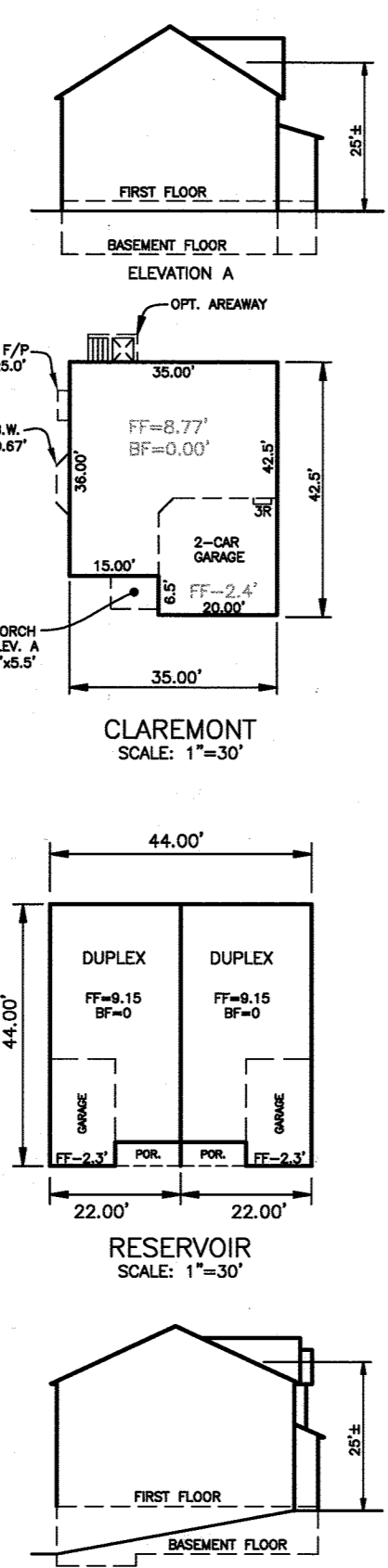


GENERAL NOTES

- SUBJECT PROPERTY IS ZONED R-SC PER THE 10-6-2013 COMPREHENSIVE ZONING PLAN. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, DATED OCTOBER 7, 2007.
- PROJECT LIMITS ARE BASED ON A BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC., ON OR ABOUT JUNE, 2018.
- TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY PREPARED BY BENCHMARK ENGINEERING, INC., DATED FEBRUARY 2021, CONTOUR INTERVAL IS 2' AND SUPPLEMENTED WITH HOWARD COUNTY 2018 GIS TOPOGRAPHY.
- THE COORDINATES SHOWN HEREON ARE BASED UPON HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 4700 AND 4702 WERE USED FOR THIS PROJECT.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- THERE ARE NO STEEP SLOPES (25% OR GREATER) IN EXCESS OF 20,000 SF ON THIS SITE.
- THERE ARE NO FLOODPLANS, STREAMS OR WETLANDS LOCATED ON-SITE.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PLAN.
- THIS SITE IS LOCATED WITHIN THE METROPOLITAN DISTRICT AND THE PLANNED SERVICE AREA. WATER AND SEWER WILL BE PUBLIC CONNECTIONS PROPOSED TO CONTRACT 30-S.
- THESE LOTS ARE EXISTING AND SHALL BE EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION PER SECTION 16.1202(b)(1)(i) OF THE SUBDIVISION REGULATIONS SINCE THE LOTS ARE LESS THAN 40,000 SF IN SIZE.
- THIS SUBDIVISION WAS CREATED PRIOR TO THE EFFECTIVE DATE OF THE 1993 EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ENACTMENT OF THE LANDSCAPE MANUAL AND THESE LOTS ARE CONSIDERED INTERNAL TO THE DEVELOPMENT. LANDSCAPING IS NOT REQUIRED.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.)
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- 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.
- IN ACCORDANCE WITH SECTION 16.108.(b)(28.1)(v), A PRE-SUBMISSION COMMUNITY MEETING FOR THIS PROJECT IS NOT REQUIRED, AS THIS PROJECT IS PART OF A RECORDED SUBDIVISION THAT AUTHORIZED AN EQUAL OR GREATER NUMBER OF RESIDENTIAL UNITS THAN PROPOSED ON THIS PLAN.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- EXISTING UTILITIES SHOWN ARE BASED ON A FIELD SURVEY, HOWARD COUNTY GIS, AND INFORMATION OF RECORD.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE BUILDER'S EXPENSE. CONTRACTOR SHALL ADJUST ELEVATIONS OF STRUCTURES AS NECESSARY.
- SHC ELEVATIONS SHOWN ARE LOCATED AT PROPERTY LINE.
- STORMWATER MANAGEMENT METHODS WERE DESIGNED BASED ON THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II. TREATMENT IS PROVIDED USING ENVIRONMENTAL SITE DESIGN METHODS, INCLUDING ROOFTOP DISCONNECTION PRACTICE (N-1). THE FACILITIES SHALL BE OWNED AND MAINTAINED BY THE LOT OWNER.
- BRL INDICATES ZONING BUILDING RESTRICTION LINE. OTHER RESTRICTIONS MAY APPLY.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY.
- THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.
- TEMPORARY OR PERMANENT SEEDING AND STABILIZATION IS TO BE PERFORMED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR AT THE TIME FRAME PROVIDED WITHIN THE 2011 MD STANDARDS & SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, WHICHEVER IS MORE STRINGENT.
- FOR DRIVEWAY ENTRANCE DETAIL, SEE HOWARD COUNTY STANDARDS DETAIL 6.06.
- THIS PROJECT DISTURBANCE IS LESS THAN 30,000 SF, AND SEDIMENT CONTROL SHALL BE UNDER THE STANDARD SEDIMENT CONTROL PERMIT PLAN PROCESS.
- IF ANY WELL OR SEPTIC ARE FOUND BEFORE AND OR DURING CONSTRUCTION THEY MUST BE PROPERLY ABANDONED WITH DOCUMENTATION SENT TO THE HEALTH DEPT.
- PREVIOUS HOWARD COUNTY FILE REFERENCE: ECP-21-059; F-22-046 PLAT BOOK 111, FOLD 413, PLAT #26018.
- THE EXISTING HOUSE HAS BEEN REMOVED FROM THE PROPERTY.



SITE DEVELOPMENT PLAN

HIGH RIDGE PARK

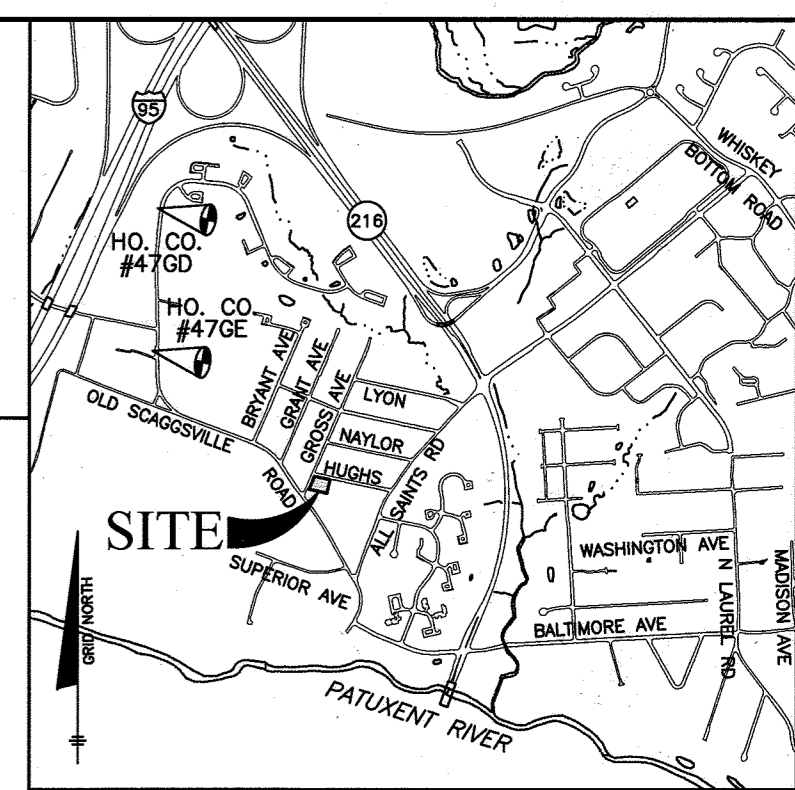
LOTS 394-396

6th ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

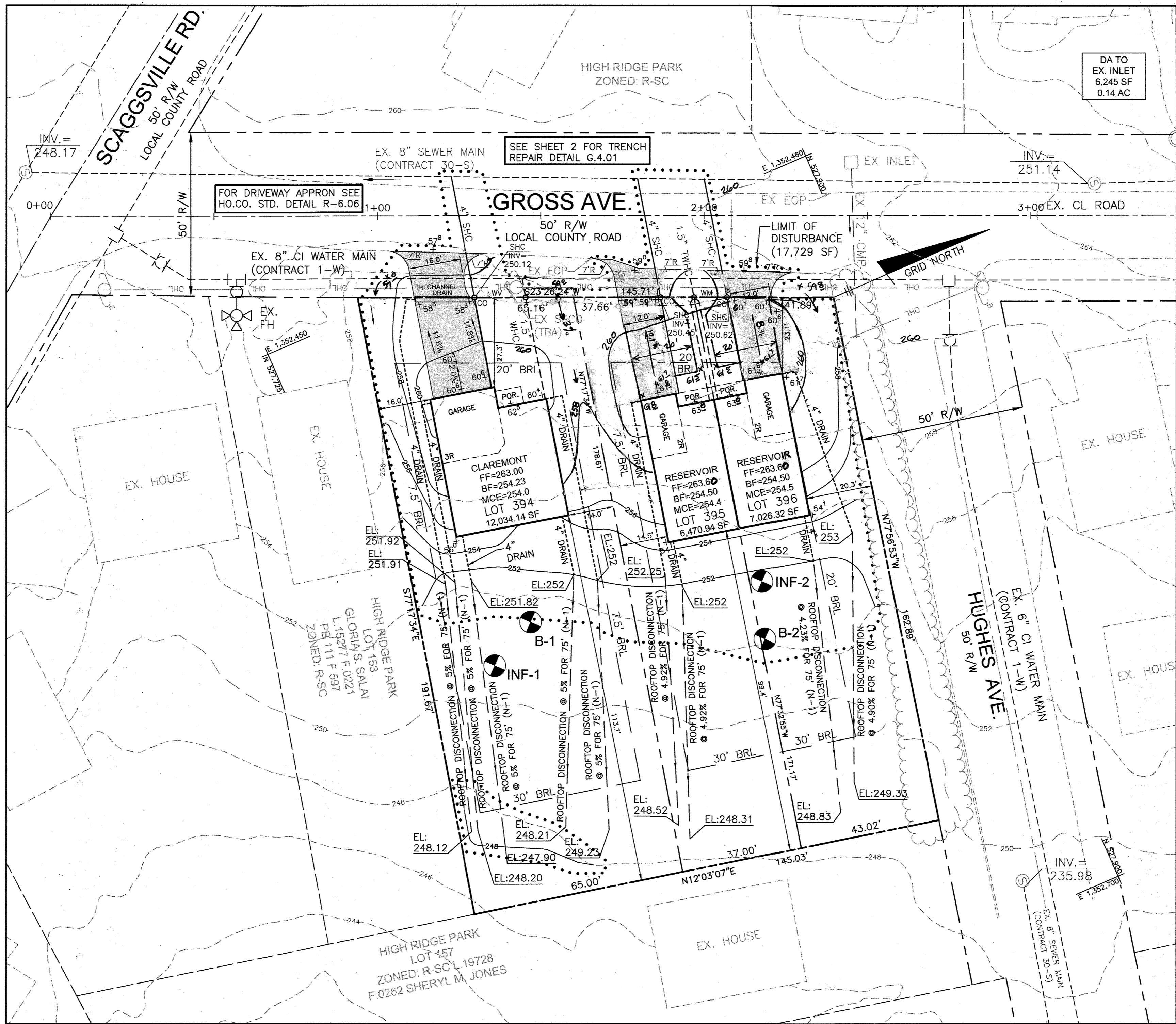
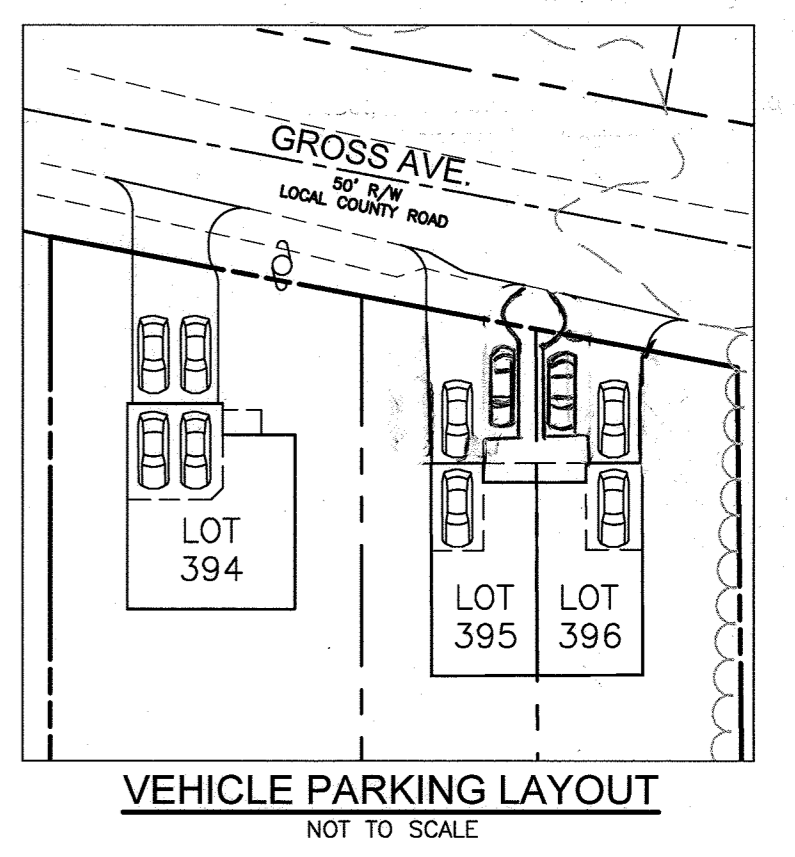
BENCH MARKS (NAD83)

HO. CO. No. 4700	ELEV. 312.32'
NEAR 9028 OLD SCAGGSVILLE ROAD	
6 FEET FROM FIRE HYDRANT	
33.9 FEET FROM BGE 312528	
N 530494.447	E 1350872.301
HO. CO. No. 4706	ELEV. 335.758'
BY 9180 OLD SCAGGSVILLE ROAD	
19.8 FEET FROM WATER METER	
76.5 FEET FROM BGE 31000	
N 529044.964	E 1350854.953



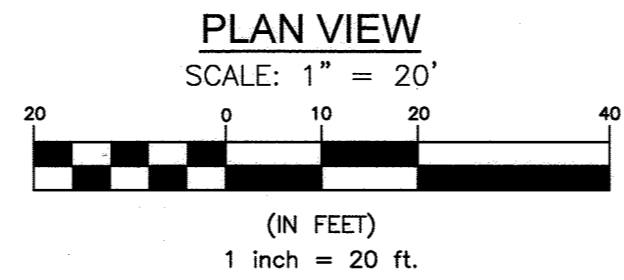
LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- CONTOUR LINES
- LIMIT OF DISTURBANCE
- SOIL DELINEATION
- EXISTING STRUCTURES
- PROPOSED STRUCTURE



SITE ANALYSIS DATA CHART

A) TOTAL PROJECT AREA	0.59 AC.
B) AREA OF THIS PLAN SUBMISSION	0.59 AC.
C) APPROXIMATE LIMIT OF DISTURBANCE	0.52 AC.
D) PRESENT ZONING:	R-SC RESIDENTIAL SINGLE FAMILY SEMI-DETACHED
E) PROPOSED USE OF SITE:	RESIDENTIAL SINGLE FAMILY SEMI-DETACHED
F.) TOTAL NUMBER OF UNITS ALLOWED AS SHOWN ON FINAL PLATS)	3
G.) TOTAL NUMBER OF UNITS PROPOSED	3
H.) REQUIRED PARKING PER UNIT:	2.5 SPACES
I.) PROVIDED PARKING PER UNIT:	4 SFD (2 GARAGE AND 2 DRIVEWAY) 3 SFA (1 GARAGE AND 2 DRIVEWAY) 3 SFA (1 GARAGE AND 2 DRIVEWAY)
J.) APPLICABLE DPZ FILE REFERENCES:	ECP-21-059; F-22-046
K) MAXIMUM LOT COVERAGE (BY STRUCTURE)	60%
L) LOT COVERAGE	19% (LOT 394)
M) LOT COVERAGE	19% (LOT 395)
N) LOT COVERAGE	19% (LOT 396)
O.) PROPOSED WATER AND SEWER SYSTEMS:	X PUBLIC PRIVATE



NOTE: THE MODERATE INCOME HOUSING UNIT REQUIREMENT DOES NOT APPLY TO THIS SDP, AS THE SUBDIVISION WAS CREATED PRIOR TO THE IMPLEMENTATION OF 2013 MHU REQUIREMENTS, AND NO NEW LOTS ARE BEING CREATED.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

DATE	5/20/2022
DATE	5/20/2022
DATE	5/23/2022
DATE	

STORMWATER MANAGEMENT PRACTICES

LOT NO.	ADDRESS	ROOFTOP DISCONNECT (N-1)
394	9253 GROSS AVE.	5
395	9249 GROSS AVE.	2
396	9245 GROSS AVE.	2

THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/ BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT 410-313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF ANY WORK.

THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.

NOTE: THE CONTRACTOR SHALL TEST PIT IN AREAS OF EXISTING UTILITIES TO VERIFY LOCATION AND DEPTHS.

ADDRESS CHART

LOT No.	ADDRESS
394	9253 GROSS AVE.
395	9249 GROSS AVE.
396	9245 GROSS AVE.

SHEET INDEX

No.	DESCRIPTION
1	SITE DEVELOPMENT AND GRADING PLAN
2	STORMWATER MANAGEMENT PLAN, NOTES AND DETAILS
3	SEDIMENT AND EROSION CONTROL NOTES AND DETAILS

PERMIT INFORMATION CHART

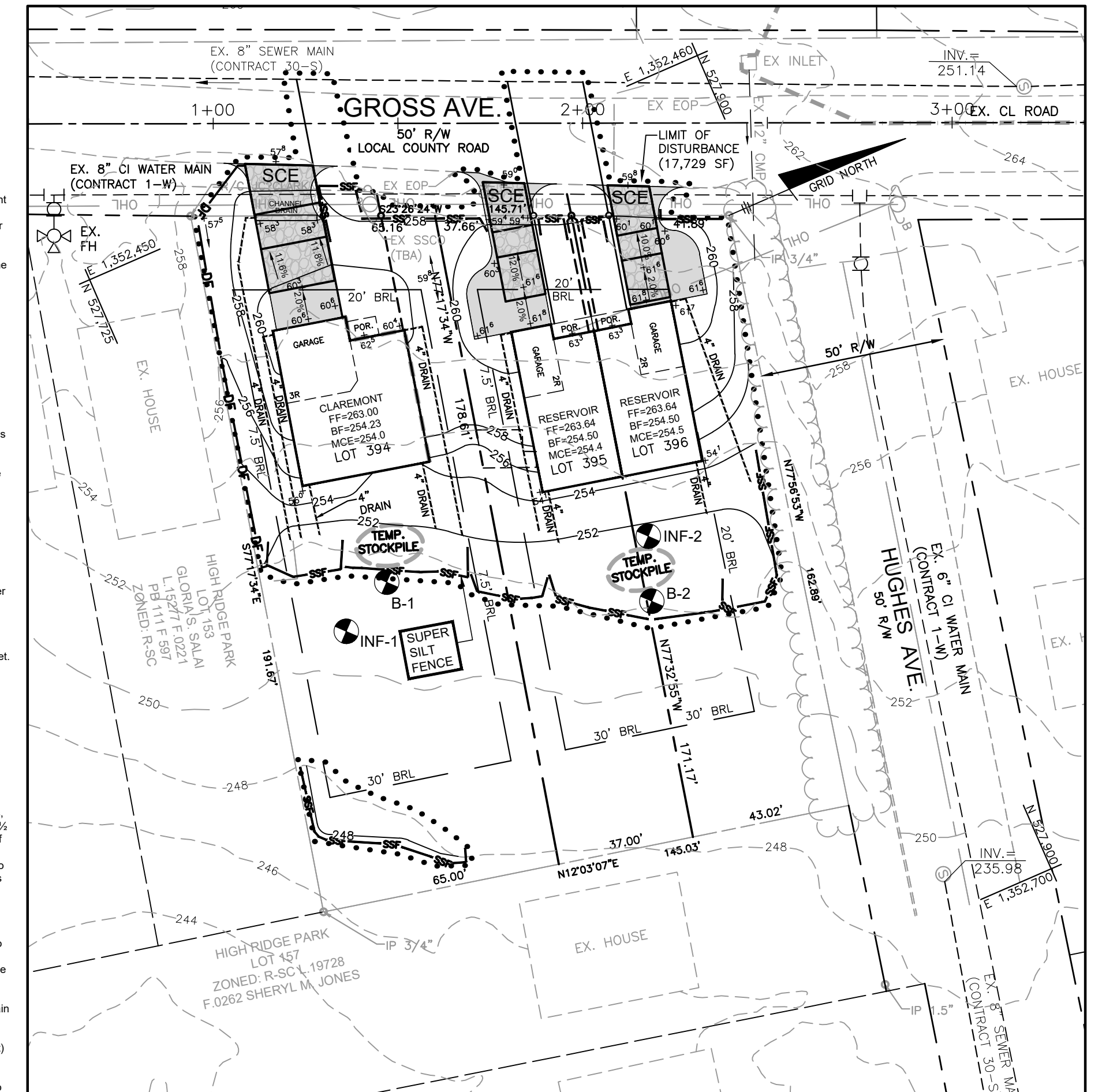
SUBDIVISION NAME:	SECTION/AREA:	LOT	PARCEL #		
HIGH RIDGE PARK	N/A	LOTS 394-396	413		
PLAT No.	GRID No.	ZONE	TAX MAP	ELECTION DISTRICT	CENSUS TRACT
26018	2	R-SC	50	6TH	6.069.06

<p>NO. 10-10-22</p> <p>DATE AND ASSOCIATED GRADING REVISION</p> <p>10-10-22 Revise Driveway Configuration - lots 395/396</p>	<p>Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer (civil/land) in the State of Maryland, License No. 22390, F.M.A.S.E., 6-30-2023.</p> <p>BENCHMARK ENGINEERING, INC.</p> <p>8480 BALTIMORE NATIONAL PIKE A SUITE 315 4 ELICOTT CITY, MARYLAND 21043 (P) 410-465-8105 (F) 410-465-8844 WWW.BE-CIVILENGINEERING.COM</p>
<p>OWNER/DEVELOPER:</p> <p>CORNERSTONE HOMES, LLC 9693 GERWIG LANE, SUITE L COLUMBIA, MD 21046 410-792-2565</p>	<p>HIGH RIDGE PARK</p> <p>LOTS 394-396 PLAT #26018 SINGLE FAMILY AND SEMI-DETACHED DUPLEX UNITS</p> <p>LAUREL, MD 21075 TAX MAP: 50 GRID: 02 PARCEL: 413 ELECTION DISTRICT NO. 6 HOWARD COUNTY, MARYLAND</p> <p>SITE DEVELOPMENT AND GRADING PLAN</p> <p>DATE: APRIL, 2022 BEI PROJECT NO. 3054</p> <p>DESIGN: LDD DRAFT: LDD SCALE: AS SHOWN SHEET 1 OF 3</p>

Table with 2 columns: Section Header (e.g., B-4.2 STANDARDS AND SPECIFICATIONS) and Content (e.g., SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS). Includes sub-sections for VEGETATIVE STABILIZATION, SOIL PREPARATION, and SOIL AMENDMENTS.

Table with 2 columns: Section Header (e.g., B-4.3 STANDARDS AND SPECIFICATIONS) and Content (e.g., SEEDING, MULCHING). Includes sub-sections for SEEDING, MULCHING, and SOIL AMENDMENTS.

Table with 2 columns: Section Header (e.g., B-4.4 STANDARDS AND SPECIFICATIONS) and Content (e.g., PERMANENT STABILIZATION). Includes sub-sections for PERMANENT STABILIZATION, SEED MIXTURES, and SOIL AMENDMENTS.



HOWARD SOIL CONSERVATION DISTRICT (HSCD) STANDARD SEDIMENT CONTROL NOTES. A list of 15 numbered notes detailing construction and maintenance requirements for sediment control structures.

Table with 2 columns: Section Header (e.g., B-4.1 STANDARDS AND SPECIFICATIONS) and Content (e.g., VEGETATIVE STABILIZATION). Includes sub-sections for VEGETATIVE STABILIZATION, SOIL PREPARATION, and SOIL AMENDMENTS.

Table with 2 columns: Section Header (e.g., B-4.2 STANDARDS AND SPECIFICATIONS) and Content (e.g., SEEDING, MULCHING). Includes sub-sections for SEEDING, MULCHING, and SOIL AMENDMENTS.

Table with 2 columns: Section Header (e.g., B-4.3 STANDARDS AND SPECIFICATIONS) and Content (e.g., PERMANENT STABILIZATION). Includes sub-sections for PERMANENT STABILIZATION, SEED MIXTURES, and SOIL AMENDMENTS.

Table 6.1: Temporary Seeding for Site Stabilization. A table listing plant species, seeding rates, and recommended seeding dates for various zones.

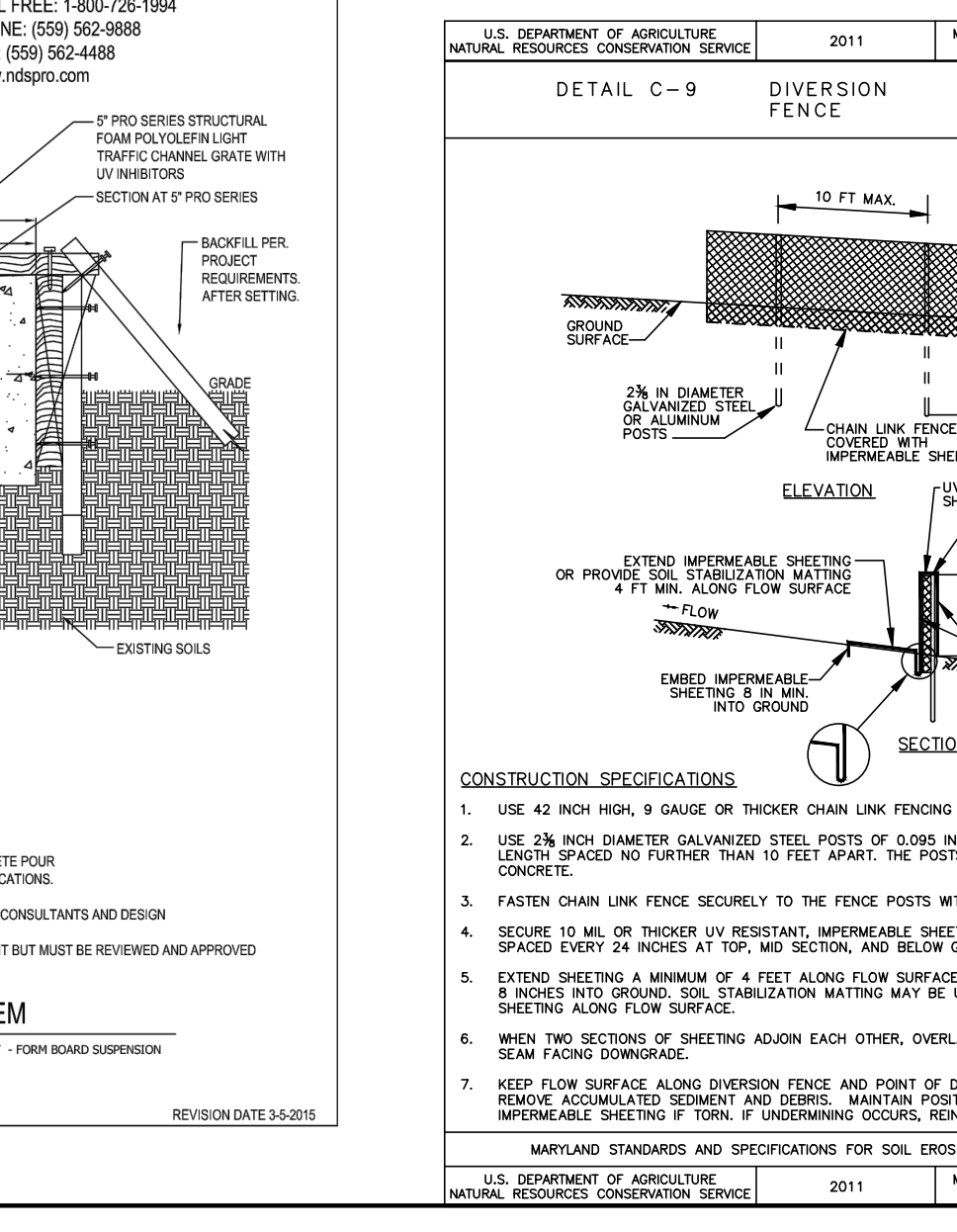
Table with 2 columns: Section Header (e.g., B-4.4 STANDARDS AND SPECIFICATIONS) and Content (e.g., TEMPORARY STABILIZATION). Includes sub-sections for TEMPORARY STABILIZATION, SOIL PREPARATION, and SOIL AMENDMENTS.

Table with 2 columns: Section Header (e.g., B-4.5 STANDARDS AND SPECIFICATIONS) and Content (e.g., DIVERSION FENCE). Includes sub-sections for DIVERSION FENCE, SOIL PREPARATION, and SOIL AMENDMENTS.

Table with 2 columns: Section Header (e.g., B-4.6 STANDARDS AND SPECIFICATIONS) and Content (e.g., SUPER SILT FENCE). Includes sub-sections for SUPER SILT FENCE, SOIL PREPARATION, and SOIL AMENDMENTS.

Table 6.2: Permanent Seeding Summary. A table summarizing permanent seeding rates for various zones and species.

ENGINEER'S CERTIFICATE section for Christopher Malaqari, dated 2022-05-10. Includes signature, title, and project details.



CONSTRUCTION SPECIFICATIONS. A list of 7 numbered items detailing the materials and installation requirements for the erosion control structures.

CONSTRUCTION SPECIFICATIONS. A list of 5 numbered items detailing the materials and installation requirements for the erosion control structures.

LEGEND. A table defining the symbols used in the sediment control plan, such as STABILIZED CONSTRUCTION ENTRANCE, DIVERSION FENCE, and SUPER SILT FENCE.

ENGINEERING, INC. logo and contact information. Includes address, phone, and website details.