

VILLAGE OF KINGS CONTRIVANCE
SECTION 2 AREA 3 PHASE 2
PLAT 4047

GENERAL NOTES

- All materials and construction to be in accordance with Howard County Road Construction Code of Specifications.
- This plan is covered by Final Development Plan Phase 178, Part III.
- Any damage to county owned rights-of-way to be corrected at the Developer's expense.
- Installation of traffic control devices shall be in accordance with the latest edition of the "Manual of Uniform Traffic Control."
- Topography was compiled from actual field survey.
- The area shown is located on Tax Map # 42 Parcel # G2.
- All driveways to be privately owned and maintained.
- All coordinates are based on Howard County Geodetic Control Survey traverse which is based on the Maryland State Plane Coordinate System.
- Trench bedding for storm drainage to be in accordance with Howard County Std. G-2.01 Trench in Earth.
- Information concerning underground utilities was obtained from available records, but the contractor must determine the exact location by digging test pits, by hand, at all utility crossings well in advance of construction.
- The contractor or developer shall contact Construction Inspection Survey Division 24 hrs in advance of work at 992-2817 and 792-7272.
- The developer agrees to work with the Dept. of Licenses & Inspection to resolve any problems caused by roof water discharge.
- All downspouts drains shall be handled by one of these methods:
A. Downspout to splash blocks and discharged to ground having good percolation.
B. Downspout in front of units piped to curb.
C. Downspout connected to storm drain.
- Handicap parking details shall be in accordance with the "Maryland Building Code for the Handicapped" Sect. 5.01-7.05 and details sht. 2.
- All setback requirements and criteria as shown in FDP 178, Part III.
- Storm Water Management to be provided by a central facility, FDP 178-30.
- All drives and parking to be privately owned and maintained.
- Refuse collection for townhouses Units 1 thru 44 shall be by curb pick-up by county service. Refuse collection for Mid-Rise building shall be by private contractor. Compactor is located inside building. Portable containers shall be used.
- (Cont'd below)

SITE ANALYSIS

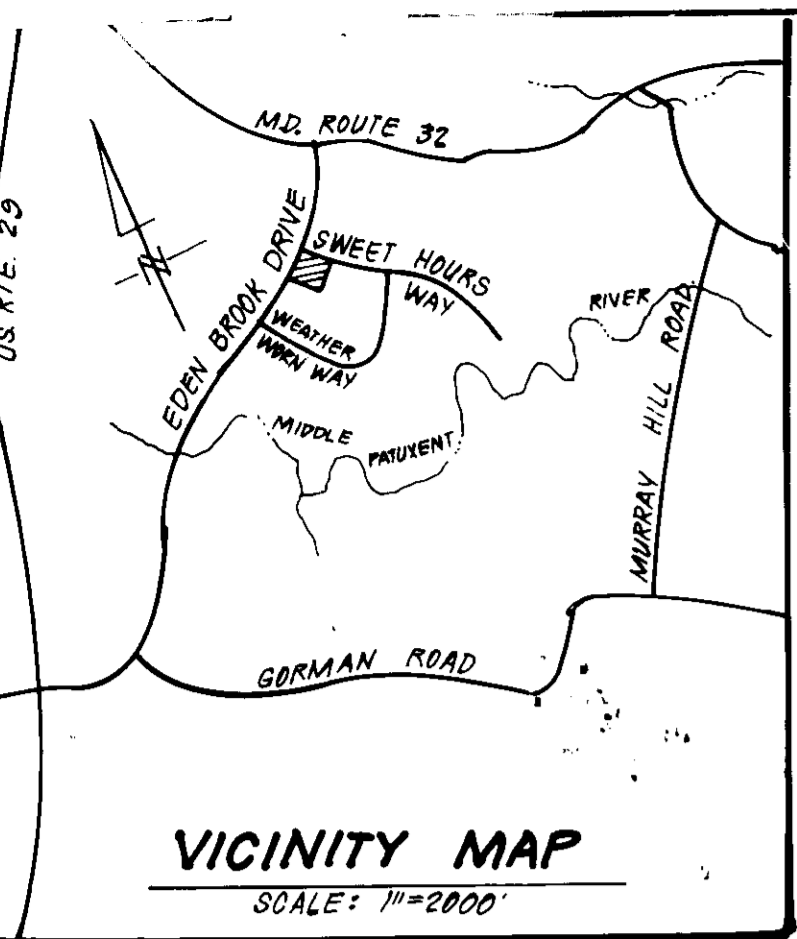
1. Area of Parcel	"FDP-178, Part III"	5.0710 Acres	
2. Zone	"FDP-178, Part III"	New Town Apartment	
3. Proposed land use and No. of Units:			
Apartments in 7-Story Mid-Rise		45	
Condominium Single Family Attached		44	
Total No. of Units Proposed		89	
4. Number of Units Permitted		120	
5. Parking Analysis:	No. Units Proposed	Parking Req'd	Parking Provided
Apartments	45	88 (2/Unit)	68
Townhouse Condos	44	88 (2/Unit)	109 (includes Gar.)
Totals:	89	156	177
6. Building Coverage Permitted			30% Max.
7. Building Coverage Proposed			18.8%
8. Green Area		± 2.6 Ac.	± 50%

LEGEND

- Contour Interval 2 Ft
- Existing Contour
- Proposed Contour
- Spot Elevation
- Direction of Drainage
- Proposed Storm Drain
- Proposed Sewer Main

GENERAL NOTES CONT'D

- Garages shall be used for parking purposes only in accordance with FDP-178, Part III 9.B.1.



UNIT NO	STREET ADDRESS
1	7303
2	7303
3	7305
4	7307
5	7309
6	7311
7	7313
8	7315
9	7317
10	7319
11	7321
12	7323
13	7325
14	7327
15	7329
16	7331
17	7333
18	7335
19	7337
20	7339
21	7341
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41	7381
42	7383
43	7385
44	7387
45	7389
46	7391
47	7393
48	7395
49	7397
50	7399
51	7401
52	7403
53	7405
54	7407
55	7409
56	7411
57	7413
58	7415
59	7417
60	7419
61	7421
62	7423
63	7425
64	7427
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66	7431
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69	7437
70	7439
71	7441
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81	7461
82	7463
83	7465
84	7467
85	7469
86	7471
87	7473
88	7475
89	7477
90	7479
91	7481
92	7483
93	7485
94	7487
95	7489
96	7491
97	7493
98	7495
99	7497
100	7499

MID-RISE APARTMENT UNIT ANALYSIS

TYPE	# B ROOMS	AREA (SF)	QUANTITY
A's	2	1,137 sq ft	26
B's	2	1,137 sq ft	14
C's	2	1,040 sq ft	5
TOTALS		1,150 sq ft	45

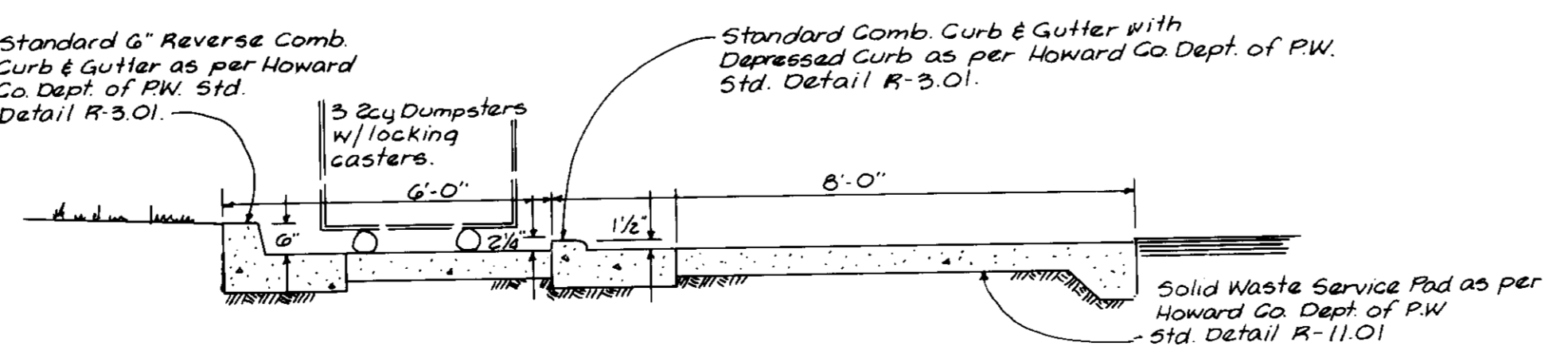
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
DATE: 6-3-87
COUNTY HEALTH OFFICER: [Signature]

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
DATE: 6-4-87
PLANNING DIRECTOR: [Signature]

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DATE: 6-1-87
DIRECTOR: [Signature]



VILLAGE OF KINGS CONTRIVANCE
SECTION 2 AREA 3 PHASE 3
PLAT 5065
ZONED: New Town Apts



DATE	REVISION
4-17-95	ADDED I-9 AND 10' HDPE AT M-4
2-15-99	Add Dumpster Pad & Details
5-10-88	Removed Fire Lanes; Added L.P. Tanks, Reval Ratio Spot Elev.
7-28-87	Added S.O.M.-9 to I-9 and fire lane.

OWNER:	THE HOWARD RESEARCH & DEVELOPMENT CORP. 10275 LITTLE PATUXENT PKWY Columbia, Md. 21044
DESIGNER:	CLARK · FINEFROCK & SACKETT ENGINEERS · PLANNERS · SURVEYORS 13115 LOCKWOOD DRIVE · SILVER SPRING, MARYLAND 20904
PROJECT:	Village of Kings Contrivance SECTION 2 AREA 3 PHASE 3 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE:	2-27-87
SCALE:	1"=30'
DRAWING:	10F6
JOB NO.:	86-111
DRAWING:	86-111-X

REFERENCE FILES: FDP 178, Part III 3: 5-87 250, VP-87-41

SECT./AREA: 2/3 Phase 3

LOT/PARCEL #: PARCEL F

PLAT #: 5064

BLOCK #: 13

ZONE: 42

TAX/ZONE MAP: G 4th

ELEC DIST: 6th

CENSUS TR: 6062

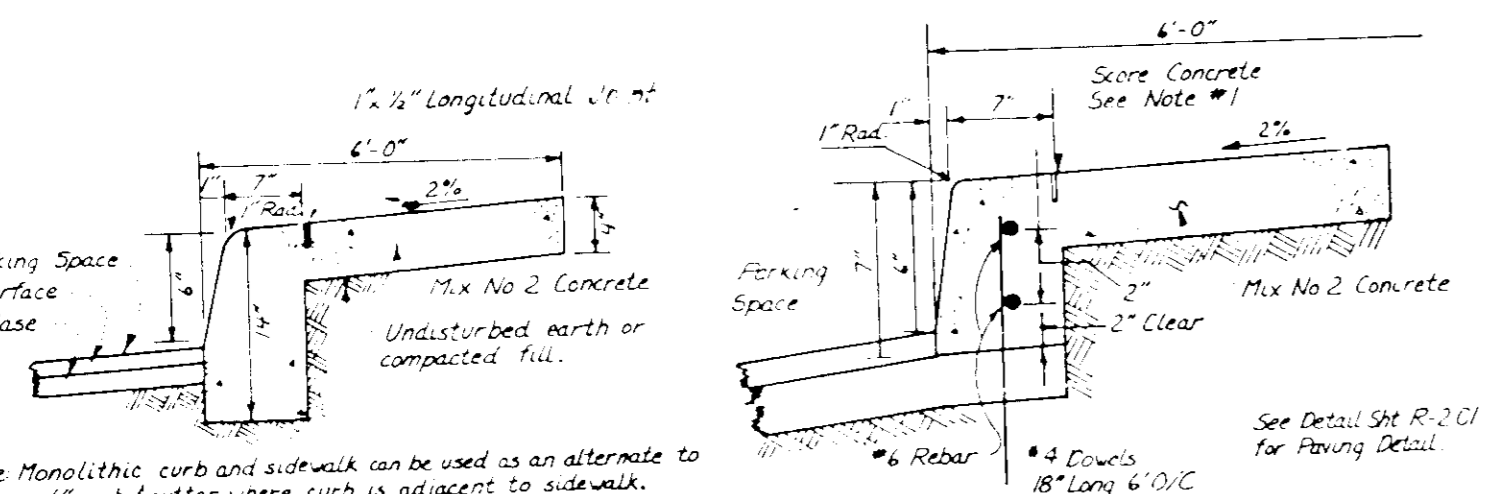
WATER CODE: E-16

SEWER CODE: 635-0000

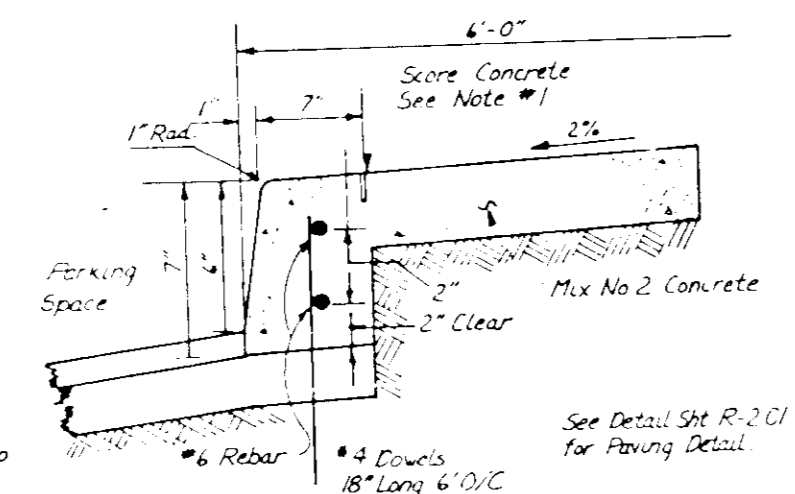
5-21-87

SDP-87-170c

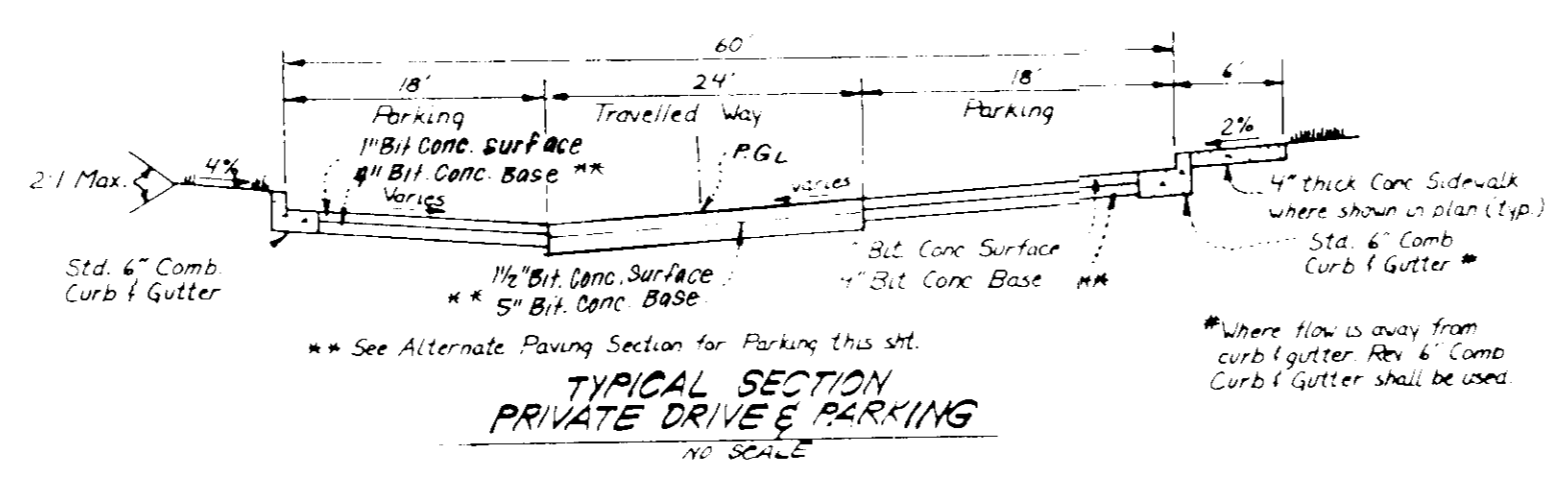
Notes:
 1. Longitudinal joint between sidewalk & curb shall be continuous and to a depth of 1/4" the thickness of the sidewalk or 1" Max. Longitudinal joints shall run from back edge of sidewalk continuous to the bottom face of curb to a depth of 1/4" in concrete (1" in PCC)
 2. Provide 1/2" expansion joints at 15' intervals in longitudinal joints to full cross section



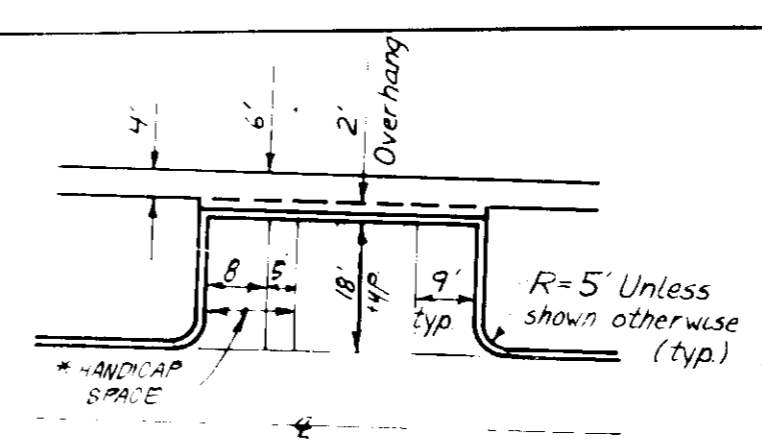
MONOLITHIC CURB & SIDEWALK - PRIVATE PARKING AREA
NO SCALE



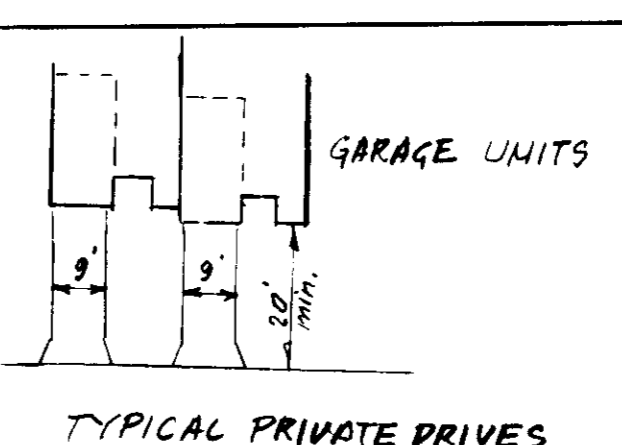
ALTERNATE SECTION
NO SCALE



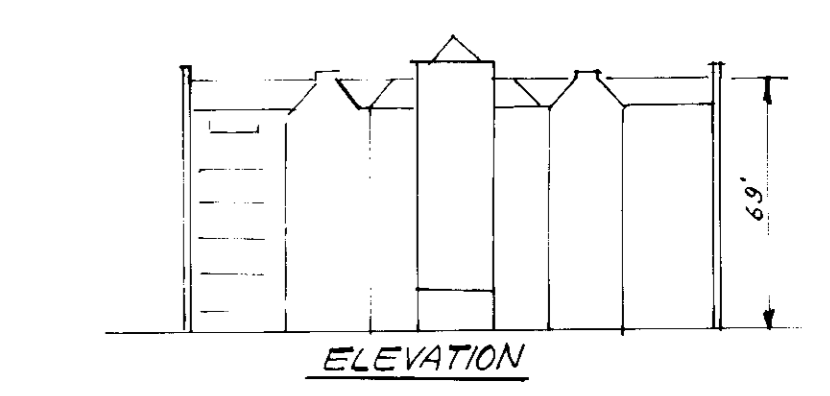
TYPICAL SECTION PRIVATE DRIVE & PARKING
NO SCALE



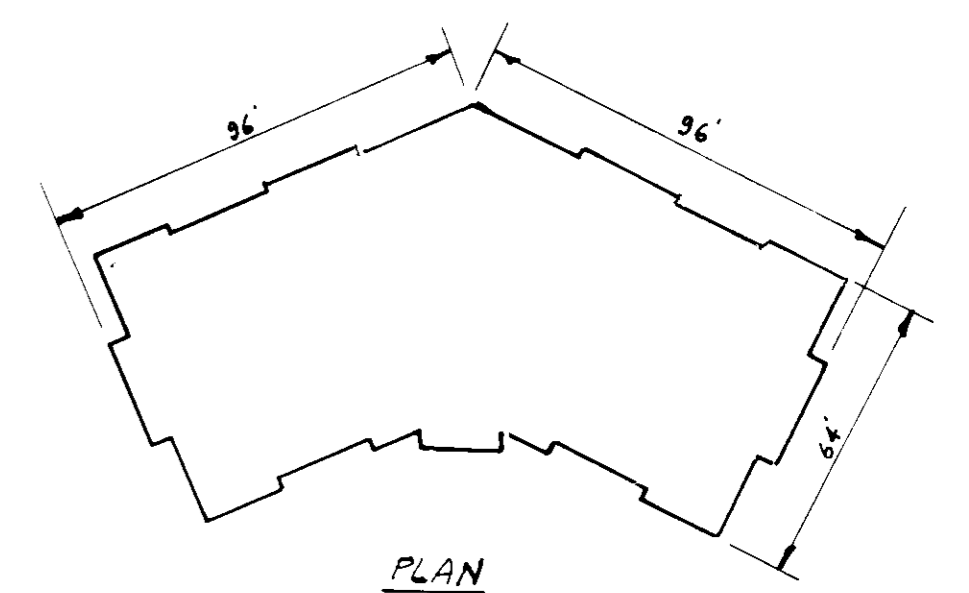
TYPICAL PARKING
NO SCALE



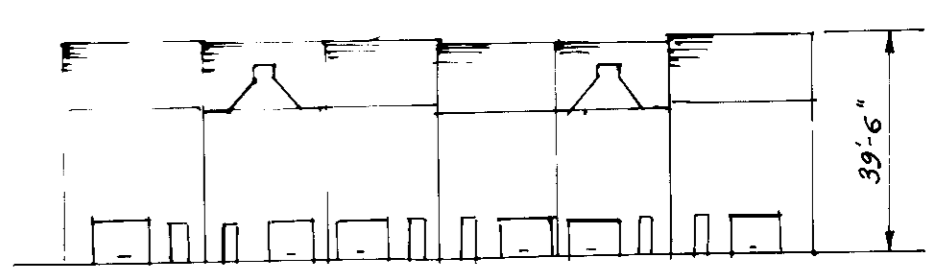
TYPICAL PRIVATE DRIVES



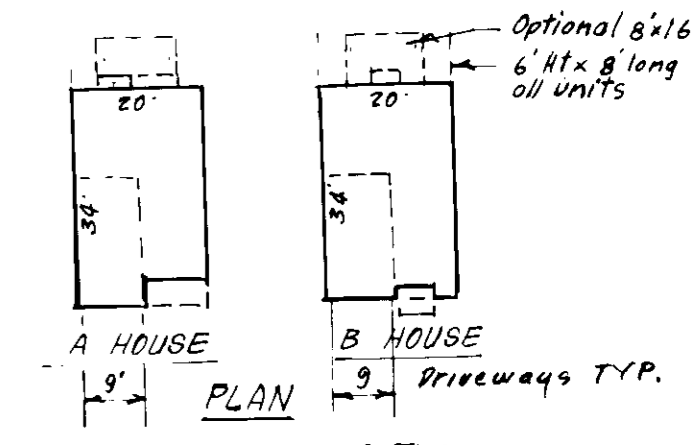
ELEVATION



PLAN



ELEVATION



TYPICAL HOUSES
NO SCALE

Bituminous Conc Surface	2"
Bituminous Conc Base	2"
Prime	
5" Crusher Run Base Course	5"
4" Dense Graded Stabilized Aggregate Base Course	4"

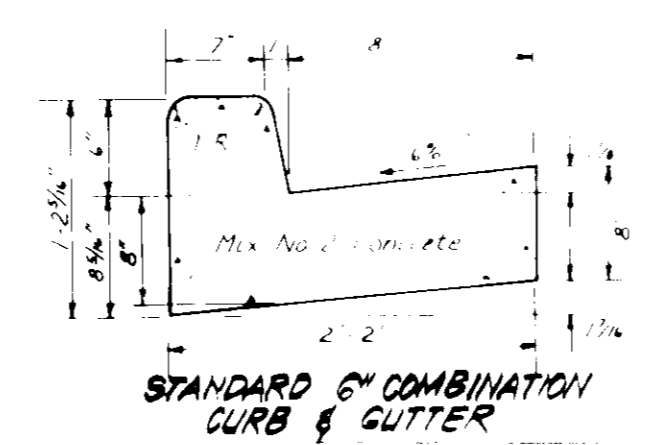
ALTERNATE PAVING SECTION FOR PARKING AREAS (SECTION P-1)
NO SCALE

Bituminous Conc Surface	1 1/2"
Bituminous Conc Base	2 1/4"
Prime	
8" Crusher Run Base (Placed in 2 Courses)	8"
6" Dense Graded Stabilized Aggregate Base Course	6"

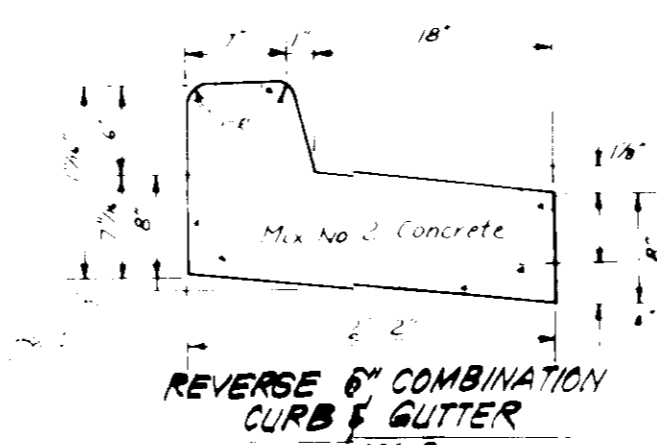
ALTERNATE PAVING SECTION FOR PUBLIC ROADS (SECTION P-2)
NO SCALE

Bituminous Conc Surface	1 1/4"
Bituminous Conc Base	4 1/4"
Prime	
6" Crusher Run Base Course	6"
4" Dense Graded Stabilized Aggregate Base Course	4"

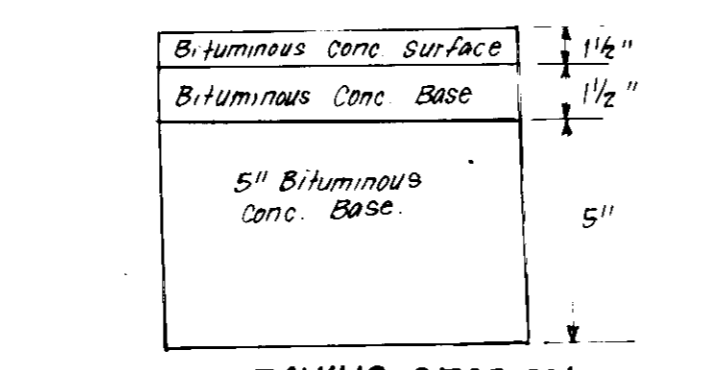
ALTERNATE PAVING SECTION FOR MAJOR MINOR COLLECTOR (SECTION P-3)
NO SCALE



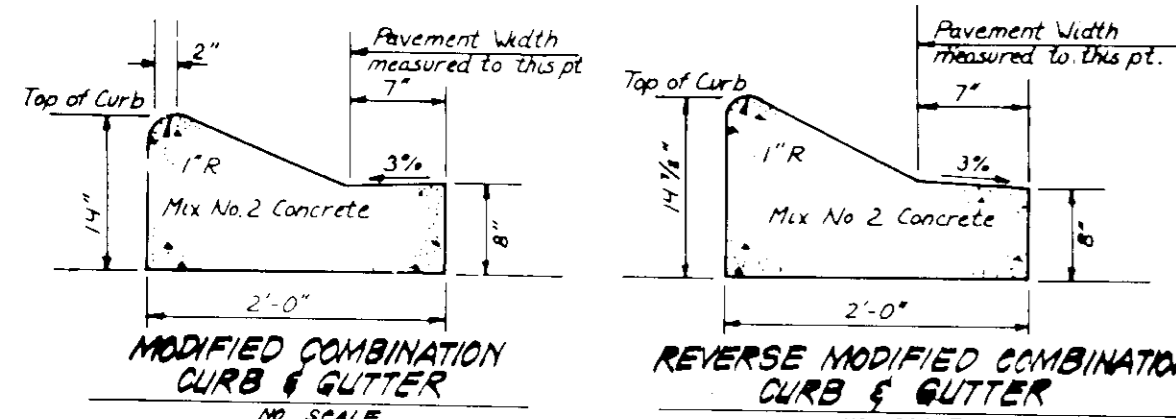
STANDARD 6" COMBINATION CURB & GUTTER
NO SCALE



REVERSE 6" COMBINATION CURB & GUTTER
NO SCALE

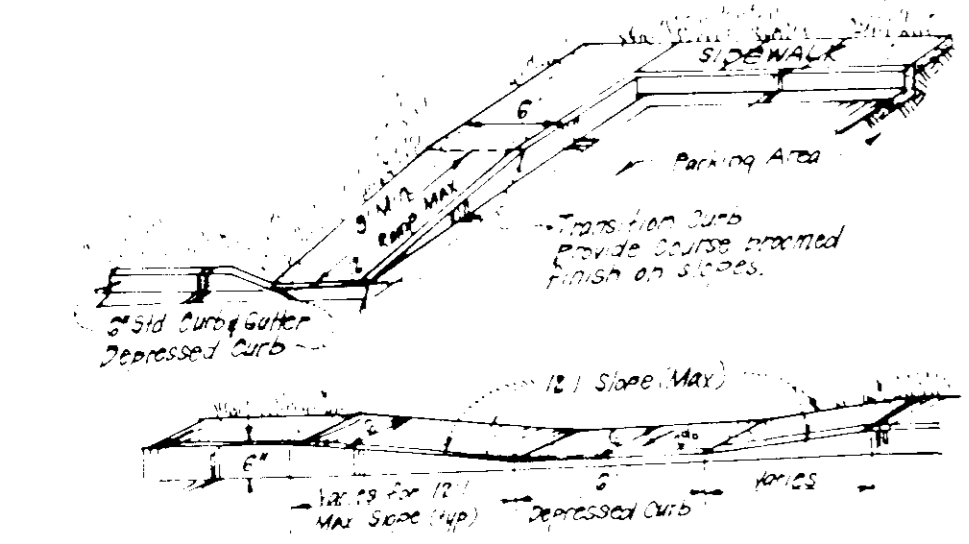


PAVING SECTION FOR MAJOR & MINOR COLLECTOR (SECTION P-3)
NO SCALE

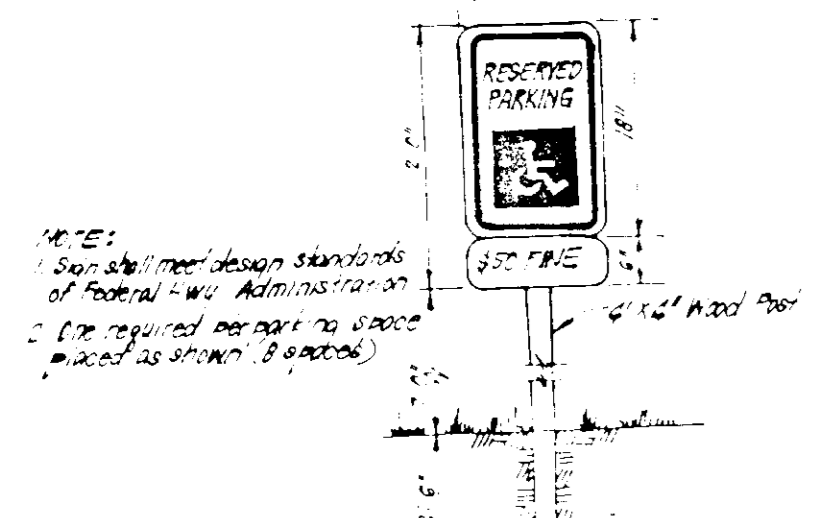


MODIFIED COMBINATION CURB & GUTTER
NO SCALE

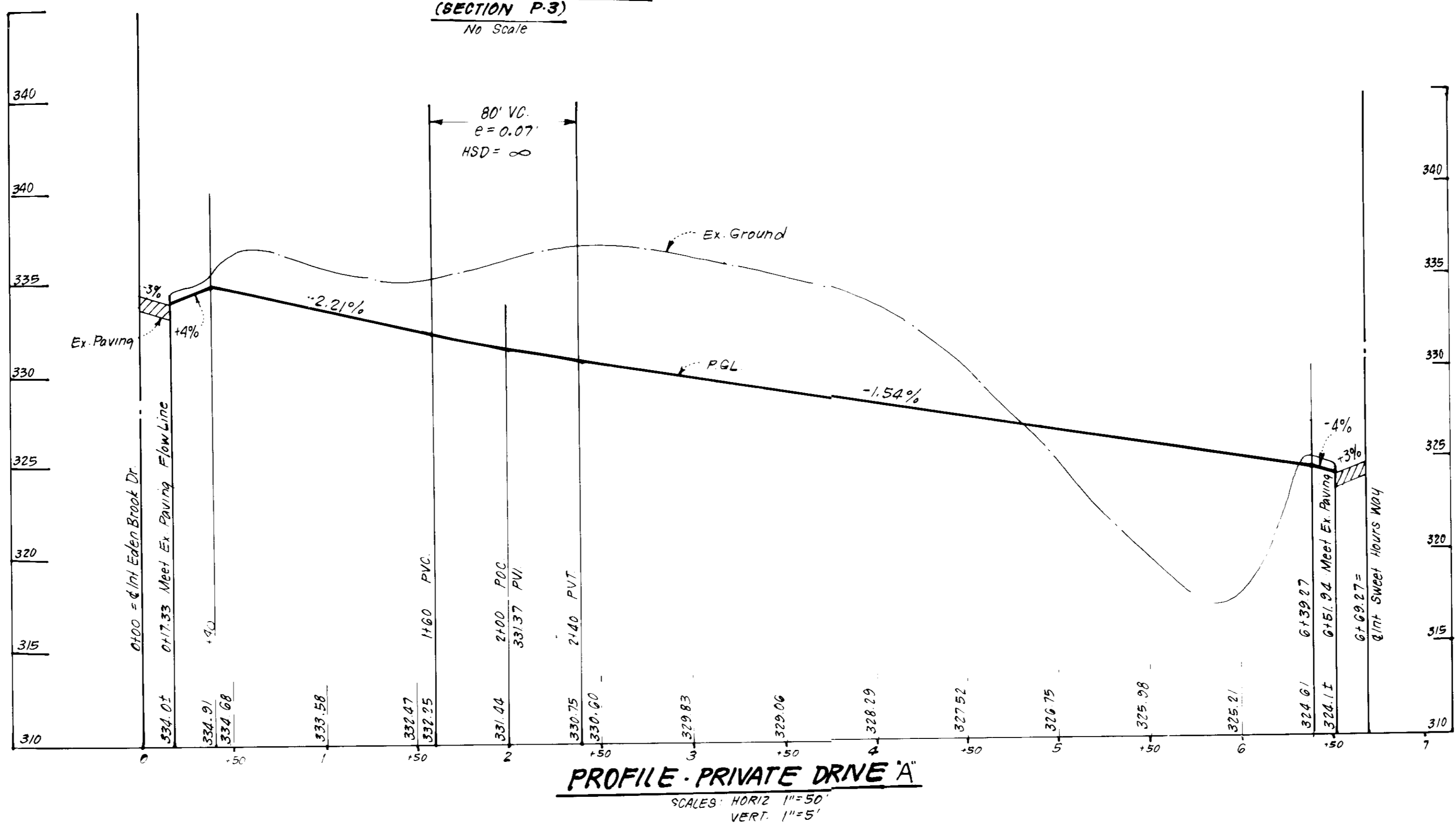
REVERSE MODIFIED COMBINATION CURB & GUTTER
NO SCALE



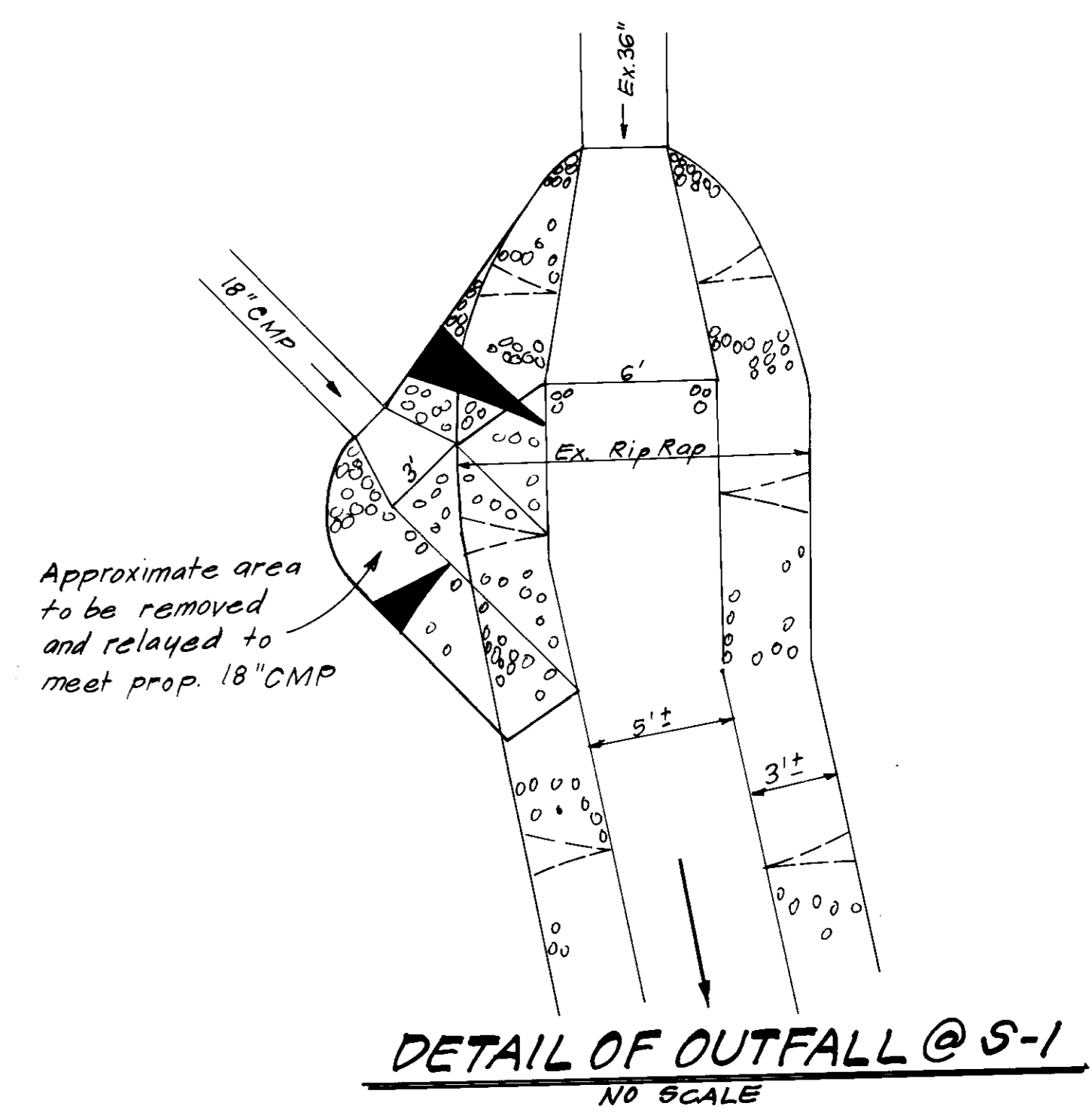
HANDICAP PARKING DETAILS
NO SCALE



HANDICAP PARKING SIGN DETAIL
NO SCALE



PROFILE - PRIVATE DRIVE 'A'
 SCALES: HORIZ 1"=50'
 VERT 1"=5'



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 DATE: 8-28-87

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
 DATE: 6-24-87

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DATE: 6-1-87

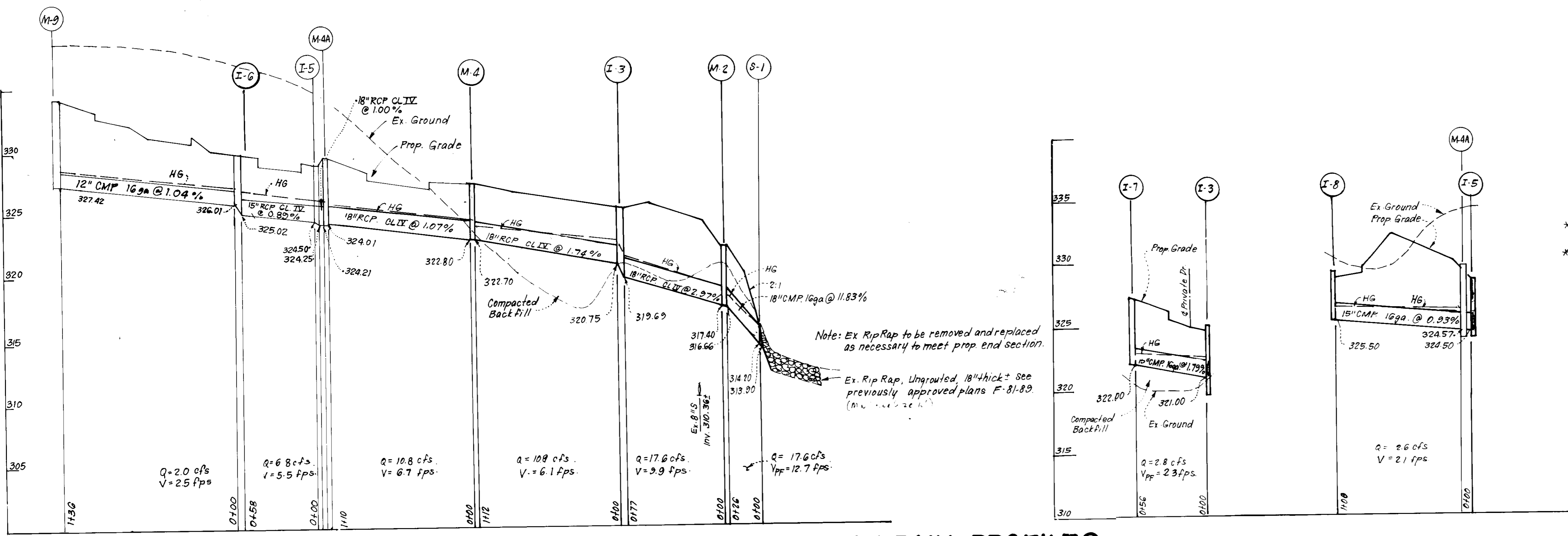
APPROVED: [Signature] DATE: 4-29-87



REFERENCE FILES FDP 178 Part 3	SUBDIVISION NAME	LOT / AREA	LOT / PARCEL #
OWNER: THE HOWARD RESEARCH & DEVELOPMENT CORP. 10275 LITTLE PATUXENT PKWY, COLUMBIA, MD. 21084	Village of Kings Contrivance	2/3 Phase 3	PARCEL F
PLAT: 5064	BLOCK # 13	TRACED MAP FILED DIST. 42	CONTRIVANCE TR. 6062
WATER CODE: E 16	SEWER CODE: 635-000		

CFS	CLARK · FINEFROCK & SACKETT	ENGINEERS · PLANNERS · SURVEYORS
11315 LOCKWOOD DRIVE	SILVER SPRING, MARYLAND 20904	(301) 583-3400
DESIGNED: WHT/ULS	SITE DEVELOPMENT PLAN	SCALE: 1"=30'
DRAWN: KIW	PAVING DETAILS	DRAWING: 2 OF 6
CHECKED: JLS	COLUMBIA	JOB NO.: 86-111
DATE: 2-27-87	VILLAGE OF KINGS CONTRIVANCE SECTION 2 AREA 3 PHASE 3 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	FILE NO.: 86-111-X
	FOR: P.B.I. CONSTRUCTION MANAGEMENT, INC. 10320 LITTLE PATUXENT PKWY #506 Columbia, Md 21084	

SDP-87-170



STRUCTURE SCHEDULE							
NO	TYPE	INN IN	INN OUT	TOP ELEVATION		REMARKS	LOCATION
				UPPER	LOWER		
S-1	Metal End Section	314.20	313.90	-	-	Ho. Co. Std. SD 5.01 D=18"	See Plan
M-2	Shallow Brick Manhole	317.40	317.28	322.00	322.00	G 5.05 48" Sq.	
I-3	A-10 Inlet	320.79	319.69	325.13	324.96	SD 4.02 W=2'6"	
M-4	Shallow Brick Manhole	322.80	322.70	327.20	327.20	G 5.05 48" Sq.	
I-5	A-5 Inlet w/Deflectors	324.93	323.98	328.72	328.62	SD 4.01 W=2'6"	
I-6	A-10 Inlet	326.01	325.02	329.60	329.43	SD 4.02 W=2'6"	
I-7	A-5 Inlet w/Deflectors	-	322.00	327.41	327.19	SD 4.01 W=2'6"	
I-8	A-10 Inlet	-	325.50	329.30	329.30	SD 4.02 W=2'6"	
M-9	Standard precast MH	-	327.42	334.0	334.0	Ho. Co. Std. 65.12 48" Rd.	See Plan
M-4A	Shallow Brick MH	324.21	324.01	329.50	329.50	Ho. Co. Std. 65.05 48" Sq.	See Plan
* See Ho. Co. Std. SD 4.83 for Inlet deflectors.							
* All inverts to be fully developed							
I-9	D INLET	-	325.93	TOP 328.00	THROAT 327.17	HC STD SD 4.11 OPEN ON ALL SIDES	SEE PLAN

PIPE SCHEDULE		
SIZE	TYPE	LENGTH
15"	CMP 16ga	58 LF
15"	RCP CL IV	58 LF
18"	RCP CL IV	306 LF
18"	CMP 16ga	26 LF
12"	CMP 16ga	136 LF

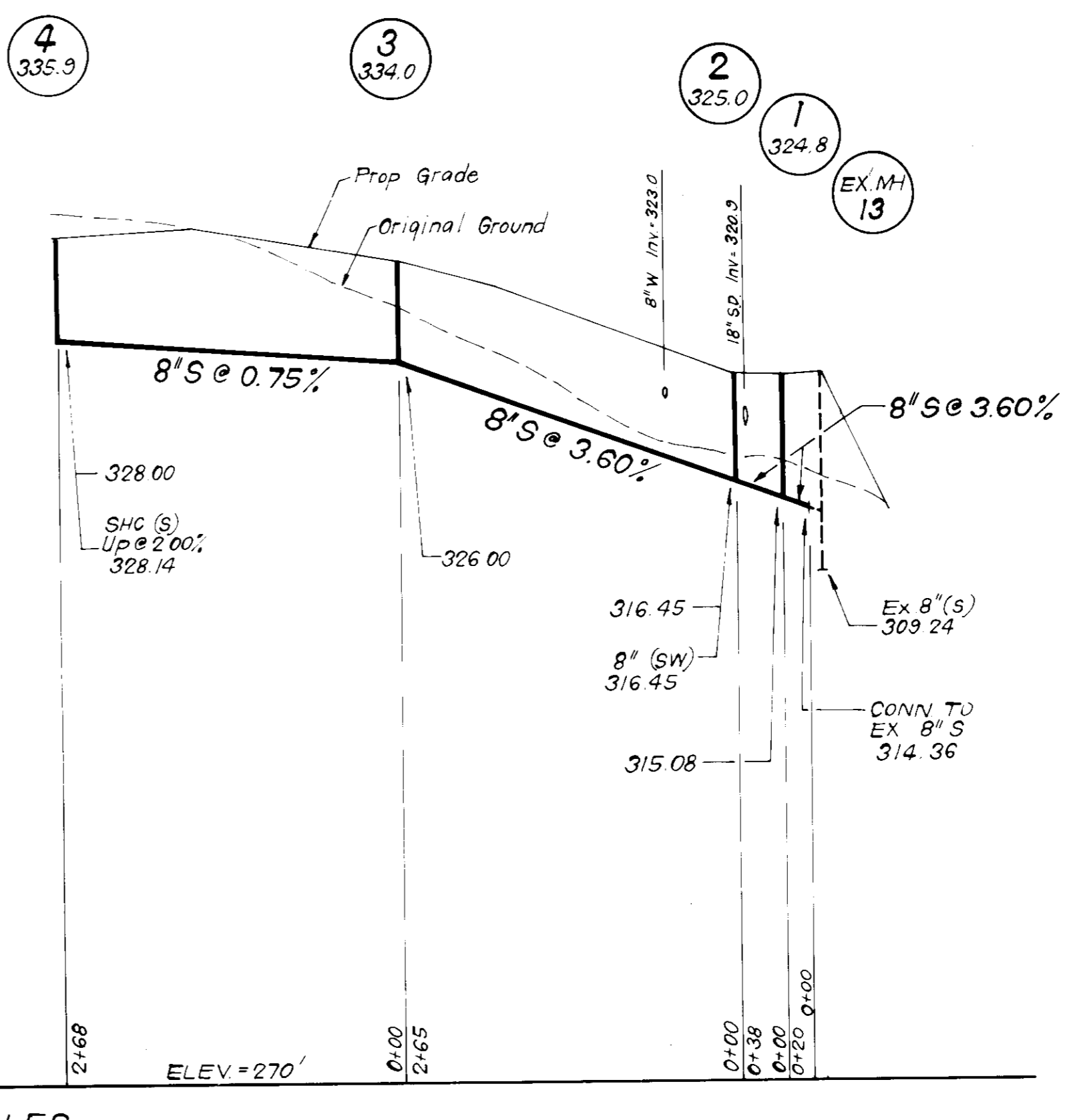
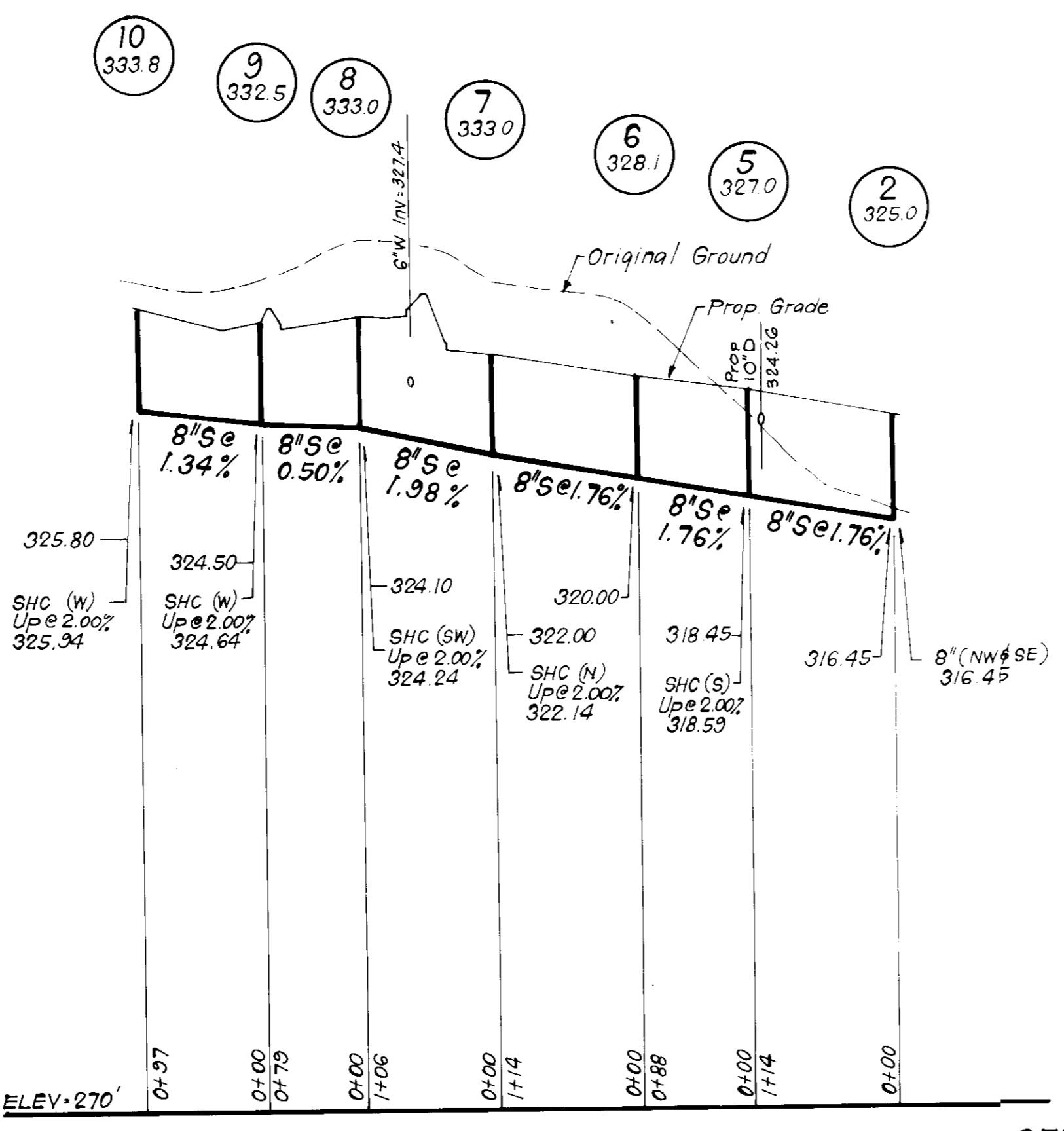
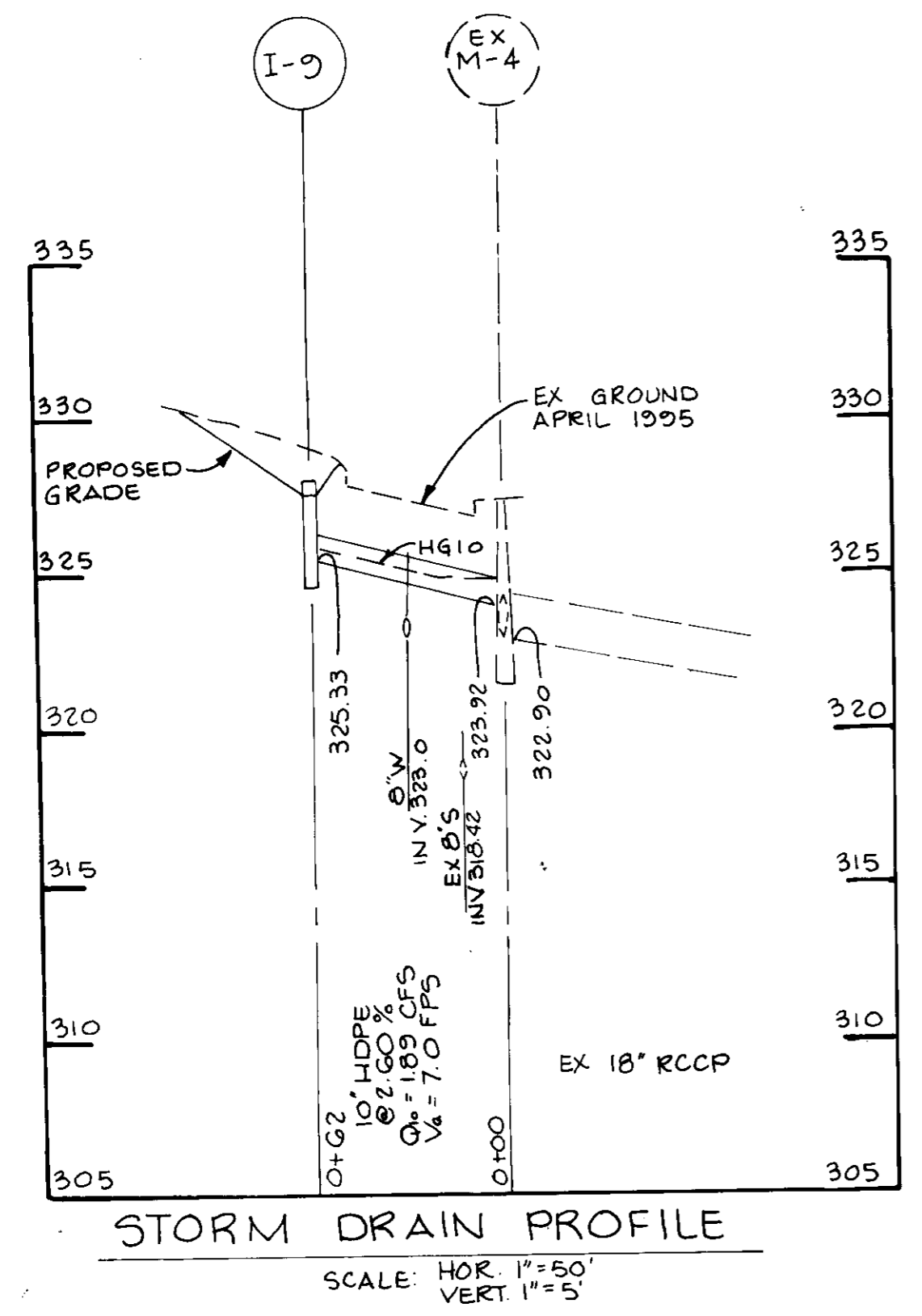
* 2 1/2" x 1/2" Corrugations

STORM DRAIN PROFILES

SCALE: HORIZ. 1"=50' VERT. 1"=5'

WATER & SEWER NOTES

- All Sewer Mains shall be PVC, C.S.P.X., V.C.P.X. or A.C.P. class 2400 except where otherwise noted.
- All construction methods and materials for on-site private water and sewer systems shall follow the current edition of the Howard County Std. Details and Specifications where necessary.
- All water mains to have a minimum of 3.5 ft of cover.
- Sewer House Connections shall be built to within 5 ft of buildings at a slope of 2.00%, unless otherwise shown on plan or profile.



DATE	REVISION
4-11-95	ADDED INLET I-9 AND 10" HOPE @ M-4
10-6-87	Revised S.D.
Date	REVISION

7-28-87 Added SD M-9 to I-6

DATE REVISION

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT

PLANNING DIRECTOR DATE 6-3-87

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING

PLANNING DIRECTOR DATE 6-4-87

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

DIRECTOR DATE 6-1-87

4-29-87

OWNER: THE HOWARD RESEARCH & DEVELOPMENT CORP. 10275 4th BLDG. BETHESDA PARKWAY COLUMBIA, MD. 21044

5-21-87

CLARK · FINEFROCK & SACKETT
ENGINEERS · PLANNERS · SURVEYORS

11315 LOCKWOOD DRIVE SILVER SPRING, MARYLAND 20904 (301) 593-3400

DESIGNED: JLS
DRAWN: KIW
CHECKED: JLS
DATE: 2-27-87

SITE DEVELOPMENT PLAN
STORM DRAIN AND SEWER PROFILES

COLUMBIA
VILLAGE OF KINGS CONTRIVANCE
SECTION 2 AREA 3 PHASE 3
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

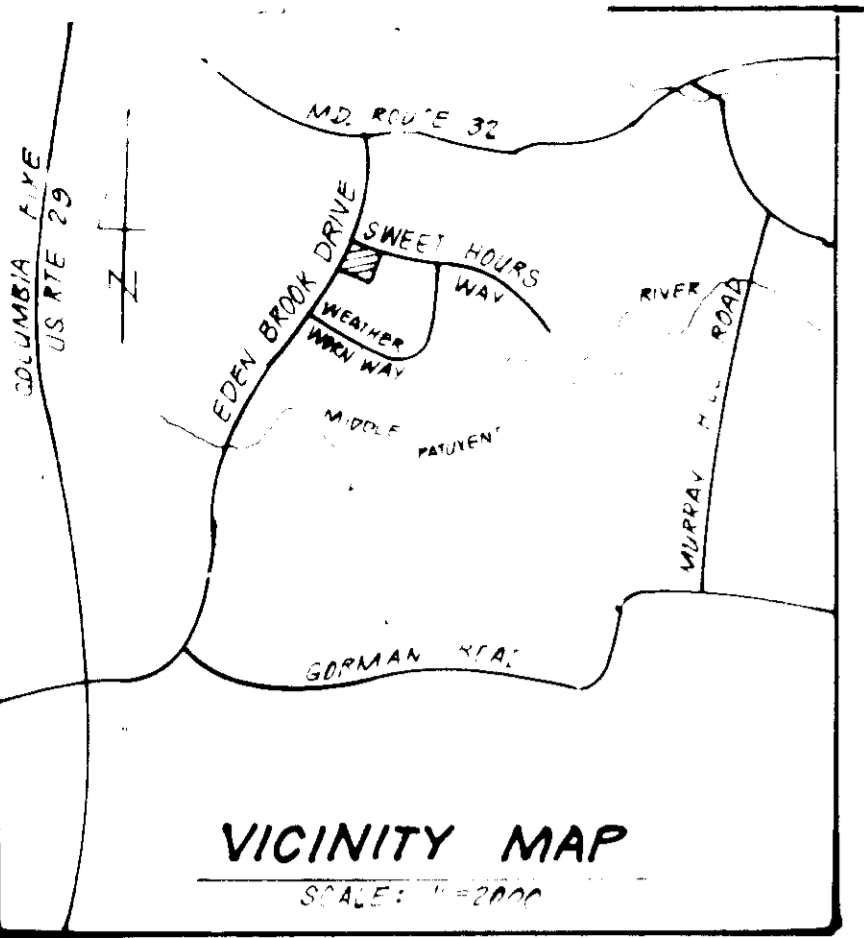
SCALE: As Shown
DRAWING: 30F6
JOB NO.: 86-111
FILE NO.: 86-111-X

FOR: BBI CONSTRUCTION MANAGEMENT INC. 1530 24th Boulevard Parkway # 506 Columbia, MD 21044

SDP-87-170c

VILLAGE OF KINGS CONTRIVANCE
SECTION 2 AREA 3 PHASE 3
FLAT 4441

TRAP NO.	TYPE	AREA	STORAGE PROVIDED	DEPTH	TOP OF STONE	BOTTOM	LEAKAGE	STATION
					ELEV.	ELEV.	ELEV.	NO.
1	STANDARD	1.5 AC	1000 CF	2'	315.0	310.0	310.0	See Plan
2	STANDARD	1.5 AC	1000 CF	2'	315.0	310.0	310.0	See Plan



1. Contour Interval	2 FT.
2. Existing Contour	--- 360 ---
3. Proposed Contour	--- 360 ---
4. Spot Elevation	1608
5. Direction of Drainage	→ 15" RCP
6. Proposed Storm Drain	→ 8" S
7. Proposed Sewer Main	→ 8" S
8. Easement	→ 8" S
9. Straw Bale Dike or Silt Fence	--- 580/5 ---

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
DATE: 6-3-87

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING
DATE: 6-5-87

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DATE: 6-1-87

4-29-87

Reviewed 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.

DEVELOPER'S/BUILDER'S CERTIFICATE
"We certify that all development and construction will be done
according to this plan of development and plan for erosion and sediment
control and that all 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. I also authorize periodic on-
site inspection by the Howard Soil Conservation District or their
authorized agents, as are deemed necessary."

Signature of Developer/Builder: [Signature]
Date: 5-15-87

ENGINEER'S CERTIFICATE
I hereby 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 Conserva-
tion District.

Signature: [Signature]
Date: 5-15-87

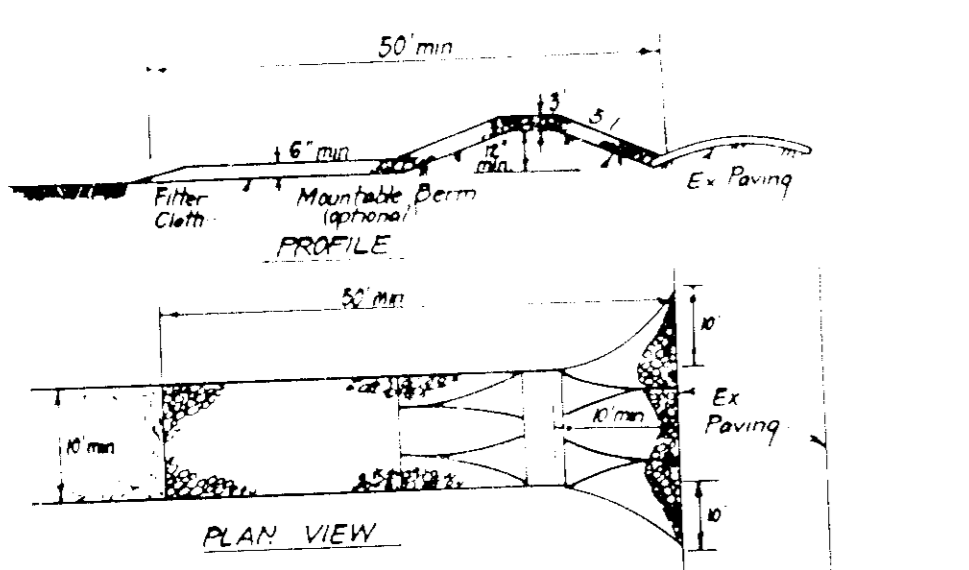
OWNER	DATE	REVISION
THE HOWARD RESEARCH & DEVELOPMENT CORP. 10715 L.H. PATUCHI PEW Columbia Md 21044	4-17-85	ADDED INLET I-9 AND 10" HOPE AT M-4
	7-28-87	Added Fire Lane & S.D. M-9 to I-G

CLARK · FINEFROCK & SACKETT
ENGINEERS · PLANNERS · SURVEYORS
7135 MINSTREL WAY, COLUMBIA, MARYLAND 21045
WASH. 621-8100
BALT. 381-7500

DESIGNED: WHT/ULS
DRAWN: VLM
CHECKED: VLS
DATE: 5-15-87

SCALE: 1"=30'
DRAWING: 4056
JOB NO: 86111
FILE NO: 86111-SE

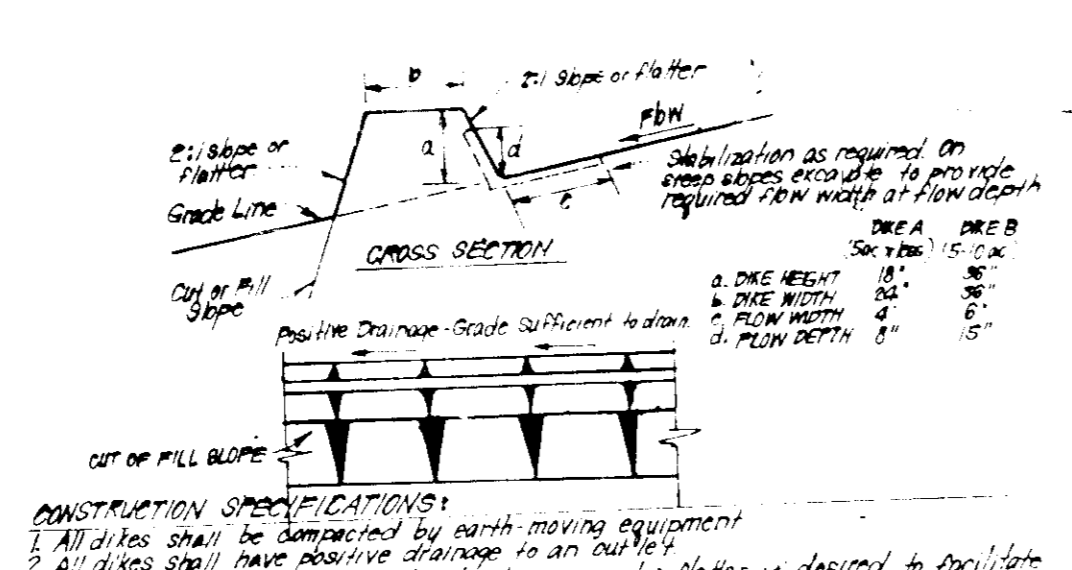
SDP-87-170c



CONSTRUCTION SPECIFICATIONS

1. Stone size - Use 2" stone or equivalent of recycled concrete equivalent.
2. Length - As required, but not less than 50 feet, except for a single residence lot where a 30 foot minimum length will apply.
3. Thickness - Not less than 6" (6) inches.
4. Width - Ten (10) feet minimum, but not less than the full width of points where ingress or egress occurs.
5. Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required on a slope having a residence lot.
6. Surface Water - All surface water flowing or diverted from a construction entrance shall be piped across the entrance. If piping is impractical, a concrete curb with 5" depth will be required.
7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment with public rights of way. This may require periodic top dressing with additional stone as conditions demand. All and repair work or clearing of any measures used to trap sediment. All sediment applied, dropped, washed or tracked onto public rights of way must be removed immediately.
8. Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public rights of way. When washing is required, it shall be done on an area established in advance and which drains into an approved sediment trapping device.
9. Periodic inspection and needed maintenance shall be provided after each rain.

STABILIZED CONSTRUCTION ENTRANCE (SCE)

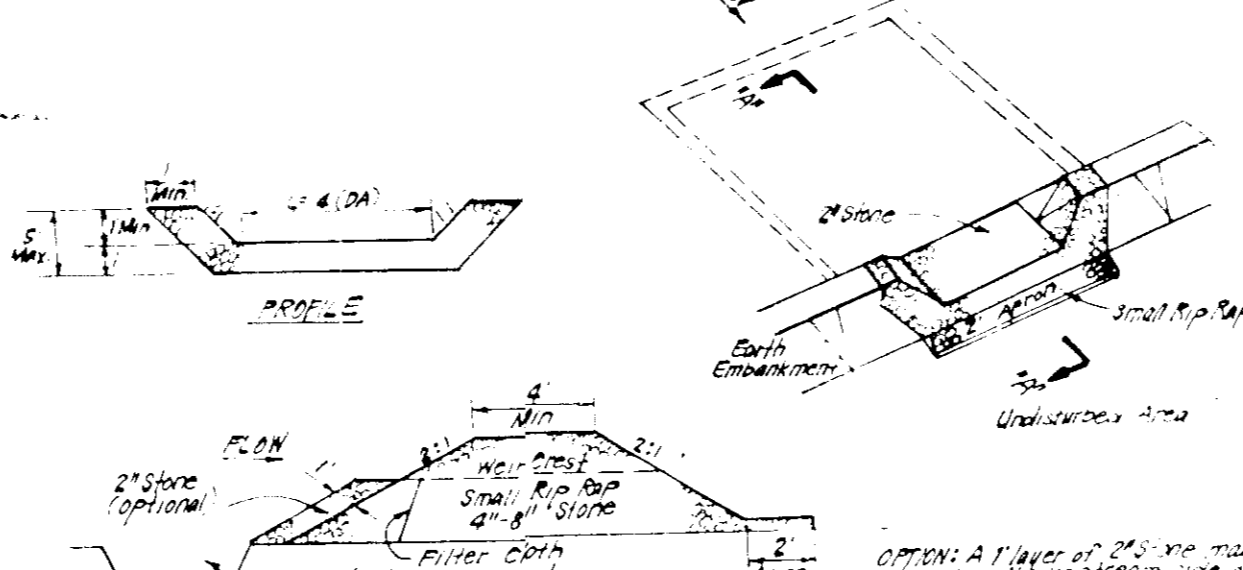


CONSTRUCTION SPECIFICATIONS

1. All dikes shall be constructed by earth moving equipment.
2. All dikes shall have positive drainage to an outlet.
3. Top width may be wider and side slopes may be steeper if desired, to facilitate crossing by construction traffic.
4. Final location should be adjusted as needed to utilize a stabilized curb with a minimum of erosion. Runoff shall be conveyed to a sediment trapping device such as a sediment trap or sediment basin where either the dike channel, or the drainage area above the dike are not adequately stabilized.
5. Sedimentation shall be: (A) in accordance with standard specifications for seed and straw mulch or straw mulch in seeding season, (B) flow channel as per chart below.

TYPE OF TREATMENT	SEEDING	DIKE A	DIKE B
1	15-20%	Seed/Straw Mulch	Seed or Straw Mulch
2	31-50%	Seed/Straw Mulch	Seed with or without Straw Mulch
3	51-60%	Seed/Straw Mulch	Seed with or without Straw Mulch
4	61-80%	Seed/Straw Mulch	Seed with or without Straw Mulch
5	81-100%	Seed/Straw Mulch	Seed with or without Straw Mulch

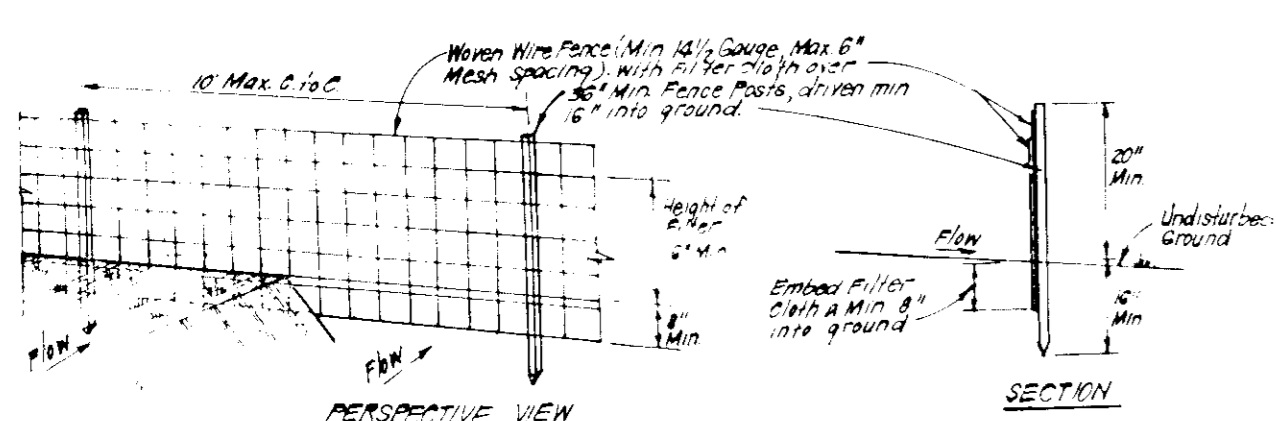
EARTH DIKE DETAIL (E.D.)



CONSTRUCTION SPECIFICATIONS

1. Top width, embankment shall be cleared, grubbed and stripped of any vegetation and rock. The top width shall be 4'.
2. The fill material for the embankment shall be free of rocks and other woody vegetation as well as over sized stones, rocks, organic material or other plastic material. The embankment shall be compacted by tamping with equipment or while it is being constructed.
3. All cut and fill slopes shall be 2:1 or flatter.
4. The slope used in the outlet shall be small rip rap 4" or larger with 1" thickness of 2" aggregate placed on the up-slope side on the small rip rap or embedded filter cloth on the rip rap.
5. Sediment shall be removed and the structure inspected after each rain and repairs made as needed.
6. The structure shall be inspected after each rain and repairs made as needed.
7. Construction operations shall be carried out in such a manner that erosion and water pollution is minimized.
8. The structure shall be removed and the area stabilized when the drainage area has been properly stabilized.

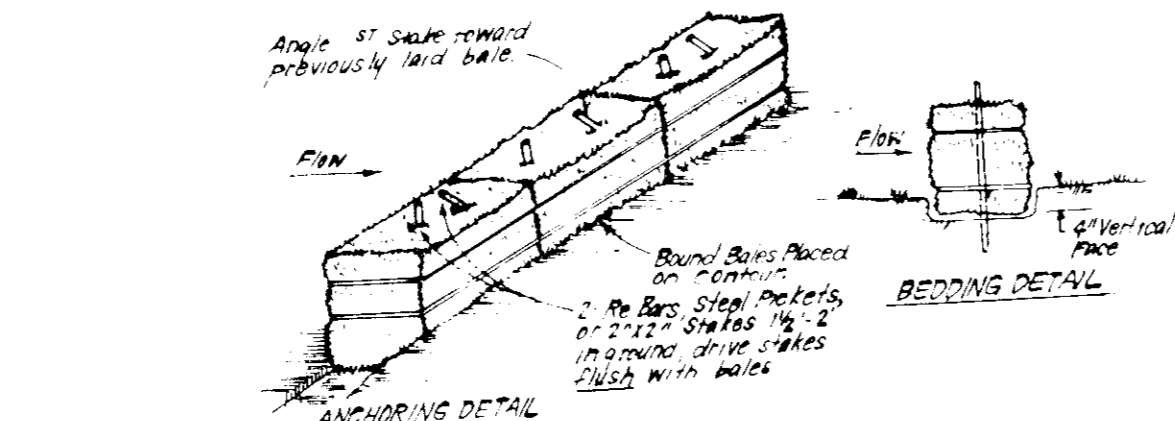
STONE OUTLET SEDIMENT TRAP (S.O.S.T.) STR.



CONSTRUCTION SPECIFICATIONS

1. Posts shall be placed in a line and spaced at 10' intervals.
2. Posts shall be placed in a line and spaced at 10' intervals.
3. Posts shall be placed in a line and spaced at 10' intervals.
4. Posts shall be placed in a line and spaced at 10' intervals.

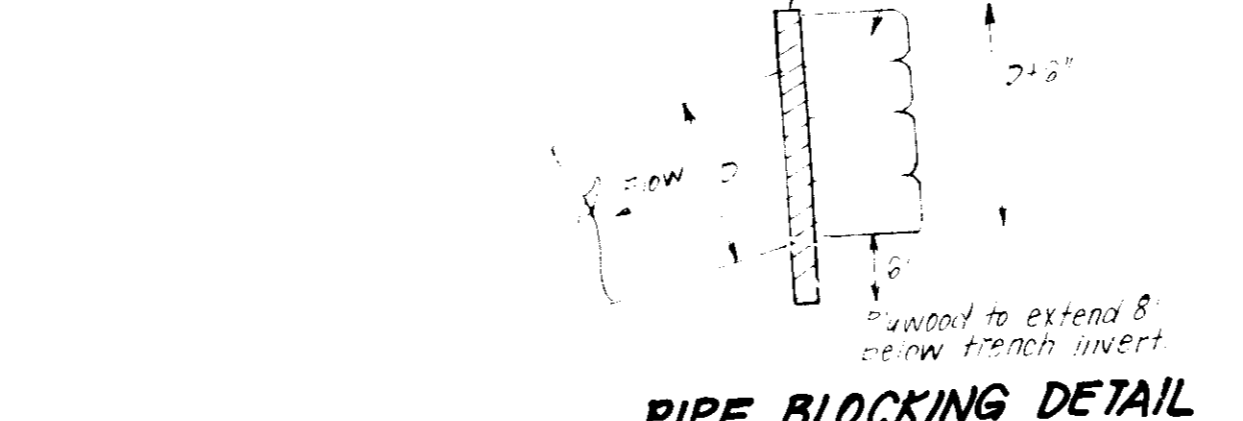
SILT FENCE DETAIL (S)



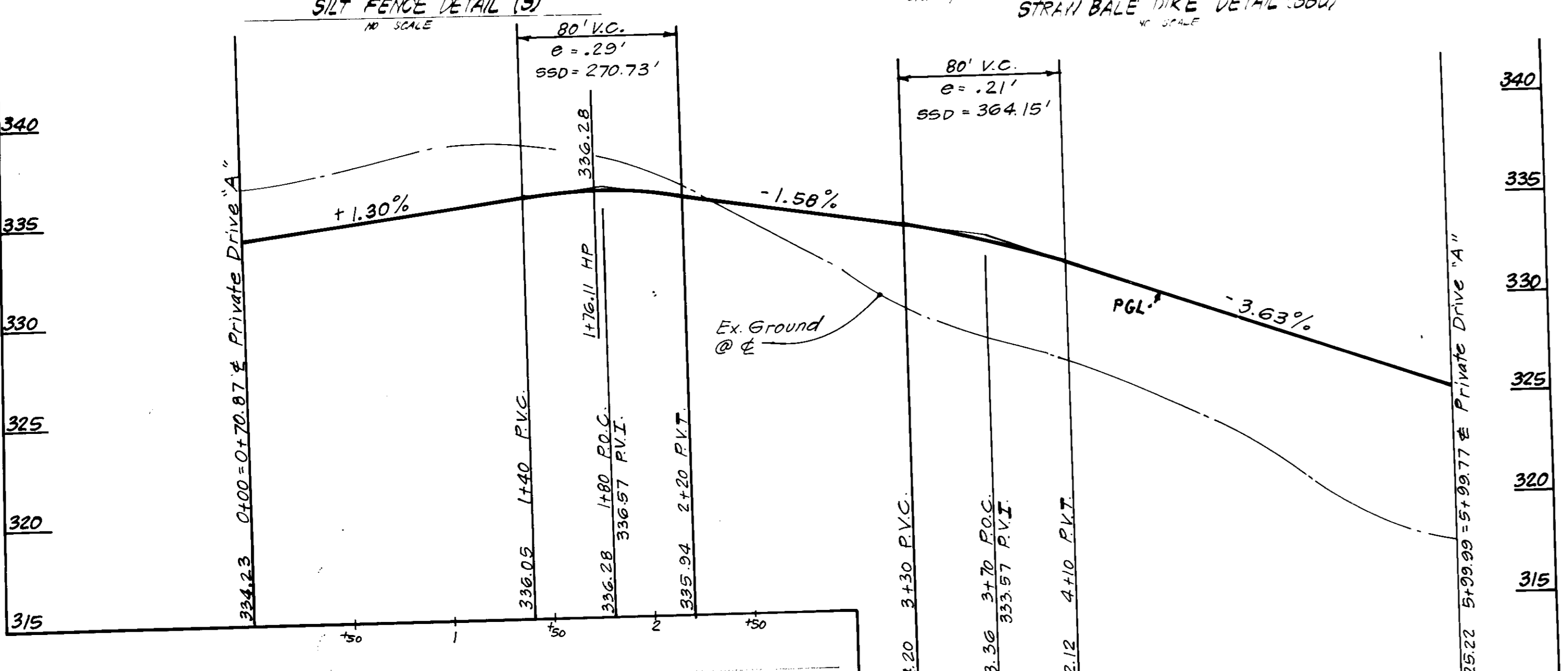
CONSTRUCTION SPECIFICATIONS

1. Bales shall be placed on a slope or on the contour and in a row with ends slightly abutting the adjacent bales.
2. Each bale shall be embedded in the soil a minimum of 4" and placed so the binders are horizontal.
3. Bales shall be secured together by either 2 stakes or 2 cables driven thru the bale.
4. The top stake in each bale shall be driven toward the previously laid bale or an angle to force the bales together. Stakes shall be driven flush with the bales.
5. Inspection shall be frequent and repair/replacement shall be made promptly as needed.
6. Stakes shall be removed when they have served their usefulness so as not to block or impede storm flow or drainage.

STRAW BALE DIKE DETAIL (SBD)



PIPE BLOCKING DETAIL



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

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING

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

DATE: 4-29-87

DATE: 5-27-87

DATE: 3-4-87

DATE: 3-4-87

PERMANENT SEEDING NOTES

Apply to graded or cleared areas not subject to immediate further disturbance where permanent long-lived vegetative cover is needed.

Seeded Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding.

Soil Amendments: In lieu of soil test recommendations, use one of the following schedules:

- 1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 urea-form fertilizer (9 lbs/1000 sq ft).
- 2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil.

Seeding - For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs per acre (1.4 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (.05 lbs/1000 sq ft) of seeding legumens. During the period of October 16 thru February 28, protect site by: Option (1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use seed. Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

Mulching - Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.

Maintenance - Inspect all seeded areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be re-disturbed where a short-term vegetative cover is needed.

Seeded Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding.

Soil Amendments: Apply 400 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft).

Seeding - For periods March 1 thru April 30 and from August 15 thru November 15, seed with 25 bushel per acre of annual ryegrass (3.2 lbs/1000 sq ft). For the period May 1 thru August 14, seed with 3 lbs per acre of seeding legumens (.07 lbs/1000 sq ft). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use seed.

Mulching: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring.

Maintenance - Inspect all seeded areas and make needed repairs, replacements and reseedings.

PERMANENT SEEDING NOTES

1) The amount of 2 hours notice must be given to the Howard County Office of Inspection and Permitting prior to the start of any construction. (392-2437)

2) All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL.

3) Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1. 14 days as to all other disturbed or graded areas on the project site.

4) All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.

5) All disturbed areas must be established within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL for permanent seedings (Sec. 31) and (Sec. 54), temporary seeding (Sec. 30) and mulching (Sec. 52). Temporary stabilization with mulch alone can only be done when recommended seeding rates do not allow for proper germination and establishment of grasses.

6) All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.

7) Site Analysis:

Total Area of Site	5.071 Acres
Area Disturbed	2.79 Acres
Area to be vegetatively stabilized	2.30 Acres
Total Cut	14,400 Cu. yds
Total Fill	18,750 Cu. yds
Off-site waste/borrow area location	N/A

8) Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.

9) Additional sediment control must be provided, if deemed necessary by the Howard County LSW sediment control inspector.

10) On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made. If houses are to be constructed on an "As-Built" basis, at random, Single Lot Sediment Control as shown below shall be implemented.

11) All pipes shall be blocked at the end of each day (see detail below).

12) The total amount of straw bale/dikes/silt fence equals 310 L.S.

OWNER:
 THE HOWARD RESEARCH & DEVELOPMENT CORP.
 10275 Little Patuxent Pkwy.
 Columbia Md. 21044

CLARK · FINEFROCK & SACKETT
 ENGINEERS · PLANNERS · SURVEYORS

11315 LOCKWOOD DRIVE
 SILVER SPRING, MARYLAND 20904

DESIGNED WNT/VLS
DRAWN KIW
CHECKED VLS
DATE 2-27-87

SCALE 1"=30'
DRAWING 50F6
JOB NO. 86-111
FILE NO. 86-111-SE

SEDIMENT & EROSION CONTROL DETAILS

PARCEL F
COLUMBIA
 VILLAGE OF KINGS CONTRIVANCE
 SECTION 2 AREA 3 PHASE 3
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

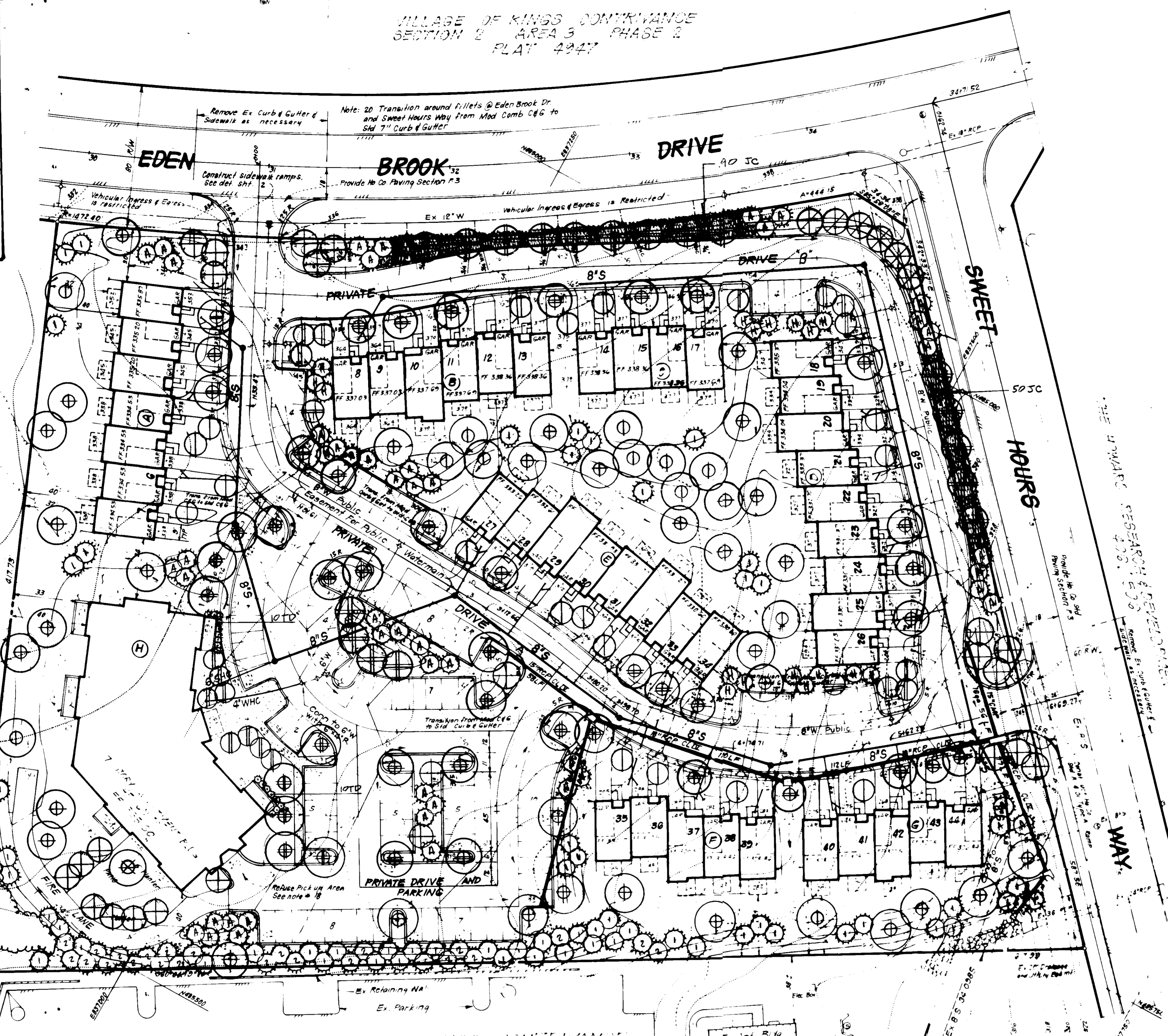
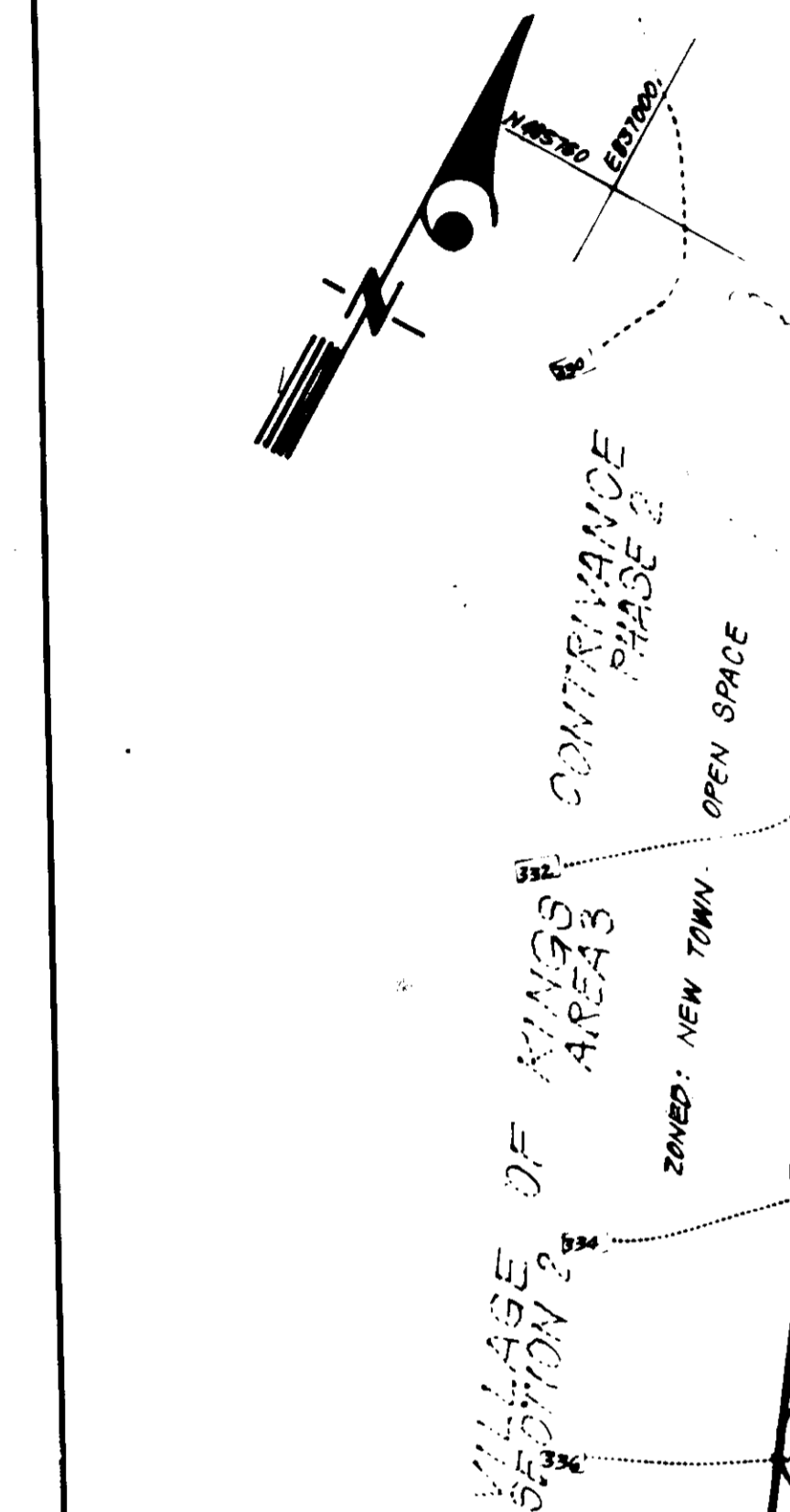
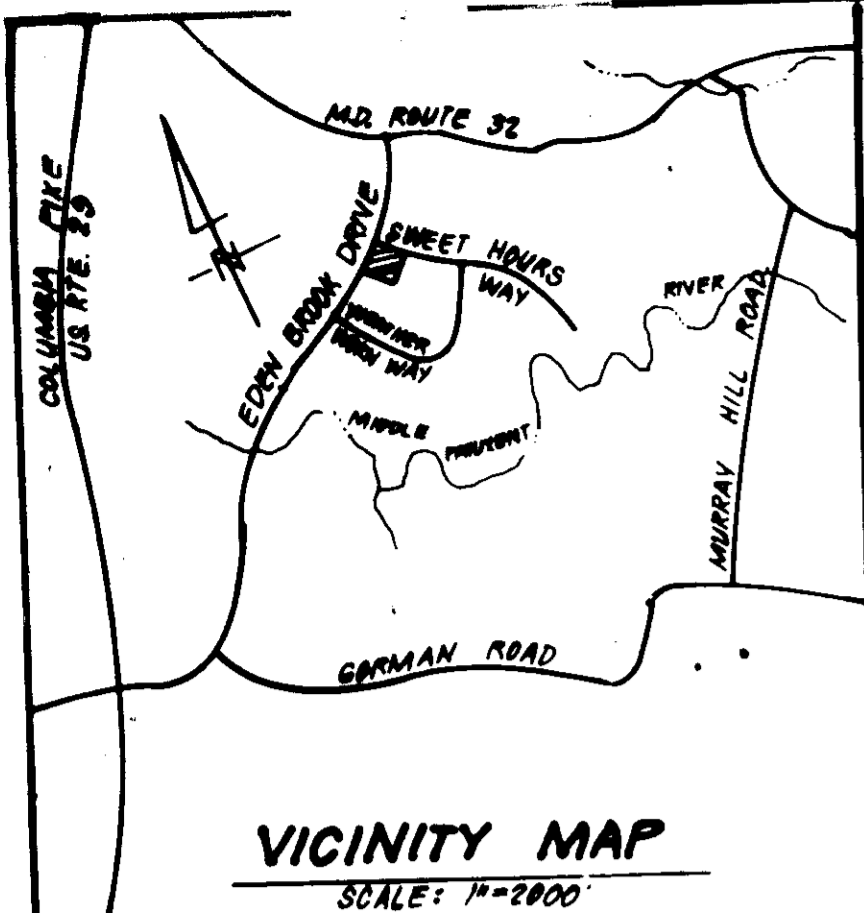
DATE 2-27-87
FOR: A.B.I. CONSTRUCTION MANAGEMENT, INC.
 10300 Little Patuxent Pkwy #500
 Columbia, Md. 21043

ENGINEER'S CERTIFICATE

I hereby 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.

DATE 3-4-87
SIGNATURE: G. Nelson Clark

VILLAGE OF KINGS CONTRIVANCE
SECTION 2 AREA 3 PHASE 2
PLAT 4947



PLANT SCHEDULE

KEY	PLANT NAME	SIZE	QUANT	REMARKS
MAJOR SHADE TREES				
⊕	ACER RUBRUM 'RED SUNSET'	28-30" L	32	B+B HEAVY HEADS
⊕	RED SUNSET MAPLE	12-14 HT		
⊕	ZELKOYA SERRATA 'VILLAGE GREEN'		15	
⊕	VILLAGE GREEN ZELKOYA			
⊕	QUERCUS FALDSTRIS		12	
⊕	PIN OAK			
⊕	GOPHORA JAPONICA 'REGENT'		1	
⊕	REGENT SCHOLAR TREE			
⊕	TILIA CORDATA		29	
⊕	LITTLE LEAF LINDEN			
FLOWERING TREES				
⊕	PRUNUS YEDOENSIS	8-10 HT	6	B+B HEAVY HEADS
⊕	YOSHINO CHERRY			
⊕	PRUNUS S. KWANZAN		24	
⊕	KWANZAN CHERRY			
⊕	PYRUS CALLERIANA 'RED SPIRE'		18	
⊕	RED SPIRE PEAR			
⊕	CORNUS FLORIDA		17	
⊕	FLOWERING DOGWOOD			
⊕	CORNUS KOLUSA		18	
⊕	KOLUSA DOGWOOD			
⊕	AMELANCHIER CANADENSIS CLUMP		2	
⊕	SHADDOCK CLUMP			
EVERGREEN TREES				
⊕	PINUS HIGRA	6-8 HT	51	B+B HEAVY
⊕	AUSTRIAN PINE			
⊕	TSUGA CANADENSIS	6-8 HT	17	
⊕	CANADIAN HEMLOCK			
⊕	PIHUS STROBUS	6-8 HT	60	
⊕	EASTERN WHITE PINE	8-10 HT	23	
SHRUBS/GROUND COVER				
⊕	JUNIPERUS C. PFITZERIANA 'COMPACTA'	18-24"	140	B+B PLANT 1/2" C IN MULCHED BEDS
⊕	COMPACT PFITZER JUNIPER			
⊕	TAXUS PENSIFORMIS	18-24"	20	B+B
⊕	DENSE JAPANESE YEW			

NOTE:
 • CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO DIGGING.
 • ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH COLUMBIA H.R.D. PLANTING SPECIFICATIONS.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
 DATE: 4-3-87
 COUNTY HEALTH OFFICER: [Signature]

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
 DATE: 4-29-87
 PLANNING DIRECTOR: [Signature]

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DATE: 6-1-87
 DIRECTOR: [Signature]

APPROVED: [Signature]
 DATE: 4-29-87

VILLAGE OF KINGS CONTRIVANCE SECTION 2 AREA 3 PHASE 2 PLAT 4947
 ZONED: NEW TOWN APTS

CLARK • FINEFROCK & SACKETT
 ENGINEERS • PLANNERS • SURVEYORS
 11315 LICKWOOD DRIVE SILVER SPRING, MARYLAND 20904 301-593-3400

DESIGNED: WHT
 DRAWN: WHT
 CHECKED: WHT
 DATE: 4-27-87

LANDSCAPE PLANTING PLAN
 PARCEL 'F'
 COLUMBIA

VILLAGE OF KINGS CONTRIVANCE SEC. 2 AREA 3
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

FOR: BBE CONSTRUCTION MANAGEMENT, INC.
 10320 LITTLE PATUXENT PARKWAY # 500
 COLUMBIA, MD. 21044

5-21-87