

GENERAL NOTES

1. WATER LINES SHALL BE CONSTRUCTED A MINIMUM OF 4" COVER BELOW FINISHED GRADE.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, 10, STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION.
3. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FROM BEST AVAILABLE INFORMATION. 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.
4. THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST FIVE (5) DAYS BEFORE STARTING WORK SHOWN ON THIS DRAWING TO VERIFY THEIR LOCATION AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF LOCATION OF UTILITIES IS OTHER THAN SHOWN.
5. PLAT REFERENCE: PLAT NUMBER 1242/352
6. CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS:

WATER UTILITY	1-800-257-7777
P. & T. TELEPHONE COMPANY	725-9974
HOWARD COUNTY BUREAU OF UTILITIES	462-2367
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)	792-2272
7. ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
8. ALL PIPE ELEVATIONS SHOWN ARE INVERT (I) 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: DECEMBER 1, 1984 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.
16. SEDIMENT CONTROL AND STORM WATER MANAGEMENT IS PROVIDED BY FACILITIES AS SHOWN UNDER CONTRACT NO. F-85-113

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
153	8721 RIDGE ROAD
154	8719
155	8717
156	8715
157	8711
158	8709
159	8707
160	8705
161	8701
162	8699
163	8697
164	8695
165	8691
166	8689
167	8687
168	8685
169	8681
170	8679
171	8677
172	8675
173	8671
174	8669
175	8667
176	8665

SEQUENCE OF CONSTRUCTION

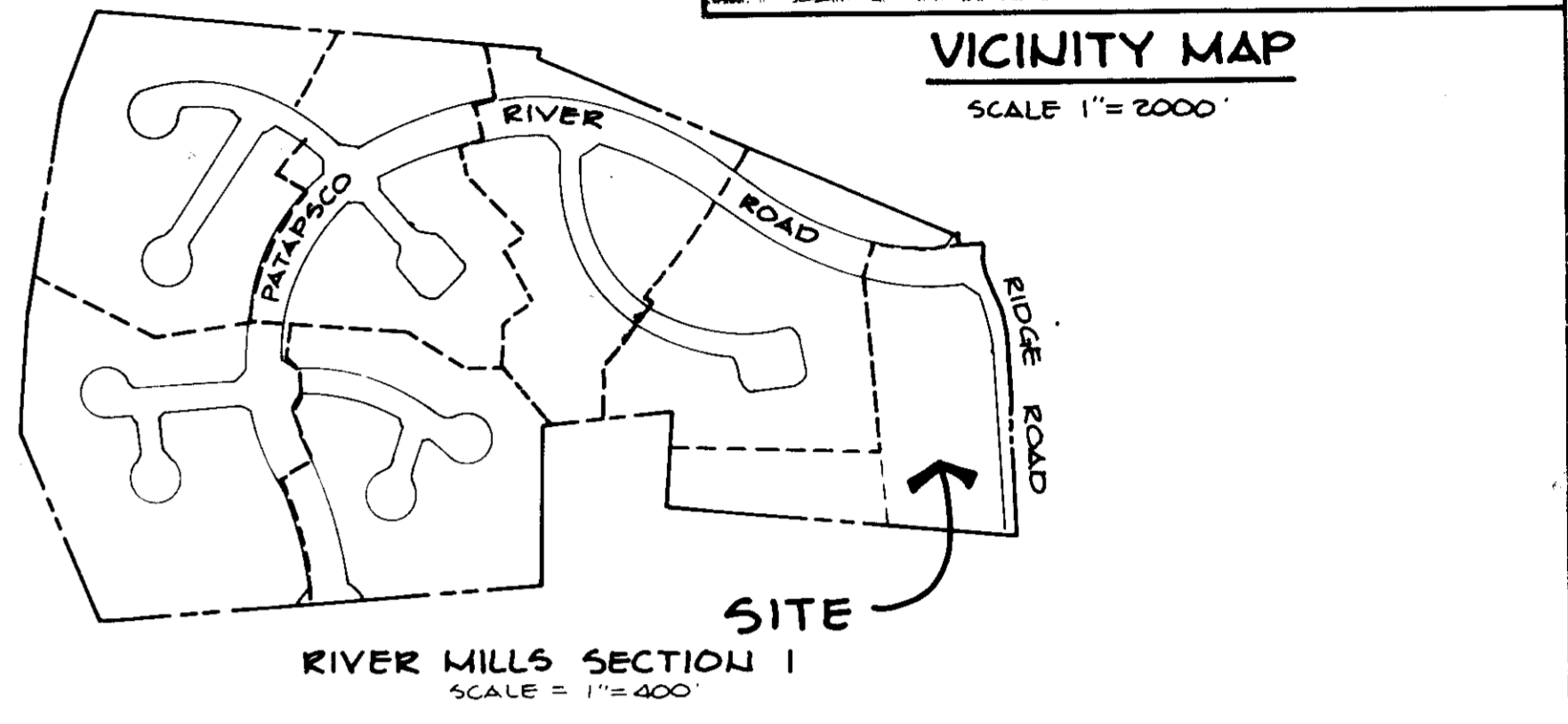
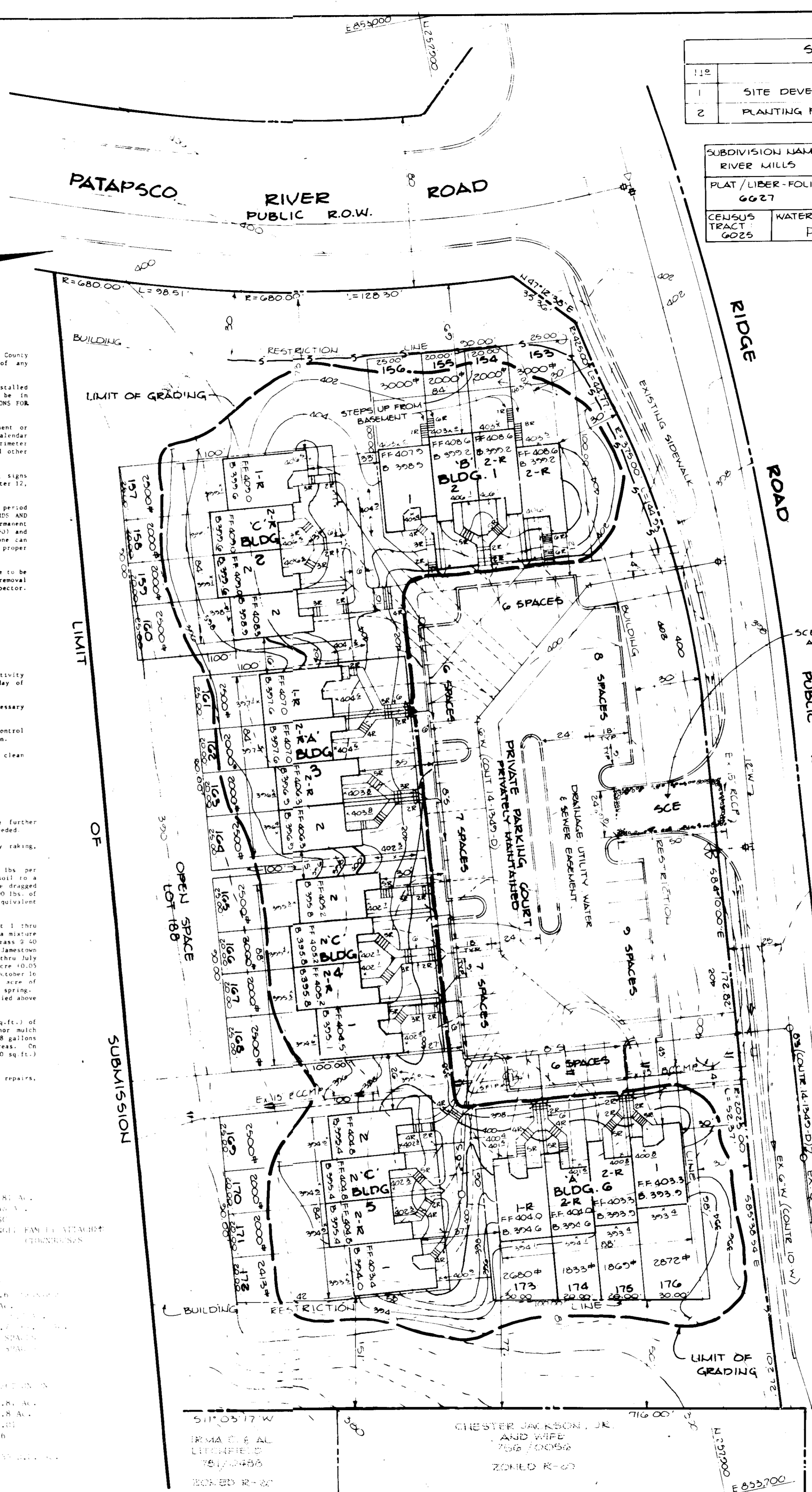
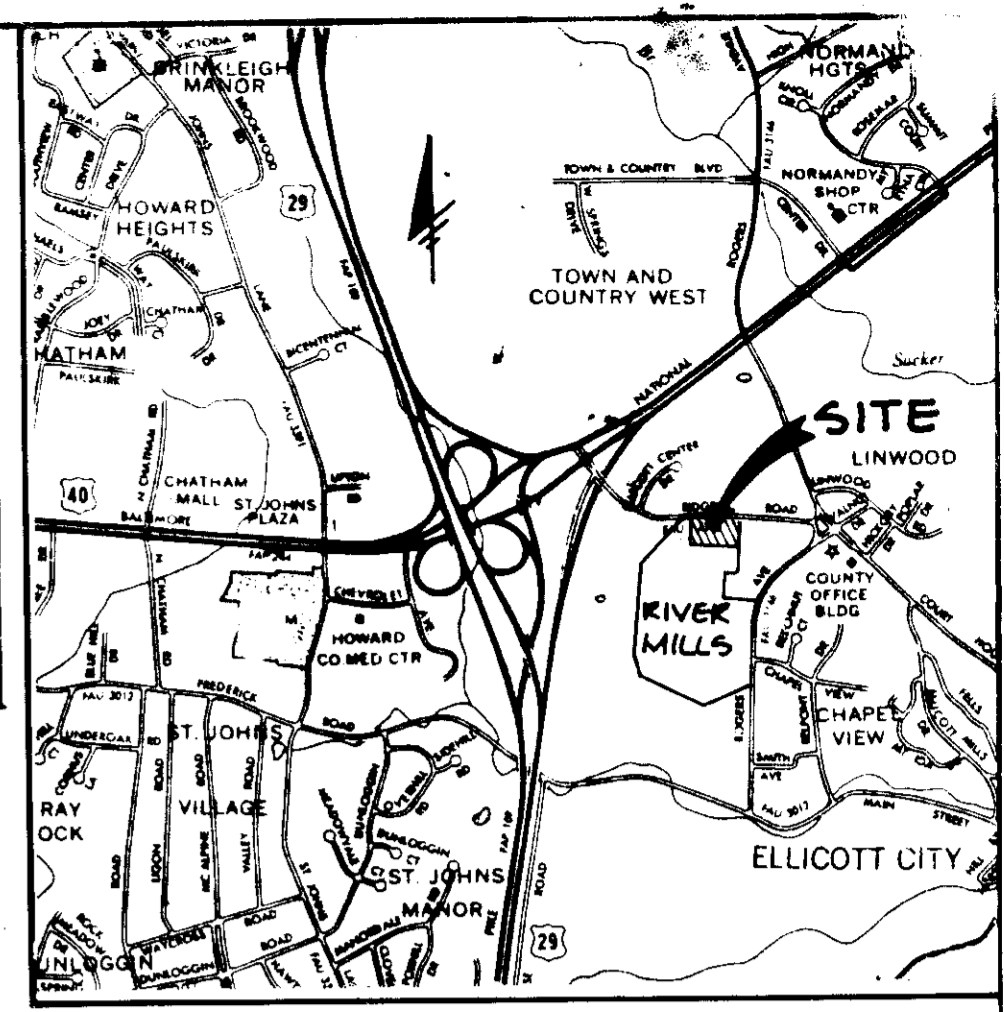
1. OBTAIN BUILDING PERMIT.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE IF PARKING AREA PAVEMENT HAS NOT BEEN CONSTRUCTED.
3. INSTALL STONE FILTER INLET PROTECTION AROUND INLET LOCATED IN THE SOUTHWEST CORNER OF PARKING AREA AND ALL SILT FENCE AS SHOWN.
4. THE SEDIMENT CONTROL FOR THE REMAINING AREA OF SITE PLAN IS PROVIDED UNDER F-85-113.
5. GRADE/SITE AND CONSTRUCT BUILDINGS AS PER SITE PLAN.
6. CONSTRUCT SERVICE CONNECTIONS AND LEAD WALKS, AND FINE GRADE AND STABILIZE AS PER THE PERMANENT SEEDING NOTES.
7. UPON STABILIZATION OF ALL DISTURBED AREAS AND OBTAINING PERMISSION FROM HOWARD COUNTY SEDIMENT CONTROL DIVISION, REMOVE ALL SEDIMENT CONTROLS AND STABILIZE AREAS DISTURBED IN THEIR REMOVAL IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES.

INVERT ELEVATIONS OF S.H.C. @ R FOR TOWNHOUSES					
MH TO MH	LOT NO.	INV. EL. @ R	MH TO MH		
39-40	173-174	390.8	40-41	165-166	393.2
	175-176	390.2		167-168	391.5
40-41	153-154	395.4		169-170	391.6
	155-156	394.9		171-172	393.3
	157-158	395.7			
	159-160	395.2			
	161-162	395.9			

SITE TABLE, IN	
TOTAL AREA OF PROPERTY	14.81 AC.
AREA OF SUBMISSION	12.40 AC.
EXISTING ZONING	R-50
PROPOSED USE	SINGLE-FAMILY ATTACHED
NUMBER OF DWELLING UNITS PROPOSED	24
LOT COVERAGE PERMITTED	40%
LOT COVERAGE PROPOSED	32.6%
AREA OF EXISTING OPEN SPACE	0.3 AC.
OPEN SPACE REQUIRED	20.0 SPA.
OPEN SPACE PROVIDED	47.7 SPA.
PARKING SPACES PROVIDED	48 SPACES
PARKING PROVIDED	2 SPACES PER UNIT
DENSITY PERMITTED	1.66 UNITS/AC.
DENSITY PROPOSED	1.94 UNITS/AC.
TOTAL AREA REQUIRED	14.81 AC.
AREA OF FLOOD PLAIN SUBJECT	0.8 AC.
NET AREA	14.01 AC.
NUMBER OF L.L. PERMITTED	176
NUMBER OF D.U. PROPOSED	24
DENSITY PER ACRE	0.33 UNITS/AC.

SHEET INDEX					
NO.	DESCRIPTION				
1	SITE DEVELOPMENT PLAN				
2	PLANTING PLAN AND DETAILS				

SUBDIVISION NAME	SECTION / AREA	LOTS
RIVER MILLS	SECTION 1	153-176
PLAT / LIBER-FOLIO	BLOCK #	ZONE
G027	1	R-50
CENSUS TRACT	WATER CODE	SEWER CODE
G025	F04	1402100



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

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

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

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

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

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

BY THE DEVELOPER:

THE COUNTY AND 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 COUNTY CONSERVATION DEPARTMENT.

DATE NO. REVISION

OWNER/DEVELOPER

PROJECT

TITLE

REVIEWED FOR HOWARD COUNTY OFFICE OF PLANNING AND ZONING

AND COUNTY ENGINEER

THE RIEMER GROUP, INC.

The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
3105 North Ridge Road Ellicott City, Maryland 21043 (301) 461-2690

DESIGNED BY MEM

DRAWN BY PER

PROJECT NO. 27102

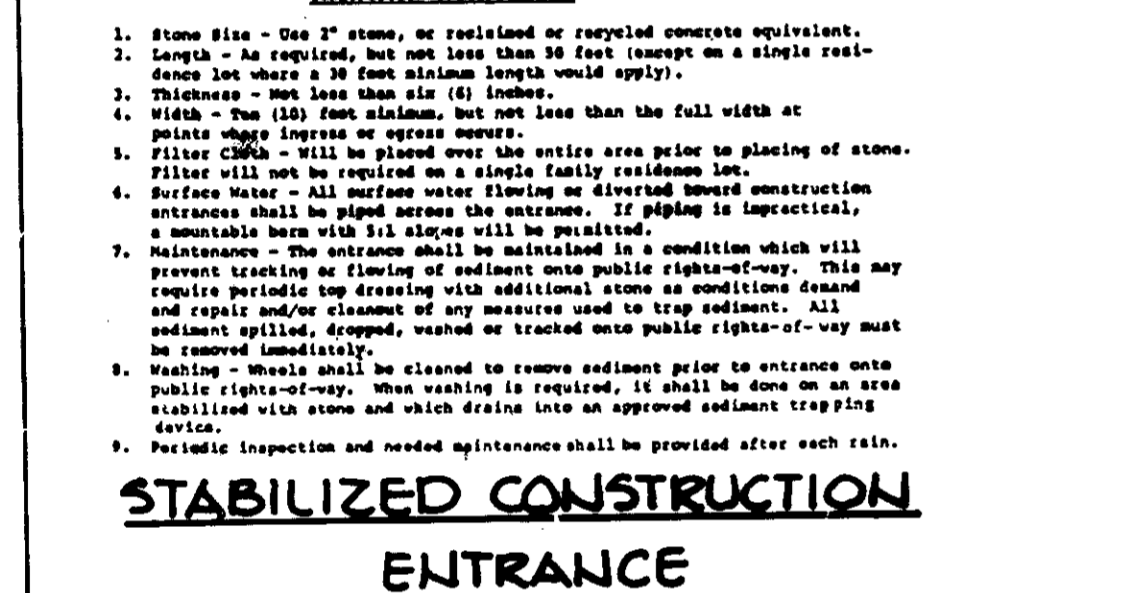
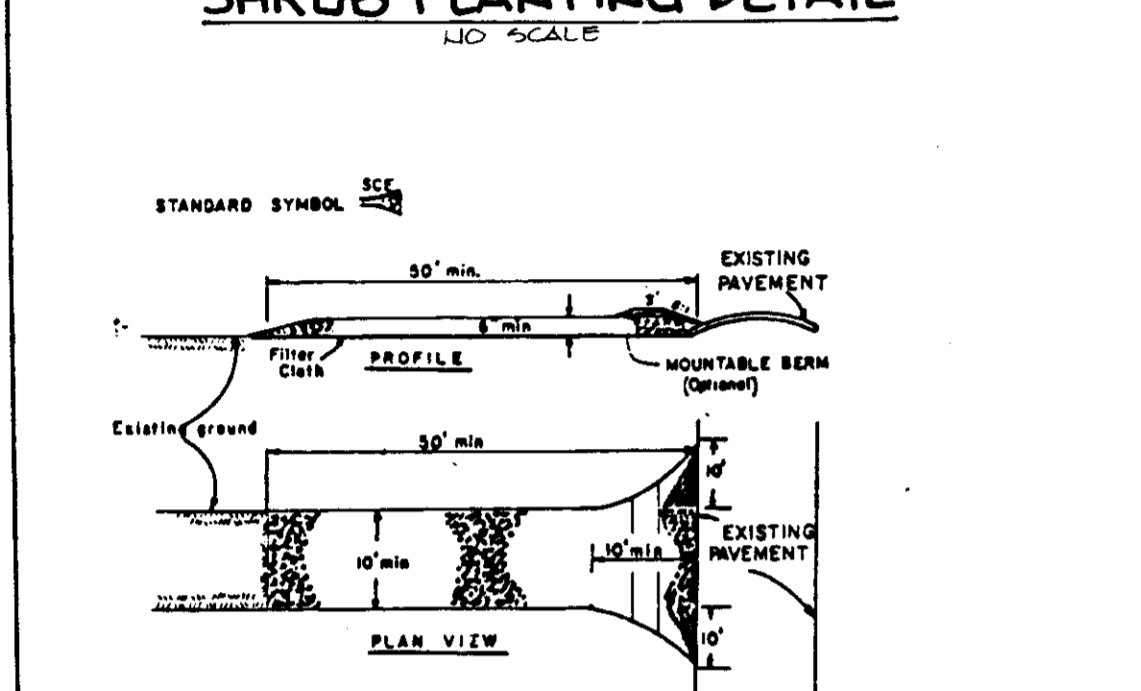
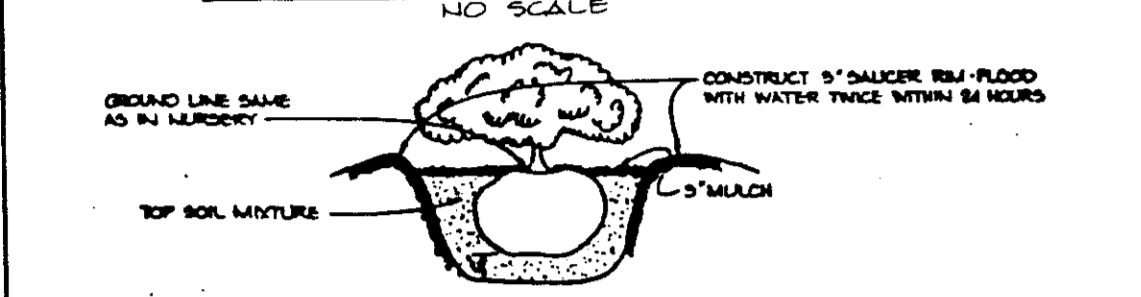
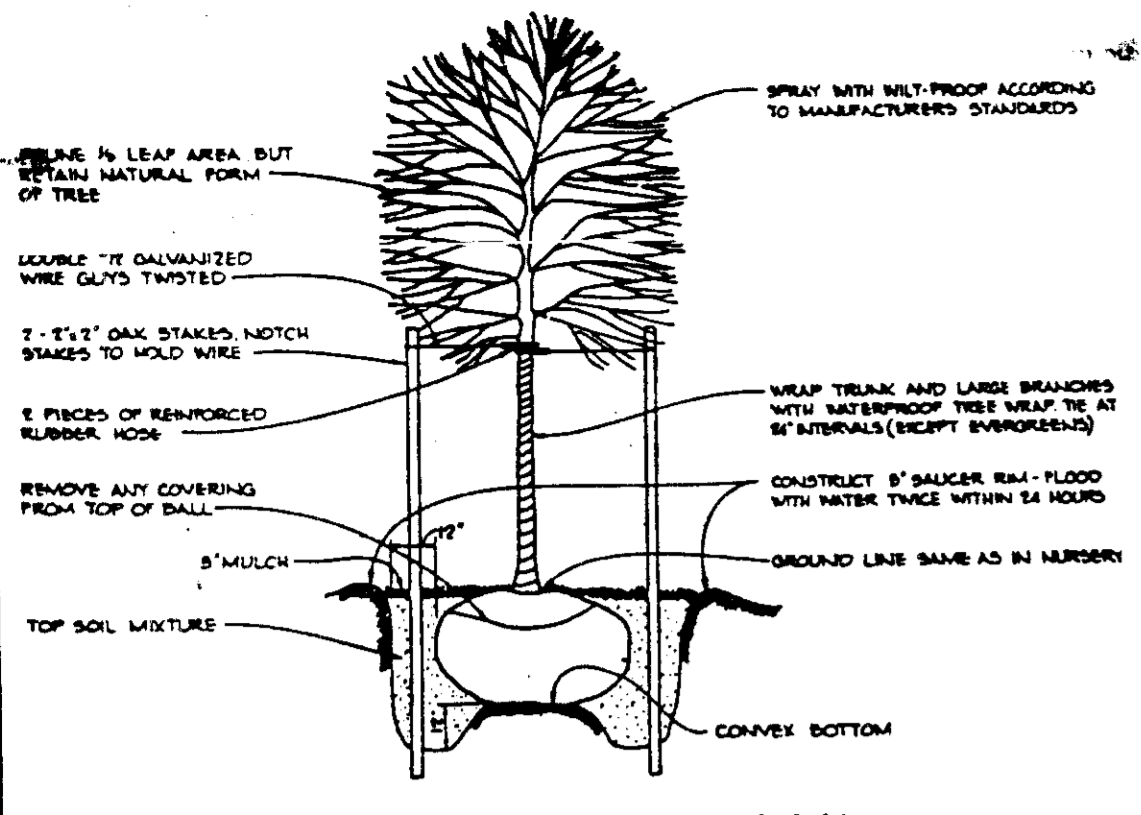
DATE 4-14-86

SCALE 1"=50'

DRAWING NO. 1 OF 2

5-28-86

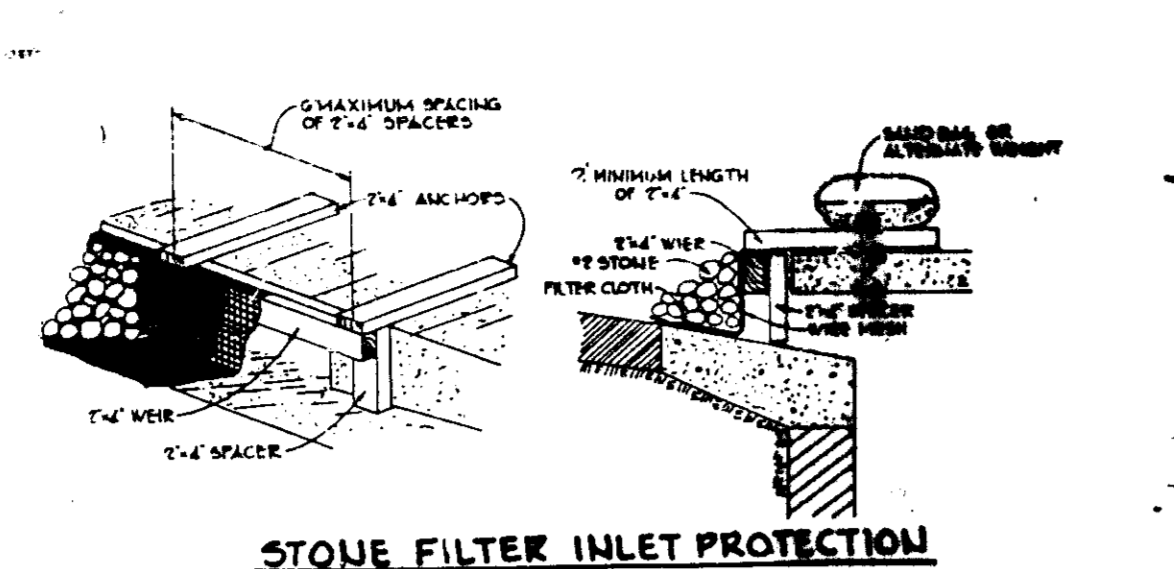
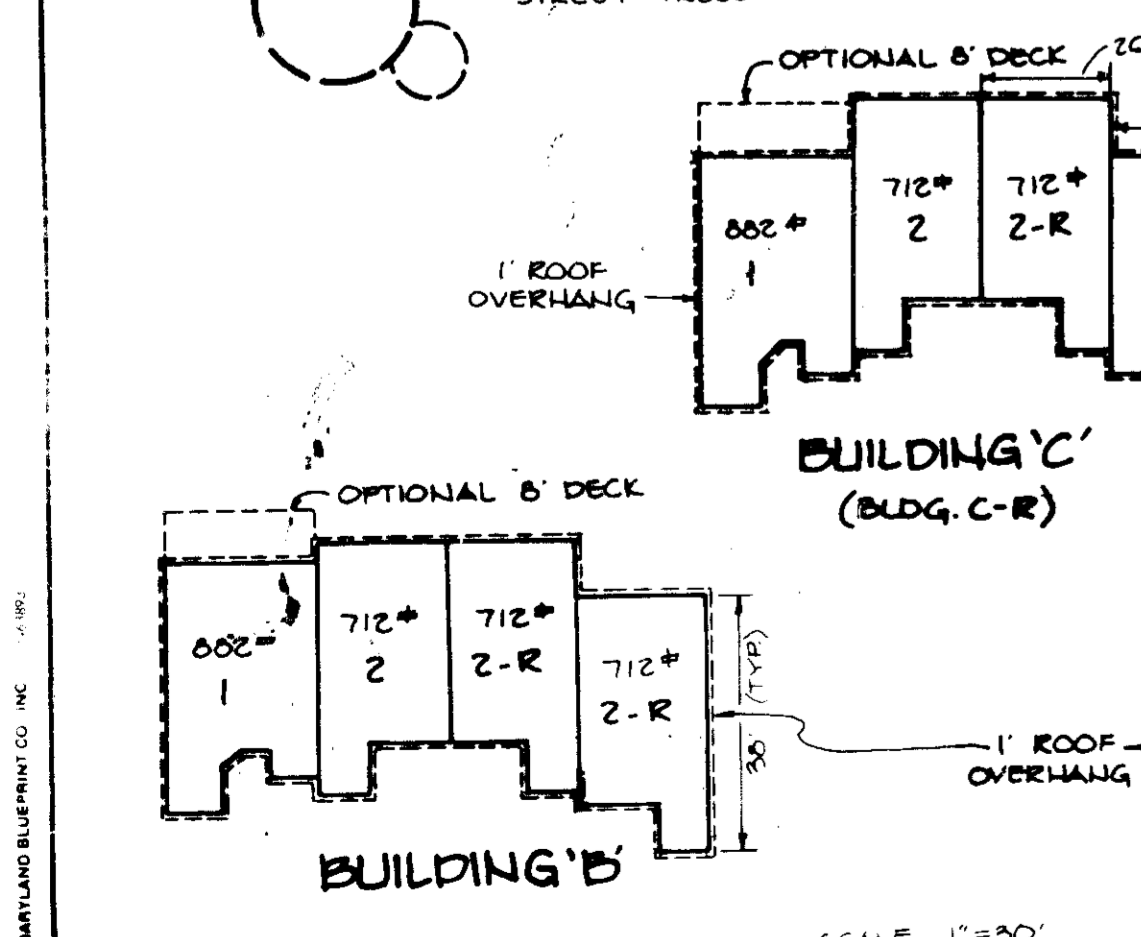
ARTHUR E. MUEGGE



PLANT LIST

QUAN.	SYM.	NAME	SIZE	REMARKS
12	LS	LIQUIDAMBER STYRACIFLUA Sweet Gum	2 1/2"-3" Cal 13'-15' Ht.	B&B, Full head
3	AC	AMELANCHIER CANADENSIS Service Berry	8'-10' Ht.	Multi-stemmed B&B, Full head
5	CF	CORNUS FLORIDA	8'-10' Ht.	B&B, Full head
5	CK	CORNUS KOUSA	8'-10' Ht.	B&B, Full head
7	MR	MALUS RADIANT Radiant Crabapple	8'-10' Ht.	B&B, Full head
24	PS	PINUS STROBUS Eastern White Pine	6'-8" Ht.	B&B, Unsheared
48	JP	JUNIPERUS PROCUMBENS NANA Dwarf Japanese Juniper	18"-24" SPD	B&B, or Con.
32	TC	TAXUS CUSPIDATA NANA Dwarf Japanese Yew	18"-24" SPD	B&B, or Con.

STREET TREES AS PER F-65-113



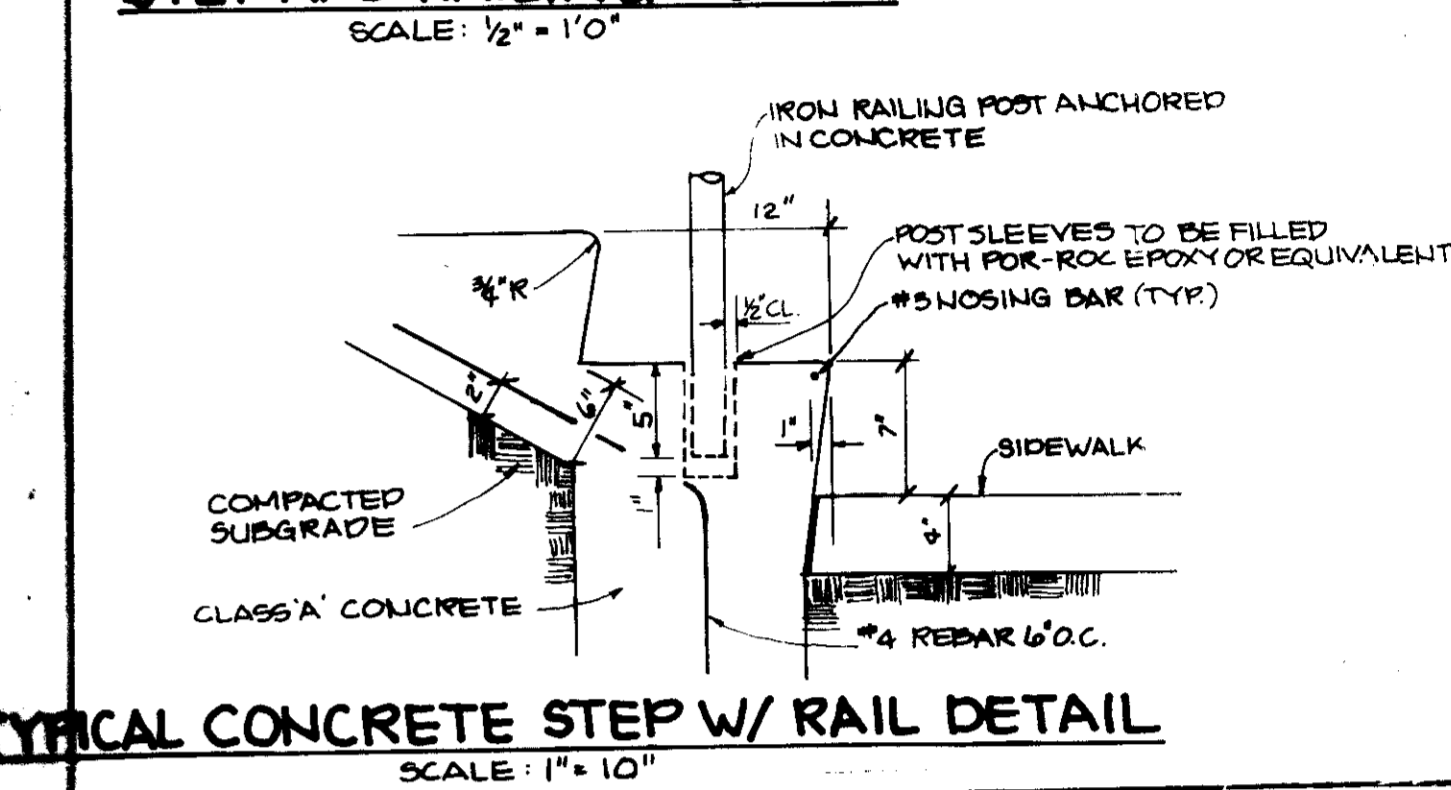
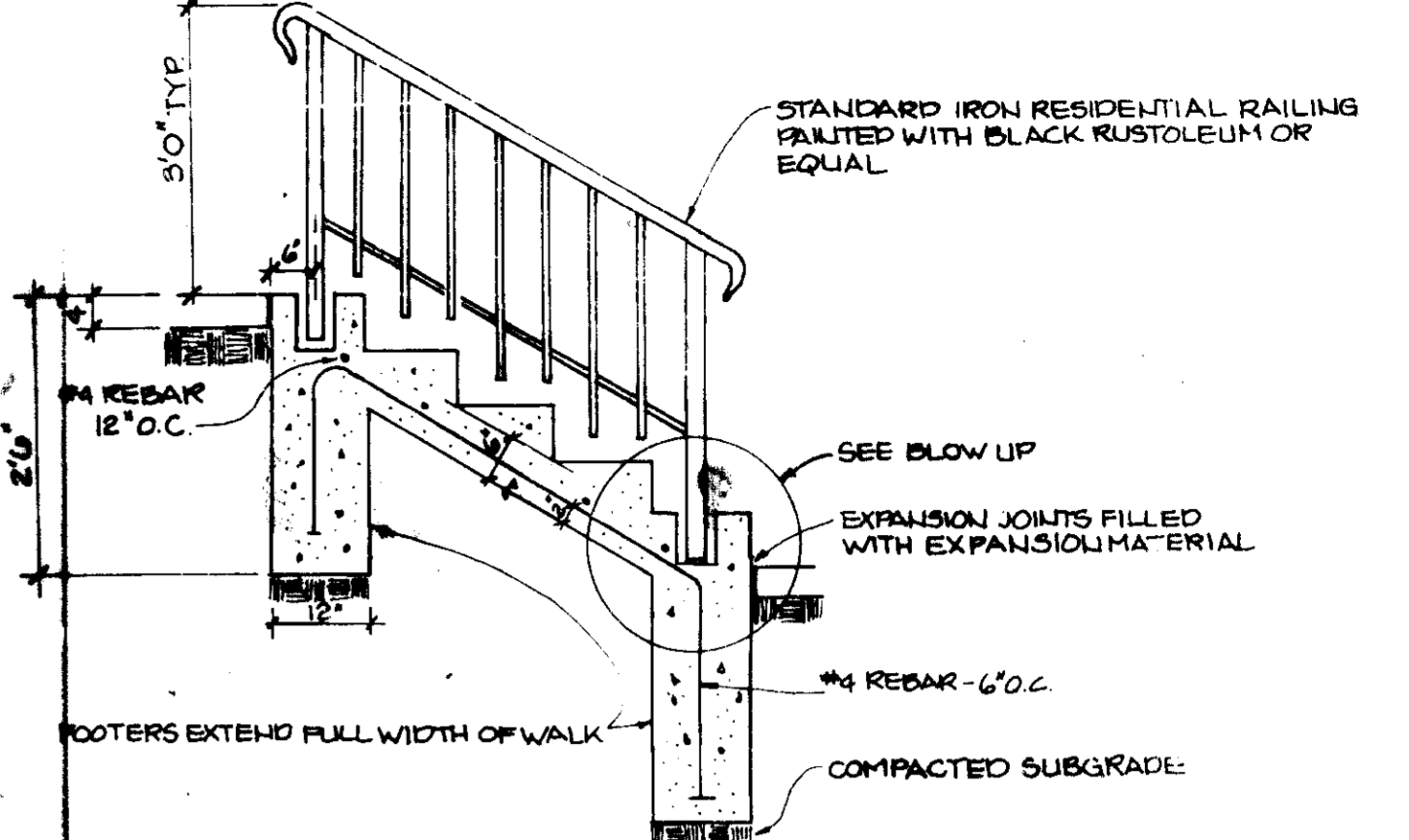
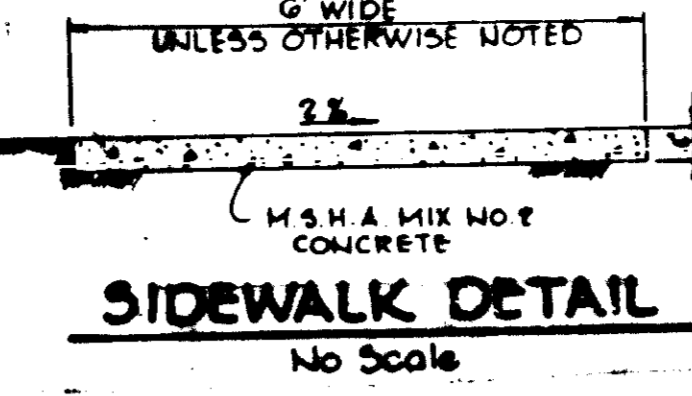
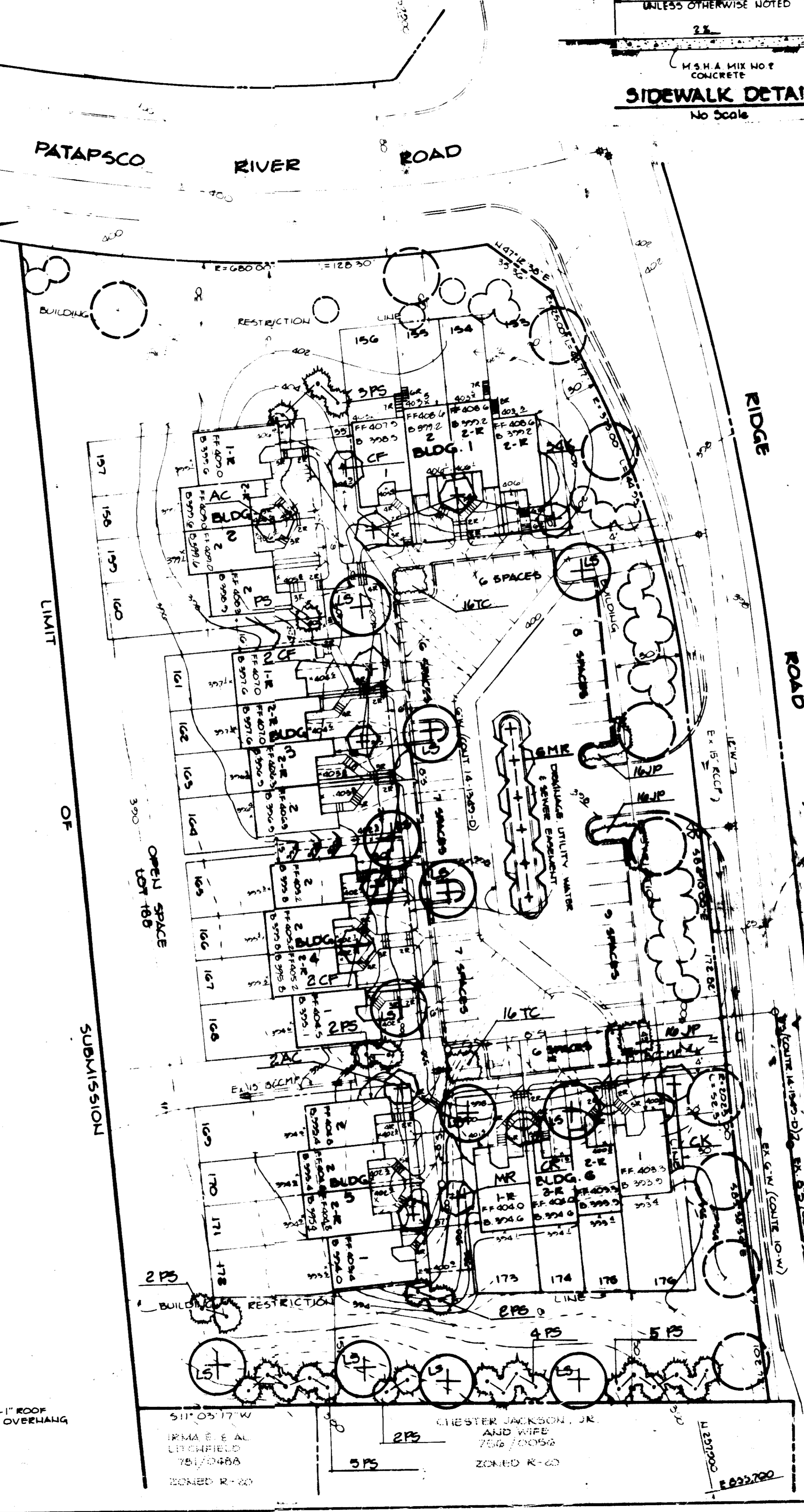
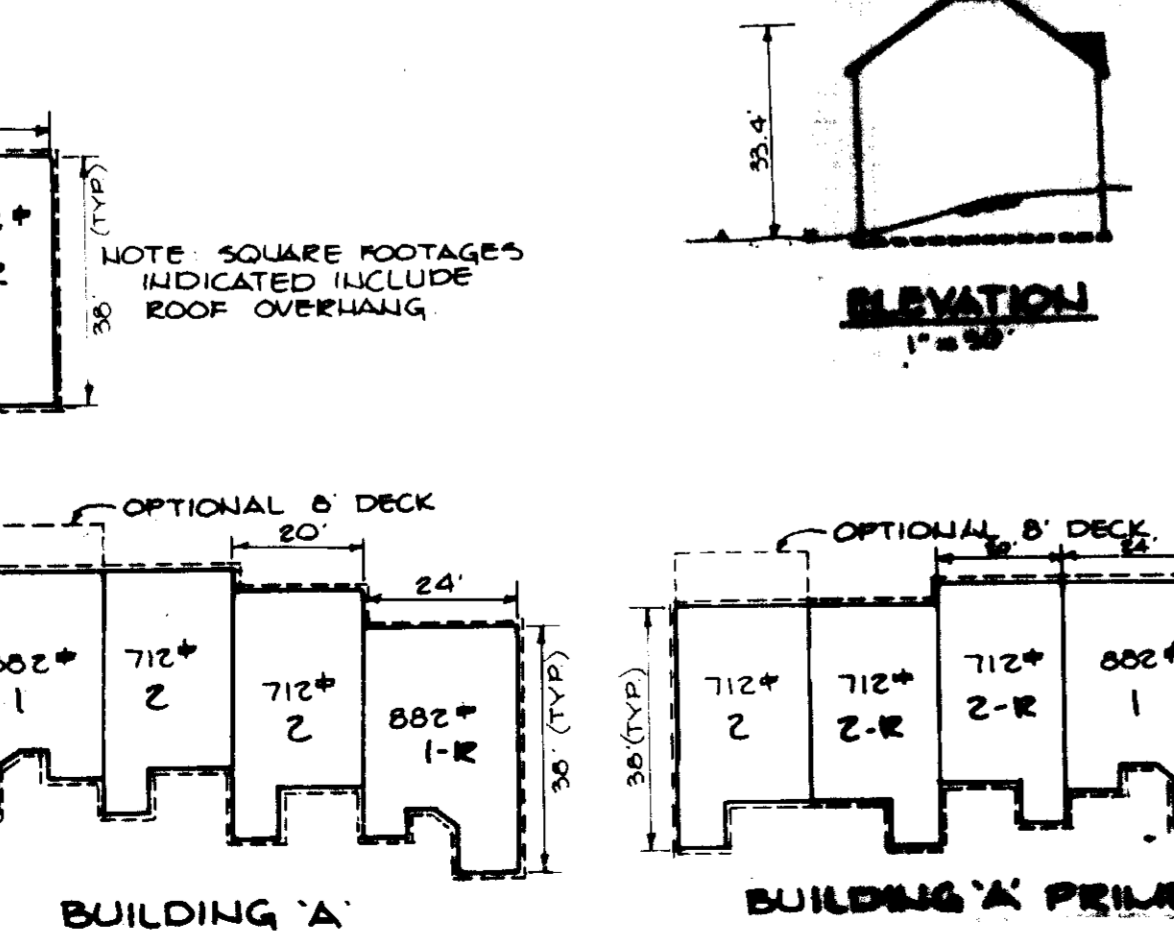
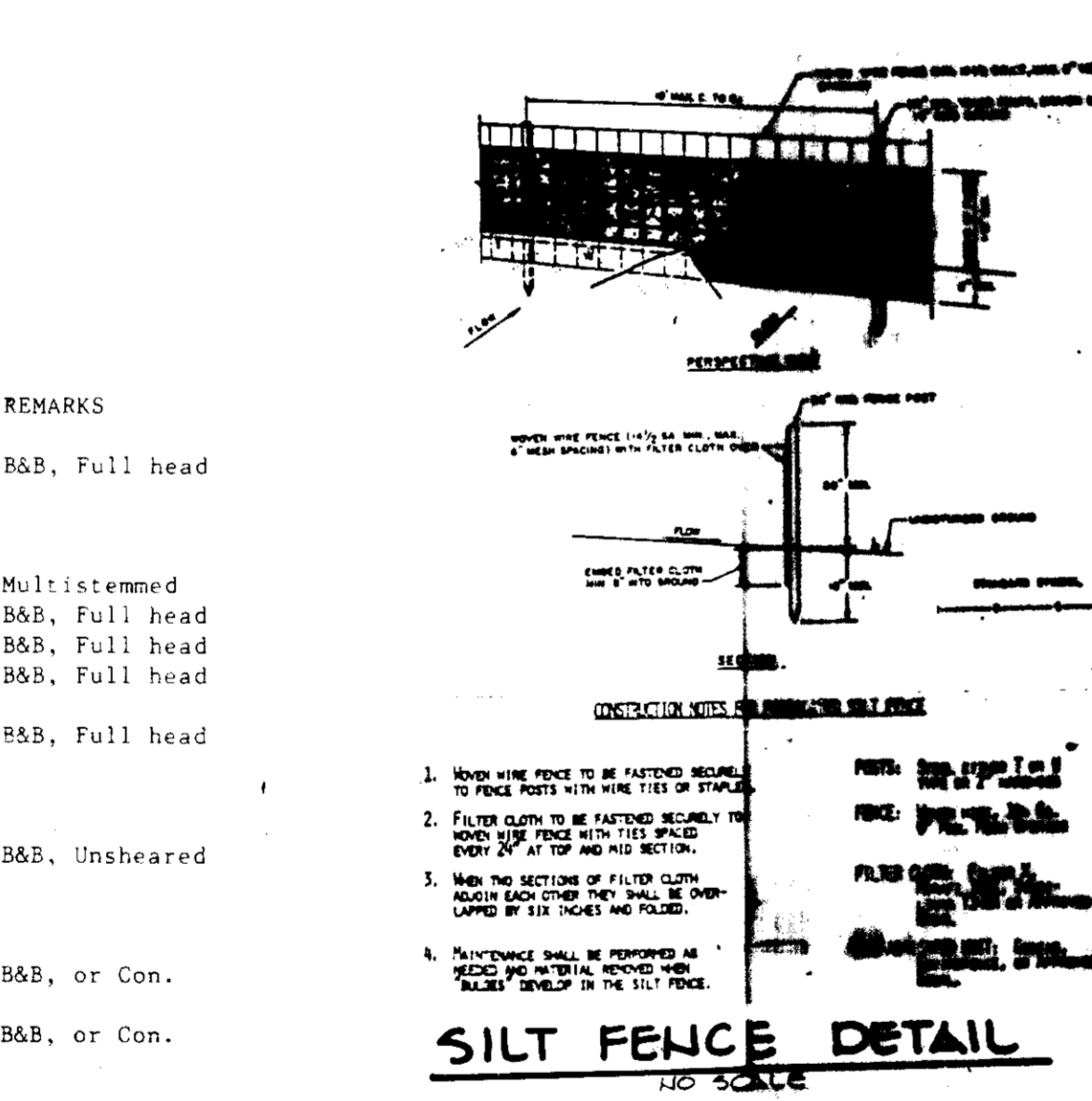
Construction Specifications

Materials

1. Wooden frame is to be constructed of 2" x 4" construction grade lumber.
2. Wire mesh must be of sufficient strength to support 800 lb fabric, and stone for curb inlets, with water fully impounded against it.
3. Filter cloth must be of a type approved for this purpose and resistant to sunlight with sieve size, 80#, 40-85, to allow unobstructed passage of water and removal of sediment.
4. Stone is to be 1" in size and clean, since fines would clog the cloth.

Curb Inlet Protection

1. Attach a continuous piece of wire mesh (30" min. width by throat length plus 4") to the 2" x 4" weir (measuring throat length plus 2") as shown on the standard drawing.
2. Place a piece of approved filter cloth (40-85 sieve) of the same dimension as the wire mesh over the wire mesh and securely attach to the 2" x 4" weir.
3. Securely nail the 2" x 4" weir to 9" long vertical supports to be located between the weir and inlet face (max. 6" apart).
4. Place the assembly against the inlet throat and nail 2" lengths of 2" x 4" to the top of the weir at 30" locations. These 2" x 4" anchors shall extend across inlet top and be held in place by sandbags or aldrags.
5. The assembly shall be placed so that the end spaces are minimum 1" beyond both ends of the throat opening.
6. Form the wire mesh and filter cloth to the concrete against the face of curb on both sides of the inlet. Clean 2" stone over the wire mesh and filter fabric must be set to prevent water from entering the inlet around the filter cloth.
7. This type of protection must be inspected frequently and the filter cloth and stone replaced when clogged with sediment.
8. Assume that storm flow does not bypass inlet by impounding temporary earth or asphalt dikes directing flow into inlet.



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

COUNTY HEALTH OFFICER _____ DATE _____

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

PLANNING DIRECTOR _____ DATE 8-28-86

CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

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

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

DIRECTOR _____ DATE 8-28-86

CHIEF, BUREAU OF ENGINEERING _____ DATE _____

GRANT PERMISSION TO NEUMAN - JANET DEVELOPMENT GROUP TO USE EXISTING SEDIMENT CONTROL MEASURES PER F-65-113.

BY THE DEVELOPER: _____ DATE 8/28/86

BY THE ENGINEER: _____ DATE 8/28/86

"I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONS INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE THE COMMENCEMENT OF THE PROJECT."

BY THE ENGINEER: _____ DATE 8/28/86

REVIEWED FOR HOWARD COUNTY S.C.D. _____ DATE 8-25-86

AND MEETS TECHNICAL REQUIREMENTS

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

_____ DATE 8/28/86

OWNER/DEVELOPER: NEUMAN - JANET DEVELOPMENT GROUP, 406 HEADQUARTERS DRIVE, SUITE 207, MILLERSVILLE, MARYLAND 21108

PROJECT: RIVER MILLS

AREA TAX MAP NO 24, PARCEL 847, 2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE: PLANTING PLAN & DETAILS

THE RIEMER GROUP, INC.
The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
3105 Health Park Drive, Ellicott City, Maryland 21043 (301) 451-9600

DESIGNED BY MEM

DRAWN BY R.L.H.

PROJECT NO 27102

DATE 4-14-86

SCALE 1" = 30'

DRAWING NO. 2 OF 2

APPROVED: _____ DATE 5-28-86

SDP-86-223