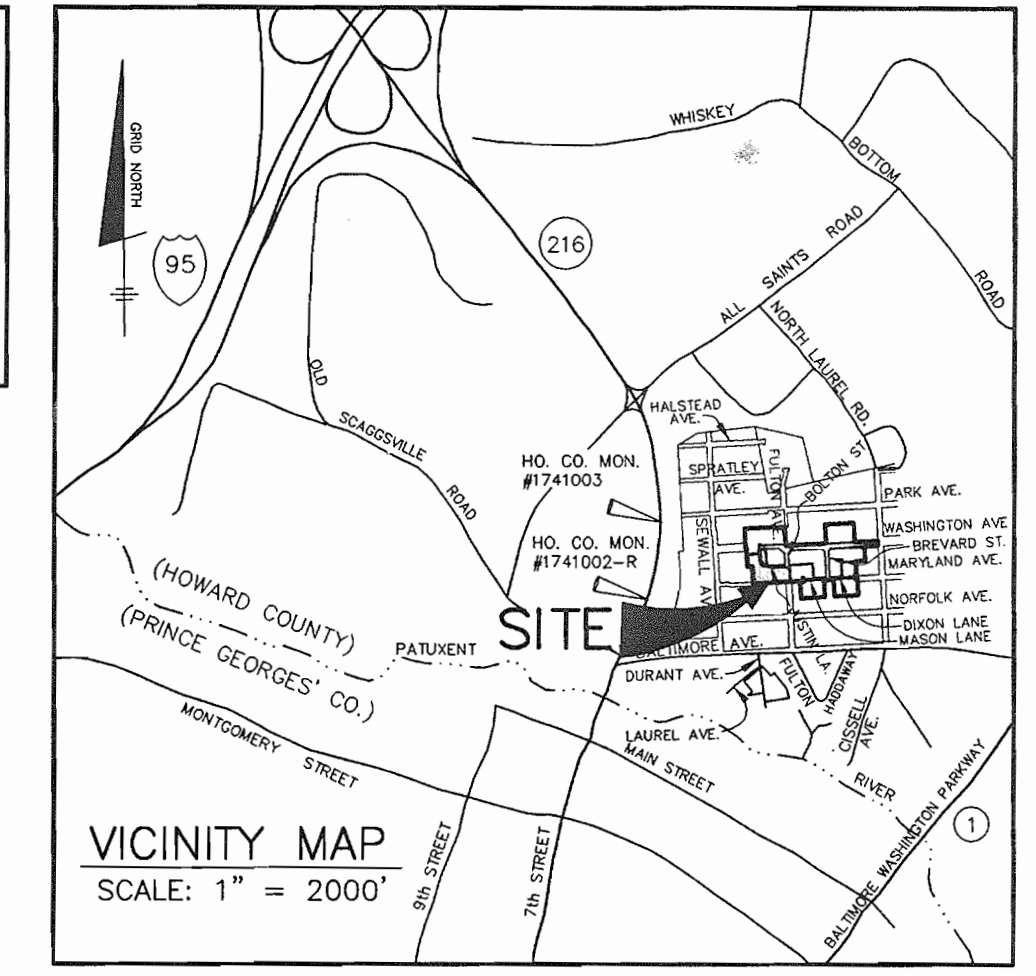


# SITE DEVELOPMENT PLAN NORTH LAUREL PARK LOTS 36-38 AND 43-48 BLOCK 'J'

**BENCHMARK NAD 27**  
HO. CO. #1741003 NAD 27  
CONCRETE MONUMENT ON WEST SIDE OF  
ROUTE 216 AND 0.2' BELOW SURFACE  
ELEV. 198.395

HO. CO. #1741002-R NAD 27  
CONCRETE MONUMENT ON TOP OF BANK  
EAST OF EAST EDGE OF MAC. OF ROUTE 216  
FLUSH WITH SURFACE  
ELEV. 197.368



- ### GENERAL NOTES
- THE SUBJECT PROPERTY IS ZONED R-SC PER THE 2-2-04 COMPREHENSIVE ZONING PLAN.
  - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION AT (410)313-1800 AT LEAST FIVE(5) WORKING DAYS PRIOR TO THE START OF WORK.
  - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
  - EXISTING TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM THE MASS GRADING PLAN UNDER F-03-95. CONTOUR INTERVAL IS 2 FEET.
  - HORIZONTAL AND VERTICAL DATUM ARE NAD '27 - MONUMENTS 1741003 AND 1741002-R.
  - EXISTING UTILITIES SHOWN HAVE BEEN TAKEN FROM CONTRACT DRAWINGS #24-4041-D, #24-4126-D, #24-4127-D AND ROAD CONSTRUCTION PLANS F-03-95. IF NECESSARY, CONTRACTOR SHALL ADJUST ANY OR ALL STRUCTURE TOP ELEVATIONS TO MATCH SDP GRADES.
  - STORMWATER MANAGEMENT QUANTITY AND QUALITY CONTROL IS PROVIDED FOR THESE LOTS UNDER ROAD CONSTRUCTION PLANS F-98-05. THE STORMWATER MANAGEMENT FACILITY IS PUBLICLY OWNED AND MAINTAINED.
  - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMIT OF WETLANDS, WETLANDS BUFFERS OR 100-YEAR FLOODPLAIN.
  - IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
  - [WOB] INDICATES WALKOUT BASEMENT.
  - PREVIOUS HOWARD COUNTY FILE NUMBERS: F-03-95, CONTRACT #'s 24-4041-D, 24-4126-D, 24-4127-D SDP-04-047, SDP-05-046, SDP-05-157
  - 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 (16" MINIMUM CLEARANCE).
  - DRIVEWAY SLOPES SHOWN ARE AVERAGE SLOPES AT THE OUTSIDE EDGES COULD BE FLATTER OR STEEPER DEPENDING ON GRADE OF ROADWAY.
  - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    - WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE);
    - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
    - GEOMETRY - MAX. 10% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
    - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
    - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
    - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
  - THIS PLAN CONFORMS WITH THE AMENDED 5th EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPER SHALL APPLY FOR BUILDING PERMITS FOR ALL LOTS AS SHOWN ON THIS SITE DEVELOPMENT PLAN WITHIN FIVE YEARS OF SIGNATURE APPROVAL OF THIS PLAN.
  - THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE LOTS WERE CREATED BY DEED PRIOR TO THE ADOPTION OF THE FOREST CONSERVATION ACT AND NO ADDITIONAL LOTS ARE BEING CREATED PER SECTION 16.1202(d)(1)(iv).
  - STREET TREES AND FENCING FOR THE REFUSE PADS SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED ROAD CONSTRUCTION DRAWINGS (F-03-095). SURETY HAS BEEN POSTED WITH THE DEVELOPER'S AGREEMENT.
  - THE 4'x10' CONCRETE REFUSE AND RECYCLE COLLECTION PAD WITHIN THE PRIVATE 6'x12' REFUSE AND RECYCLE COLLECTION PAD EASEMENT LOCATED ON LOTS 42J & 43J SHALL BE MAINTAINED BY THE OWNERS OF LOTS 43-48J.
  - THE PRIVATE ACCESS PLACE MAINTENANCE AGREEMENT FOR LOTS 35-37 'J' AND 43-48 'J' (JUSTIN LANE) HAS BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND IN LIBER 7794 AT FOLIO 420.
  - A DESIGN MANUAL W/ANER TO WAIVE SECTION 5.4b5 OF THE HOWARD COUNTY DESIGN MANUAL VOLUME II, WATER AND SEWER TO ALLOW THE STRUCTURE ON LOT 38J TO BE 4.5 TO 10 FEET FROM THE EASEMENT WAS APPROVED BY DPW ON 6-19-06.

**PLAN VIEW**  
SCALE: 1" = 100'

- LOTS IN THIS SDP
- SDP-05-157
- SDP-05-046
- SDP-04-047

BLOCK	LOT	STREET ADDRESS
J	36	9623 JUSTIN LANE
J	37	9619 JUSTIN LANE
J	38	9653 WASHINGTON AVENUE
J	43	9615 JUSTIN LANE
J	44	9609 JUSTIN LANE
J	45	9607 JUSTIN LANE
J	46	9605 JUSTIN LANE
J	47	9603 JUSTIN LANE
J	48	9601 JUSTIN LANE

NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN AND GRADING PLAN
3	SEDIMENT & EROSION CONTROL PLAN

**SITE ANALYSIS DATA CHART**

- |  |   |
|--|---|
| A) TOTAL PROJECT AREA  | 2.24 AC.  |
| B) AREA OF THIS PLAN SUBMISSION                                      | 2.24 AC.  |
| C) APPROXIMATE LIMIT OF DISTURBANCE                                  | 1.41 AC.  |
| D) PRESENT ZONING:   | R-SC  |
| E) PROPOSED USE OF SITE:   | RESIDENTIAL SINGLE FAMILY DETACHED UNITS  |
| F) FLOOR SPACE PER LOT   | N/A   |
| G) TOTAL NUMBER OF UNITS ALLOWED AS SHOWN ON FINAL 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 | 0.00 AC. 0%   |
| N) BUILDING COVERAGE OF SITE PERCENTAGE OF GROSS AREA                | N/A 0%  |
| O) APPLICABLE DPZ FILE REFERENCES:                                   | F-03-95<br>SDP-04-047<br>SDP-05-046<br>SDP-05-157<br>CONTRACT # 24-4041-D<br>CONTRACT # 24-4126-D<br>CONTRACT # 24-4127-D |
| P) PROPOSED WATER AND SEWER SYSTEMS:                                 | X PUBLIC PRIVATE  |

PERMIT INFORMATION CHART				
SUBDIVISION NAME: <b>NORTH LAUREL PARK</b>		SECTION/AREA: 36 - 38 J 43 - 48 J	LOT/PARCEL # PART OF PARCEL 426	
PLAT No. 16306-16310	GRID No. 3	ZONE R-SC	TAX MAP 50	ELECTION DISTRICT SIXTH
WATER CODE C-05		SEWER CODE 7141500		
CENSUS TRACT 6069.03				

**BENCHMARK**  
ENGINEERS • LAND SURVEYORS • PLANNERS

**ENGINEERING, INC.**

8480 BALTIMORE NATIONAL PIKE & SUITE 418  
ELLICOTT CITY, MARYLAND 21043  
PHONE: 410-465-6105 FAX: 410-465-6644  
www.benchmark-engineering.com

9/5/06

<p>OWNER/DEVELOPER: <b>CORNERSTONE HOMES, L.L.C.</b> 9695 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565</p>	<p>PROJECT: <b>NORTH LAUREL PARK</b> LOTS 36-38 AND 43-48 BLOCK 'J' (SINGLE FAMILY DETACHED)</p> <p>LOCATION: TAX MAP: 50 P/O PARCEL: 426 GRID: 3 ZONED: R-SC 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND</p> <p>TITLE: <b>SITE DEVELOPMENT PLAN</b> TITLE SHEET</p> <p>DATE: SEPTEMBER, 2006 PROJECT NO. 1515 SCALE: AS SHOWN SHEET 1 OF 3</p>
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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 9/19/06  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 9/20/06  
CHIEF, DIVISION OF LAND DEVELOPMENT

*[Signature]* 7/25/06  
DIRECTOR







**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. (213-1800).
- 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 HEREIN.
- FOLLOWING INITIAL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, PERMANENT SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDINGS (SEC. 51) SOD (SEC. 54), TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC. 52), TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:
 

TOTAL AREA OF SITE (THIS SUBMISSION)	2.24 ACRES
AREA DISTURBED	1.41 ACRES
AREA TO BE ROOFED OR PAVED	0.59 ACRES
AREA TO BE VEGETATIVELY STABILIZED	0.82 ACRES
TOTAL CUT	1,800 CY
TOTAL FILL	1,800 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.
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- ON ALL SITES WITH "DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACK FILLED AND STABILIZED WITH ONE WORKING DAY, WHICHEVER IS SHORTER.

**PERMANENT SEEDBED PREPARATIONS**

- SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.
- SOIL AMENDMENTS: IN JEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:
- PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ FT) AND 600 LBS PER ACRE 10-10-10 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).
  - ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ FT) AND 1000 LBS PER ACRE 10-10-10 FERTILIZER (23 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.
- SEEDING: FOR PERIODS MARCH 1 THROUGH APRIL 30 AND AUGUST 15 THROUGH OCTOBER 15, SEED WITH 60 LBS PER ACRE (1.4 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE PER ACRE AND 2 TONS PER ACRE (45 LBS/1000 SQ FT) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THROUGH FEBRUARY 28, PROTECT SITE BY: OPTION (1) 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) 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 100 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.
- MAINTENANCE: INSPECT ALL SEEDED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

**TEMPORARY SEEDBED PREPARATIONS**

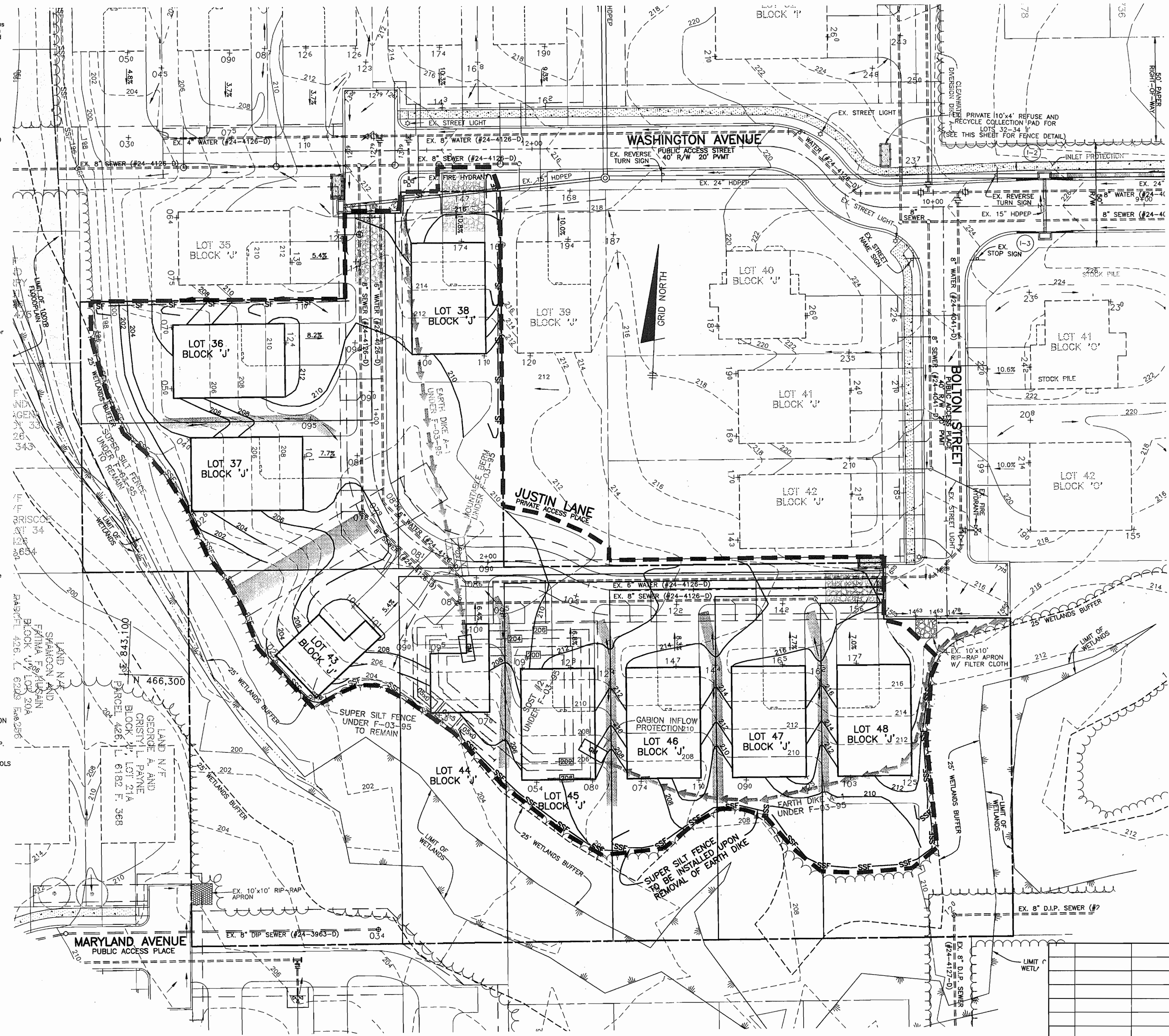
- APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.
- SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.
- SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT).
- SEEDING: FOR PERIOD MARCH 1 THROUGH APRIL 30 AND FROM AUGUST 15 THROUGH NOVEMBER 15, SEED WITH 2-1/2 BUSHELS PER ACRE OF ANNUAL RYE (3.2 LBS/1000 SQ FT). FOR THE PERIOD MAY 1 THROUGH AUGUST 14, SEED WITH 2 LBS PER ACRE OF WEEPING LOVEGRASS (0.7 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 100 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.

**TOPSOIL SPECIFICATIONS**

- Topsoil salvaged from the existing site may be used provided that it meets that standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experimental Station.
  - Topsoil Specifications - Soil to be used as topsoil must meet the following:
    - Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textures and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1/2" in diameter.
    - Topsoil must be free of plants or plant parts such as Bermuda grass, quack grass, Johnson grass, nutsedge, poison ivy, thistle, or others as specified.
    - Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniform over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.
  - For sites having disturbed areas under 5 acres:
    - Place topsoil (if required) and apply soil amendments as specified in 2.0.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
  - For sites having disturbed areas over 5 acres:
    - On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
      - pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.
      - Organic content or topsoil shall be not less than 1.5 percent by weight.
      - Topsoil having soluble salt content greater than 500 parts per million shall not be used.
      - No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phytotoxic materials.
    - Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist approved by the appropriate approval authority, may be used in lieu of natural topsoil.
    - Place topsoil (if required) and apply soil amendments as specified in 2.0.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
  - Topsoil Application
    - When topsoiling, maintain needed erosion and sediment control practices such as diversions, grade stabilization structures, earth dikes, slope silt fence and sediment traps as shown.
    - Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" - 8" higher in elevation.
    - Topsoil shall be uniformly distributed in a 4" - 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that seeding or sodding 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.
    - Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.
  - Alternative for Permanent Seeding - Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:
    - Composted Sludge Material for use as a soil conditioner for sites having disturbed areas over 5 acres shall be tested to prescribe amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements:
      - Composted sludge shall be supplied by, or originate from, a person or persons that are permitted (at the time of application of the compost) by the Maryland Department of the Environment under COMAR 26.04.06.
      - Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a pH of 7.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.
      - Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.
    - Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lb/1,000 square feet, and 1/2 the normal lime application rate.
- References: Guidelines Specifications, Soil Preparation and Sodding, MD-VA, Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institute, Revised 1973.

**SEQUENCE OF CONSTRUCTION**

- NOTIFY SEDIMENT CONTROL DIVISION 48 HOURS PRIOR TO START OF CONSTRUCTION
- 1.) OBTAIN GRADING PERMIT.
  - 2.) INSTALL SEDIMENT CONTROLS THAT ARE NOTED TO BE INSTALLED UNDER THIS SDP. THE EXISTING CONTROLS THAT WERE INSTALLED UNDER F-03-95 THAT ARE TO REMAIN AND/OR MODIFIED AS SHOWN ON THESE PLANS TO ENSURE THEY MEET COMPLIANCE WITH SPECIFICATIONS. ANY REMAINING CONTROLS INSTALLED UNDER F-03-95 THAT WILL NOT BE UTILIZED UNDER THIS SDP SHALL BE REMOVED BY THE DEVELOPER.
  - 3.) EXCAVATE FOR FOUNDATIONS, ROUGH GRADE AND STABILIZE IN ACCORDANCE WITH TEMPORARY SEEDBED NOTES.
  - 4.) CONSTRUCT HOUSES, BACKFILL AND CONSTRUCT DRIVEWAYS.
  - 5.) FINAL GRADE AND STABILIZE IN ACCORDANCE WITH PERMANENT SEEDBED NOTES AND FLUSH STORM DRAIN SYSTEM.
  - 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: EROSION CONTROL MATTING SHALL BE PLACED IN SWALES WHERE DEEMED NECESSARY UNTIL VEGETATION IS ESTABLISHED OR SLOID SOD SHOULD BE USED.



PLAN VIEW  
SCALE: 1" = 30'

CONSTRUCTION OF HOUSES ON LOTS 44 AND 45J IS TO BE DELAYED UNTIL THE SEDIMENT TRAP HAS BEEN REMOVED.

**LEGEND**

- (S)--- EXISTING SED. TRAP INSTALLED UNDER F-03-95
- (E)--- EXISTING EARTH DIKE INSTALLED UNDER F-03-95
- (S)--- EXISTING SUPER SILT FENCE INSTALLED UNDER F-03-95
- (S)--- STABILIZED CONSTRUCTION ENTRANCE
- (S)--- SUPER SILT FENCE
- (S)--- EROSION CONTROL MATTING
- (S)--- LIMIT OF DISTURBANCE

**ENGINEER'S CERTIFICATE**

I, CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL PRESENTS 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 SOIL CONSERVATION DISTRICT.

*Donald Mason* 9/15/06  
ENGINEER - DONALD A. MASON, P.E. # 21443 DATE

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**DEVELOPER'S CERTIFICATE**

I, MYSELF 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 ATTENDING AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.

*R. D. B.* 9/15/06  
CORNERSTONE HOMES, INC. DATE

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

*Jim M. ...* 9/17/06  
NRA - NATURAL RESOURCES CONSERVATION SERVICE DATE

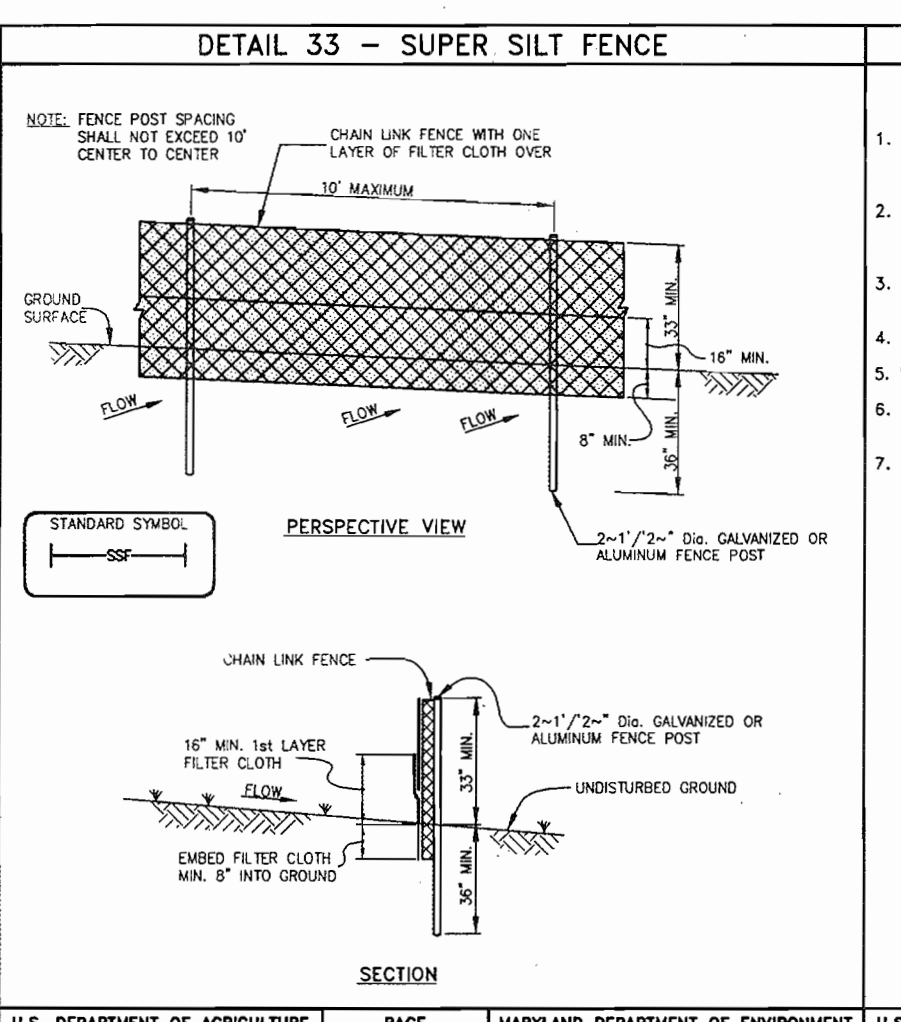
*John L. ...* 9/17/06  
HOWARD SCD DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*...* 9/15/06  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*...* 9/22/06  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*...* 9/20/06  
DIRECTOR DATE



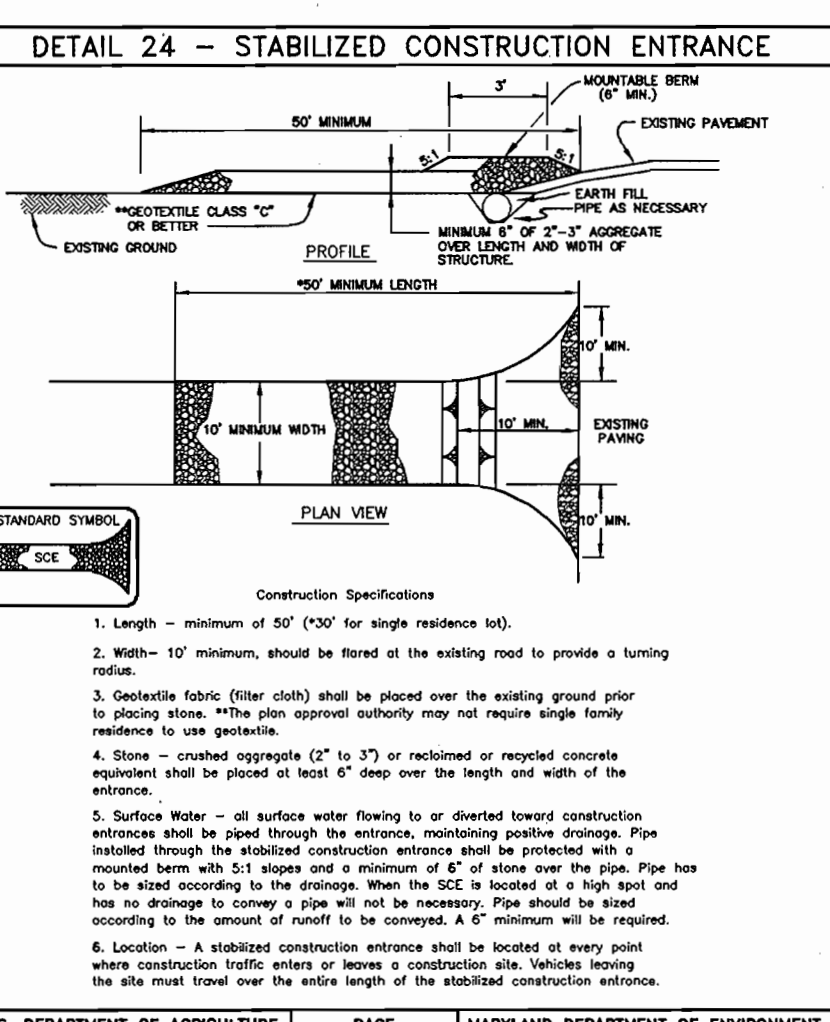
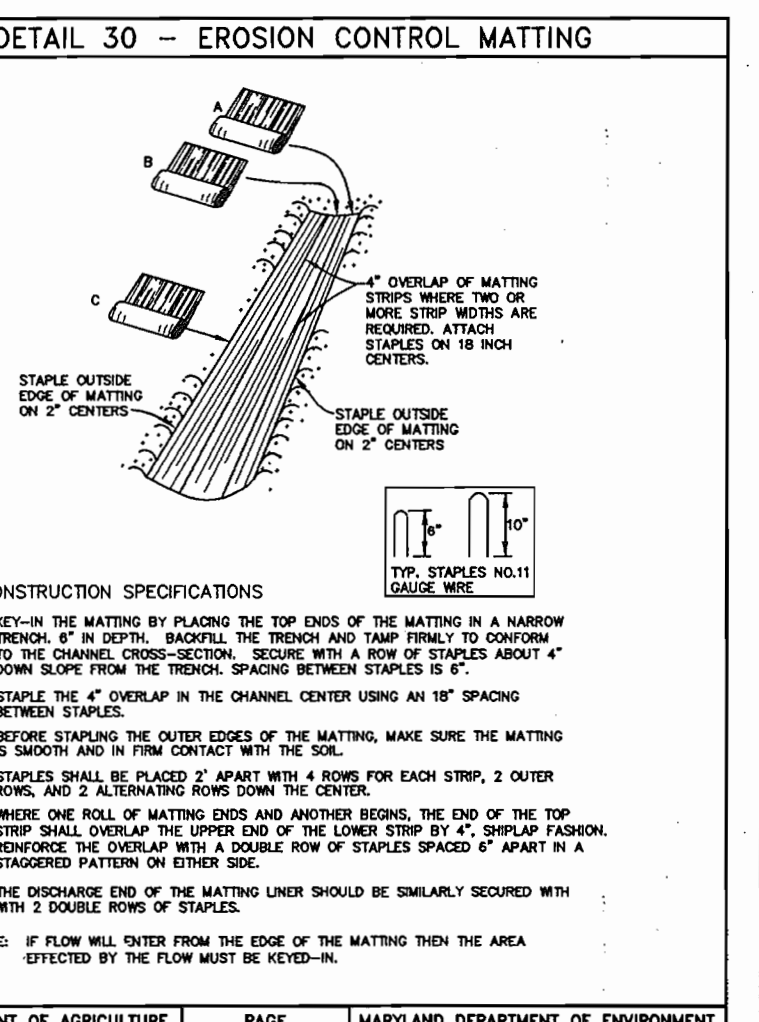
**CONSTRUCTION SPECIFICATIONS**

- 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 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 brass 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 silt buildups 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:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 508
Flow Rate	0.5 gpi/ft (minute max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

**SUPER SILT FENCE DESIGN CRITERIA**

Slope	Slopes	Slope Length (Maximum)	Silt Fence Length
0 - 10%	0 - 10:1	Unlimited	Unlimited
10 - 20%	10:1 - 5:1	200 feet	1,500 feet
20 - 33%	5:1 - 3:1	100 feet	1,000 feet
33 - 50%	3:1 - 2:1	100 feet	500 feet
50 +	2:1 +	50 feet	250 feet



THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL ONLY

**BENCHMARK ENGINEERING, INC.**

ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE # SUITE 418  
ELLCOTT CITY, MARYLAND 21043  
phone: 410-465-6105 • fax: 410-465-6644  
www.bci-civilengineering.com

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

PROJECT: NORTH LAUREL PARK  
LOTS 36-38 AND 43-48 BLOCK 'J'  
(SINGLE FAMILY DETACHED)

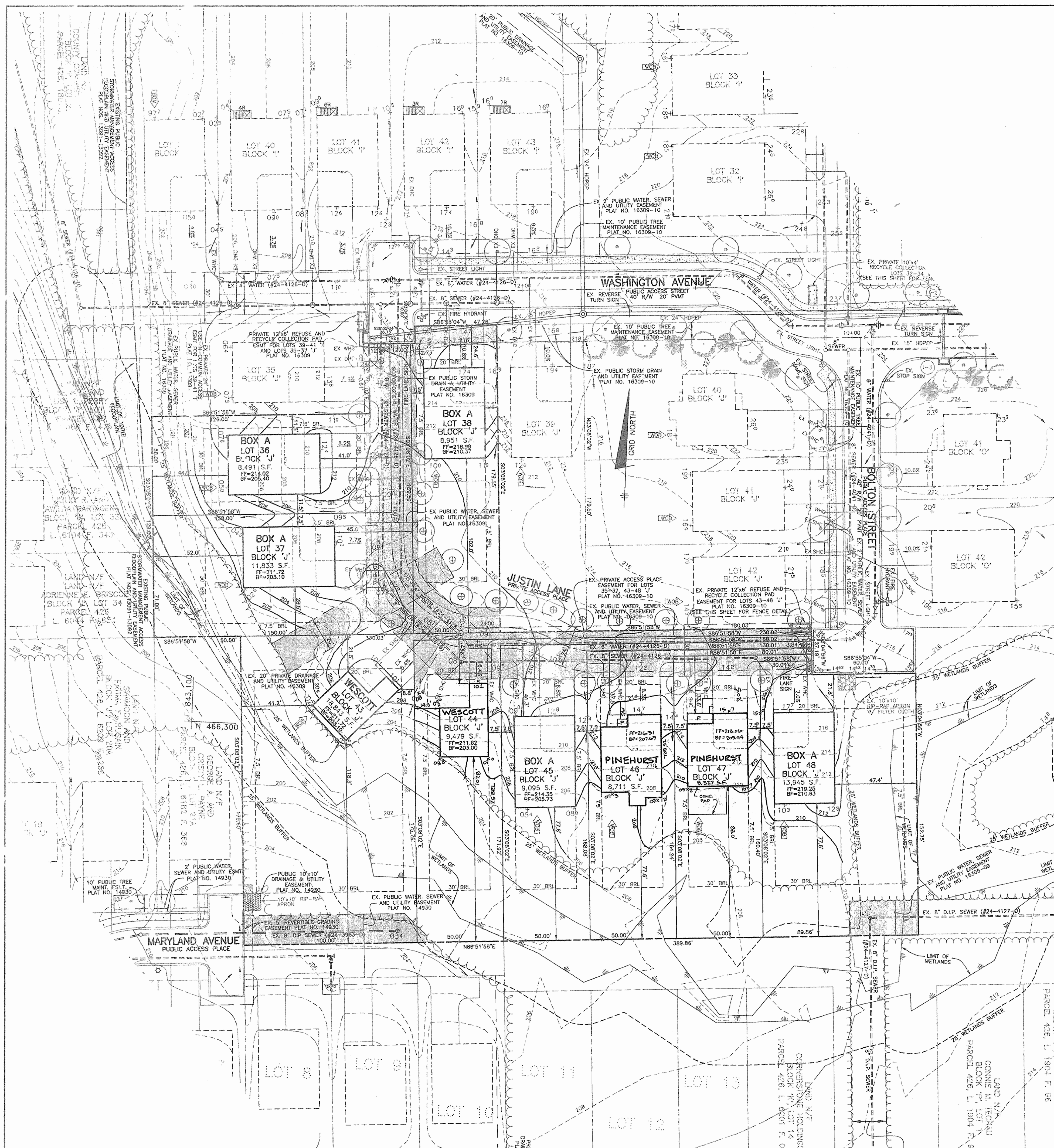
LOCATION: TAX MAP: 50 P/O PARCEL: 426  
GRID: 3 ZONED: R-5C  
6th ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

TITLE: SEDIMENT AND EROSION CONTROL PLAN

DATE: SEPTEMBER, 2006 PROJECT NO. 1515

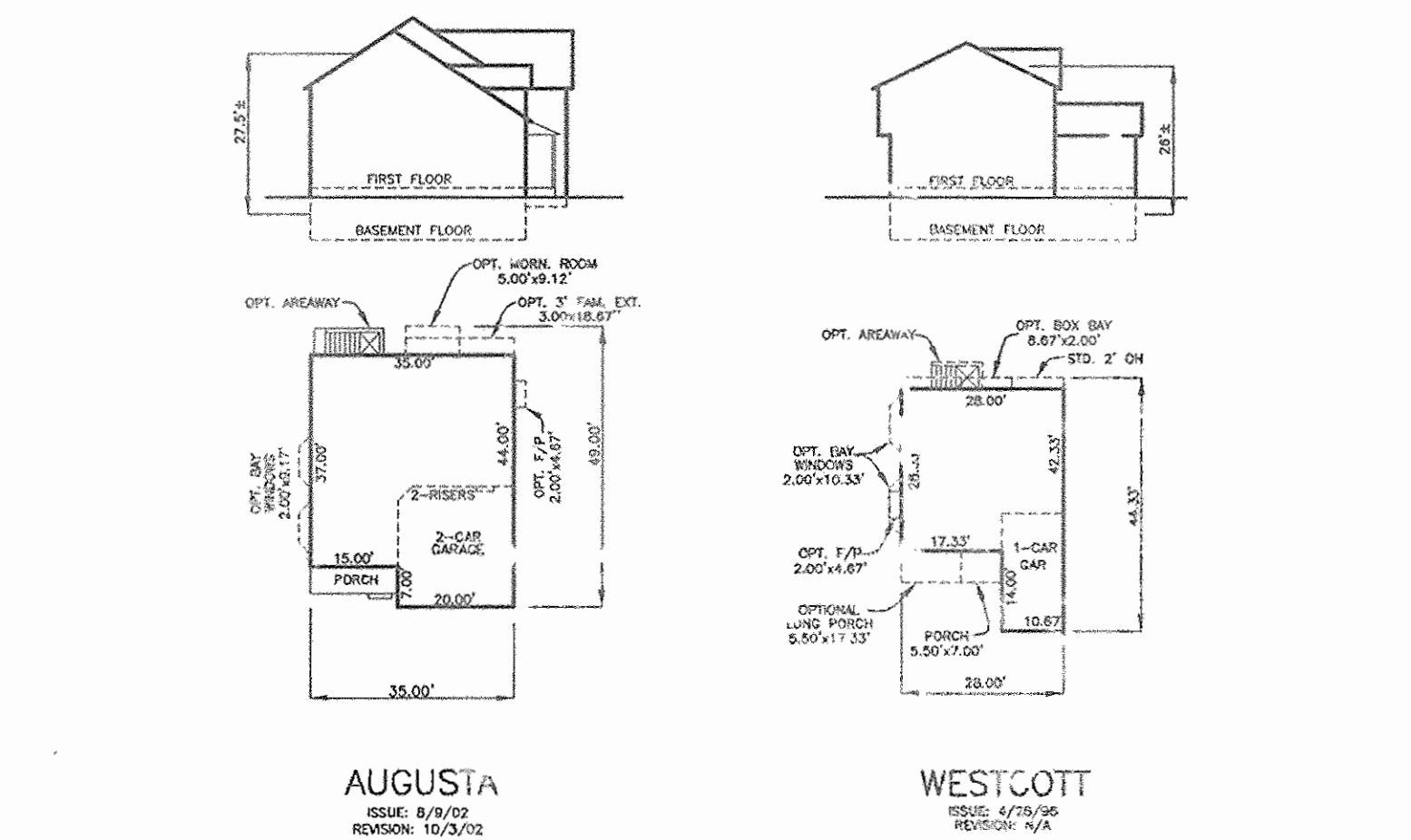
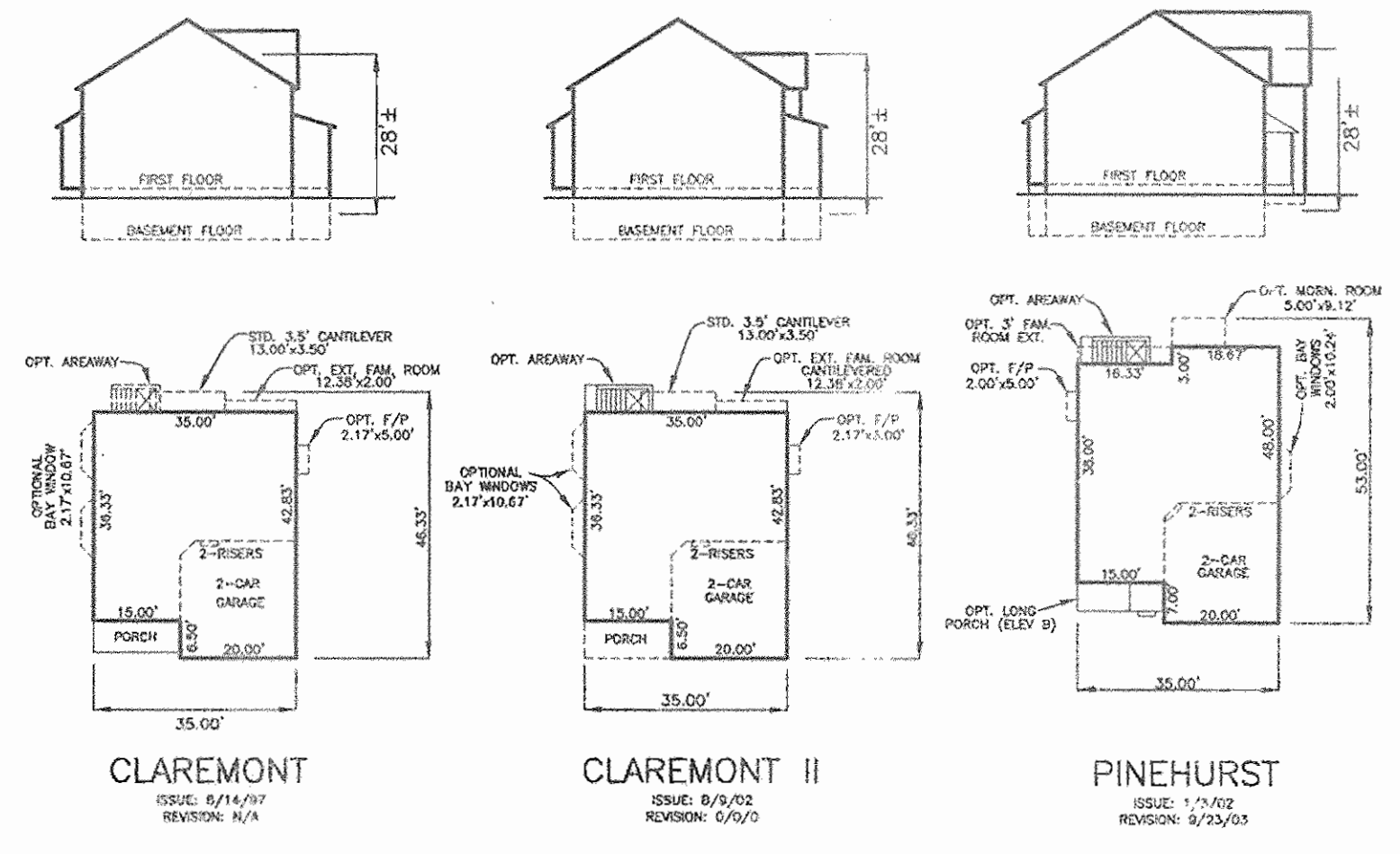
DESIGN: DBT DRAFT: DBT CHECK: DAM SCALE: AS SHOWN SHEET 3 OF 3



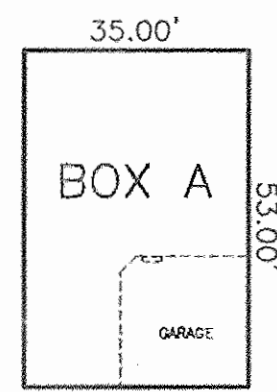


SHC TABLE		
LOT NO.	MIN. CELLAR	SHC INV.
36J	202.7	198.6
37J	203.0	198.0
38J	209.0	205.0
43J	203.0	199.2
44J	202.9	199.5
45J	204.4	200.4
46J	206.2	202.2
47J	207.9	203.9
48J	209.5	205.4

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



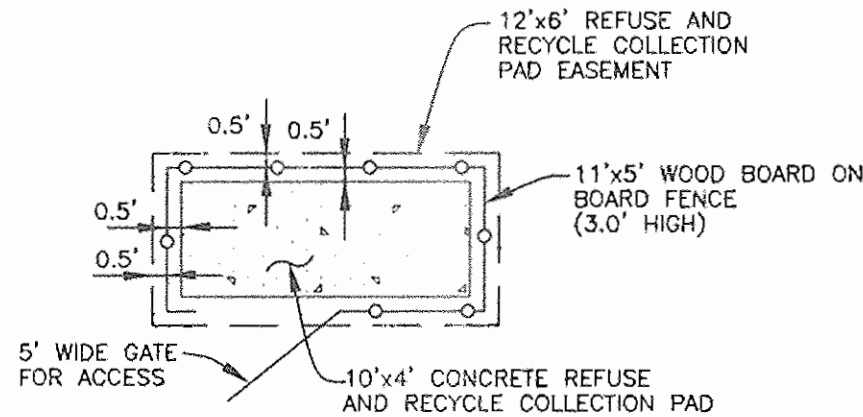
HOUSE FOOTPRINTS  
SCALE: 1" = 30'



THE FOLLOWING HOUSE TYPES WILL FIT WITHIN THE GENERIC BOX (A RESITE IS NOT REQUIRED):  
CLAREMONT  
CLAREMONT II  
PINEHURST  
AUGUSTA  
WESTCOTT

GENERIC BOX  
SCALE: 1" = 30'

NOTE:  
NO IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED WITHIN THE PUBLIC WATER, SEWER & UTILITY EASEMENTS THAT WILL IMPEDE OR HINDER ACCESS TO THE WATER OR SEWER MAINS. IMPROVEMENTS SUCH AS DECKS, FENCING OR TREES SHALL NOT BE PLACED WITHIN THE EASEMENT.



TRASH PAD FENCING DETAIL  
NOT TO SCALE

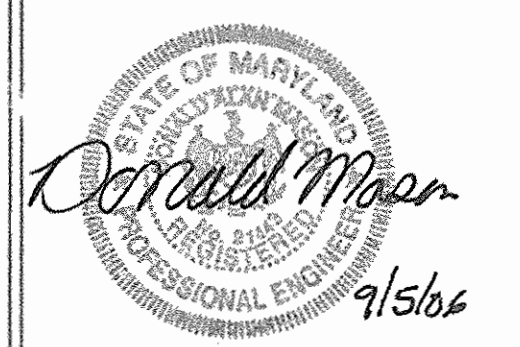
LEGEND

- EXISTING CONTOURS PER F-03-95 PAD GRADES
- 2.5' PROPOSED CONTOURS
- EXISTING TREENLINE
- INDICATES A WALKOUT BASEMENT
- ⊙ EXISTING STREET TREES PLANTED UNDER F-03-95
- BUILDING RESTRICTION LINE

NO.	DATE	REVISION
3	11-13-2007	REVISE GRADES ON LOT 47 J PER AS-BUILT CONDITIONS
2	10-15-2007	REVISE GRADES ON LOT 46 J PER AS-BUILT CONDITIONS
1	6-29-2007	REVISE GRADES ON LOT 44 J PER AS-BUILT CONDITIONS

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

8480 BALTIMORE NATIONAL PIKE & SUITE 418  
LAUREL, MARYLAND 20723  
PHONE: 410-465-6105 & FAX: 410-465-6644  
WWW.BEL-ENGINEERING.COM



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Howard County Seal*  
 Chief, Development Engineering Division  
 Chief, Division of Land Development  
 Director

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

PROJECT:  
**NORTH LAUREL PARK**  
LOTS 36-38 AND 43-48 BLOCK 'J'  
(SINGLE FAMILY DETACHED)  
LOCATION: TAX MAP: 50 P/O PARCEL: 426 ZONED: R-SC  
GRID: 3  
6th ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
TITLE: **SITE DEVELOPMENT AND GRADING PLAN**  
DATE: SEPTEMBER, 2006 PROJECT NO. 1515  
SCALE: AS SHOWN SHEET 2 OF 3

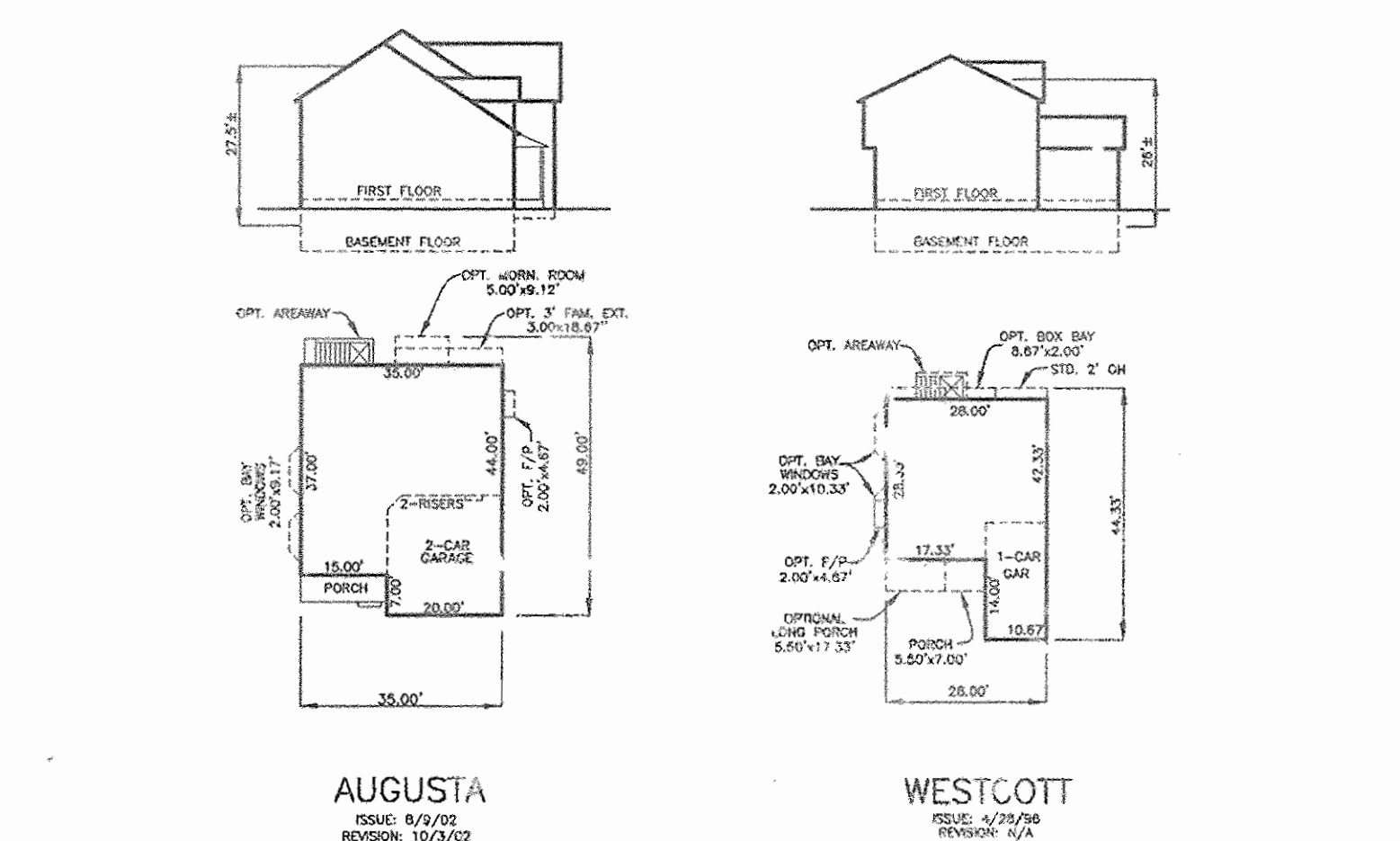
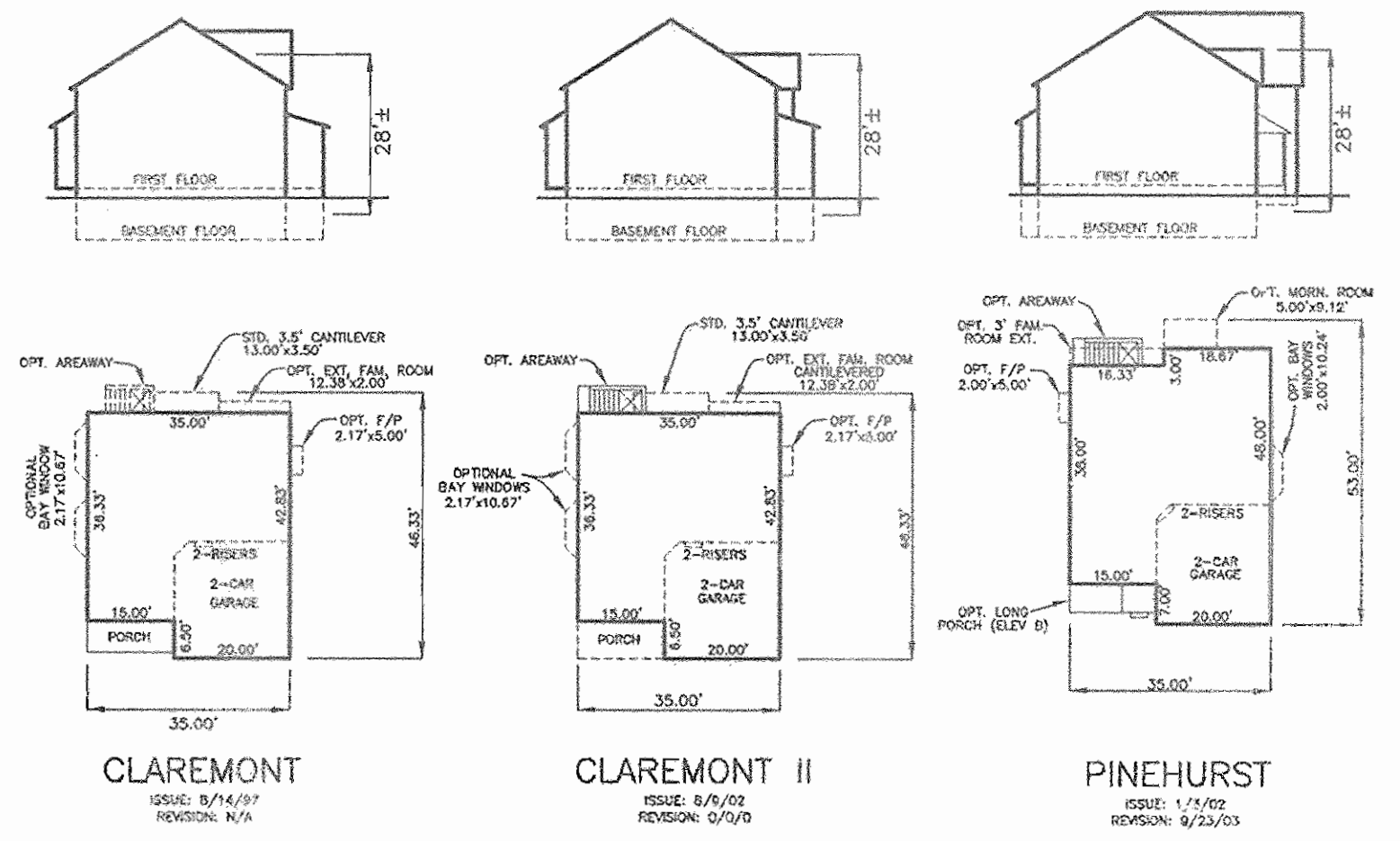
PLAN VIEW  
SCALE: 1" = 30'





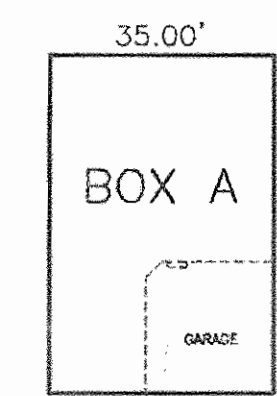
SHC TABLE		
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CONTRACTOR TO CHECK SEWER HOUSE CONNECTION ELEVATION AT PROPERTY/EASEMENT LINE PRIOR TO CONSTRUCTION OF HOUSE TO ENSURE PROPER SHC SLOPES CAN BE MAINTAINED.



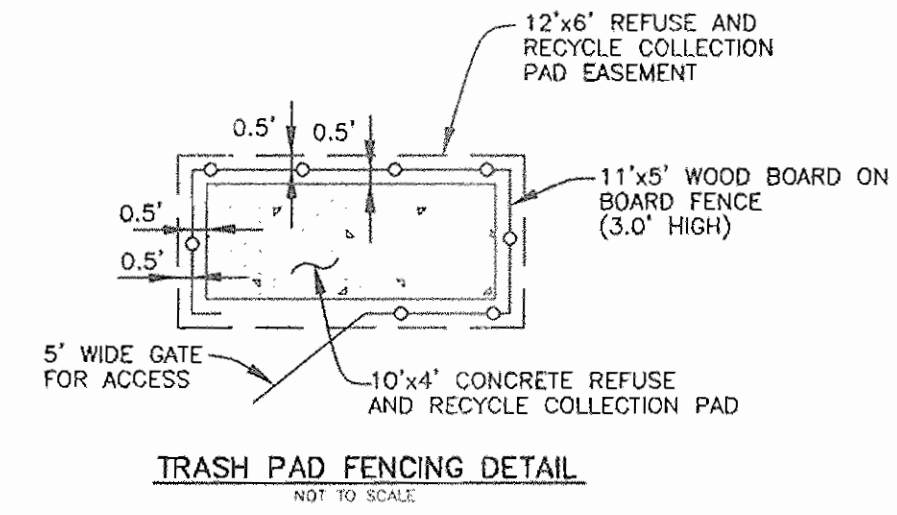
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**HOUSE FOOTPRINTS**  
SCALE: 1" = 30'



THE FOLLOWING HOUSETYPES WILL FIT WITHIN THE GENERIC BOX (A RESITE IS NOT REQUIRED):  
CLAREMONT  
CLAREMONT II  
PINEHURST  
AUGUSTA  
WESTCOTT

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



**LEGEND**

- EXISTING CONTOURS PER F-03-05 PAD GRADES
- PROPOSED CONTOURS
- EXISTING TREELINE
- INDICATES A WALKOUT BASEMENT
- EXISTING STREET TREES PLANTED UNDER F-03-05
- BUILDING RESTRICTION LINE

NO.	DATE	REVISION
2	10-15-2007	REVISE GRADES ON LOT 46J PER AS-BUILT CONDITIONS
1	6-29-2007	REVISE GRADES ON LOT 44J PER AS-BUILT CONDITIONS

**BENCHMARK**  
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**ENGINEERING, INC.**

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PHONE: 410-465-6105 FAX: 410-465-6644  
WWW.BEL-CIVILENGINEERING.COM

*Donnell Mason*  
PROFESSIONAL ENGINEER  
91566

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Donnell Mason* 9/24/06  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Cindy Harvath* 9/24/06  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*Paula D. Taylor* 9/24/06  
CHIEF, PLANNING & ENGINEERING DIVISION, DIRECTOR DATE

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

PROJECT: **NORTH LAUREL PARK**  
LOTS 36-38 AND 43-48 BLOCK 'J'  
(SINGLE FAMILY DETACHED)

LOCATION: TAX MAP: 50 P/O PARCEL: 428  
GRID: 3 ZONED: R-5C  
6th ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

TITLE: **SITE DEVELOPMENT AND GRADING PLAN**

DATE: SEPTEMBER, 2006 PROJECT NO. 1515  
SCALE: AS SHOWN SHEET 2 OF 3

DESIGN: DBT DRAFT: DBT CHECK: DAM

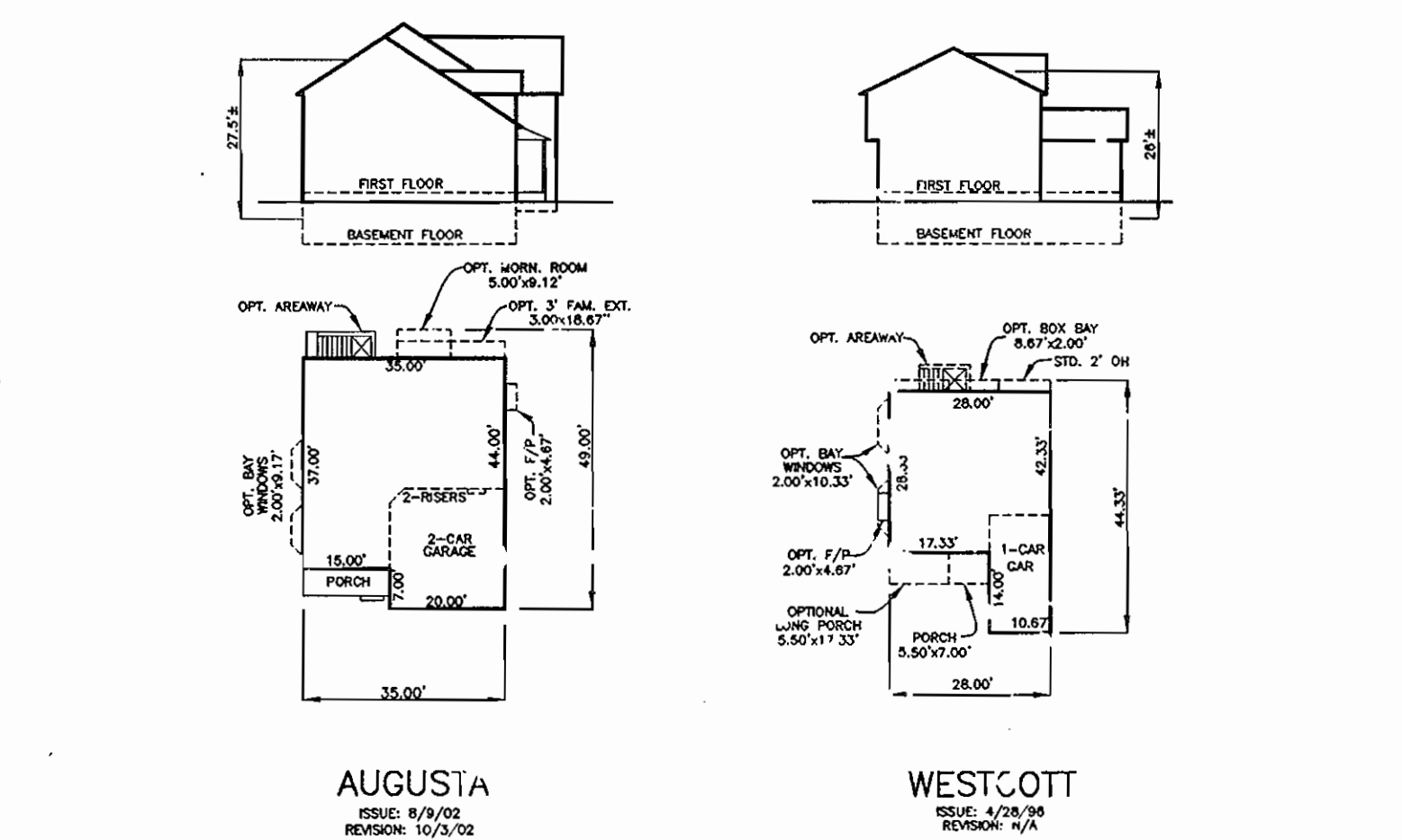
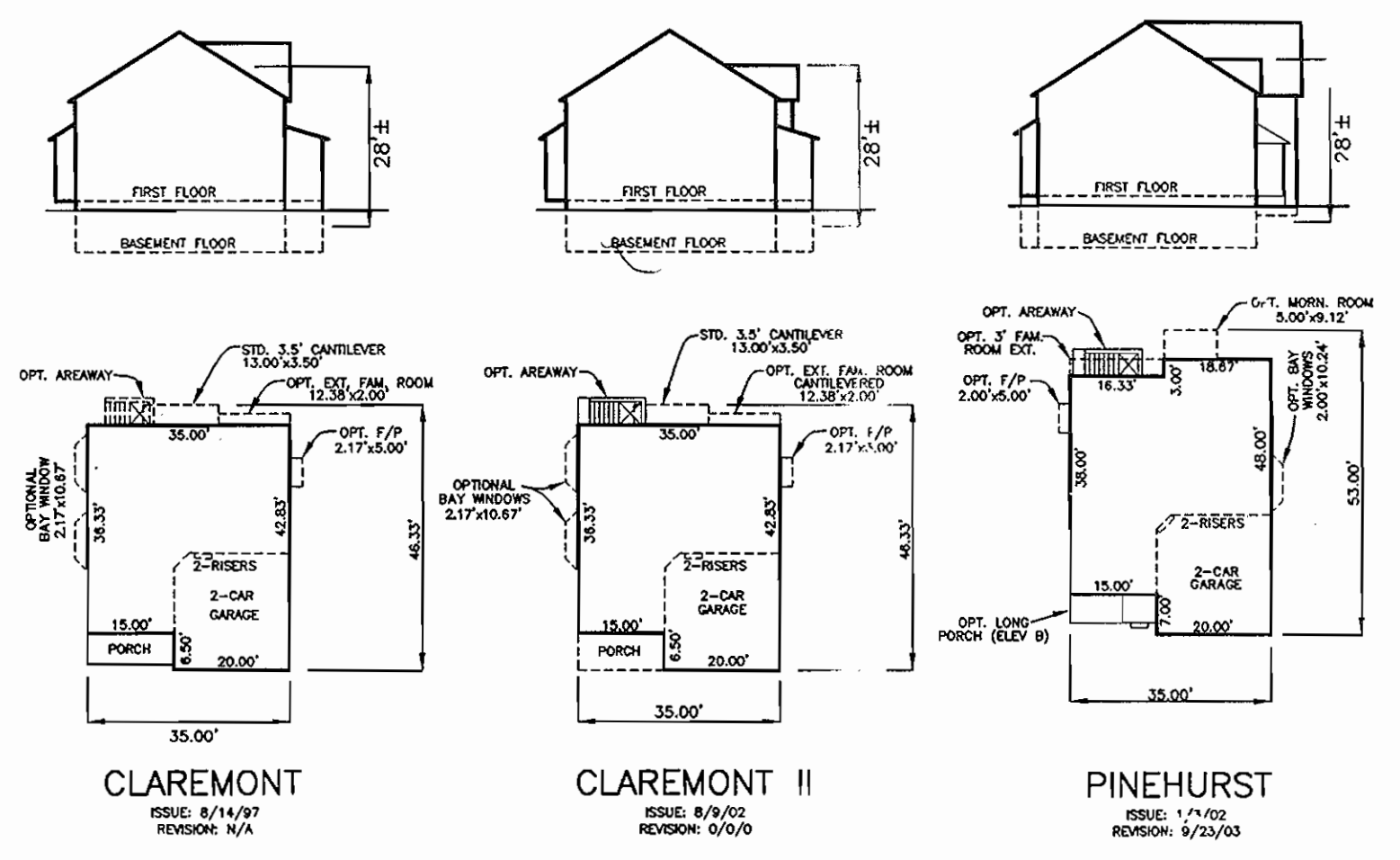
**PLAN VIEW**  
SCALE: 1" = 30'





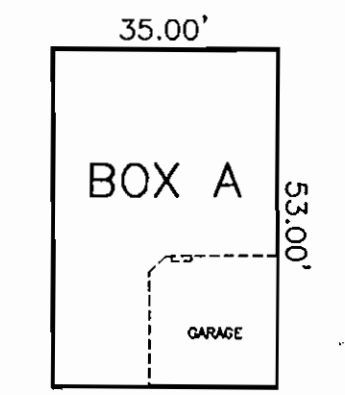
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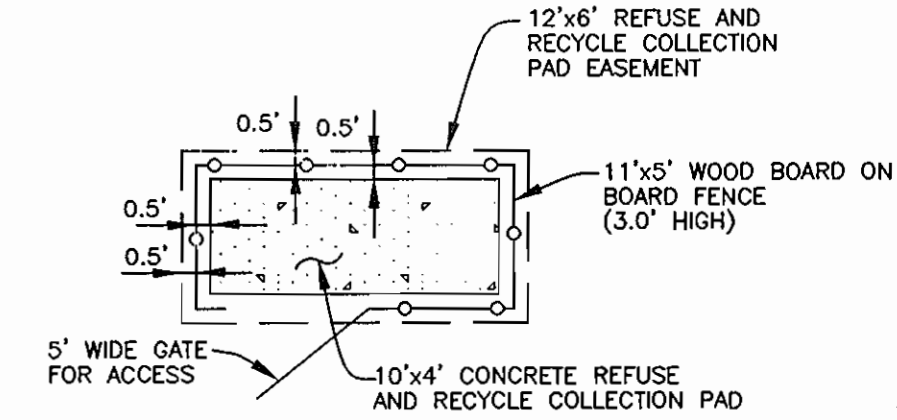
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CLAREMONT II  
PINEHURST  
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**GENERIC BOX**  
SCALE: 1" = 30'



**TRASH PAD FENCING DETAIL**  
NOT TO SCALE

**LEGEND**

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- PROPOSED CONTOURS
- EXISTING TREELINE
- INDICATES A WALKOUT BASEMENT
- EXISTING STREET TREES PLANTED UNDER F-03-95
- BUILDING RESTRICTION LINE

NO.	DATE	REVISION
4	1-11-2008	REVISE GRADES ON LOT 38J PER AS-BUILT CONDITIONS
3	11-13-2007	REVISE GRADES ON LOT 47J PER AS-BUILT CONDITIONS
2	10-15-2007	REVISE GRADES ON LOT 46J PER AS-BUILT CONDITIONS
1	6-29-2007	REVISE GRADES ON LOT 44J PER AS-BUILT CONDITIONS

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PHONE: 410-465-6105 • FAX: 410-465-6644  
WWW.BEI-CIVILENGINEERING.COM



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*[Signature]* 9/16/08  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
*[Signature]* 9/24/08  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
*[Signature]* 9/16/08  
 DIRECTOR

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

PROJECT: NORTH LAUREL PARK  
LOTS 36-38 AND 43-48 BLOCK 'J'  
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LOCATION: TAX MAP: 50 P/O PARCEL: 428  
GRID: 3 ZONED: R-SC  
6th ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT AND GRADING PLAN

DATE: SEPTEMBER, 2006 PROJECT NO. 1515  
SCALE: AS SHOWN SHEET 2 OF 3

DESIGN: DBT DRAFT: DBT CHECK: DAM

**PLAN VIEW**  
SCALE: 1" = 30'