

SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	DETAILS AND PROFILES
4	DRAINAGE AREA MAP AND SEDIMENT CONTROL PLAN
5	STORM WATER MANAGEMENT & SEDIMENT CONTROL NOTES AND DETAILS
6	PLANTING PLAN

SITE DEVELOPMENT PLAN

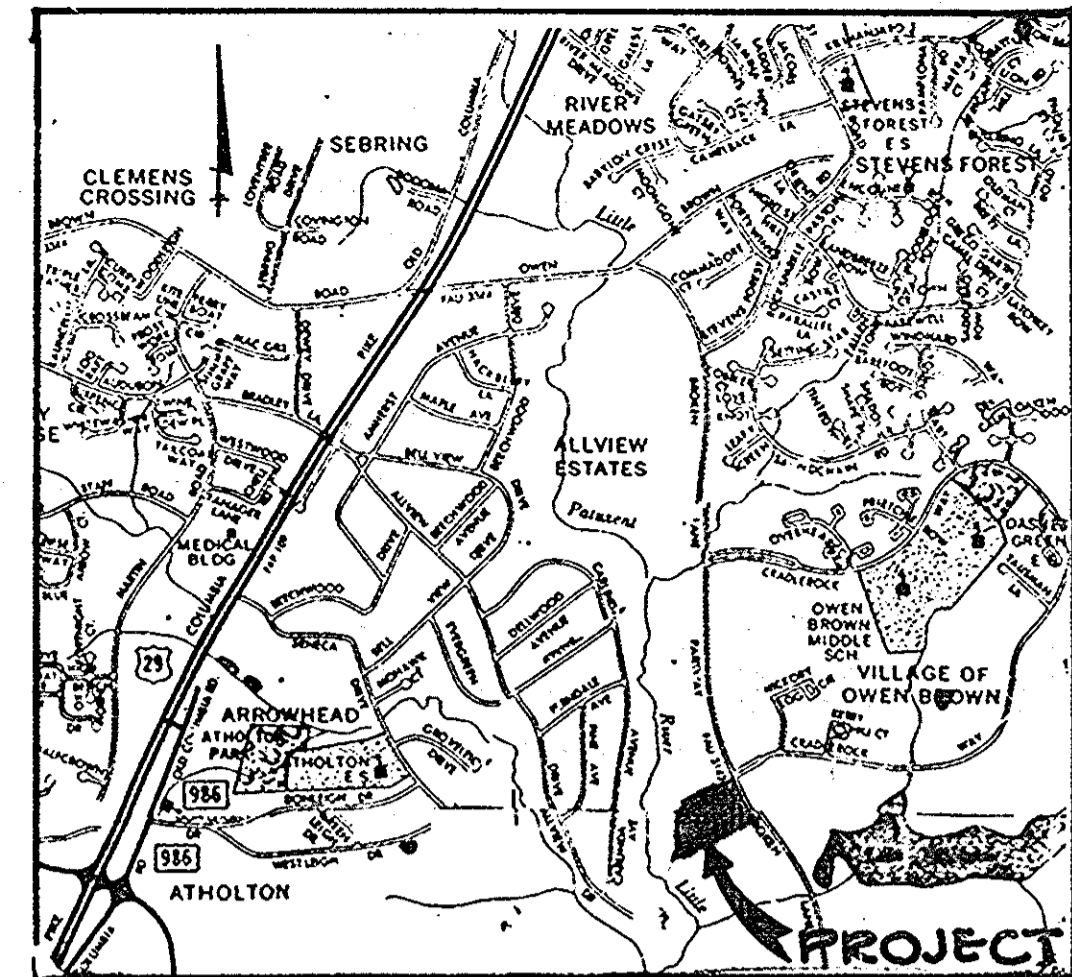
WOODMERÉ

VILLAGE OF OWEN BROWN

SECTION 3, AREA 1

6TH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

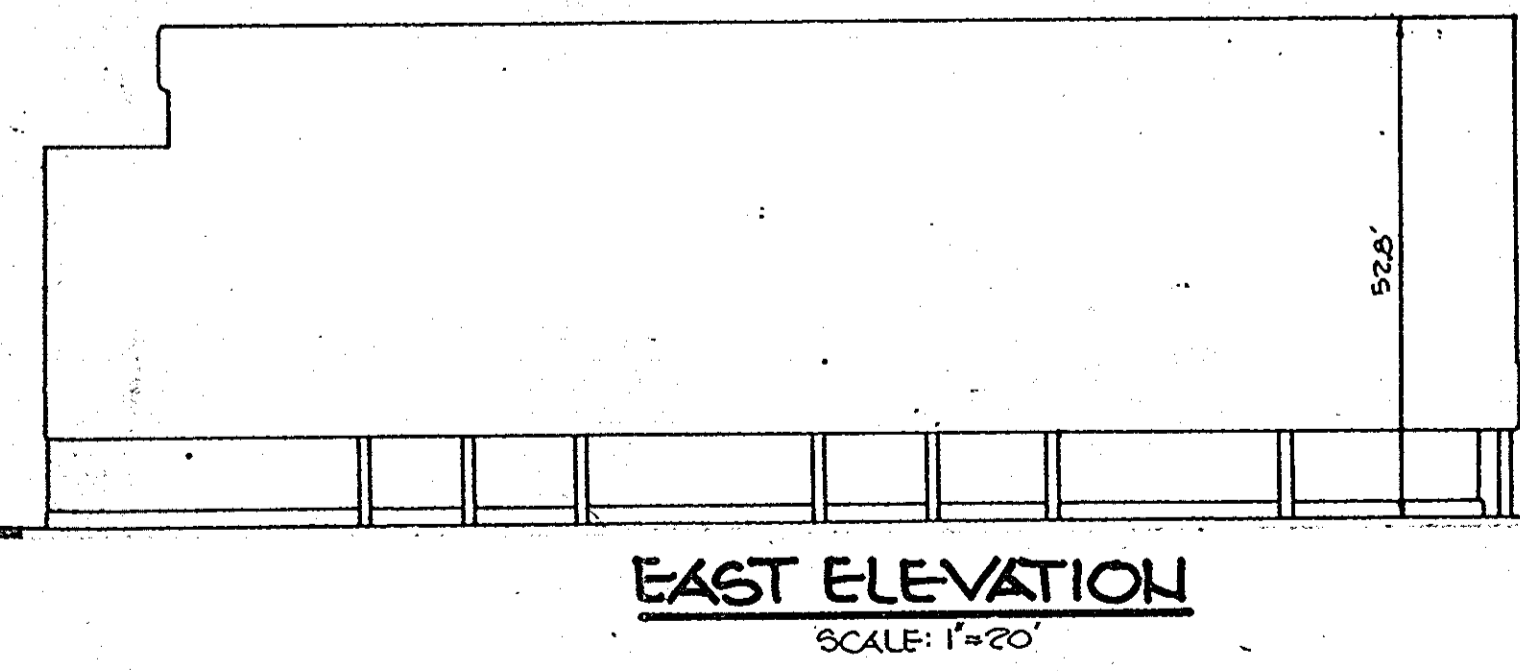
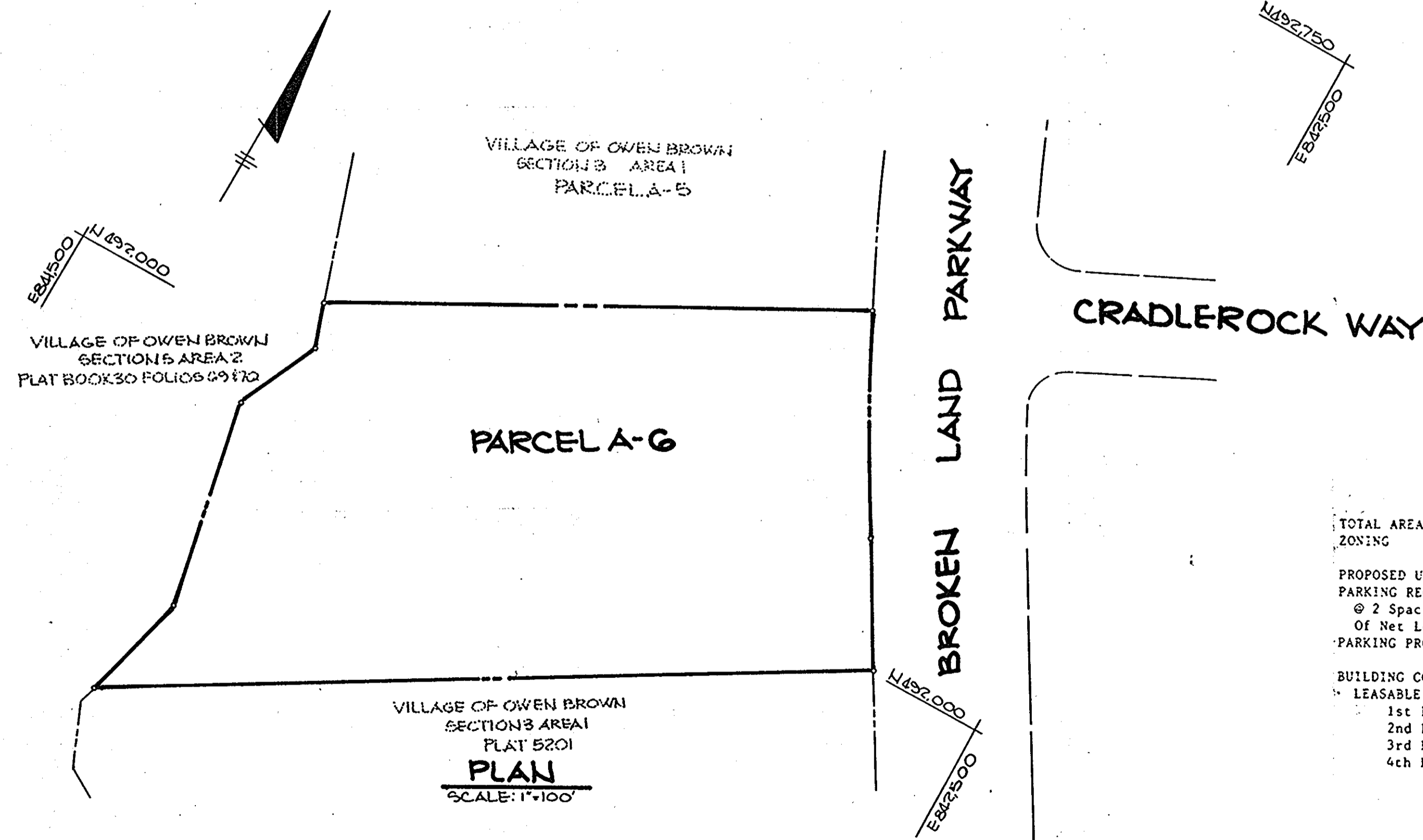


VICINITY MAP
SCALE: 1" = 200'

GENERAL NOTES

1. ALL WATER LINES SHALL BE CONSTRUCTED A MINIMUM OF 42" COVER BELOW FINISHED GRADE.
2. CORRUGATED STEEL PIPE SECTIONS WILL BE JOINED WITH A SINGLE OR TWO PIECE CORRUGATED BAND WITH A WATERTIGHT NEOPRENE GASKET. DIMPLE BAND CONNECTORS WILL NOT BE PERMITTED.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, I.E., STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION.
4. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES, WHERE DIRECTED BY THE ENGINEER, A MINIMUM OF TWO WEEKS IN ADVANCE OF CONSTRUCTION OPERATIONS.
6. CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS:

MISS UTILITY	559-0100
C & P TELEPHONE COMPANY	725-9976
HOWARD COUNTY BUREAU OF UTILITIES	992-2366
AT&T CABLE LOCATION DIVISION	393-3553
BALTIMORE GAS & ELECTRIC COMPANY	685-0123
STATE HIGHWAY ADMINISTRATION	531-5533
HOWARD COUNTY CONSTRUCTION/INSPECTION SURVEY DIVISION (24 HOURS NOTICE PRIOR TO COMMENCEMENT OF WORK)	792-7272
7. ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
8. ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
9. THE CONTRACTOR SHALL PROVIDE A JOINT IN ALL SEWER MAINS WITHIN 2'-0" OF EXTERIOR MANHOLE WALLS.
10. PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
11. NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT TO SUBGRADE.
12. TOPO TAKEN FROM FIELD RUN SURVEY DATED JULY, 1985, BY THE RIEMER GROUP, INC.
13. ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
14. ALL STORM DRAIN PIPE BEDDING SHALL BE AS SHOWN IN DETAIL G2.01 (TRENCH IN ROCK OR TRENCH IN EARTH AS DETERMINED BY FIELD CONDITIONS) IN VOL. IV OF HOWARD COUNTY DESIGN MANUAL UNLESS OTHERWISE DIRECTED BY THE ENGINEER OR AS SHOWN ON THE DRAWINGS.
15. THE DEVELOPER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORM WATER MANAGEMENT PRACTICES AND THE DISCHARGE OF STORM WATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES INCLUDED IN THIS PLAN. HE IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR GRADING AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN PRIOR TO CONSTRUCTION.



SITE TABULATION AS PER FINAL DEVELOPMENT PLAN 125-A	
TOTAL AREA ZONING	5.353 Ac. New Town: Employment Center Commercial OFFICE BUILDING
PROPOSED USE PARKING REQUIRED @ 2 Spaces Per 1000 SF Of Net Leasable Area PARKING PROPOSED	63,975 SF of NLA = 128 Spaces 243 Spaces including 7 handicapped spaces
BUILDING COVERAGE LEASABLE AREAS: 1st Level 2nd Level 3rd Level 4th Level	17,709 SF Gross; 63,975 SF Net 17,709 SF Gross; 17,158 SF Net 17,065 SF Gross; 16,514 SF Net 16,219 SF Gross; 15,668 SF Net 15,186 SF Gross; 14,635 SF Net

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
0001	BROKEN LAND PARKWAY

SUBDIVISION NAME	SECT./AREA	LOT/PARCEL #
VILLAGE OF OWEN BROWN	3 1	# A-G
PLAT # OR L/F	BLOCK #	ZONE
6513	214.3	CG42
TAX/ZONE MAP	ELEC. DIST.	CENSUS TR.
CG42	6'	0061.02
WATER CODE	SEWER CODE	

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 9-18-85
[Signature]

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.
[Signature] 12-1-85
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
[Signature] 12-6-85
PLANNING DIRECTOR DATE

[Signature] 12-7-85
CHIEF, DIVISION OF LAND
DEVELOPMENT AND ZONING
ADMINISTRATION DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM
DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] 12-5-85
DIRECTOR DATE

[Signature] 12-5-85
CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO.	REVISION

OWNER/DEVELOPER
WOODMERÉ I LIMITED PARTNERSHIP
% PETER 1056L
SUITE #304
5457 TWIN KNOLLS ROAD
COLUMBIA, MARYLAND 21045

PROJECT: **WOODMERÉ**

AREA: VILLAGE OF OWEN BROWN
PARCEL A-G TAX MAPS CG42
SECTION 3 AREA 1
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

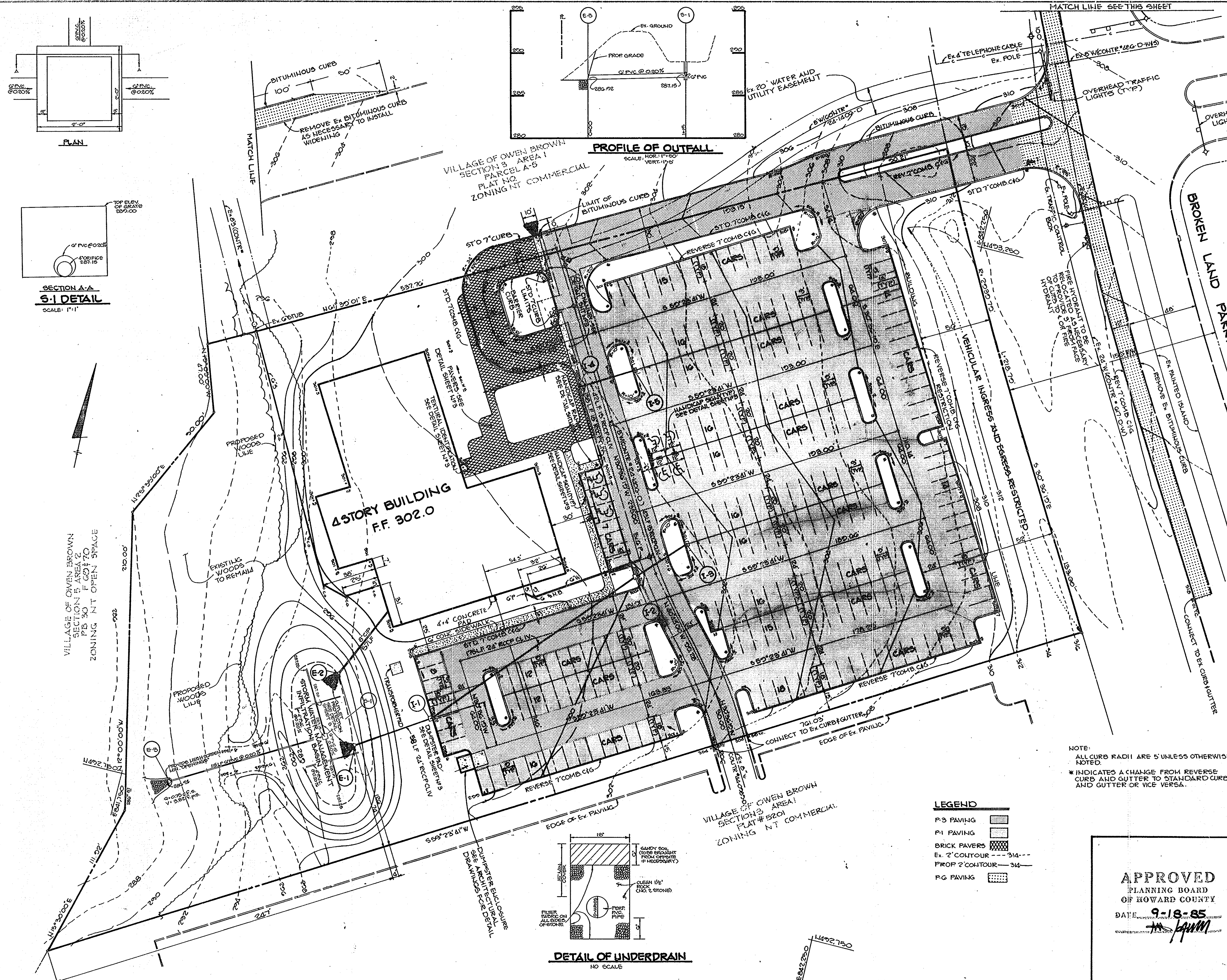
TITLE: **TITLE SHEET**

THE RIEMER GROUP, INC.
A LAND PLANNING, DESIGN & CIVIL ENGINEERING FIRM
3105 HEALTH PARK DRIVE, ELLICOTT CITY, MD. 21043 301-461-2600

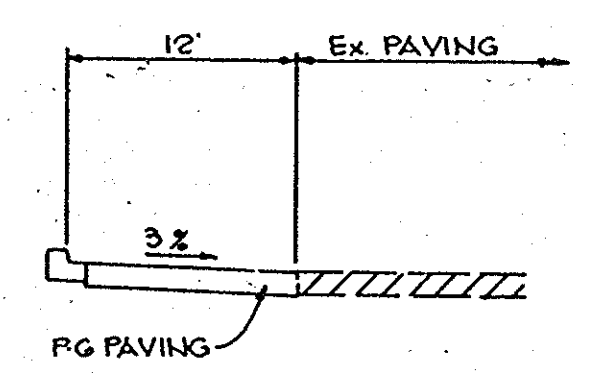
DATE: 12-3-85

ARTHUR E. MUSZOGIE 118707

DESIGNED BY: D.A.M.
DRAWN BY: B.A.C.
PROJECT NO: 20600
DATE: 7-23-85
SCALE: AS SHOWN
DRAWING NO. 1 OF 6



NOTE: FOR DETECTOR LOOP LOCATION AND PHASING DETAIL SEE DETAIL SHEET N° 5



BROKEN LAND PARKWAY ROAD WIDENING
NO SCALE

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

Joseph Byrne 12-5-85
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

Thomas J. Hanning 12-6-85
PLANNING DIRECTOR DATE

John W. Mullaney 12-7-85
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

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

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

Walter F. Nalley 12-5-85
DIRECTOR DATE

William J. Ryan 12-5-85
CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO.	REVISION
8-24-85	1	ADDED UNDERDRAIN AND DETAILS

OWNER/DEVELOPER
WOODMERE I LIMITED PARTNERSHIP
% PETER 166EL
SUITE # 304
5457 TWIN KNOLLS ROAD
COLUMBIA, MARYLAND 21045

PROJECT
WOODMERE

AREA
VILLAGE OF OWEN BROWN
PARCEL A-6 TAX MAPS 33442
SECTION 3 AREA 1
CTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

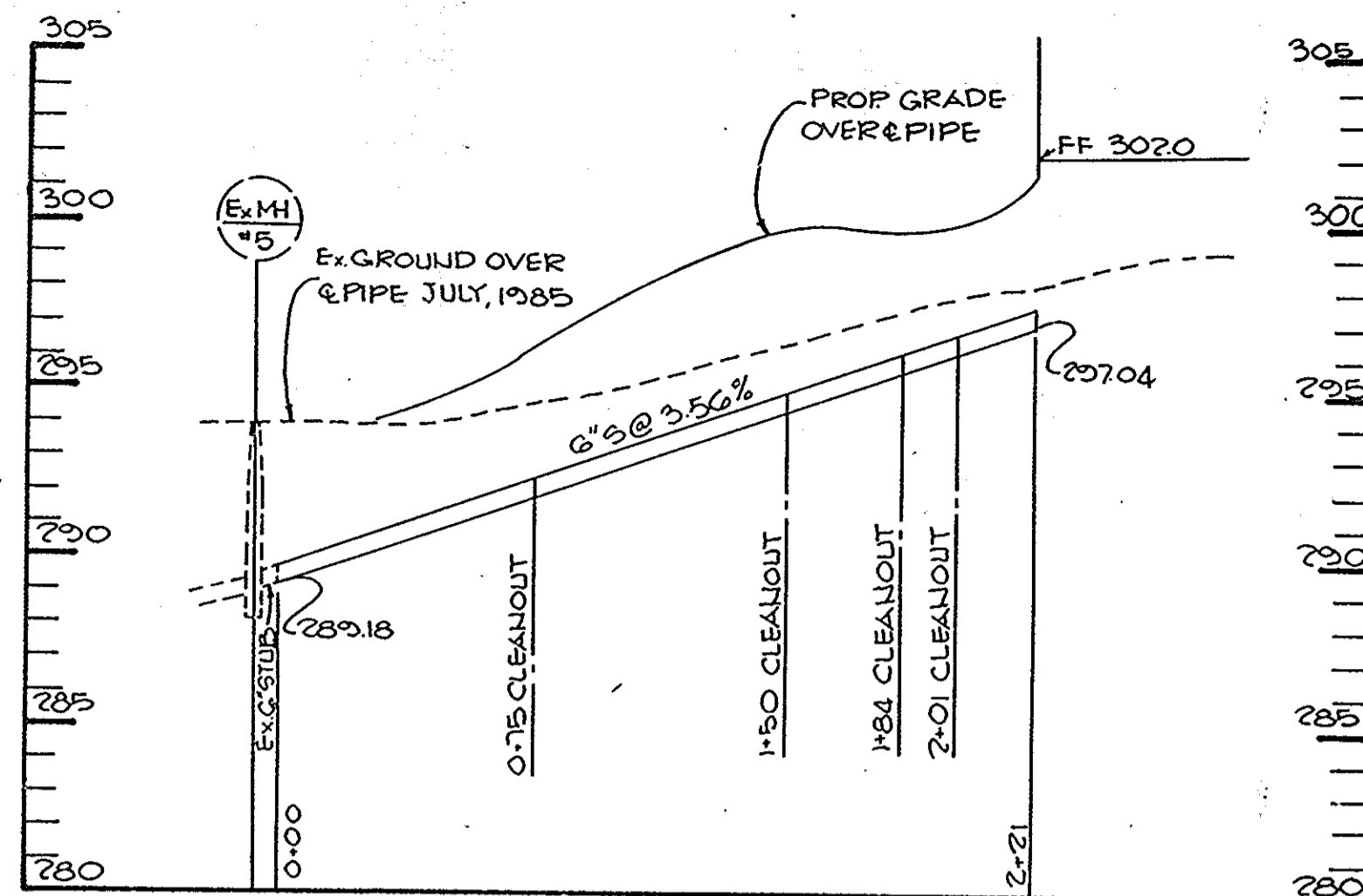
TITLE
SITE DEVELOPMENT PLAN

THE RIEMER GROUP, INC.
A LAND PLANNING, DESIGN & CIVIL ENGINEERING FIRM
3105 HEALTH PARK DRIVE, ELLICOTT CITY, MD. 21043 301-461-2690

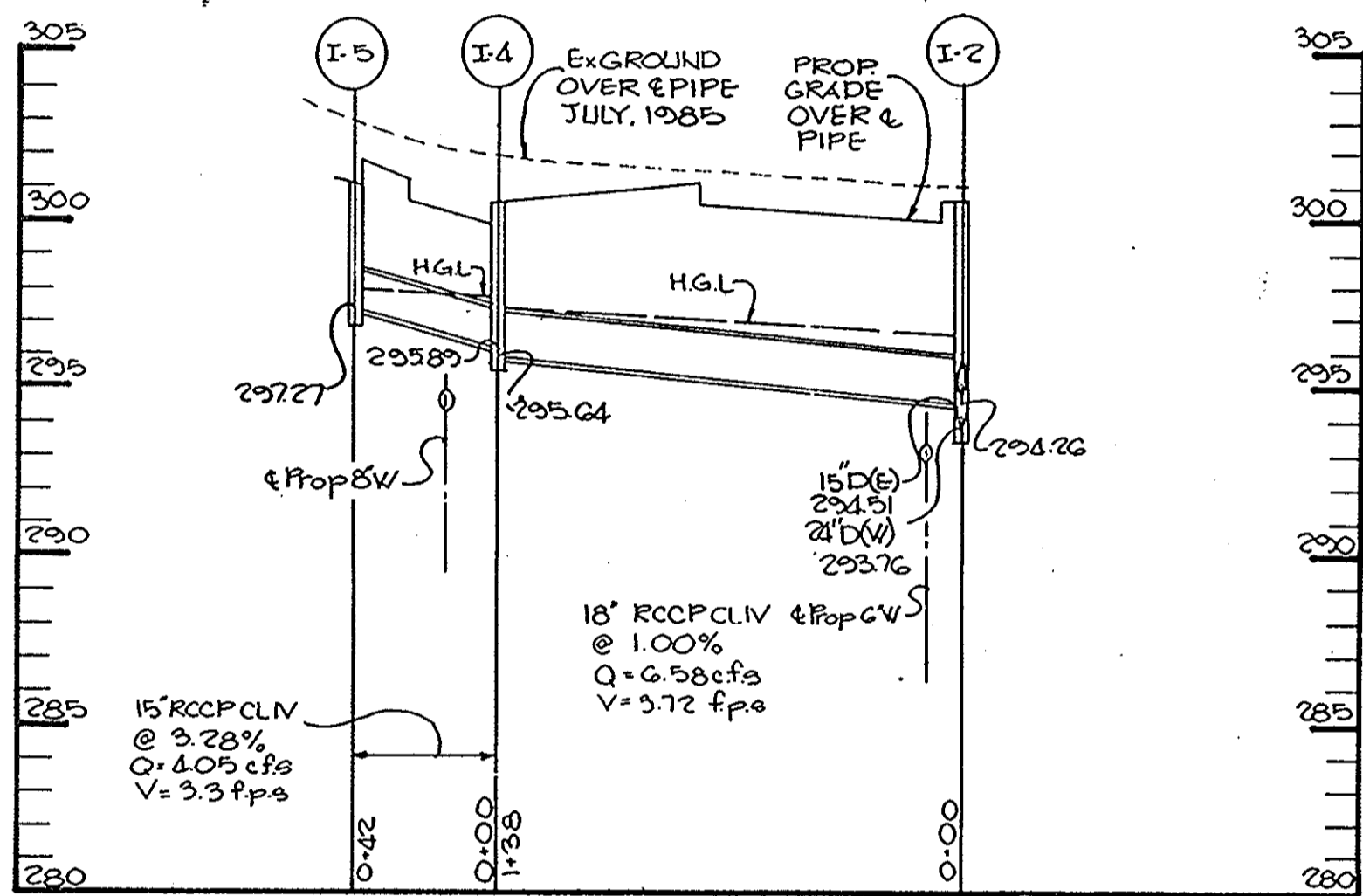
APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 9-18-85
Arthur E. Muegge

DATE 12-3-85
DESIGNED BY: J.D.P.
DRAWN BY: D.A.M.
PROJECT NO: 20600
DATE: 7-29-85
SCALE: 1"=80'
DRAWING NO. 2 OF 6

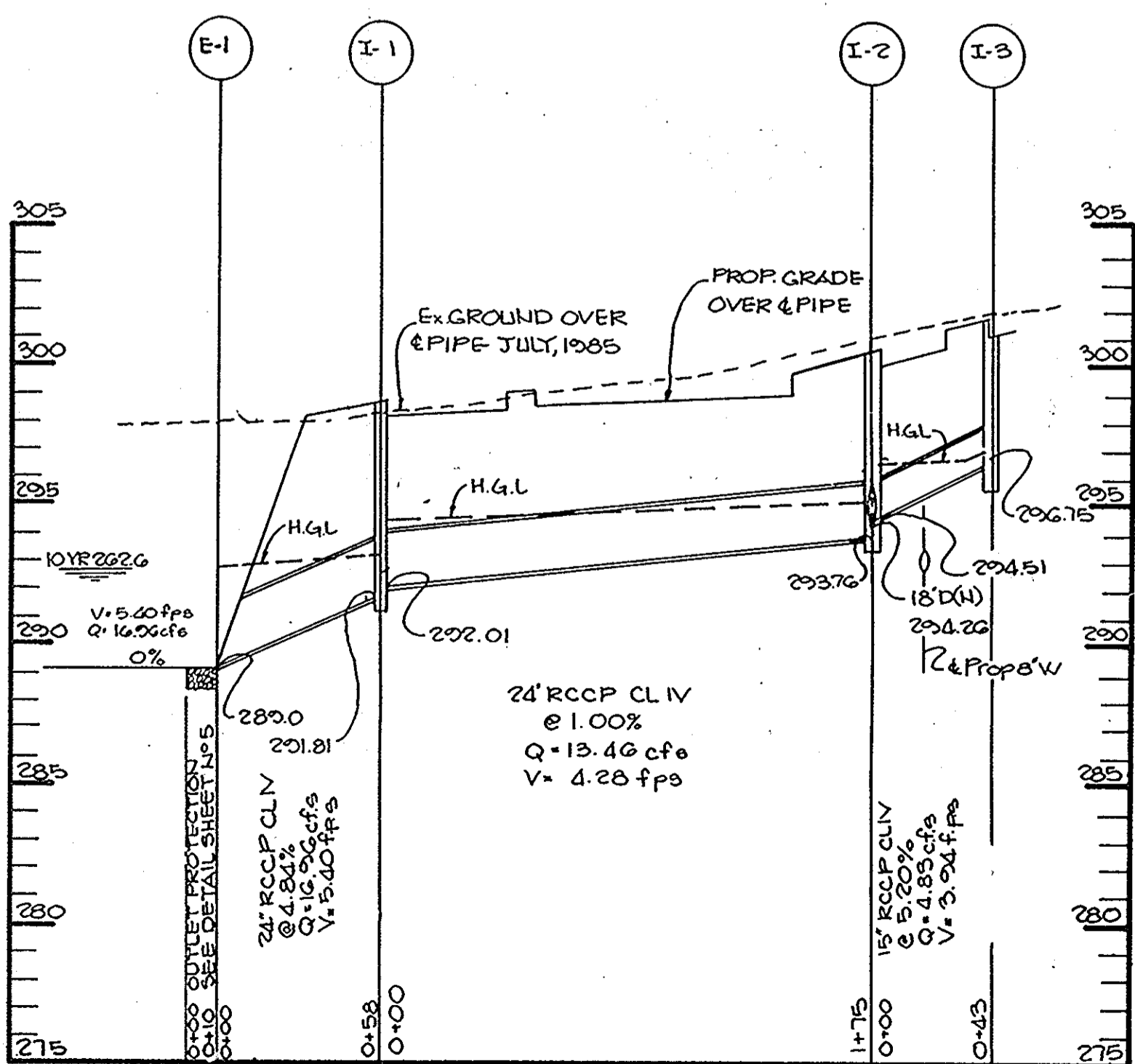
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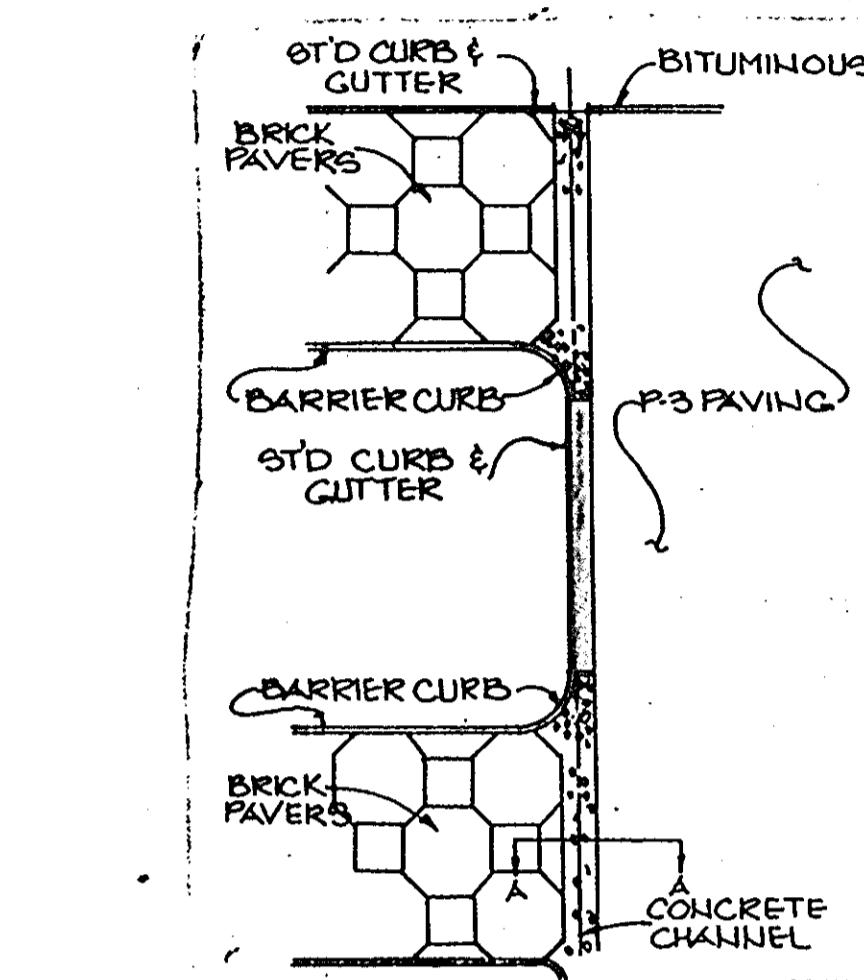
PROFILE
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VERT: 1"=5'



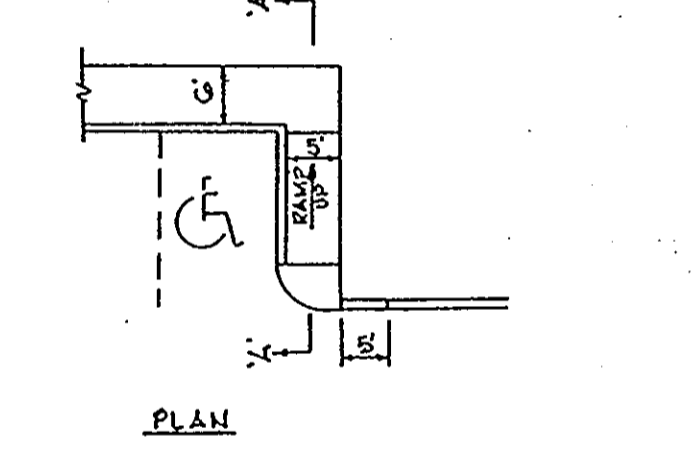
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SCALE: HORIZ 1"=50'
VERT 1"=5'



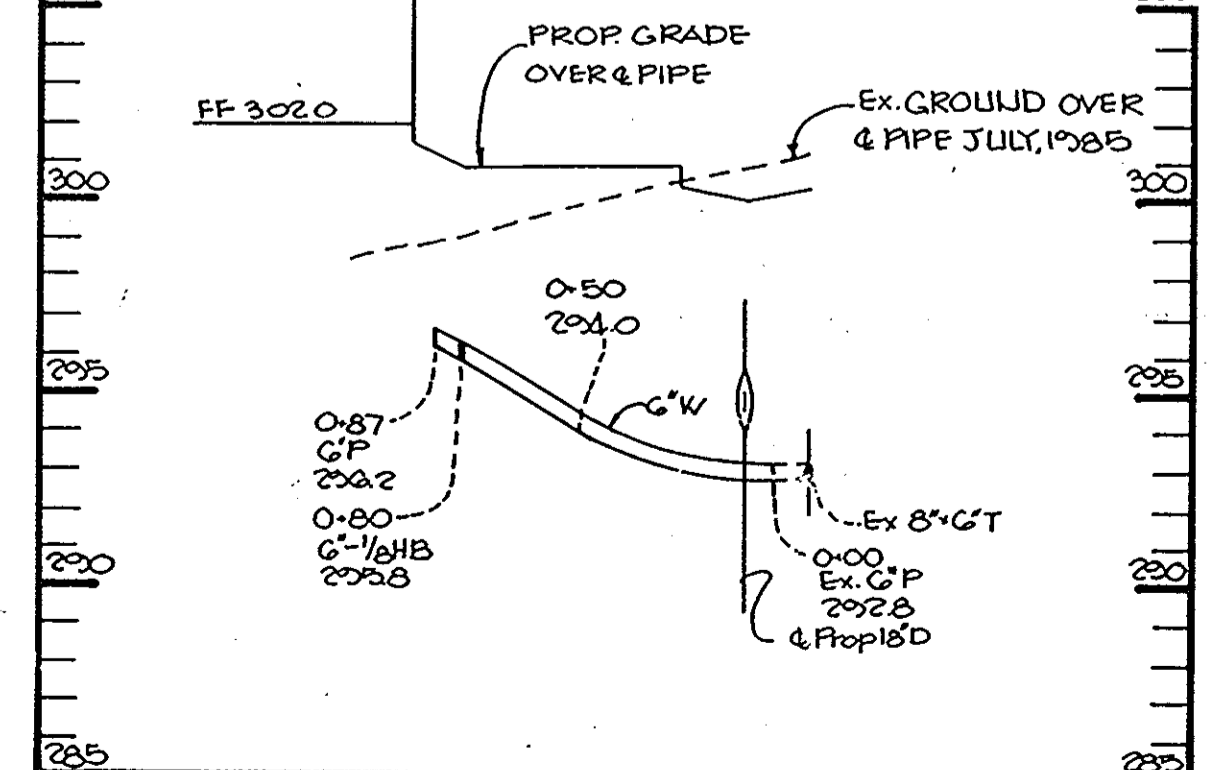
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VERT 1"=5'



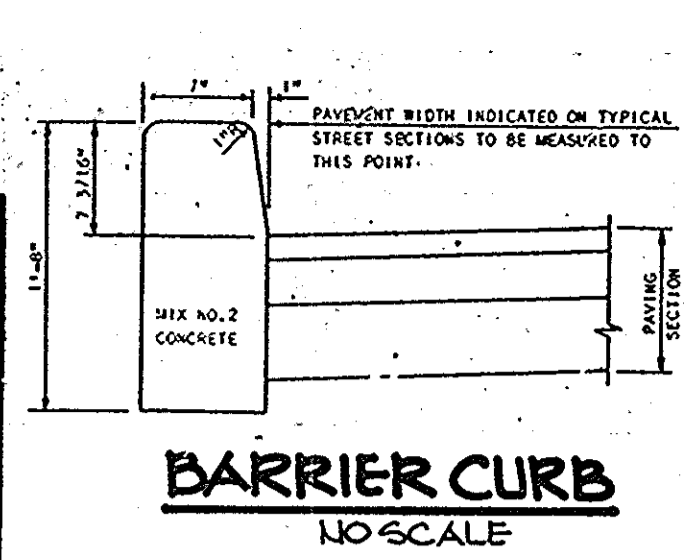
CONCRETE CHANNEL PLAN
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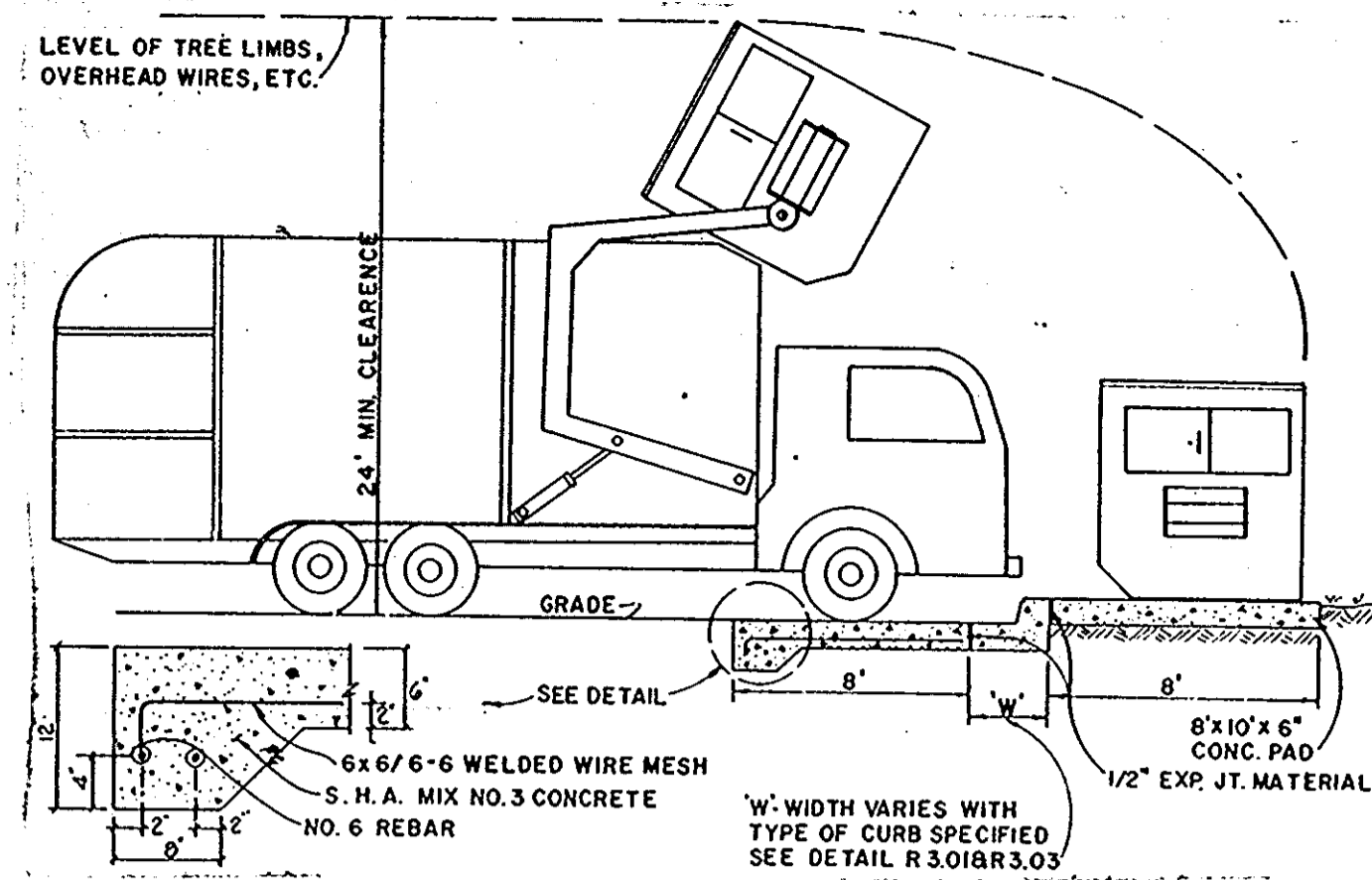
HANDICAP RAMP DETAIL
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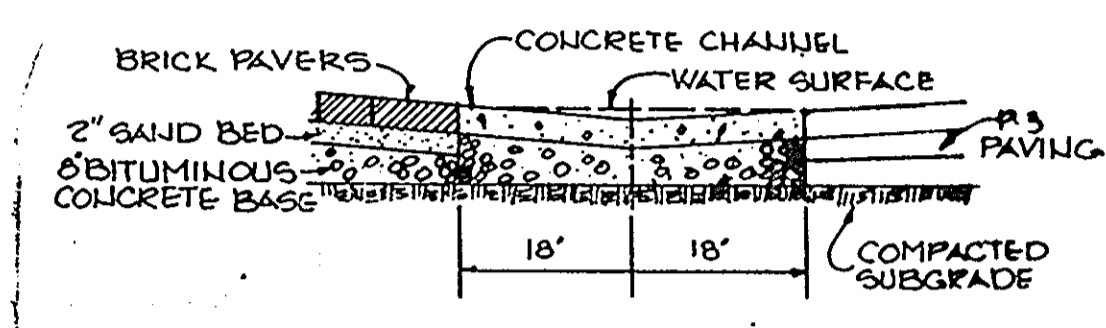
PROFILE
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VERT: 1"=5'



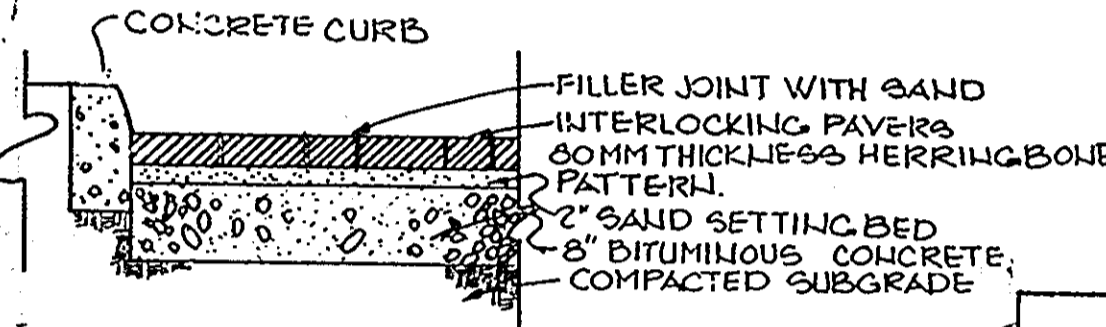
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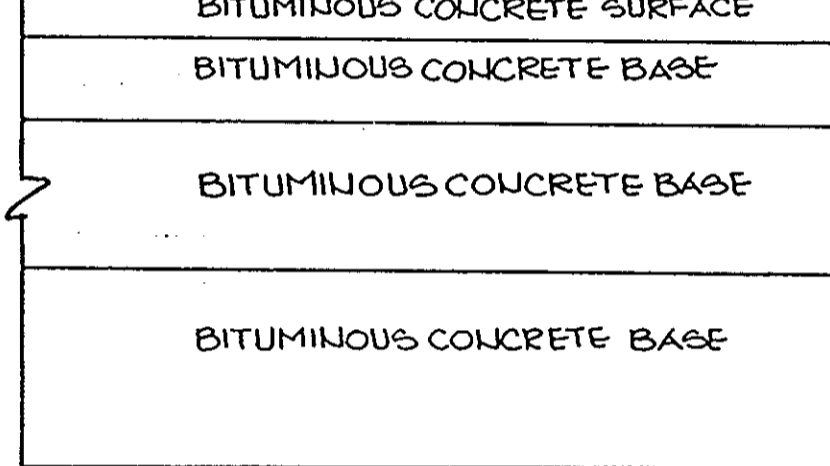
DUMPSTER PAD
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CONCRETE CHANNEL SECTION
NO SCALE



BRICK PAVING SECTION
NO SCALE



CONCRETE CHANNEL SECTION
NO SCALE

BRICK PAVING SECTION
NO SCALE

CONCRETE CHANNEL SECTION
NO SCALE

BRICK PAVING SECTION
NO SCALE

CONCRETE CHANNEL SECTION
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NO SCALE

CONCRETE CHANNEL SECTION
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BRICK PAVING SECTION
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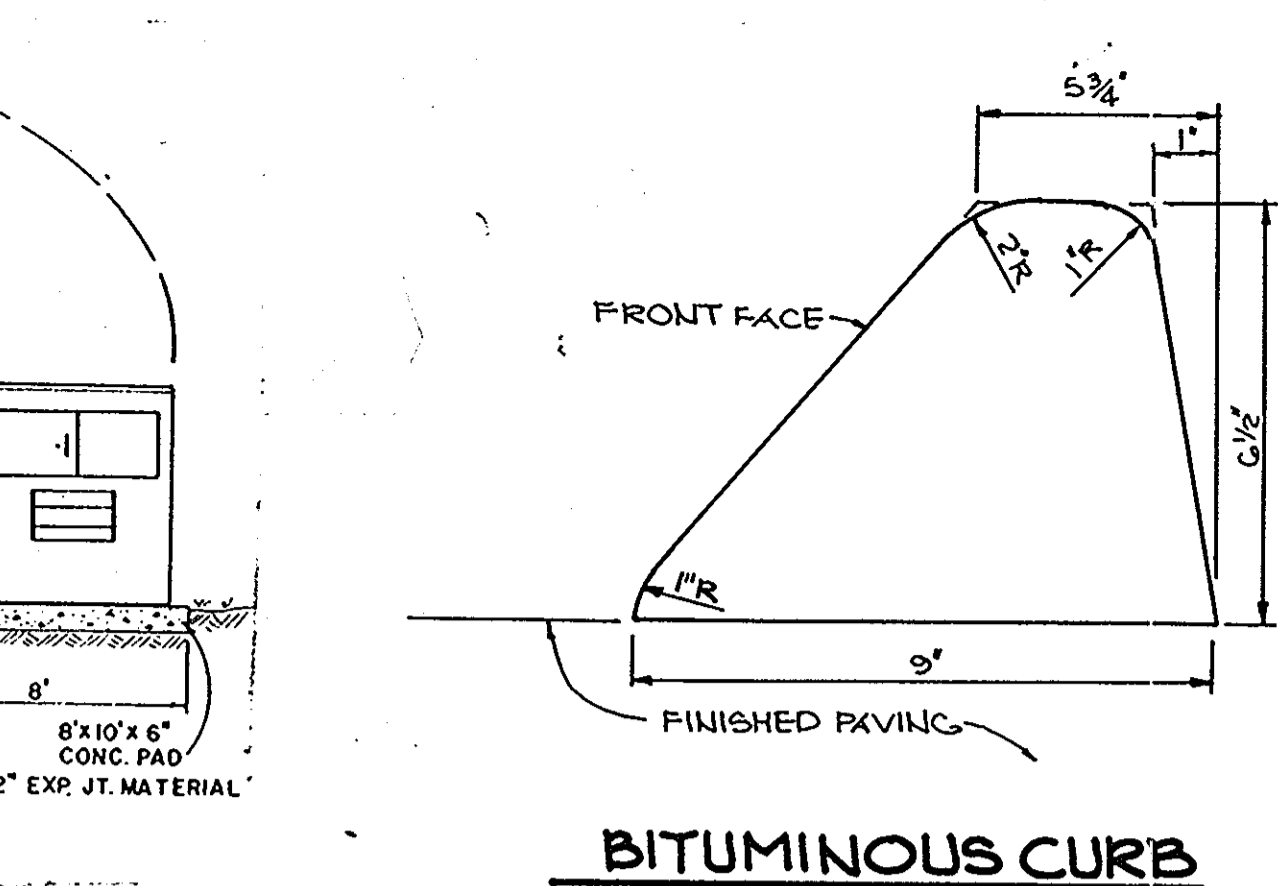
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BRICK PAVING SECTION
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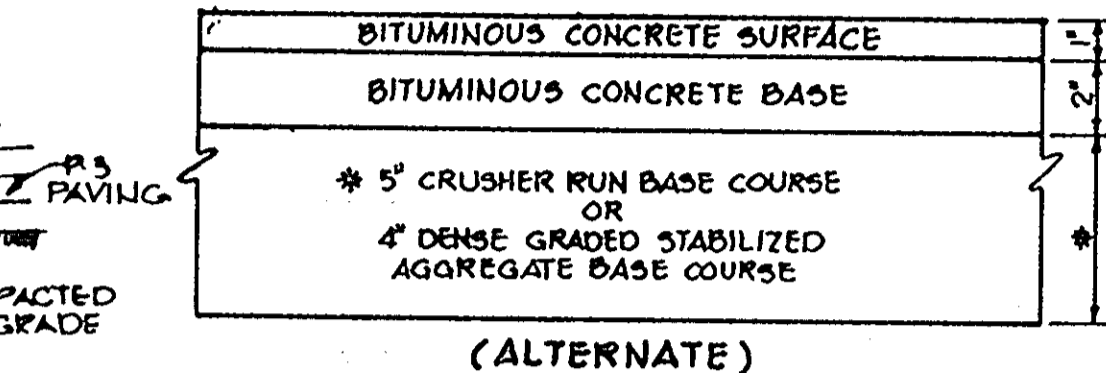
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NO SCALE

BRICK PAVING SECTION
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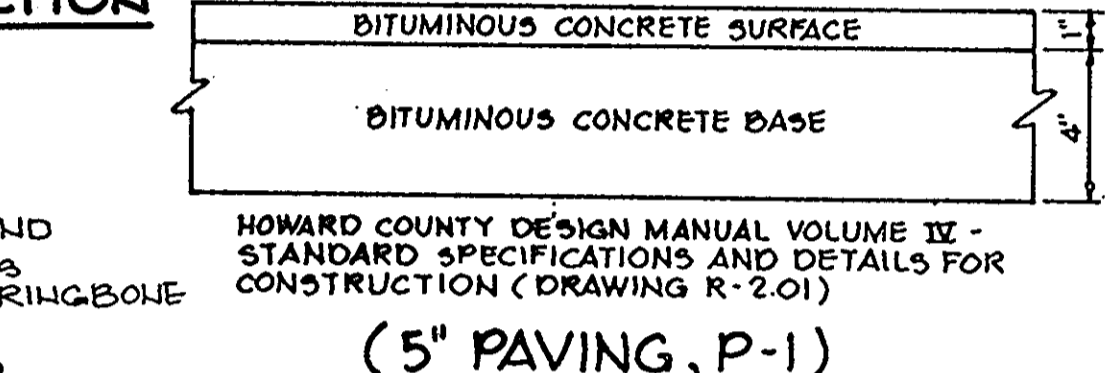
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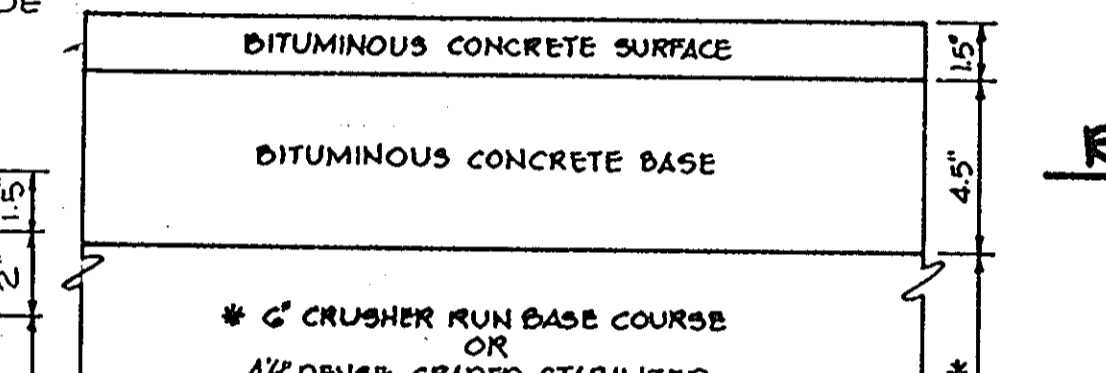
BITUMINOUS CURB
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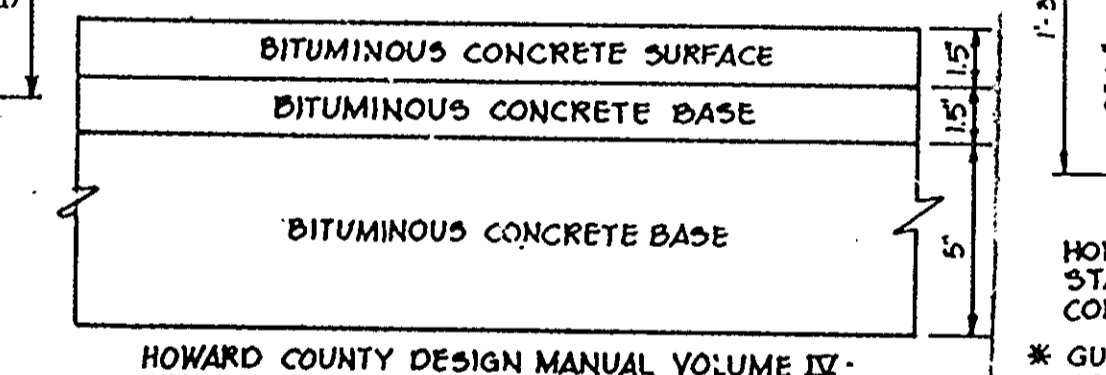
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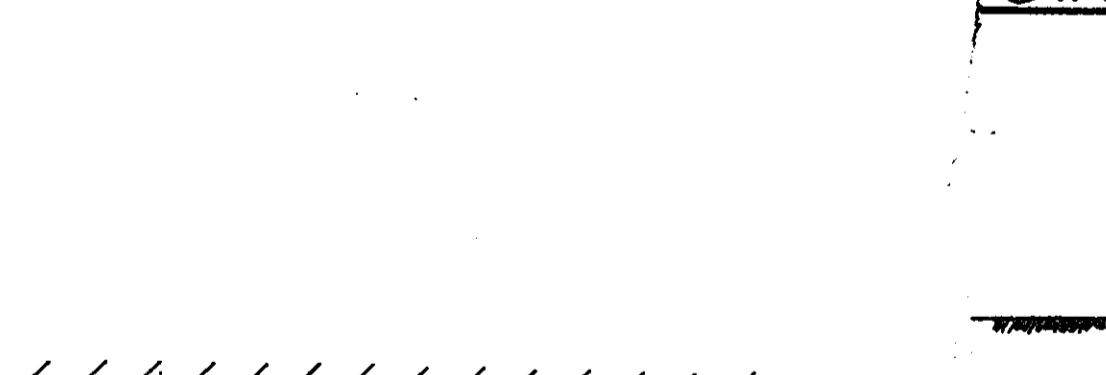
(5" PAVING, P-1)



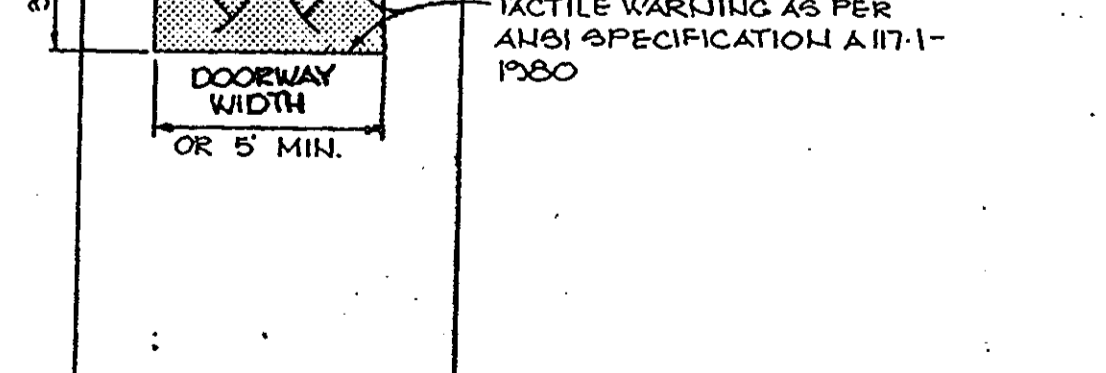
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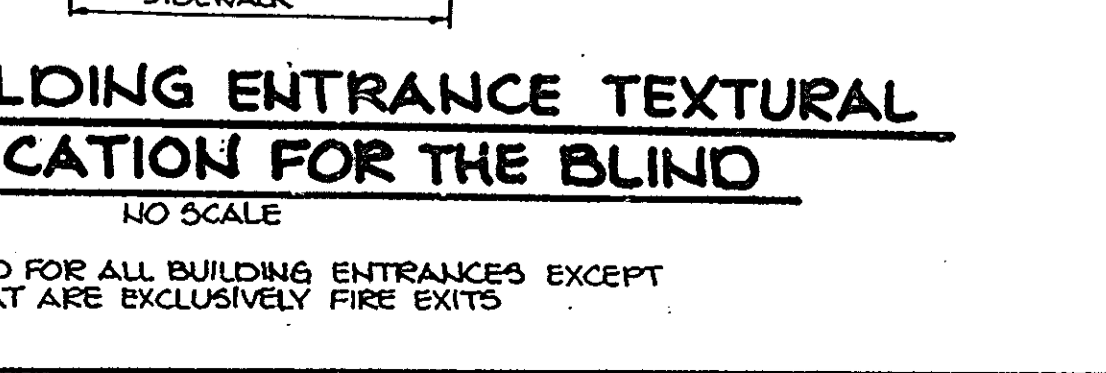
(8" PAVING, P-3)



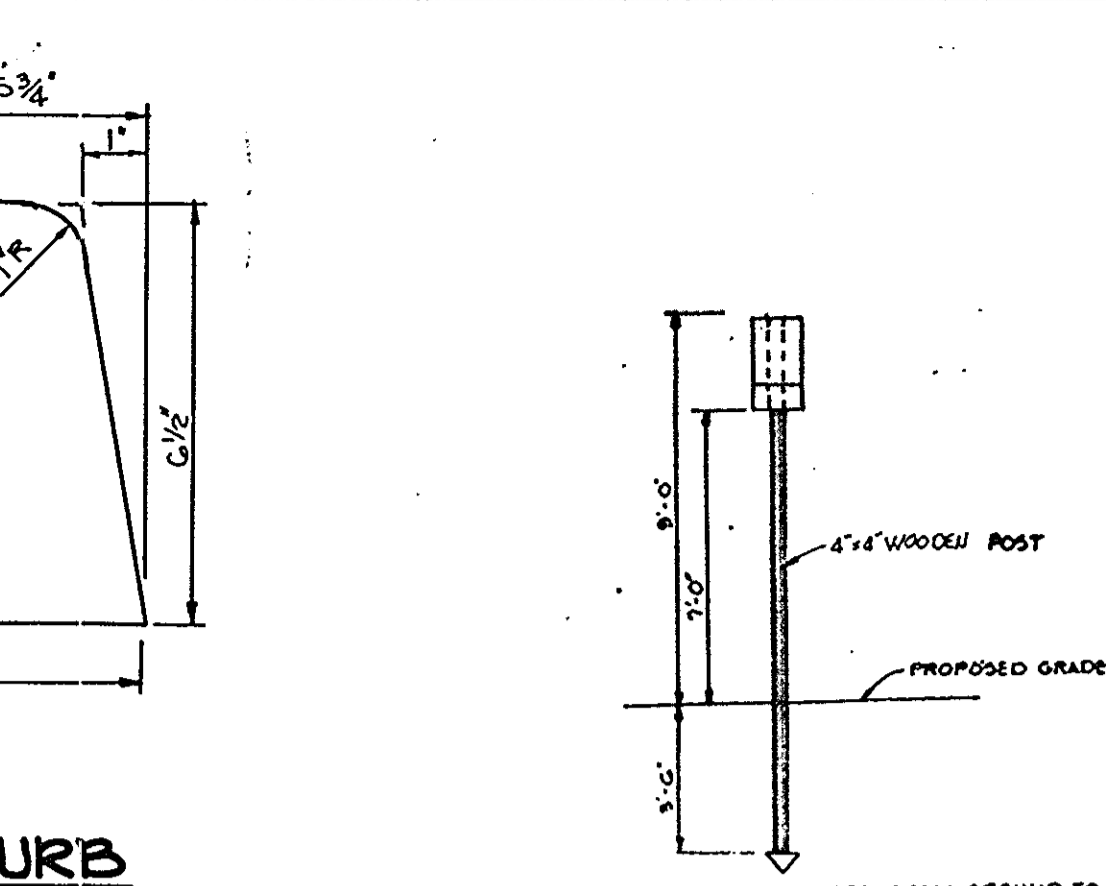
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(ALTERNATE)



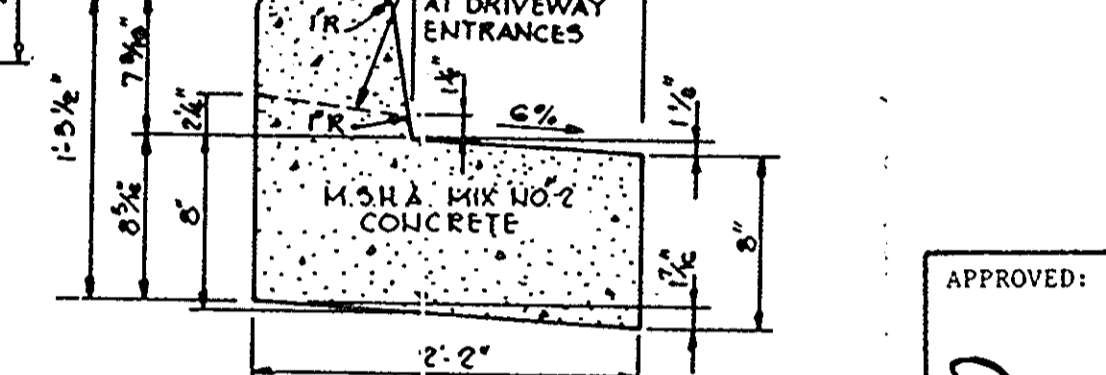
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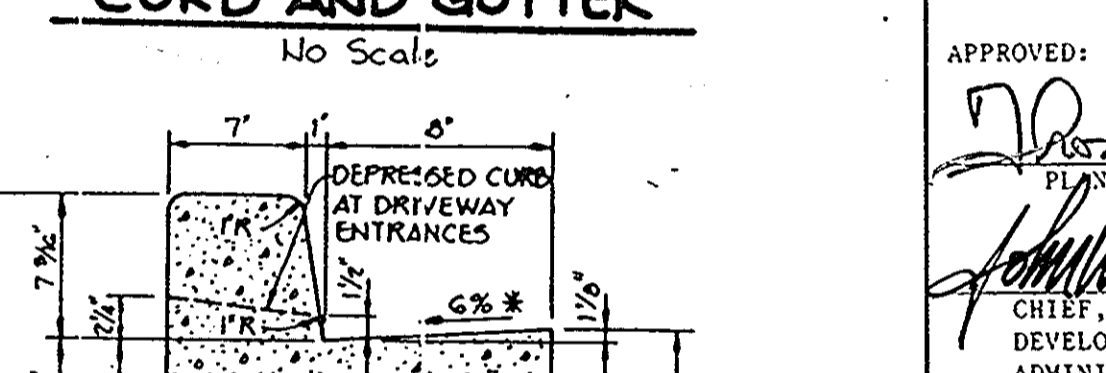
REVERSE 7' COMBINATION CURB AND GUTTER
No Scale



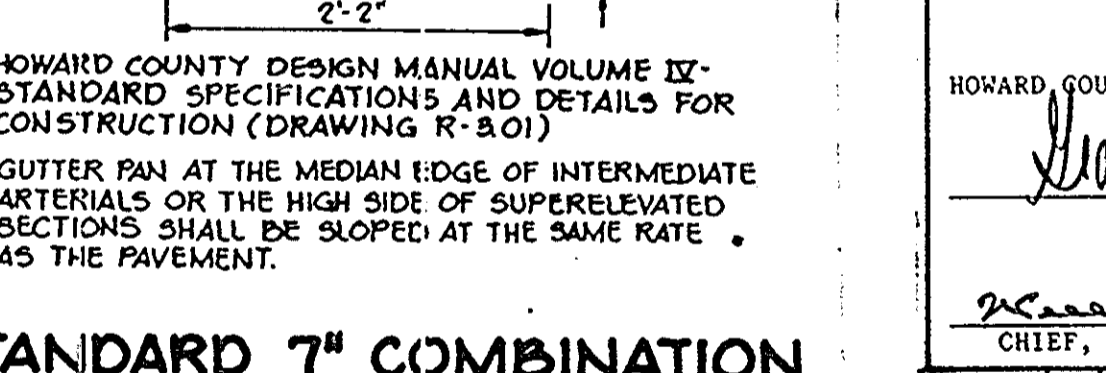
STANDARD 7' COMBINATION CURB AND GUTTER
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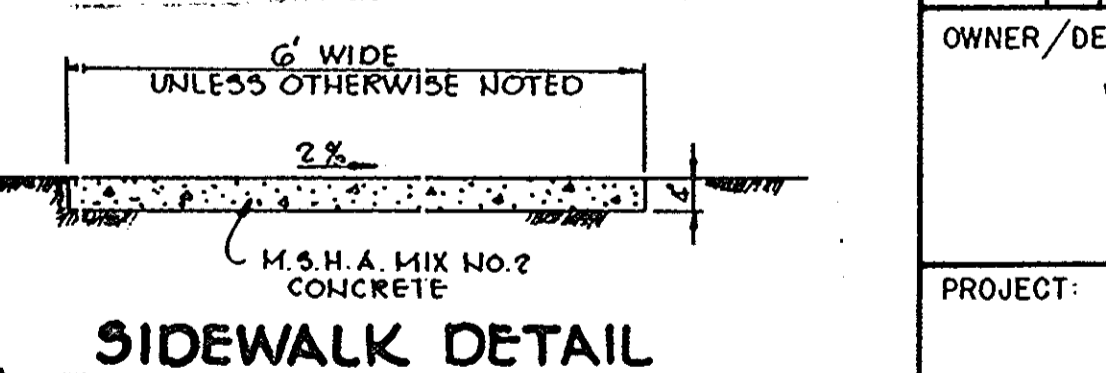
SIDEWALK DETAIL
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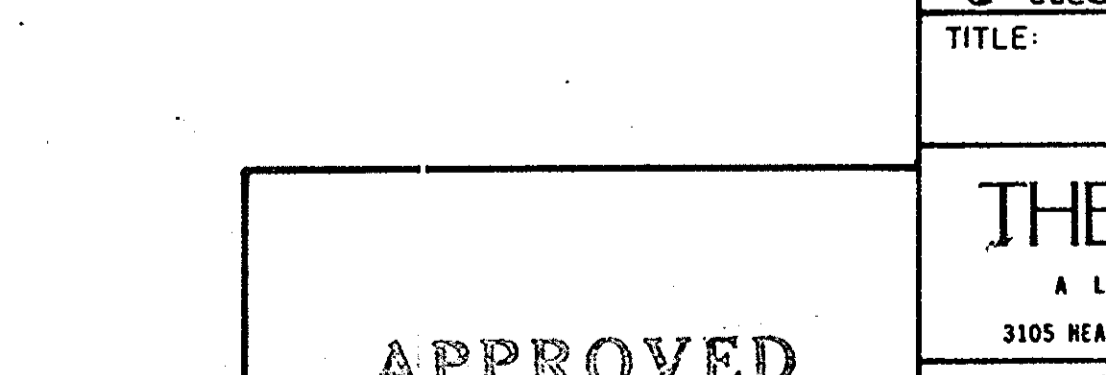
DETAIL BUILDING ENTRANCE TEXTURAL IDENTIFICATION FOR THE BLIND
NO SCALE



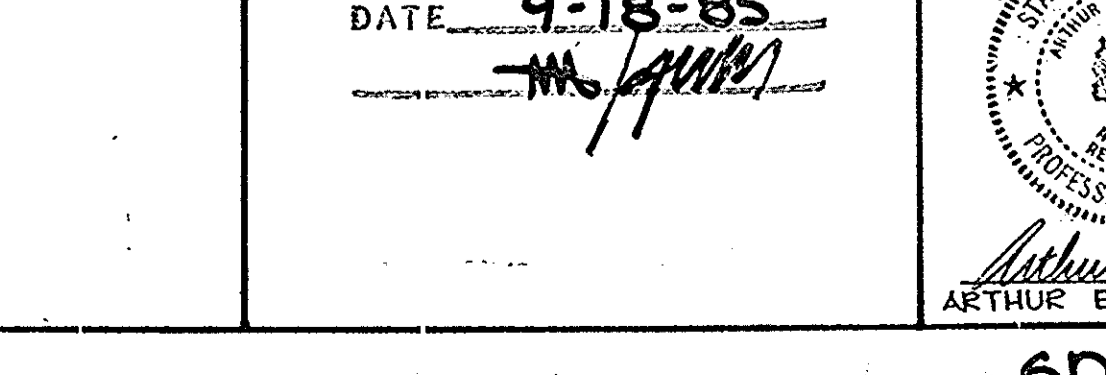
DETAIL BUILDING ENTRANCE TEXTURAL IDENTIFICATION FOR THE BLIND
NO SCALE



DETAIL BUILDING ENTRANCE TEXTURAL IDENTIFICATION FOR THE BLIND
NO SCALE



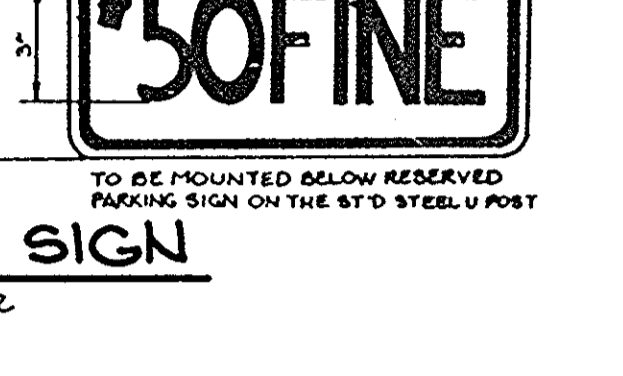
DETAIL BUILDING ENTRANCE TEXTURAL IDENTIFICATION FOR THE BLIND
NO SCALE



DETAIL BUILDING ENTRANCE TEXTURAL IDENTIFICATION FOR THE BLIND
NO SCALE



RESERVED PARKING
LEGEND AND BORDER - GREEN
WHITE SYMBOLS ON BLUE BACKGROUND
BACKGROUND - WHITE



HANDICAP SIGN
No Scale

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.
Joyann Byrum 12-5-85
DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
Thomas L. Harris 12-6-85
DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM
DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
John F. Namy 12-7-85
DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM
DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
John F. Namy 12-5-85
DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM
DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
John F. Namy 12-5-85
DATE

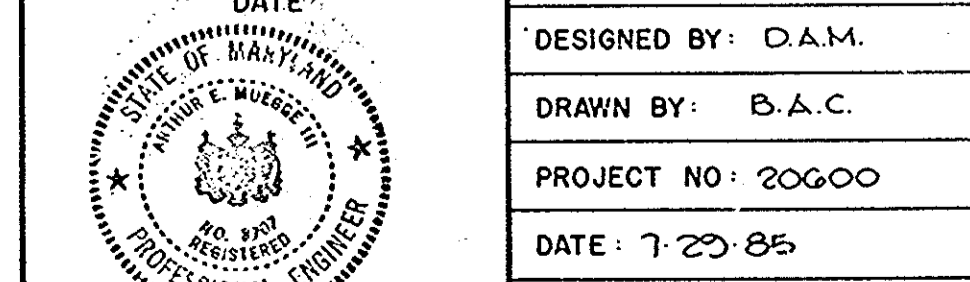
DATE NO REVISION
OWNER/DEVELOPER
WOODMERE I LIMITED PARTNERSHIP
% PETER 1956 L
SUITE #204
5457 TWIN KNOLLS ROAD
COLUMBIA, MARYLAND 21045

PROJECT: **WOODMERE**
AREA: VILLAGE OF OWEN BROWN
PARCEL A-C TAX MAPS 30462
SECTION 3 AREA 1
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE: **DETAILS AND PROFILES**

THE RIEMER GROUP, INC.
A LAND PLANNING, DESIGN & CIVIL ENGINEERING FIRM
3105 HEALTH PARK DRIVE, ELICOTT CITY, MD. 21043 301-461-2600

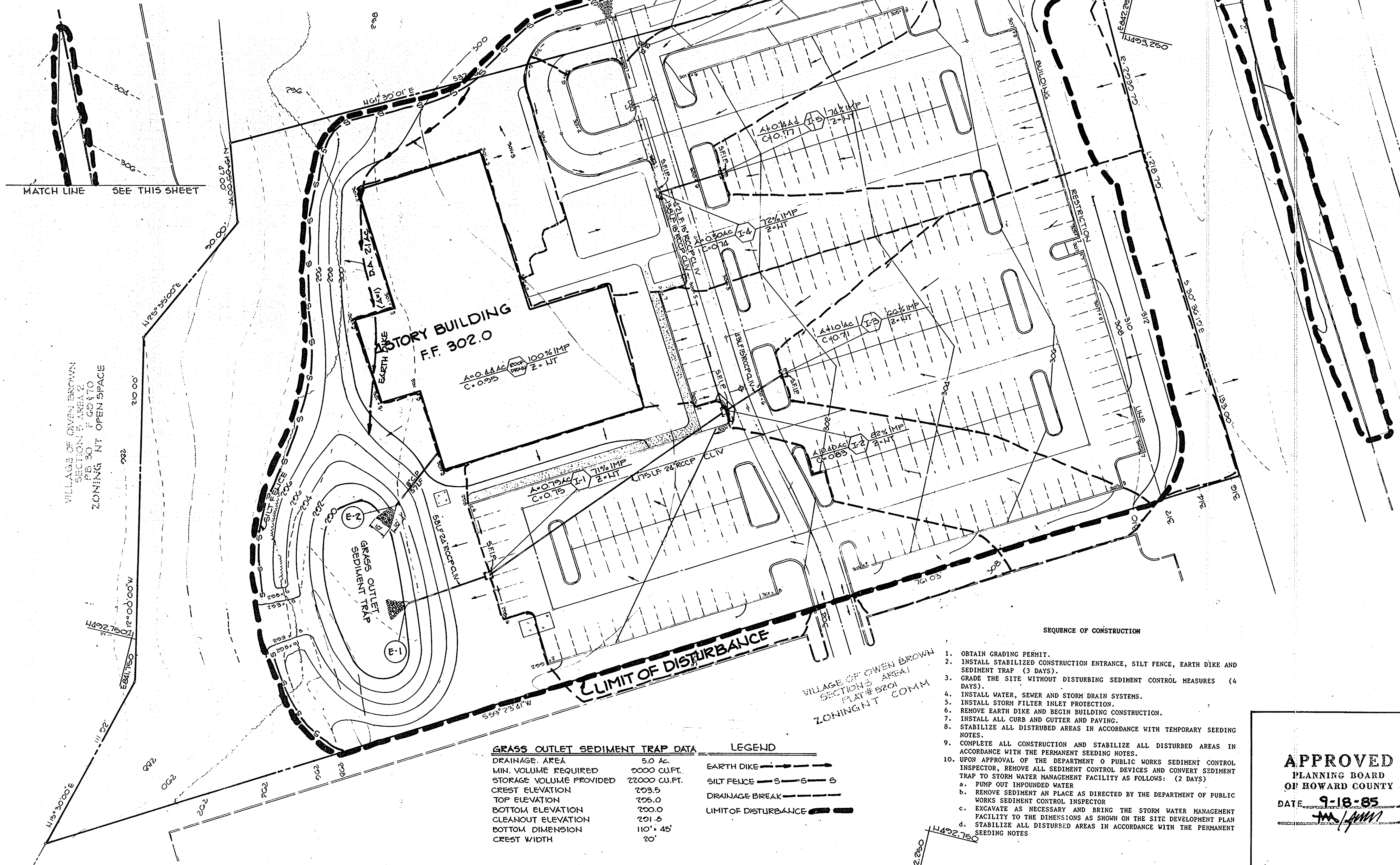
APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: **9-18-85**
M. Quinn



DESIGNED BY: D.A.M.
DRAWN BY: B.A.C.
PROJECT NO: 20600
DATE: 7-29-85
SCALE: AS SHOWN
DRAWING NO. 3 OF 6

STRUCTURE SCHEDULE						
STRUCTURE	TYPE	LOCATION	INV. IN	INV. OUT	TOP OF CURB ELEVATION	REMARKS
I-1	A-5 Inlet	See Plan	292.01	291.81	298.8	Ho.Co. Std. SD 4.01
I-2	A-5 Inlet	See Plan	15" D(E) 294.51 15" D(N) 294.26	293.76	300.5	Ho.Co. Std. SD 4.01
I-3	'S' Inlet	See Plan	---	296.75	301.1	Ho.Co. Std. SD 4.22
I-4	A-5 Inlet	See Plan	295.89	295.64	300.5	Ho.Co. Std. SD 4.01
I-5	'S' Inlet	See Plan	---	297.27	301.1	Ho.Co. Std. SD 4.22
E-1	24" Concrete End Section	See Plan	---	280.00	---	Ho.Co. Std. SD 5.52
E-2	8" METAL END SECTION	See Plan	---	280.00	---	Ho.Co. Std. SD 5.52

* Elevation at Rim



GRASS OUTLET SEDIMENT TRAP DATA	
DRAINAGE AREA	5.0 AC.
MIN. VOLUME REQUIRED	5000 CU.FT.
STORAGE VOLUME PROVIDED	22000 CU.FT.
CREST ELEVATION	203.5
TOP ELEVATION	205.0
BOTTOM ELEVATION	200.0
CLEANOUT ELEVATION	201.6
BOTTOM DIMENSION	110' x 45'
CREST WIDTH	20'

LEGEND	
EARTH DIKE	— — — — —
SILT FENCE	— S — S — S
DRAINAGE BREAK	— — — — —
LIMIT OF DISTURBANCE	— — — — —

- SEQUENCE OF CONSTRUCTION
- OBTAIN GRADING PERMIT.
 - INSTALL STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE, EARTH DIKE AND SEDIMENT TRAP (3 DAYS).
 - GRADE THE SITE WITHOUT DISTURBING SEDIMENT CONTROL MEASURES (4 DAYS).
 - INSTALL WATER, SEWER AND STORM DRAIN SYSTEMS.
 - INSTALL STORM FILTER INLET PROTECTION.
 - REMOVE EARTH DIKE AND BEGIN BUILDING CONSTRUCTION.
 - INSTALL ALL CURB AND GUTTER AND PAVING.
 - STABILIZE ALL DISTURBED AREAS IN ACCORDANCE WITH TEMPORARY SEEDING NOTES.
 - COMPLETE ALL CONSTRUCTION AND STABILIZE ALL DISTURBED AREAS IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES.
 - UPON APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES AND CONVERT SEDIMENT TRAP TO STORM WATER MANAGEMENT FACILITY AS FOLLOWS: (2 DAYS)
 - PUMP OUT IMPOUNDED WATER
 - REMOVE SEDIMENT IN PLACE AS DIRECTED BY THE DEPARTMENT OF PUBLIC WORKS SEDIMENT CONTROL INSPECTOR
 - EXCAVATE AS NECESSARY AND BRING THE STORM WATER MANAGEMENT FACILITY TO THE DIMENSIONS AS SHOWN ON THE SITE DEVELOPMENT PLAN
 - STABILIZE ALL DISTURBED AREAS IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 9-18-85
J.M. / JMM

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."
Peter C. Isobel
DEVELOPER
12-3-85
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
ENGINEER
12-3-85
DATE

REVIEWED FOR HOWARD NAME S.C.D.
AND MEETS TECHNICAL REQUIREMENTS
James M. Vach
12/4/85
U.S. SOIL CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Richard S. Goff
12/4/85
HOWARD S.C.D. DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
John B. Brien
12-5-85
HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
Donald L. Romig
12-6-85
PLANNING DIRECTOR DATE
John M. Muegge
12-7-85
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Mark F. Nunn
12-5-85
DIRECTOR DATE
William S. ...
12-5-85
CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO.	REVISION

OWNER, DEVELOPER
WOODMERE LIMITED PARTNERSHIP
% PETER C. ISOBEL
SUITE #304
5457 TWIN KNOLLS ROAD
COLUMBIA, MARYLAND 21045

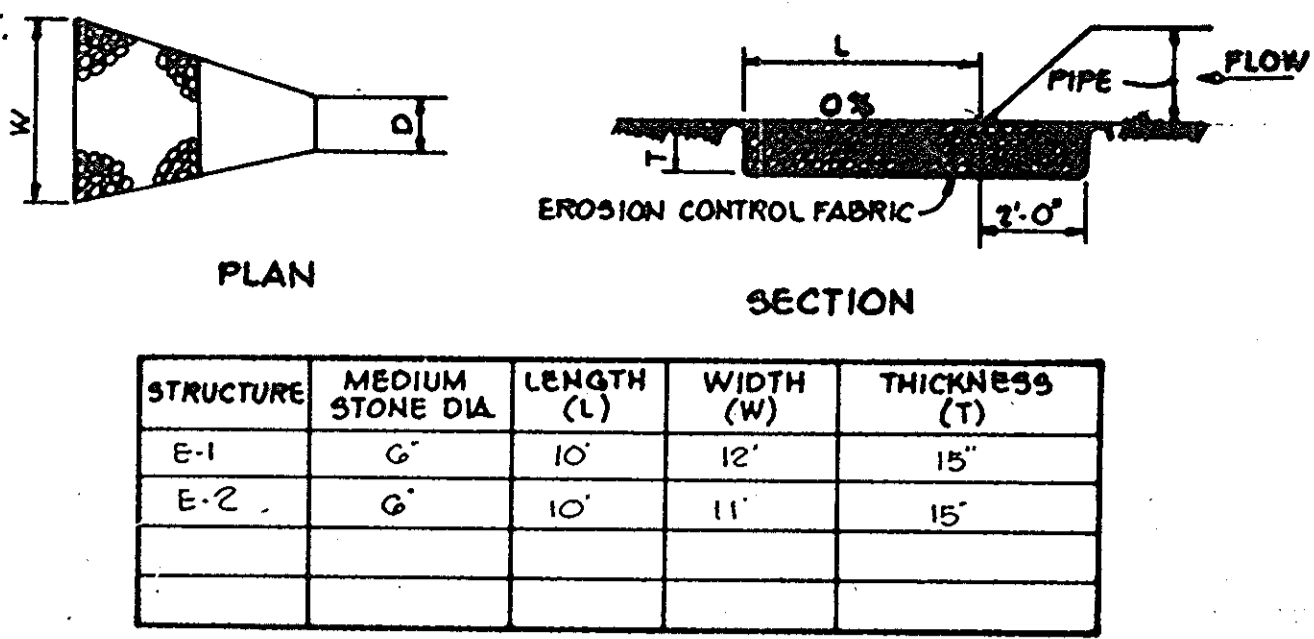
PROJECT **WOODMERE**
AREA VILLAGE OF OWEN BROWN
PARCEL AG TAX MAPS 32 412
SECTION 3 AREA 1
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE **SEDIMENT CONTROL PLAN AND DRAINAGE AREA MAP**

THE RIEMER GROUP, INC.
A LAND PLANNING, DESIGN & CIVIL ENGINEERING FIRM
3105 HEALTH PARK DRIVE, ELLEICOTT CITY, MD. 21043 301-461-2690

DATE 12-3-85
DESIGNED BY D.A.M.
DRAWN BY B.A.C.
PROJECT NO 20000
DATE 7-20-85
SCALE 1"=30'
DRAWING NO 4 OF 6

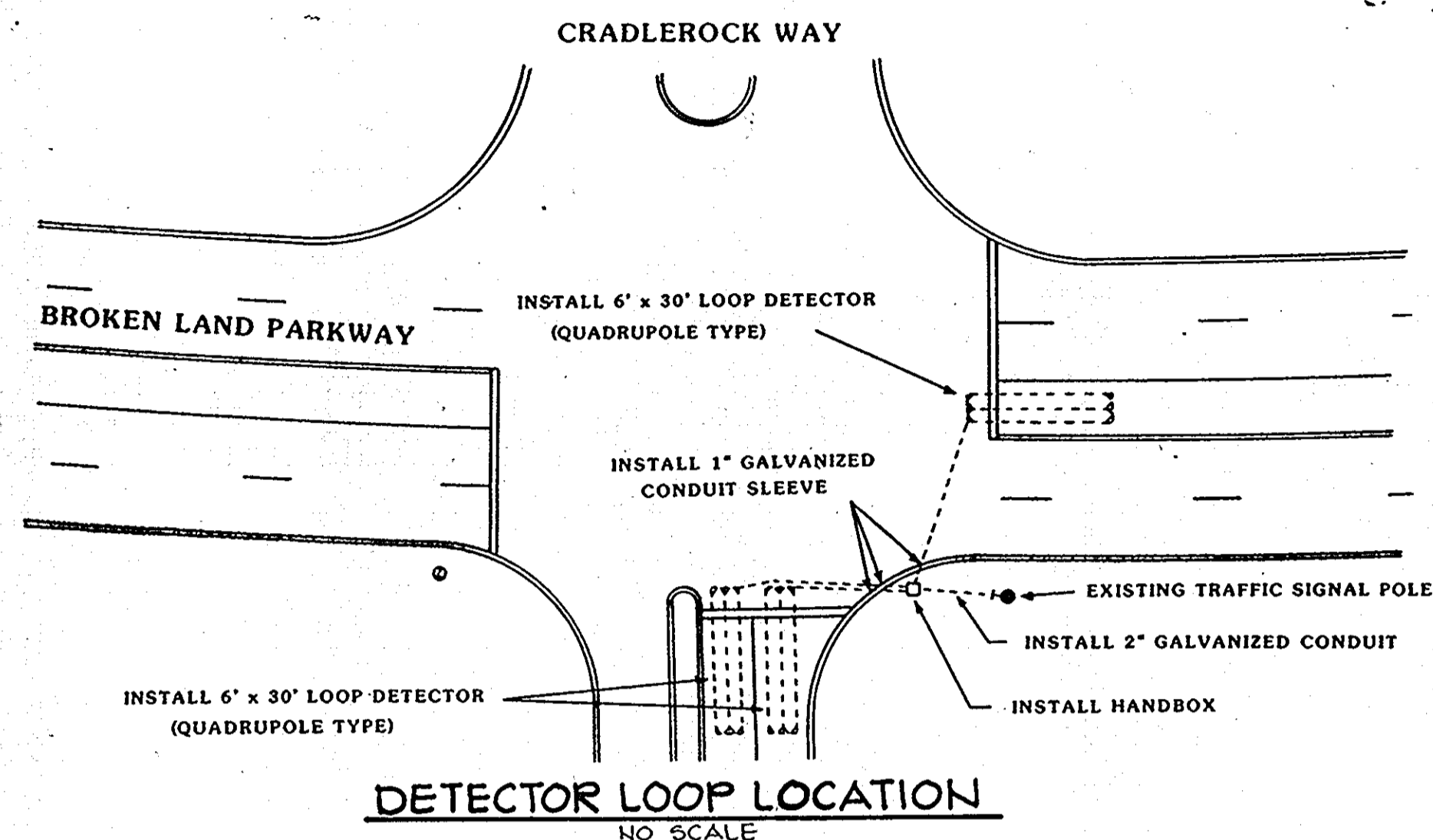
Arthur E. Muegge
ARTHUR E. MUEGGE 08107

SDP-86-27c 010185

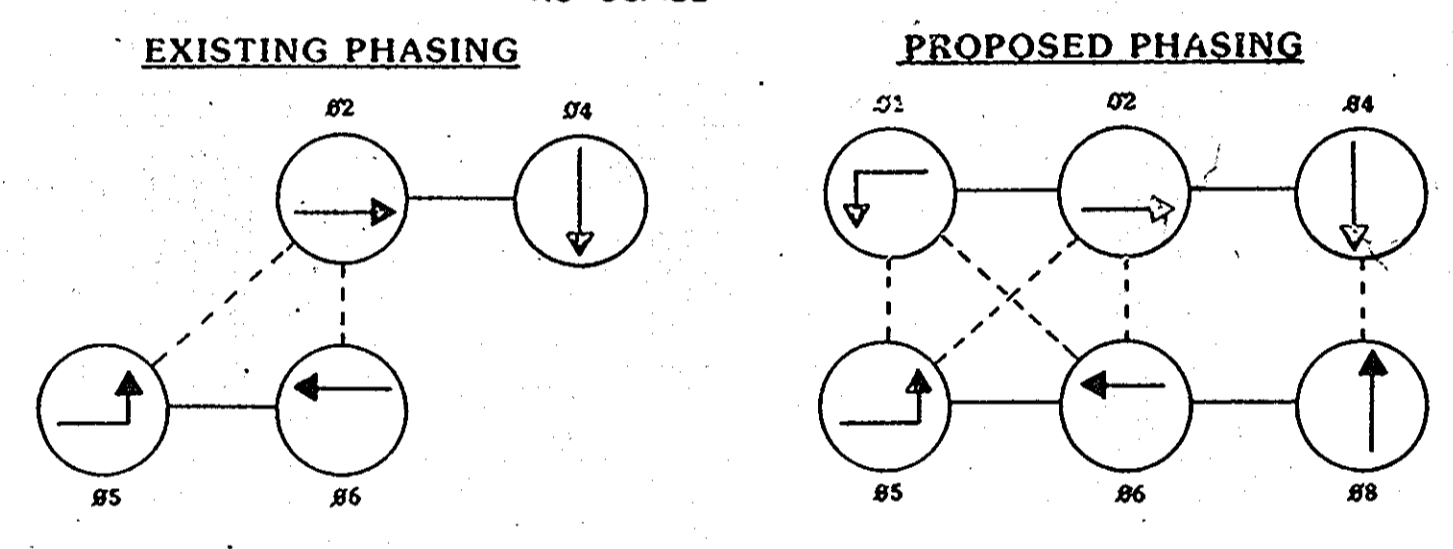


STRUCTURE	MEDIUM STONE DIA.	LENGTH (L)	WIDTH (W)	THICKNESS (T)
E-1	6"	10'	12'	15"
E-2	6"	10'	11'	15"

OUTLET PROTECTION DETAIL
No Scale

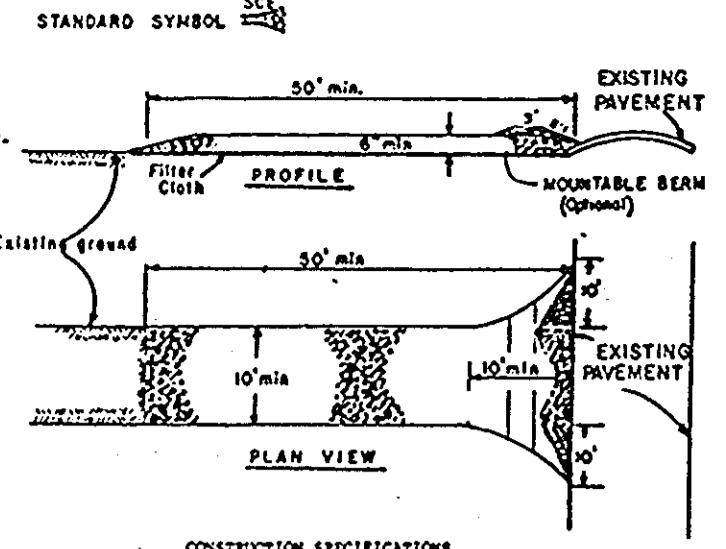


DETECTOR LOOP LOCATION
NO SCALE

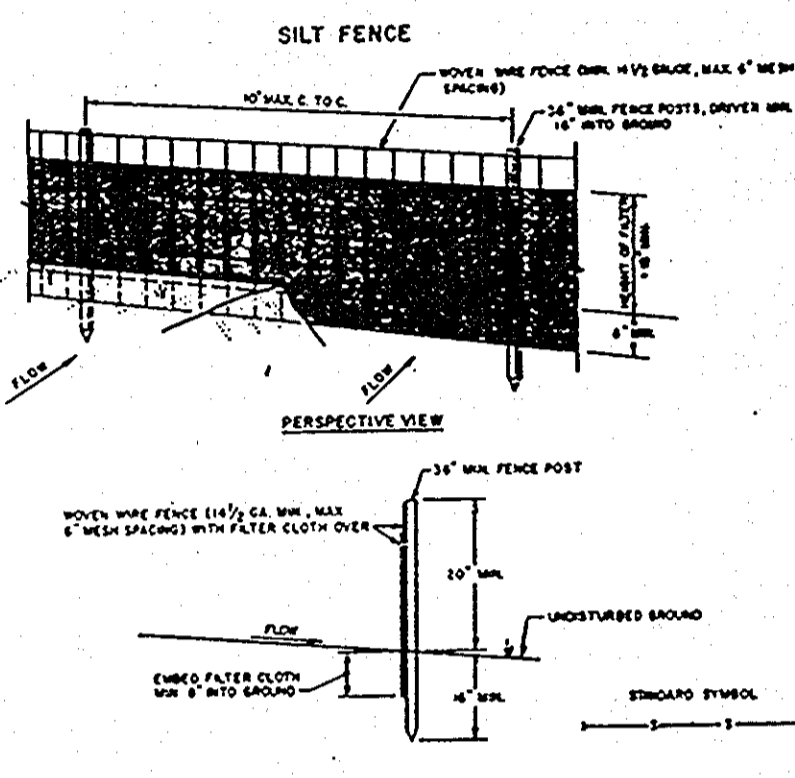


PHASES ASSOCIATED BY A SOLID LINE WILL NOT OPERATE CONCURRENTLY.
PHASES ASSOCIATED BY A DASHED LINE MAY WILL OPERATE CONCURRENTLY.

PHASING DETAIL
NO SCALE



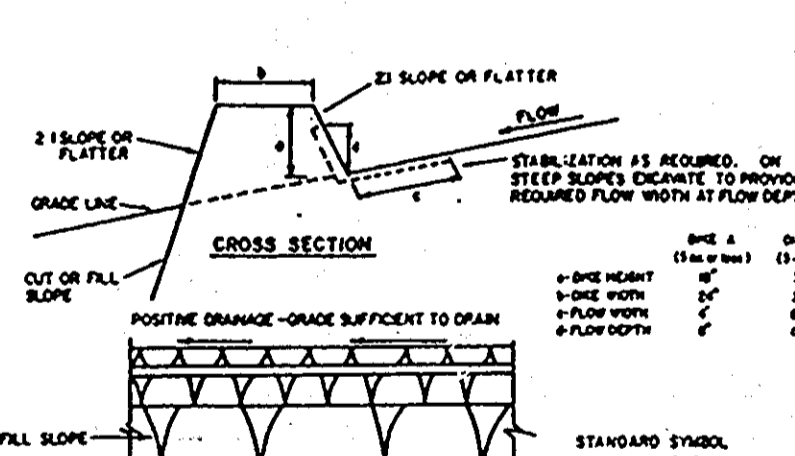
STABILIZED CONSTRUCTION ENTRANCE
NO SCALE



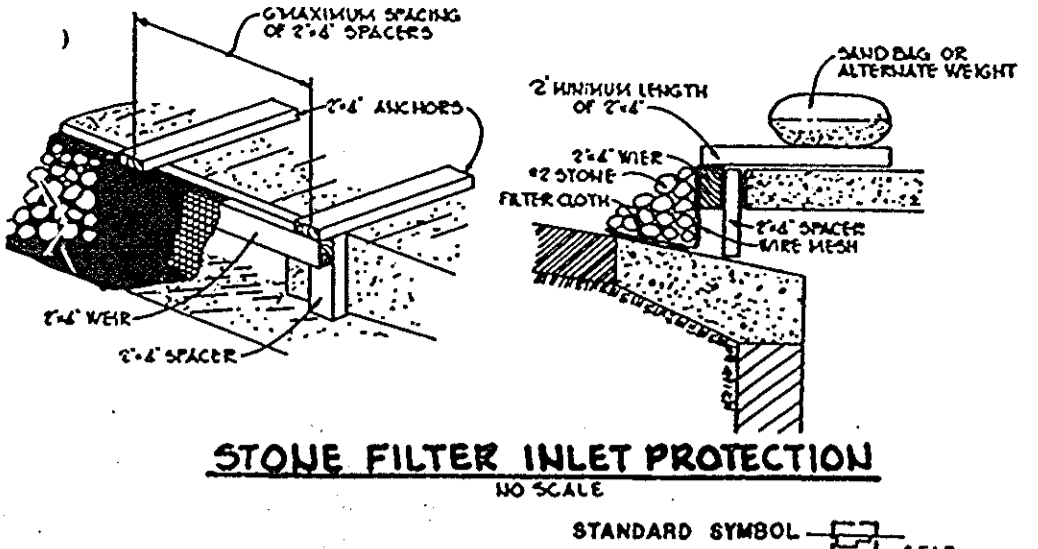
SILT FENCE
NO SCALE

- CONSTRUCTION NOTES FOR STABILIZED SILT FENCE**
- NOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH NINE TIES OR STAPLES.
 - FILTER CLOTH TO BE FASTENED SECURELY TO NOVEN WIRE FENCE WITH TIE SPACED EVERY 4' AT TOP AND MID SECTION.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND POLYED.
 - MAINTENANCE SHALL BE PERFORMED AS NECESSARY AND MATERIAL REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE.
- POSTS:** STEEL EPIPE 1 OR II TYPE OR 2" HARDWOOD
FENCE: NOVEN WIRE, 10' GA. 36" MAX. HOLE OPENING
FILTER CLOTH: FILTER X 4' LENGTHS, 2' x 4' ANCHORS, 1/2" STRAIN, 1/4" LAYER OR APPROVED EQUIV.
PREPARED UNIT: GEOTEX, ANTI-EROSION, OR APPROVED EQUIV.

EARTH DIKE
NO SCALE



- CONSTRUCTION SPECIFICATIONS**
- ALL DIKES SHALL BE COMPACTED BY EARTHWORKING EQUIPMENT.
 - ALL DIKES SHALL HAVE POSITIVE DRAINAGE TO AN OUTLET OF WHICH THEY ARE HIGH AND SIDE SLOPES MAY BE FLATTER IF DESIRED TO FACILITATE CROSSING BY CONSTRUCTION TRAFFIC.
 - FIELD DIKES SHOULD BE ADJUSTED AS NEEDED TO UTILIZE A STABILIZED SAFE OUTLET.
 - EARTH DIKES SHALL HAVE AN OUTLET THAT FUNCTIONS WITH A MINIMUM OF EROSION. RUNOFF SHALL BE DIVERTED 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 SUITABLY STABILIZED.
 - STABILIZATION SHALL BE: (A) IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEED AND STRAW MULCH OR STRAW MULCH IF NOT IN SEEDING SEASON, (B) PLOW CHANNEL AS PER THE OWNER'S PLAN.
- EARTH CHANNEL STABILIZATION**
- | TYPE OF TREATMENT | CHANNEL SIZE | DISE A | DISE B |
|-------------------|--------------|------------------------|---|
| 1 | 5-5.0K | SEED AND STRAW MULCH | SEED AND STRAW MULCH |
| 2 | 5.1-5.0K | SEED AND STRAW MULCH | SEED WITH LIME, 2% EXCESSIVE SOIL, 2' STONE |
| 3 | 5.1-4.0K | SEED WITH LIME, OR SOU | LINED RIP-RAP 4-8" |
| 4 | 8.1-2K | LINED RIP-RAP 4-8" | ENGINEERING DESIGN |
- NOTE:** STONE TO BE 2" HIGH STONE, OR RECYCLED CONCRETE EQUIVALENT, IN A LAYER AT LEAST 3" THICK. LIME THICKNESS AND BE PRESSED INTO THE SOIL WITH CONSTRUCTION EQUIPMENT. RIP-RAP TO BE 4" IN DIAMETER IN A LAYER AT LEAST 3" THICK THICKNESS AND PRESSED INTO THE SOIL.
C: APPROVED EQUIVALENTS CAN BE SUBSTITUTED FOR ANY OF THE ABOVE MATERIALS.
D: PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.



STONE FILTER INLET PROTECTION
NO SCALE

- CONSTRUCTION SPECIFICATIONS**
- Stone size - 2 to 3" stone, or recycled or recycled concrete equivalent.
 - Length - As specified, but not less than 10 feet (except on a single cast-in-place concrete structure).
 - Thickness - Not less than 12" (except on a single cast-in-place concrete structure).
 - Width - The (12") feet minimum, but not less than the full width at points where changes in slope occur.
 - 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.
 - Surface Finish - All surface water flowing or directed toward construction entrance shall be piped across the entrance. If piping is impractical, a mountable curb with 1:1 slopes will be provided.
 - Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public right-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleaning of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public right-of-way must be removed immediately.
 - Washing - Washes shall be cleaned to remove sediment prior to entrance onto public right-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.
 - Periodic inspection and needed maintenance shall be provided after each rain.

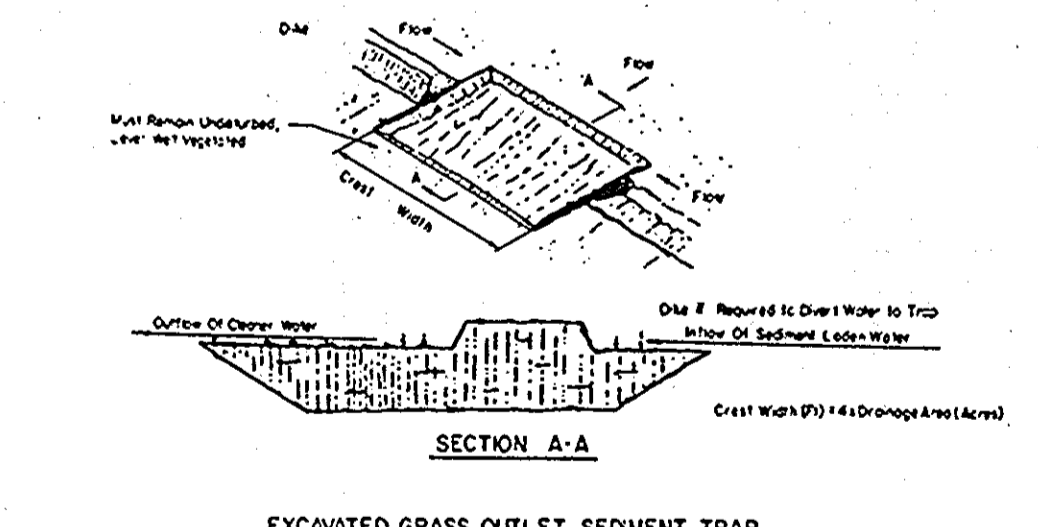
STABILIZED CONSTRUCTION ENTRANCE
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SILT FENCE
NO SCALE

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EARTH DIKE
NO SCALE



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C: APPROVED EQUIVALENTS CAN BE SUBSTITUTED FOR ANY OF THE ABOVE MATERIALS.
D: PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.

EARTH DIKE
NO SCALE

- CONSTRUCTION SPECIFICATIONS**
- Volume of sediment storage shall be 1000 cubic feet per acre of contributory drainage area.
 - Minimum crest width shall be 4' x Drainage Area.
 - Sediment shall be removed and trap restored to its original dimensions when the sediment has accumulated to the design depth of the trap. Removed sediment shall be deposited in a suitable area and in such a manner that it will not erode.
 - The structure shall be inspected after each rain and repairs made as needed.
 - Construction operations shall be carried out in such a manner that erosion and water pollution shall be minimized.
 - The sediment trap shall be removed and area stabilized when the remaining drainage area has been properly stabilized.
 - All cut slopes shall be 1:1 or flatter.

GRASS OUTLET SEDIMENT TRAP
NO SCALE

SEDIMENT CONTROL NOTES

- A minimum of 24 hours notice must be given to the Howard County Office of Inspections and Permits prior to the start of any construction (992-2437).
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - Site Analysis:
 - Total Area of Site: 5.95 acres
 - Area Disturbed: 4.0 acres
 - Area to be roofed or paved: 3.2 acres
 - Area to be vegetatively stabilized: 2.75 acres
 - Total Cut: 1522 Cu. Yds.
 - Total Fill: 2500 Cu. Yds.
 - TOPSOIL: 2500 Cu. Yds.
 - SOIL TYPES: MAJOR LOAM AND CLAY LOAM
 - Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
 - Additional sediment controls must be provided, if deemed necessary by the Howard County DPW sediment control inspector.
 - Site grading will begin only after all perimeter sediment control measures have been installed and are in a functioning condition.
 - Sediment will be removed from traps when its depth reaches the clean out elevation shown on the plans.
- TEMPORARY SEEDING NOTES**
- Apply to graded or cleared areas likely to be redistributed 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.
- Soil Amendments:** Apply 10-10-10 fertilizer (14 lbs./1000 sq.ft.) where soil is highly acidic, apply dolomitic limestone at the rate of 1 ton per acre.
- Seeding:** For periods March 1 thru April 30, and from August 15 thru November 15, seed with 60 lbs. per acre of annual ryegrass (2 lbs./1000 sq.ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (0.7 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 sod.
- 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.
- PERMANENT SEEDING NOTES**
- Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.
- Seeding Preparation:** Loosen upper three inches of soil by raking, discing or other acceptable means before seeding.
- Soil Amendments:** Apply 0-20-20 fertilizer at the rate of 600 lbs. per acre. Narrow or disc line and 0-20-20 fertilizer into the soil to a minimum depth of 2". Lawn or high maintenance areas will be dressed and leveled with a York rake. At the time of seeding, apply 600 lbs. of 30-0-0 ureaform fertilizer and 50 lbs. of 10-20-20 or equivalent fertilizer per acre.
- Seeding:** For the periods March 1 thru April 30, and August 1 thru October 15, seed with 40 lbs. per acre (1 lb./1000 sq.ft.) of a mixture of certified 'Merion' Kentucky bluegrass; common Kentucky bluegrass @ 40 lbs. per acre (1 lb./1000 sq.ft.) and Red Fescue, Pennlawn or Jamestown @ 20 lbs. per acre (0.5 lb./1000 sq.ft.) for the period May 1 thru July 31, seed with 60-0-20 mix as specified above and 2 lbs. per acre (0.05 lb./1000 sq.ft.) of weeping 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 sod. (Option 3) Seed with 40-60-20 mix specified above 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 gallons per acre (8 gal./1000 sq.ft.) for anchoring.
- Maintenance:** Inspect all seeded areas and make needed repairs, replacements and reseeding.

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."

Peter Issel 12-3-85
DEVELOPER DATE
PETER ISSEL

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 12-3-85
ENGINEER DATE
ARTHUR E. MUEGGE

REVIEWED FOR HOWARD COUNTY S.C.D. AND MEET TECHNICAL REQUIREMENTS

James McArthur 12/4/85
U.S. SOIL CONSERVATION SERVICE DATE

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

Richard J. Zichow 12/4/85
HOWARD S.C.D. DATE

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

Joseph J. ... 12-5-85
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

Thomas L. ... 12-6-85
PLANNING DIRECTOR DATE
Joseph ... 12-7-85
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

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

Joseph F. Nummy 12-5-85
DIRECTOR DATE
William E. ... 12-5-85
CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO.	REVISION

OWNER/ DEVELOPER
WOODMERE I LIMITED PARTNERSHIP
% PETER ISSEL
SUITE # 304
5457 TYWIK HILLS ROAD
COLUMBIA, MARYLAND 2045

AREA: VILLAGE OF OWEN BROWN
PARCEL A-G TAX MAPS 36#82
SECTION 3 AREA 1
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

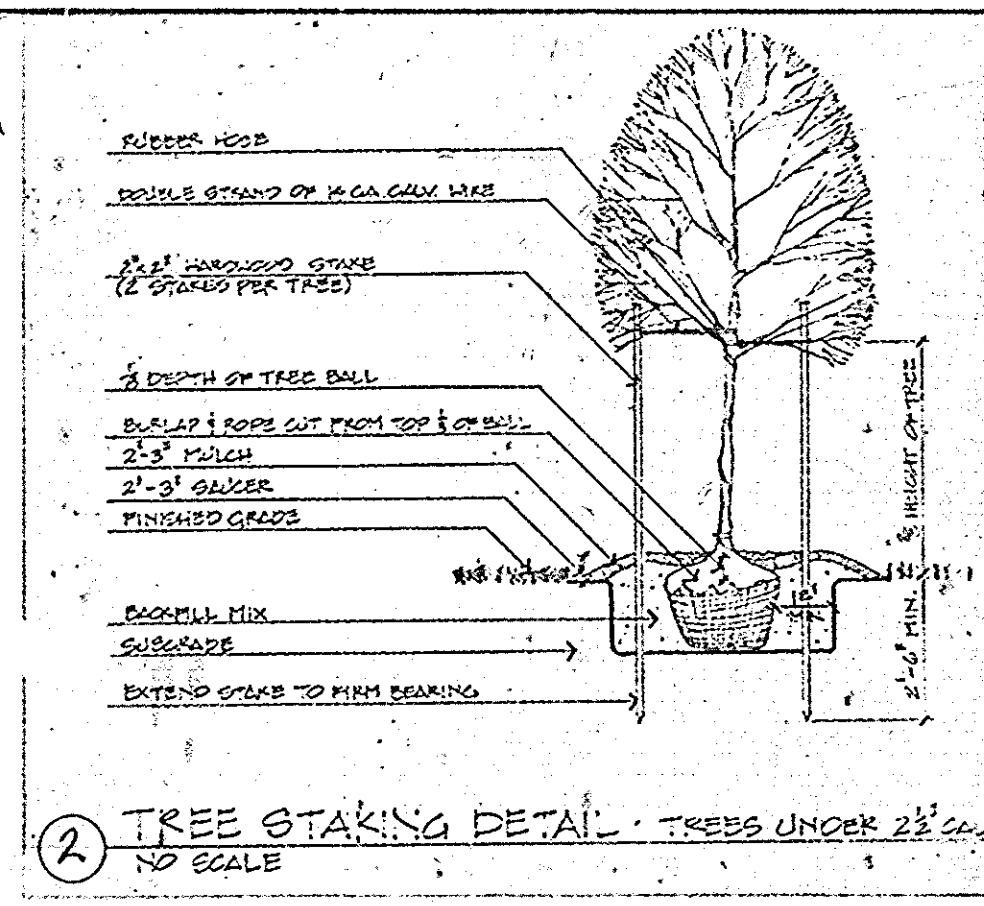
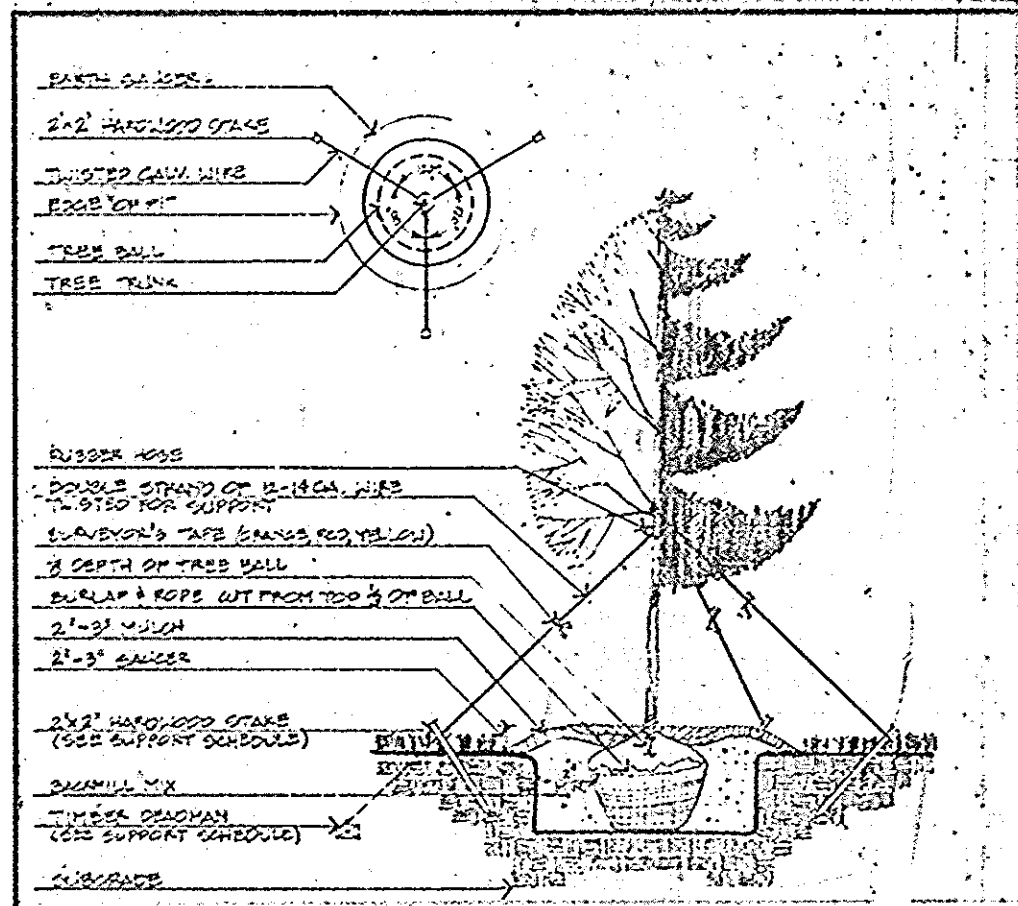
PROJECT: WOODMERE

TITLE: STORM WATER MANAGEMENT AND SEDIMENT CONTROL NOTES AND DETAILS

THE RIEMER GROUP, INC.
The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
3106 Health Park Drive, Ellicott City, Maryland 21043 (301) 481-2880

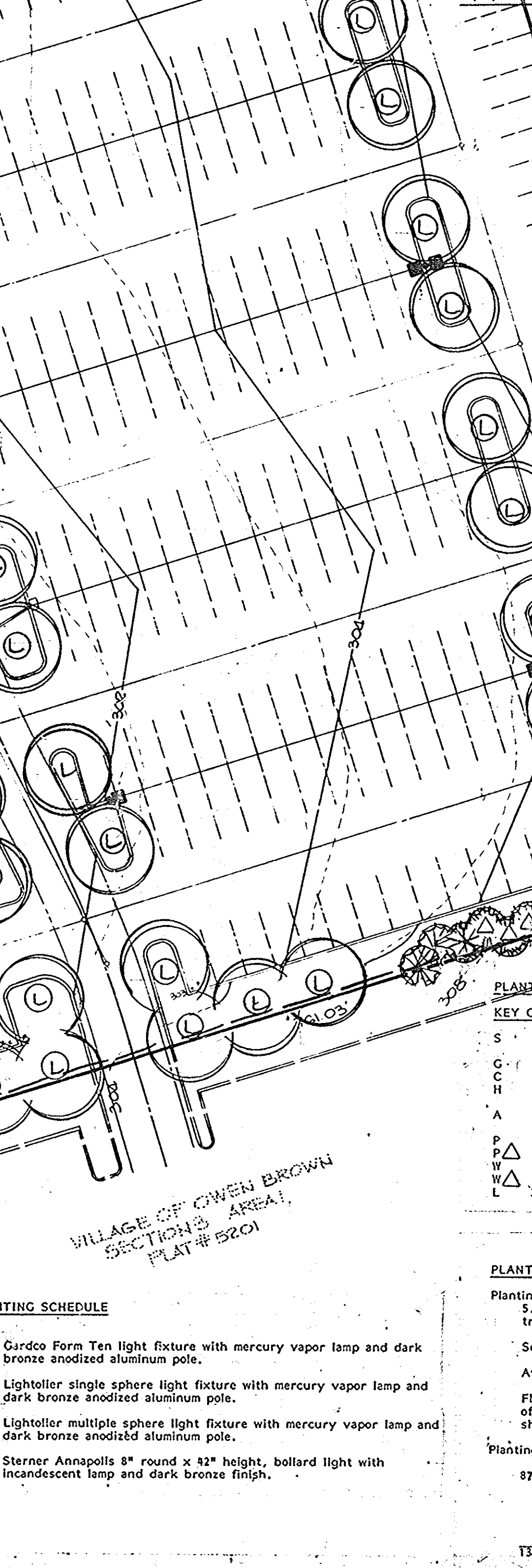
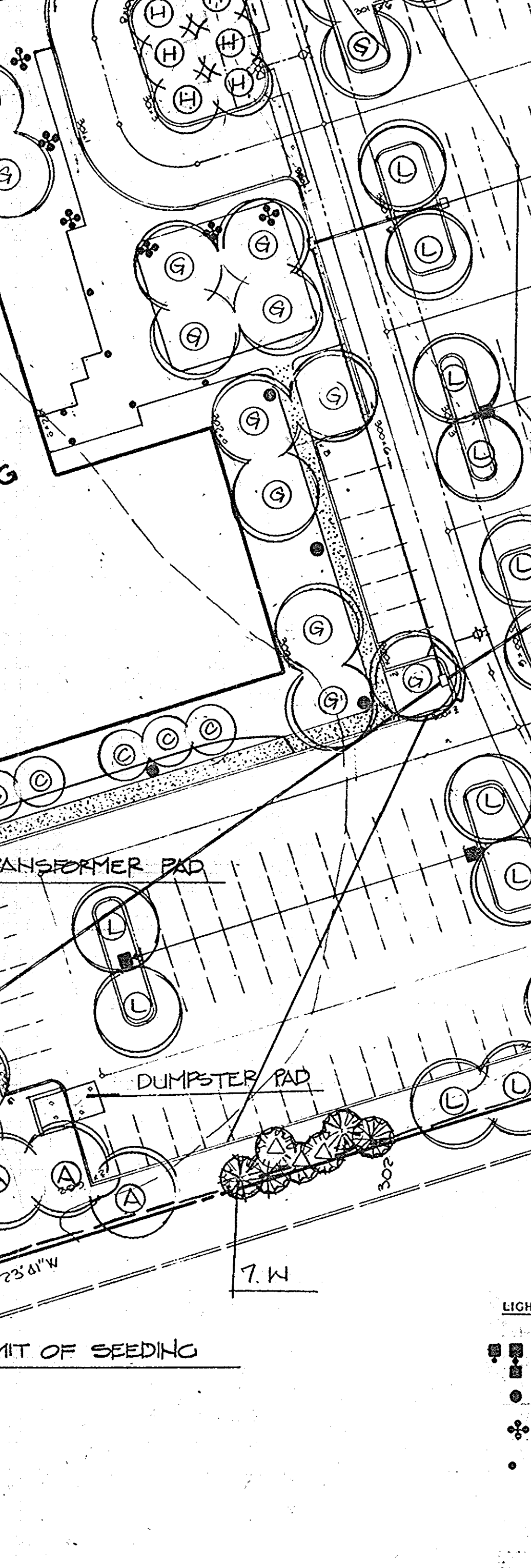
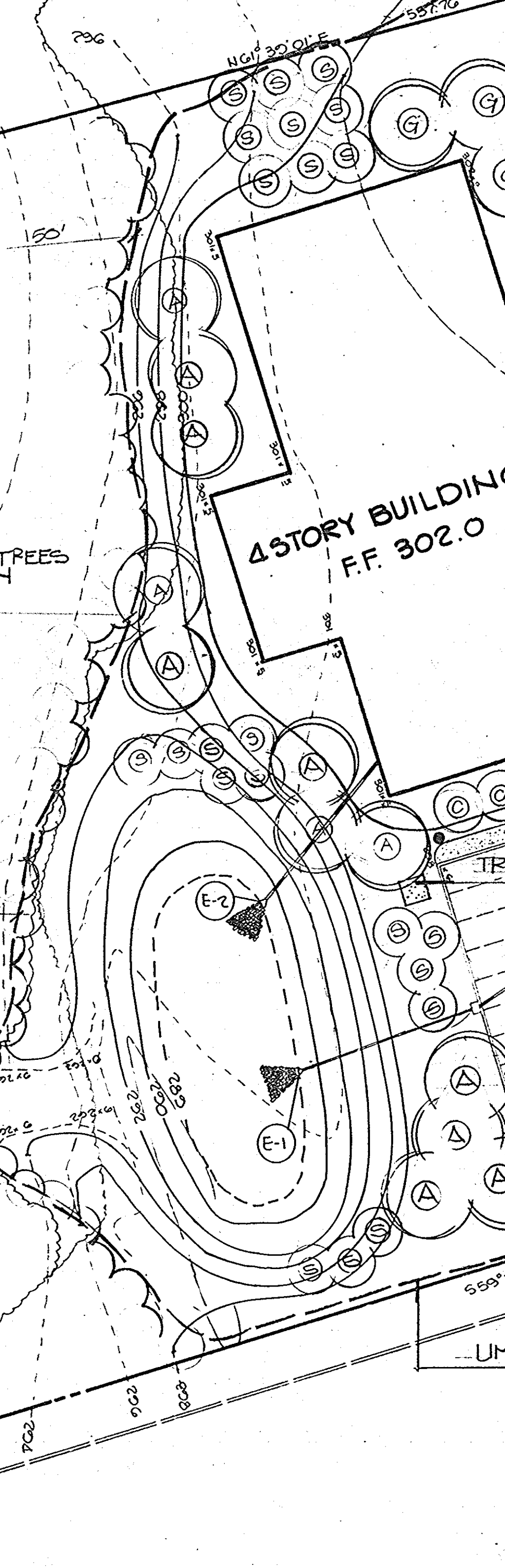
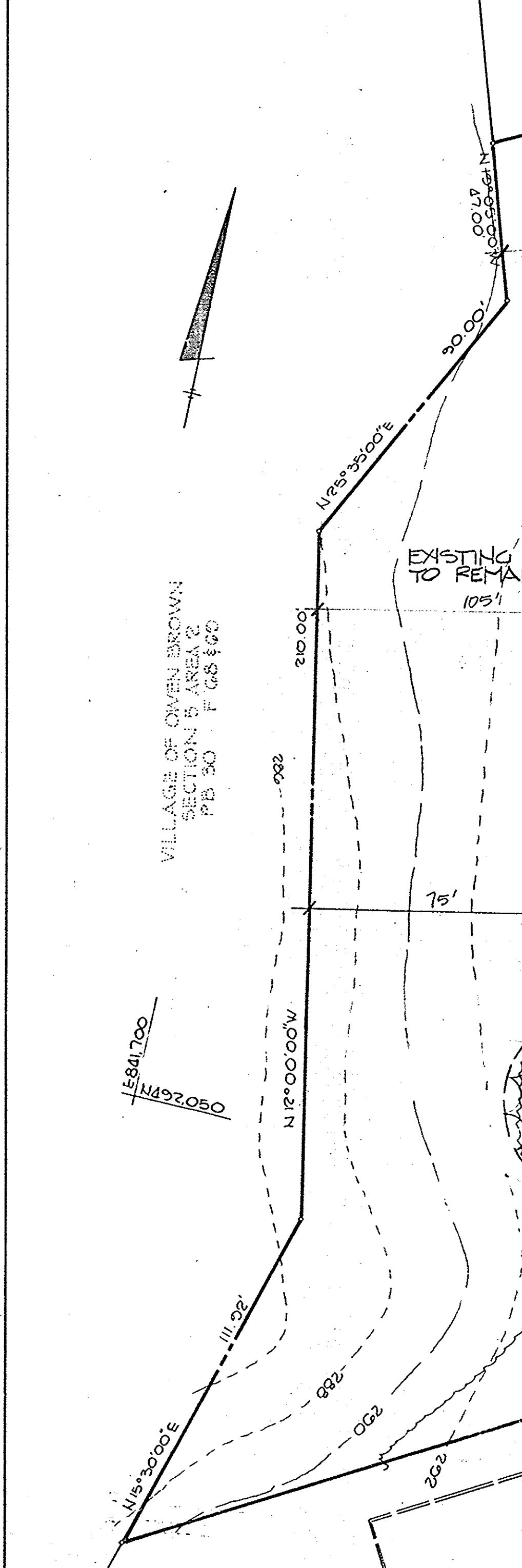
APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 9-18-85
Arthur E. Muegge

DESIGNED BY: D.A.M.
DRAWN BY: B.A.C.
PROJECT NO: 20600
DATE: 7-20-85
SCALE: AS SHOWN
DRAWING NO. 5 OF 9



TREE SIZE	SUPPORT SCHEDULE
2 1/2" - 3" CAL.	2 STRANDS 3/16" GAL. WIRE
3" - 4" CAL.	2 STRANDS 3/16" GAL. WIRE
4" - 6" CAL.	2 1/2" STRANDS 3/16" GAL. WIRE
6" - 12" CAL.	2 1/2" STRANDS 3/16" GAL. WIRE

1. TREE CUTTING DETAIL - TREES OVER 2 1/2" CAL. ALL EVERGREEN TREES. NO SCALE.



PLANT LIST

KEY	QUANT.	BOTANICAL NAME/COMMON NAME	SIZE	ROOT
S	23	Amelanchier laevis/ Shadblow Serviceberry	8'-10'	B 6 B
C	26	Gleditsia tri. in. 'Shademaster'	2 1/2'-3'	B 6 B
H	12	Cornus Kousa/Kousa Dogwood	6'-8'	B 6 B
H	25	Crataegus phanopyrum/ Washington Hawthorn	2'-2 1/2'	B 6 B
A	31	Liquidambar styraciflua/ Sweetgum	2 1/2'-3'	B 6 B
P	7	Pinus nigra/Austrian Pine	6'-8'	B 6 B
P	5	Pinus nigra/Austrian Pine	8'-10'	B 6 B
W	7	Pinus strobus/White Pine	6'-8'	B 6 B
W	7	Pinus strobus/White Pine	8'-10'	B 6 B
L	31	Platanus acerifolia 'Bloodgood'/ Bloodgood London Plane	2 1/2'-3'	B 6 B

LIGHTING SCHEDULE

- Garco Form Ten light fixture with mercury vapor lamp and dark bronze anodized aluminum pole.
- Lighttoller single sphere light fixture with mercury vapor lamp and dark bronze anodized aluminum pole.
- Lighttoller multiple sphere light fixture with mercury vapor lamp and dark bronze anodized aluminum pole.
- Sterner Annapolis 8" round x 42" height, bollard light with incandescent lamp and dark bronze finish.

PLANT MATERIAL TABULATION

Planting Required
5,353 acre unwooded site, zoned commercial, requiring 26 shade trees per acre: 139 shade trees

Semi wooded site requires 22 shade trees per acre: 118 shade trees

Average unwooded/semi wooded: 129 shade trees

Flowering and evergreen trees shall be substituted for 250-500 of shade tree requirement (2 flowering or evergreen trees per shade tree)

Planting Provided
87 shade trees

59 flowering trees
28 evergreen trees
87 (equal to 83 shade trees and representing 33% of requirement)

132 total

PERMISSION TO PLANT ON PARCEL A-B HAS BEEN OBTAINED FROM OWNER

- NOTES:
- All Plants to be Nursery grown and furnished in accordance with AAN "American Standards for Nursery Stock" ANSI Z60.1-1973.
 - All trees to branch symmetrically around central leader. No forked leader stock will be accepted.
 - Plant material types and sizes may vary due to market availability at time of construction. Any substitutions are to be of equivalent type and size, and must be approved in writing by the landscape architect. Containerized shrub stock may be substituted for B&B shrubs if approved in writing by the landscape architect.
 - All areas disturbed during construction shall be seeded unless noted otherwise.
 - Installation of pines and oaks shall be during spring planting season only. No fall planting.
 - The contractor shall notify all utility companies five (5) days prior to beginning work.
 - Any damage to the existing utilities, buildings, paving, curb, walls, and vegetation (not so designated for removal on these plans) shall be repaired to previous condition or replaced by the contractor at his expense.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
John S. [Signature] 12-5-80
HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
Thomas L. [Signature] 12-6-85
PLANNING DIRECTOR DATE
John W. [Signature] 12-7-85
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Monte F. [Signature] 12-5-85
DIRECTOR DATE
William S. [Signature] 12-8-85
CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO.	REVISION
	5	
OWNER DEVELOPER		
WOODMERE I LIMITED PARTNERSHIP % PETER 195EL SUITE #304 5457 TWIN KNOLLS ROAD COLUMBIA, MARYLAND 21045		
PROJECT		
WOODMERE		
AREA		
VILLAGE OF OWEN BROWN PARCEL A-B SECTION 3 AREA 1 6 TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE		
PLANTING PLAN		

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 9-18-85
[Signature]

DESIGNED BY ML
DRAWN BY RK
PROJECT NO. CR-4628A
DATE 7-29-85
SCALE 1" = 30'-0"
DRAWING NO. 6 OF 6

REGISTERED LANDSCAPE ARCHITECT
Elmina Mayberry
ELMINA MAYBERRY