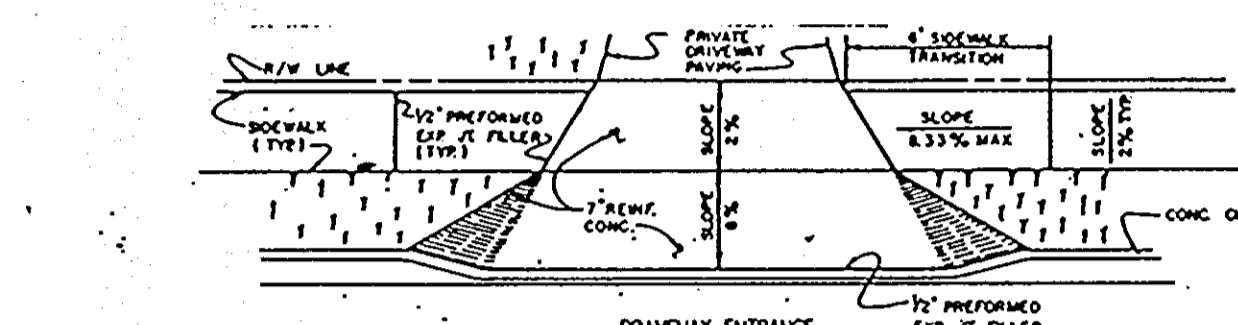
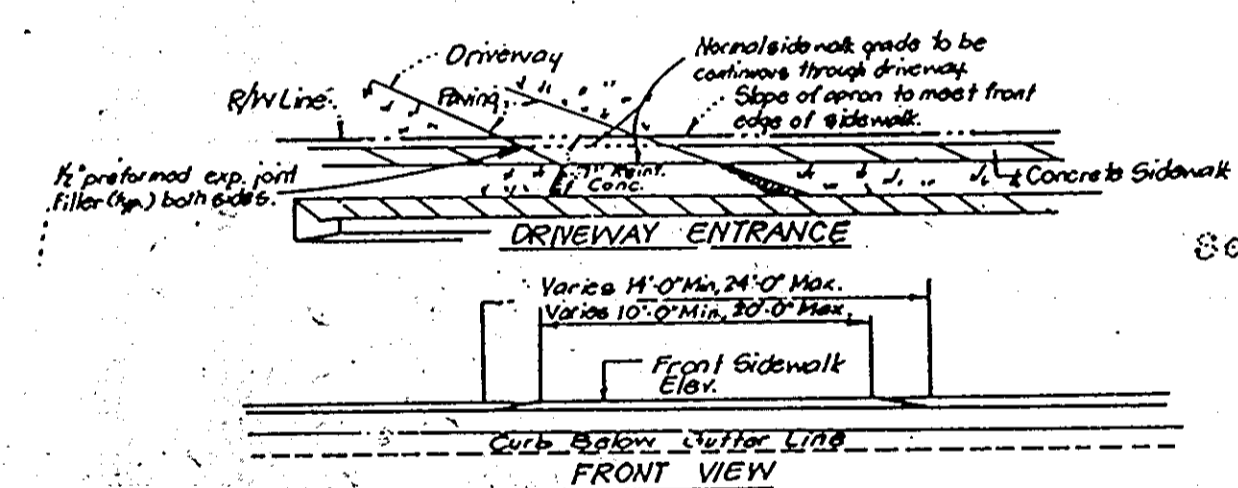


DRIVEWAY ABUTTING CLOSED SECTION WITHOUT CONCRETE SIDEWALK



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

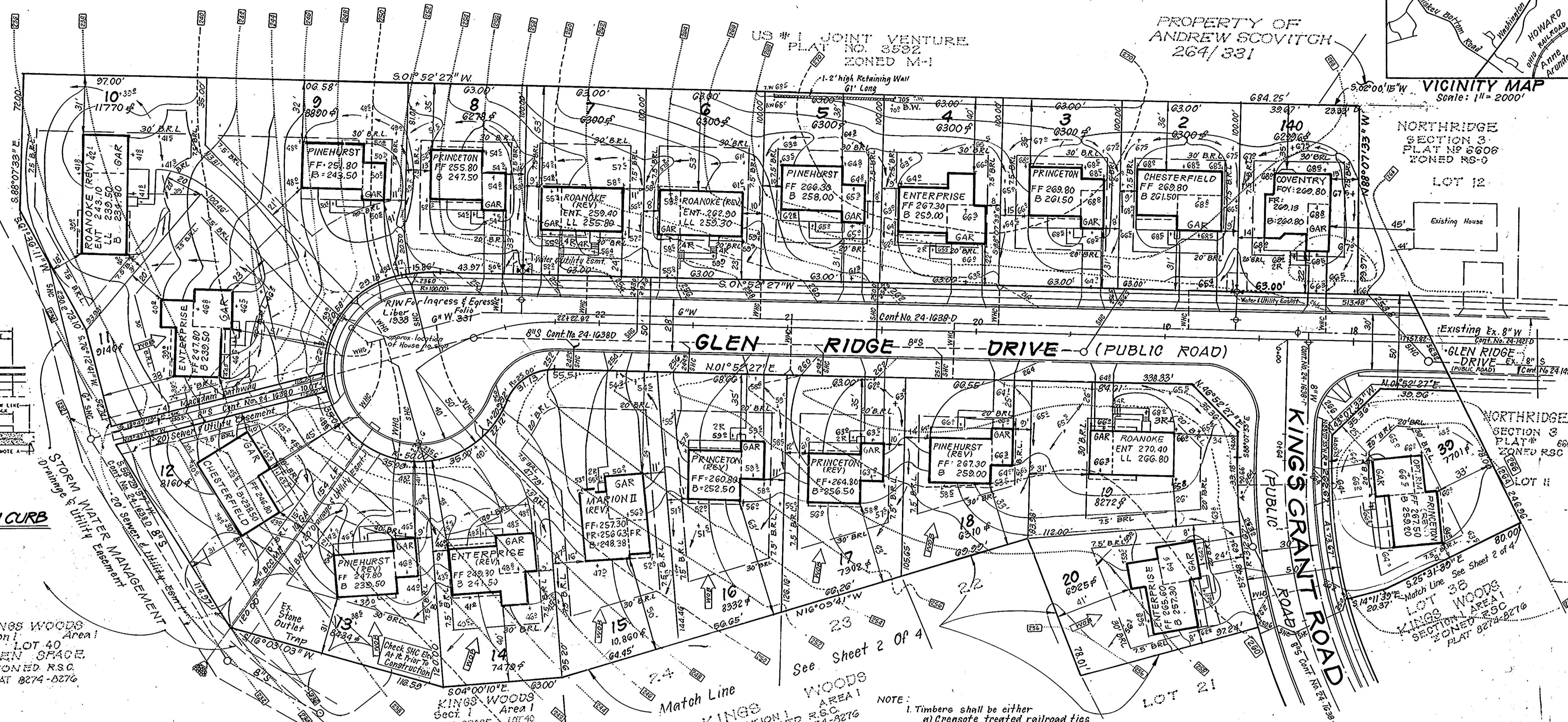


DRIVEWAY ABUTTING CLOSED SECTION WITH MODIFIED COMB. CURB & GUTTER & SIDEWALK

7-14-89	Rev. lot 1 to lot 140 per plat 8617, rev. prop line.	1
Date	REVISION	No
7-30-1	Rev. hcc. & qrd. Lot 140 from Princeton to Coventry.	2

PROPERTY OF ANDREW SCOVITCH
264/331

VICINITY MAP
Scale: 1" = 200'



GENERAL NOTES

- The land included in this plan is zoned: RSC per 8-2-85 Comprehensive Zoning Plan.
- All coordinates shown hereon are based on the Maryland State Grid System. Howard County Geodetic Control Point Nos. 1941004 and 1941001
- The area covered in this plan is located on tax map 47.
- The total area included in this plan is 7.0577 Acres.
- All roadways are public and existing.
- Any damage done to County owned rights-of-way shall be corrected at the Developer's expense.
- The total number of lots included in this plan is 30.
- Maximum Building Coverage is 40%.
- The contractor or Developer shall contact the Construction Inspection/Survey Division 24 hours in advance of commencement of work at 782-2630.
- Office of Planning and Zoning file nos. are P-87-36, F-87-207 and 587-16.

LEGEND

- Contour Interval
- Existing Contour
- Proposed Contour
- Spot Elevation
- Direction of Drainage
- Walk-out Basement
- House No. Sign

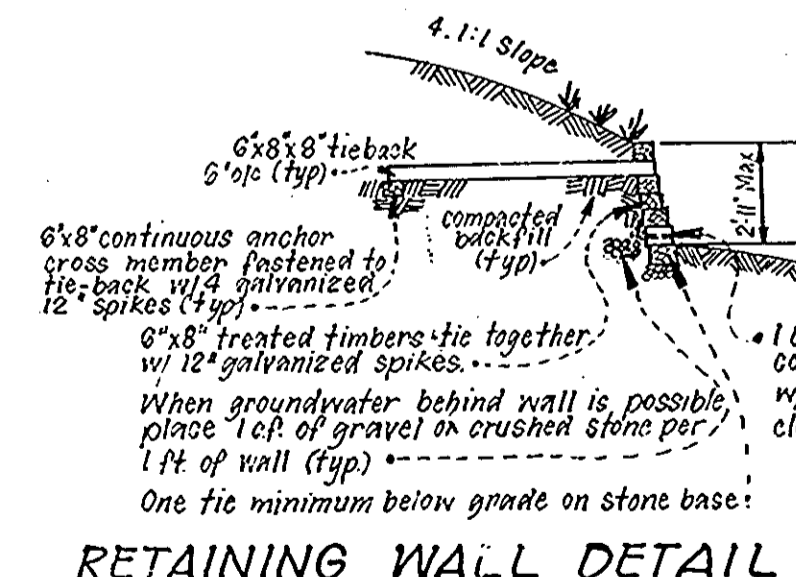
SPECIAL NOTES

- Approved Road Construction Plans shall be used for all public utilities.
- Public water & sewer shown for reference only. For more detailed information see water and sewer plans contract No. 24-1638-D.
- The water & sewer house connections not included in a "Developer's Agreement" shall conform to Howard Co. plumbing code. The on-site W.H.O. shall be 1" copper and the S.H.C. shall be 4" iron.
- Stormwater Management provided for by F-87-207.

Building Restriction Lines
Front - 20' Min. Unless Noted
Rear - 30' Min.
Side - 7.5' Min. Unless Noted

LOT #	STREET ADDRESS
1	2516 GLEN RIDGE DRIVE
2	2520
3	2524
4	2528
5	2532
6	2536
7	2540
8	2544
9	2548
10	2552
11	2556
12	2560
13	2564
14	2568
15	2572
16	2576
17	2580
18	2584
19	2588
20	2592
21	2596
22	2600
23	2604
24	2608
25	2612
26	2616
27	2620
28	2624
29	2628
30	2632

- NOTE:
- Timbers shall be either a) Crenate treated railroad ties b) COA treated landscaping timbers (40 lb/ft of retention).
 - Hardware shall be hot dipped galvanized.
 - Weepholes with or without gravel drain are minimum measures for groundwater. For any substantial amount of groundwater, a drain system should be designed & utilized.
 - Design shall be verified for site specific soil condition by a Professional Geotechnical Engineer.



RETAINING WALL DETAIL

EXISTING CONTOURS TAKEN FROM PLANS PREPARED BY TRACY, SHULTE & ASSOCIATES, INC. F-87-207 E847000

SUBDIVISION NAME KINGS WOODS		SECT./AREA 1/1	LOTS/PARCEL 2-30/140
PLAT OR L.F. 8274-8276 & 8277	BLOCK # 22	ZONE RSC	TAX/ZONING MAP 47
ELEC. DIST. 6065		CENSUS TR. 6065	
WATER CODE 003		SEWER CODE 7270000	

CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS
7135 MINNISTREL WAY • COLUMBIA, MD 21045 • (301) 381-7900 - BALTO. • (301) 621-8100 - WASH.

SITE DEVELOPMENT PLAN
LOTS 2 THRU 30 & 140
KINGS WOODS
SECTION 1 AREA 1
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

DESIGNED: GMS
DRAWN: GS
CHECKED: GMS
DATE: 8-26-88

SCALE: 1" = 30'
DRAWING: 1 of 4
JOB NO.: 88-093
FILE NO.: 88-093-X

FOR: RYLAND HOMES - COLUMBIA DIVISION
7130 MINNISTREL WAY, SUITE 215
COLUMBIA, MARYLAND 21045

S.D.P. 89-53

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

James J. ... 1-30-87
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING

... 2-21-89
PLANNING DIRECTOR DATE

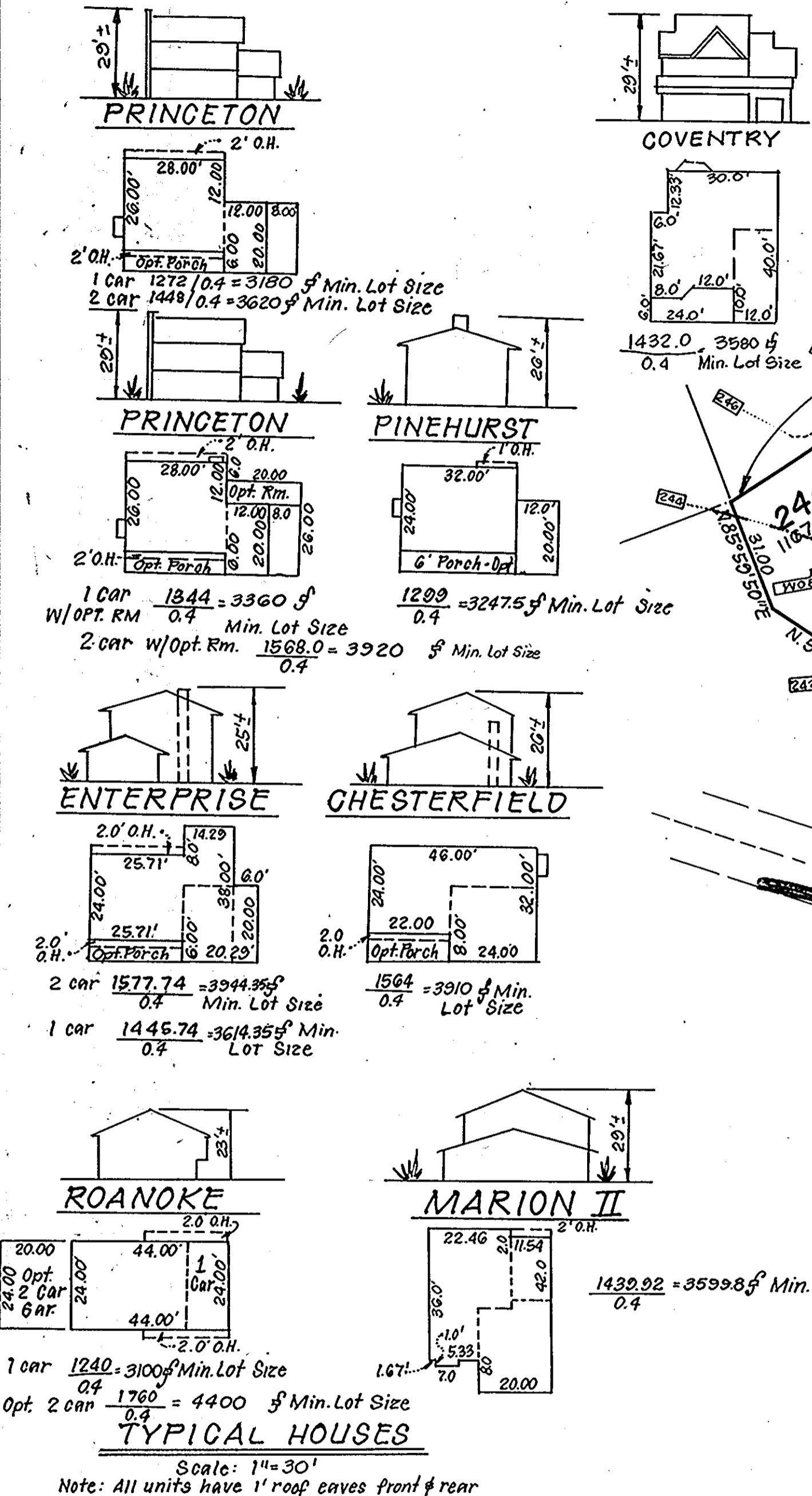
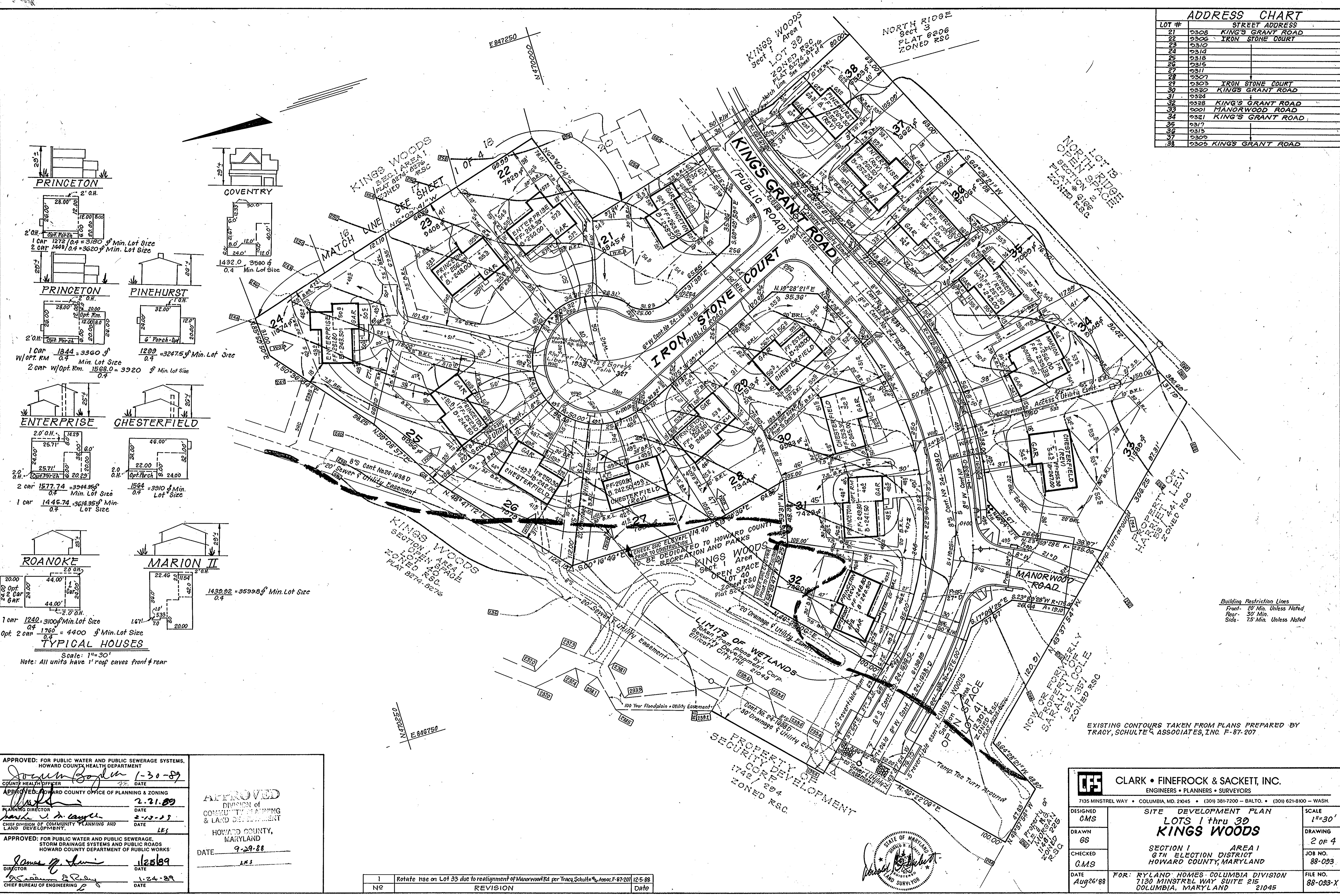
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

James J. ... 12-15-89
DIRECTOR DATE

... 1-24-89
CHIEF BUREAU OF ENGINEERING DATE

APPROVED: DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT
HOWARD COUNTY, MARYLAND
DATE: 9-29-88
LKS

LOT #	STREET ADDRESS
21	0308 KING'S GRANT ROAD
22	0306 IRON STONE COURT
23	0310
24	0314
25	0318
26	0316
27	0311
28	0307
29	0303 IRON STONE COURT
30	0320 KING'S GRANT ROAD
31	0324
32	0328 KING'S GRANT ROAD
33	0001 MANORWOOD ROAD
34	0321 KING'S GRANT ROAD
35	0317
36	0315
37	0309
38	0305 KING'S GRANT ROAD



Building Restriction Lines
Front: 20' Min. Unless Noted
Rear: 30' Min.
Side: 7.5' Min. Unless Noted

EXISTING CONTOURS TAKEN FROM PLANS PREPARED BY TRACY, SCHULTE & ASSOCIATES, INC. F-87-207

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER: *James G. Lewis* 1-30-89
 DATE: 2-21-89

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
 PLANNING DIRECTOR: *James G. Lewis* 2-21-89
 DATE: 2-15-89

CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT: *James G. Lewis* LKS

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR: *James G. Lewis* 1-25-89
 DATE: 1-24-89

CHIEF BUREAU OF ENGINEERING: *James G. Lewis*

APPROVED
 DIVISION OF
 COMMUNITY PLANNING
 & LAND DEVELOPMENT
 HOWARD COUNTY,
 MARYLAND
 DATE: 9-29-88
 LKS

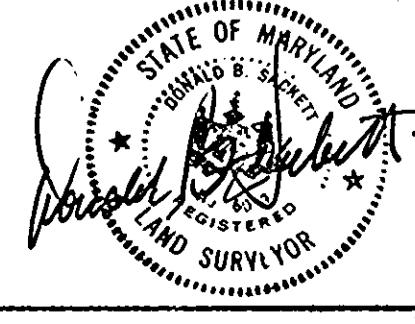
NO	REVISION	Date
1	Rotate use on Lot 33 due to realignment of Manowood Rd per Tracy Schulte & Assoc. F-87-207	12-5-88
2		

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

DESIGNED GMS	SITE DEVELOPMENT PLAN LOTS 1 thru 30 KINGS WOODS SECTION 1 AREA 1 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN GS		DRAWING 2 OF 4
CHECKED GMS		JOB NO. 88-093
DATE Aug 26/88		FILE NO. 88-093-X

FOR: RYLAND HOMES COLUMBIA DIVISION
 7130 MINSTREL WAY, SUITE 215
 COLUMBIA, MARYLAND 21045

RDP 88-53



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 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 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. 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 40 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 creeping 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 gallon per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 ft or higher, use 348 gallon 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 August 15 thru November 15, seed with 25 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 creeping lovegrass (.07 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 sod.

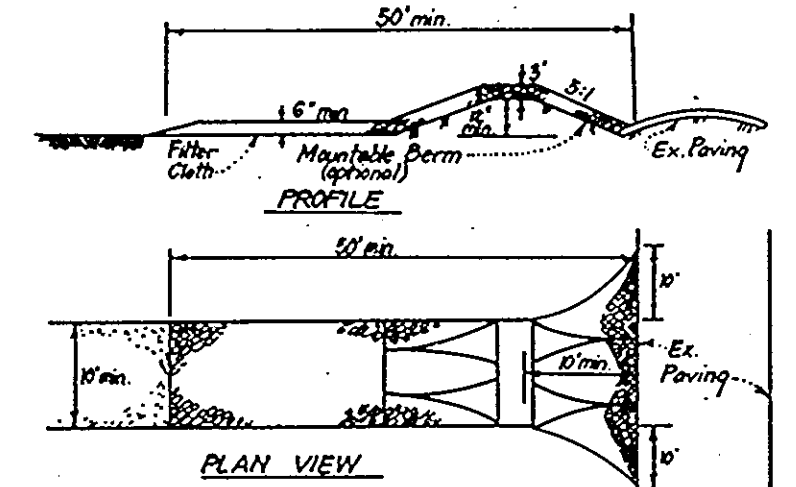
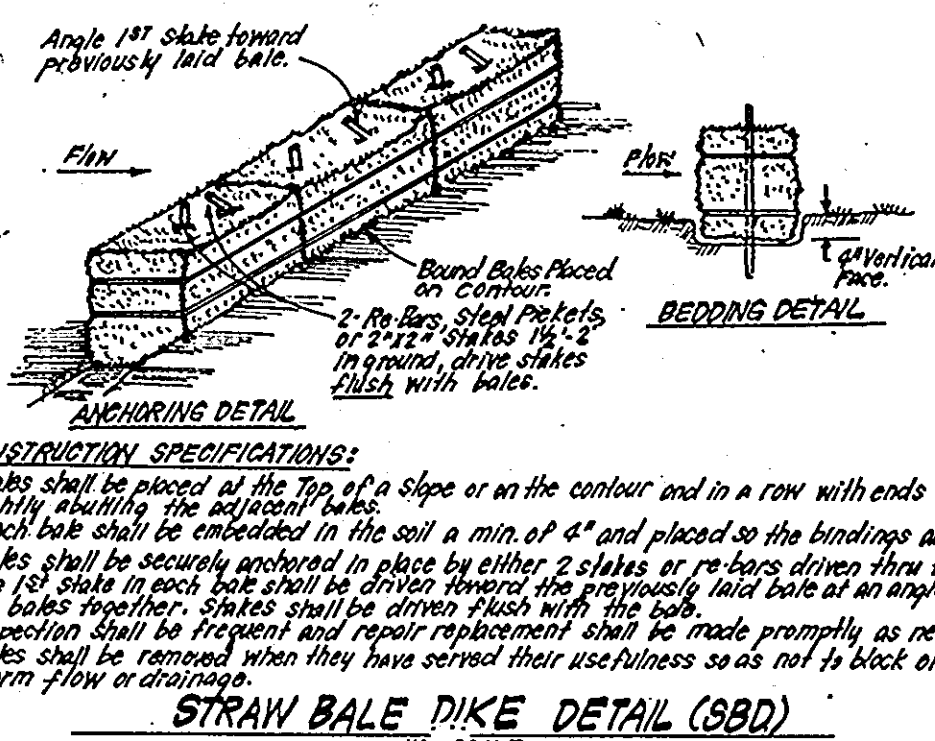
Mulching: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 ft or higher, use 348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

- 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 (093-2337)
 - 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 redistribution, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes on 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, 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) 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: 7.058 Acres
 - Area to be roofed or paved: 0.02 Acres
 - Area to be vegetatively stabilized: 4.98 Acres
 - Total Cut: 10,800 Cu. yds
 - Total Fill: 9,250 Cu. yds
 - Offsite waste/borrow area location: N/A
 - 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 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 foundation, single toe 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 1720 L.F.

TRAP #1 S.O.S.T. ST.V.
 DA = 0.6 Ac.
 Storage Req. = 0.6x1800 = 1080 C.F.
 Storage Prov. = 1080 C.F.
 Depth = 4'
 Top of Stone Crest = 236.0
 Bottom Elev. = 232.0
 Cleanup Elev. = 233.5
 Bottom Dim = 27' x 9'
 * 1:1 Side Slopes in out.

TRAP #2 S.O.S.T. (ST.V.)
 DA = 1.4 Ac.
 Storage Req. = 1.4x1800 = 2520 C.F.
 Storage Prov. = 2520 C.F.
 Depth = 5'
 Top of Stone Crest = 235.0
 Bottom Elev. = 230.0
 Cleanup Elev. = 232.0
 Bottom Dim = 50' x 9'
 * 1:1 Side Slopes in out.



- CONSTRUCTION SPECIFICATIONS:**
1. Stone size - Use 2" stone or rounded 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 of 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 constructed entrances shall be piped across the entrance. If piping is impractical, a masonry curb 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 into public rights-of-way. This may require periodic watering with additional water be considered deemed and repair and/or cleanup. If any measures used to trap sediment, all sediment applied, trapped, washed or tracked onto public rights-of-way must be removed immediately.
 8. Marking - Warning signs shall be obtained to remove sediment prior to entrance onto public rights-of-way. When watering is required, it shall be done on a wet surface stabilized with filter cloth and which of water into an approved sediment trapping device.
 9. Periodic inspection and needed maintenance shall be provided after each rain.

DEVELOPER/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 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."

Signature of Developer/Builder: *Maureen M. Sommers*
 Date: 8/20/88

Reviewed for: HOWARD SCR
 and meets Technical Requirements
 Date: 1/20/89
 U.S. Soil Conservation Service

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

Approved: *Stephen G. Smith* 1/20/89
 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.

Signature: *G. Nelson Clark* 9-1-88
 Date

CONSTRUCTION SEQUENCE

- | No. OF DAYS | NO. OF DAYS |
|---|-------------|
| 1. Obtain grading permit | 7 |
| 2. Install Sediment & erosion control measures. | 30 |
| 3. Rough grade and excavate for foundations. | 30 |
| 4. Construct Houses, driveways & walks. | 180 |
| 5. Fine grade & stabilize all other disturbed areas on site in accordance with Stds. & Specs. | 30 |
| 6. Upon approval of the sediment control inspector, remove sediment erosion control measures and stabilize. | 30 |
- * Delay construction of houses on Lots 10, 12, 13 & 26 until permission to remove traps on the lots has been obtained from the Howard County Sediment Control Inspector and permanent stabilization of the contributing drainage areas has occurred.

LEGEND

1. Contour Interval 2 Ft.
2. Existing Contour 310
3. Proposed Contour 310
4. Spot Elevation +105
5. Direction of Drainage
6. Walk-out Basement
7. Straw Bale Dike / silt Fence
8. Earth Dike
9. Stabilized Construction Entrance
10. Trees to be saved

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 Director: *James G. Smith* 1-30-89
 DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
 Planning Director: *James G. Smith* 2-21-89
 DATE
 Chief of Division: *James G. Smith* 2-13-89
 DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Director: *James G. Smith* 1/25/89
 DATE
 Chief Bureau of Engineering: *James G. Smith* 1-24-89
 DATE

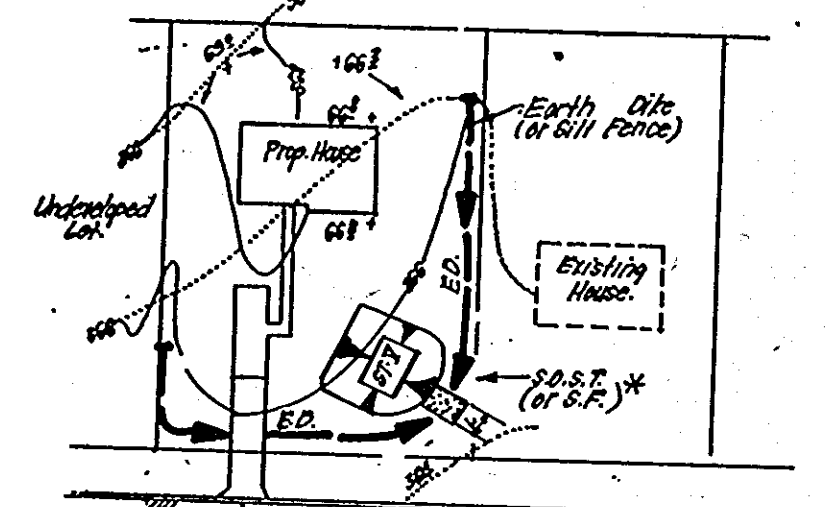
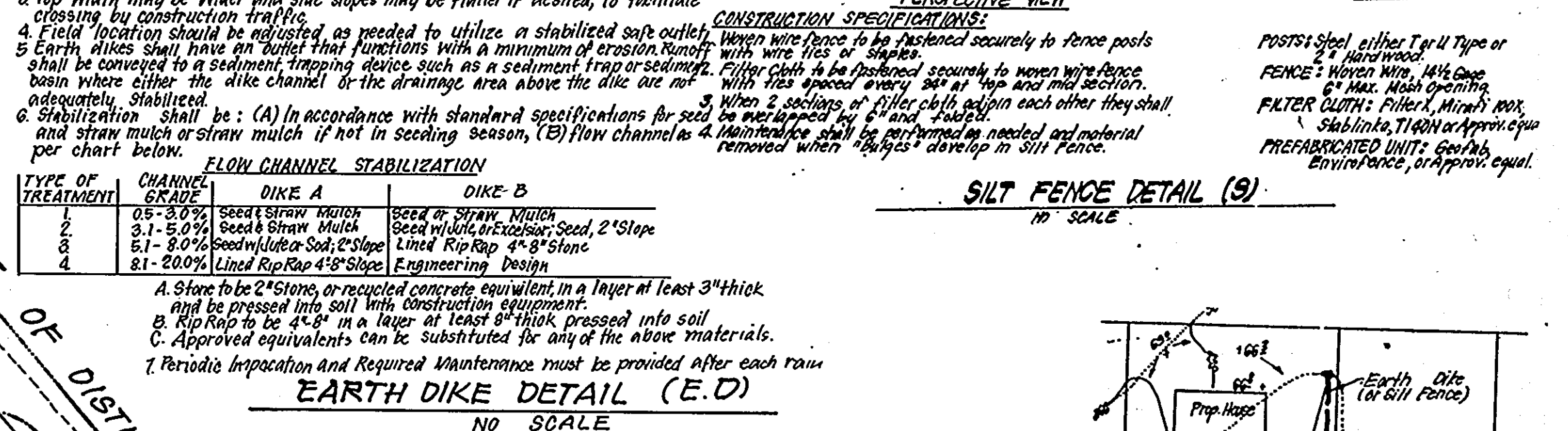
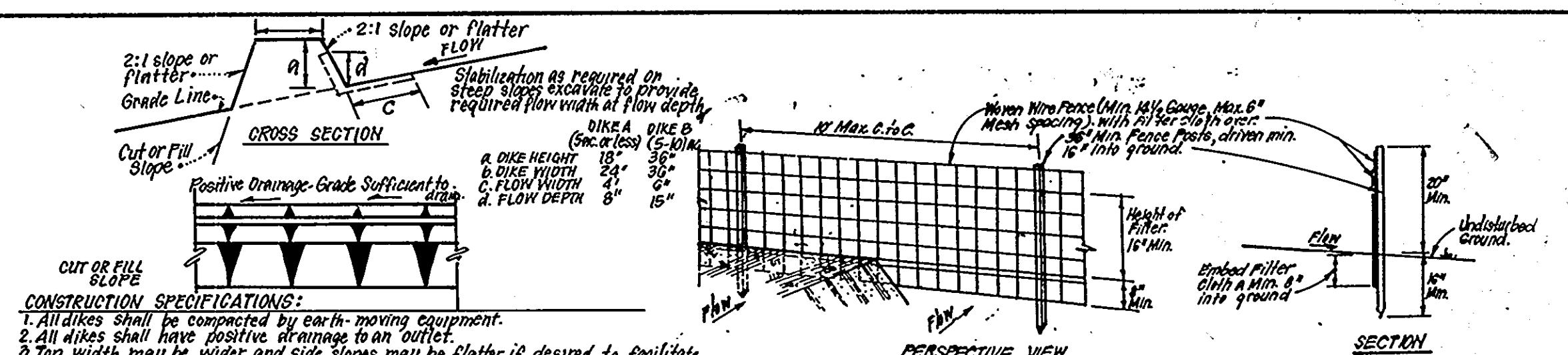
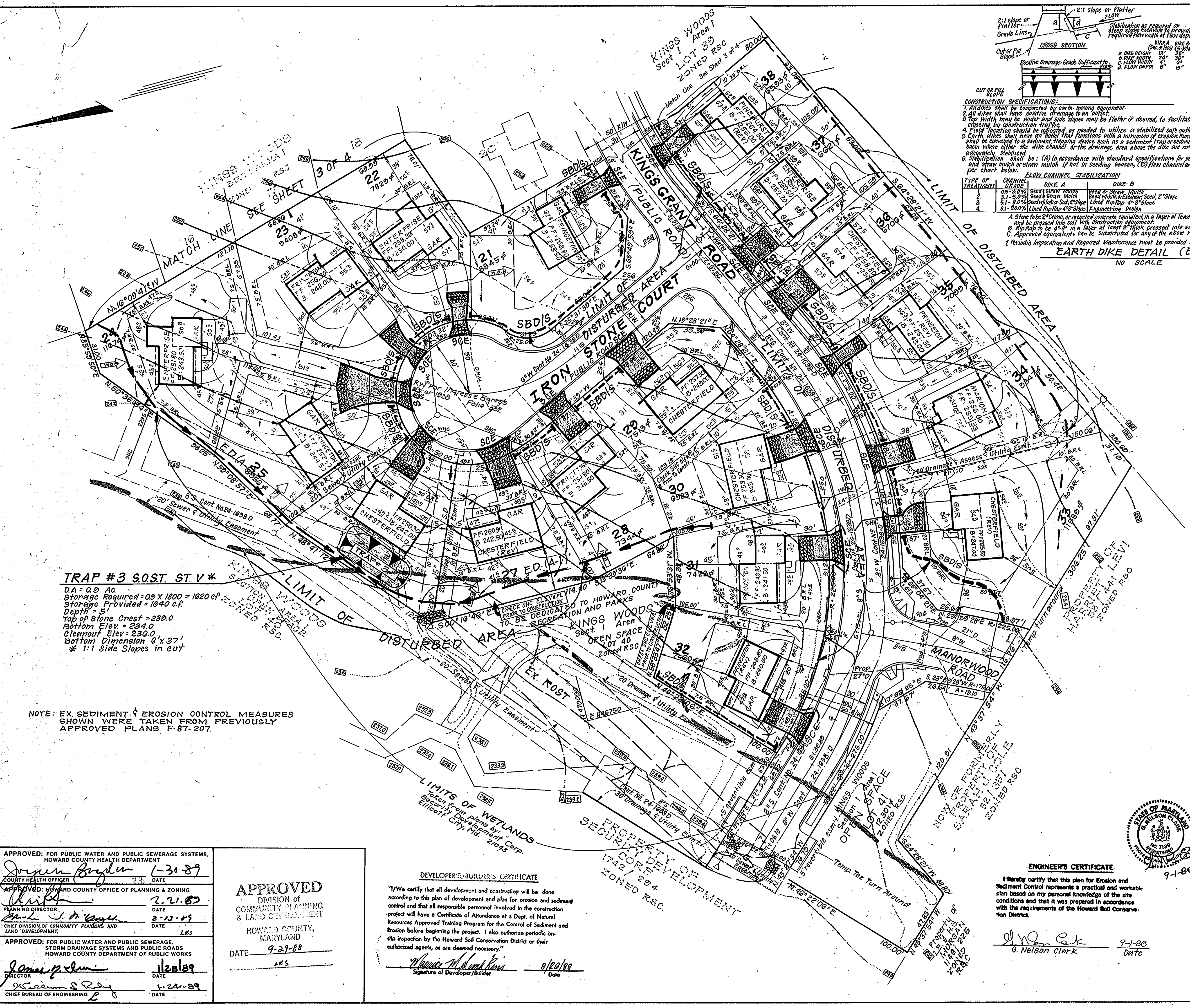
APPROVED
 DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT
 HOWARD COUNTY, MARYLAND
 DATE: 9-29-88
 LKS

1-14-89 Rev. lot 1 to 140 rev. prop line. (per plat 9617) 1
 Date REVISION Rev#

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

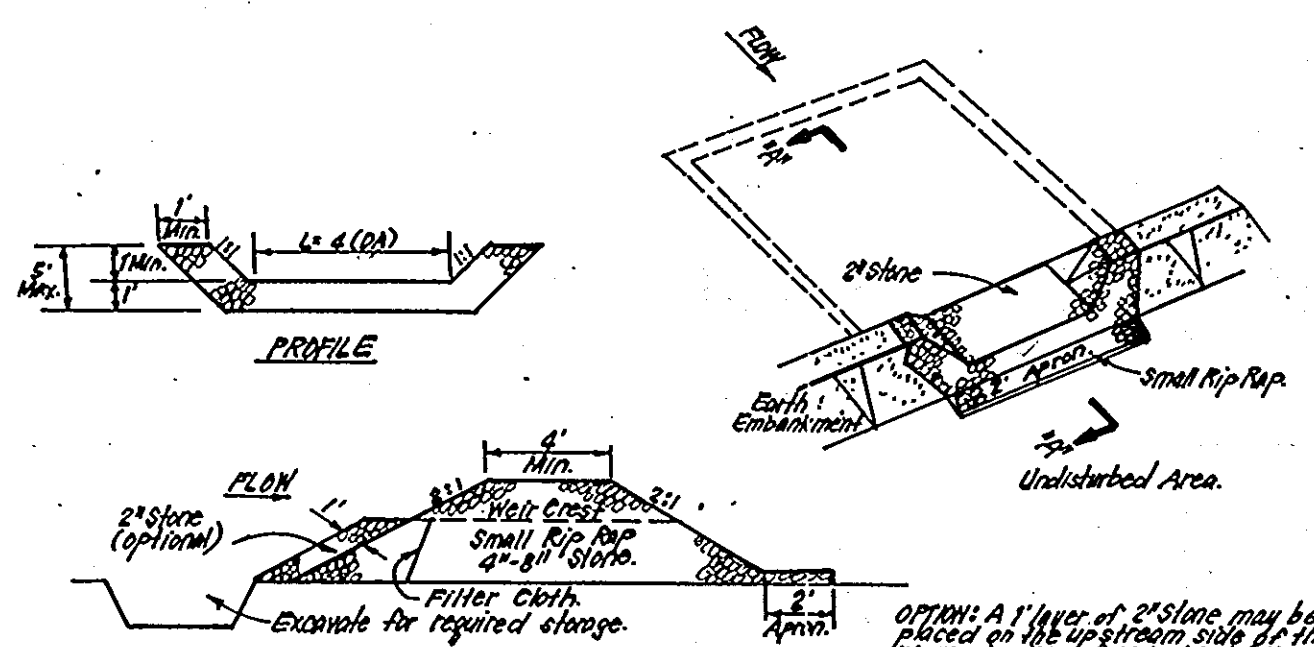
DESIGNED JLS	SEDIMENT AND EROSION CONTROL PLAN LOTS 2 thru 39 & 140 KINGS WOODS	SCALE 1"=30'
DRAWN GS	SECTION 1 AREA 1 ELECTION DISTRICT HOWARD COUNTY, MARYLAND	DRAWING 3 OF 4
CHECKED JLS		JOB NO. 88-003
DATE 8/20/88	FOR: RYLAND HOMES - COLUMBIA DIVISION 7130 MINISTREL WAY SUITE 215 COLUMBIA, MARYLAND 21045	FILE NO. 88-003-9F

S.D.P. 88-53



Reviewed for HOWARD S.C.D.
 Name
 and meets Technical Requirements
 Date 1-20-89
 Signature
 U.S. Soil Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 Approved Stephen L. Hulm DATE 1/20/89



TRAP #3 S.O.S.T. ST V *
 D.A. = 0.9 AC
 Storage Required = 0.9 X 1800 = 1620 CF
 Storage Provided = 1640 CF
 Depth = 5'
 Top of Stone Crest = 230.0
 Bottom Elev = 234.0
 Outlet Elev = 230.0
 Bottom Dimension 6' x 37'
 * 1:1 Side Slopes in cut

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
Joseph Bayler 1-30-89
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
Mark S. D. Bayler 1-21-89
 PLANNING DIRECTOR DATE
 CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT LKS

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James P. Hulin 1-21-89
 DIRECTOR DATE
James P. Hulin 1-21-89
 CHIEF BUREAU OF ENGINEERING DATE

APPROVED
 DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT
 HOWARD COUNTY, MARYLAND
 DATE 1-21-89
 LKS

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 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."
Mark S. D. Bayler 1/20/89
 Signature of Developer/Builder Date

ENGINEER'S CERTIFICATE
 I/We 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.
G. Nelson Clark 1-1-88
 DATE

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

DESIGNED JLS	SEDIMENT & EROSION CONTROL PLAN LOTS 1 thru 30 KINGS WOODS	SCALE 1" = 30'
DRAWN Gg	SECTION 1 AREA 1 0 TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	DRAWING 4 OF 4
CHECKED JLS	FOR: RYLAND HOMES - COLUMBIA DIVISION 7130 Minstrel Way Suite 216 Columbia, Maryland 21045	JOB NO. 88-003
DATE 8/26/88		FILE NO. 88-003 SE

S.D.F. 89-53