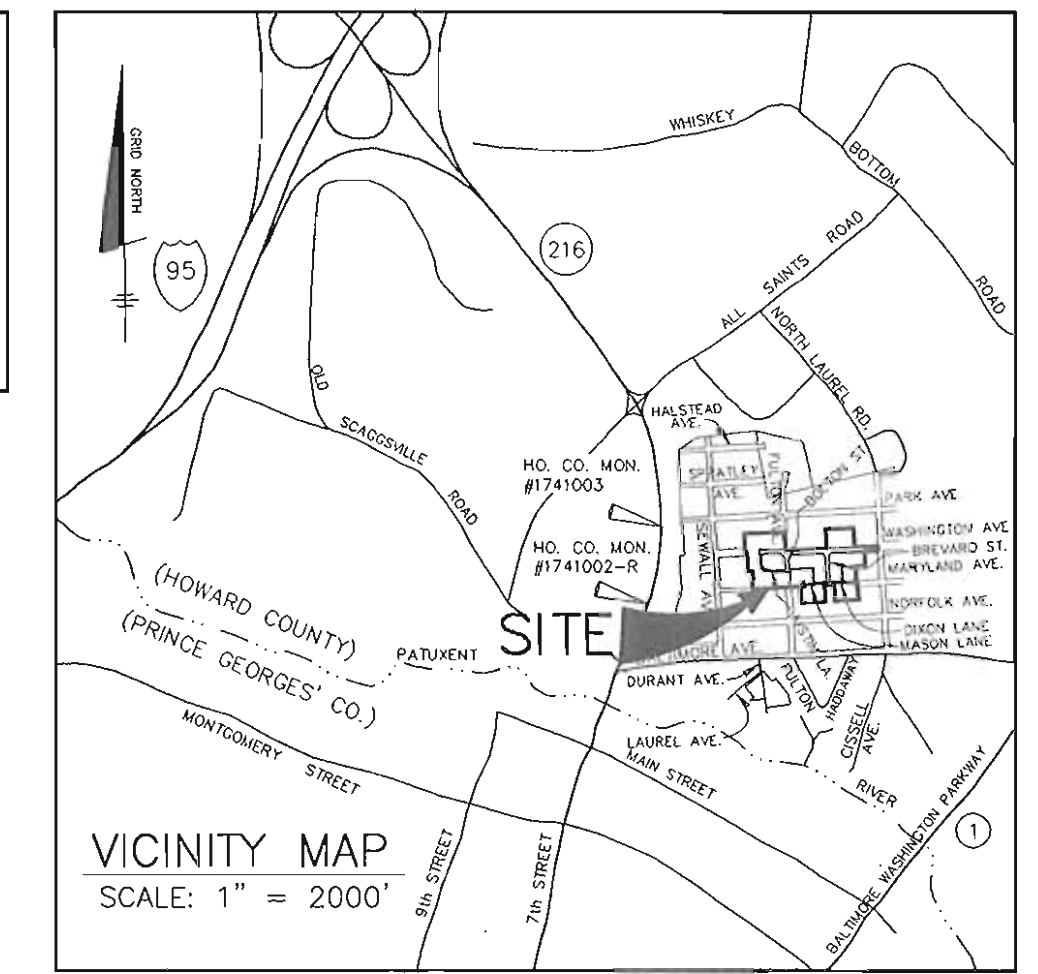


# SITE DEVELOPMENT PLAN

# NORTH LAUREL PARK

## LOTS 52-57 BLOCK 'O' AND LOTS 39-48 BLOCK 'P'

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	



PLAN VIEW  
SCALE: 1" = 100'

### SITE ANALYSIS DATA CHART

A.) TOTAL PROJECT AREA	3.79 AC.
B.) AREA OF THIS PLAN SUBMISSION	3.79 AC.
C.) APPROXIMATE LIMIT OF DISTURBANCE	2.15 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	16
H.) TOTAL NUMBER OF UNITS PROPOSED	16
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 SDP-04-047 CONTRACT # 24-4041-D CONTRACT # 24-4126-D CONTRACT # 24-4127-D
P.) PROPOSED WATER AND SEWER SYSTEMS:	<input checked="" type="checkbox"/> PUBLIC <input type="checkbox"/> PRIVATE

### GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-SC PER THE 2-2-04 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 SUP. GRADES.
- STORMWATER MANAGEMENT QUANTITY AND QUALITY CONTROL IS PROVIDED FOR THESE LOTS UNDER ROAD CONSTRUCTION PLAN F-98-05. THE STORMWATER MANAGEMENT FACILITY IS PUBLICLY OWNED AND MAINTAINED.
- THERE ARE NO 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 (10' MINIMUM CLEARANCE).
- DRIVEWAY SLOPES SHALL BE AVERAGE OF THE SLOPE AT THE OUTSIDE EDGES. SLOPE MAY BE FLATTER OR STEEPER DEPENDING ON GRADE OF ROADWAY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS 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 COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN);
  - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
  - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMIT OF WETLANDS OR WETLANDS BUFFERS.
- THIS PLAN CONFORMS WITH THE AMENDED 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)(ii).
- STREET TREES AND PERIMETER FENCING OF THE REFUSE PADS SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED ROAD CONSTRUCTION DRAWINGS (F-03-05). SURETY HAS BEEN POSTED WITH THE DEVELOPER'S AGREEMENT.
- 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 55-57 'O' AND 44-48 'P'.
- 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 7794 AT FOLIO 426. 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 7794 AT FOLIO 432.

#### SHC TABLE

LOT NO.	MIN.	CELLAR	SHC INV.
52.0	211.1		206.7
53.0	209.5		205.1
54.0	208.6		203.8
55.0	218.6		214.5
56.0	222.3		218.3
57.0	222.1		218.1
39.P	208.0		203.6
40.P	209.7		205.2
41.P	210.8		206.8
42.P	212.5		208.5
43.P	214.2		210.2
44.P	220.2		216.2
45.P	220.7		216.7
46.P	219.9		215.9
47.P	218.2		214.2
48.P	218.5		214.2

#### ADDRESS CHART

BLOCK	LOT	STREET ADDRESS
O	52	9608 MASON LANE
O	53	9610 MASON LANE
O	54	9614 MASON LANE
O	55	9611 DIXON LANE
O	56	9609 DIXON LANE
O	57	9607 DIXON LANE
P	39	9611 MASON LANE
P	40	9609 MASON LANE
P	41	9607 MASON LANE
P	42	9605 MASON LANE
P	43	9603 MASON LANE
P	44	9602 DIXON LANE
P	45	9604 DIXON LANE
P	46	9606 DIXON LANE
P	47	9608 DIXON LANE
P	48	9610 DIXON LANE

- LOTS IN THIS SDP
- LOTS IN FUTURE SDP PHASE
- EXISTING LOTS IN SDP-04-047

#### SHEET INDEX

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE: 12/7/04

*[Signature]*  
CHIEF, DIVISION OF LAND DEVELOPMENT  
DATE: 12/13/04

*[Signature]*  
DIRECTOR  
DATE: 12/13/04

### BENCH MARK

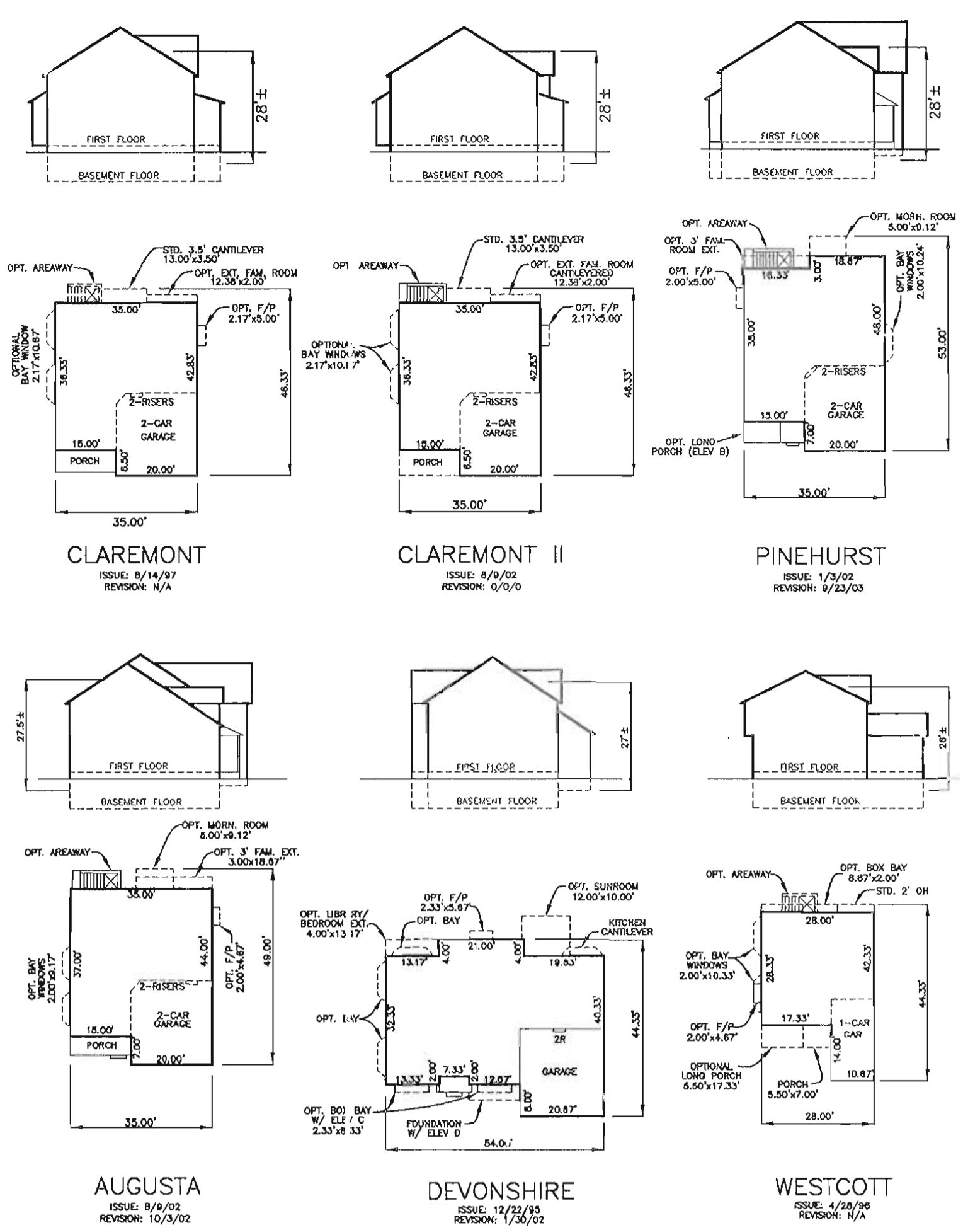
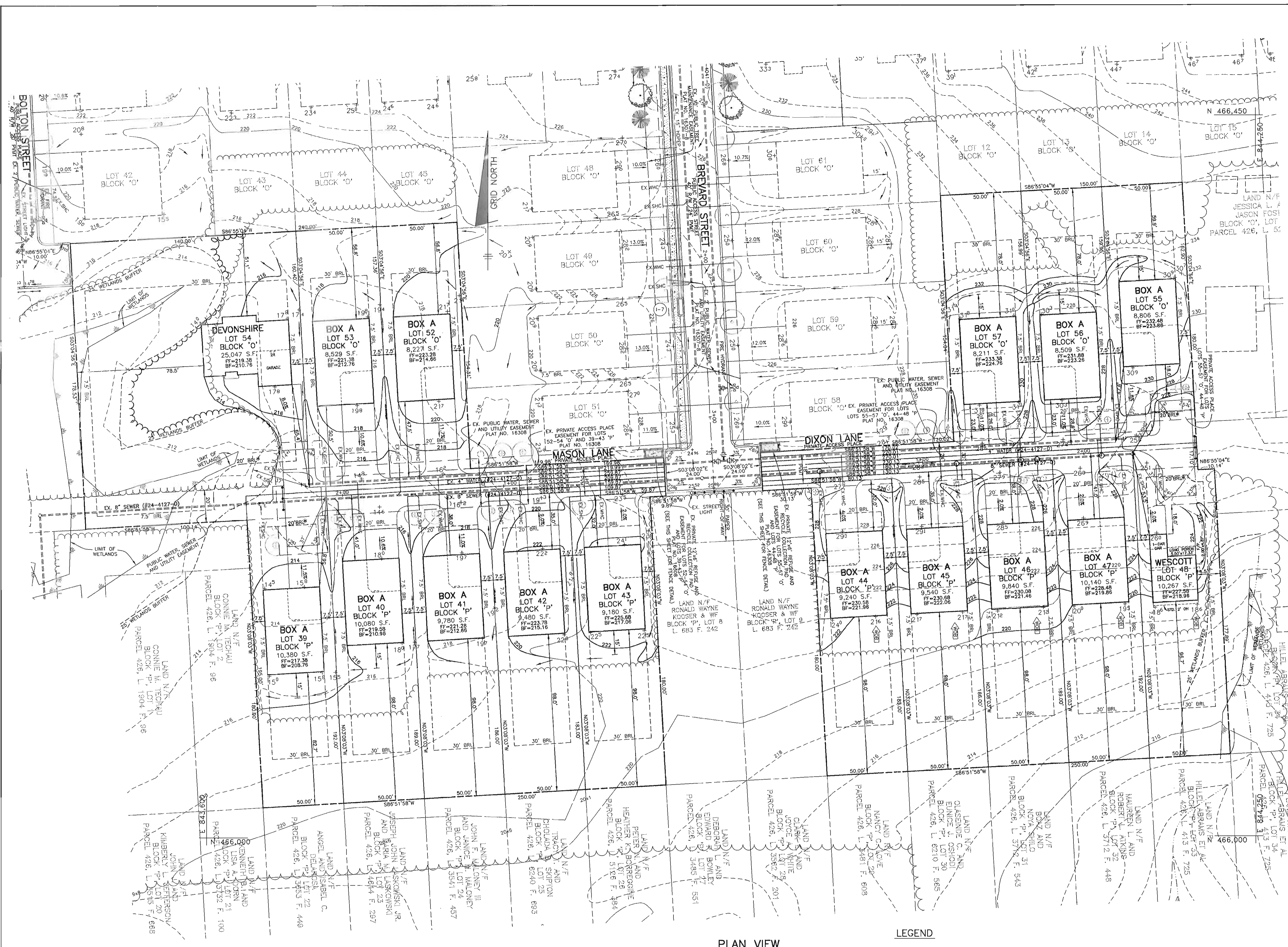
ENGINEERS & LAND SURVEYORS & PLANNERS

## ENGINEERING, INC.

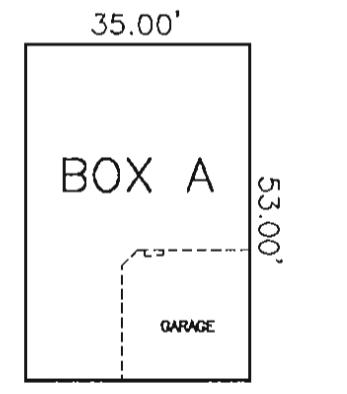
8480 BALTIMORE NATIONAL PIKE & SUITE 418  
ELLCOTT CITY, MARYLAND 21043  
PHONE: 410-465-6105 FAX: 410-465-6644  
e-mail: ben@ben-civlengineering.com

*Donald Mason*  
11/10/04

OWNER/DEVELOPER:		PROJECT:	
CORNERSTONE HOMES, L.L.C. 9605 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565		NORTH LAUREL PARK LOTS 52-57 BLOCK 'O' AND 39-48 BLOCK 'P' (SINGLE FAMILY DETACHED)	
LOCATION:	TAX MAP: 50 GRID: 3	P/O PARCEL: 426 ZONED: R-SC	
TITLE: SITE DEVELOPMENT PLAN TITLE SHEET		DATE: NOVEMBER, 2004	PROJECT NO. 1515
DESIGN: DBT	DRAFT: DBT	CHECK: DAM	SCALE: AS SHOWN SHEET 1 OF 4



HOUSE FOOTPRINTS  
SCALE: 1" = 30'



GENERIC BOX  
SCALE: 1" = 30'

PLAN VIEW  
SCALE: 1" = 30'

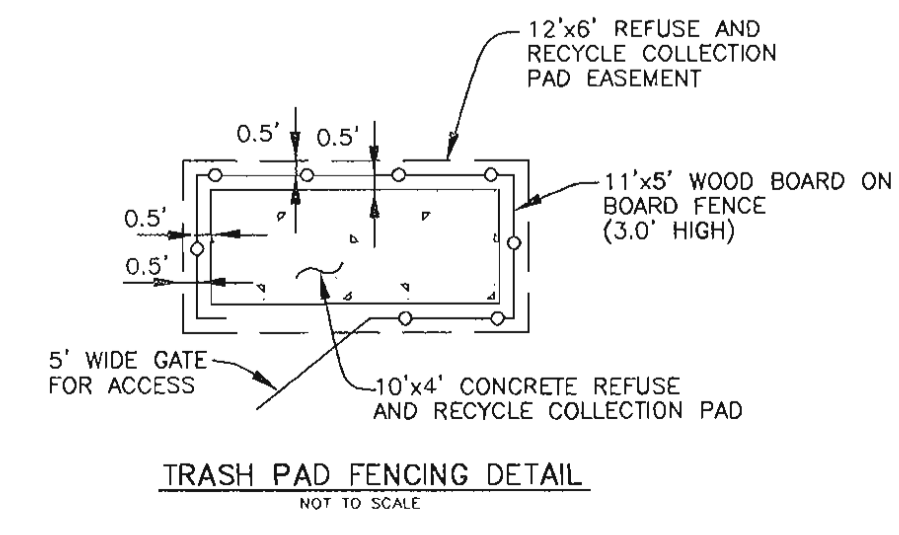
- LEGEND**
- EXISTING CONTOURS PER F-03-95 PAD GRADES
  - PROPOSED CONTOURS
  - EXISTING TREELINE
  - INDICATES A WALKOUT BASEMENT
  - EXISTING STREET TREES PLANTED UNDER F-03-95
  - BUILDING RESTRICTION LINE AS SHOWN ON RECORDED PLAT NO. 16308
  - BUILDING RESTRICTION LINE PER THE 5th EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THIS BRL TAKES PRECEDENCE OVER THOSE SHOWN ON PLAT NO. 16308

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*William Daneman* 12/7/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Cindy Hamilton* 12/13/04  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*Partha Dasgupta* 12/13/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



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: 410-465-6844  
email: bal@bel-clvengineering.com

*Donald Maun*  
11/10/04

OWNER/DEVELOPER:		PROJECT:	
CORNERSTONE HOMES, L.L.C. 9695 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565		NORTH LAUREL PARK LOTS 52-57 BLOCK 'O' AND 39-48 BLOCK 'P' (SINGLE FAMILY DETACHED)	
LOCATION:	TAX MAP: 50	GRID: 3	ZONED: R-SC
TITLE: SITE DEVELOPMENT AND GRADING PLAN			
DATE: NOVEMBER, 2004	PROJECT NO. 1515	SCALE: AS SHOWN	SHEET 2 OF 4



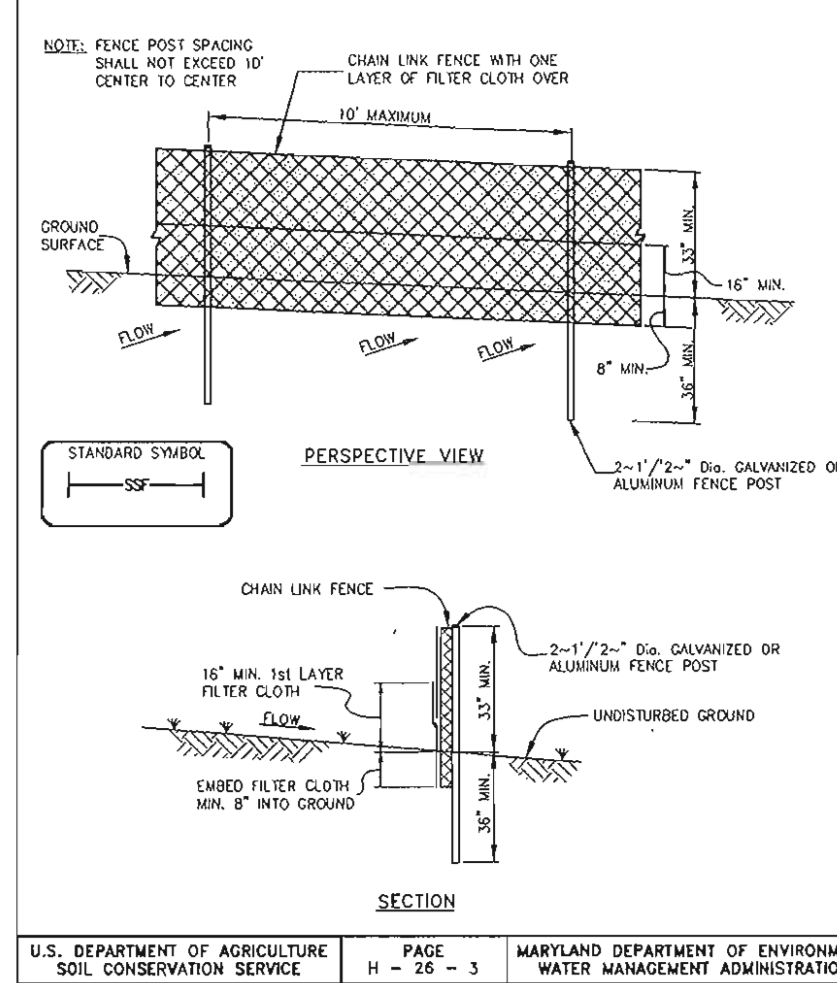
SEDIMENT CONTROL NOTES

- 1. A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION... 2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN... 3. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES... 4. ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED... 5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE... 6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR... 7. SITE ANALYSIS: TOTAL AREA OF SITE (THIS SUBMISSION) 3.79 ACRES... 8. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE... 9. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR... 10. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS... 11. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE FEET LENGTHS AND THAT WHICH CAN BE BACK FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

TOPSOIL SPECIFICATIONS

- I. Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in the specification. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA... 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... 2. Topsoil must be free of plants or plant parts such as Bermuda grass, quack grass, Johnson grass, nutgrass, poison ivy, thistle, or others as specified... 3. Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre... III. For sites having disturbed areas under 5 acres: 1. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials... IV. For sites having disturbed areas over 5 acres: 1. On soil meeting topsoil specifications, obtain test results detailing fertilizer and lime amendments required to bring the soil into compliance with the following: a. pH for topsoil shall be between 6.0 and 7.5... b. Organic content or topsoil shall be not less than 1.5 percent by weight... c. Topsoil having soluble salt content greater than 500 parts per million shall not be used... d. No seed or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phytotoxic materials... V. Topsoil Application 1. When topsoiling, maintain needed erosion and sediment control practices such as diversions, grade stabilization structures, earth dikes, slope silt fence and sediment traps and basins... 2. Grades on the areas to be topsoiled, which have been previously established, shall be maintained, offset 4" - 8" higher in elevation... 3. Topsoil shall be uniformly distributed in a 4" - 8" layer and lightly compacted to a minimum thickness of 4"... 4. No seed or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phytotoxic materials... VI. Alternative for Permanent Seeding - Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below: 1. Composted Sludge Material for use as a soil conditioner for sites having distributed areas over 5 acres shall be tested to prescribe amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements: a. Composted sludge shall be supplied by, or originate from, a person or persons that are permitted (at the time of acquisition of the compost) by the Maryland Department of the Environment under COMAR 26.04.06... b. Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a pH of 7.0 to 8.0... c. Composted sludge shall be applied at a rate of 1 ton/1,000 square feet... d. Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lb/1,000 square feet, and 1/3 the normal lime application rate... References: Guidelines Specifications, Soil Preparation and Sadding, MD-WA, Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institute, Revised 1975.

DETAIL 33 - SUPER SILT FENCE



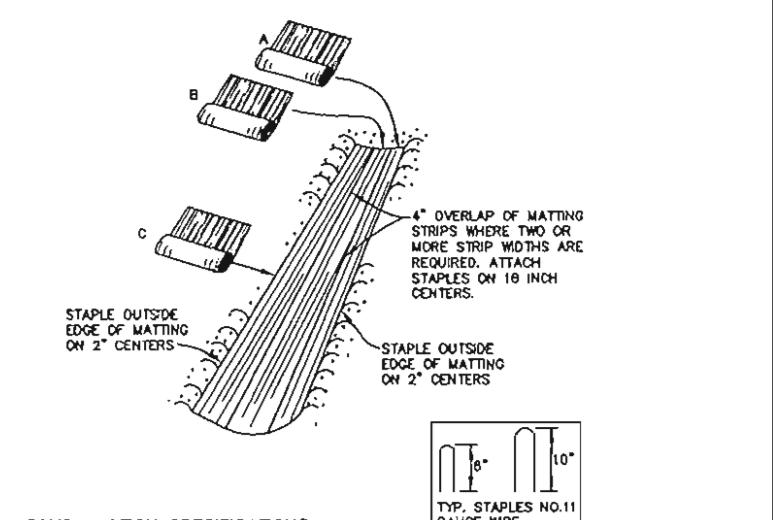
SUPER SILT FENCE CONSTRUCTION SPECIFICATIONS

- 1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing... 2. Chain link fence shall be fastened securely to the fence posts with wire ties... 3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" of the top and mid section... 4. Filter cloth shall be embedded a minimum of 8" into the ground... 5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded... 6. Maintenance shall be performed as needed and soil buildups removed when "bulges" develop in the silt fence... 7. Filter cloth shall be fastened securely to each fence post with wire ties or staples of top and mid section and shall meet the following requirements for Geotextiles Class F: Tensile Strength 50 lbs/in (min.) Test: MSMT 509... Flow Rate 0.3 gal/ft /minute (max.) Test: MSMT 322... Filtering Efficiency 75% (min.) Test: MSMT 322

SUPER SILT FENCE DESIGN CRITERIA

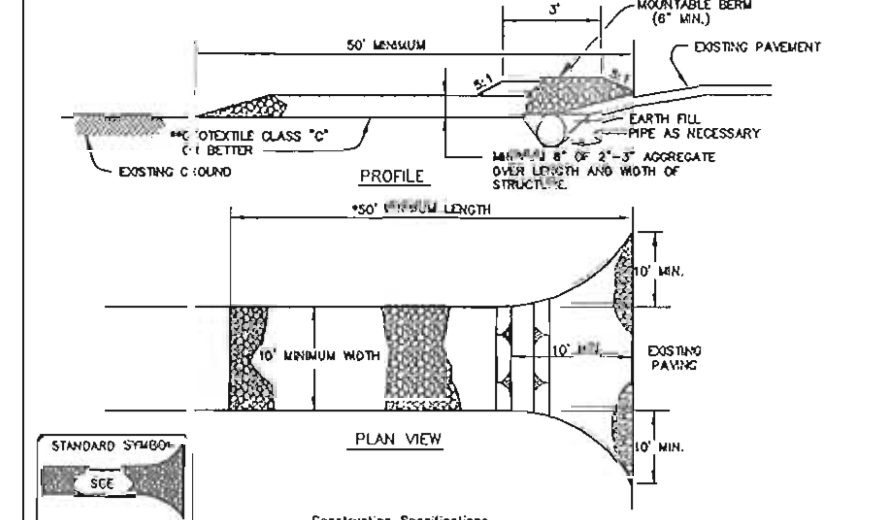
Slope	Slope Steepness	Slope Length (maximum)	Silt Fence Length (maximum)
0 - 10%	0 - 10:1	Unlimited	Unlimited
10 - 20%	10:1 - 5:1	Unlimited	1,500 feet
20 - 33%	5:1 - 3:1	100 feet	1,000 feet
33 - 50%	3:1 - 2:1	100 feet	500 feet
50% +	2:1 +	50 feet	250 feet

DETAIL 30 - EROSION CONTROL MATTING



- 1. KEY-IN THE MATTING BY PLACING THE TOP EDGES OF THE MATTING IN A NARROW TRENCH 4" IN DEPTH... 2. STAPLE THE 4" OVERLAP IN THE CHANNEL CENTER USING AN 18" SPACING BETWEEN STAPLES... 3. BEFORE STAPLING THE OUTER EDGES OF THE MATTING, MAKE SURE THE MATTING IS SQUARE AND IN FINE CONTACT WITH THE SOIL... 4. STAPLES SHALL BE PLACED 2' APART WITH A ROW FOR EACH STRIP, 2' OUTER TO STRIP AND IN FINE CONTACT WITH THE SOIL... 5. TO 100% WATER - all surface water flowing to an adjacent channel construction works shall be placed through the matting, preventing gulch drainage... 6. TO 50% - A stabilized construction matting shall be required at every point where construction vehicle entry or access is anticipated... 7. TO 25% - A stabilized construction matting shall be required at every point where construction vehicle entry or access is anticipated... 8. TO 10% - A stabilized construction matting shall be required at every point where construction vehicle entry or access is anticipated... 9. TO 5% - A stabilized construction matting shall be required at every point where construction vehicle entry or access is anticipated... 10. TO 0% - A stabilized construction matting shall be required at every point where construction vehicle entry or access is anticipated...

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



- 1. The 18" x 18" matting shall be placed in a narrow trench 4" in depth... 2. The 16" x 16" matting shall be placed in a narrow trench 4" in depth... 3. The 14" x 14" matting shall be placed in a narrow trench 4" in depth... 4. The 12" x 12" matting shall be placed in a narrow trench 4" in depth... 5. The 10" x 10" matting shall be placed in a narrow trench 4" in depth... 6. The 8" x 8" matting shall be placed in a narrow trench 4" in depth... 7. The 6" x 6" matting shall be placed in a narrow trench 4" in depth... 8. The 4" x 4" matting shall be placed in a narrow trench 4" in depth... 9. The 2" x 2" matting shall be placed in a narrow trench 4" in depth... 10. The 1" x 1" matting shall be placed in a narrow trench 4" in depth...

PERMANENT SEEDBED PREPARATIONS

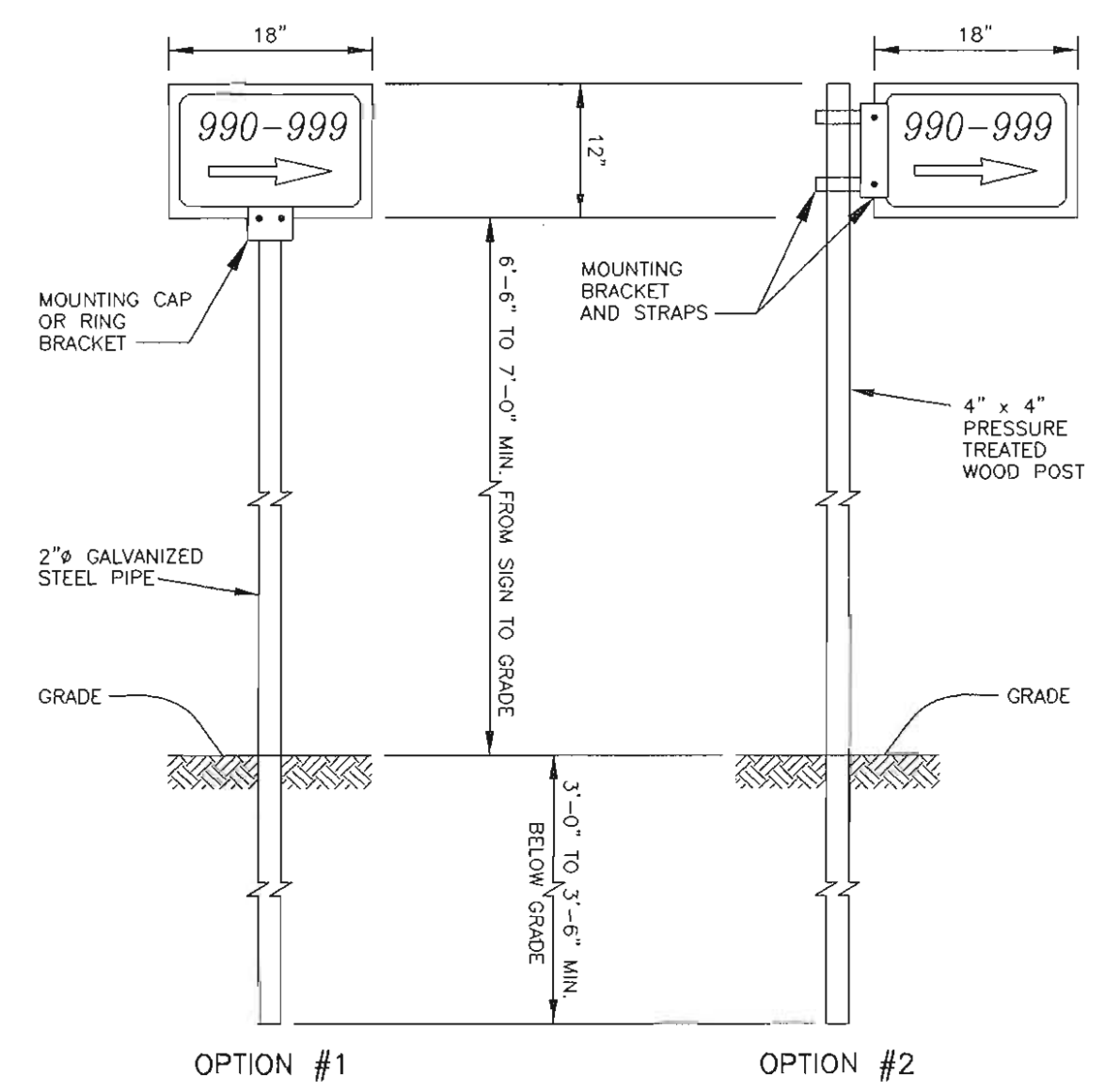
- SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED. SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES: 1. PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ FT) AND 400 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT) BEFORE SEEDING... 2. ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ FT) AND 1000 LBS PER ACRE 10-10-10 FERTILIZER (23 LBS/1000 SQ FT) BEFORE SEEDING... SEEDING: FOR THE PERIODS MARCH 1 THROUGH APRIL 30 AND AUGUST 1 THROUGH OCTOBER 15, SEED WITH 60 LBS PER ACRE (1.4 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE (0.5 LBS/1000 SQ FT) OF KEEPING LOVEGRASS... MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTATED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING... MAINTENANCE: INSPECT ALL SEEDBED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

TEMPORARY SEEDBED PREPARATIONS

- APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED. SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED. SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT). SEEDING: FOR PERIOD MARCH 1 THROUGH APRIL 30 AND FROM AUGUST 15 THROUGH NOVEMBER 15, SEED WITH 2-1/2 BUSHES PER ACRE OF ANNUAL RYE (3.2 LBS/1000 SQ FT) FOR THE PERIOD MAY 1 THROUGH AUGUST 14, SEED WITH 3 LBS PER ACRE OF KEEPING LOVEGRASS (0.7 LBS/1000 SQ FT) FOR THE PERIOD NOVEMBER 16 THROUGH FEBRUARY 26, PROJECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOD... MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTATED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING... MAINTENANCE: INSPECT ALL SEEDBED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

SEQUENCE OF CONSTRUCTION

- NOTIFY SEDIMENT CONTROL DIVISION 48 HOURS PRIOR TO START OF CONSTRUCTION DAY 1 1) OBTAIN GRADING PERMIT. DAY 2-6 2) INSTALL SEDIMENT CONTROLS THAT ARE NOTED TO BE INSTALLED UNDER THIS SDP. THE EXISTING CONTROLS THAT WERE INSTALLED UNDER F-04-130 THAT ARE TO REMAIN SHALL BE INSPECTED AND/OR MODIFIED AS SHOWN ON THESE PLANS TO ENSURE THEY MEET COMPLIANCE WITH SPECIFICATIONS... DAY 7-10\* 3) EXCAVATE FOR FOUNDATIONS, ROUGH GRADE AND STABILIZE IN ACCORDANCE WITH TEMPORARY SEEDBED NOTES. DAY 11-80 4) CONSTRUCT HOUSES, BACKFILL AND CONSTRUCT DRIVEWAYS. DAY 81-85 5) FINAL GRADE AND STABILIZE IN ACCORDANCE WITH PERMANENT SEEDBED NOTES AND FLUSH STORM DRAIN SYSTEM. DAY 86-89 6) WITH THE APPROVAL OF THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE ANY REMAINING DISTURBED AREAS. \* - INDICATES SINGLE HOUSE CONSTRUCTION. 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 SLOD SOD SHOULD BE USED.



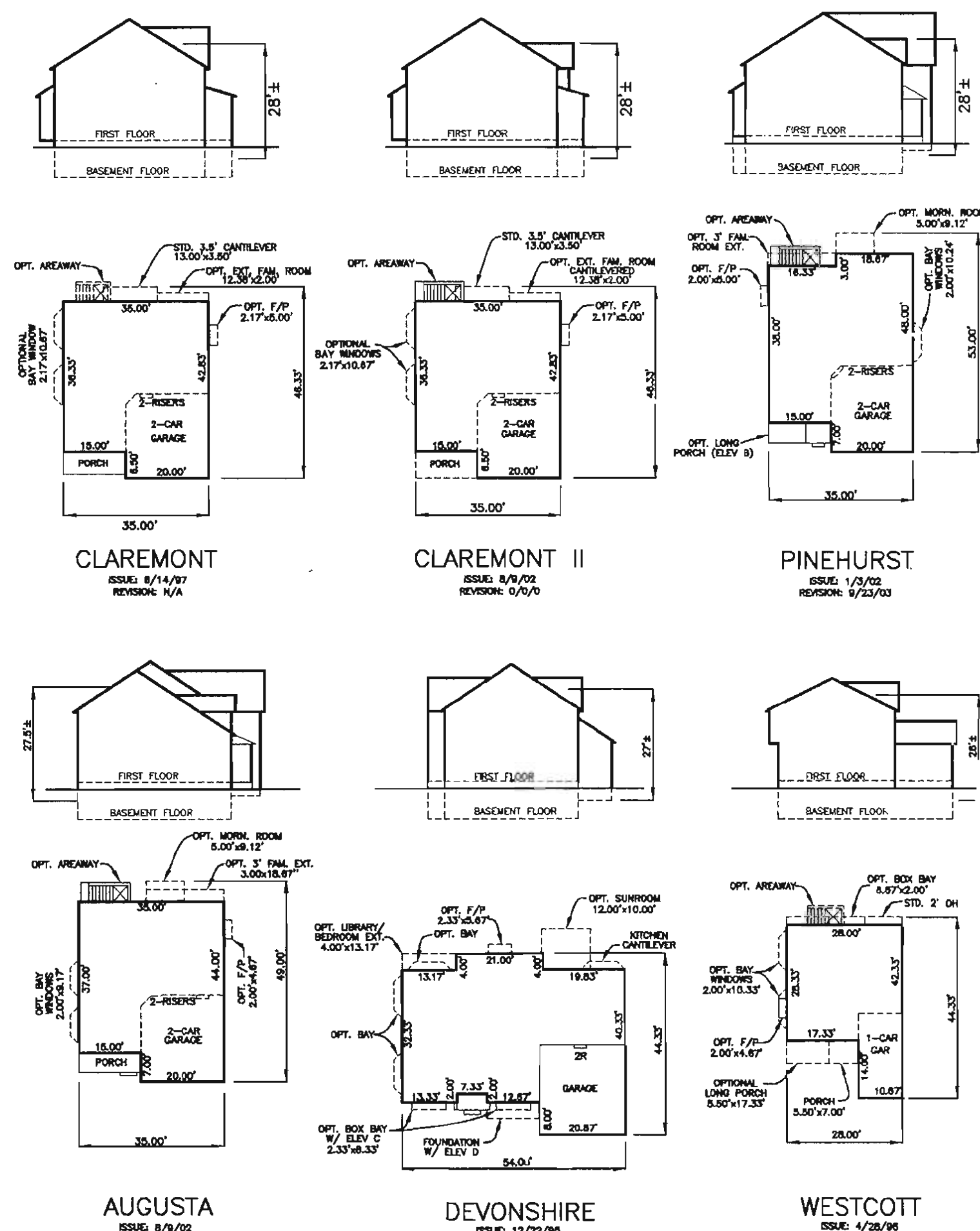
- THE FOLLOWING STANDARD SIGN DESIGN SPECIFICATIONS SHALL APPLY: 1. THE SIGN SIZE SHALL BE 12" x 18". 2. THE SIGN MATERIAL SHALL BE 0.080 GAUGE THICKNESS ANODIZED ALUMINUM. 3. THE SIGN SHALL HAVE A GREEN BACKGROUND WITH 3" HIGH WHITE REFLECTIVE NUMBERS AND ARROW WITH A WHITE REFLECTIVE BORDER. 4. WHERE 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. 5. THE SIGN WILL BE INSTALLED WITHIN THE COMMON DRIVEWAY EASEMENT AREA AS NOTED ON THE FINAL PLAN. 6. 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. 7. 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.

HO. CO. APPROVED SIGN DESIGN AND INSTALLATION DETAIL

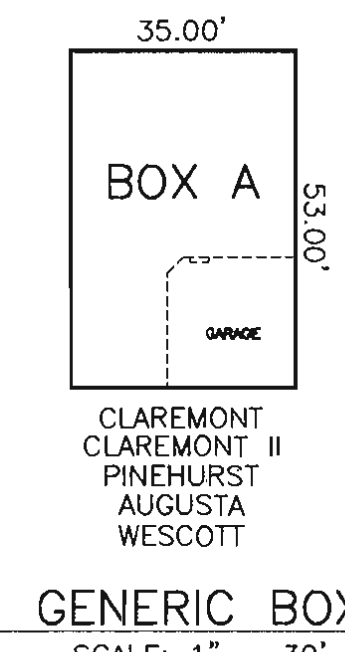
NOT TO SCALE

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 MASON, ENGINEER - DONALD A. MASON, P.E. # 21443, DATE 11/16/04. DEVELOPER'S CERTIFICATE: I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT. B. D. BOY, CORNERSTONE HOMES, INC., DATE 11/21/04. REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS: JOHN M. GUY, USDA NATURAL RESOURCES CONSERVATION SERVICE, DATE 11/30/04. THIS DEVELOPMENT PLAN IS APPROVED FOR THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING: JOHN R. RINTON, DATE 11/30/04. APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING: OLIVER P. ... CHIEF, DEVELOPMENT ENGINEERING DIVISION, DATE 12/7/04. CINDY HAMMILL, CHIEF, DIVISION OF LAND DEVELOPMENT, DATE 11/16/04. DONALD A. MASON, DIRECTOR, DATE 11/16/04.

NO. DATE REVISION. BENCHMARK ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE # SUITE 418, ELLICOTT CITY, MARYLAND 21043, phone: 410-465-6105, fax: 410-465-6644, email: Benchmrk@cois.com. OWNER/DEVELOPER: CORNERSTONE HOMES, L.L.C., 9695 NORFOLK AVENUE, LAUREL, MARYLAND 20713, 410-792-2565. PROJECT: NORTH LAUREL PARK, LOTS 52-57 BLOCK 'O' AND 39-48 BLOCK 'P' (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: NOVEMBER, 2004 PROJECT NO. 1515. DESIGN: DBT DRAFT: DBT CHECK: DAM SCALE: AS SHOWN SHEET 4 OF 4.



HOUSE FOOTPRINTS  
SCALE: 1" = 30'



GENERIC BOX  
SCALE: 1" = 30'

NO.	DATE	REVISION
1	1-29-05	REVISE (RAISE) GRADES AND HOUSE BOXES ON LOTS 52-54' AND 39-43' P

**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: b@bci-civilengineering.com

*Donald M...*  
11/104

OWNER/DEVELOPER:	PROJECT:
CORNERSTONE HOMES, L.L.C. 9695 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565	<b>NORTH LAUREL PARK</b> LOTS 52-57 BLOCK 'O' AND 39-48 BLOCK 'P' (SINGLE FAMILY DETACHED)
LOCATION:	TAX MAP: 50 GRID: 3
TITLE:	6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: NOVEMBER, 2004	PROJECT NO. 1515
DESIGN: DBT	DRAFT: DBT
CHECK: DAM	SCALE: AS SHOWN
	SHEET 2 OF 4

PLAN VIEW  
SCALE: 1" = 30'

**LEGEND**

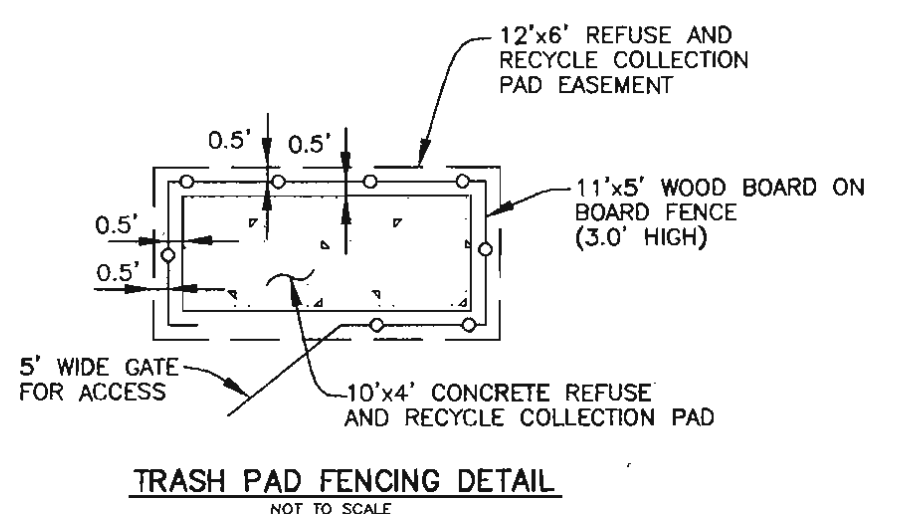
- EXISTING CONTOURS PER F-03-95 PAD GRADES
- PROPOSED CONTOURS
- EXISTING TREELINE
- EXISTING STREET TREES PLANTED UNDER F-03-95
- BUILDING RESTRICTION LINE AS SHOWN ON RECORDED PLAT NO. 16308
- BUILDING RESTRICTION LINE PER THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS THIS BRL TAKES PRECEDENCE OVER THOSE SHOWN ON PLAT NO. 16308

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

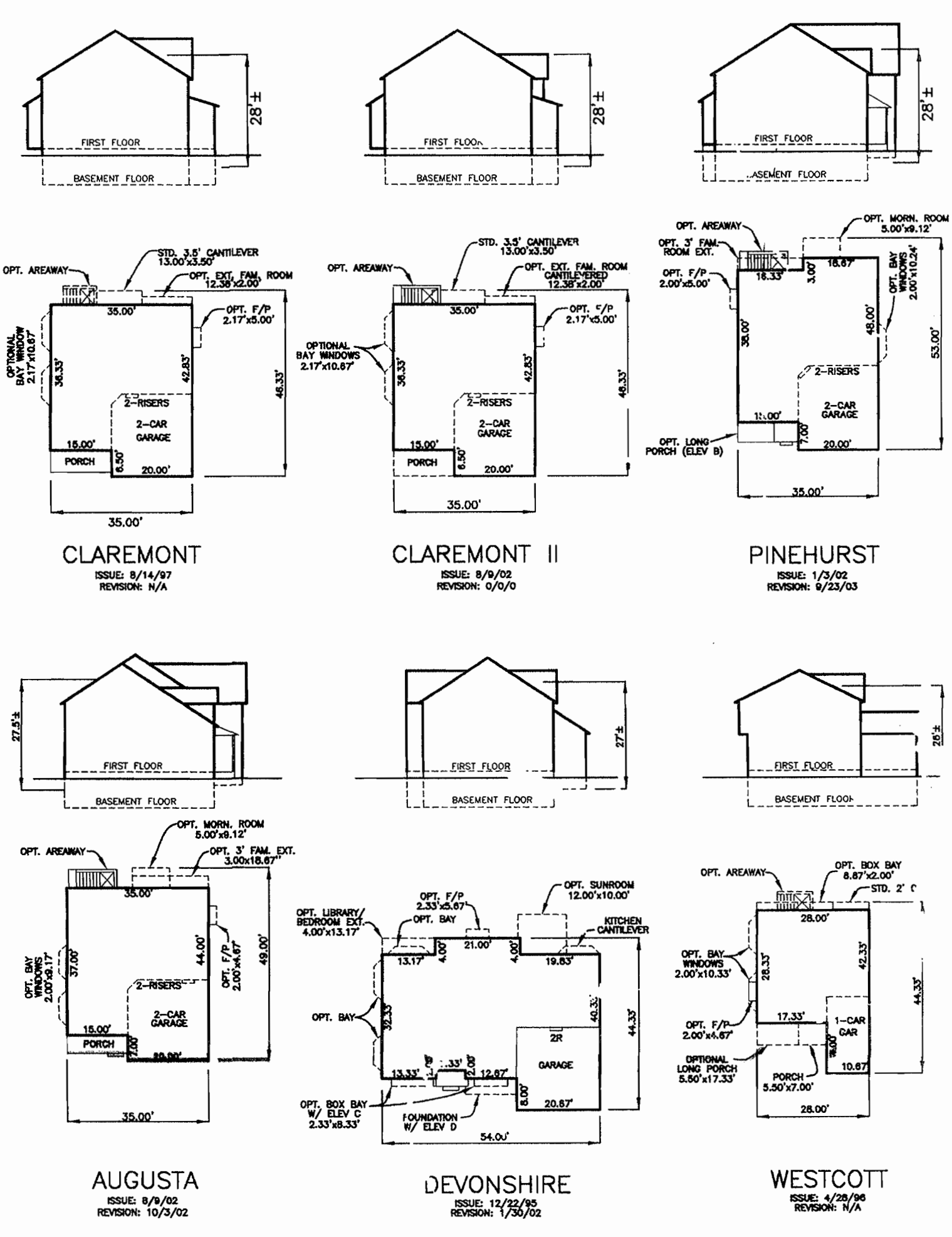
*Mark D...* 12/7/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Cindy H...* 12/2/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

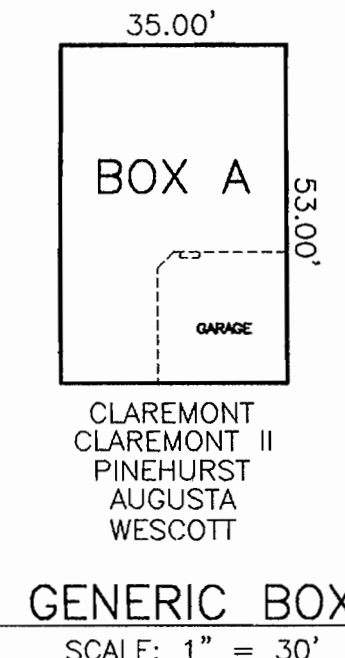
*Marsha S...* 12/2/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION



TRASH PAD FENCING DETAIL  
NOT TO SCALE



HOUSE FOOTPRINTS  
SCALE: 1" = 30'



GENERIC BOX  
SCALE: 1" = 30'

NO.	DATE	REVISION
3	10-20-05	REVISE FIRST FLOOR ELEVATION AND RELATED GRADES ON LOT 41 'P' PER WALL CHECK
2	10-4-05	REVISE GRADES ON LOT 42 'P' PER AS-BUILT CONDITIONS
1	1-29-05	REVISE (RAISE) GRADES AND HOUSE BOXES ON LOTS 52-54 'O' AND 39-43 'P'

PLAN VIEW  
SCALE: 1" = 30'

LEGEND

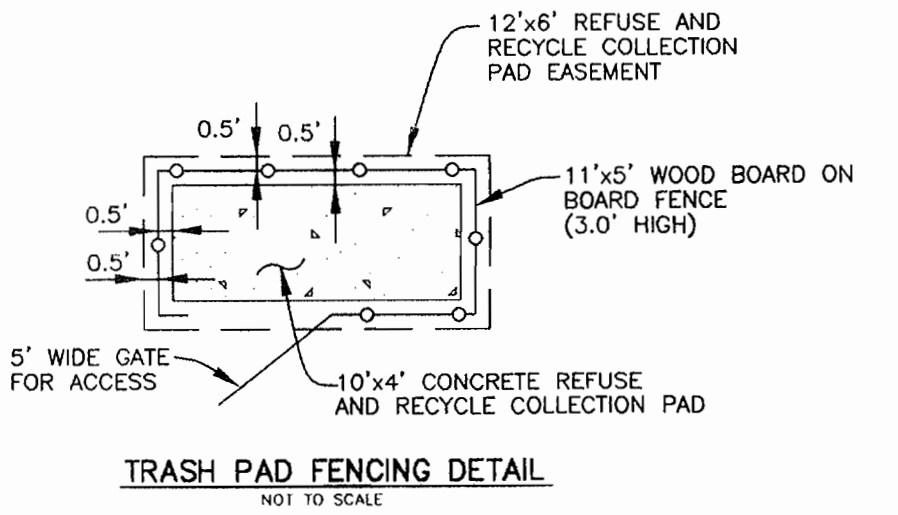
- EXISTING CONTOURS PER F-03-95 PAD GRADES
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- EXISTING TREELINE
- INDICATES A WALKOUT BASEMENT
- EXISTING STREET TREES PLANTED UNDER F-03-95
- BUILDING RESTRICTION LINE AS SHOWN ON RECORDED PLAT NO. 16308
- BUILDING RESTRICTION LINE PER THE 8TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS THAT THE PR. TAKES PRECEDENCE OVER THOSE SHOWN ON PLAT NO. 16308

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Donald Maer*  
12/7/04  
DATE

*David Hamilton*  
12/13/04  
DATE

*Parvinder Singh*  
DATE



**BENCHMARK ENGINEERING, INC.**  
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PHONE: 410-465-8105 • FAX: 410-465-8644  
EMAIL: bel@bel-clivengineering.com

*Donald Maer*  
11/1/04

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

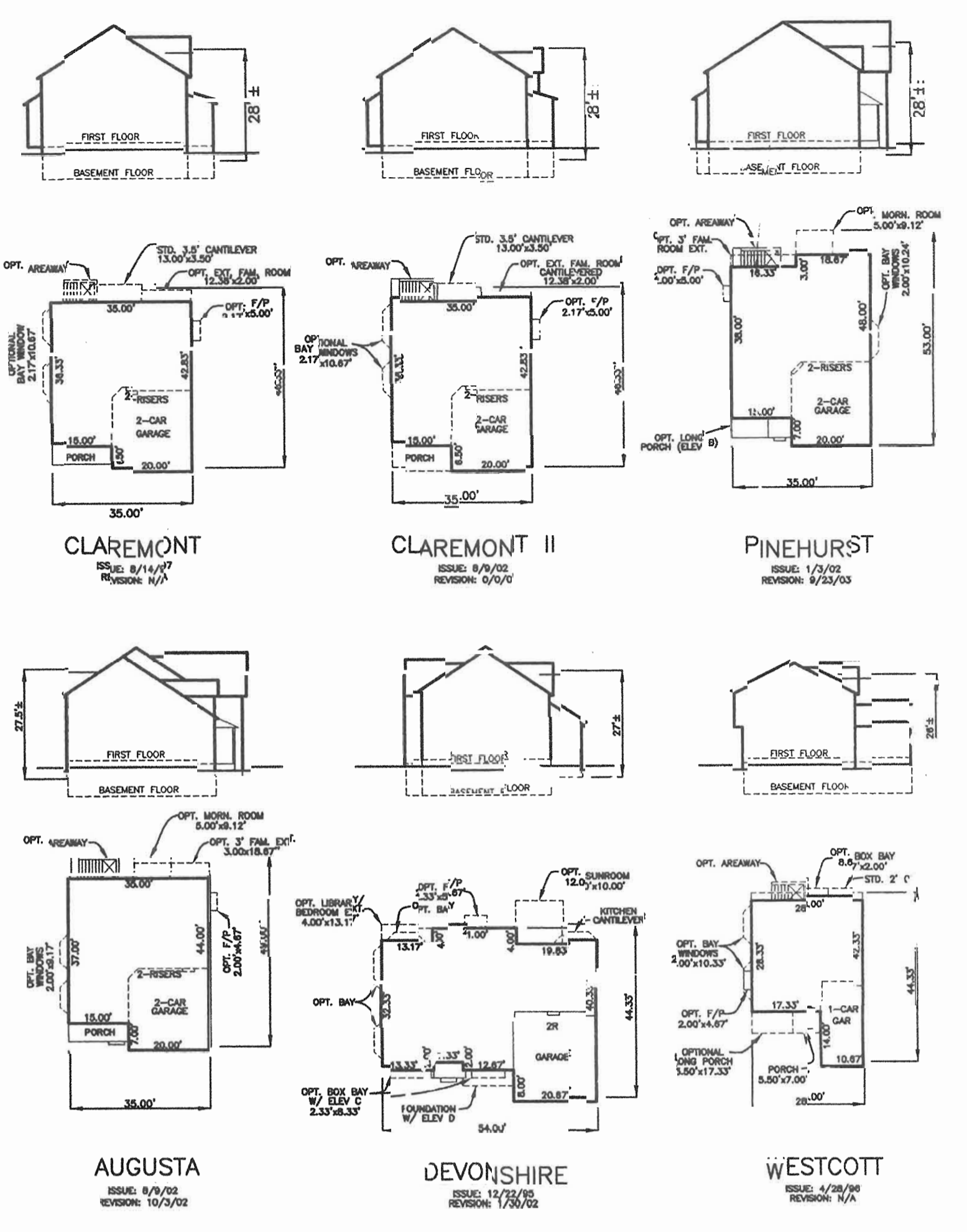
PROJECT: NORTH LAUREL PARK  
LOTS 52-57 BLOCK 'O' AND 39-48 BLOCK 'P'  
(SINGLE FAMILY DETACHED)

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

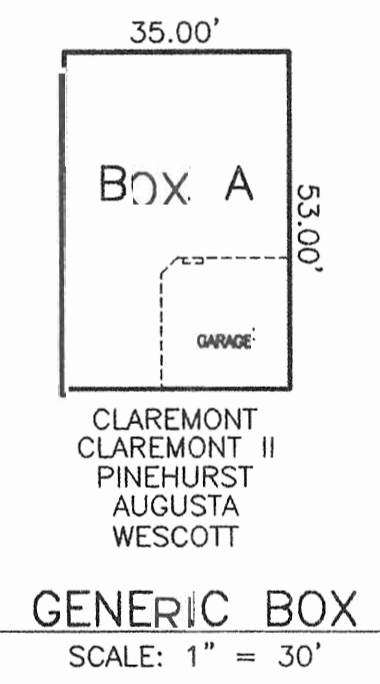
TITLE: SITE DEVELOPMENT AND GRADING PLAN

DATE: NOVEMBER, 2004 PROJECT NO. 1515

DESIGN: DBT DRAFT: DBT CHECK: DAM SCALE: AS SHOWN SHEET 2 OF 4



HOUSE FOOTPRINTS  
SCALE: 1" = 30'



GENERIC BOX  
SCALE: 1" = 30'

NO.	DATE	REVISION
5	11-4-05	REVISE GRADES ON LOT 39 'P' PER AS-BUILT CONDITIONS
4	11-4-05	REVISE FIRST FLOOR ELEVATION AND RELATED GRADES ON LOT 40 'P' PER WALL CHECK
3	10-28-05	REVISE FIRST FLOOR ELEVATION AND RELATED GRADES ON LOT 47 'P' PER WALL CHECK
2	10-4-05	REVISE GRADES ON LOT 42 'P' PER AS-BUILT CONDITIONS
1	1-29-05	REVISE (RAISE) GRADES AND HOUSE BOXES ON LOTS 52-54 'O' AND 39-43 'P'

PLAN VIEW  
SCALE: 1" = 30'

LEGEND

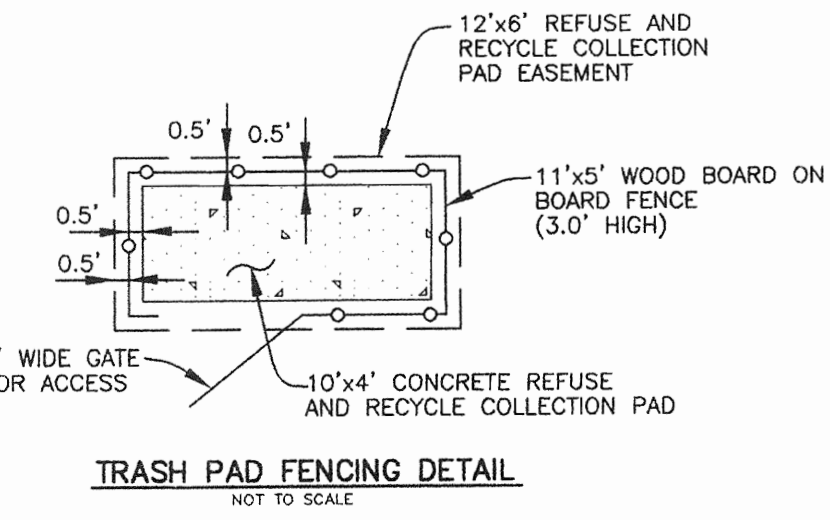
- EXISTING CONTOURS PER F-03-85 PAD GRADES
- PROPOSED CONTOURS
- EXISTING TREELINE
- INDICATES A WALKOUT BASEMENT
- EXISTING STREET TREES PLANTED UNDER F-03-85
- BUILDING RESTRICTION LINE AS SHOWN ON RECORDED PLAN NO. 16308
- BUILDING RESTRICTION LINE PER THE 5th EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THIS BRL TAKES PRECEDENCE OVER THOSE SHOWN ON PLAN NO. 16308

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Donald Maan* 12/7/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Cindy Hamilton* 12/13/04  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*Parsha K. Wiggins* 12/13/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



**BENCHMARK ENGINEERING, INC.**  
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email: bel@bel-civilengineering.com

*Donald Maan*  
11/10/04

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

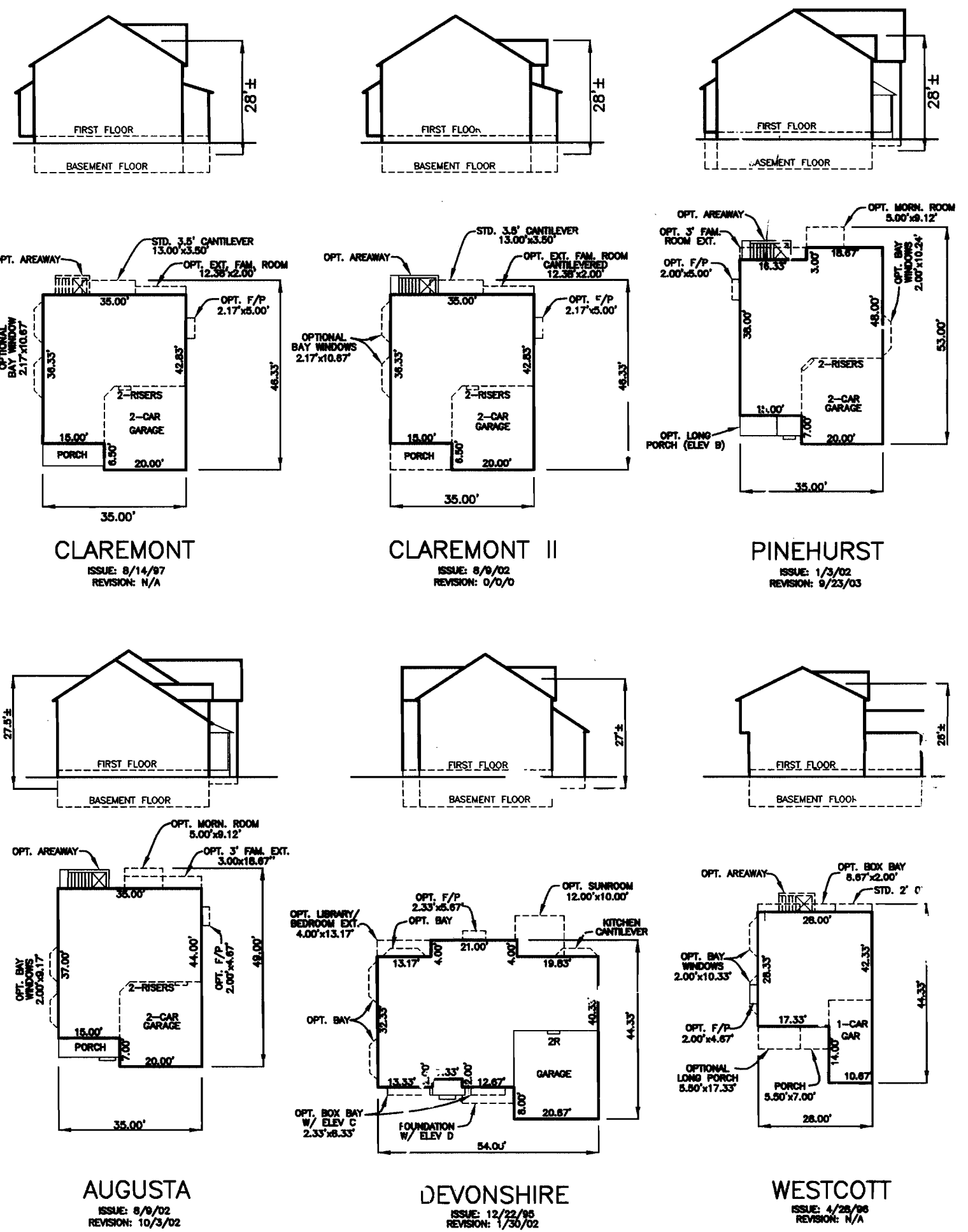
PROJECT: NORTH LAUREL PARK  
LOTS 52-57 BLOCK 'O' AND 39-48 BLOCK 'P'  
(SINGE FAMILY DETACHED)

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

TITLE: SITE DEVELOPMENT AND GRADING PLAN

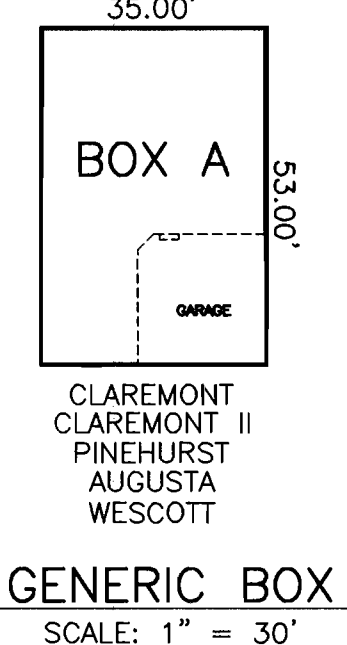
DATE: NOVEMBER, 2004 PROJECT NO. 1515

DESIGN: DRT



**HOUSE FOOTPRINTS**

SCALE: 1" = 30'



**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
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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Donald Maor* 12/7/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Cindy Hamata* 12/23/04  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*Parsha S. Sanyal* 12/15/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

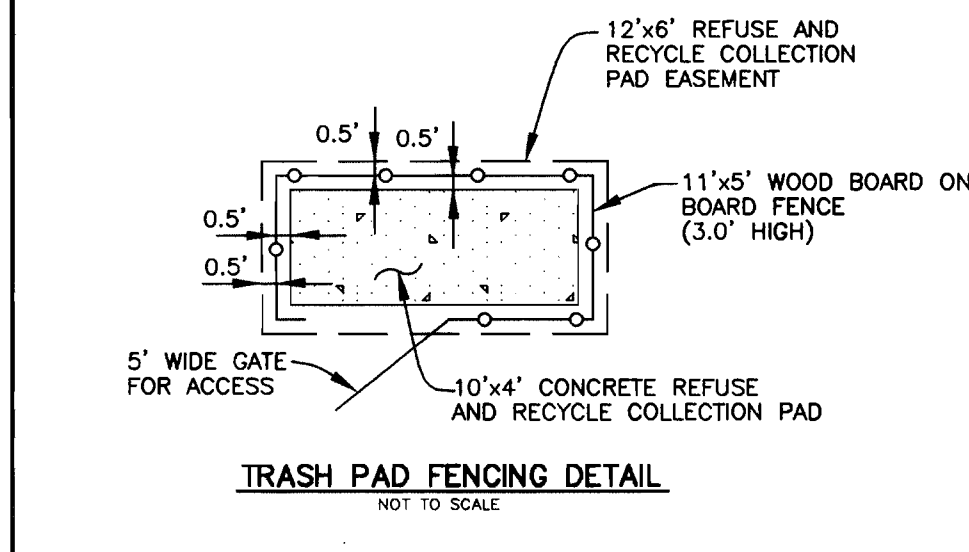
NO.	DATE	REVISION
7	11-18-05	REVISE GRADES ON LOT 52' PER AS-BUILT CONDITIONS.
6	11-8-05	REVISE GRADES IN FRONT OF HOUSE ON LOT 39' P' PER AS-BUILT CONDITIONS
5	11-4-05	REVISE GRADES ON LOT 39' P' PER AS-BUILT CONDITIONS
4	11-4-05	REVISE FIRST FLOOR ELEVATION AND RELATED GRADES ON LOT 40' P' PER WALL CHECK
3	10-28-05	REVISE FIRST FLOOR ELEVATION AND RELATED GRADES ON LOT 47' P' PER WALL CHECK
2	10-4-05	REVISE GRADES ON LOT 42' P' PER AS-BUILT CONDITIONS
1	1-29-05	REVISE (RAISE) GRADES AND HOUSE BOXES ON LOTS 52-54' O' AND 39-43' P'

**BENCHMARK ENGINEERING, INC.**  
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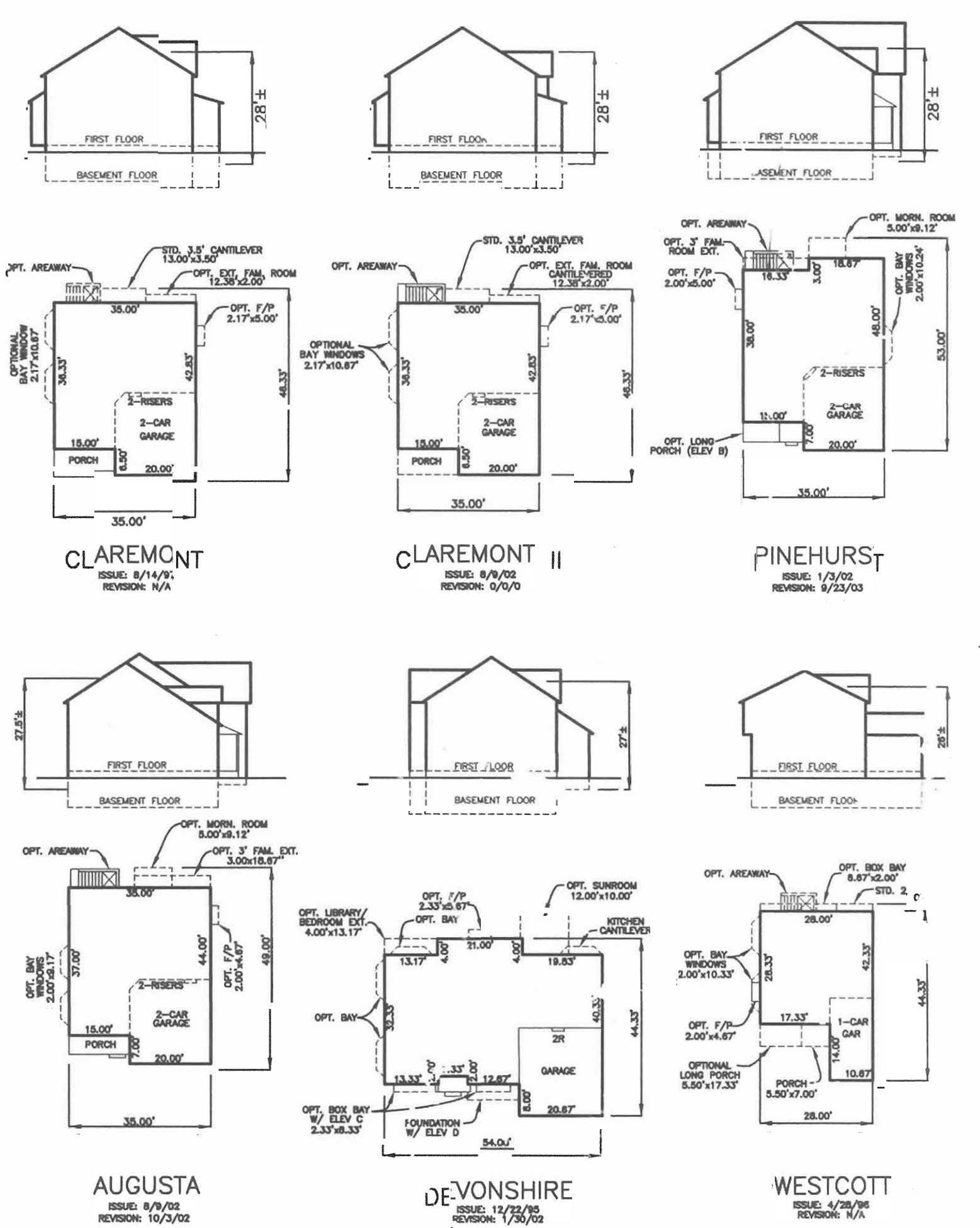
8480 BALTIMORE NATIONAL PIKE & SUITE 418  
ELLICOTT CITY, MARYLAND 21043  
PHONE: 410-485-8105 • FAX: 410-485-8644  
EMAIL: bel@bel-civilengineering.com

*Donald Maor*  
11/11/04

OWNER/DEVELOPER:	PROJECT:
CORNERSTONE HOMES, L.L.C. 9995 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565	<b>NORTH LAUREL PARK</b> LOTS 52-57 BLOCK 'O' AND 39-48 BLOCK 'P' (SINGLE FAMILY DETACHED)
DATE: NOVEMBER, 2004	PROJECT NO. 1515
DESIGN: DBT	DRAFT: DBT
CHECK: DAM	SCALE: AS SHOWN
SHEET 2 OF 4	

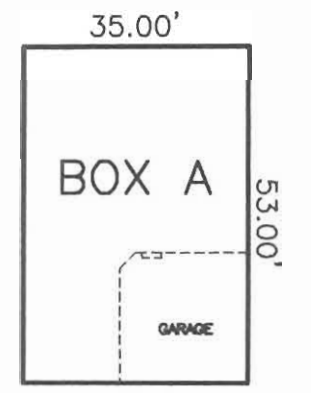






**HOUSE FOOTPRINTS**

SCALE: 1" = 30'



**GENERIC BOX**

SCALE: 1" = 30'

**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
- BUILDING RESTRICTION LINE AS SHOWN ON RECORDED PLAT NO. 16308
- BUILDING RESTRICTION LINE PER THE 9th EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THIS BRL TAKES PRECEDENCE OVER THOSE SHOWN ON PLAT NO. 16308

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Donald M. Moore* 12/1/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Cindy Hamilton* 12/1/04  
CHIEF, DIVISION OF LAND DEVELOPMENT

*Richard A. ...* 12/1/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

NO.	DATE	REVISION
8	12-16-05	REVISE FF ELEVATION AND RELATED GRADES ON LOT 45. PER WALL CHECK
7	11-18-05	REVISE GRADES ON LOT 52 PER AS-BUILT CONDITIONS
6	11-18-05	REVISE GRADES IN FRONT OF HOUSE ON LOT 39 PER AS-BUILT CONDITIONS
5	11-4-05	REVISE GRADES ON LOT 39 PER AS-BUILT CONDITIONS
4	11-4-05	REVISE FIRST FLOOR ELEVATION AND RELATED GRADES ON LOT 40 PER WALL CHECK
3	10-28-05	REVISE FIRST FLOOR ELEVATION AND RELATED GRADES ON LOT 47 PER WALL CHECK
2	10-4-05	REVISE GRADES ON LOT 42 PER AS-BUILT CONDITIONS
1	1-29-05	REVISE (RAISE) GRADES AND HOUSE BOXES ON LOTS 52-54 AND 39-43
NC	DATE	REVISION

**BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS**

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ELICOTT CITY, MARYLAND 21043  
PHONE: 410-465-6105 FAX: 410-465-6644  
EMAIL: bel@benchmark-engineering.com

*Donald Moore*

11/1/04

**NORTH LAUREL PARK**  
LOTS 52-57 BLOCK 'O' AND 39-48 BLOCK 'P'

(SINGLE FAMILY DETACHED)

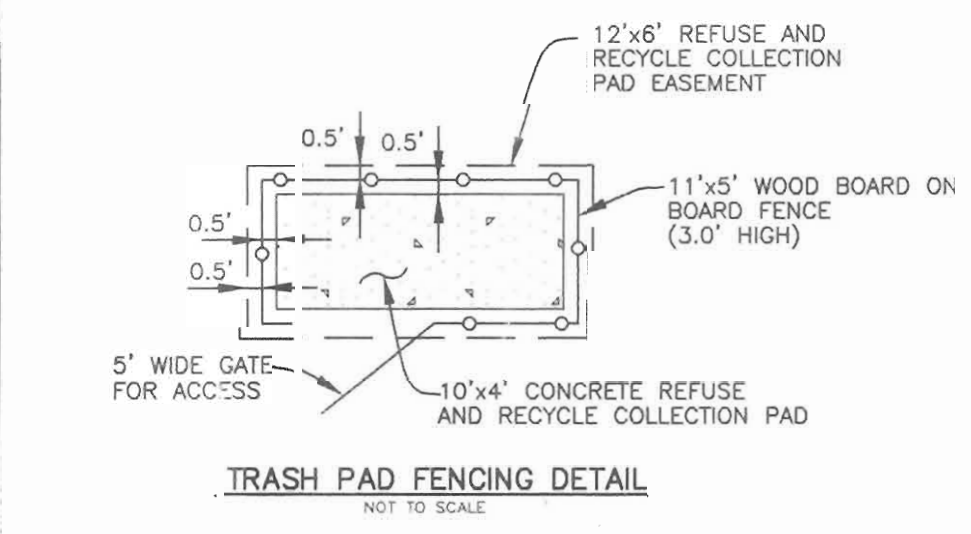
CORNERSTONE HOMES L.L.C.  
9305 NORFOLK AVENUE  
LAUREL MARYLAND 20723  
410-792-2565

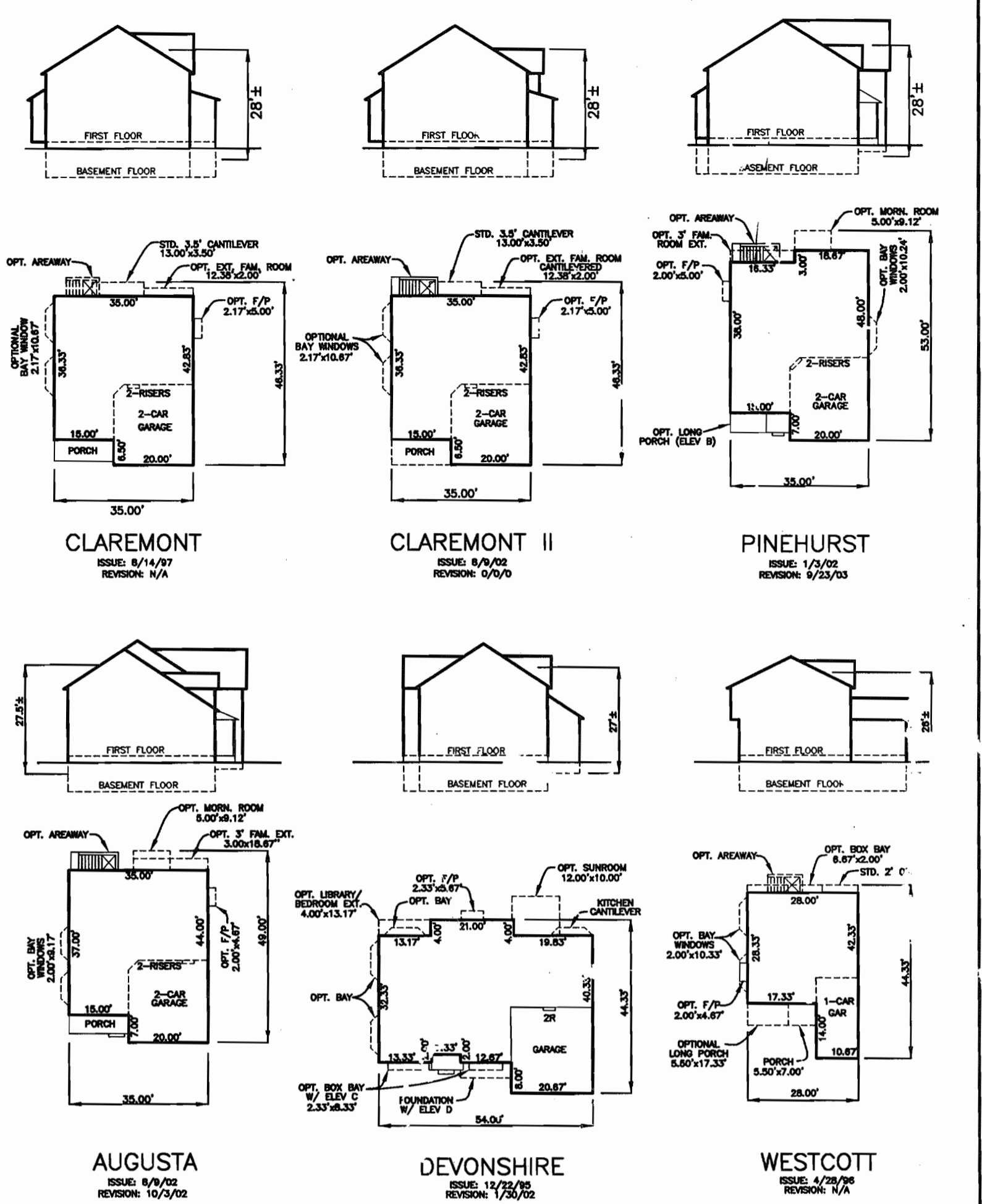
LOCATION: TAX MAP: 30 P/O PARCEL: 426  
GRID: 3 ZONED: R-SC  
6th ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

TITLE: **SITE DEVELOPMENT AND GRADING PLAN**

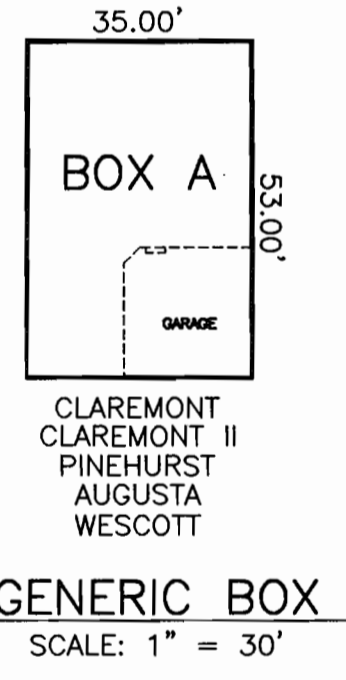
DATE: NOVEMBER, 2004 PROJECT NO: 1515  
SCALE: AS SHOWN SHEET 2 OF 4

DESIGN: DBT DRAFT: DBT CHECK: D.M.



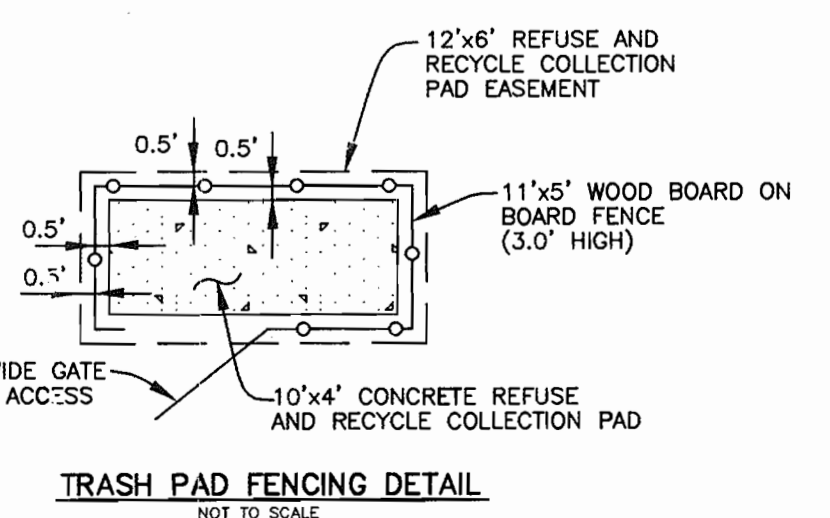


**HOUSE FOOTPRINTS**  
SCALE: 1" = 30'



**GENERIC BOX**  
SCALE: 1" = 30'

NO.	DATE	REVISION
10	6-21-06	REVISE TO SHOW PINEHURST ON LOTS 46, 47, 51, 0; REVISE GRADES ON LOTS 40, 48, 54, 0; PER AS-BUILT CONDITIONS.
9	4-21-06	REVISE GRADES ON LOT 56, 0; PER AS-BUILT CONDITIONS.
8	12-16-05	REVISE FF ELEVATION AND RELATED GRADES ON LOT 45, 0; PER WALL CHECK.
7	11-18-05	REVISE GRADES ON LOT 52, 0; PER AS-BUILT CONDITIONS.
6	11-8-05	REVISE GRADES IN FRONT OF HOUSE ON LOT 39, 0; PER AS-BUILT CONDITIONS.
5	11-4-05	REVISE GRADES ON LOT 39, 0; PER AS-BUILT CONDITIONS.
4	11-4-05	REVISE FIRST FLOOR ELEVATION AND RELATED GRADES ON LOT 40, 0; PER WALL CHECK.
3	10-28-05	REVISE FIRST FLOOR ELEVATION AND RELATED GRADES ON LOT 47, 0; PER WALL CHECK.
2	10-4-05	REVISE GRADES ON LOT 42, 0; PER AS-BUILT CONDITIONS.
1	1-29-05	REVISE (RAISE) GRADES AND HOUSE BOXES ON LOTS 52-54, 0 AND 39-43, 0.



**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
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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Donald Maer* 12/7/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

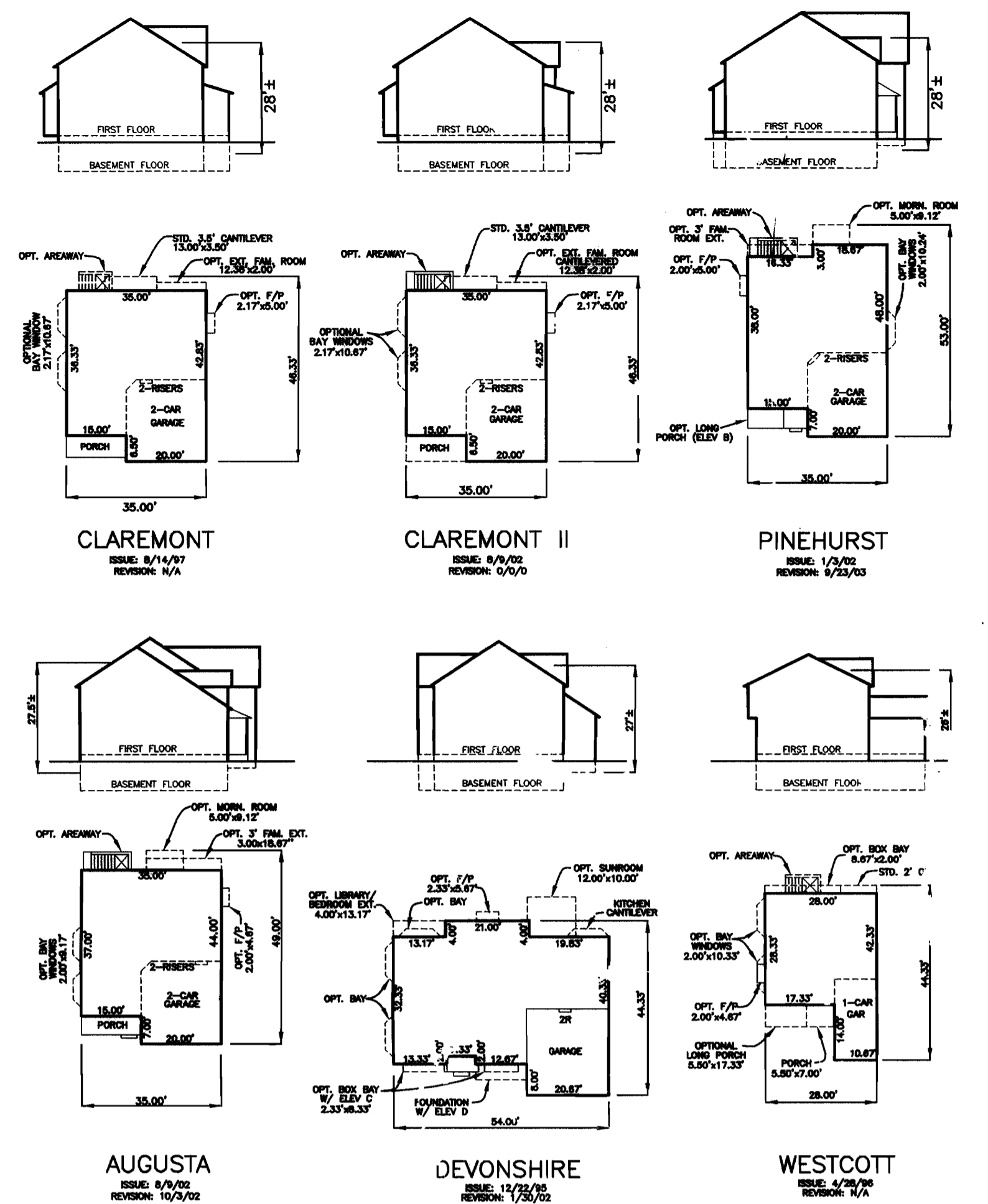
*Charles Hamilton* 12/3/04  
CHIEF, DIVISION OF LAND DEVELOPMENT

*Barbara DeAngelis* 12/3/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

**BENCHMARK ENGINEERING, INC.**  
8480 BALTIMORE NATIONAL PIKE SUITE 418  
ELLICOTT CITY, MARYLAND 21043  
PHONE: 410-465-6105 FAX: 410-465-6644  
EMAIL: bai@bel-civilengineering.com

*Donald Maer*  
11/1/04

OWNER/DEVELOPER:	PROJECT:
CORNERSTONE HOMES, L.L.C. 9395 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565	<b>NORTH LAUREL PARK</b> LOTS 52-57 BLOCK 'O' AND 39-48 BLOCK 'P' (SINGLE FAMILY DETACHED) LOCATION: TAX MAP: 30 P/O PARCEL: 426 GRID: 3 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: NOVEMBER, 2004	PROJECT NO. 1515
DESIGN: DBT DRAFT: DBT CHECK: DAM SCALE: AS SHOWN	SHEET 2 OF 4



HOUSE FOOTPRINTS  
SCALE: 1" = 30'

GENERIC BOX  
SCALE: 1" = 30'

NO.	DATE	REVISION
9	4-21-06	REVISE GRADES ON LOT 56'0" PER AS-BUILT CONDITIONS.
8	12-16-05	REVISE FF ELEVATION AND RELATED GRADES ON LOT 45'0" PER WALLCHECK
7	11-18-05	REVISE GRADES ON LOT 52'0" PER AS-BUILT CONDITIONS.
6	11-8-05	REVISE GRADES IN FRONT OF HOUSE ON LOT 39'0" PER AS-BUILT CONDITIONS
5	11-4-05	REVISE GRADES ON LOT 39'0" PER AS-BUILT CONDITIONS
4	11-4-05	REVISE FIRST FLOOR ELEVATION AND RELATED GRADES ON LOT 40'0" PER WALL CHECK
3	10-28-05	REVISE FIRST FLOOR ELEVATION AND RELATED GRADES ON LOT 47'0" PER WALL CHECK
2	10-4-05	REVISE GRADES ON LOT 42'0" PER AS-BUILT CONDITIONS
1	1-29-05	REVISE (RAISE) GRADES AND HOUSE BOXES ON LOTS 52'-5A" AND 39'-43"0"

**BENCHMARK**  
ENGINEERS & LAND SURVEYORS & PLANNERS  
**ENGINEERING, INC.**

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*Donald Maan*  
11/104

PLAN VIEW  
SCALE: 1" = 30'

**LEGEND**

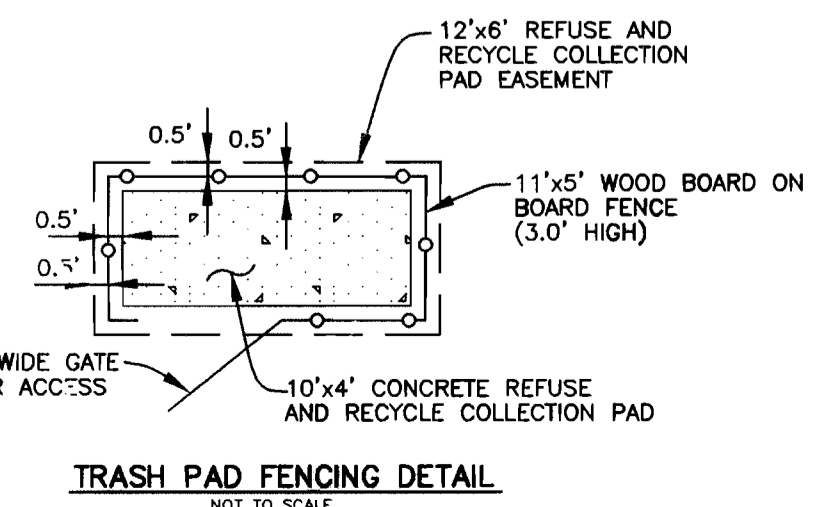
- EXISTING CONTOURS PER F-03-95 PAD GRADES
- PROPOSED CONTOURS
- EXISTING TREELINE
- INDICATES A WALKOUT BASEMENT
- EXISTING STREET TREES PLANTED UNDER F-03-95
- BUILDING RESTRICTION LINE AS SHOWN ON RECORDED PLAT NO. 16308
- BUILDING RESTRICTION LINE PER THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS THIS BRL TAKES PRECEDENCE OVER THOSE SHOWN ON PLAT NO. 16308

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Mark Dammann* 12/7/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Cindy Hamilton* 12/13/04  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*Parsha S. Gupta* 12/13/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



OWNER/DEVELOPER:	PROJECT:
CORNERSTONE HOMES, L.L.C. 9395 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565	<b>NOF.TH LAUREL PARK</b> LOTS 52-57 BLOCK 'O' AND 39-48 BLOCK 'P' (SINGLE FAMILY DETACHED)
LOCATION: TAX MAP: 00 P/O PARCEL: 426 GRID: 3 ZONED: R-3C 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: <b>SITE DEVELOPMENT AND GRADING PLAN</b>
DATE: NOVEMBER, 2004 PROJECT NO. 1515	DESIGN: DBT DRAFT: DBT CHECK: DAM SCALE: AS SHOWN SHEET 2 OF 4