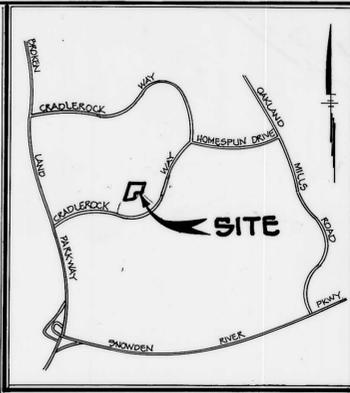


MATCH LINE SEE SHEET 2 OF 3

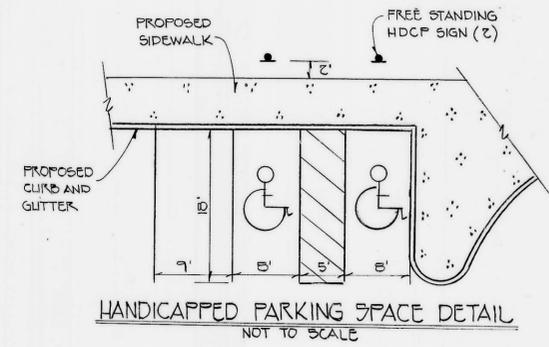


VICINITY MAP  
SCALE: 1" = 2000'

- GENERAL NOTES**
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
  - PROJECT BACKGROUND:
    - A. LOCATION:
      - TAX MAP: 36
      - GRID: 21
      - PARCEL: P/O 275, P/O 46
    - PROPERTY BOUND: NEW TOWN
    - ELECTION DISTRICT: 6
    - TOTAL TRACT AREA: 3.56 AC.±
  - FIELD SURVEY PERFORMED BY FISHER, COLLINS AND CARTER, INC. IN SEPTEMBER, 1992 AS SHOWN HEREON 2' CONTOUR INTERVALS.
  - A. THIS PROJECT WILL UTILIZE PUBLIC WATER AND PUBLIC SEWER.
  - WATER AND SEWER CONTRACT NUMBERS ARE NOTED ON THE PLAN.
  - THIS PROJECT IS LOCATED WITHIN THE PATUXENT DRAINAGE AREA.
  - ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN LOCATED BY FIELD SURVEY AND EXISTING WATER AND SEWER CONTRACT DRAWINGS.
  - THIS PROJECT IS LOCATED WITHIN THE METROPOLITAN DISTRICT. STORM WATER MANAGEMENT QUANTITY CONTROL IS PROVIDED IN EXISTING LAKE ELKHORN. WATER QUALITY CONTROL WILL BE PROVIDED ON SITE AT THE SITE DEVELOPMENT PLAN STAGE.
  - WETLANDS WERE FIELD LOCATED BY M.A. DIRCKS AND COMPANY ON OR ABOUT SEPTEMBER 20, 1992.
  - THIS PLAN IS SUBJECT TO FDP-212 A, FDP-127 A-V, F 77-142, Z B-939M, F 92-152, WP 93-40.
  - PROPOSED 104 ONE (1) BEDROOM UNITS.
  - PARKING REQUIREMENTS FOR PARCEL C-3.
    - A. PARKING REQUIRED: 32 SPACES
    - 3 SPACES PER 10 D.U.: 31.2 SPACES
    - B. PARKING PROPOSED: 32 SPACES
    - C. 20 PARKING SPACES ARE PROPOSED ON PARCEL C-1. THE ADDITIONAL 12 PROPOSED PARKING SPACES ARE ON PARCEL D-4.
    - D. DO TO THE DESIGN OF THIS PROJECT THE TOTAL NUMBER OF PARKING SPACES FOR PARCELS D-4 AND C-1 IS 199. THIS IS A NET INCREASE OF 20 SPACES FROM THE ORIGINAL S.D.P. FOR PARCEL D-4 (S.D.P. 78-09C).
  - THIS PROJECT IS SUBJECT TO WP 93-40 APPROVING A WAIVER FROM THE FOLLOWING SECTIONS: a) 16.120 NOT TO SUBMIT A PRELIMINARY PLAN; b) 16.115(b)(9) NOT TO HAVE FRONTAGE ON A PUBLIC ROAD AND c) 16.116(c)(6) TO ALLOW GRADING IN THE 75' STREAM BUFFER FOR THE CONSTRUCTION OF A BUILDING AND PARKING LOT AND TO ALLOW GRADING IN THE 25' WETLANDS AND 75' STREAM BUFFERS FOR THE INSTALLATION OF A PEDESTRIAN PATHWAY CROSSING OVER THE STREAM. THE WAIVER WAS APPROVED ON NOVEMBER 20, 1992.
  - A WAIVER TO ALLOW REDUCTION OF THE REQUIRED 20' SET BACK FROM A BUILDING TO PARKING SPACES OR ACCESS DRIVENWAYS TO PARKING AREAS AS DENOTED IN SECTION 68-1.B. OF THE FINAL DEVELOPMENT CRITERIA PHASE 212-A, WAS APPROVED BY THE PLANNING BOARD ON 12-8-92, P.B. CASE NO. 525.

PROPERTY OF  
IRVIN AND GRACE DASHER,  
L.399, F.480  
L.482, F.510  
ZONED: R-12

PROPERTY OF  
VILLAGE OF OWEN BROWN  
SECTION 1, AREA 1  
PLAT # 3911  
ZONED: N.T.



New Town Land Use Designations	
Apartments	.36 acres
Open Space - Credited	.35 acres
Total	.71 acres

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*Joseph R. Luth*  
PLANNING DIRECTOR 12/14/92  
DATE

APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY

DATE 12-8-92  
FS

No.	DATE	DESCRIPTION
1	11-20-92	DPC COMMENT LETTER DATED 11-12-92
		REVISION

OWNER/DEVELOPER  
OWEN BROWN II LIMITED PARTNERSHIP  
SHELTER DEVELOPMENT GENERAL PARTNERSHIP  
SUITE 500, 218 N. CHARLES STREET  
BALTIMORE, MARYLAND 21201

NOTE:  
CONTRACTOR TO MATCH EXISTING CURB AND GUTTER FOR LINE AND GRADE  
UNLESS NOTED, ALL RADII ON CURB AND GUTTER WILL BE 5' MIN.  
DP-1 DENOTES POINT OF OBSERVATION FOR ENVIRONMENTAL ANALYSIS  
--- DENOTES DRAINAGE DIVIDE LINE

SHEET INDEX:  
SHEET 1 PLAN VIEW  
SHEET 2 NOTES AND DETAILS



PARCELS "C-1", "C-2" AND "C-3"  
A RESUBDIVISION OF PARCEL C

FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
7171 BALTIMORE NATIONAL PIKE, SUITE 100  
ELLICOTT CITY, MARYLAND 21042  
TELEPHONE: (410) 461-2255  
FAX: (410) 750-3784

ENGINEER'S CERTIFICATE  
I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

SIGNATURE OF ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

DEVELOPER'S CERTIFICATE  
I HEREBY CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.

SIGNATURE OF DEVELOPER \_\_\_\_\_ DATE \_\_\_\_\_

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

U.S. SOIL CONSERVATION SERVICE DATE \_\_\_\_\_

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

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_

DISTRICT HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPT. OF PLANNING AND ZONING

PLANNING DIRECTOR DATE \_\_\_\_\_

CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE \_\_\_\_\_

APPROVED: HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER AND SEWERAGE SYSTEMS

HEALTH OFFICER DATE \_\_\_\_\_

APPROVED: DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWER AND STORM DRAINAGE SYSTEMS AND ROADS.

DIRECTOR, PUBLIC WORKS DATE \_\_\_\_\_

CHIEF, BUREAU OF ENGINEERING DATE \_\_\_\_\_

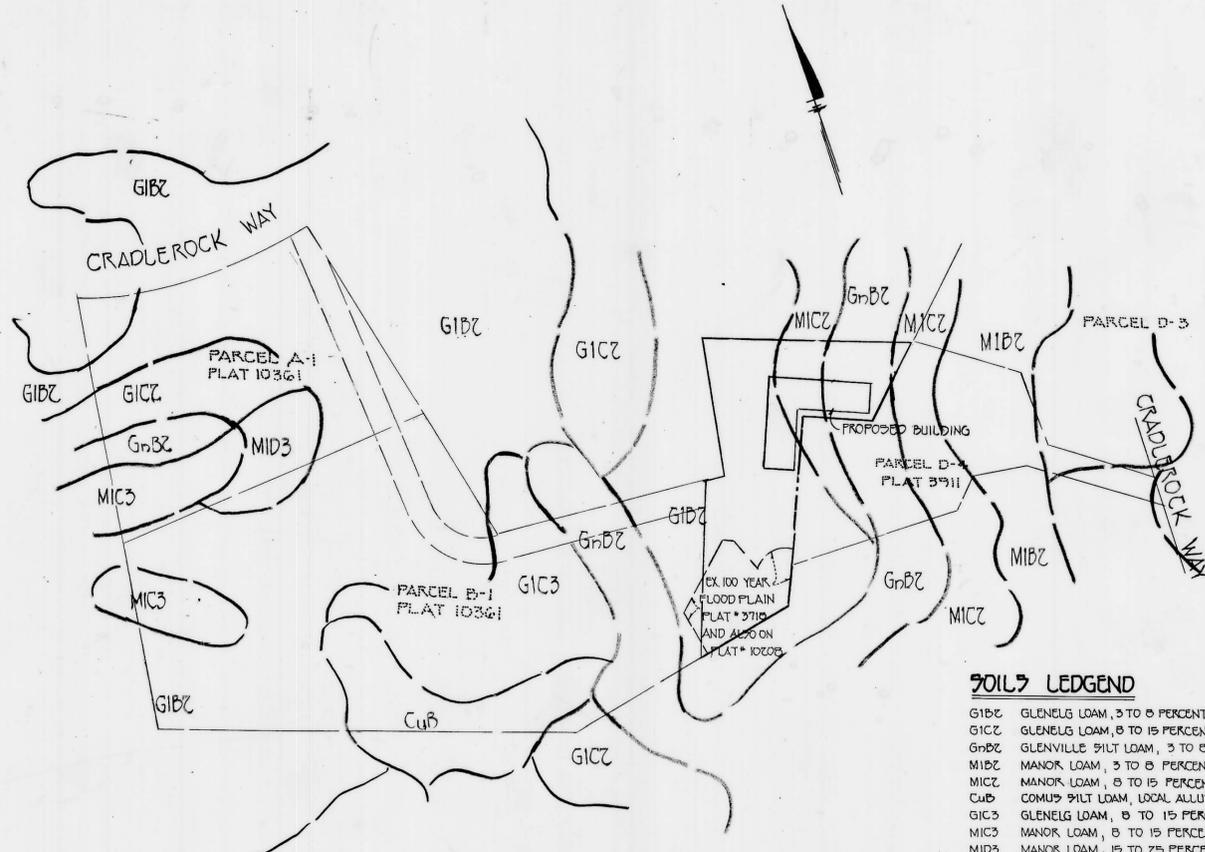
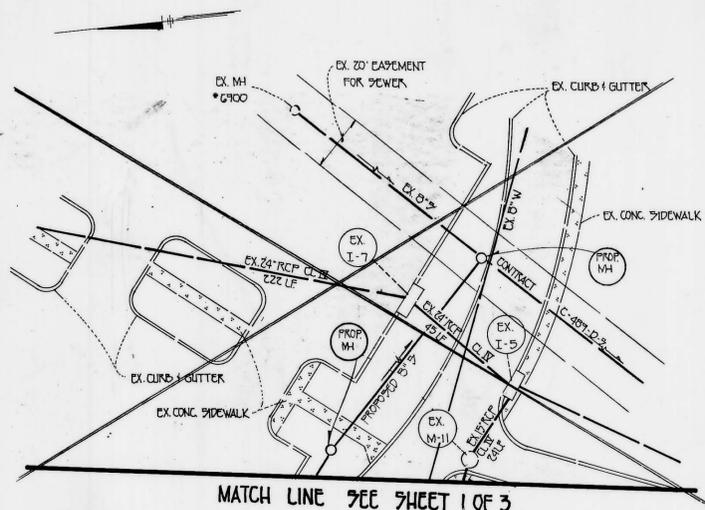
PROPERTY/SUBDIVISION VILLAGE OF OWEN BROWN SECTION/AREA 1 PARCEL 275/46

PLAT NO. BLOCK NO. ZONE TAX/ZONE ELEC. DIST. CENSUS TR.

WATER CODE SEWER CODE

COMPREHENSIVE SKETCH PLAN  
COLUMBIA  
VILLAGE OF OWEN BROWN  
SECTION 1, AREA 4

TAX MAP 36 P/O PARCEL 275 & 46  
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1" = 30' DATE: OCTOBER 13, 1992  
WP: 93-40 SHEET 1 OF 2

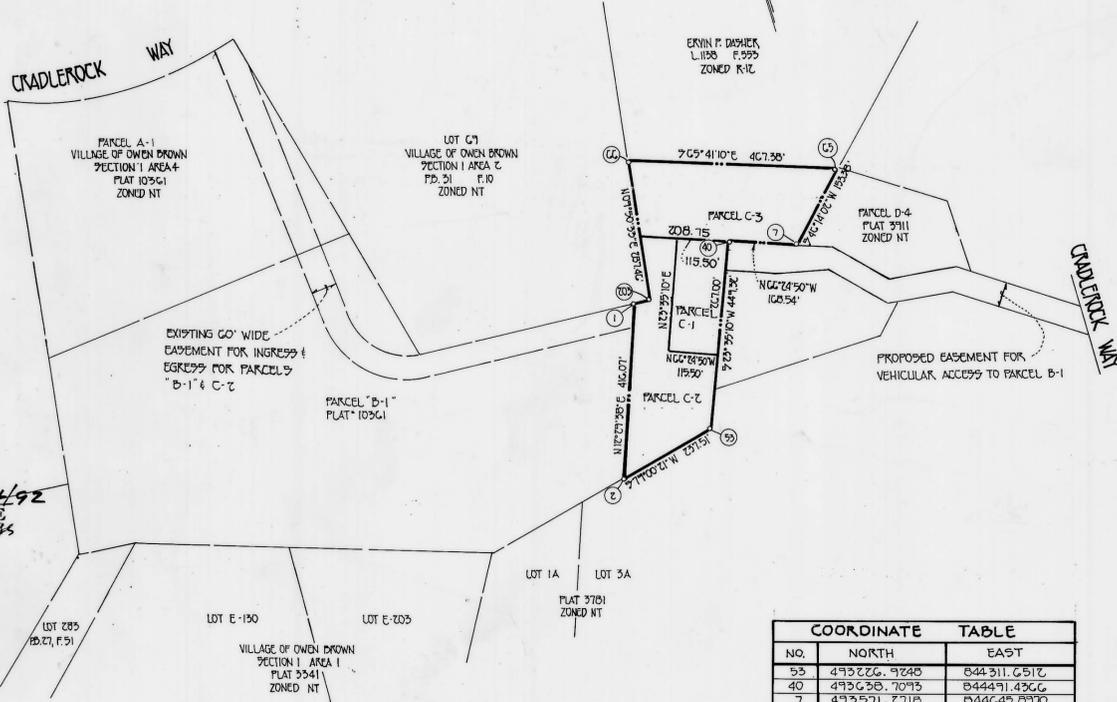


**SOILS LEGEND**

- GIBZ GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
- GICZ GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
- GNBZ GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
- MICZ MANOK LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
- MIDZ MANOK LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
- CUB COMUS SILT LOAM, LOCAL ALLUVIUM, 3 TO 8 PERCENT SLOPES
- GIC3 GLENELG LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
- MIC3 MANOK LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
- MID3 MANOK LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED

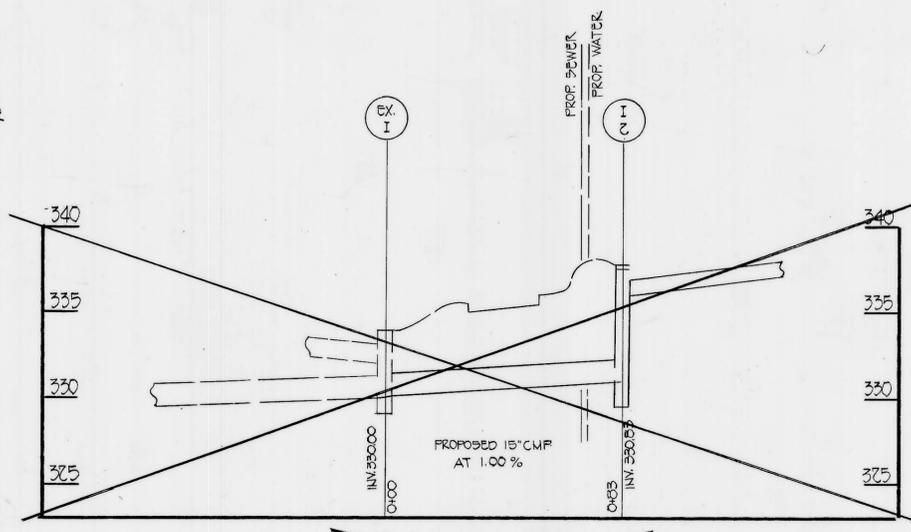
SOILS MAP 24 AND 27

**SOILS MAP**  
SCALE: 1" = 200'



**COORDINATE TABLE**

NO.	NORTH	EAST
53	493226.9248	844311.6517
40	493233.7075	844491.4366
7	493571.2718	844645.8770
65	493677.3671	844756.6635
66	493847.2494	844321.2498
203	493564.0190	844272.1110
1	493568.0400	844273.2170
2	493180.9050	844076.7690



**TYPICAL PROFILE**  
SCALE: 1" = 50' HORIZ.  
1" = 5' VERT.

PARCELS "C-1", "C-2" AND "C-3"  
A RE-UBDIVISION OF PARCEL C

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*Joseph R. Smith*  
PLANNING DIRECTOR  
DATE 12/14/92

APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE 12-8-92

**PROPERTY DETAIL**  
SCALE: 1" = 200'



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U.S. SOIL CONSERVATION SERVICE DATE \_\_\_\_\_

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APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_

DISTRICT HOWARD SOIL CONSERVATION DISTRICT DATE \_\_\_\_\_

APPROVED: DEPT. OF PLANNING AND ZONING

PLANNING DIRECTOR DATE \_\_\_\_\_

CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE \_\_\_\_\_

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HEALTH OFFICER DATE \_\_\_\_\_

APPROVED: DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWER AND STORM DRAINAGE SYSTEMS AND ROADS.

DIRECTOR, PUBLIC WORKS DATE \_\_\_\_\_

CHIEF, BUREAU OF ENGINEERING DATE \_\_\_\_\_

PROPERTY/SUBDIVISION	SECTION/AREA	PARCEL
VILLAGE OF OWEN BROWN	1	275/46
PLAT NO./L.E.	BLOCK NO.	ZONE
21	NT	3C
WATER CODE	ELEC. DIST.	CENSUS TR.
	3C	
	SEWER CODE	

**COMPREHENSIVE SKETCH PLAN**  
**COLUMBIA**  
VILLAGE OF OWEN BROWN  
SECTION 1, AREA 4

TAX MAP 36 P/O PARCEL 275 & 46  
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1" = 30' DATE: OCTOBER 13, 1992  
WP 93-40 SHEET 2 OF 2