GENERAL NOTES:

1. All Materials and Construction to be in accordance with Howard County Road Construction Code and Specification.
2. This Plan is Covered by Final Development Plan Phase
3. Any damage to County owned rights-of-way shall be corrected at the developer's expense.
4. Installation of Traffic Control Devices shall be in accordance with the latest edition of the "Manual of Uniform Traffic Control."
5. Topography was compiled from actual field survey.
6. The area included in this submission is located on Tax Map #42.
7. All driveways and parking areas to be privately owned and maintained.
8. All coordinates are based on traverse controls for Columbia, established by Maps, Inc., in 1965, by Purdum and Jeschke in 1968, which controls were tied to Maryland Bureau of Control Survey Monuments and to U.S. Coast & Geodetic Survey Monuments in the Columbia area.
9. Class "C" Trench bedding shall be used unless shown otherwise.
10. All downspout drains shall be handled by one of the following methods: A. Downspout to splash blocks and discharge to ground having good percolation. B. Downspout in front of units piped to curb. C. Downspout connected to storm drain.
11. The developer agrees to work with the Department of Licenses and Inspections to resolve any problems caused by roof water discharge.
12. Handicapped Parking Signs shown thus: shall be placed in approximate location shown in plan in accordance with the "Maryland Building Code for the Handicapped" Section 05.01-07.05.
13. Information concerning underground utilities was obtained from available records, but the contractor must determine the exact location & elev. of the main by digging test pits, by hand, at all utility crossings, well in advance of construction.
14. The contractor or developer shall contact the Construction Inspection/Survey Division 24 hours in advance of commencement of work at 992-2417 or 792-7272.
15. Storm Water Management for this site provided in final subdivision stage (F-78-203).
16. All Setbacks & Criteria as shown in F.D.P. Phase 169-A III-Part 1, recorded in Plat 3054-A-383, shall apply.
17. Each Refuse Collection Area to Consist of 2 c.y. compactor & an 8 cy Container.

SITE ANALYSIS:

1. Number of Units Shown: 170, Number of Units Permitted: 170.
2. Number of Parking Spaces shown: 255, Number of Parking Spaces Required: 255
3. Total Area: 8.660 Acres, Zoning: New Town Apts.
4. Building Coverage: 1.70 Acres (19.6%).
5. Open Space Provided: 4.64 Acres (53.5%)
6. Gross Floor Area of Units are:
   - A-1: 689 ☐
   - A-2: 808 ☐
   - B-1: 960 ☐
   - B-3: 1069 ☐

Notes:
1. Materials and construction to be in accordance with Ho. Co. Stds. & Specs.
2. See plan view for limits of conc. paving, shown thus:

CONCRETE PAVING DETAIL
NO SCALE

PLAT REFERENCE: Plat 4440

Reviewed for Howard S.C.D. and meets Technical Requirements
Signature 12/2/82 Date
U.S. Soil Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Approved 10-2-82 Date

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 12-13-82

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
PLANNING DIRECTOR — DATE 12-13-82
CHIEF, DIVISION OF LAND DEVELOP. & ZONING ADMIN. — DATE 12-13-82

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR — DATE 12/8/82
CHIEF, BUREAU OF ENGINEERING — DATE 12-7-82

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/We 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 Dept. of Natural Resources Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary."

Signature of Developer/Builder — Richard L. Michaux — Date 9/16/82

LEGEND:

1. Contour Interval 2 Ft.
2. Existing Contour (300)
3. Proposed Contour 300
4. Spot Elevation +89.2
5. Direction of Drainage
6. Retaining Wall
7. 100 Yr. Flood Plain Elevation EL=278.0*
8. Existing Trees to be Retained
9. Handicapped Units shown thus: HC
10. ☒ Indicates Compactor Location.

NOTE: FOR WATER & SEWER PROFILES AND NOTES SEE SHEET 2 OF 6.

UNIT ANALYSIS

BLDG. No.	A-1	A-2	B-1	B-3	TOTAL
1	10			10	20
2		11	8		19
3		11	8		19
4		12			12
5	10			10	20
6	10			10	20
7	10			10	20
8		12	8		20
9	10			10	20
TOTALS	50	46	24	50	170
	1-Bedroom		2-Bedroom		

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE 10-20-82

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.

G. Nelson Clark — 11-19-82 Date

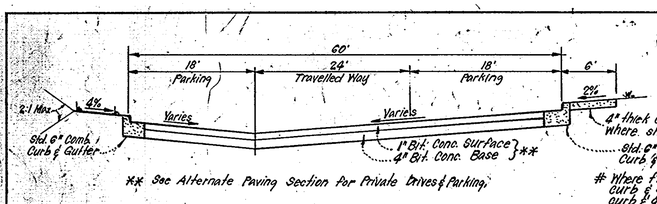
STATE OF MARYLAND — G. NELSON CLARK — NO. 7130 REGISTERED PROFESSIONAL ENGINEER

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

DESIGNED W.R.M^c	SITE DEVELOPMENT PLAN PARCEL "A"	SCALE 1"=30'
DRAWN V.L.B. K.I.W.	COLUMBIA VILLAGE OF KINGS CONTRIVANCE SECTION 3 AREA 1 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	DRAWING 1 OF 6
CHECKED W.R.M^c		JOB NO. 82-034
DATE OCT, 1982	OWNER: RIVER VIEW PARTNERSHIP Long Reach Village Center, Suite 232 8775 Cloud Leap Ct. Col. Md 21045	FILE NO. 82-034-X

SDP 83-27-C

SDP-83-27c

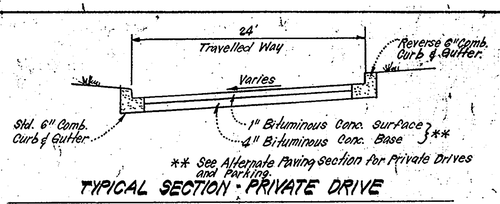


** See Alternate Paving Section for Private Drives & Parking.

Where flow is away from curb & gutter, Rev. 6" Comb. curb & gutter shall be used.

TYPICAL SECTION - PRIVATE DRIVE & PARKING

NO SCALE



** See Alternate Paving Section for Private Drives and Parking.

TYPICAL SECTION - PRIVATE DRIVE

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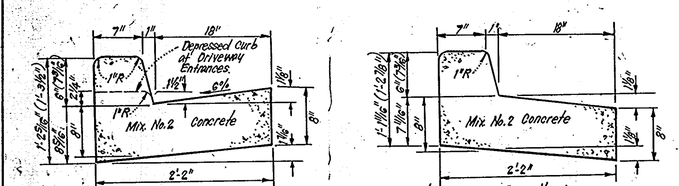


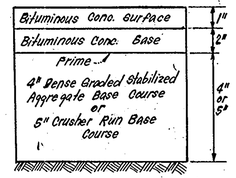
*For Std. 7" Comb. Curb & Gutter, Use dimensions in Parenthesis.

STANDARD 6" or 7" COMBINATION CURB AND GUTTER

No SCALE

REVERSE 6" or 7" COMBINATION CURB AND GUTTER

No SCALE



ALTERNATE PAVING SECTION PRIVATE DRIVE & PARKING

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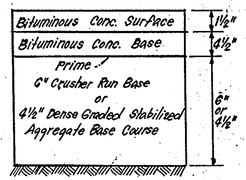
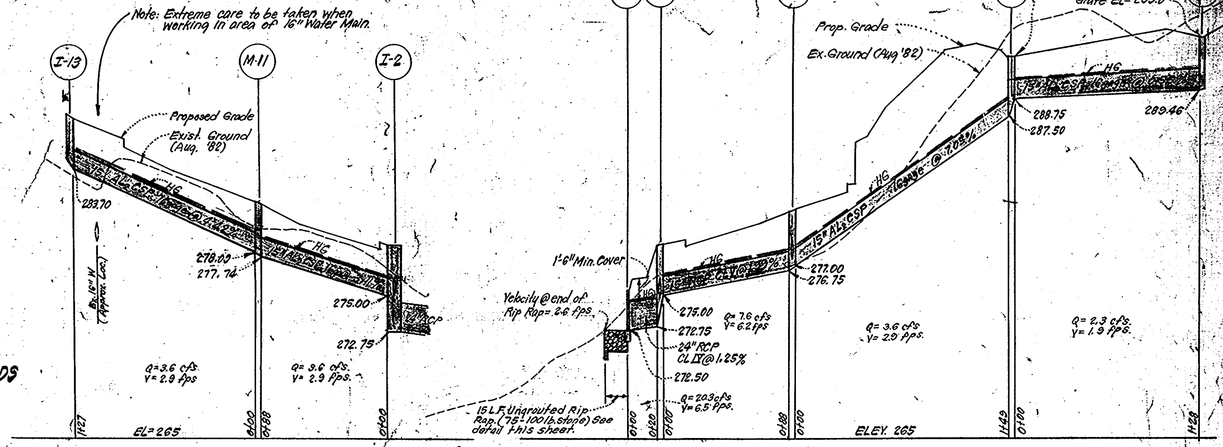
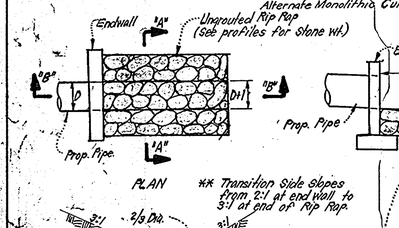
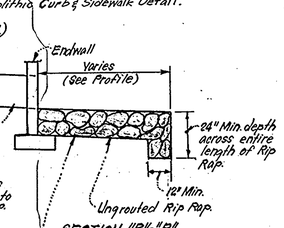


PAVING SECTION FOR PUBLIC ROADS AND ENTRANCES TO PUBLIC ROADS

NO SCALE

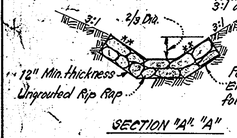






** Transition Side Slopes from 2:1 at end wall to 3:1 at end of Rip Rap.

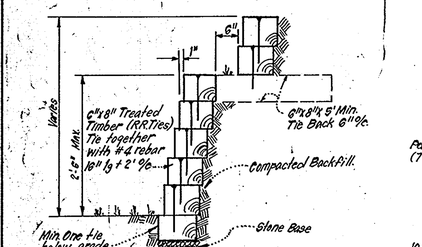
SECTION "B"-"B"



SECTION "A"-"A"

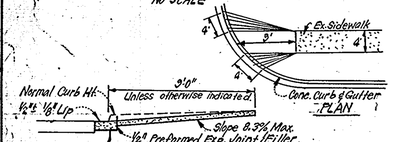
UNGROUTED RIP RAP PAVING DETAILS

NO SCALE



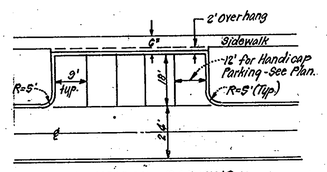
TIMBER RETAINING WALL

NO SCALE



Note: See Plan View (Sht. 1) for location.

HANDICAP RAMP AT ENTRANCE TO PUBLIC ROAD



TYPICAL PARKING

NO SCALE

TYP. BUILDING ELEVATIONS

NO SCALE

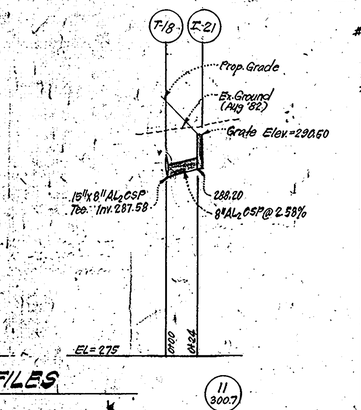
STRUCTURE SCHEDULE

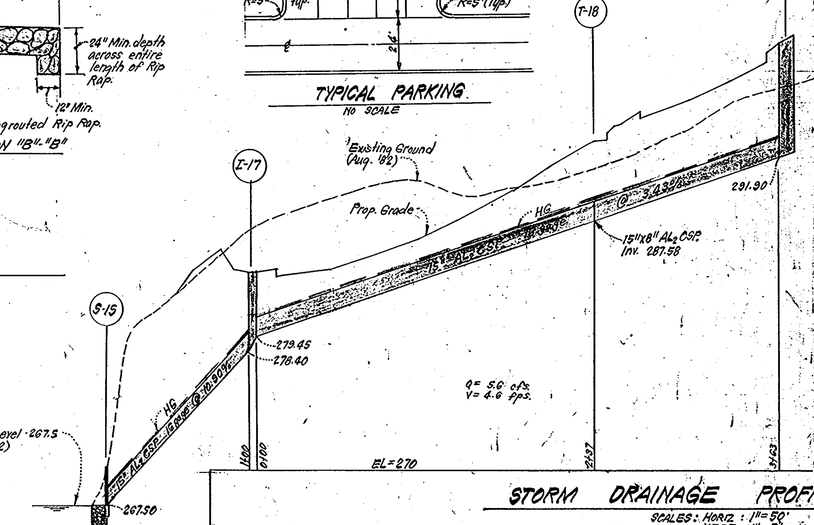
No.	TYPE	INV. IN	INV. OUT	TOP ELEVATION UPPER	TOP ELEVATION LOWER	REMARKS
S-1	"C" Endwall	272.50	-	-		How Co. Std. SD. 5.21
I-2	A-10 Inlet	276.00 276.00	272.75	278.50		How Co. Std. SD 4.02
M-3	Shallow Manhole	274.00 274.00	276.75	280.87		How. Co. Std. G-5.05
I-5	"S" Inlet	288.75	287.50	Grate 291.50		How Co. Std SD-4.22
I-7	Yard Inlet	-	289.46	Grate 293.00		How Co. Std. SD-4.14
# I-9	A-10 Inlet w/Deflectors	-	282.70	287.71	286.43	How Co. Std. SD. 4.02
M-11	Shallow Manhole	278.09	277.74	281.53		How Co Std. G-5.05
# I-13	A-S Inlet w/Deflectors	-	283.70	287.55	287.21	How Co. Std. SD. 4.01
S-15	"E" Endwall	267.50	-	-		How Co. Std. SD 5.21 **
I-17	A-S Inlet	279.45	278.40	283.80		How Co. Std. SD 4.01
# I-19	A-10 Inlet w/Deflectors	-	291.90	300.45	299.16	How Co. Std. SD 4.02
I-21	Area Drain	-	288.20	290.00		How Co. Std. SD. 4.14
T-18	15"x 8" Tee	287.58	287.58	-		15"x 8" AL2 CSP Tee

Provide Ho. Co. Std. Deflectors SD. 4.03.
** Increase H dimension by .9" to meet ex. slope.

PIPE SCHEDULE

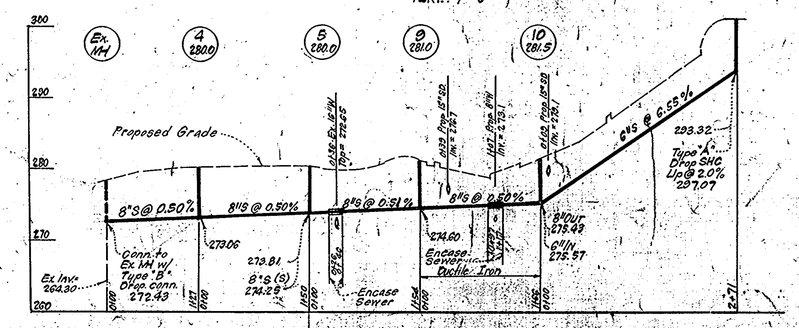
SIZE	TYPE	LENGTH
15"	AL2 CSP 16 gage	1072 LF
15"	RCP Class V	88 LF
24"	RCP Class IV	20 LF
8"	AL2 CSP 16 gage	24 LF

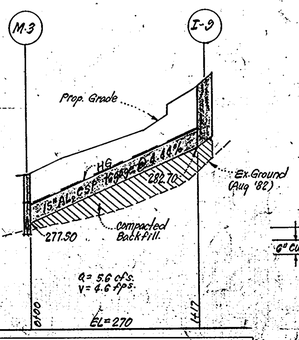


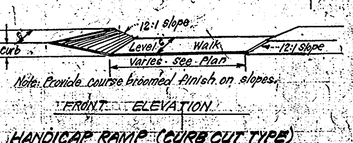


STORM DRAINAGE PROFILES

SCALES: HORIZ.: 1"=50'
VERT.: 1"=5'



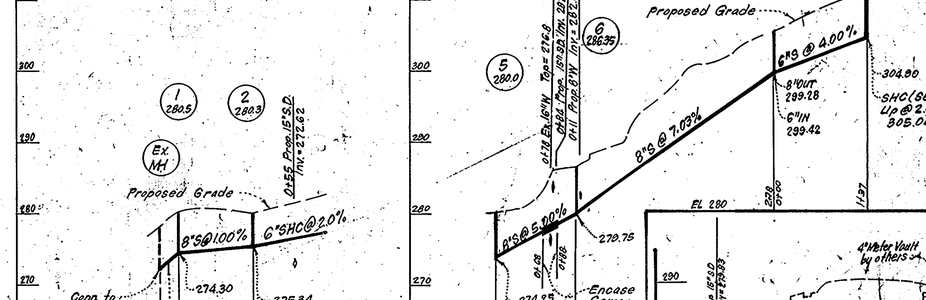




FRONT ELEVATION

HANDICAP RAMP (CURB CUT TYPE) PRIVATE PARKING AREAS

NO SCALE



WATER & SEWER NOTES:

1. All Sewer Mains shall be C.S.P.X., V.C.P.X. or A.C.P. Class 2400 except where indicated.
2. All materials used in Water & Sewer shall be in accordance with Howard Co. Standards.
3. All W & S. Construction shall be performed in accordance with the 1977 Howard Co. Plumbing Code and Howard Co. Standards and Specifications.
4. All Water Mains shall be C.I.P. or D.I.P.
5. All Water Mains shall have a minimum of 3.5' of cover.
6. Encase proposed sewer with concrete where shown on Profiles. Limits shown are minimum. Encasement shall be carried to the nearest joint past the limits shown.
7. All water mains shall be C.I.P. or D.I.P.
8. All water mains shall have a minimum of 3.5' of cover.
9. Block all fittings with concrete.

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 10-20-82

No.	REVISION	Date
2	Added reference for Monolithic Curb & Sidewalk Detail to Curb & Gutter Detail. Date: 4-8-83.	
1	Revised Profile G's, V's from I-5 to S-1; revised inv. out for I-1, I-2,	12-27-82

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 12-13-82

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
PLANNING DIRECTOR — DATE 12-13-82
CHIEF DIVISION OF LAND DEVELOPMENT & ZONING ADMIN. — DATE 12-13-82

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR — DATE 12-7-82
CHIEF BUREAU OF ENGINEERING — DATE

Reviewed for Name: H.C.D.
and meets Technical Requirements
Signature — Date
U.S. Soil Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Approved — 12-2-82 Date

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/We 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 Dept. of Natural Resources Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents as are deemed necessary."

Signature of Developer/Builder: Richard Michaux — 9/16/82

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 Districts."

STATE OF MARYLAND — NELSON CLARK — No. 7198 — REGISTERED PROFESSIONAL ENGINEER

G. Nelson Clark — 11-17-82 — Date

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

DESIGNED R.L.S. | DRAWN K.J.W. | CHECKED R.L.S. | DATE 9-19-82

SITE DEVELOPMENT PLAN, PARCEL "A"
COLUMBIA
VILLAGE OF KINGS CONTRIVANCE
SECTION 3 AREA 1
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

OWNER: RIVER VIEW PARTNERSHIP
Long Reach Village Center, Suite 232
8775 Cloud Leap Ct., Col. Md. 21045

SCALE AS SHOWN | DRAWING 2 of 6 | JOB NO. 82-02-C | FILE NO. 82-02-C

SDP 83-27-C

D-3381

1. Existing Contour (2Ft Interval) ---------- 276
2. Proposed Contour ---------- 270
3. Spot Elevation +755
4. Direction of Drainage
5. Existing Tree to be retained
6. Perimeter Dike P.D.
7. Straw Bale Dike or Silt Fence SBD/SF
8. Stone Filter Inlet Protection SFIP

TRAP No.1 S.D.S.T. (ST-3)
DA.= 3.8 Acres
Storage Required = 6874 cf
Storage Provided = 6930 cf
Top of Stone Crest = 278.0
Bottom Elev = 273.0
Bottom Dimensions = 13'x 58'

TRAP No.2 S.D.S.T. (ST-3)
DA.= 4.9 Acres
Storage Required = 8864 cf
Storage Provided = 9150 cf
Top of Stone Crest = 270.0
Bottom Elevation = 265.0

VICINITY MAP
SITE No. 39
SITE
MD. 32
Gerstner Road
Gerstner Lane Extended
Gerstner Road
Cradlerock Road
Middle Hill Road
Mullikin Mill Road
Vollmerhausen Road

VILLAGE OF KINGS CONTRIVANCE AREA
SECTION 3 AREA 1
PLAT 4440
OPEN SPACE LOT 300
OPEN SPACE LOT 282
PLAT 4440
OPEN SPACE LOT 280
PLAT 4440
OPEN SPACE LOT 279
PLAT 4440
PARCEL "A" PLAT 5193
CLOCKTOWER LANE
MURRAY HILL ROAD
LANE
BLDG. No. 1
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BLDG. No. 3
BLDG. No. 4
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APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 10-20-82

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 12/13/82

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
PLANNING DIRECTOR — DATE 12-13-82
CHIEF DIVISION OF LAND DEVELOPMENT & ZONING ADMIN. — DATE 12-13-82

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR — DATE 12/16/82
CHIEF BUREAU OF ENGINEERING — DATE 12-7-82

Reviewed for Howard S.C.D.
Name
and meets Technical Requirements
Signature — Date 12/2/82
U.S. Soil Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Approved — 12-2-82 Date

THE HOWARD RESEARCH & DEVELOP. CORP
563/536

NOTE: THIS PLAN TO BE USED FOR SEDIMENT & EROSION CONTROL INSTALLATION ONLY.

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/We 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 Dept. of Natural Resources Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary."

Signature of Developer/Builder
Richard L. Michaux — 9/16/82 Date

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.

G. Nelson Clark — 9-16-82 Date

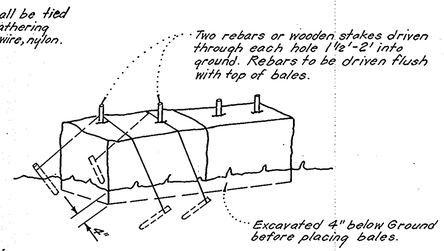
STATE OF MARYLAND — G. NELSON CLARK — No. 7199 — REGISTERED PROFESSIONAL ENGINEER

PLAT REFERENCE: Plat No. 4440

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

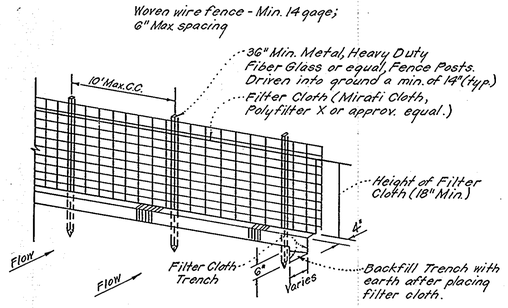
DESIGNED R.J.S.	SEDIMENT & EROSION CONTROL PLAN & DRAINAGE AREA MAP PARCEL "A"	SCALE 1"=30'
DRAWN V.L.B. K.M.	COLUMBIA VILLAGE OF KINGS CONTRIVANCE	DRAWING 3 OF 6
CHECKED R.J.S.	SECTION 3 AREA 1 7TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 82-034
DATE 9-15-82	OWNER: RIVER VIEW PARTNERSHIP Long Reach Village Center, Suite 232 8775 Cloud Leap Ct. Col. Md 21045	FILE NO. 82-034-A

SDP 83-27-C



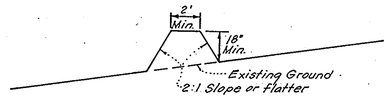
Note:
1. In lieu of the use of rebars each straw bale may be fastened to ground with pegs (4 per bale and wire or nylon as shown above.)

STRAW BALE DIKE DETAIL (S.B.D)
No SCALE

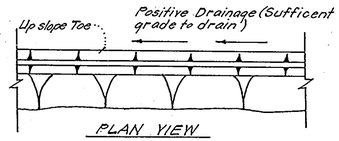


Notes:
1. Woven Wire Fence to be fastened securely to fence posts by use of wire ties.
2. Filter Cloth to be fastened securely to Woven Wire, by use of wire ties spaced every 24"x24"

SILT FENCE DETAIL (S.F)
No SCALE

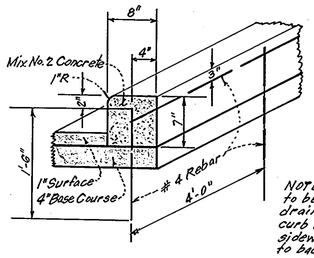


CROSS SECTION



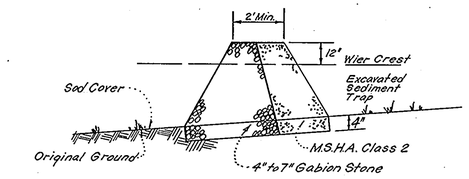
PLAN VIEW

PERIMETER DIKE (P.D.)
No SCALE



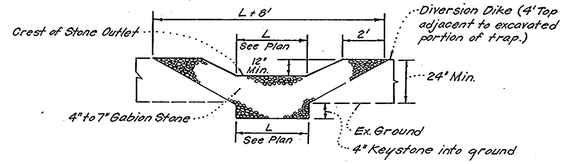
NOTE: Barrier Curb to be used wherever drainage is away from curb (dry curb) and where sidewalk is not adjacent to back of curb.

ALTERNATE PRIVATE BARRIER CURB DETAIL
No SCALE



Note: For Dimensions not shown see plan.

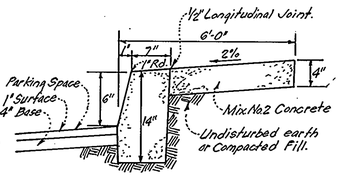
PROFILE



CROSS SECTION

Notes:
1. Sediment Trap to be cleaned out when sediment reaches a level of 1 ft. below crest of stone outlet.
2. Bottom of Sediment Trap to be level and constructed to the dimensions shown on plan.
3. Stone Outlet to be constructed through diversion dike adjacent to excavated

DETAILS OF STONE FILTER OUTLET FOR STONE OUTLET SEDIMENT TRAP
No SCALE

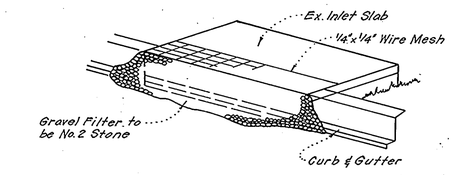


Notes:
1. Longitudinal joint between sidewalk & curb shall be continuous and to a depth of ¼ the thickness of the sidewalk or 1". Latitudinal joints shall run from back edge of sidewalk continuous to the bottom face of curb to adepth of ¼ the sidewalk thickness or 1" and spaced 5' apart.
2. Provide expansion joints at 15' intervals for full depth of concrete.

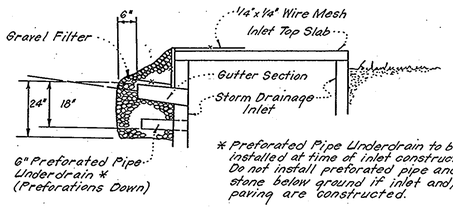
Note: Monolithic curb and sidewalk can be used as an alternate to reverse 6" curb & gutter where curb is adjacent to sidewalk.

MONOLITHIC CURB & SIDEWALK-PRIVATE PARKING AREA ALTERNATE
No SCALE

Note: See Sht. 2 of 6 for Standard Curb & Gutter.

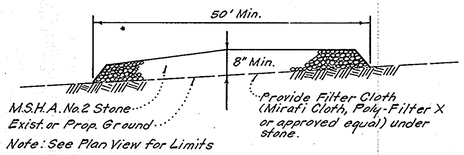


ISOMETRIC VIEW



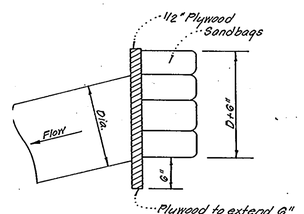
SECTION VIEW

STONE FILTER INLET PROTECTION (S.F.I.P)
NO SCALE

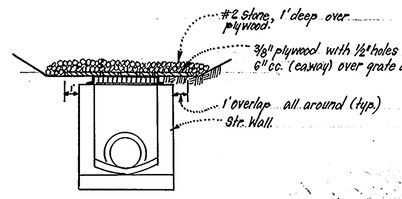


SECTION VIEW

STABILIZED CONSTRUCTION ENTRANCE
No SCALE



PIPE BLOCKING DETAIL
No SCALE



GRATE INLET PROTECTION DETAIL (G.I.P)
No Scale

GENERAL NOTES

1. Grading Permits shall be obtained prior to installation of Sediment Control & Grading.
2. All Sediment and Erosion Control Measures will be installed and stabilized according to this plan prior to any other grading, clearing or disturbance of the existing surface of the site. See note #6 for stabilization except that the seed mixture will be annual rye applied at a rate of 1.4 lbs./1000 s.f.
3. Notify the Bureau of Inspections and Permits at least 24 hrs. before starting any work.
4. All Sediment Control Practices to conform to the "Standards and Specifications for Soil Erosion and Sediment Control in Developing Areas" and shall be adjusted to meet actual field conditions.
5. Stabilization of Disturbed ground to be done as soon after construction as possible.
6. All disturbed area to be stabilized in accordance with the following Specifications:
   A. Seed - certified 85% germination applied at the rate of 3lbs./1000 s.f. Mixture - 40% Kentucky Blue, 20% chewing Fescue, 20% Kentucky 31 and 20% annual rye.
   B. Fertilizer - 10-10-10 applied at a rate of 23 lbs./1000 s.f. Ground Agricultural Lime or Dolomatic Lime applied at a rate of 90 lbs./1000 s.f.
   C. Mulch - Weed free grain straw applied at a rate of 70-90 lbs./1000 s.f. Mulch shall be secured to the ground by any approved method i.e.; asphalt tacks, chemical binder etc.
   D. All Sod used shall be Maryland State Certified.
7. All structural Sediment Control Measures are to remain in place until permission for their removal has been obtained from the Bureau of Inspections and Permits.
8. On-Site Inspection and Maintenance of all Sediment Control Measures including clean out of Sediment Traps and Dikes, and proper establishment of all planned vegetative measures will be the responsibility of the developer or his representative on the site, on a continuing day to day basis.
9. It will be the developers responsibility to provide additional Sediment & Erosion Control Devices to protect stabilized areas during construction.
10. The Contractor shall keep all public roads free of sediment deposits left from traffic leaving construction site.
11. Approval of this plan is conditional upon the approval of Sediment Control Plan for the off-site waste or borrow area prior to the import of any borrow or export of waste to or from this site.
12. All pipes to be blocked at the end of each day. See detail this sheet.
13. Total Amount of Straw Bales or Silt Fence shown = 840 L.F.
14. SITE ANALYSIS:
    A. Total Area: 8.66 Acres.
    B. Area to be Roofed 1.55 Acres.
    C. Area to be Paved 2.32 Acres.
    D. Area to be Seeded 4.38 Acres.
    E. Area Undisturbed 0.41 Acres.
15. CONSTRUCTION SEQUENCE:
    1. Construct stabilized Construction Entrances and any necessary grading.
    2. Construct all other sediment and erosion control measures.
    3. Clear and rough grade site.
    4. Construct storm drainage and install S.F.I.P's and G.I.P.'s around Inlets I-5 & I-7.
    5. Construct utilities
    6. Fine grade and construct paving, sidewalks, buildings, etc.
    7. Remove Sediment & erosion control measures after all areas draining to them have been stabilized.

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 10-20-82

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 12-13-82

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
PLANNING DIRECTOR — DATE 12-13-82

CHIEF, DIVISION OF LAND DEVELOP'T & ZONING ADMIN — DATE 12-13-82

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR — DATE 12/16/82

CHIEF BUREAU OF ENGINEERING — DATE 12-7-82

No.	REVISION	DATE
1	Added Alternate Monolithic Curb & Sidewalk Detail and Alternate Private Barrier Curb Detail.	4-8-83

Reviewed for Howard S.C.D.
Name
And meets Technical Requirements
Signature — Date 12/2/82
U.S. Soil Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Approved — Date 12/2/82

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/We 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 Dept. of Natural Resources Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary."

Signature of Developer/Builder — Date 9/16/82
Richard L. Michaux

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.

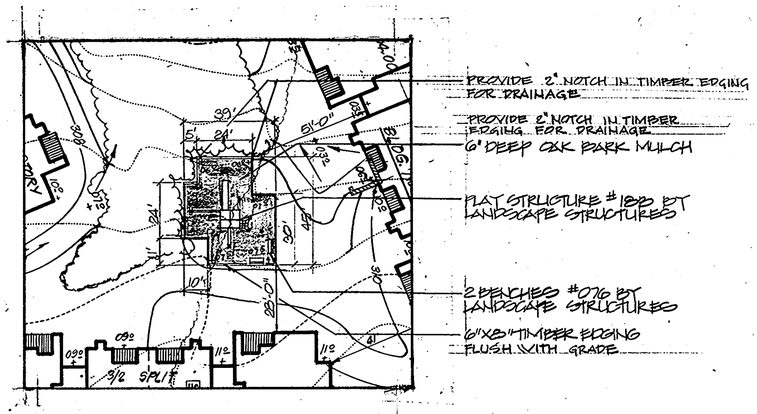
G. Nelson Clark — 9-16-82 Date

STATE OF MARYLAND — G. NELSON CLARK — NO. 7196 — REGISTERED PROFESSIONAL ENGINEER

CLARK • FINEFROCK & SACKETT
ENGINEERS • PLANNERS • SURVEYORS
11315 LOCKWOOD DRIVE · SILVER SPRING MARYLAND 20904 · 301-593-3400

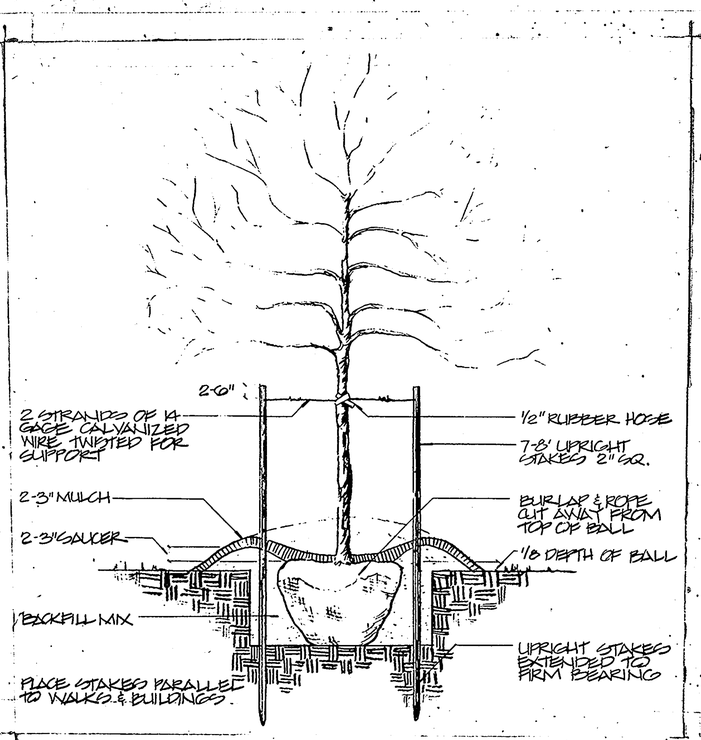
DESIGNED R.J.S.	SEDIMENT & EROSION CONTROL PLAN PARCEL "A"	SCALE As Shown
DRAWN K.I.W.	COLUMBIA VILLAGE OF KINGS CONTRIVANCE SECTION 3 AREA 1 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	DRAWING 4 OF 6
CHECKED R.J.S.		JOB NO 82-034
DATE 9-15-82	OWNER: RIVER VIEW PARTNERSHIP Long Reach Village Center, Suite 232 8775 Cloud Leap Ct., Col., Md 21045	FILE NO 82-034-X

SDP 83-27-C



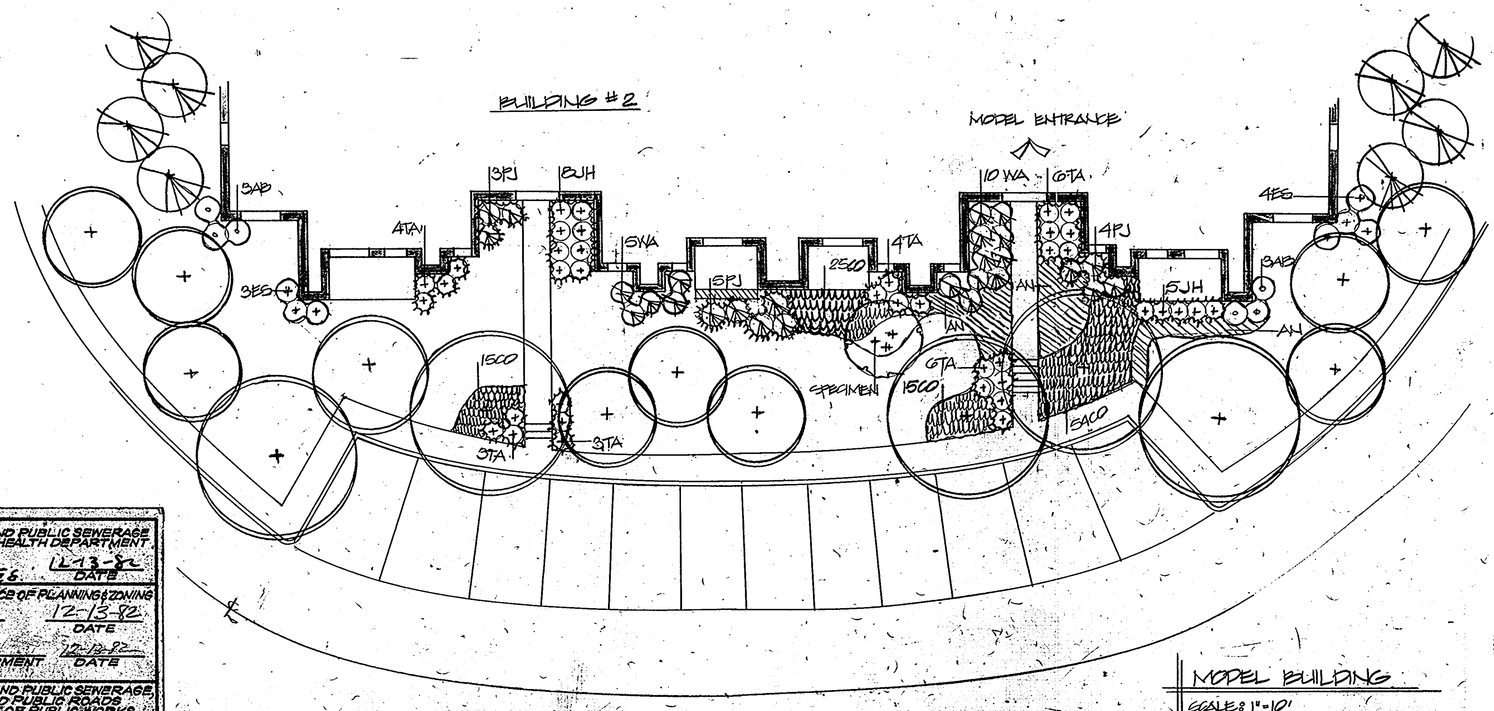
TOT LOT PLAN DETAIL

SCALE: 1"=30'



TYPICAL UPRIGHT STAKING DETAIL

NO SCALE



MODEL BUILDING

SCALE: 1"=10'

PLANT SCHEDULE

KEY	PLANT NAME	SIZE	QUANT	REMARKS
2	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY MAPLE	4-4½"CAL 16-18' HT.	4	B&B HEAVY HEADED
	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY MAPLE	2½,3"CAL 12-14' HT.	80	
	QUERCUS RUBRA BOREALIS NORTHERN RED OAK		42	
	QUERCUS PALUSTRIS PIN OAK		43	
	ZELKOVA SERRATA 'VILL. GREEN' VILLAGE GREEN ZELKOVA		17	
	LIQUIDAMBER STYRACIFLUA SWEETGUM		9	
	PRUNUS SERRULATA 'KWANZAN' KWANZAN CHERRY	2-2½"CAL 8-10' HT.	37	
	MALUS RADIANT RADIANT CRABAPPLE		25	
	CRATAEGUS PHAENOPYRUM WASHINGTON HAWTHORN		10	
	AMELANCHIER CANADENSIS SHADBLOW CLUMP	3-5STEM 8-10' HT.	11	
	ACER GINNALA AMUR MAPLE		8	
	PINUS STROBUS EASTERN WHITE PINE	6-8' HT.	130	B&B HEAVY
	PINUS THUNBERGI JAPANESE BLACK PINE		65	
VO	VIBURNUM OPULUS EUROPEAN CRANBERRYBUSH	3-4'	24	
BT	BERBERIS THUNBERGI ATROPURPUREA NANA CRIMSON PIGMY BARBERRY	15-18"	460	B&B HEAVY PLANT 2' O.C.
JB	JUNIPERUS BAR HARBOR BAR HARBOR JUNIPER	15-18"	750	B&B HEAVY PLANT 2' O.C.
CO	COTONEASTER REPENS PARK CARPET COTONEASTER	15-18"	125	B&B HEAVY PLANT 2' O.C.
AN	ANNUALS (SEASONAL)			POTTED
PJ	PIERIS JAPONICA JAPANESE ANDROMEDA	18-24"	24	B&B HEAVY
ES	EUONYMUS ALATUS COMPACTUS DWARF WINGED EUONYMUS	18-24"	27	
AB	ABELIA GRANDIFLORA GLOSSY ABELIA	2-3'	22	
JH	ILEX CRENATA HELLERI DWARF JAPANESE HOLLY	18-24"	59	
TA	TAXUS BREVIFOLIA SPREADING YEW	18-24"	57	
WA	AZALEA DELAWARE VALLEY WHITE AZALEA	18-24"	51	

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 10-20-82

NOTES

- ALL PLANTING SHALL BE IN COMPLIANCE WITH HRD PLANTING SPECIFICATIONS
- CONTRACTOR SHALL VERIFY LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO DIGGING.
- SUBSTITUTIONS MAY BE PERMITTED WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 12-13-82

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
PLANNING DIRECTOR — DATE 12-13-82
CHIEF DIVISION OF LAND DEVELOPMENT — DATE 12-13-82
LOCATION: PARCEL 'A'

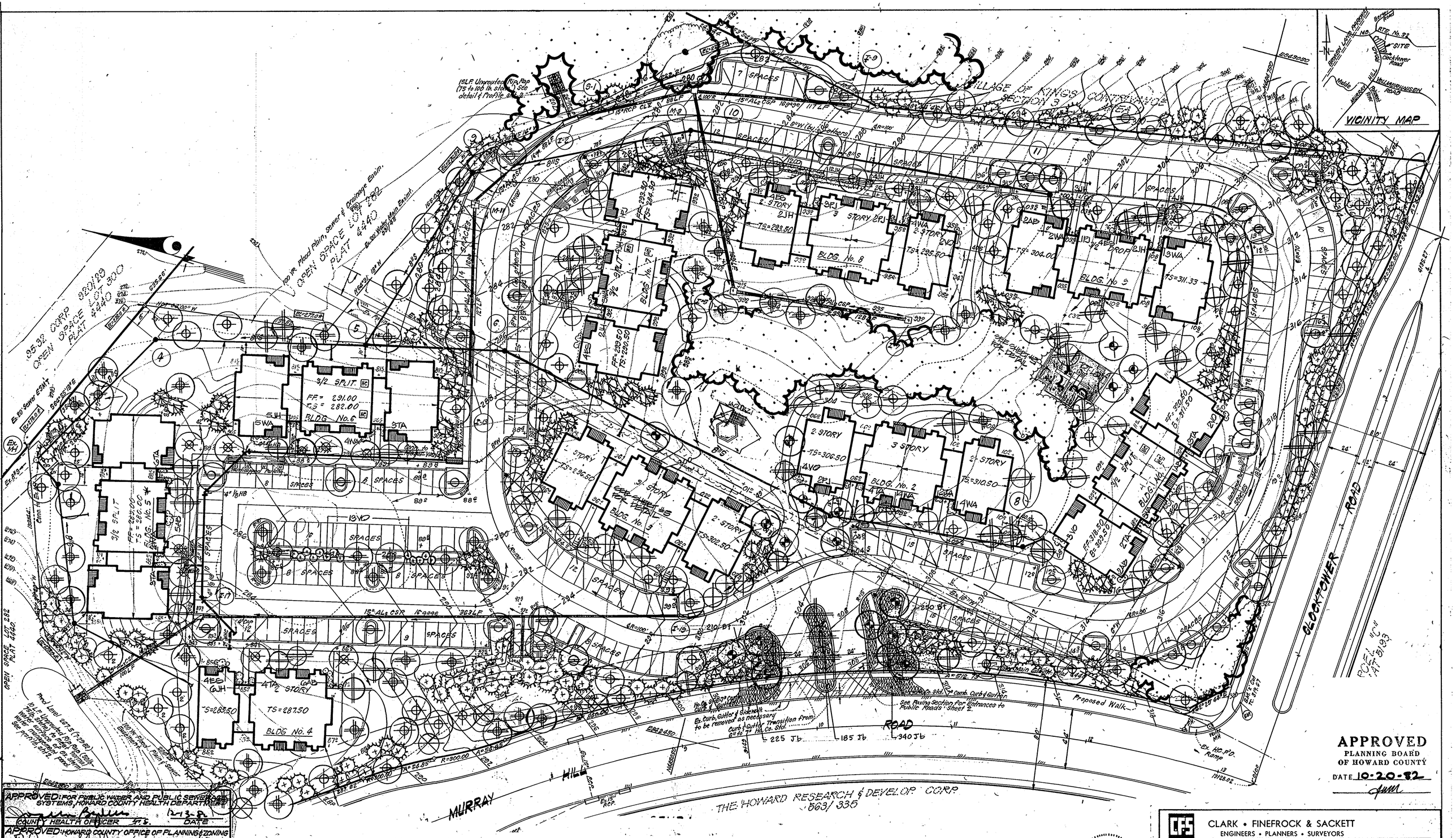
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR — DATE 12/8/82
CHIEF BUREAU OF ENGINEERING — DATE 12/8/82

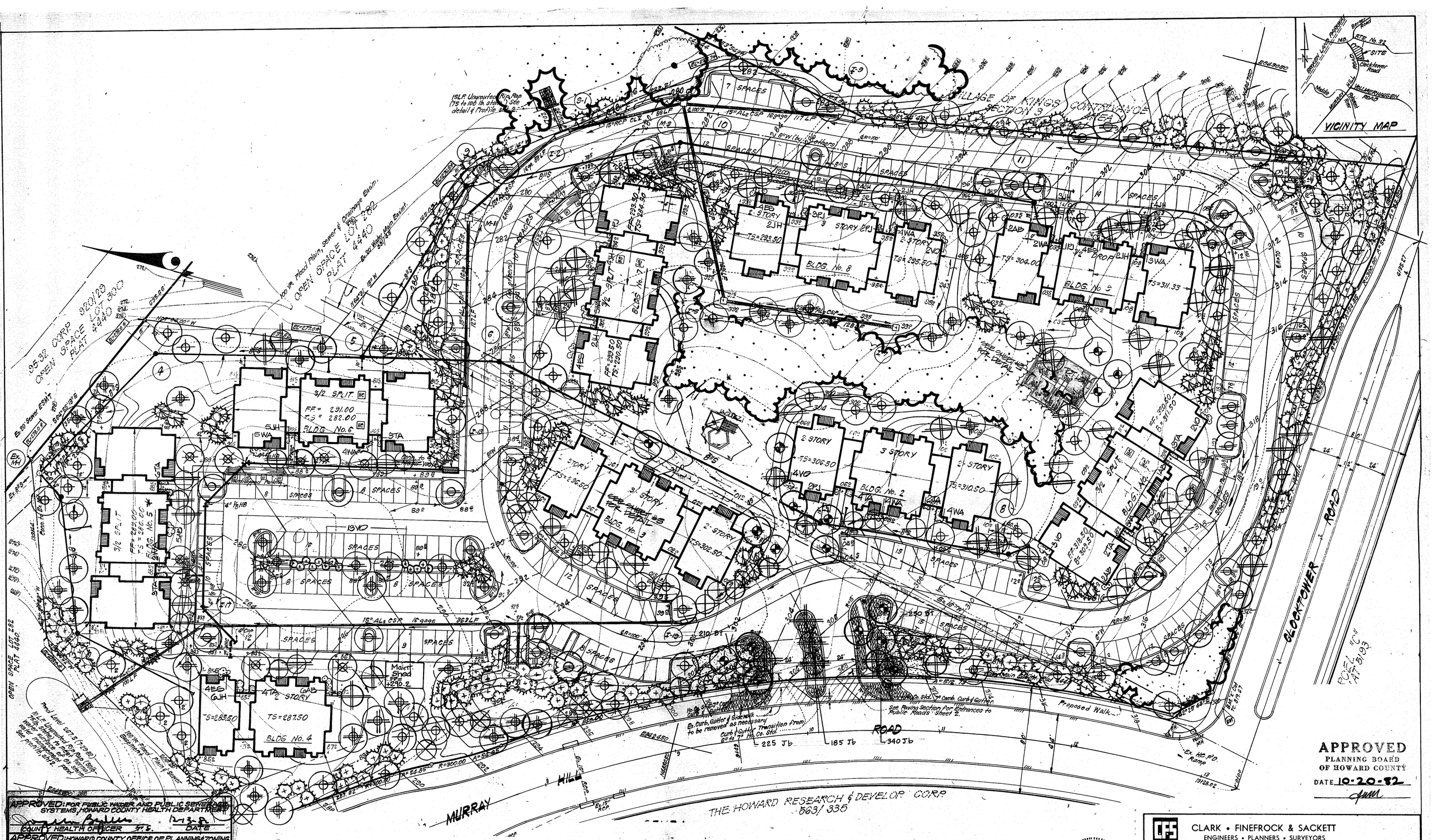
STATE OF MARYLAND — WILFORD H. THIELKER — NO. 436 — REGISTERED LANDSCAPE ARCHITECT
Wilford H. Thielker 11/19/82

CLARK • FINEFROCK & SACKETT
ENGINEERS • PLANNERS • SURVEYORS
11115 LOCKWOOD DRIVE • SILVER SPRING, MARYLAND 20904 • (301) 593-3400

DESIGNED W.H.T.	LANDSCAPE PLANTING PLAN	SCALE AS SHOWN
DRAWN J.B.C.	COLUMBIA PARCEL 'A', YKC 3/1 HOWARD COUNTY, MARYLAND	DRAWING 5 of 6
CHECKED W.H.T.		JOB NO. 82-034
DATE 10-22-82	OWNER: RIVER VIEW PARTNERSHIP Long Reach Village Center, Suite 232 8775 Cloud Leap Ct. Col. Md 21045	FILE NO. LP. 82-024

SDP 83-27-C


VICINITY MAP
RTE. No. 32
SITE
Old Annapolis Road
Old Columbia Road
Maple Lawn Blvd.
Gorman Road
Mullinix Mill Road
Vollmerhausen Road
VILLAGE OF HUNTINGS COMMON SECTION 3
OPEN SPACE LOT 282
OPEN SPACE LOT 440
OPEN SPACE LOT 300
BLDG. No. 1
BLDG. No. 2
BLDG. No. 3
BLDG. No. 4
BLDG. No. 5
BLDG. No. 6
BLDG. No. 7
BLDG. No. 8
BLDG. No. 9
CLUB HOUSE
POOL
TENNIS COURTS
MURRAY HILL
MURRAY ROAD
BLOCKTOWER ROAD
THE HOWARD RESEARCH & DEVELOP CORP.
563/335
APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 10-20-82
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER
DATE 12-13-82
APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
PLANNING DIRECTOR
DATE 12-13-82
CHIEF DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
DATE 12-13-82
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR
DATE 12/16/82
CHIEF BUREAU OF ENGINEERING
DATE 12-7-82
STATE OF MARYLAND
WILLARD H. TIEFENTHAL
NO. 434
REGISTERED
LANDSCAPE ARCHITECT
Willard H. Tiefenthal
11/19/82
CLARK • FINEFROCK & SACKETT
ENGINEERS • PLANNERS • SURVEYORS
11315 LOCKWOOD DRIVE • SILVER SPRING, MARYLAND 20904 • (301) 593-3400
DESIGNED W.H.T.
DRAWN J.D.C.
CHECKED W.H.T.
DATE 9-22-82
LANDSCAPE PLANTING PLAN
COLUMBIA
PARCEL 'A' YKC 3/1
HOWARD COUNTY, MARYLAND
OWNER: RIVER VIEW PARTNERSHIP
Long Reach Village Center, Suite 232
8775 Cloud Leap Ct. Col. Md 21045
SCALE 1"=30'
DRAWING 6of6
JOB NO. 82084
FILE NO. L.D. 82084
SDP-83-27-C



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

COUNTY HEALTH OFFICER — DATE 12-13-82

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING

PLANNING DIRECTOR — DATE 12-13-82

CHIEF DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION — DATE 12-13-82

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

DIRECTOR — DATE 12/9/82

CHIEF BUREAU OF ENGINEERING — DATE 12-7-82

1	Added maint. shed, revised landscaping	5-28-08

STATE OF MARYLAND — WIGFORD H. THEIMER — No. 434 — REGISTERED LANDSCAPE ARCHITECT

Wigford H. Theimer 11/19/82

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 10-20-82

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

DESIGNED W.H.T.	LANDSCAPE PLANTING PLAN	SCALE 1"=30'
DRAWN J.B.C.	COLUMBIA PARCEL 'A' VKC 3/1	DRAWING 6 of 6
CHECKED W.H.T.	HOWARD COUNTY, MARYLAND	JOB NO. 82-034
DATE 10-22-82	OWNER: RIVER VIEW PARTNERSHIP Long Reach Village Center, Suite 232 8775 Cloud Leap Ct. Col. Md 21045	FILE NO. L.S. 82-034

SDP-83-27-C

GENERAL NOTES:

1. All Materials and Construction to be in accordance with Howard County Road Construction Code and Specification.
2. This Plan is Covered by Final Development Plan Phase
3. Any damage to county owned rights-of-way shall be corrected at the developer's expense.
4. Installation of Traffic Control Devices shall be in accordance with the latest edition of the "Manual of Uniform Traffic Control."
5. Topography was compiled from actual field survey.
6. The area included in this submission is located on Tax Map #42.
7. All driveways and parking areas to be privately owned and maintained.
8. All coordinates are based on traverse controls for Columbia, established by Mape, Inc., in 1965, by Purdum and Deschke to both which controls were tied to Maryland Bureau of Control Survey Monuments and to U.S. Coast & Geodetic Survey Monuments in the Columbia area.
9. Class "C" Trench bedding shall be used unless shown otherwise.
10. All downspout drains shall be handled by one of the following methods: A. Downspout to splash blocks and discharge to ground having good percolation. B. Downspout in front of units piped to Curb. C. Downspout connected to storm drain.
11. The developer agrees to work with the Department of Licenses and Inspections to resolve any problems caused by roof water discharge.
12. Handicapped Parking Signs shown thus: ♿ shall be placed in approximate location shown in plan in accordance with the "Maryland Building Code for the Handicapped" Section. 05.01-07.05.
13. Information concerning underground utilities was obtained from available records, but the contractor must determine the exact location & elev. of the main by digging test pits, by hand, at all utility crossings, well in advance of construction.
14. The contractor or developer shall contact the Construction Inspection/Survey Division 24 hours in advance of commencement of work at 992-2417 or 792-7672.
15. Storm Water Management for this site provided in final Subdivision stage (F-78-209)
16. All Setbacks & Criteria as shown in F.D.P. Phase 16-9-A III-Part 1, recorded in Plat 3054-A-383, shall apply.

SITE ANALYSIS:

1. Number of Units Shown: 170, Number of Units Permitted: 170.
2. Number of Parking Spaces Shown: 255, Number of Parking Spaces Required: 255
3. Total Area: 8.860 Acres, Zoning: New Town Apts.
4. Building Coverage: 1.70 Acres (19.6%).
5. Open Space Provided: 4.64 Acres (53.5%)
6. Gross Floor Area of Units are:
   A-1: 682 ☐
   A-2: 808 ☐
   B-1: 960 ☐
   B-3: 1069 ☐

Notes:
1. Materials and construction to be in accordance with Ho. Co. Stds & Specs.
2. See plan view for limits of conc. paving, shown thus: [6"]

6"x6" W2.9 x W2.9 Wire Mesh — 6" Approved subgrade

CONCRETE PAVING DETAIL
NO SCALE

(SLF. Unmortared Rip Rap (75 to incl. 14 stone) See detail & Profile, sht-2.

VICINITY MAP
SCALE: 1" = 2000'

8" Rem. Conc. Paving See detail this sht.

Refuse Collection Area (See Note #17)

Reviewed for Howard S.C.D.
Name
and meets Technical Requirements
Signature Date
U.S. Soil Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Approved 10-21-82 Date

PLAT REFERENCE: Plat 4440

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 12-13-82

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
PLANNING DIRECTOR — DATE 12-13-82
CHIEF DIVISION OF LAND DEVELOP./ZONING ADMIN. — DATE 12-13-82

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR — DATE 12/16/82
CHIEF BUREAU OF ENGINEERING — DATE 12-7-82

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/We 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 Dept. of Natural Resources Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary."

Signature of Developer/Builder Richard C. Michaux — Date 9/16/82

LEGEND:

1. Contour Interval — 2 Ft.
2. Existing Contour — 300
3. Proposed Contour — 300
4. Spot Elevation — +89²
5. Direction of Drainage
6. Retaining Wall
7. 100 Yr. Flood Plain Elevation — EL=278.0×
8. Existing Trees to be Retained
9. Handicapped Units Shown thus: ♿
10. ☒ Indicates Compactor Location.
11. Added maint. shed, depressed curb and revised grading — 5-28-08

NOTE: FOR WATER & SEWER PROFILES AND NOTES SEE SHEET 2 OF 6.

THE HOWARD RESEARCH & DEVELOP. CORP. 563/335

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE 10-20-82

UNIT ANALYSIS					
BLDG. No.	UNIT TYPES A-1	A-2	B-1	B-3	TOTAL
1	10			10	20
2		11	8		19
3		11	8		19
4		12			12
5	10			10	20
6	10			10	20
7	10			10	20
8		12	8		20
9	10			10	20
TOTALS	50	46	24	50	170
	1-Bedroom		2-Bedroom		

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.

G. Nelson Clark — 11-19-82 date

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

DESIGNED W.R.M.S	SITE DEVELOPMENT PLAN PARCEL "A"	SCALE 1"=30'
DRAWN V.L.B. K.W.	COLUMBIA VILLAGE OF KINGS CONTRIVANCE SECTION 3 AREA 1 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	DRAWING 10F 6
CHECKED W.R.M.S		JOB NO. 82-034
DATE Oct., 1982	OWNER: RIVER VIEW PARTNERSHIP Long Reach Village Center, Suite 232 8775 Cloud Leap Ct. Col. Md 21045	FILE NO. 82-034-X

SDP 83-27-C

SDP-83-27c