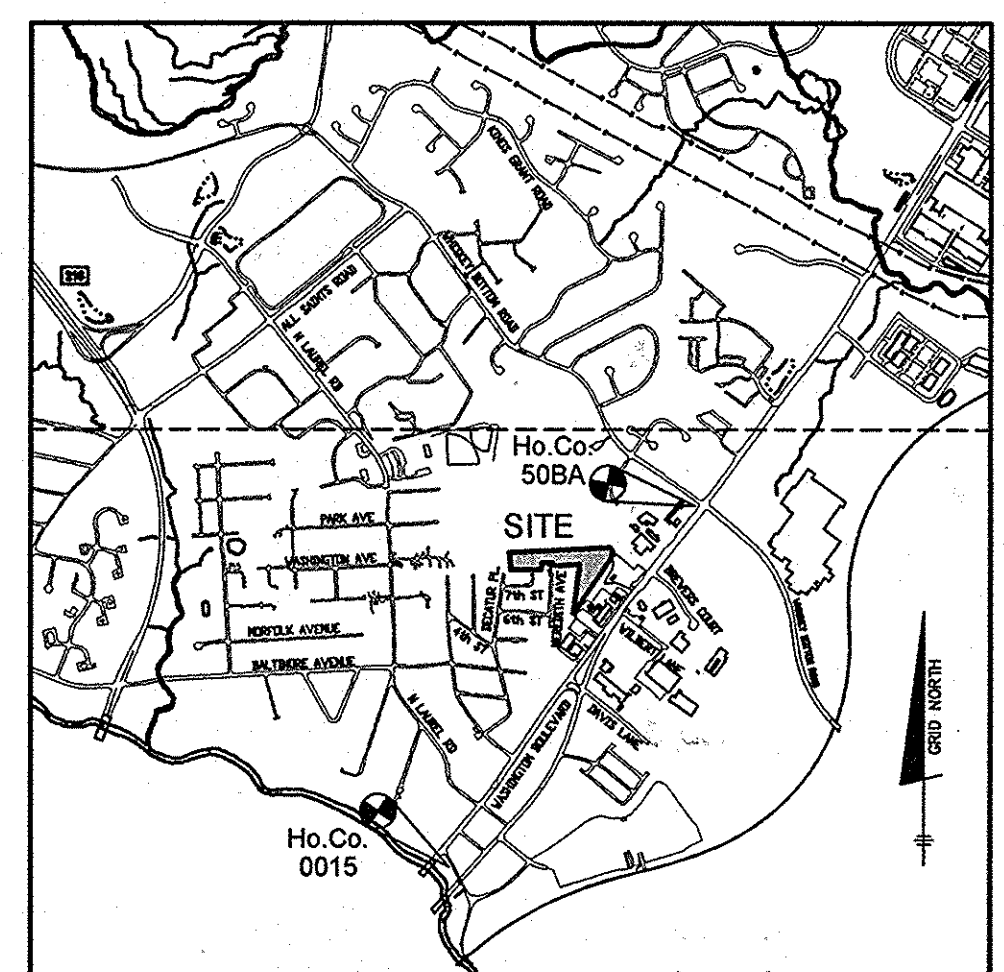
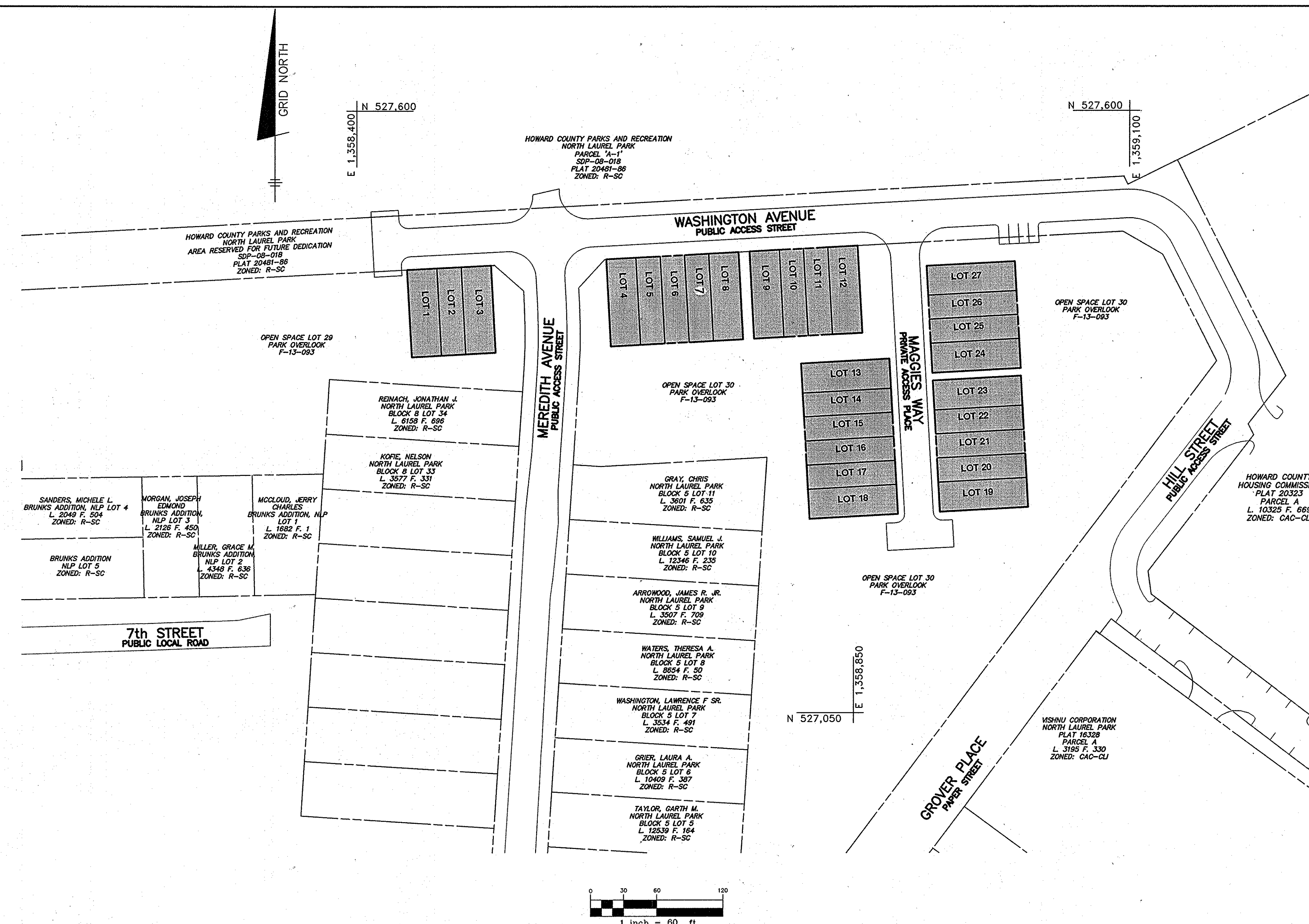


GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- SUBJECT PROPERTY ZONED R-SC PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7-28-06.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS EFFECTIVE APRIL 13, 2004.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NO. 50BA AND 0015 WERE USED FOR THIS PROJECT.
- PROJECT BOUNDARY IS BASED ON FIELD RUN BOUNDARY SURVEY BY BENCHMARK ENGINEERING, INC. DATED AUGUST 30, 2012.
- EXISTING TOPOGRAPHY SHOWN IS BASED ON F-13-093 PLANS.
- EXISTING UTILITIES SHOWN ARE BASED ON FIELD LOCATIONS, HOWARD COUNTY GIS, CONTRACT DRAWINGS AND F-13-093.
- THE WETLAND DELINEATION AND FOREST STAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS IN APRIL, 2012.
- THE GEOTECHNICAL REPORT WAS PREPARED BY GEOLAB GEOTECHNICAL LABORATORIES, INC. IN SEPTEMBER, 2012.
- THERE IS NO WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100YR FLOODPLAIN, 25% OR GREATER STEEP SLOPES OR FOREST CONSERVATION EASEMENTS LOCATED ON THESE LOTS.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
- WATER AND SEWER IS PUBLIC. THE CONTRACT NUMBER IS 24-4774-D. THIS SITE IS WITHIN THE METROPOLITAN DISTRICT.
- THE NOISE STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP, INC. DATED DECEMBER, 2012 AND APPROVED UNDER SP-13-006.
- A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT PER SECTION 16.1107(b)(1)(iii) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND PER SECTION 4.7.b.4 OF DESIGN MANUAL VOLUME III, AS THESE LOTS WERE PREVIOUSLY RECORDED AND NO NEW ADDITIONAL LOTS ARE BEING PROPOSED.
- STORMWATER MANAGEMENT ENVIRONMENTAL SITE DESIGN (ESD) HAS BEEN PROVIDED TO THE MAXIMUM EXTENT PRACTICAL (MEP). IT WAS DESIGNED, APPROVED AND CONSTRUCTED UNDER F-13-093. THERE ARE NO ON-LOT SWM PRACTICES.
- WP-13-009, TO WAIVE SECTION 16.120(c)(4) TO ALLOW SINGLE FAMILY ATTACHED LOTS WHICH FRONT ON A COMMONLY OWNED AREA CONTAINING PARKING OR A PRIVATE ROAD IN EXCESS OF 200 FEET TO NOT HAVE PUBLIC ROAD FRONTAGE AND TO SECTION 16.121(a)(4)(i) TO NOT REQUIRE RECREATIONAL OPEN SPACE WAS APPROVED ON AUGUST 14, 2012 WITH THE FOLLOWING CONDITIONS:
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE OF SAFE VEHICULAR ACCESS TO ALL RESIDENTIAL UNITS. THIS SHALL INCLUDE BUT IS NOT LIMITED TO MAINTENANCE OF THE PRIVATE ROAD PROVIDING ACCESS TO THE RESIDENTIAL UNITS, MAINTENANCE OF THE PRIVATE
 - THE DEVELOPER SHALL PROVIDE PRIVATE TRASH REMOVAL FOR THE RESIDENTS ON THE PRIVATE ROAD.
 - THE PROPOSED SINGLE FAMILY UNIT MUST BE PROPERLY SCREENED FROM THE NEIGHBORING PROPERTY AND COMPLIANCE WITH THE LANDSCAPE MANUAL.
 - ON ALL FUTURE PLANS AND SITE DEVELOPMENT PLANS, THIS NOTE MUST APPEAR.
- THIS PROJECT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202(b)(1)(vi) AS IT IS A RESUBDIVISION THAT DOES NOT CREATE ANY ADDITIONAL LOTS. THE FOREST CONSERVATION EASEMENT PROVIDED SHALL ESTABLISH A MITIGATION BANK.
- LANDSCAPE REQUIREMENTS FOR THESE LOTS WAS PROVIDED AND APPROVED UNDER F-13-093.
- PUBLIC TRASH COLLECTION SHALL BE MADE AVAILABLE FOR THE RESIDENTS OF MAGGIES WAY. A DAMAGE CLAIM WAIVER SHALL BE PROVIDED AND ATTACHED TO THE HOMEOWNERS ASSOCIATION DOCUMENTS.
- THE RECREATIONAL OPEN SPACE REQUIREMENT FOR THIS PROJECT WAS WAIVED UNDER WP-13-009. THIS WAIVER WAS GRANTED BECAUSE OF THE SITE'S CLOSE PROXIMITY TO THE NORTH LAUREL COMMUNITY CENTER.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- 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.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1- 1/2" MIN.)
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- FOR DRIVEWAY APRONS WITHIN THE PUBLIC RIGHT-OF-WAY, SEE HO. CO. STD. R-6.03.
- THE DEPARTMENT OF PLANNING AND ZONING APPROVED THE 132' LENGTH FOR THE SIX UNIT TOWNHOUSE ON LOTS 13-18 BECAUSE THE DESIGN OF THE BUILDING WILL MITIGATE THE VISUAL IMPACT OF ITS INCREASED LENGTH.



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP 40; GRID D7

SITE ANALYSIS DATA CHART

A) TOTAL PROJECT AREA	1.20 AC
B) AREA OF PLAN SUBMISSION	1.20 AC
C) LIMIT OF DISTURBED AREA	1.36 AC
D) PRESENT ZONING	R-SC
E) PROPOSED USE OF SITE	RESIDENTIAL SFA
F) FLOOR SPACE ON EACH LEVEL OF BLDG PER USE	N/A
G) TOTAL NUMBER OF UNITS ALLOWED AS SHOWN ON FINAL PLAT(S)	27
H) TOTAL NUMBER OF UNITS PROPOSED	27
I) MAXIMUM NUMBER OF EMPLOYEES, TENANTS ON SITE PER USE	N/A
J) NUMBER OF PARKING SPACES REQUIRED BY HO. CO. ZONING REGS AND DMW III	62 (27 LOTS x 2.3 SPACES)
K) NUMBER OF PARKING SPACES PROVIDED (INCLUDES 2 PER GARAGE AND 2 PER DRIVEWAY)	112
L) OPEN SPACE ON-SITE	N/A (PROVIDED UNDER F-13-093)
M) AREA OF RECREATIONAL OPEN SPACE REQUIRED	N/A (WAIVED UNDER WP-13-009)
AREA OF RECREATIONAL OPEN SPACE PROVIDED	SEE GENERAL NOTE 16.
N) BUILDING COVERAGE OF SITE PERCENTAGE OF GROSS AREA	N/A
O) APPLICABLE DPZ FILE REFERENCES	ECP-12-056, SP-13-006 F-13-093

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.

ADDRESS CHART			
LOT	STREET ADDRESS	LOT	STREET ADDRESS
1	9405 WASHINGTON AVENUE	15	9214 MAGGIES WAY
2	9403 WASHINGTON AVENUE	16	9216 MAGGIES WAY
3	9401 WASHINGTON AVENUE	17	9218 MAGGIES WAY
4	9395 WASHINGTON AVENUE	18	9220 MAGGIES WAY
5	9393 WASHINGTON AVENUE	19	9221 MAGGIES WAY
6	9391 WASHINGTON AVENUE	20	9219 MAGGIES WAY
7	9389 WASHINGTON AVENUE	21	9217 MAGGIES WAY
8	9387 WASHINGTON AVENUE	22	9215 MAGGIES WAY
9	9383 WASHINGTON AVENUE	23	9213 MAGGIES WAY
10	9381 WASHINGTON AVENUE	24	9209 MAGGIES WAY
11	9379 WASHINGTON AVENUE	25	9207 MAGGIES WAY
12	9377 WASHINGTON AVENUE	26	9205 MAGGIES WAY
13	9210 MAGGIES WAY	27	9203 MAGGIES WAY
14	9212 MAGGIES WAY		

SECTION NUMBER	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)									
		3 TO <5	5 TO <7	7 TO <9	9 TO <11	11 TO <13	13 TO <15	15 TO <17	17 TO <19		
P-1	PARKING BAYS: RESIDENTIAL AND NON-RESIDENTIAL PARKING DRIVE ASILES: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 2 HEAVY TRUCKS PER DAY	PAVEMENT MATERIAL (INCHES)		MIN HMA WITH GAB						HMA WITH CONSTANT GAB	
		HMA SUPERPAVE FINAL SURFACE	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
		9.5 MM PG 64-22, LEVEL 1 (ESAL)	NA	NA	NA	NA	NA	NA	NA	NA	NA
		HMA SUPERPAVE INTERMEDIATE SURFACE (NA)	2.0	2.0	2.0	3.5	3.0	2.5			
		GRADED AGGREGATE BASE (GAB)									
		8.5	7.0	5.0	4.0	4.0	4.0	4.0	4.0	4.0	

P-1 PAVING DETAIL

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

PERMIT INFORMATION CHART					
SUBDIVISION NAME:		SECTION/AREA:	LOT/PARCEL #		
PARK OVERLOOK		NA	LOTS 1-27		
PLAT No.	GRID No.	ZONE	TAX MAP NO	ELECTION DISTRICT	CENSUS TRACT
22785-22788	4	R-SC	50	6	6069.03

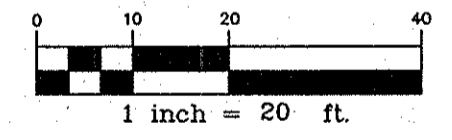
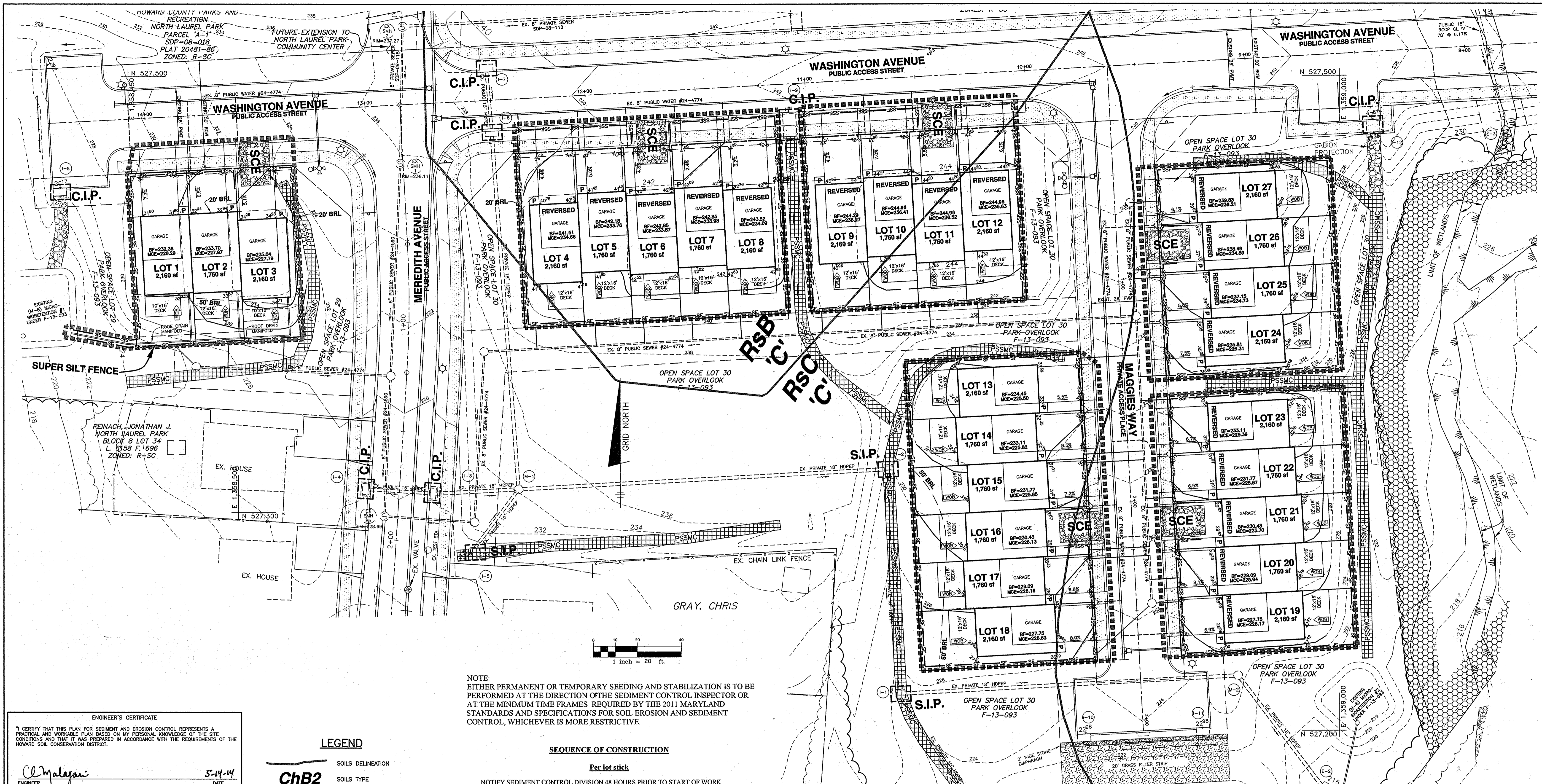
<p>BENCHMARK ENGINEERING, INC. ENGINEERS & LAND SURVEYORS & PLANNERS 8400 BALTIMORE NATIONAL PIKE & SUITE 315 A ELICOTT CITY, MARYLAND 21043 (P) 410-465-6108 (F) 410-465-8844 WWW.BE-ENR.COM</p>		<p>Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 5447</p>
OWNER/DEVELOPER:	RESIDENTIAL - SINGLE FAMILY ATTACHED	
PARK OVERLOOK, LLC 9685 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565	<p>PARK OVERLOOK LOTS 1 thru 27</p>	
BUILDER:	CORNERSTONE HOMES, INC. 9685 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565	
TAX MAP: 50	GRID: 4	PARCEL: p/o 414 & 426
ZONED: R-SC	ELECTION DISTRICT NO. 6	HOWARD COUNTY, MARYLAND
<p>TITLE SHEET ECP-12-056 SP-13-006 F-13-093</p>		
DATE: MAY, 2014	BEI PROJECT NO: 2439	
DESIGN: DBT	DRAWN: DBT	SHEET 1 OF 4

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Chubb 5-30-14
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Keith S. Deane 6-02-14
CHIEF, DIVISION OF LAND DEVELOPMENT

Mark A. Long 6/2/14
DIRECTOR



NOTE: EITHER PERMANENT OR TEMPORARY SEEDING AND STABILIZATION IS TO BE PERFORMED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR AT THE MINIMUM TIME FRAMES REQUIRED BY THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, WHICHEVER IS MORE RESTRICTIVE.

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.	
<i>Cl. Malayan</i> ENGINEER	5-14-14 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.	
<i>Ben D. By</i> DEVELOPER	5-15-14 DATE
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.	
<i>John R. Robertson</i> HOWARD SOIL CONSERVATION DISTRICT	5/27/14 DATE
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING	
<i>Chad Elch</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION	5-30-14 DATE
<i>Keef Shallock</i> CHIEF, DIVISION OF LAND DEVELOPMENT	6-02-14 DATE
<i>Frank A. Goggin</i> DIRECTOR	6/2/14 DATE

LEGEND	
	SOILS DELINEATION
	SOILS TYPE
	EXISTING CONTOURS (PER F-13-093)
	PROJECT BOUNDARY
	EXISTING WOODS LINE
	FOREST CONSERVATION EASEMENT
	LIMIT OF DISTURBANCE
	SUPER SILT FENCE
	SILT FENCE
	EROSION CONTROL MATTING INSTALLED UNDER F-13-093
	INLET PROTECTION INSTALLED UNDER F-13-093
	STABILIZED CONSTRUCTION ENTRANCE

- SEQUENCE OF CONSTRUCTION**
- Per lot stick
1. Obtain grading permit. (day 1)
 2. Hold on-site preconstruction meeting. (day 2)
 3. Install stabilized construction entrance and silt fences around lot stick. The inlet protection installed under F-13-093 is to remain in place. (day 3)
 4. Upon approval of the Howard County Sediment Control Inspector begin foundation excavation, pour and backfill. (day 4-10)
 5. Install remaining portion of water and sewer connections up to foundation. (day 11-12)
 6. Finish house stick construction. (day 13-90)
 7. Install driveways. (day 91-95)
 8. Final grade the lots in accordance with the permanent seedbed notes including erosion control matting within all swales. (day 96-97)
 13. Upon approval from the Howard County sediment control inspector, remove sediment control silt fences and stabilized construction entrance. Keep inlet protection in place until all homes are constructed and all lots are permanently stabilized and the final paving of the roads is complete. (day 97-100)

NOTE: NO STOCKPILING IS ALLOWED ON THESE LOTS.

NO.	DATE	REVISION

BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE SUITE 315 A BELGICIT CITY, MARYLAND 21043 (P) 410-465-6199 (F) 410-465-6194 WWW.BD-CAL-ENGINEERING.COM		
OWNER/DEVELOPER: PARK OVERLOOK, LLC 9895 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565		
BUILDER: CORNERSTONE HOMES, INC. 9895 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565		PARK OVERLOOK LOTS 1 thru 27
TAX MAP: 50 GRID: 4 PARCEL: p/o 414 & 426 ZONED: R-SC ELECTION DISTRICT NO. 6 HOWARD COUNTY, MARYLAND		SEDIMENT AND EROSION CONTROL PLAN
DATE: MAY, 2014	BEI PROJECT NO: 2439	
SCALE: AS SHOWN	SHEET 3 OF 4	

