

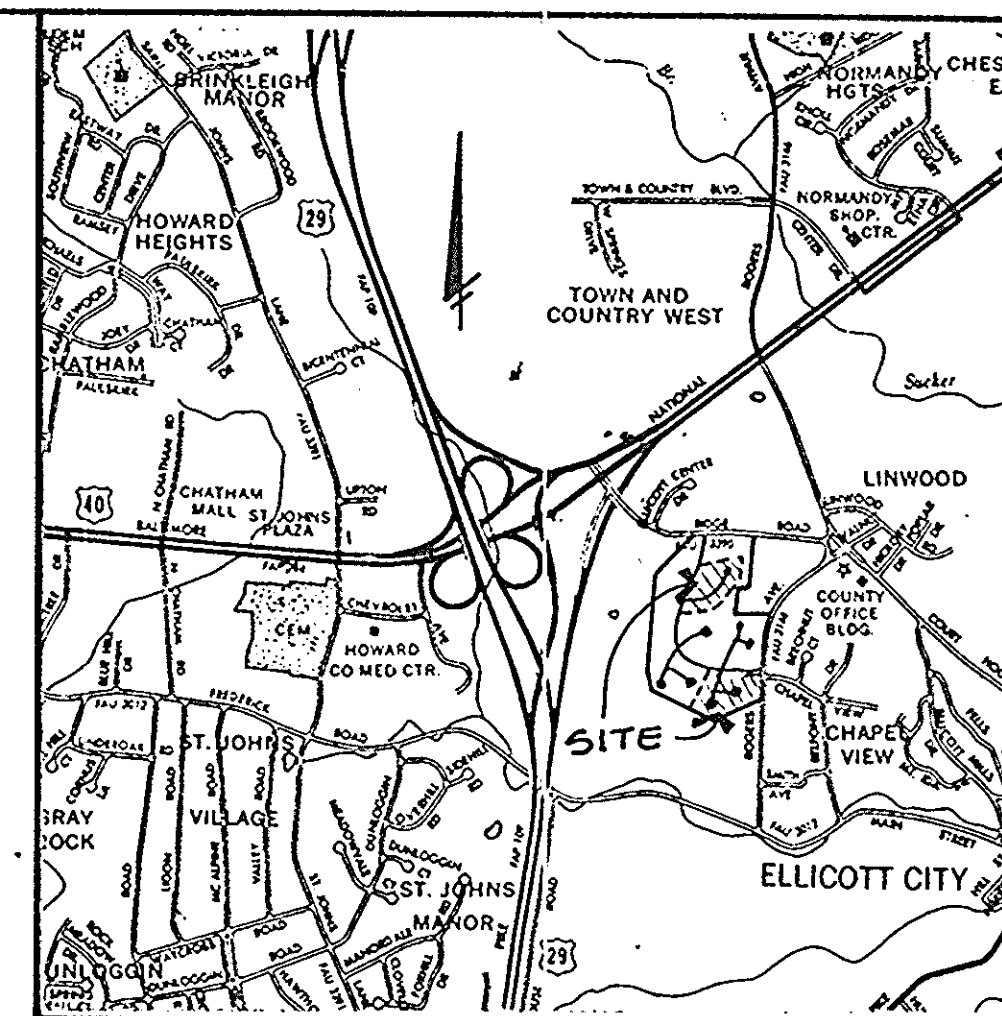
SHEET INDEX	
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6	PLANTING PLAN - S.F.A.

SITE DEVELOPMENT PLAN

RIVER MILLS

2 ND ELECTION DISTRICT

HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE 1" = 2,000'

GENERAL NOTES

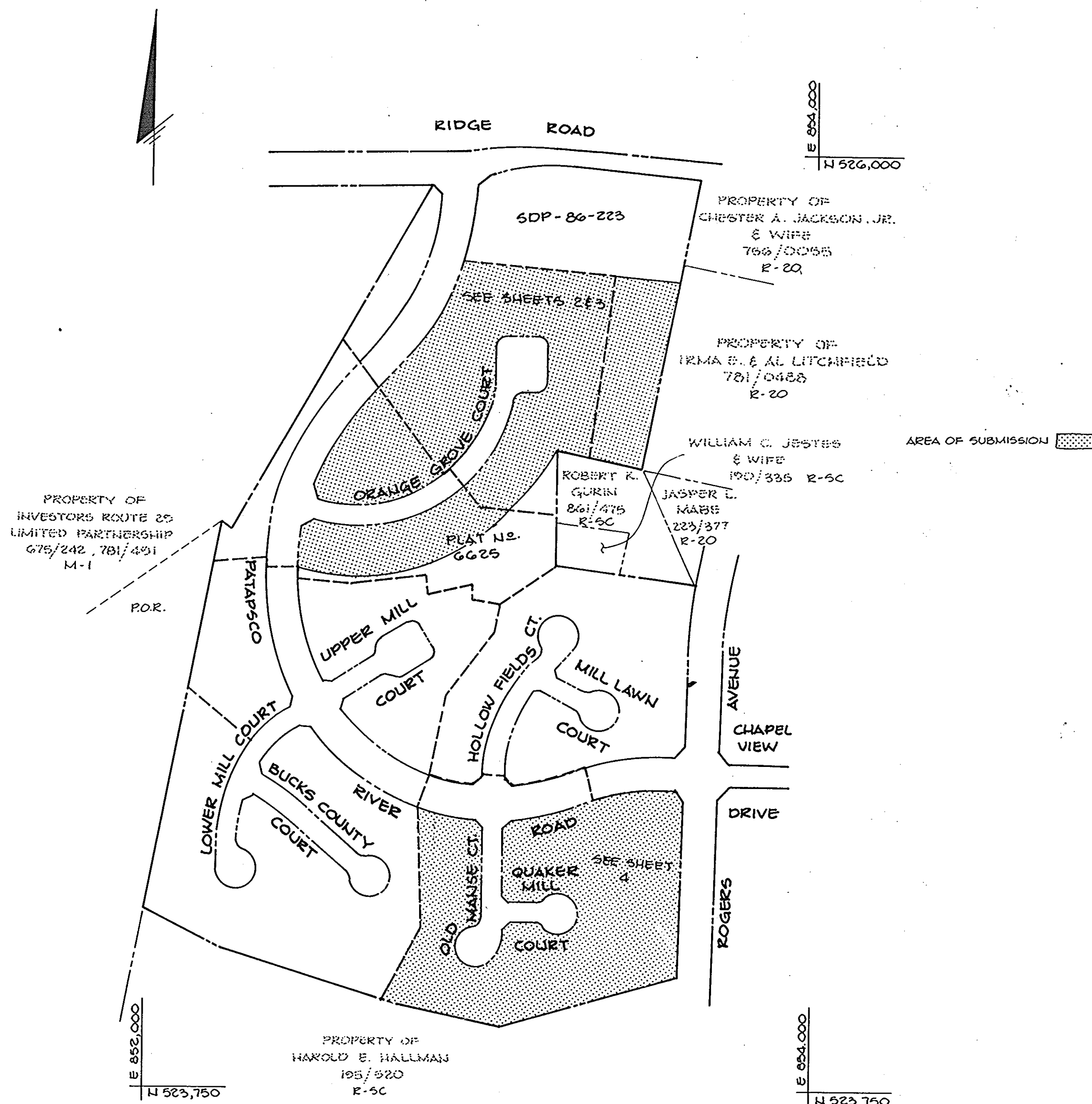
- SEDIMENT CONTROL AND STORM WATER MANAGEMENT ARE PROVIDED BY FACILITIES AS SHOWN UNDER CONTRACT NO. F-85-119.
- ALL WATER LINES SHALL BE CONSTRUCTED A MINIMUM OF 42" COVER BELOW FINISHED GRADE.
- CORRUGATED STEEL PIPE SECTIONS WILL BE JOINED WITH A SINGLE OR TWO PIECE CORRUGATED BAND WITH A WATERTIGHT NEOPRENE GASKET. DIMPLE BAND CONNECTORS WILL NOT BE PERMITTED.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOL. IV, I.E., STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION.
- 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.
- THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES, WHERE DIRECTED BY THE ENGINEER, A MINIMUM OF TWO WEEKS IN ADVANCE OF CONSTRUCTION OPERATIONS.
- CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES AT LEAST FIVE (5) DAYS BEFORE STARTING WORK ON THESE DRAWINGS:

MISS UTILITY	1-800-257-7777
GAP 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
STATE HIGHWAY ADMINISTRATION	531-5533
HOWARD COUNTY CONSTRUCTION/INSPECTION SURVEY DIVISION (24 HOURS NOTICE PRIOR TO COMMENCEMENT OF WORK)	792-7272

- ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT \overline{O} ELEVATIONS.
- THE CONTRACTOR SHALL PROVIDE A JOINT IN ALL SEWER MAINS WITHIN 2'-0" OF EXTERIOR MANHOLE WALLS.
- PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
- NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT TO SUBGRADE.
- TOPO TAKEN FROM FIELD RUN SURVEY DATED DECEMBER, 1984.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 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.
- 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.

ADDRESS CHART

LOT # 97	3400 ORANGE GROVE COURT	LOT # 135	3443 ORANGE GROVE COURT
98	3402	136	3441
99	3404	137	3437
100	3406	138	3435
101	3410	139	3433
102	3412	140	3431
103	3414	141	3427
104	3416	142	3425
105	3420	143	3423
106	3422	144	3421
107	3424	145	3417
108	3426	146	3415
109	3430	147	3413
110	3432	148	3411
111	3434	149	3407
112	3436	150	3405
113	3440	151	3403
114	3442	152	3401
115	3444	1	3603 OLD MANSE COURT
116	3446 ORANGE GROVE COURT	2	3607
117	3450	3	3605 QUAKER MILL COURT
118	3452	4	3609
119	3454	5	3613
120	3456	6	3616
121	3460	7	3612
122	3462	8	3604
123	3464	9	3600
124	3466	10	3608
125	3470	11	3619 OLD MANSE COURT
126	3472	12	3623
127	3474	13	3627
128	3476	14	3626
129	3457	15	3622
130	3455	16	3618
131	3453	17	3614
132	3451	18	3610
133	3447	19	3606
134	3445	20	3602



PLAN
SCALE 1" = 200'

SUBDIVISION NAME	RIVER MILLS	SECT./AREA	1	LOT/PARCEL #	1-20 & 97-152
PLAT # OR L/F	6621, 25, 26, 27	BLOCK #	G/12	TAX/ZONE MAP	2A
WATER CODE	F04	SEWER CODE	1402100	ELEC. DIST.	2
				CENSUS TR	6025

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

Joseph J. Miller 12-11-86
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

J. Ronald G. Manning 12-12-86
PLANNING DIRECTOR DATE

John H. Munn 12-12-86
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

John C. Nunn 12-5-86
DIRECTOR DATE

William S. Ryan 12-5-86
CHIEF, BUREAU OF ENGINEERING DATE

DATE NO REVISION

OWNER/DEVELOPER

NEUMAN-JANE DEVELOPMENT GROUP
153 FOXWELL BEND
GLENN BURNIE, MARYLAND 21061

PROJECT: SECTION ONE

RIVER MILLS
LOTS 1-20 & 97-152

AREA TAX MAP NO. 24 - 1242/952 - PARCEL 847
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE:

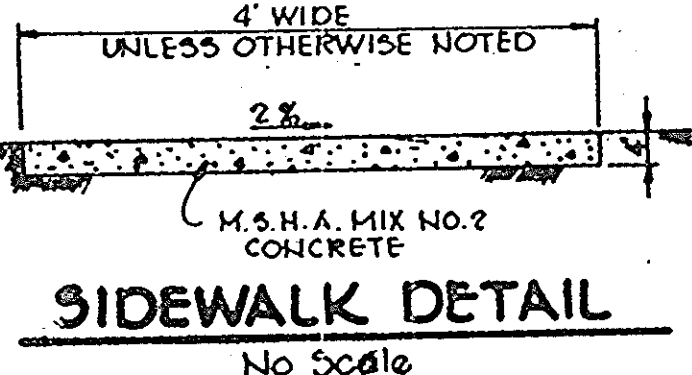
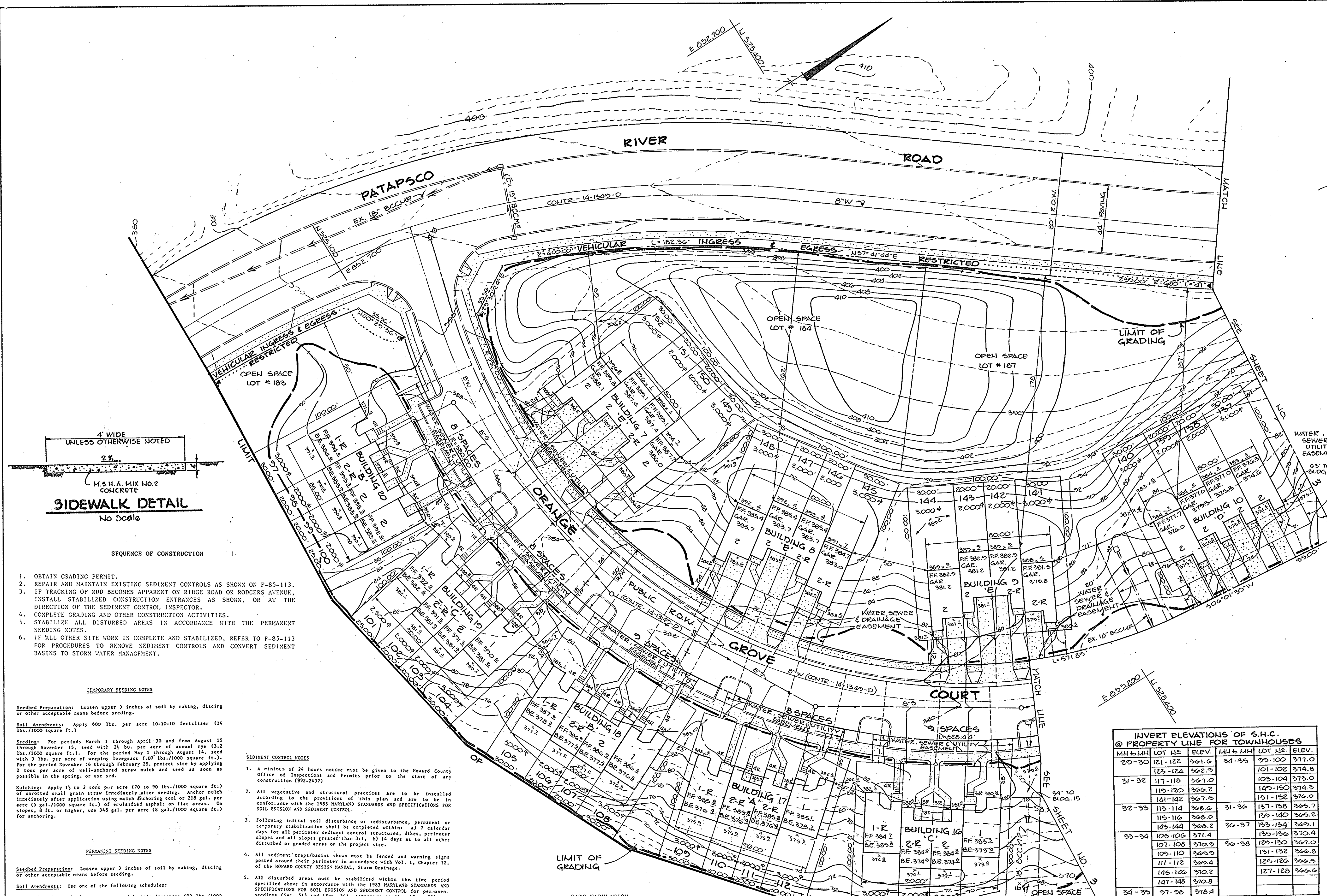
TITLE SHEET

THE RIEMER GROUP, INC.

The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
3105 Health Park Drive, Ellicott City, Maryland 21043 (301) 461-2800

11-12-86 DATE
F-85-115 5-85-03
P-85-35 VP-82-13
DESIGNED BY: U.E.M.
DRAWN BY: P.E.F.
PROJECT NO: 2710
DATE: SEPT. 25, 1984
SCALE: 1" = 200'
DRAWING NO. 1 OF 6

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 11-12-86
John H. Munn



SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT.
- REPAIR AND MAINTAIN EXISTING SEDIMENT CONTROLS AS SHOWN ON F-85-113.
- IF TRACKING OF MUD BECOMES APPARENT ON RIDGE ROAD OR RODGERS AVENUE, INSTALL STABILIZED CONSTRUCTION ENTRANCES AS SHOWN, OR IN THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.
- COMPLETE GRADING AND OTHER CONSTRUCTION ACTIVITIES.
- STABILIZE ALL DISTURBED AREAS IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES.
- IF ALL OTHER SITE WORK IS COMPLETE AND STABILIZED, REFER TO F-85-113 FOR PROCEDURES TO REMOVE SEDIMENT CONTROLS AND CONVERT SEDIMENT BASINS TO STORM WATER MANAGEMENT.

TEMPORARY SEEDING NOTES

Seeded Preparation: Loosen upper 3 inches of soil by raking, discing or other acceptable means before seeding.

Soil Amendments: Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 square ft.)

Seeding: For periods March 1 through April 30 and from August 15 through November 15, seed with 25 lbs. per acre of annual ryegrass (3.2 lbs./1000 square ft.). For the period May 1 through August 15, seed with 3 lbs. per acre of weeping lovegrass (.07 lbs./1000 square ft.). For the period November 15 through 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 square ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal. per acre (5 gal./1000 square ft.) of emulsified asphalt on flat areas. On slopes, 8 ft. or higher, use 348 gal. per acre (8 gal./1000 square ft.) for anchoring.

PERMANENT SEEDING NOTES

Seeded Preparation: Loosen upper 3 inches of soil by raking, discing or other acceptable means before seeding.

Soil Amendments: Use one of the following schedules:

- Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs./1000 square ft.) and 400 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 square 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-form fertilizer (9 lbs./1000 square ft.)
- Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs./1000 square feet) and 1000 lbs. per acre 10-10-10 fertilizer (23 lbs./1000 square feet) before seeding. Harrow or disc into upper three inches of soil.

Seeding - For the periods March 1 through April 30, and August 1 through October 15, seed with 60 lbs. per acre (1.4 lbs./1000 square ft.) of Kentucky 31 Tall Fescue. For the period May 1 through July 31, seed with 60 lbs. Kentucky 31 Tall Fescue per acre and 2 lbs. per acre (.05 lbs./1000 square ft.) of weeping lovegrass. During the period of October 16 through 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 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 square 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 square ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gal./1000 square ft. (8 gal./100 square ft.) for anchoring.

Maintenance - Inspect all seeded areas and make needed repairs, replacements and reseedings.

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 (992-2323).
- 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, ditches, 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 shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- 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. 31) and (Sec. 32), temporary seedings (Sec. 30) and mulching (Sec. 32). 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 operation, condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- Site Analysis:
 - Total Area of Site: 13.94 acres
 - Area Disturbed: 9.10 acres
 - Area to be roofed or paved: 1.20 acres
 - Area to be vegetatively stabilized: 7.74 acres
 - Total Cut: 10,100 cu. yds.
 - Total Fill: 22,220 cu. yds.
- Cut & Fill Quantities are shown for permit use only. Contractors shall verify quantities.
- 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 DPZ 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.

SITE TABULATION

TOTAL AREA OF PROPERTY	44.81 AC.
AREA OF SUBMISSION	13.94 AC TOTAL
EXISTING ZONING	5.98 AC. SINGLE FAMILY DETACHED
PROPOSED USE	7.96 AC. SINGLE FAMILY ATTACHED
NO. OF DWELLING UNITS PROPOSED	R-SC SINGLE FAMILY ATTACHED
LOT COVERAGE PERMITTED	SINGLE FAMILY DETACHED
LOT COVERAGE PROPOSED	76 (20 SINGLE FAMILY DETACHED & 56 SINGLE FAMILY ATTACHED)
AREA OF FLOODPLAIN & STEEP SLOPES	40% MAXIMUM
OPEN SPACE REQUIRED	36%
OPEN SPACE PROPOSED	.60 AC.
PARKING REQUIRED	20% (2,788 AC.)
PER SINGLE FAMILY ATTACHED D.U.	49.7% (6,942 AC.)
PARKING PROPOSED	112 SPACES
	GARAGE PARKING = 24
	DRIVEWAY PARKING = 24
	SURFACE PARKING = 67
	TOTAL D.U. PROPOSED = 100
	DENSITY PER ACRE = 2.3 D.U./AC.

DENSITY TABULATION

TOTAL AREA RECORDED	44.81 AC.
AREA OF FLOODPLAIN & STEEP SLOPES	0.80 AC.
NET AREA	44.01 AC.
NO. OF DWELLING UNITS PERMITTED	176
NO. OF DWELLING UNITS AS PER SDP-86-223 24	76
NO. OF DWELLING UNITS PROPOSED	76
THIS SUBMISSION	100
TOTAL D.U. PROPOSED	100
DENSITY PER ACRE	2.3 D.U./AC.

INVERT ELEVATIONS OF S.H.C. @ PROPERTY LINE FOR TOWNHOUSES

MH to MH	LOT #	ELEV.	MH to MH	LOT #	ELEV.
20-30	121-122	361.6	34-35	99-100	371.0
	123-124	362.9		101-102	374.8
31-32	117-118	367.0		103-104	375.0
	119-120	366.2		140-150	374.3
	141-142	367.5		151-152	376.0
32-33	113-114	368.6	31-36	137-138	365.7
	115-116	368.0		139-140	365.2
	143-144	368.2	30-37	133-134	369.1
33-34	103-106	371.4		135-136	370.4
	107-108	370.2	30-38	129-130	367.0
	109-110	369.9		131-132	366.8
	111-112	369.4		125-126	366.5
	145-146	370.2		127-128	366.6
	147-148	370.8			
34-35	97-98	378.4			

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 11-12-86
M. J. Quinn

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."
Arthur E. Muegge DEVELOPER 11-24-86 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 11-24-86 DATE

REVIEWED FOR HOWARD S.C.D. NAME
AND MEETS TECHNICAL REQUIREMENTS
James M. Nelson 12-1-86 DATE
U.S. SOIL CONSERVATION SERVICE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Stephen L. Fisher 12-1-86 DATE
HOWARD S.C.D.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
Joseph P. ... 12-11-86 DATE
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
Thomas A. ... 12-12-86 DATE
PLANNING DIRECTOR

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
John F. ... 12-5-86 DATE
DIRECTOR
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

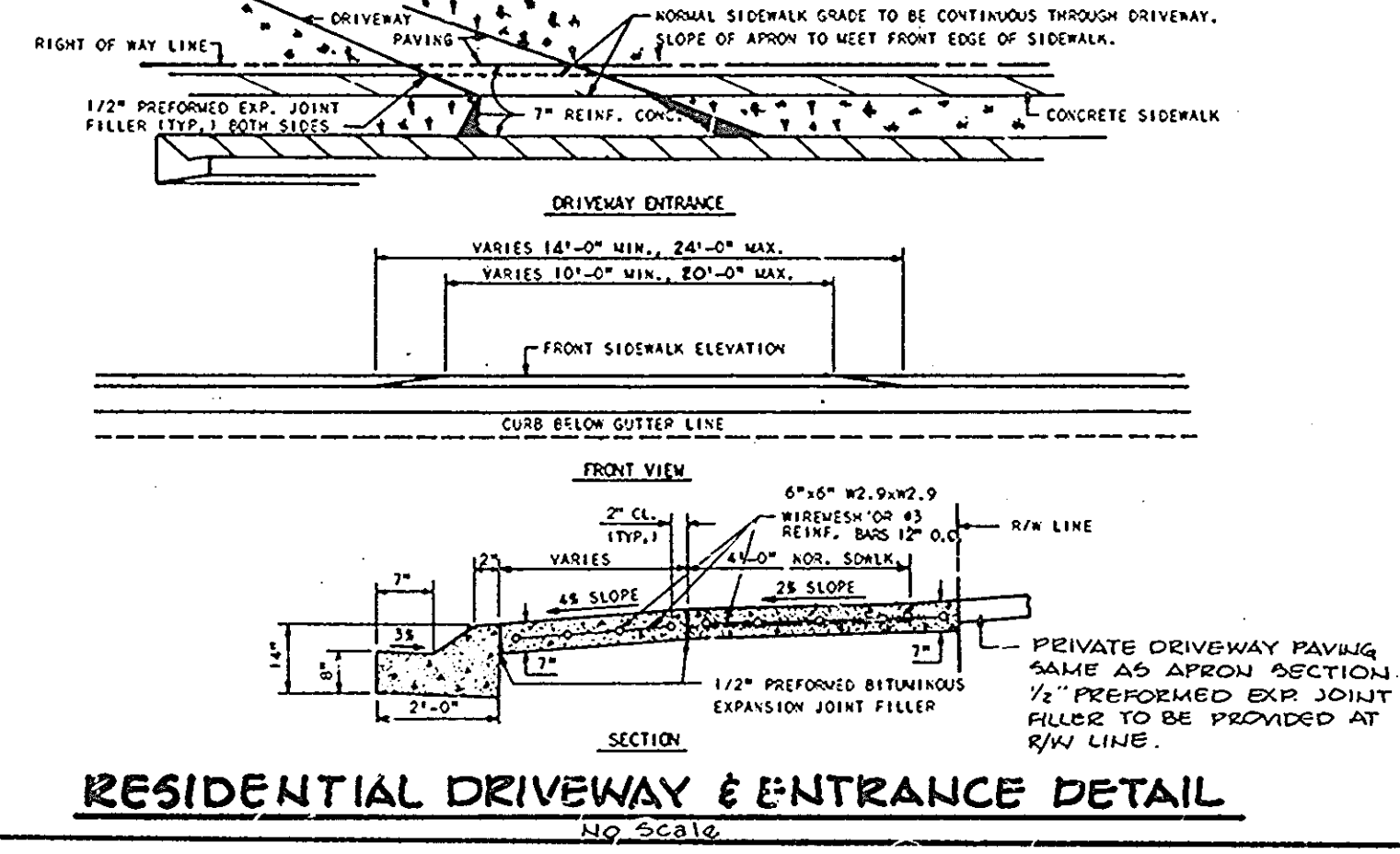
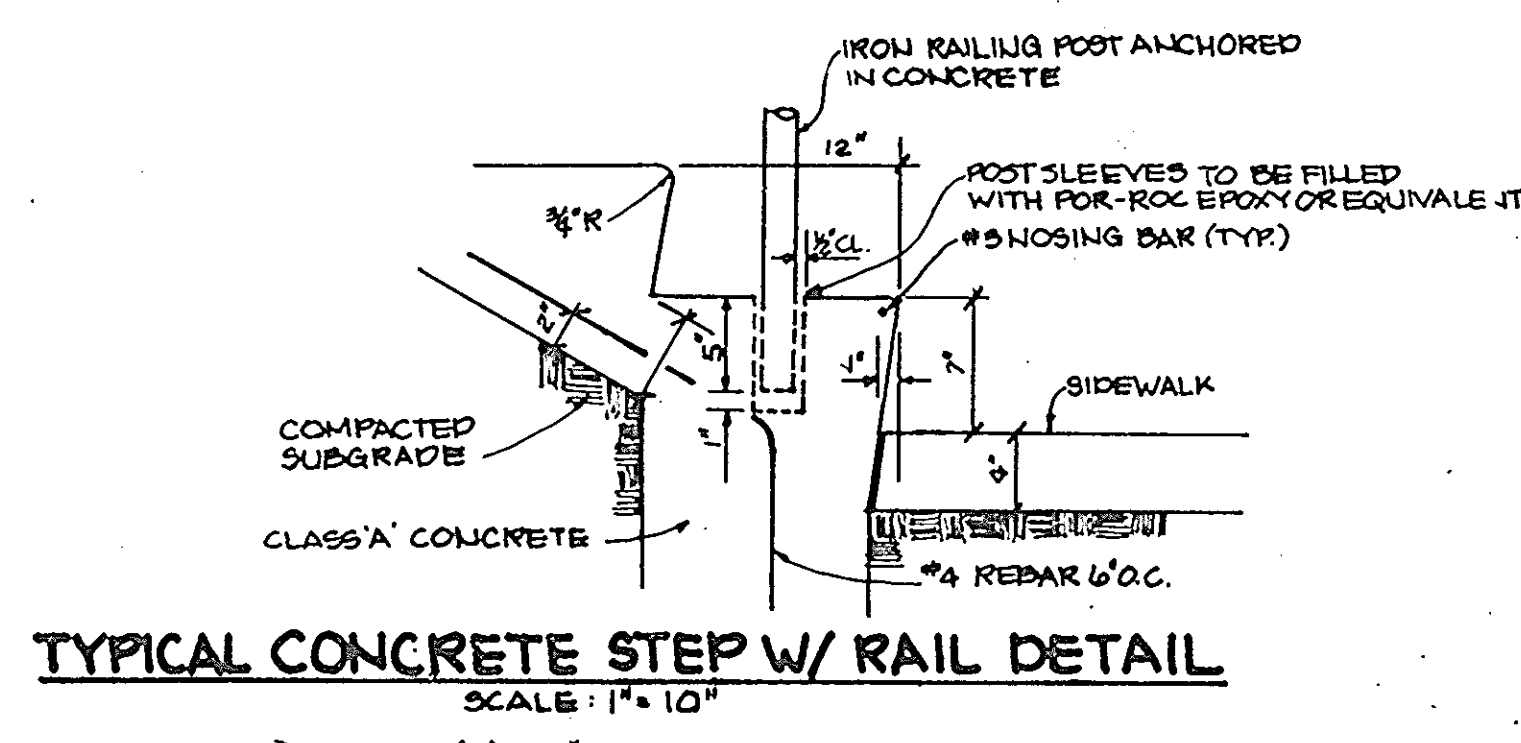
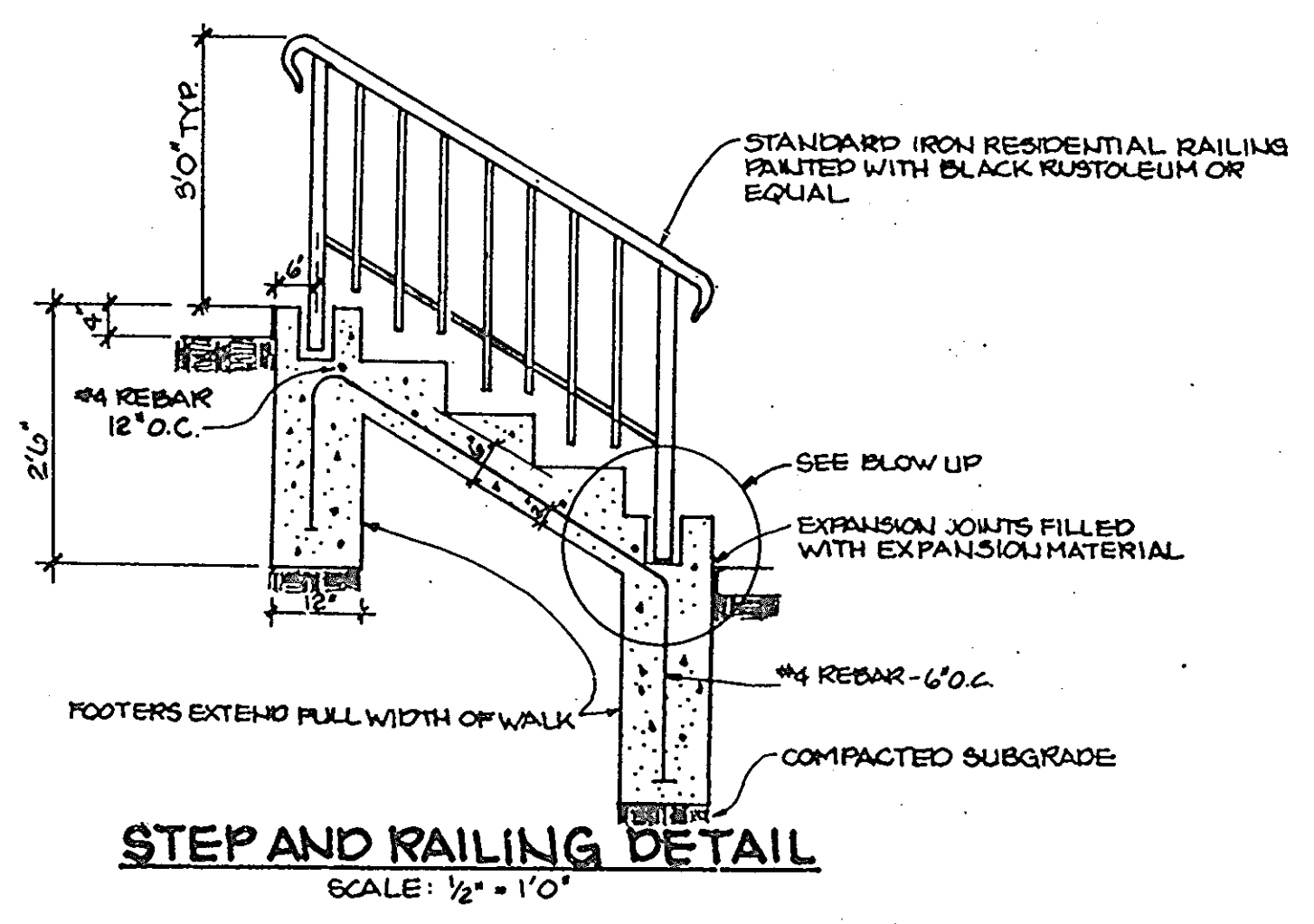
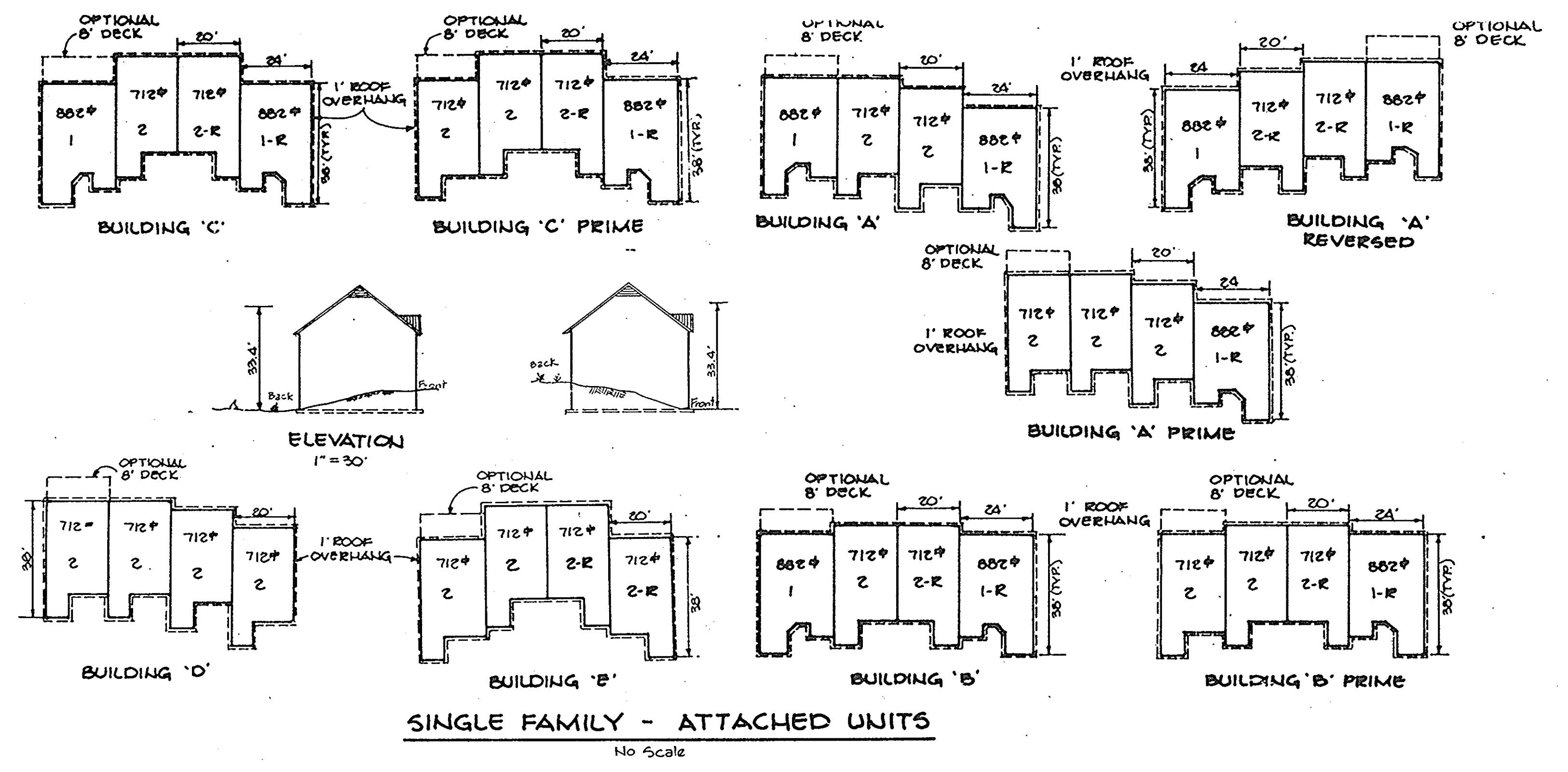
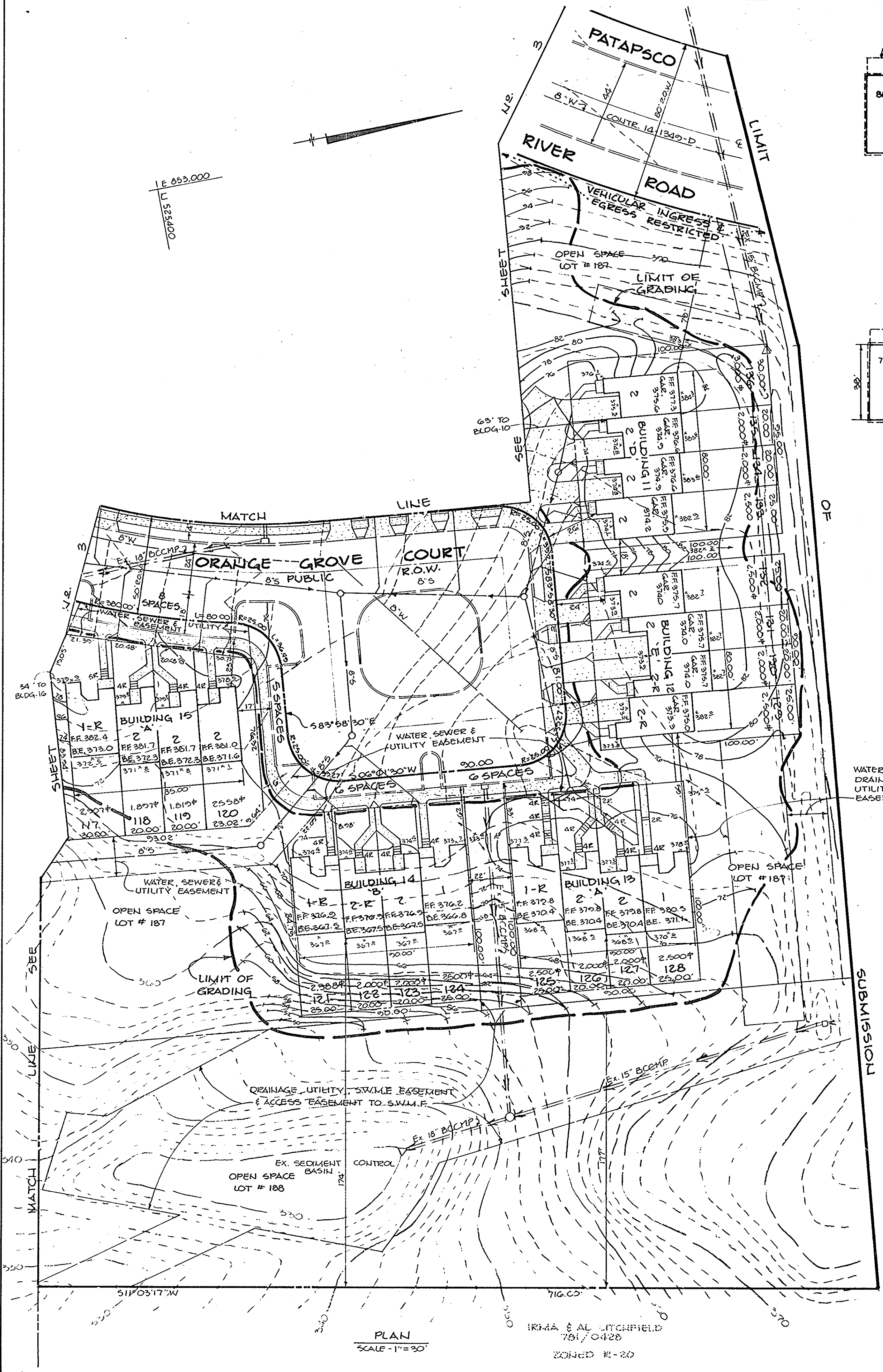
APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
William E. ... 12-5-86 DATE
CHIEF, BUREAU OF ENGINEERING

DATE NO. REVISION
OWNER/DEVELOPER
LIEUHAU - JANET DEVELOPMENT GROUP
133 FOXWELL BELLD
GLEU BURJIE, MARYLAND 21061

PROJECT: SECTION ONE
RIVER MILLS
LOTS 1-20 & 27-152

AREA TAX MAP NO. 24 - 1242/352 - PARCEL 847
2LD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: **SITE DEVELOPMENT PLAN**
THE RIEMER GROUP, INC.
The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
3105 Health Park Drive, Ellicott City, Maryland 21043 (301) 461-2690
DATE: 11-24-86
DESIGNED BY: M.E.M.
DRAWN BY: P.E.R.
PROJECT NO: 27103
DATE: SEPT. 25, 1986
SCALE: 1" = 30'
DRAWING NO. 2 OF 6



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."
 Arthur E. Muegge, DEVELOPER, 11-24-86 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."
 Stephen L. Gluck, HOWARD S.C.D., 12-1-86 DATE

REVIEWED FOR **HOWARD** S.C.D. AND MEETS TECHNICAL REQUIREMENTS
 Arthur E. Muegge, 11-29-86 DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
 John P. ... 12-11-86 DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
 Thomas L. ... 12-12-86 DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
 ... 12-12-86 DATE

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 ... 12-5-86 DATE

CHIEF, BUREAU OF ENGINEERING ... 12-5-86 DATE

DATE	NO.	REVISION

OWNER/DEVELOPER
 NEUMAN - JANET DEVELOPMENT GROUP
 193 FOXWELL BEND
 GLEN BURNIE, MARYLAND 21061

PROJECT: SECTION ONE
RIVER MILLS
 LOTS 1-20 & 27-152

AREA TAX MAP NO. 24-123/352 - PARCEL 847
 2ND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

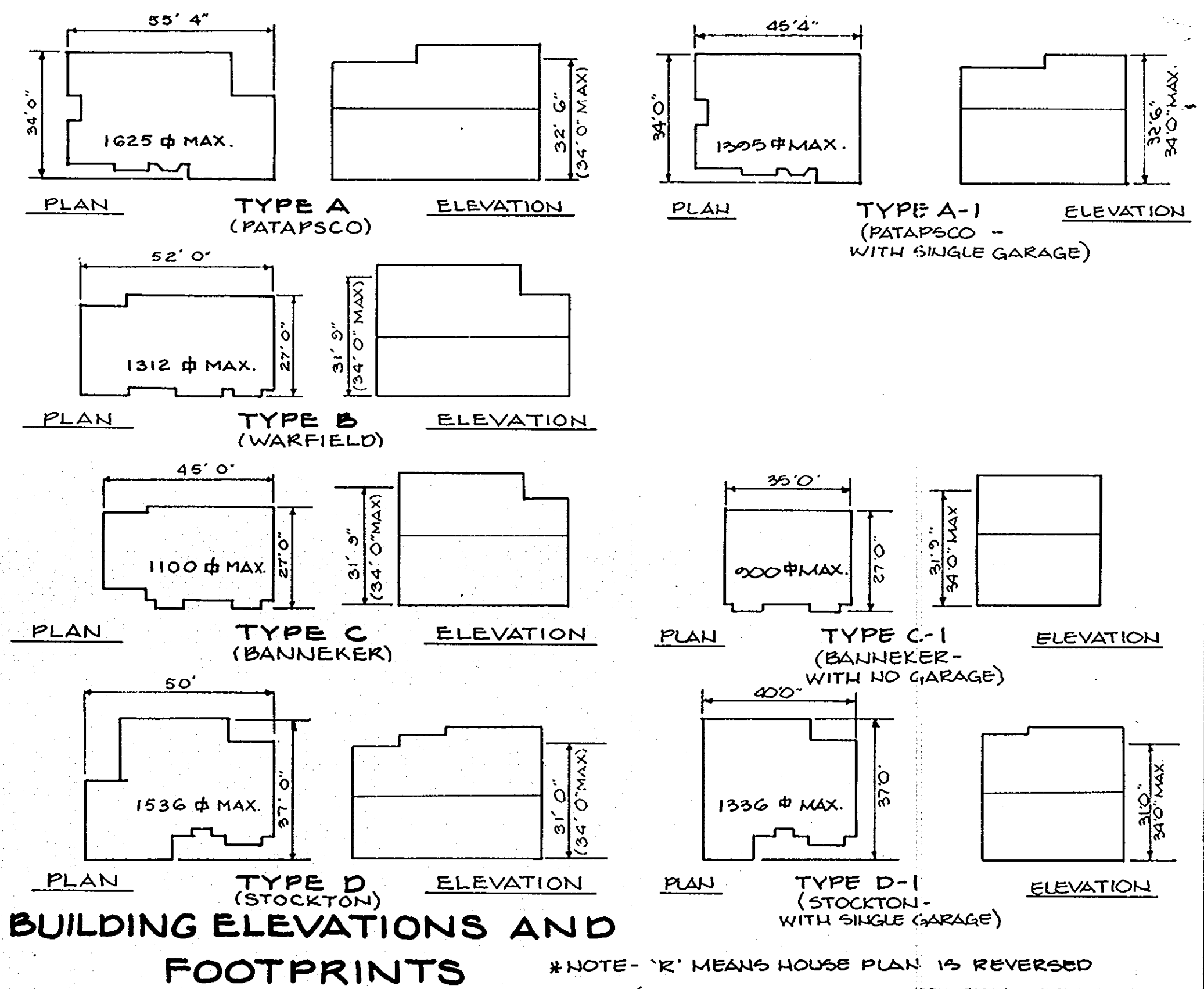
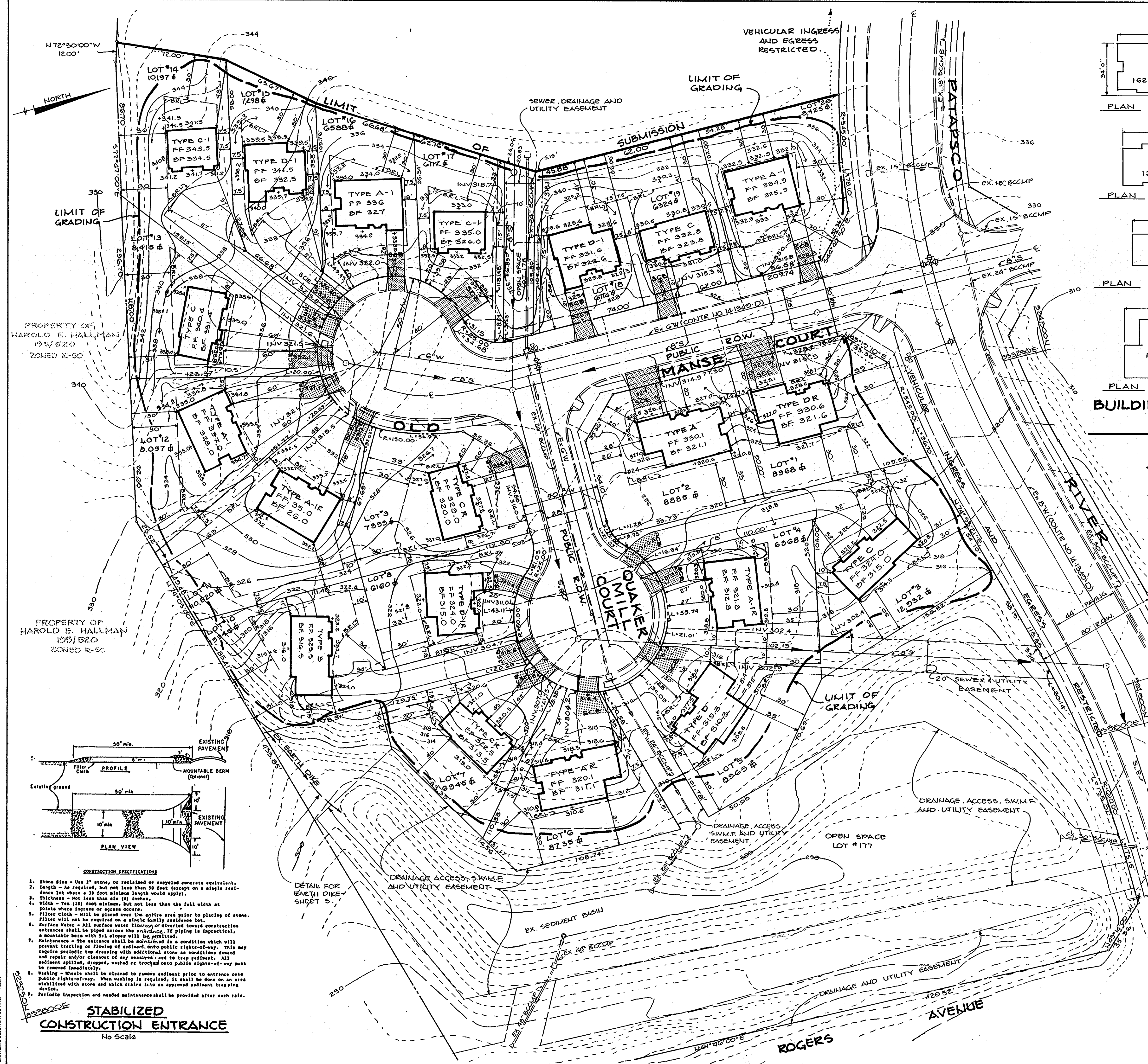
TITLE:
SITE DEVELOPMENT PLAN

THE RIEMER GROUP, INC.
 The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
 3105 Heath Park Drive, Edcott City, Maryland 21043 (301) 461-2680

11-24-86
 DESIGNED BY: MEM
 DRAWN BY: PER
 PROJECT NO: 27103
 DATE: SEPT. 25, 1986
 SCALE: AS SHOWN
 DRAWING NO. 3 OF 6

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE: 11-12-86
 M. J. ...

SDP-87-67



BUILDING ELEVATIONS AND FOOTPRINTS
 #NOTE - 'K' MEANS HOUSE PLAN IS REVERSED
 SCALE - 1" = 30'

LEGEND

STABILIZED CONSTRUCTION ENTRANCE	---
EX. 2' CONTOURS	---
EX. 10' CONTOURS	---
PROP. CONTOURS	---
SPOT ELEVATIONS	---
BUILDING RESTRICTION LINE	---
LIMIT OF GRADING	---

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."
Arthur E. Muegge 11-24-86
 REVIEWER 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."
Stephen L. Rubin 12-1-86
 DATE

REVIEWED FOR HOWARD S.C.D.
 AND MEETS TECHNICAL REQUIREMENTS
Stephen L. Rubin 12-1-86
 U.S. SOIL CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Stephen L. Rubin 12-1-86
 HOWARD S.C.D. DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
John J. Miller 12-11-86
 JOINT HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
Thomas L. Hamby 12-12-86
 PLANNING DIRECTOR DATE

John M. Muegge 12-12-86
 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
Gregory J. Nemy 12-24-86
 DIRECTOR DATE

William S. Roman 12-5-86
 CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO	REVISION

OWNER/DEVELOPER
 LUEMALI-JAJET DEVELOPMENT GROUP
 100 FOXWELL BLVD
 GLEU BURJIE, MARYLAND 21061

PROJECT: SECTION ONE RIVER MILLS
 SINGLE FAMILY DETACHED UNITS 1-20
 AREA TAX MAP UO 24-1242/352 - PARCEL 047
 2 UD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE: **SITE DEVELOPMENT PLAN**

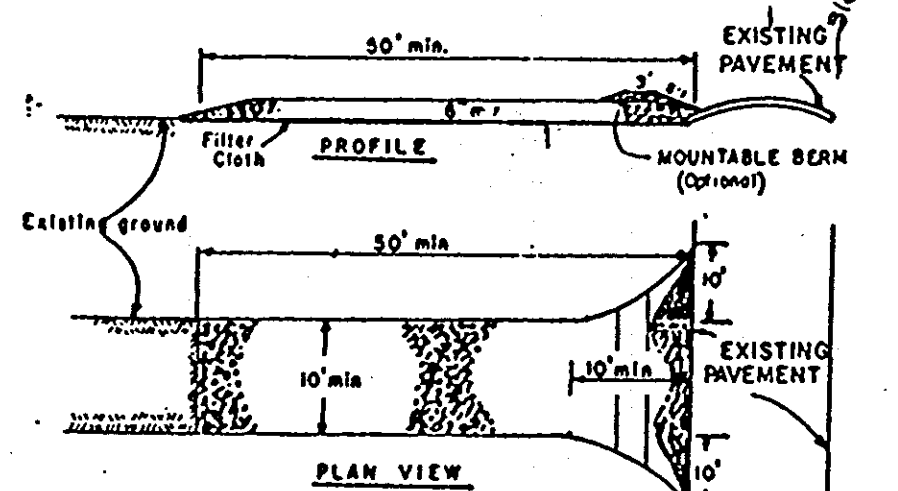
THE RIEMER GROUP, INC.
 The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
 3105 Health Park Drive, Ellicott City, Maryland 21043 (301) 481-2890

11-24-86
 DATE

DESIGNED BY: T.D.F.
 DRAWN BY: J.G.R.
 PROJECT NO: 27103
 DATE: SEPT. 25, 1986
 SCALE: 1" = 30'
 DRAWING NO. 4 OF 6

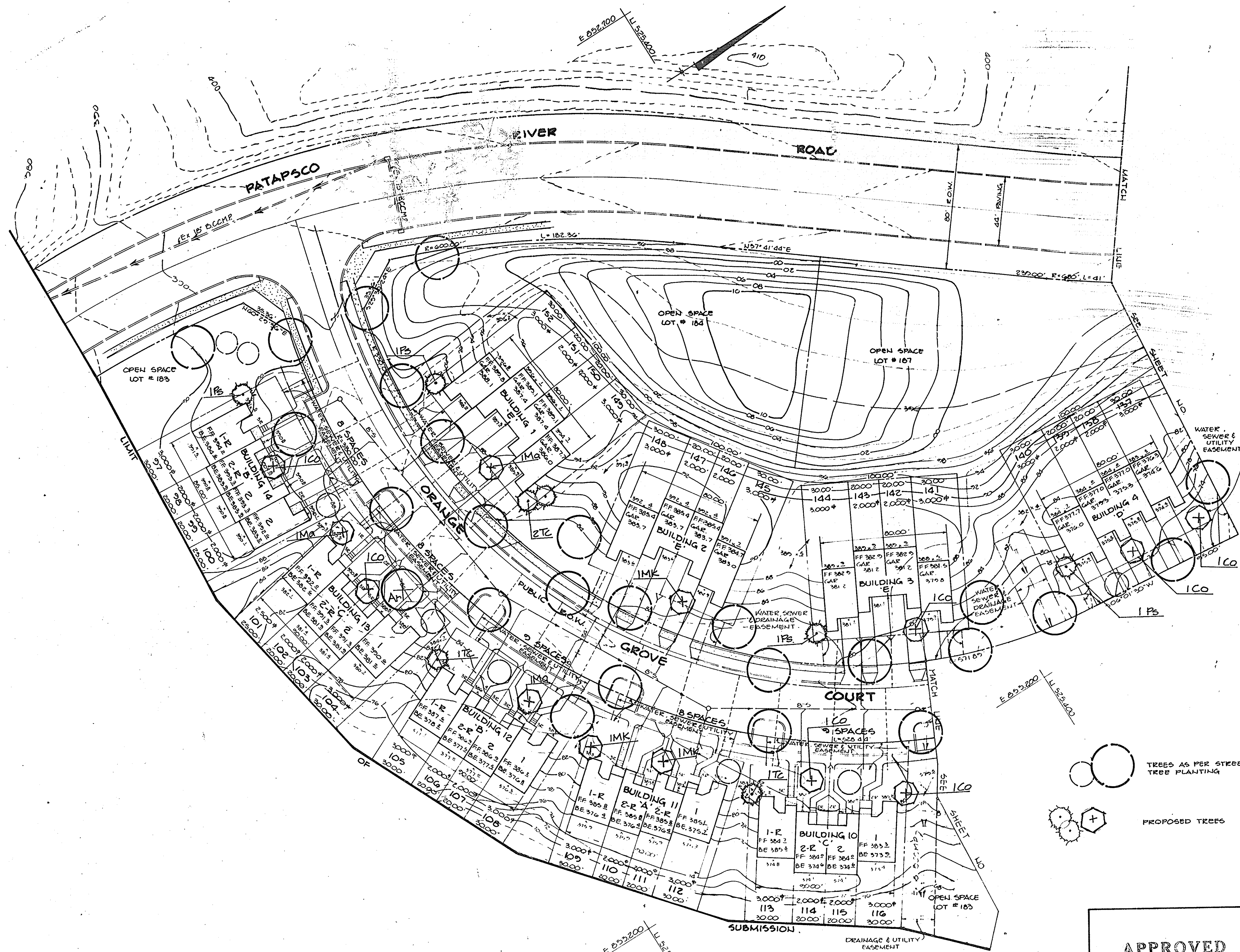
Arthur E. Muegge 12-8707
 PROFESSIONAL ENGINEER

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE: 11-12-86
[Signature]



- CONSTRUCTION SPECIFICATIONS**
- Stone Size - Use 3" stone, or reclaimed or recycled concrete equivalent.
 - Length - As required, but not less than 30 feet (except on a single residence lot where a 30 foot minimum length would apply).
 - Thickness - Not less than six (6) inches.
 - Width - Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs.
 - 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 Water - All surface water flowing or directed toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable beam with six slopes will be permitted.
 - Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, or tracked onto public rights-of-way must be removed immediately.
 - Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
 - Periodic inspection and needed maintenance shall be provided after each rain.

STABILIZED CONSTRUCTION ENTRANCE
 No Scale



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

Joyce B. Lee 12-11-86
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

Thomas J. Amey 12-12-86
 PLANNING DIRECTOR DATE

John M. Musickman 12-12-86
 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
John E. Nemy 12-5-86
 DIRECTOR DATE

Melanie E. Moser 12-5-86
 CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO	REVISION

OWNER/DEVELOPER
 LEUMAU-JAUET DEVELOPMENT GROUP
 155 FOXWELL BLVD
 GLEU BURLIE, MARYLAND 21061

PROJECT: SECTION ONE
RIVER MILLS
 LOTS 1-20 & 27-162
 AREA TAX MAP 10.24 - 1242/252 - PARCEL 047
 2102 ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

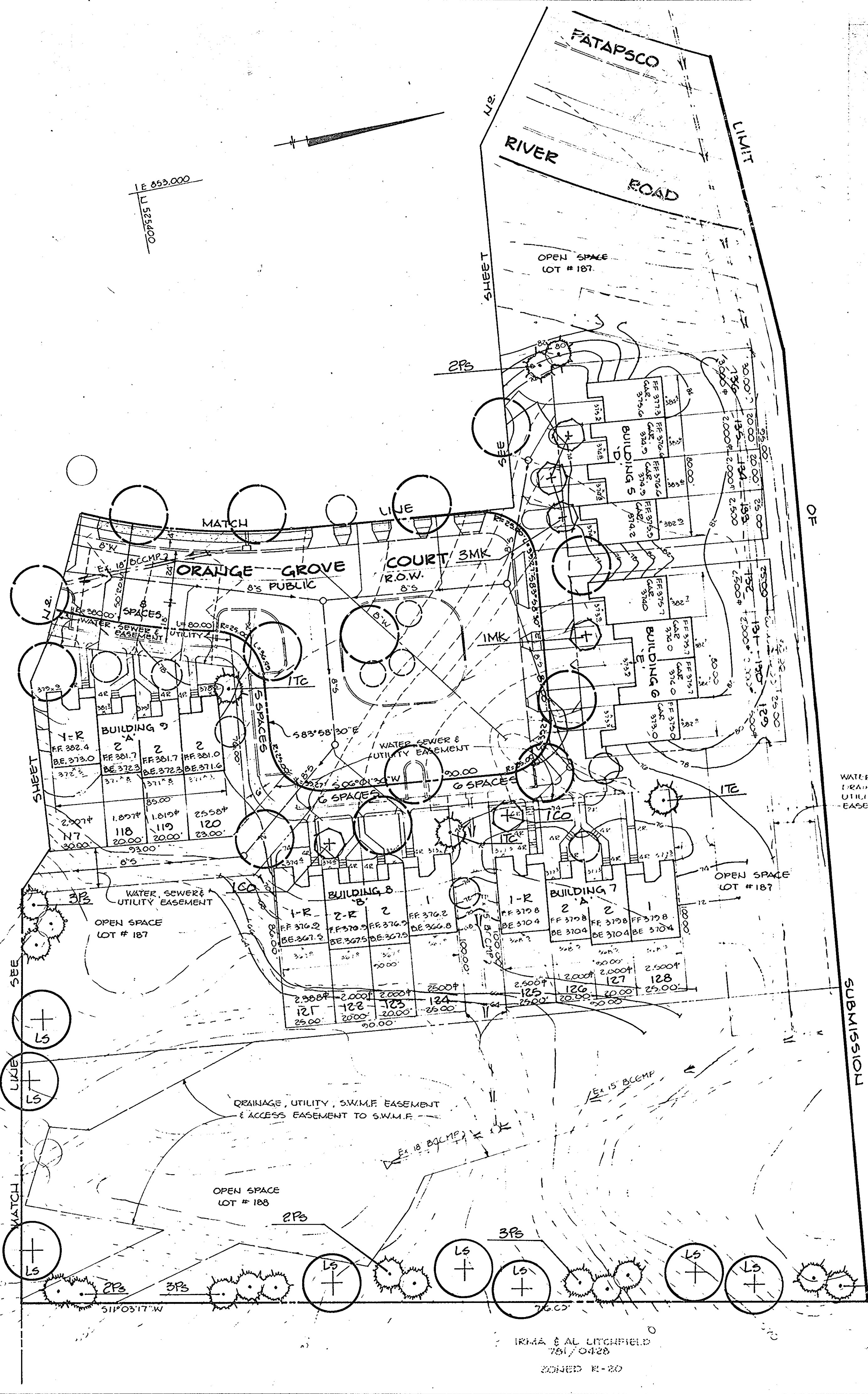
TITLE:
PLANTING PLAN

THE RIEMER GROUP, INC.
 The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
 3105 Heath Park Drive, Elkocott City, Maryland 21043 (301) 461-2890

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 11-12-86
Melanie E. Moser

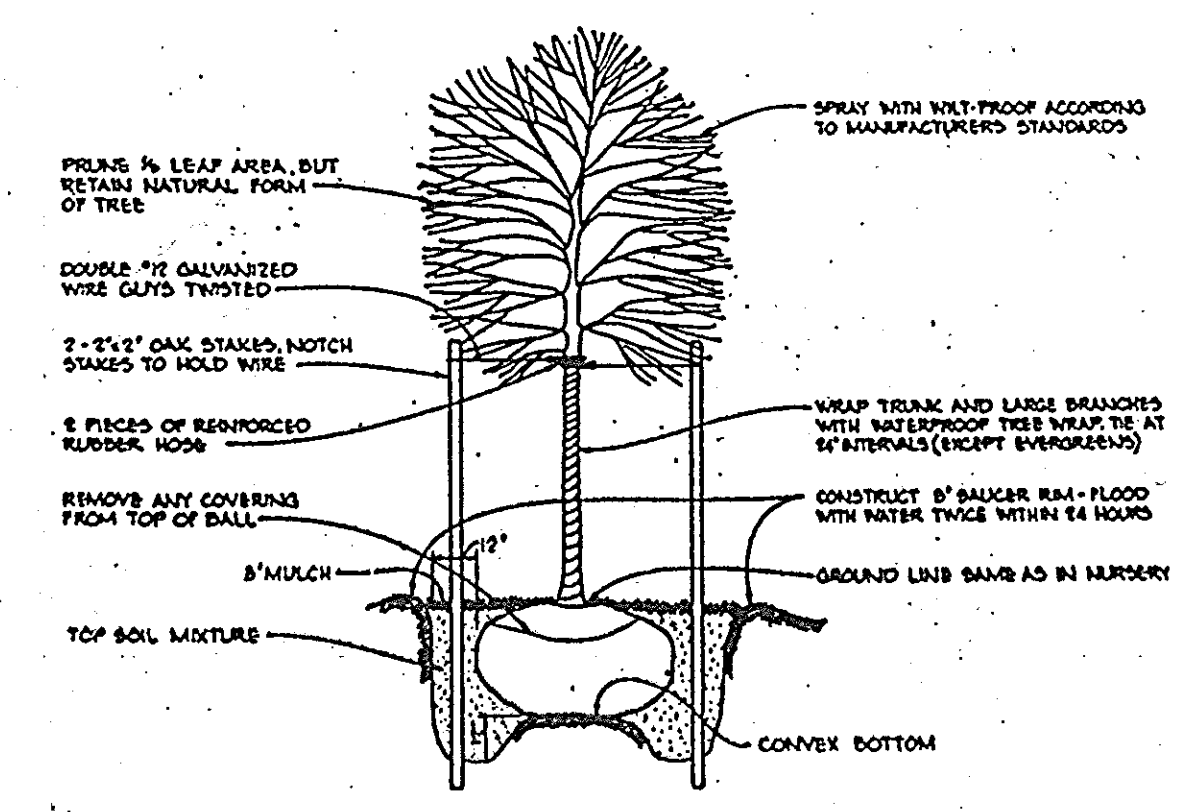
11-24-86 DATE

DESIGNED BY: R.L.H.
 DRAWN BY: R.L.H.
 PROJECT NO: 27104
 DATE: SEPT. 25, 1986
 SCALE: 1" = 30'
 DRAWING NO. 5 OF 6

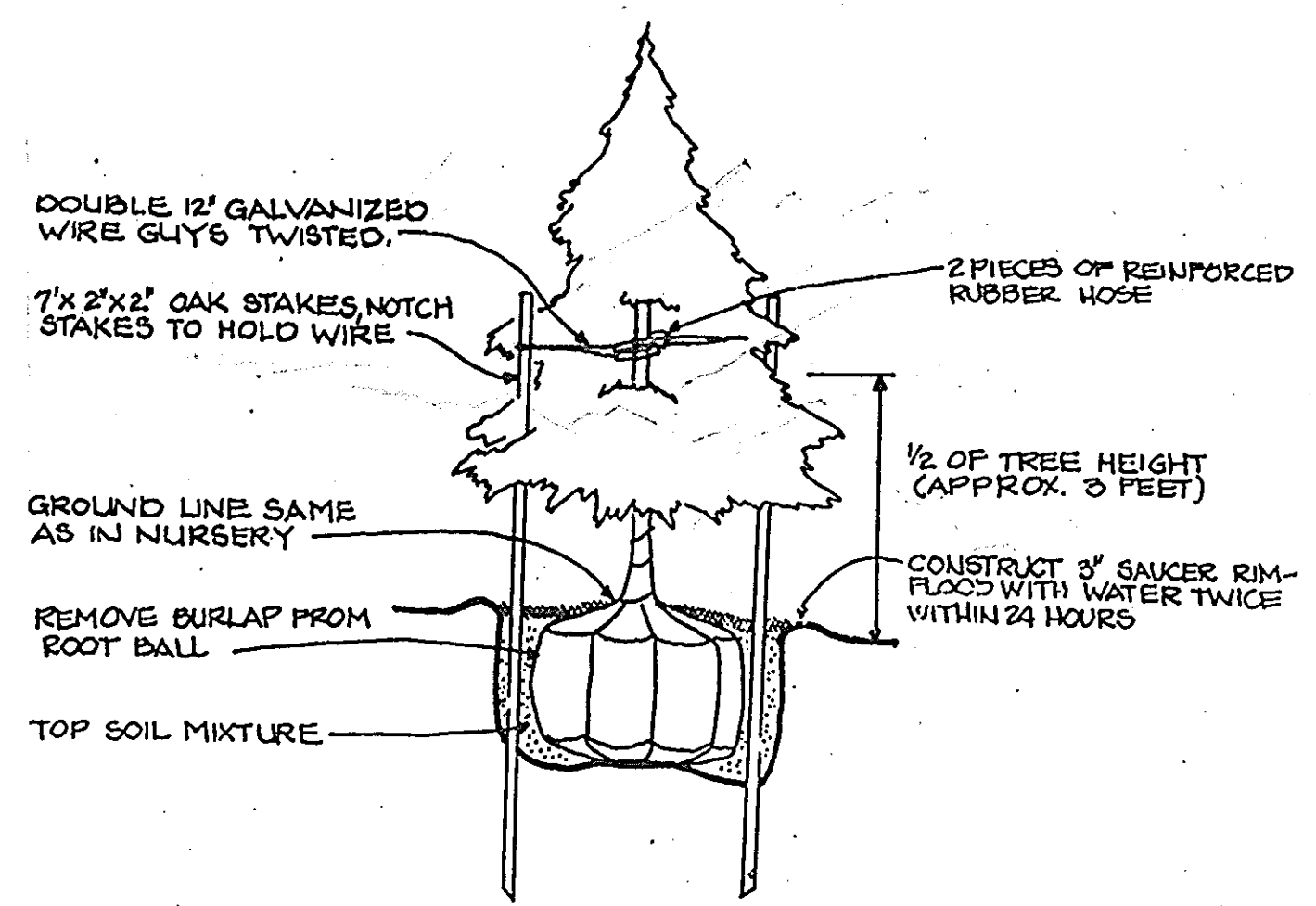


PLANT LIST

NUMBER	SYMBOL	NAME	SIZE	REMARKS
1	Ar	Acer Rubrum Red Maple	2 1/2-3" Cal., 13-15' Ht.	B&B, Full Head
9	Co	Cornus Florida White Flowering Dogwood	8-10' Ht.	B&B, Well- Branched, Heavy
8	Ls	Liquidambar Styraciflua Sweetgum	2 1/2-3" Cal., 12-14' Ht.	B&B, Full Head
3	Ma	Malus "American Beauty" American Beauty Crabapple	7-8' Ht., 1 3/4-2" Cal.	B&B, Well- Branched
7	Mk	Malus Katherine Katherine Crabapple	7-8' Ht., 1 3/4-2" Cal.	B&B, Well- Branched
21	Ps	Pinus Strobus Eastern White Pine	6-8' Ht., 2-2 1/2" Cal.	B&B, Well- Branched
7	Tc	Tsuga Canadensis Canadian Hemlock	5-6' Ht.	B&B, Well- Branched, Heavy



TREE PLANTING DETAIL
NO SCALE



EVERGREEN PLANTING DETAIL
NO SCALE

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

Jean Balle 12-11-86
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

Donald L. Hampt 12-28-86
PLANNING DIRECTOR DATE

John W. Munn 12-28-86
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

Steve Nemy 12-5-86
DIRECTOR DATE

William C. Ruff 12-5-86
CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO	REVISION
OWNER/DEVELOPER		
HEUMAN - JANET DEVELOPMENT GROUP 133 FOXWELL BEHD GLEN BURNE MARYLAND 21061		
PROJECT		
SECTION ONE RIVER MILLS LOTS 1-20 & 27-132		
AREA TAX MAP #18 79 1002/352 SHEET 841 789 FEE, LOCAL DISTRICT I HOWARD COUNTY, MARYLAND		
TITLE		
PLANTING PLAN		

APPROVED
PLANNING BOARD
OF HOWARD COUNTY

DATE 11-12-86

M. L. Munn

THE RIEMER GROUP, INC.

The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
3105 Heath Park Drive, Ellicott City, Maryland 21043 (301) 461-2650

11-24-86

DESIGNED BY R.L.H.
DRAWN BY R.L.H.
PROJECT NO 271001
DATE SEPT. 25, 1986
SCALE 1"=30'
DRAWING NO 6 OF 6

Melanie E. Moser
MELANIE E. MOSER