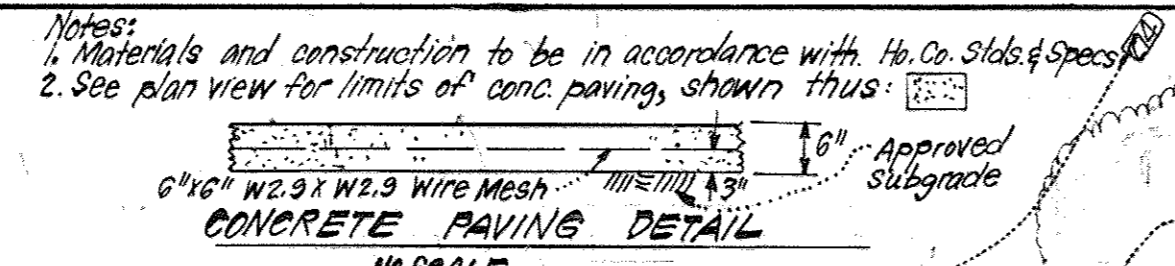


GENERAL NOTES:

- All Materials and Construction to be in accordance with Howard County Road Construction Code and Specification.
- This Plan is Governed by Final Development Plan Phase 1.
- Any damage to County owned rights-of-way shall be corrected at the developer's expense.
- Installation of Traffic Control Devices shall be in accordance with the latest edition of the "Manual of Uniform Traffic Control".
- Topography was compiled from actual field survey.
- The area included in this plan is located on Tax Map #42.
- All driveways and parking areas shall be privately owned and maintained.
- All coordinates are based on traverse controls for Columbia, established by Maps, Inc., in 1965, by Purdom and Vesche 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.
- Class "C" French Drains shall be used unless shown otherwise.
- 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.
- The developer agrees to work with the Department of Licenses and Inspections to resolve any problems caused by roof water discharge.
- 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 65.01-07.05.
- 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 beyond all utility crossings, well in advance of construction.
- The contractor, a developer shall contract the Construction Inspection Survey Division 24 hours in advance of commencement of work at 282.247 or 782.227.
- Storm Water Management for this site provided in final subdivision stage (F-78-205).
- All setbacks as shown in F.D.P. Phase 169-A.II Part 1, recorded in Plat 3054-A-383 shall apply.

SITE ANALYSIS: 17. Each Reuse Collection Area to consist of 2 cu. Compactors in 8 of Container.

1. Number of Units Shown: 170 Number of Units Permitted: 170.
 2. Number of Parking Spaces Shown: 235 Number of Parking Spaces Required: 255
 3. Total Area: 8.660 Acres Zoning: New Town Apts.
 4. Building Coverage: 1.76 Acres (19.8%)
 5. Open Space Provided: 4.64 Acres (53.5%)
 6. Gross Floor Area of Units are:
 A-1: 682.0
 A-2: 808.0
 B-1: 980.0
 B-3: 1069.0



- REMOVE CURB AND SIDEWALK TO ALLOW FOR NEW 8 FEET WIDE PARKING SPOT.
 - INSTALL NEW CURB AND SIDEWALK AND PARKING SPOT.
 - INSTALL SIDEWALK RAMP PARALLEL TO CURB USING HOWARD COUNTY DETAIL R-406.
 - PAINT HANDICAPPED PARKING SYMBOL ON THE NEW PARKING SPOT.
 - INSTALL HANDICAPPED PARKING SIGN ON THE NEW PARKING SPOT.
 - GRADE FROM EDGE OF SIDEWALK TO EXISTING GRADE AT 3 TO 1 SLOPE.
 - NEW PARKING SPOT AND AISLE TO BE INSTALLED AT LESS THAN 2% GRADE IN ANY DIRECTION.
 - BOTTOM OF CURB RAMP TO B204 LEVEL.
- 6/28/2018

- CONSTRUCT NEW DOOR STOOP AND 5 FEET WIDE SIDEWALK AS PER HOWARD COUNTY DETAIL R-3.05.
 - SLOPE SIDEWALK AWAY FROM BUILDING AT 2% FOR 8 FEET.
 - SLOPE SIDEWALK UP AT APPROXIMATELY 2% TO MATCH GRADE AT EXISTING SIDEWALK.
 - DOOR STOOP IS 8 FEET WIDE AND 6 FEET AWAY FROM BUILDING FACE.
 - INSTALL 3 EACH PARALLEL 8 INCH DRAIN PIPES ON THE FLOW LINE AND PIPE INVERTS REMAIN AT EXISTING GRADE.
 - TYPICAL GRADE ON BOTH SIDES OF SIDEWALK OUT 1 FOOT AT 2% DOWNWARD OF HOWARD COUNTY DETAIL R-3.05 THEN DOWN AT 3 TO 1 TO MATCH EXISTING GRADE.
- APPROVED 6/28/2018

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

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING
 PLANNING DIRECTOR: *James Bodwin* 12-13-82
 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: *James Bodwin* 12-13-82
 DATE: 12-13-82

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* 9/16/82
 Date: 9/16/82

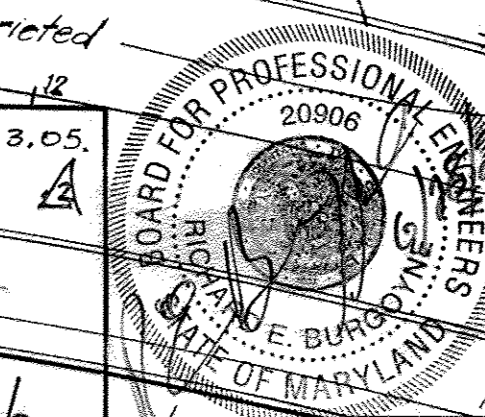
LEGEND:

- Contour Interval 2 FT.
- Existing Contour
- Proposed Contour 300
- Spot Elevation +89.2
- Direction of Drainage
- Retaining Wall
- 100 Yr. Flood Plain Elevation [E]-278.0'
- Existing Trees to be Retained
- Handicapped Units shown thus: [H]
- Indicates Compactor Location
- Added maint. shed, depressed curb and revised grading

UNIT ANALYSIS

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

APPROVED 6/28/2018
 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.
 Signature: *G. Nelson Clark* 11-19-82
 Date: 11-19-82



Reviewed for: *Howard* S.C.D.
 Name: *Howard*
 and meets Technical Requirements
 Signature: *Howard* 12/13/82
 Date: 12/13/82
 U.S. Soil Conservation Service
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 Approved: *Howard* 12-13-82
 Date: 12-13-82
 PLAT REFERENCE: PM4440

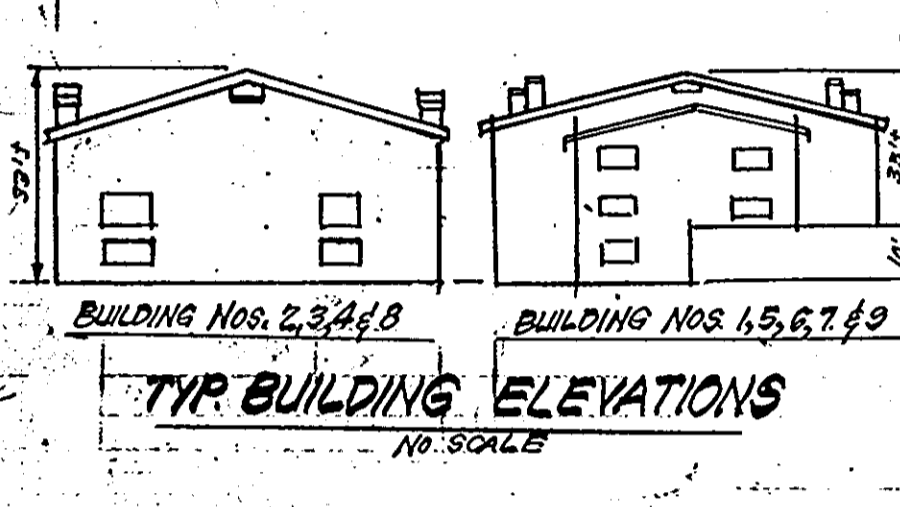
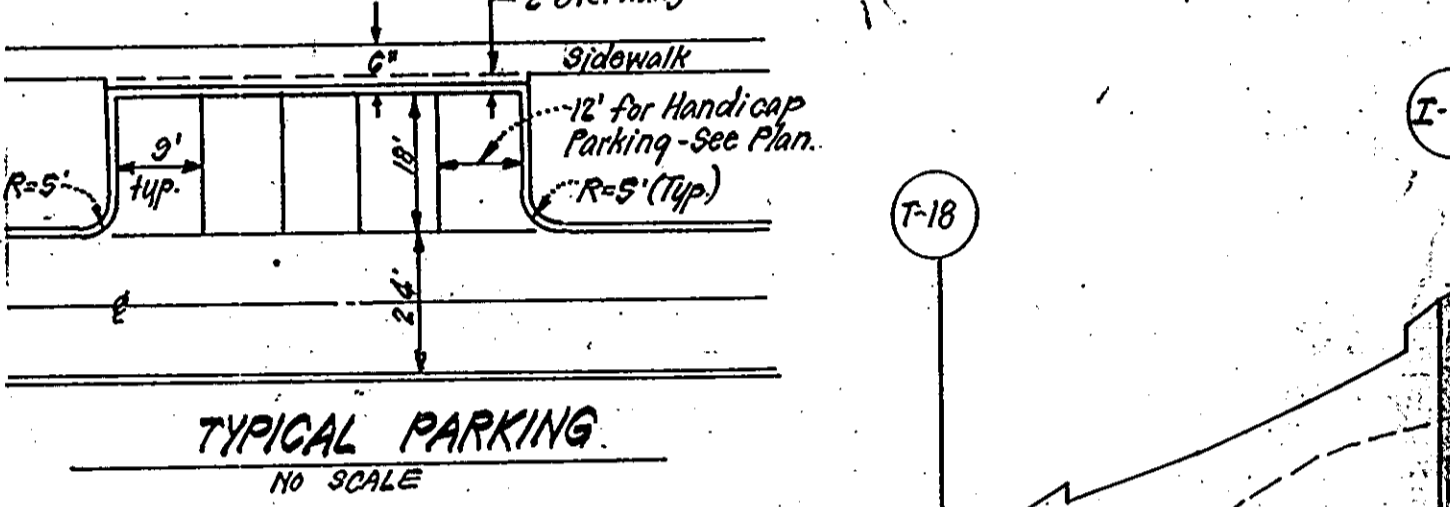
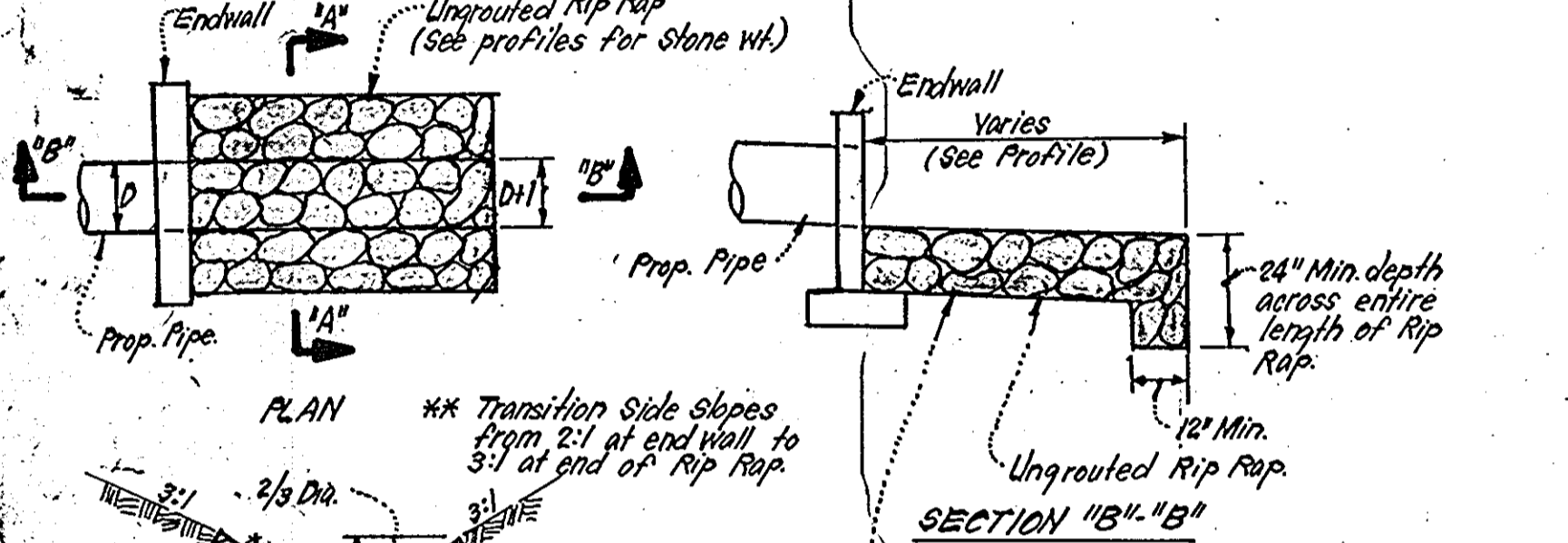
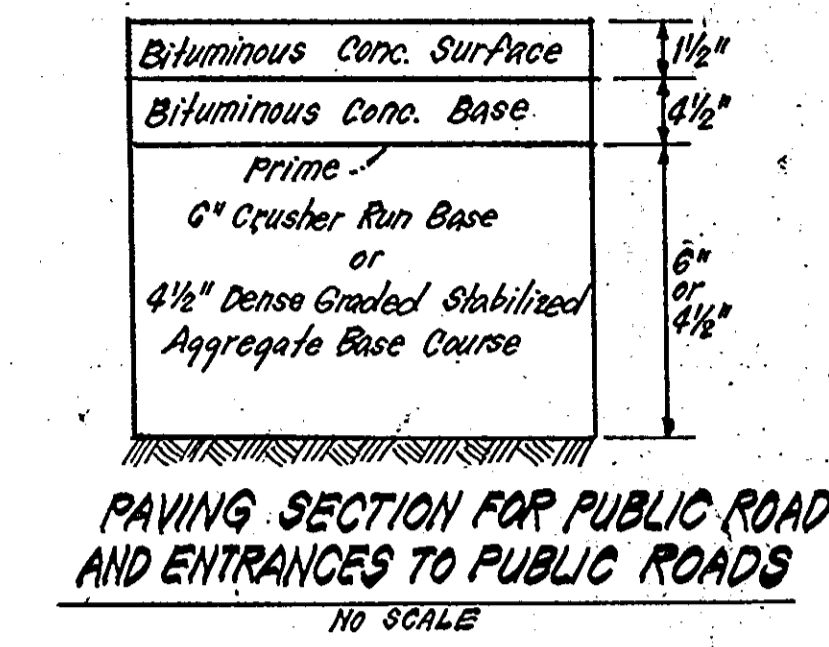
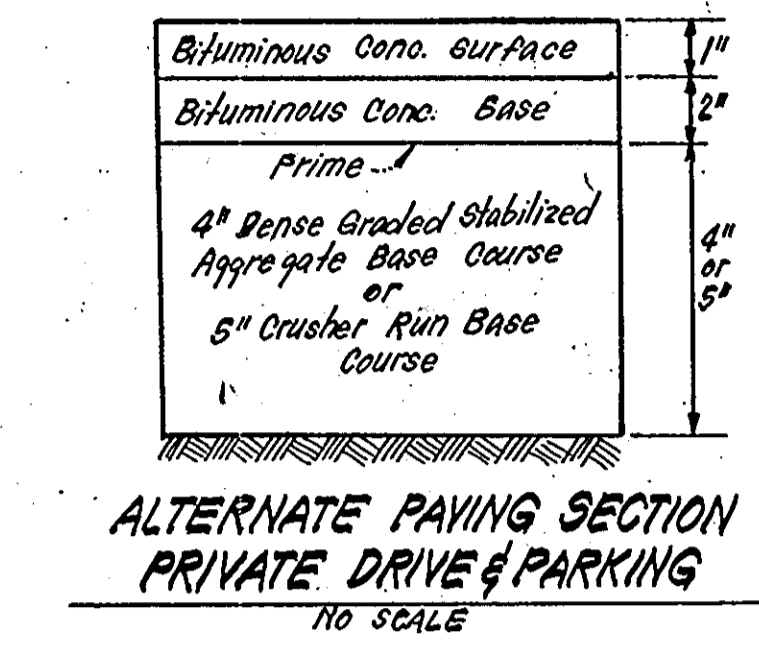
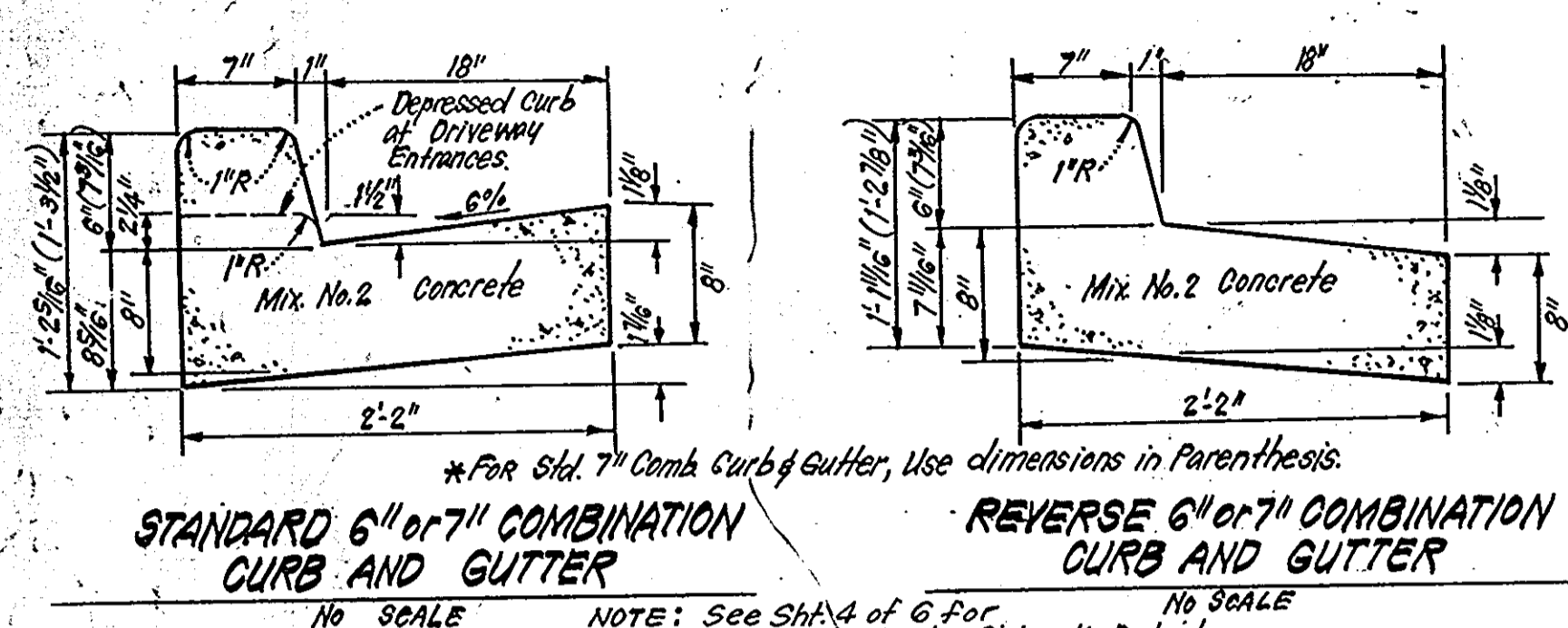
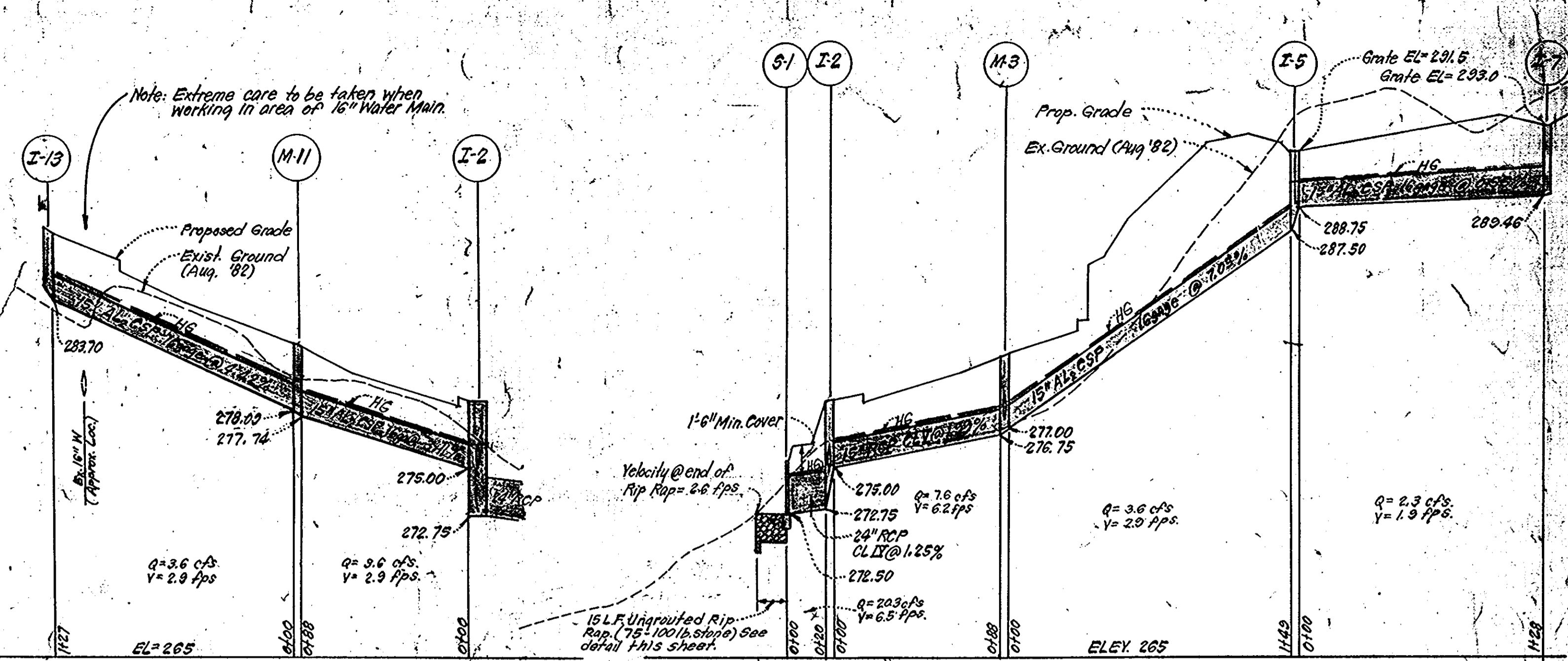
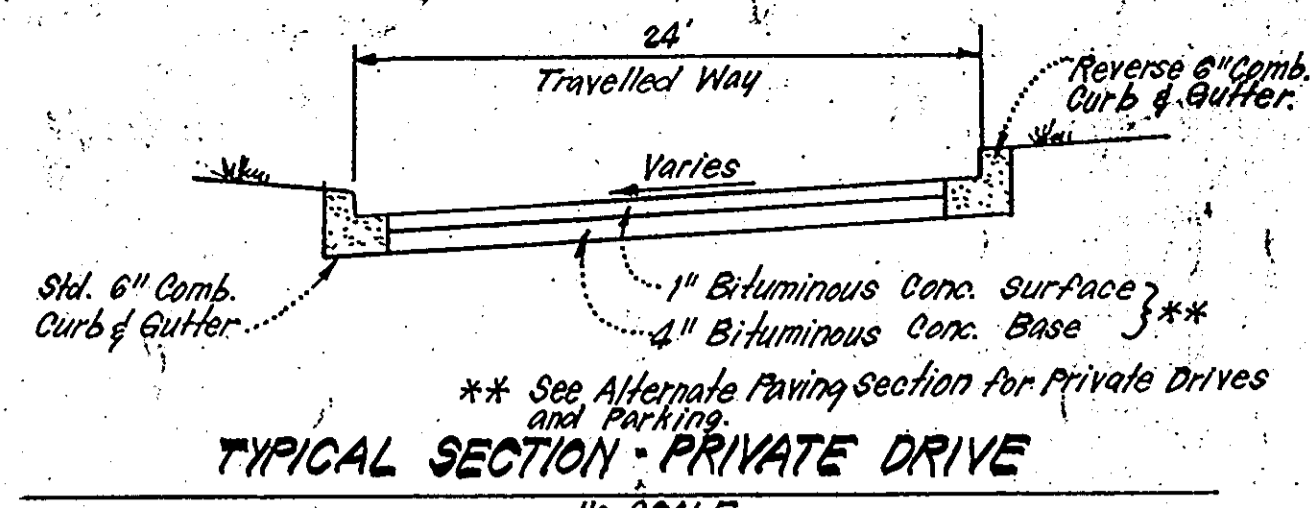
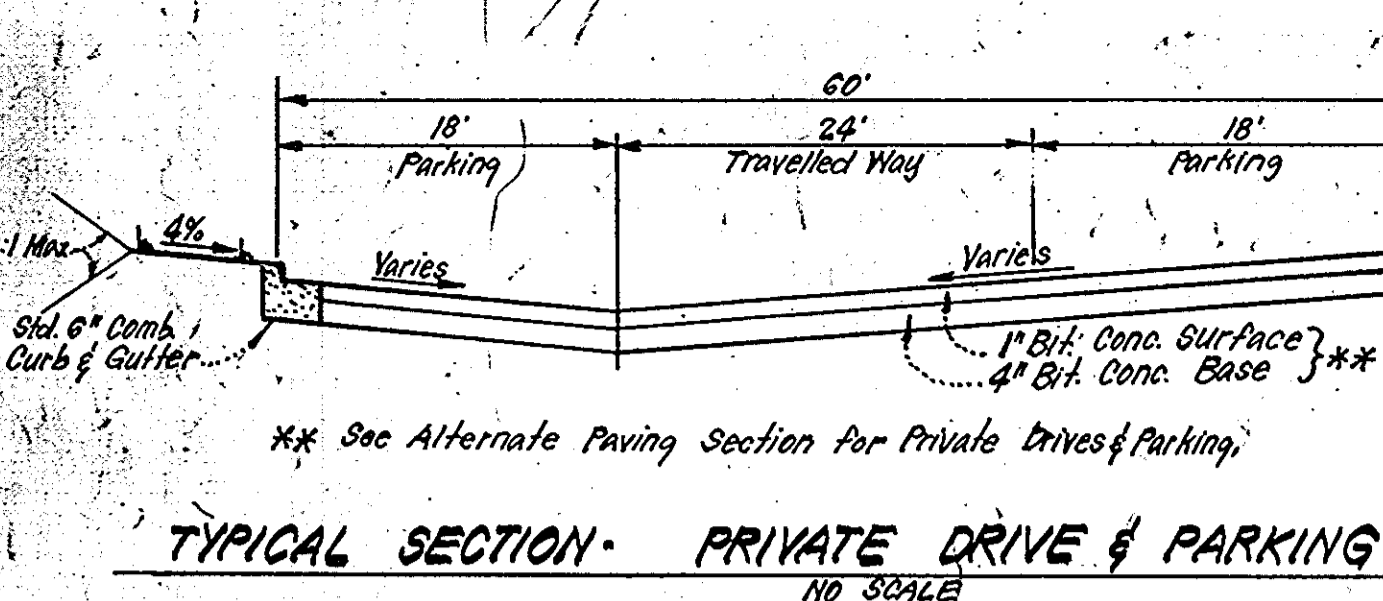
CLARK • FINEROCK & SACKETT
 ENGINEERS • PLANNERS • SURVEYORS
 11315 LOCKWOOD DRIVE SILVER SPRING, MARYLAND 20904 (301) 593 3400

SITE DEVELOPMENT PLAN
 PARCEL "A"
COLUMBIA
 VILLAGE OF KINGS CONTRIVANCE
 SECTION 3
 CITY ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 OWNER: RIVER VIEW PARTNERSHIP
 Long Reach Village Center, Suite 232
 8775 Cloud Leap Ct. Col. Md 21045

DESIGNED: *W.R.M.S.*
 DRAWN: *V.L.B. K.W.*
 CHECKED: *W.R.M.S.*
 DATE: OCT, 1982

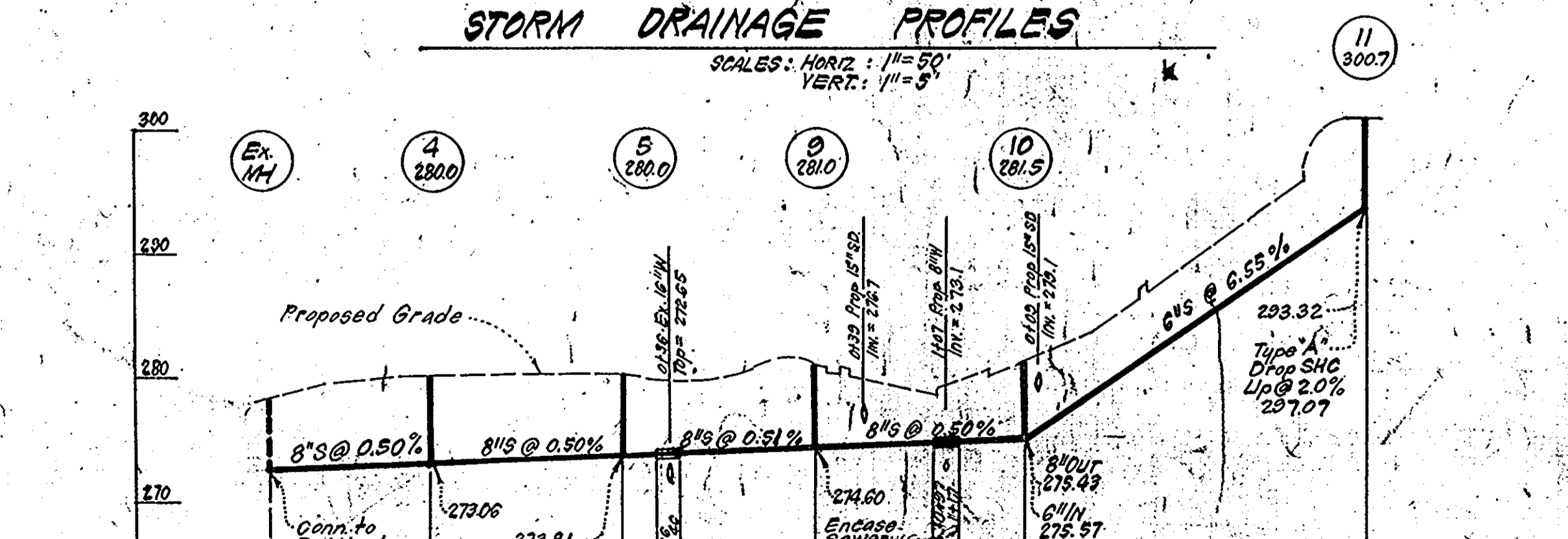
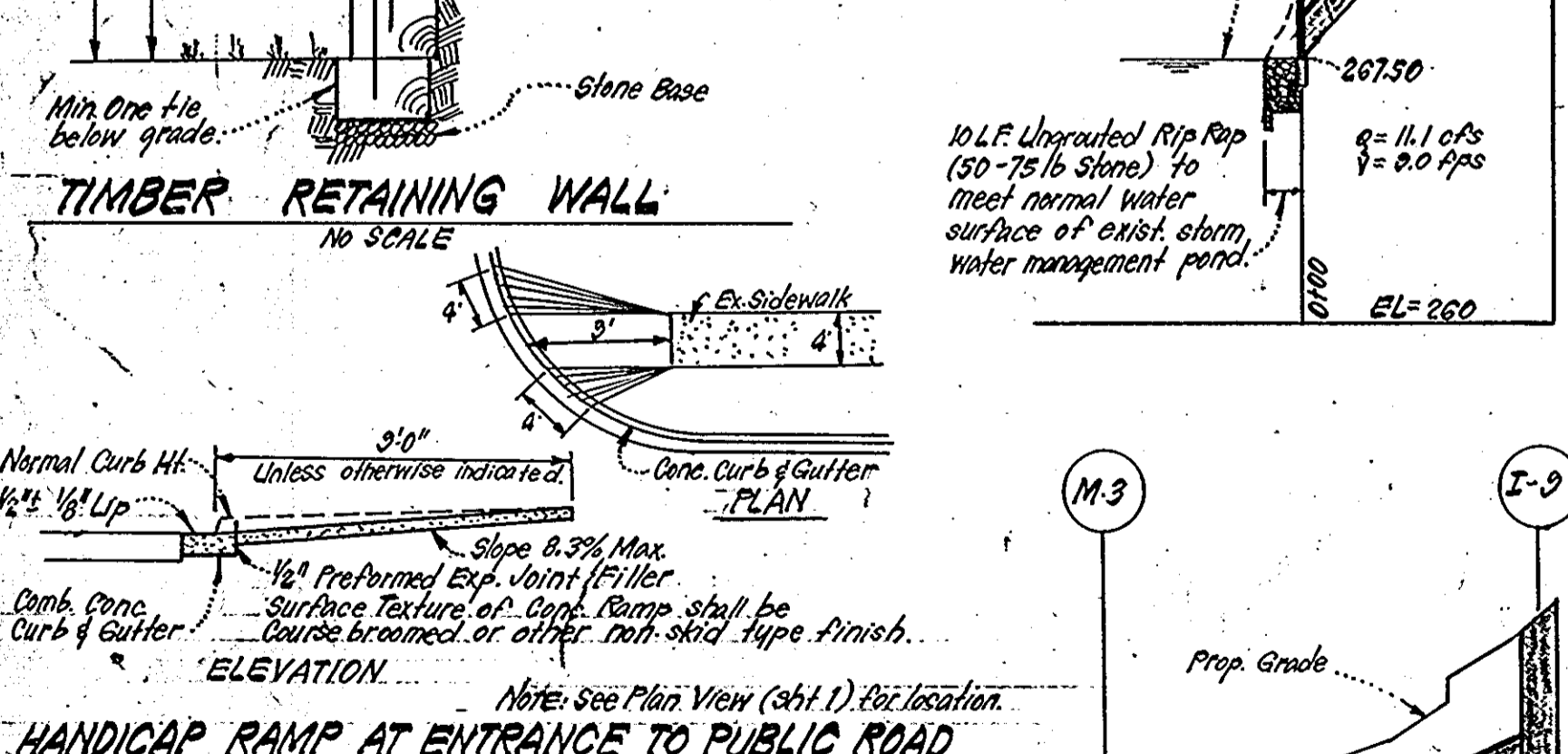
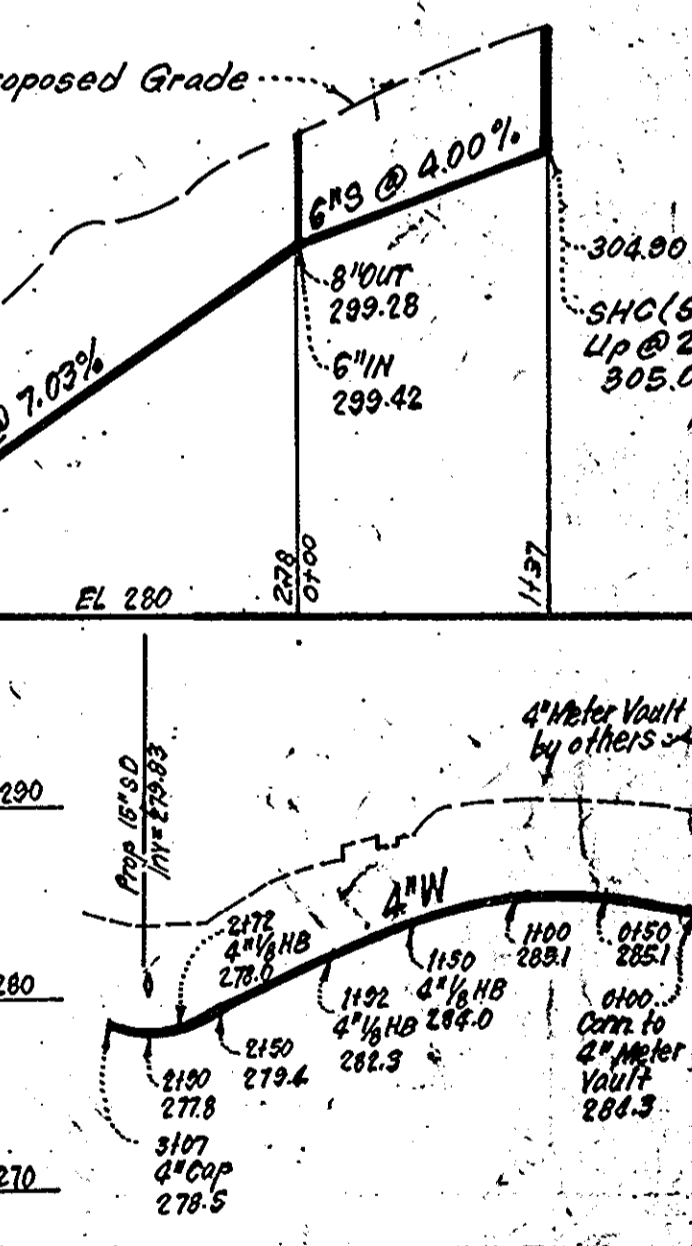
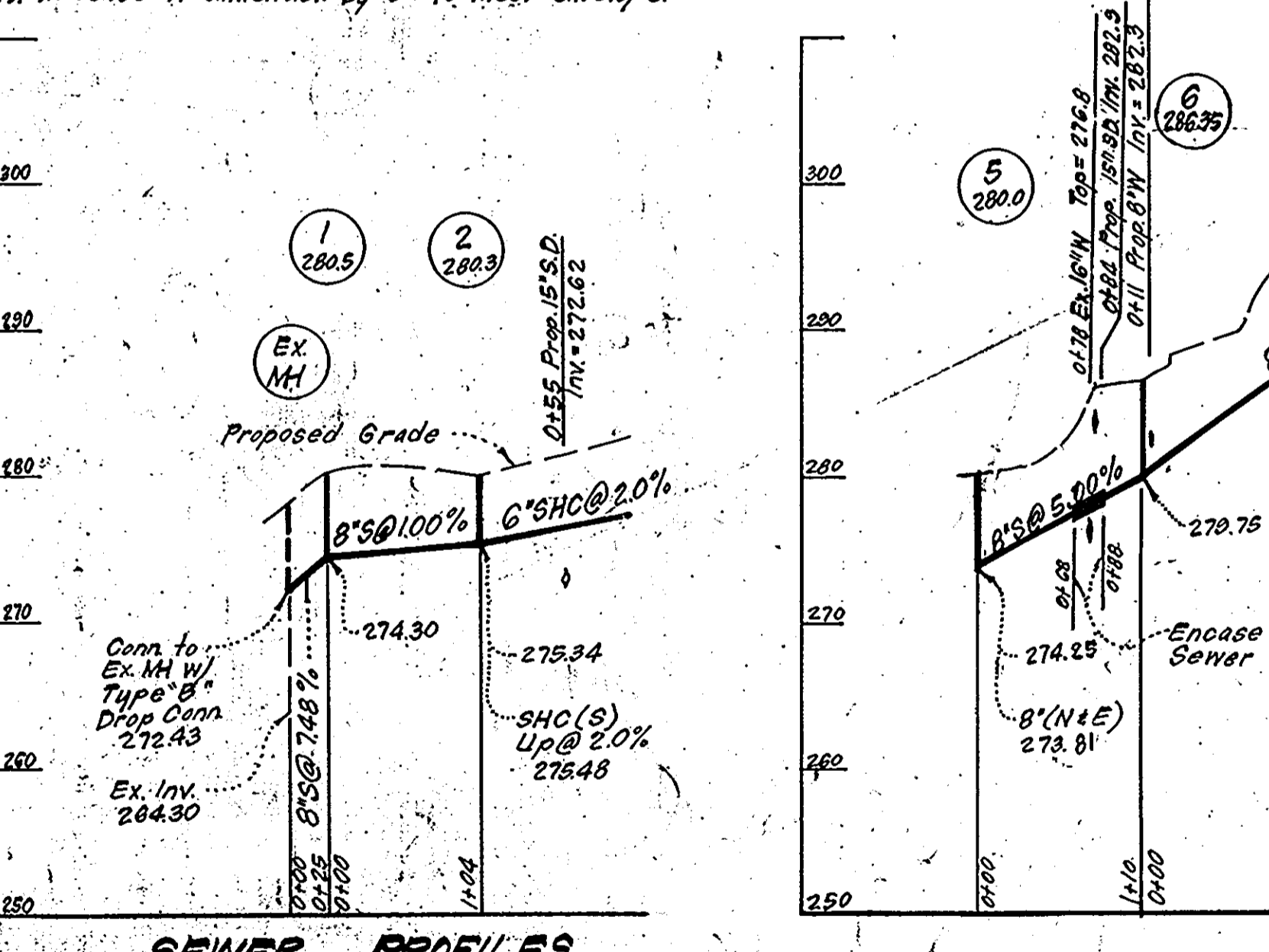
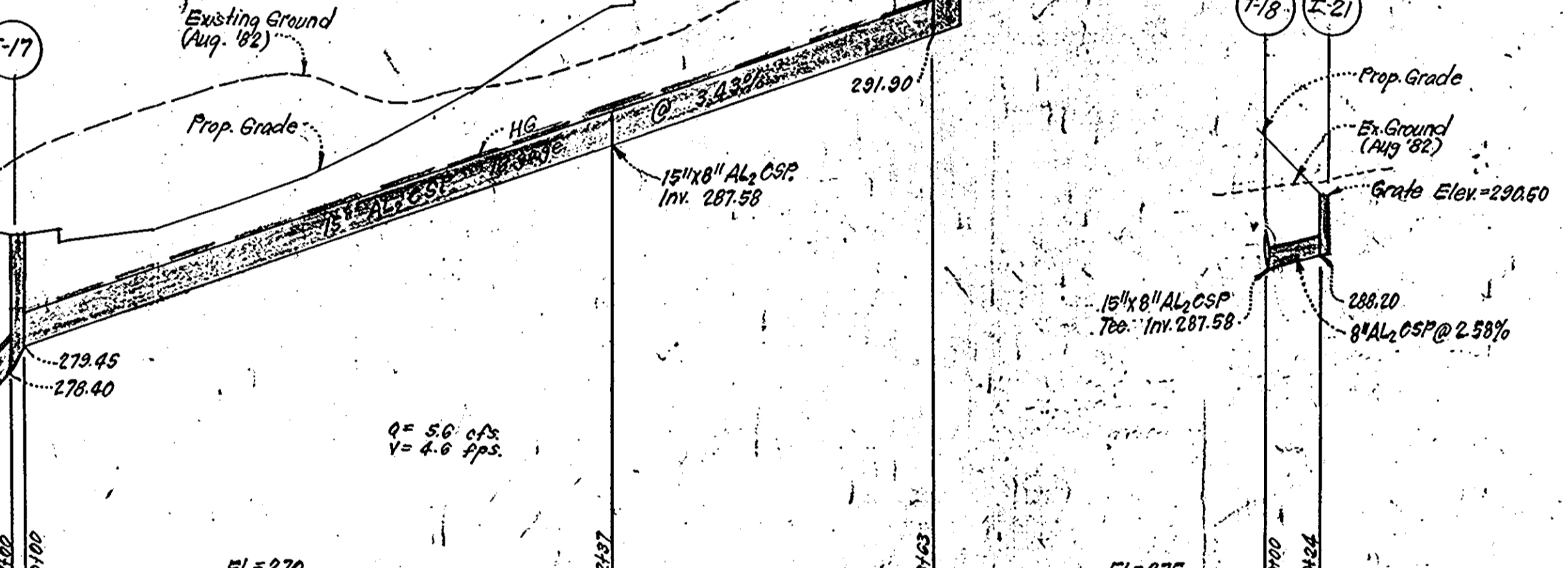
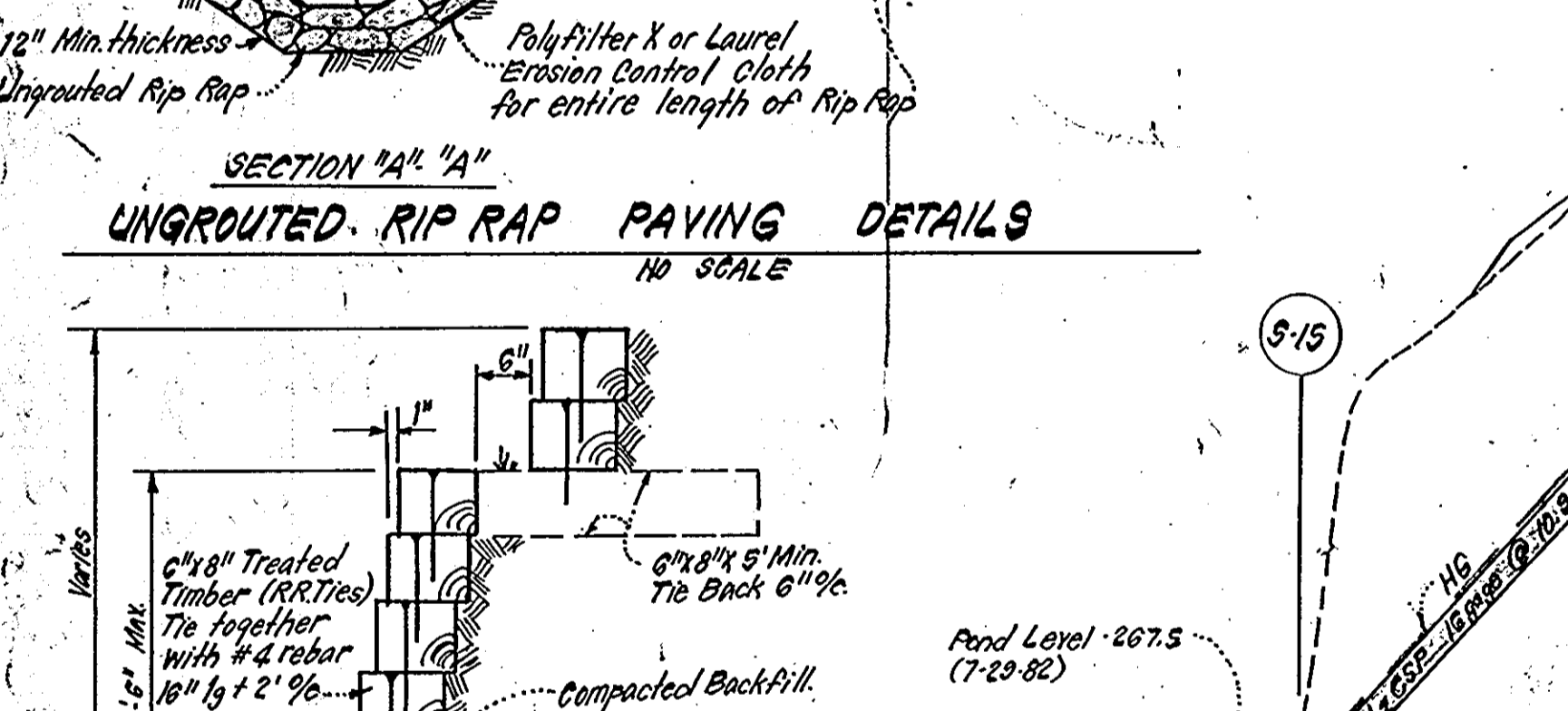
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 FILE NO.: 82-034-X

SDP 83-27-C **SDP-83-27c**



No.	TYPE	INV. IN	INV. OUT	TOP ELEVATION		REMARKS
				UPPER	LOWER	
S-1	6" Endwall	272.50	-	272.50	-	How Co. Std. SD 5.21
I-2	A-10 Inlet	272.75	272.75	272.75	272.75	How Co. Std. SD 4.02
M-3	Shallow Manhole	274.80	276.75	280.87	280.87	How Co. Std. G-5.05
I-5	1/2" Inlet	288.75	287.50	291.50	291.50	How Co. Std. SD 4.22
I-7	Yard Inlet	-	289.46	293.00	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	281.53	How Co. Std. G-5.05
I-13	A-5 Inlet w/Deflectors	278.09	283.70	287.55	287.21	How Co. Std. SD 4.01
I-15	1/2" Inlet w/Deflectors	267.50	267.50	267.50	267.50	How Co. Std. SD 5.21
I-17	A-5 Inlet	270.45	278.40	283.80	283.80	How Co. Std. SD 4.01
I-19	A-10 Inlet w/Deflectors	-	291.90	299.16	299.16	How Co. Std. SD 4.02
I-21	Area Drain	288.20	288.20	290.00	290.00	How Co. Std. SD 4.14
I-16	15" x 8" Tee	287.58	287.58	-	-	15" x 8" AL ₂ CSP Tee

SIZE	TYPE	LENGTH
15"	AL ₂ CSP 16page	1072 LF
15"	RCP CLASS V	88 LF
24"	RCP CLASS IV	20 LF
8"	AL ₂ CSP 16page	24 LF



WATER & SEWER NOTES:

- All sewer mains shall be C.S.P., VCPX or ACP Class 2400 except where indicated.
- All materials used for water sewer shall be in accordance with Howard Co. Standards.
- All 1/2" & 3" construction shall be per Agreement in accordance with the 1977 Howard Co. Plumbing Code and Howard Co. Standards and Specifications.
- All water mains shall be C.I.P. or D.I.P.
- All water mains shall have a minimum of 3' of cover.
- Encase proposed sewer with concrete where shown on Profile. Limits shown are minimum. Encasement shall be carried to the first joint past the limits shown.
- All water mains shall be C.I.P. or D.I.P.
- All water mains shall have a minimum of 3.5' of cover.
- Block all fittings with concrete.

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

James M. [Signature] 12-13-82
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

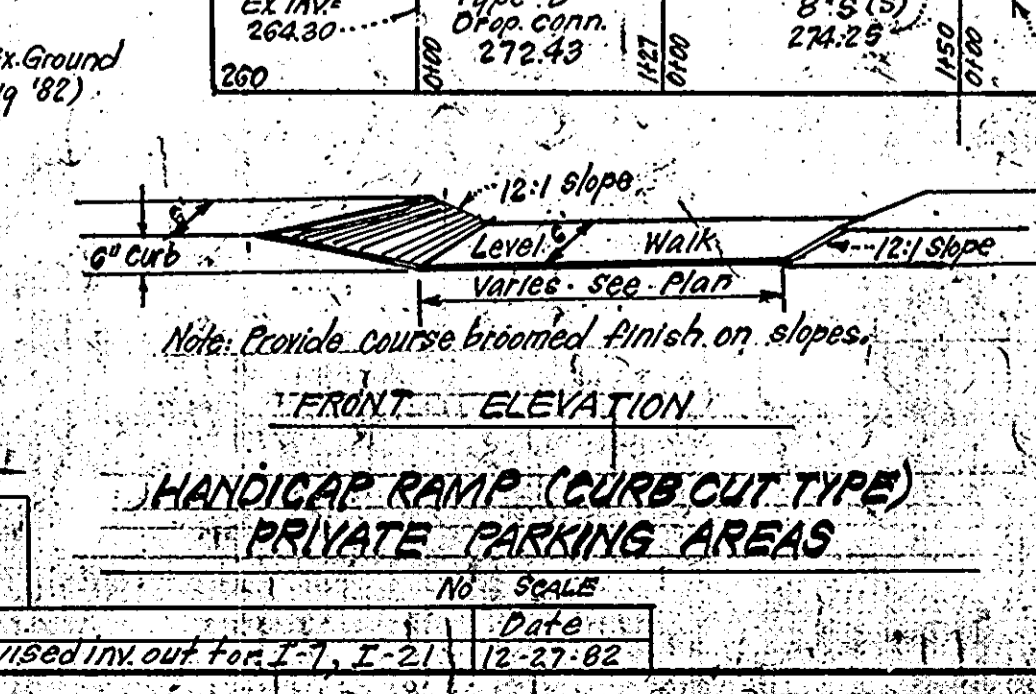
James M. [Signature] 12-13-82
PLANNING DIRECTOR

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

James M. [Signature] 12-7-82
DIRECTOR

2 Added reference for Monolithic Curb & Sidewalk Detail to Curb & Gutter Detail. Date: 4-8-83.

1 Revised Profile Q's, V's from I-5 to I-1; revised Inv. out for I-7, I-21. Date: 12-27-82.



Reviewed for [Signature] and meets Technical Requirements

U.S. Soil Conservation Service

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

DEVELOPER'S/BUILDER'S CERTIFICATE

"I 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 District."

Signature of Engineer: **G. Nelson Clark** 11-17-82
Date: 11-17-82

CLARK • FINEFROCK & SACKETT
ENGINEERS • PLANNERS • SURVEYORS

11315 LOCKWOOD DRIVE SILVER SPRING, MARYLAND 20904 (501) 583-3400

DESIGNED: RUS
DRAWN: K.W.
CHECKED: RUS
DATE: 9-15-82

SITE DEVELOPMENT PLAN, PARCEL 1A

COLUMBIA

VILLAGE OF KING'S CONTRIVANCE AREA 1 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

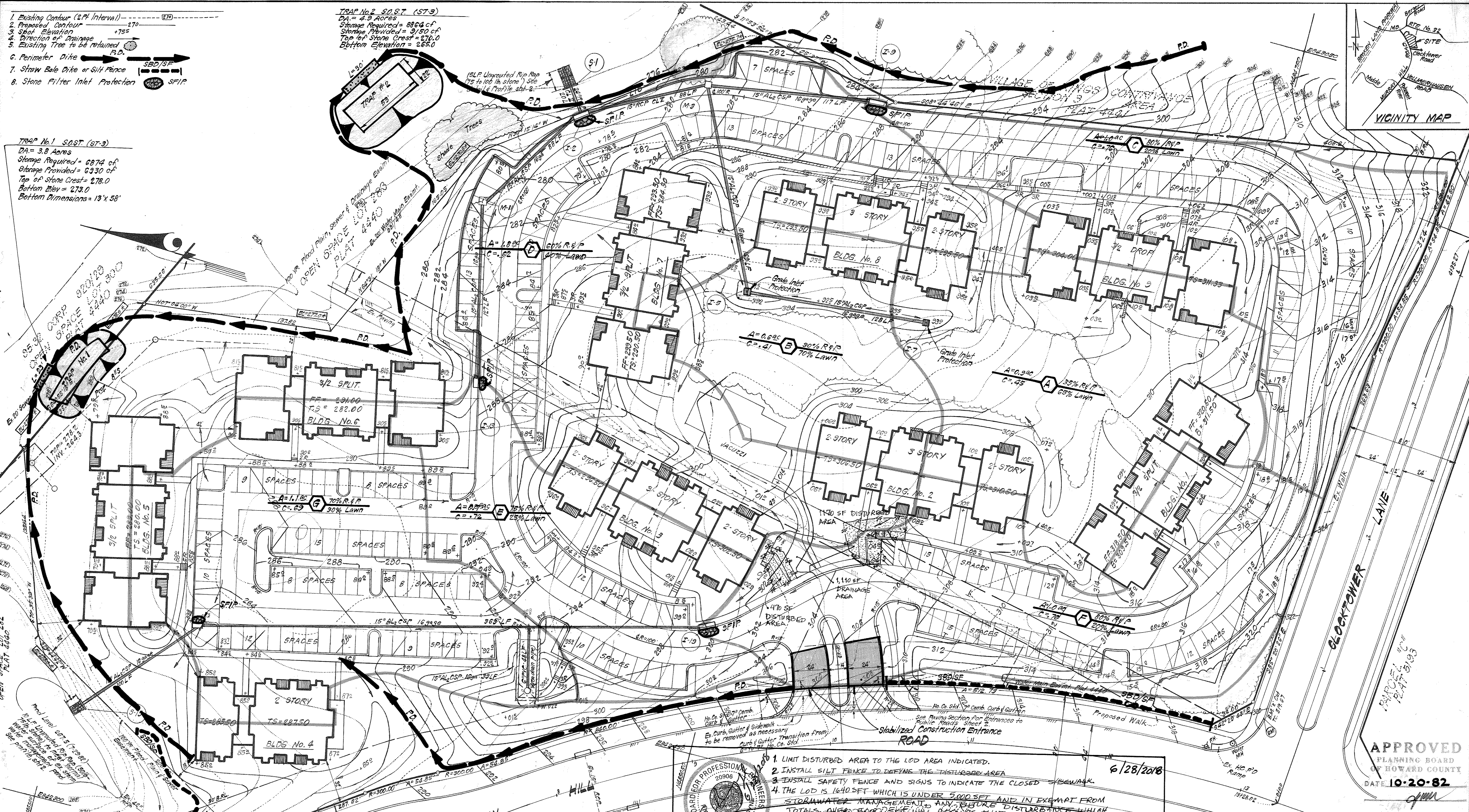
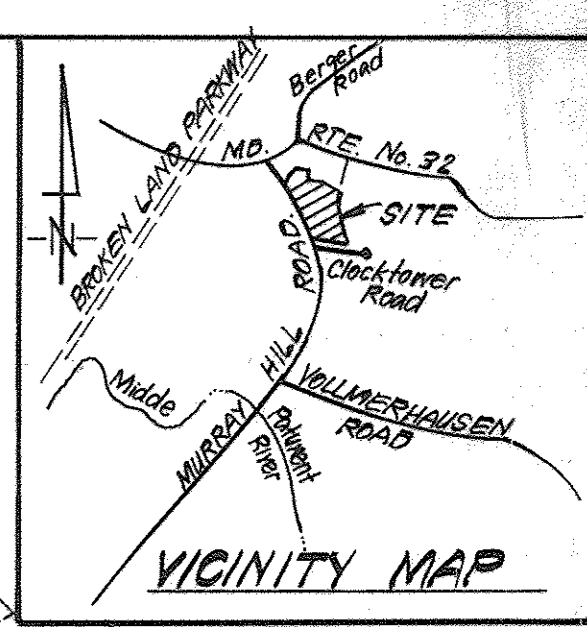
OWNER: RIVER VIEW PARTNERSHIP, 10115 River View Center, Suite 132, 8715 Clod Loop Ct., Col. Md. 21045

SCALE: As Shown
DRAWING: 2 of 6
JOB NO: 82-034
FILE NO: 82-034

- Existing Contour (2.0' Interval)
- Proposed Contour
- Spot Elevation
- Direction of Drainage
- Existing Tree to be retained
- Perimeter Dike
- Straw Bale Dike or Silt Fence
- Stone Filter Inlet Protection

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

TRAP No. 1 SOST (ST-3)
 DA = 3.8 Acres
 Storage Required = 6874 cf
 Storage Provided = 6330 cf
 Top of Stone Crest = 278.0
 Bottom Elev = 273.0
 Bottom Dimensions = 13' x 58'



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

- LIMIT DISTURBED AREA TO THE LOD AREA INDICATED.
- INSTALL SILT FENCE TO DEFINE THE DISTURBED AREA.
- INSTALL SAFETY FENCE AND SIGNS TO INDICATE THE CLOSED SHEWALK.
- THE LOD IS 1640 SFT WHICH IS UNDER 5000 SFT AND IN EXEMPT FROM STORMWATER MANAGEMENT. ANY FUTURE DISTURBANCE WHICH TOTALS OVER 5000 SFT WILL REQUIRE THAT STORMWATER MANAGEMENT BE PROVIDED FOR THE CUMULATIVE TOTAL LOD.

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

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

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

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE,
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DATE 12-7-82

Reviewed for... Name... S.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.

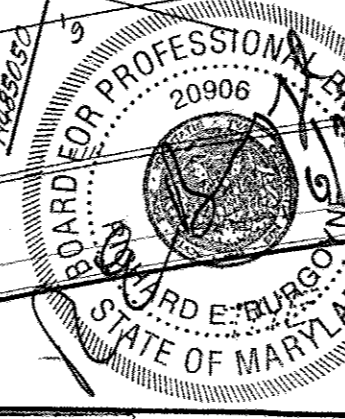
DEVELOPER'S/BUILDER'S CERTIFICATE
 5. THE LOD DOES NOT REQUIRE THE REMOVAL OF ANY TREE OR SHrub PLANT MATERIAL.
 ENGINEER'S CERTIFICATE
 I hereby certify that this plan for Erosion and Sediment Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

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

DESIGNED R.J.S.
 DRAWN V.L.B.
 CHECKED R.J.S.
 DATE 9-15-82

SEDIMENT & EROSION CONTROL PLAN & DRAINAGE AREA MAP PARCEL "A"
 COLUMBIA
 VILLAGE OF KINGS CONTRIVANCE
 SECTION 3
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 OWNER: RIVER VIEW PARTNERSHIP
 Long Reach Village Center, Suite 232
 8775 Cloud Leap Ct. Col. Md 21045

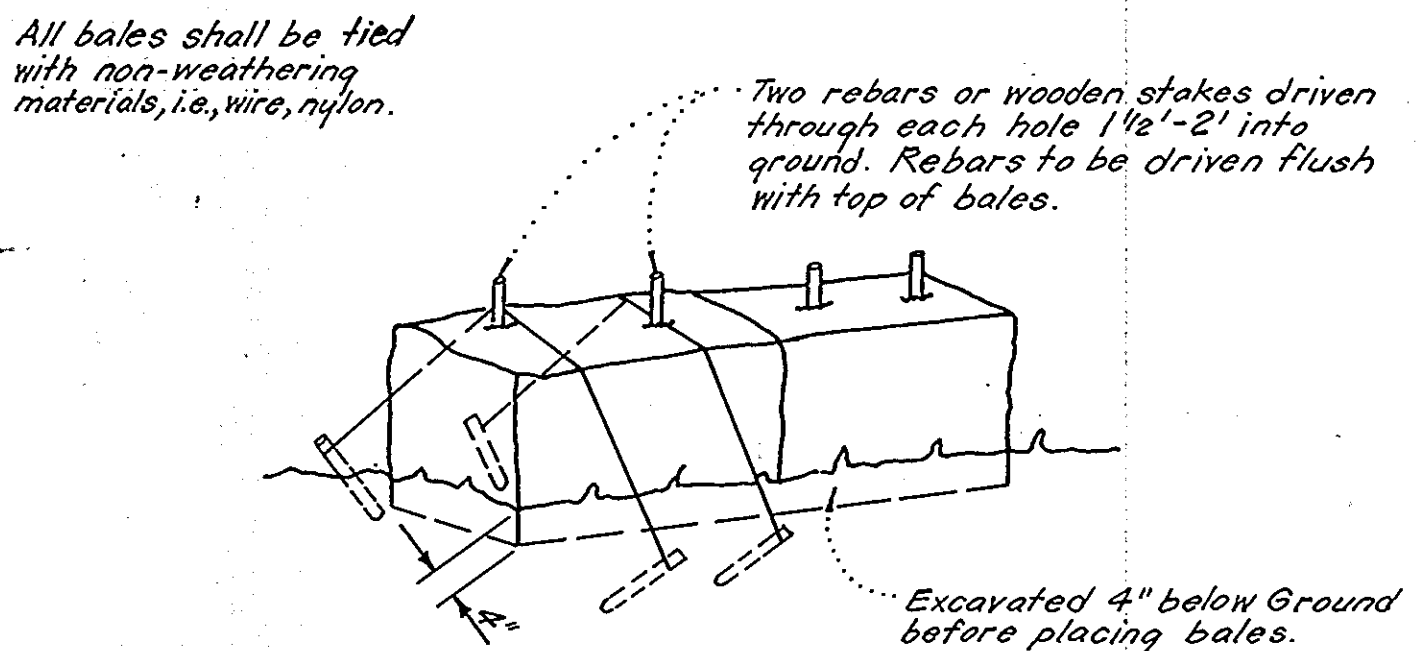
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 FILE NO. 82-034-1



GENERAL NOTES

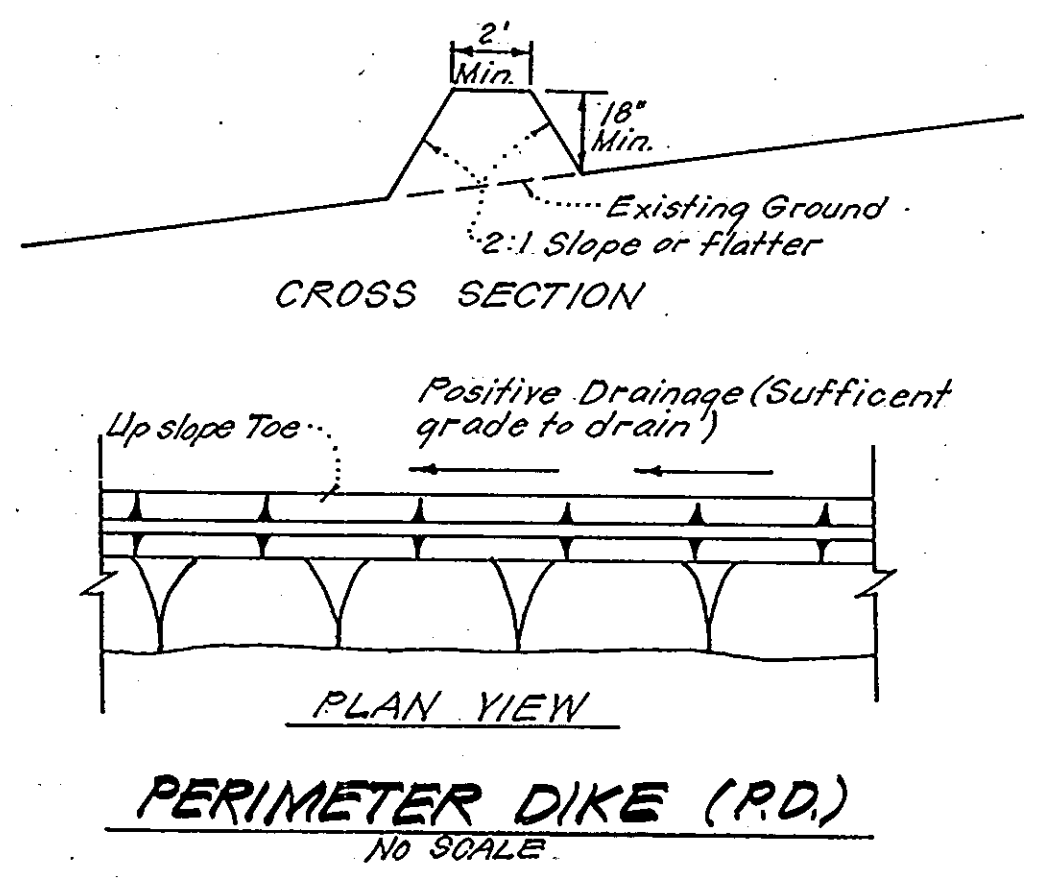
- Grading Permits shall be obtained prior to installation of Sediment Control & Grading.
- All Sediment and Erosion Control Measures will be installed and stabilized according to this plan prior to any other grading, clearing or disturbance of the existing surface of the site. See note #6 for stabilization except that the seed mixture will be annual rye applied at a rate of 14 lbs./1000 s.f.
- Notify the Bureau of Inspections and Permits at least 24 hrs. before starting any work.
- 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.
- Stabilization of Disturbed ground to be done as soon after construction as possible.
- All disturbed area to be stabilized in accordance with the following Specifications:
 - 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.
 - Fertilizer - 10-10-10 applied at a rate of 23 lbs./1000 s.f. Ground Agricultural Lime or Dolomitic Lime applied at a rate of 30 lbs./1000 s.f.
 - 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.
 - All Soil used shall be Maryland State Certified.
- 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.
- 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.
- It will be the developers responsibility to provide additional Sediment & Erosion Control Devices to protect stabilized areas during construction.
- The Contractor shall keep all public roads free of sediment deposits left from traffic leaving construction site.
- 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.
- All pipes to be blocked at the end of each day. See detail this sheet.
- Total Amount of Straw Bales or Silt Fence shown = 240 L.F.
- 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.
- CONSTRUCTION SEQUENCE:
 - Construct stabilized construction entrances and any necessary grading.
 - Construct all other sediment and erosion control measures.
 - Clear and rough grade site.
 - Construct storm drainage and install S.F.I.P.s and G.I.P.s around Inlets I-5 & I-7.
 - Construct Utilities.
 - Fine grade and construct paving, sidewalks, buildings, etc.
 - Remove sediment & erosion control measures after all areas draining to them have been stabilized.

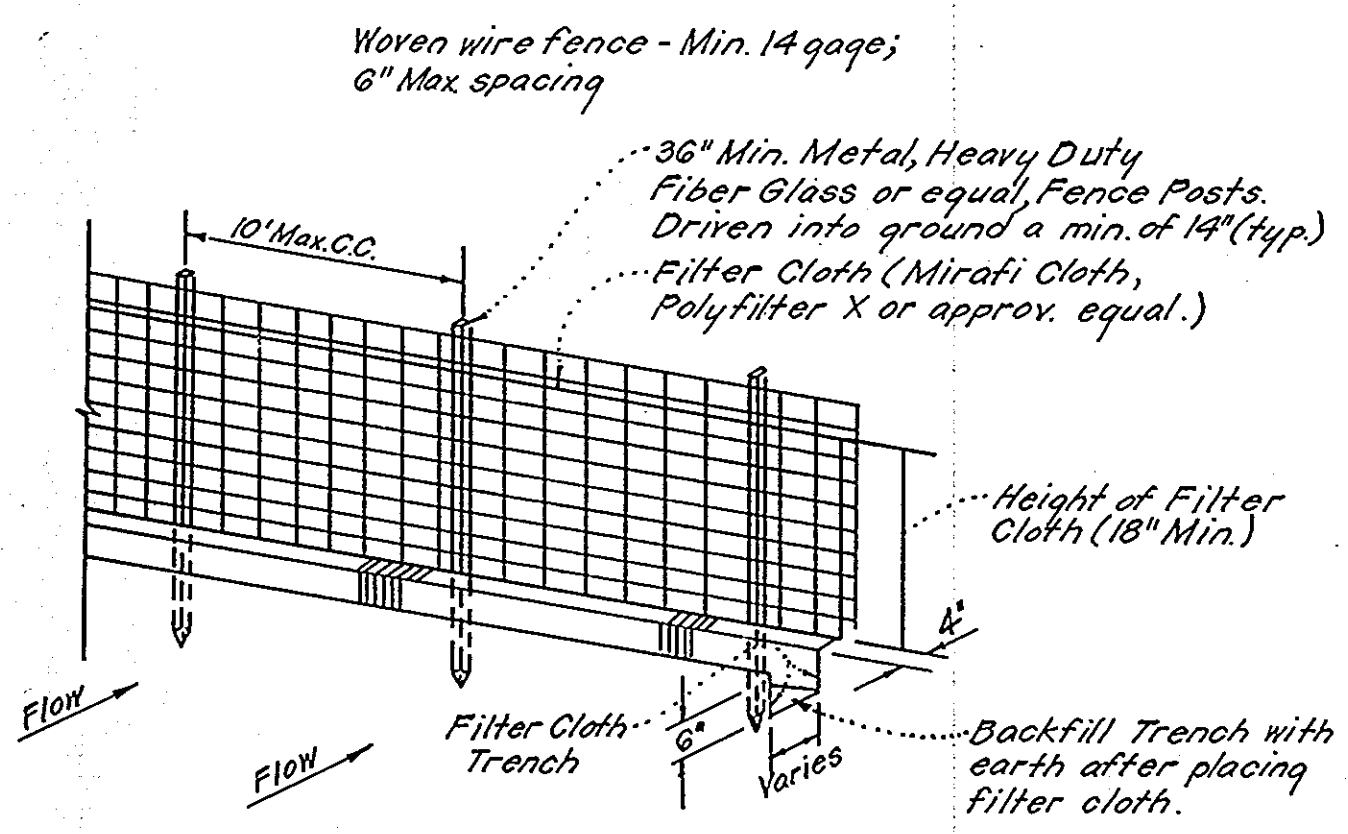


Note:
1. In lieu of the use of rebar each straw bale may be fastened to ground with pegs (4 per bale and wire or nylon as shown above.)

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

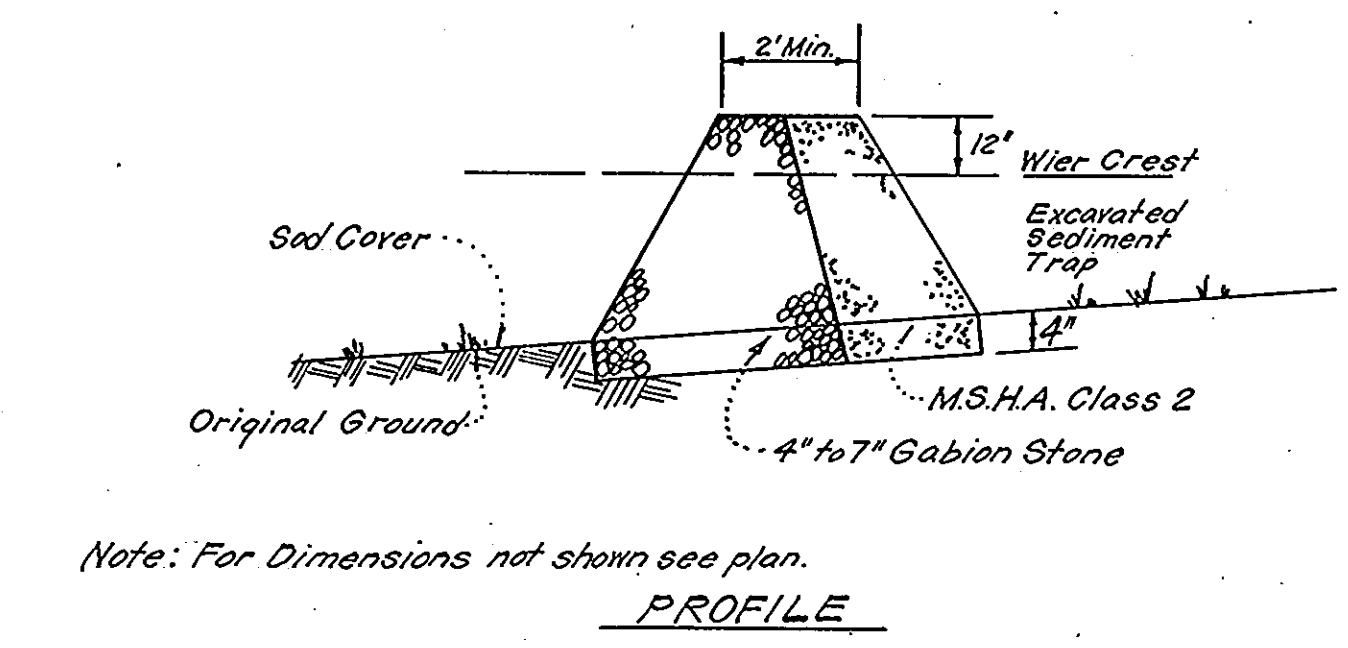


PERIMETER DIKE (P.D.)
NO SCALE



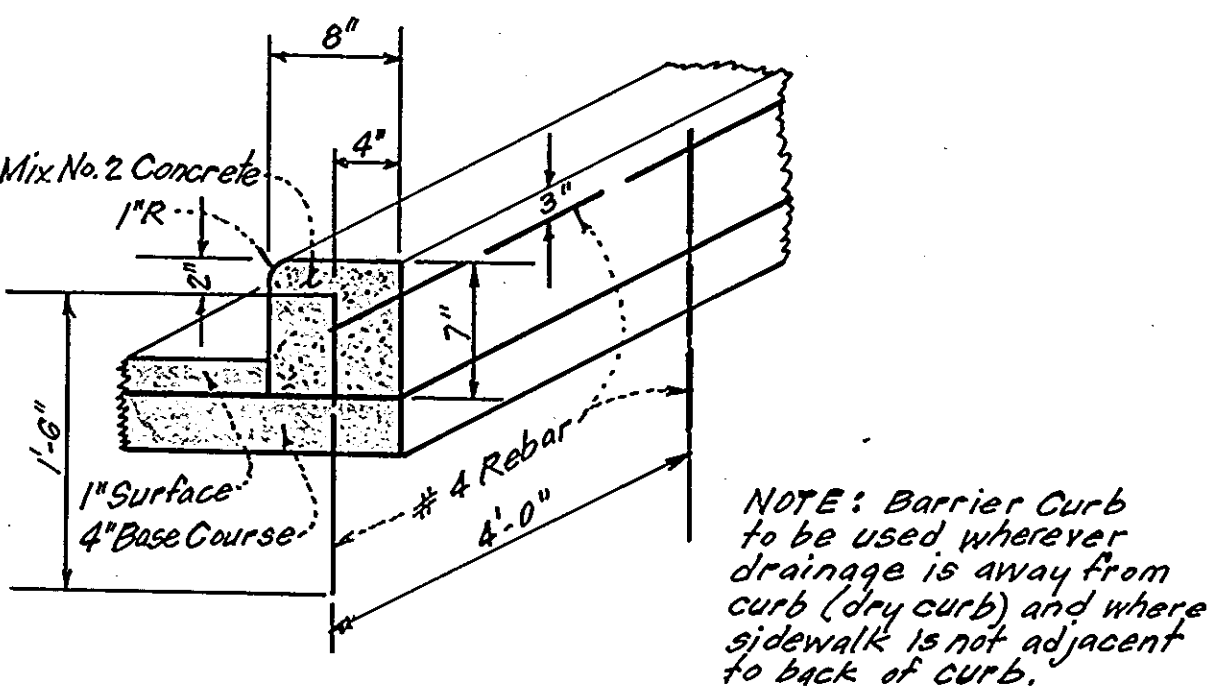
Notes:
1. Woven Wire Fence to be fastened securely to fence posts by use of wire ties.
2. Filter Cloth to be fastened securely to Woven Wire, by use of wire ties spaced every 24"x24".

SILT FENCE DETAIL (S.F.)
NO SCALE



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

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.

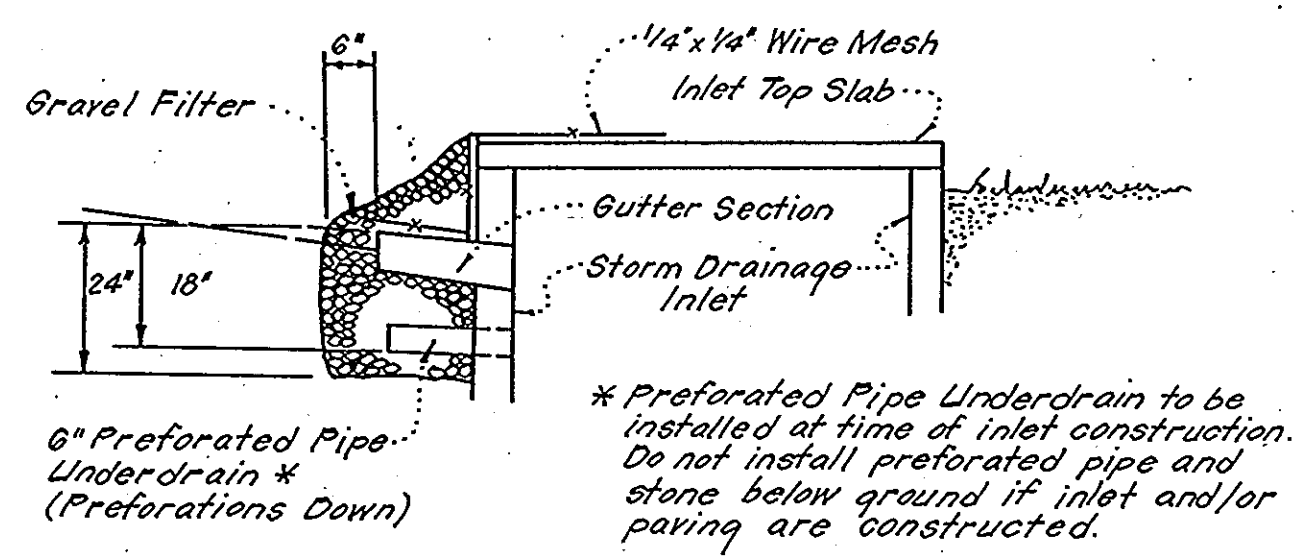
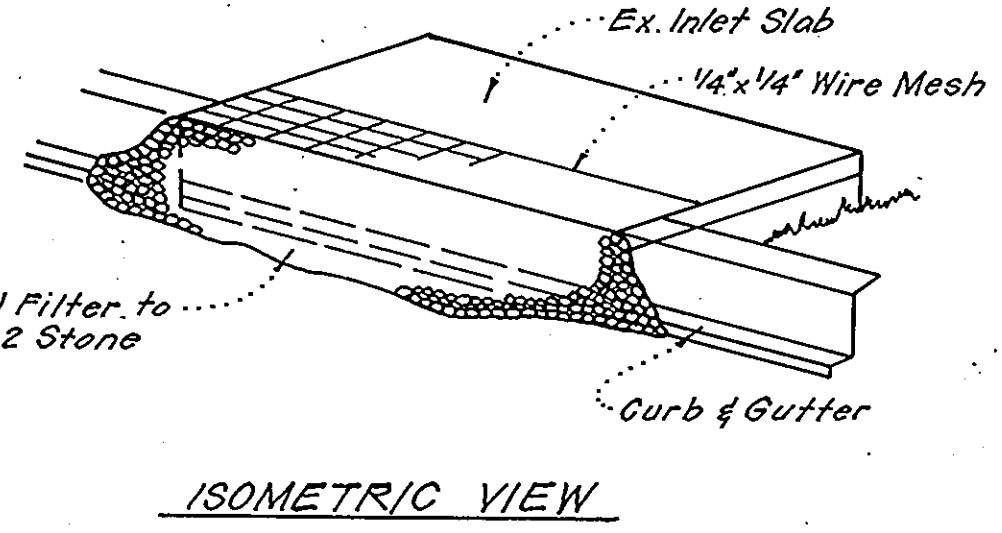
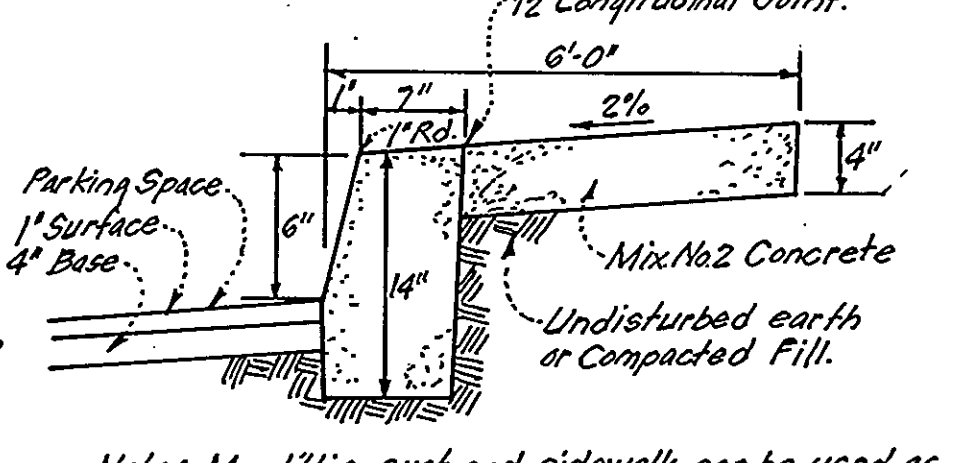


ALTERNATE PRIVATE BARRIER CURB DETAIL
NO SCALE

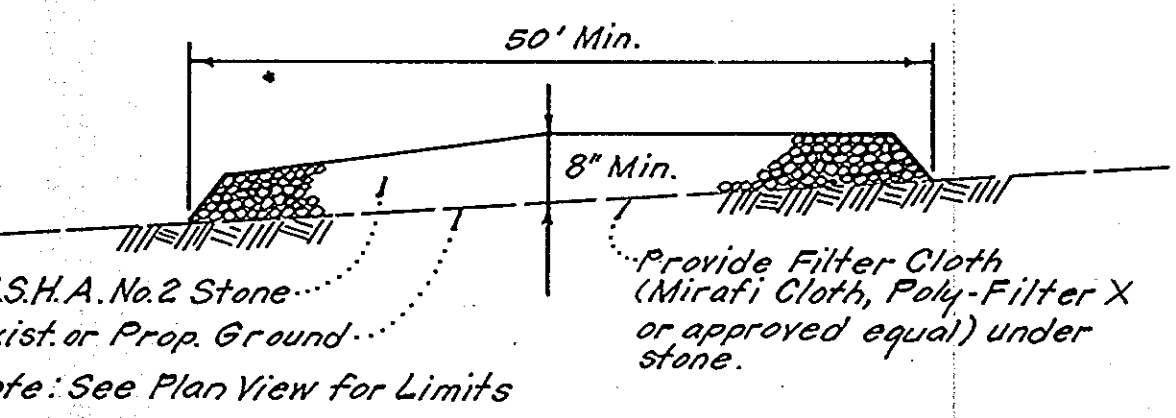
Notes:
1. Longitudinal joint between sidewalk & curb shall be continuous and to a depth of 1/4 the thickness of the sidewalk or 1 inch. Longitudinal joints shall run from back edge of sidewalk continuous to the bottom face of curb to a depth of 1/4 the sidewalk thickness or 1 inch and spaced 5 feet apart.
2. Provide expansion joints at 15' intervals for full depth of concrete.

MONOLITHIC CURB & SIDEWALK - PRIVATE PARKING AREA

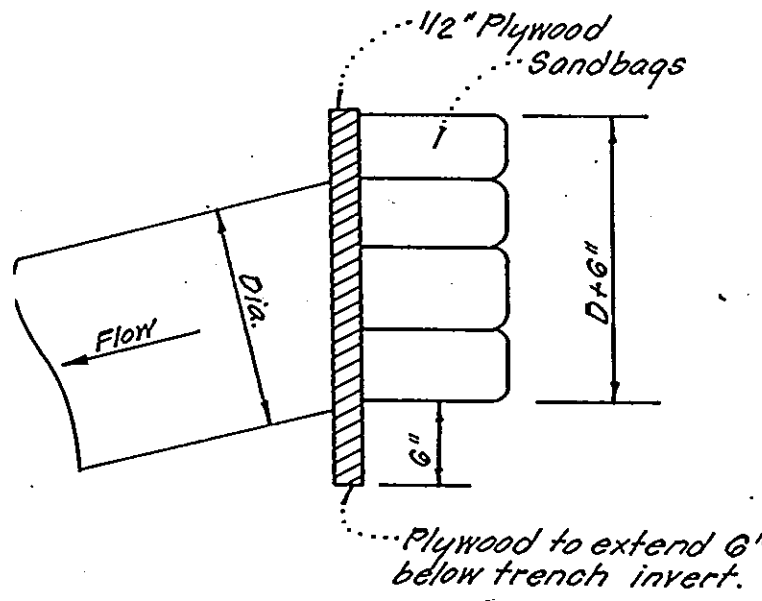
ALTERNATE
NO SCALE



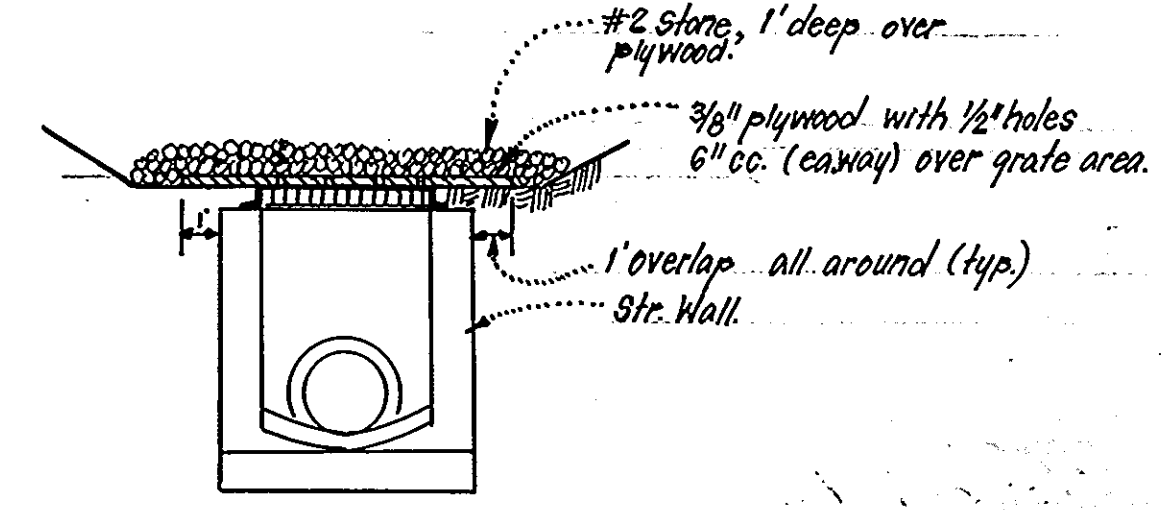
STONE FILTER INLET PROTECTION (S.F.I.P.)
NO SCALE



STABILIZED CONSTRUCTION ENTRANCE
NO SCALE



PIPE BLOCKING DETAIL
NO SCALE



GRATE INLET PROTECTION DETAIL (G.I.P.)
NO SCALE

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

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT	12-13-82
APPROVED FOR HOWARD COUNTY OFFICE OF PLANNING & ZONING	12-13-82
APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS	12-13-82
CHIEF BUREAU OF ENGINEERING	12-7-82

N.R.	REVISION	DATE
1	Added Alternate Monolithic Curb & Sidewalk Detail and Alternate Private Barrier Curb Detail.	4-8-83

Reviewed for Howard Co. S.C.D.
Name
and meets Technical Requirements
Signature Richard L. Michaux Date 12/28/82
U.S. Soil Conservation Service
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

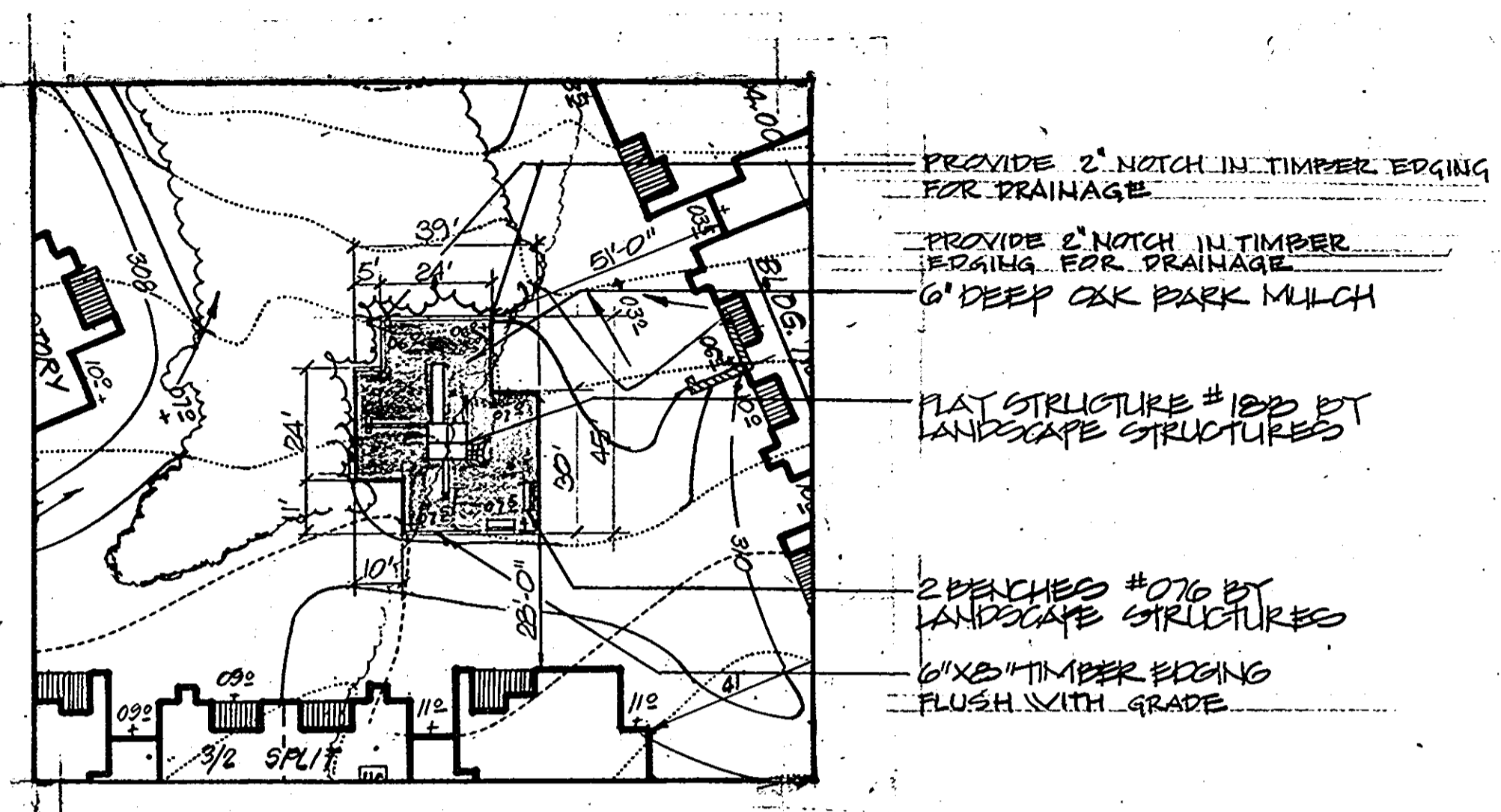
DEVELOPER'S/BUILDER'S CERTIFICATE
"I/we certify that all development and construction will be done according to this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Dept. of 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

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 G. Nelson Clark Date 9-16-82

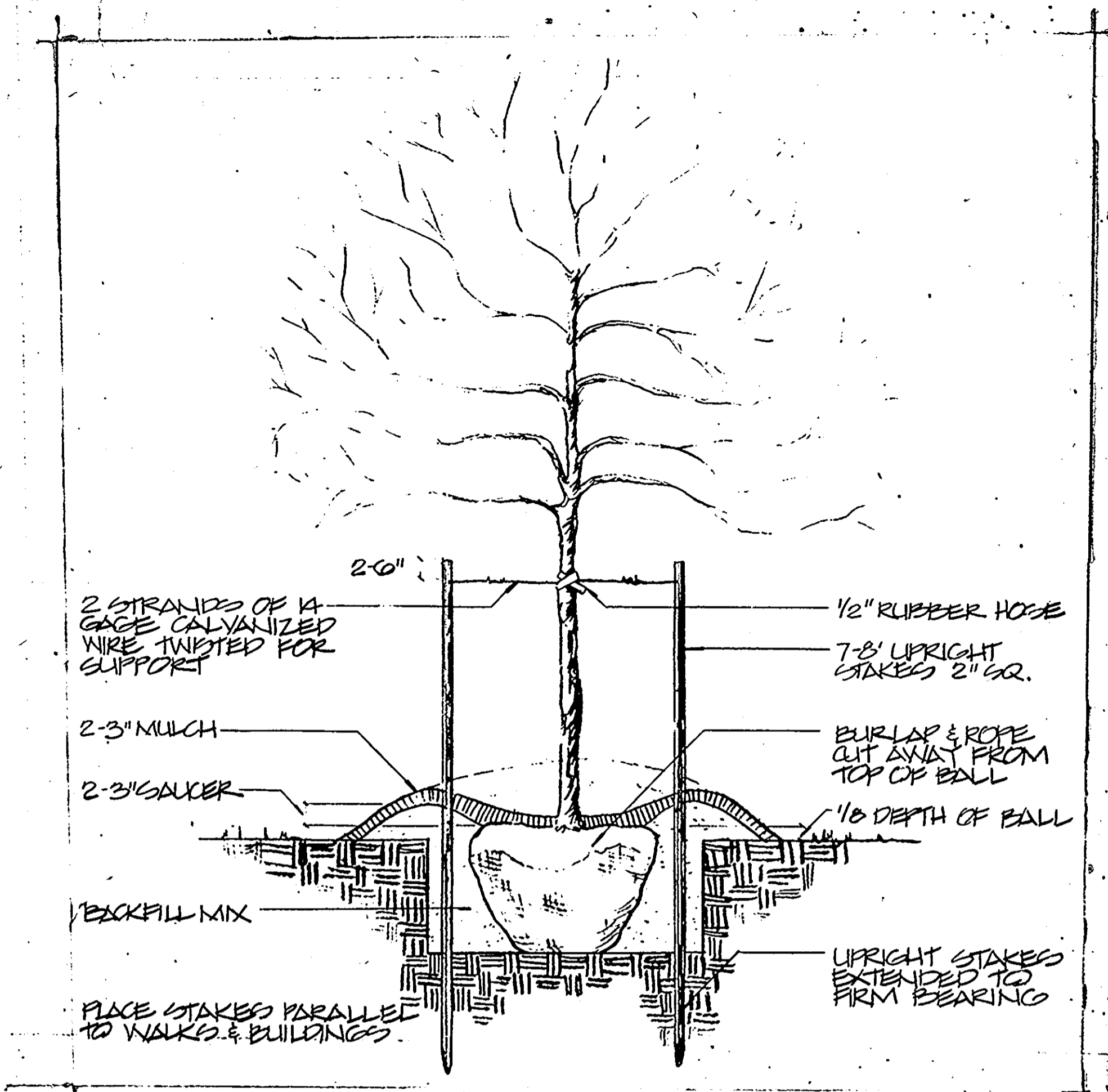
CLARK • FINEFROCK & SACKETT
ENGINEERS • PLANNERS • SURVEYORS
11315 LOCKWOOD DRIVE SILVER SPRING MARYLAND 20904 301-593-3400

DESIGNED	R.J.S.	SEDIMENT & EROSION CONTROL PLAN	SCALE
DRAWN	K.I.W.	PARCEL "A"	AS SHOWN
CHECKED	R.J.S.	COLUMBIA	DRAWING
DATE	9-15-82	VILLAGE OF KINGS CONTRIVANCE SECTION 3 AREA 1	4 OF 6
		6TH ELECTION DISTRICT	JOB NO
		HOWARD COUNTY, MARYLAND	82-03d
		DRIVER: RIVER VIEW PARTNERSHIP	FILE NO
		Long Reach Village Center, Suite 232	82-034-X
		8775 Cloud Leap Ct., Cal., MD 21045	

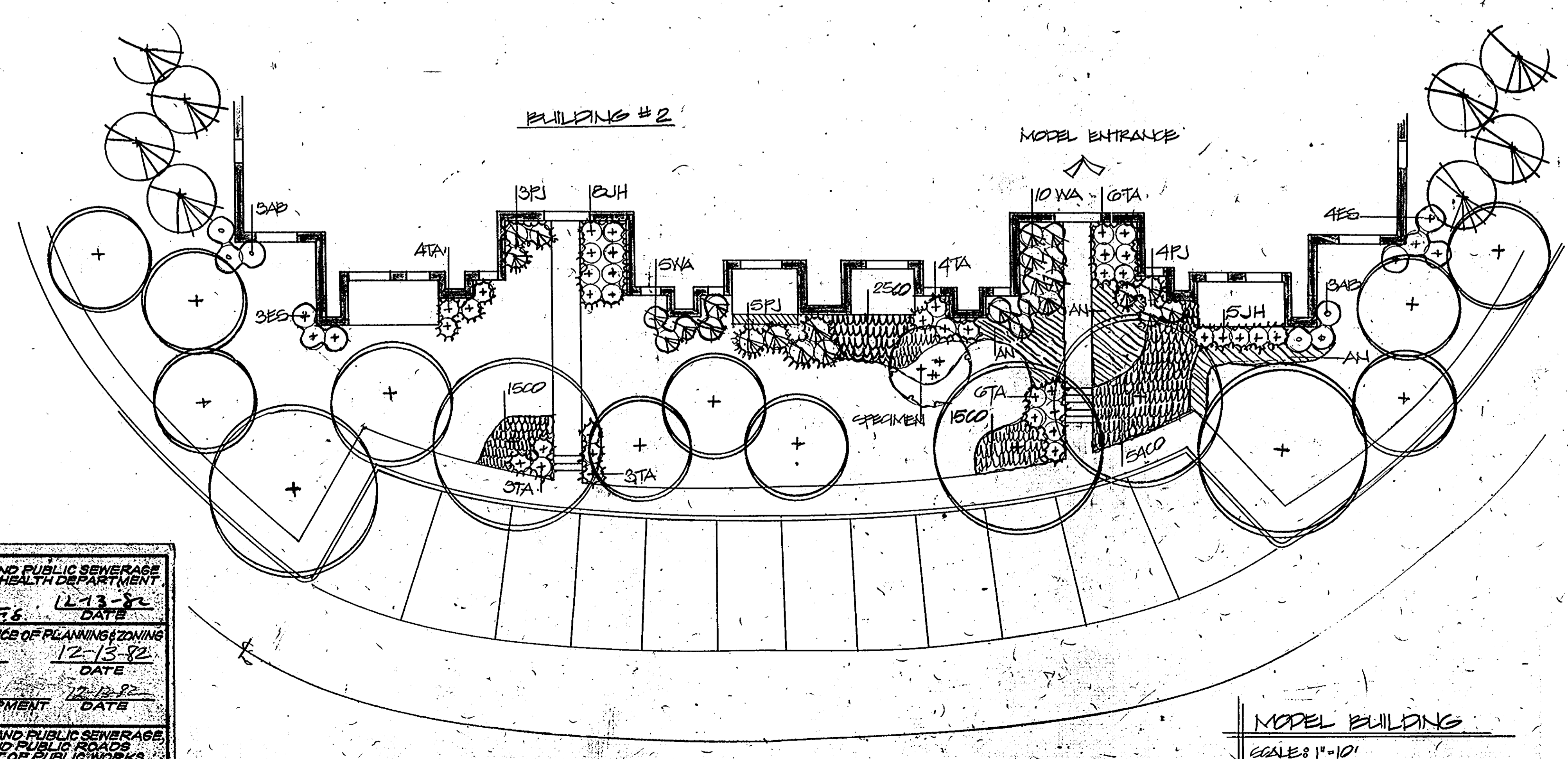
SDP 83-27-C



TOT LOT PLAN DETAIL
 SCALE: 1/4" = 1'-0"



TYPICAL UPRIGHT STAKING DETAIL
 NO SCALE



MODEL BUILDING
 SCALE: 1/4" = 1'-0"

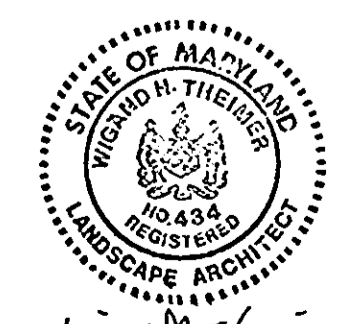
PLANT SCHEDULE

KEY	PLANT NAME	SIZE	QUANT	REMARKS
2	ACER RUBRUM 'COTOPAXI' 'COTOPAXI' GLORY COTOPAXI GLORY MAPLE	4-4 1/2" GAL 10-12' HT.	4	B&P HEAVY HEADS
3	ACER RUBRUM 'COTOPAXI' 'COTOPAXI' GLORY COTOPAXI GLORY MAPLE	2 1/2-3" GAL 12-14' HT.	80	
4	QUERCUS RUBRA POKONIS NORTHERN RED OAK		42	
5	QUERCUS PALUSTRIS PIN OAK		43	
6	ZELKOYA SERATA 'VILL. GREEN' VILLAGE GREEN ZELKOYA		17	
7	LICLIDAMBER STRACIPLUA SWEETGUM		9	
8	PRUNUS CERULATA 'KWANZAN' KWANZAN CHERRY	2 1/2" GAL 8-10' HT.	57	
9	MALUS RADANT RADANT CRABAPPLE		25	
10	CRATAEGUS PHAENOTRUM WASHINGTON HAWTHORN		10	
11	ANEMONE FRATERNITARIA CHAMPAGNE CLUMP	3-5" STEM 8-10" HT.	11	
12	ACER GINNALA ANIME MAPLE		8	✓
13	PIRUS STROBILATA EASTERN WHITE PINE	6-8" HT.	130	B&P HEAVY
14	PIRUS THUNBERGI JAPANESE BLACK PINE		65	
15	VIBURNUM CILLIS EUROPEAN CRANBERRY BUSH	3-4'	24	✓
16	BERBERIS THUNBERGI 'ATROPURPUREA NANA' CRIMSON PIGMY BARBERRY	15-18"	460	B&P HEAVY PLANT 2" O.C.
17	JUNIPERUS HARPER HARPER JUNIPER	15-18"	780	B&P HEAVY PLANT 2" O.C.
18	COXIAEAE REPENS PARK CARPET COXIAEAE	15-18"	128	B&P HEAVY PLANT 2" O.C.
19	ANNUALS (SEASONAL)			POTTED
20	PIRUS JAPONICA JAPANESE ANDROMEDA	18-24"	24	B&P HEAVY
21	EDGEMOUNTAIN BRITISH BIRCH	18-24"	27	
22	ABELIA CRASHA GLOBE ABELIA	2-3'	22	
23	ILEX CRENATA TELLERI TOWN AND GARDEN HOLLY	18-24"	59	
24	TAXUS BREVIFOLIA SPREADING TEW	18-24"	57	
25	AZALEA DELAWARE VALLEY WHITE AZALEA	18-24"	51	✓

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

NOTE:
 - ALL PLANTING SHALL BE IN COMPLIANCE WITH HED PLANTING SPECIFICATIONS
 - CONTRACTOR SHALL VERIFY LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO PLOTTING.
 - 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: [Signature] 12-13-82
 DATE: 12-13-82
 APPROVED FOR HOWARD COUNTY OFFICE OF PLANNING & ZONING
 PLANNING DIRECTOR: [Signature] 12-13-82
 DATE: 12-13-82
 DEPARTMENT OF PLANNING & ZONING
 APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR: [Signature] 12-13-82
 DATE: 12-13-82
 CHIEF BUREAU OF ENGINEERING: [Signature] 12-13-82
 DATE: 12-13-82



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 ENGINEERS • PLANNERS • SURVEYORS
 11415 LOCKWOOD DRIVE SILVER SPRING, MARYLAND 20904

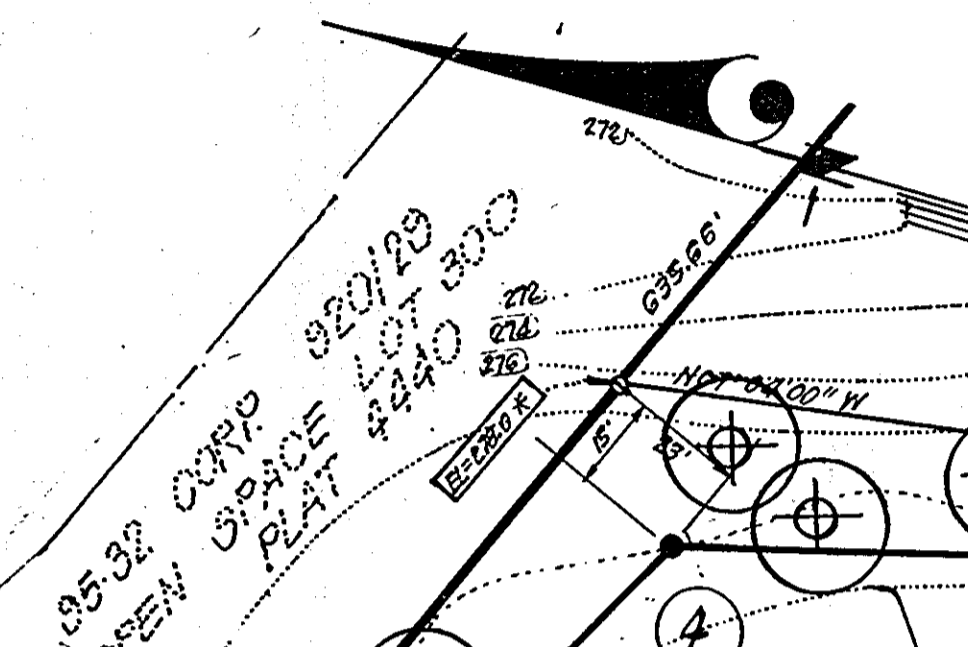
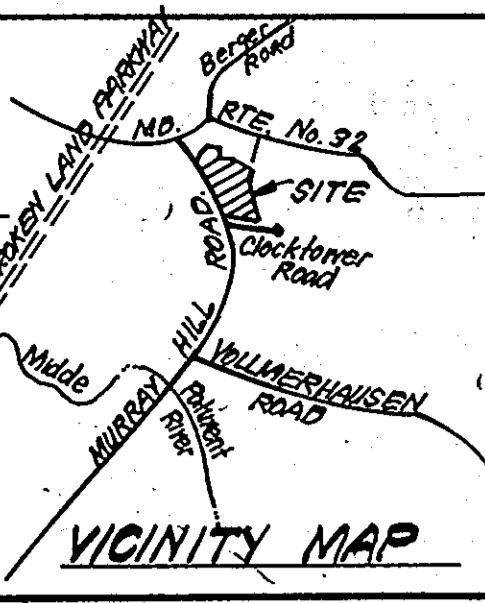
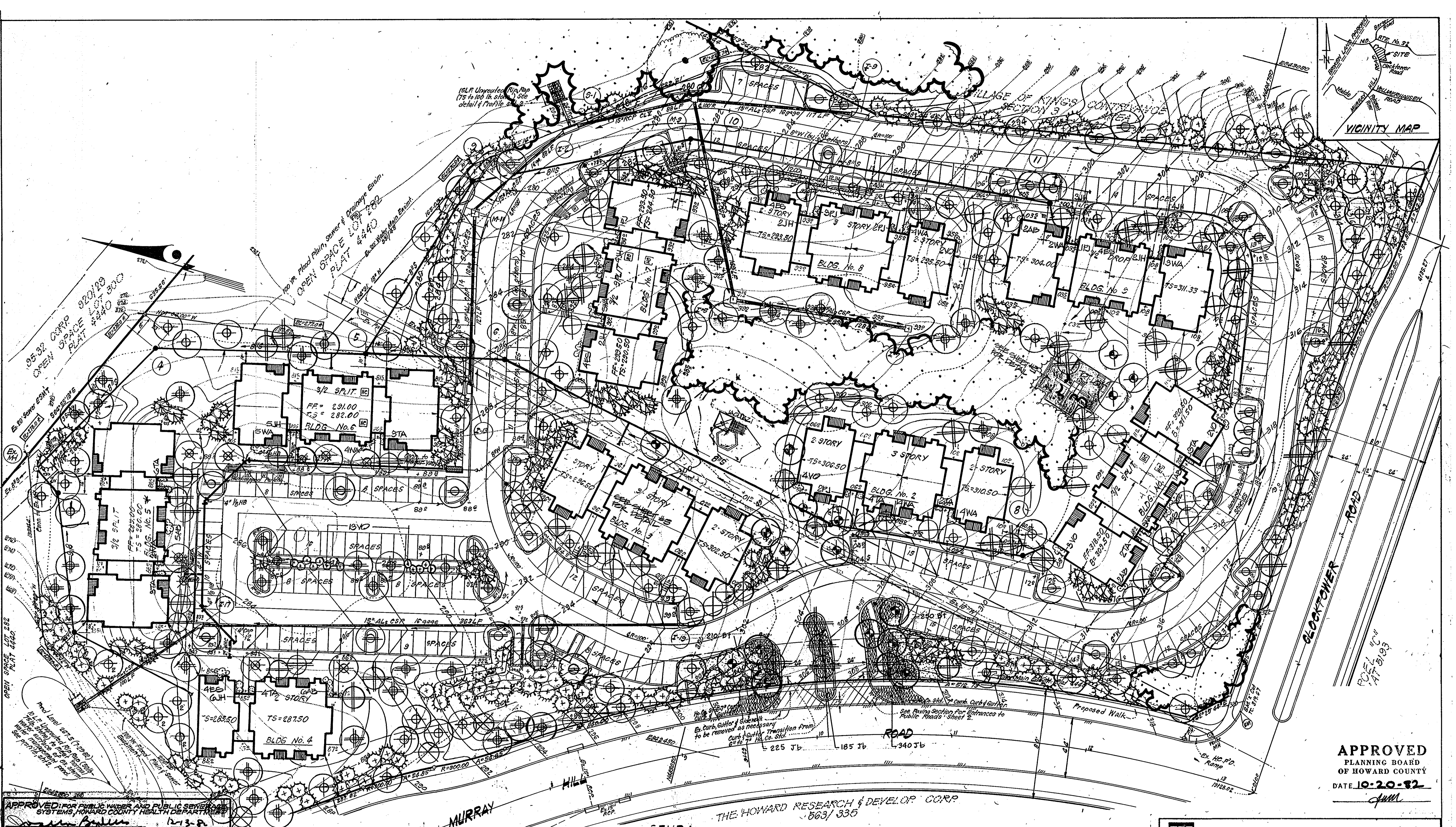
LANDSCAPE PLANTING PLAN

DESIGNED: W.H.T.
 DRAWN: J.B.C.
 CHECKED: W.H.T.
 DATE: 10-22-82

COLUMBIA PARCEL 'A' YK 3/1
 HOWARD COUNTY, MARYLAND

OWNER: RIVER VIEW PARTNERSHIP
 Long Reach Village Center, Suite 252
 8776 Cloud Leap Ct. Cal. Md 20445

SCALE: AS SHOWN
 DRAWING: 5 of 6
 JOB NO: 88-084
 FILE NO: 88-084



APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER *[Signature]* 12-13-82 DATE
 APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING
 PLANNING DIRECTOR *[Signature]* 12-13-82 DATE
 CHIEF DIVISION OF LAND DEVELOPMENT
 PLANNING DIRECTOR *[Signature]* 12-13-82 DATE
 APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR *[Signature]* 12-13-82 DATE
 CHIEF BUREAU OF ENGINEERING *[Signature]* 12-13-82 DATE

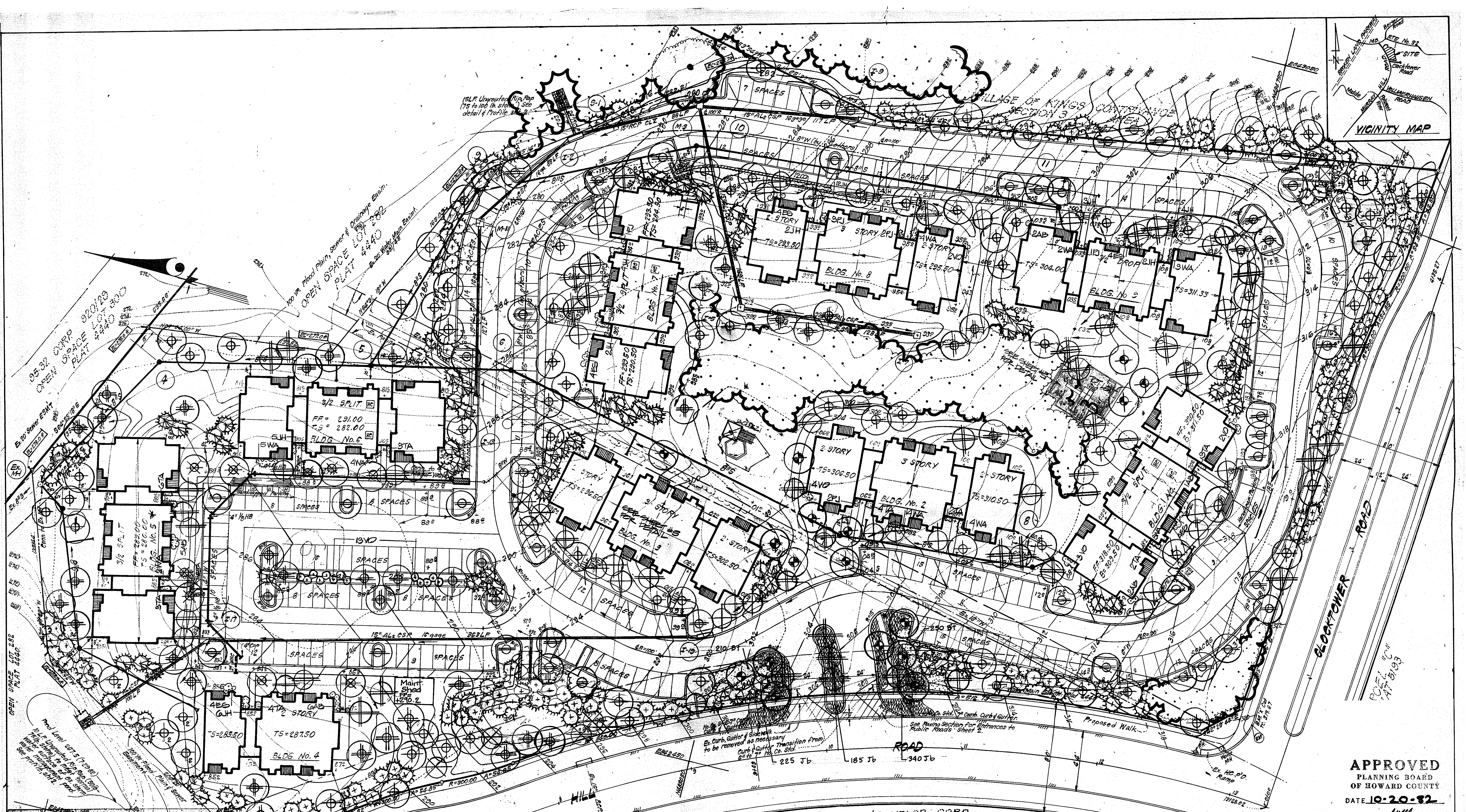
THE HOWARD RESEARCH & DEVELOP CORP
 8663/335

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 10-20-82
[Signature]



CLARK • FINEFROCK & SACKETT ENGINEERS • PLANNERS • SURVEYORS 11315 LOCKWOOD DRIVE SILVER SPRING, MARYLAND 20904 (301) 593-3400	
DESIGNED W.H.T.	LANDSCAPE PLANTING PLAN
DRAWN J.B.C.	COLUMBIA PARCEL 'S' Y/C 3/11
CHECKED W.H.T.	HOWARD COUNTY, MARYLAND
DATE 12-22-82	OWNER: RIVER VIEW PARTNERSHIP Long Reach Village Center, Suite 232 8775 Cloud Leap Ct. Col. Md 21045
	SCALE 1"=20'
	DRAWING 6046
	JOB NO. 82-02A
	FILE NO. L.S. 82-034

SDP-83-27-C

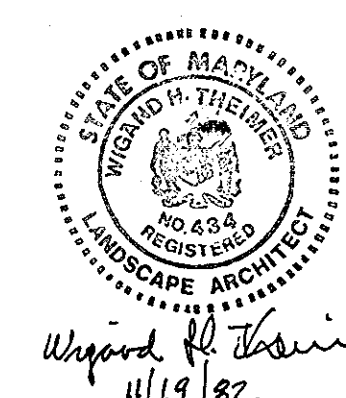


VICINITY MAP

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

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER J.S. [Signature] DATE 12-13-82
APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING
PLANNING DIRECTOR [Signature] DATE 12-13-82
CHIEF DIVISION OF LAND DEVELOPMENT
PLANNING & ZONING [Signature] DATE 12-13-82
APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR [Signature] DATE 12-13-82
CHIEF BUREAU OF ENGINEERING [Signature] DATE 12-13-82

THE HOWARD RESEARCH & DEVELOP CORP
563/336



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"=20'
DRAWN J.B.C.	COLUMBIA PARCEL 'A' YKC 3/1	DRAWING 6066
CHECKED W.H.T.	HOWARD COUNTY, MARYLAND	JOB NO. 82-03A
DATE 10-22-82	OWNER: RIVER VIEW PARTNERSHIP Long Reach Village Center, Suite 232 8775 Cloud Leap Ct., Col. Md 21045	FILE NO. 15 82-03A

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

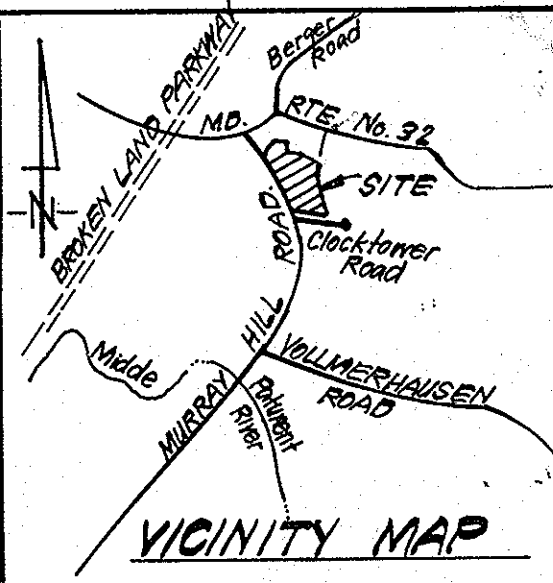
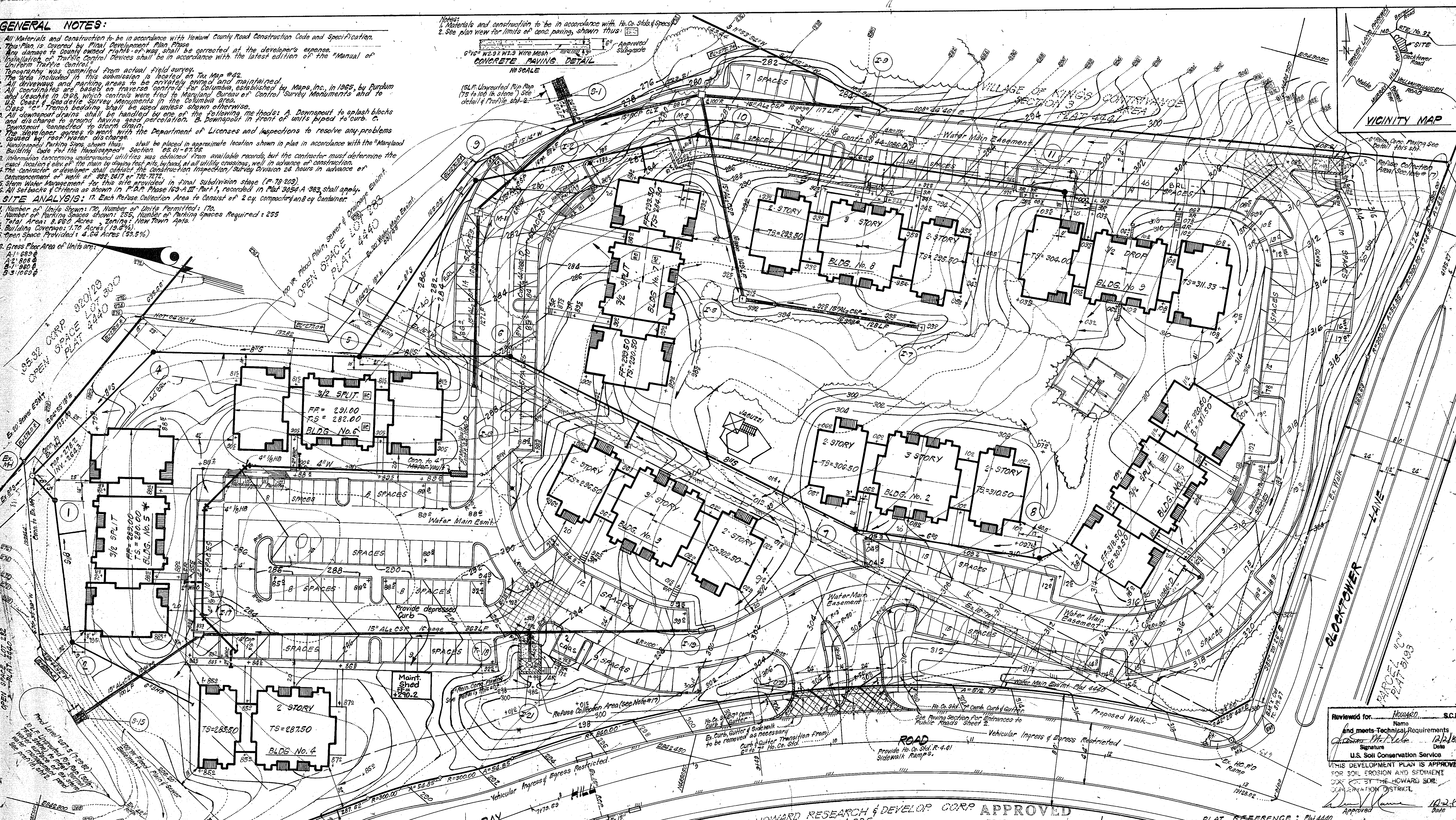
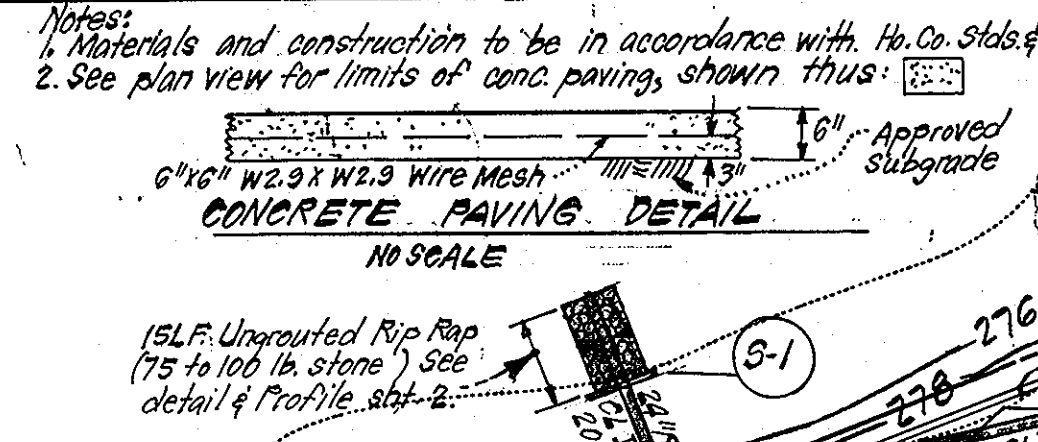
SDP-83-27-C

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 1.
3. Any change 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 easements are based on traverse controls for Columbia, established by Maps, Inc. in 1965, by Purdom and Veschte 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" Trenches including shall be as specified 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 dipping test pits, beyond, 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 392-2417 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 103-A.II-Part I, 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: 8.660 Acres, Zoning: New Town Apis.
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: 682.0
 - A-2: 808.0
 - B-1: 980.0
 - B-3: 1063.0



APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER: *James P. Jones* 12-13-82
 APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING
 PLANNING DIRECTOR: *Thomas J. Hamer* 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: *James M. Jones* 12-13-82
 CHIEF BUREAU OF ENGINEERING: *William J. Jones* 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. Mickauck* Pat e 9/16/82

LEGEND:

1. Contour Interval: 2 Ft.
2. Existing Contour: 300
3. Proposed Contour: +89.2
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: [Symbol]
10. [Symbol] Indicates Compactor Location.

NOTE: FOR WATER & SEWER PROFILES AND NOTES SEE SHEET 20F.6.
 1. Added maint. shed, depressed curb and revised grading 15-28-08

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

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.
 Signature: *John Nelson* 11-19-82
 Date: 11-19-82

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

SITE DEVELOPMENT PLAN
 PARCEL "A"
COLUMBIA
 VILLAGE OF KINGS CONTRIVANCE
 SECTION 3 AREA 1
 8TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 OWNER: RIVER VIEW PARTNERSHIP
 Long Reach Village Center, Suite 232
 8775 Cloud Leap Ct. Col. Md 21045

DESIGNED: W.R.M.E.
 DRAWN: V.L.B.
 CHECKED: K.W.
 DATE: OCT. 1982

SCALE: 1"=30'
 DRAWING: 10F.6
 JOB NO.: 82-034
 FILE NO.: 82-034-X

SDP 83-27-C SDP-83-27c