

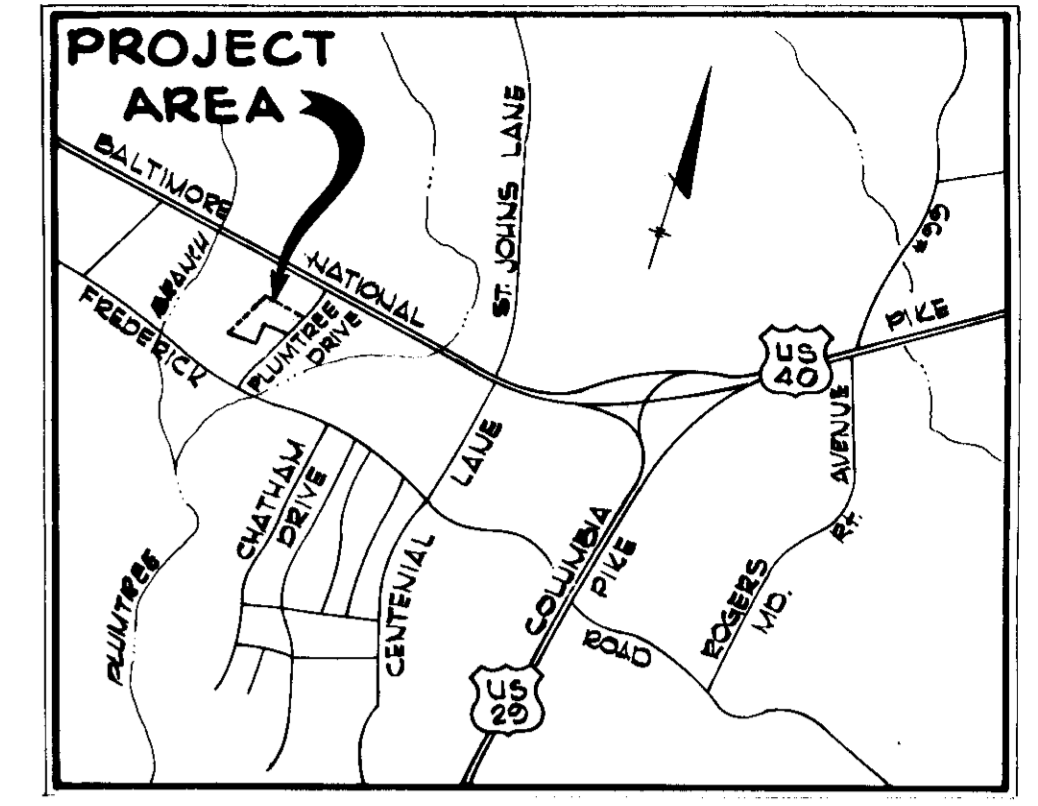
SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	DETAIL SHEET
3	SITE DEVELOPMENT PLAN
4	SITE DEVELOPMENT PLAN
5	PLANTING PLAN
6	PLANTING PLAN

SITE DEVELOPMENT PLAN

GOVERNOR'S LANDING

2ND ELECTION DISTRICT

HOWARD COUNTY, MARYLAND



VICINITY MAP
Scale: 1" = 2000'

GENERAL NOTES

1. TOPOGRAPHY IS BASED ON USC & GS MEAN SEA LEVEL DATUM 1929.
2. PUBLIC WATER AND SEWER FACILITIES ARE TO BE PROVIDED.
3. COMMUNITY OWNED LOTS WHICH INCLUDE PARKING SPACES AND SIDEWALKS SHALL BE OWNED AND MAINTAINED BY A HOME OWNERS ASSOCIATION.
4. THE 30' WIDE TRAVELED WAY PORTION OF THE 50' RIGHT-OF-WAY SHALL BE PUBLICLY MAINTAINED.
5. THE DWELLINGS SHOWN HEREON ARE 2 AND 3 STORY GROUP DWELLINGS WITH FULL BASEMENTS.
6. THE MINIMUM SETBACK FROM ALL PUBLIC STREETS SHALL BE 30' UNLESS OTHERWISE APPROVED BY THE HOWARD COUNTY PLANNING BOARD.
7. ALL FILL OPERATIONS ARE TO BE DONE IN ACCORDANCE WITH H.U.D. DATA SHEET 79G, CONTROLLED FILL UNDER SUPERVISION OF A REGISTERED SOILS ENGINEER.
8. SITE HAS BEEN PREVIOUSLY APPROVED FOR GRADING BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT, OCTOBER 18, 1978, REF. P-78-44.
9. CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES AT LEAST THREE (3) DAYS BEFORE STARTING WORK SHOWN ON THIS/ THESE DRAWINGS:

BELL TELEPHONE SYSTEM	393-3649
LONG DISTANCE CABLE DIVISION	393-3553 or 3554
BALTO. GAS AND ELECTRIC COMPANY	539-8000 Ext. 691

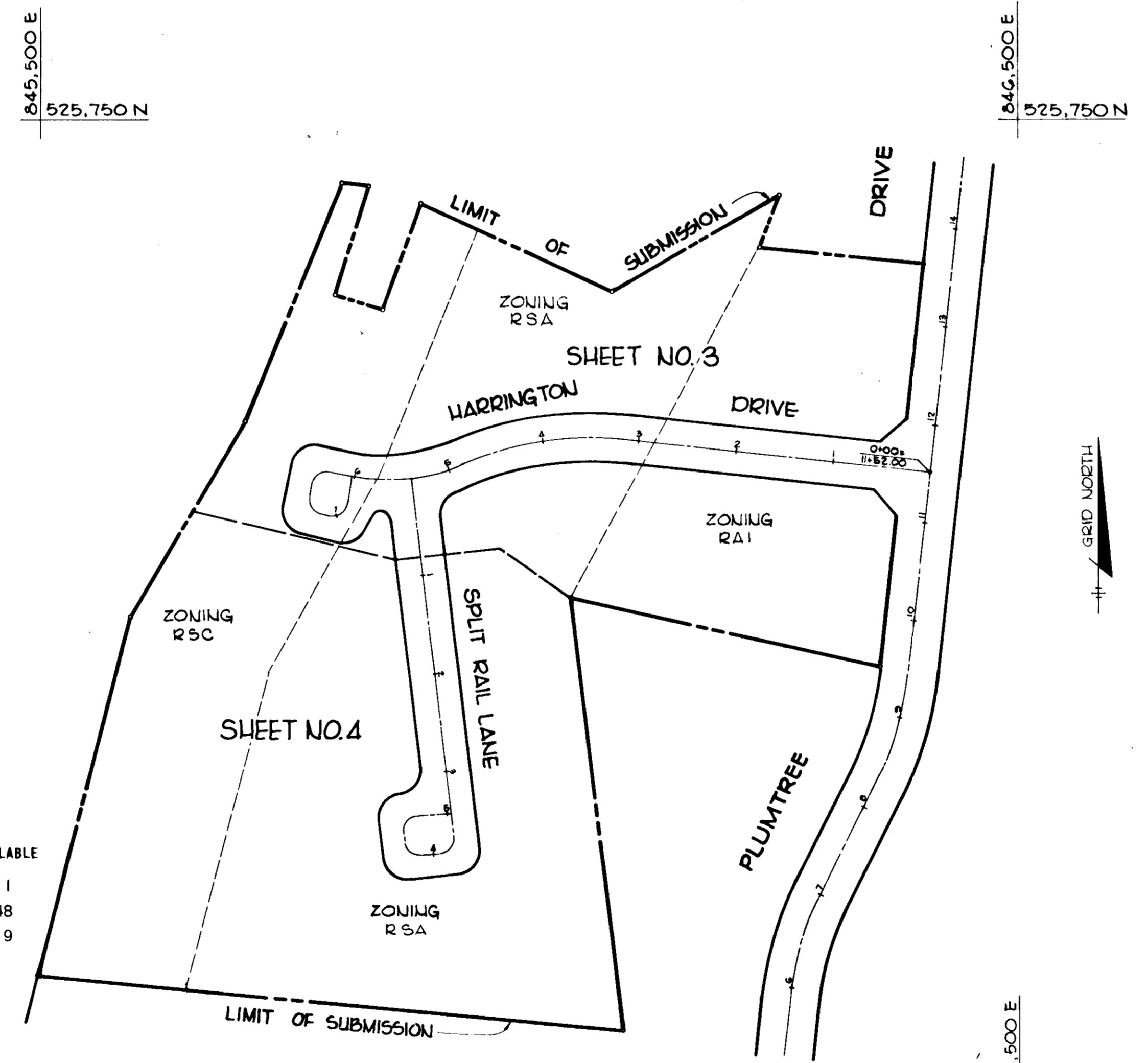
SITE ANALYSIS

EXISTING ZONING: R-SC, R-SA, AND R-A1

LAND USE TABULATION:

ZONING:	TOTAL AREA	DWELLING UNITS		PARKING		COMPUTED	DENSITY AVAILABLE
		PERMITTED	PROPOSED	REQUIRED	PROVIDED		
R-SC	2.7 Ac (NET)	11	11	22	118	11	11
R-SA	6.0 Ac (NET)	48	48	96		48	48
R-A1	2.1 Ac (NET)	33	20	40	40	32	19

AREA OF LOTS 1 THRU 59	-	3.116 Ac.
AREA OF PARCELS 'A' AND 'B'	-	2.189 Ac.
AREA OF LOTS 60 AND 61 (Community Owned Lots)	-	4.098 Ac.
RIGHT-OF-WAY	-	1.370 Ac.
TOTAL RESIDENTIAL LOTS	-	59
TOTAL COMMUNITY LOTS	-	2
TOTAL LOTS (Including Community Owned)	-	61
TOTAL AREA	-	10.773 Ac.



LOCATION MAP
Scale: 1" = 100'

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

Joseph B. Boykin 5-16-79
County Health Officer Date

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

Henry F. Murray 5-14-79
Director Date

W. O. Albert 5-14-79
Chief, Bureau of Engineering Date

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

Thomas L. Hamif 5-17-79
Planning Director Date

John W. Murchman 5-16-79
Chief, Division of Land Development Date

Date	No	Revision Description

GOVERNOR'S LANDING

OWNER AND DEVELOPER
PLUMTREE ASSOCIATES
c/o Jacyn Development Group
12400 Clarksville Pike
CLARKSVILLE, MARYLAND 21029

CENTURY ENGINEERING, INC.
CONSULTING ENGINEERS - PLANNERS
TOWSON, MARYLAND 21204

3-2-79
Date

Robert R. Platt
Professional Engr. No. 5407

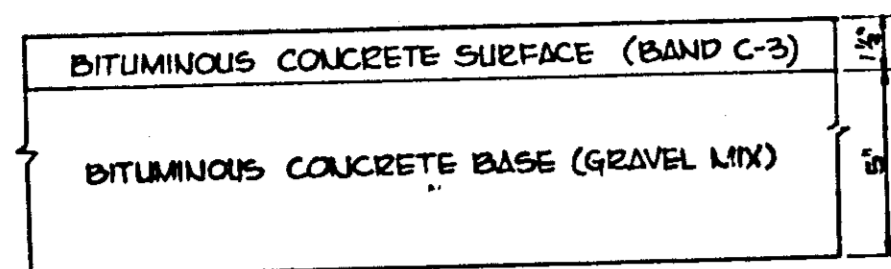
APPROVED
DIVISION OF LAND DEVELOPMENT
HOWARD COUNTY, MARYLAND
DATE 2-26-79
Jum

AREA P.B. NO. 425-425-1
PARCEL 82, TAX MAP 24, LIBER 0900, FOLIO 367
2nd Election District - Howard County, Maryland

TITLE TITLE SHEET
LOTS 1 THRU 61 AND PARCELS 'A' AND 'B'

Des By L.J.D.	Scale AS SHOWN	Proj No 6677
Drn By P.S.	Date 12-1-78	Drawing No.
Chk By J.K.T.	Approved	1 OF 6

BRUNING 44-132 28586



HOWARD COUNTY STANDARD (DRAWING D-5, PAGE 60)

CLEARING AND GRADING ARTICLE C-1
 SUBGRADE ARTICLE C-2
 BASE COURSE ARTICLE C-23
 SURFACE COURSE ARTICLE C-31

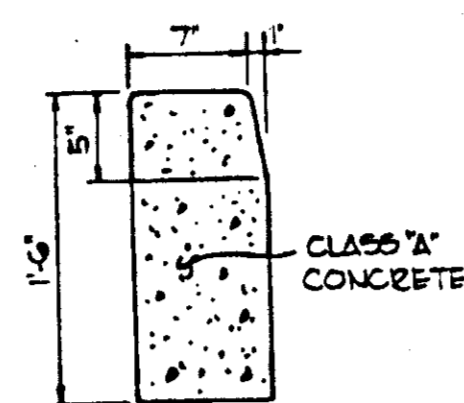
6 1/2" PAVEMENT

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.

TYPICAL PAVING SECTION

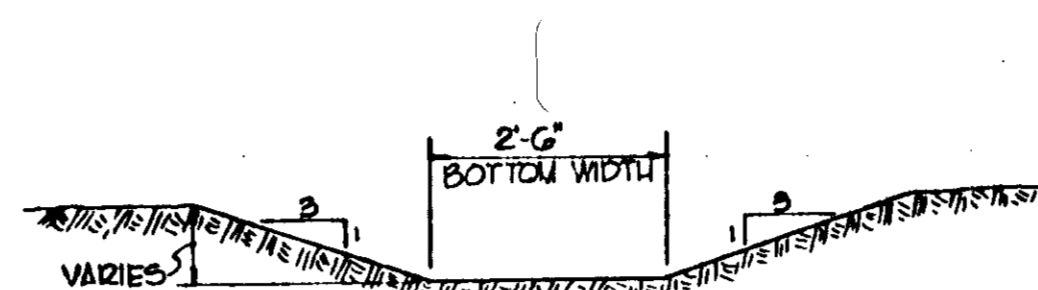
NO SCALE



HOWARD COUNTY STANDARD (DRAWING D-40, PAGE 65)

STANDARD BARRIER CURB

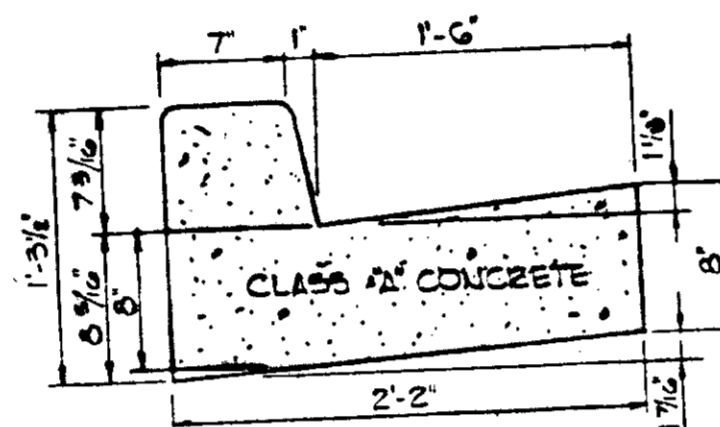
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NOTE:
SEED AND MULCH
LIMITS OF SWALE

GRASSED SWALE

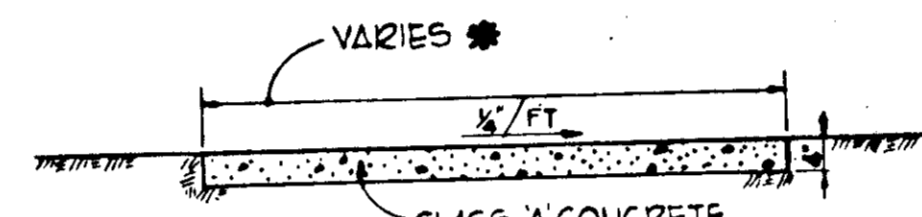
NO SCALE



HOWARD COUNTY STANDARD (DRAWING D-40, PAGE 65)

STANDARD 7 COMB CURB AND GUTTER

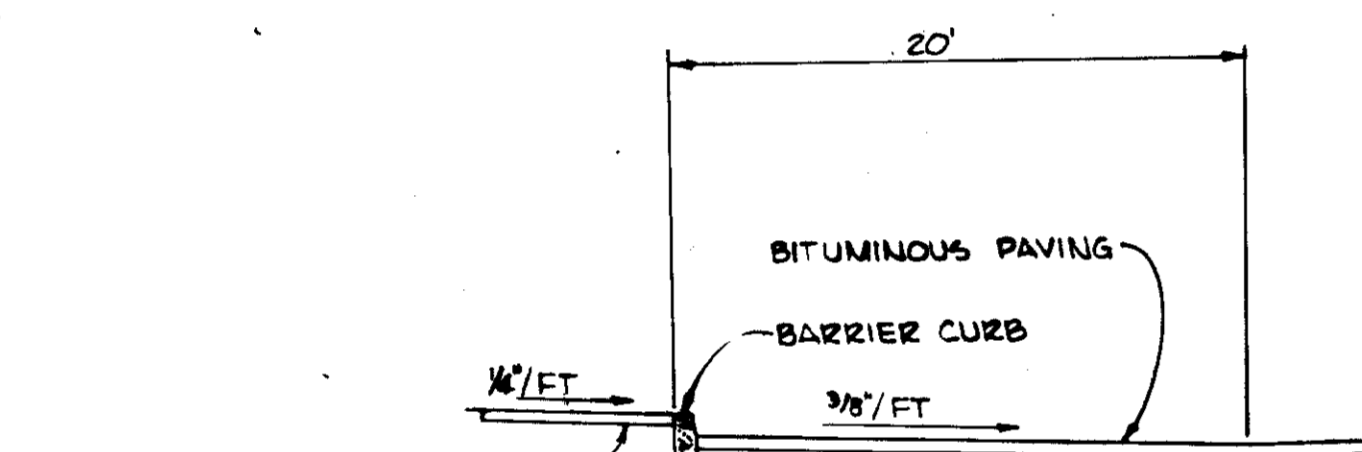
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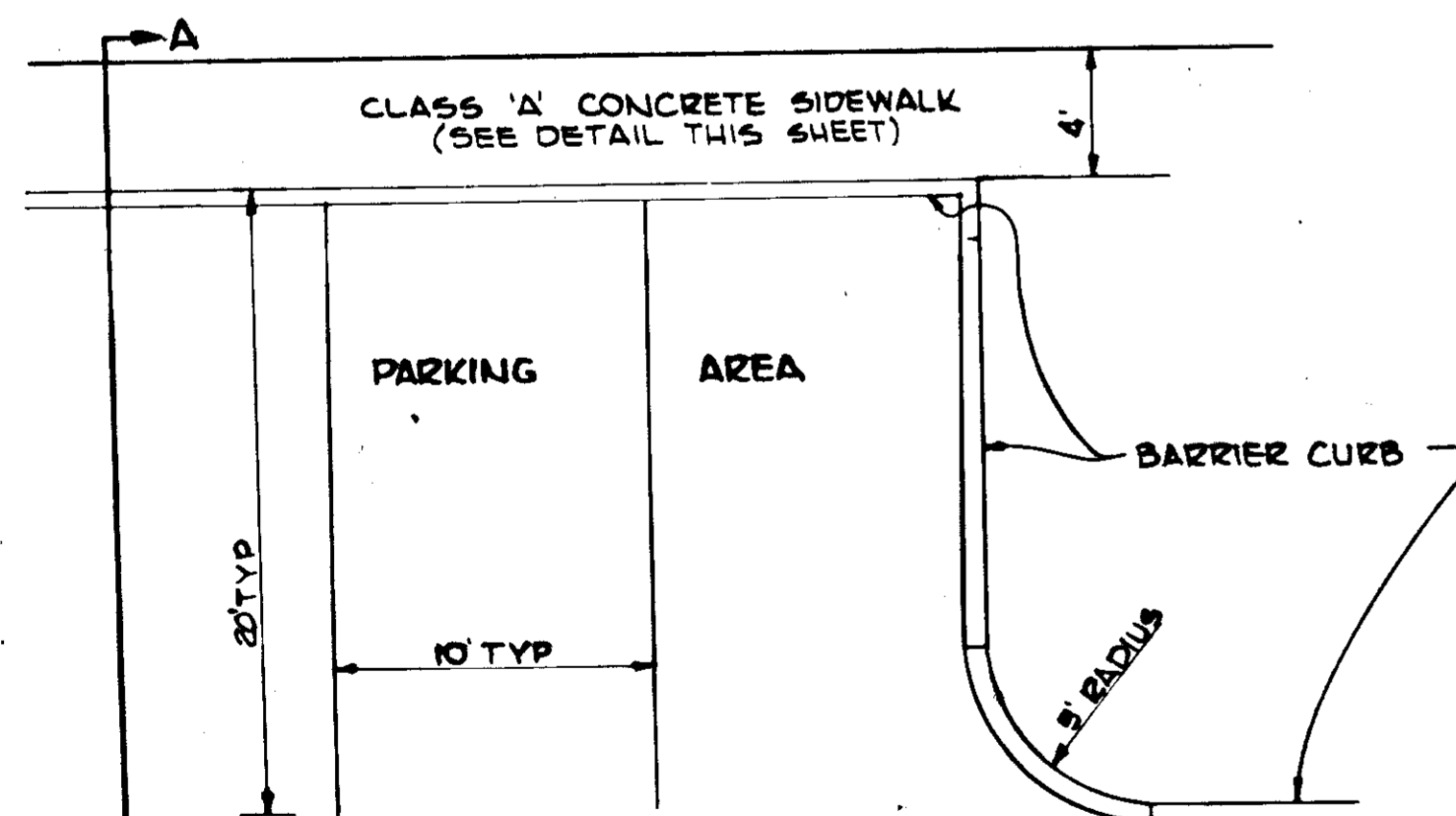
NOTE:
4' WIDE SIDEWALK EXCEPT:
3' WIDE ENTRANCE SIDEWALK

SIDEWALK DETAIL

NO SCALE

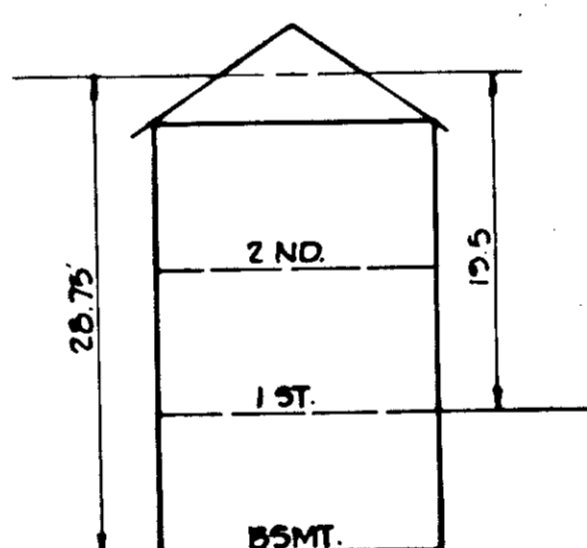


SECTION A-A



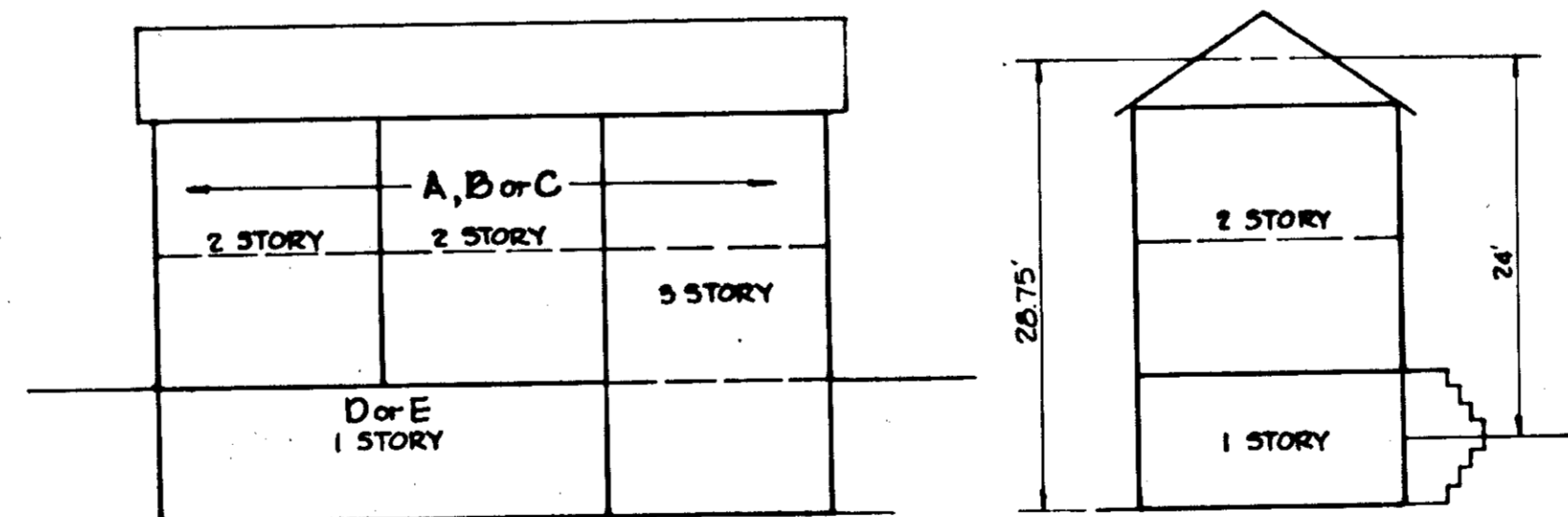
TYPICAL PARKING OUTSIDE R/W

NO SCALE



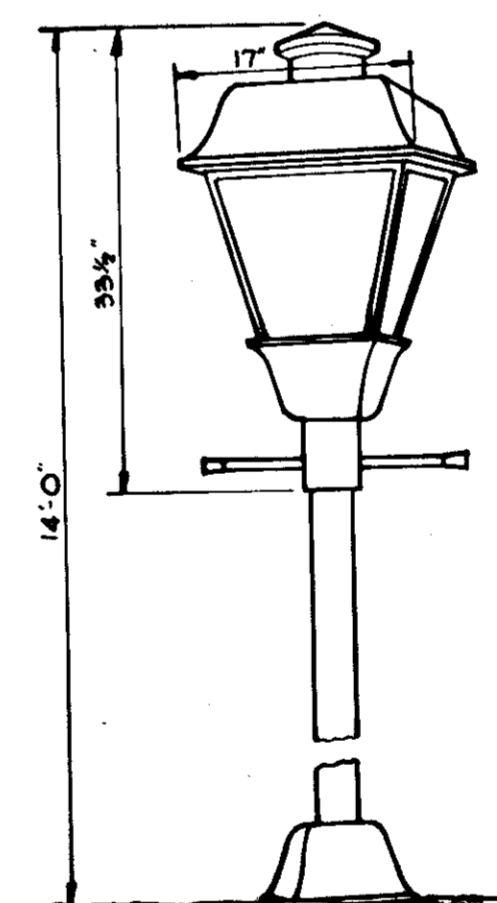
TOWNHOUSE (BLDG. 2 THRU 11)

3 BEDROOM - A, B or D



APARTMENTS (BLDG. 1, 2 & 13)

- | | | |
|--------------------------------|-----------|---------------|
| A - 1 STORY APARTMENT 40' WIDE | 2 BEDROOM | 1,364 SQ. FT. |
| B - 2 STORY APARTMENT 20' WIDE | 3 BEDROOM | 1,364 SQ. FT. |
| C - 3 STORY APARTMENT 20' WIDE | 3 BEDROOM | 2,076 SQ. FT. |



DETAIL - STREET LIGHTING

NO SCALE

NOTE:
ALL STREET LIGHT FIXTURES TO BE 175 WATT MERCURY TYPE WITH A MINIMUM OF 7,700 LUMENS, 14' HIGH WITH BLACK FIBERGLASS POLE AND DIRECTED DOWNWARD. LOCATIONS OF STREET LIGHT FIXTURES ARE ON SITE DEVELOPMENT PLAN AND ARE SHOWN THUS:

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

Joseph Brodus 5-16-79
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

Thomas G. Harris 5-17-79
PLANNING DIRECTOR DATE

Richard M. Muschman 5-16-79
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

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

William F. Nemy 5-14-79
DIRECTOR DATE

W. D. Lambert 5-14-79
CHIEF, BUREAU OF ENGINEERING DATE

Date	No.	Revision Description

GOVERNOR'S LANDING

OWNER AND DEVELOPER
 PLUMTREE ASSOCIATES
 c/o Jacyn Development Group
 12400 Clarksville Pike
 CLARKSVILLE, MARYLAND 21029

CENTURY ENGINEERING, INC.
 CONSULTING ENGINEERS - PLANNERS
 TOWSON, MARYLAND 21204

AREA P.B. No. 4283-4287
 PARCEL 82, TAX MAP 24, LIBER 0900, FOLIO 367
 2nd. Election District - Howard County, Maryland

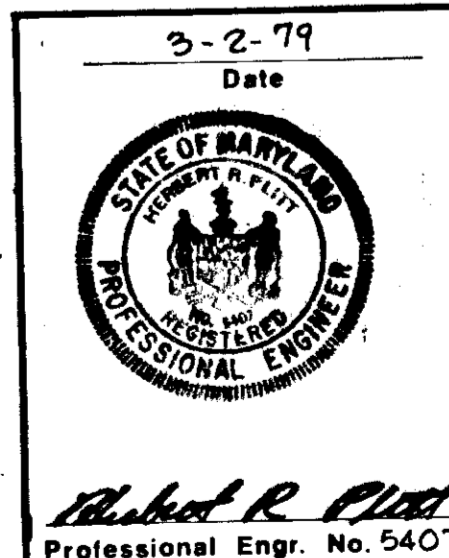
TITLE DETAILS

LOTS 1 THRU 61 AND PARCELS 'A' AND 'B'

Des By L.J.D.	Scale AS SHOWN	Proj No 6677
Drn By J.R.H.	Date 12-1-78	Drawing No.
Chk By J.K.T.	Approved	2 OF 9

APPROVED
 DIVISION OF LAND DEVELOPMENT

HOWARD COUNTY, MARYLAND
 DATE 2-26-79



BRUNING 44-132 28598

SALVATORE CALTABIANO AND
VINCENTA CALTABIANO HIS WIFE
L 605 F 53

Notes:
1. For Plan and Profiles of Water and Sewer Mains
See Howard County Contract No. 2835-D-W45
2. For Sediment Control Drawings, See Road Construction
Drawing Nos. 5, 6 and 7 of 7 (F-79-83)

W.F. WILSON AND SON, INC.
PARCEL A
A RESUBDIVISION OF
LOTS 1-4
PLAT BOOK 36H

TABLATIONS

APARTMENTS:	DWELLING UNITS:
1) BUILDING #1	9 UNITS
2) BUILDING #12	6 UNITS
3) BUILDING #13	4 UNITS



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.

Herbert R. Plitt 5-10-79
HERBERT R. PLITT DATE

525,500
845,500
845,500
525,500

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

Approved *Robert J. ...* Date 5-12-79
- Howard S.C.D.

Reviewed for Howard S.C.D. Name
and meets Technical Requirements:
C. Wayne Ray Date 5-12-79
Signature
U.S. Soil Conservation Service

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

Thomas A. ... 5-17-79
Planning Director Date
Arthur W. ... 5-16-79
Chief, Division of Land Develop. Date

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

John F. ... 5-16-79
Director Date

W.O. ... 5-16-79
Chief, Bureau of Engineering Date

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

James M. ... 5-16-79
County Health Officer Date

Date	No	Revision Description

GOVERNOR'S LANDING

OWNER AND DEVELOPER
PLUMTREE ASSOCIATES
c/o Jacyn Development Group
12400 Clarksville Pike
CLARKSVILLE, MARYLAND 21029

CENTURY ENGINEERING, INC.
CONSULTING ENGINEERS - PLANNERS
TOWSON, MARYLAND 21204

AREA P.B. NO. 4283-4287
PARCEL 82, TAX MAP 24, LIBER 0900, FOLIO 367
2nd Election District - Howard County, Maryland

TITLE
SITE DEVELOPMENT PLAN
LOTS 1 THRU 61 AND PARCELS 'A' AND 'B'

3-2-79
Date

Herbert R. Plitt
Professional Engr. No. 5407

APPROVED AND DEVELOPMENT

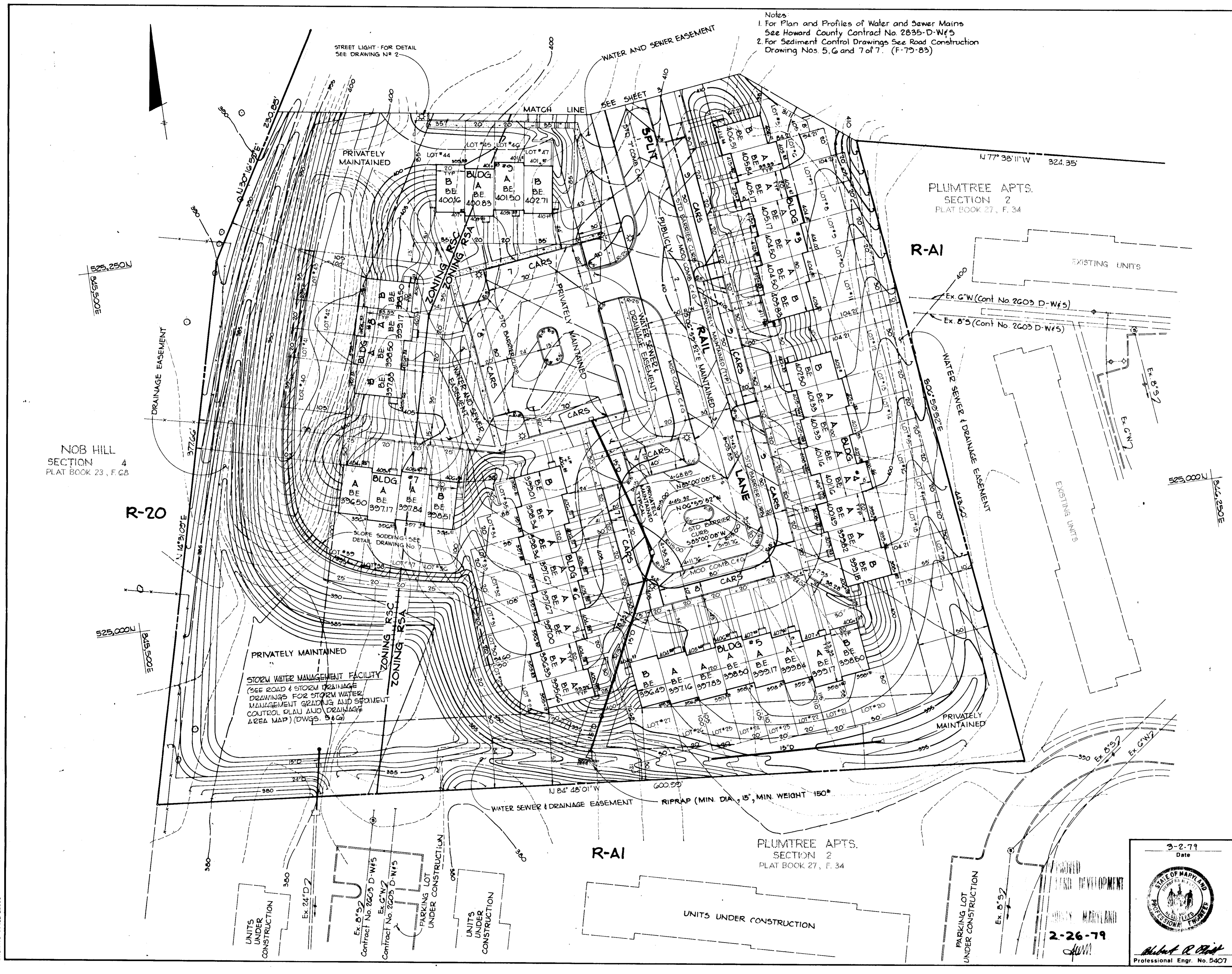
2-26-79

Des By L.J.D.	Scale 1" = 30'	Proj No 6677
Drn By R.J.W.	Date 12-1-78	Drawing No. 3 OF 6
Chk By J.K.T.	Approved	

BRUNING 44-132 28586

Notes
 1. For Plan and Profiles of Water and Sewer Mains See Howard County Contract No 2835-D-W/5
 2. For Sediment Control Drawings See Road Construction Drawing Nos 5, 6 and 7 of 7. (F-79-83)

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.
Herbert R. Plutt
 HERBERT R. PLUTT 5-10-79
 DATE



PLUMTREE APTS.
 SECTION 2
 PLAT BOOK 27, F. 34

R-A1

R-20

NOB HILL
 SECTION 4
 PLAT BOOK 23, F. 68

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

Approved *Robert R. Plutt* Date 3/2/79
 Howard Co. S.C.D.

Reviewed for Howard S.C.D.
 and meets Technical Requirements
C. Raymond King Date 3/2/79
 U.S. Soil Conservation Service

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

Thomas J. Hamer 5-17-79
 Planning Director Date
John W. Madachian 5-16-79
 Chief, Division of Land Develop. Date

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

John F. Nummy 5-14-79
 Director Date

W.O. Falbert 5-14-79
 Chief, Bureau of Engineering Date

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

John P. Pugh 5-16-79
 County Health Officer Date

Date	No	Revision Description
5/15/80	1	LENGTHEN 15'D END OF SPLIT RAIL LA

GOVERNOR'S LANDING

OWNER AND DEVELOPER
 PLUMTREE ASSOCIATES
 c/o Jacyn Development Group
 12400 Clarksville Pike
 CLARKSVILLE, MARYLAND 21029

CENTURY ENGINEERING, INC.
 CONSULTING ENGINEERS - PLANNERS
 TOWSON, MARYLAND 21204

AREA P.O. NO. 4283 - 4287
 PARCEL 82, TAX MAP 24, LIBER 0900, FOLIO 367
 2nd Election District - Howard County, Maryland

TITLE
 SITE DEVELOPMENT PLAN
 LOTS 1 THRU 61 AND PARCELS 'A' AND 'B'

Des By L.J.D.	Scale 1"=30'	Proj No 6677
Drn By R.J.W.	Date 12-1-78	Drawing No.
Chk By J.K.T.	Approved	4 OF 6

3-2-79
 Date

Herbert R. Plutt
 Professional Engr. No. 5407

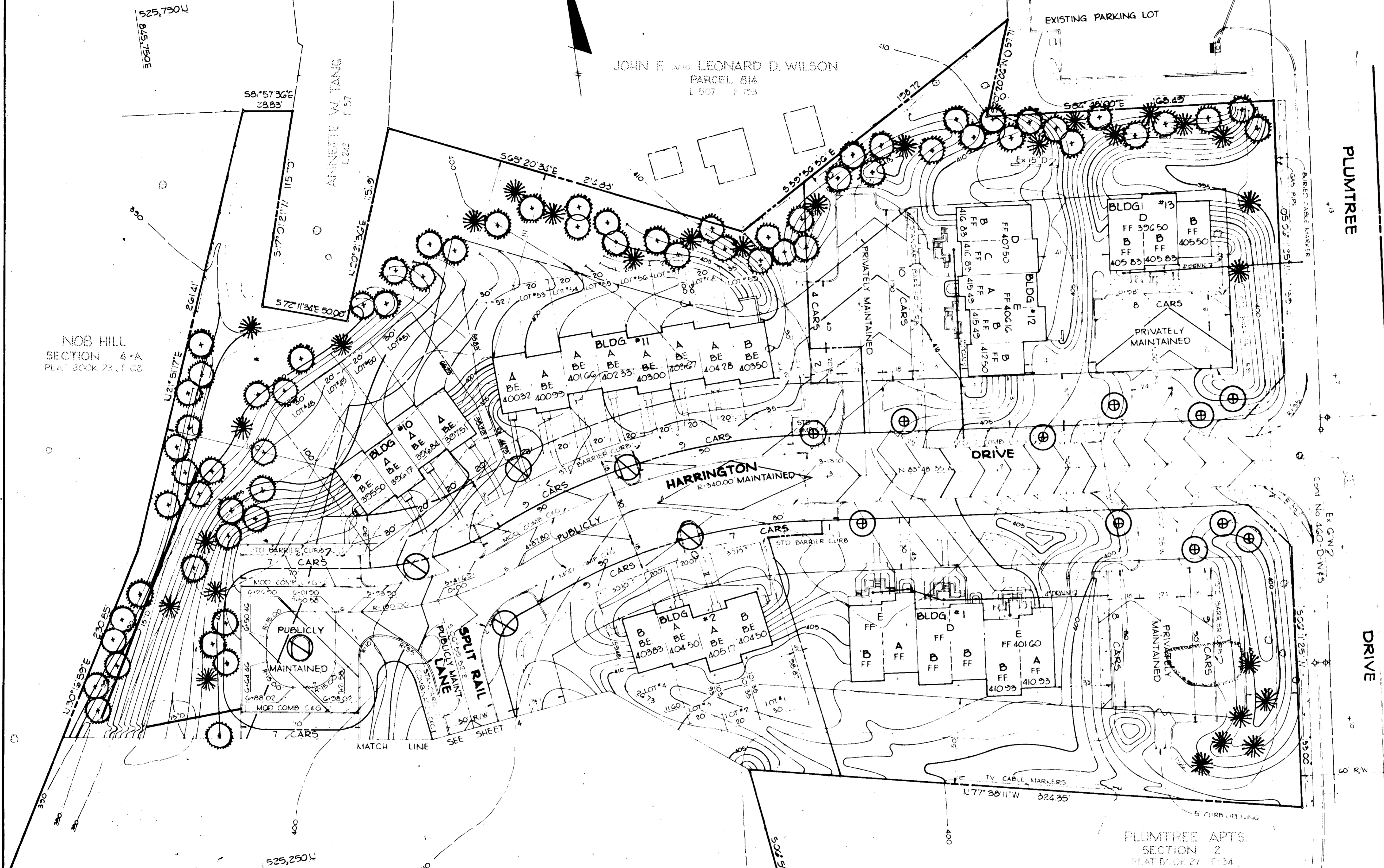
2-26-79
AWM

BRUNING 44-132-28586

SALVATORE CALTABIANO and
VINCENTA CALTABIANO HIS WIFE
L 205 F 23

W.F. WILSON and SON, INC.
PARCEL A
A RESUBDIVISION OF
LOTS 1-4
PLAT BOOK 341

JOHN F. and LEONARD D. WILSON
PARCEL #14
L 507 F 23



NOB HILL
SECTION 4-A
PLAT BOOK 23, F 25

PLUMTREE APTS.
SECTION 2
PLAT BOOK 27, F 34

PLANT LIST

SYMBOL	QUANTITY	NAME	SIZE	REMARKS
⊙	18	Liquidambar styraciflua Sweet Gum	2"-2 1/4" CAL. 12'-14' HGT.	B & B Full heads
⊙	8	Quercus borealis Red Oak	2"-2 1/4" CAL. 12'-14' HGT.	B & B Full heads
⊙	11	Zelkova serrata Japanese Zelkova	2"-2 1/4" CAL. 12'-14' HGT.	B & B Full heads
⊙	40	Pinus strobus White Pine	6'-8' HGT.	B & B Full
⊙	141	Pinus strobus White Pine	5' HGT.	B & B Full

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

Thomas A. Amis 5-17-79
Planning Director Date
John W. Muschman 5-16-79
Chief, Division of Land Development Date

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

Henry F. Nummy 5-14-79
Director Date
W. O. Folbert 5-14-79
Chief, Bureau of Engineering Date

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

Jacyn Bergman 5-16-79
Director Date

2-26-79 Revised Plant List (see sheets G & G for additions)
1-24-79 Added Additional 108 White Pines
Date No Revision Description

GOVERNOR'S LANDING

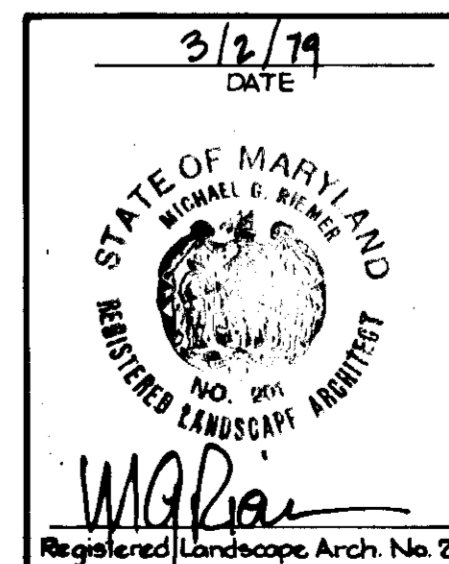
OWNER AND DEVELOPER
PLUMTREE ASSOCIATES
c/o Jacyn Development Group
12400 Clarksville Pike
CLARKSVILLE, MARYLAND 21029

CENTURY ENGINEERING, INC.
CONSULTING ENGINEERS - PLANNERS
TOWSON, MARYLAND 21204

AREA P.B. No. 4283 - 4287
PARCEL 82, TAX MAP 24, LIBER 0900, FOLIO 367
2nd Election District - Howard County, Maryland

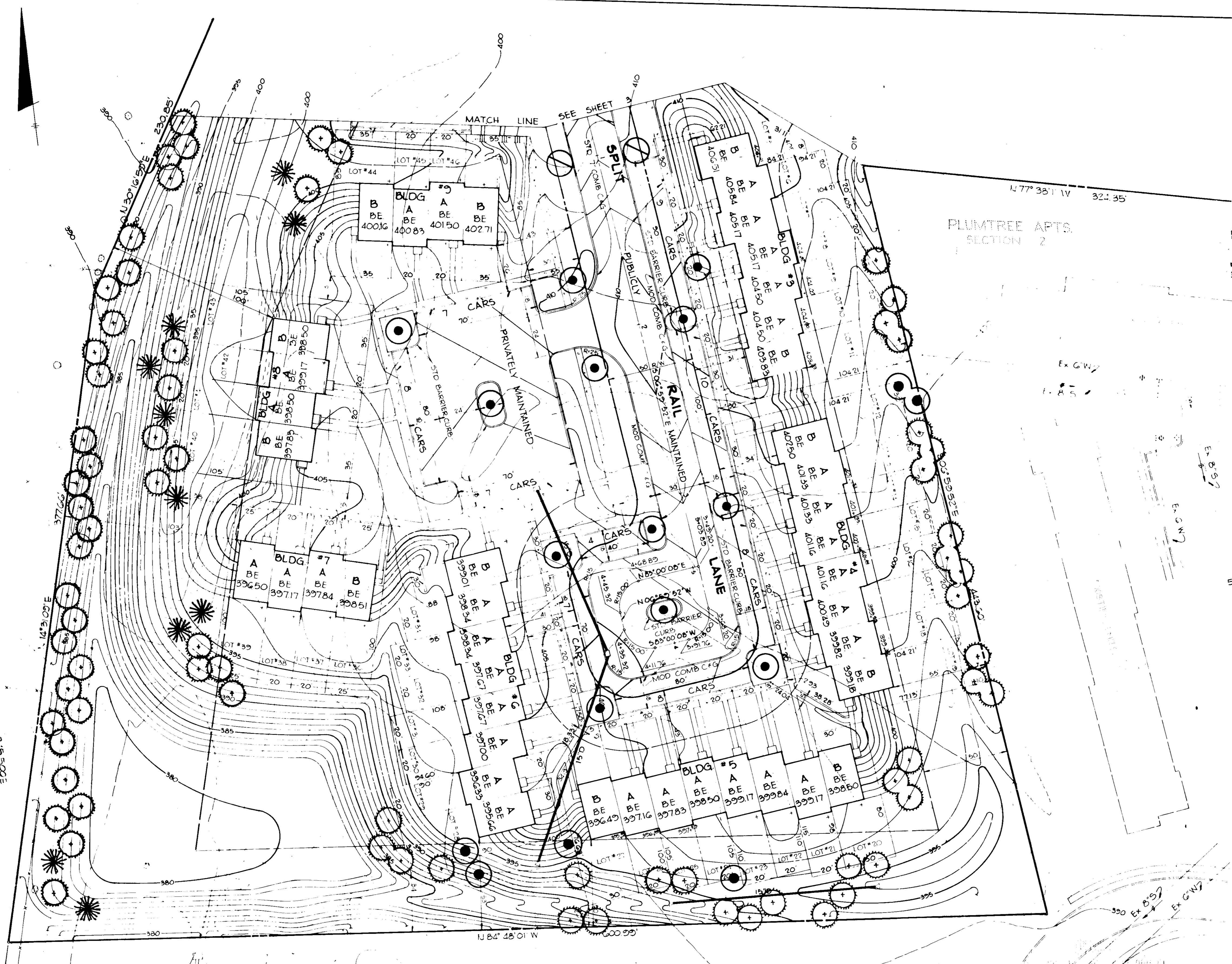
TITLE PLANTING PLAN
LOTS 1 THRU 61 AND PARCELS 'A' AND 'B'

Des By L.J.D. Scale 1" = 30' Proj No 6677
Drn By R.J.W. Date 12-1-78 Drawing No.
Chk By J.K.T. Approved 5 OF 6

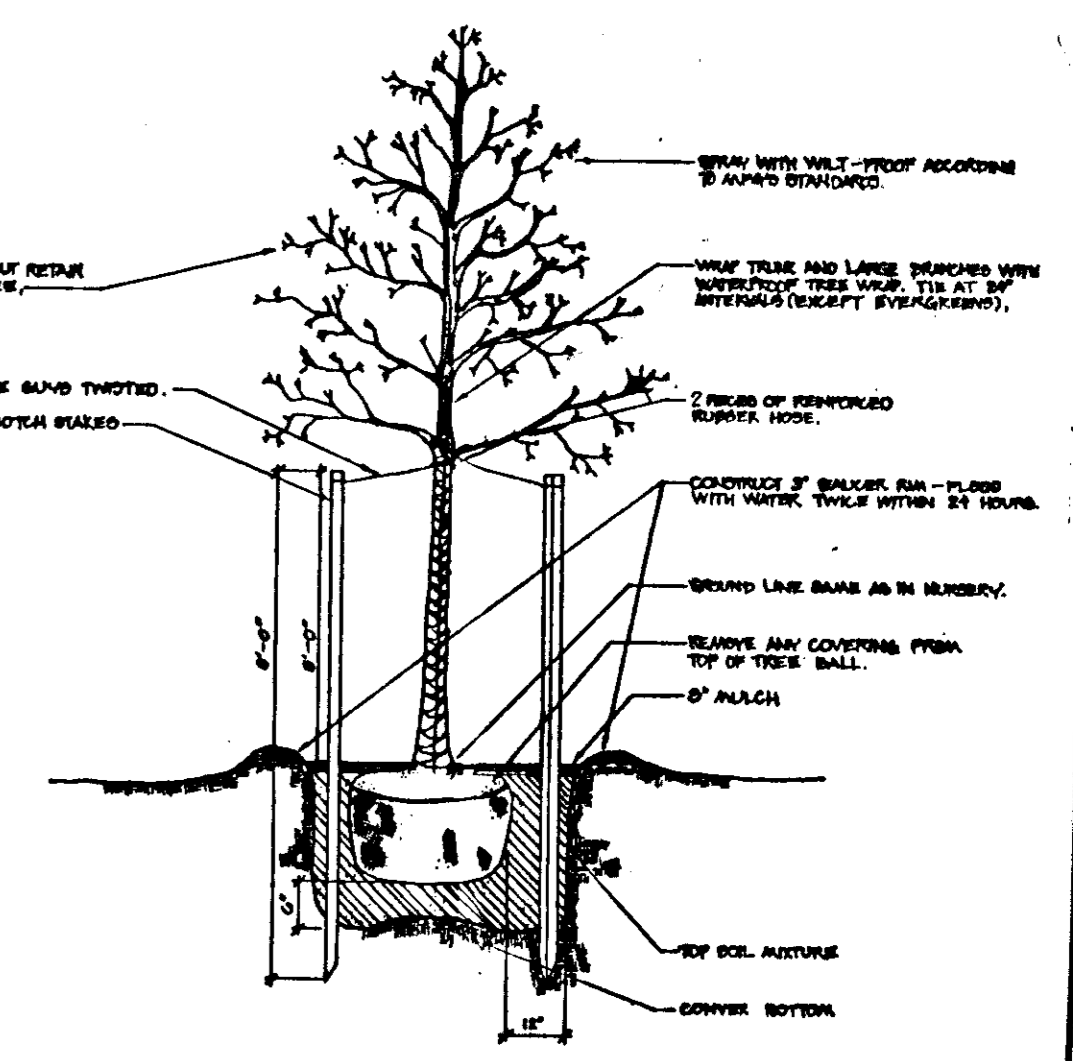


2-26-79
2-26-79
dum

SDP-79-71



NOTE:
SEE DRAWING NO. 5
FOR PLANT KEY.



PLANTING DETAIL
1/8" = 1'-0"

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

Thomas J. Harris 5-17-79
Planning Director Date
John W. Miller 5-16-79
Chief, Division of Land Develop. Date

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Thompson F. Nemy 5-14-79
Director Date

W.D. Lambert 5-14-79
Chief, Bureau of Engineering Date

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

Jacqueline Boyles 5-16-79
Health Officer Date

Date	No	Revision Description
2-25-79		Added Planting Detail
2-26-79		Added Additional 20 White Pines & 6 Sweet Gum
1-24-79		Added Additional White Pines (SEE SHEET 52)

GOVERNOR'S LANDING

OWNER AND DEVELOPER
PLUMTREE ASSOCIATES
c/o Jacyn Development Group
12400 Clarksville Pike
CLARKSVILLE, MARYLAND 21029

CENTURY ENGINEERING, INC.
CONSULTING ENGINEERS - PLANNERS
TOWSON, MARYLAND 21284

AREA P.B. NO. 4283-4287
PARCEL 82, TAX MAP 24, LIBER 0900, FOLIO 367
2nd Election District - Howard County, Maryland

TITLE
PLANTING PLAN
LOTS 1 THRU 8 AND PARCELS 'A' AND 'B'

Des By I.J.D.	Scale 1" = 30'	Proj No 6677
Drn By R.J.W.	Date 12-1-78	Drawing No G OF G
Chk By J.K.L.	Approved	

3/2/79
DATE

W.D. Lambert
Registered Landscape Arch. No. 201

2-26-79
JWW

SDP-79-71

BRUNING 44-132 28586