

SHEET INDEX

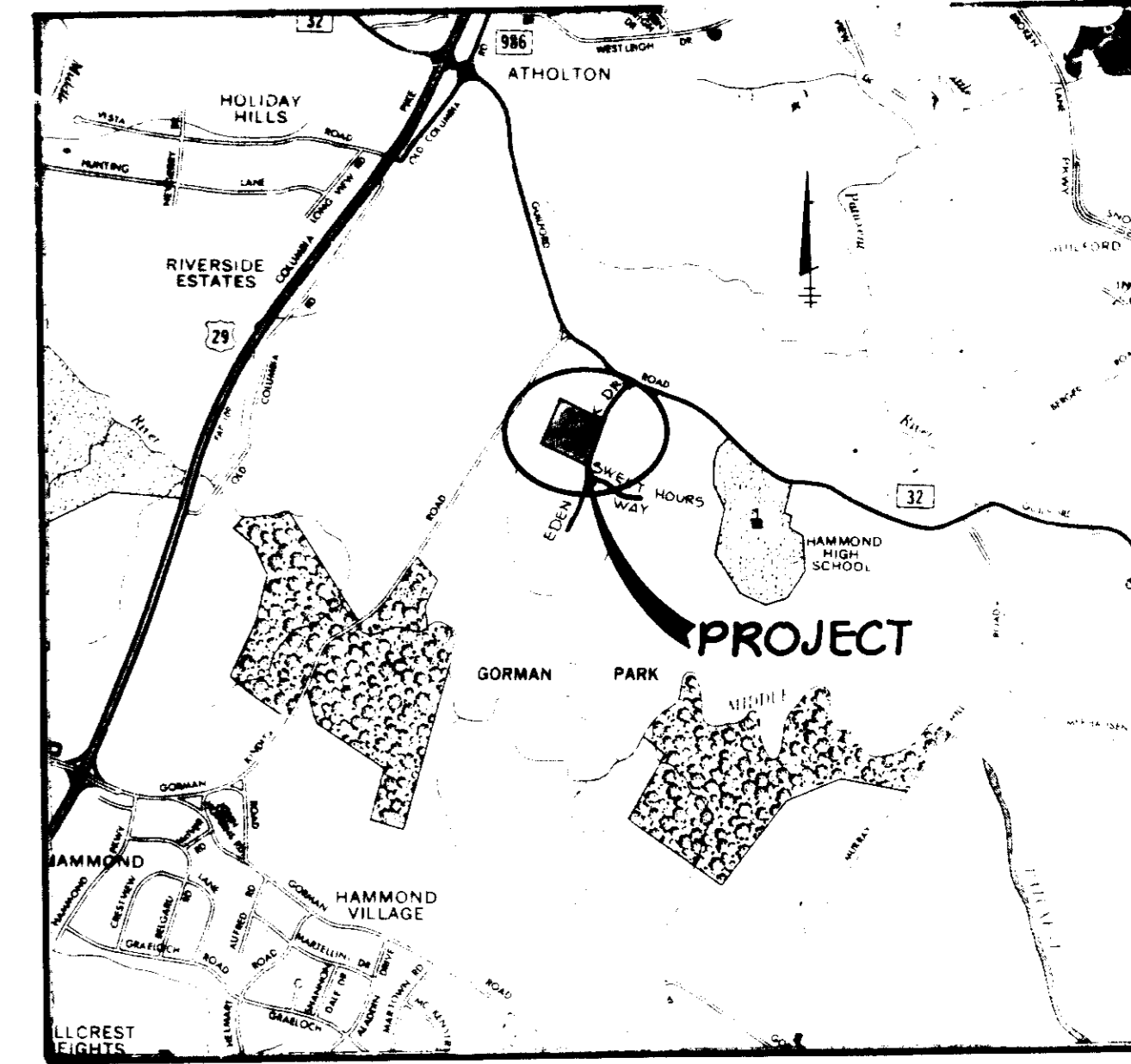
| DESCRIPTION |
|---|
| 1 TITLE SHEET |
| 2 SITE DEVELOPMENT PLAN |
| 3 STORM DRAIN PROFILES AND DETAILS |
| 4 DRAINAGE AREA MAP & SEDIMENT CONTROL PLAN |
| 5 SEDIMENT CONTROL DETAILS |
| 6 WATER & SEWER PROFILES |
| 7 PLANTING PLAN |

GENERAL NOTES

- TOPOGRAPHY IS BASED ON U.S. & G.S. MEAN SEA LEVEL DATUM 1929.
- PUBLIC WATER AND SEWER FACILITIES ARE TO BE PROVIDED.
- THE DWELLINGS SHOWN HEREON ARE APARTMENTS.
- 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 796, 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 | 992-2366 |
| AT&T CABLE LOCATION DIVISION | 393-3553 |
| BALTIMORE GAS AND ELECTRIC COMPANY | 685-0123 |
| HOWARD COUNTY CONSTRUCTION/INSPECTION SURVEY DIVISION (24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK) | 992-2417/2418 |
- TOPO TAKEN FROM 1" = 50'-0" SCALE, 1' CONTOUR INTERVAL HOWARD COUNTY AERIAL TOPOGRAPHY MAPS AND SUPPLEMENTED BY FIELD RUN SURVEY.
- CORRUGATED STEEL PIPE SECTIONS WILL BE JOINED WITH A SINGLE OR TWO PIECE CORRUGATED BAND WITH A WATERTIGHT NEOPRENE GASKET. DIMPLETED BAND CONNECTORS WILL NOT BE PERMITTED.
- STORM WATER MANAGEMENT IS PROVIDED OFFSITE UNDER F-80-DGC

SITE DEVELOPMENT PLAN VILLAGE OF KINGS CONTRIVANCE SECTION 2, AREA 3 - PHASE 2 PARCEL C 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

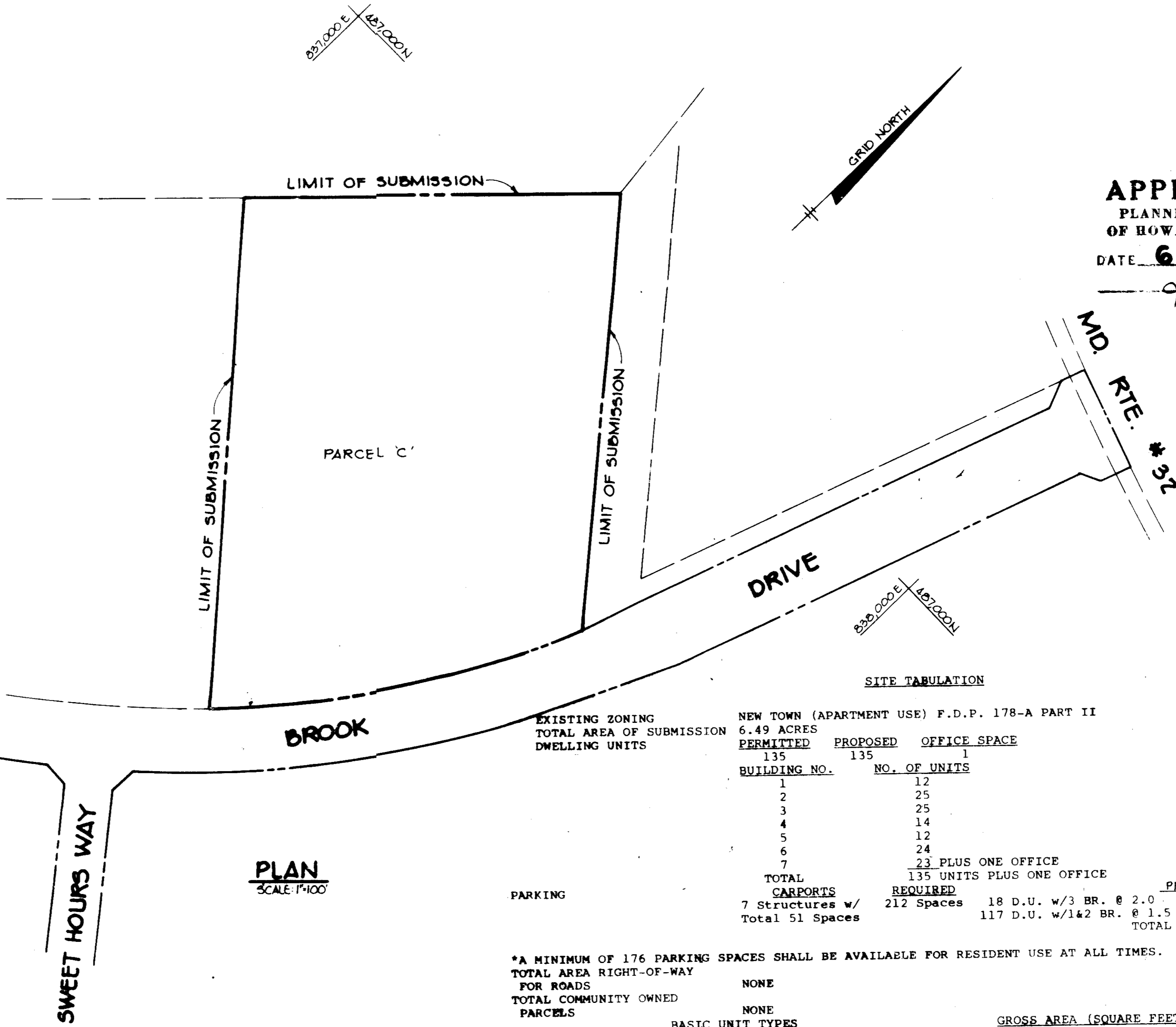


VICINITY MAP
SCALE: 1" = 2,000'

PRIVATE WATER AND SEWER GENERAL NOTES

- Approximate location of existing mains are shown. The contractor shall take all necessary precautions to protect existing mains and services and maintain uninterrupted supply. Any damage incurred shall be repaired immediately to the satisfaction of the Engineer, at the Contractor's expense.
- All horizontal controls are based on Maryland State Coordinates.
- All vertical controls are based on U.S.G.S. Datum.
- All pipe elevations shown are invert elevations.
- Clear all utilities by a minimum of 6". Clear all poles by 2'-0" minimum or tunnel as required. Any cost incurred to the contractor for tunneling or bracing of poles shall be included in the unit prices bid for excavation and backfill.
- For details not shown on the drawing use Howard County Standard Details.
- For materials and construction methods use Howard County Standard Specifications.
- Contractor shall locate existing utilities a minimum of two (2) weeks in advance of construction operation in the vicinity of proposed utilities at his own expense.
- Contractor shall notify the following utilities or agencies at least five (5) working days before starting work shown on these plans:

| |
|--|
| State Highway Administration - 331-5533 |
| Baltimore Gas & Electric Company - Underground Electric Distribution Customer Service - 685-0123 |
| Baltimore Gas & Electric Company - Underground Gas Distribution Customer Service - 685-0123 |
| Engineering - "Damage Control" - 234-3621 |
| *Miss Utility* - 1-559-0100 |
| Chesapeake & Potomac Telephone Company - 725-9976 |
| American Telephone and Telegraph - Cable Location Division - 393-3553 |
| Colonial Pipeline Company - 701-4641 |
| Bureau of Utilities Howard County - 992-2366 |
- Trees are to be protected from damage to maximum extent. Trees located within the construction strip are not to be removed or damaged by the contractor.
- Contractor shall remove trees, stumps and roots along line of excavation as directed by the Engineer. Payment for such removal shall be included in the unit price bid for excavation and backfill.
- Place regulation "Men Working" and warning signs as required to comply with Maryland State Highway Administration Manual of Traffic Control for Highway Construction and Maintenance Operations.
- All water mains to be C.I.P. or D.I.P. unless otherwise noted.
- Top of all water mains to have a minimum of 3'-1/2' cover unless otherwise noted.
- Valves adjacent to trees shall be strapped to trees.
- Block all fittings with concrete.
- Bury line elevations on fire hydrants shall be set to the elevations shown on the drawings. All fire hydrants shall be strapped and buttressed with concrete in accordance with standard details. Soil around the fire hydrant to be compacted in accordance with Section 97.01-3 of the Standard Specifications.
- All water house connections shall be for an inside meter setting.
- The contractor shall not operate any water main valves on the existing system.
- All sewer mains shall be C.S.P.X., V.C.P.X. or A.C.P. Class 2400 unless otherwise noted.
- The contractor shall provide a joint in all sewer mains within 2'-0" of exterior manhole wall.
- All manholes shall be 4'-0" inside diameter, unless otherwise noted.
- Force mains shall be D.I.P. only.
- Manholes shown with 12" and 16" walls are brick manholes only.
- Manholes designated W.T. in plan and profile shall have watertight frame and covers, Standard Detail G-552. Where watertight manhole covers and cover is used, set top of frame 1'-6" above finished grade.
- House(s) with the symbol "C.N.S." indicates that cellar can not be served.
- All water house connections shall have a minimum vertical clearance of 12" above all sanitary sewer crossings.
- All sanitary sewer house connections shall have a minimum vertical clearance of 12" below all water main crossings.



APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: **6-2-82**
Sum

SITE TABULATION

| EXISTING ZONING | NEW TOWN (APARTMENT USE) F.D.P. 178-A PART II |
|--|--|
| TOTAL AREA OF SUBMISSION | 6.49 ACRES |
| DWELLING UNITS | PERMITTED 135 PROPOSED 135 OFFICE SPACE 1 |
| | BUILDING NO. NO. OF UNITS |
| | 1 12 |
| | 2 25 |
| | 3 25 |
| | 4 14 |
| | 5 12 |
| | 6 24 |
| | 7 23 PLUS ONE OFFICE |
| | TOTAL 135 UNITS PLUS ONE OFFICE |
| | CARPETS REQUIRED PROVIDED |
| | 7 Structures w/ 212 Spaces 18 D.U. w/3 BR. @ 2.0 = 36* |
| | Total 51 Spaces 117 D.U. w/142 BR. @ 1.5 = 176* |
| | TOTAL = 212 Spaces including Carpets |
| *A MINIMUM OF 176 PARKING SPACES SHALL BE AVAILABLE FOR RESIDENT USE AT ALL TIMES. | |
| TOTAL AREA RIGHT-OF-WAY FOR ROADS | NONE |
| TOTAL COMMUNITY OWNED PARCELS | NONE |
| | BASIC UNIT TYPES GROSS AREA (SQUARE FEET) |
| | 1.1 669 |
| | 2.2 940 |
| | 1.1D 850 |
| | 2.2T 1,064 |
| | 2.1V 828 |
| | 2.1SD 989 |
| | 3.15 1,095 |

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

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

James J. Sullivan 7/14/82
DIRECTOR DATE

Allen S. Brown 7/14/82
CHIEF, BUREAU OF ENGINEERING DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

Roman J. Hinkle 7-20-82
PLANNING DIRECTOR DATE

John M. Muesel 7-19-82
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

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

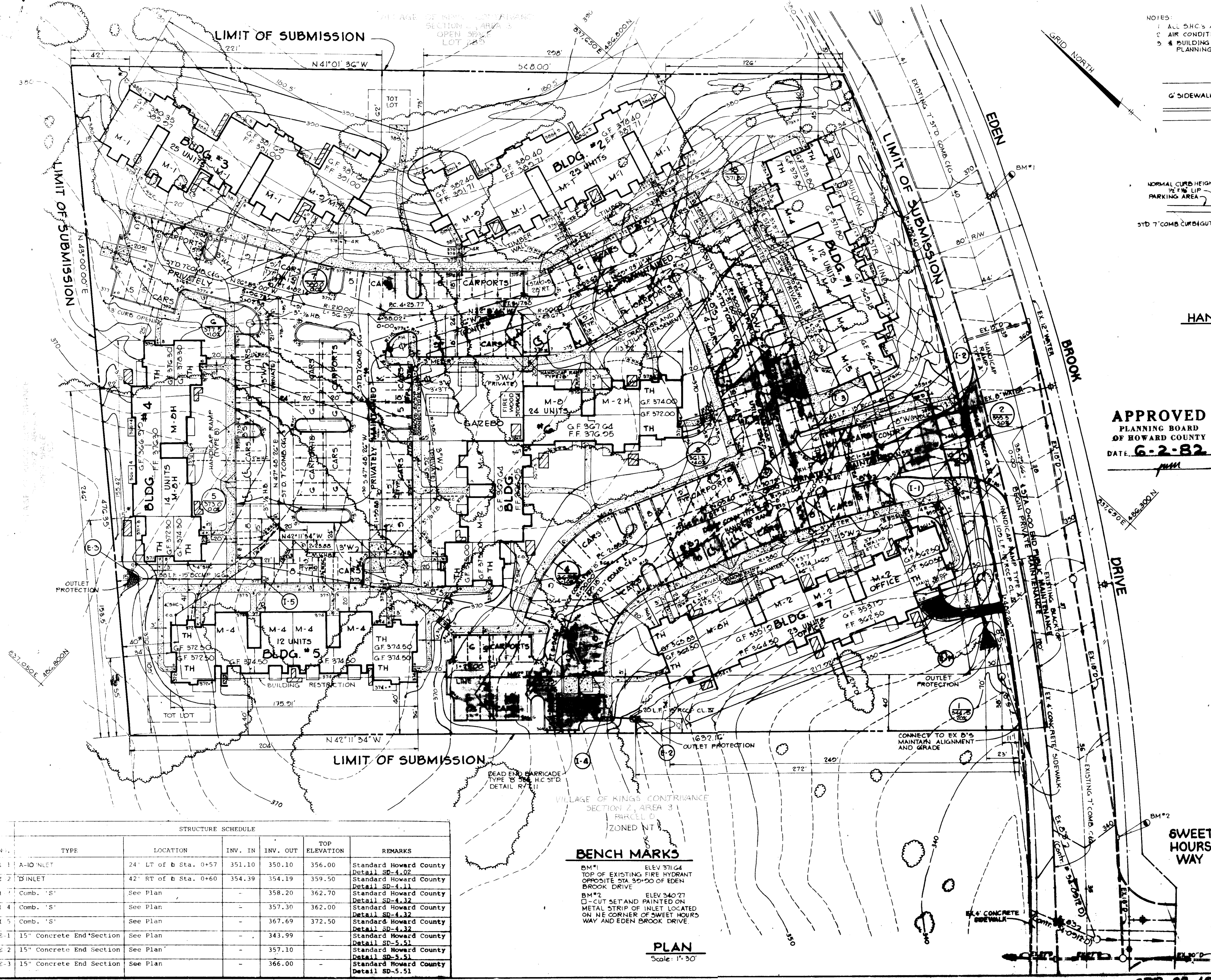
Joseph P. Sullivan 7-19-82
COUNTY HEALTH OFFICER DATE

| | | | |
|---|-------|----------|-------|
| 12-2-81 | REVIS | REVIS | REVIS |
| DATE | NO. | REVISION | |
| OWNER: EDEN ASSOCIATES 4351 GARDEN CITY DRIVE LANDOVER, MARYLAND 20785 | | | |
| DEVELOPER: OXFORD DEVELOPMENT CORP 4351 GARDEN CITY DRIVE LANDOVER, MARYLAND 20785 | | | |
| PROJECT: EDEN AT KINDLER VILLAGE OF KINGS CONTRIVANCE SECTION 2, AREA 3 PARCEL C | | | |
| AREA: TAX MAP NO 47 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND | | | |
| TITLE: TITLE SHEET | | | |

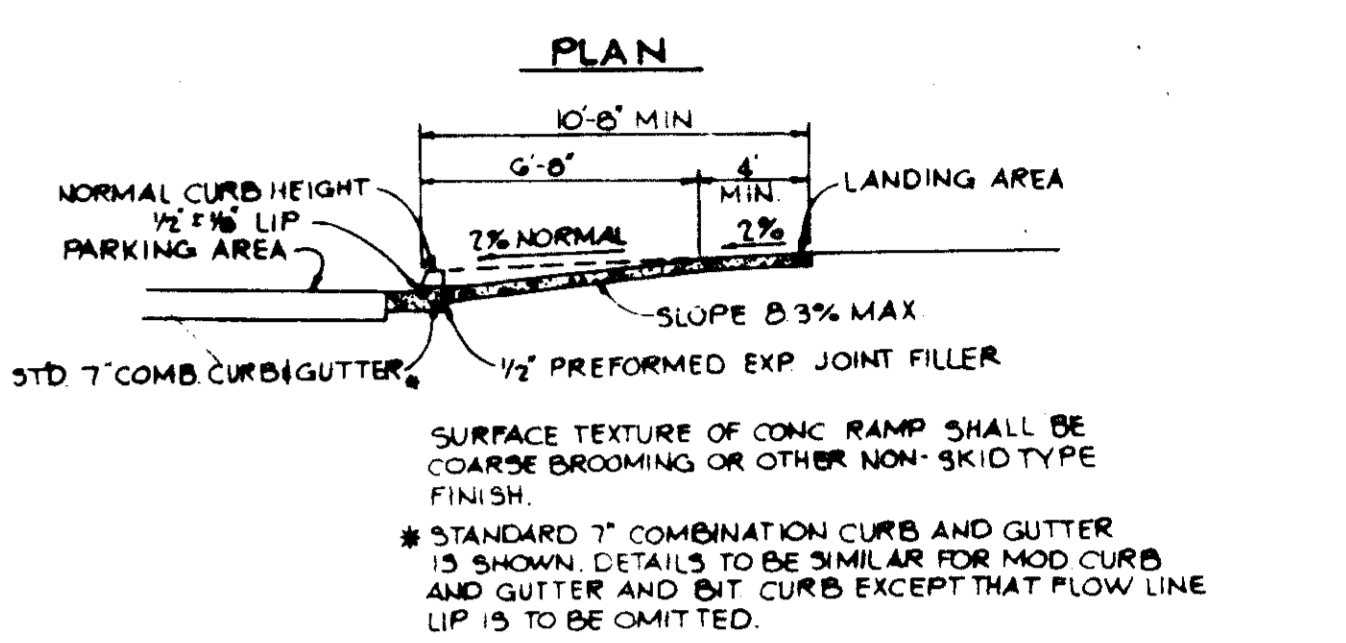
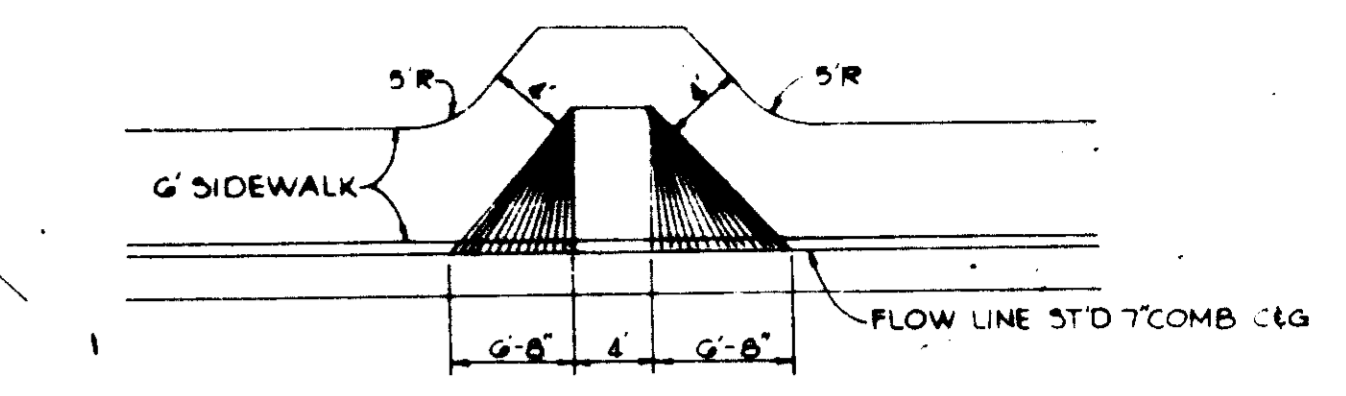
Riemer, Tracy & Associates, Inc.
Professional Engineers & Surveyors
10-1-82
DATE

DESIGNED BY: L.J.D.
DRAWN BY: D.A.M.
PROJECT NO: 881
DATE: OCT 5, 1981
SCALE: AS SHOWN
DRAWING NO. 1 OF 7

James R. Tracy
PROFESSIONAL ENGR. NO. 566



NOTES:
 1. ALL S.H.C.'S ARE TO BE 'G' UNLESS OTHERWISE NOTED
 2. AIR CONDITIONER UNITS ARE SHOWN THUS [Symbol]
 3. * BUILDING LOCATIONS AS PRESENTED TO HOWARD COUNTY PLANNING BOARD SEPT. 23, 1981 FOR A SENSE OF THE BOARD



SECTION
HANDICAP RAMP TYPE 'B'
 No Scale

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE: **6-2-82**

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James H. [Signature] 7/14/82
 DIRECTOR DATE
Allen L. Brown 7/14/82
 CHIEF, BUREAU OF ENGINEERING DATE
 APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
Donald Hamner 7-20-82
 PLANNING DIRECTOR DATE
Shirley [Signature] 7-19-82
 CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
Joan [Signature] 7-19-82
 COUNTY HEALTH OFFICER DATE

| | |
|------------|--|
| 12-2-81 | REVISION AS PER H.C. COMMENTS DATED 11-12-81 |
| DATE NO. | REVISION |
| OWNER: | EDEN ASSOCIATES 4351 GARDEN CITY DRIVE LANDOVER, MARYLAND 20785 |
| DEVELOPER: | OXFORD DEVELOPMENT CORP 4351 GARDEN CITY DRIVE LANDOVER, MARYLAND 20785 |
| PROJECT: | EDEN AT KINOLER VILLAGE OF KINGS CONTRIVANCE SECTION 2, AREA 3 PARCEL C |
| AREA: | TAX MAP NO. 42 6 TH ELECTION DISTRICT HOWARD COUNTY MARYLAND |
| TITLE: | SITE DEVELOPMENT PLAN |

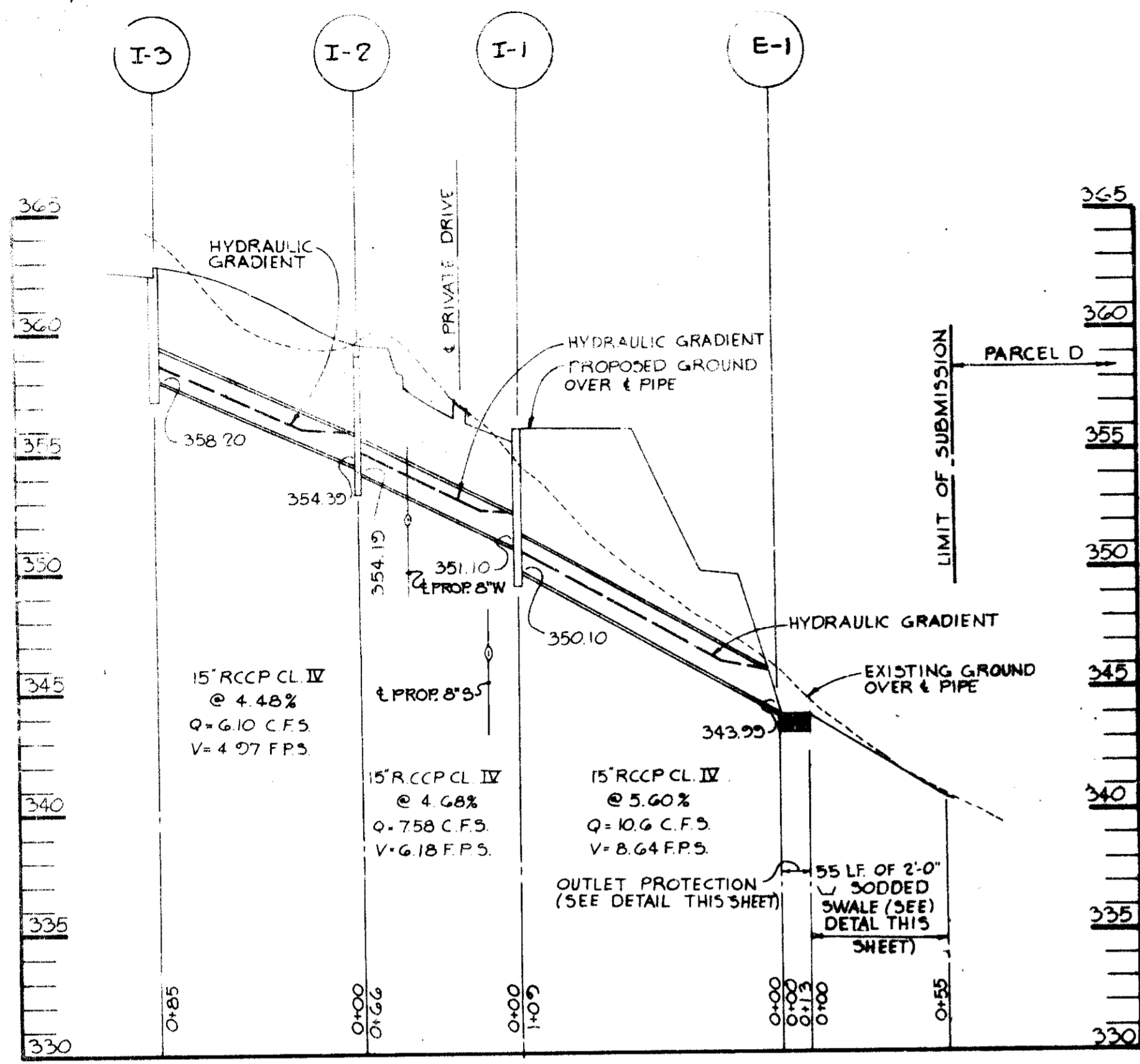
Riemer Tracy & Associates, Inc.
 8659 Baltimore National Pike
 Ellicott City, Maryland 21043
 (301) 461-2690
 Land Planning, Design & Civil Engineering

DESIGNED BY: L.J.D.
 DRAWN BY: D.A.M.
 PROJECT NO: 1081
 DATE: OCT. 5, 1981
 SCALE: AS SHOWN
 DRAWING NO. 2 OF 7

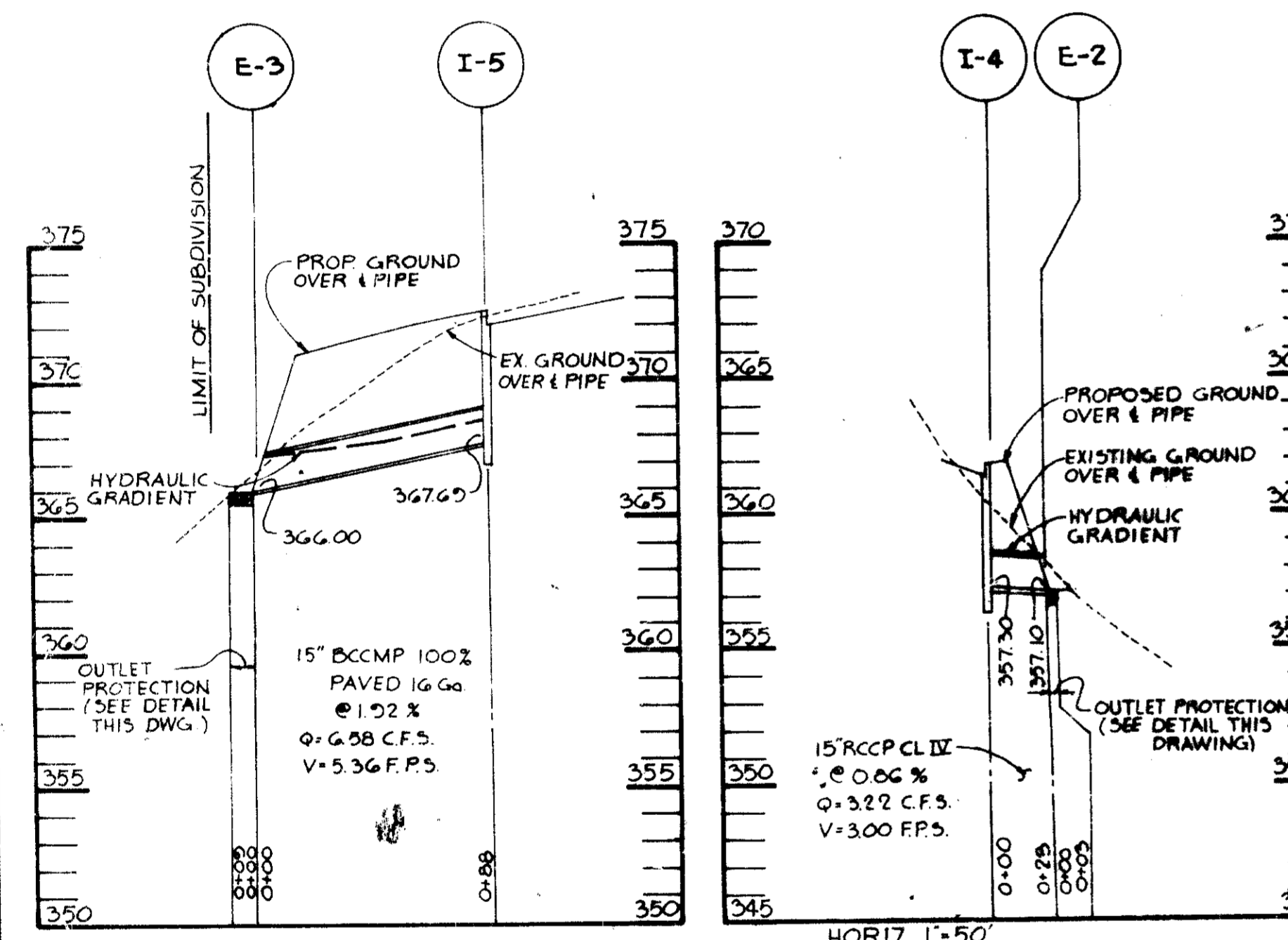
| STRUCTURE SCHEDULE | | | | | | |
|--------------------|--------------------------|-----------------------|---------|----------|---------------|---------------------------------------|
| N.O. | TYPE | LOCATION | INV. IN | INV. OUT | TOP ELEVATION | REMARKS |
| 1 | A-ID INLET | 24' LT of b Sta. 0+57 | 351.10 | 350.10 | 356.00 | Standard Howard County Detail SD-4.12 |
| 2 | D INLET | 42' RT of b Sta. 0+60 | 354.39 | 354.19 | 359.50 | Standard Howard County Detail SD-4.11 |
| 3 | Comb. 'S' | See Plan | - | 358.20 | 362.70 | Standard Howard County Detail SD-4.32 |
| 4 | Comb. 'S' | See Plan | - | 357.30 | 362.00 | Standard Howard County Detail SD-4.32 |
| 5 | Comb. 'S' | See Plan | - | 367.69 | 372.50 | Standard Howard County Detail SD-4.32 |
| E-1 | 15" Concrete End Section | See Plan | - | 343.99 | - | Standard Howard County Detail SD-5.51 |
| E-2 | 15" Concrete End Section | See Plan | - | 357.10 | - | Standard Howard County Detail SD-5.51 |
| E-3 | 15" Concrete End Section | See Plan | - | 366.00 | - | Standard Howard County Detail SD-5.51 |

BENCH MARKS
 BM#1 ELEV 371.64
 TOP OF EXISTING FIRE HYDRANT
 OPPOSITE STA. 30+00 OF EDEN
 BROOK DRIVE
 BM#2 ELEV 340.27
 1/4" CUT SET AND PAINTED ON
 METAL STRIP OF INLET LOCATED
 ON NE CORNER OF SWEET HOURS
 WAY AND EDEN BROOK DRIVE.

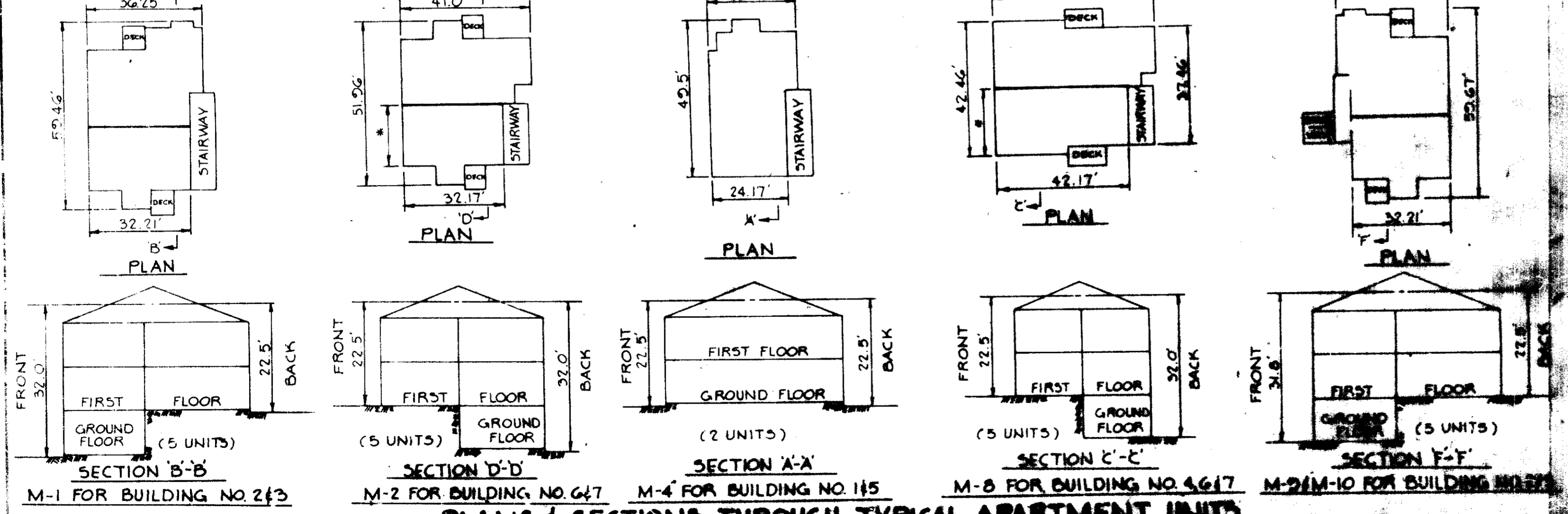
PLAN
 Scale: 1" = 30'



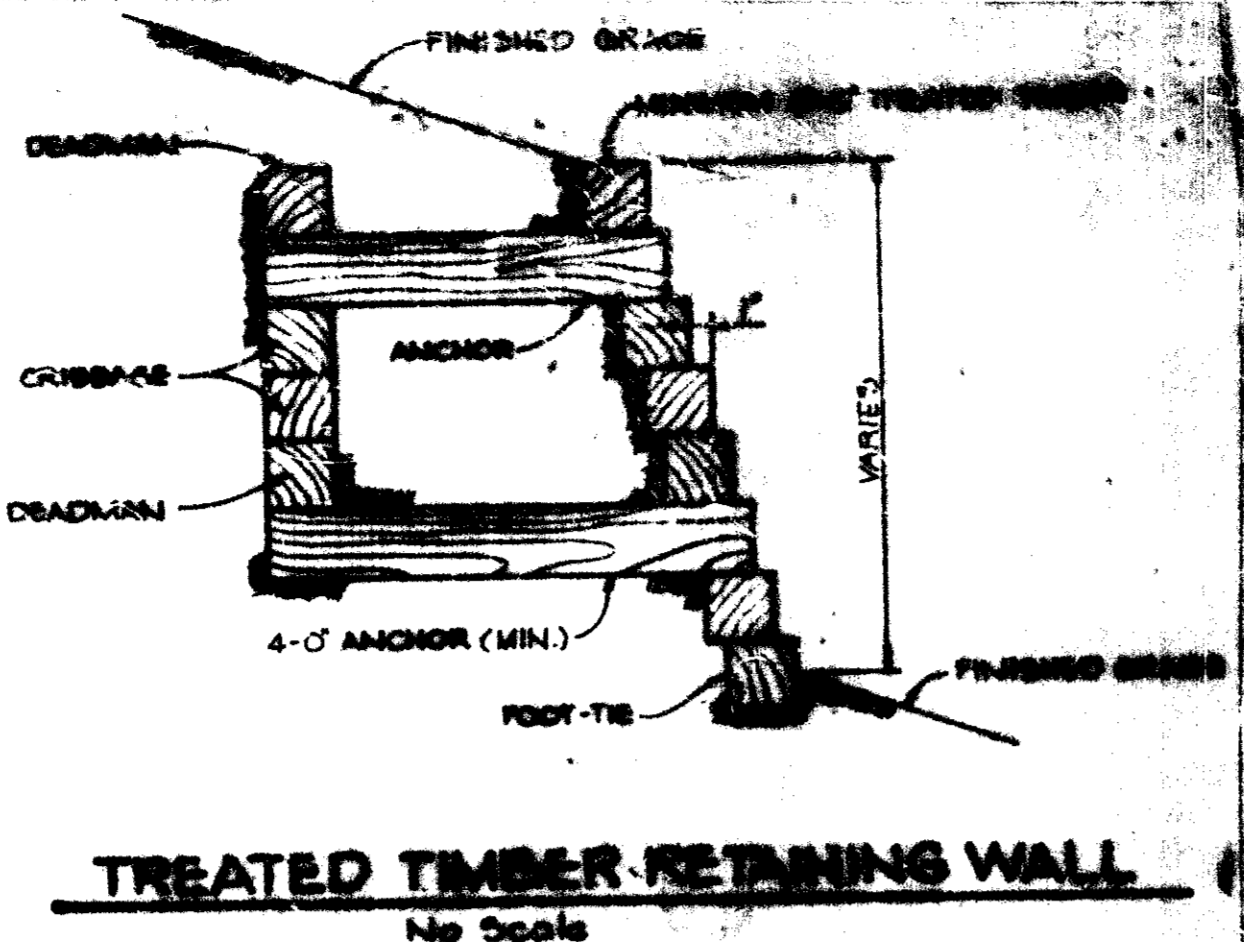
PROFILE
SCALE: HORIZ. 1"=50'
VERT. 1"=5'



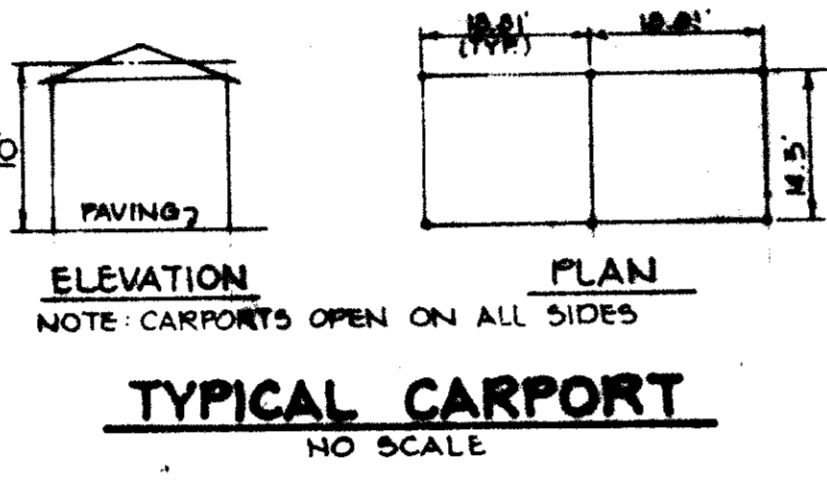
PROFILE
SCALE: HORIZ. 1"=50'
VERT. 1"=5'



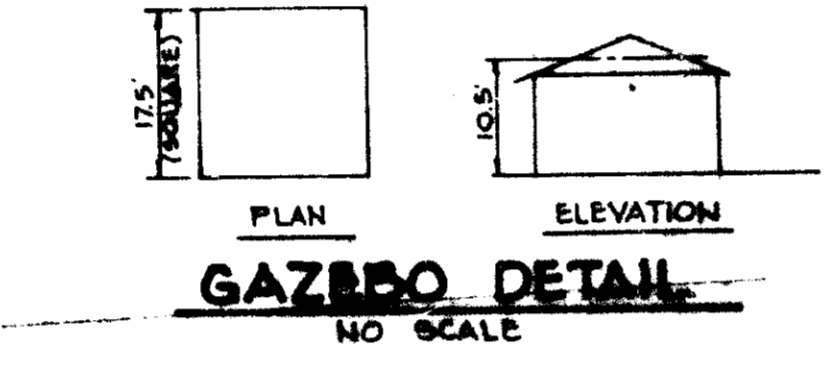
PLANS & SECTIONS THROUGH TYPICAL APARTMENT UNITS



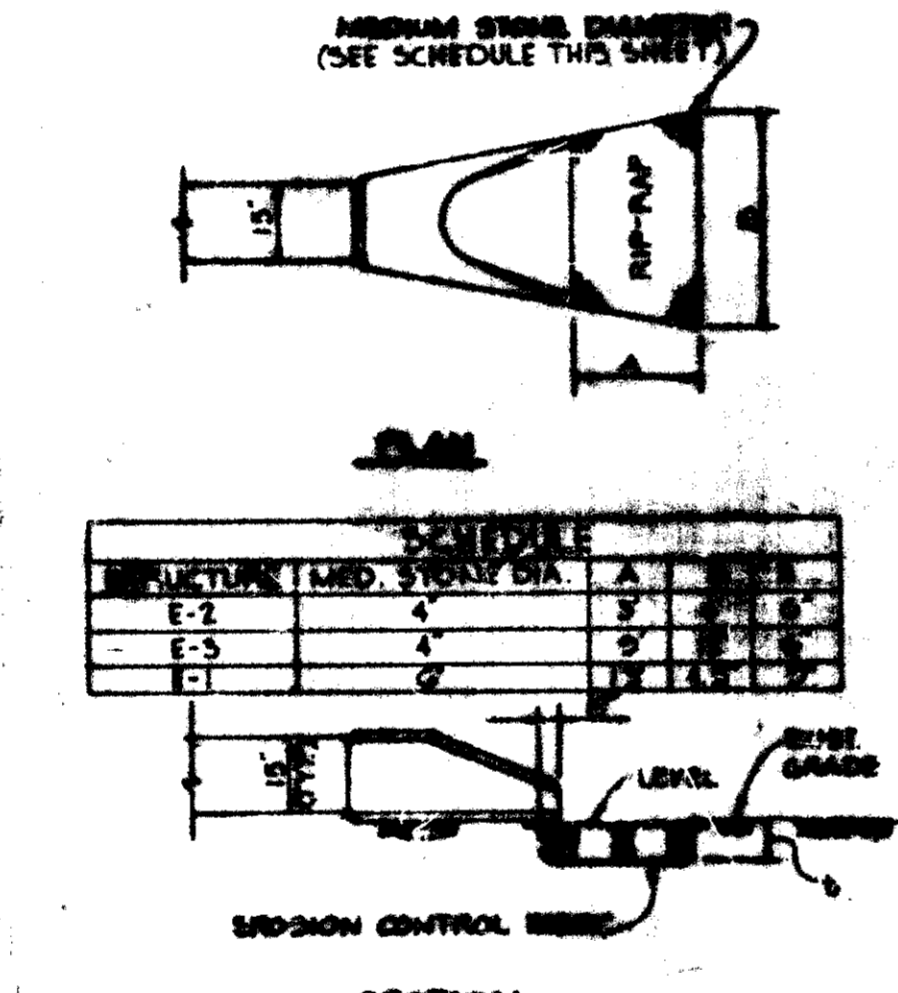
TREATED TIMBER RETAINING WALL
No Scale



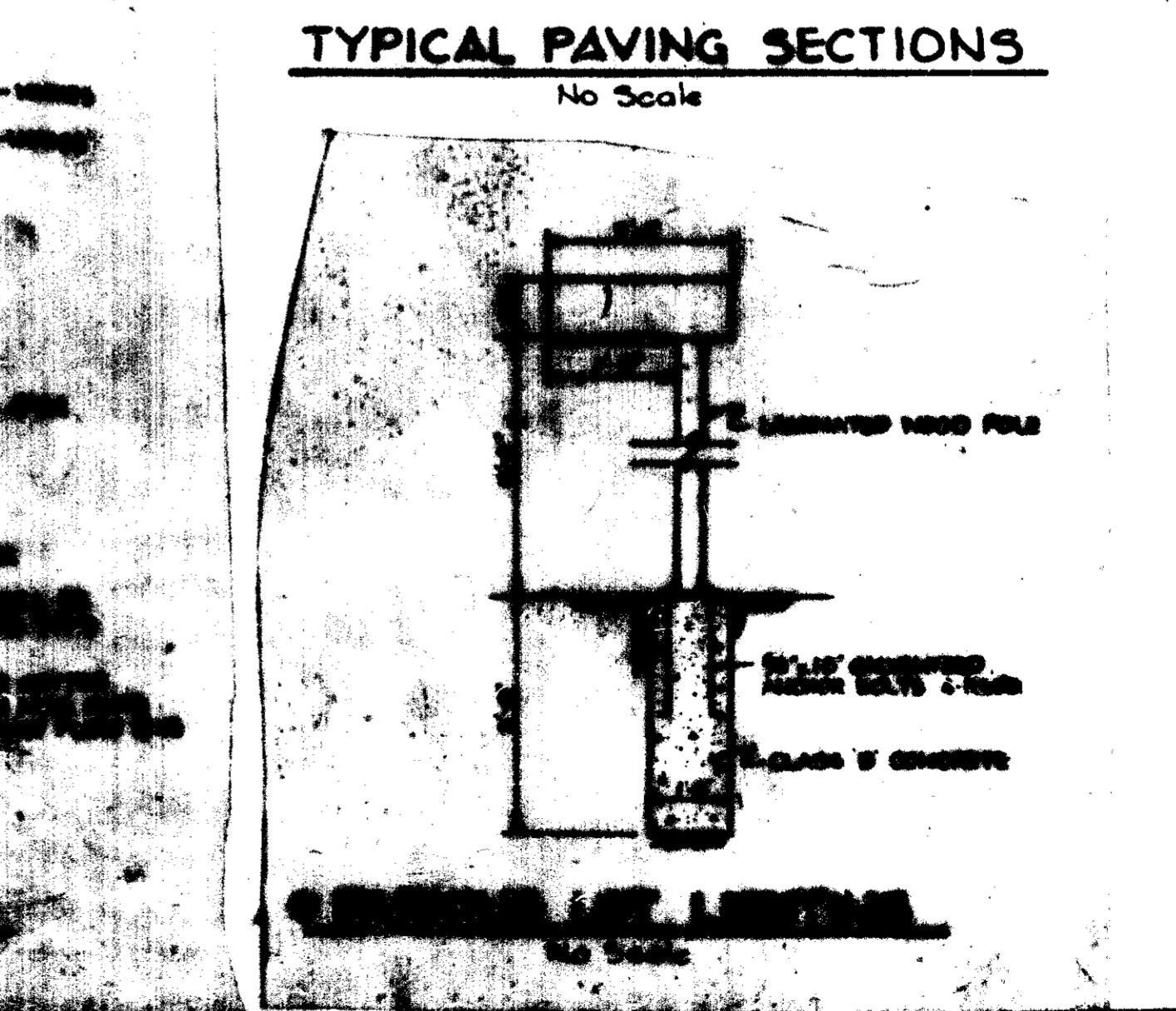
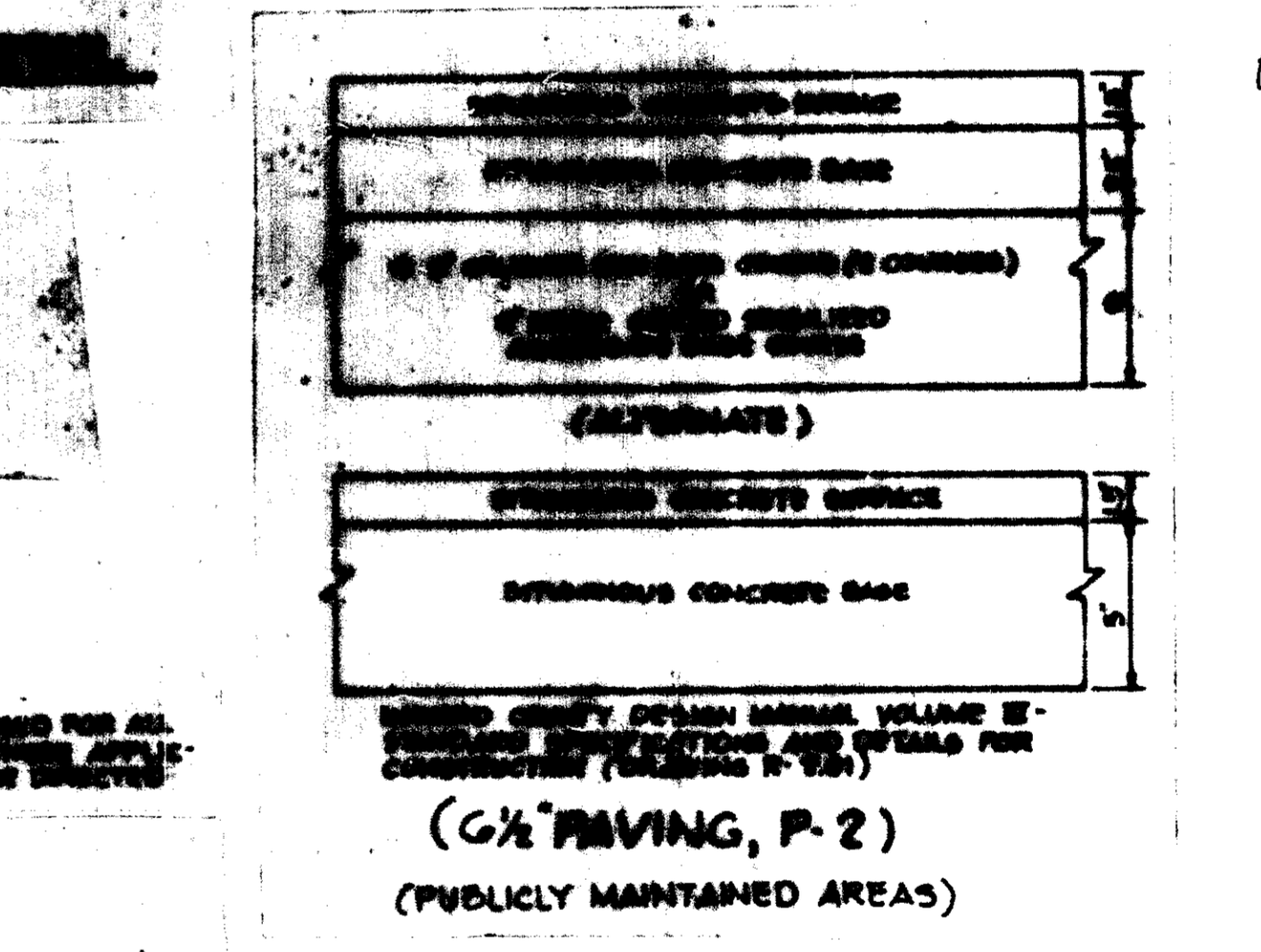
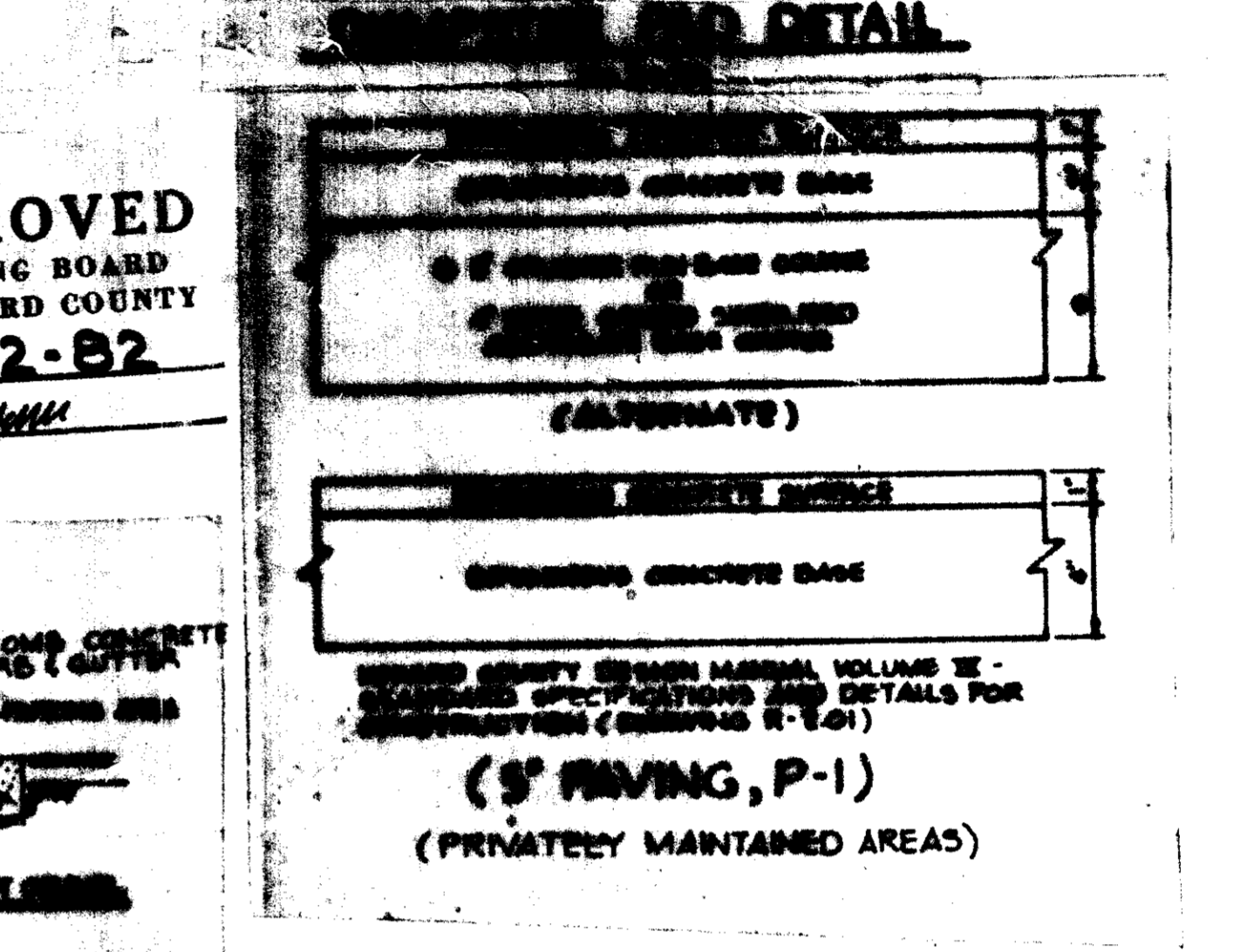
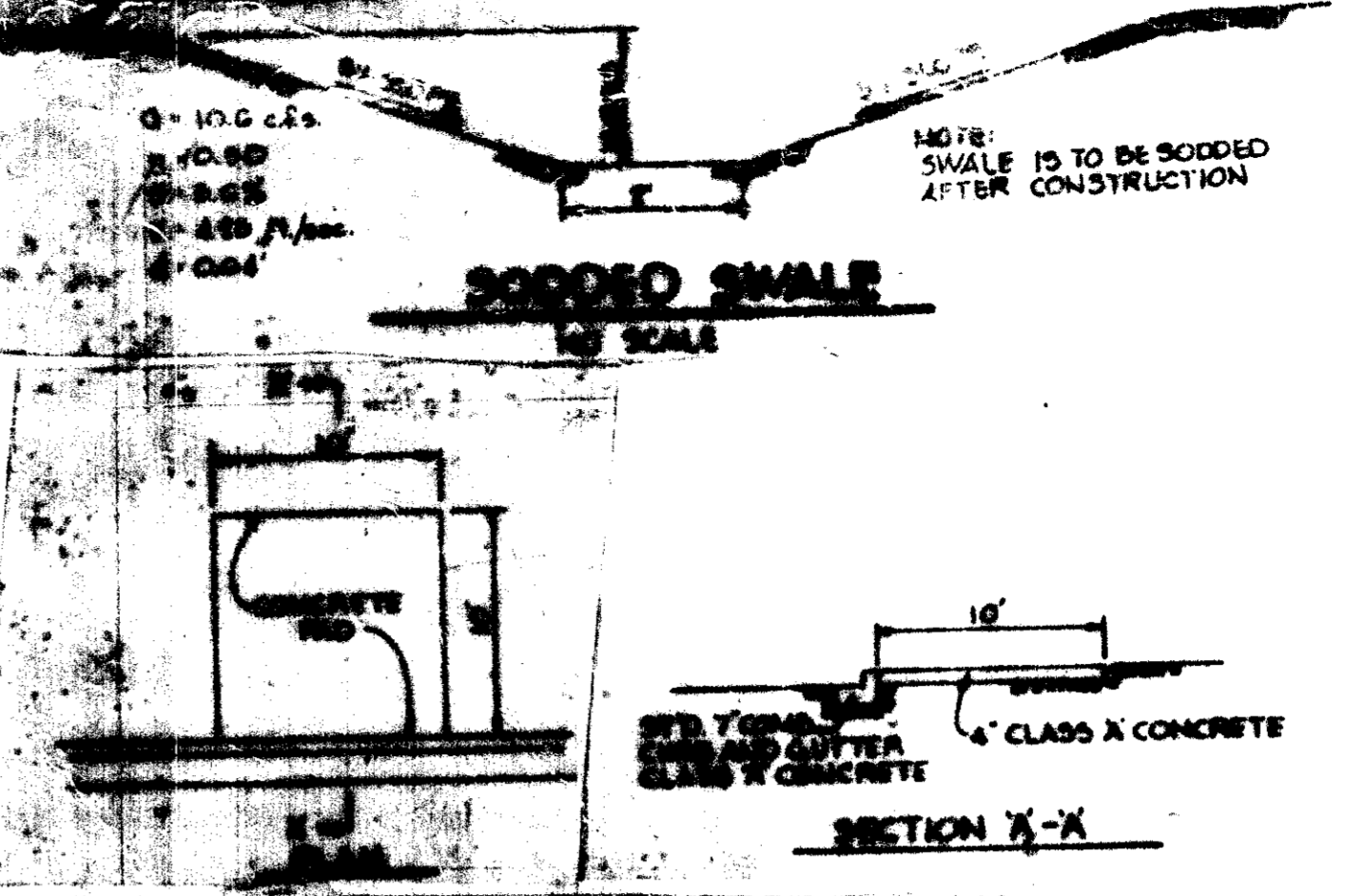
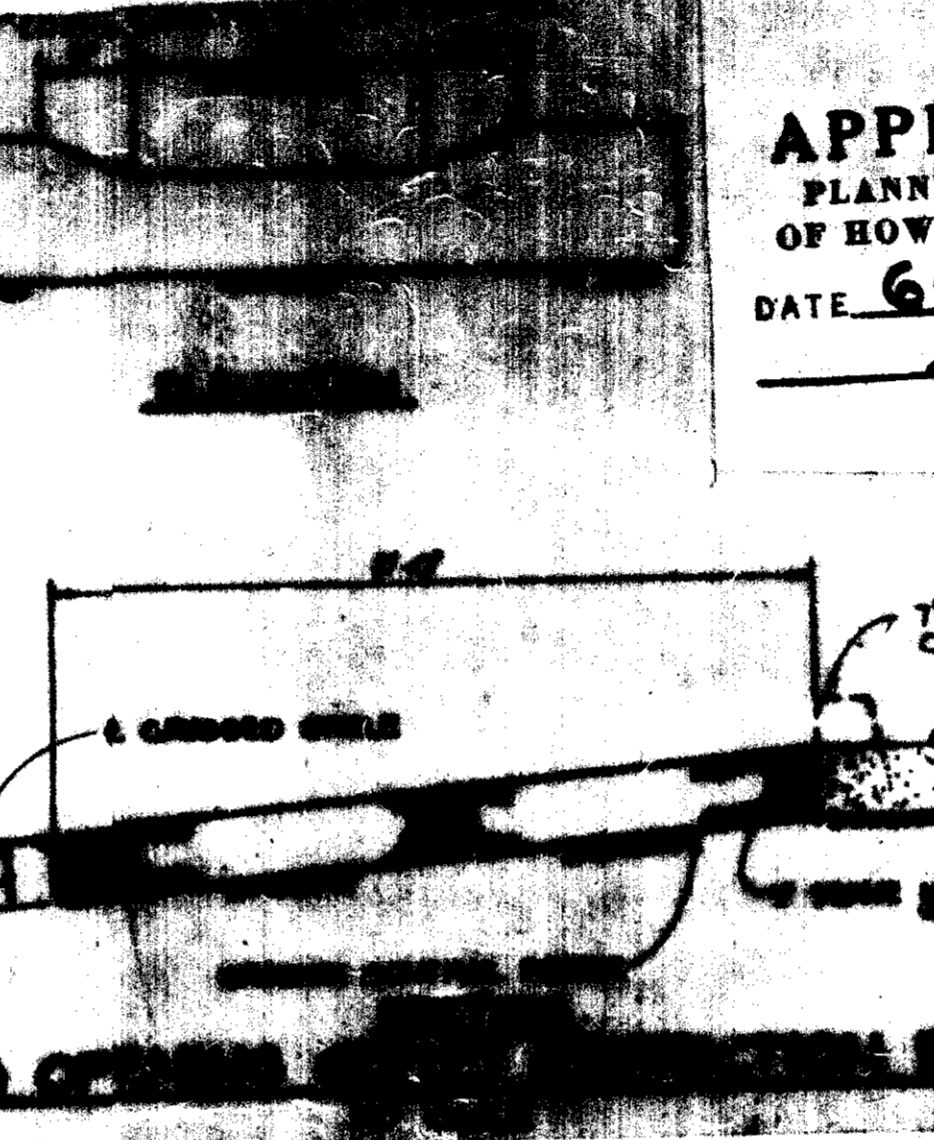
TYPICAL CARPORT
NO SCALE



GAZBO DETAIL
NO SCALE



OUTLET PROTECTION DETAIL
NO SCALE



TYPICAL PAVING SECTIONS
No Scale

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 6-2-82

BY THE DEVELOPER:
"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT."
Mark S. Hassinger 10-1-81
MARK S. HASSINGER DATE

BY THE ENGINEER:
"I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."
James K. Tracy 10-1-81
JAMES K. TRACY DATE

REVIEWED FOR Howard S.C.D.
NAME
AND MEETS TECHNICAL REQUIREMENTS
James M. Nahn 6-29-82
U.S. SOIL CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
William J. Rowe 6-29-82
HOWARD S.C.D. DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James J. Lewis 7-14-82
DIRECTOR DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
Allen J. Brown 7-14-82
CHIEF, BUREAU OF ENGINEERING DATE

APPROVED: DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION
Donald H. Harris 7-20-82
PLANNING DIRECTOR DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS - HOWARD COUNTY HEALTH DEPARTMENT.
James P. ... 7-19-82
COUNTY HEALTH OFFICER DATE

12-2-81 Δ REVISED AS PER H.C. COMMENTS DATED 11-12-81
DATE NO. REVISION
OWNER: EDEN ASSOCIATES
4951 GARDEN CITY DRIVE
LANDOVER, MARYLAND 20785
DEVELOPER: OXFORD DEVELOPMENT CORP
4951 GARDEN CITY DRIVE
LANDOVER, MARYLAND 20785
PROJECT: EDEN AT KINDLER
VILLAGE OF KINGS CONTRIVANCE
SECTION 2, AREA 3
PARCEL C
AREA TAX MAP NO 42
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
TITLE: STORMDRAIN PROFILES
AND DETAILS

Riemer - Tracy & Associates, Inc.
8559 Baltimore National Pike
Ellicott City, Maryland 21110
(301) 461-2690
Land Planning, Design & Civil Engineering
10-1-81
DATE
DESIGNED BY: L.J.D.
DRAWN BY: D.A.M.
PROJECT NO: 1081
DATE: OCT. 5, 1981
SCALE: AS SHOWN
DRAWING NO. 3 OF 7
James K. Tracy
PROFESSIONAL ENGR. NO. 1081

MATCH LINE A-A SEE THIS DRAWING

MATCH LINE A-A SEE THIS DRAWING

LIMIT OF GRADING

EDEN BROOK DRIVE

LEGEND

| TYPE | SYMBOL |
|------------------------------------|-----------|
| LIMIT OF GRADING | — — — — — |
| DRAINAGE AREA FOR SEDIMENT CONTROL | — — — — — |
| DRAINAGE AREA FOR STORM DRAINAGE | - - - - - |

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE **6-2-82**

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

William V. Rowe 6-29-82
HOWARD S.C.D. DATE

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

James M. Lahn 6-29-82
U.S. SOIL CONSERVATION SERVICE DATE

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

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

James M. Lahn 7/14/82
DIRECTOR DATE

Allen S. Brown 7/14/82
CHIEF, BUREAU OF ENGINEERING DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

Thomas J. Hamif 7-20-82
PLANNING DIRECTOR DATE

William M. Muehlen 7-19-82
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

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

Joseph P. Jones 7-19-82
COUNTY HEALTH OFFICER DATE

| 12-2-81 | REVISD AS PER H.C. COMMENTS DATED 11-12-81 |
|------------|--|
| DATE | REVISION |
| OWNER: | EDEN ASSOCIATES 4951 GARDEN CITY DRIVE LANDOVER, MARYLAND 20785 |
| DEVELOPER: | OXFORD DEVELOPMENT CORP. 4951 GARDEN CITY DRIVE LANDOVER, MARYLAND 20785 |
| PROJECT: | EDEN AT KINDLER VILLAGE OF KINGS CONTRIVANCE SECTION 2, AREA 3 PARCEL C |
| AREA: | TAX MAP NO. 42 6TH ELECTION DISTRICT HOWARD COUNTY MARYLAND |
| TITLE: | DRAINAGE AREA AND SEDIMENT CONTROL PLAN |

SWEET HOURS WAY

TR **Howser - Tracy & Associates, Inc.**
6050 Baltimore National Pike
Ellicott City, Maryland 21043
(301) 461-2680
Land Planning Design & Civil Engineering

| STRUCTURE NUMBER | DRAINAGE AREA | DISTURBED AREA | SEDIMENT TRAP DATA | | | | | |
|------------------|---------------|----------------|--------------------|-----------|---------------------|----------------|------------------|-------------------------|
| | | | REQUIRED | AVAILABLE | CLEAN OUT ELEVATION | DEPTH TO CREST | BOTTOM ELEVATION | BOTTOM DIMENSIONS |
| 1 | 4.64 | 4.20 | 11 C.Y. | 318 C.Y. | 342.5 | 344.0 | 341.0 | Triangular 4' x 80' |
| 2 | 0.99 | 0.67 | 67 C.Y. | 77 C.Y. | 372.5 | 374.5 | 371.0 | Triangular 21' x 40' |
| 3 | 1.52 | 1.52 | 102 C.Y. | 129 C.Y. | 367.4 | 369.0 | 365.8 | Triangular 25' x 45' |

BY THE ENGINEER:

"I CERTIFY THAT THE 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."

James K. Tracy 10-1-81
JAMES K. TRACY DATE

BY THE DEVELOPER:

"WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THE PLAN, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE ENDORSING AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT."

Mark S. Hassinger 10-1-81
MARK S. HASSINGER DATE

10-1-81 DATE

DESIGNED BY: E.J.D.
DRAWN BY: D.A.M.
PROJECT NO: 881
DATE: OCT 5, 1981
SCALE: 1"=30'
DRAWING NO: 1 OF 7

James K. Tracy
REGISTERED PROFESSIONAL ENGINEER
NO. 10882

SEDIMENT CONTROL CONSTRUCTION NOTES
GENERAL NOTES

1. A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY OFFICE OF INSPECTION AND PERMITS PRIOR TO THE START OF ANY CONSTRUCTION (922-2070).
2. ALL SEDIMENT CONTROL STRUCTURES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS AS PREPARED BY THE U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.
3. SITE GRADING WILL BEGIN ONLY AFTER ALL PERIMETER SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED AND ARE IN A FUNCTIONING CONDITION.
4. ALL DISTURBED AREAS ARE TO BE DRESSED AND STABILIZED ACCORDING TO THE TEMPORARY OR PERMANENT SEEDING SCHEDULES AS SOON AS PROPER WEATHER CONDITIONS EXIST FOR THE ESTABLISHMENT OF A PERMANENT VEGETATIVE COVER.
5. SEDIMENT WILL BE REMOVED FROM TRAPS WHEN THE DEPTH REACHES THE CLEAN OUT ELEVATION SHOWN ON THE PLANS.
6. FERTILIZER AND LIME RATES MAY BE CHANGED THROUGH AUTHORIZATION BY THE HOWARD SOIL CONSERVATION DISTRICT IF SOIL TESTS DETERMINE A REDUCTION IN THE SPECIFIED RATES IS JUSTIFIED.
7. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
8. REFERENCES CALLED FOR ON THE SEDIMENT CONTROL CONSTRUCTION PLAN AND DETAILS ARE MADE TO "THE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS".
9. NO STORM DRAINS SHALL BE INSTALLED UNDER THIS CONTRACT.
10. SEDIMENT CONTROL WILL BE INSTALLED BEFORE CLEARING AND GRUBBING REMAINDER OF SITE.

TEMPORARY SEEDING

AREA TO BE SEEDD SHALL BE RECENTLY LOOSENEED. IF THE GROUND IS PACKED, CRUSTED OR HARD, THE TOP LAYER OF SOIL SHALL BE LOOSENEED BY DISCING, RACKING OR OTHER ACCEPTABLE MEANS.

- A. APPLY 10-20-10 FERTILIZER (OR EQUIVALENT) AT THE RATE OF 600 LBS. PER ACRE OR 15 LBS. PER 1000 SQ. FT.
- B. WHERE SOIL IS KNOWN TO BE HIGHLY ACID, APPLY DOLOMITIC LIMESTONE AT THE RATE OF 1 TON PER ACRE.
- C. WORK BOTH INTO SOIL AND SEED WITH CYCLONE SEEDER, DRILL, CULTIPAKER SEEDER OR HYDROSEEDER (SLURRY WILL INCLUDE SEED AND FERTILIZER) AT THE RATE OF 40 LBS. PER ACRE OF ITALIAN OR PERENNIAL RYEGRASS.
- D. MULCH WITH UNWEATHERED SMALL GRAIN STRAW AT THE RATE OF 1 1/2 TO 2 TONS PER ACRE AND ANCHOR WITH A CUTBACK ASPHALT OR EMULSIFIED ASPHALT AT THE RATE OF 5 GAL. PER 1000 SQ. FT.

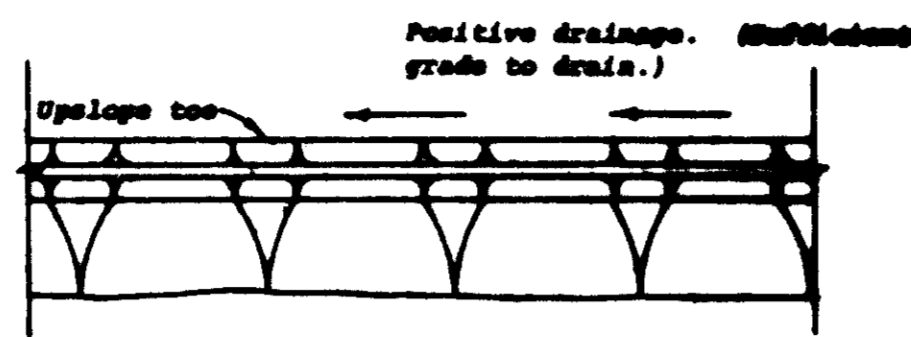
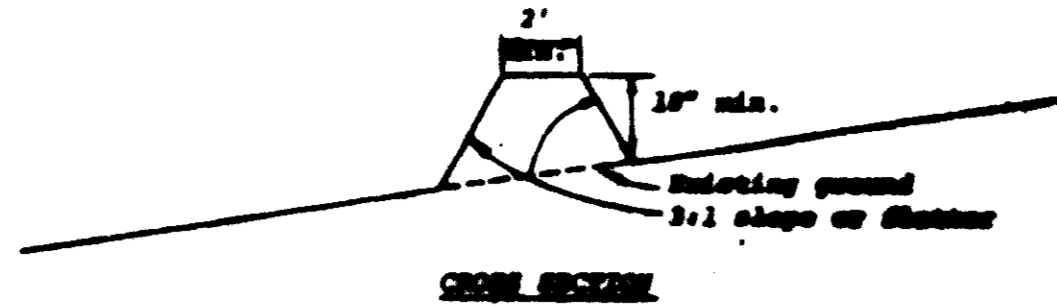
PERMANENT SEEDING

FINAL STABILIZATION WILL TAKE PLACE AS SOON AS POSSIBLE AS WEATHER CONDITIONS PERMIT, AS FOLLOWS:

- A. APPLY DOLOMITIC LIMESTONE AT THE RATE OF 2 TONS PER ACRE (ONE TON PER ACRE IF APPLICATION OF TON PER ACRE WAS MADE FOR TEMPORARY SEEDING).
- B. APPLY 0-20-20 FERTILIZER AT THE RATE OF 600 LBS. PER ACRE HARROW OR DISC LIME AND 0-20-20 FERTILIZER INTO THE SOIL TO A MINIMUM DEPTH OF 3" LAWNS OR HIGH MAINTENANCE AREAS WILL BE DRAGED AND LEVELED WITH A YORK RAKE. AT THE TIME OF SEEDING APPLY 400 POUNDS OF 38-0-0 UREAFORM FERTILIZER AND 500 LBS. OF 10-20-20 OR EQUIVALENT FERTILIZER PER ACRE.
- C. SEED WITH A MIXTURE OF CERTIFIED "MERION" KENTUCKY BLUEGRASS - 40 LBS. PER ACRE; COMMON KENTUCKY BLUEGRASS @ 40 LBS. PER ACRE; RED FESCUE, PENNLAWN OR JAMESTOWN @ 20 LBS. PER ACRE.
- D. MULCH WITH UNWEATHERED SMALL GRAIN STRAW AT THE RATE OF 1 1/2 TO 2 TONS PER ACRE AND ANCHOR WITH A CUTBACK ASPHALT OR EMULSIFIED ASPHALT AT THE RATE OF 5 GAL. PER 1000 SQ. FT.
- E. SEED ALL SLOPES WITH A MIXTURE OF CERTIFIED KENTUCKY 31 TALL FESCUE @ 50 LBS. PER ACRE AND INOCULATED KOREAN LESPEDEZA @ 15 LBS. PER ACRE.
- F. SOODED SWALES SHALL BE KENTUCKY 31 TALL FESCUE.

SEQUENCE OF CONSTRUCTION

1. OBTAIN A GRADING PERMIT.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
3. INSTALL SEDIMENT TRAPS NO. 1, 2 AND 3 WITH STONE OUTLET STRUCTURES, PERIMETER DIKES AND SILT FENCE.
4. SEED SEDIMENT TRAPS AND PERIMETER DIKES AS PER TEMPORARY SEEDING NOTES.
5. COMPLETE ALL GRADING.
6. CONSTRUCT ALL UTILITIES WITH EXCEPTION OF 15" STORM DRAIN STATION 0+00 TO 0+32 AND ES-3 TO I-5 (I-5 WILL TEMPORARILY DISCHARGE INTO SEDIMENT TRAP NO. 3).
7. CONSTRUCT ALL CURB AND GUTTER, ROADWAYS AND BUILDINGS.
8. SEED ALL DISTURBED AREAS IN ACCORDANCE WITH PERMANENT SEEDING NOTES.
9. FLUSH ALL INLETS AND DRAINS TO REMOVE SILT.
10. UPON APPROVAL BY THE SOIL CONSERVATION DISTRICT, THE CONTRACTOR SHALL REMOVE ALL SEDIMENT CONTROL DEVICES. CONSTRUCT 15" STORM DRAIN PIPE FROM E-3 TO 0+32 (EXISTING OUTLET) IN ACCORDANCE WITH STORM DRAIN PLANS AND PROFILE.
11. SEED ALL DISTURBED AREAS IN ACCORDANCE WITH PERMANENT SEEDING NOTES.



Construction Specifications

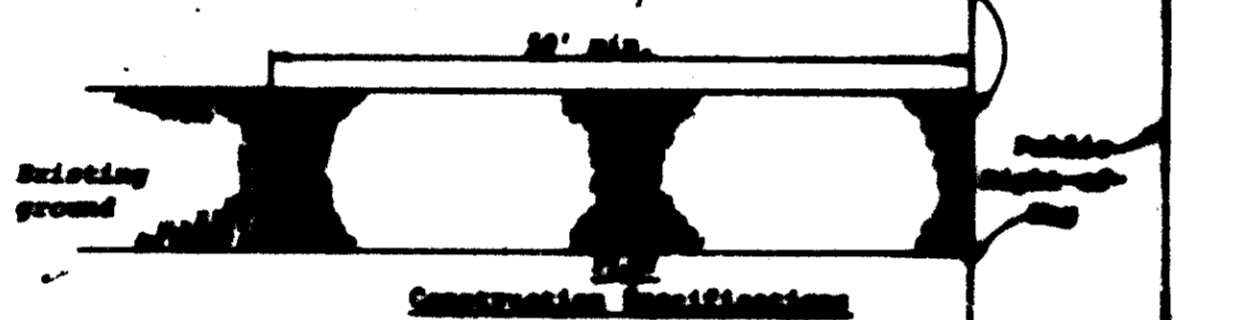
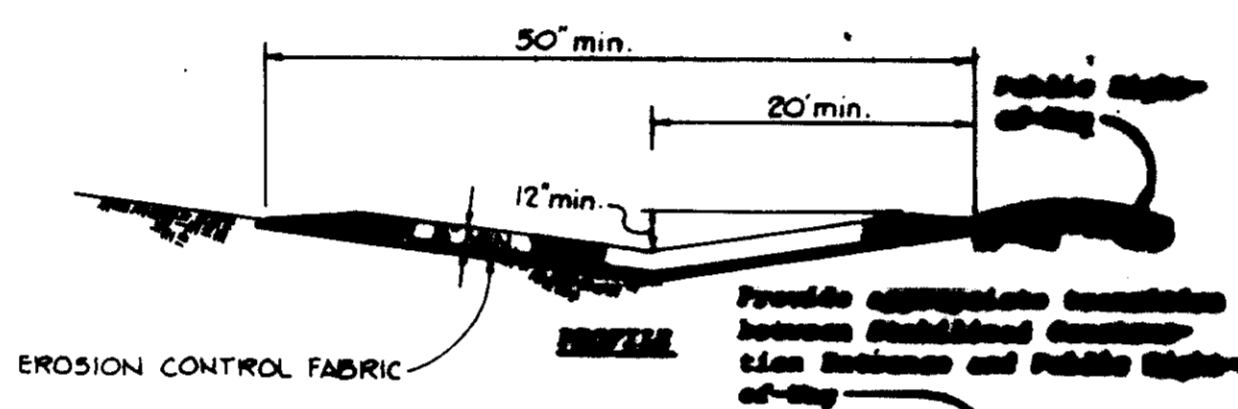
1. All dikes shall be machine compacted.
2. All perimeter dikes shall have positive drainage to an outlet.
3. A. Diverted runoff from a protected or stabilized upland area shall outlet directly onto an undisturbed stabilized area or into a level spreader or grade stabilization structure.
3. B. Diverted runoff from a disturbed or exposed upland area shall be conveyed to a sediment trapping device such as sediment trap or a sediment basin or to an area protected by any of these practices.
4. Stabilization, when required, shall be done in accordance with Standard and Specifications for Graded Slopes.
5. Periodic inspection and required maintenance shall be provided.

Standard Symbol

* Drainage area less than 5 acres

PERIMETER DIKE

No Scale



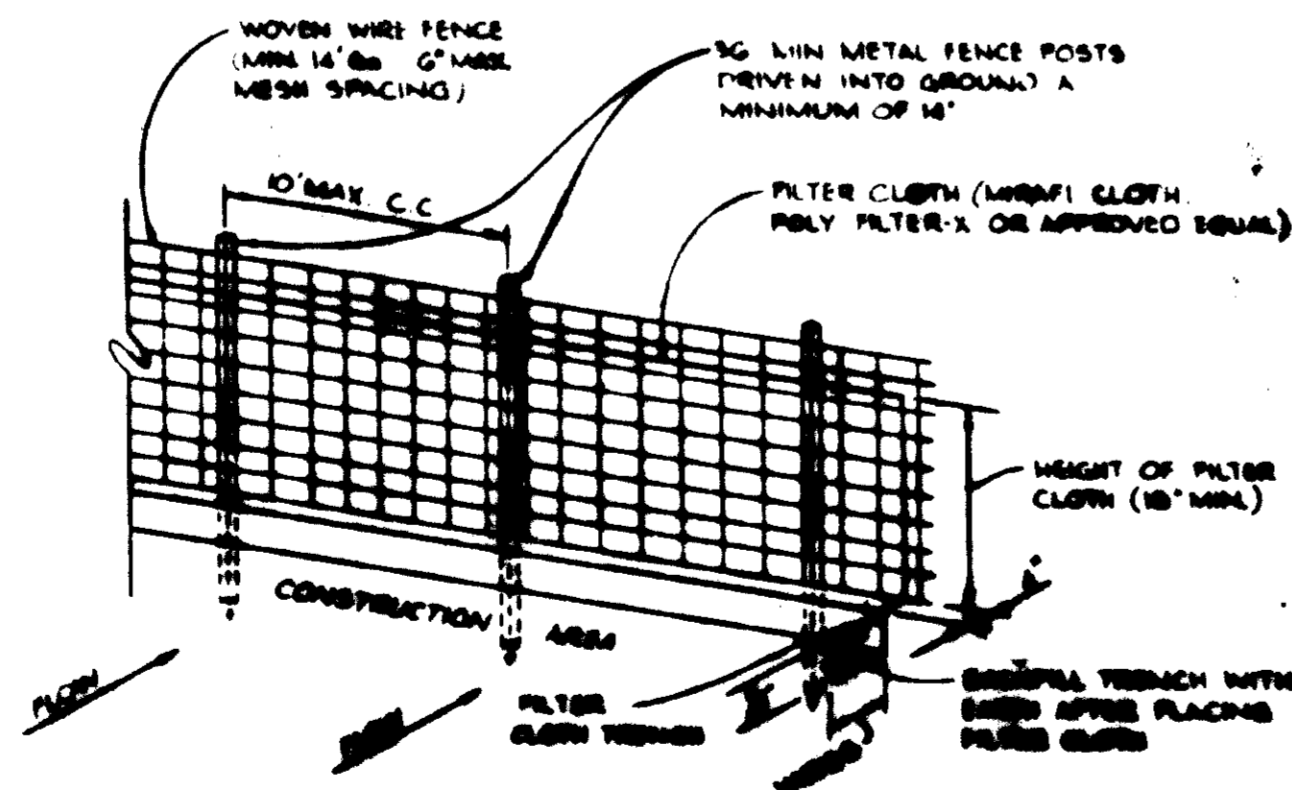
Construction Specifications

1. Stone size - See MSHA size No. 2 (2-1/2" to 1") or ASTM designation M33, size No. 2 (2-1/2" to 1-1/2"). Use crushed stone.
2. Length - As effective, but not less than 20 feet.
3. Thickness - Not less than eight (8) inches.
4. Width - Not less than full width of all points of ingress or egress.
5. Washing - When necessary, wheels shall be cleaned to prevent sediment prior to entrance onto public right-of-way. When washing is required, it shall be done on an area stabilized with crushed stone which drains into an approved sediment trap or sediment basin. All sediment shall be prevented from entering any storm drain, ditch, or watercourse through use of sand bags, gravel, boulders or other approved methods.
6. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public right-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleaning of any structures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public right-of-way must be removed immediately.

Standard Symbol

STABILIZED CONSTRUCTION ENTRANCE

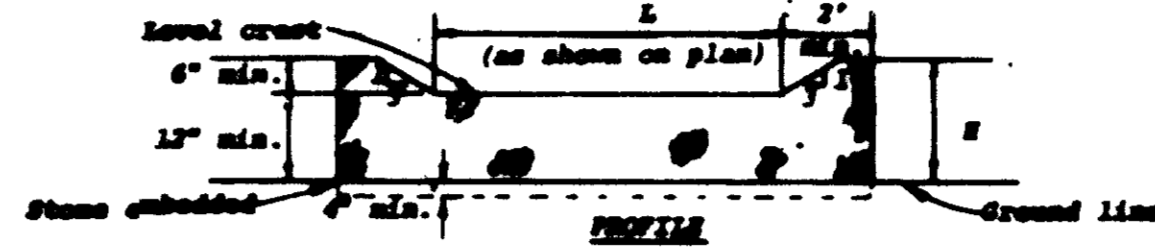
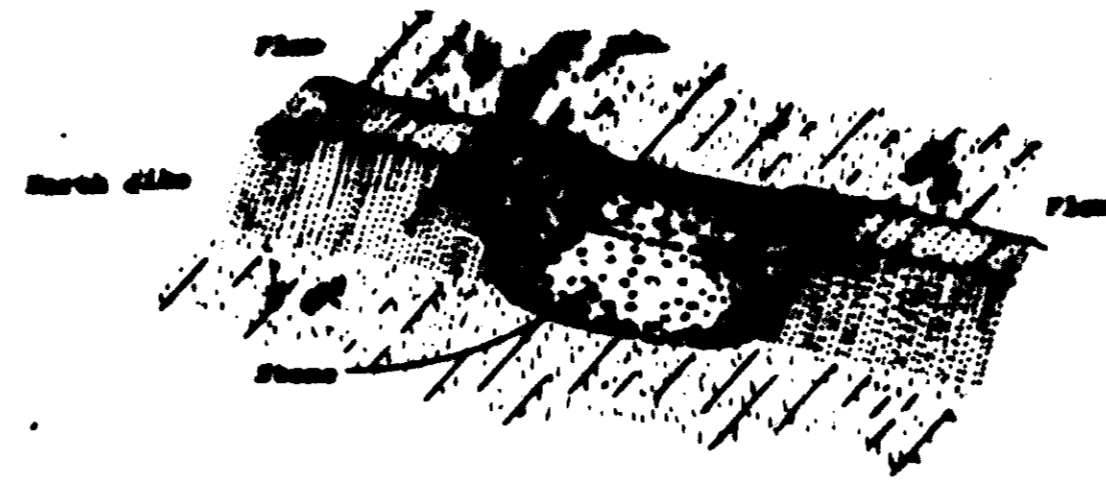
No Scale



- NOTES:
1. Sediment traps shall be installed according to notes on plan.
 2. All traps shall be installed in accordance with notes on plan.
 3. All traps shall be installed in accordance with notes on plan.
 4. All traps shall be installed in accordance with notes on plan.

SILT FENCE DETAIL

No Scale



Construction Specifications

1. The stone shall be crushed stone. Gravel may be used if crushed stone is not available. The stone shall meet MSHA Size No. 2 or ASTM designation M33 Size No. 2 or 24.
2. The crest of the stone dike shall be at least six inches lower than the lowest elevation of the top of the earth dike and shall be level.
3. The stone outlet structure shall be embedded into the soil a minimum of four inches.
4. The minimum length, in feet, of the crest of the stone outlet structure shall be equal to six times the number of acres of contributing drainage area.
5. The stone outlet structure shall be inspected after each rain, and the stone shall be replaced when the structure ceases to function or is damaged due to silt accumulation along the stone, washout, construction traffic damage, etc.

STONE OUTLET STRUCTURE

No Scale

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 6-2-82

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

APPROVED: *James K. Tracy* 6-29-82
SOIL CONSERVATION SERVICE DATE

APPROVED: *William T. Rowe* 6-29-82
HOWARD S.C.D. DATE

SDP-82-49c
PLAN NUMBER

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."

APPROVED: *James K. Tracy* 10-1-81
DATE

BY THE DEVELOPER:

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT."

APPROVED: *Mark S. Hassinger* 10-1-81
MARK S. HASSINGER DATE

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

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

APPROVED: *James K. Tracy* 7/14/82
DIRECTOR DATE

APPROVED: *Allen S. Brown* 7/14/82
FOR CHIEF, BUREAU OF ENGINEERING DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

APPROVED: *James K. Tracy* 7-20-82
PLANNING DIRECTOR DATE

APPROVED: *William T. Rowe* 7-19-82
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

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

APPROVED: *James K. Tracy* 7-19-82
HEALTH OFFICER DATE

12-2-81 REVISD AS PER H.C. COMMENTS DATED 11-12-81

DATE NO. REVISION

OWNER: EDEN ASSOCIATES
4551 GARDEN CITY DRIVE
LANDOVER, MARYLAND 20705

DEVELOPER: OXFORD DEVELOPMENT CORP
4551 GARDEN CITY DRIVE
LANDOVER, MARYLAND 20705

PROJECT: EDEN AT KINDLER
VILLAGE OF RINGS CONTRIVANCE
SECTION 7 AREA 3
PARCEL C

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

TITLE: SEDIMENT CONTROL DETAILS

Riemer - Tracy & Associates, Inc.
8659 Baltimore National Pike
Ellicott City, Maryland 21043
(301) 451-2690
Land Planning, Design & Civil Engineering

10-1-81
DATE

DESIGNED BY: L.J.D.

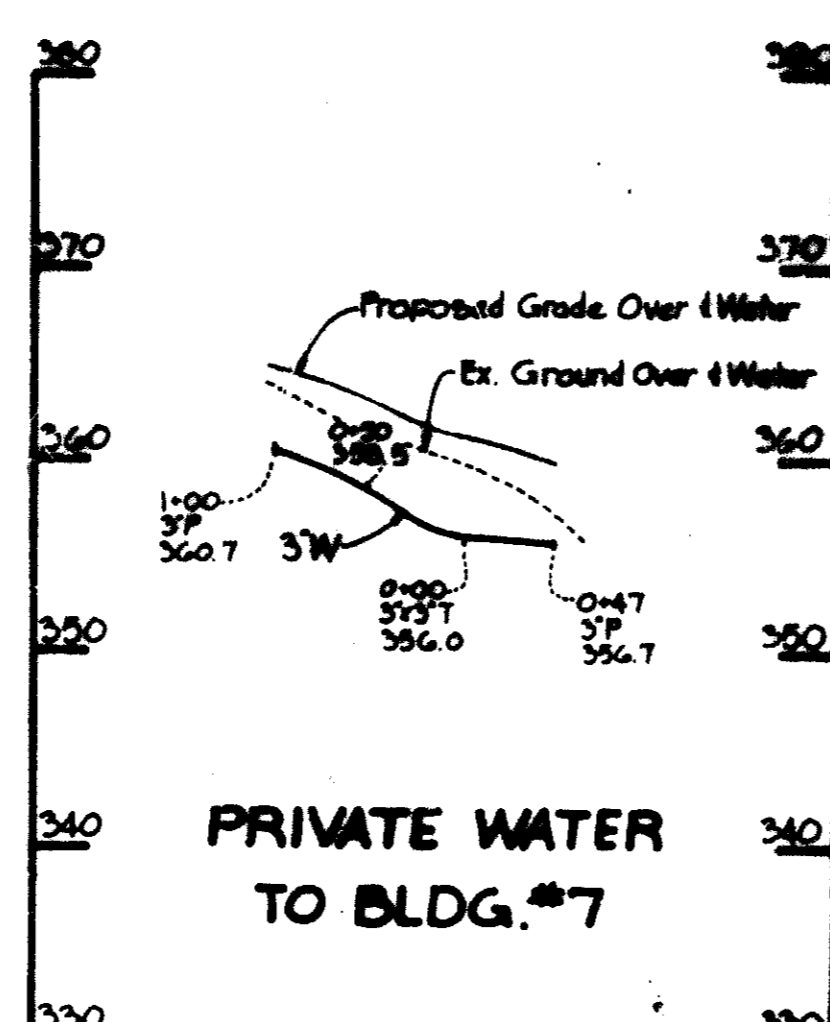
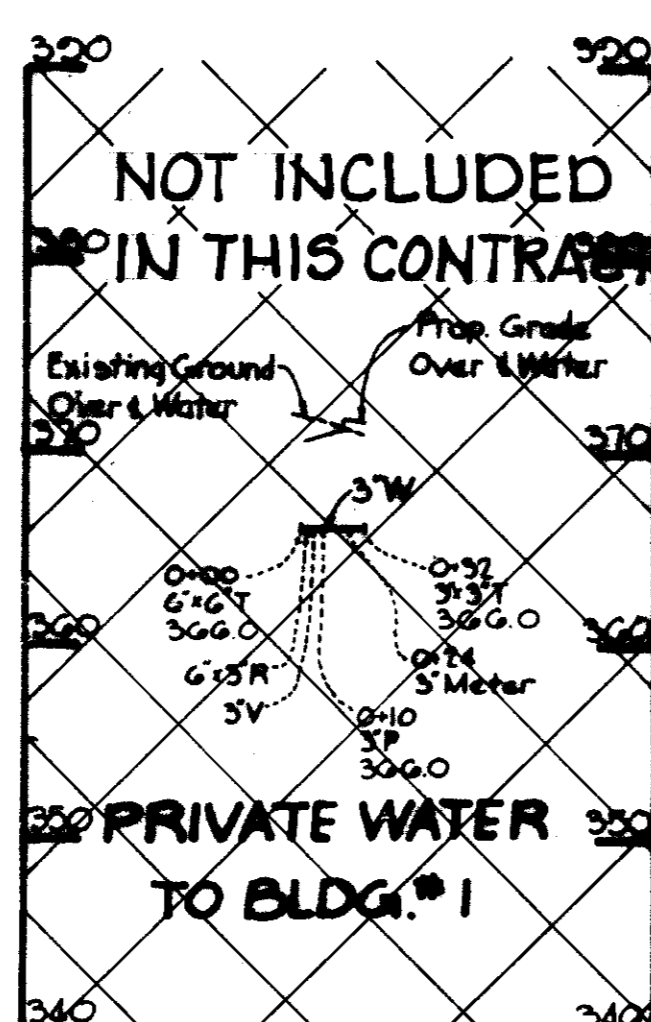
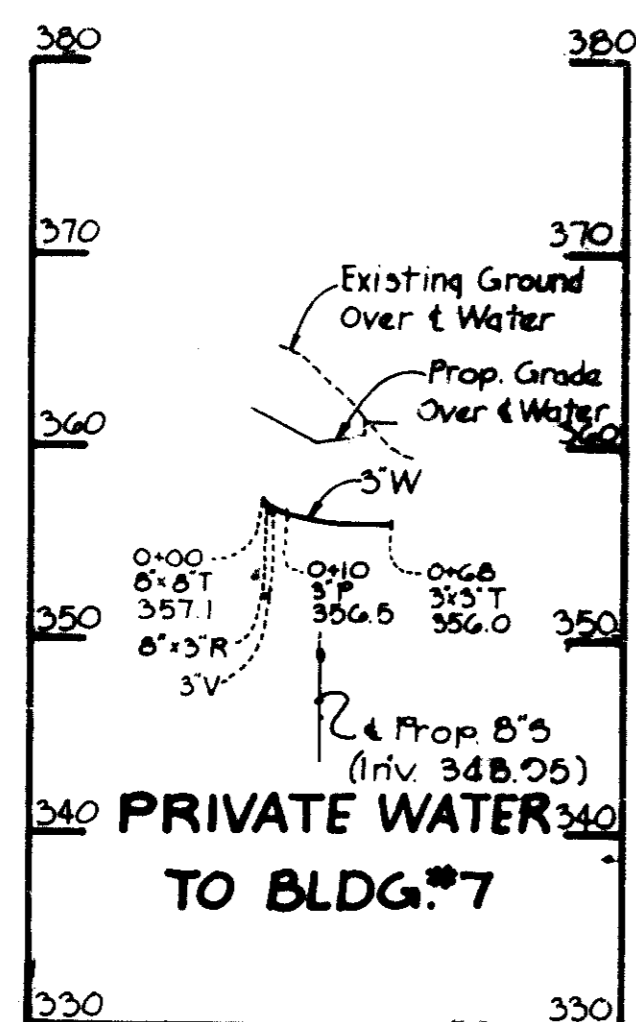
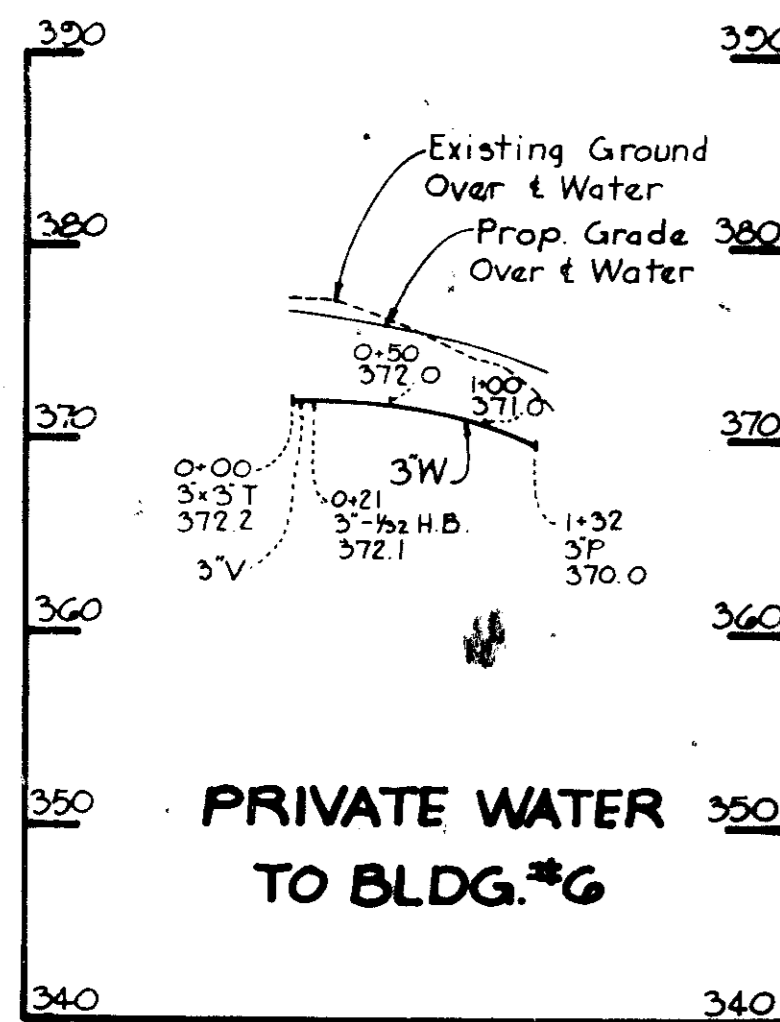
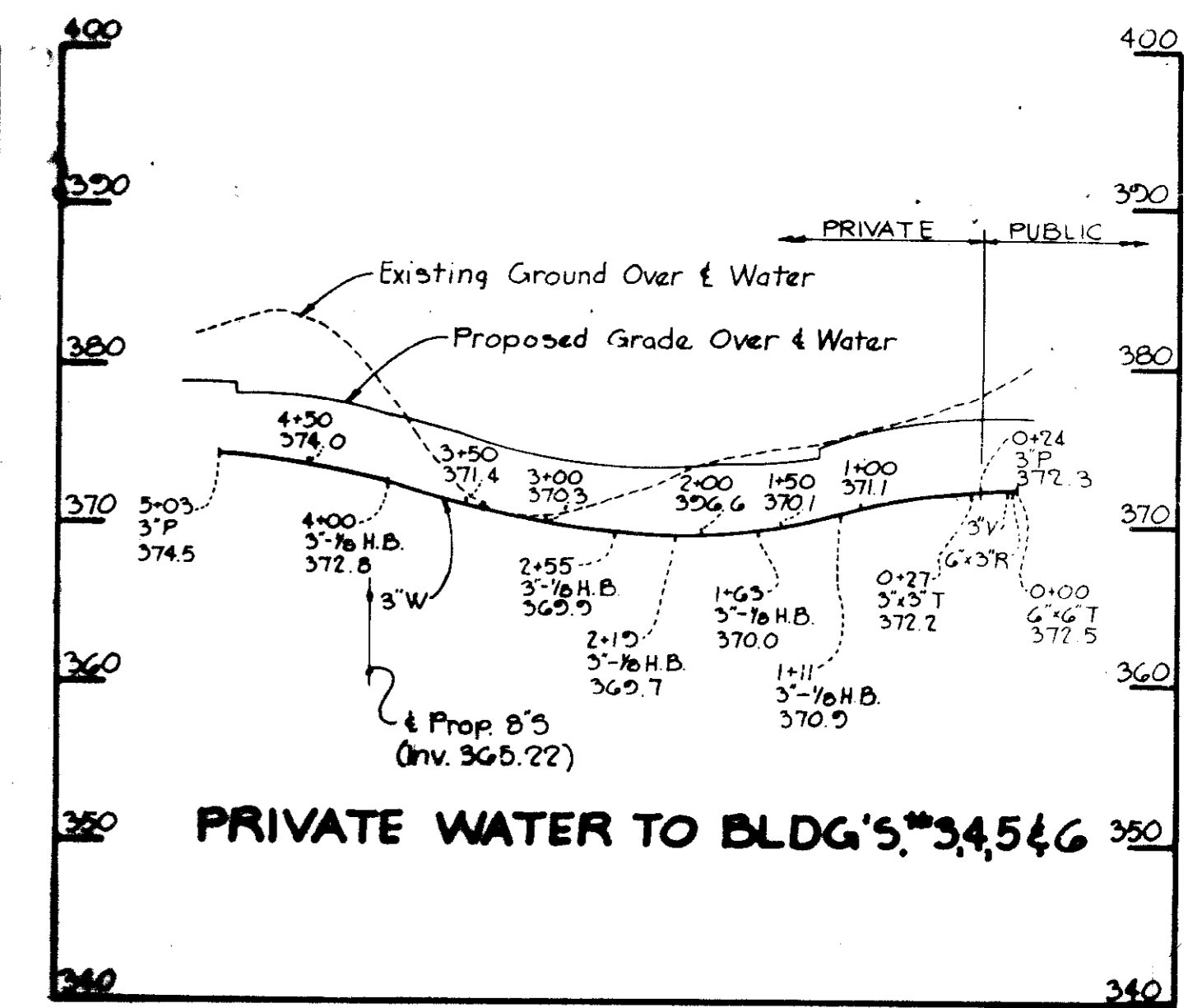
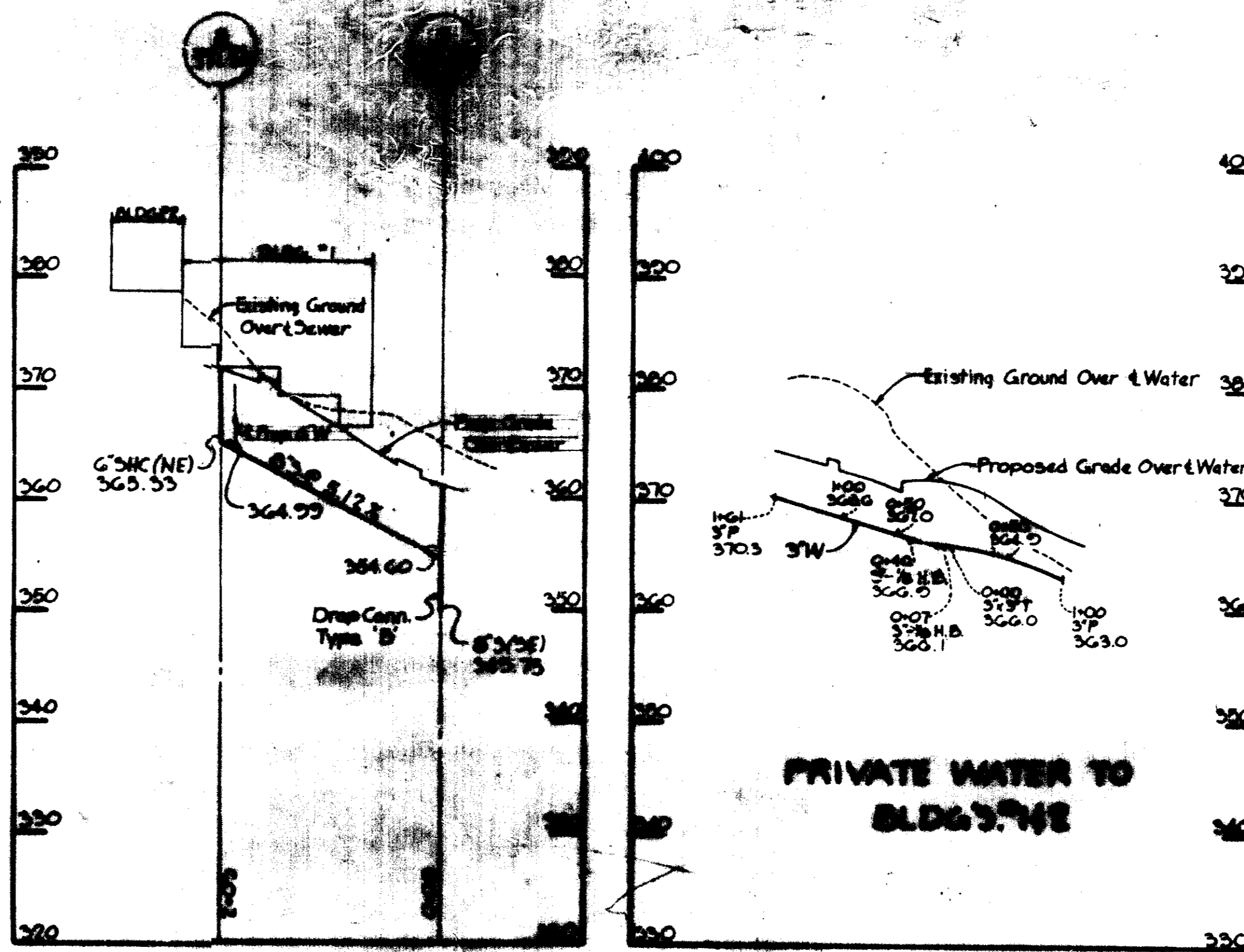
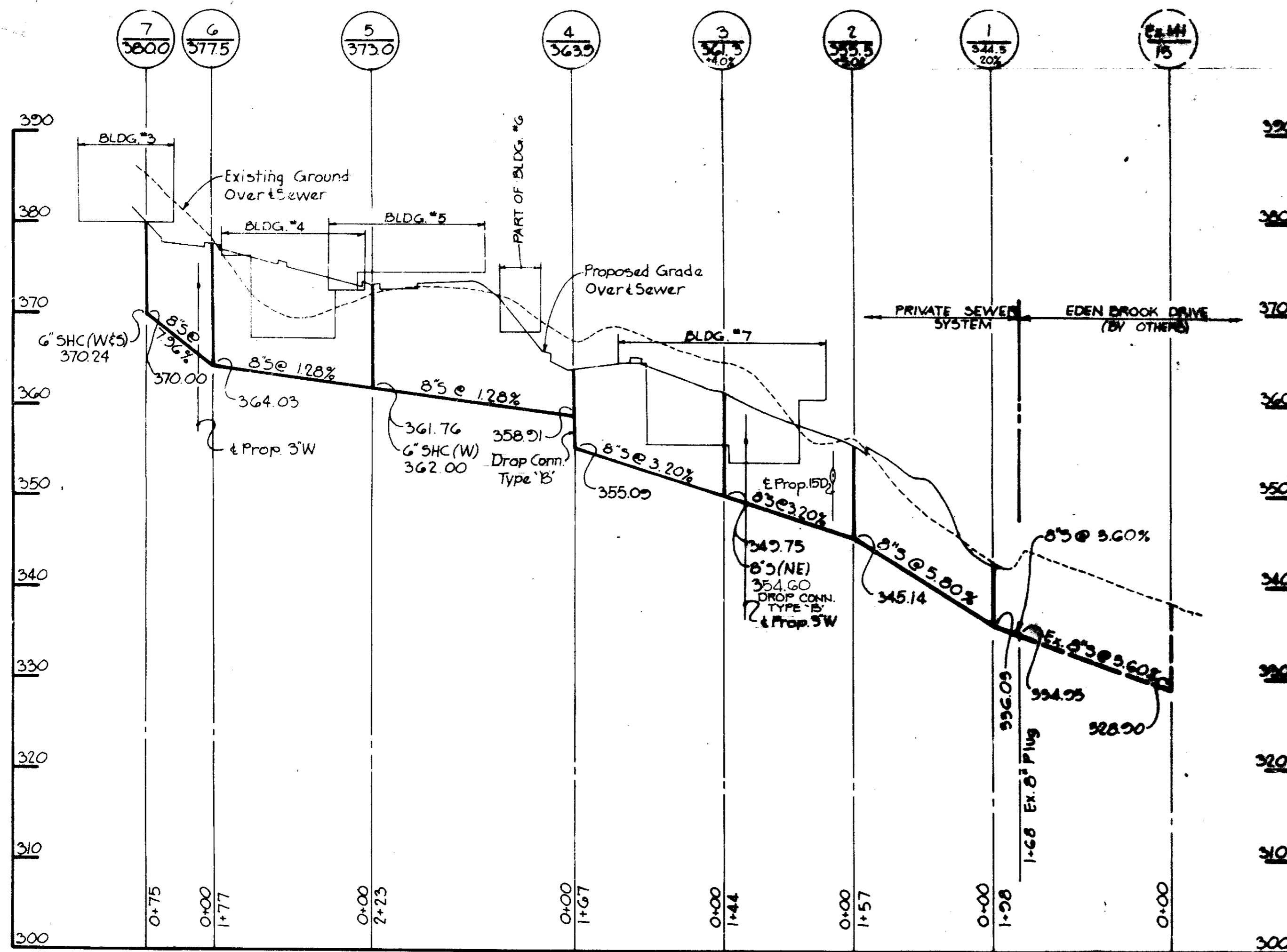
DRAWN BY: D.A.M.

PROJECT NO: 1881

DATE: OCT. 5, 1981

SCALE: AS SHOWN

DRAWING NO. 5 OF 7



APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 6-2-82
JMM

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
[Signature] 7-19-82
DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
[Signature] 7-20-82
PLANNING DIRECTOR DATE

[Signature] 7-19-82
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] 7/14/82
DIRECTOR DATE

[Signature] 7/14/82
CHIEF, BUREAU OF ENGINEERING DATE

REVISION AS PER H.C. COMMENTS DATED 11-12-81

| DATE | NO. | REVISION |
|------|-----|----------|
| | | |

OWNER: EDEN ASSOCIATES
4551 GARDEN CITY DRIVE
LANDOVER, MARYLAND 20785

DEVELOPER: OXFORD DEVELOPMENT CORP.
4551 GARDEN CITY DRIVE
LANDOVER, MARYLAND 20785

PROJECT: EDEN AT KINDLER
VILLAGE OF KING'S CONTRIVANCE
SECTION 2, AREA 3
PARCEL 6

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

TITLE: WATER AND SEWER PROFILES

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

10-1-81
DATE

DESIGNED BY: L.J.D.
DRAWN BY: DAM.
PROJECT NO.: 1881
DATE: OCT. 5, 1981
SCALE: HOR. 1"=100', VERT. 1"=10'
DRAWING NO. 6 OF 7

[Signature]
PROFESSIONAL ENGR. NO. 6685

| NO. | QUANTITY | BOTANICAL AND COMMON NAME | SIZE | CONDITION | REMARKS |
|-----|----------|---|-----------|-----------|-------------|
| 1 | 2 | QUERCUS CUNEATA | 3" | B&B/T.S. | |
| 2 | 20 | JUNIPERUS PALUSTRIS - HORNWRIGHT | 6" | | |
| 3 | 19 | PIERIS RUBRA OCTOBER GLORY - REL MAPLE | 3" | | |
| 5 | 38 | PINUS STROBUS - WHITE PINE | 8'-10' | | |
| 6 | 30 | PINUS STROBUS - WHITE PINE | 10'-12' | | |
| 7 | 47 | PINUS STROBUS - WHITE PINE | 14'-16' | | |
| 8 | 18 | PICEA ABIES - NORWAY SPRUCE | 8'-10' | | |
| 9 | 9 | PICEA ABIES - NORWAY SPRUCE | 10'-12' | | |
| 12 | 10 | CAMPANUS CAROLINIANA AM HORNBEAM | 10'-12' | | |
| 13 | 9 | MALUS ZUMI CALOCARPA ZUMI CRAB-APPLE | 10'-12' | | |
| 14 | 8 | PYRUS CALL ARISTOCRAT - ARISTOCRAT PEAR | 10'-12' | | |
| 15 | 4 | PRUNUS YEDOENSIS - YOSHINO CHERRY | 10'-12' | | HIGH BRANCH |
| 16 | 3 | CRATAEGUS OXYCANTHIA SUPERA - CRIMSON CLOUD HAWTHORN | 10'-12' | | |
| 20 | 58 | ABELIA GRAND FLORA - GLOSSY ABELIA | 2'-2 1/2' | B&B | FULL |
| 21 | 192 | CYONOSTER SALICIFOLIA REPANS - DWARF WILLOWLEAF COT | 18"-24" | CONT. | |
| 22 | 18 | ELEAGNUS PUNGENS FRUITLANDI - THORNY ELEAGNUS | 2'-2 1/2' | B&B | |
| 23 | 25 | EUONYMUS KIATSCHOVUS - SPREADING EUONYMUS | 2'-2 1/2' | B&B | |
| 24 | 53 | EUONYMUS ALATUS COMPACTUS - DWARF WINGED EUONYMUS | 18"-24" | B&B | |
| 25 | 10 | ILEX OPACA NELLIE STEVENS - NELLIE STEVENS HOLLY | 3' | B&B | FULL |
| 26 | 88 | ILEX CRENATA ROTUNDIFOLIA - BAGLEAF JAP. HOLLY | 2'-2 1/2' | B&B | |
| 27 | 45 | ILEX GLABRA - INK BERRY | 3' | B&B | |
| 28 | 35 | JUNIPERUS CHINENSIS SARGENTI - SARGENT JUNIPER | 15"-18" | CONT. | |
| 29 | 22 | JUNIPERUS CHINENSIS HETZI - HETZ JUNIPER | 18"-24" | CONT. | |
| 30 | 281 | LIGUSTRUM OVALIFOLIUM - CALLIFORNIA PRIVET | 3 1/2'-4' | B.R. | TRIM TO 30" |
| 31 | 18 | OSMANTHUS ILLICIFOLIUS - HOLLY | 2'-2 1/2' | B&B | FULL |
| 32 | 18 | OSMANTHUS LAUROCERASUS ZABELLINA - LABELL. CH. LAUREL | 2'-2 1/2' | B&B | |
| 33 | 24 | TAXUS CUSP. DENSIFORMIS - DENSE YEW | 18"-24" | CONT. | |

APPROVED
PLANTING BOARD
OF HOWARD COUNTY
DATE 6-2-82

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
James H. Shaw 7-19-82
HEALTH OFFICER DATE
APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
Donald J. Smith 7-20-82
PLANNING DIRECTOR DATE
Richard M. ... 7-19-82
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James H. Shaw 7/1/82
DIRECTOR DATE
Allen J. Brown 7/1/82
CHIEF, BUREAU OF ENGINEERING DATE

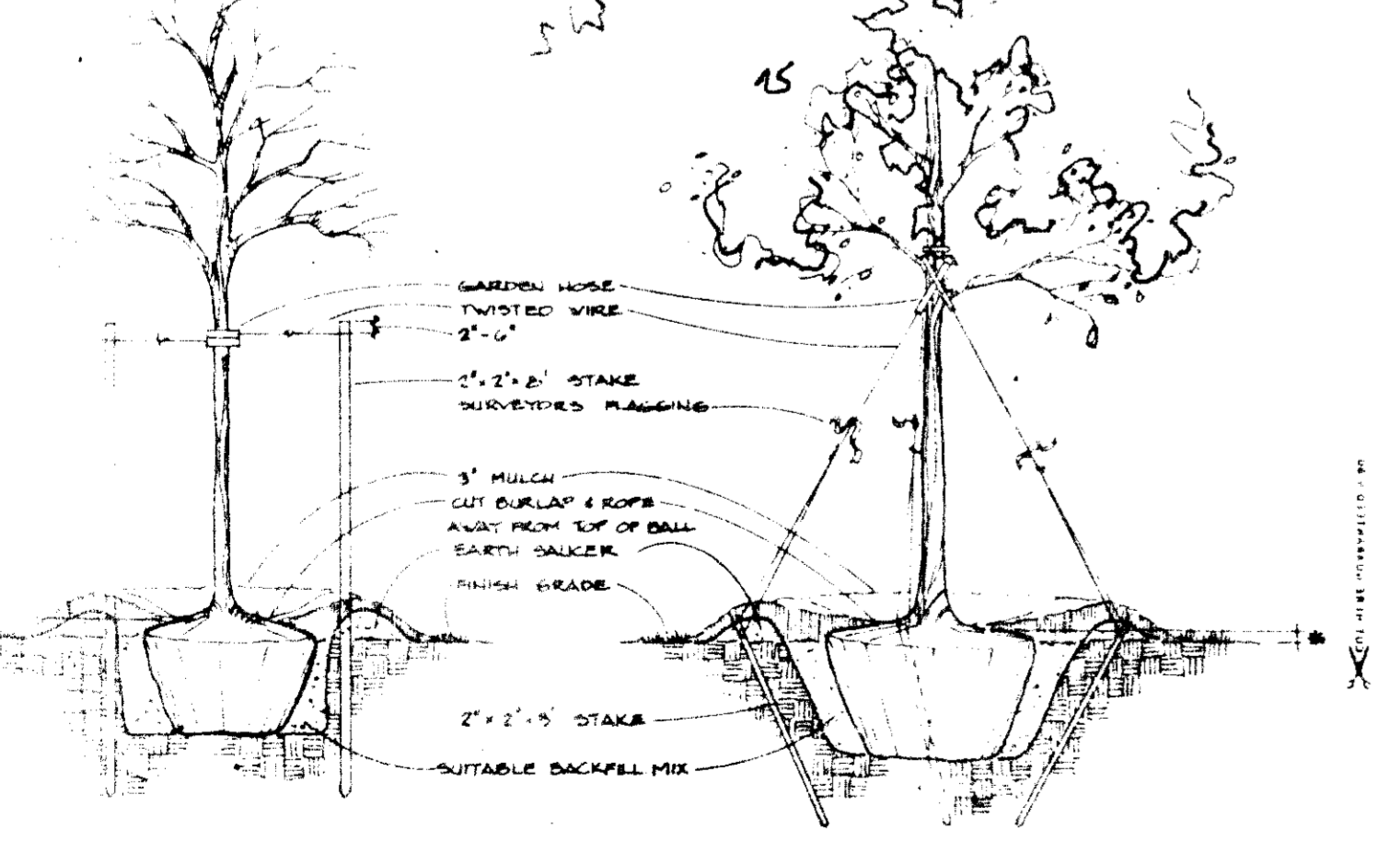
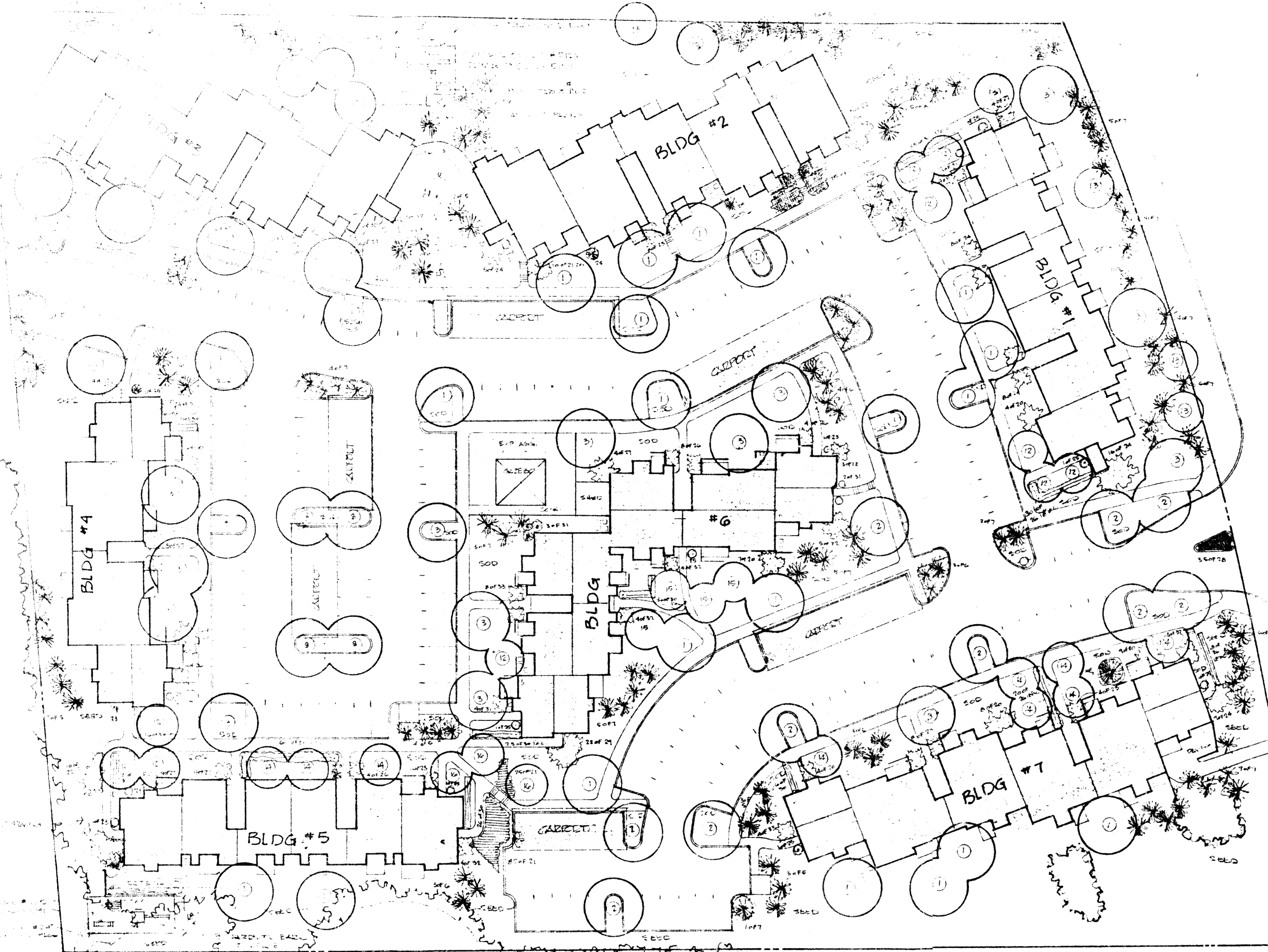
DATE: 6-2-82
REVISION:
OWNER: EDEN ASSOCIATES
4951 GARDEN CITY DRIVE
LANDOVER, MARYLAND 20785
DEVELOPER: OXFORD DEVELOPMENT CORP
4951 GARDEN CITY DRIVE
LANDOVER, MARYLAND 20785
PROJECT: EDEN AT KINDER
VILLAGE OF KINGS CONTRIVANCE
SECTION 2, AREA B
PARCEL C
AREA: TAX MAP NO 42
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
TITLE: PLANTING PLAN

TR Riemer - Tracy & Associates, Inc.
8656 Baltimore National Pike
Ellicott City, Maryland 21043
(301) 461-2600
Land Planning, Design & Civil Engineering
DATE: 6-28-82
DESIGNED BY: C.U.D.
DRAWN BY: D.A.M.
PROJECT NO: 1801
DATE: OCT 5, 1981
SCALE: 1"=50'
SHEET NO: 7 OF 7

DONOVAN · FEOLA · BALDERSON & ASSOCIATES INC.
LANDSCAPE ARCHITECTS · SITE PLANNERS · RECREATION PLANNERS · GOLF COURSE ARCHITECTS
8100 GEORGE AVE. SILVER SPRING, MD. 20910

COLLINS & INFONTO
ARCHITECTS
PLANNERS & ENGINEERS
1111 SPRING STREET
SILVER SPRING MARYLAND
301-587-5502

PROJECT NUMBER: 1801
PROJECT: EDEN AT KINDER VILLAGE OF KINGS CONTRIVANCE SECTION 2, AREA B PARCEL C
LOCATION: LANDOVER, MARYLAND
DRAWN BY: D.A.M.
DATE DRAWN: 9/28/81
DATE ISSUED:
SCALE: 1"=50'
STAMP:
SHEET NO: 7 OF 7
DRAWING NO: 1801-7
JUNE 25, 1982



STAKING DETAIL
ALL STAKES TO BE STAKED
2x4 STAKE

GUYING DETAIL
1/2" GALV. # 16 STEEL WIRE
LARGE THAN 12 INCH TO BE GUYED

PLAY EQUIPMENT FROM ACTION PRODUCTS INC.
P.O. BOX 164, ZENON MILLS, MD. 21177

SDP-82-49c