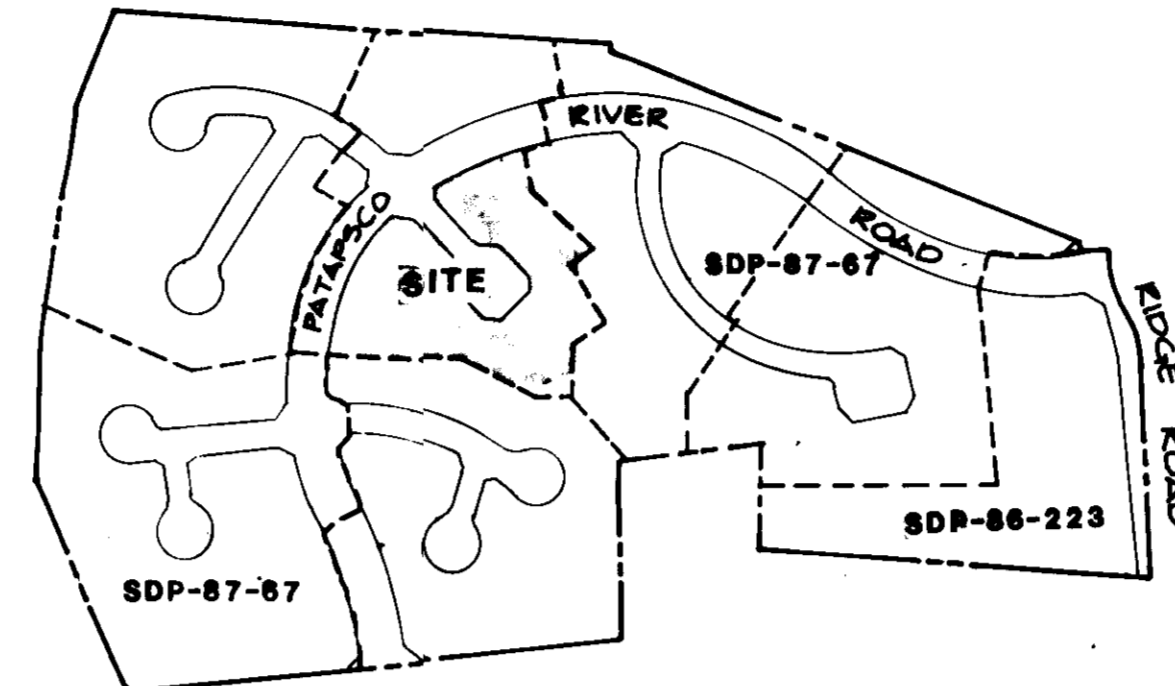
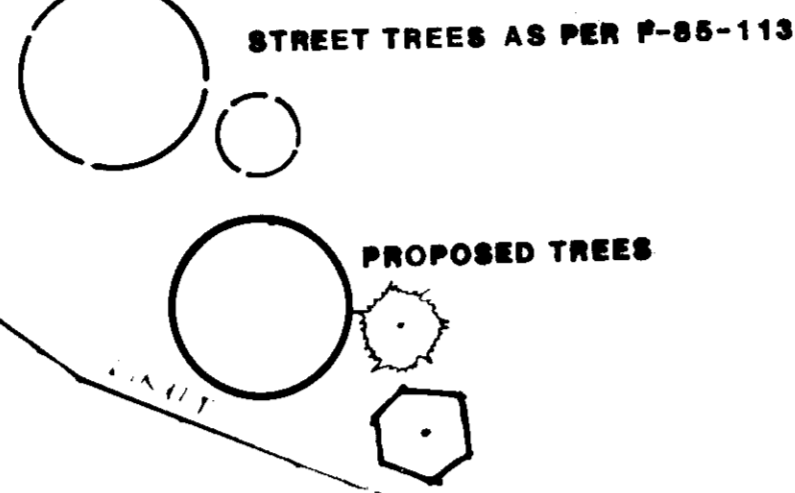


PLANT LIST

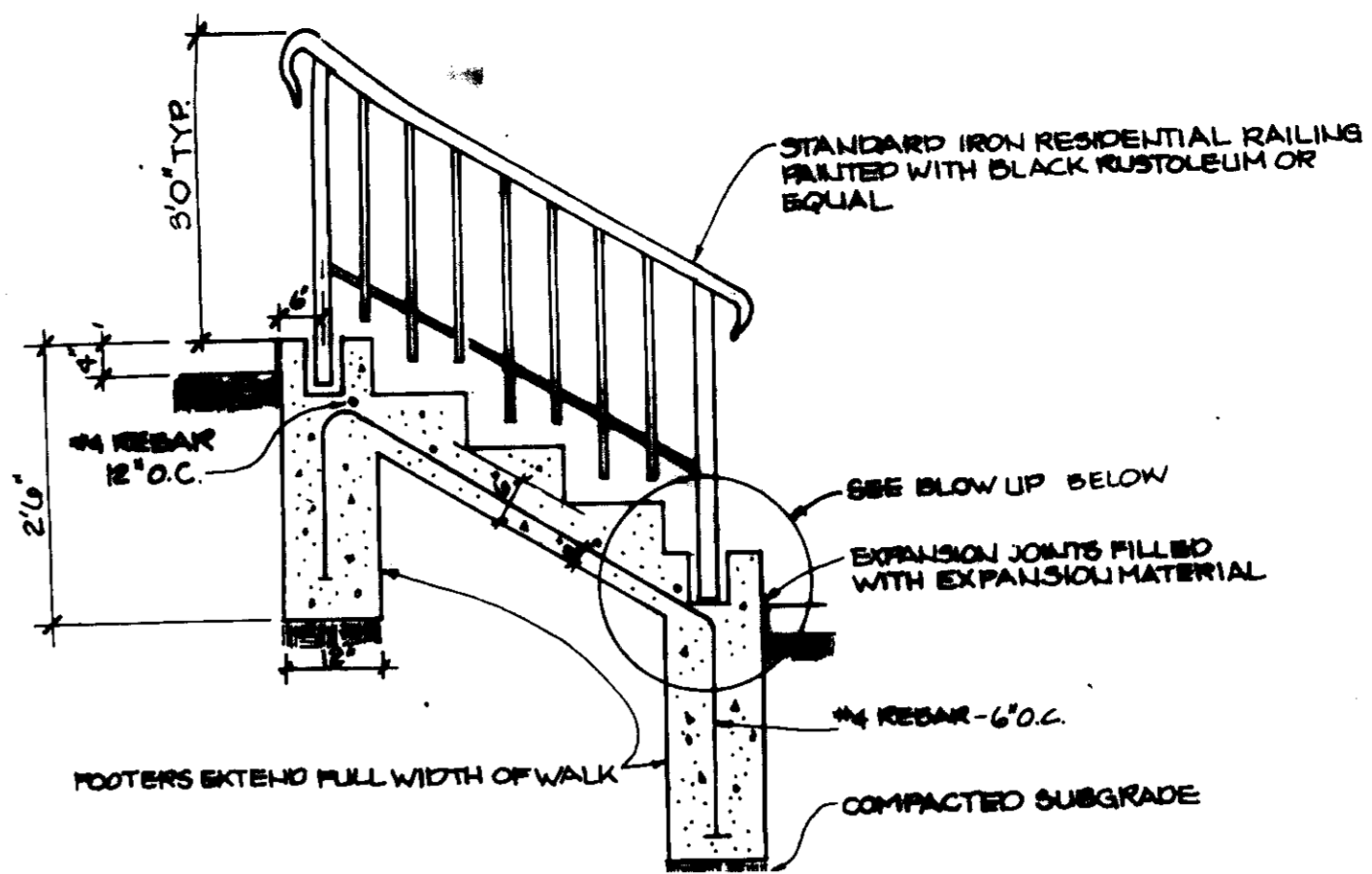
| Quantity | Symbol | Name | Size | Remarks |
|----------|--------|--|----------------------------|--------------------|
| 4 | T | Tilia Cordata 'Green Spire' Greenspire Linden | 2 1/2"-3" cal., 13-15' ht. | B&B, full head |
| 7 | Ck | Cornus Kousa Kousa Dogwood | 6-8' ht. | B&B, well-branched |
| 7 | Mk | Malus Katherine Katherine Crab | 1 3/4-2" cal., 7-8' ht. | B&B, full head |
| 5 | Pt | Pinus Thunbergii Japanese Black Pine | 6-7' ht. | B&B, well-branched |

LEGEND



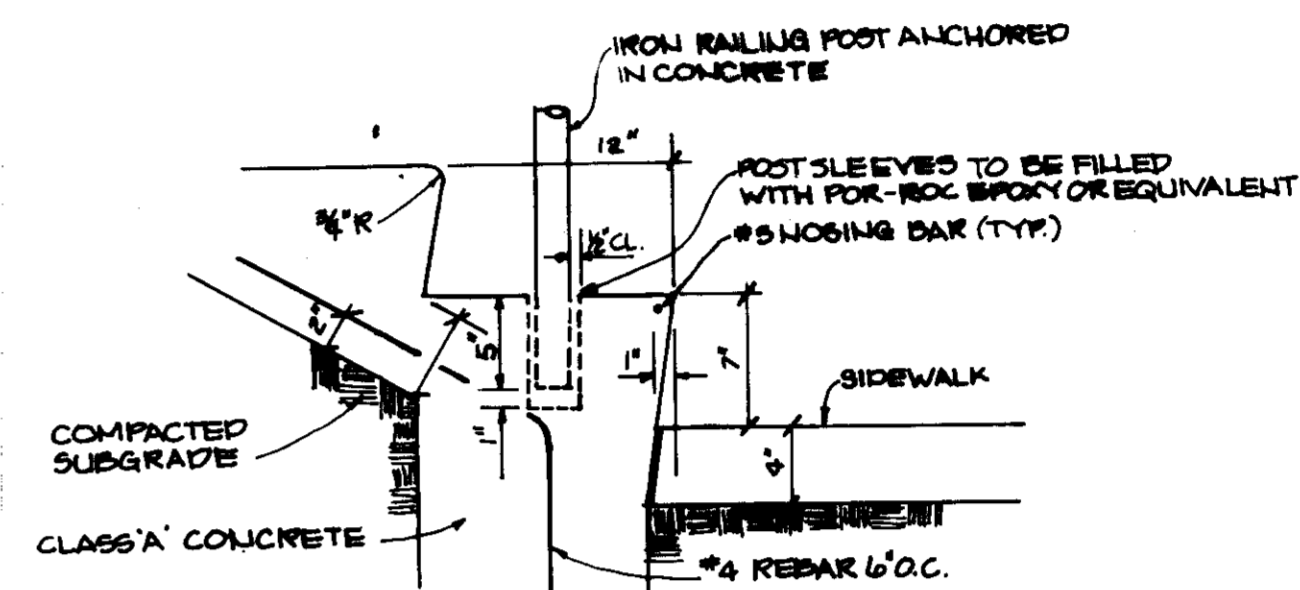
RIVER MILLS SECTION ONE

Scale 1" = 400'



STEP AND RAILING DETAIL

No Scale



TYPICAL CONCRETE STEP W/ RAIL DETAIL

No Scale

SEQUENCE OF CONSTRUCTION

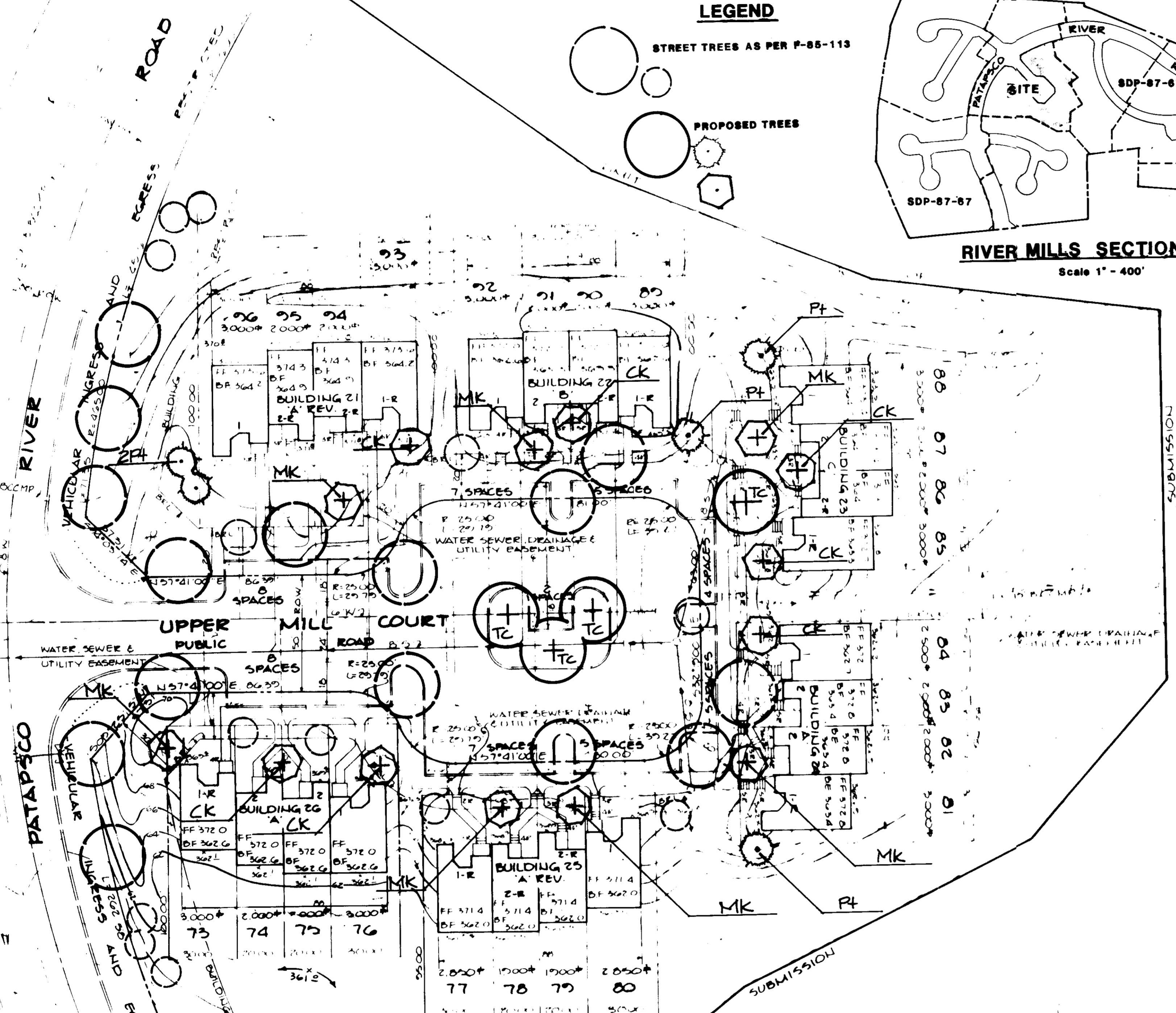
- 1.) Obtain grading permit.
- 2.) Repair and maintain existing sediment controls as shown on P-85-113.
- 3.) All existing slopes not shown to be graded must be vegetatively stabilized with permanent seeding measures prior to beginning further site work.
- 4.) If trucking of soil becomes apparent on Upper Mill Court and Patapsco River Road, install stabilized construction entrances as shown, or at the discretion of the sediment control inspector.
- 5.) Complete grading and other construction activities.
- 6.) Stabilize all disturbed areas in accordance with the permanent seeding notes.
- 7.) If all other site work is complete and stabilized, refer to P-85-113 for procedures to remove sediment controls and convert sediment basins to storm water management.

SITE TABULATION

| | |
|---|------------------------|
| TOTAL AREA OF PROPERTY | 44.81 Ac. |
| AREA OF SUBMISSION | 3.87 Ac. |
| EX ZONING | R-50 |
| PROPOSED USE | Single Family Attached |
| NUMBER OF DWELLING UNITS PROPOSED | 48 |
| MAXIMUM LOT COVERAGE PROPOSED | 40% |
| MAXIMUM LOT COVERAGE PROPOSED | 37.5% |
| AREA OF FLOOD PLAIN & STEEP SLOPES | .2 Ac. |
| OPEN SPACE PROPOSED | 20% (33,710 s.f.) |
| PARKING REQUIRED @ 2 SPACES PER SINGLE FAMILY ATTACHED D.U. | 512 (87,547 s.f.) |
| PARKING PROPOSED | 48 SPACES |
| | 49 SPACES |

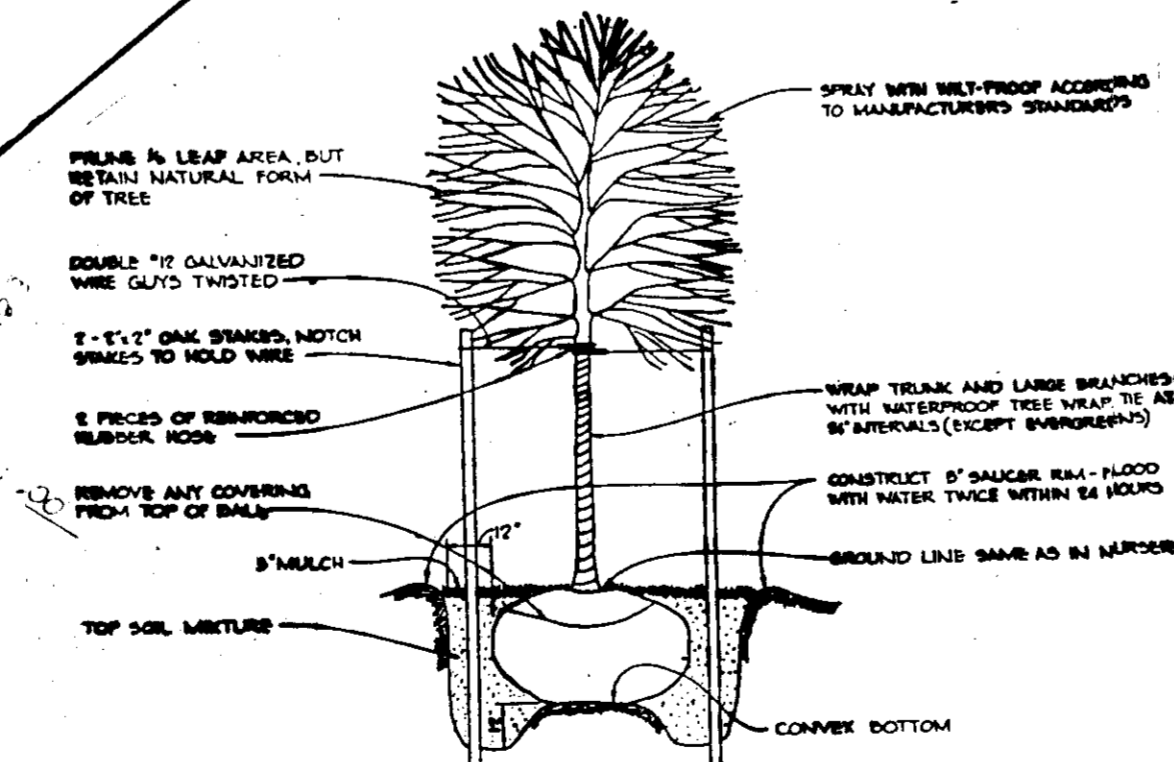
DENSITY TABULATION

| | |
|--|--------------|
| TOTAL AREA RECORDED | 44.81 Ac. |
| AREA OF FLOOD PLAIN & STEEP SLOPES | .8 Ac. |
| NET AREA | 44.01 Ac. |
| NUMBER OF DWELLING UNITS PERMITTED | 176 |
| NUMBER OF DWELLING UNITS PERMITTED AS PER SDP-86-223 | -24 |
| NUMBER OF DWELLING UNITS PERMITTED AS PER SDP 87-47 | -76 |
| NUMBER OF DWELLING UNITS PROPOSED THIS SUBMISSION | -24 |
| TOTAL DWELLING UNITS PROPOSED | -124 |
| DENSITY PER ACRE | 2.8 D.U./Ac. |



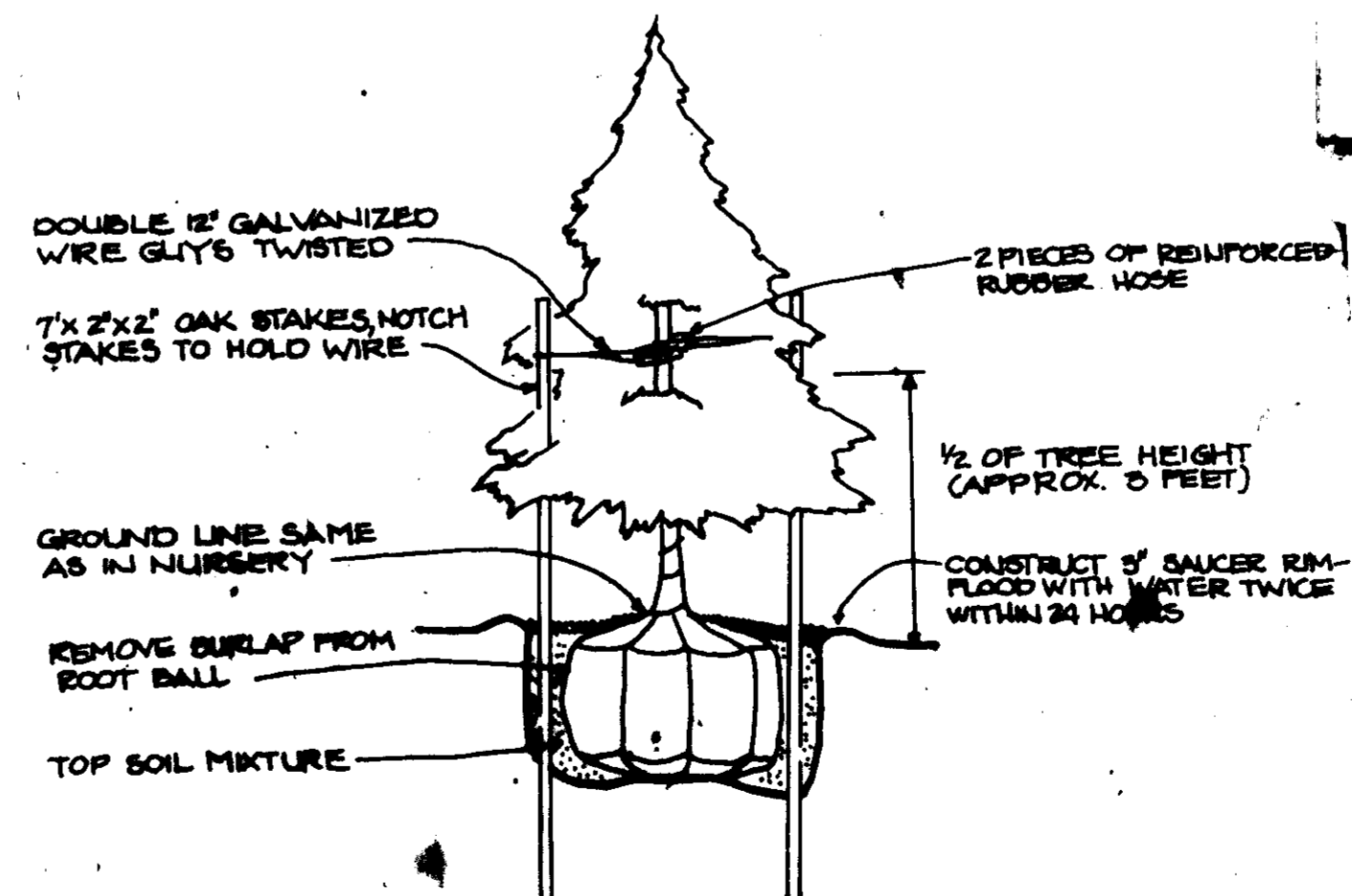
PLAN

SCALE 1" = 30'



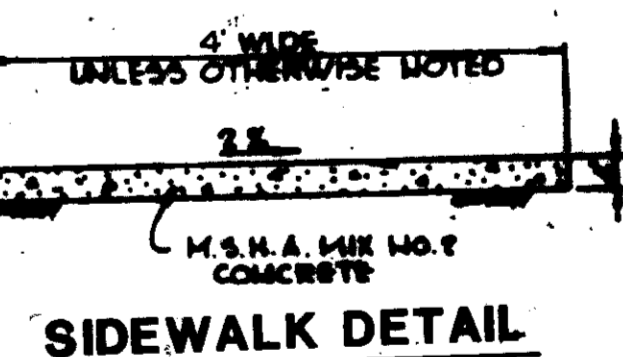
TREE PLANTING DETAIL

No Scale



EVERGREEN TREE PLANTING DETAIL

No Scale



SIDEWALK DETAIL

No Scale

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 10-14-87

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 EROSION AND SEDIMENT BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."
William E. Muegge 10-31-87
DEVELOPER 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 10-31-87
ENGINEER DATE

REVIEWED FOR HOWARD S.C.D. NAME
AND MEETS TECHNICAL REQUIREMENTS
James M. Helms 1-14-88
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. Egan 1/14/88
HOWARD S.C.D. DATE

APPROVED FOR PLANNING BOARD
Dylan Byler 1-22-88

APPROVED FOR PLANNING BOARD
Arthur E. Muegge 2-3-88
PLANNING DIRECTOR DATE
James M. Helms 1/26/88
U.S. SOIL CONSERVATION SERVICE DATE

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James M. Helms 1/19/88
DATE

REVISOR
NEUMAN - JANET DEVELOPMENT GROUP
406 HEADQUARTERS DRIVE
MILLERSVILLE, MARYLAND 21108

PROJECT RIVER MILLS SECTION ONE LOTS 73-96
TITLE PLANTING PLAN SINGLE FAMILY ATTACHED
AREA TAX MAP 24 PARCEL 847
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

THE RIEMER GROUP, INC.
The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
1105 Health Park Drive, Ellicott City, Maryland 21043 (301) 461-2690
10-31-87 DATE
ARTHUR E. MUEGGE, #5107 PROFESSIONAL ENGINEER
DESIGNED BY
DRAWN BY
PROJECT NO.
DATE JANUARY 7, 1988
SCALE AS SHOWN
DRAWING NO. 2 OF 2

SDP-86-23