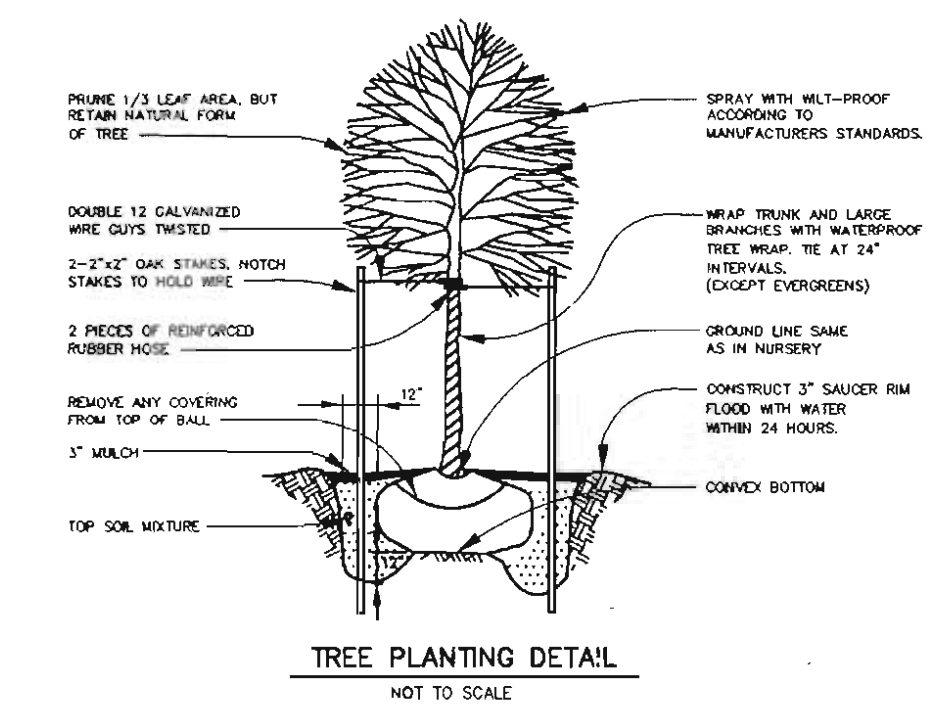
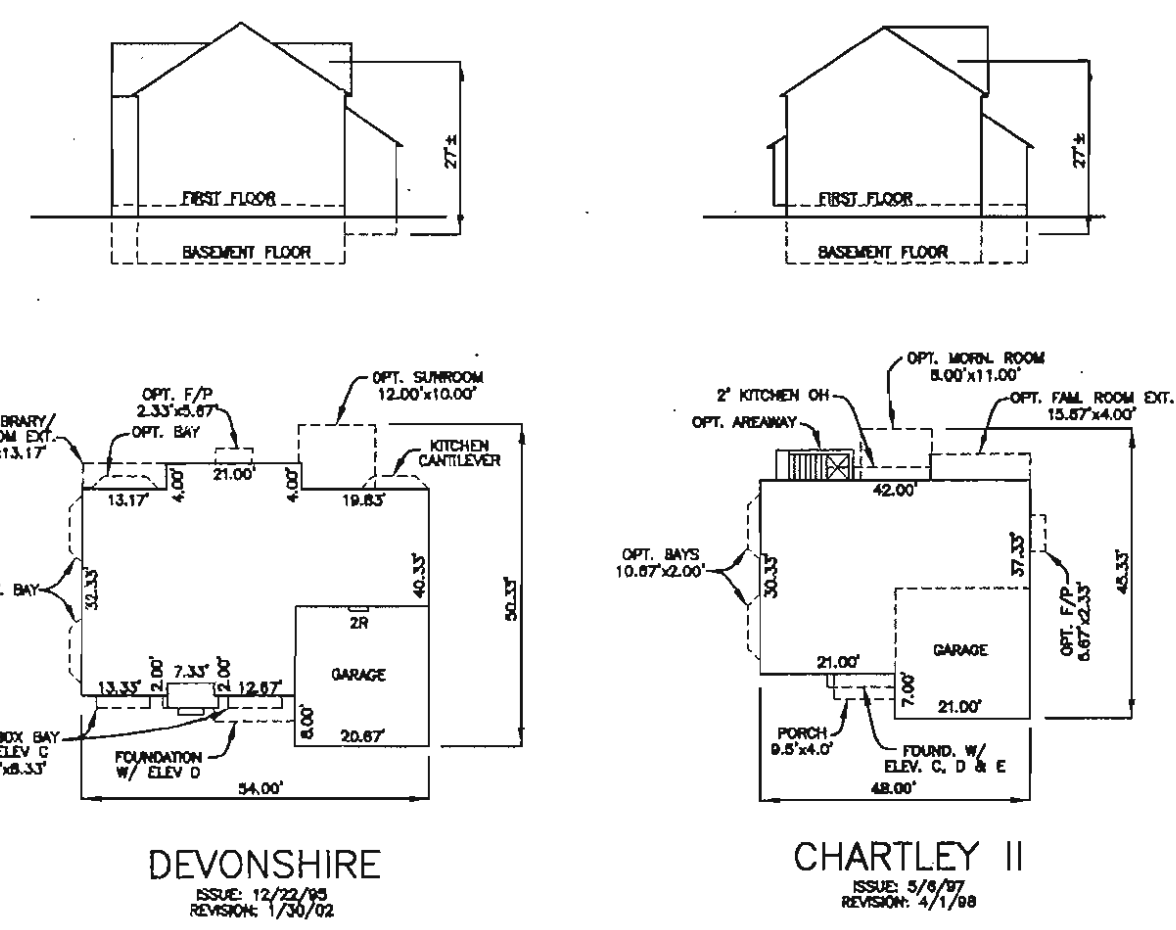


SITE DEVELOPMENT PLAN

KINGS PLACE

LOT 1 - 4 AND OPEN SPACE LOT 5



NOTE:
LANDSCAPING FOR THIS SUBDIVISION IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.

SCHEDULE A PERIMETER LANDSCAPE EDGE		
CATEGORY	ADJ. TO PERIMETER (1)	ADJ. TO TRASH PAD (3)
LANDSCAPE TYPE	B	B
LINEAR FEET OF PERIMETER OR ROADWAY FRONTAGE	789 L.F.	28 L.F.
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO
NUMBER OF PLANTS REQUIRED	789 L.F.	28 L.F.
SHADE TREES	16	-
EVERGREEN TREES	20	-
OTHER TREES (2:1 SUBSTITUTE)	-	-
SHRUBS (10:1 SUBSTITUTE)	-	20*
NUMBER OF PLANTS PROVIDED	16	-
SHADE TREES	16	-
EVERGREEN TREES	20	-
OTHER TREES (2:1 SUBSTITUTE)	-	-
SHRUBS (10:1 SUBSTITUTE)	-	20

*1 SHADE TREE AND 1 EVERGREEN REQUIRED. SHRUBS WILL BE SUBSTITUTED FOR THEM AT A 10:1 RATIO

SYMBOL	QUANTITY	NAME	REMARKS	DESCRIPTION
	16	QUERCUS RUBRA (Red Oak)	2-1/2" - 3" cal.	SHADE TREES ALONG PERIMETER TO BE PROVIDED BY THE DEVELOPER
	20	PINUS STROBUS (Eastern White Pine)	6' - 8' ht.	EVERGREEN TREES ALONG PERIMETER TO BE PROVIDED BY THE DEVELOPER
	20	AZALEA (Delaware Valley White)	18" - 24" sp.	EVERGREEN SHRUBS TO BE PLANTED ALONGSIDE TRASH PADS LOCATIONS TO BE PROVIDED BY THE DEVELOPER

- LANDSCAPE NOTES:**
- TREES SHOULD BE PLANTED A MINIMUM OF 6 FEET FROM THE EDGE OF PAVING AND MUST BE A MINIMUM OF 5 FEET FROM ANY STORM DRAIN.
 - TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM AN OPEN SPACE ACCESS STRIP AND 10 FEET FROM A DRIVEWAY.
 - SEE TREE PLANTING DETAIL - THIS SHEET.
 - 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.
 - LANDSCAPING IS NOT REQUIRED FOR THE GRASSED CHANNELS.
 - LANDSCAPE SURETY IN THE AMOUNT OF \$8,400.00 FOR THE REQUIRED 16 SHADE TREES (\$4,800), 20 EVERGREEN TREES (\$3,000) AND 20 SHRUBS (\$600) WILL BE POSTED AS PART OF THE GRADING PERMITS FILED WITH THE SITE DEVELOPMENT PLAN.
LANDSCAPE SURETY FOR LOT 2: \$ 300 (1 SHADE TREE)
LANDSCAPE SURETY FOR LOT 3: \$1,200 (3 SHADE TREES, 2 EVERGREENS)
LANDSCAPE SURETY FOR LOT 4: \$4,800 (9 SHADE TREES AND 14 EVERGREENS)
LANDSCAPE SURETY FOR LOT 5: \$1,500 (3 SHADE TREES AND 4 EVERGREENS)

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Colin Damm
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 12/17/04

Cindy Hamstra
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 1/3/05

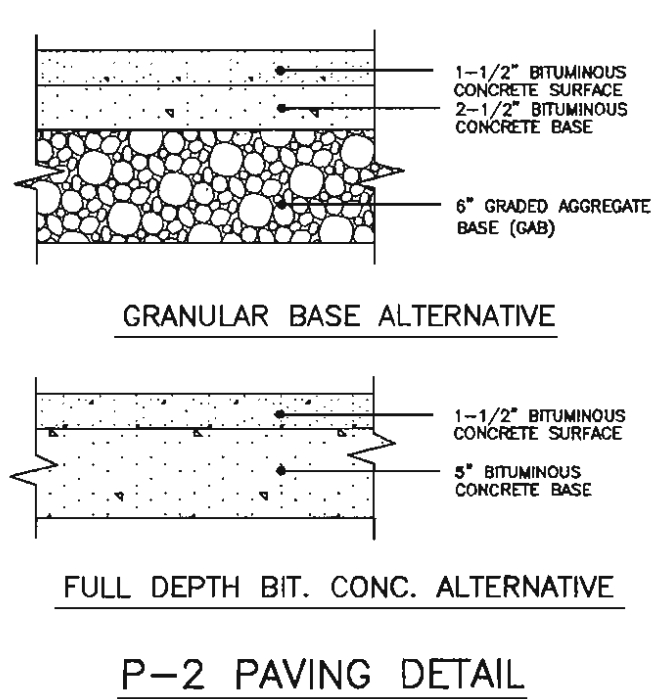
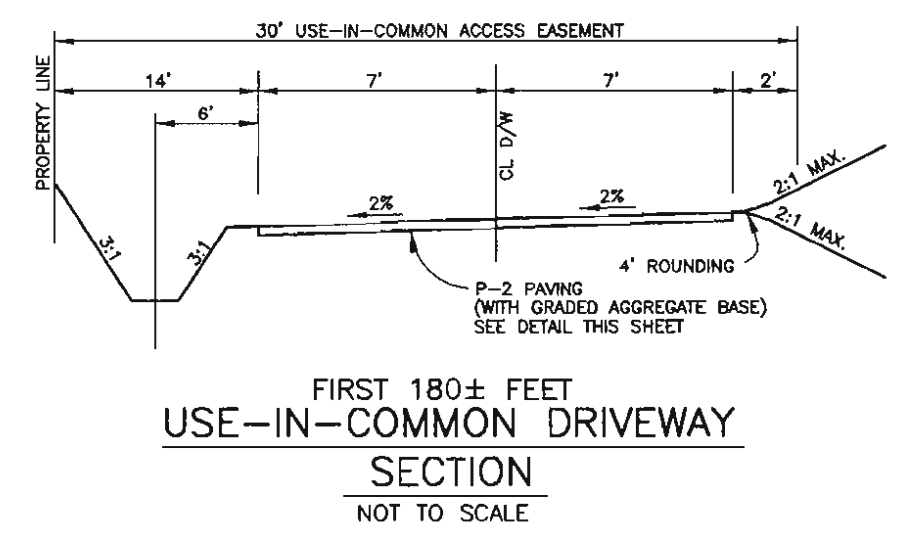
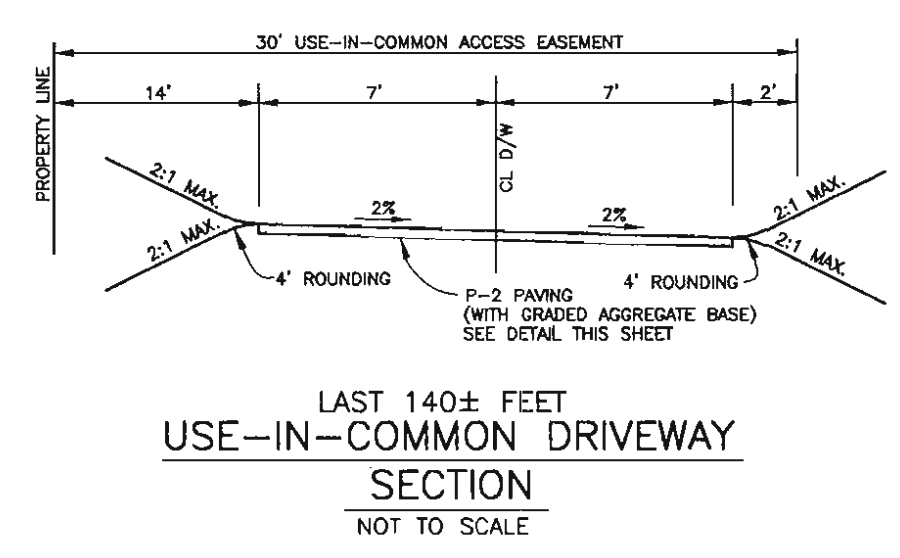
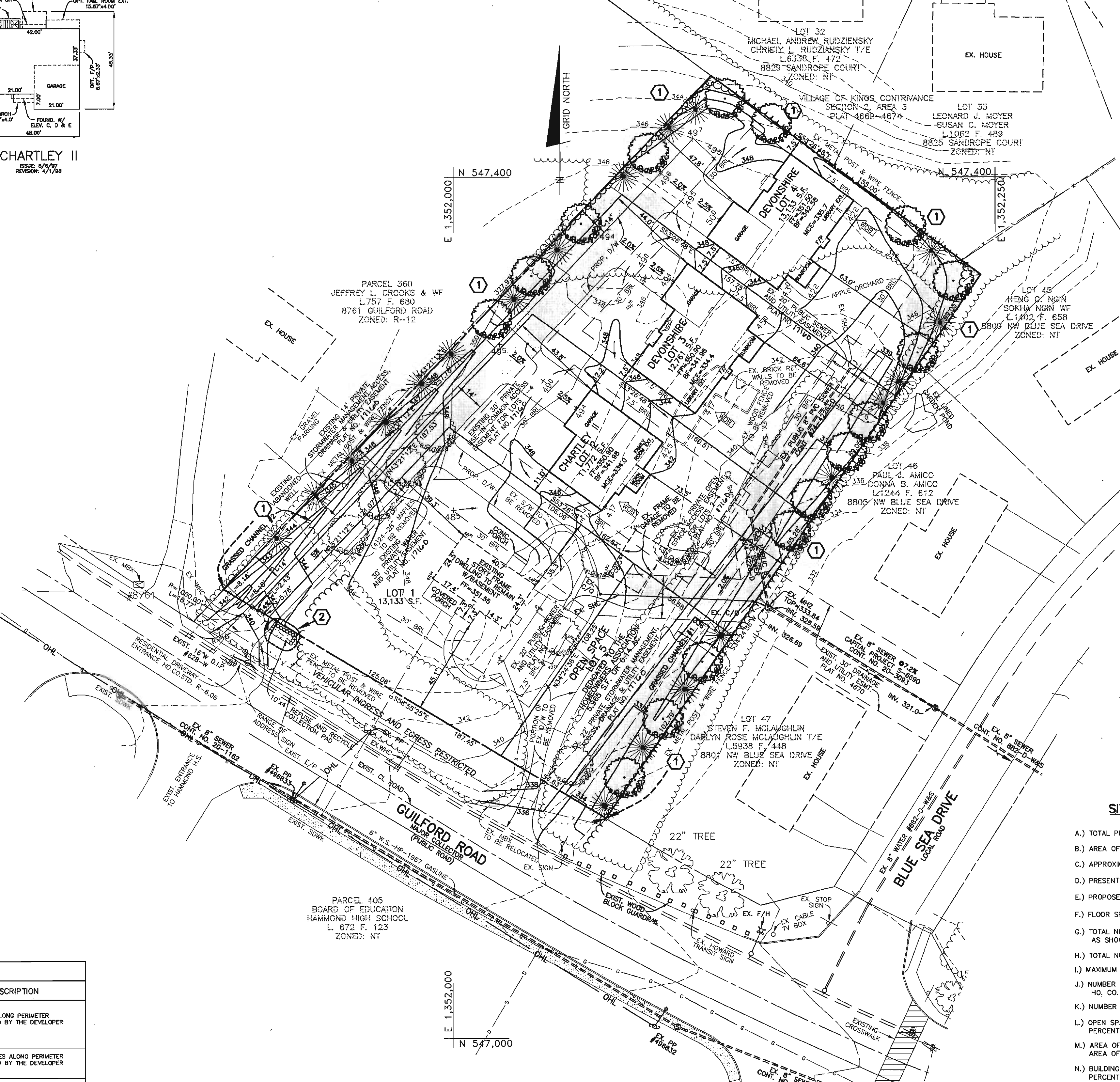
Rand d'Agostino
DIRECTOR
DATE: 4/4/05

SHC TABLE		
LOT NO.	MIN. CELLAR	SHC INV.
2	334.0	329.8
3	334.4	330.4
4	335.7	331.4

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

ADDRESS CHART	
LOT	STREET ADDRESS
1	8785 GUILFORD ROAD
2	8789 GUILFORD ROAD
3	8793 GUILFORD ROAD
4	8797 GUILFORD ROAD

PERMIT INFORMATION CHART				
SUBDIVISION NAME:	SECTION/AREA:	LOT/PARCEL #	TAX MAP	ELECTION DISTRICT
KINGS PLACE	LOTS 1-4 AND OPEN SPACE LOT 5	PARCEL 16	42	SIXTH
PLAT No. 17160	GRID No. B	ZONE R-12	SEWER CODE 5290000	



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREELINE
- PROPOSED TREELINE
- BUILDING RESTRICTION LINE
- EXISTING EASEMENTS
- INDICATES A WALK-OUT BASEMENT
- FIRST FLOOR ELEVATION
- BASEMENT FLOOR ELEVATION
- MINIMUM CELLAR ELEVATION

SHEET INDEX	
NO.	DESCRIPTION
1	SITE DEVELOPMENT AND GRADING PLAN
2	SEDIMENT, EROSION CONTROL, SOILS PLAN, NOTES AND DETAIL PLAN

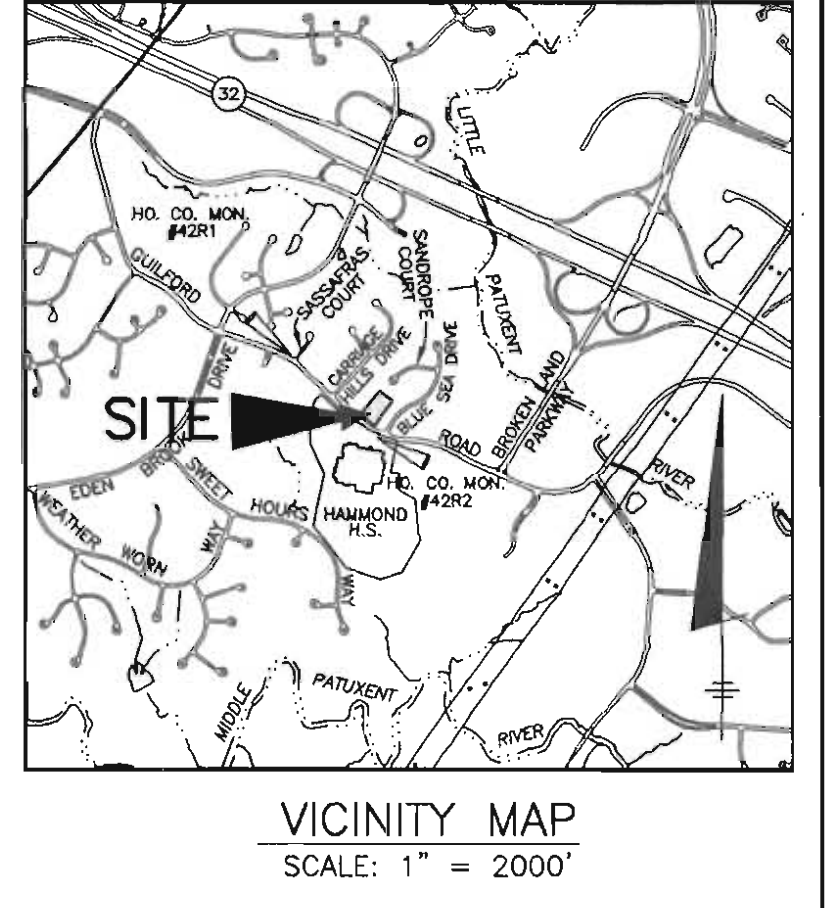
SITE ANALYSIS DATA CHART

A.) TOTAL PROJECT AREA	1.30 AC.
B.) AREA OF THIS PLAN SUBMISSION	1.30 AC.
C.) APPROXIMATE LIMIT OF DISTURBANCE	1.20 AC.
D.) PRESENT ZONING:	R-12 RESIDENTIAL SINGLE FAMILY DETACHED UNITS
E.) PROPOSED USE OF SITE:	N/A
F.) FLOOR SPACE PER LOT	N/A
G.) TOTAL NUMBER OF UNITS ALLOWED AS SHOWN ON FINAL PLATS:	4
H.) TOTAL NUMBER OF UNITS PROPOSED:	3 NEW, 1 EXISTING
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:	0.14 AC. 10%
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-04-108 CONTRACT # 24-4226-D
P.) PROPOSED WATER AND SEWER SYSTEMS:	X PUBLIC PRIVATE

BENCH MARKS

HO. CO. #42R1 HOR: NAD83, VERT: NAVD88
3/4" IRON ROD AT NORTH CORNER OF GUILFORD ROAD AND SASSAPARAS CT. 3.1' FROM E/P. 35.8' FROM LIGHT POLE
ELEV. 375.850

HO. CO. #42R2 HOR: NAD83, VERT: NAVD88
3/4" IRON ROD AT SW CORNER OF GUILFORD AND BLUE SEA DRIVE. 36.8' FROM LAMP POST. 63.8' FROM C&P POLE #8
ELEV. 375.850



- GENERAL NOTES**
- THE SUBJECT PROPERTY IS ZONED R-12 PER THE 02-02-04 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 WORKS.
 - EXISTING TOPOGRAPHY SHOWN HEREON WAS FIELD RUN IN DECEMBER, 2003 BY BENCHMARK ENGINEERING, INC. CONTOUR INTERVAL IS 2 FEET.
 - HORIZONTAL AND VERTICAL DATUM ARE NAD '83 - MONUMENTS 42R1 AND 42R2.
 - EXISTING UTILITIES SHOWN HAVE BEEN TAKEN FROM CONTRACT DRAWINGS #828-W, #20-3093, #882-D-W&S AND #24-4226-D. IF NECESSARY, CONTRACTOR SHALL ADJUST ANY OR ALL STRUCTURE TOP ELEVATIONS TO MATCH SDP GRADES.
 - THERE ARE NO WETLANDS, WETLAND BUFFERS, STREAMS, STREAM BUFFERS, STEEP SLOPES OR 100-YEAR FLOODPLAIN LOCATED WITHIN THIS LIMIT OF SUBMISSION.
 - IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS; BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
 - WOB INDICATES WALKOUT BASEMENT.
 - PREVIOUS HOWARD COUNTY FILE NUMBERS: F-04-108, CONTRACT #24-4226-D
 - THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.
 - ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE BUILDERS EXPENSE.
 - BRL INDICATES BUILDING RESTRICTION LINE.
 - FOR DRIVEWAY ENTRANCE DETAIL SEE HOWARD COUNTY STANDARD DETAILS R-6.03 & R-6.05.
 - HOUSES/GARAGES WILL BE SITED ON LOTS SO THAT A SECOND CAR, IF PARKED IN THE DRIVEWAY, WILL NOT OVERHANG INTO THE PRIVATE ACCESS PLACE DRIVEWAY (18' MINIMUM CLEARANCE).
 - DRIVEWAY SLOPES SHOWN ARE AVERAGE. THE SLOPE AT THE OUTSIDE EDGES COULD BE FLATTER OR STEEPER DEPENDING ON GRADE OF ROADWAY.
 - DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEVATIONS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - THIS PLAN CONFORMS WITH THE 5TH EDITION (1ST AMENDMENT) 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.
 - THE 4'x10' CONCRETE REFUSE AND RECYCLE COLLECTION PAD FOR LOTS 1-4 THAT IS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - THE USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 1-4 HAS BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND IN LIBER AT FOLD
 - THE TOTAL FOREST CONSERVATION OBLIGATION OF 8,712 S.F. IS LESS THAN 10,000 S.F. AND THUS WILL NOT CREATE FOREST. A FEE-IN-LIEU PAYMENT SHALL BE MADE IN THE AMOUNT OF \$4,356.00 TO THE HOWARD COUNTY FOREST CONSERVATION FUND UNDER L-04-108.

NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE A SUITE 418
ELLICOTT CITY, MARYLAND 21043
PHONE: 410-485-6105 FAX: 410-485-6844
www.bel-civilengineering.com

Donald Mean
1/3/05

OWNER: WILLIAM A. STEIGERWALD 8785 GUILFORD ROAD COLUMBIA, MARYLAND 21046 410-381-5589	PROJECT: KINGS PLACE LOTS 1 - 4 AND OPEN SPACE LOT 5
DEVELOPER: CORNERSTONE HOMES, L.L.C. 9695 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565	LOCATION: TAX MAP: 42, GRID: 8 PARCEL: 16 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DESIGN: DBT	TITLE: SITE DEVELOPMENT AND GRADING PLAN
DRAFT: DBT	DATE: DECEMBER, 2004
CHECK: CAM	PROJECT NO. 1700
SCALE: AS SHOWN	SHEET 1 OF 2

SEDIMENT CONTROL NOTES

- 1. A minimum of 14 hours notice must be given to the HOWARD COUNTY DEPARTMENT OF INSPECTION, SURVEYING AND ZONING, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION... (313-1650)
- 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 SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL, REVISIONS HERE TO.
- 3. FOLLOWING INITIAL SOIL DISTURBANCE OR RESTORATION, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 7 CALENDAR DAYS FOR ALL PERMITTED SEDIMENT CONTROL STRUCTURES, SLOPES, FENCED SLOPES AND ALL SLOPES GREATER THAN 3:1, 8:1 TO 14 DAYS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- 4. 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.
- 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) SOIL (SEC. 54), TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC. 52). TEMPORARY STABILIZATION WITH MULCH ALONG CAN ONLY BE DONE UNDER 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 PROMOSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- 7. SITE ANALYSIS:

TOTAL AREA OF SITE (THIS SUBMISSION)	1.3	ACRES
AREA DISTURBED	1.2	ACRES
AREA TO BE ROOFED OR PAVED	0.3	ACRES
AREA TO BE VEGETATIVELY STABILIZED	0.9	ACRES
TOTAL CUT	2630	CY
TOTAL FILL	540	CY

 OFFSITE MAKE/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. 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 PERMITTED EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING, OTHER BUILDING OR GRADING INSPECTION APPROVAL MAY NOT BE AUTHORIZED UNTIL THE INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- 11. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OF THAT WHICH CAN BE BACK FILLED AND STABILIZED WITH ONE WORKING DAY, WHICHEVER IS SHORTER.

TEMPORARY SEEDBED PREPARATIONS

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE RESTORED WHERE A SHORT-TERM VEGETATIVE COVER IS REQUIRED TO PROTECT THE SOIL FROM DISTURBANCE PRIOR TO THE START OF ANY CONSTRUCTION, (313-1650).

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSEND.

SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (4 LBS/1000 SQ FT).

SEEDING: FOR PERIOD MARCH 1 THROUGH APRIL 30 AND FROM AUGUST 15 THROUGH NOVEMBER 15, SEED WITH 2-1/2 BUSHELS PER ACRE OF ANNUAL RYEGRASS (1.5 LBS/1000 SQ FT). FOR THE PERIOD MAY 1 THROUGH AUGUST 14, SEED WITH 3 LBS PER ACRE OF WHEATGRASS (2.0 LBS/1000 SQ FT). FOR THE PERIOD FROM NOVEMBER 15 THROUGH FEBRUARY 28, PROJECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING OF USE YEAR.

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 210 GALLONS PER ACRE (3 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.

MAINTENANCE: INSPECT ALL SEEDBED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESUDINGS.

PERMANENT SEEDBED PREPARATION

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSEND.

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ON OF THE FOLLOWING SCHEDULES.

1. PREFERRED - APPLY 2 TONS PER ACRE DOMOLIC LIMESTONE (60 LBS/1000 SQ FT) AND 800 LBS PER ACRE 10-10-10 FERTILIZER (4 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 UNIFORM FERTILIZER (8 LBS/1000 SQ FT).
2. ACCEPTABLE - APPLY 2 TONS PER ACRE DOMOLIC LIMESTONE (60 LBS/1000 SQ FT) AND 1000 LBS PER ACRE 10-10-10 FERTILIZER (20 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 KENTUCKY 31 TALL FESCUE. FOR THE PERIOD FROM OCTOBER 16 THROUGH FEBRUARY 28, PROJECT SITE WITH 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING OF USE YEAR. FOR THE PERIOD FROM NOVEMBER 15 THROUGH FEBRUARY 28, PROJECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING OF USE YEAR.

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 210 GALLONS PER ACRE (3 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 SEEDBED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESUDINGS.

TOPSOIL SPECIFICATIONS

Topsoil obtained from the existing site may be used provided that it meets the 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 Experiment Station.

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, or 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 competing texture materials and shall contain less than 3% by volume of clods, stones, silt, coarse fragments, roots, sticks, roots, trash, or other materials larger than 1-1/2" in diameter.
2. Topsoil must be free of plants or plant parts such as Bermuda grass, quack grass, Johnson grass, nutgrass, poison ivy, stinkweed, or other as specified.
3. Where the exact is either highly acidic or composed of heavy clay, 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.

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.

Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.

Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.

Topsoil Application

1. When topsoiling, maintain needed erosion and sediment control practices such as the erosion control structures, earth dikes, slope silt fence and sediment traps and basins.
2. Grapes on the areas to be topsoiled, which have been previously established, shall be maintained, shall 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". Seeding shall be performed in such a manner that seeding or seeding can proceed with a minimum of additional soil preparation and tillage. 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.
4. Topsoil shall not be placed with the topsoil or subsoil in a frozen or frosty condition. Topsoil shall not be placed in a condition that may otherwise be detrimental to proper germination and seedbed preparation.

SEQUENCE OF CONSTRUCTION

- NOTIFY SEDIMENT CONTROL DIVISION 48 HOURS PRIOR TO START OF CONSTRUCTION DAY 1 - 1) OBTAIN GRADING PERMIT.
- DAY 2-3 2) INSTALL SEDIMENT CONTROLS THAT ARE NOTED TO BE INSTALLED UNDER THIS SPP.
- DAY 4-8 3) EXCAVATE FOR FOUNDATIONS, ROUGH GRADE AND STABILIZE IN ACCORDANCE WITH TEMPORARY SEEDBED NOTES.
- DAY 9-54 4) CONSTRUCT HOUSES, BACKFILL AND CONSTRUCT DRIVEWAYS.
- DAY 55-57 5) FINAL GRADE AND STABILIZE IN ACCORDANCE WITH PERMANENT SEEDBED NOTES.
- DAY 58-60 6) WITH THE APPROVAL OF THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE ANY REMAINING DISTURBED AREAS.

LEGEND

- EXISTING CONTOURS
- EXISTING TREELINE
- PROPOSED TREELINE
- SOILS DELINEATION LINE
- SOILS TYPE
- STABILIZED CONSTRUCTION ENTRANCE
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- EROSION CONTROL MATTING

CONSTRUCTION SPECIFICATIONS

Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 42" fence shall be used, substituting 42" fabric and 6" length posts.

Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and frost rods, drive anchors and post caps are not required except on the ends of the fence.

Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.

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 6" and folded.

Maintenance shall be performed as needed and still buildups removed when "bunches" develop in the silt fence, or when silt reaches 50% of fence height.

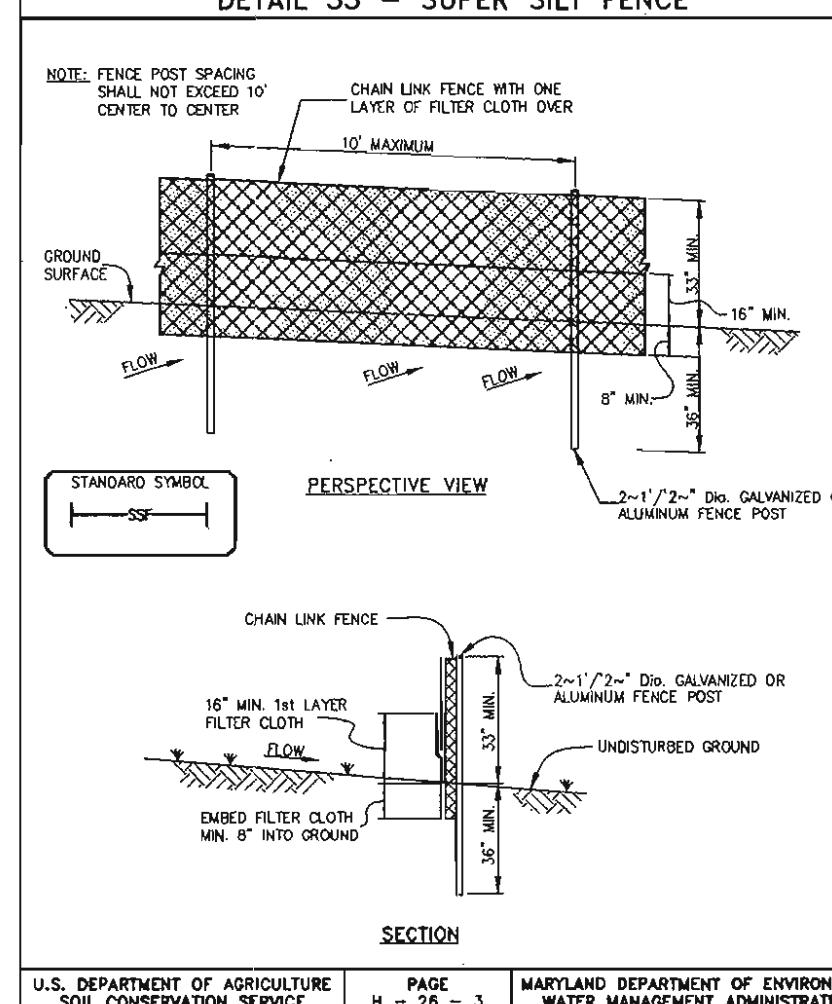
Filter cloth shall be fastened securely to each fence post with wire ties or staples of top and mid section and shall meet the following requirements for Geotextiles Class F:

Tensile Strength	50 lbs/in (min)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min)	Test: MSMT 509
Flow Rate	0.3 gpm/minute (max)	Test: MSMT 322
Filtration Efficiency	75% (min)	Test: MSMT 322

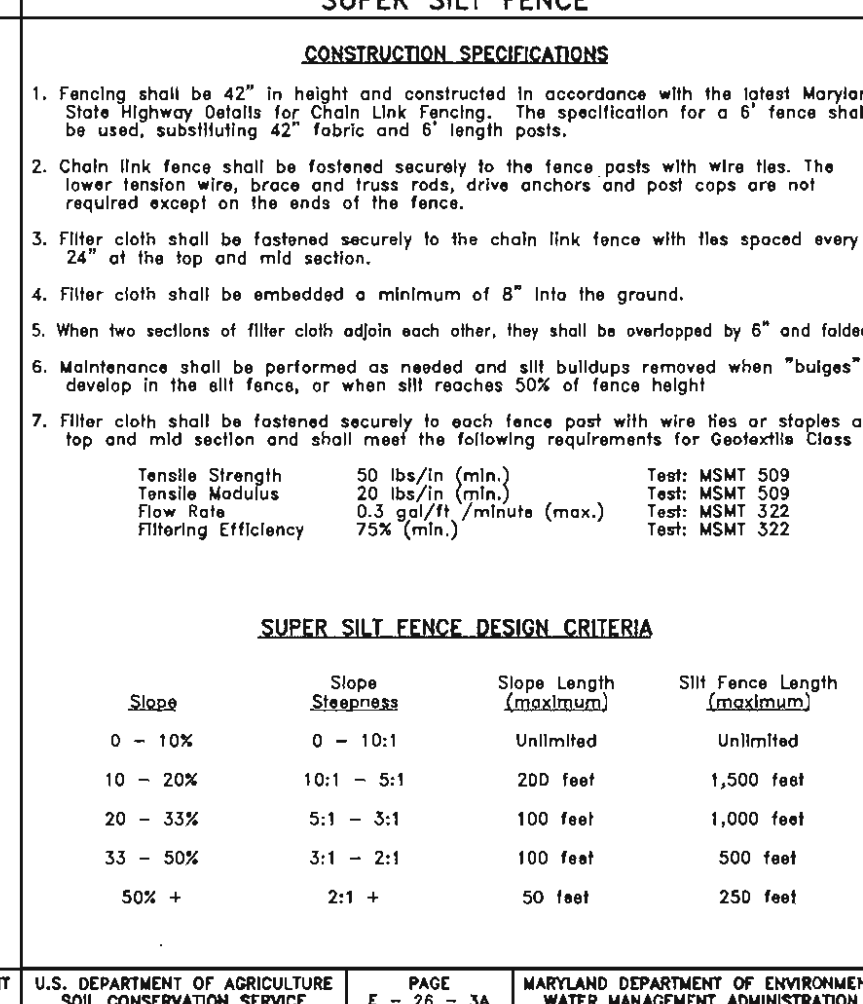
SUPER SILT FENCE DESIGN CRITERIA

Slope	Slope Length (continuous)	Silt Fence Length (continuous)
0 - 10%	0 - 10:1	Unlimited
10 - 20%	10:1 - 5:1	200 feet
20 - 33%	5:1 - 3:1	100 feet
33 - 50%	3:1 - 2:1	50 feet
50% +	2:1 +	50 feet

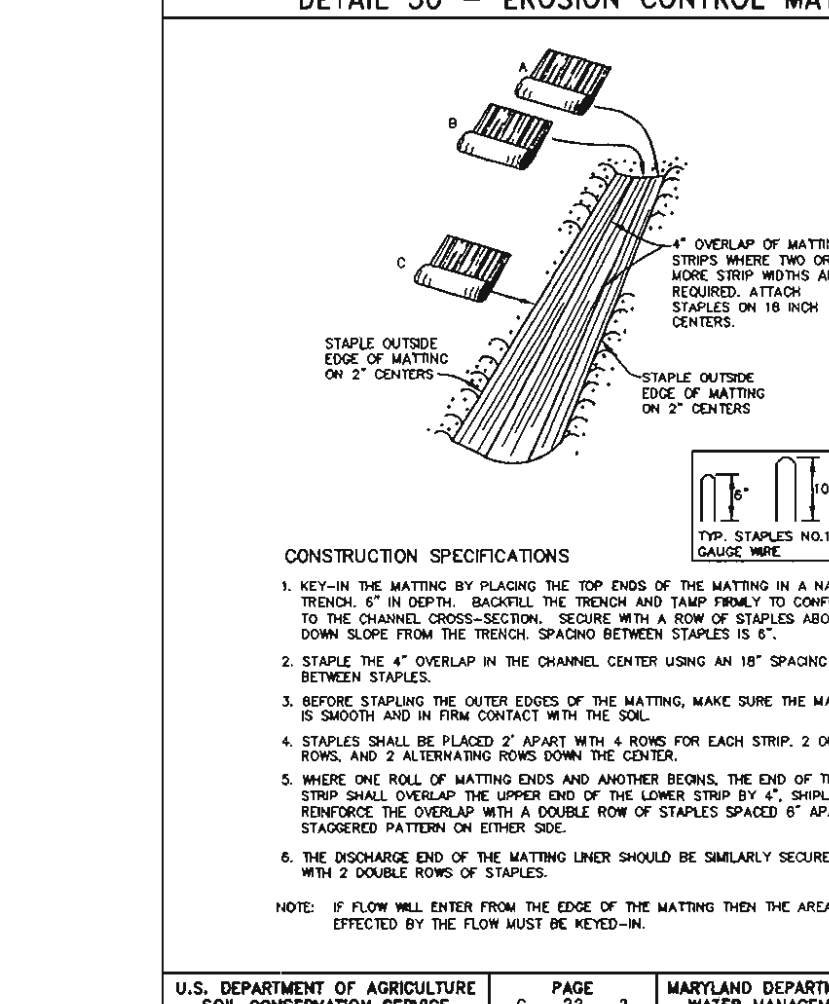
DETAIL 33 - SUPER SILT FENCE



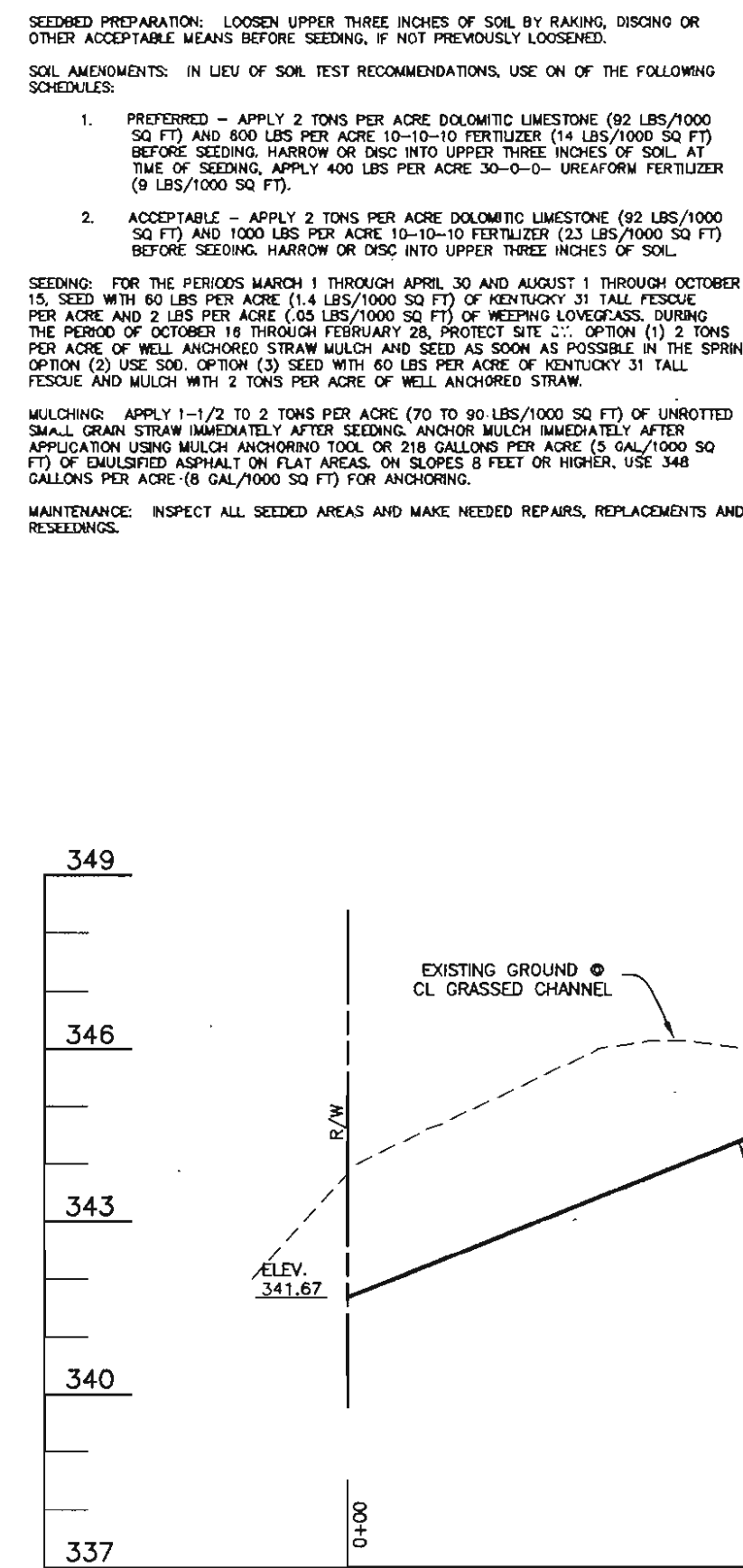
DETAIL 30 - EROSION CONTROL MATTING



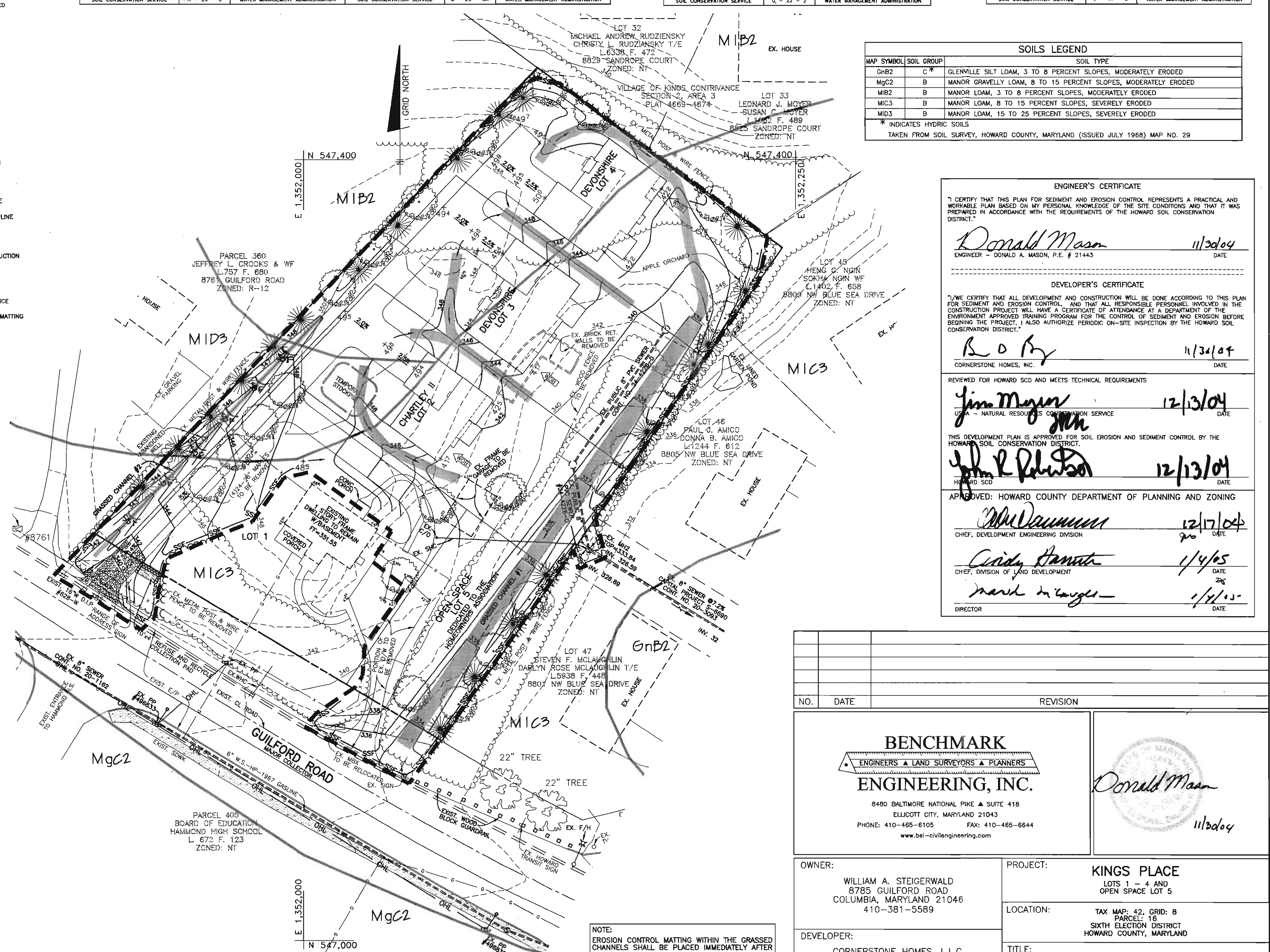
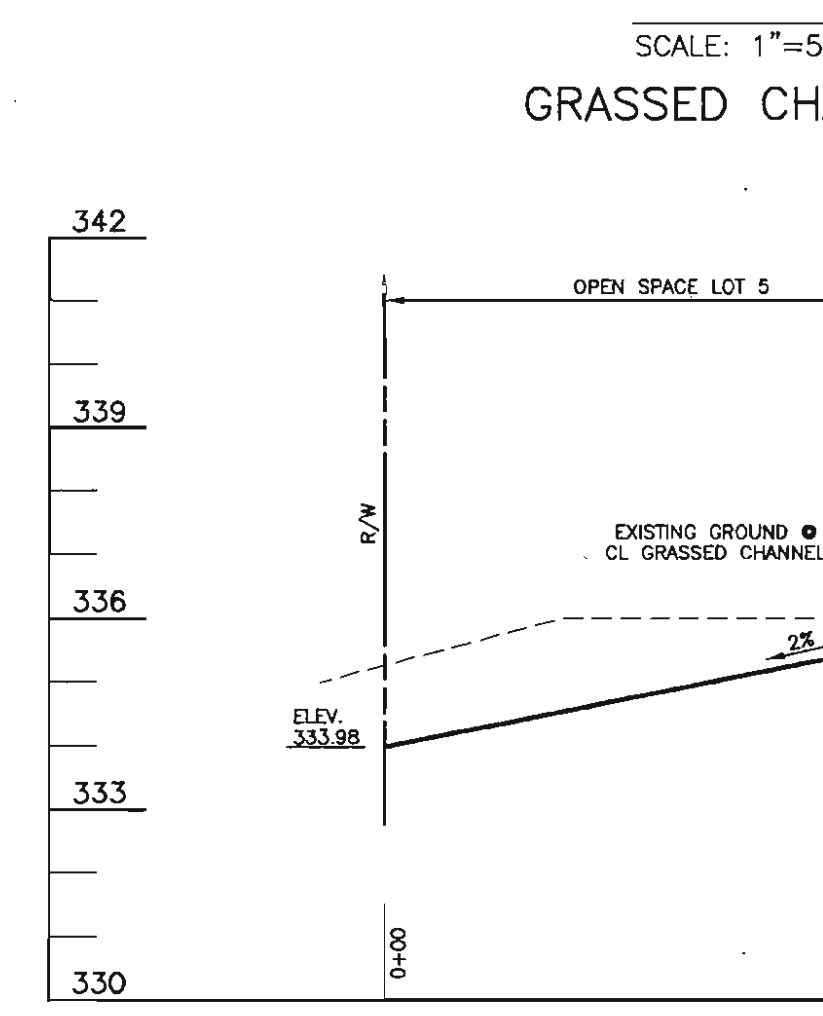
DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



GRASSED CHANNEL #2 DETAILS



GRASSED CHANNEL #1 DETAILS



SOILS LEGEND

MAP SYMBOL	SOIL GROUP	SOIL TYPE
ChB2	C*	GLENNVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
MgC2	B	MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
MIB2	B	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
MIC3	B	MANOR LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
MID3	B	MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED

* INDICATES HYDRIC SOILS
TAKEN FROM SOIL SURVEY, HOWARD COUNTY, MARYLAND (ISSUED JULY 1968) MAP NO. 29

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 COUNTY DEPARTMENT OF PLANNING AND ZONING.

Donald Mason 11/30/04
ENGINEER - DONALD A. MASON, P.E. # 21443 DATE

DEVELOPER'S CERTIFICATE

I HAVE CERTIFIED 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 DEPARTMENT OF PLANNING AND ZONING.

R O By 11/30/04
CORNERSTONE HOMES, INC. DATE

Jim Meyer 12/13/04
USDA - NATURAL RESOURCES CONSERVATION SERVICE DATE

John R. Roberts 12/13/04
HOWARD COUNTY DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 12/17/04
200 DATE

Cindy Hammett 1/4/05
2 DATE

March H. Gough 1/4/05
2 DATE

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.BE1-CIVILENGINEERING.COM

OWNER: WILLIAM A. STEIGERWALD
8785 GUILFORD ROAD
COLUMBIA, MARYLAND 21046
410-381-5589

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

PROJECT: KINGS PLACE
LOTS 1 - 4 AND
OPEN SPACE LOT 5

LOCATION: TAX MAP: 42, GRID: 8
PARCEL: 16
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SEDIMENT AND EROSION CONTROL
PLAN, NOTES AND DETAILS AND SOILS MAP

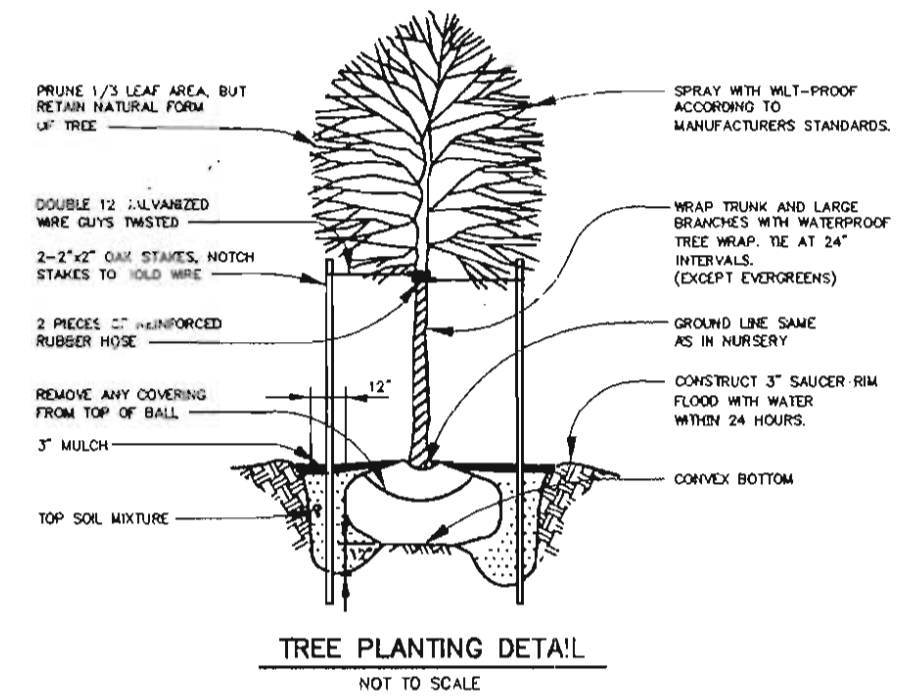
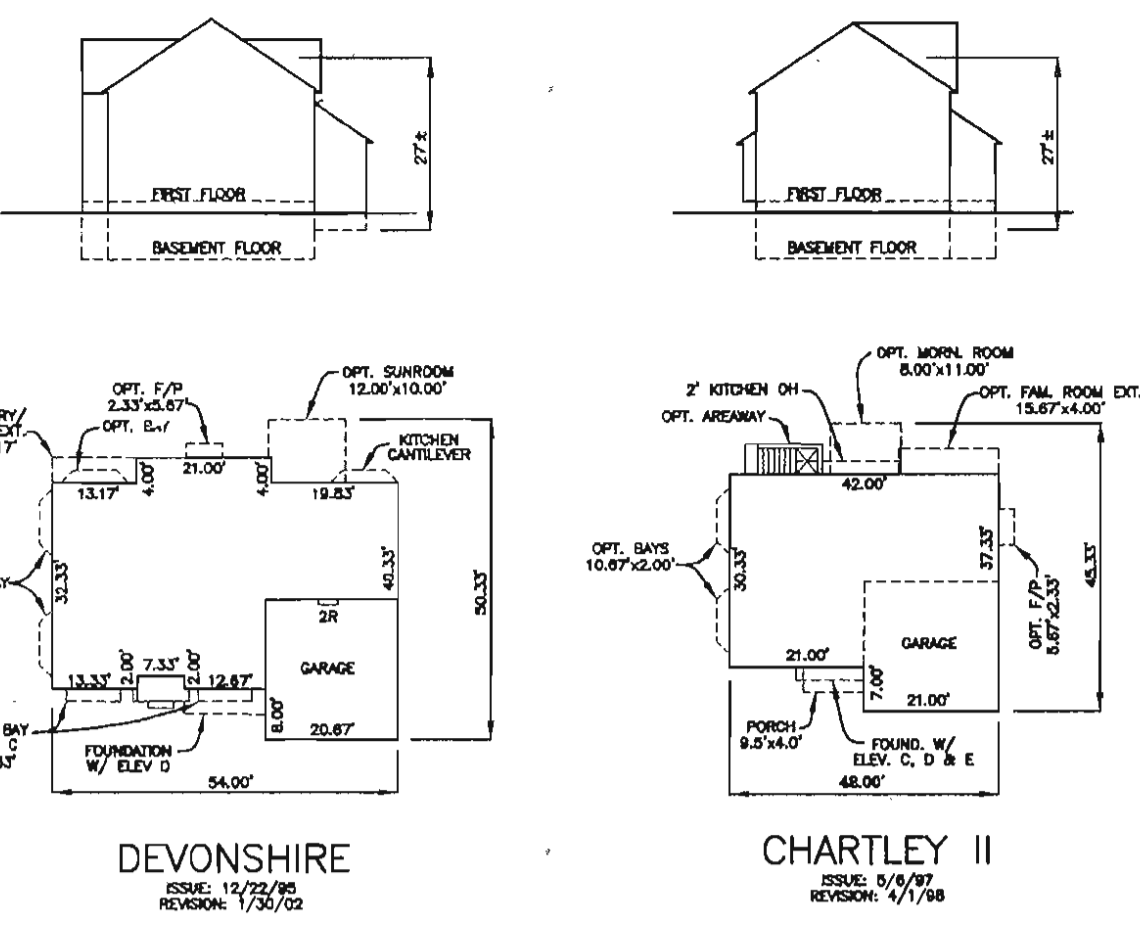
DATE: DECEMBER, 2004 PROJECT NO. 1700

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

SITE DEVELOPMENT PLAN

KINGS PLACE

LOT 1 - 4 AND OPEN SPACE LOT 5



NOTE:
LANDSCAPING FOR THIS SUBDIVISION IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.

CATEGORY	ADD. TO PERIMETER PROP. (1)	ADD. TO TRASH PAD (3)
LANDSCAPE TYPE	B	B
LINEAR FEET OF PERIMETER OR ROADWAY FRONTAGE	789 L.F.	28 L.F.
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO
NUMBER OF PLANTS REQUIRED	789 L.F.	28 L.F.
SHADE TREES	16	—
EVERGREEN TREES	20	—
OTHER TREES (2:1 SUBSTITUTE)	—	20*
SHRUBS (10:1 SUBSTITUTE)	—	—
NUMBER OF PLANTS PROVIDED	16	—
SHADE TREES	16	—
EVERGREEN TREES	20	—
OTHER TREES (2:1 SUBSTITUTE)	—	20
SHRUBS (10:1 SUBSTITUTE)	—	—

*1 SHADE TREE AND 1 EVERGREEN REQUIRED. SHRUBS WILL BE SUBSTITUTED FOR THEM AT A 10:1 RATIO

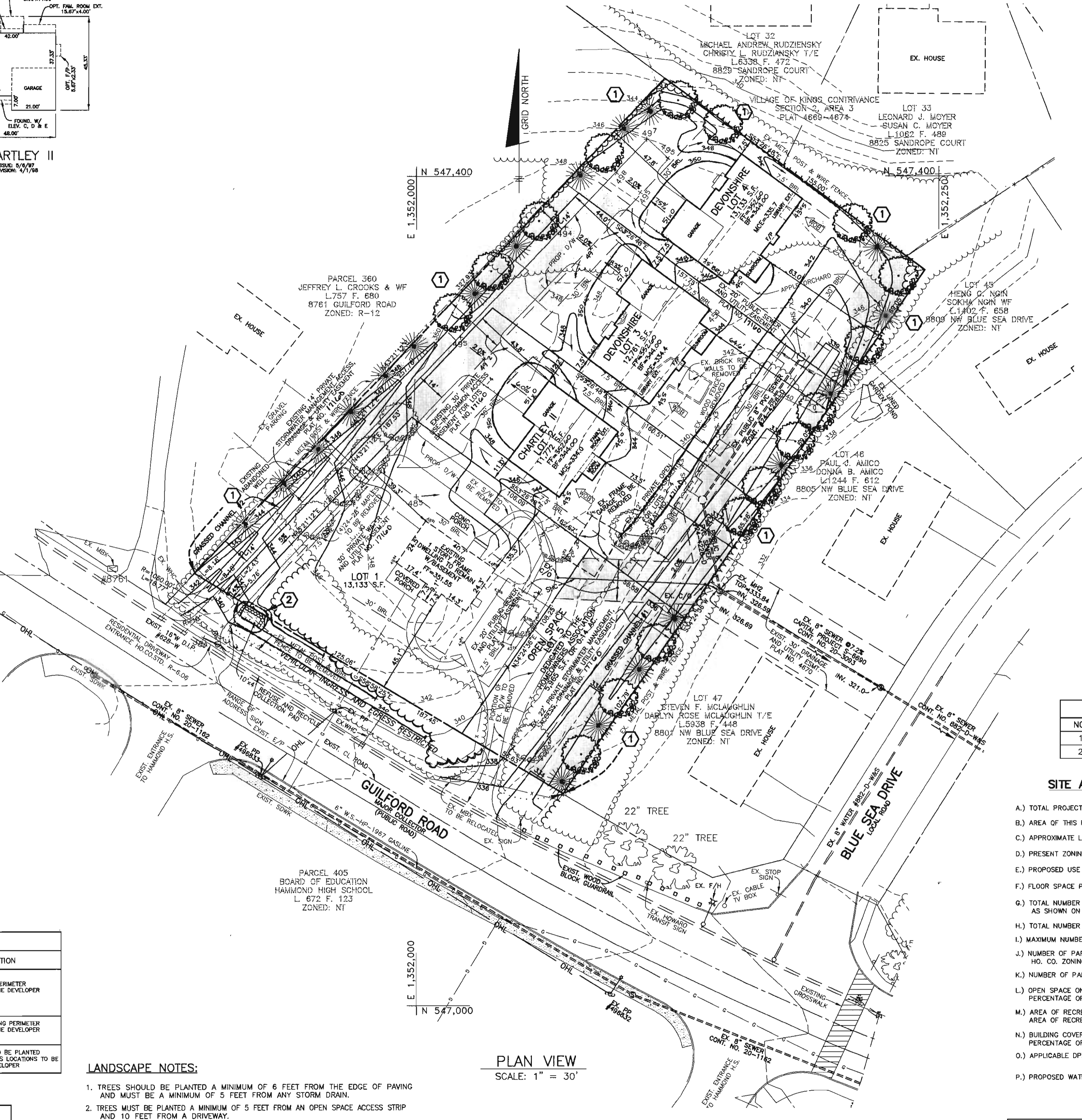
SYMBOL	QUANTITY	NAME	REMARKS	DESCRIPTION
	16	QUERCUS RUBRA (Red Oak)	2-1/2" - 3" cal.	SHADE TREES ALONG PERIMETER TO BE PROVIDED BY THE DEVELOPER
	20	PINUS STROBUS (Eastern White Pine)	6' - 8' ht.	EVERGREEN TREES ALONG PERIMETER TO BE PROVIDED BY THE DEVELOPER
	20	AZALEA 'Dixie Valley White' (Dixie Valley White Azalea)	18" - 24" sp.	EVERGREEN SHRUBS TO BE PLANTED ALONGSIDE TRASH PADS LOCATIONS TO BE PROVIDED BY THE DEVELOPER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

William A. Steigerwald 12/17/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Cindy Hamilton 1/16/05
CHIEF, DIVISION OF PLANNING

Randy D. Lege 1/16/05
DIRECTOR



LANDSCAPE NOTES:

- TREES SHOULD BE PLANTED A MINIMUM OF 6 FEET FROM THE EDGE OF PAVING AND MUST BE A MINIMUM OF 5 FEET FROM ANY STORM DRAIN.
- TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM AN OPEN SPACE ACCESS STRIP AND 10 FEET FROM A DRIVEWAY.
- SEE TREE PLANTING DETAIL - THIS SHEET.
- 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.
- LANDSCAPING IS NOT REQUIRED FOR THE GRASSED CHANNELS.
- LANDSCAPE SURETY IN THE AMOUNT OF \$8,400.00 FOR THE REQUIRED 16 SHADE TREES (\$4,800), 20 EVERGREEN TREES (\$3,000) AND 20 SHRUBS (\$600) WILL BE POSTED AS PART OF THE GRADING PERMITS FILED WITH THE SITE DEVELOPMENT PLAN.
LANDSCAPE SURETY FOR LOT 2: \$ 300 (1 SHADE TREE)
LANDSCAPE SURETY FOR LOT 3: \$1,200 (3 SHADE TREES, 2 EVERGREENS)
LANDSCAPE SURETY FOR LOT 4: \$4,800 (9 SHADE TREES AND 14 EVERGREENS)
LANDSCAPE SURETY FOR LOT 5: \$1,500 (3 SHADE TREES AND 4 EVERGREENS)

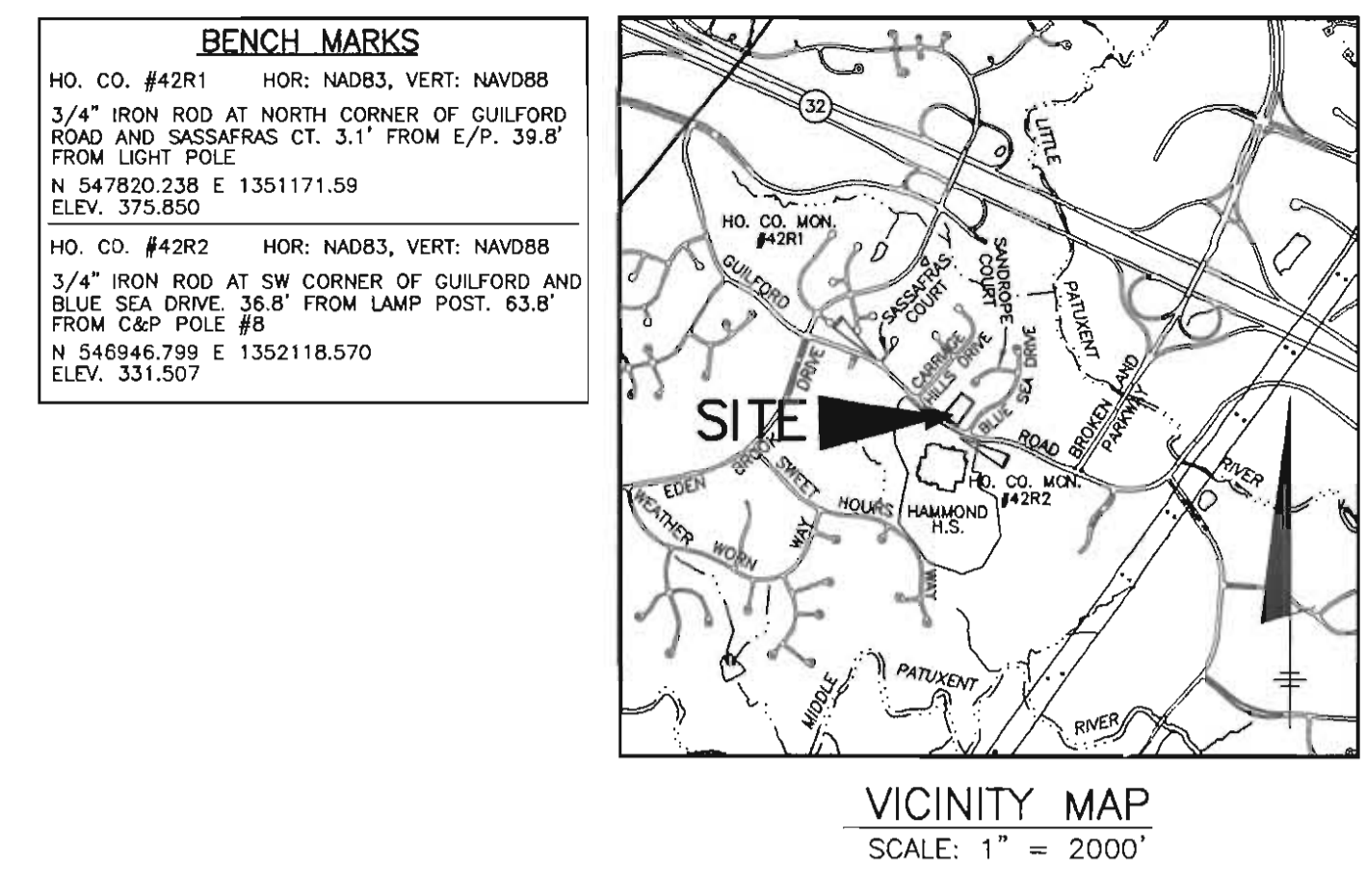
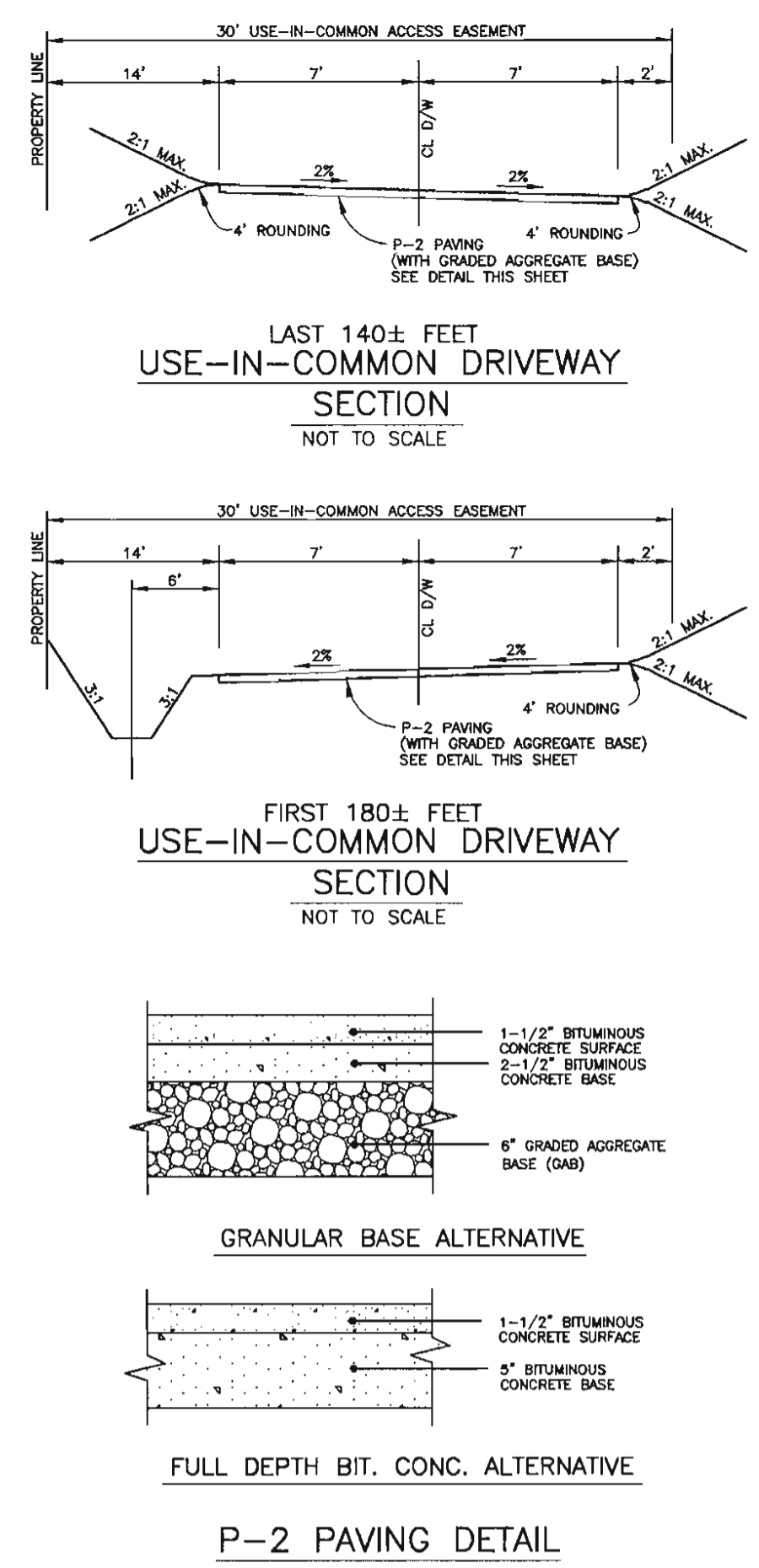
LOT NO.	MIN. CELLAR	SHC INV.
2	334.0	329.8
3	334.4	330.4
4	335.7	331.4

LOT	STREET ADDRESS
1	8785 GUILFORD ROAD
2	8789 GUILFORD ROAD
3	8793 GUILFORD ROAD
4	8797 GUILFORD ROAD

SUBDIVISION NAME:		SECTION/AREA:	LOT/PARCEL #
KINGS PLACE		LOTS 1-4 AND OPEN SPACE LOT 5	PARCEL 16
PLAT No.	GRID No.	ZONE	TAX MAP
17160	8	R-12	42
ELECTION DISTRICT	CENSUS TRACT	SEWER CODE	WATER CODE
SIXTH	606801	5290000	E 16

NO.	DESCRIPTION
1	SITE DEVELOPMENT AND GRADING PLAN
2	SEDIMENT, EROSION CONTROL, SOILS PLAN, NOTES AND DETAIL PLAN

A.) TOTAL PROJECT AREA	1.30 AC.
B.) AREA OF THIS PLAN SUBMISSION	1.30 AC.
C.) APPROXIMATE LIMIT OF DISTURBANCE	1.20 AC.
D.) PRESENT ZONING	R-12 RESIDENTIAL SINGLE FAMILY DETACHED UNITS
E.) PROPOSED USE OF SITE	N/A
F.) FLOOR SPACE PER LOT	N/A
G.) TOTAL NUMBER OF UNITS ALLOWED AS SHOWN ON FINAL PLAT(S)	4
H.) TOTAL NUMBER OF UNITS PROPOSED	3 NEW, 1 EXISTING
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	0.14 AC.
M.) PERCENTAGE OF GROSS AREA	10%
N.) AREA OF RECREATIONAL OPEN SPACE REQUIRED	0.00 AC.
O.) AREA OF RECREATIONAL OPEN SPACE PROVIDED	0.00 AC.
P.) BUILDING COVERAGE OF SITE	N/A
PERCENTAGE OF GROSS AREA	0%
APPLICABLE DPZ FILE REFERENCES:	F-04-106 CONTRACT # 24-4226-D
PROPOSED WATER AND SEWER SYSTEMS:	<input checked="" type="checkbox"/> PUBLIC <input type="checkbox"/> PRIVATE



GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-12 PER THE 02-02-04 COMPREHENSIVE ZONING PLAN.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION AT (410)313-1890 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 FIELD RUN IN DECEMBER, 2003 BY NCHAMRK ENGINEERING, INC. CONTOUR INTERVAL IS 2 FEET.
- HORIZONTAL AND VERTICAL DATUM ARE NAD '83 - MONUMENTS 42R1 AND 42R2.
- EXISTING UTILITIES SHOWN HAVE BEEN TAKEN FROM CONTRACT DRAWINGS #628-W, #20-3093, #882-D-W&S AND #24-4226-D. IF NECESSARY, CONTRACTOR SHALL ADVISE ANY OR ALL STRUCTURE TOP ELEVATIONS TO MATCH SDP GRADES.
- THERE ARE NO WETLANDS, WETLAND BUFFERS, STREAMS, STREAM BUFFERS, STEEP SLOPES OR 100-YEAR FLOODPLAIN LOCATED WITHIN THIS LIMIT OF SUBMISSION.
- IN ACCORDANCE WITH SECTION 12B OF THE HOWARD COUNTY ZONING REGULATIONS: EAV 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-04-106, CONTRACT #24-4226-D
- THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE BUILDERS EXPENSE.
- BRL INDICATES BUILDING RESTRICTION LINE.
- FOR DRIVEWAY ENTRANCE DETAIL SEE HOWARD COUNTY STANDARD DETAILS R-6.03 & R-6.05.
- HOUSES/GARAGES WILL BE SITED ON LOTS SO THAT A SECOND CAR, IF PARKED IN THE DRIVEWAY, WILL NOT OVERHANG INTO THE PRIVATE ACCESS PLACE DRIVEWAY (18' MINIMUM CLEARANCE).
- DRIVEWAY SLOPES SHOWN ARE AVERAGE. THE SLOPE AT THE OUTSIDE EDGES COULD BE FLATTER OR STEEPER DEPENDING ON GRADE OF ROADWAY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES FOR THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS.
 - STRUCTURE (GULCHES/DITCHES) - 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
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THIS PLAN CONFORMS WITH THE 5th EDITION (1st AMENDMENT) 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.
- THE 4'x10' CONCRETE REFUSE AND RECYCLE COLLECTION PAD FOR LOTS 1-4 THAT IS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 1-4 HAS BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND IN LIBER 6079 AT FOLIO 245.
- THE TOTAL FOREST CONSERVATION OBLIGATION OF 8,712 S.F. IS LESS THAN 10,000 S.F. AND THUS WILL NOT CREATE FOREST. A FEE-IN-LIEU PAYMENT SHALL BE MADE IN THE AMOUNT OF \$4,356.00 TO THE HOWARD COUNTY FOREST CONSERVATION FUND UNDER F-04-106.

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.bei-civilengineering.com

Donald Mason 1/30/04

OWNER: WILLIAM A. STEIGERWALD
8785 GUILFORD ROAD
COLUMBIA, MARYLAND 21046
410-381-5589

DEVELOPER: CORNERSTONE HOMES, L.L.C.
9695 NORFOLK AVENUE
LAUREL, MARYLAND 20723
410-792-2585

PROJECT: **KINGS PLACE**
LOTS 1 - 4 AND OPEN SPACE LOT 5

LOCATION: TAX MAP: 42, GRID: 8
PARCEL: 16
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: **SITE DEVELOPMENT AND GRADING PLAN**

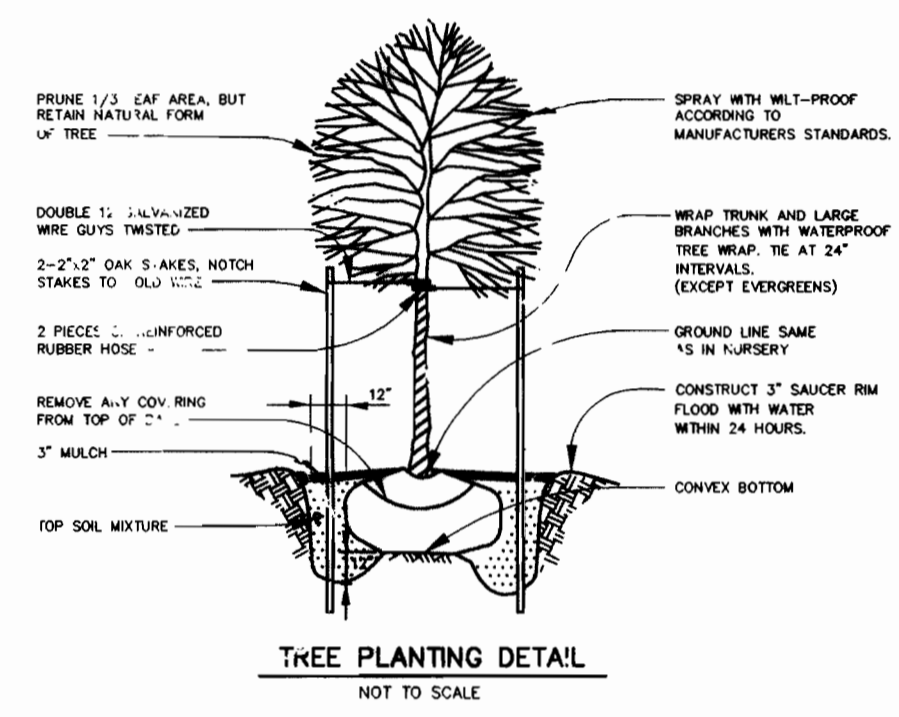
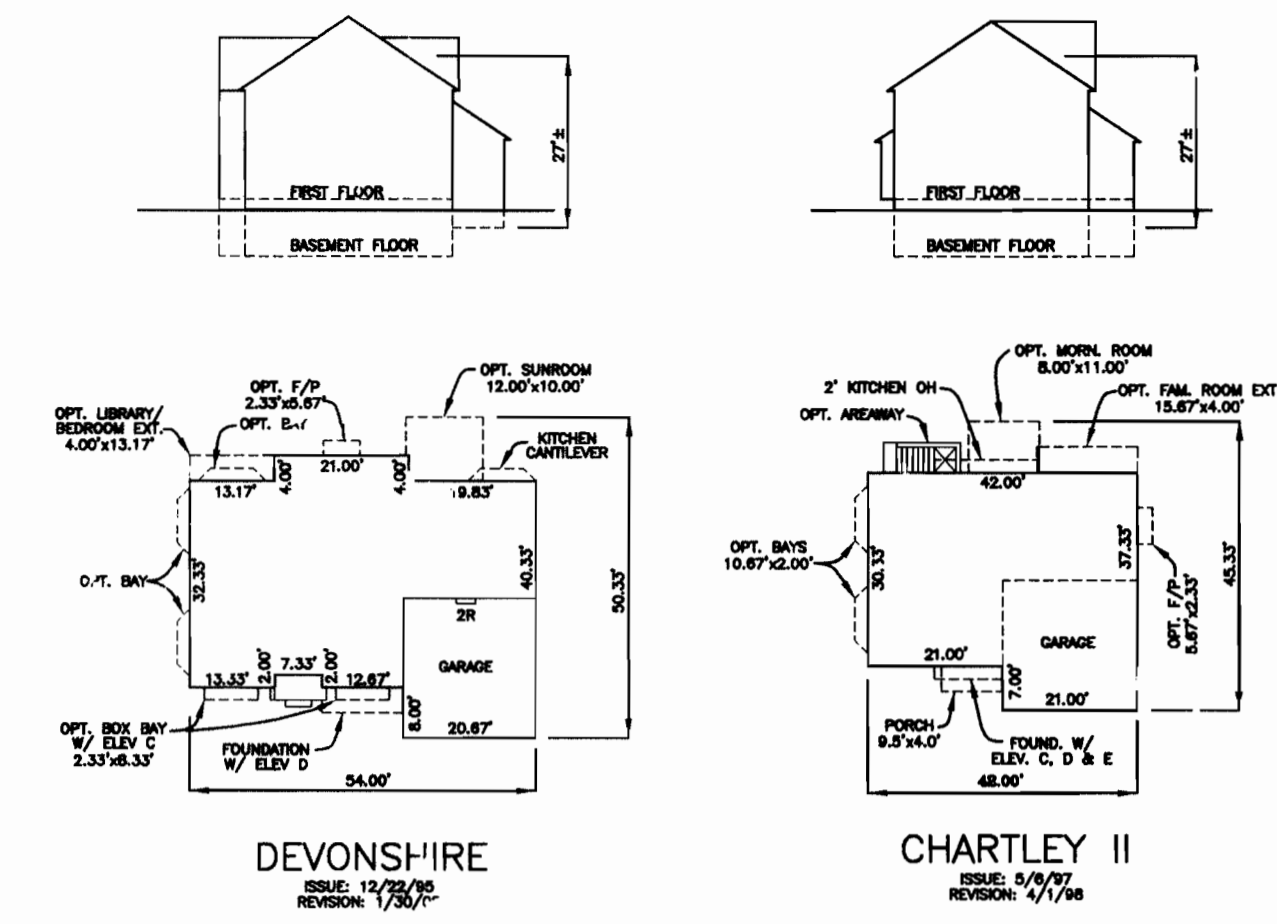
DATE: DECEMBER, 2004 PROJECT NO. 1700

DESIGN: DBT DRAFT: DBT CHECK: CAM SCALE: AS SHOWN SHEET 1 OF 2

SITE DEVELOPMENT PLAN

KINGS PLACE

LOT 1 - 4 AND OPEN SPACE LOT 5



NOTE:
LANDSCAPING FOR THIS SUBDIVISION IS PROVIDED IN ACCORDANCE WITH SECTION 16.12.4 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.

CATEGORY	ADJ. TO PERIMETER PROP.		ADJ. TO TRASH PAD	
	(1)	(2)	(3)	(4)
LANDSCAPE TYPE	B	B	B	B
LINEAR FEET OF PERIMETER OR ROADWAY FRONTAGE	789 L.F.	28 L.F.		
CREDIT FOR EXISTING VEGETATION (Y.S. NO. LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO		
CREDIT FOR WALL, FENCE OR BERM (Y.S. NO. LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO		
NUMBER OF PLANTS REQUIRED	789 L.F.	28 L.F.		
SHADE TREES	16			
EVERGREEN TREES	20			
OTHER TREES (2:1 SUBSTITUTE, SHRUBS (10:1 SUBSTITUTE))		20*		
NUMBER OF PLANTS PROVIDED	16			
SHADE TREES	16			
EVERGREEN TREES	20			
OTHER TREES (2:1 SUBSTITUTE, SHRUBS (10:1 SUBSTITUTE))		20		

SYMBOL	QUANTITY	NAME	REMARKS	DESCRIPTION
	16	QUERCUS RUBRA (Red Oak)	2-1/2" - 3" cal.	SHADE TREES ALONG PERIMETER TO BE PROVIDED BY THE DEVELOPER
	20	PINUS STROBUS (Eastern White Pine)	6' - 8' ht.	EVERGREEN TREES ALONG PERIMETER TO BE PROVIDED BY THE DEVELOPER
	20	AZALEA 'Delaware Valley White'	18" - 24" sp.	EVERGREEN SHRUBS TO BE PLANTED ALONGSIDE TRASH PADS LOCATIONS TO BE PROVIDED BY THE DEVELOPER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

William A. Steigerwald 12/17/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Cristy Hamstra 1/4/05
CHIEF, DIVISION OF LAND DEVELOPMENT

Randy A. Uggler 4/4/05
DIRECTOR

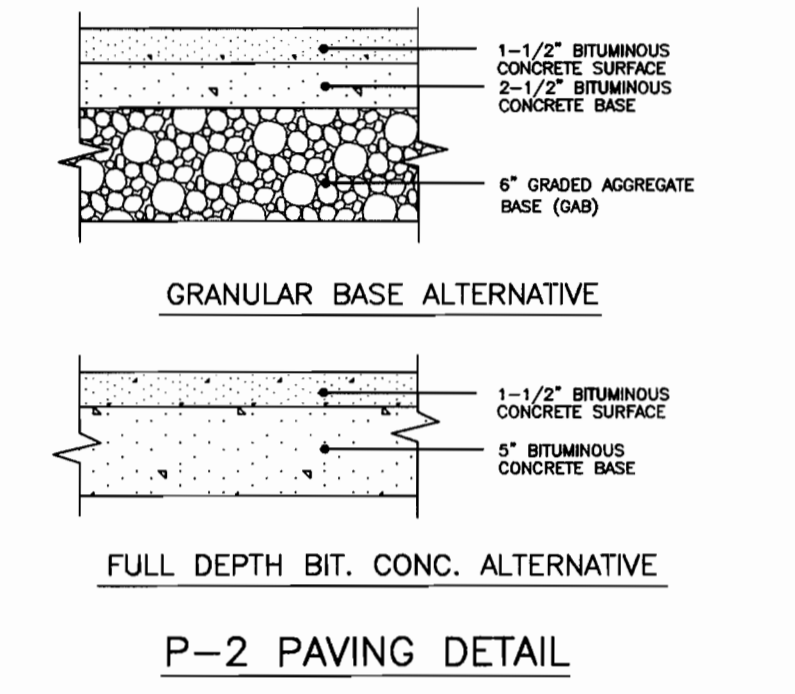
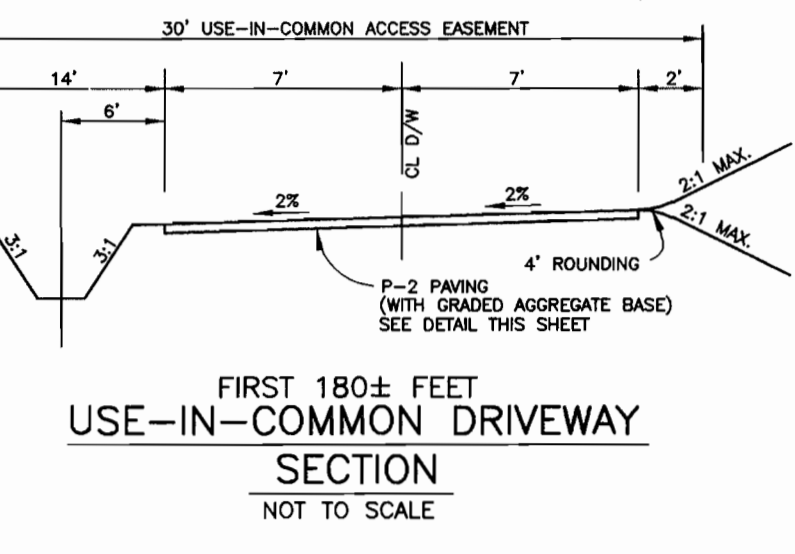
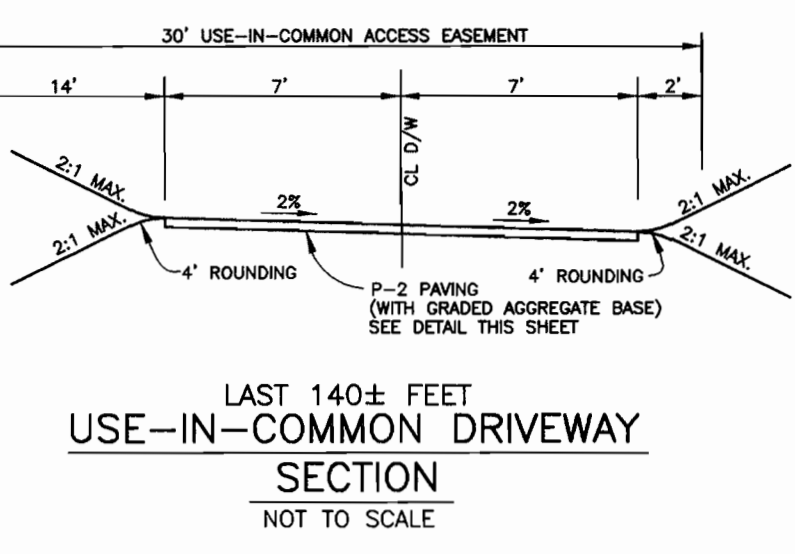
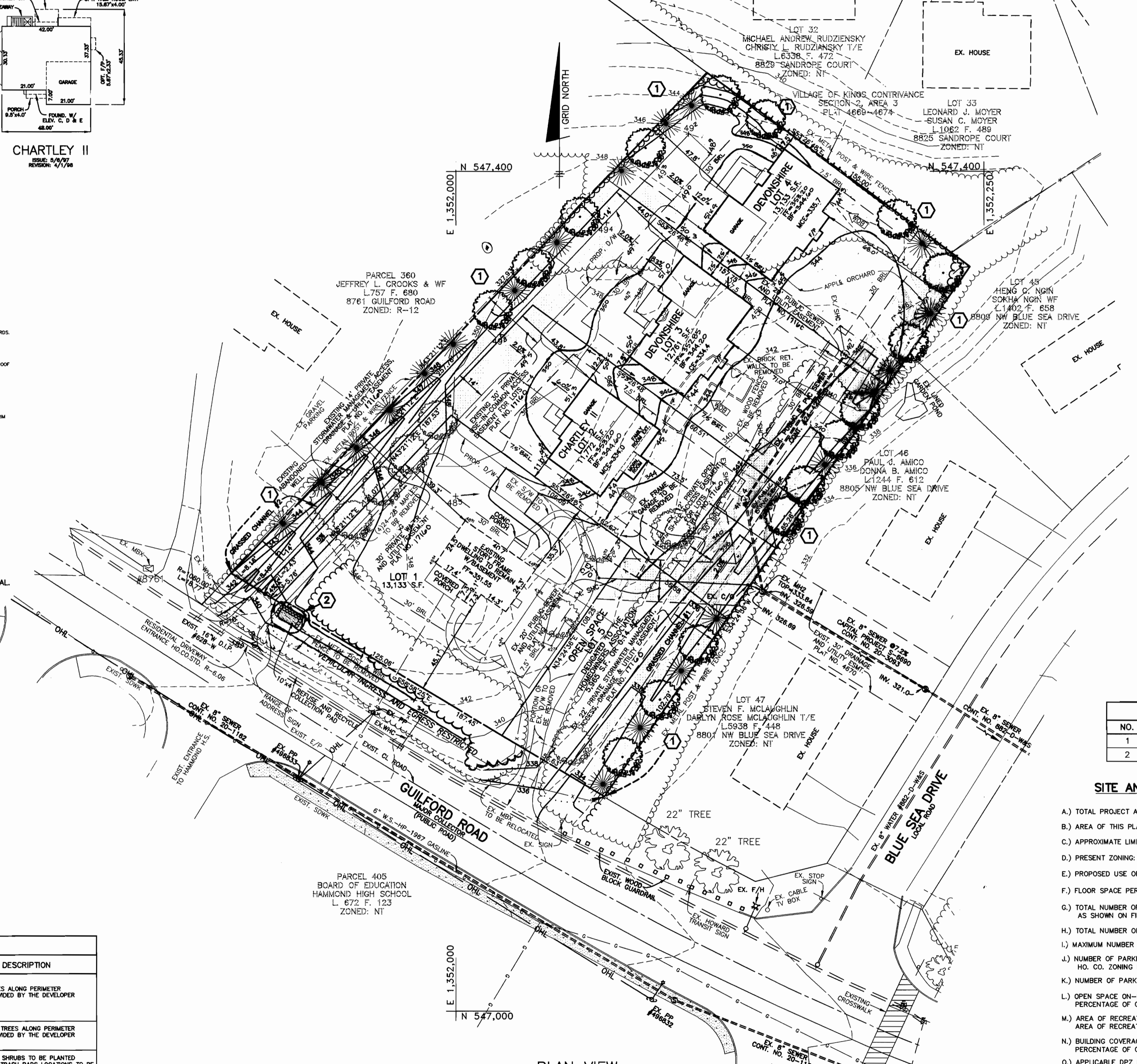
LANDSCAPE NOTES:

- TREES SHOULD BE PLANTED A MINIMUM OF 6 FEET FROM THE EDGE OF PAVING AND MUST BE A MINIMUM OF 5 FEET FROM ANY STORM DRAIN.
- TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM AN OPEN SPACE ACCESS STRIP AND 10 FEET FROM A DRIVEWAY.
- SEE TREE PLANTING DETAIL - THIS SHEET.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.12.4 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL.
- LANDSCAPING IS NOT REQUIRED FOR THE GRASSED CHANNELS.
- LANDSCAPE SURETY IN THE AMOUNT OF \$8,400.00 FOR THE REQUIRED 16 SHADE TREES (\$4,800), 20 EVERGREEN TREES (\$3,000) AND 20 SHRUBS (\$600) WILL BE POSTED AS PART OF THE GRADING PERMITS FILED WITH THE SITE DEVELOPMENT PLAN.
LANDSCAPE SURETY FOR LOT 2: \$ 300 (1 SHADE TREE)
LANDSCAPE SURETY FOR LOT 3: \$1,200 (3 SHADE TREES, 2 EVERGREENS)
LANDSCAPE SURETY FOR LOT 4: \$4,800 (9 SHADE TREES AND 14 EVERGREENS)
LANDSCAPE SURETY FOR LOT 5: \$1,500 (3 SHADE TREES AND 4 EVERGREENS)

LOT NO.	MIN. CELLAR	SHC INV.
2	334.0	329.8
3	334.4	330.4
4	335.7	331.4

LOT	STREET ADDRESS
1	8785 GUILFORD ROAD
2	8789 GUILFORD ROAD
3	8793 GUILFORD ROAD
4	8797 GUILFORD ROAD

SUBDIVISION NAME:	SECTION/AREA:	LOT/PARCEL #
KINGS PLACE	LOTS 1-4 AND OPEN SPACE LOT 5	PARCEL 16
PLAT No.	GRID No.	ZONE
17160	8	R-12
TAX MAP	ELECTION DISTRICT	CENSUS TRACT
42	SIXTH	606801
WATER CODE	E 16	SEWER CODE
		5290000



	EXISTING CONTOURS
	PROPOSED CONTOURS
	EXISTING TREELINE
	PROPOSED TREELINE
	BUILDING RESTRICTION LINE
	EXISTING EASEMENTS
	INDICATES A WALK-OUT BASEMENT
	F1=350.90 FIRST FLOOR ELEVATION
	B1=341.98 BASEMENT FLOOR ELEVATION
	M1=334.0 MINIMUM CELLAR ELEVATION

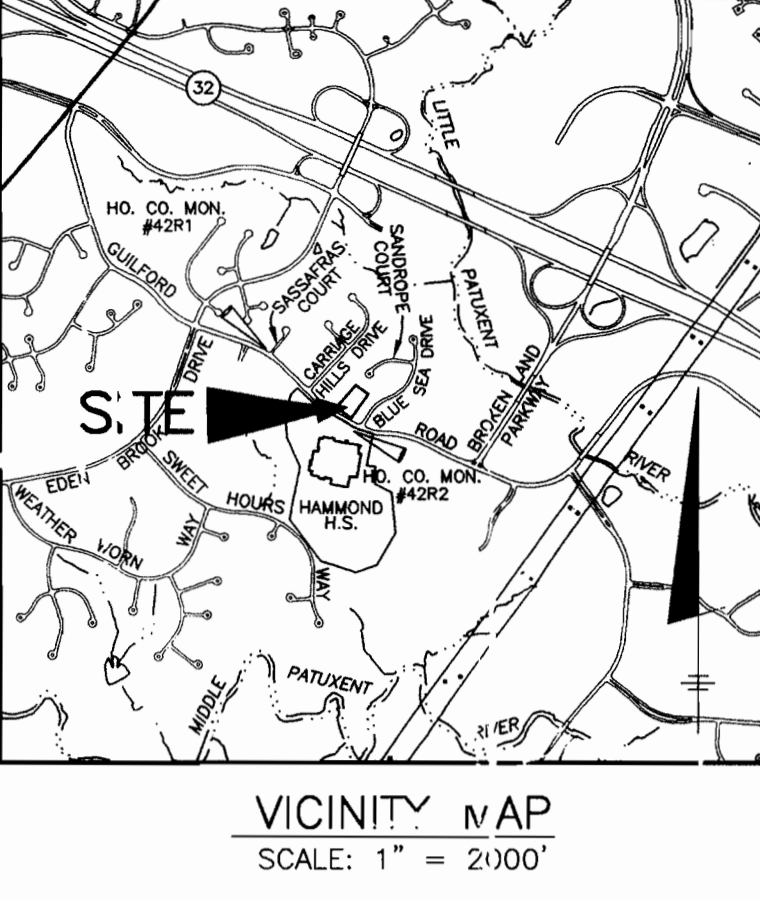
NO.	DESCRIPTION
1	SITE DEVELOPMENT AND GRADING PLAN
2	SEDIMENT, EROSION CONTROL, SOILS PLAN, NOTES AND DETAIL PLAN

A.) TOTAL PROJECT AREA	1.30 AC.
B.) AREA OF THIS PLAN SUBMISSION	1.30 AC.
C.) APPROXIMATE LIMIT OF DISTURBANCE	1.20 AC.
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)	4
H.) TOTAL NUMBER OF UNITS PROPOSED	3 NEW, 1 EXISTING
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	0.14 AC.
PERCENTAGE OF GROSS AREA	10%
M.) AREA OF RECREATIONAL OPEN SPACE REQUIRED	0.00 AC.
AREA OF RECREATIONAL OPEN SPACE PROVIDED	0.00 AC.
N.) BUILDING COVERAGE OF SITE	N/A
PERCENTAGE OF GROSS AREA	0%
O.) APPLICABLE DPZ FILE REFERENCES:	F-04-106 CONTRACT # 24-4226-D
P.) PROPOSED WATER AND SEWER SYSTEMS:	<input checked="" type="checkbox"/> PUBLIC <input type="checkbox"/> PRIVATE

BENCH MARKS

HO. CO. #42R1 HOR: NAD83, VERT: NAVD88
3/4" IRON ROD AT NORTH CORNER OF GUILFORD ROAD AND SASSAFRAS CT. 3.1' FROM E/P. 39.8' FROM LIGHT POLE
N 547820.235 E 1351171.59
ELEV. 375.850

HO. CO. #42R2 HOR: NAD83, VERT: NAVD88
3/4" IRON ROD AT SW CORNER OF GUILFORD AND BLUE SEA DRIVE. 36.8' FROM LAMP POST. 63.8' FROM CAP POLE #8
N 548946.795 E 1352118.570
ELEV. 331.507



GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-12 PER THE 02-02-04 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 FIELD RUN IN DECEMBER, 2003 BY "JCHAMR ENGINEERING, INC." CONTOUR INTERVAL IS 2 FEET.
- HORIZONTAL AND VERTICAL DATUM ARE NAD '83 - MONUMENTS 42R1 AND 42R2.
- EXISTING UTILITIES HAVE BEEN TAKEN FROM CONTRACT DRAWINGS #28-W, #20-3093, #882-D-W&S AND #24-4226-D. IF NECESSARY, CONTRACTOR SHALL ADJUST ANY OR ALL STRUCTURE TOP ELEVATIONS TO MATCH SSP GRADES.
- THERE ARE NO WETLANDS, WETLAND BUFFERS, STREAMS, STREAM BUFFERS, STEEP SLOPES OR 100-YEAR FLOODPLAIN LOCATED WITHIN THIS LIMIT OF SUBMISSION.
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, IF W. DOWNS, 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 NUMBERS: F-04-106, CONTRACT #24-4226-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 DRIVEWAY (18' MINIMUM CLEARANCE).
- DRIVEWAY SLOPES SHOWN ARE AVERAGE. THE SLOPE AT THE OUTSIDE EDGES COULD BE FLATTER OR STEEPER DEPENDING ON GRADE OF ROADWAY.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
 - SUBGRADE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - SEWERAGE - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS.
 - STRUCTURES (GULVERTS/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.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THIS PLAN CONFORMS WITH THE 5th EDITION (1st AMENDMENT) 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.
- THE 4'x10' CONCRETE REFUSE AND RECYCLE COLLECTION PAD FOR LOTS 1-4 THAT IS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 1-4 HAS BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND IN LIBER 0879 FOLD 249
- THE TOTAL FOREST CONSERVATION OBLIGATION OF 8,712 S.F. IS LESS THAN 10,000 S.F. AND THIS WILL NOT CREATE FOREST. A FEE-IN-LIEU PAYMENT SHALL BE MADE IN THE AMOUNT OF \$4,356.00 TO THE HOWARD COUNTY FOREST CONSERVATION FUND PER F-04-106.

NO.	DATE	REVISION
4	7-22-05	REVISE GRADES ON LOT 2 PER AS-BUILT CONDITIONS.
3	7-15-05	REVISE GRADES ON LOT 3 PER AS-BUILT CONDITIONS.
2	7-8-05	REVISE GRADES ON LOT 4 PER AS-BUILT CONDITIONS.
1	2-16-05	RAISE HOUSES AND REVISE GRADES ON LOTS 2-4

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ELLICOTT CITY, MARYLAND 21043
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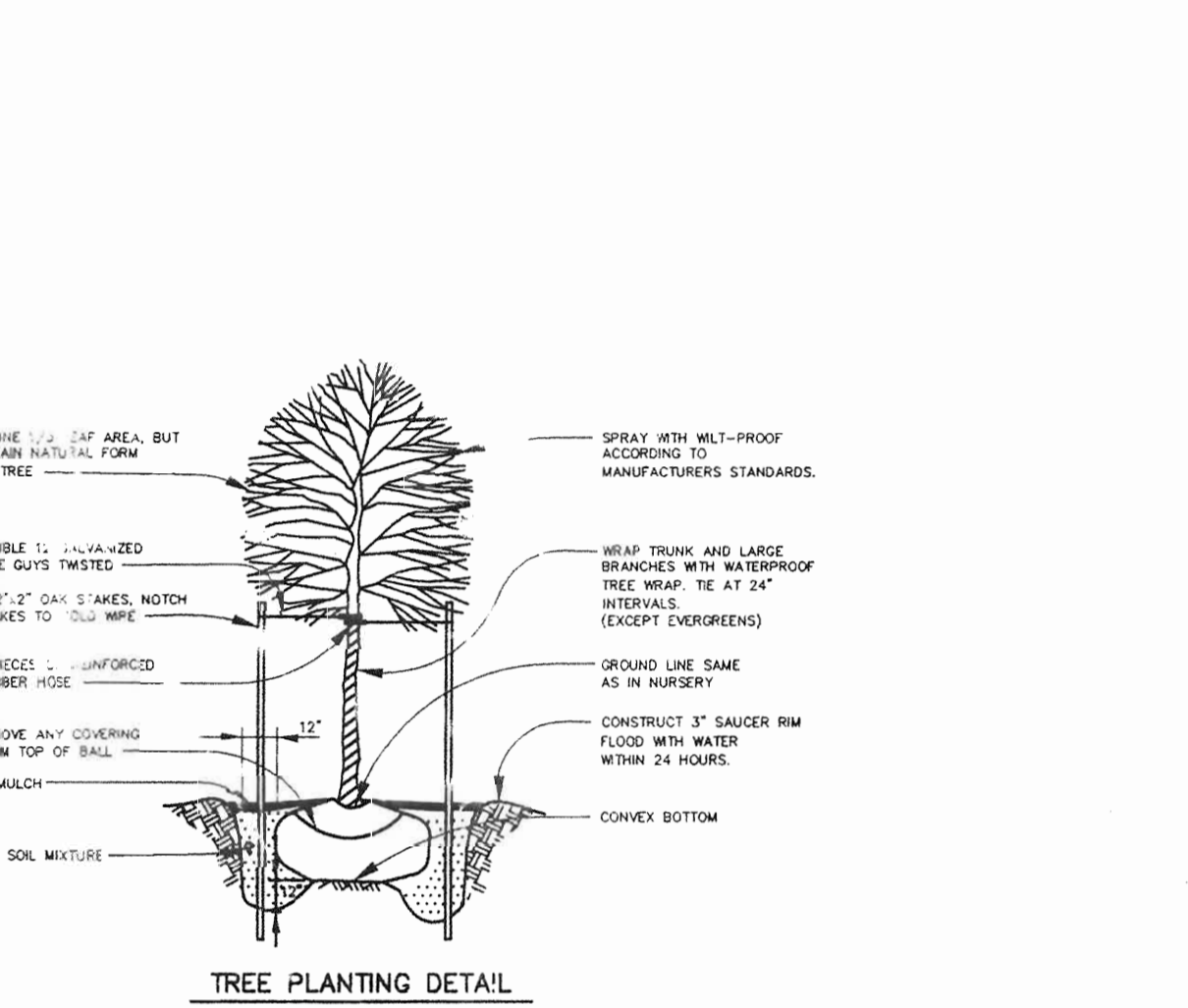
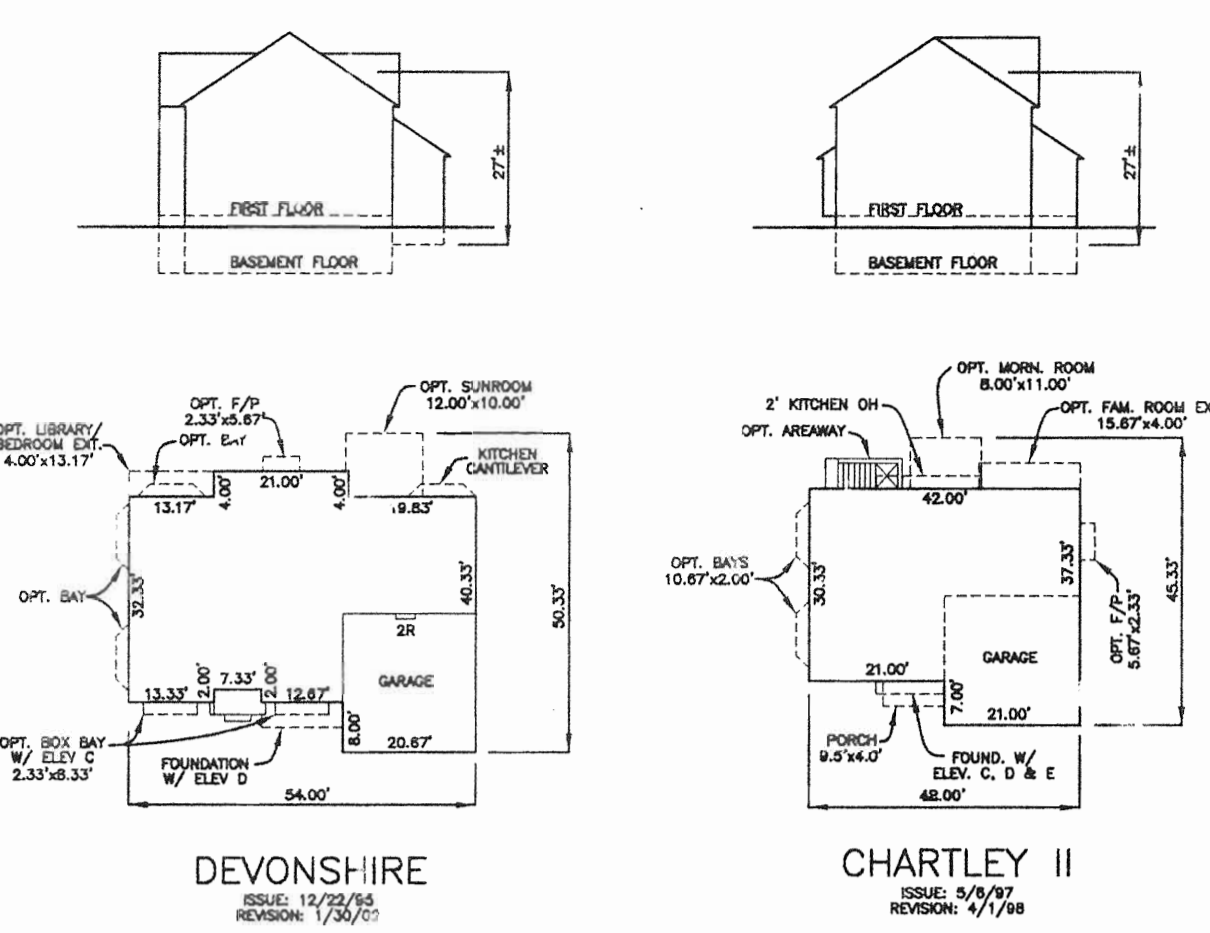
Donald Maan
1/3/04

OWNER: WILLIAM A. STEIGERWALD 8785 GUILFORD ROAD COLUMBIA, MARYLAND 21046 410-381-5589	PROJECT: KINGS PLACE LOTS 1 - 4 AND OPEN SPACE LOT 5
DEVELOPER: CORNERSTONE HOMES, L.L.C. 9695 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565	TITLE: SITE DEVELOPMENT AND GRADING PLAN
DESIGN: DBT DRAFT: DBT CHECK: CAM	DATE: DECEMBER, 2004 SCALE: AS SHOWN PROJECT NO. 1700 SHEET 1 OF 2

SITE DEVELOPMENT PLAN

KINGS PLACE

LOT 1 - 4 AND OPEN SPACE LOT 5



NOTE: LANDSCAPING FOR THIS SUBDIVISION IS PROVIDED IN ACCORDANCE WITH SECTION 16.24 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.

CATEGORY	SCHEDULE A PERIMETER LANDSCAPE EDGE	
	ADJ. TO PERIMETER PROP.	ADJ. TO TRASH PAD
LANDSCAPE TYPE	B	B
LINEAR FEET OF PERIMETER OR ROADWAY FRONTAGE	789 L.F.	28 L.F.
CREDIT FOR EXISTING VEGETATION (Y.S., NO. LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO
CREDIT FOR WALL, FENCE OR BERM (Y.S., NO. LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO
NUMBER OF PLANTS PROVIDED	789 L.F.	28 L.F.
SHADE TREES	16	—
EVERGREEN TREES	20	—
OTHER TREES (2:1 SUBSTITUTE)	—	—
SHRUBS (10:1 SUBSTITUTE)	—	20*
NUMBER OF PLANTS PROVIDED	16	—
SHADE TREES	20	—
EVERGREEN TREES	—	—
OTHER TREES (2:1 SUBSTITUTE)	—	—
SHRUBS (10:1 SUBSTITUTE)	—	20

*1 SHADE TREE AND 1 EVERGREEN REQUIRED. SHRUBS WILL BE SUBSTITUTED FOR THEM AT A 10:1 RATIO

LANDSCAPE PLANTING LIST			
SYMBOL	QUANTITY	NAME	REMARKS
	16	QUERCUS RUBRA (Red Oak)	SHADE TREES ALONG PERIMETER TO BE PROVIDED BY THE DEVELOPER
	20	PINUS STROBUS (Eastern White Pine)	EVERGREEN TREES ALONG PERIMETER TO BE PROVIDED BY THE DEVELOPER
	20	AZALEA (Dixie Valley White)	EVERGREEN SHRUBS TO BE PLANTED ALONGSIDE TRASH PADS LOCATIONS TO BE PROVIDED BY THE DEVELOPER

- LANDSCAPE NOTES:**
- TREES SHOULD BE PLANTED A MINIMUM OF 6 FEET FROM THE EDGE OF PAVING AND MUST BE A MINIMUM OF 5 FEET FROM ANY STORM DRAIN.
 - TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM AN OPEN SPACE STRIP AND 10 FEET FROM A DRIVEWAY.
 - SEE TREE PLANTING DETAIL - THIS SHEET.
 - 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.
 - LANDSCAPING IS NOT REQUIRED FOR THE GRASSED CHANNELS.
 - LANDSCAPE SURETY IN THE AMOUNT OF \$8,400.00 FOR THE REQUIRED 16 SHADE TREES (\$4,800), 20 EVERGREEN TREES (\$3,000) AND 20 SHRUBS (\$600) WILL BE POSTED AS PART OF THE GRADING PERMITS FILED WITH THE SITE DEVELOPMENT PLAN.
 - LANDSCAPE SURETY FOR LOT 2: \$ 300 (1 SHADE TREE)
 - LANDSCAPE SURETY FOR LOT 3: \$1,200 (3 SHADE TREES, 2 EVERGREENS)
 - LANDSCAPE SURETY FOR LOT 4: \$4,800 (9 SHADE TREES AND 14 EVERGREENS)
 - LANDSCAPE SURETY FOR LOT 5: \$1,500 (3 SHADE TREES AND 4 EVERGREENS)

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

William A. Steigerwald
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 12/17/04

Cindy Hamstra
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 1/4/05

David A. Gage
 DIRECTOR
 DATE: 4/4/05

SHC TABLE		
LOT NO.	MIN. CELLAR	SHC INV.
2	334.0	329.8
3	334.4	330.4
4	335.7	331.4

ADDRESS CHART	
LOT	STREET ADDRESS
1	8785 GUILFORD ROAD
2	8789 GUILFORD ROAD
3	8793 GUILFORD ROAD
4	8797 GUILFORD ROAD

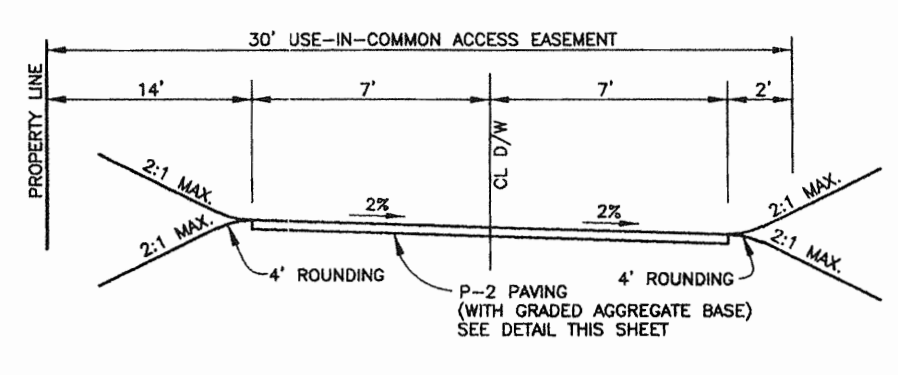
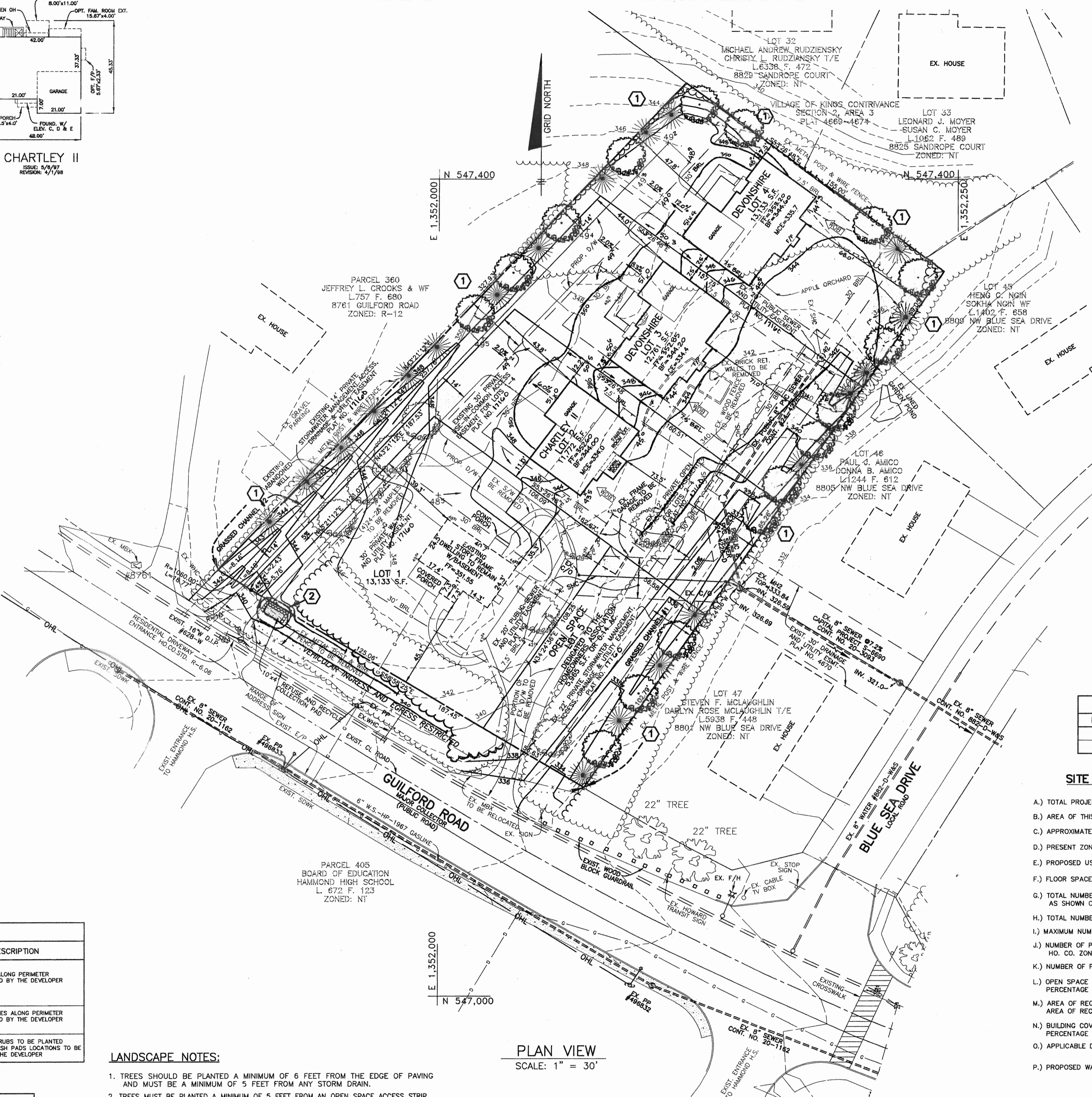
PERMIT INFORMATION CHART				
SUBDIVISION NAME:	SECTION/AREA:	LOT/PARCEL #		
KINGS PLACE	LOTS 1-4 AND OPEN SPACE LOT 5	PARCEL 16		
PLAT No. 17160	GRID No. 8	ZONE R-12	TAX MAP 42	ELECTION DISTRICT SIXTH
WATER CODE E 16	SEWER CODE 5290000			

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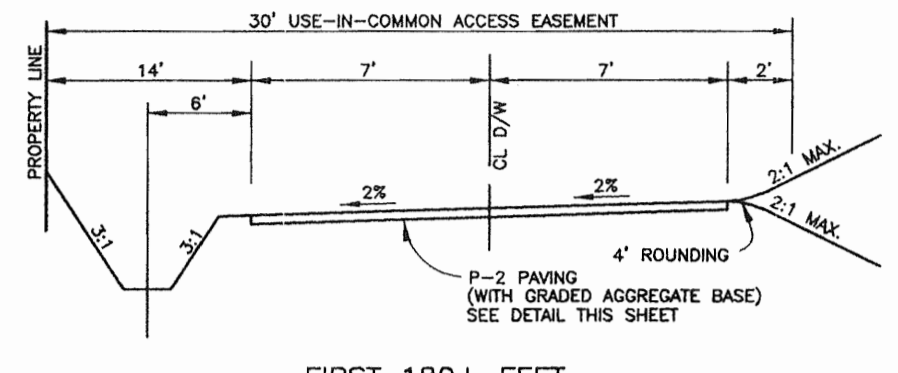
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Donald Mason
 11/30/04

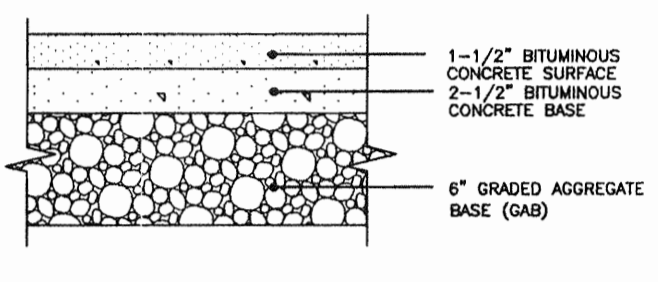
OWNER:	WILLIAM A. STEIGERWALD 8785 GUILFORD ROAD COLUMBIA, MARYLAND 21046 410-381-5589	PROJECT:	KINGS PLACE LOTS 1 - 4 AND OPEN SPACE LOT 5
DEVELOPER:	CORNERSTONE HOMES, L.L.C. 9695 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565	LOCATION:	TAX MAP: 42, GRID: 8 PARCEL: 16 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DESIGN: DBT	DRAFT: DBT	CHECK: CAM	SCALE: AS SHOWN
DATE: DECEMBER, 2004		PROJECT NO. 1700	
SHEET 1 OF 2		SDP-05-025	



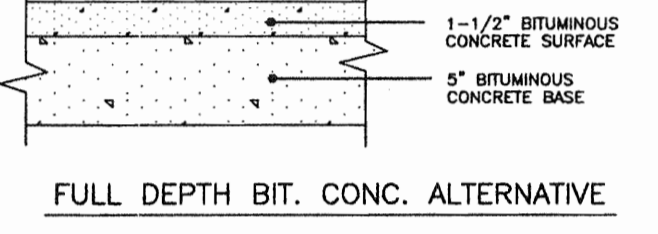
LAST 140± FEET USE-IN-COMMON DRIVEWAY SECTION NOT TO SCALE



FIRST 180± FEET USE-IN-COMMON DRIVEWAY SECTION NOT TO SCALE



GRANULAR BASE ALTERNATIVE



FULL DEPTH BIT. CONC. ALTERNATIVE

- LEGEND**
- EXISTING CONTOURS
 - PROPOSED CONTOURS
 - EXISTING TREETRINE
 - PROPOSED TREETRINE
 - BUILDING RESTRICTION LINE
 - EXISTING EASEMENTS
 - INDICATES A WALK-OUT BASEMENT
 - FF=350.90 FIRST FLOOR ELEVATION
 - BF=341.98 BASEMENT FLOOR ELEVATION
 - MC5=334.0 MINIMUM CELLAR ELEVATION

SHEET INDEX	
NO.	DESCRIPTION
1	SITE DEVELOPMENT AND GRADING PLAN
2	SEDIMENT, EROSION CONTROL, SOILS PLAN, NOTES AND DETAIL PLAN

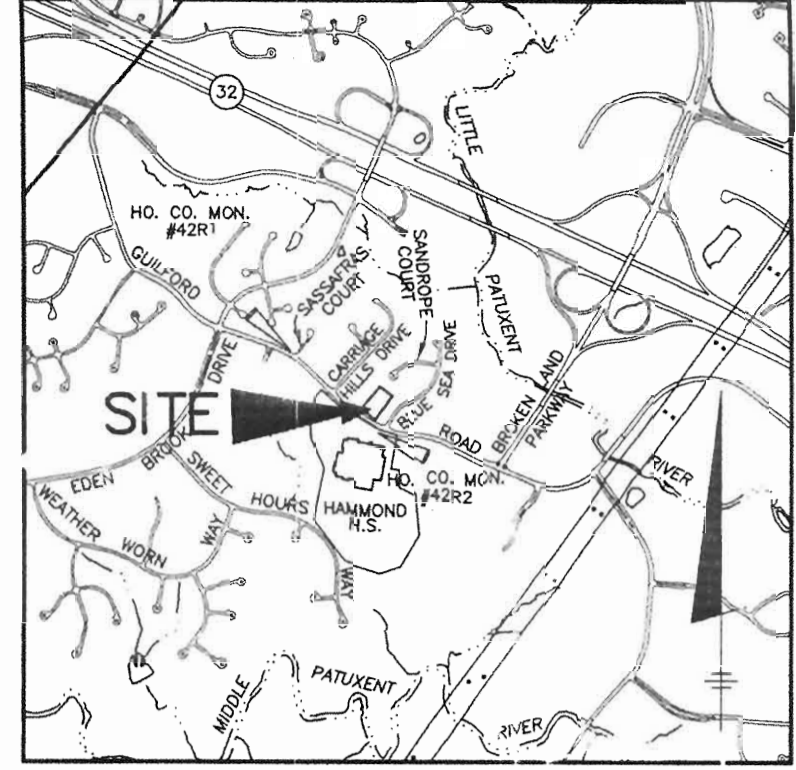
SITE ANALYSIS DATA CHART

A.) TOTAL PROJECT AREA	1.30 AC.
B.) AREA OF THIS PLAN SUBMISSION	1.30 AC.
C.) APPROXIMATE LIMIT OF DISTURBANCE	1.20 AC.
D.) PRESENT ZONING:	R-12 RESIDENTIAL SINGLE FAMILY DETACHED UNITS
E.) PROPOSED USE OF SITE:	N/A
F.) FLOOR SPACE PER LOT	N/A
G.) TOTAL NUMBER OF UNITS ALLOWED AS SHOWN ON FINAL PLAT(S)	4
H.) TOTAL NUMBER OF UNITS PROPOSED	3 NEW, 1 EXISTING
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	0.14 AC. 10%
M.) AREA OF RECREATIONAL OPEN SPACE REQUIRED	0.00 AC.
N.) BUILDING COVERAGE OF SITE PERCENTAGE OF GROSS AREA	N/A 0%
O.) APPLICABLE DPZ FILE REFERENCES:	F-04-106 CONTRACT # 24-4226-D
P.) PROPOSED WATER AND SEWER SYSTEMS:	X PUBLIC PRIVATE

BENCH MARKS

HO. CO. #42R1 HOR: NAD83, VERT: NAVD88
 3/4" IRON ROD AT NORTH CORNER OF GUILFORD ROAD AND SASSAFRAS CT. 3.1' FROM E/P. 39.8' FROM LIGH. POLE
 N 547820.238 E 1351171.59
 ELEV. 373.850

HO. CO. #42R2 HOR: NAD83, VERT: NAVD88
 3/4" IRON ROD AT SW CORNER OF GUILFORD AND BLUE SEA DRIVE. 36.8' FROM LAMP POST. 63.8' FROM CAP POLE #8
 N 546946.799 E 1352118.570
 ELL: 331.507



VICINITY MAP
 SCALE: 1" = 2000'

- GENERAL NOTES**
- THE SUBJECT PROPERTY IS ZONED R-12 PER THE 02-02-04 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 FIELD RUN IN DECEMBER, 2003 BY "ICHAMARK ENGINEERING, INC." CONTOUR INTERVAL IS 2 FEET.
 - HORIZONTAL AND VERTICAL DATUM ARE NAD '83 - MONUMENTS 42R1 AND 42R2.
 - EXISTING UTILITIES SHOWN HAVE BEEN TAKEN FROM CONTRACT DRAWINGS #628-W, #20-3093, #882-D-W&S AND #24-4226-D. IF NECESSARY, CONTRACTOR SHALL ADJUST ANY OR ALL STRUCTURE TOP ELEVATIONS TO MATCH SDP GRADES.
 - THERE ARE NO WETLANDS, WETLAND BUFFERS, STREAMS, STREAM BUFFERS, STEEP SLOPES OR 100-YEAR FLOODPLAIN LOCATED WITHIN THIS LIMIT OF SUBMISSION.
 - IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, 1.1 W. 30WS, 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.
 - INDICATES WALKOUT BASEMENT.
 - PREVIOUS HOWARD COUNTY FILE NUMBERS: F-04-106, CONTRACT #24-4226-D
 - THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.
 - ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE BUILDERS EXPENSE.
 - BRL INDICATES BUILDING RESTRICTION LINE.
 - FOR DRIVEWAY ENTRANCE DETAIL SEE HOWARD COUNTY STANDARD DETAILS R-6.03 & R-6.05.
 - HOUSES/GARAGES WILL BE SITED ON LOTS SO THAT A SECOND CAR, IF PARKED IN THE DRIVEWAY, WILL NOT OVERHANG INTO THE PRIVATE ACCESS PLACE DRIVEWAY (18" MINIMUM CLEARANCE).
 - DRIVEWAY SLOPES SHOWN ARE AVERAGE. THE SLOPE AT THE OUTSIDE EDGES COULD BE FLATTER OR STEEPER DEPENDING ON GRADE OF ROADWAY.
 - DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - a. WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
 - b. SURFACE - 8 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - c. GEOMETRY - MAXIMUM 1.5% GRADE, MAXIMUM 1/8" GRADE CHANGE AND MINIMUM 45 FOOT TURNING RADIUS.
 - d. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - e. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - f. STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - g. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - THIS PLAN CONFORMS WITH THE 5th EDITION (1st AMENDMENT) 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.
 - THE 4'x10' CONCRETE REFUSE AND RECYCLE COLLECTION PAD FOR LOTS 1-4 THAT IS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - THE USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 1-4 HAS BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND IN LIBER 8079 AT FOLIO 245.
 - THE TOTAL FOREST CONSERVATION OBLIGATION OF 8,712 S.F. IS LESS THAN 10,000 S.F. AND THIS WILL NOT CREATE FOREST. A FEE-IN-LIEU PAYMENT SHALL BE MADE IN THE AMOUNT OF \$4,356.00 TO THE HOWARD COUNTY FOREST CONSERVATION FUND UNDER F-04-106.

SEDIMENT CONTROL NOTES

- A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION. (53-1805)
- 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 THEREOF.
- FOLLOWING INITIAL SOIL DISTURBANCE OR RESTORATION, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 3 CALENDAR DAYS FOR ALL TALL SLOPES PER ACRE AND 270° THROUGH FEBRUARY 28, 2005 PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING OR USE SOU.
- 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 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. PERMANENT SEEDINGS (SEE 53-1805) AND TEMPORARY SEEDINGS (SEE 53-1805) SHALL BE PLANTED AND MAINTAINED IN OPERATIVE CONDITION UNTIL PERMANENT VEGETATION HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

TOPSOIL SPECIFICATIONS

- Topsoil salvaged from the existing site may be used provided that it meets the 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-SSCS in cooperation with Maryland Agricultural Experiment 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, or other soil as recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textures, textures and shall contain less than 2% by volume of clitters, stones, twigs, coarse fragments, roots, stumps, 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, common grass, noxious weeds, etc., or other as specified.
 - Where the subject is either highly acidic or composed of heavy clays, ground limestone shall be applied 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 procedure:
 - 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 indicating 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 6.0 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 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.
 - Topsoil substitute or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of retard topsoil.

PERMANENT SEEDBED PREPARATION

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISING 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 DOLICMITE LIMESTONE (92 LBS/1000 SQ FT) AND 800 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+ UREA/AMMONIA FERTILIZER (9 LBS/1000 SQ FT).
- ACCEPTABLE - APPLY 2 TONS PER ACRE DOLICMITE 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 PERIODS MARCH 1 THROUGH APRIL 30 AND AUGUST 1 THROUGH OCTOBER 15, SEED WITH 2-4 BUSHELS 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 MIDWAY FESCUE PER ACRE AND 270° THROUGH FEBRUARY 28, 2005 PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING OR USE SOU.

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. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 210 GALLONS PER ACRE (8 GAL/1000 SQ FT) OF GRANULES APPLIED ON FLAT AREAS OR SLOPES 6 FT OR HIGHER, USE 340 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

MAINTENANCE: INSPECT ALL SEEDED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDING.

TEMPORARY SEEDBED PREPARATIONS

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTRIBUTED WHEN 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 15 THROUGH NOVEMBER 15, SEED WITH 2-4 BUSHELS 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 MIDWAY FESCUE (0.7 LBS/1000 SQ FT). FOR 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 SOU.

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. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 210 GALLONS PER ACRE (8 GAL/1000 SQ FT) OF GRANULES APPLIED ON FLAT AREAS OR SLOPES 6 FT OR HIGHER, USE 340 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

REFER TO THE 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHOD TO BE COVERED.

SEQUENCE OF CONSTRUCTION

NOTIFY SEDIMENT CONTROL DIVISION 48 HOURS PRIOR TO START OF CONSTRUCTION

- DAY 1 - OBTAIN GRADING PERMIT.
- DAY 2-3 - INSTALL SEDIMENT CONTROLS THAT ARE NOTED TO BE INSTALLED UNDER THIS SDP.
- DAY 4-8 - EXCAVATE FOR FOUNDATIONS, ROUGH GRADE AND STABILIZE IN ACCORDANCE WITH TEMPORARY SEEDING NOTES.
- DAY 9-14 - CONSTRUCT HOUSES, BACKFILL AND CONSTRUCT DRIVEWAYS.
- DAY 15-17 - FINAL GRADE AND STABILIZE IN ACCORDANCE WITH PERMANENT SEEDING NOTES.
- DAY 18-20 - WITH THE APPROVAL OF THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE ANY REMAINING DISTURBED AREAS.

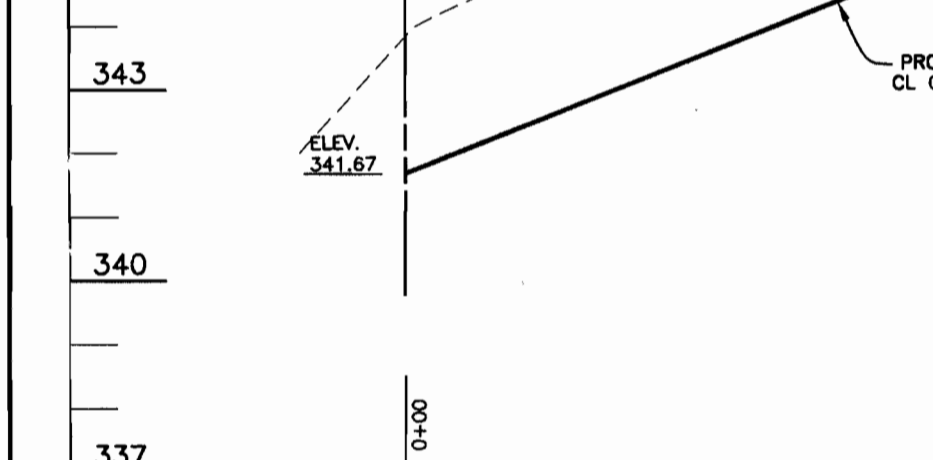
* - INDICATES SINGLE HOUSE CONSTRUCTION.

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 SHALLOWS WHERE DEEMED NECESSARY UNTIL VEGETATION IS ESTABLISHED OR SOLID SOU SHOULD BE USED.

LEGEND

- EXISTING CONTOURS
- EXISTING TREELINE
- PROPOSED TREELINE
- SOILS DELINEATION LINE
- SOILS TYPE
- STABILIZED CONSTRUCTION ENTRANCE
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- EROSION CONTROL MATTING

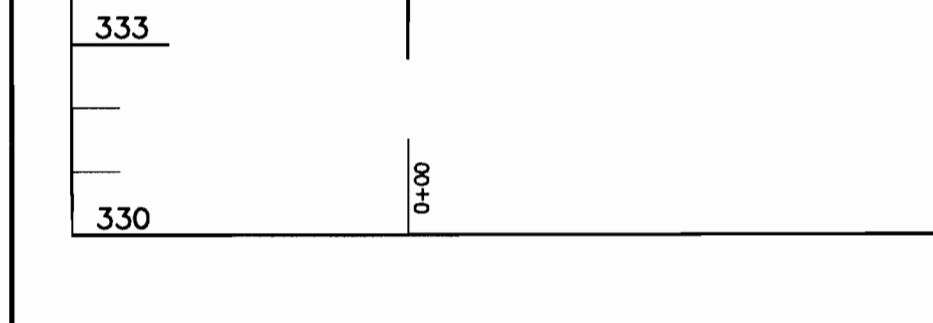
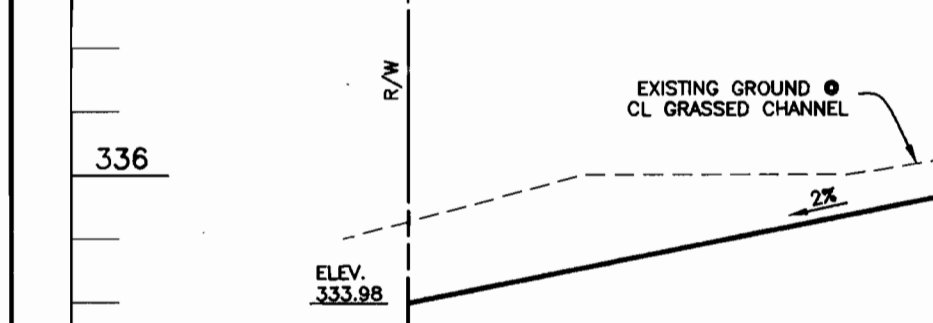


CONSTRUCTION SPECIFICATIONS

- Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6" fence shall be used, substituting 42" fabric and 6" length posts.
- Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and frusts rods, drive anchors and post caps are not required except on the ends of the fence.
- Filter cloth shall be fastened securely to the chain link fence with laced every 24" at the top and mid section.
- 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 6" and folded.
- Maintenance shall be performed as needed and silt buildup removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height.
- Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:

SUPER SILT FENCE DESIGN CRITERIA

Slope	Slope Steepness (percent)	Silt Fence Length (Maximum)
0 - 10%	0 - 10:1	Unlimited
10 - 20%	10:1 - 5:1	200 feet
20 - 33%	5:1 - 3:1	100 feet
33 - 50%	3:1 - 2:1	100 feet
50% +	2:1 +	50 feet



SOILS LEGEND

MAP SYMBOL	SOIL GROUP	SOIL TYPE
GnB2	C*	GLENNVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
MgC2	B	MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
MI B2	B	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
MIC3	B	MANOR LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
MID3	B	MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED

* INDICATES HYDRIC SOILS
TAKEN FROM SOIL SURVEY, HOWARD COUNTY, MARYLAND (ISSUED JULY 1968) MAP NO. 29

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 11/20/04
ENGINEER - DONALD A. MASON, P.E. # 21443

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.

R. D. By 11/30/04
CORNERSTONE HOMES, INC. DATE

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

Jim Meyer 12/13/04
USA - NATURAL RESOURCES CONSERVATION SERVICE DATE

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

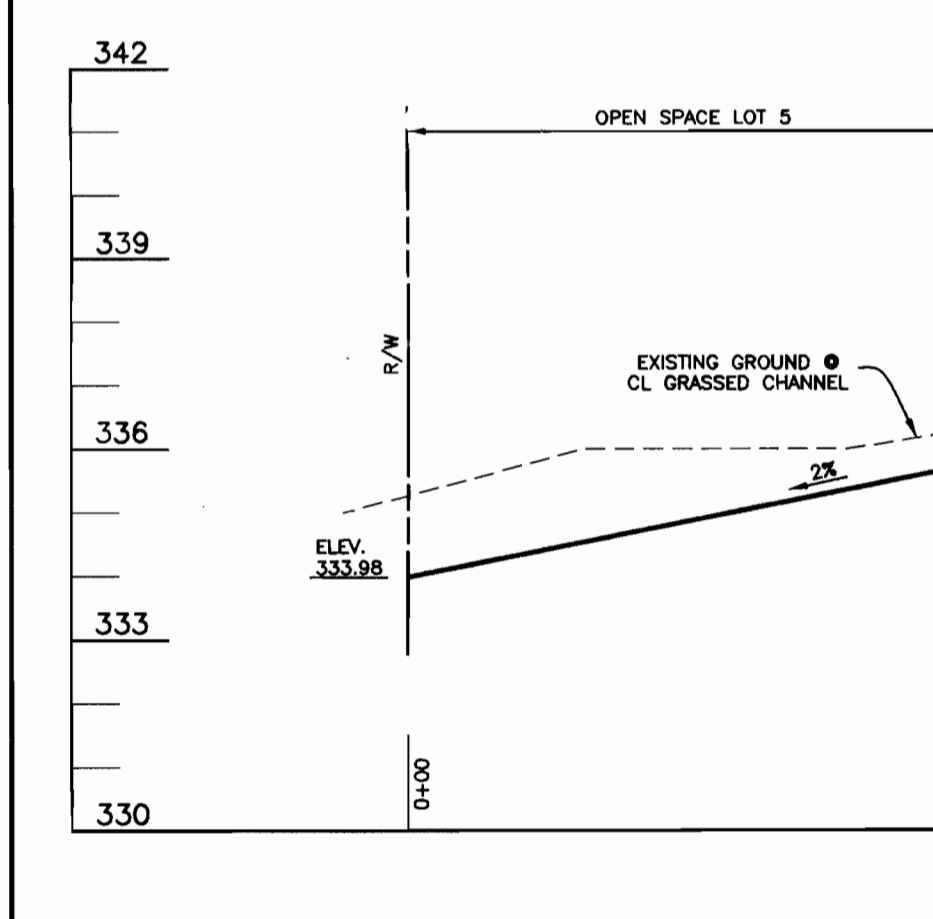
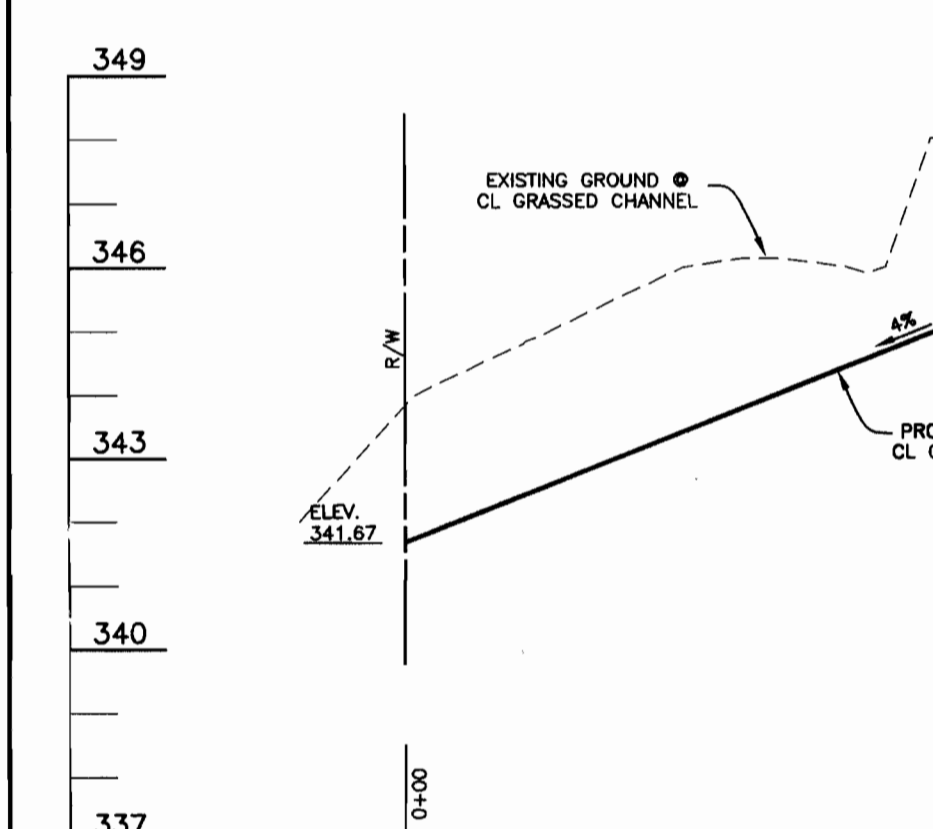
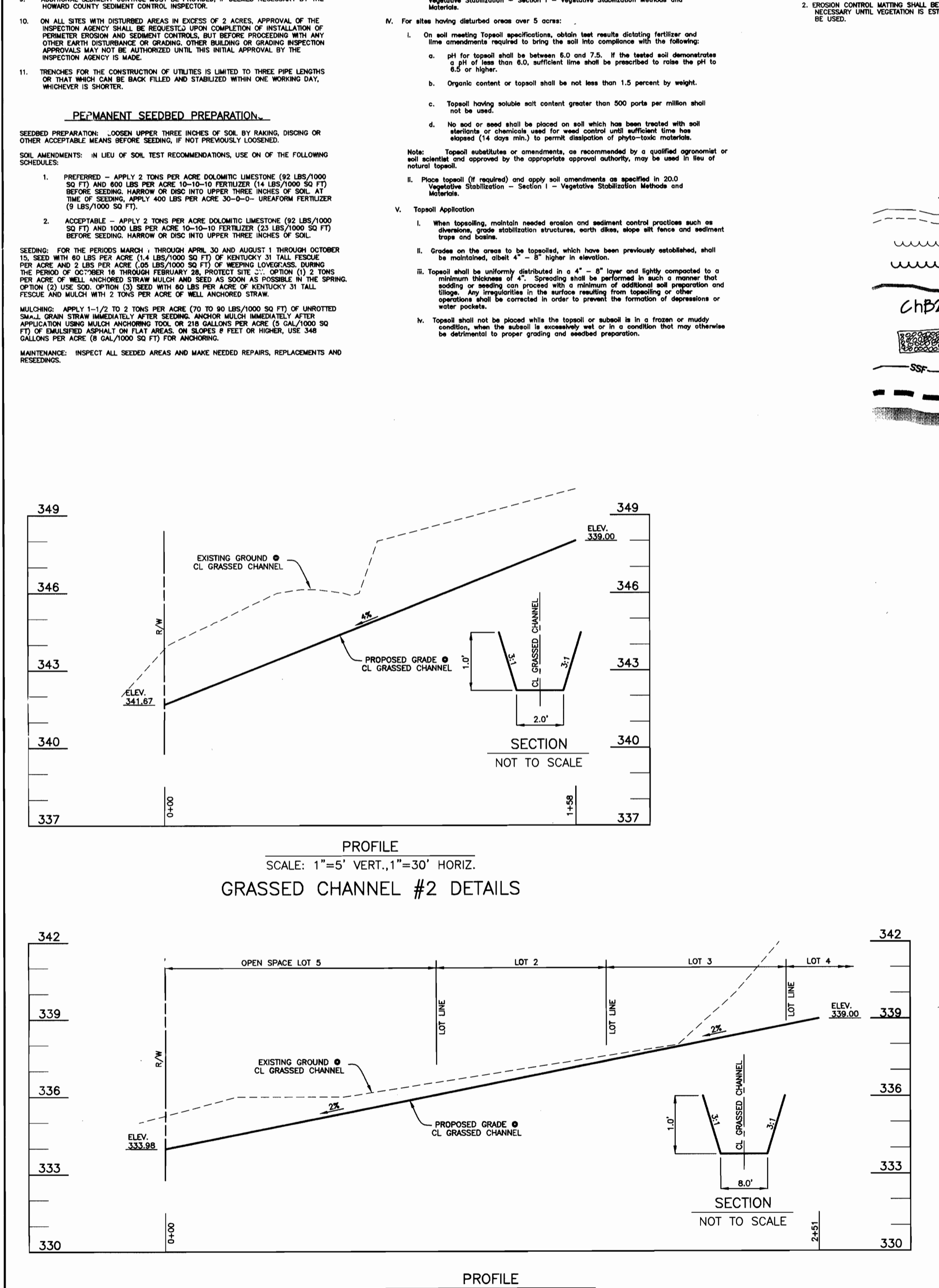
John L. Roberts 12/13/04
HOWARD SCD DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Abel Wadman 12/17/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cathy Hamstra 1/4/05
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Marie McLaughlin 1/11/05
DIRECTOR DATE



BENCHMARK

ENGINEERS AND LAND SURVEYORS PLANNERS

ENGINEERING, INC.

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PHONE: 410-465-8105 FAX: 410-465-6644
www.bei-civilengineering.com

OWNER: WILLIAM A. STEIGERWALD
8785 GUILFORD ROAD
COLUMBIA, MARYLAND 21046
410-381-5589

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

PROJECT: **KINGS PLACE**
LOTS 1-4 AND OPEN SPACE LOT 5

LOCATION: TAX MAP: 42, GRID: B
PARCELS: 16
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: **SEDIMENT AND EROSION CONTROL PLAN, NOTES AND DETAILS AND SOILS MAP**

DATE: DECEMBER, 2004 PROJECT NO. 1700

SCALE: AS SHOWN SHEET 2 OF 2

DESIGN: DBT DRAFT: DBT CHECK: CAM