

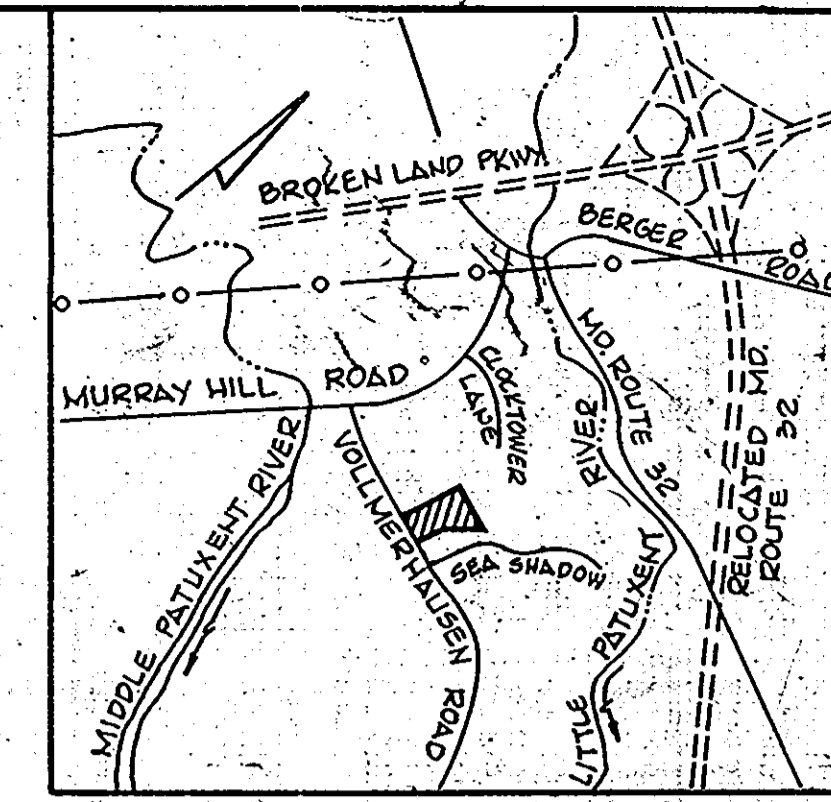
GENERAL NOTES

1. Topography taken from aerial topo prepared by Maps Incorporated and verified by field-run survey.
2. Recording reference for Lots E-1 thru E-83 is Plat # 74881 & 4882.
3. Water and sewer facilities are to be provided. (Publicly Owned)
4. Community owned lots which include parking spaces and sidewalks shall be owned and maintained by a home owners association. Only the 28' and 30' travelled way portion of the 50' right-of-way shall be publicly maintained.
5. Minimum setback from all public streets shall be 30' unless otherwise approved by Howard County Planning Board.
6. Early Spring Way is a public road. All other streets and parking areas shall be privately maintained.
7. The minimum gross floor area of each unit excluding basement shall be 1,080 square feet.
8. All entrance walks to dwellings shall be 3' wide.
9. All other sidewalks shall be 4' wide concrete unless otherwise noted.
10. Curb return radii for roadways shall be 25' unless otherwise specified.
11. Dwellings shown hereon are 2 and 3 bedroom, 2 story group dwellings with basements.
12. Any damage to public right-of-way or paving must be corrected at the developers expense.
13. Grades have been established to insure positive drainage. Swales shall be sodded.
14. Check walls shall be provided where a flight of steps contain more than 3 risers. see Concept Plan.
15. All work shall be done in accordance with Howard County Road Construction Code and Standard Specifications.

SPECIAL NOTES

This development plan includes all applicable information outlined in Data Sheet 150 Neighborhood Standards, F.H.A. Land Planning Bulletin No. 3, V.A. Pamphlet 4 A 8 and conforms with lot improvements and detail lot grading of Chapter XII F.H.A. Minimum Property Requirements dated May 1963, and to all applicable ordinances and regulations.

Drainage structures have been designed in accordance with sound engineering practice using recognized formulae and rainfall data currently prescribed by local authorities. These exhibits comply with the F.H.A. objectives, Minimum Property Standards, local acceptable standards and neighborhood requirements conform to all applicable local government ordinances and regulations and represent the best professional judgement of the designer.

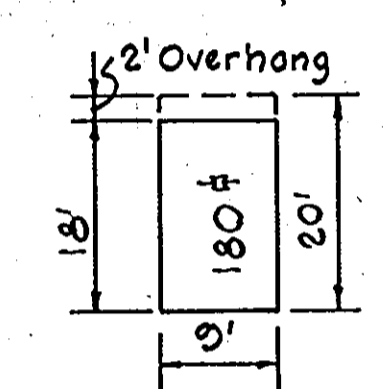


SITE ANALYSIS

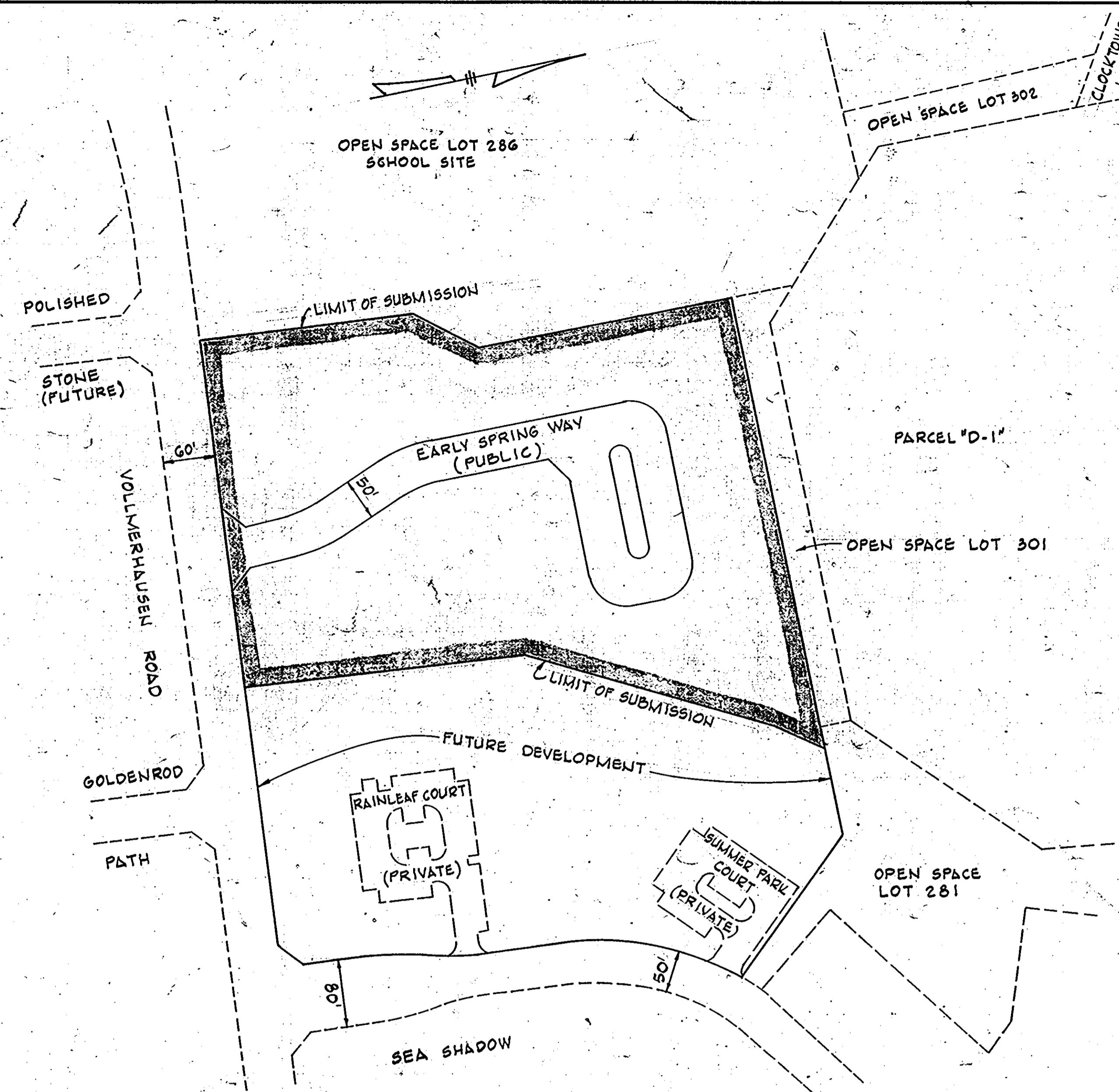
Existing Zoning - New Town (Single Family Attached)
Final Development Plan - Phase 169-A-2 Part I Plot #

Area of Portion of Parcel "E"	6.594 AC.	Total Lots	83
Area of SFA Lots	3.104 AC.	SFA Lots	81
Area of Road R/W	1.085 AC.		
Area of Community Owned Lots	2.405 AC.	Community Owned Lots	2 (E-82 and E-83)
Dwelling Units Permissible	131		
Dwelling Units Proposed	81		
Parking Spaces Required	162		
Parking Spaces Proposed	162		

Site Building Coverage Percentage 21



TYPICAL PARKING SPACE
No Scale

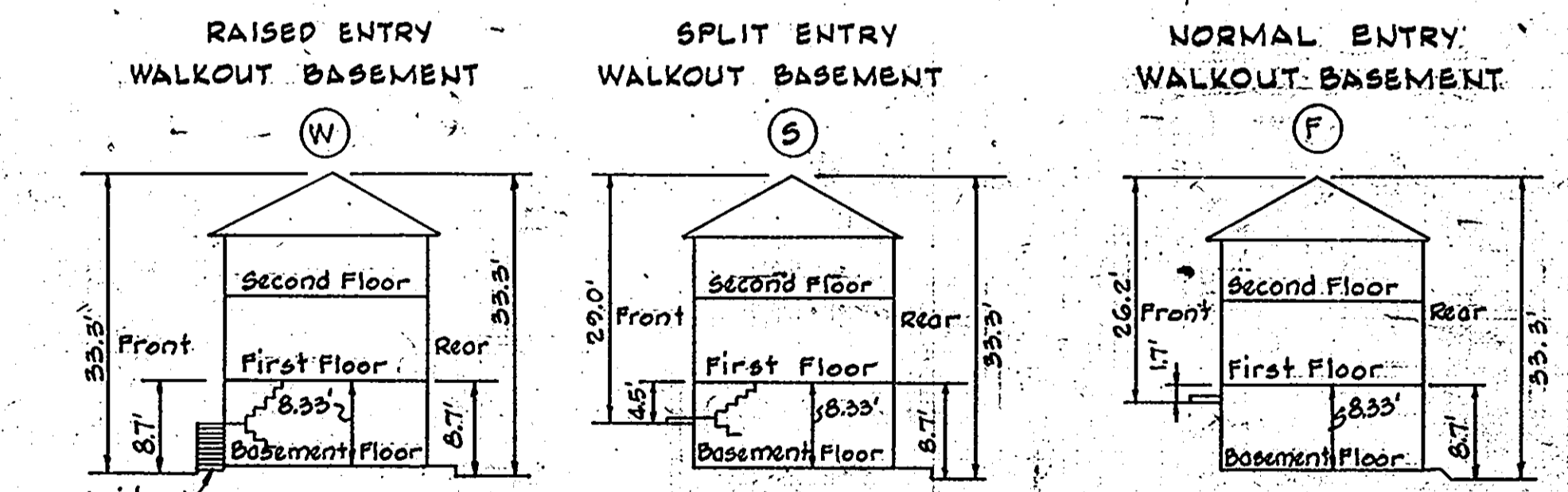


PLAN

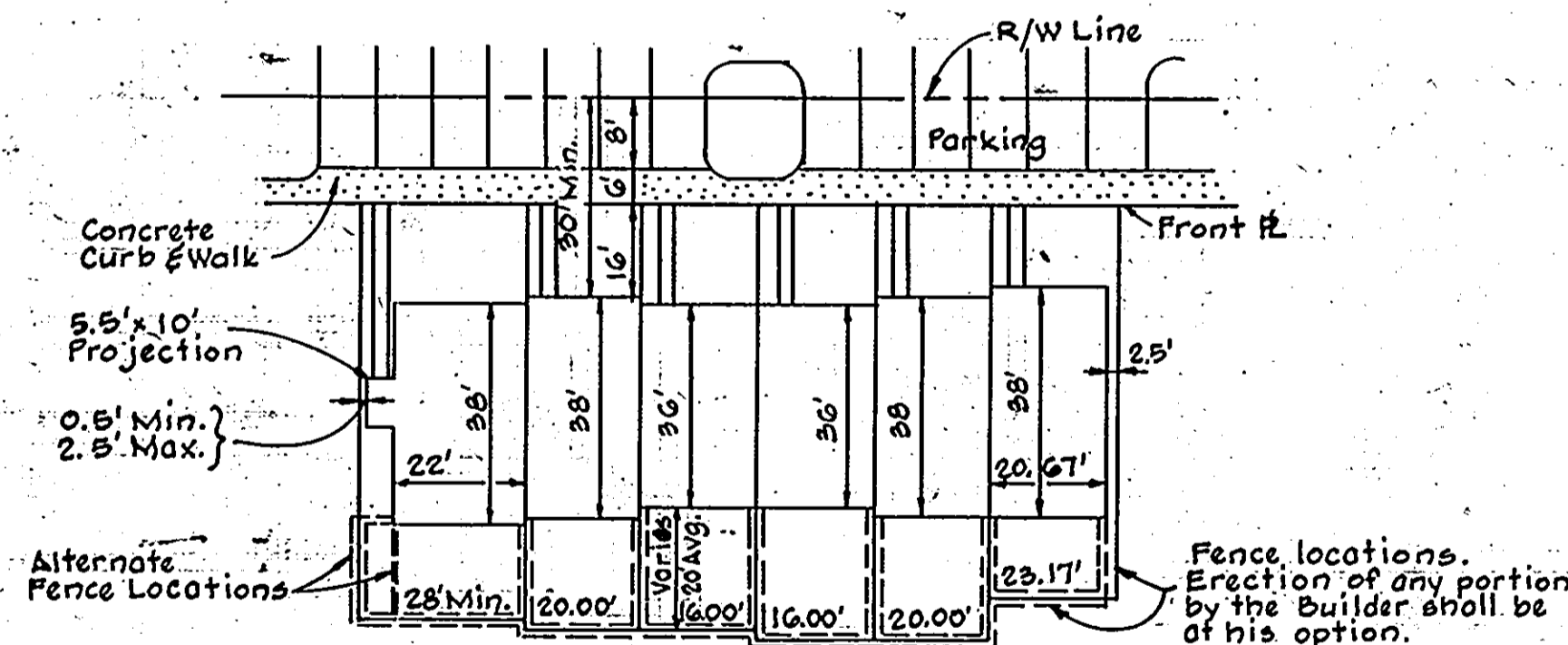
Scale: 1"=100'

SHEET INDEX

NO.	DESCRIPTION
1	TITLE SHEET
2	GRADING PLAN
3	DETAIL SHEET
4	SEDIMENT CONTROL
5	" " FOR FILL AREA
6	LANDSCAPE PLAN



TYPICAL DWELLING ELEVATIONS
No Scale



TYPICAL DWELLING
No Scale

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER: *[Signature]* 6-15-81
 APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING
 PLANNING DIRECTOR: *[Signature]* 6-16-81
 CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION: *[Signature]* 6-16-81
 APPROVED FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR: *[Signature]* 6-12-81
 CHIEF, BUREAU OF ENGINEERING: *[Signature]* 6-17-81

APPROVED
 DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE 3-26-81
[Signature]

WHITMAN, REQUARDT & ASSOCIATES ENGINEERS
 2315 ST. PAUL STREET
 BALTIMORE, MARYLAND 21218
 KENNETH A. MCCORD P.E. NO. 1974

HOWARD HOMES BUILDING CO., INC.
 OWNER AND DEVELOPER
 P.O. BOX 802, COLUMBIA, MARYLAND 21044

TAX MAP NO. 42 PORTIONS OF PARCELS 206 AND 390

NO.	DATE	DESCRIPTION OF REVISION
1	5/27/81	As Per Planning and DRW Comments

COLUMBIA
SITE PLANS
 VILLAGE OF KINGS CONTRIVANCE
 SECTION 3 AREA 1
 LOTS E-1 THRU E-83
 A RESUBDIVISION OF A PORTION OF PARCEL "E"
TITLE SHEET
 SHEET 1 OF 6
 ELECTION DISTRICT NO. 6, HOWARD COUNTY, MARYLAND
 DATE: 5/27/81 SCALE: AS SHOWN

APPROVED SEDIMENT TRAP
SEE ROAD CONSTRUCTION DRAWINGS
FOR LOTS E-1 THRU E-83, F-81-76

OPEN SPACE LOT 286
VILLAGE OF KINGS CONTRIVANCE
SECTION 3 AREA 1
PLATS 4441 AND 4442

SEWER TABULATION			SEWER TABULATION			SEWER TABULATION		
Lot No.	Basement El.	Sewer Inv.	Lot No.	Basement El.	Sewer Inv.	Lot No.	Basement El.	Sewer Inv.
E-1	329.67	324.64	E-26	342.67	333.05	E-55	332.17	322.35
E-2	329.67	324.01	E-27	342.67	333.90	E-56	332.17	324.05
E-3	329.67	323.47	E-28	342.67	332.67	E-57	332.17	324.05
E-4	329.60	322.82	E-29	342.67	332.67	E-58	332.17	322.33
E-5	329.00	322.32	E-30	342.67	332.67	E-59	332.17	322.33
E-6	329.00	321.93	E-31	342.67	332.67	E-60	332.17	321.01
E-7	329.00	321.47	E-32	342.67	332.67	E-61	332.17	321.01
E-8	329.00	320.92	E-33	342.67	332.67	E-62	332.17	321.01
E-9	329.00	320.37	E-34	342.67	332.67	E-63	332.17	321.01
E-10	329.00	320.37	E-35	342.67	332.67	E-64	332.17	321.01
E-11	329.00	320.37	E-36	342.67	332.67	E-65	332.17	321.01
E-12	329.00	320.37	E-37	342.67	332.67	E-66	332.17	321.01
E-13	329.00	320.37	E-38	342.67	332.67	E-67	332.17	321.01
E-14	329.00	320.37	E-39	342.67	332.67	E-68	332.17	321.01
E-15	329.00	320.37	E-40	342.67	332.67	E-69	332.17	321.01
E-16	329.00	320.37	E-41	342.67	332.67	E-70	332.17	321.01
E-17	329.00	320.37	E-42	342.67	332.67	E-71	332.17	321.01
E-18	329.00	320.37	E-43	342.67	332.67	E-72	332.17	321.01
E-19	329.00	320.37	E-44	342.67	332.67	E-73	332.17	321.01
E-20	329.00	320.37	E-45	342.67	332.67	E-74	332.17	321.01
E-21	329.00	320.37	E-46	342.67	332.67	E-75	332.17	321.01
E-22	329.00	320.37	E-47	342.67	332.67	E-76	332.17	321.01
E-23	329.00	320.37	E-48	342.67	332.67	E-77	332.17	321.01
E-24	329.00	320.37	E-49	342.67	332.67	E-78	332.17	321.01
E-25	329.00	320.37	E-50	342.67	332.67	E-79	332.17	321.01
E-26	329.00	320.37	E-51	342.67	332.67	E-80	332.17	321.01
E-27	329.00	320.37	E-52	342.67	332.67	E-81	332.17	321.01

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER
 APPROVED FOR HOWARD COUNTY OFFICE OF PLANNING AND ZONING
 PLANNING DIRECTOR
 CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION
 APPROVED FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR
 CHIEF, BUREAU OF ENGINEERS

LEGEND

- 330 — Proposed Contour (1' Interval)
- - - 330 - - - Existing Contour (2' Interval)
- ⊙ Building Group Number
- ① Number of Dwellings in Group
- ⊙ ⊙ ⊙ Building Type
- E-16 Lot Number
- ▭ Travelled Way (To Be Publicly Maintained)
- ▨ Concrete Walk
- ▩ Macadam Walk
- ⊗ Fire Hydrant
- ⊕ Light Fixture
- ⊞ Retaining Wall
- ⊙ Trees To Remain

APPROVED
 DIVISION OF LAND DEVELOPMENT &
 ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE 3-26-81

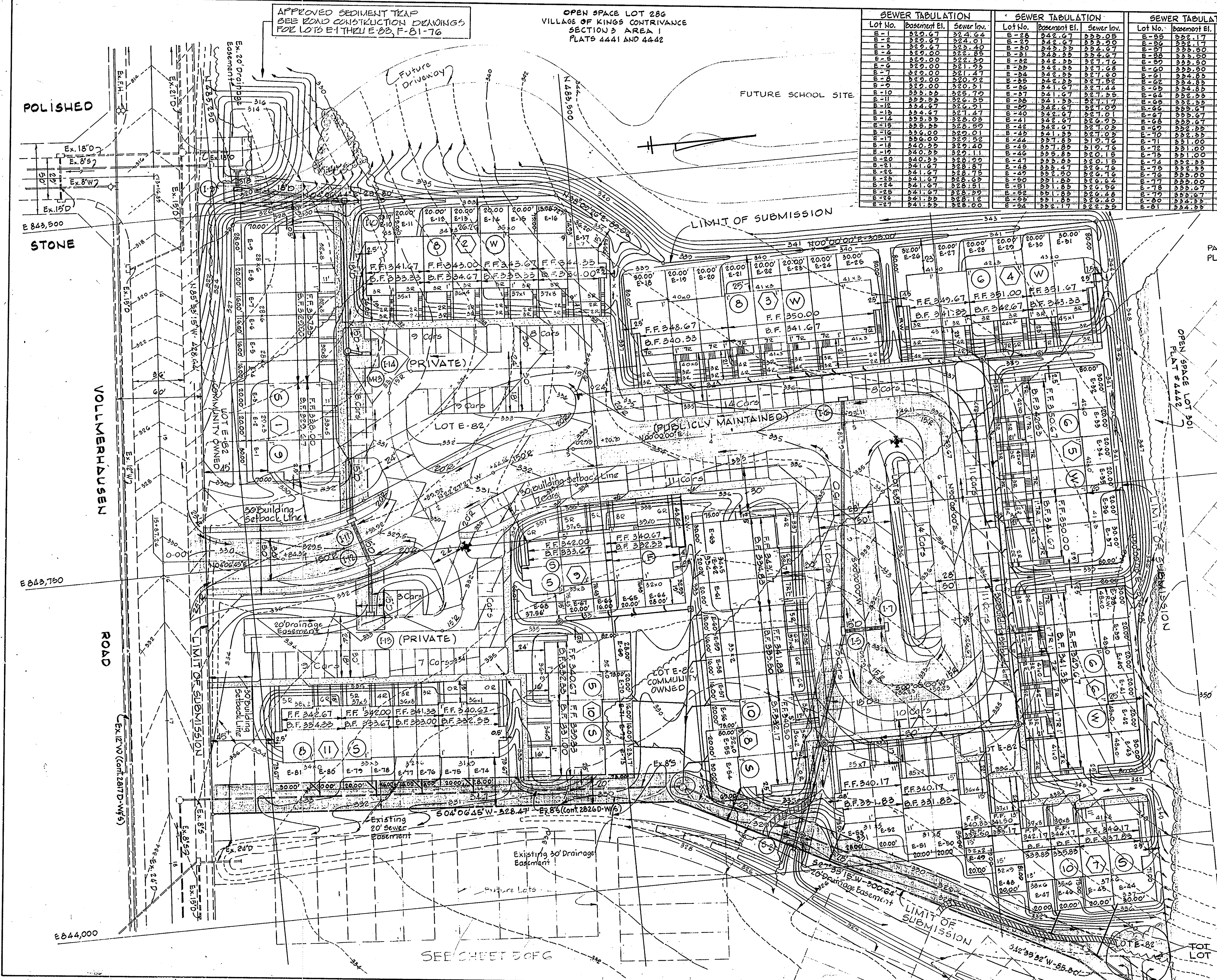
HOWARD HOMES BUILDING CO., INC.
 OWNER AND DEVELOPER
 P.O. BOX 802 COLUMBIA, MARYLAND

WHITMAN, REQUARDT & ASSOCIATES
 ENGINEERS
 2315 ST PAUL STREET
 BALTIMORE, MARYLAND 21218

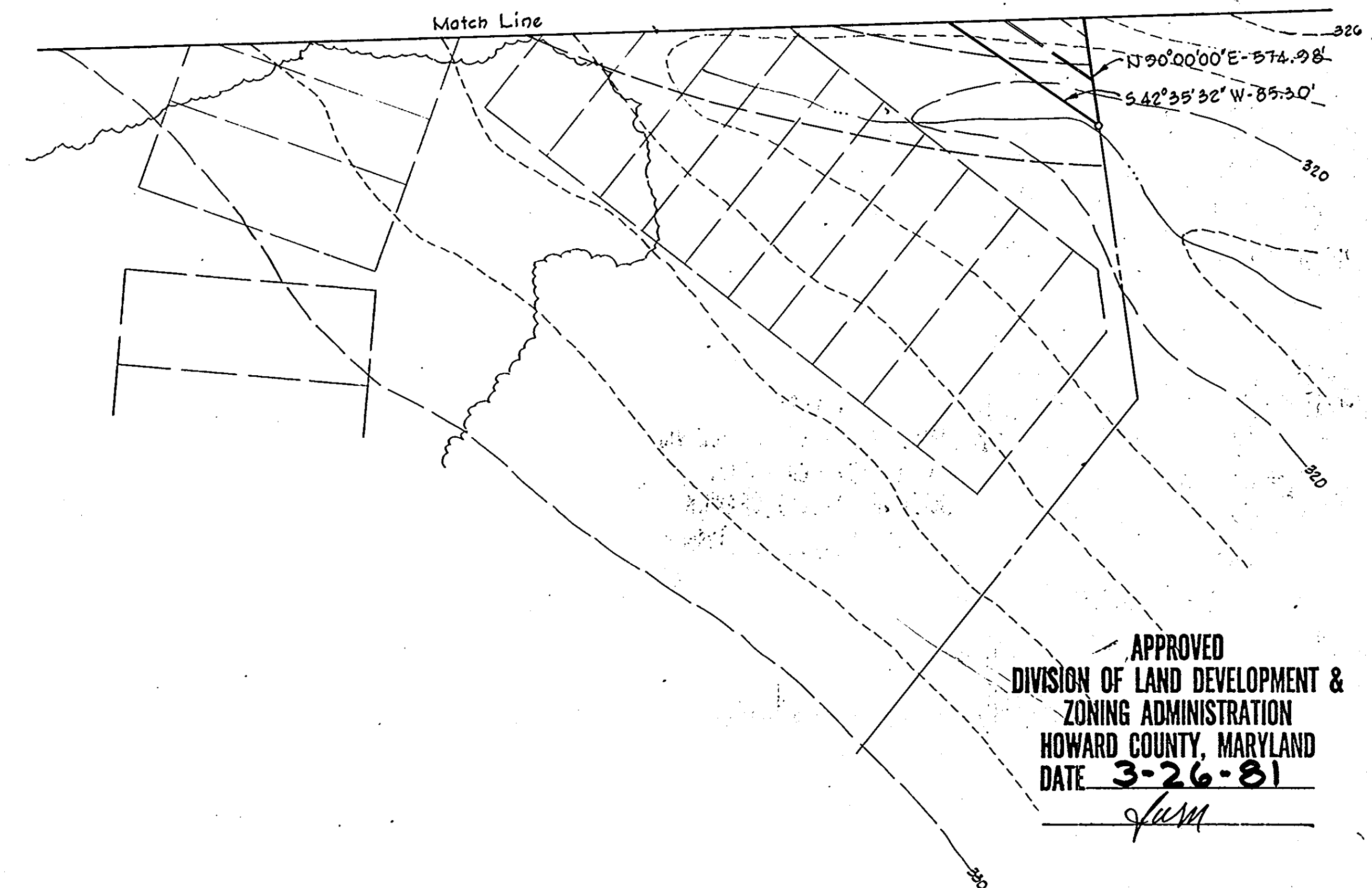
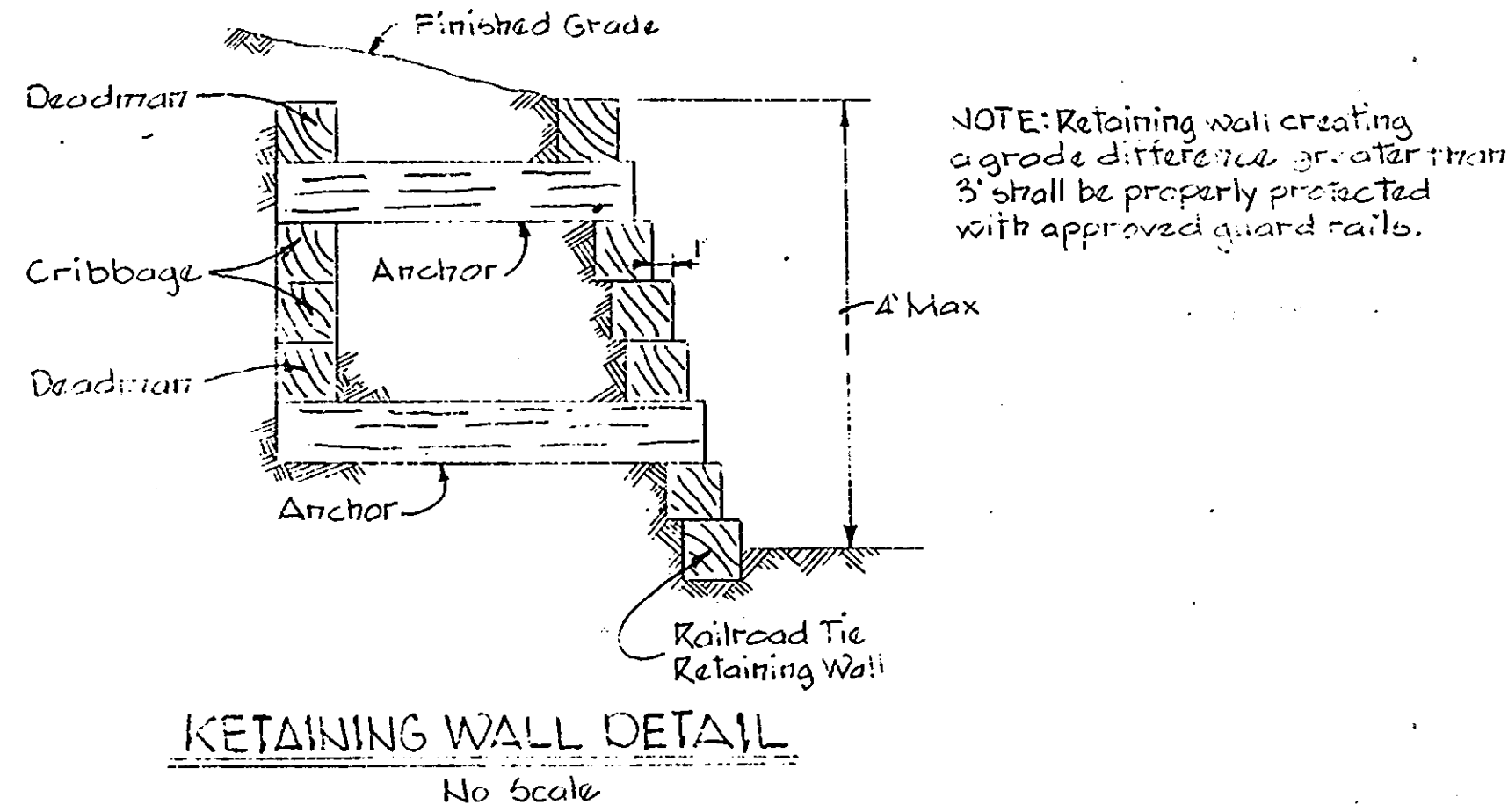
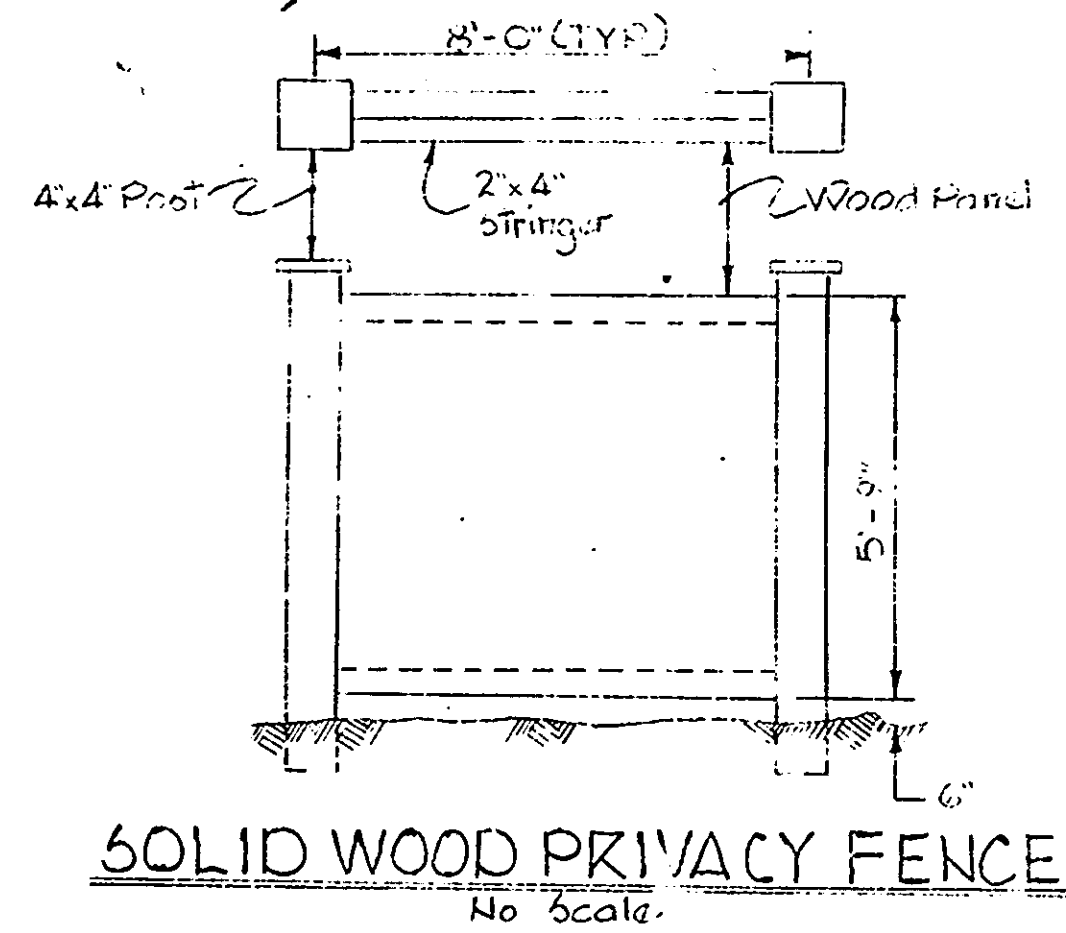
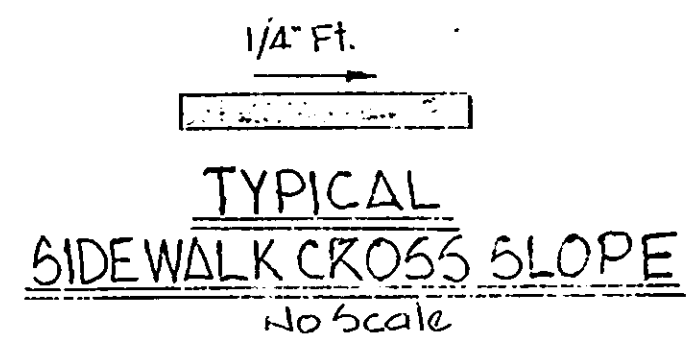
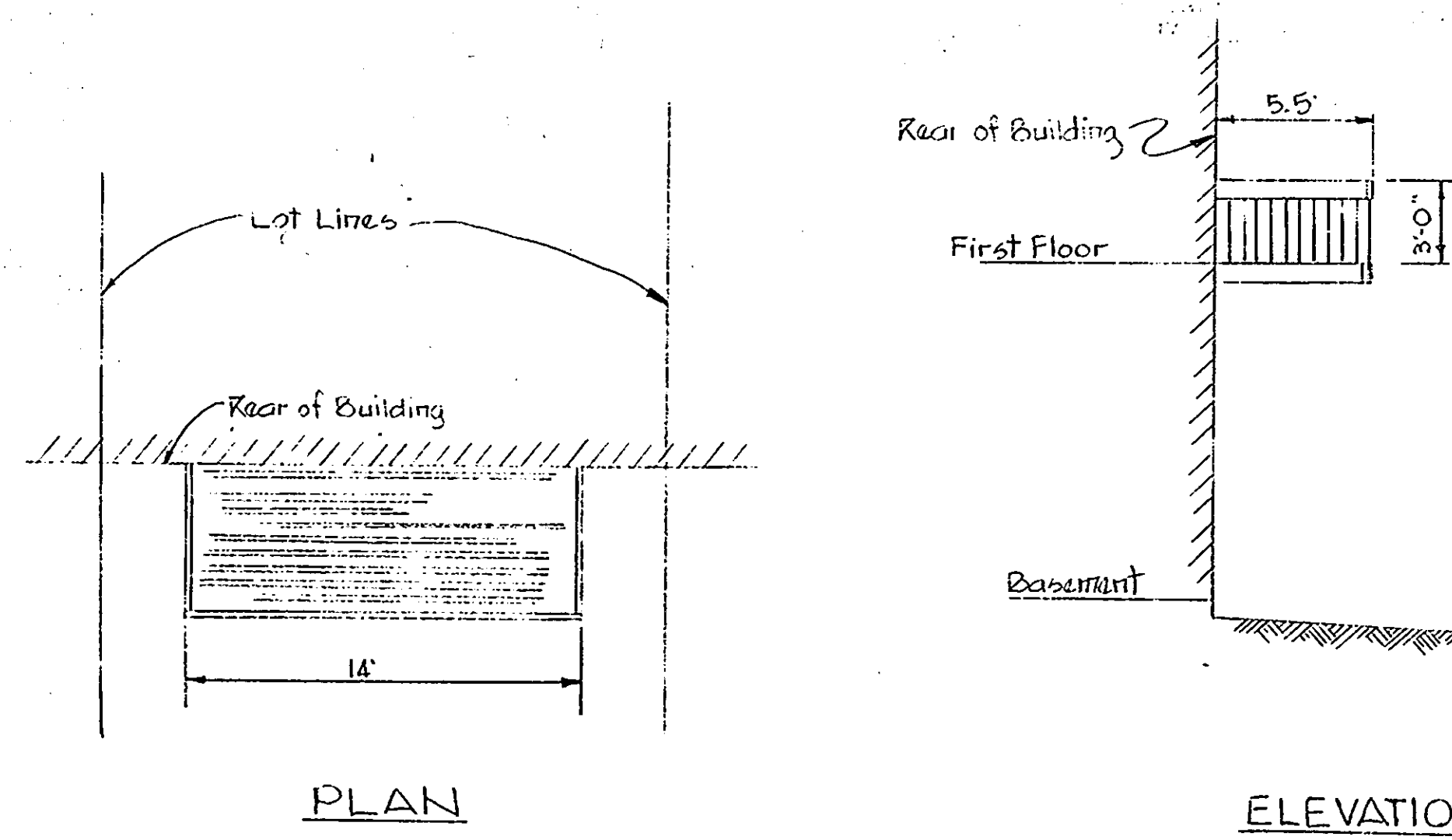
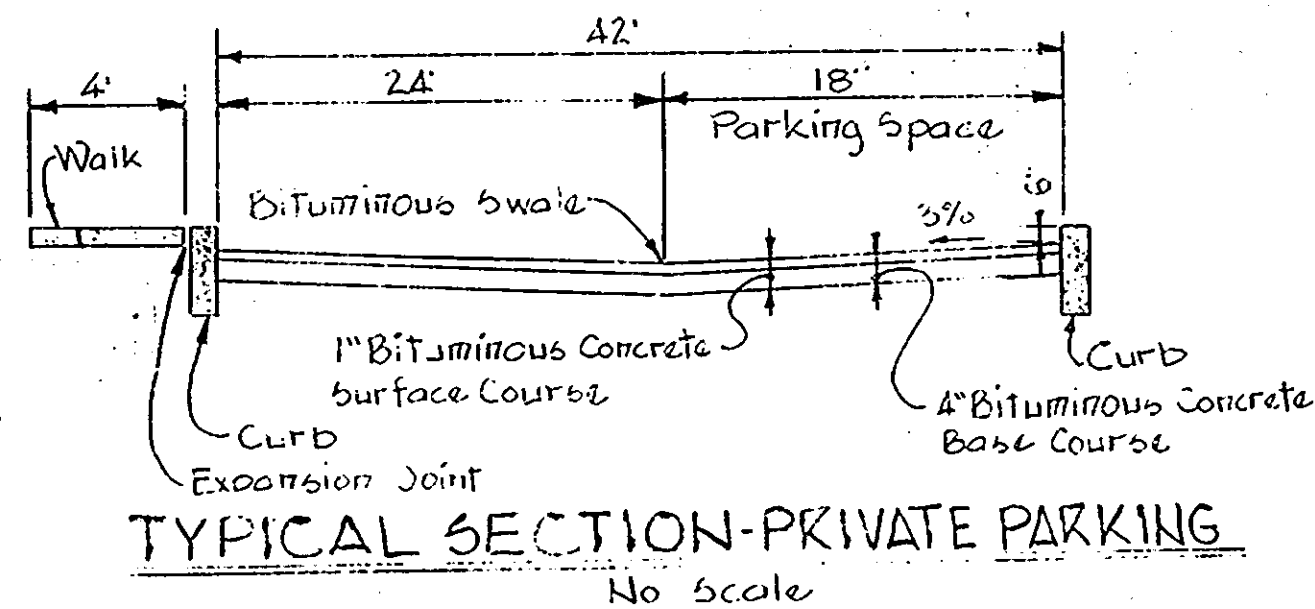
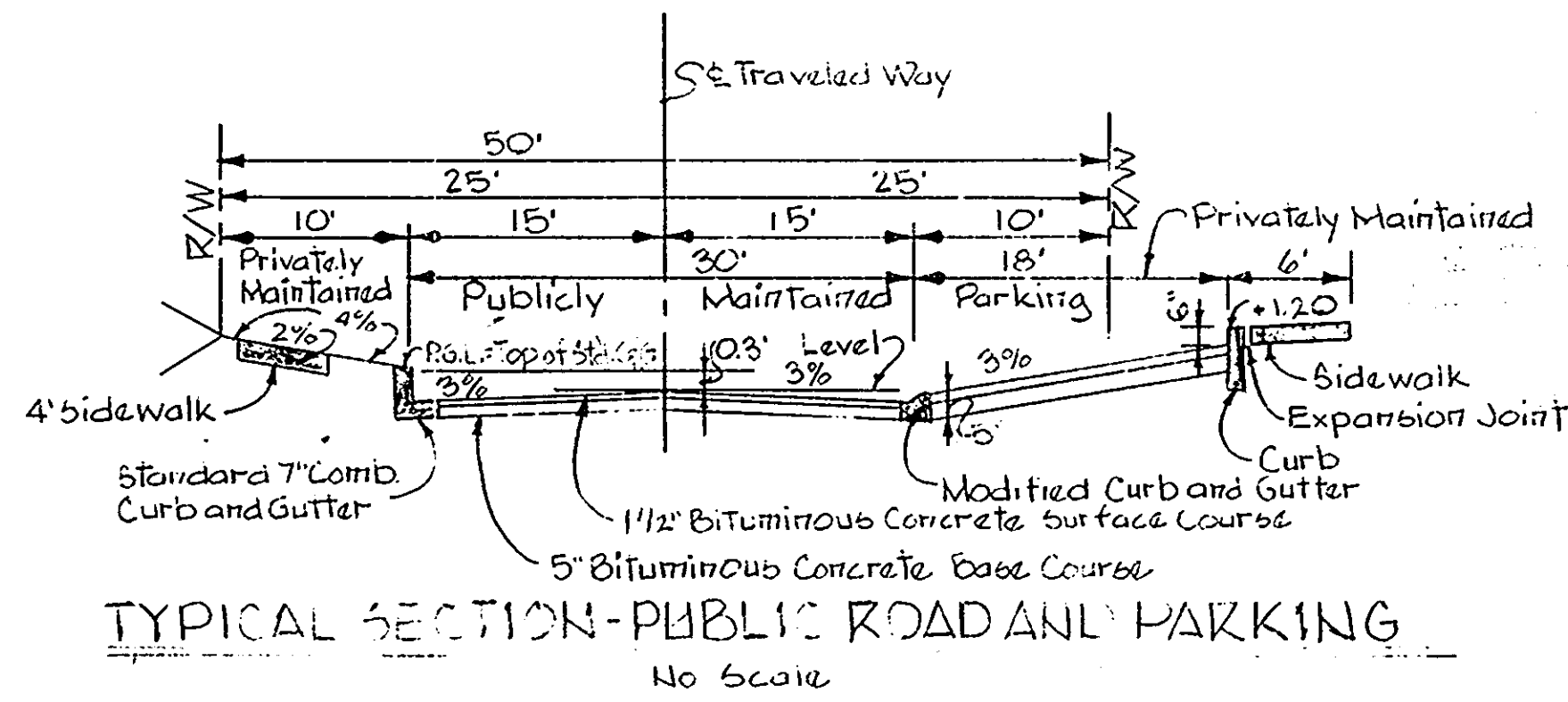
Kenneth A. McCord
 KENNETH A. McCORD PE, NO. 1974
 5/27/81 As Per Planning and DPW Comments

NO.	DATE	DESCRIPTION OF REVISION
1	5/27/81	As Per Planning and DPW Comments

COLUMBIA
SITE PLANS
 VILLAGE OF KINGS CONTRIVANCE
 SECTION 3 AREA 1
 LOTS E-1 THRU E-83
 A RESUBDIVISION OF PARCEL "E"
GRADING PLAN
 SHEET 2 OF 6
 ELECTION DISTRICT NO. 6, HOWARD COUNTY, MARYLAND
 DATE: SCALE: 1" = 30'



SEE SHEET 3 OF 6



APPROVED
DIVISION OF LAND DEVELOPMENT &
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 3-26-81
slm

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
Joseph Bondus 6-15-81
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
Donald J. David 6-16-81
PLANNING DIRECTOR DATE

CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION
William J. ... 6-11-81
DATE

APPROVED FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Robert E. Nemy 6-12-81
DIRECTOR DATE

William J. ... 6-11-81
CHIEF, BUREAU OF ENGINEERING DATE

HOWARD HOMES BUILDING CO., INC.
OWNER AND DEVELOPER
P.O. Box 802, COLUMBIA, MARYLAND 21044

WHITMAN, REQUARDT & ASSOCIATES
ENGINEERS
2315 6th PALL STREET
BALTIMORE, MARYLAND 21218
Kenneth A. McCord
Kenneth A. McCord P.E. No. 1974

1	5/27/81	As Per Planning and D.P.W. Comments
NO.	DATE	DESCRIPTION OF REVISIONS

COLUMBIA SITE PLANS
for
VILLAGE OF KINGS CONTRIVANCE
SECTION 3 AREA 1
LOTS E-1 THRU E-83
A RESUBDIVISION OF A PORTION OF PARCEL "E"

DETAIL SHEET
SHEET 3 OF 6

ELECTION DISTRICT NO. 6, HOWARD COUNTY, MARYLAND
DATE: SCALE: AS SHOWN

APPROVED SEDIMENT TRAP
SEE ROAD CONSTRUCTION DRAWINGS
FOR LOTS E-1 THRU E-83, F-81-76

RESPONSIBLE PERSONNEL CERTIFICATION
I hereby certify that any responsible personnel involved in the construction project will have a certificate of attendance of a Department of Natural Resources approved training program for the control of sediment and erosion before beginning the project.
Lee B. Rosenberg 2-16-81
LEE B. ROSENBERG DATE

CERTIFICATION BY THE DEVELOPER
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.
Lee B. Rosenberg 2-16-81
LEE B. ROSENBERG DATE

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 2-16-81
KENNETH A. MCCORD, P.E. NO. 1974 DATE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
Joseph D. Boyko 6-15-81
COUNTY HEALTH OFFICER DATE
APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
Donald H. Kamaal 6-16-81
PLANNING DIRECTOR DATE
John W. Wadsworth 6-16-81
CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE
APPROVED FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Mark F. Nunnery 6-12-81
DIRECTOR DATE
John R. ... 6-11-81
CHIEF, BUREAU OF ENGINEERING DATE

SITE ANALYSIS
AREA OF IMPERVIOUS = 5.2 ACRES
AREA TO BE REVEGETATED = 6.7 ACRES

SEDIMENT CONTROL NOTES
1. See "Sequence of Construction" Sheet 5 of 6
2. The Sediment Control measures shall be constructed as shown on these drawings and Road Construction Drawings F-81-76.
3. All diversion dikes shall be seeded as specified in notes 4 and 5. All other surf areas to be permanently seeded. See specifications this sheet.
4. The diversion dikes shall be hydroseeded as follows:
a. Ground Limestone (50#/1000#)
b. Fertilizer 10-10-10 (25#/1000#)
c. Seed Italian Ryegrass (40#/Acre)
5. Mulch with straw at the rate of 50#/Acre or one ton/acre.
Anchor with asphalt at the rate of 480 gallons/acre.

LEGEND
--- 330 --- Proposed Contour (1' Interval)
--- 330 --- Existing Contour (2' Interval)
⊙ Building Group Number
① Number of Dwellings in Group
⊙ or ⊗ Building Type
E-16 Lot Number
[] Travelled Way (To Be Publicly Maintained)
[] Concrete Walk
[] Macadam Walk
[] Fire Hydrant
[] Light Fixture
[] Retaining Wall
PERMANENT SEEDING
Lime - 2 tons/acre agricultural ground limestone
Fertilizer - 1000 lbs/acre (10-10-10)
Seeding - 100 lbs/acre of the following:
20% Kentucky Blue Grass, 20% Merion Blue Grass
55% Creeping Red Fescue, 5% Red Top
Mulch Required - Mulch area with straw at 75 lbs/1000 sq ft or 1.5 tons/acre. Anchor with asphalt at the rate of 480 gallons/acre. Stabilization of slopes steeper than 3:1 shall be planted with crown vetch including 15 lbs/acre (20 lbs/1000 sq ft) Kentucky 31 Tall Fescue 40 lbs/acre (1 lb/1000 sq ft)

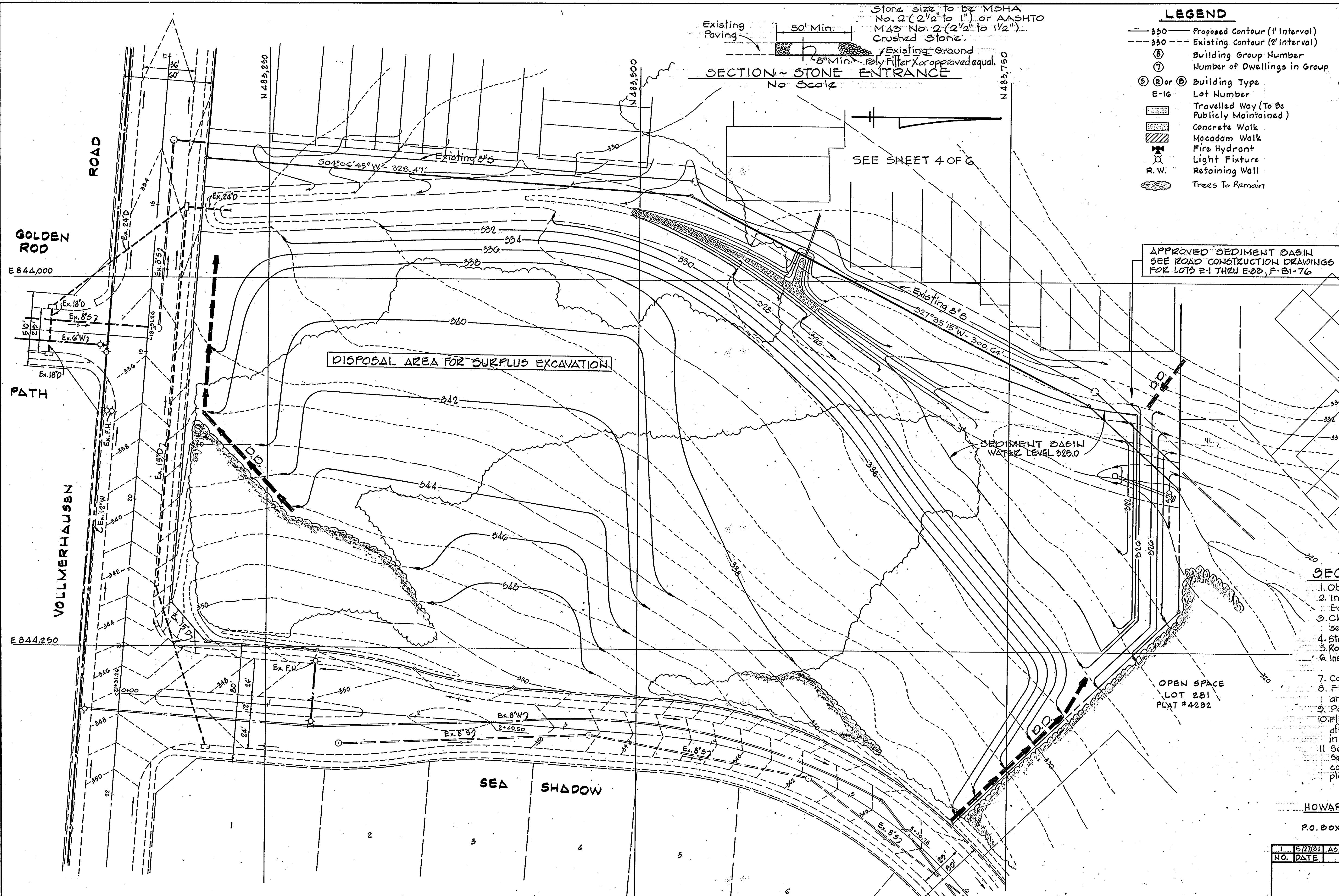


REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS
Joseph J. ... 6-9-81
DATE
U.S. SOIL CONSERVATION SERVICE
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
APPROVED: *Wm. J. ...* 6-8-81
HOWARD S.C.D. DATE

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 3-26-81

HOWARD HOMES BUILDING CO., INC.
OWNER AND DEVELOPER
P.O. BOX 802 COLUMBIA, MARYLAND
WHITMAN, REQUARDT & ASSOCIATES
ENGINEERS
2315 ST. PAUL STREET
BALTIMORE, MARYLAND 21218

1 5/27/81 As per Planning and D.P.W. comments.
NO. DATE DESCRIPTION OF REVISION
COLUMBIA SITE PLANS
VILLAGE OF KINGS CONTRIVANCE
SECTION 3 AREA 1
LOTS E-1 THRU E-83
A RESUBDIVISION OF PARCEL "E"
SEDIMENT CONTROL
SHEET 4 OF 6
ELECTION DISTRICT NO. 6, HOWARD COUNTY, MARYLAND
DATE: 5/27/81 SCALE: 1" = 30'



LEGEND

- 330 --- Proposed Contour (1' Interval)
- 330 --- Existing Contour (2' Interval)
- ⊙ Building Group Number
- ⑦ Number of Dwellings in Group
- ⊙ or ⊙ Building Type
- E-16 Lot Number
- ▨ Travelled Way (To Be Publicly Maintained)
- ▨ Concrete Walk
- ▨ Macadam Walk
- ⊗ Fire Hydrant
- ⊗ Light Fixture
- R. W. Retaining Wall
- ⊗ Trees To Remain

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

Gregory P. Adams 6-15-81
COUNTY HEALTH OFFICER DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING

Thomas J. Harvath 6-16-81
PLANNING DIRECTOR DATE

William M. Schumaker 6-16-81
CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

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

William F. Newman 6-12-81
DIRECTOR DATE

James A. Rose 6-16-81
CHIEF, BUREAU OF ENGINEERING DATE

APPROVED SEDIMENT BASIN
SEE ROAD CONSTRUCTION DRAWINGS
FOR LOTS E-1 THRU E-22, F-81-76

APPROVED
DIVISION OF LAND DEVELOPMENT &
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 3-26-81

- SEQUENCE OF CONSTRUCTION**
1. Obtain Grading Permit.
 2. Install stabilized construction entrance at Early Spring Way.
 3. Clear and grub wooded areas to construct sediment control facilities.
 4. Strip roads and construct sediment control facilities.
 5. Rough grade road and lots.
 6. Install storm drain systems.
 7. Construct all utilities.
 8. Fine grade roads and construct curb and gutter.
 9. Pave roads and seed all disturbed areas.
 10. Flush storm drain system and place rip rap after grass is established. Remove sediment trap in Lot 280 and complete storm drain system.
 11. Sediment Basin to be retained for future development. Sediment Basin will be maintained in a functioning condition and will be cleaned of sediment to the planned dimensions.

HOWARD HOMES BUILDING CO., INC.
OWNER AND DEVELOPER
P.O. BOX 802, COLUMBIA, MARYLAND 21044

NO.	DATE	DESCRIPTION OF REVISION
1	5/27/81	As per Planning and D.P.W. Comments.

COLUMBIA
SITE PLANS
VILLAGE OF KINGS CONTRIVANCE
SECTION 3 AREA 1
LOTS E-1 THRU E-23
A RESUBDIVISION OF A PORTION OF PARCEL "E"
SEDIMENT CONTROL FOR FILL AREA
SHEET 5 OF 6
ELECTION DISTRICT NO. 6, HOWARD COUNTY, MARYLAND
DATE: SCALE: 1" = 30'

WHITMAN, REQUARDT & ASSOCIATES
ENGINEERS
2315 ST. PAUL STREET
BALTIMORE, MARYLAND 21218
Kenneth A. McCord
KENNETH A. MCCORD P.E. NO. 1974

CERTIFICATION BY THE DEVELOPER
"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."
Lee B. Rosenberg 2-16-81
LEE B. ROSENBERG DATE

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 2-16-81
KENNETH A. MCCORD, P.E. NO. 1974 DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
APPROVED: *James P. Adams* 6-8-81
HOWARD S.C.D. DATE

REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS
Darryl J. Beckman 6-9-81
DATE
U.S. SOIL CONSERVATION SERVICE

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."
Lee B. Rosenberg 2-16-81
LEE B. ROSENBERG DATE

APPROVED
DIVISION OF LAND DEVELOPMENT &
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 3-26-81

PLANT LIST

NAME	SIZE	QUAN.	REMARKS
Shade Trees			
(A) Acer rubrum October Glory October Glory Red Maple	2 1/2"-3" cal. 12'-14' Ht.	31	B&B Full headed
(S) Acer saccharum Green Mtn. Green Mountain Sugar Maple	2 1/2"-3" cal. 12'-14' Ht.	17	B&B Full headed
(F) Fraxinus lanceolata Marshall's Seedless Marshall's Seedless Green Ash	2 1/2"-3" cal. 12'-14' Ht.	30	B&B Full headed
(L) Liquidambar styraciflua Sweet Gum	2 1/2"-3" cal. 12'-14' Ht.	5	B&B Full headed
(P) Platanus acerifolia Bloodgood London Planetree	2 1/2"-3" cal. 12'-14' Ht.	39	B&B Full headed
(T) Tilia cordata Greenspire Greenspire Linden	2 1/2"-3" cal. 12'-14' Ht.	12	B&B Full headed
Ornamental Trees			
(a) Acer ginnala Amur Maple	2"-2 1/2" cal. 8'-10' Ht.	19	B&B Full headed
(t) Crataegus toba Toba Hawthorn	2"-2 1/2" cal. 8'-10' Ht.	9	B&B Full headed
(r) Malus radiant Radiant Crabapple	2"-2 1/2" cal. 8'-10' Ht.	10	B&B Heavy heads
(m) Magnolia Stellata Star Magnolia	2"-2 1/2" cal. 8'-10' Ht.	8	B&B Heavy heads
(o) Ostrya virginiana American Hophornbeam	2"-2 1/2" cal. 8'-10' Ht.	9	B&B Heavy heads
(s) Oxydendrum arboreum Sourwood	2"-2 1/2" cal. 8'-10' Ht.	6	B&B Heavy heads
Evergreens			
(a) Pinus nigra Austrian Pine	2"-2 1/2" cal. 6'-8' Ht.	15	B&B Full & Dense
(w) Pinus strobus Eastern White Pine	2"-2 1/2" cal. 6'-8' Ht.	40	B&B Full & Dense
(w) Pinus strobus Eastern White Pine	1 1/2"-2" cal. 4'-5' Ht.	8	B&B Full
(w) Pinus strobus Eastern White Pine	1 1/2"-2" cal. 2'-3' Ht.	14	B&B Full
(b) Pinus thunbergi Japanese Black Pine	2"-2 1/2" cal. 6'-7' Ht.	7	B&B Full
(b) Pinus thunbergi Japanese Black Pine	1 1/2"-2" cal. 4'-5' Ht.	12	B&B Full
(b) Pinus thunbergi Japanese Black Pine	1 1/2"-2" cal. 2'-3' Ht.	5	B&B Full
Shrubs			
(A) Abelia grandiflora Glossy Abelia	2'-2 1/2' Ht.	46	Containers
(E) Euonymus alatus compactus Dwarf Winged Euonymus	2'-3' Ht.	46	B&B
(S) Euonymus sieboldiana Siebold Euonymus	2'-3'	25	B&B
(F) Forsythia intermedia Forsythia	3'-4' Ht.	59	B&B
(J) Juniperus chinensis glauca hetzi Hetzi Blue Juniper	2'-2 1/2' Ht.	16	Containers or B&B
(P) Pieris japonica Japanese Andromeda	2'-2 1/2' Ht.	15	B&B
(V) Viburnum tomentosum Doublefile Viburnum	4'-5' Ht.	44	B&B

LD LAND DESIGN / RESEARCH, INC.
5560 STERRETT PLACE, SUITE 300
COLUMBIA, MARYLAND

COLUMBIA
VILLAGE OF KINGS CONTRIVANCE
SECTION 3 AREA 1
LOTS E-1 THRU E-83
A RESUBDIVISION OF PARCEL "E"
HOWARD COUNTY, MARYLAND
DATE: APRIL 1981 SCALE: 1" = 30' (REVISED 1 MAY 1981)
FOR:
HOWARD HOMES BUILDING CO.
P.O. BOX 802
COLUMBIA, MARYLAND

VOLLMERHAUSEN ROAD

EARLY SPRING WAY

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
6-15-81
APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING
6-16-81
APPROVED FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
6-12-81

△ STREET LIGHTS
⊞ ELECTRICAL BOXES

