

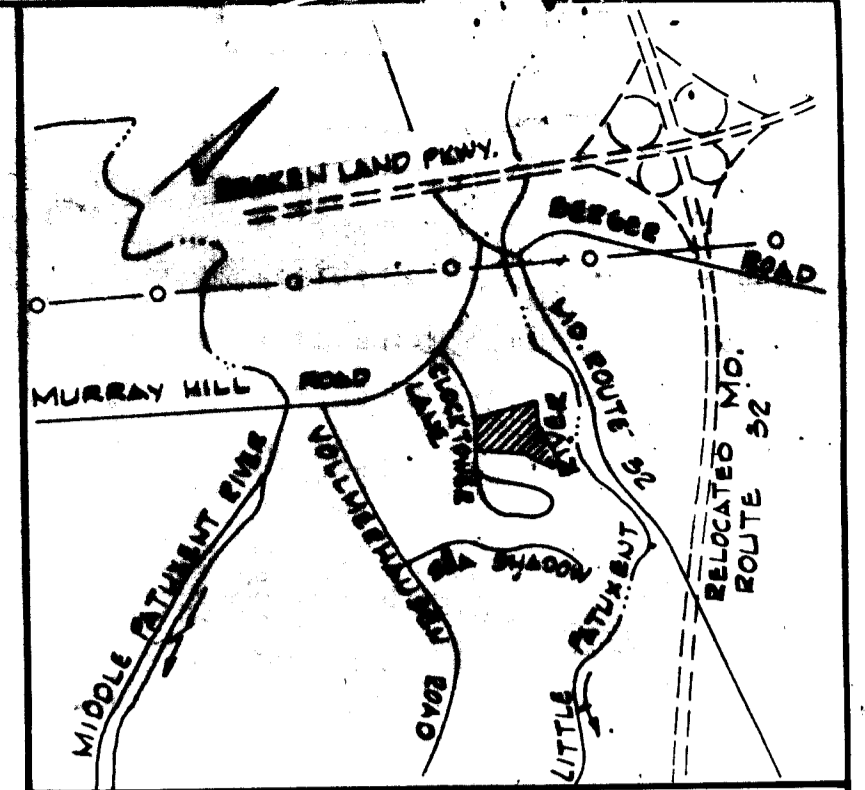
**GENERAL NOTES**

1. Data taken from aerial topo prepared by Maps Incorporated and verified by field-run survey.
2. Recording reference for Lots B-60 thru B-113 is Plat # 5240.
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 25' and 30' traveled 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. 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 developer's 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 Design Manual Volume IV - Standard Specifications and Details for Construction.

**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-82-50



**SITE ANALYSIS**

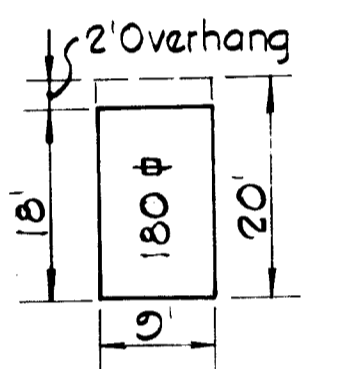
Existing Zoning: New Town (Single Family Attached)  
Final Development Plan: Phase 169-A-III Part I Plat # 3054 A-382 thru 396

Area of Portion of Parcel "B-1"	3.712 Ac.	Total Lots	55
Area of SFA Lots	1,832 Ac.	SFA Lots	52
Area of Road R/W	0.985 Ac.	Community Owned Lots	3 (B-112, B-113 & B-114)
Area of Community Owned Lots	0.821 Ac.		

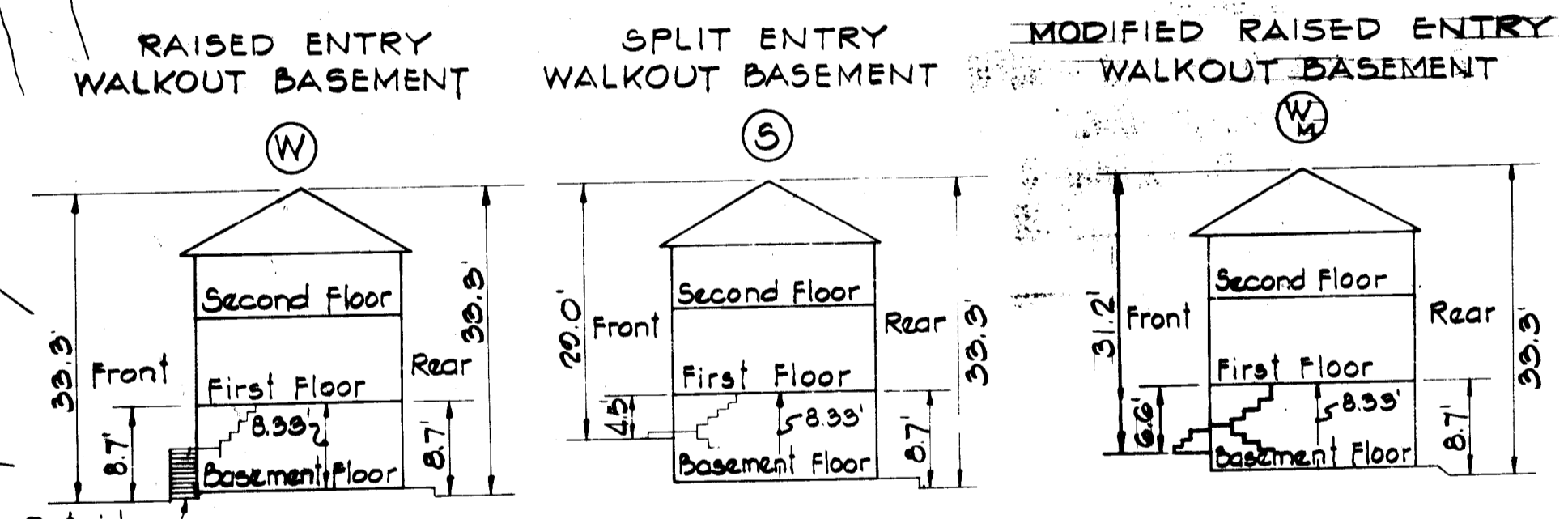
  

Dwelling Units Permissible	170
Dwelling Units Proposed	52
Parking Spaces Required	104
Parking Spaces Proposed	104

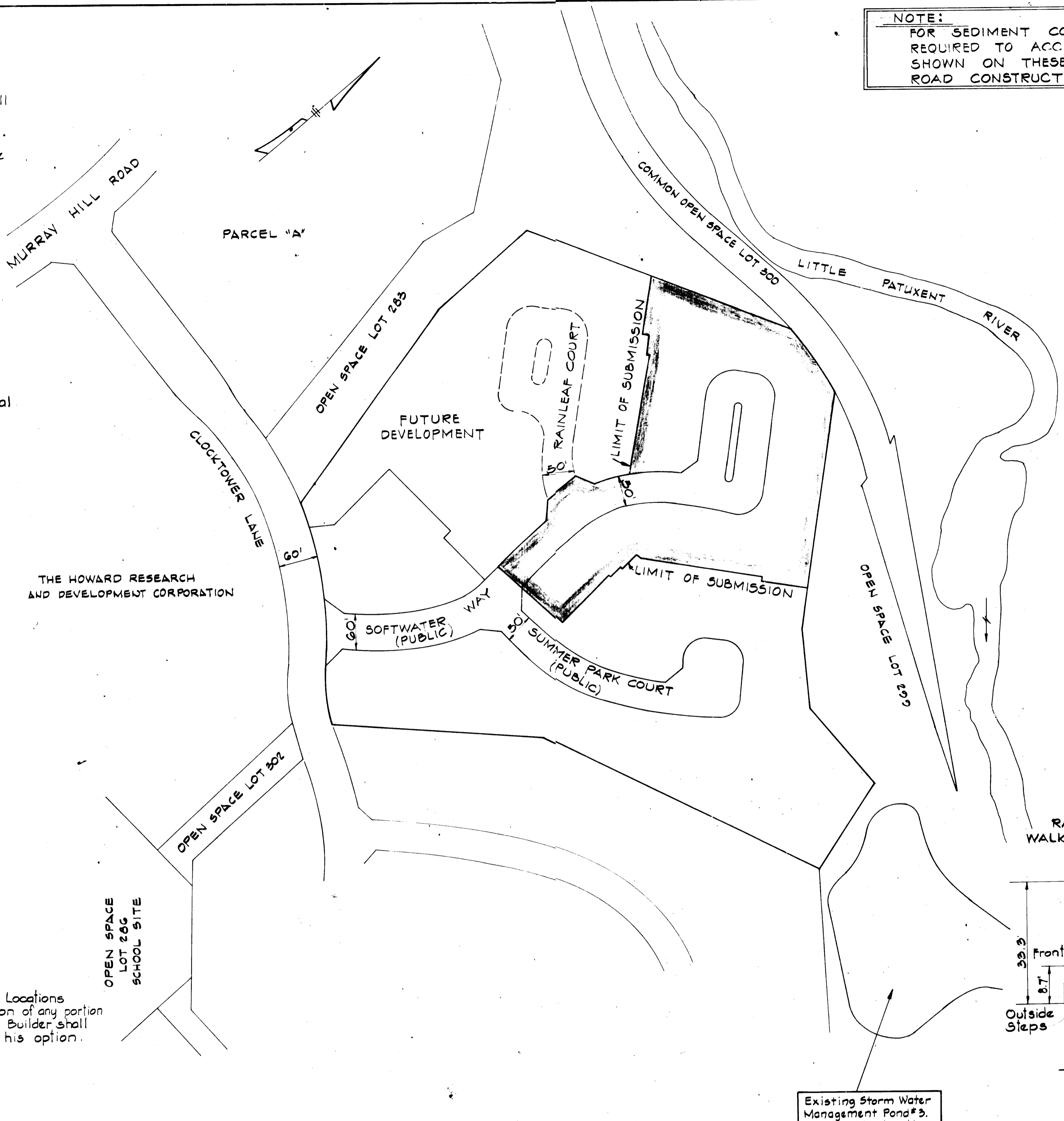
Site Building Coverage Percentage 24



**TYPICAL PARKING SPACE**  
No Scale



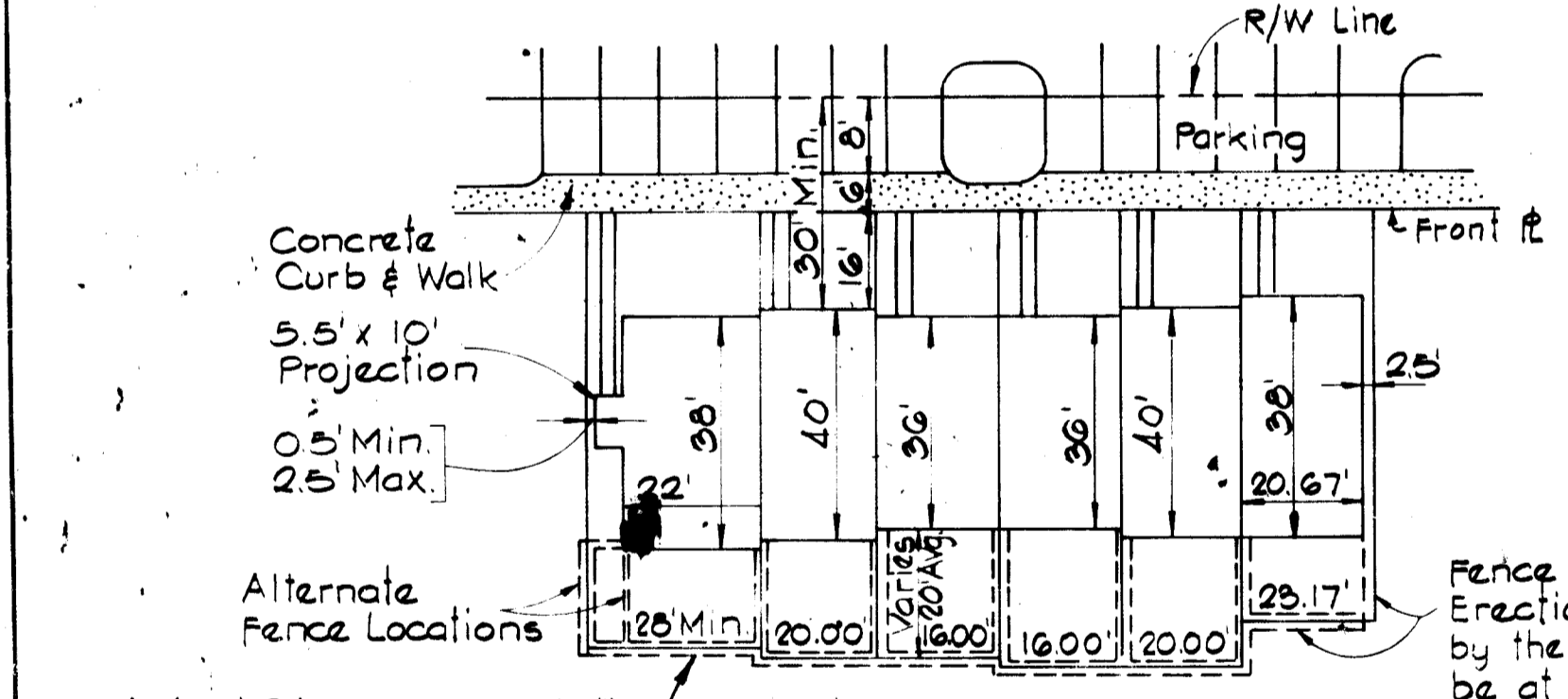
**TYPICAL DWELLING ELEVATIONS**  
No Scale



**PLAN**  
Scale: 1" = 100'

**SHEET INDEX**

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



**TYPICAL DWELLING**  
No Scale

Solid Wood Privacy Fences shall not be constructed within the 30' Building Restriction Lines without Planning Board Approval.

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY DEPARTMENT  
 COUNTY HEALTH OFFICER 1-27-82  
 APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING  
 PLANNING DIRECTOR 7-27-82  
 CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION 7-27-82  
 APPROVED FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 DIRECTOR 7-23-82  
 CHIEF BUREAU OF ENGINEERING 7-23-82

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 (P 79-44c)

APPROVED  
 DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION  
 HOWARD COUNTY, MARYLAND  
 DATE 7-13-82

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

Tax Map No. 42

NO.	DATE	DESCRIPTION OF REVISION
1	1/25/82	As per Planning, DEP and SCS Comments

**COLUMBIA**  
**SITE PLANS**  
 VILLAGE OF KINGS CONTRIVANCE  
 SECTION 3 AREA 1  
 LOTS B-60 THRU B-114  
 A RESUBDIVISION OF A PORTION OF PARCEL "B-1"  
**TITLE SHEET**  
 SHEET 1 OF 4  
 ELECTION DISTRICT NO. 6, HOWARD COUNTY, MARYLAND  
 DATE: 12/3/81  
 SCALE: AS SHOWN

APPROVED FOR SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH OFFICER  
**John J. Williams** 7-27-82  
 DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING  
**Thomas J. Amey** 7-27-82  
 PLANNING DIRECTOR DATE

CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION  
 DATE

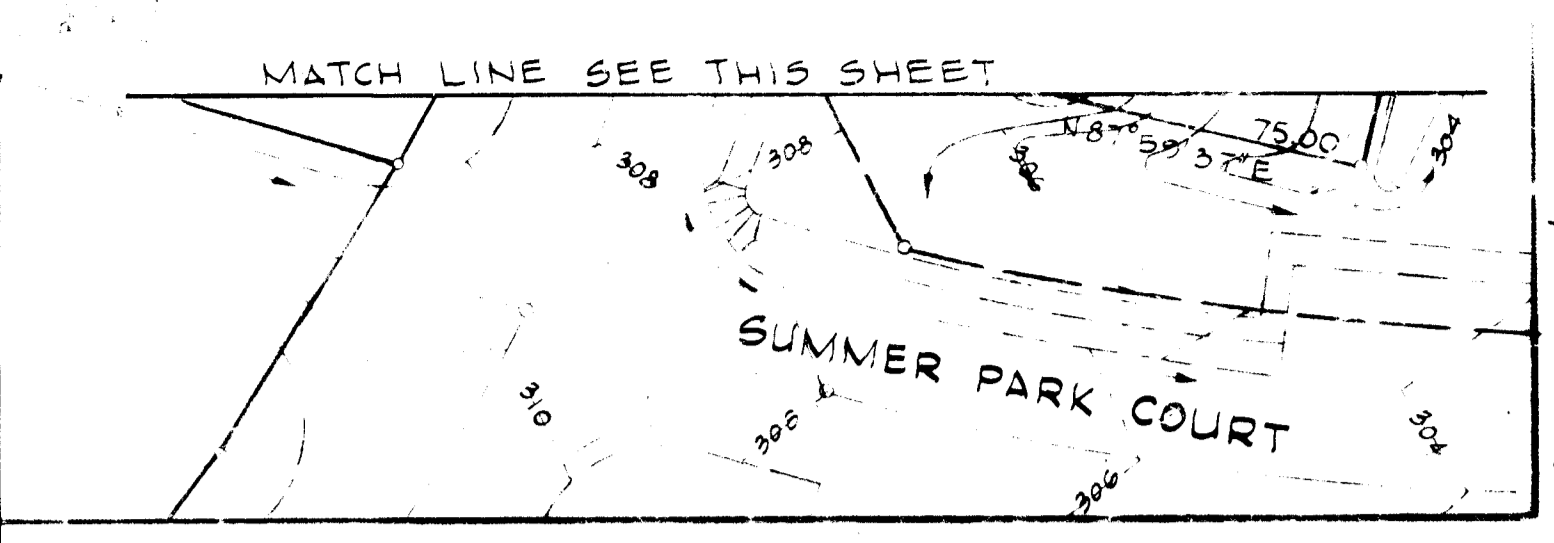
APPROVED FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
**John F. Nimmur** 7-27-82  
 DIRECTOR DATE

**William E. DeWitt** 7-27-82  
 CHIEF, BUREAU OF ENGINEERING DATE

IT IS THE DEVELOPER'S RESPONSIBILITY TO MAINTAIN SEDIMENT CONTROL IN FUNCTIONAL CONDITION.

**LEGEND**

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



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

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

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

APPROVED: **John J. Williams** 7/27/82  
 HOWARD S.C.D. DATE

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

APPROVED: **John J. Williams** 7/27/82  
 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** 1-11-82  
 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** 1-11-82  
 KENNETH A. MCCORD P.E. 1974 DATE

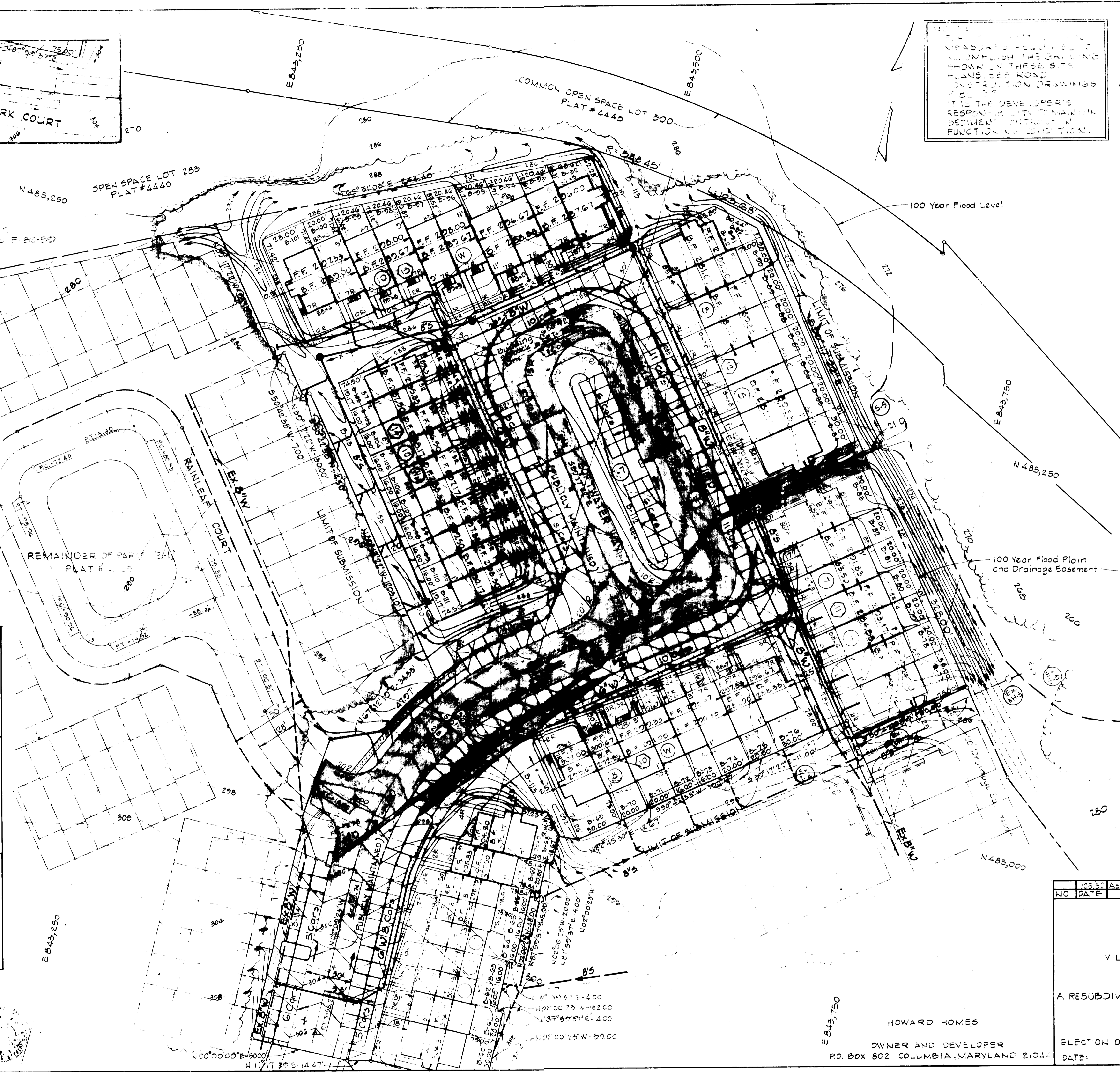
**CERTIFICATION BY THE DEVELOPER**

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 SUPERVISOR AGENTS, AS DEEMED NECESSARY.

**Lee B. Rosenberg** 1-11-82  
 LEE B. ROSENBERG DATE

WHITMAN, REQUARDT & ASSOCIATES

ENGINEERS  
 2315 ST. PAUL STREET  
 BALTIMORE, MARYLAND 21218  
**Kenneth A. McCord**  
 KENNETH A. MCCORD P.E. NO. 1974



APPROVED  
 DIVISION OF PLANNING AND ZONING  
 HOWARD COUNTY  
 DATE: 7-13-82

OPEN SPACE LOT 200  
 PLAT # 4443

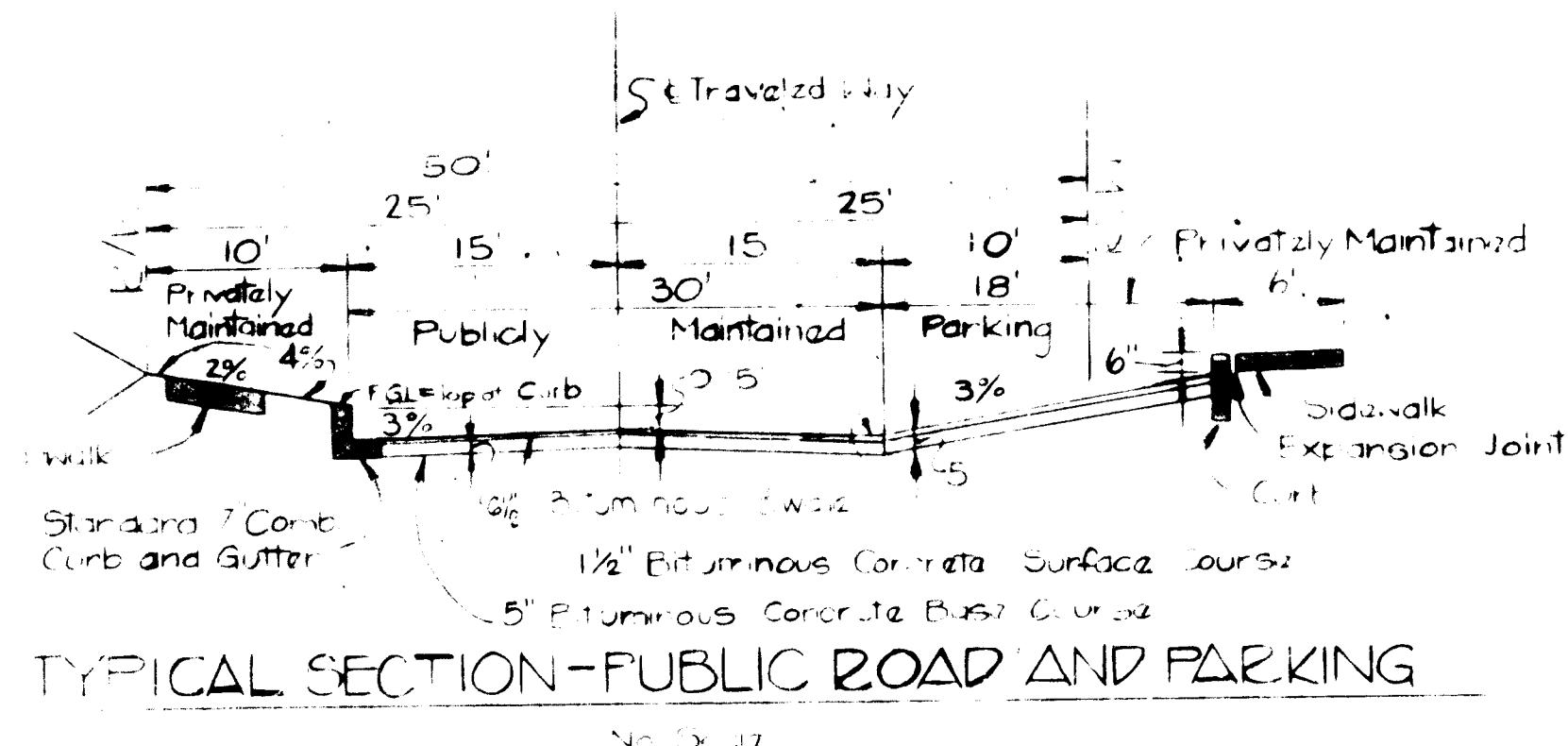
NO.	DATE	DESCRIPTION OF REVISION
<b>COLUMBIA</b> <b>SITE PLANS</b> for VILLAGE OF KINGS CONTRIVANCE SECTION 3 AREA 1 LOTS B-60 THRU B-114 A RESUBDIVISION OF A PORTION OF PARCEL B <b>GRADING PLAN</b> SHEET 2 OF 4 ELECTION DISTRICT NO. 6, HOWARD COUNTY, MARYLAND DATE: _____ SCALE: 1" = 30'		

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

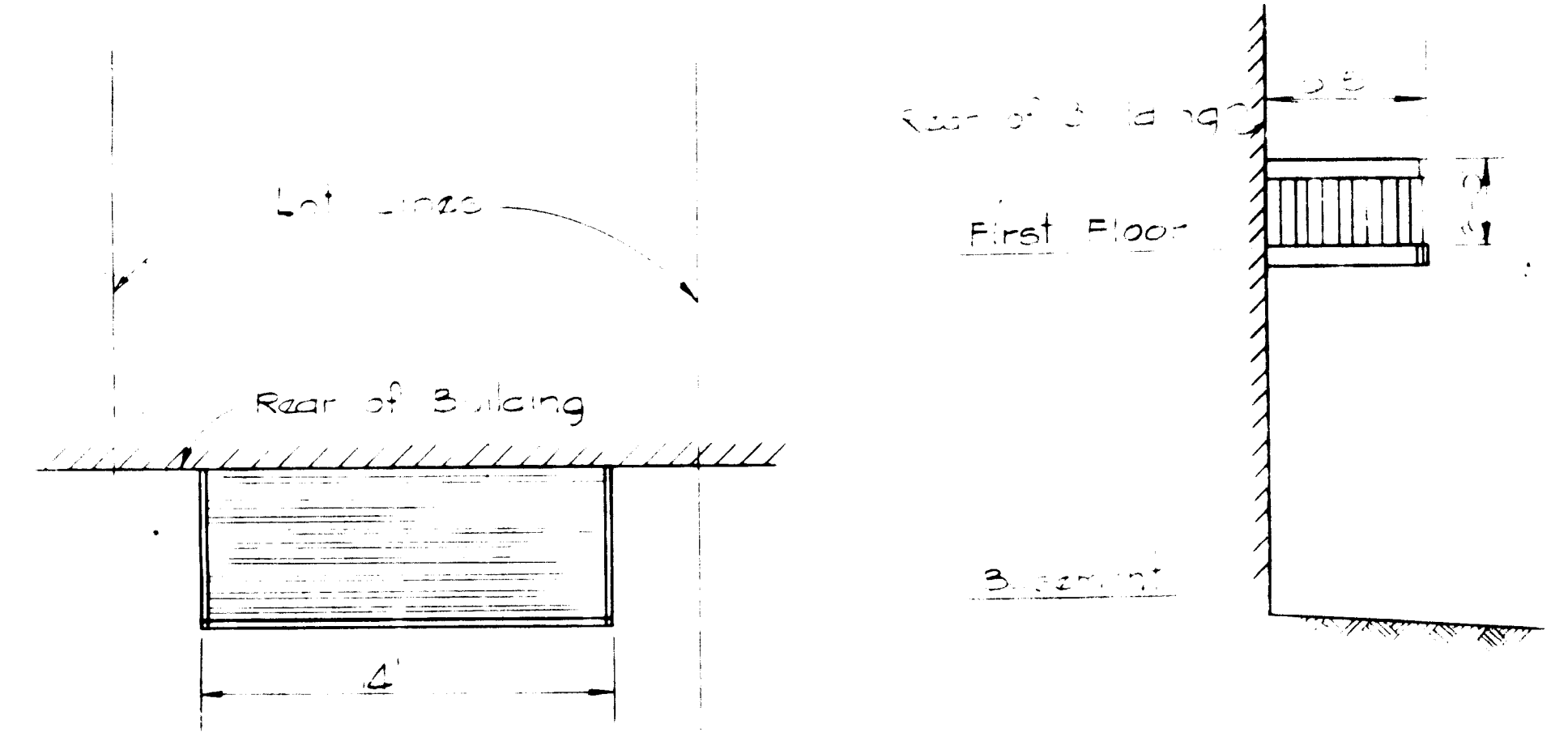
MATCH LINE SEE THIS SHEET

SDP-82-68.

APPROVED FOR AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT  
 COUNTY HEALTH OFFICER DATE 7-27-82  
 APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING  
 PLANNING DIRECTOR DATE 7-27-82  
 JOHN W. WISEMAN  
 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  
 JIMMY F. NEMM  
 DIRECTOR DATE 7-23-82  
 CHIEF, BUREAU OF ENGINEERING DATE



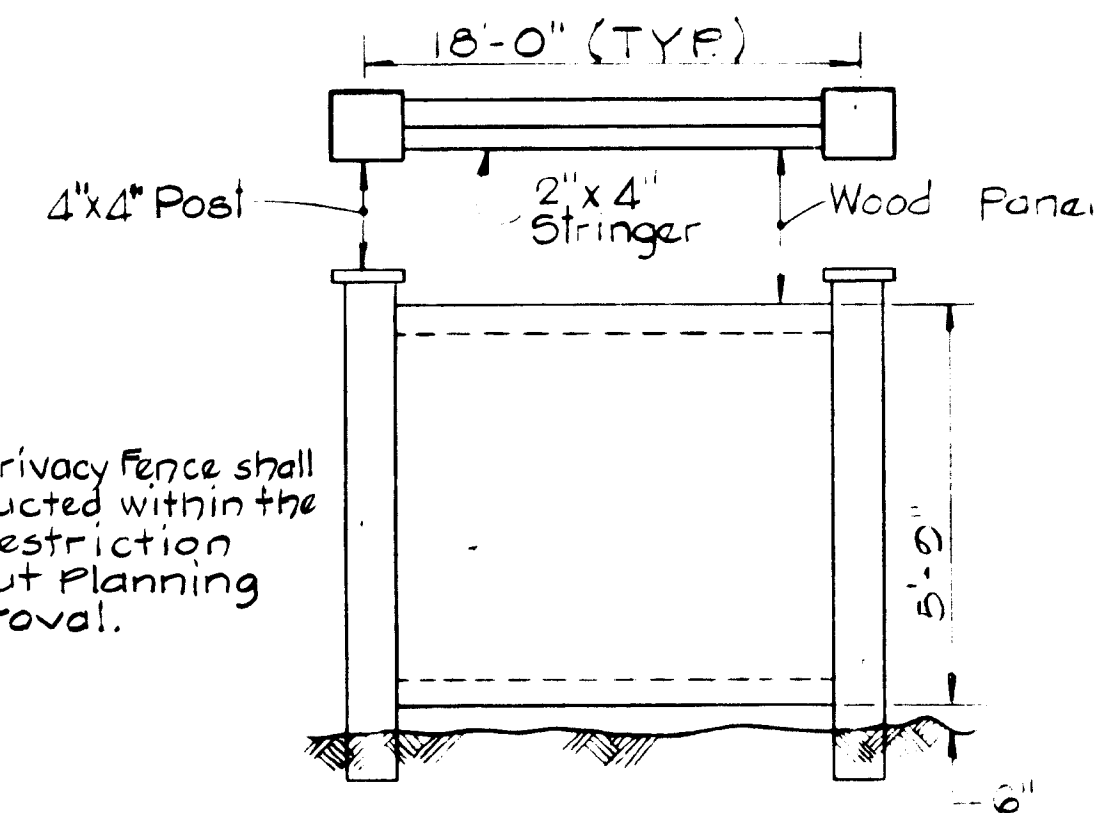
TYPICAL SECTION - PUBLIC ROAD AND PARKING  
 No Scale



FLAN ELEVATION

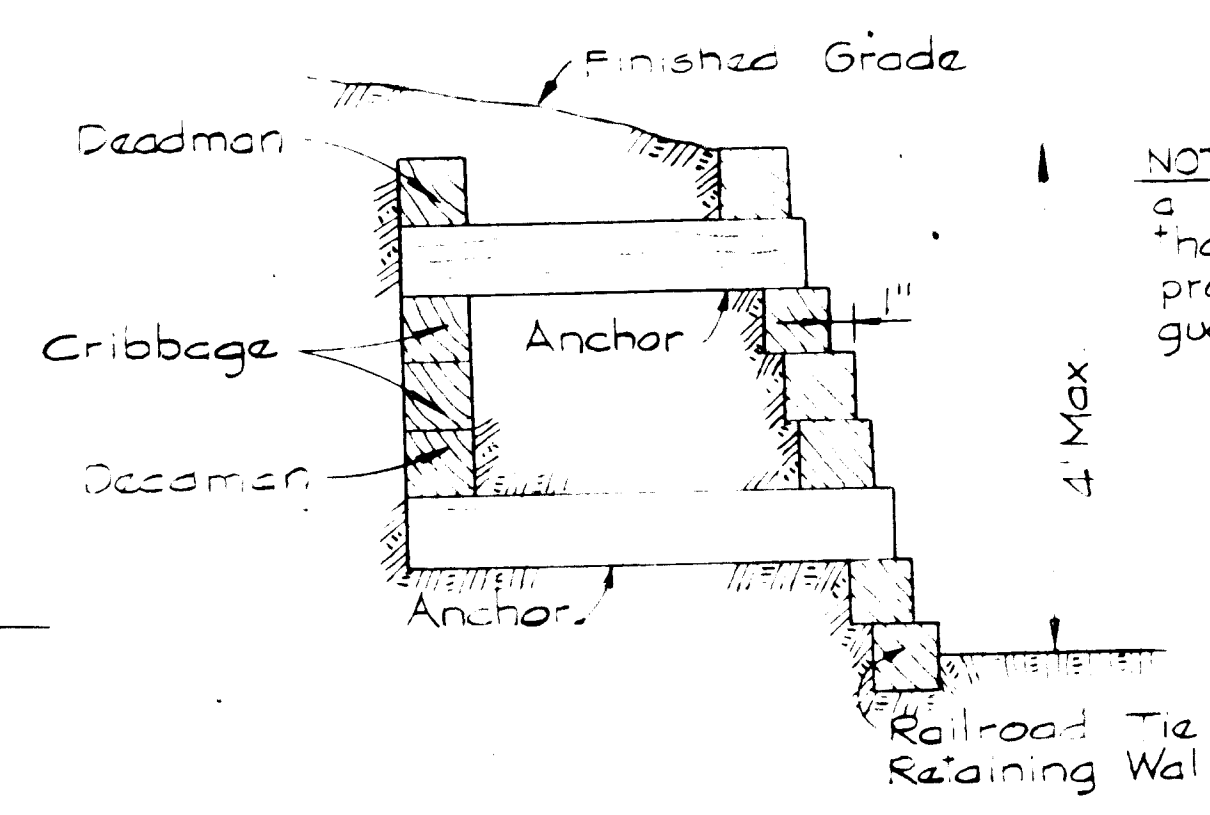
OPTIONAL DECK DETAIL  
 No Scale

1/4 FT  
 TYPICAL SIDEWALK CROSS SLOPE  
 No Scale



SOLID WOOD PRIVACY FENCE  
 No Scale

Solid Wood Privacy Fence shall not be constructed within the 50' Building Restriction Lines without Planning Board Approval.



RETAINING WALL DETAIL  
 No Scale

NOTE: Retaining wall creating a grade difference greater than 3' shall be properly protected with approved guard rails.

APPROVED  
 DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION  
 HOWARD COUNTY, MARYLAND  
 DATE 7-13-82  
 JMM

WHITMAN, REQUARDT & ASSOCIATES  
 ENGINEERS  
 235 ST. PAUL STREET  
 BALTIMORE, MARYLAND 21218  
 Kenneth A. McCord  
 PENNETT & MCCORD, P.E. CO. 074

HOWARD HOMES  
 OWNER AND DEVELOPER  
 PO BOX 802, COLUMBIA, MARYLAND 21044

NO	DATE	DESCRIPTION OF REVISION
1	1/25/82	As per Planning, DPW and SCS Comments

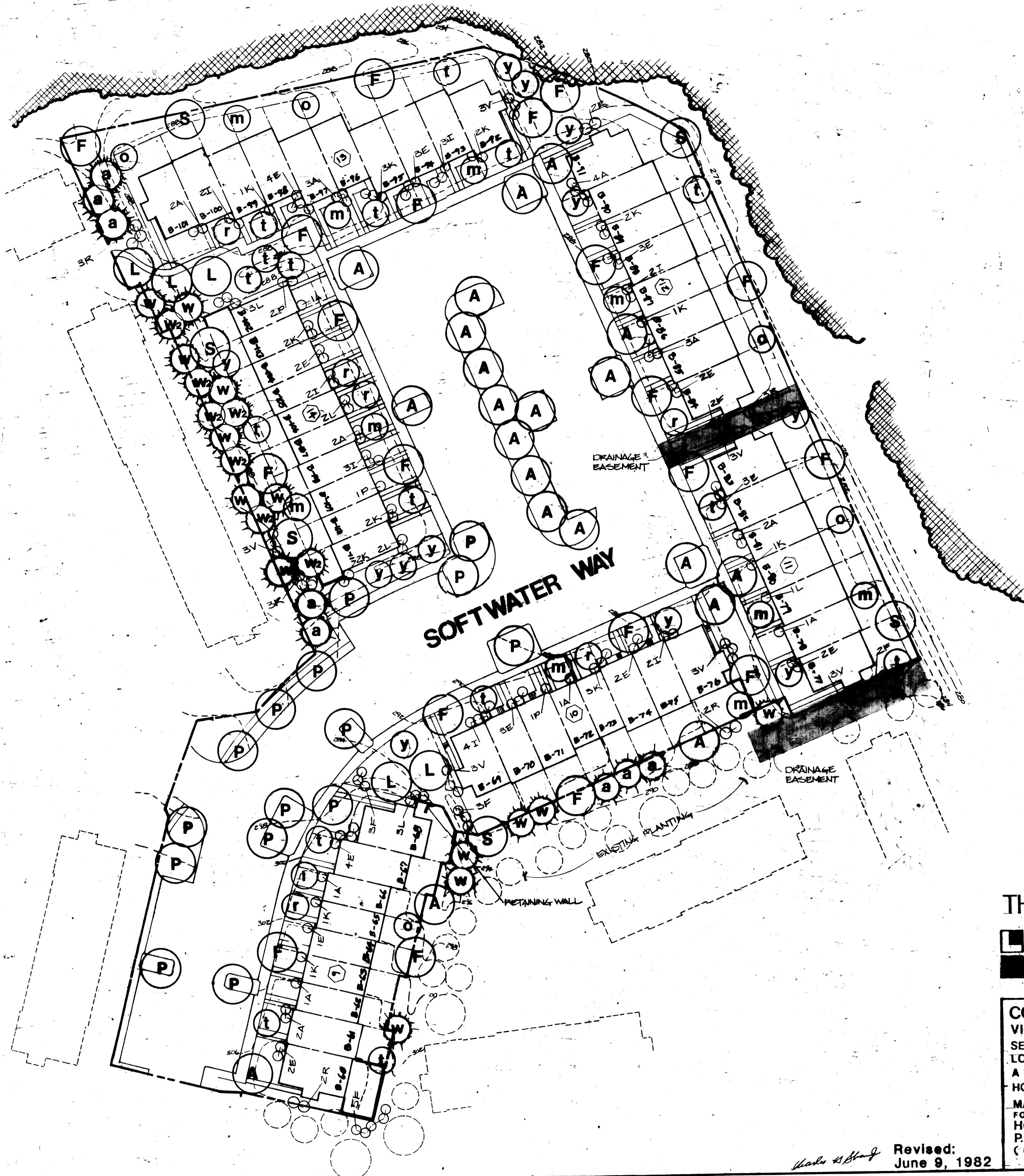
**COLUMBIA**  
 SITE PLANS  
 for  
 VILLAGE OF KINGS CONVEINANCE  
 SECTION 3 AREA 1  
 LOTS B-60 THRU B-114  
 A RESUBDIVISION OF A PORTION OF PARCEL B  
 DETAIL SHEET  
 SHEET 3 OF 4  
 ELECTION DISTRICT NO. 6, HOWARD COUNTY, MARYLAND  
 DATE SCALE: 1"=30'

SDP-82-68

# PLANT LIST

NAME	SIZE	QNT.	REMARKS
(A) Acer rubrum October Glory October Glory Red Maple	2 1/2"-3" cal.	21	B&B Full headed
(S) Acer saccharum Green Mtn. Green Mountain Sugar Maple	2 1/2"-3" cal.	6	B&B Full headed
(F) Fraxinus lanceolata Marshall's Seedless Marshall's Seedless Green Ash	2 1/2"-3" cal. 12'-14' Ht.	20	B&B Full headed
(P) Platanus acerifolia Bloodgood London Planetree	2 1/2"-3" cal. 12'-14' Ht.	15	B&B Full headed
(L) Tilia Cordata Little Leaf Linden	2 1/2"-3" cal.	5	B&B Full headed
<b>Ornamental Trees</b>			
(t) Crataegus toba Toba Hawthorn	2"-2 1/2" cal. 8'-10' Ht.	16	B&B Full headed
(m) Magnolia stellata Star Magnolia	2"-2 1/2" cal. 8'-10' Ht.	10	B&B Full
(r) Malus radiant Radiant Crabapple	2"-2 1/2" cal. 8'-10' Ht.	7	B&B Heavy heads
(o) Ostrya virginiana American Hophornbeam	2"-2 1/2" cal. 8'-10' Ht.	5	B&B Heavy heads
(y) Prunus yedoensis Yoshino Cherry	2"-2 1/2" cal. 8'-10' Ht.	12	B&B Heavy heads
<b>Evergreens</b>			
(a) Pinus nigra Austrian Pine	2"-2 1/2" cal. 6'-7' Ht.	8	B&B Full
(w) Pinus strobus Eastern White Pine	2"-2 1/2" cal. 6'-7' Ht.	14	B&B Full
(w2) Pinus strobus Eastern White Pine	8'-10' Ht.	7	B&B Full
<b>Shrubs</b>			
A Abelia grandiflora Glossy Abelia	2'-2 1/2' Ht.	23	Containers
R Elaeagnus angustifolia Russian Olive	3'-4' Ht.	15	B&B Full
E Euonymus alatus compactus Dwarf Winged Euonymus	2'-3' Ht.	31	B&B
F Forsythia intermedia Forsythia	3'-4' Ht.	15	B&B
I Ilex crenata compacta Compact Japanese Holly	2'-3' Ht.	18	B&B
K Ilex glabra Inkberry	2 1/2'-3' Ht.	21	B&B
P Pieris japonica Japanese Andromeda	2'-2 1/2' Ht.	4	B&B
V Viburnum plicatum tomentosum Doublefile Viburnum	4'-5' Ht.	18	B&B
L Viburnum rhytidophyllum Leatherleaf Viburnum	2 1/2'-3' Ht.	11	B&B

----- SCREEN FENCE



APPROVED  
DIVISION OF LAND DEVELOPMENT &  
ZONING ADMINISTRATION  
HOWARD COUNTY, MARYLAND  
DATE 7-13-82  
*fum*

THE HIDEAWAY PHASE - II  
LD Land Design / Research, Inc.  
5560 Sterrett Place, Suite 300  
Columbia, Maryland 21044  
301/730-9191  
LANDSCAPE PLAN

COLUMBIA  
VILLAGE OF KINGS CONTRIVANCE  
SECTION 3, AREA 1  
LOTS B-60 THROUGH B-114  
A RESUBDIVISION OF A PORTION OF PARCEL "B"  
HOWARD COUNTY, MARYLAND  
MAY 1982 SCALE: 1" = 30'  
FOR:  
HOWARD HOMES BUILDING CO.  
P.O. BOX 802  
COLUMBIA, MARYLAND 21044  
north

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,  
HOWARD COUNTY HEALTH DEPARTMENT  
*[Signature]* 7-27-82  
DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING  
*[Signature]* 7-27-82  
PLANNING DIRECTOR DATE

CHIEF DIVISION OF LAND DEVELOPMENT & ZONING ADMIN. DATE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE,  
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*[Signature]* 7-23-82  
DIRECTOR DATE

*[Signature]* 7-23-82  
CHIEF BUREAU OF ENGINEERING DATE

Revised:  
June 9, 1982

SDP-82-60