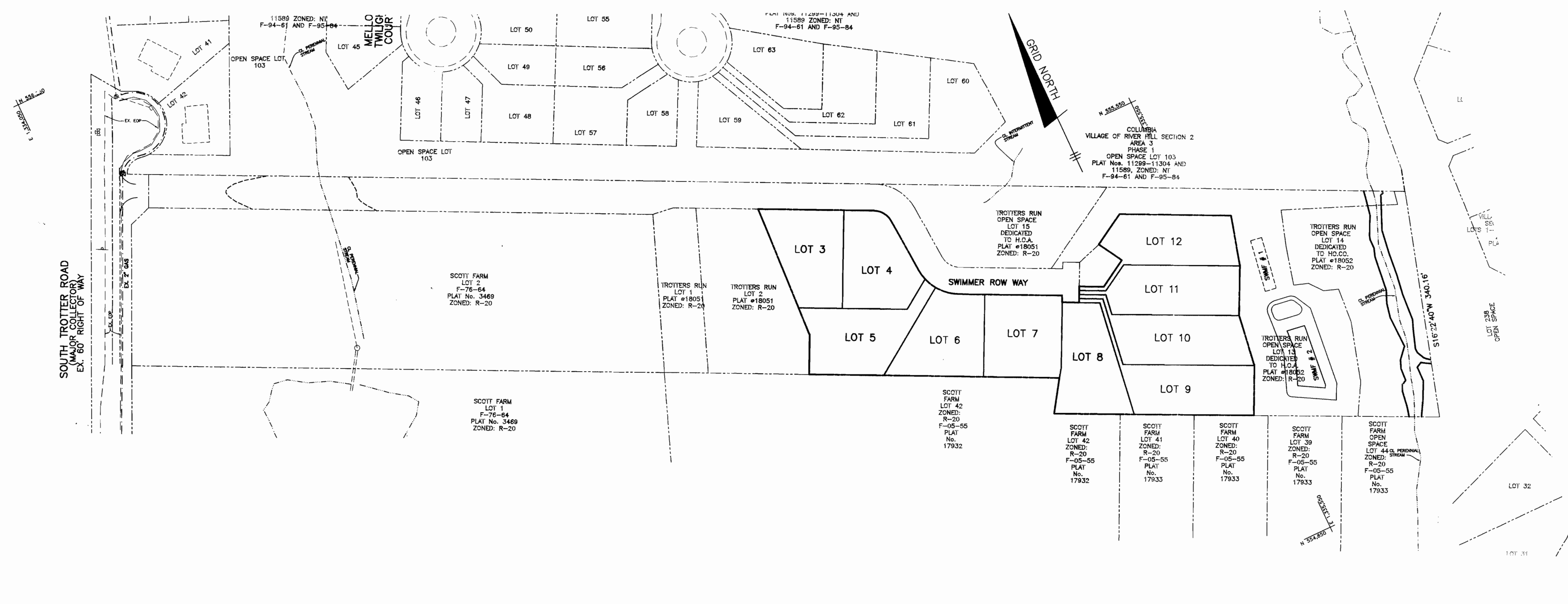
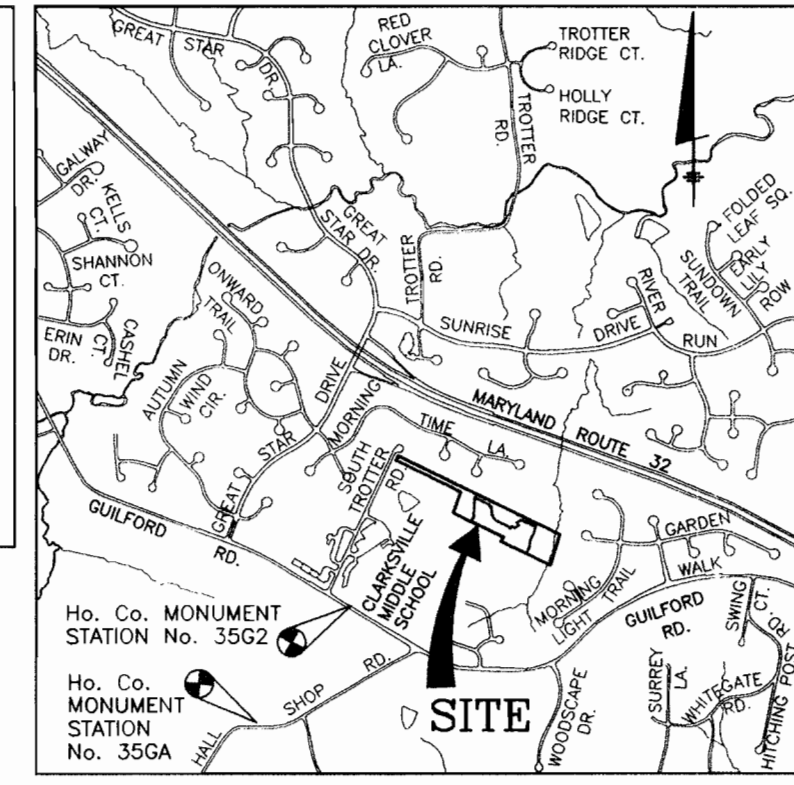


SITE DEVELOPMENT PLAN

TROTTERS RUN

LOTS 3 THRU 12

BENCHMARKS (NAD 83):
 STATION 356A
 NORTHING: 553249.684 EASTING: 1,332,627.281
 ELEVATION: 482.037
 STAMPED DISC SET ON TOP OF A CONC. (3" DEEP)
 COLUMN, SET 1" OR 2" BELOW TERRAIN SURFACE.
 LOCATED 17.1' NORTH OF THE C/L OF HALL SHOP
 ROAD, 150' EAST OF G&E POLE 0510 (G&E POLE
 112401), 72.4' WEST OF AN ENTRANCE AND 0.35
 MILES WEST OF MD ROUTE 32.
 STATION 356Z
 NORTHING: 554,965.671 EASTING: 1,332,934.904
 ELEVATION: 477.490
 STAMPED DISC SET ON TOP OF A CONC. (3" DEEP)
 COLUMN, SET 1" OR 2" BELOW TERRAIN SURFACE.
 LOCATED 15.0' NORTH OF THE EDGE OF PAVING OF
 GUILFORD ROAD, 128.3' EAST OF G&E POLE 371538,
 107.9' WEST OF G&E POLE 176031 AND 0.15 MILES
 WEST OF TROTTER ROAD.



PLAN VIEW
SCALE: 1" = 100'

GENERAL NOTES

1. THE SUBJECT PROPERTY IS ZONED R-20 PER THE 2-2-04 COMPREHENSIVE ZONING PLAN.
2. 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.
3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
4. EXISTING TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM THE MASS GRADING PLAN UNDER F-05-12. CONTOUR INTERVAL IS 2 FEET.
5. HORIZONTAL AND VERTICAL DATUM ARE NAD '83 - MONUMENTS 356A AND 356Z
6. EXISTING UTILITIES SHOWN HAVE BEEN TAKEN FROM CONTRACT DRAWINGS #34-4081-D AND ROAD CONSTRUCTION PLANS F-05-12. IF NECESSARY, CONTRACTOR SHALL ADJUST ANY OR ALL STRUCTURE TOP ELEVATIONS TO MATCH SOFT GRADES.
7. STORMWATER MANAGEMENT HAS BEEN PROVIDED BY A RECHARGE CHAMBER, A MICROPOOL, EXTENDED DETENTION FACILITY AND NON-STRUCTURAL METHODS THAT INCLUDE OPEN CHANNEL USE UNDER F-05-12.
8. THESE ARE NO WETLANDS, WETLANDS BUFFERS, STREAMS, STREAM BUFFERS OR 100-YEAR FLOODPLAIN LOCATED ON THESE LOTS.
9. 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.
10. INDICATES WALKOUT BASEMENT.
11. PREVIOUS HOWARD COUNTY FILE NUMBERS: SP-03-02, WP-03-14, F-05-12, CONTRACT #34-4081-D
12. THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.
13. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE BUILDERS EXPENSE.
14. "BRL" INDICATES BUILDING RESTRICTION LINE.
15. FOR DRIVEWAY ENTRANCE DETAIL SEE HOWARD COUNTY STANDARD DETAILS R-6.03 & R-6.05.
16. 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).
17. DRIVEWAY SLOPES SHOWN ARE AVERAGE, THE SLOPE AT THE OUTSIDE EDGES COULD BE FLATTER OR STEEPER DEPENDING ON GRADE OF ROADWAY.
18. 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:
 1. WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE);
 2. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
 3. GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
 4. STRUCTURES (COLLECTS/BROOKS) - CAPABLE OF SUPPORTING 25 GROSS TONS (425 LOADINGS);
 5. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 6. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
19. 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.
20. THE FOREST CONSERVATION OBLIGATION IS MET BY 1.5 AC. OF FOREST RETENTION ON-SITE AND OFF-SITE REFORESTATION IN THE AMOUNT ON 1.5 ACRES ON THE TALLEY PROPERTY (F-05-012).
21. STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED ROAD CONSTRUCTION DRAWINGS (F-05-12). SURETY HAS BEEN POSTED WITH THE DEVELOPER'S AGREEMENT.
22. THE PRIVATE USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 9 - 12 HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9828 AT FOLIO 473.
23. FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE FLAG OR PIPE STEM LOTS DRIVEWAY.
24. THIS PLAN IS SUBJECT TO THE FIFTH EDITION OF THE SUBDIVISION REGULATIONS AND TO CB 50-2001 ZONING REGULATIONS. THE SITE DEVELOPMENT PLAN WILL BE SUBJECT TO THE SUBDIVISION REGULATION IN EFFECT AT THE TIME OF THE PLAN SUBMISSION. THE BUILDING PERMIT WILL BE SUBJECT TO THE SUBDIVISION REGULATIONS IN EFFECT AT THE TIME OF THE PERMIT SUBMISSION.
25. AS A CONSEQUENCE OF SUBMISSION OF THE SKETCH PLAN FOR COUNTY REVIEW PRIOR TO NOVEMBER 15, 2001, THIS PLAN IS SUBJECT TO THE FIFTH EDITION OF THE SUBDIVISION REGULATIONS. IN ADDITION, BECAUSE THE PRELIMINARY PLAN WAS NOT SIGNED PRIOR TO NOVEMBER 1, 2001, THE PLAN IS SUBJECT TO THE 2002 ZONING REGULATIONS, COUNTY COUNCIL BILL 50-2001.
26. LANDSCAPE SURETY IN THE AMOUNT OF \$1,050.00 FOR THE REQUIRED 2 SHADE TREES (\$600), 3 EVERGREEN TREES (\$450) WILL BE POSTED AS PART OF THE GRADING PERMIT FILED FOR THE SITE DEVELOPMENT PLAN.
27. SEE F-06-141, VRH 2/3, PHASE 1, OPEN SPACE LOT 103, PLAT NUMBER 18011-13 FOR A 20-FOOT PUBLIC SEWER AND UTILITY EASEMENT TO TROTTERS RUN (FORMERLY SCOTT PROPERTY LOT 4).
28. THE WELL ON LOT TWO WILL BE ABANDONED WITHIN 30 DAYS AFTER THE PUBLIC WATER AND SEWER SERVICES ARE IN OPERATION, PER F-05-012 NOTE 32.

SITE ANALYSIS DATA CHART

A.) TOTAL PROJECT AREA	8.95 AC.
B.) AREA OF THIS PLAN SUBMISSION	3.31 AC.
C.) APPROXIMATE LIMIT OF DISTURBANCE	2.80 AC.
D.) PRESENT ZONING:	R-20
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)	10
H.) TOTAL NUMBER OF UNITS PROPOSED	10
I.) MAXIMUM NUMBER OF EMPLOYEES PER USE	N/A
J.) NUMBER OF PARKING SPACES REQUIRED BY HO. CO. ZONING REGULATIONS	N/A
K.) NUMBER OF PARKING SPACES PROVIDED	N/A
L.) OPEN SPACE ON-SITE PERCENTAGE OF GROSS AREA	0.00 AC.
M.) AREA OF RECREATIONAL OPEN SPACE REQUIRED: AREA OF RECREATIONAL OPEN SPACE PROVIDED	0.00 AC.
N.) BUILDING COVERAGE OF SITE PERCENTAGE OF GROSS AREA	0%
O.) APPLICABLE DPZ FILE REFERENCES:	SP-03-02 F-05-12 WP-03-14 CONTRACT # 34-4081-D
P.) PROPOSED WATER AND SEWER SYSTEMS:	<input checked="" type="checkbox"/> PUBLIC <input type="checkbox"/> PRIVATE

ADDRESS CHART

LOT	STREET ADDRESS
3	6461 SWIMMER ROW WAY
4	6457 SWIMMER ROW WAY
5	6453 SWIMMER ROW WAY
6	6449 SWIMMER ROW WAY
7	6445 SWIMMER ROW WAY
8	6441 SWIMMER ROW WAY
9	6437 SWIMMER ROW WAY
10	6433 SWIMMER ROW WAY
11	6432 SWIMMER ROW WAY
12	6436 SWIMMER ROW WAY

SHEET INDEX

NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT, GRADING AND LANDSCAPE PLAN
3	SEDIMENT & EROSION CONTROL PLAN
4	SEDIMENT & EROSION CONTROL NOTES AND DETAILS

PERMIT INFORMATION CHART

SUBDIVISION NAME:	SECTION/AREA:	LOT/PARCEL #
TROTTERS RUN	N/A	PARCEL 342 (LOTS 3-12)
PLAT No.	GRID No.	ZONE
18049-18052	20	R-20
TAX MAP	ELECTION DISTRICT	CENSUS TRACT
35	5th	6055.01
WATER CODE	SEWER CODE	
1-13	6652500	

NO.	DATE	REVISION

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.bei-civilengineering.com

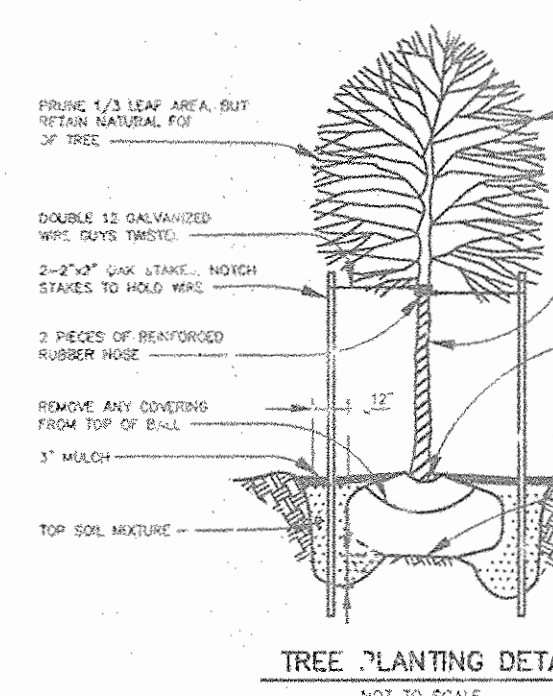
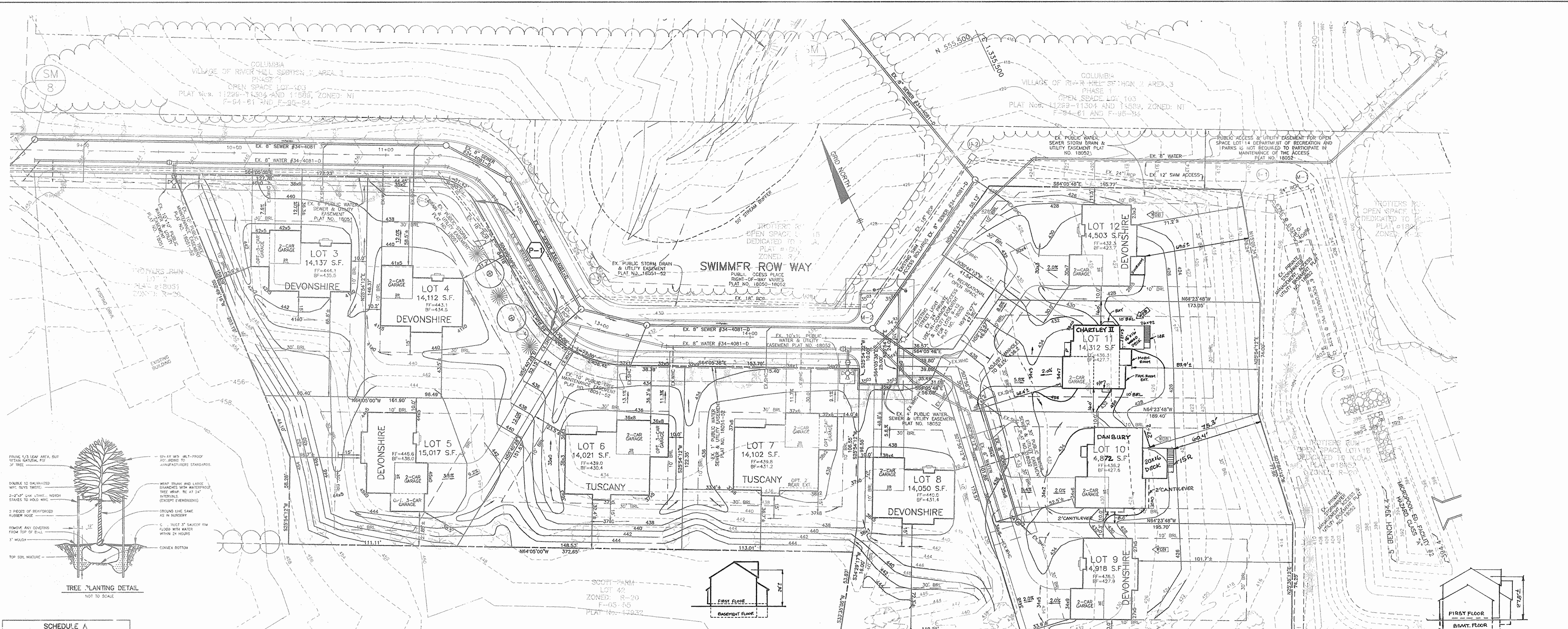
OWNER:	CORNERSTONE HOLDINGS, L.L.C. 9695 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565	PROJECT:	TROTTERS RUN LOTS 3 THRU 12 (SINGLE FAMILY DETACHED)
BUILDER:	CORNERSTONE HOMES, L.L.C. 9695 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565	LOCATION:	TAX MAP: 35 GRID: 20 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE:		SITE DEVELOPMENT PLAN TITLE SHEET	
DATE:	MAY, 2006	PROJECT NO.:	1367
SCALE:	AS SHOWN	SHEET	1 OF 4

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 8/4/06
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 8/28/06
 CHIEF, DIVISION OF PLANNING AND DEVELOPMENT

[Signature] 8/28/06
 DIRECTOR



SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJ. TO ROADS (P-1)
LANDSCAPE TYPE	B
LINEAR FEET OF PERIMETER OR ROADWAY FRONTAGE	101 L.F.
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	40
NUMBER OF PLANTS REQUIRED	101 L.F.
SHADE TREES	2
EVERGREEN TREES	3
OTHER TREES (2:1 SUBSTITUTE)	1
SHRUBS (10:1 SUBSTITUTE)	1
NUMBER OF PLANTS PROVIDED	2
SHADE TREES	2
EVERGREEN TREES	3
OTHER TREES (2:1 SUBSTITUTE)	1
SHRUBS (10:1 SUBSTITUTE)	1

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

- 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.
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 - LANDSCAPING IS NOT REQUIRED FOR THE GRASSED CHANNELS.
 - LANDSCAPE SURETY IN THE AMOUNT OF \$1,050.00 FOR THE REQUIRED 2 SHADE TREES (\$600), 3 EVERGREEN TREES (\$450) WILL BE POSTED AS PART OF THE GRADING PERMIT FILED FOR THE SITE DEVELOPMENT PLAN.

LANDSCAPE PLANTING LIST

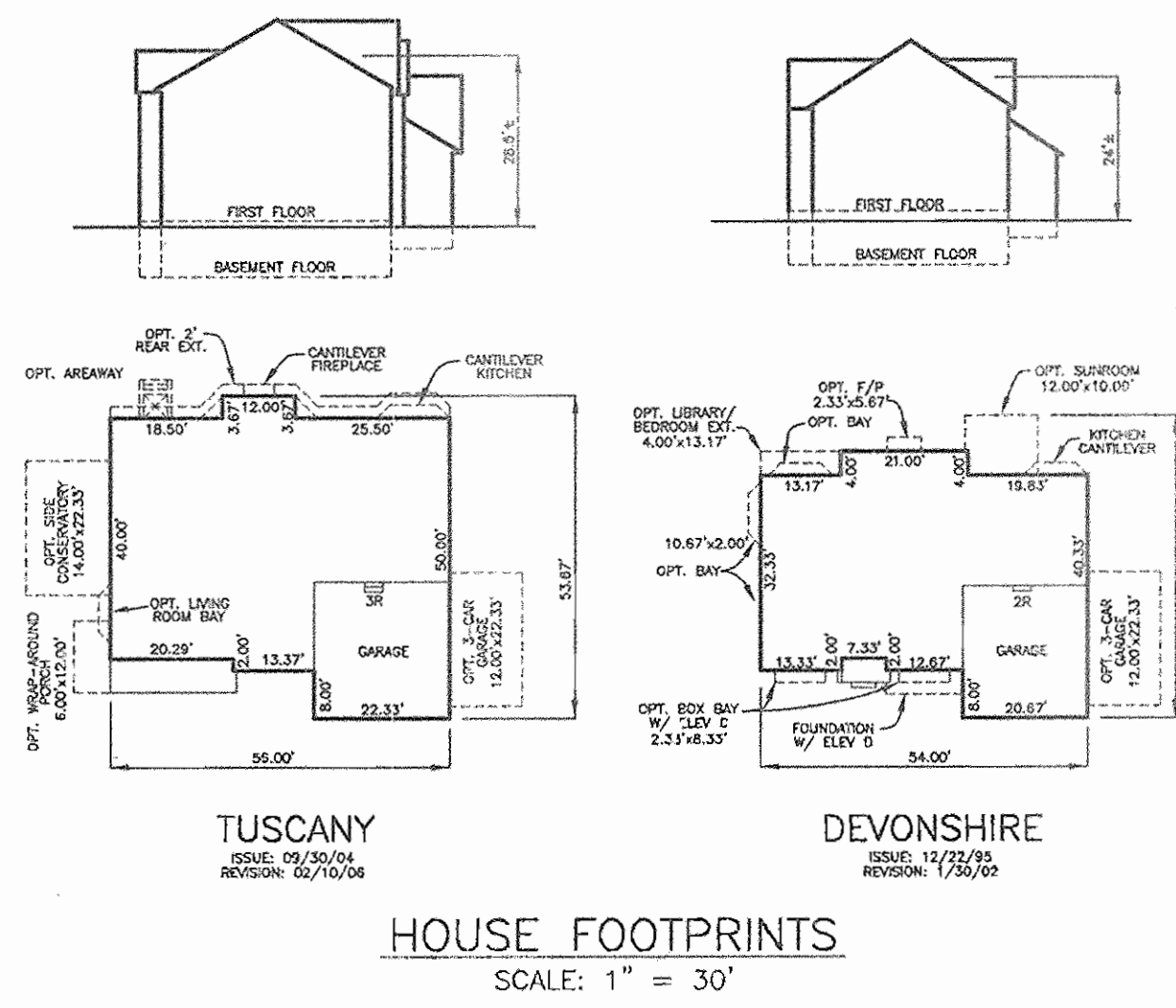
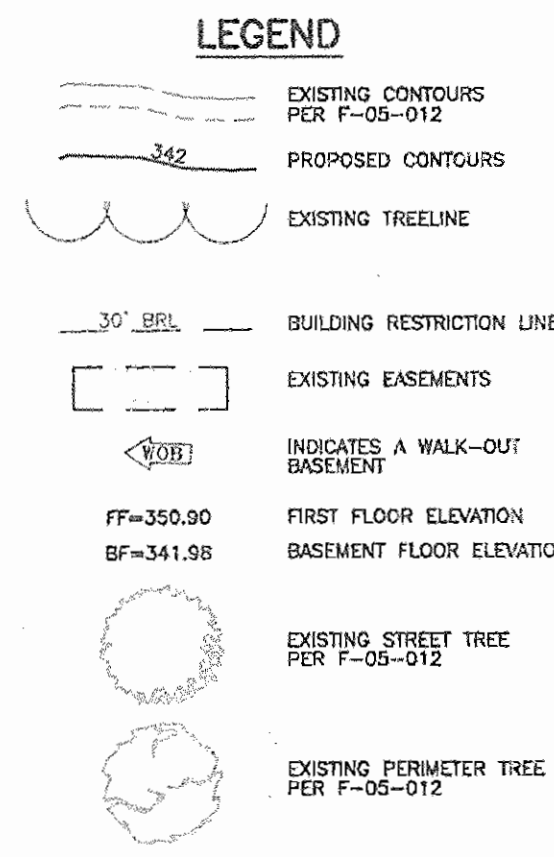
SYMBOL	QUANTITY	NAME	REMARKS	DESCRIPTION
⊙	2	QUERCUS RUBRA (Red Oak)	2-1/2" - 3" cal.	SHADE TREES ALONG PERIMETER TO BE PROVIDED BY THE BUILDER
☀	3	PINUS STROBUS (Eastern White Pine)	6' - 8' ht.	EVERGREEN TREES ALONG PERIMETER TO BE PROVIDED BY THE BUILDER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John D. ... 8/14/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Cathy ... 8/20/06
CHIEF, DIVISION OF LAND DEVELOPMENT

Mark ... 8/20/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION



PLAN VIEW
SCALE: 1" = 30'

DEVELOPER'S/BUILDER'S CERTIFICATE

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

B D B 7/21/06
BRIAN BOY, CORNERSTONE HOMES, L.L.C. DATE

SHC TABLE

LOT NO.	MIN. CELLAR	SHC INV.
3	434.1	430.11
4	431.3	426.76
5	432.7	421.95
6	425.5	421.48
7	425.0	420.80
8	424.8	420.89
9	426.2	421.96
10	425.8	421.14
11	425.6	421.00
12	421.3	416.87

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.BEL-ENGINEERING.COM

OWNER: CORNERSTONE HOLDINGS, L.L.C., 9695 NORFOLK AVENUE, LAUREL, MARYLAND 20723, 410-792-2563

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

PROJECT: TROTTERS RUN LOTS 3 THRU 12 (SINGLE FAMILY DETACHED)

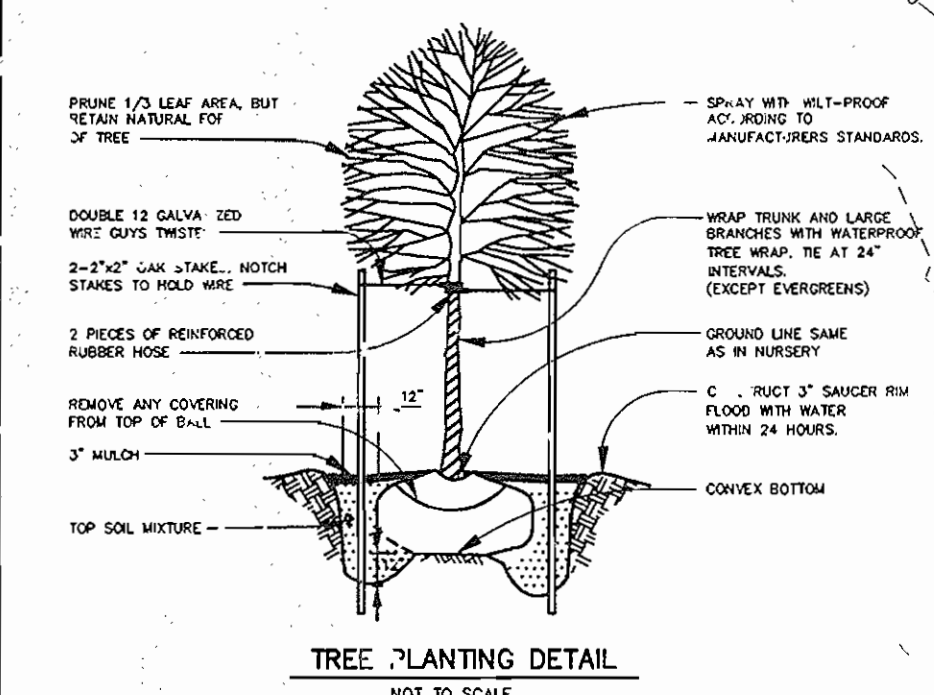
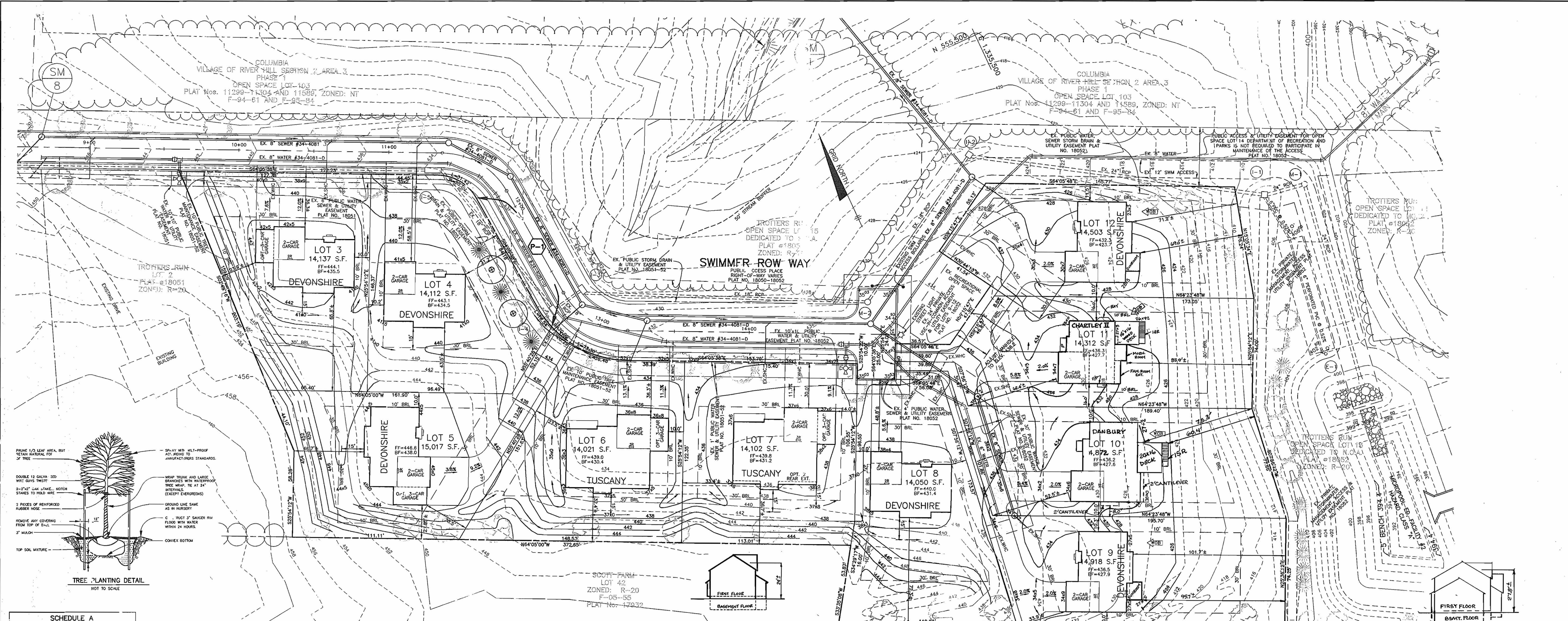
LOCATION: TAX MAP: 35, GRID: 20, 5th ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT, GRADING AND LANDSCAPE PLAN

DATE: JULY 2006 **PROJECT NO.:** 1367

SCALE: AS SHOWN **SHEET:** 2 OF 4

DES: JMC/DBT DRAFT: DBT CHECK: DAM



SCHEDULE A PERIMETER LANDSCAPE EDGE

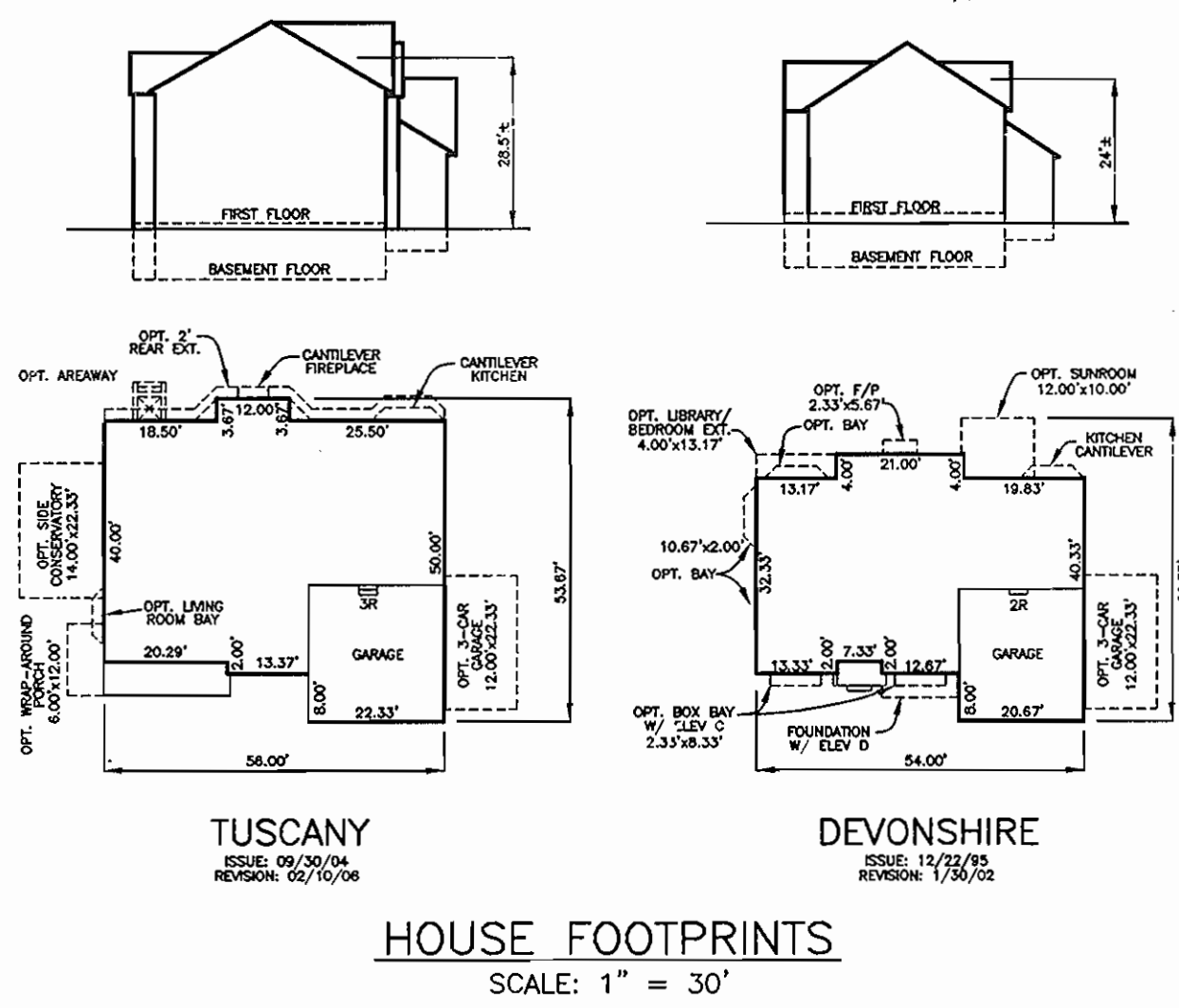
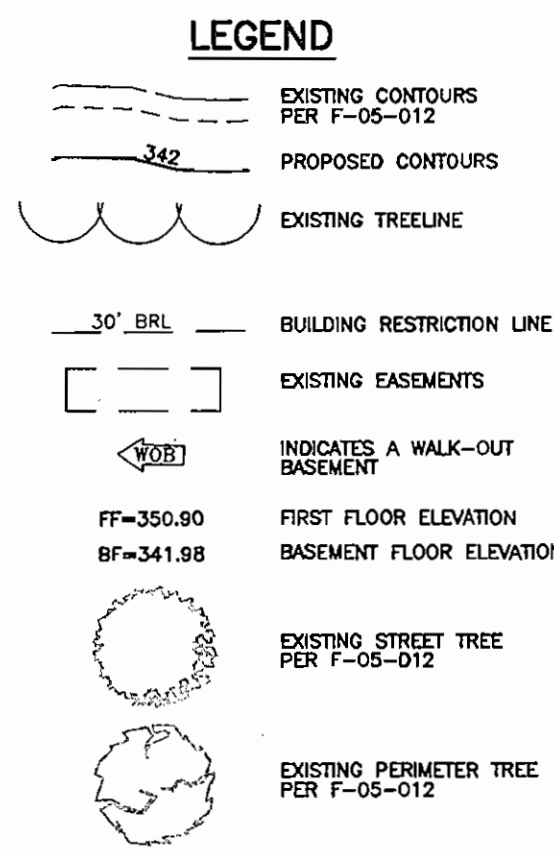
CATEGORY	ADD. TO ROADS
LANDSCAPE TYPE	6
LINEAR FEET OF PERIMETER OR ROADWAY FRONTAGE	101 L.F.
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	1.0
NUMBER OF PLANTS REQUIRED	101 L.F.
SHADE TREES	2
EVERGREEN TREES	3
OTHER TREES (2:1 SUBSTITUTE)	-
SHRUBS (10:1 SUBSTITUTE)	-
NUMBER OF PLANTS PROVIDED	2
SHADE TREES	2
EVERGREEN TREES	3
OTHER TREES (2:1 SUBSTITUTE)	-
SHRUBS (10:1 SUBSTITUTE)	-

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

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 - LANDSCAPE SURETY IN THE AMOUNT OF \$1,050.00 FOR THE REQUIRED 2 SHADE TREES (\$800), 3 EVERGREEN TREES (\$450) WILL BE POSTED AS PART OF THE GRADING PERMIT FILED FOR THE SITE DEVELOPMENT PLAN.

LANDSCAPE PLANTING LIST

SYMBOL	QUANTITY	NAME	REMARKS	DESCRIPTION
⊕	2	QUERCUS FLORIDA (Red Oak)	2'-1/2" - 3" col.	SHADE TREES ALONG PERIMETER TO BE PROVIDED BY THE BUILDER
☀	3	PINUS STROBUS (Eastern White Pine)	6' - 8' ht.	EVERGREEN TREES ALONG PERIMETER TO BE PROVIDED BY THE BUILDER



PLAN VIEW
SCALE: 1" = 30'

DEVELOPER'S/BUILDER'S CERTIFICATE

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

Brian Boy 7/21/06
BRIAN BOY
CORNERSTONE HOMES, L.L.C. DATE

SHC TABLE

LOT NO.	MIN. CELLAR	SHC INV.
3	434.1	430.11
4	431.3	426.76
5	432.7	421.95
6	425.5	421.48
7	425.0	420.80
8	424.8	420.89
9	426.2	421.96
10	425.8	421.14
11	425.6	421.00
12	421.3	416.87

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

William J. ... 8/14/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Janet ... 5/21/06
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Mark ... 8/21/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

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9695 NORFOLK AVENUE
LAUREL, MARYLAND 20723
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DES: JMC/DBT **DRAFT:** DBT **CHECK:** DAM

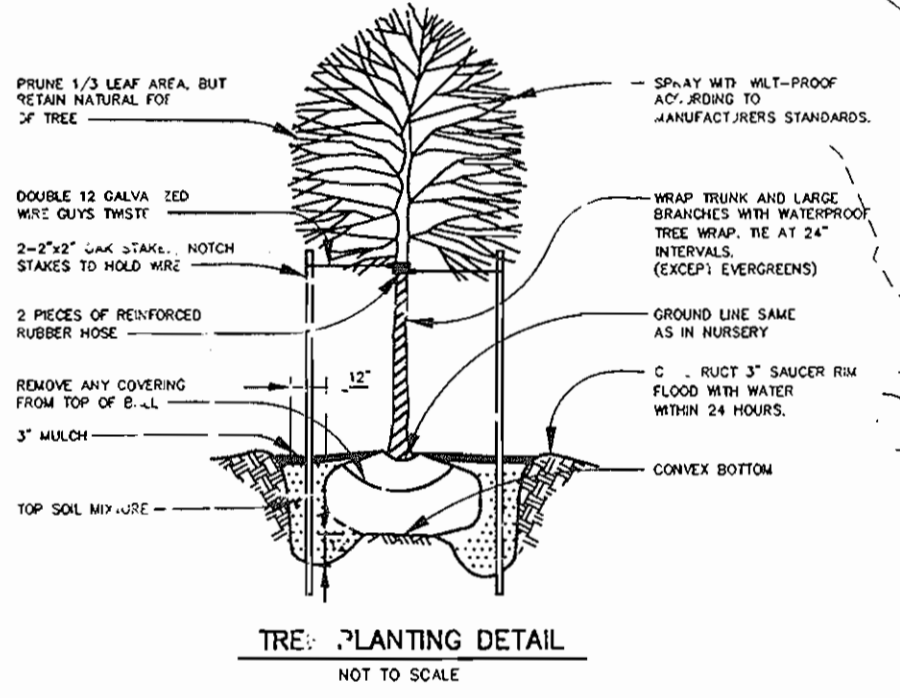
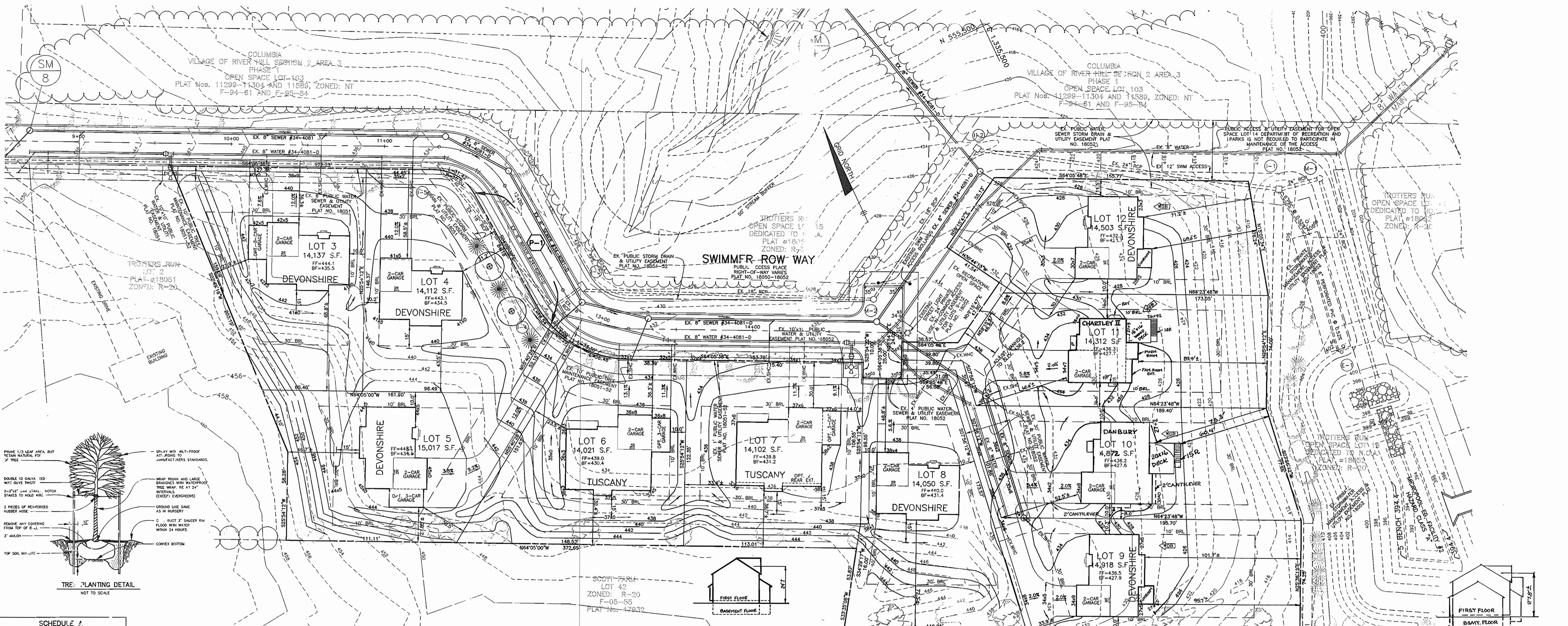
PROJECT: TROTTERS RUN LOTS 3 THRU 12 (SINGLE FAMILY DETACHED)

LOCATION: TAX MAP: 35 PARCEL: 342
GRID: 20 ZONED: R-20
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT, GRADING AND LANDSCAPE PLAN

DATE: JULY 2006 **PROJECT NO.:** 1367

SCALE: AS SHOWN **SHEET** 2 **OF** 4



SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJ. TO ROADS
LANDSCAPE TYPE	6
LINEAR FEET OF PERIMETER OR ROADWAY FRONTAGE	101 L.F.
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	1'0
NUMBER OF PLANTS REQUIRED	101 L.F.
SHADE TREES	2
EVERGREEN TREES	3
OTHER TREES (2:1 SUBSTITUTE)	-
SHRUBS (10:1 SUBSTITUTE)	-
NUMBER OF PLANTS PROVIDED	2
SHADE TREES	2
EVERGREEN TREES	3
OTHER TREES (2:1 SUBSTITUTE)	-
SHRUBS (10:1 SUBSTITUTE)	-

NOTE:
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LANDSCAPE PLANTING LIST

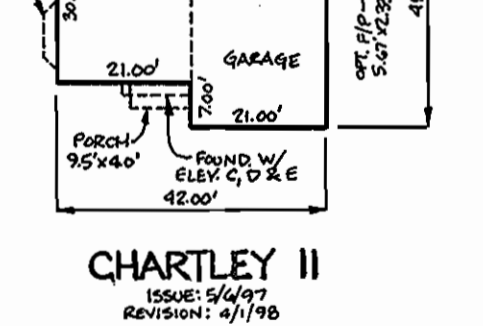
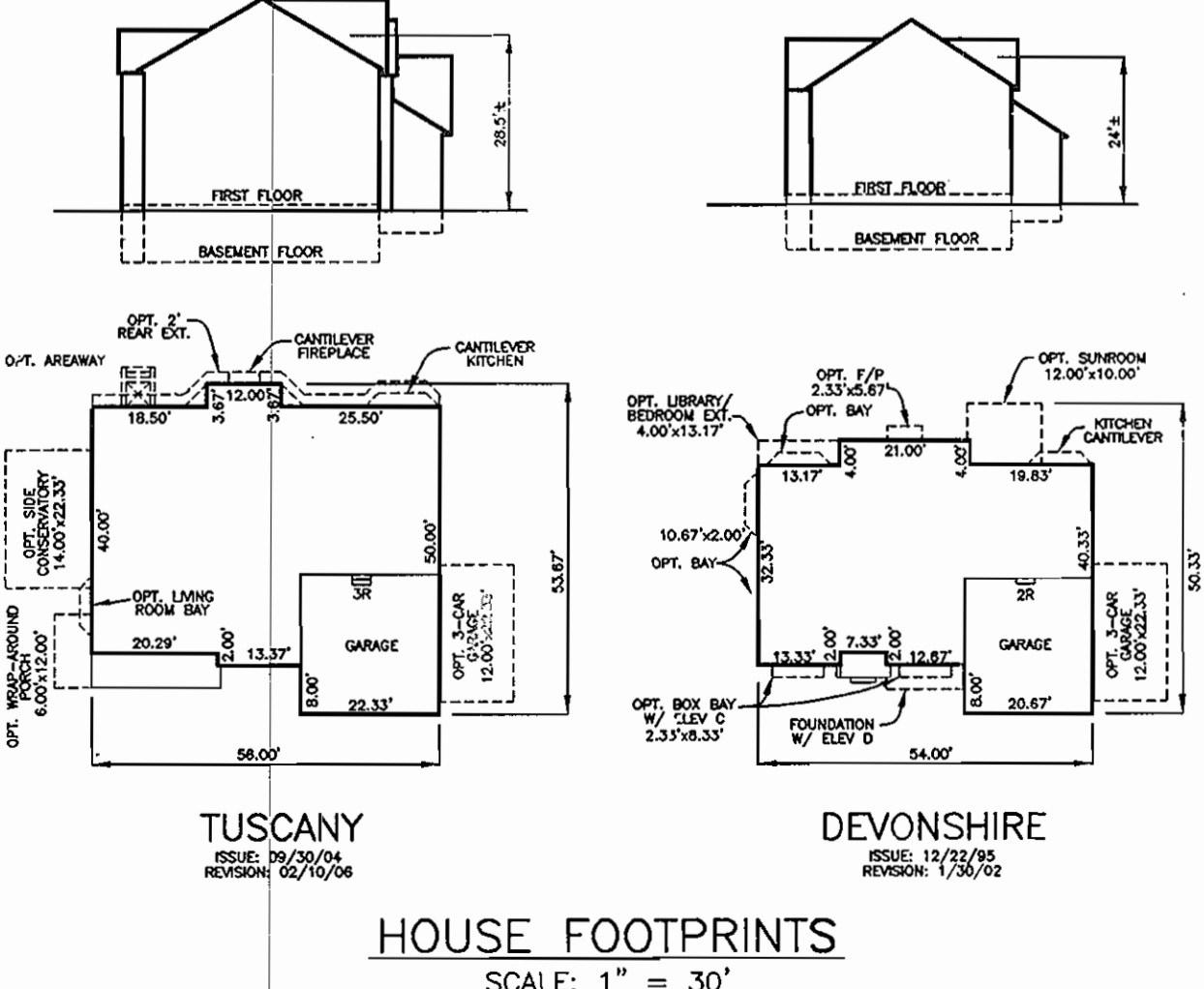
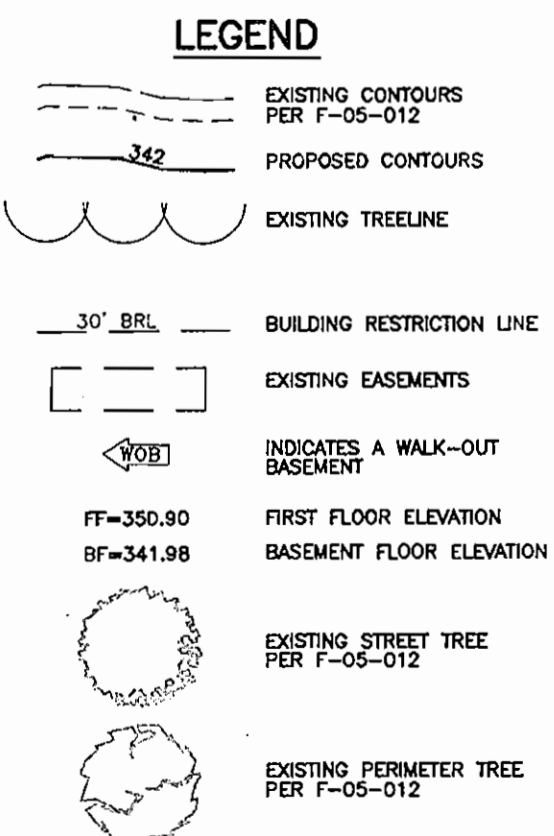
SYMBOL	QUANTITY	NAME	REMARKS	DESCRIPTION
⊕	2	QUERCUS FLORA (Red Oak)	2-1/2" - 3" cal.	SHADE TREES ALONG PERIMETER TO BE PROVIDED BY THE BUILDER
☀	3	PINUS STROBUS (Eastern White Pine)	6" - 8' ht.	EVERGREEN TREES ALONG PERIMETER TO BE PROVIDED BY THE BUILDER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad DeWitt 8/14/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Condy Hantz 5/25/06
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Paul A. Leagle 5/25/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



PLAN VIEW
SCALE: 1" = 30'

DEVELOPER'S/BUILDER'S CERTIFICATE

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

B O B 7/21/06
BRIAN BOY CORNERSTONE HOMES, L.L.C. DATE

SHC TABLE

LOT NO.	MIN. CELLAR	SHC INV.
3	434.1	430.11
4	431.3	426.76
5	432.7	421.95
6	425.5	421.48
7	425.0	420.80
8	424.8	420.89
9	426.2	421.96
10	425.8	421.14
11	425.6	421.00
12	421.3	416.87

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS

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

OWNER: CORNERSTONE HOLDINGS, L.L.C.
9695 NORFOLK AVENUE
LAUREL, MARYLAND 20723
10-792-2565

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

PROJECT: TROTTERS RUN
L.O.'S 3 THRU 12
(SINGE FAMILY DETACHED)

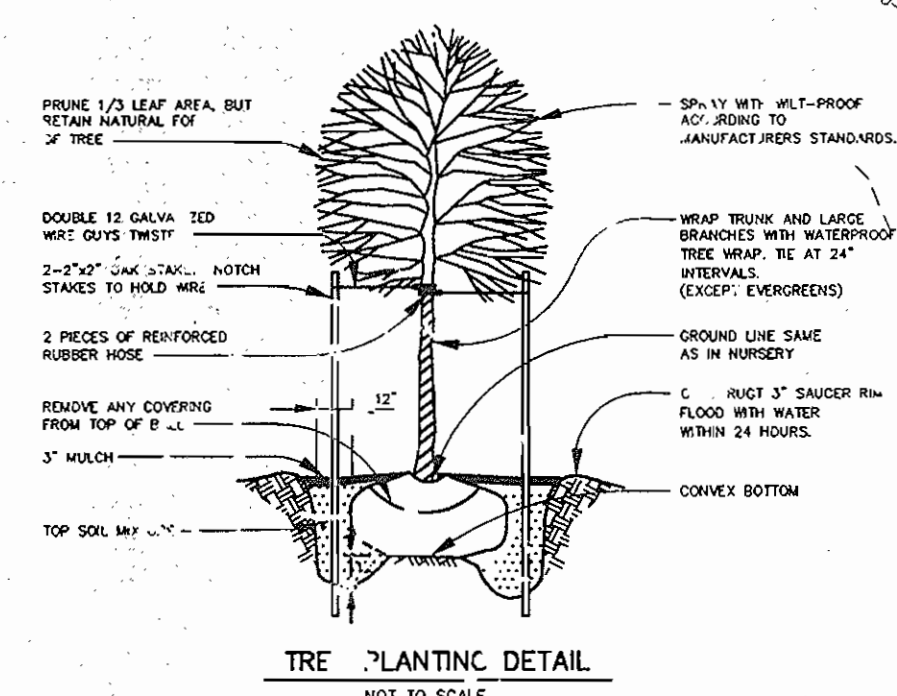
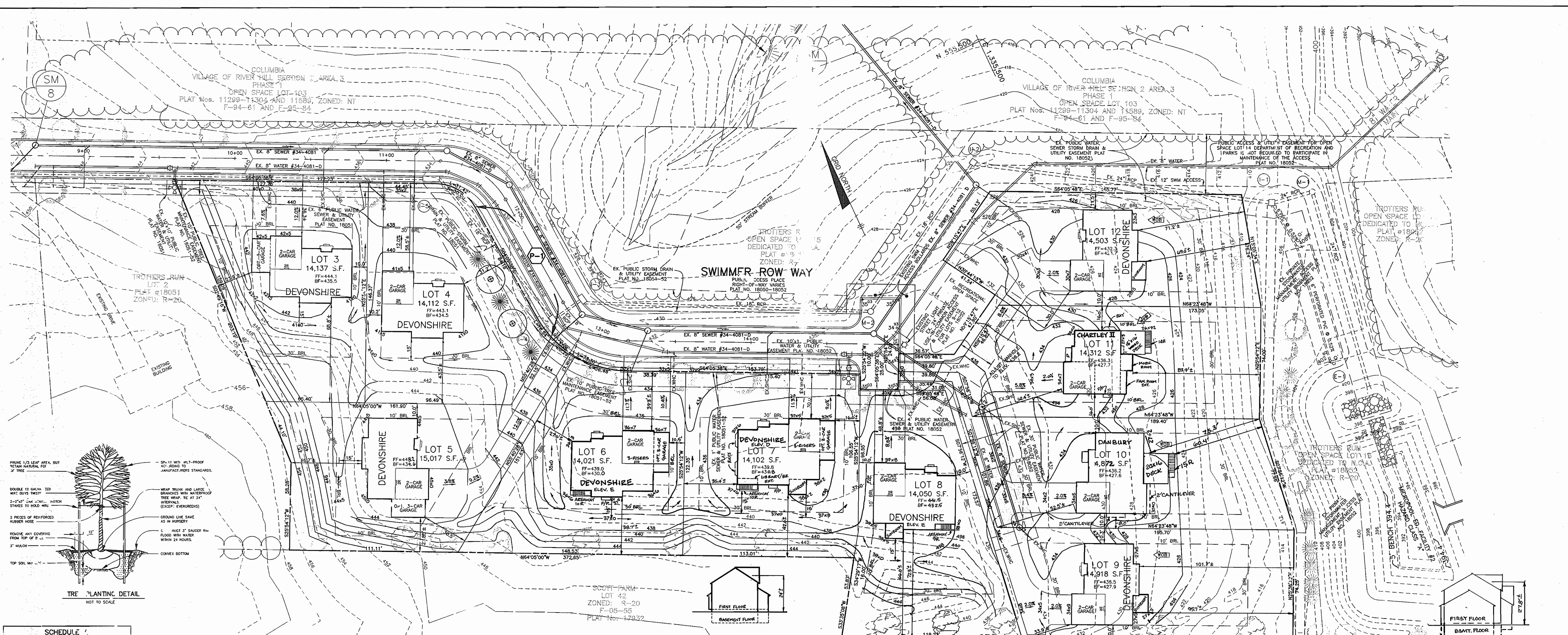
LOCATION: TAX MAP: 35 PARCEL: 342
GRID: 20 ZONED: R-20
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT, GRADING AND LANDSCAPE PLAN

DATE: JULY 2006 **PROJECT NO.:** 1367

SCALE: AS SHOWN **SHEET** 2 **OF** 4

DES: JMC/DBT DRAFT: DBT CHECK: DAM



SCHEDULE PERIMETER LANDSCAPE EDGE

CATEGORY	ADJ. TO ROADS
LANDSCAPE TYPE	E
LINEAR FEET OF PERIMETER OR ROADWAY FRONTAGE	101 L.F.
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	140
NUMBER OF PLANTS REQUIRED	101 L.F.
SHADE TREES	2
EVERGREEN TREES	3
OTHER TREES (2:1 SUBSTITUTE)	1
SHRUBS (10:1 SUBSTITUTE)	1
NUMBER OF PLANTS PROVIDED	2
SHADE TREES	2
EVERGREEN TREES	3
OTHER TREES (2:1 SUBSTITUTE)	1
SHRUBS (10:1 SUBSTITUTE)	1

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

- LANDSCAPE NOTES:**
- TREES MUST 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 \$1,050.00 FOR THE REQUIRED 2 SHADE TREES (\$600), 3 EVERGREEN TREES (\$450) WILL BE POSTED AS PART OF THE GRADING PERMIT FILED FOR THE SITE DEVELOPMENT PLAN.

LANDSCAPE PLANTING LIST

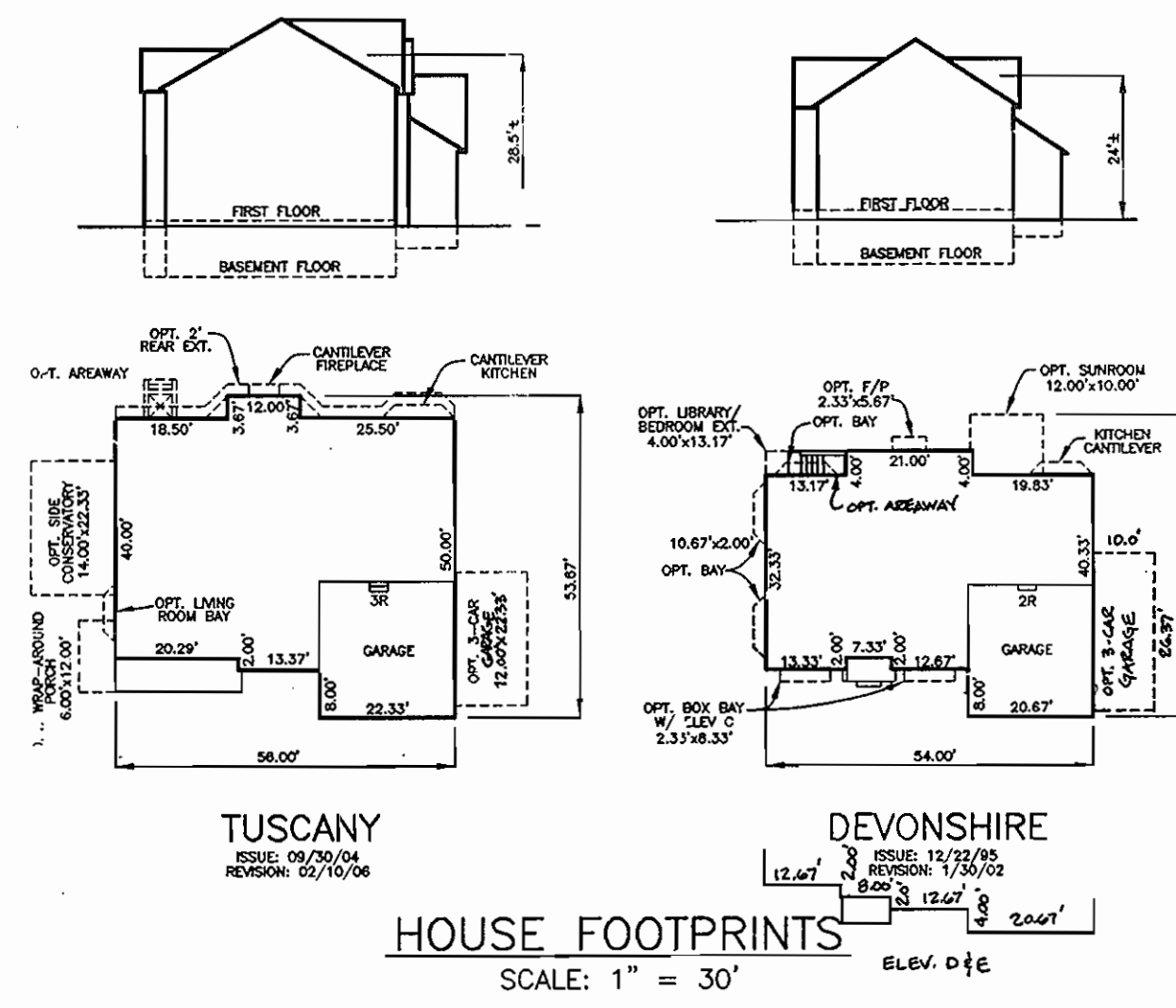
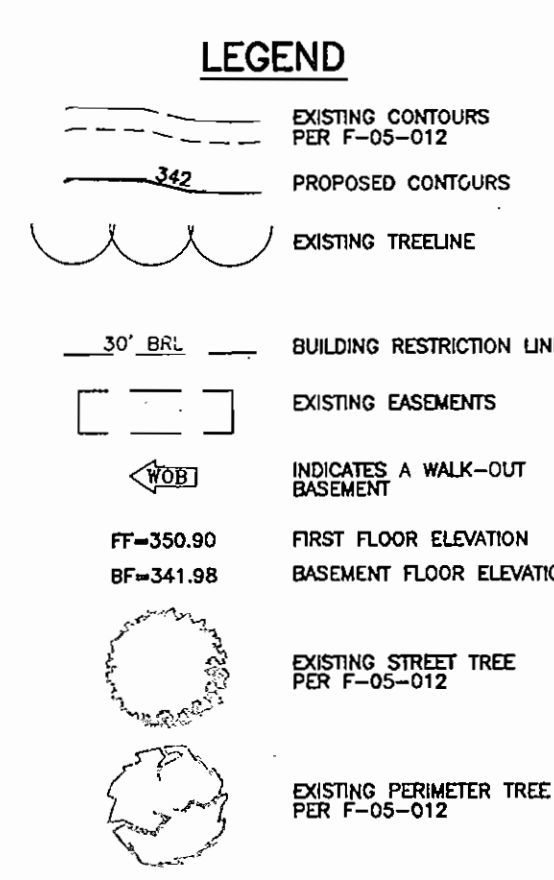
SYMBOL	QUANTITY	NAME	REMARKS	DESCRIPTION
⊕	2	QUERCUS PURCHA (Red Oak)	2-1/2" - 3" cal.	SHADE TREES ALONG PERIMETER TO BE PROVIDED BY THE BUILDER
☀	3	PINUS STROBUS (Eastern White Pine)	6' - 8' ht.	EVERGREEN TREES ALONG PERIMETER TO BE PROVIDED BY THE BUILDER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Dammann 8/14/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Janet Stewart 8/20/06
CHIEF, DIVISION OF LAND DEVELOPMENT

Mark A. Leight 8/20/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION



PLAN VIEW
SCALE: 1" = 30'

DEVELOPER'S/BUILDER'S CERTIFICATE

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B O B 7/21/06
BRIAN BOY
CORNERSTONE HOMES, L.L.C. DATE

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BUILDER: CORNERSTONE HOMES, L.L.C.
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LAUREL, MARYLAND 20723
410-792-2565

PROJECT: TROTTERS RUN
LOTS 3 THRU 12
(SINGLE FAMILY DETACHED)

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TITLE: SITE DEVELOPMENT, GRADING AND LANDSCAPE PLAN

DATE: JULY 2006 **PROJECT NO.:** 1367

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