

SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	DETAILS
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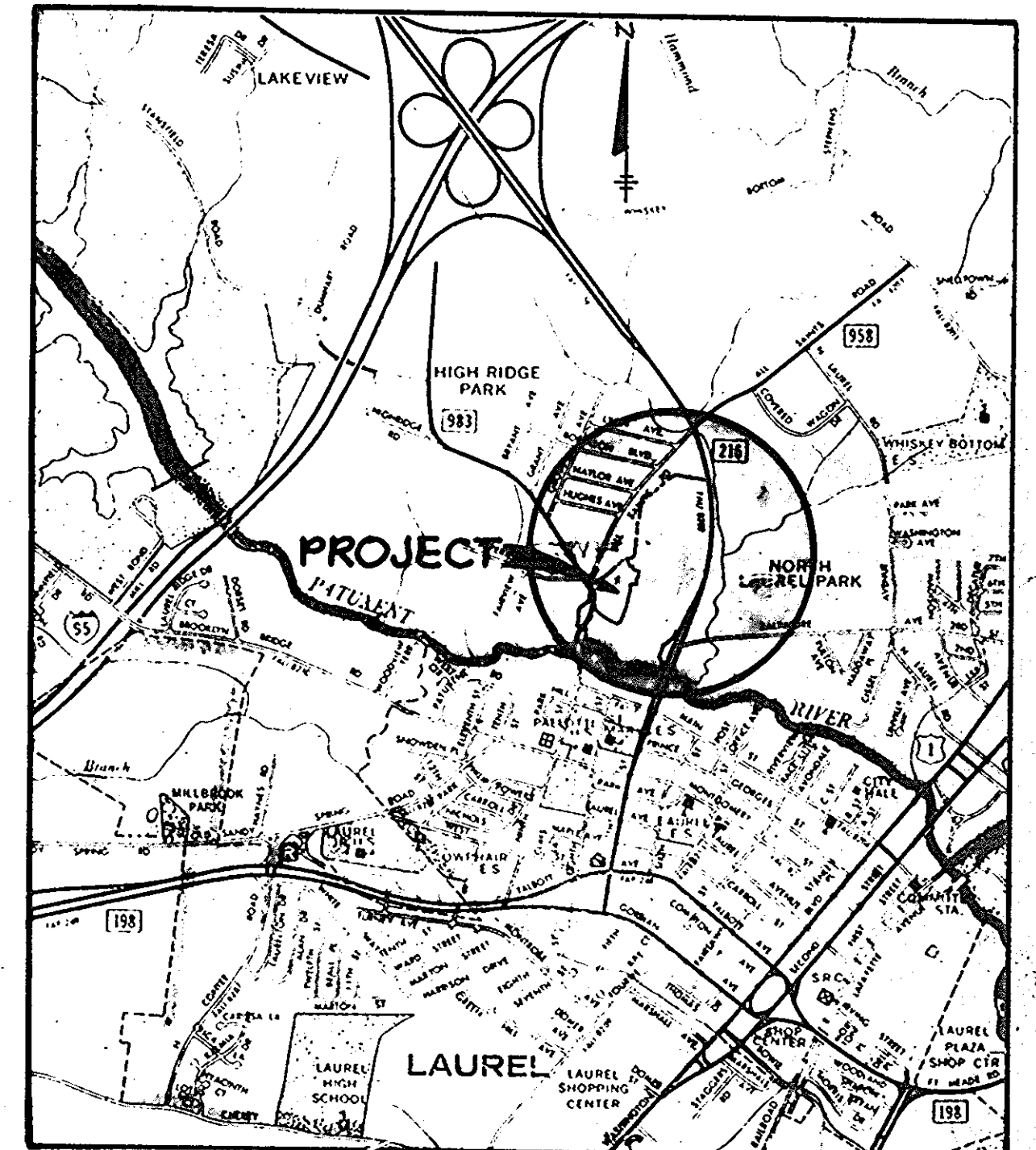
SITE DEVELOPMENT PLAN

SETTLER'S LANDING

SECTION 1, AREA 2

6TH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

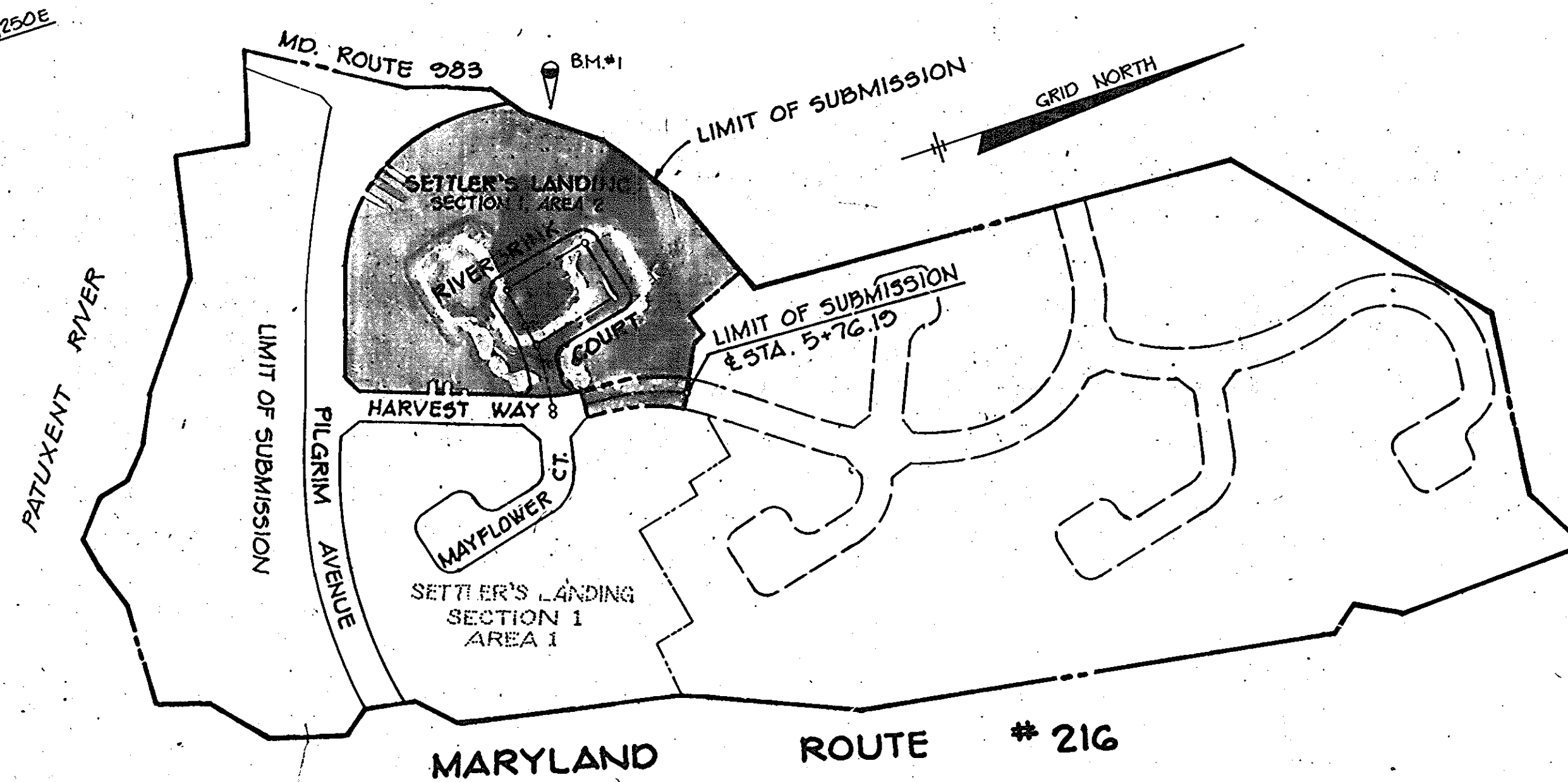


VICINITY MAP
Scale: 1" = 2000'

BENCH MARKS
 BM 1. ELEV 20003
 NAIL IN 36" OAK 15' LEFT OF
 TRAVERSE BETWEEN P.I.#105
 AND P.I.#106.
 BM 2. ELEV 221.26
 NAIL IN 48" OAK 340' LEFT
 OF STA. C+52+ RT. 216.

GENERAL NOTES

- TOPOGRAPHY IS BASED ON USC & GS MEAN SEA LEVEL DATUM 1929.
- PUBLIC WATER AND SEWER FACILITIES ARE TO BE PROVIDED.
- COMMUNITY OWNED PARCELS WHICH INCLUDE PARKING SPACES AND SIDEWALKS SHALL BE OWNED AND MAINTAINED BY A HOME OWNERS ASSOCIATION.
- THE DWELLINGS SHOWN HEREON ARE 2 AND 3 STORY GROUP DWELLINGS WITH FULL BASEMENTS. (SINGLE FAMILY ATTACHED UNITS)
- THE MINIMUM SETBACK FROM ALL PUBLIC STREETS SHALL BE 30' UNLESS OTHERWISE APPROVED BY THE HOWARD COUNTY PLANNING BOARD.
- ALL FILL OPERATIONS ARE TO BE DONE IN ACCORDANCE WITH H.U.D. DATA SHEET 79C, CONTROLLED FILL UNDER SUPERVISION OF A REGISTERED SOILS ENGINEER.
- CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES AT LEAST THREE (3) DAYS BEFORE STARTING WORK SHOWN ON THIS/THESE DRAWINGS:
 MISS UTILITY 592-0100
 C & P TELEPHONE COMPANY 725-9976
 HOWARD COUNTY BUREAU OF UTILITIES 992-2366
 AT&T CABLE LOCATION DIVISION 393-3553
 BALTIMORE GAS AND ELECTRIC COMPANY 685-0123
 HOWARD COUNTY CONSTRUCTION/INSPECTION SURVEY DIVISION (TO BE NOTIFIED 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK) 992-2417/2418
- TOPO TAKEN FROM FIELD RUN SURVEY DATED JUNE, 1980 BY: CLARK, FINE PROCK AND SACKETT.
- FOR SEDIMENT CONTROL AND STORM WATER MANAGEMENT SEE ROADWAY, STORM DRAIN AND STORM WATER MANAGEMENT PLANS F-81-117.
- ALL STORM DRAIN BEDDING SHALL BE CLASS 'C' AS SHOWN IN FIG. 11.4 IN VOLUME I OF HOWARD COUNTY DESIGN MANUAL UNLESS OTHERWISE DIRECTED BY THE ENGINEER.



PLAN
Scale: 1" = 200'

LOT NUMBER	ADDRESS CHART
	STREET ADDRESS
51	0400 RIVERBRINK COURT
52	0402
53	0404
54	0406
55	0408
56	0410
57	0412
58	0414
59	0416
60	0420
61	0422
62	0424
63	0426
64	0430
65	0432
66	0434
67	0436
68	0438
69	0440
70	0442
71	0447
72	0445
73	0443
74	0441
75	0439
76	0437
77	0435
78	0431
79	0429
80	0427
81	0425
82	0423
83	0421
84	0419
85	0415
86	0413
87	0411
88	0409
89	0407
90	0405
91	0403
92	0401

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Wayne Neugebauer DIRECTOR DATE
William E. Reilly CHIEF, BUREAU OF ENGINEERING DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
Thomas J. Haney PLANNING DIRECTOR DATE
John M. Munchman CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE 3-23-84

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
John B. ... COUNTY HEALTH OFFICER DATE 3-22-84

SITE TABULATION					
EXISTING ZONING:	AREA	DWELLING UNITS PERMITTED	PROPOSED	PARKING REQUIRED PROVIDED	R-SA
Land Use Tabulation:	42.676 Acres	341	-	682	
Settler's Landing (Total Project)					
Section I, Area 1	7.076 Acres	56	48	96	97
Section I, Area 2	5.554 Acres	43	42	84	84
Remainder of Site	30.209 Acres	241	-	-	

TABULATION THIS SUBMISSION	
AREA OF RESIDENTIAL LOTS:	1.716 Acres
AREA OF COMMUNITY OWNED LOTS:	2.986 Acres
AREA OF RIGHT-OF-WAY FOR ROADWAY:	0.852 Acres
TOTAL AREA:	5.554 Acres
TOTAL RESIDENTIAL LOTS:	42
TOTAL COMMUNITY OWNED LOTS:	3
TOTAL LOTS (INCLUDING COMMUNITY OWNED LOTS):	45

APPROVED
 DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE 3-8-84
M. J. ...

THE RIEMER GROUP, INC.
 The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
 8659 Baltimore National Pike, Ellicott City, Maryland 21043 301-461-2690

SUBDIVISION NAME	SECT./AREA	LOTS
SETTLER'S LANDING	1/2	51-94
PLAT #	BLOCK #	ZONE TAX
5758	2	R-5A 50
WATER CODE	SEWER CODE	
C05	7170100	

11-4-83 DATE
 FORMERLY EASTON (P-82-2G)
 DESIGNED BY: L.J.D.
 DRAWN BY: J.E.S.
 PROJECT NO: 000900
 DATE: 11-1-83
 SCALE: AS SHOWN
 DRAWING NO. 1 OF 4

SEDIMENT TRAP DATA
 DRAINAGE AREA 3.80 AC.
 DISTURBED AREA 3.55 AC.
 VOLUME REQUIRED 6,840 C.F.
 AVAILABLE 8,712 C.F.
 CREST ELEVATION 191.5
 BOTTOM ELEV. 185.3
 CLEANOUT ELEV. 185.4
 TRAP DIMENSIONS (TRIANGULAR)
 @ E1.188-40'x30'
 @ E1.190-125'x25'

SEQUENCE OF CONSTRUCTION

NOTE:
 1) WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122 B OF THE HOWARD COUNTY CODE.
 2) IF ROAD DEDICATION OCCURS PRIOR TO SITE STABILIZATION A NEW SEDIMENT CONTROL PLAN WILL HAVE TO BE SUBMITTED TO THE HOWARD SOIL CONSERVATION DISTRICT FOR APPROVAL.

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 NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.
 GLENWOOD S. LOWMAN 3-10-84 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.
 ARTHUR E. MUEGGE 3-10-84 DATE

- OBTAIN GRADING PERMIT.
- ALL SEDIMENT CONTROL DEVICES INSTALLED UNDER F-81-117 MUST BE MAINTAINED ACCORDING TO THE HOWARD COUNTY SOIL CONSERVATION DISTRICT STANDARDS.
- THE CONTRACTOR SHALL COMPLETE THE CONSTRUCTION OF THE UNITS, INSTALL SIDEWALKS AND FINE GRADE THE SITE AS PER THE SITE PLAN.
- THE CONTRACTOR SHALL STABILIZE ALL DISTURBED AREAS IN ACCORDANCE WITH PERMANENT SEEDING NOTES.
- UPON APPROVAL OF THE SOIL CONSERVATION DISTRICT, REMOVE ALL SEDIMENT CONTROL DEVICES AND CONVERT SEDIMENT TRAPS TO STORM WATER MANAGEMENT FACILITY AS FOLLOWS:
 - Pump out impounded water.
 - Remove sediment control devices and restore basin to original dimensions.
 - Removed silt shall be used for mound shown west of and adjacent to Harvest Way, North of the intersection of Riverbrink Court and shall be stabilized in accordance with permanent seeding notes.

REVIEWED FOR Howard S.C.D.
 NAME
 AND MEETS TECHNICAL REQUIREMENTS

James M. Sela 3-19-84
 U.S. SOIL CONSERVATION SERVICE DATE

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

Robert L. Ziehm 3-19-84
 HOWARD S.C.D. DATE

NOTE:
 1) PRIVATELY MAINTAINED AREAS ARE SHOWN THUS [Symbol]
 a) 24 FOOT TRAVEL WAYS SHALL HAVE P-2 PAVING SECTION.
 b) PRIVATE PARKING AREAS SHALL HAVE P-1 PAVING SECTION.
 2) PUBLICLY MAINTAINED AREAS SHALL HAVE P-2 PAVING SECTION.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
Joseph P. ... 3-22-84
 COUNTY HEALTH OFFICER S.S. DATE

APPROVED FOR PUBLIC WATER PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Henry F. ... 3-21-84
 DIRECTOR DATE

William S. ... 3-22-84
 CHIEF, BUREAU OF ENGINEERING DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
Thomas L. ... 3-23-84
 PLANNING DIRECTOR DATE

John W. ... 3-23-84
 CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

DATE	NO.	REVISION

OWNER: PILGRIM'S PROGRESS, INC.
 P.O. BOX 1916
 201 NORTH CHARLES STREET
 BALTIMORE, MARYLAND 21205

DEVEL: CHATEAU BUILDERS, INC.
 8659 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21043

PROJECT: SETTLER'S LANDING
 SECTION 1, AREA 2 LOTS 51 THRU 94

AREA RECORD PLAT RECORDING REFERENCE NO.
 ELECTION DISTRICT N° G HOWARD COUNTY, MARYLAND
 TAX MAP N° 50 PARCEL 34G

TITLE: SITE DEVELOPMENT PLAN

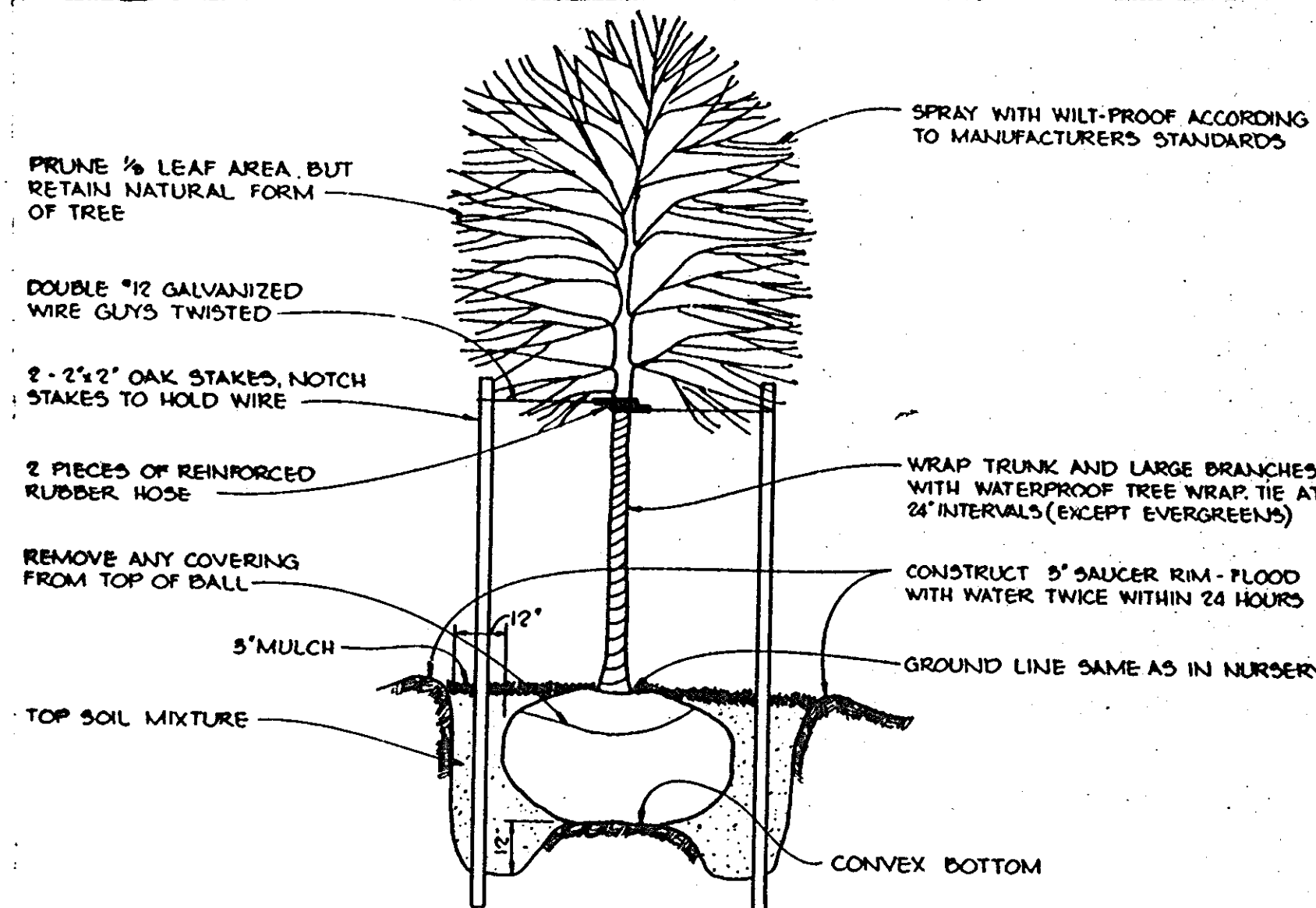
THE RIEMER GROUP, INC.
 The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
 8659 Baltimore National Pike, Ellicott City, Maryland, 21043 301 461-2690

11-4-83 DATE
 FORMERLY EASTON (P82-26)

DESIGNED BY: L.J.D.
 DRAWN BY: T.E.S.
 PROJECT NO. 000300
 DATE: 11-1-83
 SCALE: 1"=30'
 DRAWING NO. 2 OF 4

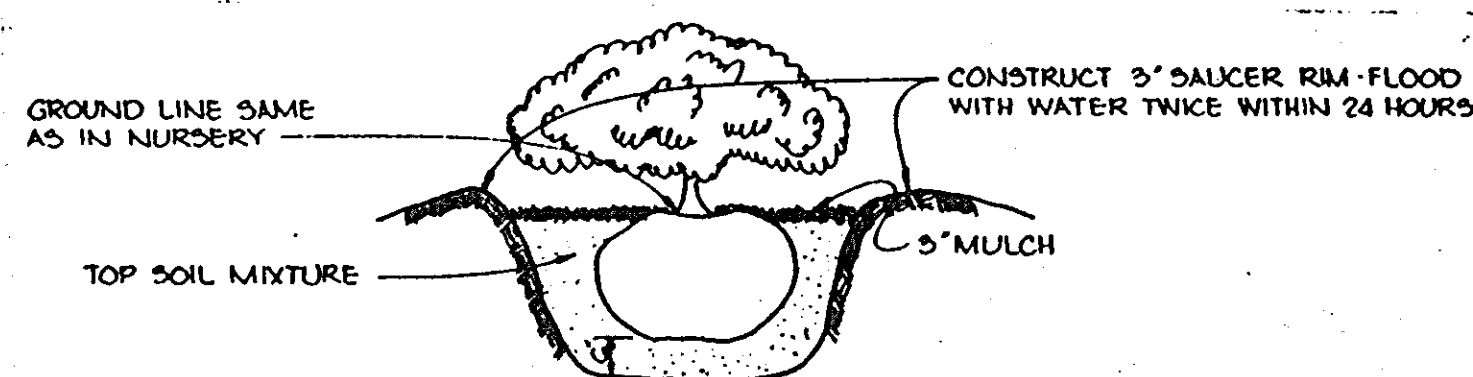
APPROVED
 DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE 3-8-84
M. L. ...





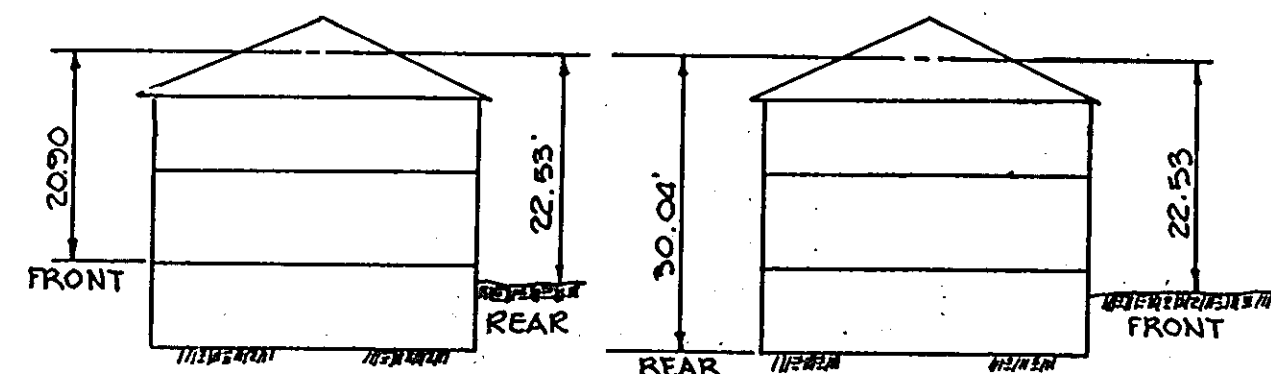
TREE PLANTING DETAIL

No Scale



SHRUB PLANTING DETAIL

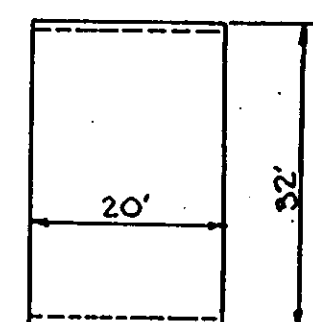
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TYPICAL SCHEMATIC BLDG. SECTION

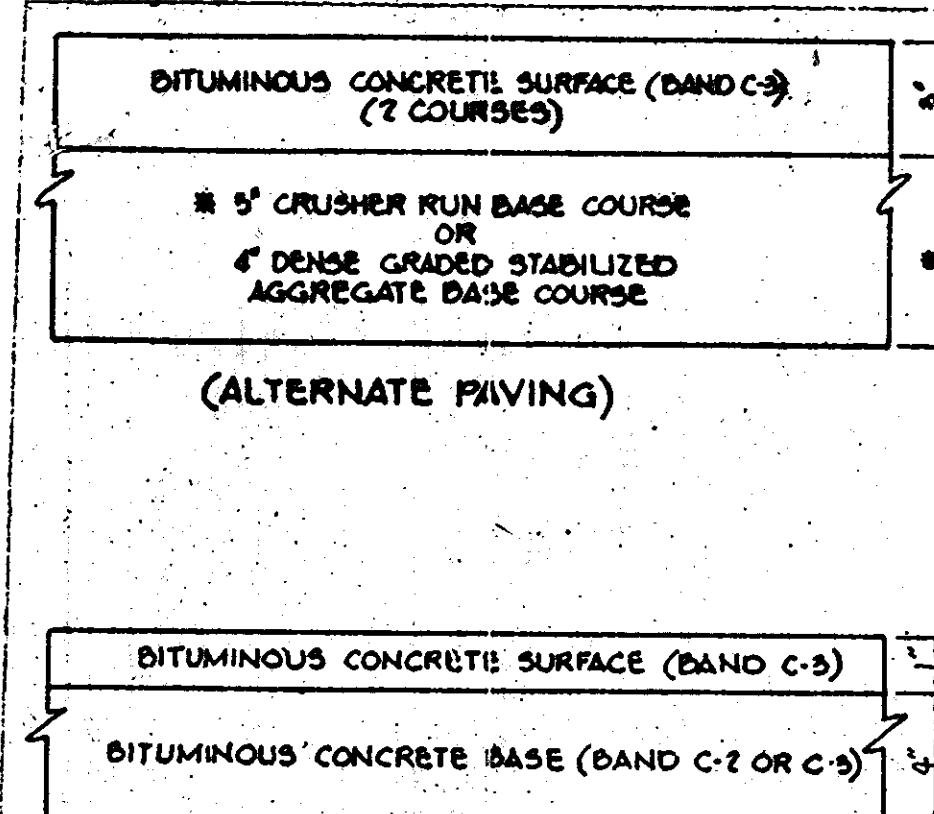
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MINIMUM LOT SIZE
ALDEN (TYPE A) = 32'x20'x G40 # + .40 = 1600 #
STANDISH (TYPE B) = 32'x20'x G40 # + .40 = 1600 #



TYPICAL SCHEMATIC BLDG. PLAN

No Scale



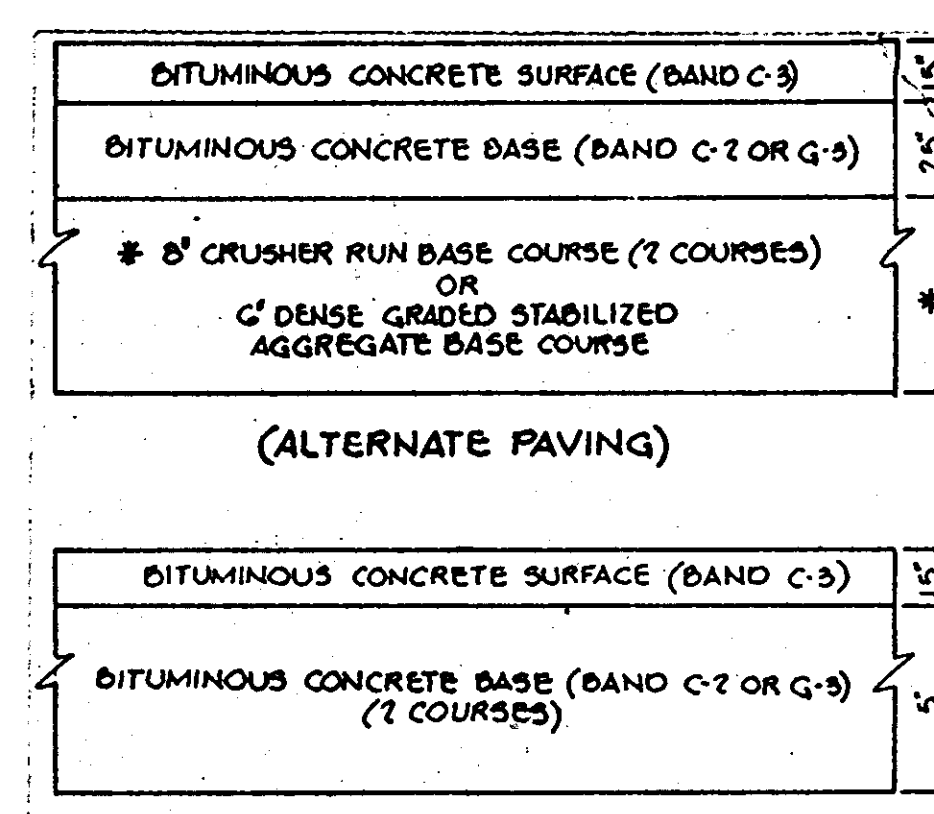
HOWARD COUNTY STANDARD (DRAWING NO. R-2.01)

CLEARING AND GRADING ARTICLE C-1
SUBGRADE ARTICLE C-2
BASE COURSE ARTICLE C-31 OR C-33
SURFACE COURSE ARTICLE C-31

(P1 PAVING)

- NOTES:
1. A TACK COAT IS REQUIRED IN ACCORDANCE WITH SECTION C-31-4 OF THE HOWARD COUNTY ROAD CONSTRUCTION CODE AND SPECIFICATIONS.
 2. BASE WILL BE PRIMED IN ACCORDANCE WITH SECTION C-30-3 OF THE HOWARD COUNTY ROAD CONSTRUCTION CODE AND SPECIFICATIONS.
 3. TO BE CONSTRUCTED IN ACCORDANCE WITH THE HOWARD COUNTY ROAD CONSTRUCTION CODE AND SPECIFICATIONS.

(FOR PARKING AREAS ONLY)



HOWARD COUNTY STANDARD (DRAWING NO. R-2.01)

CLEARING AND GRADING ARTICLE C-1
SUBGRADE ARTICLE C-2
BASE COURSE ARTICLE C-31 OR C-33
SURFACE COURSE ARTICLE C-31

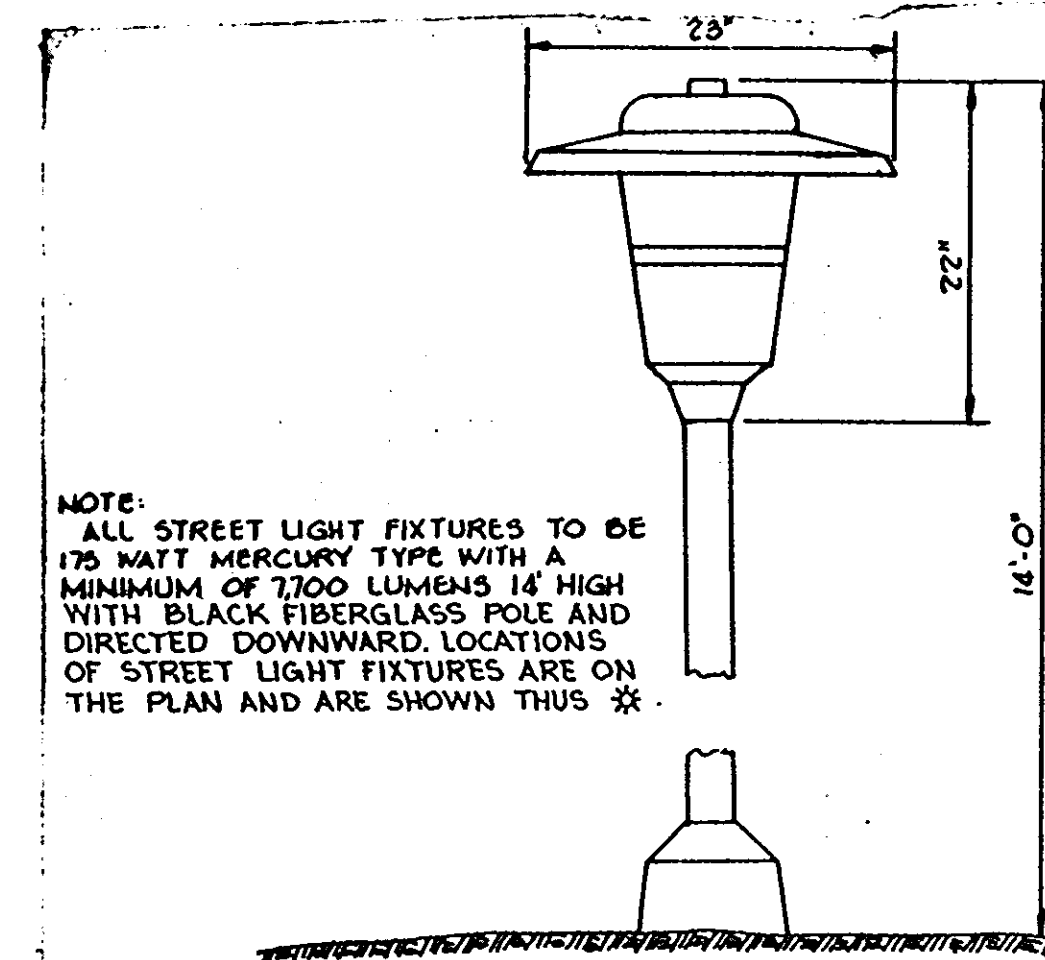
(P2 PAVING)

- NOTES:
1. A TACK COAT IS REQUIRED IN ACCORDANCE WITH SECTION C-31-4 OF THE HOWARD COUNTY ROAD CONSTRUCTION CODE AND SPECIFICATIONS.
 2. BASE WILL BE PRIMED IN ACCORDANCE WITH SECTION C-30-3 OF THE HOWARD COUNTY ROAD CONSTRUCTION CODE AND SPECIFICATIONS.
 3. TO BE CONSTRUCTED IN ACCORDANCE WITH THE HOWARD COUNTY ROAD CONSTRUCTION CODE AND SPECIFICATIONS.

(FOR PUBLIC & PRIVATE TRAVEL WAYS)

TYPICAL PAVING SECTIONS

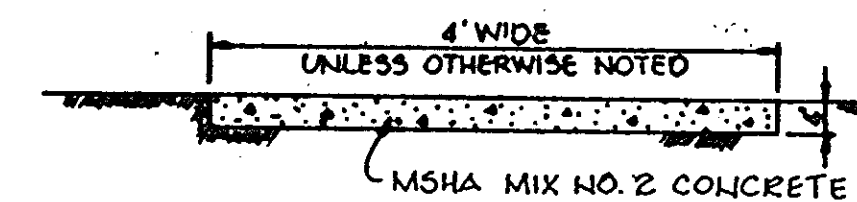
No Scale



NOTE: ALL STREET LIGHT FIXTURES TO BE 175 WATT MERCURY TYPE WITH A MINIMUM OF 700 LUMENS 18\"/>

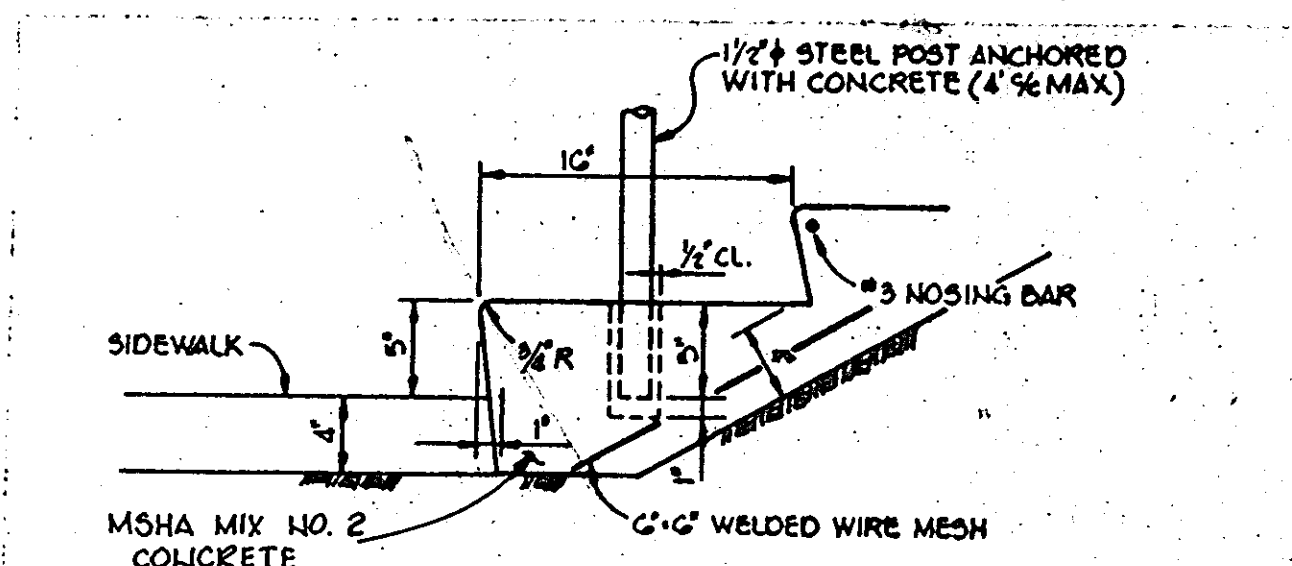
DETAIL - LIGHTING FIXTURE

No Scale



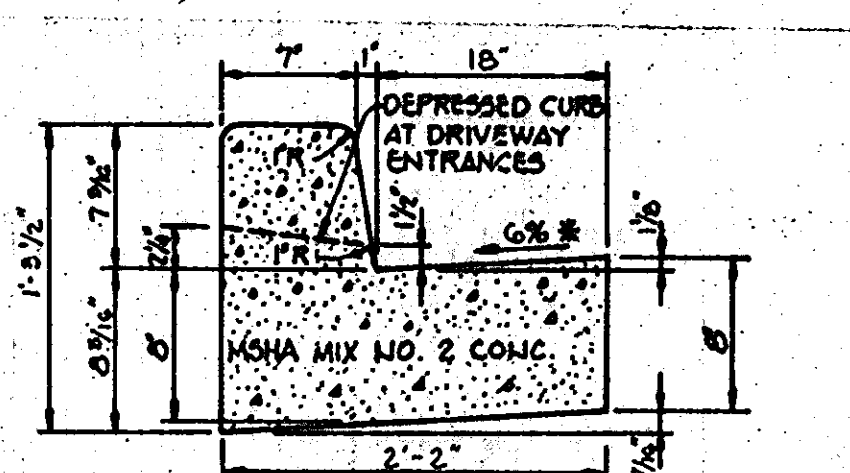
SIDEWALK DETAIL

No Scale



TYPICAL CONCRETE STEP W/RAIL DETAIL

SCALE: 1\"/>

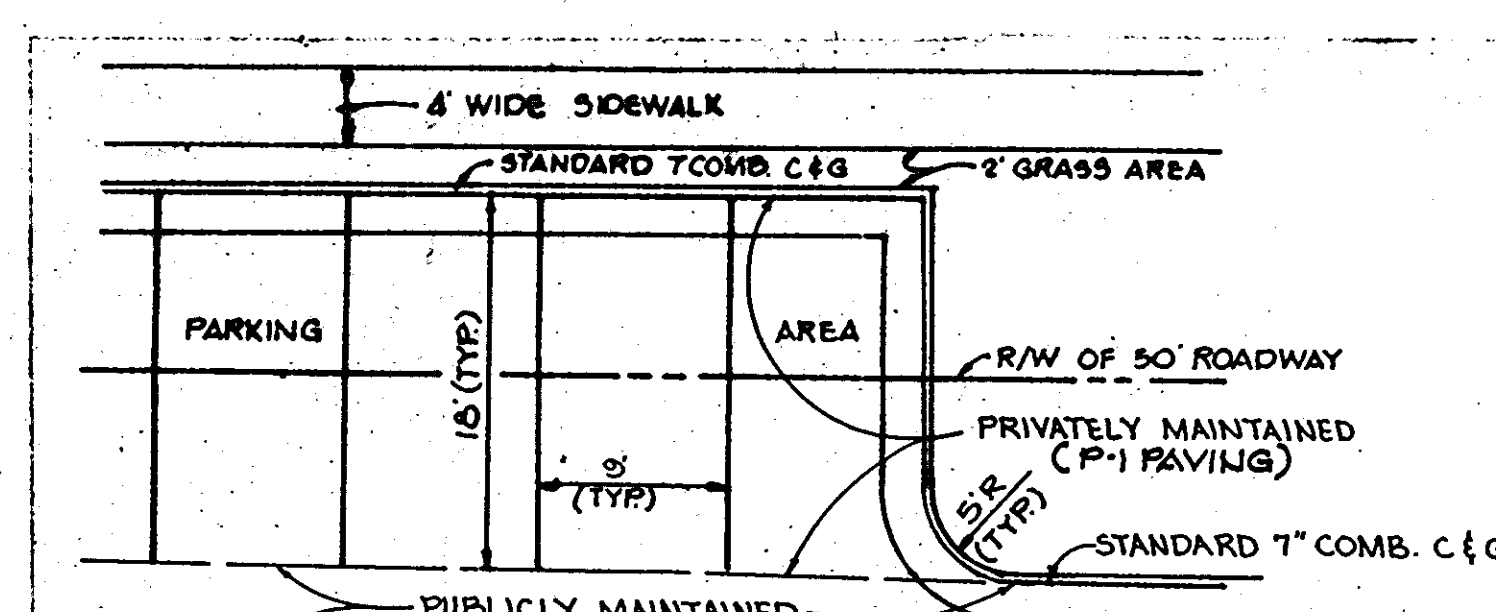


HOWARD COUNTY STANDARD (DRAWING NO. R-2.01)

* GUTTER PAN AT THE MEDIAN EDGE OF INTERMEDIATE ARTERIALS OR THE HIGH SIDE OF SUPERELEVATED SECTIONS SHALL BE SLOPED AT THE SAME RATE AS THE PAVEMENT.

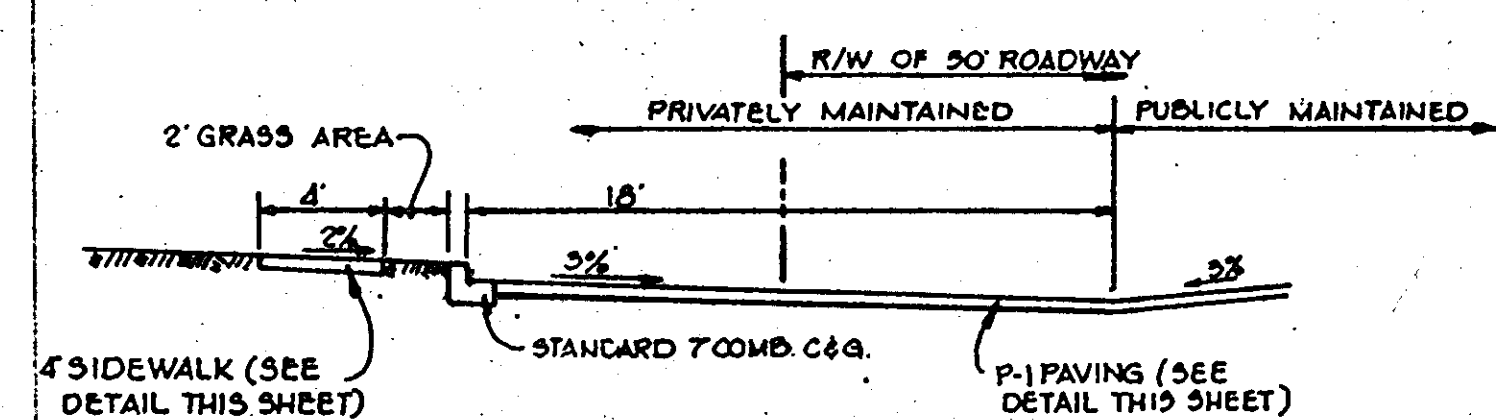
STANDARD 7\"/>

No Scale



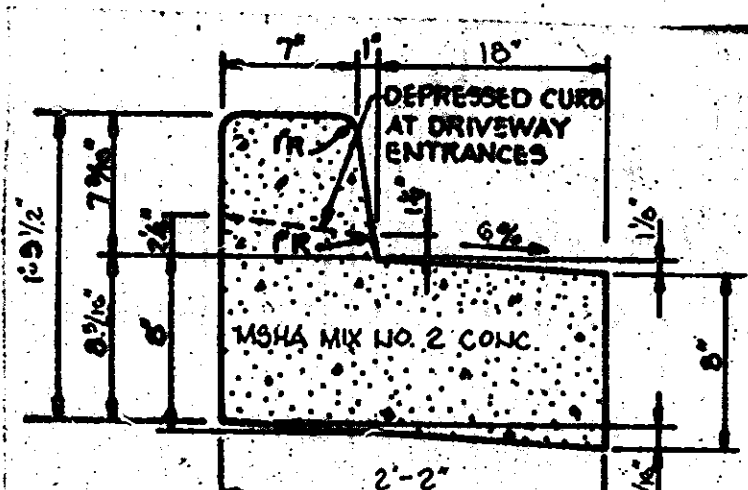
TYPICAL PARKING PLAN

No Scale



SECTION THROUGH PARKING

No Scale



REVERSE 7\"/>

No Scale

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

Thomas Harris 3-23-84
PLANNING DIRECTOR DATE

John M. Murchman 3-23-84
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

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

Joseph P. ... 3-22-84
COUNTY HEALTH OFFICER DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Walter F. ... 3-21-84
DIRECTOR DATE
William ... 3-21-84
CHIEF, BUREAU OF ENGINEERING DATE

DATE NO. REVISION

OWNER: PILGRIM'S PROGRESS, INC.
P.O. BOX 1516
201 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21203

DEVELOPER: CHATEAU BUILDERS, INC.
8650 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21043

PROJECT: **SETTLER'S LANDING**
SECTION 1, AREA 2 LOTS 51 THRU 54

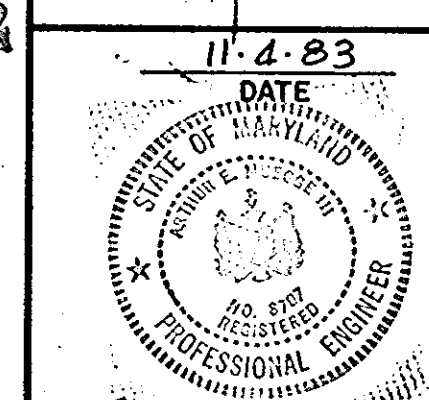
AREA: RECORD PLAT RECORDING REFERENCE NO.
ELECTION DISTRICT NO. HOWARD COUNTY, MARYLAND
TAX MAP NO. 50 PARCEL 34G

TITLE: DETAILS

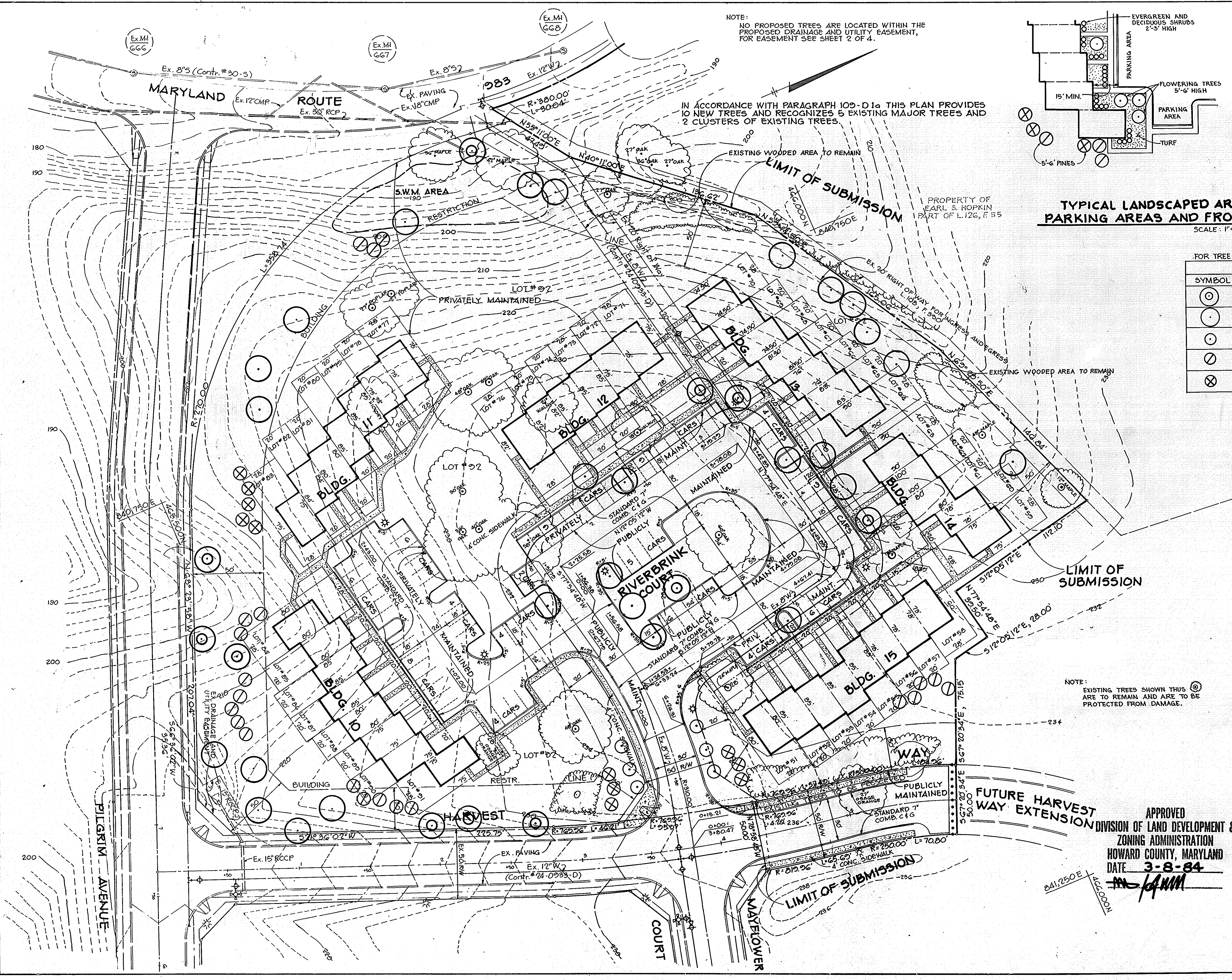
THE RIEMER GROUP, INC.
The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
8659 Baltimore National Pike, Ellicott City, Maryland, 21043 301 461-2690

11-1-83
DATE
FORMERLY EASTON (#82-2G)
DESIGNED BY: J.K.T.
DRAWN BY: R.J.W.
PROJECT NO: 000300
DATE: 11-1-83
SCALE: AS SHOWN
DRAWING NO. 3 OF 4

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 3-8-84
M. J. ...

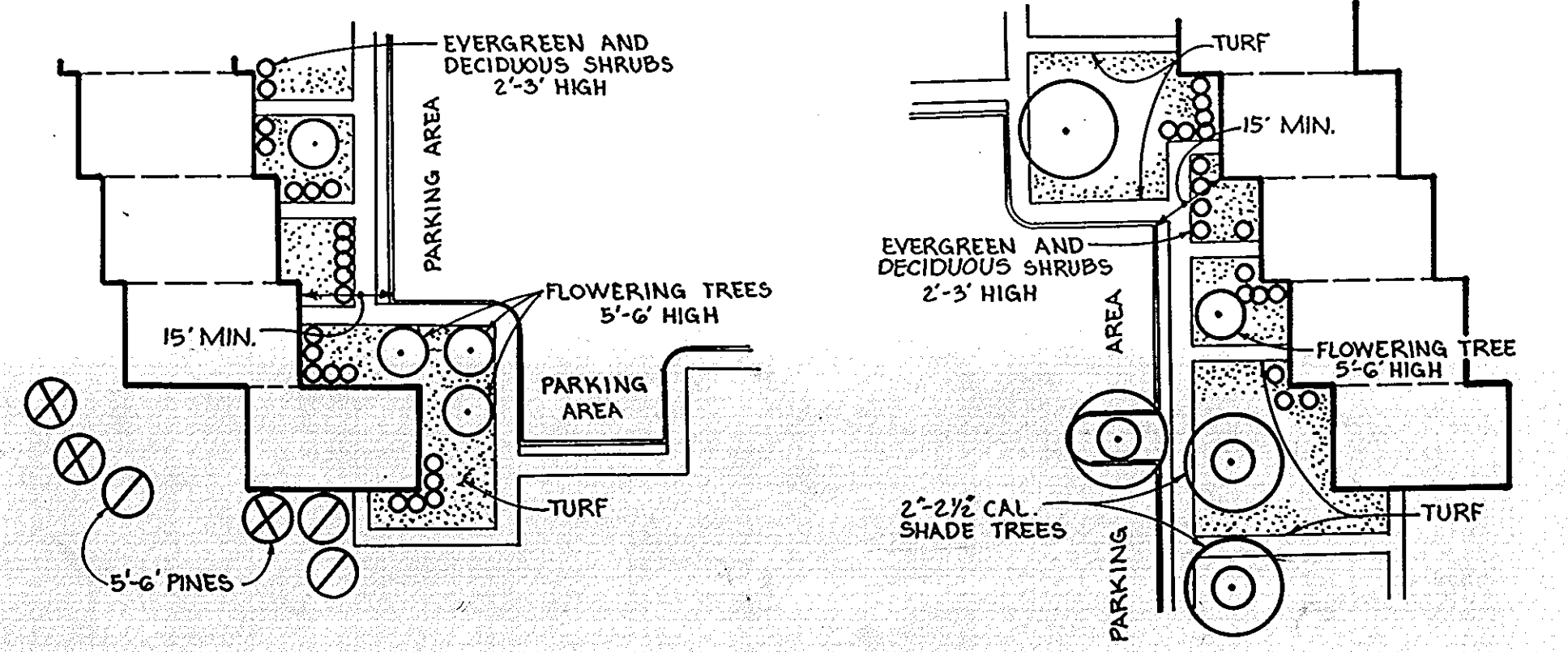


Robert L. Mungo



NOTE:
NO PROPOSED TREES ARE LOCATED WITHIN THE PROPOSED DRAINAGE AND UTILITY EASEMENT, FOR EASEMENT SEE SHEET 2 OF 4.

IN ACCORDANCE WITH PARAGRAPH 109-D1a THIS PLAN PROVIDES 10 NEW TREES AND RECOGNIZES 5 EXISTING MAJOR TREES AND 2 CLUSTERS OF EXISTING TREES.



TYPICAL LANDSCAPED AREA BETWEEN COMMON PARKING AREAS AND FRONT OR END OF A BUILDING
SCALE: 1"=30'

FOR TREE & SHRUB PLANTING DETAIL SEE DRAWING NO. 3

PLANT LIST			
SYMBOL	TYPE	SIZE	QUANTITY
⊙	QUERCUS palustris Pin Oak	2'-2 1/2' Cal. B&B 12'-14' Hgt.	11
○	ACER saccharum Sugar Maple	2'-2 1/2' Cal. B&B 12'-14' Hgt.	27
⊙	MALUS floribunda Flowering Crabapple	6'-7' Hgt. B&B	6
⊙	PINUS strobus White Pine	6'-7' Hgt. B&B	21
⊗	PINUS thumbergi Black Pine	6'-7' Hgt. B&B	11

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

Thomas Harris 3-23-84
PLANNING DIRECTOR DATE

John W. Muschman 3-23-84
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

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

Joyce B. Miller 3-22-84
COUNTY HEALTH OFFICER DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

Steve F. Nemy 3-24-84
DIRECTOR DATE

William E. Ray 3-21-84
CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO.	REVISION
3-3-84	1	PLANT DELETIONS

OWNER: PILGRIM'S PROGRESS, INC.
PO BOX 1316
201 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21203

DEVEL: CHATEAU BUILDER, INC.
8099 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21043

PROJECT: **SETTLER'S LANDING**
SECTION 1, AREA 2 LOTS 51 THRU 54

AREA: RECORD PLAT RECORDING REFERENCE NO.
ELECTION DISTRICT N°5 HOWARD COUNTY, MARYLAND
TAX MAP N°50 PARCEL 34G

TITLE: PLANTING PLAN

THE RIEMER GROUP, INC.
The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
8699 Baltimore National Pike, Ellicott City, Maryland, 21043 301-661-2690

3-15-84 DATE
DESIGNED BY: L.J.D.
DRAWN BY: T.E.S.
PROJECT NO: 000300
DATE: 11-1-83
SCALE: 1"=30'
DRAWING NO. 4 OF 4

NOTE:
EXISTING TREES SHOWN THUS ⊙ ARE TO REMAIN AND ARE TO BE PROTECTED FROM DAMAGE.

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 3-8-84
M. J. MUM