

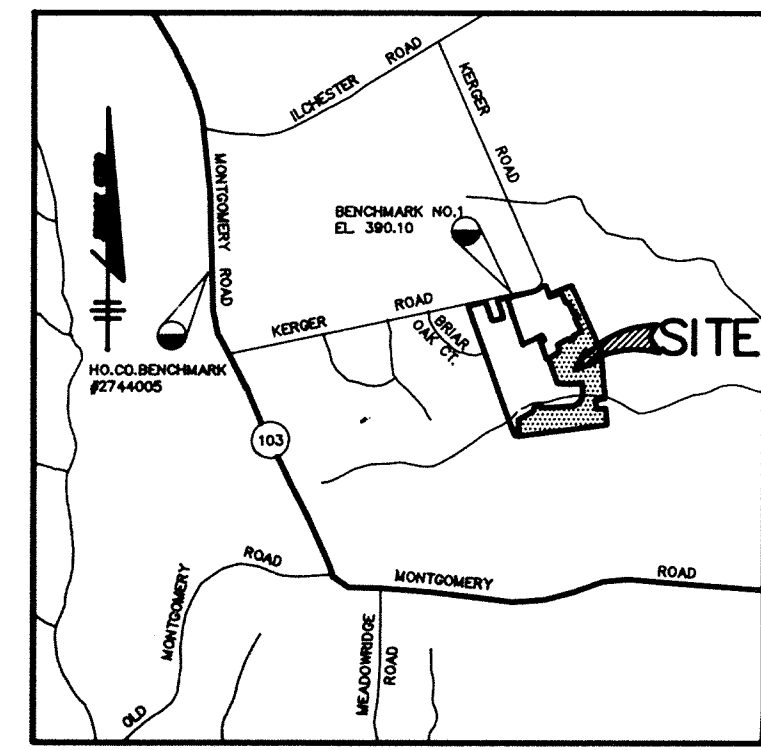
'GENERIC' SITE DEVELOPMENT PLAN

SUNNY FIELD ESTATES

SECTION 3, LOTS 68 - 99

1st ELECTION DISTRICT

HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1"=2,000'

BENCH MARKS

B.M. #1 EL. 390.10
TOP OF BONNET BOLT ON EXISTING FIRE
HYDRANT, NORTH SIDE OF KERGER ROAD
STATION 3+24

SHC CHART

LOT NO.	M.C.E.	INV. @ EL.
68	344.15	339.76*
69	344.87	339.37
70	343.69	339.09
71	342.18	337.48
72	340.84	336.04
73	339.56	335.06
74	339.09	334.29
75	337.07	332.17
76	335.91	331.41*
77	337.22	331.72*
78	336.70	332.00*
79	343.75	340.35
80	345.16	340.86
81	349.33	344.63
82	359.36	354.61*
83	359.65	354.75*
84	358.82	353.92*
85	370.89	365.79*
86	376.27	371.47
87	375.55	371.15
88	374.04	366.54
89	370.05	365.55
90	362.20	348.90*
91	352.35	347.35*
92	350.00	347.74*
93	351.25	347.57*
94	348.85	347.65*
95	345.38	340.28

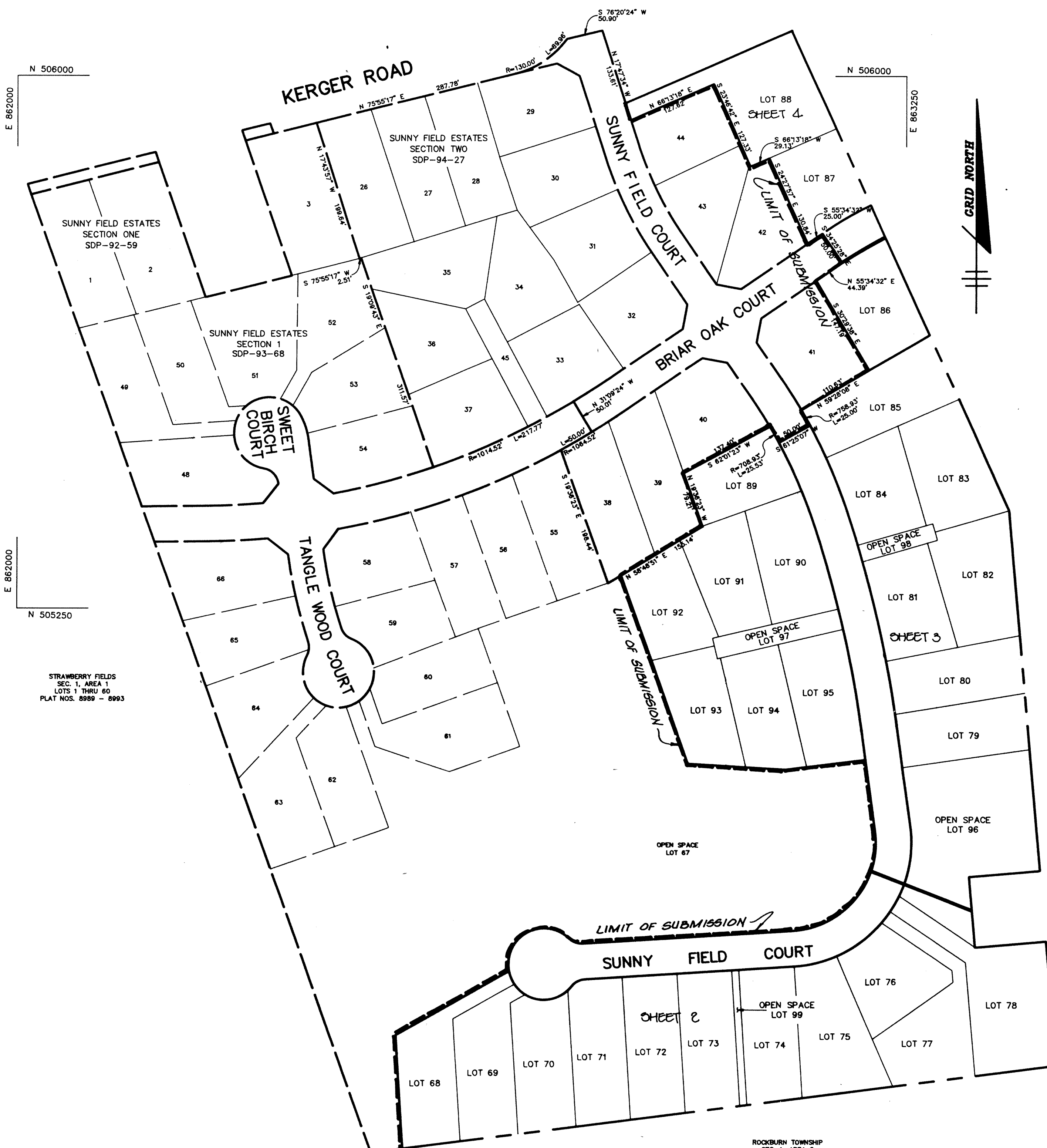
* ELEV AT EASEMENT

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

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, 1.4. STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION, LATEST 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 CONSTRUCTION INSPECTION DIVISION (24 HOURS NOTICE PRIOR TO COMMENCEMENT OF WORK)	313-1880
- 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-89-232 PREPARED BY AMERICAN ENGINEERING, 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, AND F-93-137.
- F-93-137 WAS APPROVED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING ON AUGUST 2, 2000.
- 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. 14-3309-D WHICH WERE APPROVED ON DECEMBER 20, 2000.
- 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.
- DRIVEWAYS TO BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STD. DETAIL R.001 AND R.G.06.



ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
68	5399 SUNNY FIELD COURT
69	5395 SUNNY FIELD COURT
70	5391 SUNNY FIELD COURT
71	5387 SUNNY FIELD COURT
72	5383 SUNNY FIELD COURT
73	5379 SUNNY FIELD COURT
74	5375 SUNNY FIELD COURT
75	5371 SUNNY FIELD COURT
76	5367 SUNNY FIELD COURT
77	5363 SUNNY FIELD COURT
78	5359 SUNNY FIELD COURT
79	5347 SUNNY FIELD COURT
80	5315 SUNNY FIELD COURT
81	5309 SUNNY FIELD COURT
82	5305 SUNNY FIELD COURT
83	5301 SUNNY FIELD COURT
84	5297 SUNNY FIELD COURT
85	5293 SUNNY FIELD COURT
86	5289 BRIAR OAK COURT
87	5287 BRIAR OAK COURT
88	5201 SUNNY FIELD COURT
89	5324 SUNNY FIELD COURT
90	5328 SUNNY FIELD COURT
91	5332 SUNNY FIELD COURT
92	5336 SUNNY FIELD COURT
93	5340 SUNNY FIELD COURT
94	5344 SUNNY FIELD COURT
95	5348 SUNNY FIELD COURT
96	OPEN SPACE
97	OPEN SPACE
98	OPEN SPACE
99	OPEN SPACE

SITE ANALYSIS

TOTAL AREA OF SUBMISSION	36.14 Ac.
EXISTING ZONING	R-20
PROPOSED USE	SINGLE FAMILY DETACHED HOMES
NO. OF DWELLING UNITS PROPOSED	28

MINIMUM LOT SIZE TABULATION

LOT NO.	GROSS AREA	LESS PIPESTEM	LESS FLOODPLAIN	LESS STEEP SLOPES	MIN LOT AREA
LOT 68	18,482	0	0	0	14,483
LOT 69	15,375	1,999	0	0	13,376
LOT 77	16,923	2,902	0	0	14,021
LOT 78	23,354	3,208	0	0	20,146
LOT 86	23,158	3,158	0	0	20,000

* ALL ABOVE AREAS ARE IN SQUARE FEET.

PLAN
SCALE: 1"=100'

ROCKBURN TOWNSHIP
SEC. 1, AREA 2
LOTS 103 THRU 200
PLAT NOS. 0633 - 0641

SUBMISSION NAME - SUNNY FIELD ESTATES	SECT./AREA - 3	PARCEL - LOTS 68-99
PLAT # - 11267-11269	BLOCK # - 21	ZONING - R-20
TAX MAP NO. - 31	ELECT. DIST. - FIRST	CENSUS TRACT - 6011.01
WATER CODE - D 03	SEWER CODE - 2155000	

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
[Signature] 11/10/94
DIRECTOR DATE

[Signature] 11/10/94
CHIEF, DIVISION OF LAND DEVELOPMENT T.C. DATE
& RESEARCH

APPROVED : FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
[Signature] 11/9/94
DIRECTOR DATE

[Signature] 11/8/94
CHIEF, BUREAU OF ENGINEERING 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 3, LOTS 68 - 99

AREA
SECTION 3 ZONED R-20
TAX MAP NO. 31 PARCELS 57 & 757
1st ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

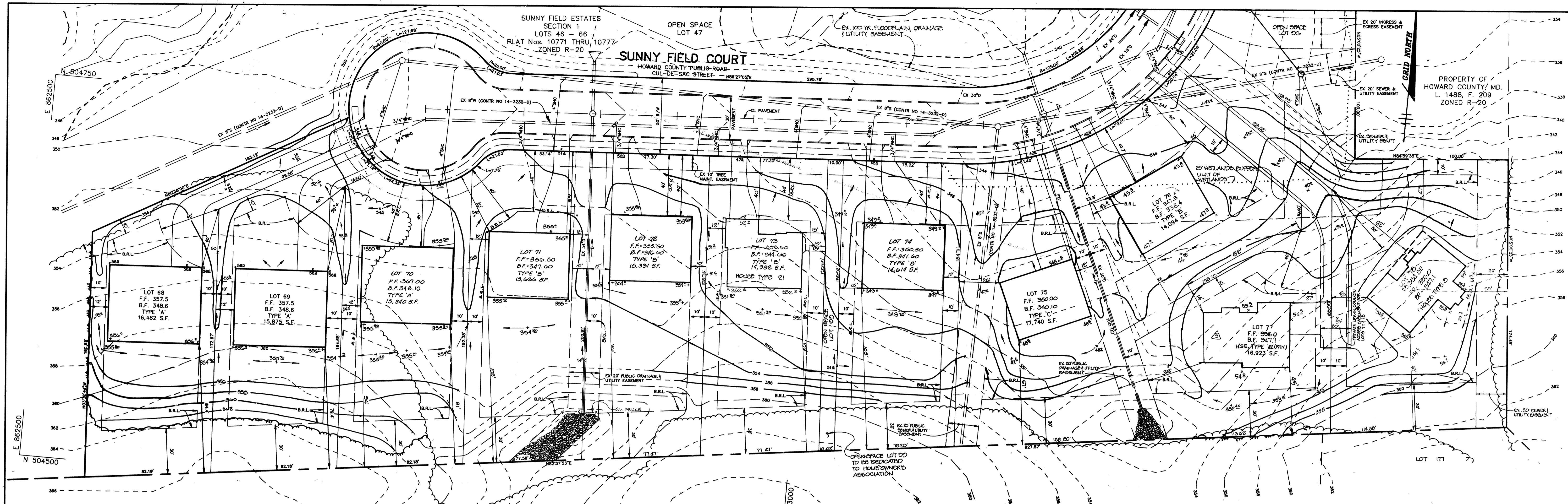
TITLE
TITLE SHEET

RIEMER MUEGGE & ASSOCIATES, INC.
Planners • Engineers • Surveyors
8818 Centre Park Drive • Suite 200 • Columbia, Md 21045
410-997-8900 FAX : 410-997-9282

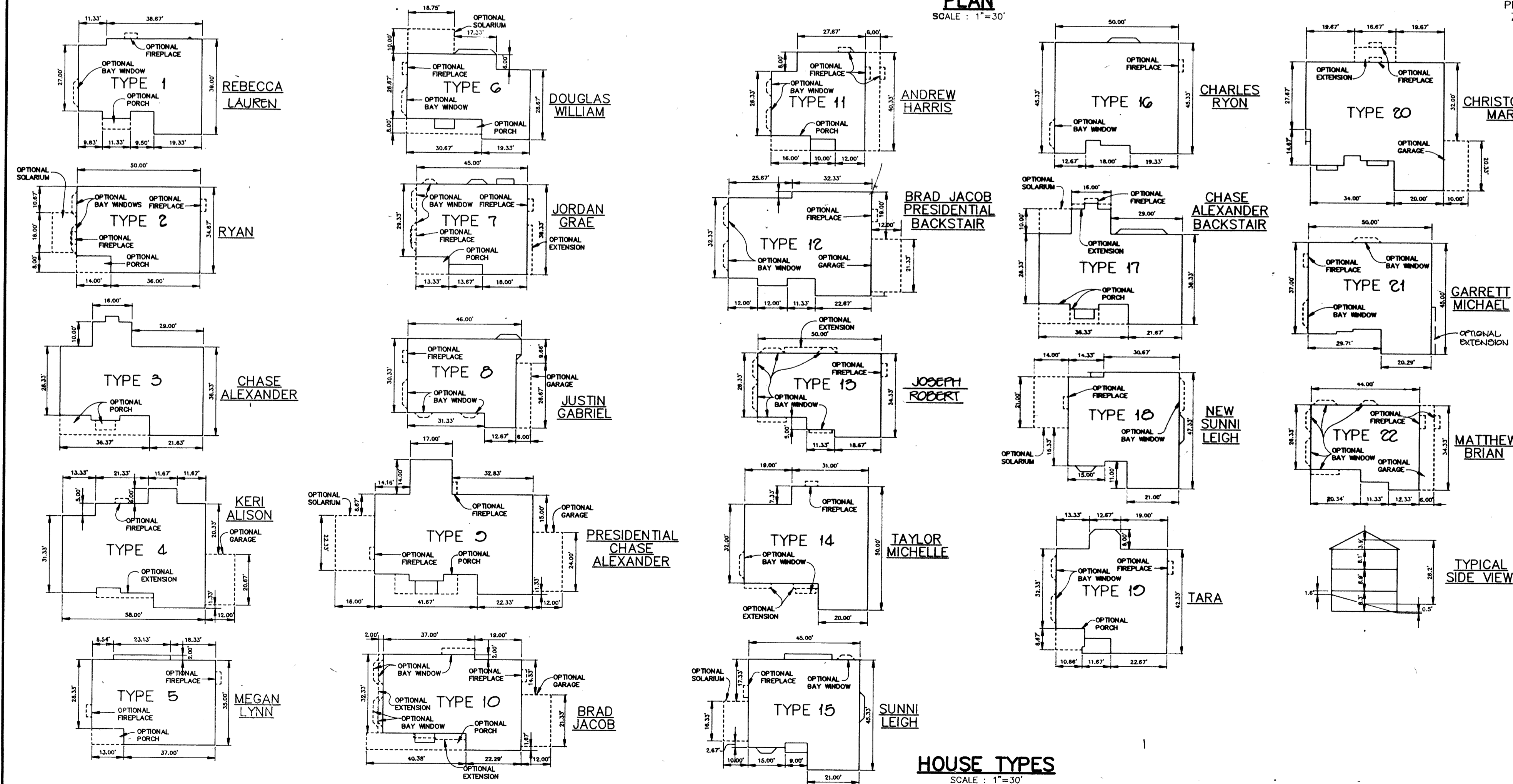
10.24.94
DATE

DESIGNED BY : W.C.W.
DRAWN BY : W.C.W.
PROJECT NO : 79710
DATE : OCTOBER 24, 2004
SCALE : AS SHOWN
DRAWING NO. 1 OF 7

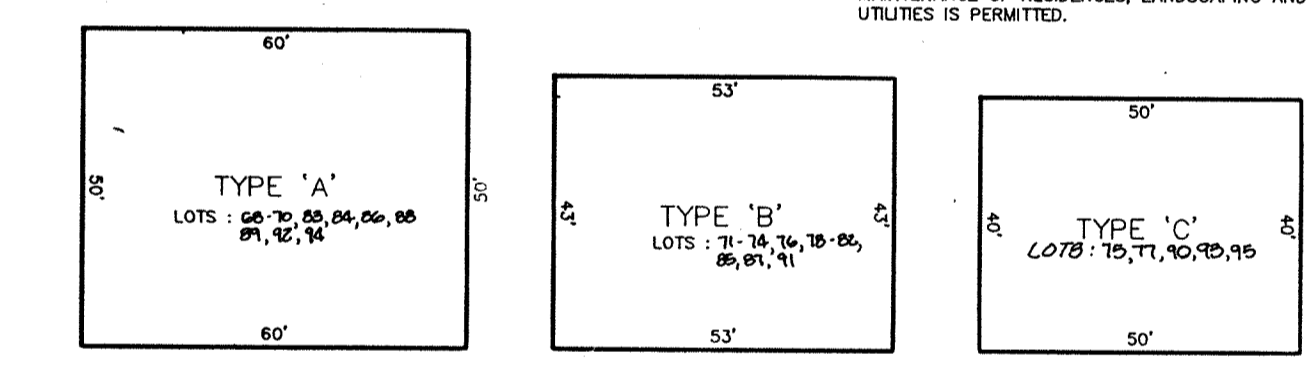
J. L. PAREKH
JAYKANT D. PAREKH #19148



PLAN
SCALE: 1"=30'



HOUSE TYPES
SCALE: 1"=30'



GENERIC BLOCKS
NO SCALE

GENERIC BLOCK	HOUSE TYPE SUMMARY CHART										
	1	2	3	4	5	6	7	8	9	10	11
A	ALL OPTIONS FIT	ALL OPTIONS FIT	ALL OPTIONS FIT	GARAGE ADDITION	ALL OPTIONS FIT	ALL OPTIONS FIT	ALL OPTIONS FIT	ALL OPTIONS FIT	---	GARAGE ADDITION	ALL OPTIONS FIT
D	ALL OPTIONS FIT	SOLARIUM	---	---	ALL OPTIONS FIT	ALL OPTIONS FIT	ALL OPTIONS FIT	ALL OPTIONS FIT	---	---	ALL OPTIONS FIT
C	ALL OPTIONS FIT	SOLARIUM	---	---	ALL OPTIONS FIT	ALL OPTIONS FIT	ALL OPTIONS FIT	ALL OPTIONS FIT	---	---	ALL OPTIONS FIT
GENERIC BLOCK	HOUSE TYPE										
	12	13	14	15	16	17	18	19	20	21	22
A	GARAGE ADDITION	ALL OPTIONS FIT	ALL OPTIONS FIT	ALL OPTIONS FIT	ALL OPTIONS FIT	ALL OPTIONS FIT	ALL OPTIONS FIT	ALL OPTIONS FIT	---	ALL OPTIONS FIT	ALL OPTIONS FIT
B	---	ALL OPTIONS FIT	---	---	---	---	---	---	---	---	ALL OPTIONS FIT
C	---	ALL OPTIONS FIT	---	---	---	---	---	---	---	---	ALL OPTIONS FIT

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

- NOTES:**
- B.R.L. - DENOTES BUILDING RESTRICTION LINE.
 - FOR SPECIFIC HOUSE TYPES, DIMENSIONS AND ELEVATIONS, SEE TRIM SHEET.
 - W.O. - DENOTES WALK-OUT BASEMENT.
 - 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.

9-11-97 REV. H'SE TYPE LOT 77

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Joseph Smith 11/10/94
DIRECTOR DATE

Anna Summarijs 11/10/94
CHIEF, DIVISION OF LAND DEVELOPMENT T.C. DATE

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

James J. Shaw 11/7/94
DIRECTOR DATE

Charles Deppan 11/4/94
CHIEF, BUREAU OF ENGINEERING DATE

7-12-05 2 REV. HOUSE TYPE LOT 70
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 3, LOTS 68 - 99

AREA
SECTION 3, ZONED R-20
TAX MAP NO. 31 PARCELS 57 & 757
1st ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

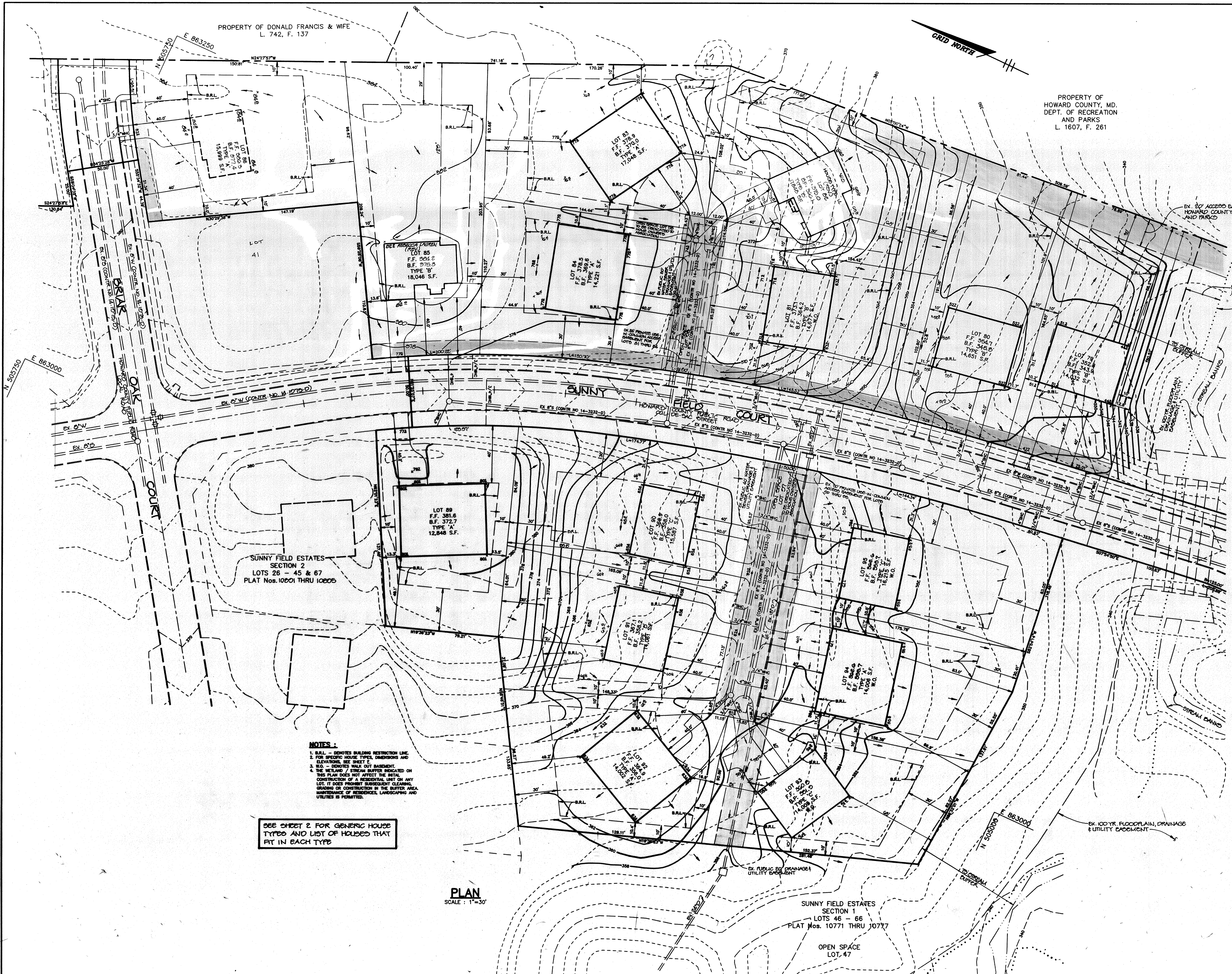
TITLE
'GENERIC' SITE DEVELOPMENT PLAN
LOTS 68 - 78

RIEMER MUEGGE & ASSOCIATES, INC.
Planners • Engineers • Surveyors
8818 Centre Park Drive • Suite 200 • Columbia, Md 21045
410-997-8900 FAX: 410-997-9282

10-24-94 DATE
DESIGNED BY: W.C.W.
DRAWN BY: W.C.W.
PROJECT NO: 79710
DATE: OCTOBER 24, 1994
SCALE: AS SHOWN
DRAWING NO. 2 OF 7

J. Fauch
JAYKANT D. PAREKH #19148

STATE OF MARYLAND
JAYKANT D. PAREKH #19148



PROPERTY OF DONALD FRANCIS & WIFE
L. 742, F. 137

PROPERTY OF
HOWARD COUNTY, MD.
DEPT. OF RECREATION
AND PARKS
L. 1607, F. 261

SUNNY FIELD ESTATES
SECTION 2
LOTS 26 - 45 & 67
PLAT Nos. 10601 THRU 10605

SUNNY FIELD ESTATES
SECTION 1
LOTS 46 - 66
PLAT Nos. 10771 THRU 10777

OPEN SPACE
LOT 47

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

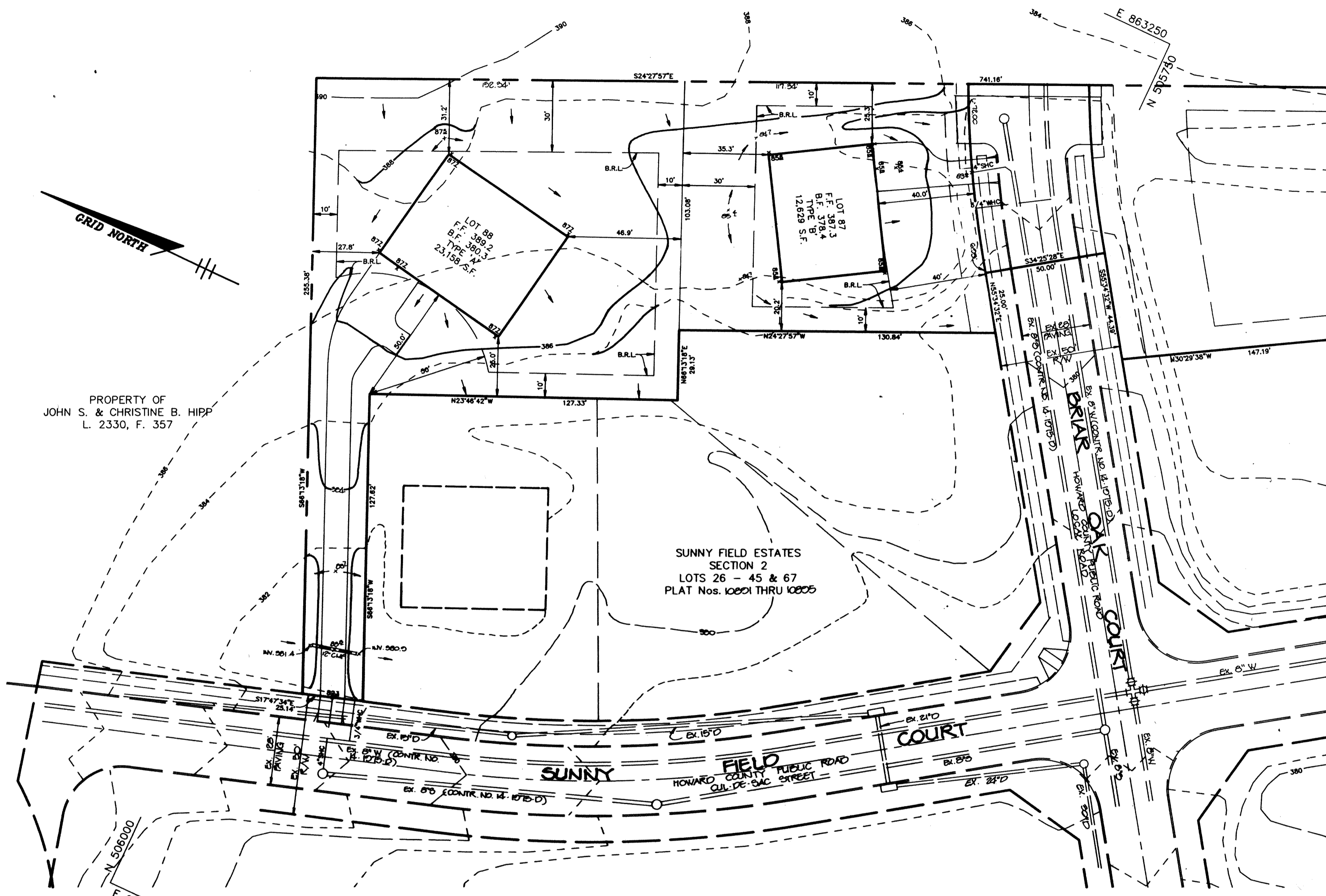
SEE SHEET 2 FOR GENERIC HOUSE TYPES AND LIST OF HOUSES THAT FIT IN EACH TYPE

PLAN
SCALE: 1" = 30'

0-18-00 3 ADDED HOUSES TO LOTS 84-89 AND REV. GRADING	
APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
<i>[Signature]</i> DIRECTOR	11/10/94 DATE
<i>[Signature]</i> CHIEF, DIVISION OF LAND DEVELOPMENT & RESEARCH	11/10/94 T.C. DATE
APPROVED : FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.	
<i>[Signature]</i> DIRECTOR	11/7/94 DATE
<i>[Signature]</i> CHIEF, BUREAU OF ENGINEERING	11/4/94 DATE
4-8-00 2 REV. HOUSE TYPE LOT 82	
1-24-00 1 REV. HOUSE TYPE LOT 82	
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 3, LOTS 68 - 99	
AREA SECTION 3 ZONED R-20 TAX MAP NO. 31 PARCELS 57 & 757 1st ELECTION DISTRICT, HOWARD COUNTY, MARYLAND	
TITLE 'GENERIC' SITE DEVELOPMENT PLAN LOTS 79-82 & 84-89	
RIEMER MUEGGE & ASSOCIATES, INC. Planners • Engineers • Surveyors 8818 Centre Park Drive • Suite 200 • Columbia, Md 21045 410-997-8900 FAX : 410-997-9282	
10-24-94 DATE	F-78-88, S-88-06, P-88-52, WF-88-184, F-88-232, F-93-08, F-93-137
	DESIGNED BY : W.C.W.
<i>[Signature]</i> JAYKANT D. PAREKH #19143	DRAWN BY : W.C.W.
	PROJECT NO : 79710
	DATE : OCTOBER 24, 2004
	SCALE : AS SHOWN
	DRAWING NO. 3 OF 7

N 506000 E 863250

PROPERTY OF DONALD FRANCIS & WIFE
L. 742, F. 137



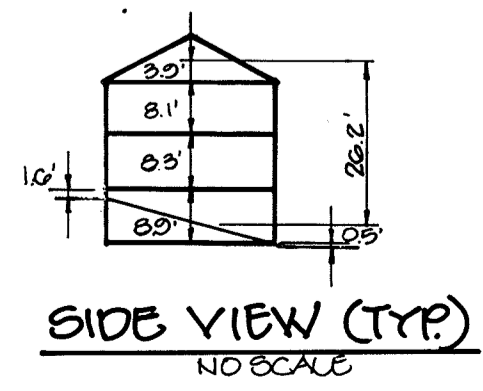
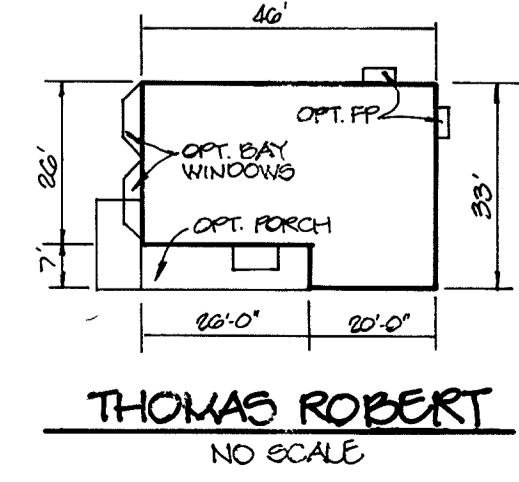
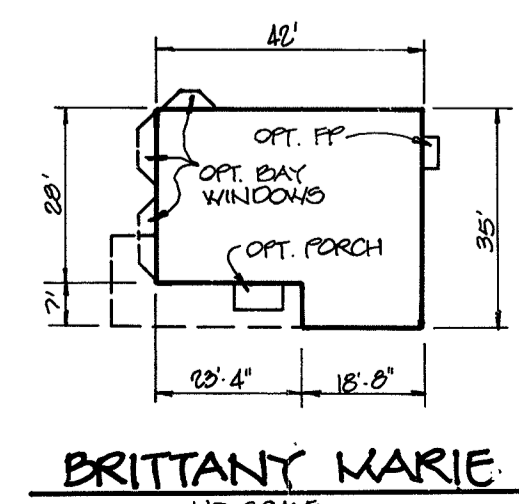
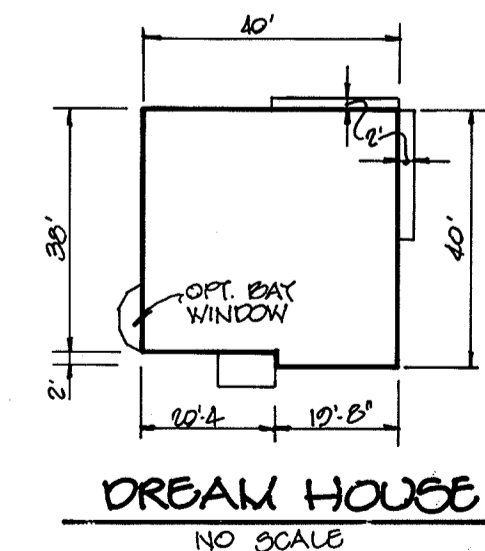
PROPERTY OF JOHN S. & CHRISTINE B. HIPPI
L. 2330, F. 357

SUNNY FIELD ESTATES
SECTION 2
LOTS 26 - 45 & 67
PLAT Nos. 10801 THRU 10805

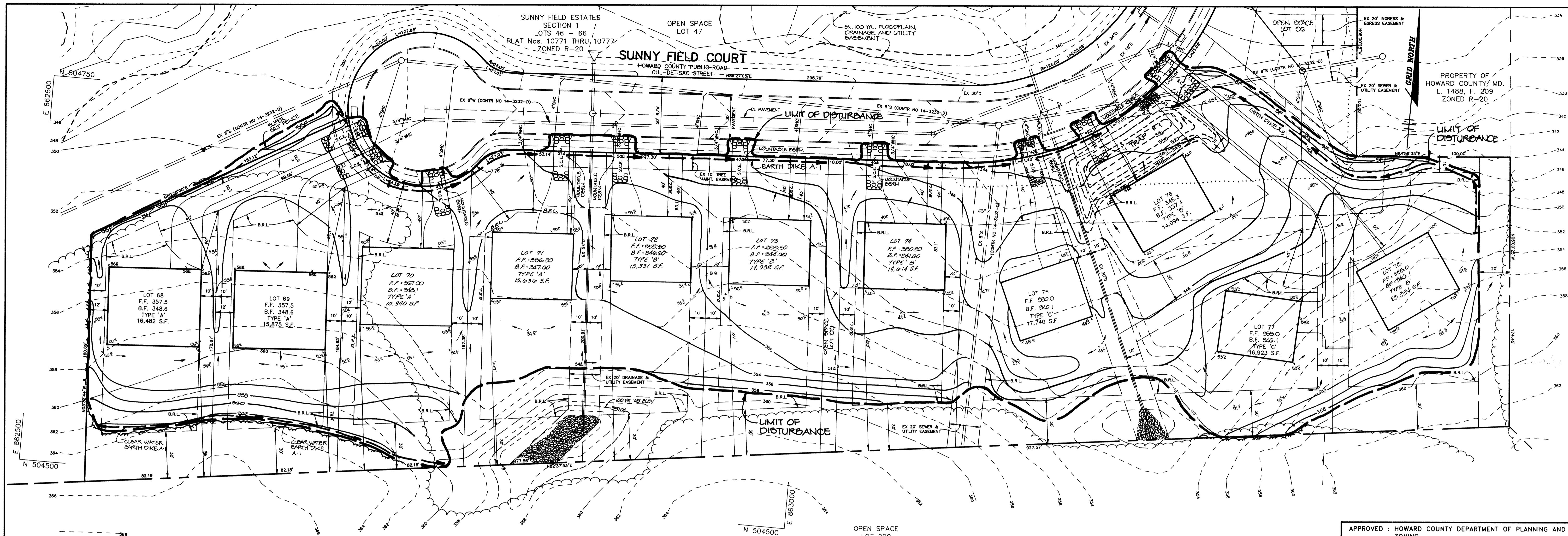
- NOTES:**
- B.R.L. - DENOTES BUILDING RESTRICTION LINE.
 - FOR SPECIFIC HOUSE TYPES, DIMENSIONS AND ELEVATIONS, SEE SHEET E.
 - U.S.D. - DENOTES MARK OUT BASEMENT.
 - THE INLAND / STREAM BUFFER INDICATED ON THIS PLAN DOES NOT AFFECT THE INITIAL CONSTRUCTION OF A RESIDENTIAL UNIT ON ANY LOT. IT DOES PROHIBIT SUBSEQUENT CLEARING, GRADING OR CONSTRUCTION IN THE BUFFER AREA. MAINTENANCE OF RESIDENCES, LANDSCAPING AND UTILITIES IS PERMITTED.

SEE SHEET 2 FOR GENERIC HOUSE TYPES AND LIST OF HOUSES THAT FIT IN EACH TYPE

PLAN
SCALE: 1"=30'



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
<i>James R. Miller</i> DIRECTOR	11/10/94 DATE
<i>Aimee Simmons</i> CHIEF, DIVISION OF LAND DEVELOPMENT & RESEARCH	11/10/94 DATE
APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.	
<i>James J. Lee</i> DIRECTOR	11/7/94 DATE
<i>Paul H. Jones</i> CHIEF, BUREAU OF ENGINEERING	11/4/94 DATE
11-8-05	ADDED HOUSE TYPES
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 3, LOTS 68 - 99	
AREA SECTION 3 ZONED R-20 TAX MAP NO. 31 PARCELS 57 & 757 1st ELECTION DISTRICT, HOWARD COUNTY, MARYLAND	
TITLE 'GENERIC' SITE DEVELOPMENT PLAN LOTS 67 & 68	
RIEMER MUEGGE & ASSOCIATES, INC. Planners • Engineers • Surveyors 8818 Centre Park Drive • Suite 200 • Columbia, Md 21045 410-997-8900 FAX: 410-997-9282	
10-24-94 DATE	DESIGNED BY: W.C.W.
<i>J. Faeth</i>	DRAWN BY: W.C.W.
JAYKANT D. PAREKH #19148	PROJECT NO: 79710
	DATE: OCTOBER 24, 2004
	SCALE: AS SHOWN
	DRAWING NO. 4 OF 7



STONE OUTLET SEDIMENT TRAP #1

DRAINAGE AREA	320 AC.
STORAGE VOLUME REQUIRED	5620 CF
STORAGE VOLUME PROVIDED	6000 CF
TOP ELEVATION	242.0
CREST ELEVATION	242.0
BOTTOM ELEVATION	230.0
BOTTOM DIMENSIONS	6' x 60'
CLEANOUT ELEVATION	230.5
DEPTH	5'
CREST WIDTH	10'

NOTE: CONSTRUCTION ON LOT 76 TO BE DELAYED UNTIL DRAINAGE AREA TO TRAP #1 HAS BEEN PERMANENTLY STABILIZED

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Joseph J. Costello 11/10/94
 DIRECTOR DATE

Aina Swirnanji 11/10/94
 CHIEF, DIVISION OF LAND DEVELOPMENT & RESEARCH T.C. DATE

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

James P. Elmer 11/2/94
 DIRECTOR DATE

Donald J. Eason 11/4/94
 CHIEF, BUREAU OF ENGINEERING 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 3, LOTS 68 - 99

AREA SECTION 3 ZONED R-20
 TAX MAP NO. 31 PARCELS 57 & 757
 1st ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE **GRADING AND SEDIMENT CONTROL PLAN**

RIEMER MUEGGE & ASSOCIATES, INC.
 Planners • Engineers • Surveyors
 8818 Centre Park Drive • Suite 200 • Columbia, Md 21045
 410-997-8900 FAX: 410-997-9282

10.24.94
 DATE

DESIGNED BY: W.C.W.
 DRAWN BY: W.C.W.
 PROJECT NO: 79710
 DATE: OCTOBER 24, 1994
 SCALE: AS SHOWN
 DRAWING NO. 5 OF 7

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.

S. Swirnanji 11/21/94
 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.

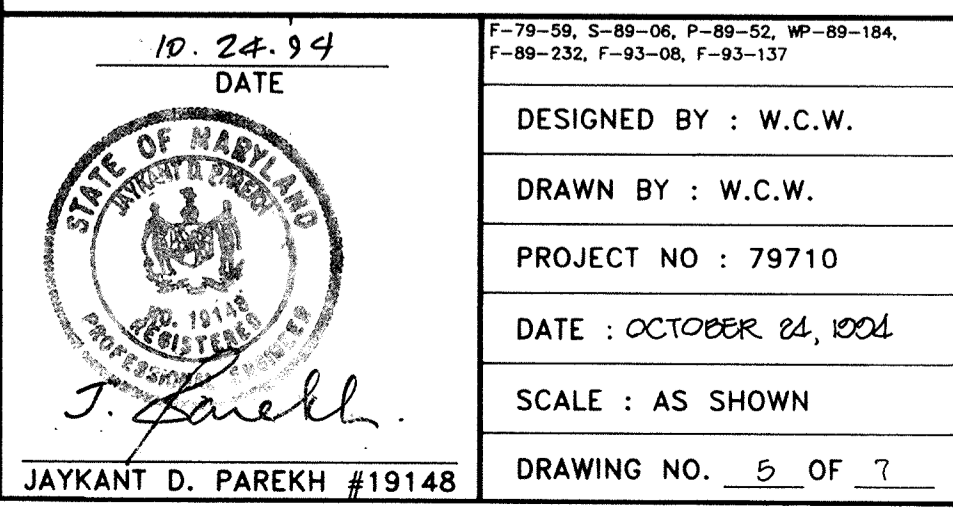
J. Farrell 10.24.94
 ENGINEER DATE

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

Patricia Engle 10/27/94
 U.S. SOIL CONSERVATION SERVICE DATE

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

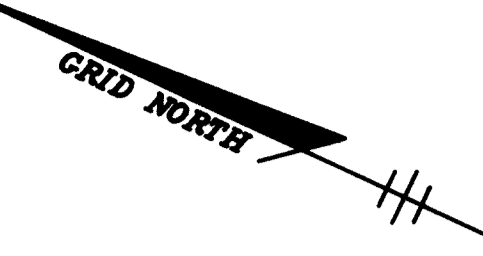
Jaykant D. Parekh 10/27/94
 HOWARD SOIL CONSERVATION DISTRICT DATE





PROPERTY OF DONALD FRANCIS & WIFE
L. 742, F. 137

PROPERTY OF
HOWARD COUNTY, MD.
DEPT. OF RECREATION
AND PARKS
L. 1607, F. 261



LIMIT OF DISTURBANCE

LIMIT OF DISTURBANCE

LIMIT OF DISTURBANCE

STONE OUTLET SEDIMENT TRAP #2

DRAINAGE AREA	1.70 AC.
STORAGE VOLUME REQUIRED	3025 CF
STORAGE VOLUME PROVIDED	3024 CF
TOP ELEVATION	350.0
CREST ELEVATION	340.0
BOTTOM ELEVATION	344.0
BOTTOM DIMENSIONS	25' x 20'
CLEANOUT ELEVATION	342.5
DEPTH	4'
CREST WIDTH	0'

EX. STONE OUTLET SEDIMENT TRAP #1 (F-20-131)

DRAINAGE AREA	2.1 AC. (F-20-131) / 2.4 AC. (SOP)
STORAGE VOLUME REQUIRED	5180 CF (F-20-131) / 4800 CF (SOP)
STORAGE VOLUME PROVIDED	4950 CF @ 300.0
TOP ELEVATION	331.0
CREST ELEVATION	326.0
BOTTOM ELEVATION	322.0
BOTTOM DIMENSIONS	51' x 15'
CLEANOUT ELEVATION	320.5
DEPTH	3'
CREST WIDTH	10'

NOTE: CONSTRUCTION ON LOT 76 TO BE DELAYED UNTIL DRAINAGE AREA TO EX. TRAP #1 HAS BEEN STABILIZED

EX. SEDIMENT BASIN (F-20-222)

DRAINAGE AREA	28.4 AC.
STORAGE REQUIRED	51,120 CF
STORAGE PROVIDED	51,500 CF
CREST ELEVATION	340.5
CLEANOUT ELEVATION	342.2
BOTTOM ELEVATION	342.2
TRAP DIMENSIONS	80' x 15'

PLAN
SCALE: 1" = 30'

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. Wayne Cooper 10/21/94
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 10.24.94
ENGINEER DATE

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

Patricia Egan Kos 10/28/94
U.S. SOIL CONSERVATION SERVICE DATE

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

John D. Smith 10/29/94
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

James S. Smith 11/10/94
DIRECTOR DATE

Qina Siviramanji 11/10/94
CHIEF, DIVISION OF LAND DEVELOPMENT & RESEARCH DATE

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

James P. Shaw 11/7/94
DIRECTOR DATE

Phillip J. Seaman 11/4/94
CHIEF, BUREAU OF ENGINEERING 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 3, LOTS 68 - 99

AREA SECTION 3 ZONED R-20
TAX MAP NO. 31 PARCELS 57 & 757
1st ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE
GRADING AND SEDIMENT CONTROL PLAN

RIEMER MUEGGE & ASSOCIATES, INC.
Planners • Engineers • Surveyors
8818 Centre Park Drive • Suite 200 • Columbia, Md 21045
410-997-8900 FAX : 410-997-9282

10.24.94
DATE

DESIGNED BY : W.C.W.
DRAWN BY : W.C.W.
PROJECT NO : 79710
DATE : OCTOBER 24, 1994
SCALE : AS SHOWN
DRAWING NO. 6 OF 7

JAYKANT D. PAREKH #19148

PROPERTY OF DONALD FRANCIS & WIFE
L. 742, F. 137

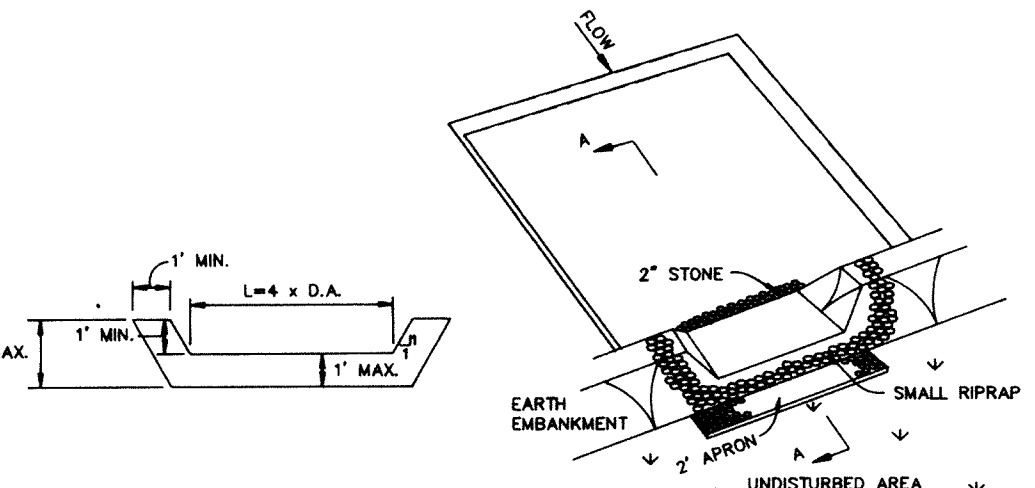
SEQUENCE OF CONSTRUCTION

- OBTAIN A GRADING PERMIT AND LETTER OF PERMISSION TO GRADE ONTO SECTION ONE (1 DAY)
- INSTALL STABILIZED CONSTRUCTION ENTRANCES, SILT FENCE, EARTH DIKE AND STONE OUTLET SEDIMENT TRAP (1, 2, AND 3) (10 DAYS)
- PERFORM ROUGH GRADING AND THEN STABILIZE DISTURBED AREAS IN ACCORDANCE WITH THE TEMPORARY SEEDING NOTES (4 WEEKS)
- BEGIN HOUSE CONSTRUCTION AND FINE GRADING. LOTS 26 TO 67 TO BE COMPLETED UNTIL DRAINAGE AREAS TO TRAP #1 EX. TRAP #1 HAS BEEN COMPLETELY GRADED
- COMPLETE HOUSE CONSTRUCTION INCLUDING UTILITY INSTALLATION
- FINISH FINE GRADING AND STABILIZE DISTURBED AREAS IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES (30 DAYS)
- UPON APPROVAL OF THE HOWARD COUNTY DEPARTMENT OF LICENSES AND PERMITS SEDIMENT CONTROL INSPECTOR REMOVE ALL SEDIMENT CONTROL DEVICES AND STABILIZE IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES (2 DAYS)
- UPON COMPLETION OF ALL HOUSE CONSTRUCTION THAT DRAINS TO DRAIN #1 (F-80 220), CONTRACTOR TO CONVERT DRAINAGE BASIN TO DRAIN #1 AS PER THE FOLLOWING:
 - PUMP OUT ANY STANDING WATER (1/2 DAY)
 - REMOVE EXCESS SEDIMENT AND GRADE TO FINAL GRADES AS SHOWN ON F-80 220
 - MODIFY CONTROL STRUCTURE AS NECESSARY PER F-80 220
 - STABILIZE DISTURBED AREA IN ACCORDANCE W/ PERMANENT SEEDING NOTES

SEDIMENT CONTROL NOTES

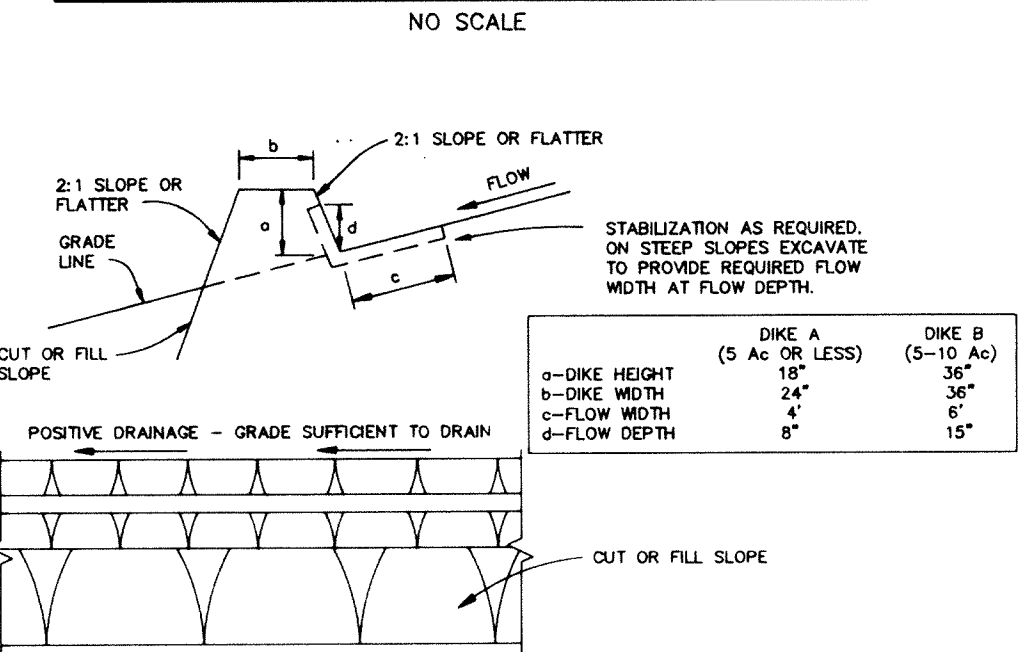
- A minimum of 24 hours notice must be given to the Howard County Office of Inspections and Permits prior to the start of any construction (F-80-2437)
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL AND EROSION CONTROL
- Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: (a) 7 calendar days for all permanent sediment control structures, dikes, perimeter slopes and all areas 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), and (Sec. 54), temporary seedings (Sec. 50) and mulching (Sec. 52). Temporary stabilization with mulch alone can only be done when recommended seeding rates 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	12.10 acres
Area Disturbed	2.30 acres
Area to be seeded or paved	2.30 acres
Area to be vegetatively stabilized	0.00 acres
Total Cut	2200 cu. yds.
Total Fill	0.00 cu. yds.
- Any sediment control practice which is disturbed by grading activity for placement of material 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 unstable material. The contractor shall familiarize himself with site conditions which may affect the work.



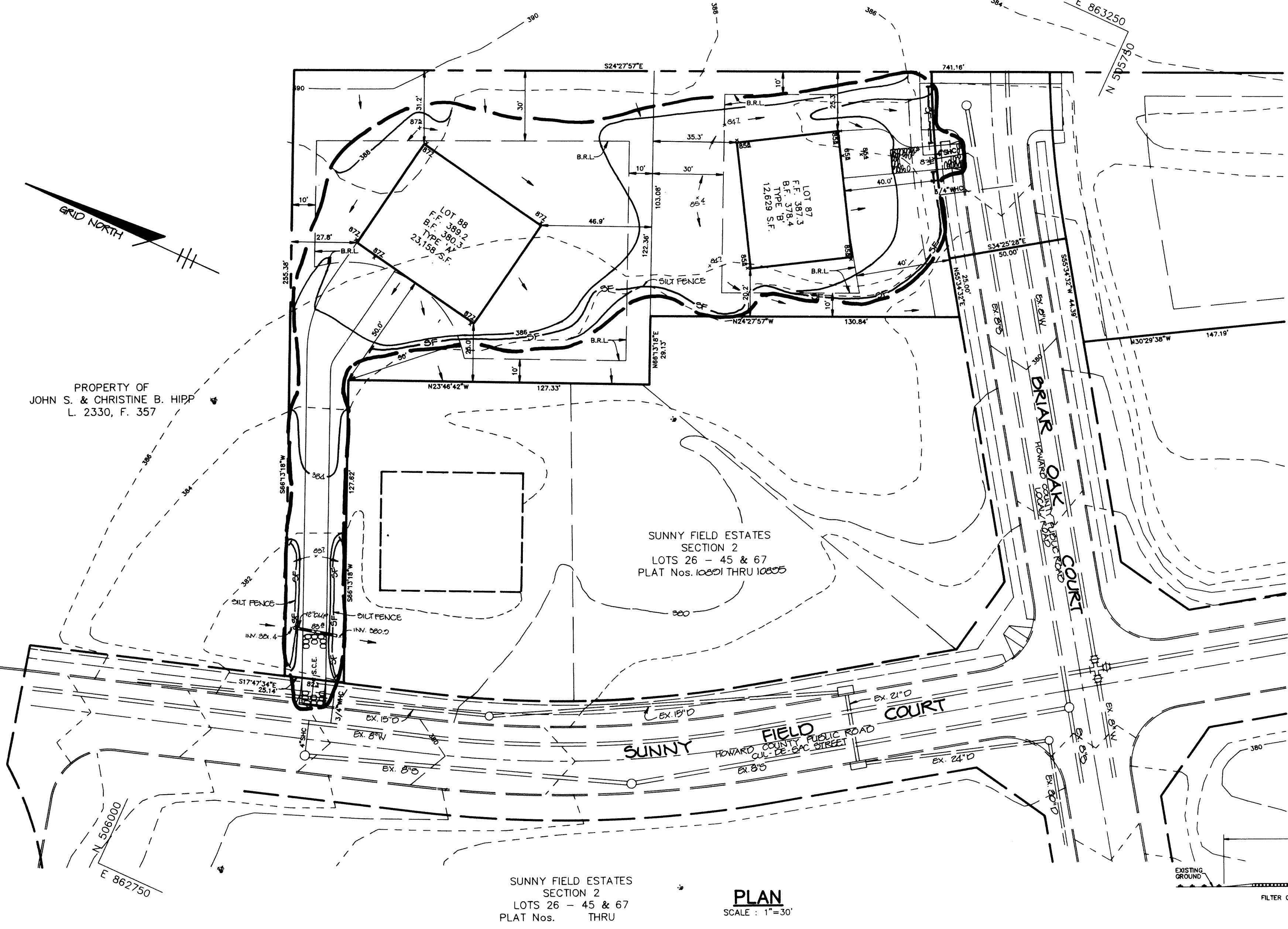
- OPTION: A ONE FOOT LAYER OF 2" STONE MAY BE PLACED ON THE UPSTREAM SIDE OF THE RIPRAP IN PLACE OF THE EMBEDDED FILTER CLOTH.
- AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED.
 - THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS AND OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL OR OBJECTABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
 - ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER.
 - THE STONE USED IN THE OUTLET SHALL BE SMALL RIPRAP 4"-6" ALONG WITH A 1" THICKNESS OF 2" AGGREGATE PLACED ON THE UP-GRADE SIDE ON THE SMALL RIPRAP OR EMBEDDED FILTER CLOTH IN THE RIPRAP.
 - SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP.
 - THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
 - CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION IS MINIMIZED.
 - THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

STONE OUTLET SEDIMENT TRAP



- ALL DIKES SHALL BE COMPACTED BY EARTH-MOVING EQUIPMENT.
- ALL DIKES SHALL HAVE POSITIVE DRAINAGE TO AN OUTLET.
- TOP WIDTH MAY BE WIDER AND SLOPE SIZES MAY BE FLATTER IF DESIRED TO FACILITATE CROSSING BY CONSTRUCTION TRUCKS.
- FIELD LOCATION SHOULD BE ADJUSTED AS NEEDED TO UTILIZE A STABILIZED SAFE OUTLET.
- EARTH DIKES SHALL HAVE AN OUTLET THAT FUNCTIONS WITH A MINIMUM OF EROSION. RUNOFF SHALL BE CONVERTED TO A SEDIMENT TRAPPING DEVICE SUCH AS A SEDIMENT TRAP OR SEDIMENT BASIN WHETHER THE DIKE CHANNEL OR THE DRAINAGE AREA ABOVE THE DIKE ARE NOT ADEQUATELY STABILIZED.
- 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:

TYPE OF TREATMENT	CHANNEL GRADE	DIKE A	DIKE B
1	0.5-3.0%	SEED & STRAW MULCH	SEED & STRAW MULCH
2	3.1-5.0%	SEED & STRAW MULCH	SEED USING JUTE, OR EXCESS 200# 2" STONE
3	5.1-8.0%	SEED WITH JUTE, OR SOOT, 2" STONE	LINED RIPRAP 4"-6"
4	8.1-20%	LINED RIPRAP 4"-6"	ENGINEERED DESIGN



SUNNY FIELD ESTATES SECTION 2 LOTS 26 - 45 & 67 PLAT Nos. 10091 THRU 10095
PLAN
SCALE: 1"=30'

PERMANENT SEEDING NOTES

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

Seeding Preparation: Loosen upper three inches of soil by rolling, 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:

- Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs. per 1000 sq.ft.) and 800 lbs. per acre 10-10-10 fertilizer (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 30-0-0 urea-form fertilizer (8 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 (1.4 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 seeping legume. During the period October 16 thru February 28, protect site by one of the following options:

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

Mulches: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs. per 1000 sq.ft.) of untreated 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 seedings.

TEMPORARY SEEDING NOTES

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

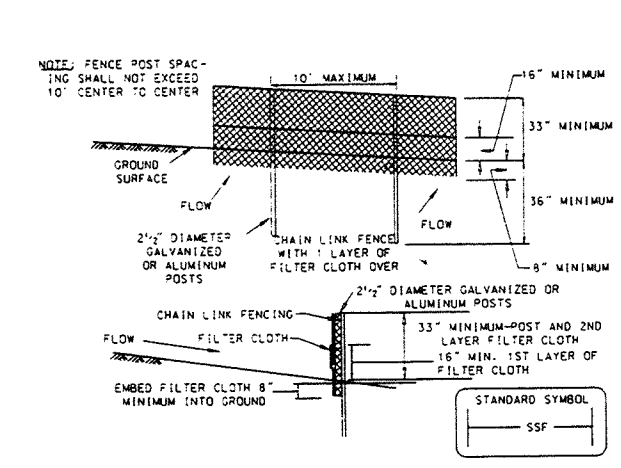
Seeding Preparation: Loosen upper three inches of soil by rolling, discing or other acceptable means before seeding, if not previously loosened.

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

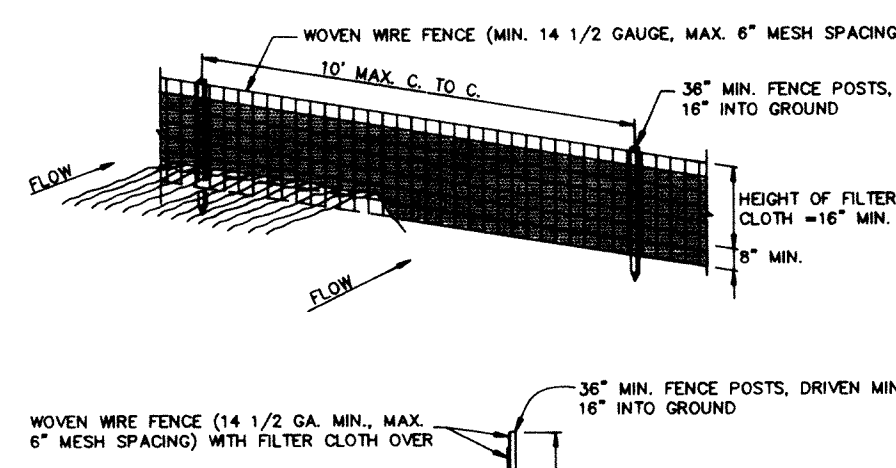
Seeding: For periods March 1 thru April 30 and from August 1 thru November 15, seed with 2-1/2 bushels per acre of annual ryegrass (3.2 lbs. per 1000 sq.ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of seeping legume (0.07 lbs. per 1000 sq.ft.). For the period November 16 thru 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 straw.

Mulches: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs. per 1000 sq.ft.) of untreated 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.

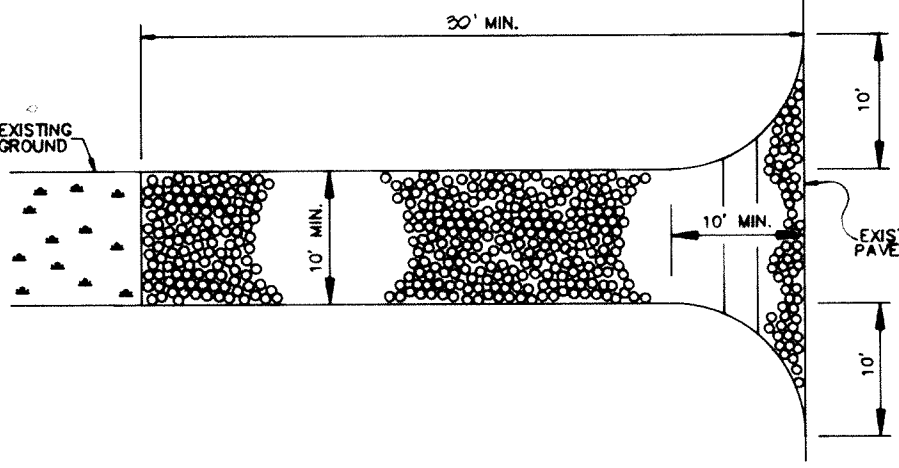
Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, for rates and methods not covered.



SUPER SILT FENCE
NO SCALE



STABILIZED CONSTRUCTION ENTRANCE
NO SCALE



SILT FENCE DETAIL
NO SCALE

EARTH DIKE

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 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. Wayne Caples 10/21/94
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. Parekh 10-29-94
ENGINEER DATE

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

Patricia Englekas 10/27/94
U.S. SOIL CONSERVATION SERVICE DATE

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

John V. Kelly 10/27/94
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

James S. Smith 11/10/94
DIRECTOR DATE

Gina Strainmanje 11/10/94
CHIEF, DIVISION OF LAND DEVELOPMENT T.C. DATE

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

James P. Shaw 11/7/94
DIRECTOR DATE

Paul D. Lapan 11/4/94
CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO.	REVISION
	B	DIKE HEIGHT (5 AC OR LESS)
	C	DIKE WIDTH
	D	DRAINAGE
	E	FLOW DEPTH

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

PROJECT
SUNNY FIELD ESTATES
SECTION 3, LOTS 68 - 99

AREA
SECTION 3 ZONED R-20
TAX MAP NO. 31 PARCELS 57 & 757
1st ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE GRADING, SEDIMENT CONTROL & DETAIL SHEET

RIEMER MUEGGE & ASSOCIATES, INC.
Planners • Engineers • Surveyors
8818 Centre Park Drive • Suite 200 • Columbia, Md 21045
410-997-8900 FAX: 410-997-9282

DATE 10-29-94

DESIGNED BY: W.C.W.
DRAWN BY: W.C.W.
PROJECT NO: 79710
DATE: OCTOBER 24, 1994
SCALE: AS SHOWN
DRAWING NO. 7 OF 7

