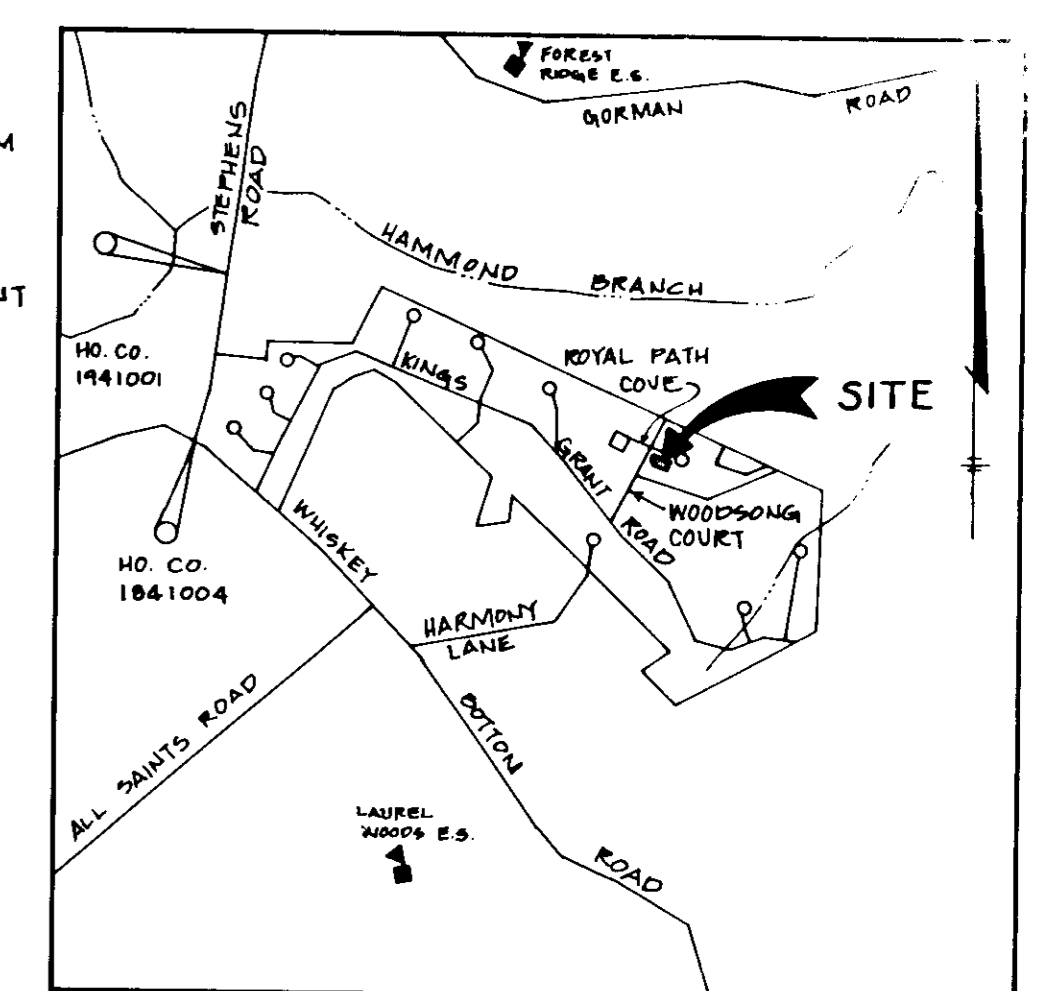


BENCH MARKS

HO. CO. N° 1041004 - ELEV. 295.52
 REBAR C'S SOUTH OF SOUTH EDGE OF WHISKEY BOTTOM ROAD NEAR THE INTERSECTION OF STEPHENS ROAD. N 471079.018 - E 043057.070

HO. CO. N° 1041001 - ELEV. 277.07
 REDAR 4" WEST EDGE OF STEPHENS ROAD IN FRONT OF HOUSE N° 0020 0.5' BELOW SURFACE. N 47223.119 - E 043797.549



SHEET INDEX

No.	DESCRIPTION
1	SITE DEVELOPMENT PLAN
2	SEDIMENT CONTROL PLAN AND DETAILS

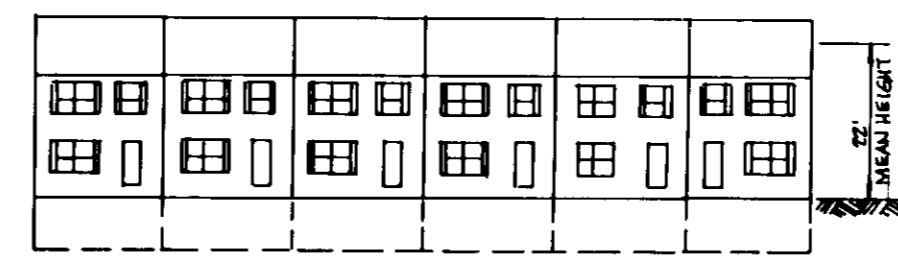
VICINITY MAP
SCALE: 1" = 200'

SITE DATA

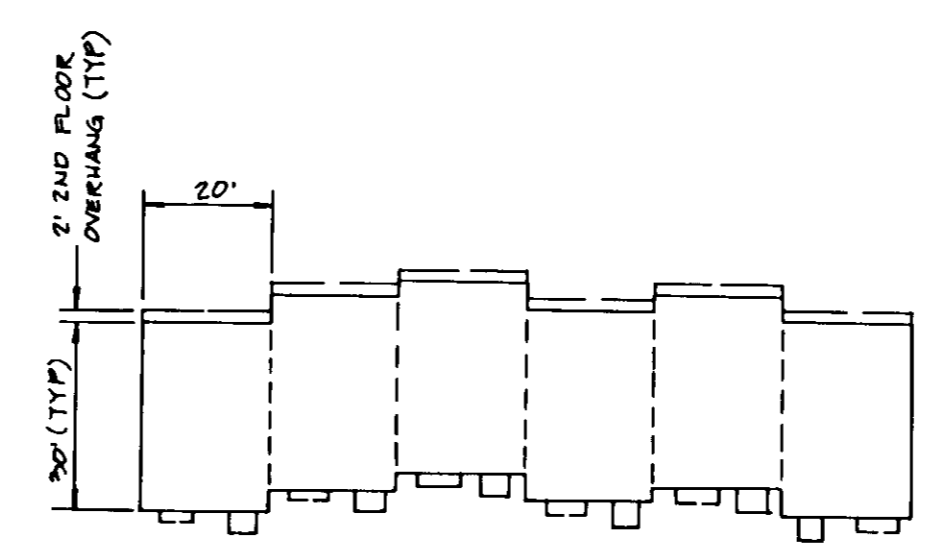
- TOTAL AREA OF BUILDABLE LOTS 0.29 AC.
- EXISTING ZONING RSC
- UNIT TYPE SINGLE FAMILY ATTACHED
- MAX. BLDG. COVERAGE ALLOWED 60%
- NUMBER OF UNITS PROPOSED 6
- PARKING SPACES REQUIRED (2 SPACES PER UNIT) 12
- PARKING SPACES PROVIDED 16
- TYPICAL UNIT 32' x 20' = 640 SF
- 640 SF / 0.60 = 1067 SF MIN. LOT SIZE FOR 60% COVERAGE
- TOTAL BUILDING COVERAGE 3840 SF / 12,565 SF TOTAL LOT AREA = 0.31
- 31% PROJECT COVERAGE

- GENERAL NOTES**
- SUBJECT PROPERTY IS ZONED: RSC PER 8-2-85 COMPREHENSIVE ZONING PLAN.
 - THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM - HOWARD COUNTY GEODETIC CONTROL POINT NOS. 18A1884 & 18A1881.
 - ALL ROADWAYS ARE PUBLIC AND EXISTING.
 - THE TOTAL AREA INCLUDED IN THIS SUBMISSION IS: 0.29 ACRES.
 - THE TOTAL NUMBER OF LOTS INCLUDED IN THIS SUBMISSION ARE: 4.
 - ANY DAMAGE TO COUNTY OWNED RIGHTS-OF-WAY SHALL BE CONNECTED AT THE DEVELOPER'S EXPENSE.
 - THE MAXIMUM LOT COVERAGE IS: 60%.
 - THE EXISTING TOPOGRAPHY SHOWN WAS TAKEN FROM ROAD CONSTRUCTION PLANS F-91-173 AND SITE DEVELOPMENT PLAN SDP-92-64.
 - STORMWATER MANAGEMENT IS PROVIDED AS PER F-91-173.
 - NO WETLANDS ARE LOCATED WITHIN THE LIMITS OF SUBMISSION.
 - IMPROVEMENT TO PROPERTY, SINGLE FAMILY ATTACHED.
 - THESE LOTS WERE RECORDED ON PLAT NO. 10854 (F-93-108).
 - PUBLIC WATER AND SEWER SHOWN FOR REFERENCE ONLY. FOR MORE DETAILED INFORMATION SEE WATER AND SEWER PLANS CONTRACT NO. 24-3154-D.
 - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
 - PRIVATE MAINTENANCE WITHIN COUNTY RIGHT-OF-WAY SHALL INCLUDE ROUTINE MAINTENANCE SUCH AS LITTER REMOVAL, RESTRIPIES, ETC. THE COUNTY SHALL BE RESPONSIBLE FOR PAVEMENT RESURFACING AND STRUCTURAL (E.G.: CURB, DRAINS, ETC.) REPAIR.

PLAN
SCALE: 1" = 50'



FRONT ELEVATION



PLAN

PLANT LIST

SYMBOL	QUANTITY	NAME	REMARKS
(Circle with cross)		ACER RUBRUM RED MAPLE	STREET TREE UNDER F-91-173
(Circle with diagonal lines)		ACER RUBRUM RED MAPLE	TREE SHOWN UNDER SDP-92-64
(Circle with horizontal lines)		QUERCUS PALUSTRIS PIN OAK	TREE SHOWN UNDER SDP-92-64
(Circle with vertical lines)		PINUS STROBUS WHITE PINE	TREE SHOWN UNDER SDP-92-64
(Circle with dots)	3	CORNUS KOUSA KOUSA DOGWOOD	8'-10" HEIGHT @ 4" FULL HEAD

MINIMUM CELLAR ELEVATIONS FROM CONTRACT NO. 24-3154-D

LOT	ELEV.
294	262.02
295	262.99
296	264.00
297	264.97
298	265.89
299	266.01

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
294	9417 ROYAL PATH COVE
295	9415 " " " "
296	9413 " " " "
297	9411 " " " "
298	9409 " " " "
299	9407 " " " "

SUBMISSION NAME KINGS WOODS		SECTION/AREA 3/1	LOTS/PARCELS 294-299
PLAT NO. 10854	BLK. NO. 22	ZONE RSC	TAX MAP NO. 47
ELECTION DIST. C-TH		CENSUS TRACT 6069.02	WATER CODE C Q3
SEWER CODE 72.70000			

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE: 130 SEPT. 93

APPROVED: FOR PUBLIC WATER AND SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPT.
 COUNTY HEALTH OFFICER: [Signature] DATE: 11-2-93

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
 DIRECTOR: [Signature] DATE: 10/20/93

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 DIRECTOR: [Signature] DATE: 11/8/93

CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH: [Signature] DATE: 11/8/93

NO.	DATE	REVISION

TSA GROUP, INC.
 planning • architecture • engineering • surveying
 8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-8105

OWNER: SECURITY DEVELOPMENT CORPORATION
 P.O. BOX 417
 ELLICOTT CITY, MARYLAND 21043
 (410) 465-4244

PROJECT: **KINGS WOODS**
 SECTION 3, AREA 1
 LOTS 294 THRU 299

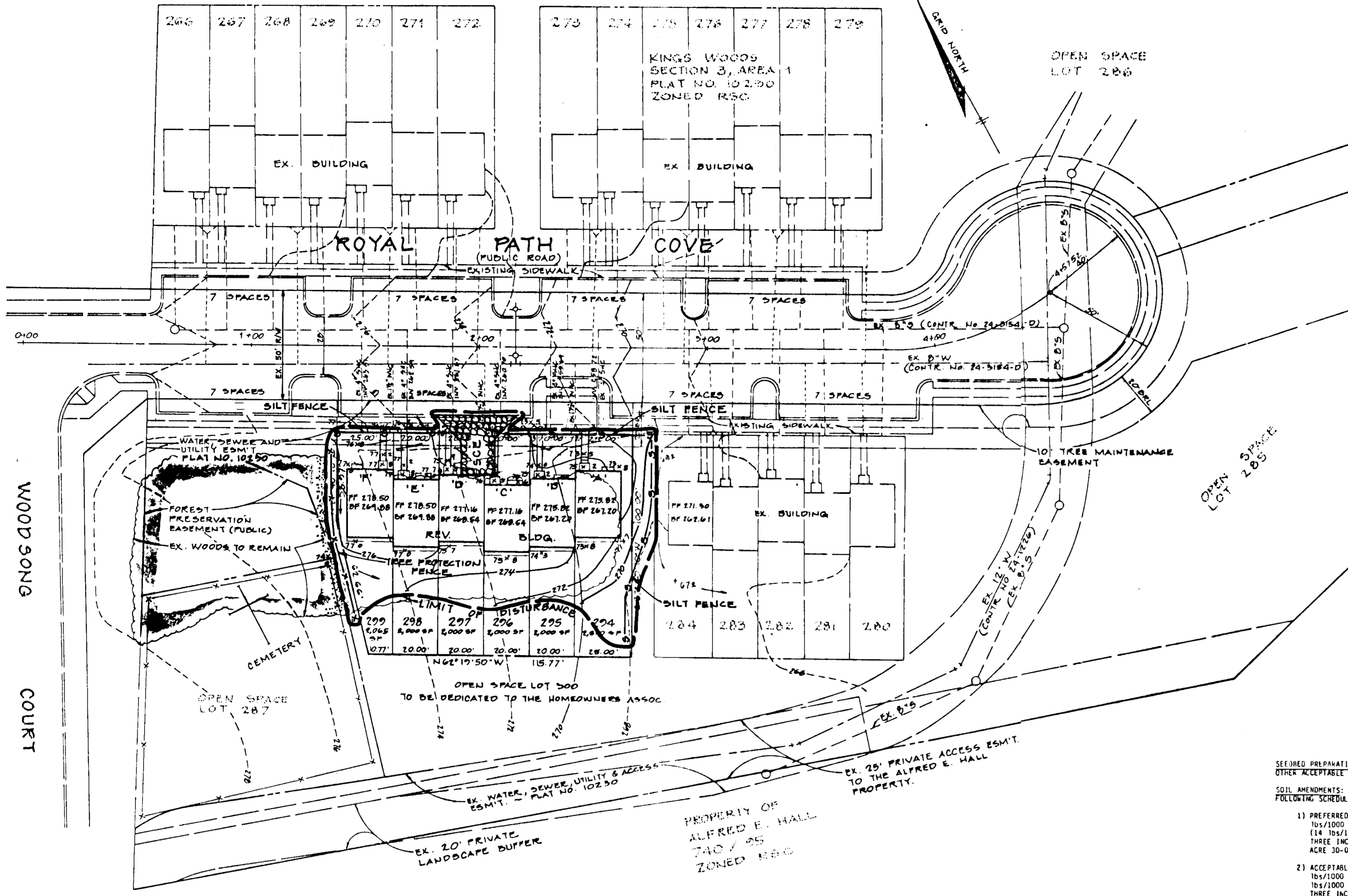
LOCATION: TAX MAP NO. 47
 PARCEL NO. 553
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

BUILDERS: RYAN HOMES
 1029 REISTERSTOWN RD SUITE 220
 BALTIMORE, MARYLAND 21208

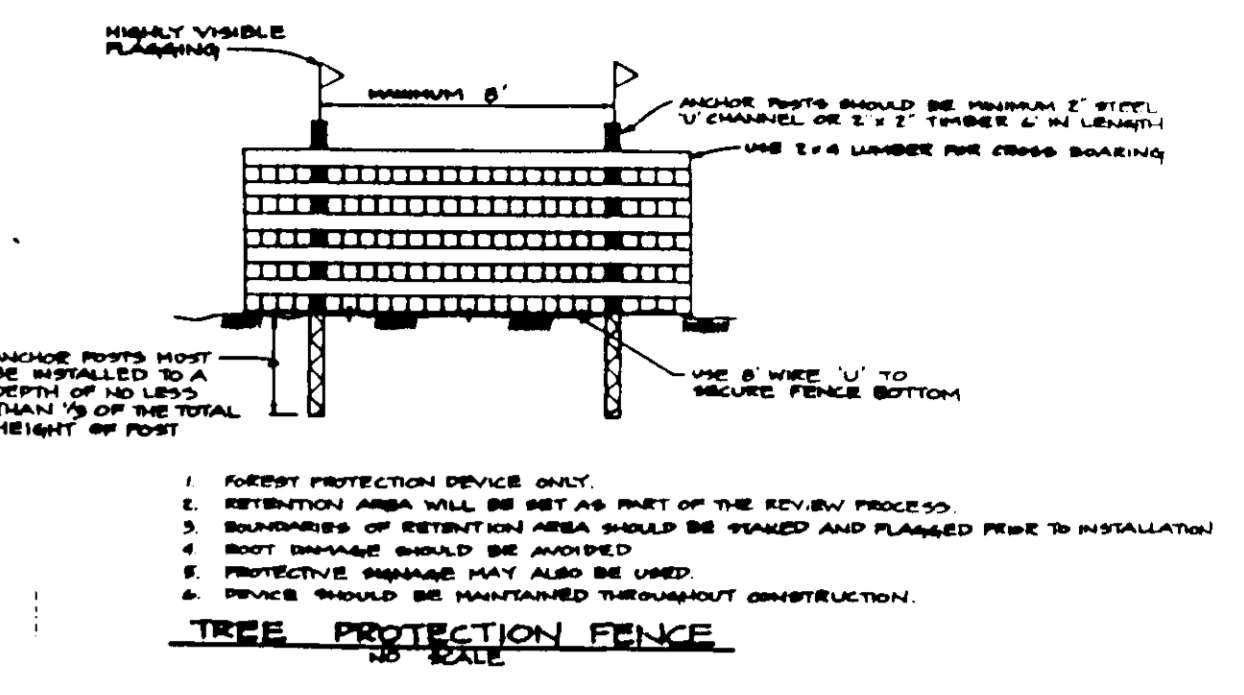
TITLE: **SITE DEVELOPMENT**

DATE: JULY 13, 1993

DES: DAM DRN: JWG SCALE: AS SHOWN DRAWING: SDF-94



- SEQUENCE OF CONSTRUCTION
- DAY 1 OBTAIN GRADING PERMIT.
 - DAY 2 INSTALL TREE PROTECTION FENCE.
 - DAY 3 INSTALL SILT FENCE AND STABILIZE CONSTRUCTION ENTRANCE.
 - DAY 4 CLEAR AND GRUB LIMIT OF DISTURBANCE.
 - DAY 5-6 GRADE SITE.
 - DAY 7-30 COMPLETE CONSTRUCTION AND STABILIZE IN ACCORDANCE WITH PERMANENT SEEDING NOTES.
 - DAY 31 UPON APPROVAL OF THE SEDIMENT CONTROL INSPECTOR REMOVE REMAINING SEDIMENT CONTROL DEVICES.



By the Developer:

"I/We certify that all development and construction will be done according to this plan, and that any 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."

Signature of Developer 11-3-93
Date

By the Engineer:

"I 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 of Engineer Date

Reviewed by HOWARD S.C.D. and meets Technical Requirements

J.S. Ward 10/21/93
S.S. Soil Conservation Service Date

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

Signature of Howard S.C.D. Official 11/2/93
Howard S.C.D. Date

APPROVED FOR PUBLIC WATER AND SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT.

Signature of Health Dept. Official 11-2-93
COUNTY HEALTH OFFICER DATE

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

Signature of Public Works Official 10/20/93
DIRECTOR DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature of Planning and Zoning Official 11/8/93
DIRECTOR DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF LAND DEVELOPMENT AND RESEARCH

Signature of Land Development and Research Official 11/8/93
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

NO.	DATE	REVISION

TSA GROUP, INC.
planning • architecture • engineering • surveying
8000 Redmonds National Plaza • Millersville, Maryland 21108 • (410) 466-2100

OWNER: SECURITY DEVELOPMENT CORPORATION
P.O. BOX 417
ELLCOTT CITY, MARYLAND 21043
(410) 465-4244

BUILDERS: RYAN HOMES
1829 REISTERSTOWN RD SUITE 220
BALTIMORE, MARYLAND 21208

DES: DAM DRN: JWG

PROJECT: KINGS WOODS
SECTION 3, AREA 1
LOTS 294 THRU 299

LOCATION: TAX MAP NO. 47
PARCEL NO. 253
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SEDIMENT CONTROL PLAN
AND DETAILS

DATE: JULY 15, 1993 PROJECT NO. 011

SCALE: AS SHOWN DRAWING 2 OF 2

- PERMANENT SEEDING PREPARATION
- SEEDING 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. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS PER ACRE 30-0-0 UREA 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.

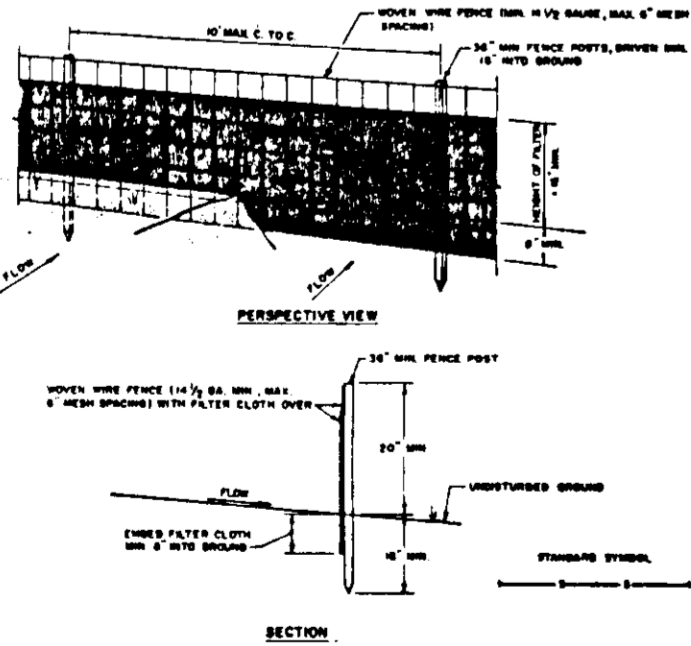
- SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS PER ACRE (1.4 lbs/1000 sq ft) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS OF KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE (1.05 lbs/1000 sq ft) OF KEEPING LOVEGRASS. 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 SOO. OPTION (3) SEED WITH 60 LBS PER ACRE OF KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS PER ACRE OF 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 UNLIMEFIED ASPHALT ON FLAT AREAS. ON SLOPES, 8 FT. OR HIGHER, USE 348 GALLONS PER ACRE (18 gal/1000 sq ft) FOR ANCHORING.
- MAINTENANCE: INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

- TEMPORARY SEEDING PREPARATION
- APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-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 LOOSENED.
- SOIL AMENDMENTS: APPLY 100 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 2-1/2 BUSHELS PER ACRE OF ANNUAL RYE (13.2 lbs/1000 sq ft). FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS PER ACRE OF KEEPING 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 SOO.
- 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 UNLIMEFIED ASPHALT ON FLAT AREAS. ON SLOPES, 8 FT. OR HIGHER, USE 348 GALLONS PER ACRE (18 gal/1000 sq ft) FOR ANCHORING.
- REFER TO THE 1993 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

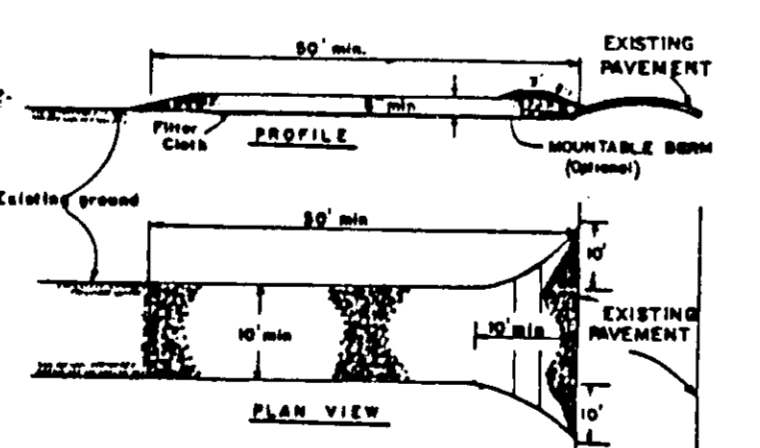
PLAN
SCALE: 1" = 50'

- STANDARD SEDIMENT CONTROL NOTES
- 1) A minimum of 48 hours notice must be given to the Howard County Department of Inspection, Licenses and Permits, Sediment Control Division prior to the start of any construction. (313-1858).
 - 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 most current MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, revisions thereto.
 - 3) Following initial soil disturbances or redisturbances, 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 Volume 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 1993 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seeding (Section 51), sod (Section 54), temporary seeding (Section 48) and mulching (Section 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	0.25 Acres
Area to be Roofed or Paved	0.27 Acres
Area to be Vegetatively Stabilized	0.16 Acres
Total Cut	0.00 Cu. Yds.
Total Fill	0.00 Cu. Yds.
Offsite Waste/Borrow Area Location	N/A



- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE
1. NEVER WIRE FENCE TO BE PARTIALLY SECURED TO EXISTING POSTS WITH NINE TIES OF TWISTED.
 2. FILTER CLOTH TO BE PARTIALLY SECURED TO OPEN END OF FENCE WITH 1/2" GAL. #10 PLAIN STEEL RINGS EVERY 2' AT TOP AND MID SECTION.
 3. NEVER USE SECTION OF FILTER CLOTH WHICH SHOWS OTHER THAN 1/2" GAL. #10 PLAIN STEEL RINGS.
 4. MAINTENANCE SHALL BE PERFORMED AS FOLLOWS: A. REMOVE AND REPLACE FILTER CLOTH WHEN IT BECOMES DAMAGED BY SIX INCHES OR MORE.
- POSTS: STEEL 1 1/2" DIA. TYPE OF 2" ANCHORED
- FENCE: 1/2" GAL. #10 PLAIN STEEL RINGS
- FILTER CLOTH: 1/2" GAL. #10 PLAIN STEEL RINGS
- PREPARED UNIT: GEOTECH REFERENCE OR APPROVED EQUIV.
- SILT FENCE
NO SCALE



- CONSTRUCTION SPECIFICATIONS
1. Stone Size - Use 3" stone, or retained as specified concrete equivalent.
 2. Length - As required, but not less than 50 feet (except on a slope less than 2:1 where a 25 foot minimum length would apply).
 3. Thickness - One foot (12 inches) thick.
 4. Height - One (12) foot minimum, but not less than the full width of the entrance.
 5. Filter Cloth - Will be placed over the entire area prior to placing of stone.
 6. Filter Cloth - Will be secured to a single family residence lot.
 7. Filter Cloth - All surface water (flowing or diverted) must be contained within the stone structure. If piping is important, a manhole must be installed with each stone wall to be constructed.
 8. Maintenance - The entrance shall be maintained in a condition which will prevent blocking or closing of openings under public right-of-way. This may require periodic top dressing with additional stone as mentioned above and repair and placement of any material lost to the structure. All sediment spilled, trapped, washed or stranded onto public right-of-way must be removed immediately.
 9. Warning - Signs shall be placed on stone and prior to entrance onto public right-of-way. If 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 inspections approvals may not be authorized until this initial approval by the inspection agency is made.
 10. Trenches for the construction of utilities is limited to three pipe trenches of that which can be back filled and stabilized within one working day, whichever is shorter.
- STABILIZED CONSTRUCTION ENTRANCE
NO SCALE

APPROVED
DATE: 30 Sept. 93