

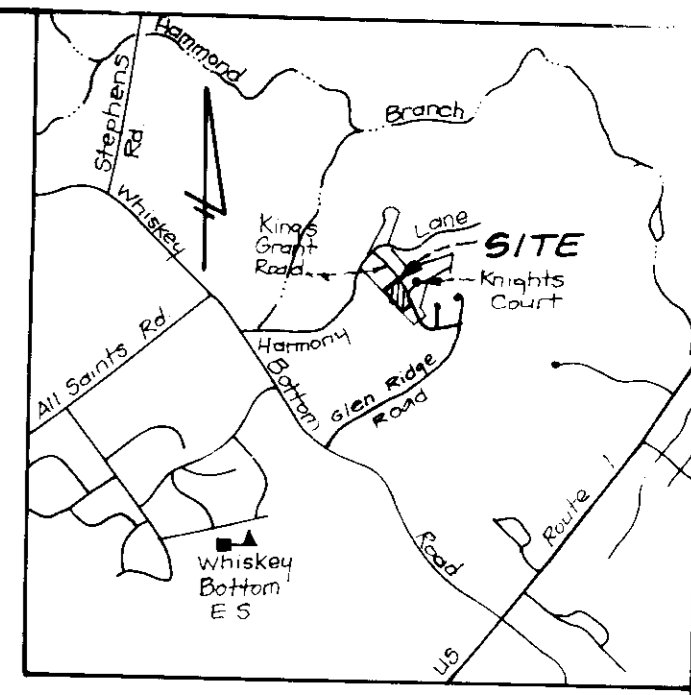
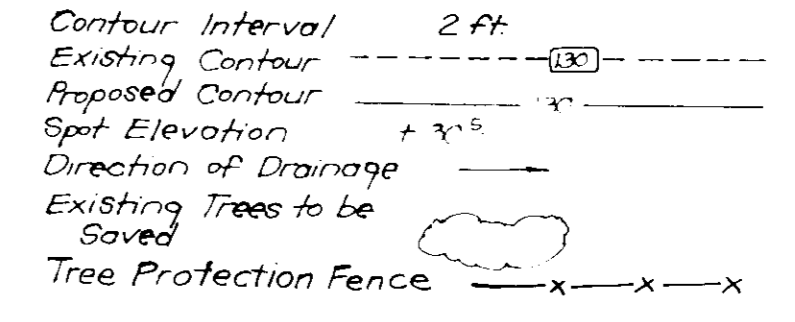
GENERAL NOTES

- Subject property zoned R5C as per B 2 85 Comprehensive Zoning Plan
- The coordinates shown hereon are based on the Maryland State Grid System and derived from the following Howard County Control Stations 1841004 and 1841001.
- All roadways are public and existing.
- Total area included in this submission 62,171.33 sq ft 1.4273 Ac
- Total number of lots 8
- Any damage to county owned right-of-ways shall be corrected at the Developer's expense.
- Maximum lot coverage is 40%
- Reference plans S-88-35, P-88-83 and F-88-103.
- The Contractor or Developer shall contact the Construction Inspection Survey Division, 24 hours in advance of commencement of work at 792-6630.
- The existing topography shown was field run by CLARK, FINEFROCK & SACKETT, INC. dated Nov 1990.
- The wetland buffer indicated on this SDP does not affect the initial construction of a residential unit on any lot. It does prohibit subsequent clearing, grading or construction in the buffer area. Maintenance of residences, landscaping and utilities is permitted.
- Sidewalks shall be constructed in accordance with approved Road Construction Plans, F-89-103.
- Stormwater management shall be provided under Kings Woods, Section 1, Areal F-87-207.
- Permit from the Army Corp of Engineers and Certification from Maryland Department of the Environment for F-89-103, Corp Permit 88-1185-3 DOE Cert 88-0172
- Proposed improvements: Single Family Detached Units.

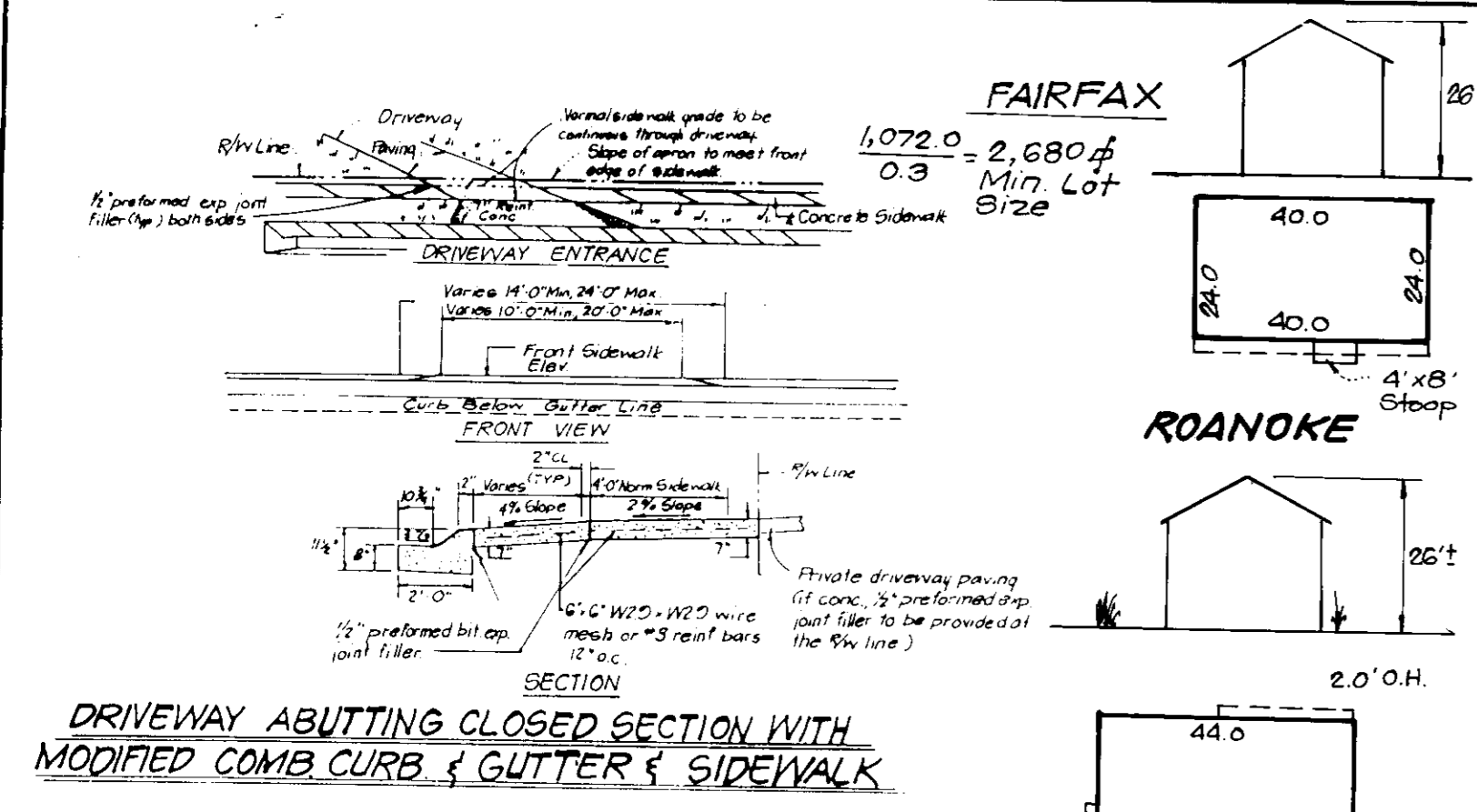
SPECIAL NOTE

- Improvements shown within the rights-of-way on this SDP are not to be used for construction. For construction see approved road construction plans F-89-103 and/or approved water and sewer plans Contract No. 24-1925-D.
- The wetlands and buffer shown on F-89-103 have been eliminated during construction of this project. Due to soil types present, homes may experience wet basements. Builder will supply underdrains to basements as necessary by on-site conditions.

LEGEND

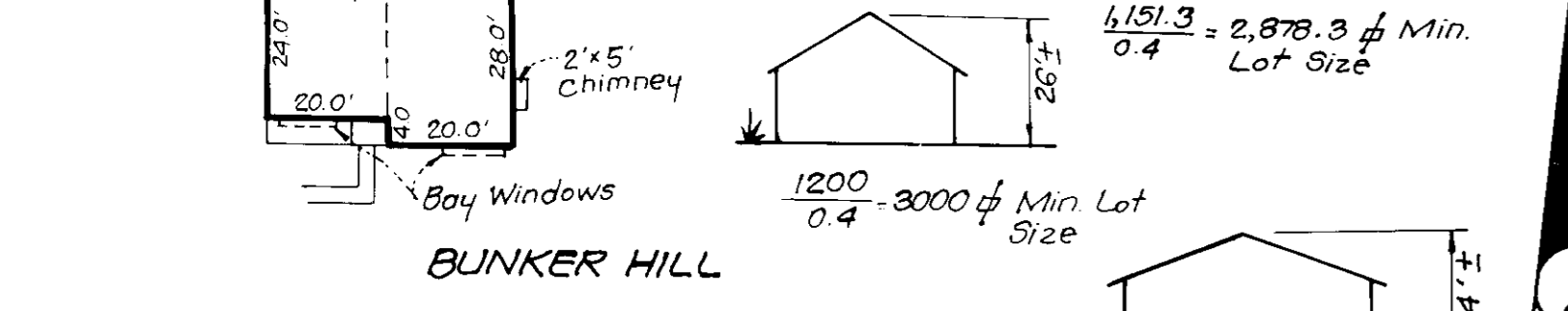


VICINITY MAP
Scale 1" = 2000'

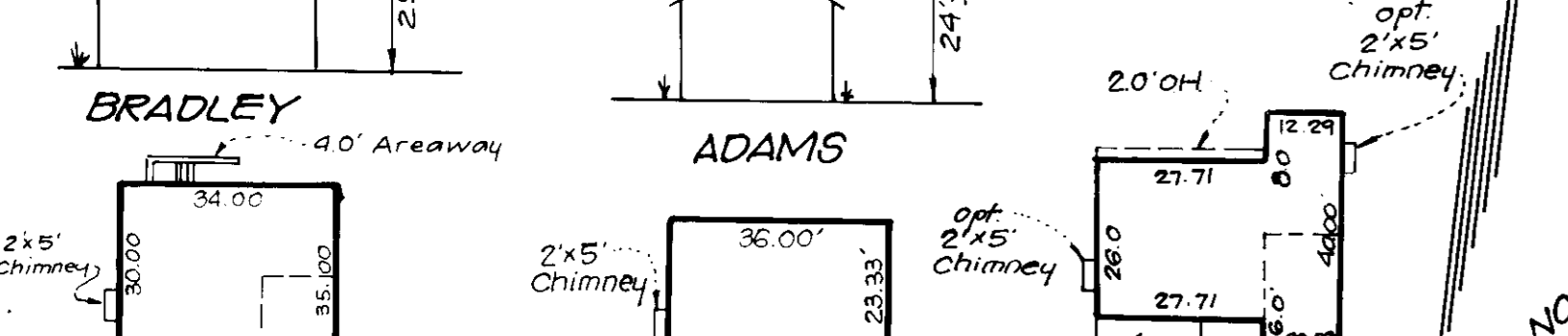


FAIRFAX
1,072.0 = 2,680 sq ft Min. Lot Size

ROANOKE
4' x 8' Stoop

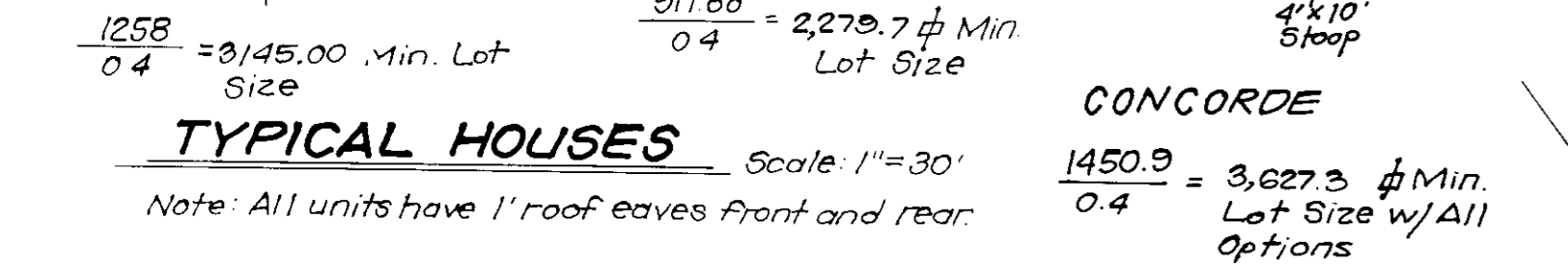


BUNKER HILL
1200 - 3000 sq ft Min Lot Size



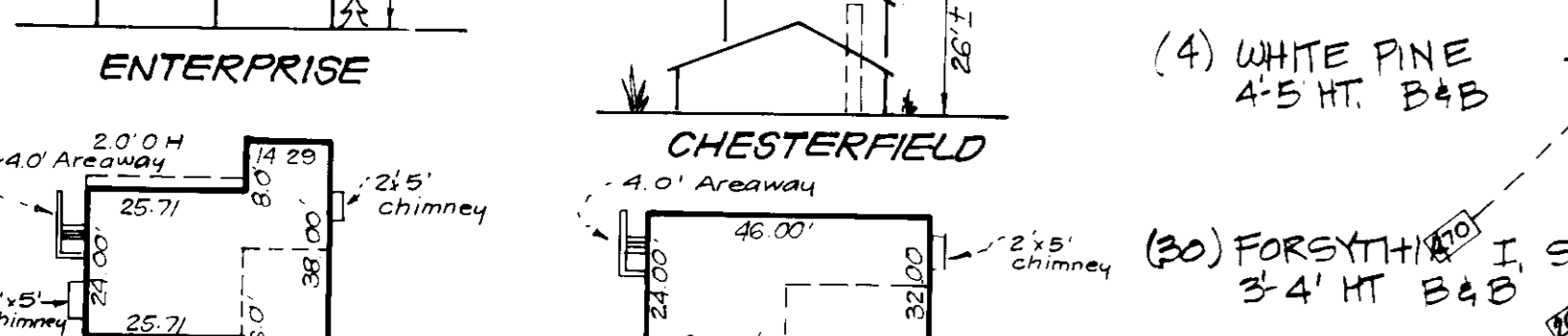
BRADLEY
40' Arealway

ADAMS
2' x 5' Chimney



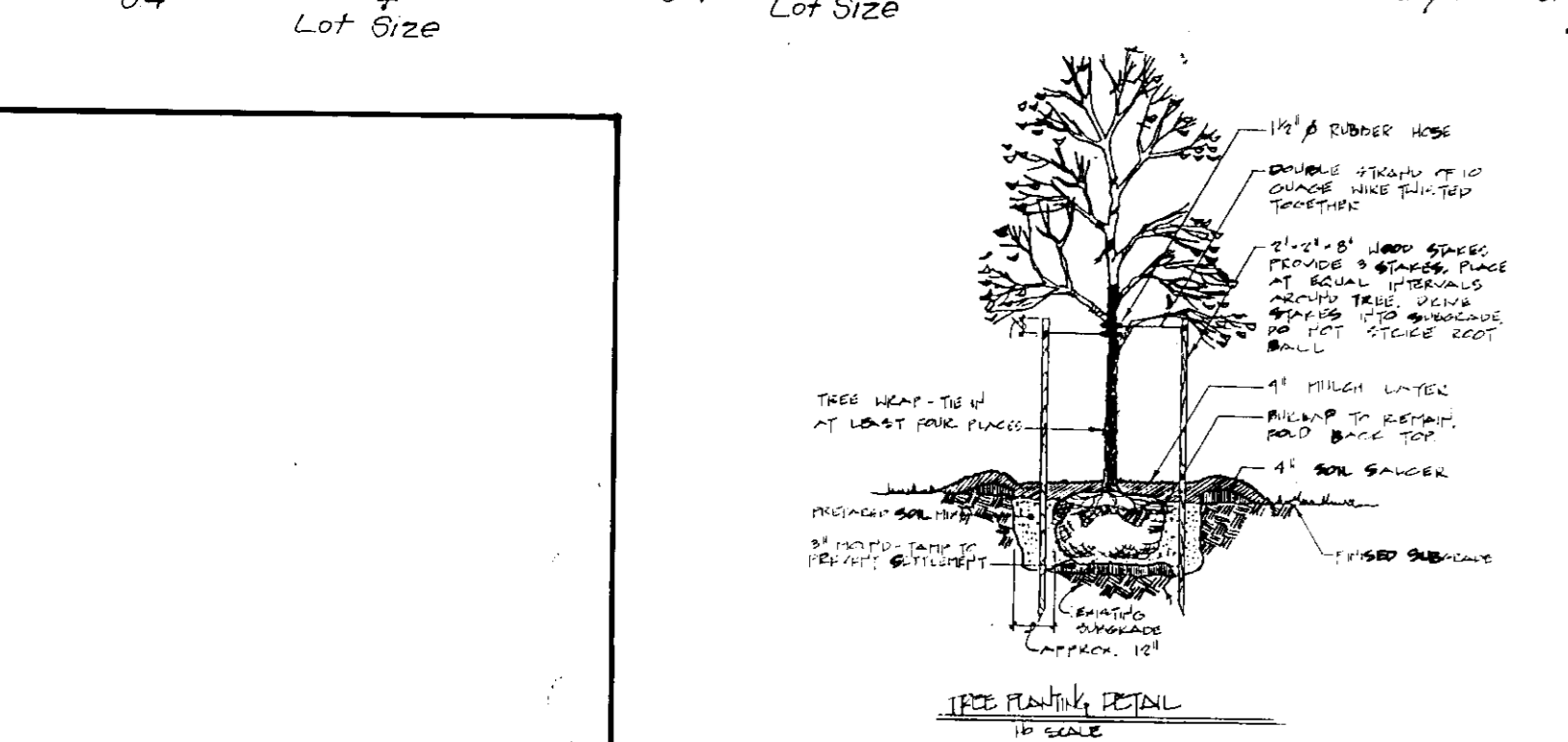
TYPICAL HOUSES Scale 1" = 30'

Note: All units have 1' roof eaves front and rear.



ENTERPRISE
40' Arealway

CHESTERFIELD
40' Arealway



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

[Signature] 5/6/91

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

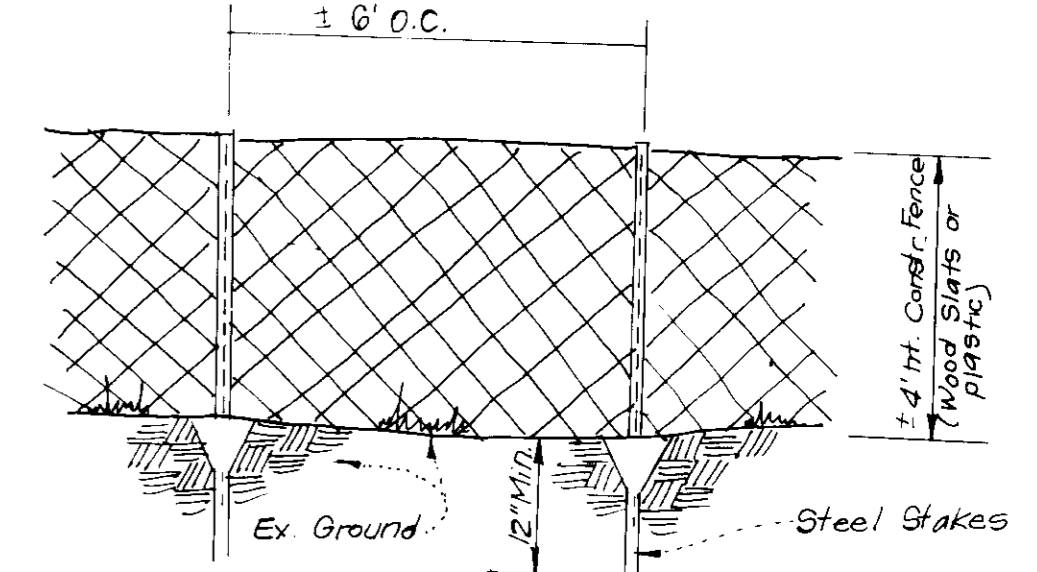
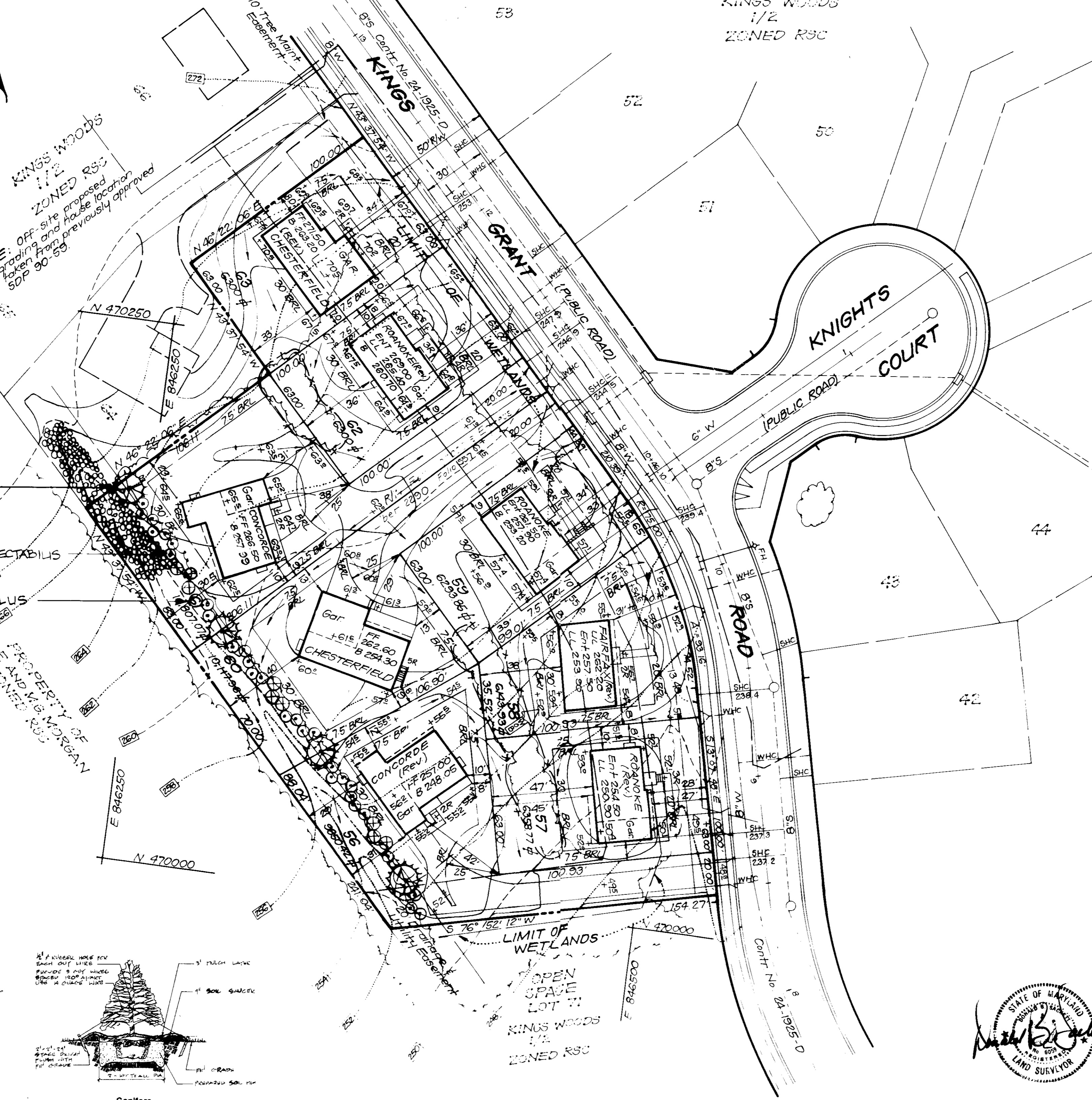
[Signature] 5/9/91

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

[Signature] 4/30/91

CHIEF BUREAU OF ENGINEERING

[Signature] 4/30/91



TYPICAL TREE PROTECTION FENCE DETAIL

MINIMUM LOT SIZE CHART

LOT NO.	LOT AREA	FLAGSTEM AREA	MINIMUM LOT AREA
56	9850.42 sq ft	2018.60 sq ft	7831.82 sq ft
60	10117.86 sq ft	2000.00 sq ft	8117.86 sq ft
61	10,007.87 sq ft	2,000.00 sq ft	8,007.87 sq ft

REVISIONS

NO.	REVISIONS	Date
1	Rev. house and grade lot 62	10-18-91
2	Rev. hse. and grd. lot 63	11-25-91
3	Rev. hse. and grade lots 56 and 61, Add hse. typical	2-7-92
4	Rev. hse. and grade lot 59, Add hse. typical	4-14-92
5	Rev. hse. and grade lot 67	5-20-92
6	Rev. hse. and grade lot 58, Add hse. typical	7-7-92

ADDRESS CHART

LOT NO.	STREET ADDRESS
56	5339 KINGS GRANT ROAD
57	5348
58	5347
59	5351
60	5355
61	5359
62	5363
63	5367

OWNER/DEVELOPER SECURITY DEVELOPMENT CORP.

10 Box 417, Ellicott City, MD 21043

KINGS WOOD 1/2 56-63

Plot No. 9183/9184 22 Acre R5C 47 67th 6063

Water Code C-03 Sewer Code 7270000

CLARK • FINEFROCK & SACKETT, INC.

ENGINEERS • PLANNERS • SURVEYORS

7195 MINSTREL WAY • COLUMBIA, MD 21045 • (301) 381-7500 • BALTO • (301) 821-8100 • WASH

SITE DEVELOPMENT PLAN

LOTS 56 thru 63

KINGS WOODS

SECTION ONE AREA TWO

6TH ELECTION DISTRICT

HOWARD COUNTY MARYLAND

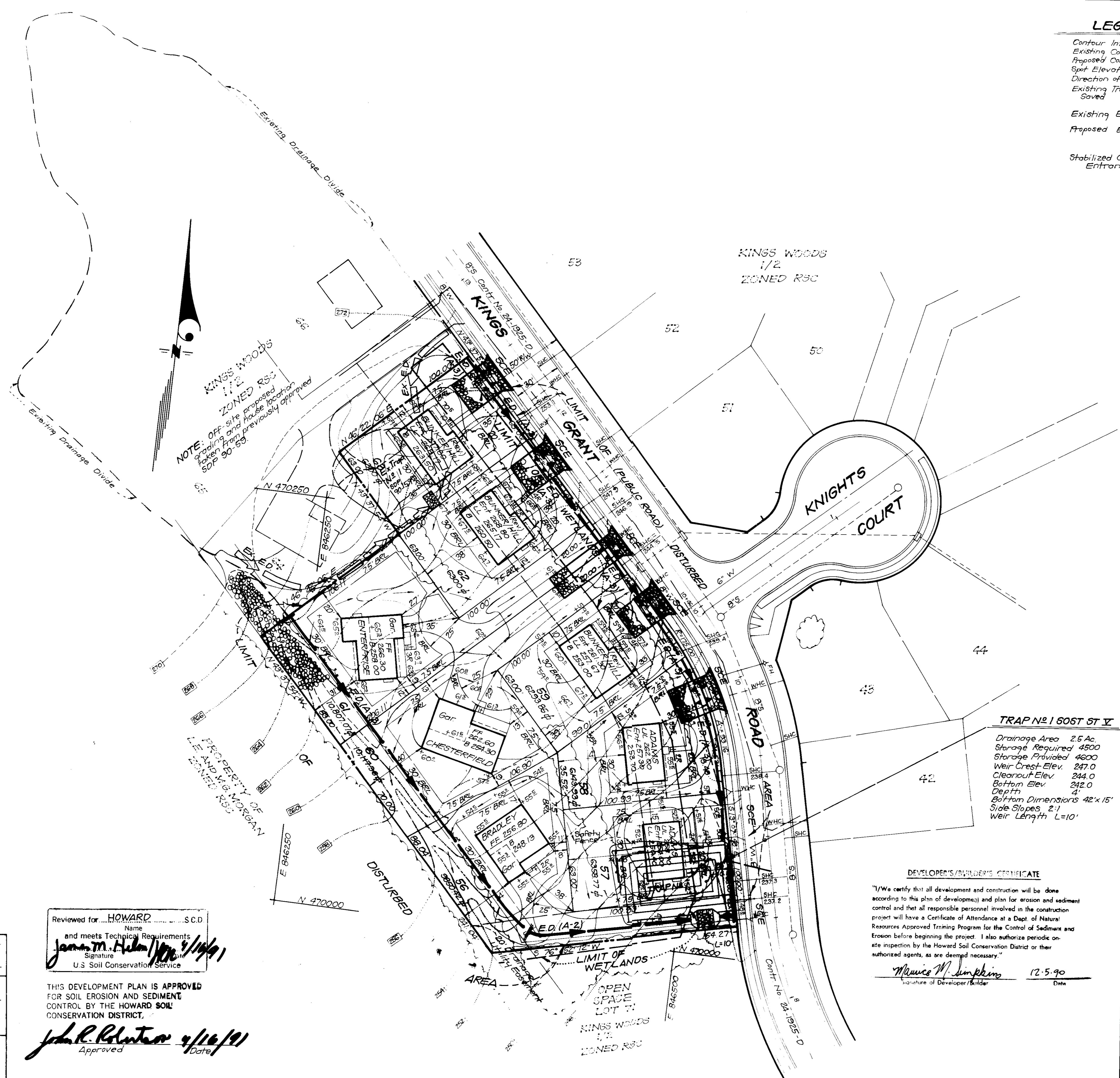
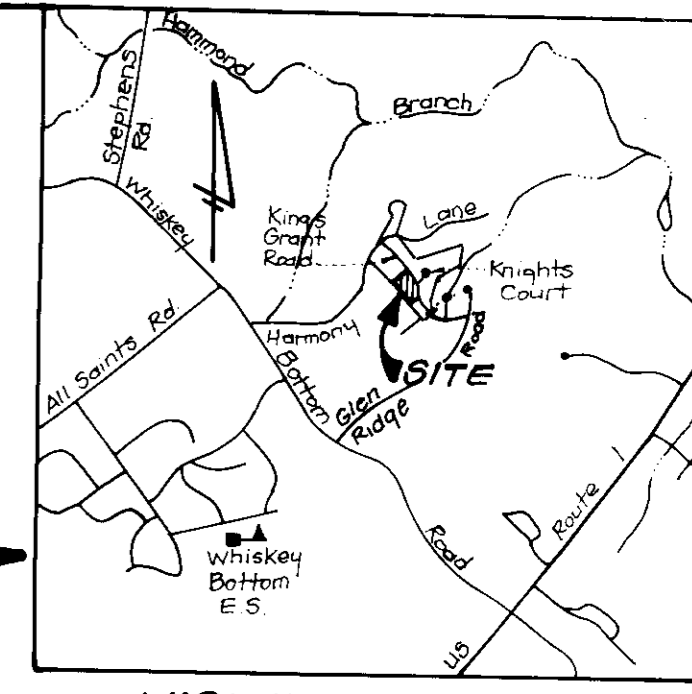
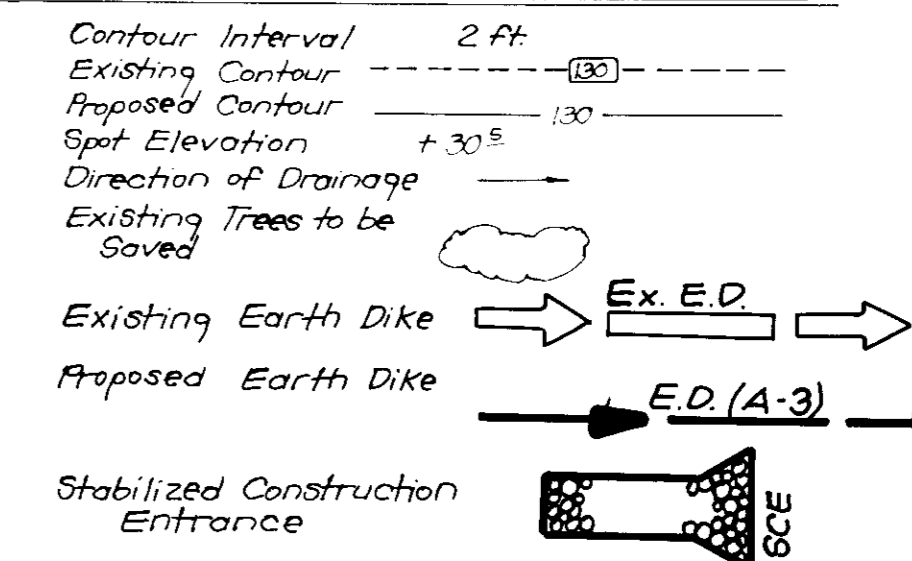
FOR: THE RYLAND GROUP, INC. 7130 Minstrel Way Suite 215 Columbia, Maryland 21013

DESIGNED: JME
DRAWN: BAL
CHECKED: JME
DATE: Dec 1990

SCALE: 1" = 30'
DRAWING: 1 OF 3
JOB NO: 89-100
FILE NO: 89-100-X



LEGEND



NOTE: Off-site proposed grading and house location taken from previously approved SDP 90-59

TRAP NO. 1 6057 ST. V
 Drainage Area 2.5 Ac.
 Storage Required 4500
 Storage Provided 4600
 Weir Crest Elev. 247.0
 Cleanout Elev. 244.0
 Bottom Elev. 242.0
 Depth 4'
 Bottom Dimensions 42' x 15'
 Side Slopes 2:1
 Weir Length L=10'



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.

G. Nelson Clark
 G. Nelson Clark
 12-5-90
 Date

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."

Maurice W. Simpkins
 Maurice W. Simpkins
 12-5-90
 Date

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

CLARK • FINEPROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS		SCALE 1" = 30'
DESIGNED DGT	SEDIMENT & EROSION CONTROL PLAN LOTS 56 thru 63 KINGS WOODS SECTION ONE AREA TWO 6TH ELECTION DISTRICT HOWARD COUNTY MARYLAND	DRAWING 2 OF 3
DRAWN BAL		JOB NO. 89-100
CHECKED DGT	FOR: THE RYLAND GROUP, INC. 7130 Minstrel Way Suite 215 Columbia, Maryland 21043	FILE NO. 89-1008E
DATE Dec. 1990		S.D.P. 91-74

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
Jacques Boyd
 COUNTY HEALTH OFFICER
 DATE 5-6-91

APPROVED: HOWARD COUNTY DEPT OF PLANNING & ZONING
 DIRECTOR
James M. Adams
 DATE 5/2/91

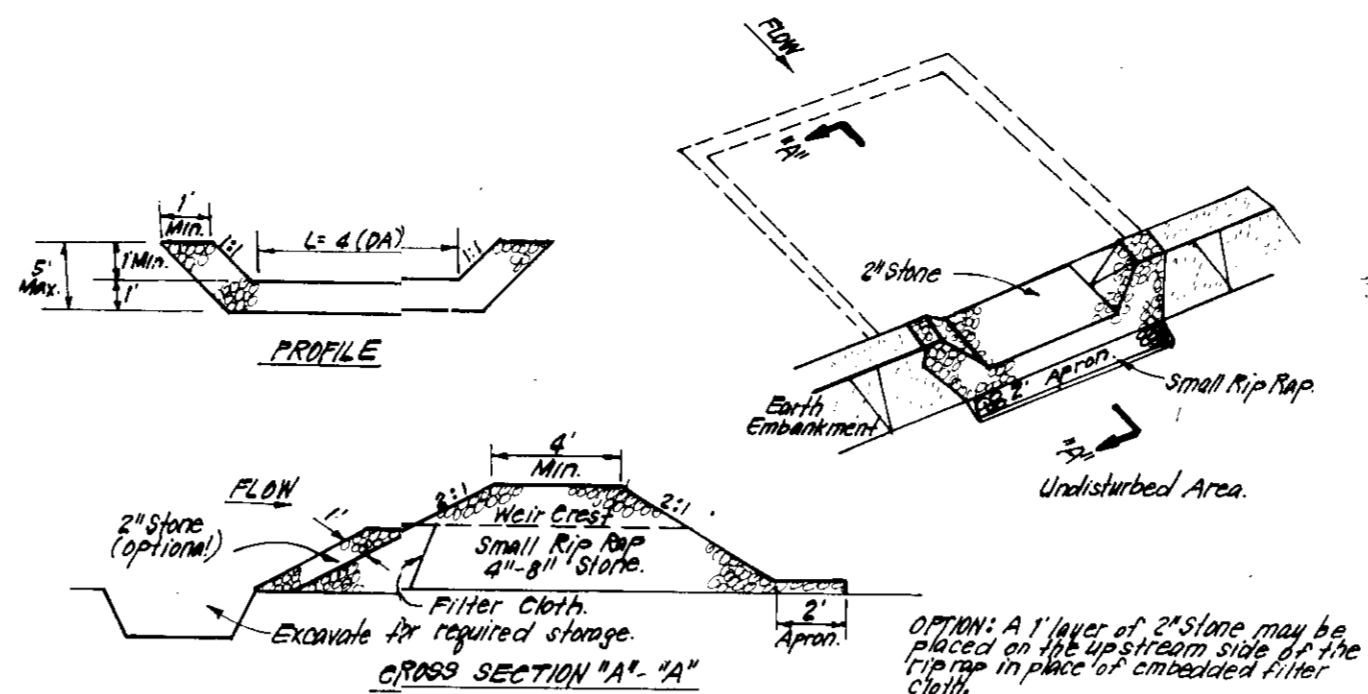
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR
James G. Smith
 DATE 4/30/91

Reviewed for **HOWARD COUNTY** S.C.D.
 Name
 and meets Technical Requirements
 Signature
 U.S. Soil Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John R. Robertson
 Approved
 Date 4/16/91

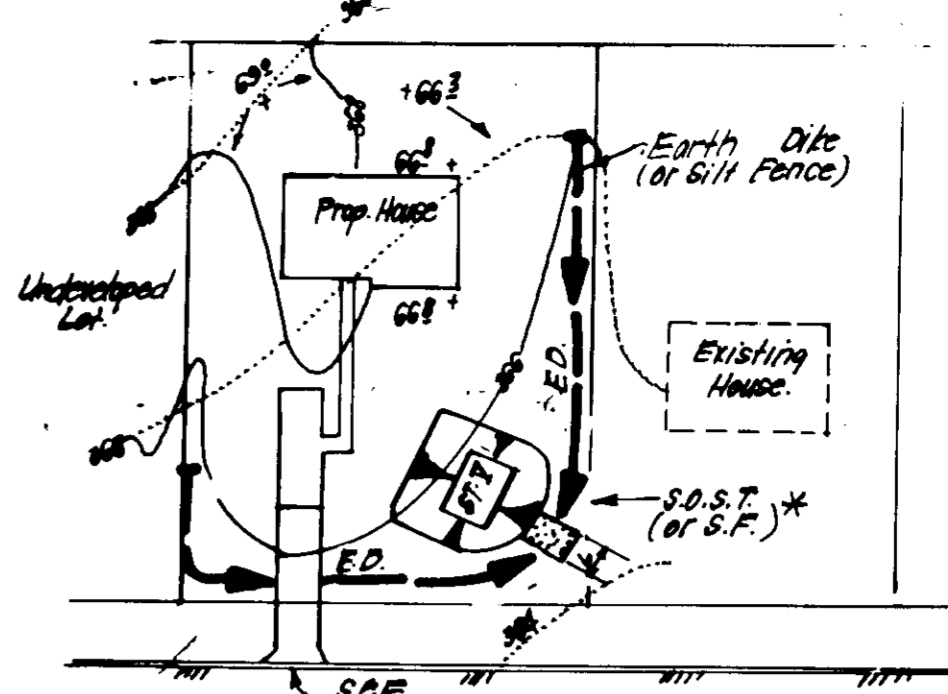
CONSTRUCTION SEQUENCE

- | DAYS | CONSTRUCTION SEQUENCE |
|------|--|
| 7 | 1. Obtain grading permit. |
| 7 | 2. Install Sediment and Erosion controls which include peripheral earth dikes, Trap No. 1, and construction entrances with mountable berm on lots 58-63. |
| | NOTE: Construction on lots #63 will be delayed until removal of Ex. Trap #1 installed under SDP-90-59. |
| | NOTE: Construction on lot #57 will be delayed until removal of Trap No. 1 installed under this plan is removed. |
| 14 | 3. Clear and grub. |
| 30 | 4. Excavate for basements and rough grade site. Temporarily stabilize. |
| 120 | 5. Construct structures, sidewalks and driveways. |
| 30 | 6. Fine grade and permanently stabilize in accordance with standards and specifications. |
| 90 | 7. Upon approval of S&E Inspector remove S&E controls and trap no. 1. Install single lot sediment controls as dictated by S&E Inspector for completion of work on lots 56, 57 and on lot 63 should construction on lot 63 have been delayed to this stage. |
| 7 | 8. Remove all remaining S&E controls upon completion of all work and upon approval of S&E Inspector. |



- CONSTRUCTION SPECIFICATIONS:**
1. Area under embankment shall be cleared, grubbed and stripped of any vegetation and root mat. The fill material shall be compacted.
 2. The fill material for the embankment shall be free of rocks and other woody vegetation as well as over sized stones, rocks, organic material or other objectionable material. The embankment shall be compacted by tamping 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\"/>

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)	AREA	PER. AC.	LAG.
LOT 56	1.2	1.2	1.2
LOT 57	1.2	1.2	1.2
LOT 58	1.2	1.2	1.2
LOT 59	1.2	1.2	1.2
LOT 60	1.2	1.2	1.2
LOT 61	1.2	1.2	1.2
LOT 62	1.2	1.2	1.2
LOT 63	1.2	1.2	1.2

+ Can be adjusted in field, but portion area must be as given or greater.

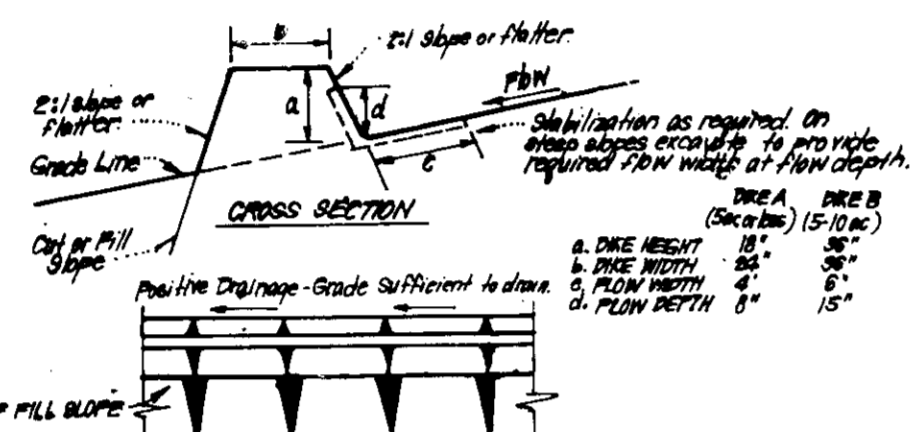
SINGLE LOT SEDIMENT CONTROL PLAN
NO SCALE

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. (991-2437)
- 2) All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in compliance 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 shall 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 seeding (Sec. 50) and mulching (Sec. 52). Temporary stabilization with straw mulch alone can only be done when recommended seeding rates 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:

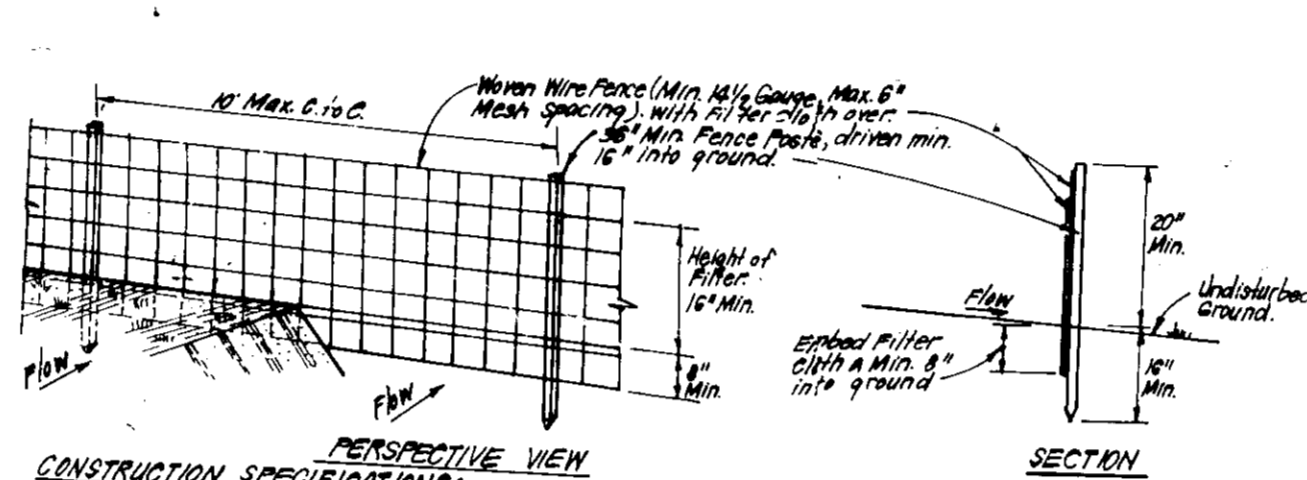
Total Area of Site	1.4273 Acres
Area to be roofed or paved	0.90 Acres
Area to be vegetatively stabilized	0.5273 Acres
Total Cut	284 Cu. yds
Total Fill	2256 Cu. yds

 Office waste/borrow area location: *not yet determined*
- 8) Any sediment control practice which is disturbed by grading activity for placement of utility 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 houses are to be constructed on an "As-Built" 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).
- 13) The total amount of straw bale dikes/silt fence equals 1,175.



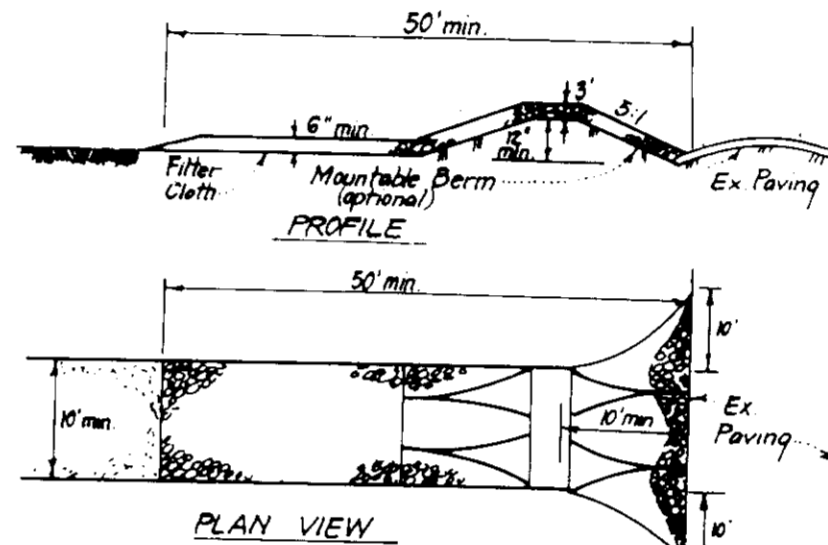
- CONSTRUCTION SPECIFICATIONS:**
1. All dikes shall be constructed by earth-moving equipment.
 2. All dikes shall have positive drainage to an outlet.
 3. Top width may be wider and side slopes may be flatter if desired, to facilitate crossing by construction traffic.
 4. Filter fabric shall be installed as needed to utilize a stabilized silt with 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.
 5. 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.
- | TYPE OF TREATMENT | CHANNEL | DIKE A | DIKE B |
|-------------------|------------|--------------------|---------------------|
| 1 | 0.5-3.0' | Seed & Straw Mulch | Seed or Straw Mulch |
| 2 | 3.1-6.0' | Seed & Straw Mulch | Seed or Straw Mulch |
| 3 | 6.1-10.0' | Seed & Straw Mulch | Seed or Straw Mulch |
| 4 | 10.1-20.0' | Seed & Straw Mulch | Seed or Straw Mulch |
- A. Stone to be 2\"/>

EARTH DIKE DETAIL (E.D.)
NO SCALE



- CONSTRUCTION SPECIFICATIONS:**
1. Weave wire fabric to be fastened securely to fence posts with wire ties of 1/8\"/>

SILT FENCE DETAIL (S)
NO SCALE



- CONSTRUCTION SPECIFICATIONS:**
1. Stone size - Use 2\"/>

STABILIZED CONSTRUCTION ENTRANCE (SCE)
NO SCALE

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:
- 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 10-0-0 urea-form 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 untreated 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 gal 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 redistributed where a short-term 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:** 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 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 seed.
- Mulching:** Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of untreated 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 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.

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

James R. Smith 5-6-91
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

James R. Smith 5/19/91
DIRECTOR DATE

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

James R. Smith 4/30/91
DIRECTOR DATE

CHIEF BUREAU OF ENGINEERING

James R. Smith 4-30-91
DATE

Reviewed for **HOWARD** S.C.D. Name
and meets Technical Requirements

James R. Smith 4/16/91
Signature Date
U.S. Soil Conservation Service

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

John R. Robinson 4/16/91
Approved Date

DEVELOPER'S/OWNER'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."

Maurice M. Jimenez 12-5-90
Signature of Developer/Owner 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."

G. Nelson Clark 12-5-90
Date



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

7135 MINISTREL WAY • COLUMBIA, MD 21045 • (301) 381-7500 • BALTO • (410) 261-1234 • VA

DESIGNED DGT	SEDIMENT & EROSION CONTROL PLAN LOTS 56 Thru 63	SCALE As Shown
DRAWN BAL	KINGS WOODS	DRAWING 3 OF 3
CHECKED DGT	SECTION ONE AREA TWO 6TH ELECTION DISTRICT HOWARD COUNTY MARYLAND	JOB NO 90-024
DATE Dec. 1990	FOR: THE RYLAND GROUP, INC. 7130 Ministrel Way Suite 215 Columbia, Maryland 21043	FILE NO 80-100SE