

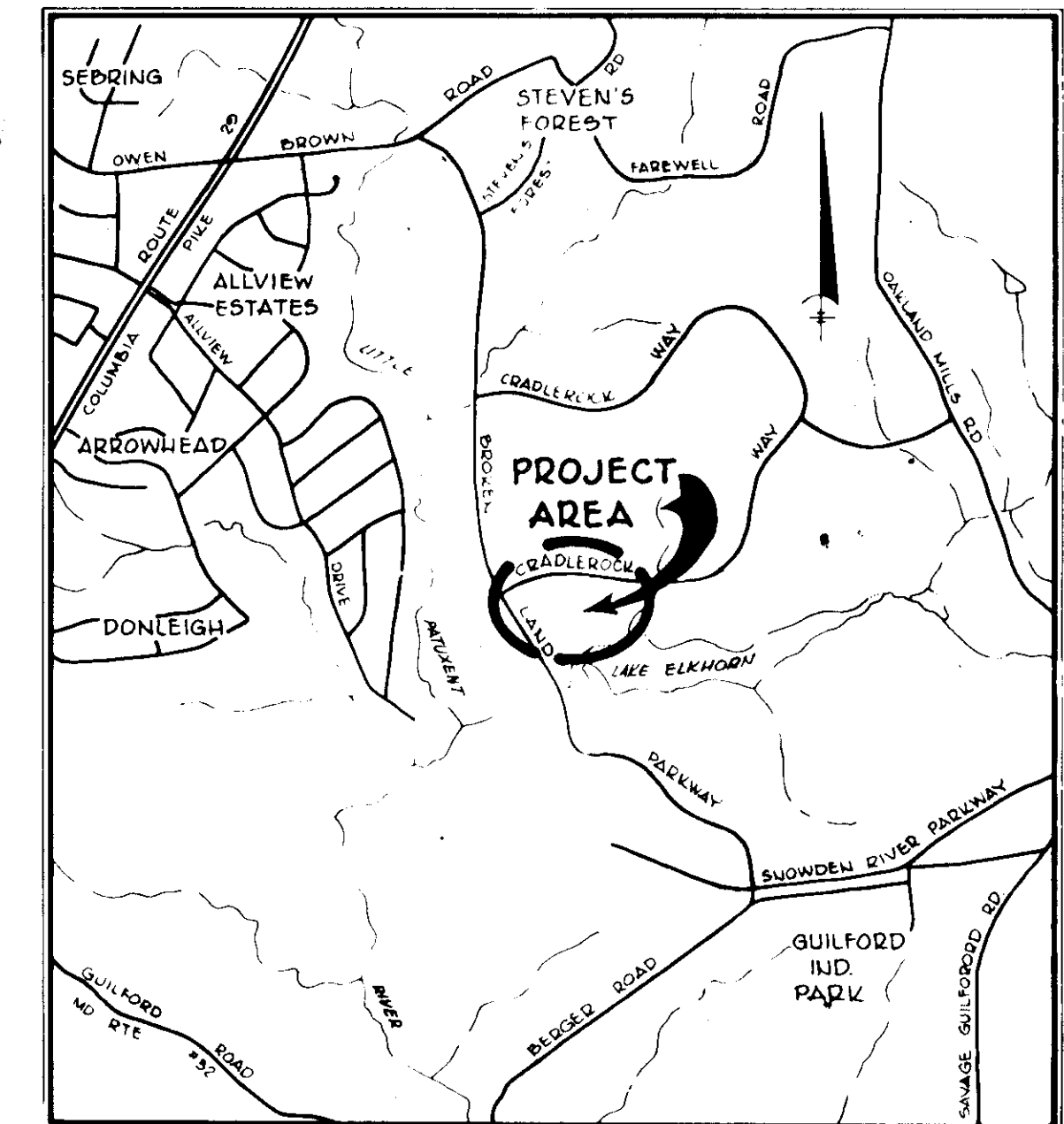
SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	DETAILS
3	GRADING PLAN
4	GRADING PLAN
5	LANDSCAPE PLAN
6	LANDSCAPE PLAN

# LAKESIDE

## VILLAGE OF OWEN BROWN

### SECTION 1 AREA 1

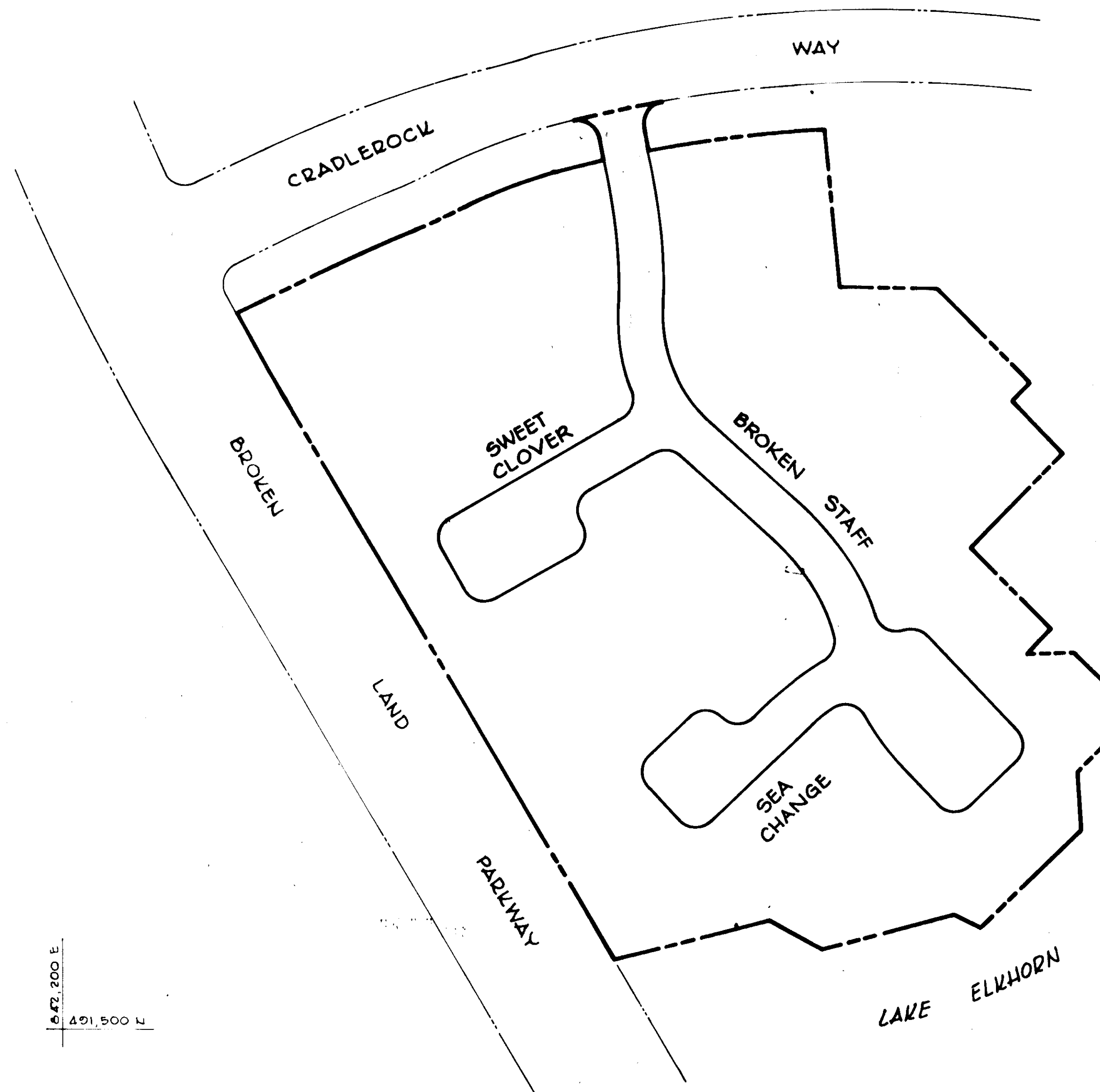
#### 6 TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



**VICINITY MAP**  
SCALE 1"=2000'

**GENERAL NOTES**

1. TOPOGRAPHY IS BASED ON USC & GS MEAN SEA LEVEL DATUM 1929.
2. PUBLIC WATER AND SEWER FACILITIES ARE TO BE PROVIDED.
3. COMMUNITY OWNED LOTS WHICH INCLUDE PARKING SPACES AND SIDEWALKS SHALL BE OWNED AND MAINTAINED BY A HOME OWNERS ASSOCIATION.
4. THE 29' WIDE TRAVELLED WAY PORTION OF THE 50' RIGHT-OF-WAY SHALL BE PUBLICLY MAINTAINED.
5. THE DWELLINGS SHOWN HEREON ARE 2 AND 3 STORY GROUP DWELLINGS WITH FULL BASEMENTS.
6. THE MINIMUM SETBACK FROM ALL PUBLIC STREETS SHALL BE 30' UNLESS OTHERWISE APPROVED BY THE HOWARD COUNTY PLANNING BOARD.
7. 32 CARPORT LOTS ARE PROVIDED. CARPORT LOT NUMBERS CORRESPOND TO TOWNHOUSE LOTS. i.e: C-5 BELONGS TO F-5



**PLAN**  
SCALE: 1"=100'

**SITE ANALYSIS**

EXISTING ZONING:	NEW TOWN
NEW TOWN LAND USE:	SINGLE FAMILY ATTACHED
FINAL DEVELOPMENT PLAN PHASE:	113-A-VI
AREA OF LOTS F-2 THRU F-124	- 5.443 AC.
DWELLING UNITS PERMISSIBLE	- 129
DWELLING UNITS PROPOSED (INCLUDES 6 APARTMENTS)	- 129
PARKING SPACES REQUIRED	- 258
PARKING SPACES PROVIDED (INCLUDES 32 CARPORTS)	- 258
TOTAL AREA OF PARCELS	- 12.95 AC.
AREA OF LOTS F125-F126 (COMMUNITY OWNED LOTS)	- 5.154 AC.
RIGHT OF WAY	- 2.210 AC.
CARPORT LOTS	- 0.147 AC.
TOTAL RESIDENTIAL LOTS	- 123
TOTAL COMMUNITY LOTS	- 2
TOTAL CARPORT LOTS	- 32
TOTAL LOTS (Including Community Owned and Carport Lots)	- 157
50' BUILDING SETBACK FROM BROKEN LAND PARKWAY GRANTED UNDER VARIANCE PETITION VP-77-57C.	

**CARPORT/TOWNHOUSE LOT NUMBERS:**

C-5 / F-5	C-16 / F-16	C-43 / F-43	C-96 / F-96
C-6 / F-6	C-17 / F-17	C-44 / F-44	C-97 / F-97
C-7 / F-7	C-18 / F-18	C-45 / F-45	C-102 / F-102
C-10 / F-10	C-19 / F-19	C-59 / F-59	C-109 / F-109
C-11 / F-11	C-28 / F-28	C-60 / F-60	C-118 / F-118
C-12 / F-12	C-29 / F-29	C-61 / F-61	C-119 / F-119
C-14 / F-14	C-30 / F-30	C-93 / F-93	C-120 / F-120
C-15 / F-15	C-31 / F-31	C-94 / F-94	C-121 / F-121

**RECORD PLAT NOS. 3901, 3902, 3903**

Date	No.	Revision Description
OWNER AND DEVELOPER		
TROUTMAN COMMUNITIES Suite 300 - Wilde Lake Village Green COLUMBIA, MARYLAND 21044		
LAKESIDE 6th. Election District Howard County, Md.		
CENTURY ENGINEERING, INC. CONSULTING ENGINEERS - PLANNERS TOWSON, MARYLAND 21204		
AREA VILLAGE OF OWEN BROWN-SECTION 1, AREA 1 A RESUBDIVISION OF PART OF PARCEL F-1 LOT 283 LOTS F-2 THRU F-126		
TITLE SITE DEVELOPMENT PLAN TITLE SHEET		
Des By F.D.T.	Scale AS SHOWN	Proj No 6076
Drn By R.J.W.	Date 10-26-77	Drawing No. 1 OF 6
Chk By F.D.T.	Approved	

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

*James H. Boyd* 12-22-77  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

*Robert Hamilton* 12-23-77  
PLANNING DIRECTOR DATE

*William* 12-23-77  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

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

*Paul Raga* 12/21/77  
DIRECTOR DATE

*William* 12/12/77  
CHIEF - BUREAU OF HIGHWAYS DATE

**APPROVED**  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE 10-26-77  
*William*

10-27-77  
Date

*Robert Hamilton*  
Professional Reg. No. 6687





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

Reviewed for HOWARD S.C.D. Name and meets Technical Requirements D. Wayne Ray Date 11-28-77 Signature U.S. Soil Conservation Service

Approved Howard B. C. 11-29-77

**SEDIMENT CONTROL FOR THIS DEVELOPMENT HAS BEEN APPROVED UNDER F-18-50; TO BE IN CONTRACTORS POSSESSION AT TIME OF CONSTRUCTION.**

"I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL, AND I ALSO AUTHORIZE PERIODIC ON SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS AS ARE DEEMED NECESSARY."

John L. Troutman 10/9/77 DEVELOPER DATE

"I 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."

Robert S. James 11-9-77 ENGINEER DATE

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

Joseph Boydman 12-22-77 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

James A. ... 12-22-77 PLANNING DIRECTOR DATE

CITY DIVISION OF LAND DEVELOPMENT

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

W. ... 12/12/77 DIRECTOR DATE

G. ... 12/12/77 CHIEF BUREAU OF HIGHWAYS DATE

VILLAGE OF OWEN BROWN SECTION I AREA I PART OF OPEN SPACE LOT 280 PB. 28/106

VILLAGE OF OWEN BROWN SECTION I AREA I REMAINDER OF PARCEL F-1

RECORD PLAT NOS. 3901, 3902, 3903

Date	No.	Revision Description
		OWNER AND DEVELOPER
		TROUTMAN COMMUNITIES Suite 300 - Wilde Lake Village Green COLUMBIA, MARYLAND 21044
		LAKESIDE 6th. Election District Howard County, Md.
		CENTURY ENGINEERING, INC. CONSULTING ENGINEERS - PLANNERS TOWSON, MARYLAND 21204
		AREA VILLAGE OF OWEN BROWN-SECTION I, AREA I A RESUBDIVISION OF PART OF PARCEL F-1 LOT 283 LOTS F-2 THRU F-126
		TITLE GRADING PLAN
Des By	F.D.T.	Scale 1" = 30'
Scale	1" = 30'	Proj No 6076
Dwn By	L.J.D.	Date 9-9-77
Date	9-9-77	Drawing No.
Chk By	F.D.T.	Approved
Approved		2 OF 6

**APPROVED**  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE 10-26-77

Robert S. James 6687  
Professional Engr. No.

MATCH LINE SHEET 3 OF 6



"I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL, AND I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS AS ARE DEEMED NECESSARY.

*Howard Troutman*  
DEVELOPER DATE 11-23-77

"I 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."

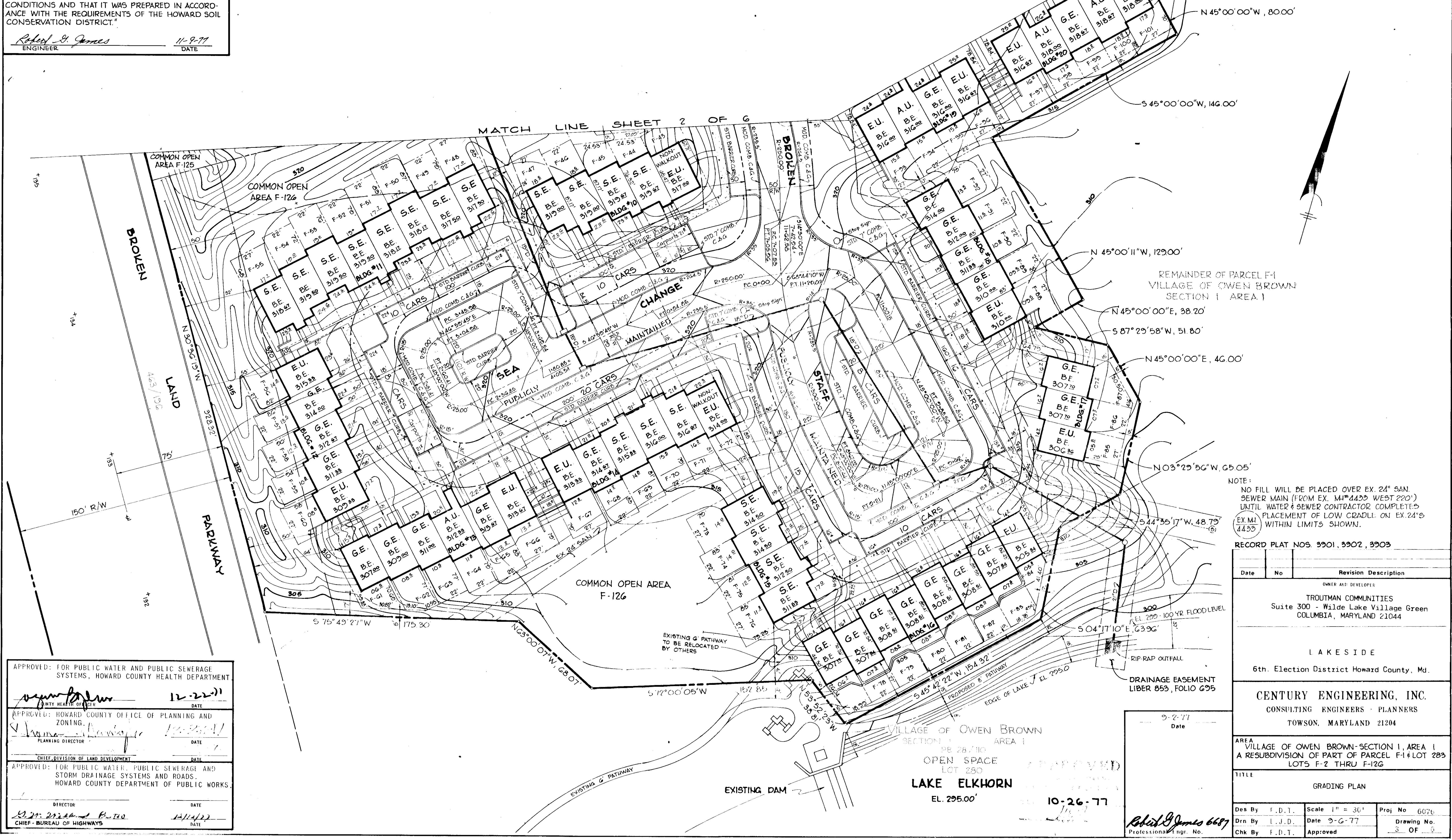
*Robert G. James*  
ENGINEER DATE 11-9-77

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

Reviewed for *Howard Troutman* S.C.D. Name  
and meets Technical Requirements  
*Robert G. James* Date 11-23-77  
Signature  
U.S. Soil Conservation Service

Approved *Howard Troutman* Date 11-23-77  
Howard Troutman

SEDIMENT CONTROL FOR THIS DEVELOPMENT HAS BEEN APPROVED UNDER F-78-50; TO BE IN CONTRACTOR'S POSSESSION AT TIME OF CONSTRUCTION.



N 45° 00' 00" W, 80.00'

S 45° 00' 00" W, 146.00'

N 45° 00' 11" W, 129.00'

REMAINDER OF PARCEL F-1 VILLAGE OF OWEN BROWN SECTION 1 AREA 1

N 45° 00' 00" E, 38.20'

S 87° 29' 58" W, 51.80'

N 45° 00' 00" E, 46.00'

N 03° 29' 56" W, 65.05'

S 44° 35' 17" W, 48.75'

NOTE:  
NO FILL WILL BE PLACED OVER EX. 24" SAN. SEWER MAIN (FROM EX. MH#4433 WEST 220') UNTIL WATER & SEWER CONTRACTOR COMPLETED PLACEMENT OF LOW CRADLE ON EX. 24" EX. MH#4433 WITHIN LIMITS SHOWN.

RECORD PLAT NOS. 9901, 9902, 9903

Date	No.	Revision Description
		OWNER AND DEVELOPER
		TROUTMAN COMMUNITIES Suite 300 - Wilde Lake Village Green COLUMBIA, MARYLAND 21044
		LAKESIDE 6th. Election District Howard County, Md.
		CENTURY ENGINEERING, INC. CONSULTING ENGINEERS - PLANNERS TOWSON, MARYLAND 21204
		AREA VILLAGE OF OWEN BROWN-SECTION 1, AREA 1 A RESUBDIVISION OF PART OF PARCEL F-1 LOT 283 LOTS F-2 THRU F-126
		TITLE GRADING PLAN
Des By	F.D.T.	Scale 1" = 30'
Drn By	I.J.D.	Date 9-6-77
Proj No	6076	Drawing No.
Chk By	F.D.T.	Approved
		3 OF 3

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT  
*Howard Troutman* DATE 11-22-77  
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.  
*Howard Troutman* DATE 11-23-77  
PLANNING DIRECTOR

CHIEF, DIVISION OF LAND DEVELOPMENT  
DATE

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

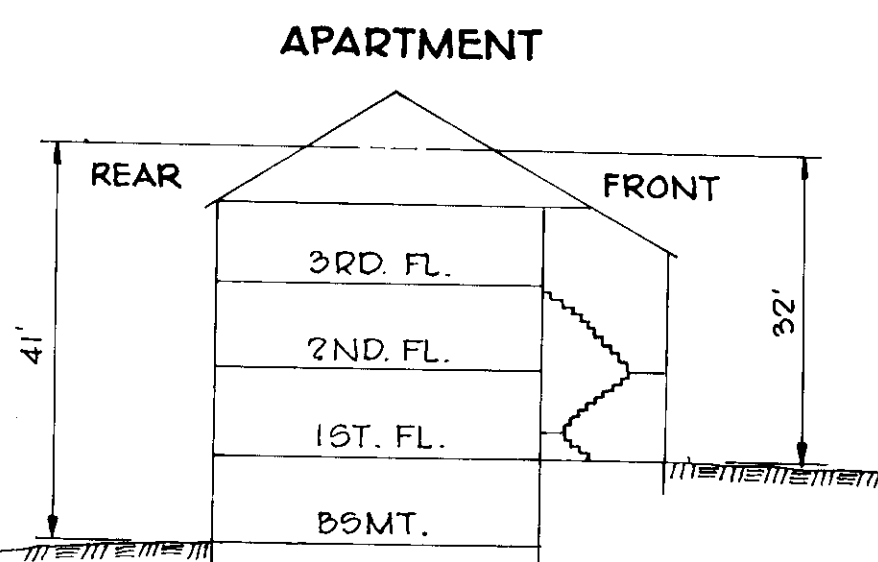
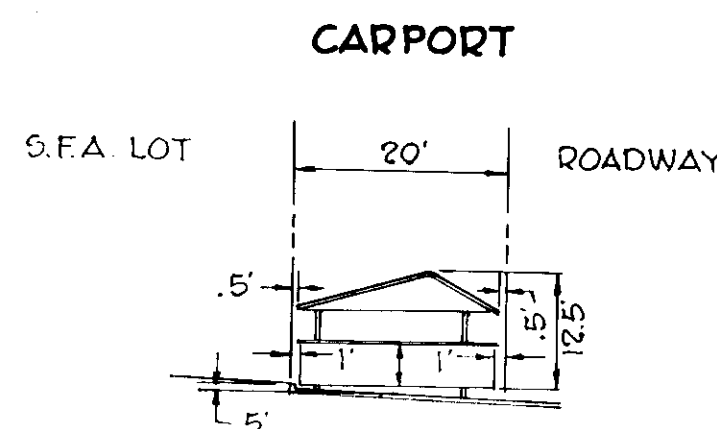
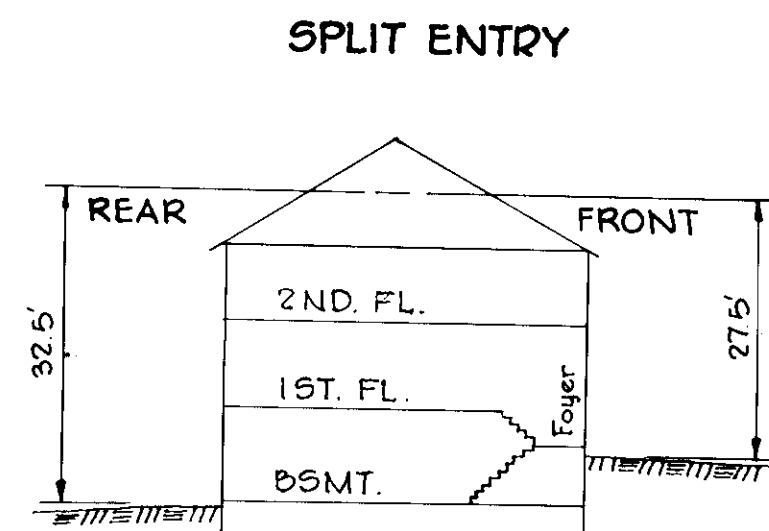
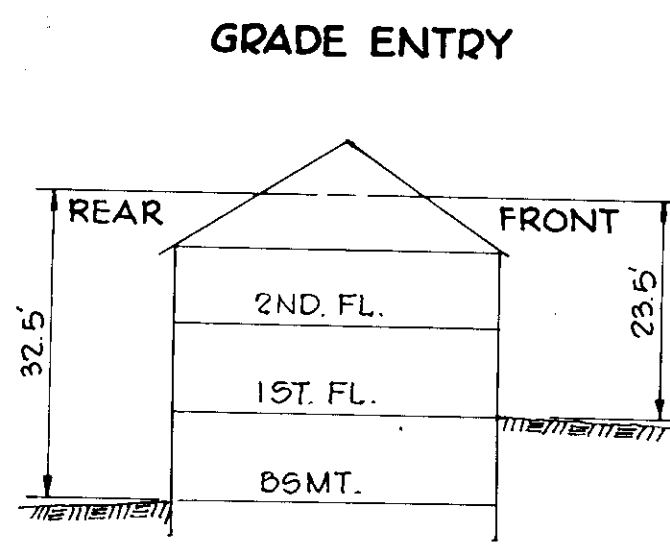
DIRECTOR DATE  
*Robert G. James* DATE 11-14-77  
CHIEF - BUREAU OF HIGHWAYS

VILLAGE OF OWEN BROWN SECTION 1 AREA 1  
OPEN SPACE LOT 283  
LAKE ELKHORN  
EL. 295.00'

9-2-77  
Date  
*Robert G. James*  
Professional Engr. No.

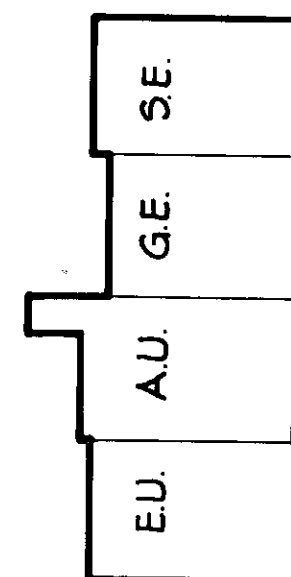
BRUNING 44132 28586



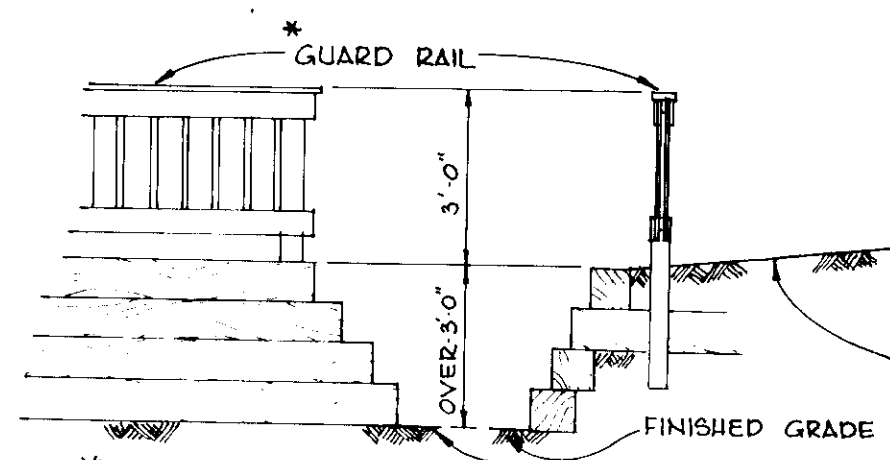


**UNIT ELEVATIONS**  
NO SCALE

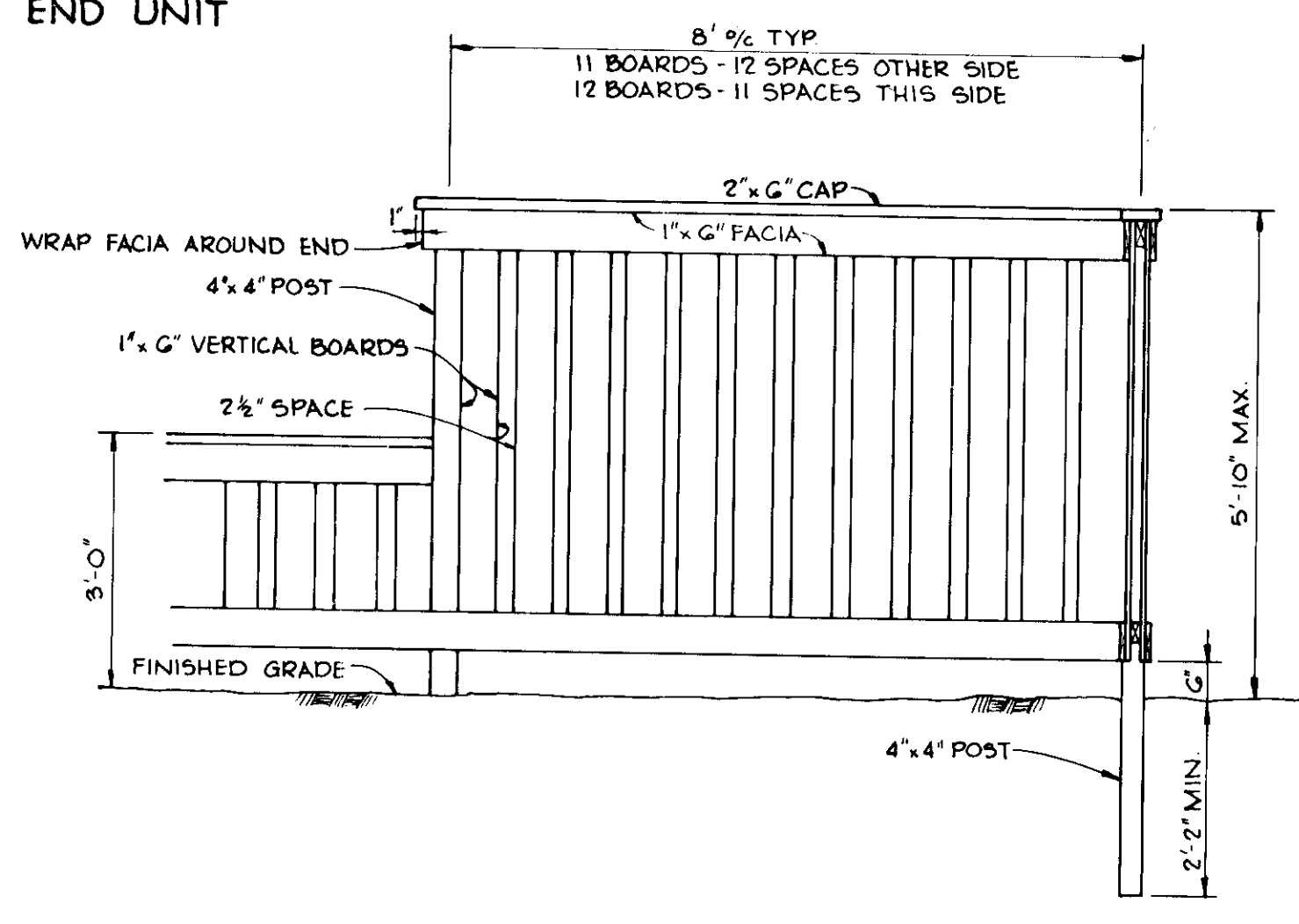
**LEGEND**



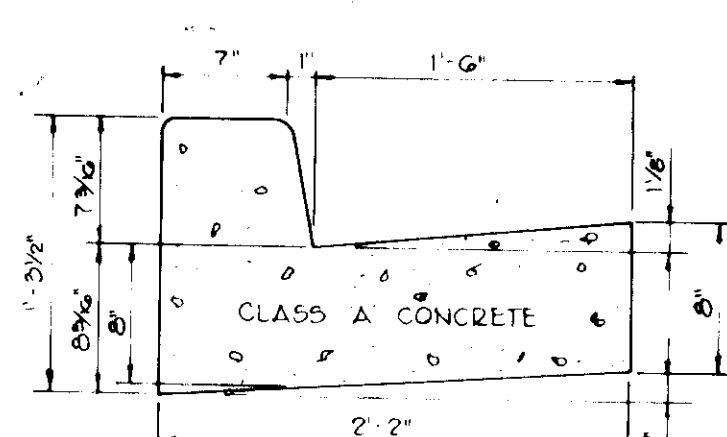
- SPLIT ENTRY
- GRADE ENTRY
- APARTMENT UNIT  
(2 DWELLING UNITS)
- END UNIT



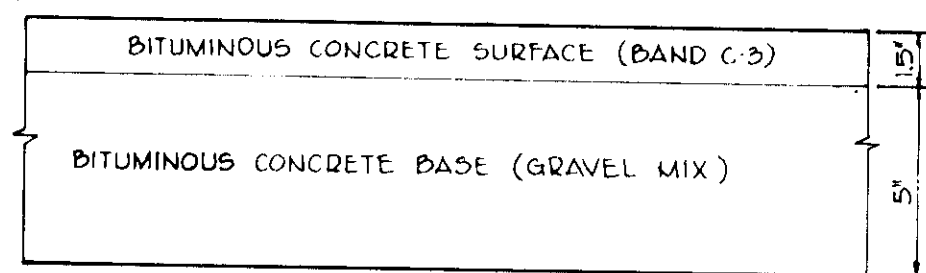
**GUARD RAIL**  
NO SCALE



**FENCE DETAIL**  
SCALE 1/2"=1'-0"



**STANDARD 7" COMB CURB AND GUTTER**  
NO SCALE

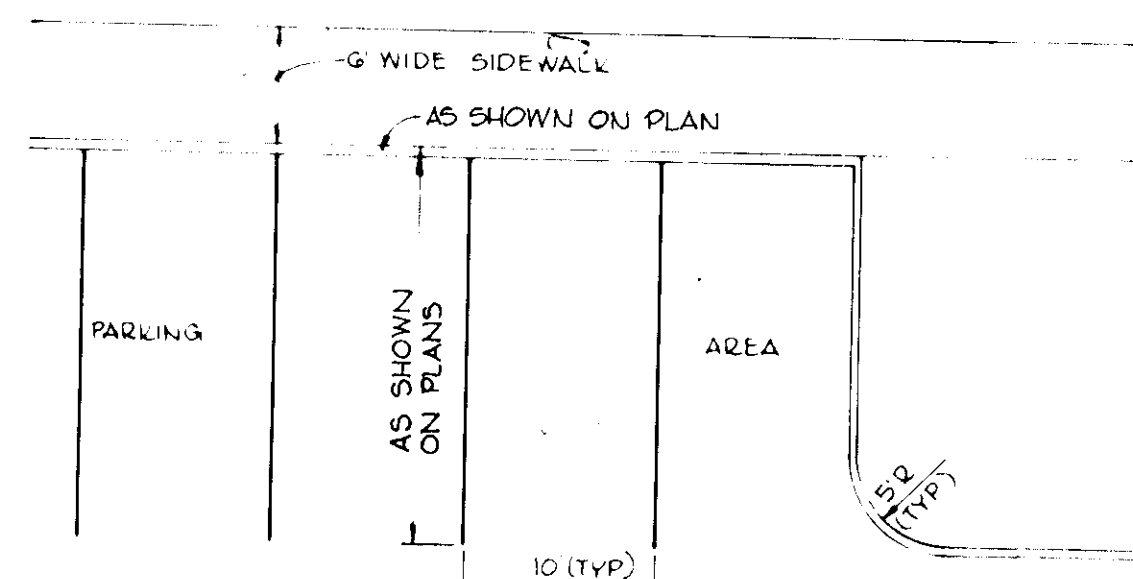


HOWARD COUNTY STANDARD (DRAWING D-5, PAGE 60)

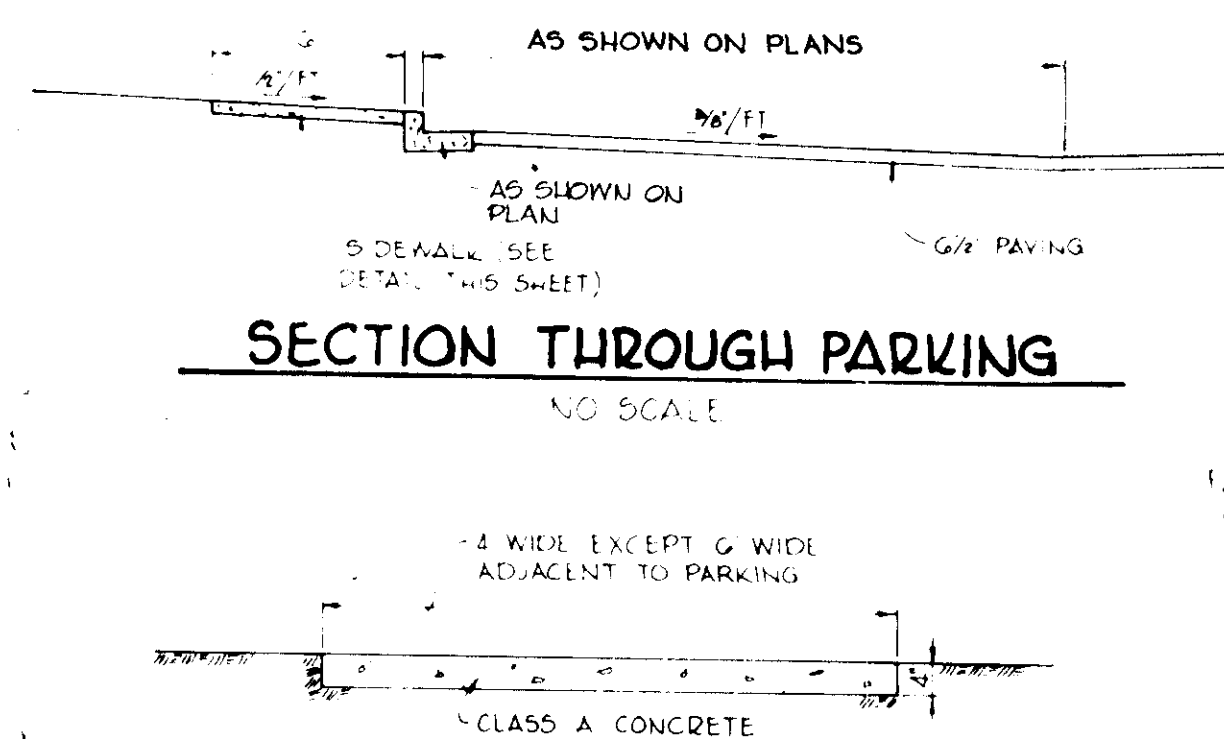
**6 1/2" PAVEMENT**

- NOTES
- A TACK COAT IS REQUIRED IN ACCORDANCE WITH SECTION C-31.4 OF THE HOWARD COUNTY ROAD CONSTRUCTION CODE AND SPECIFICATIONS.
  - BASE WILL BE PRIMED IN ACCORDANCE WITH SECTION C-30.9 OF THE HOWARD COUNTY ROAD CONSTRUCTION CODE AND SPECIFICATIONS.
  - TO BE CONSTRUCTED IN ACCORDANCE WITH THE HOWARD COUNTY ROAD CONSTRUCTION CODE AND SPECIFICATIONS.

**TYPICAL PAVING SECTION**  
SCALE 1"=5'

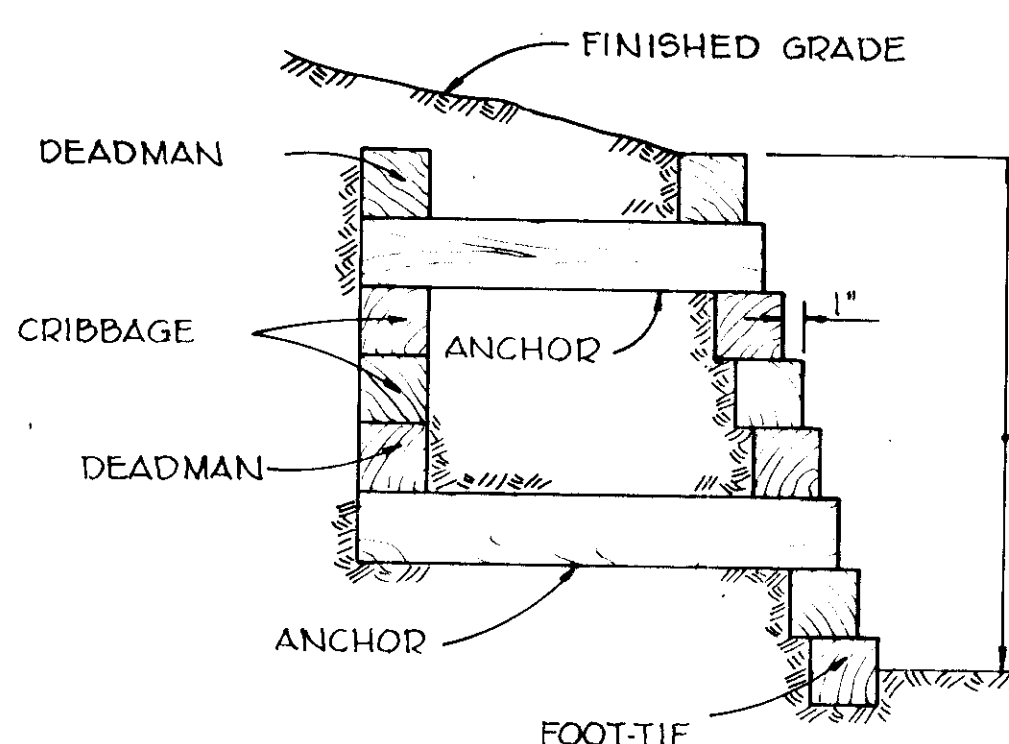


**TYPICAL PARKING PLAN**  
NO SCALE

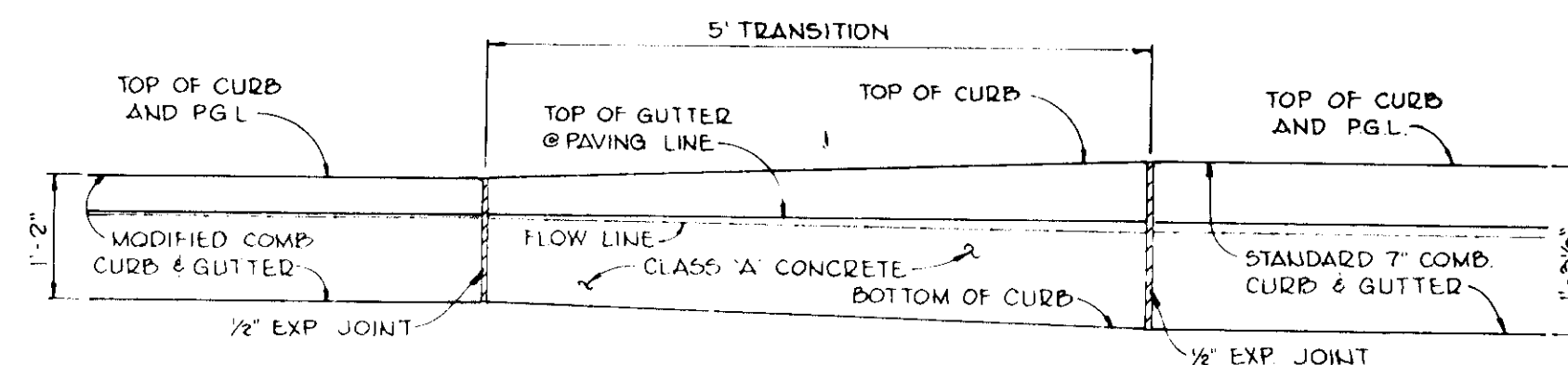


**SECTION THROUGH PARKING**  
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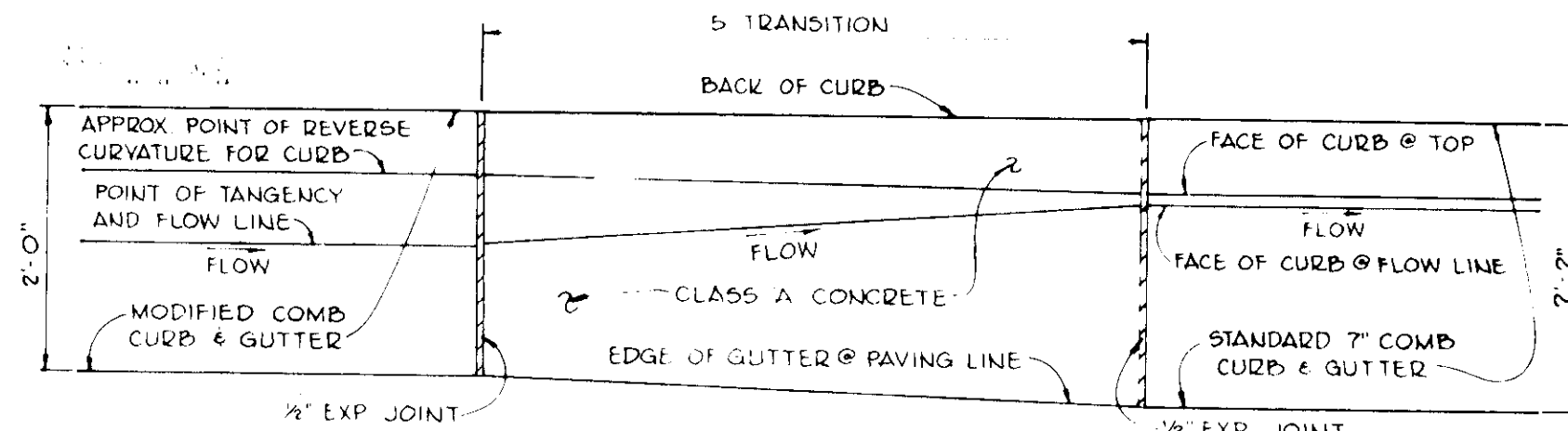
**SIDEWALK DETAIL**  
NO SCALE



**RETAINING WALL**  
NO SCALE



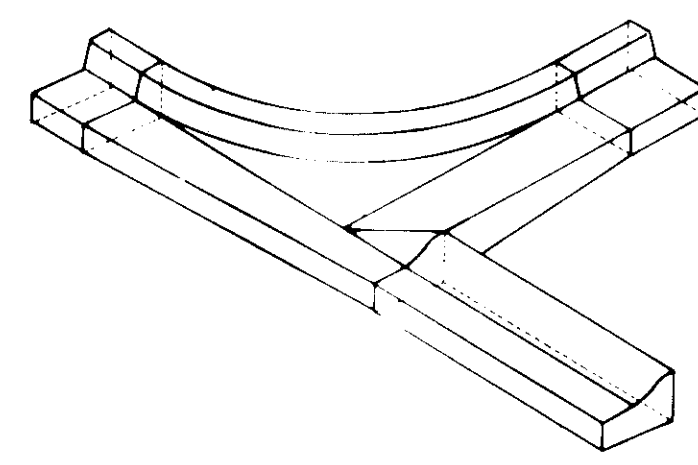
**ELEVATION**



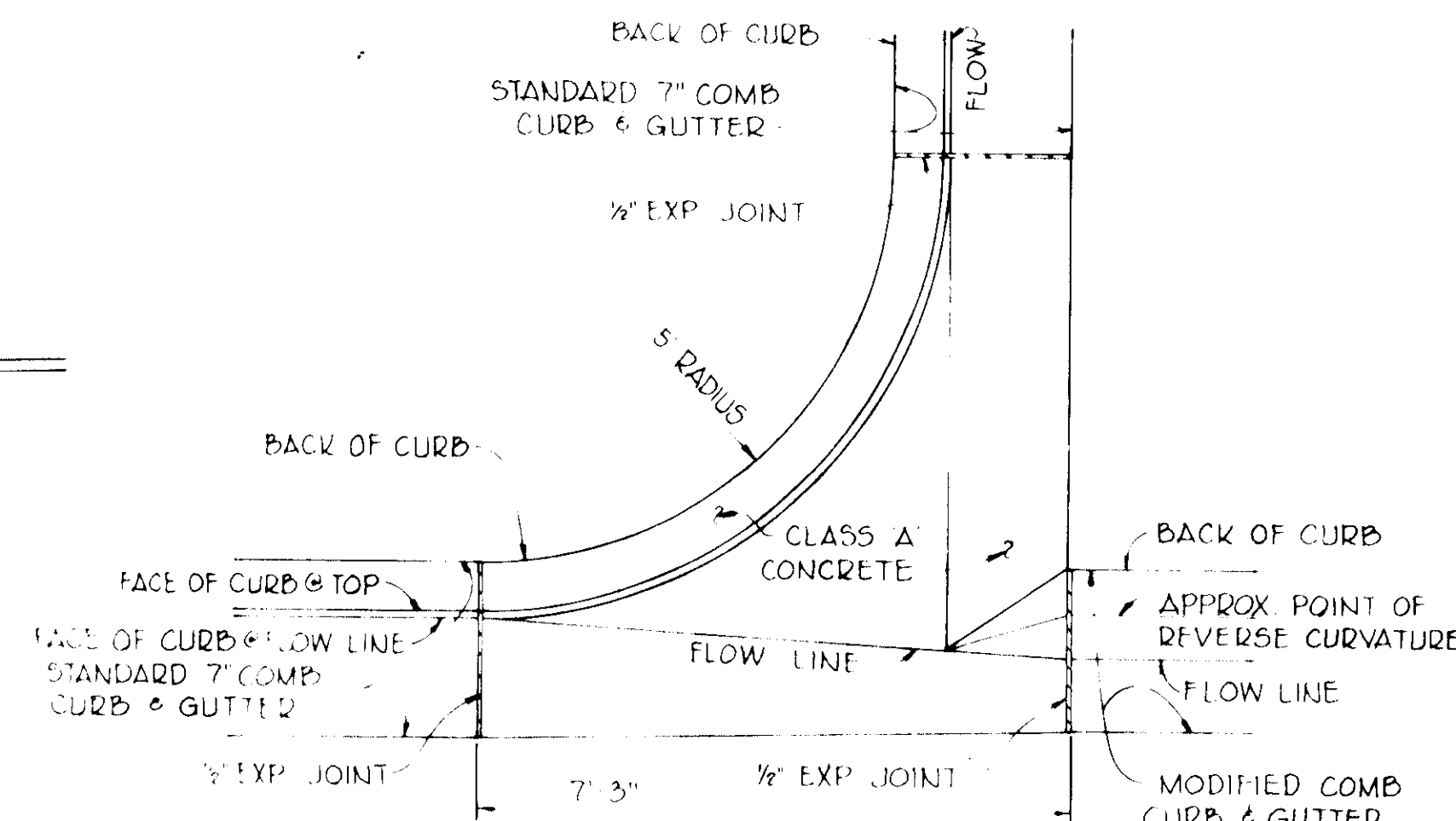
**PLAN**

**TYPE 1 CURB TRANSITION DETAIL**

NO SCALE



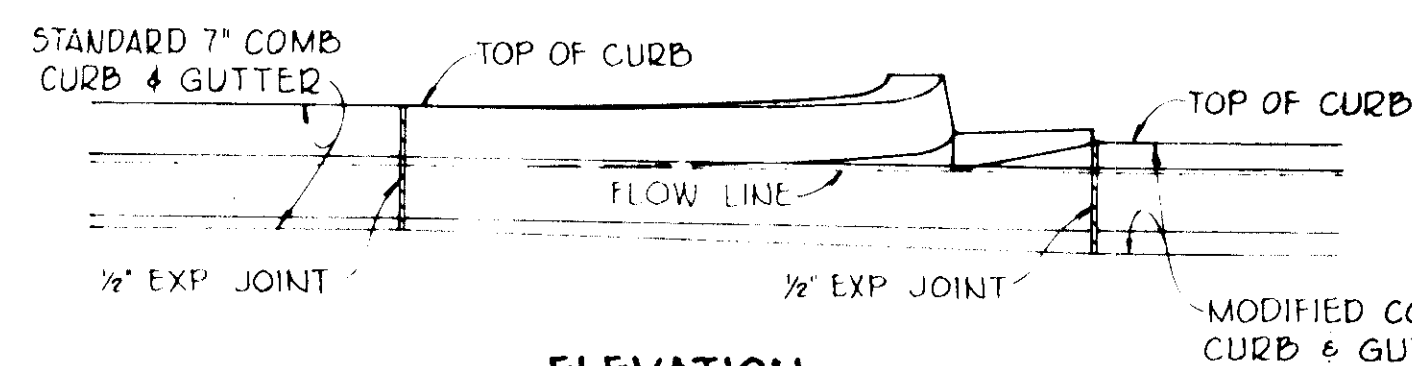
**ISOMETRIC**



**PLAN**

**TYPE 2 (FROM MODIFIED C&G TO STD 7" COMB C&G) CURB INTERSECTION TRANSITION DETAIL**

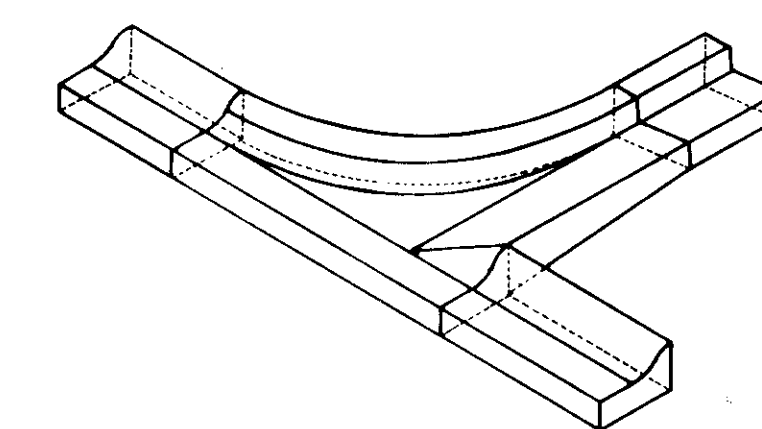
NO SCALE



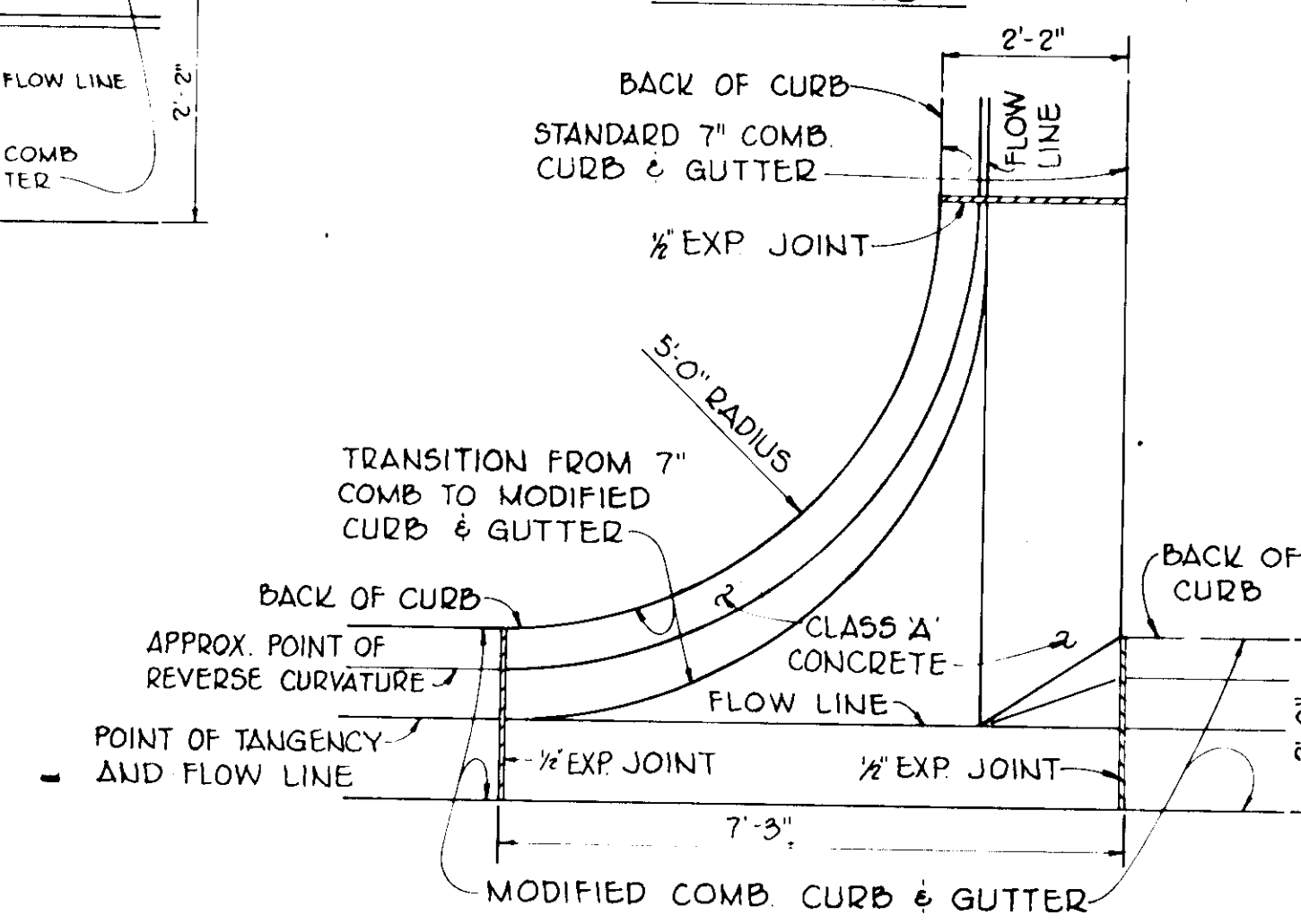
**ELEVATION**

**TYPE 3 (FROM STD 7" COMB C&G TO MODIFIED C&G) CURB INTERSECTION TRANSITION DETAIL**

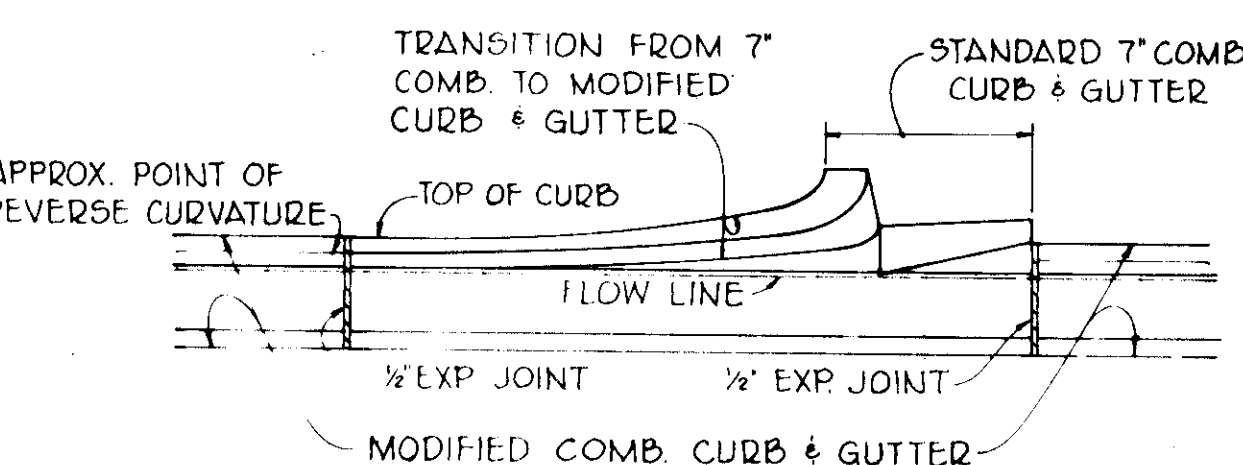
NO SCALE



**ISOMETRIC**



**PLAN**



**ELEVATION**

**TYPE 2 (FROM MODIFIED C&G TO STD 7" COMB C&G) CURB INTERSECTION TRANSITION DETAIL**

NO SCALE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
 APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.  
 APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

RECORD PLAT NOS. 3901, 3902, 3903		
Date	No	Revision Description
OWNER AND DEVELOPER		
TROUTMAN COMMUNITIES Suite 300 - Wilde Lake Village Green COLUMBIA, MARYLAND 21044		
LAKESIDE 6th. Election District Howard County, Md.		
CENTURY ENGINEERING, INC. CONSULTING ENGINEERS - PLANNERS TOWSON, MARYLAND 21204		
AREA VILLAGE OF OWEN BROWN-SECTION 1, AREA 1 A RESUBDIVISION OF PART OF PARCEL F-1# LOT 283 LOTS F-2 THRU F-12G		
TITLE DETAIL SHEET		
Des By	F.D.T.	Scale AS SHOWN
Drn By	L.J.D.	Date 9-6-77
Chk By	F.D.T.	Approved
Proj No	6076	Drawing No.
	4	OF 6

CRADLEROCK

WAY

STREET TREES BY OTHERS

EXISTING TREES

SWEET CLOVER

SOBORN

SPACE

MATCH LINE SEE SHEET L-2

MATCH LINE SEE SHEET L-2

KEY	DWG. NO.	DWG. NO.	TOTAL	NAME	SIZE	REMARKS
CK	10	B	18	CORNUS KOUSA KOUSA DOGWOOD	8'-10'	B & B
RO	8	24	32	ELEAGNUS AUGUSTIFOLIA RUSSIAN OLIVE	4'-5'	B & B
⊕	34	17	51	GLEDITSIA TRIACANTHOS INERMIS SEEDLESS HONEYLOCUST	2 1/2"-3"	B & B
⊙	33	34	67	LIQUIDAMBAR STYRACIFLUA SWEETGUM	2 1/2"-3" 12'-14'	B & B
⊕	25	11	30	MALUS 'RADIANT' RED FLOWERING CRABAPPLE	8'-10'	B & B
⊖	24	19	43	PRUNUS SERRULATA 'KWANZAN' KWANZAN CHERRY	8'-10'	B & B
⊙	44	14	58	PINUS STROBUS WHITE PINE	5'-6'	B & B
⊙	70	33	109	PINUS THUNBERGI JAPANESE BLACK PINE	5'-6'	B & B
⊙	41	24	65	QUERCUS PALUSTRIS PIN OAK	2 1/8"-3" 12'-14'	B & B
⊙	26	12	38	SALIX-NIOBE NIOBE WEeping WILLOW	2 1/2"-3" 12'-14'	B & B
⊖	30	9	39	STREET TREES BY OTHERS		

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

*John B. Slater* 12-22-77  
HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

*John B. Slater* 12-22-77  
PLANNING DIRECTOR DATE

CHIEF, DIVISION OF LAND DEVELOPMENT DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

*John B. Slater* 10-26-77  
DIRECTOR DATE

*John B. Slater* 10-26-77  
CHIEF - BUREAU OF HIGHWAYS DATE

10-26-77

RECORD PLAT NOS. 3901, 3902, 3903

Date	No.	Revision Description

OWNER AND DEVELOPER

TROUTMAN COMMUNITIES  
Suite 300 - Wilde Lake Village Green  
COLUMBIA, MARYLAND 21044

LAKESIDE  
6th. Election District Howard County, Md.

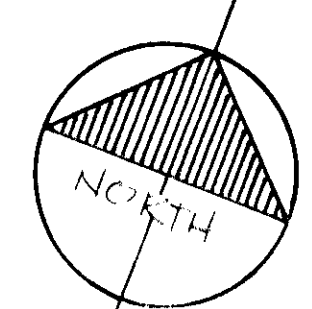
**SLATER ASSOCIATES**  
LAND PLANNING SITE PLANNING LANDSCAPE ARCHITECTURE  
Columbia, Maryland 21045 (301) 597-1138

ALL VILLAGE OF OWEN BROWN-SECTION 1, AREA 1  
A RESUBDIVISION OF PART OF PARCEL F-14 LOT 283  
LOTS F-2 THRU F-126

TITLE

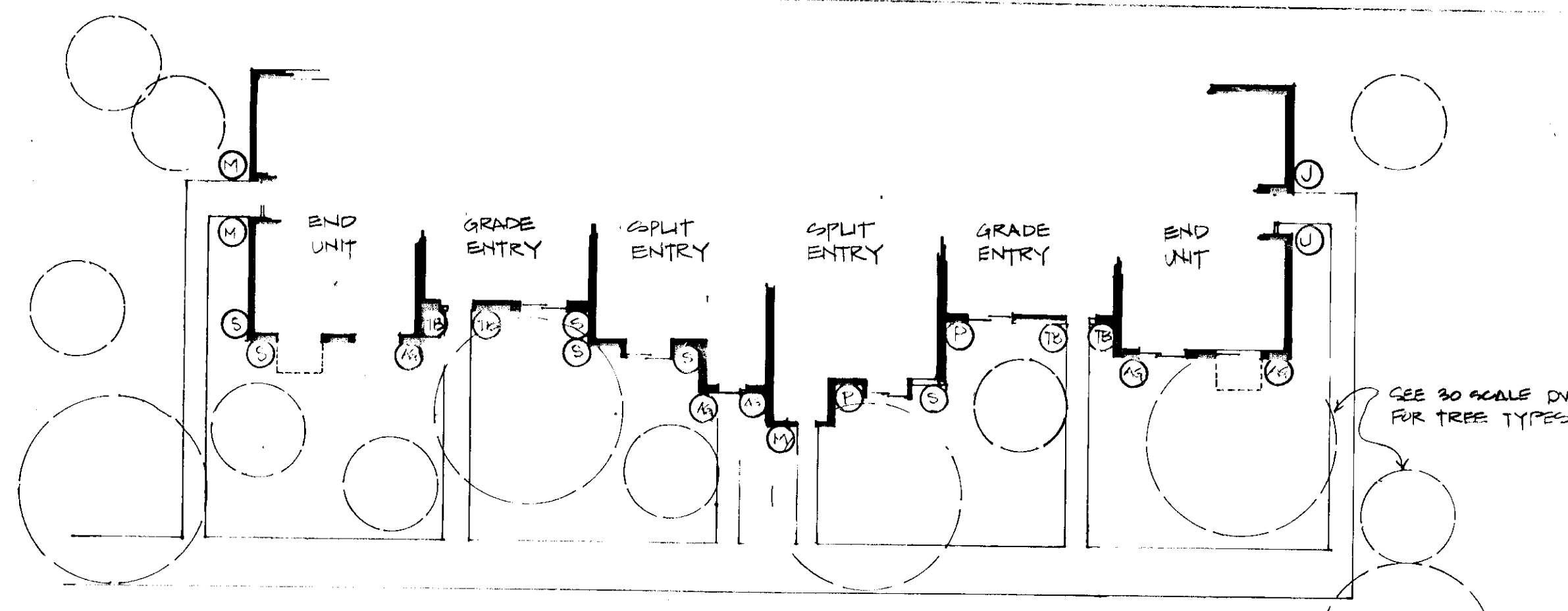
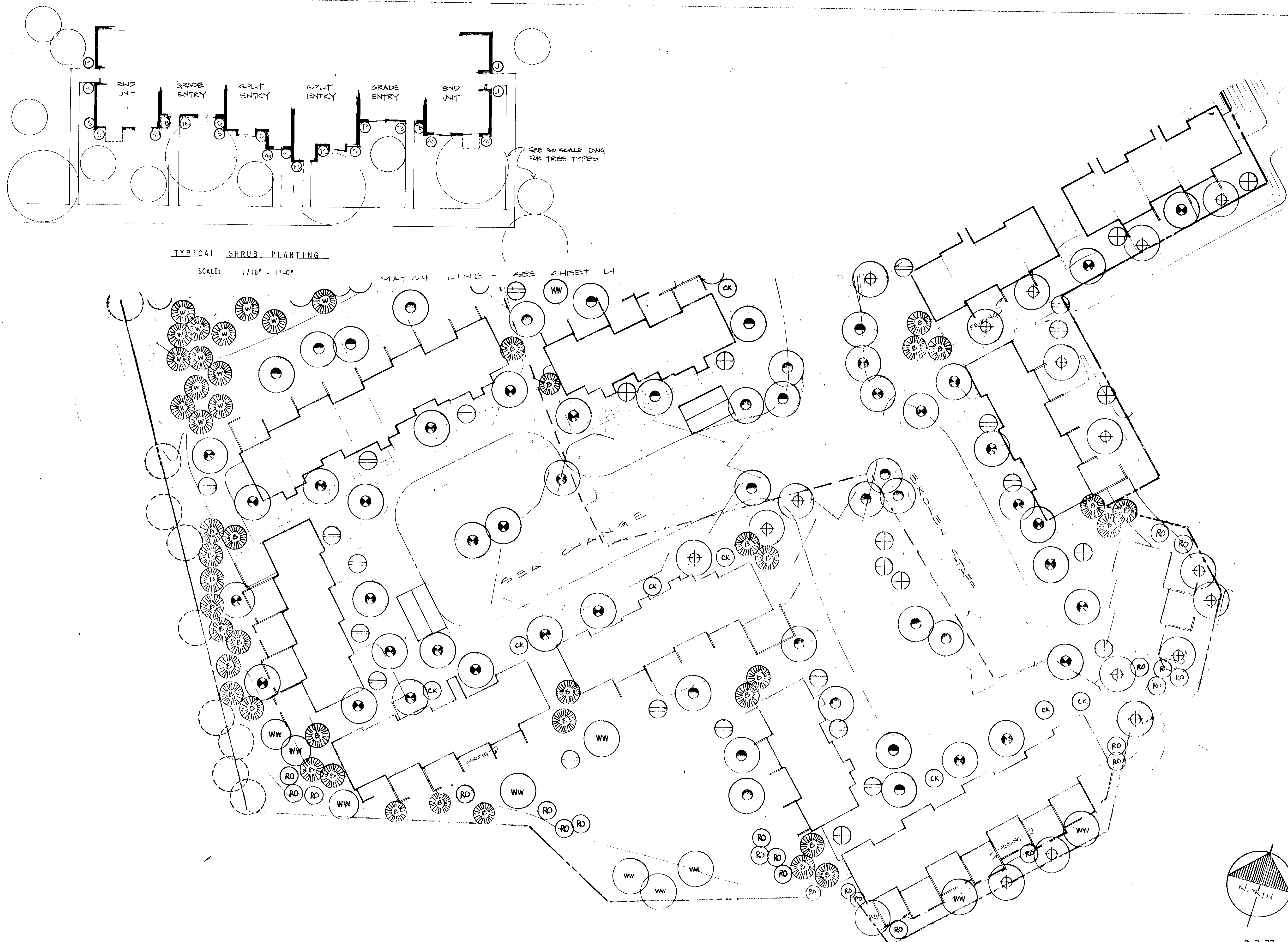
LANDSCAPING PLAN

Des By J.B.S. Scale 1" = 30' Plot No 6076  
 Des By J.B.S. Date 9-6-77 Drawing No  
 Chk By J.B.S. Approved [Signature] 5 Of 6



*John B. Slater*  
JOHN B. SLATER 90, 286





TYPICAL SHRUB PLANTING  
SCALE: 1/16" = 1'-0"

MATCH LINE - SEE SHEET L1

PLANT LIST - SHRUBS		SIZE:
AG	ABELIA GRANDIFLORA GLOSSY ABELIA	15"-18"
AZ	AZALEA HINO CRIMSON HINO CRIMSON AZALEA	15"-18"
C	COTONEASTER SALICIFOLIA REPANDENS COTONEASTER	15"-18"
E	EUONYMUS PATENS SIEBOLDIANA SIEBOLD EUONYMUS	15"-18"
I	ILEX CRENATA JAPANESE HOLLY	15"-18"
M	PINUS MONTANA MUGUS MUGHO PINE	10"-12"
P	PYRACANTA COCCINEA 'LALANDI' LALAND FIRETHORN	3" - 4"
S	SPIREA THUMBERGI SPIREA	24"-30"
TB	TAXUS BACCATA REPANDENS WEeping ENGLISH YEW	15"-18"
TD	TAXUS CUSPIDATA DENS DENSE YEW	15"-18"
V	VIBURNUM DENTATUM ARROWWOOD VIBURNUM	3" - 4"

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

*Joseph B. Blum* 12-22-77  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

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

CHIEF, DIVISION OF LAND DEVELOPMENT DATE: \_\_\_\_\_

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

*John R. Slater* 10-26-77  
CHIEF - BUREAU OF HIGHWAYS DATE

RECORD PLAT NOS. 3901, 3902, 3903

No. \_\_\_\_\_ Revision: \_\_\_\_\_

OWNER AND DEVELOPER  
TROUTMAN COMMUNITIES  
Suite 300 - Wilde Lake Village Green  
COLUMBIA, MARYLAND 21044

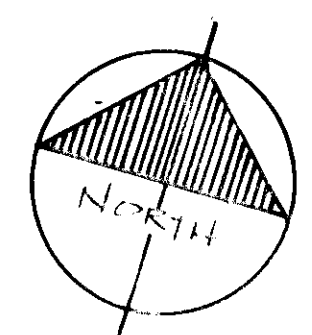
LAKESIDE  
6th. Election District Howsd County, Md.

**SLATER ASSOCIATES**  
LAND PLANNING - SITE PLANNING - LANDSCAPE ARCHITECTURE  
Columbia, Maryland 21045 G.O. 1972-1148

VILLAGE OF OWEN BROWN-SECTION I, AREA 1  
A RESUBDIVISION OF PART OF PARCEL F-1# LOT 203  
LOTS F-2 THRU F-12G

LANDSCAPING PLAN

J.B.S. 1" = 30' 6076  
J.B.S. 9-6-77  
J.B.S. 10-26-77 G O G



9-2-77

10-26-77

*John R. Slater*  
JOHN R. SLATER NO. 286