

**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 44B and conforms with lot improvements and detail lot grading of Chapter XI 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.

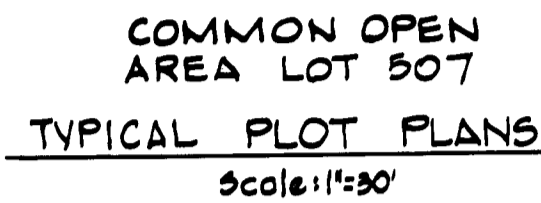
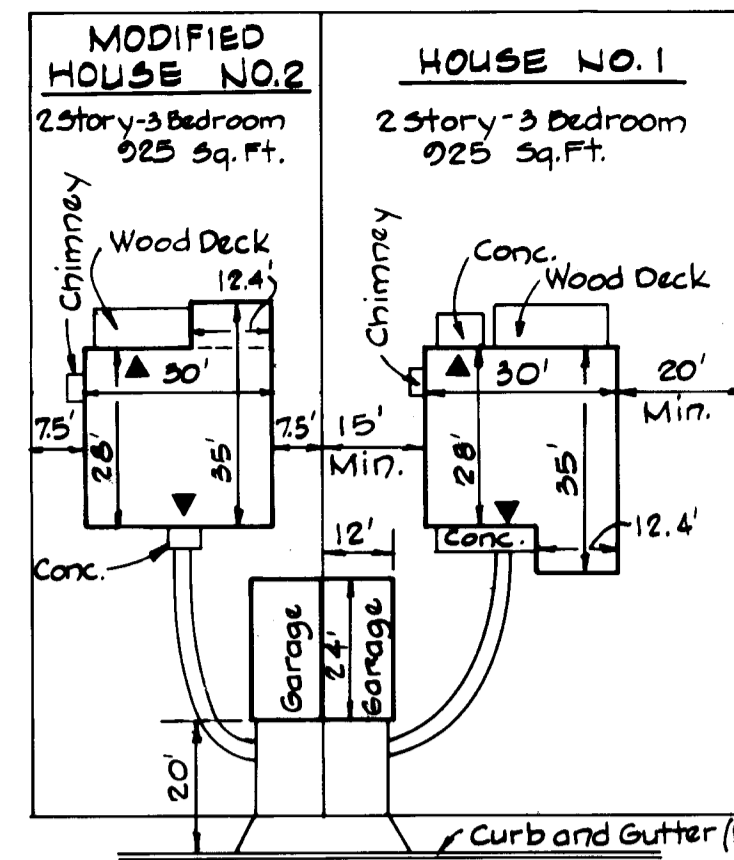
**GENERAL NOTES**

- Topography taken from aerial topo prepared by Maps Incorporated and verified by field-run survey.
- Recording reference for lots 404 thru 507 is Plat # 5507.
- Water and sewer facilities are to be provided. (Publicly Owned)
- Minimum setback from the public street shall be 20' unless otherwise approved by Howard County Planning Board.

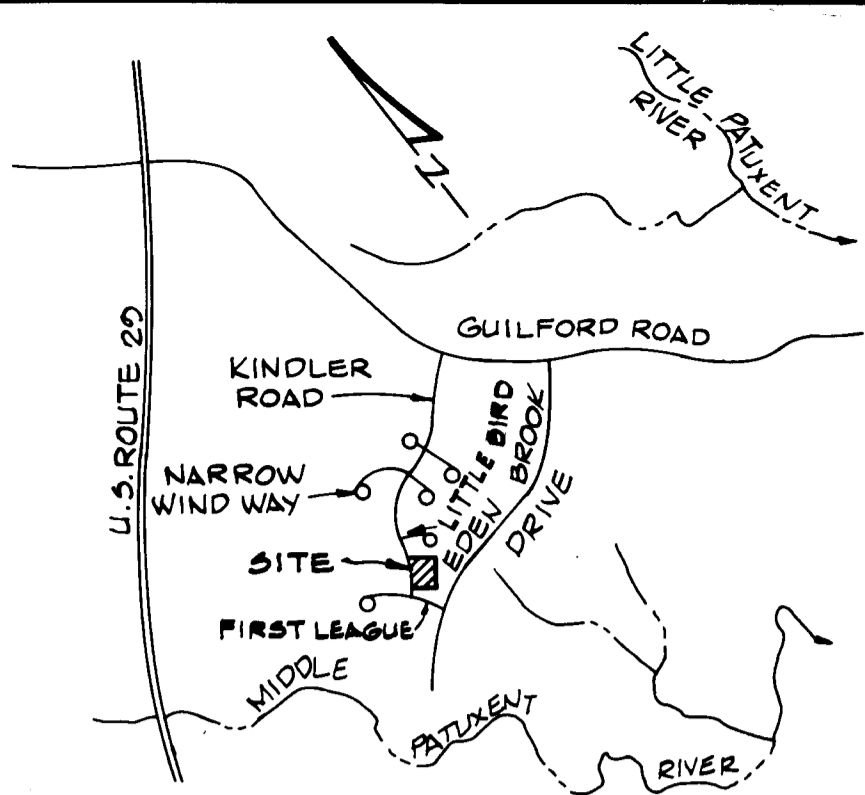
**ADDRESS CHART AND BUILDING COVERAGE**

Street Address	Lot No.	Lot Area-S.F.	House Area-S.F.	% Lot Coverage
7347 Kindler Road	404	7,871	1,215	15.4
7351 " "	405	10,570	1,215	11.5
7355 " "	406	4,128	1,215	29.4
7359 " "	407	4,575	1,215	26.6
7363 " "	408	4,611	1,215	26.3
7367 " "	409	8,758	1,215	13.9
7371 " "	500	4,203	1,215	24.8
7375 " "	501	4,342	1,215	28.0
7379 " "	502	11,115	1,215	10.9
7383 " "	503	4,825	1,215	25.2
7387 " "	504	4,250	1,215	24.5
7391 " "	505	4,853	1,215	25.0
7395 " "	506	6,163	1,215	19.7

\* Includes Garage  
See Architectural Plans For Details.

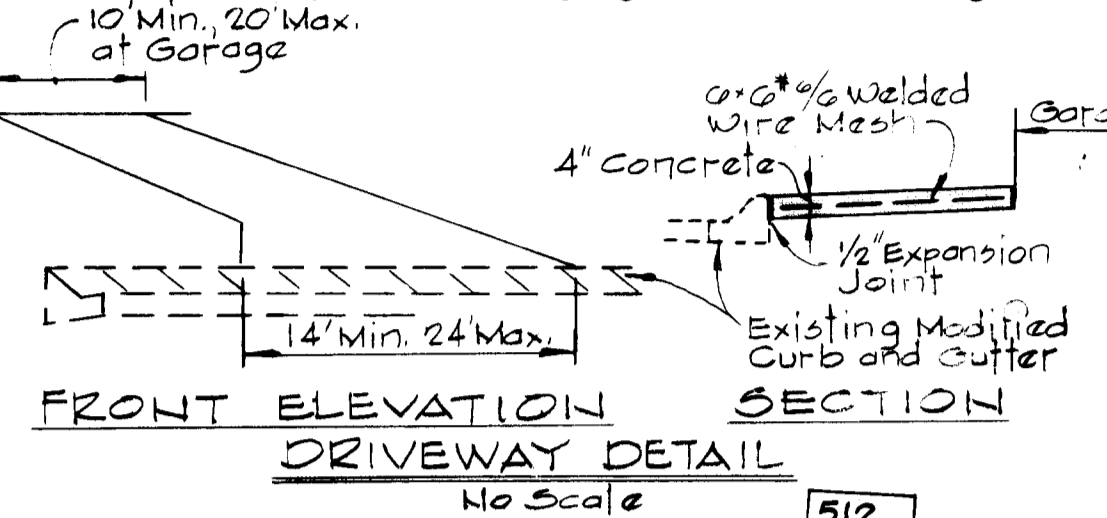
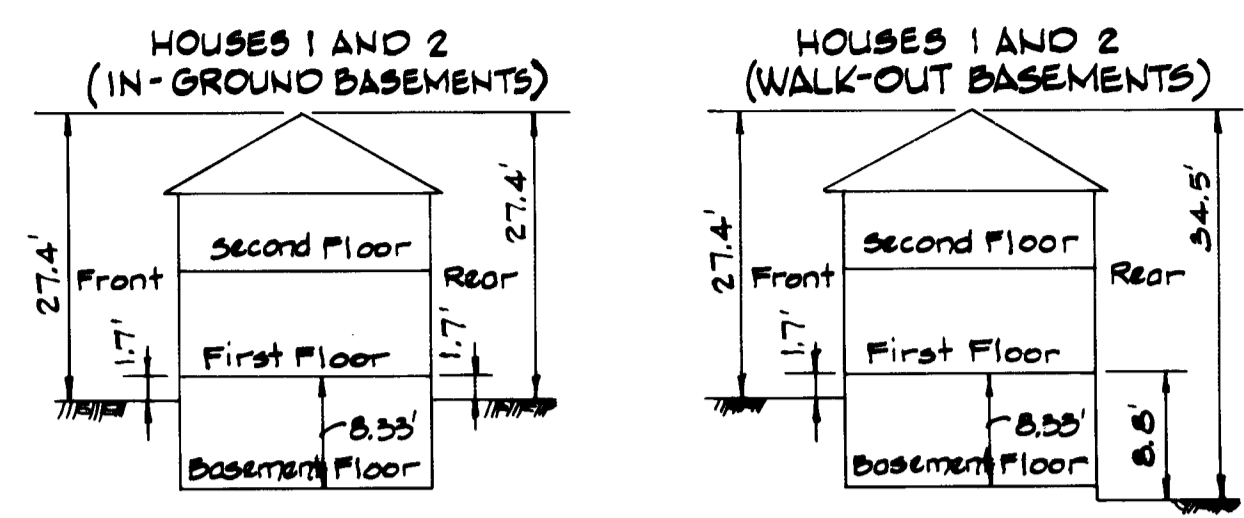


APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT  
 APPROVED FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
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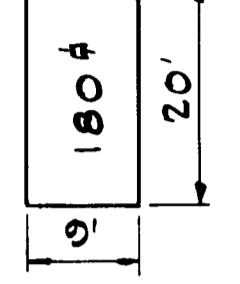


**VICINITY MAP**  
Scale: 1" = 2,000'

**TYPICAL DWELLING ELEVATIONS**



**TYPICAL PARKING SPACE**



**SITE ANALYSIS**

Existing Zoning - New Town (Single Family Medium Density)  
 Final Development Plan Phase 178-A-11, Part II Plat # 30544-546-548  
 Number of Lots = 14 (13 Dwelling and 1 Common Open Area)  
 Total Area = 2.288 Ac. Density = 13/2.288 = 5.682 Dwellings/Ac.

**OFF-STREET PARKING SPACES**

Required: 13 Dwellings @ 2 Spaces/Dwelling = 26  
 Proposed: 26 Spaces - 13 in Garages  
 13 in Driveways

**SITE ANALYSIS (SEDIMENT CONTROL)**

Total Area	2.29 Acres
Area of Impervious	0.64 Acres
Area to be Vegetated	1.65 Acres
Undisturbed Area	0.00 Acres

**SEQUENCE OF CONSTRUCTION**

- HRD will:
- Grade Lots 404 thru 507 utilizing sediment control measures approved under F-80-06 and F-83-113.
  - Pave Kindler Road and private court on Lot 507 and seed Lots 404 thru 500.

- MARK BLDG will:
- Install Silt Fence for 1st Phase Lots 501 thru 506.
  - Construct dwellings and appurtenances and seed yards.
  - Remove Silt Fence when yards have stabilized.
  - Install Silt Fence for 2nd Phase Lots 404 thru 500.
  - Construct dwellings and appurtenances and seed yards.
  - Remove Silt Fence when yards have stabilized.

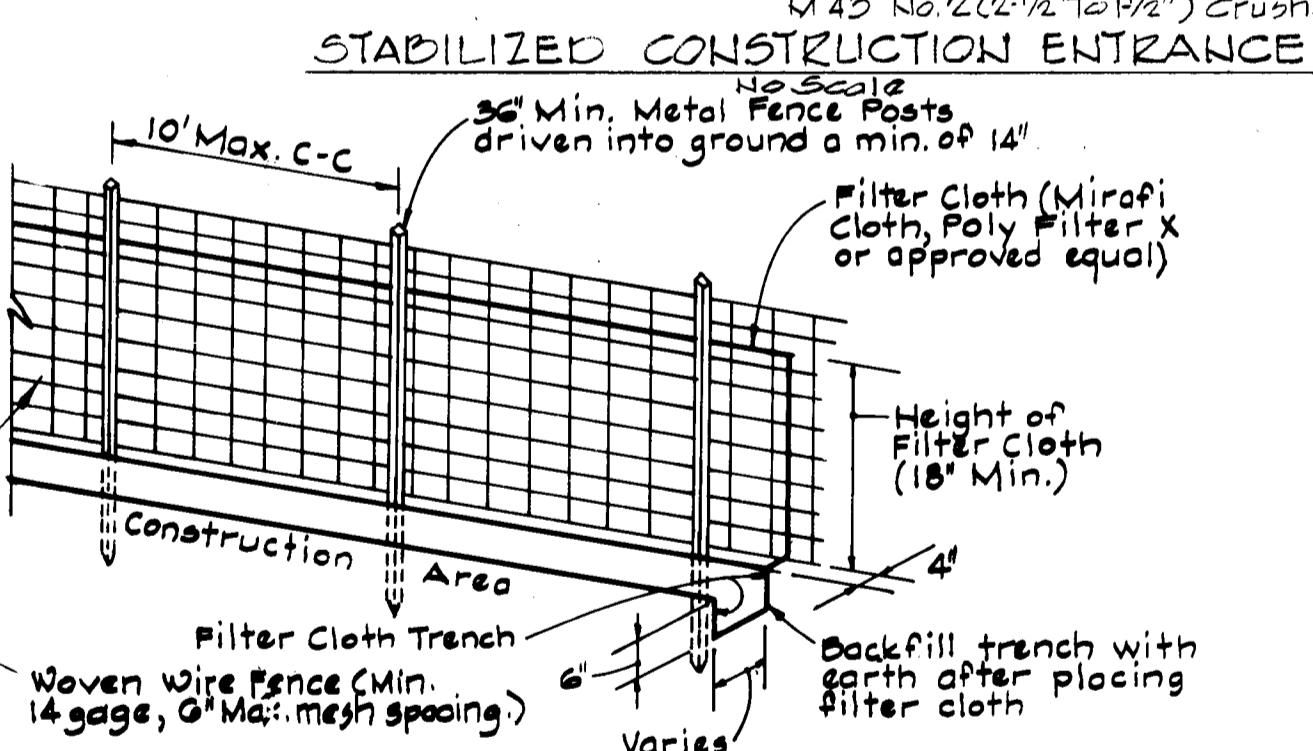
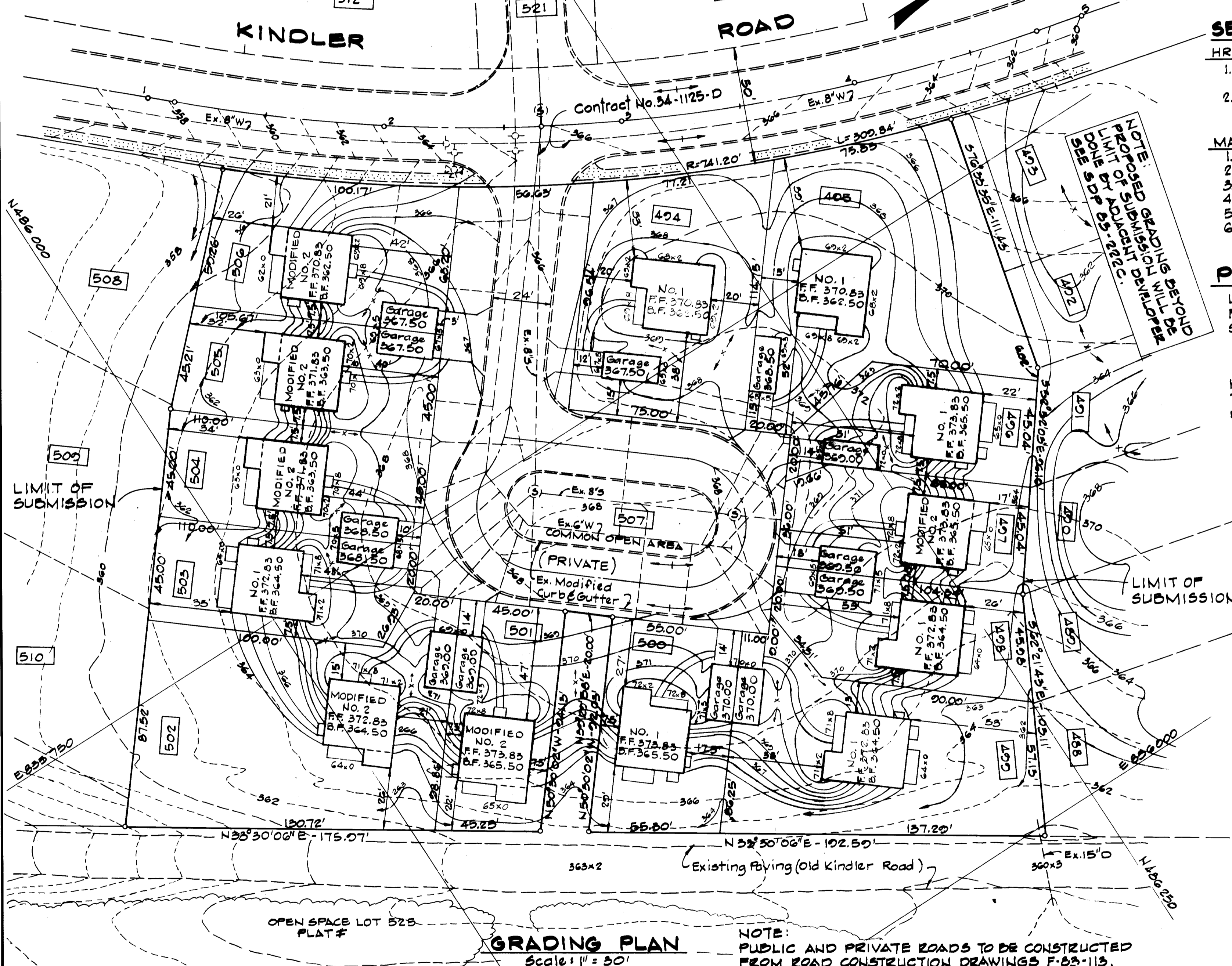
**PERMANENT SEEDING**

Lime - 2 tons/acre agricultural ground limestone.  
 Fertilizer - 1000#/acre (10-10-10).  
 Seeding - 100#/acre of the following:  
 20% Kentucky Blue Grass, 20% Merion Blue Grass, 5% Redtop, 55% Creeping Red Fescue.  
 Mulch Required - Mulch area with straw at the rate of 75#/1000<sup>2</sup> or 1.5 tons/acre. Anchor with asphalt at the rate of 480 gallons/acre.

**LEGEND**

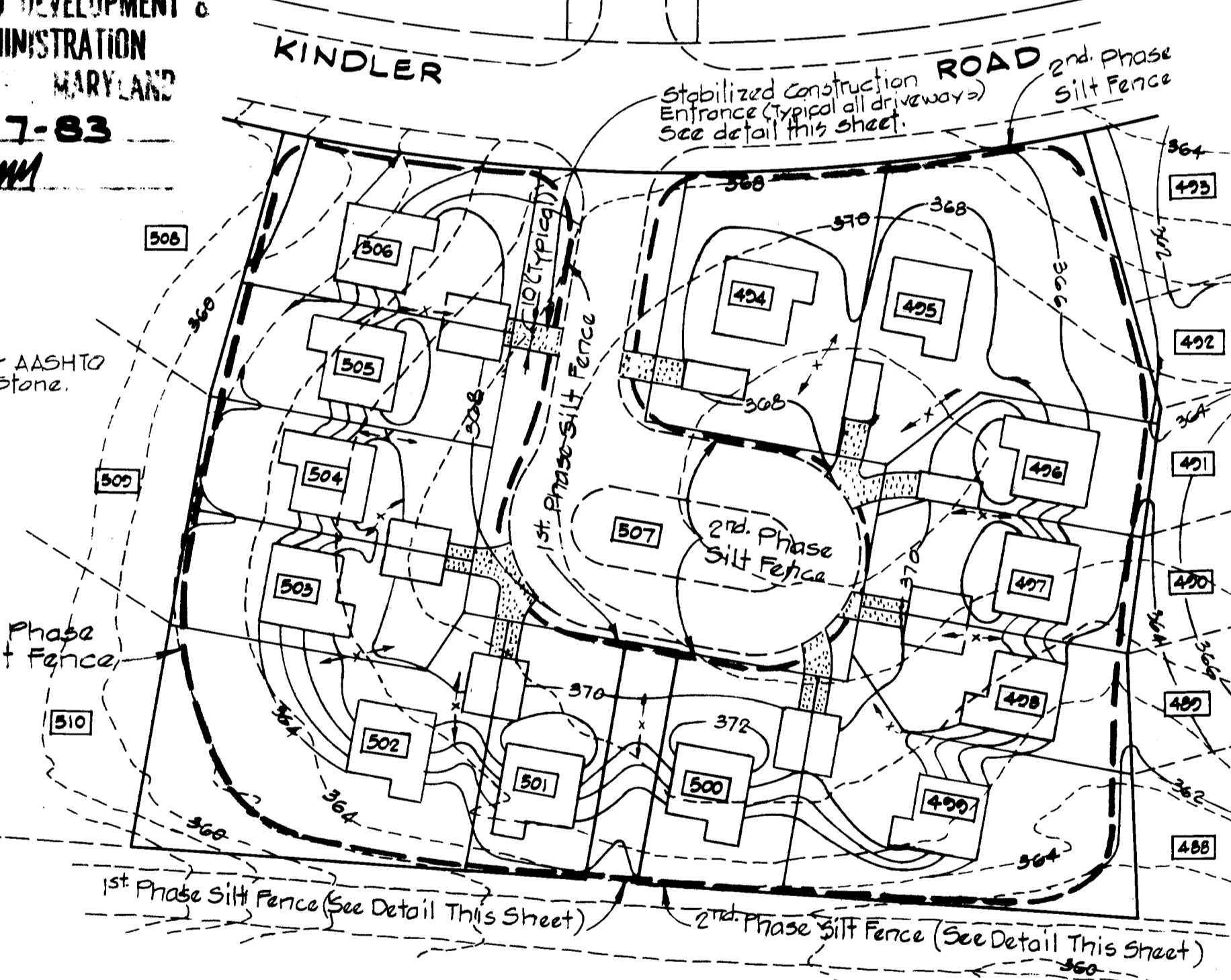
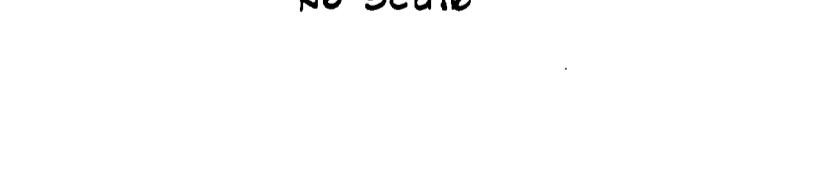
- 340 Proposed Contour (1' Interval)
- 340 Existing Contour (2' Interval)
- 1 or 2 Building Type
- 278 Lot Number
- R.W. Retaining Wall
- H.R. Handicap Ramp
- Concrete Walk (Existing)
- Fire Hydrant
- Light Fixture
- Trees to Remain
- Modified Curb and Gutter (Existing)
- Silt Fence

APPROVED  
 DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION  
 HOWARD CO. MARYLAND  
 DATE 10-17-83



- NOTES:
- Woven wire fence to be fastened securely to fence posts by use of wire ties.
  - Filter cloth to be fastened securely to woven wire fence by use of wire ties spaced every 24" by 24".

**SILT FENCE DETAIL**



**SEDIMENT CONTROL PLAN**

SUBDIVISION NAME		VILLAGE OF KINGS CONTRIVANCE		SECT./AREA	2/3	LOT#	404-507
PLAT # BLOCK #		5507 12		TAX/ZONE MAP	41	ELEV. DIST.	CENUSUS TR 6062
WATER CODE		61/200		SEWER CODE	E 16		

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

OWNER  
 10275 LITTLE PATUXENT PARKWAY  
 COLUMBIA, MARYLAND 21044  
 MARK BUILDING COMPANY, INC.  
 P.O. BOX 1272  
 COLUMBIA, MD. 21044  
 WHITMAN, REQUARDT & ASSOCIATES ENGINEERS  
 2315 ST. PAUL STREET  
 BALTIMORE, MARYLAND 21218  
 KENNETH A. MCCORD P.E. NO. 1974

**COLUMBIA SITE PLAN**  
 for  
 VILLAGE OF KINGS CONTRIVANCE  
 SECTION 2 AREA 3  
 LOTS 404 THRU 507  
**GRADING PLAN AND SEDIMENT CONTROL PLAN**  
 SHEET 1 OF 1  
 ELECTION DISTRICT NO. 6, HOWARD COUNTY, MARYLAND  
 DATE: August 16, 1983  
 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.  
 Lawrence I. Rosenberg 7-25-83 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.  
 Lawrence I. Rosenberg 7-25-83 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 P.E. 1974 7-18-83 DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
 APPROVED: [Signature] DATE 10/25/83  
 HOWARD S.C.D. DATE U.S. SOIL CONSERVATION SERVICE

REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS  
 [Signature] DATE 10/25/83  
 U.S. SOIL CONSERVATION SERVICE