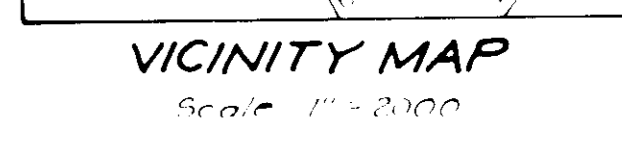


DENSITY TABULATION THIS SUBMISSION

	SEC 1 AREA 1	SEC 1 AREA 2	SEC 1 AREA 3	TOTAL
1 Gross Area	74 235 AC	10 30 AC	5 870 AC	30 405 AC
2 Flood Plain and Steep Slopes	150 7 AC	0 00 AC	0 00 AC	150 7 AC
3 Net Area	12 728 AC	10 232 AC	5 870 AC	28 830 AC
4 No. of Dwelling Units allowed	50 712 U	40 232 U	23 484 U	114 428 U
5 Flood Plain Lot adjustment	0 0 0	0 0 0	0 0 0	0 0 0
6 Total No. of Units allowed	50 712 U	40 232 U	23 484 U	114 428 U
7 Total No. of Units proposed	30	28	51	118
8 Density per acre	2 74	2 72	4 60	3 88
9 Open Space required	2 85 AC	2 06 AC	1 17 AC	6 08 AC
10 Open Space provided	5 12 AC	2 65 AC	2 39 AC	10 16 AC



LEGEND

Contour Interval	2 FT
Existing Contour	(E)
Proposed Contour	(P)
Spot Elevation	(S)
Director of Drainage	(D)
Walk out Basement	(W)
Concrete Sidewalk	(C)

GENERAL NOTES

- 1 Subject property zoned RSC per B-2-85 Comprehensive Zoning Plan
- 2 All coordinates shown hereon are based on the Maryland State Grid System
- 3 Origin of coordinates: Howard County Geodetic control point no 1841004 & 1841001
- 4 Total area of this section of land 5,870 Ac
- 5 Total number of lots included in this section 51
- 6 Parking Spaces Required 102 Provided 107
- 7 Lot Coverage (Maximum allowed) is 60%
- 8 Topography taken from plans prepared by Tracy, Schulte & Assoc., Inc. F-89-210, 1988.
- 9 SWM is provided under Kings Woods II, F-87-207.

SPECIAL NOTES

- 1 All Road Construction Storm Drainage facilities and Public Water and Sewer are shown for reference only. Use approved Ho Co plans for all phases of construction.
- 2 Reference plans: F89-210, 588-35, P89-34, B89-20.

SHC ELEVATION CHART

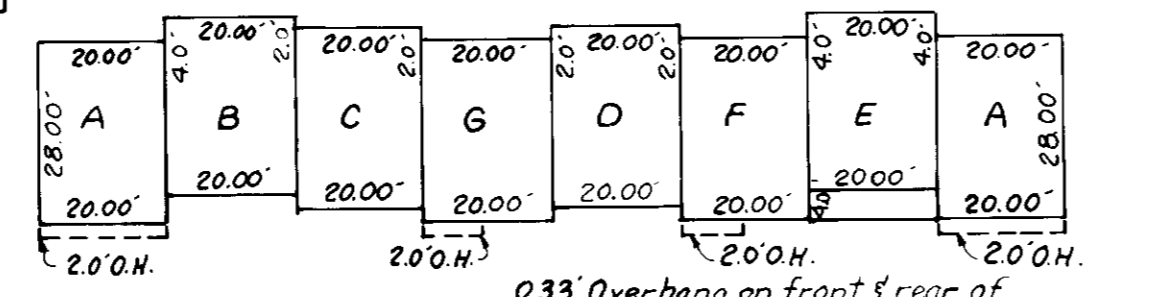
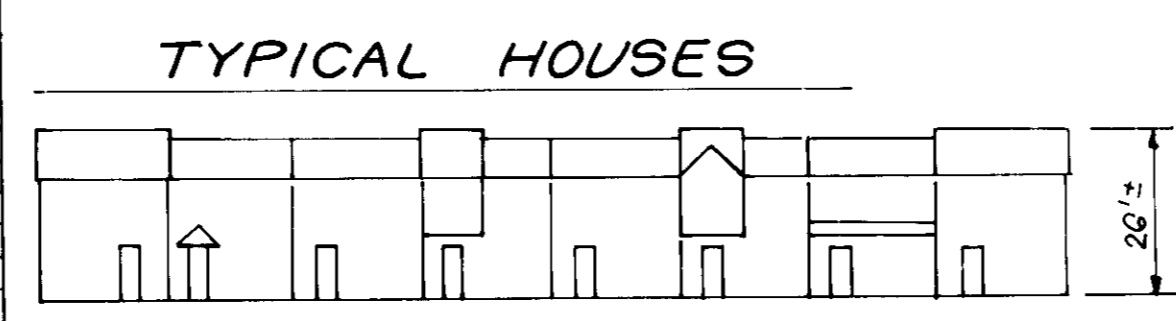
75	273.75	92	273.42	105	268.59
76	273.60	93	273.32	110	268.67
77	273.48	94	273.18	111	268.47
78	273.40	95	273.08	112	268.33
79	273.13	96	272.84	113	268.88
80	273.50	97	272.07	114	268.70
81	273.03	98	271.92	115	268.85
82	272.96	99	271.83	116	268.98
83	272.91	100	271.78	117	268.17
84	272.71	101	270.24	118	267.58
85	272.56	102	270.12	119	267.97
86	272.40	103	269.71	120	267.11
87	272.32	104	269.21	121	266.83
88	273.42	105	268.74	122	266.64
89	273.32	106	268.81	123	266.47
90	273.06	107	269.02	124	266.68
91	273.63	108	269.05	125	265.21

KINGS WOODS SECTION I AREA 2 PLAT 9183 ZONED RSC

ADDRESS CHART

Lot	Street Address	Lot	Street Address
75	9409 Kings Grant Road	101	9415 Woodson Court
76	9407	102	9413
77	9405	103	9411
78	9403	104	9409
79	9401	105	9407
80	9413 Squire Court	106	9423
81	9411	107	9425
82	9409	108	9427
83	9407	109	9429
84	9405	110	9431
85	9403	111	9433
86	9401	112	9435
87	9417	113	9428
88	9419	114	9426
89	9421	115	9424
90	9420	116	9422
91	9418	117	9420
92	9416	118	9418
93	9414	119	9416
94	9412	120	9414
95	9410	121	9412
96	9408	122	9410
97	9406	123	9408
98	9404	124	9406
99	9402	125	9404
100	9400		9402

PROPERTY OF SARAH J SNELL 50/62 ZONED RSC



NOTE: 0.33' Overhang on front & rear of all Founders Series Units.

MAXIMUM BUILDING COVERAGE: 60%
FOUNDER'S SERIES TOWNHOUSE UNITS.

A = 30.67' x 20' = 613.4' = 1022.3
B, C, D = 28.67' x 20' = 573.4' = 955.6
E = 32.33' x 20' = 646.6' = 1077.6
F, G = (28.67' x 20') + (8' x 2) = 589.4' = 982.3

APPROVED PLANNING BOARD 3-28-72

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
DATE 8-3-90

APPROVED FOR HOWARD COUNTY DEPT. OF PLANNING & ZONING
DATE 9-7-90

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DATE 8-2-90

PROPERTY OF BALTIMORE GAS & ELECTRIC CO. 572 / 707 ZONED RSC

OWNER/DEVELOPER
Security Development Corp
P.O. Box 417
Ellicott City, MD 21043

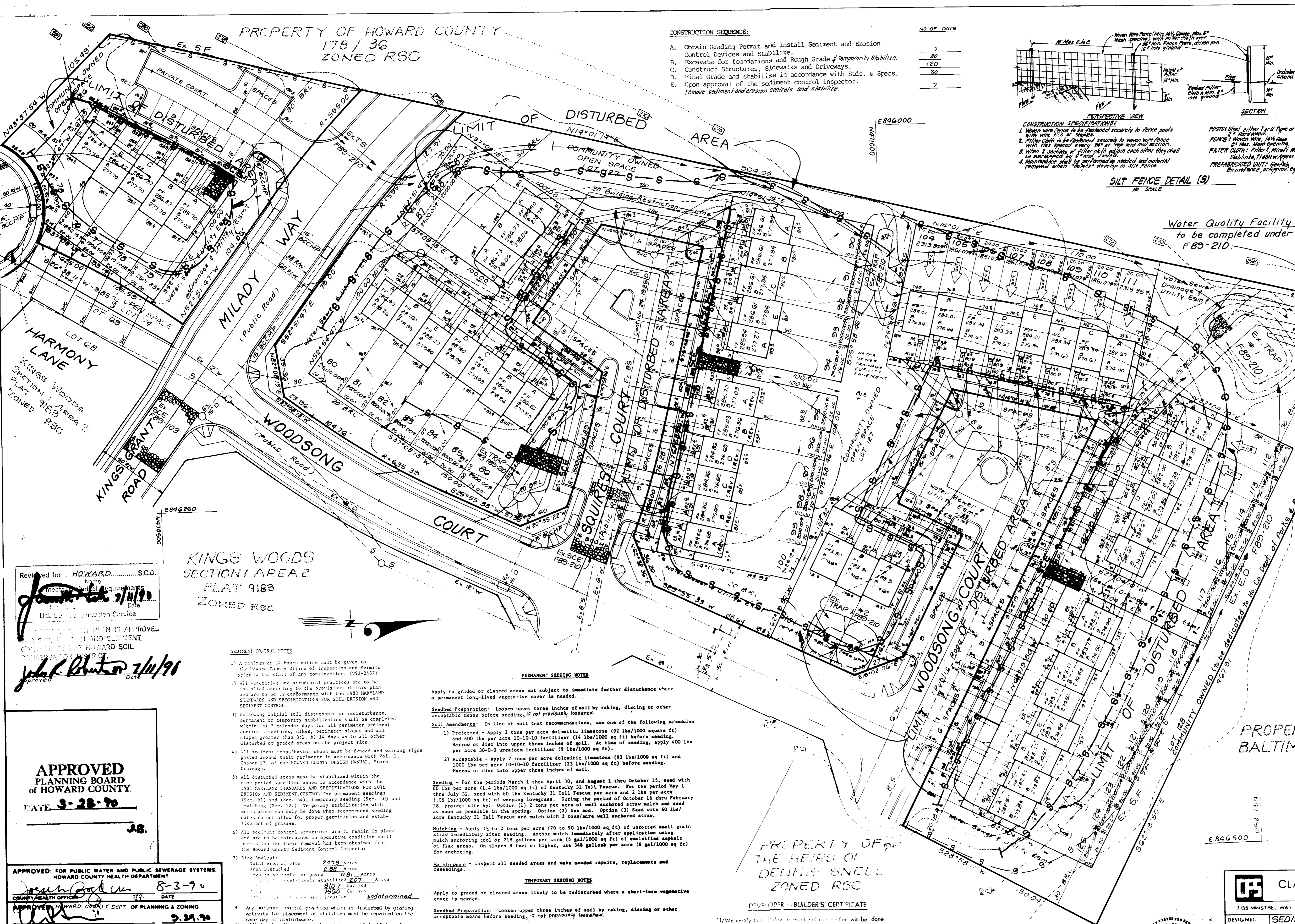
Subdivision Name	KINGS WOODS	Sec. Area	3	Lots	75-125
Plot No.	92B2	Block No.	47	Tax Map No.	6
Water Code	203	Sewer Code	7210000		

CLARK • FINEFROCK & SACKETT, INC
ENGINEERS • ARCHITECTS

7135 MINSTREL WAY • COLUMBIA MD 21045 • (301) 381-7500 - BALTO • (301) 621-8100 - WASH

DESIGNED	VHL	SITE DEVELOPMENT PLAN	SCALE 1" = 30'
DRAWN	BAK	KINGS WOODS	DRAWING 1 of 2
CHECKED	JME	SECTION ONE AREA THREE	JOB NO 89-099
DATE	Sept 1989	6TH ELECTION DISTRICT	FILE NO 89-099X
		HOWARD COUNTY MARYLAND	

For: The Ryland Group - Columbia Division
7130 Minstrel Way, Suite 215
Columbia, Md 21045



PROPERTY OF HOWARD COUNTY
175 / 36
ZONED RSC

PROPERTY OF BALTIMORE GAS & ELECTRIC CO.
572 / 787
ZONED RSC

PROPERTY OF THE HEIRS OF DENNIS SNELL
ZONED RSC

APPROVED PLANNING BOARD OF HOWARD COUNTY
DATE 3-28-90

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
DATE 8-3-90

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DATE 8-2-90

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 accordance 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 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, 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. 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 249.8 Acres
Area Disturbed 2.88 Acres
Area to be seeded or paved 0.81 Acres
Area to be temporarily stabilized 2.07 Acres
Area to be seeded or paved 150.0 Co. yds
Area to be temporarily stabilized 150.0 Co. yds
Area to be seeded or paved 150.0 Co. yds
Area to be temporarily stabilized 150.0 Co. yds
- 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 DEW 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 erosion are to be constructed on an "As-Built" basis, a random, Single Lot Sediment Control as shown below shall be implemented.
- 12) All pipes to be installed at the end of each day (see detail below).
- 13) The total amount of stone (see detail) shall be 2765 L.F.

PERMANENT SEEDING NOTES

Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

Seeded 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:

- 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. 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 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 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 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 feet 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.

Seeded 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 25 bushel per acre of annual ryegrass (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 seed.

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 areas.

Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

CONSTRUCTION SEQUENCE:

- Obtain Grading Permit and Install Sediment and Erosion Control Devices and Stabilize.
- Excavate for foundations and Rough Grade & Temporarily Stabilize.
- Construct Structures, Sidewalks and Driveways.
- Final Grade and stabilize in accordance with Stds. & Specs.
- Upon approval of the sediment control inspector, remove sediment and erosion controls and stabilize.

NO. OF DAYS

7
30
120
30
7

CONSTRUCTION SPECIFICATIONS:

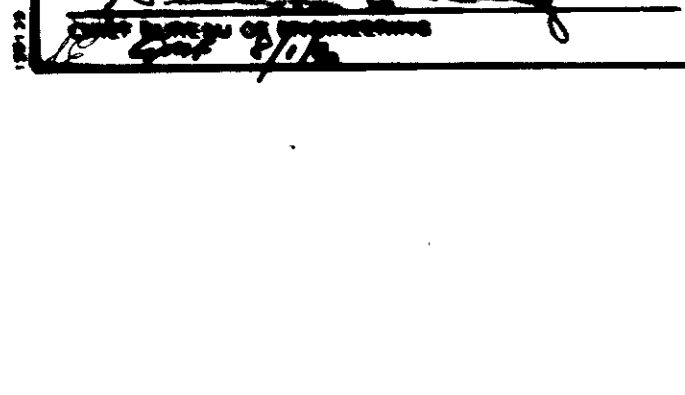
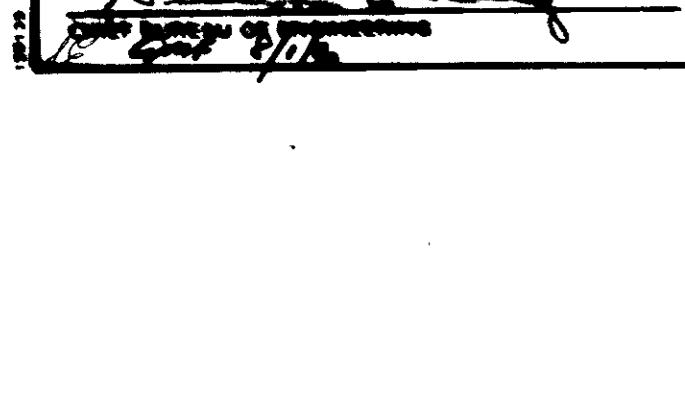
1. Heavy wire fence to be fastened securely to fence posts.
2. Filter cloth to be fastened securely to heavy wire fence with 1/2" spaced evenly.
3. When 2 sections of filter cloth are used, they shall be overlapped by 4" and fastened together.
4. Main trench shall be 18" deep and 12" wide.

POSTS: Steel, either T or U Type or 1/2" diameter.

FENCE: Heavy Wire, 1/4" Gauge.

FILTER CLOTH: Filter 1, 1/2" Mesh, 100% Submittal, 1/2" Mesh or Approval.

PREFABRICATED UNIT: See Submittal, or Approval.



LEGEND

- Contour Interval 2 FT
- Existing Contour 410
- Proposed Contour 410
- Spot Elevation +10%
- Direction of Drainage
- Walk out Basement

Silt Fence - S - S - S

Stabilized Construction Entrance

Note: All existing traps to be removed under F89-210

CONSTRUCTION SPECIFICATIONS:

1. Stone size - Use 2" stone, or equivalent 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) feet 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 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 mound of stone with 5" 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 top dressing with additional stone as construction debris is accumulated. If any necessary, it shall be done.
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.

PROPERTY OF BALTIMORE GAS & ELECTRIC CO.
572 / 787
ZONED RSC

OWNER/DEVELOPER
Security Development, Corp
P.O. Box 417
Ellicott City, MD 21048

Subdivision Name	KINGS WOODS	Section	1	Area	3	Lot's	75-125				
Plot No	9282	Block No		Zone	RSC	Tax Map No	47	Emc Dist	G	Census Tr	
Water Code	C03	Sever Code									

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

DESIGNED BY K/WM
DRAWN BY K/WM
CHECKED BY K/WM

DATE: Sept 1989

SCALE: 1" = 30'

DRAWING: 2 of 2

JOB NO: 89-099

FILE NO: 89-09998

For: The Ryland Group Columbia Division
7130 Minstrel Way Suite 215
Columbia, Md 21045

PROPERTY OF BALTIMORE GAS & ELECTRIC CO.
572 / 787
ZONED RSC

DEVELOPER: BUILDER'S CERTIFICATE

I/We certify that all development and construction will be done according to the approved plan and specifications for erosion and sediment control and that the same shall be maintained throughout the construction project until the project is completed and the site is stabilized.

DEVELOPER: DENNIS SNELL

DATE: 9-27-89

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.

DATE: 10-23-89

