

SCHEDULE A PERIMETER LANDSCAPE EDGE			
CATEGORY	ADJ. TO PERIMETER PROP.	ADJ. TO PERIMETER PROP.	ADJ. TO PERIMETER PROP.
	(1)	(2)	(3)
LANDSCAPE TYPE	A	A	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	125'	50'	125'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES 35'	YES 50'	YES 50'
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO
NUMBER OF PLANTS REQUIRED	1:60 SHADE	1:60 SHADE	1:60 SHADE
SHADE TREES	2	0	2
EVERGREEN TREES	-	-	-
OTHER TREES (2:1 SUBSTITUTE)	-	-	-
SHRUBS	-	-	-
NUMBER OF PLANTS PROVIDED			
SHADE TREES	0	0	0
EVERGREEN TREES	4*	0	0
OTHER TREES (2:1 SUBSTITUTE)	-	-	-
SHRUBS	-	-	-

* EVERGREEN TREES ARE BEING PROVIDED AT A 2:1 SUBSTITUTE FOR THE SHADE TREE REQUIREMENT.

LANDSCAPE PLANTING LIST				
SYMBOL	QUANTITY	NAME	REMARKS	DESCRIPTION
	8	PINUS STROBUS (Eastern White Pine)	6' - 8' ht.	EVERGREEN TREES ALONG PERIMETER TO BE PROVIDED BY DEVELOPER

DEVELOPER'S/BUILDER'S CERTIFICATE

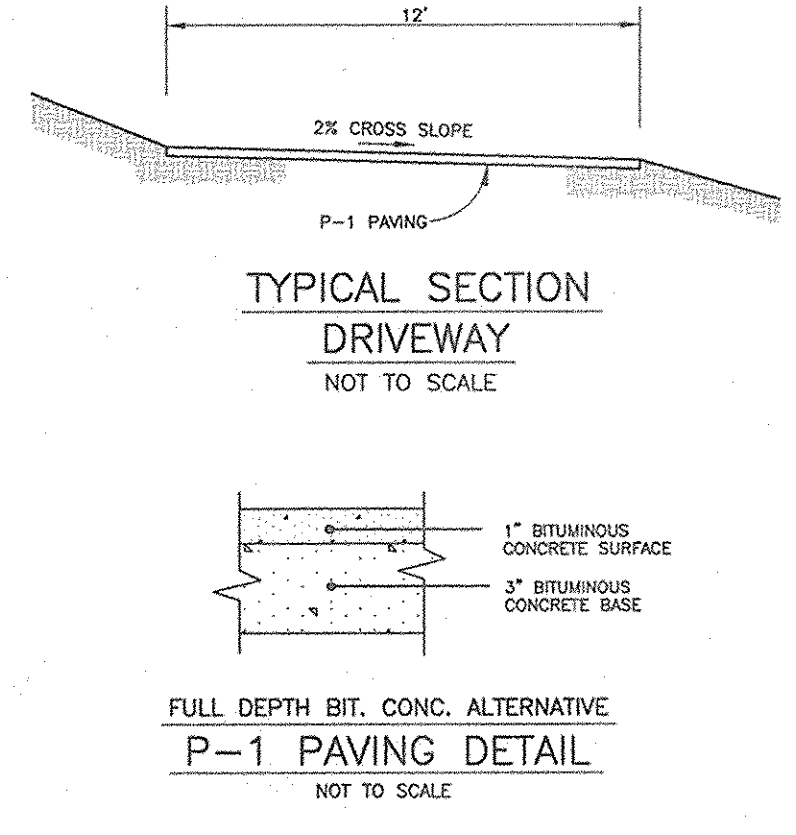
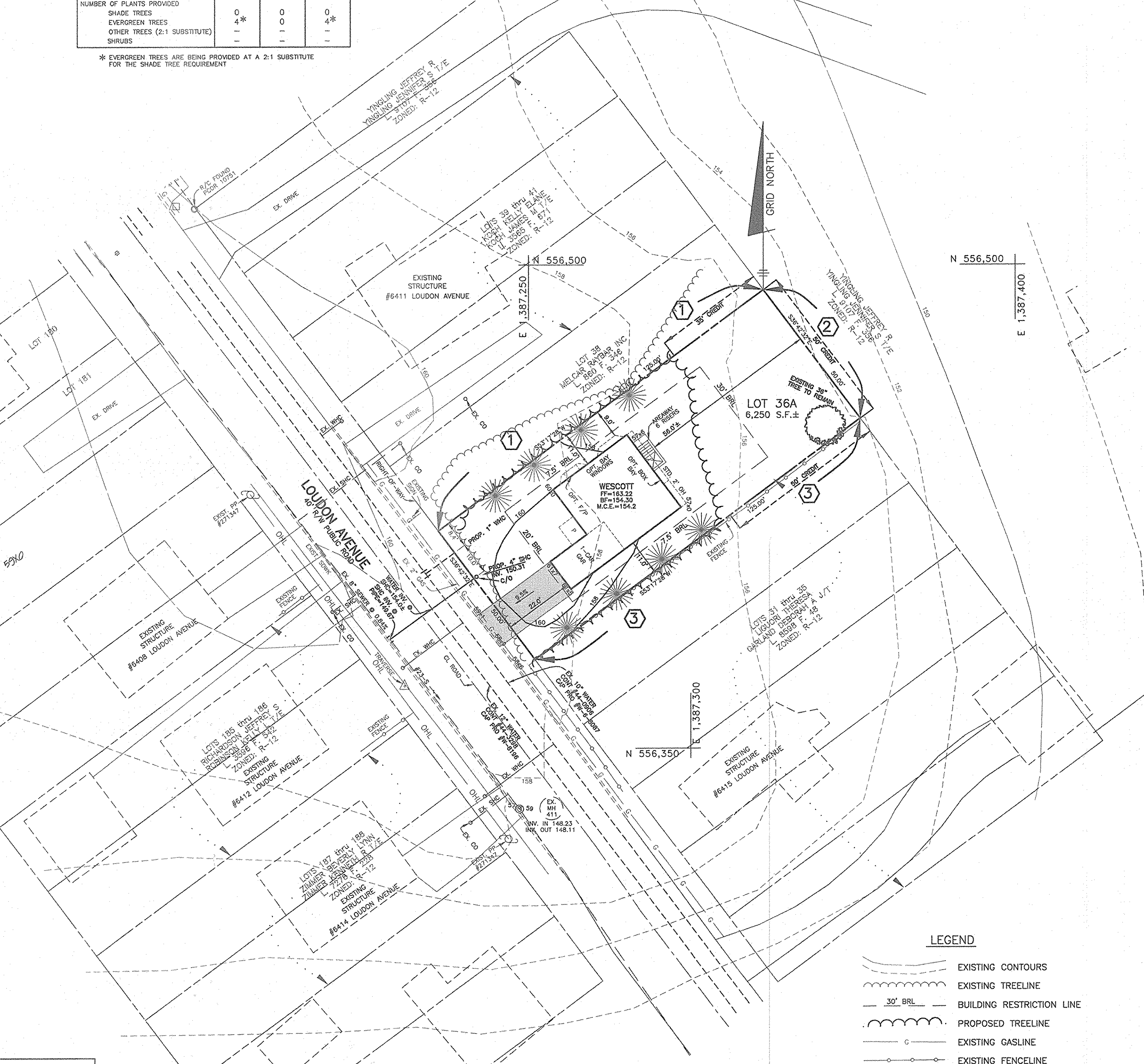
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT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

Brian Boy 2/19/07
BRIAN BOY
CORNERSTONE HOMES, INC. DATE

LANDSCAPE NOTES

- 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.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATIONS.
- THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- FINANCIAL SURETY FOR THE REQUIRED 8 EVERGREEN TREES IN THE AMOUNT OF \$1,200.00 IS PART OF THE BUILDERS GRADING PERMIT APPLICATION.

WESTCOTT
ISSUE: 4/28/96
REVISION: N/A



ADDRESS CHART	
LOT	STREET ADDRESS
36 A	6413 LOUDON AVENUE

SHC TABLE		
LOT NO.	MIN. CELLAR	SHC INV.
36 A	154.2	150.31

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

NOTE: UTILITY INVERT ELEVATIONS PROVIDED ON THIS PLAN SHALL BE FIELD VERIFIED PRIOR TO BEGINNING CONSTRUCTION

SITE ANALYSIS DATA CHART

- A.) TOTAL PROJECT AREA _____ 0.14 AC.
- B.) AREA OF THIS PLAN SUBMISSION _____ 0.14 AC.
- C.) APPROXIMATE LIMIT OF DISTURBANCE _____ 4,079 S.F.
- 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) _____ N/A
- H.) TOTAL NUMBER OF UNITS PROPOSED _____ 1
- 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 _____ 0.00 AC.
PERCENTAGE OF GROSS AREA _____ 0%
- 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: _____ WP-07-010
- P.) PROPOSED WATER AND SEWER SYSTEMS: PUBLIC PRIVATE

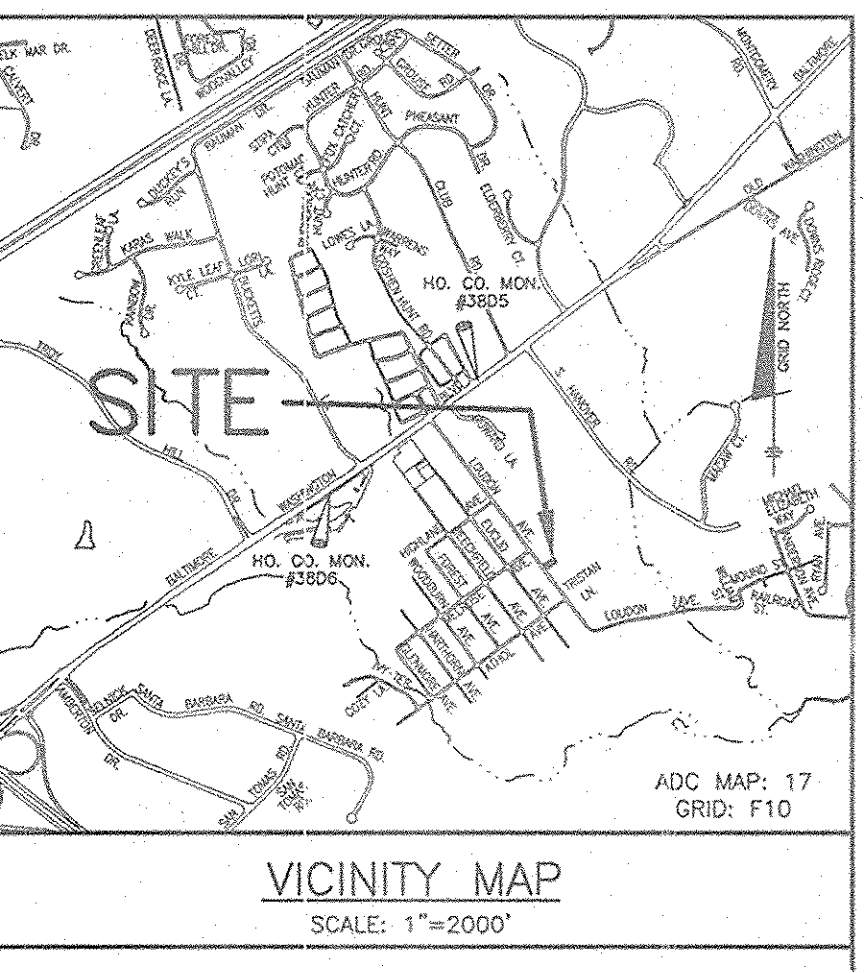
LEGEND

- EXISTING CONTOURS
- EXISTING TREELINE
- 30' BRL BUILDING RESTRICTION LINE
- PROPOSED TREELINE
- EXISTING GASLINE
- EXISTING FENCELINE

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

PLAN VIEW
SCALE: 1" = 20'

BENCH MARKS	
HO. CO. #3805 (NAD '83)	ELEV. 193.71
STAMPED DISC ON CONCRETE MONUMENT BEING 38.8 SOUTH OF A FIRE HYDRANT, 5.6' NORTH OF THE EXISTING CONCRETE CURB ALONG NORTH SIDE OF WASHINGTON BLVD (RT.1)	
N 558,378.581	E 1,386,524.195
HO. CO. #3806 (NAD '83)	ELEV. 175.23
STAMPED DISC ON CONCRETE MONUMENT BEING 44' SOUTHWEST OF A LIGHT POLE & 148' NORTH OF THE GATE AT ATLANTIC SUPPLY CO.	
N 557,155.459	E 1,384,992.262



GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-12 PER THE 2-2-2004 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7-28-2006.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/ BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410)313-1880 AT LEAST FIVE(5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- EXISTING TOPOGRAPHY SHOWN WITHIN PROJECT BOUNDARY WAS FIELD SURVEYED BY BENCHMARK ENGINEERING, INC. IN AUGUST, 2006. CONTOUR INTERVAL IS 2 FEET. SURROUNDING PROPERTIES TOPOGRAPHY WAS TAKEN FROM HOWARD COUNTY GIS.
- HORIZONTAL AND VERTICAL DATUM ARE NAD '83 - MONUMENTS 3805 AND 3806.
- EXISTING UTILITIES SHOWN HAVE BEEN FIELD LOCATED BY BENCHMARK ENGINEERING, INC. IN JANUARY, 2006. IF NECESSARY, CONTRACTOR SHALL ADJUST ANY OR ALL STRUCTURE TOP ELEVATIONS TO MATCH SDP GRADES.
- THERE ARE NO STREAMS, STREAM BUFFERS, WETLANDS, WETLANDS BUFFERS, 100-YR FLOODPLAIN OR STEEP SLOPES LOCATED ON THIS SITE.
- 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 6 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- THERE ARE NO BURIAL GROUNDS, CEMETARY SITES OR HISTORICAL STRUCTURES ON THIS SITE.
- PREVIOUS HOWARD COUNTY FILE NUMBERS: WP-07-010.
- 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 REFER TO HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.05. 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' (12' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE - 3" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
 - GEOMETRY - MAX. 15% 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 ONE YEAR OF SIGNATURE APPROVAL OF THIS PLAN.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1202(b)(1)(i) OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE LOTS ARE LESS THAN 40,000 S.F.
- MARYLAND AVIATION ADMINISTRATION (MAA) HAS CONFIRMED THAT THIS PROJECT DOES NOT FALL WITHIN THE BOUNDARIES OF BALTIMORE/WASHINGTON INTERNATIONAL THURGOOD MARSHALL (BWI) AIRPORT NOISE ZONE AND THEREFORE AIRPORT ZONING PERMIT #06-175 WAS APPROVED ON 12-11-2006.
- WP-07-010 A REQUEST TO WAIVE SECTION 16.120(b)(2) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO ALLOW THE RECORDING OF AN ADJOINER DEED TO RECONFIGURE TWO (2) EXISTING LOTS INTO ONE (1) NEW LOT IN LIEU OF THE FINAL SUBDIVISION PLAT REQUIREMENT WAS APPROVED ON SEPTEMBER 11, 2006 SUBJECT TO THE FOLLOWING CONDITIONS:
 - APPLICANT MUST FILE THE APPROPRIATE ADJOINER DEED WITH THE HOWARD COUNTY LAND RECORDS OFFICE TO RECONFIGURE THE SUBJECT LOTS AND SUBMIT A COPY OF THE RECORDED ADJOINER DEED FOR THE SUBJECT PROPERTY TO DPZ FOR FILE RETENTION PURPOSES ON OR BEFORE MARCH 7, 2007. THE DEED MUST BE RECORDED PRIOR TO THE SUBMISSION OF ANY SITE DEVELOPMENT PLAN FOR THE RECONFIGURED LOT.
 - COMPLIANCE WITH DEVELOPMENT ENGINEERING DIVISION COMMENTS DATED 8-15-06
 - A SITE DEVELOPMENT PLAN SHALL BE REQUIRED IN ACCORDANCE WITH SECTION 16.155(a)(2)(i) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BECAUSE THE SUBJECT LOTS WILL BE RECONFIGURED OR MERGED THROUGH THE RECORDING PROCESS SINCE FEBRUARY 7, 1976.
- LESS THAN 5,000 S.F. OF DISTURBANCE WILL OCCUR FOR THIS LOT, THEREFORE, STORMWATER MANAGEMENT IS NOT REQUIRED. IF THE LIMIT OF DISTURBANCE FOR THIS DEVELOPMENT CHANGES AND EXCEEDS 5,000 S.F., THE DEVELOPMENT ENGINEERING DIVISION SHALL BE NOTIFIED AS STORMWATER MANAGEMENT REQUIREMENTS WILL NEED TO BE ADDRESSED.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 3/17
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 3/15/07
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 3/15/07
DIRECTOR DATE

NO. DATE REVISION

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.

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

[Signature]
1/21/07

OWNER/DEVELOPER:	PROJECT:
CORNERSTONE HOMES, INC. 9805 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565	HARWOOD PARK LOTS 36A (SINGLE FAMILY DETACHED)
LOCATION: TAX MAP: 38 P/O PARCEL: 873 GRID: 13 ZONED: R-12 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: SITE DEVELOPMENT AND GRADING PLAN
DATE: FEBRUARY, 2007 PROJECT NO. 1970	SCALE: AS SHOWN SHEET 1 OF 2
DESIGN: DBT DRAFT: DBT CHECK: DAM	

PERMIT INFORMATION CHART					
SUBDIVISION NAME:	SECTION/AREA:	LOT/PARCEL #	PART OF PARCEL #73		
HARWOOD PARK	36 & 37				
PLAT No. P.B. 60 F. 115	GRID No. 13	ZONE R-12	TAX MAP 38	ELECTION DISTRICT FIRST	CENSUS TRACT 6012.00
WATER CODE A02	SEWER CODE 2150510				

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, (313-1850).
- 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 THERETO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER 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 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDINGS (SEC. 51) SOD (SEC. 54), TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC. 52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:

TOTAL AREA OF SITE (THIS SUBMISSION)	0.14	ACRES
AREA DISTURBED	0.10	ACRES
AREA TO BE ROOFED OR PAVED	0.05	ACRES
AREA TO BE VEGETATIVELY STABILIZED	0.05	ACRES
TOTAL CUT	131	CY
TOTAL FILL	131	CY
OFFSITE WASTE/BORROW AREA LOCATION	N/A	
- 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, 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 WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

PERMANENT SEEDBED PREPARATIONS

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING 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 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 (8 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 THE PERIODS MARCH 1 THROUGH APRIL 30 AND AUGUST 1 THROUGH OCTOBER 15, SEED WITH 2 LBS PER ACRE (0.5 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE (0.5 LBS/1000 SQ FT) OF WEEPING LOVEGRASS DURING THE PERIOD OF OCTOBER 16 THROUGH FEBRUARY 28, PROJECT SITE BY OPTION (1) 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOD. OPTION (3) SEED WITH 80 LBS PER ACRE OF KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS PER ACRE OF WELL ANCHORED STRAW.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

MAINTENANCE: INSPECT ALL SEEDBED 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, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT).

SEEDING: FOR PERIOD MARCH 1 THROUGH APRIL 30 AND FROM AUGUST 1 THROUGH NOVEMBER 15, SEED WITH 2-1/2 BUSHELS PER ACRE OF ANNUAL RYE (3.2 LBS/1000 SQ FT). FOR THE PERIOD MAY 1 THROUGH AUGUST 14, SEED WITH 3 LBS PER ACRE OF WEEPING LOVEGRASS (0.7 LBS/1000 SQ FT). FOR THE PERIOD NOVEMBER 16 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, OR USE SOD.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES, 8 FT. OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

TOPSOIL SPECIFICATIONS

I. Topsoil salvaged from the existing site may be used provided that it meets the 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 texture subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, 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, 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 4-6 tons/acre (200-600 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.

III. For sites having disturbed areas under 5 acres:

- Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.

IV. For sites having disturbed areas over 5 acres:

- 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.

Note: Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.

ii. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.

V. Topsoil Application

- When topsoiling, maintain needed erosion and sediment control practices such as diversions, grade stabilization structures, earth dikes, slope silt fence and sediment traps and basins.
- 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 sodding 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.
- 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.

vi. 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 acquisition 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 1/3 the normal lime application rate.

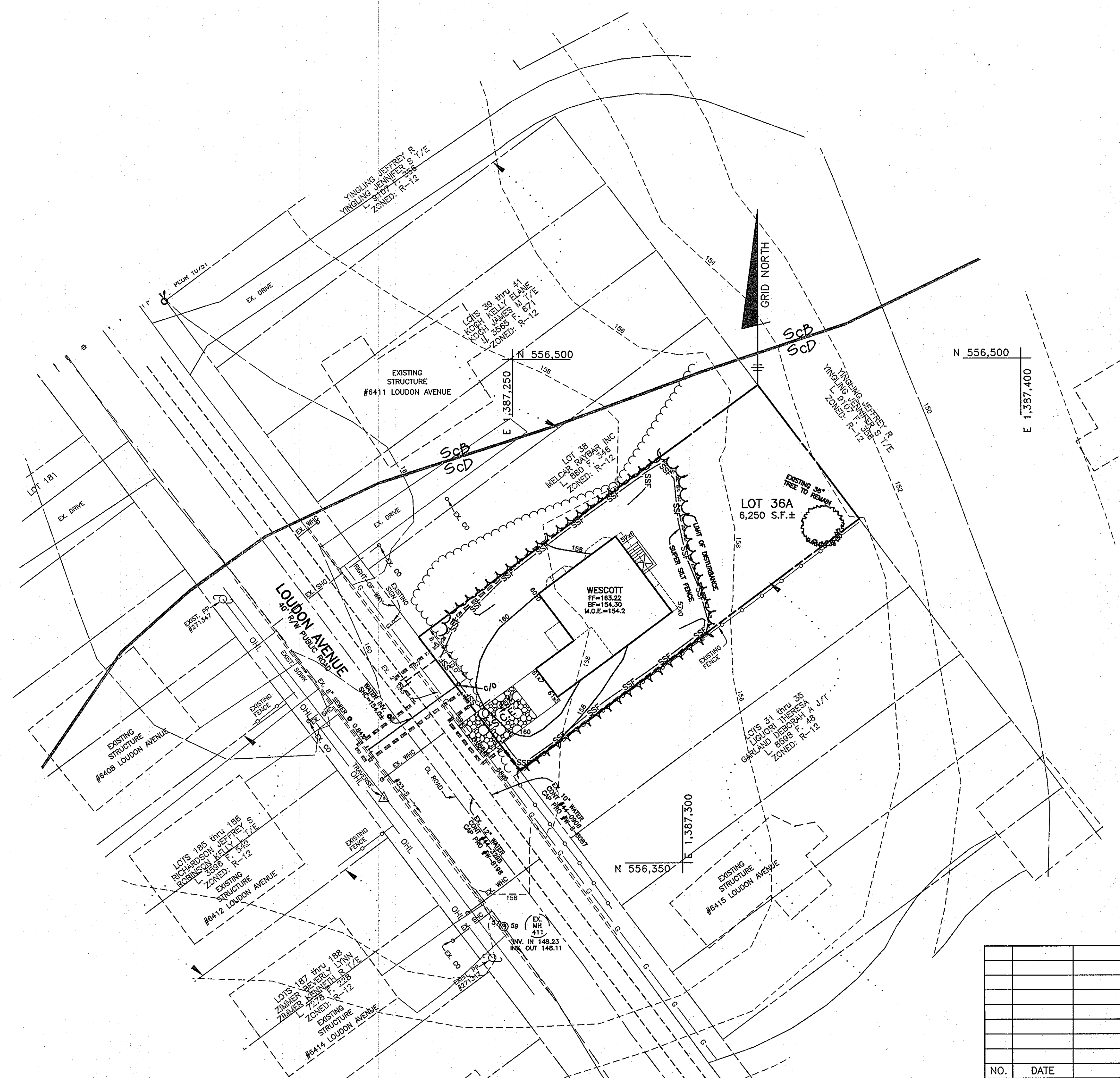
References: Guidelines Specifications, Soil Preparation and Sodding, MD-VA, Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institute, Revised 1973.

SEQUENCE OF CONSTRUCTION

- NOTIFY SEDIMENT CONTROL DIVISION 48 HOURS PRIOR TO START OF CONSTRUCTION
- OBTAIN GRADING PERMIT.
 - INSTALL SEDIMENT CONTROLS THAT ARE NOTED TO BE INSTALLED UNDER THIS SDP.
 - EXCAVATE FOR FOUNDATION, ROUGH GRADE AND STABILIZE IN ACCORDANCE WITH TEMPORARY SEEDBED NOTES.
 - CONSTRUCT HOUS, BACKFILL AND CONSTRUCT DRIVEWAY.
 - FINAL GRADE AND STABILIZE IN ACCORDANCE WITH PERMANENT SEEDBED NOTES.
 - WITH THE APPROVAL OF THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE ANY REMAINING DISTURBED AREAS.

NOTE: EROSION CONTROL MATTING SHALL BE PLACED IN SWALES WHERE DEEMED NECESSARY UNTIL VEGETATION IS ESTABLISHED OR SOLID SOD SHOULD BE USED.

NOTE: THE UTILITY INVERT ELEVATIONS PROVIDED ON THIS PLAN SHALL BE FIELD VERIFIED PRIOR TO BEGINNING CONSTRUCTION.



SOILS LEGEND		
MAP SYMBOL	SOIL GROUP	SOIL TYPE
ScB	B	SANDY AND CLAYEY LOAM, GENTLY SLOPING
ScB	B	SANDY AND CLAYEY LOAM, MODERATELY SLOPING

TAKEN FROM SOILS SURVEY, ISSUED JULY 1968, MAP NO. 26

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 Maer 1/27/07
ENGINEER - DONALD A. MASON, P.E. # 21443 DATE

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.

Don O Boy 2/19/07
CORNERSTONE HOMES, INC. DATE

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

Jim Meyer 2/27/07
HOWARD SCD - NATURAL RESOURCE CONSERVATION SERVICE DATE

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

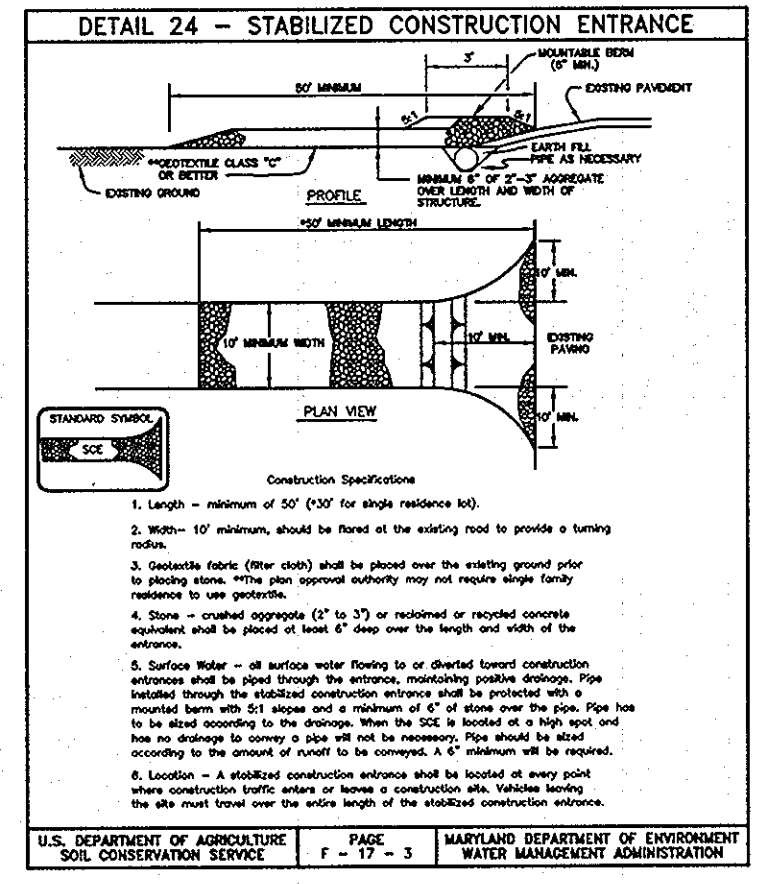
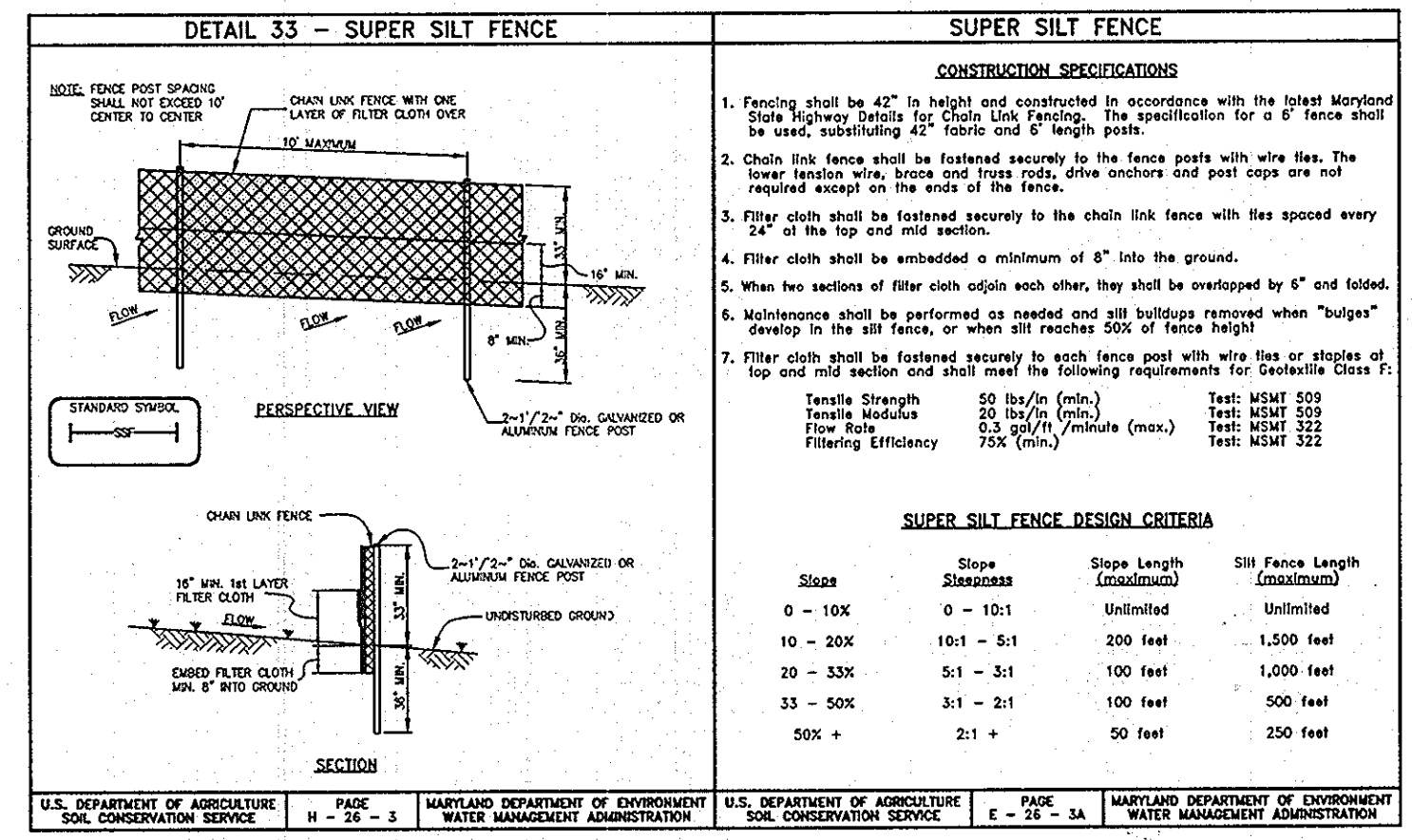
John E. Hinton 2/27/07
HOWARD SCD DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

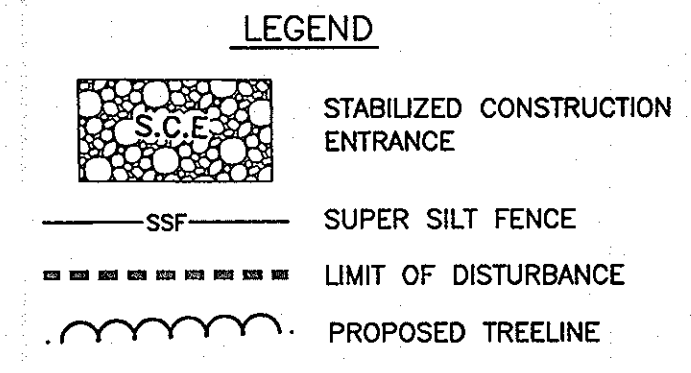
Paul J. Grogan 3/17/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Colleen 3/5/07
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Paul J. Grogan 3/5/07
DIRECTOR DATE



SEDIMENT AND EROSION CONTROL VIEW
SCALE: 1" = 20'



BENCHMARK ENGINEERING, INC.
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ELLICOTT CITY, MARYLAND 21043
phone: 410-465-6105 • fax: 410-465-6644
www.bei-civilengineering.com

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

PROJECT: HARWOOD PARK LOTS 36A (SINGLE FAMILY DETACHED)

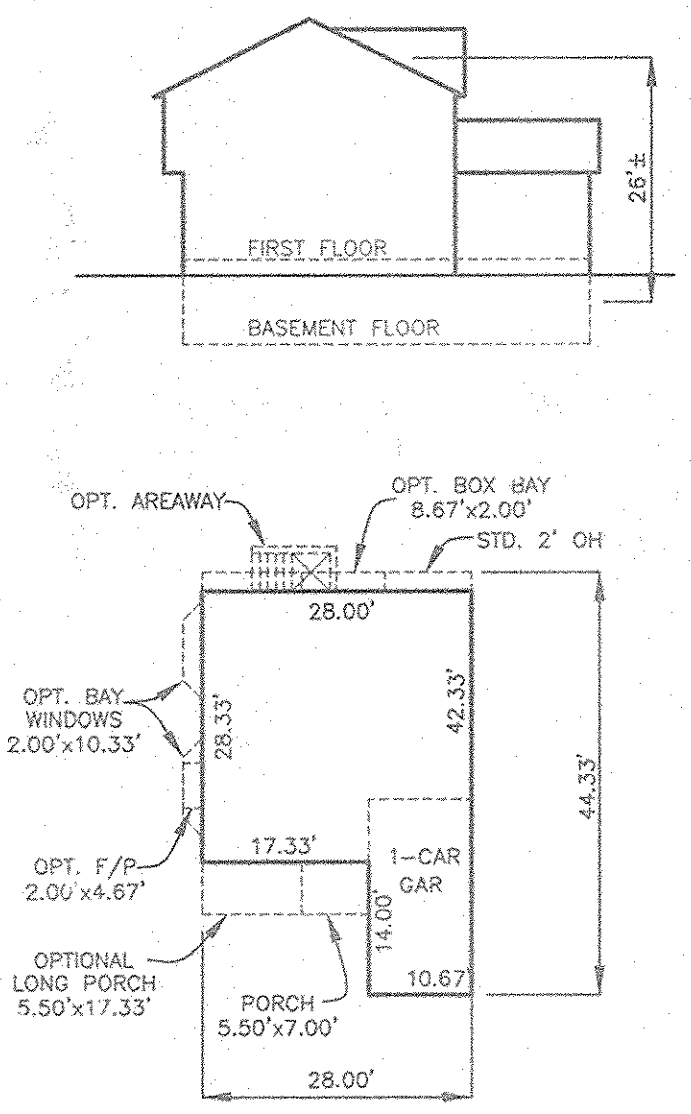
LOCATION: TAX MAP: 38 P/O PARCEL: 873 GRID: 13 ZONED: R-12 1st ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE: SEDIMENT AND EROSION CONTROL PLAN, NOTES AND DETAILS

DATE: FEBRUARY, 2007 **PROJECT NO.:** 1970

DESIGN: DBT **DRAFT:** DBT **CHECK:** DAM **SCALE:** AS SHOWN **SHEET:** 2 OF 2

SDP-07-041



SCHEDULE A PERIMETER LANDSCAPE EDGE			
CATEGORY	ADJ. TO PERIMETER PROP. (1)	ADJ. TO PERIMETER PROP. (2)	ADJ. TO PERIMETER PROP. (3)
LANDSCAPE TYPE	A	A	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	125'	50'	125'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES 35'	YES 50'	YES 50'
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO
NUMBER OF PLANTS REQUIRED	1:60 SHADE 2	1:60 SHADE 0	1:60 SHADE 2
SHADE TREES	2	0	2
EVERGREEN TREES	-	-	-
OTHER TREES (2:1 SUBSTITUTE)	-	-	-
SHRUBS	-	-	-
NUMBER OF PLANTS PROVIDED	0	0	0
SHADE TREES	4*	0	4*
EVERGREEN TREES	-	-	-
OTHER TREES (2:1 SUBSTITUTE)	-	-	-
SHRUBS	-	-	-

* EVERGREEN TREES ARE BEING PROVIDED AT A 2:1 SUBSTITUTE FOR THE SHADE TREE REQUIREMENT

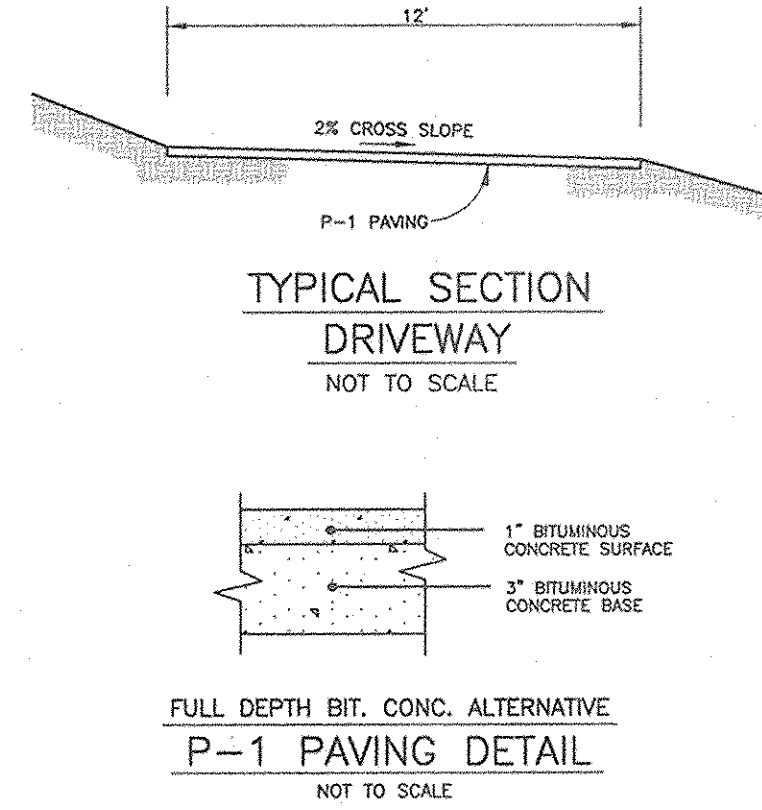
LANDSCAPE PLANTING LIST				
SYMBOL	QUANTITY	NAME	REMARKS	DESCRIPTION
	8	PINUS STROBUS (Eastern White Pine)	6' - 8' ht.	EVERGREEN TREES ALONG PERIMETER TO BE PROVIDED BY DEVELOPER

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
 CORNERSTONE HOMES, INC.
 2/19/07
 DATE

LANDSCAPE NOTES

- 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.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATIONS.
- THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- FINANCIAL SURETY FOR THE REQUIRED 8 EVERGREEN TREES IN THE AMOUNT OF \$1,200.00 IS PART OF THE BUILDERS GRADING PERMIT APPLICATION.

WESTCOTT
 ISSUE: 4/28/98
 REVISION: N/A



ADDRESS CHART	
LOT	STREET ADDRESS
36 A	6413 LOUDON AVENUE

SHC TABLE		
LOT NO.	MIN. CELLAR	SHC INV.
36 A	154.2	150.31

CONTRACTOR TO CHECK SEWER HOUSE CONNECTION ELEVATION AT PROPERTY/EASEMENT LINE PRIOR TO CONSTRUCTION OF HOUSE TO ENSURE PROPER SHO SLOPES CAN BE MAINTAINED.
 NOTE: UTILITY INVERT ELEVATIONS PROVIDED ON THIS PLAN SHALL BE FIELD VERIFIED PRIOR TO BEGINNING CONSTRUCTION

SITE ANALYSIS DATA CHART

A.) TOTAL PROJECT AREA	0.14 AC.
B.) AREA OF THIS PLAN SUBMISSION	0.14 AC.
C.) APPROXIMATE LIMIT OF DISTURBANCE	4,079 S.F.
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)	N/A
H.) TOTAL NUMBER OF UNITS PROPOSED	1
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	0.00 AC.
PERCENTAGE OF GROSS AREA	0%
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:	WP-07-010
P.) PROPOSED WATER AND SEWER SYSTEMS:	<input checked="" type="checkbox"/> PUBLIC <input type="checkbox"/> PRIVATE

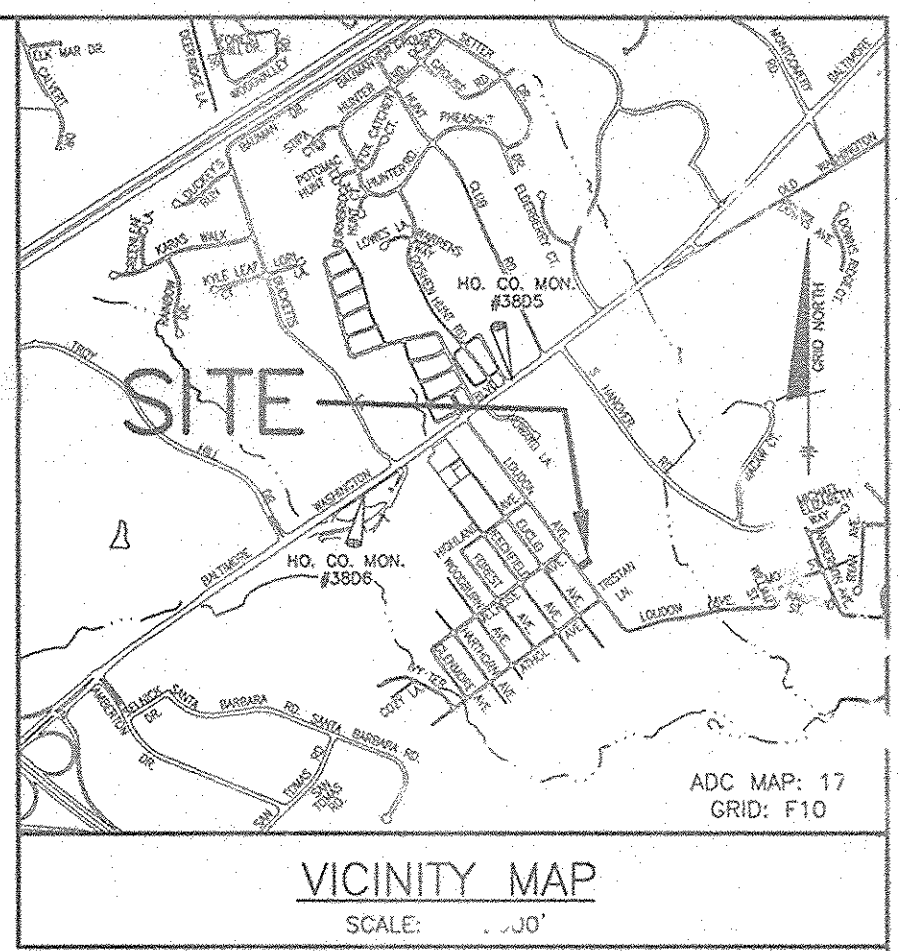
LEGEND

- EXISTING CONTOURS
- EXISTING TREELINE
- 30' BRL BUILDING RESTRICTION LINE
- PROPOSED TREELINE
- EXISTING GASLINE
- EXISTING FENCELINE

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

PLAN VIEW
 SCALE: 1" = 20'

BENCH MARKS	
HO. CO. #3805 (NAD '83)	ELEV. 193.71
STAMPED DISC ON CONCRETE MONUMENT BEING 38.8 SOUTH-EAST OF A FIRE HYDRANT, 5.6' NORTH OF THE EXISTING CONCRETE CURB ALONG NORTH SIDE OF WASHINGTON BLVD (RT. 1)	
N 558,378.581	E 1,386,524.195
HO. CO. #3806 (NAD '83)	ELEV. 175.23
STAMPED DISC ON CONCRETE MONUMENT BEING 44' SOUTHWEST OF A LIGHT POLE & 148' NORTH OF THE GATE AT ATLANTIC SUPPLY CO.	
N 557,155.459	E 1,384,992.262



GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-12 PER THE 2-2-2004 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7-26-2006.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/ BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410)913-1880 AT LEAST FIVE(5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-26-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- EXISTING TOPOGRAPHY SHOWN WITHIN PROJECT BOUNDARY WAS FIELD SURVEYED BY BENCHMARK ENGINEERING, INC. IN AUGUST, 2006. CONTOUR INTERVAL IS 2 FEET. SURROUNDING PROPERTIES TOPOGRAPHY WAS TAKEN FROM HOWARD COUNTY GIS.
- HORIZONTAL AND VERTICAL DATUM ARE NAD '83 - MONUMENTS 3805 AND 3806.
- EXISTING UTILITIES SHOWN HAVE BEEN FIELD LOCATED BY BENCHMARK ENGINEERING, INC. IN JANUARY, 2006. IF NECESSARY, CONTRACTOR SHALL ADJUST ANY OR ALL STRUCTURE TOP ELEVATIONS TO 1/4" SDP GRADES.
- THERE ARE NO STREAMS, STREAM BUFFERS, WETLANDS, WETLANDS BUFFERS, 100-YR FLOODPLAIN OR STEEP SLOPES LOCATED ON THIS SITE.
- 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 1 FEET INTO ANY SETBACKS; PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- THERE ARE NO BURIAL GROUNDS, CEMETARY SITES OR HISTORICAL STRUCTURES ON THIS SITE.
- PREVIOUS HOWARD COUNTY FILE NUMBERS: WP-07-010.
- 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 REFER TO HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.05 TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (10' SERVING MORE THAN ONE RESIDENCE);
 - SUBBASE - 6" OF COMPACTED CRUSHER RUN 3/4" W/ 1/2" ASPHALT AND GPH COATING (1-1/2" MIN.);
 - GEOMETRY - MAX. 15% 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 ONE YEAR OF SIGNATURE APPROVAL OF THIS PLAN.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.120(b)(1)(i) OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE LOTS ARE LESS THAN 40,000 S.F.
- MARYLAND AVIATION ADMINISTRATION (MAA) HAS CONFIRMED THAT THIS PROJECT DOES NOT FALL WITHIN THE BOUNDARIES OF BALTIMORE/WASHINGTON INTERNATIONAL THRUROAD MARSHAL (BWI) AIRPORT NOISE ZONE AND THEREFORE AIRPORT ZONING PERMIT R-175 WAS APPROVED ON 12-11-2006.
- WP-07-010 A REQUEST TO WAIVE SECTION 16.120(b)(2) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO ALLOW THE RECONFIGURED AN ADJOINER DEED TO RECONFIGURE TWO (2) EXISTING LOTS INTO ONE (1) NEW LOT IN LIEU OF THE FINAL SUBDIVISION PLAT REQUIREMENT WAS APPROVED ON SEPTEMBER 11, 2006 SUBJECT TO THE FOLLOWING CONDITIONS:
 - APPLICANT MUST FILE THE APPROPRIATE ADJOINER DEED WITH THE HOWARD COUNTY LAND RECORDS OFFICE TO RECONFIGURE THE SUBJECT LOTS AND SUBMIT A COPY OF THE RECORDED ADJOINER DEED FOR THE SUBJECT PROPERTY TO DPZ FOR FILE RETENTION PURPOSES ON OR BEFORE MARCH 7, 2007. THE DEED MUST BE RECORDED PRIOR TO THE SUBMISSION OF ANY SITE DEVELOPMENT PLAN FOR THE RECONFIGURED LOT.
 - COMPLIANCE WITH DEVELOPMENT ENGINEERING DIVISION COMMENTS DATED 8-15-06
 - A SITE DEVELOPMENT PLAN SHALL BE REQUIRED IN ACCORDANCE WITH SECTION 16.155(a)(2)(i) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BECAUSE THE SUBJECT LOTS WILL BE RECONFIGURED OR MERGED THROUGH THE RECORDING PROCESS SINCE FEBRUARY 7, 1976.
- LESS THAN 5,000 S.F. OF DISTURBANCE WILL OCCUR FOR THIS LOT. THEREFORE, STORMWATER MANAGEMENT IS NOT REQUIRED. IF THE LIMIT OF DISTURBANCE FOR THIS DEVELOPMENT CHANGES AND EXCEEDS 5,000 S.F., THE DEVELOPMENT ENGINEERING DIVISION SHALL BE NOTIFIED AS STORMWATER MANAGEMENT REQUIREMENTS WILL NEED TO BE ADDRESSED.

NO.	DATE	REVISION
1	9-25-07	REVISE GRADES, ADD RETAINING WALL, WIDEN D/W TO 19' PER AS-BUILT CONDITIONS. RELOCATE TREE

BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE A SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 phone: 410-465-6105 A fax: 410-465-6644
 www.bel-civilengineering.com

Donald Mason
 1/21/07

OWNER/DEVELOPER:	CORNERSTONE HOMES, INC. 9165 NORTOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565	PROJECT:	HARWOOD PARK LOTS 36A (SINGLE FAMILY DETACHED)
DESIGN: DBT	DRAFT: DBT	CHECK: DAM	SCALE: AS SHOWN
LOCATION: TAX MAP: 38 GRID: 13 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND		ZONED: R-12	
TITLE: SITE DEVELOPMENT AND GRADING PLAN		PROJECT NO. 1970	
DATE: FEBRUARY, 2007		SHEET 1 OF 2	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 3/17
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] 3/15/07
 CHIEF, DIVISION OF LAND DEVELOPMENT
[Signature] 3/15/07
 DIRECTOR

PERMIT INFORMATION CHART					
SUBDIVISION NAME:	SECTION/AREA:	LOT/PARCEL #	PART OF PARCEL #73		
HARWOOD PARK	36 & 37				
PLAT No. P.B. 60 F. 115	GRID No. 13	ZONE R-12	TAX MAP 38	ELECTION DISTRICT FIRST	CENSUS TRACT 6012.00
WATER CODE A02	SEWER CODE 2150510				