

SITE DEVELOPMENT PLAN

RETTGER PROPERTY

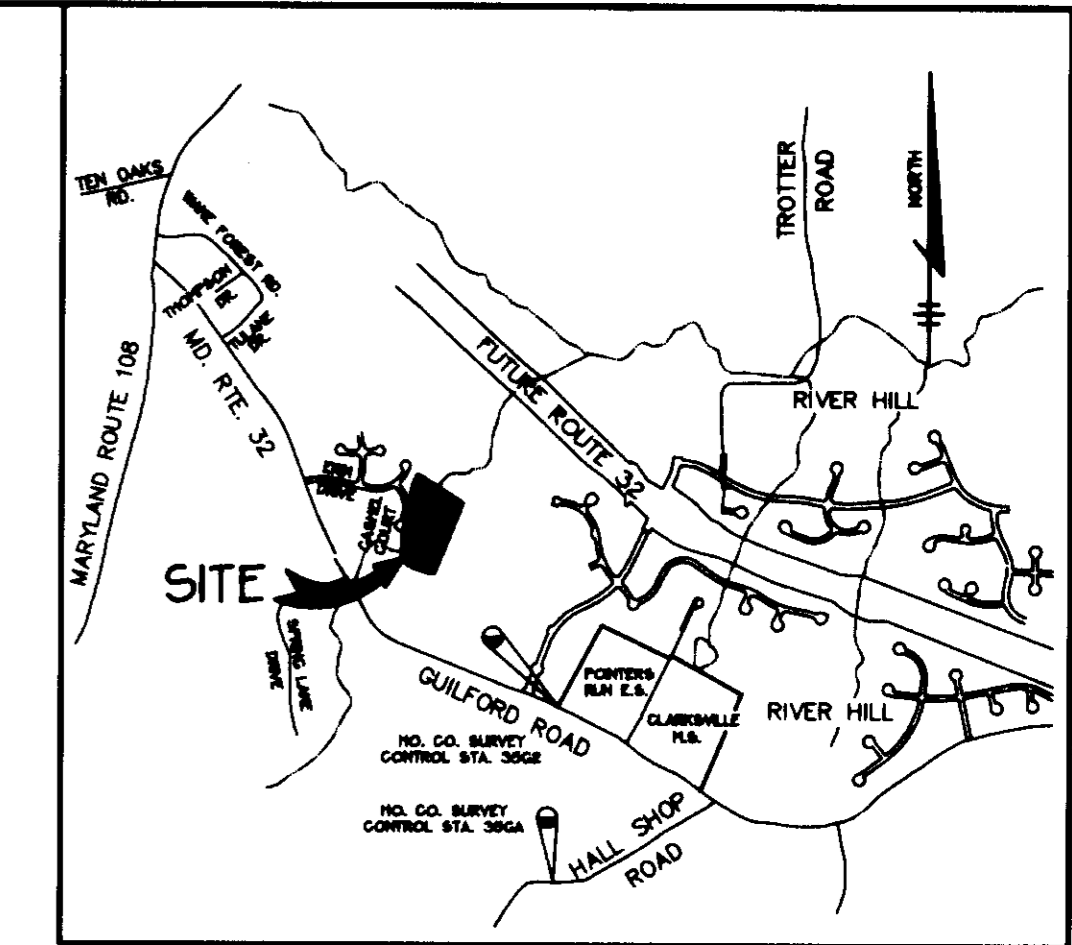
SECTION 1

LOTS 20-25

5th ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

SHEET INDEX	
NO	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	SEDIMENT CONTROL PLAN
4	DETAIL SHEET



VICINITY MAP
SCALE: 1" = 200'

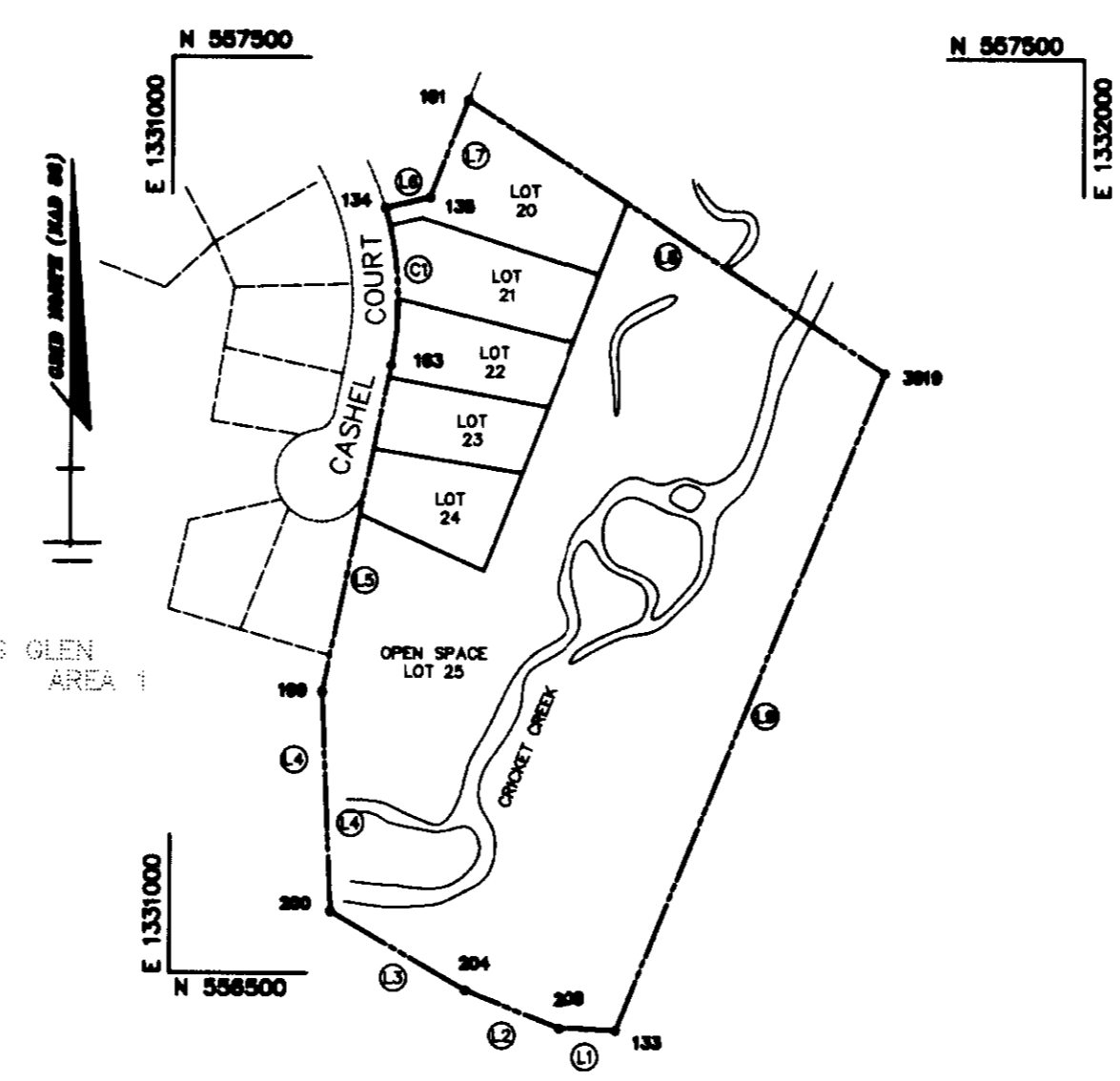
BENCHMARKS
 BM#1 HOWARD COUNTY SURVEY CONTROL STA.: 35GA
 ELEV. 376.04
 STAMPED CONCRETE MONUMENT
 BM#2 HOWARD COUNTY SURVEY CONTROL STA.: 35G2
 ELEV. 371.60
 STAMPED CONCRETE MONUMENT

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 315-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- TRAFFIC CONTROL DEVICES, WARNINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM AERIAL SURVEY WITH MAXIMUM TWO FOOT CONTOUR INTERVALS PREPARED BY WINGS AERIAL MAPPING COMPANY DATED (MARCH 1989).
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 35GA AND 35G2 WERE USED FOR THIS PROJECT.
- WATER IS PUBLIC. CONTRACT NO. 34-3384-D.
- SEWER IS PUBLIC. SEWER DRAINAGE AREA: PATUXENT CONTRACT NO. 34-3384-D.
- STORMWATER MANAGEMENT FOR THIS SITE IS BEING PROVIDED UNDER F-96-11 CLARKS GLEN SECTION 1 AREA 2.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. 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. EXISTING UTILITIES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION.
- THE 100-YEAR FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY RIEMER MUEGGE AND ASSOC., DATED (5/30/95), AND WAS APPROVED ON (8/25/95).
- THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY RIEMER MUEGGE AND ASSOC., DATED (3/14/94) AND WAS APPROVED ON (8/7/95).
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP INC., DATED (1/4/95) AND WAS APPROVED (JANUARY, 1995).
- THE GEOTECHNICAL STUDY FOR STORMWATER MANAGEMENT FOR THIS PROJECT WAS PREPARED BY HERBST & ASSOC. DATED (7/24/95).
- SUBJECT PROPERTY ZONED (R-12) PER 10-18-83 COMPREHENSIVE ZONING PLAN.
- ALL ELEVATIONS SHOWN ARE BASED ON THE U.S.C. AND G.S. MEAN SEA LEVEL DATUM, 1929.
- SEE DEPARTMENT OF PLANNING AND ZONING FILE NO'S. S-94-16, WP-94-31, P-95-27, F-96-80, P-96-118.
- THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
- PIPE SHALL NOT BE INSTALLED BY THE CONTRACTOR UNTIL THE LENGTH CALLED FOR AT EACH STATION HAS BEEN APPROVED BY THE ENGINEER IN THE FIELD.
- NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT WITHIN 6" OF FINISHED GRADE.
- ALL STORM DRAIN PIPE BEDDING SHALL BE CLASS 'C' AS SHOWN IN FIG. 11.4 VOLUME 1 OF HOWARD COUNTY DESIGN MANUAL UNLESS OTHERWISE NOTED.
- ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
- STORM DRAIN TRENCHES WITHIN ROAD RIGHT OF WAY SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, I.4, STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION, LATEST AMENDMENTS.
- PROFILES STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
- ALL FILL AREAS WITHIN ROADWAY AND UNDER STRUCTURES TO BE COMPACTED TO A MINIMUM OF 95% COMPACTION OF AASHTO T98.
- FOR DRIVEWAY APRON DETAIL, SEE HOWARD COUNTY STANDARD DETAIL R-8.03.

SITE TABULATION		TOTALS
1. GROSS AREA	9.037 Ac. = 393653 SQ. FT.	
2. SLEEP SLOPES	1.510 Ac.	
3. FLOODPLAIN	4.352 Ac.	
4. ZONING	R-12	
5. TOTAL UNITS PROPOSED	5	
6. DENSITY PROPOSED	1.57 D.U./NET AC.	
7. OPEN SPACE REQ. (10% X GROSS AREA)	0.904 Ac.	
8. OPEN SPACE PROVIDED	7.078 Ac. (78% OF GROSS AREA)	
9. REC. AREA REQ. (200 S.F. PER D.U.)	1,000 S.F.	
10. REC. AREA PROVIDED	0 S.F.	
11. BUILDING COVERAGE OF SITE	0.35 Ac. (4% OF GROSS AREA)	

* RECREATION AREA WILL BE MET FOR THIS PROJECT UNDER RETTGER PROPERTY SECTION 2 F-96-90.



PLAN
SCALE: 1" = 200'

MINIMUM LOT SIZE TABULATION			
LOT NO.	GROSS AREA	LESS PIPESTEM	MIN. LOT SIZE
20	24,191	1,098	23,093
21	18,401	0	18,401
22	14,874	0	14,874
23	13,369	0	13,369
24	14,537	0	14,537

COORDINATE LIST		
POINT	NORTH	EAST
133	558437.945	1331489.549
134	557544.727	1331259.503
135	557358.079	1331285.868
181	557454.031	1331323.243
183	557184.511	1331236.785
199	556507.089	1331165.819
200	556567.284	1331175.501
203	556441.302	1331426.541
204	556482.391	1331323.578
3019	557156.479	1331782.688

CURVE LISTINGS		
CURVE	RADIUS	LENGTH
C1	350.00'	182.59'

PROPERTY LINE LIST		
LINE	BEARING	DISTANCE
L1	N 88°45'09" W	63.11'
L2	N 88°20'28" W	110.79'
L3	N 89°10'27" W	126.68'
L4	N 89°18'43" W	245.00'
L5	N 11°21'17" E	364.89'
L6	N 78°32'53" E	58.02'
L7	N 71°34'14" E	109.94'
L8	S 57°04'17" E	247.58'
L9	S 22°11'38" W	776.03'

S.H.C. CHART			
LOT NO.	M.C.E.	INV.	PL.
LOT 20	383.0	387.3	
LOT 21	381.0	385.7	
LOT 22	390.0	385.6	
LOT 23	388.0	384.5	
LOT 24	388.0	383.5	

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
LOT 20	0600 CASHEL COURT
LOT 21	0607 CASHEL COURT
LOT 22	0600 CASHEL COURT
LOT 23	0611 CASHEL COURT
LOT 24	0610 CASHEL COURT
LOT 25	OPEN SPACE

SUBDIVISION NAME: RETTGER PROPERTY	SECT./AREA: SECTION 1	PARCEL: 189
PLAT #: 12207 - 12250	BLOCK #: 10	ZONE: R-12
TAX MAP NO.: 35	ELECT. DIST.: 5TH	CENSUS TRACT: 6055
WATER CODE: I 11	SEWER CODE: 6650000	

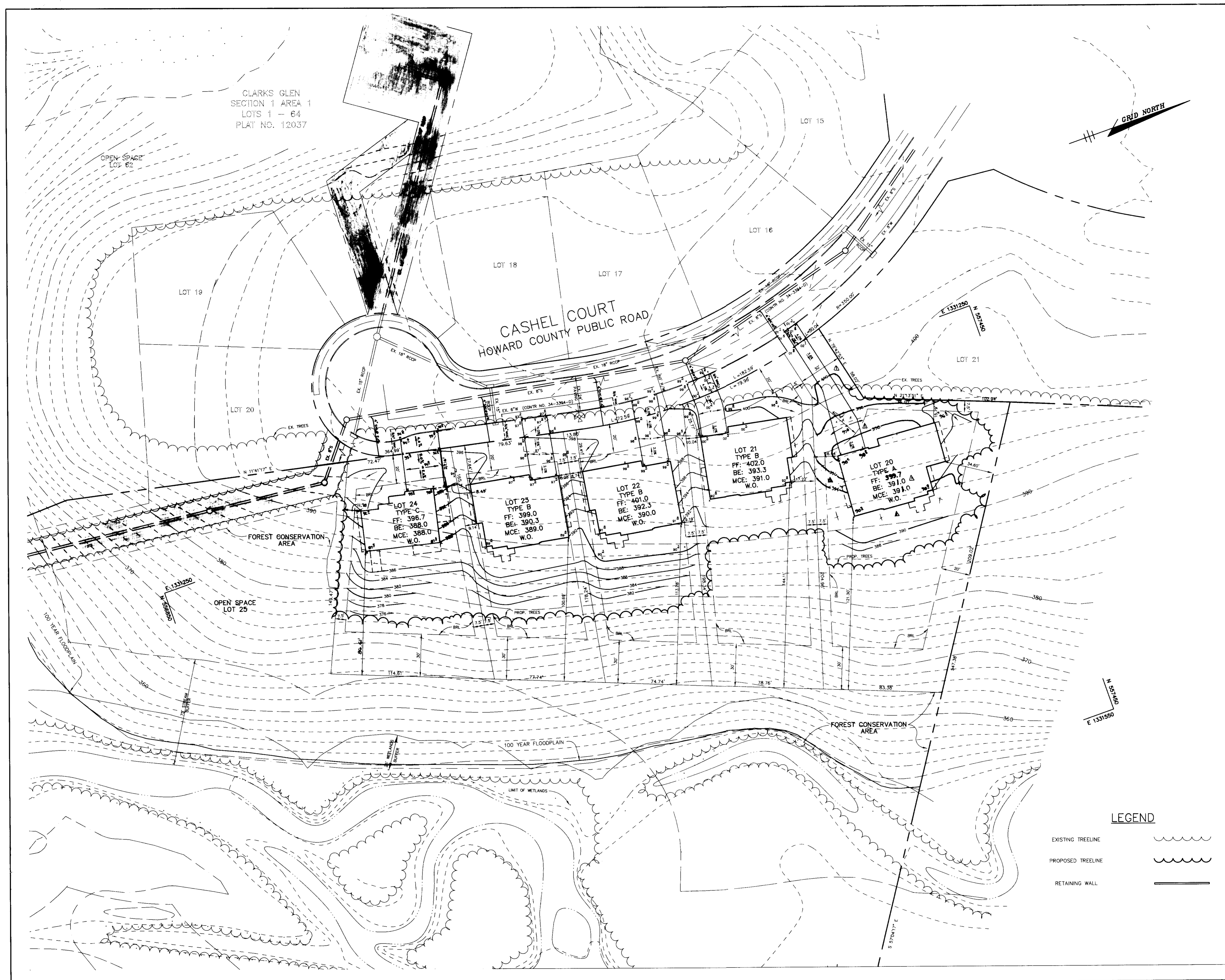
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
 DIRECTOR: *[Signature]* DATE: 7/10/96
 CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* DATE: 7/10/96
 CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH: *[Signature]* DATE: 7/25/96

DATE NO.	REVISION
OWNER	DEVELOPER
REV. JOHN RETTGER C/O RICHARD TALKIN 9175 GUILFORD ROAD COLUMBIA, MD 21046	CORNERSTONE HOMES, INC. 6571 HUNTSIRE DRIVE BALTIMORE, MARYLAND 21227

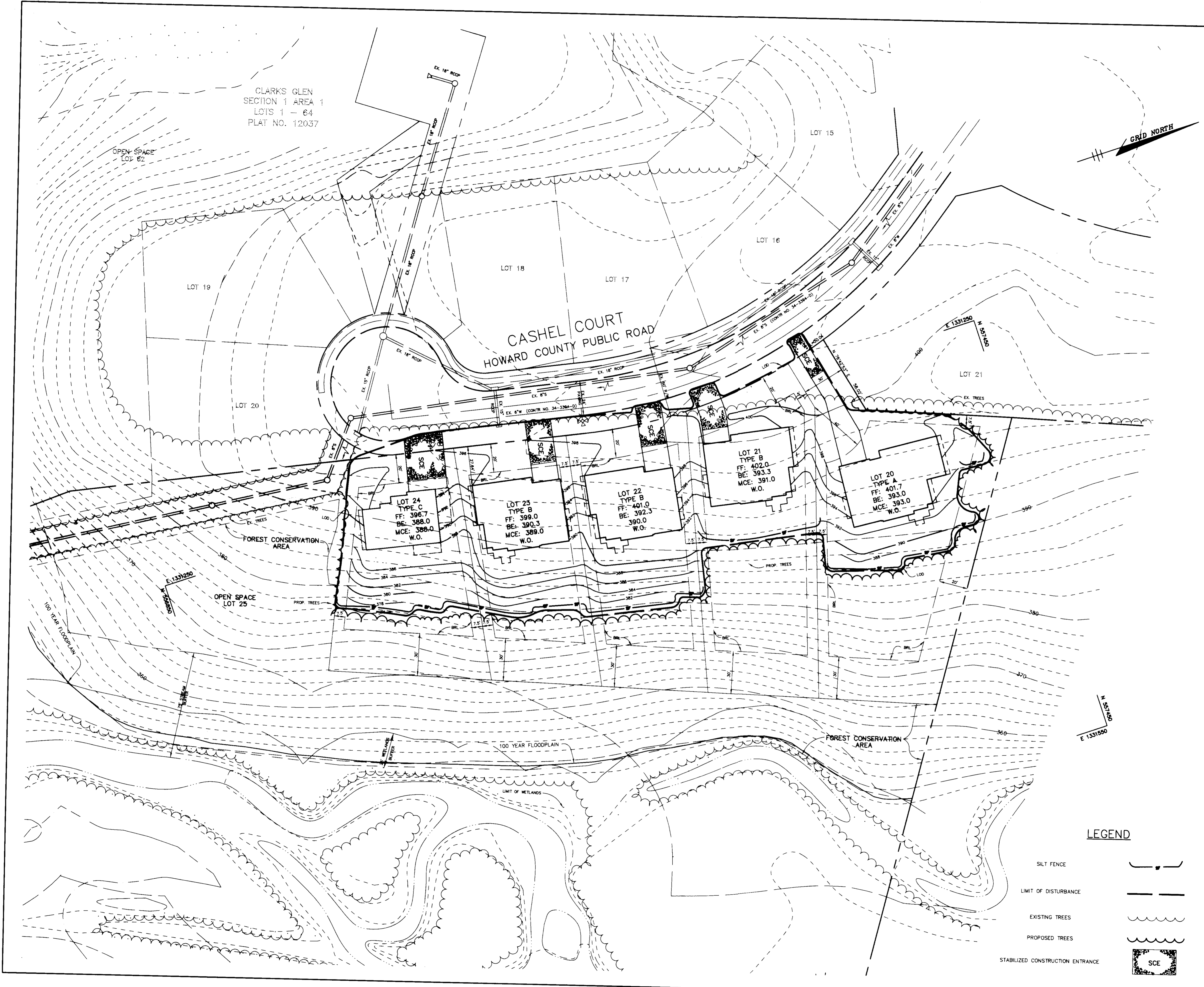
PROJECT: RETTGER PROPERTY
 SECTION 1
 A SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION
 AREA TAX MAP NO. 35 PARCEL 189
 ZONED R-12
 5TH ELECTION DISTRICT HOWARD COUNTY MARYLAND

TITLE SHEET
RIEMER MUEGGE & ASSOCIATES, INC.
 ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING
 8818 Centre Park Drive • Suite 200 • Columbia, MD 21045
 410-997-8900 FAX: 410-997-9282

DATE: 7-10-96
 S-95-09 P-95-27 F-96-60
 DESIGNED BY: JTD
 DRAWN BY: BLW
 PROJECT NO.: HOCO\X80509
 SDP1.DWG
 DATE: _____
 SCALE: AS SHOWN
 DRAWING NO. 1 OF 4



APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
<i>[Signature]</i> DIRECTOR	7/29/96 DATE
<i>[Signature]</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION	7/24/96 DATE
<i>[Signature]</i> CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH	7/25/96 DATE
11/4/96 @ LOT 20 - CHANGED "FF" "BE" "MCE" & "SPOT" ELEV'S. REVISED CONTIGUES AT/AROUND H'S&R.	
DATE NO.	REVISION
OWNER REV. JOHN RETTGER C/O RICHARD TALKIN 9175 GUILFORD ROAD COLUMBIA, MD 21046	DEVELOPER CORNERSTONE HOMES, INC. 6571 HUNTSIRE DRIVE BALTIMORE, MARYLAND 21227
PROJECT RETTGER PROPERTY SECTION 1 A SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION	
AREA TAX MAP NO. 35 PARCEL 189 ZONED R-12 5TH ELECTION DISTRICT HOWARD COUNTY MARYLAND	
TITLE SITE DEVELOPMENT PLAN	
RIEMER MUEGGE & ASSOCIATES, INC. ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING 8818 Centre Park Drive • Suite 200 • Columbia, MD 21045 410-997-8900 FAX : 410-997-9282	
DATE 7-10-96	S-95-09 P-95-27 F-96-60
<i>[Signature]</i> DESIGNED BY : JTD	DRAWN BY : BLW
PROJECT NO : HOCO\X80509 SDP4.DWG	DATE :
SCALE : 1" = 30'	DRAWING NO. 2 OF 4
JAYKANT D. PAREKH #19148	



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.

B. D. By 7/10/96
 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 7.10.96
 ENGINEER DATE

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

J. H. Washfield 7/19/96
 NATURAL RESOURCES CERTIFICATION SERVICE DATE

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

John R. Robertson 7/17/96
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Angela Butler 7/18/96
 DIRECTOR DATE

Chris Williams 7/24/96
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Gina Summerville 7/25/96
 CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

DATE NO.	REVISION
OWNER	DEVELOPER
REV. JOHN RETTGER C/O RICHARD TALKIN 9175 GUILFORD ROAD COLUMBIA, MD 21046	CORNERSTONE HOMES INC. 6571 HUNTSIRE DRIVE BALTIMORE, MARYLAND 21227

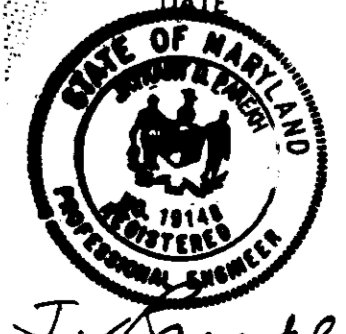
PROJECT **RETTGER PROPERTY**
 SECTION 1
 A SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION

AREA TAX MAP NO. 35 PARCEL 189
 ZONED R-12
 5TH ELECTION DISTRICT HOWARD COUNTY MARYLAND

TITLE **SEDIMENT CONTROL PLAN**

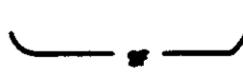


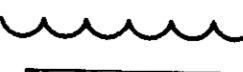
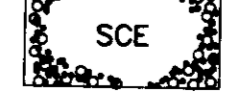
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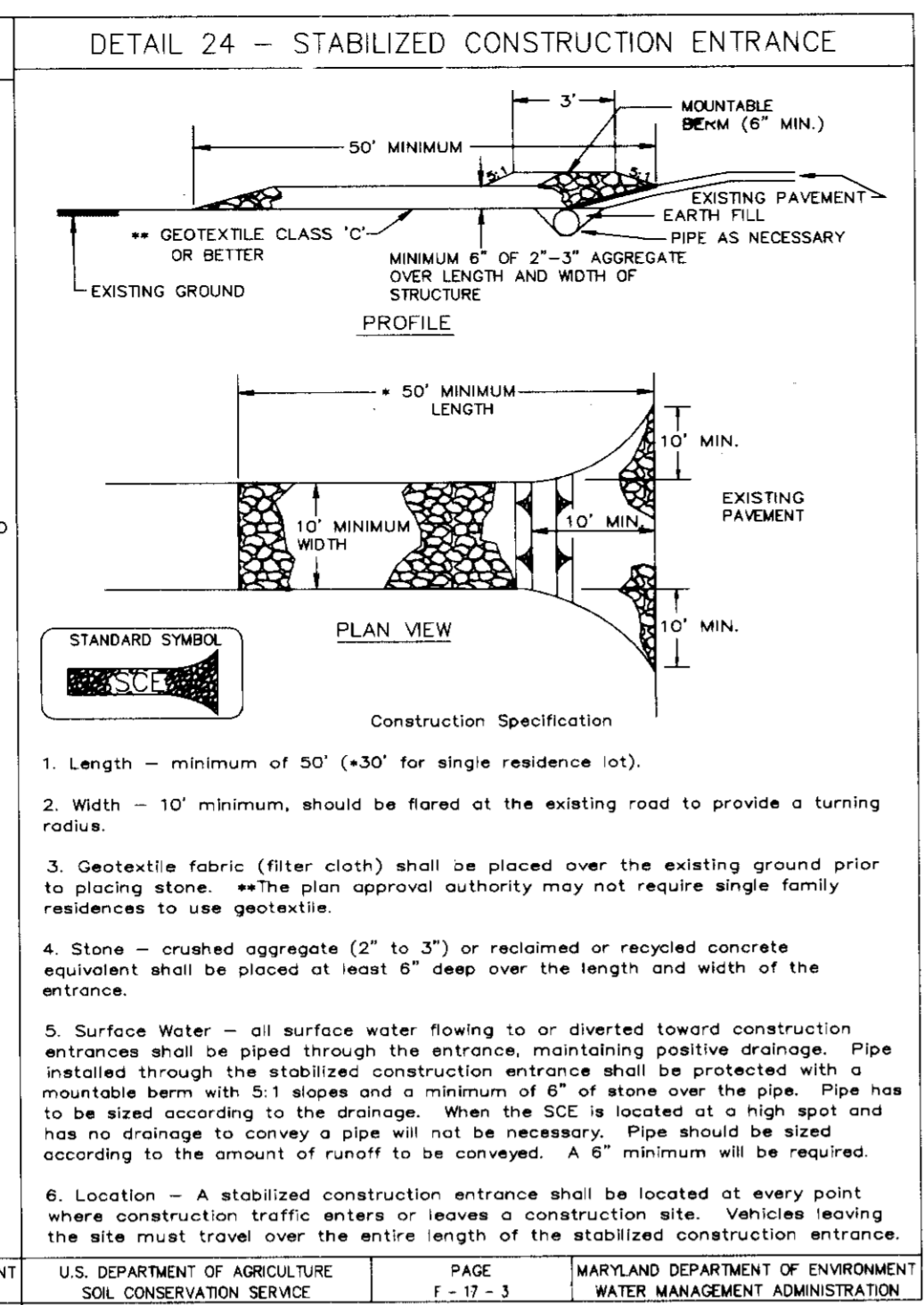
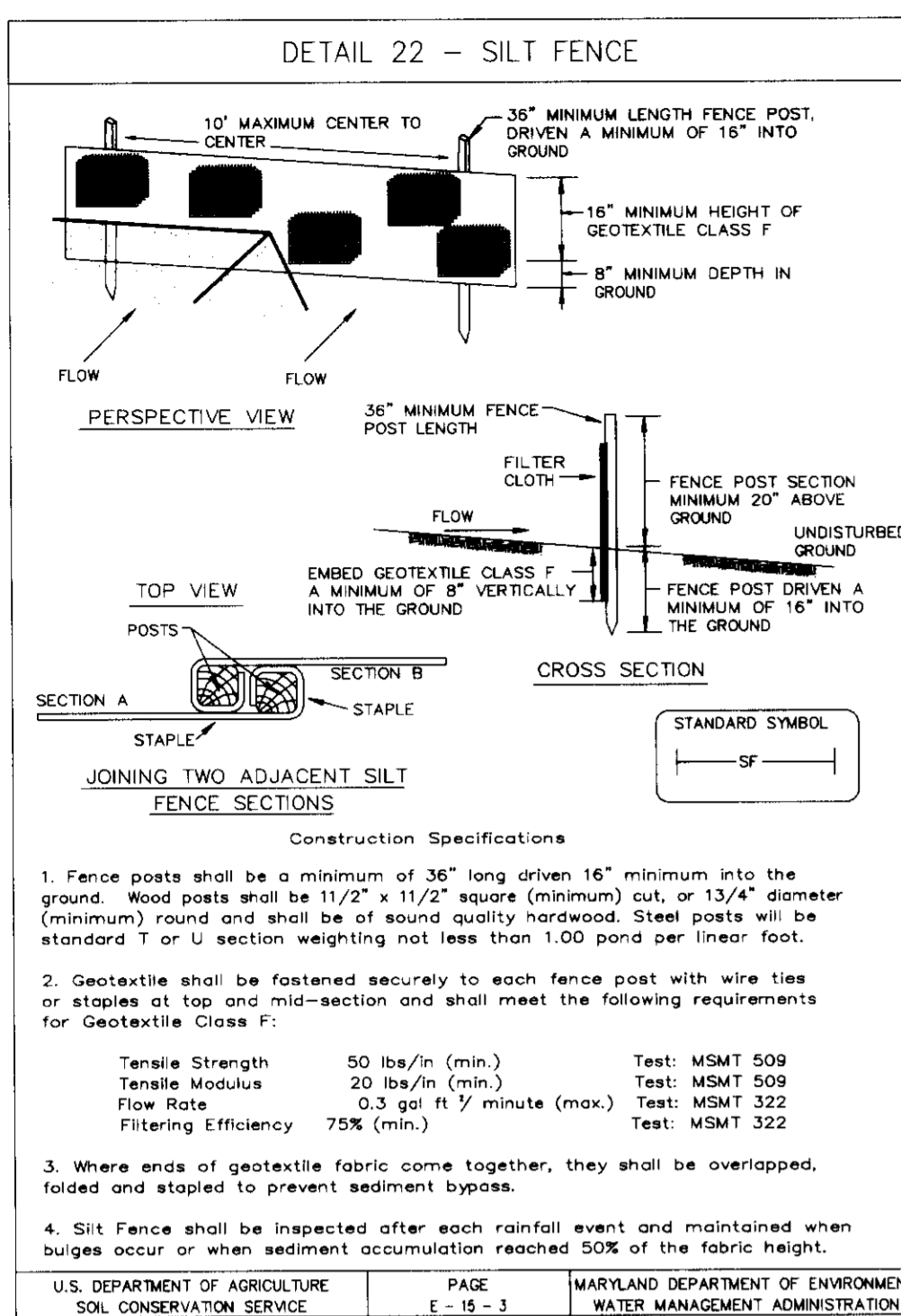
7.10.96 DATE



J. Farrell
 JAYKANT D. PAREKH #19148

S-95-09 P-95-27 F-96-60
 DESIGNED BY : JTD
 DRAWN BY: BLW
 PROJECT NO. HOCO X80509
 SDP6.DWG
 DATE :
 SCALE : 1" = 30'
 DRAWING NO. 3 OF 3

- LEGEND**
- SILT FENCE 
 - LIMIT OF DISTURBANCE 
 - EXISTING TREES 
 - PROPOSED TREES 
 - STABILIZED CONSTRUCTION ENTRANCE 



SILT FENCE

Silt Fence Design Criteria

Slope Steepness	(Maximum) Slope Length	(Maximum) Silt Fence Length
Flatter than 50:1	unlimited	unlimited
50:1 to 10:1	125 feet	1,000 feet
10:1 to 5:1	100 feet	750 feet
5:1 to 3:1	60 feet	500 feet
3:1 to 2:1	40 feet	250 feet
2:1 and steeper	20 feet	125 feet

Note: In areas of less than 2% slope and sandy soils (USDA general classification system, soil class A) maximum slope length and silt fence length will be unlimited. In these areas a silt fence may be the only perimeter control required.

U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, PAGE E-15-3A, MARYLAND DEPARTMENT OF ENVIRONMENT, WATER MANAGEMENT ADMINISTRATION

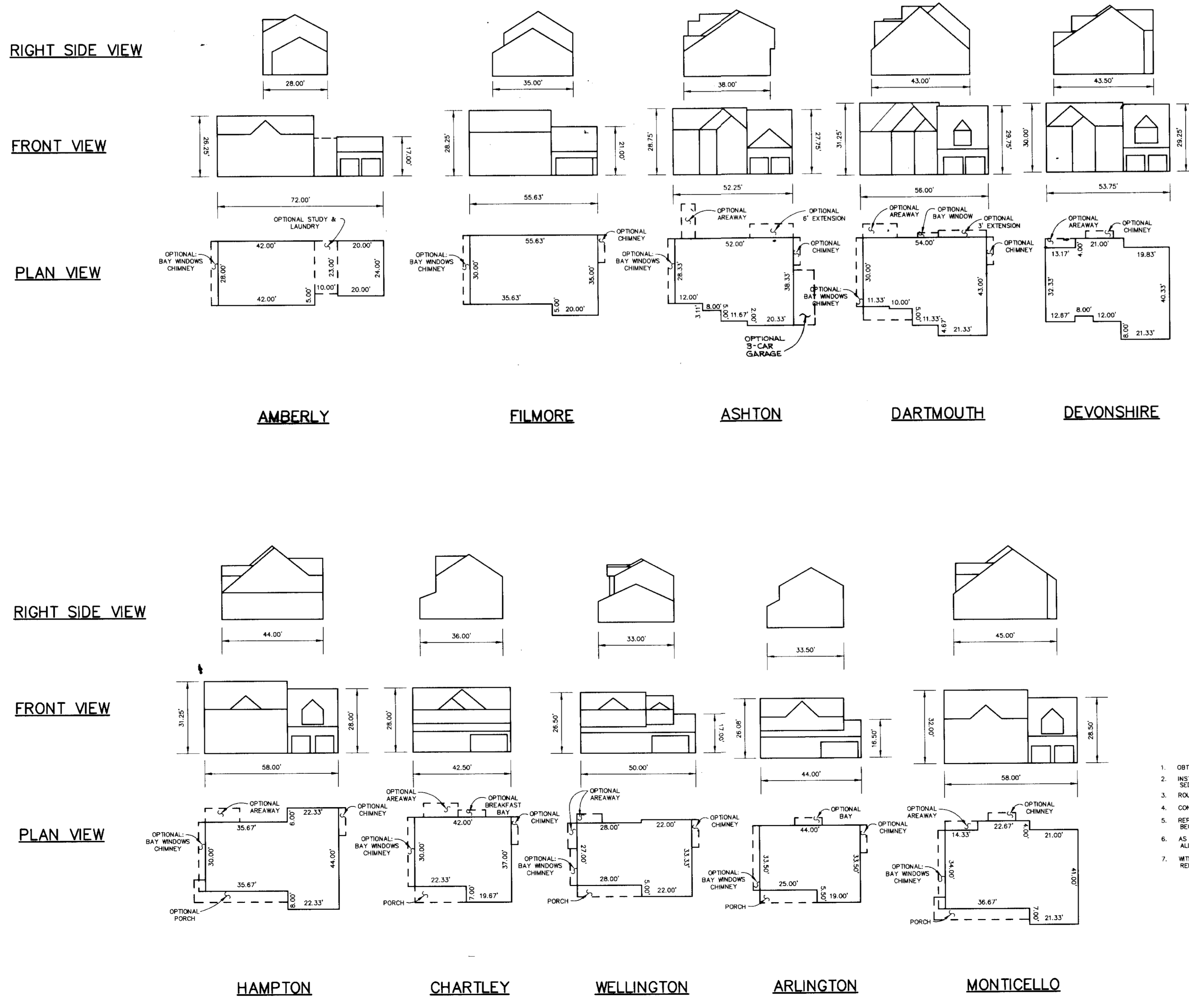
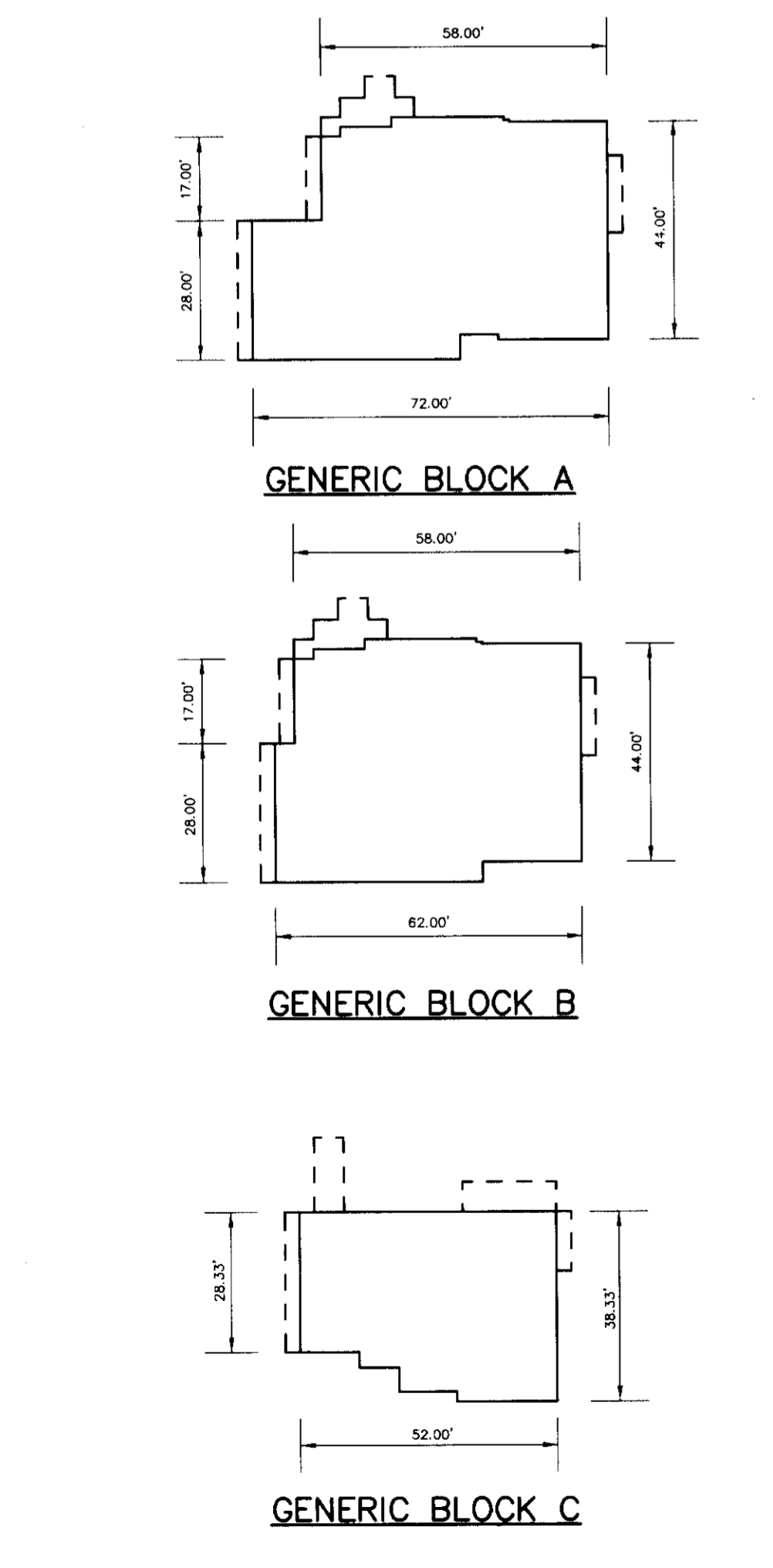
RIGHT SIDE VIEW

FRONT VIEW

PLAN VIEW

HOUSE TYPE SUMMARY CHART

GENERIC BLOCK A	ALL HOUSE TYPES WITH ANY OPTIONS
GENERIC BLOCK B	ALL HOUSE TYPES WITH ANY OPTIONS EXCEPT THE 10' STUDY/LAUNDRY OPTION ON THE AMBERLY MODEL
GENERIC BLOCK C	HOUSE TYPES: ASHTON, ARLINGTON, WELLINGTON, CHARTLEY



TEMPORARY SEEDING NOTES

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

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

Soil Amendments: Apply 500 lbs. per acre 10-10-10 fertilizer (14 lbs. per 1000 sq.ft.).

Seeding: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2-1/2 bushels per acre of rye (3.7 lbs. per 1000 sq.ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (0.07 lbs. per 1000 sq.ft.). For the period November 15 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. per 1000 sq.ft.) of unrattled small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal. per acre (5 gal. per 1000 sq.ft.) of emulsified asphalt on flat areas. On slopes, 8 ft. or higher, use 347 gal. per acre (8 gal. per 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.

PERMANENT SEEDING NOTES

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

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

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

- Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs. per 1000 sq.ft.) and 500 lbs. per acre (14 lbs. per 1000 sq.ft.) of potassium sulfate (14 lbs. per 1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs. per acre 20-20-20 complete fertilizer (9 lbs. per 1000 sq.ft.).
- Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs. per 1000 sq.ft.) and 1000 lbs. per acre 10-10-10 fertilizer (23 lbs. per 1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil.

Seeding: For the period March 1 thru April 30 and from August 1 thru October 15, seed with 60 lbs. per acre (14 lbs. per 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 (0.05 lbs. per 1000 sq.ft.) of weeping lovegrass. During the period October 16 thru February 28, protect site by one of the following options:

- 2 tons per acre of well-anchored mulch straw and seed as soon as possible in the spring.
- Use sod.
- Seed with 60 lbs. per acre Kentucky 31 Tall Fescue and mulch with 2 tons per acre well anchored straw.

Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs. per 1000 sq.ft.) of unrattled small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal. per acre (5 gal. per 1000 sq.ft.) of emulsified asphalt on flat areas. On slopes, 8 ft. or higher, use 347 gal. per acre (8 gal. per 1000 sq.ft.) for anchoring.

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

SEDIMENT CONTROL NOTES

- 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 (5902-2437).
- All vegetative and structural practices are to be installed according to the provisions of this plan and one to be in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL AND EROSION CONTROL.
- Following initial soil disturbance or redisturbances, 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 other disturbed or graded areas on the project site.
- All sediment traps/basins shown must 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 seedings (Sec. 51), sod (Sec. 54), temporary seeding (Sec. 50) and mulching (Sec. 52). 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 operating condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- Site Analysis:

Total Area of Site	9.0 acres
Area Disturbed	1.3 acres
Area to be graded or paved	0.4 acres
Area to be vegetatively stabilized	0.8 acres
Total Cut	2,150 cu. yds.
Total Fill	1,130 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 out elevation shown on the plans.
- Cut and fill quantities provided under site analysis do not represent bid quantities. These quantities do not distinguish between topsoil, structural fill or embankment material, nor do they reflect consideration of undercutting or removal of unsuitable material. The contractor shall familiarize himself with site conditions which may affect the work.
- On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this approval by the inspection agency is made.

SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMITS FOR SINGLE FAMILY HOME CONSTRUCTION.
- INSTALL SEDIMENT CONTROL DEVICES AS SHOWN ON THE GRADING AND SEDIMENT CONTROL PLANS. (1 WEEK)
- ROUGH GRADE LOTS. (2 DAYS PER LOT)
- CONSTRUCT SINGLE FAMILY HOMES. (3 MONTHS PER HOME)
- REPLACE AND/OR REPAIR ANY AND ALL SEDIMENT CONTROL DEVICES THAT BECOME DISTURBED DURING CONSTRUCTION. AS NEEDED
- AS CONSTRUCTION IS COMPLETED ON EACH LOT, FINISH GRADING AND STABILIZE ALL DISTURBED AREAS AS PER THE PERMANENT SEEDING NOTES. (1 WEEK)
- WITH THE APPROVAL OF THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL MEASURES AS CONSTRUCTION PROGRESSES.

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.

R. D. By 7/10/96
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. Sarell 7.10.96
ENGINEER DATE

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

J. G. Workfield 7/19/96
NATURAL RESOURCES CONSERVATION SERVICE DATE

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

John R. Platon 7/19/96
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

James Smith 7/29/96
DIRECTOR DATE

Alan Damman 7/24/96
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Gina Surman 7/25/96
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

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

OWNER	DEVELOPER
REV. JOHN RETTGER C/O RICHARD TALKIN 9175 GUILFORD ROAD COLUMBIA, MD 21046	CORNERSTONE HOMES, INC. 6571 HUNTSIRE DRIVE BALTIMORE, MARYLAND 21227

PROJECT **RETTGER PROPERTY**
SECTION 1
A SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION

AREA TAX MAP NO. 35 PARCEL 189
ZONED R-12
5TH ELECTION DISTRICT HOWARD COUNTY MARYLAND

TITLE **DETAIL SHEET**

RIEMER MUEGGE & ASSOCIATES, INC.
ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING
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410-997-8900 FAX: 410-997-9282

7.10.96 DATE	S-95-09 P-95-27 F-96-60
<i>J. Sarell</i>	DESIGNED BY: JTD
JAYKANT D. PAREKH #19148	DRAWN BY: BLW
	PROJECT NO: HOCO\X80509 SDPS.DWG
	DATE:
	SCALE: AS SHOWN
	DRAWING NO. 4 OF 4