

VICINITY MAP  
Scale 1" = 2000'

LEGEND

- Contour Interval 2 FT
- Existing Contour ---
- Proposed Contour - - - -
- Spot Elevation + 3'
- Direction of Drainage →
- Walk out Basement
- Trees to be Saved
- Existing Trees

ADDRESS CHART	
LOT NO	STREET ADDRESS
167	9718 DEEP SMOKE
168	9722 DEEP SMOKE
169	9719
170	9715
171	9709
172	9705
173	9730 POLISHED STONE

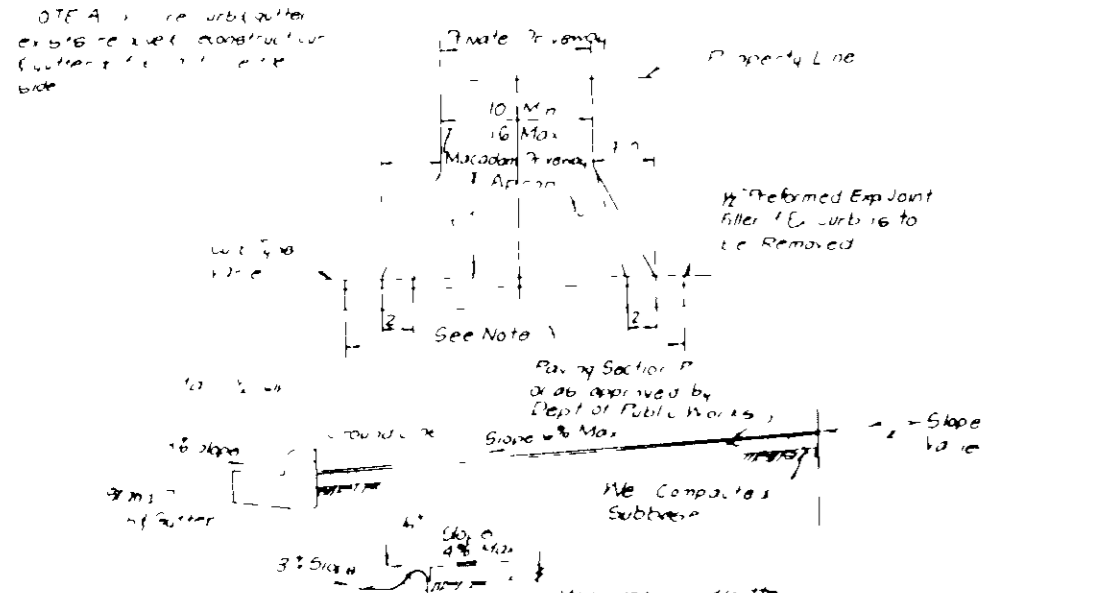
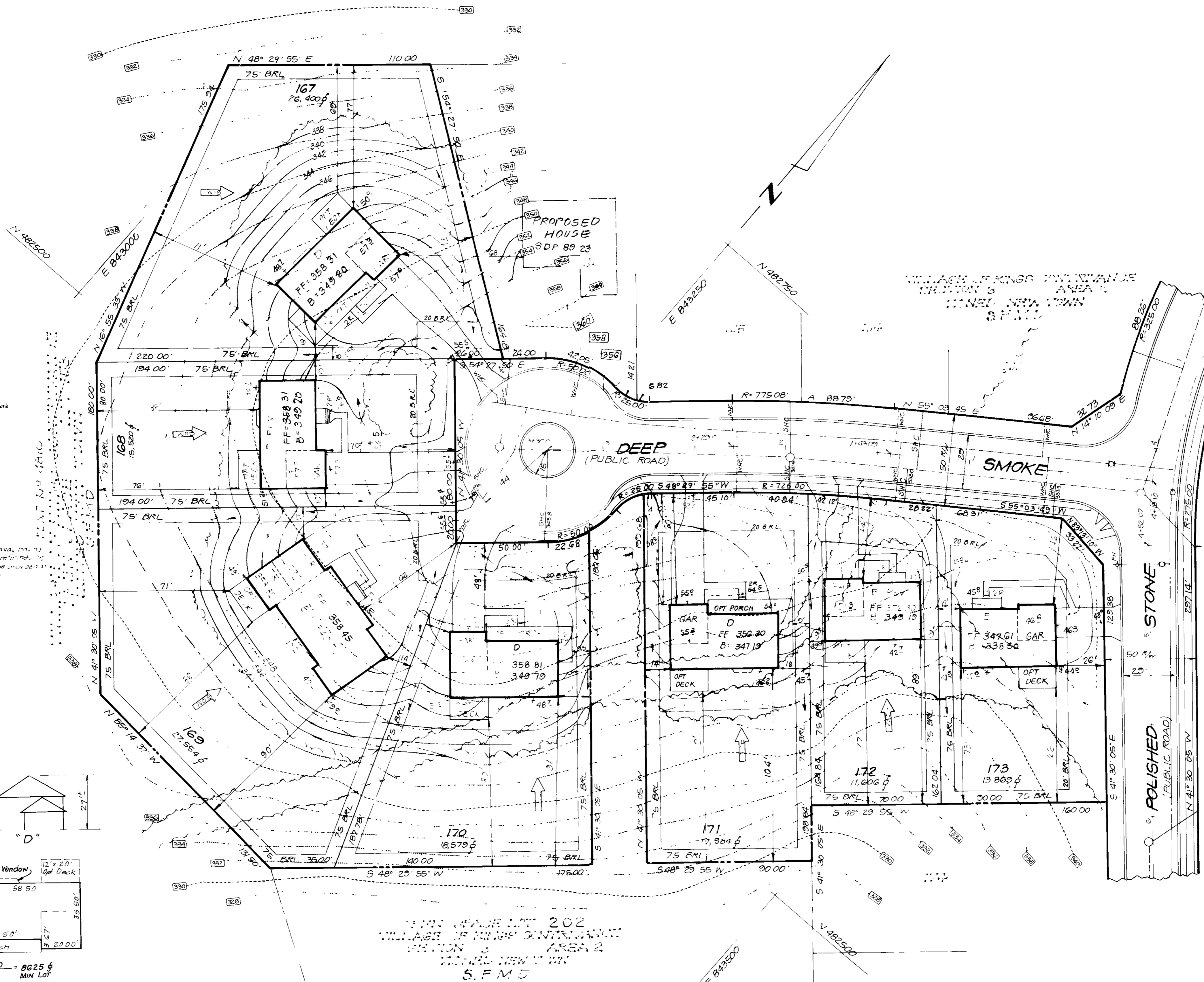
GENERAL NOTES

- 1 Subject property zoned NT SFMD per 8-2-85 Comprehensive Zoning Plan in accordance with the final development plan Criteria Phase 162-A1, Part II
- 2 The coordinates shown herein are based upon traverse controls for Columbia established by Maps, Inc in 1965 and Perdurum & Jeschke in 1968 which controls were tied to Maryland Bureau of Control Survey monuments and to U.S. Coast & Geodetic Survey monuments in the Columbia area
- 3 All roads are public and existing
- 4 Any damage to county owned rights-of-way to be connected at the Developer's expense
- 5 Total area included 3.010
- 6 Total number of lots 7
- 7 Twp taken from plans prepared by Whitman, Requardt and associates F-88-250
- 8 Maximum Lot coverage 30%
- 9 The contractor or developer shall contact the construction inspection Survey Division 24 hours in advance of commencement of work at 703-3650
- 10 The Office of Planning and Zoning file reference numbers are S-77-32, P-80-03, F-78-203, F-80-87 & WP-88-118, F-85-256
- 11 The lots or parcels shown on this plan are subject to the Supplemental sewer-in-aid-of construction charge created by Sect 20-A of the Howard County Code and to Executive Order No 72-9

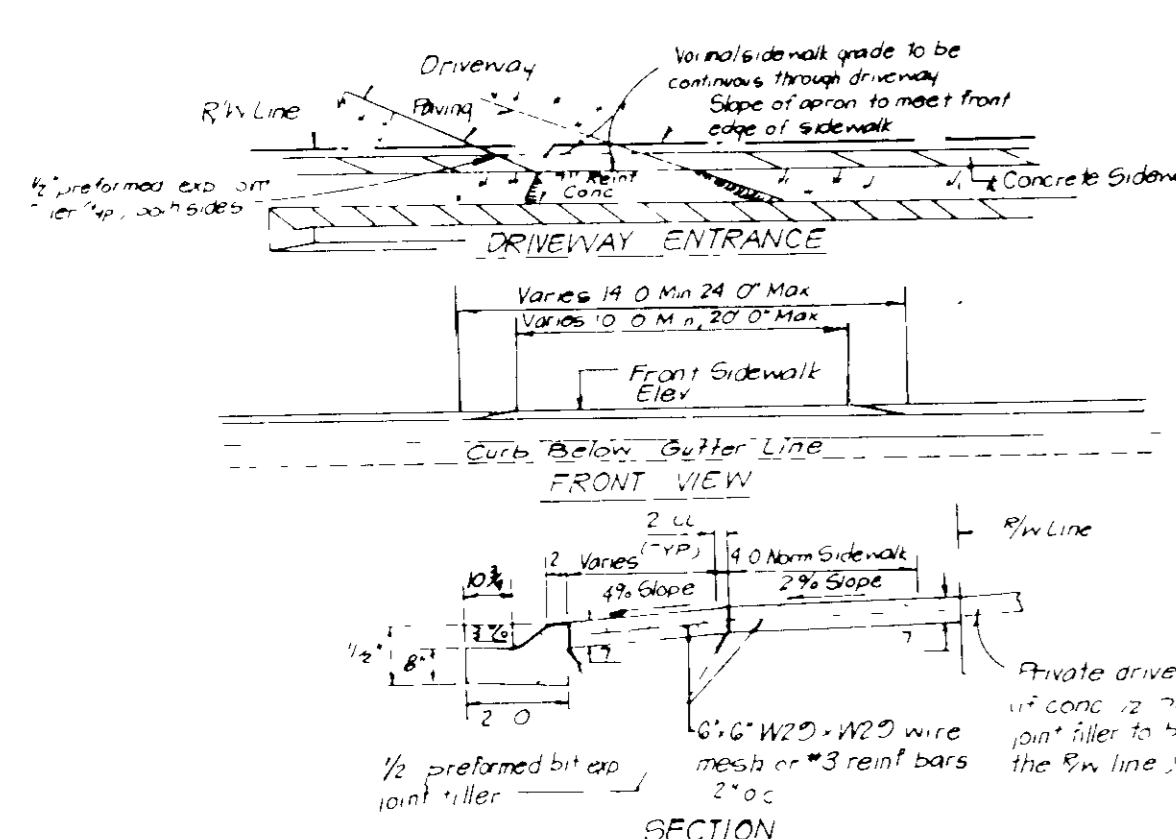
SPECIAL NOTES

- 1 Approved Road Construction Plans shall be used for all public utilities
- 2 The water and sewer house connections not included in a "Developer's Agreement" shall conform to Howard County Plumbing Code The on-site WHC shall be 1" copper and the SHC shall be 4" iron
- 3 Public water and sewer shown for reference only For more detailed information - See water and sewer plans - Contract No 34-0000-12
- 4 For flag or pipestem lots, refuse collection, snow removal & road maintenance are provided to the junction of the flag or pipestem & the road right of way only & not onto the flag or pipestem lot driveway
- 5 Stormwater Management provided in the Village of Kings Contrivance 3/1 F-78-201 & Village of Kings Contrivance 3/2 E-80-87

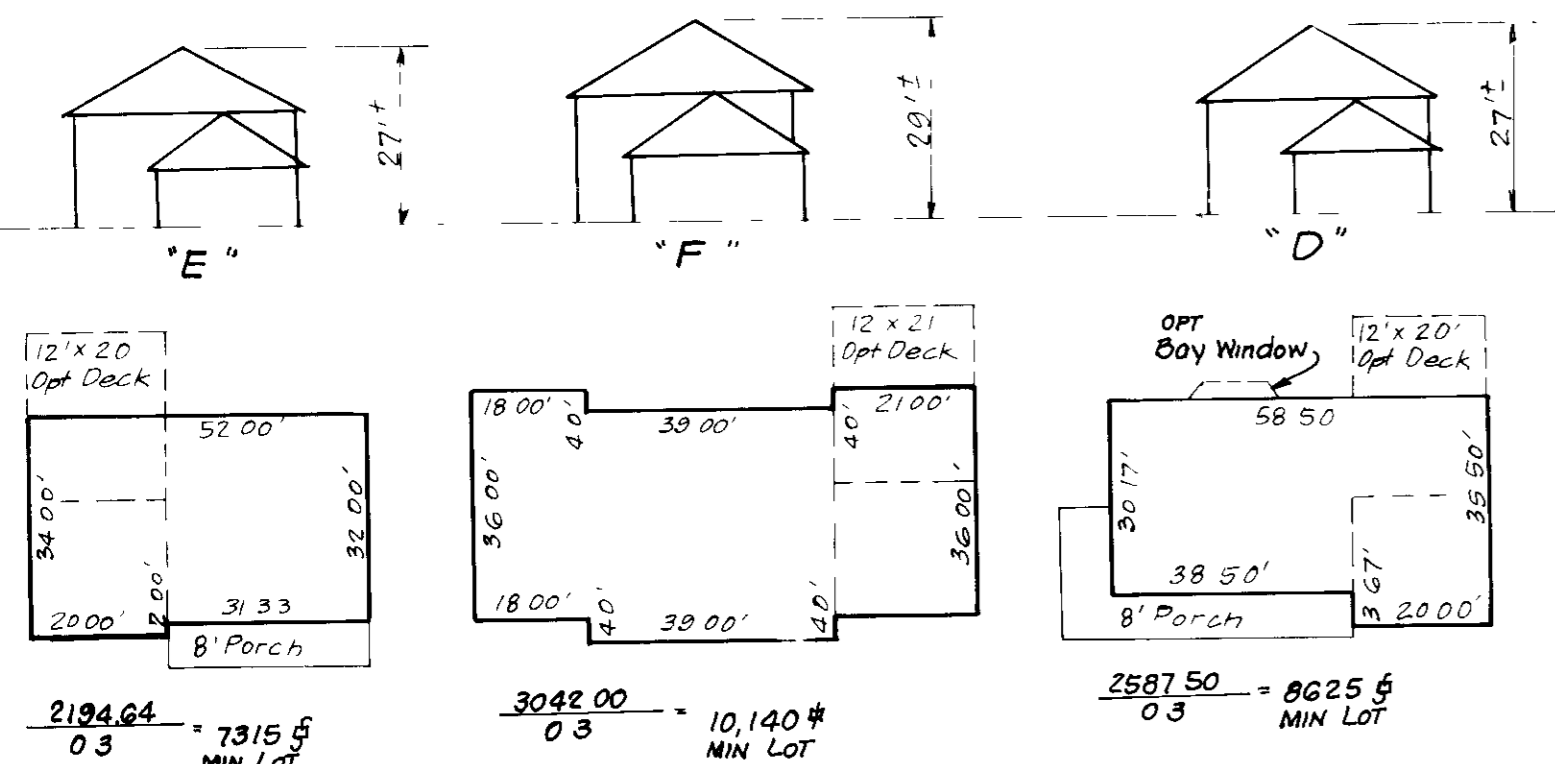
OWNER/DEVELOPER Howard Research & Development Land Corp 10275 Little Patuxent Pkwy Columbia, Md 21044	SUBJECT NAME VILLAGE OF KINGS CONTRIVANCE	SECTION 3/2	LOTS 167-173
Plot No 8117	Block No 21	Zone SFMD	Twp./Map No 42
Water Code E-15	Sewer Code G240000		



DRIVEWAY ABUTTING CLOSED SECTION WITHOUT CONCRETE SIDEWALK



DRIVEWAY ABUTTING CLOSED SECTION WITH MODIFIED COMB CURB & GUTTER & SIDEWALK



TYPICAL HOUSES

SCALE: 1" = 30'

NOTE: All units have 8' eaves front & rear

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT  
COUNTY HEALTH OFFICER: [Signature] DATE: 11-24-88

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING  
PLANNING DIRECTOR: [Signature] DATE: 11-28-88

CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT: [Signature] DATE: 11-28-88

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
DIRECTOR: [Signature] DATE: 10-14-88

CHIEF BUREAU OF ENGINEERING: [Signature] DATE: 10-14-88

9-8-88  
LKS



CLARK • FINEFROCK & SACKETT, INC  
ENGINEERS • PLANNERS • SURVEYORS

DESIGNED: JME  
DRAWN: BAL  
CHECKED: GS  
DATE: 8-10-88

SITE DEVELOPMENT PLAN  
LOTS 167-173  
COLUMBIA  
VILLAGE OF KINGS CONTRIVANCE  
SECTION 3 AREA 2  
6TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

FOR WILLIAMSBURG BUILDERS, INC  
PO BOX 1018  
Columbia, Maryland 21044

SCALE: 1" = 30'  
DRAWING: 1 OF 2  
JOB NO.: 88-037  
FILE NO.: 88-037x

**PERMANENT SEEDING NOTES**

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

**Seedbed Preparation** Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.

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

- 1) Preferred - Apply 7 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. Narrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaformal 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. Narrow 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 1/2 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 (0.5 lbs/1000 sq ft) of weeping lovegrass. During the period of October 15 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 redisturbed where a short-term vegetative cover is needed.

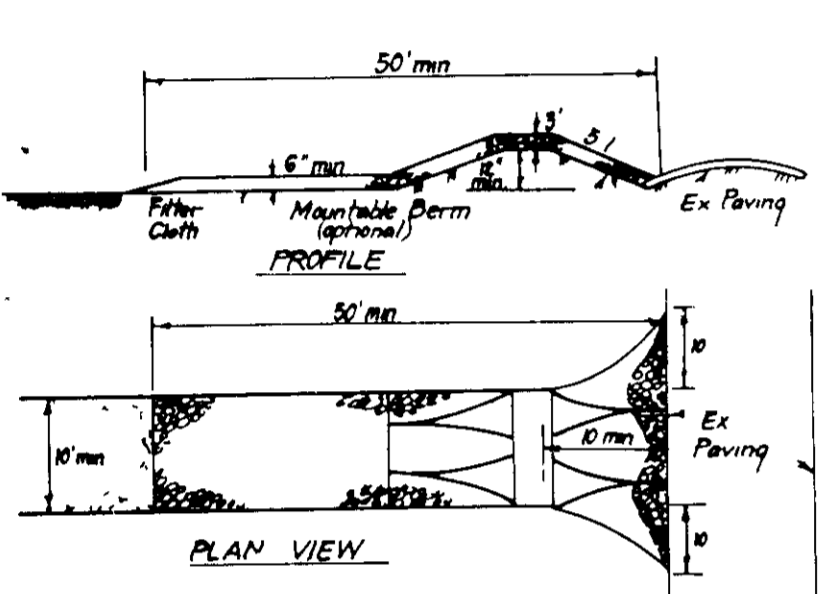
**Seedbed Preparation** Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.

**Soil Amendments** Apply 600 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 bushels per acre of annual rye (2 lbs/1000 sq ft). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (0.7 lbs/1000 sq ft). For the period November 15 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.

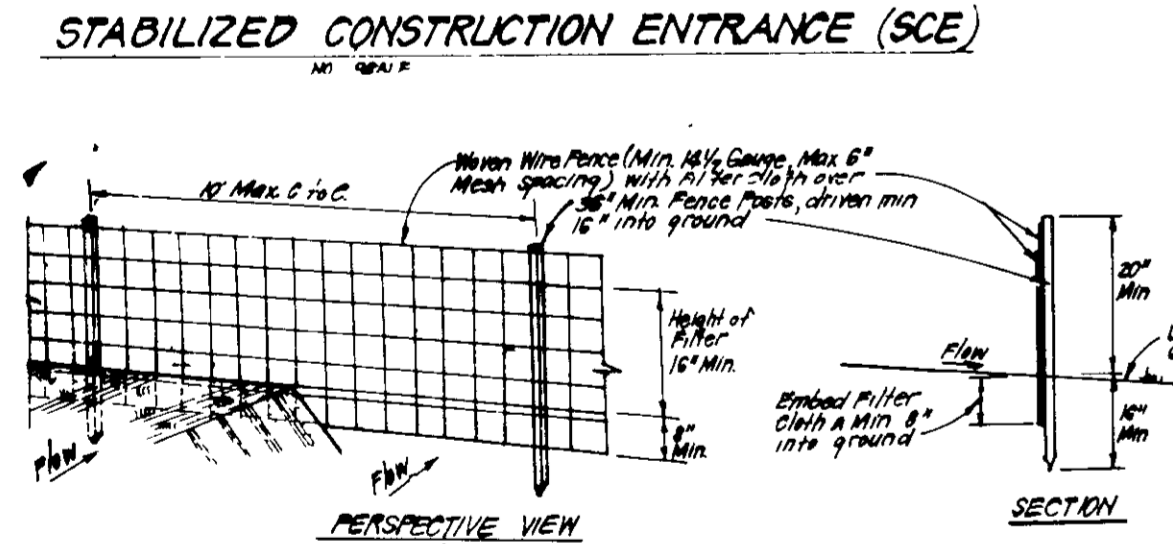
**Mulching** - Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher,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

Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.



**CONSTRUCTION SPECIFICATIONS**

1. Stone size - Use 2" stone or recycled concrete equivalent.
2. Length - As required, but not less than 50 feet (exception a single residence lot where a 30 foot minimum length would apply).
3. Thickness - Not less than six (6) inches.
4. Width - Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs.
5. Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter cloth will not be required on a single family residential lot.
6. Surface Water - All surface water flowing or directed toward construction entrances shall be piped across the entrance. If piping is impractical, a mounded berm with 5' slopes will be permitted.
7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone. In case of heavy demand and/or erosion, any material used for top dressing shall be the equivalent of all sediment applied, dropped, washed or tracked onto public rights-of-way must be removed immediately.
8. Warning - Where it is deemed to remove sediment prior to entrance onto public rights-of-way, when warning is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
9. Periodic inspection and needed maintenance shall be provided after each rain.



**CONSTRUCTION SEQUENCE**

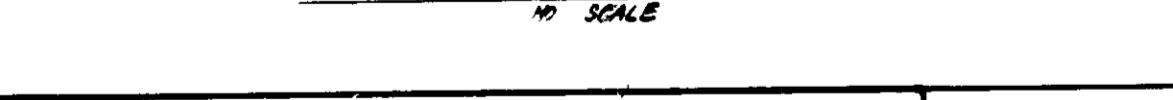
1. When wire fence to be fastened securely to fence posts with wire ties or staples.
2. Filter cloth to be fastened securely to mounded berms with wire ties or staples.
3. When 2 sections of filter cloth adjoin each other they shall be overlapped by 6" and stapled.
4. Maintenance shall be maintained as needed and material removed when it begins to develop in silt fence.

**POSTS:** Steel, either T or U Type or 2" x 4" wood.

**FENCE:** Nylon Wire, 1/4" Gauge, 6" Max. Mesh Opening.

**FILTER CLOTH:** Filter, Moulded, Polyethylene, 1/2" Mesh or Approx. eqv.

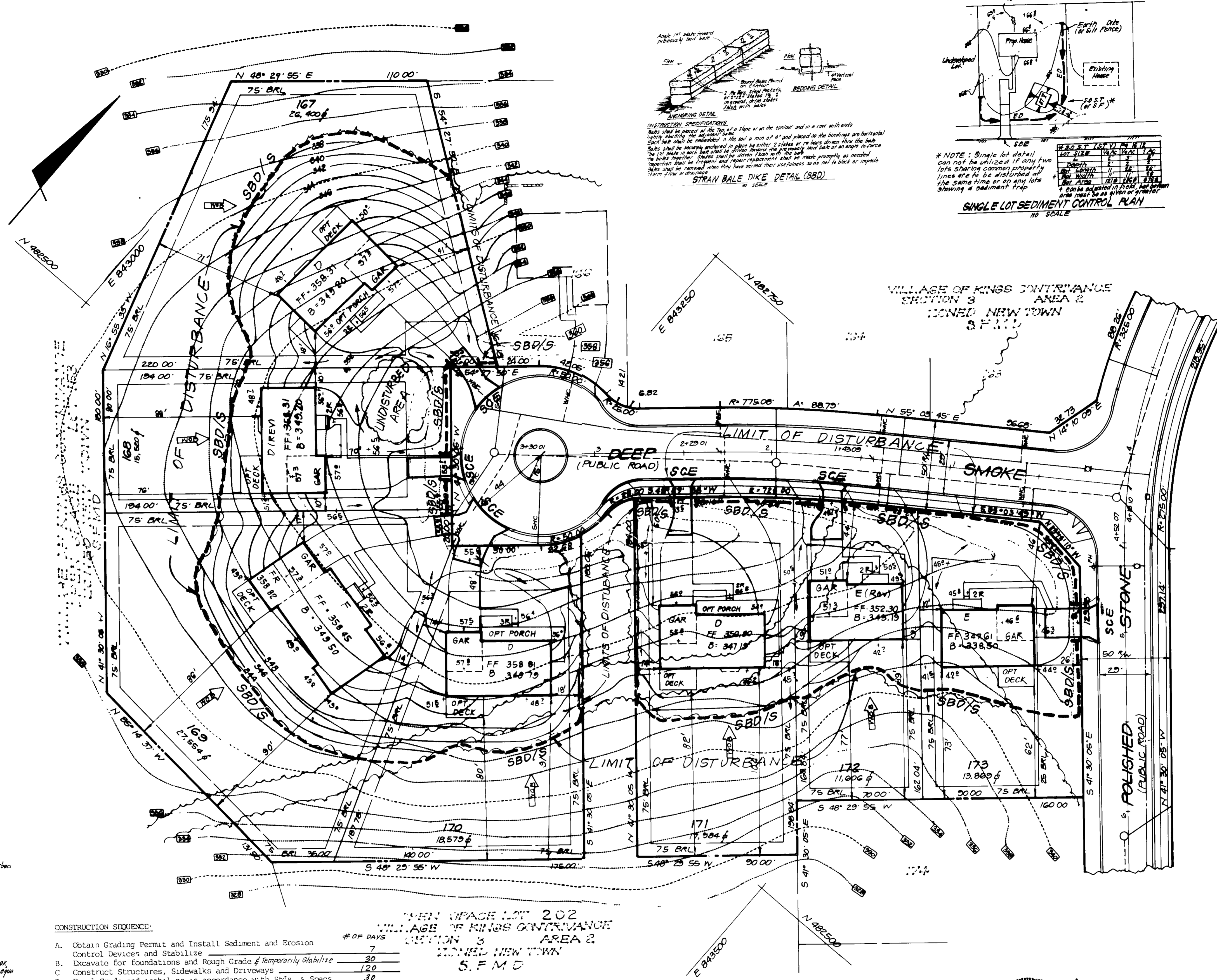
**PREFABRICATED UNIT:** Geotextile, Straw/Bale, or Approx. eqv.



**APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.**  
HOWARD COUNTY HEALTH DEPARTMENT  
DATE: 10-24-88

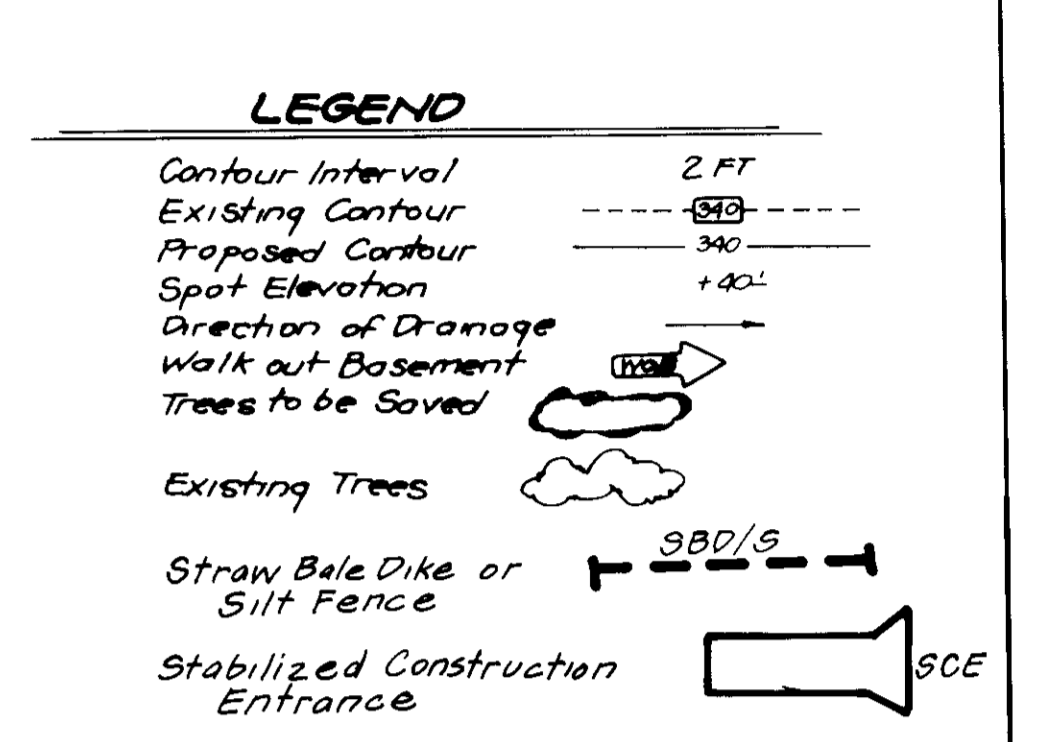
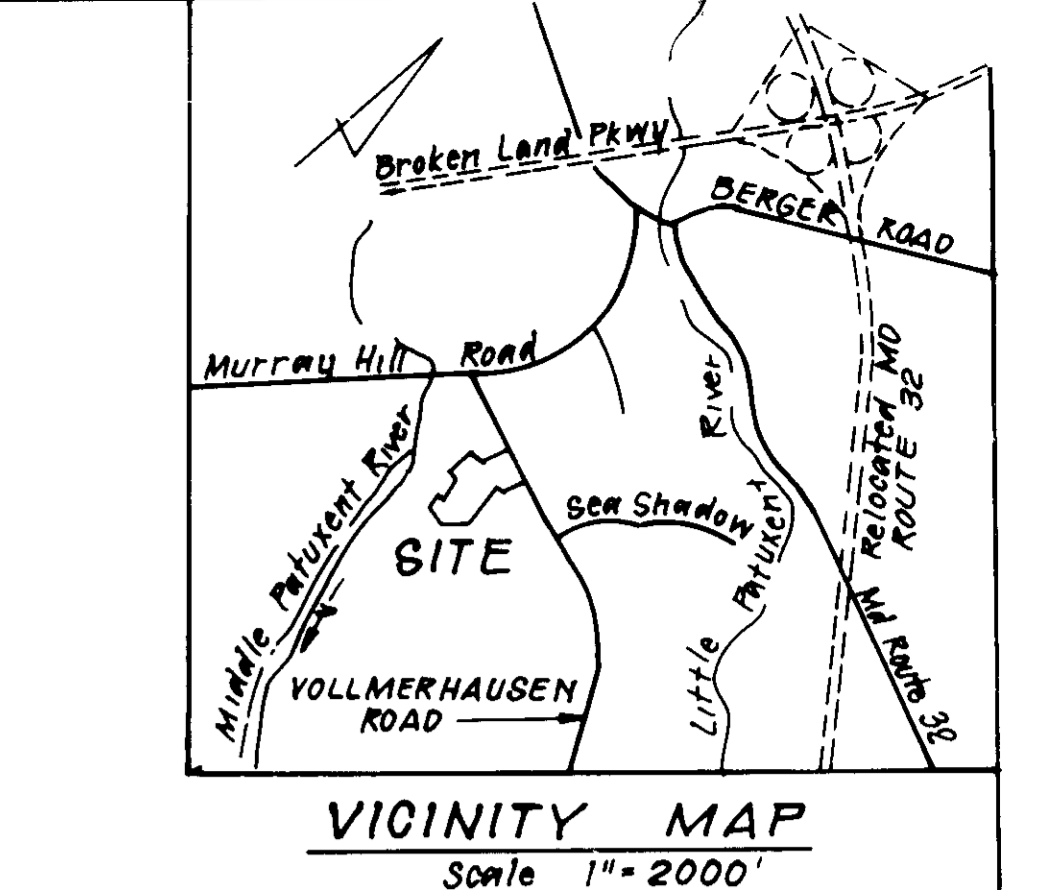
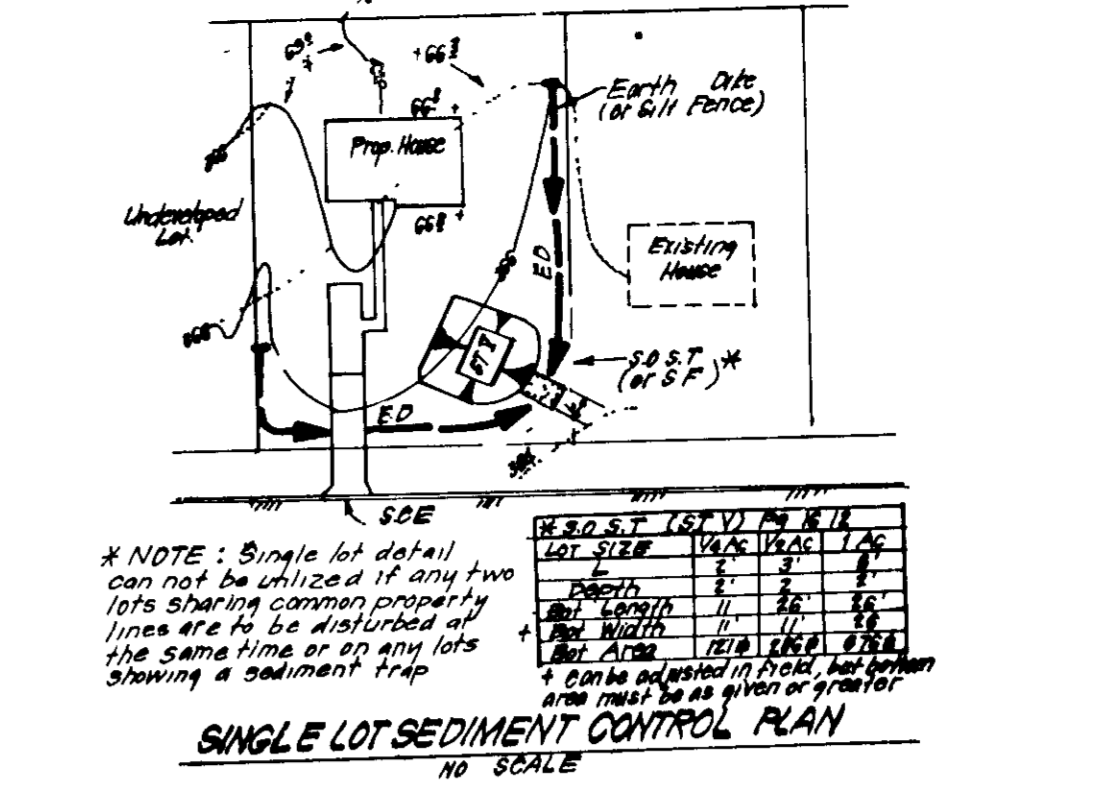
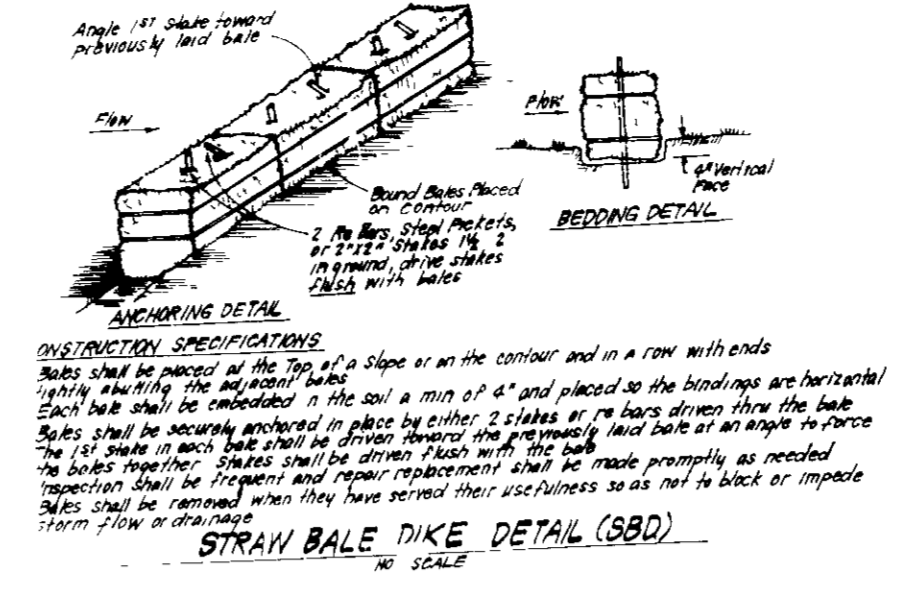
**APPROVED FOR HOWARD COUNTY OFFICE OF PLANNING & ZONING.**  
DATE: 11-2-88

**APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.**  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
DATE: 10-17-88



**CONSTRUCTION SEQUENCE**

Activity	# OF DAYS
A. Obtain Grading Permit and Install Sediment and Erosion Control Devices and Stabilize	7
B. Excavate for foundations and Rough Grade & Temporarily Stabilize	30
C. Construct Structures, Sidewalks and Driveways	120
D. Final Grade and stabilize in accordance with Sdcs & Specs.	30
E. Upon approval of the sediment control inspector remove sediment and erosion controls and stabilize	30



- SEDEMENT CONTROL NOTES**
- 1) A minimum of 24 hour notice must be given to the local county office at the time of construction (992-2437) prior to the start of any construction.
  - 2) All construction and structural practices are to be installed according to the provisions of this plan and to be in compliance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT 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 stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seeding (Sec. 50) and (Sec. 51) sod (Sec. 54), 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: 3.019 Acres  
Area Disturbed: 1.825 Acres  
Area to be roofed or paved: 0.459 Acres  
Area to be vegetatively stabilized: 1.34 Acres  
Total Cut: 1650 Cu Yds  
Total Fill: 6500 Cu Yds  
Off-site waste/borrow area location: Undetermined
  - 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 DEW 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.
  - 11) If houses are to be constructed on an "As-Built" basis, at random, Single Lot Sediment Control as shown below shall be implemented.
  - 12) All pipes to be blocked at the end of each day (see detail below) N/A
  - 13) The total amount of straw bale dikes/silt fence equals 1320 LF

Reviewed for HOWARD SCD  
Name: [Signature]  
and meets Technical Requirements  
Date: 10/27/88  
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**

I/We certify that all development and construction will be done according to the plan of development and all for erosion and sediment control and that all responsible persons 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.

Date: 8-11-88

**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: 8/11/88

**OWNER:**  
Howard Research and Development Land Company  
10275 Little Patuxent Parkway  
Columbia, Maryland 21044

**CLARK • FINEFROCK & SACKETT, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
7135 MINNISTREL WAY • COLUMBIA MD 21045 • (301) 381-7500 • BALTO • (301) 621-8000 • WASH

**DESIGNED:** JLS  
**DRAWN:** VLM  
**CHECKED:** JLS  
**DATE:** 8-10-88

**SEDIMENT AND EROSION CONTROL PLAN**  
LOTS 167 - 173  
**COLUMBIA**  
VILLAGE OF KINGS CONTRIVANCE  
SECTION 3 AREA 2  
6TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
FOR WILLIAMSBURG BUILDERS, INC  
PO BOX 1018  
Columbia, Maryland 21044

**SCALE:** 1" = 30'  
**DRAWING:** 2 OF 2  
**JOB NO.:** 88-037  
**FILE NO.:** 88-037SE