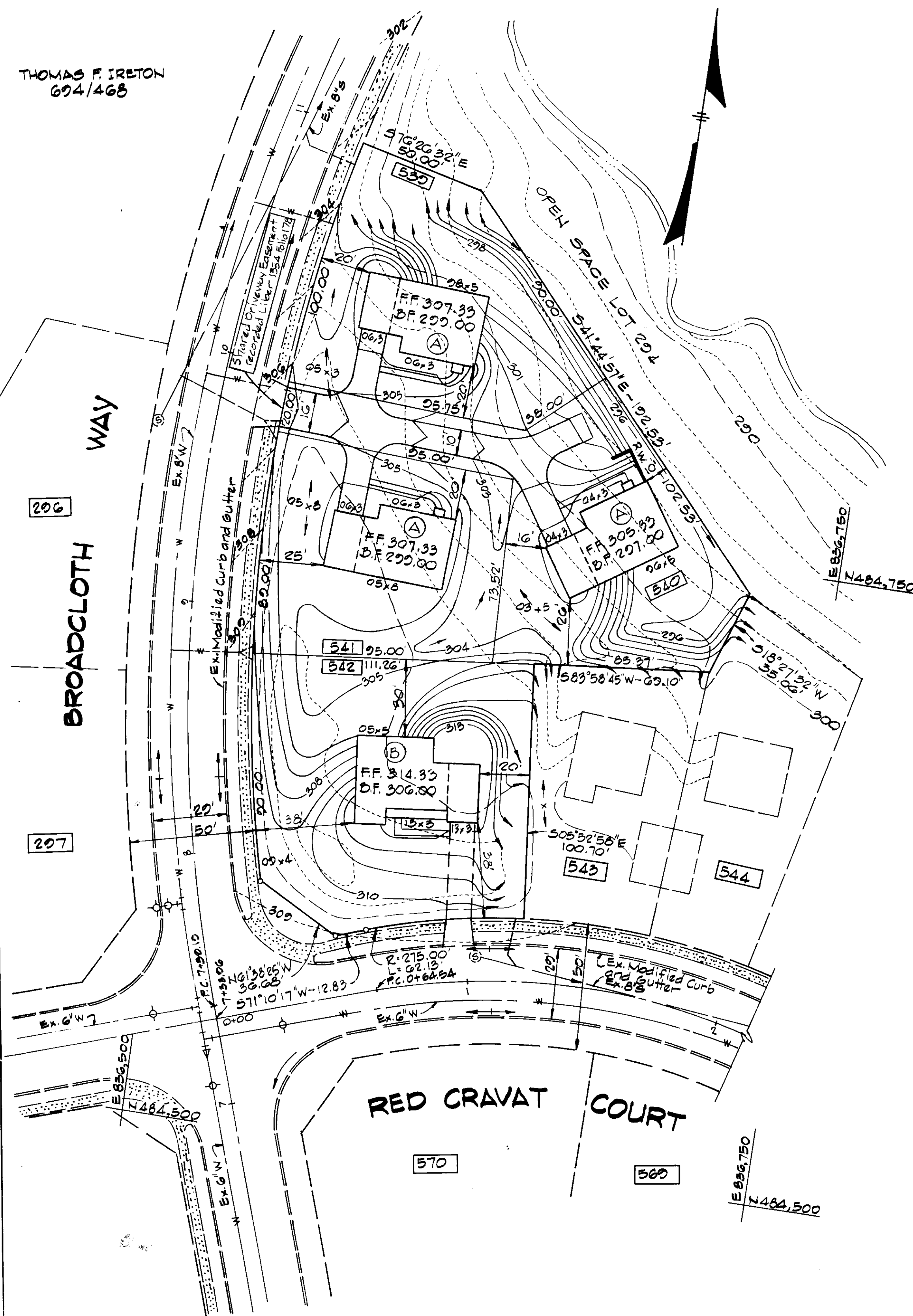
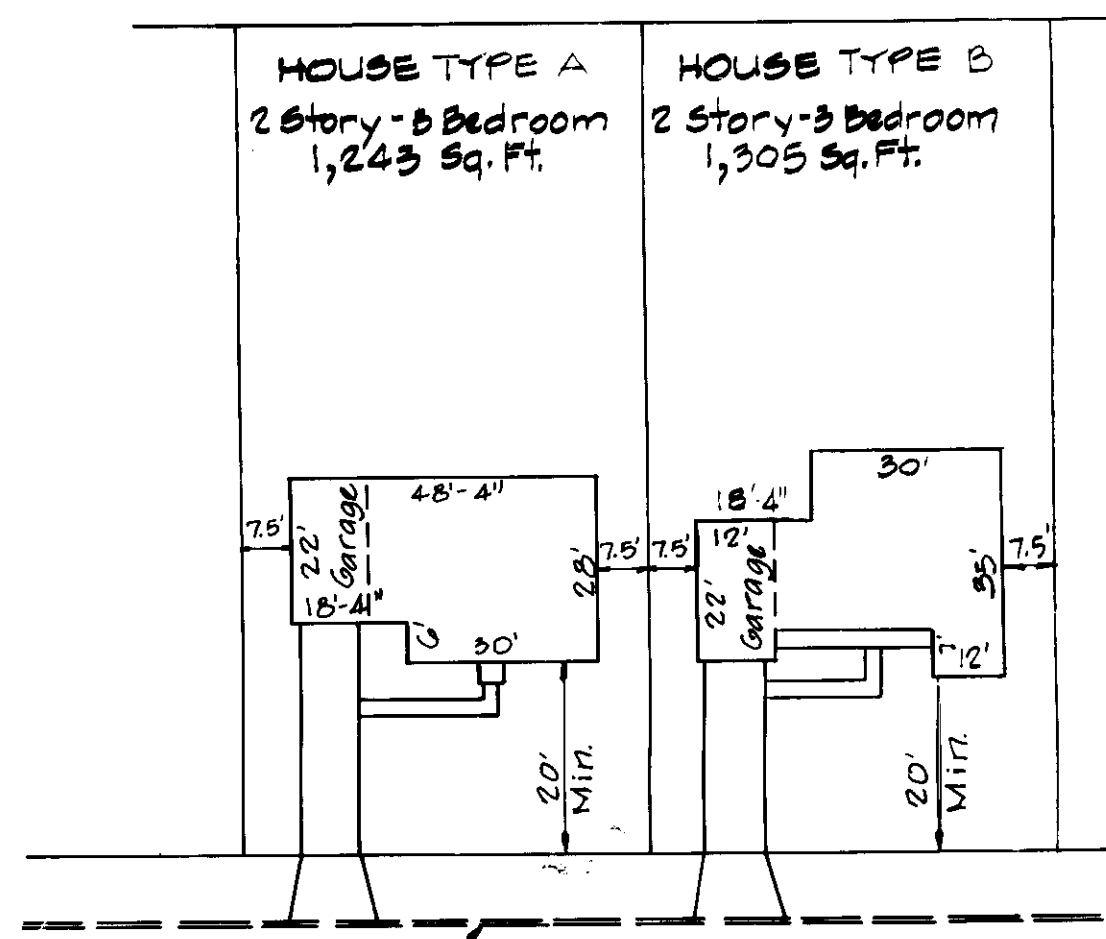


THOMAS F. IRETON
694/468

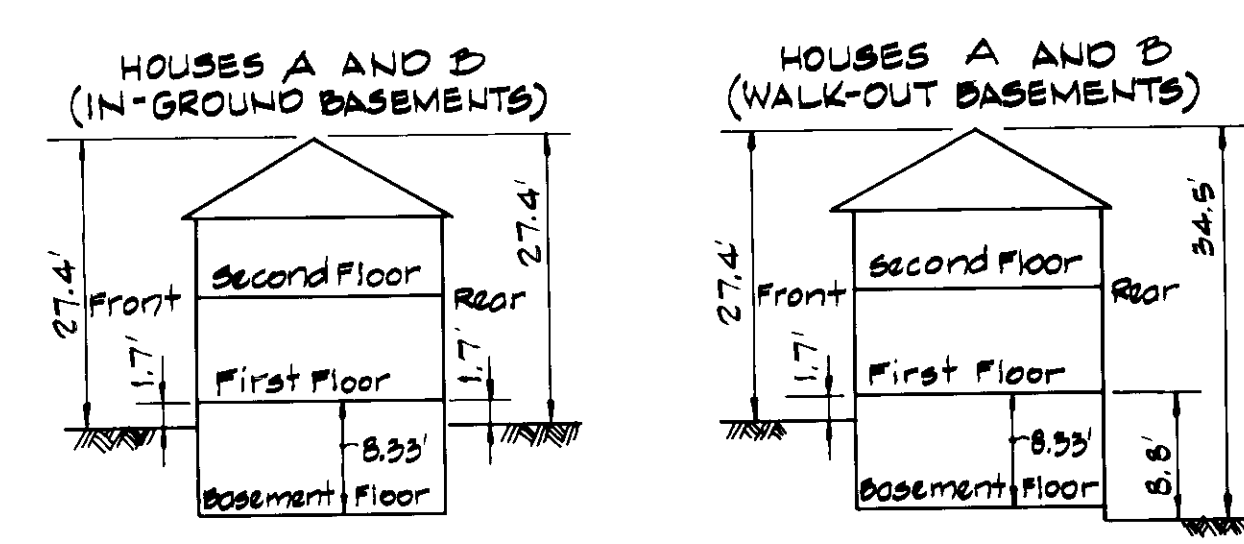


PLAN
Scale: 1" = 30'

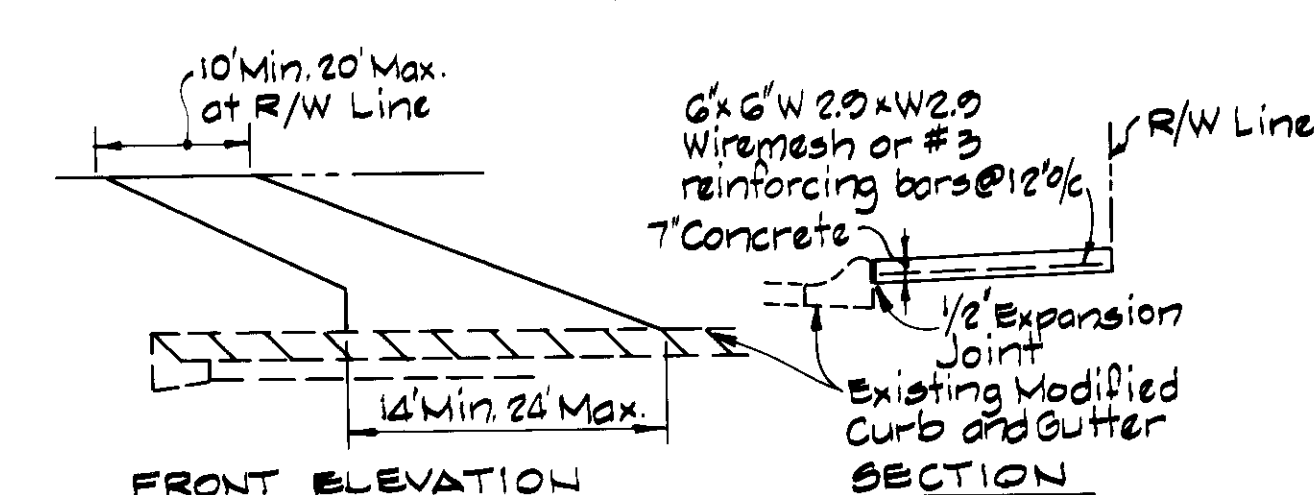


TYPICAL PLOT PLANS
Scale: 1" = 30'

NOTE:
PUBLIC WATER AND SEWER MAINS WERE CONSTRUCTED UNDER CONTRACTS 34-0012-D AND 34-0087-D.
PUBLIC ROADS WERE CONSTRUCTED FROM ROAD CONSTRUCTION DRAWINGS F-80-26 AND F-81-89.



TYPICAL DWELLING ELEVATIONS
No Scale



DRIVEWAY DETAIL
No Scale

SPECIAL NOTES

The site plan and grading plan are prepared in accordance with the provisions of the Subdivision Control Act, Chapter 20, of the Code of the City of Baltimore, and the provisions of the Subdivision Control Act, Chapter 20, of the Code of the City of Baltimore, and the provisions of the Subdivision Control Act, Chapter 20, of the Code of the City of Baltimore.

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

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

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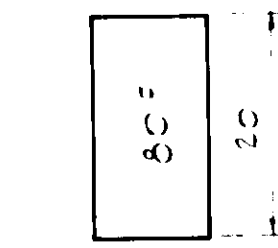
VICINITY MAP
Scale: 1" = 2,000'

SITE ANALYSIS

Existing Zoning - Next Town Single Family Residential
Final Development Plan Phase 17B-A-III, Part II - Plot # 3034A-658 thru 673
Number of Lots = 4
Total Area = 0.850 AC Dens. = 4/0.850 = 4.657 Dwellings/AC.

OFF-STREET PARKING SPACES

Required = 4 Dwellings @ 2 Spaces, Dwelling = 8
Proposed = 9 Spaces = 4 1/2 Garages
5 Driveways



TYPICAL PARKING SPACE
No Scale

GENERAL NOTES

- Topography taken from aerial photo prepared by Moos Incorporated and verified by field run survey.
- Recording reference for lots 539 thru 542 is Plot # F5801.
- Water and sewer facilities are to be provided (See City Ordinance).
- Minimum setback from the side of street shall be 20 feet unless otherwise approved by Howard County Planning Board.
- Stormwater management has been provided for these lots. See Road Construction Drawings F-80-06.

LEGEND

- 340 Proposed Contour (Interval)
- 340 Existing Contour (Interval)
- Building Footprint
- Lot Number
- Retaining Wall
- Proposed Road
- Concrete Walk, Existing
- Proposed
- Light Fixture
- Trees to Remain
- Modified Curb and Gutter (Existing)
- 5'-0" Fence

539-542	SECTION	2/3	539-542
VILLAGE OF KINGS CONTRIVANCE	SECTION	2/3	539-542
PLAT # 19	SECTION	42	6002
DATE	SECTION	42	6002
DATE	SECTION	42	6002

COLUMBIA SITE PLANS
for
VILLAGE OF KINGS CONTRIVANCE
SECTION 2 AREA 3
LOTS 539 THRU 542
GRADING PLAN
SHEET 1 OF 2
ELECTION DISTRICT NO. 6
HOWARD COUNTY, MARYLAND
DATE: FEBRUARY 22, 1985 SCALE: 1" = 30'
SDP-85-139

WHITMAN, REQUART AND ASSOCIATES
ENGINEERS
2315 ST. PAUL STREET
BALTIMORE, MARYLAND 21218
Kenneth A. McCork
KENNETH A. MCCORK PE #1274

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

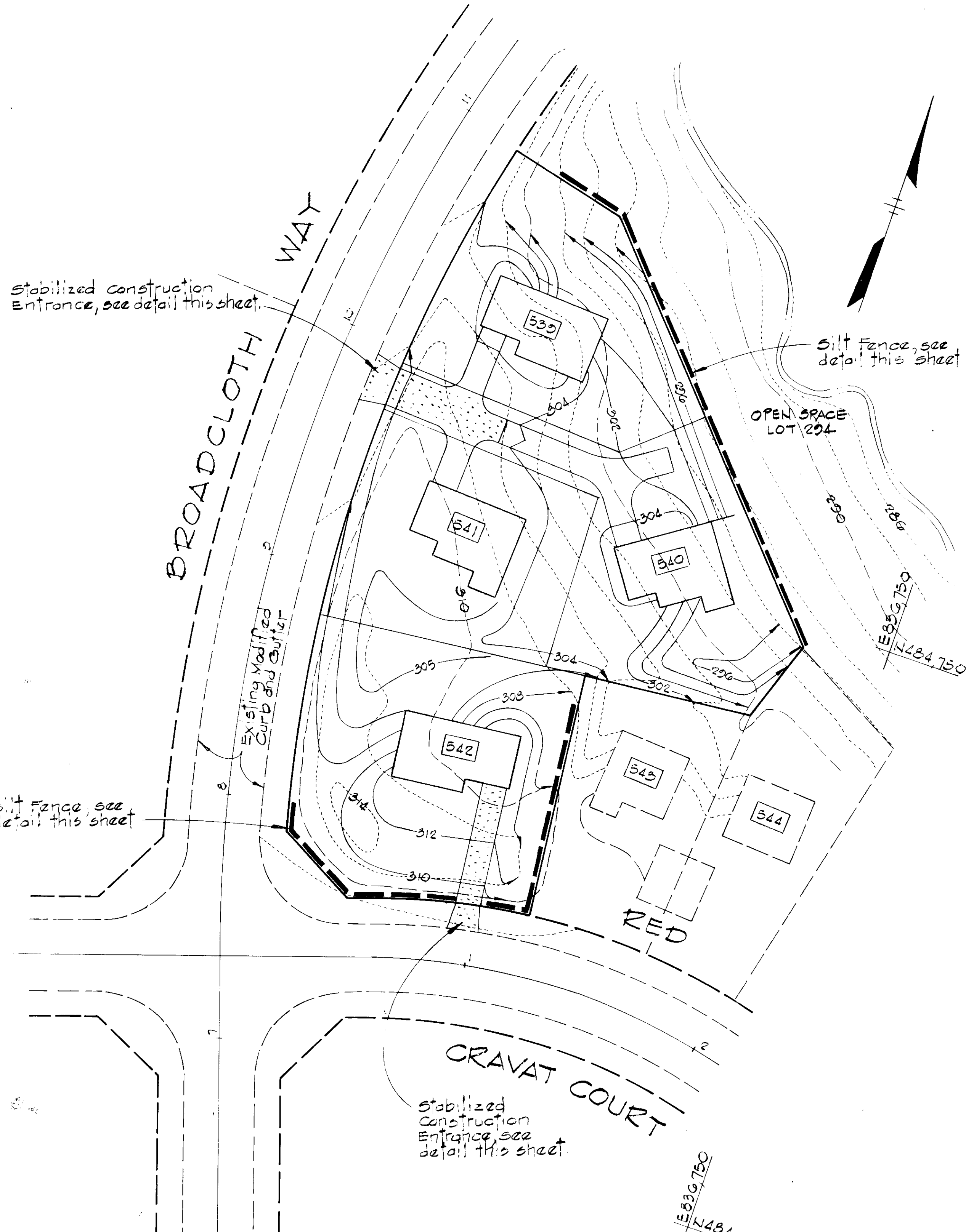
REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS.
DATE 4-12-85
HOWARD S.C.D.

APPROVED FOR HOWARD S.C.D. DATE 3-28-85
HOWARD S.C.D.

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.

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

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.



SEDIMENT CONTROL PLAN
Scale: 1"=30'

APPROVED
DIVISION OF LAND USE AND
ZONING ADMINISTRATION
HOWARD COUNTY
DATE **3-28-85**
M. J. Fann

SEQUENCE OF CONSTRUCTION

1. Obtain Grading Permit.
2. Clear and grub areas for sediment control facilities only.
3. Construct stabilized construction entrances and silt fence.
4. Grade lots 539 thru 542.
5. Construct dwellings and appurtenances and back yards.
6. Remove all sediment control facilities after grass is established on all lots.

PERMANENT SEEDING NOTES

Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

Soil Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding.

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

- 1) Preferred - apply 2 tons per acre dolomitic limestone (92 lbs/1000 square ft) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 50-0-0 ureaform fertilizer (9 lbs/1000 sq ft).
- 2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil.

Seeding - For the periods March 1 thru April 30, and August 1 thru October 15, seed with 20 lbs per acre (1.4 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 40 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre 1005 lbs/1000 sq ft) of seeding legume. During the period of October 1 thru February 31, prepare site by: Option (1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 60 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 unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 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 replanting.

TEMPORARY SEEDING NOTES

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

Soil Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding.

Soil Amendments: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft).

Seeding: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 25 bushel per acre of annual rye (3.2 lbs/1000 sq ft). For the period May 1 thru August 14, seed with 3 lbs per acre of seeding legume (0.7 lbs/1000 sq ft). For the period November 16 thru February 28, prepare site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

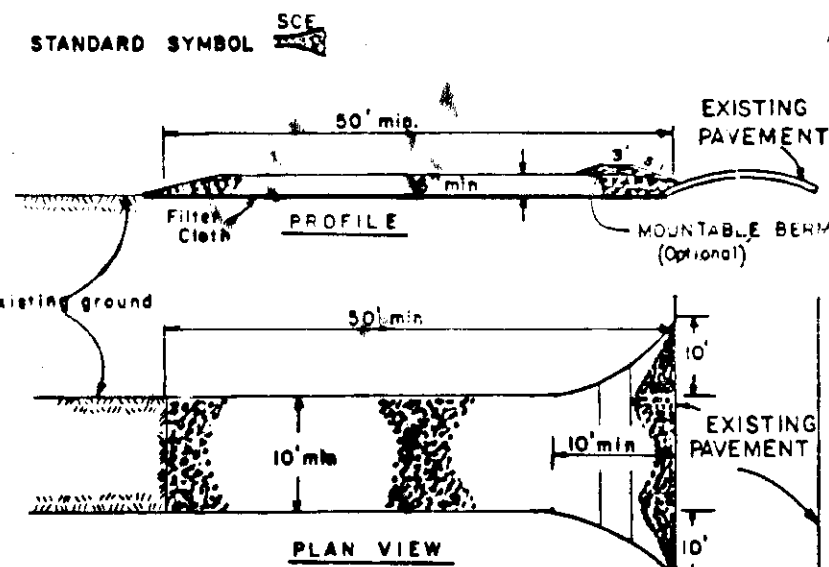
Mulching: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes, 8 ft or higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring.

Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rates and methods not covered.

SEDIMENT CONTROL NOTES

- 1) A minimum of 24 hours notice must be given to the Howard County Office of Inspections and Permits prior to the start of any construction (890-2437).
- 2) All vegetative and structural practices to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- 3) Following initial soil disturbance or redistribution, placement of temporary stabilization shall be completed within a 7 calendar days for all perimeter sediment control structures, dikes, perimeter ditches and slopes greater than 3:1. b) 14 days as to all other disturbed or graded areas on the project site.
- 4) All sediment traps/basins shall be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, 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 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 5) and (Sec. 5A), temporary seedings (Sec. 5C) and mulching (Sec. 5D). Temporary stabilization with mulch alone can only be done when recommended seeding dates 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: 0.80 acres
Area Disturbed: 0.80 acres
Area to be seeded or paved: 0.80 acres
Area to be vegetatively stabilized: 0.80 acres
Total Cut: 0.00 cu. yds
Total Fill: 0.00 cu. yds
Off-site waste/borrow area location: _____
- 8) Any sediment control practice which is disturbed by gradwork activity for placement of utilities must be located on the same day of disturbance.
- 9) Additional sediment controls must be provided, if deemed necessary by the Howard County DPW sediment control inspector.

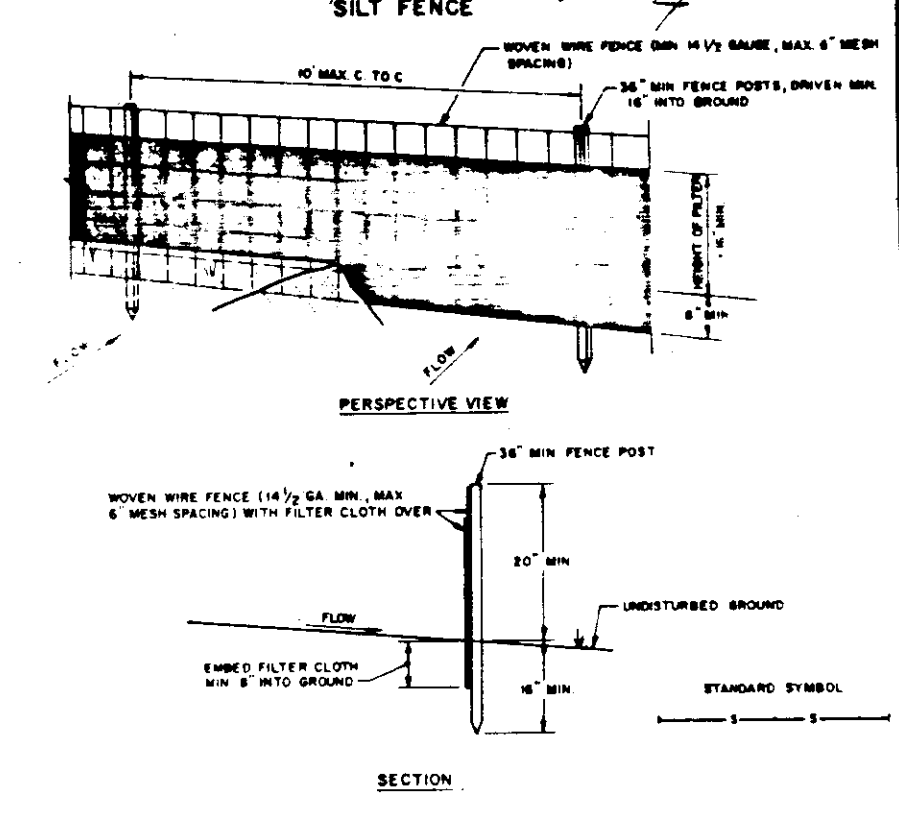
STABILIZED CONSTRUCTION ENTRANCE
not to scale



CONSTRUCTION SPECIFICATIONS

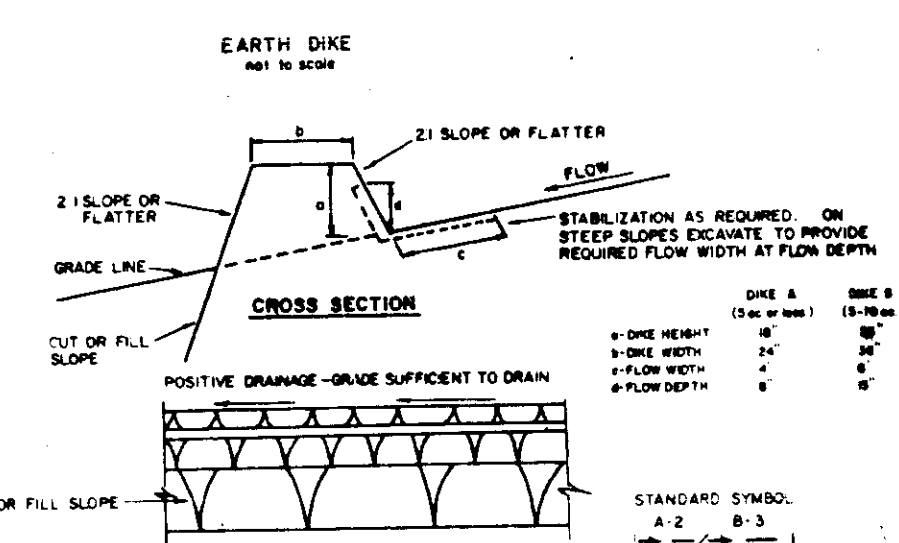
1. Stone Size - Use 2" stone, or reclaimed or recycled concrete equivalent.
2. Length - As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
3. Thickness - Not less than six (6) inches.
4. Width - Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs.
5. Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be piped on a single family residence lot.
6. Surface Water - All surface water flowing or diverted toward construction entrance shall be piped across the entrance. If piping is impractical, a mountable berm with 3:1 slopes will be permitted.
7. 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 sediment. All sediment, spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
8. Washing - Wheels shall be cleaned to remove sediment 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.
9. Periodic inspection and needed maintenance shall be provided after each rain.

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT
John P. ... 4-18-85
DATE
APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING
Arthur ... 4-22-85
DATE
SECTION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION
APPROVED FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Wayne ... 4-12-85
DATE
James ... 4-12-85
DATE
CHIEF, BUREAU OF ENGINEERING
... 4-12-85
DATE



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. METAL WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO METAL WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH MEET AT EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED AND BACKFILLED IN THE SILT FENCE.



CONSTRUCTION SPECIFICATIONS

1. ALL DISES SHALL BE CONSTRUCTED BY EARTH-MOVING EQUIPMENT.
2. ALL DISES SHALL HAVE POSITIVE DRAINAGE TO AN OUTLET.
3. TOP WIDTH MAY BE WIDER AND SIDE SLOPES MAY BE FLATTER IF DESIGNED TO FACILITATE PASSING BY CONSTRUCTION TRAFFIC.
4. FIELD LOCATION SHOULD BE ADJUSTED AS NEEDED TO UTILIZE A STABILIZED SAFE OUTLET.
5. LINED DISES SHALL HAVE AN OUTLET THAT FUNCTIONS WITH A MINIMUM OF EROSION. OUTLET SHALL BE CONSTRUCTED TO A SEDIMENT TRAPPING DEVICE SUCH AS A SEDIMENT TRAP OR SEDIMENT BASIN WHERE EITHER THE SIDE CHANNEL OR THE DRAINAGE AREA ABOVE THE DISE ARE NOT ABSOLUTELY STABILIZED.
6. STABILIZATION SHALL BE (A) IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEED AND STRAW MULCH OR STRAW MULCH IF NOT IN SEEDING SEASON, (B) FLOW CHANNEL AS PER THE CHART BELOW.

TYPE OF CHANNEL	CHANNEL SLOPE	DISE A	DISE B
1	5-3.0%	SEED AND STRAW MULCH	SEED AND STRAW MULCH
2	3.1-5.0%	SEED AND STRAW MULCH	SEED USING SUELF-50 EXCESSIVE SEED 2" STONE
3	5.1-8.0%	SEED WITH MULCH, OR SOIL	LINED RIP-RAP 4-8"
4	8.1-20%	LINED RIP-RAP 4-8"	ENGINEERING DESIGN

A. STONE TO BE 2 INCH STONE, OR RECYCLED CONCRETE EQUIVALENT, IN A LAYER AT LEAST 3 INCHES IN THICKNESS AND BE PRESSED INTO THE SOIL WITH CONSTRUCTION EQUIPMENT.
B. RIP-RAP TO BE 4-8 INCHES IN A LAYER AT LEAST 3 INCHES THICKNESS AND PRESSED INTO THE SOIL.
C. APPROVED EQUIVALENTS CAN BE SUBSTITUTED FOR ANY OF THE ABOVE MATERIALS.
7. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.

NO. DATE DESCRIPTION OF REVISION

1 4/1/85 As per Planning, DPW & SCS Comments.

COLUMBIA SITE PLANS
for
VILLAGE OF KINGS CONTRIVANCE
SECTION 2 AREA 3
LOTS 539 THRU 542
SEDIMENT CONTROL PLAN AND DETAILS
SHEET 2 OF 2
ELECTION DISTRICT NO. 5
HOWARD COUNTY, MARYLAND
DATE: FEBRUARY 22, 1985 SCALE: AS SHOWN
SDP-85-139c

ARTHUR J. REICHERT AND ASSOCIATES
ENGINEERS
233 S. PAUL STREET
BALTIMORE, MARYLAND 21218
Kenneth A. McCord
KENNETH A. MCCORD PE NO. 1974

MARK BUILDING COMMUNITIES, INC.
OWNER AND DEVELOPER
P.O. BOX 272
COLUMBIA, MARYLAND 21044

REVIEWED FOR HOWARD SCS AND MEETS TECHNICAL REQUIREMENTS.
James ... 4-12-85
DATE
U.S. SOIL CONSERVATION SERVICE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY CONSERVATION DISTRICT.
Stephen ... 4/28/85
APPROVED
HOWARD SCS DATE

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.
Lawrence I. Rosenberg 2-28-85
DATE
LAWRENCE I. ROSENBERG

CERTIFICATION BY THE DEVELOPER
I CERTIFY THAT ALL DEVELOPMENT AND/OR SEDIMENT CONTROL 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 DEEMED NECESSARY.
Lawrence I. Rosenberg 2-28-85
DATE
LAWRENCE I. 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.
Kenneth A. McCord 2-28-85
DATE
KENNETH A. MCCORD PE 1974