

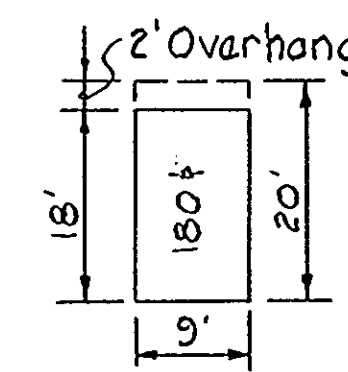
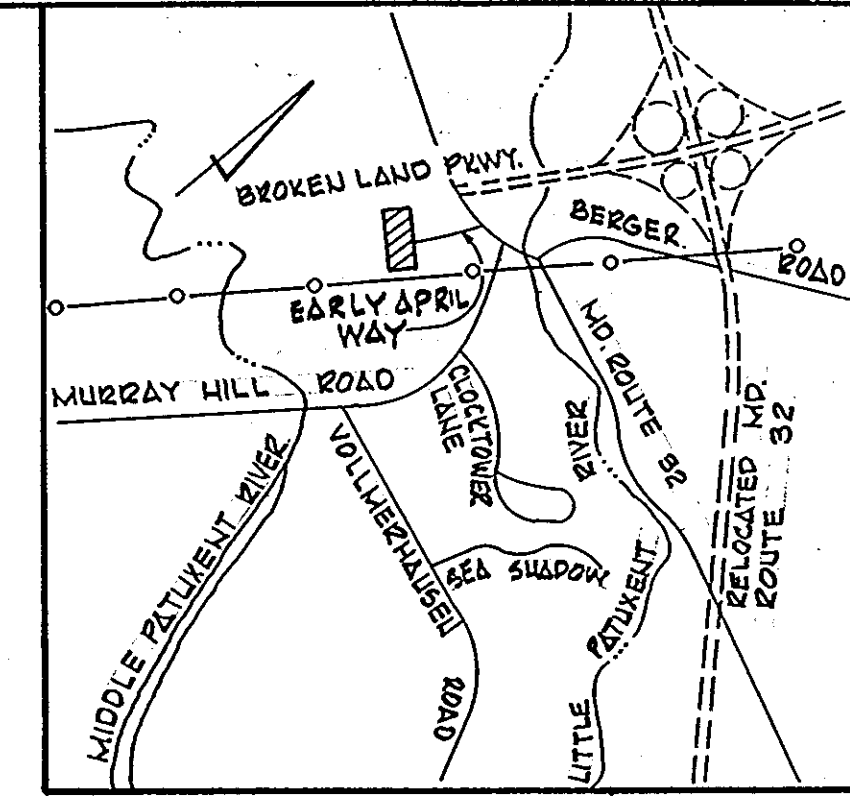
GENERAL NOTES

1. Topography taken from aerial topo prepared by Maps Incorporated and verified by field-run survey.
2. Recording reference for Lots B-68 thru B-166 is Plat # 5476-5477
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' 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 20' 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-83-03. Also see V.P. 83-23, & V.P. 83-81
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 III 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 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 judgement of the designer.

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



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 # 3054 A-179 thru 492

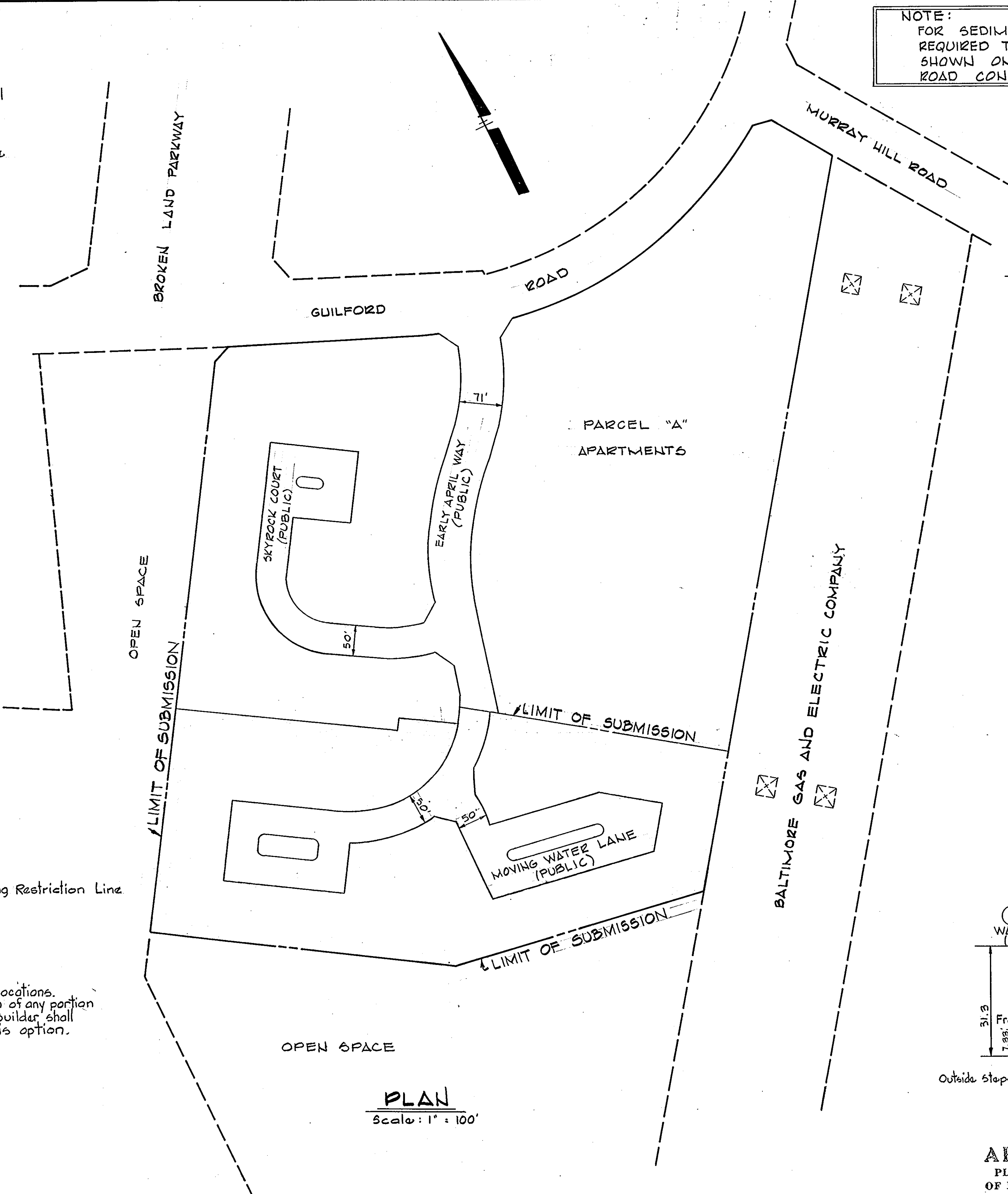
TOTAL AREA	7.310 Ac.	Total Lots	99
Area of S.F.A. Lots	3.270 Ac.	S.F.A. Lots	96
Area of Road R/W	1.661 Ac.	Community Owned Lots	3 (B-164, B-165 & B-166)
Area of Community Owned Lots	2.379 Ac.		
Dwelling Units Permissible	160		
Dwelling Units Proposed	96		
Parking Spaces Required	192		
Parking Spaces Proposed	196		

Site Building Coverage Percentage 20%

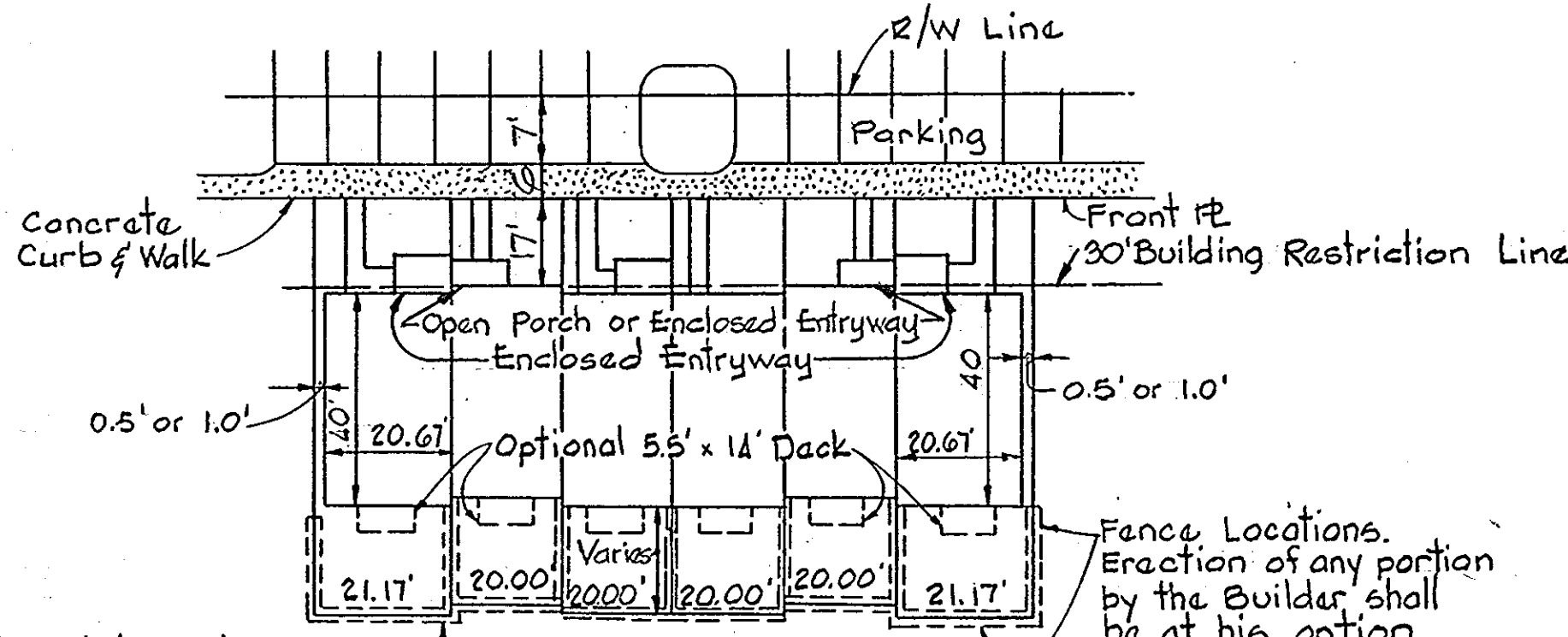
SUMMATION

PHASE	SDP	DWELLING UNITS
Lots B-1 thru B-66	83-101	64
Lots B-68 thru B-166	83-113	96
		160

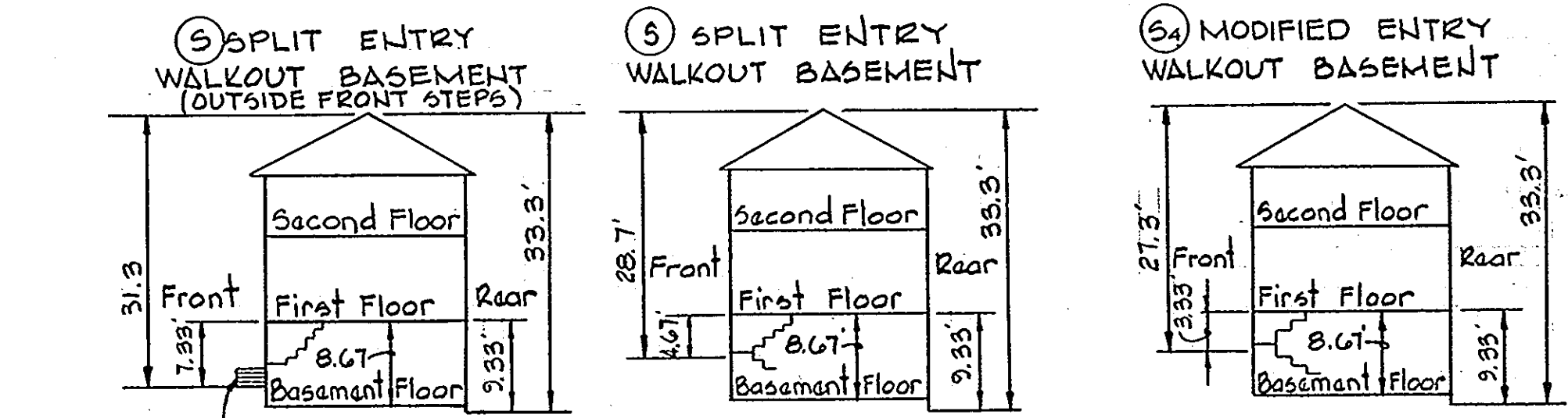
The contractor or developer shall contact the Construction Inspection/Survey Division, 24 hours in advance of commencement of work at 992-2417 or 792-7272.



PLAN
Scale: 1" = 100'



TYPICAL DWELLING
No Scale



TYPICAL DWELLING ELEVATIONS
No Scale

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
DATE: 7-6-83
COUNTY HEALTH OFFICER: [Signature]

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING
DATE: 7-7-83
PLANNING DIRECTOR: [Signature]

APPROVED FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DATE: 7-5-83
DIRECTOR: [Signature]

DATE: 7-5-83
CHIEF BUREAU OF ENGINEERING: [Signature]

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	
	DESCRIPTION
1	TITLE SHEET
2	GRADING PLAN
3	DETAIL SHEET
4	LANDSCAPE PLAN

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 4-6-83
[Signature]

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

1	3-30-83	As Per DPW Comments.
No.	DATE	DESCRIPTION OF REVISION

COLUMBIA
SITE PLANS
VILLAGE OF KINGS CONTRIVANCE
SECTION 3 AREA 2
LOTS B-68 THRU B-166
A RESUBDIVISION OF PARCEL "B-67"
TITLE SHEET
SHEET 1 OF 4
ELECTION DISTRICT No. 6, HOWARD COUNTY, MARYLAND
DATE: 2-16-83
SCALE: AS SHOWN

RESPONSIBLE PERSONNEL CERTIFICATION

"I HEREBY CERTIFY THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPT. OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT."

Walter E. Woodford 2-16-83
WALTER E. WOODFORD 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."

Walter E. Woodford 2-16-83
WALTER E. WOODFORD 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 2-16-83
KENNETH A. MCCORD P.E. 1074 DATE

LEGEND

- 330 --- Proposed Contour (1' Interval)
- - - 330 - - - Existing Contour (2' Interval)
- ⑧ Building Group Number
- ⑦ Number of Dwellings in Group
- ⑤ or ⑤A Building Type
- ⑤ Lot Number
- ⑤ Retaining Wall
- ⑤ Handicap Ramp
- ⑤ Travelled Way (To be Publicly Maintained)
- ⑤ Concrete Walk
- ⑤ Macadam Walk
- ⑤ Fire Hydrant
- ⑤ Light Fixture
- ⑤ Trees to Remain
- ⑤ Solid Fencing (6' High)

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

James M. Helm 7-1-83
DATE
S.O. SOIL CONSERVATION SERVICE

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

APPROVED: *Walter E. Woodford* 7-1-83
HOWARD S.C.D. DATE

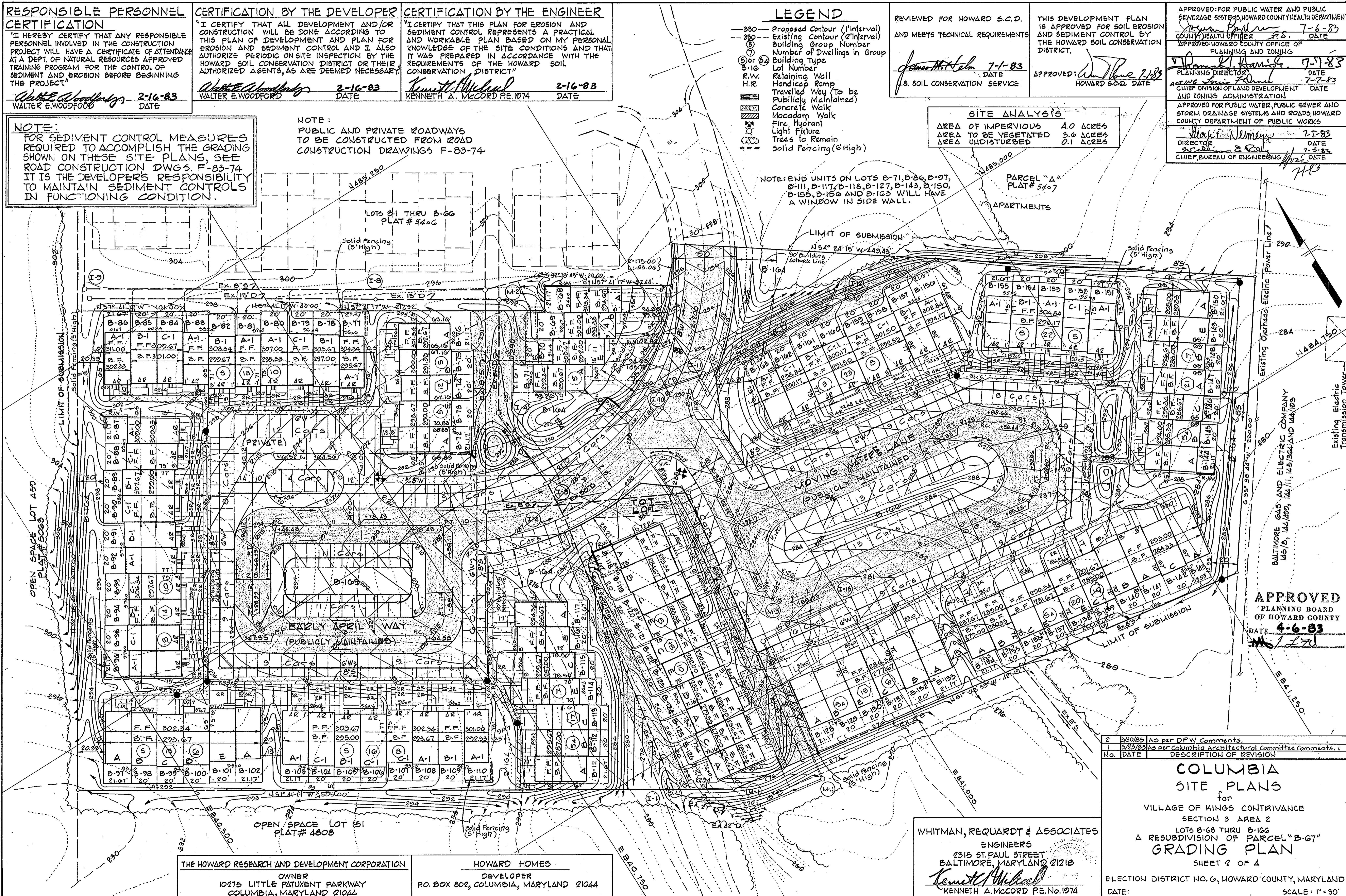
APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT	<i>James M. Helm</i> 7-6-83	DATE
COUNTY HEALTH OFFICER	7-6-83	DATE
APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING	<i>Walter E. Woodford</i> 7-7-83	DATE
PLANNING DIRECTOR	7-7-83	DATE
ACTING CHIEF OF LAND DEVELOPMENT AND ZONING ADMINISTRATION	<i>Walter E. Woodford</i> 7-7-83	DATE
CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION	7-7-83	DATE
APPROVED FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS	<i>Walter E. Woodford</i> 7-5-83	DATE
DIRECTOR	7-5-83	DATE
CHIEF, BUREAU OF ENGINEERING	<i>Walter E. Woodford</i> 7-5-83	DATE

NOTE:
FOR SEDIMENT CONTROL MEASURES REQUIRED TO ACCOMPLISH THE GRADING SHOWN ON THESE SITE PLANS, SEE ROAD CONSTRUCTION DWGS. F-83-74 IT IS THE DEVELOPER'S RESPONSIBILITY TO MAINTAIN SEDIMENT CONTROLS IN FUNCTIONING CONDITION.

NOTE:
PUBLIC AND PRIVATE ROADWAYS TO BE CONSTRUCTED FROM ROAD CONSTRUCTION DRAWINGS F-83-74

SITE ANALYSIS

AREA OF IMPERVIOUS	4.0 ACRES
AREA TO BE VEGETATED	3.0 ACRES
AREA UNDISTURBED	0.1 ACRES



APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: *4-6-83*

2	3/30/83	AS per DPW Comments.
1	3/23/83	As per Columbia Architectural Committee Comments.
No.	DATE	DESCRIPTION OF REVISION

COLUMBIA SITE PLANS
for
VILLAGE OF KINGS CONTRIVANCE
SECTION 3 AREA 2
LOTS B-68 THRU B-106
A RESUBDIVISION OF PARCEL "B-67"
GRADING PLAN
SHEET 2 OF 4

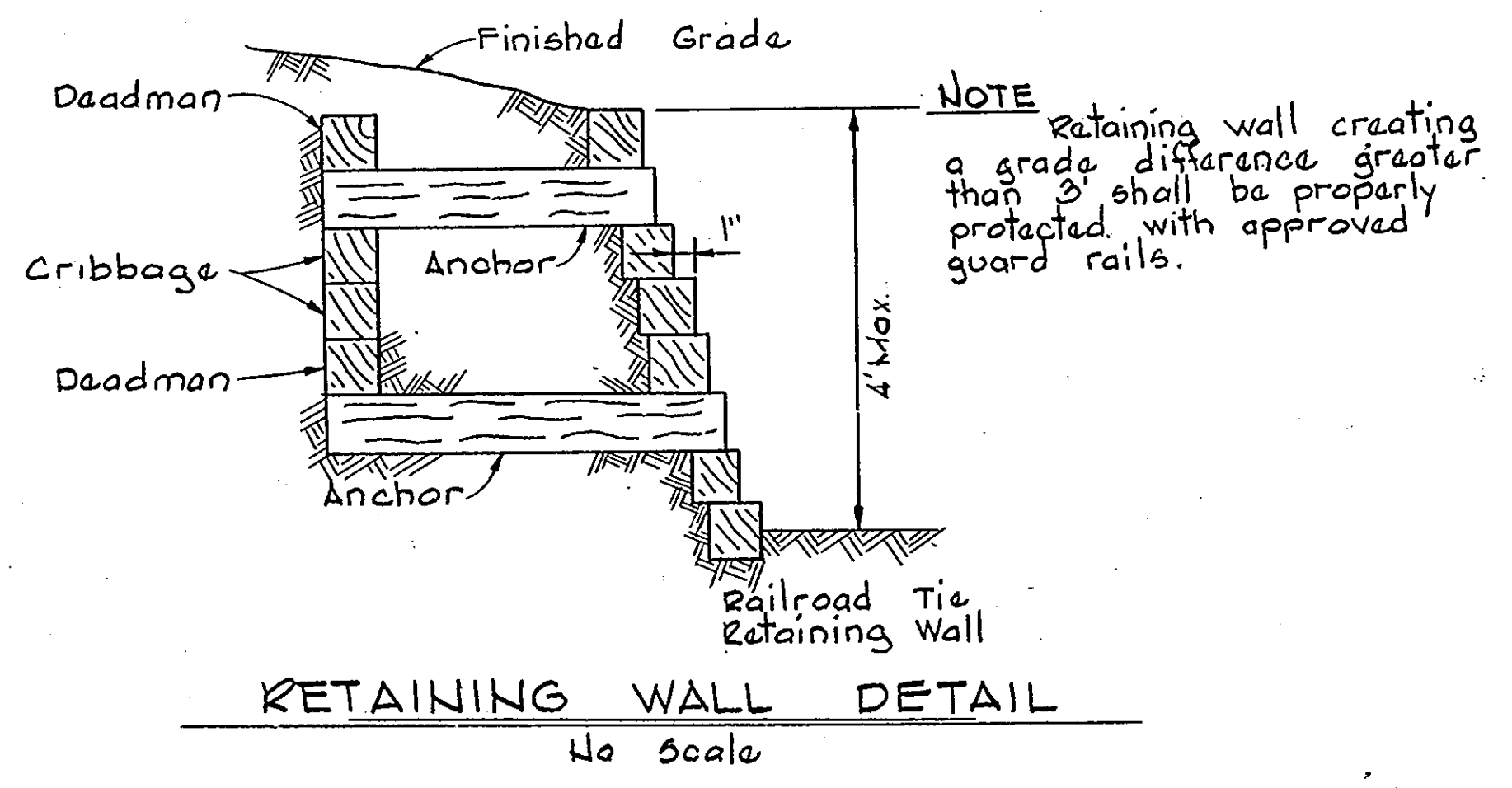
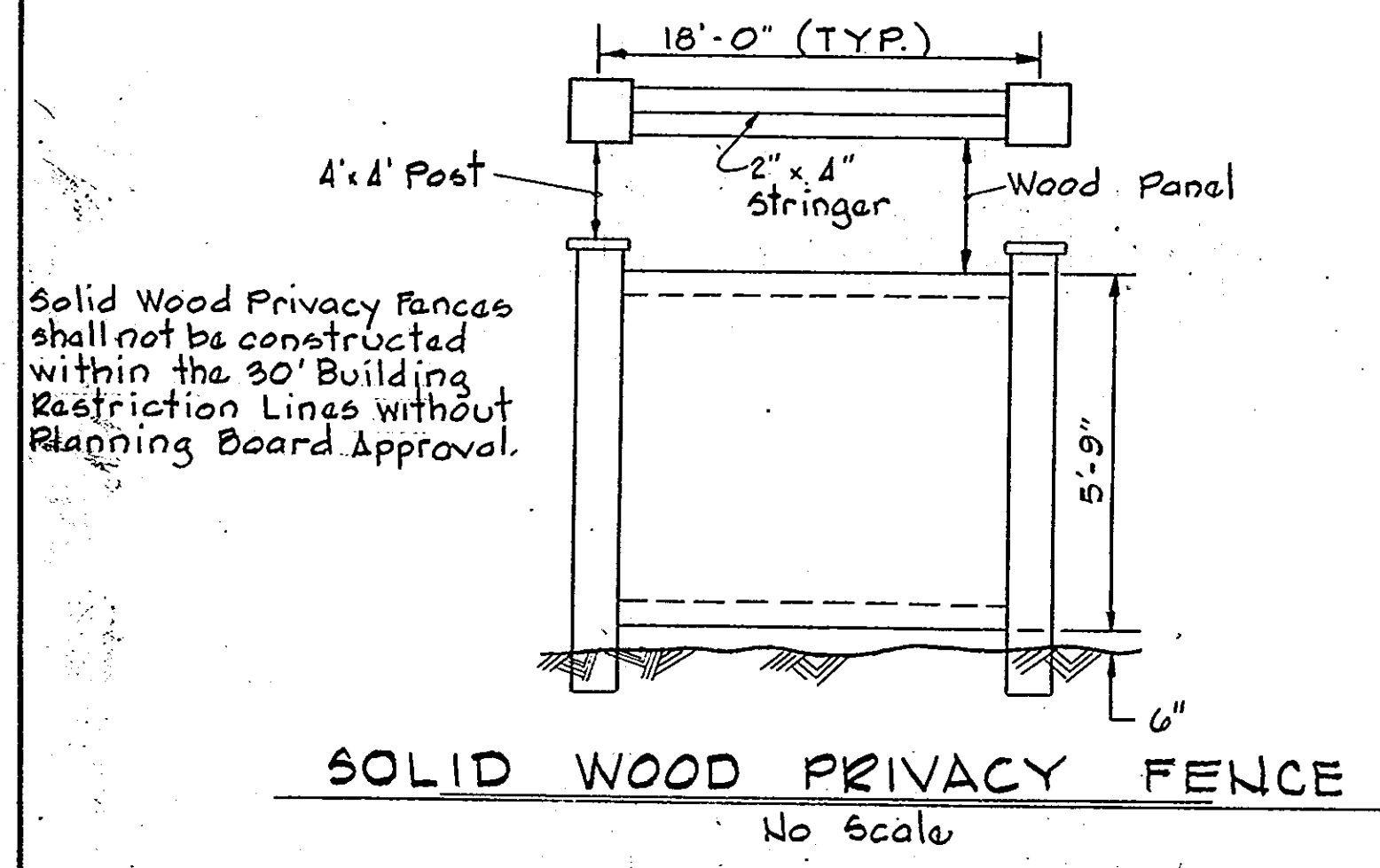
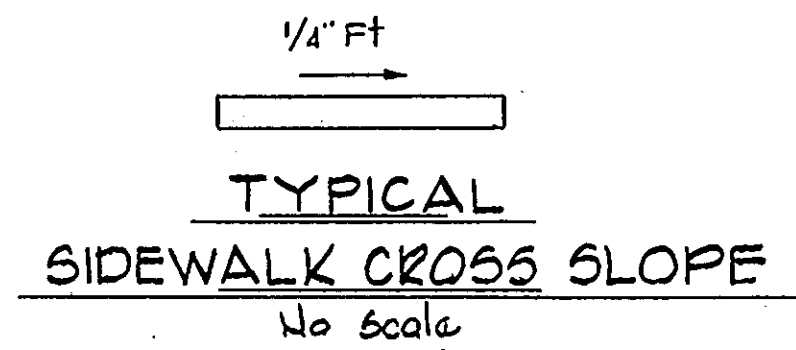
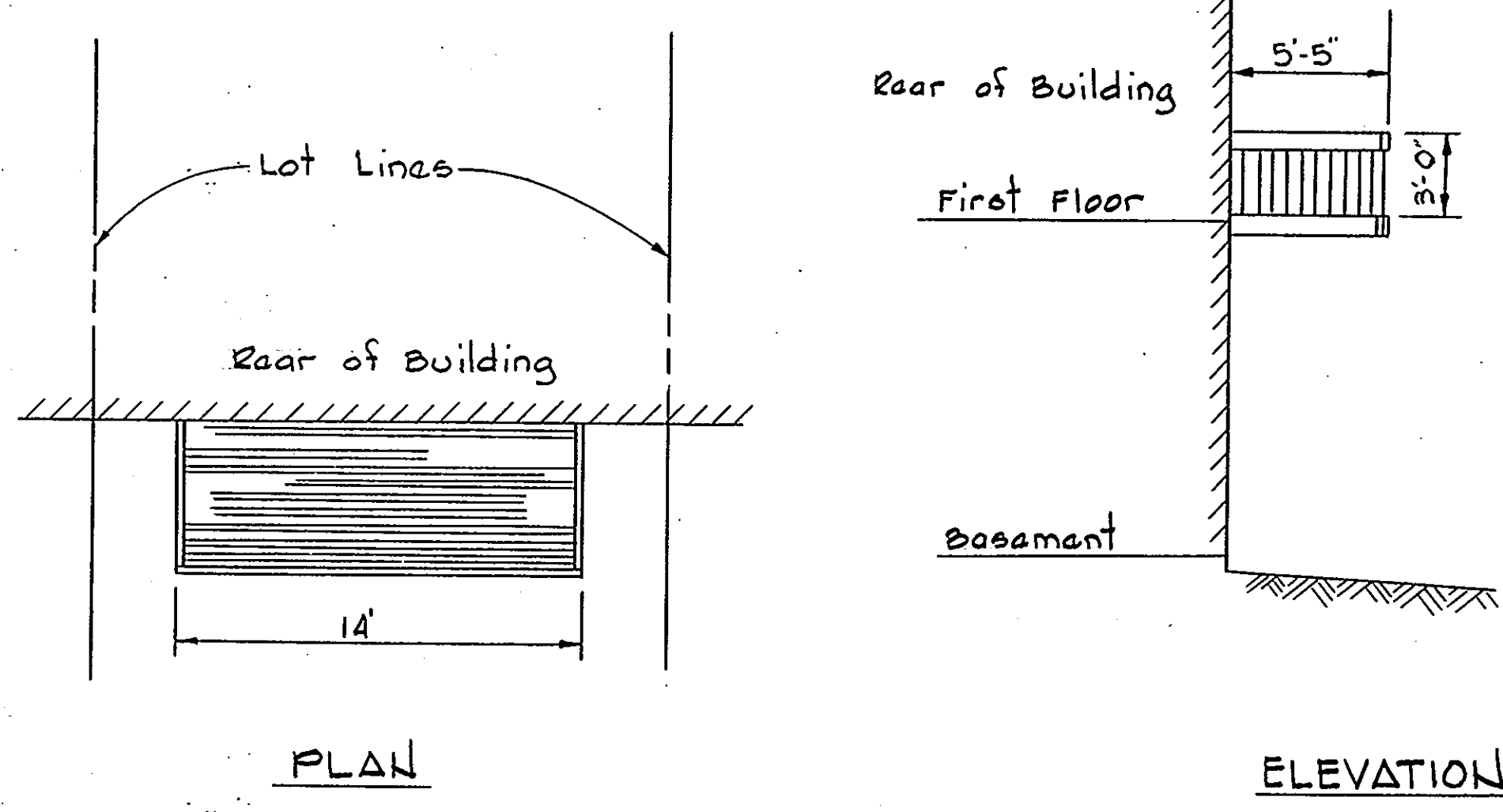
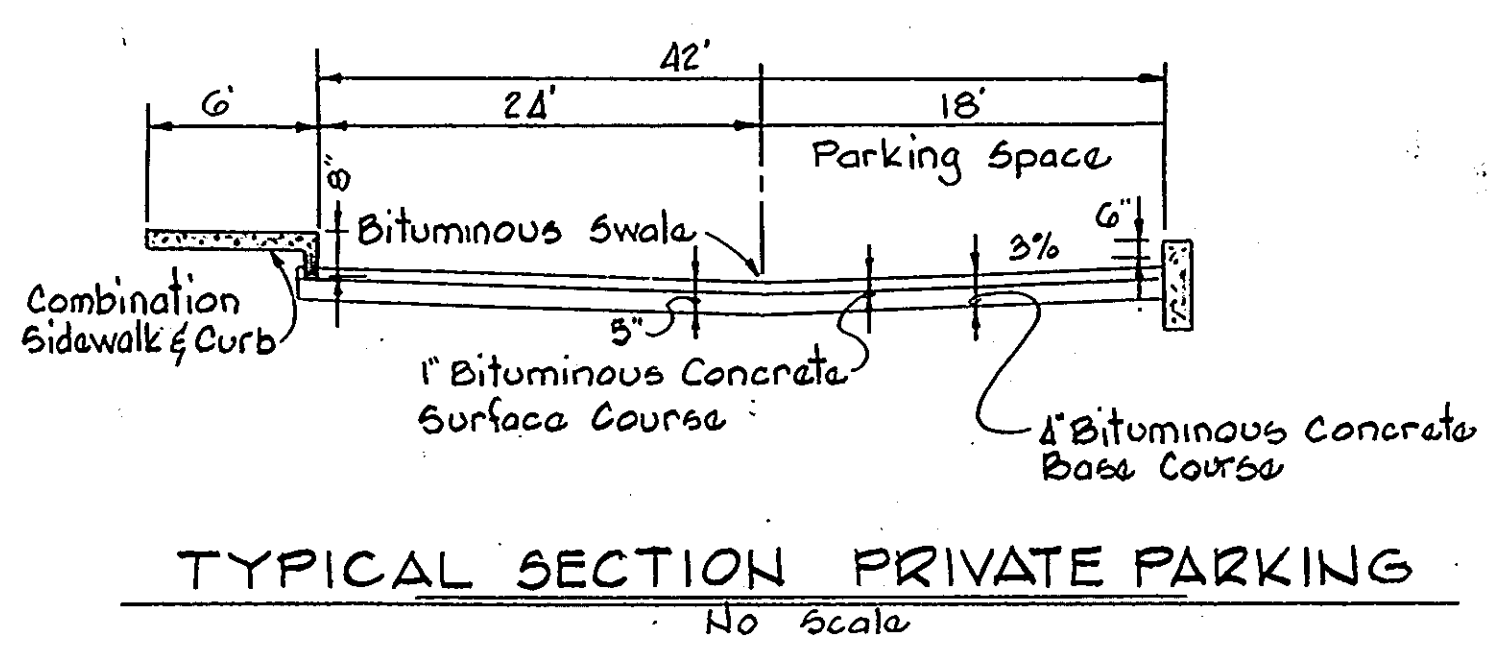
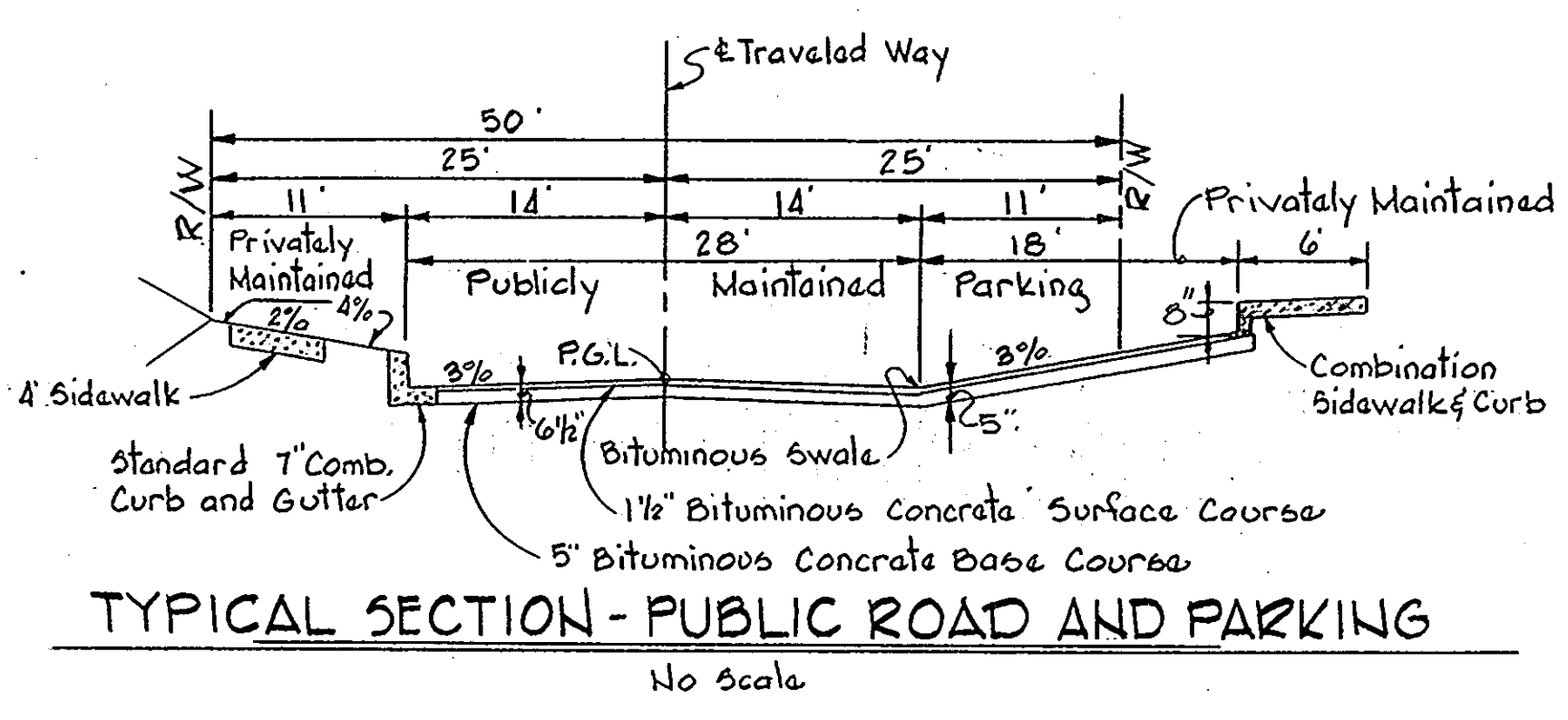
WHITMAN, REQUARDT & ASSOCIATES
ENGINEERS
2315 ST. PAUL STREET
BALTIMORE, MARYLAND 21218
Kenneth A. McCord
KENNETH A. MCCORD P.E. No. 1074

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

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

ELECTION DISTRICT NO. 6, HOWARD COUNTY, MARYLAND
DATE: SCALE: 1" = 30'

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER *J.S.* DATE *7-6-83*
 APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING
 PLANNING DIRECTOR *Monica L. Davis* DATE *7-7-83*
 ACTING *Louis F. Davis* DATE *7-7-83*
 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 *Walter F. Newman* DATE *7-5-83*
R. S. ... DATE *7-5-83*
 CHIEF, BUREAU OF ENGINEERING



WHITMAN, REQUARDT & ASSOCIATES
 ENGINEERS
 2315 ST. PAUL STREET
 BALTIMORE, MARYLAND 21218
Kenneth A. McCord
 KENNETH A. MCCORD P.E. No. 1374



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

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE **4-6-83**
M. L. ...

No.	DATE	DESCRIPTION OF REVISION
1	2-20-83	As Per DPW Comments

COLUMBIA SITE PLANS
 for
 VILLAGE OF KINGS CONTRIVANCE
 SECTION 3 AREA 2
 LOTS B-63 THRU B-166
 A RESUBDIVISION OF PARCEL "B-67"
DETAIL SHEET
 SHEET 3 OF 4
 ELECTION DISTRICT No. 6, HOWARD COUNTY, MARYLAND
 DATE: 2-16-83 SCALE: As Shown

PLANT LIST

KEY	NAME	QUANT.	SIZE	REMARKS
Shade Trees				
A	Acer rubrum October Glory October Glory Red Maple	31	2 1/2 - 3" cal.	B&B Full Head
F	Fraxinus lanceolata Marshall's Seedless Marshall's Seedless Green Ash	48	2 1/2 - 3" cal. 12' - 14' ht.	B&B Full Head
L	Liquidambar styraciflua Sweet Gum	28	2 1/2 - 3" cal.	B&B
P	Platanus acerifolia Bloodgood London Planetree	28	2 1/2 - 3" cal. 12' - 14' ht.	B&B Full Head
S	Acer saccharum Green Mtn. Green Mountain Sugar Maple	17	2 1/2 - 3" cal.	B&B Full Head
T	Tilia cordata Little Leaf Linden	21	2 1/2 - 3" cal.	B&B Full Head

KEY	NAME	QUANT.	SIZE	REMARKS
Ornamental Trees				
h	Crataegus toba Toba Hawthorn	10	2 - 2 1/2" cal. 8 - 10' ht.	B&B Full Head
m	Magnolia stellata Star Magnolia	13	2 - 2 1/2" cal. 8 - 10' ht.	B&B Full
r	Malus radiant Radiant Crabapple	21	2 - 2 1/2" cal. 8 - 10' ht.	B&B Heavy Heads
o	Ostrya virginiana American Hophornbeam	10	2 - 2 1/2" cal. 8 - 10' ht.	B&B Heavy Heads
y	Prunus yedoensis Yoshino Cherry	19	2 - 2 1/2" cal. 8 - 10' ht.	B&B Heavy
Evergreens				
a	Pinus nigra Austrian Pine	27	2 - 2 1/2" cal. 6 - 7' ht.	B&B Full
w	Pinus strobus Eastern White Pine	32	2 - 2 1/2" cal. 6 - 7' ht.	B&B Full

KEY	NAME	QUANT.	SIZE	REMARKS
Shrubs				
A	Abelia grandiflora Glossy Abelia	46	2 - 2 1/2" ht.	Containers
R	Elaeagnus angustifolia Russian Olive	25	3 - 4' ht.	B&B Full
E	Euonymus alatus compactus Dwarf Winged Euonymus	37	2 - 3' ht.	B&B
F	Forsythia intermedia Forsythia	25	3 - 4' ht.	B&B
I	Ilex crenata compacta Compact Japanese Holly	31	2 - 3' ht.	B&B
K	Ilex glabra Inkberry	31	2 1/2 - 3' ht.	B&B
P	Pieris japonica Japanese Andromeda	10	2 - 2 1/2" ht.	B&B
V	Viburnum plicatum tomentosum Doublefile Viburnum	50	4 - 5' ht.	B&B
L	Viburnum rhytidophyllum Leatherleaf Viburnum	18	2 1/2 - 3' ht.	B&B

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

Joseph B. ... 7-6-83
DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING
Thomas A. ... 7-7-83
PLANNING DIRECTOR DATE

John F. ... 7-7-83
CHIEF DIVISION OF LAND DEVELOPMENT DATE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE;
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

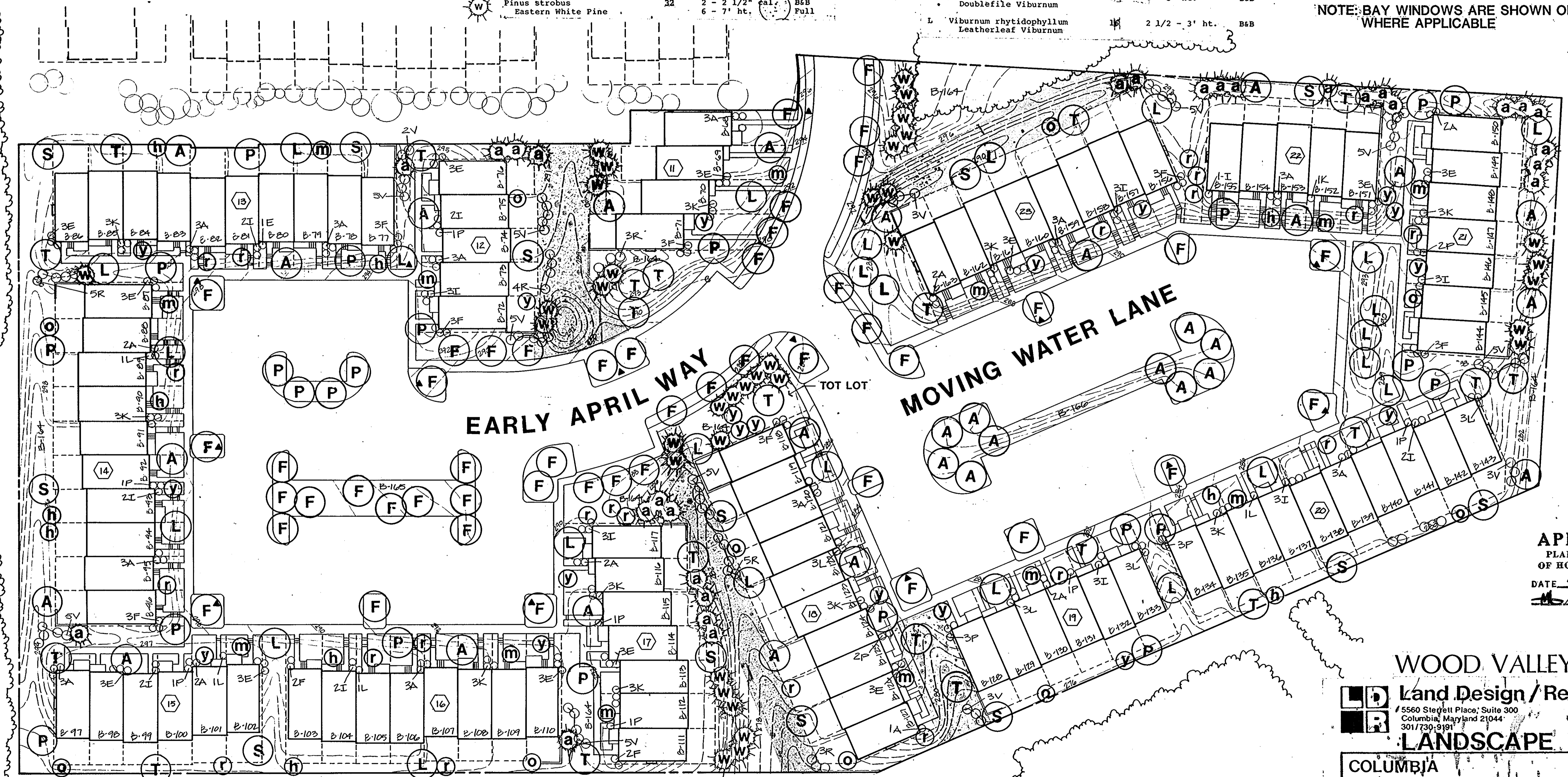
John F. ... 7-5-83
DIRECTOR DATE

John F. ... 7-5-83
CHIEF BUREAU OF ENGINEERING DATE

▲ STREET LIGHTS

▭ SCREEN FENCING

NOTE: BAY WINDOWS ARE SHOWN ON END UNITS WHERE APPLICABLE



APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 4-6-83
John F. ...

WOOD VALLEY PHASE-II

LD Land Design / Research, Inc.
5560 Steffett Place, Suite 300
Columbia, Maryland 21044
301/730-9191

LANDSCAPE PLAN

COLUMBIA
VILLAGE OF KINGS CONTRIVANCE
SECTION 3, AREA 2
LOTS B-68 THROUGH B-166
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

north
SH. 4 of 4

APRIL 7, 1983

SDP-83-113c