

DRY WELL CHART

LOT NO.	VOLUME REQUIRED	VOLUME PROVIDED	NO. WELLS	SIZE WELLS
91	154 CF	155 CF	2	5'4 1/2 x 3'1"
92	236 CF	238 CF	2	6'4 1/2 x 3'1"

NOTE: BOTTOM OF DRYWELL SHALL NOT BE BUILT ON FILL MATERIALS.

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
84	G105 Deanne Drive
92	G109 " " "
91	G113 " " "
92	G110 " " "

LEGEND

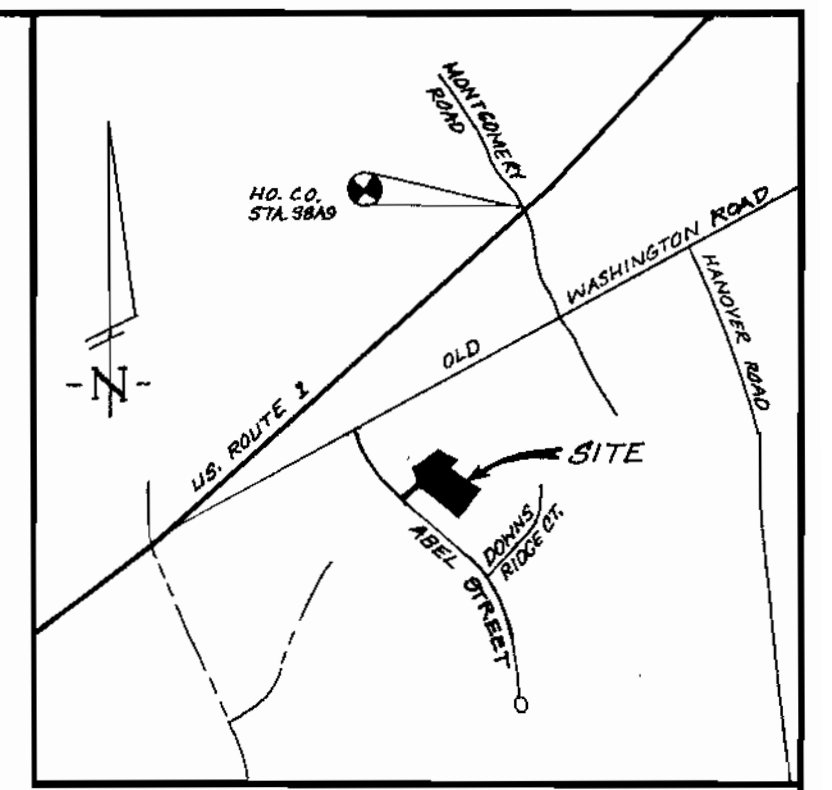
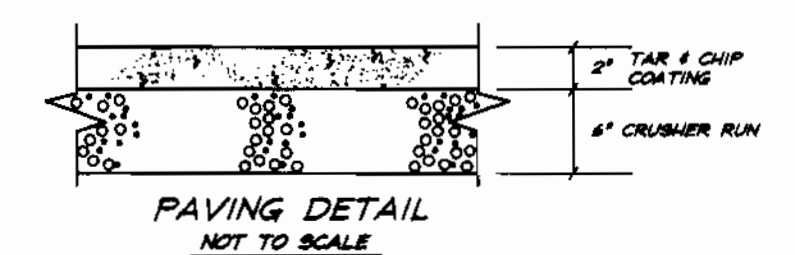
CONTOUR INTERVAL: 2 FT.
 EXISTING CONTOUR: 200'
 PROPOSED CONTOUR: 200'
 DIRECTION OF DRAINAGE: +69R
 SPOT ELEVATIONS: +69R
 TREES TO REMAIN: (List of trees)

BENCHMARKS NAD'83

HO.CO. STA. 3805	EL. 193.75
N 559,378.663	E 1,386,524.303
HO.CO. STA. 3849	EL. 233.46
N 561,056.302	E 1,389,634.1843

USE-IN-COMMON DRIVEWAY SPECIFICATIONS

- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
- WIDTH 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE.)
 - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - GEOMETRY - MAXIMUM 1% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (425 LADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.



MINIMUM LOT SIZE

LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
84	9,095 S.F.	589 S.F.	8,506 S.F.
90	11,184 S.F.	665 S.F.	10,244 S.F.
91	12,049 S.F.	1,141 S.F.	10,208 S.F.
92	13,024 S.F.	660 S.F.	12,474 S.F.

GENERAL NOTES:

- Subject property is zoned: R-12 & R-SC per 10-18-93 Comprehensive Zoning Plan.
- The total area included in this submission is: 1.04 Acres.
- The total number of lots included in this submission is: 4
- Improvement to property: Single Family Detached
- Department of Planning and Zoning reference file numbers: WP-95-93, S-95-08, P-96-17, WP-96-69, F-97-110, AA-96-19, F-97-154, SDP-98-146, S-94-21, F-95-21, P-95-29, F-96-120, SP-99-07, F-97-110, F-99-195
- Utilities shown as existing are taken from approved Water and Sewer plans Contract #14-3620-D, approved Road Construction plans F-96-120.
- Any damage to county owned rights-of-way shall be corrected at the developer's expense.
- All roadways are public and existing.
- The existing topography was taken from Road Construction Plans F-97-110 prepared by Mildenberg, Boender & Assoc., Inc. and SDP-98-146 prepared by TSA Group, Inc. Topography for this plan was taken from SP-99-07 prepared by Benchmark Engineering Inc.
- The coordinates shown herein are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Monuments Numbers: 38D5 & 38A9
- The contractor shall notify the Department of Public Works/Division of Construction Inspection at (410) 313-1880 at least twenty-four (24) hours prior to the start of work.
- The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
- For driveway entrance details, refer to Ho. Co. Design Manual Volume IV details R.6.04
- In accordance with Section 128.A1 of the Howard County Zoning Regulations bay windows or chimneys not more than 16 feet in width may project not more than 4 feet into any setbacks; porches and decks may project not more than 10 feet into the front or rear setbacks.
- Stormwater Quantity Control for this project has been provided under F-97-110. Quality Control for Williams Knoll lot 3 has been provided within F-97-110 Open Space lot 35 Bio-retention area. Quality Control for lots on Downs Ridge Open Space lot 24 is to be provided by dry wells located on Lots 91 & 92.
- The lots created by this Resubdivision will be incorporated into the Williams Knoll Homeowners Association.
- SHC Elevations shown are at the property lines.

SPECIAL NOTE:

This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. For construction, see approved Road Construction Plans F-96-120 and/or approved Water and Sewer Plans Contract #14-3620-D

MARYLAND AVIATION NOISE AND ABATEMENT
 The William Knoll property is currently located outside the Baltimore/Washington International Airport Noise Zone (ANZ) but falls within the airport's four-mile radius. Therefore, prior to the issuance of any building permits, the applicant must submit an airport zoning permit for consideration of high structures.

APPROVED: DEPARTMENT OF PLANNING & ZONING
 Chief, Development Engineering Division: 3/27/00
 Chief, Division of Land Development: 7/2/00
 Director: 4/18/00

1 Rev. House & Grading on lot 89 to show As-Built Conditions 3-26-02
 Revisors: Date

SHEET INDEX

PLAN	SHEET
SITE DEVELOPMENT PLAN	1 OF 2
SITE DEVELOPMENT & SEDIMENT EROSION CONTROL PLAN	2 OF 2



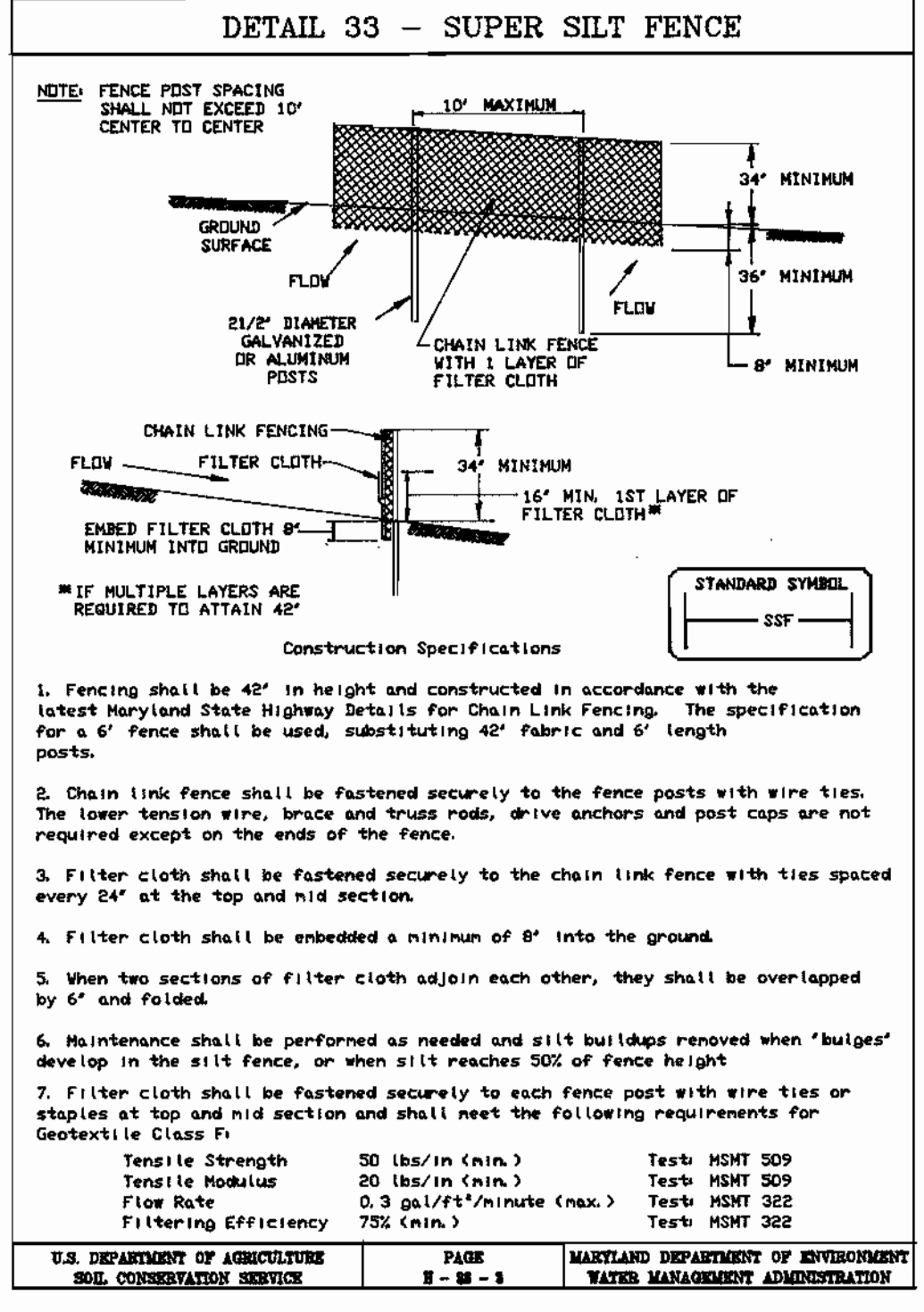
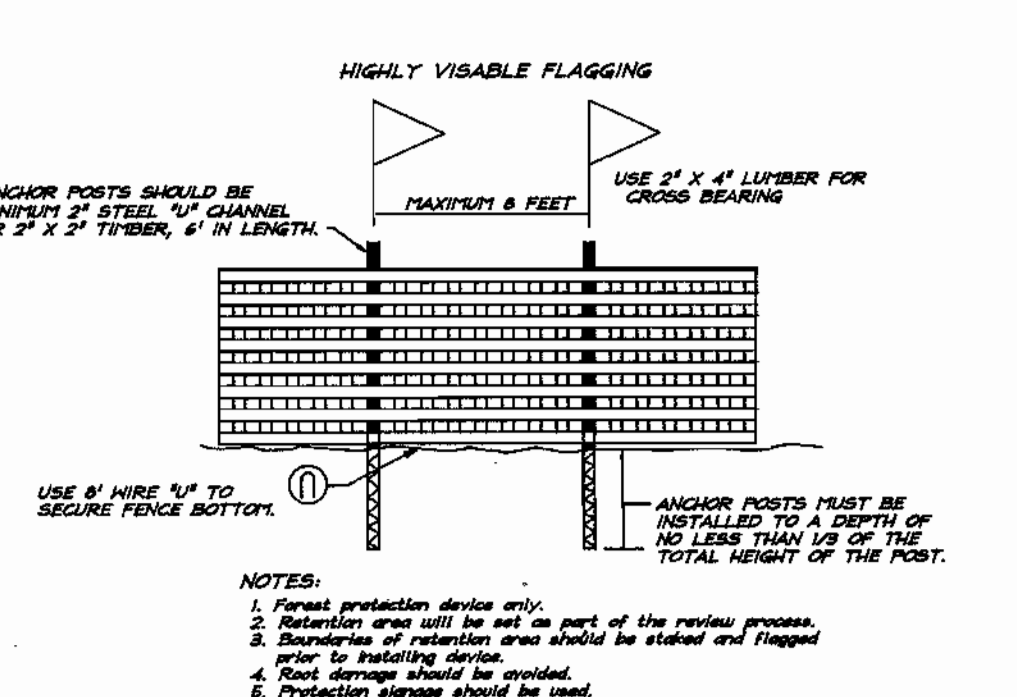
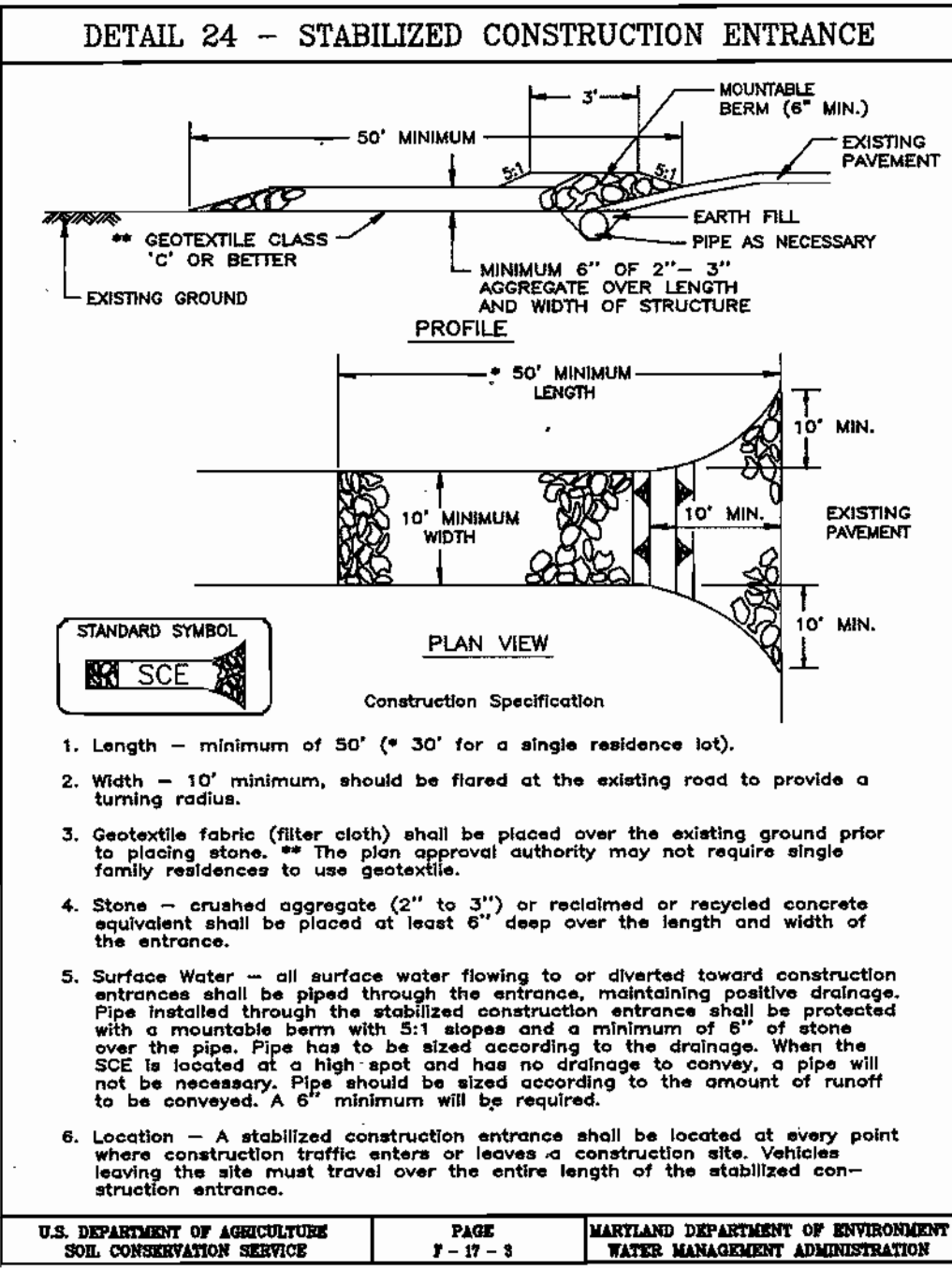
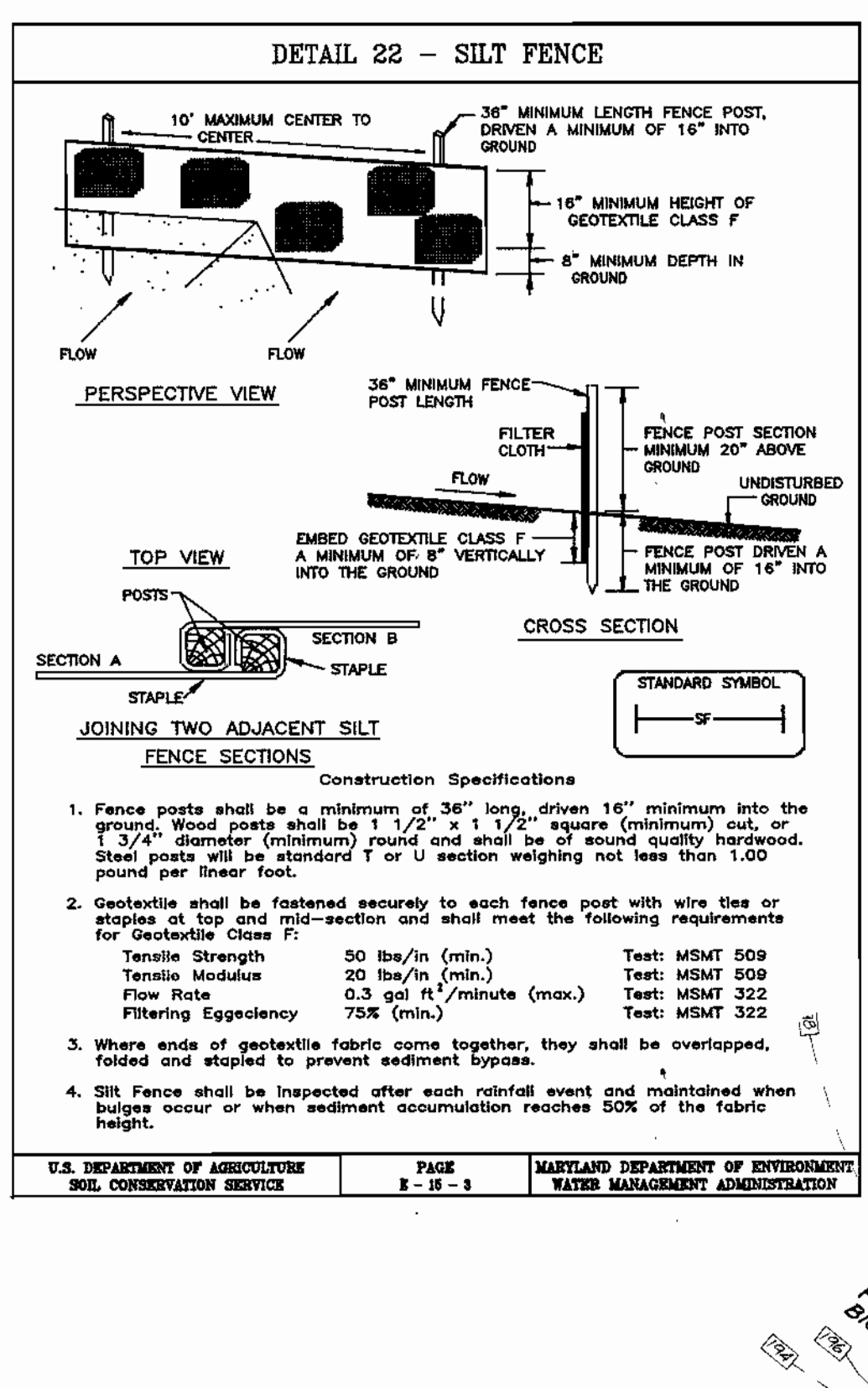
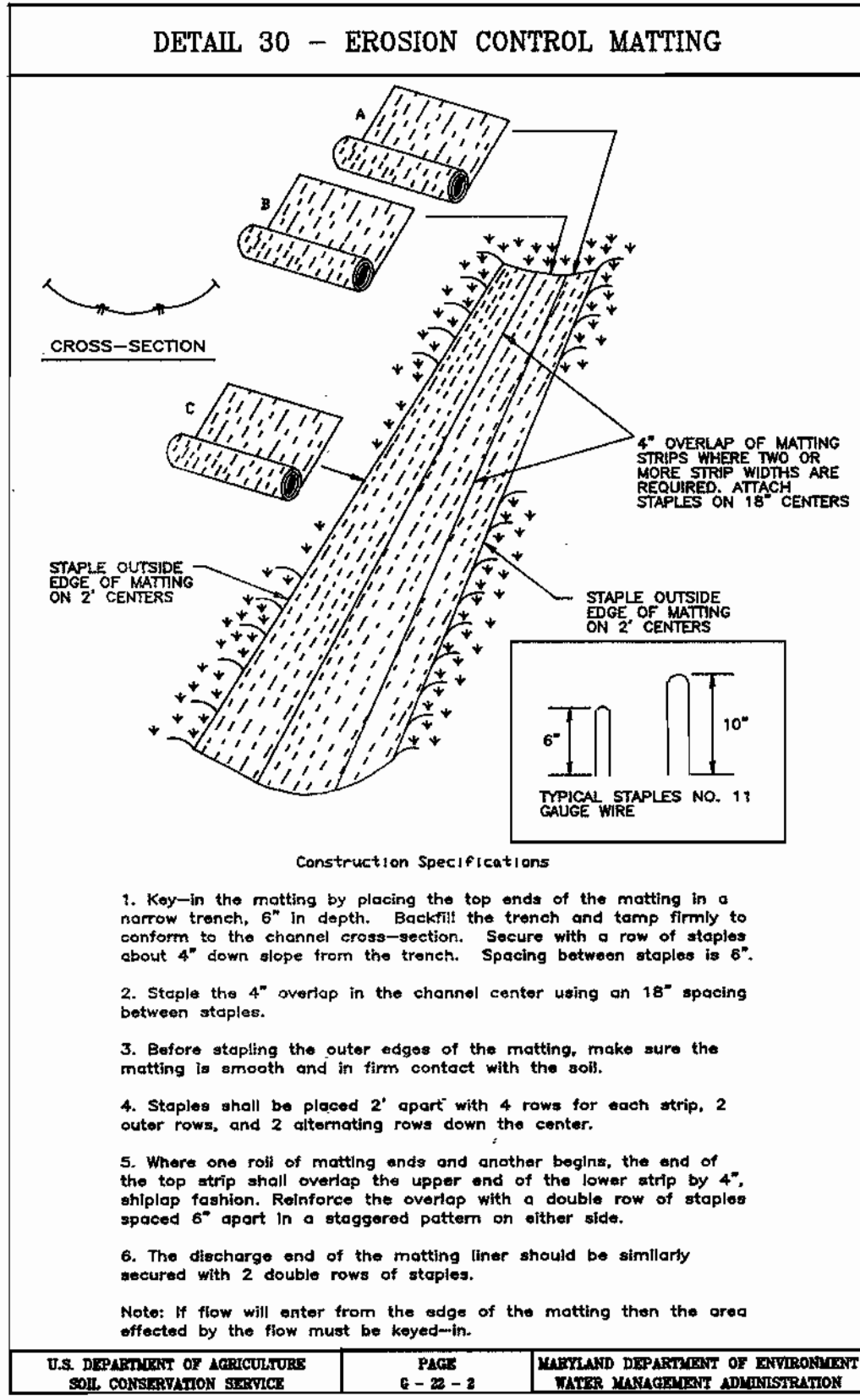
DEVELOPER
 JNSD, LC
 P.O. Box 417
 Ellicott City, Md. 21041
 410-465-4244

SUBDIVISION NAME	SECTION/AREA	LOTS
WILLIAMS KNOLL	SECT. 3	89, 90, 91, 92
PLAT NO.	BLOCK NO.	ZONE
14105	8	R-SC & R-12
TAX MAP NO.	ELECTION DIST.	CENSUS TRACT
38	1st	6012
WATER CODE	SEWER CODE	
A01	2150529	

CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED: J.M.E. SCALE: 1" = 30'
 DRAWN: K.B. DRAWING: 1 of 2
 CHECKED: J.M.E. JOB NO.: 99-159
 DATE: 3-14-00 FILE NO.: 99-159-X

Owner: RYAN HOMES
 11462 Overidge Drive, Suite 128
 Quince Mills, Maryland 21117



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:

- Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs./100 sq.ft.) before seeding. Harrow or disc into upper three inches of soil. At the time of seeding, apply 400 lbs. per acre 30-0-0 ureaform fertilizer (9 lbs./1000 sq.ft.).
- Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq.ft.) and apply 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 (0.5 lbs./1000 sq.ft.) of weeping lovegrass. During the period of October 16 thru February 28, protect site by Option (1) 2 tons per acre 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 unrattled 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

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 2 1/2 bushels per acre of annual ryegrass (3.2 lbs./1000 sq.ft.) For the period May 1 thru July 31, seed with 3 lbs. per acre of weeping lovegrass (0.7 lbs./1000 sq.ft.). For the period November 1 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 sod.

MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq.ft.) of unrattled 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.

REFER TO THE 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

SEDIMENT AND EROSION CONTROL NOTES

- A minimum of 48 hours notice must be given to the Howard County Department of Inspections, Licenses and Permits, Sediment Control Division prior to the start of any construction (313-1855).
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in accordance with the 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL and revisions thereto.
- 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 to all other disturbed or graded areas on the project site.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeters in accordance with Vol. 1, Chapter 2, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above, in accordance with the 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings, sod, temporary seeding and mulching (Sec. C).
- Temporary stabilization with such alone can only be done when recommended seeding sites do not allow for proper germination and establishment of grasses.
- 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.
- SITE ANALYSIS:**
 - Total Area of Site: 1.040 Ac.
 - Area Disturbed: 0.883 Ac.
 - Area to be roofed or paved: 0.25 Ac.
 - Area to be vegetatively stabilized: 0.78 Ac.
 - Total Cut: 1138 Cy.
 - Off-site Waste/Basins Area Location: *
- An sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Additional sediment control must be provided, if deemed necessary by the Howard County DPW Sediment Control Inspector.
- On all sites with disturbed areas in excess of 2 acres, approval of the sediment control plan shall be required upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. After building or grading inspection approval may not be authorized until this initial approval by the inspection agency is made.
- Trenches for the construction of utilities is limited to three pipe lengths or that which shall be back-filled and stabilized within one working day, whichever is shorter.
- The total amount of silt fence = 350 Lf.
- The total amount of super silt fence = 267 Lf.
- The total amount of earth dikes =

* It is the responsibility of the contractor to identify the spoil/borrow site and notify and gain approval from the sediment control inspector of the site and it's grading permit number at the time of construction.

APPROVED: DEPARTMENT OF PLANNING & ZONING

5/2/00 DATE

4/5/00 DATE

4/5/00 DATE

Reviewed for: HOWARD S.C.D. and meets Technical Requirements

3-31-00 DATE

U.S. Natural Resources Conservation Service

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

3-31-00 DATE

Approved

DEVELOPER'S/BUILDER'S CERTIFICATE

I/We certify that all development and construction will be done according to this plan of development and plan for sediment and erosion control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment 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.

Michael Shearer 12/2/99 DATE

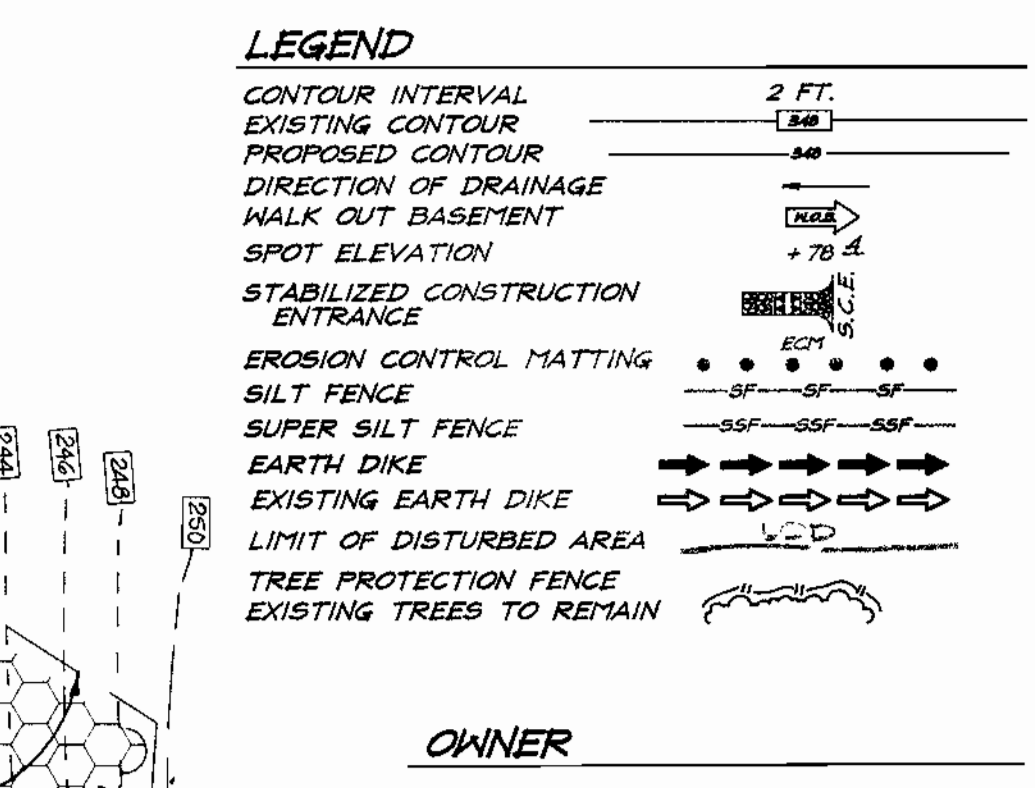
MICHAEL SHEARER

ENGINEER'S CERTIFICATE

I hereby certify that this plan for Sediment and Erosion 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.

G. Nelson Clark 11-30-99 DATE

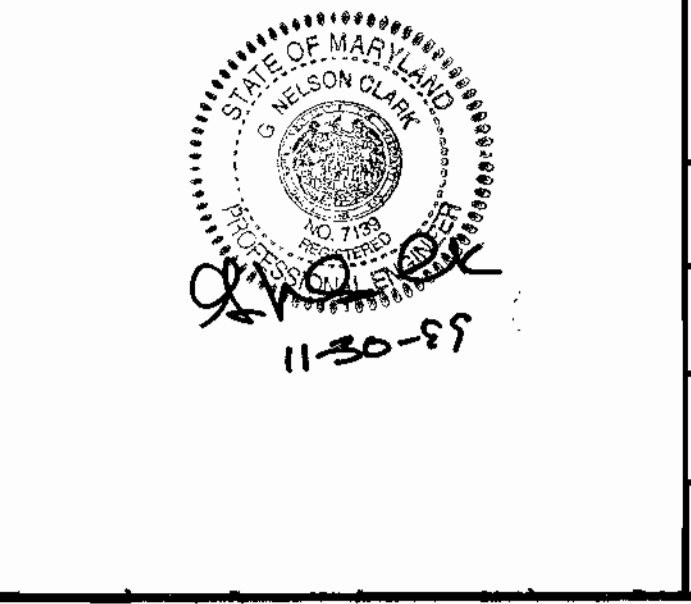
G. NELSON CLARK



OWNER

DEVELOPER

JINSD, LC
P.O. Box 417
Ellicott City, Md. 21041
410-465-4244



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DESIGNED	J.M.E.	NO. OF DAYS	7
DRAWN	K.B.	14	
CHECKED	J.M.E.	30	
DATE	3-14-00	60	
Owner:	RYAN HOMES 11460 Cranridge Drive, Suite 120 Owings Mills, Maryland 21117	14	
		7	

SCALE
1" = 30'

DRAWING
2 of 2

JOB NO.
99-159

FILE NO.
99-159-5E