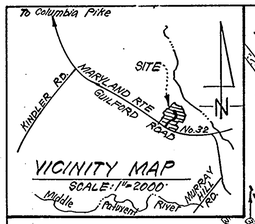
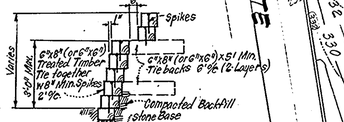
VILLAGE OF KINGS CONTRIVANCE
SECTION 2
AREA 3
PLAT 4670 & 4671



VICINITY MAP
SCALE: 1" = 2000'



TIMBER RETAINING WALL
No SCALE

LEGEND:

1. Contour Interval — 2 Ft.
2. Existing Contour — 230
3. Proposed Contour — 230
4. Spot Elevation — +30.5
5. Direction of Drainage
6. Walk-Out Basement — W.O.B.
7. Exist. Trees to be retained
8. Retaining Wall

NOTES:

1. No. of Units Shown: 93 No. of Units allowed: 98
2. No. of Parking Spaces Provided: 190
3. No. of Parking Spaces Required: 186

GENERAL NOTES:

1. The land included in this plan is zoned: New Town-Attached.
2. The Lots shown on this plan are covered by Final Development Plan Phase 17B, Part 1.
3. All coordinates are based on traverse controls for Columbia established by Maps Inc., in 1965, by Purdum & Vesche in 1968. which controls were tied to Maryland Bureau of Control Survey monuments its and to U.S. Coast and Geodetic survey monuments in the Columbia Area.
4. The area covered is located on Tax Map # 42, Parcel 17.
5. The total area included in this plan is 8.6963 Acres.
6. All roadways are public and existing.
7. Any damage to county owned right of way shall be corrected at the developers expense.
8. Sediment & Erosion Control Plan is previously approved as part of F-82-12.

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

COUNTY HEALTH OFFICER — DATE 5-28-82

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING

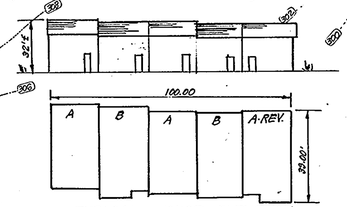
PLANNING DIRECTOR — DATE 5-28-82

ACTING CHIEF DIVISION OF LAND DEVELOP & ZONING ADMIN. — DATE 5-28-82

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

DIRECTOR — DATE 5-20-82

CHIEF BUREAU OF ENGINEERING — DATE 5-21-82



TYPICAL HOUSE ELEVATION
No SCALE

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 3-17-82

PLAT REFERENCE:

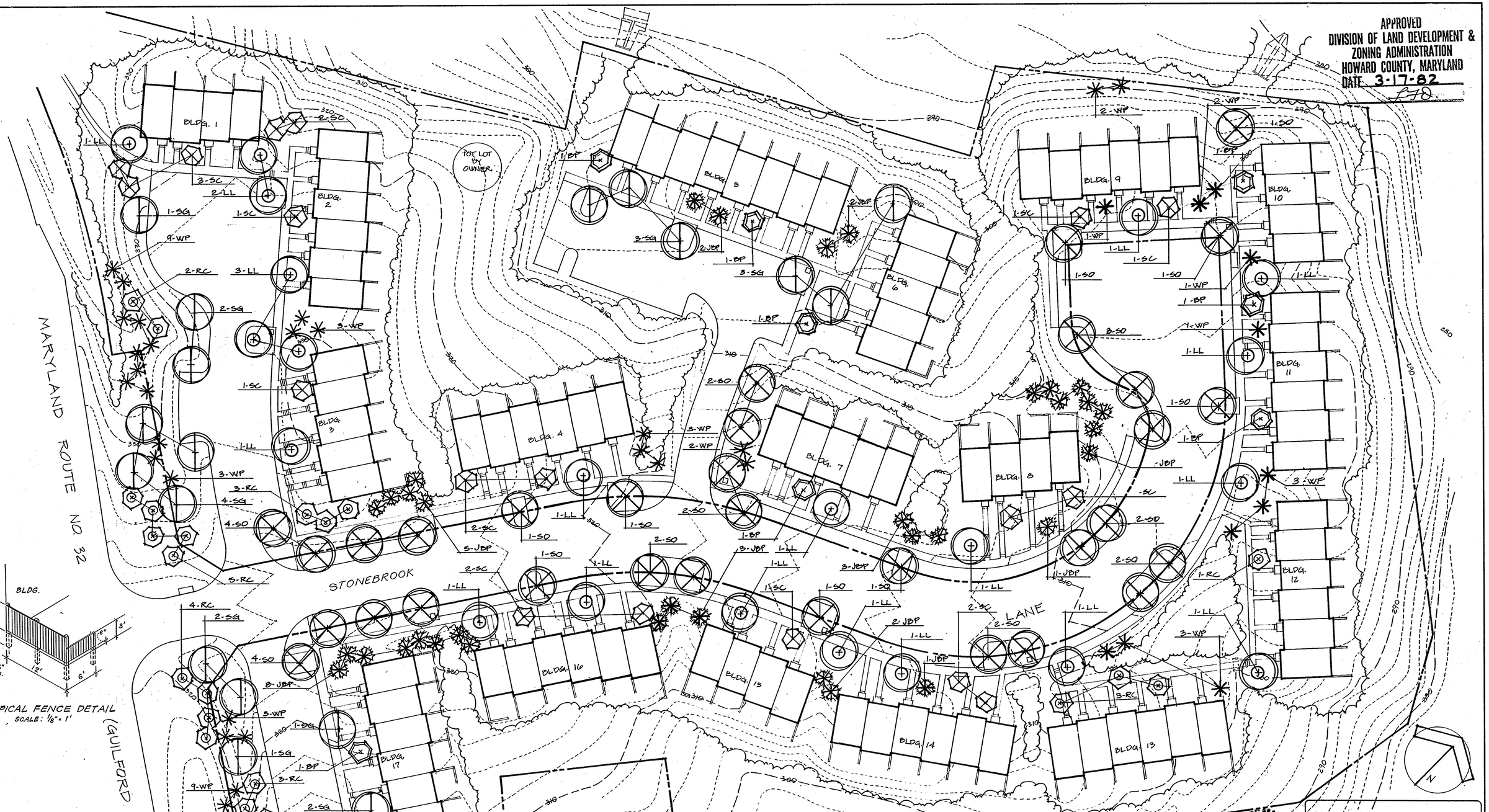
CLARK • FINEFROCK & SACKETT
ENGINEERS • PLANNERS • SURVEYORS
11315 LOCKWOOD DRIVE • SILVER SPRING, MARYLAND 20904 • (301) 593 3400

DESIGNED R.H. McG J.M.E.	SITE DEVELOPMENT PLAN LOTS A-2 THRU A-94 COLUMBIA, VILLAGE OF KINGS CONTRIVANCE SECTION 2 AREA 3 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1"=30'
DRAWN Y.L.B. K.I.W.		DRAWING 1 OF 2
CHECKED J.M.E.		JOB NO. 80-112
DATE 1-28-82	FOR: RIVERVIEW ASSOCIATES Suite 300 Wild Lake Village Green Columbia, Maryland 21044	FILE NO. 80-112-X

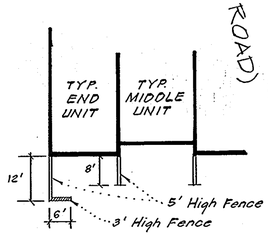
SDP-82-91C

SDP-82-91C

APPROVED
DIVISION OF LAND DEVELOPMENT &
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 3-17-82



TYPICAL FENCE DETAIL
SCALE: 1/8" = 1'



TYPICAL FENCE LAYOUT
SCALE: 1" = 20'

PLANTING RATIO:
93 UNITS
141 SHADE TREE EQUIVALENTS;
73 SHADE
87 EVERGREEN
49 FLOWERING
= 1.5 TREES/UNIT

□ MAILBOX CLUSTER

SYM.	QUANT.	NAME	REMARKS
		SHADE TREES	
LL	21	TILIA CORDATA - LITTLE LEAF LINDEN	2½"-3" CAL., B & B
SG	20	LIQUIDAMBER STYRACIFLUA - SWEET GUM	12'-14' HT., FULL HEAD
SO	32	QUERCUS COCCINEA - SCARLET OAK.	
		EVERGREEN TREES	
JBP	35	PINUS THUNBERGIA - JAPANESE BLACK PINE	20@ 5'-6' HT.; B & B
WP	52	PINUS STROBUS - EASTERN WHITE PINE	14@ 6'-8' HT. FULL HEAD 28@ 5'-6' HT. 20@ 6'-8' HT.
		FLOWERING TREES	
BP	10	PYRUS CALLEBYANA BRADFORD - BRADFORD PEAR	8'-10' HT.; B & B
RC	21	MALUS 'RADIANT' - RADIANT CRABAPPLE	FULL HEAD
SC	18	MALUS 'SNOWCLOUD' - SNOWCLOUD CRABAPPLE	

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAIN SYSTEMS AND PUBLIC ROADS.
DIRECTOR 5-20-82 DATE
CHIEF, BUREAU OF ENGINEERING 5-20-82 DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT.
COUNTY HEALTH OFFICER 5-28-82 DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
PLANNING DIRECTOR, ACTING 5-28-82 DATE
ACTING 5-28-82
CHIEF, DIVISION OF LAND DEVELOPMENT & ZONING ADMIN. DATE

FOR: RIVERVIEW ASSOCIATES
SUITE 300, WILDE LAKE
VILLAGE GREEN
COLUMBIA, MARYLAND 21044

STATE OF MARYLAND
JOHN B. SLATER
REGISTERED LANDSCAPE ARCHITECT
No. 286

SLATER ASSOCIATES
SUITE 205 WILDE LAKE VILLAGE GREEN
COLUMBIA, MARYLAND 21044

LAND PLANNING
SITE PLANNING
LANDSCAPE ARCHITECTURE 992-0001

Project: COLUMBIA

Subject: FINAL LANDSCAPE PLAN

LOTS A-2 THROUGH A-94
VILLAGE OF KINGS CONTRIVANCE
SECTION 2 AREA 3
6TH ELECTION DISTRICT
HOWARD COUNTY
COLUMBIA, MARYLAND

Date	1-13-82	Dwn.By	MEM
Scale	1" = 30'-0"	Ck.By	JBS
Des. By	MEM	App. By	
Dwg. No.	2 OF 2	File No.	80-112 LS

SDP-82-91c

BRUNING 44-132 21150