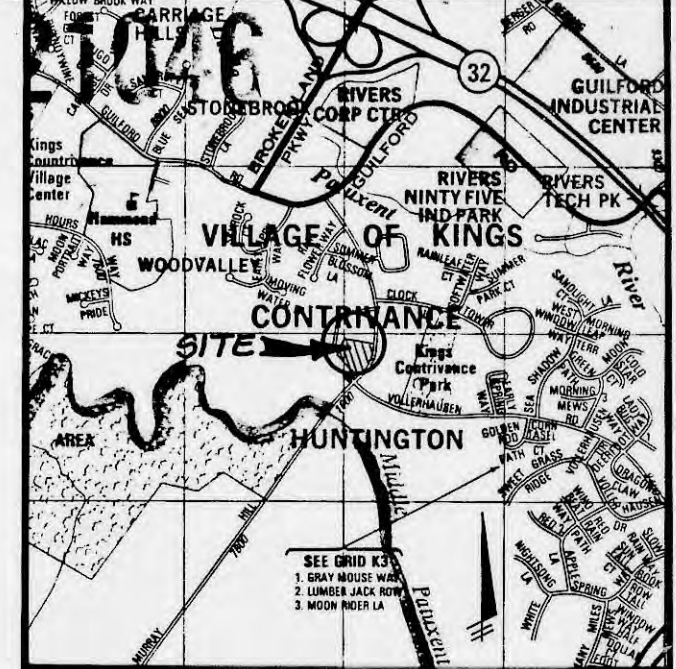


SHEET INDEX

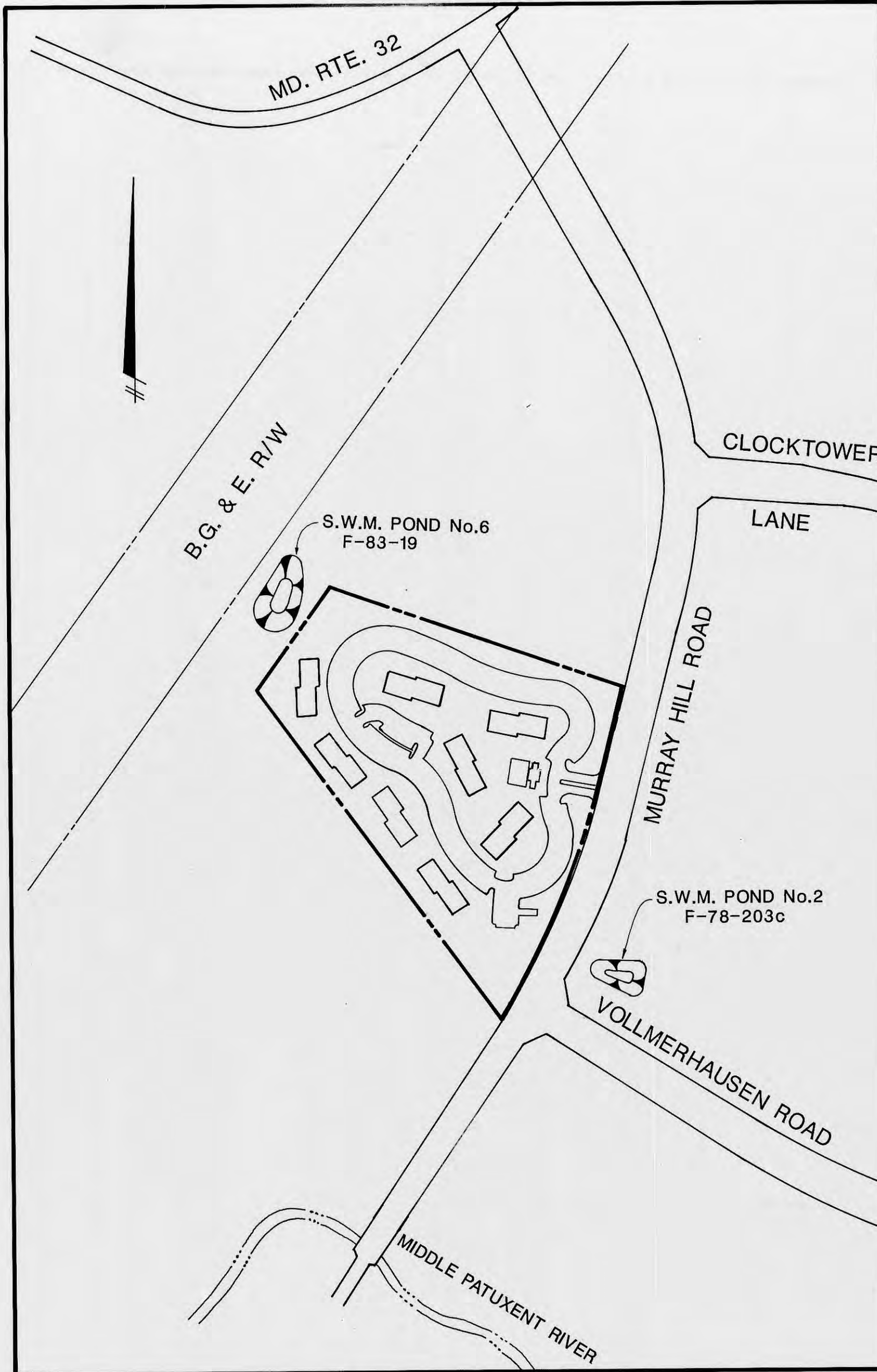
1. PRELIMINARY TITLE SHEET
2. PRELIMINARY SITE & UTILITY PLAN
3. PRELIMINARY GRADING PLAN
4. PRELIMINARY DRAINAGE AREA MAP
5. PRELIMINARY SEDIMENT CONTROL PLAN
6. PRELIMINARY OFFSITE SPOIL GRADING PLAN



LOCATION MAP
SCALE: 1"=2000'

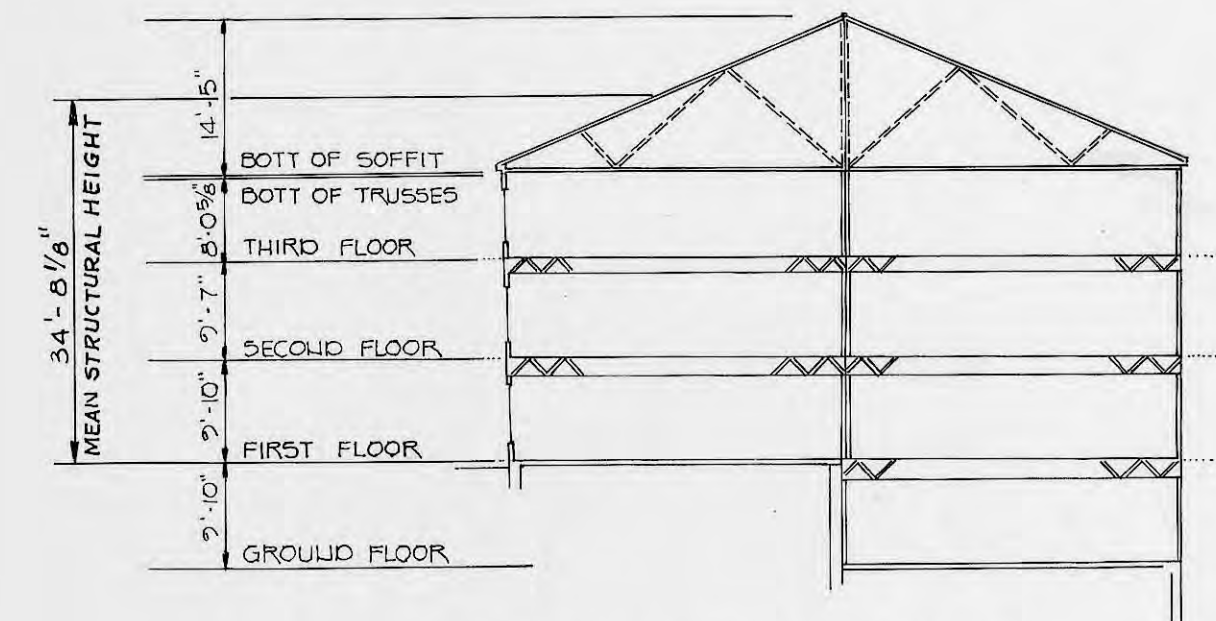
GENERAL NOTES:

1. DEED REFERENCE: 1535/193
2. ZONING: NEW TOWN APARTMENTS PER 8/2/85 COMPREHENSIVE ZONING PLAN
3. SITE ANALYSIS
 - A. GROSS SITE AREA = 10.898 AC.
 - B. STEEP SLOPE AREA = 15-25%: 0.55 AC.; >25%: 0.47 AC.
 - C. AREA OF PROPOSED PRIVATE ROADS AND PARKING = 2.72 AC.
 - D. NUMBER OF 3-STORY BUILDINGS = 8
 - E. PARKING REQUIREMENTS:
200 UNITS @ 1.5 SPACES/UNIT = 300
 - F. PARKING PROVIDED:
TOTAL REQUIRED = 300
REGULAR = 341
HANDICAP = 9
TOTAL PROVIDED = 350
 - G. OPEN SPACE = 5.05 AC. = 46.3% OF SITE
 - H. BUILDING AREA = 5.85 AC. = 53.7% OF SITE
 - I. COVERAGE BY STRUCTURES = 1.73 AC. = 15.9% OF SITE
 - J. BUILDING MIX: 1 BR. - 50
2 BR. - 130
3 BR. - 20
4. CURRENTLY NO UTILITY STRUCTURES EXIST ON SITE. WATER SERVICE WILL BE PUBLIC. SEWERAGE WILL BE BY PUBLIC MAIN EXTENSION.
5. SOIL MAP NUMBER: 14, HOWARD COUNTY SOILS BOOK.
6. ALL BUILDINGS WILL BE PROTECTED WITH APPROVED AUTOMATIC SPRINKLER SYSTEM.
7. ALL AREAS BETWEEN BUILDINGS AND COMMON PARKING AREAS TO HAVE A MINIMUM 15-FOOT LANDSCAPE BUFFER AREA.
8. NEAREST INTERSECTION TO SITE ENTRANCE ALONG MURRAY HILL ROAD IS VOLLMERHAUSEN ROAD.
9. THIS PLAN IS SUBJECT TO WP-90-123 FROM SECTION 16J29 TO BE RELEASED FROM THE RESPONSIBILITY FOR CONSTRUCTING CERTAIN SIDEWALKS AND FROM SECTION 16.120 FROM SUBMISSION OF THE PRELIMINARY PLAN.
10. ALL ROADS WITHIN THE COMPLEX ARE PRIVATE ROADS
11. THE RETAINING WALLS AROUND THE 25' WETLAND BUFFER SHALL NOT EXCEED A MAXIMUM HEIGHT OF 3'.



LOCATION MAP

SCALE: 1"=200'



STRUCTURAL CROSS SECTION



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
SUITE 100, 9173 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21043
(301) 451-2855

TENTATIVELY APPROVED
ON _____

OFFICE OF PLANNING & ZONING
HOWARD COUNTY
PLANNING DIRECTOR
DATE: 9.24.90
cm

STV / LYON ASSOCIATES
Engineers Surveyors Planners
21 Governor's Court Baltimore, Maryland 21207
Telephone: 301-944-9112

REVISIONS		
NO.	DATE	DESCRIPTION
1	6-8-90	HOWARD COUNTY COMMENTS
2	8-14-90	HOWARD COUNTY COMMENTS

OWNER:
HOWARD RESEARCH & DEVELOPMENT LAND CO.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MD 21044

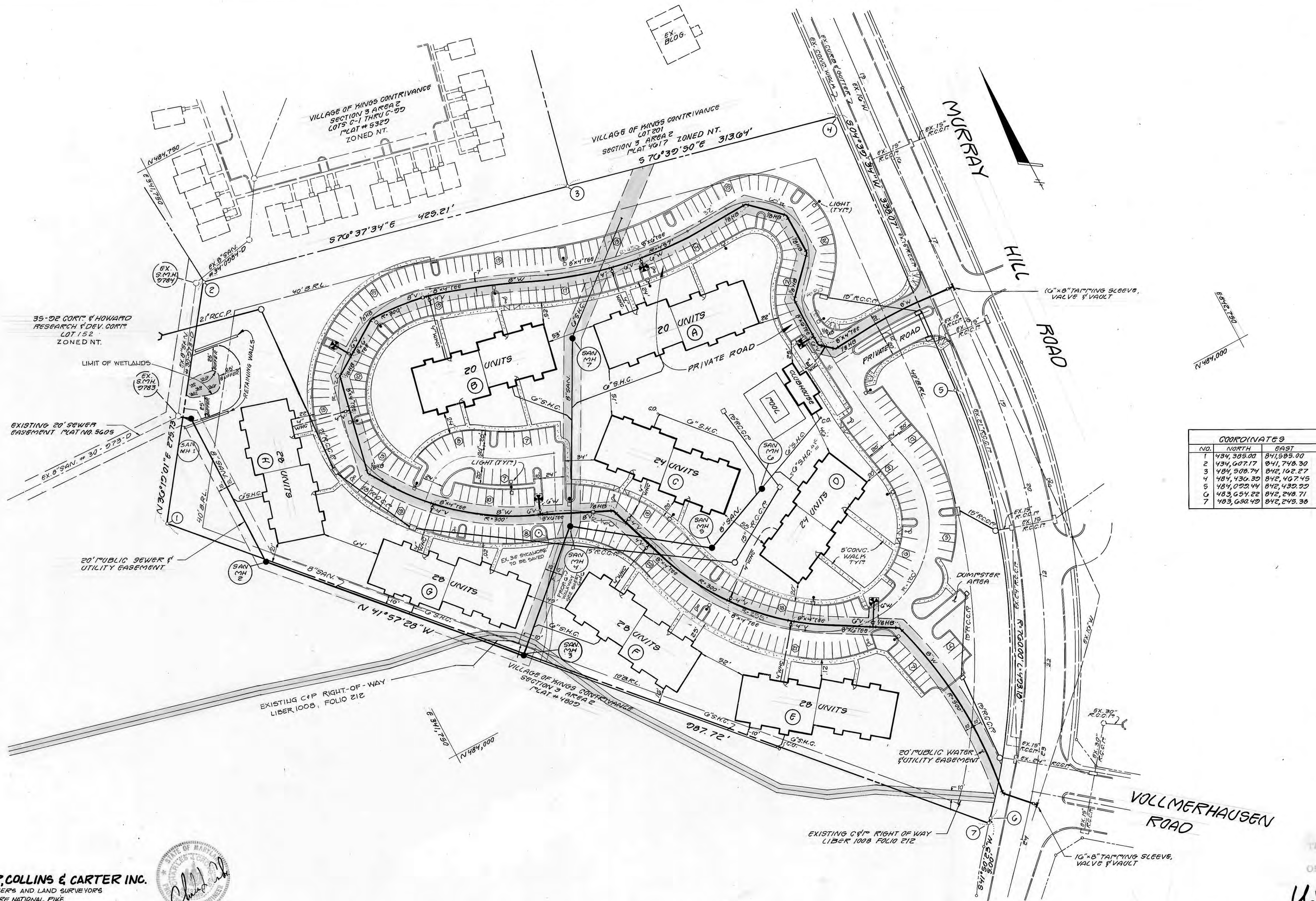
DEVELOPER:
SHELTER DEVELOPMENT CORP.
218 N. CHARLES STREET, SUITE 500
BALTIMORE, MD 21201
ATTN: JULIEN COLVIN (301) 962-0595

PLAN PREPARATION	
DRAWN BY: T.L.S.	DATE: 3-27-90
DESIGNED BY: T.L.S.	SCALE: AS SHOWN
CHECKED BY: P.C.B.	

SKETCH TITLE SHEET
VILLAGE OF KINGS CONTRIVANCE SEC. 3 AREA 2
HUNTINGTON II APARTMENTS
ELECTION DISTRICT No 6
HOWARD COUNTY, MARYLAND
TAX MAP 42 PARCEL 390

DRAWING NO.
8377-01

SHEET NO.
1 of 6



COORDINATES		
NO.	NORTH	EAST
1	484,985.00	841,585.00
2	484,007.17	841,748.27
3	484,508.74	842,162.27
4	484,430.39	842,467.45
5	484,090.44	842,430.99
6	483,654.22	842,248.71
7	483,680.49	842,245.38

FISHER, COLLINS & CARTER INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 9171 BALTIMORE NATIONAL PIKE
 SUITE 100
 ELLICOTT CITY, MARYLAND 21043
 TELEPHONE: (301) 461-2855



STV / LYON ASSOCIATES
 Engineers Surveyors Planners
 21 Governor's Court Baltimore, Maryland 21207
 Telephone: 301-944-9112

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 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MD 21044

DEVELOPER:
 SHELTER DEVELOPMENT CORP.
 218 N. CHARLES STREET, SUITE 500
 BALTIMORE, MD 21201
 ATTN: JULIEN COLVIN (301) 962-0595

PLAN PREPARATION

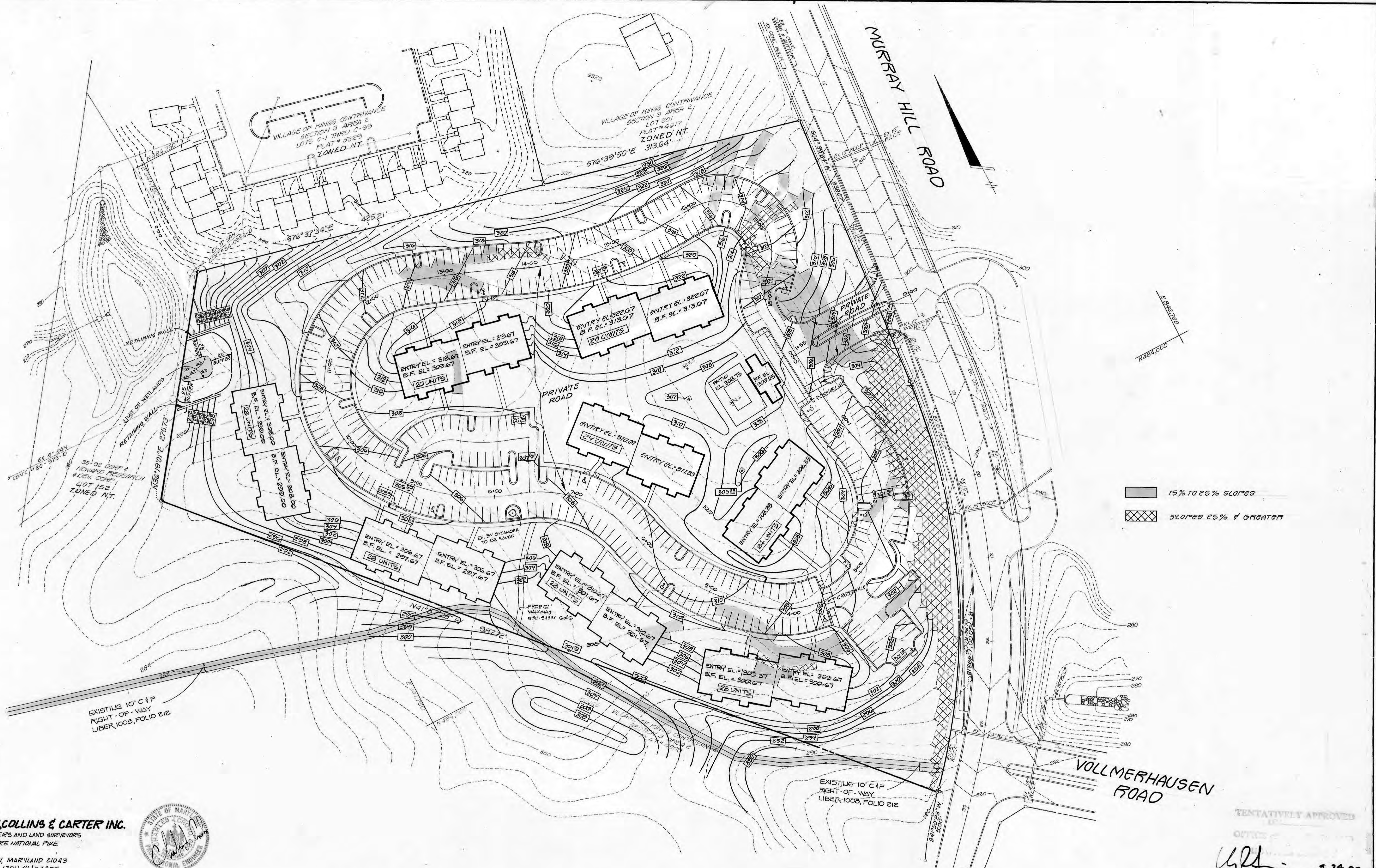
DRAWN BY: G.A.S. DATE: 3-27-90
 DESIGNED BY: T.C.R. SCALE: 1"=50'
 CHECKED BY: T.C.R.

SITE & UTILITY PLAN
 VILLAGE OF KINGS CONTRIVANCE SEC. 3 AREA 2
HUNTINGTON II APARTMENTS
 ELECTION DISTRICT No 6
 HOWARD COUNTY, MARYLAND
 TAX MAP 42 PARCEL 390

DRAWING NO.
8377-G1

SHEET NO.
2 of 6

TENTATIVELY APPROVED
 OFFICE OF PLANNING AND ZONING
 UPL
 9.24.90
 PLANNING DIRECTOR



15% TO 25% SLOPES
 SLOPES 25% & GREATER

FISHER, COLLINS & CARTER INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 9171 BALTIMORE NATIONAL PIKE
 SUITE 100
 ELLICOTT CITY, MARYLAND 21043
 TELEPHONE: (301) 461-2855



TENTATIVELY APPROVED
 DATE: 7.24.90
 PLANNING DIRECTOR

SKETCH

STV / LYON ASSOCIATES
 Engineers Surveyors Planners
 21 Governor's Court Baltimore, Maryland 21207
 Telephone: 301-944-9112

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OWNER:
 HOWARD RESEARCH & DEVELOPMENT LAND CO.
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MD 21044

DEVELOPER:
 SHELTER DEVELOPMENT CORP.
 218 N. CHARLES STREET, SUITE 500
 BALTIMORE, MD 21201
 ATTN: JULIEN COLVIN (301) 962-0595

PLAN PREPARATION	
DRAWN BY: E.A.S.	DATE: 3-27-90
DESIGNED BY: E.A.S.	SCALE: 1"=50'
CHECKED BY: P.C.R.	

GRADING PLAN
 VILLAGE OF KINGS CONTRIVANCE SEC. 3 AREA 2
HUNTINGTON II APARTMENTS
 ELECTION DISTRICT No 6
 HOWARD COUNTY, MARYLAND
 TAX MAP 42 PARCEL 390

DRAWING NO.
 8377-01
SHEET NO.
 3 of 6



FISHER, COLLINS & CARTER INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 9171 BALTIMORE NATIONAL PIKE
 SUITE 100
 ELLICOTT CITY, MARYLAND 21043
 TELEPHONE (301) 461-2655



TENTATIVELY APPROVED
 ON _____
 OFFICE OF PLANNING
 DATE 9.24.90
 PLANNING DIRECTOR

STV / LYON ASSOCIATES
 Engineers Surveyors Planners
 21 Governor's Court Baltimore, Maryland 21207
 Telephone : 301-944-9112

REVISIONS		
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1	6-8-90	HOWARD COUNTY COMMENTS
2	8-14-90	HOWARD COUNTY COMMENTS

OWNER :
 HOWARD RESEARCH & DEVELOPMENT LAND CO.
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MD 21044

DEVELOPER :
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 218 N. CHARLES STREET, SUITE 500
 BALTIMORE, MD 21201
 ATTN: JULIEN COLVIN (301) 962-0595

PLAN PREPARATION	
DRAWN BY E.A.S.	DATE 3-27-90
DESIGNED BY E.A.S.	SCALE 1"=50'
CHECKED BY P.C.R.	

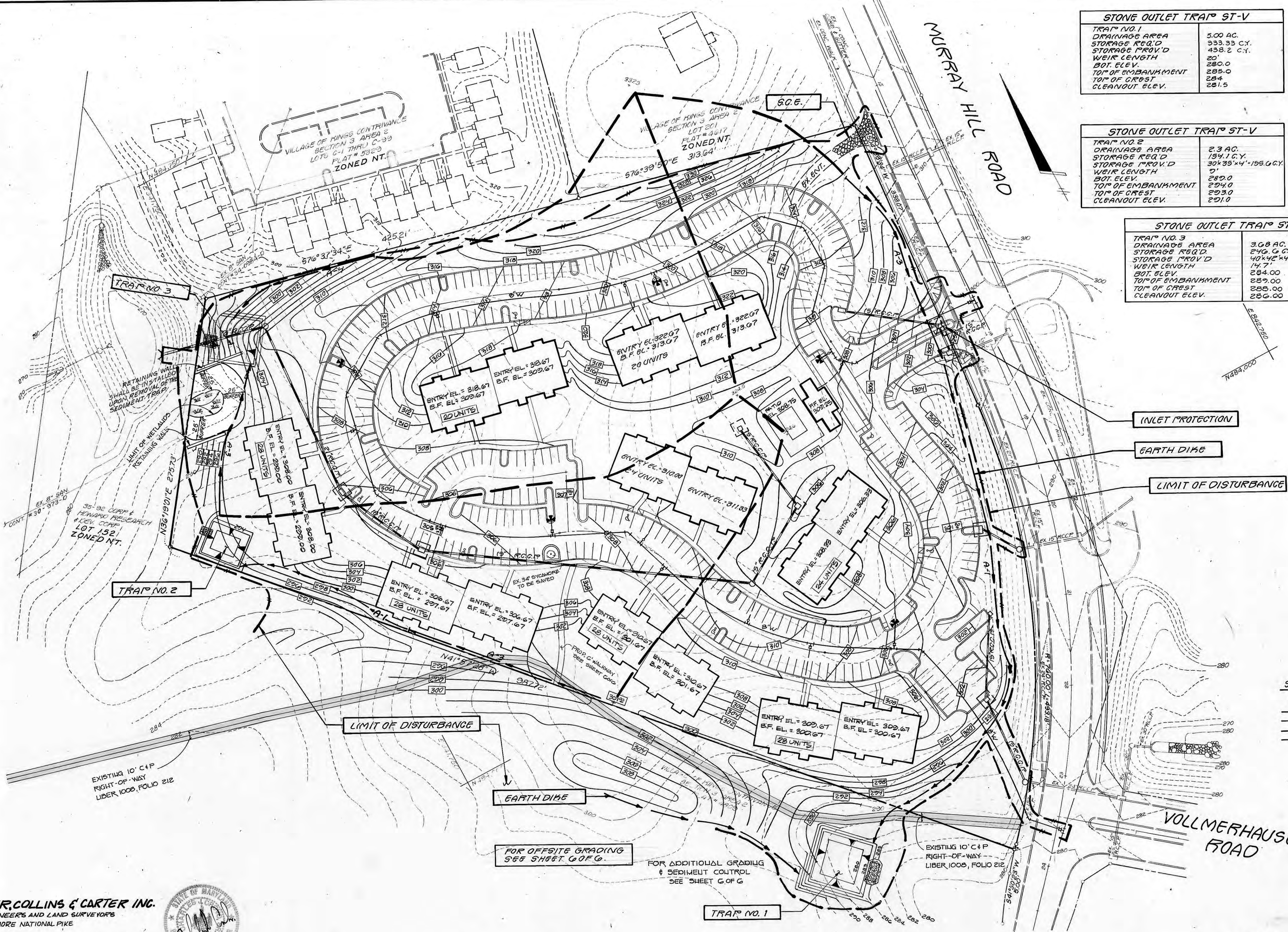
DRAINAGE AREA MAP
 VILLAGE OF KINGS CONTRIVANCE SEC. 3 AREA 2
 HUNTINGTON II APARTMENTS
 ELECTION DISTRICT No 6
 HOWARD COUNTY, MARYLAND
 TAX MAP 42 PARCEL 390

DRAWING NO.
 8377-01
SHEET NO.
 4 of 6

STONE OUTLET TRAP ST-V	
TRAP NO. 1	
DRAINAGE AREA	5.00 AC.
STORAGE REQ'D	333.33 C.Y.
STORAGE PROVIDED	438.2 C.Y.
WEIR LENGTH	20'
BOT. ELEV.	280.0
TOP OF EMBANKMENT	285.0
TOP OF CREST	284
CLEANOUT ELEV.	281.5

STONE OUTLET TRAP ST-V	
TRAP NO. 2	
DRAINAGE AREA	2.3 AC.
STORAGE REQ'D	134.1 C.Y.
STORAGE PROVIDED	30'x35'x4'-155.0 C.Y.
WEIR LENGTH	7'
BOT. ELEV.	282.0
TOP OF EMBANKMENT	284.0
TOP OF CREST	283.0
CLEANOUT ELEV.	281.0

STONE OUTLET TRAP ST-V	
TRAP NO. 3	
DRAINAGE AREA	3.08 AC.
STORAGE REQ'D	246.0 C.Y.
STORAGE PROVIDED	40'x45'x4'-248.6 C.Y.
WEIR LENGTH	14.7'
BOT. ELEV.	284.00
TOP OF EMBANKMENT	289.00
TOP OF CREST	288.00
CLEANOUT ELEV.	286.00



INLET PROTECTION

EARTH DIKE

LIMIT OF DISTURBANCE

LIMIT OF DISTURBANCE

EARTH DIKE

FOR OFFSITE GRADING SEE SHEET G.O.F.G.

FOR ADDITIONAL GRADING & SEDIMENT CONTROL SEE SHEET G.O.F.G.

EXISTING 10' C+P RIGHT-OF-WAY LIBER. 1000, FOLIO 212

SEDIMENT CONTROL LEGEND

	S.C.F.
	SILT FENCE
	EARTH DIKE
	LIMIT OF DISTURBANCE
	DRAINAGE AREA

FISHER, COLLINS & CARTER INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 9171 BALTIMORE NATIONAL PIKE
 SUITE 100
 ELLICOTT CITY, MARYLAND 21043
 TELEPHONE: (301) 461-2855



TENTATIVELY APPROVED
 ON _____
 OFFICE OF PLANNING & ZONING
 HUNTINGTON DISTRICT
 HOWARD COUNTY
 PLANNING DIRECTOR
 9.24.90

SKETCH

STV / LYON ASSOCIATES
 Engineers Surveyors Planners
 21 Governor's Court Baltimore, Maryland 21207
 Telephone : 301-944-9112

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NO	DATE DESCRIPTION
1	6-8-90 HOWARD COUNTY COMMENTS
2	8-14-90 HOWARD COUNTY COMMENTS

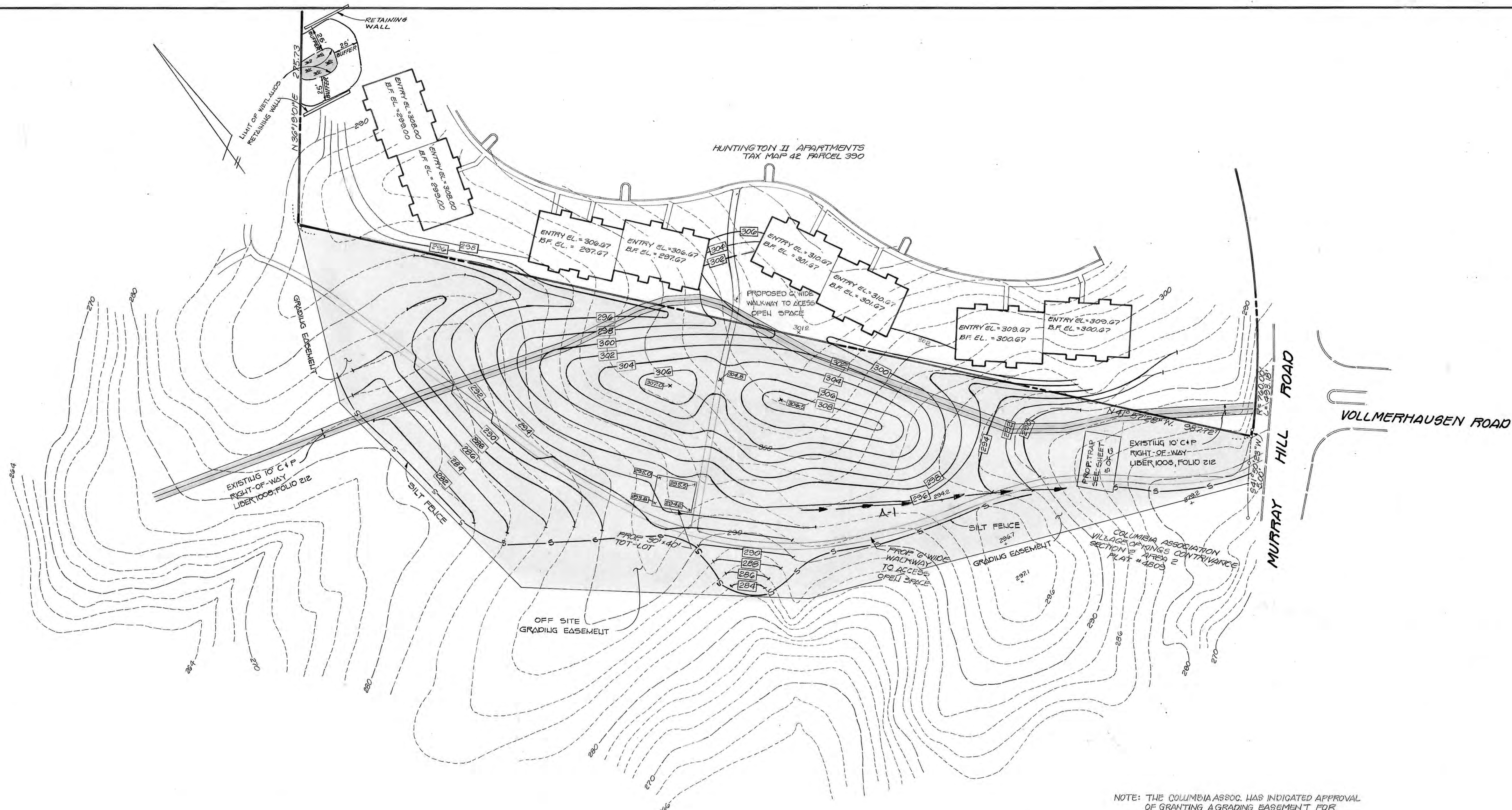
OWNER:
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 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MD 21044

DEVELOPER:
 SHELTER DEVELOPMENT CORP.
 218 N. CHARLES STREET, SUITE 500
 BALTIMORE, MD 21201
 ATTN: JULIEN COLVIN (301) 962-0595

PLAN PREPARATION	
DRAWN BY E.A.S.	DATE 3-27-90
DESIGNED BY E.A.S.	SCALE 1"=50'
CHECKED BY T.C.R.	

SEDIMENT CONTROL PLAN
 VILLAGE OF KINGS CONTRIVANCE SEC. 3 AREA 2
HUNTINGTON II APARTMENTS
 ELECTION DISTRICT No 6
 HOWARD COUNTY, MARYLAND
 TAX MAP 42 PARCEL 390

DRAWING NO.
 8377-01
 SHEET NO.
 5 of 6



NOTE: THE COLUMBIA ASSOC. HAS INDICATED APPROVAL OF GRANTING A GRADING EASEMENT FOR THIS WORK.

FISHER, COLLINS & CARTER INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 4171 BALTIMORE NATIONAL PIKE
 SUITE 100
 ELLICOTT CITY, MARYLAND 21043
 TELEPHONE: (301) 461-2855



TENTATIVELY APPROVED
 ON _____
 OFFICE OF THE SURVEYOR
 STATE OF MARYLAND
 PLANNING DIRECTOR
 DATE: 7.24.90
 CM

SKETCH

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 218 N. CHARLES STREET, SUITE 500
 BALTIMORE, MD 21201
 ATTN: JULIEN COLVIN (301) 962-0595

PLAN PREPARATION

DRAWN BY: T.L.S.	DATE: 3/27/90
DESIGNED BY: T.L.S.	SCALE: 1" = 50'
CHECKED BY: P.C.F.	

OFFSITE SPOIL GRADING PLAN
 VILLAGE OF KINGS CONTRIVANCE SEC. 3 AREA 2
HUNTINGTON II APARTMENTS
 ELECTION DISTRICT No. 6
 HOWARD COUNTY, MARYLAND

DRAWING NO.
 8377-01

SHEET NO.
 C of C