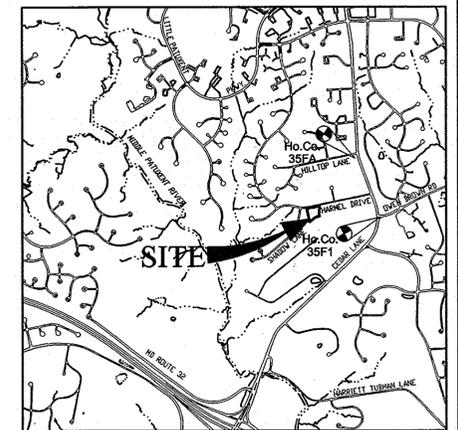


**GENERAL NOTES**

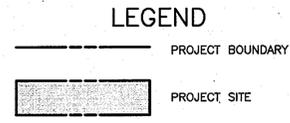
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 2-2-2004 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7-28-2006.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 35FA AND 35F1.
- TRACT BOUNDARY IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT SEPTEMBER, 2012 BY BENCHMARK ENGINEERING, INC.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- A CERTIFICATION LETTER DATED AUGUST 23, 2012, PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., INDICATING THAT THERE ARE NO WETLANDS IDENTIFIED ON SITE, WAS SUBMITTED TO HOWARD COUNTY DPZ.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP, DATED JANUARY 2013 AND WAS APPROVED IN FEBRUARY, 2013.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- WATER IS PUBLIC. THE CONTRACT NUMBER IS 34-3376-D.
- SEWER IS PUBLIC. THE CONTRACT NUMBER IS 34-3376-D.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER ALLOCATIONS WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THERE ARE NO WETLANDS, STREAMS, THEIR BUFFERS, 100-YEAR FLOODPLAIN OR STEEP SLOPES LOCATED ON THESE LOTS.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- THERE ARE NO HISTORIC SITES/FEATURES LOCATED ON THIS SITE.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
  - SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.)
  - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
  - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
  - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127 - RESIDENTIAL INFILL DEVELOPMENT - OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPER OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD THROUGH USE OF ENHANCED PERIMETER LANDSCAPING, BERMS, FENCES, SIMILAR HOUSING UNIT TYPES AND THE DIRECTION ORIENTATION OF THE HOUSES.
- ALL AREAS ARE "MORE" OR "LESS".
- STORMWATER MANAGEMENT FOR THESE LOTS IS PROVIDED IN ACCORDANCE WITH THE STORMWATER MANAGEMENT ACT OF 2007. ENVIRONMENTAL SITE DESIGN (ESD) HAS BEEN IMPLEMENTED TO THE MAXIMUM EXTENT PRACTICAL (MEP) BY THE USE OF (M-6) MICRO-BIORETENTION PRACTICES LOCATED ON THE INDIVIDUAL LOT IN WHICH IT SERVES. ALL ESD PRACTICES SHALL BE PRIVATELY OWNED AND MAINTAINED. ALL ROOF DRAINS SHALL BE CONVEYED TO EACH ON LOT ESD PRACTICE VIA OVERLAND SWALES OR PIPE MANIFOLD.
- THE TOTAL FOREST CONSERVATION OBLIGATION FOR THIS PROJECT IS 0.3 ACRES OF AFFORESTATION. THIS SHALL BE MET VIA PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$9,801.00 (BASED ON \$0.75 PER SQUARE FOOT OF OBLIGATION).
- LANDSCAPING IS PROVIDED IN ACCORDANCE WITH A SUPPLEMENTAL CERTIFIED LANDSCAPE PLAN IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$2,400.00 FOR THE STREET TREE REQUIREMENT FOR HARMEL DRIVE SHALL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT. FINANCIAL SURETY IN THE AMOUNT OF \$1,500.00 FOR THE PERIMETER LANDSCAPING REQUIREMENT SHALL BE POSTED AS PART GRADING PERMIT UNDER THE SITE DEVELOPMENT PLAN.
- A FEE-IN-LIEU OF OPEN SPACE IN THE AMOUNT OF \$4,500.00 SHALL BE PAID AS THE OPEN SPACE REQUIREMENT IS LESS THAN A HALF ACRE PER SECTION 16.121(b)(2).
- THE EXISTING TOPOGRAPHY SHOWN WAS FIELD RUN BY DEMARIO DESIGN CONSULTANTS, INC. IN JULY, 2009.
- THE EXISTING UTILITIES SHOWN HEREON ARE BASED ON FIELD SURVEYS BY DEMARIO DESIGN CONSULTANTS, INC AND BY RECORD DRAWINGS. IT IS THE CONTRACTORS RESPONSIBILITY FOR VERIFYING THESE UTILITIES IN THE FIELD AT TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT 410-313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF ANY WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.



**VICINITY MAP**  
SCALE: 1" = 2000'  
ADC MAP 4934; GRID H9

**HOWARD COUNTY BENCHMARKS**

35F1: N 557787.3788    35FA: N 559266.1334  
E 1345217.2645    E 1344682.6389  
ELEV. 400.439    ELEV. 410.329



**SITE DATA ANALYSIS**

**LOT DATA**

- GROSS AREA OF SITE.....1.66± AC
- AREA 100-YR FLOODPLAIN.....0.00± AC
- AREA OF STEEP SLOPES.....0.00± AC
- NET AREA OF SITE.....1.66± AC

**OPEN SPACE DATA**

- MINIMUM RESIDENTIAL LOT SIZE SELECTED..... 20,000 S.F.\*
- OPEN SPACE REQUIRED (6% OF 1.66 AC)..... 0.10± AC
- OPEN SPACE PROVIDED (0% OF 1.66 AC)..... 0.0± AC \*  
NON-CREDITED (LESS THAN 35' IN WIDTH) ..... 0.00± AC  
CREDITED (33.8% OF 3.88 AC) ..... 0.00± AC
- AREA OF RECREATION OPEN SPACE REQUIRED..... N/A
- AREA OF RECREATION OPEN SPACE PROVIDED..... N/A

\* THIS PROJECT IS AN INFILL SUBDIVISION THAT CREATES LESS THAN 10 LOTS AND DOES NOT HAVE ANY WETLANDS, STREAMS OR FLOODPLAIN ON THE PROPERTY. THEREFORE, THERE IS NO REQUIRED DEDICATION OF OPEN SPACE LAND TO HOWARD COUNTY AND THE OPTIONAL LOT SIZE METHOD MAY NOT BE UTILIZED.

\* A FEE-IN-LIEU OF OPEN SPACE SHALL BE PAID IN THE AMOUNT OF \$4,500.00 BASED ON \$1,500 PER LOT OR UNIT, WHICHEVER IS GREATER.

**SHEET INDEX**

| NO. | DESCRIPTION                                    |
|-----|--|
| 1   | TITLE SHEET                                    |
| 2   | GRADING, SEDIMENT & EROSION CONTROL PLAN       |
| 3   | SEDIMENT AND EROSION CONTROL NOTES AND DETAILS |
| 4   | STORMWATER MANAGEMENT NOTES AND DETAILS        |
| 5   | LANDSCAPE PLAN                                 |

**SOILS CHART**

| SYMBOL | HYDRIC | HYDROLOGIC GROUP | ALTERNATE GROUP | NAME   |
|--------|--------|------------------|-----------------|--|
| GIB    | NO     | B                | D               | GLADSTONE-URBAN LAND-COMPLEX, 0 TO 8 PERCENT SLOPES              |
| GIC    | NO     | B                | D               | GLADSTONE-URBAN LAND-COMPLEX, 8 TO 15 PERCENT SLOPES             |
| GuB    | NO     | C                | D/C             | GLENVILLE-URBAN LAND-UDORTHERENTS COMPLEX, 0 TO 8 PERCENT SLOPES |

**ESD PRACTICE SUMMARY TABLE**

| Lot            | Address            | Practice                   | DA to practice | Imp Area to practice | Q <sub>es</sub> = 0.19 inches |          | ESD <sub>v</sub> = 1113 cf | ESD <sub>v</sub> | 75% ESD <sub>v</sub> ? | REV         |  |            |
|----------------|--------------------|----------------------------|----------------|----------------------|-------------------------------|----------|----------------------------|------------------|------------------------|-------------|--|------------|
|                |                    |                            |                |                      | Required                      | Provided |                            |                  |                        | Required    | Provided   |            |
| Lot 1          | 10895 Harmel Drive | (M-6) MicroBioretention #1 | 3,822          | 2,507                | 76                            | 172      | PASS                       | 204              | 172                    | PASS        | 231 cf<br>Rev is met via 1.2" stone chambers below each practice |            |
| Lot 2          | 10897 Harmel Drive | (M-6) MicroBioretention #2 | 3,822          | 2,507                | 76                            | 172      | PASS                       | 204              | 172                    | PASS        |  |            |
| Lot 3          | 10887 Harmel Drive | (M-6) MicroBioretention #3 | 3,822          | 2,507                | 76                            | 172      | PASS                       | 204              | 172                    | PASS        |  |            |
| <b>TOTAL =</b> |                    |                            |                |                      |                               |          |                            | <b>612</b>       | <b>516</b>             | <b>PASS</b> | <b>231</b>   | <b>249</b> |

The 612 cf of required ESD<sub>v</sub> is based on DA to each practice provided. ESD<sub>v</sub> of 1,113 cf is based on total site area. SWM has been provided for at least 75% of the 612 cf. The remaining impervious area (lower end of driveways) is left untreated. SWM Environmental Site Design to the Maximum Extent Practical has been provided.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 4/1/13  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 4/02/13  
CHIEF, DIVISION OF LAND DEVELOPMENT

Professional Certification. I hereby certify that these documents were prepared or approved by me or under my direct supervision and I am a duly licensed professional engineer in the State of Maryland, License No. 122-2013.

**BENCHMARK ENGINEERING, INC.**  
ENGINEERS & LAND SURVEYORS & PLANNERS  
8450 BALTIMORE NATIONAL PIKE SUITE 315 A ELIJAH CITY, MARYLAND 21043  
(P) 410-465-6105 (F) 410-465-6844  
60 THOMAS JOHNSON DRIVE A FREDERICK, MARYLAND 21702  
(P) 301-371-3505 (F) 301-371-3508  
WWW.BEI-COM/ENGINEERING.COM

**3/18/2013**

OWNER: SANDRA BOYER AND ROBERT E. ANDERS  
10885 HARMEL DRIVE  
COLUMBIA, MARYLAND 21044  
410-531-2026

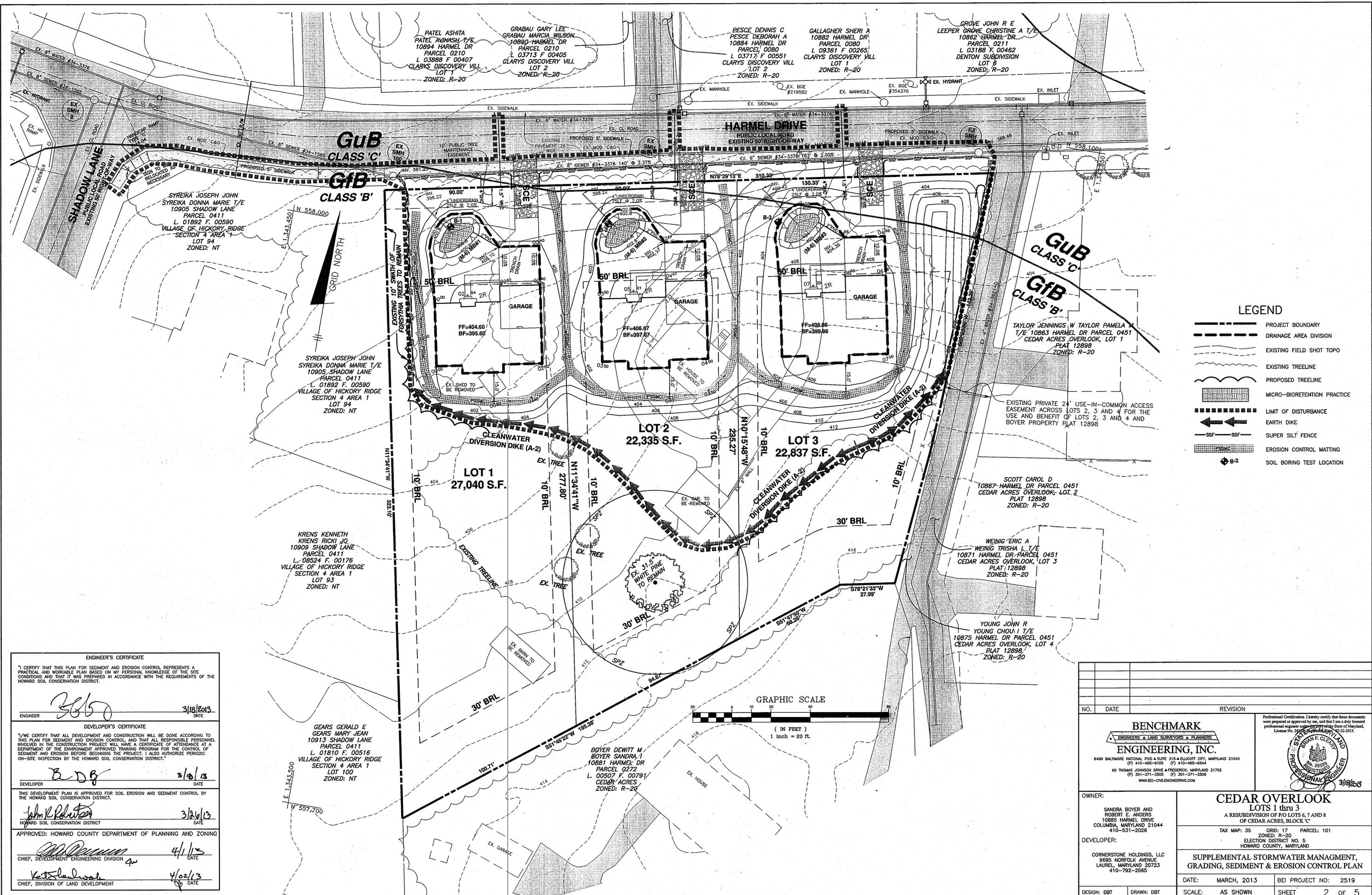
DEVELOPER: CORNERSTONE HOLDINGS, LLC  
9695 NORFOLK AVENUE  
LAUREL, MARYLAND 20723  
410-792-2565

**CEDAR OVERLOOK**  
LOTS 1 thru 3  
A RESUBDIVISION OF P/O LOTS 6, 7 AND 8 OF CEDAR ACRES, BLOCK 'C'

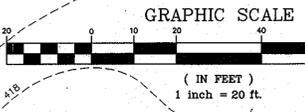
TAX MAP: 35    GRID: 17    PARCEL: 101  
ZONED: R-20  
ELECTION DISTRICT NO. 5  
HOWARD COUNTY, MARYLAND

**SUPPLEMENTAL PLAN TITLE SHEET**

DATE: MARCH, 2013    BEI PROJECT NO: 2519  
SCALE: AS SHOWN    SHEET: 1 OF 5



- LEGEND**
- PROJECT BOUNDARY
  - DRAINAGE AREA DIVISION
  - EXISTING FIELD SHOT TOPO
  - EXISTING TREELINE
  - PROPOSED TREELINE
  - MICRO-BIORETENTION PRACTICE
  - LIMIT OF DISTURBANCE
  - EARTH DIKE
  - SUPER SILT FENCE
  - EROSION CONTROL MATTING
  - SOIL BORING TEST LOCATION



**ENGINEER'S CERTIFICATE**

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

ENGINEER: *[Signature]* DATE: 3/18/2013

**DEVELOPER'S CERTIFICATE**

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL 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 INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

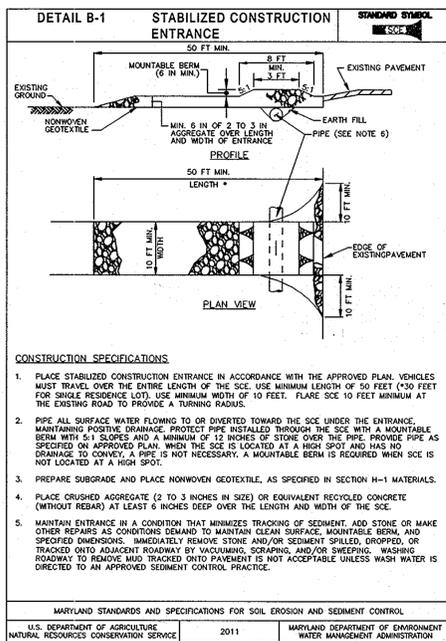
DEVELOPER: *[Signature]* DATE: 3/10/13

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

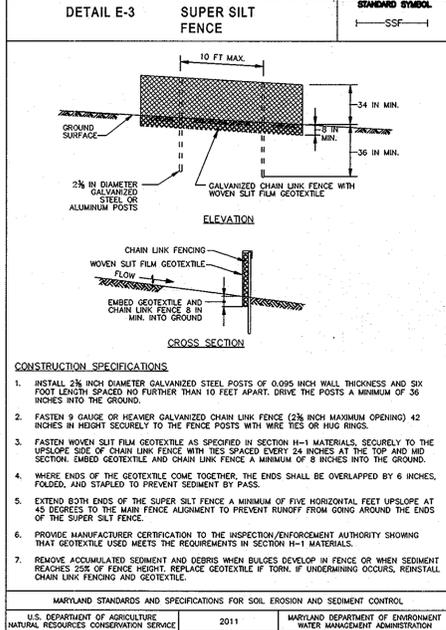
CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* DATE: 4/1/13

CHIEF, DIVISION OF LAND DEVELOPMENT: *[Signature]* DATE: 4/02/13

|  |                      |                              |
|--|----------------------|------------------------------|
| NO.  | DATE                 | REVISION                     |
|  |                      |                              |
| <b>BENCHMARK</b><br>ENGINEERS & LAND SURVEYORS & PLANNERS<br>6480 BALTIMORE NATIONAL PIKE SUITE 315 ELICOTT CITY, MARYLAND 21043<br>(P) 410-465-6105 (F) 410-465-6644<br>60 THOMAS JOHNSON DRIVE FREDERICK, MARYLAND 21702<br>(P) 301-371-3505 (F) 301-371-3506<br>WWW.BD-CIVILENGINEERING.COM |                      |                              |
| OWNER: SANDRA BOYER AND ROBERT E. ANDERS<br>10885 HARMEL DRIVE<br>COLUMBIA, MARYLAND 21044<br>410-531-2026   |                      |                              |
| DEVELOPER: CORNERSTONE HOLDINGS, LLC<br>9695 NORFOLK AVENUE<br>LAUREL, MARYLAND 20723<br>410-792-2565  |                      |                              |
| <b>CEDAR OVERLOOK</b><br>LOTS 1 thru 3<br>A RESUBDIVISION OF P/O LOTS 6, 7 AND 8<br>OF CEDAR ACRES, BLOCK 'C'  |                      |                              |
| TAX MAP: 35 GRID: 17 PARCEL: 101<br>ZONED: R-20 ELECTION DISTRICT NO. 5<br>HOWARD COUNTY, MARYLAND   |                      |                              |
| <b>SUPPLEMENTAL STORMWATER MANAGEMENT,<br/>         GRADING, SEDIMENT &amp; EROSION CONTROL PLAN</b>   |                      |                              |
| DATE: MARCH, 2013  | BEI PROJECT NO: 2519 |                              |
| DESIGN: DBT  | DRAWN: DBT           | SCALE: AS SHOWN SHEET 2 OF 5 |



MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL  
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

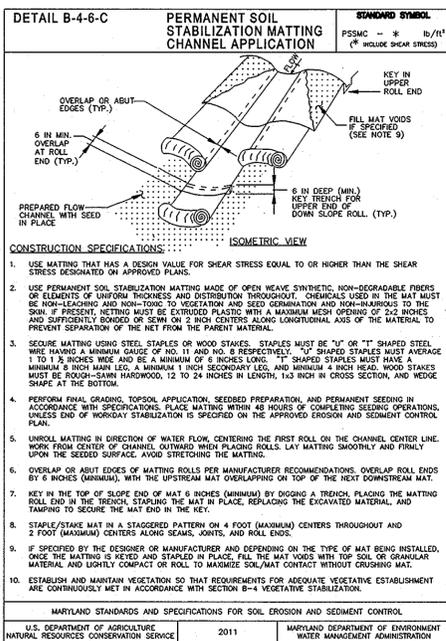


MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL  
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

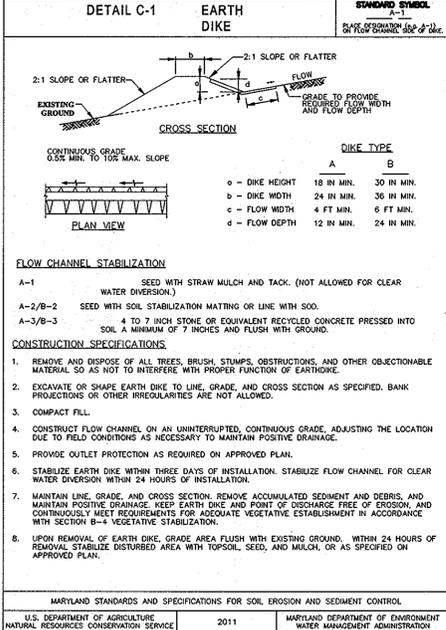
### TOPSOIL SPECIFICATIONS

- Topsoil salvaged from the existing site may be used provided that it meets that standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experiment Station.
- Topsoil Specifications - Soil to be used as topsoil must meet the following:
  - Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textures and soils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other material larger than 1-1/2" in diameter.
  - Topsoil must be free of plants or plant parts such as Bermuda grass, quack grass, Johnson grass, nutgrass, poison ivy, or others as specified.
  - Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Erosion shall be controlled uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.
- For sites having disturbed areas under 5 acres:
  - Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.
- For sites having disturbed areas over 5 acres:
  - On soil meeting topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
    - pH for topsoil shall be between 6.0 and 7.5. If the fertilizer soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.
    - Organic content or topsoil shall be not less than 1.5 percent by weight.
    - Topsoil having soluble salt content greater than 500 parts per million shall not be used.
    - No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min) to permit dissipation of phytotoxic materials.
  - Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.

Note: Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.



MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL  
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL  
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

### 30.0 DUST CONTROL

**Definition**  
Controlling dust blowing and movement on construction sites and roads.

**Purpose**  
To prevent blowing and movement of dust from exposed soil surfaces, reduce on and off-site damage, health hazards, and improve traffic.

**Conditions Where Practice Applies**  
This practice is applicable to areas subject to dust blowing and movement where on and off-site damage is likely without treatment.

**Specifications**

- Alternative for Permanent Seeding - Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:
  - Composted Sludge Material for use as a soil conditioner for sites having disturbed areas over 5 acres shall be treated to prescribe amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements:
    - Composted sludge shall be applied by, or originate from, a person or persons that are permitted (at the time of application of the compost) by the Maryland Department of the Environment under COMAR 26.06.04.
    - Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a pH of 7.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.
    - Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.
  - Permanent Vegetation - See standards for permanent vegetative cover, and permanent stabilization with sod. Existing trees or large shrubs may afford valuable protection if left in place.
  - Topping - Covering with less erosive soil materials. See standards for topping.
  - Stone - Cover surface with crushed stone or coarse gravel.

**References:**

- Agriculture Handbook 346. Wind Erosion Forces in the United States and Their Use in Predicting Soil Loss.
- Agriculture Information Bulletin 354. How to Control Wind Erosion, USDA-ARS.

### B-4-4 STANDARDS AND SPECIFICATIONS

**FOR TEMPORARY STABILIZATION**

**Definition**  
To stabilize disturbed soils with vegetation for up to 6 months.

**Purpose**  
To use fast growing vegetation that provides cover on disturbed soils.

**Conditions Where Practice Applies**  
Exposed soils where ground cover is needed for a period of 6 months or less. For longer duration of time, permanent stabilization practices are required.

**Criteria**

- Select one or more of the species or seed mixtures listed in Table B.1 for the appropriate Plant Hardiness Zone (from Figure B.3), and enter them in the Temporary Seeding Summary below along with application rates, seeding dates and seeding depths. If the Summary is not put on the plan and completed, then Table B.1 plus fertilizer and time rates must be put on the plan.
- For sites having soil tests performed, use and show the recommended rates by the testing agency. Soil tests are not required for Temporary Seeding.
- When stabilization is required outside of a seeding season, apply seed and mulch or straw mulch alone as prescribed in Section B-4-3.1.b and maintain until the next seeding season.

### B-4-5 STANDARDS AND SPECIFICATIONS

**FOR PERMANENT STABILIZATION**

**Definition**  
To stabilize disturbed soils with permanent vegetation.

**Purpose**  
To use long-lived perennial grasses and legumes to establish permanent ground cover on disturbed soils.

**Conditions Where Practice Applies**  
Exposed soils where ground cover is needed for 6 months or more.

**Criteria**

- Seed Mixtures
  - General Use
    - Select one or more of the species or mixtures listed in Table B.3 for the appropriate Plant Hardiness Zone (from Figure B.3) and based on the site conditions or purposes found on Table B.3. Enter selected mixtures, application rates, and seeding dates in the Permanent Seeding Summary. The Summary is to be placed on the plan.
    - Additional planting specifications for exceptional sites such as shorelines, stream banks, or dunes or for special purposes such as wildlife or aesthetic treatment may be found in USDA-NRCS Technical Field Office Guide, Section 342 - Critical Area Planting.
    - For sites having disturbed areas over 5 acres, use and show the rates recommended by the soil testing agency.
    - For areas receiving low maintenance, apply urea form fertilizer (46-0-0) at 3 1/2 pounds per 1000 square feet (150 pounds per acre) at the time of seeding in addition to the soil amendments shown in the Permanent Seeding Summary.
  - Turfgrass Mixtures
    - Areas where turfgrass may be desired include lawns, parks, playgrounds, and commercial sites which will receive a medium to high level of maintenance.
    - Select one or more of the species or mixtures listed below based on the site conditions or purposes. Enter selected mixtures, application rates, and seeding dates in the Permanent Seeding Summary. The summary is to be placed on the plan.
      - Kentucky Bluegrass: Full Sun Mixture: For use in areas that receive intensive management. Irrigation required in the areas of central Maryland and Eastern Shore. Recommended Certified Kentucky Bluegrass Cultivars Seeding Rate: 1.5 to 2.0 pounds per 1000 square feet. Choose a minimum of three Kentucky Bluegrass Cultivars with each ranging from 10 to 35 percent of the total mixture by weight.
      - Kentucky Bluegrass/Perennial Ryegrass Mixture: For use in full sun areas where rapid establishment is necessary and when turf will receive medium to intensive management. Certified Kentucky Bluegrass Cultivars Seeding Rate: 2 pounds mixture per 1000 square feet. Choose a minimum of three Kentucky Bluegrass Cultivars with each ranging from 10 to 35 percent of the total mixture by weight.
      - Tall Fescue/Kentucky Bluegrass: Full Sun Mixture: For use in drought prone areas and/or for areas receiving low to medium maintenance in full sun to medium shade. Recommended mixture includes Certified Tall Fescue and Certified Kentucky Bluegrass Cultivars to 5 percent. Seeding Rate: 5 to 6 pounds per 1000 square feet. One or more cultivars may be blended.
      - Kentucky Bluegrass/Fine Fescue: Shade Mixture: For use in areas with shade in Bluegrass lawns. For establishment in high quality, intensively managed turf areas. Mixture includes Certified Kentucky Bluegrass Cultivars 30 to 40 percent and Certified Fine Fescue and 60 to 70 percent. Seeding Rate: 1 1/2 to 2 pounds per 1000 square feet.

### B-4-3 STANDARDS AND SPECIFICATIONS

**FOR SEEDING AND MULCHING**

**Definition**  
The application of seed and mulch to establish vegetative cover.

**Purpose**  
To protect disturbed soils from erosion during and at the end of construction.

**Conditions Where Practice Applies**  
To the surface of all perimeter controls, slopes, and any disturbed area not under active grading.

**Criteria**

- Seeding
  - Specifications
    - All seed must meet the requirements of the Maryland State Seed Law. All seed must be subject to re-testing by a recognized seed laboratory. All seed used must have been tested within the 6 months immediately preceding the date of seeding such material on any project. Refer to table B.4 regarding the quality of seed. Seed tags must be available upon request to the inspector to verify type of seed and seeding rate.
    - Mulch alone may be applied between the fall and spring seeding dates only if the ground is frozen. The appropriate seeding mixture must be applied when the ground thaws.
    - Inoculants: The inoculant for treating legume seed in the seed mixture must be a pure culture of nitrogen fixing bacteria prepared specifically for the species. Inoculants must not be used later than the date indicated on the container. Add fresh inoculants as directed on the package. Use four times the recommended rate when hydroseeding. Note: It is very important to keep inoculant as cool as possible until used. Temperature must be 75 to 80 degrees Fahrenheit can weigh bacteria and make the inoculant less effective.
    - Sod or seed must be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min) to permit dissipation of phytotoxic materials.
  - Application
    - Dry Seeding: This includes use of conventional drop or broadcast spreaders.
      - Incorporate seed into the subsoil at the rates prescribed on Temporary Seeding Table B.1, Permanent Seeding Table B.3, or site specific seeding standards.
      - Apply seed in two directions, perpendicular to each other. Apply half the seeding rate in each direction. Roll the seeded area with a weighted roller to provide good seed to soil contact.
      - Drill or Cultivator Seeding: Mechanized seeders that apply and cover seed with soil.
        - Cultivator seeders are required to bury the seed in such a fashion as to provide at least 1/2 inch of soil covering. Seeding must be firm after planting.
        - Apply seed in two directions, perpendicular to each other. Apply half the seeding rate in each direction.
      - Hydroseeding: Apply seed uniformly with hydroseeder (slurry includes seed and fertilizer).
        - If fertilizer is being applied at the time of seeding, the application rates must not exceed the following: nitrogen, 100 pounds per acre total of soluble nitrogen; P<sub>2</sub>O<sub>5</sub> (phosphorus), 200 pounds per acre; K<sub>2</sub>O (potassium), 200 pounds per acre.
        - Lime: Use only ground agricultural limestone (up to 3 tons per acre) may be applied by hydroseeding. Normally, not more than 2 tons are applied by hydroseeding at any one time. Do not use burnt or hydrated lime when hydroseeding.
        - Mix seed and fertilizer on site and seed immediately and without interruption.
        - When hydroseeding do not incorporate seed into the soil.

Notes:  
1. Apply mulch to all seeded areas immediately after seeding.  
2. When straw mulch is used, spread it over all seeded areas at the rate of 2 tons per acre to a uniform loose depth of 1 to 2 inches. Apply mulch to achieve a uniform distribution and depth so that the soil surface is not exposed. When using a mulch spreading tool, increase the application rate to 2.5 tons per acre.  
3. Wood cellulose fiber used as mulch must be applied at a net dry weight of 1500 pounds per acre. Mix the wood cellulose fiber with water in a mixture with a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water.  
4. Synthetic binders such as Acrylo-Dex (Agro-Tax), DCA-70, Petroset, Terra Tex II, Terra Tech AS or other approved equal may be used. Follow application rates as specified by the manufacturer. Application of liquid binders needs to be heavier at the edges where they catches mulch, such as in valleys and on crests of banks. Use of asphalt binders is strictly prohibited.  
5. Lightweight plastic netting may be stapled over mulch according to manufacturer recommendations. Netting is usually available in rolls 4 to 15 feet wide and 300 to 3,000 feet long.

### SEDIMENT CONTROL NOTES

- A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION, (313-1850).
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL, REVISIONS THERETO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, 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 FOR ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDINGS (SEC. 51) SOO (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 PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:
 

|                                    |       |       |
|------------------------------------|-------|-------|
| TOTAL AREA OF SITE                 | 1.66  | ACRES |
| AREA DISTURBED                     | 0.99  | ACRES |
| AREA TO BE ROOFED OR PAVED         | 0.50  | ACRES |
| AREA TO BE VEGETATIVELY STABILIZED | 0.49  | ACRES |
| TOTAL CUT                          | 2,500 | CY    |
| TOTAL FILL                         | 2,500 | CY    |
| OFFSITE WASTE AREA LOCATION        | N/A   |       |
- 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 CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- 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 INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIECE LENGTHS OR THAT WHICH CAN BE BACK FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

### ENGINEER'S CERTIFICATE

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

ENGINEER: *[Signature]* 3/18/2013 DATE

### DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL 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 INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

DEVELOPER: *[Signature]* 3/18/13 DATE

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

*[Signature]* 3/26/13 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHEIF, DEVELOPMENT ENGINEERING DIVISION *[Signature]* 4/1/13 DATE

CHEIF, DIVISION OF LAND DEVELOPMENT *[Signature]* 4/23/13 DATE

DIRECTOR *[Signature]* ONE DATE

### NOTES:

- NO STOCKPILING IS ALLOWED ON THESE LOTS.

### SEQUENCE OF CONSTRUCTION

NOTIFY SEDIMENT CONTROL DIVISION 48 HOURS PRIOR TO START OF WORK

- Obtain grading permit. (day 1)
- Install stabilized construction entrance, clean water diversion dike, and super silt fences. (day 2-4)
- Grade the swale along the western edge of the use-in-common drive and install stone check dams. (day 5)
- Install water and sewer mains and grinder pumps. (day 6-15)
- Base pave the use-in-common driveway. Once complete, install Micro-Bioretenation practices #1 and #2. Do not plant at this time. (day 16-25)
- As each house is sold, excavate for foundation, construct house, backfill and construct driveway. (day 26-100)
- As the contributing drainage area for each lot is stabilized, construct the on-lot micro-bioretenation facility and landscape filtration. If necessary, install super silt fence between lots. (day 101-110)
- Final grade the lot and stabilize in accordance with the permanent seeded notes. Once the proposed swale on the high side of Lot 2 has been constructed, remove the cleanwater diversion dike and install erosion control matting. (day 111-113)
- Install perimeter trees. (day 114)
- Upon approval from the Howard County sediment control inspector, remove sediment control devices including the stone check dams (add permanent erosion control matting) and stabilize any remaining disturbed areas. (day 115)

**BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS**  
ENGINEERING, INC.  
8480 BALTIMORE NATIONAL PIKE & SUITE 315 ELLICOTT CITY, MARYLAND 21043  
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60 THOMAS JOHNSON DRIVE & FREDERICK, MARYLAND 21702  
(P) 301-371-3505 (F) 301-371-3508  
WWW.BE-CMENGINEERING.COM

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 28582, Exp. 12/31/2013.

OWNER: SANDRA BOYER AND ROBERT E. ANDERS 10885 HARMEL DRIVE COLUMBIA, MARYLAND 21044 410-531-2026

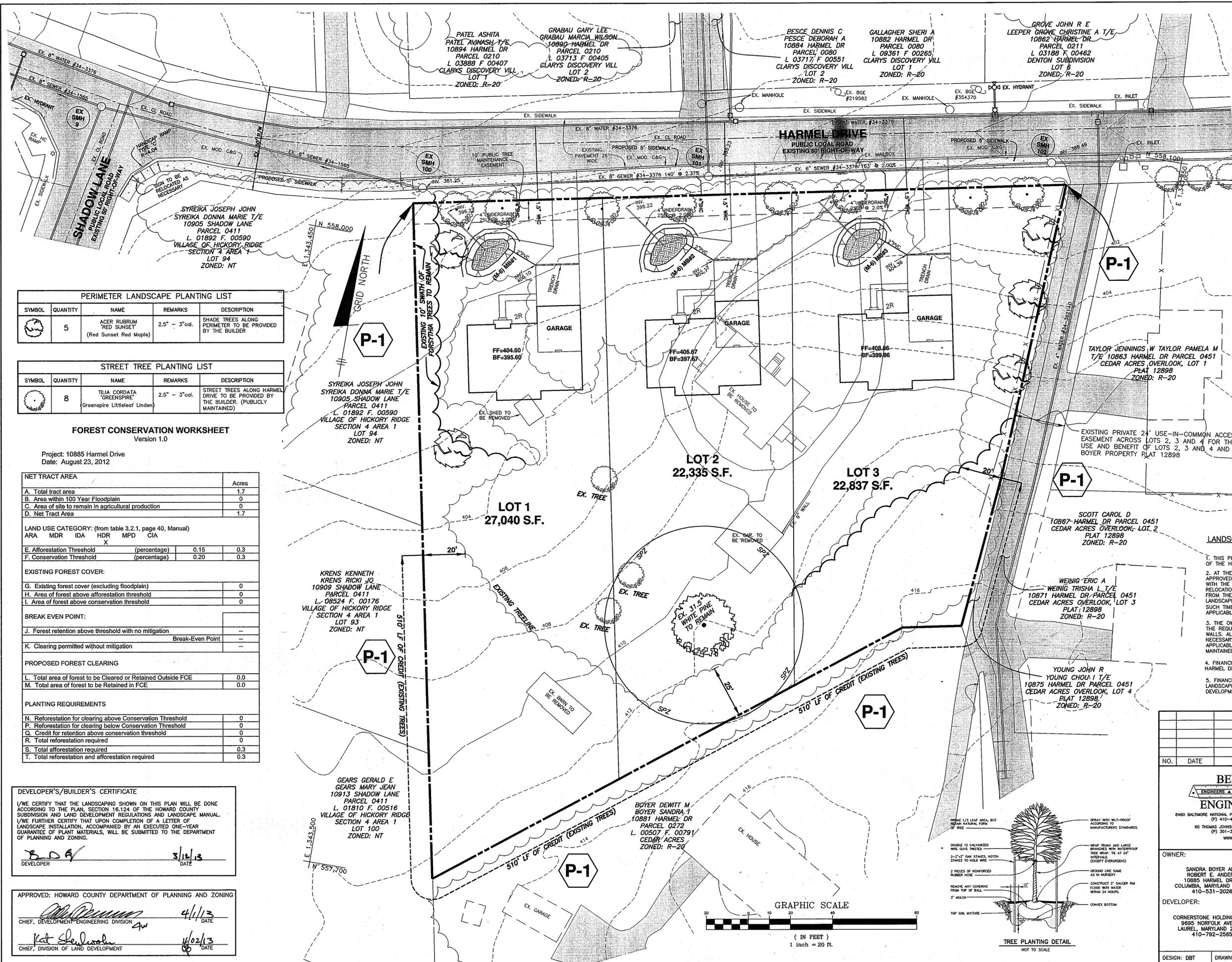
DEVELOPER: CORNERSTONE HOLDINGS, LLC 5055 NORTOLK AVENUE SUITE 1000 LAUREL, MARYLAND 20723 410-792-2565

PROJECT: CEDAR OVERLOOK LOTS 1 thru 3 A RESUBDIVISION OF PLO LOTS 6, 7 AND 8 OF CEDAR ACRES, BLOCK C

TAX MAP: 35 GRID: 17 PARCEL: 101 ZONED: R-20 ELECTION DISTRICT NO: HOWARD COUNTY, MARYLAND

DATE: MARCH, 2013 BEI PROJECT NO: 2519 SCALE: AS SHOWN SHEET 3 OF 5





| SCHEDULE A<br>PERIMETER LANDSCAPE EDGE   |                            |
|--|----------------------------|
| CATEGORY   | ADJACENT TO PERM. PROPERTY |
| LANDSCAPE TYPE   | A                          |
| LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER  | 821 LF                     |
| CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED) | YES*<br>510 LF             |
| CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED) | NO                         |
| NUMBER OF PLANTS REQUIRED  | 311 LF                     |
| SHADE TREES  | 5                          |
| EVERGREEN TREES  | 0                          |
| OTHER TREES (2:1 SUBSTITUTE)   | 0                          |
| SHRUBS   | 0                          |
| NUMBER OF PLANTS PROVIDED  | 5                          |
| SHADE TREES  | 0                          |
| EVERGREEN TREES  | 0                          |
| OTHER TREES (2:1 SUBSTITUTE)   | 0                          |
| SHRUBS (1:1 SUBSTITUTE)  | 0                          |

\*510 LF OF CREDIT BASED ON EXISTING LANDSCAPING 20' OR GREATER IN WIDTH ALONG PROPERTY BOUNDARY TO REMAIN.

| PERIMETER LANDSCAPE PLANTING LIST |          |   |                |   |
|-----------------------------------|----------|---|----------------|---|
| SYMBOL                            | QUANTITY | NAME  | REMARKS        | DESCRIPTION   |
|                                   | 5        | ACER RUBRUM 'RED SUNSET' (Red Sunset Red Maple) | 2.5" - 3" cal. | SHADE TREES ALONG PERIMETER TO BE PROVIDED BY THE BUILDER |

| STREET TREE PLANTING LIST |          |  |                |  |
|---------------------------|----------|--|----------------|--|
| SYMBOL                    | QUANTITY | NAME   | REMARKS        | DESCRIPTION  |
|                           | 8        | TILIA CORDATA 'GREENSPIRE' (Greenspire Linden) | 2.5" - 3" cal. | STREET TREES ALONG HARMEL DRIVE TO BE PROVIDED BY THE BUILDER. (PUBLICLY MAINTAINED) |

**FOREST CONSERVATION WORKSHEET**  
Version 1.0

Project: 10885 Harmel Drive  
Date: August 23, 2012

| NET TRACT AREA                                       |  | Acre |
|--|--|------|
| A. Total tract area                                  |  | 1.7  |
| B. Area within 100 Year Floodplain                   |  | 0    |
| C. Area of site to remain in agricultural production |  | 0    |
| D. Net Tract Area                                    |  | 1.7  |

| LAND USE CATEGORY: (from table 3.2.1, page 40, Manual) |     |     |     |     |     |
|--|-----|-----|-----|-----|-----|
| ARA  | MDR | IDA | HDR | MPD | CIA |
|  |     |     | X   |     |     |

| E. Afforestation Threshold (percentage) | 0.15 | 0.3 |
|---|------|-----|
| F. Conservation Threshold (percentage)  | 0.20 | 0.3 |

| EXISTING FOREST COVER:                          |  | Acre |
|---|--|------|
| G. Existing forest cover (excluding floodplain) |  | 0    |
| H. Area of forest above afforestation threshold |  | 0    |
| I. Area of forest above conservation threshold  |  | 0    |

| BREAK EVEN POINT:                                      |  | Break-Even Point |
|--|--|------------------|
| J. Forest retention above threshold with no mitigation |  | --               |
| K. Clearing permitted without mitigation               |  | --               |

| PROPOSED FOREST CLEARING                                      |  | Acre |
|---|--|------|
| L. Total area of forest to be Cleared or Retained Outside FCE |  | 0.0  |
| M. Total area of forest to be Retained in FCE                 |  | 0.0  |

| PLANTING REQUIREMENTS                                      |  | Acre |
|--|--|------|
| N. Reforestation for clearing above Conservation Threshold |  | 0    |
| P. Reforestation for clearing below Conservation Threshold |  | 0    |
| Q. Credit for retention above conservation threshold       |  | 0    |
| R. Total reforestation required                            |  | 0    |
| S. Total afforestation required                            |  | 0.3  |
| T. Total reforestation and afforestation required          |  | 0.3  |

**LEGEND**

- PROJECT BOUNDARY
- EXISTING TREELINE
- PROPOSED TREELINE
- MICRO-BIORETENTION PRACTICE
- LANDSCAPE PERIMETER DESIGNATION

**LANDSCAPE NOTES:**

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATIONS.
- THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- FINANCIAL SURETY IN THE AMOUNT OF \$2,400.00 FOR THE STREET TREE REQUIREMENT FOR HARMEL DRIVE SHALL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT.
- FINANCIAL SURETY IN THE AMOUNT OF \$1,500.00 FOR THE REQUIRED PERIMETER LANDSCAPING SHALL BE POSTED AS PART OF THE GRADING PERMIT UNDER THE SITE DEVELOPMENT PLAN.

**DEVELOPER'S/BUILDER'S CERTIFICATE**  
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

*B. D. G.* 3/12/13  
DEVELOPER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 4/1/13  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 1/02/13  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

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

**BENCHMARK**  
ENGINEERING, INC.

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60 THOMAS JOHNSON DRIVE A FREDERICK, MARYLAND 21702  
(P) 301-371-3506 (F) 301-371-3508  
WWW.BE-COM.ENGNEERING.COM

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 9669, Expiration Date: 07-23-2013.

**CECILIA M. BOYER**  
REGISTERED PROFESSIONAL ENGINEER  
1/18/2013

OWNER:  
SANDRA BOYER AND ROBERT E. ANDERS  
10885 HARMEL DRIVE  
COLUMBIA, MARYLAND 21044  
410-531-2026

DEVELOPER:  
CORNERSTONE HOLDINGS, LLC  
9695 NORFOLK AVENUE  
LAUREL, MARYLAND 20723  
410-792-2565

**CEAR OVERLOOK**  
LOTS 1 thru 3  
A RESUBDIVISION OF P/O LOTS 6, 7 AND 8  
OF CEDAR ACRES, BLOCK 'C'

TAX MAP: 35 ZONED: R-20 PARCEL: 101  
ELECTION DISTRICT NO. 5 HOWARD COUNTY, MARYLAND

**CONCEPT LANDSCAPE PLAN**

DATE: MARCH, 2013 BEI PROJECT NO: 2519  
SCALE: AS SHOWN SHEET 5 OF 5

DESIGN: DBT DRAWN: DBT

