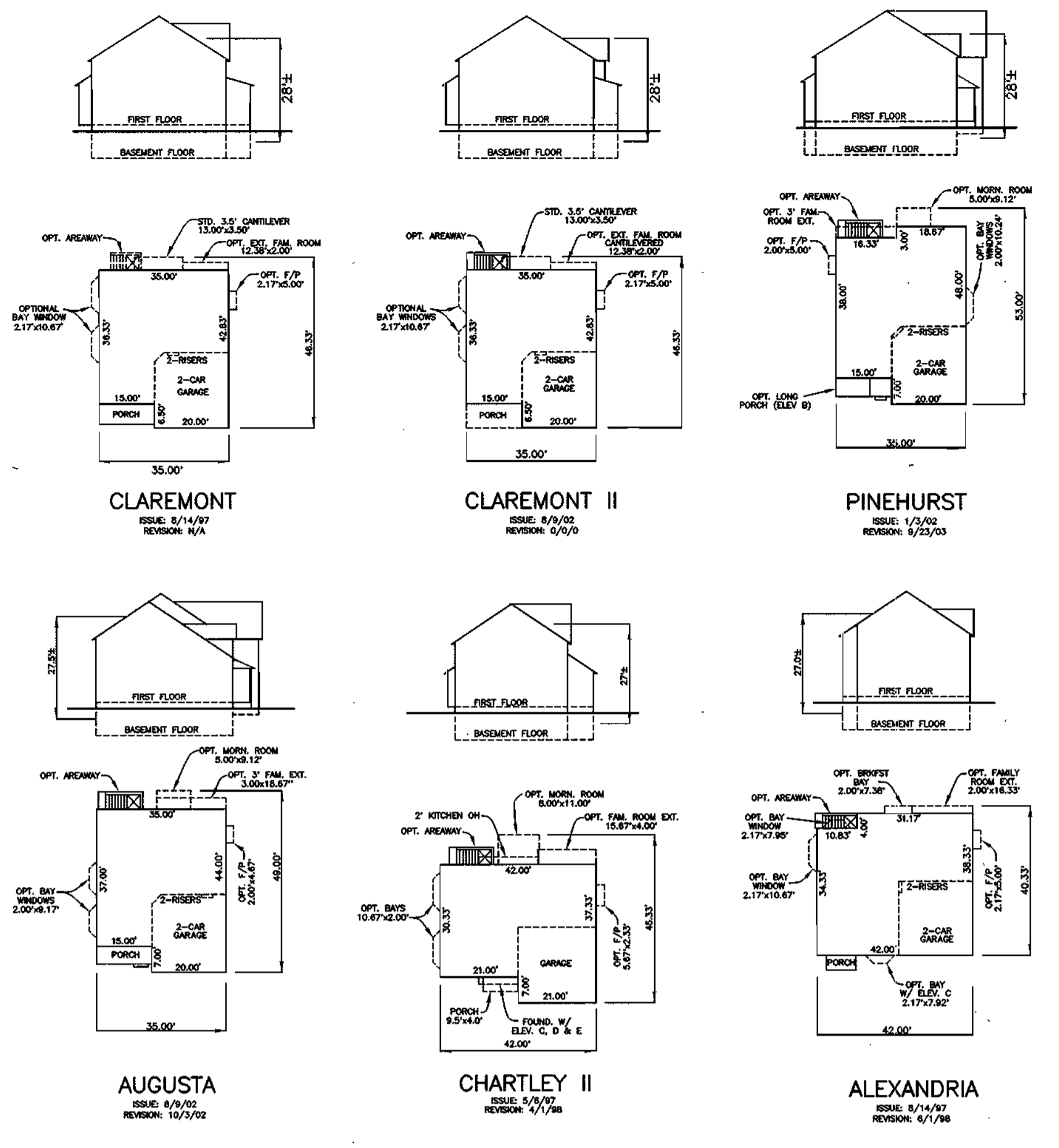
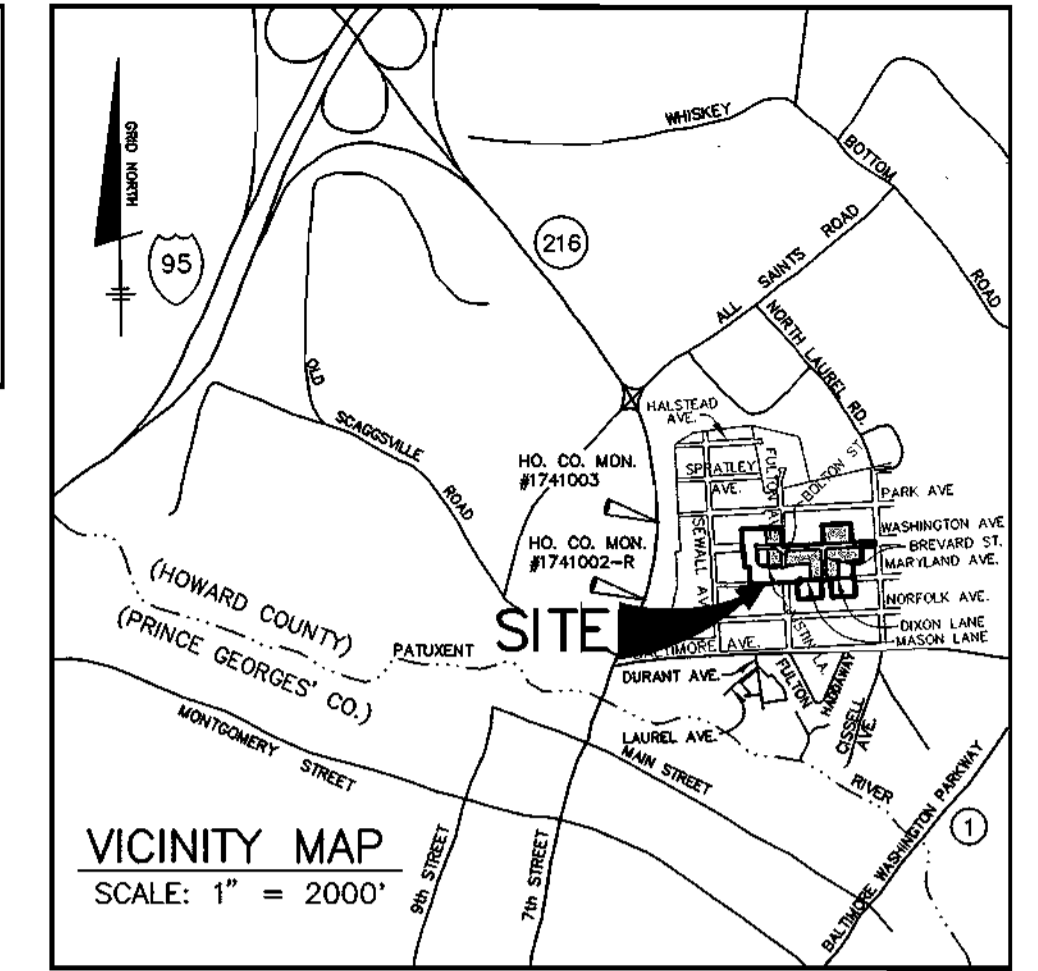


SITE DEVELOPMENT PLAN NORTH LAUREL PARK

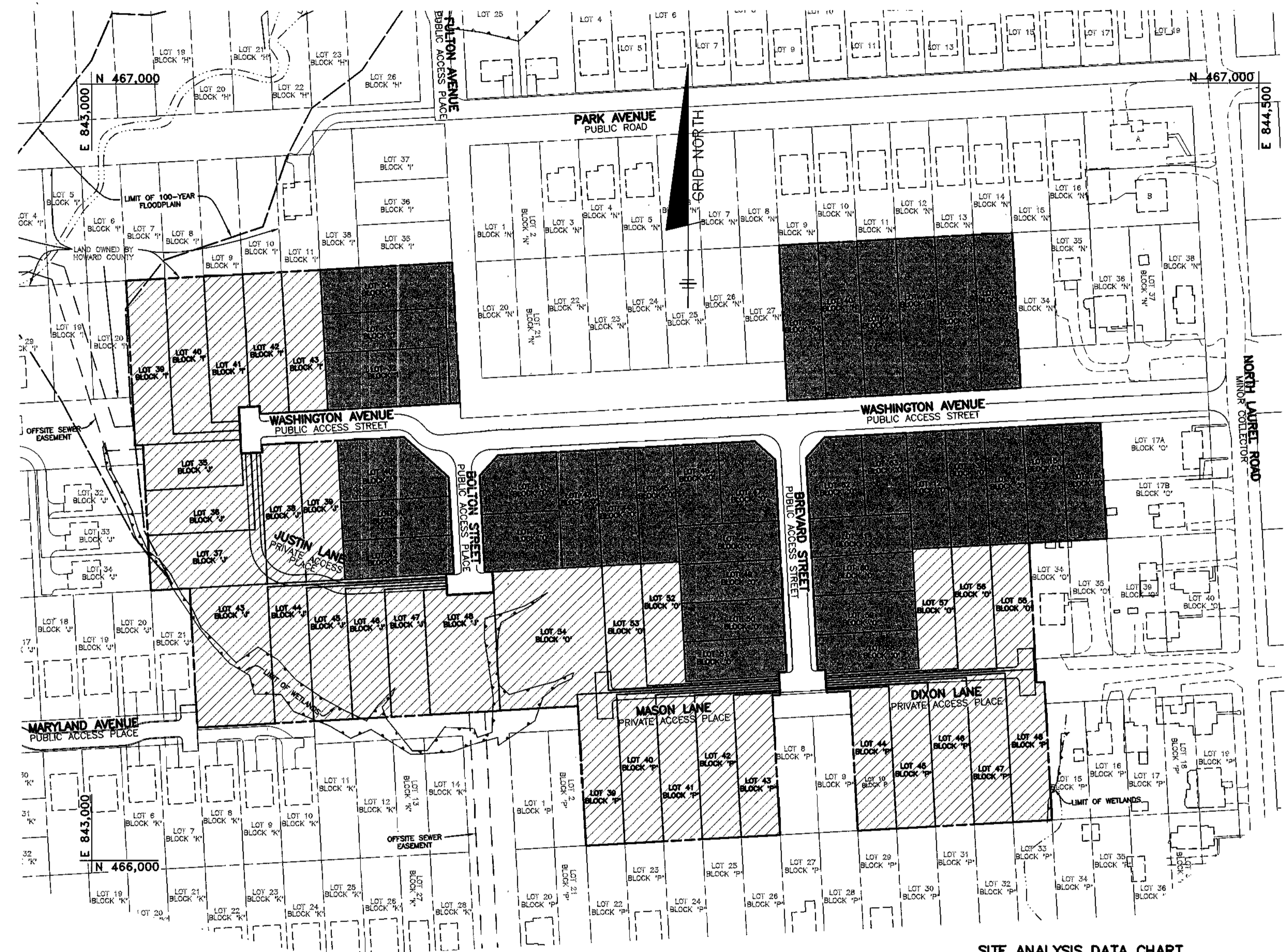
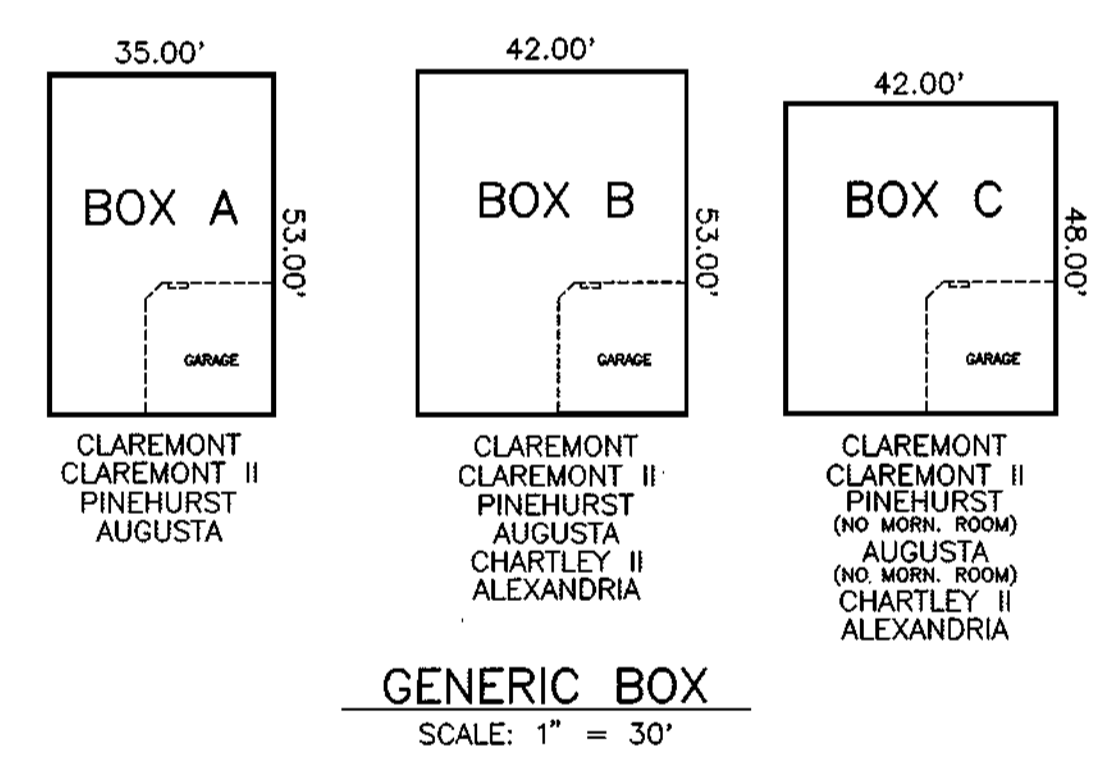
LOTS 32-34 BLOCK 'I', 40-42 BLOCK 'J', 39-44 BLOCK 'N', AND LOTS 12-16, 41-51, 58-63 BLOCK 'O'

BENCH MARKS NAD 27
HO. CO. #1741003 NAD 27
CONCRETE MONUMENT ON WEST SIDE OF ROUTE 216 AND 0.2' BELOW SURFACE
ELEV. 198.995

HO. CO. #1741002-R NAD 27
CONCRETE MONUMENT ON TOP OF BANK EAST OF EAST EDGE OF MAC. OF ROUTE 216
FLUSH WITH SURFACE
ELEV. 197.368



HOUSE FOOTPRINTS
SCALE: 1" = 30'



SITE ANALYSIS DATA CHART

A.) TOTAL PROJECT AREA	6.14 AC.
B.) AREA OF THIS PLAN SUBMISSION	6.14 AC.
C.) APPROXIMATE LIMIT OF DISTURBANCE	5.11 AC.
D.) PRESENT ZONING	R-5C
E.) PROPOSED USE OF SITE	RESIDENTIAL SINGLE FAMILY DETACHED UNITS
F.) FLOOR SPACE PER LOT	N/A
G.) TOTAL NUMBER OF UNITS ALLOWED AS SHOWN ON FINAL PLATS	34
H.) TOTAL NUMBER OF UNITS PROPOSED	34
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	0.00 AC. 0%
N.) BUILDING COVERAGE OF SITE PERCENTAGE OF GROSS AREA	N/A 0%
O.) APPLICABLE DPZ FILE REFERENCES	F-03-95 CONTRACT # 24-4041-D CONTRACT # 24-4126-D CONTRACT # 24-4127-D
P.) PROPOSED WATER AND SEWER SYSTEMS	X PUBLIC PRIVATE

GENERAL NOTES (cont'd)

25. THE 4'x10' CONCRETE REFUSE AND RECYCLE COLLECTION PAD WITHIN THE PRIVATE 6'x12' REFUSE AND RECYCLE COLLECTION PAD EASEMENT LOCATED ON LOT 42-44 'I' SHALL BE MAINTAINED BY THE OWNERS OF LOTS 43-48 'I'. THE 4'x10' CONCRETE REFUSE AND RECYCLE COLLECTION PAD WITHIN THE PRIVATE 6'x12' REFUSE AND RECYCLE COLLECTION PAD EASEMENT LOCATED ON LOTS 51-53 'O' SHALL BE MAINTAINED BY THE OWNERS OF LOTS 52-54 'O' AND 39-43 'N'. THE 4'x10' CONCRETE REFUSE AND RECYCLE COLLECTION PAD WITHIN THE PRIVATE 6'x12' REFUSE AND RECYCLE COLLECTION PAD EASEMENT LOCATED ON LOTS 56-58 'O' SHALL BE MAINTAINED BY THE OWNERS OF LOTS 55-57 'O' AND 44-48 'N'. THE 4'x10' CONCRETE REFUSE AND RECYCLE COLLECTION PAD FOR LOTS 32-34 'I' THAT IS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY FOR WASHINGTON AVENUE SHALL BE MAINTAINED BY THE OWNERS OF LOTS 32-34 'I'.
26. THE PRIVATE ACCESS PLACE MAINTENANCE AGREEMENT FOR LOTS 52-54 'O' AND 39-43 'N' (MASON LANE) HAS BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND IN LIBER 7232 AT FOLIO 226. THE PRIVATE ACCESS PLACE MAINTENANCE AGREEMENT FOR LOTS 55-57 'O' AND 44-48 'N' (DIXON LANE) HAS BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND IN LIBER 7232 AT FOLIO 222.

SHC TABLE

LOT NO.	MIN. CELLAR	SHC INV.	LOT NO.	MIN. CELLAR	SHC INV.
32,I	216.1	212.0	41,O	216.4	212.5
33,I	213.8	209.7	42,O	213.7	209.8
34,I	211.3	207.4	43,O	222.2	218.2
40,J	216.6	212.2	44,O	223.4	219.4
41,J	213.5	209.4	45,O	224.6	220.6
42,J	213.6	209.5	46,O	225.0	220.9
39,N	231.2	227.1	47,O	226.3	222.2
40,N	234.1	230.0	48,O	220.7	216.5
41,N	236.5	232.4	49,O	220.9	216.7
42,N	238.9	234.8	50,O	220.9	216.9
43,N	241.1	237.0	51,O	221.3	217.1
44,N	243.6	239.5	58,O	221.5	217.3
12,O	238.4	234.3	59,O	221.2	217.0
13,O	240.5	236.5	60,O	221.2	217.0
14,O	243.0	239.0	61,O	220.9	216.7
15,O	245.3	241.3	62,O	233.3	229.2
16,O	247.7	243.7	63,O	235.6	231.6

SHEET INDEX

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

ADDRESS CHART

BLOCK	LOT	STREET ADDRESS	BLOCK	LOT	STREET ADDRESS
I	32	9646 WASHINGTON AVENUE	O	41	9701 BOLTON STREET
I	33	9644 WASHINGTON AVENUE	O	42	9705 BOLTON STREET
I	34	9642 WASHINGTON AVENUE	O	43	9635 WASHINGTON AVENUE
J	40	9700 BOLTON STREET	O	44	9633 WASHINGTON AVENUE
J	41	9702 BOLTON STREET	O	45	9631 WASHINGTON AVENUE
J	42	9704 BOLTON STREET	O	46	9629 WASHINGTON AVENUE
N	39	9622 WASHINGTON AVENUE	O	47	9627 WASHINGTON AVENUE
N	40	9620 WASHINGTON AVENUE	O	48	9704 BREVARD STREET
N	41	9618 WASHINGTON AVENUE	O	49	9706 BREVARD STREET
N	42	9616 WASHINGTON AVENUE	O	50	9708 BREVARD STREET
N	43	9614 WASHINGTON AVENUE	O	51	9710 BREVARD STREET
N	44	9612 WASHINGTON AVENUE	O	52	9711 BREVARD STREET
O	12	9615 WASHINGTON AVENUE	O	53	9709 BREVARD STREET
O	13	9613 WASHINGTON AVENUE	O	60	9707 BREVARD STREET
O	14	9611 WASHINGTON AVENUE	O	61	9705 BREVARD STREET
O	15	9609 WASHINGTON AVENUE	O	62	9619 WASHINGTON AVENUE
O	16	9607 WASHINGTON AVENUE	O	63	9617 WASHINGTON AVENUE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 1/29/04

 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 2/3/04

 DIRECTOR
 DATE: 2/24/04

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

OWNER/DEVELOPER: CORNERSTONE HOMES, L.L.C.
 9695 NORFOLK AVENUE
 LAUREL, MARYLAND 20723
 410-792-2565

PROJECT: NORTH LAUREL PARK
 LOTS 32-34 BLOCK 'I'; 40-42 BLOCK 'J'; 39-44 BLOCK 'N' AND LOTS 12-16, 41-51, 58-63 BLOCK 'O' (SINGLE FAMILY DETACHED)

LOCATION: TAX MAP: 50 P/O PARCEL: 426
 GRID: 3 ZONED: R-5C
 6th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT PLAN TITLE SHEET

DATE: JANUARY, 2004 PROJECT NO. 1515
 SCALE: AS SHOWN SHEET 1 OF 5

DESIGN: DBT DRAFT: DBT CHECK: DAM



LEGEND

- EXISTING CONTOURS PER F-03-95 PAD GRADES
- PROPOSED CONTOURS
- EXISTING TREELINE
- INDICATES A WALKOUT BASEMENT
- EXISTING STREET TREES PLANTED UNDER F-03-95
- LANDSCAPE PERIMETER EDGE

MATCH LINE SEE SHEET 3

PLAN VIEW
SCALE: 1" = 30'

NO.	DATE	REVISION

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE A SUITE 418
ELLICOTT CITY, MARYLAND 21043
phone: 410-465-6105 • fax: 410-465-6644
email: Benchmark@ccis.com

Donald Moan
1/9/04

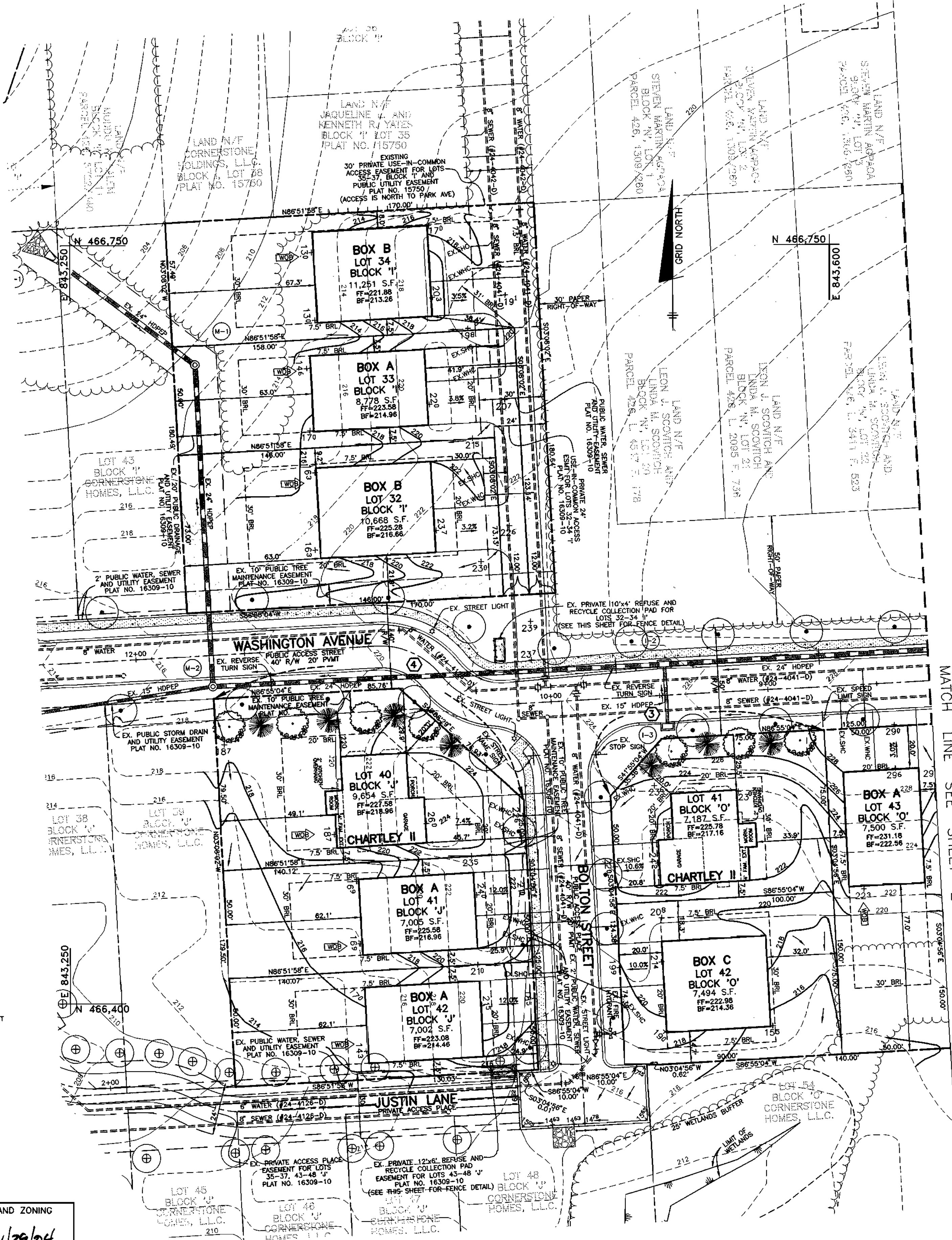
OWNER/DEVELOPER: CORNERSTONE HOMES, L.L.C. 9695 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565	PROJECT: NORTH LAUREL PARK LOTS 32-34 BLOCK 'I'; 40-42 BLOCK 'J'; 39-44 BLOCK 'N' AND LOTS 12-16, 41-51, 58-63 BLOCK 'O' (SINGLE FAMILY DETACHED)
LOCATION: TAX MAP: 50 P/O PARCEL: 426 GRID: 3 ZONED: R-SC 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: SITE DEVELOPMENT AND GRADING PLAN
DATE: JANUARY, 2004	PROJECT NO.: 1515
DESIGN: DBT	DRAFT: DBT
CHECK: DAM	SCALE: AS SHOWN
SHEET 2 OF 5	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chris Hamilton 1/29/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Chris Hamilton 2/3/04
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

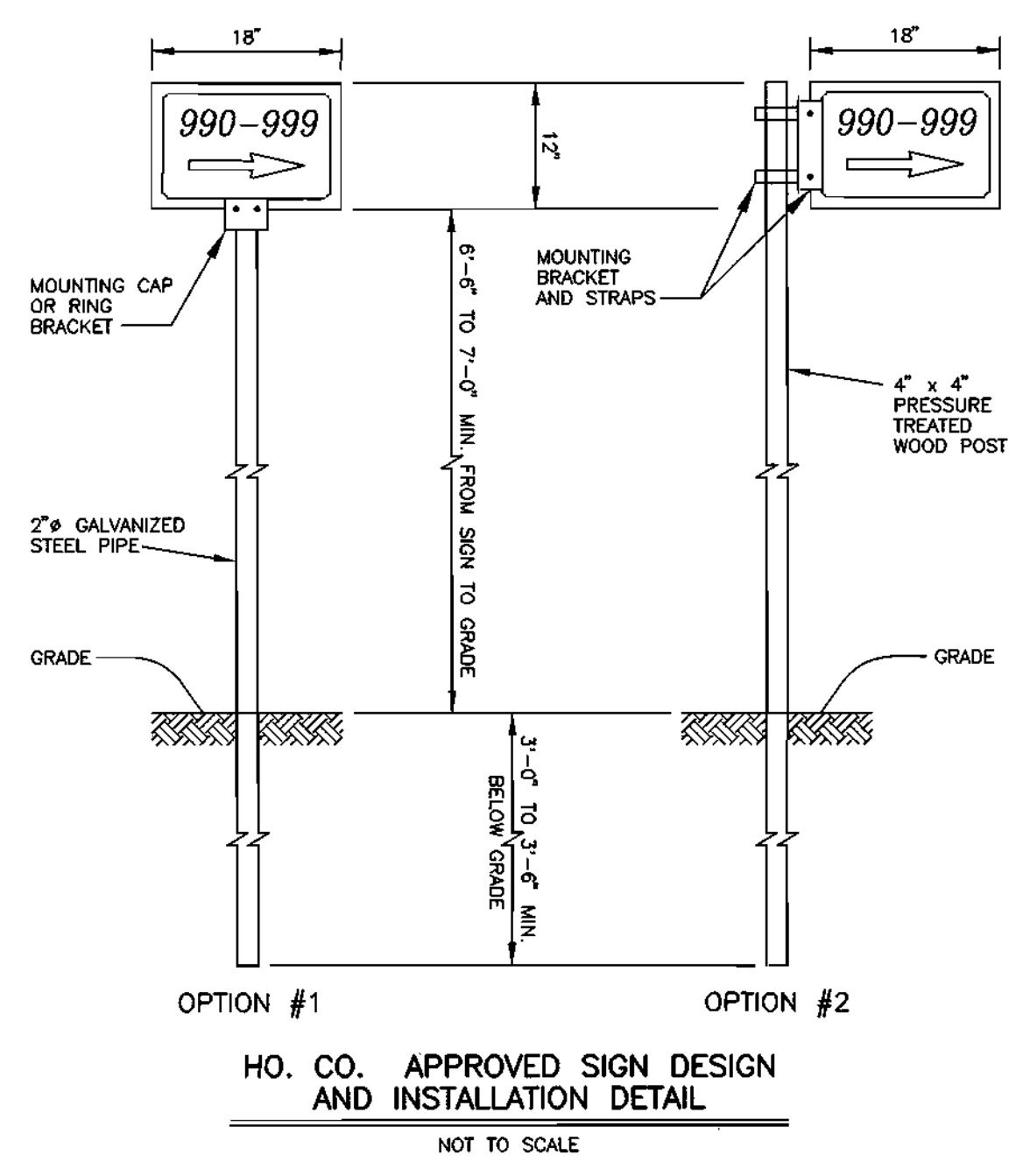
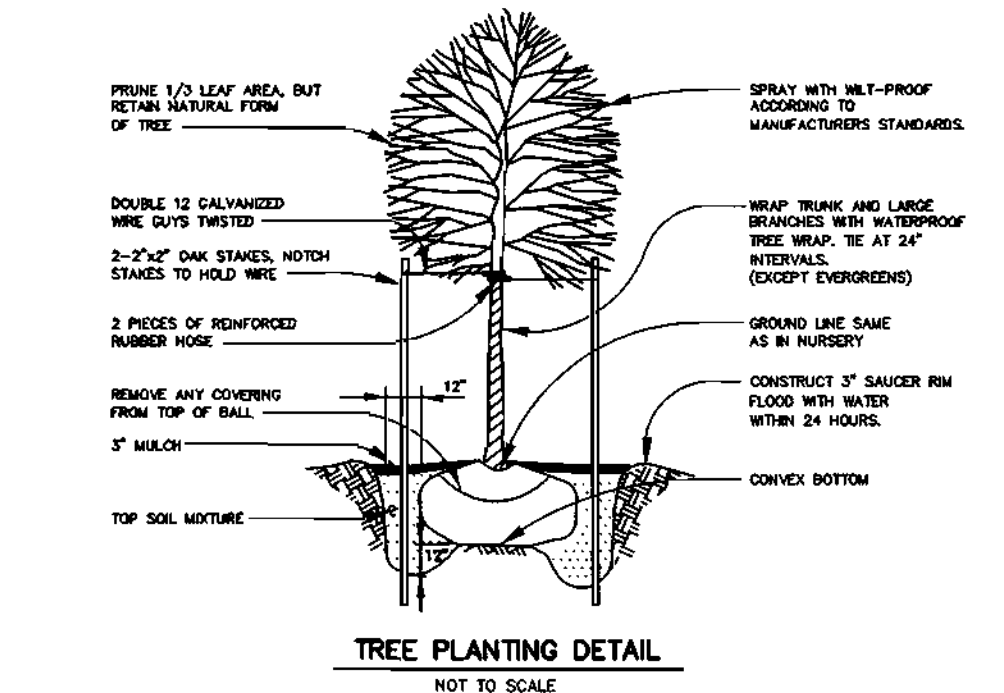
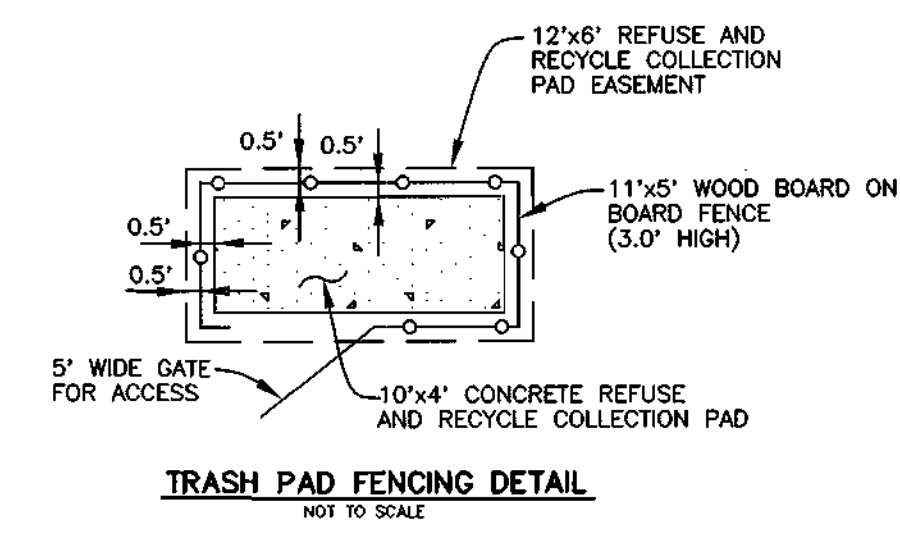
Mark D. Lyell 2/2/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



SCHEDULE A PERIMETER LANDSCAPE EDGE				
CATEGORY	ADJACENT TO ROADS			
	LOT 40 'A'	LOT 41 'B'	LOT 47 'B'	LOT 62 'B'
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	162.68'	110.36'	114.07'	113.93'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED				
SHADE TREES	4	3	3	3
EVERGREEN TREES	4	3	3	3
OTHER TREES (2:1 SUBSTITUTE)	-	-	-	-
SHRUBS	-	-	-	-
NUMBER OF PLANTS PROVIDED				
SHADE TREES	4	3	3	3
EVERGREEN TREES	4	3	3	3
OTHER TREES (2:1 SUBSTITUTE)	-	-	-	-
SHRUBS (10:1 SUBSTITUTE)	-	-	-	-

LANDSCAPE PLANTING LIST			
SYMBOL	QUANTITY	NAME	REMARKS
	13	PLANTANUS ACERIFOLIA 'BLOODGOOD' (Bloodgood London Plane)	2 1/2" MIN. CAL. B&B FULL HEAD
	13	PINUS STROBUS (Eastern White Pine)	5'-6" HL UNSHEARED

- LANDSCAPE NOTES:**
- TREES SHOULD BE PLANTED A MINIMUM OF 4 FEET FROM CURB OR SIDEWALK AND 10 FEET FROM A DRIVEWAY.
 - A MINIMUM DISTANCE OF 20 FEET MUST BE MAINTAINED BETWEEN ANY TREES LOCATED ALONG THE CURB LINE AND ANY STREET LIGHT.
 - PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SHALL BE PROVIDED AS SHOWN ON THIS SITE PLAN FOR LOTS 41, 47 AND 62, BLOCK 'O' AND LOT 40, BLOCK 'J'. SURETY IN THE AMOUNT OF \$5,580 FOR 13 SHADE TREES AND 13 EVERGREENS SHALL BE PROVIDED WITH THE GRADING PERMIT.



- THE FOLLOWING STANDARD SIGN DESIGN SPECIFICATIONS SHALL APPLY:
- THE SIGN SIZE SHALL BE 12' x 18'.
 - THE SIGN MATERIAL SHALL BE 0.080 GAUGE THICKNESS ANODIZED ALUMINUM.
 - THE SIGN SHALL HAVE A GREEN BACKGROUND WITH 3" HIGH WHITE REFLECTIVE NUMBERS AND ARROW WITH A WHITE REFLECTIVE BORDER.
 - WHERE A PRIVATE ROAD NAME IS IN USE OR PART OF A PRIVATE HOMEOWNER'S ARTICLES OF INCORPORATION AGREEMENT THE SIGN SIZE WILL BE ENLARGED TO ACCOMMODATE THE NECESSARY LETTERING BUT REMAIN PROPORTIONAL TO THE ABOVE DESIGN LIMITS.
 - THE SIGN WILL BE INSTALLED WITHIN THE COMMON DRIVEWAY EASEMENT AREA AS NOTED ON THE FINAL PLAT.
 - ADDRESS NUMBER IDENTIFICATION SIGNS ARE TO BE PROVIDED UNDER THE TENANTS OF THE HOMEOWNER'S ASSOCIATION INCORPORATION OR A PROPERTY MANAGEMENT COMPANY FOR INSTALLATION AND MAINTENANCE IN ACCORDANCE WITH THE DEPARTMENT OF PLANNING AND ZONING ADDRESS NUMBERING SYSTEM AND PER SECTION 3.503(a) OF THE HOWARD COUNTY CODE - PUBLIC SIGNS, MAINTENANCE/REPAIR AND REPLACEMENT OF THE ADDRESS NUMBER DIRECTIONAL SIGNS WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR A PROPERTY MANAGEMENT COMPANY.
 - COMPLIANCE REGARDING THE INSTALLATION OF THE NEW ADDRESS NUMBER DIRECTIONAL SIGNS WILL BE ENFORCED BY THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF FINAL APPROVAL FOR ISSUANCE OF THE USE AND OCCUPANCY PERMITS.

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
EMAIL: Benchmark@coils.com

Donald Mason
1/16/04

OWNER/DEVELOPER: CORNERSTONE HOMES, L.L.C.
9695 NORFOLK AVENUE
LAUREL, MARYLAND 20723
410-792-2565

PROJECT: **NORTH LAUREL PARK**
LOTS 32-34 BLOCK 'I'; 40-42 BLOCK 'J'; 39-44 BLOCK 'N'
AND LOTS 12-16, 41-51, 58-63 BLOCK 'O'
(SINGLE FAMILY DETACHED)

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

TITLE: **SITE DEVELOPMENT AND GRADING PLAN**

DATE: JANUARY, 2004 PROJECT NO. 1515

DESIGN: DBT DRAFT: DBT CHECK: DAM SCALE: AS SHOWN SHEET 3 OF 5

- LEGEND**
- EXISTING CONTOURS PER 7'-03" PAD GRADES
 - PROPOSED CONTOURS
 - EXISTING TREELINE
 - INDICATES A WALKOUT BASEMENT
 - EXISTING STREET TREES PLANTED UNDER F-03-95
 - LANDSCAPE PERIMETER EDGE

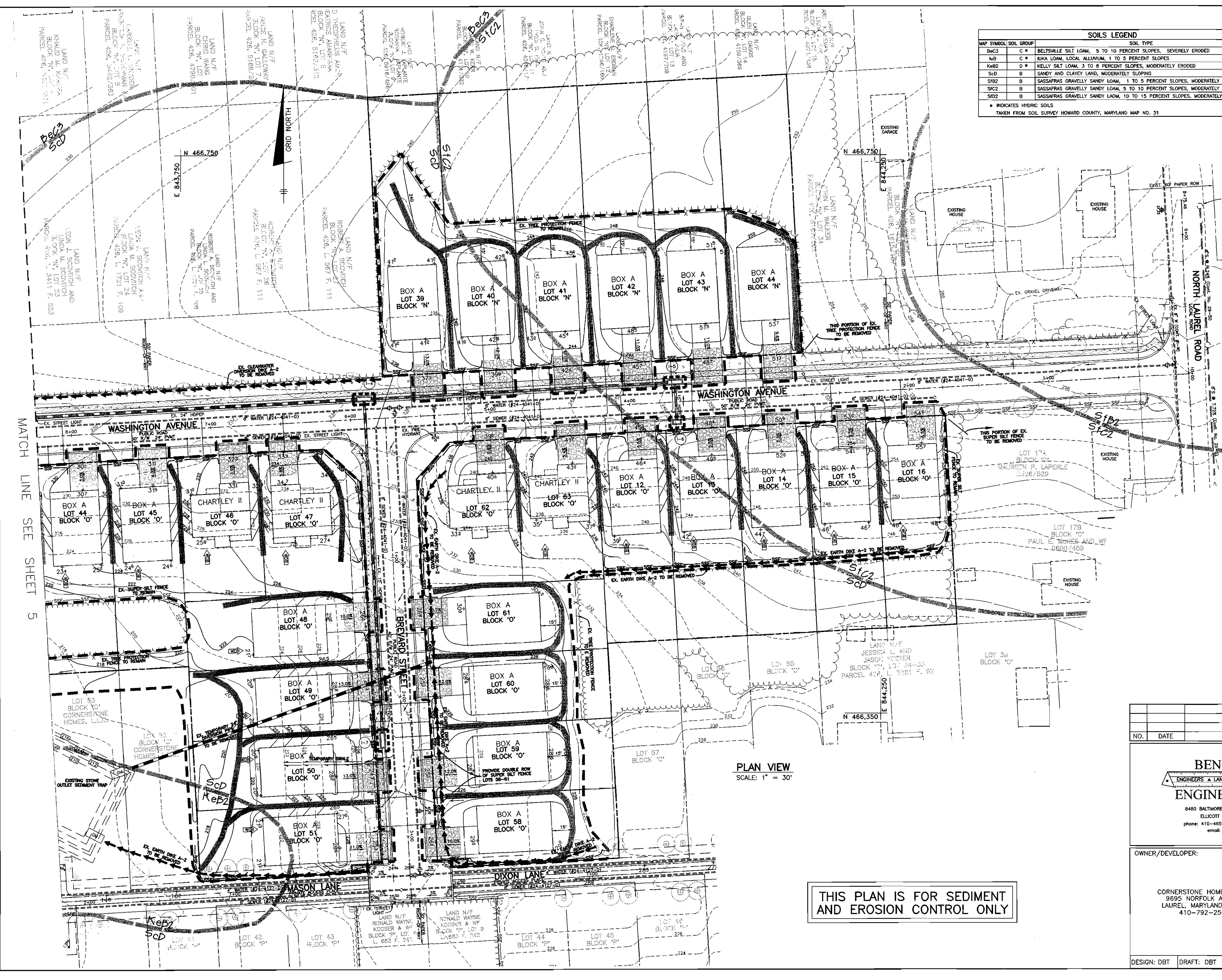
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark Douglas 1/29/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Cathy Hammit 2/3/04
CHIEF, DIVISION OF LAND DEVELOPMENT

Mark Douglas 2/23/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION

PLAN VIEW
SCALE: 1" = 30'



MAP SYMBOL SOIL GROUP		SOIL TYPE	
BcC3	C *	BELTSVILLE SILT LOAM, 5 TO 10 PERCENT SLOPES, SEVERELY ERODED	
hB	C *	RUKA LOAM, LOCAL ALLUVIUM, 1 TO 5 PERCENT SLOPES	
KcB2	D *	KELLY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	
ScD	B	SANDY AND CLAYEY LAND, MODERATELY SLOPING	
S1B2	B	SASSAPRAS GRAVELLY SANDY LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	
ScZ	B	SASSAPRAS GRAVELLY SANDY LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	
S1D2	B	SASSAPRAS GRAVELLY SANDY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED	

* INDICATES HYDRIC SOILS
TAKEN FROM SOIL SURVEY HOWARD COUNTY, MARYLAND MAP NO. 31

LEGEND	
	EXISTING CONTOURS PER F-03-95 PAD GRADES
	PROPOSED CONTOURS
	EXISTING TEMPORARY CONTOURS INSTALLED UNDER F-03-95
	EXISTING TREELINE
	INDICATES A WALKOUT BASEMENT
	EXISTING STREET TREES PLANTED UNDER F-03-95
	EXISTING TREE PROTECTION FENCE INSTALLED UNDER F-03-95
	EXISTING SILT FENCE INSTALLED UNDER F-03-95
	EXISTING SUPER SILT FENCE INSTALLED UNDER F-03-95
	EXISTING EARTH DIKE INSTALLED UNDER F-03-95
	EXISTING INLET PROTECTION INSTALLED UNDER F-03-95
	STABILIZED CONSTRUCTION ENTRANCE
	SUPER SILT FENCE
	LIMIT OF DISTURBANCE
	EROSION CONTROL MATTING
	SOILS TYPE
	SOILS DELINEATION LINE

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.
Donald Maan 1/9/04
 ENGINEER - DONALD A. MAAN, P.E. # 21443 DATE

DEVELOPER'S CERTIFICATE
 I 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.
B. D. By 1/7/04
 CORNERSTONE HOMES, INC. DATE

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS
Jim Meyers 1/22/04
 USA - NATURAL RESOURCES CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John R. Robertson 1/22/04
 HOWARD SCD DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Mike Roman 1/29/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Sandy Hamilton 2/3/04
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

David A. Taylor 2/4/04
 DIRECTOR DATE

NO.	DATE	REVISION

BENCHMARK
 ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE & SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 phone: 410-465-8105 & fax: 410-465-6644
 email: Benchmark@cois.com

Donald Maan
 1/9/04

OWNER/DEVELOPER:	PROJECT:
CORNERSTONE HOMES, L.L.C. 9695 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565	NORTH LAUREL PARK LOTS 32-34 BLOCK 'J'; 40-42 BLOCK 'J'; 39-44 BLOCK 'N' AND LOTS 12-16, 41-51, 58-63 BLOCK 'O' (SINGLE FAMILY DETACHED)
LOCATION: TAX MAP: 50 GRID: 3 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	P/O PARCEL: 426 ZONED: R-SC
TITLE:	DATE:
SITE DEVELOPMENT PLAN SEDIMENT, EROSION CONTROL AND SOILS PLAN	JANUARY, 2004
DESIGN: DBT	PROJECT NO. 1515
DRAFT: DBT	SCALE: AS SHOWN
CHECK: DAM	SHEET 4 OF 5

THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL ONLY

SEDIMENT CONTROL NOTES

- 1. 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 (303-1050).

Table with 2 columns: Description, Value. Includes TOTAL AREA OF SITE (THIS SUBMISSION) 6.14 ACRES, AREA DISTURBED 5.11 ACRES, etc.

- 11. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACK FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

PERMANENT SEEDBED PREPARATIONS

- 1. PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ FT) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT) BEFORE SEEDING.

- MULCHING: APPLY 1 1/2 TO 2 TONS PER ACRE (10 TO 20 LBS/1000 SQ FT) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING.

TEMPORARY SEEDBED PREPARATIONS

- 1. APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

ENGINEER'S CERTIFICATE

I, DONALD MAISON, P.E., 21443, CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS...

DEVELOPER'S CERTIFICATE

I, CORNSTONE HOMES, INC., CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL...

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

USDA NATURAL RESOURCES CONSERVATION SERVICE

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division

Chief, Division of Land Development

Director

DATE

DATE

DATE

TOPSOIL SPECIFICATIONS

- 1. Topsoil salvaged from the existing site may be used provided that it meets the standards set forth in these specifications.

- II. Topsoil Specifications - Soil to be used as topsoil must meet the following: 1. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand.

- VI. Alternative for Permanent Seeding - Instead of applying the full amounts of lime and commercial fertilizer, topsoil amendments may be applied as specified below.

SEQUENCE OF CONSTRUCTION

- DAY 1 - 1) OBTAIN GRADING PERMIT.

- DAY 2-8 - 2) INSTALL SEDIMENT CONTROLS THAT ARE NOTED TO BE INSTALLED UNDER THIS SDP.

- DAY 9-12 - 3) EXCAVATE FOR FOUNDATIONS, ROUGH GRADE AND STABILIZE IN ACCORDANCE WITH TEMPORARY SEEDBED NOTES.

- DAY 13-82 - 4) CONSTRUCT HOUSES, BACKFILL AND CONSTRUCT DRIVEWAYS.

- DAY 83-87 - 5) FINAL GRADE AND STABILIZE IN ACCORDANCE WITH PERMANENT SEEDBED NOTES AND FLUSH STORM DRAIN SYSTEM.

- DAY 88-91 - 6) WITH THE APPROVAL OF THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE ANY REMAINING DISTURBED AREAS.

NOTE: 1. SEDIMENT CONTROL LOCATION AND IMPLEMENTATION SHOWN ON THESE PLANS IS SUBJECT TO REVISION IN THE FIELD AT THE DISCRETION OF THE SEDIMENT CONTROL INSPECTOR.

2. EROSION CONTROL MATTING SHALL BE PLACED IN SWALES WHERE DEEMED NECESSARY UNTIL VEGETATION IS ESTABLISHED OR SOIL SHOULD BE USED.

3. * - INDICATES SINGLE HOUSE CONSTRUCTION.

4. * - INDICATES SINGLE HOUSE CONSTRUCTION.

5. * - INDICATES SINGLE HOUSE CONSTRUCTION.

6. * - INDICATES SINGLE HOUSE CONSTRUCTION.

7. * - INDICATES SINGLE HOUSE CONSTRUCTION.

8. * - INDICATES SINGLE HOUSE CONSTRUCTION.

9. * - INDICATES SINGLE HOUSE CONSTRUCTION.

10. * - INDICATES SINGLE HOUSE CONSTRUCTION.

11. * - INDICATES SINGLE HOUSE CONSTRUCTION.

12. * - INDICATES SINGLE HOUSE CONSTRUCTION.

13. * - INDICATES SINGLE HOUSE CONSTRUCTION.

14. * - INDICATES SINGLE HOUSE CONSTRUCTION.

15. * - INDICATES SINGLE HOUSE CONSTRUCTION.

16. * - INDICATES SINGLE HOUSE CONSTRUCTION.

17. * - INDICATES SINGLE HOUSE CONSTRUCTION.

18. * - INDICATES SINGLE HOUSE CONSTRUCTION.

19. * - INDICATES SINGLE HOUSE CONSTRUCTION.

20. * - INDICATES SINGLE HOUSE CONSTRUCTION.

SOILS LEGEND

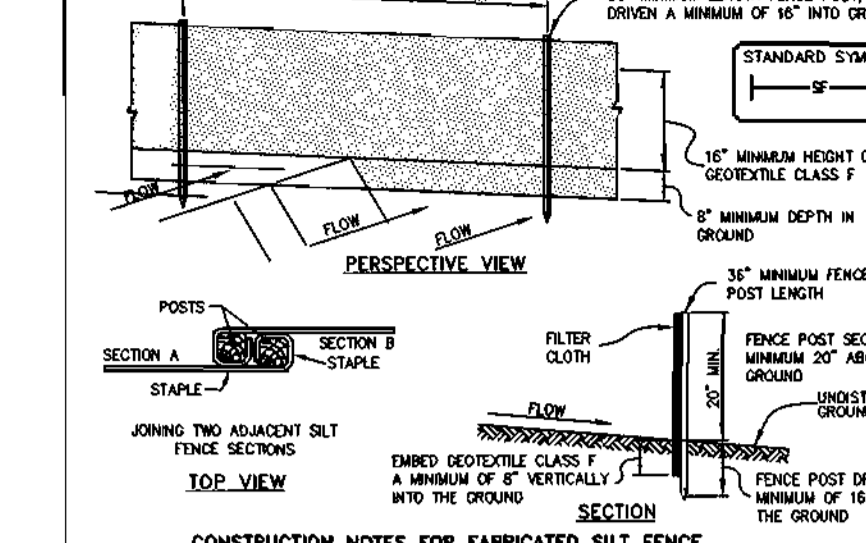
Table with 2 columns: MAP SYMBOL, SOIL GROUP. Includes BeC3, K4B2, S4D, etc.

* INDICATES HYDRIC SOILS TAKEN FROM SOIL SURVEY HOWARD COUNTY, MARYLAND MAP NO. 31



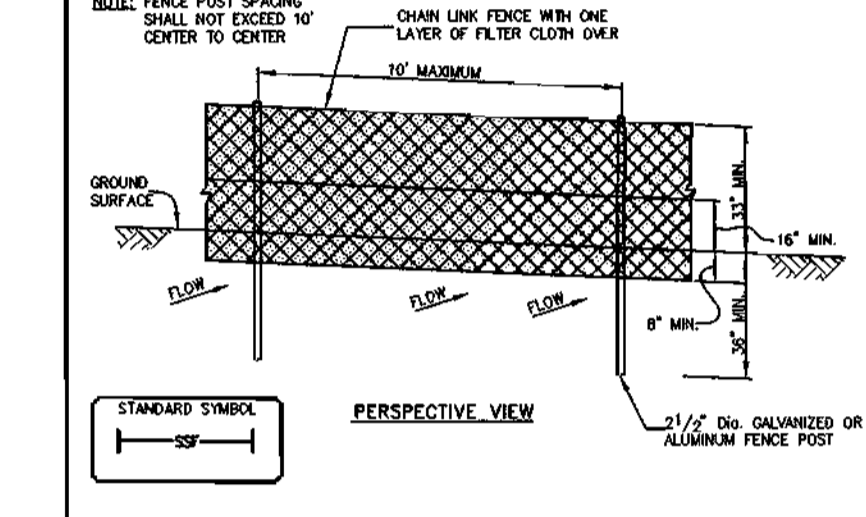
PLAN VIEW SCALE: 1" = 30'

DETAIL 22 - SILT FENCE



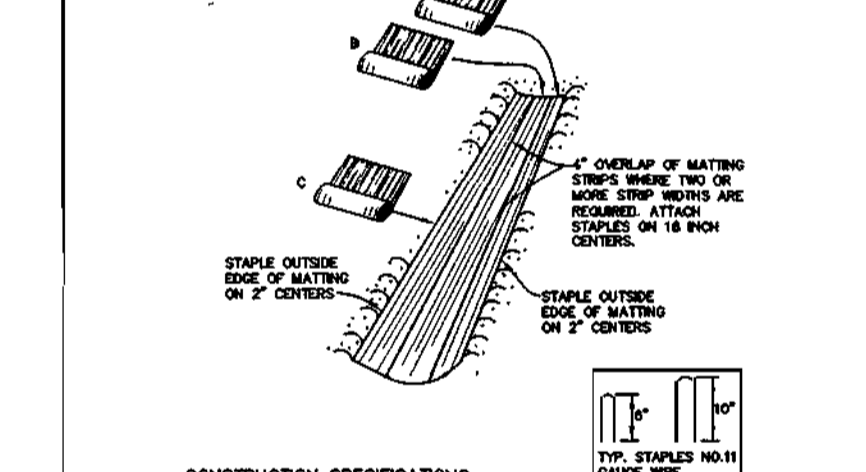
- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE 1. Fence posts shall be a minimum of 1 1/2" long driven 14" minimum into the ground.

DETAIL 33 - SUPER SILT FENCE



- CONSTRUCTION SPECIFICATIONS 1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Database for Silt Fence Installation.

DETAIL 30 - EROSION CONTROL MATTING



- CONSTRUCTION SPECIFICATIONS 1. KEY-IN THE MATTING BY PLACING THE TOP EDGES OF THE MATTING IN A HARBOR TRENCH AT THE DEPRESSED POINTS AND THE TOP EDGES TO CORNER TO THE CORNER CROSS-SECTION.

SILT FENCE DESIGN CRITERIA

Table with 4 columns: Slope, Steepness, Silt Fence Length, Silt Fence Width. Includes rows for slopes like 5:1, 10:1, etc.

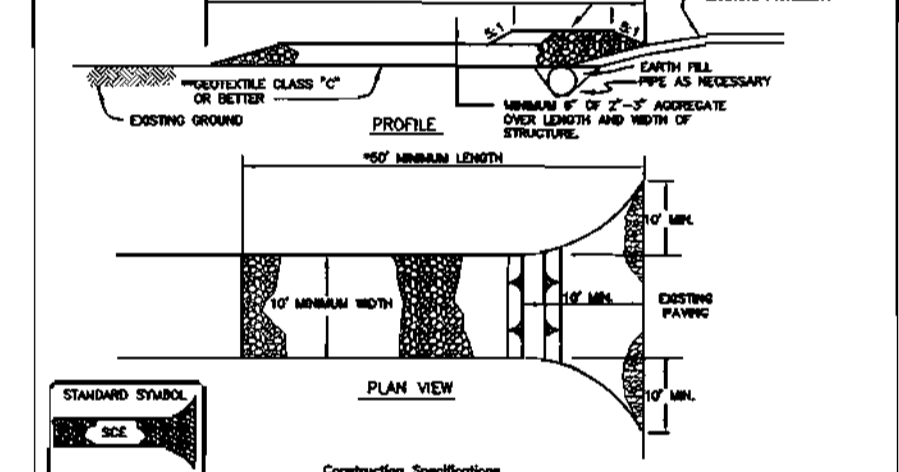
Note: In areas of less than 2X slope and sandy soils (USDA general classification system, soil Class A) maximum slope length and silt fence length will be unlimited. In these areas a silt fence may be the only perimeter control required.

SUPER SILT FENCE DESIGN CRITERIA

Table with 4 columns: Slope, Steepness, Silt Fence Length, Silt Fence Width. Includes rows for slopes like 0-10%, 10-20%, etc.

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

STABILIZED CONSTRUCTION ENTRANCE



- CONSTRUCTION SPECIFICATIONS 1. Length - minimum of 50' (40' for single residence lots).

Table with 2 columns: NO., DATE, REVISION.

BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS logo and contact information.

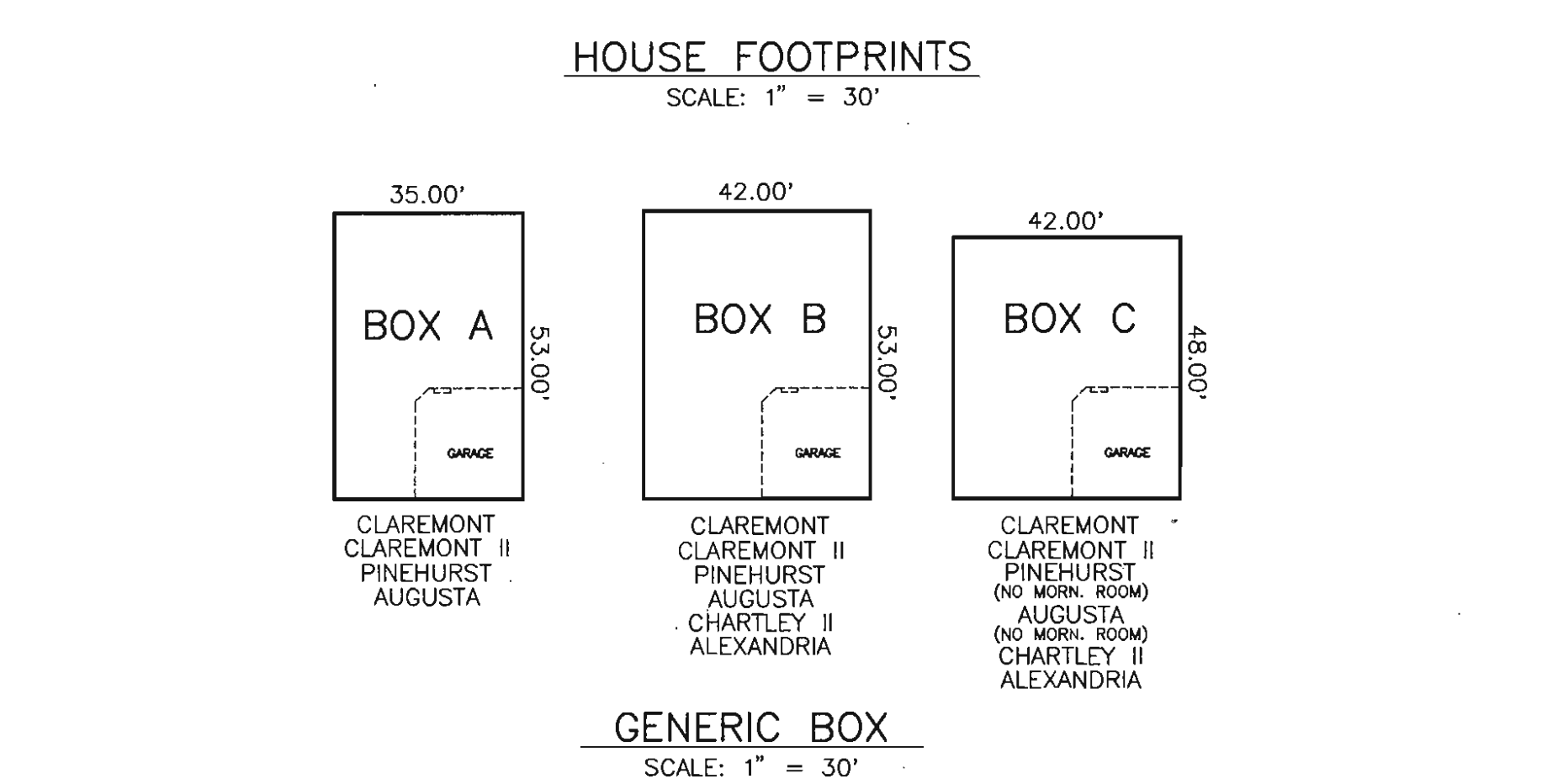
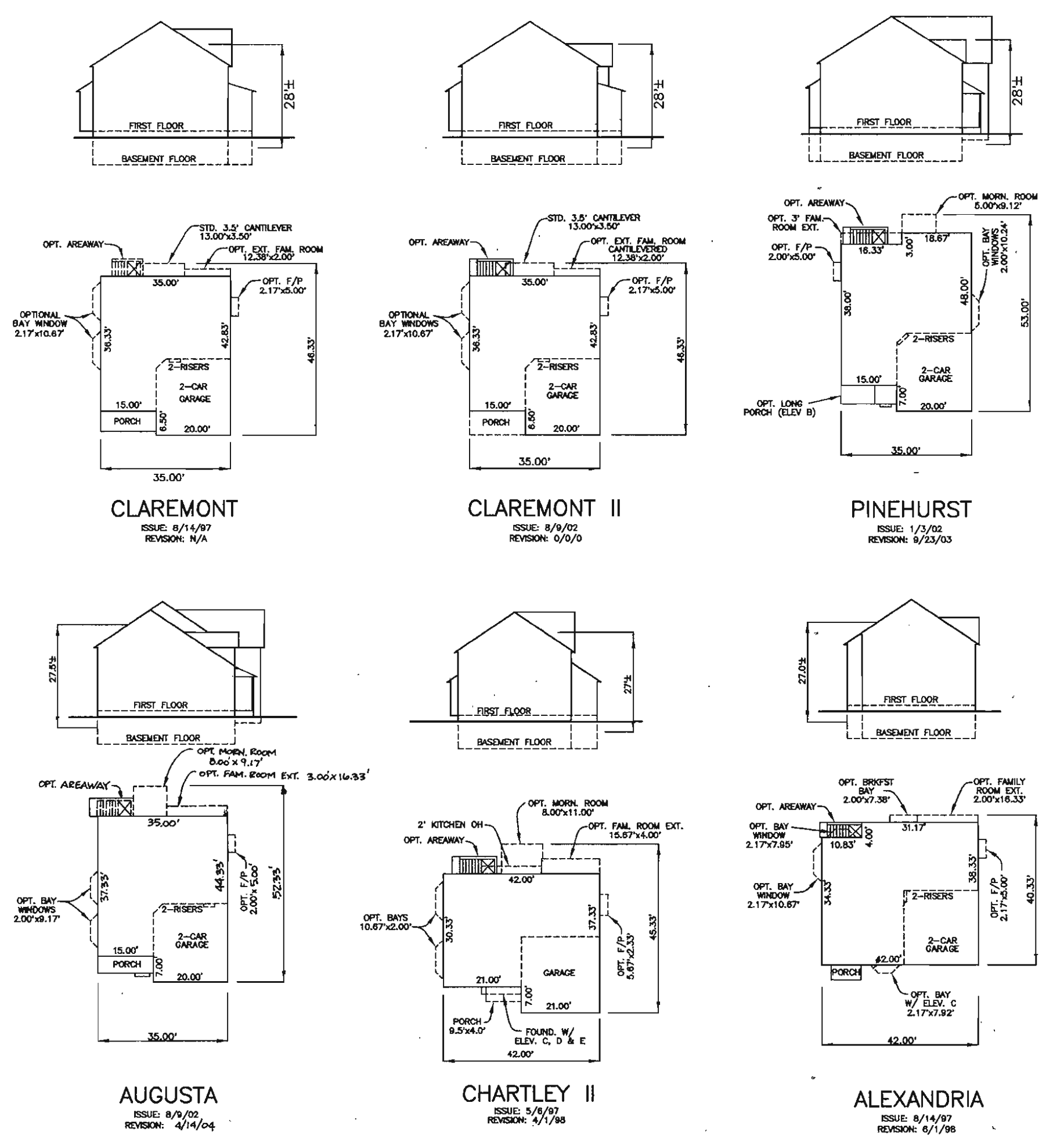
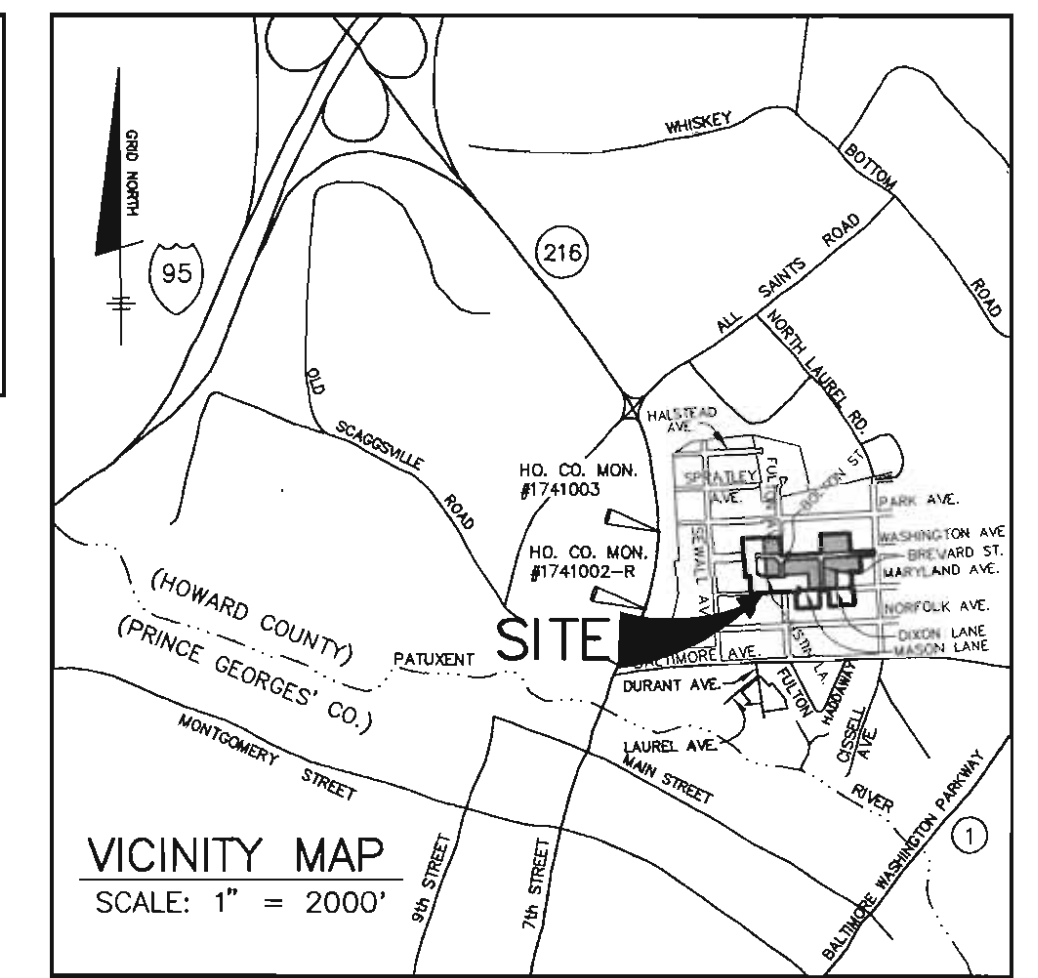
OWNER/DEVELOPER: CORNSTONE HOMES, L.L.C. PROJECT: NORTH LAUREL PARK. Includes location, title, date, and scale information.

SITE DEVELOPMENT PLAN NORTH LAUREL PARK

LOTS 32-34 BLOCK 'I', 40-42 BLOCK 'J', 39-44 BLOCK 'N', AND LOTS 12-16, 41-51, 58-63 BLOCK 'O'

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

HO. CO. #1741002-R NAD 27
CONCRETE MONUMENT ON TOP OF BANK
EAST OF EAST EDGE OF MAC. OF ROUTE 216
FLUSH WITH SURFACE
ELEV. 197.368



- ### 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.
 - EXISTING TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM THE MASS GRADING PLAN UNDER F-03-95. CONTOUR INTERVAL IS 2 FEET.
 - HORIZONTAL AND VERTICAL DATUM ARE NAD 27 - MONUMENTS 1741003 AND 1741002-R.
 - EXISTING UTILITIES SHOWN HAVE BEEN TAKEN FROM CONTRACT DRAWINGS #24-4041-D, #24-4126-D, #24-4127-D AND ROAD CONSTRUCTION PLANS F-03-95. IF NECESSARY, CONTRACTOR SHALL ADJUST ANY OR ALL STRUCTURE TOP ELEVATIONS TO MATCH SDP GRADES.
 - STORMWATER MANAGEMENT QUANTITY AND QUALITY CONTROL IS PROVIDED FOR THESE LOTS UNDER ROAD CONSTRUCTION PLANS F-98-05. THE STORMWATER MANAGEMENT FACILITY IS PUBLICLY OWNED AND MAINTAINED.
 - THERE ARE NO WETLANDS, WETLAND BUFFERS, STREAMS, STREAM BUFFERS, STEEP SLOPES OR 100-YEAR FLOODPLAIN LOCATED WITHIN THIS LIMIT OF SUBMISSION.
 - IN ACCORDANCE WITH SECTION 128 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 NUMBERS: F-03-95, CONTRACT #s 24-4041-D, 24-4126-D, 24-4127-D
 - 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 INTO THE PRIVATE ACCESS PLACE DRIVEWAY (18" MINIMUM CLEARANCE).
 - DRIVEWAY SLOPES SHOWN ARE AVERAGE. THE SLOPE AT THE OUTSIDE EDGES COULD BE FLATTER OR STEEPER DEPENDING ON GRADE OF ROADWAY.
 - DRIVEWAYS/ROADWAYS SERVING TWO (2) OR MORE LOTS ARE REQUIRED TO MEET THE FOLLOWING SPECIFICATIONS FOR FIRE AND EMERGENCY SERVICE ACCESS:
 - WIDTH - RESIDENTIAL DRIVEWAY FOURTEEN (14) FEET.
 - CONSTRUCTION - SIX (6) INCHES OF COMPACTED "CRUSHER RUN" BASE WITH "TAR AND CHIP" COATING.
 - TURNING RADIUS - FORTY-FIVE (45) FEET.
 - BRIDGES AND CULVERTS - DESIGNED TO SUPPORT VEHICLES WITH A GROSS VEHICLE WEIGHT OF TWENTY-FIVE (25) TONS.
 - OVERHEAD CLEARANCE - TWELVE (12) FEET.
 - MAINTENANCE - DRIVEWAYS MUST BE MAINTAINED FOR ALL-WEATHER USE.
 - GRADE - THE MAXIMUM ALLOWABLE GRADE SHALL BE 15%, WITH THE DURABLE AND SUSTAINED GRADE OF 8%. THE TRANSITION FROM THE ROAD TO THE DRIVEWAY SHALL NOT EXCEED 8%.
 - HOUSE NUMBERING - WHERE ONE (1) DRIVEWAY SERVES MORE THAN ONE (1) LOT (COMMON DRIVEWAYS), A HOUSE NUMBER SIGN MUST BE PLACED AT EACH LOT ENTRANCE AND A RANGE OF STREET ADDRESS HOUSE NUMBERS SIGN WIDE THE COMMON DRIVEWAY INTERSECTS THE MAIN ROAD. SEE DETAIL SHEET 3.
 - THE MAINTENANCE AGREEMENT FOR THE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 32-34, BLOCK 'I' HAS BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND IN LIBER 7292 AT FOLIO 52.20.
 - THIS PLAN CONFORMS WITH THE 5th EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPER SHALL APPLY FOR BUILDING PERMITS FOR ALL LOTS AS SHOWN ON THIS SITE DEVELOPMENT PLAN WITHIN FIVE YEARS OF SIGNATURE APPROVAL OF THIS PLAN.
 - THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE LOTS WERE CREATED BY DEED PRIOR TO THE ADOPTION OF THE FOREST CONSERVATION ACT AND NO ADDITIONAL LOTS ARE BEING CREATED PER SECTION 16.1202(b)(1)(iv).
 - STREET TREES AND PERIMETER FENCING OF THE REFUSE PADS SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED ROAD CONSTRUCTION DRAWINGS (F-03-09S). SURETY HAS BEEN POSTED WITH THE DEVELOPER'S AGREEMENT.
 - STREET SIDE LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SHALL BE PROVIDED AS SHOWN ON THIS SITE PLAN FOR LOTS 41, 47 AND 62, BLOCK 'O' AND LOT 40, BLOCK 'J'. SURETY IN THE AMOUNT OF \$5,580 FOR 13 SHADE TREES AND 13 EVERGREENS SHALL BE PROVIDED WITH THE GRADING PERMIT.

SITE ANALYSIS DATA CHART

A.) TOTAL PROJECT AREA	6.14 AC.
B.) AREA OF THIS PLAN SUBMISSION	6.14 AC.
C.) APPROXIMATE LIMIT OF DISTURBANCE	5.11 AC.
D.) PRESENT ZONING	R-SC RESIDENTIAL SINGLE FAMILY DETACHED UNITS
E.) PROPOSED USE OF SITE	
F.) FLOOR SPACE PER LOT	N/A
G.) TOTAL NUMBER OF UNITS ALLOWED AS SHOWN ON FINAL PLATS(S)	34
H.) TOTAL NUMBER OF UNITS PROPOSED	34
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 AREA OF RECREATIONAL OPEN SPACE PROVIDED	0.00 AC. 0.00 AC.
N.) BUILDING COVERAGE OF SITE PERCENTAGE OF GROSS AREA	N/A 0%
O.) APPLICABLE DPZ FILE REFERENCES:	F-03-95 CONTRACT # 24-4041-D CONTRACT # 24-4126-D CONTRACT # 24-4127-D
P.) PROPOSED WATER AND SEWER SYSTEMS:	X PUBLIC PRIVATE

SHC TABLE

LOT NO.	MIN. CELLAR	SHC INV.	LOT NO.	MIN. CELLAR	SHC INV.
32I	216.1	212.0	41O	216.4	212.5
33I	213.8	209.7	42O	213.7	209.8
34I	211.3	207.4	43O	222.2	218.2
40J	216.6	212.2	44O	223.4	219.4
41J	213.5	209.4	45O	224.6	220.6
42J	213.6	209.5	46O	225.0	220.9
39N	231.2	227.1	47O	226.3	222.2
40N	234.1	230.0	48O	220.7	216.5
41N	236.5	232.4	49O	220.9	216.7
42N	238.9	234.8	50O	220.9	216.9
43N	241.1	237.0	51O	221.3	217.1
44N	243.6	239.5	58O	221.5	217.3
12O	238.4	234.3	59O	221.2	217.0
13O	240.5	236.5	60O	221.2	217.0
14O	243.0	239.0	61O	220.9	216.7
15O	245.3	241.3	62O	233.3	229.2
16O	247.7	243.7	63O	235.6	231.6

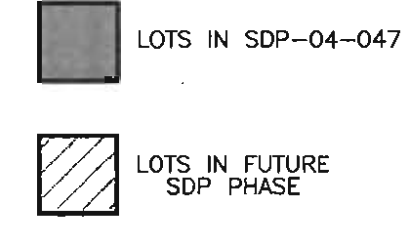
SHEET INDEX

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

ADDRESS CHART

BLOCK	LOT	STREET ADDRESS	BLOCK	LOT	STREET ADDRESS
I	32	9646 WASHINGTON AVENUE	O	41	9701 BOLTON STREET
I	33	9644 WASHINGTON AVENUE	O	42	9705 BOLTON STREET
I	34	9642 WASHINGTON AVENUE	O	43	9635 WASHINGTON AVENUE
J	40	9700 BOLTON STREET	O	44	9633 WASHINGTON AVENUE
J	41	9702 BOLTON STREET	O	45	9631 WASHINGTON AVENUE
J	42	9704 BOLTON STREET	O	46	9629 WASHINGTON AVENUE
N	39	9622 WASHINGTON AVENUE	O	47	9627 WASHINGTON AVENUE
N	40	9620 WASHINGTON AVENUE	O	48	9704 BREVARD STREET
N	41	9618 WASHINGTON AVENUE	O	49	9706 BREVARD STREET
N	42	9616 WASHINGTON AVENUE	O	50	9708 BREVARD STREET
N	43	9614 WASHINGTON AVENUE	O	51	9710 BREVARD STREET
N	44	9612 WASHINGTON AVENUE	O	52	9711 BREVARD STREET
O	12	9615 WASHINGTON AVENUE	O	53	9709 BREVARD STREET
O	13	9613 WASHINGTON AVENUE	O	60	9707 BREVARD STREET
O	14	9611 WASHINGTON AVENUE	O	61	9705 BREVARD STREET
O	15	9609 WASHINGTON AVENUE	O	62	9619 WASHINGTON AVENUE
O	16	9607 WASHINGTON AVENUE	O	63	9617 WASHINGTON AVENUE

GENERAL NOTES (cont'd)



- THE 4'x10' CONCRETE REFUSE AND RECYCLE COLLECTION PAD WITHIN THE PRIVATE 6'x12' REFUSE AND RECYCLE COLLECTION PAD EASEMENT LOCATED ON LOT 42-44 'J' SHALL BE MAINTAINED BY THE OWNERS OF LOTS 43-48 'J'. THE 4'x10' CONCRETE REFUSE AND RECYCLE COLLECTION PAD WITHIN THE PRIVATE 6'x12' REFUSE AND RECYCLE COLLECTION PAD EASEMENT LOCATED ON LOTS 51-53 'O' SHALL BE MAINTAINED BY THE OWNERS OF LOTS 52-54 'O' AND 39-43 'N'. THE 4'x10' CONCRETE REFUSE AND RECYCLE COLLECTION PAD WITHIN THE PRIVATE 6'x12' REFUSE AND RECYCLE COLLECTION PAD EASEMENT LOCATED ON LOTS 56-58 'O' SHALL BE MAINTAINED BY THE OWNERS OF LOTS 55-57 'O' AND 44-48 'N'.
- THE PRIVATE ACCESS PLACE MAINTENANCE AGREEMENT FOR LOTS 52-54 'O' AND 39-43 'N' (MASON LANE) HAS BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND IN LIBER 7292 AT FOLIO 52.20. THE PRIVATE ACCESS PLACE MAINTENANCE AGREEMENT FOR LOTS 55-57 'O' AND 44-48 'N' (DIXON LANE) HAS BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND IN LIBER 7292 AT FOLIO 52.20.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature]
CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature]
DIRECTOR

1/29/04
2/3/04
2/24/04

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS

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

Donald Mason

1/9/04

OWNER/DEVELOPER: CORNERSTONE HOMES, L.L.C.
9695 NORFOLK AVENUE
LAUREL, MARYLAND 20723
410-792-2565

PROJECT: NORTH LAUREL PARK
LOTS 32-34 BLOCK 'I', 40-42 BLOCK 'J', 39-44 BLOCK 'N',
AND LOTS 12-16, 41-51, 58-63 BLOCK 'O'
(SINGLE FAMILY DETACHED)

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

TITLE: SITE DEVELOPMENT PLAN
TITLE SHEET

DATE: JANUARY, 2004 PROJECT NO. 1515
SCALE: AS SHOWN SHEET 1 OF 5

DESIGN: DBT DRAFT: DBT CHECK: DAM

PERMIT INFORMATION CHART

SUBDIVISION NAME: NORTH LAUREL PARK		SECTION/AREA: LOTS 32-34 'I', 40-42 'J', 39-44 'N' AND LOTS 12-16, 41-51, 58-63 'O'		LOT/PARCEL # PART OF PARCEL 426	
PLAT No. 16306-16310	GRID No. 3	ZONE R-SC	TAX MAP 50	ELECTION DISTRICT SIXTH	CENSUS TRACT 6069.03
WATER CODE C-05		SEWER CODE 7141500			



LEGEND

- EXISTING CONTOURS PER F-03-95 PAD GRADES
- PROPOSED CONTOURS
- EXISTING TREELINE
- INDICATES A WALKOUT BASEMENT
- EXISTING STREET TREES PLANTED UNDER F-03-95
- LANDSCAPE PERIMETER EDGE

PLAN VIEW
SCALE: 1" = 30'

NO.	DATE	REVISION
1	5-14-04	SITE AUGUSTA W/FAM. ROOM EXT & MORN. ROOM ON LOT 12 'O'

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLICOTT CITY, MARYLAND 21043
phone: 410-465-6105 A fax: 410-465-6644
email: Benchmark@bcis.com

Donald Moan
1/9/04

OWNER/DEVELOPER:	PROJECT:
CORNERSTONE HOMES, L.L.C. 9695 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565	NORTH LAUREL PARK LOTS 32-34 BLOCK 'I'; 40-42 BLOCK 'J'; 39-44 BLOCK 'N' AND LOTS 12-16, 41-51, 58-63 BLOCK 'O' (SINGLE FAMILY DETACHED)
TITLE:	DATE:
SITE DEVELOPMENT AND GRADING PLAN	JANUARY, 2004
DESIGN: DBT	DRAFT: DBT
CHECK: DAM	SCALE: AS SHOWN
PROJECT NO. 1515	SHEET 2 OF 5

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John Dammann 1/29/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Christy Hambleton 2/3/04
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

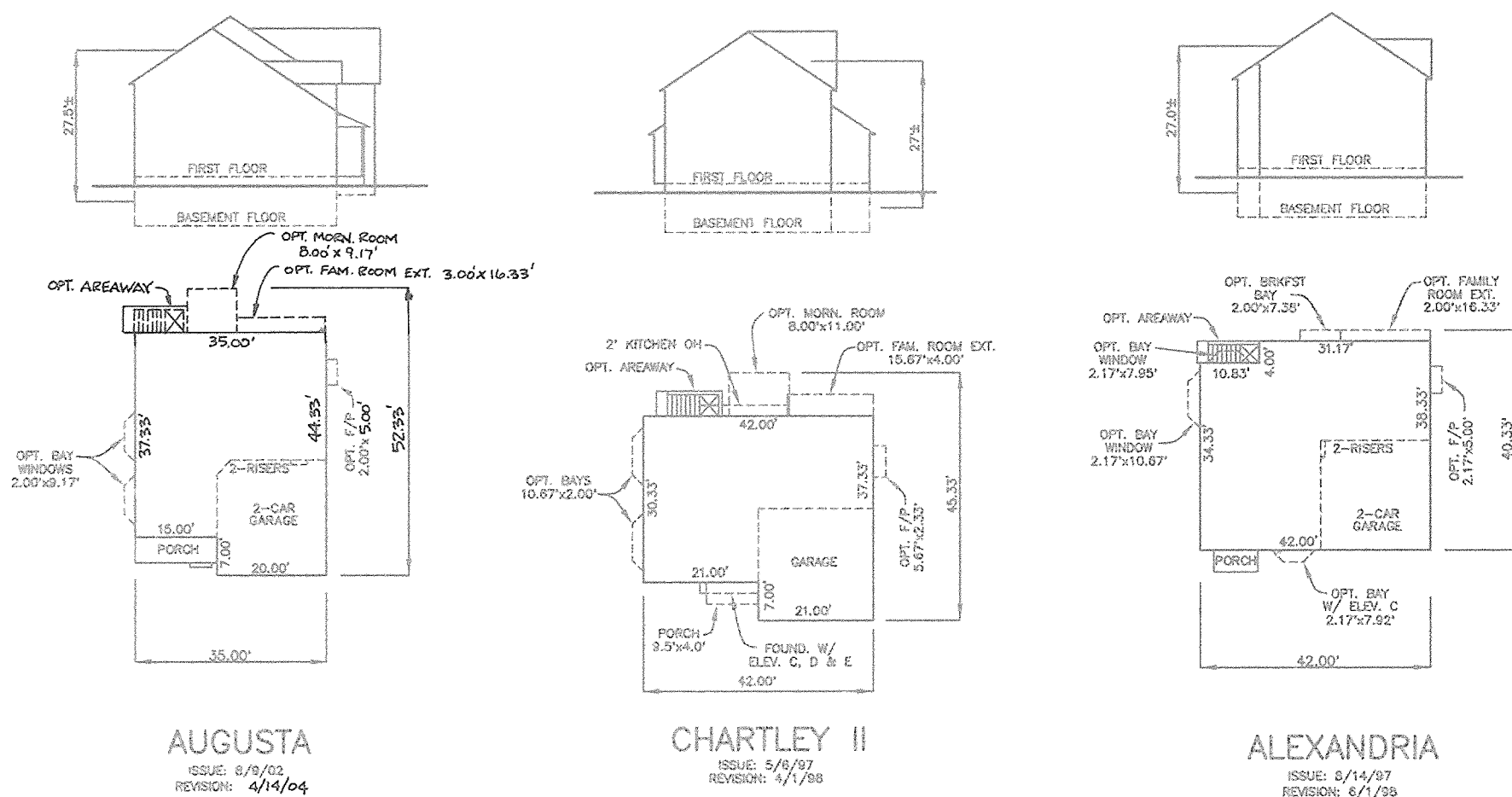
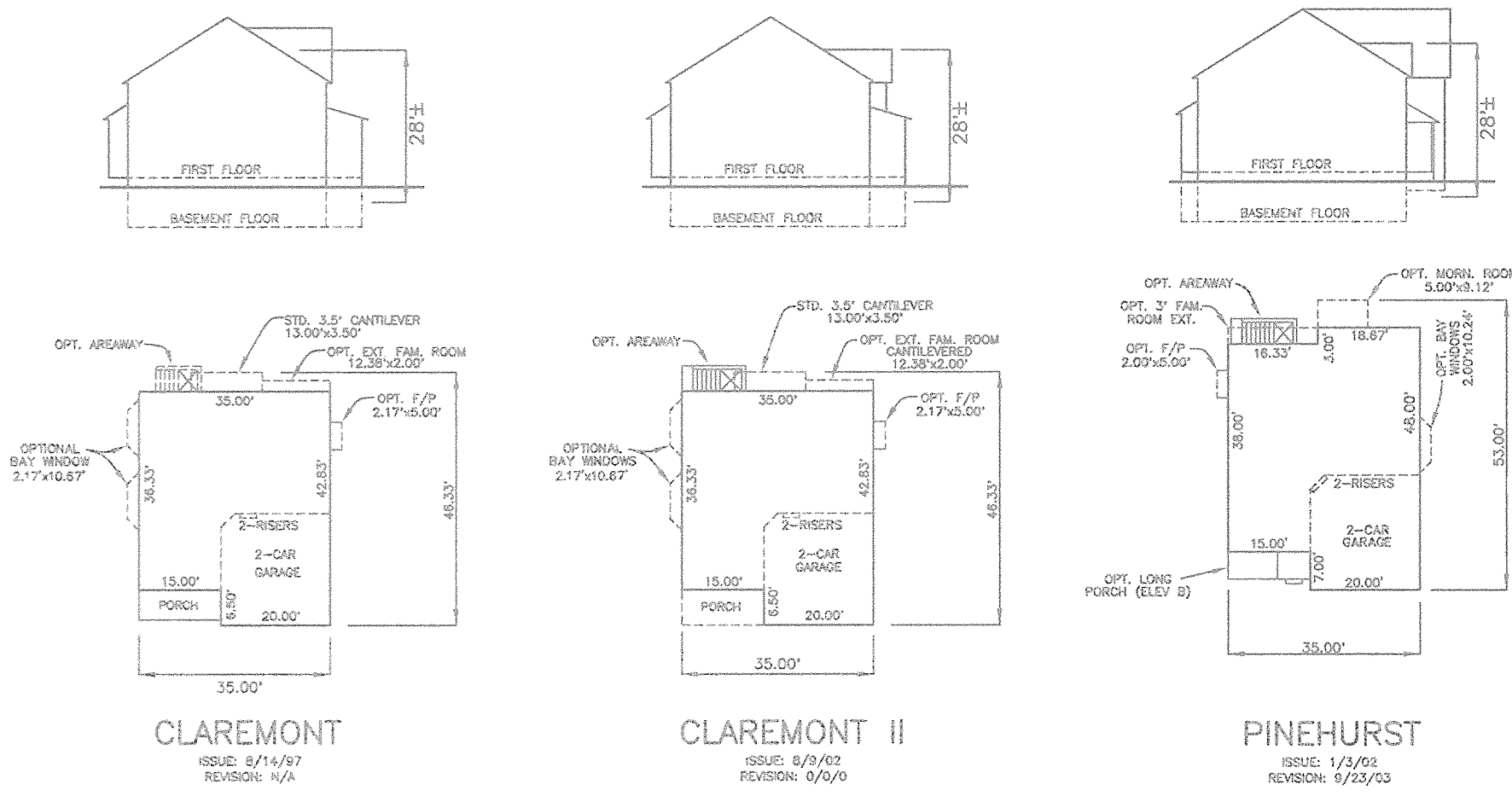
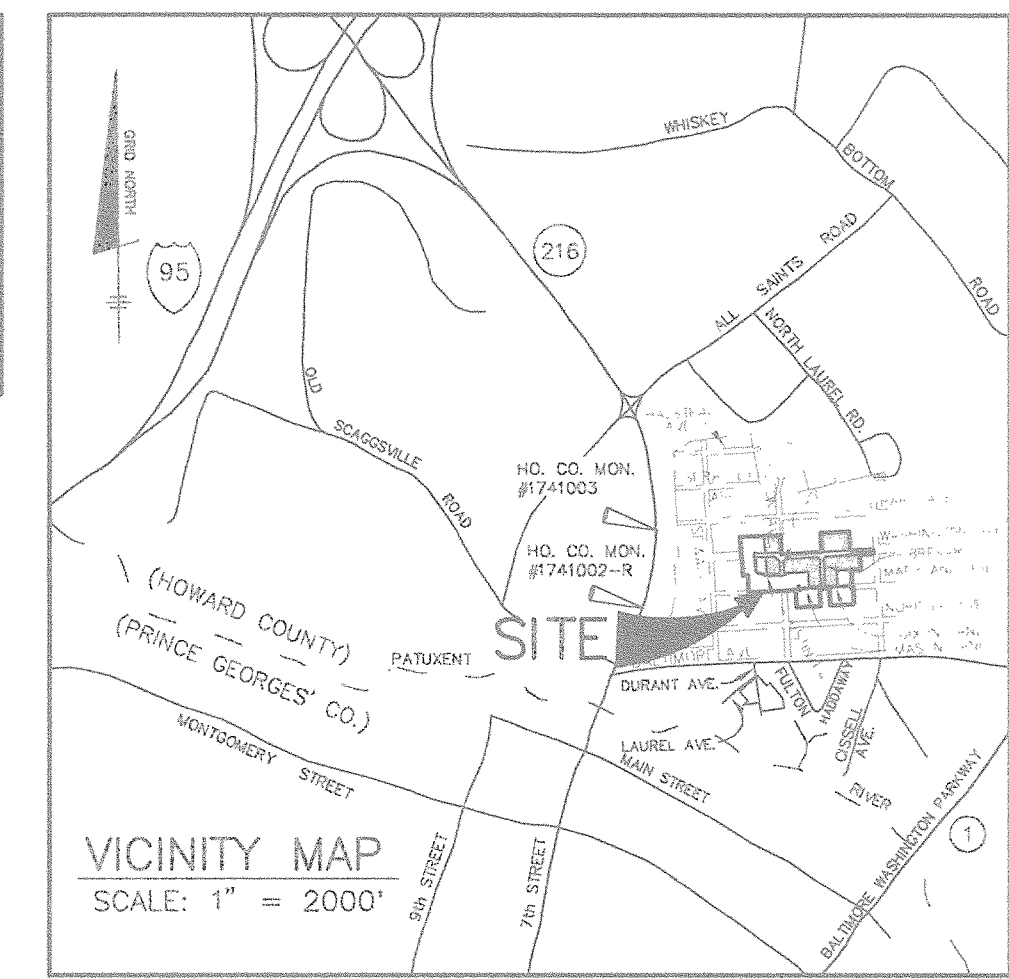
Marsha DeLuca 2/24/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

SITE DEVELOPMENT PLAN NORTH LAUREL PARK

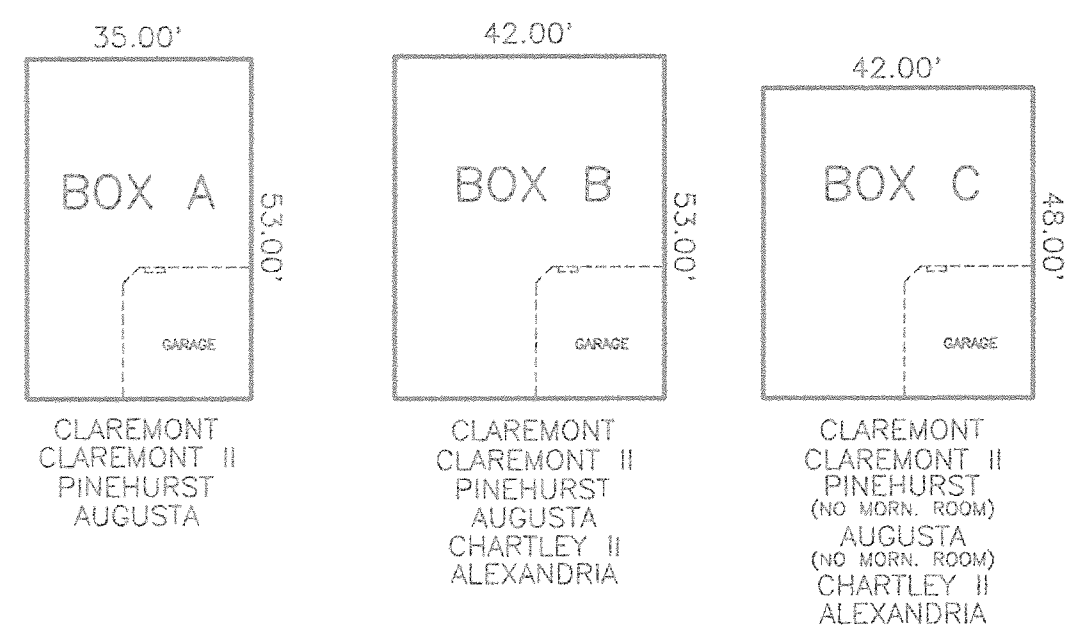
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BENCH MARKS NAD 27
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CONCRETE MONUMENT ON WEST SIDE OF
ROUTE 216 AND 0.2' BELOW SURFACE
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HO. CO. #1741002-R NAD 27
CONCRETE MONUMENT ON TOP OF BANK
EAST OF EAST EDGE OF MAC. OF ROUTE 216
FLUSH WITH SURFACE
ELEV. 197.368



HOUSE FOOTPRINTS
SCALE: 1" = 30'



GENERIC BOX
SCALE: 1" = 30'



PLAN VIEW
SCALE: 1" = 100'

SITE ANALYSIS DATA CHART

A) TOTAL PROJECT AREA	6.14 AC.
B) AREA OF THIS PLAN SUBMISSION	6.14 AC.
C) APPROXIMATE LIMIT OF DISTURBANCE	5.11 AC.
D) PRESENT ZONING:	R-SC
E) PROPOSED USE OF SITE:	RESIDENTIAL SINGLE FAMILY DETACHED UNITS
F) FLOOR SPACE PER LOT	N/A
G) TOTAL NUMBER OF UNITS ALLOWED AS SHOWN ON FINAL PLAT(S)	34
H) TOTAL NUMBER OF UNITS PROPOSED	34
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. AREA OF RECREATIONAL OPEN SPACE PROVIDED.	0.00 AC. 0.00 AC.
N) BUILDING COVERAGE OF SITE PERCENTAGE OF GROSS AREA	N/A 0%
O) APPLICABLE DPZ FILE REFERENCES:	F-03-95 CONTRACT # 24-4041-D 24-4126-D PART OF CONTRACT # 24-4126-D 24-4127-D
P) PROPOSED WATER AND SEWER SYSTEMS:	X PUBLIC PRIVATE

SHC TABLE					
LOT NO.	MIN. CELLAR	SHC INV.	LOT NO.	MIN. CELLAR	SHC INV.
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41,J	213.5	209.4	45,0	224.6	220.6
42,J	213.6	209.5	46,0	225.0	220.9
39,N	231.2	227.1	47,0	226.3	222.2
40,N	234.1	230.0	48,0	220.7	216.5
41,N	236.5	232.4	49,0	220.9	216.7
42,N	238.9	234.8	50,0	220.9	216.9
43,N	241.1	237.0	51,0	221.3	217.1
44,N	243.6	239.5	58,0	221.5	217.3
12,O	238.4	234.3	59,0	221.2	217.0
13,O	240.5	236.5	60,0	221.2	217.0
14,O	243.0	239.0	61,0	220.9	216.7
15,O	245.3	241.3	62,0	223.3	229.2
16,O	247.7	243.7	63,0	235.6	231.6

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 1/29/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 2/3/04
CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 2/24/04
DIRECTOR

SHEET INDEX	
NO.	DESCRIPTION
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2	SITE DEVELOPMENT PLAN
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4	SEDIMENT, EROSION CONTROL AND SOILS PLAN
5	SEDIMENT, EROSION CONTROL AND SOILS PLAN AND SEDIMENT AND EROSION CONTROL NOTES AND DETAILS

ADDRESS CHART					
BLOCK	LOT	STREET ADDRESS	BLOCK	LOT	STREET ADDRESS
I	32	9646 WASHINGTON AVENUE	O	41	9701 BOLTON STREET
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I	34	9642 WASHINGTON AVENUE	O	43	9635 WASHINGTON AVENUE
J	40	9700 BOLTON STREET	O	44	9633 WASHINGTON AVENUE
J	41	9702 BOLTON STREET	O	45	9631 WASHINGTON AVENUE
J	42	9704 BOLTON STREET	O	46	9629 WASHINGTON AVENUE
N	39	9622 WASHINGTON AVENUE	O	47	9627 WASHINGTON AVENUE
N	40	9620 WASHINGTON AVENUE	O	48	9704 BREVARD STREET
N	41	9618 WASHINGTON AVENUE	O	49	9706 BREVARD STREET
N	42	9616 WASHINGTON AVENUE	O	50	9708 BREVARD STREET
N	43	9614 WASHINGTON AVENUE	O	51	9710 BREVARD STREET
N	44	9612 WASHINGTON AVENUE	O	58	9711 BREVARD STREET
O	12	9615 WASHINGTON AVENUE	O	59	9709 BREVARD STREET
O	13	9613 WASHINGTON AVENUE	O	60	9707 BREVARD STREET
O	14	9611 WASHINGTON AVENUE	O	61	9705 BREVARD STREET
O	15	9609 WASHINGTON AVENUE	O	62	9619 WASHINGTON AVENUE
O	16	9607 WASHINGTON AVENUE	O	63	9617 WASHINGTON AVENUE

GENERAL NOTES (cont'd)

- 25. THE 4'x10' CONCRETE REFUSE AND RECYCLE COLLECTION PAD WITHIN THE PRIVATE 6'x12' REFUSE AND RECYCLE COLLECTION PAD EASEMENT LOCATED ON LOT 42-44 'I' SHALL BE MAINTAINED BY THE OWNERS OF LOTS 43-48 'I'. THE 4'x10' CONCRETE REFUSE AND RECYCLE COLLECTION PAD WITHIN THE PRIVATE 6'x12' REFUSE AND RECYCLE COLLECTION PAD EASEMENT LOCATED ON LOTS 51-53 'O' SHALL BE MAINTAINED BY THE OWNERS OF LOTS 52-54 'O' AND 38-43 'I'. THE 4'x10' CONCRETE REFUSE AND RECYCLE COLLECTION PAD WITHIN THE PRIVATE 6'x12' REFUSE AND RECYCLE COLLECTION PAD EASEMENT LOCATED ON LOTS 58-58 'O' SHALL BE MAINTAINED BY THE OWNERS OF LOTS 55-57 'O' AND 44-48 'I'. THE 4'x10' CONCRETE REFUSE AND RECYCLE COLLECTION PAD FOR LOTS 32-34 'I' THAT IS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY FOR WASHINGTON AVENUE SHALL BE MAINTAINED BY THE OWNERS OF LOTS 32-34 'I'.
- 26. THE PRIVATE ACCESS PLACE MAINTENANCE AGREEMENT FOR LOTS 52-54 'O' AND 39-43 'I' (MASON LANE) HAS BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND IN LIBER 1739 AT FOLIO 126. THE PRIVATE ACCESS PLACE MAINTENANCE AGREEMENT FOR LOTS 58-57 'O' AND 44-48 'I' (DIXON LANE) HAS BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND IN LIBER 1741 AT FOLIO 132.

PERMIT INFORMATION CHART					
SUBDIVISION NAME:		SECTION/AREA:	LOT/PARCEL #		
NORTH LAUREL PARK		LOTS 32-34 'I', 40-42 'J', 39-44 'N', 41-51, 58-63 'O'	PART OF PARCEL 426		
PLAT No.	GRID No.	ZONE	TAX MAP	ELECTION DISTRICT	CENSUS TRACT
16306-16310	3	R-SC	50	SIXTH	6069.03
WATER CODE	C-05	SEWER CODE	71-1500		

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLCOTT CITY, MARYLAND 21043
PHONE: 410-485-6105 FAX: 410-485-6644

Donald Mason
1/9/04

OWNER/DEVELOPER:	PROJECT:
CORNERSTONE HOMES, L.L.C. 9695 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565	NORTH LAUREL PARK LOTS 32-34 BLOCK 'I', 40-42 BLOCK 'J', 39-44 BLOCK 'N' AND LOTS 12-16, 41-51, 58-63 BLOCK 'O' (SINGLE FAMILY DETACHED)
LOCATION: TAX MAP: 50 GRID: 3 P/O PARCEL: 426 ZONED: R-SC 8th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: SITE DEVELOPMENT PLAN TITLE SHEET
DATE: JANUARY, 2004 PROJECT NO. 1515	SCALE: AS SHOWN SHEET 1 OF 5



LEGEND

- EXISTING CONTOURS PER F-03-95 PAD GRADES
- PROPOSED CONTOURS
- EXISTING TREELINE
- INDICATES A WALKOUT BASEMENT
- EXISTING STREET TREES PLANTED UNDER F-03-95
- LANDSCAPE PERIMETER EDGE

MATCH LINE SEE SHEET 3

PLAN VIEW
SCALE: 1" = 30'

NO.	DATE	REVISION
2	8-31-04	REVISE GRADES ON LOT 12 'S' PER AS-BUILT CONDITIONS
1	6-14-04	SITE AUGUSTA W/ FAM. ROOM EXT. & MOH. ROOM ON LOT 12 'S'

BENCHMARK
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ENGINEERING, INC.

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email: Benchmark@ccis.com

Donald Moan
1/9/04

OWNER/DEVELOPER:		PROJECT:	
CORNERSTONE HOMES, L.L.C. 9695 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565		NORTH LAUREL PARK LOTS 32-34 BLOCK 'I'; 40-42 BLOCK 'J'; 39-44 BLOCK 'N' AND LOTS 12-16, 41-51, 58-63 BLOCK 'O' (SINGLE FAMILY DETACHED)	
LOCATION: TAX MAP: 50 P/O PARCEL: 426 GRID: 3 6th ELECTION DISTRICT ZONED: R-SC HOWARD COUNTY, MARYLAND		TITLE: SITE DEVELOPMENT AND GRADING PLAN	
DATE: JANUARY, 2004	PROJECT NO. 1515	DESIGN: DBT	DRAFT: DBT
SCALE: AS SHOWN	SHEET 2 OF 5	CHECK: DAM	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Howard C. Hamilton 1/29/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Caroly Hamilton 2/3/04
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Mark D. Layton 2/2/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



LEGEND

- EXISTING CONTOURS PER F-03-95 PAD GRADES
- PROPOSED CONTOURS
- EXISTING TREELINE
- INDICATES A WALKOUT BASEMENT
- EXISTING STREET TREES PLANTED UNDER F-03-95
- LANDSCAPE PERIMETER EDGE

PLAN VIEW
SCALE: 1" = 30'

NO.	DATE	REVISION
3	9-14-04	REVISE GRADES ON LOT 41 'H' PER AS-BUILT CONDITIONS
2	8-31-04	REVISE GRADES ON LOT 12 'O' PER AS-BUILT CONDITIONS
1	6-14-04	SITE AUGUSTA W/FAM. ROOM EXT. 4' MOEN. ROOM ON LOT 12 'O'

BENCHMARK
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 email: Benchmark@bca.com

Donald Moan
 1/9/04

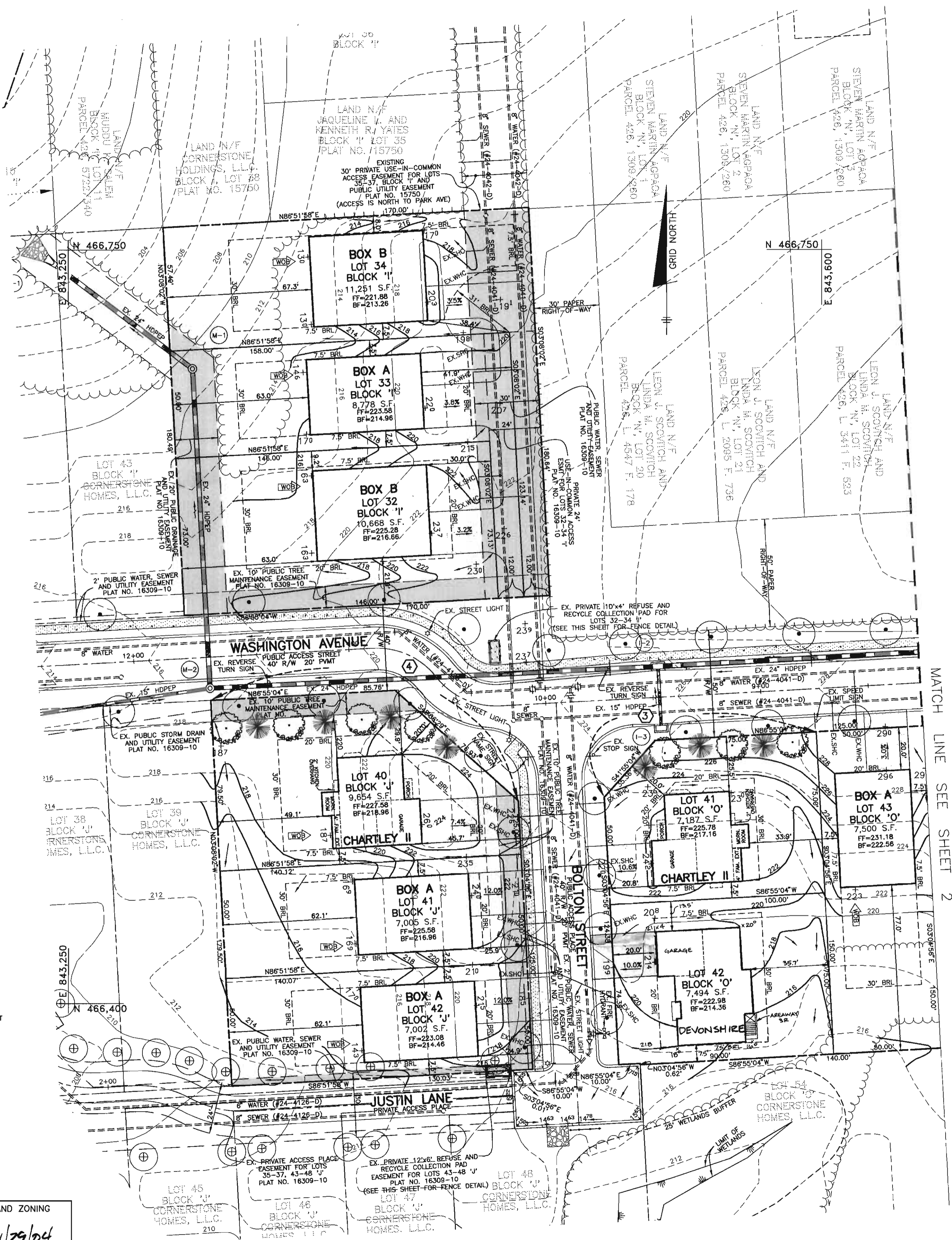
OWNER/DEVELOPER:	PROJECT:
CORNERSTONE HOMES, L.L.C. 9695 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565	NORTH LAUREL PARK LOTS 32-34 BLOCK 'I'; 40-42 BLOCK 'J'; 39-44 BLOCK 'N' AND LOTS 12-16, 41-51, 58-63 BLOCK 'O' (SINGLE FAMILY DETACHED)
LOCATION: TAX MAP: 50 P/O PARCEL: 426 GRID: 3 ZONED: R-5C 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: SITE DEVELOPMENT AND GRADING PLAN
DATE: JANUARY, 2004 PROJECT NO. 1515	SCALE: AS SHOWN SHEET 2 OF 5
DESIGN: DBT DRAFT: DBT CHECK: DAM	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

1/29/04 DATE

2/3/04 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT

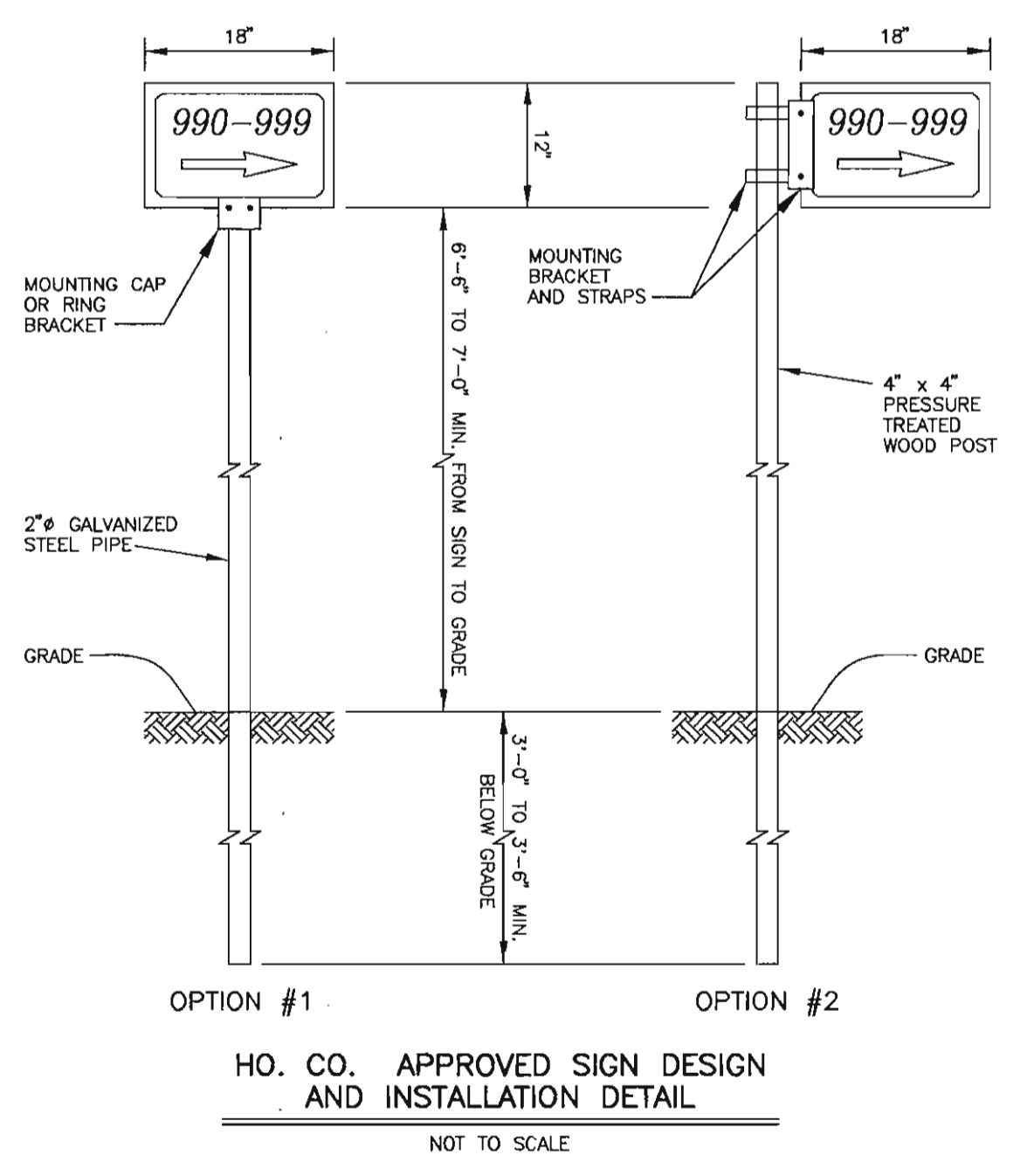
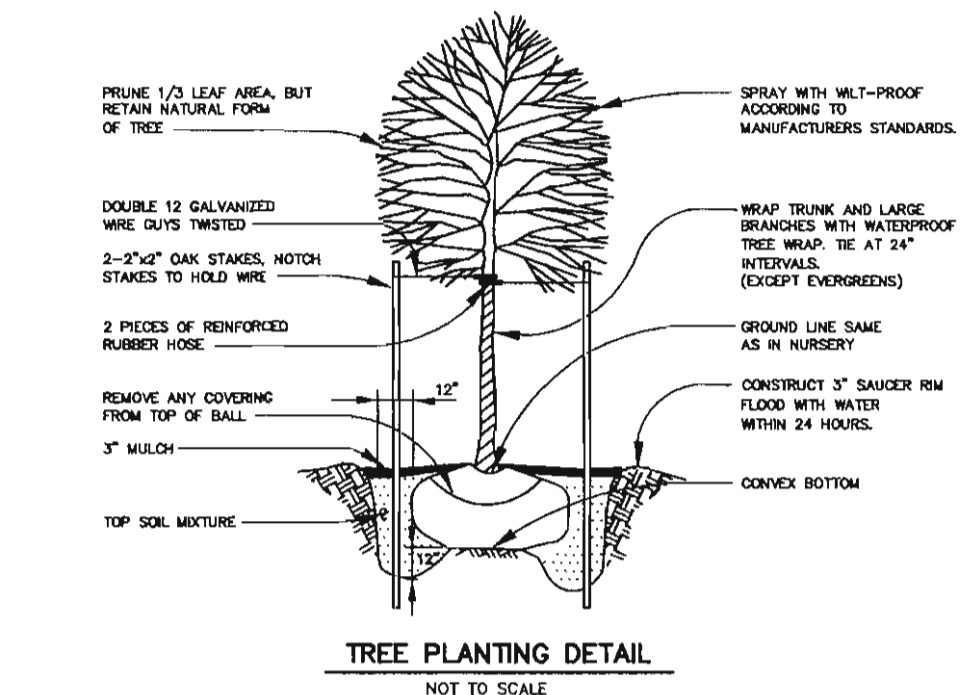
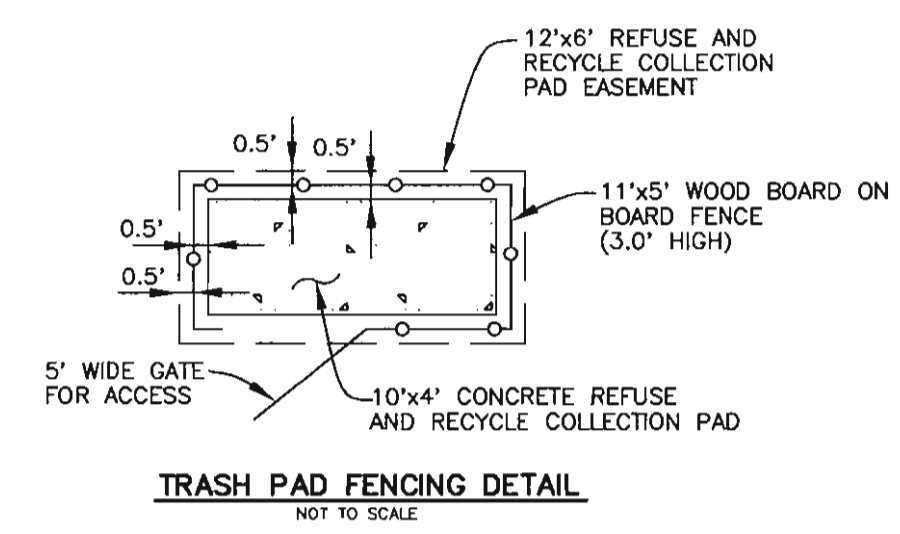
2/28/04 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION



CATEGORY	ADJACENT TO ROADS			
	LOT 40 'J' 8'	LOT 41 'O' 8'	LOT 47 'O' 8'	LOT 62 'O' 8'
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	182.89'	110.36'	114.07'	113.93'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED				
SHADE TREES	4	3	3	3
EVERGREEN TREES	4	3	3	3
OTHER TREES (2:1 SUBSTITUTE)	-	-	-	-
SHRUBS	-	-	-	-
NUMBER OF PLANTS PROVIDED				
SHADE TREES	4	3	3	3
EVERGREEN TREES	4	3	3	3
OTHER TREES (2:1 SUBSTITUTE)	-	-	-	-
SHRUBS (10:1 SUBSTITUTE)	-	-	-	-

SYMBOL	QUANTITY	NAME	REMARKS
	13	PLANTANUS ACERIFOLIA 'BLOODGOOD' (Bloodgood London Plane)	2 1/2" MIN. CAL. B&B FULL HEAD
	13	PINUS STROBUS (Eastern White Pine)	5'-6" ht. UNSHEARED

- LANDSCAPE NOTES:**
- TREES SHOULD BE PLANTED A MINIMUM OF 4 FEET FROM CURB OR SIDEWALK AND 10 FEET FROM A DRIVEWAY.
 - A MINIMUM DISTANCE OF 20 FEET MUST BE MAINTAINED BETWEEN ANY TREES LOCATED ALONG THE CURB LINE AND ANY STREET LIGHT.
 - PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SHALL BE PROVIDED AS SHOWN ON THIS SITE PLAN FOR LOTS 41, 47 AND 62, BLOCK 'O' AND LOT 40, BLOCK 'J'. SURETY IN THE AMOUNT OF \$5,580 FOR 13 SHADE TREES AND 13 EVERGREENS SHALL BE PROVIDED WITH THE GRADING PERMIT.



- THE FOLLOWING STANDARD SIGN DESIGN SPECIFICATIONS SHALL APPLY:
- THE SIGN SIZE SHALL BE 12" x 18".
 - THE SIGN MATERIAL SHALL BE 0.080 GAUGE THICKNESS ANODIZED ALUMINUM.
 - THE SIGN SHALL HAVE A GREEN BACKGROUND WITH 3" HIGH WHITE REFLECTIVE NUMBERS AND ARROW WITH A WHITE REFLECTIVE BORDER.
 - WHERE A PRIVATE ROAD NAME IS IN USE OR PART OF A PRIVATE HOMEOWNER'S ARTICLES OF INCORPORATION AGREEMENT THE SIGN SIZE WILL BE ENLARGED TO ACCOMMODATE THE NECESSARY LETTERING BUT REMAIN PROPORTIONAL TO THE ABOVE DESIGN LIMITS.
 - THE SIGN WILL BE INSTALLED WITHIN THE COMMON DRIVEWAY EASEMENT AREA AS NOTED ON THE FINAL PLAN.
 - ADDRESS NUMBER IDENTIFICATION SIGNS ARE TO BE PROVIDED UNDER THE TENANTS OF THE HOMEOWNER'S ASSOCIATION INCORPORATION OR A PROPERTY MANAGEMENT COMPANY FOR INSTALLATION AND MAINTENANCE IN ACCORDANCE WITH THE DEPARTMENT OF PLANNING AND ZONING ADDRESS NUMBERING SYSTEM AND PER SECTION 3.503(G) OF THE HOWARD COUNTY CODE - PUBLIC SIGNS, MAINTENANCE/REPAIR AND REPLACEMENT OF THE ADDRESS NUMBER DIRECTIONAL SIGNS WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR A PROPERTY MANAGEMENT COMPANY.
 - COMPLIANCE REGARDING THE INSTALLATION OF THE NEW ADDRESS NUMBER DIRECTIONAL SIGNS WILL BE ENFORCED BY THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF FINAL APPROVAL FOR ISSUANCE OF THE USE AND OCCUPANCY PERMITS.

NO.	DATE	REVISION
1	10-26-04	RESITE A DEVONSHIRE ON LOT 42 'O'

BENCHMARK ENGINEERING, INC.
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 8480 BALTIMORE NATIONAL PIKE # SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 phone: 410-465-6105 • fax: 410-465-6644
 email: Benchmark@cdls.com

Donald Mason

OWNER/DEVELOPER:	PROJECT:
CORNERSTONE HOMES, L.L.C. 9695 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565	NORTH LAUREL PARK LOTS 32-34 BLOCK 'J'; 40-42 BLOCK 'J'; 39-44 BLOCK 'N' AND LOTS 12-16, 41-51, 58-63 BLOCK 'O' (SINGLE FAMILY DETACHED)
LOCATION: TAX MAP: 50 GRID: 3	P/O PARCEL: 426 ZONED: R-SC 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE:	SITE DEVELOPMENT AND GRADING PLAN
DATE: JANUARY, 2004	PROJECT NO. 1515
DESIGN: DBT	DRAFT: DBT
CHECK: DAM	SCALE: AS SHOWN
	SHEET 3 OF 5

- LEGEND**
- EXISTING CONTOURS PER F-03-95 PAD GRADES
 - PROPOSED CONTOURS
 - EXISTING TREELINE
 - INDICATES A WALKOUT BASEMENT
 - EXISTING STREET TREES PLANTED UNDER F-03-95
 - LANDSCAPE PERIMETER EDGE

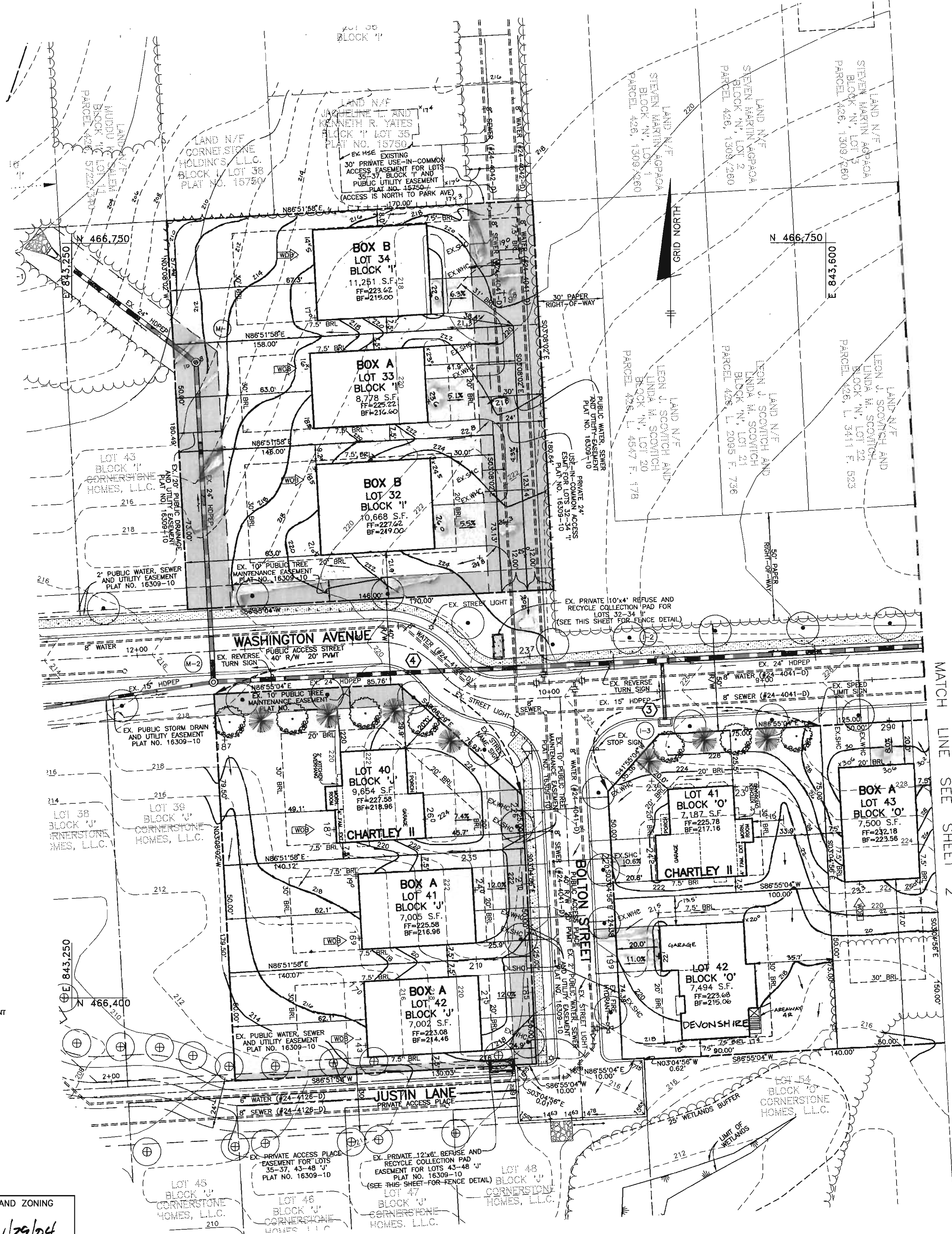
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark Douglas 1/29/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Hamilton 2/3/04
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Mark Douglas 2/23/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

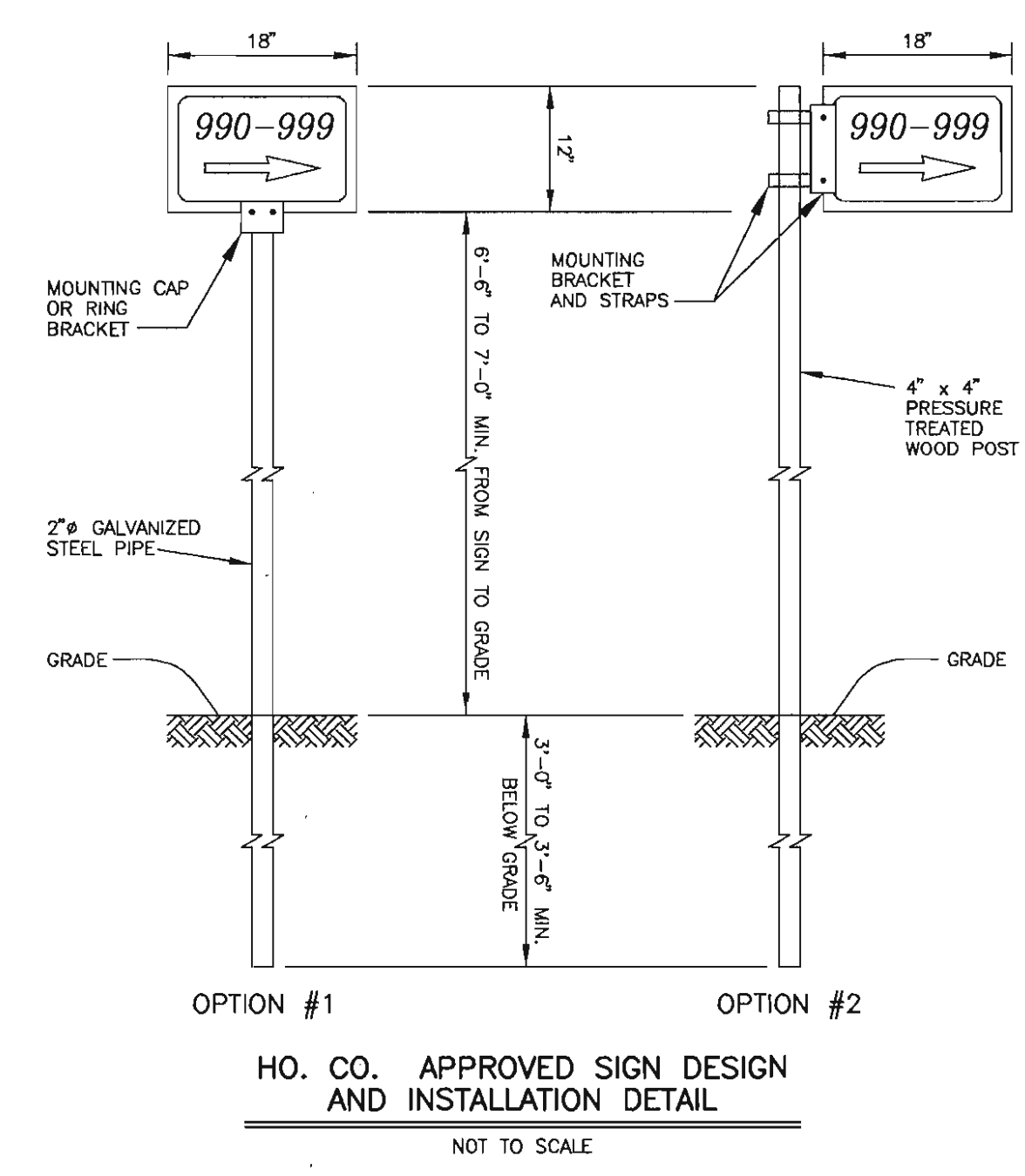
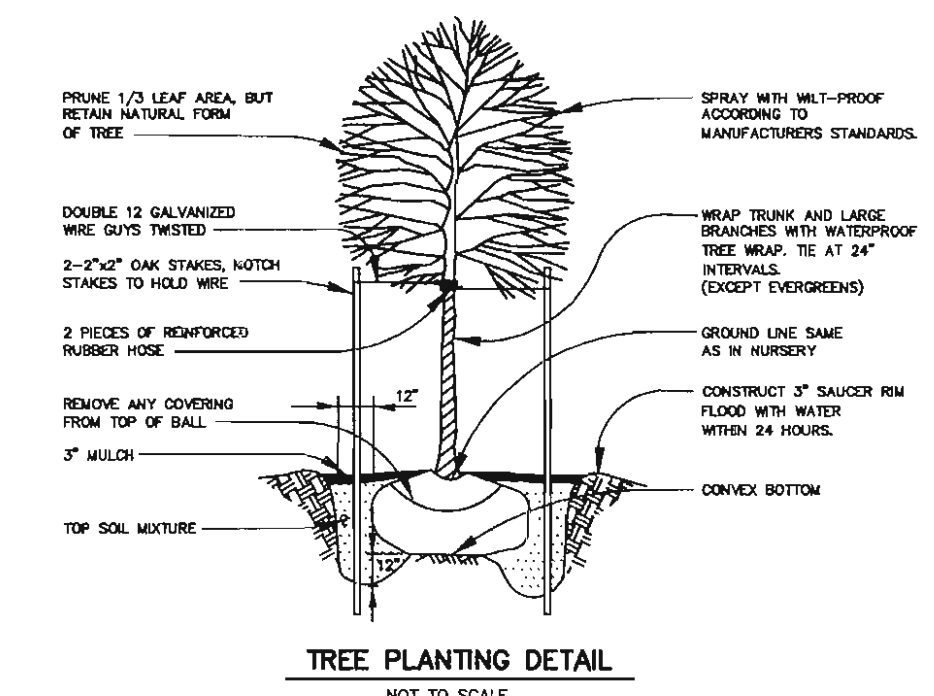
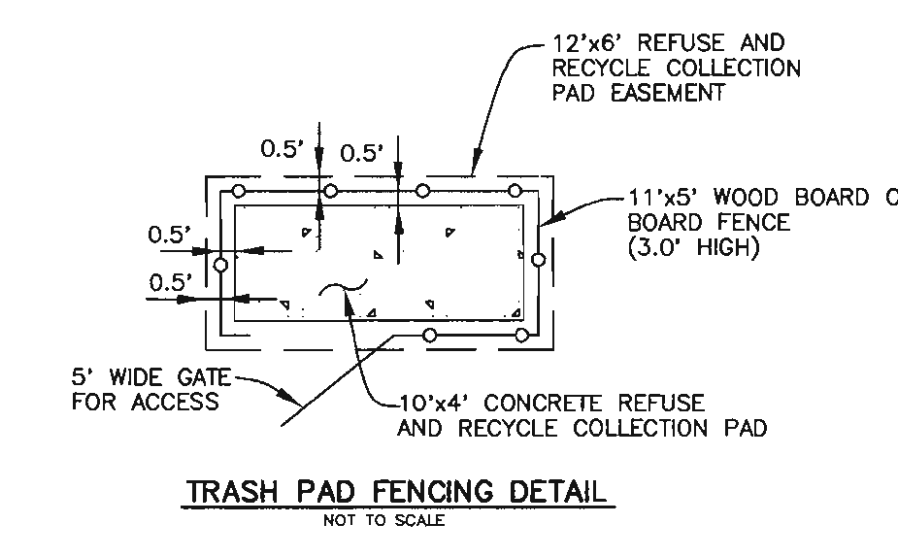
PLAN VIEW
 SCALE: 1" = 30'



SCHEDULE A PERIMETER LANDSCAPE EDGE				
CATEGORY	ADJACENT TO ROADS			
	LOT 40 'J' B	LOT 41 'O' B	LOT 47 'B' B	LOT 62 'O' B
LANDSCAPE TYPE				
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	162.69'	110.36'	114.07'	113.93'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED				
SHADE TREES	4	3	3	3
EVERGREEN TREES	4	3	3	3
OTHER TREES (2:1 SUBSTITUTE) SHRUBS	-	-	-	-
NUMBER OF PLANTS PROVIDED				
SHADE TREES	4	3	3	3
EVERGREEN TREES	4	3	3	3
OTHER TREES (2:1 SUBSTITUTE) SHRUBS (10:1 SUBSTITUTE)	-	-	-	-
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)				

LANDSCAPE PLANTING LIST			
SYMBOL	QUANTITY	NAME	REMARKS
	13	PLANTANUS ACERIFOLIA 'BLOODGOOD'	2 1/2" MIN. CAL. BAG FULL HEAD
	13	PINUS STROBUS (Eastern White Pine)	5'-6' ht. UNSHEARED

- LANDSCAPE NOTES:**
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 - PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SHALL BE PROVIDED AS SHOWN ON THIS SITE PLAN FOR LOTS 41, 47 AND 62, BLOCK 'O' AND LOT 40, BLOCK 'J'. SURETY IN THE AMOUNT OF \$5,580 FOR 13 SHADE TREES AND 13 EVERGREENS SHALL BE PROVIDED WITH THE GRADING PERMIT.



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- THE SIGN SIZE SHALL BE 12" x 18".
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 - COMPLIANCE REGARDING THE INSTALLATION OF THE NEW ADDRESS NUMBER DIRECTIONAL SIGNS WILL BE ENFORCED BY THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF FINAL APPROVAL FOR ISSUANCE OF THE USE AND OCCUPANCY PERMITS.

NO.	DATE	REVISION
2	1-7-05	REVISE GRADES ON LOTS 41'-43' AND 32'-34' IN ORDER TO RAISE HOUSES
1	10-26-04	RESITE A DEVONSHIRE ON LOT 42'O'

BENCHMARK ENGINEERING, INC.
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 ELLICOTT CITY, MARYLAND 21043
 phone: 410-465-6105 • fax: 410-465-6644
 email: Benchmark@ccis.com

Donald Maas
1/16/04

OWNER/DEVELOPER:	CORNERSTONE HOMES, L.L.C. 9695 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565
PROJECT:	NORTH LAUREL PARK LOTS 32-34 BLOCK 'I'; 40-42 BLOCK 'J'; 39-44 BLOCK 'N' AND LOTS 12-16, 41-51, 58-63 BLOCK 'O' (SINGLE FAMILY DETACHED)
LOCATION:	TAX MAP: 50 ZONED: R-SC GRID: 3 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE:	SITE DEVELOPMENT AND GRADING PLAN
DATE:	JANUARY, 2004
PROJECT NO.:	1515
DESIGN:	DBT
DRAFT:	DBT
CHECK:	DAM
SCALE:	AS SHOWN
SHEET NO.:	3 OF 5

- LEGEND**
- EXISTING CONTOURS PER F-03-95 PAD GRADES
 - PROPOSED CONTOURS
 - EXISTING TREELINE
 - INDICATES A WALKOUT BASEMENT
 - EXISTING STREET TREES PLANTED UNDER F-03-95
 - LANDSCAPE PERIMETER EDGE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael Williams 1/29/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Cindy Hamilton 2/3/04
CHIEF, DIVISION OF LAND DEVELOPMENT

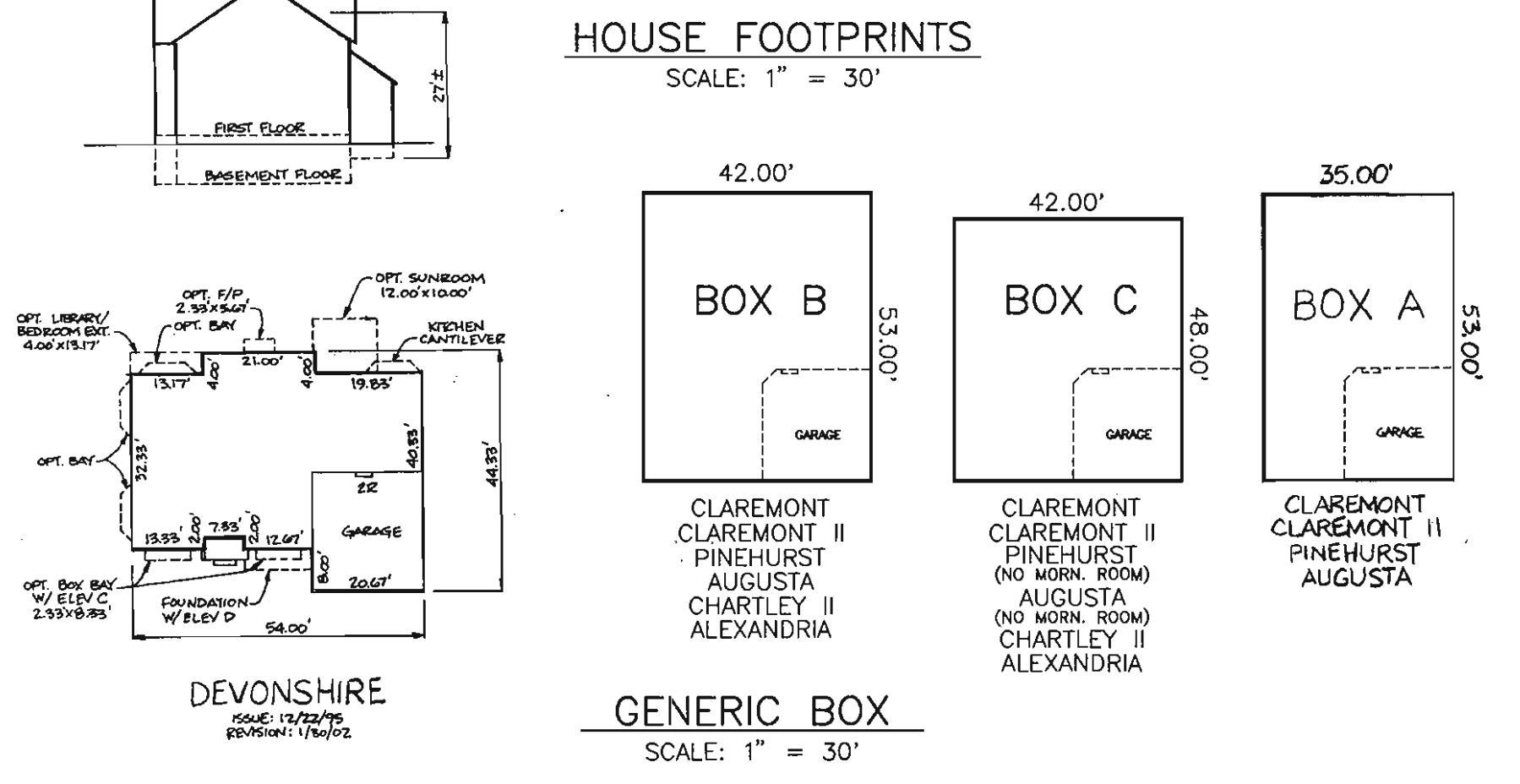
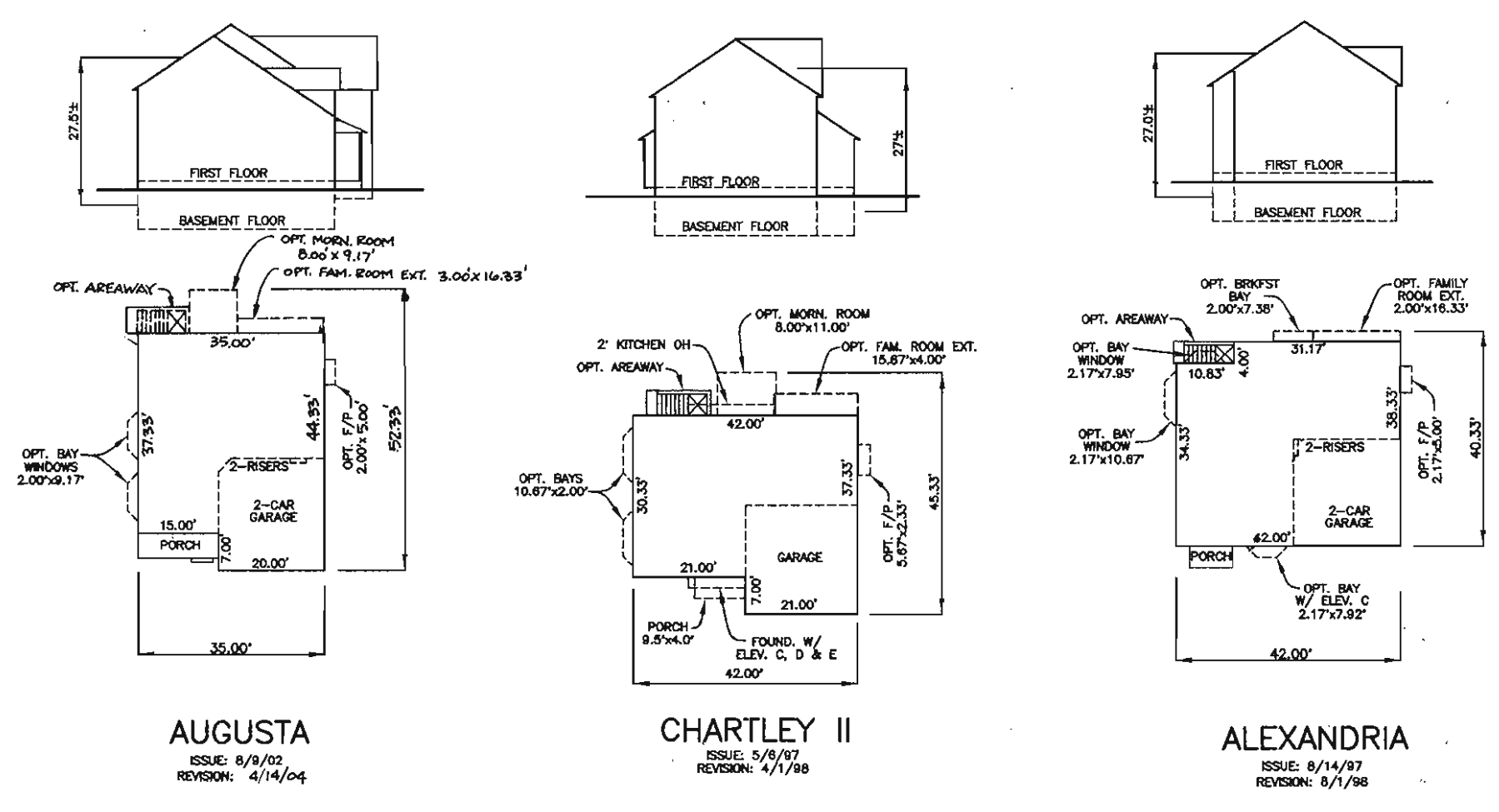
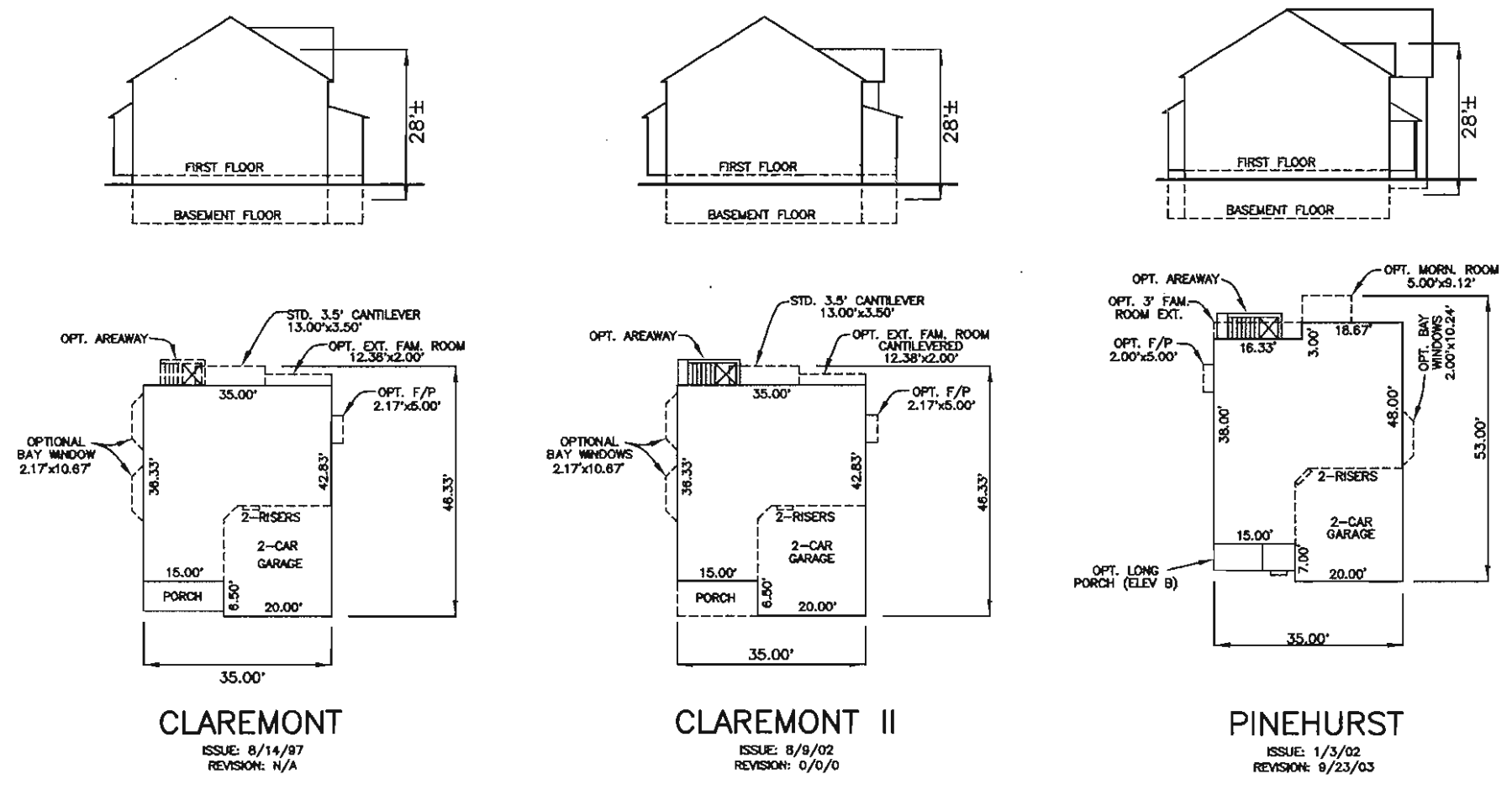
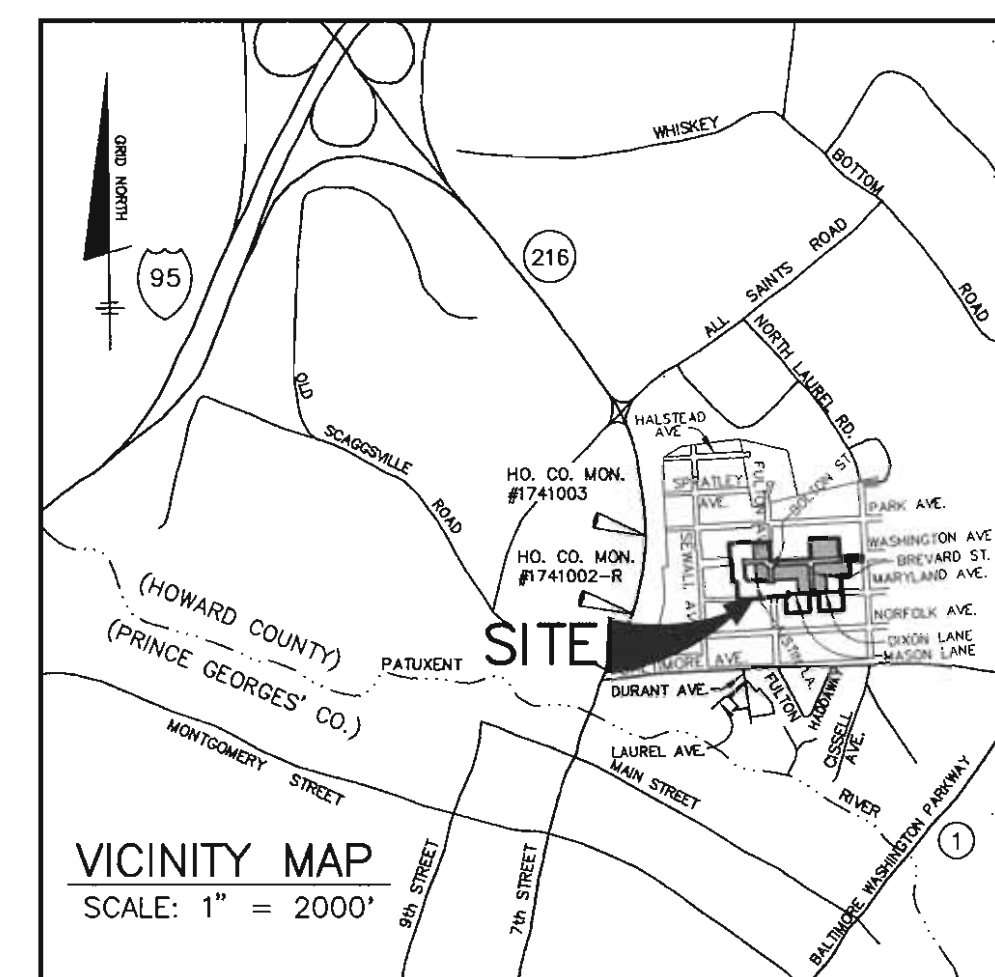
Frank D. ... 2/24/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION

PLAN VIEW
SCALE: 1" = 30'

SITE DEVELOPMENT PLAN NORTH LAUREL PARK

LOTS 32-34 BLOCK 'I', 40-42 BLOCK 'J', 39-44 BLOCK 'N',
AND LOTS 12-16, 41-51, 58-63 BLOCK 'O'

BENCH MARKS NAD 27
HO. CO. #1741003 NAD 27
CONCRETE MONUMENT ON WEST SIDE OF
ROUTE 216 AND 0.2' BELOW SURFACE
ELEV. 198.985
HO. CO. #1741002-R NAD 27
CONCRETE MONUMENT ON TOP OF BANK
EAST OF EAST EDGE OF MAC. OF ROUTE 216
FLUSH WITH SURFACE
ELEV. 197.968



- ### 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.
 - EXISTING TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM THE MASS GRADING PLAN UNDER F-03-95. CONTOUR INTERVAL IS 2 FEET.
 - HORIZONTAL AND VERTICAL DATUM ARE NAD 27 - MONUMENTS 1741003 AND 1741002-R.
 - EXISTING UTILITIES SHOWN HAVE BEEN TAKEN FROM CONTRACT DRAWINGS #24-4041-D, #24-4126-D, #24-4127-D AND ROAD CONSTRUCTION PLANS F-03-95. IF NECESSARY, CONTRACTOR SHALL ADJUST ANY OR ALL STRUCTURE TOP ELEVATIONS TO MATCH SDP GRADES.
 - STORMWATER MANAGEMENT QUANTITY AND QUALITY CONTROL IS PROVIDED FOR THESE LOTS UNDER ROAD CONSTRUCTION PLANS F-98-05. THE STORMWATER MANAGEMENT FACILITY IS PUBLICLY OWNED AND MAINTAINED.
 - THERE ARE NO WETLANDS, WETLAND BUFFERS, STREAMS, STREAM BUFFERS, STEEP SLOPES OR 100-YEAR FLOODPLAIN LOCATED WITHIN THIS LIMIT OF SUBMISSION.
 - IN ACCORDANCE WITH SECTION 128 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 NUMBERS: F-03-95, CONTRACT # 24-4041-D, 24-4126-D, 24-4127-D
 - 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 INTO THE PRIVATE ACCESS PLACE DRIVEWAY (16" MINIMUM CLEARANCE).
 - DRIVEWAY SLOPES SHOWN ARE AVERAGE. THE SLOPE AT THE OUTSIDE EDGES COULD BE FLATTER OR STEEPER DEPENDING ON GRADE OF ROADWAY.
 - DRIVEWAYS/ROADWAYS SERVING TWO (2) OR MORE LOTS ARE REQUIRED TO MEET THE FOLLOWING SPECIFICATIONS FOR FIRE AND EMERGENCY SERVICE ACCESS:
 - WIDTH - RESIDENTIAL DRIVEWAY FOURTEEN (14) FEET.
 - CONSTRUCTION - SIX (6) INCHES OF COMPACTED "CRUSHER RUN" BASE WITH "TAR AND CHIP" COATING.
 - TURNING RADIUS - FORTY-FIVE (45) FEET.
 - BROOKS AND GULLERS - DESIGNED TO SUPPORT VEHICLES WITH A GROSS VEHICLE WEIGHT OF TWENTY-FIVE (25) TONS.
 - OVERHEAD CLEARANCE - TWELVE (12) FEET.
 - MAINTENANCE - DRIVEWAYS MUST BE MAINTAINED FOR ALL-WEATHER USE FOR FOREST CONSERVATION BECAUSE THE LOTS WERE CREATED BY DEED PRIOR TO THE ADOPTION OF THE FOREST CONSERVATION ACT AND NO ADDITIONAL LOTS ARE BEING CREATED PER SECTION 16.1202(c)(1)(iii).
 - GRADE - THE MAXIMUM ALLOWABLE GRADE SHALL BE 15% WITH THE DURABLE AND SUSTAINED GRADE OF SIX. THE TRANSITION FROM THE ROAD TO THE DRIVEWAY SHALL NOT EXCEED SIX.
 - HOUSE NUMBERS - WHERE ONE (1) DRIVEWAY SERVES MORE THAN ONE (1) LOT (COMMON DRIVEWAYS), A HOUSE NUMBER SIGN MUST BE PLACED AT EACH LOT DRIVEWAY AND A RANGE OF STREET ADDRESS HOUSE NUMBERS SIGN WHERE THE COMMON DRIVEWAY INTERSECTS THE MAIN ROAD. SEE DETAIL SHEET 3.
 - THE MAINTENANCE AGREEMENT FOR THE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 32-34, BLOCK 'I' HAS BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND IN LIBER 2292 AT FOLIO 5232.
 - THIS PLAN CONFORMS WITH THE SIXTH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPER SHALL APPLY FOR BUILDING PERMITS FOR ALL LOTS AS SHOWN ON THIS SITE DEVELOPMENT PLAN WITHIN FIVE YEARS OF SIGNATURE APPROVAL OF THIS PLAN.
 - THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE LOTS WERE CREATED BY DEED PRIOR TO THE ADOPTION OF THE FOREST CONSERVATION ACT AND NO ADDITIONAL LOTS ARE BEING CREATED PER SECTION 16.1202(c)(1)(iii).
 - STREET TREES AND PERIMETER FENCING OF THE REFUSE PADS SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED ROAD CONSTRUCTION DRAWINGS (F-03-095). SURETY HAS BEEN POSTED WITH THE DEVELOPER'S AGREEMENT.
 - STREET SIDE LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SHALL BE PROVIDED AS SHOWN ON THIS SITE PLAN FOR LOTS 41, 47 AND 62, BLOCK 'O' AND LOT 40, BLOCK 'J'. SURETY IN THE AMOUNT OF \$5,500 FOR 13 SHADE TREES AND 13 EVERGREENS SHALL BE PROVIDED WITH THE GRADING PERMIT.

SITE ANALYSIS DATA CHART

A) TOTAL PROJECT AREA	6.14 AC.
B) AREA OF THIS PLAN SUBMISSION	6.14 AC.
C) APPROXIMATE LIMIT OF DISTURBANCE	5.11 AC.
D) PRESENT ZONING:	R-SC
E) PROPOSED USE OF SITE:	RESIDENTIAL SINGLE FAMILY DETACHED UNITS
F) FLOOR SPACE PER LOT	N/A
G) TOTAL NUMBER OF UNITS ALLOWED (AS SHOWN ON FINAL PLATS)	34
H) TOTAL NUMBER OF UNITS PROPOSED	34
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	0.00 AC. 0%
N) BUILDING COVERAGE OF SITE PERCENTAGE OF GROSS AREA	N/A 0%
O) APPLICABLE DPZ FILE REFERENCES:	F-03-95 CONTRACT # 24-4041-D PART OF PARCEL 426 CONTRACT # 24-4126-D CONTRACT # 24-4127-D
P) PROPOSED WATER AND SEWER SYSTEMS:	<input checked="" type="checkbox"/> PUBLIC <input type="checkbox"/> PRIVATE

SHC TABLE

LOT NO.	MIN. CELLAR	SHC INV.	LOT NO.	MIN. CELLAR	SHC INV.
32,I	216.1	212.0	41,0	216.4	212.5
33,I	213.8	209.7	42,0	213.7	209.8
34,I	211.3	207.4	43,0	222.2	218.2
40,J	216.6	212.2	44,0	223.4	219.4
41,J	213.5	209.4	45,0	224.6	220.6
42,J	213.6	209.5	46,0	225.0	220.9
39,N	231.2	227.1	47,0	226.3	222.2
40,N	234.1	230.0	48,0	220.7	216.5
41,N	236.5	232.4	49,0	220.9	216.7
42,N	238.9	234.8	50,0	220.9	216.9
43,N	241.1	237.0	51,0	221.3	217.1
44,N	243.6	239.5	58,0	221.5	217.3
12,O	238.4	234.3	59,0	221.2	217.0
13,O	240.5	236.5	60,0	221.2	217.0
14,O	243.0	239.0	61,0	220.9	216.7
15,O	245.3	241.3	62,0	233.3	229.2
16,O	247.7	243.7	63,0	235.6	231.6

SHEET INDEX

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

ADDRESS CHART

BLOCK	LOT	STREET ADDRESS	BLOCK	LOT	STREET ADDRESS
I	32	9646 WASHINGTON AVENUE	O	41	9701 BOLTON STREET
I	33	9644 WASHINGTON AVENUE	O	42	9705 BOLTON STREET
I	34	9642 WASHINGTON AVENUE	O	43	9635 WASHINGTON AVENUE
J	40	9700 BOLTON STREET	O	44	9633 WASHINGTON AVENUE
J	41	9702 BOLTON STREET	O	45	9631 WASHINGTON AVENUE
J	42	9704 BOLTON STREET	O	46	9629 WASHINGTON AVENUE
N	39	9622 WASHINGTON AVENUE	O	47	9627 WASHINGTON AVENUE
N	40	9620 WASHINGTON AVENUE	O	48	9624 BREVARD STREET
N	41	9618 WASHINGTON AVENUE	O	49	9706 BREVARD STREET
N	42	9616 WASHINGTON AVENUE	O	50	9708 BREVARD STREET
N	43	9614 WASHINGTON AVENUE	O	51	9710 BREVARD STREET
N	44	9612 WASHINGTON AVENUE	O	58	9711 BREVARD STREET
O	12	9615 WASHINGTON AVENUE	O	59	9709 BREVARD STREET
O	13	9613 WASHINGTON AVENUE	O	60	9707 BREVARD STREET
O	14	9611 WASHINGTON AVENUE	O	61	9705 BREVARD STREET
O	15	9609 WASHINGTON AVENUE	O	62	9619 WASHINGTON AVENUE
O	16	9607 WASHINGTON AVENUE	O	63	9617 WASHINGTON AVENUE

GENERAL NOTES (cont'd)

- THE 4'x10' CONCRETE REFUSE AND RECYCLE COLLECTION PAD WITHIN THE PRIVATE 6'x12' REFUSE AND RECYCLE COLLECTION PAD EASEMENT LOCATED ON LOT 42-44 'J' SHALL BE MAINTAINED BY THE OWNERS OF LOTS 43-48 'J'. THE 4'x10' CONCRETE REFUSE AND RECYCLE COLLECTION PAD WITHIN THE PRIVATE 6'x12' REFUSE AND RECYCLE COLLECTION PAD EASEMENT LOCATED ON LOTS 51-53 'O' SHALL BE MAINTAINED BY THE OWNERS OF LOTS 52-54 'O' AND 39-43 'P'. THE 4'x10' CONCRETE REFUSE AND RECYCLE COLLECTION PAD WITHIN THE PRIVATE 6'x12' REFUSE AND RECYCLE COLLECTION PAD EASEMENT LOCATED ON LOTS 56-58 'O' SHALL BE MAINTAINED BY THE OWNERS OF LOTS 56-57 'O' AND 44-48 'P'. THE 4'x10' CONCRETE REFUSE AND RECYCLE COLLECTION PAD FOR LOTS 32-34 'I' THAT IS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY FOR WASHINGTON AVENUE SHALL BE MAINTAINED BY THE OWNERS OF LOTS 32-34 'I'.
- THE PRIVATE ACCESS PLACE MAINTENANCE AGREEMENT FOR LOTS 52-54 'O' AND 39-43 'P' (MASON LANE) HAS BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND IN LIBER 2292 AT FOLIO 5232. THE PRIVATE ACCESS PLACE MAINTENANCE AGREEMENT FOR LOTS 55-57 'O' AND 44-48 'P' (DIXON LANE) HAS BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND IN LIBER 2292 AT FOLIO 5232.

PERMIT INFORMATION CHART

SUBDIVISION NAME:	NORTH LAUREL PARK		
SECTION/AREA:	LOTS 32-34 'I', 40-42 'J', 39-44 'N' AND LOTS 12-16, 41-51, 58-63 'O'	LOT/PARCEL #	PART OF PARCEL 426
PLAT No.	GRID No.	ZONE	TAX MAP
16306-16310	3	R-SC	50
WATER CODE	C-05	SEWER CODE	7141500
ELECTION DISTRICT	SIXTH	CENSUS TRACT	6069.03

BENCHMARK ENGINEERING, INC.

ENGINEERS • LAND SURVEYORS • PLANNERS

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PHONE: 410-465-6105 FAX: 410-465-6644

Donald Maas

OWNER/DEVELOPER:	PROJECT:
CORNERSTONE HOMES, L.L.C. 9695 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565	NORTH LAUREL PARK LOTS 32-34 BLOCK 'I', 40-42 BLOCK 'J', 39-44 BLOCK 'N' AND LOTS 12-16, 41-51, 58-63 BLOCK 'O' (SINGLE FAMILY DETACHED)
LOCATION: TAX MAP: 50 P/O PARCEL: 426 GRID: 3 ZONED: R-SC	TITLE: SITE DEVELOPMENT PLAN TITLE SHEET
DATE: JANUARY, 2004 PROJECT NO. 1515	SCALE: AS SHOWN SHEET 1 OF 5

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 1/29/04
DATE

[Signature] 2/3/04
DATE

[Signature] 2/26/04
DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION

CHIEF, DIVISION OF LAND DEVELOPMENT

DIRECTOR



LEGEND

- EXISTING CONTOURS PER F-03-95 PAD GRADES
- PROPOSED CONTOURS
- EXISTING TREELINE
- INDICATES A WALKOUT BASEMENT
- EXISTING STREET TREES PLANTED UNDER F-03-95
- LANDSCAPE PERIMETER EDGE

PLAN VIEW
SCALE: 1" = 30'

NO.	DATE	REVISION
5	10-29-04	REVISE GRADES ON LOT 14 'O' PER AS-BUILT CONDITIONS
4	9-28-04	REVISE GRADES ON LOT 13 'O' PER AS-BUILT CONDITIONS
3	9-14-04	REVISE GRADES ON LOT 11 'O' PER AS-BUILT CONDITIONS
2	8-31-04	REVISE GRADES ON LOT 12 'O' PER AS-BUILT CONDITIONS
1	5-14-04	SITE AUGUSTA W/ FAN ROOM EXT. & MORN. ROOM ON LOT 12 'O'

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email: Benchmark@ccis.com

Donald Moan
1/9/04

OWNER/DEVELOPER:	PROJECT:
CORNERSTONE HOMES, L.L.C. 9695 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565	NORTH LAUREL PARK LOTS 32-34 BLOCK 'N'; 40-42 BLOCK 'N'; 39-44 BLOCK 'N' AND LOTS 12-16, 41-51, 58-63 BLOCK 'O' (SINGLE FAMILY DETACHED)
TITLE:	DATE:
SITE DEVELOPMENT AND GRADING PLAN	JANUARY, 2004
DESIGN: DBT	DRAFT: DBT
CHECK: DAM	SCALE: AS SHOWN
PROJECT NO. 1515	SHEET 2 OF 5

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chris Hamilton 1/29/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Chris Hamilton 2/3/04
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Mark J. Layton 2/2/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



LEGEND

- EXISTING CONTOURS PER F-03-95 PAD GRADES
- PROPOSED CONTOURS
- EXISTING TREELINE
- INDICATES A WALKOUT BASEMENT
- EXISTING STREET TREES PLANTED UNDER F-03-95
- LANDSCAPE PERIMETER EDGE

PLAN VIEW
SCALE: 1" = 30'

NO.	DATE	REVISION
7	1-7-05	REVISE GRADES ON LOTS 44'-0" TO 47'-0" IN ORDER TO RAISE HOUSES
6	12-21-04	REVISE FIRST FLOOR ELEVATION ON LOT 60' PER WALL CHECK.
5	10-29-04	REVISE GRADES ON LOT 14' PER AS-BUILT CONDITIONS
4	9-28-04	REVISE GRADES ON LOT 43' PER AS-BUILT CONDITIONS
3	9-14-04	REVISE GRADES ON LOT 41' PER AS-BUILT CONDITIONS
2	8-31-04	REVISE GRADES ON LOT 12' PER AS-BUILT CONDITIONS
1	5-14-04	SITE AUGUSTA W/FAM ROOM EXT. & MORN. ROOM ON LOT 12'
NO.	DATE	REVISION

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EMAIL: BENCHMKN@GMAIL.COM

Donald Mason
1/9/04

OWNER/DEVELOPER:	PROJECT:
CORNERSTONE HOMES, L.L.C. 9695 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565	NORTH LAUREL PARK LOTS 32-34 BLOCK 'I'; 40-42 BLOCK 'J'; 39-44 BLOCK 'N' AND LOTS 12-16, 41-51, 58-63 BLOCK 'O' (SINGE FAMILY DETACHED)
DESIGN: DBT	DATE: JANUARY, 2004
DRAFT: DBT	PROJECT NO. 1515
CHECK: DAM	SCALE: AS SHOWN
DATE: AS SHOWN	SHEET 2 OF 5

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John Dammann 1/29/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Cindy Hamilton 2/3/04
CHIEF, DIVISION OF LAND DEVELOPMENT

Marsha M. Weyler 2/2/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION



LEGEND

- - - - - EXISTING CONTOURS PER F-03-95 PAD GRADES
- PROPOSED CONTOURS
- EXISTING TREELINE
- ⊕ INDICATES A WALKOUT BASEMENT
- ⊕ EXISTING STREET TREES PLANTED UNDER F-03-95
- ① LANDSCAPE PERIMETER EDGE

PLAN VIEW
SCALE: 1" = 30'

NO.	DATE	REVISION
9	5-20-05	REVISE GRADES AND SITE HOUSES ON LOTS 47, 49, 50 & 51 'O' PER AS-BUILT CONDITIONS
8	5-13-05	REVISE GRADES ON LOT 48 'O' PER AS-BUILT CONDITIONS
7	1-7-05	REVISE GRADES ON LOTS 44 'O'-47 'O' IN ORDER TO RAISE HOUSES
6	12-21-04	REVISE FIRST FLOOR ELEVATION ON LOT 60 'O' PER LOCAL CHECK.
5	10-29-04	REVISE GRADES ON LOT 14 'O' PER AS-BUILT CONDITIONS
4	9-28-04	REVISE GRADES ON LOT 13 'O' PER AS-BUILT CONDITIONS
3	9-14-04	REVISE GRADES ON LOT 41 'O' PER AS-BUILT CONDITIONS
2	8-31-04	REVISE GRADES ON LOT 12 'O' PER AS-BUILT CONDITIONS
1	6-14-04	SITE AUGUSTA W/FAM ROOM EXT. & MORN. ROOM ON LOT 12 'O'

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Donald Mason
1/9/04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John D. ... 1/29/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION

... 2/3/04
CHIEF, DIVISION OF LAND DEVELOPMENT

... 2/27/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION

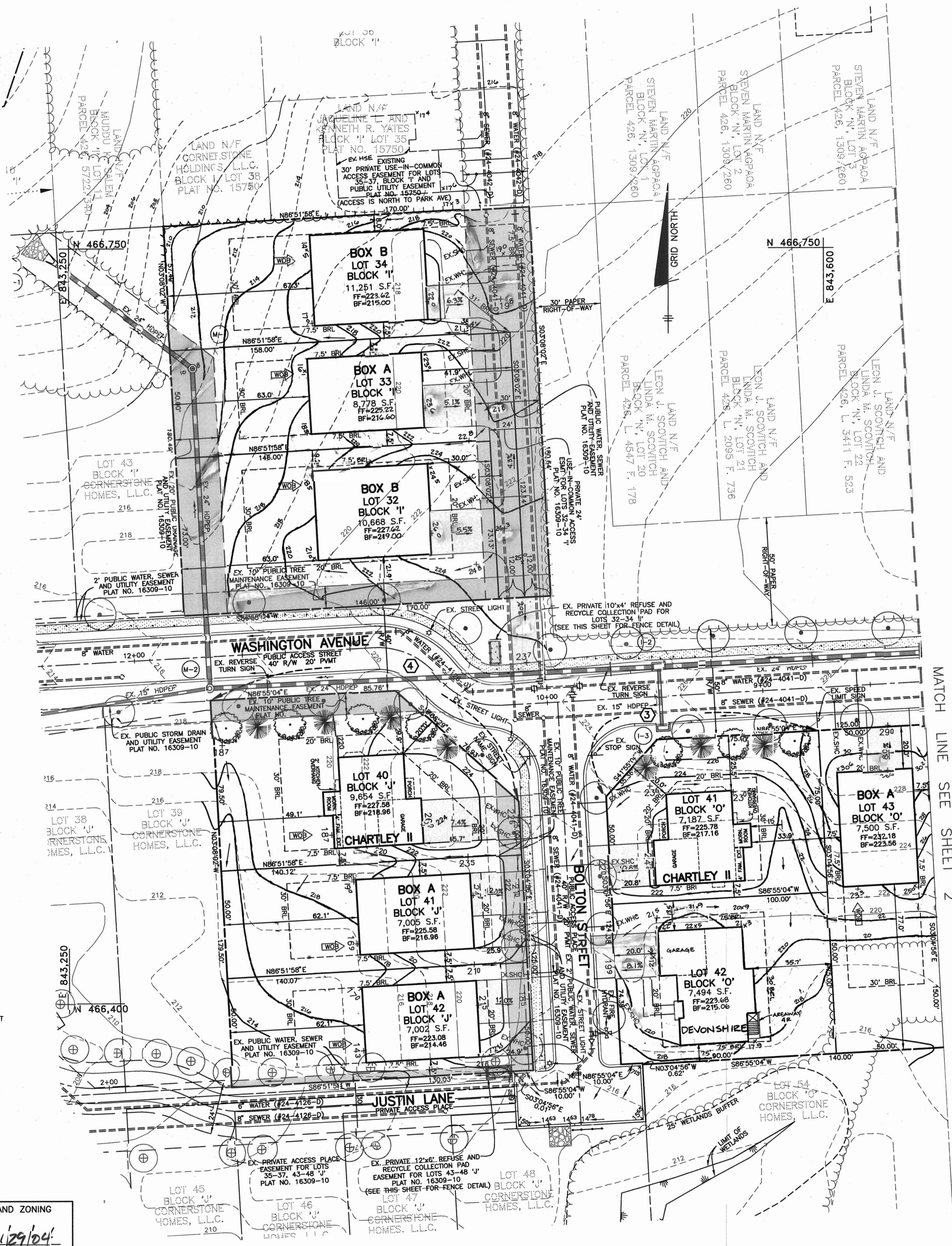
OWNER/DEVELOPER: CORNERSTONE HOMES, L.L.C.
9695 NORFOLK AVENUE
LAUREL, MARYLAND 20723
410-792-2565

PROJECT: **NORTH LAUREL PARK**
LOTS 32-34 BLOCK '1'; 40-42 BLOCK '1'; 39-44 BLOCK 'N'
AND LOTS 12-16, 41-51, 58-63 BLOCK 'O'
(SINGE FAMILY DETACHED)

LOCATION: TAX MAP: 50 P/O PARCEL: 426 ZONED: R-SC
GRID: 3 8th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE: **SITE DEVELOPMENT AND GRADING PLAN**

DATE: JANUARY, 2004 PROJECT NO. 1515
SCALE: AS SHOWN SHEET 2 OF 5

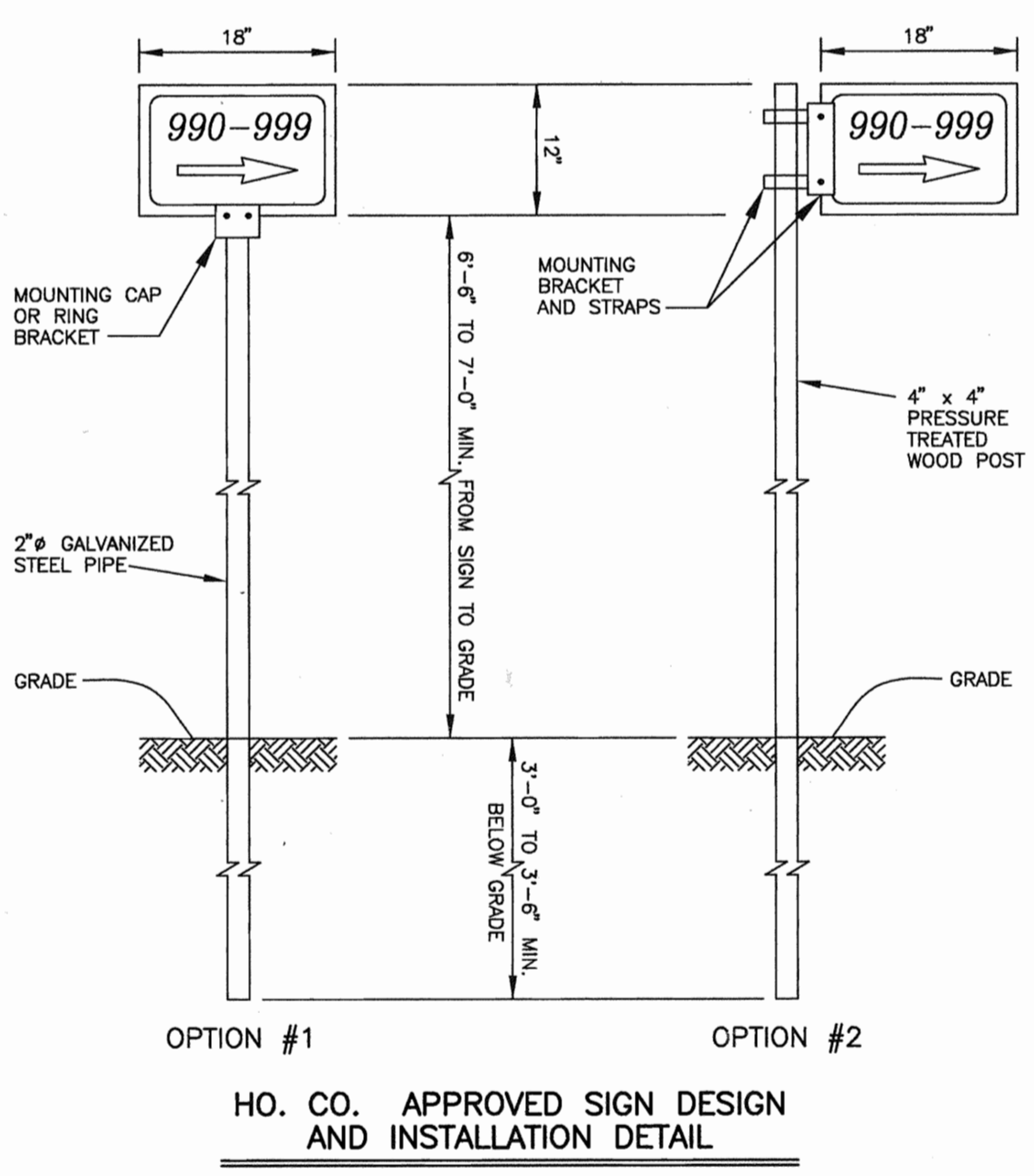
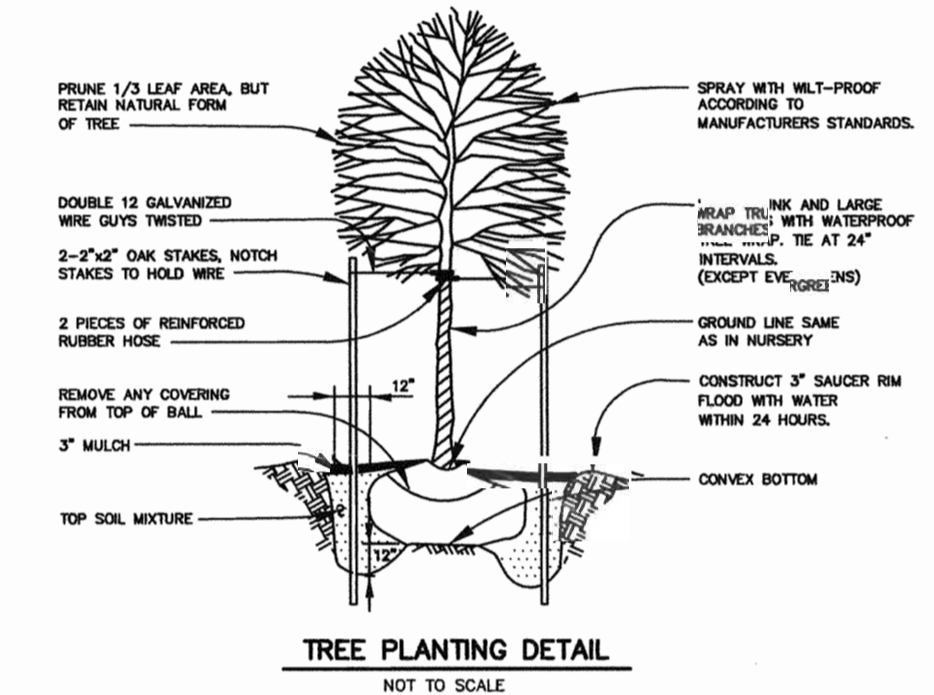
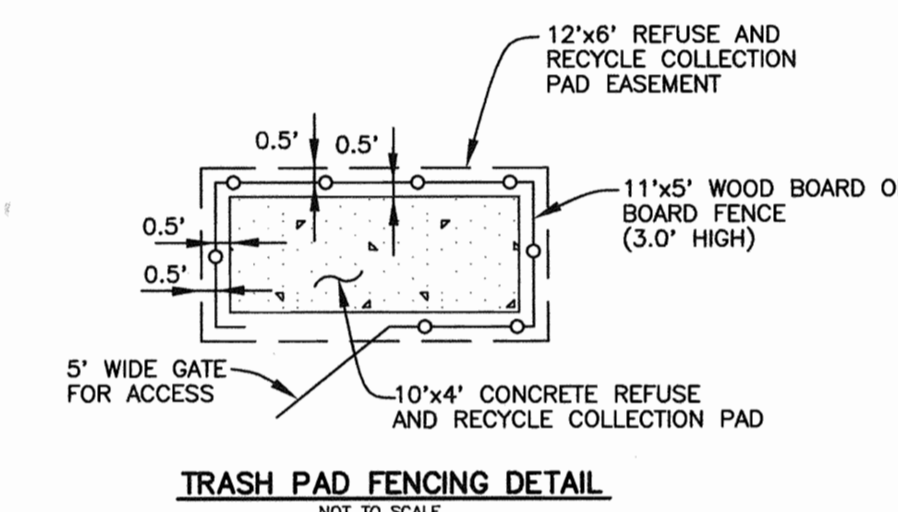


SCHEDULE A PERIMETER LANDSCAPE EDGE				
CATEGORY	ADJACENT TO ROADS			
	LOT 40 'J' B	LOT 41 'O' B	LOT 47 'O' B	LOT 62 'O' B
LANDSCAPE TYPE				
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	162.69'	110.36'	114.07'	113.93'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED				
SHADE TREES	4	3	3	3
EVERGREEN TREES	4	3	3	3
OTHER TREES (2:1 SUBSTITUTE)	-	-	-	-
SHRUBS	-	-	-	-
NUMBER OF PLANTS PROVIDED				
SHADE TREES	4	3	3	3
EVERGREEN TREES	4	3	3	3
OTHER TREES (2:1 SUBSTITUTE)	-	-	-	-
SHRUBS (10:1 SUBSTITUTE)	-	-	-	-
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)				

LANDSCAPE PLANTING LIST			
SYMBOL	QUANTITY	NAME	REMARKS
	13	PLANTAINUS ACERIFOLIA (Bloodgood London Plane)	2 1/2" MIN. CAL. B&B FULL HEAD
	13	PINUS STROBUS (Eastern White Pine)	5'-6" H. UNSHEARED

LANDSCAPE NOTES:

- TREES SHOULD BE PLANTED A MINIMUM OF 4 FEET FROM CURB OR SIDEWALK AND 10 FEET FROM A DRIVEWAY
- A MINIMUM DISTANCE OF 20 FEET MUST BE MAINTAINED BETWEEN ANY TREES LOCATED ALONG THE CURB LINE AND ANY STREET LIGHT.
- PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SHALL BE PROVIDED AS SHOWN ON THIS SITE PLAN FOR LOTS 41, 47 AND 62, BLOCK 'O' AND LOT 40, BLOCK 'J'. SURETY IN THE AMOUNT OF \$5,580 FOR 13 SHADE TREES AND 13 EVERGREENS SHALL BE PROVIDED WITH THE GRADING PERMIT.



- THE FOLLOWING STANDARD SIGN DESIGN SPECIFICATIONS SHALL APPLY:
- THE SIGN SIZE SHALL BE 12" x 18".
 - THE SIGN MATERIAL SHALL BE 0.080 GAUGE THICKNESS ANODIZED ALUMINUM.
 - THE SIGN SHALL HAVE A GREEN BACKGROUND WITH 3" HIGH WHITE REFLECTIVE NUMBERS AND ARROW WITH A WHITE REFLECTIVE BORDER.
 - WHERE A PRIVATE ROAD NAME IS IN USE OR PART OF A PRIVATE HOMEOWNER'S ARTICLES OF INCORPORATION AGREEMENT THE SIGN SIZE WILL BE ENLARGED TO ACCOMMODATE THE NECESSARY LETTERING BUT REMAIN PROPORTIONAL TO THE ABOVE DESIGN LIMITS.
 - THE SIGN WILL BE INSTALLED WITHIN THE COMMON DRIVEWAY EASEMENT AREA AS NOTED ON THE FINAL PLAN.
 - ADDRESS NUMBER IDENTIFICATION SIGNS ARE TO BE PROVIDED UNDER THE TENANTS OF THE HOMEOWNER'S ASSOCIATION INCORPORATION OR A PROPERTY MANAGEMENT COMPANY FOR INSTALLATION AND MAINTENANCE IN ACCORDANCE WITH THE DEPARTMENT OF PLANNING AND ZONING ADDRESS NUMBERING SYSTEM AND PER SECTION 3.503(G) OF THE HOWARD COUNTY CODE - PUBLIC SIGNS, MAINTENANCE/REPAIR AND REPLACEMENT OF THE ADDRESS NUMBER DIRECTIONAL SIGNS WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR A PROPERTY MANAGEMENT COMPANY.
 - COMPLIANCE REGARDING THE INSTALLATION OF THE NEW ADDRESS NUMBER DIRECTIONAL SIGNS WILL BE ENFORCED BY THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF FINAL APPROVAL FOR ISSUANCE OF THE USE AND OCCUPANCY PERMITS.

NO.	DATE	REVISION
3	5-3-05	REVISE GRADES ON LOT 42' PER AS-BUILT CONDITIONS FOR GRADE CERTIFICATION
2	1-7-05	REVISE GRADES ON LOTS 41'-43' AND 32'-34' IN ORDER TO RAISE HOUSES
1	10-26-04	RESITE A DEVONSHIRE ON LOT 42'

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EMAIL: Benchmark@coals.com

Donald M...

OWNER/DEVELOPER:	PROJECT:
CORNERSTONE HOMES, L.L.C. 9695 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565	NORTH LAUREL PARK LOTS 32-34 BLOCK 'I'; 40-42 BLOCK 'J'; 39-44 BLOCK 'N' AND LOTS 12-16, 41-51, 58-63 BLOCK 'O' (SINGLE FAMILY DETACHED)
LOCATION:	TAX MAP: 50 P/O PARCEL: 426 ZONED: R-SC
TITLE:	6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE:	PROJECT NO. 1515
DESIGN: DBT	DRAFT: DBT
CHECK: DAM	SCALE: AS SHOWN SHEET 3 OF 5

- LEGEND**
- EXISTING CONTOURS PER F-03-95 PAD GRADES
 - PROPOSED CONTOURS
 - EXISTING TREELINE
 - INDICATES A WALKOUT BASEMENT
 - EXISTING STREET TREES PLANTED UNDER F-03-95
 - LANDSCAPE PERIMETER EDGE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 1/29/04 DATE

[Signature] 2/3/07 DATE

[Signature] 2/24/04 DATE

PLAN VIEW
SCALE: 1" = 30'

MATCH LINE SEE SHEET 2



LEGEND

- EXISTING CONTOURS PER F-03-95 PAD GRADES
- PROPOSED CONTOURS
- EXISTING TRELINE
- INDICATES A WALKOUT BASEMENT
- EXISTING STREET TREES PLANTED UNDER F-03-95
- LANDSCAPE PERIMETER EDGE

PLAN VIEW
SCALE: 1" = 30'

NO.	DATE	REVISION
10	5-27-05	REVISE GRADES ON LOT 45 'O' PER AS-BUILT CONDITIONS.
9	5-20-05	REVISE GRADES AND SITE HOUSES ON LOTS 47, 49, 50 & 51 'O' PER AS-BUILT CONDITIONS
8	5-13-05	REVISE GRADES ON LOT 46 'O' PER AS-BUILT CONDITIONS
7	1-7-05	REVISE GRADES ON LOTS 44 'O' & 47 'O' IN DEEPER TO RAISE HOUSES
6	12-21-04	REVISE FIRST FLOOR ELEVATION ON LOT 60 'O' PER WALL CHECK.
5	10-29-04	REVISE GRADES ON LOT 14 'O' PER AS-BUILT CONDITIONS
4	9-28-04	REVISE GRADES ON LOT 15 'O' PER AS-BUILT CONDITIONS
3	9-14-04	REVISE GRADES ON LOT 41 'O' PER AS-BUILT CONDITIONS
2	8-31-04	REVISE GRADES ON LOT 12 'O' PER AS-BUILT CONDITIONS
1	5-14-04	SITE AUGUSTA W/FAM. ROOM EXT. & MOEN ROOM ON LOT 12 'O'
NO.	DATE	REVISION

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ENGINEERING, INC.

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email: Benchmark@bdcis.com

Donald M...

1/9/04

OWNER/DEVELOPER:	PROJECT:
CORNERSTONE HOMES, L.L.C. 9695 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565	NORTH LAUREL PARK LOTS 32-34 BLOCK 'N', 40-42 BLOCK 'N', 39-44 BLOCK 'N' AND LOTS 12-16, 41-51, 58-63 BLOCK 'O' (SINGE FAMILY DETACHED)
LOCATION: TAX MAP: 50 GRID: 3	P/O PARCEL: 426 ZONED: R-SC 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE:	SITE DEVELOPMENT AND GRADING PLAN
DATE: JANUARY, 2004	PROJECT NO. 1515
DESIGN: DBT	DRAFT: DBT
CHECK: DAM	SCALE: AS SHOWN
	SHEET 2 OF 5

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

W. C. ... 1/29/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION

C. ... 2/3/04
CHIEF, DIVISION OF LAND DEVELOPMENT

M. ... 2/2/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION



MATCH LINE SEE SHEET 3



N 466,750
E 843,750

PLAN VIEW
SCALE: 1" = 30'

LEGEND

- EXISTING CONTOURS PER F-03-95 PAD GRADES
- PROPOSED CONTOURS
- EXISTING TREELINE
- INDICATES A WALKOUT BASEMENT
- EXISTING STREET TREES PLANTED UNDER F-03-95
- LANDSCAPE PERIMETER EDGE

NO.	DATE	REVISION
11	6-7-05	REVISE GRADES ON LOT 46 PER AS-BUILT CONDITIONS.
10	5-27-05	REVISE GRADES ON LOT 45 PER AS-BUILT CONDITIONS.
9	5-20-05	REVISE GRADES AND SITE HOUSES ON LOTS 47, 49, 50 & 51 PER AS-BUILT CONDITIONS
8	5-13-05	REVISE GRADES ON LOT 48 PER AS-BUILT CONDITIONS
7	1-7-05	REVISE GRADES ON LOTS 44-47 IN ORDER TO RAISE HOUSES
6	12-21-04	REVISE FIRST FLOOR ELEVATION ON LOT 60 PER WALL CHECK.
5	10-29-04	REVISE GRADES ON LOT 14 PER AS-BUILT CONDITIONS
4	9-28-04	REVISE GRADES ON LOT 13 PER AS-BUILT CONDITIONS
3	9-14-04	REVISE GRADES ON LOT 41 PER AS-BUILT CONDITIONS
2	8-31-04	REVISE GRADES ON LOT 12 PER AS-BUILT CONDITIONS
1	5-14-04	SITE AUGUSTA W/FAM. ROOM EXT & MORN. ROOM ON LOT 12

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.

Donald Mason
1/9/04

8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 • FAX: 410-465-6644
EMAIL: BENCHMARK@CIS.COM

OWNER/DEVELOPER:	PROJECT:
CORNERSTONE HOMES, L.L.C. 9695 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565	NORTH LAUREL PARK LOTS 32-34 BLOCK 'I'; 40-42 BLOCK 'J'; 39-44 BLOCK 'K' AND LOTS 12-16, 41-51, 58-63 BLOCK 'O' (SINGLE FAMILY DETACHED)
LOCATION: TAX MAP: 50 GRID: 3	P/O PARCEL: 426 ZONED: R-SC 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE:	SITE DEVELOPMENT AND GRADING PLAN
DATE: JANUARY, 2004	PROJECT NO. 1515
DESIGN: DBT	DRAFT: DBT
CHECK: DAM	SCALE: AS SHOWN
	SHEET 2 OF 5

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Howard P. ... 1/29/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Hamilton 2/3/04
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

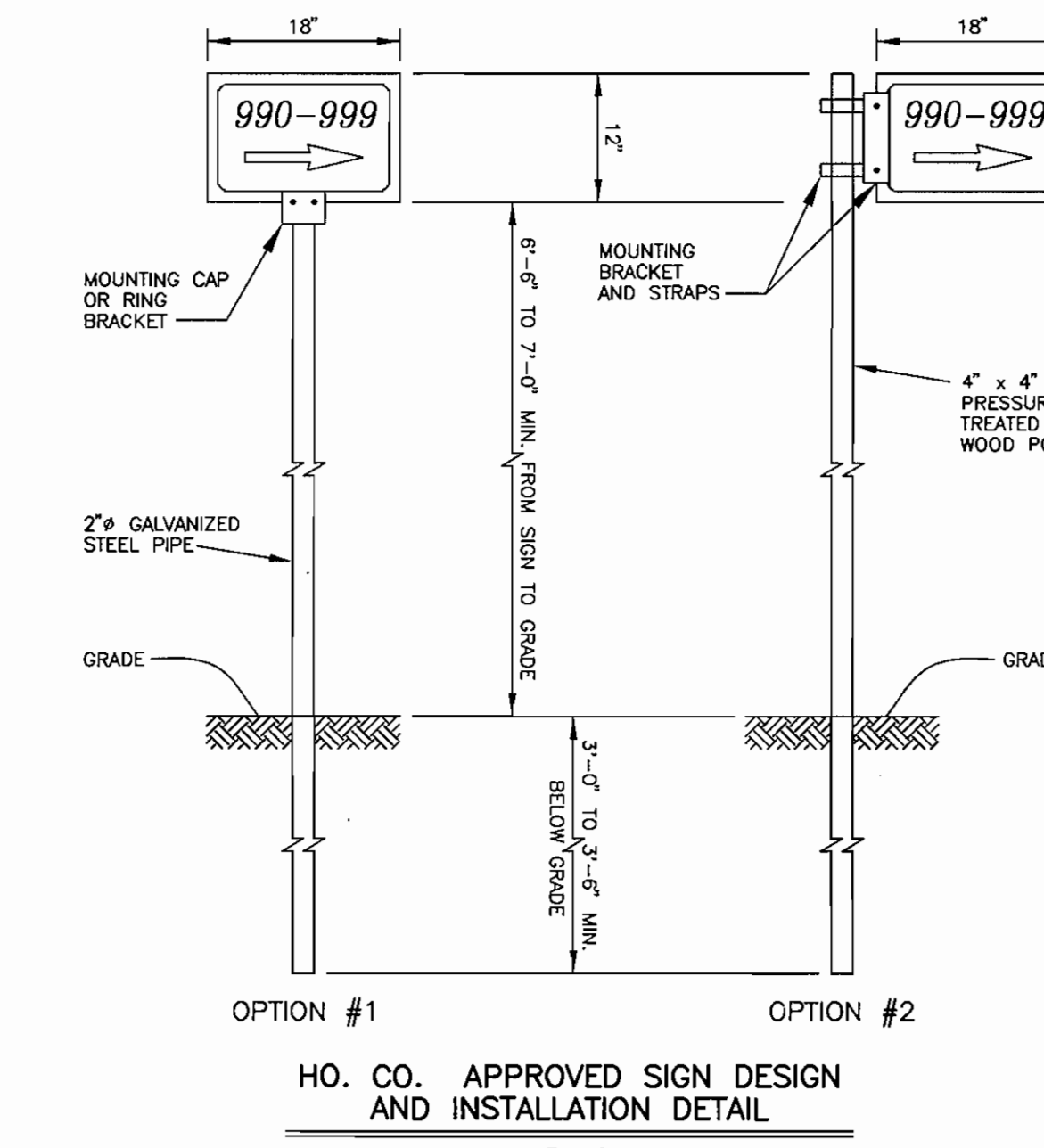
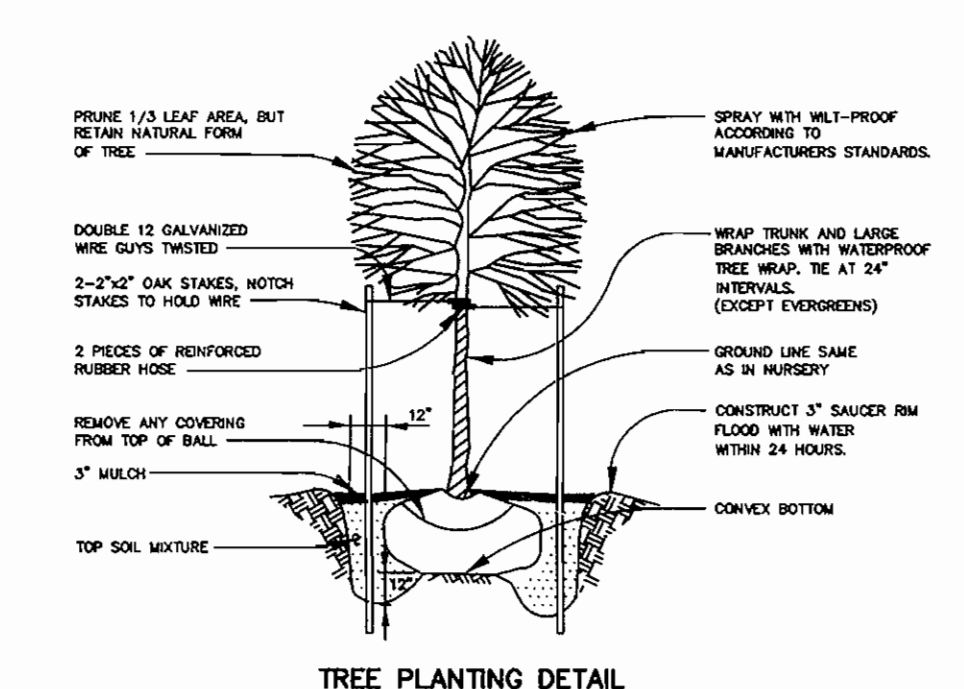
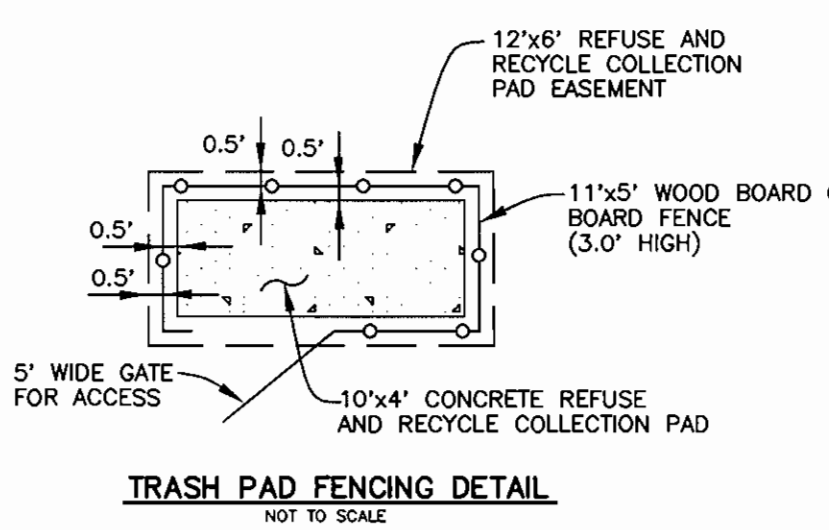
Frankie ... 2/2/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

SCHEDULE A PERIMETER LANDSCAPE EDGE				
CATEGORY	ADJACENT TO ROADS			
	LOT 40 'J' 8'	LOT 41 'O' 9'	LOT 47 'O' 8'	LOT 62 'O' 8'
LANDSCAPE TYPE	182.69'	110.36'	114.07'	113.93'
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER				
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED				
SHADE TREES	4	3	3	3
EVERGREEN TREES	4	3	3	3
OTHER TREES (2:1 SUBSTITUTE)	-	-	-	-
SHRUBS	-	-	-	-
NUMBER OF PLANTS PROVIDED				
SHADE TREES	4	3	3	3
EVERGREEN TREES	4	3	3	3
OTHER TREES (2:1 SUBSTITUTE)	-	-	-	-
SHRUBS (10:1 SUBSTITUTE)	-	-	-	-
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)				

LANDSCAPE PLANTING LIST			
SYMBOL	QUANTITY	NAME	REMARKS
	13	PLANTAINUS ACERIFOLIA (Bloodgood London Plane)	2 1/2" MIN. CAL. B&B FULL HEAD
	13	PINUS STROBUS (Eastern White Pine)	5'-6" H. UNSHEARED

LANDSCAPE NOTES:

- TREES SHOULD BE PLANTED A MINIMUM OF 4 FEET FROM CURB OR SIDEWALK AND 10 FEET FROM A DRIVEWAY
- A MINIMUM DISTANCE OF 20 FEET MUST BE MAINTAINED BETWEEN ANY TREES LOCATED ALONG THE CURB LINE AND ANY STREET LIGHT.
- PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SHALL BE PROVIDED AS SHOWN ON THIS SITE PLAN FOR LOTS 41, 47 AND 62, BLOCK 'O' AND LOT 40, BLOCK 'J'. SURETY IN THE AMOUNT OF \$5,580 FOR 13 SHADE TREES AND 13 EVERGREENS SHALL BE PROVIDED WITH THE GRADING PERMIT.

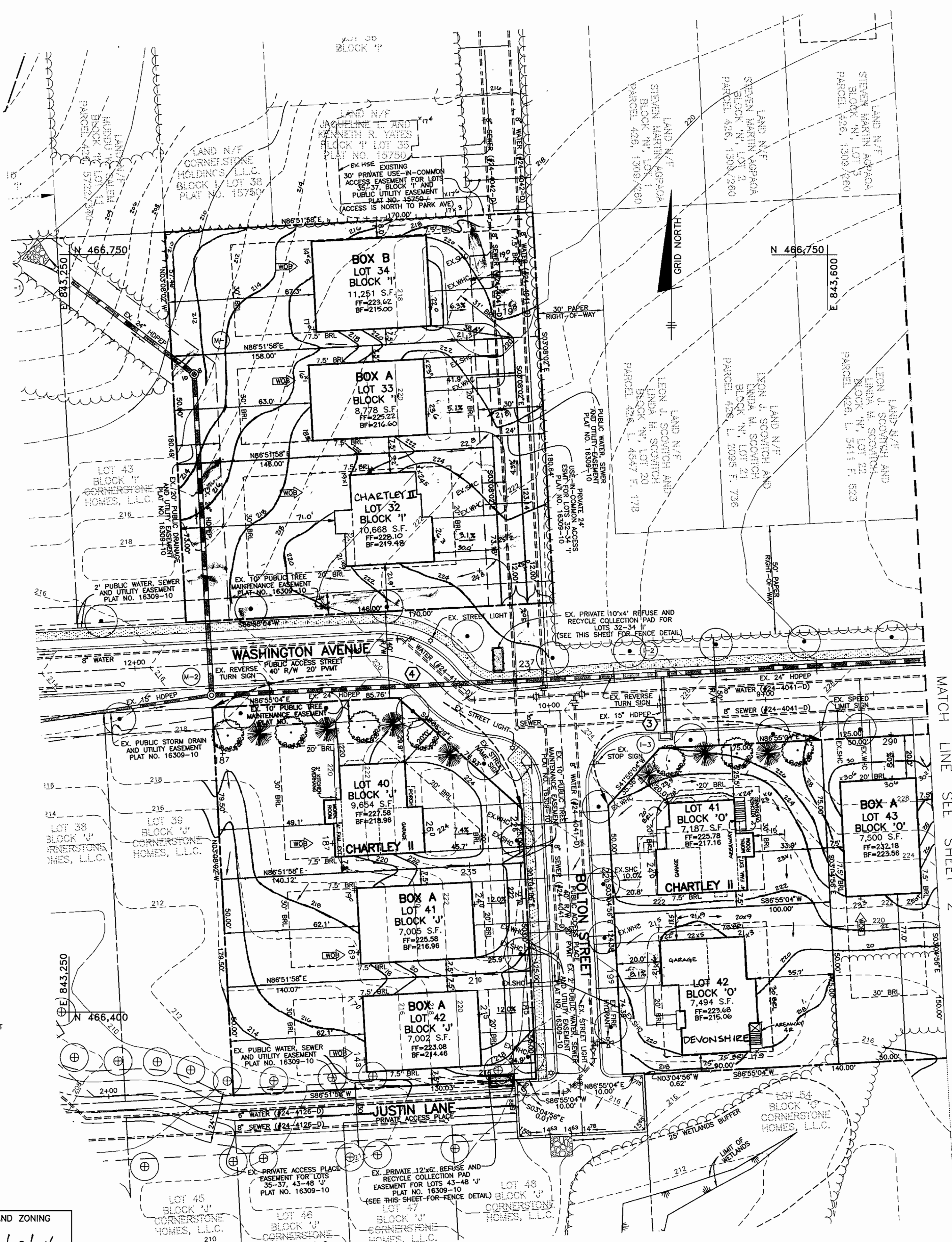


NO.	DATE	REVISION
5	8-12-05	REVISE GRADES ON LOT 41'0" PER AS-BUILT CONDITIONS
4	6-17-05	REVISE GRADES ON LOT 32'0" PER AS-BUILT CONDITIONS
3	5-3-05	REVISE GRADES ON LOT 42'0" PER AS-BUILT CONDITIONS FOR GRADE CERTIFICATION
2	1-7-05	REVISE GRADES ON LOTS 41'0"-43'0" AND 32'0"-34'0" IN ORDER TO RAISE HOUSES
1	10-26-04	RESITE A DEVONSHIRE ON LOT 42'0"

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
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ELLICOTT CITY, MARYLAND 21043
PHONE: 410-485-6105 A FAX: 410-465-6844
EMAIL: Benchmark@bcis.com

Donald Mason

OWNER/DEVELOPER:	PROJECT:
CORNERSTONE HOMES, L.L.C. 9695 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565	NORTH LAUREL PARK LOTS 32-34 BLOCK 'J'; 40-42 BLOCK 'J'; 39-44 BLOCK 'N' AND LOTS 12-16, 41-51, 58-63 BLOCK 'O' (SINGLE FAMILY DETACHED)
LOCATION:	TAX MAP: 50 P/O PARCEL: 426
	GRID: 3 ZONED: R-5C
TITLE:	6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: JANUARY, 2004	PROJECT NO. 1515
DESIGN: DBT	DRAFT: DBT
CHECK: DAM	SCALE: AS SHOWN
	SHEET 3 OF 5



- LEGEND**
- EXISTING CONTOURS PER F-03-95 PAD GRADES
 - PROPOSED CONTOURS
 - EXISTING TREELINE
 - INDICATES A WALKOUT BASEMENT
 - EXISTING STREET TREES PLANTED UNDER F-03-95
 - LANDSCAPE PERIMETER EDGE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark D. Cooper 1/29/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Cathy Hamilton 2/3/04
CHIEF, DIVISION OF LAND DEVELOPMENT

Frank D. Cooper 2/24/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION

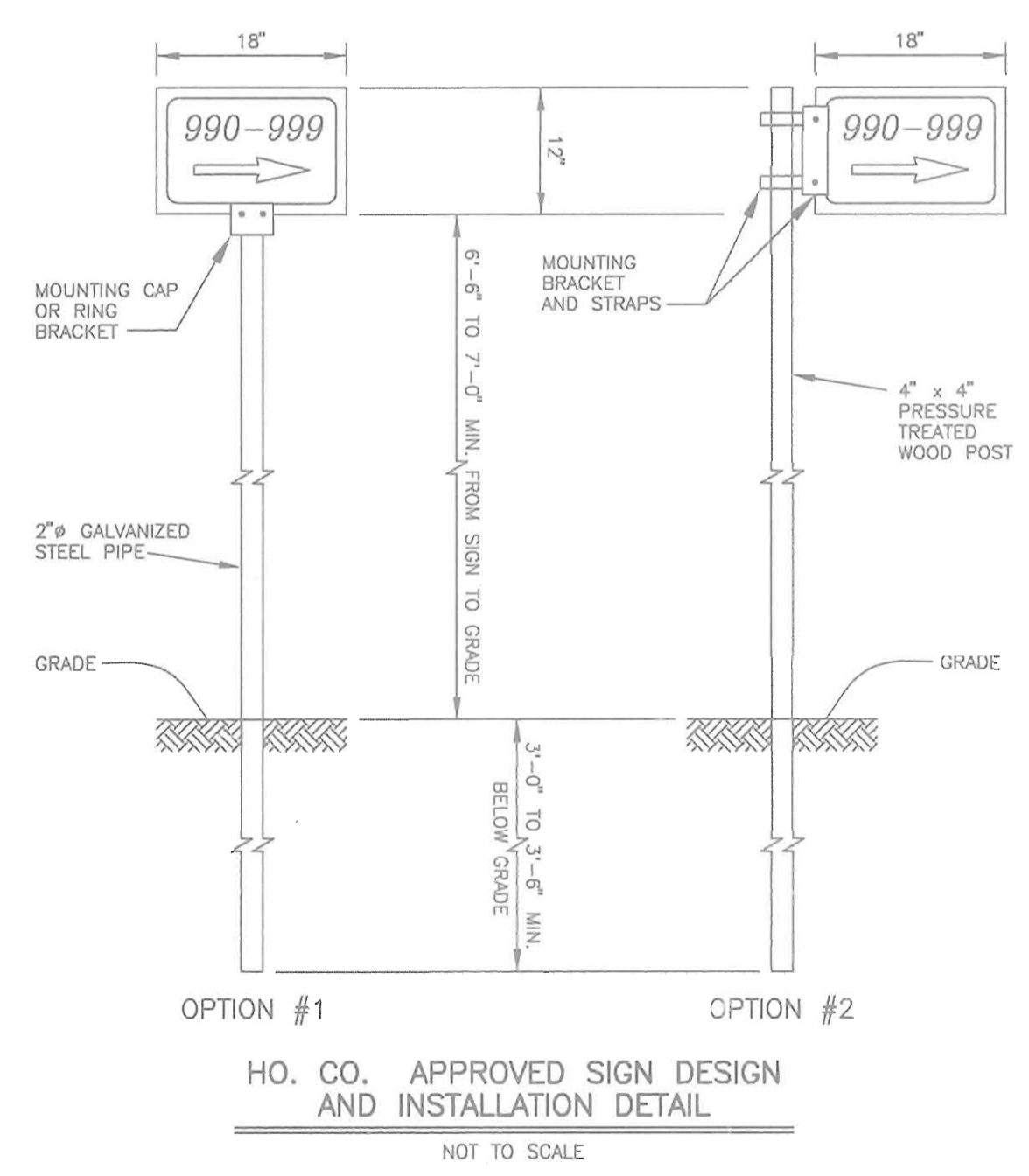
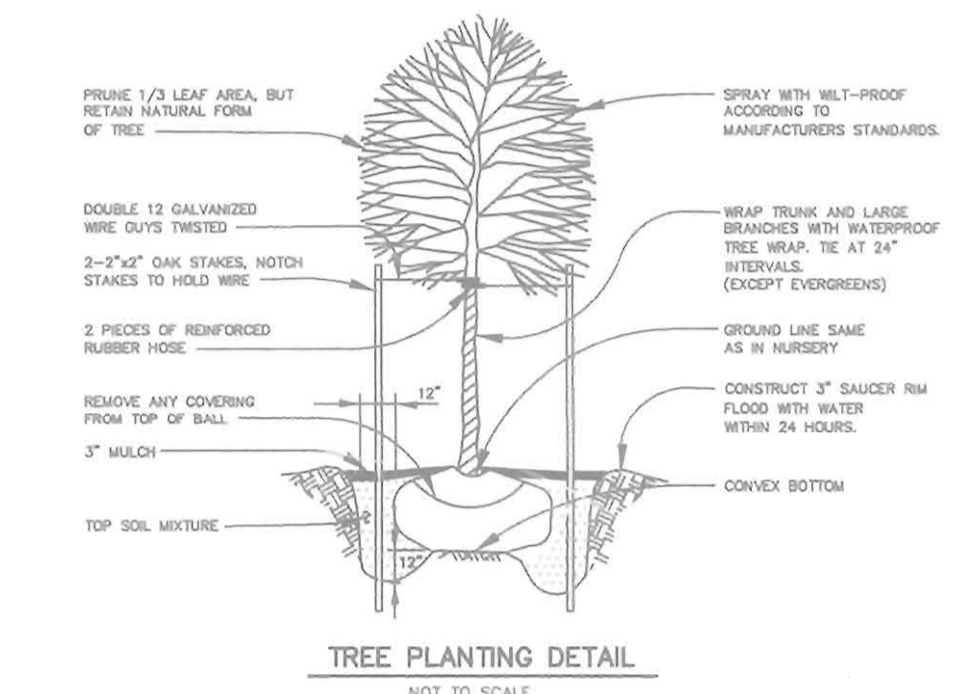
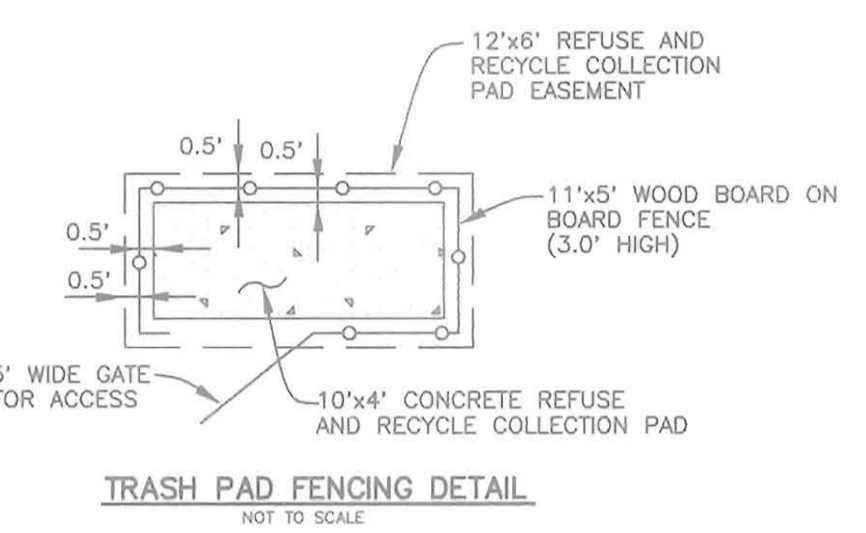
- THE FOLLOWING STANDARD SIGN DESIGN SPECIFICATIONS SHALL APPLY:
- THE SIGN SIZE SHALL BE 12" x 18".
 - THE SIGN MATERIAL SHALL BE 0.080 GAUGE THICKNESS ANODIZED ALUMINUM.
 - THE SIGN SHALL HAVE A GREEN BACKGROUND WITH 3" HIGH WHITE REFLECTIVE NUMBERS AND ARROW WITH A WHITE REFLECTIVE BORDER.
 - WHERE A PRIVATE ROAD NAME IS IN USE OR PART OF A PRIVATE HOMEOWNER'S ARTICLES OF INCORPORATION AGREEMENT THE SIGN SIZE WILL BE ENLARGED TO ACCOMMODATE THE NECESSARY LETTERING BUT REMAIN PROPORTIONAL TO THE ABOVE DESIGN LIMITS.
 - THE SIGN WILL BE INSTALLED WITHIN THE COMMON DRIVEWAY EASEMENT AREA AS NOTED ON THE FINAL PLAN.
 - ADDRESS NUMBER IDENTIFICATION SIGNS ARE TO BE PROVIDED UNDER THE TENANTS OF THE HOMEOWNER'S ASSOCIATION INCORPORATION OR A PROPERTY MANAGEMENT COMPANY FOR INSTALLATION AND MAINTENANCE IN ACCORDANCE WITH THE DEPARTMENT OF PLANNING AND ZONING ADDRESS NUMBERING SYSTEM AND PER SECTION 3.503(O) OF THE HOWARD COUNTY CODE - PUBLIC SIGNS, MAINTENANCE/REPAIR AND REPLACEMENT OF THE ADDRESS NUMBER DIRECTIONAL SIGNS WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR A PROPERTY MANAGEMENT COMPANY.
 - COMPLIANCE REGARDING THE INSTALLATION OF THE NEW ADDRESS NUMBER DIRECTIONAL SIGNS WILL BE ENFORCED BY THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF FINAL APPROVAL FOR ISSUANCE OF THE USE AND OCCUPANCY PERMITS.



LANDSCAPE TYPE	SCHEDULE A PERIMETER LANDSCAPE EDGE			
	LOT 40 '0' B	LOT 41 '0' B	LOT 47 '0' B	LOT 62 '0' B
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	162.69'	110.36'	114.07'	113.93'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED				
SHADE TREES	4	3	3	3
EVERGREEN TREES	4	3	3	3
OTHER TREES (2:1 SUBSTITUTE)	-	-	-	-
SHRUBS	-	-	-	-
NUMBER OF PLANTS PROVIDED				
SHADE TREES	4	3	3	3
EVERGREEN TREES	4	3	3	3
OTHER TREES (2:1 SUBSTITUTE)	-	-	-	-
SHRUBS (10:1 SUBSTITUTE)	-	-	-	-
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)				

SYMBOL	QUANTITY	NAME	REMARKS
	13	PLANTAINUS ACERIFOLIA 'BLOODGOOD' (Bloodgood London Plane)	2 1/2" MIN. CAL. B&B FULL HEAD
	13	PINUS STROBUS (Eastern White Pine)	5'-6" H.L. UNSHEARED

- LANDSCAPE NOTES:**
- TREES SHOULD BE PLANTED A MINIMUM OF 4 FEET FROM CURB OR SIDEWALK AND 10 FEET FROM A DRIVEWAY
 - A MINIMUM DISTANCE OF 20 FEET MUST BE MAINTAINED BETWEEN ANY TREES LOCATED ALONG THE CURB LINE AND ANY STREET LIGHT.
 - PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.12A OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SHALL BE PROVIDED AS SHOWN ON THIS SITE PLAN FOR LOTS 41, 47 AND 62, BLOCK '0' AND LOT 40, BLOCK 'U'. SURETY IN THE AMOUNT OF \$5,580 FOR 13 SHADE TREES AND 13 EVERGREENS SHALL BE PROVIDED WITH THE GRADING PERMIT.



- THE FOLLOWING STANDARD SIGN DESIGN SPECIFICATIONS SHALL APPLY:
- THE SIGN SIZE SHALL BE 12' x 18'.
 - THE SIGN MATERIAL SHALL BE 0.080 GAUGE THICKNESS ANODIZED ALUMINUM.
 - THE SIGN SHALL HAVE A GREEN BACKGROUND WITH 3" HIGH WHITE REFLECTIVE NUMBERS AND ARROW WITH A WHITE REFLECTIVE BORDER.
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 - THE SIGN WILL BE INSTALLED WITHIN THE COMMON DRIVEWAY EASEMENT AREA AS NOTED ON THE FINAL PLAN.
 - ADDRESS NUMBER IDENTIFICATION SIGNS ARE TO BE PROVIDED UNDER THE TENANTS OF THE HOMEOWNER'S ASSOCIATION INCORPORATION OR A PROPERTY MANAGEMENT COMPANY FOR INSTALLATION AND MAINTENANCE IN ACCORDANCE WITH THE DEPARTMENT OF PLANNING AND ZONING ADDRESS NUMBERING SYSTEM AND PER SECTION 3.503(a) OF THE HOWARD COUNTY CODE - PUBLIC SIGNS, MAINTENANCE/REPAIR AND REPLACEMENT OF THE ADDRESS NUMBER DIRECTIONAL SIGNS WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR A PROPERTY MANAGEMENT COMPANY.
 - COMPLIANCE REGARDING THE INSTALLATION OF THE NEW ADDRESS NUMBER DIRECTIONAL SIGNS WILL BE ENFORCED BY THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF FINAL APPROVAL FOR ISSUANCE OF THE USE AND OCCUPANCY PERMITS.

NO.	DATE	REVISION
7	9-13-05	REVISE GRADES ON LOT 42 PER AS-BUILT CONDITIONS
6	9-2-05	REVISE GRADES ON LOT 41 PER AS-BUILT CONDITIONS
5	8-12-05	REVISE GRADES ON LOT 41 PER AS-BUILT CONDITIONS
4	6-17-05	REVISE GRADES ON LOT 32 PER AS-BUILT CONDITIONS
3	5-3-05	REVISE GRADES ON LOT 42 PER AS-BUILT CONDITIONS FOR GRADE CERTIFICATION
2	1-7-05	REVISE GRADES ON LOTS 41-43 AND 32-34 IN ORDER TO RAISE HOUSES
1	10-26-04	REVISE A DEVONSHIRE ON LOT 42 '0'

BENCHMARK
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email: Benchmark@caia.com

Donald Mason

OWNER/DEVELOPER:	PROJECT:
CORNERSTONE HOMES, L.L.C. 9695 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565	NORTH LAUREL PARK LOTS 32-34 BLOCK '1'; 40-42 BLOCK 'U'; 38-44 BLOCK 'N' AND LOTS 12-16, 41-51, 58-63 BLOCK '0' (SINGLE FAMILY DETACHED)
DESIGN: DBT	DRAFT: DBT
CHECK: DAM	SCALE: AS SHOWN
DATE: JANUARY, 2004	PROJECT NO. 1515
SCALE: AS SHOWN	SHEET 3 OF 5

- LEGEND**
- EXISTING CONTOURS PER F-03-95 PAD GRADES
 - PROPOSED CONTOURS
 - EXISTING TREELINE
 - INDICATES A WALKOUT BASEMENT
 - EXISTING STREET TREES PLANTED UNDER F-03-95
 - LANDSCAPE PERIMETER EDGE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John D. ... 1/29/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Andy Hamilton 2/3/07
CHIEF, DIVISION OF LAND DEVELOPMENT

Frank ... 2/24/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION

PLAN VIEW
SCALE: 1" = 30'



MATCH LINE SEE SHEET 3

PLAN VIEW
SCALE: 1" = 30'

LEGEND

- EXISTING CONTOURS PER F-03-95 PAD GRADES
- PROPOSED CONTOURS
- EXISTING TREELINE
- INDICATES A WALKOUT BASEMENT
- EXISTING STREET TREES PLANTED UNDER F-03-95
- LANDSCAPE PERIMETER EDGE

NO.	DATE	REVISION
12	11-16-05	ADD STORM DRAIN AND EMT FROM M-3 TO I-10. REVISE GRADES PER AS-BUILT COND. LOTS 60 & 61 '0'
11	6-7-05	REVISE GRADES ON LOT 46 '0' PER AS-BUILT CONDITIONS.
10	5-27-05	REVISE GRADES ON LOT 45 '0' PER AS-BUILT CONDITIONS.
9	5-20-05	REVISE GRADES AND SITE HOUSES ON LOTS 47, 49, 50 & 51 '0' PER AS-BUILT CONDITIONS
8	5-13-05	REVISE GRADES ON LOT 48 '0' PER AS-BUILT CONDITIONS
7	1-7-05	REVISE GRADES ON LOTS 44 '0' & 47 '0' IN ORDER TO RAISE HOUSES
6	12-21-04	REVISE FIRST FLOOR ELEVATION ON LOT 60 '0' PER WALL CHECK.
5	10-29-04	REVISE GRADES ON LOT 14 '0' PER AS-BUILT CONDITIONS
4	9-28-04	REVISE GRADES ON LOT 04 '0' PER AS-BUILT CONDITIONS
3	9-14-04	REVISE GRADES ON LOT 41 '0' PER AS-BUILT CONDITIONS
2	8-31-04	REVISE GRADES ON LOT 12 '0' PER AS-BUILT CONDITIONS
1	5-14-04	SITE AUGUSTA W/FAM. ROOM EXT. & MODN. ROOM ON LOT 12 '0'

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Donald Mason
1/9/04

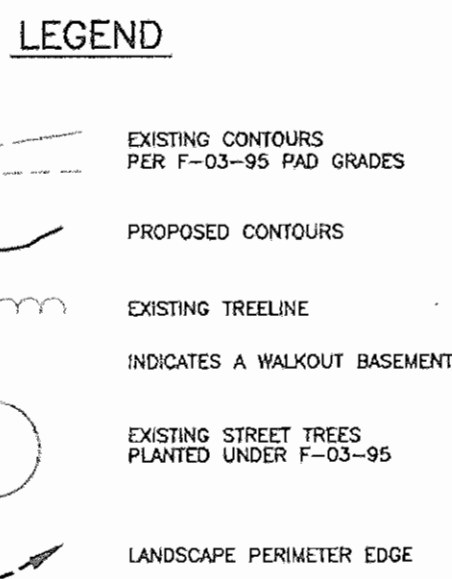
OWNER/DEVELOPER:	PROJECT:
CORNERSTONE HOMES, L.L.C. 9695 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565	NORTH LAUREL PARK LOTS 32-34 BLOCK '1'; 40-42 BLOCK '1'; 39-44 BLOCK '1' AND LOTS 12-16, 41-51, 58-63 BLOCK '0' (SINGLE FAMILY DETACHED)
TITLE:	DATE:
SITE DEVELOPMENT AND GRADING PLAN	JANUARY, 2004
DESIGN: DBT	DRAFT: DBT
CHECK: DAM	SCALE: AS SHOWN
PROJECT NO. 1515	SHEET 2 OF 5

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Howard Dammann 1/29/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Condy Hammett 2/3/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Marsha D. Layfield 2/28/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 1/29/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 2/3/04
 CHIEF, DIVISION OF LAND DEVELOPMENT

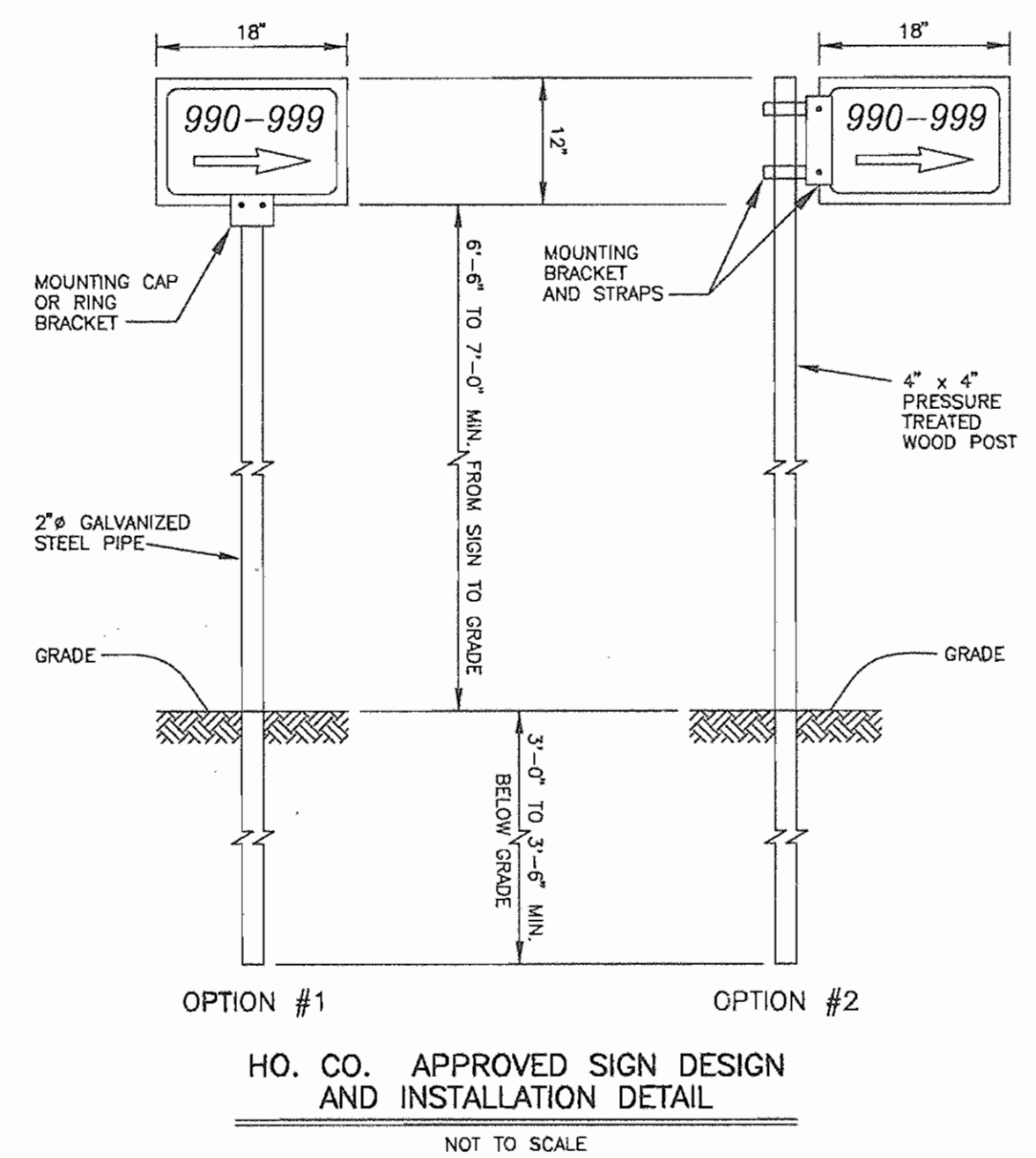
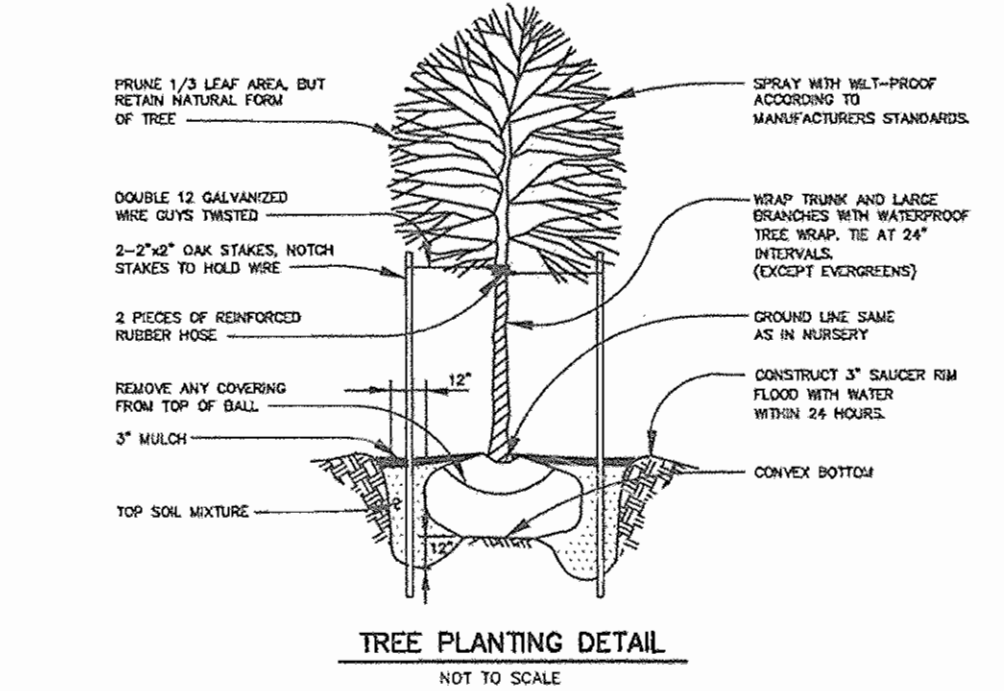
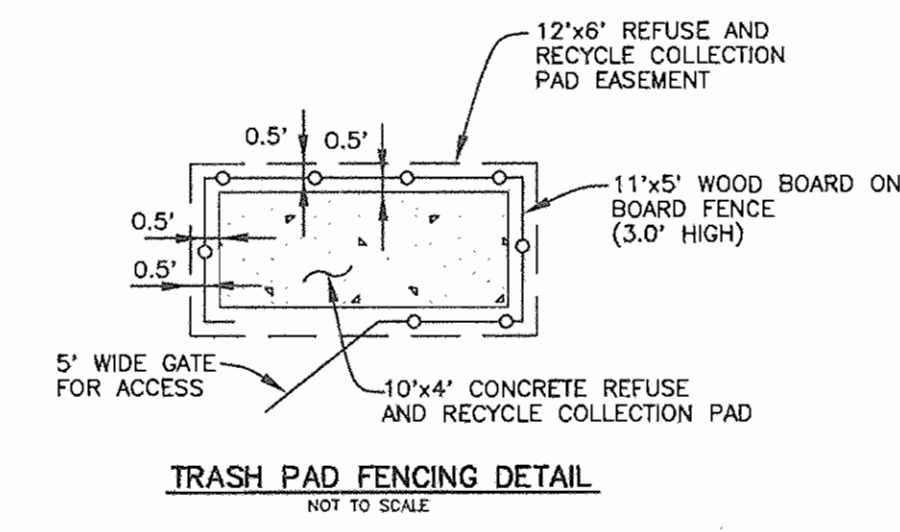
[Signature] 2/24/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

PLAN VIEW
 SCALE: 1" = 30'

LANDSCAPE TYPE	SCHEDULE A PERIMETER LANDSCAPE EDGE			
	LOT 40 'J'	LOT 41 'B'	LOT 47 'J'	LOT 62 'J'
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	162.89'	110.36'	114.07'	113.93'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED				
SHADE TREES	4	3	3	3
EVERGREEN TREES	4	3	3	3
OTHER TREES (2:1 SUBSTITUTE)	-	-	-	-
SHRUBS	-	-	-	-
NUMBER OF PLANTS PROVIDED				
SHADE TREES	4	3	3	3
EVERGREEN TREES	4	3	3	3
OTHER TREES (2:1 SUBSTITUTE)	-	-	-	-
SHRUBS (10:1 SUBSTITUTE)	-	-	-	-

SYMBOL	QUANTITY	NAME	REMARKS
	13	PLANTAINUS ACERIFOLIA 'BLOODGOOD' (Bloodgood London Plane)	2 1/2" MIN. CAL. B&B FULL HEAD
	13	PINUS STROBUS (Eastern White Pine)	5'-6" H. UNSHEARED

- LANDSCAPE NOTES:**
- TREES SHOULD BE PLANTED A MINIMUM OF 4 FEET FROM CURB OR SIDEWALK AND 10 FEET FROM A DRIVEWAY.
 - A MINIMUM DISTANCE OF 20 FEET MUST BE MAINTAINED BETWEEN ANY TREES LOCATED ALONG THE CURB LINE AND ANY STREET LIGHT.
 - PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SHALL BE PROVIDED AS SHOWN ON THIS SITE PLAN FOR LOTS 41, 47 AND 62, BLOCK 'J' AND LOT 40, BLOCK 'J'. SURETY IN THE AMOUNT OF \$5,500 FOR 13 SHADE TREES AND 13 EVERGREENS SHALL BE PROVIDED WITH THE GRADING PERMIT.



- THE FOLLOWING STANDARD SIGN DESIGN SPECIFICATIONS SHALL APPLY:
- THE SIGN SIZE SHALL BE 12' x 18'.
 - THE SIGN MATERIAL SHALL BE 0.080 GAUGE THICKNESS ANODIZED ALUMINUM.
 - THE SIGN SHALL HAVE A GREEN BACKGROUND WITH 3" HIGH WHITE REFLECTIVE NUMBERS AND ARROW WITH A WHITE REFLECTIVE BORDER.
 - WHERE A PRIVATE ROAD NAME IS IN USE OR PART OF A PRIVATE HOMEOWNER'S ARTICLES OF INCORPORATION AGREEMENT THE SIGN SIZE WILL BE ENLARGED TO ACCOMMODATE THE NECESSARY LETTERING BUT REMAIN PROPORTIONAL TO THE ABOVE DESIGN LIMITS.
 - THE SIGN WILL BE INSTALLED WITHIN THE COMMON DRIVEWAY EASEMENT AREA AS NOTED ON THE FINAL PLAT.
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NO.	DATE	REVISION
8	9-23-05	REVISE GRADES ON LOT 40 'J' PER AS-BUILT CONDITIONS
7	9-13-05	REVISE GRADES ON LOT 42 'J' PER AS-BUILT CONDITIONS
6	9-2-05	REVISE GRADES ON LOT 41 'J' PER AS-BUILT CONDITIONS
5	8-12-05	REVISE GRADES ON LOT 41 'J' PER AS-BUILT CONDITIONS
4	6-17-05	REVISE GRADES ON LOT 32 'J' PER AS-BUILT CONDITIONS
3	6-3-05	REVISE GRADES ON LOT 42 'O' PER AS-BUILT CONDITIONS FOR GRADE CERTIFICATION
2	1-7-05	REVISE GRADES ON LOTS 41'-43' AND 32'-34' IN ORDER TO RAISE HOUSES
1	10-26-04	RESITE A DEVONSHIRE ON LOT 42 'O'

BENCHMARK ENGINEERING, INC.
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Donald Mason

OWNER/DEVELOPER:	PROJECT:
CORNERSTONE HOMES, L.L.C. 9695 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565	NORTH LAUREL PARK LOTS 32-34 BLOCK 'J'; 40-42 BLOCK 'J'; 39-44 BLOCK 'N' AND LOTS 12-16, 41-51, 58-63 BLOCK 'O' (SINGLE FAMILY DETACHED)
LOCATION: TAX MAP: 50 GRID: 3	P/O PARCEL: 426 ZONED: R-SC 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE:	SITE DEVELOPMENT AND GRADING PLAN
DATE: JANUARY, 2004	PROJECT NO. 1515
DESIGN: DBT	DRAFT: DBT
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	SHEET 3 OF 5