

**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 128 recorded in Plat
3. All coordinates are based on traverse controls for Columbia established by Maps, Inc. in 1985 by Purdum & Jeschke in 1988 which controls were tied to Maryland Bureau of Control Surveys monuments and to U.S. Coast & Geodetic Survey monuments in the Columbia area.
4. The area covered in this submission is located on Tax Map # 36
5. The total area included in this plan is 3.778 Acres.
6. All road ways are public & existing.
7. Any damage to county owned rights of way or paving shall be accorded at the developer's expense.

**LEGEND:**

- 1 Contour Interval 2.0'
- 2 Existing Contour 320
- 3 Proposed Contour 320
- 4 Spot Elevation +2.05
- 5 Direction of Drainage
- 6 Exist Trees to be Retained
- 7 Retaining Wall
- 8 \* U.L. 2284 indicates 100 Yr 1% Plan. Floodings
- 9 Walkout Basements

APPROVED  
DIVISION OF LAND DEVELOPMENT

HOWARD COUNTY, MARYLAND  
DATE 3-1-79  
JUM



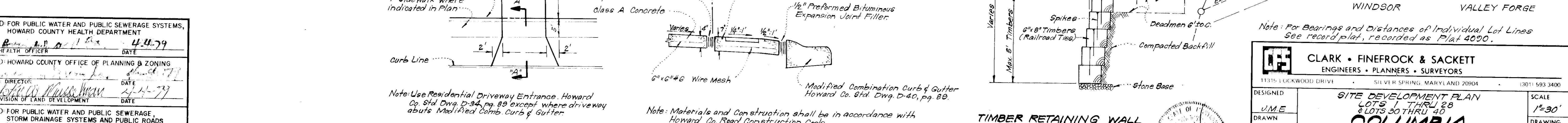
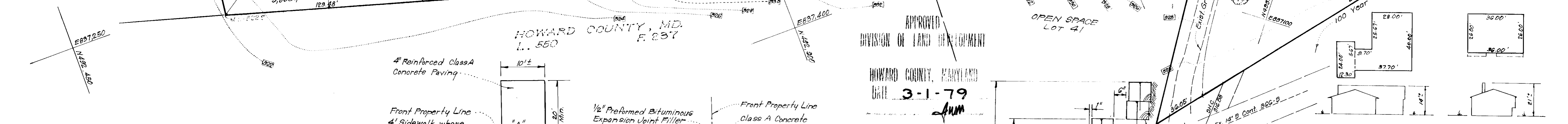
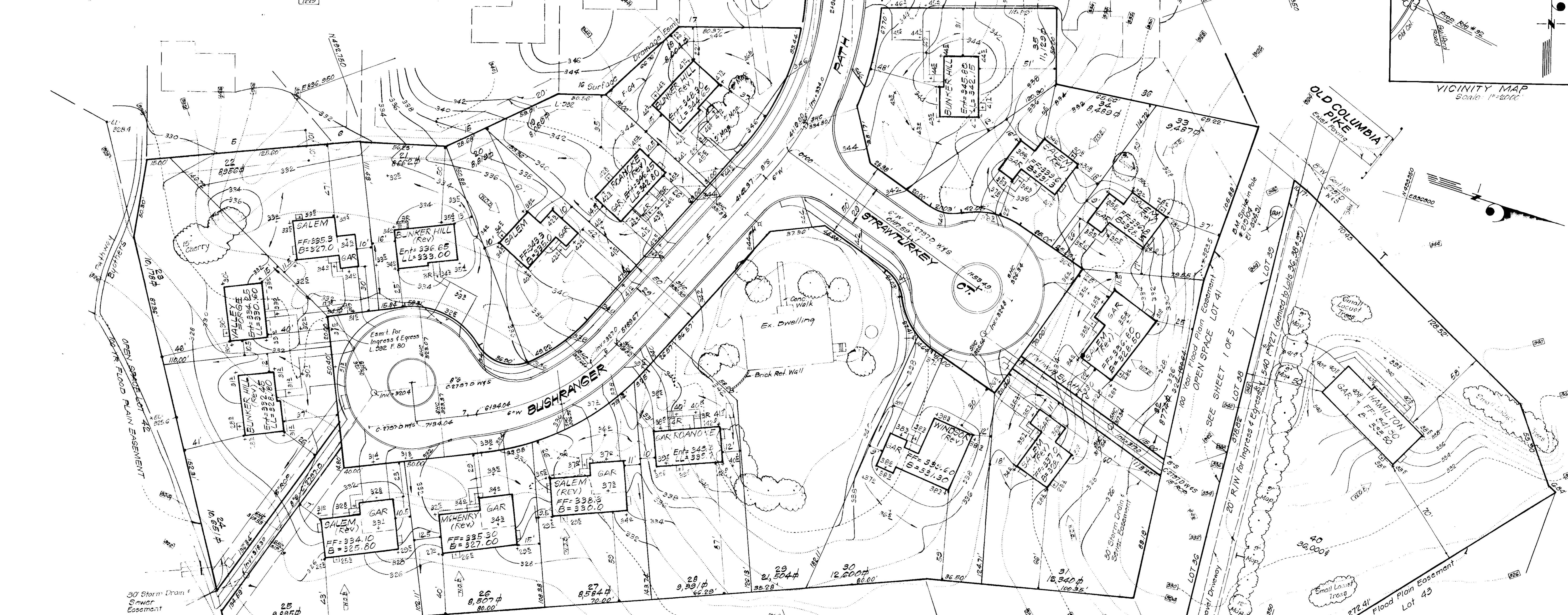
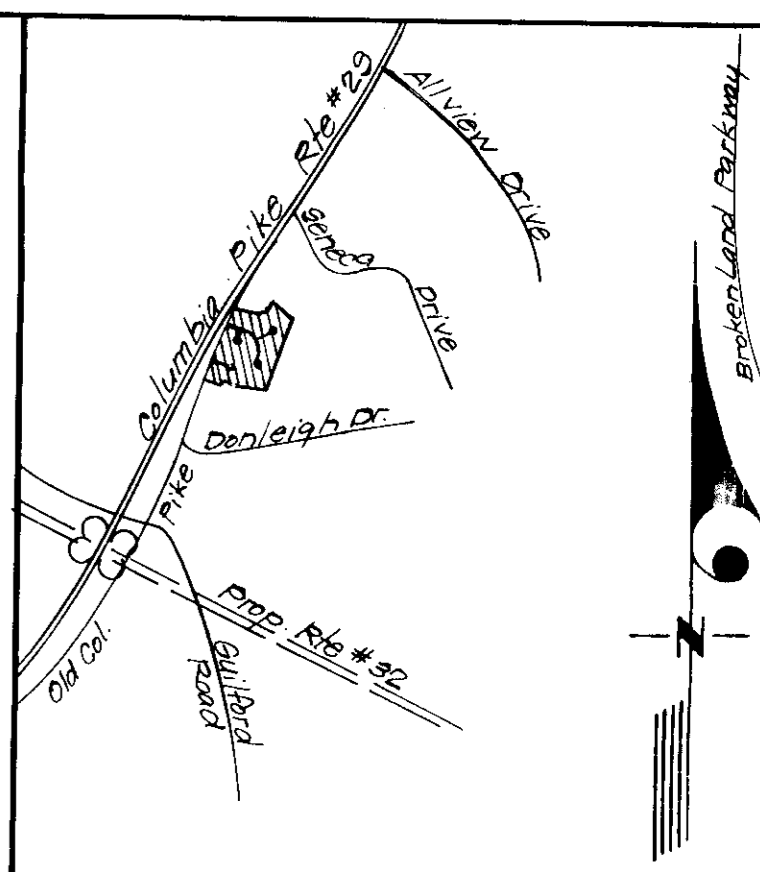
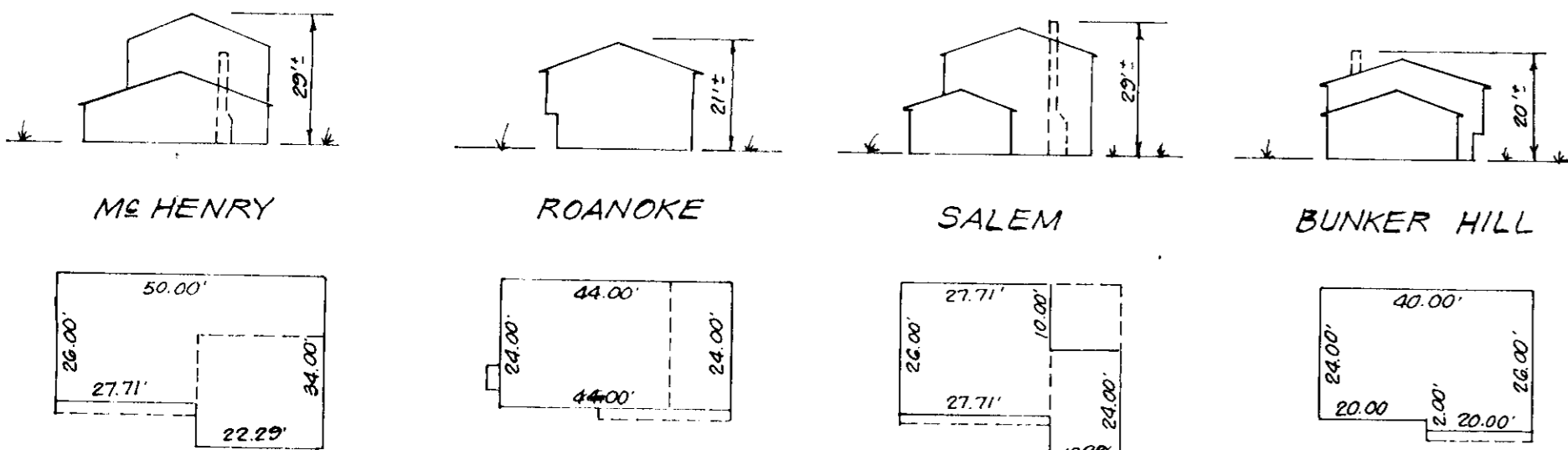
Note: For Bearings and Distances of Individual Lot Lines See Record Plat, recorded as Plat 4090

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,  
HOWARD COUNTY HEALTH DEPARTMENT  
DATE 4-4-79  
COUNTY HEALTH OFFICER

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING  
DATE 4-14-79  
PLANNING DIRECTOR

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE,  
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
DATE 4-3-79  
DIRECTOR

<b>CLARK • FINEROCK &amp; SACKETT</b> ENGINEERS • PLANNERS • SURVEYORS 11415 LURKWOOD DRIVE SILVER SPRING, MARYLAND 20904 (301) 593-3400		
DESIGNED J.M.E.	<b>SITE DEVELOPMENT PLAN</b> LOTS 1 THRU 28 & LOTS 30 THRU 40 <b>COLUMBIA</b> VILLAGE OF KINGS CONTRIVANCE SECTION 1 AREA 3 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR: THE RYLAND GROUP (COL DIVISION) 200 V.O.M. OFFICE BLDG. Columbia, Md. 21043	SCALE 1" = 30'
DRAWN K.I.W.		DRAWING 1 of 5
CHECKED J.M.E.		JOB NO.
DATE Dec, 1978		FILE NO. 1382-X



APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,  
HOWARD COUNTY HEALTH DEPARTMENT  
COUNTY HEALTH OFFICER  
DATE 4-11-79

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING  
PLANNING DIRECTOR  
DATE 4-11-79

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE  
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
DIRECTOR  
DATE 4-3-79

CHIEF BUREAU OF ENGINEERING  
DATE

APPROVED  
DIVISION OF LAND DEVELOPMENT  
HOWARD COUNTY, MARYLAND  
DATE 3-1-79  
AJM

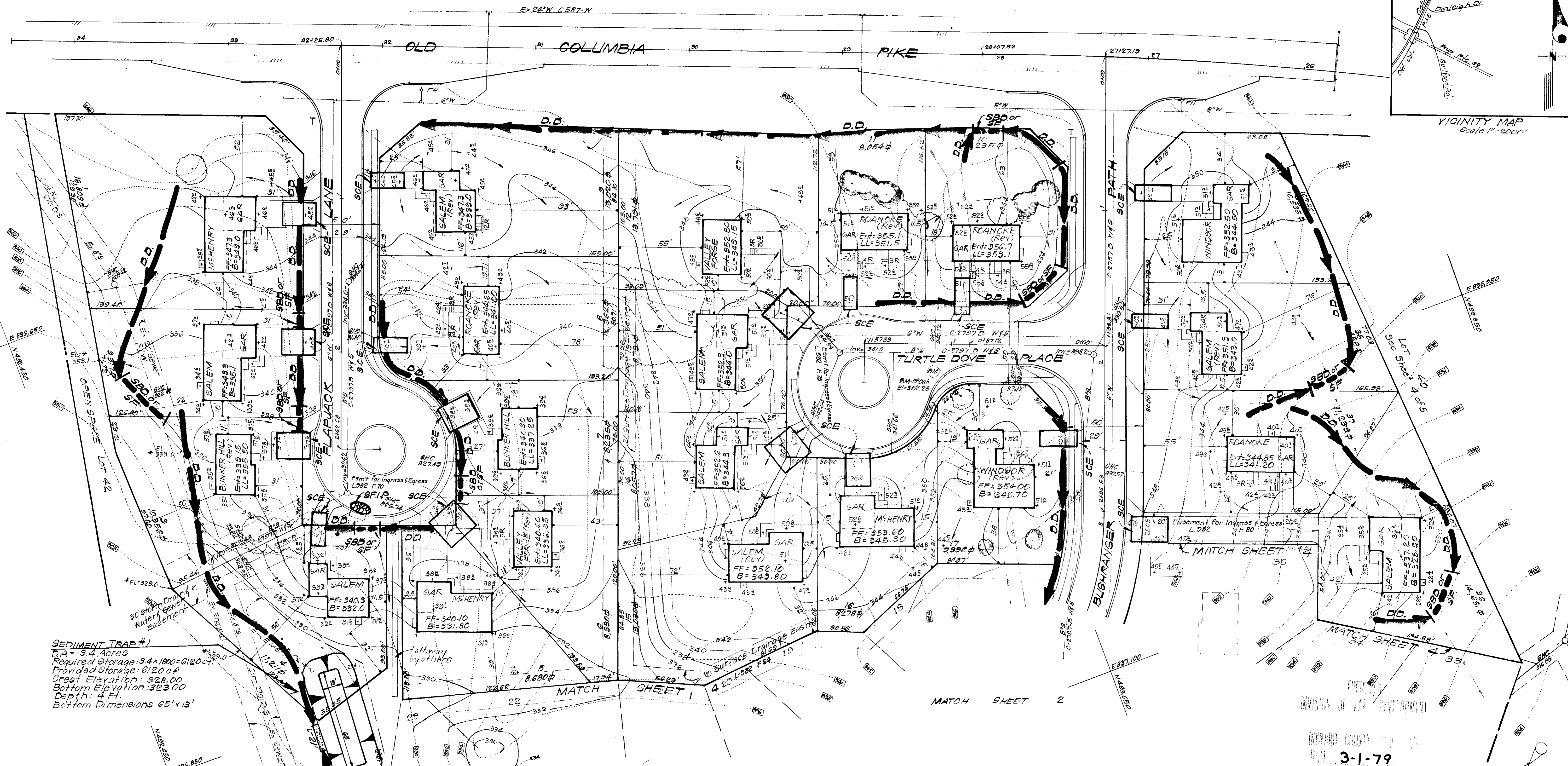
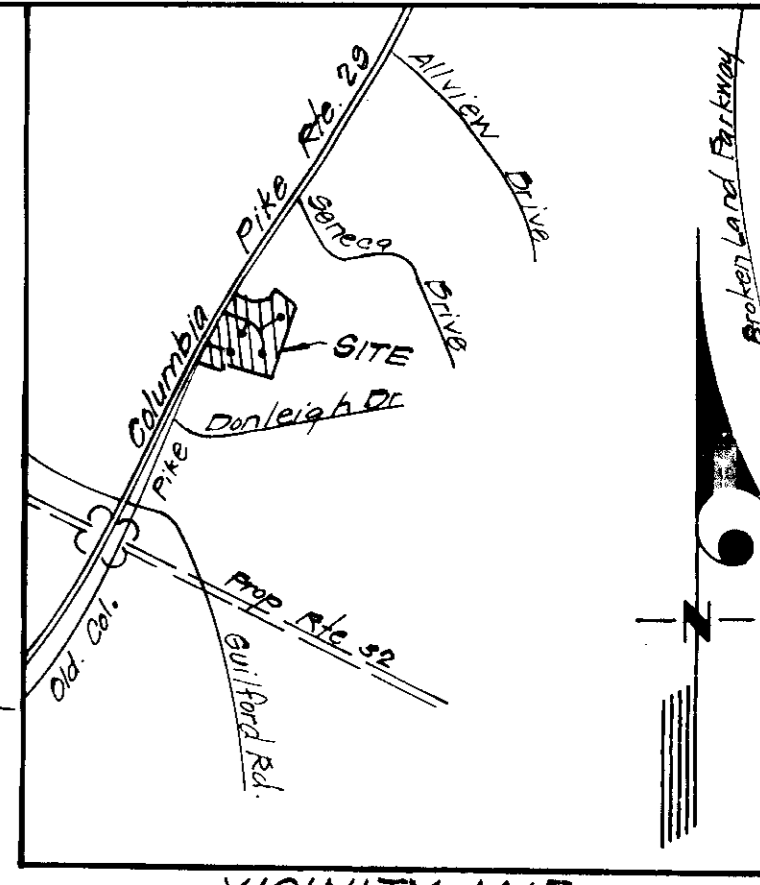
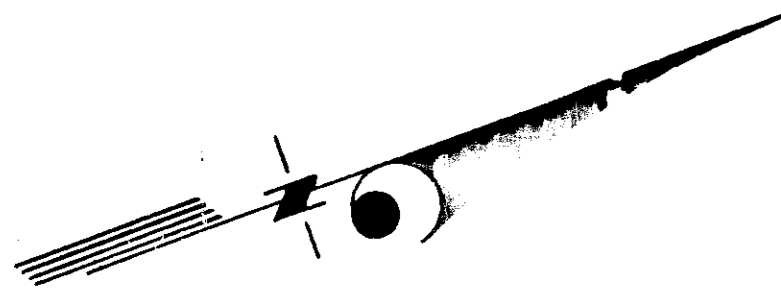
Note: For Bearings and Distances of Individual Lot Lines  
See record plat, recorded as Plat 4090.

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

DESIGNED: J.M.E.  
DRAWN: J.M.E.  
CHECKED: K.I.W.  
DATE: Dec, 1978

**SITE DEVELOPMENT PLAN**  
LOTS 1 THRU 28  
& LOTS 30 THRU 40  
**COLUMBIA**  
VILLAGE OF KINGS CONTRIVANCE  
SECTION 1 AREA 3  
6th ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
FOR: THE RYLAND GROUP (COL. DIVISION)  
Suite 200 V.O.M. OFFICE Bldg.  
Columbia, Maryland 21043

SCALE: 1"=30'  
DRAWING: 2 of 5  
JOB NO.:  
FILE NO.: 1582-X



**SEDIMENT TRAP #1**  
 DA = 3.4 Acres  
 Required Storage: 3.4 x 1800 = 6120 c.f.  
 Provided Storage: 6120 c.f.  
 Crest Elevation: 328.00  
 Bottom Elevation: 323.00  
 Depth: 4 Ft.  
 Bottom Dimensions: 65' x 13'

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

COUNTY HEALTH OFFICER: \_\_\_\_\_ DATE: \_\_\_\_\_

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING

PLANNING DIRECTOR: \_\_\_\_\_ DATE: 12-1-79

CHIEF DIVISION OF LAND DEVELOPMENT

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

DIRECTOR: \_\_\_\_\_ DATE: 4-2-79

CHIEF BUREAU OF ENGINEERING

Reviewed for \_\_\_\_\_ S.C.E.  
 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

Approved: \_\_\_\_\_ 3-31-79  
 Date

- LEGEND:**
1. Contour Interval 2 FT.
  2. Existing Contour
  3. Proposed Contour 2.0
  4. Spot Elevation +2.05
  5. Direction of Drainage
  6. Exist. Trees to be Retained
  7. Retaining Wall
  8. Diversion Dike
  9. Straw Bale Dike or Silt Fence SBD or SF
  10. Stone Filter Inlet Protection SFIP
  11. Sediment Trap
  12. Stone Construction Entrance SCE

**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  
 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.

Signature: \_\_\_\_\_ 12-28-78  
 Date  
 Lowell B. Sulgent

**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.

Signature: \_\_\_\_\_ 12-27-78  
 Date  
 Nelson Clark

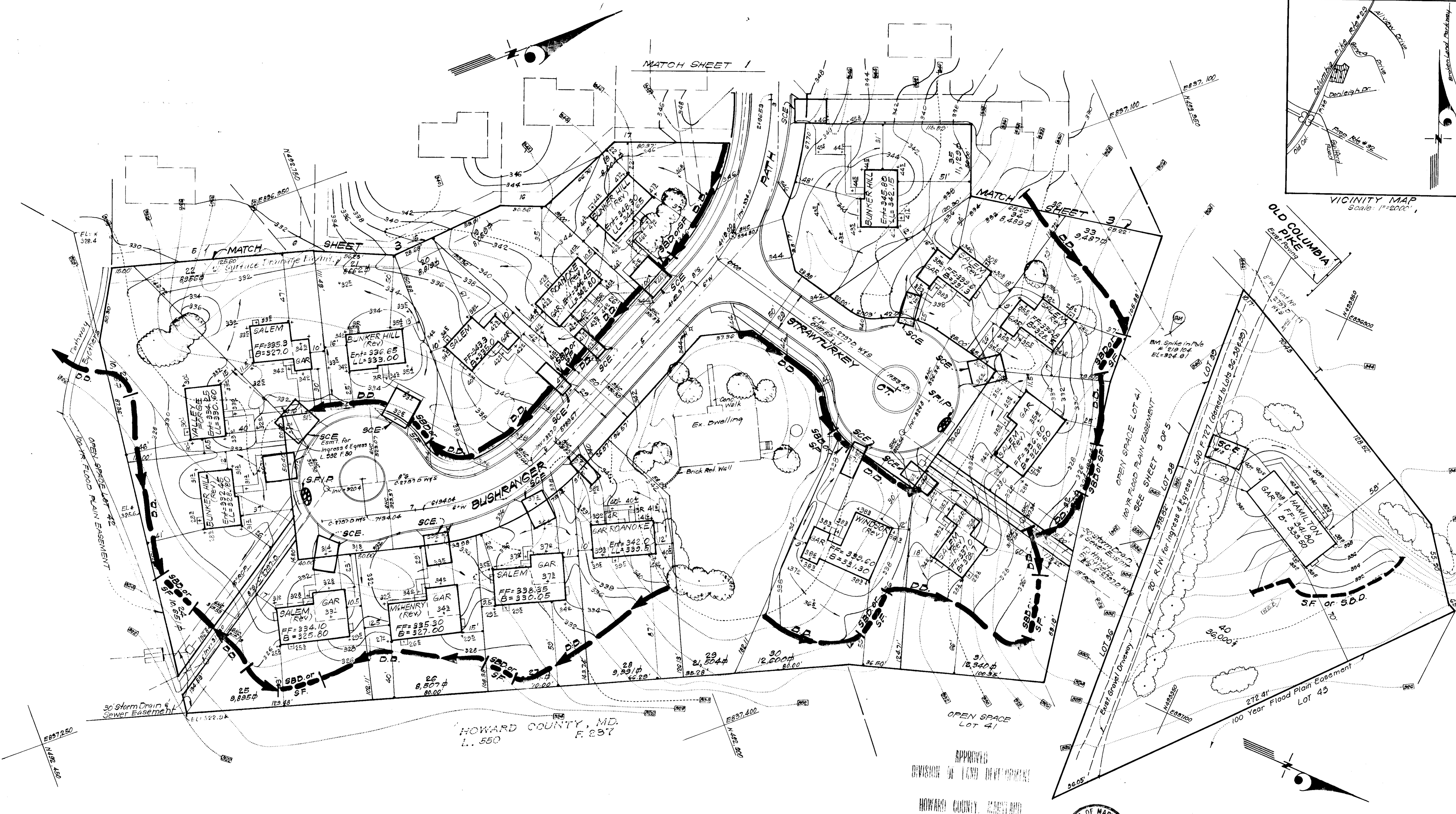
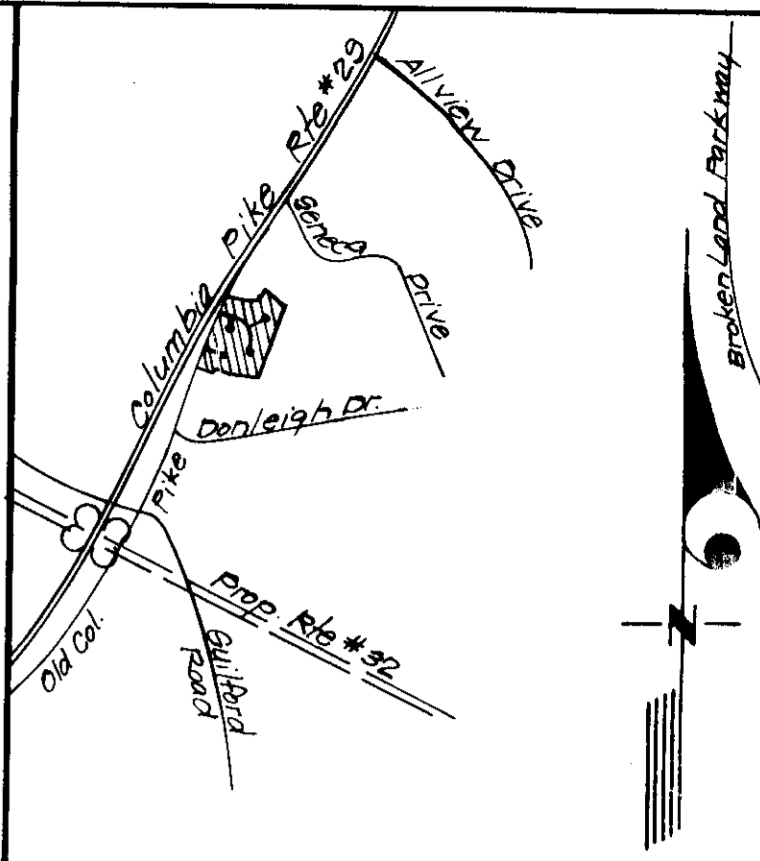


Note: For Bearings and Distances of Individual Lot Lines  
 See Record Plat, recorded as Plat. 4090

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

1315 LOCKWOOD DRIVE SILVER SPRING, MARYLAND 20904 (301) 593 3400

DESIGNED J.L.S.	<b>SITE DEVELOPMENT PLAN          LOTS 1 THRU 29 &amp; LOTS 30 THRU 40          SEDIMENT &amp; EROSION CONTROL PLAN          COLUMBIA</b> VILLAGE OF KINGS CONTRIVANCE SECTION AREA 3 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR: THE RYAN GROUP (COL DIVISION) 200 VADM OFFICE BLDG. Columbia, Md. 21043	SCALE 1" = 30'
DRAWN		DRAWING 3 of 5
CHECKED K.L.W.		JOB NO.
DATE D.B.B.		FILE NO. 1382-X
DATE Dec. 1978		SDP-79-91



HOWARD COUNTY, MD.  
L. 550

APPROVED  
DIVISION OF LAND DEVELOPMENT  
HOWARD COUNTY, MARYLAND  
3-1-79



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

COUNTY HEALTH OFFICER: \_\_\_\_\_ DATE: \_\_\_\_\_

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING

PLANNING DIRECTOR: \_\_\_\_\_ DATE: 3-1-79

CHIEF DIVISION OF LAND DEVELOPMENT

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

DIRECTOR: \_\_\_\_\_ DATE: 4-2-79

CHIEF BUREAU OF ENGINEERING

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  
is being 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.

Approved: \_\_\_\_\_ Date: 3-26-79

Signature: J.B. Sargent Date: 12-28-78  
Lowrie B. Sargent

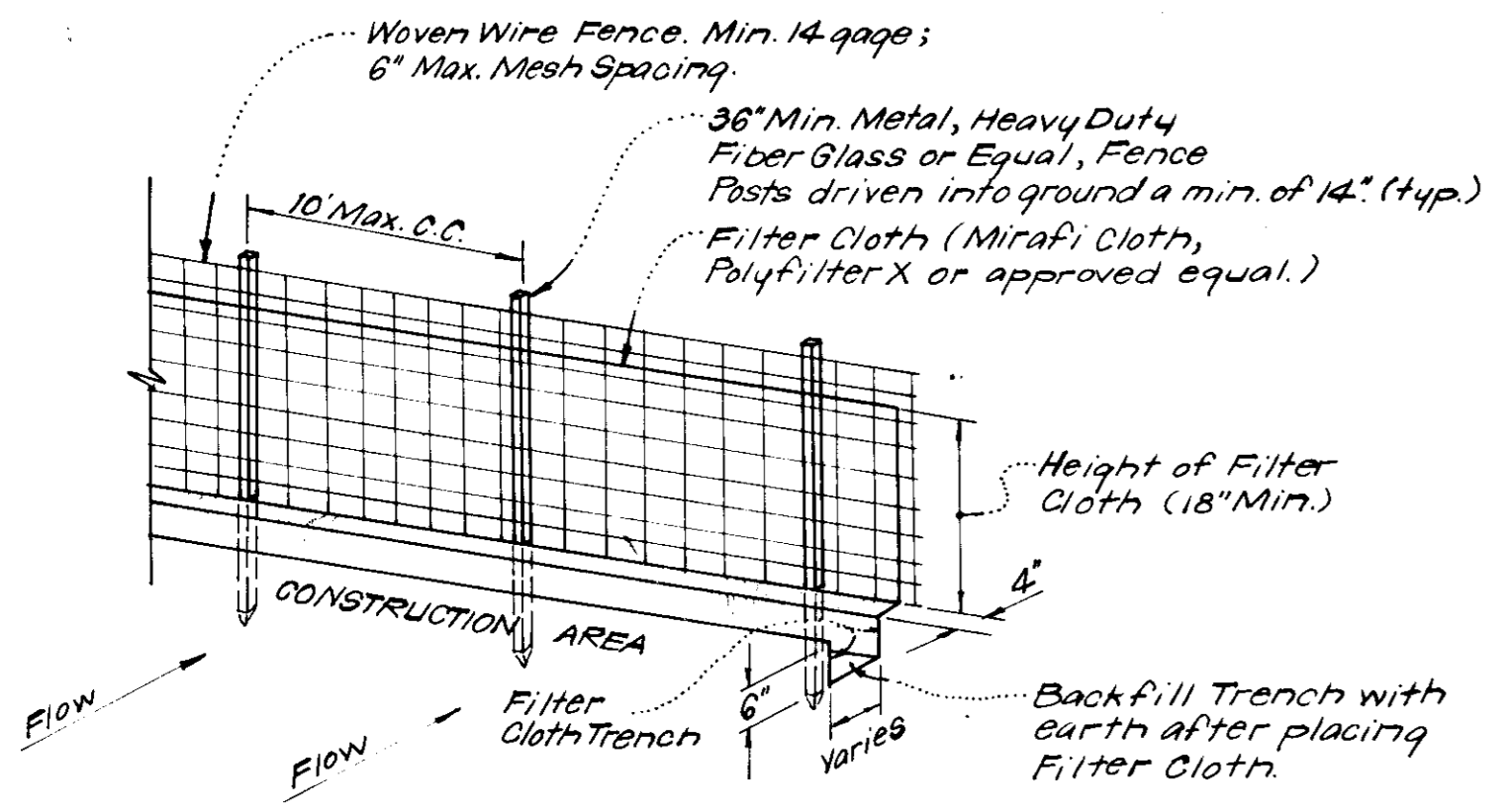
Signature: Nelson Clark Date: 12-27-78  
Nelson Clark

Note: For Bearings and Distances of Individual Lot Lines  
See record plat, recorded as Plat 4030.

<b>CLARK • FINEROCK &amp; SACKETT</b> ENGINEERS • PLANNERS • SURVEYORS 11315 LOCKWOOD DRIVE SILVER SPRING, MARYLAND 20904 (301) 593-3400		
DESIGNED	<b>SITE DEVELOPMENT PLAN</b> <b>LOTS 1 THRU 28 &amp; LOTS 30 THRU 40</b> <b>SEDIMENT EROSION CONTROL PLAN</b> <b>COLUMBIA</b> <b>VILLAGE OF KINGS CONTRIVANCE</b> <b>SECTION 1, AREA 3</b> <b>6TH ELECTION DISTRICT</b> <b>HOWARD COUNTY, MARYLAND</b> FOR: THE KYLAND GROUP (CUL DIVISION) Suite 800 V.O.M. OFFICE BLDG. Columbia, Maryland 21043 <b>SDP 79-91</b>	SCALE
DRAWN		1"=30'
CHECKED		DRAWING
DATE		JOB NO.
Dec, 1978		FILE NO.
		1882-X

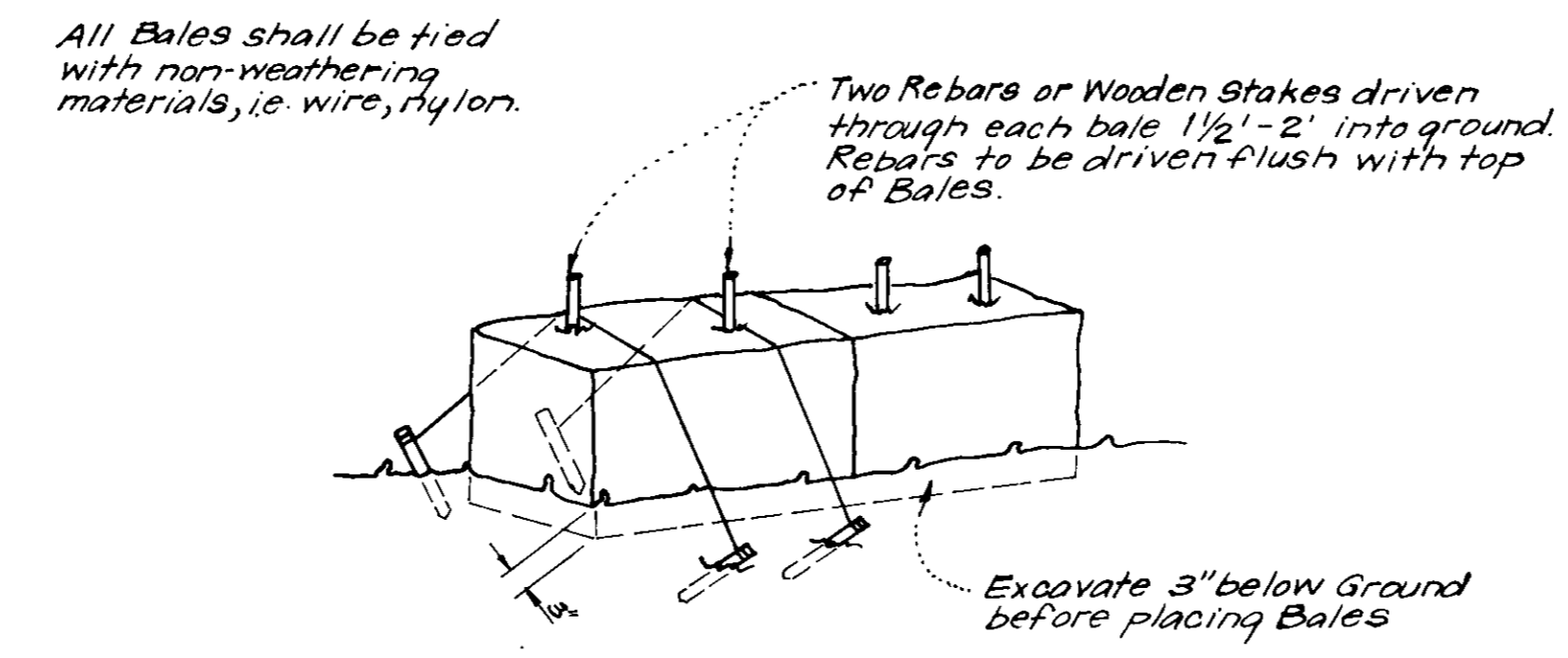
**GENERAL NOTES**

- 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 1.4 lbs/1000 sq. ft.
- Notify the Bureau of Inspections and Permits at least 24 hours 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 3 lbs/1000 sq. ft. mixture - 40% Kentucky Blue, 20% Chewing Fescue, 20% Kentucky 31, and 20% annual rye.
  - Fertilizer - 10-10-10 applied at the rate of 23 lbs/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 70 lbs/1000 sq. ft. 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 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.
- Protection of stabilized area from sediment runoff shall be provided by the use of an approved Sediment Control Device, i.e. straw bale, diversion dike, etc.
- The Contractor shall keep all public roads free of sediment deposits left from traffic leaving construction site.
- Stabilized Construction Entrances shall be placed at all construction entrances.
- SITE ANALYSIS:**
  - Total Area = 2.778 Acres
  - Area to be Roofed = 1.575 Acres
  - Area to be Paved = 0.507 Acres
  - Area to be Seeded = 5.859 Acres
  - Area Undisturbed = 1.837 Acres
- CONSTRUCTION SEQUENCE:**
  - Install Sediment & 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 Note # 6.
- If Houses are to be constructed on an "As Sold" basis at random, Single Lot Sediment Control, as shown on this sheet, shall be implemented.
- It will be the Developer's responsibility to provide additional Sediment & Erosion Control Devices to protect stabilized areas during construction.
- Total Amount of Straw Bales or Silt Fence shown = 610 L.F.



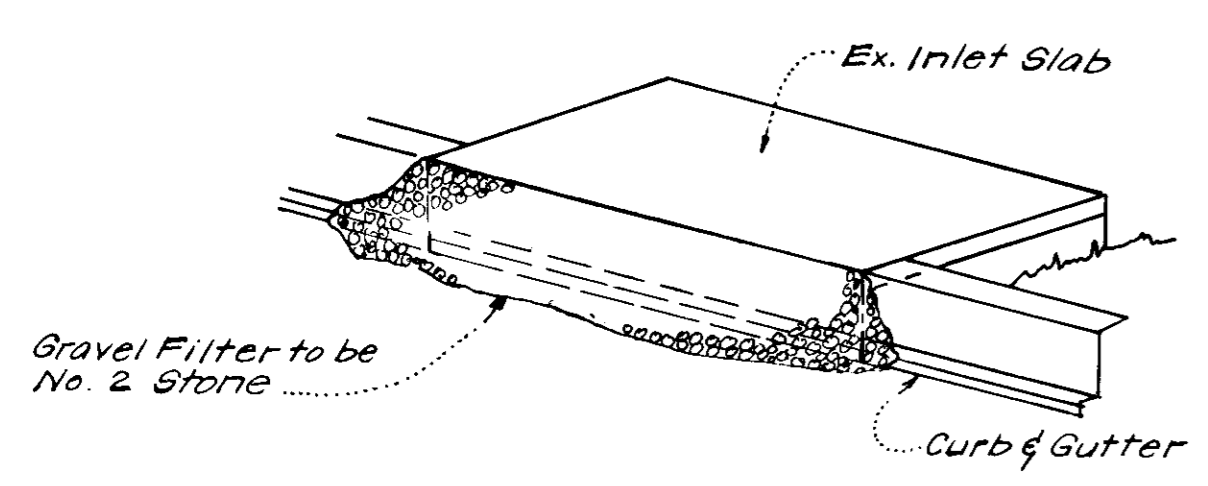
**NOTES:**  
 1. Woven Wire Fence to be fastened securely to fence posts by use of wire ties.  
 2. Filter Cloth to be fastened securely to woven wire fence by use of wire ties spaced every 24" x 24".

**SILT FENCE DETAIL (S.F.)**  
 No Scale

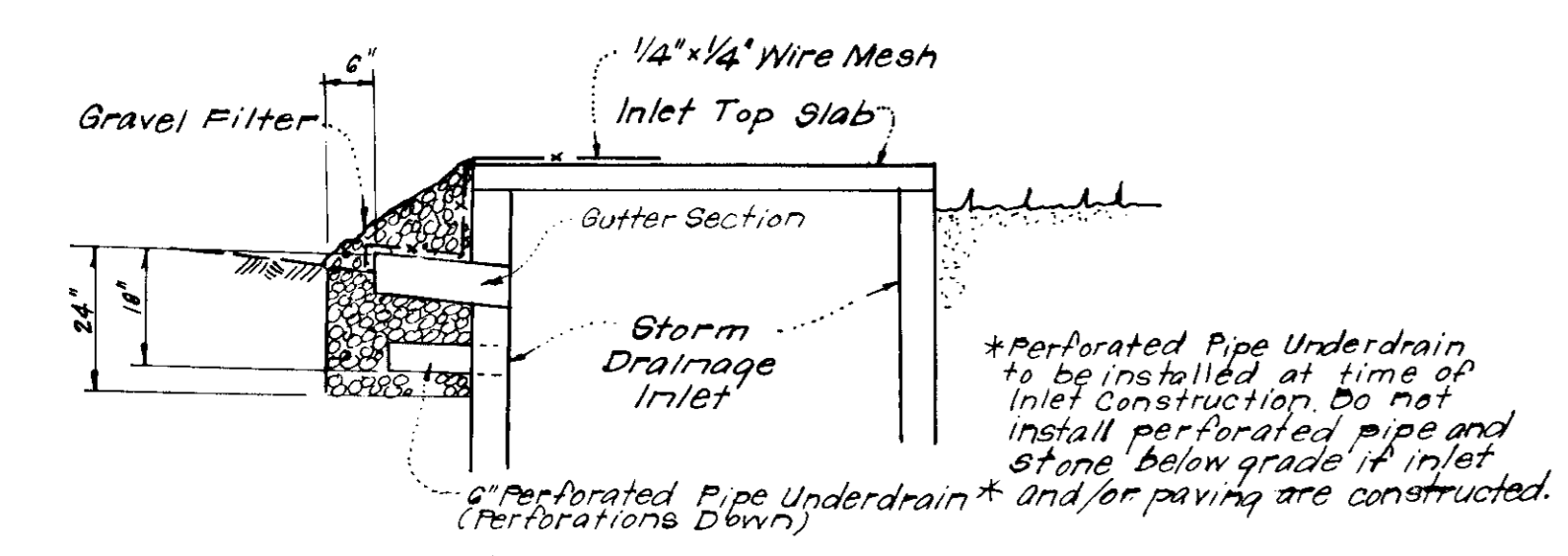


**NOTE:**  
 1. In lieu of the use of rebar each Straw Bale may be fastened to ground with pegs (4 per bale and wire or nylon as shown above).

**TYPICAL STRAW BALE DETAIL (S.B.D.)**  
 No Scale

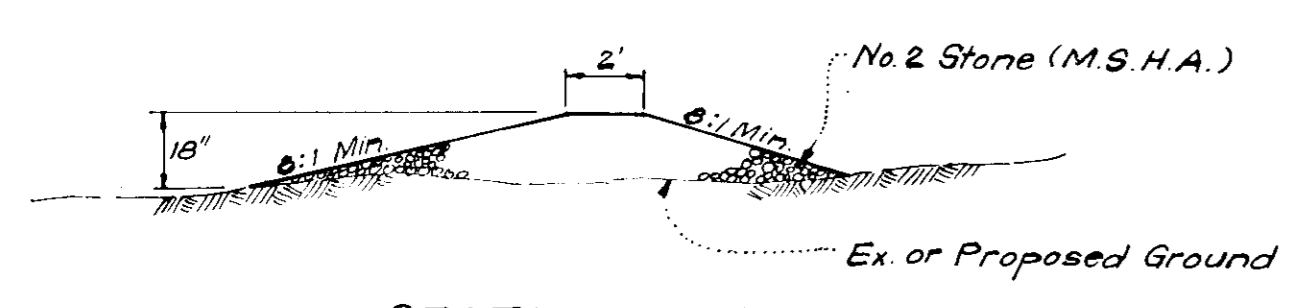


**ISOMETRIC VIEW**



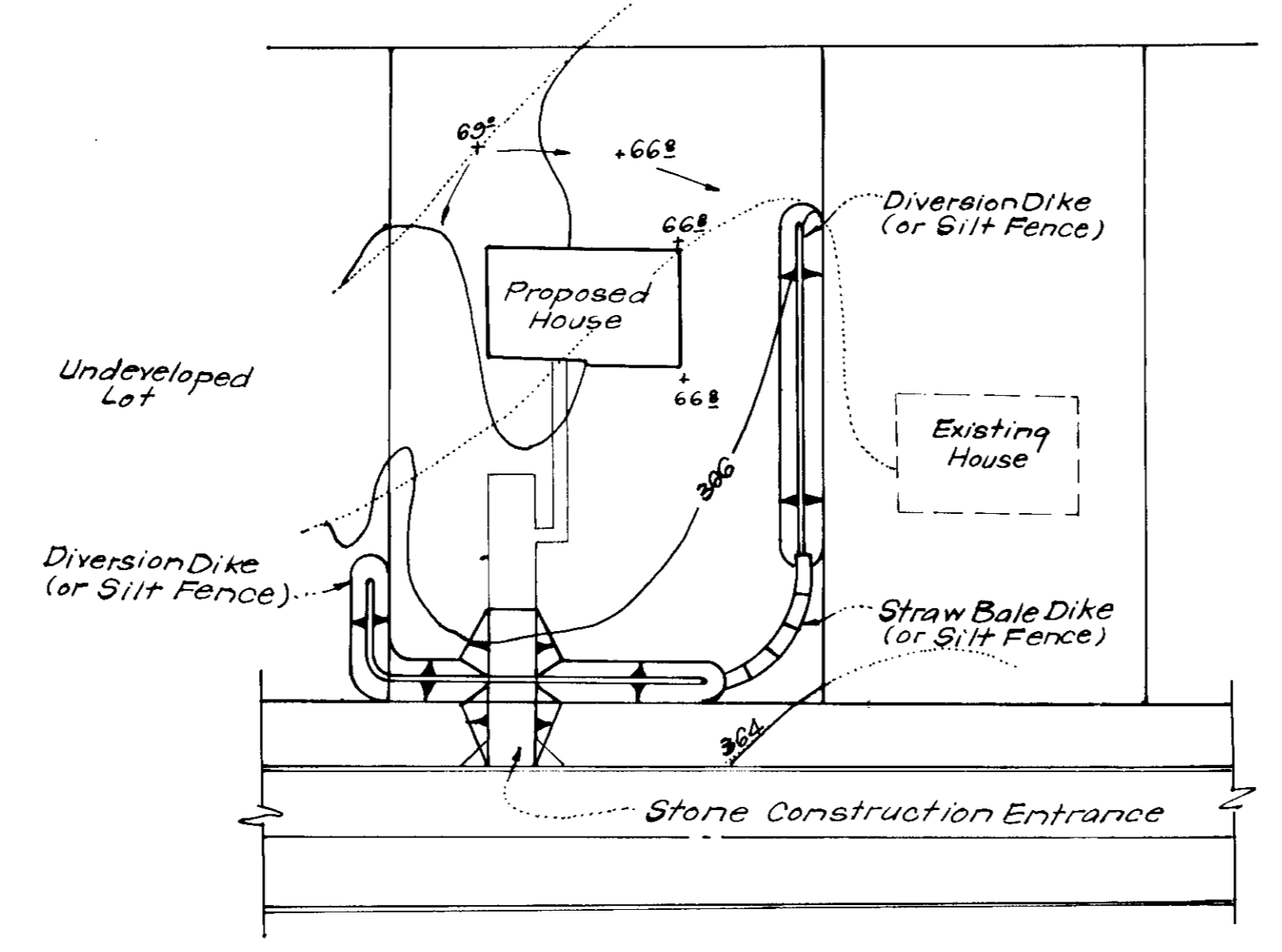
**SECTION VIEW**

**STONE FILTER INLET PROTECTION DETAIL (S.F.I.P.)**  
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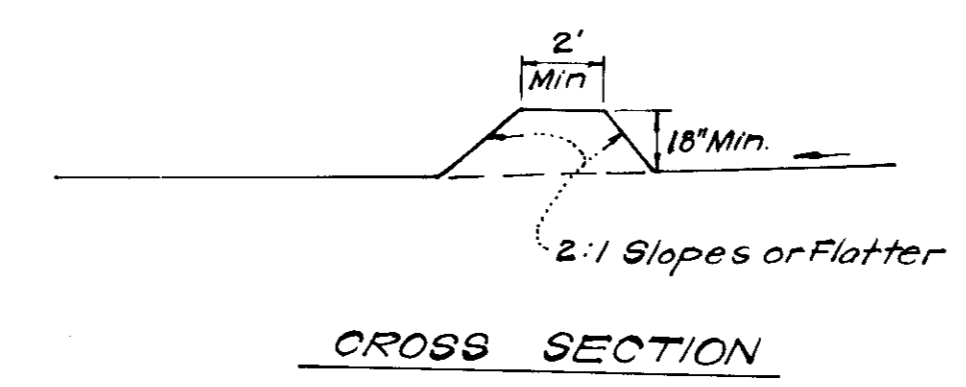


**SECTION VIEW**

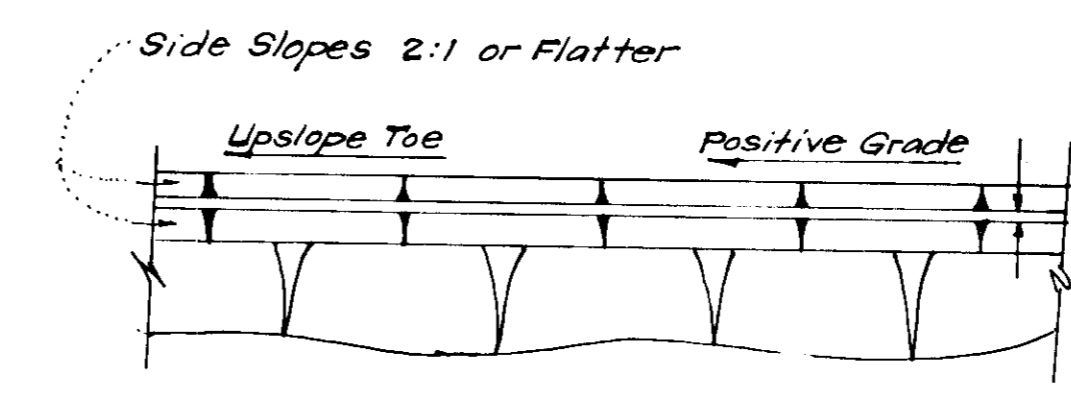
**STONE CONSTRUCTION ENTRANCE DETAIL (S.C.E.)**  
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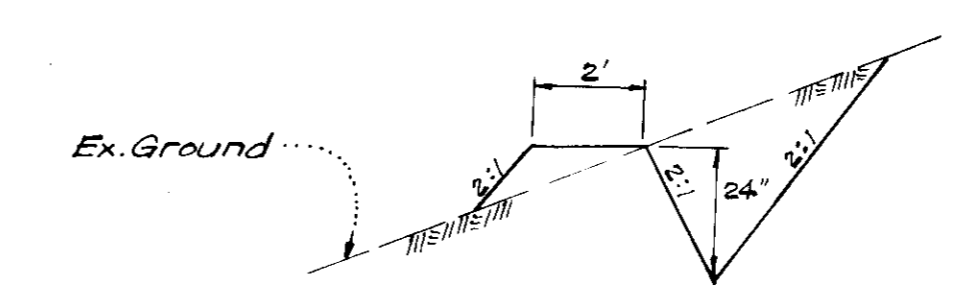
**TYPICAL SINGLE LOT SEDIMENT CONTROL PLAN**  
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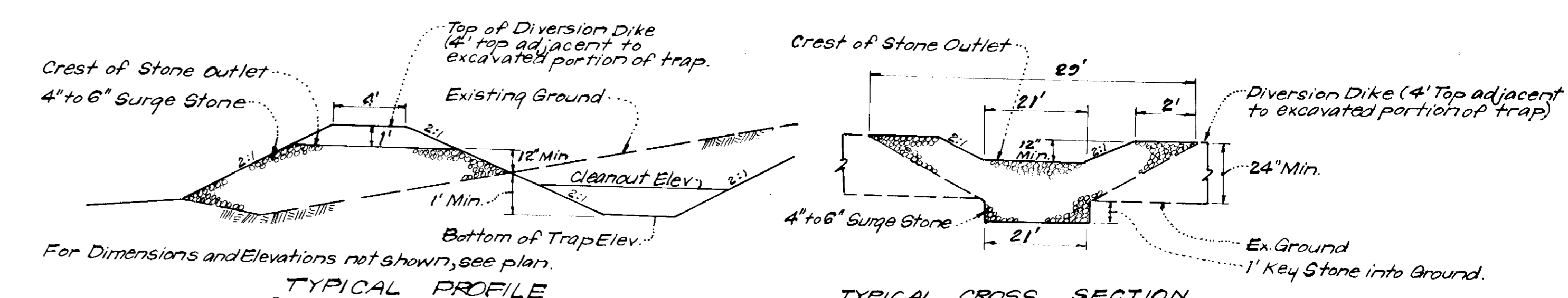
**CROSS SECTION**



**PLAN VIEW**  
**DIVERSION DIKE (D.D.)**  
 No Scale



**CUT DIVERSION DIKE**  
 No Scale



**DETAILS OF STONE FILTER OUTLET (For Stone Outlet Sediment Trap)**  
 No Scale

**STONE FILTER OUTLET NOTES:**  
 1. Sediment Trap to be cleaned out when sediment reaches a level of 1 ft. below the 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 portion of Sediment Trap.

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT	
COUNTY HEALTH OFFICER	DATE
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	
DIRECTOR	DATE
CHIEF BUREAU OF ENGINEERING	DATE

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.

Approved 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.

Signature Date  
 Lowrie B. Sargent 12-28-78

**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 Date  
 G. Nelson Clark 12-27-78



CLARK • FINEFROCK & SACKETT ENGINEERS • PLANNERS • SURVEYORS 13115 LUCKWOOD DRIVE SILVER SPRING, MARYLAND 20904 (301) 593 3400			
DESIGNED	JLS	SCALE	As Shown
DRAWN	JLS	DRAWING	5 of 5
CHECKED	K.L.W.	JOB NO.	
DATE	JLS	FILE NO.	1382-X
SITE DEVELOPMENT PLAN LOTS 1 THRU 23 & LOTS 30 THRU 40 SEDIMENT & EROSION CONTROL PLAN <b>COLUMBIA</b> VILLAGE OF KINGS CONTRIVANCE SECTION 1 AREA 3 8TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR: The Ryland Group, Inc. (Col. Div.) Suite 200 Y.O.M. OFFICE BLDG. Columbia, Maryland 21043		APPROVED DIVISION OF LAND DEVELOPMENT DATE 3-1-79 JUM	