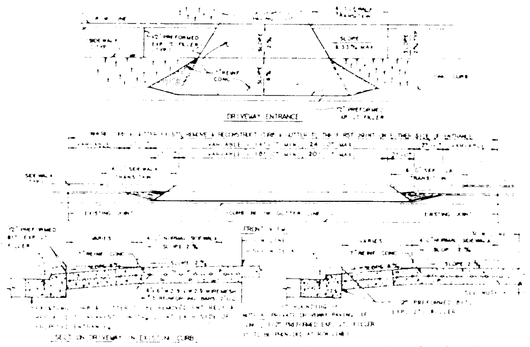
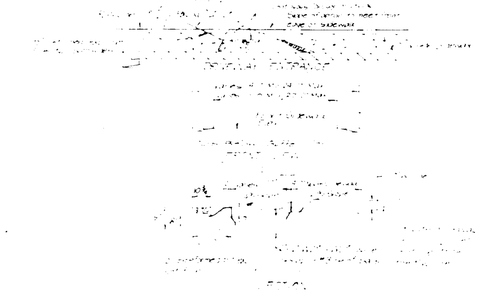
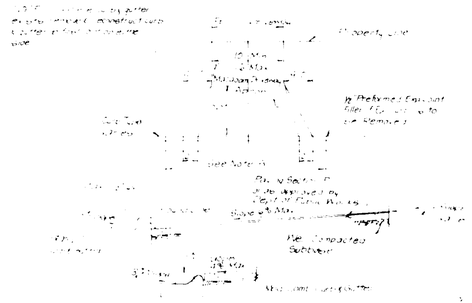


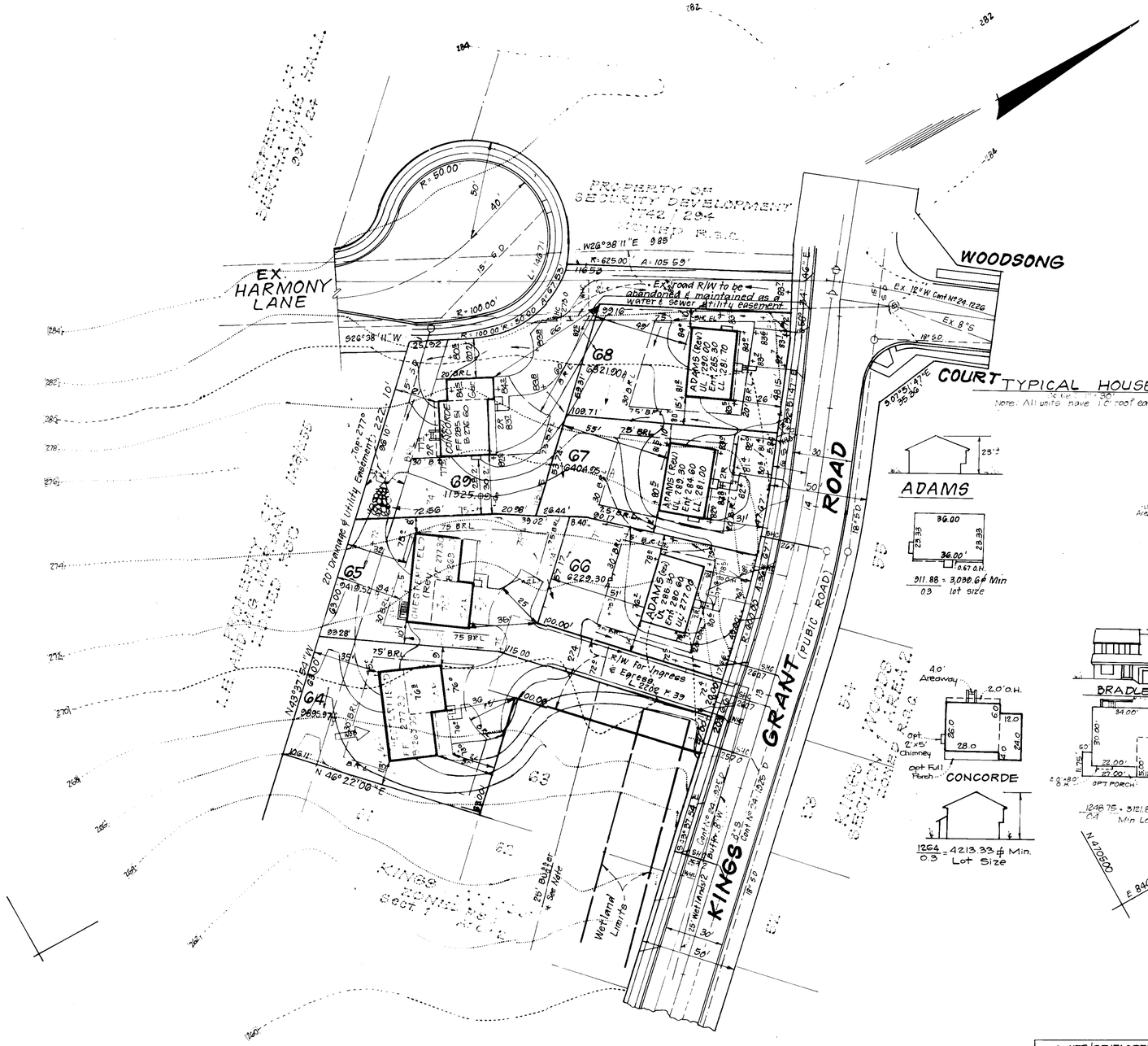
DRIVEWAY ABUTTING CLOSED SECTION WITH STD. 7" COMB. CURB & GUTTER & SIDEWALK SET BACK FROM CURB

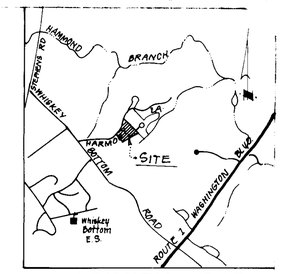


DRIVEWAY ABUTTING CLOSED SECTION WITH MODIFIED COMB. CURB & GUTTER & SIDEWALK



DRIVEWAY ABUTTING CLOSED SECTION WITHOUT CONCRETE SIDEWALK





VICINITY MAP
Scale 1" = 2000'

GENERAL NOTES

1. The land included in this plan is zoned R.S.C.
2. All coordinates shown hereon are based on the Maryland State Grid System. Howard County Geodetic Control Point No's 1841004 & 1941001
3. The area covered in this plan is located on tax map No 47
4. Total area included in this plan: 1.14 Ac.
5. All roadways are public and existing.
6. Any damage done to county-owned rights-of-way shall be corrected at Developers Expense.
7. Total number of lots included in this plan: 6
8. Maximum Building Coverage: 40%
9. The contractor or developer shall contact the Construction Inspection/Survey Division 24 hours in advance of commencement of work at 792-2630
10. Office Of Planning And Zoning File No's are F-90-103, SDP-35, P88-83.
11. Improvement to Property: Single Family Detached Units.

SPECIAL NOTES

1. Approved Road Construction Plans shall be used for all public utilities
2. Public water and sewer shown for reference only. For more detailed information see water & sewer plans - Contract No's 24-1925 D
3. The water and sewer house connections not included in a "Developer's Agreement" shall conform to Howard County plumbing code. The on-site W.H.C. shall be 1" copper and the SHC shall be 4" iron
4. Stormwater Management provided under Kings Woods Sec. 1, Area 1 F-87-207

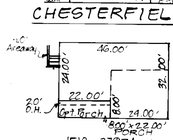
TYPICAL HOUSES

Note: All units have 1'0" roof eaves front & rear.

ADAMS

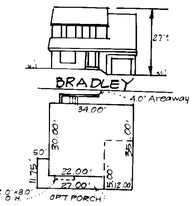
$\frac{911.88}{0.3} = 3,038.6$ ♯ Min lot size

CHESTERFIELD



CONCORDE

$\frac{1264}{0.3} = 4213.33$ ♯ Min. Lot Size



BRADLEY

$\frac{1248.75}{0.4} = 3121.87$ ♯ Min Lot Size

N 470500
E 846500

LEGEND

1. CONTOUR INTERVAL — 2 FT
2. EXISTING CONTOUR — 410
3. PROPOSED CONTOUR — 410
4. SPOT ELEVATION — +10.5
5. DIRECTION OF DRAINAGE
6. WALK-OUT BASEMENT — W.O.B.

MINIMUM LOT SIZE CHART			
Lot No.	Lot Area	Flagstem Area	Min. Lot Area
G4	9895.97 ♯	2000.00 ♯	7895.97 ♯
G5	9419.52 ♯	2000.00 ♯	7419.52 ♯
G9	11525.09 ♯	1983.20 ♯	9541.89 ♯

* WETLANDS BUFFER NOTE

The wetlands buffer indicated on this SDP does not affect the initial construction of a residential unit on any lot. It does not prohibit subsequent clearing, grading or construction in the buffer area. Maintenance of residences, landscaping and utilities is permitted.

ADDRESS CHART	
LOT #	STREET ADDRESS
G3	9367 KINGS GRANT RD
G4	9371
G5	9375
G6	9379
G7	9383
G8	9387
G9	9391 KINGS GRANT RD

Nº	REVISIONS	Date
1	Rev. hse. & grd. lot G9; Add hse. typical	10 30 92

OWNER/DEVELOPER
SECURITY DEVELOPMENT CORP.
P.O. BOX 417
ELLICOTT CITY, MD. 21043

SUBDIVISION NAME			SECT/AREA	LOT#/PARCEL
KINGS WOODS			1 2	G4-G9
PLAT OR L.F.	BLOCK #	ZONE	TAX/ZONE MAP	ELEC DIST	CENSUS TR
9183	22	R.S.C.	47	6TH	6063
Water Code		Sewer Code		
003		7270000		

DEPT. 9.12.90
DIRECTOR
COUNTY PLANNING AND LAND DEVELOPMENT 8/23/9.
9/9/90

PARK • HINEBOCH • WATT • HOLMES
7135 MINSTREL WAY · COLUMBIA, MD. 21045 · (301) 381-7500 BALTO · (301) 621 8100 WASH

DESIGNED VLP	SITE DEVELOPMENT PLAN LOTS G4 - G9 KINGS WOODS SECTION ONE AREA TWO 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	1" = 30'
DRAWN GS		10, 2
CHECKED JME		89-100
DATE Aug 30, 1989	For: Ryland Group, Inc. 7130 Minstrel Way Suite 215 Columbia, Maryland 21045	89 100 X

SDP-90-59

SEDIMENT CONTROL NOTES

1) A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (992-2437)

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

3) Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1, b) 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, Chaper 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 seedings (Sec. 51) sod (Sec. 54), temporary seeding (Sec. 50) and mulching (Sec. 52.) Temporary stabilization with mulch alone can only be done when recommended seeding dates 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	1.14	Acres
Area Disturbed	1.15	Acres
Area to be roofed or paved	0.35	Acres
Area to be vegetatively stabilized	0.80	Acres
Total Cut	205	Cu. yds
Total Fill	4569	Cu. yds
Offsite 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.

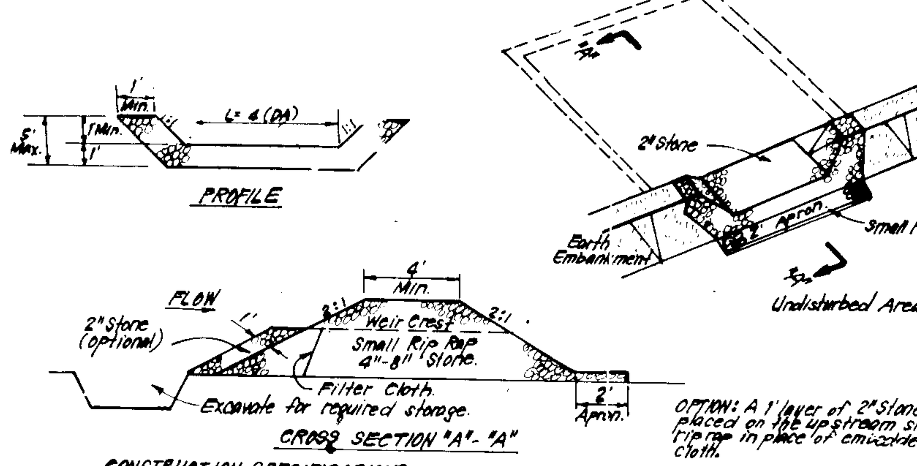
9) Additional sediment control must be provided, if deemed necessary by the Howard County DPW sediment control inspector.

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-Sold" 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

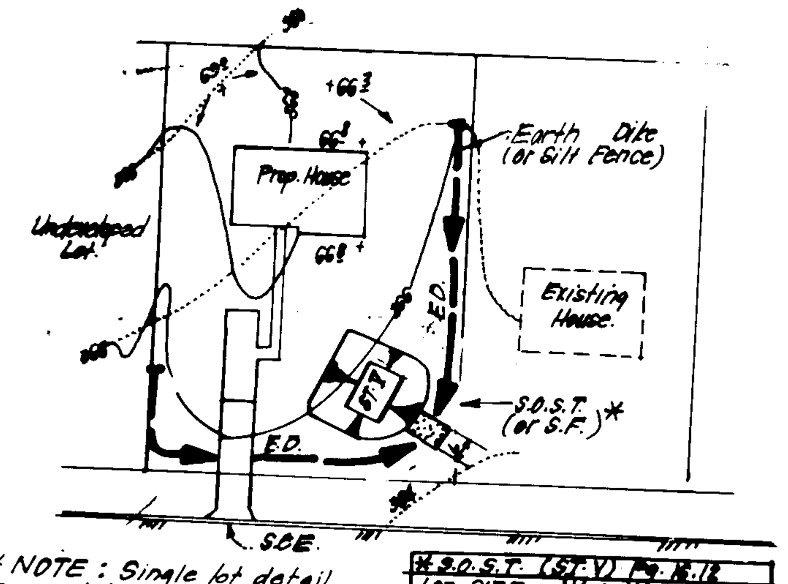
13) The total amount of straw bale dikes/silt fence equals 0 L.F.



CONSTRUCTION SPECIFICATIONS:

1. Area under embankment shall be cleared, grubbed and stripped of any vegetation and root mat. The pool area shall be cleared.
2. The fill material for the embankment shall be free of roots and other woody vegetation as well as over sized stones, rocks, organic material or other objectionable material. The embankment shall be compacted by traversing with equipment while it is being constructed.
3. All cut and fill slopes shall be 2:1 or flatter.
4. The stone used in the outlet shall be small rip-rap 4"-8" along with 1' thickness of 2" aggregate placed on the up-grade side on the small rip rap or embedded filter cloth in the rip rap.
5. Sediment shall be removed and trap restored to its original dimensions when the sediment has accumulated to ½ the design depth of the trap.
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.) ST-V.
NO SCALE

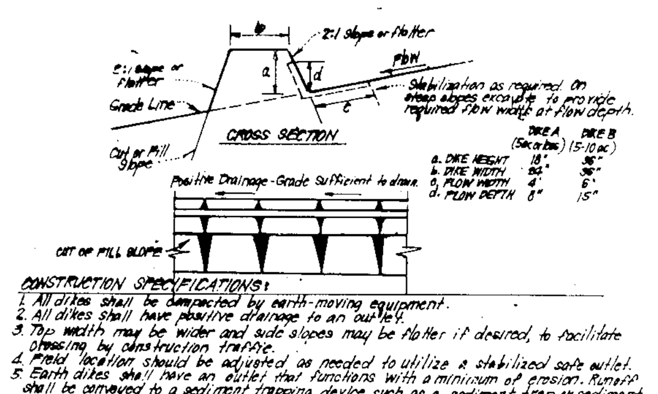


* NOTE : Single lot detail can not be utilized if any two lots sharing common property lines are to be disturbed at the same time or on any lots showing a sediment trap.

* S.O.S.T. (ST-V) Fig. 16.12			
LOT SIZE	¼ Ac	½ Ac	1 Ac
Depth	2'	3'	3'
+ Bot. Length	11'	26'	26'
+ Bot. Width	11'	11'	26'
Bot. Area	121	286	676

+ can be adjusted in field, but bottom area must be as given or greater

SINGLE LOT SEDIMENT CONTROL PLAN
NO SCALE



CONSTRUCTION SPECIFICATIONS:

1. All dikes shall be compacted 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 flatter if desired, to facilitate crossing by construction traffic.
4. Field location should be adjusted as needed to utilize a stabilized safe outlet.
5. Earth dikes shall have an outlet that functions 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.
6. Stabilization shall be: (A) In accordance with standard specifications for seed and straw mulch or straw mulch if not in seeding season, (B) flow channel as per chart below.

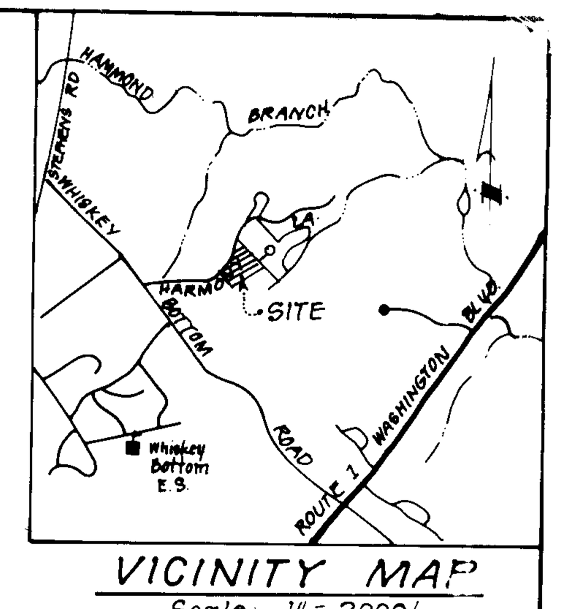
FLOW CHANNEL STABILIZATION

TYPE OF TREATMENT	CHANNEL GRADE	DIKE A	DIKE B
1.	0.5-3.0%	Seed & Straw Mulch	Seed or Straw Mulch
2.	3.1-5.0%	Seed & Straw Mulch	Seed w/Jute, or Excelsior; Sod; 2" Stone
3	5.1-8.0%	Seed w/Jute or Sod; 2" Stone	Lined Rip Rap 4"-8" Stone
4	8.1-20.0%	Lined Rip Rap 4-8" Stone	Engineering Design

A. Stone to be 2" Stone, or recycled concrete equivalent, in a layer at least 3" thick and be pressed into soil with construction equipment.
B. Rip Rap to be 4"-8" in a layer at least 8" thick, pressed into soil.
C. Approved equivalents can be substituted for any of the above materials.

7. Periodic Inspection and Required Maintenance must be provided after each rain.

EARTH DIKE DETAIL (E.D.)
NO SCALE



VICINITY MAP
Scale: 1" = 2000'

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, discing 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 2 tons per acre dolomitic limestone (92 lbs/1000 square 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 ureaform 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 weeping lovegrass. 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 sod. Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

Mulching - Apply 1½ 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, discing 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)

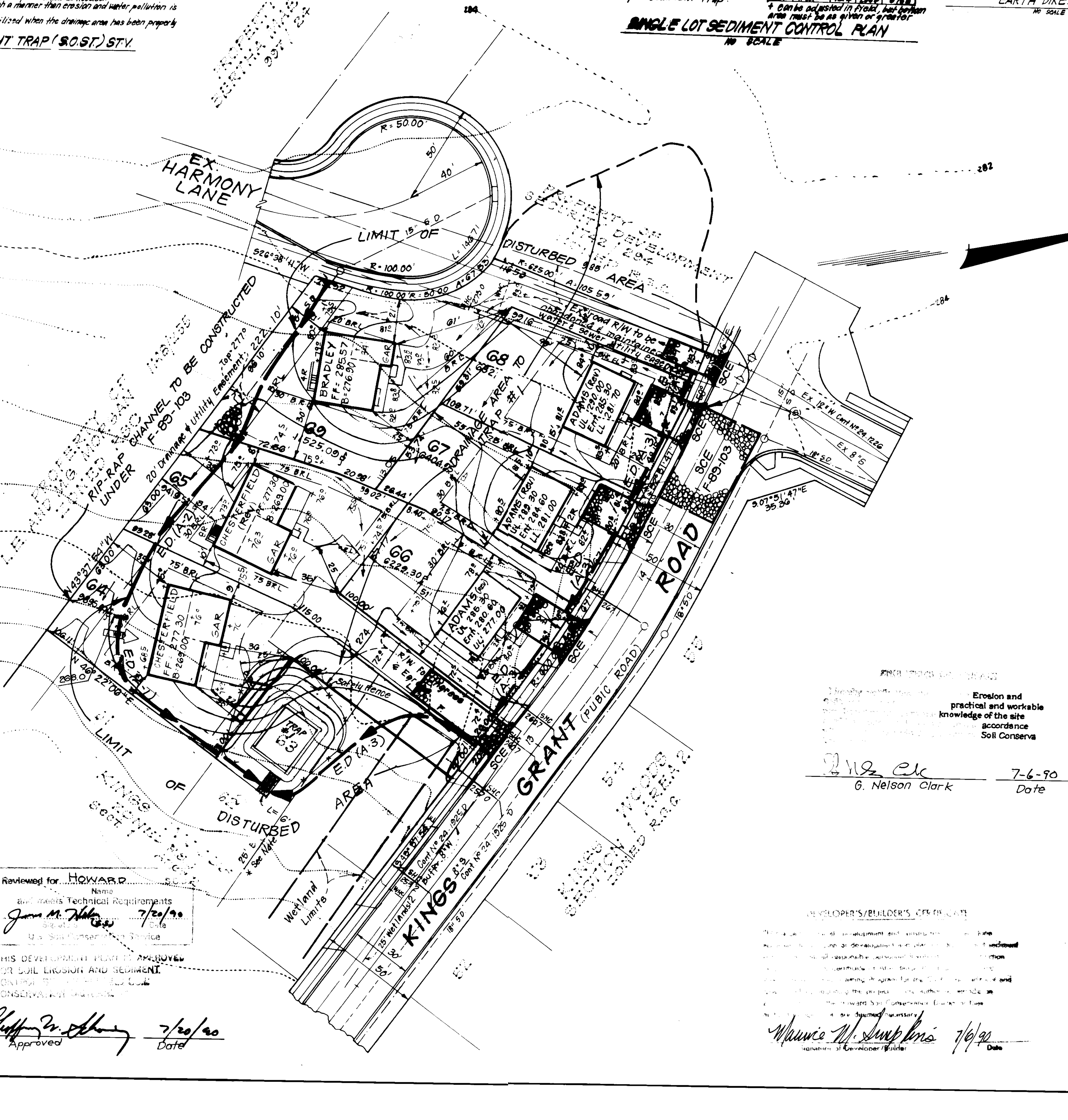
Seeding: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2½ bushel per acre of annual rye (3.2 lbs/1000 sq ft). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (.07 lbs/1000 sq ft). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

Mulching: Apply 1½ 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 ft 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.

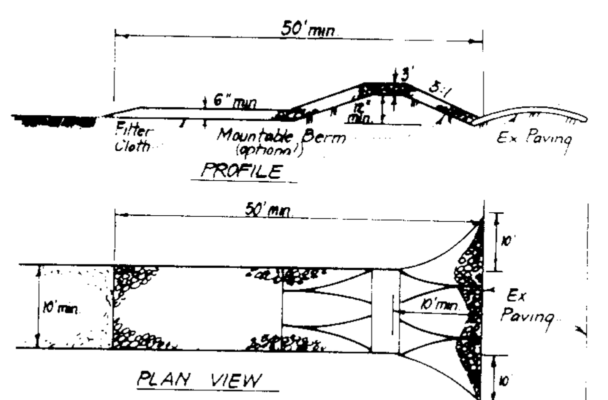
CONSTRUCTION SEQUENCE:

		No. 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 Stds. & Specs.	30
E.	Upon approval of the sediment control inspector, remove sediment and erosion controls and stabilize.	7



TRAP No. 1 SOST ST-V

Drainage Area 1.3 Ac.
Storage Required 2340 cf
Storage Provided 2340 cf
Depth 3'
Top of Stone Weir 365.5
Bottom Elev.= 361.5
Clean Out Elev.= 363.0
Bottom Dimensions= 24' x 20'
2:1 Side Slopes
L=6'



CONSTRUCTION SPECIFICATIONS

1. Stone size - Use 2" stone, or reclaimed or recycled concrete equivalent.
2. Length - As required, but not less than 50 feet, except on 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 will not be required on a single family residence lot.
6. Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 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 as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, 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 stabilized with stone 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)
NO SCALE

LEGEND

1. CONTOUR INTERVAL — 2 FT
2. EXISTING CONTOUR — 410
3. PROPOSED CONTOUR — 410
4. SPOT ELEVATION — +10.5
5. DIRECTION OF DRAINAGE
6. WALK-OUT BASEMENT — W.O.B.
7. Earth Dike — E.D. (A-1)
8. Stabilized Construction Entrance — SCE

Erosion and practical and workable knowledge of the site accordance Soil Conserva

G. Nelson Clark — 7-6-90 — Date

STATE OF MARYLAND G. NELSON CLARK REGISTERED PROFESSIONAL ENGINEER — 7-6-90

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 8/10/90

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
DIRECTOR — DATE 9.18.90
CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT — DATE 8/23/90

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR — DATE 9/9/90
CHIEF BUREAU OF ENGINEERING — DATE

Reviewed for HOWARD S.C.D. Name and meets Technical Requirements
Signature — 7/20/90 — Date
U.S. Soil Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
Approved — 7/20/90 — Date

DEVELOPER'S/BUILDER'S CERTIFICATE
... are deemed necessary.
Signature of Developer/Builder — 7/6/90 — Date

CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (301) 381-7200 — BALTO. • (301) 621-8100 — WASH.

DESIGNED	SEDIMENT & EROSION CONTROL PLAN LOTS 64 thru 69	SCALE
KIWM	**KINGS WOODS**	1" = 30'
DRAWN BAL	SECTION 1 AREA 2	DRAWING 2 OF 2
CHECKED KIWM	6TH ELECTION DISTRICT HOWARD COUNTY MARYLAND	JOB NO. 89-100
DATE JULY 1990	FOR: THE RYLAND GROUP, INC. 7130 Minstrel Way Suite 215 Columbia, Md. 21045	FILE NO. 89-100 SE

SDP 90 59