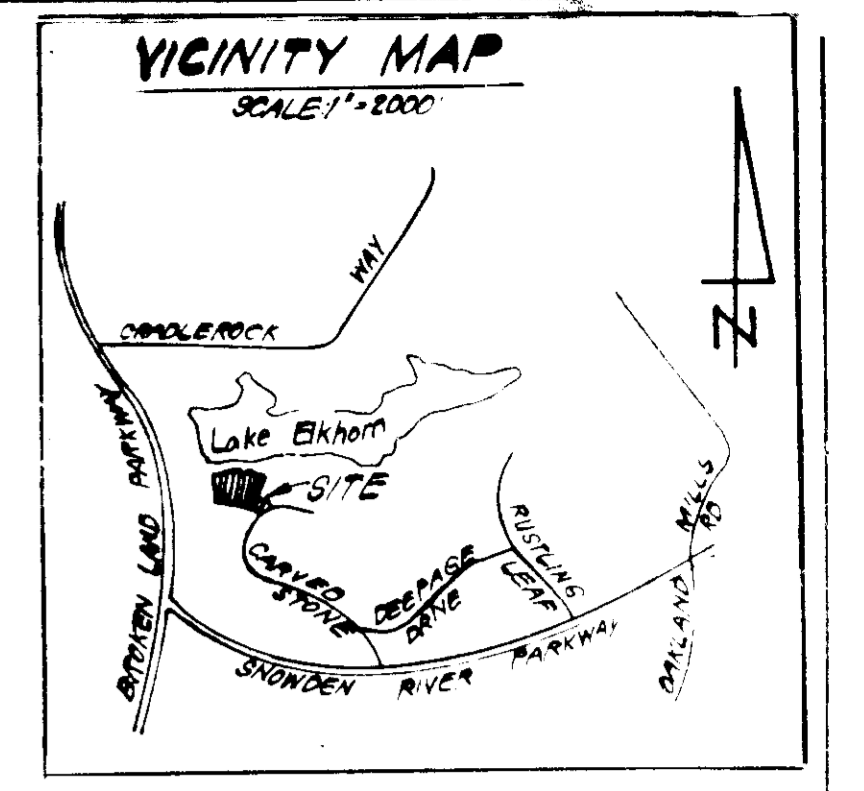
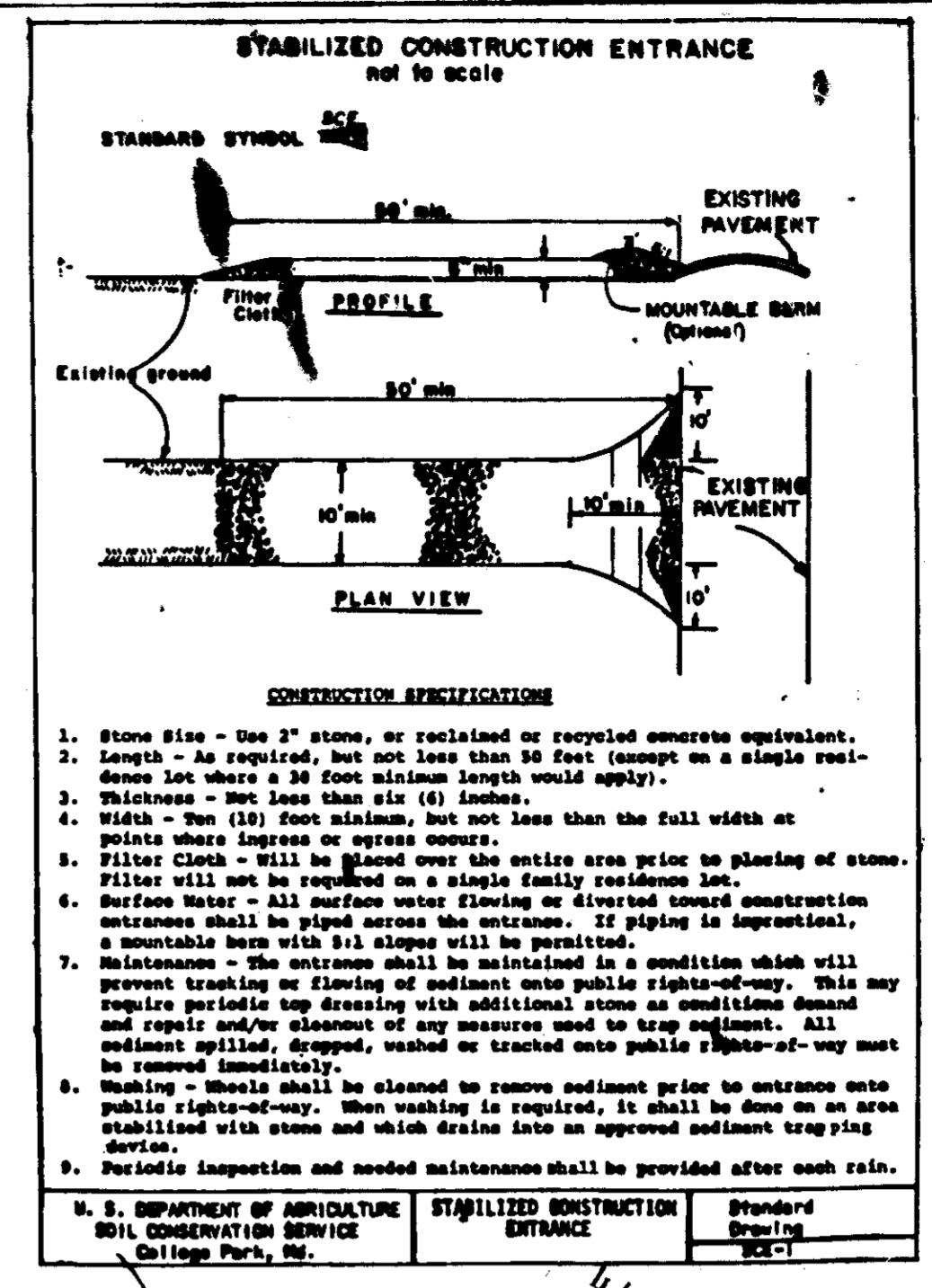
COUNTY HEALTH OFFICER

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

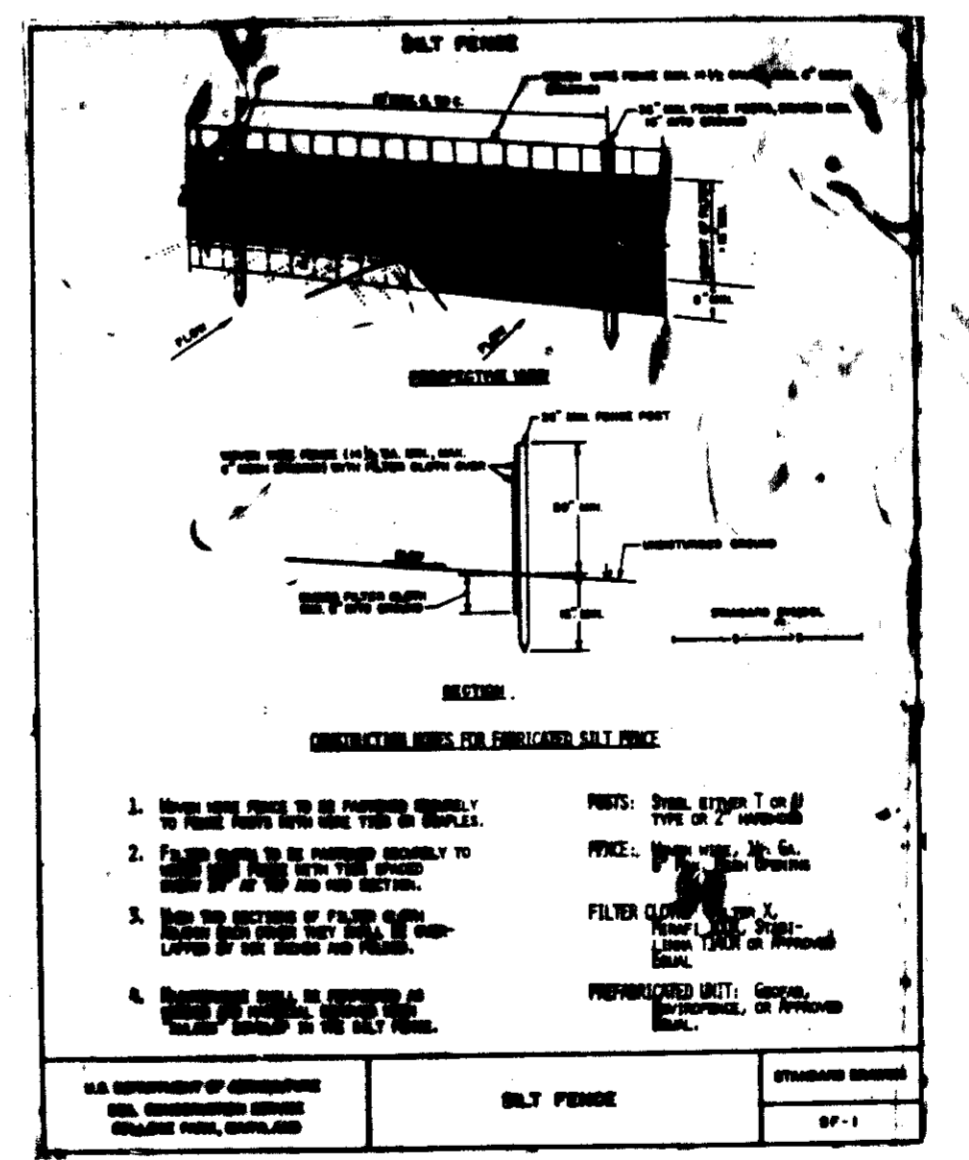
DATE 8-5-85

CHIEF, BUREAU OF ENGINEERING

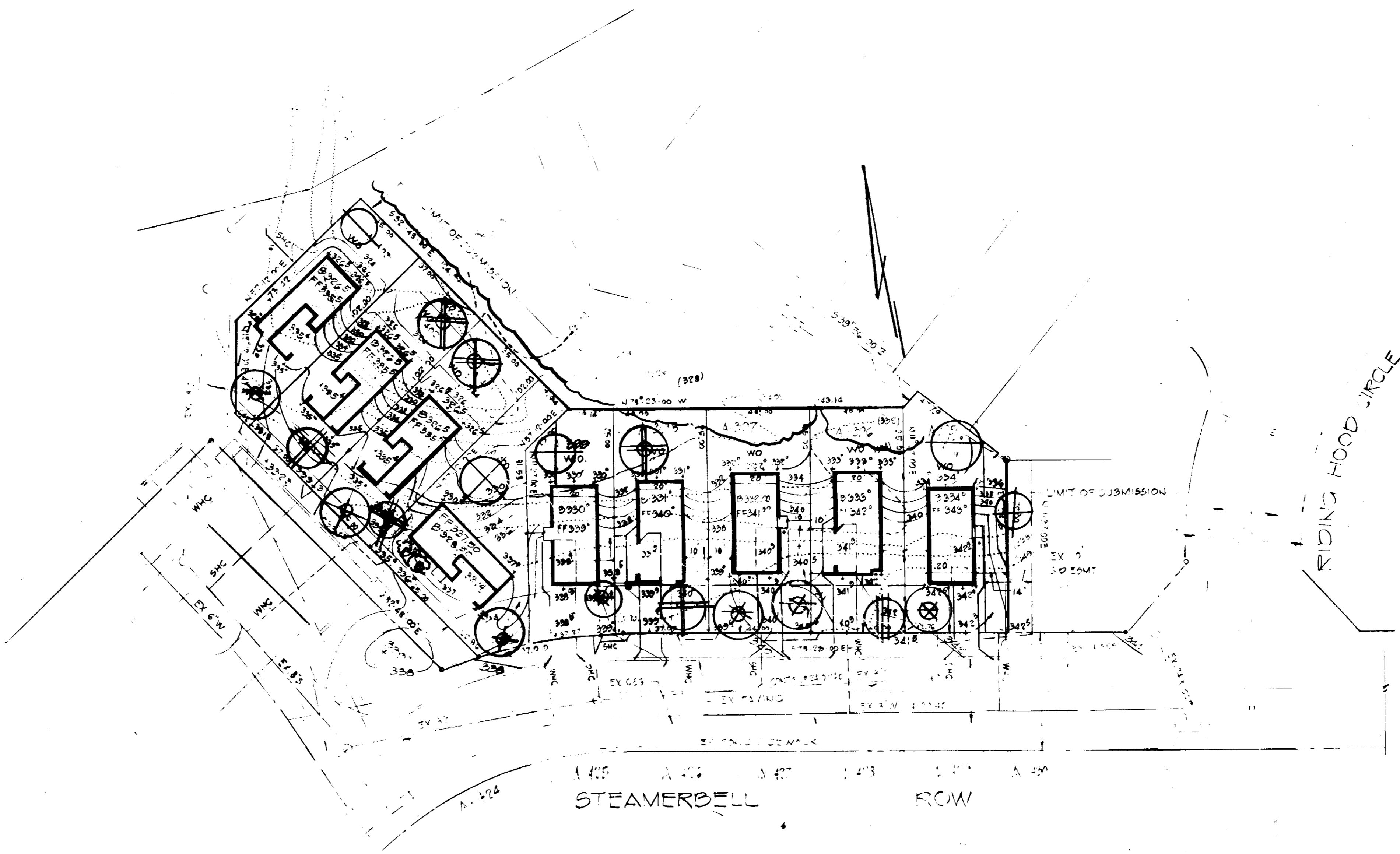
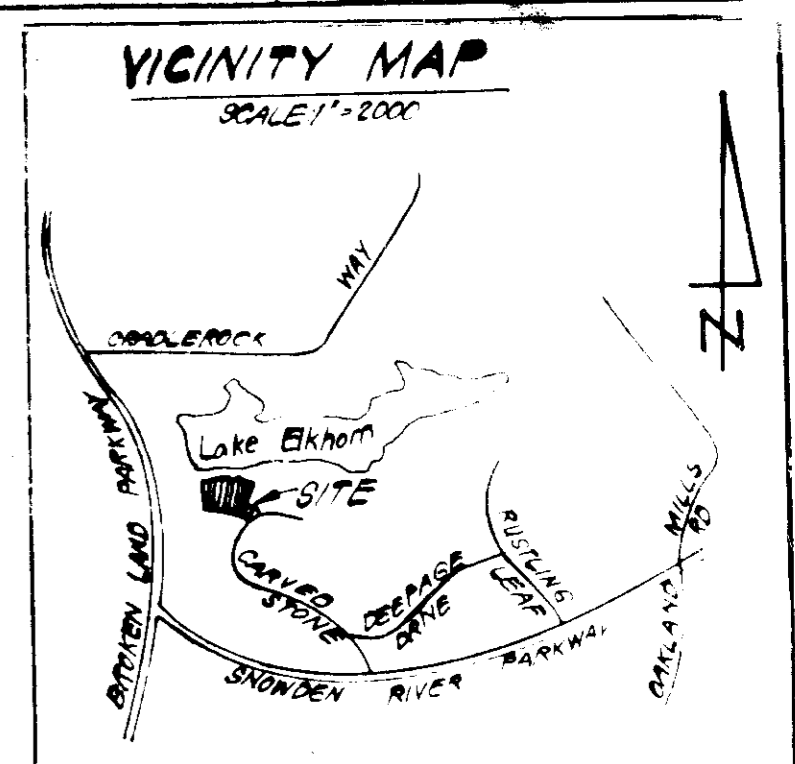


GENERAL NOTES

1. AREA OF SUBMISSION
2. OWNER/DEVELOPER
ETHAN GROSSMAN
10750 HICKORY RIDGE RD.
SUITE 109
COLUMBIA MD 21044
3. DEED REF PLAT REF
4. ZONING CLASSIFICATION: NEW TOWN
5. SINGLE FAMILY DWELLINGS
6. FINAL DEVELOPMENT PLAN PHASE II B PART I-A-I
7. TAX MAP NO. 42
8. NO. OF UNITS THIS SUBMISSION: 9
9. WATER SERVICE ROADS ARE PUBLIC
10. DENSITY CALCULATIONS: AC 50 FT %
A. AREA OF SUBMISSION
B. BUILDING COVERAGE
C. PAVL
D. OPEN SPACE
11. ANY DAMAGE TO HO. CO. R/W OR PAVL SHALL BE CONNECTED AT DEVELOPER'S EXPENSE.
12. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXIST. UTILITIES.
13. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION SURVEY DIVISION 24 HRS. IN ADVANCE OF WORK @ 992-2417.
14. LEGEND
A. CONTOUR INTERVAL 2 FT
B. EXISTING GRADE (300)
C. FINISHED GRADE 302
D. W.O. WALK OUT
E. LIMITS OF DISTURBANCE
F. STABILIZED CONSTR. ENTR. S.C.E



John Schneider 7/24/85
John Schneider



- GENERAL NOTES:**
1. AREA OF SUBMISSION
 2. OWNER/DEVELOPER
ETHAN GROSSMAN
10750 HICKORY RIDGE RD.
SUITE 109
COLUMBIA MD 21044
 3. DEED REF PLAT REF
 4. ZONING CLASSIFICATION: NEW TOWN
 5. SINGLE FAMILY DWELLING
 6. FINAL DEVELOPMENT PLAN PHASE 18 PART 11.1
 7. TAX MAP NO. 10
 8. NO. OF UNITS THIS SUBMISSION: 9
 9. WATER & SEWER ROADS ARE PUBLIC
 10. DENSITY CALCULATION: AC 100 FT %
A. AREA OF SUBMISSION
B. BUILDING COVERAGE
C. ROAD
D. OPEN SPACE
 11. ANY DAMAGE TO HO CO R/W OR PAVED SHALL BE CORRECTED AT DEVELOPER'S EXPENSE
 12. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXIST UTILITIES
 13. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR STRUCTURE DAMAGE TO ANY SURVEY DIVISION LATER THAN ADVANCE OF WORK'S 210-2417.
 14. LEGEND
A. CONTOUR INTERVAL 2 FT
B. EXISTING GRADE (200)
C. FINISHED GRADE
D. W.O. WALK OUT

KEY	PLANT NAME	SIZE	QUANT.	REMARKS
⊗	LIRIODENDRON STYRACIFLUA SWEETGUM	2 1/2" DB 12-14 HT	5	518 HEAVY HEADS
⊕	MALUS RADIANT RADIANT CRABAPPLE		3	
⊗	CORNUS FLORIDA FLOWING DOGWOOD		2	
⊕	PRUNUS C. THUNDERCLOUD PURPLELEAF FLOWERING PLUM		1	
⊗	PINUS THUNDERGI JAPANESE BLACK PINE		2	
⊕	PRUNUS SERRULATA KWANZAN KWANZAN CHERRY		2	
⊕	ACER RUBRUM OCTOBER GLORY MAPLE		2	
⊕	FRAXINUS P. LANCEOLATA GREEN ASH		3	

NOTE:
ALL PLANTING SHALL BE IN ACCORDANCE WITH THE STANDARDS HCD COLUMBIA SPECS. FOR PLANTING.
CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
SUBSTITUTIONS MAY BE PERMITTED WITH THE APPROVAL OF THE LANDSCAPE ARCHT.

PLAN
SCALE 1"=30'

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 7-10-85



LANDSCAPE PLANTING PLAN

LOTS A 305 THRU A 423 NCL
COLUMBIA
VILLAGE OF OWEN BROWN
SECTION 2 AREA 1
6TH ELECT DISTRICT
HO CO MO
SCALE 1"=30' APRIL 1, 1985



DEVELOPER:
ETHAN GROSSMAN
10750 HICKORY RIDGE RD
SUITE 109
COLUMBIA MD. 21044
301-730-2494
PLAN BY:
LAND DEVELOPMENT CONSULTANTS
37 MT. GREEN CIR.
BALTO. 21207
268-6543

APPROVED:
HOWARD COUNTY OFFICE OF PLANNING AND ZONING
8-9-85
PLANNING DIRECTOR
DATE
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
8-1-85
COUNTY HEALTH OFFICER DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
8-5-85
DIRECTOR DATE
CHIEF, BUREAU OF ENGINEERING DATE