

SITE DEVELOPMENT PLAN

NORTH LAUREL PARK

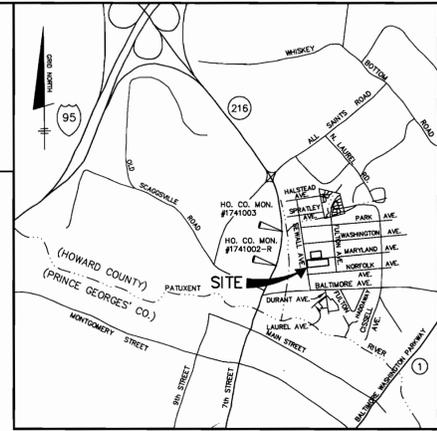
BLOCK 'J' LOTS 17-21 AND BLOCK 'K' LOTS 4-10 AND 30-32

6th ELECTION DISTRICT

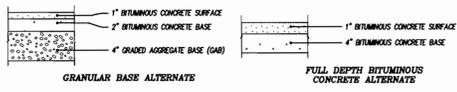
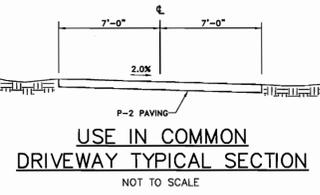
HOWARD COUNTY, MARYLAND

BENCH MARKS NAD 27
 HO. CO. #1741003 NAD 83
 CONCRETE MONUMENT ON WEST SIDE OF
 ROUTE 216 AND 0.2' BELOW SURFACE
 ELEV. 198.395

HO. CO. #1741002-R NAD 83
 CONCRETE MONUMENT ON TOP OF BANK
 EAST OF EAST EDGE OF MAC. OF ROUTE 216
 FLUSH WITH SURFACE
 ELEV. 197.368



VICINITY MAP
 SCALE: 1" = 2000'



PAVING SECTION P-1
 NOT TO SCALE

NOTE: CONTRACTOR TO CHECK SEWER HOUSE CONNECTION ELEVATION AT PROPERTY/EASEMENT LINE PRIOR TO CONSTRUCTION OF HOUSE TO ENSURE PROPER SHC SLOPES CAN BE MAINTAINED.

COORDINATE CHART		
NAD '83		
No.	NORTH	EAST
1	466336.9497	842876.5264
2	466350.6172	843126.1525
3	466201.2414	843134.3311
4	466200.1070	843113.6121
5	466190.1220	843114.1588
6	466178.8554	842910.2143
7	466188.5410	842909.6895
8	466187.1743	842884.7269
9	466147.7670	842787.0627
10	466147.2341	842886.9137
11	466137.6485	842887.4385
12	466150.1818	843116.3457
13	466140.1967	843116.8924
14	466141.3312	843137.6114
15	466151.3161	843137.0634
16	466159.5168	843286.8391
17	466200.1555	843295.5649
18	465972.6200	842796.3130

SHC TABLE			
LOT NO.	MIN. CELLAR	SHC INV.	
17, BLOCK J	216.50	212.40	*
18, BLOCK J	214.49	210.39	*
19, BLOCK J	211.00	206.90	*
20, BLOCK J	206.50	202.34	*
21, BLOCK J	200.78	196.58	
4, BLOCK K	214.61	210.37	*
5, BLOCK K	212.00	207.82	*
6, BLOCK K	209.00	204.74	*
7, BLOCK K	201.27	196.85	
8, BLOCK K	201.82	197.44	
9, BLOCK K	202.43	197.83	
10, BLOCK K	202.13	198.05	
30, BLOCK K	217.00	212.60	*
31, BLOCK K	215.00	210.60	*
32, BLOCK K	212.50	208.50	*

SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	SEDIMENT AND EROSION CONTROL PLAN, NOTES AND DETAILS

ADDRESS CHART		
LOT No.	STREET ADDRESS	
4-K	9695	MARYLAND AVENUE
5-K	9691	MARYLAND AVENUE
6-K	9687	MARYLAND AVENUE
7-K	9683	MARYLAND AVENUE
8-K	9679	MARYLAND AVENUE
9-K	9675	MARYLAND AVENUE
10-K	9671	MARYLAND AVENUE
30-K	9391	SEWALL AVENUE
31-K	9399	SEWALL AVENUE
32-K	9407	SEWALL AVENUE
17-J	9698	MARYLAND AVENUE
18-J	9694	MARYLAND AVENUE
19-J	9690	MARYLAND AVENUE
20-J	9686	MARYLAND AVENUE
21-J	9682	MARYLAND AVENUE

SITE ANALYSIS DATA CHART	
A.) TOTAL PROJECT AREA	2.79 AC.
B.) AREA OF THIS PLAN SUBMISSION	2.79 AC.
C.) APPROXIMATE LIMIT OF DISTURBANCE	2.15 AC.
D.) PRESENT ZONING	R-SC
E.) PROPOSED USE OF SITE	SFD
F.) FLOOR SPACE PER LOT	N/A
G.) TOTAL NUMBER OF UNITS ALLOWED AS SHOWN ON FINAL PLATS	15
H.) TOTAL NUMBER OF UNITS PROPOSED	15
I.) MAXIMUM NUMBER OF EMPLOYEES PER USE	N/A
J.) NUMBER OF PARKING SPACES REQUIRED BY HO. CO. ZONING REGULATIONS	N/A
K.) NUMBER OF PARKING SPACES PROVIDED	N/A
L.) OPEN SPACE ON-SITE PERCENTAGE OF GROSS AREA	0.00 AC. 0%
M.) AREA OF RECREATIONAL OPEN SPACE REQUIRED PERCENTAGE OF GROSS AREA PROVIDED	0.00 AC. 0%
N.) BUILDING COVERAGE OF SITE PERCENTAGE OF GROSS AREA	N/A 0%
O.) APPLICABLE DPZ FIRE REFERENCES	F-01-101
P.) PROPOSED WATER AND SEWER SYSTEMS	X PUBLIC PRIVATE



PLAN
 SCALE: 1" = 100'

NOTE:
 IN ACCORDANCE WITH PROPOSED COUNTY COUNCIL LEGISLATION; RESOLUTION NO. CR 125-2001, PROPERTY OWNED BY HOWARD COUNTY, MARYLAND, IDENTIFIED ON TAX MAP NO. 50, PARCELS 426, LOTS 7, 8, 9, 10, 11, 12 AND 14 IN BLOCK K, LOTS 28, 29 AND 30 IN BLOCK N, LOT 10 IN BLOCK O AND LOT 8 IN BLOCK P, CONSISTING OF .172 ACRES EACH, SHALL BE TRANSFERRED TO CORNERSTONE HOLDINGS, L.L.C. A USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 8, 9 AND 10, BLOCK K, SHALL BE RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MD, BY CORNERSTONE HOLDINGS, L.L.C. ONCE LEGAL TRANSFER OF THESE LOTS HAVE TAKEN PLACE, CORNERSTONE HOLDINGS, L.L.C. SHALL RED-LINE THIS SITE PLAN TO MAKE NOTATION OF THE LIMES AND PARCEL NUMBER FOR THE RECORDED UIC MAINTENANCE AGREEMENT FOR LOTS 8, 9 AND 10, BLOCK K, PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

PERMIT INFORMATION CHART					
SUBDIVISION NAME:		SECTION/AREA:	LOT/PARCEL #		
NORTH LAUREL PARK		BLOCK 'J' LOTS 17-21 BLOCK 'K' LOTS 4-10, 30-32	P/O 426		
PLAT No.	BLOCK No.	ZONE	TAX MAP	ELECTION DISTRICT	CENSUS TRACT
14930	3	R-SC	50	6th	6069.03
WATER CODE		SEWER CODE			
C-05		7141000			

- GENERAL NOTES**
- THE SUBJECT PROPERTY IS ZONED R-SC PER THE 10-18-93 COMPREHENSIVE ZONING PLAN.
 - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION AT (410)313-1880 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.
 - TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM ROAD CONSTRUCTION PLANS F-01-101. CONTOUR INTERVAL IS 2 FEET.
 - HORIZONTAL AND VERTICAL DATUM ARE NAD '27 - MONUMENTS 1741002-R and 1741003.
 - ALL ROADWAYS ARE PUBLIC.
 - EXISTING UTILITIES SHOWN HAVE BEEN TAKEN FROM CONTRACT DRAWINGS #24-3963-D AND ROAD CONSTRUCTION PLANS F-01-101. IF NECESSARY, CONTRACTOR SHALL ADJUST ALL TOP ELEVATIONS TO MATCH SDP GRADES.
 - STORMWATER MANAGEMENT IS PROVIDED FOR THESE LOTS UNDER ROAD CONSTRUCTION PLANS F-00-82 BY MEANS OF DETENTION.
 - THERE ARE NO STREAM BUFFERS, STEEP SLOPES OR 100-YEAR FLOODPLAIN LOCATED ON THIS SITE. THERE SHALL BE NO CLEARING, GRADING OR DISTURBANCE WITHIN THE WETLANDS OR WETLAND BUFFERS.
 - IN ACCORDANCE WITH SECTION 12B OF THE HOWARD COUNTY ZONING REGULATIONS; BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS; PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
 - WOB INDICATES WALKOUT BASEMENT.
 - PREVIOUS HOWARD COUNTY FILE NUMBER: F-01-101
 - THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.
 - ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE BUILDERS EXPENSE.
 - BRL INDICATES BUILDING RESTRICTION LINE.
 - FOR DRIVEWAY ENTRANCE DETAIL SEE HOWARD COUNTY STANDARD DETAILS R-6.03 & R-6.05.
 - HOUSES/GARAGES WILL BE SITED ON LOTS SO THAT A SECOND CAR, IF PARKED IN THE DRIVEWAY, WILL NOT OVERHANG THE USE-IN-COMMON ACCESS DRIVEWAY.
 - DRIVEWAY SLOPES SHOWN ARE AVERAGE. THE SLOPE AT THE OUTSIDE EDGES COULD BE FLATTER OR STEEPER DEPENDING ON GRADE OF ROADWAY.
 - THIS PROJECT IS EXEMPT FROM PERIMETER LANDSCAPE REQUIREMENTS AS THE PROPERTY WAS RECORDED PRIOR TO THE ADOPTION OF THE LANDSCAPE MANUAL AND NO NEW LOTS ARE BEING CREATED. HOWEVER, STREET TREES WERE PROVIDED UNDER THE ROAD CONSTRUCTION PLANS F-00-82, AND FOR THIS SITE UNDER F-01-101.
 - THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE PROPERTY WAS RECORDED PRIOR TO THE FOREST CONSERVATION ACT AND NO ADDITIONAL LOTS ARE BEING CREATED.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - 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 PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL (SEE NOTE #14).
 - STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH ROAD CONSTRUCTION DRAWINGS FOR THIS SITE AS SHOWN ON F-01-101.

NO.	DATE	REVISION

BENCHMARK
 ENGINEERS & LAND SURVEYORS & PLANNERS

Ronald Mason

ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE A SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-6105 FAX: 410-465-6644

9/25/01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 11/20/01
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 12/1/01
 CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 12/1/01
 DIRECTOR

OWNER/DEVELOPER: CORNERSTONE HOMES, INC.
 9691 NORFOLK AVENUE
 LAUREL, MARYLAND 20723
 410-792-2565

PROJECT: **NORTH LAUREL PARK**
 BLOCK 'J' LOTS 17-21 AND
 BLOCK 'K' LOTS 4-10 AND 30-32
 (SINGLE FAMILY DETACHED)

LOCATION: TAX MAP 50 - GRID 3
 P/O PARCEL 426
 6th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

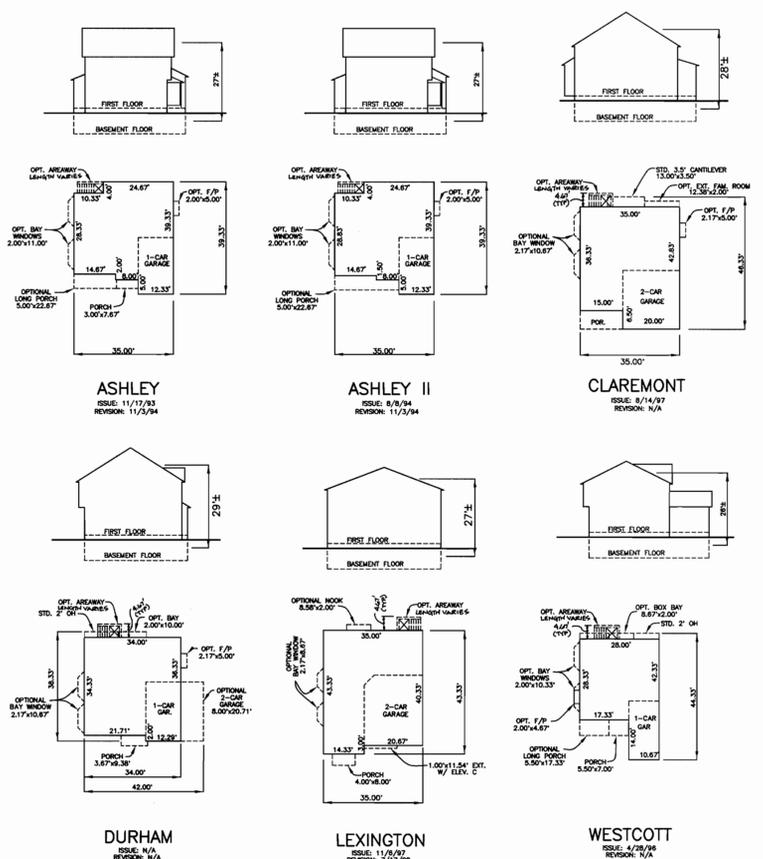
TITLE: **TITLE SHEET**

DATE: JUNE, 2001 PROJECT NO. 1421
 NOVEMBER 2, 2001

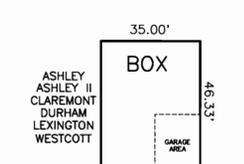
DESIGN: DBT DRAFT: DBT CHECK: DAM SCALE: AS SHOWN SHEET 1 OF 3



PLAN
SCALE: 1" = 30'



HOUSE FOOTPRINTS
SCALE: 1" = 30'



GENERIC BOX
SCALE: 1" = 30'

NO.	DATE	REVISION

BENCHMARK
 ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE & SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-6105 FAX: 410-465-6644

Donald Maas
 9/25/01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Howard County Seal
 11/20/01 DATE
 12/7/01 DATE
 12/14/01 DATE

OWNER/DEVELOPER:	PROJECT:
CORNERSTONE HOMES, INC. 9691 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565	NORTH LAUREL PARK BLOCK 'J' LOTS 17-21 AND BLOCK 'K' LOTS 4-10 & 30-32 (SINGLE FAMILY DETACHED)
TITLE:	LOCATION:
SITE DEVELOPMENT PLAN	TAX MAP 50 - GRID 3 P/O PARCEL 426 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE:	PROJECT NO.:
JUNE, 2001 NOVEMBER 2, 2001	1421
DESIGN: DBT	CHECK: DAM
DRAFT: DBT	SCALE: AS SHOWN
SHEET 2 OF 3	

