

SITE DEVELOPMENT PLAN

RETTGER PROPERTY

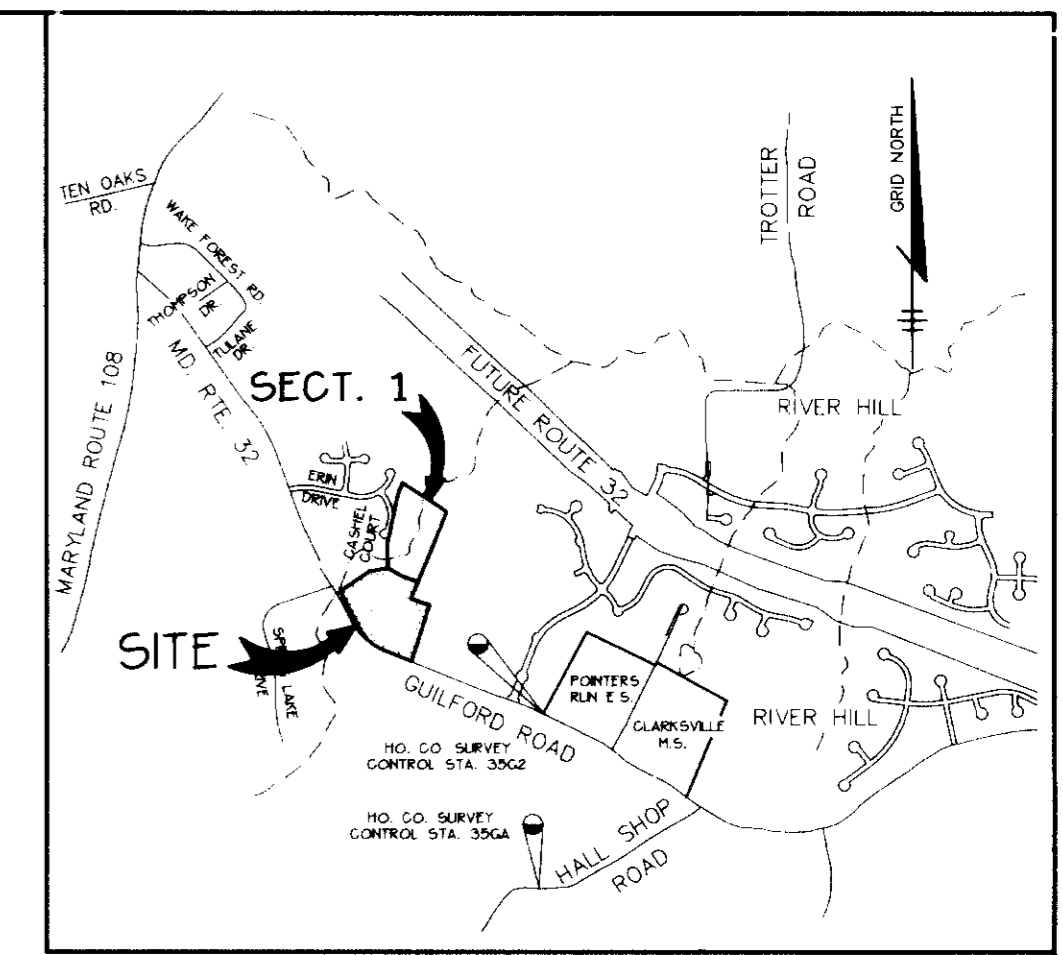
SECTION 2

LOTS 1-19, 26

5th ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

SHEET INDEX	
NO	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	SITE DEVELOPMENT PLAN
4	SEDIMENT CONTROL PLAN
5	SEDIMENT CONTROL PLAN
6	DETAIL SHEET
7	LANDSCAPE PLAN



VICINITY MAP
SCALE: 1" = 2000'

BENCHMARKS
 BM#1 HOWARD COUNTY SURVEY CONTROL STA.: 350A
 ELEV. 376.04
 STAMPED CONCRETE MONUMENT
 BM#2 HOWARD COUNTY SURVEY CONTROL STA.: 350Z
 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) 313-1800 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, MARKINGS, 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 1994 AND FROM FINAL ROAD CONSTRUCTION PLANS (P-95-60).
- 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. 3528 AND 3522 WERE USED FOR THIS PROJECT.
- WATER IS PUBLIC. CONTRACT NO. 34-3475-0.
- SEWER IS PUBLIC SEWER DRAINAGE AREA: PATUXENT CONTRACT NO. 34-3475-0.
- STORMWATER MANAGEMENT FOR THIS SITE IS BEING PROVIDED UNDER F-96-11 CLARKS CREEK 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 (5/29/95), AND WAS APPROVED ON (8/29/95).
- THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY RIEMER MUEGGE AND ASSOC. DATED (3/4/94) 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 10-18-93 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 NOS. S-94-16, W-94-31, P-95-27, F-96-60, SDP-96-123.
- 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, 14., 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 BEST TISS.
- FOR DRIVEWAY APRON DETAIL, SEE HOWARD COUNTY STANDARD DETAIL R-601, R-605 & R-606.

POINT	NORTH	EAST
122	555702.183	1331136.228
123	555932.083	1330880.613
130	555950.891	1330870.491
133	556437.945	1331489.549
200	556567.284	1331178.501
201	556535.492	1330985.279
202	556322.782	1330676.553
204	556487.391	1331532.376
208	556441.502	1331426.541
3026	556245.364	1331410.982
3027	556181.073	1331604.724
3193	555958.105	1331420.191

N 557500
E 1330000



PLAN
SCALE: 1"=200'

SITE TABULATION SINGLE FAMILY DETACHED	
ITEMS	TOTALS
1. GROSS AREA	13,014 AC. = 566,892 SQ. FT.
2. STEEP SLOPES	0.000 AC.
3. FLOODPLAIN	0.000 AC.
4. ZONING	R-12
5. TOTAL UNITS PROPOSED	19
6. DENSITY PROPOSED	1.57 D.U. / NET AC.
7. OPEN SPACE REQ. (10% X GROSS AREA)	1,301 AC.
8. OPEN SPACE PROVIDED	3,235 AC. (25% OF GROSS AREA)
9. REC. AREA REQ. (200 S.F. PER D.U.)	3,800 S.F.
10. REC. AREA PROVIDED	4,800 S.F.
11. BUILDING COVERAGE OF SITE	1.31 AC. (10% OF GROSS AREA)

* RECREATION AREA FOR SECTION 1 AND 2

MINIMUM LOT SIZE TABULATION *						
LOT NO.	GROSS AREA	LESS PIPESTEM	REMAINING AREA	LESS FLOODPLAIN	LESS STEEP SLOPES	MIN. LOT AREA
10	51,025	1,850	49,175	0	6,115	43,060
11	19,464	1,075	18,389	0	0	18,389
13	20,010	745	19,265	0	2,284	17,102
16	17,715	866	16,849	0	0	17,440

NOTE: LOT 10 MINIMUM AREA: 20,000 SQFT - 0.184 ACFT.
 (FOREST CONSERVATION EASEMENT) - 20,700 SQ. FT.
 * ALL AREAS ARE IN SQUARE FEET

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
LOT 1	6604 WELCOME NIGHT PATH
LOT 2	6606 WELCOME NIGHT PATH
LOT 3	6612 WELCOME NIGHT PATH
LOT 4	6909 BURGUNDY LANE
LOT 5	6909 BURGUNDY LANE
LOT 6	6901 BURGUNDY LANE
LOT 7	6900 BURGUNDY LANE
LOT 8	6904 BURGUNDY LANE
LOT 9	6920 BURGUNDY LANE (W/3021 GUILFORD RD.)
LOT 10	6924 BURGUNDY LANE
LOT 11	6928 BURGUNDY LANE
LOT 12	6932 BURGUNDY LANE
LOT 13	6936 BURGUNDY LANE
LOT 14	6940 BURGUNDY LANE
LOT 15	6939 BURGUNDY LANE
LOT 16	6939 BURGUNDY LANE
LOT 17	6931 BURGUNDY LANE
LOT 18	6927 BURGUNDY LANE
LOT 19	6609 WELCOME NIGHT PATH

S.H.C. CHART				
LOT NO.	M.C.E.	B.E.	INV.	PL
LOT 1	416.0	416.0	-411.9	
LOT 2	414.0	414.0	-409.9	
LOT 3	405.9	410.4	-402.4	
LOT 4	392.4	393.3	-389.0	
LOT 5	380.0	385.0	-377.0	
LOT 6	380.6	383.5	-377.6	
LOT 7	382.6	383.5	-379.4	
LOT 8	380.5	382.5	-377.1	
LOT 9	397.8	EXISTING	-392.0	
LOT 10	402.3	402.3	-398.6	
LOT 11	407.7	408.3	-403.0	
LOT 12	410.4	413.2	-407.1	
LOT 13	409.1	411.0	-405.0	
LOT 14	410.5	413.0	-407.0	
LOT 15	413.5	414.0	-409.8	
LOT 16	414.5	415.0	-410.0	
LOT 17	414.7	415.0	-411.3	
LOT 18	413.5	413.5	-410.0	
LOT 19	416.7	411.3	-412.3	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Mark V. Taylor 2/2/97 DATE
 DIRECTOR (C-1)
John Rettger 1/10/97 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
Richard Blood 2/2/97 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT

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 2
 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

12-20-96
DATE
 S-95-09 P-95-27 F-96-60
 DESIGNED BY: JTD
 DRAWN BY: BLW
 PROJECT NO: HOCO\X80509 SDP1A.DWG
 DATE: DECEMBER 20, 1996
 SCALE: AS SHOWN
 DRAWING NO. 1 OF 7
 JAYKANT D. PAREKH #19148

SUBDIVISION NAME: RETTGER PROPERTY	SECT./AREA: SECTION 2	PARCEL: 189
PLAT #: 12591-12594	BLOCK #: 10	ZONE: R-12
TAX MAP NO.: 35	ELECT. DIST.: 5TH	CENSUS TRACT: 6055
WATER CODE: 1.11	SEWER CODE: 6650000	



LOT #	AREA (SQ. FT.)
10	31,825
11	13,464
12	13,332
13	20,010
14	14,444
15	13,240
16	17,715
17	11,939
18	14,572
19	12,822

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

David J. ... 2/7/97
DIRECTOR DATE

... 1/10/97
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Richard Blood 2/7/97
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

11/19/97 Δ REVISD H'SE TYPE LOT 12

9/9/97 Δ REVISD LOTS 16, 17 & 18

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 2
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**

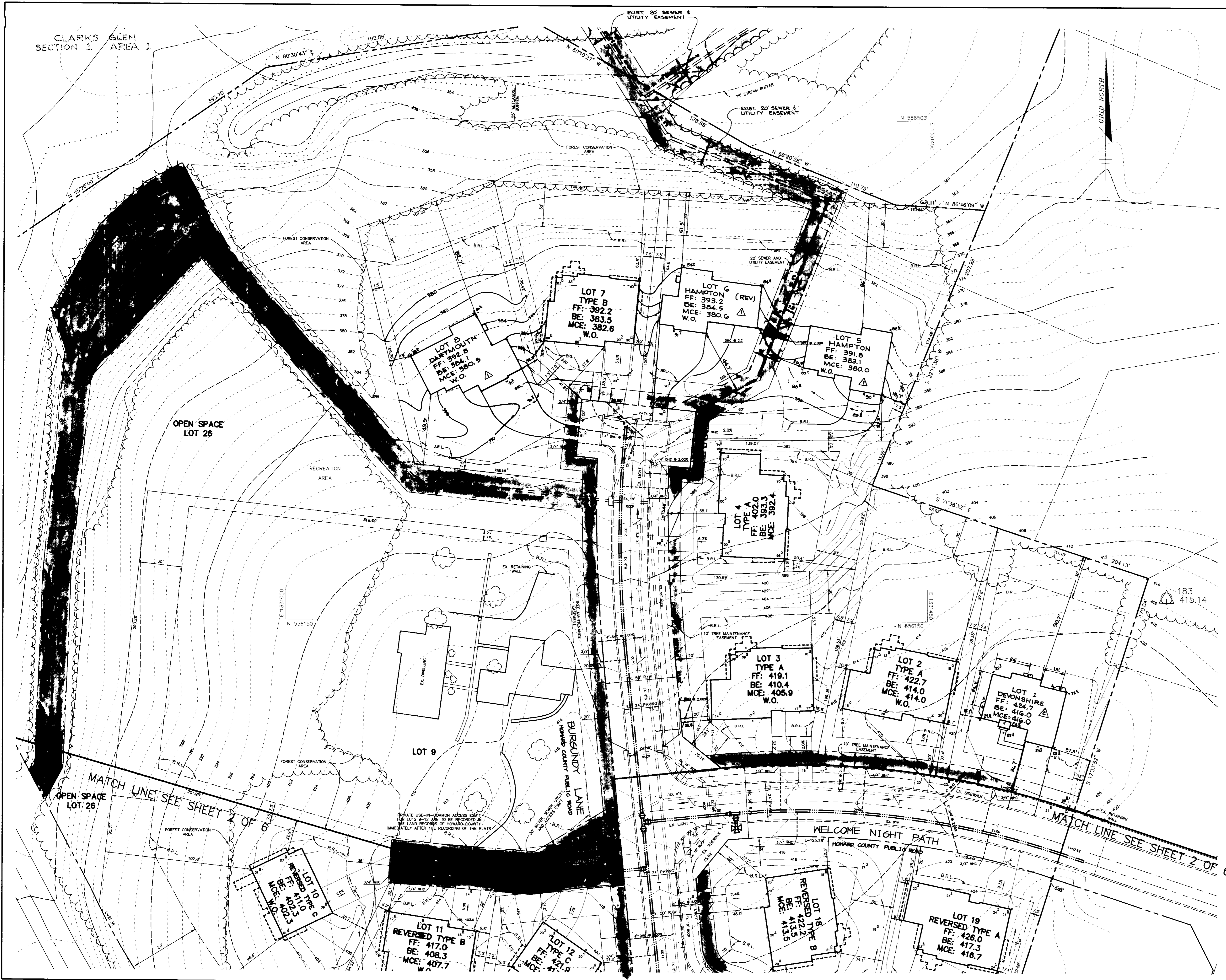
RIEMER MUEGGE & ASSOCIATES, INC.
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8818 Centre Park Drive • Suite 200 • Columbia, MD 21045
410-997-8900 FAX : 410-997-9282

12.20.96
DATE

DESIGNED BY : JTD
DRAWN BY : BLW
PROJECT NO : HOCO\X80509
SDP2.DWG
DATE : DECEMBER 20, 1996
SCALE : 1" = 30'
DRAWING NO. 2 OF 7

J. Furek
JAYKANT D. PAREKH #19148

CLARKS GLEN SECTION 1 AREA 1



NOTE:
LOT 5 CANNOT ACCOMMODATE THE 3' EXTENSION ON THE DARTMOUTH MODEL

LOT #	AREA (SQ. FT.)
1	17,529
2	17,329
3	14,821
4	12,761
5	19,437
6	14,130
7	13,188
8	20,847
9	73,181

LEGEND

- EXISTING TREELINE
- FOREST CONSERVATION AREA
- STREET LIGHT

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Mark A. ... 4/1/97
DIRECTOR DATE

Richard ... 1/10/97
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Richard ... 2/7/97
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

11/19/97 REV. HSE TYPE, LOT 1.
9/10/97 REVISED LOTS 5, 6 & 8.

DATE NO.	REVISION

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

PROJECT **RETTGER PROPERTY**
SECTION 2
A SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION

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

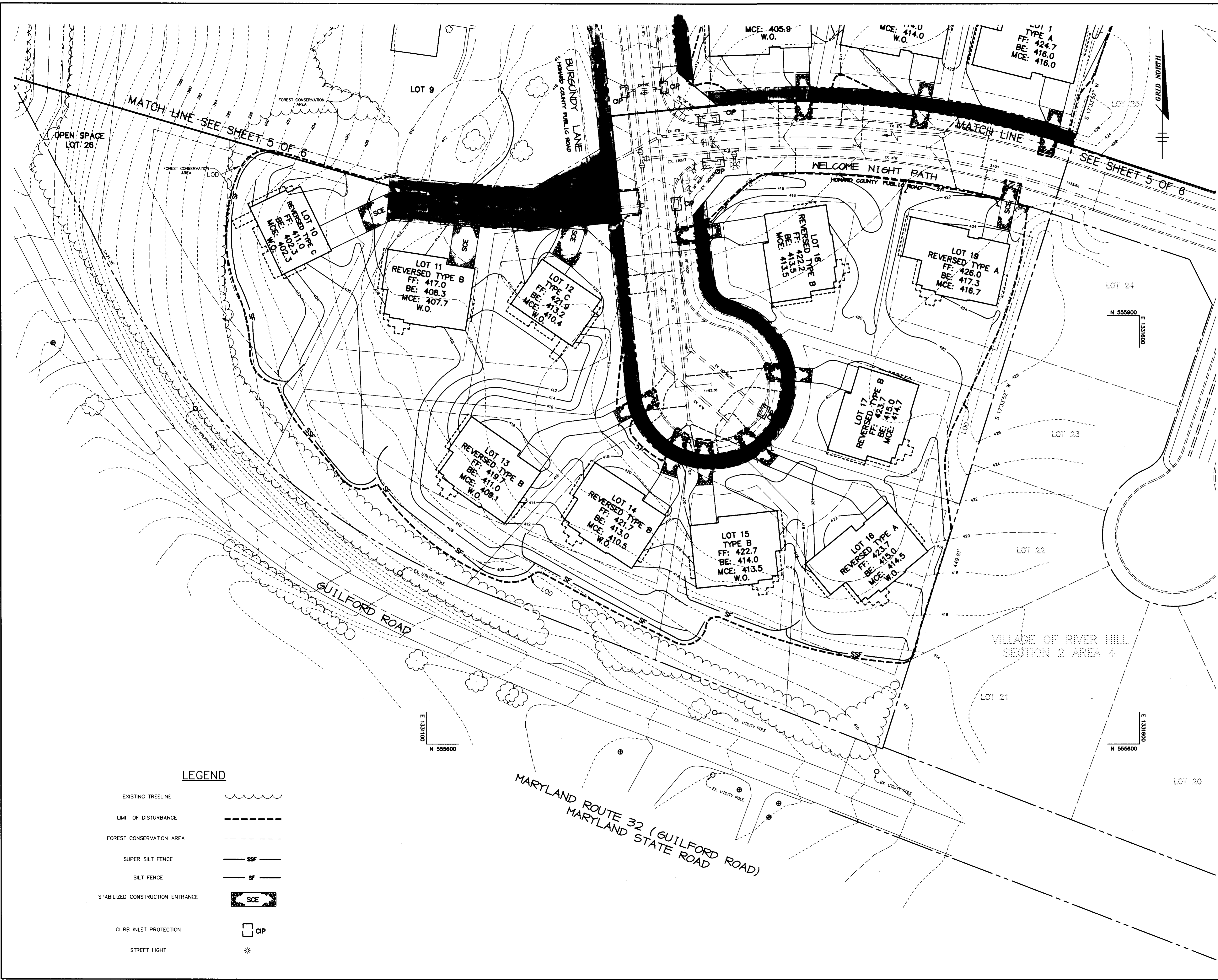
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ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING
8818 Centre Park Drive • Suite 200 • Columbia, MD 21045
410-997-8900 FAX : 410-997-9282

12.20.96
DATE

DESIGNED BY : JTD
DRAWN BY: BLW
PROJECT NO : HOCO\X80509
SDP3.DWG
DATE : DECEMBER 20, 1996
SCALE : 1" = 30'
DRAWING NO. 3 OF 7

J. Parekh
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.

R. D. By 12/19/96
 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. Larekh 12/20/96
 ENGINEER DATE

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

Charles F. Jennings 01-07-97
 NATURAL RESOURCES CONSERVATION SERVICE DATE

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

Jim R. Robertson 1/7/97
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Mark C. DeLugger 2/3/97
 DIRECTOR DATE

William J. ... 1/10/97
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Richard Blood 2/7/97
 CHIEF, DIVISION OF LAND DEVELOPMENT 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 2
A SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION

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

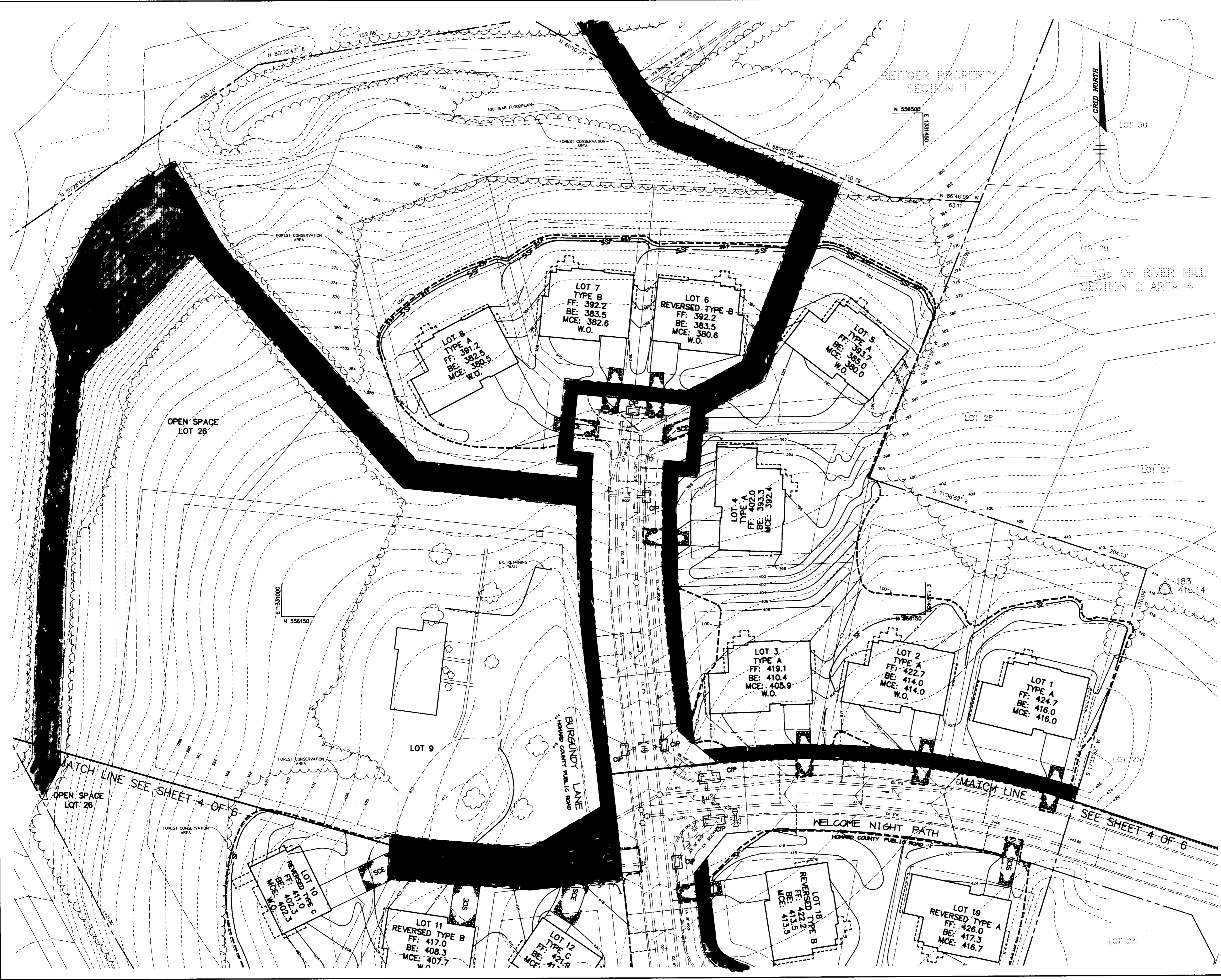
TITLE **SEDIMENT CONTROL PLAN**

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

12-20-96
 DATE

DESIGNED BY : JTD
 DRAWN BY : BLW
 PROJECT NO : HOCO\XB0509
 SDP7.DWG
 DATE : DECEMBER 20, 1996
 SCALE : 1" = 30'
 J. Larekh
 JAYKANT D. PAREKH #19148 DRAWING NO. 4 OF 7

- LEGEND**
- EXISTING TREELINE
 - LIMIT OF DISTURBANCE
 - FOREST CONSERVATION AREA
 - SUPER SILT FENCE
 - SILT FENCE
 - STABILIZED CONSTRUCTION ENTRANCE
 - CURB INLET PROTECTION
 - STREET LIGHT



LEGEND

- EXISTING TREELINE
- LIMIT OF DISTURBANCE
- FOREST CONSERVATION AREA
- SUPER SILT FENCE
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- CURB INLET PROTECTION
- STREET LIGHT

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 12/19/96
 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 12/20/96
 ENGINEER DATE

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

Cheryl L. Simmons 01-07-97
 NATURAL RESOURCES CONSERVATION SERVICE DATE

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

John P. Roberts 1/7/97
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Mark S. Hagen 2/7/97
 DIRECTOR DATE

W. DeMunn 1/6/97
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Richard Blood 2/7/97
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION

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

PROJECT **RETTGER PROPERTY SECTION 2**
 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**

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

12.20.96
 DATE

DESIGNED BY : JTD

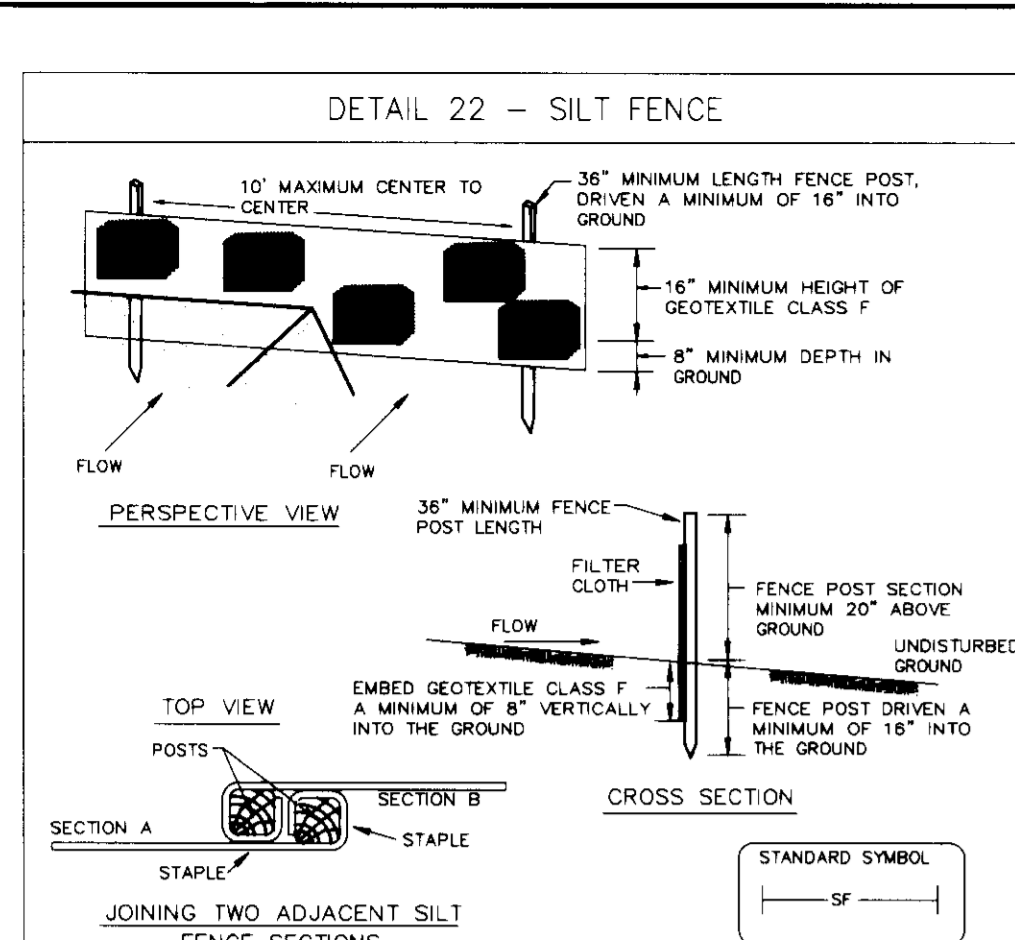
DRAWN BY: BLW

PROJECT NO. HOCO\X80509
 SDPB.DWG

DATE : DECEMBER 20, 1996

SCALE : 1" = 30'

J. Farrell
 JAYKANT D. PAREKH #19148
 DRAWING NO. 5 OF 7



Construction Specifications

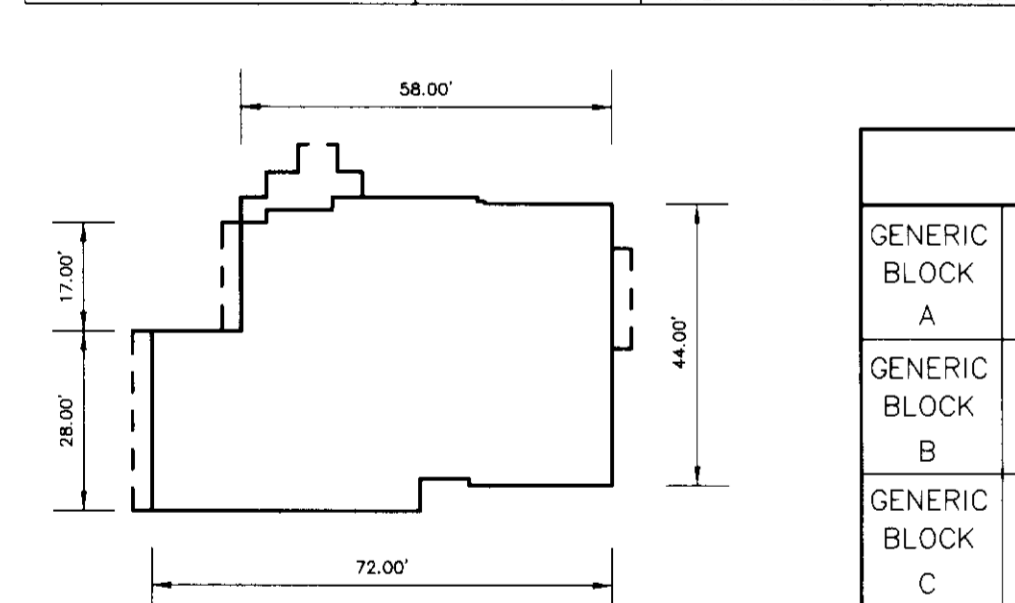
- Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum) cut or 1 3/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 1.00 pound per linear foot.
- Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:
 - Tensile Strength 50 lbs/in (min.) Test: MSMT 509
 - Tensile Modulus 20 lbs/in (min.) Test: MSMT 509
 - Flow Rate 0.3 gal ft²/minute (max.) Test: MSMT 322
 - Filtering Efficiency 75% (min.) Test: MSMT 322
- Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
- Silt Fence shall be inspected after each rainfall event and maintained when bugs occur or when sediment accumulation reaches 20% of the fabric height.

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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 will be the only perimeter control required.

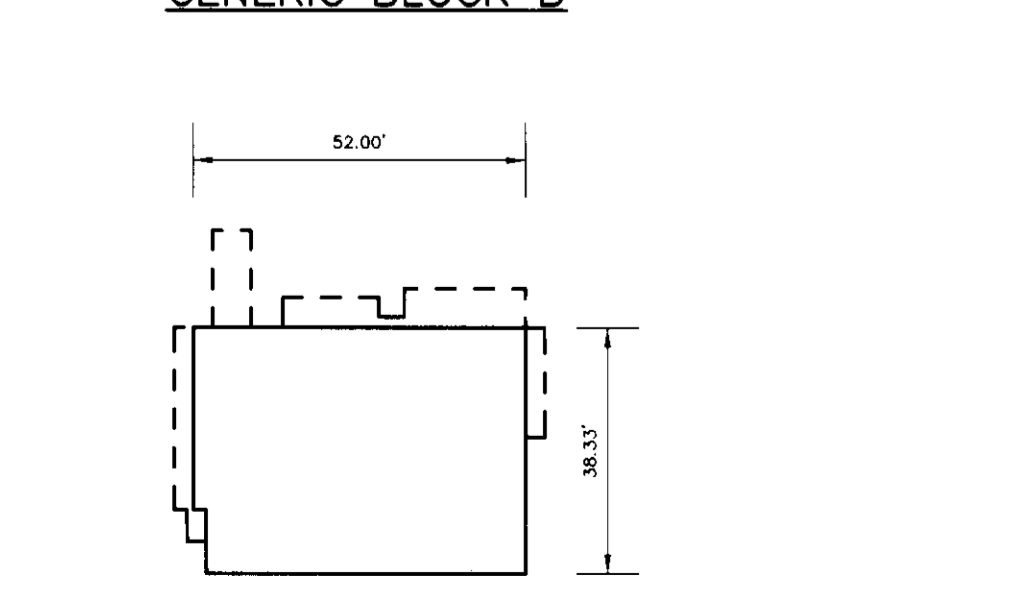
U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 15 - 3A	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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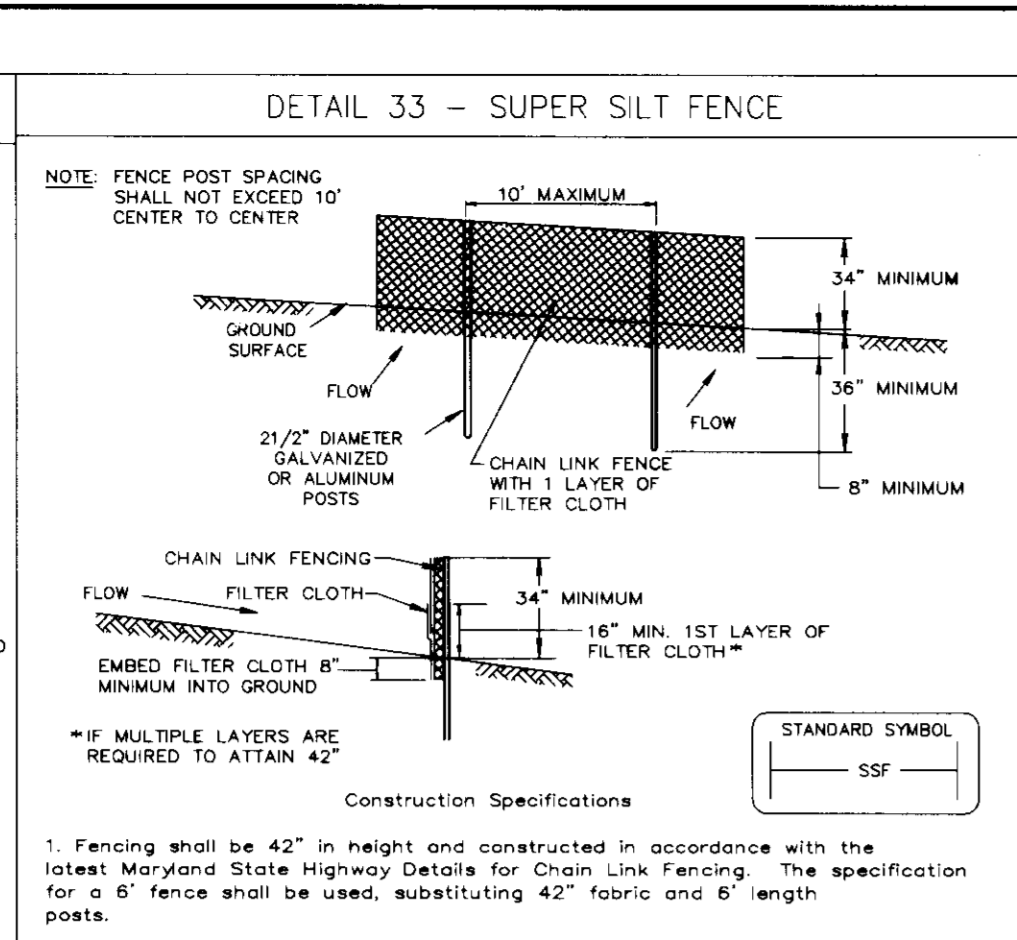
GENERIC BLOCK A



GENERIC BLOCK B



GENERIC BLOCK C



Construction Specifications

- Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6" fence shall be used, substituting 42" fabric and 6" length posts.
- Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.
- Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
- Filter cloth shall be embedded a minimum of 8" into the ground.
- When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
- Maintenance shall be performed as needed and all buildings removed when "bugs" develop in the silt fence, or when silt reaches 50% of fence height.
- Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:
 - Tensile Strength 50 lbs/in (min.) Test: MSMT 509
 - Tensile Modulus 20 lbs/in (min.) Test: MSMT 509
 - Flow Rate 0.3 gal ft²/minute (max.) Test: MSMT 322
 - Filtering Efficiency 75% (min.) Test: MSMT 322

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE H - 26 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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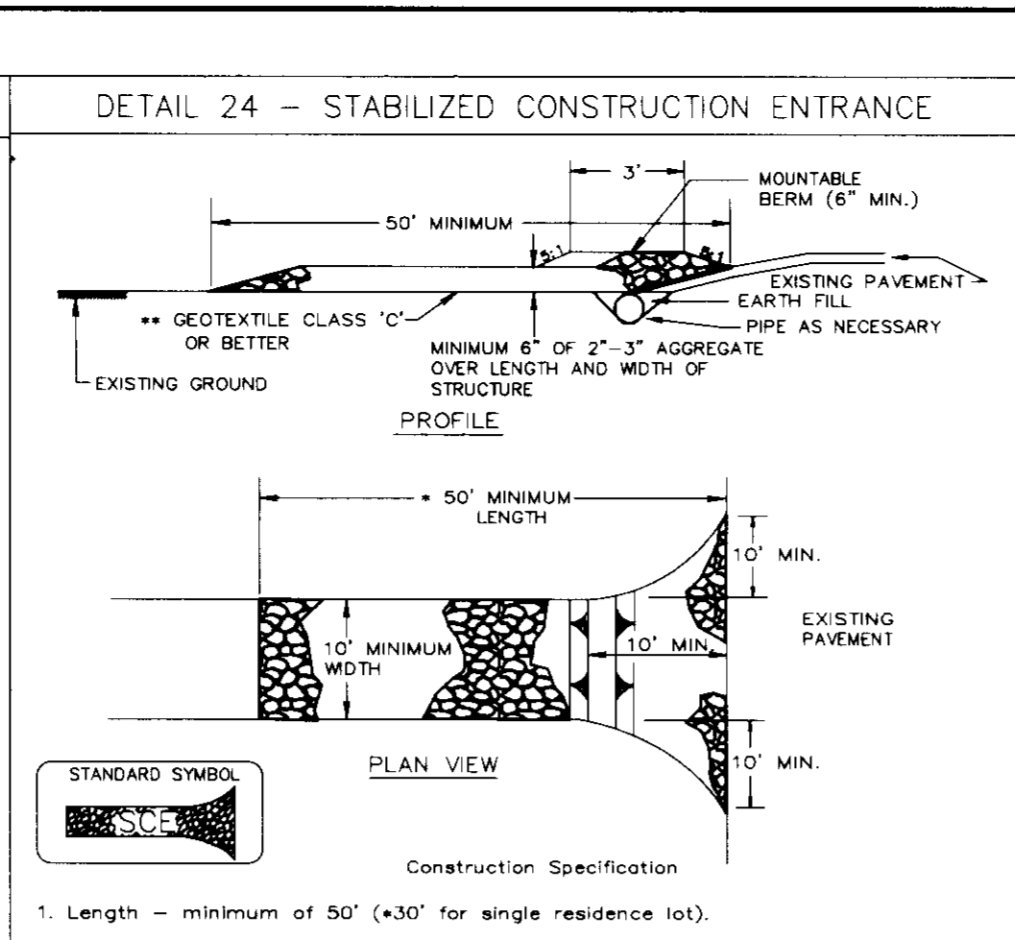
SUPER SILT FENCE			
Design Criteria			
Slope	Slope Steepness	Slope Length (maximum)	Silt Fence Length (maximum)
0 - 10%	0 - 10:1	Unlimited	Unlimited
10 - 20%	10:1 - 5:1	200 feet	1,500 feet
20 - 33%	5:1 - 3:1	100 feet	1,000 feet
33 - 50%	3:1 - 2:1	100 feet	500 feet
50% +	2:1 +	50 feet	250 feet

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HOUSE TYPE SUMMARY CHART	
GENERIC BLOCK A	ALL HOUSE TYPES WITH ANY OPTIONS * LOT 5 CANNOT ACCOMMODATE THE 3' EXTENSION ON THE DARTMOUTH MODEL
GENERIC BLOCK B	ALL HOUSE TYPES WITH ANY OPTIONS EXCEPT THE 10' STUDY/LAUNDRY OPTION ON THE AMBERLY MODEL * LOT 13 CANNOT ACCOMMODATE THE 3' EXTENSION ON THE DARTMOUTH MODEL
GENERIC BLOCK C	HOUSE TYPES: ASHTON, ARLINGTON, WELLINGTON, CHARTLEY

SEDIMENT CONTROL NOTES

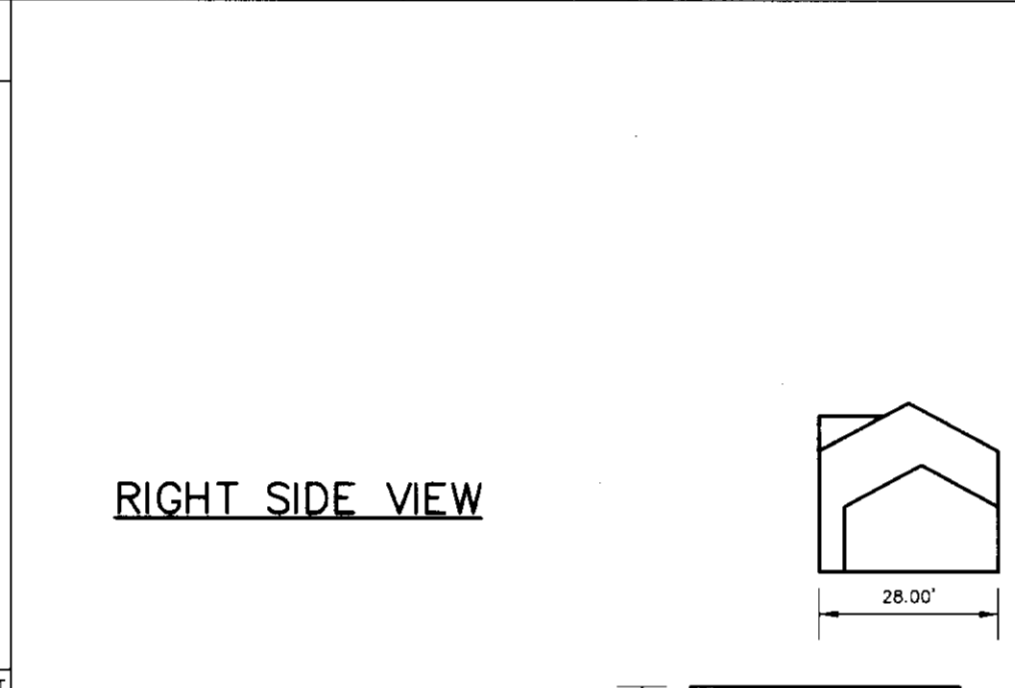
- A minimum of 24 hours notice must be given to the Howard County Office of Inspections and Permits prior to the start of any construction (315-1860).
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in accordance with the 1983 MARYLAND 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 perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1; or
 - b) 14 days for all 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 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 operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- Site Analysis:
 - Total Area of Site: 13.0 acres
 - Area to be graded or paved: 5.0 acres
 - Area to be vegetatively stabilized: 3.3 acres
 - Total Cut: 5,500 cu. yds.
 - Total Fill: 5,500 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 clear 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 undesirable 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.



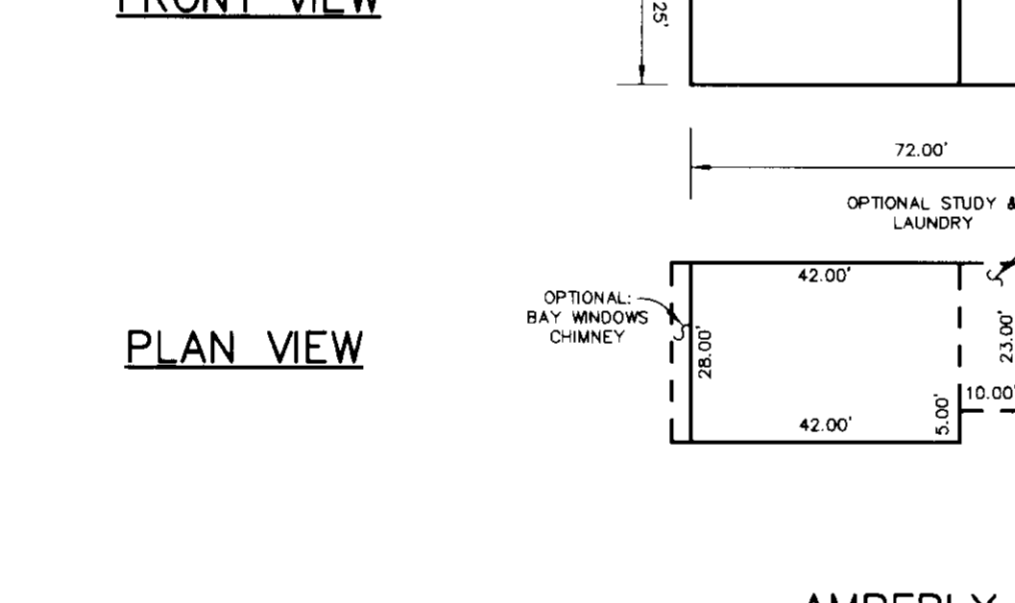
Construction Specifications

- Length - minimum of 50' (+30' for single residence lot).
- Width - 10' minimum, should be flared at the existing road to provide a turning radius.
- Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. The plan approval authority may not require single family residences to use geotextile.
- Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
- Surface Water - all surface water flowing to or diverted toward construction entrances shall be placed through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
- Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site, vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

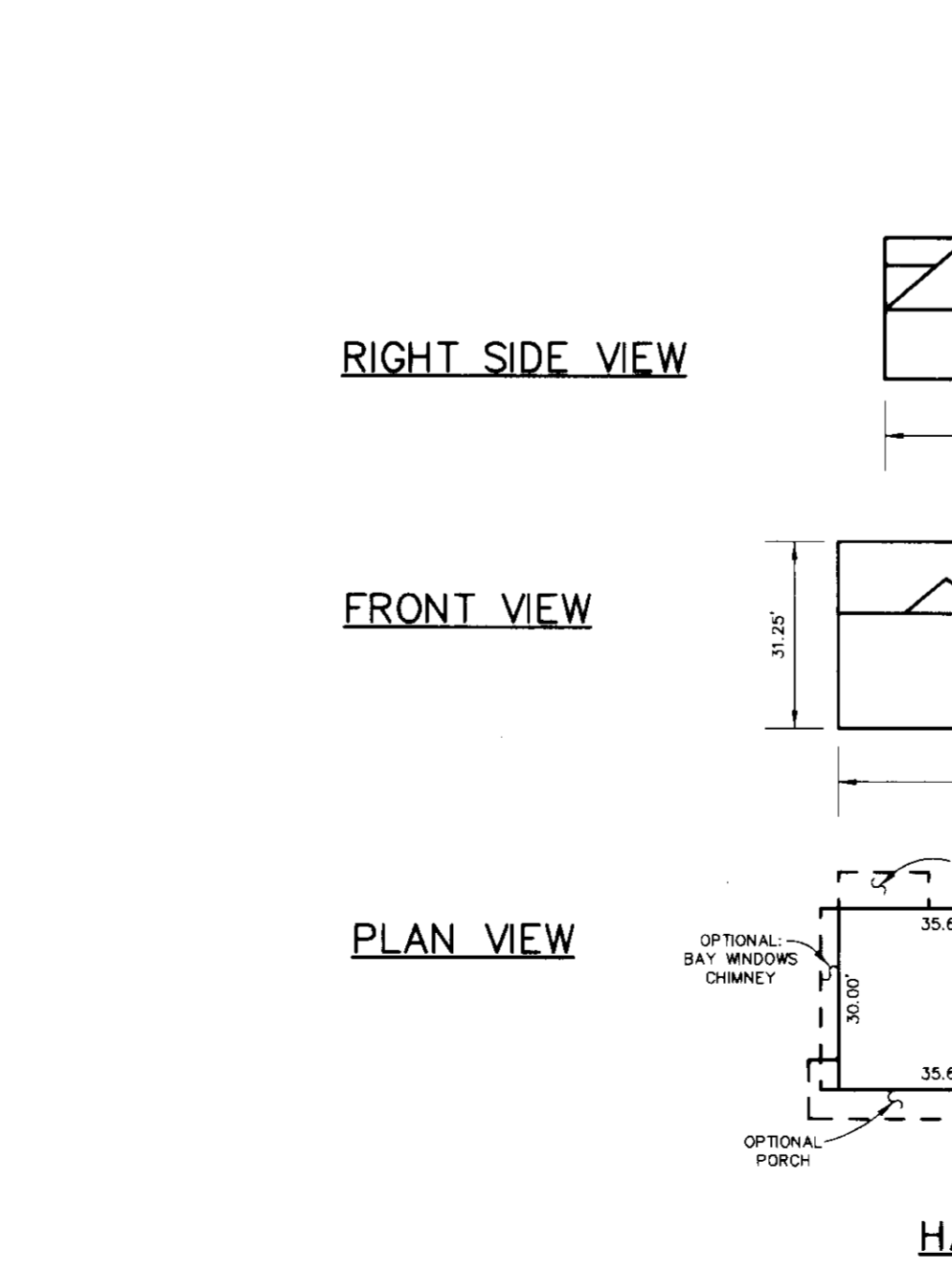
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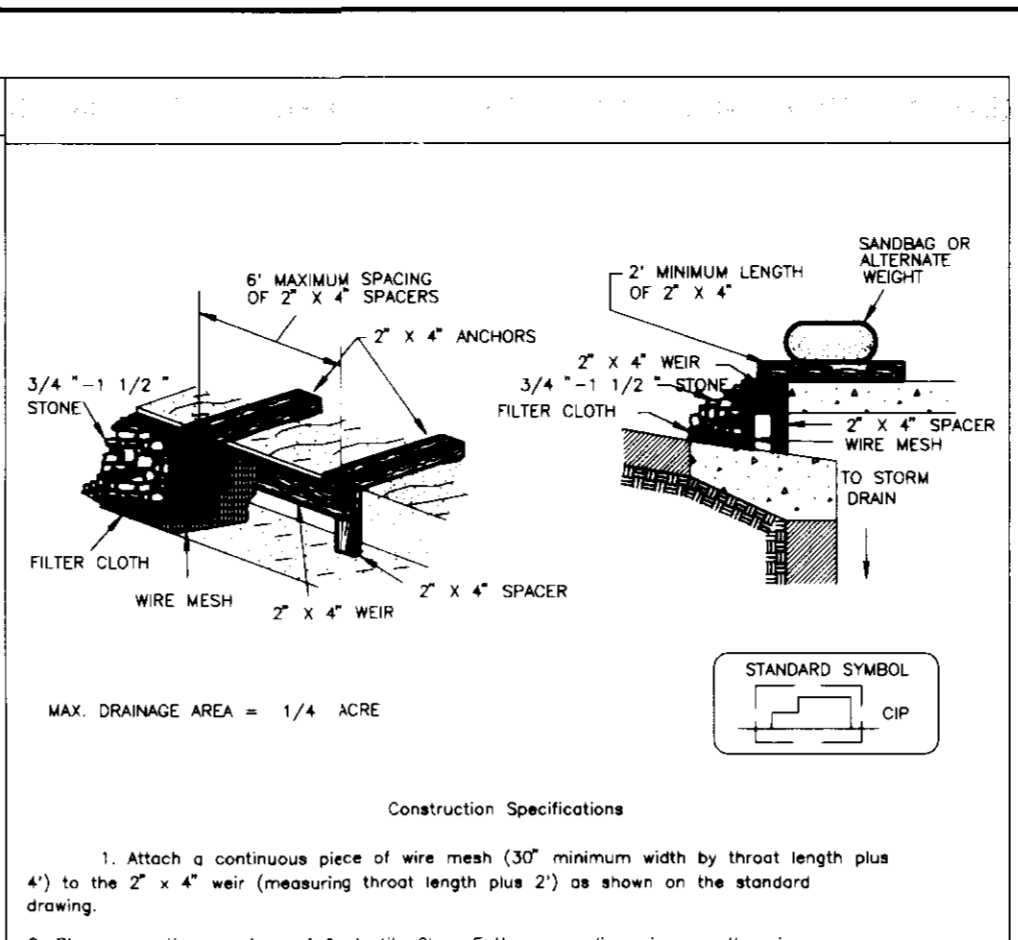
RIGHT SIDE VIEW
FRONT VIEW



PLAN VIEW



AMBERLY
FILMORE
ASHTON
DARTMOUTH
DEVONSHIRE
HAMPTON
CHARTLEY
WELLINGTON
ARLINGTON
MONTICELLO



PERMANENT SEEDING NOTES

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

Seedbed Preparation: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding. If not previously seeded.

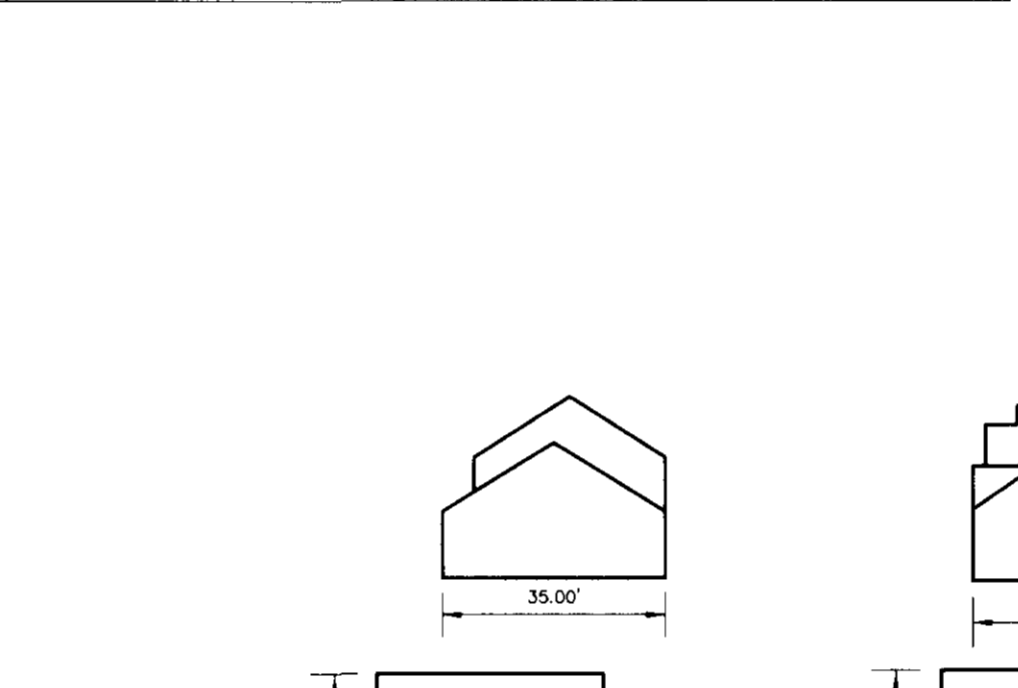
Soil Amendments: Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs. per 1000 sq. ft.).

Seeding: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2-1/2 bushels per acre of annual ryegrass (3.2 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 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.

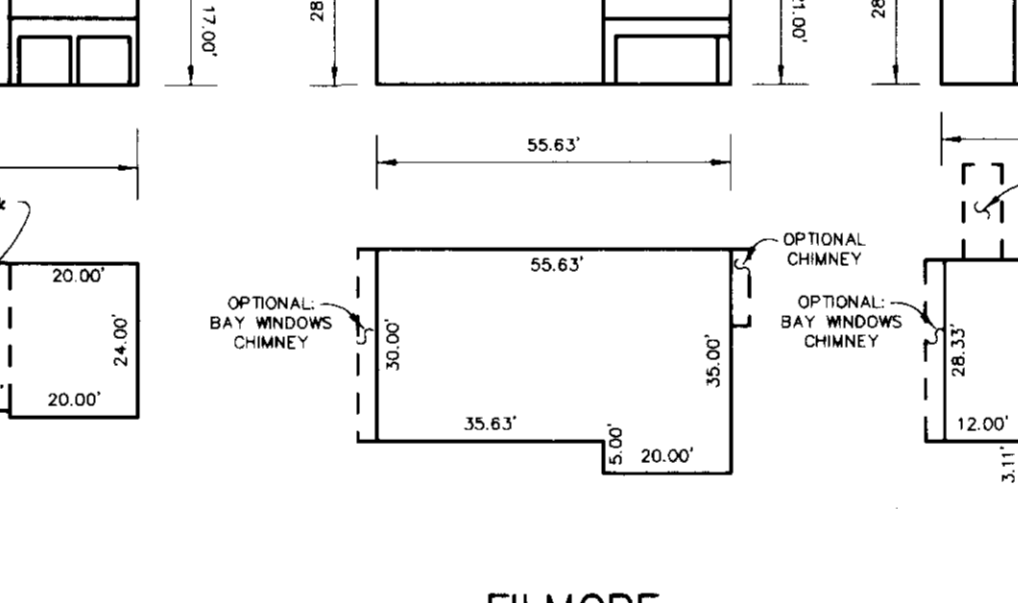
Mulching: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs. per 1000 sq. ft.) of untreated small grain straw immediately after seeding. Anchor much immediately after application using much anchoring tool or 218 gal. per acre (5 gal. per 1000 sq. ft.) of emulsified asphalt on flat areas. On slopes, 8 ft.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

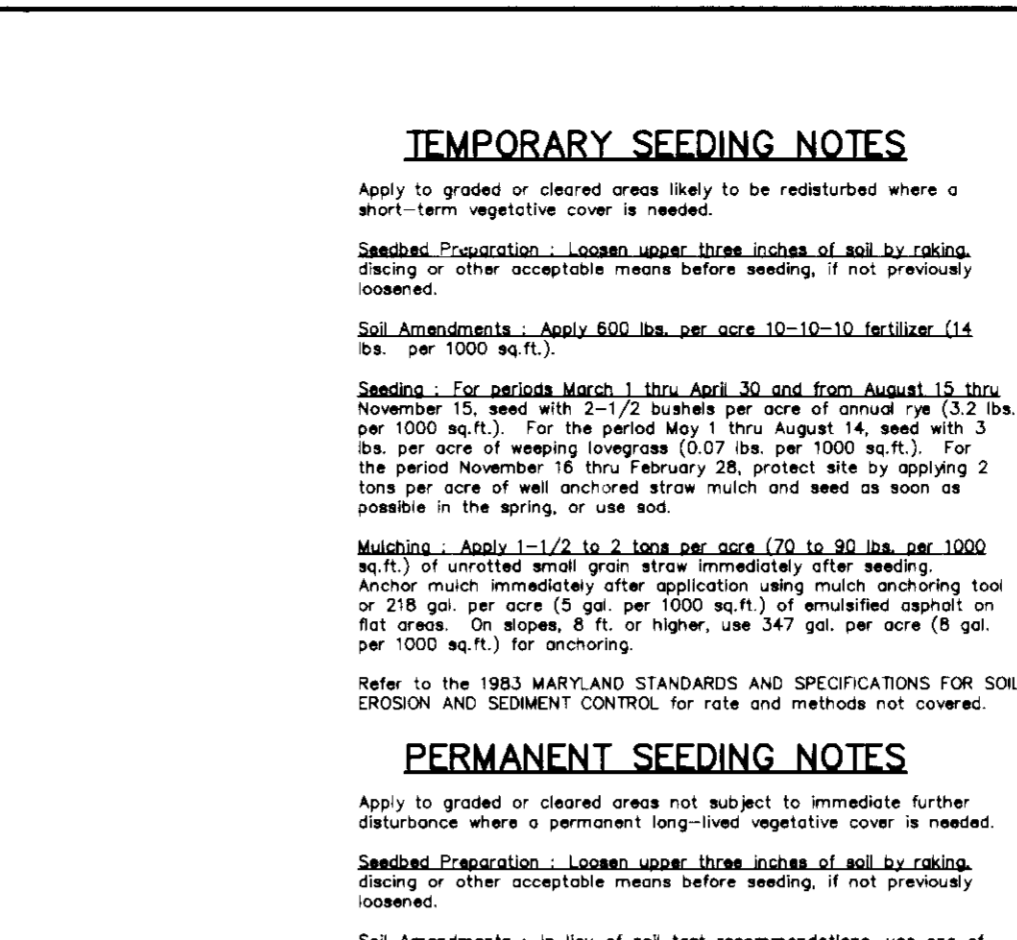
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TEMPORARY SEEDING NOTES



PERMANENT SEEDING NOTES



SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMITS FOR SINGLE FAMILY HOME CONSTRUCTION.
- INSTALL SEDIMENT CONTROL DEVICES AS SHOWN ON THE GRADING AND SEDIMENT CONTROL PLANS. (2 WEEKS)
- ROUGH THE 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 DYSFUNCTIONAL 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.

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APRON DETAIL CHART	
HOWARD COUNTY STANDARD DETAIL	APPLICABLE LOTS
R 6.01	16, 17
R 6.03	1, 2, 3, 4, 18
R 6.05	5, 6, 7, 8, 9-12, 13, 14, 15

* USE-IN-COMMON DRIVE

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. B. 12/19/96
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 12/20/96
ENGINEER DATE

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

John W. ... 12/20/96
NATURAL RESOURCES CONSERVATION SERVICE DATE

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

John W. ... 12/20/96
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Mark ... 12/20/96
DIRECTOR DATE

Richard Blood 12/20/96
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

9/10/97	REVISED DARTMOUTH & HAMPTON HOUSE TYPES
DATE NO.	REVISION

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

PROJECT	RETTGER PROPERTY
SECTION 2	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 MUEGGEL & ASSOCIATES, INC.
ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING
8818 Centre Park Drive • Suite 200 • Columbia, MD 21045
410-997-8900 FAX: 410-997-9282

DATE	S-95-09 P-95-27 F-96-60
DESIGNED BY:	JTD
DRAWN BY:	BLW
PROJECT NO:	HOCO X80509 SDP5.DWG
DATE:	DECEMBER 20, 1996
SCALE:	AS SHOWN
DRAWING NO.	6 OF 7

JAYKANT D. PAREKH #19148