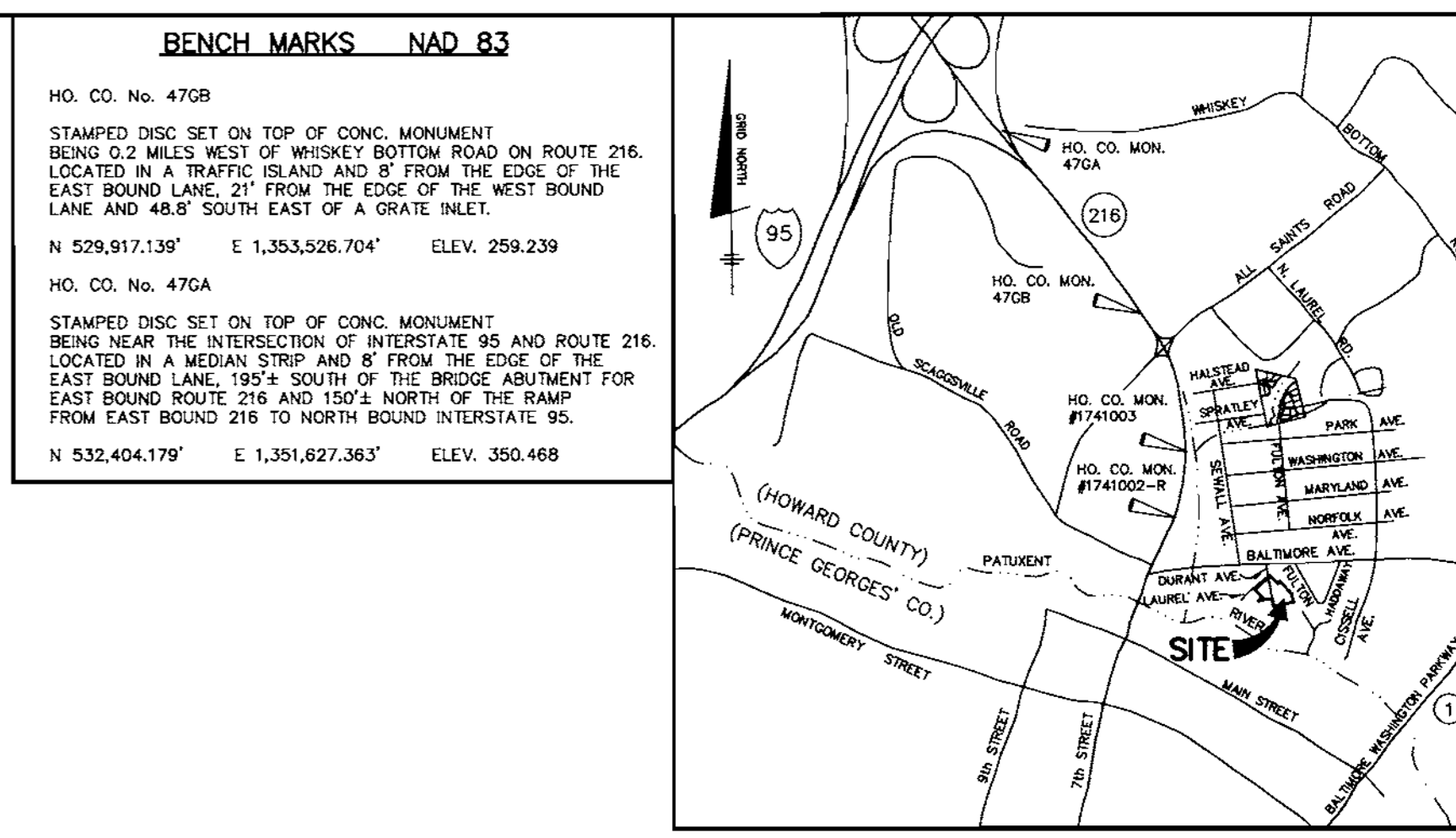
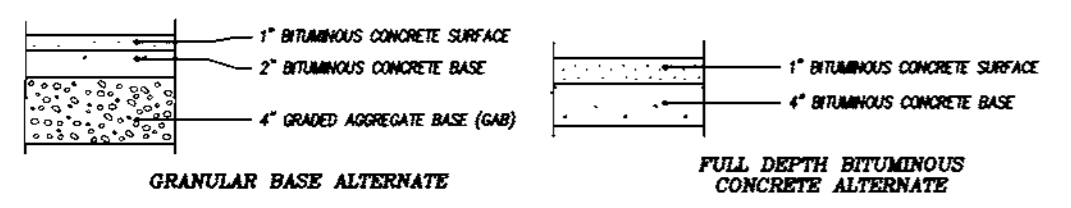
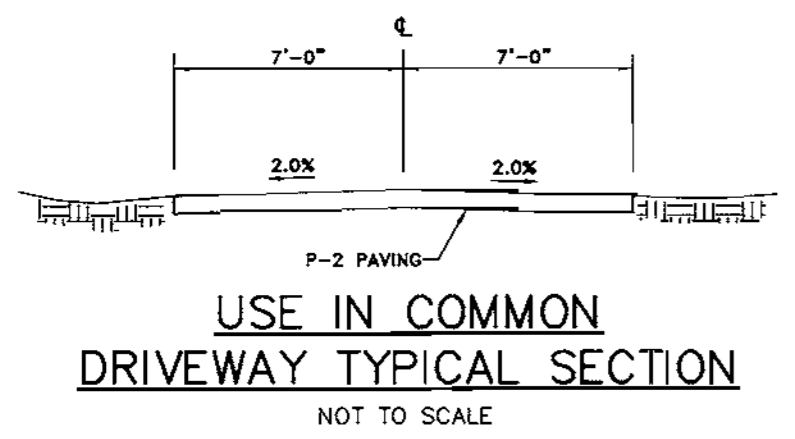


# SITE DEVELOPMENT PLAN NORTH LAUREL PARK DURANT AVENUE

## LOTS 8-11 BLOCK 8 AND LOTS 1, 31-34 BLOCK 11 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND



VICINITY MAP  
SCALE: 1" = 2000'

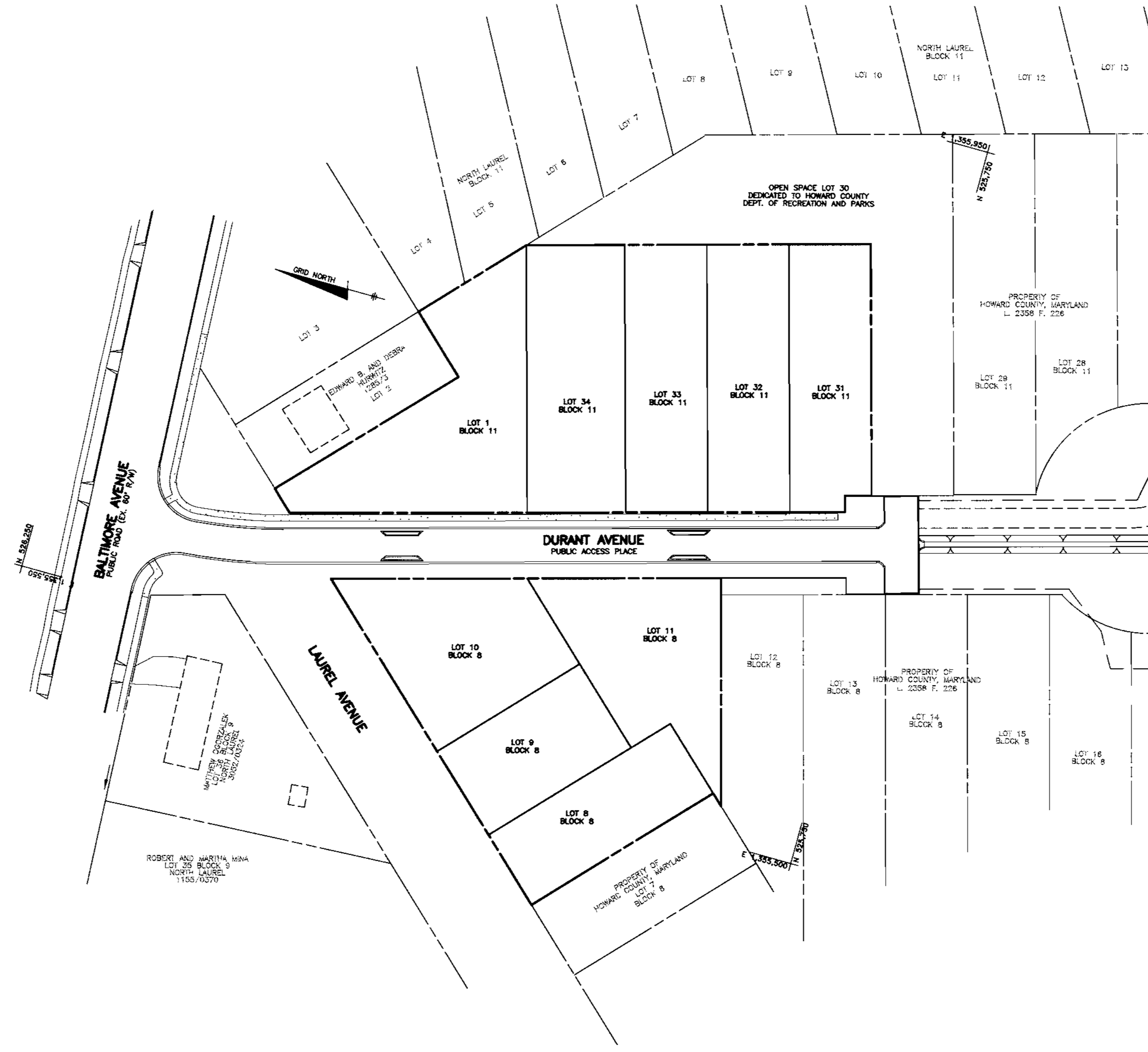


PAVING SECTION P-1  
NOT TO SCALE

LOT NO.	MIN. CELLAR	SHC INV.
8, BLOCK 8	174.28	170.2
9, BLOCK 8	176.67	172.8 *
10, BLOCK 8	180.22	176.3 *
11, BLOCK 8	177.30	173.4 *
1, BLOCK 11	180.00	175.9
31, BLOCK 11	176.50	172.2 *
32, BLOCK 11	177.40	173.0 *
33, BLOCK 11	178.30	173.9 *
34, BLOCK 11	179.50	175.1 *

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

SITE ANALYSIS DATA CHART	
A.) TOTAL PROJECT AREA	2.96 AC.
B.) AREA OF THIS PLAN SUBMISSION	1.78 AC.
C.) APPROXIMATE LIMIT OF DISTURBANCE	1.39 AC.
D.) PRESENT ZONING:	R-SC
E.) PROPOSED USE OF SITE:	SFD
F.) FLOOR SPACE PER LOT	N/A
G.) TOTAL NUMBER OF UNITS ALLOWED AS SHOWN ON FINAL PLAT(S)	9
H.) TOTAL NUMBER OF UNITS PROPOSED	9
I.) MAXIMUM NUMBER OF EMPLOYEES PER USE	N/A
J.) NUMBER OF PARKING SPACES REQUIRED BY HO. CO. ZONING REGULATIONS	N/A
K.) NUMBER OF PARKING SPACES PROVIDED	N/A
L.) OPEN SPACE ON-SITE PERCENTAGE OF GROSS AREA	0.00 AC. 0%
M.) AREA OF RECREATIONAL OPEN SPACE REQUIRED PERCENTAGE OF GROSS AREA PROVIDED	0.00 AC. 0.00 AC.
N.) BUILDING COVERAGE OF SITE PERCENTAGE OF GROSS AREA	N/A 0%
O.) APPLICABLE DPZ FILE REFERENCES:	F-00-82
P.) PROPOSED WATER AND SEWER SYSTEMS:	<input checked="" type="checkbox"/> PUBLIC <input type="checkbox"/> PRIVATE



PLAN VIEW  
SCALE: 1" = 50'

LOT No.	STREET ADDRESS
8, BLOCK 8	9612 DURANT AVENUE
9, BLOCK 8	9608 DURANT AVENUE
10, BLOCK 8	9604 DURANT AVENUE
11, BLOCK 8	9616 DURANT AVENUE
1, BLOCK 11	9605 DURANT AVENUE
31, BLOCK 11	9621 DURANT AVENUE
32, BLOCK 11	9617 DURANT AVENUE
33, BLOCK 11	9613 DURANT AVENUE
34, BLOCK 11	9609 DURANT AVENUE

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

PERMIT INFORMATION CHART					
SUBDIVISION NAME:		SECTION/AREA:	LOT/PARCEL #		
NORTH LAUREL PARK DURANT AVENUE		BLOCKS 8 AND 11	BLK 8: 8-11 BLK 11: 1, 31-34		
PLAT Nos.	BLOCK No.	ZONE	TAX MAP	ELECTION DISTRICT	CENSUS TRACT
14719	3	R-SC	50	6	6069.03
WATER CODE		SEWER CODE			
C-05		7104000			

- ### GENERAL NOTES
- THE SUBJECT PROPERTY IS ZONED R-SC PER THE 10-18-93 COMPREHENSIVE ZONING PLAN.
  - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION AT (410)313-1880 AT LEAST FIVE(5) WORKING DAYS PRIOR TO THE START OF WORK.
  - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
  - TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM ROAD CONSTRUCTION PLANS F-00-82. CONTOUR INTERVAL IS 2 FEET.
  - HORIZONTAL AND VERTICAL DATUM ARE NAD '83 - MONUMENTS 47GA AND 47GB.
  - ALL ROADWAYS ARE PUBLIC.
  - EXISTING UTILITIES SHOWN HAVE BEEN TAKEN FROM CONTRACT DRAWINGS #24-3723-D AND ROAD CONSTRUCTION PLANS F-00-82. IF NECESSARY, CONTRACTOR SHALL ADJUST ALL TOP ELEVATIONS TO MATCH SDP GRADES.
  - STORMWATER MANAGEMENT IS PROVIDED FOR THESE LOTS UNDER ROAD CONSTRUCTION PLANS F-00-82 BY MEANS OF DETENTION.
  - THERE ARE NO WETLANDS, WETLAND BUFFERS, STREAM BUFFERS, STEEP SLOPES OR 100-YEAR FLOODPLAIN LOCATED ON THIS SITE.
  - IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS: BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 18 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
  - WOB INDICATES WALKOUT BASEMENT.
  - PREVIOUS HOWARD COUNTY FILE NUMBER: F-00-82
  - THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.
  - ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE BUILDERS EXPENSE.
  - BRL INDICATES BUILDING RESTRICTION LINE.
  - FOR DRIVEWAY ENTRANCE DETAIL SEE HOWARD COUNTY STANDARD DETAILS R-6.03 & R-6.05.
  - HOUSES/GARAGES WILL BE SITED ON LOTS SO THAT A SECOND CAR, IF PARKED IN THE DRIVEWAY, WILL NOT OVERHANG THE USE-IN-COMMON ACCESS DRIVEWAY.
  - DRIVEWAY SLOPES SHOWN ARE AVERAGE. THE SLOPE AT THE OUTSIDE EDGES COULD BE FLATTER OR STEEPER DEPENDING ON GRADE OF ROADWAY.
  - THIS PROJECT IS EXEMPT FROM PERIMETER LANDSCAPE REQUIREMENTS AS THE PROPERTY WAS RECORDED PRIOR TO THE ADOPTION OF THE LANDSCAPE MANUAL, AND NO NEW LOTS ARE BEING CREATED. HOWEVER, STREET TREES WERE PROVIDED UNDER THE ROAD CONSTRUCTION PLANS F-00-82.
  - THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE PROPERTY WAS RECORDED PRIOR TO THE FOREST CONSERVATION ACT AND NO ADDITIONAL LOTS ARE BEING CREATED.
  - GENERIC BOXES LOCATED ON THE REAR BUILDING RESTRICTION LINE MAY HAVE LIMITATIONS TO THE SIZE OF DECKS ALLOWED ON CERTAIN MODELS.
  - DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    - WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE).
    - SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING.
    - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
    - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
    - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
    - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
    - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
  - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chief, Development Engineering Division*  
5/10/01 DATE

*Chief, Division of Land Development*  
5/22/01 DATE

*Director*  
5/22/01 DATE

**BENCHMARK**  
ENGINEERS • LAND SURVEYORS • PLANNERS

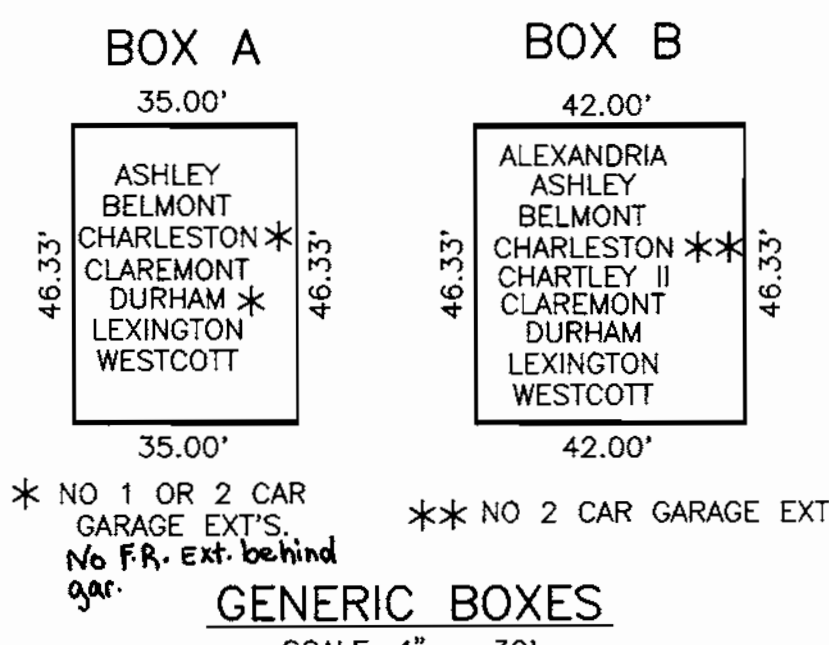
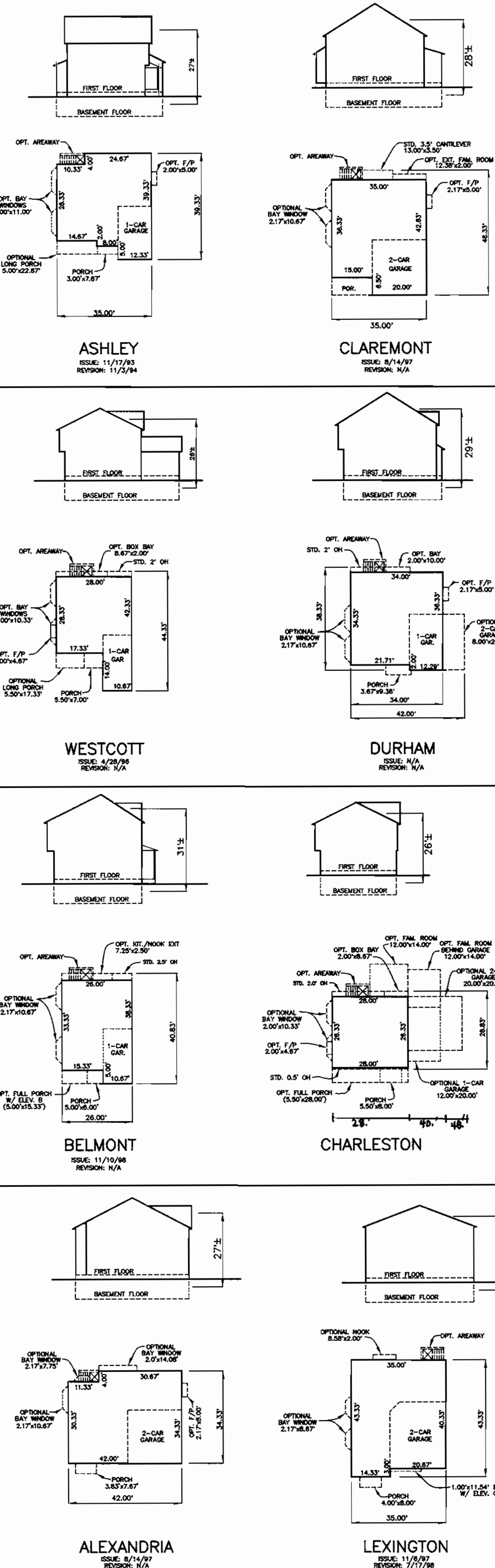
**ENGINEERING, INC.**

8480 BALTIMORE NATIONAL PIKE & SUITE 418  
ELLCOTT CITY, MARYLAND 21043  
PHONE: 410-465-6105 FAX: 410-465-6844

*Donald Moan*

5/3/01

OWNER/DEVELOPER:	PROJECT:
CORNERSTONE HOMES, INC. 9691 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565	<b>NORTH LAUREL PARK DURANT AVENUE</b> BLOCK 8' LOTS 8-11; BLOCK 11' LOT 1 AND LOTS 31-34
LOCATION:	TAX MAP: 50, GRID: 3 PARCEL: 425 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE:	TITLE SHEET F-00-82
DATE:	MARCH, 2001 MAY, 2001
DESIGN: DBT	DRAFT: DBT
CHECK: DAM	PROJECT NO. 1025
SCALE: 1" = 30'	SHEET 1 OF 3



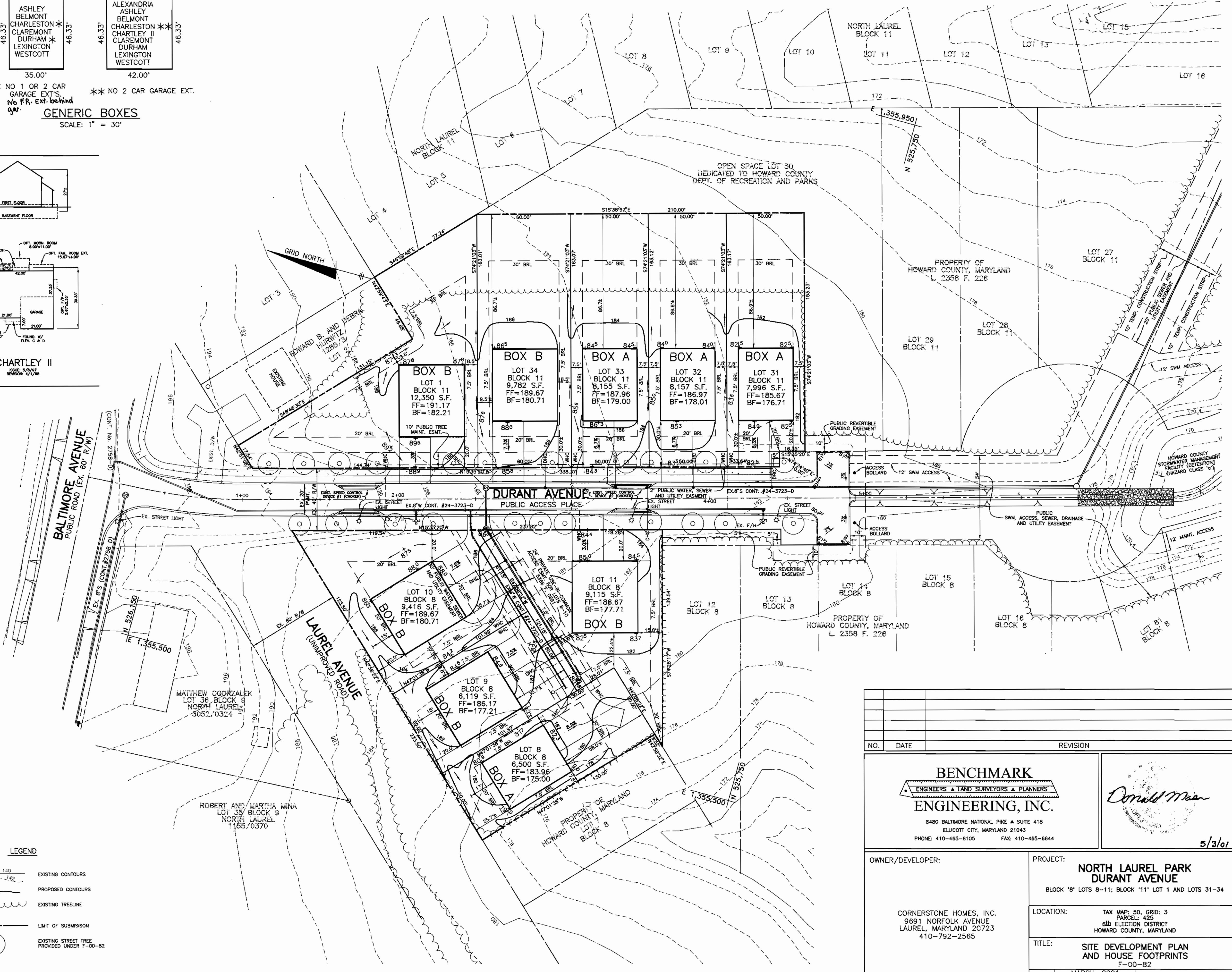
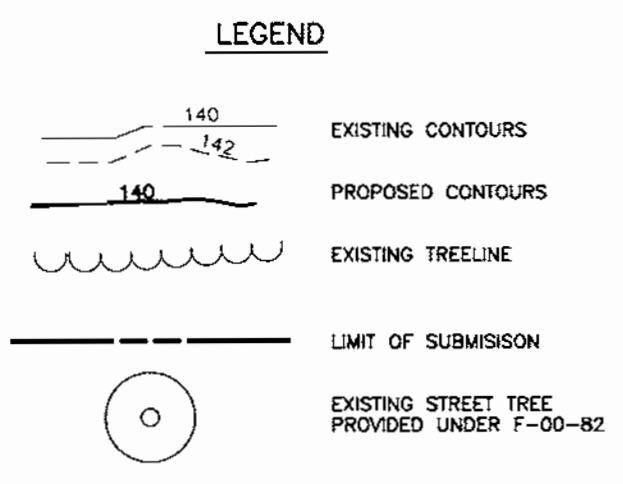
**HOUSE FOOTPRINTS**  
SCALE: 1" = 30'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 5/18/01  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE

*[Signature]* 5/20/01  
CHIEF, DIVISION OF LAND DEVELOPMENT  
DATE

*[Signature]* 5/22/01  
DIRECTOR  
DATE



NO.	DATE	REVISION

**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

*Donald Man*

5/3/01

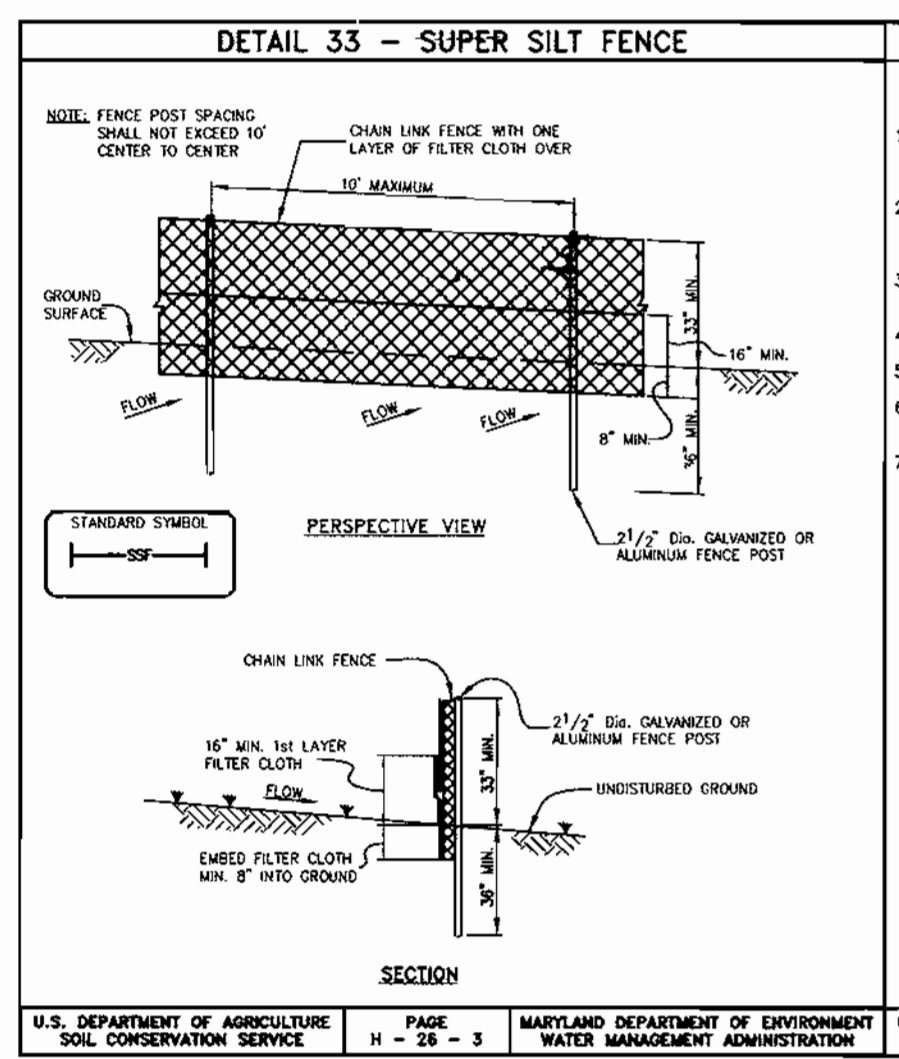
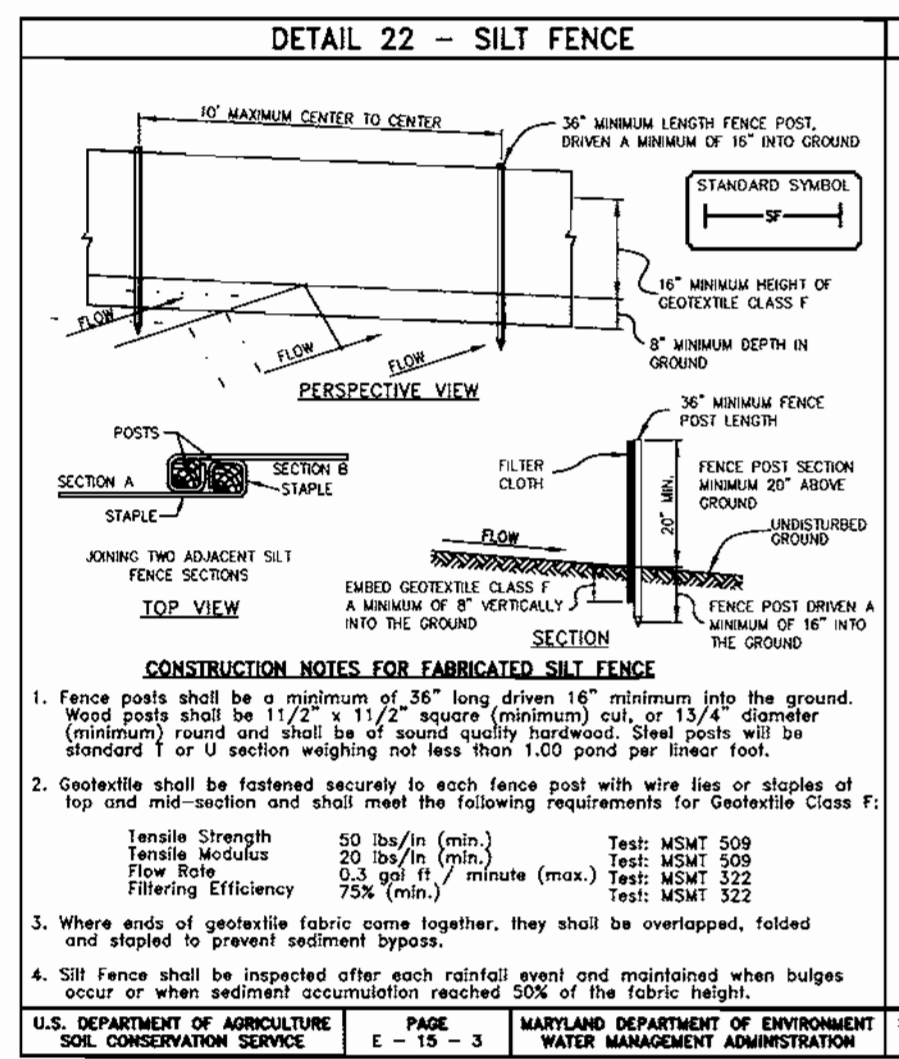
OWNER/DEVELOPER:	PROJECT:
CORNERSTONE HOMES, INC. 9691 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565	<b>NORTH LAUREL PARK DURANT AVENUE</b> BLOCK '8' LOTS 8-11; BLOCK '11' LOT 1 AND LOTS 31-34
LOCATION:	TAX MAP: 50, GRID: 3 PARCEL: 425 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE:	<b>SITE DEVELOPMENT PLAN AND HOUSE FOOTPRINTS</b> F-00-82
DATE:	MARCH, 2001 MAY, 2001
DESIGN: DBT	DRAFT: DBT
CHECK: DAM	PROJECT NO. 1025
SCALE: 1" = 30'	SHEET 2 OF 3

SEDIMENT CONTROL NOTES

- 1. A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION LICENSING AND PERMITS...
2. 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...
3. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1...
4. ALL SEDIMENT TRAPS/BASINS SHALL BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE...
5. 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...
6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR...
7. SITE ANALYSIS:
TOTAL AREA OF SITE (THIS SUBMISSION) 1.78 ACRES
AREA DISTURBED 1.39 ACRES
AREA TO BE ROOFED OR PAVED 0.58 ACRES
AREA TO BE VEGETATIVELY STABILIZED 0.81 ACRES
TOTAL CUT 1025 CY
TOTAL FILL 1275 CY
OFFSITE WASTE/BORROW AREA LOCATION \*
\*IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY THE SPILL/BORROW SITE AND NOTIFY AND OBTAIN APPROVAL FROM THE SEDIMENT CONTROL INSPECTOR OF THE SITE AND ITS GRADING PERMIT NUMBER AT THE TIME OF CONSTRUCTION...
8. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - Section 1 - Vegetative Stabilization Methods and Materials...
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 MAINTENANCE OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING OTHER BUILDING OR STRUCTURE. APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE...
11. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACK FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

PERMANENT SEEDBED PREPARATIONS

- 1. PREFERRED - APPLY 2 TONS PER ACRE DOLOMITE LIMESTONE (92 LBS/1000 SQ FT) AND 600 LBS PER ACRE FERTILIZER (14 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).
2. ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITE 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 AUGUST 1 THROUGH OCTOBER 15, SEED WITH 60 LBS PER ACRE (1.4 LBS/1000 SQ FT) OF CRACKDOCK 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE (.09 LBS/1000 SQ FT) OF WEEPING LOWGRASS. DURING THE PERIOD OF OCTOBER 16 THROUGH FEBRUARY 28, SEED WITH 60 LBS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOD. OPTION (3) SEED WITH 60 LBS PER ACRE OF KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS PER ACRE OF WELL ANCHORED STRAW.
MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.
MAINTENANCE: INSPECT ALL SEEDED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.



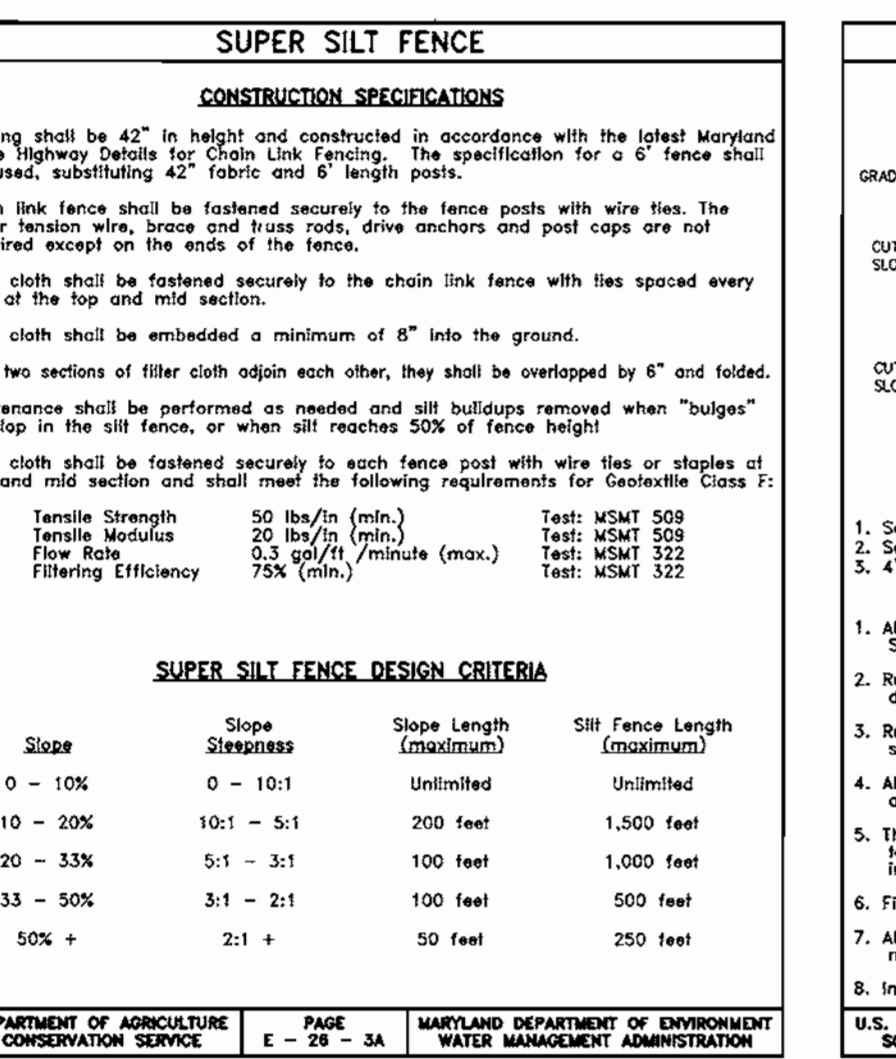
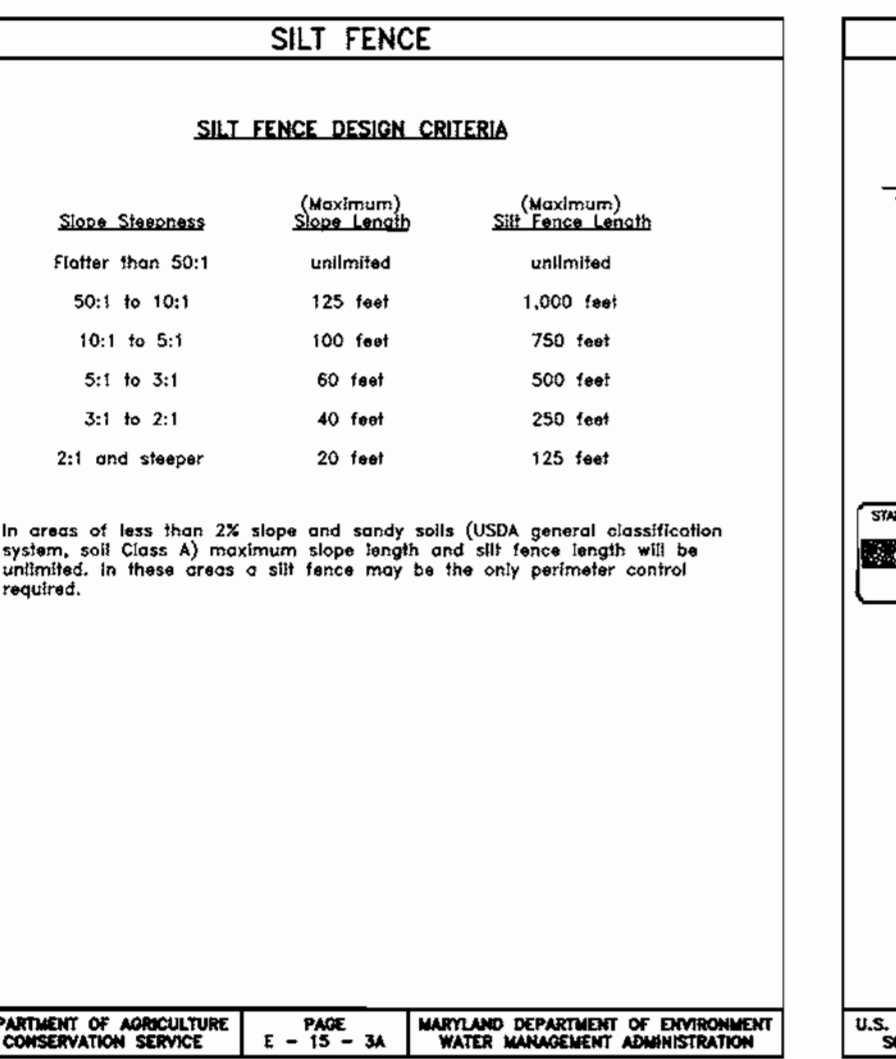
TOPSOIL SPECIFICATIONS

- 1. 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-NRCS in cooperation with Maryland Agricultural Experiment Station.
2. Topsoil Specifications - Soil to be used as topsoil must meet the following:
i. 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. Topsoil shall not be a mixture of contrasting textures, subsoil and shall contain less than 1% by volume of cloners, stones, logs, coarse fragments, gravel, stumps, roots, trash, or other materials larger than 1-1/2 inch in diameter.
ii. 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.
iii. Where the subsoil is either highly acidic or composed of heavy clay, ground limestone shall be spread at the rate of 4-8 tons/acre (500-400 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.
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 relating fertilizer and lime amendments required to bring soil into compliance with the following:
a. 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.
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 soil 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.
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.
ii. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
v. Topsoil Application
1. When topsoiling, maintain needed erosion and sediment control practices such as diversions, grass 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, altered, or higher in elevation.
iii. 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 adding or seeding or soil proceed from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.
iv. 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 seed preparation.
v. 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 applied by, or originate from, a person or persons that are permitted (at the time of application 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. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.
c. Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.
iv. 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 time application rate.
References: Guidelines Specifications, Soil Preparation and Seeding, MD-VA, Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institute, Revised 1975.

SEQUENCE OF CONSTRUCTION

- NOTIFY SEDIMENT CONTROL DIVISION 48 HOURS PRIOR TO START OF CONSTRUCTION
DAY 1 - 1. OBTAIN GRADING PERMIT.
DAY 2-8 2. INSTALL SEDIMENT CONTROLS THAT ARE NOTED TO BE INSTALLED UNDER THIS SDP. THE EXISTING CONTROLS THAT WERE INSTALLED UNDER F-00-82 THAT ARE TO REMAIN SHALL BE INSPECTED AND/OR MODIFIED AS SHOWN ON PLAN TO ENSURE THEY MEET COMPLIANCE WITH SPECIFICATIONS. ANY REMAINING CONTROLS INSTALLED UNDER F-00-82 THAT WILL NOT BE UTILIZED UNDER THIS SDP SHALL BE REMOVED BY THE DEVELOPER.
DAY 9-12 3. EXCAVATE FOR FOUNDATIONS, ROUGH GRADE AND STABILIZE IN ACCORDANCE WITH TEMPORARY SEEDBED NOTES.
DAY 13-82 4. CONSTRUCT STRUCTURES, BACKFILL AND CONSTRUCT DRIVEWAYS.
DAY 83-87 5. FINAL GRADE AND STABILIZE IN ACCORDANCE WITH PERMANENT SEEDBED NOTES AND FLUSH STORM DRAIN SYSTEM.
DAY 88-91 6. WITH THE APPROVAL OF THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE ANY REMAINING DISTURBED AREAS.
\* - INDICATES SINGLE HOUSE CONSTRUCTION.

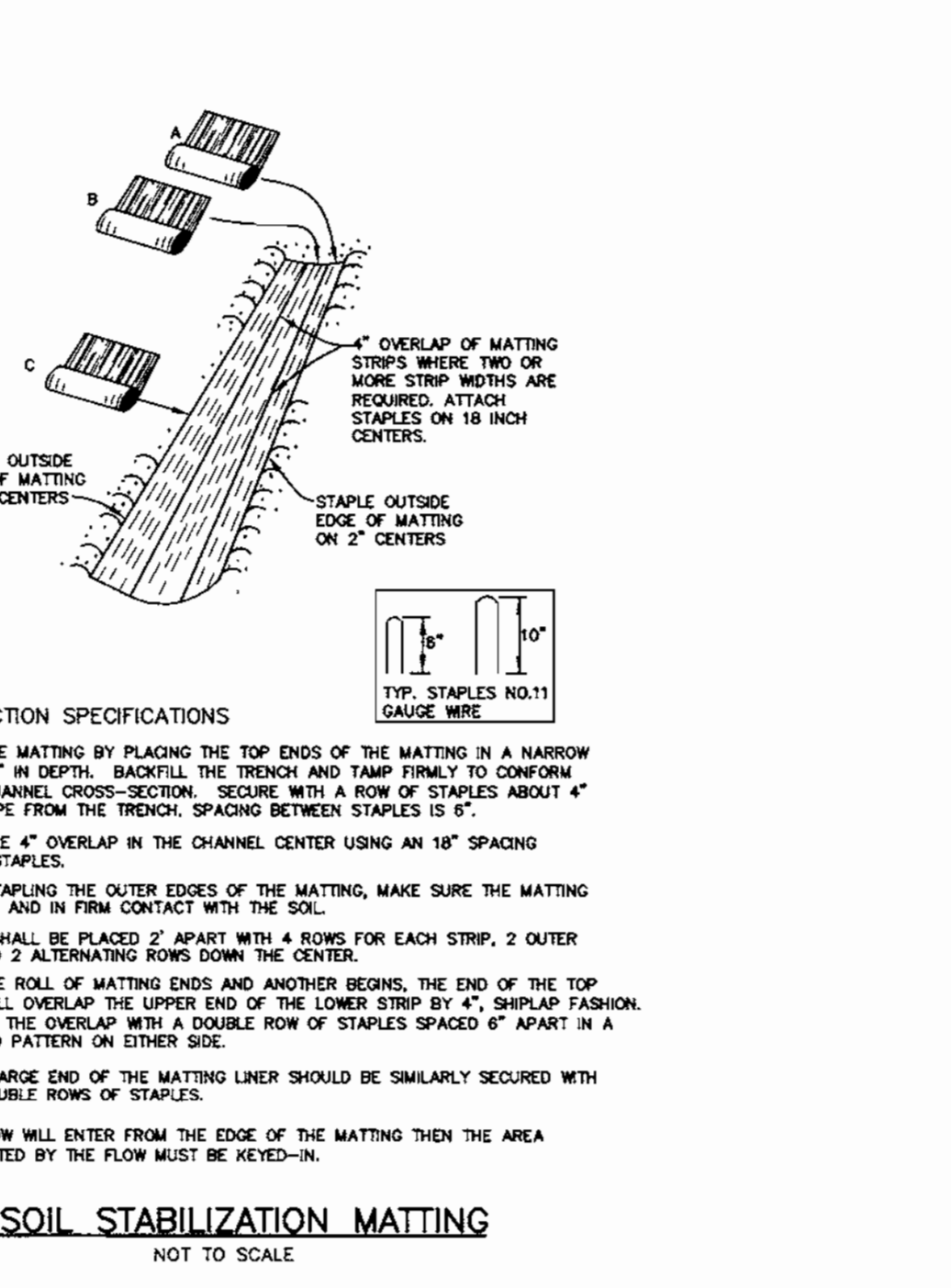
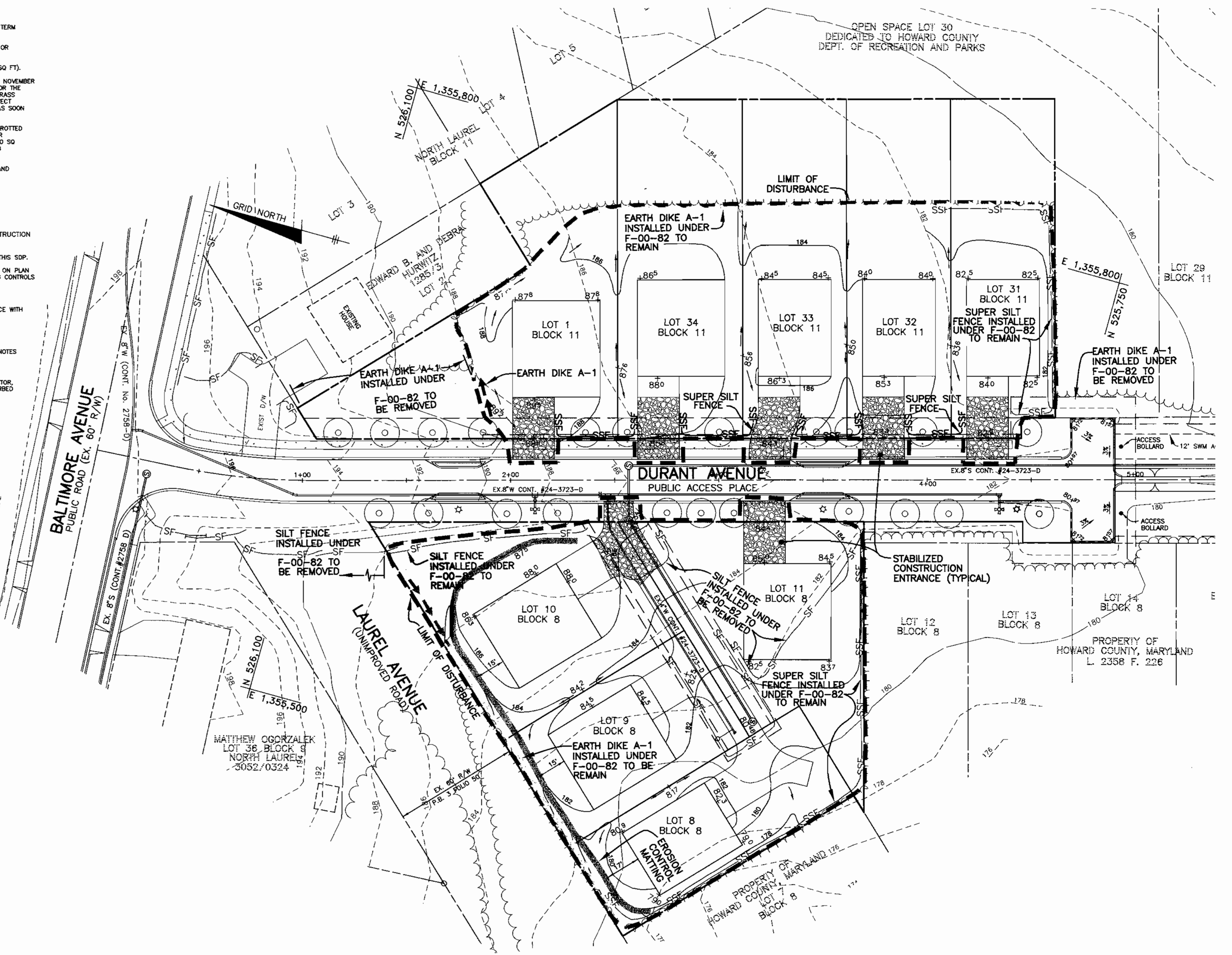
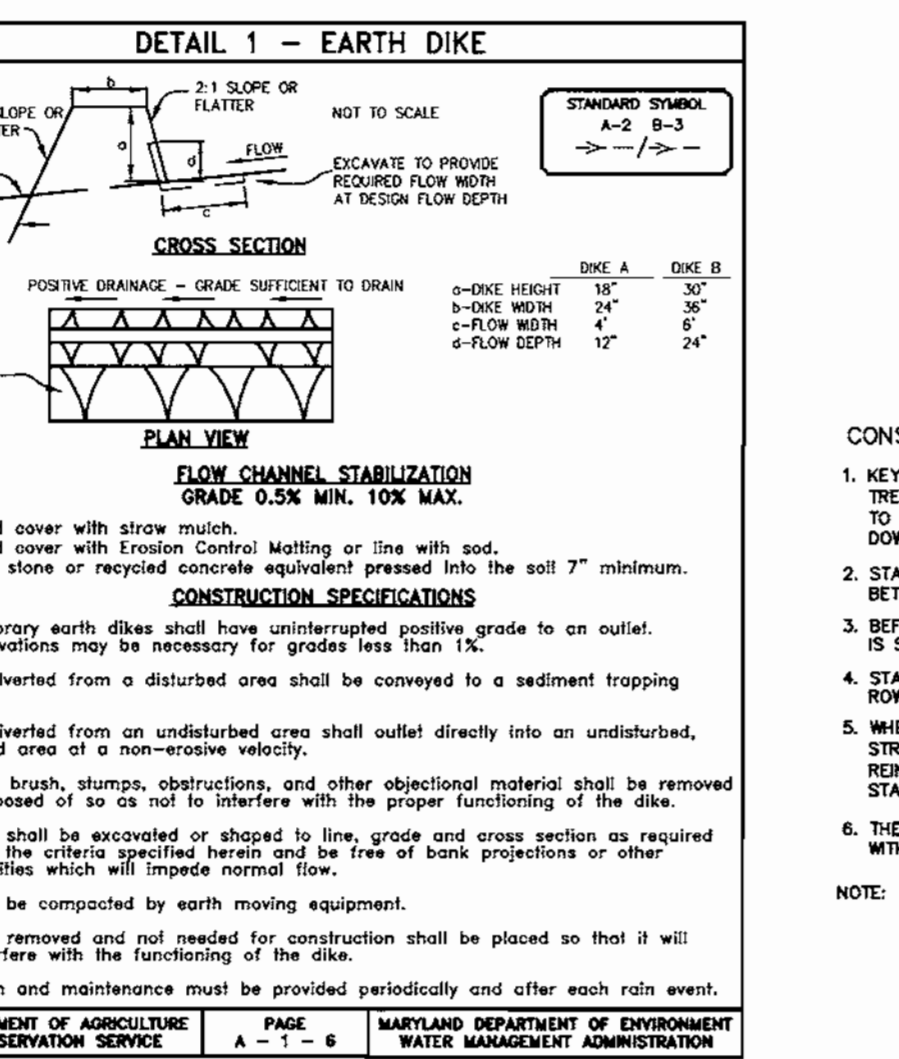
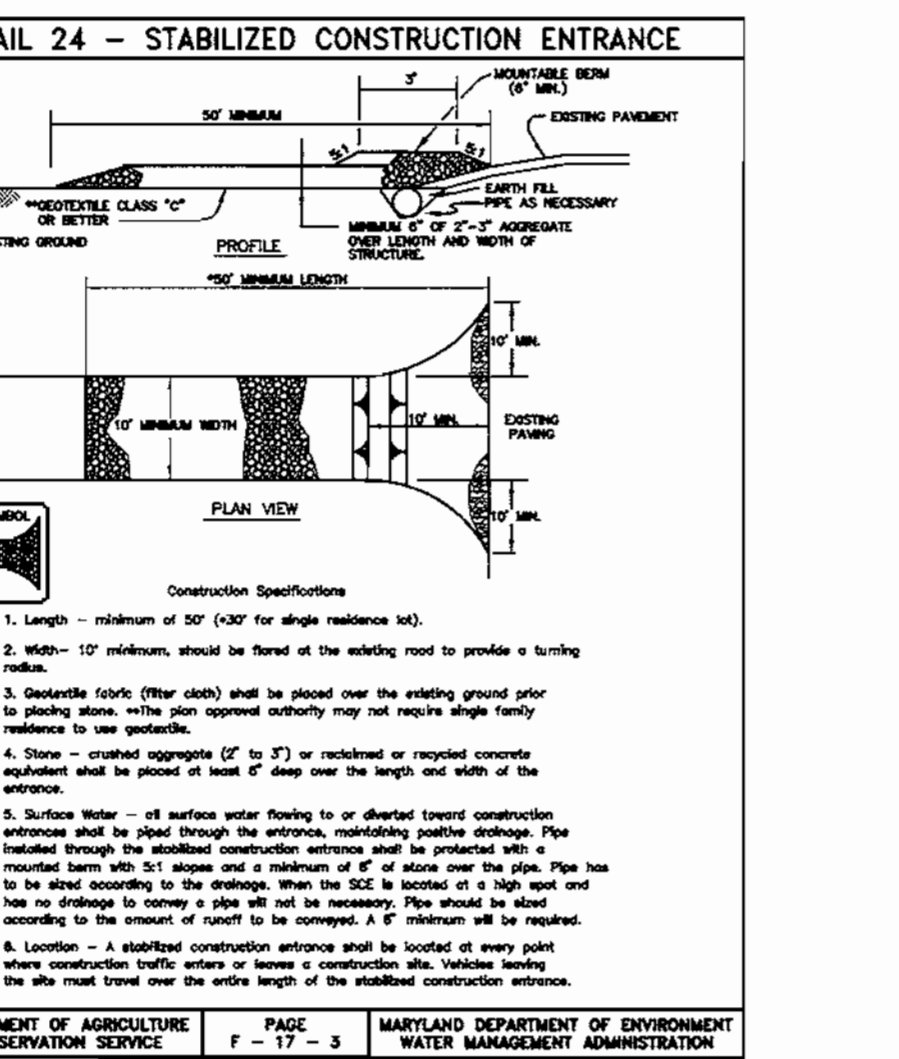
- NOTE: 1. SEDIMENT CONTROL LOCATION AND IMPLEMENTATION SHOWN ON THESE PLANS IS SUBJECT TO REVISION IN THE FIELD AT THE DISCRETION OF THE SEDIMENT CONTROL INSPECTOR.
2. EROSION CONTROL MATTING SHALL BE PLACED IN SWALES WHERE DEEMED NECESSARY UNTIL VEGETATION IS ESTABLISHED OR SODD SHOULD BE USED.
1. 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 applied by, or originate from, a person or persons that are permitted (at the time of application 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. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.
c. Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.
iv. 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 time application rate.
References: Guidelines Specifications, Soil Preparation and Seeding, MD-VA, Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institute, Revised 1975.



TEMPORARY SEEDBED PREPARATIONS

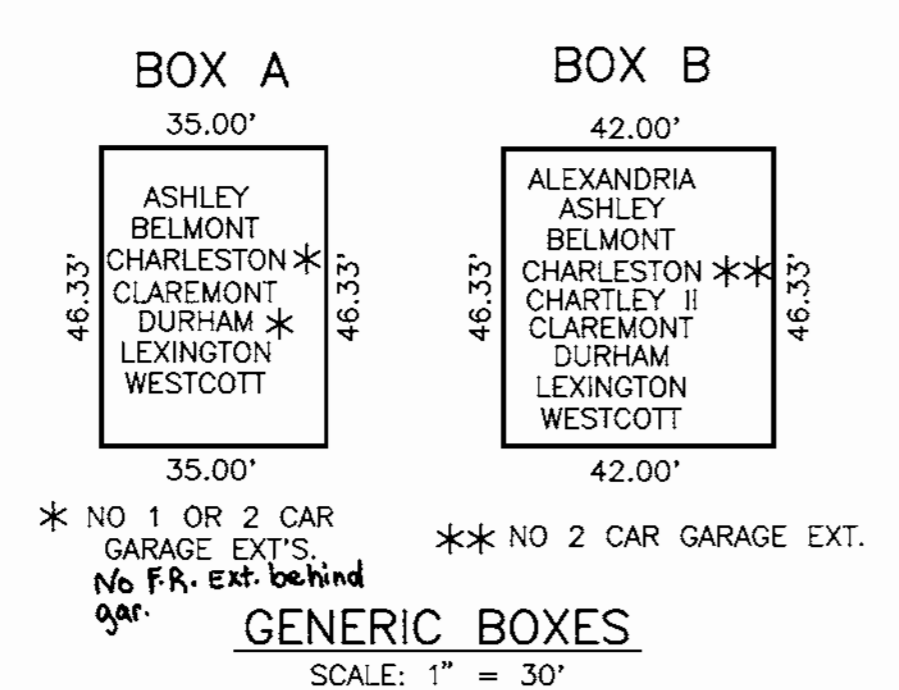
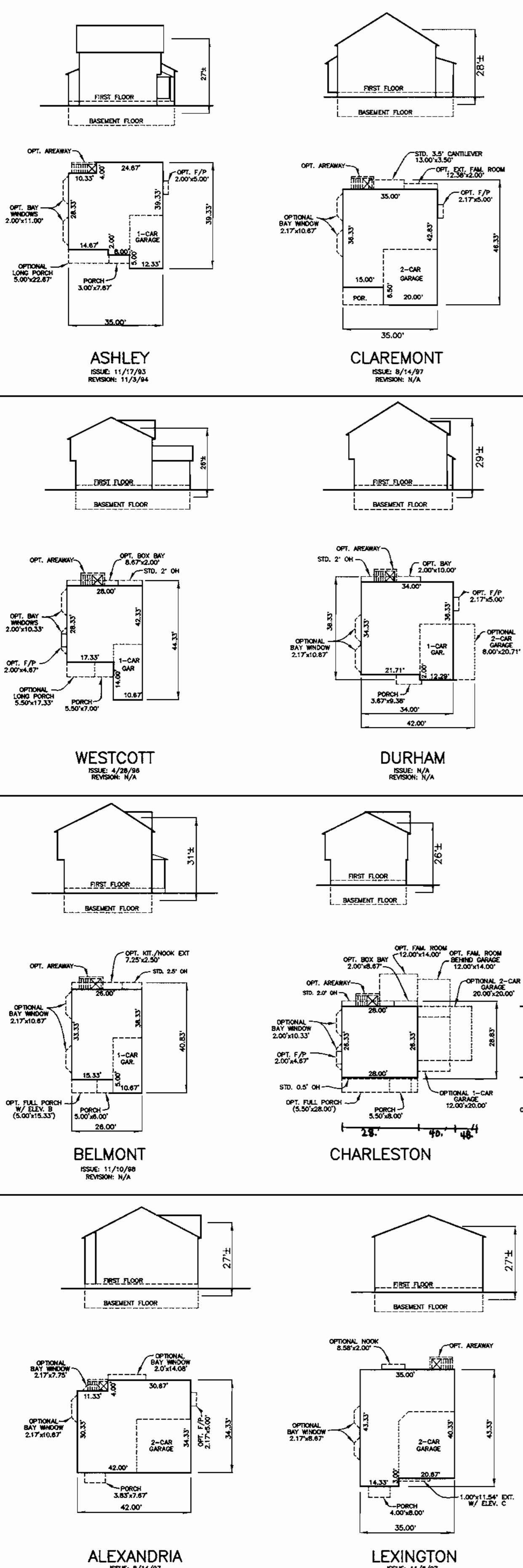
- APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.
SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.
SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT).
SEEDING: FOR PERIOD MARCH 1 THROUGH APRIL 30 AND FROM AUGUST 1 THROUGH NOVEMBER 15, SEED WITH 2-1/2 BUSSELS PER ACRE OF ANNUAL RYE (3.2 LBS/1000 SQ FT). FOR PERIOD MAY 1 THROUGH AUGUST 14, SEED WITH 3 LBS PER ACRE OF WEEPING LOWGRASS (.07 LBS/1000 SQ FT). FOR THE PERIOD NOVEMBER 16 THROUGH FEBRUARY 28, PROTECT 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 UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 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.

- 1. KEY-IN THE MATTING BY PLACING THE ENDS OF THE MATTING IN A NARROW TRENCH 8" IN DEPTH. BACKFILL THE TRENCH AND TAMP FIRMLY TO CONFORM TO THE CHANNEL CROSS-SECTION. SECURE WITH A ROW OF STAPLES AND 4" DOWN SLOPE FROM THE TRENCH. SPACING BETWEEN STAPLES IS 16".
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 SMOOTH AND IN FIRM CONTACT WITH THE SOIL.
4. STAPLES SHALL BE PLACED 2' APART WITH A ROWS FOR EACH STRIP, 2 OUTER ROWS, AND 2 ALTERNATING ROWS DOWN THE CENTER.
5. WHERE ONE ROLL OF MATTING ENDS AND ANOTHER BEGINS, THE END OF THE TOP STRIP SHALL OVERLAP THE UPPER END OF THE LOWER STRIP BY 4". SHAPLAP FASHION. REINFORCE THE OVERLAP WITH A DOUBLE ROW OF STAPLES SPACED 8" APART IN A STAGGERED PATTERN ON EITHER SIDE.
6. THE DISCHARGE END OF THE MATTING LINER SHOULD BE SIMILARLY SECURED WITH WITH 2 DOUBLE ROWS OF STAPLES.
NOTE: IF FLOW WILL ENTER FROM THE EDGE OF THE MATTING THEN THE AREA EFFECTED BY THE FLOW MUST BE KEY-IN.



ENGINEER'S CERTIFICATE: DONALD MASON, P.E. # 21443, dated 5/3/01. DEVELOPER'S CERTIFICATE: B. D. BOY, President, CORNERSTONE HOMES, INC., dated 5/3/01. APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING, dated 5/22/01.

BENCHMARK ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE A SUITE 418, ELICOTT CITY, MARYLAND 21143. PROJECT: NORTH LAUREL PARK DURANT AVENUE. SHEET 3 OF 3.

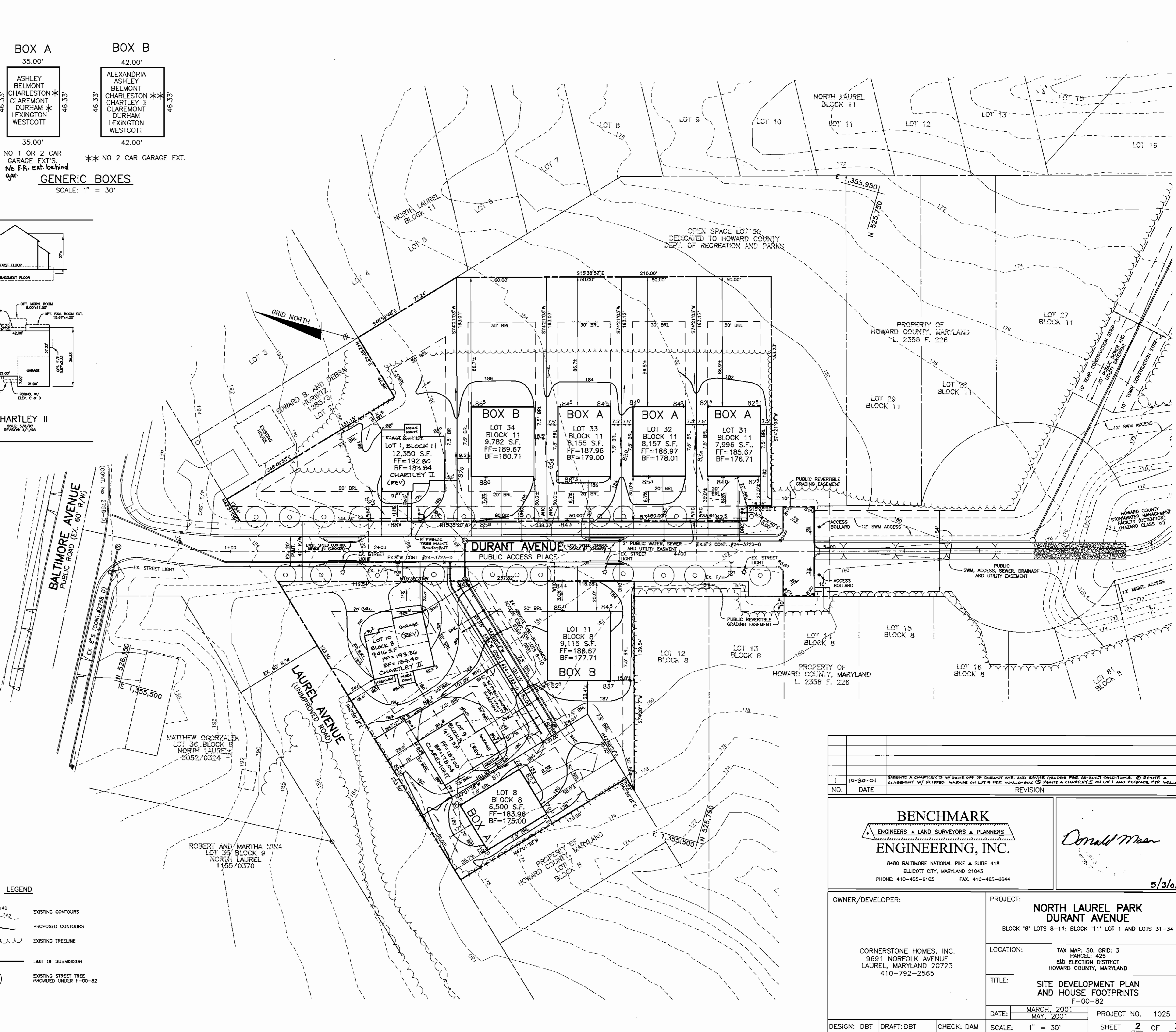
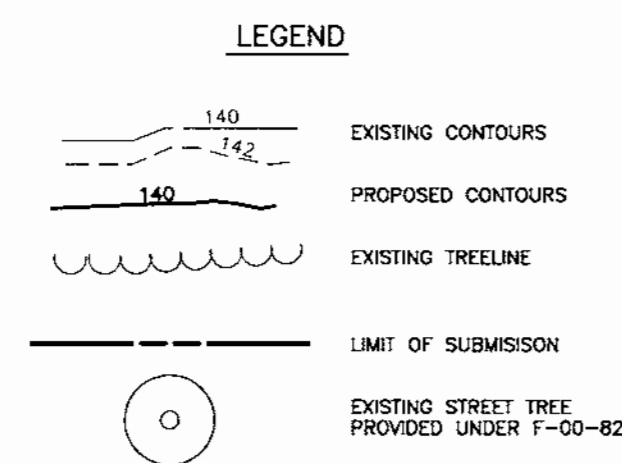


APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

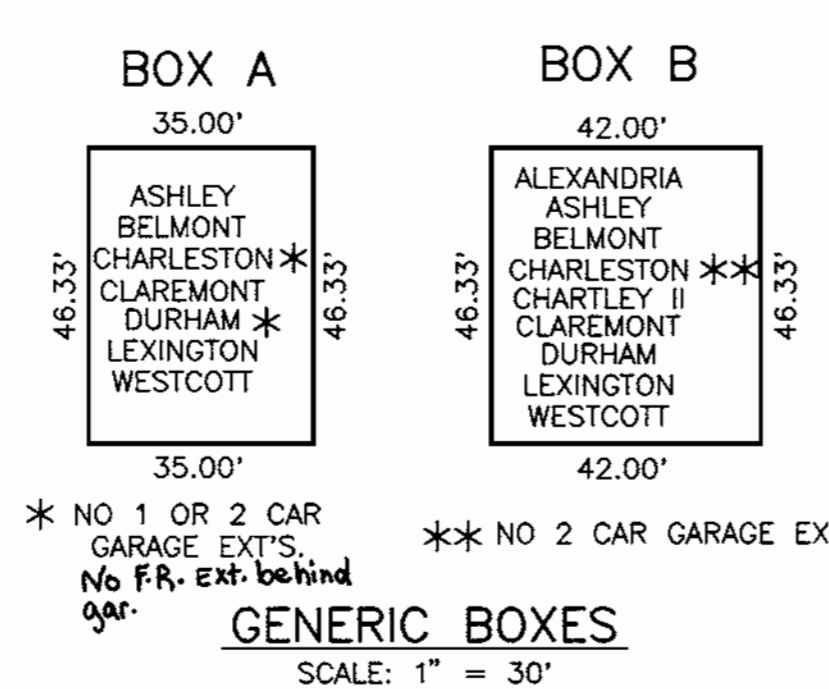
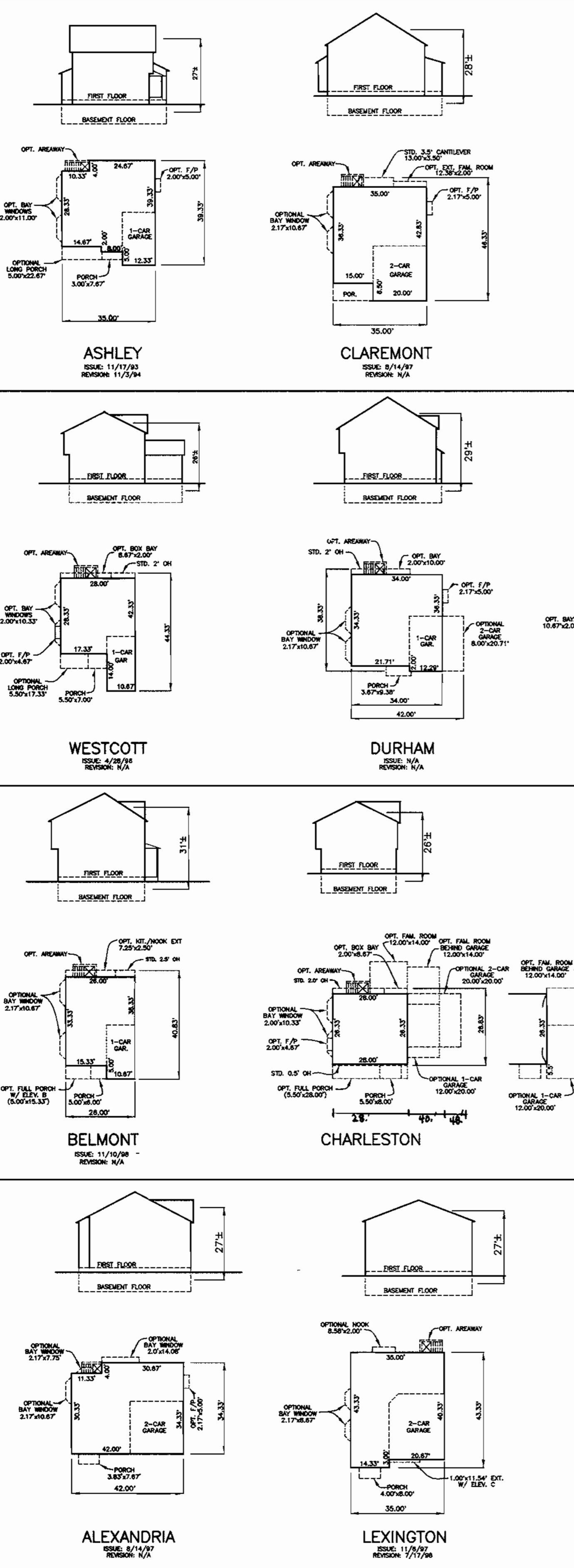
*[Signature]* 5/18/01  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE

*[Signature]* 5/24/01  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE

*[Signature]* 5/22/01  
 DIRECTOR  
 DATE



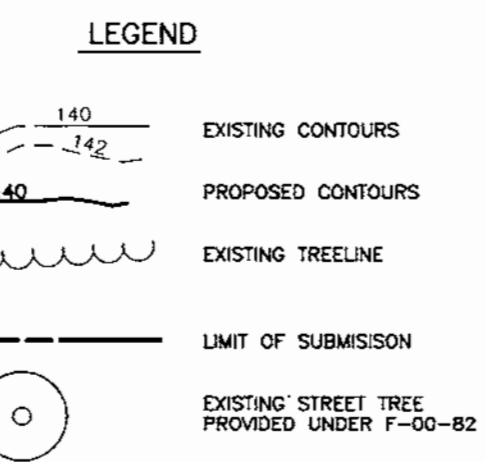
<p><b>BENCHMARK</b>          ENGINEERS &amp; LAND SURVEYORS &amp; PLANNERS  <b>ENGINEERING, INC.</b>          8480 BALTIMORE NATIONAL PIKE &amp; SUITE 418          ELLICOTT CITY, MARYLAND 21043          PHONE: 410-465-6105 FAX: 410-465-0644</p>		<p><i>Donald Man</i></p> <p>5/3/01</p>
<p>OWNER/DEVELOPER:</p> <p>CORNERSTONE HOMES, INC.          9691 NORFOLK AVENUE          LAUREL, MARYLAND 20723          410-792-2565</p>	<p>PROJECT:</p> <p><b>NORTH LAUREL PARK          DURANT AVENUE</b>          BLOCK '8' LOTS 8-11; BLOCK '11' LOT 1 AND LOTS 31-34</p>	
<p>NO. 10-30-01</p>	<p>DATE</p>	<p>REVISION</p>
<p>DESIGN: DBT</p>	<p>DRAFT: DBT</p>	<p>CHECK: DAM</p>
<p>SCALE: 1" = 30'</p>	<p>PROJECT NO. 1025</p>	<p>SHEET 2 OF 3</p>



NO 1 OR 2 CAR GARAGE EXT'S. NO P.R. EXT. BEHIND GAR.

NO 2 CAR GARAGE EXT.

GENERIC BOXES  
SCALE: 1" = 30'



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 5/18/01  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 5/24/01  
CHIEF, DIVISION OF LAND DEVELOPMENT

*[Signature]* 5/22/01  
DIRECTOR

LEGEND

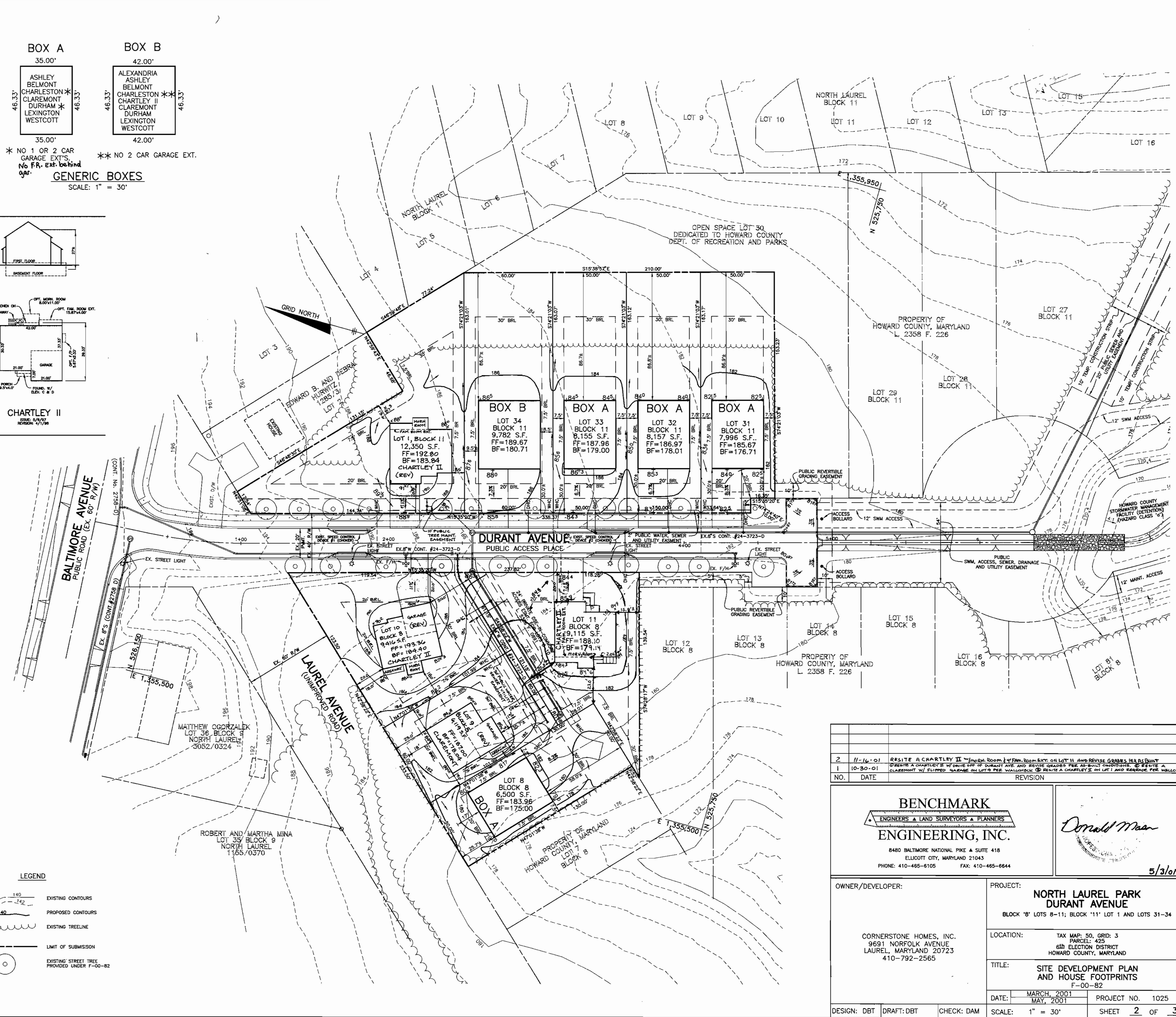
140 EXISTING CONTOURS

142 PROPOSED CONTOURS

EXISTING TREELINE

LIMIT OF SUBMISSION

EXISTING STREET TREE PROVIDED UNDER F-00-82



NO.	DATE	REVISION
2	11-16-01	RESITE A CHARTLEY II (MORNING ROOM, HYPNOSIS ROOM, EXT. ON LOT 11 AND REVISE GRAMES PER SUBMIT)
1	10-30-01	RESITE A CHARTLEY II (MORNING ROOM, HYPNOSIS ROOM, EXT. ON LOT 11 AND REVISE GRAMES PER SUBMIT)
1	10-30-01	CLAREMONT W/ FLIPPED GARAGE ON LOT 9 PER WALLHOLE. RESITE A CHARTLEY II ON LOT 1 AND REVISION PER WALLHOLE

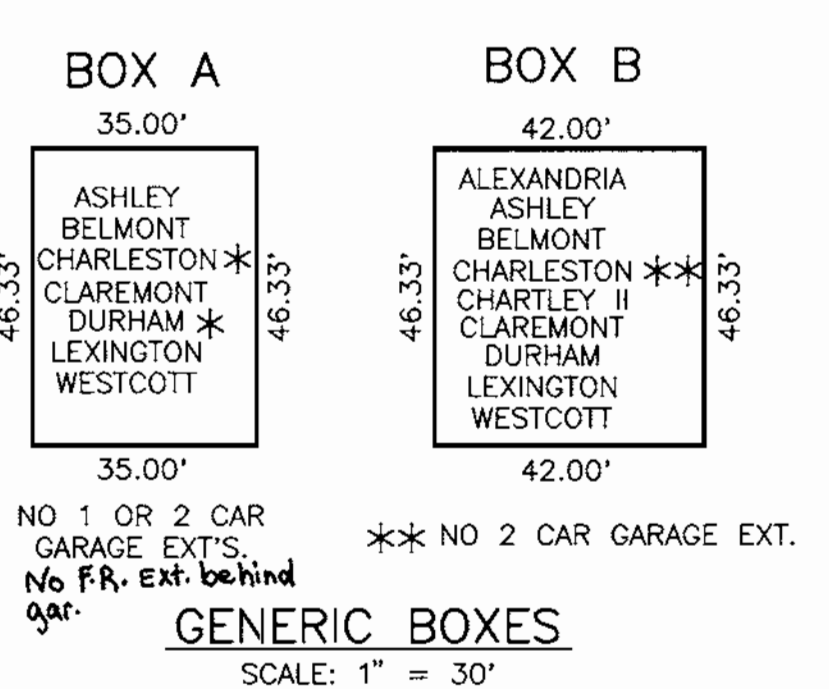
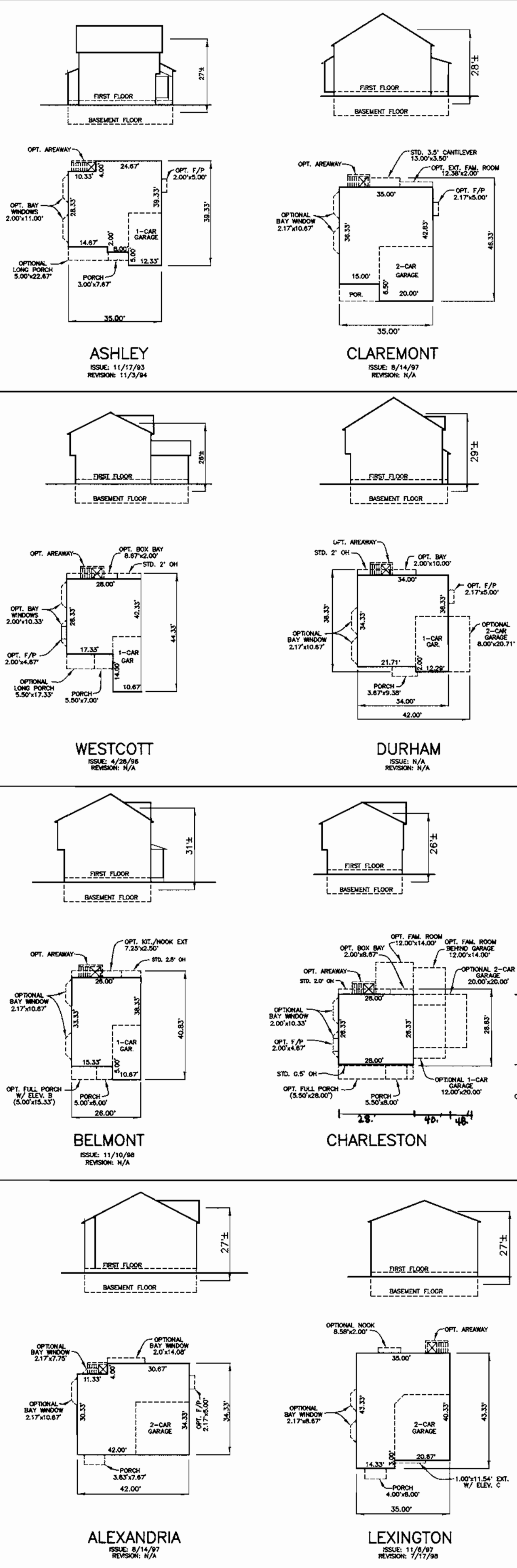
**BENCHMARK ENGINEERING, INC.**  
ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE • SUITE 418  
ELUGOTT CITY, MARYLAND 21043  
PHONE: 410-465-6105 FAX: 410-465-6844

*Donald Man*

5/3/01

OWNER/DEVELOPER:	PROJECT:
CORNERSTONE HOMES, INC. 9691 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565	<b>NORTH LAUREL PARK DURANT AVENUE</b> BLOCK '8' LOTS 8-11; BLOCK '11' LOT 1 AND LOTS 31-34
LOCATION:	TAX MAP: 50, GRID: 3 PARCEL: 425 618 ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE:	<b>SITE DEVELOPMENT PLAN AND HOUSE FOOTPRINTS</b> F-00-82
DATE:	MARCH, 2001 MAY, 2001
DESIGN: DBT	DRAFT: DBT
CHECK: DAM	SCALE: 1" = 30'
PROJECT NO. 1025	SHEET 2 OF 3



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

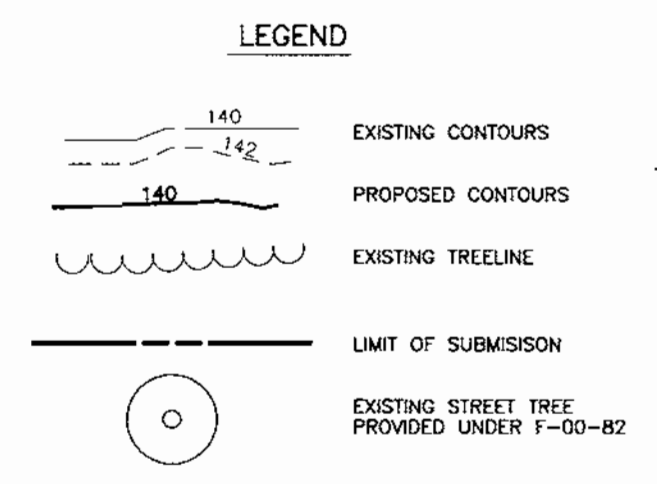
**HOUSE FOOTPRINTS**  
SCALE: 1" = 30'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

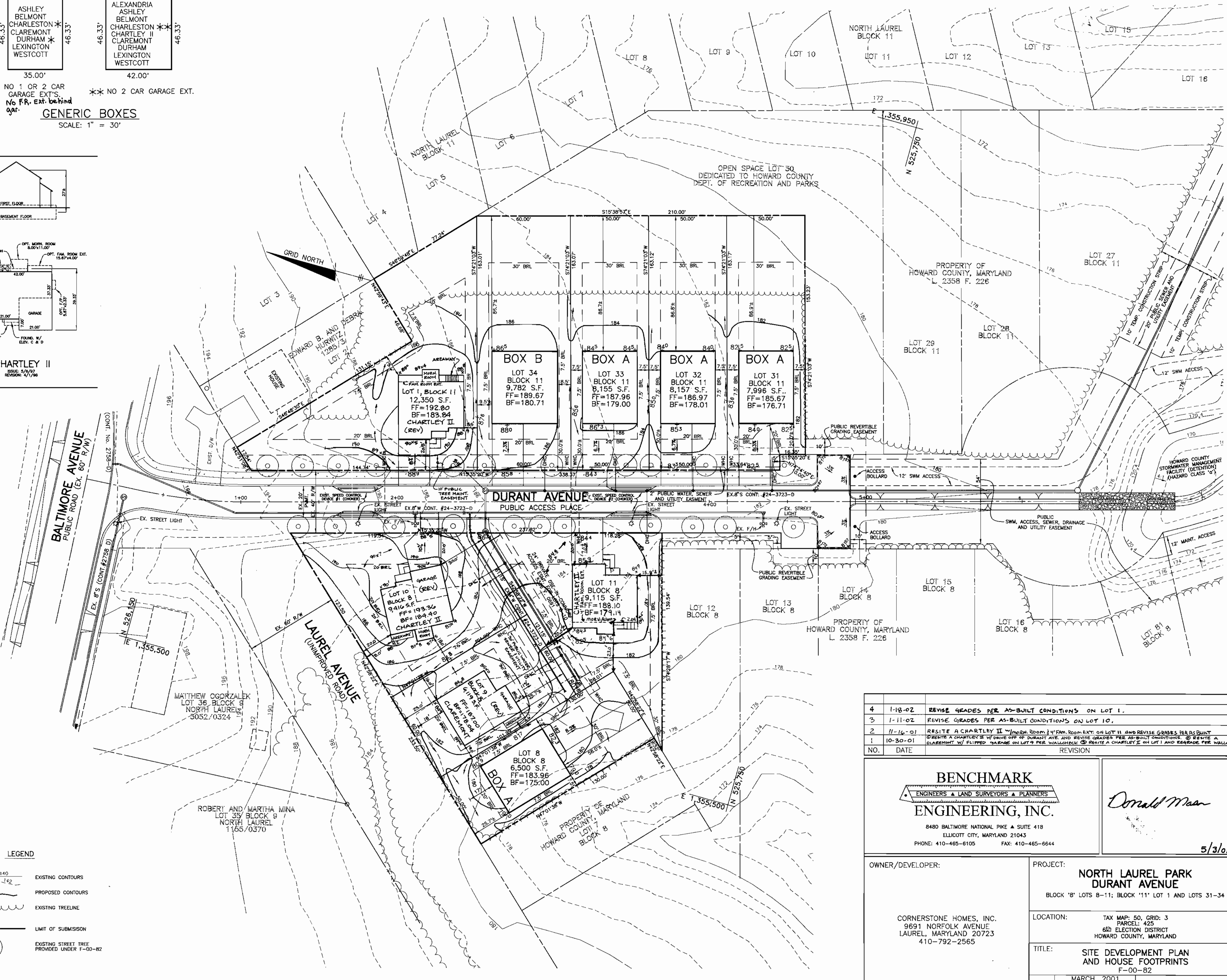
*[Signature]* 5/18/01  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE

*[Signature]* 5/24/01  
CHIEF, DIVISION OF LAND DEVELOPMENT  
DATE

*[Signature]* 5/22/01  
DIRECTOR  
DATE



**LEGEND**



NO.	DATE	REVISION
4	1-18-02	REVISE GRADES PER AS-BUILT CONDITIONS ON LOT 1.
3	1-11-02	REVISE GRADES PER AS-BUILT CONDITIONS ON LOT 10.
2	11-16-01	RESITE A CHARTLEY II (MORNING ROOM, 1/4" FLOOR EXT. ON LOT 11 AND REVISE GRADES PER AS-BUILT CONDITIONS)
1	10-30-01	RESITE A CHARTLEY II (W/ TRAIL) ON LOT 11 AND REVISE GRADES PER AS-BUILT CONDITIONS. RESITE A CHARTLEY II (W/ TRAIL) ON LOT 11 AND REVISE GRADES PER AS-BUILT CONDITIONS.

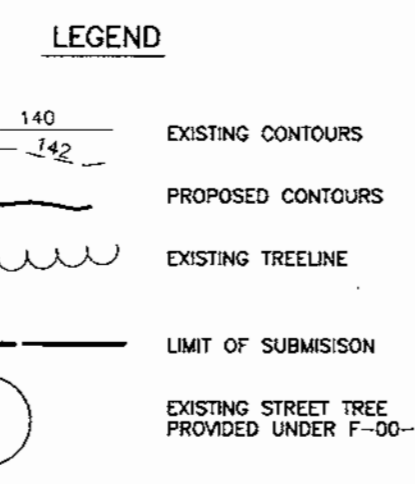
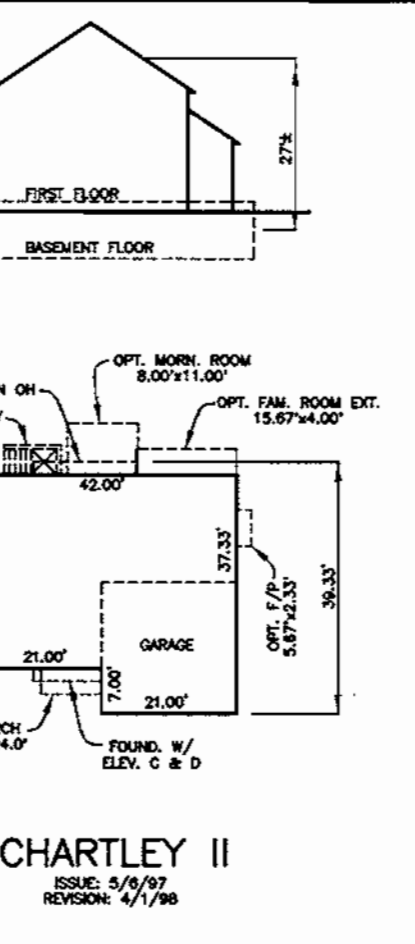
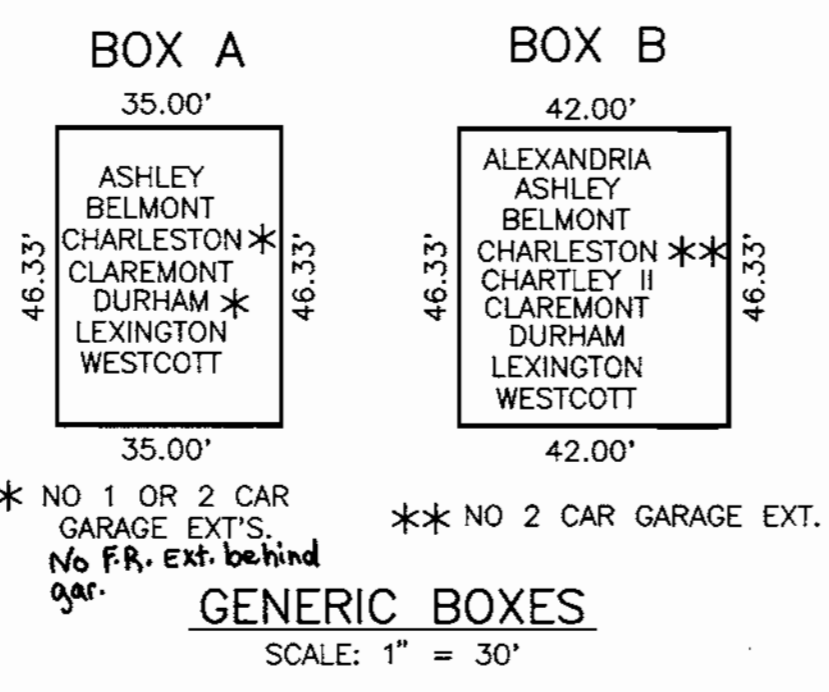
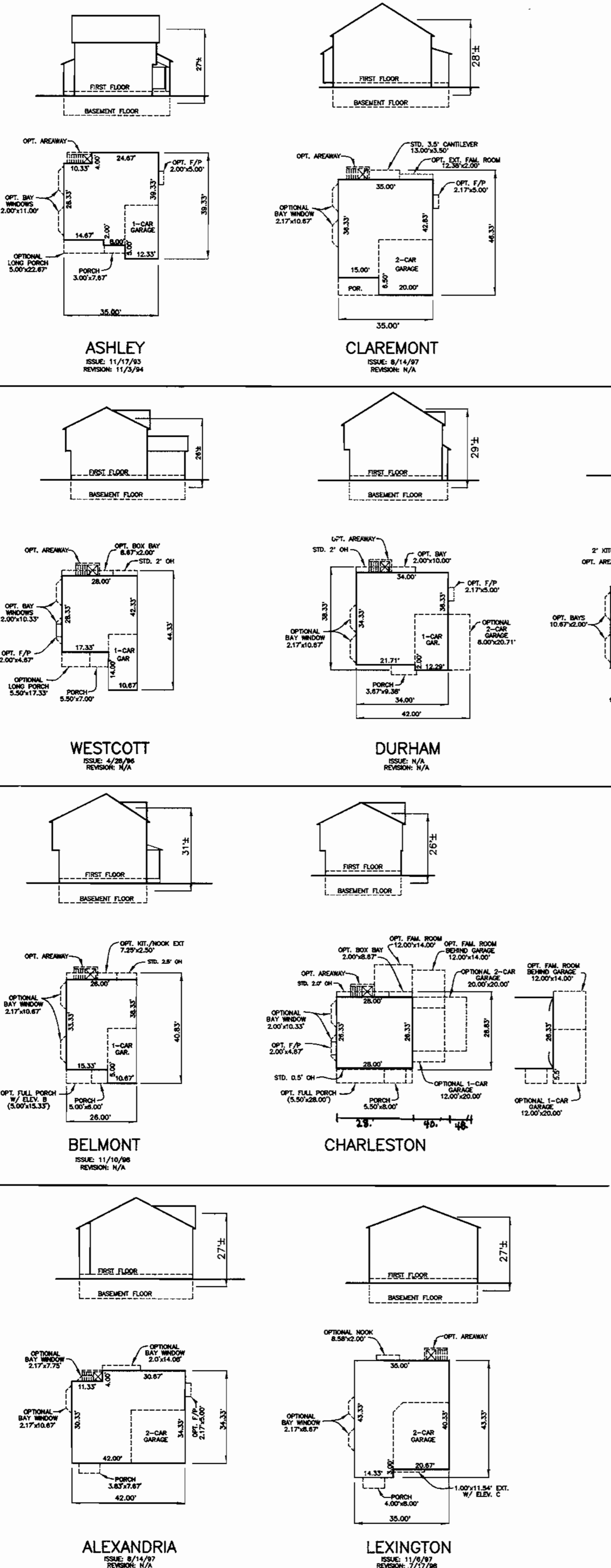
**BENCHMARK**  
ENGINEERS & LAND SURVEYORS & PLANNERS

*Donald Mann*

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

5/3/01

OWNER/DEVELOPER:	PROJECT:
CORNERSTONE HOMES, INC. 9691 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565	<b>NORTH LAUREL PARK DURANT AVENUE</b> BLOCK '8' LOTS 8-11; BLOCK '11' LOT 1 AND LOTS 31-34
LOCATION:	TAX MAP: 50, GRID: 3 PARCEL: 425 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE:	<b>SITE DEVELOPMENT PLAN AND HOUSE FOOTPRINTS</b> F-00-82
DATE:	MARCH, 2001 MAY, 2001
DESIGN: DBT	DRAFT: DBT
CHECK: DAM	SCALE: 1" = 30'
PROJECT NO. 1025	SHEET 2 OF 3



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

**LEGEND**

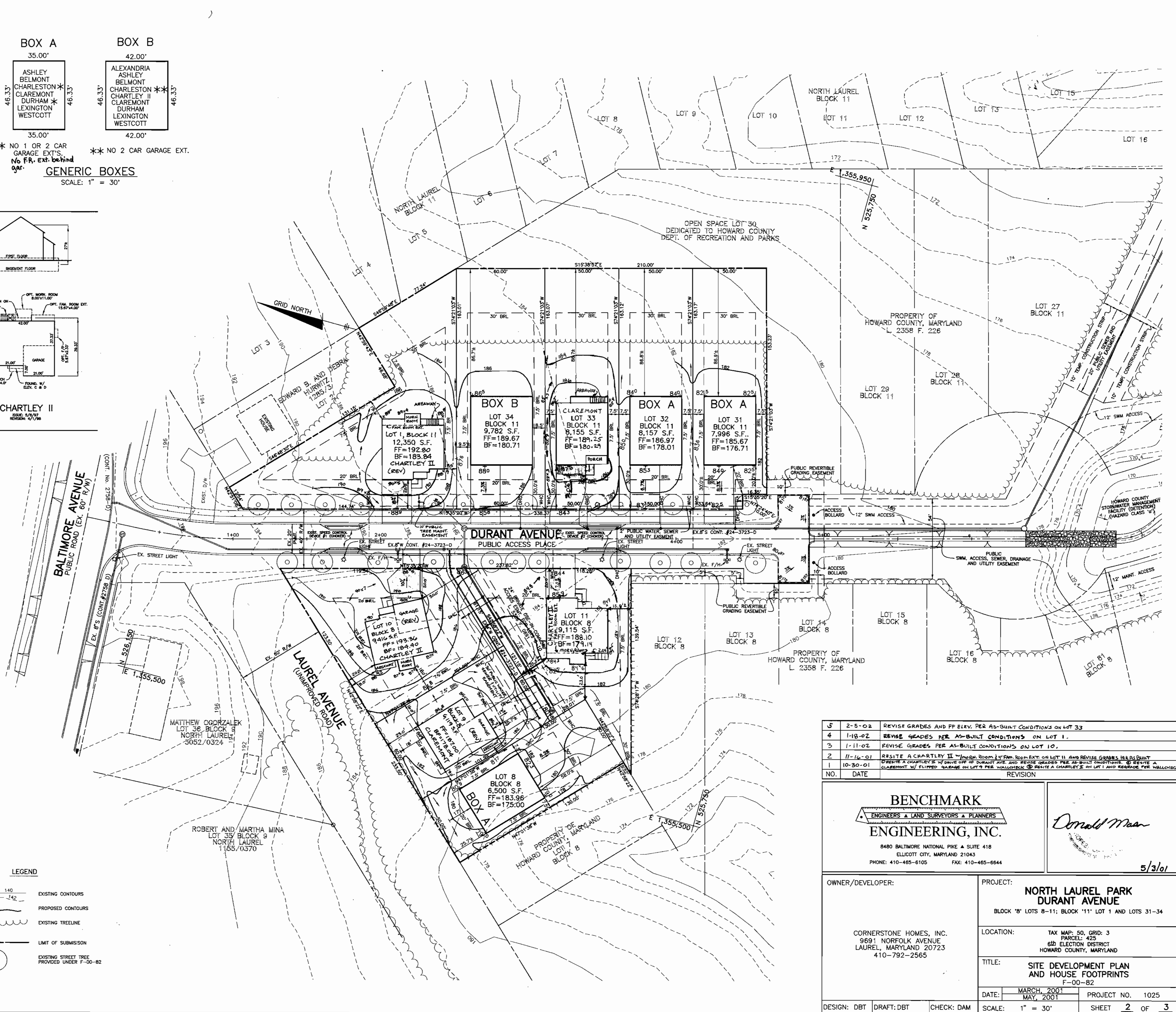
- 140 - EXISTING CONTOURS
- 142 - PROPOSED CONTOURS
- EXISTING TREELINE
- LIMIT OF SUBMISSION
- EXISTING STREET TREE PROVIDED UNDER F-00-82

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Donald Man* 5/10/01  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE

*Candy Hamner* 5/20/01  
CHIEF, DIVISION OF LAND DEVELOPMENT  
DATE

*Joseph P. Smith* 5/22/01  
DIRECTOR  
DATE



NO.	DATE	REVISION
5	2-5-02	REVISE GRADES AND FF ELEV. PER AS-BUILT CONDITIONS ON LOT 33
4	1-10-02	REVISE GRADES PER AS-BUILT CONDITIONS ON LOT 1.
3	1-11-02	REVISE GRADES PER AS-BUILT CONDITIONS ON LOT 10.
2	11-16-01	RESITE A CHARTLEY II (MORNING ROOM & FAN ROOM EXT. ON LOT 11 AND REVISE GRADES PER AS-BUILT CONDITIONS) & RESITE A CHARTLEY II (MORNING ROOM & FAN ROOM EXT. ON LOT 11 AND REVISE GRADES PER AS-BUILT CONDITIONS) & RESITE A CHARTLEY II (MORNING ROOM & FAN ROOM EXT. ON LOT 11 AND REVISE GRADES PER AS-BUILT CONDITIONS) & RESITE A CHARTLEY II (MORNING ROOM & FAN ROOM EXT. ON LOT 11 AND REVISE GRADES PER AS-BUILT CONDITIONS)
1	10-30-01	RESITE A CHARTLEY II (MORNING ROOM & FAN ROOM EXT. ON LOT 11 AND REVISE GRADES PER AS-BUILT CONDITIONS) & RESITE A CHARTLEY II (MORNING ROOM & FAN ROOM EXT. ON LOT 11 AND REVISE GRADES PER AS-BUILT CONDITIONS) & RESITE A CHARTLEY II (MORNING ROOM & FAN ROOM EXT. ON LOT 11 AND REVISE GRADES PER AS-BUILT CONDITIONS) & RESITE A CHARTLEY II (MORNING ROOM & FAN ROOM EXT. ON LOT 11 AND REVISE GRADES 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

*Donald Man*  
5/3/01

OWNER/DEVELOPER:	PROJECT:
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SCALE: 1" = 30'	SHEET 2 OF 3