

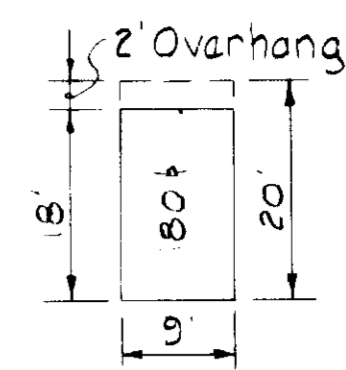
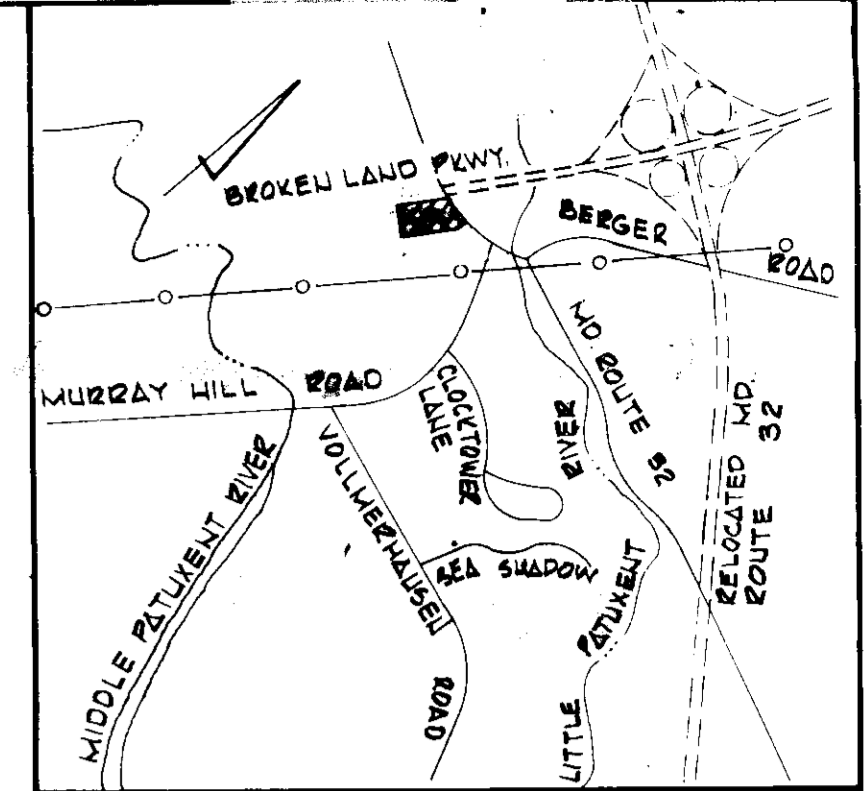
**GENERAL NOTES**

- Topography taken from aerial topo prepared by Maps Incorporated and verified by field-run survey.
- Recording reference for Lots B-1 thru B-66 is Plat # 5405-5408
- Water and sewer facilities are to be provided (Publicly Owned)
- Community owned lots which include parking spaces and sidewalks shall be owned and maintained by a home owners association. Only the 28' traveled way portion of the 50' right-of-way shall be publicly maintained.
- Minimum setback from all public streets shall be 30' unless otherwise approved by Howard County Planning Board.
- All private streets and parking areas shall be privately maintained.
- The minimum gross floor area of each unit excluding basement shall be 1,080 square feet.
- All entrance walks to dwellings shall be 3' wide.
- All other sidewalks shall be 4' wide concrete, unless otherwise noted.
- Curb return radii for roadways shall be 20' unless otherwise specified.
- Dwellings shown hereon are 2 and 3 bedrooms, 2 story group dwellings with basements.
- Any damage to public right-of-way or paving must be corrected at the developer's expense.
- Grades have been established to insure positive drainage. Swales shall be sodded.
- Crack walls shall be provided where a flight of steps contain more than 3 risers.
- See Plan 5-83-03. Also see V.P. 83-23.
- All work shall be done in accordance with Howard County Design Manual Volume III: Standard Specifications and Details for Construction.

**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 AB 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 formulas 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 judgment of the designer.

NOTE:  
FOR SEDIMENT CONTROL MEASURES  
REQUIRED TO ACCOMPLISH THE GRADING  
SHOWN ON THESE SITE PLANS, SEE  
ROAD CONSTRUCTION DRAWINGS F-83-03



TYPICAL PARKING SPACE  
No Scale

VICINITY MAP  
Scale: 1" = 2,000'

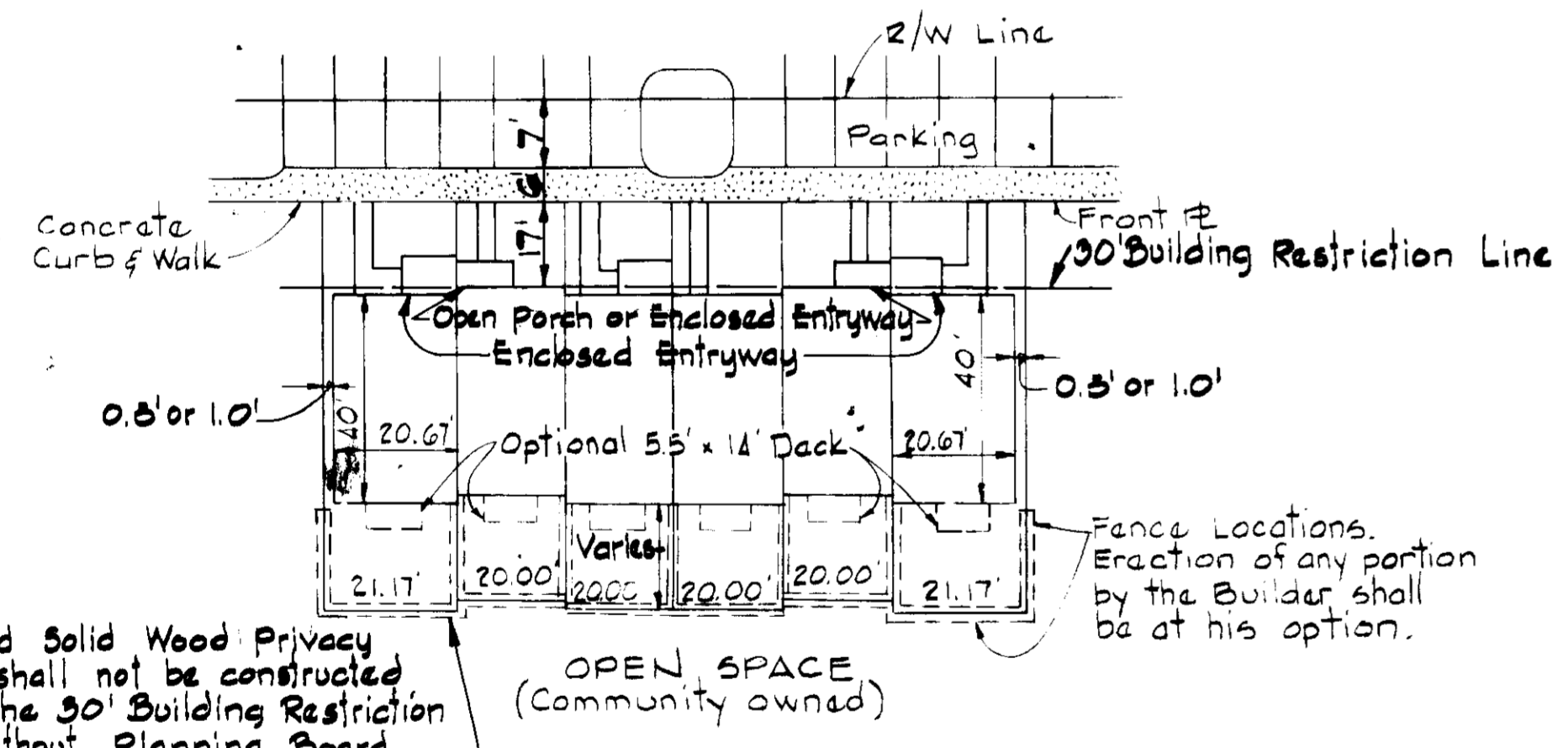
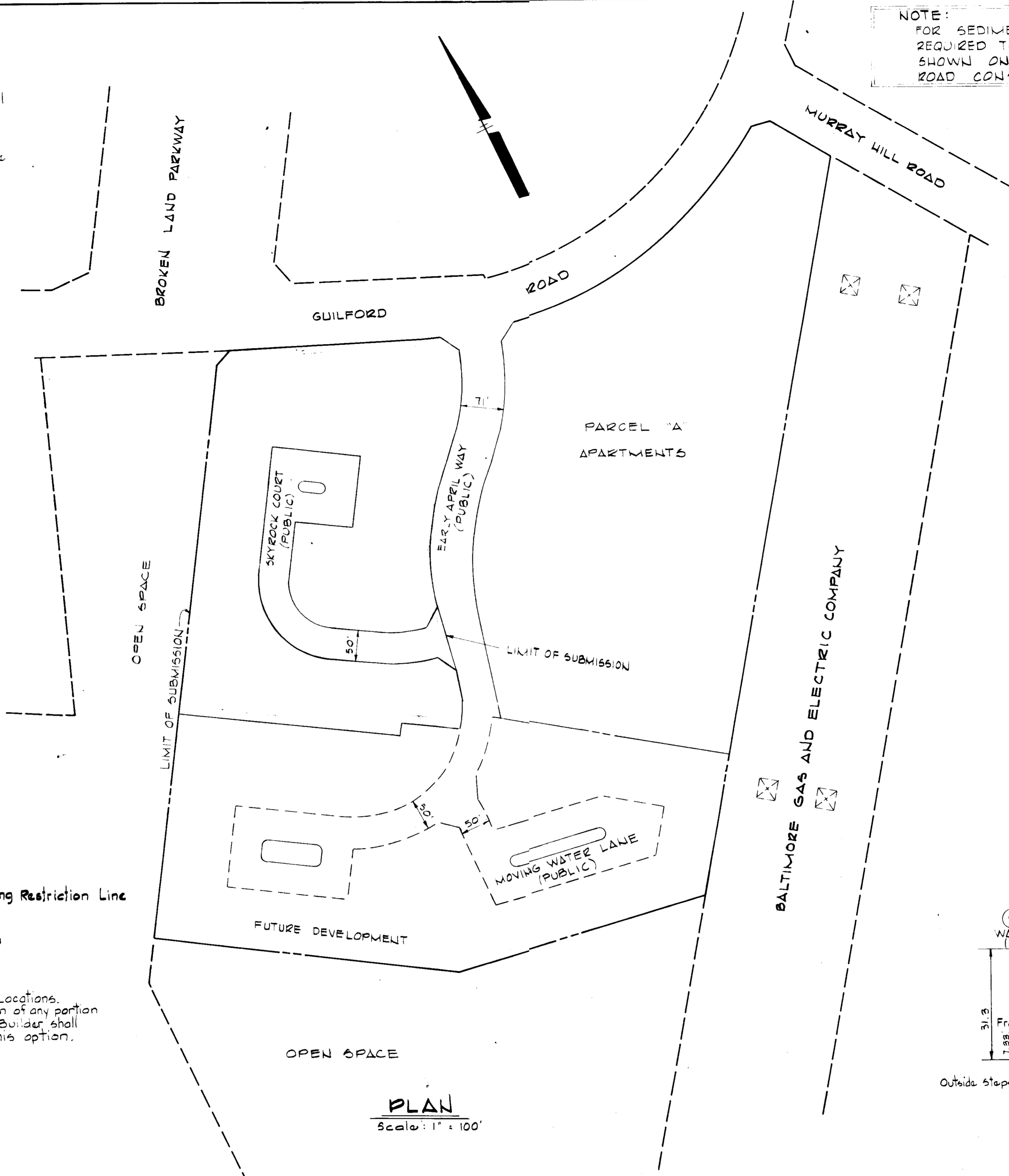
**SITE ANALYSIS**

Existing Zoning - New Town (Single Family Attached)  
Final Development Plan - Phase 163-A Part II Plat # 3054A-179 thru 492

TOTAL AREA	5.786 Ac.	Total Lots	66
Area of SFA Lots	2.271 Ac.	SFA Lots	64
Area of Road R/W	0.920 Ac.	Community Owned Lots	2 (B-65 & B-66)
Area of Community Owned Lots	2.595 Ac.		
Dwelling Units Permissible	160		
Dwelling Units Proposed	64		
Parking Spaces Required	128		
Parking Spaces Proposed	128		
Site Building Coverage Percentage	20%		

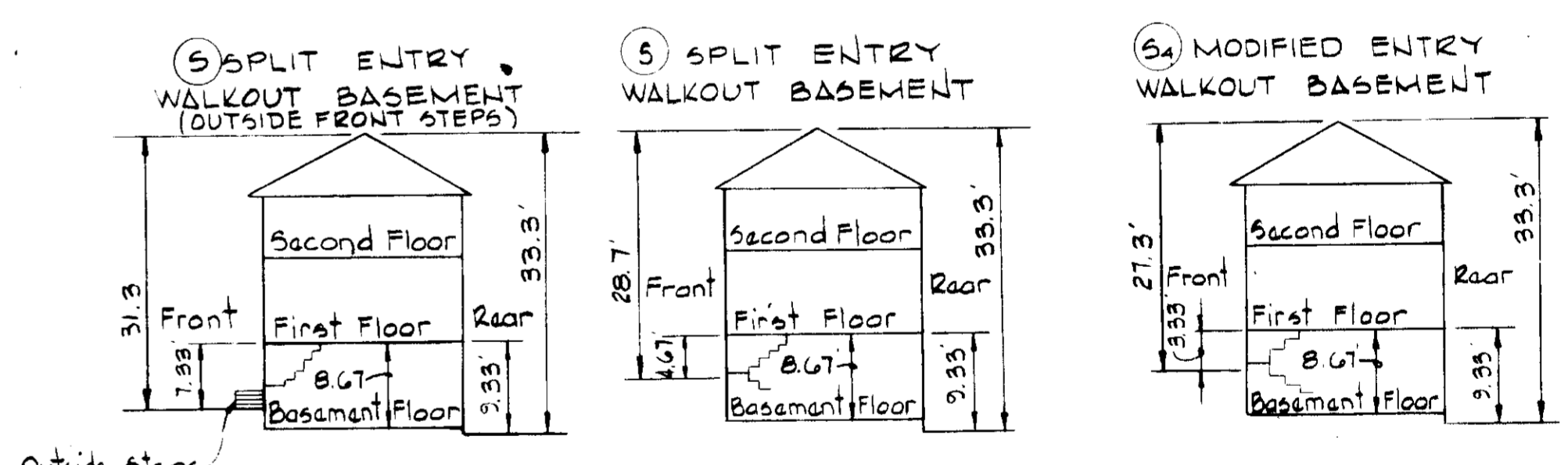
The contractor or developer shall contact the Construction Inspection/Survey Division, 24 hours in advance of commencement of work at 302-2417 or 702-7272.

**APPROVED**  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE: 3-9-83  
*[Signature]*



TYPICAL DWELLING  
No Scale

PLAN  
Scale: 1" = 100'



TYPICAL DWELLING ELEVATIONS  
No Scale

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT  
*[Signature]* DATE: 4-27-83  
COUNTY HEALTH OFFICER J.S. DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING  
*[Signature]* DATE: 4/28/83  
PLANNING DIRECTOR DATE

APPROVED FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS, AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*[Signature]* DATE: 4-28-83  
CHIEF DIVISION OF LAND DEVELOPMENT DATE AND ZONING ADMINISTRATION

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT  
*[Signature]* DATE: 4-28-83  
COUNTY HEALTH OFFICER J.S. DATE

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
OWNER  
10275 LITTLE PATUXENT PARKWAY  
COLUMBIA, MARYLAND 21044

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

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

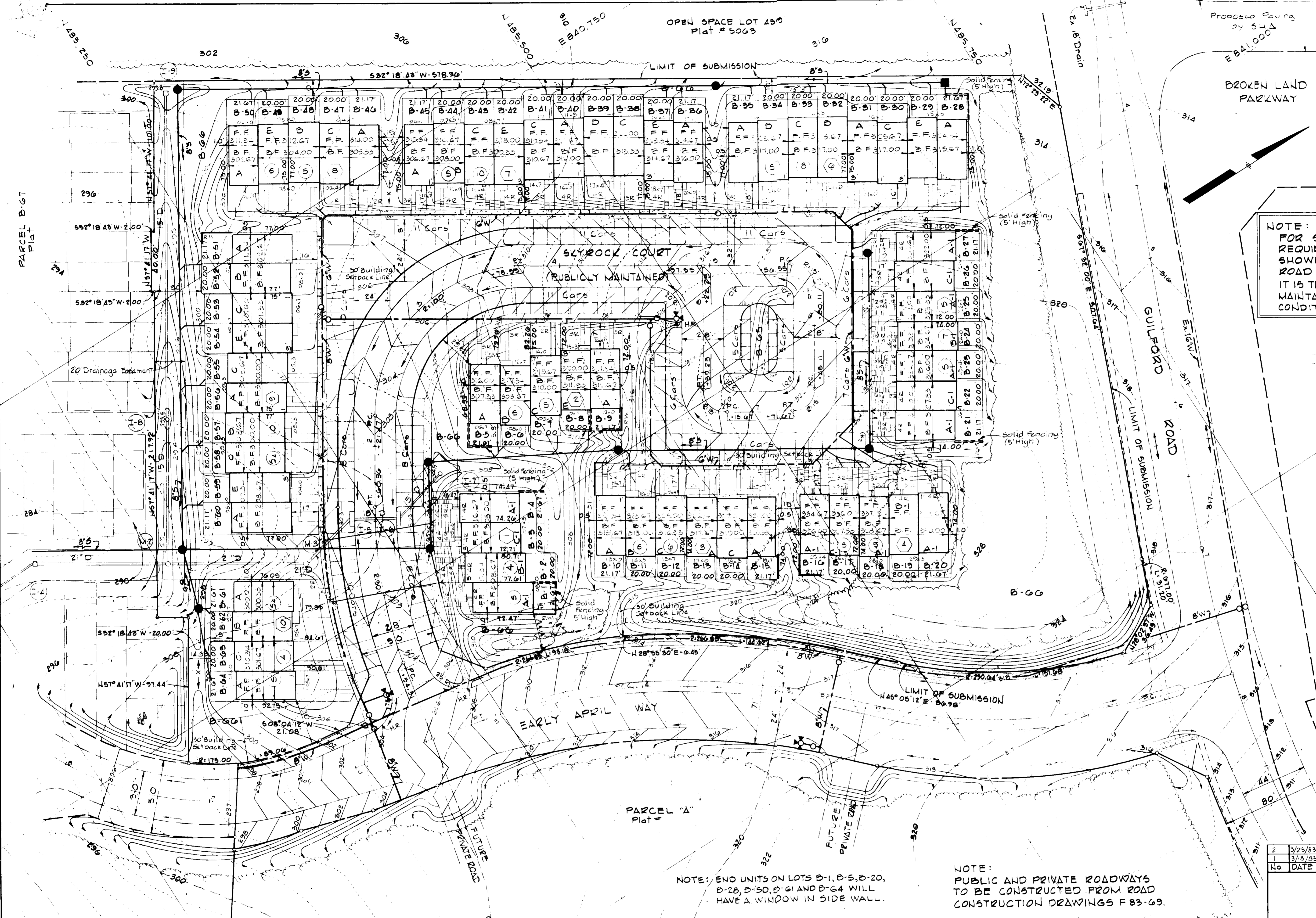
WHITMAN, REQUARDT & ASSOCIATES  
ENGINEERS  
2315 ST. PAUL STREET  
BALTIMORE, MARYLAND 21218  
*[Signature]*  
KENNETH A. MCCORD P.E. 1974

NO.	DATE	DESCRIPTION OF REVISION
1	3/18/83	As per Planning and DPW Comments

**COLUMBIA**  
**SITE PLANS**  
VILLAGE OF KINGS CONTRIVANCE  
SECTION 3 AREA 2  
LOTS B-1 THRU B-66

**TITLE SHEET**  
SHEET 1 OF 4  
ELECTION DISTRICT No. 6, HOWARD COUNTY, MARYLAND  
DATE: 2-7-83 SCALE: AS SHOWN





APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT  
 COUNTY HEALTH OFFICER: *[Signature]* DATE: 4-27-83  
 APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING  
 PLANNING DIRECTOR: *[Signature]* DATE: 4-28-83  
 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: *[Signature]* DATE: 4-22-83  
 CHIEF, BUREAU OF ENGINEERING: *[Signature]* DATE: 4-23-83

NOTE:  
 FOR SEDIMENT CONTROL MEASURES REQUIRED TO ACCOMPLISH THE GRADING SHOWN ON THESE SITE PLANS, SEE ROAD CONSTRUCTION DRAWINGS F-83-69. IT IS THE DEVELOPER'S RESPONSIBILITY TO MAINTAIN SEDIMENT CONTROLS IN FUNCTIONING CONDITION.

- LEGEND**
- 330 Proposed Contour (1 Interval)
  - 350 Existing Contour (2 Interval)
  - ⊙ Building Group Number
  - ⊙ or ⊙ Number of Dwellings in Group
  - ⊙ or ⊙ Building Type
  - ⊙ Lot Number
  - R.W. Retaining Wall
  - H.R. Handicap Ramp
  - ▭ Travelled Way (To be Publicly Maintained)
  - ▨ Concrete Walk
  - ▨ Macadam Walk
  - ⊙ Fire Hydrant
  - ⊙ Light Fixture
  - ⊙ Trees to Remain
  - Solid Fencing (6 High)

APPROVED  
 PLANNING BOARD  
 OF HOWARD COUNTY  
 DATE: 3-9-83  
*[Signature]*

**SITE ANALYSIS**  
 AREA OF IMPERVIOUS 3.5 ACRES  
 AREA TO BE VEGETATED 2.6 ACRES  
 AREA UNDISTURBED 0.2 ACRES

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

APPROVED: *[Signature]* DATE: HOWARD S.C.D. DATE

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

*[Signature]* DATE: 4-11-83  
 U.S. SOIL CONSERVATION SERVICE

No.	DATE	DESCRIPTION OF REVISION
2	3/23/83	As per Columbia Architectural Committee Comments
1	3/18/83	As per Planning and DPW Comments

**COLUMBIA SITE PLANS**  
 for  
 VILLAGE OF KINGS CONTRIVANCE  
 SECTION 3 AREA 2  
 LOTS B-1 THRU B-66  
**GRADING PLAN**  
 SHEET 2 OF 4  
 ELECTION DISTRICT No. 6, HOWARD COUNTY, MARYLAND  
 DATE: 2-7-83 SCALE: 1" = 30'

WHITMAN, REQUARDT & ASSOCIATES  
 ENGINEERS  
 2315 ST. PAUL STREET  
 BALTIMORE, MARYLAND 21218  
*[Signature]*  
 KENNETH A. MCCORD P.E. No. 1974

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

**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.  
*[Signature]* DATE: Feb. 7, 1983  
 WALTER E. WOODFORD JR.

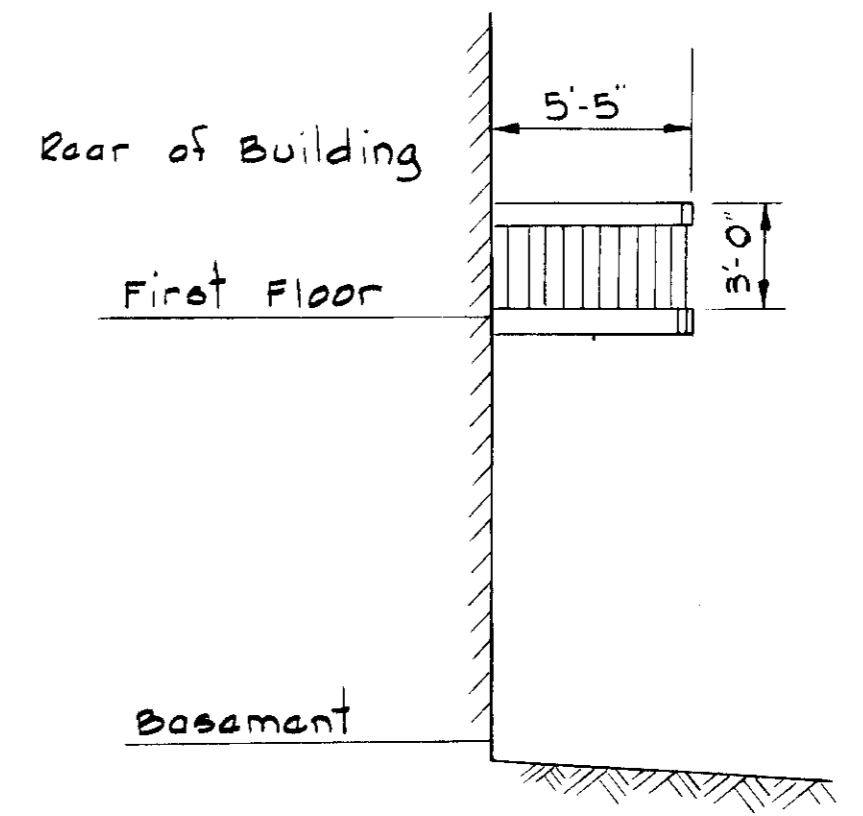
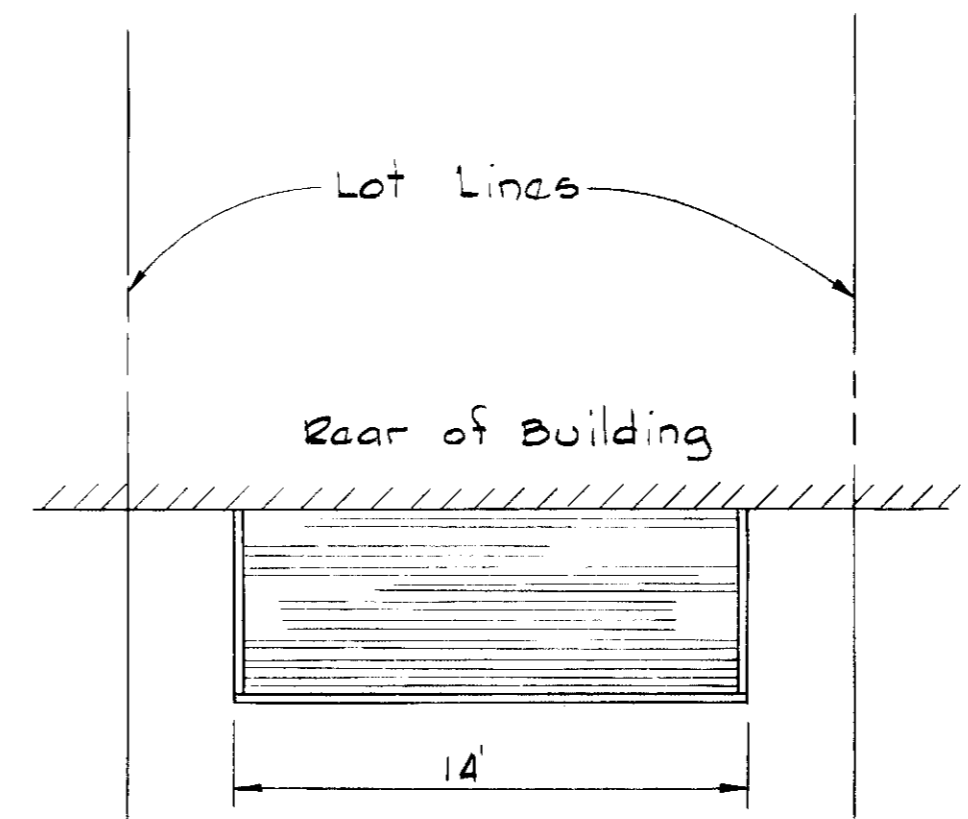
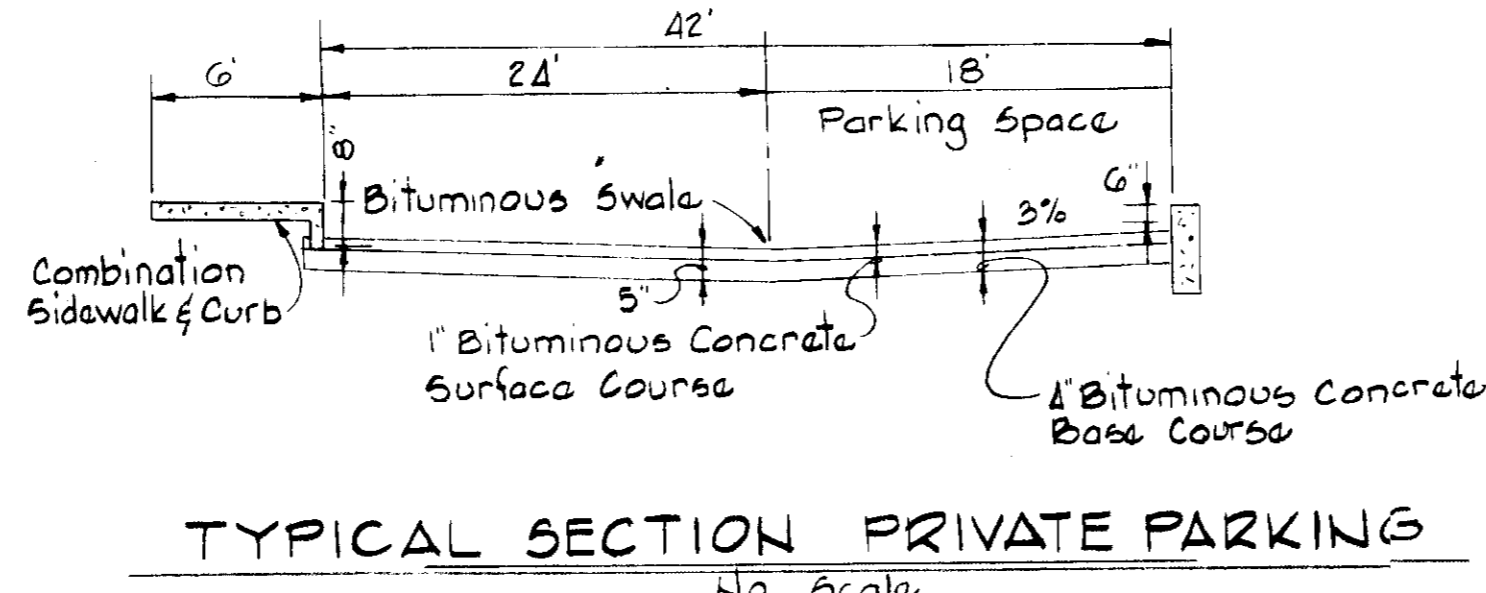
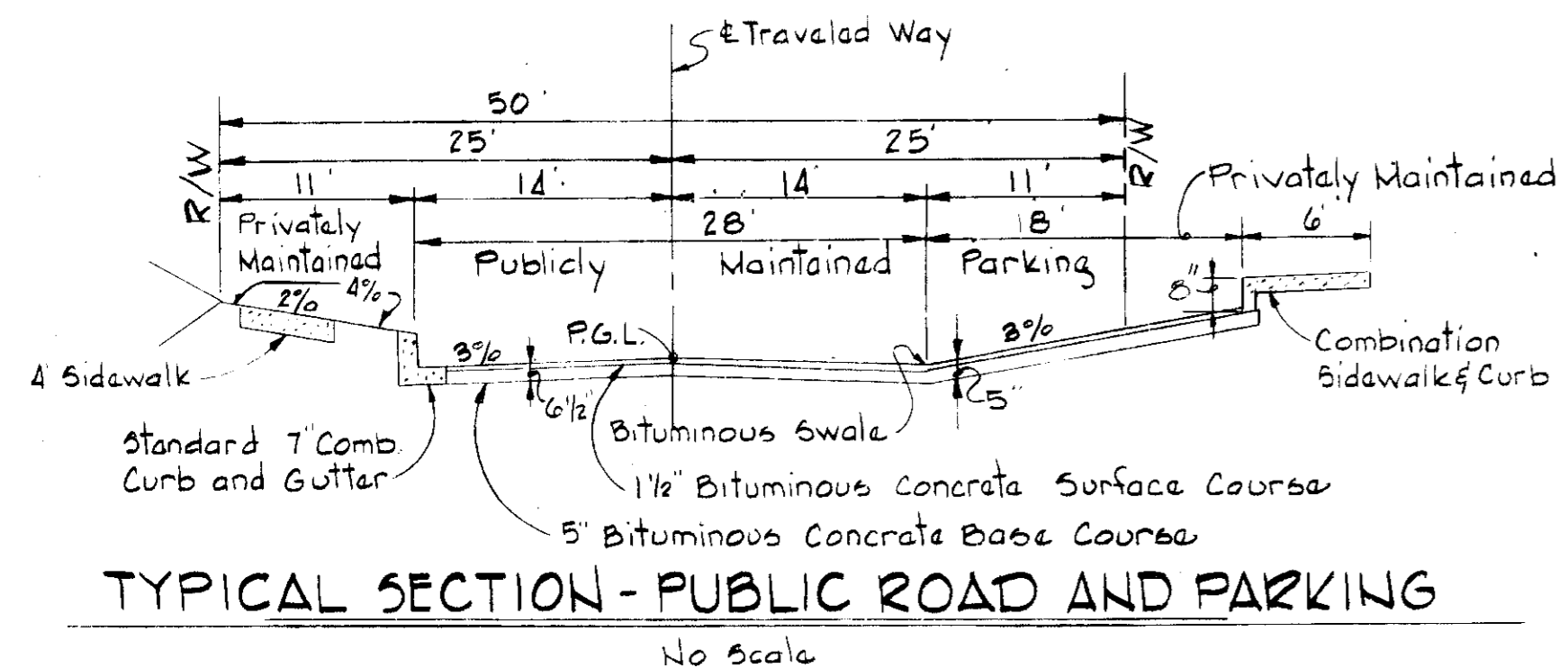
**CERTIFICATION BY THE DEVELOPER**  
 I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND I ALSO AUTHORIZE PERIODIC ON SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.  
*[Signature]* DATE: Feb. 7, 1983  
 WALTER E. WOODFORD JR.

**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.  
*[Signature]* DATE: Feb. 7, 1983  
 KENNETH A. MCCORD P.E. 1974

NOTE: END UNITS ON LOTS B-1, B-5, B-20, B-28, B-50, B-61 AND B-64 WILL HAVE A WINDOW IN SIDE WALL.

NOTE: PUBLIC AND PRIVATE ROADWAYS TO BE CONSTRUCTED FROM ROAD CONSTRUCTION DRAWINGS F-83-69.

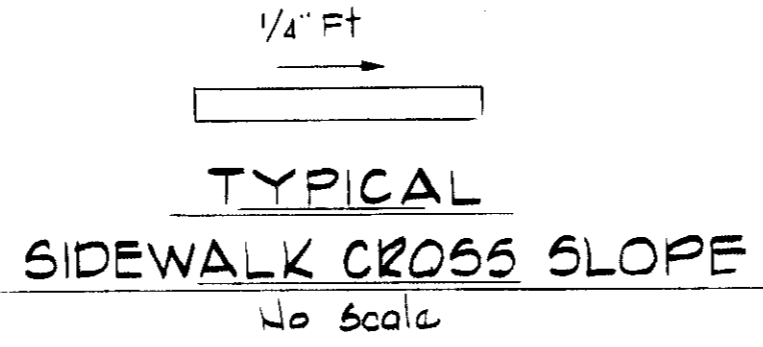
APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT  
 COUNTY HEALTH OFFICER *Ed. S.* DATE 4-27-83  
 APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING  
 PLANNING DIRECTOR *Thomas J. Farrell* DATE 4-28-83  
 CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION  
 APPROVED FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 DIRECTOR *Julie F. Nunn* DATE 4-22-83  
 CHIEF, BUREAU OF ENGINEERING *S. J. [unclear]* DATE 4-22-83



PLAN

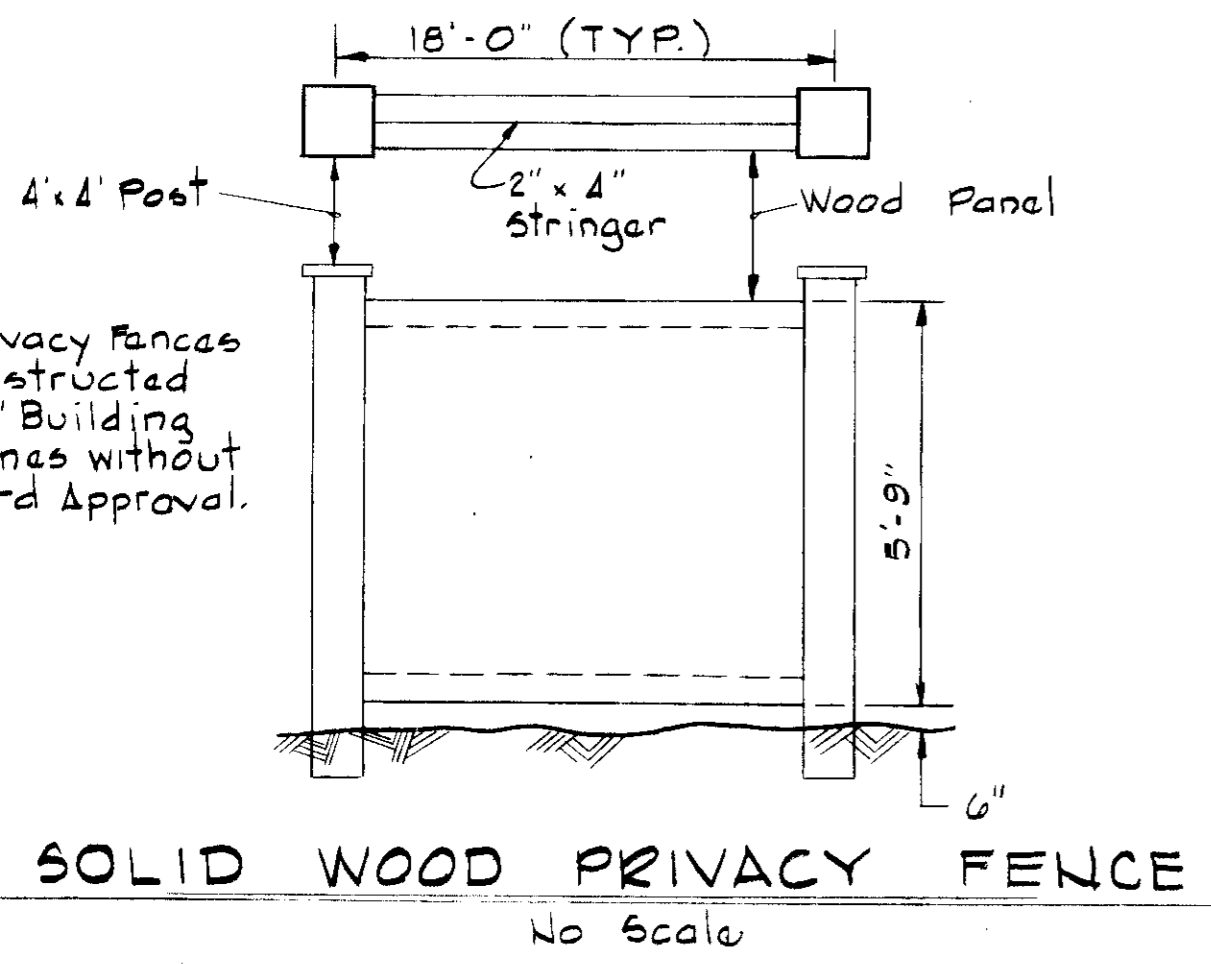
ELEVATION

OPTIONAL DECK DETAIL

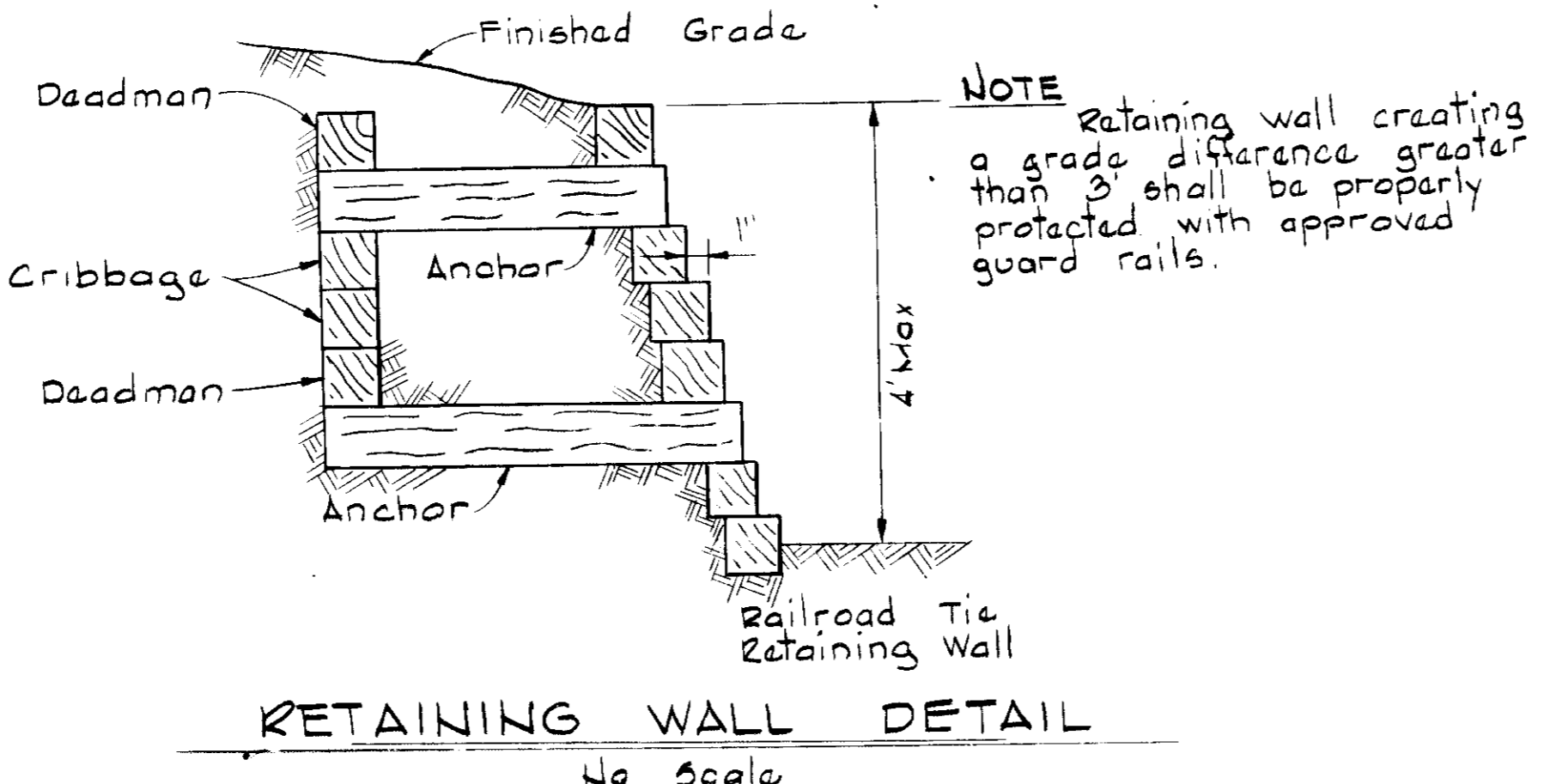


TYPICAL SIDEWALK CROSS SLOPE  
No Scale

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



SOLID WOOD PRIVACY FENCE  
No Scale



RETAINING WALL DETAIL  
No Scale

APPROVED  
 PLANNING BOARD  
 OF HOWARD COUNTY  
 DATE 3-9-83  
*[Signature]*

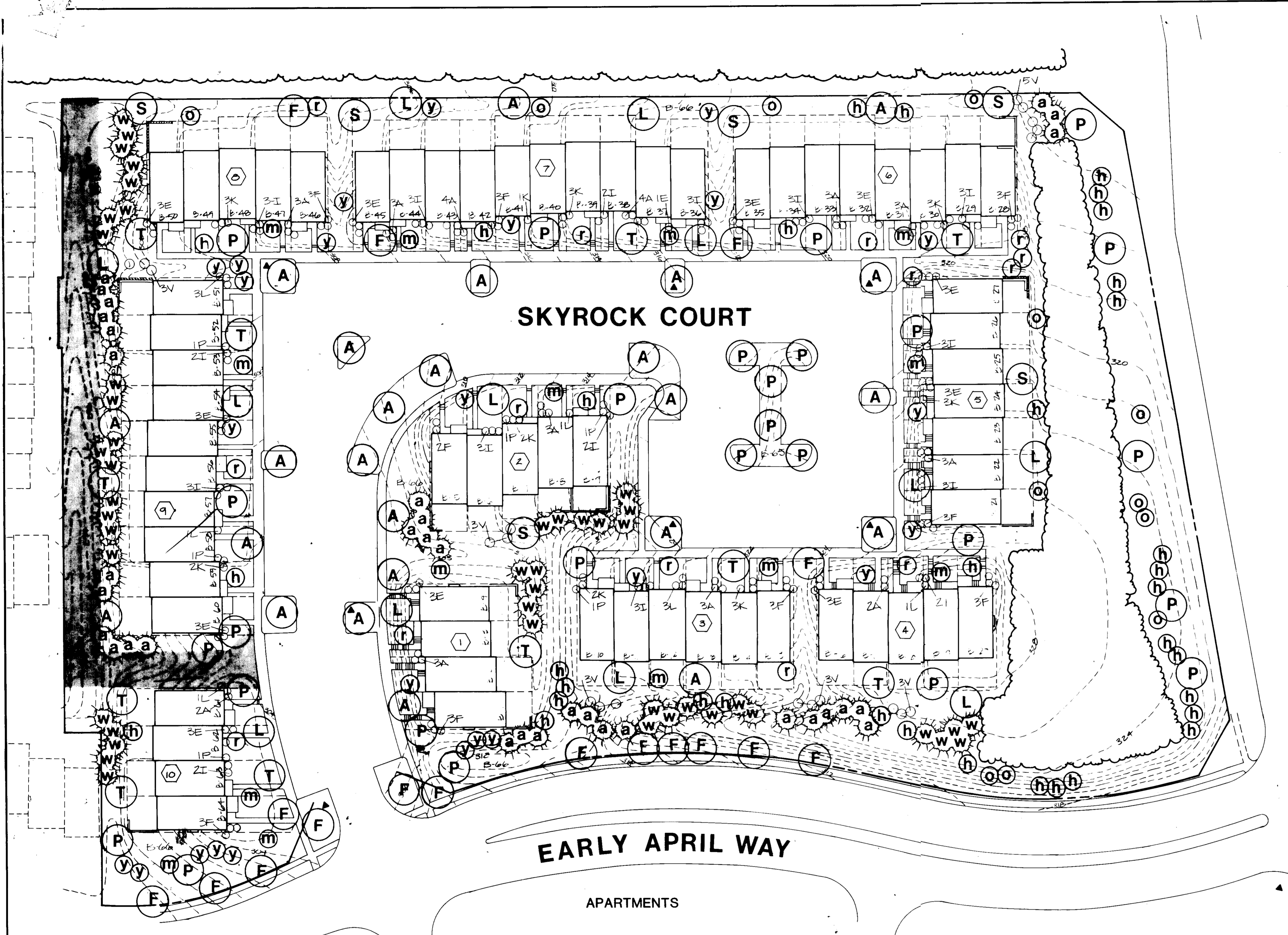
No.	DATE	DESCRIPTION OF REVISION
1	3/18/83	As per Planning and DPW Comments

**COLUMBIA**  
 SITE PLANS  
 for  
 VILLAGE OF KINGS CONTRIVANCE  
 SECTION 3 AREA 2  
 LOTS B-1 THRU B-66  
**DETAIL SHEET**  
 SHEET 3 OF 4  
 ELECTION DISTRICT No. 6, HOWARD COUNTY, MARYLAND  
 DATE: 2-7-83 SCALE: As Shown

WHITMAN, REQUARDT & ASSOCIATES  
 ENGINEERS  
 2915 ST. PAUL STREET  
 BALTIMORE, MARYLAND 21218  
*Kenneth A. McCord*  
 KENNETH A. McCord P.E. No. 1974

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





**PLANT LIST**

Key	NAME	QUANT.	SIZE	REMARKS
<b>Shade Trees</b>				
A	Acer rubrum October Glory October Glory Red Maple	25	2 1/2 - 3" cal.	B&B Full Head
F	Fraxinus lanceolata Marshall's Seedless Marshall's Seedless Green Ash	17	2 1/2 - 3" cal. 12' - 14' ht.	B&B Full Head
L	Liquidambar styraciflua Sweet Gum	12	2 1/2 - 3" cal.	B&B
P	Platanus acerifolia Bloodgood London Planetree	27	2 1/2 - 3" cal. 12 - 14' ht.	B&B Full Head
S	Acer saccharum 'Green Mountain' Green Mountain Sugar Maple	6	2 1/2 - 3" cal.	B&B Full Head
T	Tilia cordata Little Leaf Linden	11	2 1/2 - 3" cal.	B&B Full Head
<b>Ornamental Trees</b>				
h	Crataegus toba Toba Hawthorn	35	2 - 2 1/2" cal. 8 - 10' ht.	B&B Full Head
m	Magnolia stellata Star Magnolia	14	2 - 2 1/2" cal. 8 - 10' ht.	B&B Full
r	Malus radiant Radiant Crabapple	14	2 - 2 1/2" cal. 8 - 10' ht.	B&B Heavy Heads
o	Ostrya virginiana American Hophornbeam	12	2 - 2 1/2" cal. 8 - 10' ht.	B&B
y	Prunus yedoensis Yoshino Cherry	25	2 - 2 1/2" cal. 8 - 10' ht.	B&B Heavy Heads
<b>Evergreens</b>				
a	Pinus nigra Austrian Pine	33	2 - 2 1/2" cal. 6 - 7' ht.	B&B Full
w	Pinus strobus Eastern White Pine	46	2 - 2 1/2" cal. 6 - 7' ht.	B&B Full
<b>Shrubs</b>				
A	Abelia grandiflora Glossy Abelia	36	2 - 2 1/2" ht.	Containers
E	Euonymus alatus compactus Dwarf Winged Euonymus	34	2 - 3' ht.	B&B
F	Forsythia intermedia Forsythia	26	3 - 4' ht.	B&B
I	Ilex crenata compacta Compact Japanese Holly	40	2 - 3' ht.	B&B
K	Ilex glabra Inkberry	22	2 1/2 - 3' ht.	B&B
P	Pieris japonica Japanese Andromeda	6	2 - 2 1/2" ht.	B&B
V	Viburnum plicatum tomentosum Doublefile Viburnum	20	4 - 5' ht.	B&B
L	Viburnum rhytidophyllum Leatherleaf Viburnum	10	2 1/2 - 3' ht.	B&B

- ▲ STREET LIGHTS
- ▭ SCREEN FENCING

NOTE: BAY WINDOWS ARE SHOWN ON END UNITS WHERE APPLICABLE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,  
HOWARD COUNTY HEALTH DEPARTMENT  
 4-27-83  
 APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING  
 4/28/83  
 APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE,  
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 4-25-83  
 4-28-83

APPROVED  
 3-9-83

WOOD VALLEY PHASE-I  
 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 2  
 LOTS B-1 THROUGH B-66  
 A RESUBDIVISION OF A PORTION OF PARCEL "B"  
 HOWARD COUNTY, MARYLAND  
 SCALE: 1"=30'  
 FOR:  
 HOWARD HOMES BUILDING CO.  
 P.O. BOX 802  
 COLUMBIA, MARYLAND

