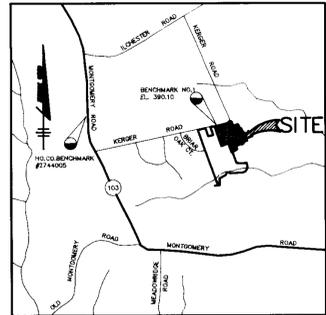


SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	SITE DEVELOPMENT PLAN
4	GRADING AND SEDIMENT CONTROL PLAN
5	GRADING AND SEDIMENT CONTROL PLAN
6	DETAIL SHEET

'GENERIC' SITE DEVELOPMENT PLAN SUNNY FIELD ESTATES SECTION 2, LOTS 26 - 45 & 67 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1"=2,000'

BENCH MARKS

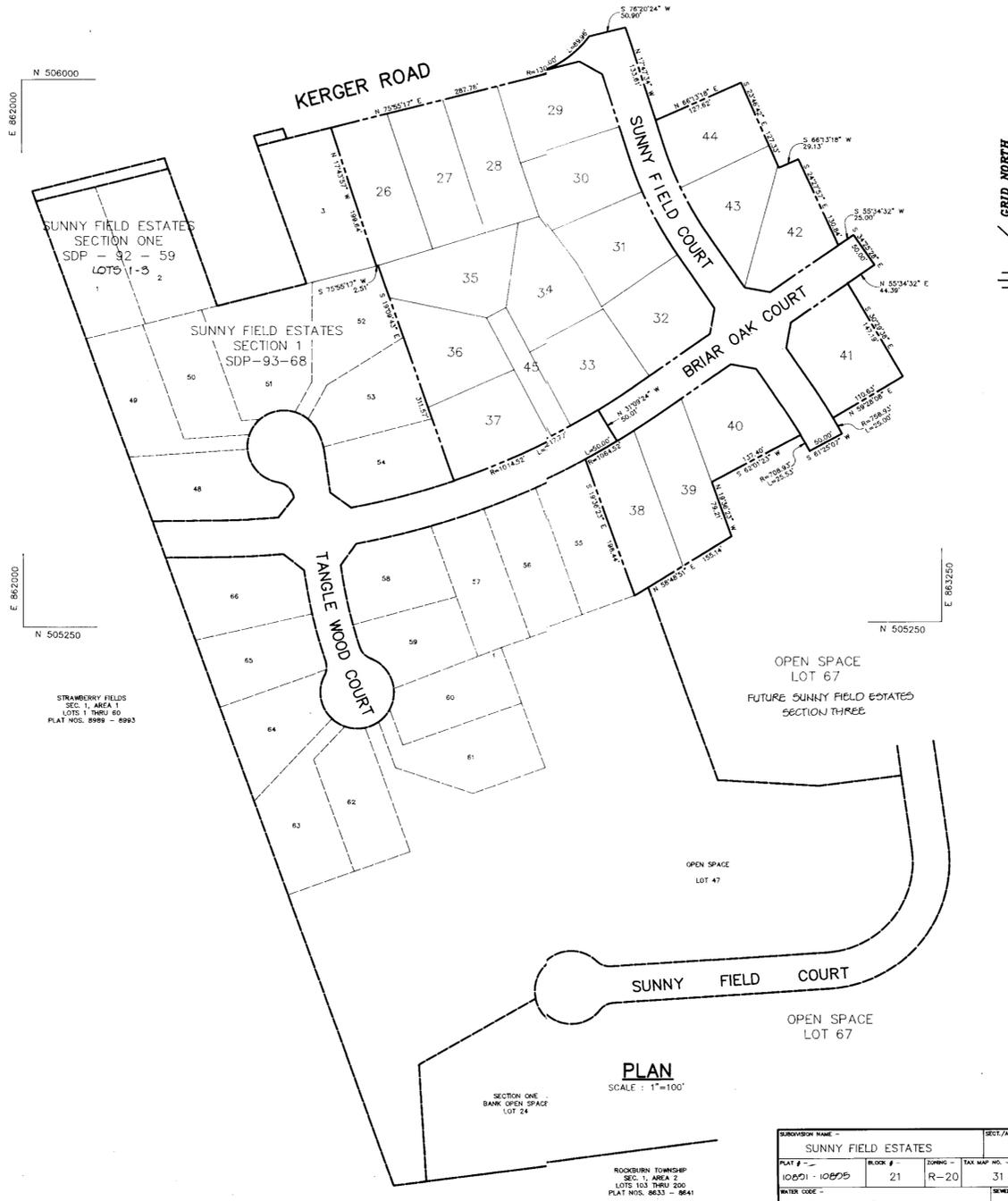
B.M. #1
TOP OF BONNET BOLT ON EXISTING FIRE HYDRANT, NORTH SIDE OF KERGER ROAD STATION 3+24

SHC CHART

LOT NO.	MCE	INV. @ P.L.
26	378.82	371.60
27	376.85	372.11
28	377.16	372.48
29	370.92	366.26
30	370.36	365.66
31	369.66	364.90
32	369.45	364.75
33	361.28	355.85
34	363.35	358.65
35	364.20	359.60
36	364.42	358.62
37	360.53	355.47
38	360.53	355.74
39	365.03	359.92
40	366.33	361.32
41	371.82	367.76
42	371.16	366.59
43	369.83	365.07
44	370.50	365.90

GENERAL NOTES

- THE WETLAND / STREAM BUFFERS SHOWN ON THESE PLANS DO NOT AFFECT THE INITIAL CONSTRUCTION OF A RESIDENTIAL UNIT ON ANY LOT. IT DOES PROHIBIT SUBSEQUENT CLEARING, GRADING OR CONSTRUCTION IN THE BUFFER AREA. MAINTENANCE OF RESIDENCES, LANDSCAPING AND UTILITIES IS PERMITTED.
- ALL WATER LINES SHALL BE CONSTRUCTED A MINIMUM OF 42" COVER BELOW FINISHED GRADE.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, I.E., STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION, 1990 AMENDMENTS.
- 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.
- THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST (5) DAY BEFORE STARTING WORK SHOWN ON THESE DRAWINGS TO VERIFY THEIR LOCATION AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF LOCATION OF UTILITIES IS OTHER THAN SHOWN.
- CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS:
 C&P TELEPHONE COMPANY 725-9976
 HOWARD COUNTY BUREAU OF UTILITIES 313-4900
 AT&T CABLE LOCATION DIVISION 393-3553
 BALTIMORE GAS & ELECTRIC COMPANY 685-0123
 STATE HIGHWAY ADMINISTRATION 531-5533
 HOWARD COUNTY BUREAU OF CONSTRUCTION INSPECTION 313-1880
 DIVISION (24 HOURS NOTICE PRIOR TO COMMENCEMENT OF WORK)
- THE CONTRACTOR TO NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- EX. TOPO IS PROPOSED GRADING TAKEN FROM F-93-08 PREPARED BY RIEMER MUEGGE & ASSOC., INC. AND IS AT 2 FOOT INTERVALS.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 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 WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.
- SEE DEPARTMENT OF PLANNING AND ZONING FILE No. 's WP-89-184, S-89-06, P-89-52, F-89-232, F-93-08, WF 01 199 AND WF-04-27.
- F-93-08 WAS APPROVED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING ON AUGUST 5, 1993.
- STORMWATER MANAGEMENT IS PROVIDED FOR THIS DEVELOPMENT UNDER F-89-232 AND IT IS A RETENTION FACILITY.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- PUBLIC WATER AND SEWER FOR THESE LOTS IS PROVIDED UNDER CONTRACT DRAWINGS NO. 14-3232-D, WHICH WERE APPROVED ON JANUARY, 1993.
- WP-89-184 IS A WAIVER FOR EXCEEDING THE ALLOWABLE 1200 FEET LENGTH FOR A CUL-DE-SAC STREET. THE WAIVER WAS APPROVED FOR SUNNY FIELD COURT.
- WP-91-153 IS A WAIVER TO EXTEND APPROVAL OF THE FINAL PLANS AND IT WAS APPROVED ON MAY 16, 1991.
- WP-04-27 IS A WAIVER TO REACTIVATE THIS PLAN AND GRANT A 45 DAY EXTENSION TO SUBMIT THE REQUESTED REVISED PLANS AND IT WAS APPROVED ON JANUARY 20, 2004.



ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
26	5003 KERGER ROAD
27	5040 KERGER ROAD
28	5046 KERGER ROAD
29	5000 SUNNY FIELD COURT
30	5004 SUNNY FIELD COURT
31	5006 SUNNY FIELD COURT
32	5005 BRIAR OAK COURT
33	5000 BRIAR OAK COURT
34	5043 BRIAR OAK COURT
35	5047 BRIAR OAK COURT
36	5051 BRIAR OAK COURT
37	5055 BRIAR OAK COURT
38	5042 BRIAR OAK COURT
39	5038 BRIAR OAK COURT
40	5004 BRIAR OAK COURT
41	5030 BRIAR OAK COURT
42	5031 BRIAR OAK COURT
43	5000 SUNNY FIELD COURT
44	5005 SUNNY FIELD COURT
45	OPEN SPACE
67	OPEN SPACE

SITE ANALYSIS

TOTAL AREA OF SUBMISSION	716 Ac.
EXISTING ZONING	R-20
PROPOSED USE	SINGLE FAMILY DETACHED HOMES
NO. OF DWELLING UNITS PROPOSED	10

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

COUNTY HEALTH OFFICER _____ DATE _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

DIRECTOR *[Signature]* DATE 4/2/94

CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH *[Signature]* DATE 4/5/94

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

DIRECTOR *[Signature]* DATE 3/28/94

CHIEF, BUREAU OF ENGINEERING M.K. *[Signature]* DATE

DATE	NO.	REVISION
04/04	1	REV. ADDRESS LOT 40

OWNER / DEVELOPER
R.G.M. DEVELOPMENT CORPORATION
c/o KOREN DEVELOPMENT CORPORATION
8815 CENTRE PARK DRIVE
SUITE 304
COLUMBIA, MARYLAND 21045
410-740-1010

PROJECT
SUNNY FIELD ESTATES
SECTION 2, LOTS 26 - 45 & 67

AREA
SECTION 2 ZONED R-20
TAX MAP NO. 31 PARCELS 58 & 757
1st ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE SHEET

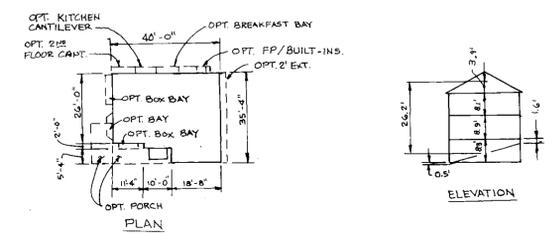
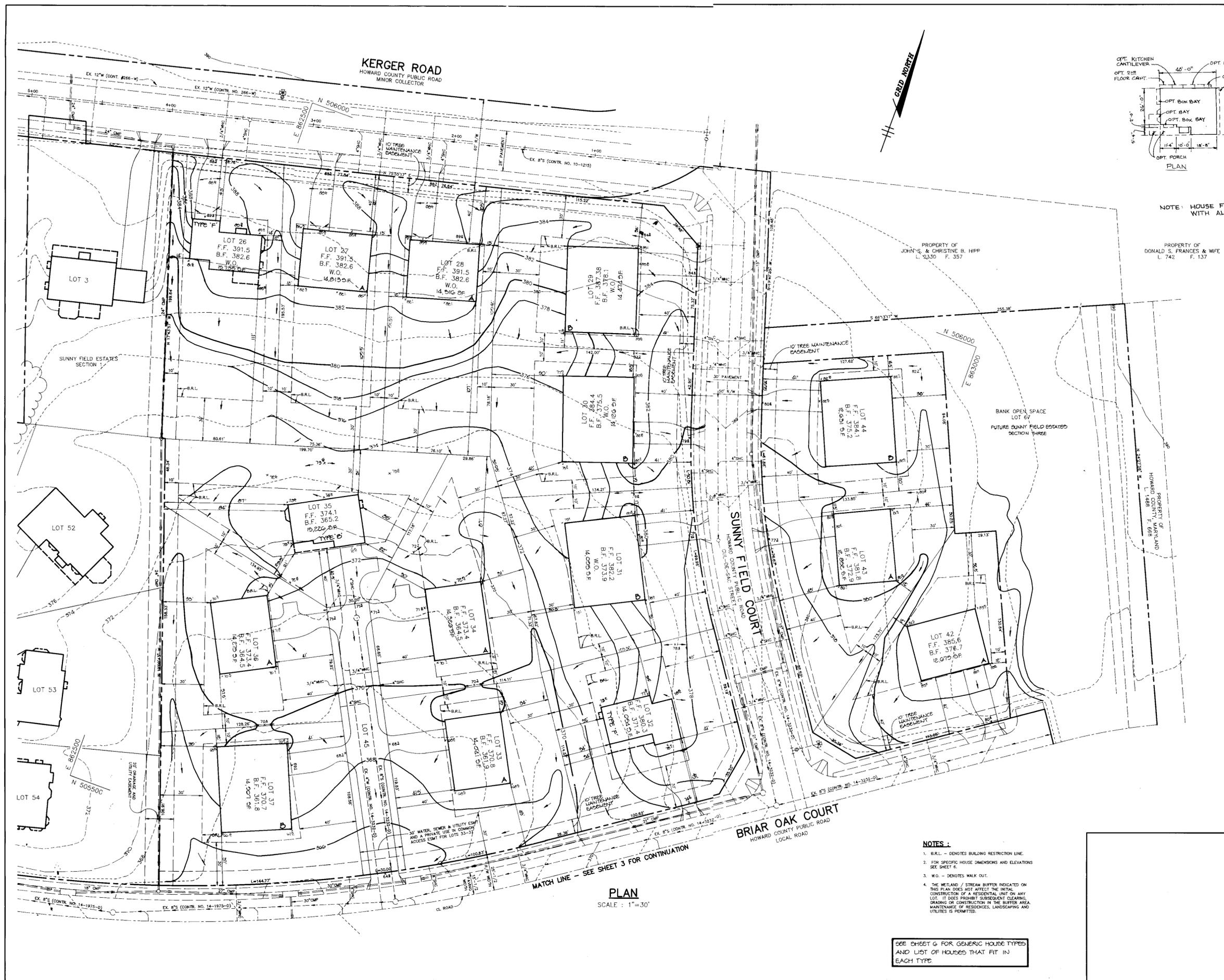
RIEMER MUEGGE & ASSOCIATES, INC.
A Land Planning, Engineering and Consulting Firm
8818 Centre Park Drive • Suite 200 • Columbia, Md 21045
410-997-8900 FAX: 410-997-9282

DATE 3.4.94

DESIGNED BY: WCW
DRAWN BY: WCW
PROJECT NO: 79710
DATE: MARCH 4, 2004
SCALE: AS SHOWN
DRAWING NO. 1 OF 6

JAYKANT D. BAREKH #10140

SUBDIVISION NAME		SECT./AREA	PARCEL
SUNNY FIELD ESTATES		2	LOTS 26 - 45 & 47
PLAT #	BLOCK #	ZONING	TAX MAP NO.
10001 - 10005	21	R-20	31
WATER CODE	ELECT. DIST.	GENUS TRACT	
D 03	2155000	GOH 01	



TIFFANIE ANN
SCALE: 1"=30'

NOTE: HOUSE FITS ALL GENERIC BLOCKS WITH ALL OPTIONS.



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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

5/13/97 2 Add TIFFANIE ANN FOOTPRINT
3/28/94 1 REV. HOUSE TYPE LOTS 26, 28 & 29

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

5/13/97 2 Add TIFFANIE ANN FOOTPRINT
3/28/94 1 REV. HOUSE TYPE LOTS 26, 28 & 29

OWNER / DEVELOPER
R.G.M. DEVELOPMENT CORPORATION
c/o KOREN DEVELOPMENT CORPORATION
8815 CENTRE PARK DRIVE
SUITE 304
COLUMBIA, MARYLAND 21045
410-740-1010

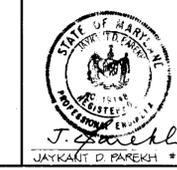
PROJECT
SUNNY FIELD ESTATES
SECTION 2, LOTS 26 - 45 & 67

AREA
SECTION 2 ZONED R-20
TAX MAP NO. 31 PARCELS 58 & 757
1st ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE
"GENERIC"
SITE DEVELOPMENT PLAN
LOTS 26 - 37 & 42 - 44

RIEMER MUEGGE & ASSOCIATES, INC.
A Land Planning, Engineering and Consulting Firm
8818 Centre Park Drive • Suite 300 • Columbia, Md 21045
410-997-8900 FAX: 410-997-9282

3-4-94
DATE
DESIGNED BY: WCW
DRAWN BY: WCW
PROJECT NO: 79710
DATE: MARCH 4, 1994
SCALE: 1"=30'
DRAWING NO. 2 OF 6



- NOTES:
- B.R.L. - DENOTES BUILDING RESTRICTION LINE.
 - FOR SPECIFIC HOUSE DIMENSIONS AND ELEVATIONS SEE SHEET 6.
 - W.O. - DENOTES WALK OUT.
 - THE WETLAND / STREAM BUFFER INDICATED ON THIS PLAN DOES NOT AFFECT THE INITIAL CONSTRUCTION OF A RESIDENTIAL UNIT ON ANY LOT. IT DOES PROHIBIT SUBSEQUENT CLEARING, GRADING OR CONSTRUCTION IN THE BUFFER AREA. MAINTENANCE OF RESIDENCES, LANDSCAPING AND UTILITIES IS PERMITTED.

SEE SHEET 6 FOR GENERIC HOUSE TYPES AND LIST OF HOUSES THAT FIT IN EACH TYPE

PLAN
SCALE: 1"=30'

BRIAR OAK COURT
 HOWARD COUNTY PUBLIC ROAD
 LOCAL ROAD

MATCH LINE - SEE SHEET 2 FOR CONTINUATION

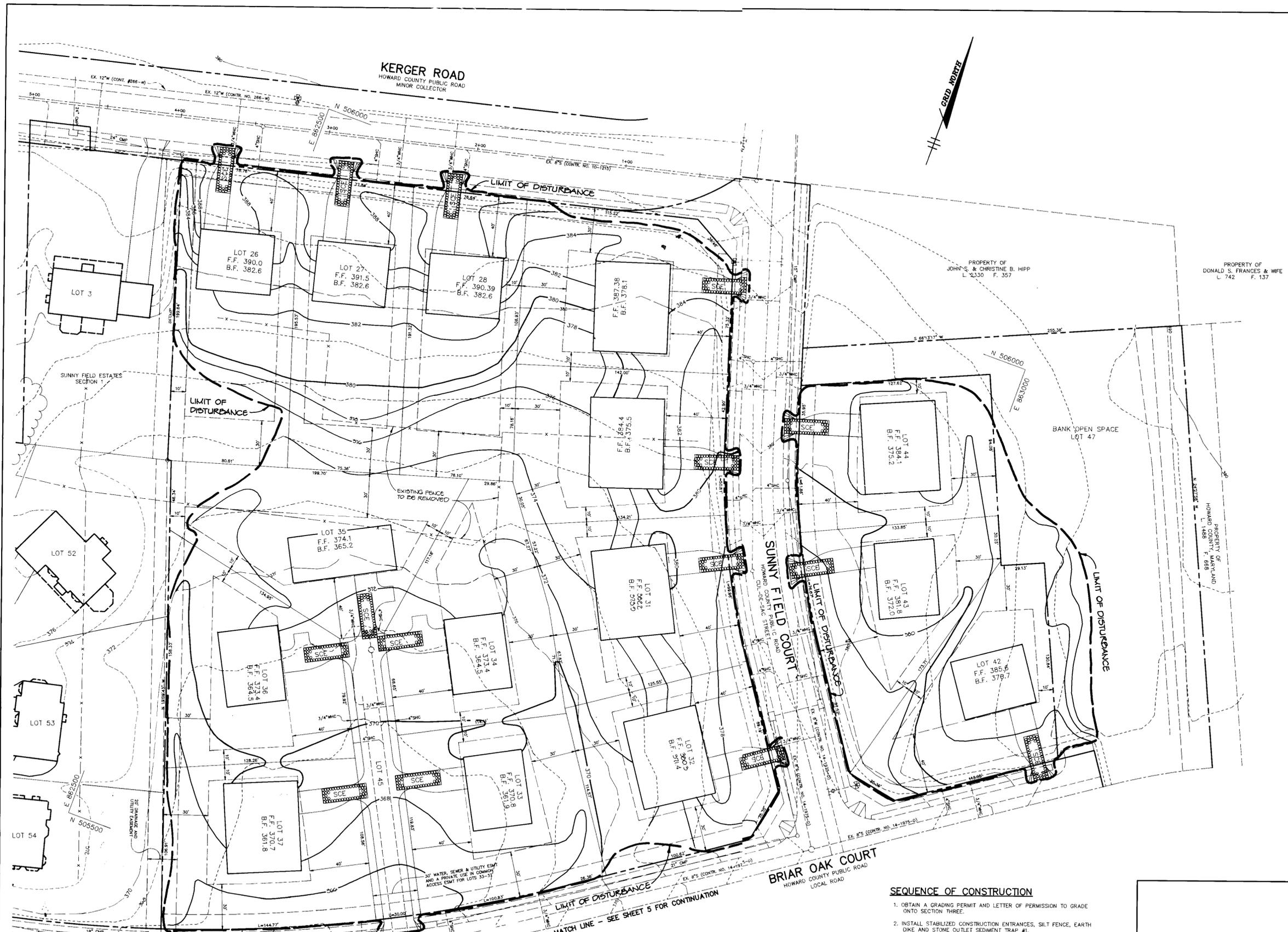
PROPERTY OF
 DONALD S. FRANCES & WIFE
 L. 742 F. 137



- NOTES:**
1. B.R.L. - DENOTES BUILDING RESTRICTION LINE.
 2. FOR SPECIFIC HOUSE DIMENSIONS AND ELEVATIONS SEE SHEET 6.
 3. W.O. - DENOTES WALK OUT.
 4. THE WETLAND / STREAM BUFFER INDICATED ON THIS PLAN DOES NOT PREVENT THE INITIAL CONSTRUCTION OF A RESIDENTIAL UNIT ON ANY LOT. IT DOES PROHIBIT SUBSEQUENT CLEARING, GRADING OR CONSTRUCTION IN THE BUFFER AREA. MAINTENANCE OF RESIDENCES, LANDSCAPING AND UTILITIES IS PERMITTED.
 5. SEE SHEET 6 FOR HOUSE TYPES THAT FIT ON EACH LOT.

PLAN
 SCALE : 1"=30'

10-21-04 1 REV. HOUSE TYPE LOT 40	
APPROVED : FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.	
COUNTY HEALTH OFFICER	DATE
APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
<i>David S. Smith</i>	4/6/94
DIRECTOR	DATE
<i>Jim Summery</i>	4/15/94
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH	DATE
APPROVED : FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.	
<i>James P. Frew</i>	3/29/94
DIRECTOR	DATE
<i>Paul D. Eason</i>	3/28/94
CHIEF, BUREAU OF ENGINEERING M.K. 02-1014	DATE
8-8-04 2 REV. HOUSE TYPE LOT 40	
5-5-04 1 REV. HOUSE TYPE LOT 40	
DATE NO.	REVISION
OWNER / DEVELOPER	
R.G.M. DEVELOPMENT CORPORATION c/o KOREN DEVELOPMENT CORPORATION 8815 CENTRE PARK DRIVE SUITE 304 COLUMBIA, MARYLAND 21045 410-740-1010	
PROJECT	
SUNNY FIELD ESTATES SECTION 2, LOTS 26 - 45 & 67	
AREA	
SECTION 2 ZONED R-20 TAX MAP NO. 31 PARCELS 58 & 757 1st ELECTION DISTRICT, HOWARD COUNTY, MARYLAND	
TITLE	
'GENERIC' SITE DEVELOPMENT PLAN LOTS 38 - 41	
RIEMER MUEGGE & ASSOCIATES, INC. A Land Planning, Engineering and Consulting Firm 8818 Centre Park Drive • Suite 200 • Columbia, Md 21045 410-997-8900 FAX : 410-997-9282	
3-4-94	F-92-08
DATE	DESIGNED BY : WCW
	DRAWN BY : WCW
	PROJECT NO : 79710
	DATE : MARCH 4, 1994
	SCALE : 1"=30'
	DRAWING NO. 3 OF 6



BY THE DEVELOPER :

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT 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.

J. Parekh
DEVELOPER DATE 3-4-94

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.

J. Parekh
ENGINEER DATE 3-4-94
JAYKANT D. PAREKH

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

Petera Engler
U.S. SOIL CONSERVATION SERVICE DATE 3-18-94

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

John R. Reardon
HOWARD SOIL CONSERVATION DISTRICT DATE 3/15/94

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

COUNTY HEALTH OFFICER DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

James Mills
DIRECTOR DATE 4/2/94

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

Jim Swinney
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE 4/5/94

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

Samuel Eason
DIRECTOR DATE 3-29-94
Samuel Eason
CHIEF, BUREAU OF ENGINEERING M.K. DATE 3/28/94

DATE	NO.	REVISION

OWNER / DEVELOPER
R.G.M. DEVELOPMENT CORPORATION
c/o KOREN DEVELOPMENT CORPORATION
8815 CENTRE PARK DRIVE
SUITE 304
COLUMBIA, MARYLAND 21045
410-740-1010

PROJECT **SUNNY FIELD ESTATES**
SECTION 2, LOTS 26 - 45 & 67

AREA SECTION 2 ZONED R-20
TAX MAP NO. 31 PARCELS 58 & 757
1st ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE **GRADING AND SEDIMENT CONTROL PLAN**
LOTS 26 - 37 & 42 - 44

RIEMER MUEGGE & ASSOCIATES, INC.
A Land Planning, Engineering and Consulting Firm
8818 Centre Park Drive • Suite 200 • Columbia, Md 21045
410-997-8900 FAX : 410-997-9282

DATE 3-4-94

DESIGNED BY : WCW

DRAWN BY : WCW

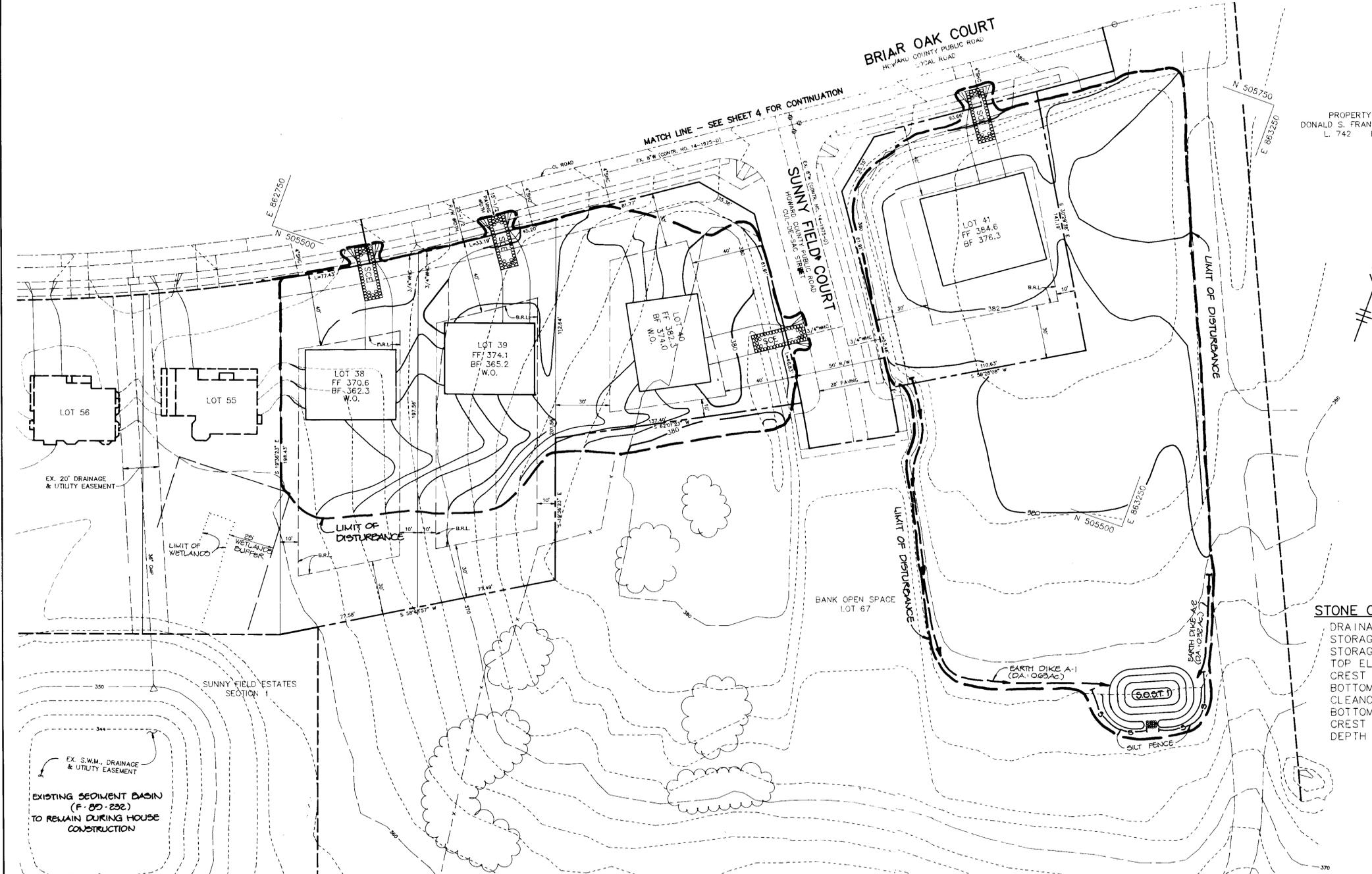
PROJECT NO : 79710

DATE : MARCH 4, 1994

SCALE : 1"=30'

DRAWING NO. 4 OF 6

J. Parekh
JAYKANT D. PAREKH #0142



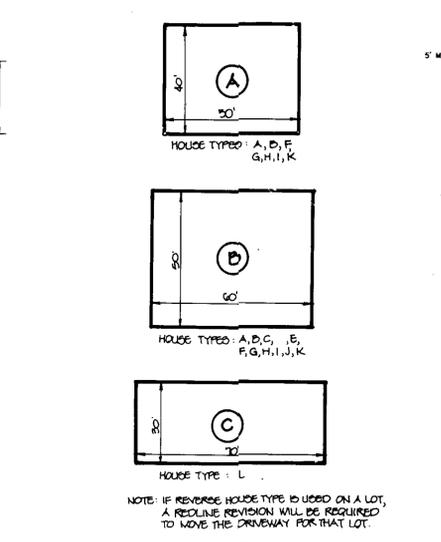
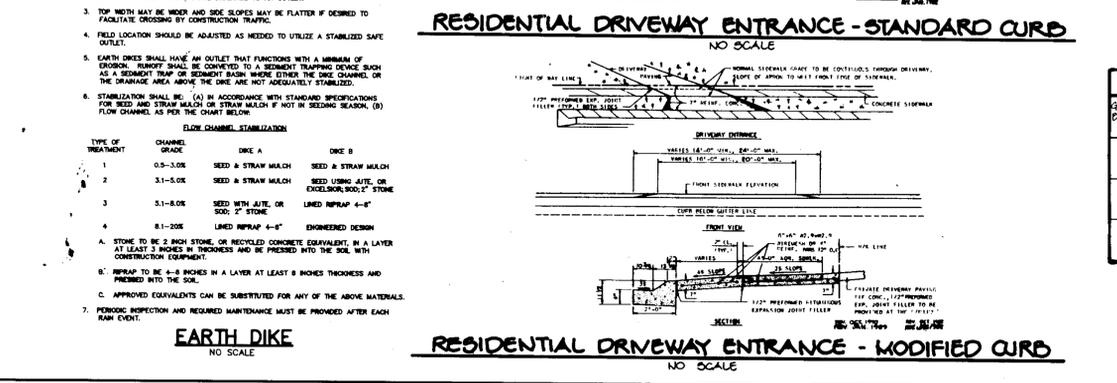
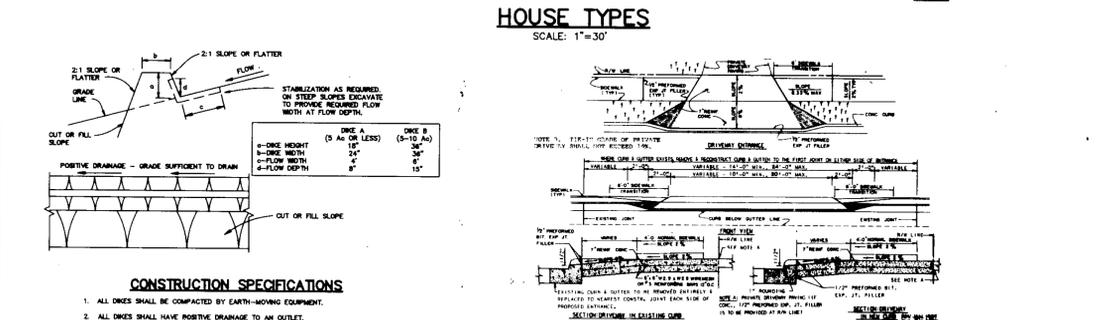
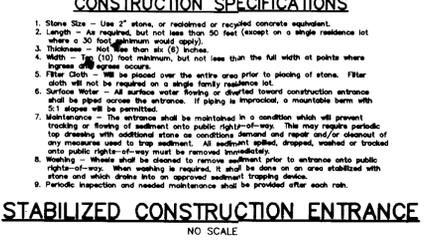
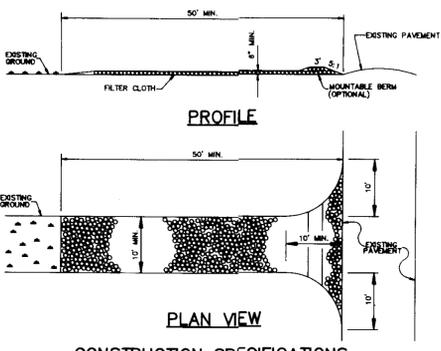
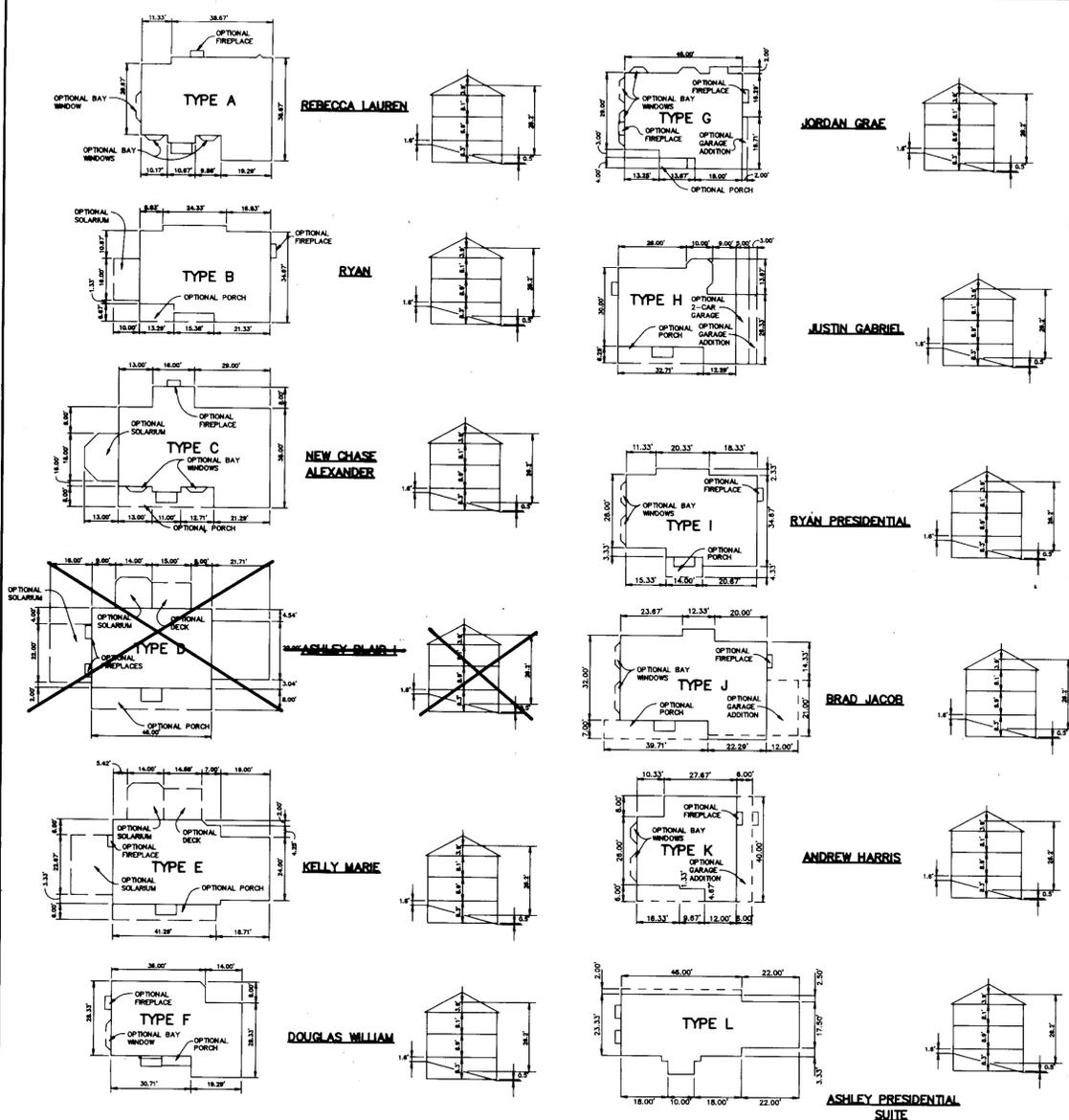
STONE OUTLET SEDIMENT TRAP #1

DRAINAGE AREA	0.95 AC.
STORAGE REQUIRED	1710 C.F.
STORAGE PROVIDED	1808 C.F.
TOP ELEVATION	378.0
CREST ELEVATION	377.0
BOTTOM ELEVATION	372.0
CLEANOUT ELEVATION	374.0
BOTTOM DIMENSIONS	22' x 6'
CREST WIDTH	5'
DEPTH	4'

PLAN
SCALE: 1"=30'

PROPERTY OF
DONALD S. FRANCES & WIFE
L. 742 F. 137

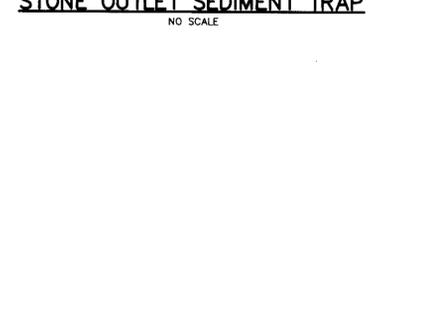
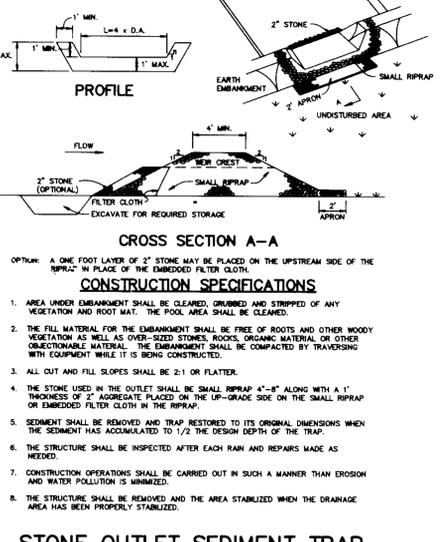
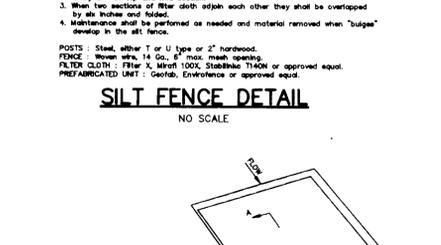
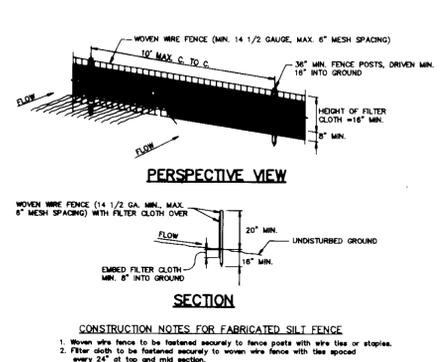
BY THE DEVELOPER :	
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.	
<i>C. Wayne Cooper</i> DEVELOPER	3/24/94 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.	
<i>J. Farrell</i> ENGINEER JAYKANT D. PAREKH	3.4.94 DATE
THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.	
<i>Patricia E. G...</i> U.S. SOIL CONSERVATION SERVICE	3/15/94 DATE
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.	
<i>John R. Redden</i> HOWARD SOIL CONSERVATION DISTRICT	3/15/94 DATE
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.	
COUNTY HEALTH OFFICER DATE	
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
<i>James S. Smith</i> DIRECTOR	4/2/94 DATE
<i>John J. Swannick</i> CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH	4/15/94 DATE
APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.	
<i>James S. Smith</i> DIRECTOR	3/28/94 DATE
<i>Paul D. Spon</i> CHIEF, BUREAU OF ENGINEERING M.K. 20 3144	3/28/94 DATE
DATE NO.	REVISION
OWNER / DEVELOPER R.G.M. DEVELOPMENT CORPORATION c/o KOREN DEVELOPMENT CORPORATION 8815 CENTRE PARK DRIVE SUITE 304 COLUMBIA, MARYLAND 21045 410-740-1010	
PROJECT SUNNY FIELD ESTATES SECTION 2, LOTS 26 - 45 & 67	
AREA SECTION 2 ZONED R-20 TAX MAP NO. 31 PARCELS 58 & 757 1st ELECTION DISTRICT, HOWARD COUNTY, MARYLAND	
TITLE GRADING AND SEDIMENT CONTROL PLAN LOTS 38 - 41	
RIEMER MUEGGE & ASSOCIATES, INC. A Land Planning, Engineering and Consulting Firm 8818 Centre Park Drive • Suite 200 • Columbia, Md 21045 410-997-8900 FAX : 410-997-9282	
3.4.94 DATE	DESIGNED BY : WCW
<i>J. Farrell</i> JAYKANT D. PAREKH #10140	DRAWN BY : WCW
	PROJECT NO : 79710
	DATE : MARCH 4, 1994
	SCALE : 1"=30'
	DRAWING NO. 5 OF 6



HOUSE TYPE SUMMARY CHART

GENERIC BLOCK	HOUSE TYPE											
	A	B	C	E	F	G	H	I	J	K	L	
A	BY WINDOW	SOLARIUM FIREPLACE			BY WINDOW	ALL OPTIONS FIT	PRELACE ADDITION FIREPLACE	BY WINDOWS FIREPLACE			ALL OPTIONS FIT	
B	ALL OPTIONS FIT	FIREPLACE SOLARIUM	SOLARIUM	FIREPLACE SOLARIUM	ALL OPTIONS FIT	ALL OPTIONS FIT	ALL OPTIONS FIT	ALL OPTIONS FIT	ALL OPTIONS FIT	ALL OPTIONS FIT	ALL OPTIONS FIT	
C												FORK ADDITION

NOTE: OPTIONS NOTED WILL NOT FIT IN GENERIC BOX AND WILL REQUIRE A HOUSE TYPE REVISION IF DESIRED.



PERMANENT SEEDING

Seedbed Preparation: Flat areas and slopes up to 3:1 slope shall be loose and friable to a depth of at least 3 inches. The top layer of soil shall be loosened by raking, disking or other acceptable means before seeding. Slopes steeper than 3:1 shall have the top 1 to 3 inches of soil loosened and stable before seeding.

Soil Amendments: Use one of the following schedules.

Line and fertilizer according to soil tests. Line and fertilizer needs can be determined by a soil testing laboratory, such as the University of Maryland's Soil Testing Laboratory.

In lieu of soil test results, use one of the following schedules:

- Preferred - Apply 2 tons per acre dolomitic limestone (92 LBS/1000 SF) and 600 LBS per acre 10-10-10 fertilizer (14 LBS/1000 SF) before seeding. Harvest or disc into upper three inches of soil. All times of seeding, apply 400 LBS per acre 30-0-0 ureaform fertilizer (01 LBS/1000 SF).
- Acceptable - Apply 2 tons per acre dolomitic limestone (92 LBS/1000 SF) and 1000 LBS per acre 10-10-10 fertilizer (23 LBS/1000 SF) before seeding. Harvest or disc into upper three inches of soil.

On slopes steeper than 3:1 slope, the line and fertilizer shall be worked the best way possible. On sloping land, the seed harvesting or disking operation should be on the contour whenever feasible. No attempt should be made to dig any dead area to make the soil surface smooth after disking.

Seeding:

For the period March 1 thru April 30, and August 1 thru October 15. Seed with 60 LBS per acre (1.4 LBS/1000 SF) 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 SF) of Weeping Lovegrass.

For the period October 16 thru February 28, protect site by: Applying 2 tons per acre of well-anchored straw mulch and seed on soon as possible in the spring.

Option (1) 2 tons per acre of well-anchored straw mulch and seed on soon as possible in the spring.

Option (2) Use seed.

Option (3) Seed with 40 LBS/acre (1.4 LBS/1000 SF) Kentucky 31 Tall Fescue and mulch with 2 tons per acre well-anchored straw.

Apply seed uniformly with a cyclone seeder, drill, outboard seeder or hydroseeder (heavy industrial seed and fertilizer) on a firm, stable seedbed. Mulchman seeding depth should be 1/4 inch on clayey soils and 1/2 inch on sandy soils, unless other type and method of application. Note: If hydroseeding is used and the seed and fertilizer is mixed, they shall be mixed on site and the seeding shall be immediate without interruption.

Mulching: See Mulching Specification.

Irrigation: If soil moisture is deficient, apply new seedlings with adequate water for plant growth until they are well established and the soil is moist. Seedlings, especially true when seedlings are made late in the planting season, in extremely dry or hot seasons, or on adverse sites.

Maintenance: Irrigation - If soil moisture becomes deficient, irrigate to prevent loss of stands of protective vegetation, if feasible. Repairs - Inspect all erosion control structures for necessary repairs, replacements, and reseedings within the planting season, if possible.

- If stand is inadequate for erosion control, overseed and fertilize according to the rates and schedule specified in this plan.
- If stand is over 60% damaged, reseed using original line, fertilizer, seedbed preparation and seeding recommendations.

TEMPORARY SEEDING

Seedbed Preparation: When the area to be seeded has been recently loosened to the extent that an adequate seedbed exists, no additional treatment is required. However, when the area to be seeded is not recently loosened, the top 3 inches of soil shall be loosened by disking, raking or other acceptable means before seeding.

Soil Amendments: For temporary seedings, fertilizer shall be applied at the rate of 600 LBS per acre (15 LBS/1000 SF), using 10-10-10 or equivalent. Soils which are highly acidic should be limed.

Seeding: For the period March 1 thru April 30 and August 1 thru November 15. Seed with 2 1/2 BU per acre (3.2 LBS/1000 SF) of ground ryegrass.

For the period May 1 thru August 14. Seed with 3 LBS per acre (.07 LBS/1000 SF) of Weeping Lovegrass.

For the period October 16 thru February 28, protect site by: Applying 2 tons per acre of well-anchored straw mulch and seed on soon as possible in the spring, or use seed.

Apply seed uniformly with a cyclone seeder, drill, outboard seeder or hydroseeder (heavy industrial seed and fertilizer).

Mulching: See Mulching Specification.

SEDIMENT CONTROL NOTES

- A minimum of 24 hours notice must be given to the Howard County Office of Inspections (510-1055) prior to the start of any construction (510-1055).
- All vegetative and structural practices are to be installed according to the provisions of this plan and one to be in conformance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL AND EROSION CONTROL.
- Following initial soil disturbance or re-disturbance, permanent or temporary stabilization shall be completed within: (a) 7 calendar days for all permanent sediment control structures (dikes, silt fences, etc.) and (b) 14 days for all other disturbed or graded areas on the project site.
- All sediment traps/basins shall be fenced and warning signs posted around the perimeter in accordance with Vol. 1, Chapter 12 of the HOWARD COUNTY DESIGN MANUAL Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL AND EROSION CONTROL for permanent seeding (Sec. 31) and (Sec. 32), temporary seeding (Sec. 30) and mulching (Sec. 33). Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- Site Analysis:

Total Area of Site	18.79 acres
Area Disturbed	1.95 acres
Area to be reseeded or paved	1.25 acres
Area to be vegetatively stabilized	5.25 acres
Total cut	8000 cu. yds.
Total fill	2500 cu. yds.
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Additional sediment controls must be provided, if deemed necessary by the Howard County Department of Public Works Sediment Control Inspector.
- Site grading will begin only after all perimeter sediment control measures have been installed and are in a functioning condition.
- Sediment will be removed from traps when its depth reaches clean soil elevation shown on the plans.
- Cut and fill quantities provided under site analysis do not represent bid quantities. These quantities do not distinguish between structural fill or embankment material, nor do they reflect consideration of underdrains or underlaying of unstable material. The contractor shall familiarize himself with site conditions which may affect the work.

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 THE ENVIRONMENT 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.

C. Jaykant Parekh 3/2/94
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.

J. Farrell 3/1/94
ENGINEER JAYKANT D. PAREKH DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

Patricia Engler 3/14/94
U.S. SOIL CONSERVATION SERVICE DATE

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

John R. Blanton 3/15/94
HOWARD SOIL CONSERVATION DISTRICT DATE

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

COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

James S. Smith 4/6/94
DIRECTOR DATE

Quinn Swannery 4/15/94
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

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

James P. Shaw 3/2/94
DIRECTOR DATE

Paul D. Seaton 3/28/94
CHIEF, BUREAU OF ENGINEERING M.J.C. CO. DATE

DATE	NO.	REVISION

OWNER / DEVELOPER
R.G.M. DEVELOPMENT CORPORATION
c/o KOREN DEVELOPMENT CORPORATION
8818 CENTRE PARK DRIVE
SUITE 304
COLUMBIA, MARYLAND 21045
410-740-1010

PROJECT
SUNNY FIELD ESTATES
SECTION 2, LOTS 26 - 45 & 67

AREA
SECTION 2 ZONED R-20
TAX MAP NO. 31 PARCELS 58 & 757
1st ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE
DETAIL SHEET

3.4.94
DATE

DESIGNED BY: WCW
DRAWN BY: WCW
PROJECT NO: 79710
DATE: MARCH 4, 1994
SCALE: AS SHOWN
DRAWING NO. 6 OF 6

RIEMER MUEGGE & ASSOCIATES, INC.
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J. Farrell
JAYKANT D. PAREKH #1046

SDP-24-27