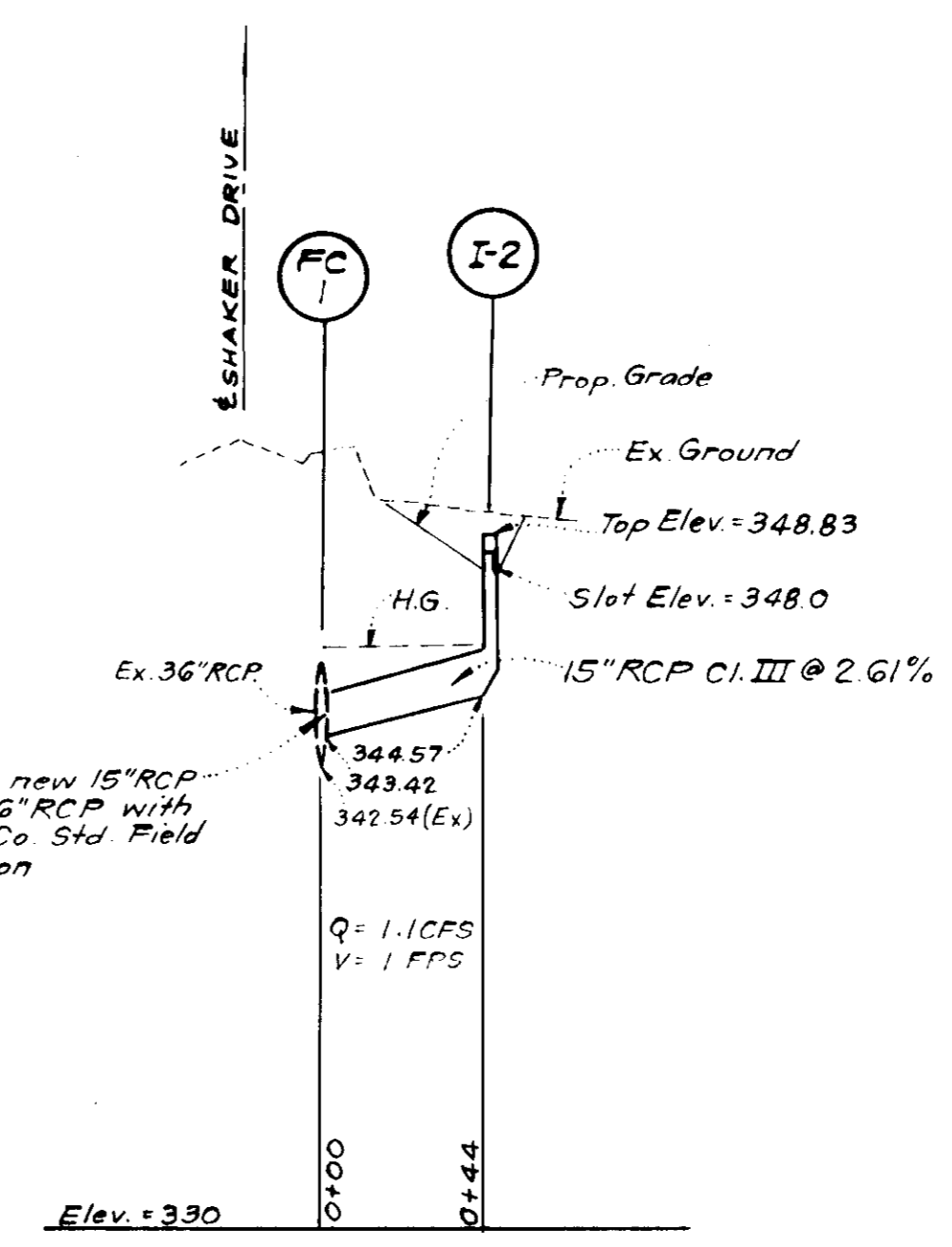


- LEGEND
- 1. Contour Interval 2 Ft.
  - 2. Existing Contour - - - - -
  - 3. Proposed Contour - - - - -
  - 4. Spot Elevation + 825
  - 5. Direction of Drainage - - - - -
  - 6. Existing Trees to be Retained ○
  - 7. Yard Requirements: Front: 20' on 50' Wide Street  
30' on 60' Wide Street  
Side: 7.5' (Min.)
  - 8. 100 Year Flood Plain Elevation. \* 8.363



- GENERAL NOTES
1. The Land Included in this Plan is zoned New Town (S.F.M.D.)
  2. The Lots shown on this Plan are covered by Final Development Plan Phase 14-8 recorded in Plat Book 28, Folio's 70 to 73.
  3. All Coordinates are based on Maryland State Grid System. Elevations are based on U.S. Coast and Geodetic Survey Mean Sea Level Datum of 1929.
  4. The Area covered in this submission is located on Tax Map No. 42.
  5. The Total Area covered in this Plan is 1.207 Acres.
  6. Shaker Drive is Public and Existing.
  7. Any damage to County Owned Right of Ways or Paving shall be corrected at the developer's expense.
  8. The details of the construction of the cluster roadway shall be in accordance with the supplement road construction plans for the Village of Kings Contrivance F-77-143.

STRUCTURE SCHEDULE

NO	TYPE	TOP ELEV.	REMARKS
I-2	Class "C"	348.0	Ho. Co. Std. #64-C pg. 119-C
FC-1	Storm Drain	GROUND	Ho. Co. Std. SDD-50

\* Slot Elevation, slots in all sides

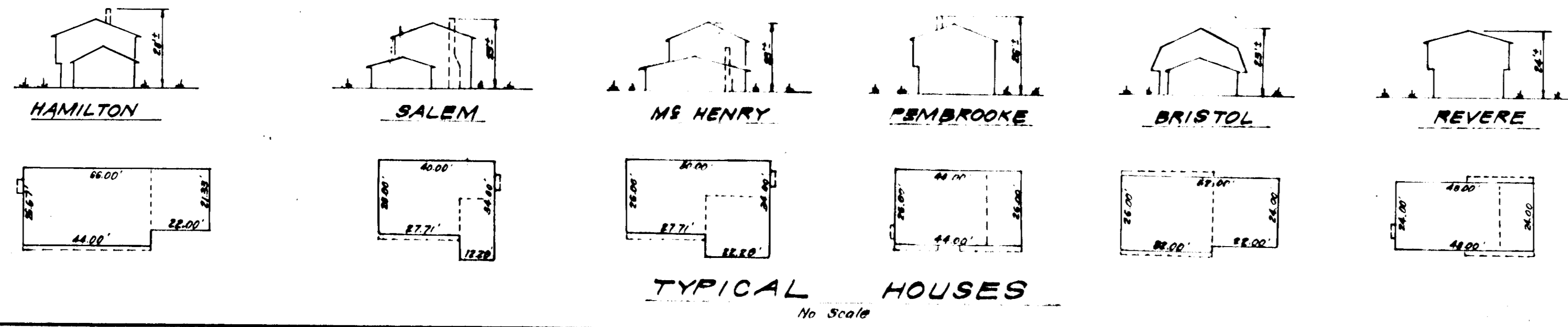
THE HOWARD RESEARCH AND DEVELOPMENT CORP.  
468/196

APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE: 6-22-77

APPROVED FOR PUBLIC WATER AND PUBLIC BEVERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT  
DATE: 8-19-77

APPROVED FOR PLANNING AND ZONING HOWARD COUNTY OFFICE OF PLANNING AND ZONING  
DATE: 8-11-77

APPROVED FOR PUBLIC WATER AND PUBLIC BEVERAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
DATE: 8-11-77



NOTE: For Bearings and Distances of individual lot lines See record Plat recorded as Plat 3576.

CLARK • FINEFROCK & SACKETT  
ENGINEERS • PLANNERS • SURVEYORS  
1131 CORKWOOD DRIVE SILVER SPRING, MARYLAND 20904 (301) 593-3400

DESIGNED: D.B.S. SCALE: 1"=50'

DRAWN: KWC. DRAWING: 1 of 11

CHECKED: D.B.S. JOB NO.:

DATE: April, 1977. FILE NO. 1241-X

For: The Ryland Group Inc., Columbia Division  
Suite 200 V.O.M. Office Bldg  
Columbia, Maryland 21046

SDP-77-93C

Abandoned road to be used for pathway P-74-37C

VILLAGE OF KINGS CONTRIVANCE SECTION I PLAT 8576 AREA I

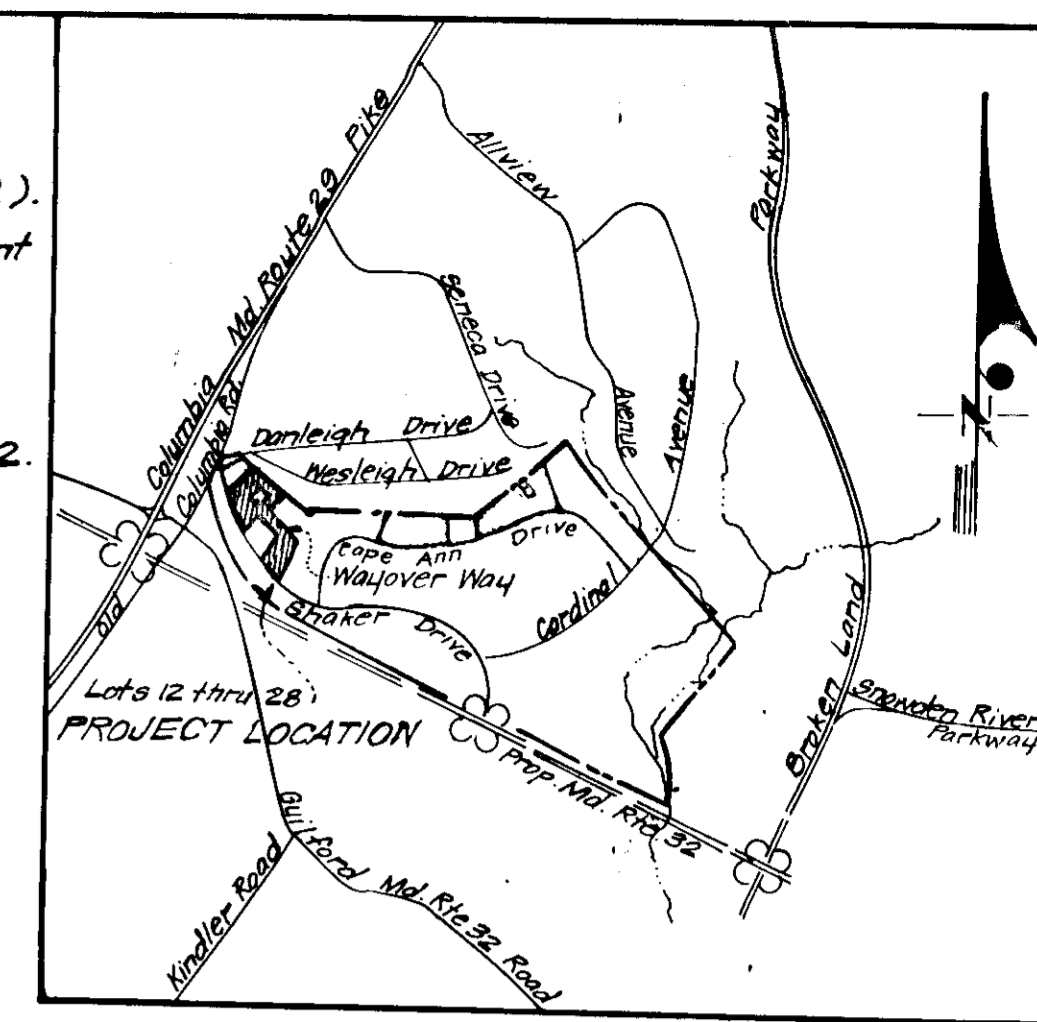
OPEN SPACE LOT 350

LEGEND

- 1 Contour Interval 2 FT.
- 2 Existing Contour 3.52
- 3 Proposed Contour 3.52
- 4 Spot Elevation + 52E
- 5 Direction of Drainage
- 6 Yard Requirements: Front: 20' on 50' Wide Street  
Side: 7.5' (Min.)
- 7 Existing Trees to be Retained
- 8 Walk-Out Basement

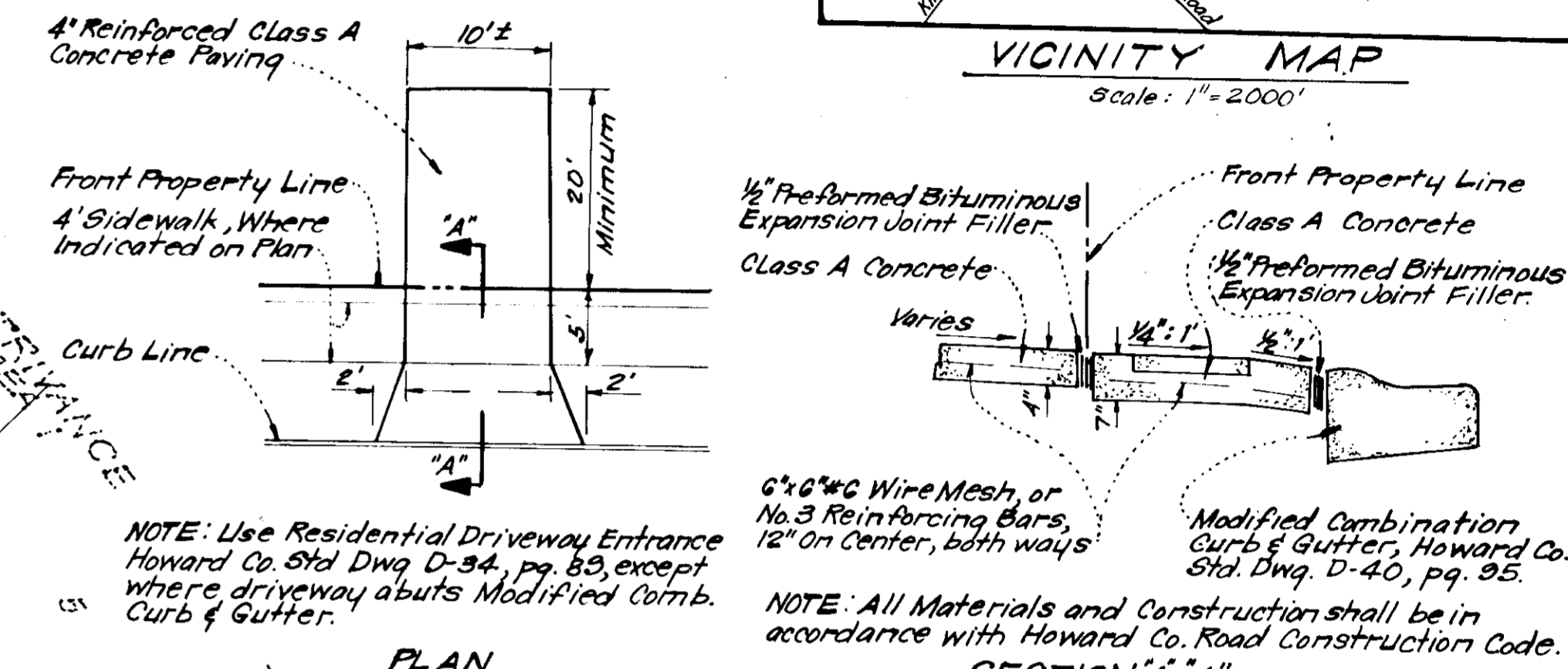
GENERAL NOTES

1. The Land Included in this Plan is zoned NewTown (S.F.M.D.).
2. The Lots shown on this Plan are covered by Final Development Plan Phase 148 recorded in Plat Book 28, Folios 72 to 79.
3. All Coordinates are based on Maryland State Grid System. Elevations are based on U.S. Coast and Geodetic Survey Mean Sea Level Datum of 1929.
4. The Area covered in this submission is located on Tax Map No. 42.
5. The total Area Included in this plan is 3.854 Acres.
6. All Roadways are Public and Existing.
7. Any damage to County Owned Right of Ways or Paving shall be corrected at the developer's expense.



VICINITY MAP

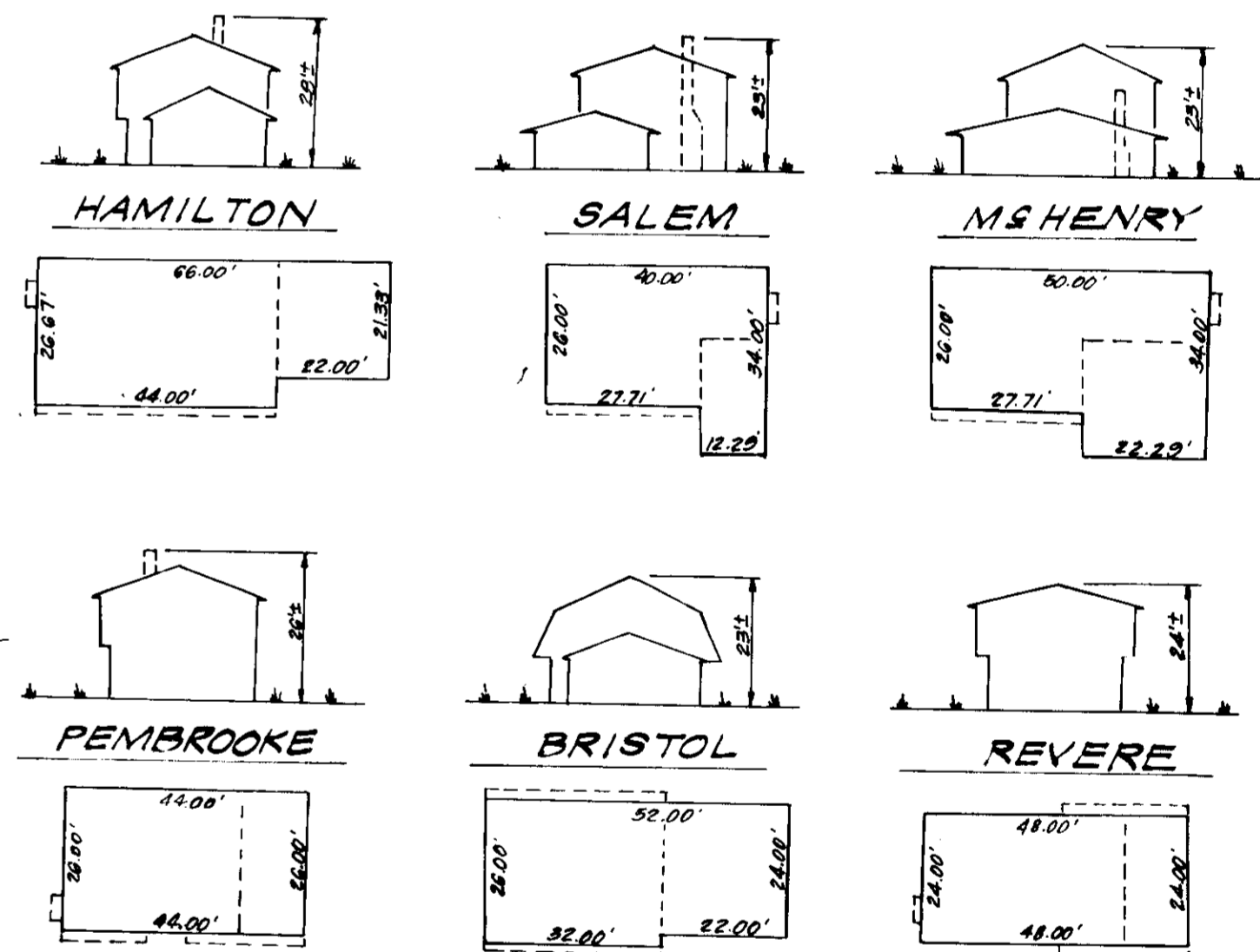
Scale: 1" = 2000'



PLAN

DRIVEWAY ABUTTING MODIFIED COMBINATION CURB & GUTTER

No Scale



TYPICAL HOUSES

No Scale

APPROVED

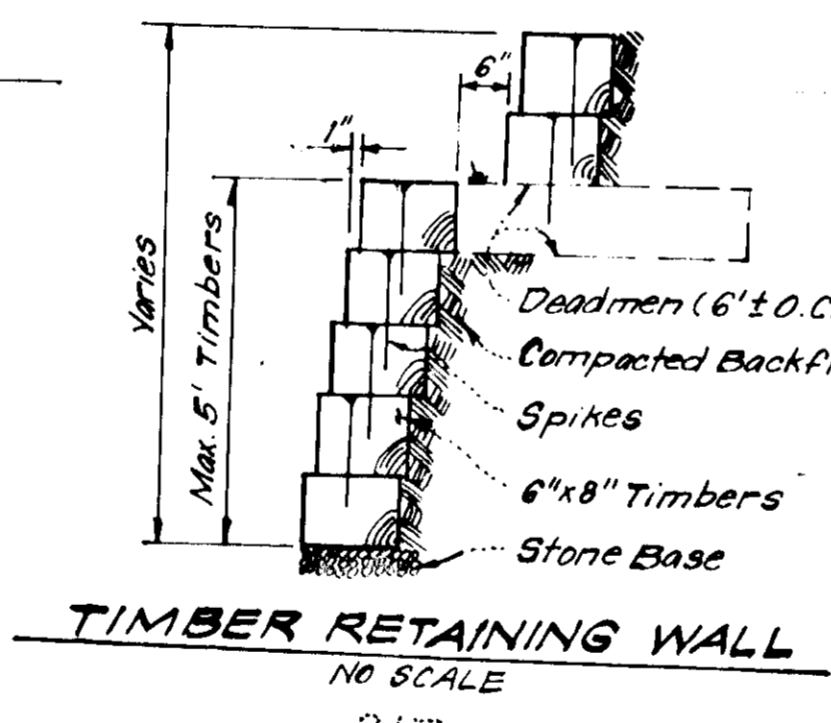
PLANNING BOARD OF HOWARD COUNTY  
DATE 6-22-77

NOTE: For Bearings and Distances of individual lot lines See Record Plat recorded as Plat 8576.

<p><b>CLARK • FINEROCK &amp; SACKETT</b> ENGINEERS • PLANNERS • SURVEYORS 11115 LOCKWOOD DRIVE SILVER SPRING, MARYLAND 20904 (301) 593-3400</p>		
DESIGNED D.B.S.	<p><b>SITE DEVELOPMENT PLAN</b> LOTS 12-28, 42, 45, 83, 103 235-240 AND 265-280 <b>COLUMBIA</b></p>	SCALE 1" = 30'
DRAWN K.I.W.		DRAWING 2 of 11
CHECKED D.B.S.	<p>VILLAGE OF KINGS CONTRIVANCE SECTION I AREA I 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND</p>	JOB NO.
DATE Apr. 1977	<p>FOR: The Ryland Group Inc., Col. Division Suite 200 V.O.M. Office Bldg. Columbia, Maryland 21045</p>	FILE NO. 1241-X
<p>SDP-77-93C</p>		

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE  
BY: HOWARD COUNTY HEALTH DEPARTMENT  
DATE: 8-19-77

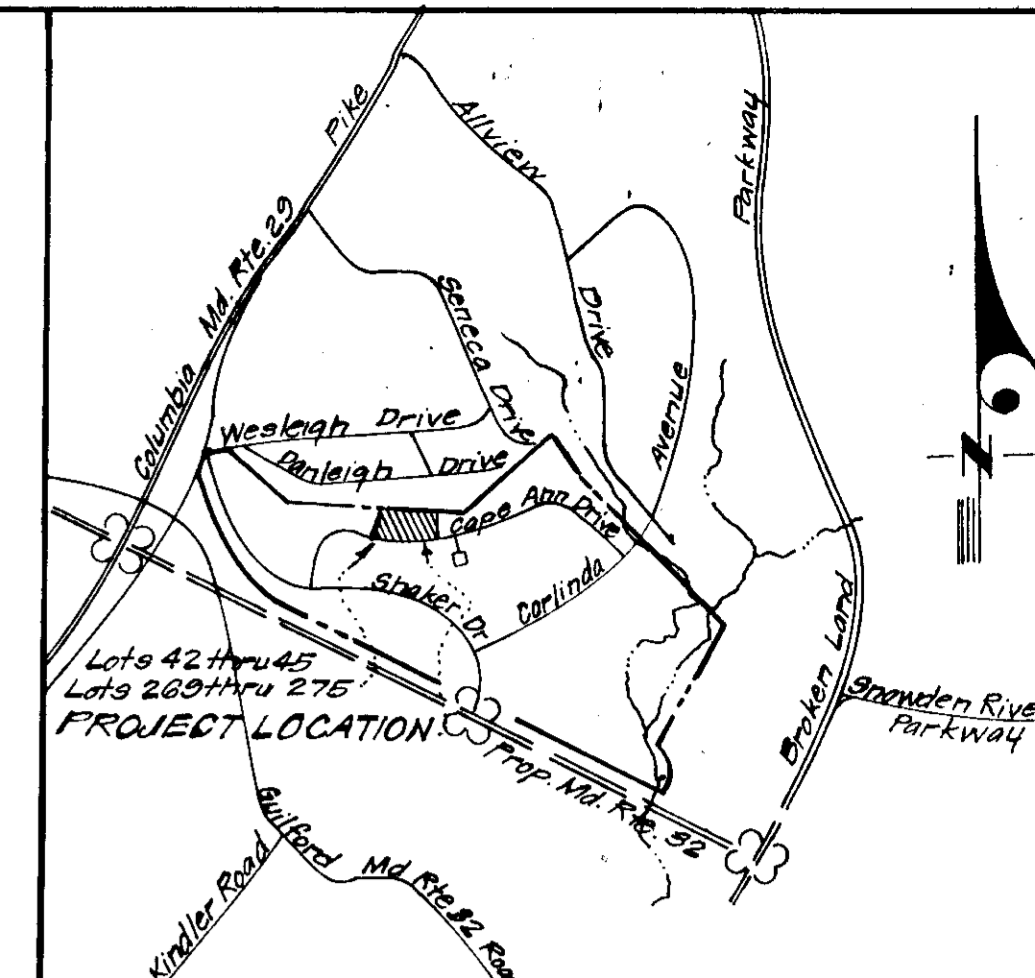
APPROVED FOR PLANNING AND ZONING  
BY: HOWARD COUNTY OFFICE OF PLANNING AND ZONING  
DATE: 8-11-77



TIMBER RETAINING WALL

NO SCALE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE  
BY: HOWARD COUNTY HEALTH DEPARTMENT  
DATE: 8-11-77



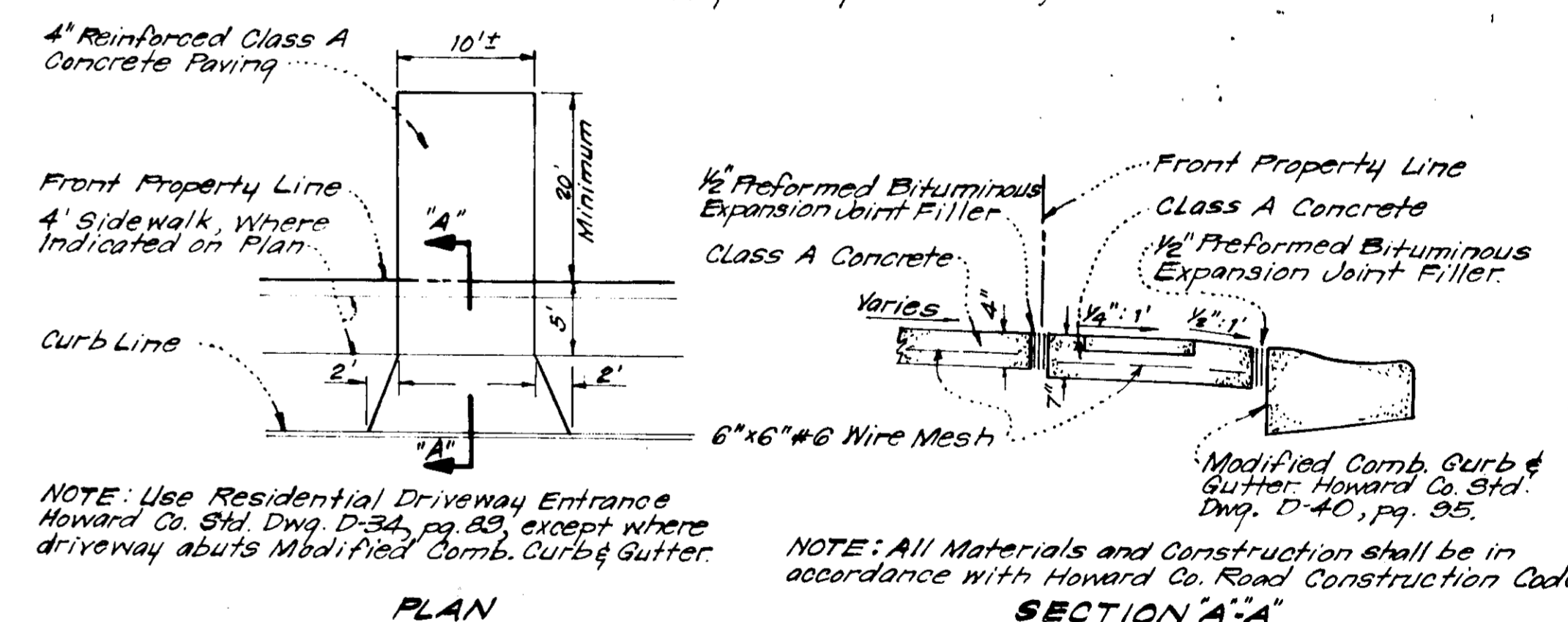
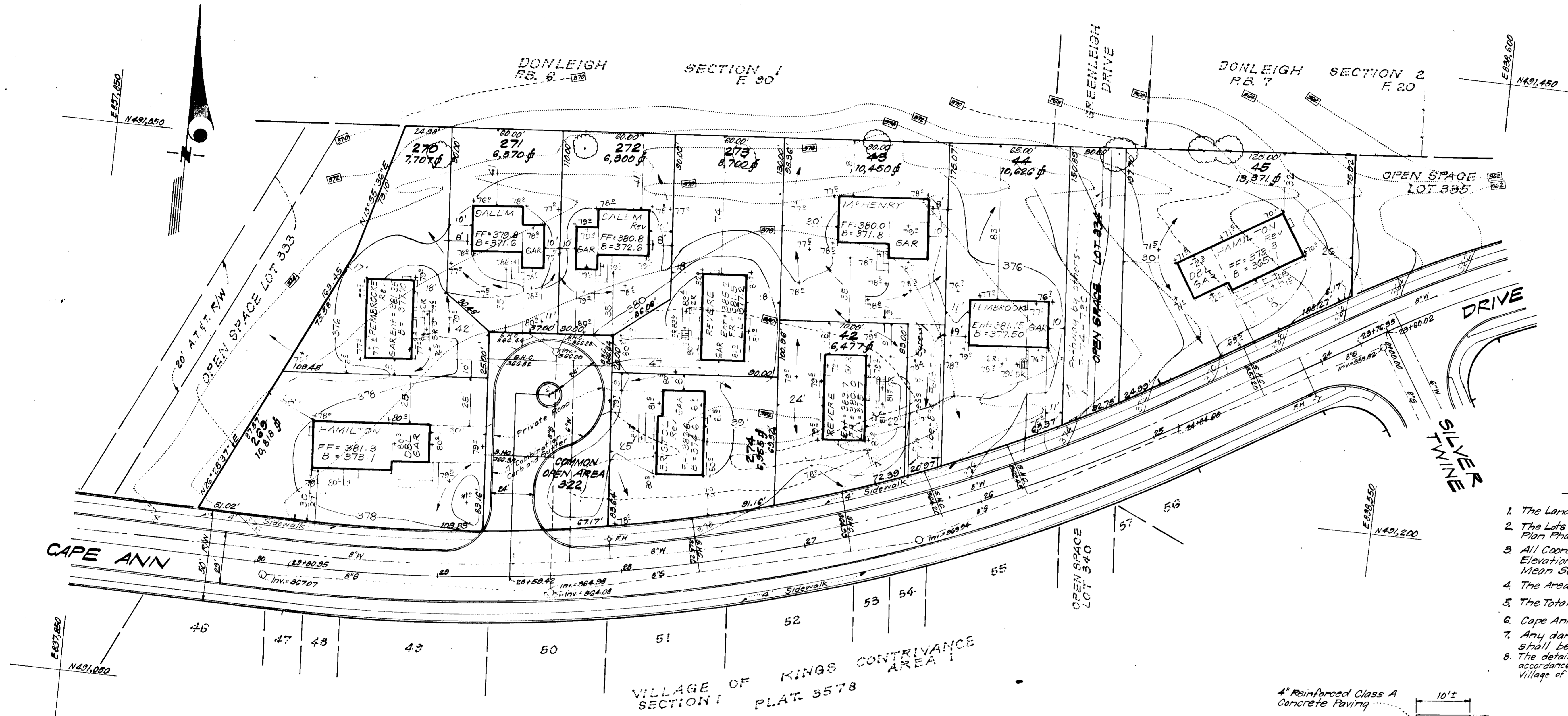
VICINITY MAP  
Scale: 1"=2000'

LEGEND

- 1 Contour Interval 2 Ft.
- 2 Existing Contour 100'
- 3 Proposed Contour 800'
- 4 Spot Elevation +60E
- 5 Direction of Drainage
- 6 Yard Requirement: Front: 20' on 50' Wide Street  
30' on 60' Wide Street  
Side: 7.5' (Min.)
- 7 Existing Trees to be Retained

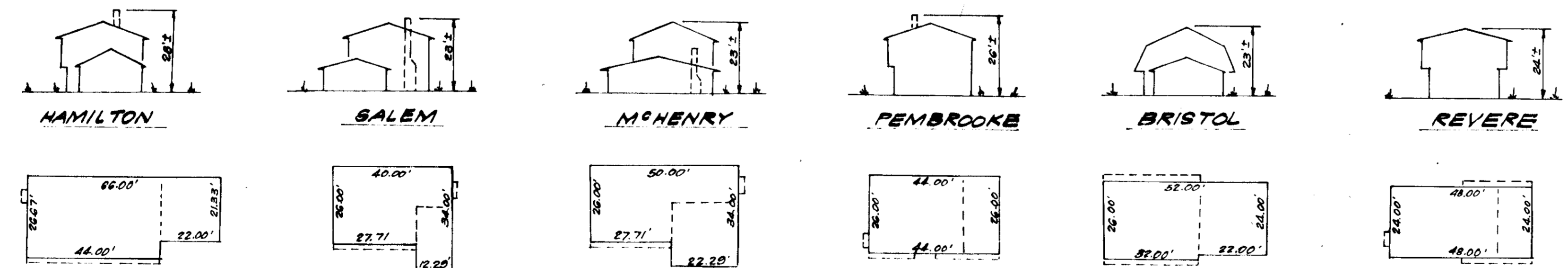
GENERAL NOTES

1. The Land included in this plan is zoned New Town (G.F.M.D.).
2. The Lots shown on this Plan are covered by Final Development Plan Phase 148 recorded in Plat Book 28, Folios 70 to 79.
3. All Coordinates are based on Maryland State Grid System. Elevations are based on U.S. Coast and Geodetic Survey Mean Sea Level of 1929.
4. The Area covered in this Plan is located on Tax Map No. 42.
5. The Total Area covered in this Plan is 2.018 Acres.
6. Cape Ann Drive is Public and Existing.
7. Any damage to County Owned Right of Ways or Paving shall be corrected at the developer's expense.
8. The details of the construction of the cluster roadway shall be in accordance with the supplement road construction plans for the Village of Kings Contrivance, F 77-143.



DRIVEWAY ABUTTING MODIFIED COMBINATION CURB & GUTTER  
No Scale

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT  
DATE: 8-19-77  
DESIGNED BY: [Signature]  
CHECKED BY: [Signature]  
DATE: 8-11-77



TYPICAL HOUSES  
No Scale

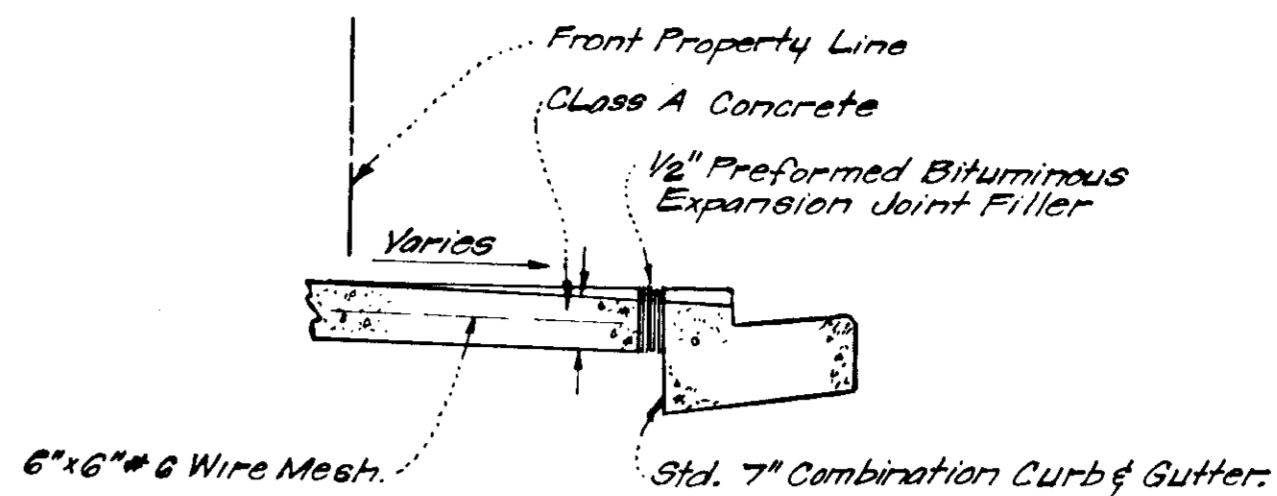
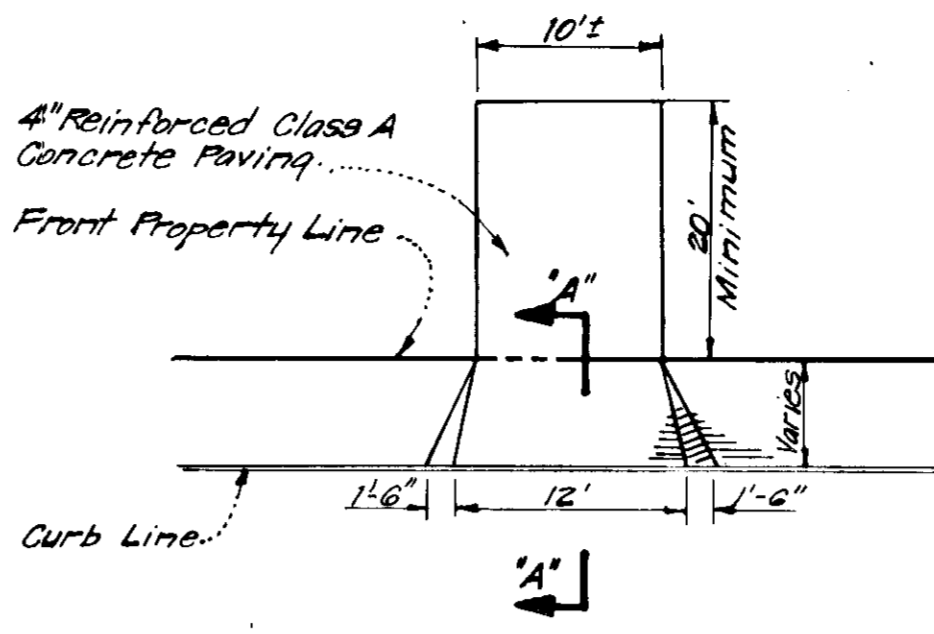
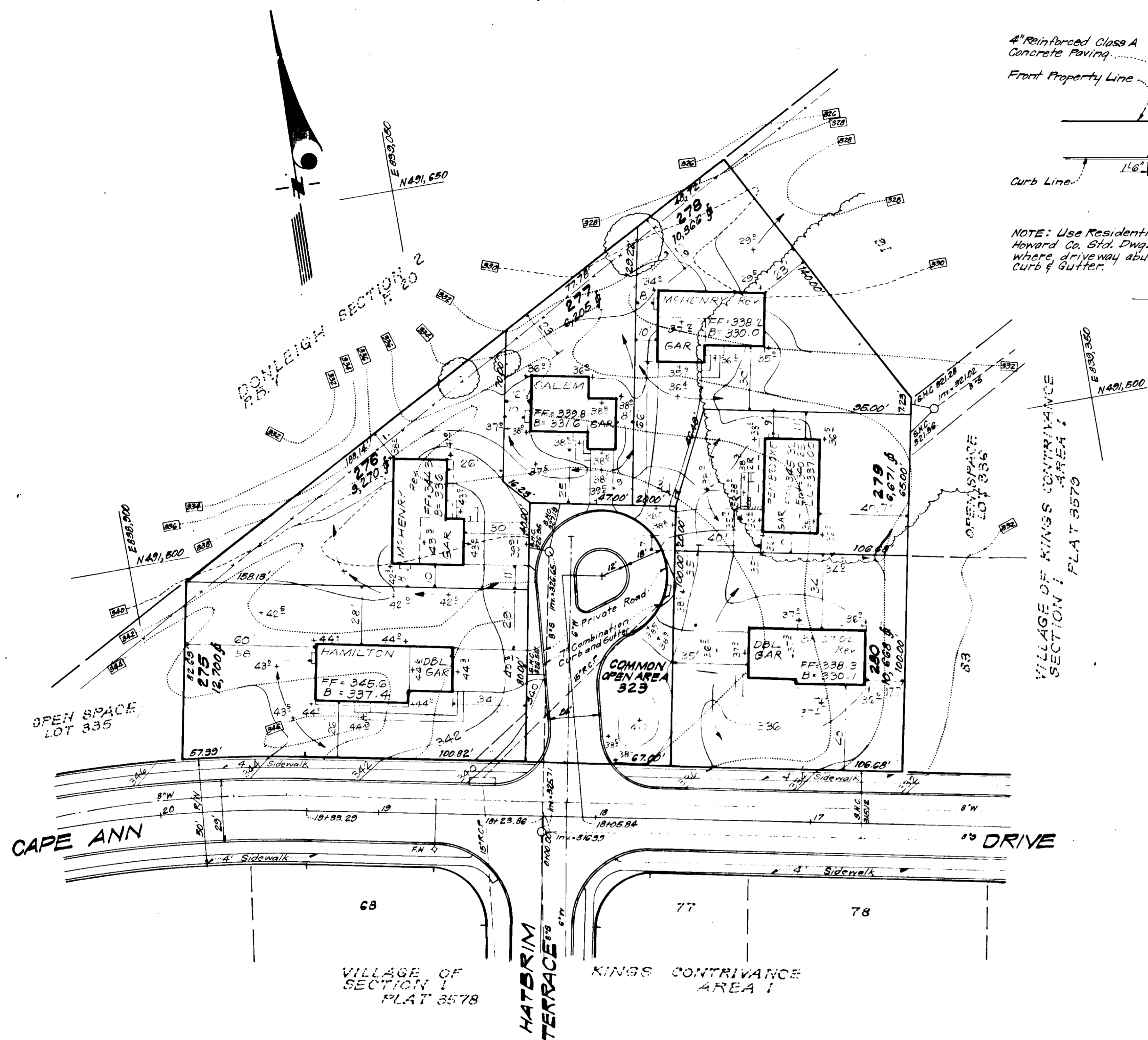
**CLARK • FINEROCK & SACKETT**  
ENGINEERS • PLANNERS • SURVEYORS  
11515 LOCKWOOD DRIVE SILVER SPRING, MARYLAND 20906 (301) 504-3000

DESIGNED BY: D.B.S. DATE: 8-19-77  
DRAWN BY: KWC  
CHECKED BY: D.B.S.  
DATE: 6-22-77

**SITE DEVELOPMENT PLAN**  
LOTS 270-275, 42-45, 46-55  
285-290 AND 269-280  
**COLUMBIA**  
VILLAGE OF KINGS CONTRIVANCE AREA 1  
6TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
FOR: THE RYLAND GROUP INC. (Columbia, MD)  
Suite 200 V.O.M. Office Bldg.  
Columbia, Maryland 21043

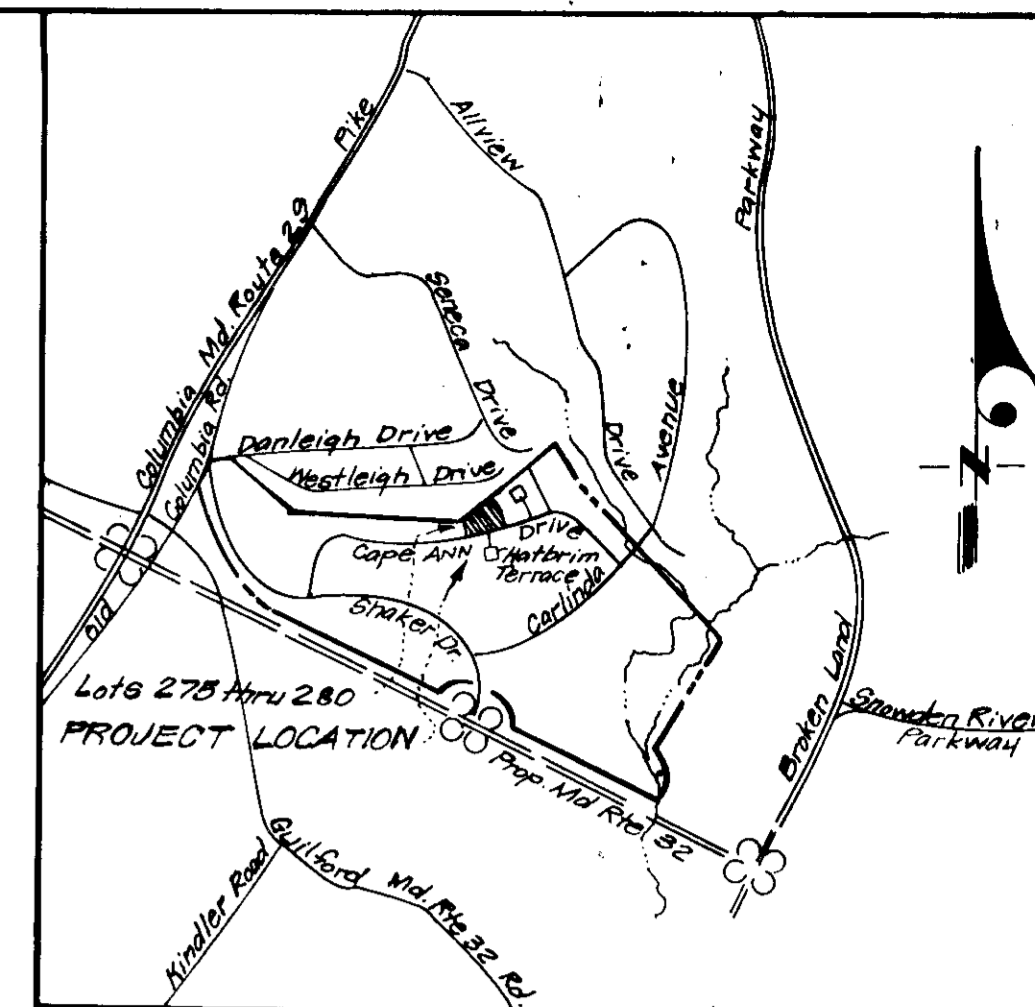
SCALE: 1"=30'  
DRAWING: 3 of 11  
JOB NO.:  
FILE NO.: 1241-X

SDP-77-93c



NOTE: Use Residential Driveway Entrance Howard Co. Std. Dwg. No. D-34, pg. 89 Except where driveway abuts Modified Combination Curb & Gutter.

NOTE: All Materials and Construction shall be in accordance with Howard Co. Road Construction Code.



**LEGEND**

1. Contour Interval: 2 Ft.
2. Existing Contour: 330
3. Proposed Contour: 330
4. Spot Elevation: +30.5
5. Direction of Drainage: (Arrow pointing right)
6. Existing Trees to be Retained: (Tree symbol)
7. Yard Requirements: Front: 20' on 50' Wide Street; Side: 7.5' (Min.)

**GENERAL NOTES**

1. The Land Included in this Plan is zoned New Town (S.F.M.D.)
2. The Lots shown on this Plan are covered by Final Development Plan Phase 148 recorded in Plat Book 28, Folios 70 to 79.
3. All Coordinates are based on Maryland State Grid System. Elevations are based on U.S. Coast and Geodetic Survey Mean Sea Level Datum of 1929.
4. The Area covered in this is located on Tax Map No. 42.
5. The Total Area covered in this Plan is 1.283 Acres.
6. Cape Ann is Public and Existing.
7. Any damage to County Owned Right of Ways or Paving shall be in corrected at the Developer's expense.
8. The details of the construction of the cluster roadway shall be in accordance with the supplement road construction plans for the Village of Kings Contrivance, F77-143.

**APPROVED**  
PLANNING BOARD  
OF HOWARD COUNTY

DATE: 6-22-77

NOTE: For Bearings and Distances of Individual Lot Lines See Record Plat recorded as Plat 3578.

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

James Boyles, 8-19-77  
DATE

**APPROVED FOR PLANNING AND ZONING**

DATE: 8-11-77



**CLARK • FINEFROCK & SACKETT**  
ENGINEERS • PLANNERS • SURVEYORS

1111 LEE WOOD DRIVE SILVER SPRING, MARYLAND 20904 (301) 593-3400

DESIGNED: D.B.S. DATE: 8-19-77  
DRAWN: KWC DATE: 8-11-77  
CHECKED: DBS. DATE: 8-11-77  
DATE: Apr., 1977

**SITE DEVELOPMENT PLAN**  
LOTS 12-28, 29-45, 46-103  
235-240 AND 268-280  
**COLUMBIA**  
VILLAGE OF KINGS CONTRIVANCE AREA 1  
6TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

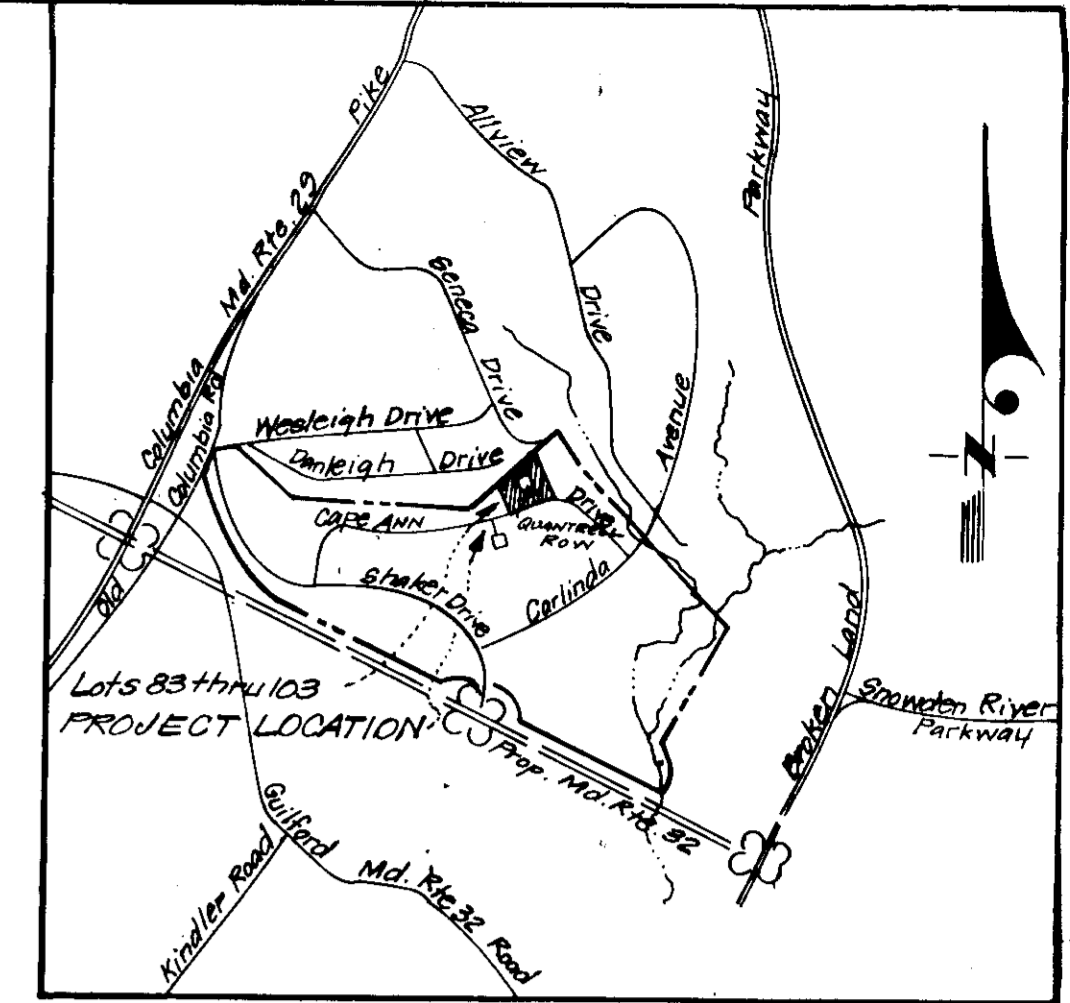
For: THE RYLAND GROUP INC. (Columbia Div.)  
Suite 600, V.O.M. Office Bldg.  
Columbia, Maryland 21045

SCALE: 1" = 30'  
DRAWING: 40911  
JOB NO.:  
FILE NO.: 1241-X



**LEGEND**

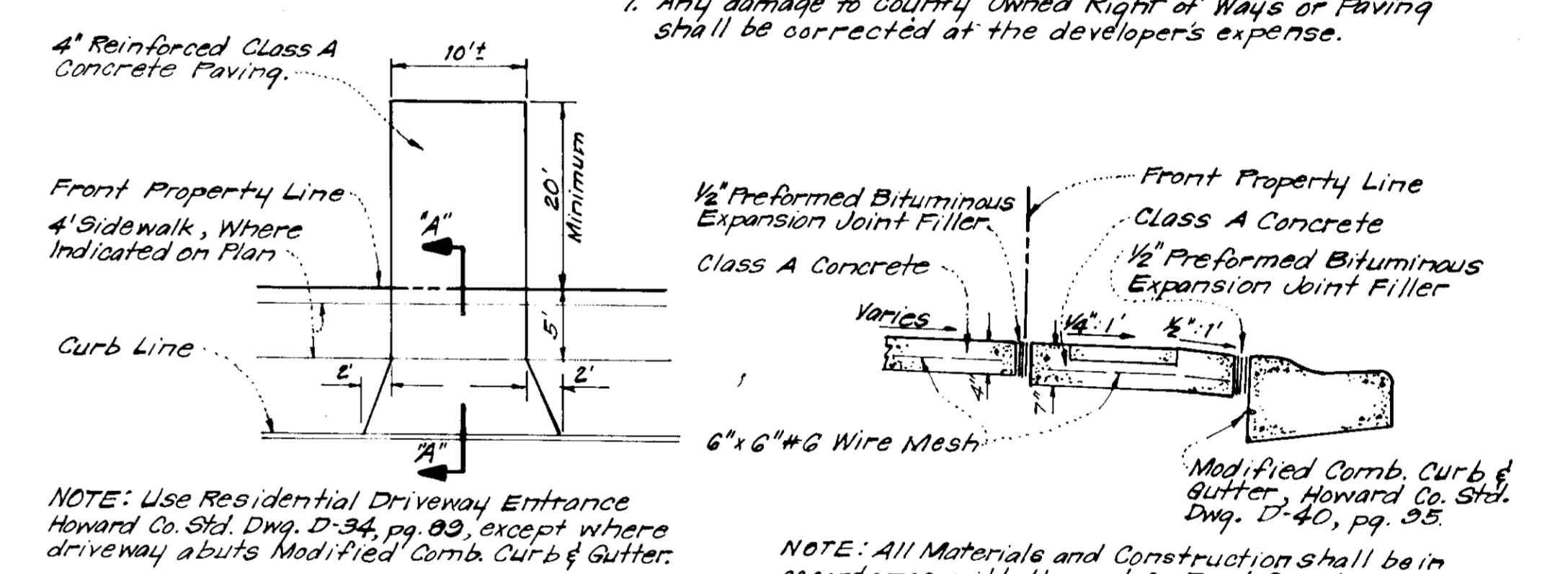
- 1. Contour Interval 2 Ft.
- 2. Existing Contour 310
- 3. Proposed Contour 310
- 4. Spot Elevation +10.5
- 5. Direction of Drainage
- 6. Yard Requirements: Front: 20' on 50' Wide Street; 30' on 60' Wide Street; Back: 7.5' (Min.)
- 7. Existing Trees to be Retained



VICINITY MAP  
Scale: 1"=200'

**GENERAL NOTES**

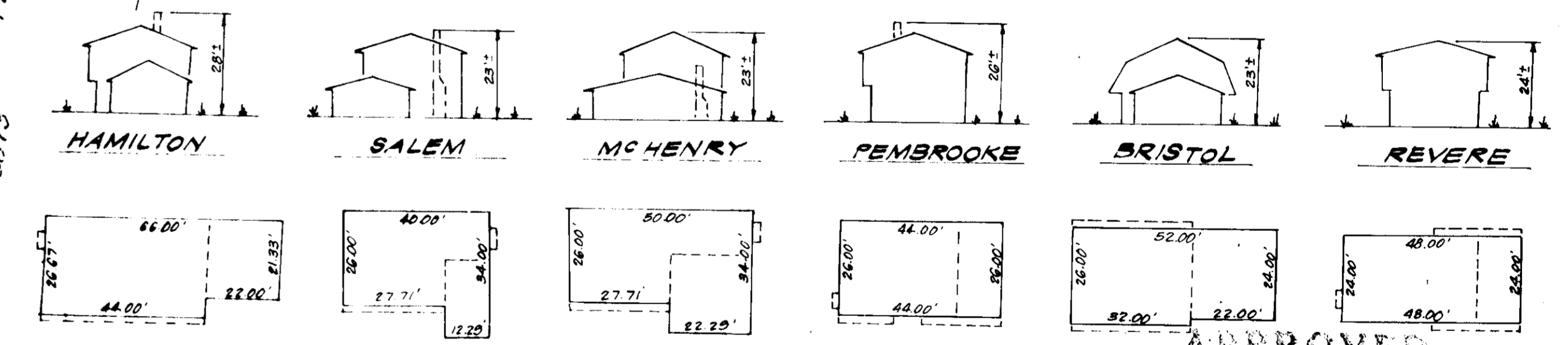
1. The Land Included in this plan is zoned New Town (S.F.M.D.)
2. The Lots shown on this plan are covered by Final Development Plan Phase 148 recorded in Plat Book 28, Folios 70 to 79.
3. All Coordinates are based on Maryland State Grid System. Elevations are based on U.S. Coast and Geodetic Survey Mean Sea Level Datum of 1929.
4. The Area covered in this plan is located on Tax Map No. 42.
5. The Total Area covered in this Plan is 3.330 Acres.
6. Cape Ann Drive and Quantrell Row are Public and Existing.
7. Any damage to County Owned Right of Ways or Paving shall be corrected at the developer's expense.



NOTE: Use Residential Driveway Entrance Howard Co. Std. Dwg. D-34, pg. 83, except where driveway abuts Modified Comb. Curb & Gutter.

NOTE: All Materials and Construction shall be in accordance with Howard Co. Road Construction Code.

PLAN  
DRIVEWAY ABUTTING MODIFIED COMBINATION CURB & GUTTER  
No Scale



TYPICAL HOUSES  
No Scale

APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY  
MAY 6-22-77

NOTE: For Bearings and Distances of Individual Lot Lines. See Record Plat recorded as Plat 3579.

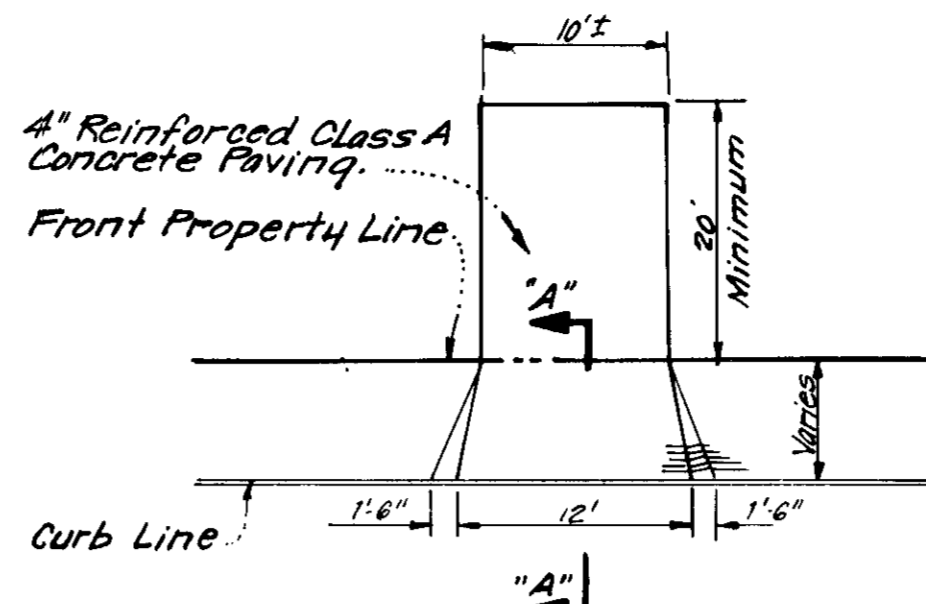
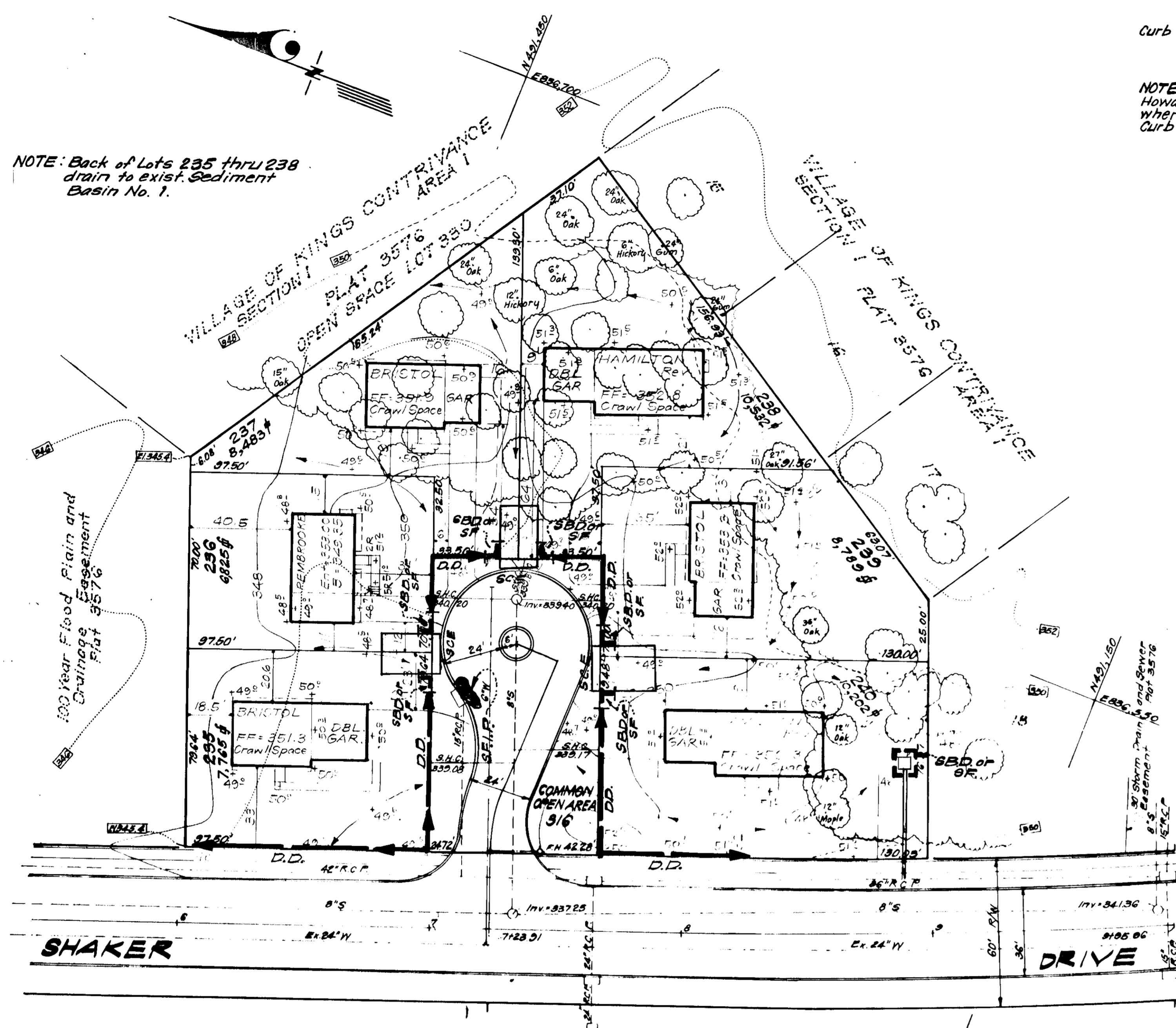
APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT  
DATE 8-11-77  
DATE 8-11-77

**CLARK • FINEPROCK & SACKETT**  
ENGINEERS • PLANNERS • SURVEYORS  
1138 LOCKWOOD DRIVE SILVER SPRING, MARYLAND 20904 (301) 593-3400

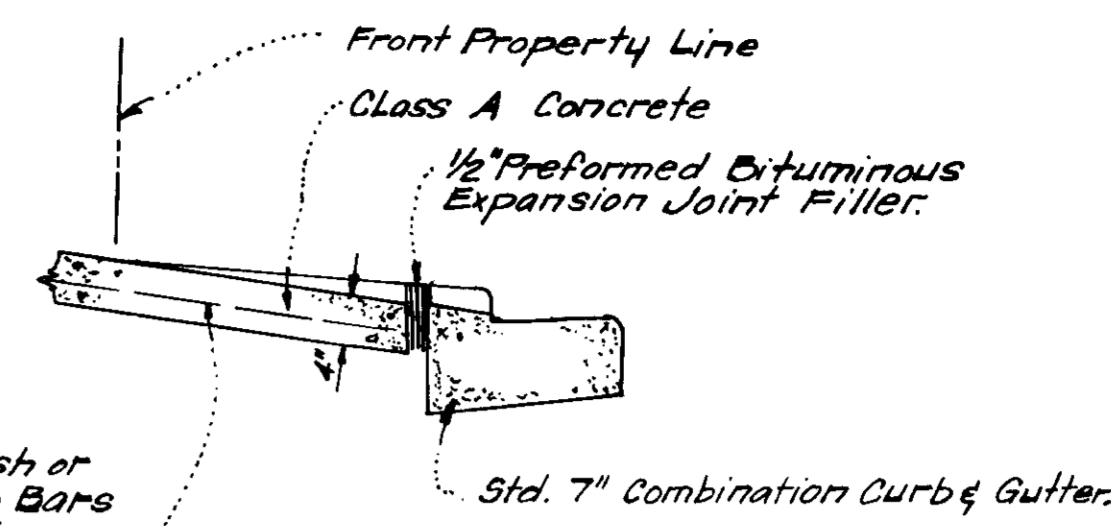
DESIGNED DBS	<b>SITE DEVELOPMENT PLAN</b> LOTS 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 <b>COLUMBIA</b> VILLAGE OF KINGS CONTRIVANCE SECTION 1 AREA 1 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND For: THE RYLAND GROUP INC. (Columbia Div.) Suite 200 V.O.M. Office Bldg. Columbia, Maryland 21043	SCALE 1"=50'
DRAWN KWC		DRAWING 504 H
CHECKED DBS		JOB NO.
DATE Apr, 1977		FILE NO. 1241-X

SDP-77-93C See Also Notes 1028-51

NOTE: Back of Lots 235 thru 238 drain to exist. Sediment Basin No. 1.

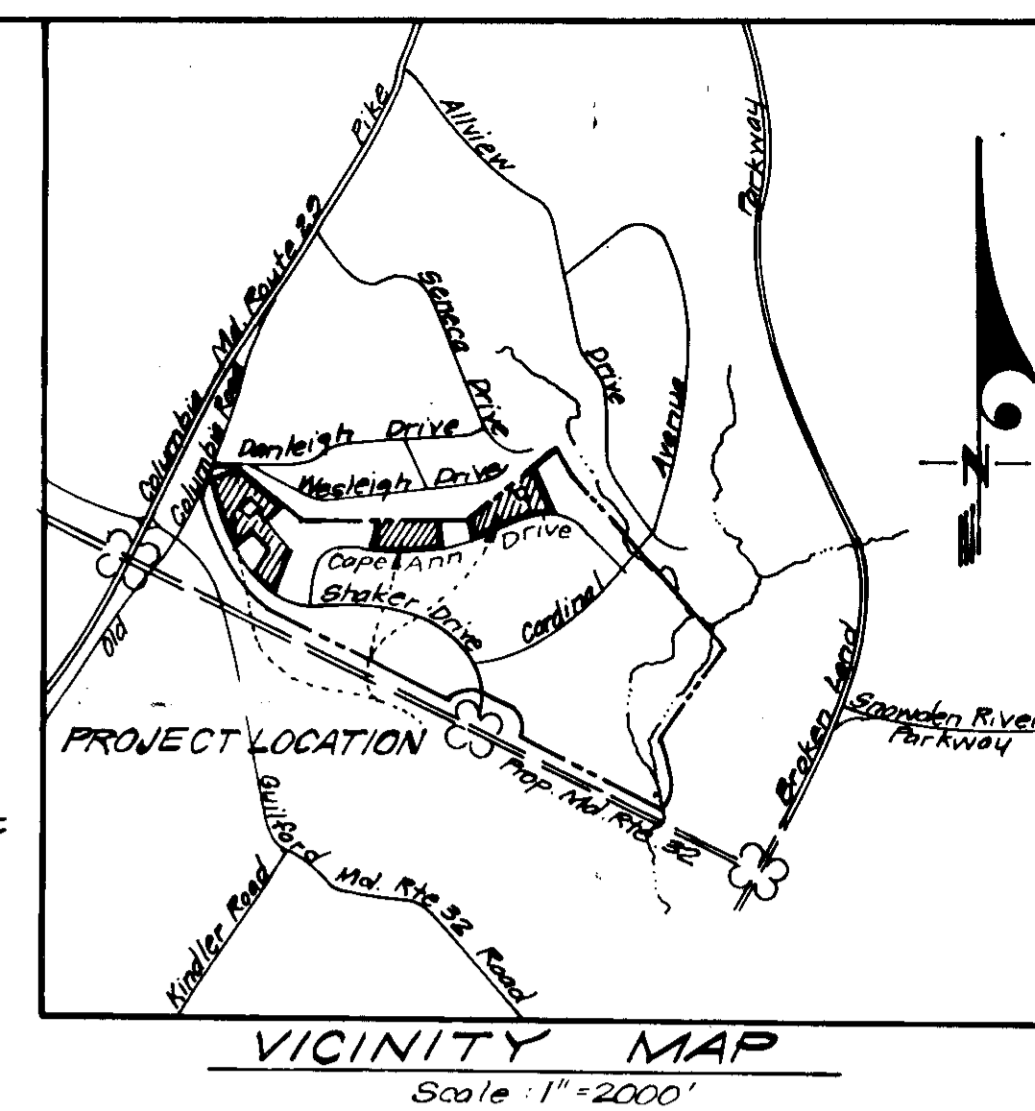


NOTE: Use Residential Driveway Entrance Howard Co. Std. Divg. No. D-34, pg. 83 Except where driveway abuts Modified Cornb. Curb & Gutter.



NOTE: All Materials and Construction shall be in accordance with Howard Co. Road Construction Code.

PLAN SECTION "A-A" DRIVEWAY ENTRANCE DETAIL No Scale



SEDIMENT & EROSION CONTROL LEGEND

- 1. Diversion Dike
- 2. Straw Bale Dike or Silt Fence
- 3. Stone Filter Inlet Protection
- 4. Stone Construction Entrance

LEGEND

- 1. Contour Interval 2 Ft.
- 2. Existing Contour
- 3. Proposed Contour
- 4. Spot Elevation +525
- 5. Direction of Drainage
- 6. Existing Trees to be Retained
- 7. Yard Requirements: Front: 20' on 50' Wide Street, 30' on 60' Wide Street, Side: 7.5' (Min.)
- 8. 100 Year Flood Plain Elevation

Reviewed for HOWARD Co. S.C.D. and meets Technical Requirements C. Wayne Gray 8/11/77 U.S. Soil Conservation Service

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

John D. Miller Approved 8-11-77 Date

DEVELOPER'S CERTIFICATE

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. Deviation from this plan will not be made unless authorized by the Howard Soil Conservation District.

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.

Jeffrey A. Carpenter Signature 5-9-77 Date Nelson Clark Signature 5-6-77 Date

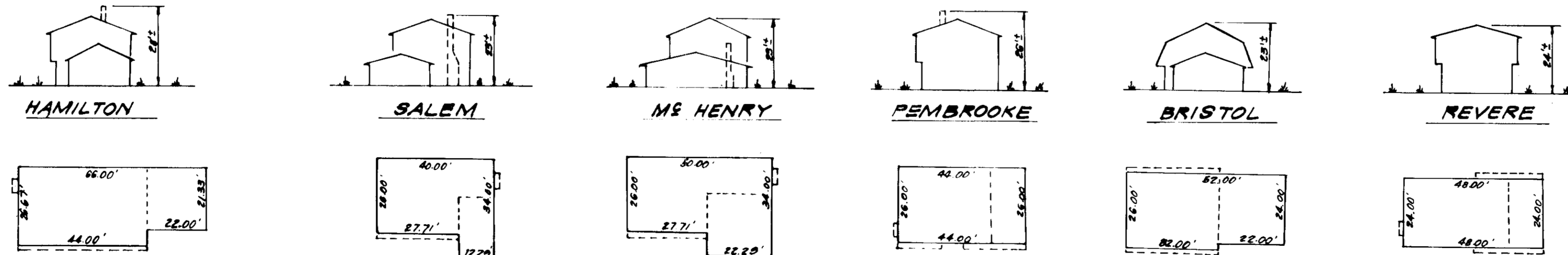
GENERAL NOTES

- 1. The Land Included in this Plan is zoned New Town (S.F.M.D.)
- 2. The Lots shown on this Plan are covered by Final Development Plan Phase 14-8 recorded in Plat Book 28, Folios 70 to 73.
- 3. All Coordinates are based on Maryland State Grid System. Elevations are based on U.S. Coast and Geodetic Survey Mean Sea Level Datum of 1929.
- 4. The Area covered in this submission is located on Tax Map No. 42.
- 5. The Total Area covered in this Plan is 1.207 Acres.
- 6. Shaker Drive is Public and Existing.
- 7. Any damage to County Owned Right of Ways or Paving shall be corrected at the developer's expense.

APPROVED PLANNING BOARD OF HOWARD COUNTY DATE 6-22-77

NOTE: For Bearings and Distances of individual lot lines See record Plat recorded as Plat 9576.

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT COUNTY HEALTH OFFICER DATE 8-19-77 APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING PLANNING DIRECTOR DATE 8-17-77 CHIEF DIVISION OF LAND DEVELOPMENT DATE 8-17-77 APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS DIRECTOR DATE 8-17-77 CHIEF BUREAU OF HIGHWAYS DATE 8-17-77



TYPICAL HOUSES No Scale



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

DESIGNED R.U.S. SITE DEVELOPMENT PLAN SEDIMENT & EROSION CONTROL PLAN LOTS 12, 23, 42, 45, 83, 103, 235-240 & 260-280 SCALE 1"=30'

DRAWN K.I.W. DRAWING 60 of 11

CHECKED G.N.C. JOB NO.

DATE May, 1977 FILE NO.

For: The Ryland Group Inc., Columbia Division Suite 200 V.O.M. Office Bldg. Columbia, Maryland 21045

SDP-77-93c See Also: H.C.-306 1241-X

NOTE: Backs of Lots 15 & 16 drain to  
 east. Sediment Basin No. 1  
 Backs of Lots 17 & 18 drain to  
 inlet in back of Lot 240.

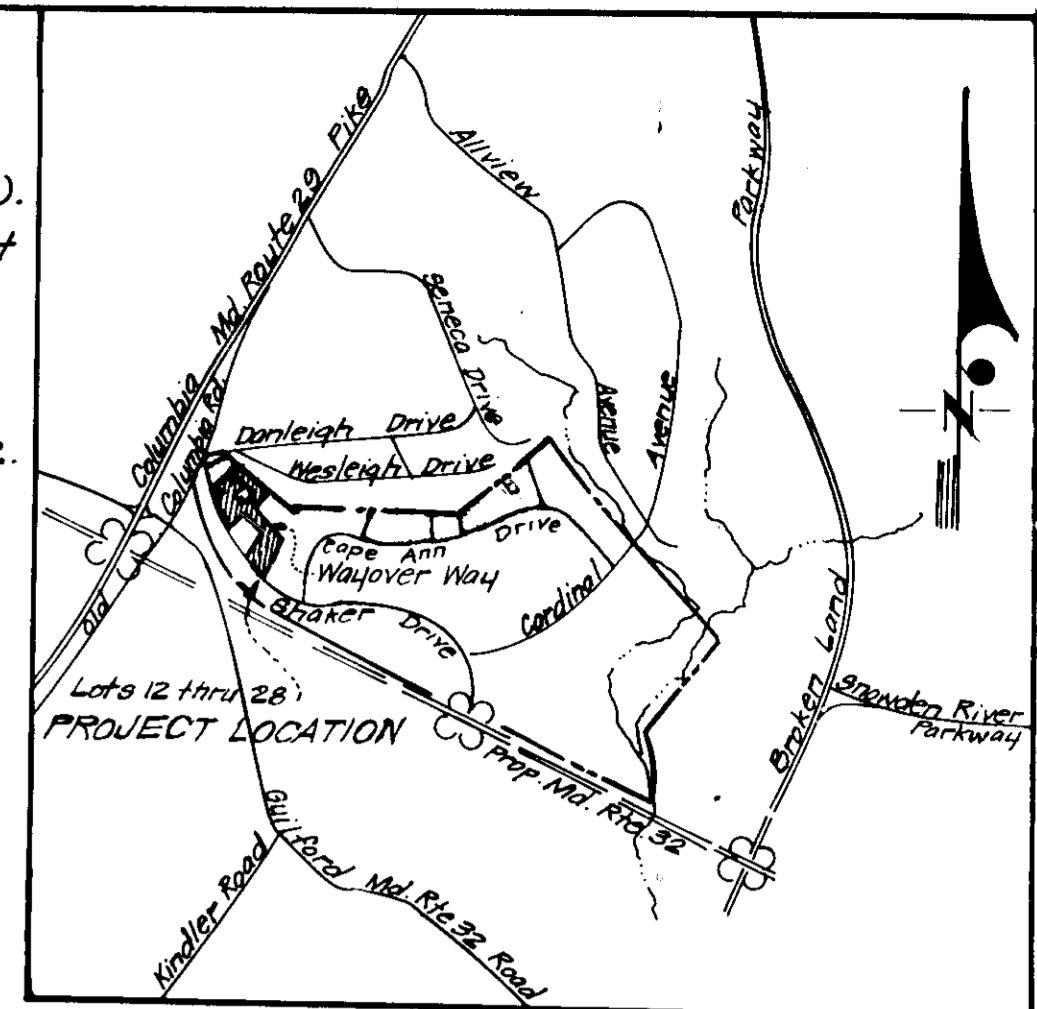
VILLAGE OF KINGS CONTRIVANCE  
 SECTION I  
 PLAT 3576  
 AREA I

LEGEND

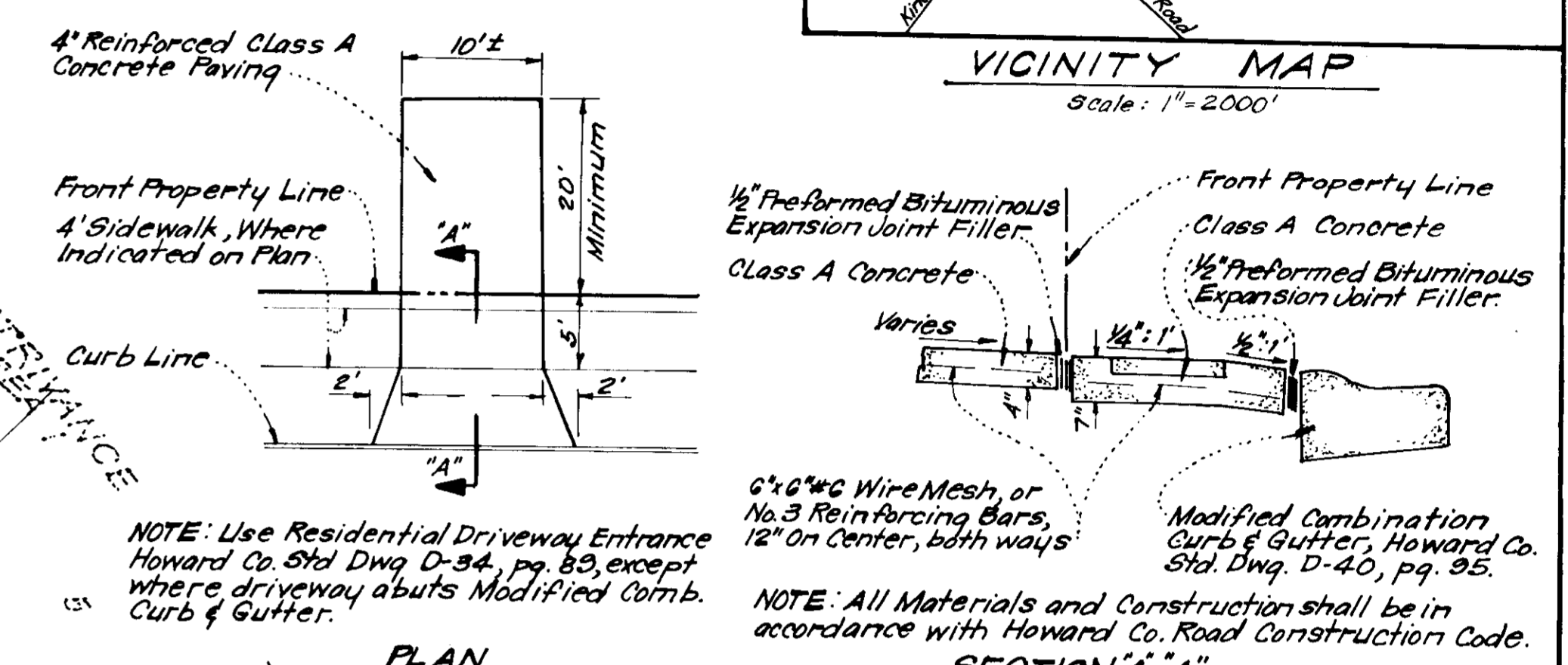
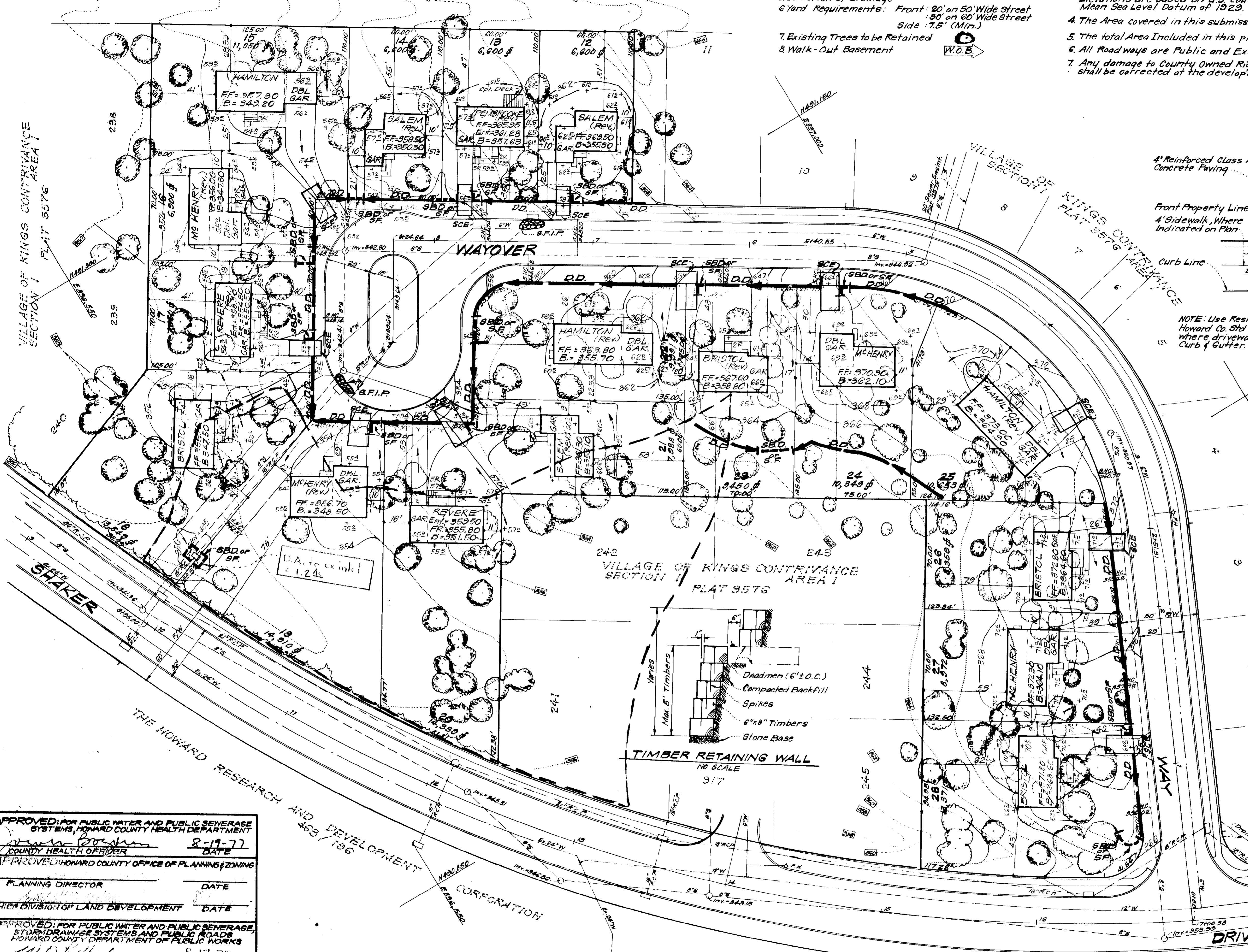
- 1 Contour Interval 2 Ft.
- 2 Existing Contour
- 3 Proposed Contour 3.52
- 4 Spot Elevation + 52.5
- 5 Direction of Drainage
- 6 Yard Requirements: Front 20' on 50' Wide Street  
 30' on 60' Wide Street  
 Side 7.5' (Min.)
- 7 Existing Trees to be Retained
- 8 Walk-Out Basement

GENERAL NOTES

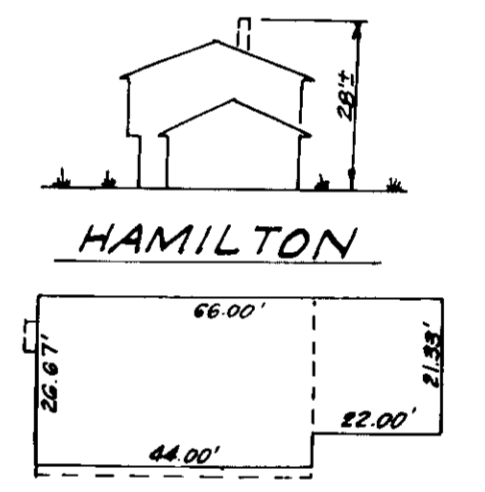
- 1 The Land Included in this Plan is zoned NewTown (S.F.M.D.).
- 2 The Lots shown on this Plan are covered by Final Development  
 Plan Phase 148 recorded in Plat Book 28, Folios 72 to 79.
- 3 All Coordinates are based on Maryland State Grid System.  
 Elevations are based on U.S. Coast and Geodetic Survey  
 Mean Sea Level Datum of 1929.
- 4 The Area covered in this submission is located on Tax Map No. 42.
- 5 The total Area Included in this plan is 3.834 Acres.
- 6 All Roadways are Public and Existing.
- 7 Any damage to County Owned Right of Ways or Paving  
 shall be corrected at the developer's expense.



VICINITY MAP  
 Scale: 1" = 2000'



SECTION A-A  
 DRIVEWAY ABUTTING MODIFIED  
 COMBINATION CURB & GUTTER  
 No Scale



Reviewed for HOWARD COUNTY S.C.D.  
 Name: *C. Wayne King*  
 Signature: *C. Wayne King*  
 Date: 9/11/77  
 U.S. Soil Conservation Service

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

*John D. Wilson* Approved 9-10-77 Date

DEVELOPER'S CERTIFICATE

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. Deviation from this plan  
 will not be made unless authorized by the Howard  
 Soil Conservation District.

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 Conserva-  
 tion District.

*Jeffrey R. Chapter* Signature 5-9-77 Date

5-9-77 Date

*G. Nelson Clark* Signature 5-4-77 Date

APPROVED  
 PLANNING BOARD  
 OF HOWARD COUNTY  
 DATE: 6-22-77



NOTE: For Bearings and Distances of individual lot line  
 See Record Plat recorded as Plat 3576.

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE  
 SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT  
*W. J. ...* 8-17-77 DATE  
 COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING  
 PLANNING DIRECTOR DATE  
 CHIEF DIVISION OF LAND DEVELOPMENT DATE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE,  
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*W. O. ...* 8-17-77 DATE  
 DIRECTOR

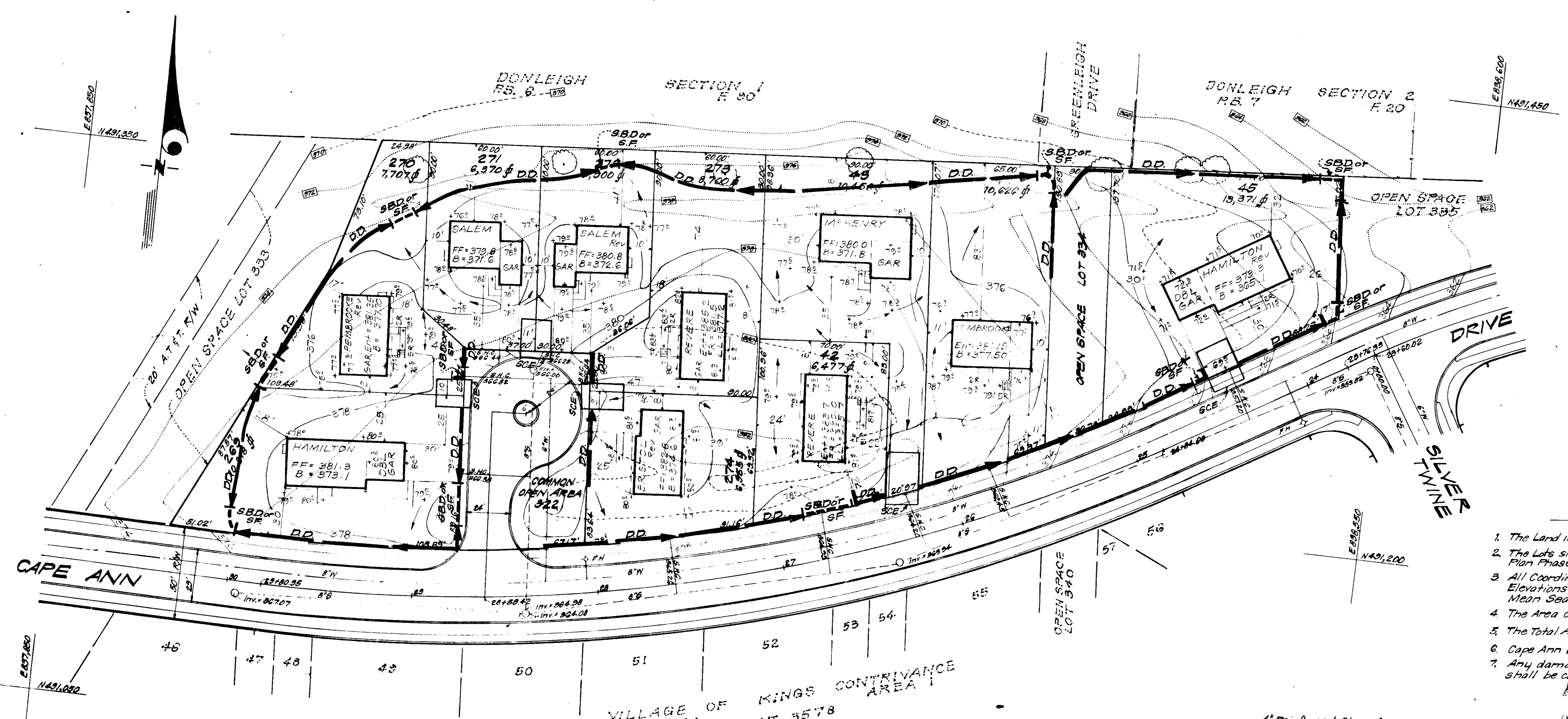
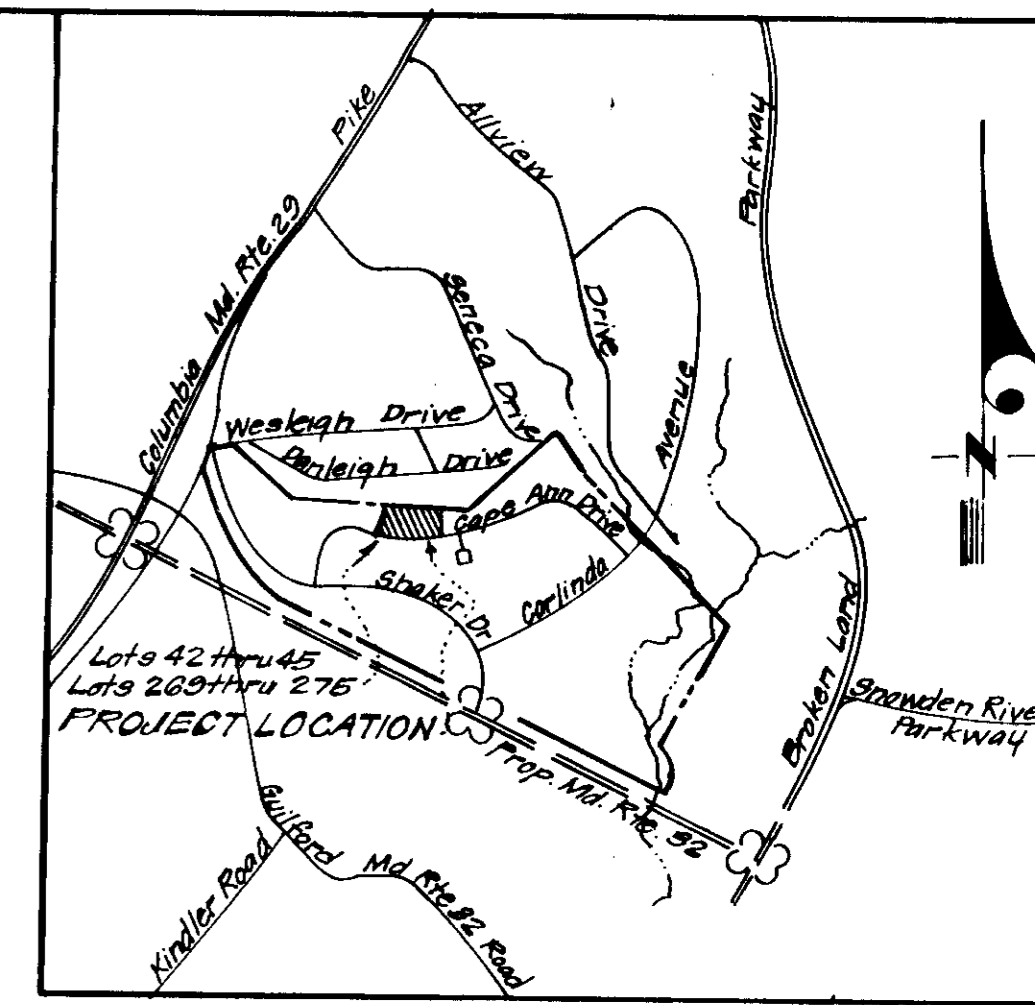
CHIEF BUREAU OF HIGHWAYS DATE

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

DESIGNED R.J.S.	SITE DEVELOPMENT PLAN SEDIMENT & EROSION CONTROL PLAN LOTS 12-23, 42-45, 83-103 235-240 & 269-280	SCALE 1" = 30'
DRAWN K.I.W.		DRAWING 7411
CHECKED G.N.C.	VILLAGE OF KINGS CONTRIVANCE SECTION I 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO.
DATE May 1977		FILE NO. 1238-SE

FOR: The Ryland Group Inc., Col. Division  
 Suite 200 V.O.M. Office Bldg.  
 Columbia, Maryland 21045

SDP-77-93c See Also 116, 117, 1241-X



**LEGEND**

1. Contour Interval 2 Ft
2. Existing Contour ---
3. Proposed Contour - - -
4. Spot Elevation +60E
5. Direction of Drainage →
6. Yard Requirement: Front: 20' on 50' Wide Street  
Side: 30' on 60' Wide Street  
Side: 7.5' (Min.)
7. Existing Trees to be Retained (Symbol)

**GENERAL NOTES**

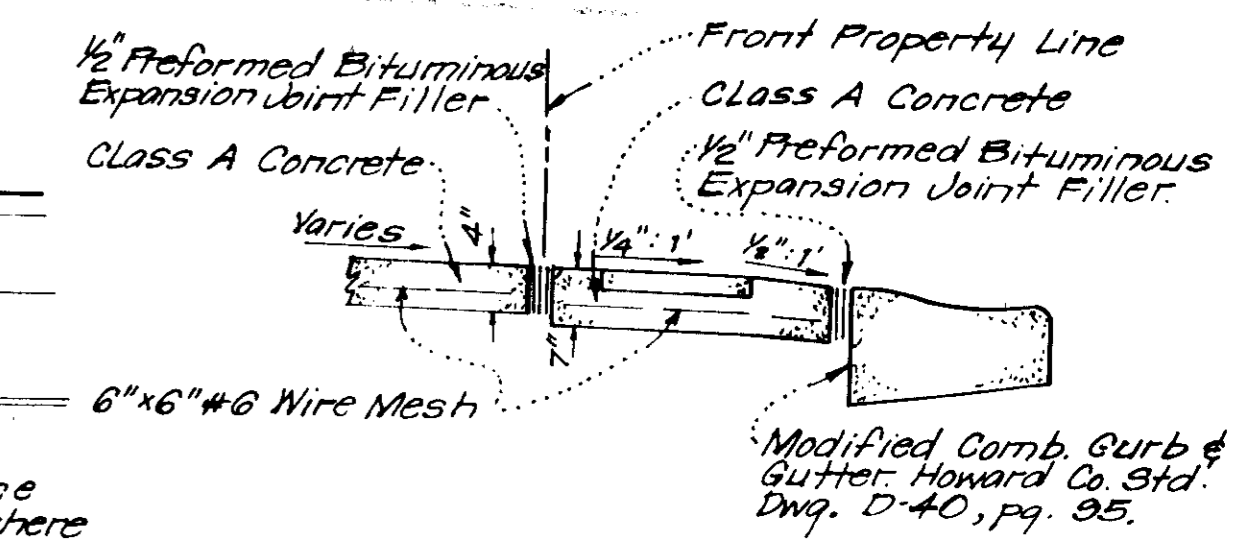
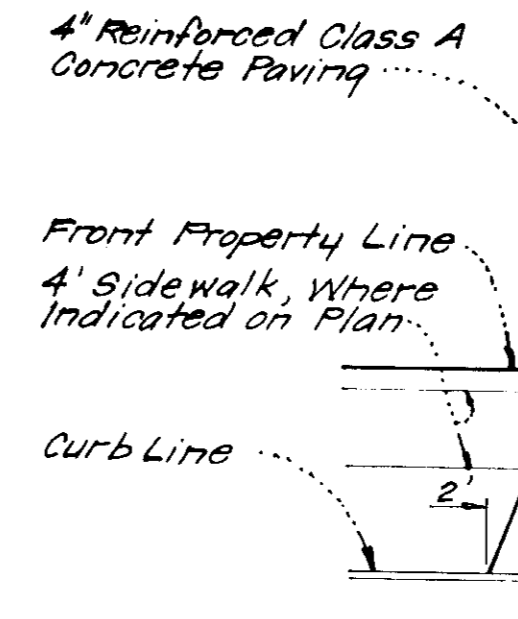
1. The Land included in this plan is zoned New Town (S.F.M.D.)
2. The Lots shown on this Plan are covered by Final Development Plan Phase 148 recorded in Plat Book 29, Folio's 70 to 79.
3. All Coordinates are based on Maryland State Grid System. Elevations are based on U.S. Coast and Geodetic Survey Mean Sea Level of 1929.
4. The Area covered in this Plan is located on Tax Map No. 42.
5. The Total Area covered in this Plan is 2.015 Acres.
6. Cape Ann Drive is Public and Existing.
7. Any damage to County Owned Right of Ways or Paving shall be corrected at the developer's expense.

APPROVED  
DATE 6-22-77

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.

**DEVELOPER'S CERTIFICATE**  
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. Deviation from this plan will not be made unless authorized by the Howard Soil Conservation District.

**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.

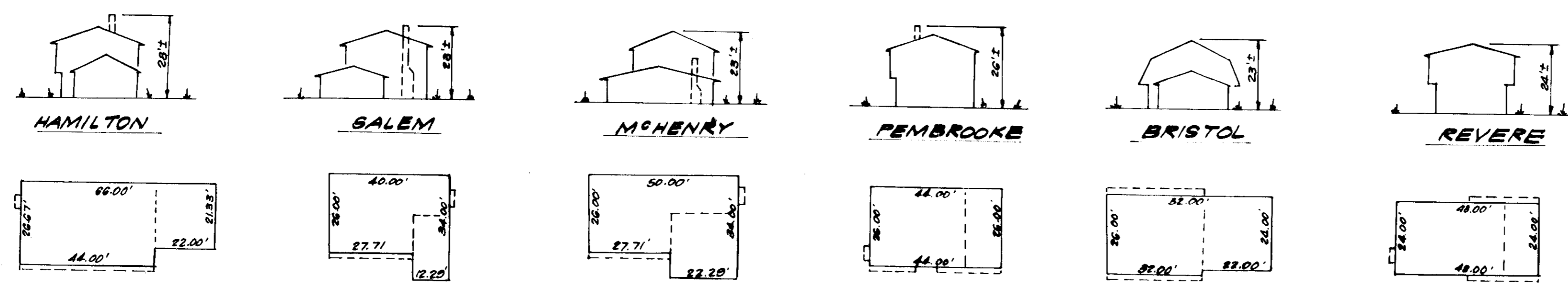


NOTE: Use Residential Driveway Entrance Howard Co. Std. Dwg. D-34, pg. 83, except where driveway abuts Modified Comb. Curb & Gutter.

NOTE: All Materials and Construction shall be in accordance with Howard Co. Road Construction Code.

**PLAN DRIVEWAY ABUTTING MODIFIED COMBINATION CURB & GUTTER SECTION "A-A"**

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT  
Signature Date  
COUNTY HEALTH OFFICER  
APPROVED FOR HOWARD COUNTY OFFICE OF PLANNING & ZONING  
Signature Date  
PLANNING DIRECTOR  
APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
Signature Date  
Signature Date



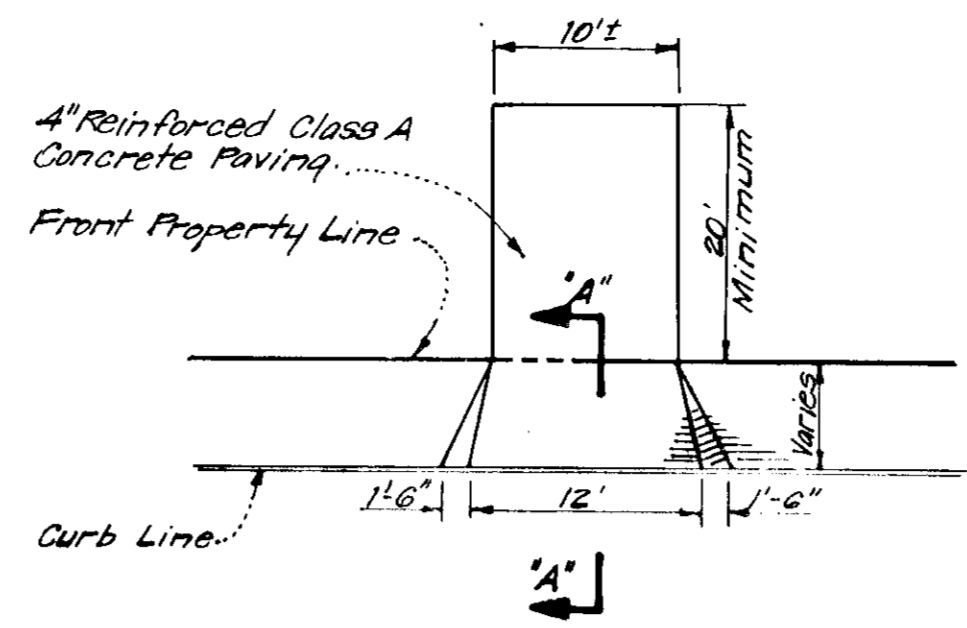
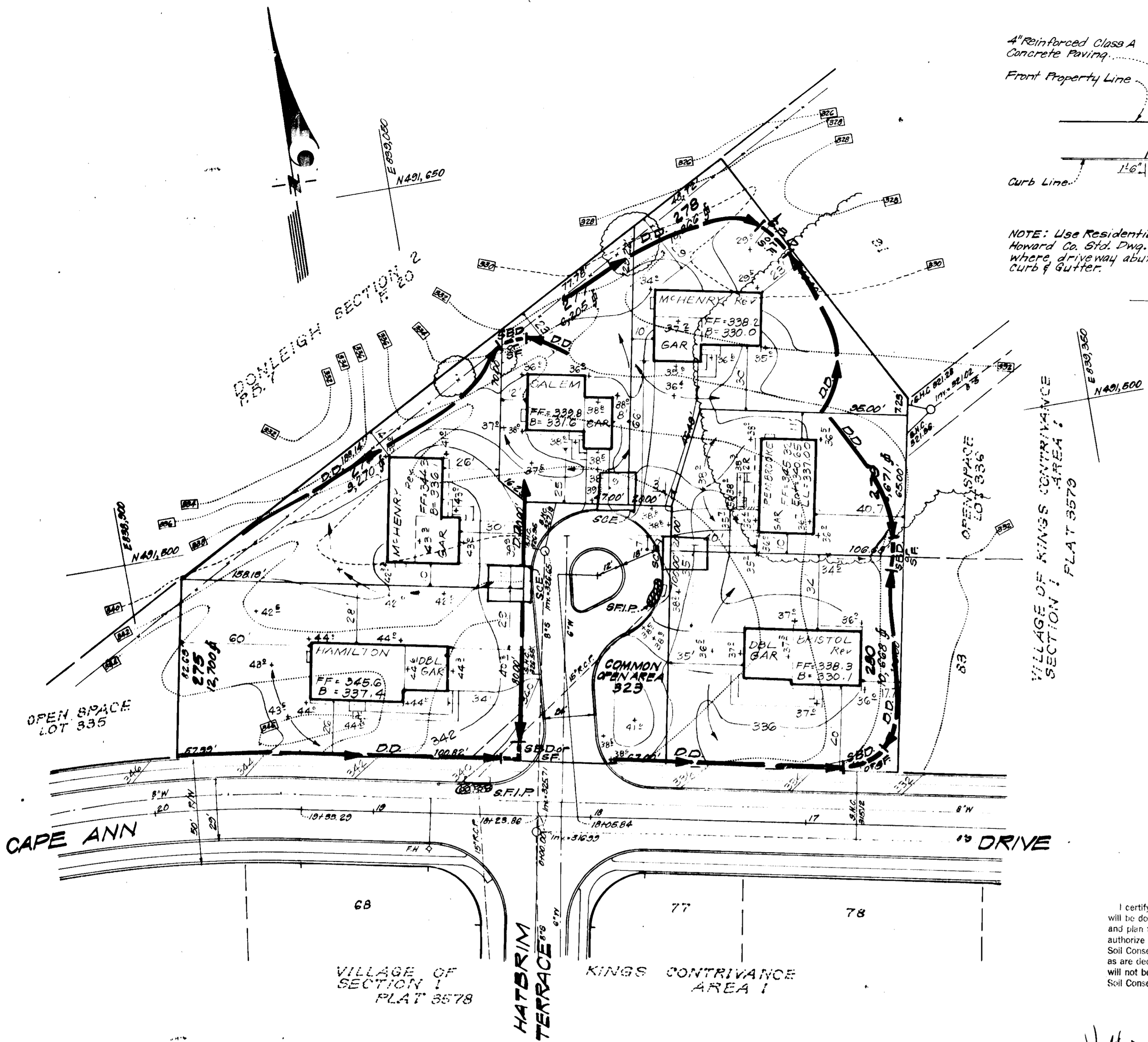
TYPICAL HOUSES No Scale



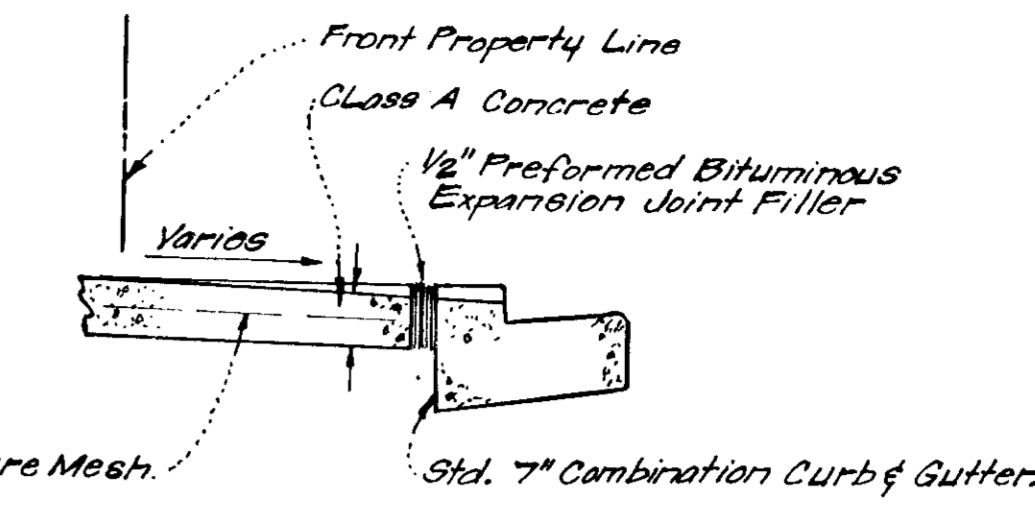
**CLARK • FINEROCK & SACKETT**  
ENGINEERS • PLANNERS • SURVEYORS  
11315 LOCKWOOD DRIVE SILVER SPRING, MARYLAND 20904 (301) 593-3400

DESIGNED R.J.S.	SITE DEVELOPMENT PLAN SEDIMENT & EROSION CONTROL PLAN LOTS 12-28, 42-45, 83-103 295-240 & 269-280 <b>COLUMBIA</b>	SCALE 1"=30'
DRAWN K.I.W.		DRAWING 8 of 11
CHECKED G.N.C.	VILLAGE OF KINGS CONTRIVANCE SECTION 1 AREA 1 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO.
DATE May, 1977	FOR: THE RYLAND GROUP INC. (Columbia Div.) Suite 200 W.O.M. OFFICE Bldg. Columbia, Maryland 21046	FILE NO. 1238-SE

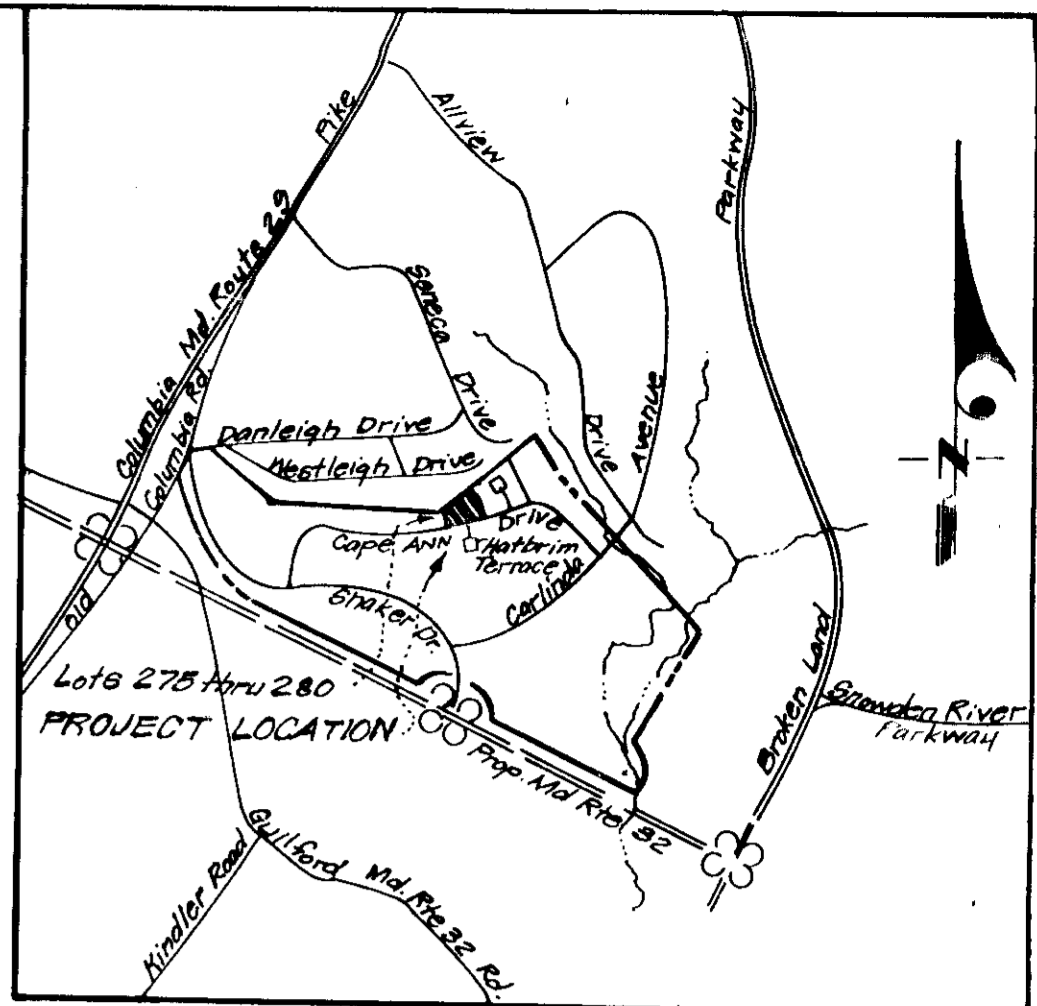




NOTE: Use Residential Driveway Entrance Howard Co. Std. Dwg. No. D-34, pg. 89. Except where driveway abuts Modified Combination Curb & Gutter.



NOTE: All Materials and Construction shall be in accordance with Howard Co. Road Construction Code.



VICINITY MAP Scale: 1" = 2000'

DRIVEWAY ENTRANCE DETAIL No Scale

LEGEND

- 1. Contour Interval 2 Ft.
- 2. Existing Contour
- 3. Proposed Contour
- 4. Spot Elevation
- 5. Direction of Drainage
- 6. Existing Trees to be Retained
- 7. Yard Requirements: Front: 20' on 50' Wide Street, 30' on 60' Wide Street; Side: 7.5' (Min.)

Reviewed for HOWARD S.C.D. Name: *Wayne Gray* Date: *8/11/77* Signature: *Wayne Gray* U.S. Soil Conservation Service

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

*John D. Meyer* Approved Date: *8-11-77*

DEVELOPER'S CERTIFICATE

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. Deviation from this plan will not be made unless authorized by the Howard Soil Conservation District.

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.

*Wayne Gray* Signature Date: *8-7-77* *G. Nelson Clark* Signature Date: *5-6-77*

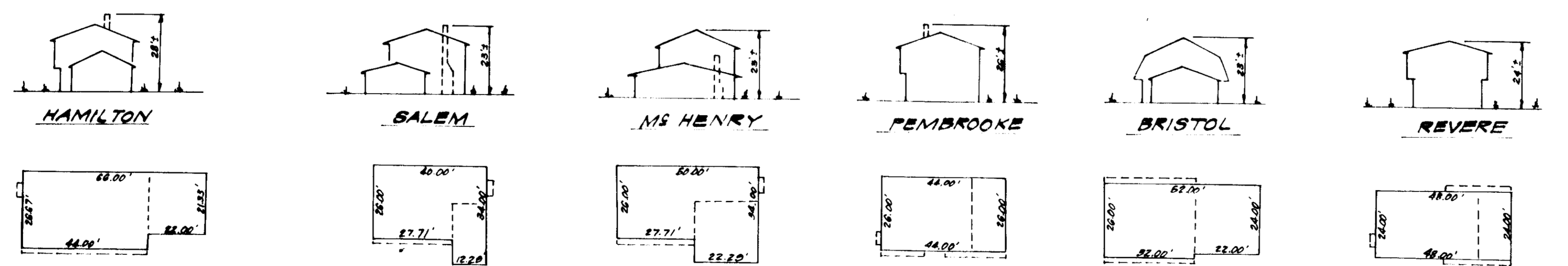
GENERAL NOTES

- 1. The Land Included in this Plan is zoned New Town (S.F.M.D.)
- 2. The Lots shown on this Plan are covered by Final Development Plan Phase 148 recorded in Plat Book 28, Folios 70 to 79.
- 3. All Coordinates are based on Maryland State Grid System. Elevations are based on U.S. Coast and Geodetic Survey Mean Sea Level Datum of 1929.
- 4. The Area covered in this is located on Tax Map No. 42.
- 5. The Total Area covered in this Plan is 1.283 Acres.
- 6. Cape Ann is Public and Existing.
- 7. Any damage to County Owned Right of Ways or Paving shall be corrected at the Developer's expense.

APPROVED BOARD OF SUPERVISORS 6-22-77

NOTE: For Bearings and Distances of Individual Lot Lines See Record Plat recorded as Plat 3578.

PUBLIC WATER AND PUBLIC SEWERAGE DEPARTMENT  
*John D. Meyer* 8-19-77  
COUNTY ENGINEER



TYPICAL HOUSES No Scale

CLARK • FINFROCK & SACKETT ENGINEERS • PLANNERS • SURVEYORS  
1700 LOCKWOOD DRIVE SUITE 100, SPRINGFIELD, MARYLAND 20781 (301) 593-2410

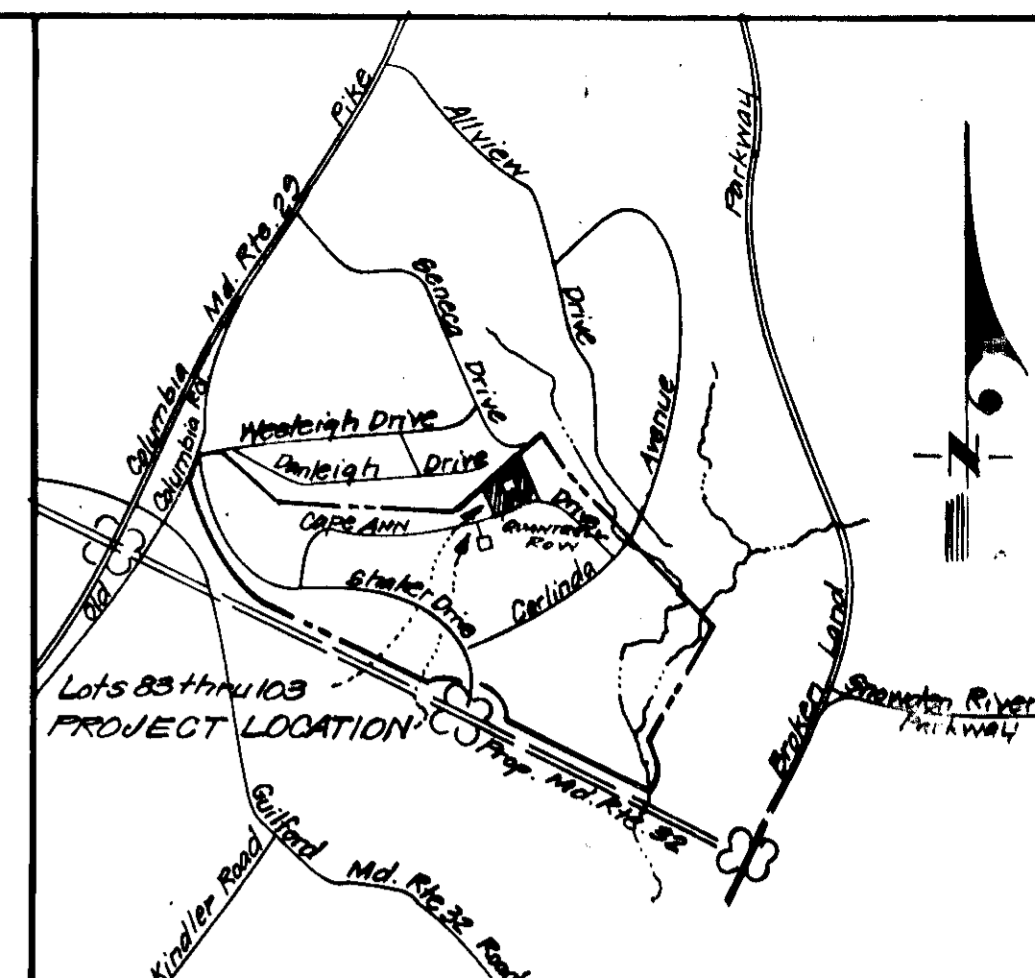
DESIGNED: R.J.S. SCALE: 1/4" = 1'-0"  
DRAWN: K.I.W. DRAWING: 9 of 11  
CHECKED: G.N.C. JOB NO.:  
DATE: May, 1977 For: THE RYLAND GROUP INC. (Columbia Div.) Suite 800, V.A.M. Office Plaza, Columbia, Maryland 21045 FILE NO.: 1238-SE

SDP-77-93c 1241-X



**LEGEND**

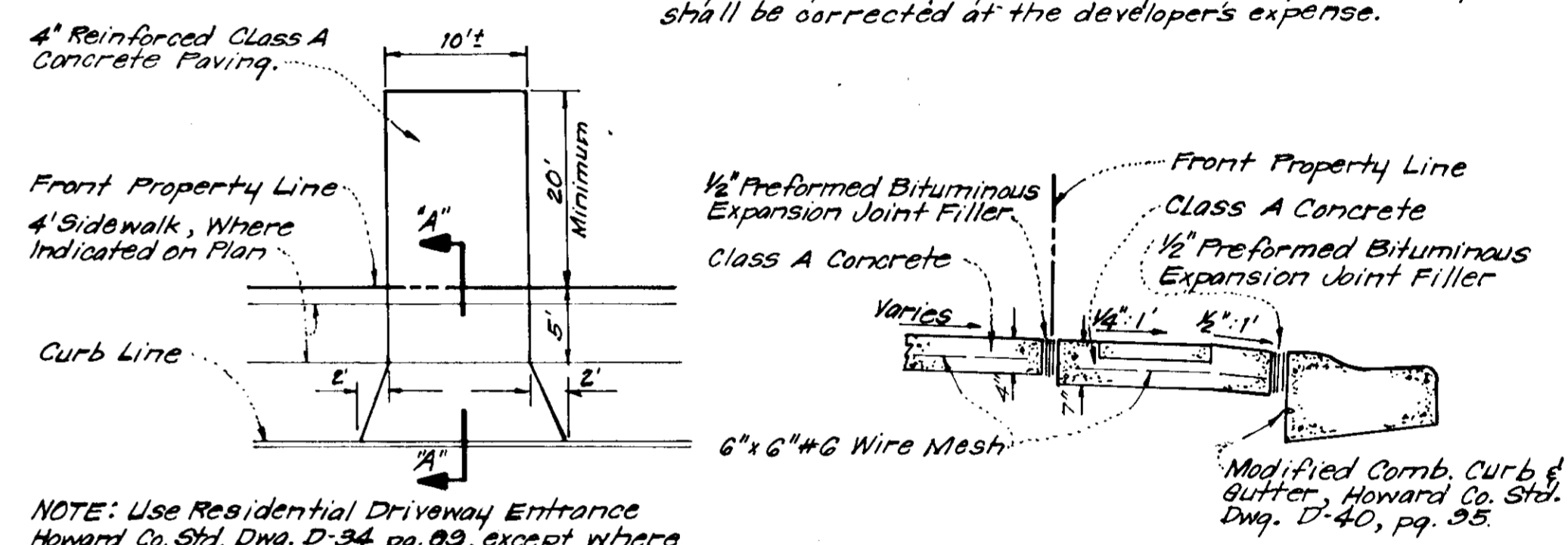
- 1. Contour Interval 2 Ft.
- 2. Existing Contour - - - - -
- 3. Proposed Contour - - - - -
- 4. Spot Elevation +10E
- 5. Direction of Drainage - - - - -
- 6. Yard Requirements: Front: 20' on 50' Wide Street  
30' on 60' Wide Street  
Back: 7.5' (Min.)
- 7. Existing Trees to be Retained



VICINITY MAP  
Scale: 1"=200'

**GENERAL NOTES**

1. The Land Included in this plan is zoned NewTown (S.F.M.R.)
2. The Lots shown on this plan are covered by Final Development Plan Phase 14-8 recorded in Plat Book 28, Folios 70 to 79.
3. All Coordinates are based on Maryland State Grid System. Elevations are based on U.S. Coast and Geodetic Survey Mean Sea Level Datum of 1929.
4. The Area covered in this plan is located on Tax Map No. 42.
5. The Total Area covered in this Plan is 3.330 Acres.
6. Cape Ann Drive and Quantrell Row are Public and Existing
7. Any damage to County Owned Right of Ways or Paving shall be corrected at the developer's expense.



NOTE: Use Residential Driveway Entrance Howard Co. Std. Dwg. D-94, pg. 89, except where driveway abuts Modified Comb. Curb & Gutter.

NOTE: All Materials and Construction shall be in accordance with Howard Co. Road Construction Code.

**PLAN DRIVEWAY ABUTTING MODIFIED COMBINATION CURB & GUTTER SECTION 'A'-A'**  
No Scale

**DEVELOPER'S CERTIFICATE**

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. Deviation from this plan will not be made unless authorized by the Howard Soil Conservation District.

*John D. Nelson* Signature  
5-9-77 Date

Reviewed for HOWARD S.C.D. Name: *John D. Nelson* and meets Technical Requirements Date: *5/11/77* U.S. Soil Conservation Service

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

**APPROVED**  
PLANNING BOARD OF HOWARD COUNTY  
DATE: 6-22-77

NOTE: For Bearings and Distances of Individual Lot Lines. See Record Plat recorded as Plat 3579.

**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.

*John Nelson* Signature  
5-4-77 Date



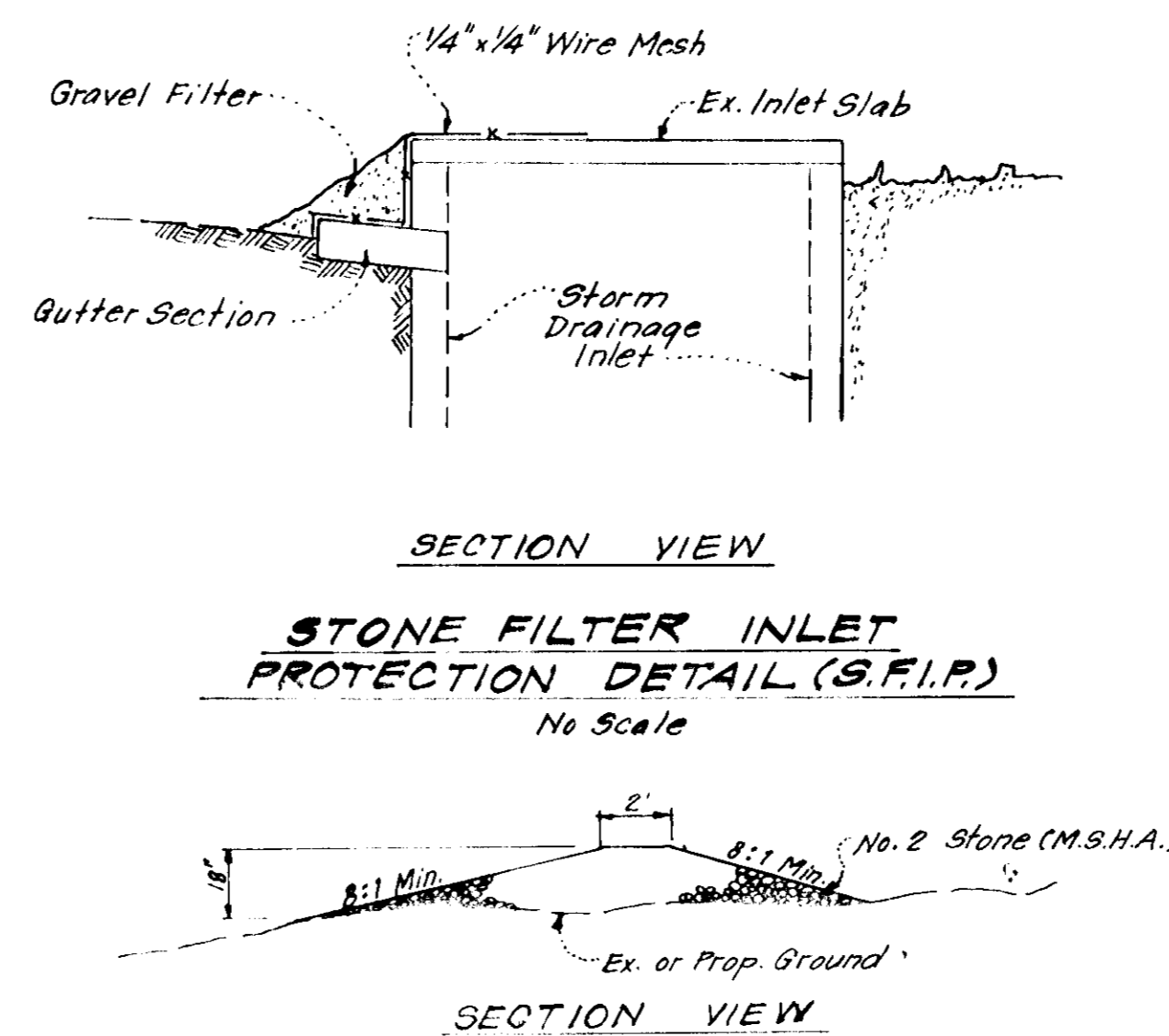
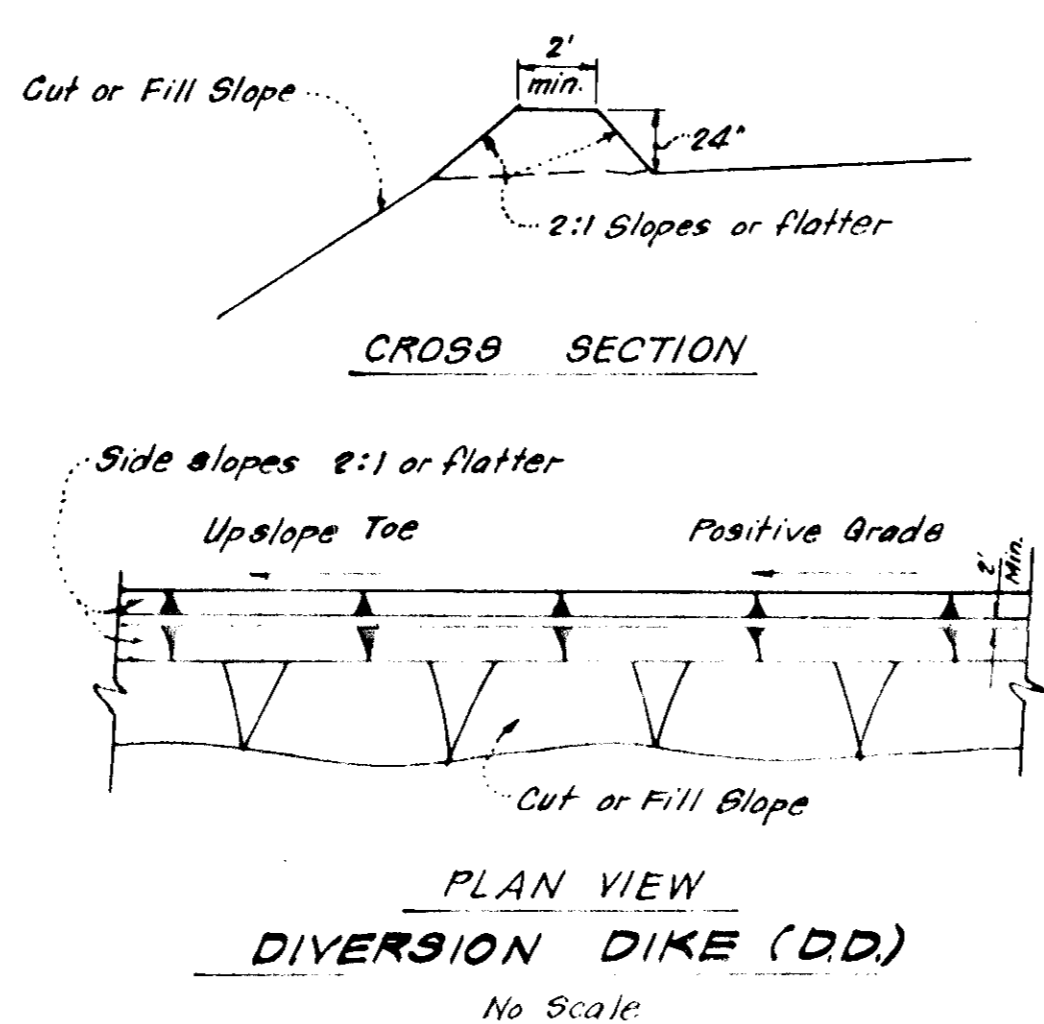
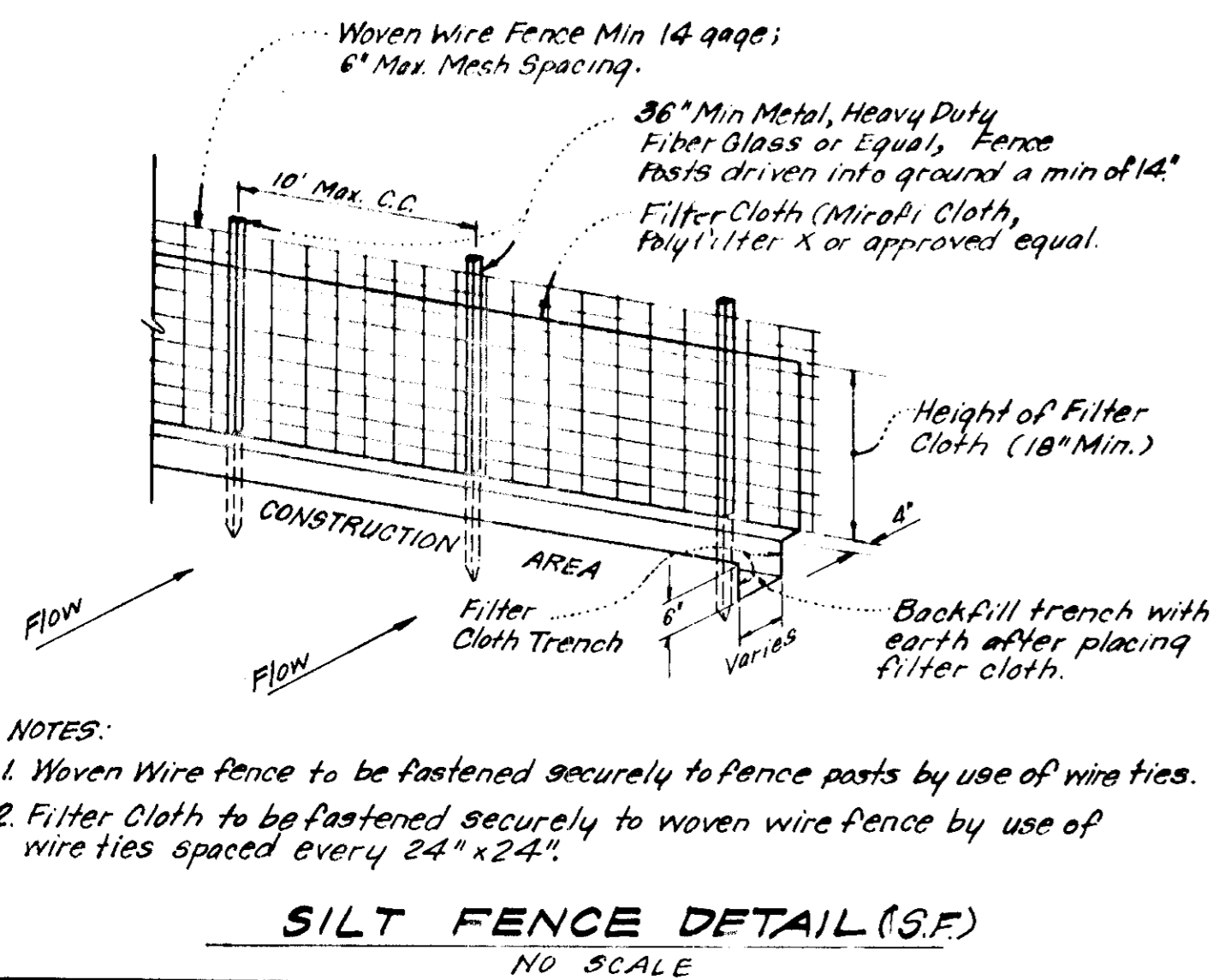
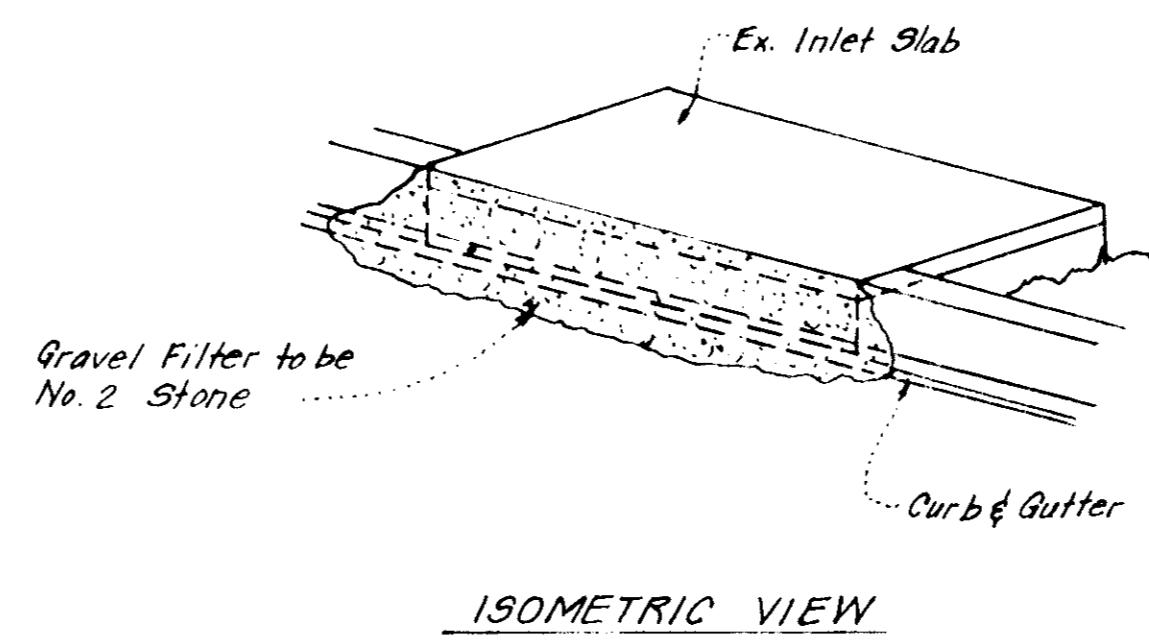
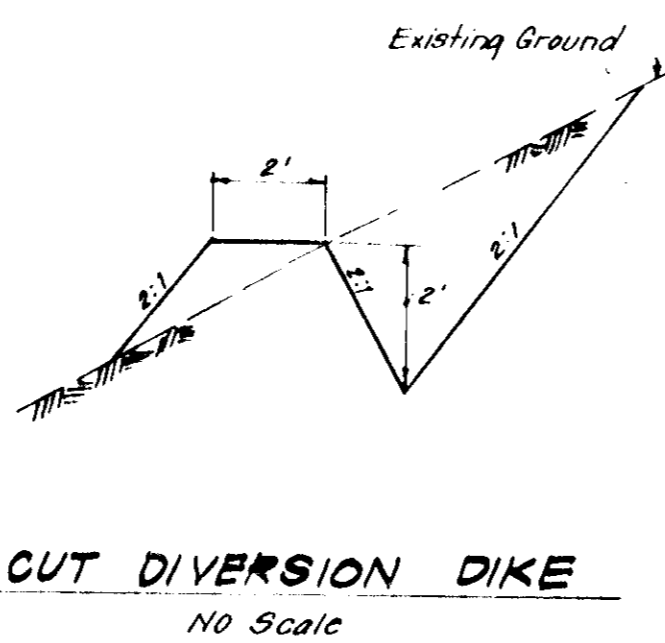
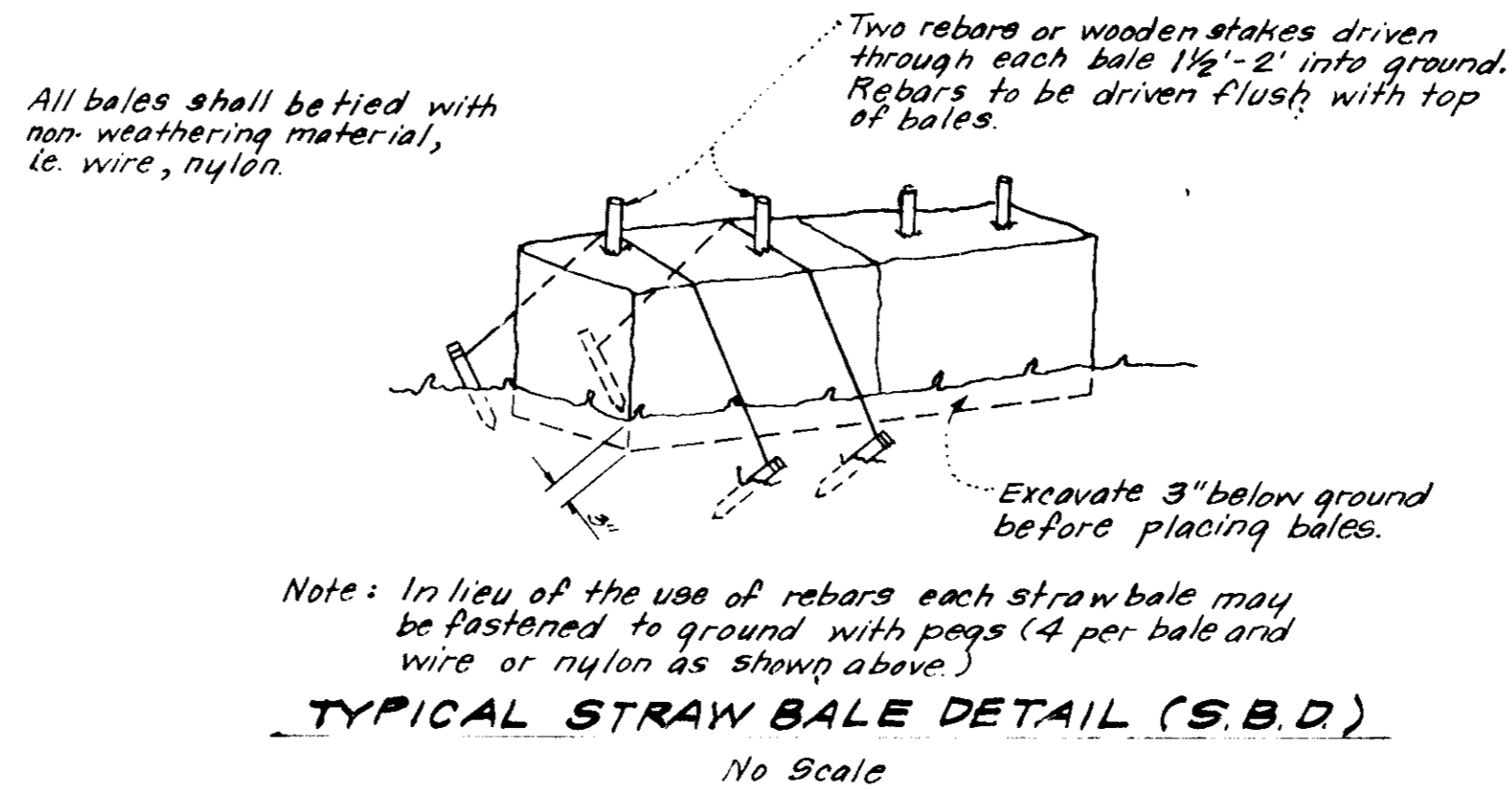
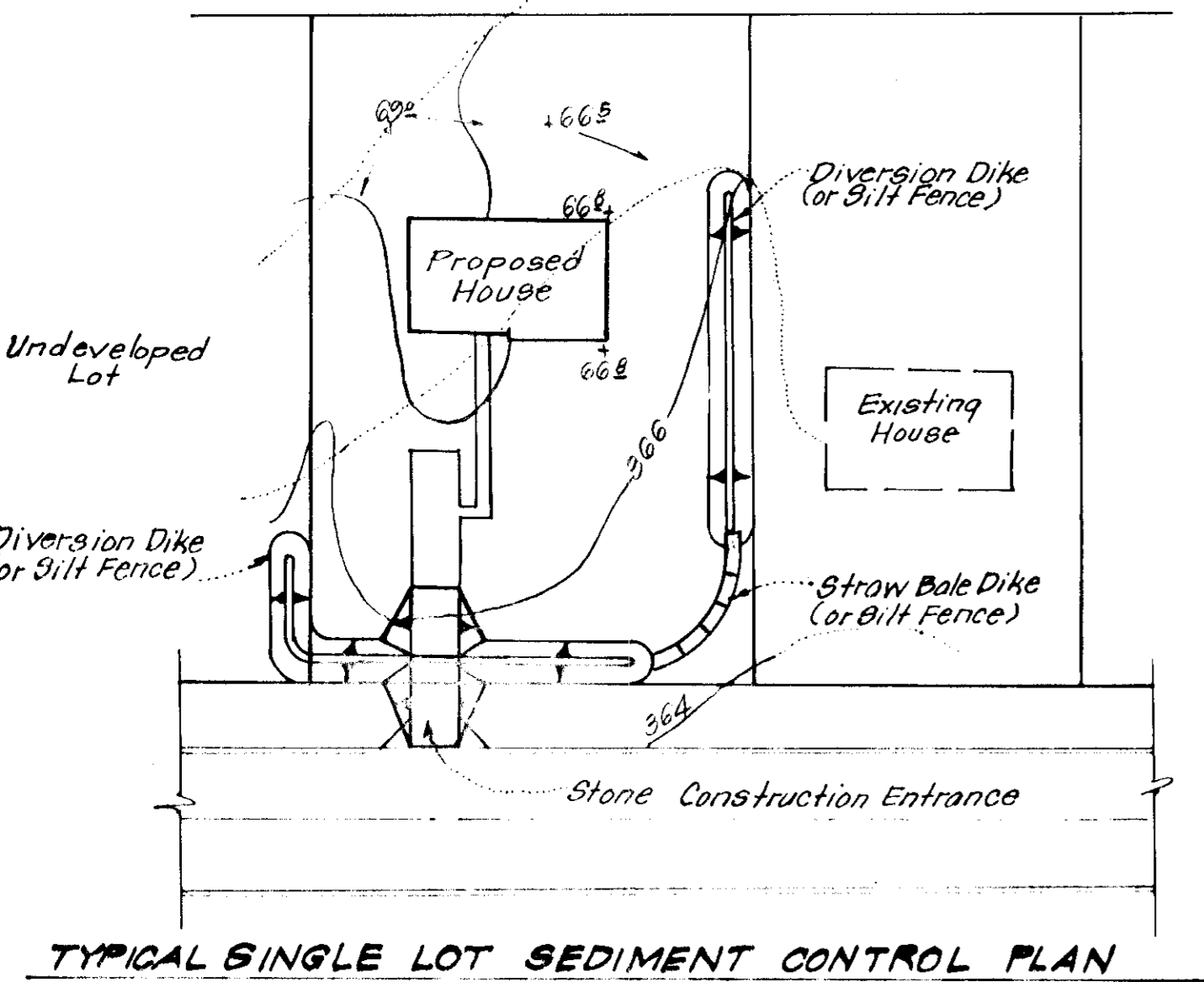
APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE  
*John Nelson* 5-19-77  
DATE

<b>CLARK • FINEROCK &amp; SACKETT</b> ENGINEERS • PLANNERS • SURVEYORS 11315 LOCKWOOD DRIVE SILVER SPRING, MARYLAND 20904 (301) 593-3400		
DESIGNED R.J.S.	<b>SITE DEVELOPMENT PLAN          SEDIMENT &amp; EROSION CONTROL PLAN          LOTS 12-28, 42-45, 83-103          235-240 &amp; 269-280</b> <b>COLUMBIA</b> VILLAGE OF KINGS CONTRIVANCE AREA 1 SECTION 1 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1"=50'
DRAWN K.I.W.		DRAWING 10 of 11
CHECKED G.N.C.	FILE NO. 1238-SE	
DATE May, 1977	For: THE RYLAND GROUP INC. (Columbia Div.) Suite 200 V.O.M. Office Bldg. Columbia, Maryland 21043	

**GENERAL NOTES**

- 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 #5 for stabilization except that the seed mixture will be annual rye applied at the rate of 1.4 lbs/1000 sq.ft.
- 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 grading shall be treated in accordance with the following Specifications:
  - Seed - certified 85% germination applied at the rate of 3lbs/1000 sq.ft. mixture - 40% Kentucky Blue, 20% Chewink Rescue, 20% Kentucky 31, and 20% Annual Rye.
  - Fertilizer - 10-10-10 applied at the rate of 23lbs/1000 sq.ft. Ground agricultural lime or dolomitic lime applied at the rate of 46 lbs/1000 sq.ft.
  - Mulch - Weed free grain straw applied at the rate of 70lbs/1000sqft. Mulch shall be secured to the ground by any approved method, i.e. asphalt tacks, chemical binder, wood chips, etc.
- 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 cleanup 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.
- Protection of stabilized area from sediment runoff shall be provided by the use of an approved sediment control device, i.e. straw bales, diversion dikes, etc.
- Site Analysis:
 

Total Area:	12.329 Acres
Area to be Roofed:	1.797 Acres
Area to be Paved:	0.892 Acres
Area to be Seeded:	7.434 Acres
Area Undisturbed:	2.206 Acres
- The Contractor shall keep all public roads free of sediment deposits left from traffic leaving construction site.
- Stabilized Construction Entrances shall be constructed at all construction entrances.
- CONSTRUCTION SEQUENCE:
  - Install Sediment and Erosion Control Devices and stabilize Diversion Dikes.
  - Excavate for foundations and rough grade.
  - Erect Structures, drive ways and sidewalks.
  - Final grade and stabilize in accordance with General Note #5.
- If Houses are to be constructed on an "As-Sold" basis of random, Single Lot Sediment Control, as shown on this sheet shall be implemented.
- It will be the Developer's responsibility, to provide additional Sediment and Erosion Control Devices to protect stabilized areas during construction.
- Total Amount of Straw Bales or Silt Fence = 720 LF.



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 fence by use of wire ties spaced every 24" x 24".

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
*[Signature]* 8-19-77  
DATE

APPROVED BY HOWARD COUNTY OFFICE OF PLANNING & ZONING  
PLANNING DIRECTOR DATE

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
DIRECTOR DATE

HOWARD COUNTY DEPARTMENT OF HIGHWAYS  
DATE

Reviewed for *HewADD* SCD  
Name  
and meets Technical Requirements  
*S. Wayne Ray* 8/11/77  
Signature Date  
U.S. Soil Conservation Service

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

*John D. Mayes* 8-11-77  
Approved Date

DEVELOPER'S CERTIFICATE  
I certify that the construction will be done according to the plan and specifications on file for this project and that I am the owner or authorized representative of the owner.  
Signature: *[Signature]* Date: 6/16/77

*John D. Mayes* 6/16/77  
Signature Date

ENGINEER'S CERTIFICATE  
I hereby certify that this plan for Erosion and Sediment Control represents a practical and workable plan based on the personal knowledge of the site and that I am a registered professional engineer in accordance with the requirements of the Howard Soil Conservation District.

*G. Nelson Clark* 6-16-77  
Signature Date



APPROVED  
6-22-77

<b>CLARK • FINEFROCK &amp; SACKETT</b> ENGINEERS • PLANNERS • SURVEYORS 11215 LOCKWOOD DRIVE • SILVER SPRING, MARYLAND 20904 • (301) 905-3400		
DESIGNED BY <b>R.U.S.</b> DRAWN BY <b>K.I.W.</b> CHECKED BY <b>G.N.C.</b> DATE June, 1977	SITE DEVELOPMENT PLAN SEDIMENT & EROSION CONTROL PLAN LOTS 12-23, 42-45, 83-103 235-240 & 265-280 <b>COLUMBIA</b> VILLAGE OF KINGS CONTRIVANCE SECTION 1 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR: THE REYLAND GROUP, INC. (Civil Division) Suite 200 W.O. Mt. Office Bldg. Columbia, Maryland 21045 SDP-77-93c sec. Also 110-306 12-21-A	SCALE As Shown DRAWINGS 116P11 JOB NO. FILE NO. 1238-SE