

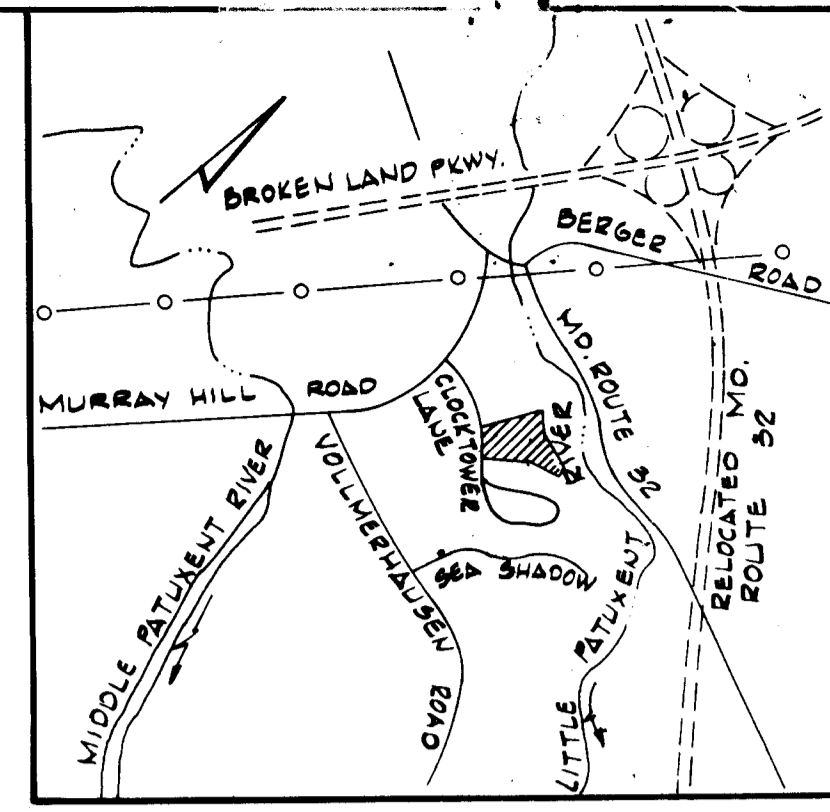
GENERAL NOTES

1. Topography taken from aerial topo prepared by Maps Incorporated and verified by field-run survey.
2. Recording reference for Lots B-2 thru B-59 is Plat #5099 and #5100.
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 30', 30' and 20' travelled way portion of the 60' and 50' right-of-ways shall be publicly maintained.
5. Minimum setback from all public streets shall be 30' unless otherwise approved by Howard County Planning Board.
6. All private 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 bedrooms, 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.
15. See Plan S-82-04. Also see VP-82-08.
16. All work shall be done in accordance with Howard County Road Construction Code and Standard Specifications.

SPECIAL NOTES

1. 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 & B 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.
2. 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.

NOTE:
FOR SEDIMENT CONTROL MEASURES REQUIRED TO ACCOMPLISH THE GRADING SHOWN ON THESE SITE PLANS, SEE ROAD CONSTRUCTION DRAWINGS F-82-53



VICINITY MAP
Scale: 1" = 2,000'

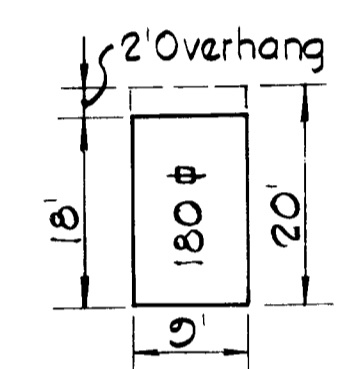
SITE ANALYSIS

Existing Zoning: New Town (Single Family Attached)
Final Development Plan: Phase 162-A-III Part I Plat #3054 A-302 thru 309

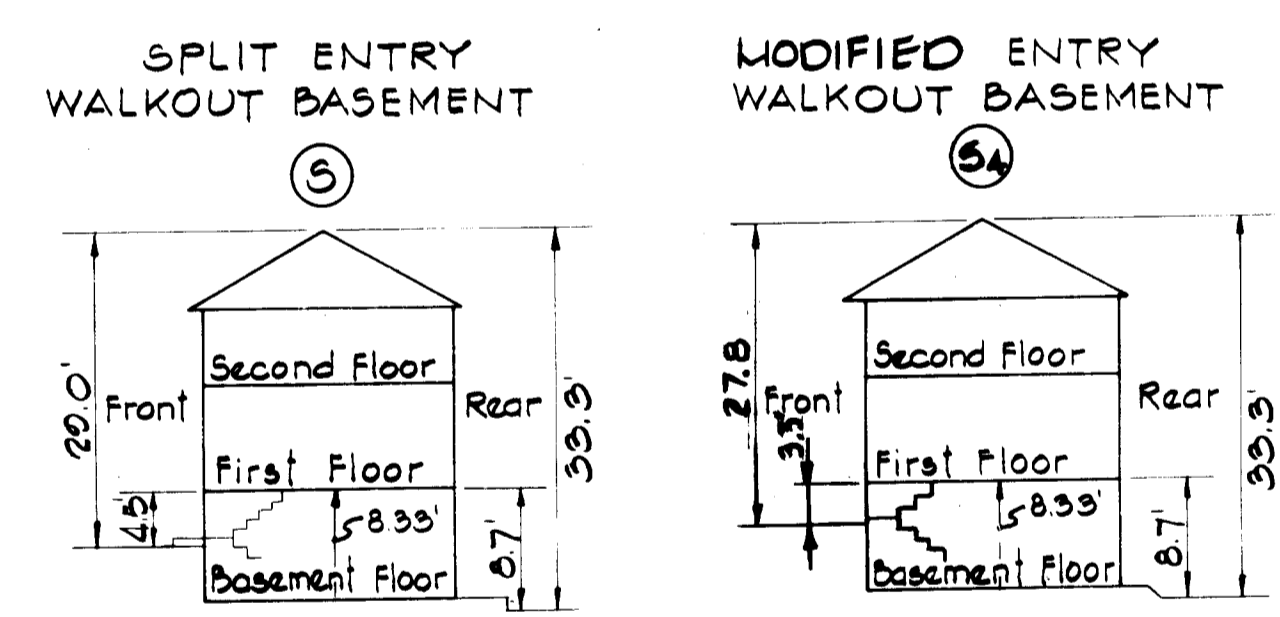
Area of Portion of Parcel "B-1"	6.495 Ac.	Total Lots	58
Area of SFA Lots	2.134 Ac.	SFA Lots	58
Area of Road R/W	1.125 Ac.	Community Owned Lots	2 (B-58 & B-59)
Area of Community Owned Lots	3.239 Ac.		

Dwelling Units Permissible	170
Dwelling Units Proposed	58
Parking Spaces Required	112
Parking Spaces Proposed	112

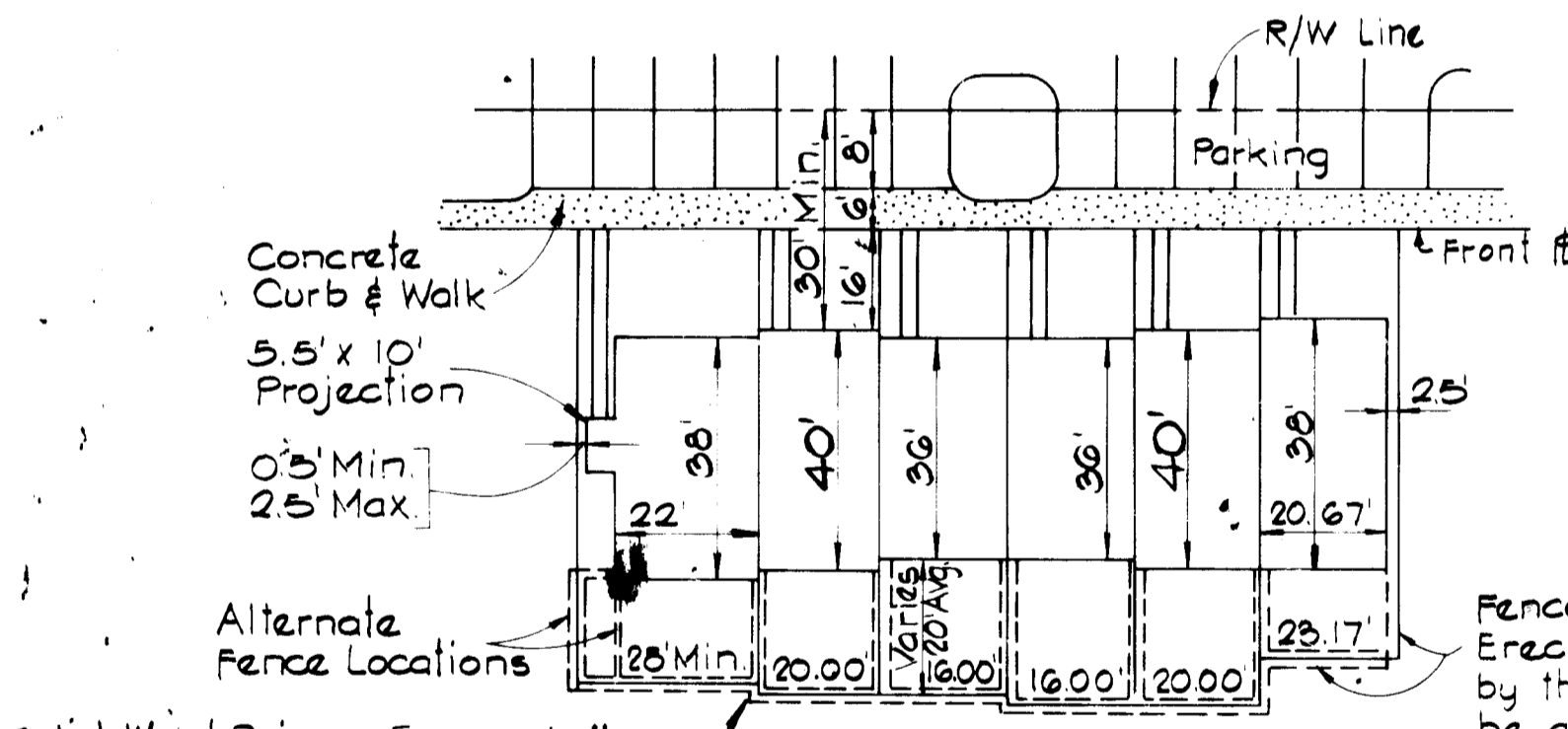
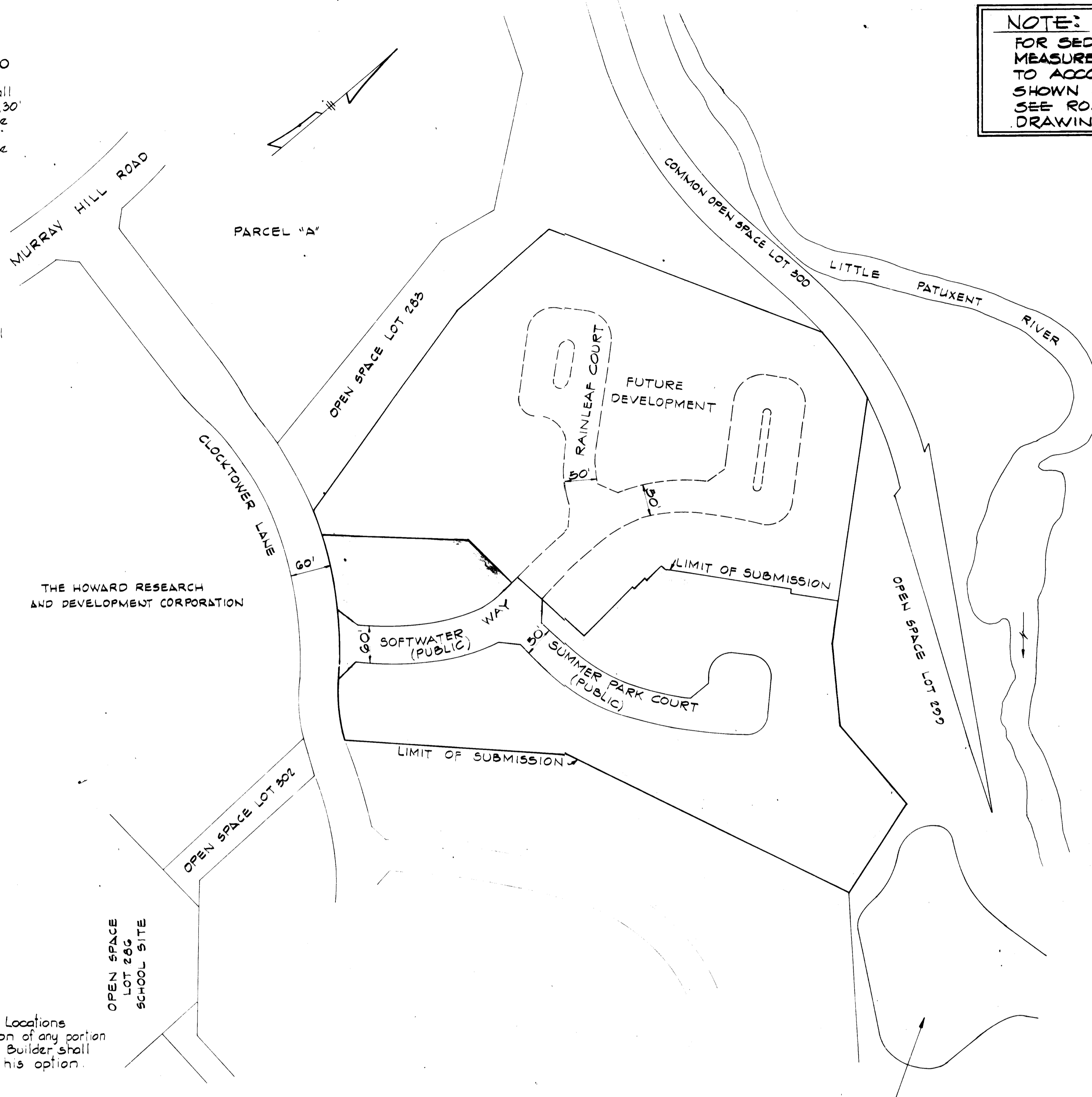
Site Building Coverage Percentage 15



TYPICAL PARKING SPACE
No Scale



TYPICAL DWELLING ELEVATIONS
No Scale



TYPICAL DWELLING
No Scale

PLAN
Scale: 1" = 100'

SHEET INDEX	
NO	DESCRIPTION
1	TITLE SHEET
2	GRADING PLAN
3	DETAIL SHEET
4	LANDSCAPE PLAN

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 DATE 3-4-82
 APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING
 DATE 3-5-82
 APPROVED FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DATE 3-1-82

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 OWNER
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044
 HOWARD HOMES
 DEVELOPER
 P.O. BOX 802, COLUMBIA, MARYLAND 21044

Existing Storm Water Management Pond #3. See Road Construction Drawings, Village of Kings Contrivance Section 3 Area 1 (F79-44c)

APPROVED
 DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE 12-14-81
 JMM

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

Tax Map No. 42
 1/5/82 As per Planning, OPW & SCS Comments.
 NO. DATE DESCRIPTION OF REVISION
COLUMBIA
SITE PLANS
 VILLAGE OF KINGS CONTRIVANCE
 SECTION 3 AREA 1
 LOTS B-2 THRU B-59
 A RESUBDIVISION OF A PORTION OF PARCEL "B-1"
TITLE SHEET
 SHEET 1 OF 4
 ELECTION DISTRICT NO. 6, HOWARD COUNTY, MARYLAND
 DATE 11-18-81 SCALE: AS SHOWN

FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING
 APPROVED FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 APPROVED FOR HOWARD S.C.D.
 AND MEETS TECHNICAL REQUIREMENTS
 U.S. SOIL CONSERVATION SERVICE

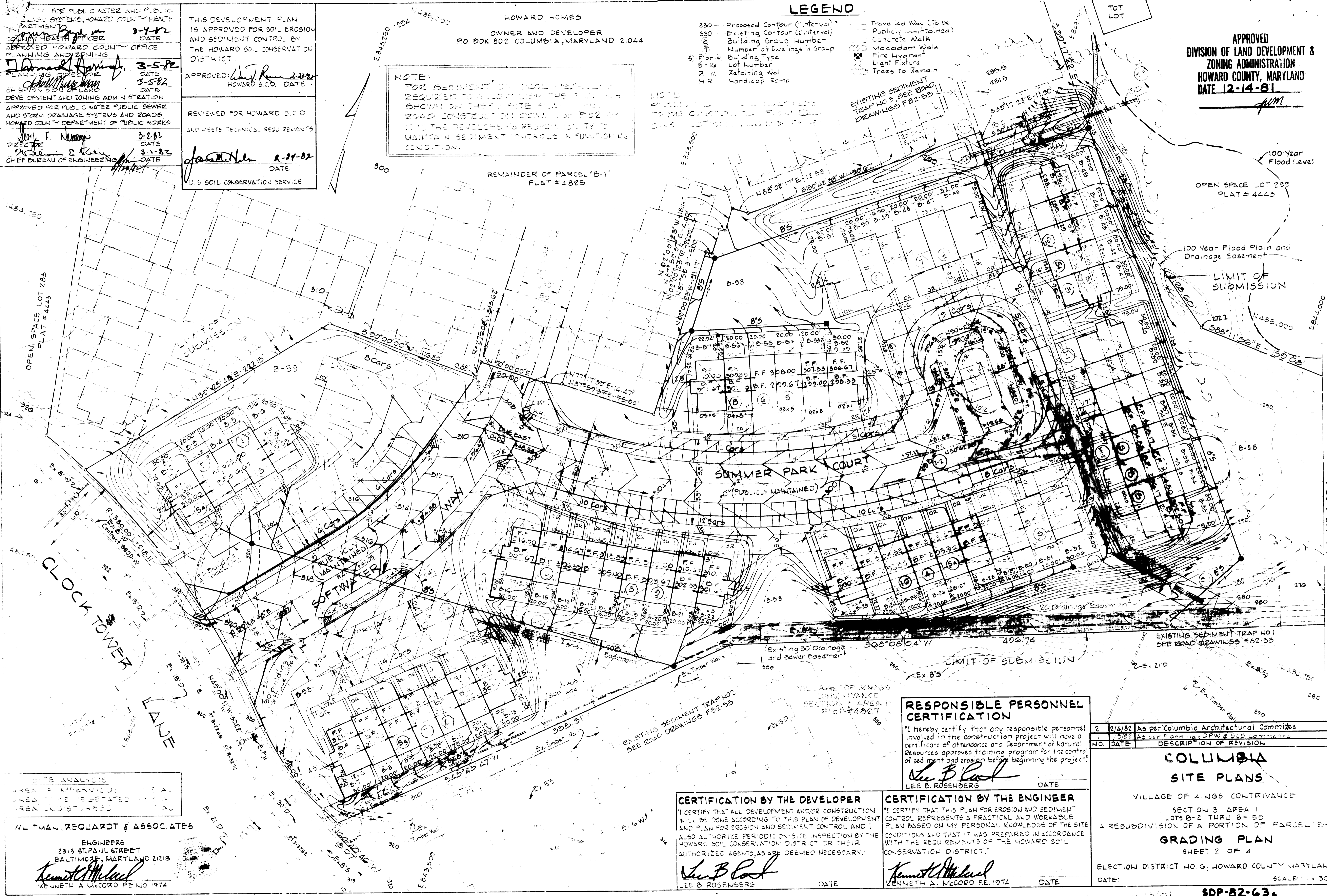
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 APPROVED: *Walt R...* 2-24-82
 HOWARD S.C.D. DATE
 REVIEWED FOR HOWARD S.C.D.
 AND MEETS TECHNICAL REQUIREMENTS
 APPROVED: *James M. N...* 2-24-82
 DATE
 U.S. SOIL CONSERVATION SERVICE

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

LEGEND

- 330 Proposed Contour (Interval)
- 330 Existing Contour (Interval)
- Building Group Number
- Number of Dwellings in Group
- Building Type
- Lot Number
- Retaining Wall
- Handicap Ramp
- Traveled Way (To be Publicly Maintained)
- Concrete Walk
- Macadam Walk
- Fire Hydrant
- Light Fixture
- Trees to Remain

NOTE:
 FOR SEDIMENT CONTROL MEASURES REQUIRED TO ACCORD WITH THE PLAN AS SHOWN ON THIS SITE PLAN, THE ROAD CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DEVELOPER'S RESPONSIBILITY TO MAINTAIN SEDIMENT CONTROLS IN FUNCTIONING CONDITION.



APPROVED
 DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE 12-14-81
J.M.

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
 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
 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
 KENNETH A. MCCORD P.E. 1974 DATE

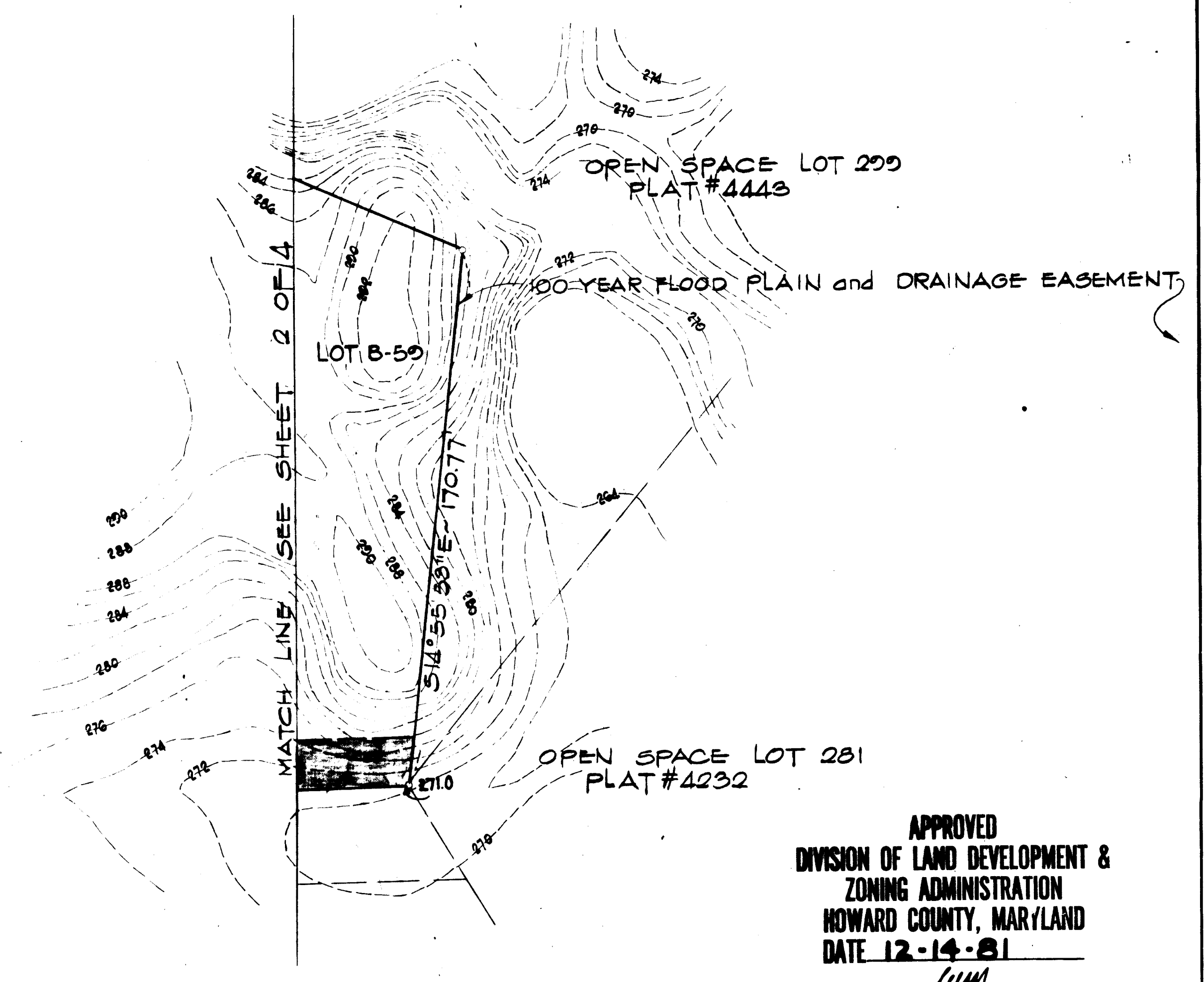
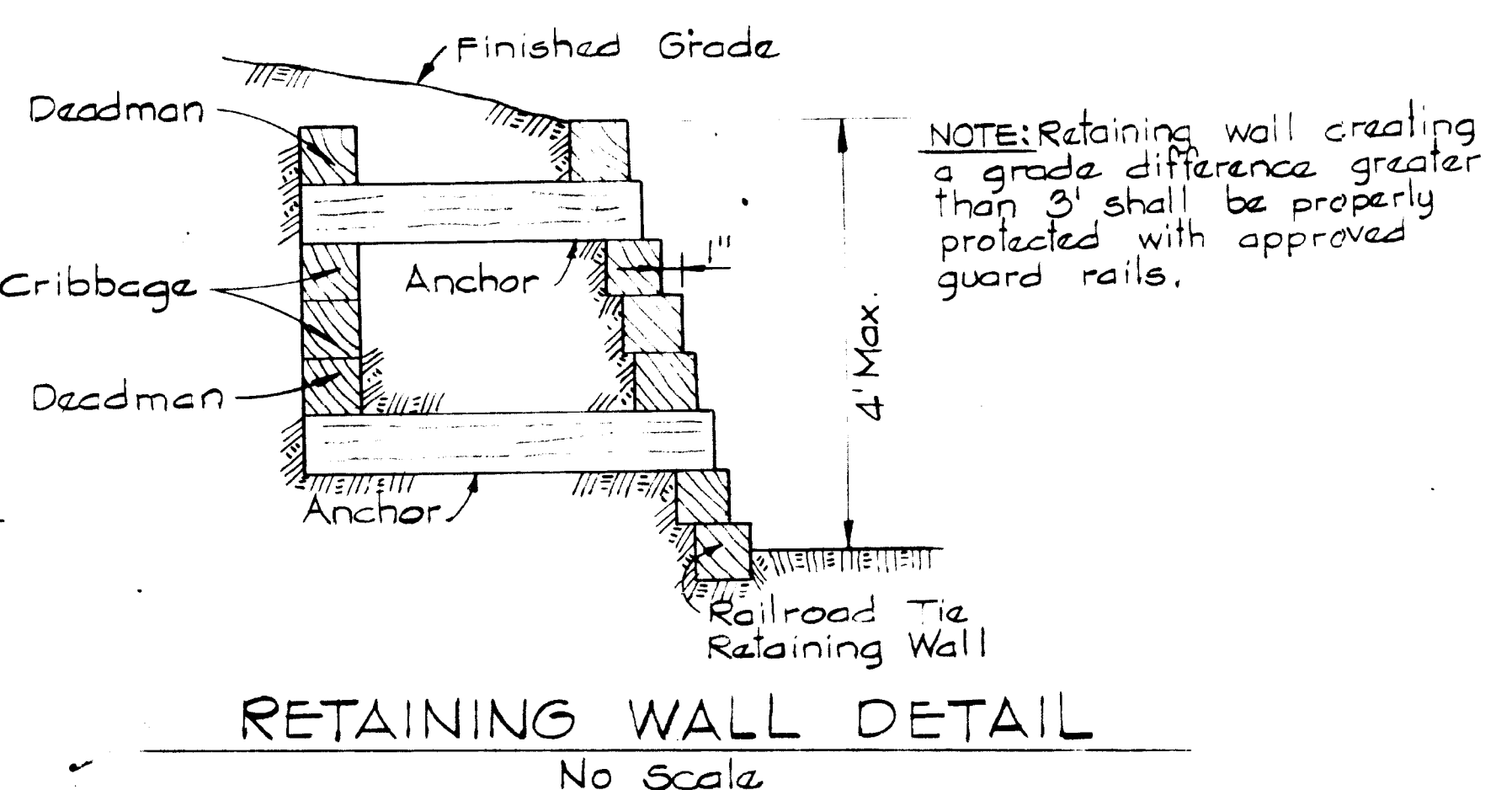
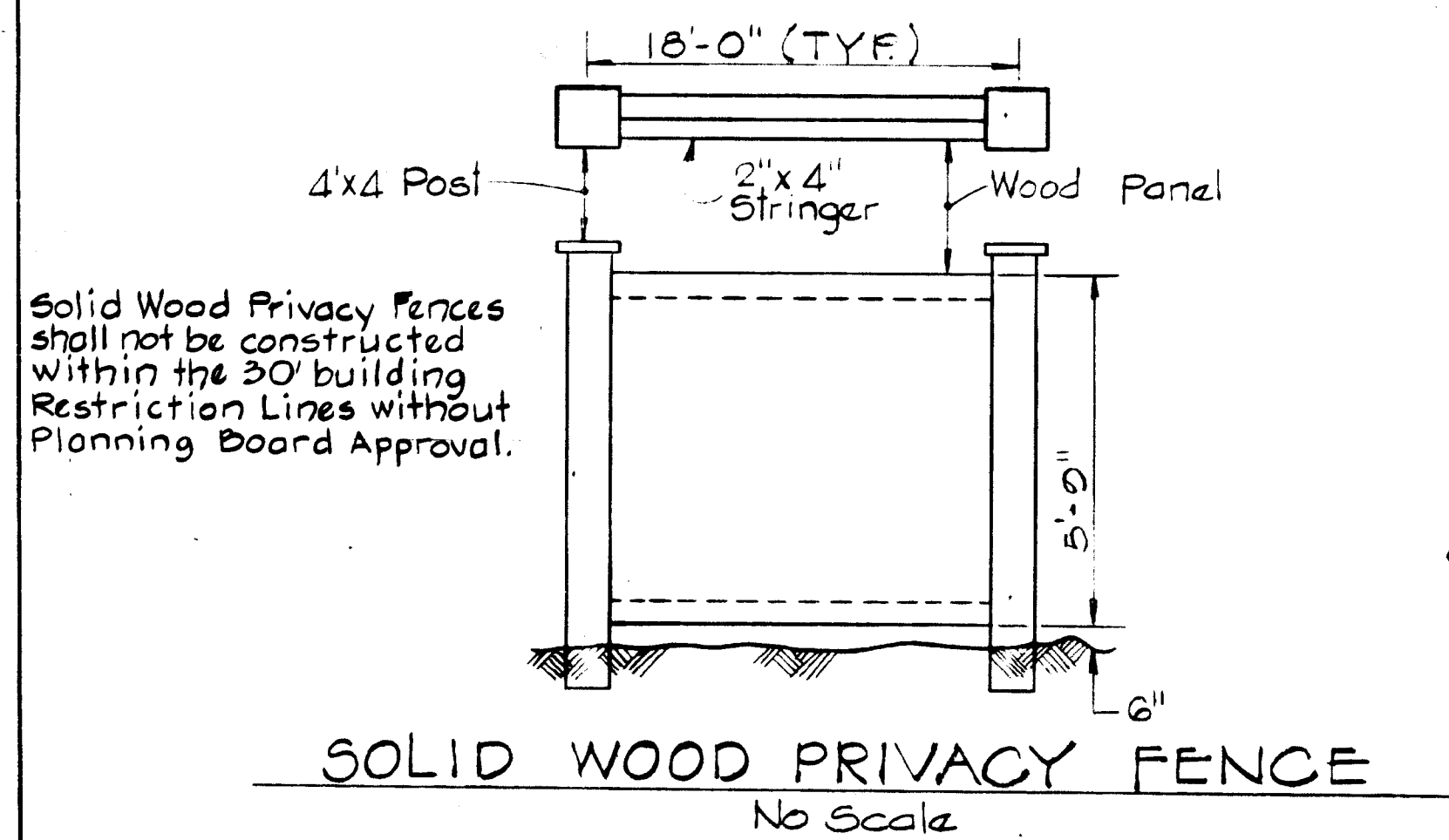
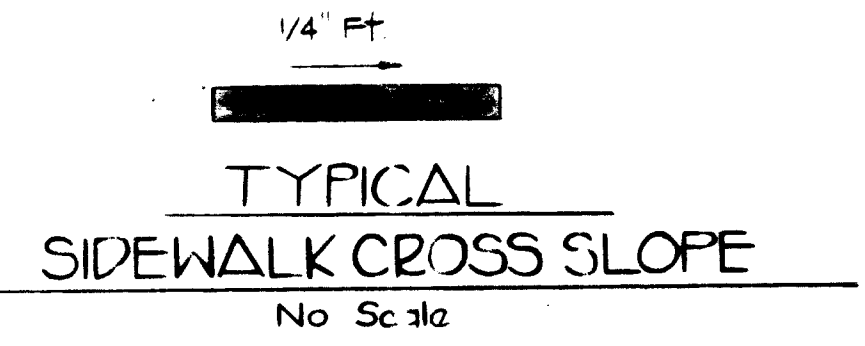
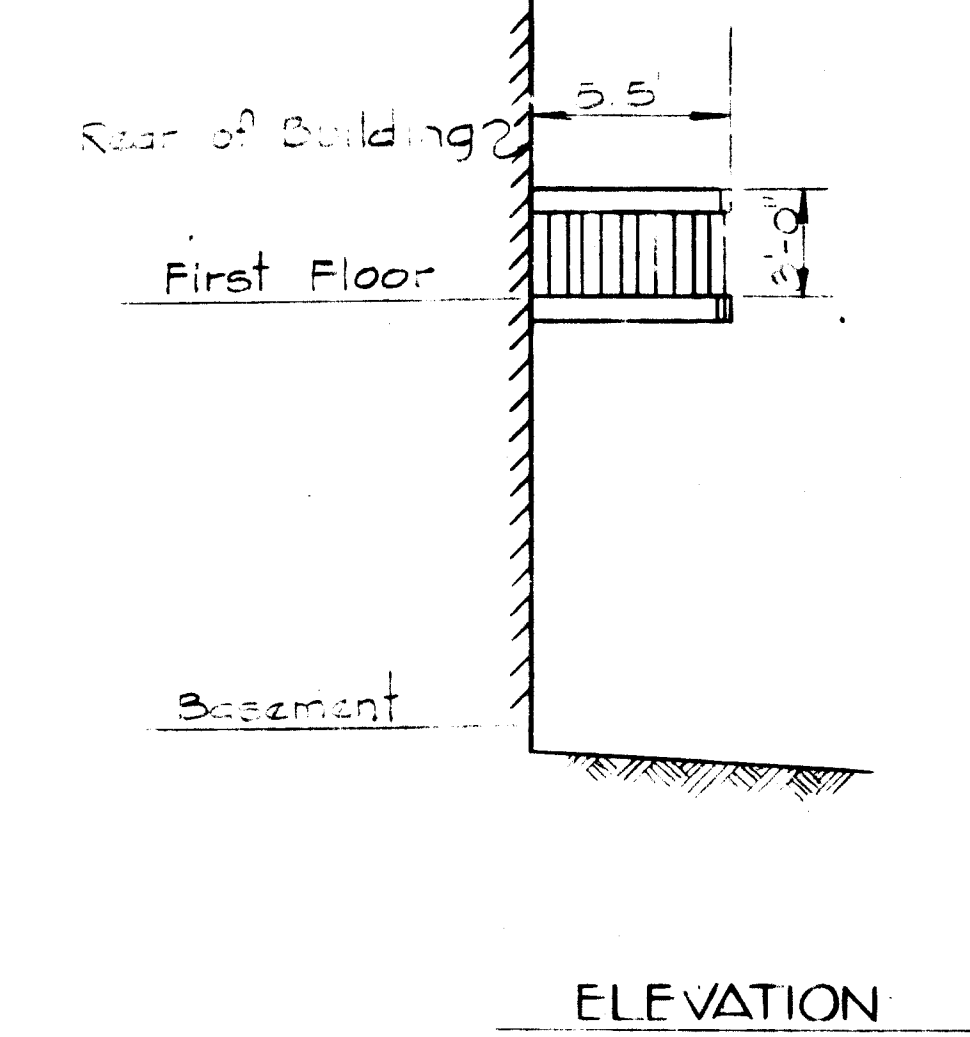
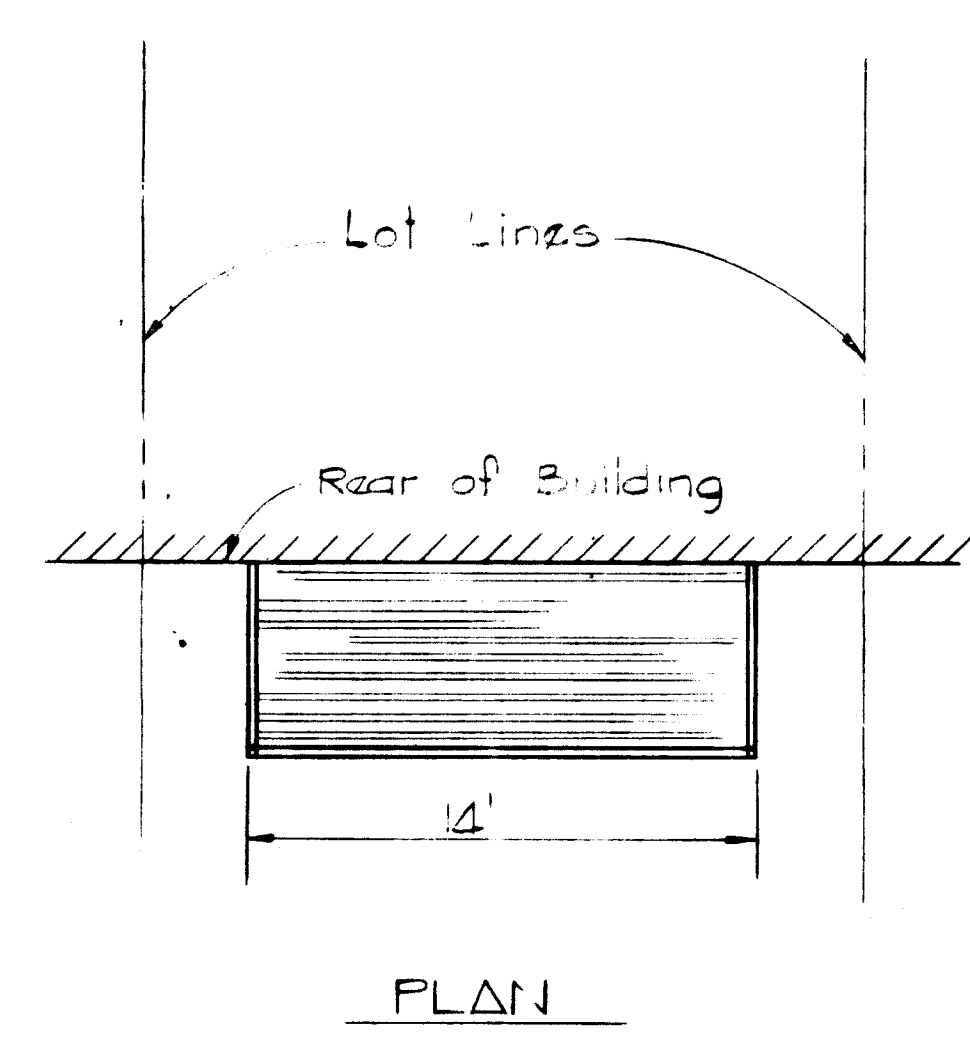
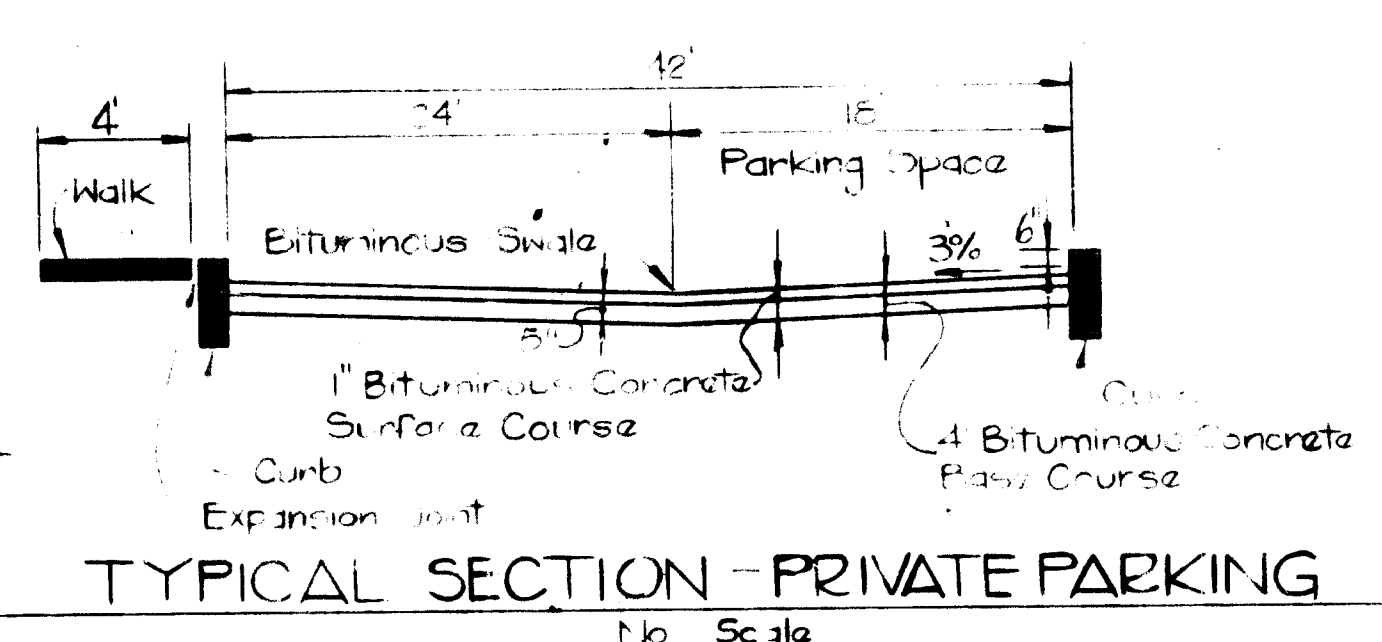
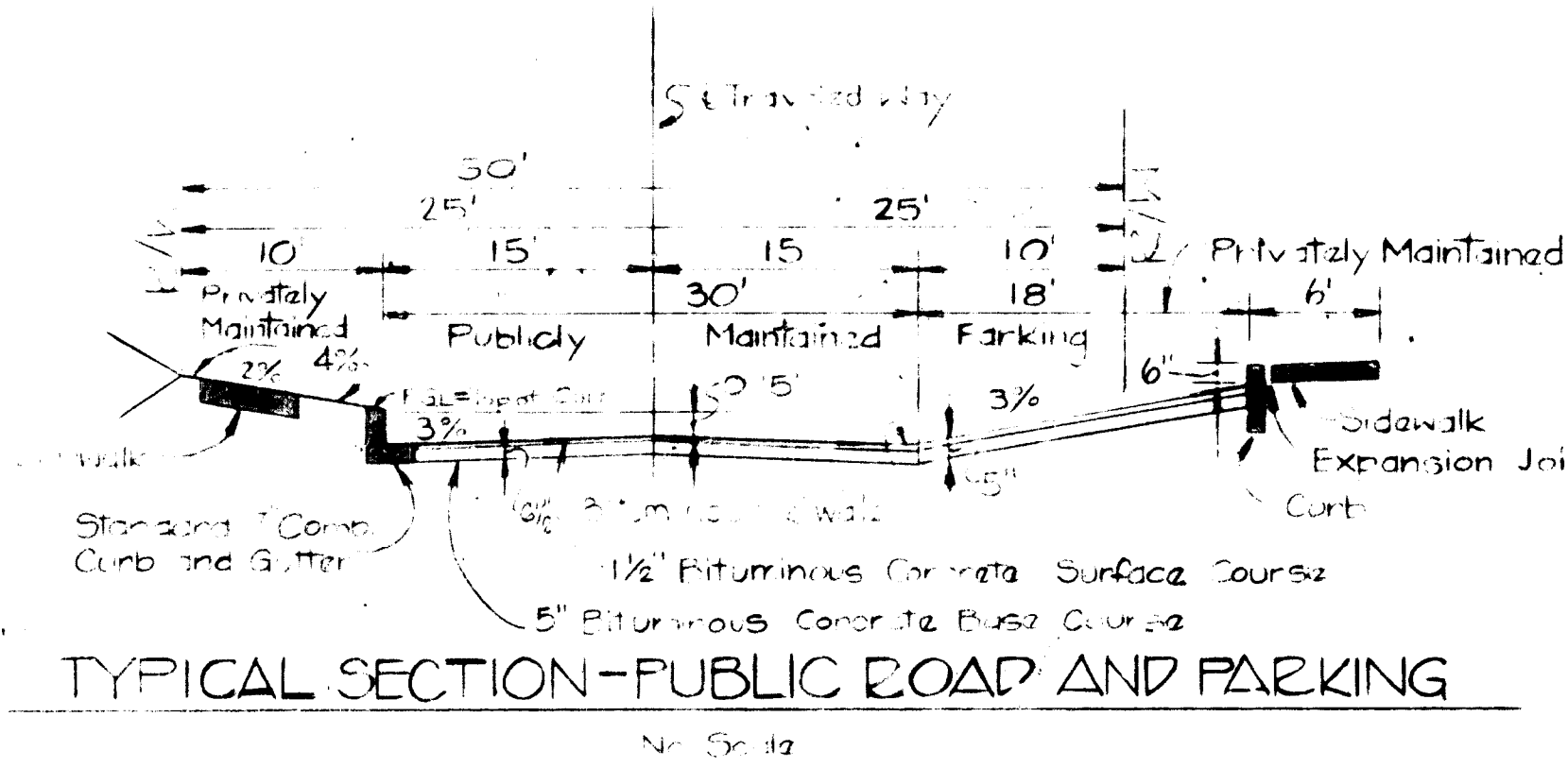
NO.	DATE	DESCRIPTION OF REVISION
2	2/14/82	As per Columbia Architectural Committee
1	1/5/82	As per Planning & Zoning Commission

COLUMBIA SITE PLANS
 VILLAGE OF KINGS CONTRIVANCE
 SECTION 3 AREA 1
 LOTS B-2 THRU B-52
 A RESUBDIVISION OF A PORTION OF PARCEL B-1
GRADING PLAN
 SHEET 2 OF 4
 ELECTION DISTRICT NO. 6, HOWARD COUNTY, MARYLAND
 DATE: SCALE: 1" = 30'

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

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
 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

DATE 3-5-82
 DATE 3-5-82
 DATE 3-1-82
 DATE 3-2-82



APPROVED
 DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE 12-14-81
 JUM

NO.	DATE	DESCRIPTION OF REVISION
1	11/5/82	As per Planning, DPW & SCS Comments.

COLUMBIA
 SITE PLANS
 for
 VILLAGE OF KINGS CONTRIVANCE
 SECTION 3 AREA
 LOTS B-2 THRU B-59
 A RESUBDIVISION OF A PORTION OF PARCEL "B-1"
 DETAIL SHEET
 SHEET 3 OF 4
 ELECTION DISTRICT NO. 6, HOWARD COUNTY, MARYLAND
 DATE: 11-18-81 SCALE: 1"=30'

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

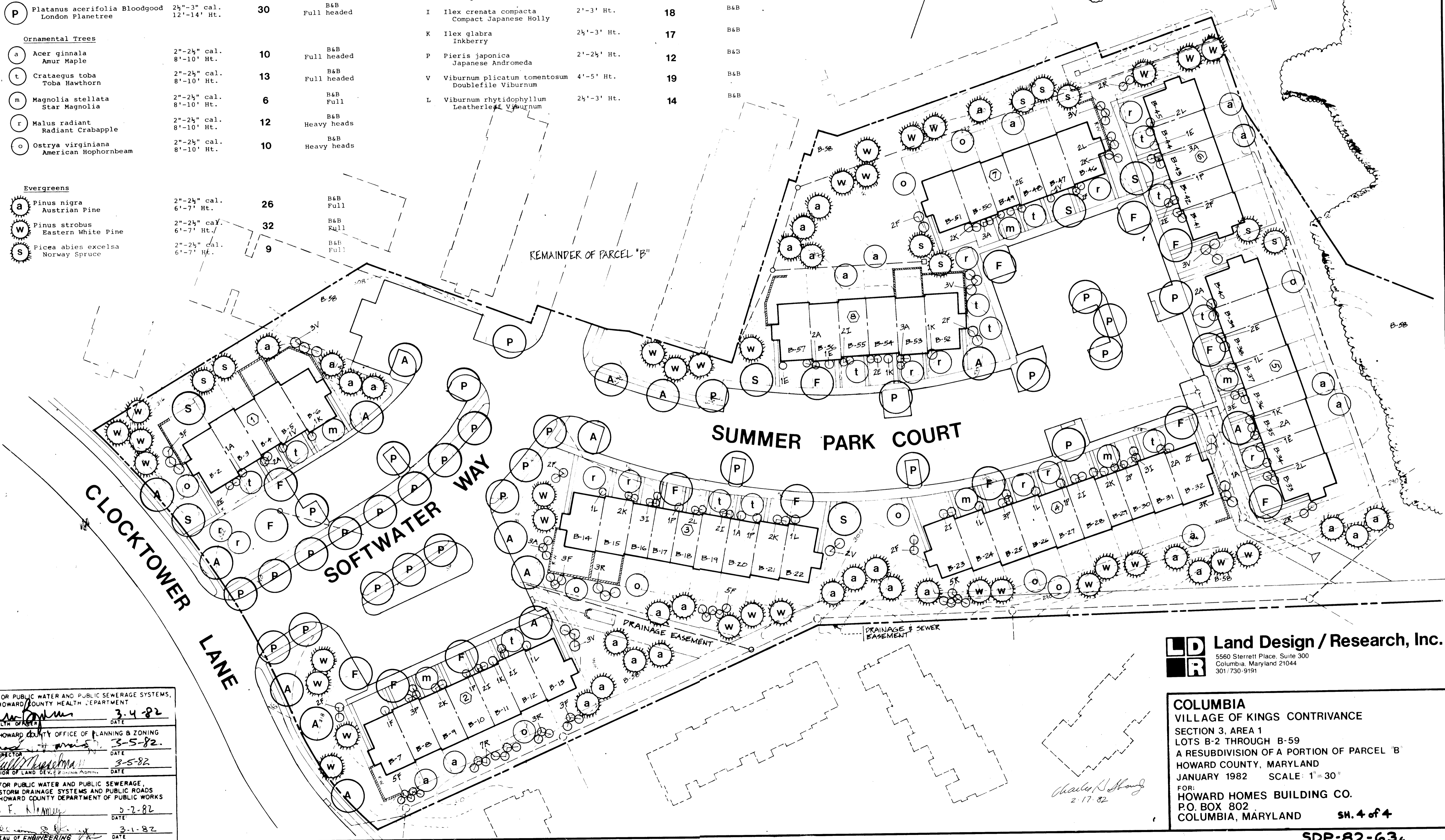
HOWARD HOMES
 OWNER AND DEVELOPER
 P.O. BOX 802, COLUMBIA, MARYLAND 21044

PLANT LIST

APPROVED
DIVISION OF LAND DEVELOPMENT &
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 12-14-81
Jum

NAME	SIZE	QUANT.	REMARKS	NAME	SIZE	QUANT.	REMARKS
Shade Trees				Shrubs			
(A) Acer rubrum October Glory October Glory Red Maple	2 1/2"-3" cal.	15	B&B Full headed	A Abelia grandiflora Glossy Abelia	2'-2 1/2' Ht.	25	Containers
(S) Acer saccharum Green Mtn. Green Mountain Sugar Maple	2 1/2"-3" cal.	6	B&B Full headed	R Elaeagnus angustifolia Russian Olive	3'-4' Ht.	15	B&B Full
(F) Fraxinus lanceolata Marshall's Seedless Marshall's Seedless Green Ash	2 1/2"-3" cal. 12'-14' Ht.	15	B&B Full headed	E Euonymus alatus compactus Dwarf Winged Euonymus	2'-3' Ht.	17	B&B
(P) Platanus acerifolia Bloodgood London Planetree	2 1/2"-3" cal. 12'-14' Ht.	30	B&B Full headed	F Forsythia intermedia Forsythia	3'-4' Ht.	37	B&B
Ornamental Trees				I Ilex crenata compacta Compact Japanese Holly	2'-3' Ht.	18	B&B
(a) Acer ginnala Amur Maple	2"-2 1/2" cal. 8'-10' Ht.	10	B&B Full headed	K Ilex glabra Inkberry	2 1/2"-3' Ht.	17	B&B
(t) Crataegus toba Toba Hawthorn	2"-2 1/2" cal. 8'-10' Ht.	13	B&B Full headed	P Pieris japonica Japanese Andromeda	2'-2 1/2' Ht.	12	B&B
(m) Magnolia stellata Star Magnolia	2"-2 1/2" cal. 8'-10' Ht.	6	B&B Full	V Viburnum plicatum tomentosum Doublefile Viburnum	4'-5' Ht.	19	B&B
(r) Malus radiata Radiant Crabapple	2"-2 1/2" cal. 8'-10' Ht.	12	B&B Heavy heads	L Viburnum rhytidophyllum Leatherleaf Viburnum	2 1/2"-3' Ht.	14	B&B
(o) Ostrya virginiana American Hophornbeam	2"-2 1/2" cal. 8'-10' Ht.	10	B&B Heavy heads				
Evergreens							
(a) Pinus nigra Austrian Pine	2"-2 1/2" cal. 6'-7' Ht.	26	B&B Full				
(W) Pinus strobus Eastern White Pine	2"-2 1/2" cal. 6'-7' Ht.	32	B&B Full				
(S) Picea abies excelsa Norway Spruce	2"-2 1/2" cal. 6'-7' Ht.	9	B&B Full				

SCREEN FENCE



APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT
DATE 3-4-82

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING
DATE 3-5-82

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE,
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DATE 3-5-82

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE,
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DATE 3-2-82

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE,
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DATE 3-1-82

LD Land Design / Research, Inc.
5560 Sterrett Place, Suite 300
Columbia, Maryland 21044
301.730.9191

COLUMBIA
VILLAGE OF KINGS CONTRIVANCE
SECTION 3, AREA 1
LOTS B-2 THROUGH B-59
A RESUBDIVISION OF A PORTION OF PARCEL "B"
HOWARD COUNTY, MARYLAND
JANUARY 1982 SCALE: 1"=30"
FOR:
HOWARD HOMES BUILDING CO.
P.O. BOX 802
COLUMBIA, MARYLAND SH. 4 of 4

SDP-82-63c