

LOT NO.	SEWER H.C. INVERT
1	328.66
2	328.94
3	328.94
4	324.07
5	325.26
6	325.26
7	325.27
8	325.22
9	325.32

SITE ANALYSIS

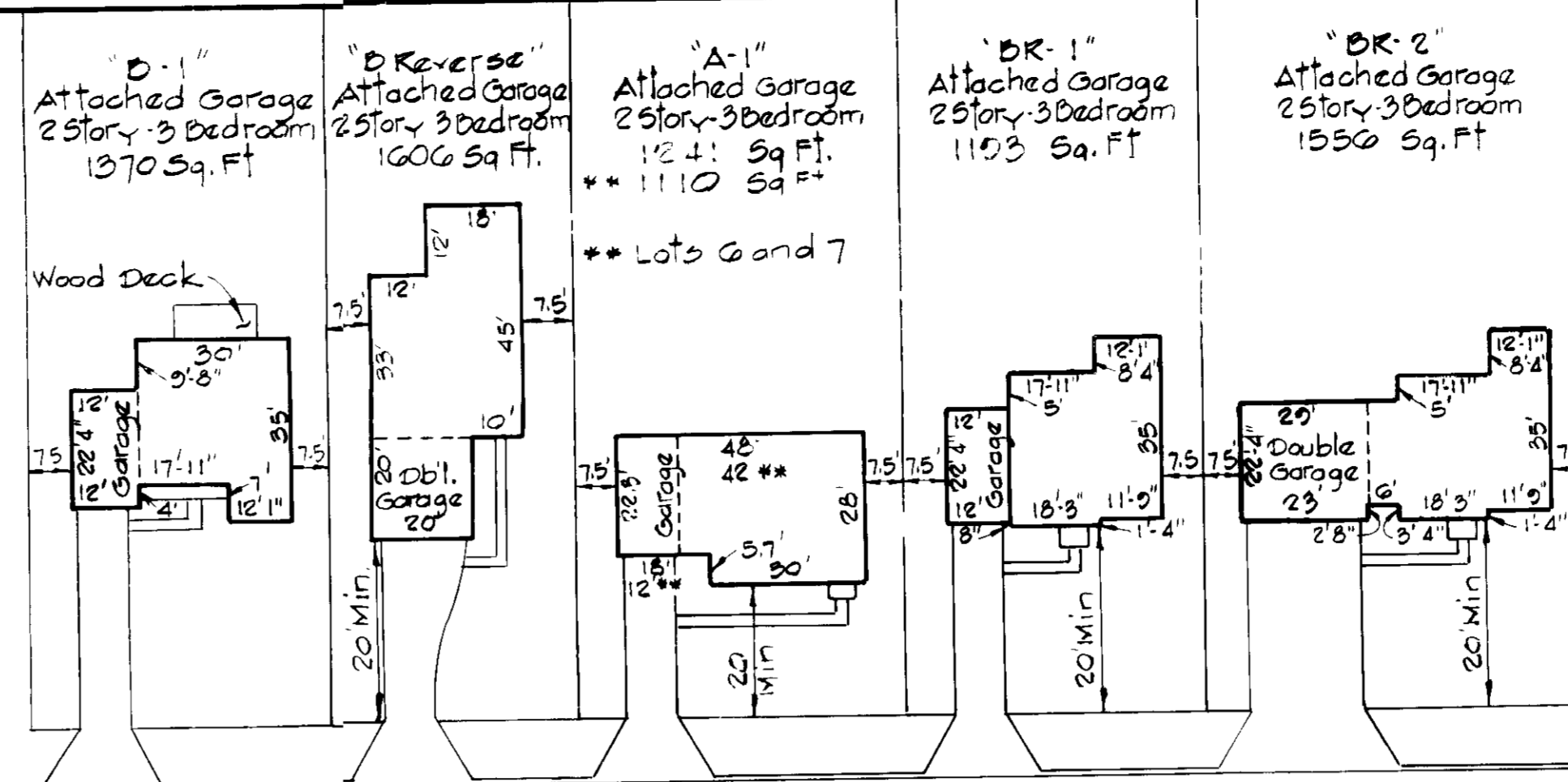
EXISTING ZONING - NEW TOWN (S.F.L.D.)
 NUMBER OF LOTS - 9
 TOTAL AREA - 2.541 ACRES
 DENSITY - 9/2.541 = 3.54 DWELLINGS/ACRE
 FINAL DEVELOPMENT PLAN PHASE
 186-A PLAT #3054A-001 THRU 009

NOTES

- PUBLIC WATER AND SEWER MAINS WERE CONSTRUCTED UNDER CONTRACT 94-1542-D.
- PUBLIC ROAD WAS CONSTRUCTED FROM ROAD CONSTRUCTION DRAWINGS F-87-199.

GENERAL NOTES

- RECORDING REFERENCE FOR LOTS 1 THRU 9 IS PLATS 7990 AND 7991
- 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 FOR THESE LOTS HAS BEEN WAIVED UNDER F 87-01
- GARAGES SHALL BE USED FOR PARKING PURPOSES ONLY IN ACCORDANCE WITH SECTION 127.5.2 b (10) OF THE HOWARD COUNTY ZONING REGULATIONS.
- REFERENCE: SKETCH PLAN 82-01, PRELIMINARY PLAN 86-09, FINAL PLAN 87-139 AND PLANNING BOARD CASE 139.



TYPICAL PLOT PLANS

SCALE: 1" = 30'



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.
 HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER: *Joseph M. Boyd* DATE: 3-31-88

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR: *James P. ...* DATE: 3/20/88

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
 CHIEF, BUREAU OF ENGINEERING: *...* DATE: 3-28-88

PLANNING DIRECTOR: *...* DATE: 4-11-88

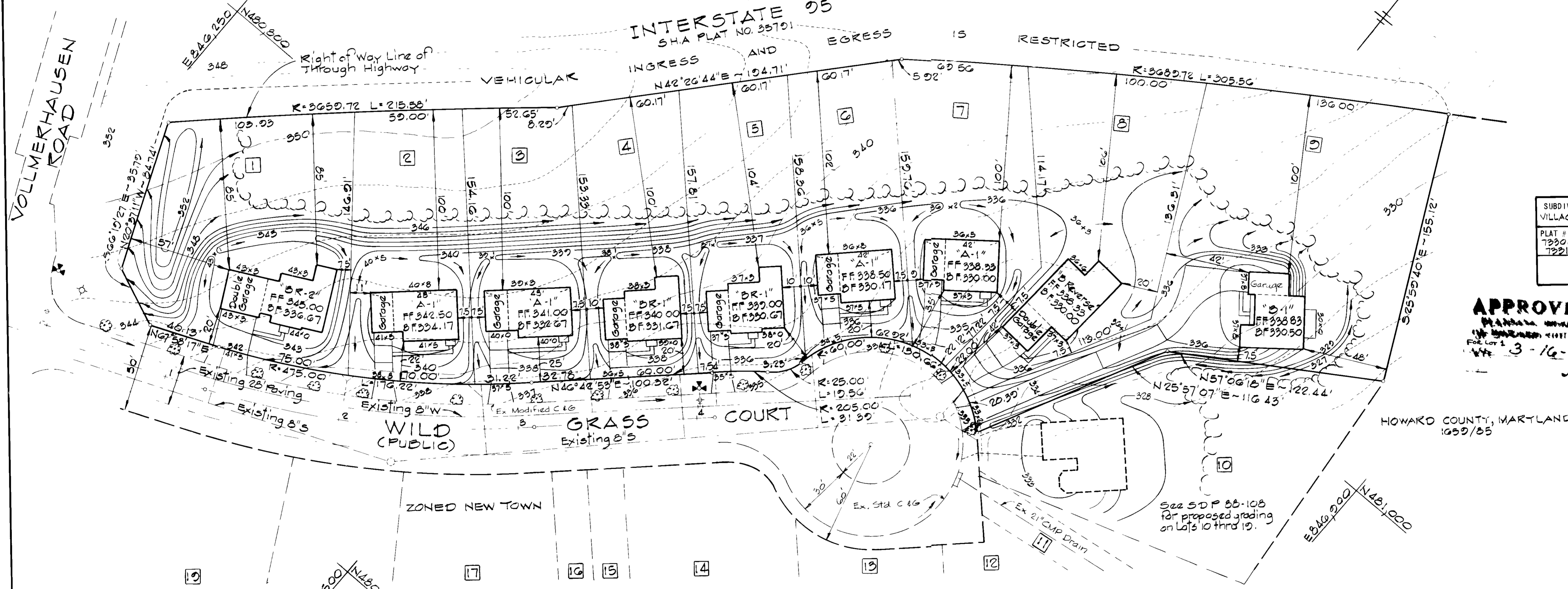
OFFICE DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT
 DATE: 4/2/88

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

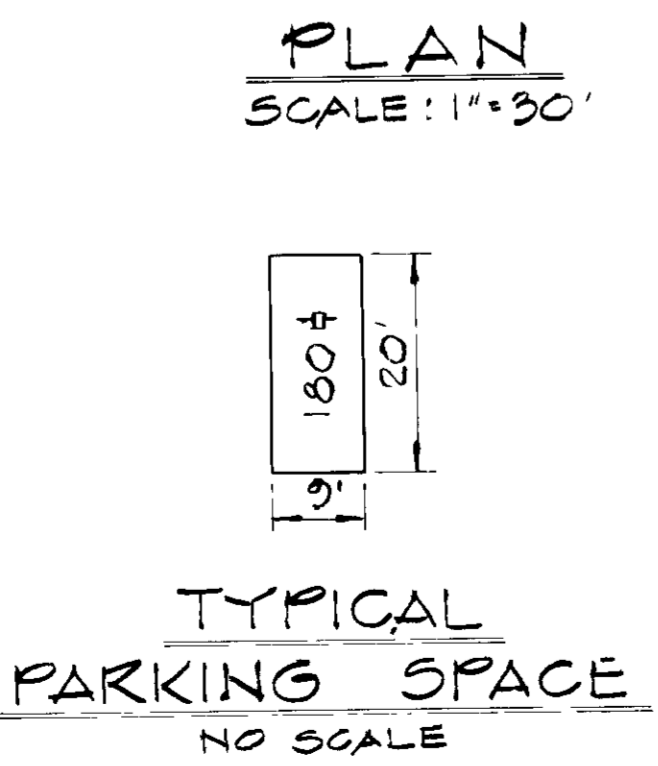
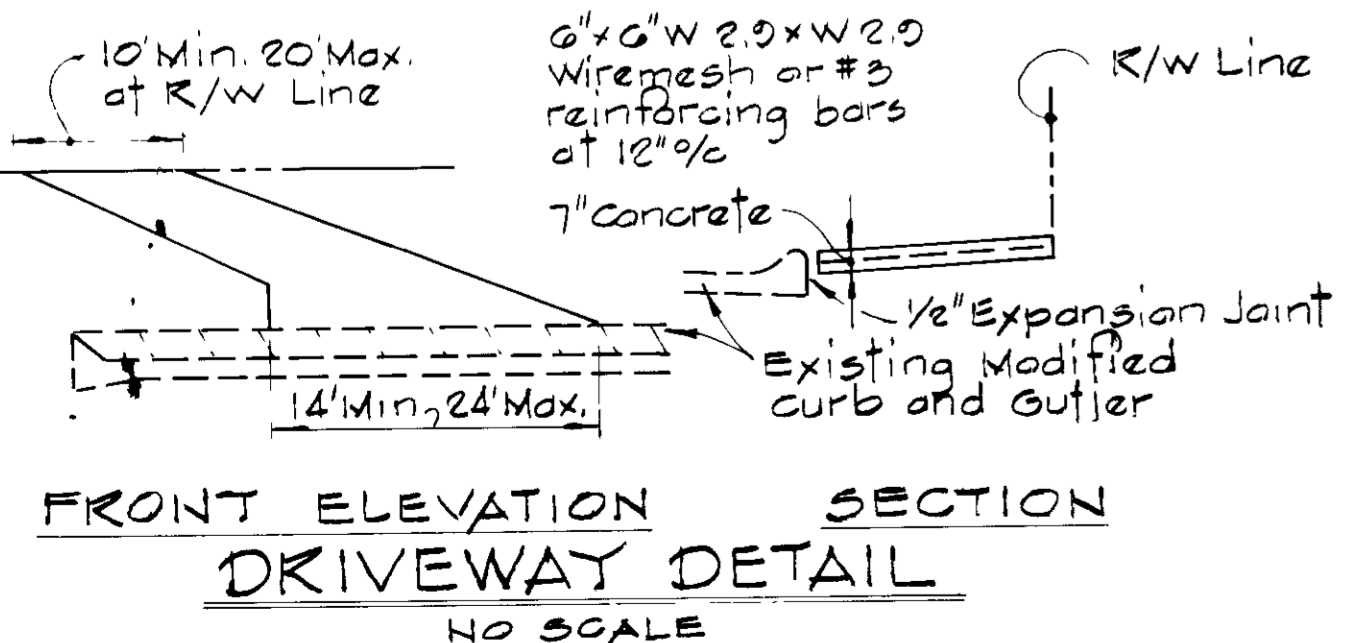
WHITMAN REQUARDT AND ASSOCIATES
 ENGINEERS
 2315 SAINT PAUL STREET
 BALTIMORE, MARYLAND 21218
 PHONE (301)-235-3450

SUBDIVISION NAME	SECT / AREA	PARCEL
VILLAGE OF KINGS CONTRIVANCE	5-3	LOT 1 THRU 9
PLAT # 7990 & 7991	NT, S.F.L.D.	42
WATER CODE E-15	SEWER CODE G150000	6064

LOT	STREET ADDRESS
1	9305 Wild Cross Court
2	9307 " " " "
3	9311 " " " "
4	9315 " " " "
5	9319 " " " "
6	9323 " " " "
7	9327 " " " "
8	9331 " " " "
9	9335 " " " "



APPROVED
 PLANNING BOARD
 DATE: 3-16-88
 J.A.



OFF-STREET PARKING SPACES
 Required - 9 Dwellings @ 2 Spaces/Dwelling = 18
 Proposed - 22 Spaces - 11 in Garages, 11 in Driveways

LEGEND

- 3/2 --- Proposed Contour (1' Interval)
- 3/2 --- Existing Contour (2' Interval)
- (A) or (B) Building Type
- [] Lot Number
- K.W. Retaining Wall
- H.R. Handicap Ramp
- == Concrete Walk (Existing)
- ⊕ Fire Hydrant
- ⊕ Light Fixture
- ⊕ Trees to Remain
- ⊕ Proposed Street Trees

Lot No.	Lot Area - S.F.	House Area - S.F.	% of Coverage
1	15,313	1556	10.2
2	9,744	1241	12.7
3	9,593	1241	12.9
4	9,334	1153	12.6
5	9,647	1153	12.4
6	9,216	1110	12.0
7	11,159	1110	10.0
8	15,742	1606	11.7
9	22,068	1370	6.0

* INCLUDES GARAGE - SEE ARCHITECTURAL PLANS FOR DETAILS

3/4/88 Asper Planning, DPW & SCS Comments
 REVISION

COLUMBIA
 -SITE DEVELOPMENT PLANS-
 FOR
 VILLAGE OF KINGS CONTRIVANCE
 SECTION 5 AREA 3
 LOTS 1 THRU 9
 (SINGLE FAMILY DETACHED DWELLINGS)

GRADING PLAN

SHEET 1 OF 2

ELECTION DISTRICT NO 6
 HOWARD COUNTY, MARYLAND

TAX MAP 42
 DATE: 1-28-88

SCALE AS SHOWN

SDP-88-139c

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

3-21-88
COUNTY HEALTH OFFICER / DATE

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

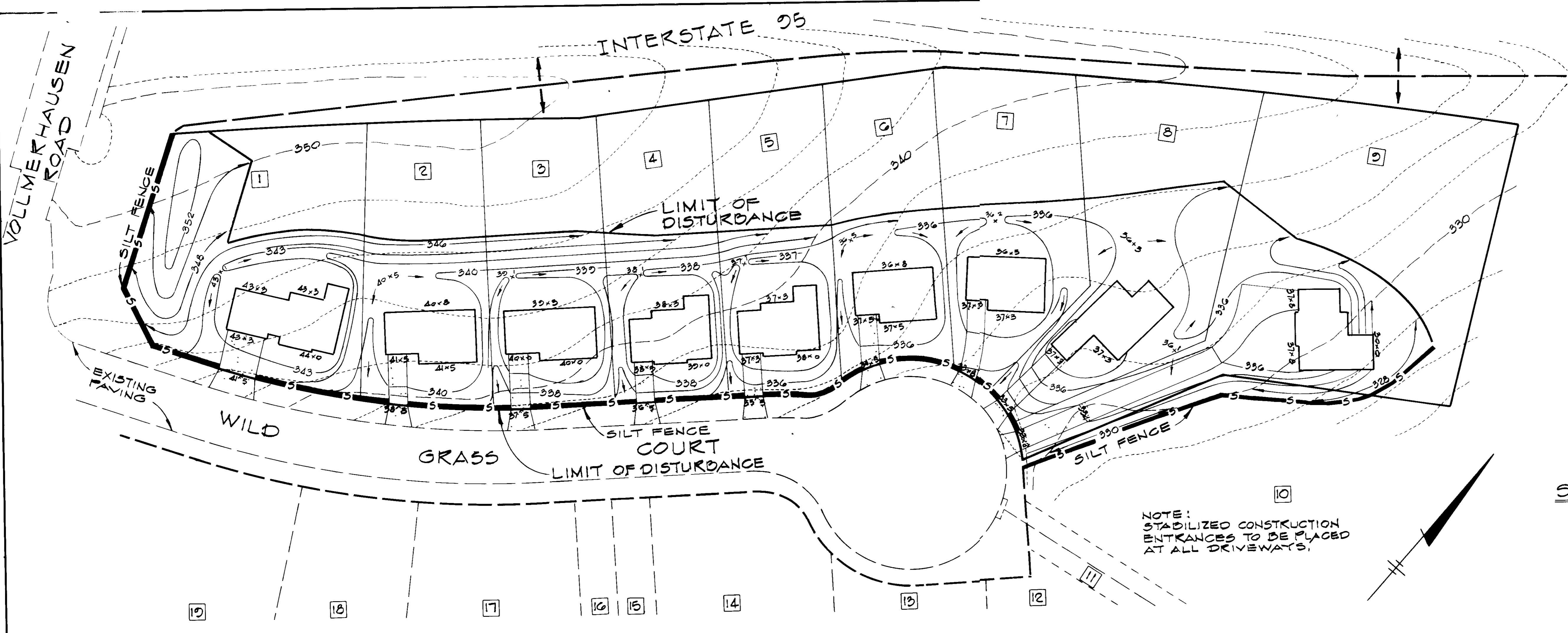
3/28/88
DIRECTOR / DATE

3-28-88
CHIEF, BUREAU OF ENGINEERING / DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING

4-11-88
PLANNING DIRECTOR / DATE

4/8/88
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT / DATE



NOTE: STABILIZED CONSTRUCTION ENTRANCES TO BE PLACED AT ALL DRIVEWAYS.

SEDIMENT CONTROL PLAN
SCALE: 1"=30'

SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT.
2. CLEAR AND GRUB AREAS FOR SEDIMENT CONTROL FACILITIES ONLY.
3. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES ON ALL DRIVEWAYS, EARTH DIKE AND SILT FENCE.
4. GRADE LOTS.
5. CONSTRUCT DWELLINGS AND APPURTENANCES AND SEED YARDS.
6. REMOVE ALL SEDIMENT CONTROL FACILITIES AFTER GRASS IS ESTABLISHED ON ALL LOTS.

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
FOR LOT 3
DATE 3-16-88
J.B.

SEDIMENT CONTROL NOTES

- 1) A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (992-2437)
- 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 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- 3) Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all 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 shown must 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 seeding (Sec. 51) and (Sec. 54), temporary seeding (Sec. 50) and mulching (Sec. 52.) 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: 2.5 Acres
Area Disturbed: 1.5 Acres
Area to be roofed or paved: 0.4 Acres
Area to be vegetatively stabilized: 1.1 Acres
Total Cut: 4,800 cu. yds.
Total Fill: 3,000 cu. yds.
Office waste/borrow area location: Lots 10 thru 19, see SDP 88-10B
- 8) Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- 9) Additional sediment controls must be provided, if deemed necessary by the Howard County DPW sediment control inspector.
- 10) On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.

PERMANENT SEEDING NOTES

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

Seeding 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 sq ft) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Narrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 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. Narrow 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 60 lbs per acre (1.4 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs per acre of Kentucky 31 Tall Fescue per acre and 2 lbs per acre (0.5 lbs/1000 sq ft) of vernal ryegrass. During the period of October 16 thru February 28, protect 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 per 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 3 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 coverings.

TEMPORARY SEEDING NOTES

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

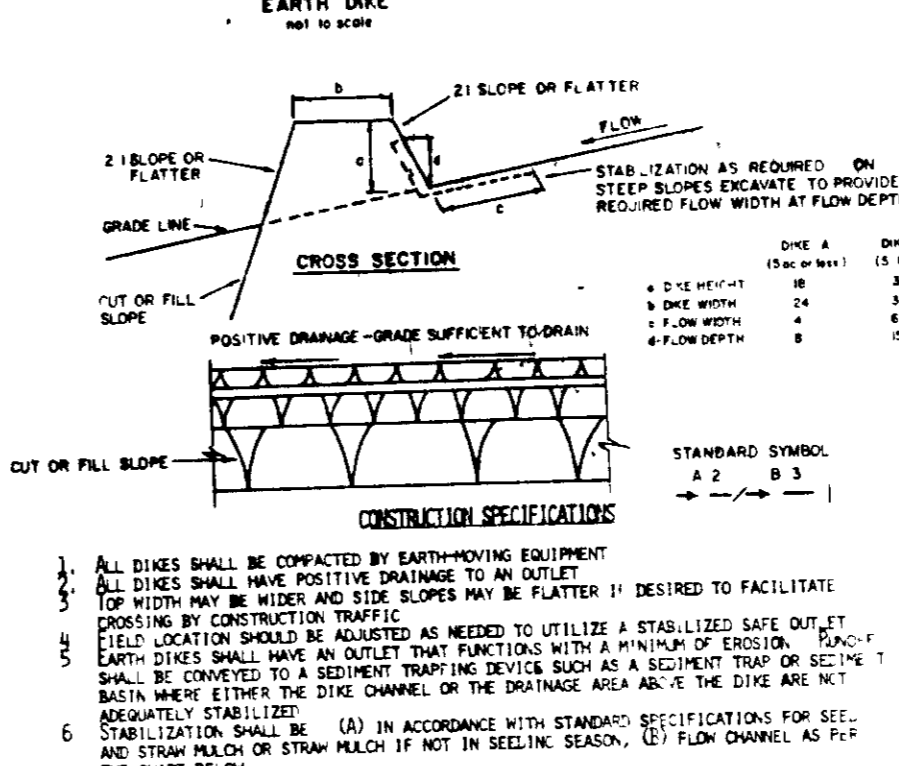
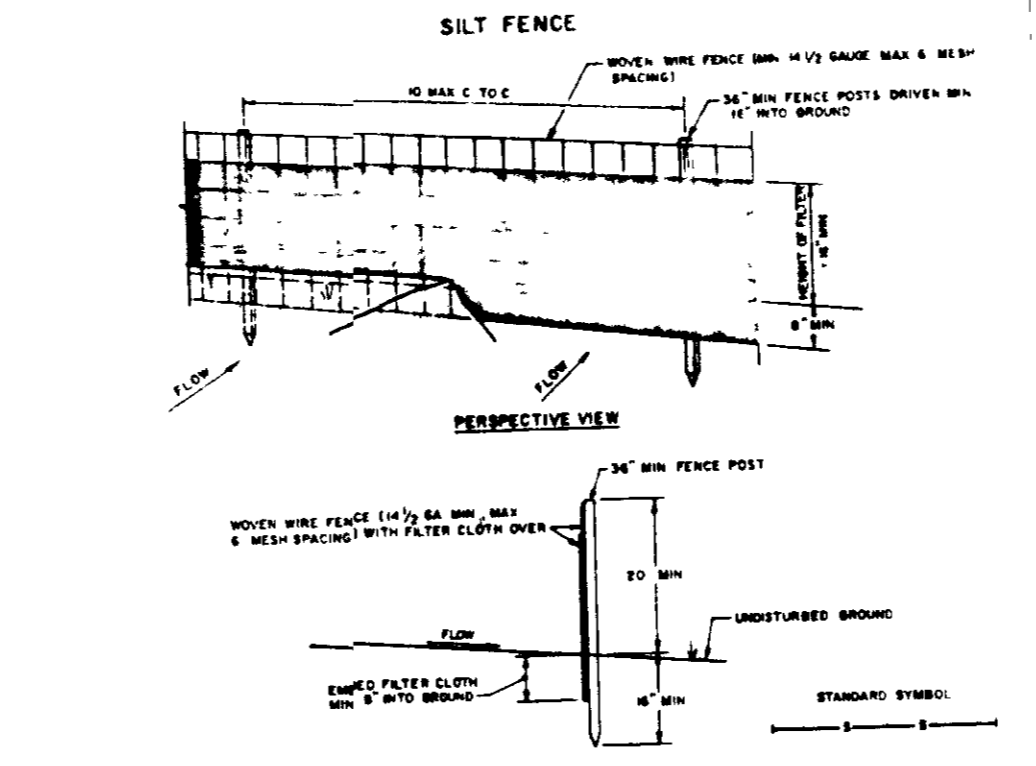
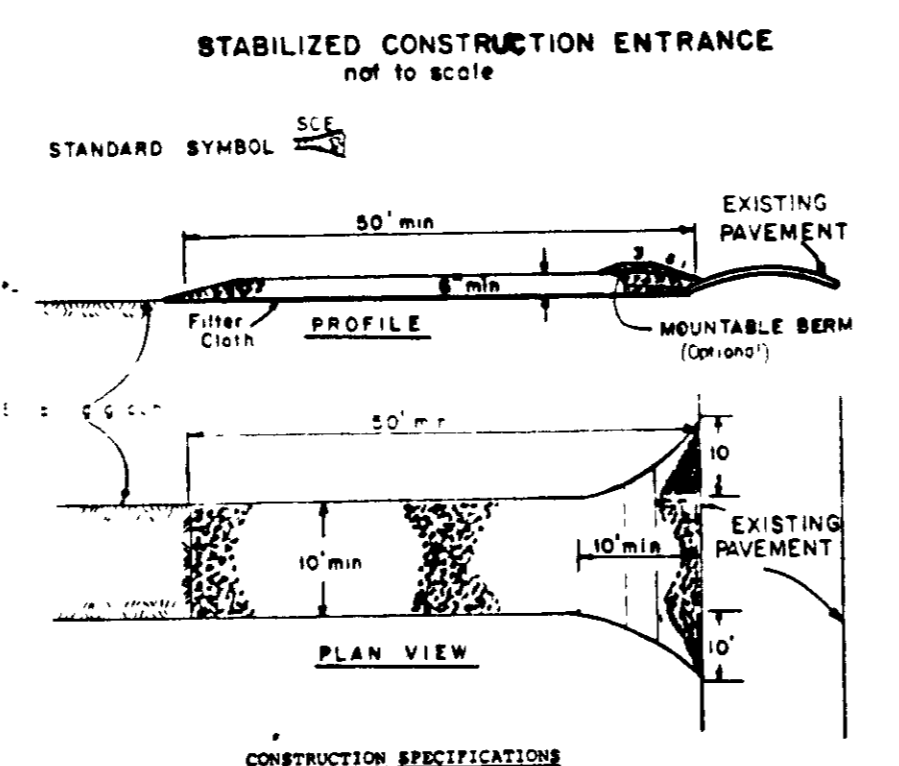
Seeding Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding.

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 75 lbs per acre of annual ryegrass (3.2 lbs/1000 sq ft). For the period May 1 thru August 14, seed with 3 lbs per acre of vernal ryegrass (0.7 lbs/1000 sq ft). For the period November 16 thru February 28, protect 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, 3 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 rate and methods not covered.



LEGEND

- DRAINAGE AREA LINE
- EARTH DIKE
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- LOT NUMBER

BY THE DEVELOPER:
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND 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. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

James Rosenberg 2-2-88
DATE

REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS

James M. Nelson 3/23/88
U.S. SOIL CONSERVATION SERVICE DATE

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

Stephen L. Hill 3/23/88
HOWARD S.C.D. DATE

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.

Jennett McLeod 2-2-88
DATE

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

WHITMAN REQUARDT AND ASSOCIATES
ENGINEERS
2315 SAINT PAUL STREET
BALTIMORE, MARYLAND 21218
PHONE: (301) 235-3450

SIGNATURE: Jennett McLeod

1 3/4/88 As per SCS Comments
NO DATE REVISION

COLUMBIA
-SITE DEVELOPMENT PLANS-
FOR
VILLAGE OF KINGS CONTRIVANCE
SECTION 5 AREA 3
LOTS 1 THRU 9
(SINGLE FAMILY DETACHED DWELLINGS)
SEDIMENT CONTROL PLAN
SHEET 2 OF 2

ELECTION DISTRICT NO 6
HOWARD COUNTY MARYLAND
TAX MAP 42
DATE 1-28-88 SCALE AS SHOWN

SDP-88-139c