

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT.

*[Signature]* COUNTY HEALTH OFFICER DATE 1/7/75

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING

*[Signature]* PLANNING DIRECTOR DATE 1-7-75

*[Signature]* CHIEF DIVISION OF LAND DEVELOPMENT DATE 1/7/75

APPROVED FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

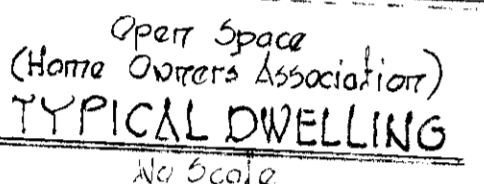
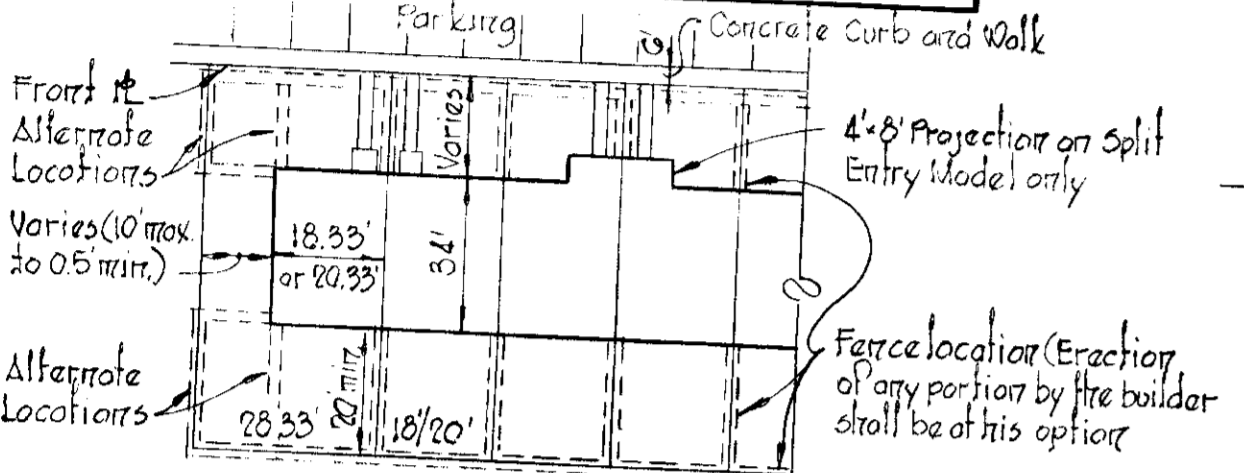
*[Signature]* DATE 1-6-75

*[Signature]* CHIEF BUREAU OF HIGHWAYS DATE 1/6/75

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

REVIEWED: *[Signature]* DISTRICT CONSERVATIONIST DATE 1-3-75

APPROVED: *[Signature]* HOWARD SOIL CONSERVATION DIST. DATE 1-3-75



**GENERAL NOTES**

- All entrance walks to dwellings shall be 3' wide.
- All other sidewalks shall be 4' wide concrete unless otherwise noted.
- Curb return radii for roadways shall be 35.5' unless otherwise specified.
- Curb return radii for parking areas shall be 10'.
- Dwellings shown hereon are 3 bedroom 2 story group dwellings with basements.
- Minimum setback from all public streets shall be 30' unless otherwise approved by Howard County Planning Commission.
- See Architectural plans for building details.

**SPECIAL NOTES**

- Topography taken from aerial topo prepared by Maps Incorporated and verified by field-run survey.
- Recording reference for Parcel "B" is Plat Book 23, Folio 41. Recording reference for Parcel "C" is Plat Book 23, Folio 51.
- Water and sewer facilities are to be provided.
- Open space lots which include parking spaces and sidewalks shall be owned and maintained by a home owners association. Only the 25' traveled way portion of the 50' right of way shall be publicly maintained.
- The minimum gross floor area of each unit excluding basement shall be 1,600 square feet.

**NOTE:**

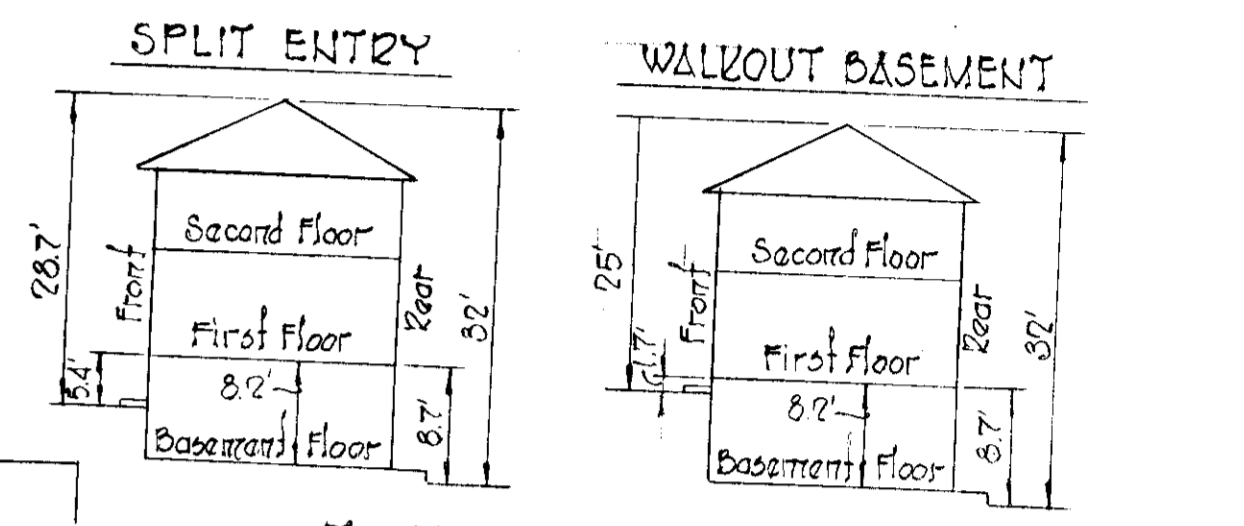
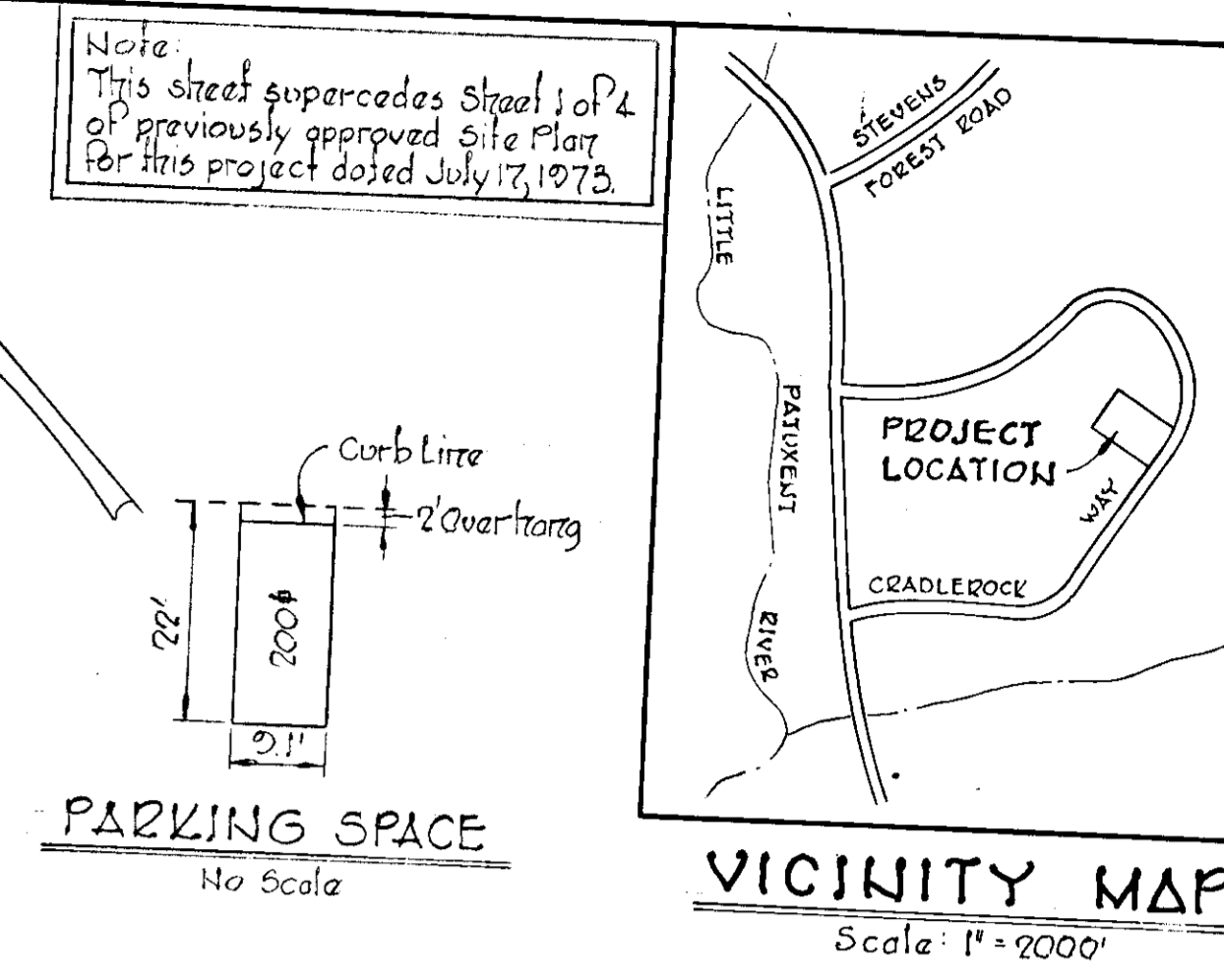
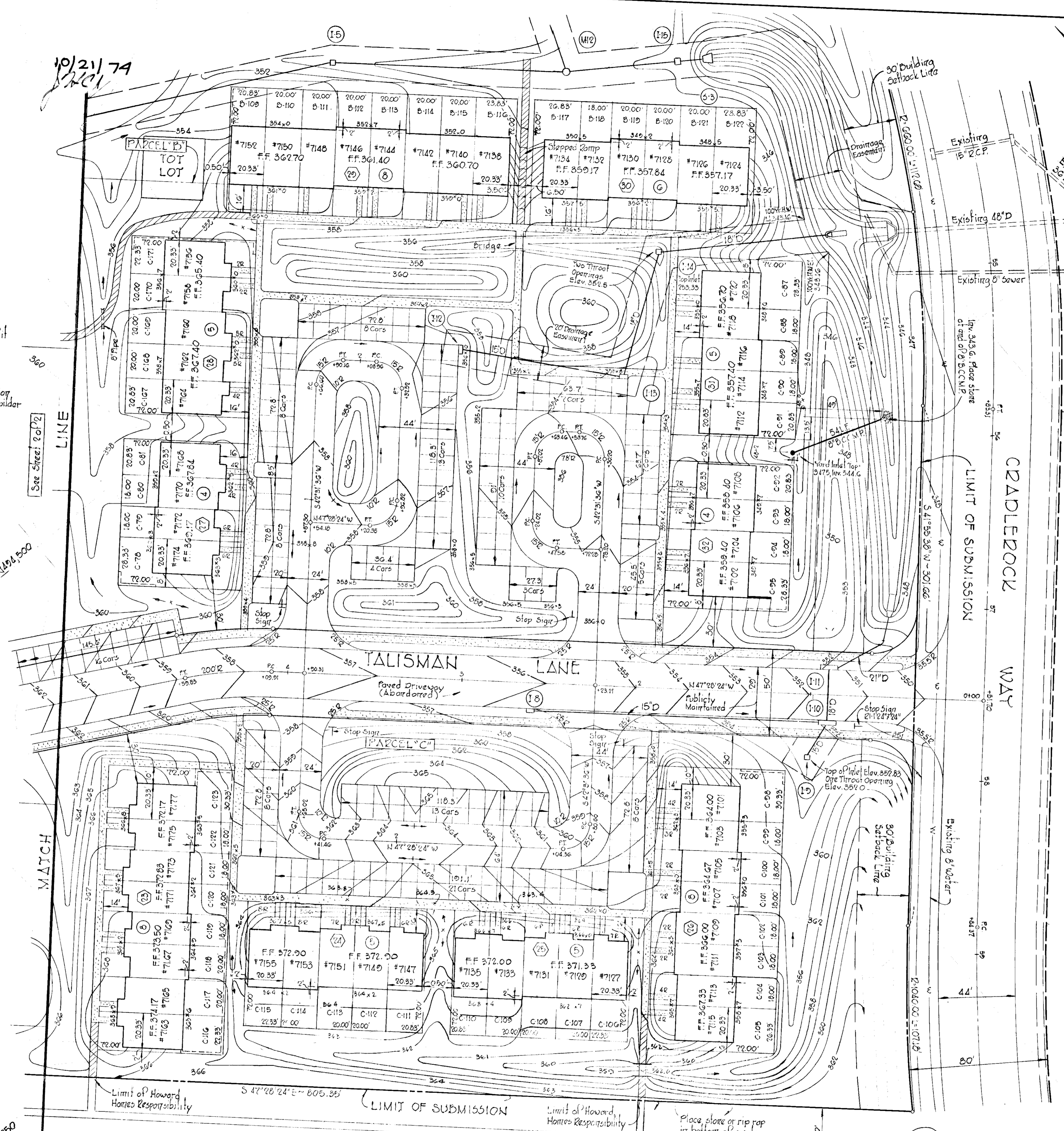
This development plan includes all applicable information outlined in Data Sheet 150 Neighborhood Standards, F.H.A. Land Planning Bulletin No. 3 v.A Pamphlet 4 & B and conforms with lot improvements and detail lot grading of Chapter XII F.H.A. Minimum Property Requirements dated May 1963, and to all applicable ordinances and regulations.

Drainage structures have been designed in accordance with sound engineering practice using recognized formulas and rainfall data currently prescribed by local authorities. These exhibits comply with the F.H.A. objectives, Minimum Property Standards, local acceptable standards and neighborhood requirements conform to all applicable local government ordinances and regulations and represent the best professional judgement of the designer.

HOWARD HOMES DEVELOPMENT CORP  
OWNER AND DEVELOPER  
PO BOX 802 COLUMBIA MD 21043

WHITMAN, REQUARDT & ASSOCIATES  
ENGINEERS  
1504 N. PAUL STREET  
BALTIMORE, MARYLAND

*[Signature]*  
Kenneth A. McCord PE 1974



**SITE ANALYSIS**

Existing Zoning: New Town District (Single Family) Attached

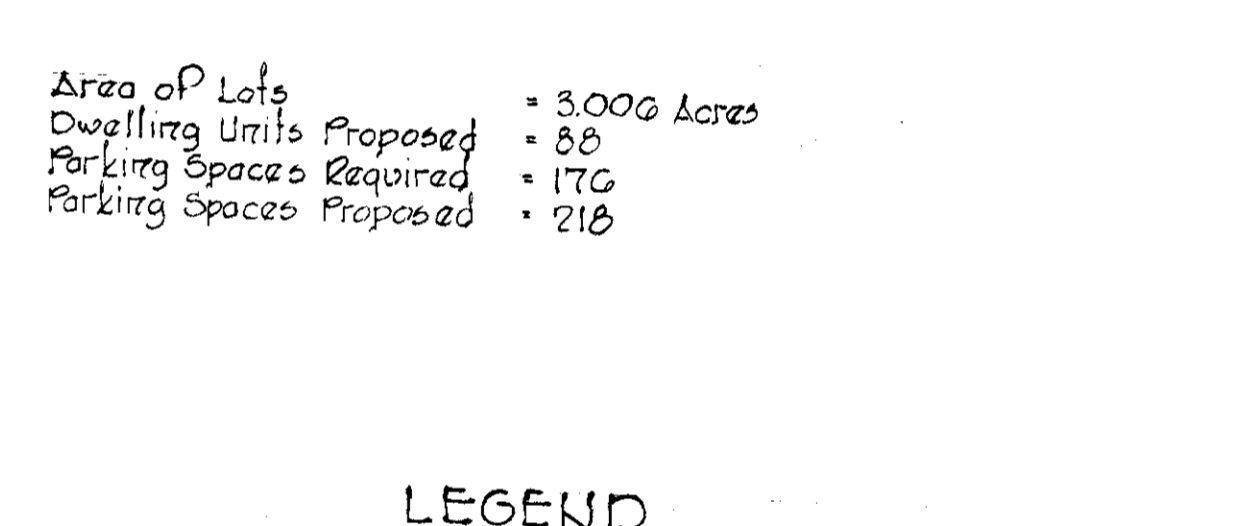
Final Development: For Parcel "C" Phase 113 Plat Book 20 Folios 110 thru 121. For Parcel "B" Phase 127 Plat Book 20 Folios 130 thru 136.

Area of Lots = 3.006 Acres

Dwelling Units Proposed = 88

Parking Spaces Required = 176

Parking Spaces Proposed = 218



APPROVED

DIVISION OF LAND DEVELOPMENT AND TRANSPORTATION PLANNING

10/21/74

NO.	DATE	REVISIONS	DESCRIPTION OF REVISION
1	12/17/74	Revised Group 2425	

**COLUMBIA SITE PLAN**

FOR

**VILLAGE OF OWEN BROWN**

LOTS C-06 THRU C-171  
(A RESUBDIVISION OF LOTS C-1 THRU C-50 AND C-62 THRU C-66)  
LOTS C-70 THRU C-81 AND C-87 THRU C-95  
SECTION 1 AREA 1

LOTS B-108 THRU B-122  
(A RESUBDIVISION OF LOTS B-83 THRU B-106)  
SECTION 1 AREA 2

SHEET 1 OF 2

ELECTION DISTRICT NO. 6, HOWARD COUNTY MARYLAND

DATE: 10-21-74 SCALE: 1" = 30'

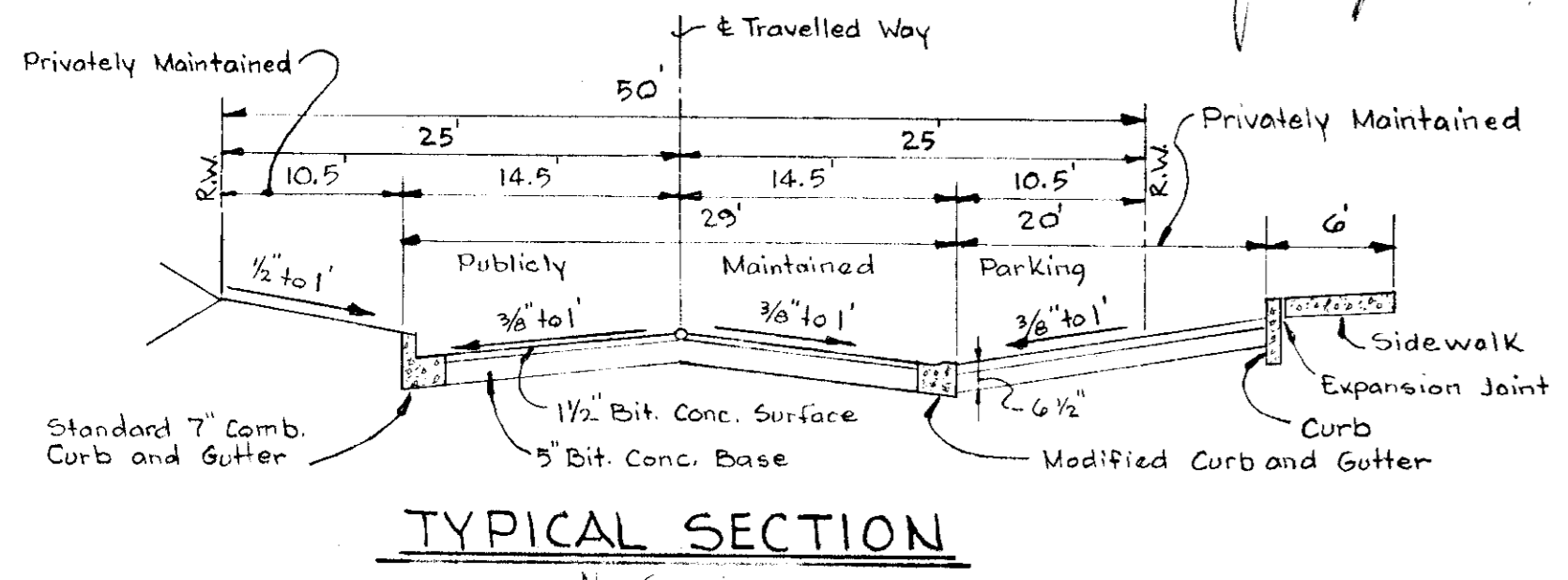
SDP-75-30C



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 COUNTY HEALTH OFFICER DATE 1/7/75  
 APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING  
 PLANNING DIRECTOR DATE 1-7-75  
 CHIEF DIVISION OF LAND DEVELOPMENT & TRANSPORTATION PLANNING DATE 1/7/75  
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 CHIEF BUREAU OF HIGHWAYS DATE 1/6/75  
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 APPROVED: HOWARD SOIL CONSERVATION DIST. DATE 1-3-75

**LEGEND**

- 400 --- Existing Contours (2' Interval)
- 100 --- Proposed Contours (1' Interval)
- (12) Building Group Number
- (7) Number of Dwellings in Building Group
- Lot Number
- FF 180.00 Proposed First Floor Elevation
- 312.00 Proposed Spot Elevation
- Existing Tree Line
- T.C. Top Curb
- 20' Traveled Way (To Be Publicly Maintained)
- Concrete Walk
- Macadam Walk
- Walk (By Others)
- \*0005 Street Address
- Railroad Tie Wall
- Wood Bridge
- Solid Wood Privacy Fence (5'-0" High)
- Retaining Wall
- Storage Shed



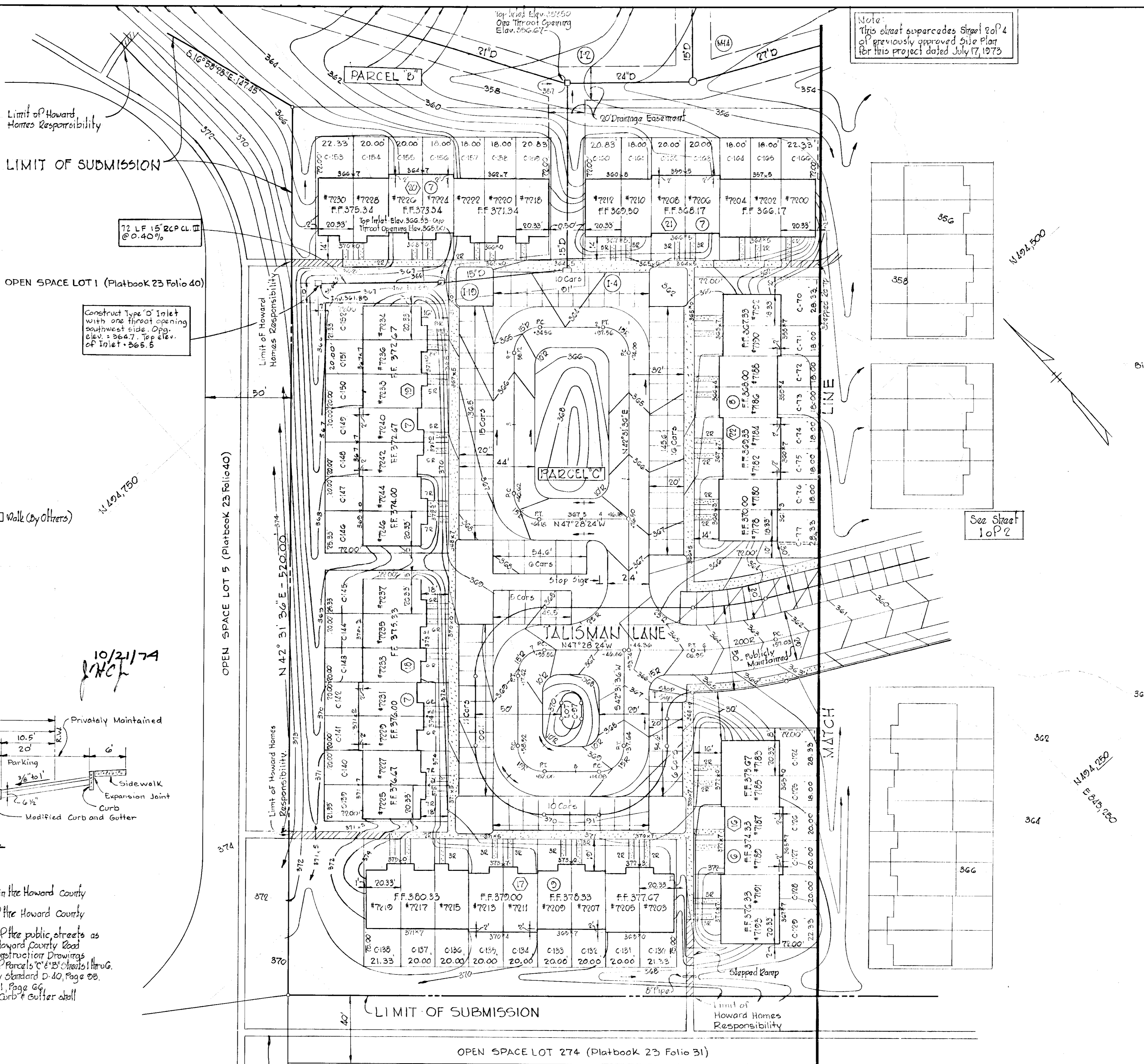
- NOTES:**
- Base will be primed in accordance with C-30-3 as provided in the Howard County Road Construction Code and Standard Specifications.
  - Tack Coat is required in accordance with Section C-31-4 of the Howard County Road Construction Code and Standard Specifications.
  - All the materials and work required for the construction of the public streets as shown in Parcels 'C' & 'B' shall be in accordance with the Howard County Road Construction Code & Standard Specifications. See Road Construction Drawings "Village of Owen Brown Section 1 Areas 1 & 2 Resubdivision of Parcels 'C' & 'B' Streets" through.
  - Standard 7" Comb Curb & Gutter shall be in accordance with County Standard D-40, Page 98.
  - Paving (C&G) shall be in accordance with County Standard D-11, Page 66.
  - Transition from Standard 7" Comb Curb & Gutter to Modified Curb & Gutter shall be in accordance with detail shown on Drawing 3 of 6.

**HOWARD HOMES DEVELOPMENT CORP.**  
 OWNER AND DEVELOPER  
 PO BOX 802 COLUMBIA MD, 21043  
**WHITMAN, REQUART & ASSOCIATES**  
 ENGINEERS  
 1504 ST. PAUL STREET  
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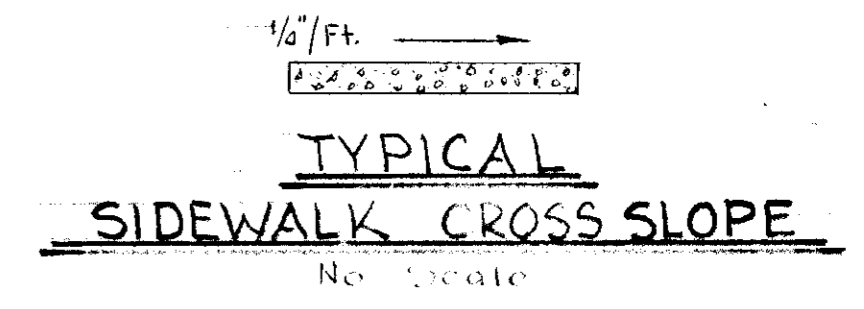
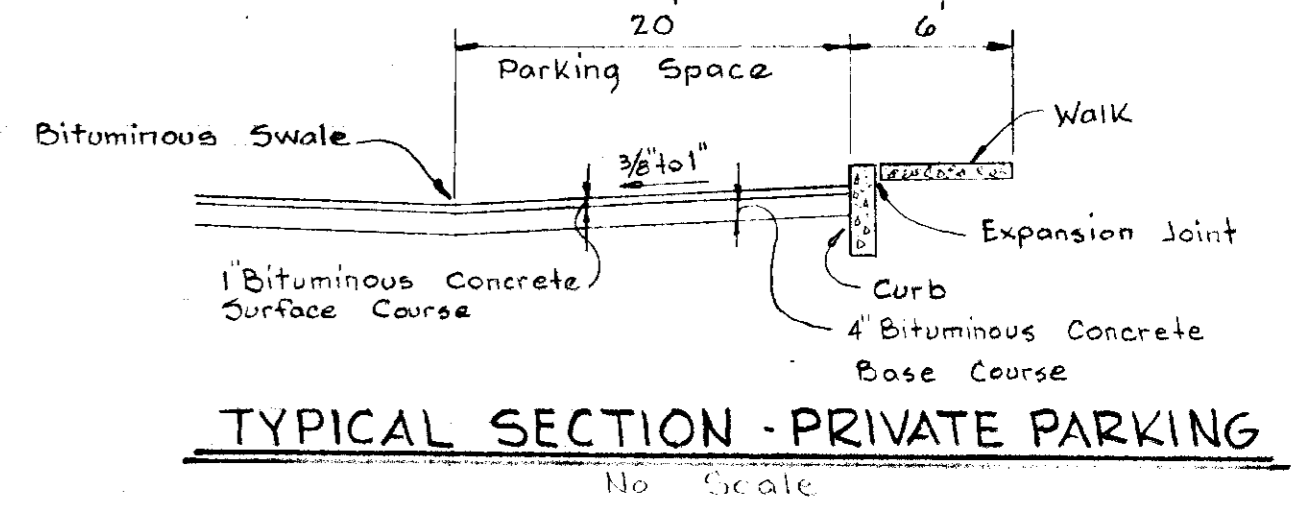
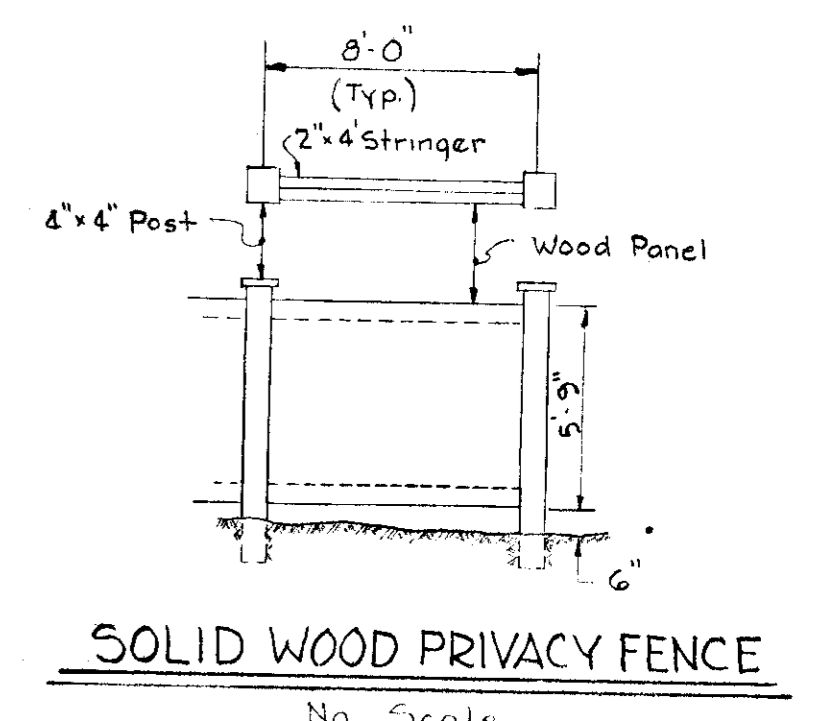
**THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION**  
 463/196

Walks pictured in Open Space Lots are for pictorial purposes only. Final location and installation by Columbia Association.

IRVIN DASHER  
 399/480  
 482/501



Note: This street supersedes Street 2 of 4 of previously approved Site Plan for this project dated July 17, 1973.



APPROVED  
 DIVISION OF LAND DEVELOPMENT  
 TRANSPORTATION PLANNING  
 DATE 10/21/74

NO.	DATE	DESCRIPTION OF REVISION
1	12/30/74	Revised Groups 18 & 19 to Split Entry Type

**COLUMBIA SITE PLAN**  
 FOR  
**VILLAGE OF OWEN BROWN**  
 LOTS C-08 THRU C-171  
 (A RESUBDIVISION OF LOTS C-1 THRU C-69 AND C-62 THRU C-66)  
 LOTS C-70 THRU C-81 AND C-87 THRU C-95  
 SECTION 1 AREA 1  
 LOTS B-100 THRU B-122  
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 SECTION 2 AREA 2  
 SHEET 2 OF 2  
 ELECTION DISTRICT NO. 6, HOWARD COUNTY MARYLAND  
 DATE: 10-21-74 SCALE: 1"=30'

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 SDF-75-200C