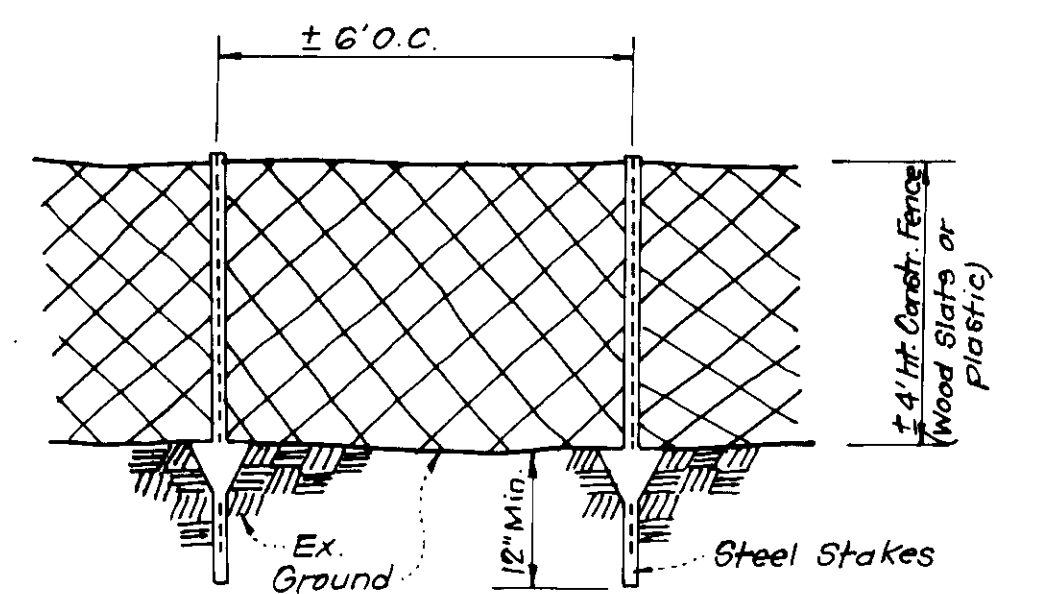
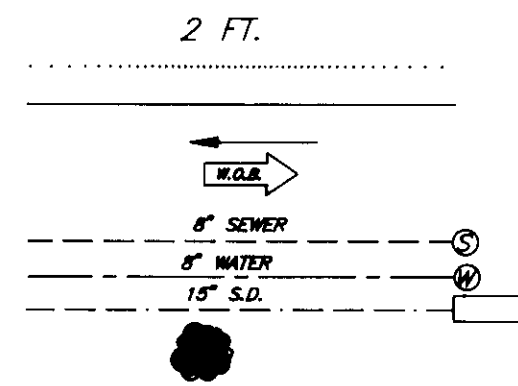


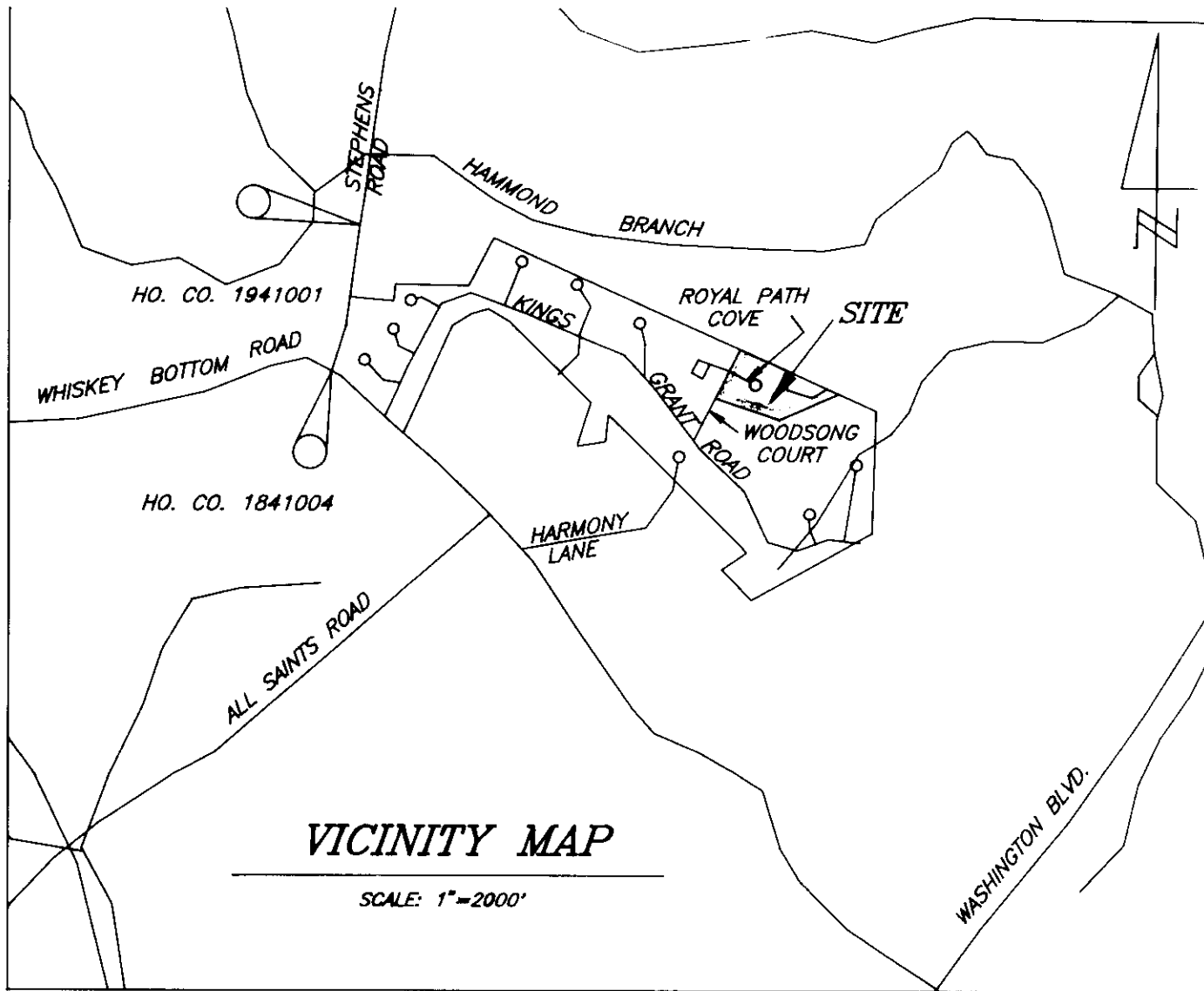
LEGEND

- CONTOUR INTERVAL
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DIRECTION OF DRAINAGE
- WALK-OUT BASEMENT
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING STORM DRAIN
- EXISTING TREES TO REMAIN



TYPICAL TREE PROTECTION FENCE

No Scale



VICINITY MAP

SCALE: 1"=2000'

GENERAL NOTES

1. Subject property is zoned: RSC per 8-2-85 Comprehensive Zoning Plan.
2. The coordinates shown herein are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Geodetic Control point nos. 1841004 & 1941001.
3. All roadways are public and existing.
4. The total area included in this submission is: 0.938 Acres.
5. The total number of lots included in this submission are: 19.
6. Any damage to county owned rights-of-way shall be corrected at the developer's expense.
7. The maximum lot coverage is: 60%.
8. Dept. of Planning and Zoning file reference numbers are: S-90-17, P-91-09, PB. 260 PB 261, & F-91-173.
9. The contractor or developer shall contact the Construction/Inspection Survey Division, 24 hours in advance of commencement of work at 301-293-2630.
10. The existing topography shown was field run by Clark, Finetrock and Sackett, Inc. in Nov. 1991.
11. Stormwater Management is provided as per F-91-173.
12. No Wetlands are located within the limits of submission.
13. Improvement to property: Single Family Attached.
14. The 20-foot wide landscape buffer shown on this plan is required by Section 16.18 (F)(1) of the Subdivision and Land Development Regulations. No clearing of existing vegetation is permitted, however, landscape maintenance is authorized.

SPECIAL NOTES:

This plan is for grading of lots 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-91-173 and/or approved Water and Sewer Plans Contract #C-24-3154-D.

SITE ANALYSIS

1. Zoned	RSC
2. Area of Lots	40,886 SF
3. No. of Units Proposed	19
4. Parking Spaces Required	38 Sp./unit
5. Parking Spaces Provided	42 (8x18)
6. Type of Unit Proposed	Townhouses

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
266	0400 ROYAL PATH COVE
267	0402 ROYAL PATH COVE
268	0404 ROYAL PATH COVE
269	0406 ROYAL PATH COVE
270	0408 ROYAL PATH COVE
271	0410 ROYAL PATH COVE
272	0412 ROYAL PATH COVE
273	0414 ROYAL PATH COVE
274	0416 ROYAL PATH COVE
275	0418 ROYAL PATH COVE
276	0420 ROYAL PATH COVE
277	0422 ROYAL PATH COVE
278	0424 ROYAL PATH COVE
279	0426 ROYAL PATH COVE
280	0428 ROYAL PATH COVE
281	0429 ROYAL PATH COVE
282	0425 ROYAL PATH COVE
283	0423 ROYAL PATH COVE
284	0421 ROYAL PATH COVE

SHEET INDEX

Site Development Plan
Sediment & Erosion Plan
Landscape Plan

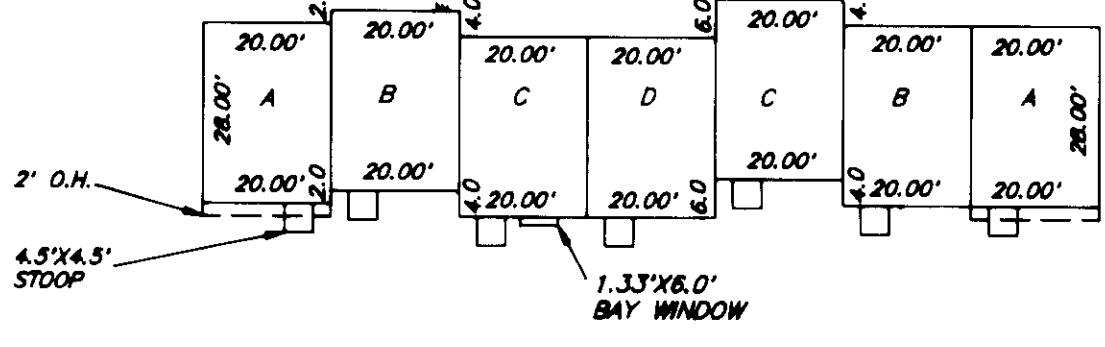
Sheet 1 of 4
Sheets 2 & 3 of 4
Sheet 4 of 4

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER
DATE: 4/6/92

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
DIRECTOR
DATE: 4/14/92

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE,
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR
DATE: 4/1/92

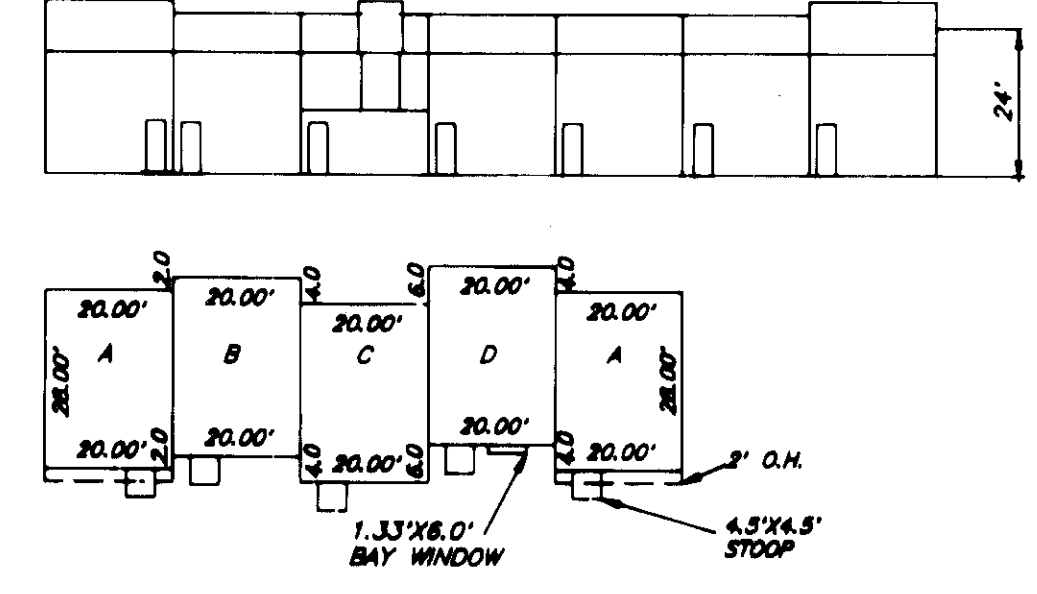
2-4-92
gks



TYPICAL HOUSES

SCALE: 1"=30'

NOTE: MAXIMUM BUILDING COVERAGE: 60%
FOUNDERS SERIES TOWNHOUSE UNITS:
A = 613.4 / 0.6 = 1022.3
B,C,D = 573.4 / 0.6 = 955.6



OWNER / DEVELOPER
SECURITY DEVELOPMENT CORP
P.O. Box 417
Ellicott City, Md 21043

Jeffrey Schuch
4/30/92

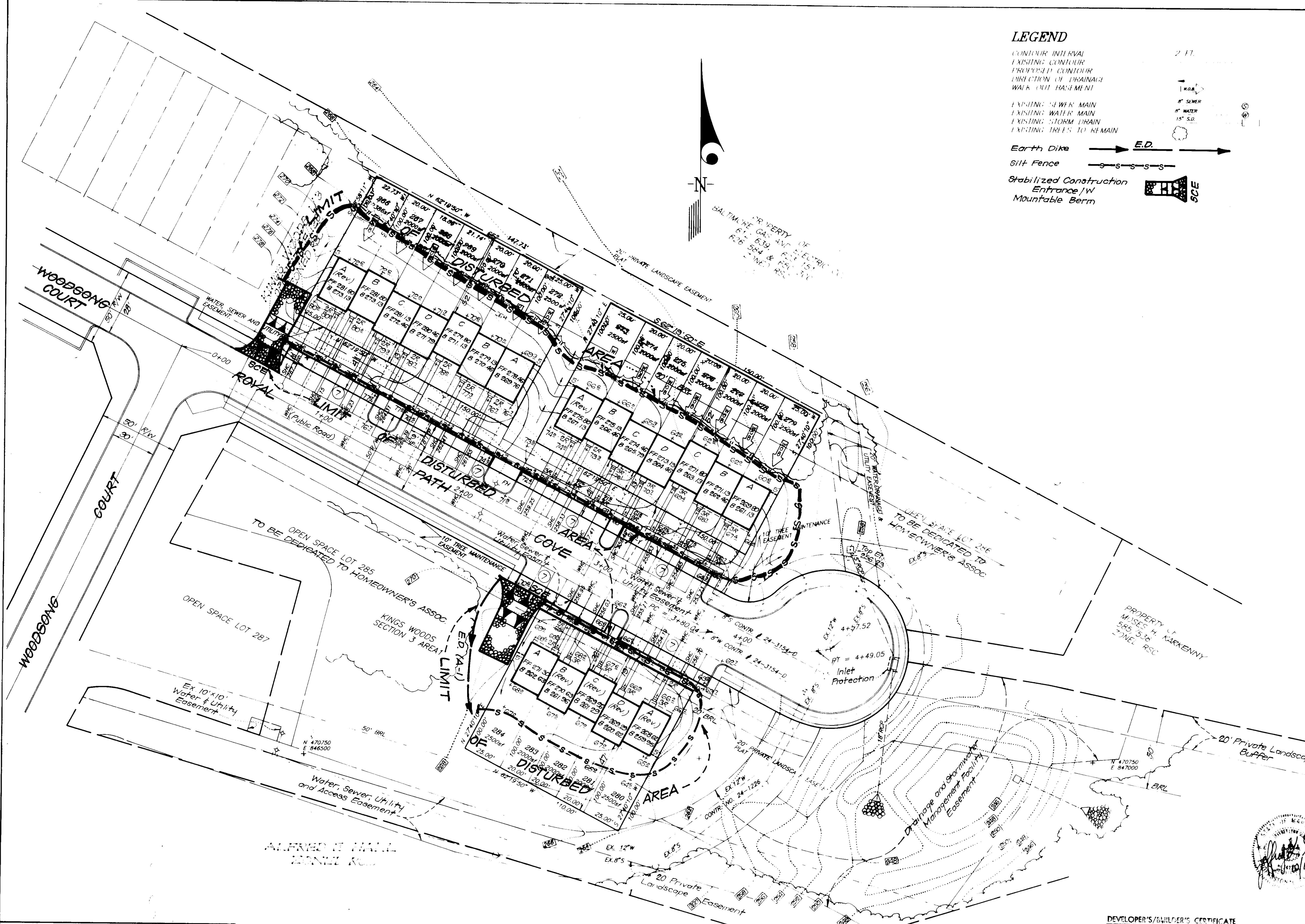
CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS

DESIGNED: VLP
DRAWN: BAL
CHECKED: JME
DATE: Dec 1991

SITE DEVELOPMENT PLAN
LOTS 266 THRU 284
KINGS WOODS
SECTION 3 AREA 1
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

FOR: THE RYLAND GROUP, INC.
7130 MINSTREL WAY
COLUMBIA, MARYLAND 21045

SCALE: 1" = 30'
DRAWING: 1 OF 4
JOB NO: 91-151
FILE NO: 91-151-X

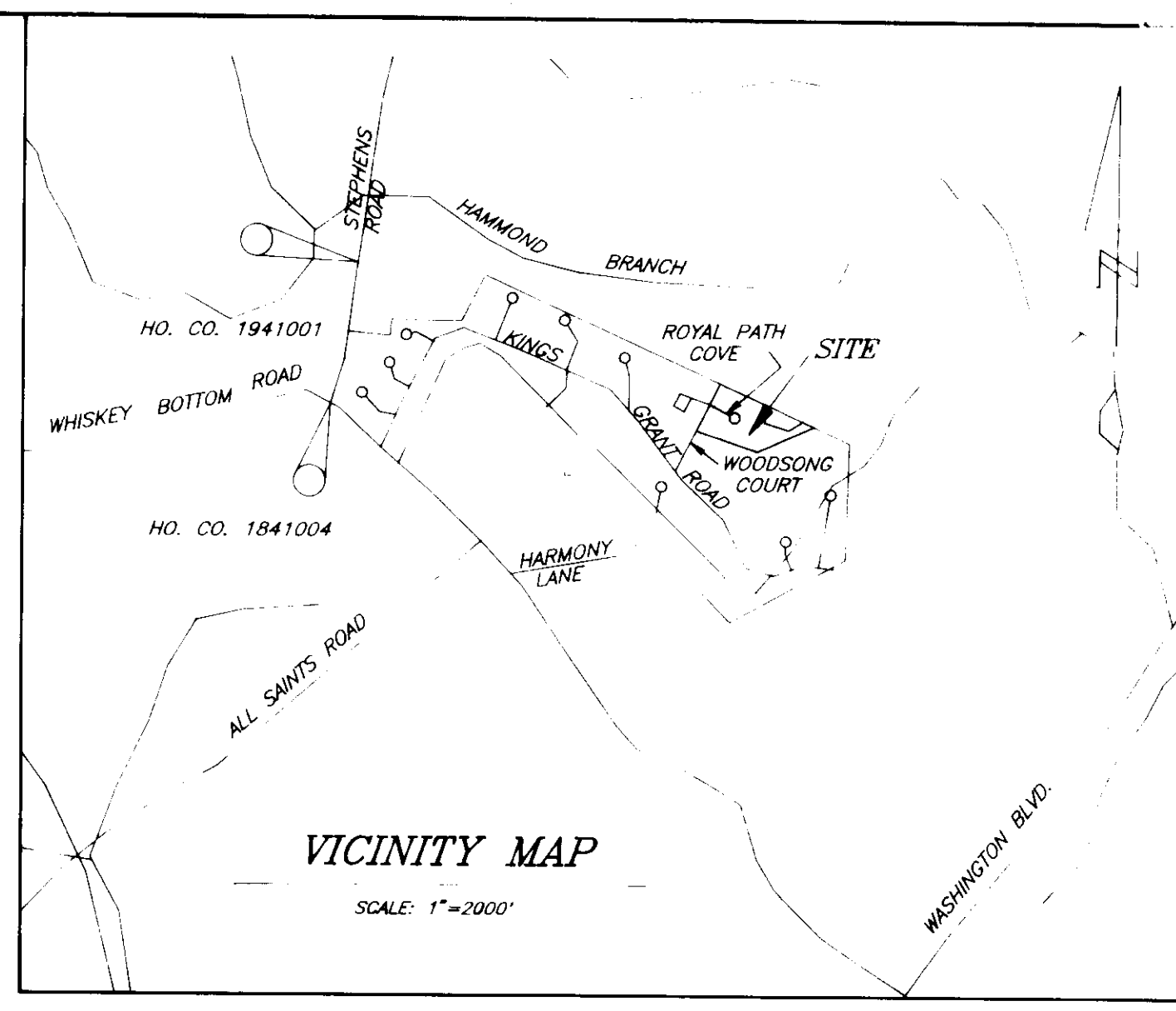


LEGEND

CONTOUR INTERVAL
 EXISTING CONTOUR
 PROPOSED CONTOUR
 DIRECTION OF DRAINAGE
 WALK-OUT TREATMENT

EXISTING SEWER MAIN
 EXISTING WATER MAIN
 EXISTING STORM DRAIN
 EXISTING TREES TO REMAIN

Earth Dike → E.D. →
 Silt Fence ———— S ———— S
 Stabilized Construction Entrance / W
 Mountable Berm



APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER: *Roger M. Bond* DATE: 4/6/92

APPROVED HOWARD COUNTY DEPT. OF PLANNING & ZONING
 DIRECTOR: *Joseph R. Smith* DATE: 4/14/92
 CHECKING: *Estelina Abdon* DATE: 4/10/92

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR: *James P. ...* DATE: 4/14/92
 CHIEF BUREAU OF ENGINEERING: *...* DATE: 4-1-92

2-4-92
 JLS

Reviewed for Howard County S.C.D.
 Signature: *James H. ...* DATE: 3/30/92
 U.S. Soil Conservation Service
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

Approved: *John W. ...* DATE: 3/30/92

NOTE: Any Sediments in the Stormwater Management Facility contributed from this project shall be removed immediately upon completion.

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 erosion and sediment control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a MD. Dept. of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspections by the Howard Soil Conservation District or their authorized agents, as are deemed necessary.

Signature of Developer/Builder: *James M. ...* DATE: 12-19-91

OWNER / DEVELOPER
 SECURITY DEVELOPMENT CORP.
 P.O. Box 417
 Ellicott City, 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.

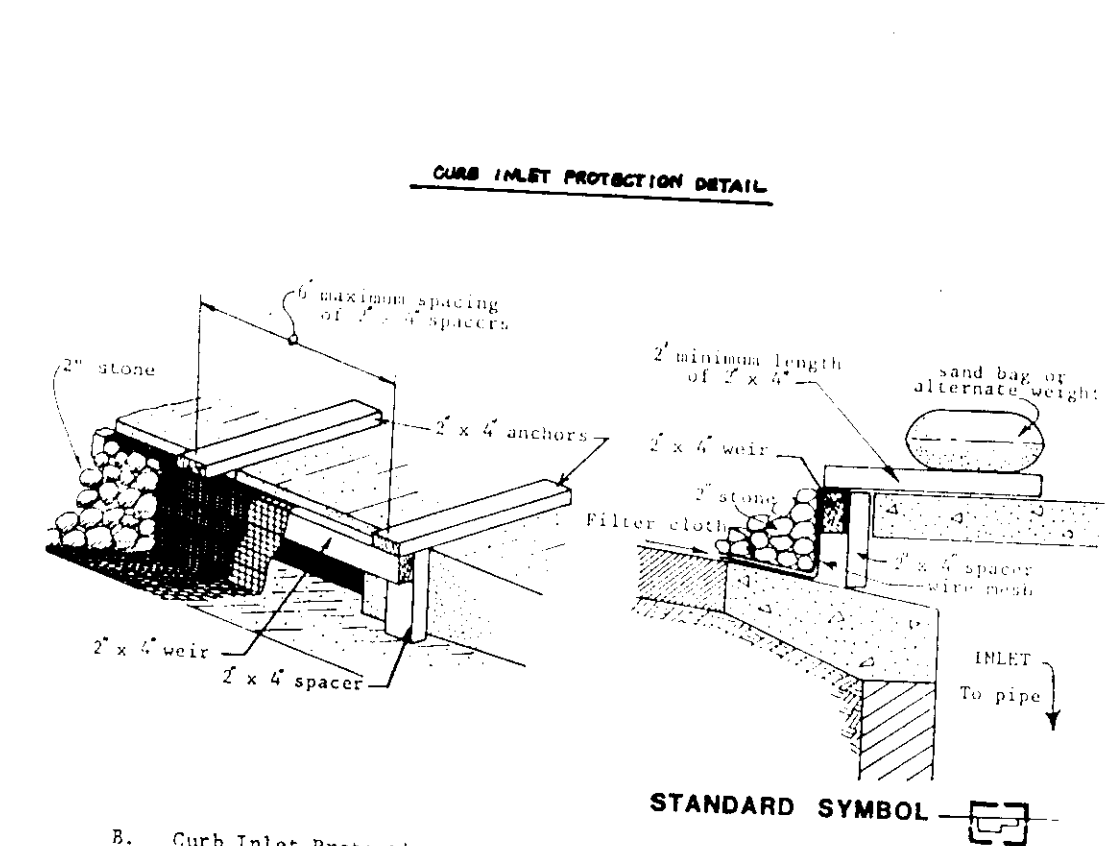
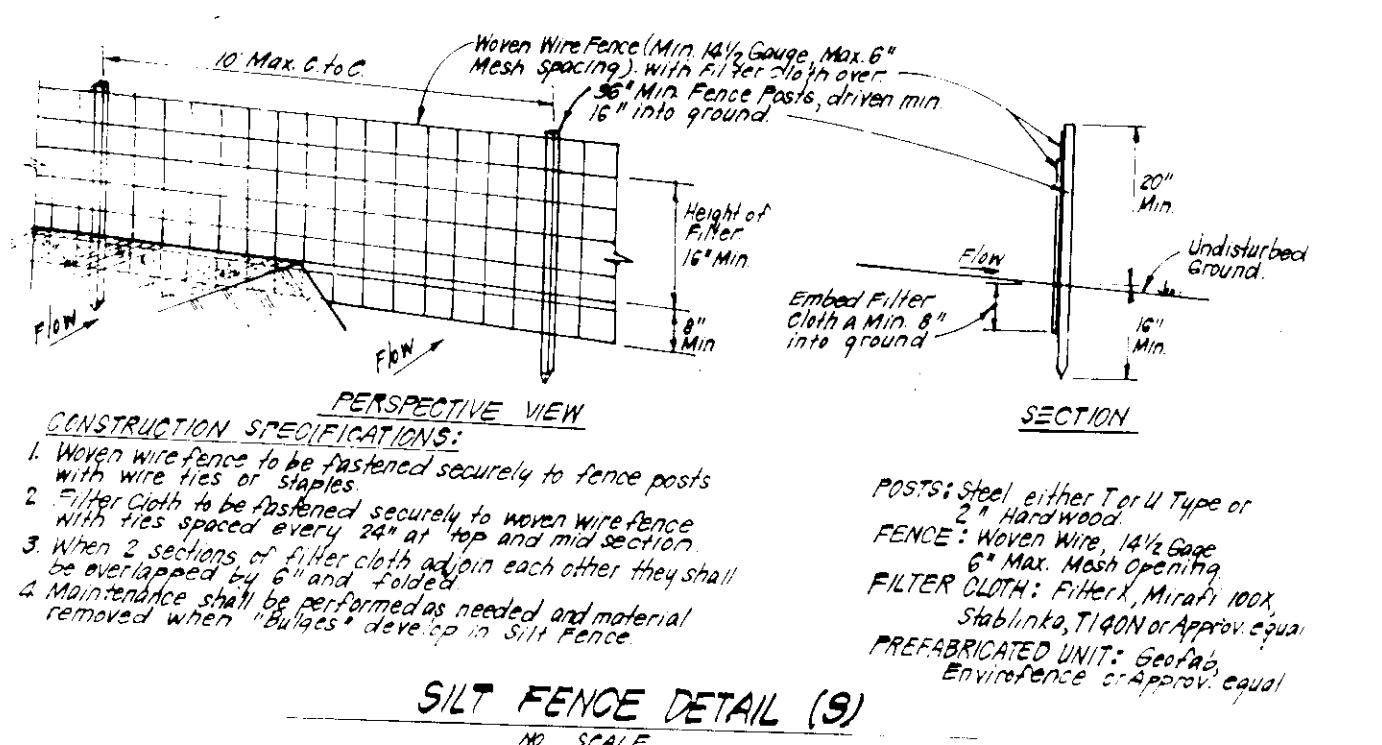
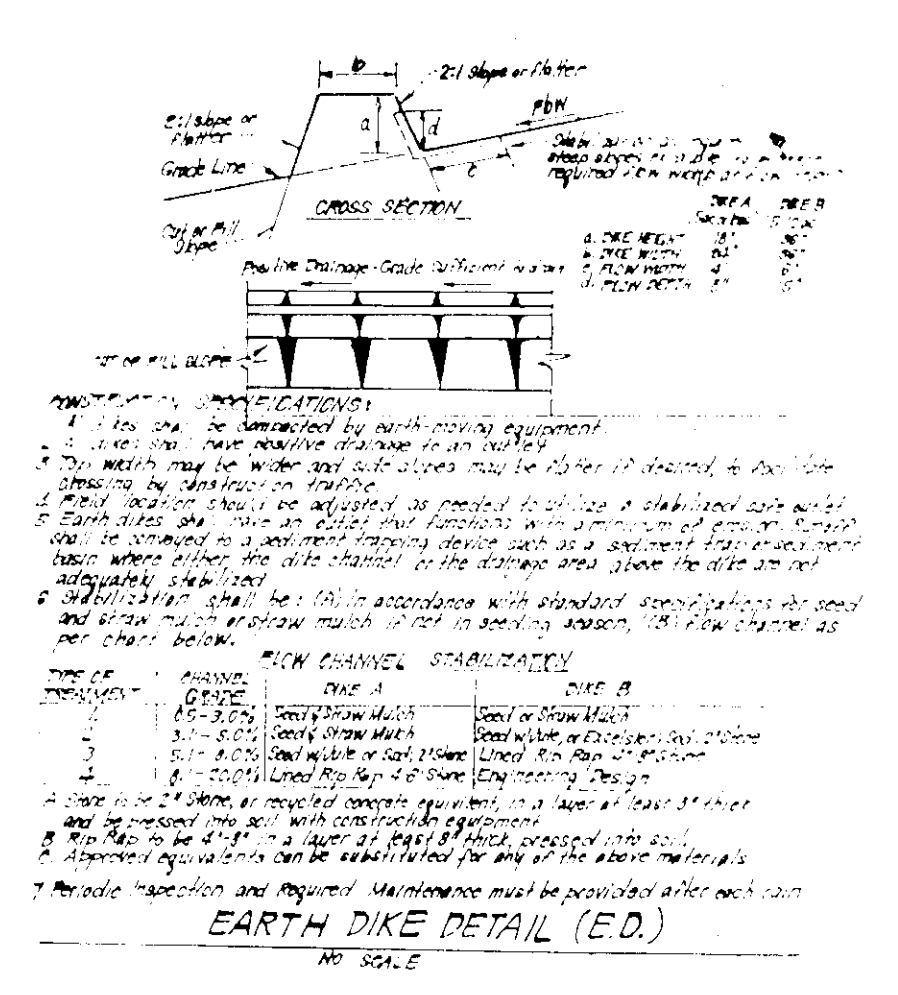
Signature: *Jeffrey L. Schwab* DATE: 12/19/91

CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7135 Minstrel Way • Columbia, Md. 21045 (301) 381-7500 Baltimore (301) 621-8100 Wash.

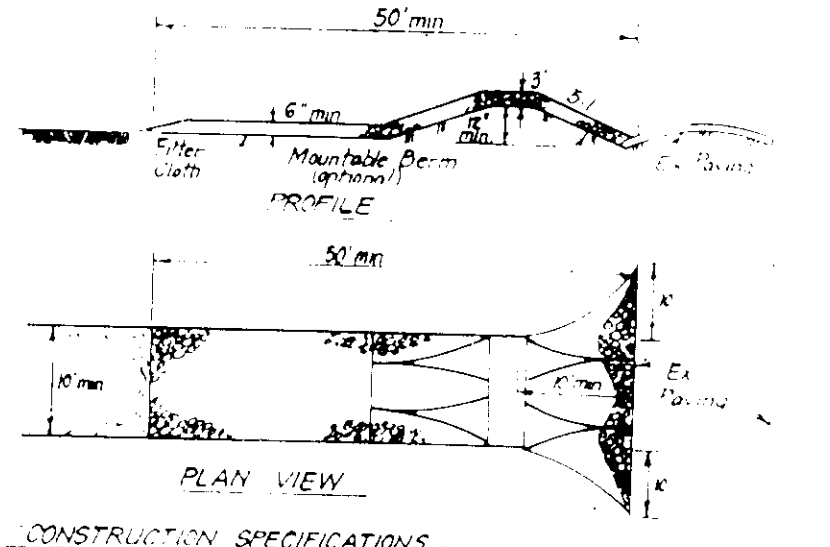
DESIGNED CVH	SEDIMENT EROSION CONTROL PLAN LOTS 266 THRU 284	SCALE 1" = 30'
DRAWN BAL		DRAWING 2 OF 4
CHECKED ULS		JOB NO 91-151
DATE Dec 1991		FILE NO 91-151-SE

KINGS WOODS
 SECTION 3 AREA 1
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

FOR THE RYLAND GROUP, INC.
 7130 MINSTREL WAY
 COLUMBIA, MARYLAND 21045



- 8. Curb Inlet Protection.**
1. Attach a continuous piece of wire mesh (30" min. width by throat length plus 4") to the 2" x 4" weir (measuring throat length plus 2") as shown on the standard drawing.
 2. Place a piece of approved filter cloth (40-60 mesh) of the same dimensions as the wire mesh and the weir and securely attach to the 2" x 4" weir.
 3. Securely nail the 2" x 4" weir to 9" long vertical spacers to be located between the weir and inlet face (max. 6' apart).
 4. Place the assembly against the inlet throat and nail (minimum 2" lengths of 2" x 4" to the top of the weir at spacer locations. These 2" x 4" anchors shall extend across the inlet top and be held in place by sandbags or alternate weight.
 5. The assembly shall be placed so that the end spacers are a minimum 1' beyond both ends of the throat opening.
 6. Form the wire mesh and filter cloth to the concrete gutter and against the face of curb on both sides of the inlet. Place clean 2" stone over the wire mesh and filter fabric in such a manner as to prevent water from encroaching the inlet under or around the filter cloth.
 7. This type of protection must be inspected frequently and the filter cloth and stone replaced when clogged with sediment.
 8. Assure that storm flow does not bypass inlet by installing temporary earth or asphalt dikes directing flow into inlet.
- INLET PROTECTION**
NO SCALE



- CONSTRUCTION SPECIFICATIONS**
1. Stone size: Use 2 1/2" stone (minimum) and 1 1/2" stone (maximum).
 2. Thickness: 18" minimum, 24" maximum.
 3. Width: Ten (10) feet minimum, 12 feet maximum.
 4. Surface: The top surface shall be finished with a 1/2" layer of 1/2" stone.
 5. Maintenance: The dike shall be maintained in good condition and repaired as needed.
 6. Inspection: The dike shall be inspected periodically and repaired as needed.

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas not subject to immediate further disturbance and a period of long-term vegetative cover is needed.

Seeding Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously prepared.

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 400 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding.
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.

Seeding: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 40 lbs per acre (14 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 40 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (0.9 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 sod. 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 328 gallons per acre (8 gal/1000 sq ft) for anchoring.

Maintenance: Inspect all seeded areas and make needed repairs, replacements and reseeding.

- 11. All pipes to be blocked at the end of each day (see detail below). N/A**
- 12. The total amount of straw bale dikes/silt fence equals 690 L.F.**
- * 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 its grading permit number at the time of construction.**

PERMITS AND NOTES

1. A minimum of 72 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (892-2437)
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 SEDIMENT CONTROL.
3. Following initial soil disturbance or disturbance, 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, 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 seedings (Sec. 51) and (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	0.92 Acres
Area Disturbed	1.22 Acres
Area to be roofed or paved	0.2646 Acres
Area to be vegetatively stabilized	0.96 Acres
Total Cut	386 Cu. Yds
Total Fill	1304 Cu. Yds
Offsite waste/borrow area location	*
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.

CONSTRUCTION SEQUENCE:

A. OBTAIN GRADING PERMIT AND INSTALL SEDIMENT AND EROSION CONTROL DEVICES AND STABILIZE.	14
B. GRADE AS NECESSARY FOR CONSTRUCTION OF BASEMENT SLABS, SIDEWALKS, DRIVEWAYS AND TEMPORARILY STABILIZE.	30
C. CONSTRUCT STRUCTURES, SIDEWALKS AND DRIVEWAYS.	75
D. FINAL GRADE AND STABILIZE IN ACCORDANCE WITH STDS. AND SPECS.	20
E. UPON APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT AND EROSION CONTROLS AND STABILIZE.	10

RECEIVED

DATE 2-4-92

Ses

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
4/6/92

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
4/10/92

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
4/1/92

CHIEF BUREAU OF ENGINEERING
4-1-92

Reviewed for HOWARD COUNTY S.C.D.
Name: Jeffery L. Schwab
Signature: Jeffery L. Schwab
Date: 3/30/92
U.S. Soil Conservation Service

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

Approved: Jeffery L. Schwab 3/30/92

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 erosion and sediment 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."

Maurice M. Simpkins 12-19-91
Signature Date

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.

Jeffery L. Schwab 2/12/92
Signature Date

OWNER / DEVELOPER
SECURITY DEVELOPMENT CORP
PO Box 417
Ellicott City, Md. 21043

CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS
7135 MINSTREL WAY • COLUMBIA, MD. 21046 • (410) 271-7200 • BALTO. • (410) 271-7200 • WA.

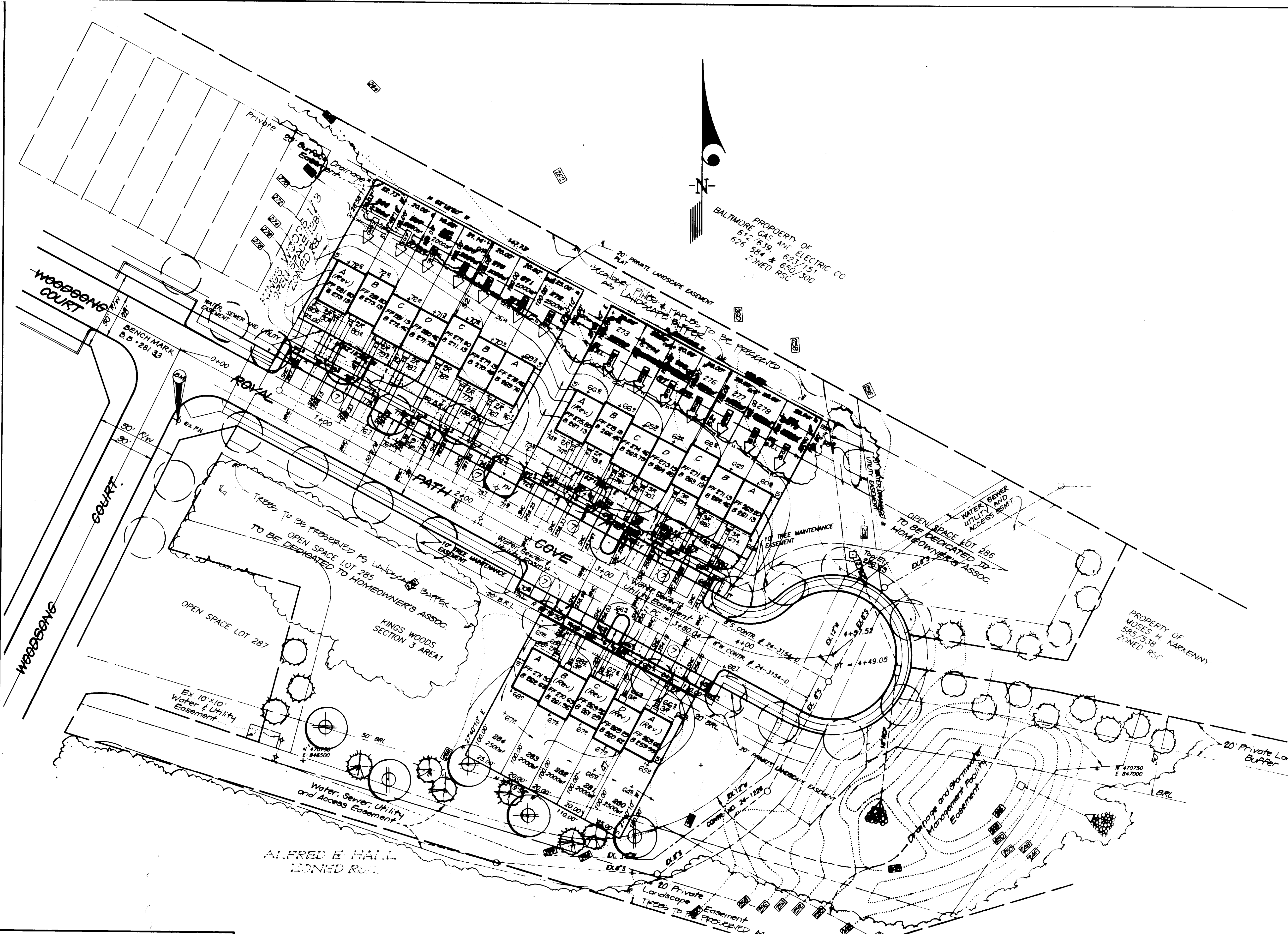
DESIGNED CMH
DRAWN BAL
CHECKED JLS
DATE Dec 1991

SEDIMENT & EROSION CONTROL PLAN
LOTS 266 THRU 284

KINGS WOODS
SECTION 3 AREA 1
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

FOR THE RYLAND GROUP, INC.
7130 MINSTREL WAY
COLUMBIA, MARYLAND 21046

SCALE As Shown
DRAWING 3 OF 4
JOB NO 91-151
FILE NO 91-151-9E



PLANT SCHEDULE

KEY	PLANT NAME	SIZE	QTY	REMARKS
	SHADE TREE			
⊕	ACER RUBRUM RED MAPLE	2 1/2" DBH 12' HGT	3	15' & 15' HGT
⊕	QUERCUS PALATRIS FIN OAK		2	
	EVERGREEN TREES			
⊗	PINUS STROBUS WHITE PINE	6" DBH	6	
⊕	ACER RUBRUM - RED MAPLE - AS PER F-91-173 BY DEVELOPER			
⊕	PINUS STROBUS - WHITE PINE - AS PER F-91-173 BY DEVELOPER			

NOTES:
 1) ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH BALT. LANDSCAPE SPECIFICATIONS OF L.C.A.M.W.
 2) ALL PLANT MATERIAL TO MEET A.A.A. STANDARDS.
 3) CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.

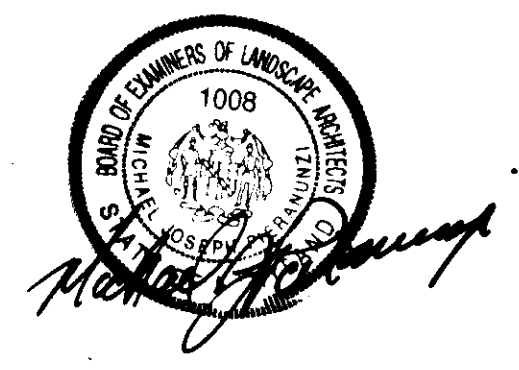
APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
 Director: *James M. [Signature]* DATE: 4/6/92

APPROVED HOWARD COUNTY DEPT. OF PLANNING & ZONING
 Director: *[Signature]* DATE: 4/14/92

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE,
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Director: *[Signature]* DATE: 4-1-92

APPROVED
 DATE: 2-4-92
[Signature]

OWNER / DEVELOPER
 SECURITY DEVELOPMENT CORP.
 PO Box 417
 Ellicott City, Md. 21043



SUBDIVISION NAME KINGS WOODS		SECTION/AREA 3/1		LOTS/PARCELS 286-284	
PLAT NO. 10230	BLOCK NO. 22	ZONE RSC	TAX MAP NO. 47	ELECTION DIST. 6TH	CENSUS TRACT 6049.02
WATER CODE C 03			SEWER CODE 7270000		

CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7115 MINSDEL WAY • COLUMBIA MD 21045 • (410) 817-7500 BALTO • (301) 621-8100 WASH

DESIGNED: *[Signature]* SCALE: 1" = 30'

DRAWN: *[Signature]* DRAWING: 1 OF 4

CHECKED: *[Signature]* JOB NO: 01-151

DATE: Dec 26, 91 FILE NO: 01-151-1

KINGS WOODS
 SECTION 3 AREA 1
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

FOR: THE RYLAND GROUP, INC.
 7130 MINSDEL WAY
 COLUMBIA, MARYLAND 21045