

SHEET INDEX	
NO	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN, LOTS 64-79 & 100-107
3	" " " " , LOTS 44-63 & 80-91
4	" " " " , LOTS 12-43 & 92-99
5	" " " " , LOTS 1-11
6	GRADING, SEDIMENT CONTROL & DETAILS, LOTS 64-79 & 100-107
7	" " " " " " , LOTS 44-63 & 80-91
8	" " " " " " , LOTS 12-43 & 92-99
9	" " " " " " , LOTS 1-11
10	LANDSCAPE PLAN, LOTS 64-79 & 100-107
11	" " " " " " , LOTS 44-63 & 80-91
12	" " " " " " , LOTS 12-43 & 92-99
13	" " " " " " , LOTS 1-11
14	ENVIRONMENTAL ANALYSIS, LOTS 64-79 & 100-107
15	" " " " " " , LOTS 44-63 & 80-91
16	" " " " " " , LOTS 12-43 & 92-99
17	" " " " " " , LOTS 1-11

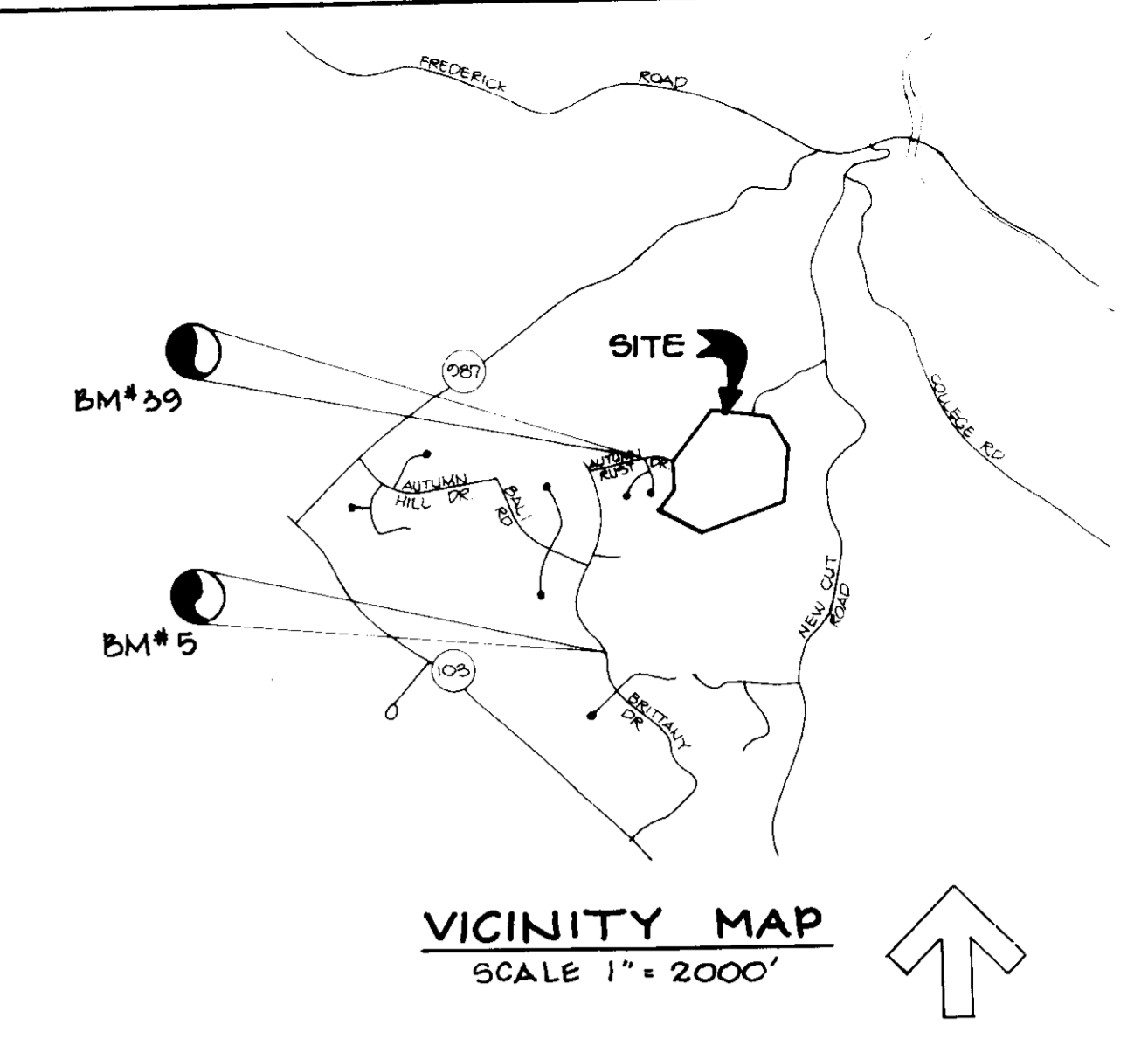
SITE DEVELOPMENT PLAN

THE TOWNHOMES OF TIMBERLAND

LOTS 1 THROUGH 107

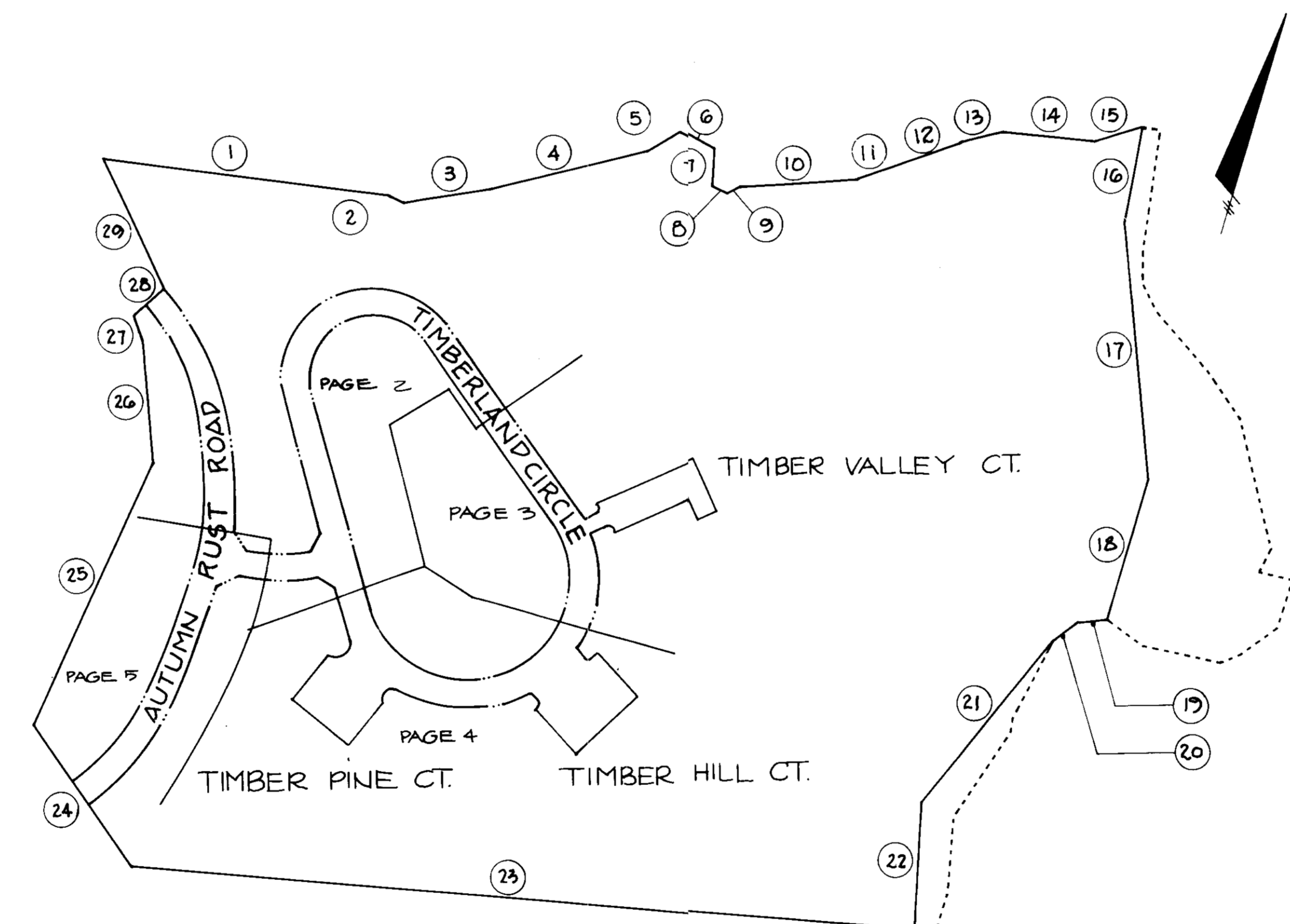
SECOND ELECTION DISTRICT

HOWARD COUNTY, MARYLAND



BOUNDARY CHART			
Bearing	Distance (in feet)		
1) N 81° 19' 37" E	525.85	14) N 79° 46' 52" E	105.00
2) S 82° 07' 08" E	27.34	15) N 57° 30' 05" E	93.29
3) N 05° 00' 54" E	156.75	16) S 07° 45' 06" E	
4) N 60° 00' 18" E	305.06	17) S 20° 15' 06" E	257.03
5) N 41° 53' 20" E	65.94	18) S 01° 45' 06" E	257.03
6) S 75° 11' 55" E	72.62	19) S 68° 12' 09" W	48.41
7) S 12° 42' 15" E	69.23	20) S 37° 28' 09" W	57.61
8) S 76° 01' 30" E	27.03	21) S 22° 59' 39" W	372.72
9) N 46° 10' 52" E	28.81	22) S 08° 20' 09" E	242.84
10) N 69° 40' 52" E	212.85	23) S 78° 36' 07" W	1,465.46
11) N 54° 16' 52" E	122.10	24) N 50° 47' 49" W	309.60
12) N 52° 40' 52" E	82.50	25) N 07° 46' 55" E	530.10
13) N 61° 46' 52" E	79.20	26) N 19° 42' 16" W	228.37
		27) N 34° 25' 15" W	45.89
		28) N 30° 32' 39" E	76.00
		29) N 41° 53' 44" W	266.09

LOT NO.	STREET ADDRESS	LOT NO.	STREET ADDRESS
1	8400 TIMBER TRAIL COURT	56	8507 TIMBER VALLEY COURT
2	8402 " " "	57	8505 " " "
3	8404 " " "	58	8503 " " "
4	8406 " " "	59	8501 " " "
5	8408 " " "	60	8521 TIMBERLAND CIRCLE
6	8410 " " "	61	8517 " " "
7	8412 " " "	62	8517 " " "
8	8414 " " "	63	8515 " " "
9	8416 " " "	64	8509 " " "
10	8418 " " "	65	8507 " " "
11	8420 " " "	66	8505 " " "
12	8500 TIMBER PINE COURT	67	8503 " " "
13	8502 " " "	68	8497 " " "
14	8504 " " "	69	8495 " " "
15	8506 " " "	70	8493 " " "
16	8508 " " "	71	8491 " " "
17	8510 " " "	72	8489 " " "
18	8512 " " "	73	8481 " " "
19	8514 " " "	74	8479 " " "
20	8515 " " "	75	8477 " " "
21	8513 " " "	76	8467 " " "
22	8511 " " "	77	8465 " " "
23	8509 " " "	78	8463 " " "
24	8507 " " "	79	8461 " " "
25	8505 " " "	80	8500 " " "
26	8503 " " "	81	8502 " " "
27	8501 " " "	82	8504 " " "
28	8504 TIMBER HILL COURT	83	8506 " " "
29	8506 " " "	84	8512 " " "
30	8508 " " "	85	8514 " " "
31	8510 " " "	86	8516 " " "
32	8514 " " "	87	8518 " " "
33	8516 " " "	88	8524 " " "
34	8518 " " "	89	8526 " " "
35	8520 " " "	90	8528 " " "
36	8519 " " "	91	8520 " " "
37	8517 " " "	92	8540 " " "
38	8515 " " "	93	8542 " " "
39	8513 " " "	94	8544 " " "
40	8509 " " "	95	8546 " " "
41	8507 " " "	96	8550 " " "
42	8505 " " "	97	8552 " " "
43	8503 " " "	98	8554 " " "
44	8500 TIMBER VALLEY COURT	99	8556 " " "
45	8502 " " "	100	8402 " " "
46	8504 " " "	101	8404 " " "
47	8506 " " "	102	8406 " " "
48	8510 " " "	103	8408 " " "
49	8512 " " "	104	8414 " " "
50	8514 " " "	105	8416 " " "
51	8516 " " "	106	8418 " " "
52	8517 " " "	107	8420 " " "
53	8515 " " "		10B-111 8400 OPEN SPACE LOTS
54	8513 " " "		
55	8511 " " "		



LOT NO.	SHR. SIZE	W/O. SIZE
1-8	4"	1"
9	4"	3/4"
10-11	4"	1"
12	4"	3/4"
13-15	4"	1"
16-17	6"	1"
18	4"	1"
19	4"	3/4"
20	4"	3/4"
21	4"	1"
22-23	6"	1"
24-26	4"	1"
27	4"	3/4"
28	4"	3/4"
29-31	4"	1"
32-33	6"	1"
34	4"	1"
35-36	4"	3/4"
37	4"	1"
38-39	4"	1"
40	4"	3/4"
41-44	4"	3/4"
45-46	4"	3/4"
47-48	4"	3/4"
49-54	4"	1"
55-56	4"	3/4"
57-58	4"	1"
59	4"	3/4"
60-79	4"	1"
80-84	4"	3/4"
85-86	4"	1"
87-88	4"	3/4"
89-90	4"	1"
91-92	4"	3/4"
93-94	4"	1"
95-96	4"	3/4"
97-98	4"	1"
99-100	4"	3/4"
101-107	4"	1"

Lot #	Elevation	Lot #	Elevation
1	350.00	60 & 62	366.00
2	350.20	68 & 69	366.88
3	350.47	70 & 71	366.18
4	350.67	72 & 73	372.10
5	351.07	74 & 75	372.20
6	351.28	76 & 77	367.10
7	351.50	78 & 79	368.33
8	351.80	80	384.40
9	352.08	81	383.65
10	352.20	82	383.47
11	352.49	83	382.08
12	384.70	84	380.05
13	384.54	85	379.18
14	384.17	86	378.41
15	384.31	87	378.44
16 & 17	384.77	88	371.76
18	384.60	89	371.84
19	384.49	90	371.84
20	384.17	91	371.86
21	384.41	92	386.25
22 & 23	384.56	93	386.91
24	384.44	94	381.51
25	384.88	95	382.05
26	385.71	96	381.41
27	385.49	97	382.34
28	376.12	98	381.89
29	375.81	99	381.28
30	375.55	100	377.12
31	375.65	101	377.63
32 & 32 (bnd)	375.06	102	377.78
34	375.54	103	378.04
35	375.22	104	378.40
36	374.54	105	375.84
37 & 37 (bnd)	374.05	106	379.05
38 & 38 (bnd)	374.15	107	379.47
40 & 40	374.05		
41 & 41	373.79		
42 & 42	373.61		
43 & 43	373.20		
44 & 44 Type "H" (bnd)	374.20/374.54		
45 & 45 Type "H" (bnd)	374.20/374.54		
47 (bnd)	374.20		
48	374.21		
49	374.10		
50	373.65		
51	373.65		
52	374.10		
53	373.07		
54	373.73		
55 & 55 Type "H" (bnd)	373.40		
60 & 61	364.55		
62 & 63	364.51		
64 & 65	365.48		

NOTES:
 RESIDENCES WILL BE REQUIRED TO USE THE MODIFIED OR GROUPING COLLECTION POINTS FOR REFUSE SERVICES.
 THERE ARE NO NON-TIDAL WETLANDS WITHIN LIMITS OF SUBMISSION.
 THERE IS NO 100 YEAR FLOODPLAIN ON SITE PER F-09-151.
 THE STREAM BUFFER INDICATED DOES NOT AFFECT INITIAL CONSTRUCTION OF A RESIDENTIAL UNIT ON A LOT. IT DOES PROHIBIT SUBSEQUENT CLEARING, GRADING, OR CONSTRUCTION IN THE BUFFER AREA.
 MAINTENANCE OF RESIDENCES, LANDSCAPING & UTILITIES IS PERMITTED.
 THE VEGETATIVE ANALYSIS WAS DONE BY EXPLORATION RESEARCH.

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

[Signature] 4-23-90
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING.

[Signature] 4-27-90
 PLANNING DIRECTOR DATE

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

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

[Signature] 4/19/90
 DIRECTOR DATE

[Signature] 4-19-90
 CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO.	REVISION

OWNER / DEVELOPER
TAYLOR LAND SERVICE COMPANY, INC.
 C/O LAND DESIGN AND DEVELOPMENT
 8807 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043

PROJECT
TOWNHOMES OF TIMBERLAND
 SINGLE FAMILY ATTACHED

AREA
 TAX MAP 25 PARCEL 65
 2ND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE
TITLE SHEET

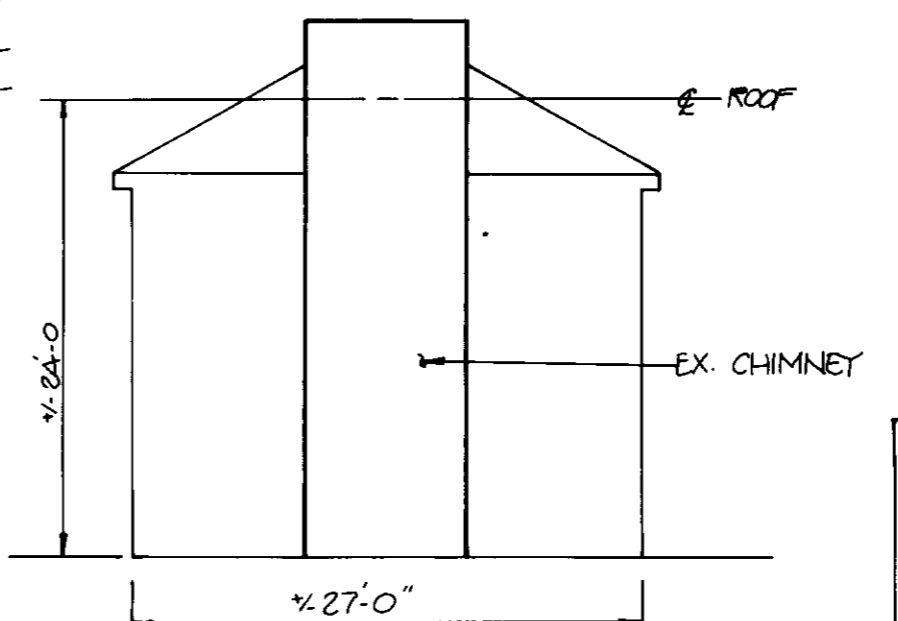
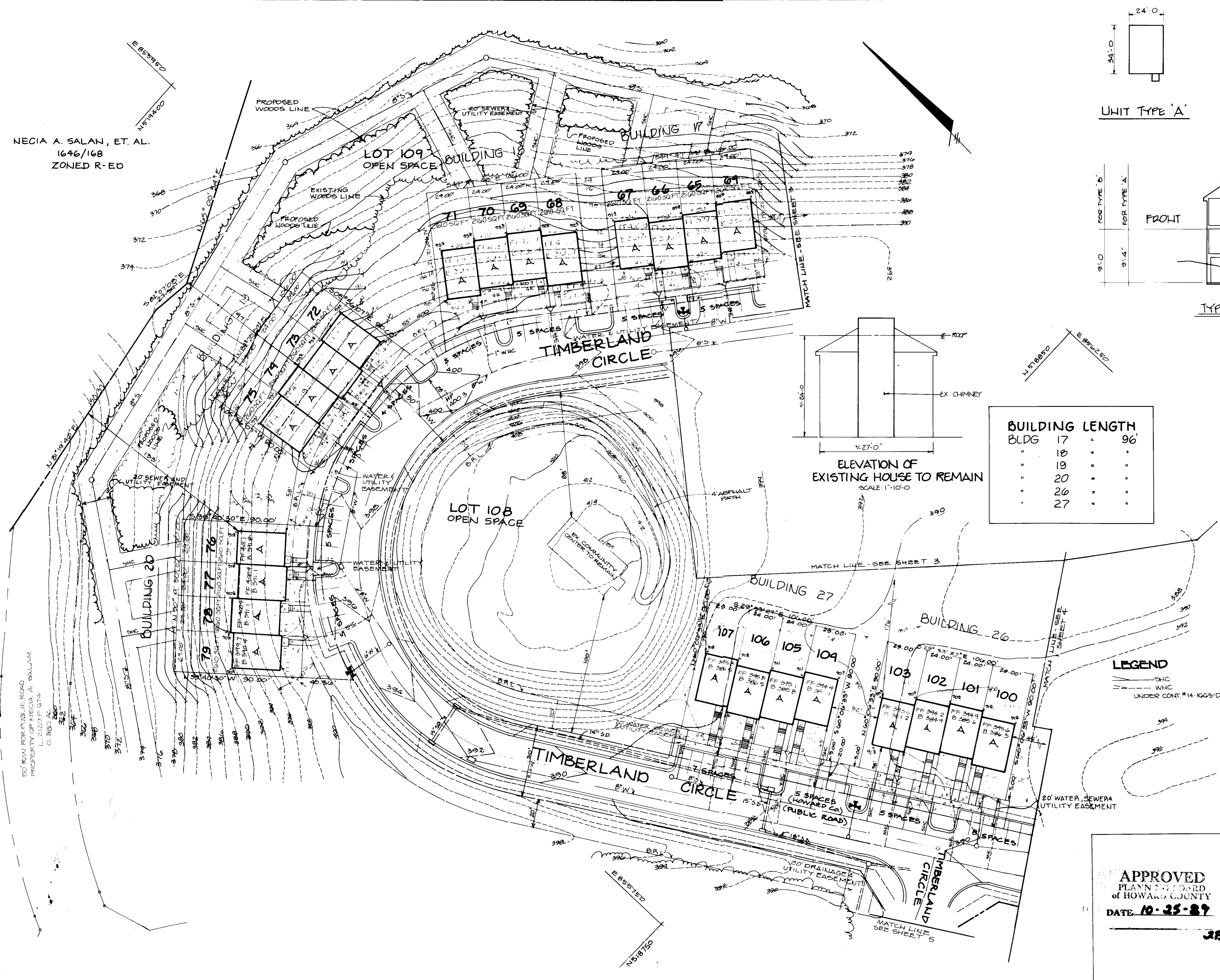
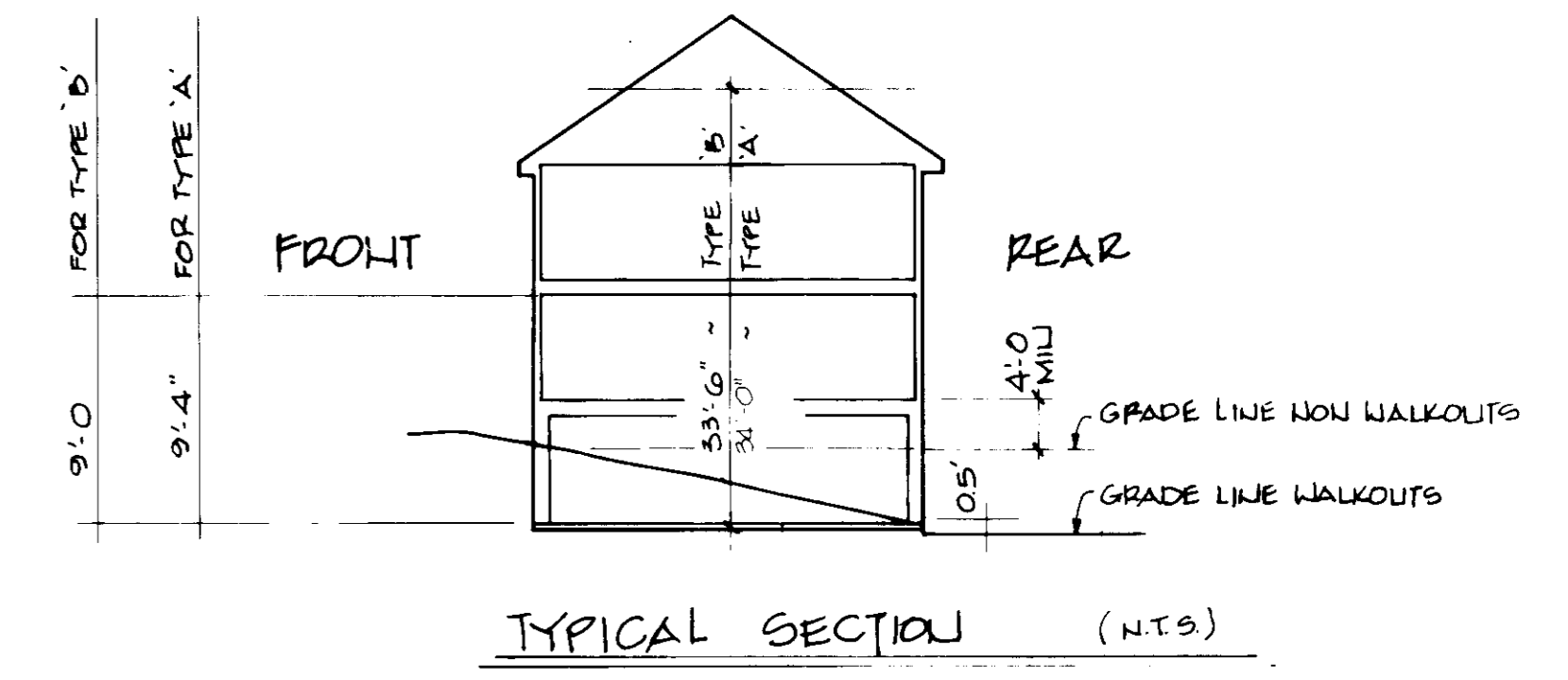
RIEMER MUEGGE & ASSOCIATES, INC.
 A Land Planning, Engineering and Consulting Firm
 3105 North Ridge Road Ellicott City, Maryland 21043
 301-461-2690 FAX: 301-750-3176

3-22-90 DATE
 5-06-90, P 07-02, F 09-151

DESIGNED BY MGS, MSS
 DRAWN BY ZLK, MSS
 PROJECT NO 62200
 DATE AUGUST 11, 1989
 SCALE: 1"=30'
 DRAWING NO 1 OF 17

SDP-90-54

NECIA A. SALAN, ET. AL.
1646/168
ZONED R-ED



BUILDING LENGTH		
BLDG	17	= 96'
"	18	" "
"	19	" "
"	20	" "
"	26	" "
"	27	" "

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
Jean Byka 4-23-90
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Walt 4-27-90
DIRECTOR DATE

Frank J. ... 7/2/90
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James ... 4-19-90
DIRECTOR DATE

William ... 4-19-90
CHIEF, BUREAU OF ENGINEERING DATE

LEGEND
--- SHC
--- WHC
UNDER CONT. #14-1063-D

DATE NO REVISION

OWNER DEVELOPER
TAYLOR LAND SERVICE COMPANY, INC.
C/O LAND DESIGN AND DEVELOPMENT
8807 MAIN STREET
ELLCOTT CITY, MARYLAND 21043

PROJECT
TOWNHOMES OF TIMBERLAND SINGLE FAMILY ATTACHED

AREA TAX MAP 25 PARCEL 65
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE
SITE DEVELOPMENT PLAN
LOTS 64-79 & 100-107

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 10-25-89

38.

RIEMER MUEGGE & ASSOCIATES, INC.
A Land Planning, Engineering and Consulting Firm
3105 North Ridge Road Ellicott City, Maryland 21043
301-461-2690 FAX: 301-750-3170

DATE 5-6-90, P07-62-FP1-100

DESIGNED BY MGS, M55

DRAWN BY DLG, ZLR

PROJECT NO 65200

DATE AUGUST 11, 1989

SCALE 1"=30'

DRAWING NO 2

Arthur E. Muegge
ARTHUR E. MUEGGE

SDP 90-54

BUILDING LENGTH	"	106'
"	"	"
"	"	"
"	"	"
"	"	"
"	"	"
"	"	"
"	"	"
"	"	"
"	"	"
"	"	"

OPEN SPACE LOT 109



NOTE: LOT 87 WILL NOT HAVE ANY ADDITIONS SUCH AS CHIMNEYS, ETC. THAT WILL OVERLAP ONTO THE DRAINAGE & UTILITY EASEMENT.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
John Boylan 4-23-90
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
W. H. ... 4-27-90
 DIRECTOR DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James ... 4-19-90
 DIRECTOR DATE

Michael ... 4-19-90
 CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO.	REVISION

OWNER/DEVELOPER
 TAYLOR LAND SERVICE COMPANY, INC.
 C/O LAND DESIGN AND DEVELOPMENT
 8807 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043

PROJECT
TOWNHOMES OF TIMBERLAND SINGLE FAMILY ATTACHED

AREA
 TAX MAP 25 PARCEL 65
 2ND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE
SITE DEVELOPMENT PLAN
 LOTS 44-65 & 80-91

LEGEND
 --- SHC
 --- WHC
 --- UNDER CONT # 14-1665-D

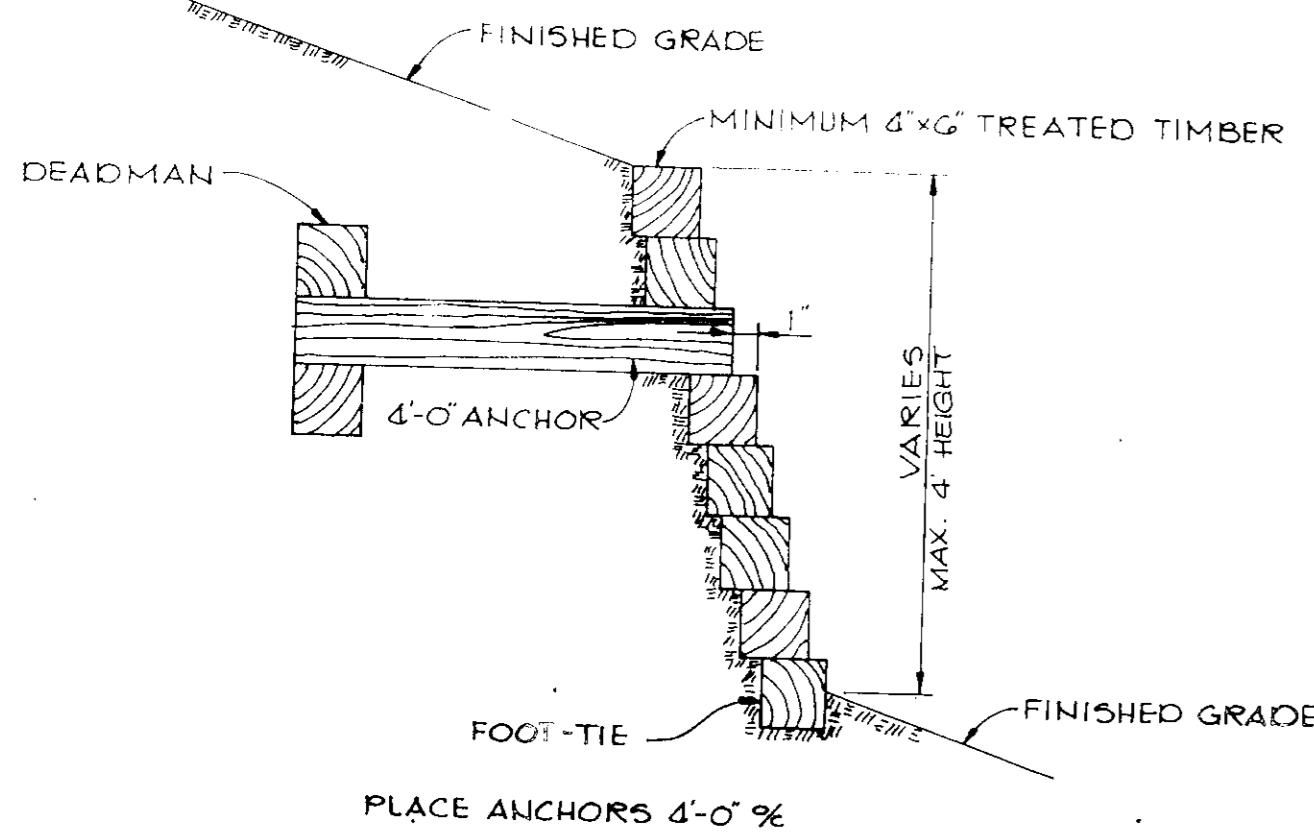
APPROVED PLANNING BOARD OF HOWARD COUNTY
 DATE 10-25-89

APRIL 25 1990

RIEMER MUEGGE & ASSOCIATES, INC.
 A Land Planning, Engineering and Consulting Firm
 3105 North Ridge Road Ellicott City, Maryland 21043
 301-461-2690 FAX: 301-750-3176

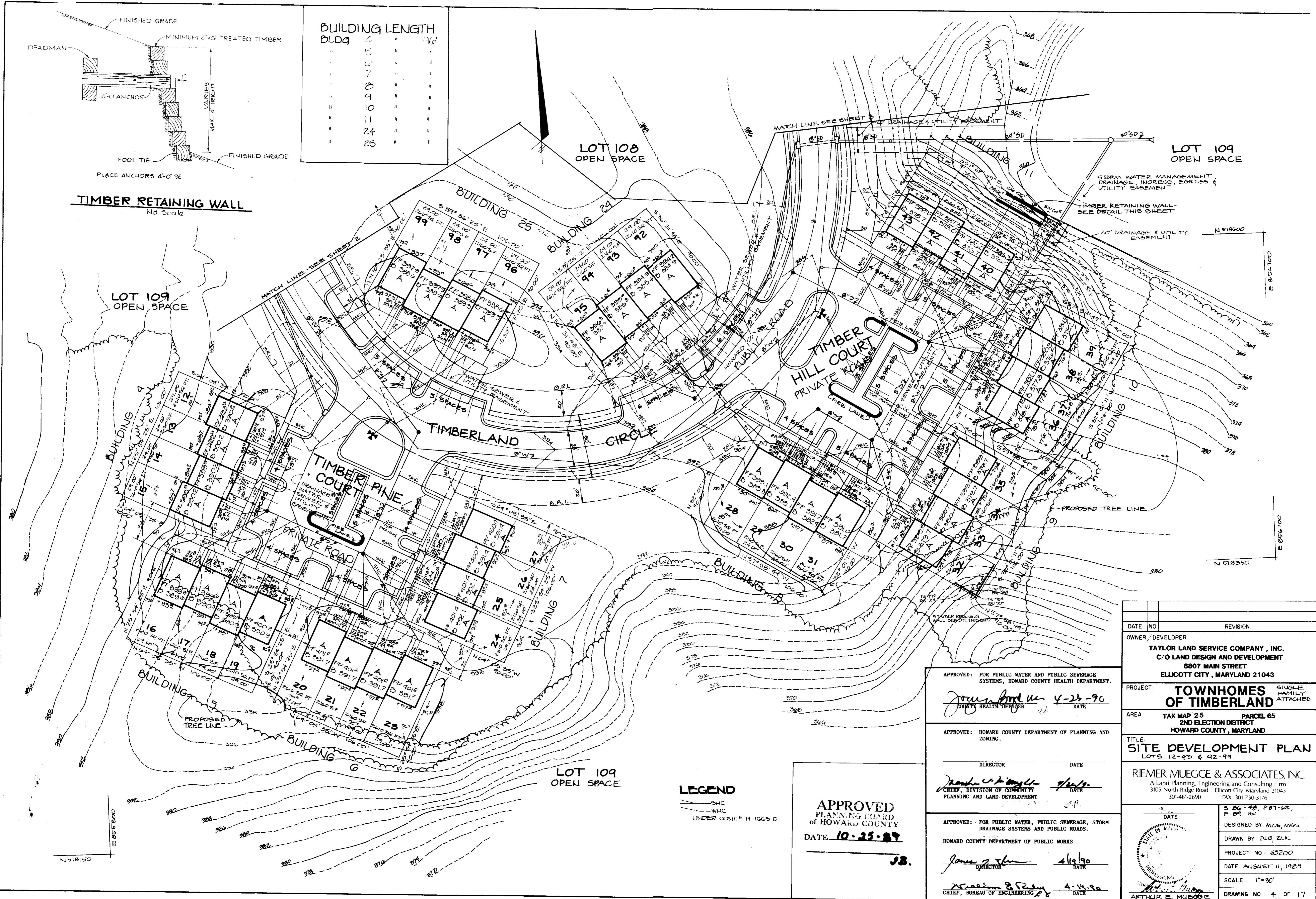
DATE	5-26-48, P87-62, F89-151
DESIGNED BY	MCS, MSS
DRAWN BY	DLO, ZLK
PROJECT NO.	65200
DATE	AUGUST 11, 1989
SCALE	1"=30'
DRAWING NO.	3 OF 17

SDP 90-54



BUILDING LENGTH	BLDG	4	5	7	8	9	10	11	24	25
		96'								

TIMBER RETAINING WALL
No Scale



DATE	NO.	REVISION
OWNER / DEVELOPER TAYLOR LAND SERVICE COMPANY, INC. C/O LAND DESIGN AND DEVELOPMENT 8807 MAIN STREET ELLCOTT CITY, MARYLAND 21043		
PROJECT	TOWNHOMES OF TIMBERLAND SINGLE FAMILY ATTACHED	
AREA	TAX MAP 25 PARCEL 65 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
TITLE	SITE DEVELOPMENT PLAN LOTS 12-42 & 92-99	
RIEMER MUEGGE & ASSOCIATES, INC. A Land Planning, Engineering and Consulting Firm 3105 North Ridge Road Ellicott City, Maryland 21043 301-461-2690 FAX: 301-750-3176		
DATE	5-26-88, P87-82, F-89-151	
DESIGNED BY MCB, MSS		
DRAWN BY DLG, ZLK		
PROJECT NO 05200		
DATE AUGUST 11, 1989		
SCALE 1"=30'		
DRAWING NO 4 OF 17		

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
James Ford 4-23-90
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Frank A. McCall 7/2/89
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

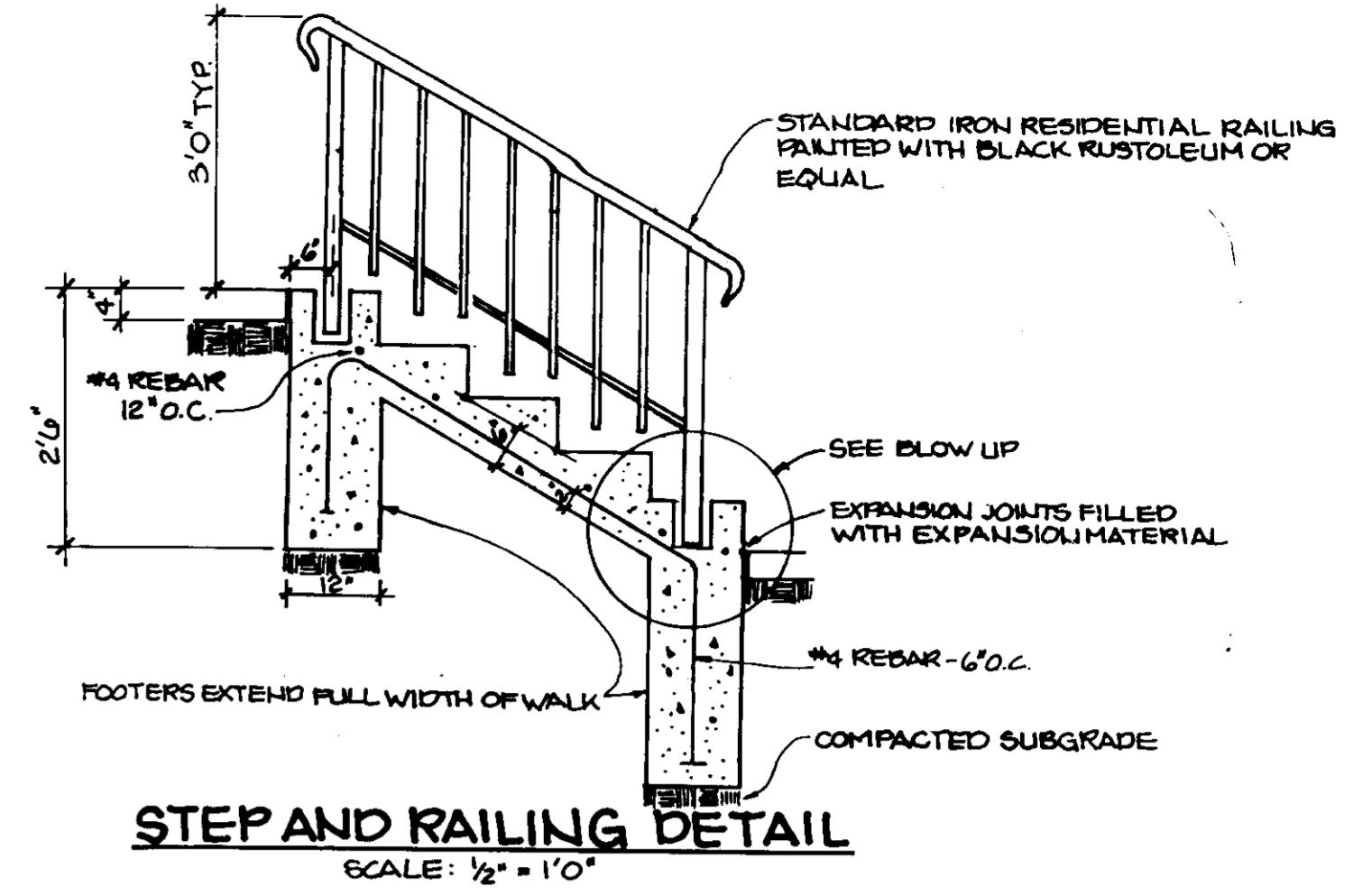
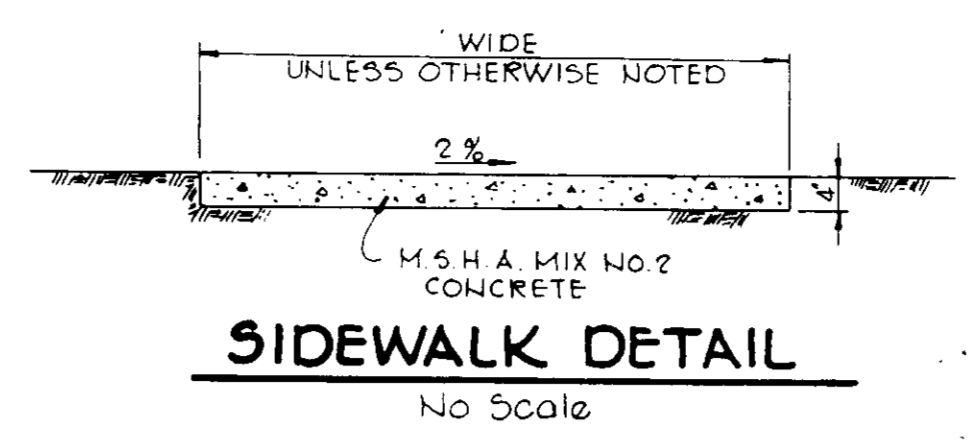
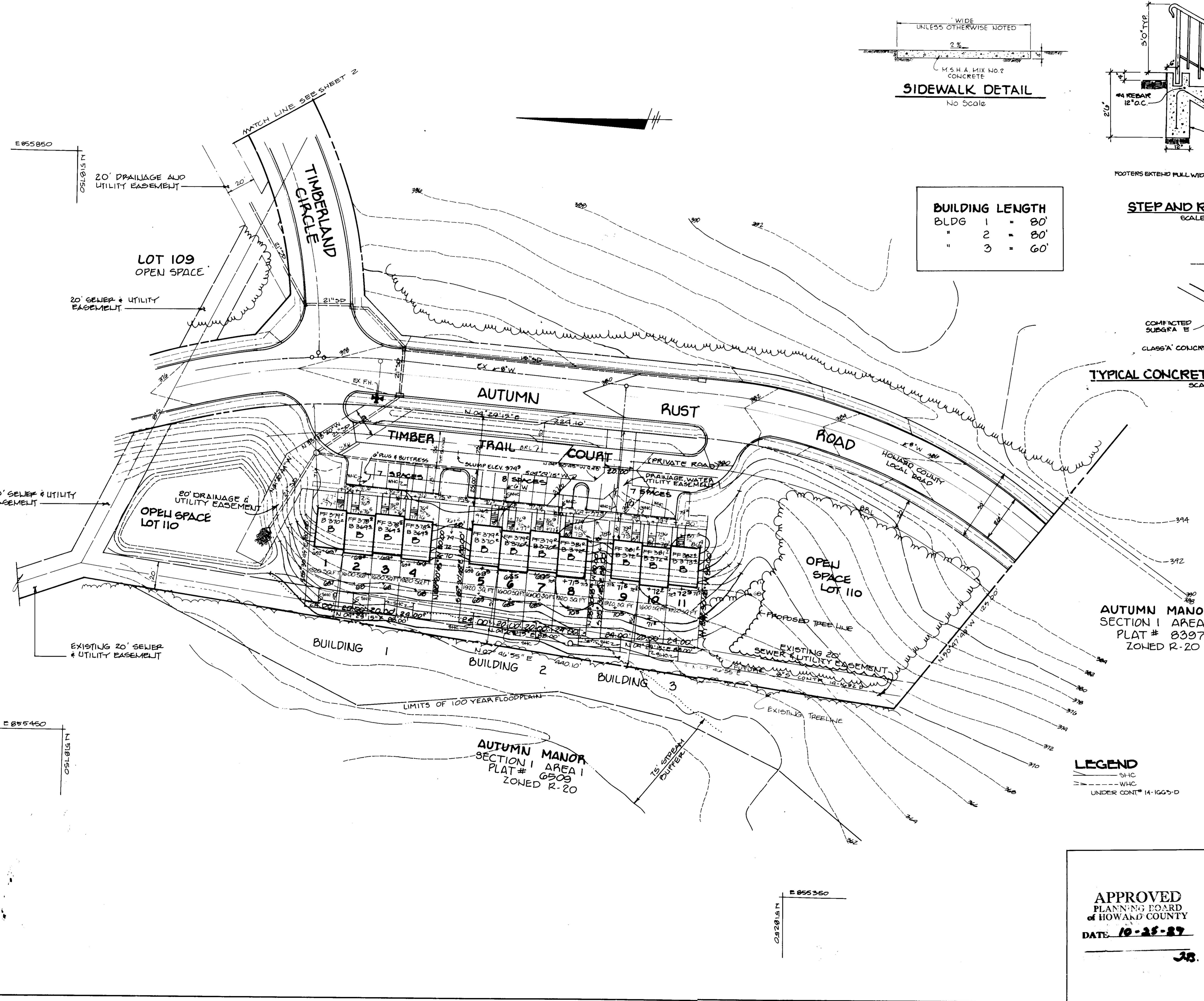
APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James J. Stur 4/19/90
DIRECTOR DATE

Richard E. Kelly 4-14-88
CHIEF, BUREAU OF ENGINEERING DATE

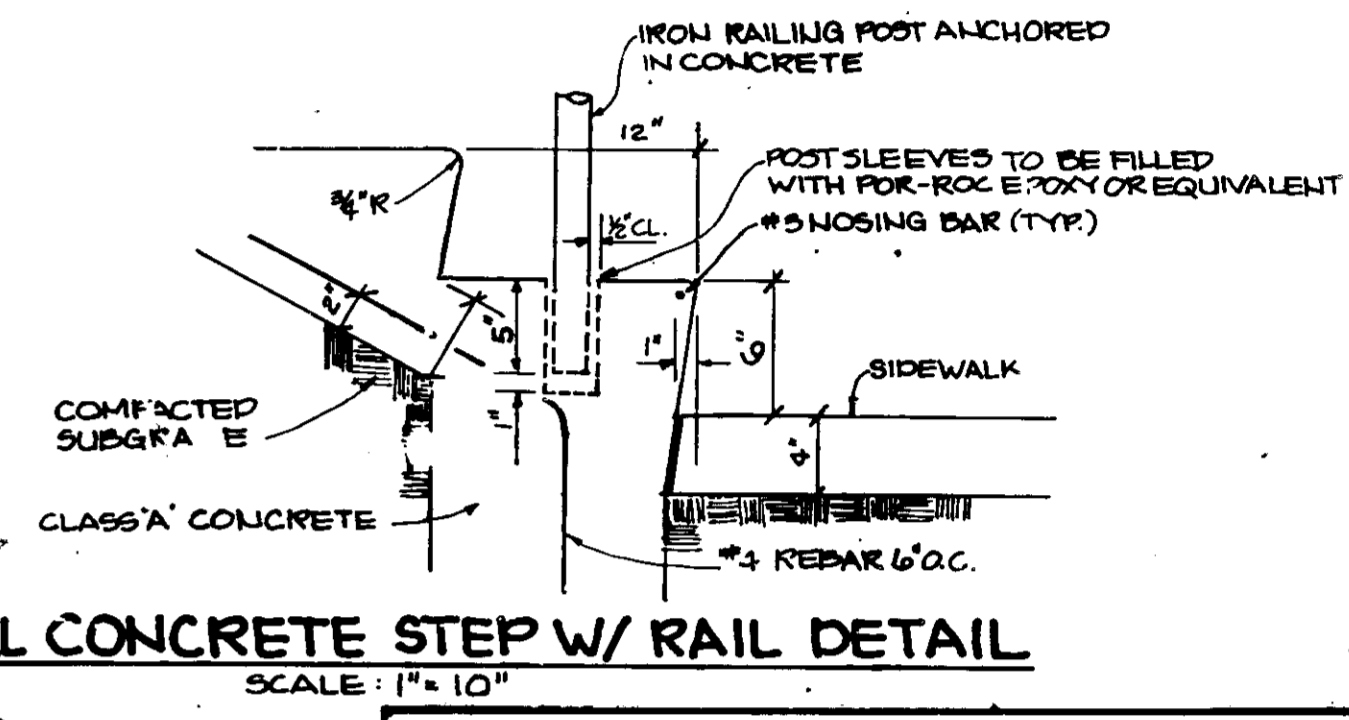
APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE **10-25-89**
J.B.

LEGEND
-SNC
-WHC
UNDER CONT. # 14-1063-D

MARTLAND BLUEPRINT CO. INC.



BUILDING LENGTH	
BLDG 1	= 80'
" 2	= 80'
" 3	= 60'



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
James A. Taylor 4-23-90
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
W.H.D. 4-27-90
 DIRECTOR DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James A. Taylor 4/27/90
 DIRECTOR DATE

APPROVED: BUREAU OF ENGINEERING
James A. Taylor 4-27-90
 CHIEF, BUREAU OF ENGINEERING DATE

LEGEND
 --- SHC
 --- WHC
 --- UNDER CONT* 14-1GG3-D

APPROVED
 PLANNING BOARD
 of HOWARD COUNTY
 DATE 10-25-87
 JB.

DATE	NO	REVISION
OWNER/DEVELOPER TAYLOR LAND SERVICE COMPANY, INC. C/O LAND DESIGN AND DEVELOPMENT 8807 MAIN STREET ELLICOTT CITY, MARYLAND 21043		
PROJECT	TOWNHOMES OF TIMBERLAND SINGLE FAMILY ATTACHED	
AREA	TAX MAP 25 PARCEL 65 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
TITLE	SITE DEVELOPMENT PLAN LOTS 1-11	
RIEMER MUEGGE & ASSOCIATES, INC. A Land Planning, Engineering and Consulting Firm 3105 North Ridge Road Ellicott City, Maryland 21043 301-461-2690 FAX: 301-750-3176		
DATE	6-26-90, P 07-62, F 09-151	
DESIGNED BY	MCS, NSS	
DRAWN BY	DLO, ZLK	
PROJECT NO	65200	
DATE	AUGUST 11, 1989	
SCALE	= 30'	
DRAWING NO	5 OF 17	

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.

Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

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

Seeding: For periods March 1 thru April 30 and from August 15 thru November 15, seed 28 bushels per acre of annual ryegrass (3.2 lbs./1000 sq. ft.). For the period May 1 thru August 14, seed with 2 lbs. per acre of weeping lovegrass (.07 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 unwetted 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 ft. 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.

NECIA A. SALAN, ET AL.
1646/16B
ZONED R-ED

PERMANENT SEEDING NOTES

Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

Soil Amendments: In lieu of soil test recommendations use one of the following schedules:

- 1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq ft.) and 600 lbs per acre 10-10-10 fertilizer (14 lbs./1000 sq ft) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs./1000 sq ft.).
- 2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs./1000 sq ft) before seeding. Harrow or disc into upper three inches of soil.

Seeding: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs. per acre (1.4 lbs./1000 sq. ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (.05 lbs./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 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well-anchored straw.

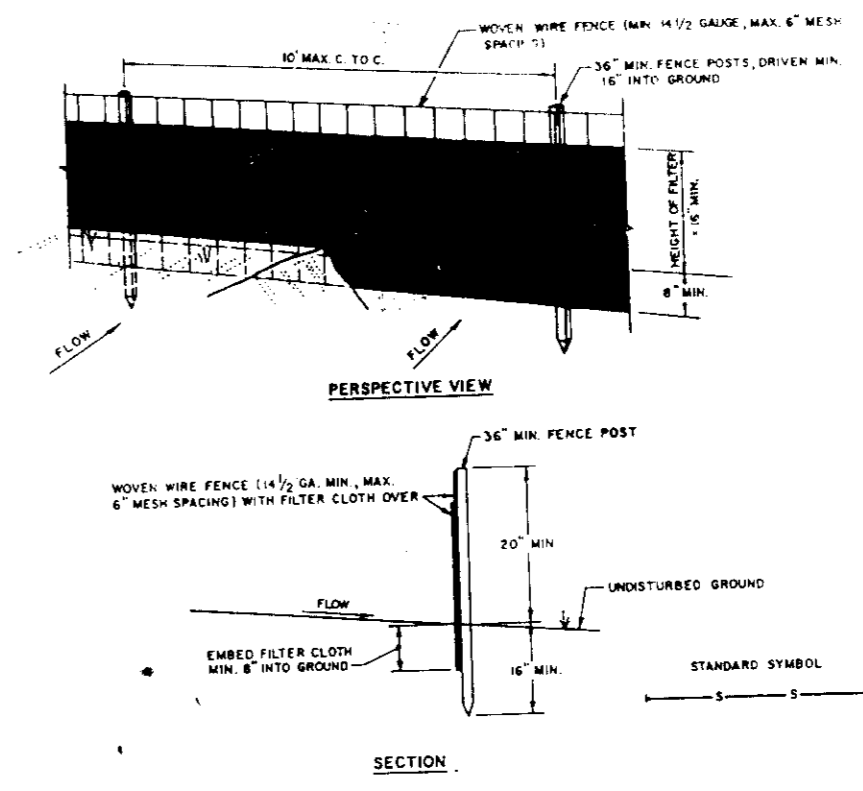
Mulching: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq. ft.) of unwetted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal./1000 sq. ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal./1000 sq. ft.) for anchoring.

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

NOTES:

1. ALL SLOPES EXCEEDING 15% MUST BE VEGETATIVELY STABILIZED IMMEDIATELY AFTER CONSTRUCTION OR DISTURBANCE IN ACCORDANCE WITH SEC. 63.01-63.05 OF STANDARDS & SPECIFICATIONS FOR SEDIMENT AND EROSION CONTROL.
2. ALL SWALES MUST BE LINED WITH EROSION CONTROL NETTING AFTER SEEDING.
3. ALL EXPOSED AREAS MUST RECEIVE 4" MINIMUM LAYER OF TOP SOIL IN ACCORDANCE WITH SECTION 57.01 & 57.02 OF STANDARDS AND SPECIFICATIONS FOR SEDIMENT AND EROSION CONTROL.

TYPE OF TRAP	TRAP NUMBER	DRAINAGE AREA	STORAGE VOLUME REQ'D (CF)	STORAGE VOLUME PROVIDED (CF)	CREST ELEV.	CREST WIDTH (FT)	BOTTOM ELEV.	BOTTOM DIMENSIONS	CLEANOUT ELEV.	SIDE SLOPES
STONE OUTLET	3	0.80 ± ac	1440	1500	375.0	5	372.0	20'x25'	373.5	1:1
STONE OUTLET	4	0.50 ± ac	900	900	377.0	4	374.0	15'x20'	373.5	1:1

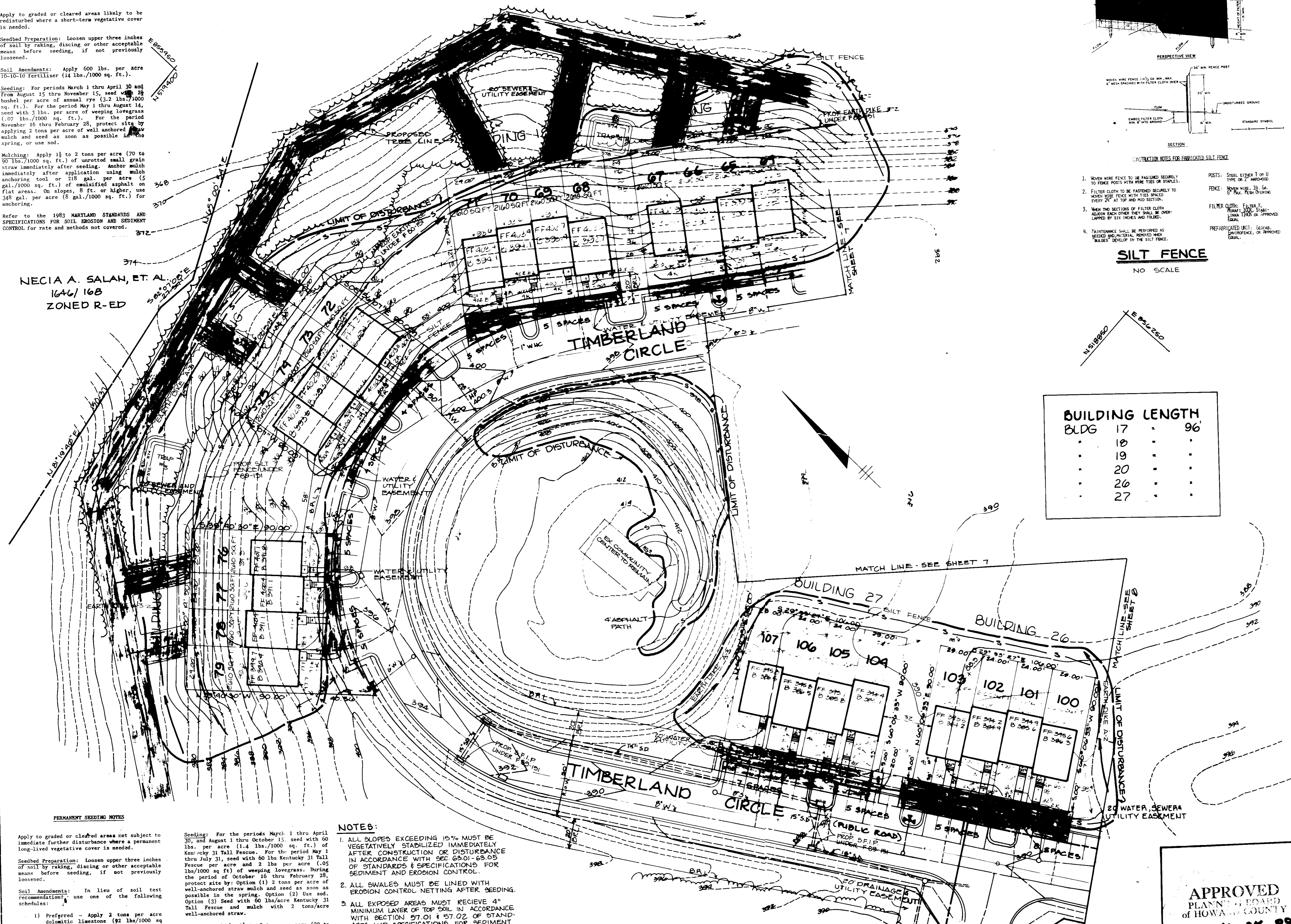


- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE:**
1. WOOD POLE POSTS TO BE FASTENED SECURELY TO FILTER CLOTH WITH WIRE TIES OR STAPLES.
 2. FILTER CLOTH TO BE FASTENED SECURELY TO WOOD POLE POSTS WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FASTENED.
 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN SWALES DEVELOP IN THE SILT FENCE.
- POSTS: STEEL EITHER I OR U TYPE OR APPROVED
FENCE: WOOD POLE, 1 1/2" DIA. 6" MAX. PINE OR SPRUCE
FILTER CLOTH: FILTER 1, 1 1/2" DIA. 10'x10' 3/4" LUMA TISSUE OR APPROVED EQUAL
PREFABRICATED UNIT: SEC. 63.01, 63.02, 63.03, 63.04, 63.05, 63.06, 63.07, 63.08, 63.09, 63.10, 63.11, 63.12, 63.13, 63.14, 63.15, 63.16, 63.17, 63.18, 63.19, 63.20, 63.21, 63.22, 63.23, 63.24, 63.25, 63.26, 63.27, 63.28, 63.29, 63.30, 63.31, 63.32, 63.33, 63.34, 63.35, 63.36, 63.37, 63.38, 63.39, 63.40, 63.41, 63.42, 63.43, 63.44, 63.45, 63.46, 63.47, 63.48, 63.49, 63.50, 63.51, 63.52, 63.53, 63.54, 63.55, 63.56, 63.57, 63.58, 63.59, 63.60, 63.61, 63.62, 63.63, 63.64, 63.65, 63.66, 63.67, 63.68, 63.69, 63.70, 63.71, 63.72, 63.73, 63.74, 63.75, 63.76, 63.77, 63.78, 63.79, 63.80, 63.81, 63.82, 63.83, 63.84, 63.85, 63.86, 63.87, 63.88, 63.89, 63.90, 63.91, 63.92, 63.93, 63.94, 63.95, 63.96, 63.97, 63.98, 63.99, 64.00

SILT FENCE
NO SCALE

BUILDING LENGTH

BLDG	17	96'
	18	
	19	
	20	
	26	
	27	



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. I/WE ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT."
James J. Taylor, Inc. 4/29/90
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."
James M. Helms, Inc. 4/3/90
ENGINEER DATE

REVIEWED FOR Howard NAME S.C.D.
AND MEETS TECHNICAL REQUIREMENTS
James M. Helms, Inc. 4/3/90
S.C. SOIL CONSERVATION DISTRICT DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John L. Robertson 4/3/90
HOWARD S.C.D. DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
James J. Taylor, Inc. 4-23-90
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
W. J. Taylor 4-27-90
DIRECTOR DATE

James J. Taylor, Inc. 4-27-90
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

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

Richard D. Ryan 4-27-90
CHIEF, BUREAU OF ENGINEERING DATE

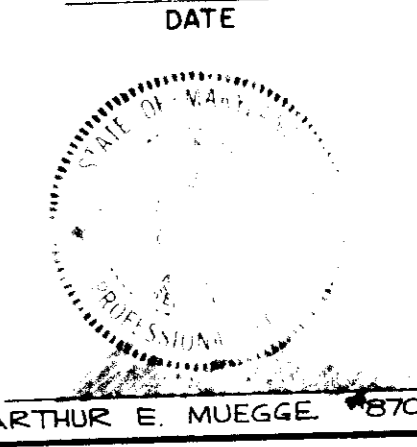
DATE	NO.	REVISION
------	-----	----------

OWNER DEVELOPER
TAYLOR LAND SERVICE COMPANY, INC.
C/O LAND DESIGN AND DEVELOPMENT
8807 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
PROJECT
TOWNHOMES OF TIMBERLAND SINGLE FAMILY ATTACHED
AREA TAX MAP 25 PARCEL 65
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
TITLE
GRADING, SEDIMENT CONTROL PLAN AND DETAILS
LOTS 64-79, 100-107

RIEMER MUEGGE & ASSOCIATES INC.
A Land Planning, Engineering and Consulting Firm
3105 North Ridge Road Ellicott City, Maryland 21043
301-461-2690 FAX: 301-750-3176

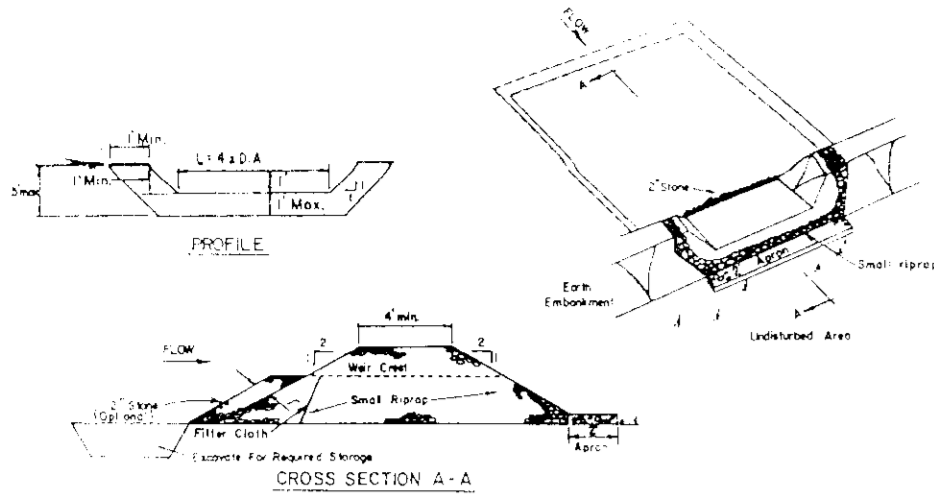
DATE 5-6-90, P.07-02 E.P.O.
DESIGNED BY MGS MGS
DRAWN BY D.L.G. Z.L.C.
PROJECT NO. 65200
DATE AUGUST 11, 1989
SCALE 1"=30'
DRAWING NO. 6

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 10-25-89
28.



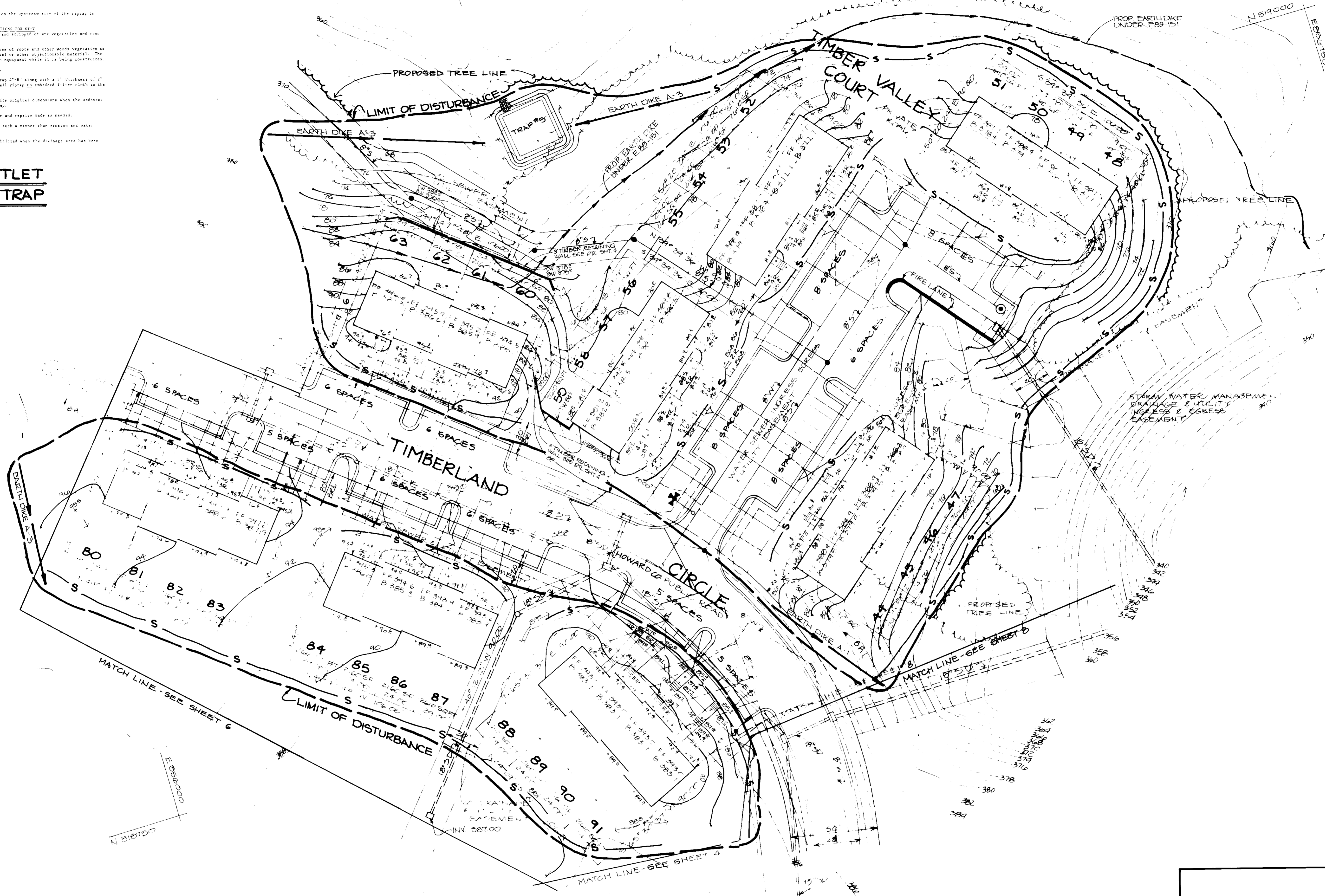
SDP 90-54

OPEN SPACE
LOT 109



- NOTE: A new 200' length of 24" stone may be placed on the upstream side of the existing 10' length of the indicated filter cloth.
- CONSTRUCTION SPECIFICATIONS FOR STONE OUTLET AND SEDIMENT TRAP:
1. The stone outlet shall be constructed and equipped with appropriate and good quality filter cloth.
 2. The stone outlet shall be free of roots and other woody vegetation as well as all crushed stones, rocks, organic material or other objectionable material. The outlet shall be inspected by traversing with equipment while it is being constructed.
 3. The stone outlet shall be 17' in length.
 4. The stone outlet shall be 5' in depth.
 5. The stone outlet shall be 25' wide at the bottom.
 6. The stone outlet shall be 5' wide at the top.
 7. The stone outlet shall be 17' wide at the top.
 8. The stone outlet shall be 5' wide at the bottom.
 9. The stone outlet shall be 5' wide at the top.
 10. The stone outlet shall be 5' wide at the bottom.
 11. The stone outlet shall be 5' wide at the top.
 12. The stone outlet shall be 5' wide at the bottom.

**STONE OUTLET
SEDIMENT TRAP**
NO SCALE



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. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT."
James M. Helm
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."
ENGINEER DATE

REVIEWED FOR *Howard* NAME DATE
AND MEETS TECHNICAL REQUIREMENTS
James M. Helm
S.O. SOIL CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John R. Robinson 4/3/90 DATE
HOWARD S.C.D.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
Dave G. Galt DATE
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chad 4.27.90 DATE
DIRECTOR
James V. Taylor DATE
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR DATE
William B. Rubin 4-19-90 DATE
CHIEF, BUREAU OF ENGINEERING

BY THE OWNER:
TAYLOR LAND SERVICE COMPANY, INC.
C/O LAND DESIGN AND DEVELOPMENT
8807 MAIN STREET
ELLICOTT CITY, MARYLAND 21043

TOWNHOMES OF TIMBERLAND SINGLE FAMILY ATTACHED
TAX MAP 25 PARCEL 65
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

GRADING, SEDIMENT CONTROL PLAN AND DETAILS
LOTS 44-65, 80-91

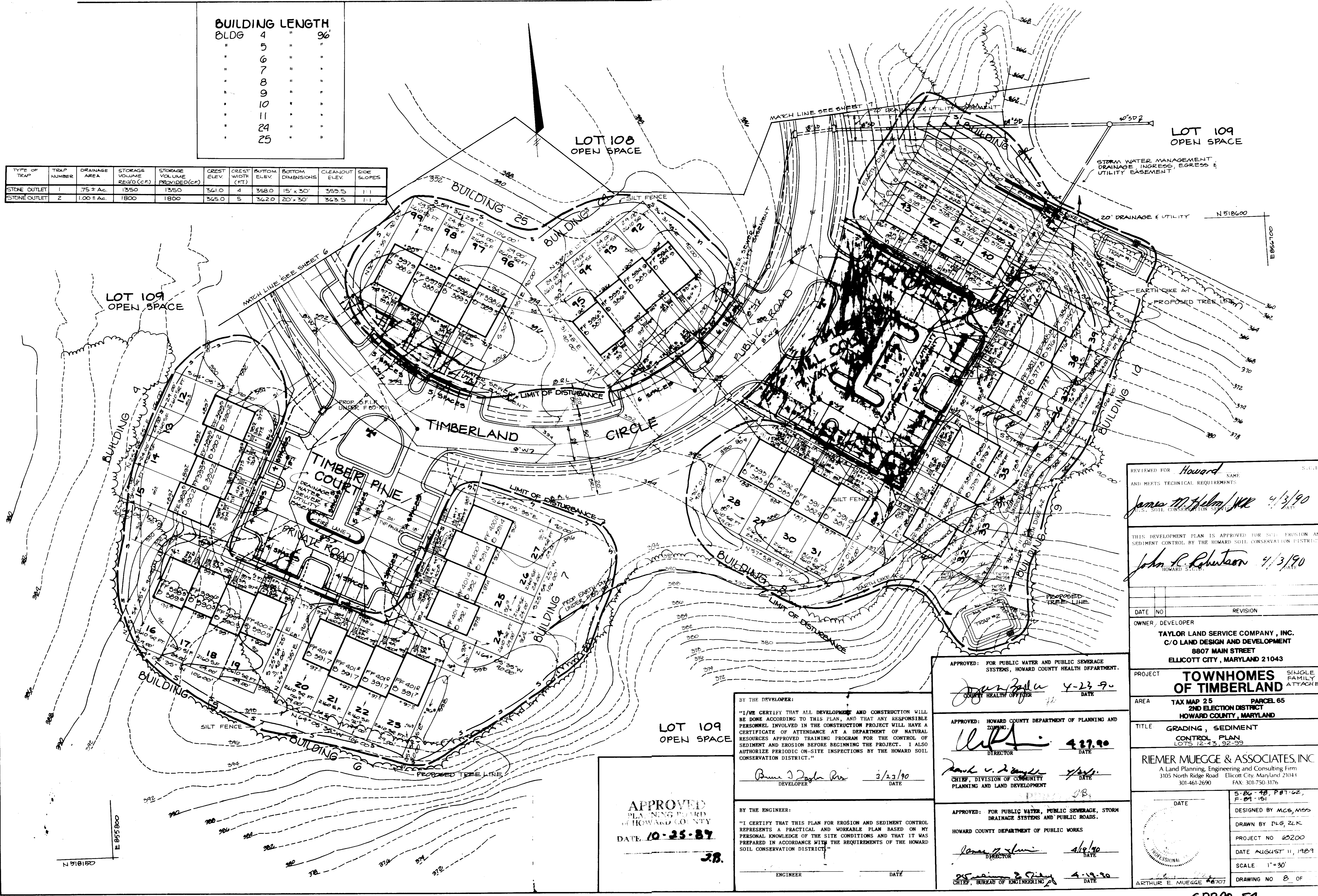
RIEMER MUEGGE & ASSOCIATES, INC.
A Land Planning, Engineering and Consulting Firm
605 North Ridge Road, Ellicott City, Maryland
410-861-9880 FAX 410-861-9881

DATE: 10-25-89
DRAWN BY: J.B.
SCALE: 1"=40'
DRAWING NO.: 7
ARTHUR E. MUEGGE #8707

TYPE OF TRAP	TRAP NUMBER	DRAINAGE AREA	STORAGE VOLUME REQ'D (CF)	STORAGE VOLUME PROVIDED (CF)	CREST ELEV.	CREST WIDTH (FT)	BOTTOM ELEV.	BOTTOM DIMENSIONS	CLEANOUT ELEV.	SIDE SLOPES
STONE OUTLET	5	0.95± Ac.	1710	1675	3590	5	3560	25'x25'	3405	1:1

BUILDING LENGTH	
BLDG	"
4	96
5	"
6	"
7	"
8	"
9	"
10	"
11	"
24	"
25	"

TYPE OF TRAP	TRAP NUMBER	DRAINAGE AREA	STORAGE VOLUME REQ'D (CF)	STORAGE VOLUME PROVIDED (CF)	CREST ELEV.	CREST WIDTH (FT)	BOTTOM ELEV.	BOTTOM DIMENSIONS	CLEANOUT ELEV.	SIDE SLOPES
STONE OUTLET	1	.75 ± Ac.	1350	1350	361.0	4	358.0	15' x 30"	359.5	1:1
STONE OUTLET	2	1.00 ± Ac.	1800	1800	365.0	5	362.0	20' x 30"	363.5	1:1



REVIEWED FOR *Howard* NAME AND MEETS TECHNICAL REQUIREMENTS
James M. Helms/WK 4/13/90
 DIST. SOIL CONSERVATION DISTRICT
John L. Rhutson 4/13/90
 HOWARD SOIL

DATE	NO.	REVISION

OWNER/DEVELOPER
TAYLOR LAND SERVICE COMPANY, INC.
 C/O LAND DESIGN AND DEVELOPMENT
 8807 MAIN STREET
 ELLICOTT CITY, MARYLAND 21143

PROJECT
TOWNHOMES OF TIMBERLAND SINGLE FAMILY ATTACHED

AREA
 TAX MAP 25 PARCEL 65
 2ND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE
 GRADING, SEDIMENT CONTROL PLAN
 LOTS 12-43, 92-99

RIEMER MUEGGE & ASSOCIATES, INC.
 A Land Planning, Engineering and Consulting Firm
 3105 North Ridge Road Ellicott City, Maryland 21143
 301-461-2690 FAX: 301-750-3176

DATE
 DESIGNED BY MCB, MESS
 DRAWN BY DLS, ZLK
 PROJECT NO 65200
 DATE AUGUST 11, 1989
 SCALE 1"=30'
 DRAWING NO 8 OF

ARTHUR E. MUEGGE #8707

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
James M. Helms 4-23-90
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
John L. Rhutson 4-27-90
 DIRECTOR DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James M. Helms 4/29/90
 DIRECTOR DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James M. Helms 4-19-90
 CHIEF, BUREAU OF ENGINEERING DATE

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 NATURAL SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT."
Bruce J. Ziegler 3/23/90
 DEVELOPER DATE

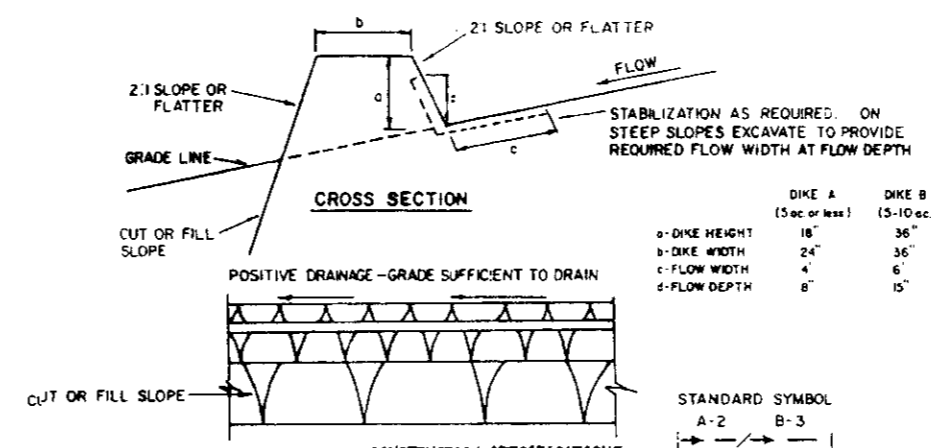
BY THE ENGINEER:
 "I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."
 ENGINEER DATE

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 10-25-89
 J.B.

SEQUENCE OF CONSTRUCTION

- 1. 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 (892-2437).
2. 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.
3. 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.
4. 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.
5. 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. 34), temporary seeding (Sec. 30) and mulching (Sec. 32). Temporary stabilization with which alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
6. 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.
7. Site Analysis:
Total Area of Site 53.43 acres
Area Disturbed 11.32 acres
Area to be roofed or paved 17.72 acres
Area to be vegetatively stabilized 1.70 acres
Total Cut Co. yds.
Total Fill Co. yds.
8. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
9. Additional sediment controls must be provided, if deemed necessary by the Howard County Department of Public Works Sediment Control Inspector.
10. Site grading will begin only after all perimeter sediment control measures have been installed and are in a functioning condition.
11. Sediment will be removed from traps when its depth reaches the clean out elevation shown on the plans.

- 1. OBTAIN A GRADING PERMIT.
2. STORMWATER MANAGEMENT POND PROPOSED UNDER F-59-151 MUST BE COMPLETED AND OPERATING BEFORE BEGINNING ANY CONSTRUCTION ON THESE PLANS.
3. INSTALL SILT FENCE, EARTH DIKES, INLET PROTECTIONS, SEDIMENT TRAPS AND ALL SEDIMENT CONTROL DEVICES.
4. GRADE ENTIRE SITE EXCEPT AREA SURROUNDING LOTS 1-11, AND BEGIN BUILDING CONSTRUCTION.
5. COMPLETE BUILDING CONSTRUCTION AND STABILIZE ALL DISTURBED AREAS IN ACCORDANCE WITH PERMANENT SEEDING NOTES.
6. GRADE AREA SURROUNDING LOTS 1-11, AND BEGIN BUILDING CONSTRUCTION.
7. COMPLETE BUILDING CONSTRUCTION AND IMMEDIATELY STABILIZE THE DISTURBED AREA IN ACCORDANCE WITH PERMANENT SEEDING NOTES.
8. UPON APPROVAL OF THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES AND STABILIZE THE AREA DISTURBED BY THEIR REMOVAL IN ACCORDANCE WITH PERMANENT SEEDING NOTES.

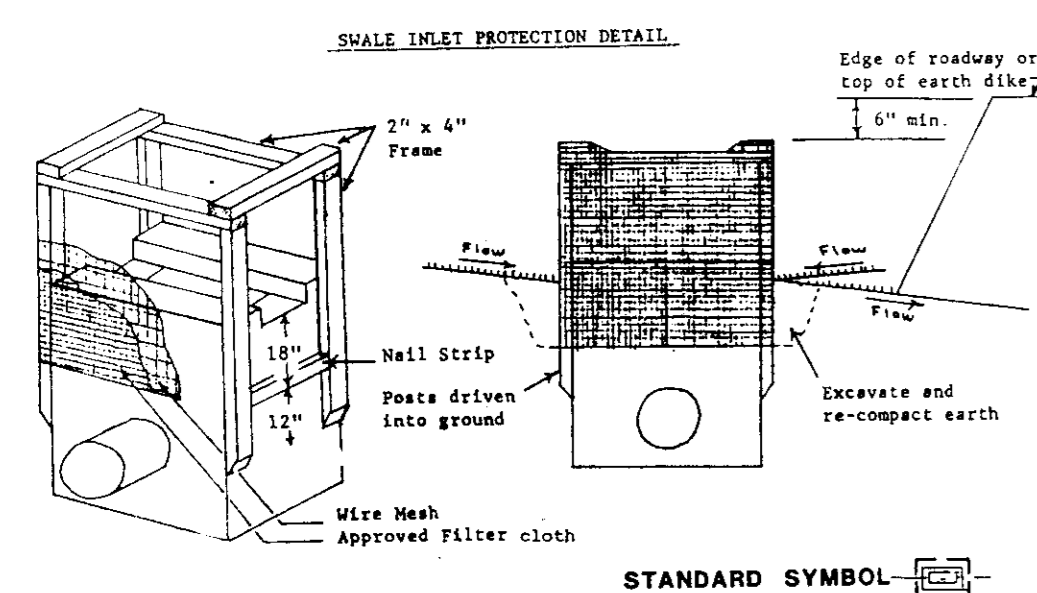
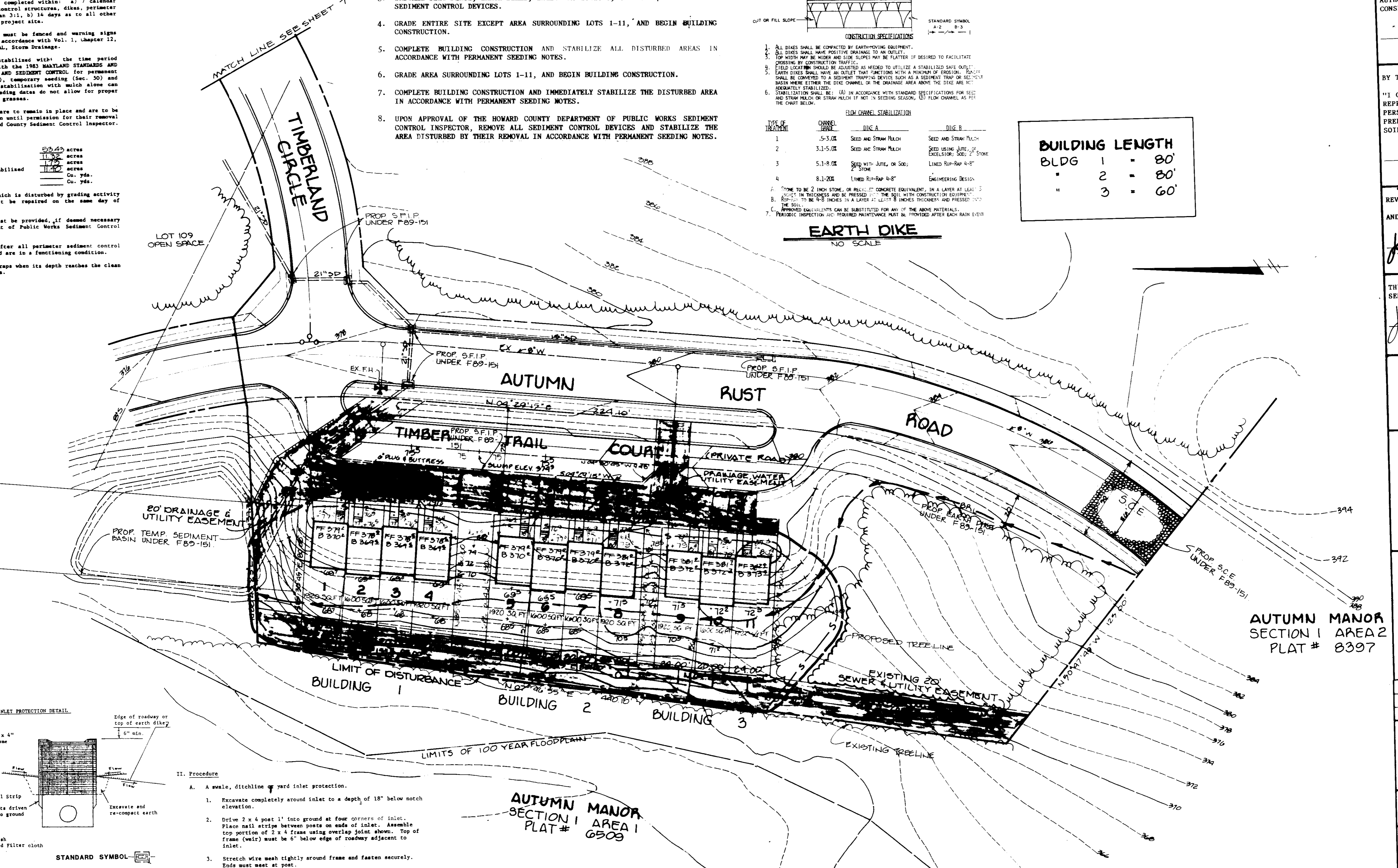


CONSTRUCTION SPECIFICATIONS
1. All dikes shall be compacted by earthmoving equipment.
2. All dikes shall have positive drainage to an outlet.
3. Top width may be wider and top slope may be flatter if desired to facilitate passing by construction traffic.
4. Field location should be adjusted as needed to utilize a stabilized safe outlet.
5. Earth dikes shall have an outlet that functions with a minimum of erosion. Positive drainage shall be provided 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 adequately stabilized.
6. Stabilization shall be: (A) in accordance with standard specifications for seed and straw mulch or straw mulch if not in seeding season; (B) flow channel as per the chart below.

Table: FLOW CHANNEL STABILIZATION
TYPE OF CHANNEL | CHANNEL SIZE | DIKE A | DIKE B
1 | 1-3 CM | SEED AND STRAW MULCH | SEED AND STRAW MULCH
2 | 3.1-5 CM | SEED AND STRAW MULCH | SEED USING ALTE. OF EXCELLENT SOIL; 2" STONE LINED RUN-RAP 4-8"
3 | 5.1-8 CM | SEED WITH ALTE. OR SOIL; 2" STONE | SEED USING ALTE. OF EXCELLENT SOIL; 2" STONE LINED RUN-RAP 4-8"
4 | 8.1-20 CM | LINED RUN-RAP 4-8" | ENGINEERING DESIGN

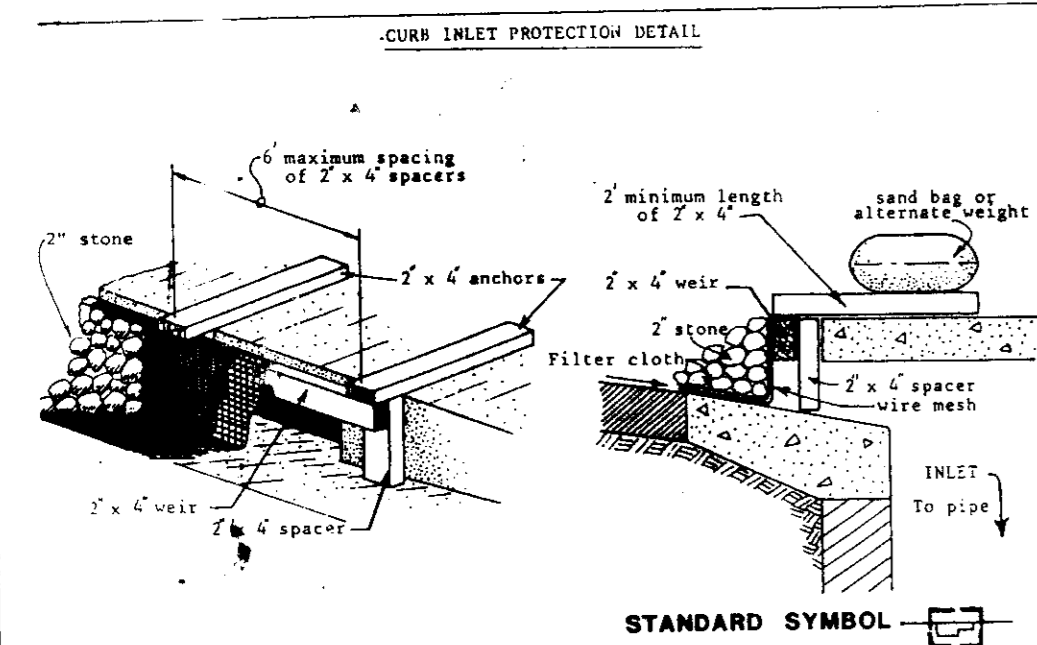
BUILDING LENGTH
BLDG 1 = 80'
" 2 = 80'
" 3 = 60'

EARTH DIKE NO SCALE

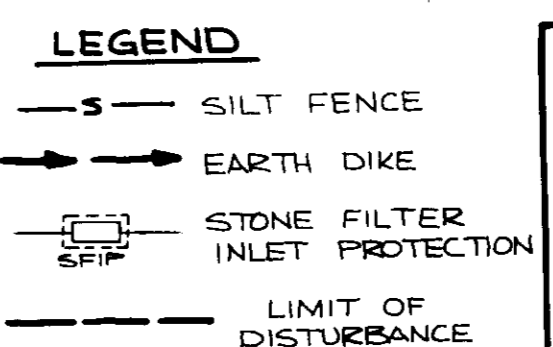


II. Procedure

- A. A whale, ditchline or yard inlet protection.
1. Excavate completely around inlet to a depth of 18" below notch elevation.
2. Drive 2 x 4 post 1' into ground at four corners of inlet. Place nail strip between posts on ends of inlet. Assemble top portion of 2 x 4 frame using overlap joint shown. Top of frame (weir) must be 6" below edge of roadway adjacent to inlet.
3. Stretch wire mesh tightly around frame and fasten securely. Ends must meet at post.
4. Stretch filter cloth tightly over wire mesh, the cloth must extend from top of frame to 18" below inlet notch elev. Fasten securely to frame. Ends must meet at post, be overlapped and folded, then fastened down.
5. Backfill around inlet in compacted 6" layers until layer of earth is even with notch elevation on ends and top elevation on sides.
6. If the inlet is not in a low point, construct a compacted earth dike in the ditchline below it. The top of this dike is to be at least 6" higher than the top of frame (weir).
7. This structure must be inspected frequently and the filter fabric replaced when clogged.
B. 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 dimensions 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 spacers to be located between the weir and inlet face (max. 6' apart).
4. Place the assembly against the inlet throat and nail (minimum 2" lengths of 2' x 4" to the top of the weir at spacer locations. These 2' x 4" anchors shall extend across the inlet top and be held in place by sandbags or alternate weight.



INLET PROTECTION DETAIL NO SCALE



APPROVED PLANNING BOARD OF HOWARD COUNTY
DATE 10-25-89
DESIGNED BY MGS, NGS
DRAWN BY DLG, ZLK
PROJECT NO 65200
DATE AUGUST 11, 1989
SCALE 1" = 30'
DRAWING NO 9 OF 10

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. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.
Bruce J. Dushin, Inc. 3/23/90
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.
James M. Holm, S.C.D. 4/3/90
ENGINEER DATE

REVIEWED FOR Howard NAME S.C.D.
AND MEETS TECHNICAL REQUIREMENTS
James M. Holm, S.C.D. 4/3/90
S.C. SOIL CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John R. Robertson 4/3/90
HOWARD S.C.D. DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
John J. Golek 4-23-90
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Cheri L. J. Golek 4-27-90
DIRECTOR DATE

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

APPROVED:
Cheri L. J. Golek 4-19-90
CHIEF, BUREAU OF ENGINEERING DATE

DATE NO REVISION

OWNER, DEVELOPER
TAYLOR LAND SERVICE COMPANY, INC.
C/O LAND DESIGN AND DEVELOPMENT
8807 MAIN STREET
ELLCOTT CITY, MARYLAND 21043

PROJECT TOWNHOMES OF TIMBERLAND SINGLE FAMILY ATTACHED
AREA TAX MAP 25 PARCEL 65 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

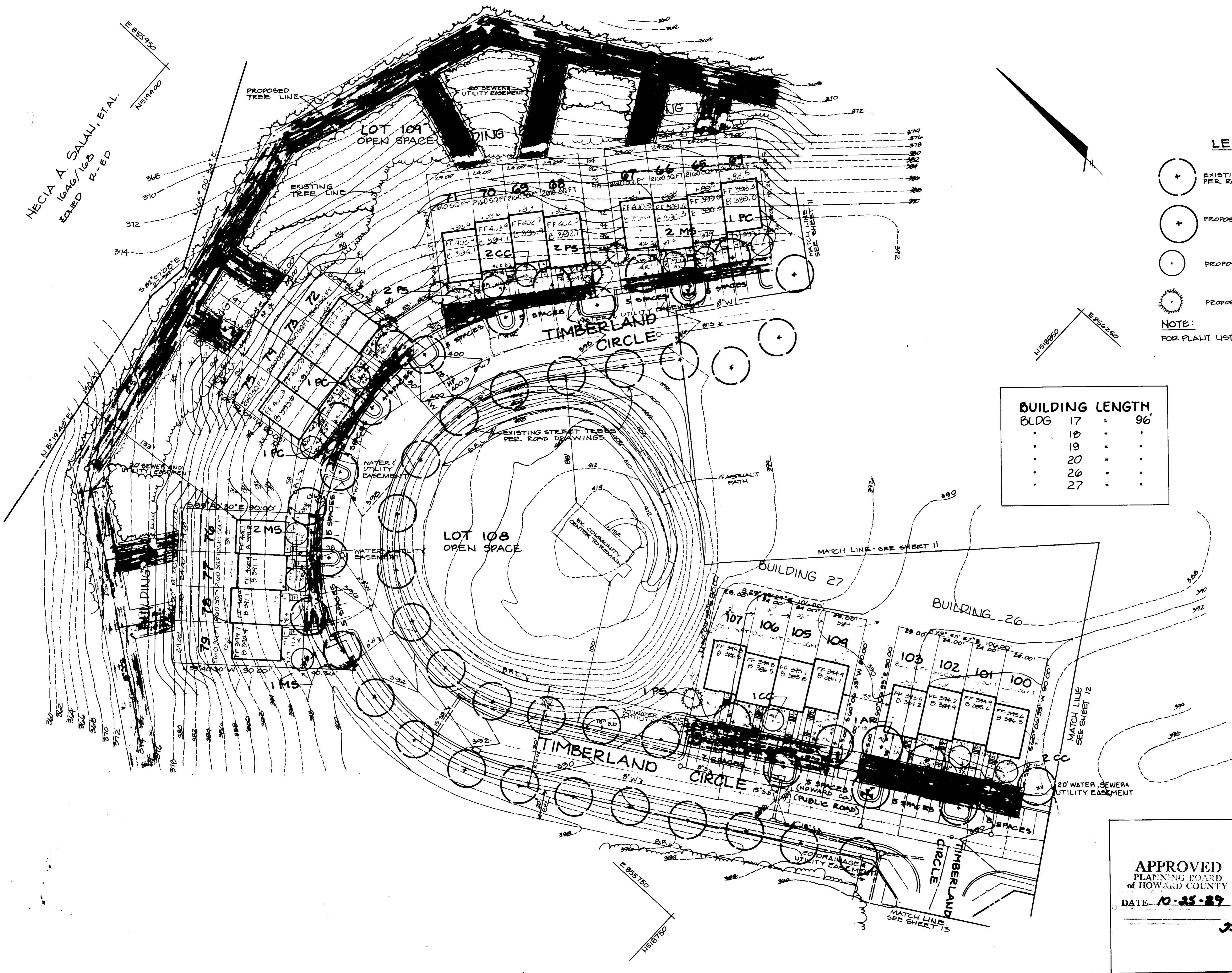
TITLE GRADING, SEDIMENT CONTROL PLAN AND DETAILS LOTS 1-11

RIEMER MUEGGE & ASSOCIATES, INC.
A Land Planning, Engineering and Consulting Firm
3105 North Ridge Road Ellicott City, Maryland 21043
301-461-2690 FAX: 301-750-3174

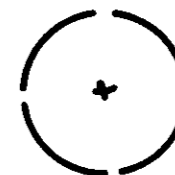
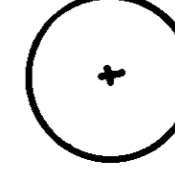
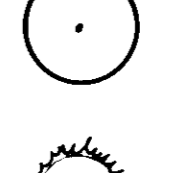
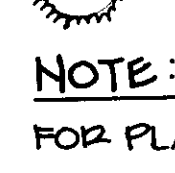
DATE
DESIGNED BY MGS, NGS
DRAWN BY DLG, ZLK
PROJECT NO 65200
DATE AUGUST 11, 1989
SCALE 1" = 30'
DRAWING NO 9 OF 10

SDP 90-54

HECIA A. SALAU, ETAL.
1046/168
ZONED R-ED



LEGEND

-  EXISTING STREET TREES PER ROAD DRAWINGS
-  PROPOSED SHADE TREE
-  PROPOSED FLOWERING TREE
-  PROPOSED EVERGREEN TREE

NOTE:
FOR PLANT LIST SEE SHEET 13

BUILDING LENGTH	
BLDG 17	96'
18	.
19	.
20	.
26	.
27	.

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

John B... 4-23-90
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

W... 4-27-90
DIRECTOR DATE

David C. ... 4-27-90
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

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

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

... 4-19-90
DIRECTOR DATE

... 4-19-90
CHIEF, BUREAU OF ENGINEERING DATE

DATE NO REVISION

OWNER, DEVELOPER
TAYLOR LAND SERVICE COMPANY, INC.
C/O LAND DESIGN AND DEVELOPMENT
8807 MAIN STREET
ELLCOTT CITY, MARYLAND 21043

PROJECT **TOWNHOMES OF TIMBERLAND** SINGLE FAMILY ATTACHED

AREA TAX MAP 25 PARCEL 65
HOWARD COUNTY, MARYLAND

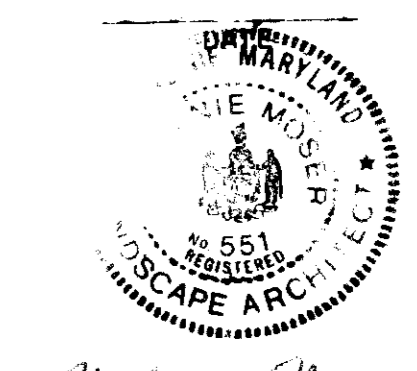
TITLE **LANDSCAPE PLAN**
LOTS 69-79 & 100-107

RIEMER MUEGGE & ASSOCIATES, INC.
A Land Planning, Engineering and Consulting Firm
3105 North Ridge Road Ellicott City, Maryland 21043
301-461-2690 FAX: 301-750-3176

DESIGNED BY MGS, MGS
DRAWN BY DLG, ZLK
PROJECT NO 65200
DATE AUGUST 11, 1989
SCALE 1" = 30'
DRAWING NO 10 OF

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 10-25-89

J.B.

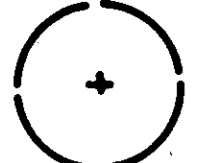
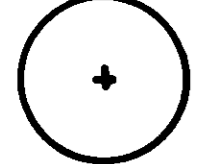
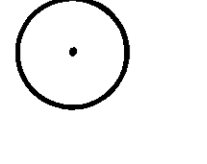



Melanie Moser
MELANIE MOSER

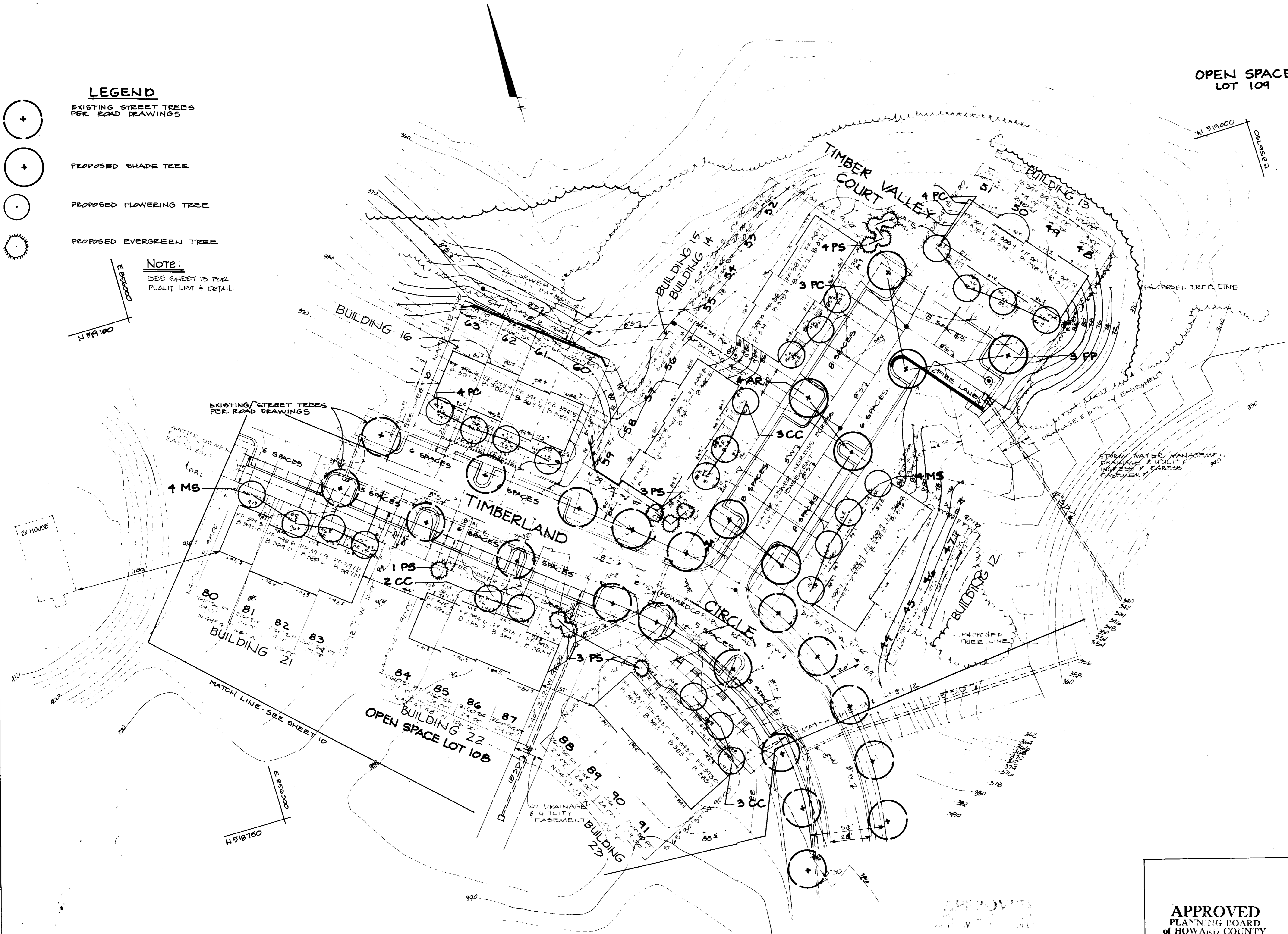
SDP 90-54

OPEN SPACE
LOT 109

LEGEND

-  EXISTING STREET TREES PER ROAD DRAWINGS
-  PROPOSED SHADE TREE
-  PROPOSED FLOWERING TREE
-  PROPOSED EVERGREEN TREE

NOTE:
SEE SHEET 13 FOR
PLANT LIST & DETAIL



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
John Ayers 4-23-90
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Walt 4-27-90
DIRECTOR DATE

Paul & Angela 4-29-90
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James 4-19-90
DIRECTOR DATE

William & Candy 4-19-90
CHIEF, BUREAU OF ENGINEERING DATE

TAYLOR LAND SERVICE COMPANY, INC.
C. O. LAND DESIGN AND DEVELOPMENT
8807 MAIN STREET
ELLCOTT CITY, MARYLAND 21043

PROJECT: **TOWNHOMES OF TIMBERLAND** SINGLE FAMILY ATTACHED

AREA: TAX MAP 25 PARCEL 65
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

LANDSCAPE PLAN
LOTS 44-03 & 80-91

RIEMER MUEGGE & ASSOCIATES, INC.
A Land Planning, Engineering and Consulting Firm
305 North Ridge Road Ellicott City, Maryland 21043
301.461.2690 FAX 301.750.3176

3-22-90 5-86-40, P.01-00, F.01-01

DESIGNED BY MGS, MBS
DRAWN BY DLO, ZLK
PROJECT NO. 06200
DATE AUGUST 11, 1989
SCALE 1"=30'
DRAWING NO. 11 OF 17

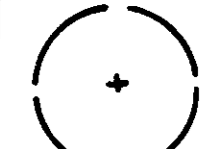
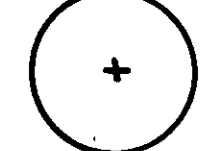

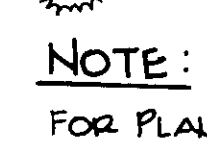
Melanie Moser
MELANIE MOSER
LANDSCAPE ARCHITECT

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 10-25-89

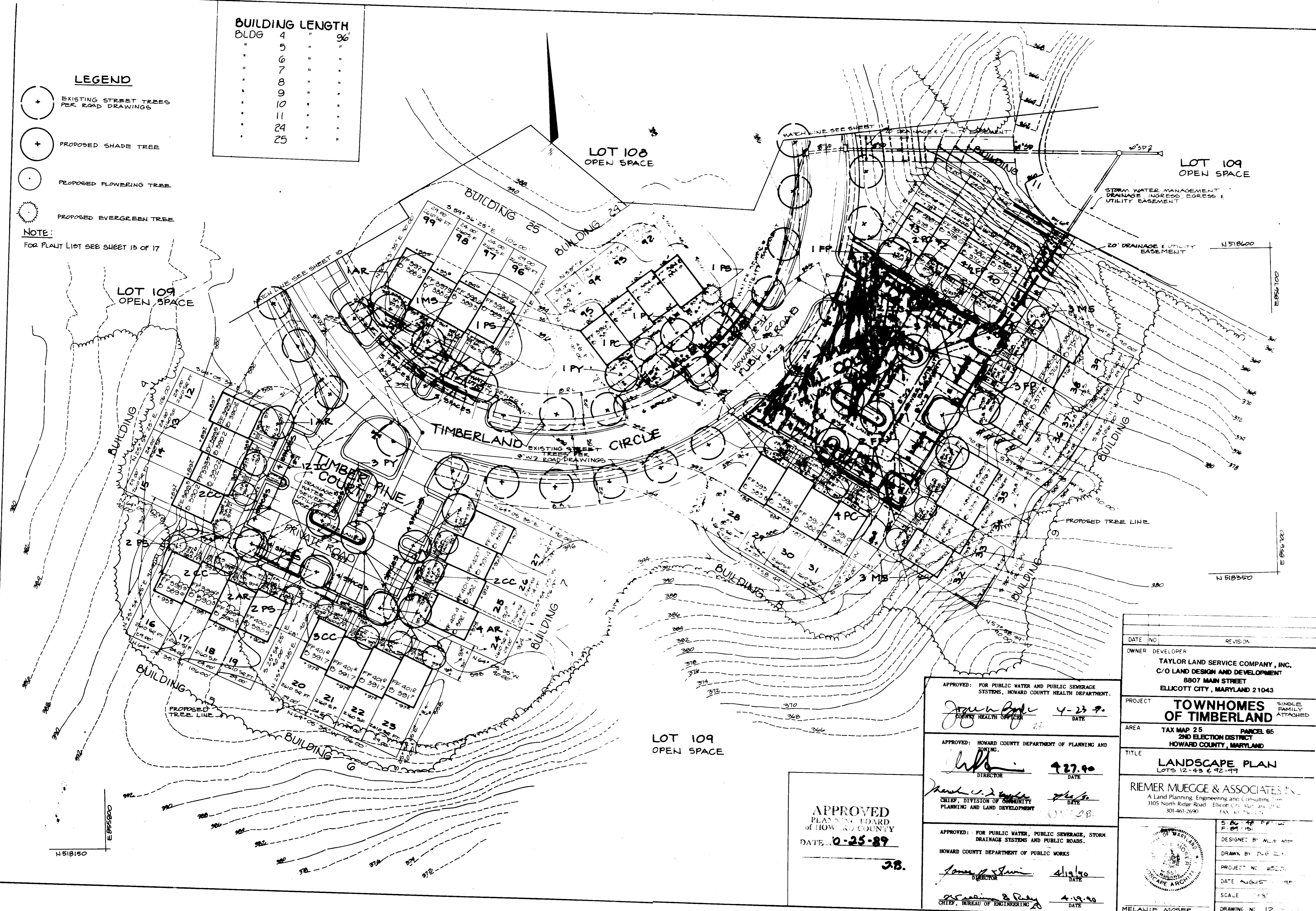
38.

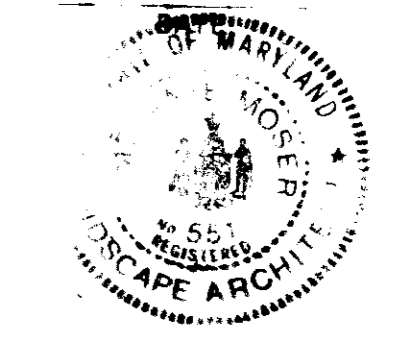
BUILDING LENGTH		
BLDG	4	96'
"	5	"
"	6	"
"	7	"
"	8	"
"	9	"
"	10	"
"	11	"
"	24	"
"	25	"

LEGEND

-  EXISTING STREET TREES PER ROAD DRAWINGS
-  PROPOSED SHADE TREE
-  PROPOSED FLOWERING TREE
-  PROPOSED EVERGREEN TREE

NOTE:
FOR PLANT LIST SEE SHEET 13 OF 17



DATE	NO.	REVISION
OWNER DEVELOPER		
TAYLOR LAND SERVICE COMPANY, INC. C/O LAND DESIGN AND DEVELOPMENT 8807 MAIN STREET ELLCOTT CITY, MARYLAND 21143		
PROJECT	SINGLE FAMILY ATTACHED	
TOWNHOMES OF TIMBERLAND		
AREA	TAX MAP 25	PARCEL 65
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE	LANDSCAPE PLAN LOTS 12-43 & 92-99	
RIEMER MUEGGE & ASSOCIATES INC. A Land Planning, Engineering and Consulting Firm 3105 North Ridge Road Ellicott City, Maryland 21114 301-461-2690 FAX 301-751-1177		
		
DESIGNED BY	MELANIE MOSER	
DRAWN BY	MELANIE MOSER	
PROJECT NO.	6520	
DATE	AUGUST 1990	
SCALE	1" = 30'	
DRAWING NO.	12	

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

John A. Boyle 4-23-90
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT.

John A. Boyle 4-27-90
DIRECTOR DATE

Mark C. D. Boyle 7-26-90
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

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

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

James J. Quinn 4-19-90
DIRECTOR DATE


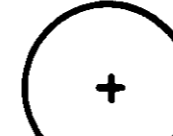
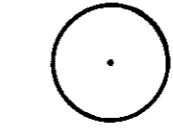

James J. Quinn & Ray 4-19-90
CHIEF, BUREAU OF ENGINEERING DATE

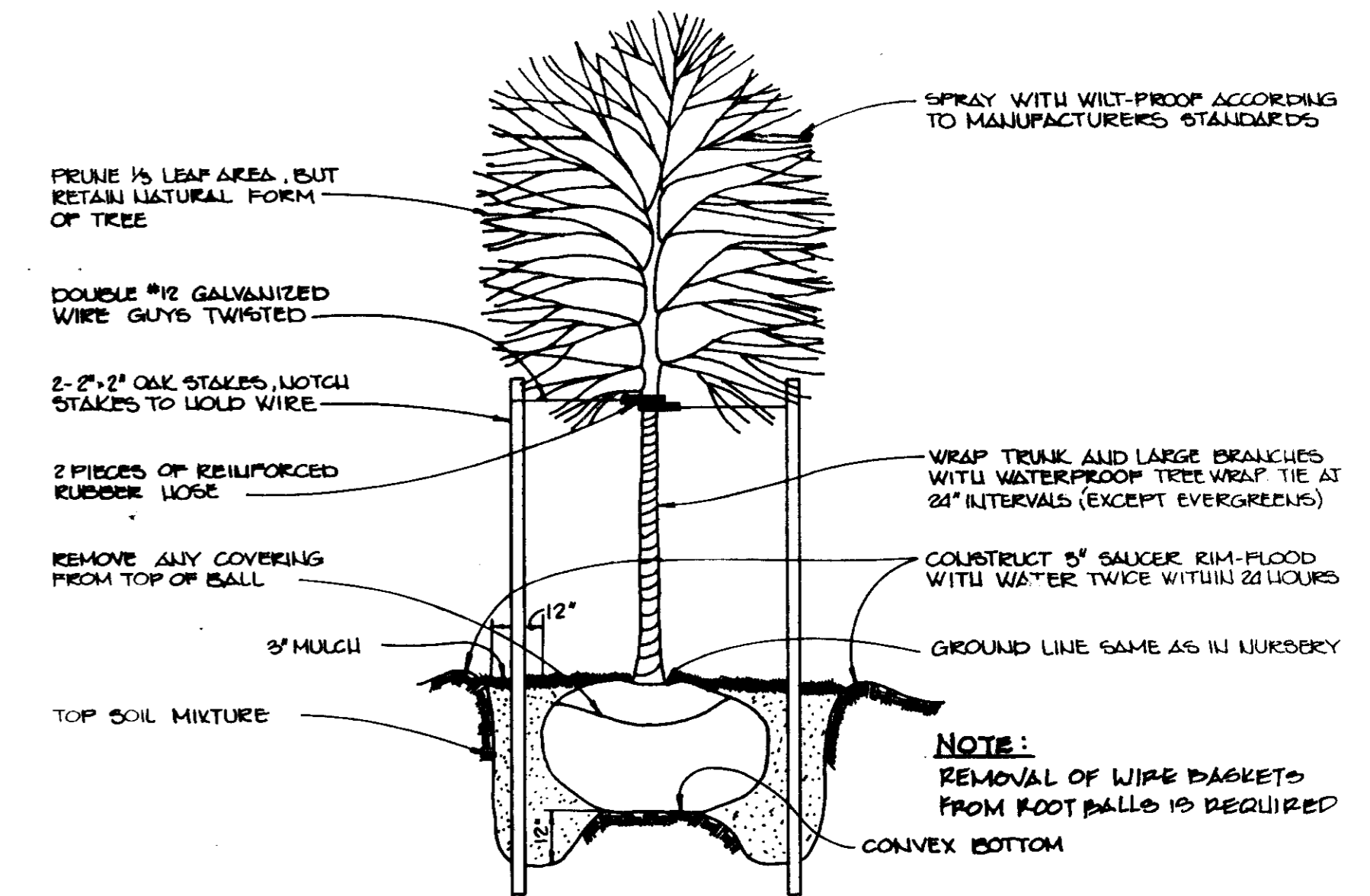
APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 10-25-89
J.B.

BUILDING LENGTH

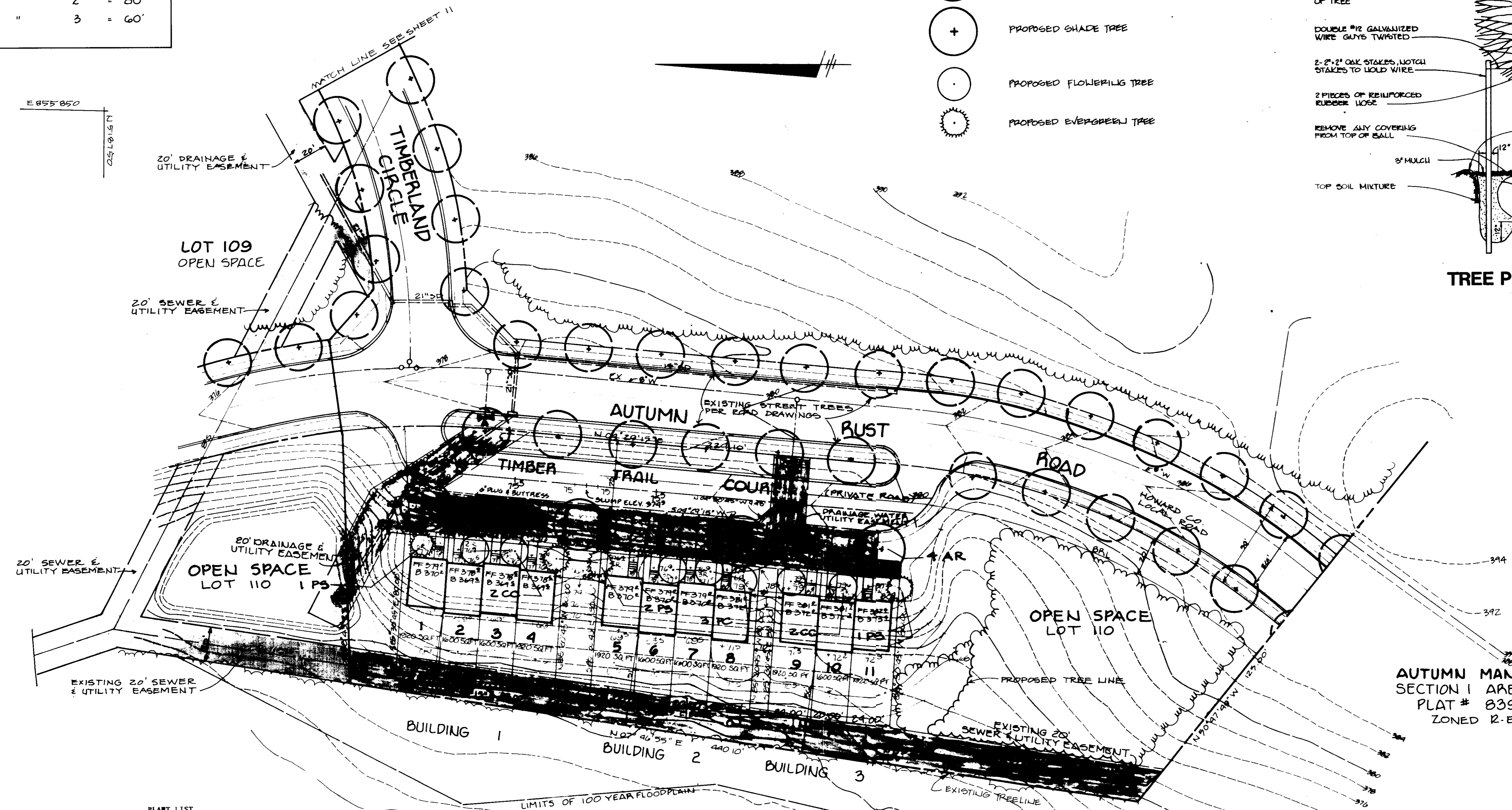
BLDG	1	=	80'
"	2	=	80'
"	3	=	60'

LEGEND

-  EXISTING STREET TREE PER ROAD DRAWINGS
-  PROPOSED SHADE TREE
-  PROPOSED FLOWERING TREE
-  PROPOSED EVERGREEN TREE

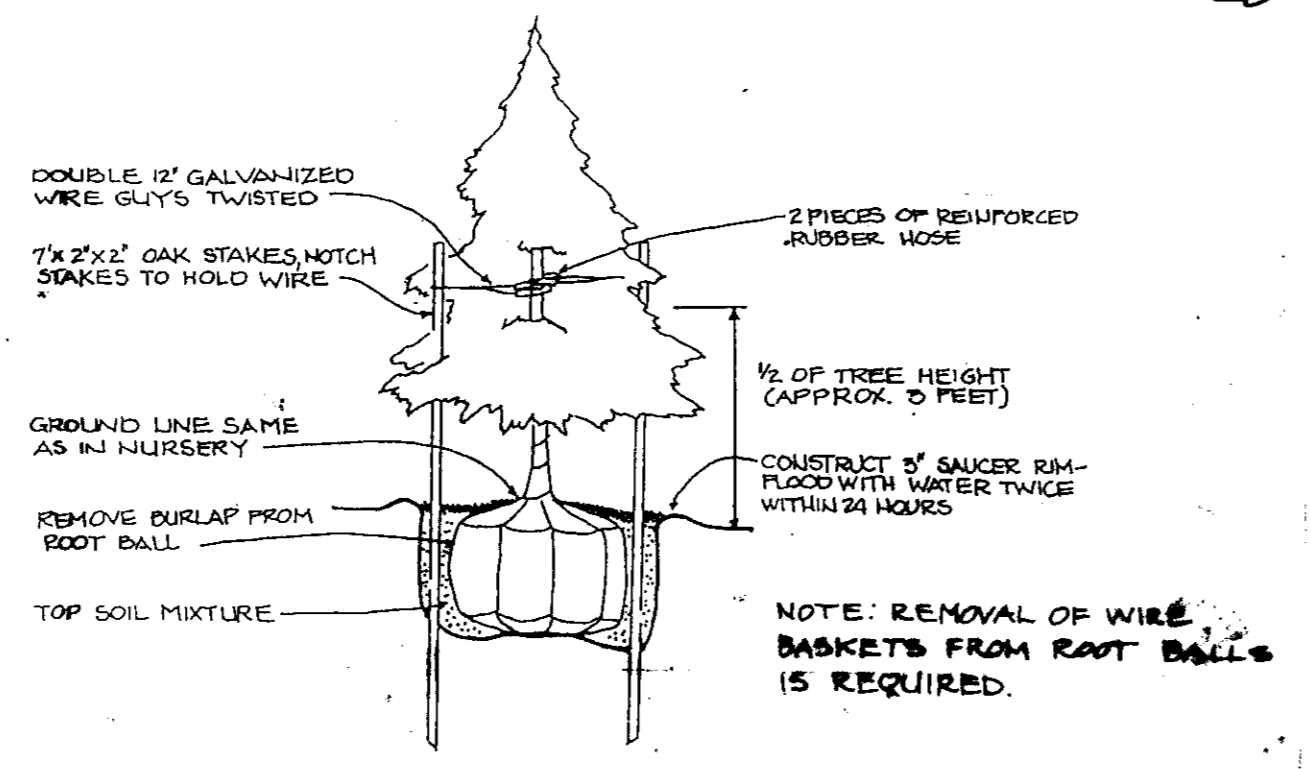


TREE PLANTING DETAIL



PLANT LIST

Qty.	Symbol	Name	Size	Remarks
22	AR	AMER EMBURM 'Rajal Sunset' Red Maple	2 1/2-3" cal. 12'-14' ht.	B&B
26	CC	CERNIS CANADENSIS Eastern Redbud	8'-10' ht.	B&B
11	FP	FRAXINUS PENNSYLVANICA 'Marshalls Seedless' Marshalls Seedless Green Ash	2 1/2-3" cal. 12'-14' ht.	B&B
24	IC	ILEX VERMATA 'Green Lustre' Green Lustre Holly	18"-24" ht.	B&B
24	MS	MALUS SP. 'Snowdrift' Snowdrift Crabapple	8'-10' ht.	B&B
24	PC	PRUNUS CERASIFERA 'Thundercloud' Thundercloud Plum	8'-10' ht.	B&B
26	PS	PINUS STROBUS E. White Pine	6'-8' ht.	B&B UNHEADED
5	PY	PYRUS CALLERYANA 'Bradford' Bradford Pear	2-2 1/2" cal. 10'-12' ht.	B&B



EVERGREEN PLANTING DETAIL

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
John P. ... 4-23-90
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
... 4-27-90
 DIRECTOR DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
... 4-27-90
 DIRECTOR DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
... 4-27-90
 CHIEF, BUREAU OF ENGINEERING DATE

DATE: NC: 05/15/90

OWNER/DEVELOPER
 TAYLOR LAND SERVICE COMPANY, INC.
 C/O LAND DESIGN AND DEVELOPMENT
 8807 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043

PROJECT
TOWNHOMES OF TIMBERLAND SINGLE FAMILY ATTACHED

AREA
 TAX MAP 25 PARCEL 65
 2ND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE
LANDSCAPE PLAN
 LOTS 1-11

APPROVED
 PLANNING BOARD
 of HOWARD COUNTY
 DATE 10-25-89
 J.B.

RIEMER MUEGGE & ASSOCIATES, INC.
 A Land Planning, Engineering and Consulting Firm
 3105 North Ridge Road, Ellicott City, Maryland 21043
 301-461-2690 FAX 301-751-1171

DESIGNED BY MELANIE MOSER
 DRAWN BY DICK ...
 PROJECT NO. 85200
 DATE AUGUST 1989
 SCALE
 DRAWING NO. ...

Msd

FOREST 1

NECIA A. SALAN, ET AL.
1646/168
ZONED R-ED

Msd

FOREST 1

FOREST 1

SOILS CLASSIFICATION

- BrB2 Brandywine loam, 3 to 8% slopes, moderately eroded
- BrC1 Brandywine loam, 8 to 15% slopes, severely eroded
- BrF Brandywine loam, 25 to 60% slopes
- KeB2 Kelly silt loam, 3 to 8% slopes, moderately eroded
- KeC2 Kelly silt loam, 8 to 15% slopes, moderately eroded
- Msd Montalto and Relay very stony silt loams, 3 to 25% slopes
- Rel7 Relay silt loam, 3 to 15% slopes, moderately eroded

LEGEND

- SLOPES - 25% AND GREATER
- SLOPES - 15-25%
- SOIL BOUNDARY
- VEGETATION BOUNDARY

BUILDING LENGTH	
BLDG 17	= 96'
" 18	" "
" 19	" "
" 20	" "
" 26	" "
" 27	" "

TABLE 1. ASSOCIATIONS AT TIMBERLAND

ASSOCIATION	DESCRIPTION	DOMINANT SPECIES	AREA (AC)
Forest #1	Yellow Poplar	Yellow Poplar Liriodendron tulipifera L. Red Oak (Quercus rubra L.) White Oak (Quercus alba L.) Horseshoe (Carpinus caroliniana Walt.) Sycamore (Liquidambar styraciflua L.) Blind (Lonicera hians L.)	12.00
Forest #2	Red Oak/Yellow Poplar	Red Oak (Quercus rubra L.) Yellow Poplar (Liriodendron tulipifera L.) White Oak (Quercus alba L.)	11.12
Forest #3	Mixed Hardwoods	Red Oak (Quercus rubra L.) Yellow Poplar (Liriodendron tulipifera L.) White Oak (Quercus alba L.) Sycamore (Liquidambar styraciflua L.) American Beech (Fagus grandifolia Ehrh.) American Hornbeam (Opaxia spicifera Walt.)	12.12
Field	Grass Herbaceous	Poa Species (Poa sp. L.) Cirsium (Cirsium discolor L.) Japanese Honeyuckle (Lonicera japonica Thunb.) Chickory (Cichorium intybus L.)	12.14

The approximate 31,000 acres at the townhomes of Timberland to be impacted consists of 12,962 acres of forest and 2,047 acres of field. Total site area is approximately 34,000 acres.

Forest #1 is a mixed hardwood forest in good condition. The area contains the greatest percentage of the site.

Forest #2 is a mixed hardwood forest in fair condition. The area contains the greatest percentage of the site.

Forest #3 is a mixed hardwood forest in fair condition. The area contains the greatest percentage of the site.

STANDAGE TREES

Trees are normally considered to be mature at an average appearance (approximately 40 years) height and circumference. To trees were selected at this site for study and recorded. The failure to meet the qualifications of lower size, irregular appearance, good health, and no unusual growth. Trees in poor health or structural appearance were not included. Branch spread were recorded. These trees which may require special attention for logging were also recorded. The following are those trees having minor branch spread were not recorded at the base of those criteria.

NOTE

There were many large white oak scattered throughout the site; however, all were in poor condition as evidenced by large dead and broken lower limbs, poor form and open soft damage in the form of small second flush leaves and large numbers of open egg clusters per tree.

Scattered throughout the entire site are scattered individuals of dead and dying Virginia Creeper (Vitis bicolor L.).

SUMMARY

The vegetation at townhomes of Timberland is considered in fair condition. It consists of three forested areas and one field area.

No trees were designated as "standage trees" on the property since no trees exhibited above average physical attributes such as large size and percentage trees.

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

James Boyle COUNTY HEALTH OFFICER 4-22-87 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

William DIRECTOR 4-27-90 DATE

Michael J. Taylor CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT 4-27-90 DATE

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

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

James DIRECTOR DATE

William B. Riley CHIEF, BUREAU OF ENGINEERING 4-27-90 DATE

DATE: _____ REVISION: _____

OWNER: DEVELOPER

TAYLOR LAND SERVICE COMPANY, INC.
C/O LAND DESIGN AND DEVELOPMENT
8807 MAIN STREET
ELLICOTT CITY, MARYLAND 21043

PROJECT: TOWNHOMES OF TIMBERLAND

AREA: TAX MAP 25 2ND ELECTION DISTRICT PARCEL 65
HOWARD COUNTY MARYLAND

TITLE: ENVIRONMENTAL ANALYSIS
LOTS 64-79 & 100-107

RIEMER MUEGGE & ASSOCIATES INC.
A Land Planning, Engineering and Consulting Firm
305 North Ridge Road Ellicott City, Maryland 21043
901-461-2600 FAX 901-750-3375

DATE: 5-26-87

DESIGNED BY: MCB, MCB
DRAWN BY: DLG, ZLF
PROJECT NO: 6520
DATE: AUGUST 11, 1984
SCALE: 1" = 30'
DRAWING NO: 4

APPROVED
PLANNING BOARD
HOWARD COUNTY
DATE: 10-25-87

BUILDING LENGTH	"	100'
BLDG	"	100'
"	"	"
"	"	"
"	"	"
"	"	"
"	"	"
"	"	"
"	"	"



OPEN SPACE LOT 109

KeB2

FOREST 2

KeB2

FOREST 1

Rec2

FOREST 1

KeB2

TIMBERLAND

FOREST 1

Rec2

MrE

BrB2

CIRCLE

SOILS CLASSIFICATION

BrB2	Brandywine loam, 3 to 8% slopes, moderately eroded
Rec2	Brandywine loam, 8 to 15% slopes, severely eroded
MrE	Brandywine loam, 25 to 60% slopes
KeB2	Kelly silt loam, 3 to 8% slopes, moderately eroded
KeC2	Kelly silt loam, 8 to 15% slopes, moderately eroded
MsB	Montalto and Relay very stony silt loams, 3 to 25% slopes
KeC1	Relay silt loam, 3 to 15% slopes, moderately eroded

LEGEND

- SLOPES - 25% AND GREATER
- SLOPES - 15-25%
- SOIL POLYPHARY
- VEGETATION POLYPHARY

APPROVED
PLANNING
HOWARD COUNTY
DATE 10-25-87
38.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.	<i>John Zinke</i> COUNTY HEALTH OFFICER	4.27.90
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	<i>William</i> DIRECTOR	4.27.90
APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.	<i>Frank J. DeBelle</i> CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT	4.27.90
APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.	<i>James</i> DIRECTOR	4.27.90
APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.	<i>William</i> CHIEF, BUREAU OF ENGINEERING	4.27.90
OWNER / DEVELOPER	TAYLOR LAND SERVICE COMPANY, INC. C/O LAND DESIGN AND DEVELOPMENT 8807 MAIN STREET ELLCOTT CITY, MARYLAND 21043	
PROJECT	TOWNHOMES OF TIMBERLAND	
AREA	TAX MAP 25 PARCEL 65 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
TITLE	ENVIRONMENTAL ANALYSIS LOTS 44-63 & 80-91	
DATE	5-86-87	
DESIGNER	RIEMER MUEGGE & ASSOCIATES A Land Planning, Engineering and Consulting Firm 1015 North Ridge Road, Ellicott City, Maryland 801-461-7600 FAX 801-461-7601	
DRAWN BY	MUEGGE	
PROJECT NO.	SDP 90-54	
DATE APPROVED	10-25-87	
SCALE	AS SHOWN	
DRAWN BY	MUEGGE	

SDP 90-54

BUILDING LENGTH BLDG

8
9
10
11
24
25

LEGEND

- SLOPES ~ 25% AND GREATER
- SLOPES ~ 15 - 25%
- SOIL BOUNDARY
- VEGETATION BOUNDARY

TIMBER RETAINING WALL
No Grade

KeC2

LOT 109
OPEN SPACE

BrB2

LOT 108
OPEN SPACE

ReC2

LOT 107
OPEN SPACE

BrB2

BrF

BrC3

LOT 109
OPEN SPACE

SOILS CLASSIFICATION

- BrB2 Brandywine loam, 3 to 8% slopes, moderately eroded
- BrC3 Brandywine loam, 8 to 15% slopes, severely eroded
- BrF Brandywine loam, 25 to 60% slopes
- KeB2 Kelly silt loam, 3 to 8% slopes, moderately eroded
- KeC2 Kelly silt loam, 8 to 15% slopes, moderately eroded
- MsD Montalto and Relay very stony silt loams, 3 to 25% slopes
- ReC2 Relay silt loam, 3 to 15% slopes, moderately eroded

APPROVED
10-25-89

J.B.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
Jocelyn Zulu 4-23-90
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
U. H. ... 4-27-90
DIRECTOR DATE

Jack J. ... 4-27-90
CHIEF, DIVISION OF COUNTY PLANNING AND LAND DEVELOPMENT DATE

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

James ... 4-19-90
DIRECTOR DATE

William ... 4-19-90
CHIEF, BUREAU OF ENGINEERING DATE

TAYLOR LAND SERVICE COMPANY, INC.
C/O LAND DESIGN AND DEVELOPMENT
8807 MAIN STREET
ELLICOTT CITY, MARYLAND 21043

PROJECT **TOWNHOMES OF TIMBERLAND**

AREA 1 AX MAP 25 PARCEL 65
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

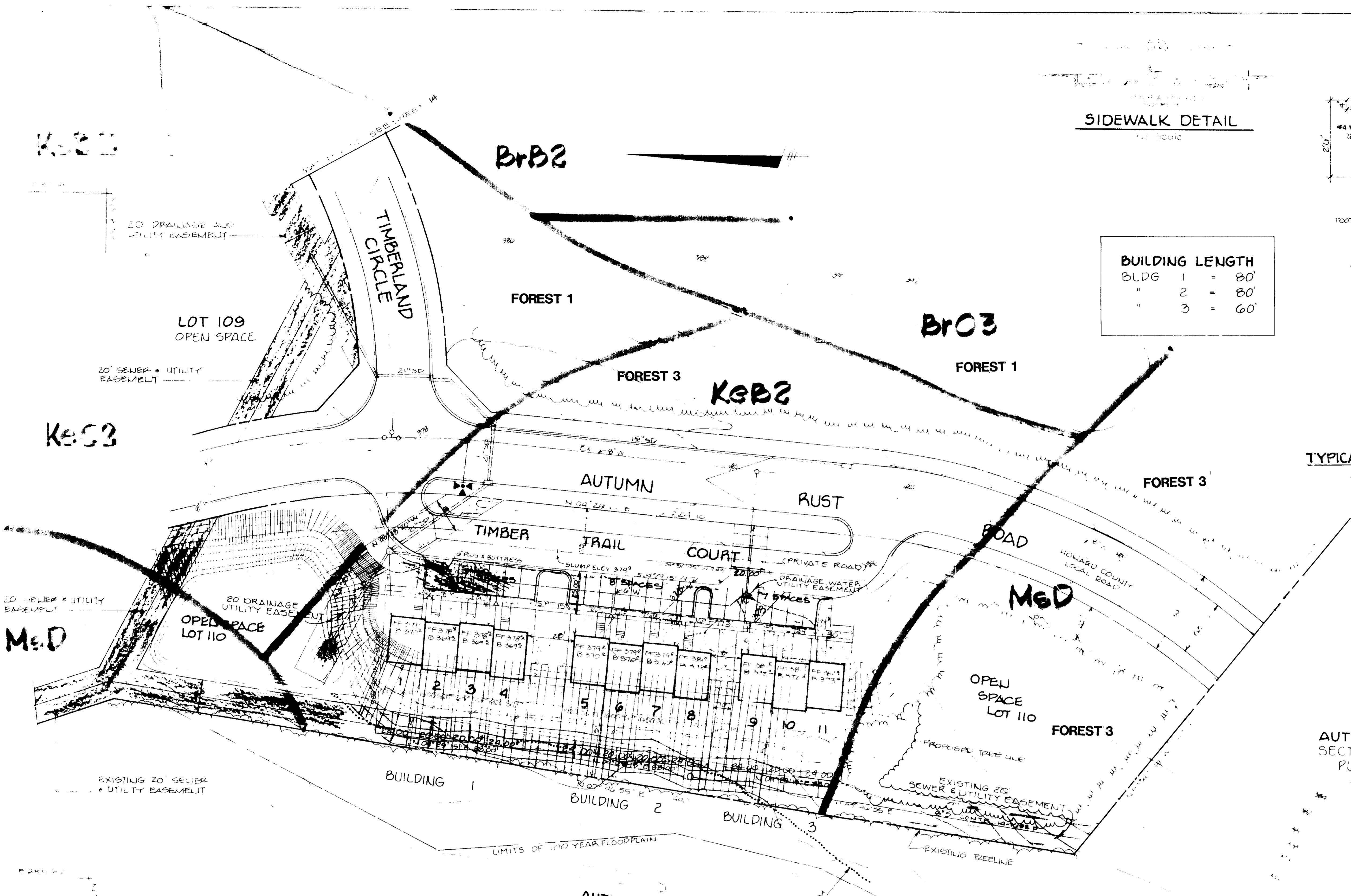
TITLE **ENVIRONMENTAL ANALYSIS**
LOTS 12 43 & 42-94

RIEMER MUEGGE & ASSOCIATES INC.
A Land Planning, Engineering and Consulting Firm
3107 North Ridge Road, Ellicott City, Maryland 21043
301-461-2600 FAX 301-750-3176

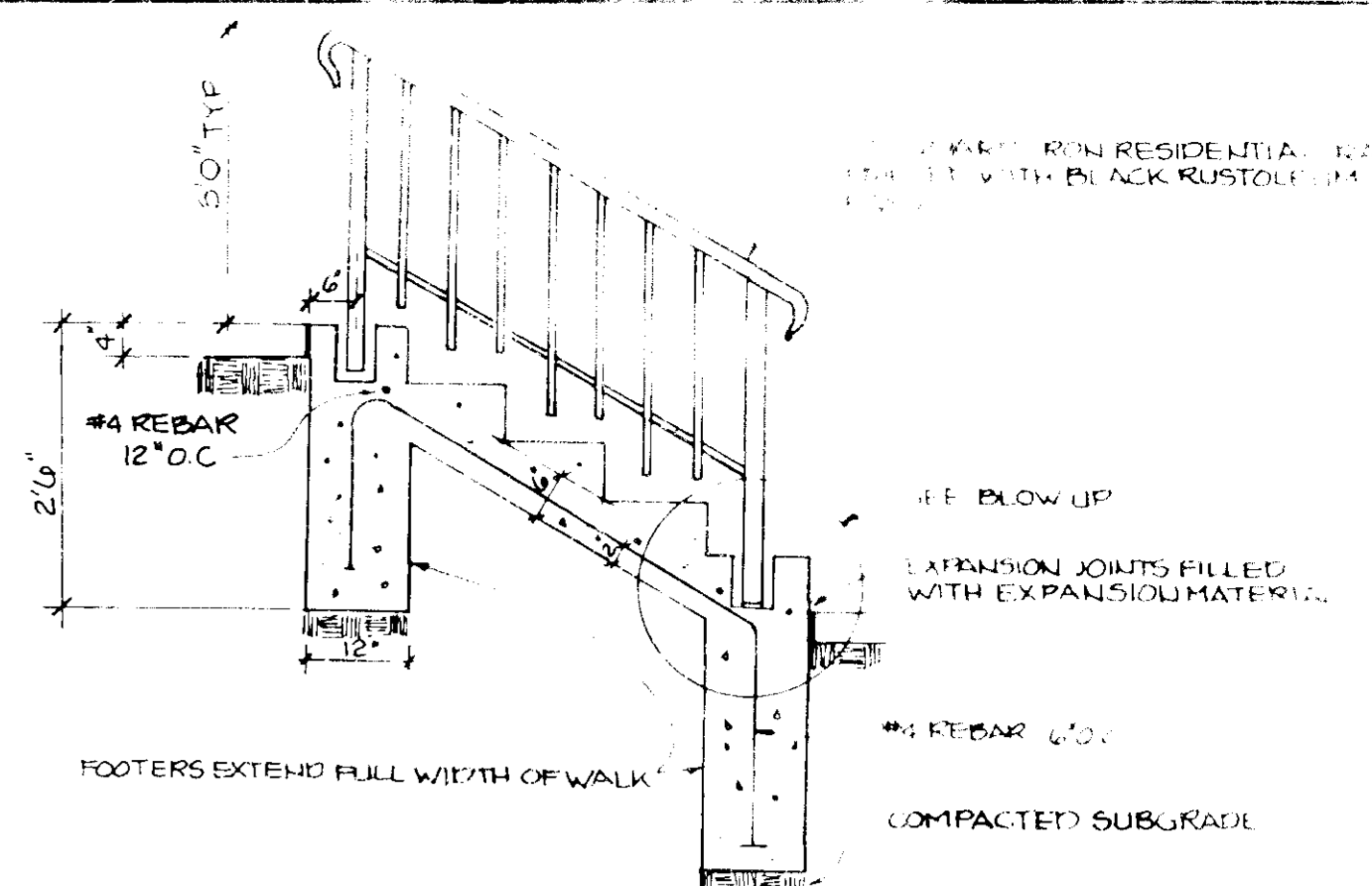
DATE 5-20-90
DESIGNED BY M. S. ...
DRAWN BY D. G. ...
PROJECT NO. ...
DATE AUGUST 1990
SCALE ...
DRAWING NO. ...

ARTHUR E. MUEGGE

SDP90-54

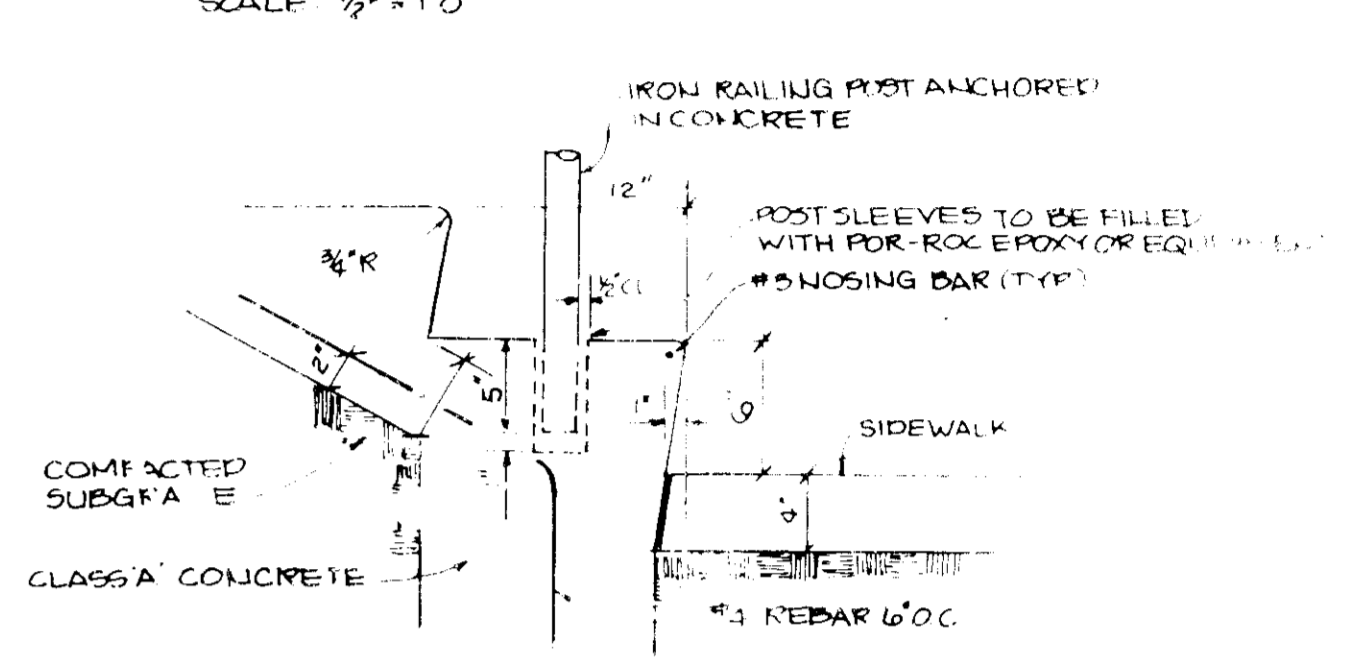


SIDEWALK DETAIL



BUILDING LENGTH	
BLDG 1	= 80'
" 2	= 80'
" 3	= 60'

STEP AND RAILING DETAIL



TYPICAL CONCRETE STEP W/ RAIL DETAIL

APPROVED FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

John J. Kelly 4-23-11
MANAGER, PUBLIC WORKS

APPROVED HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

W. J. Kelly 4-27-10
DIRECTOR

David S. Kelly 4-27-10
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT

APPROVED FOR PUBLIC WATER, PUBLIC SEWER DRAINAGE SYSTEMS AND PUBLIC UTILITIES

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

William E. Kelly 4-27-10
CHIEF, PUBLIC ENGINEERING

AUTUMN MANOR SECTION I AREA 1
PLAT # 8397
ZONED R-20

TAYLOR LAND SERVICE COMPANY, INC
C/O LAND DESIGN AND DEVELOPMENT
8807 MAIN STREET
ELLCOTT CITY, MARYLAND 21043

TOWNHOMES OF TIMBERLAND

TAX MAP 25 PARCEL 65
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

ENVIRONMENTAL ANALYSIS
LOTS 1-11

RIEMER MUIJGEE & ASSOCIATES, INC
A Land Planning, Engineering and Construction Firm
1100 South Green Street, Ellicott City, MD 21043
TEL: 410-326-1100 FAX: 410-326-1101

APPROVED
FOR THE
PROJECT

DATE: 4/27/11
DESIGNED BY: W. J. KELLY
DRAWN BY: D. S. KELLY
PROJECT NO.: 8397
DATE: AUGUST 2010
SCALE: AS SHOWN
DRAWING NO.: 3DP90-54

SOILS CLASSIFICATION

BrB2	Brandwine loam, 3 to 8% slopes, moderately eroded
BrC1	Brandwine loam, 8 to 15% slopes, severely eroded
BrF	Brandwine loam, 75 to 60% slopes
KeB2	Kelly silt loam, 3 to 8% slopes, moderately eroded
KeC2	Kelly silt loam, 8 to 15% slopes, moderately eroded
MsD	Montalvo and Relay very stony silt loams, 3 to 25% slopes
SsC1	Relay silt loam, 3 to 15% slopes, moderately eroded

LEGEND

- SLOPES ~ 25% AND GREATER
- SLOPES ~ 15-25%
- SOIL BOUNDARY
- VEGETATION BOUNDARY
- STREAM BUFFER BOUNDARY