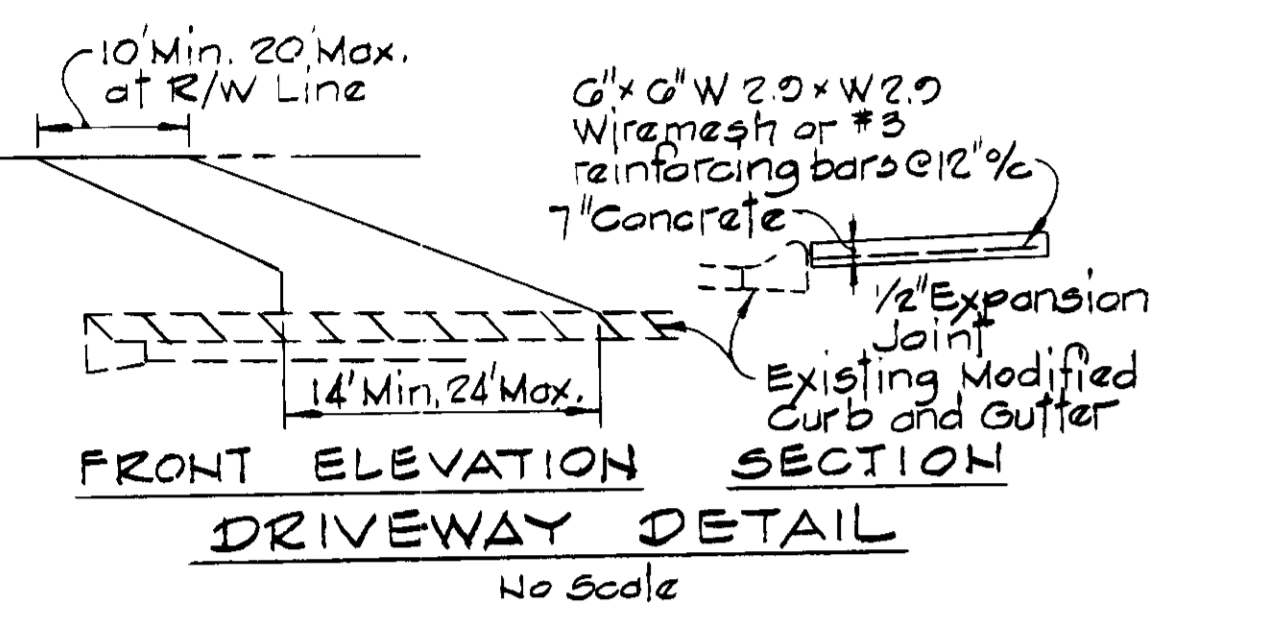
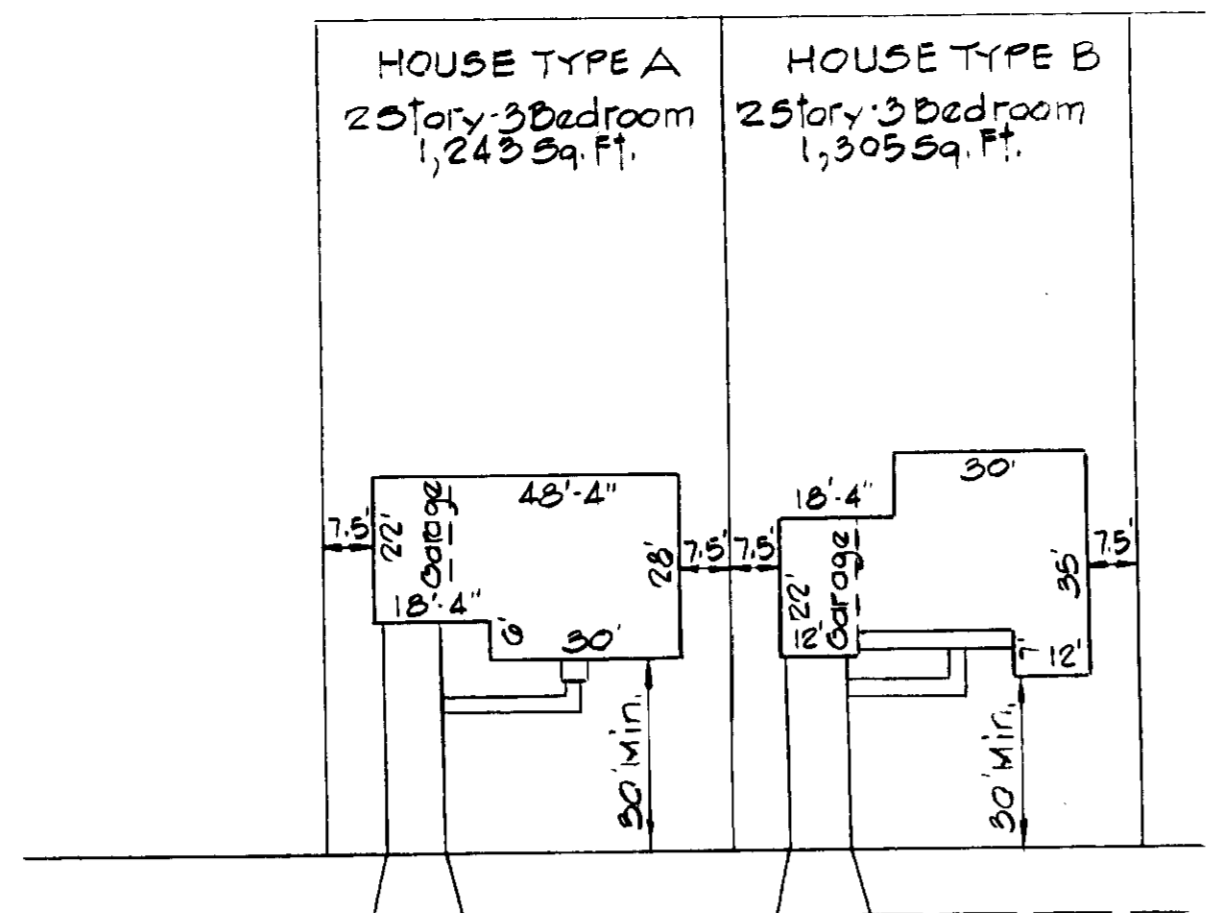


TYPICAL DWELLING ELEVATIONS
No Scale



FRONT ELEVATION SECTION
DRIVEWAY DETAIL
No Scale



TYPICAL PLOT PLANS
No Scale

BUILDING COVERAGE			
Lot No	Lot Area S.F.	House Area S.F.	% Lot Coverage
50	10,868	1,243	11.4
51	10,981	1,243	11.3
52	14,275	1,243	8.7
53	9,996	1,243	12.4
54	8,443	1,243	14.7
55	8,301	1,243	15.0
56	7,150	1,243	17.4
57	9,910	1,243	12.5
58	7,065	1,305	18.6

SPECIAL NOTES

1. This development plan includes all applicable information outlined in Data Sheet 150 Neighborhood Standards F.H.A. Land Planning Bulletin No. 3 V.A. Pamphlet 4A 8 and conforms with lot improvements and detail lot grading of Chapter XII F.H.A. Minimum Property Requirements dated May 1963, and to all applicable ordinances and regulations.

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

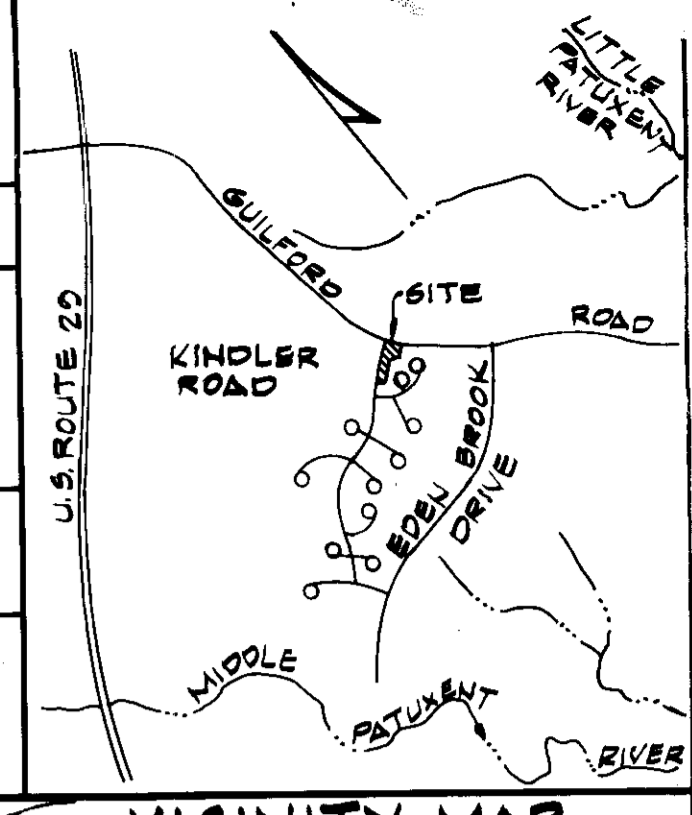
APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT
DATE: 4-8-85

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING
DATE: 4-9-85

PLANNING DIRECTOR
DATE: 4-9-85

APPROVED FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DATE: 4-3-85

CHIEF, BUREAU OF ENGINEERING
DATE: 4-3-85



SITE ANALYSIS

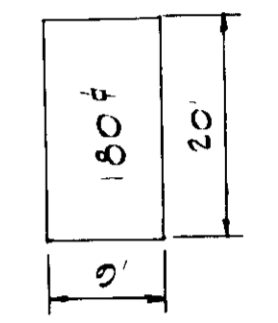
Existing Zoning - New Town (Single Family Medium Density)
Final Development Plan Phase 17B-A-III Part II Plat # 3054-A (55B-G7B)
Number of Lots = 9
Total Area = 2.066 Ac. Density = 9/2.066 = 4.36 Units/Acre

OFF-STREET PARKING SPACES

Required = 9 Dwellings @ 2 Spaces/Dwelling = 18
Proposed = 18 Spaces - 9 in Garages
9 in Driveways

ADDRESS CHART	
STREET ADDRESS	LOT
7205	50
7209	51
7213	52
7217	53
7221	54
7225	55
7229	56
7233	57
7237	58

TYPICAL PARKING SPACE
No Scale



GENERAL NOTES

- Topography taken from aerial topo prepared by Maps Incorporated and verified by field-run survey.
- Recording reference for lots 50 thru 58 is Plat # 4926-5221
- Water and sewer facilities are to be provided. (Publicly Owned).
- Minimum setback from the public street shall be 20' unless otherwise approved by Howard County Planning Board.
- Stormwater management has been provided for these lots. See Road Construction Drawings F-80-96.

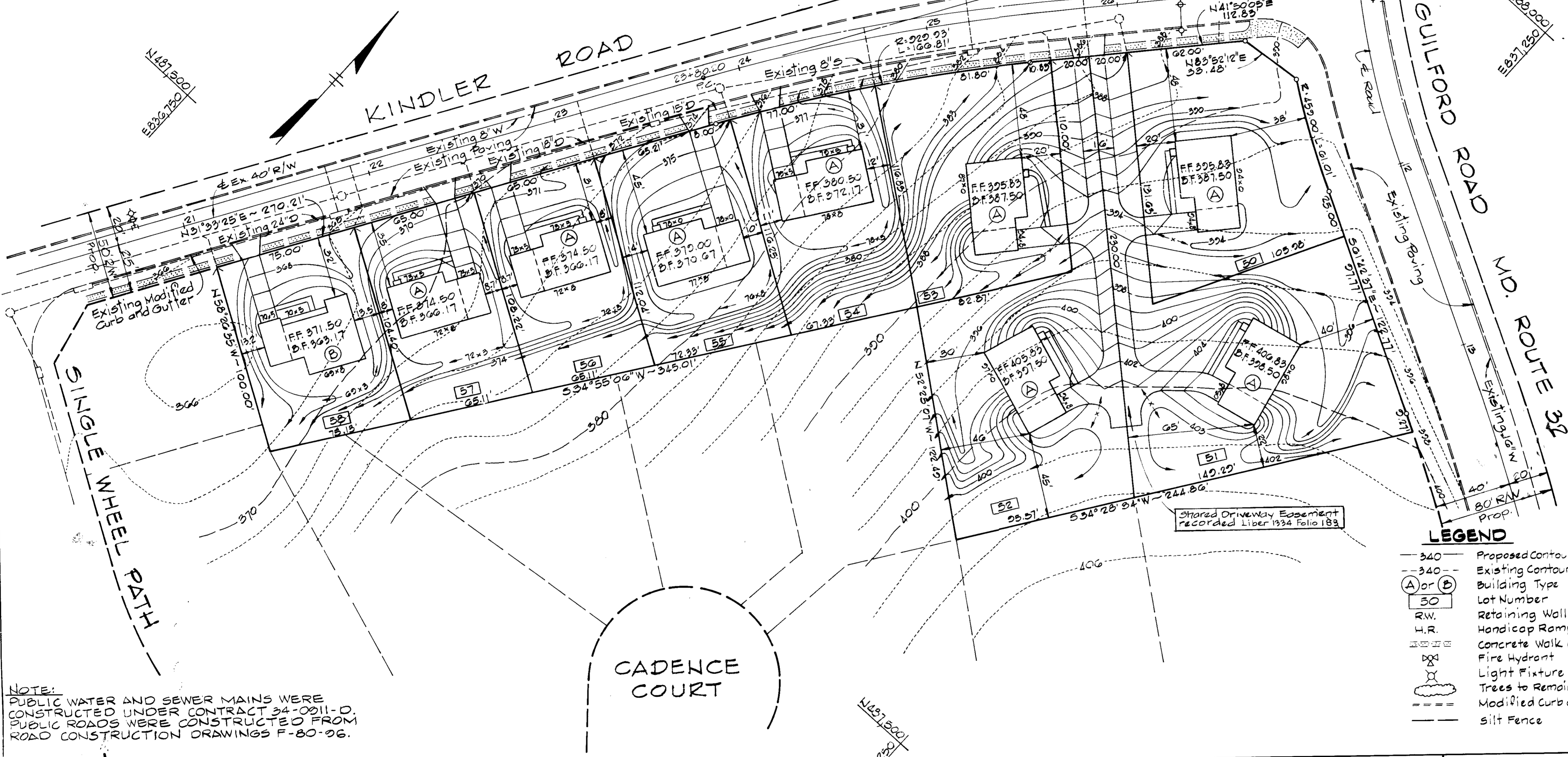
APPROVED
DIVISION OF LAND DEVELOPMENT
ZONING ADMINISTRATOR
HOWARD COUNTY, MARYLAND
DATE: 3-22-85
M. J. FUMI

SUBDIVISION NAME	SEC./AREA	LOT #
VILLAGE OF KINGS CONTINGENCE	2	50-58
PLAT # BLOCK # ZONE TAX / ZONE MAP ELEC. DIST CENSUS TR.	4261615211 7 NTBMD 42 6H	6062
WATER CODE	SEWER CODE	
E-16	6350000	

NO.	DATE	DESCRIPTION OF REVISION
1	3/25/85	As per Planning, DPW & SCS Comments

COLUMBIA SITE PLANS
for
VILLAGE OF KINGS CONTINGENCE
SECTION 2 AREA 3
LOTS 50 THRU 58
GRADING PLAN
SHEET 1 OF 2

ELECTION DISTRICT NO. C
HOWARD COUNTY, MARYLAND
DATE: FEBRUARY 20, 1985
SCALE: 1"=30'
SDP-85-134c



NOTE:
PUBLIC WATER AND SEWER MAINS WERE CONSTRUCTED UNDER CONTRACT 34-0911-0. PUBLIC ROADS WERE CONSTRUCTED FROM ROAD CONSTRUCTION DRAWINGS F-80-96.

WHITMAN, REQUARDT AND ASSOCIATES ENGINEERS
2315 ST. PAUL STREET
BALTIMORE, MARYLAND 21218
Kenneth A. McCord PE No. 1974

MARK BUILDING COMMUNITIES, INC.
OWNER AND DEVELOPER
P.O. BOX 1272
COLUMBIA, MARYLAND 21044

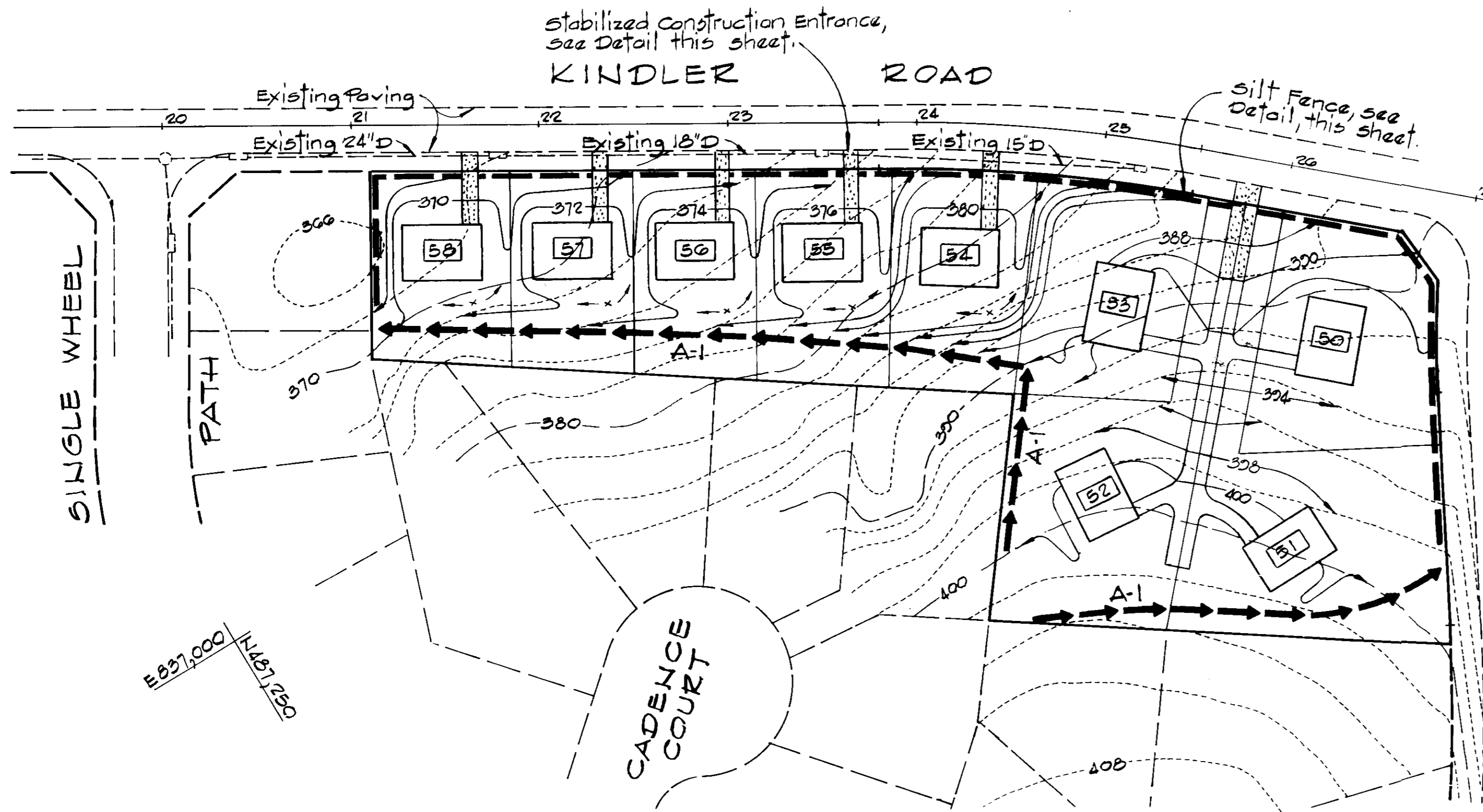
REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS.
DATE: 4-2-85
U.S. SOIL CONSERVATION SERVICE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
APPROVED: [Signature] DATE: 2-20-85
LAWRENCE T. ROSENBERG

RESPONSIBLE PERSONNEL CERTIFICATION
I HEREBY CERTIFY THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.
APPROVED: [Signature] DATE: 2-20-85
LAWRENCE T. ROSENBERG

CERTIFICATION BY THE DEVELOPER
"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."
APPROVED: [Signature] DATE: 2-20-85
LAWRENCE T. ROSENBERG

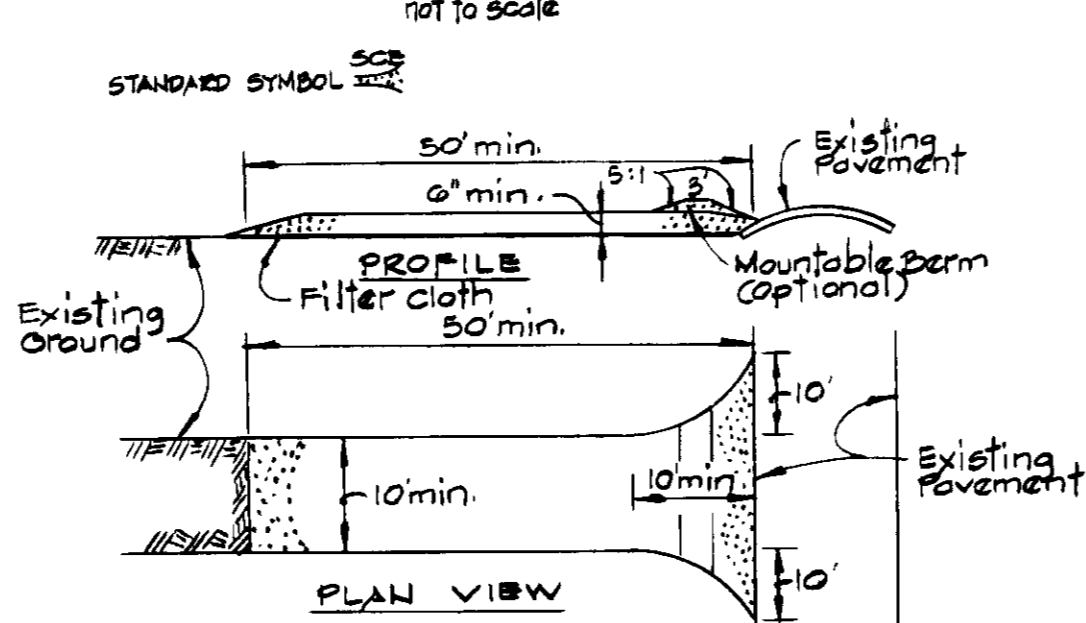
CERTIFICATION BY THE ENGINEER
"I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."
APPROVED: [Signature] DATE: 2-20-85
KENNETH A. MCCORD PE 1974



SEDIMENT CONTROL PLAN

Scale: 1"=50'

STABILIZED CONSTRUCTION ENTRANCE



CONSTRUCTION SPECIFICATIONS

- Stone size - use 2" stone, or reclaimed or recycled concrete equivalent.
- Length - As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length applies).
- Thickness - Not less than six (6) inches.
- Width - Ten (10) foot minimum, but not less than the full width of points where ingress or egress occurs.
- Filter cloth - will be placed over the entire area prior to grading of stone. Filter will not be required on a single family residence lot.
- Surface water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mounded berm with 5:1 slopes will be permitted.
- Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanup of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
- Washing - wheels shall be removed prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone, and which drains into an approved sediment trapping device.
- Periodic inspection and needed maintenance shall be provided after each rain.

SEQUENCE OF CONSTRUCTION

1. obtain Grading Permit.
2. clear and grub areas for sediment control facilities only.
3. construct stabilized construction entrances, silt fence and earth dikes.
4. grade lots 50 thru 80.
5. construct dwellings and appurtenances and seed yards.
6. remove all sediment control facilities after grass is established on all lots.

PERMANENT SEEDING NOTES

Right to erode is hereby waived and subject to further determination where a permanent long-lived vegetative cover is needed.

Soil Preparation - Loosen upper three inches of soil by raking, disking or other means 48 hours before seeding.

Soil Amendment: In lieu of soil test recommendations, use one of the following schedules:

- Option (1) - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 60 lbs per acre 0-20-20 fertilizer (14 lbs/1000 sq ft) before seeding.
- Option (2) - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 60 lbs per acre 0-20-20 fertilizer (14 lbs/1000 sq ft) before seeding.
- Option (3) - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 60 lbs per acre 0-20-20 fertilizer (14 lbs/1000 sq ft) before seeding.

Seeding - For the periods March 1 thru April 30, and August 1 thru October 15, seed with 40 lbs per acre Kentucky 31 Tall Fescue (14 lbs/1000 sq ft). For the period May 1 thru July 31, seed with 40 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (.05 lbs/1000 sq ft) of vernalis leucaena. During the period of October 16 thru February 28, protect site with 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (1) Use seed. Option (2) Seed with 40 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

Mulching - Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of untreated small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 200 gallons per acre (8 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.

Maintenance - Inspect all seeded areas and make needed repairs, replacements and treatments.

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be re-disturbed where a short-term vegetative cover is needed.

Soil Amendment: Apply 400 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft).

Seeding - For the periods March 1 thru April 30 and from August 1 thru November 15, seed with 25 lbs per acre annual ryegrass (3.2 lbs/1000 sq ft). For the period May 1 thru August 14, seed with 1 lb per acre of vernalis leucaena (.07 lbs/1000 sq ft). For the period February 29 thru February 28, protect area by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use seed.

Mulching - Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of untreated small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 200 gallons per acre (8 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.

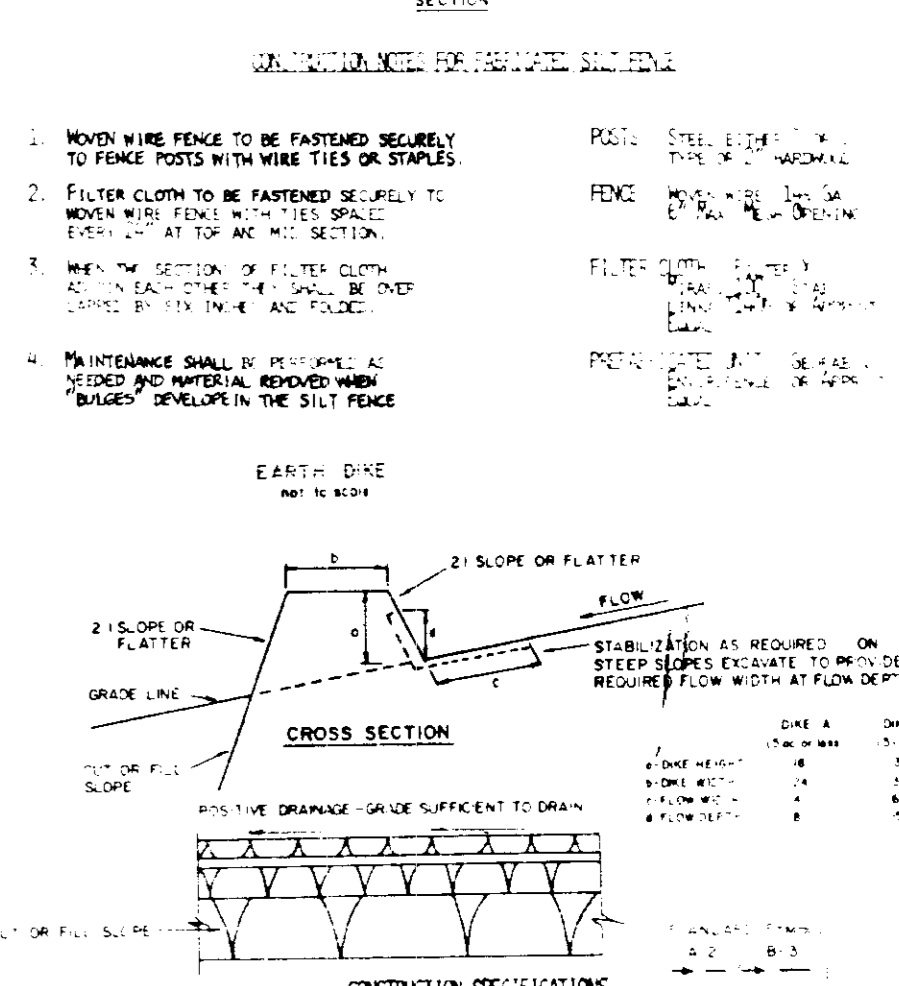
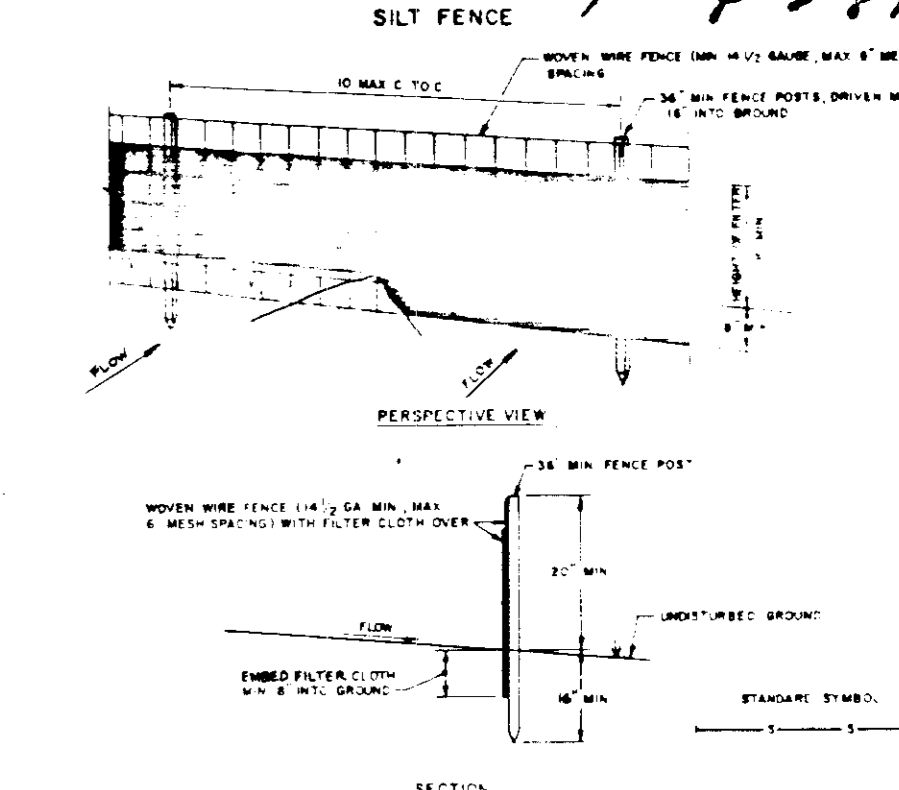
Maintenance - Inspect all seeded areas and make needed repairs, replacements and treatments.

Refer to the 1983 HANDBOOK OF SOIL EROSION AND SEDIMENT CONTROL for rate and methods of seeding.

SEDIMENT CONTROL NOTES

1. A minimum of 24 hours notice must be given to the Howard County Office of Inspection - 4. Permittee prior to the start of any construction (1982-2487).
2. All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 HANDBOOK OF SOIL EROSION AND SEDIMENT CONTROL.
3. Following initial soil disturbance or re-disturbance, permanent temporary stabilization shall be completed within: a) 7 calendar days for all permanent sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1; b) 14 days for all other disturbed or graded areas on the project site.
4. All sediment traps/basins shown must be fenced and warning signs posted around their perimeters in accordance with Vol. 1, Chapter 17, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
5. All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 HANDBOOK OF SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 51) and (Sec. 52), temporary seedings (Sec. 53) and mulching (Sec. 52). Temporary stabilization with mulch alone can only be done when recommended seeding data do not allow for proper germination and establishment of grasses.
6. All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
7. Site Analysis:
 Total Area of Site: 2.07 acres
 Area Disturbed: 0.57 acres
 Area to be roofed or paved: 0.57 acres
 Area to be vegetatively stabilized: 1.40 acres
 Total Cut: 4,100 cu. yds.
 Total Fill: 3,000 cu. yds.
 Create water/borrow area location: 100' x 100'.
8. Any sediment control practice which is disturbed by eroding activities for placement of utilities must be constructed in the same way as disturbance.
9. Additional sediment controls must be provided, if deemed necessary by the Howard County PPE Sediment Control Inspector.

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS AND ROADS DEPARTMENT
 DATE: 4-8-85
 APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING
 DATE: 4-8-85
 APPROVED FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS DEPARTMENT
 COUNTY DEPARTMENT OF PUBLIC WORKS
 DATE: 4-8-85
 APPROVED FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS DEPARTMENT
 COUNTY DEPARTMENT OF PUBLIC WORKS
 DATE: 4-8-85



DATE	DESCRIPTION	BY
3-22-85	As per Planning, DPW & SCC Comments	Lawrence Rosenberg

DATE	DIKE A	DIKE B	DIKE C
3-1-85	SEED AND STRAW MULCH	SEED AND STRAW MULCH	SEED AND STRAW MULCH
3-15-85	SEED AND STRAW MULCH	SEED AND STRAW MULCH	SEED AND STRAW MULCH
5-1-85	SEED WITH JULIE OF SOIL	SEED WITH JULIE OF SOIL	SEED WITH JULIE OF SOIL
8-1-85	SEED WITH JULIE OF SOIL	SEED WITH JULIE OF SOIL	SEED WITH JULIE OF SOIL

APPROVED
 DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE: 3-22-85

COLUMBIA SITE PLANS
 for
 VILLAGE OF KINGS CONTRIVANCE
 SECTION 2 AREA 3
 LOTS 50 THRU 88
SEDIMENT CONTROL PLAN AND DETAILS
 3-BE-2 OF 2

ELECTION DISTRICT NO. 6
 HOWARD COUNTY, MARYLAND
 DATE: FEBRUARY 20, 1985 SCALE: AS SHOWN
 SDP-85-134c

ARCHITECT, RECORD AND APPROVING ENGINEERS
 235 S. PULL STREET
 BALTIMORE, MARYLAND 21208
 KENNETH A. VACCARO PE NO 1374

MARK BUILDING COMMUNITIES, INC.
 OWNER AND DEVELOPER
 PO BOX 270
 COLUMBIA, MARYLAND 21044

REVISIONS FOR HOWARD SCC AND WEETS TECHNICAL REV. COMMENTS
 DATE: 4-2-85

RESPONSIBLE PERSONNEL
 CERTIFICATION OF THE DEVELOPER
 CERTIFICATION OF THE ENGINEER

REVISIONS FOR HOWARD SCC AND WEETS TECHNICAL REV. COMMENTS
 DATE: 4-2-85

CERTIFICATION OF THE DEVELOPER
 I CERTIFY THAT ALL DEVELOPMENT AND OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN AND APPROVABLE PLAN FOR EROSION AND SEDIMENT CONTROL AND I ALSO AUTHORIZE PERIODIC INSPECTION BY THE HOWARD COUNTY OFFICE OF PLANNING AND ZONING OR THE R.A. AUTHORIZED AGENTS AS DEEMED NECESSARY.

CERTIFICATION OF THE ENGINEER
 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 I HAVE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.