

CLAREMONT II
ISSUE: 8/9/02
REVISION: 0/0/0

SCHEDULE A PERIMETER LANDSCAPE EDGE			
CATEGORY	ADJ. TO PERIMETER PROP.	ADJ. TO PERIMETER PROP.	ADJ. TO PERIMETER PROP.
	(1)	(2)	(3)
LANDSCAPE TYPE	A	A	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	125'	100'	125'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO
NUMBER OF PLANTS REQUIRED	350'	350'	350'
SHADE TREES	2	2	2
EVERGREEN TREES	-	-	-
OTHER TREES (2:1 SUBSTITUTE)	-	-	-
SHRUBS	-	-	-
NUMBER OF PLANTS PROVIDED	350'	350'	350'
SHADE TREES	-	-	-
EVERGREEN TREES	4	4	4
OTHER TREES (2:1 SUBSTITUTE)	-	-	-
SHRUBS	-	-	-

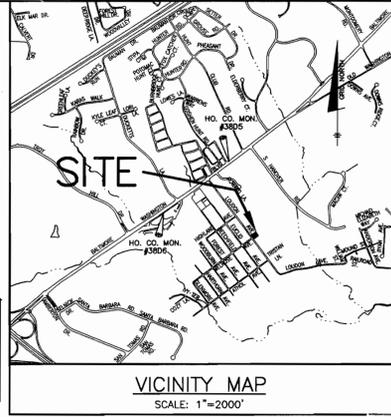
LANDSCAPE PLANTING LIST				
SYMBOL	QUANTITY	NAME	REMARKS	DESCRIPTION
	12	PRUNUS STROBUS (Eastern White Pine)	6' - 8' ht.	EVERGREEN TREES ALONG PERIMETER TO BE PROVIDED BY DEVELOPER

DEVELOPER'S/BUILDER'S CERTIFICATE
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.
B. O. Boy 4/10/06
BRIAN BOY
CORNERSTONE HOMES, INC. DATE

LANDSCAPE NOTES

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATIONS.
- THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- FINANCIAL SURETY FOR THE REQUIRED 12 EVERGREEN TREES IN THE AMOUNT OF \$1,800.00 IS PART OF THE BUILDERS GRADING PERMIT APPLICATION.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS
Robert Walker
COUNTY HEALTH OFFICER
HOWARD COUNTY HEALTH DEPARTMENT SPO-702
5/22/06 DATE



GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-12 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 WOP.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-251-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- EXISTING TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM A FIELD SURVEY BY BENCHMARK ENGINEERING, INC. IN JANUARY, 2006. CONTOUR INTERVAL IS 2 FEET.
- HORIZONTAL AND VERTICAL DATUM ARE NAD '27 - MONUMENTS 3805 AND 3806.
- EXISTING UTILITIES SHOWN HAVE BEEN FIELD LOCATED BY BENCHMARK ENGINEERING, INC. IN JANUARY, 2006. IF NECESSARY, CONTRACTOR SHALL ADJUST ANY OR ALL STRUCTURE TOP ELEVATIONS TO MATCH SDP - JADES.
- THERE ARE NO STREAMS, STREAM BUFFERS, WETLANDS, WETLANDS BUFFERS, 100-YR FLOODPLAIN OR STEEP SLOPES LOCATED ON THIS SITE.
- IN ACCORDANCE WITH SECTION 12.8 OF THE HOWARD COUNTY ZONING REGULATIONS: BA' WINDOWS, CHIMNEYS OR EXTERIOR STAIRS 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.
- THERE ARE NO BURIAL GROUNDS, CEMETARY SITES OR HISTORICAL STRUCTURES ON THIS SITE.
- PREVIOUS HOWARD COUNTY FILE NUMBERS: WP-05-144
- 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 DETAIL R-6.05.
- DRIVEWAY SLOPES SHOWN ARE AVERAGE. THE SLOPE AT THE OUTSIDE EDGES COULD 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 TONS (H25 LOADING);
 - DRAINAGE ELEMENTS - CHANNEL OF SAFELY PRESSING 100-YR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- 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 16.122(a)(1)(i) OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE LOTS ARE LESS THAN 40,000 S.F.
- MARYLAND AVIATION ADMINISTRATION'S (MAA) OFFICE OF PLANNING AND ENVIRONMENTAL SERVICES (OPES) HAS CONFIRMED THAT THIS PROJECT DOES NOT FALL WITHIN THE BOUNDARIES OF BWI'S AIRPORT NOISE ZONE AND THEREFORE AIRPORT ZONING PERMIT # 06-026 WAS APPROVED ON 2-22-06.
- WP-05-144 A REQUEST TO WAIVE SECTIONS 16.102 AND 16.147 WHICH REQUIRES THE SUBMISSION AND APPROVAL OF A FINAL SUBDIVISION PLAN APPLICATION FOR THE PURPOSE TO ALLOW THE RECORDING OF DEEDS TO CONSOLIDATE FOUR EXISTING LOTS INTO TWO NEW LOTS WAS APPROVED ON 7-28-05 SUBJECT TO THE FOLLOWING CONDITIONS:
 - APPLICANT MUST RECORD NEW DEEDS TO CONSOLIDATE THE LOTS PRIOR TO SUBMISSION OF ANY SITE DEVELOPMENT PLAN AND THE EXISTING STRUCTURE LOCATED ON THE SUBJECT LOTS MUST BE REAZED PRIOR TO THE RECORDING OF THOSE DEEDS.
 - COMPLIANCE WITH DEVELOPMENT ENGINEERING DIVISION COMMENTS 2 AND 3 DATED 7-15-05
 - A SITE DEVELOPMENT PLAN SHALL BE REQUIRED IN ACCORDANCE WITH SECTION 16.155(a)(2)(ii) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BECAUSE THE SUBJECT LOTS WILL BE RECONFIGURED OR MERGED THROUGH THE RECORDING PROCESS SINCE FEBRUARY 7, 1976.
 - A COPY OF THE MAA APPROVAL LETTER MUST ACCOMPANY THE SUBMISSION OF THE SDP APPLICATION.
- LESS THAN 5000 S.F. OF DISTURBANCE WILL OCCUR WITHIN EACH LOT; THEREFORE, STORMWATER MANAGEMENT IS NOT REQUIRED.

ADDRESS CHART	
LOT	STREET ADDRESS
45 A	6401 LOUDON AVENUE
47 A	6399 LOUDON AVENUE

SHC TABLE		
LOT NO.	MIN. CELLAR	SHC INV.
45 A	155.10	151.32
47 A	155.40	151.60

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

SITE ANALYSIS DATA CHART

A) TOTAL PROJECT AREA	0.29 AC.
B) AREA OF THIS PLAN SUBMISSION	0.29 AC.
C) APPROXIMATE LIMIT OF DISTURBANCE	4,842 S.F. (LOT 47A) 4,999 S.F. (LOT 45A)
D) PRESENT ZONING:	R-12 RESIDENTIAL SINGLE FAMILY DETACHED UNITS
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)	N/A
H) TOTAL NUMBER OF UNITS PROPOSED	2
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.
M) AREA OF RECREATIONAL OPEN SPACE REQUIRED PERCENTAGE OF GROSS AREA	0.00 AC.
N) BUILDING COVERAGE OF SITE PERCENTAGE OF GROSS AREA	0%
O) APPLICABLE DPZ FILE REFERENCES:	WP-05-144
P) PROPOSED WATER AND SEWER SYSTEMS:	<input checked="" type="checkbox"/> PUBLIC <input type="checkbox"/> PRIVATE

PERMIT INFORMATION CHART				
SUBDIVISION NAME:		SECTION/AREA:	LOT/PARCEL #	
HARWOOD PARK		45A & 47A	PART OF PARCEL 873	
PLAT No. P.B. 60 F. 115	GRID No. 13	ZONE R-12	TAX MAP 38	ELECTION DISTRICT FIRST CENSUS TRACT 6012.00
WATER CODE A02	SEWER CODE 2150510			

NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELICOTT CITY, MARYLAND 21043
phone: 410-465-6105 fax: 410-465-6644
www.bei-civilengineering.com

Donald Maon
4/10/06

OWNER/DEVELOPER: CORNERSTONE HOMES, L.L.C. 9905 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565	PROJECT: HARWOOD PARK LOTS 45A AND 47A (SINGLE FAMILY DETACHED) LOCATION: TAX MAP: 38 P/O PARCEL: 873 GRID: 13 ZONED: R-12 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND TITLE: SITE DEVELOPMENT AND GRADING PLAN DATE: APRIL, 2006 PROJECT NO. 1880 SCALE: AS SHOWN SHEET 1 OF 2
DESIGN: DBT DRAFT: DBT CHECK: DAM	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Wendy Johnson 5/2/06 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION
Cindy Hamer 5/23/06 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT
Paul A. Lytle 5/24/06 DATE
DIRECTOR

PLAN VIEW
SCALE: 1" = 20'

SEDIMENT CONTROL NOTES

- A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSES AND PERMITS, SEDIMENT CONTROL PRIOR TO THE START OF ANY CONSTRUCTION. (313-1850)
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, REVISIONS THERETO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A. 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1; B. 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDINGS (SEC. 51) SOD (SEC. 54), TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC. 52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:

TOTAL AREA OF SITE (THIS SUBMISSION)	0.29 ACRES
AREA TO BE DISTURBED	0.226 ACRES
AREA TO BE ROOFED OR PAVED	0.100 ACRES
AREA TO BE VEGETATIVELY STABILIZED	0.126 ACRES
TOTAL CUT	195 CY
TOTAL FILL	425 CY
OFFSITE WASTE/BORROW AREA LOCATION	*

*IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY THE SPILL/BORROW SITE AND TO VERIFY AND GAIN APPROVAL FROM THE SEDIMENT CONTROL INSPECTOR OF THE SITE AND ITS LADING PERMITS NUMBER AT THE TIME OF CONSTRUCTION.
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY OR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES ARE LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE JACK FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

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:
- PREFERRED - APPLY 2 TONS PER ACRE POLYMATIC LIMESTONE (92 LBS/1000 SQ FT) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (23 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL AT TIME OF SEEDING. APPLY 400 LBS PER ACRE 30-0-0 UREAFORM FERTILIZER (9 LBS/1000 SQ FT).
 - ACCEPTABLE - APPLY 2 TONS PER ACRE POLYMATIC LIMESTONE (92 LBS/1000 SQ FT) AND 1000 LBS PER ACRE 10-10-10 FERTILIZER (23 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.
- SEEDING: FOR THE PERIODS MARCH 1 THROUGH APRIL 30 AND JUST 1 THROUGH OCTOBER 15, SEED WITH 60 LBS PER ACRE 1/4 LBS/1000 SQ FT OF KENI 10K31 TALL FESCUE PER ACRE. FOR THE PERIODS APRIL 30 THROUGH MAY 31 AND MAY 1 THROUGH OCTOBER 15, SEED WITH 60 LBS PER ACRE 1/4 LBS/1000 SQ FT OF WEEPING LOVEGRASS. DURING THE PERIODS OCTOBER 16 THROUGH FEBRUARY 28, PROTECT THE SITE BY APPLYING 2 TONS PER ACRE OF WELLS ANCHOR MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) - SEED WITH 60 LBS PER ACRE OF KENTUCKY 31 TALL FESCUE MULCH WITH 2 TONS PER ACRE OF WELLS ANCHOR STRAW.
- MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNNOTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 216 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES, 8 FT. OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

TEMPORARY SEEDBED PREPARATIONS

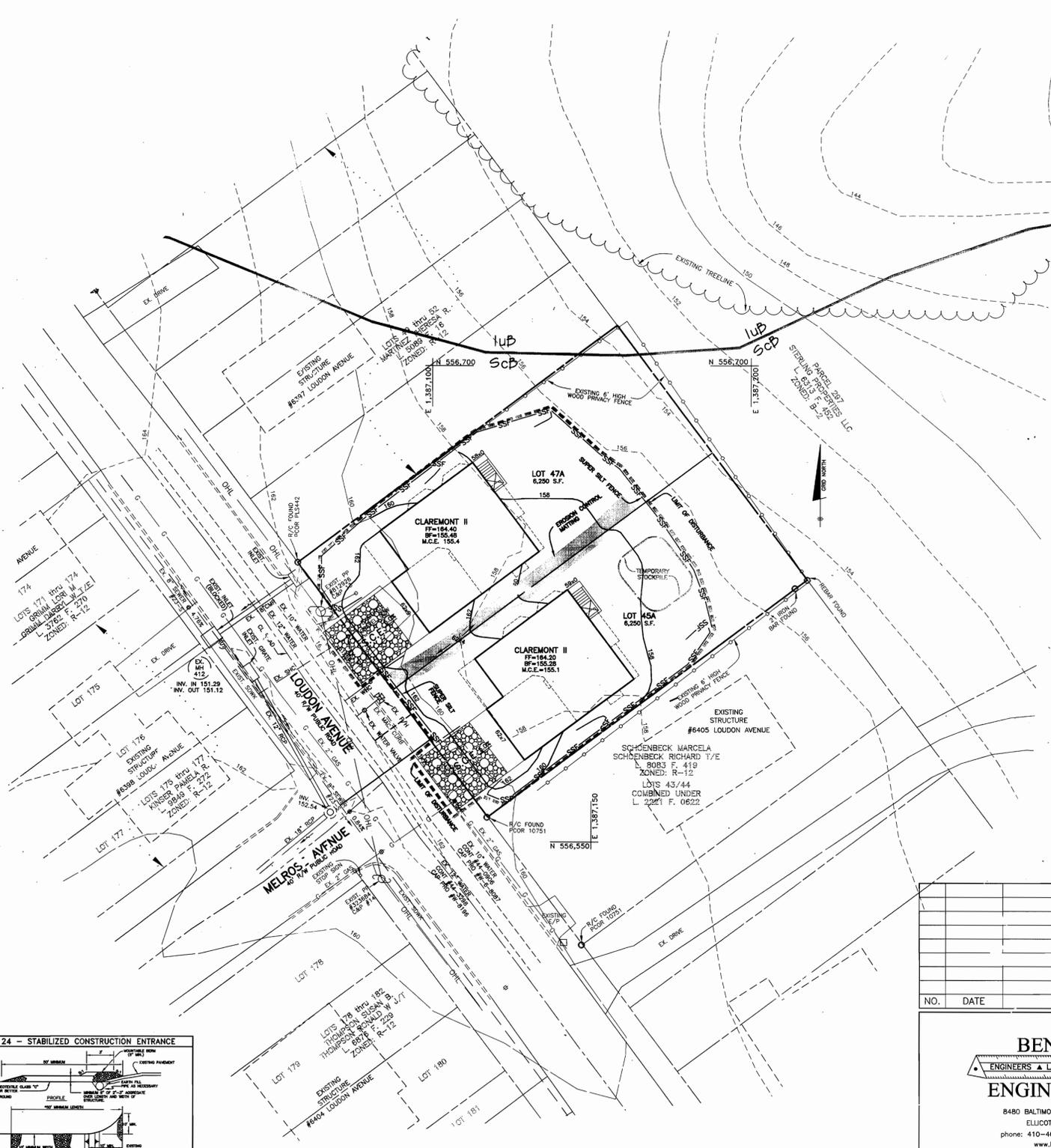
- APPROPRIATE TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.
- SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.
- SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT).
- SEEDING: FOR THE PERIODS MARCH 1 THROUGH APRIL 30 AND FROM AUGUST 15 THROUGH NOVEMBER 15, SEED WITH 2-1/2 BUSHELS PER ACRE OF ANNUAL RYE (3.2 LBS/1000 SQ FT). FOR THE PERIODS MAY 1 THROUGH AUGUST 14, SEED WITH 3 LBS PER ACRE OF WEEPING LOVEGRASS (0.7 LBS/1000 SQ FT). FOR THE PERIOD NOVEMBER 16 THROUGH FEBRUARY 28, PROTECT THE SITE BY APPLYING 2 TONS PER ACRE OF WELLS ANCHOR 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 UNNOTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 216 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES, 8 FT. OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.
- REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

TOPSOIL SPECIFICATIONS

- Topsoil salvaged from the existing site may be used provided that it meets that standards set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experimental Station.
- Topsoil Specifications - Soil to be used as topsoil must meet the following:
 - Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textures and shall contain less than 5% by volume of cinders, stones, slogs, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1-1/2" in diameter.
 - Topsoil must be free of plants or plant parts such as Bermuda grass, quack grass, Johnson grass, nutsedge, poison ivy, thistle, or others as specified.
 - Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.
- For sites having disturbed areas under 5 acres:
 - Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
- For sites having disturbed areas over 5 acres:
 - On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
 - pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.
 - Organic content or topsoil shall be not less than 1.5 percent by weight.
 - Topsoil having soluble salt content greater than 500 parts per million shall not be used.
 - No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14-28 min.) to permit dissipation of phytotoxic materials.
 - Note: Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.
 - Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
- Topsoil Application
 - 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.
 - Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" - 8" higher in elevation.
 - Topsoil shall be uniformly distributed in a 4" - 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and slope. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.
 - Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.
- Alternative for Permanent Seeding - Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:
 - Composted Sludge Material for use as a soil conditioner for sites having 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:
 - 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.
 - Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a pH of 7.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.
 - Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.
 - 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.

SEQUENCE OF CONSTRUCTION

- NOTIFY SEDIMENT CONTROL DIVISION 48 HOURS PRIOR TO START OF CONSTRUCTION
- OBTAIN GRADING PERMIT.
 - INSTALL SEDIMENT CONTROLS THAT ARE NOTED TO BE INSTALLED UNDER THIS SDP.
 - EXCAVATE FOR FOUNDATIONS, ROUGH GRADE AND STABILIZE IN ACCORDANCE WITH TEMPORARY SEEDBED NOTES.
 - CONSTRUCT HOUSES, BACKFILL AND CONSTRUCT DRIVEWAYS.
 - FINAL GRADE AND STABILIZE IN ACCORDANCE WITH PERMANENT SEEDBED NOTES AND FLUSH STORM DRAIN SYSTEM.
 - WITH THE APPROVAL OF THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE ANY REMAINING DISTURBED AREAS.
- * - INDICATES SINGLE HOUSE CONSTRUCTION.



SOILS LEGEND		SOIL TYPE
MAP SYMBOL	SOIL GROUP	
IUB*	C	ILUA LOAM, LOCAL ALLUVIUM, 1 TO 5 PERCENT SLOPES
ScB	B	SANDY AND CLAYEY LOAM, GENTLY SLOPING
* INDICATES HYDRIC SOILS		
TAKEN FROM SOILS SURVEY, ISSUED JULY 1968, MAP NO. 16		

ENGINEER'S CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD COUNTY DISTRICT.
 Donald Maon
 ENGINEER - DONALD A. MASON, P.E. # 21443
 DATE: 4/18/06

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 COUNTY SOIL CONSERVATION DISTRICT.
 R. O. Boy
 CORNERSTONE HOMES, INC.
 DATE: 4/18/06

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS
 Jim Meyer
 NATURE RESOURCES OBSERVATION SERVICE
 DATE: 4/27/06

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.
 John R. Roberts
 HOWARD SCD
 DATE: 4/27/06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Olu Dahunsi
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 Date: 5/2/06
 Cindy Hamilton
 CHIEF, DIVISION OF LAND DEVELOPMENT
 Date: 5/23/06
 David D. Lytle
 DIRECTOR
 Date: 5/24/06

NO.	DATE	REVISION

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
 www.bcl-engineering.com

Donald Maon
 4/18/06

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

PROJECT: HARWOOD PARK
 LOTS 45A AND 47A
 (SINGLE FAMILY DETACHED)

LOCATION: TAX MAP: 38 P/O PARCEL: 873
 GRID: 13 ZONED: R-12
 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE: SEDIMENT AND EROSION CONTROL PLAN

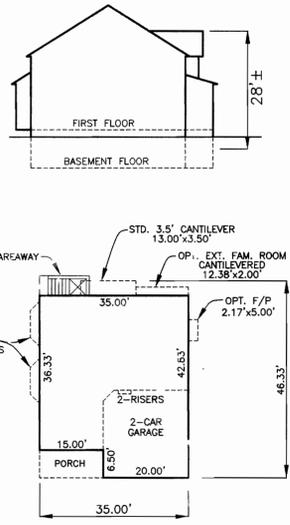
DATE: APRIL, 2006 PROJECT NO. 1880

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

SEDIMENT AND EROSION CONTROL VIEW
 SCALE: 1" = 20'

DETAIL 33 - SUPER SILT FENCE	CONSTRUCTION SPECIFICATIONS	DETAIL 30 - EROSION CONTROL MATTING	CONSTRUCTION SPECIFICATIONS	DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE	CONSTRUCTION SPECIFICATIONS																	
	<ol style="list-style-type: none"> Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Safety for Chain Link Fencing. The specification for a 6" fence shall be used, regardless of fabric and mesh pattern. Chain link fence shall be fastened securely to the fence posts with wire ties. The ties shall be spaced every 24" at the top and end sections. Filter cloth shall be fastened to the chain link fence with wire ties spaced every 24" at the top and end sections. Filter cloth shall be embedded a minimum of 8" into the ground. When two sections of filter cloth adjoin each other, they shall be overlapped by 8" and fastened. Maintenance shall be performed on needed and all bulges removed when "bulges" develop in the silt fence, or when all required 200% of fence height. Filter cloth shall be fastened to each fence post with wire ties or staples at top and end sections and shall meet the following requirements for Geotextile Class F: <table border="1"> <tr> <td>Tensile Strength</td> <td>50 lbs/in. (min.)</td> <td>Test: MS1 509</td> </tr> <tr> <td>Tensile Modulus</td> <td>0.3 lbs/in. (min.)</td> <td>Test: MS1 509</td> </tr> <tr> <td>Flow Rate</td> <td>0.3 lbs/in. (min.)</td> <td>Test: MS1 509</td> </tr> <tr> <td>Filtration Efficiency</td> <td>75% (min.)</td> <td>Test: MS1 522</td> </tr> </table>	Tensile Strength	50 lbs/in. (min.)	Test: MS1 509	Tensile Modulus	0.3 lbs/in. (min.)	Test: MS1 509	Flow Rate	0.3 lbs/in. (min.)	Test: MS1 509	Filtration Efficiency	75% (min.)	Test: MS1 522		<ol style="list-style-type: none"> Length - minimum of 50' (20' for single residence lots). Width - 10' minimum, shall be based on the existing road to provide a turning radius. Materials - Filter cloth shall be placed over the existing ground prior to placing matting. Filter cloth shall be secured to the existing ground with 2x4's spaced every 10' along the length of the matting. Stabilization - A minimum of 10' of 2" or 3" crushed or recycled concrete aggregate shall be placed on top of the matting and the length of the matting shall be stabilized with 2x4's spaced every 10' along the length of the matting. Surface Water - All surface water flowing to or through the stabilized construction entrance shall be directed to the storm drain system. Drainage - The matting shall be placed in a location that will allow for drainage to the storm drain system. Location - A detailed construction entrance shall be located at every point where a driveway or other access is required to the site. Stabilization - A detailed construction entrance shall be located at every point where a driveway or other access is required to the site. 							
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<p>PERMANENT SEEDBED PREPARATIONS</p> <table border="1"> <thead> <tr> <th>Slope</th> <th>Slope Length (feet)</th> <th>Silt Fence Length (feet)</th> </tr> </thead> <tbody> <tr> <td>0 - 10%</td> <td>0 - 10ft</td> <td>Unlimited</td> </tr> <tr> <td>10 - 20%</td> <td>10ft - 5ft</td> <td>200 feet</td> </tr> <tr> <td>20 - 33%</td> <td>5ft - 3ft</td> <td>100 feet</td> </tr> <tr> <td>33 - 50%</td> <td>3ft - 2ft</td> <td>100 feet</td> </tr> <tr> <td>50% +</td> <td>2ft +</td> <td>50 feet</td> </tr> </tbody> </table>	Slope	Slope Length (feet)	Silt Fence Length (feet)	0 - 10%	0 - 10ft	Unlimited	10 - 20%	10ft - 5ft	200 feet	20 - 33%	5ft - 3ft	100 feet	33 - 50%	3ft - 2ft	100 feet	50% +	2ft +	50 feet	<p>U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE</p>			
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APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS
 Robert A. W...
 COUNTY HEALTH OFFICER
 HOWARD COUNTY HEALTH DEPARTMENT
 DATE: 5/22/06



SCHEDULE A PERIMETER LANDSCAPE EDGE			
CATEGORY	ADJ. TO PERIMETER PROP. (1)	ADJ. TO PERIMETER PROP. (2)	ADJ. TO PERIMETER PROP. (3)
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	125'	100'	125'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO
NUMBER OF PLANTS REQUIRED	350'	350'	350'
SHADE TREES	2	2	2
EVERGREEN TREES	-	-	-
OTHER TREES (2:1 SUBSTITUTE) SHRUBS	-	-	-
NUMBER OF PLANTS PROVIDED	350'	350'	350'
SHADE TREES	-	-	-
EVERGREEN TREES	4	4	4
OTHER TREES (2:1 SUBSTITUTE) SHRUBS	-	-	-

LANDSCAPE PLANTING LIST				
SYMBOL	QUANTITY	NAME	REMARKS	DESCRIPTION
	12	PINUS STROBUS (Eastern White Pine)	6' - 8' ht.	EVERGREEN TREES ALONG PERIMETER TO BE PROVIDED BY DEVELOPER

DEVELOPER'S/BUILDER'S CERTIFICATE

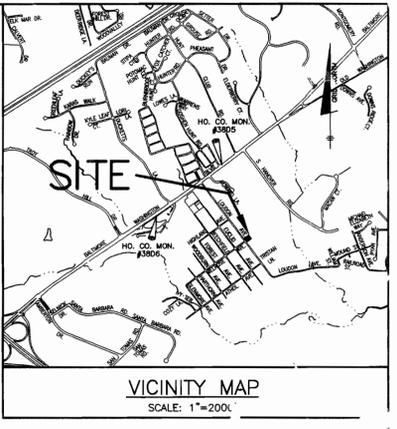
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT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

Brian Boy 4/10/06
BRIAN BOY
CORNERSTONE HOMES, INC. DATE

LANDSCAPE NOTES

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWIT LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATIONS.
- THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- FINANCIAL SURETY FOR THE REQUIRED 12 EVERGREEN TREES IN THE AMOUNT OF \$1,800.00 IS PART OF THE BUILDERS GRADING PERMIT APPLICATION.

BENCH MARKS	
HO. CO. #3805 (NAD '83)	ELEV. 193.71
STAMPED DISC ON CONCRETE MONUMENT BEING 38.8' SOUTHWEST OF A FIRE HYDRANT, 5.6' NORTH OF THE EXISTING CONCRETE CURB ALONG NORTH SIDE OF WASHINGTON BLVD (RT.1)	
N 558,378.581	E 1,386,524.195
HO. CO. #3806 (NAD '83)	ELEV. 175.23
STAMPED DISC ON CONCRETE MONUMENT BEING 44' SOUTHWEST OF A LIGHT POLE & 148' NORTH OF THE GATE AT ATLANTIC SUPPLY CO.	
N 557,155.459	E 1,384,992.262



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS

Robert W. Williams 5/22/06
COUNTY HEALTH OFFICER DATE
HOWARD COUNTY HEALTH DEPARTMENT 590-792

CLAREMONT II
ISSUE: 8/9/02
REVISION: 0/0/0

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-12 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 1-800-281-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- EXISTING TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM A FIELD SURVEY BY BENCHMARK ENGINEERING, INC. IN JANUARY, 2006. CONTOUR INTERVAL IS 2 FEET.
- HORIZONTAL AND VERTICAL DATUM ARE NAD '27 - MONUMENTS: 3805 AND 3806.
- EXISTING UTILITIES SHOWN HAVE BEEN FIELD LOCATED BY BENCHMARK ENGINEERING, INC. IN JANUARY, 2005. IF NECESSARY, CONTRACTOR SHALL ADJUST ANY OR ALL STRUCTURE TOP ELEVATIONS TO MATCH SDP NOTES.
- THERE ARE NO STREAMS, STREAM BUFFERS, WETLANDS, WETLANDS BUFFERS, 100-YR FLOODPLAIN OR STEEP SLOPES LOCATED ON THIS SITE.
- IN ACCORDANCE WITH SECTION 16.8 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS OR EXTERIOR STAIRS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO SETBACKS; PORCHES OR DECKS OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- THERE ARE NO BURIAL GROUNDS, CEMETERY SITES OR HISTORICAL STRUCTURES ON THIS SITE.
- PREVIOUS HOWARD COUNTY FILE NUMBERS: WP-05-144
- 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 DETAIL R-6.05.
- DRIVEWAY SLOPES SHOWN ARE AVERAGE. THE SLOPE AT THE OUTSIDE EDGES COULD 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 WITH AND CHIP COATING (1-1/2" MIN.);
 - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 4" TURNING RADIUS;
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 TONS (125 LOAD/NO.);
 - 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.
- 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 THE 120-DAY PERIOD OF SIGNATURE APPROVAL OF THIS PLAN.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.120(b)(1)(i) OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE LOTS ARE LESS THAN 40,000 S.F.
- MARYLAND AVIATION ADMINISTRATION'S (MAA) OFFICE OF PLANNING AND ENVIRONMENTAL SERVICES (EPES) HAS CONFIRMED THAT THIS PROJECT DOES NOT FALL WITHIN THE BOUNDARIES OF BWI'S AIRPORT NOISE ZONING AND THEREFORE AIRPORT ZONING PERMIT # 06-026 WAS APPROVED ON 2-22-06.
- WP-05-144 A REQUEST TO WAIVE SECTIONS 16.102 AND 16.147 WHICH REQUIRE THE SUBMISSION AND APPROVAL OF A FINAL SUBDIVISION PLAN APPLICATION FOR THE PURPOSE TO ALLOW THE RECORDING IF DEEDS TO CONSOLIDATE FOUR EXISTING LOTS INTO TWO NEW LOTS WAS APPROVED ON 7-28-05 SUBJECT TO THE FOLLOWING CONDITIONS:
 - APPLICANT MUST RECORD NEW DEEDS TO CONSOLIDATE THE LOTS PRIOR TO SUBMISSION OF ANY SITE DEVELOPMENT PLAN AND THE EXISTING STRUCTURE LOCATED ON EACH SUBSISTANT LOT MUST BE RAZED PRIOR TO THE RECORDING OF THE DEEDS.
 - COMPLIANCE WITH DEVELOPMENT ENGINEERING DIVISION COMMENTS 2 AND 3 DATED 7-15-05
 - A SITE DEVELOPMENT PLAN SHALL BE REQUIRED IN ACCORDANCE WITH SECTION 16.150-5(2)(i) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BECAUSE THE SUBJECT LOTS WILL BE RECOMBINED OR MERGED THROUGH THE RECORDING PROCESS SINCE FEBRUARY 7, 1978.
 - A COPY OF THE MAA APPROVAL LETTER MUST ACCOMPANY THE SUBMISSION OF THE SDP APPLICATION.
- LESS THAN 5000 S.F. OF DISTURBANCE WILL OCCUR WITHIN EACH LOT; THEREFORE, STORMWATER MANAGEMENT IS NOT REQUIRED.

ADDRESS CHART	
LOT	STREET ADDRESS
45 A	6401 LOUDON AVENUE
47 A	6399 LOUDON AVENUE

SHC TABLE		
LOT NO.	MIN. CELLAR	SHC INV.
45 A	155.10	151.32
47 A	155.40	151.60

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

SITE ANALYSIS DATA CHART

A.) TOTAL PROJECT AREA	0.29 AC.
B.) AREA OF THIS PLAN SUBMISSION	0.29 AC.
C.) APPROXIMATE LIMIT OF DISTURBANCE	4,842 S.F. (LOT 47A) 4,999 S.F. (LOT 45A)
D.) PRESENT ZONING:	R-12
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)	N/A
H.) TOTAL NUMBER OF UNITS PROPOSED	2
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:	WP-05-144
P.) PROPOSED WATER AND SEWER SYSTEMS:	<input checked="" type="checkbox"/> PUBLIC <input type="checkbox"/> PRIVATE

PERMIT INFORMATION CHART

SUBDIVISION NAME: HARWOOD PARK				
SECTION/AREA:	LOT/PARCEL #	TAX MAP	ELECTION DISTRICT	CENSUS TRACT
45A & 47A	PART OF PARCEL 873	38	FIRST	6012.00
PLAT No. P.B. 60 F. 115	GRID No. 13	ZONE R-12		
WATER CODE A02	SEWER CODE 2150510			

NO.	DATE	REVISION
2	11/7/06	REVISE GRADES ON LOT 47A PER AS-BUILT CONDITIONS
1	11/7/06	REVISE GRADES ON LOT 45A PER AS-BUILT CONDITIONS

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLCOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 • FAX: 410-465-6644
WWW.BEI-CIVILENGINEERING.COM

Donald Moor 4/10/06

OWNER/DEVELOPER: CORNERSTONE HOMES, L.L.C. 9695 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565	PROJECT: HARWOOD PARK LOTS 45A AND 47A (SINGLE FAMILY DETACHED)
LOCATION: TAX MAP: 38 GRID: 13 at ELECTION DISTRICT HOWARD COUNTY, MARYLAND	P/O PARCEL: B/3 ZONED: R-12
TITLE: SITE DEVELOPMENT AND GRADING PLAN	
DATE: APRIL, 2006	PROJECT NO. 1880
SCALE: AS SHOWN	SHEET 1 OF 2
DESIGN: DBT	DRAFT: DBT
CHECK: DAM	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

David Williams 5/2/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Thomas 5/23/06
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Paul A. Wright 5/23/06
DIRECTOR DATE

PLAN VIEW
SCALE: 1" = 20'