

SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	SITE DEVELOPMENT PLAN
4	DETAILS
5	PLANTING PLAN
6	PLANTING PLAN

SITE DEVELOPMENT PLAN

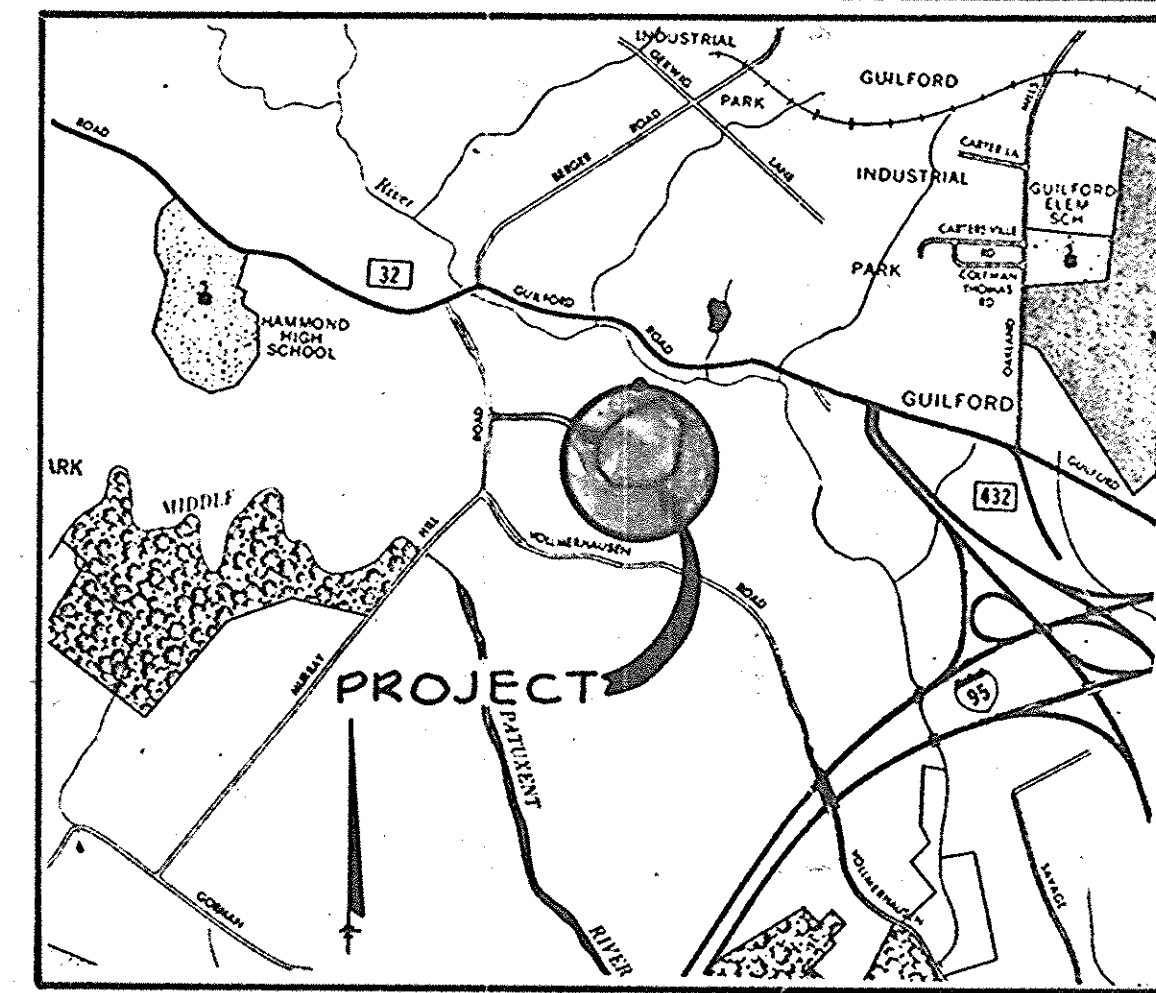
LOTS D-2 THROUGH D-69

VILLAGE OF KINGS CONTRIVANCE

SECTION 3, AREA 1

6TH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

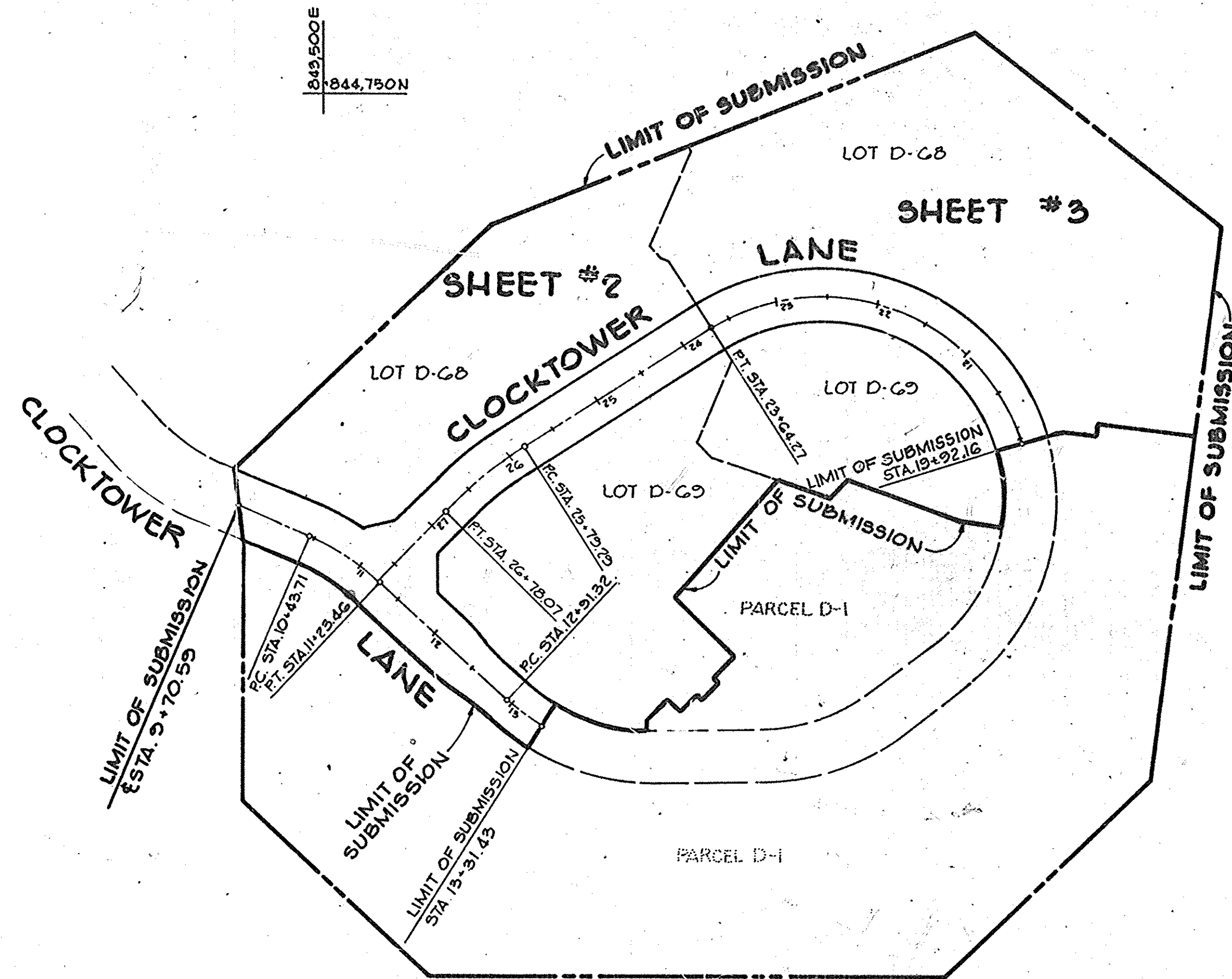


VICINITY MAP
Scale: 1" = 2000'

GENERAL NOTES

- TOPOGRAPHY IS BASED ON USC & GS MEAN SEA LEVEL DATUM 1929.
- PUBLIC WATER AND SEWER FACILITIES ARE TO BE PROVIDED.
- COMMUNITY OWNED PARCELS WHICH INCLUDE PARKING SPACES AND SIDEWALKS SHALL BE OWNED AND MAINTAINED BY A HOME OWNERS ASSOCIATION.
- THE DWELLINGS SHOWN HEREON ARE 2 AND 3 STORY GROUP DWELLINGS WITH FULL BASEMENT (I.E. SINGLE FAMILY ATTACHED UNITS)
- THE MINIMUM SETBACK FROM ALL PUBLIC STREETS SHALL BE 30' UNLESS OTHERWISE APPROVED BY THE HOWARD COUNTY PLANNING BOARD
- ALL FILL OPERATIONS ARE TO BE DONE IN ACCORDANCE WITH H.U.D. DATA SHEET 79G, CONTROLLED FILL UNDER SUPERVISION OF A REGISTERED SOILS ENGINEER.
- CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES AT LEAST THREE (3) DAYS BEFORE STARTING WORK SHOWN ON THIS/THESE DRAWINGS:

C & P TELEPHONE COMPANY	725-9976
HOWARD COUNTY BUREAU OF UTILITIES	942-2300
AT&T CABLE LOCATION DIVISION	393-3553
BALTIMORE GAS AND ELECTRIC COMPANY	685-0123
HOWARD COUNTY CONSTRUCTION/INSPECTION SURVEY DIVISION	992-2417/2418
- THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION INSPECTION/SURVEY DIVISION 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK, AT 992-2417 OR 992-2418.
- RECORDED IN P.B. NO. 4826-4828 ON 3-6-81



LOCATION MAP
SCALE: 1" = 100'

SITE TABULATION

EXISTING ZONING:		FDP-169-1, ATTACHED LAND USE:		New Town	
LAND USE TABULATION:					
AREA	PERMITTED	PROPOSED	REQUIRED	PROVIDED	
PARCEL 'D'	14.721 Acres	147	294	132*	3.119 Acres
SECTION I	7.669 Acres	76	132	132*	3.721 Acres
AREA OF RESIDENTIAL LOTS:					1.242 Acres
AREA OF COMMUNITY OWNED PARCELS:					0.021 Acres
AREA OF RIGHT-OF-WAY FOR ROADWAYS:					7.773 Acres
TOTAL AREA:					66
TOTAL RESIDENTIAL LOTS:					2
TOTAL COMMUNITY OWNED PARCELS:					4
TOTAL GARAGE LOTS:					72

* 32 UNITS HAVE ONE (1) PARKING SPACE PROVIDED IN AN INTERIOR GARAGE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
Joseph Bryden 3-17-81
COUNTY HEALTH OFFICER DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
George F. Nemmy 3-12-81
DIRECTOR DATE

Richard E. Rehn 3-10-81
CHIEF, BUREAU OF ENGINEERING DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
Donald A. Henshaw 3-18-81
PLANNING DIRECTOR DATE

Lois F. Adams 3-18-81
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

12-8-80 Δ REVISED AS PER H.C. COMMENTS DATED 11-14-80
10-21-80 Δ REVISED AS PER H.C. COMMENTS DATED 9-30-80

DATE	NO.	REVISION

OWNER/DEVELOPER
CHESAPEAKE HOMES INC.
7133 RUTHERFORD ROAD
BALTIMORE, MARYLAND 21207

PROJECT:
VILLAGE OF KINGS CONTRIVANCE
SECTION 3, AREA 1 LOTS D-2 THRU D-69

AREA TAX MAP NO 42
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE:
TITLE SHEET

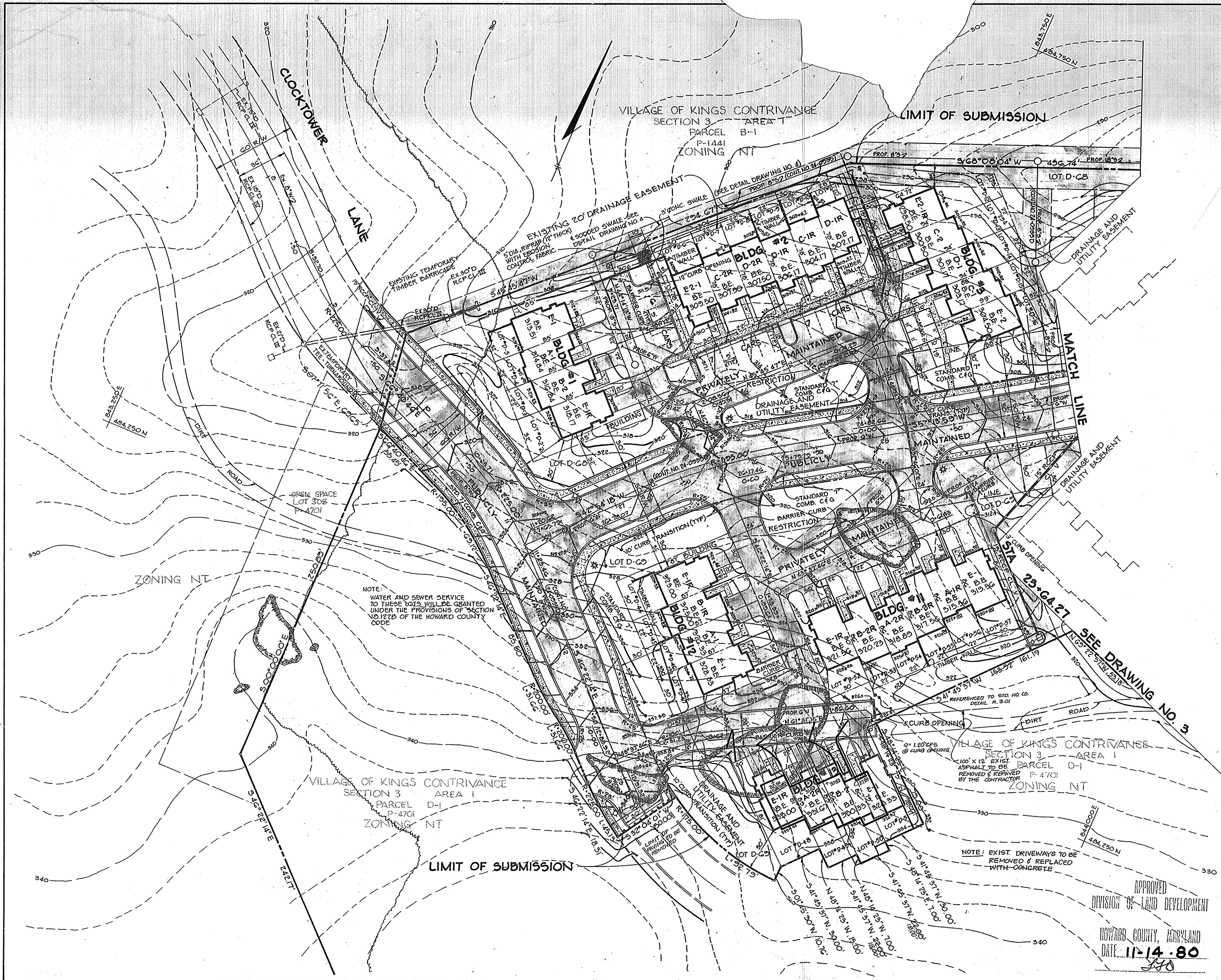
Riemer, Tracy & Associates, Inc.
8659 Baltimore National Pike
Ellicott City, Maryland 21043
(301) 461-2690
Land Planning, Design & Civil Engineering

APPROVED
DIVISION OF LAND DEVELOPMENT
HOWARD COUNTY, MARYLAND
DATE 11-14-80

PARCEL 390
DESIGNED BY: L.J.D.
DRAWN BY: T.E.S.
PROJECT NO: 1673
DATE: 8-22-80
SCALE: AS SHOWN
DRAWING NO. 1 OF 6

James K. Tracy
PROFESSIONAL ENGR. NO. 9566

NO.	DATE	REVISION
Δ 6-30-81		SHEET 3- REVISED PARKING AREA TO BLDGS. 6, 7 & 8



RECORD PLAT RECORDING REFERENCE NUMBER

THESE PLANS FOR SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

APPROVED *William V. Rowe* 2-26-81
HOWARD S.C.D. DATE

PLAN NUMBER

REVIEWED FOR *Howard* NAME S.C.D.

AND MEETS TECHNICAL REQUIREMENTS

Ray J. Reber 2-26-81
SIGNATURE DATE
U.S. SOIL CONSERVATION SERVICE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

Thomas J. Hamid 3-18-81
PLANNING DIRECTOR DATE

Louis Deane 3-18-81
Acting CHIEF, DIVISION OF LAND DEVELOPMENT DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

Henry F. Nemmy 3-12-81
DIRECTOR DATE

Wesley S. Reber 3-10-81
CHIEF, BUREAU OF ENGINEERING DATE

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

James P. Jones 3-17-81
COUNTY HEALTH OFFICER DATE

12-8-80 Δ REVISED AS PER H.C. COMMENTS DATED 11-14-80

10-21-80 Δ REVISED AS PER H.C. COMMENTS DATED 9-30-80

DATE NO. REVISION

OWNER/DEVELOPER
CHESAPEAKE HOMES INC.
7133 RUTHERFORD ROAD
BALTIMORE, MARYLAND 21207

PROJECT:
VILLAGE OF KINGS CONTRIVANCE
SECTION 3, AREA 1 LOTS D-2 THRU D-19

AREA TAX MAP NO 42
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE:
SITE DEVELOPMENT PLAN

TR Riemer - Tracy & Associates, Inc.
8659 Baltimore National Pike
Ellicott City, Maryland 21043
(301) 461-2690
Land Planning, Design & Civil Engineering

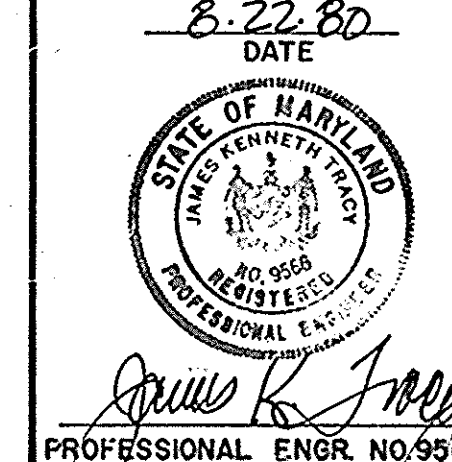
8-22-80
DATE

DESIGNED BY: L.J.D.

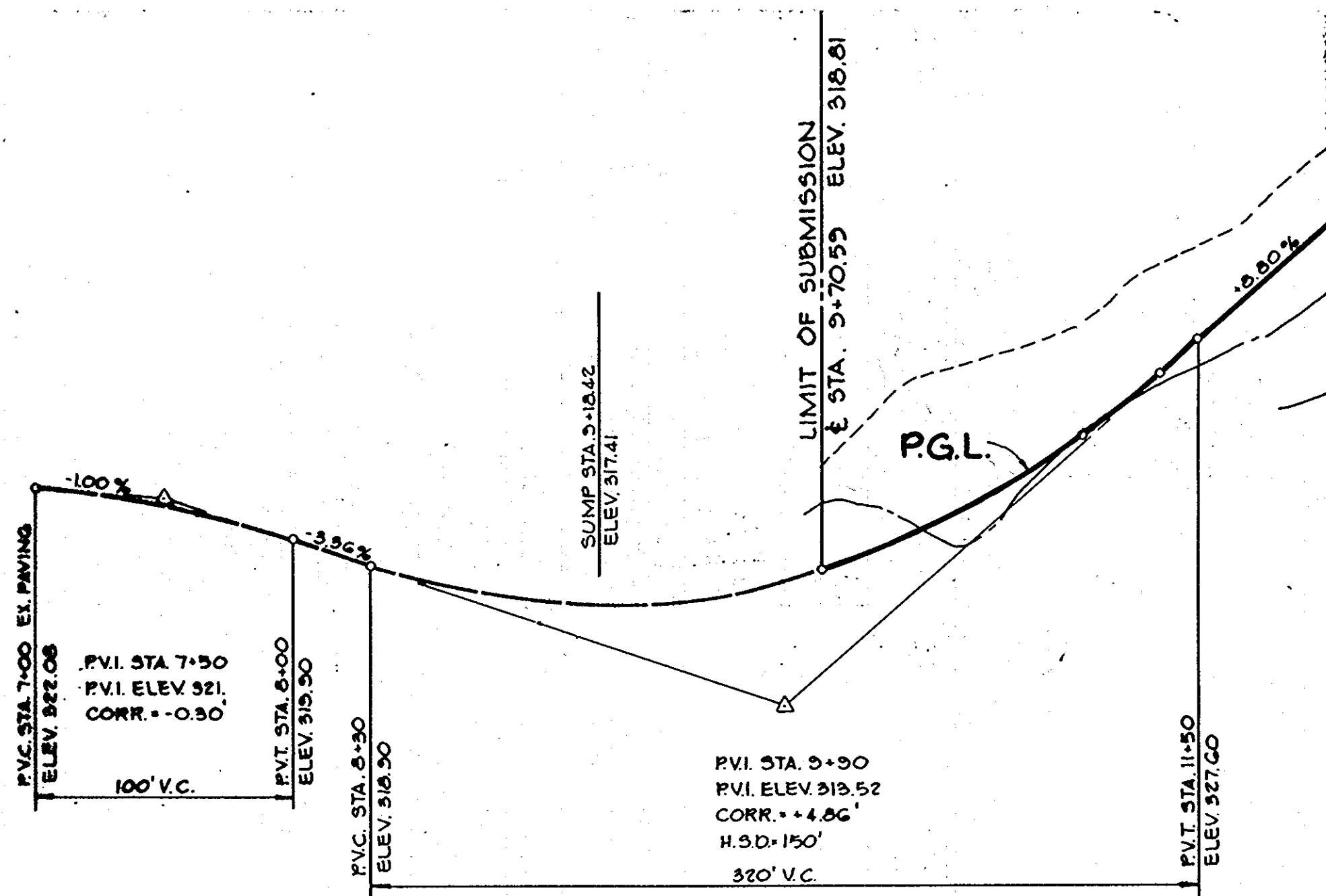
DRAWN BY: T.E.S.

PROJECT NO: 1875

DATE: 8-22-80
SCALE: 1"=30'
DRAWING NO. 2 OF 6

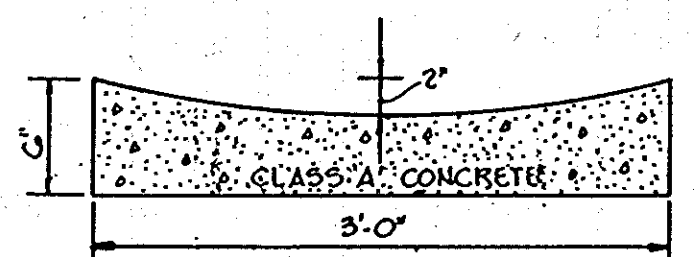


APPROVED
DIVISION OF LAND DEVELOPMENT
HOWARD COUNTY, MARYLAND
DATE 11-14-80
JLD

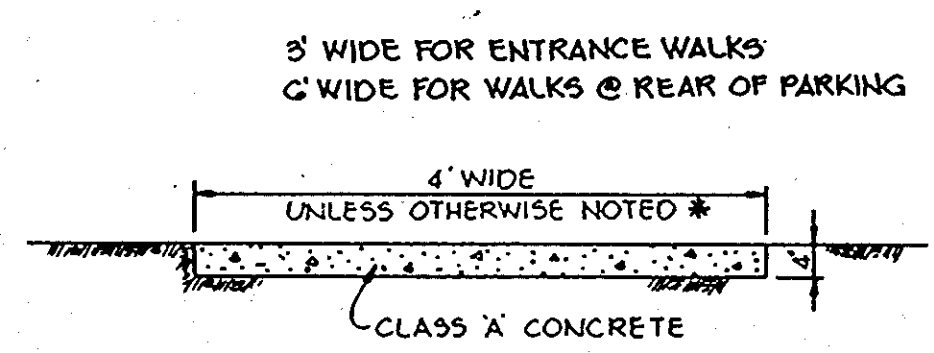


1+00	322.08	7+25	511.76	7+50	521.75	7+75	520.67	8+00	519.50	8+25	519.00	8+50	518.30	8+75	517.77	9+00	517.48	9+25	517.42	9+50	517.60	9+75	518.02	10+00	518.08	10+25	518.57	10+50	520.70	10+75	522.07	11+00	523.45	11+25	525.52	11+50	527.60	12+00	532.00
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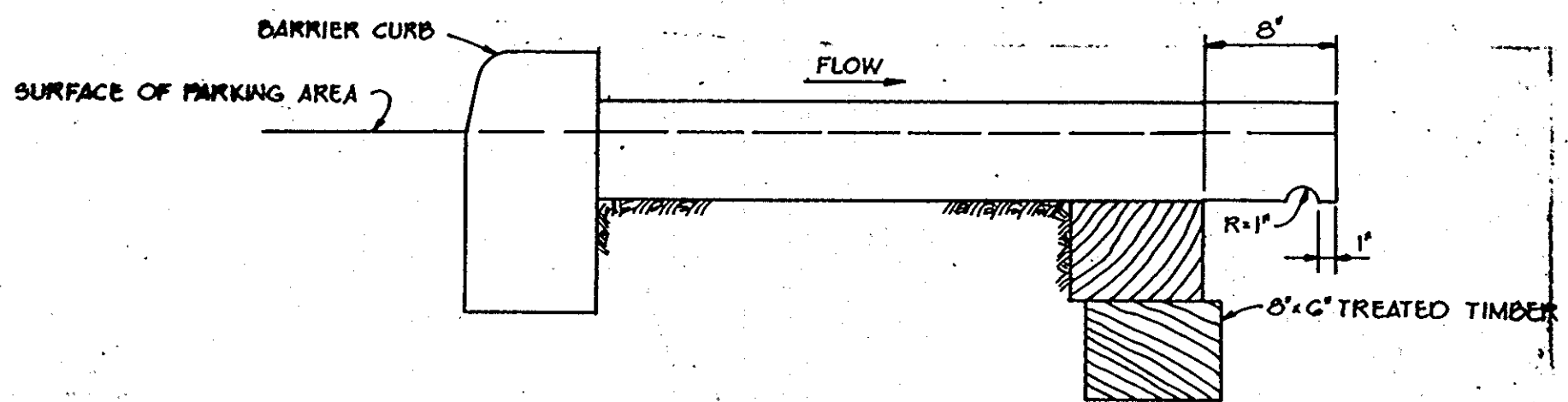
PROFILE-CLOCKTOWER LANE ENTRANCE TO SITE
 Scale: Hor: 1" = 50', Vert: 1" = 10'



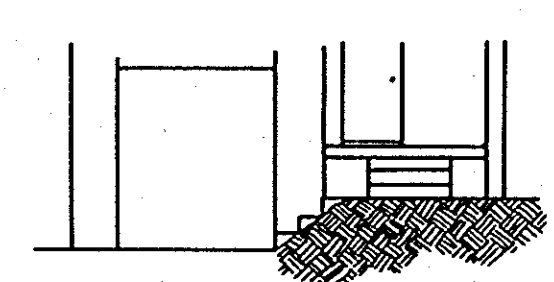
SECTION
 No Scale



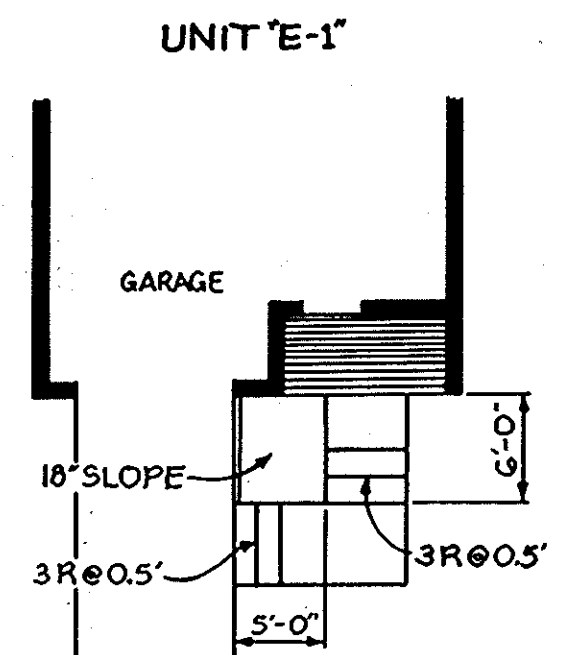
SIDEWALK DETAIL
 No Scale



CONCRETE SWALE DETAIL
 No Scale

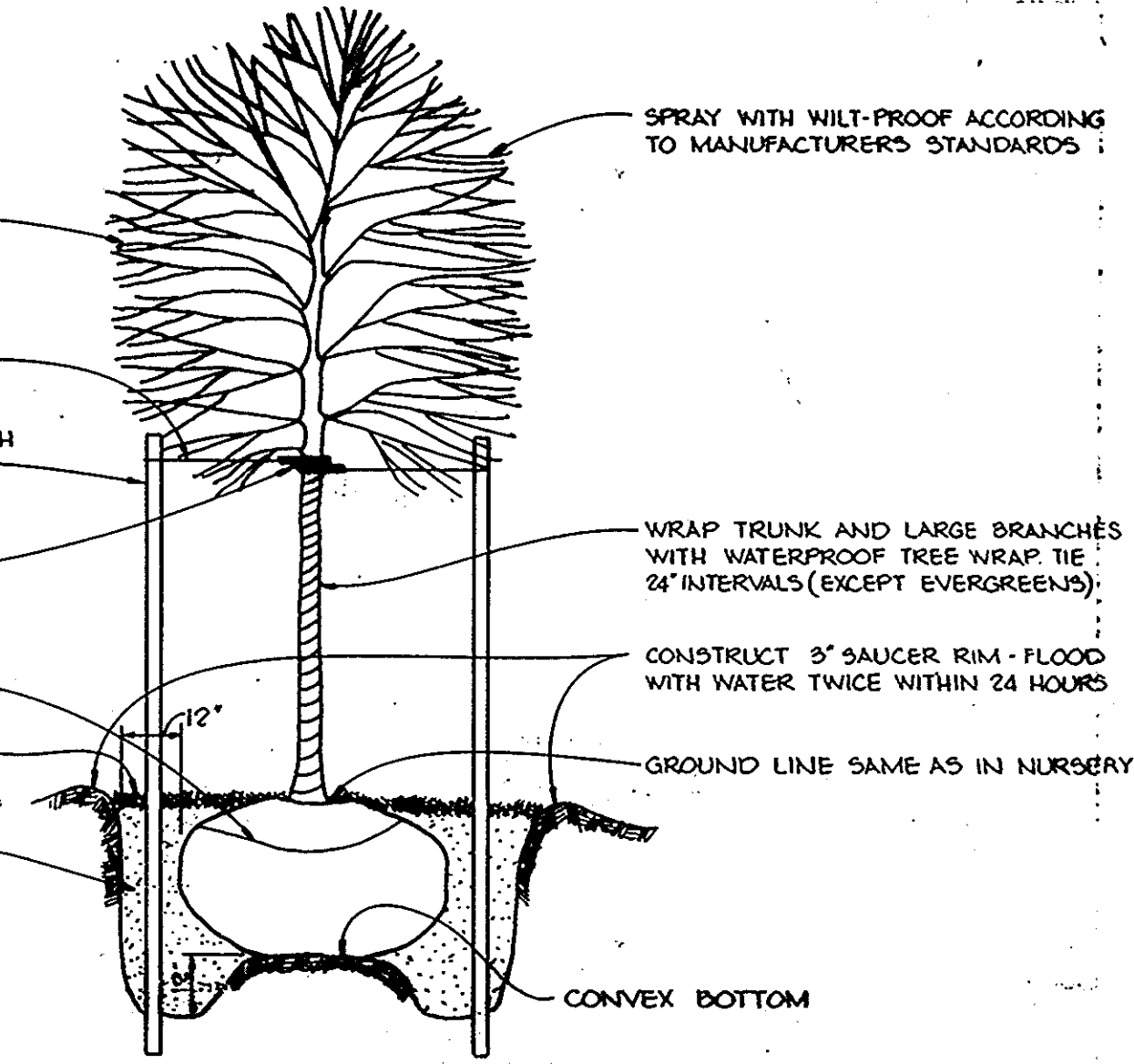


DETAIL-TYPICAL ENTRANCE
 No Scale

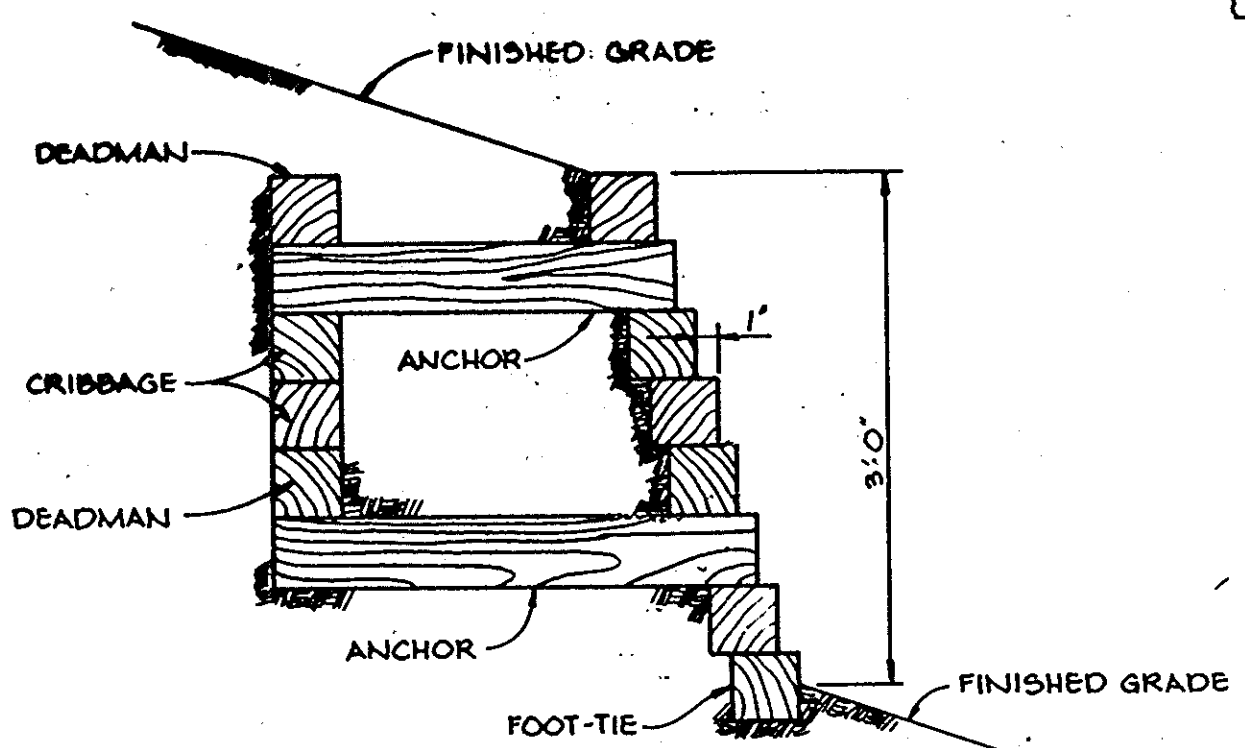


STANDARD BARRIER CURB
 No Scale

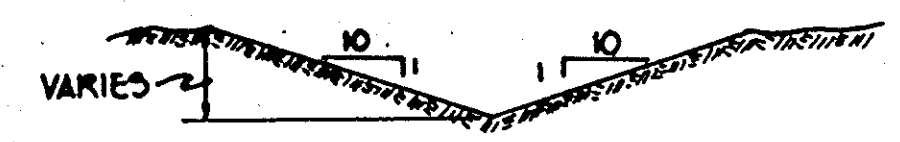
HOWARD COUNTY STANDARD (DRAWING D-40, PAGE 95)



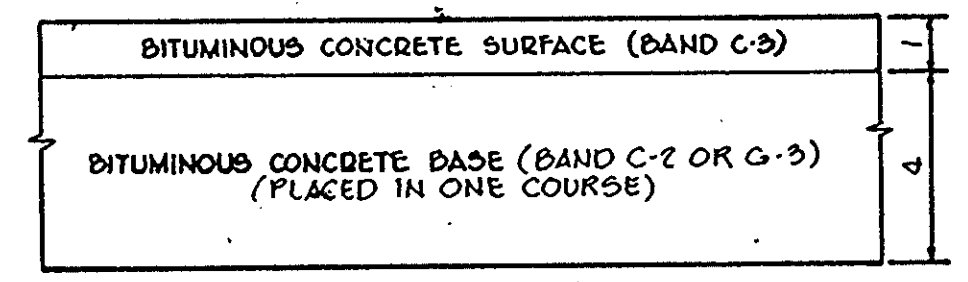
TREE PLANTING DETAIL
 No Scale



TIMBER RETAINING WALL
 No Scale



SODDED SWALE
 No Scale

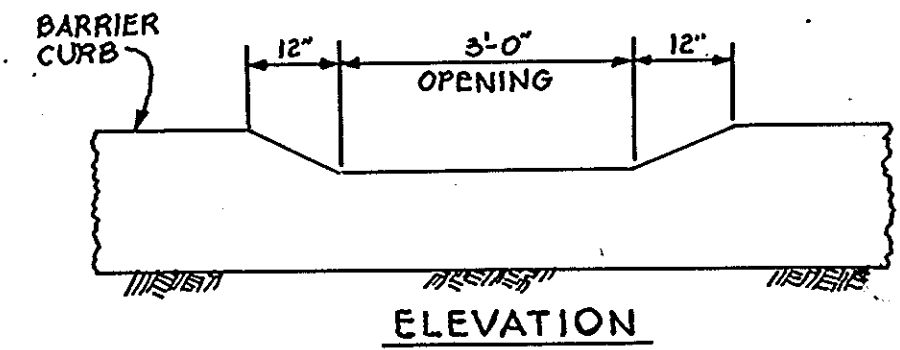


HOWARD COUNTY STANDARD (DRAWING D-13, PAGE 68)
 CLEARING AND GRADING ARTICLE C-1
 SUBGRADE ARTICLE C-2
 BASE COURSE ARTICLE C-3
 SURFACE COURSE ARTICLE C-31

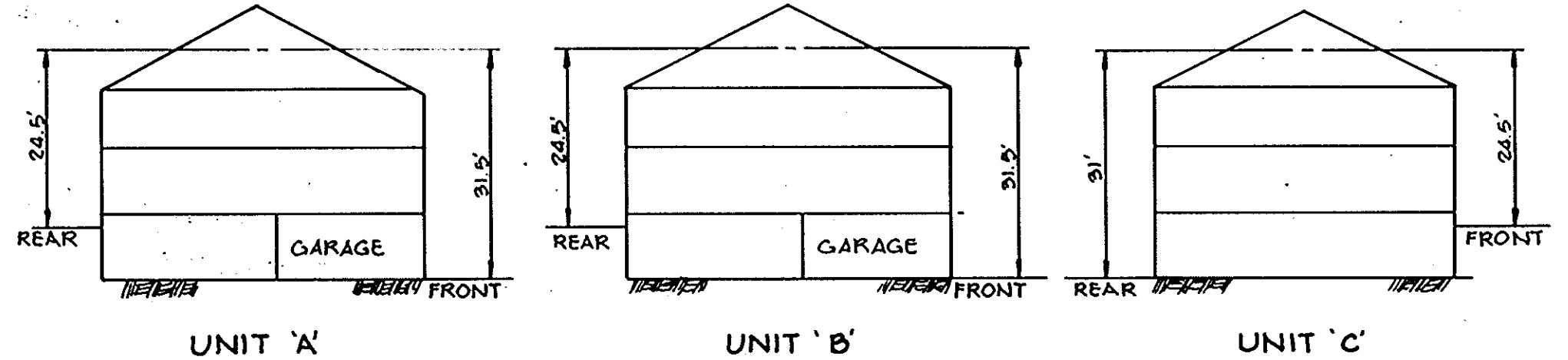
5" PAVEMENT

- NOTES:
 1. A TACIL COAT IS REQUIRED IN ACCORDANCE WITH SECTION C-31-4 OF THE HOWARD COUNTY ROAD CONSTRUCTION CODE AND SPECIFICATIONS.
 2. BASE WILL BE PRIMED IN ACCORDANCE WITH SECTION C-30-3 OF THE HOWARD COUNTY ROAD CONSTRUCTION CODE AND SPECIFICATIONS.
 3. TO BE CONSTRUCTED IN ACCORDANCE WITH THE HOWARD COUNTY ROAD CONSTRUCTION CODE AND SPECIFICATIONS.

PRIVATELY MAINTAINED DRIVEWAYS AND PARKING AREAS
TYPICAL PAVING SECTION
 No Scale



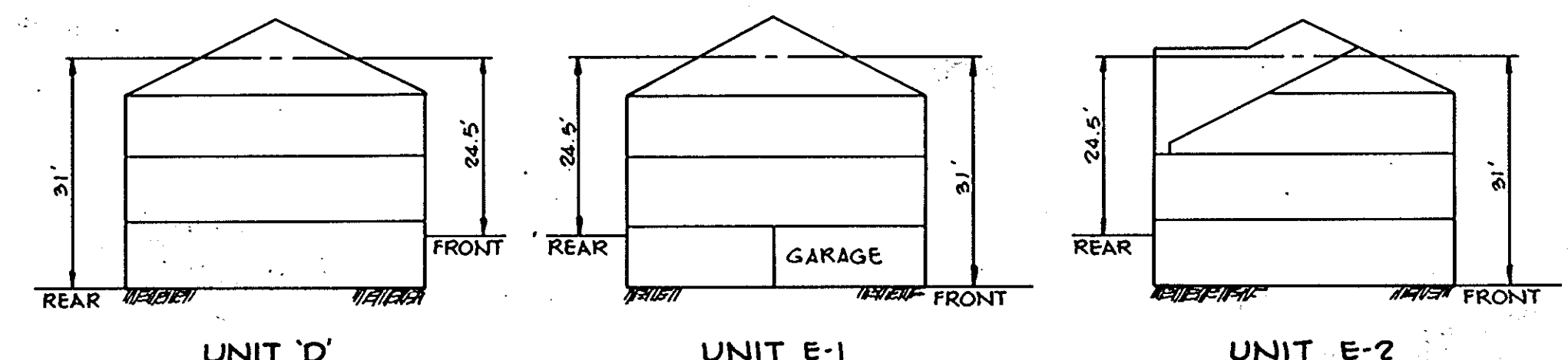
CURB OPENING OUTLET PROTECTION, TYPICAL DETAIL
 No Scale



UNIT 'A'

UNIT 'B'

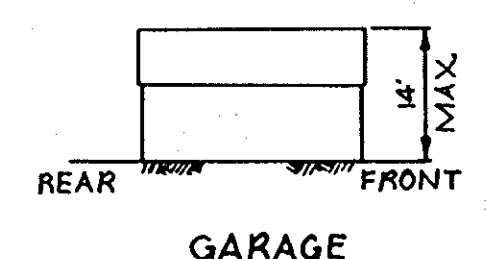
UNIT 'C'



UNIT 'D'

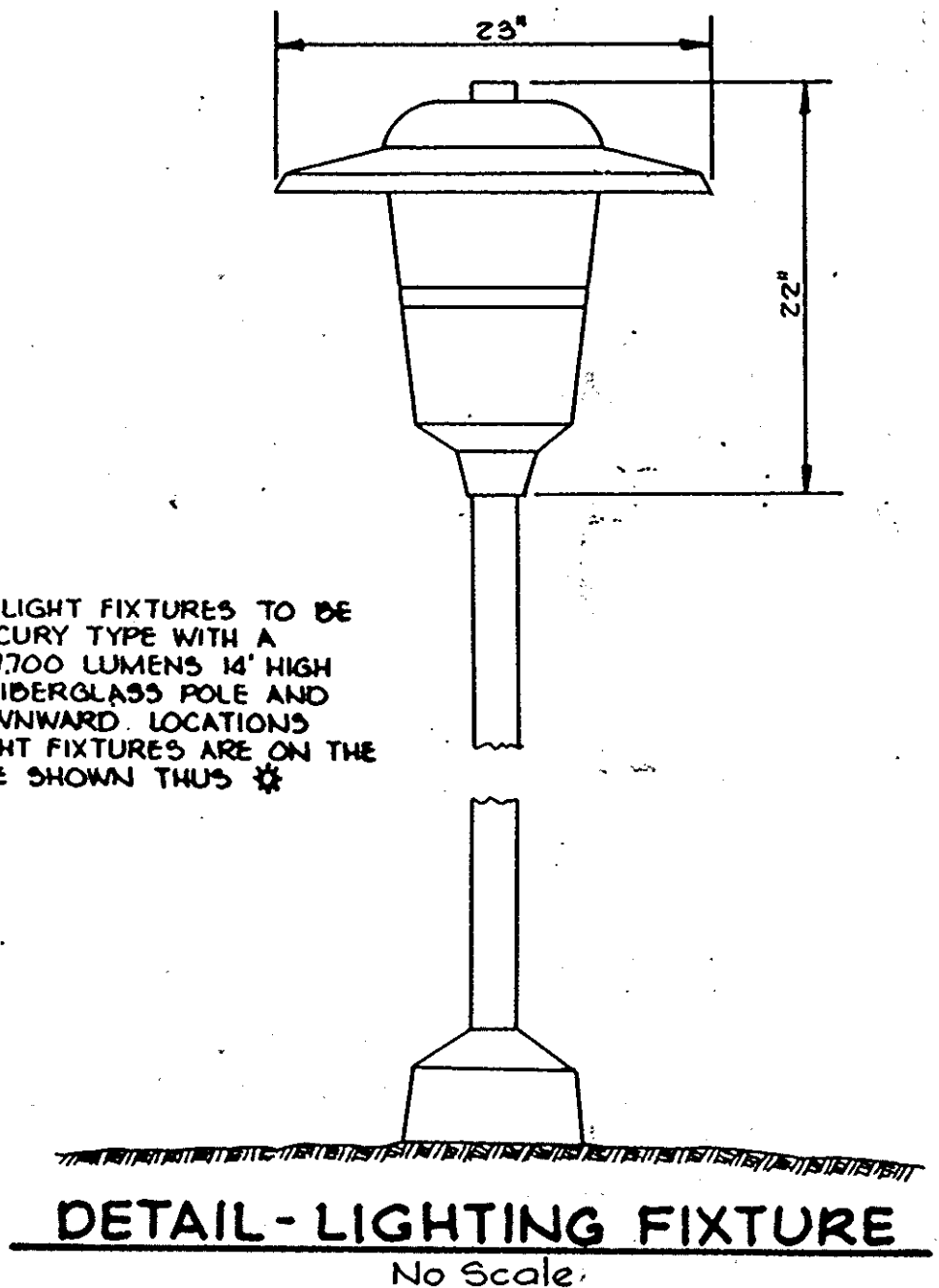
UNIT E-1

UNIT E-2



GARAGE

NOTE:
 ALL A, B AND E-1 UNITS HAVE ONE PARKING SPACE PROVIDED IN A GARAGE WITHIN THE STRUCTURE



DETAIL-LIGHTING FIXTURE
 No Scale

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

Joseph Boyles 3-17-81
 COUNTY HEALTH OFFICER DATE

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

Henry F. Nimery 3-18-81
 DIRECTOR DATE

William E. Ryan 3-18-81
 CHIEF, BUREAU OF ENGINEERING DATE

APPROVED
 DIVISION OF LAND DEVELOPMENT

HOWARD COUNTY, MARYLAND
 DATE 11-14-80
 JFD

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

Thomas L. Amiel 3-18-81
 PLANNING DIRECTOR DATE

Anna Louise Palmer 3-18-81
 CHIEF, DIVISION OF LAND DEVELOPMENT

12-8-80 Δ REVISED AS PER H.C. COMMENTS DATED 11-14-80
 10-21-80 Δ REVISED AS PER H.C. COMMENTS DATED 9-30-80

DATE	NO.	REVISION

OWNER/DEVELOPER
 CHESAPEAKE HOMES INC.
 7135 RUTHERFORD ROAD
 BALTIMORE, MARYLAND 21207

PROJECT:
 VILLAGE OF KINGS CONTRIVANCE
 SECTION 3, AREA 1 LOTS D-2 THRU D-69

AREA TAX MAP NO. 42
 GTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE: DETAILS

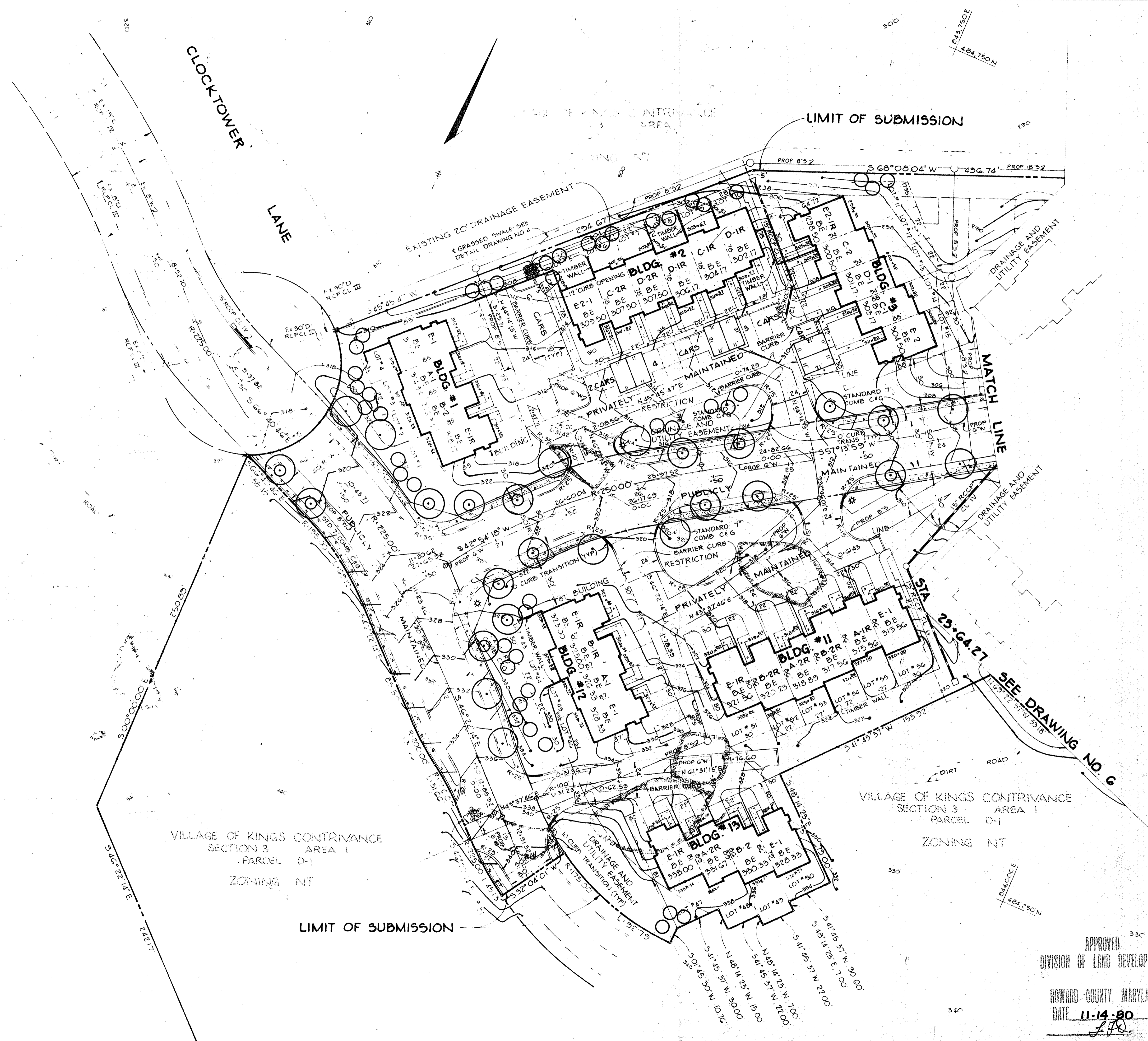
Riemer Tracy & Associates, Inc.
 8659 Baltimore National Pike
 Elcott City, Maryland 21043
 (301) 461-2690
 Land Planning, Design & Civil Engineering

DATE 8-22-80
 PARCEL 350
 DESIGNED BY: R.J.W.
 DRAWN BY: T.E.S.
 PROJECT NO: 1079
 DATE: 8-22-80
 SCALE: AS SHOWN
 DRAWING NO. 4 OF 6

SDP-81-35C

SDP-81-35C FEBRUARY 23, 1981

PLANT LIST			
SYMBOL	TYPE	SIZE	QUANTITY
	ACER saccharum Sugar Maple	2-2 1/2" Cal. B&B 12'-14' Hgt.	20
	QUERCUS palustris Pin Oak	2-2 1/2" Cal. B&B 12'-14' Hgt.	21
	PINUS nigra Austrian Pine	6'-8" B&B	78



APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
Thomas J. Amiel 3-18-81
 PLANNING DIRECTOR DATE

Louis F. Nummy 3-18-81
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

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

John F. Nummy 3-12-81
 DIRECTOR DATE

William C. Ray 3-10-81
 CHIEF, BUREAU OF ENGINEERING DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
John M. Broyles 3-17-81
 COUNTY HEALTH OFFICER DATE

12-8-80 REVISOR AS PER H.C. COMMENTS DATED 11-14-80
 10-21-80 REVISOR AS PER H.C. COMMENTS DATED 9-30-80
 DATE NO. REVISION

OWNER/DEVELOPER
 CHESAPEAKE HOMES INC
 7123 RUTHERFORD ROAD
 BALTIMORE, MARYLAND 21207

PROJECT
 VILLAGE OF KINGS CONTRIVANCE
 SECTION 3, AREA 1, LOTS D-2 THRU D-69

AREA
 TAX MAP NO 42
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE:
 PLANTING PLAN

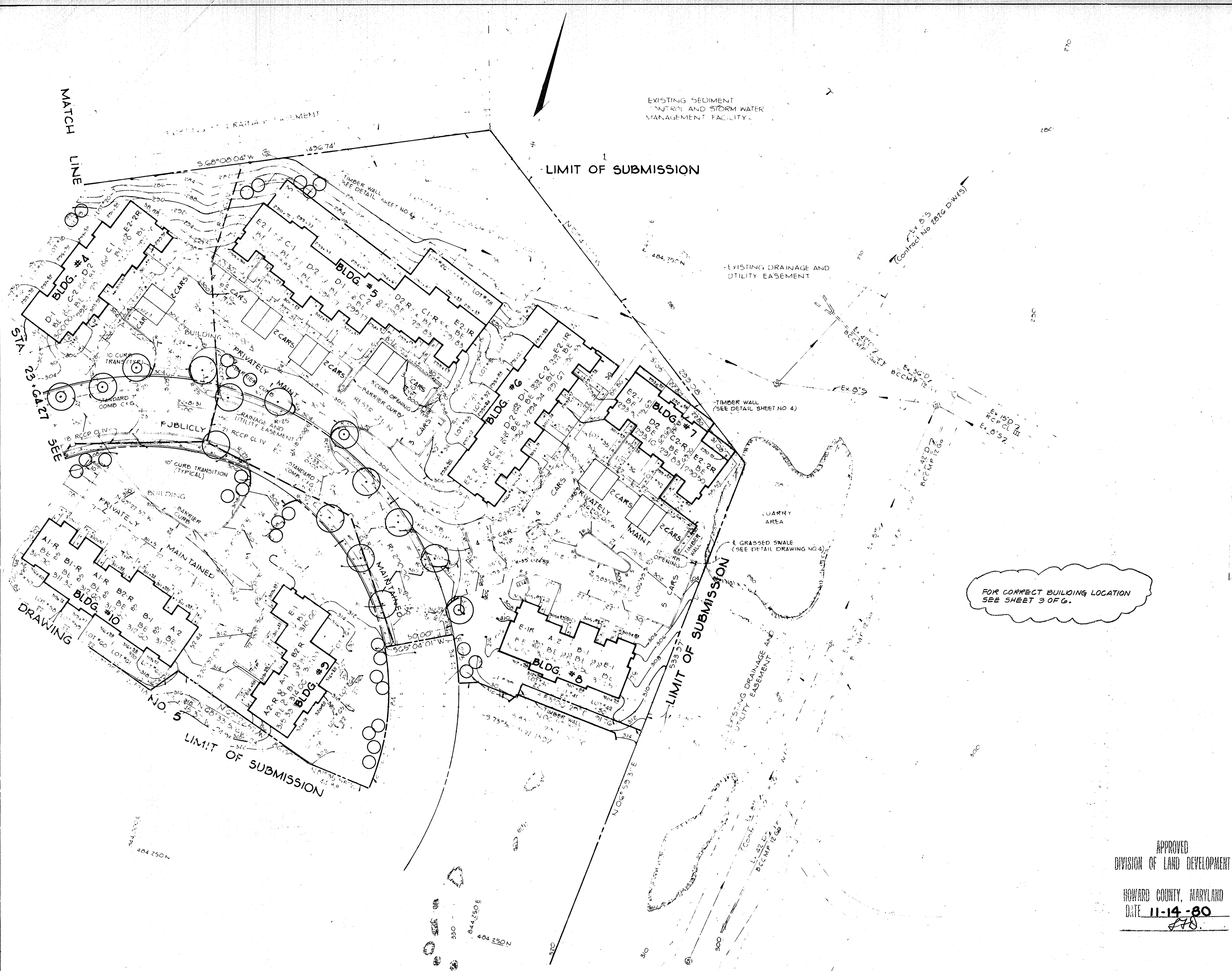
Riemer-Tracy & Associates, Inc.
 8514 Gamewere National Plan
 Ellicott City, Maryland 21043
 (301) 461-2690
 Land Planning, Design & Civil Engineering

DATE 8-22-80
 DESIGNED BY LJD
 DRAWN BY TES
 PROJECT NO 1279
 DATE 8-22-80
 SCALE 1"=30'
 DRAWING NO. 5 OF 6

APPROVED
 DIVISION OF LAND DEVELOPMENT
 HOWARD COUNTY, MARYLAND
 DATE 11-14-80
L.P.D.

SDP-81-35C

SDP-81-35c FEBRUARY 23, 1981



NOTE:
FOR PLANT LIST SEE DRAWING NO. 5

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
Donald G. Karpis 3-18-81
 PLANNING DIRECTOR DATE

James Louis F. Jones 3-18-81
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
George F. Neumyer 3-12-81
 DIRECTOR DATE

William E. Fisher 3/18/81
 CHIEF, BUREAU OF ENGINEERING DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
John Boyle 3-17-81
 COUNTY HEALTH OFFICER DATE

12-8-80 Δ REVISED AS PER H.C. COMMENTS DATED 11-14-80
 10-21-80 Δ REVISED AS PER H.C. COMMENTS DATED 9-30-80

OWNER/DEVELOPER
 CHESAPEAKE HOMES INC
 1133 RUTHERFORD ROAD
 BALTIMORE MARYLAND 21207

PROJECT
 VILLAGE OF KINGS CONTRIVANCE
 SECTION 3, AREA 1 LOTS D-2 THRU D-60
 AREA TAX MAP NO 42
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE
 PLANTING PLAN

RT Riemer-Tracy & Associates, Inc.
 8654 Baltimore National Pike
 Elkridge, Maryland 21043
 (301) 481-2690
 Land Planning, Design & Civil Engineering

6-22-80 DATE
 DESIGNED BY: LJD
 DRAWN BY: T.E.S.
 PROJECT NO: 1879
 DATE: 6-22-80
 SCALE: 1"=30'
 DRAWING NO. 6 OF 6

APPROVED
 DIVISION OF LAND DEVELOPMENT
 HOWARD COUNTY, MARYLAND
 DATE 11-14-80
J.F.D.

FOR CORRECT BUILDING LOCATION
 SEE SHEET 3 OF 6.