

SITE ANALYSIS DATA CHART

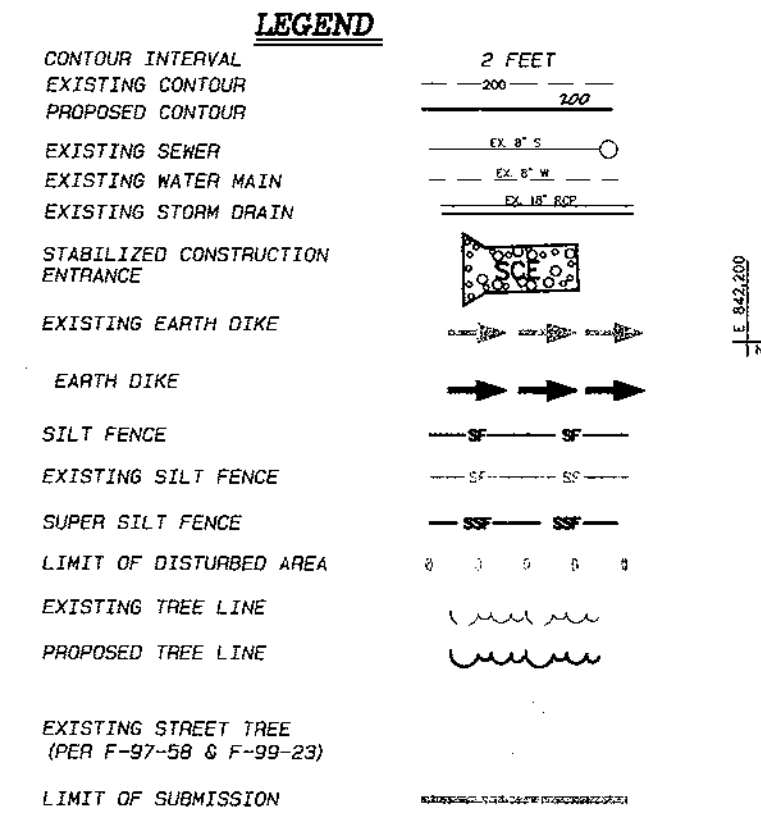
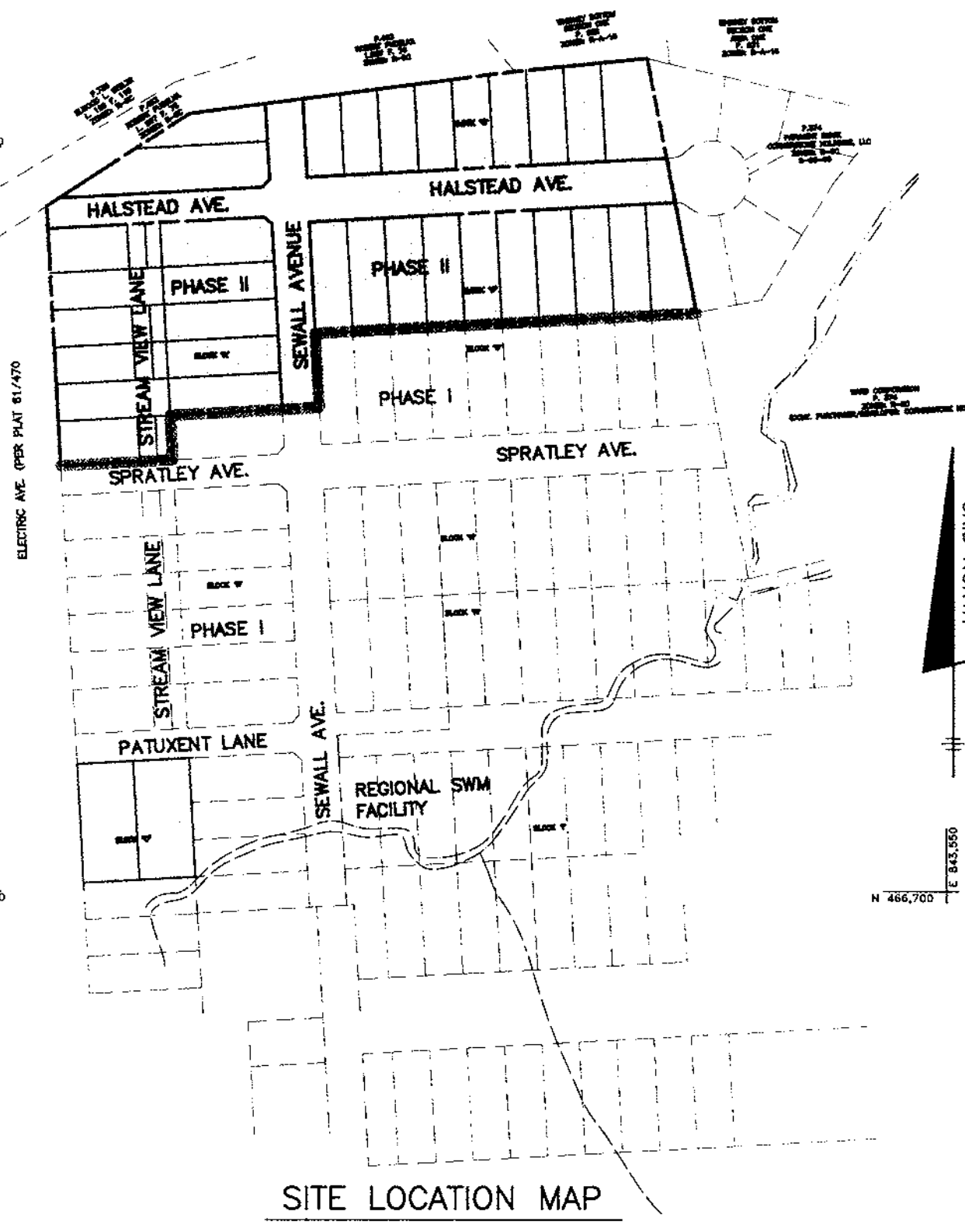
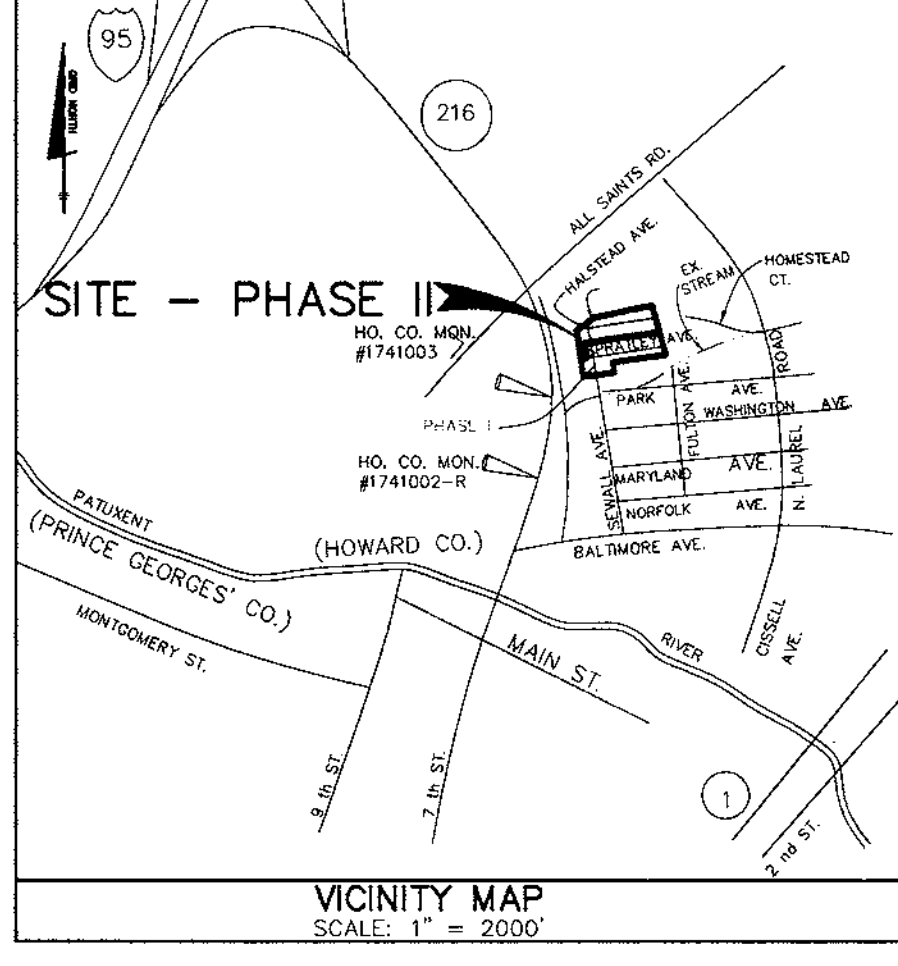
- GENERAL SITE DATA
 - PRESENT ZONING: R-SC
 - APPLICABLE DPZ FILE REFERENCES: AA CASE #97-13, APPROVED 9/26/97, AA CASE #98-28, APPROVED 12/17/98, F-98-05, F-99-23, W & S CONT. #23-3704-D & #24-3603-D
 - PROPOSED USE OF SITE: SINGLE FAMILY DETACHED
 - EXISTING WATER AND SEWER SYSTEMS: PUBLIC PRIVATE (WATER & SEWER CONTRACT NO.24-3603-D & NO.24-3704-D)
 - ANY OTHER INFORMATION WHICH MAY BE RELEVANT: SEE GENERAL NOTE FOR WAIVER REQUESTS.
 - AREA TABULATION
 - AREA OF THIS PLAN SUBMISSION: 7.45± AC.
 - LIMIT OF DISTURBANCE: 5.41± AC.
 - BUILDING COVERAGE OF SITE: N/A
 - OTHER: N/A
 - UNIT/LOT TABULATION
 - TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS ALLOWED FOR PROJECT: **
 - TOTAL NUMBER OF BUILDABLE RESIDENTIAL UNITS/LOTS PROPOSED ON THIS SUBMISSION: 34
 - DENSITY OF PROJECT PER NET ACRE: **
 - TOTAL NUMBER OF NONRESIDENTIAL LOTS/PARCELS ON THIS SUBMISSION: N/A
 - OVERALL TOTAL NUMBER OF LOTS ON THIS SUBMISSION: N/A
 - OTHER: 34
 - OPEN SPACE DATA
 - OPEN SPACE ON SITE: NOT REQUIRED
 - AREA OF RECREATION OPEN SPACE REQUIRED: N/A
 - AREA OF RECREATION OPEN SPACE PROVIDED: N/A
 - OTHER: N/A
- ** SUBDIVISION PLAT WAS RECORDED IN APPROXIMATELY 1898 PER PLAT, TOTAL LOT YIELD = 35 LOTS

GENERAL NOTES:

- TOTAL AREA OF SITE: 7.45± AC.
- ZONE: R-SC PER THE 1993 COMPREHENSIVE ZONING PLAN. (RECORDED PLAT DATED APPROXIMATELY 1898).
- PROPOSED USE: SINGLE FAMILY DETACHED.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITIES" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.
- THE TOPOGRAPHY SHOWN WAS GENERATED FROM MASS GRADING DONE UNDER THE ROAD PLANS FOR NORTH LAUREL PARK - PHASE I, AND CONSISTS OF 2 FOOT CONTOUR INTERVALS.
- THE COORDINATES SHOWN HEREON ARE BASED ON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON MARYLAND GRID SYSTEM NAD 27 - HOWARD COUNTY MONUMENTS NO. 1741003 AND 1741002-R.
- THE BOUNDARY SURVEY OF SUBJECT PROPERTY WAS PERFORMED BY FISHER, COLLINS & CARTER, INC., DATED DEC. 1995.
- ANY DAMAGE TO THE COUNTY OWNED RIGHT-OF-WAY SHALL BE CORRECTED AT THE BUILDER'S EXPENSE.
- THE CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES AND EASEMENTS PRIOR TO CONSTRUCTION.
- PLAT REFERENCE FOR THE SUBJECT PROPERTY IS PLAT NO. 61/470, DATED APPROXIMATELY 1898.
- WATER AND SEWER CONNECTIONS ARE PER WATER/SEWER CONTRACT NO. 24-3603-D AND 24-3704-D.
- FIREPLACE CHIMNEYS & BAY WINDOWS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY REQUIRED SETBACKS IN ACCORDANCE WITH SECTION 128 OF ZONING REGULATION. OPEN OR ENCLOSED PORCHES AND DECKS MAY PROJECT NOT MORE THAN 10 FEET INTO ANY REQUIRED FRONT OR REAR SETBACK AREA IN ACCORDANCE WITH SECTION 128 OF ZONING REGULATION.
- SNOW REMOVAL AND ROAD MAINTENANCE WILL BE PROVIDED BY THE COUNTY FOR SEWALL AVE, HALSTEAD AVE, AND PATUXENT LANE. SNOW REMOVAL AND ROAD MAINTENANCE FOR STREAM VIEW LANE SHALL BE PERFORMED BY THE INDIVIDUAL HOME OWNERS THAT FRONT ON SAID DRIVES. REFUSE COLLECTION WILL BE DONE AT THE CURB IN FRONT OF THE DWELLING FOR PATUXENT LANE, HALSTEAD AND SEWALL AVENUES. REFUSE COLLECTION FOR LOTS 2-5, 13 & 14 BLOCK "A" SHALL BE AT THE INTERSECTION OF STREAM VIEW LANE AND HALSTEAD AVENUE.
- ALL ROADS IN THE SITE ARE PUBLIC EXCEPT STREAM VIEW LANE.
- STORM WATER MANAGEMENT, QUANTITY AND QUALITY CONTROL, SHALL BE PROVIDED BY THE EXISTING REGIONAL STORM WATER MANAGEMENT SYSTEM. THIS SYSTEM WILL BE PUBLIC AND MAINTAINED BY HOWARD COUNTY. ADDITIONAL WATER QUALITY SHALL BE PROVIDED BY TWO (2) WATER QUALITY FACILITIES LOCATED IN THE UPLAND OF THE SUBDIVISION AT THE STORM DRAIN OUTFALLS. THESE FACILITIES WILL BE PUBLICLY OWNED AND MAINTAINED.
- FOR DRIVEWAY APRON DETAILS SEE HOWARD COUNTY STANDARD DETAIL R6.03.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- EXISTING UTILITIES ARE FROM HOWARD COUNTY APPROVED DRAWINGS.
- A FLOODPLAIN STUDY HAS BEEN PREPARED & APPROVED BY FISHER, COLLINS, AND CARTER DATED NOV. 1994. A REVISED STUDY HAS BEEN PREPARED BY T&A GROUP, INC. DATED OCT. 1996 TO ACCOUNT FOR THE EXISTING REGIONAL SWMF.
- THE WETLANDS DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, DATED SEPT. 1996, AND HAS INDICATED THERE ARE NON-TIDAL WETLANDS, AS SHOWN, WITHIN THE SUBDIVISION PROJECT LIMITS.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
- LANDSCAPING IS NOT REQUIRED FOR THIS PROJECT SINCE THIS SITE WAS SUBDIVIDED PRIOR TO ANY LANDSCAPING REQUIREMENTS ALTHOUGH STREET TREES WILL BE PROVIDED.
- THE SIDE SETBACK FOR BLOCK "A" LOTS 13, 14 AND 16 (FORMERLY LOTS 1, 6, & 12 RESPECTIVELY), AND BLOCK "C", LOT 32 (FORMERLY LOT 30) HAVE BEEN REDUCED FROM THE CURRENT APPLICABLE 20 FEET TO 17.5 FEET BY AN ADMINISTRATIVE ADJUSTMENT CASE #AA-97-13 AS APPROVED ON 9/26/97.
- THE SIDE SETBACK FOR BLOCKS "C", LOTS 1 & 29 HAVE BEEN REDUCED FROM THE CURRENT APPLICABLE 20 FEET TO 18.0 FEET AND THE REAR SETBACK FOR BLOCK "C", LOT 31 HAS BEEN REDUCED FROM THE CURRENT APPLICABLE 30 FEET TO 28.0 FEET BY AN ADMINISTRATIVE ADJUSTMENT CASE # AA-98-28 AS APPROVED ON 12/17/98.
- MAINTENANCE AGREEMENT FOR THE USE-IN-COMMON DRIVEWAY ACCESS FOR BLOCK "A" LOTS 2 TO 5, 13 AND 14 HAS BEEN RECORDED BY THE OWNER/DEVELOPER AS LIBER 267 AT FOLIO 0564, DATED APRIL 1, 1998.
- STREET LIGHTS IN THIS DEVELOPMENT IN ACCORDANCE WITH THE DESIGN MANUAL AS SHOWN ON THE APPROVED ROAD PLANS F-98-05 AND F-99-23.
- A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND TREE. NO BUILDINGS SHALL BE CONSTRUCTED AT A DISTANCE LESS THAN 2' FROM ANY EASEMENT.
- EXISTING UTILITIES SHOWN ARE TAKEN FROM RECORD DRAWINGS AND FIELD LOCATIONS. CONTRACTOR TO ADJUST ALL UTILITIES AS NECESSARY INCLUDING RIM ELEVATIONS.
- THIS PLAN IS IN COMPLIANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. STREET TREES ARE SHOWN AS APPROVED ON THE ROAD DRAWINGS FOR F99-23.

BENCH MARK DATA

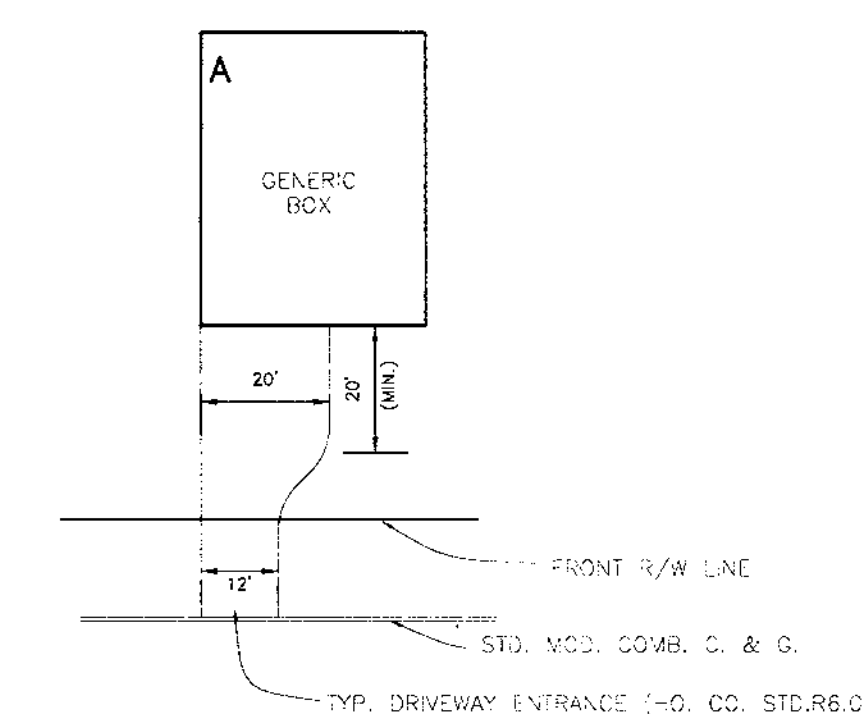
HOWARD COUNTY MON. # 1741003 CONC. MON. ON WEST SIDE OF RTE. 216 AND 0.2' BELOW SURFACE. ELEV. = 198.395	HOWARD COUNTY MON. # 1741002-R CONC. MON. ON TOP OF BANK EAST OF EAST EDGE MAC. OF RTE. 216 FLUSH WITH SURFACE. ELEV. = 197.368
---	---



MIN. CELLAR ELEVATION

LOT NO.	SHC ELEV. @ R/W OR EASEMENT	DHC ELEV. @ R/W OR EASEMENT	MCE	LOT NO.	SHC ELEV. @ R/W OR EASEMENT	DHC ELEV. @ R/W OR EASEMENT	MCE
1-G		229.73	233.10	26-G	227.94		231.88
2-G	227.66		231.50	29-G	229.94		233.28
3-G	225.53		229.43	31-G	230.29		233.98
4-G	223.29		227.23	32-G	230.04		234.04
5-G	221.41		225.39	2-A	212.12		216.03
6-G	218.81		222.75	3-A	215.21		219.16
7-G	217.14		221.04	4-A	218.30		222.29
8-G		214.64	218.50	5-A	221.39		225.34
9-G		211.92	215.92	6-A	222.53		226.48
10-G	206.13		210.91	9-A	224.69		228.60
21-G		213.57	217.55	10-A	225.58		229.42
22-G		216.05	220.00	11-A	226.39		230.30
23-G	217.42		221.32	13-A	211.09		215.04
24-G	218.95		222.89	14-A	224.39		228.26
25-G	221.83		225.81	16-A	227.53		231.48
26-G	223.70		227.64	13-C		201.20	205.00
27-G	228.94		229.84	14-C		178.54	181.00

SPECIAL NOTE:
STRUCTURES FRONTING ON STREAM VIEW LANE MUST BE A MINIMUM OF 20' FROM THE USE-IN-COMMON ACCESS EASEMENT TO ALLOW FOR PARKING OF VEHICLES OUTSIDE OF THIS AREA.

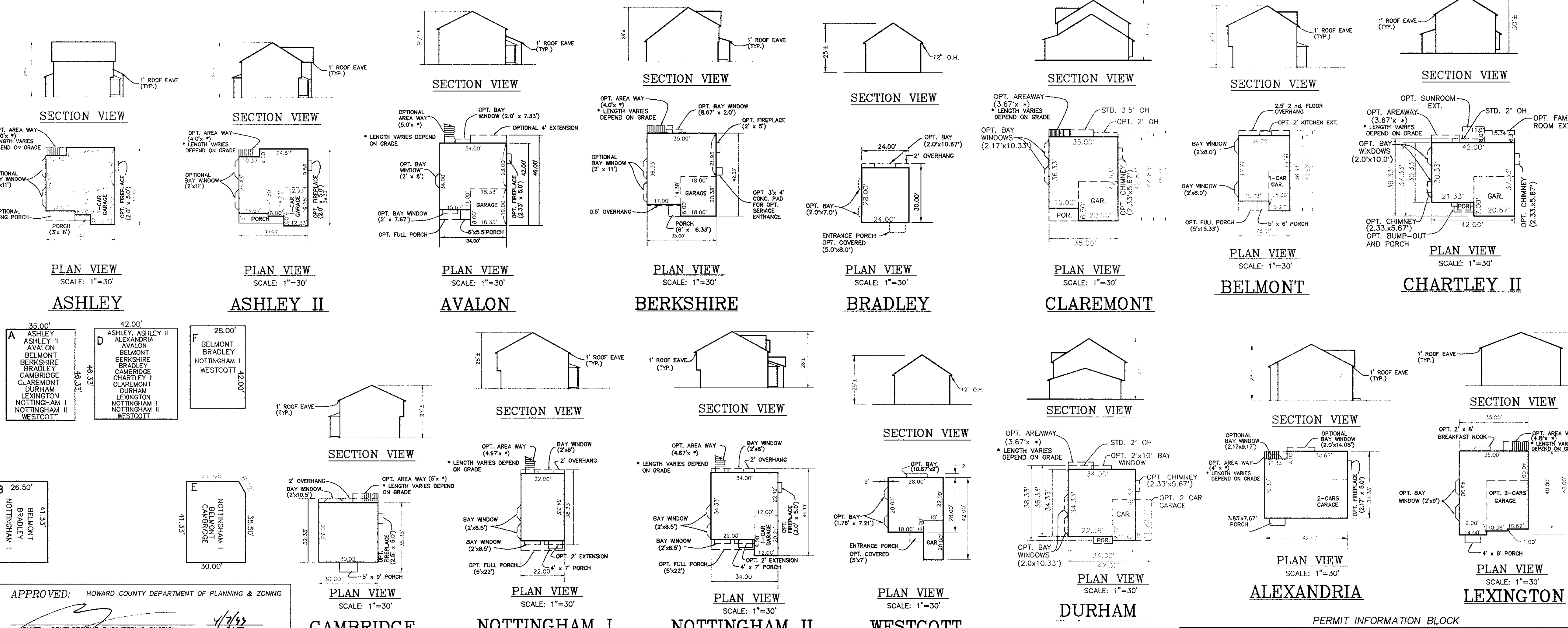


NOTE: CONTRACTOR/BUILDER MUST MODIFY DRIVEWAY LAYOUT AS SHOWN ABOVE TO ALLOW FOR 2 CAR PARKING IF A GARAGE IS NOT PROVIDED.

TYPICAL DRIVEWAY LAYOUT FOR HOUSE WITHOUT GARAGE
NOT TO SCALE

ADDRESS CHART

LOT NUMBER	STREET ADDRESS	LOT NUMBER	STREET ADDRESS
13-C	9695 PATUXENT LANE	3-G	9690 HALSTEAD AVENUE
14-C	9691 PATUXENT LANE	4-G	9686 HALSTEAD AVENUE
2-A	9224 STREAM VIEW LANE	5-G	9682 HALSTEAD AVENUE
3-A	9220 STREAM VIEW LANE	6-G	9678 HALSTEAD AVENUE
4-A	9216 STREAM VIEW LANE	7-G	9674 HALSTEAD AVENUE
5-A	9212 STREAM VIEW LANE	8-G	9670 HALSTEAD AVENUE
13-A	9228 STREAM VIEW LANE	9-G	9666 HALSTEAD AVENUE
14-A	9224 STREAM VIEW LANE	10-G	9662 HALSTEAD AVENUE
8-A	9224 SEWALL AVENUE	21-G	9667 HALSTEAD AVENUE
9-A	9220 SEWALL AVENUE	22-G	9671 HALSTEAD AVENUE
10-A	9216 SEWALL AVENUE	23-G	9675 HALSTEAD AVENUE
11-A	9212 SEWALL AVENUE	24-G	9679 HALSTEAD AVENUE
19-A	9208 SEWALL AVENUE	25-G	9683 HALSTEAD AVENUE
31-G	9200 SEWALL AVENUE	26-G	9687 HALSTEAD AVENUE
32-G	9204 SEWALL AVENUE	27-G	9691 HALSTEAD AVENUE
1-G	9698 HALSTEAD AVENUE	28-G	9695 HALSTEAD AVENUE
2-G	9694 HALSTEAD AVENUE	29-G	9699 HALSTEAD AVENUE



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* 4/23/99

CHIEF, DIVISION OF LAND DEVELOPMENT: *[Signature]* 4/20/99

DIRECTOR: *[Signature]* 4/28/99

SHEET INDEX

SHEET NO.	TITLE
1	COVER SHEET
2	GENERIC SITE DEVELOPMENT PLAN
3	EROSION & SEDIMENTS CONTROL PLAN
4	EROSION & SEDIMENTS CONTROL NOTES AND DETAILS

PERMIT INFORMATION BLOCK

SUBDIVISION NAME: NORTH LAUREL PARK	SECTION/AREA: PHASE II	LOT #: SEE TITLE BLOCK
LOTS 2-5, 8-11, 13-14, & 16; BLOCK "A"; LOTS 13-14; BLOCK "C"; LOTS 1-10, 21-29, & 31-32; BLOCK "G"	ELEC. DIST.: 6th	CENSUS TRACT: 6069.03
BLOCK Nos.: 3	ZONE: R-SC	TAX/ZONE MAP: 50
L/F: 61/470 and F99-23, Plat #1367B	SEWER CODE: 7141500	

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS

9490 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-8125 FAX: 410-465-8844

OWNER/DEVELOPER: CORNERSTONE HOLDINGS, L.L.C.
9691 NORFOLK AVENUE
LAUREL, MARYLAND 20723
410-792-2565

PROJECT: NORTH LAUREL PARK - PHASE II
LOTS 2-5, 8-11, 13-14, & 16; BLOCK "A"; LOTS 13-14; BLOCK "C"; LOTS 1-10, 21-29, & 31-32; BLOCK "G"

LOCATION: TAX MAP 50 - P/O PARCEL 426
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: COVER SHEET

DATE: JAN. 1999 PROJECT NO. 1203

SCALE: AS SHOWN DRAWING 1 OF 4

DESIGN: GWF/YSL DRAFT: YSL CHECK: GWF



EXISTING SOST #1 CONSTRUCTED UNDER F-98-05 TO BE UTILIZED FOR THIS PLAN. DELAY HOUSE CONSTRUCTION AND GRADING ON LOT 10, BLOCK "G" UNTIL SEDIMENT TRAP IS REMOVED.

NO	DATE	REVISION
1	6-11-99	SITE DORHAM ON LOT 13A, REVERSE DRIVE, RAISE FF ELEV, REVISE GRADES

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
Donald Moan

OWNER/DEVELOPER: CORNERSTONE HOLDINGS, L.L.C.
 6991 NORFOLK AVENUE
 LAUREL, MARYLAND 20723
 410-792-2565

PROJECT: **NORTH LAUREL PARK - PHASE II**
 LOTS 2-5, 8-11, 13-14, & 16; BLOCK "A", LOTS 13-14; BLOCK "C", LOTS 1-10, 21-29, & 31-32; BLOCK "G"

LOCATION: TAX MAP 50 - P/O PARCEL 426
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE: **GENERIC SITE DEVELOPMENT PLAN**

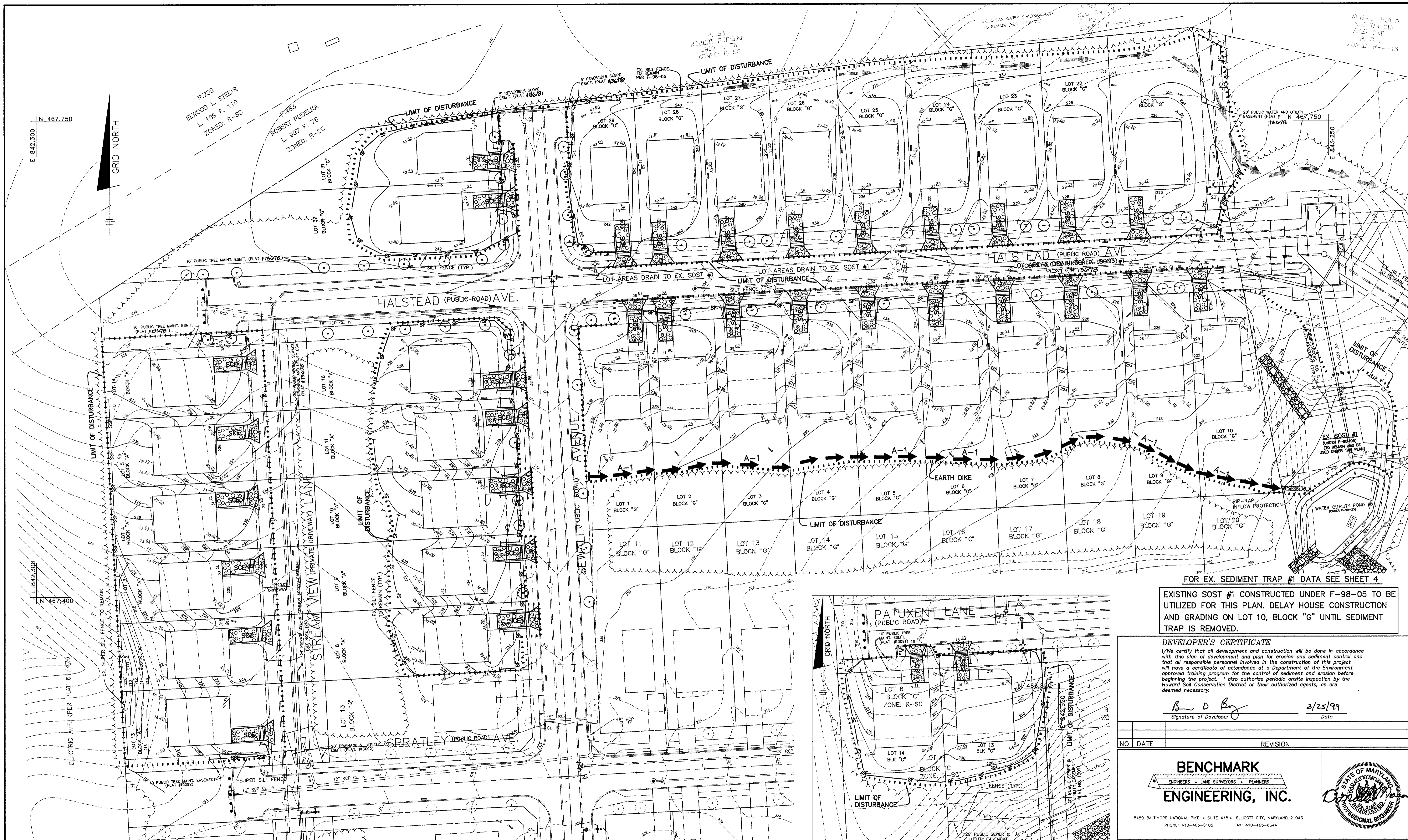
DATE: JAN, 1999	PROJECT NO. 1203
DESIGN: GW/YSL DRAFT: YSL	CHECK: GWF
SCALE: 1" = 30'	DRAWING 2 OF 4

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chris Hamada 4/7/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Rosell Gray 4/28/99
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Rosell Gray 4/28/99
 DIRECTOR DATE



FOR SEDIMENT CONTROL ONLY

ENGINEER'S CERTIFICATE
 I hereby certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
 Donald Mason 3/23/99
 Date

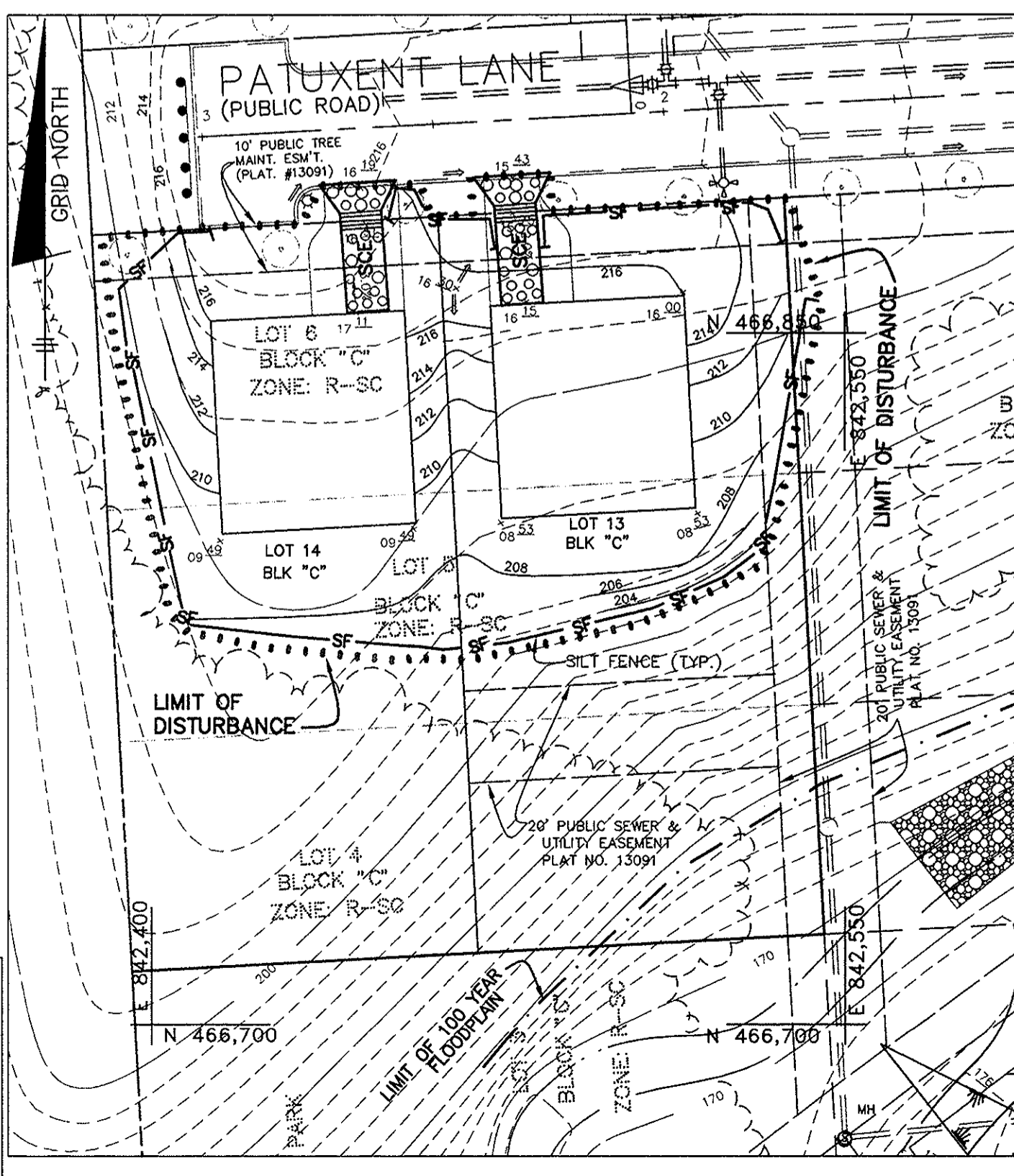
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Chief, Development Engineering Division
 Chris Hammett 4/1/99
 Chief, Division of Land Development
 4/21/99
 4/29/99

APPROVED: REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.
 Cheryl Simmons 4/6/99
 NATURAL RESOURCES CONSERVATION SERVICE

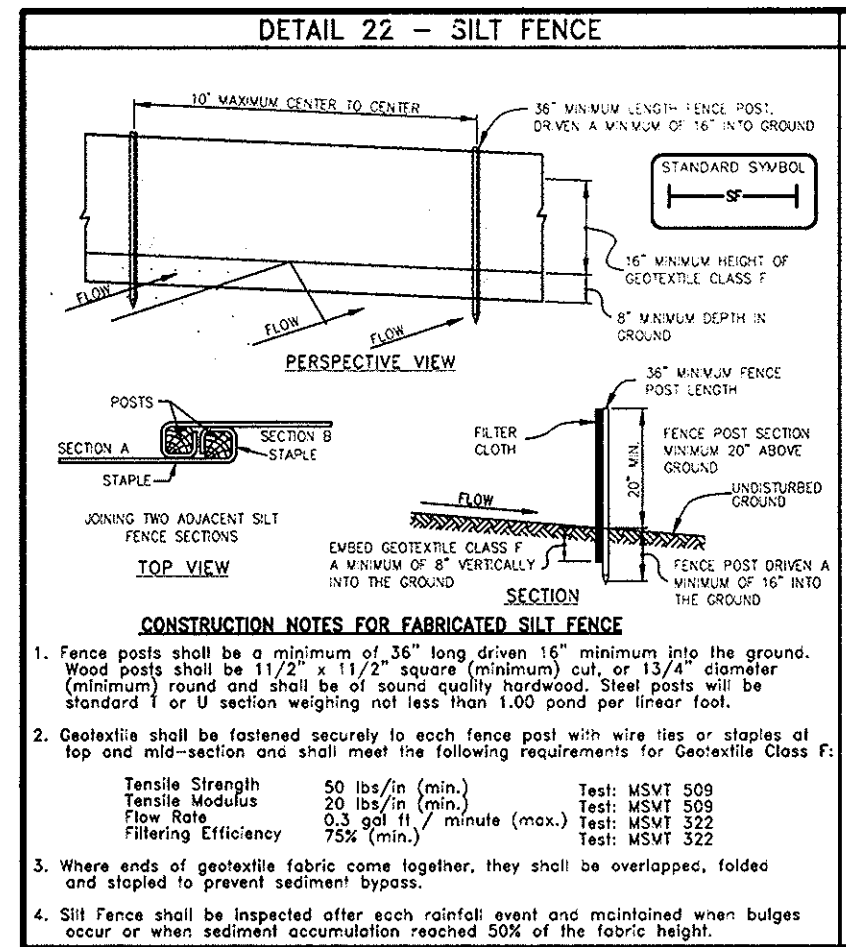
APPROVED: THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.
 John R. Robertson 4/6/99
 HOWARD SOIL CONSERVATION DISTRICT

FOR EX. SEDIMENT TRAP #1 DATA SEE SHEET 4.
 EXISTING SOST #1 CONSTRUCTED UNDER F-98-05 TO BE UTILIZED FOR THIS PLAN. DELAY HOUSE CONSTRUCTION AND GRADING ON LOT 10, BLOCK "G" UNTIL SEDIMENT TRAP IS REMOVED.

DEVELOPER'S CERTIFICATE
 We certify that all development and construction will be done in accordance with this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction of this 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 or their authorized agents, as are deemed necessary.
 Signature of Developer: B. D. By Date: 3/23/99



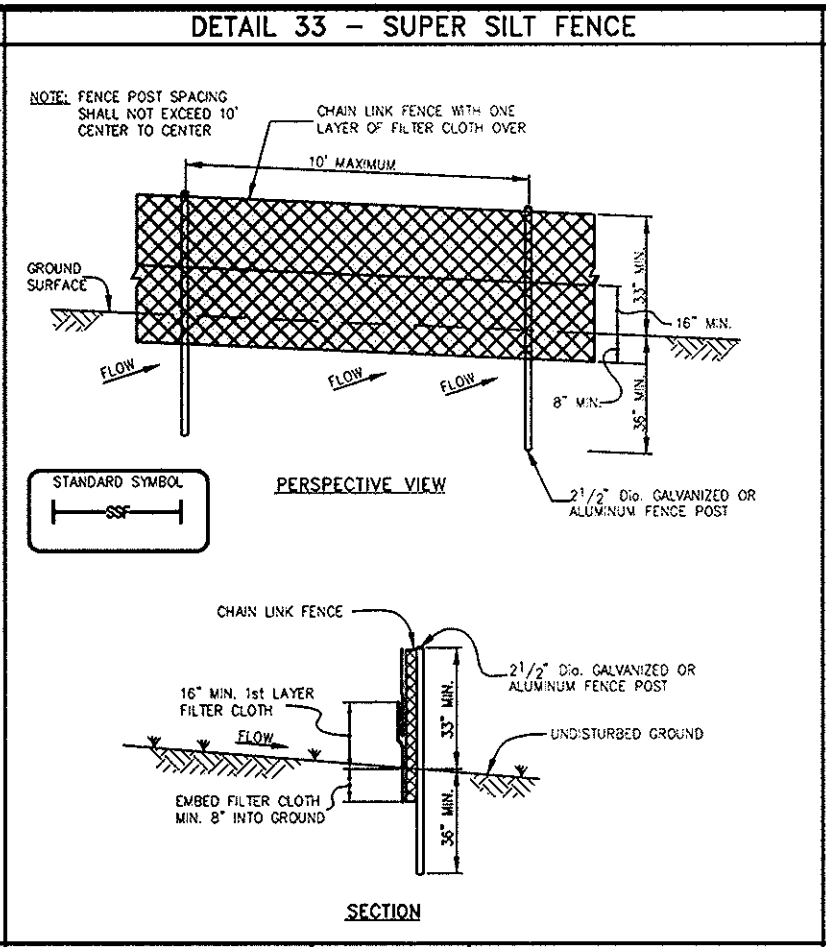
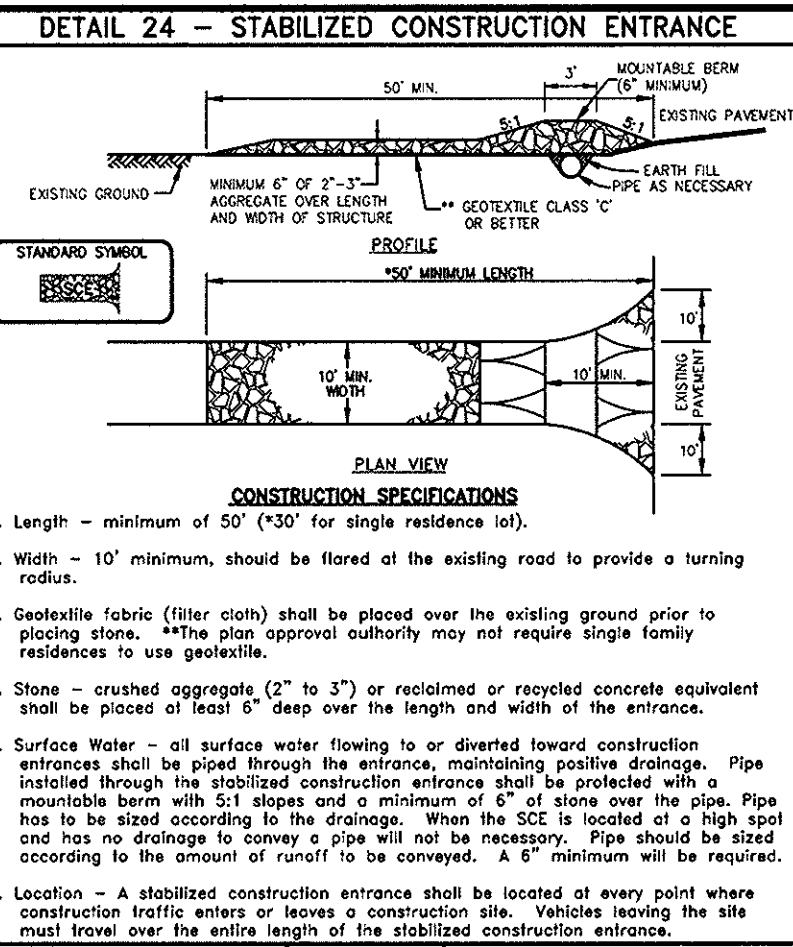
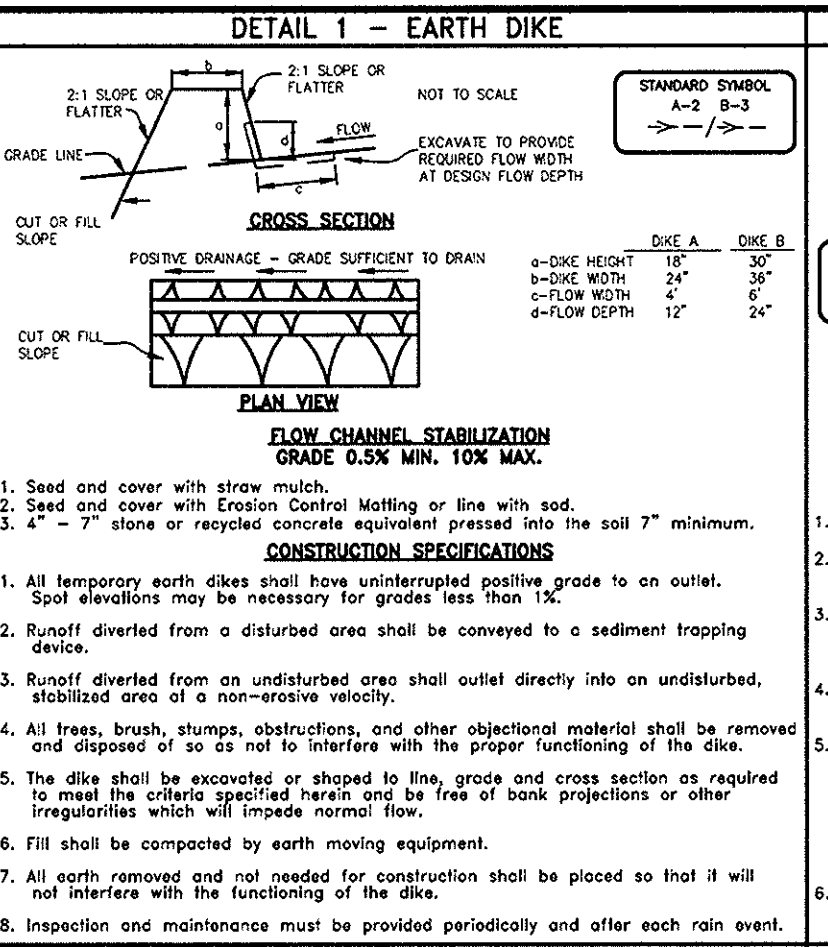
NO DATE		REVISION	
BENCHMARK ENGINEERING, INC.			
8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043 PHONE: 410-465-6105 FAX: 410-465-6664			
OWNER/DEVELOPER:		PROJECT:	
CORNERSTONE HOLDINGS, L.L.C. 9691 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565		NORTH LAUREL PARK - PHASE II LOTS 2-5, 8-11, 13-14, & 16; BLOCK "A", LOTS 13-14; BLOCK "C", LOTS 1-10, 21-29, & 31-32; BLOCK "G"	
LOCATION:		TITLE:	
TAX MAP 50 - P/O PARCEL 426 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND		EROSION AND SEDIMENT CONTROL PLAN	
DATE:	JAN. 1999	PROJECT NO. 1203	
DESIGN: GWF/YSL	DRAFT: YSL	CHECK: GWF	SCALE: 1" = 30'
DRAWING 3 OF 4		SDP-99-70	



SILT FENCE DESIGN CRITERIA

Slope Steepness	(Maximum) Slope Length	(Maximum) Silt Fence Length
Flatter than 50:1	unlimited	unlimited
50:1 to 10:1	125 feet	1,000 feet
10:1 to 5:1	100 feet	750 feet
5:1 to 3:1	60 feet	500 feet
3:1 to 2:1	40 feet	250 feet
2:1 and steeper	20 feet	125 feet

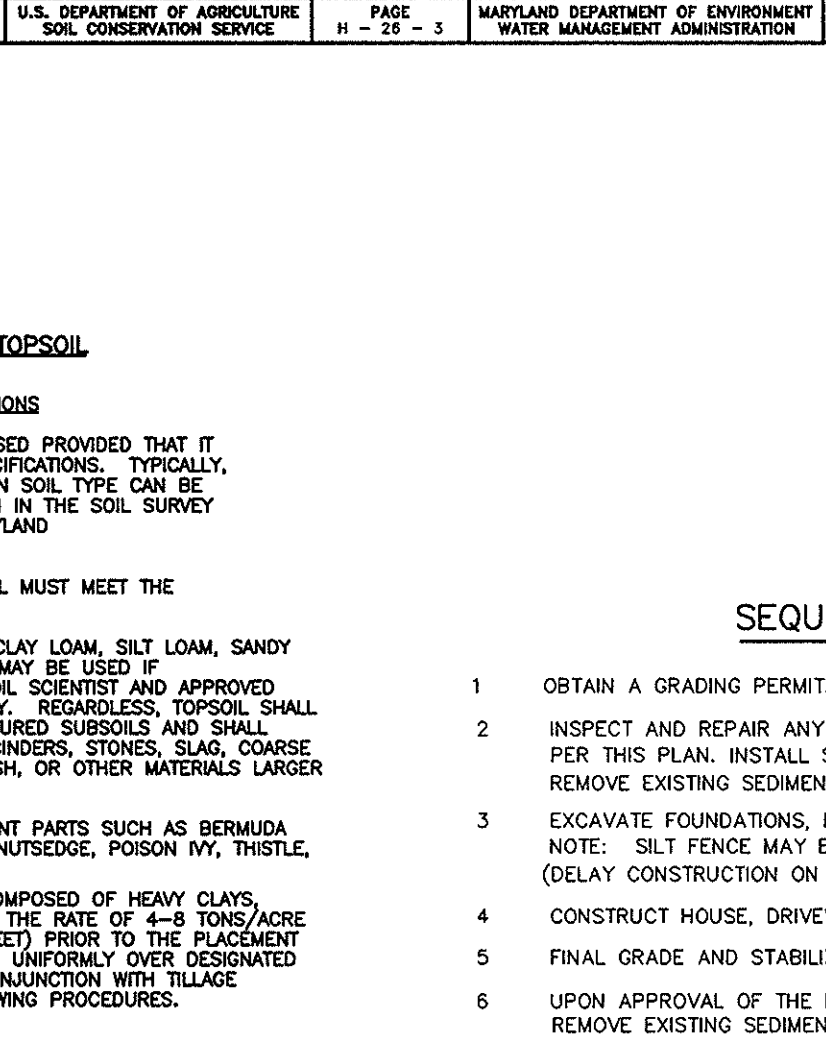
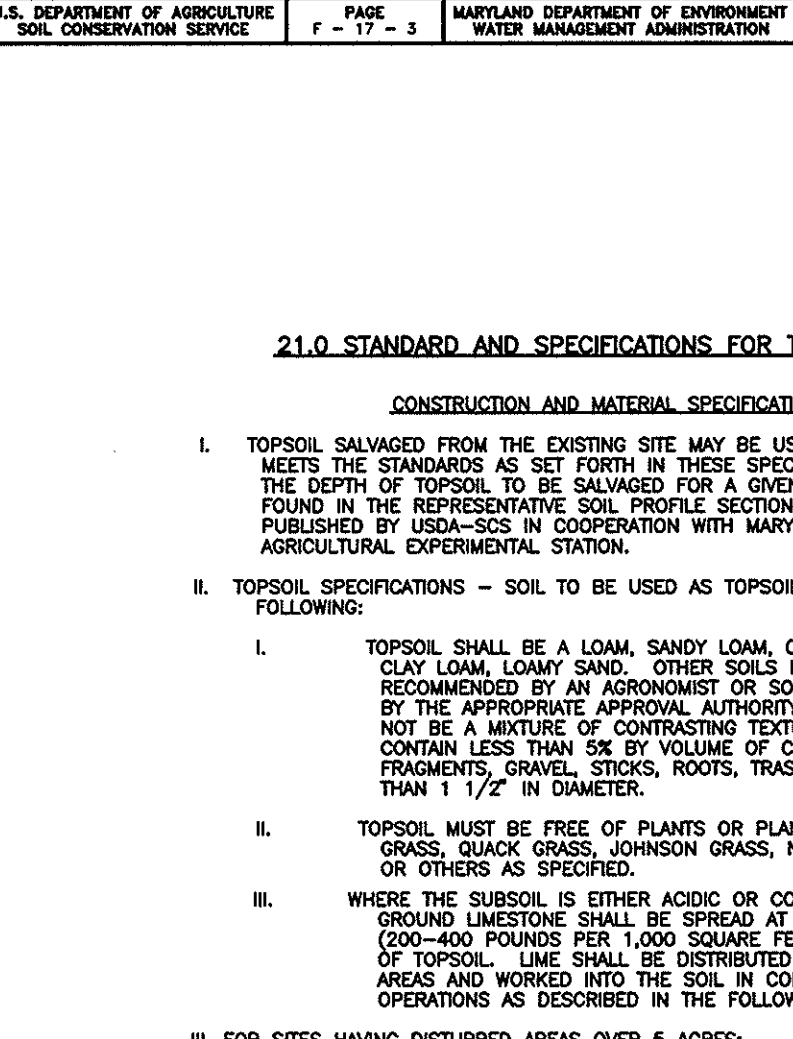
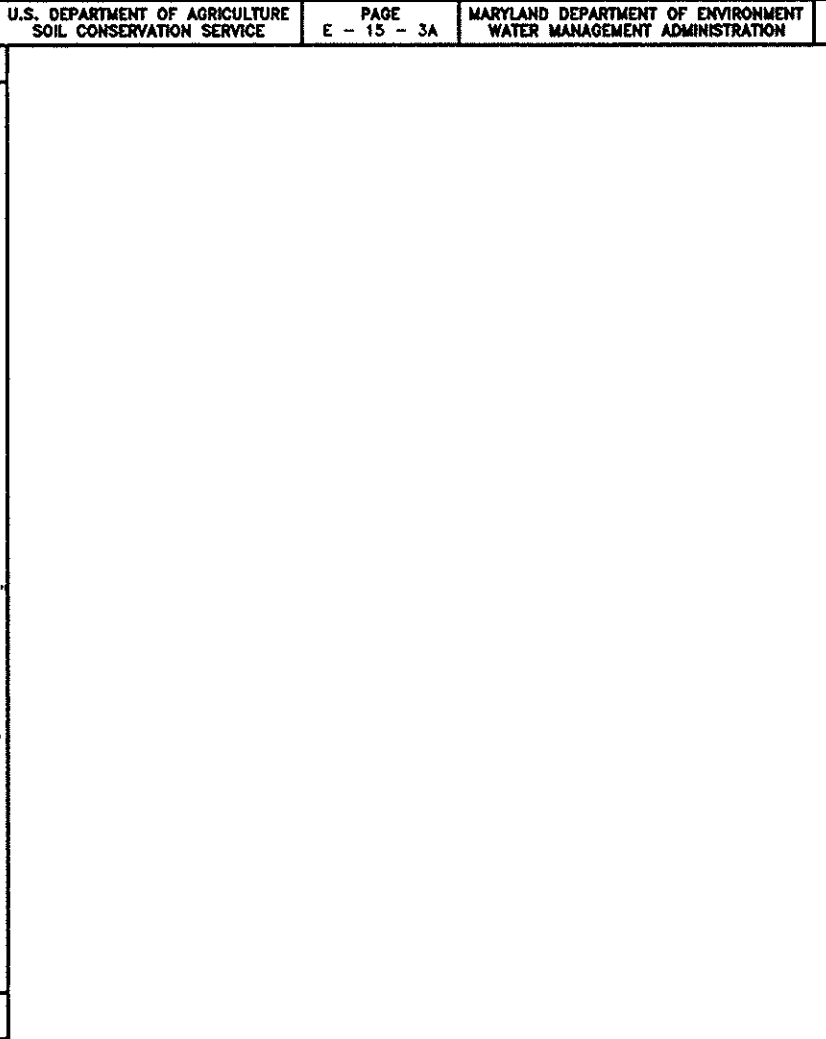
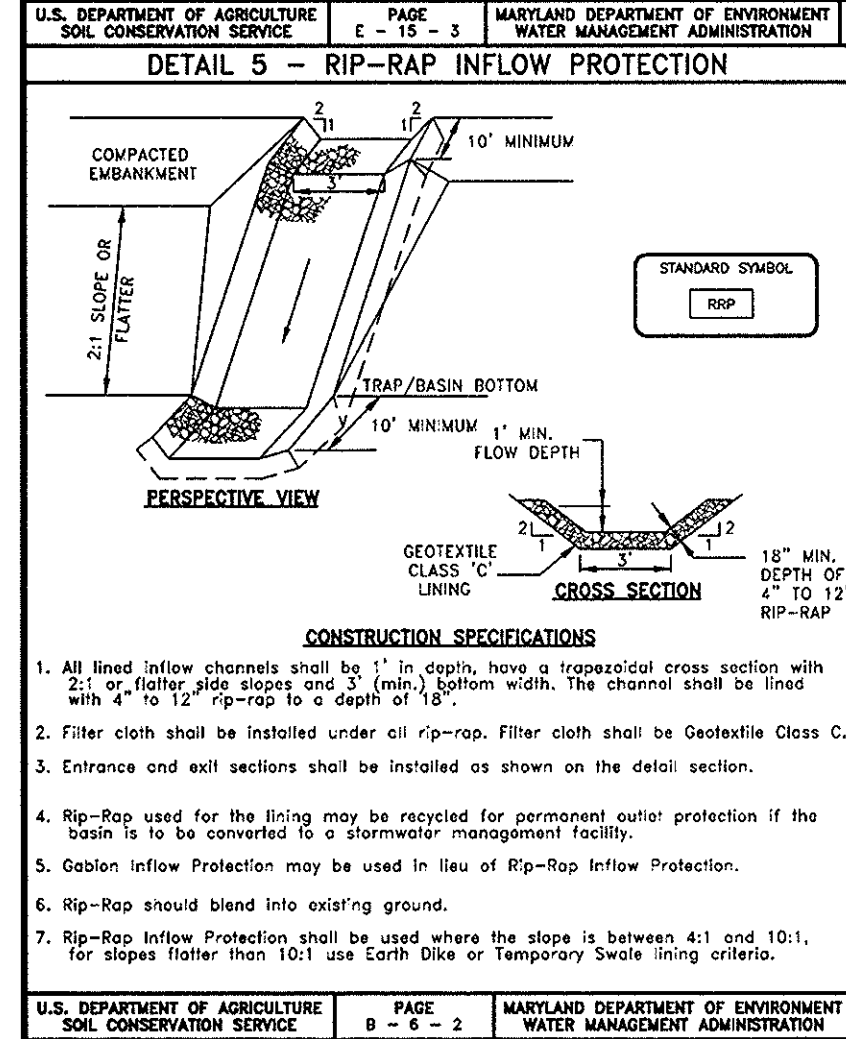
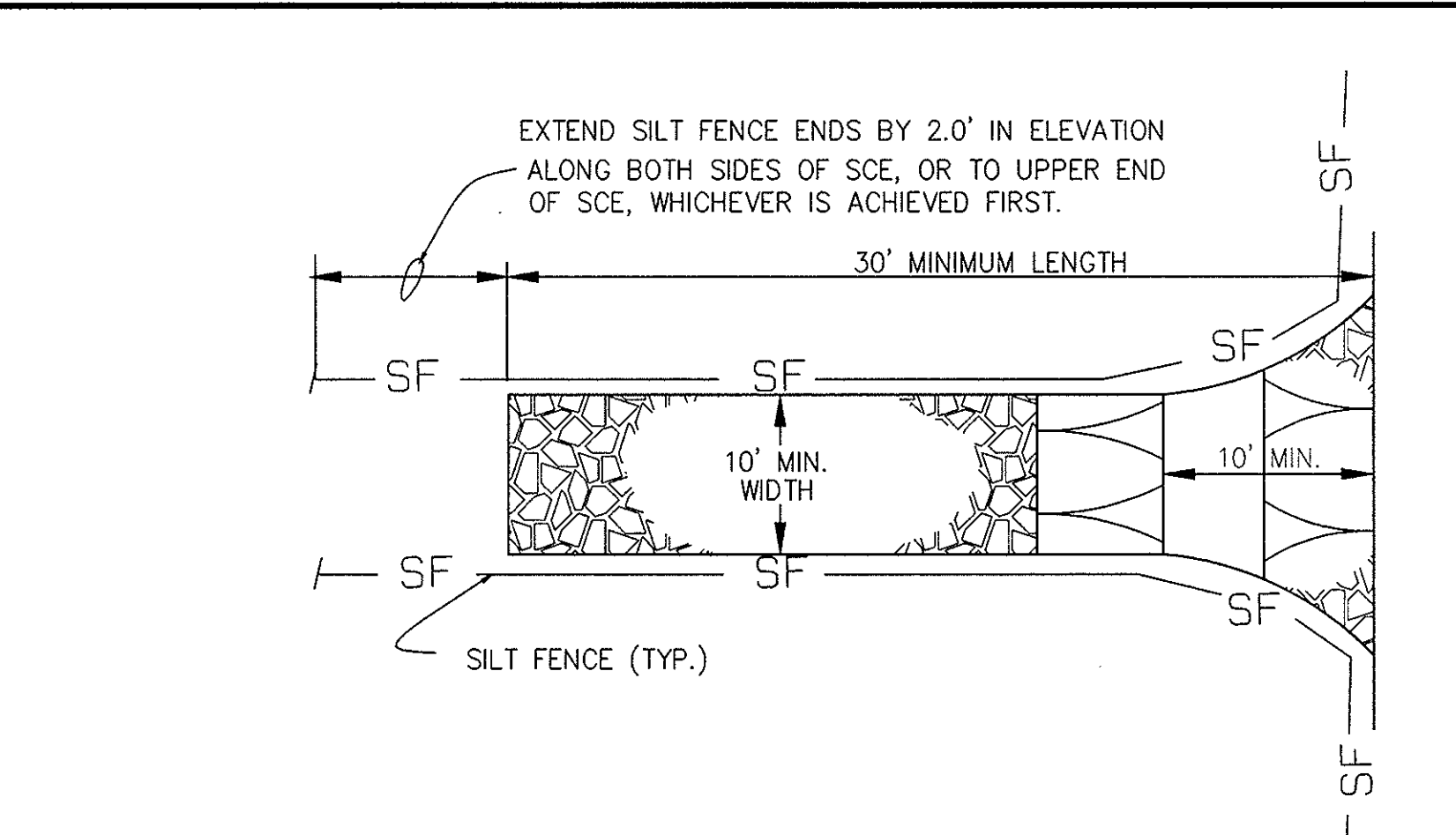
Note: In areas of less than 2% slope and sandy soils (USDA general classification system, soil class A) maximum slope length and silt fence length will be unlimited. In these areas a silt fence may be the only perimeter control required.



SUPER SILT FENCE CONSTRUCTION SPECIFICATIONS

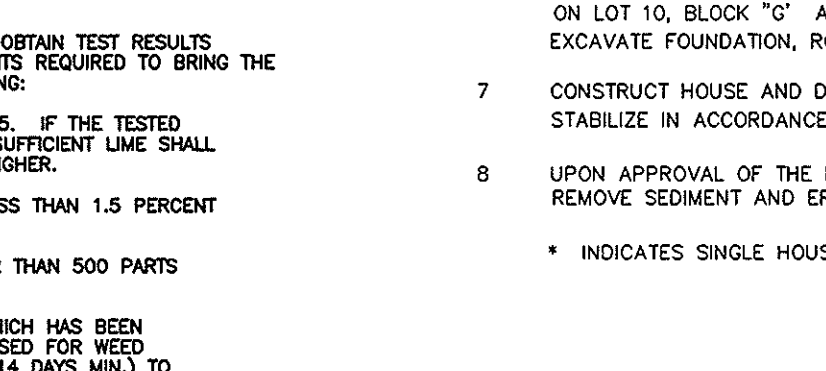
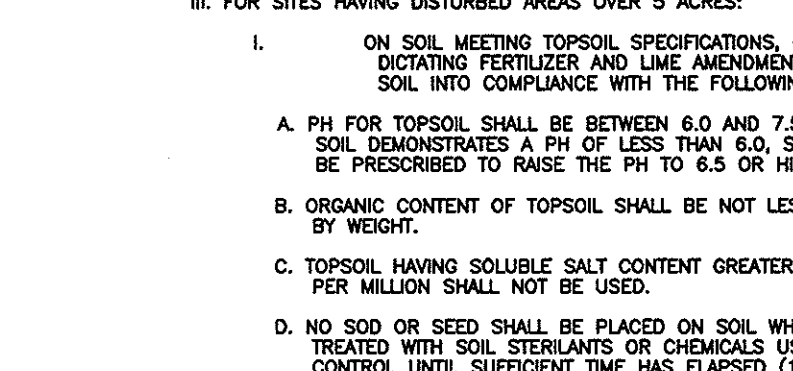
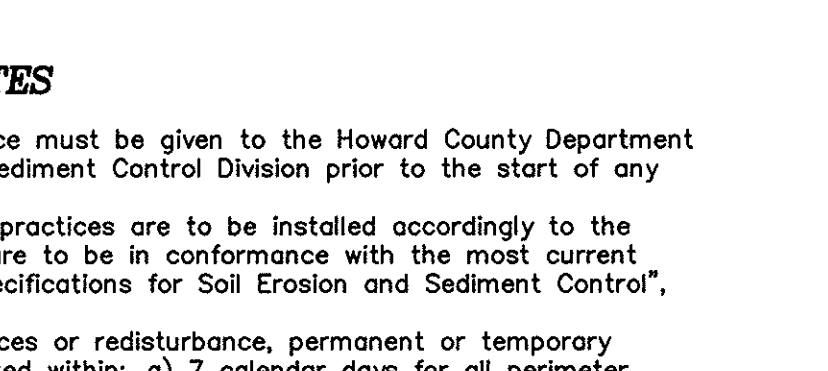
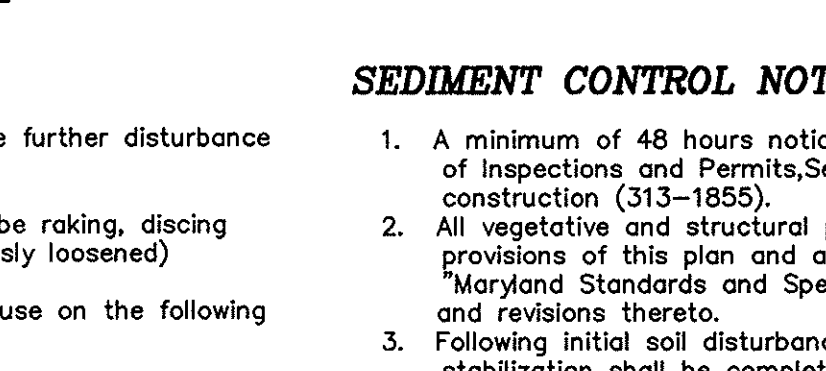
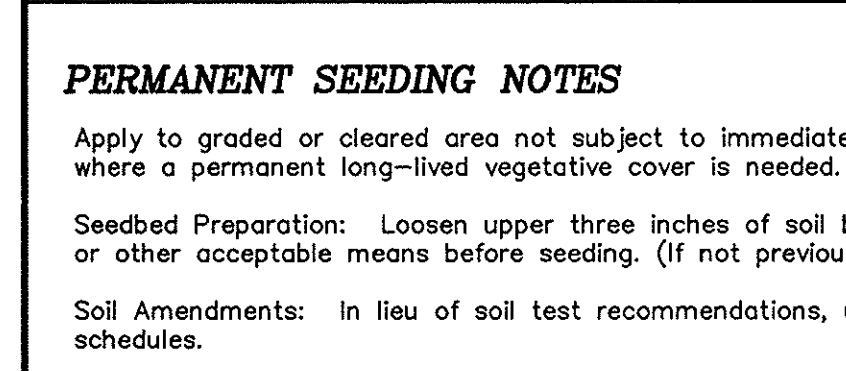
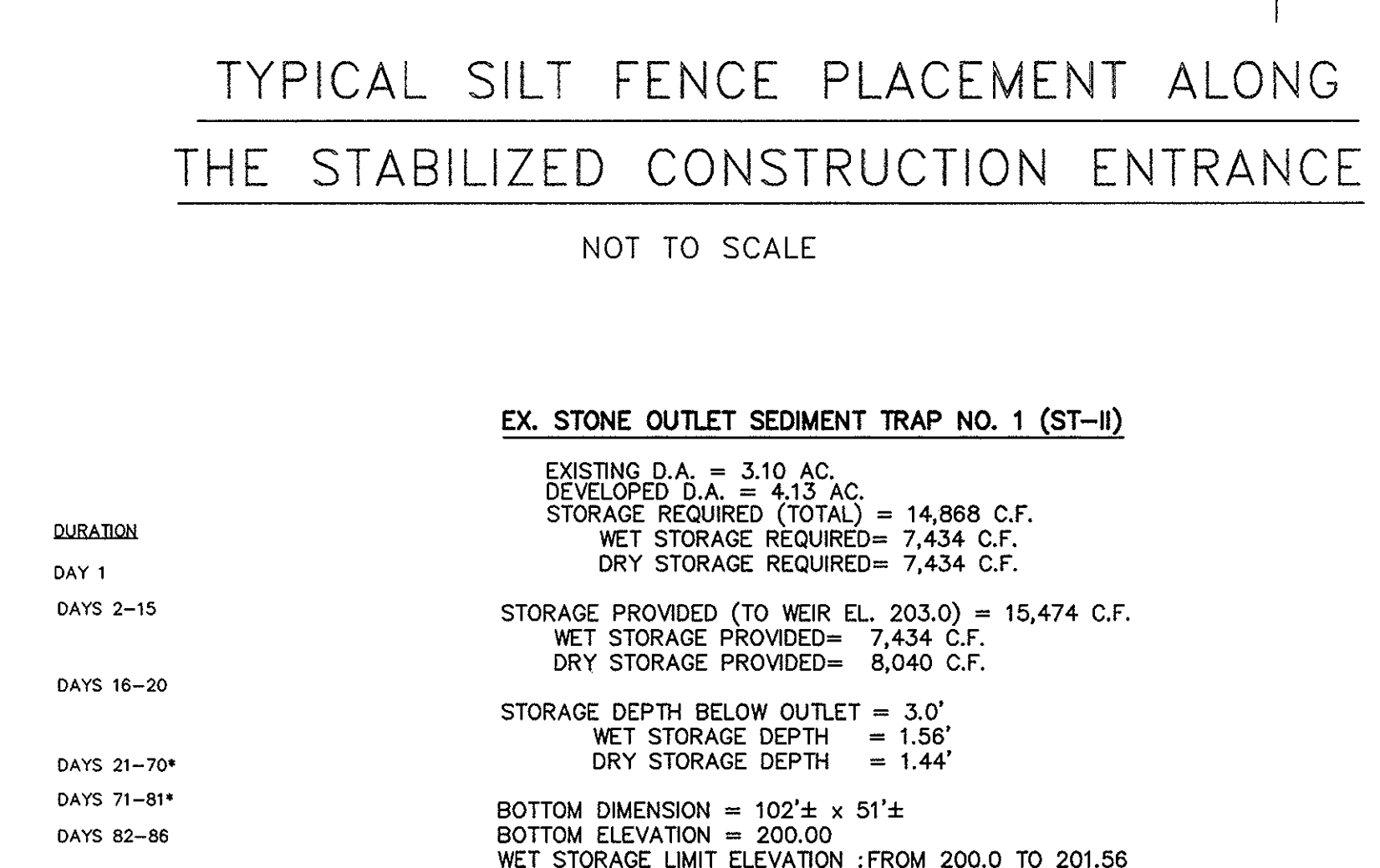
- Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6" fence shall be used, substituting 42" fabric and 6" length posts.
- Chain link fence shall be fastened securely to the chain link fence with wire ties. The lower tension wire, braces and frame 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.
- When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
- Maintenance shall be performed as needed and silt buildup removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height.
- Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 508
Flow Rate	0.5 gal/h (min.) (max.)	Test: MSMT 522
Filtering Efficiency	75% (min.)	Test: MSMT 522



SUPER SILT FENCE DESIGN CRITERIA

Slope	Slope Steepness	Slope Length (Maximum)	Silt Fence Length (Maximum)
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



SEQUENCE OF CONSTRUCTION

- OBTAIN A GRADING PERMIT.
- INSPECT AND REPAIR ANY EXISTING SEDIMENT AND EROSION CONTROL DEVICES TO BE UTILIZED PER THIS PLAN. INSTALL SEDIMENT AND EROSION CONTROL DEVICES PER THIS PLAN AND STABILIZE. REMOVE EXISTING SEDIMENT CONTROLS AS NECESSARY.
- EXCAVATE FOUNDATIONS, ROUGH GRADE AND TEMPORARILY STABILIZE. NOTE: SALT FENCE MAY BE REQUIRED ALONG THE PERIMETER OF EACH HOUSE CONSTRUCTION. (DELAY CONSTRUCTION ON LOT 10, BLOCK "G" UNTIL THE REMOVAL OF EXISTING SEDIMENT TRAP #1)
- CONSTRUCT HOUSE, DRIVEWAY AND SIDEWALK (EXCEPT ON LOT 10, BLOCK "G").
- FINAL GRADE AND STABILIZE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS.
- UPON APPROVAL OF THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE EXISTING SEDIMENT TRAP #1. INSTALL SEDIMENT AND EROSION CONTROL DEVICES ON LOT 10, BLOCK "G" AND COMPLETE CONSTRUCTION OF WATER QUALITY POND #3. EXCAVATE FOUNDATION, ROUGH GRADE AND STABILIZE PER THIS PLAN.
- CONSTRUCT HOUSE AND DRIVEWAY ON LOT 10, BLOCK "G". FINAL GRADE AND STABILIZE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS.
- UPON APPROVAL OF THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT AND EROSION CONTROL DEVICES AND STABILIZE.

* INDICATES SINGLE HOUSE CONSTRUCTION

EX. STONE OUTLET SEDIMENT TRAP NO. 1 (ST-1)

EXISTING D.A. = 3.10 AC.
DEVELOPED D.A. = 4.13 AC.
STORAGE REQUIRED (TOTAL) = 14,868 C.F.
WET STORAGE REQUIRED = 7,434 C.F.
DRY STORAGE PROVIDED = 7,434 C.F.

STORAGE PROVIDED TO WEIR EL. 203.0 = 15,474 C.F.
WET STORAGE PROVIDED = 7,434 C.F.
DRY STORAGE PROVIDED = 8,040 C.F.

STORAGE DEPTH BELOW OUTLET = 3.0'
WET STORAGE DEPTH = 1.56'
DRY STORAGE DEPTH = 1.44'

BOTTOM DIMENSION = 102' ± x 51' ±
BOTTOM ELEVATION = 200.00
WET STORAGE LIMIT ELEVATION : FROM 200.0 TO 201.56
DRY STORAGE LIMIT ELEVATION : FROM 201.56 TO 203.0
EMBANKMENT ELEVATION : 204.00
CLEANOUT ELEVATION : 200.78
WEIR CREST ELEVATION : 203.0
WEIR LENGTH : 17.0'
APRON LENGTH : 10'
EXISTING GROUND AT EMBANKMENT : 201.0 ±
RIP-RAP ELEV. INSIDE THE TRAP : 201.56

PERMANENT SEEDING NOTES

Apply to graded or cleared area not subject to immediate further disturbance where a permanent long-lived 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: In lieu of soil test recommendations, use on the following schedules:

- Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sf) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sf) 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 sf).
- Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sf) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sf) before seeding. Harrow or disc into upper three inches of soil.

Seeding: For the periods March 1 through April 30 and August 1 through October 15, seed with 60 lbs per acre (1.4 lbs/1000 sf) of Kentucky 31 Tall Fescue. For the period May 1 through July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (0.05 lbs/1000 sf) 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) use sod. Option 3) seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sf) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sf) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sf) for anchoring.

Maintenance: Inspect all seeded areas and make needed repairs, replacements and reseedings.

SEDIMENT CONTROL NOTES

- A minimum of 48 hours notice must be given to the Howard County Department of Inspections and Permits, Sediment Control Division prior to the start of any construction (313-1655).
- All vegetative and structural practices are to be installed accordingly to the provisions of this plan and are to be in conformance with the most current "Maryland Standards and Specifications for Soil Erosion and Sediment Control", and revisions thereto.
- Following initial soil disturbances or redistribution, 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 calendar 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 "1991 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:	7.45± acres
Area to be Disturbed:	5.32± acres
Area to be roofed or paved:	1.50± acres
Area to be vegetatively stabilized:	3.82± acres
Total Cut:	8,500 C.Y.
Total Fill:	8,500 C.Y.

 Offsite Waste/Borrow Area Location : *
- 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 controls must be provided, if deemed necessary by the Howard County DPW 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 within one working day, whichever is shorter.
- Quantities and estimates shown are for sediment control purposes only. Contractor shall prepare his/her own quantity estimates to his/her satisfaction.
 - * It is the responsibility of the contractor to identify the spoil/borrow site and notify and gain approval from the sediment control inspector of the site and its grading permit number at the time of construction.

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redistributed 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 sf).

Seeding: For periods March 1 through April 30 and from August 15 through November 15, seed with 2-1/2 bushel per acre of annual ryegrass (3.2 lbs/1000 sf). For the period May 1 through August 14, seed with 3 lbs per acre of Weeping Lovegrass (0.07 lbs/1000 sf). 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 90 lbs/1000 sf) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sf) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sf) for anchoring.

Refer to the 1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control for rate and methods not covered.

21.0 STANDARD AND SPECIFICATIONS FOR TOPSOIL

CONSTRUCTION AND MATERIAL SPECIFICATIONS

- 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 EXPERIMENT STATION.
- TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
 - TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL BE FREE OF CONTAMINATING TEXTURED SUBSTANCES AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRASS, 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 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 UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.
 - 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 OF TOPSOIL SHALL NOT BE LESS THAN 1.5 PERCENT
 - 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 PHYTO-TOXIC MATERIALS.
 - A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND 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 21.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
- TOPSOIL APPLICATION
 - WHEN TOP SOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSION, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.
 - GRADES ON THE AREAS TO BE TOP SOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBERT 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 SOODING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOP SOILING 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 MOIST 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 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: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SOODING. MD-16-16-PUB. 11. COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES, REVISED 1973.

ENGINEER'S CERTIFICATE

I hereby certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

Donald Mason 3/24/99
Date

DEVELOPER'S CERTIFICATE

I/We certify that all development and construction will be done in accordance with this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction of this 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 onsite inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary.

R. O. By 3/25/99
Signature of Developer Date

BENCHMARK ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-485-6105 FAX: 410-485-6844

OWNER/DEVELOPER: NORTH LAUREL PARK - PHASE II
CORNERSTONE HOLDINGS, L.L.C.
9691 NORFOLK AVENUE
LAUREL, MARYLAND 20723
410-792-2565

PROJECT: NORTH LAUREL PARK - PHASE II
LOTS 2-5, 8-11, 13-14, & 16; BLOCK "A", LOTS 13-14; BLOCK "C", LOTS 1-10, 21-29, & 31-32; BLOCK "G"

LOCATION: TAX MAP 50 - P/O PARCEL 426
8th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: EROSION & SEDIMENT CONTROL NOTES AND DETAILS

DATE: JAN. 1999 PROJECT NO. 1203

DESIGN: GWF/YSL DRAFT: YSL CHECK: GWF SCALE: AS SHOWN DRAWING 4 OF 4

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 4/2/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 4/22/99
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 4/28/99
DIRECTOR DATE

APPROVED: REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

[Signature] 4/6/99
NATURAL RESOURCES CONSERVATION SERVICE DATE

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

[Signature] 4/6/99
HOWARD SOIL CONSERVATION DISTRICT DATE

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

[Signature] 4/6/99
HOWARD SOIL CONSERVATION DISTRICT DATE

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

[Signature] 4/6/99
HOWARD SOIL CONSERVATION DISTRICT DATE

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

[Signature] 4/6/99
HOWARD SOIL CONSERVATION DISTRICT DATE

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

[Signature] 4/6/99
HOWARD SOIL CONSERVATION DISTRICT DATE

SITE ANALYSIS DATA CHART

- GENERAL SITE DATA
 - PRESENT ZONING: R-SC
 - APPLICABLE DPZ FILE REFERENCES: AA CASE #97-13, APPROVED 9/26/97, AA CASE #98-28, APPROVED 12/17/98, F-98-05, F-99-23, W & S CONT. #23-3704-D & #24-3603-D
 - PROPOSED USE OF SITE: SINGLE FAMILY DETACHED
 - EXISTING WATER AND SEWER SYSTEMS: X PUBLIC PRIVATE (WATER & SEWER CONTRACT NO.24-3603-D & NO.24-3704-D)
 - ANY OTHER INFORMATION WHICH MAY BE RELEVANT: SEE GENERAL NOTE FOR WAIVER REQUESTS.
 - AREA TABULATION
 - AREA OF THIS PLAN SUBMISSION: 7.45± AC.
 - LIMIT OF DISTURBANCE: 5.41± AC.
 - BUILDING COVERAGE OF SITE: N/A
 - OTHER: N/A
 - UNIT/LOT TABULATION
 - TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS ALLOWED FOR PROJECT: **
 - TOTAL NUMBER OF BUILDABLE RESIDENTIAL UNITS/LOTS PROPOSED ON THIS SUBMISSION: 34
 - DENSITY OF PROJECT PER NET ACRE: **
 - TOTAL NUMBER OF NONRESIDENTIAL LOTS/PARCELS ON THIS SUBMISSION: N/A
 - OVERALL TOTAL NUMBER OF LOTS ON THIS SUBMISSION: N/A
 - OTHER: 34
 - OPEN SPACE DATA
 - OPEN SPACE ON SITE: NOT REQUIRED
 - AREA OF RECREATION OPEN SPACE REQUIRED: N/A
 - AREA OF RECREATION OPEN SPACE PROVIDED: N/A
 - OTHER: N/A
- ** SUBDIVISION PLAT WAS RECORDED IN APPROXIMATELY 1898 PER PLAT, TOTAL LOT YIELD = 35 LOTS

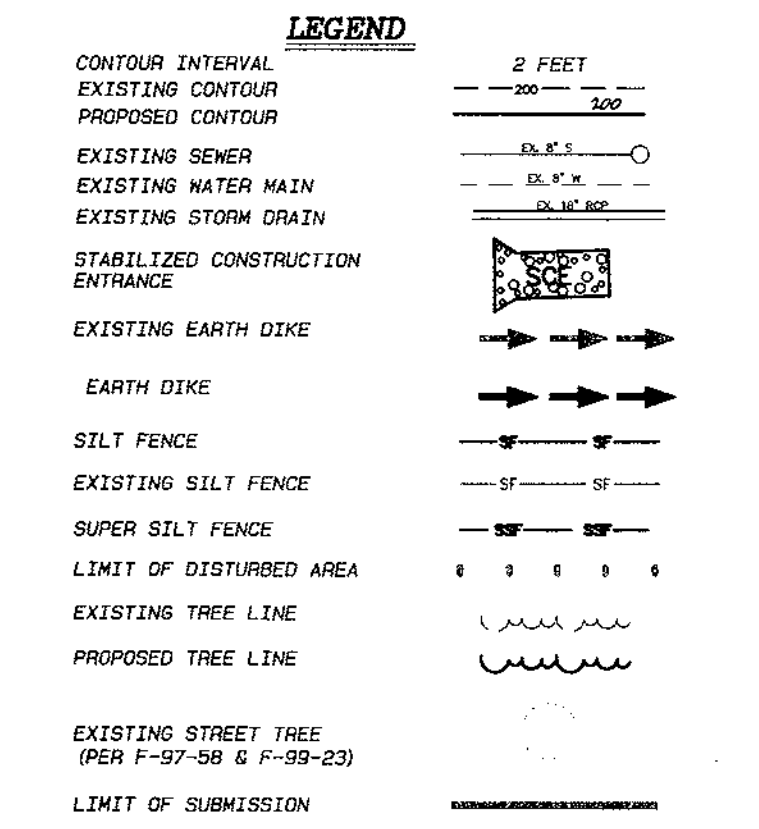
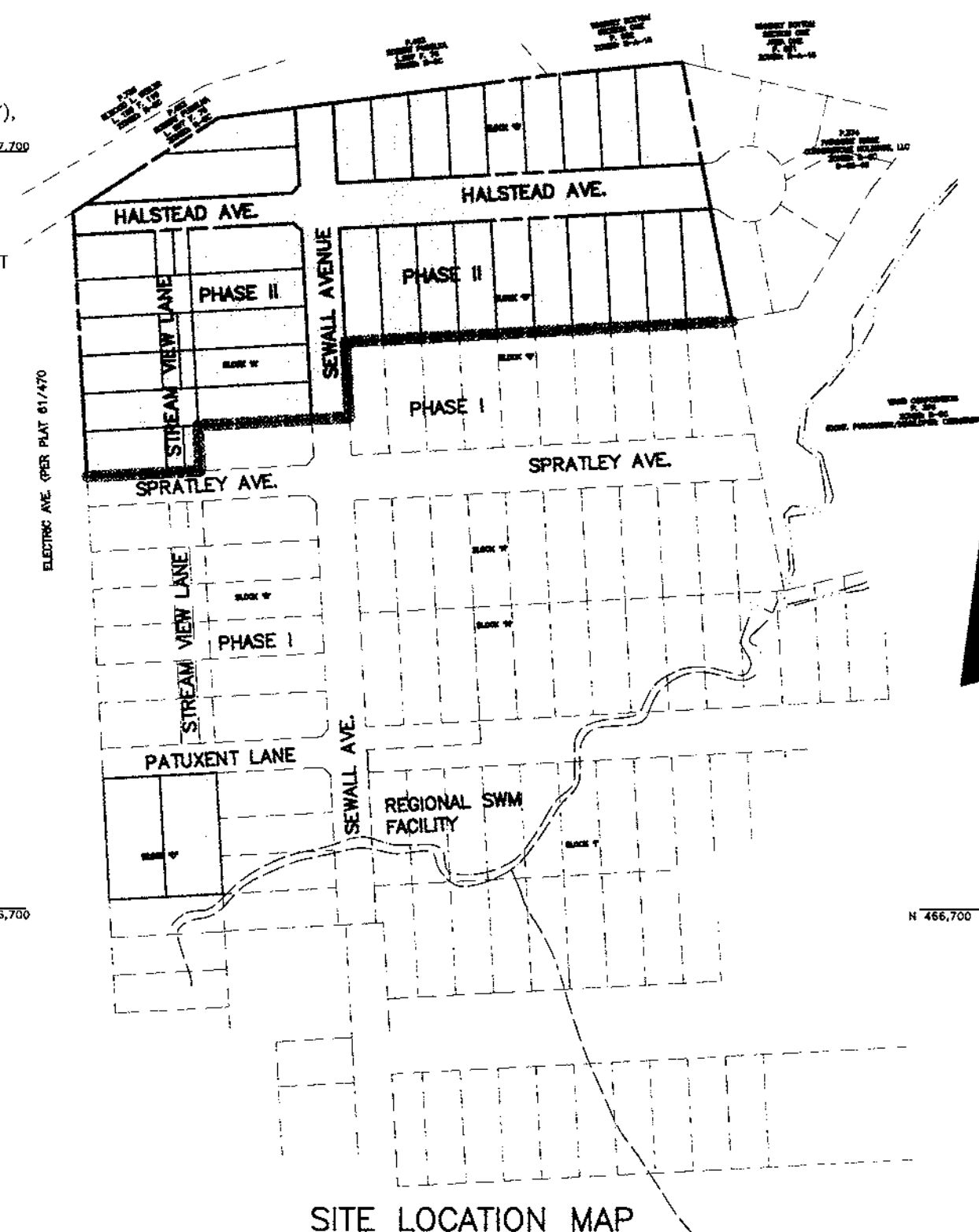
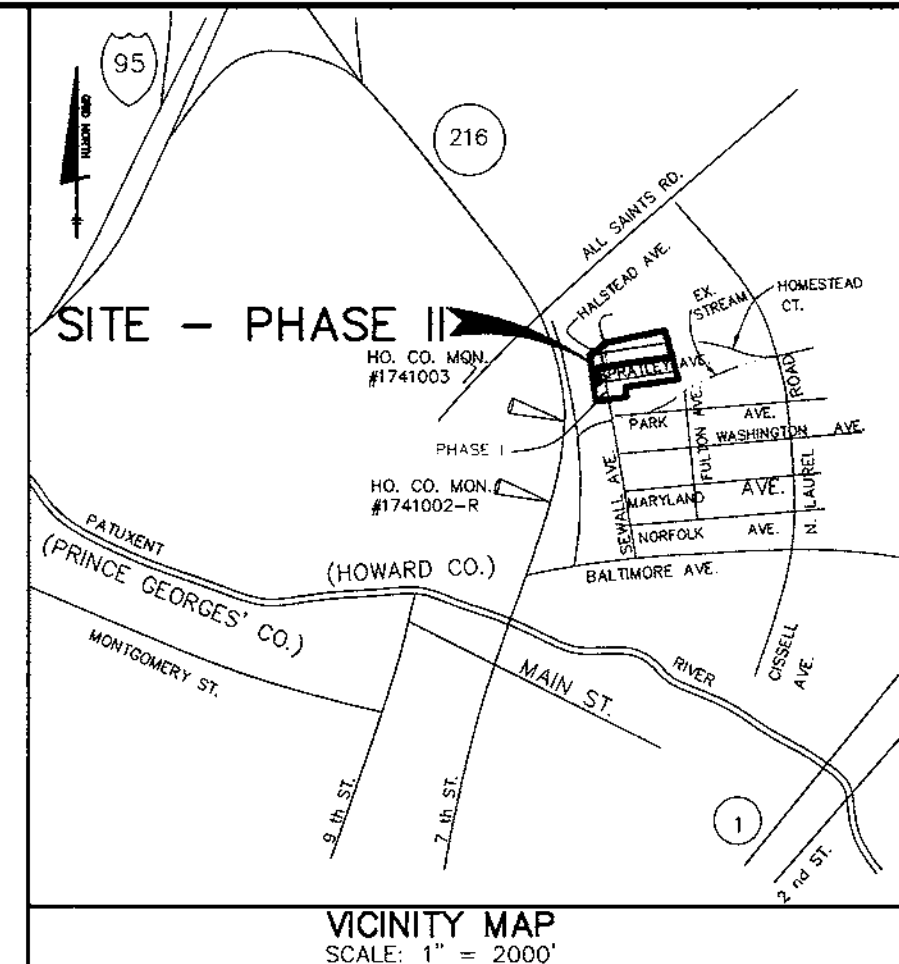
GENERAL NOTES:

- TOTAL AREA OF SITE: 7.45± AC.
- ZONE: R-SC PER THE 1993 COMPREHENSIVE ZONING PLAN. SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- PROPOSED USE: SINGLE FAMILY DETACHED
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.
- THE TOPOGRAPHY SHOWN WAS GENERATED FROM MASS GRADING DONE UNDER THE ROAD PLANS FOR NORTH LAUREL PARK - PHASE I, AND CONSISTS OF 2 FOOT CONTOUR INTERVALS.
- THE COORDINATES SHOWN HEREON ARE BASED ON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON MARYLAND GRID SYSTEM NAD 27 - HOWARD COUNTY MONUMENTS NO. 1741003 AND 1741002-R.
- THE BOUNDARY SURVEY OF SUBJECT PROPERTY WAS PERFORMED BY FISHER, COLLINS & CARTER, INC., DATED DEC. 1995.
- ANY DAMAGE TO THE COUNTY OWNED RIGHT-OF-WAY SHALL BE CORRECTED AT THE BUILDER'S EXPENSE.
- THE CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES AND EASEMENTS PRIOR TO CONSTRUCTION.
- PLAT REFERENCE FOR THE SUBJECT PROPERTY IS PLAT NO. 61/470, DATED APPROXIMATELY 1898.
- WATER AND SEWER CONNECTIONS ARE PER WATER/SEWER CONTRACT NO. 24-3603-D AND 24-3704-D.
- REPLACE CHIMNEYS & BAY WINDOWS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY REQUIRED SETBACKS IN ACCORDANCE WITH SECTION 12B OF ZONING REGULATION. OPEN OR ENCLOSED PORCHES AND DECKS MAY PROJECT NOT MORE THAN 10 FEET INTO ANY REQUIRED FRONT OR REAR SETBACK AREA IN ACCORDANCE WITH SECTION 12B OF ZONING REGULATION.
- SNOW REMOVAL AND ROAD MAINTENANCE WILL BE PROVIDED BY THE COUNTY FOR SEWALL AVE., HALSTEAD AVE. AND PATUXENT LANE. SNOW REMOVAL AND ROAD MAINTENANCE FOR STREAM VIEW LANE SHALL BE PERFORMED BY THE INDIVIDUAL HOME OWNERS THAT FRONT ON SAID DRIVES. REFUSE COLLECTION WILL BE DONE AT THE CURB IN FRONT OF THE DWELLING FOR PATUXENT LANE, HALSTEAD AND SEWALL AVENUES. REFUSE COLLECTION FOR LOTS 2-5, 13 & 14 BLOCK "A" SHALL BE AT THE INTERSECTION OF STREAM VIEW LANE AND HALSTEAD AVENUE.
- ALL ROADS IN THE SITE ARE PUBLIC EXCEPT STREAM VIEW LANE.
- STORM WATER MANAGEMENT, QUANTITY AND QUALITY CONTROL, SHALL BE PROVIDED BY THE EXISTING REGIONAL STORM WATER MANAGEMENT SYSTEM. THIS SYSTEM WILL BE PUBLIC AND MAINTAINED BY HOWARD COUNTY. ADDITIONAL WATER QUALITY SHALL BE PROVIDED BY TWO (2) WATER QUALITY FACILITIES LOCATED IN THE UPLAND OF THE SUBDIVISION AT THE STORM DRAIN OUTFALLS. THESE FACILITIES WILL BE PUBLICLY OWNED AND MAINTAINED.
- FOR DRIVEWAY APRON DETAILS SEE HOWARD COUNTY STANDARD DETAIL R6.03.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- EXISTING UTILITIES ARE FROM HOWARD COUNTY APPROVED DRAWINGS.
- A FLOODPLAIN STUDY HAS BEEN PREPARED & APPROVED BY FISHER, COLLINS, AND CARTER DATED NOV., 1994. A REVISED STUDY HAS BEEN PREPARED BY TSA GROUP, INC. DATED OCT., 1996 TO ACCOUNT FOR THE EXISTING REGIONAL SWM.
- THE WETLANDS DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, DATED SEPT. 1995, AND HAS INDICATED THERE ARE NON-TIDAL WETLANDS, AS SHOWN WITHIN THE SUBDIVISION PROJECT LIMITS.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
- LANDSCAPING IS NOT REQUIRED FOR THIS PROJECT SINCE THIS SITE WAS SUBDIVIDED PRIOR TO ANY LANDSCAPING REQUIREMENTS ALTHOUGH STREET TREES WILL BE PROVIDED.
- THE SIDE SETBACK FOR BLOCK "A", LOTS 13,14 AND 16 (FORMERLY LOTS 1, 6, & 12 RESPECTIVELY), AND BLOCK "C", LOT 32 (FORMERLY LOT 30) HAVE BEEN REDUCED FROM THE CURRENT APPLICABLE 20 FEET TO 17.5 FEET BY AN ADMINISTRATIVE ADJUSTMENT CASE #AA-97-13 AS APPROVED ON 9/26/97.
- THE SIDE SETBACK FOR BLOCKS "C", LOTS 1 & 29 HAVE BEEN REDUCED FROM THE CURRENT APPLICABLE 20 FEET TO 16.0 FEET AND THE REAR SETBACK FOR BLOCK "G", LOT 31 HAS BEEN REDUCED FROM THE CURRENT APPLICABLE 30 FEET TO 28.0 FEET BY AN ADMINISTRATIVE ADJUSTMENT CASE #AA-98-28 AS APPROVED ON 12/17/98.
- MAINTENANCE AGREEMENT FOR THE USE-IN-COMMON DRIVEWAY ACCESS FOR BLOCK "A" LOTS 2 TO 5, 13 AND 14 HAS BEEN RECORDED BY THE OWNER/DEVELOPER AS LIBER 287 AT FOLD 0564, DATED APRIL 1, 1998.
- STREET LIGHTS IN THIS DEVELOPMENT IN ACCORDANCE WITH THE DESIGN MANUAL AS SHOWN ON THE APPROVED ROAD PLANS F-98-05 AND F-99-23.
- A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND TREE. NO BUILDINGS SHALL BE CONSTRUCTED AT A DISTANCE LESS THAN 2' FROM ANY EASEMENT.
- EXISTING UTILITIES SHOWN ARE TAKEN FROM RECORD DRAWINGS AND FIELD LOCATIONS. CONTRACTOR TO ADJUST ALL UTILITIES AS NECESSARY INCLUDING RISE ELEVATIONS.
- THIS PLAN IS IN COMPLIANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. STREET TREES ARE SHOWN AS APPROVED ON THE ROAD DRAWINGS FOR F99-23.

BENCH MARK DATA

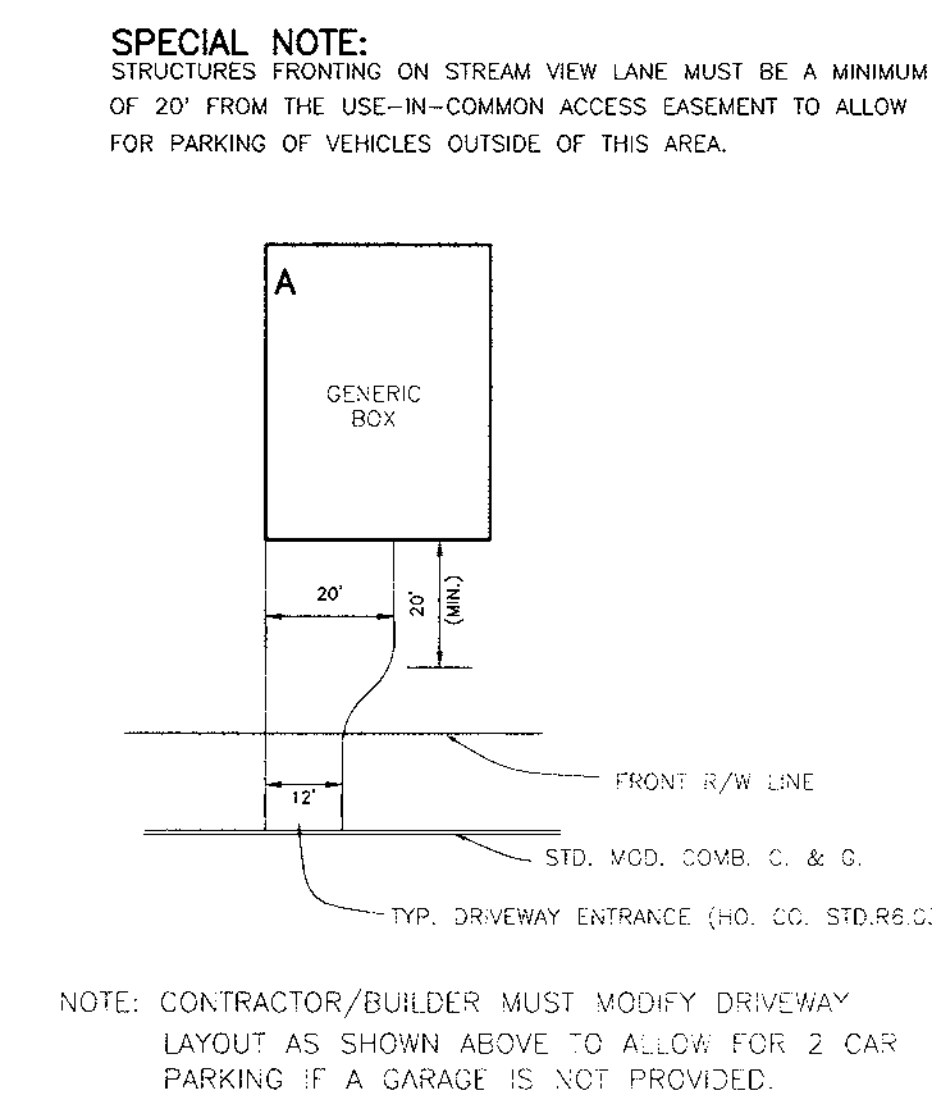
HOWARD COUNTY MON. # 1741003
CONC. MON. ON WEST SIDE OF
RTE. 216 AND 0.2' BELOW SURFACE.
ELEV. = 198.395

HOWARD COUNTY MON. # 1741002-R
CONC. MON. ON TOP OF BANK
EAST OF EAST EDGE MAC OF
RTE. 216 FLUSH WITH SURFACE.
ELEV. = 197.368



MIN. CELLAR ELEVATION

LOT NO.	SHC ELEV. @ R/W OR EASEMENT	DHC ELEV. @ R/W OR EASEMENT	MCE	LOT NO.	SHC ELEV. @ R/W OR EASEMENT	DHC ELEV. @ R/W OR EASEMENT	MCE
1-G		229.73	233.10	28-G	227.94		231.88
2-G	227.66		231.60	29-G	229.90		233.28
3-G	225.53		229.43	31-G	230.28		233.98
4-G	223.29		227.23	32-G	230.04		234.04
5-G	221.44		225.99	2-A	212.12		216.03
6-G	218.81		222.75	3-A	215.21		219.16
7-G	217.14		221.04	4-A	218.30		222.29
8-G		214.64	218.50	5-A	221.39		225.34
9-G		211.92	215.82	6-A	222.53		226.48
10-G	206.13		210.81	9-A	224.69		228.60
21-G		213.57	217.85	10-A	225.56		229.42
22-G		216.06	220.00	11-A	226.39		230.30
23-G	217.42		221.32	13-A	211.09		215.04
24-G	218.95		222.89	14-A	224.39		228.25
25-G	221.83		225.81	16-A	227.53		231.48
26-G	223.70		227.64	13-C		201.20	205.00
27-G	225.94		229.84	14-C		178.54	181.00



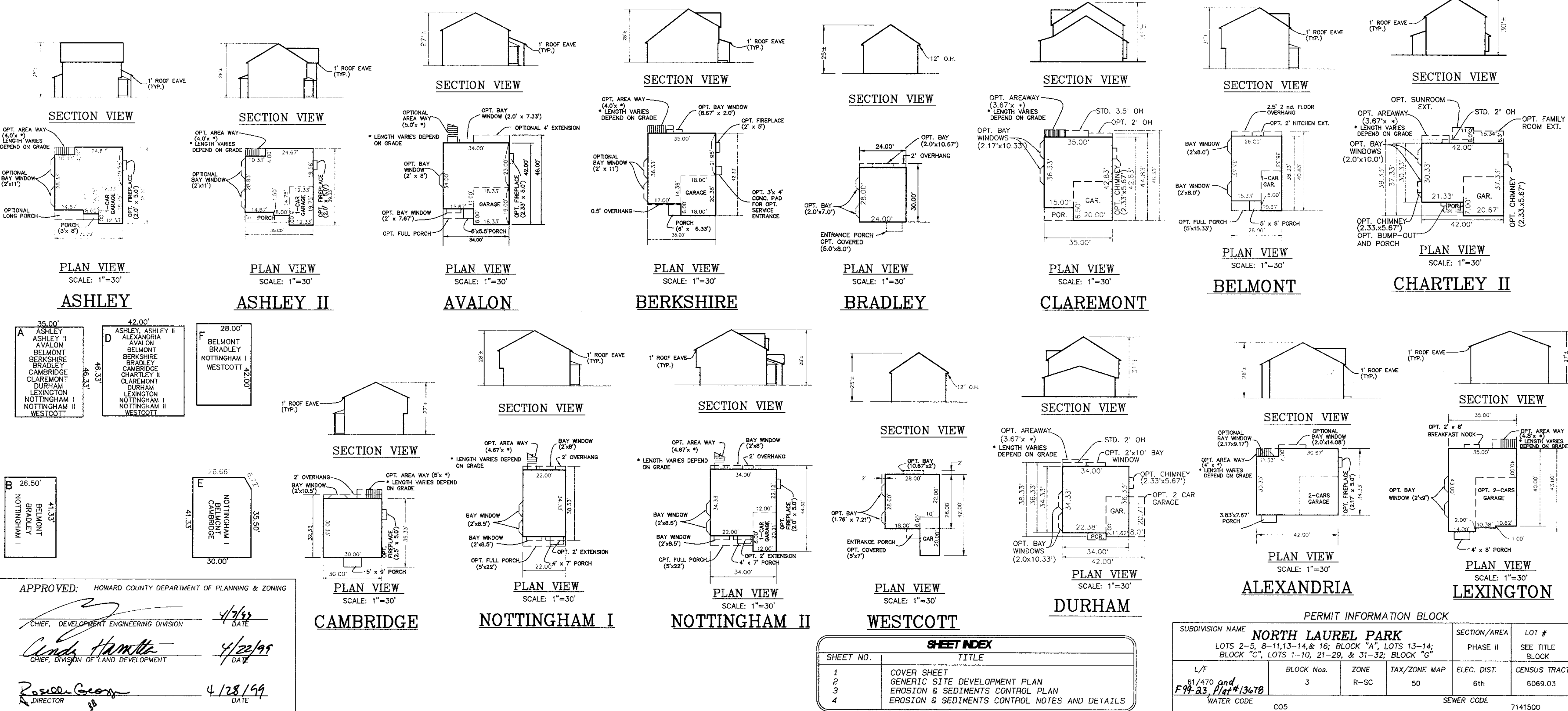
NOTE: CONTRACTOR/BUILDER MUST MODIFY DRIVEWAY LAYOUT AS SHOWN ABOVE TO ALLOW FOR 2 CAR PARKING IF A GARAGE IS NOT PROVIDED.

TYPICAL DRIVEWAY LAYOUT FOR HOUSE WITHOUT GARAGE

NOT TO SCALE

ADDRESS CHART

LOT NUMBER	STREET ADDRESS	LOT NUMBER	STREET ADDRESS
13-C	9695 PATUXENT LANE	3-G	9690 HALSTEAD AVENUE
14-C	9691 PATUXENT LANE	4-G	9686 HALSTEAD AVENUE
2-A	9224 STREAM VIEW LANE	5-G	9682 HALSTEAD AVENUE
3-A	9220 STREAM VIEW LANE	6-G	9678 HALSTEAD AVENUE
4-A	9216 STREAM VIEW LANE	7-G	9674 HALSTEAD AVENUE
5-A	9212 STREAM VIEW LANE	8-G	9670 HALSTEAD AVENUE
13-A	9228 STREAM VIEW LANE	9-G	9666 HALSTEAD AVENUE
14-A	9208 STREAM VIEW LANE	10-G	9662 HALSTEAD AVENUE
8-A	9224 SEWALL AVENUE	21-G	9667 HALSTEAD AVENUE
9-A	9220 SEWALL AVENUE	22-G	9671 HALSTEAD AVENUE
10-A	9216 SEWALL AVENUE	23-G	9675 HALSTEAD AVENUE
11-A	9212 SEWALL AVENUE	24-G	9679 HALSTEAD AVENUE
16-A	9208 SEWALL AVENUE	25-G	9683 HALSTEAD AVENUE
31-G	9200 SEWALL AVENUE	26-G	9687 HALSTEAD AVENUE
32-G	9204 SEWALL AVENUE	27-G	9691 HALSTEAD AVENUE
1-G	9898 HALSTEAD AVENUE	28-G	9695 HALSTEAD AVENUE
2-G	9894 HALSTEAD AVENUE	29-G	9699 HALSTEAD AVENUE



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

4/1/99 DATE

4/22/99 DATE

4/28/99 DATE

SHEET INDEX

SHEET NO.	TITLE
1	COVER SHEET
2	GENERIC SITE DEVELOPMENT PLAN
3	EROSION & SEDIMENTS CONTROL PLAN
4	EROSION & SEDIMENTS CONTROL NOTES AND DETAILS

PERMIT INFORMATION BLOCK

SUBDIVISION NAME: NORTH LAUREL PARK	SECTION/AREA: PHASE II	LOT #: SEE TITLE BLOCK
LOTS 2-5, 8-11, 13-14, & 16; BLOCK "A", LOTS 13-14; BLOCK "C", LOTS 1-10, 21-29, & 31-32; BLOCK "G"	ELEC. DIST.: 6th	CENSUS TRACT.: 6069.03
L/F: 61/470 and F99-23, Plat # 13678	ZONE: R-SC	TAX/ZONE MAP: 50
WATER CODE: COS	SEWER CODE: 7141500	

BENCHMARK ENGINEERING, INC.

ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALDOR NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-8644

OWNER/DEVELOPER: CORNERSTONE HOLDINGS, L.L.C. 9691 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565

PROJECT: NORTH LAUREL PARK - PHASE II LOTS 2-5, 8-11, 13-14, & 16; BLOCK "A", LOTS 13-14; BLOCK "C", LOTS 1-10, 21-29, & 31-32; BLOCK "G"

LOCATION: TAX MAP 50 - P/O PARCEL 426 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE: COVER SHEET

DATE: JAN, 1999 PROJECT NO. 1203

SCALE: AS SHOWN DRAWING 1 OF 4



EXISTING SOST #1 CONSTRUCTED UNDER F-98-05 TO BE UTILIZED FOR THIS PLAN. DELAY HOUSE CONSTRUCTION AND GRADING ON LOT 10, BLOCK "G" UNTIL SEDIMENT TRAP IS REMOVED.

NO	DATE	REVISION
2	8-13-99	SITE LEXINGTON (SPILT Foyer) ON LOT 28G, REVERSE DRIVE, REVISE GRADES
1	6-11-99	SITE CORHAMON ON LOT 13A, REVERSE DRIVE, RAISE FF ELEV., REVISE GRADES
		NO DATE REVISION

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
Donald Mason
 8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLETTT CITY, MARYLAND 21043
 PHONE: 410-485-6100 FAX: 410-485-6644

OWNER/DEVELOPER:
 CORNERSTONE HOLDINGS, L.L.C.
 9691 NORFOLK AVENUE
 LAUREL, MARYLAND 20723
 410-792-2565

PROJECT:
NORTH LAUREL PARK - PHASE II
 LOTS 2-5, 8-11, 13-14, & 16; BLOCK "A", LOTS 13-14;
 BLOCK "C", LOTS 1-10, 21-29, & 31-32; BLOCK "G"

LOCATION:
 TAX MAP 50 - P/O PARCEL 428
 6th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE:
GENERIC SITE DEVELOPMENT PLAN

DATE: JAN. 1999 PROJECT NO. 1203

DESIGN: GW/YSL DRAFT: YSL CHECK: GWF SCALE: 1" = 30' DRAWING 2 OF 4

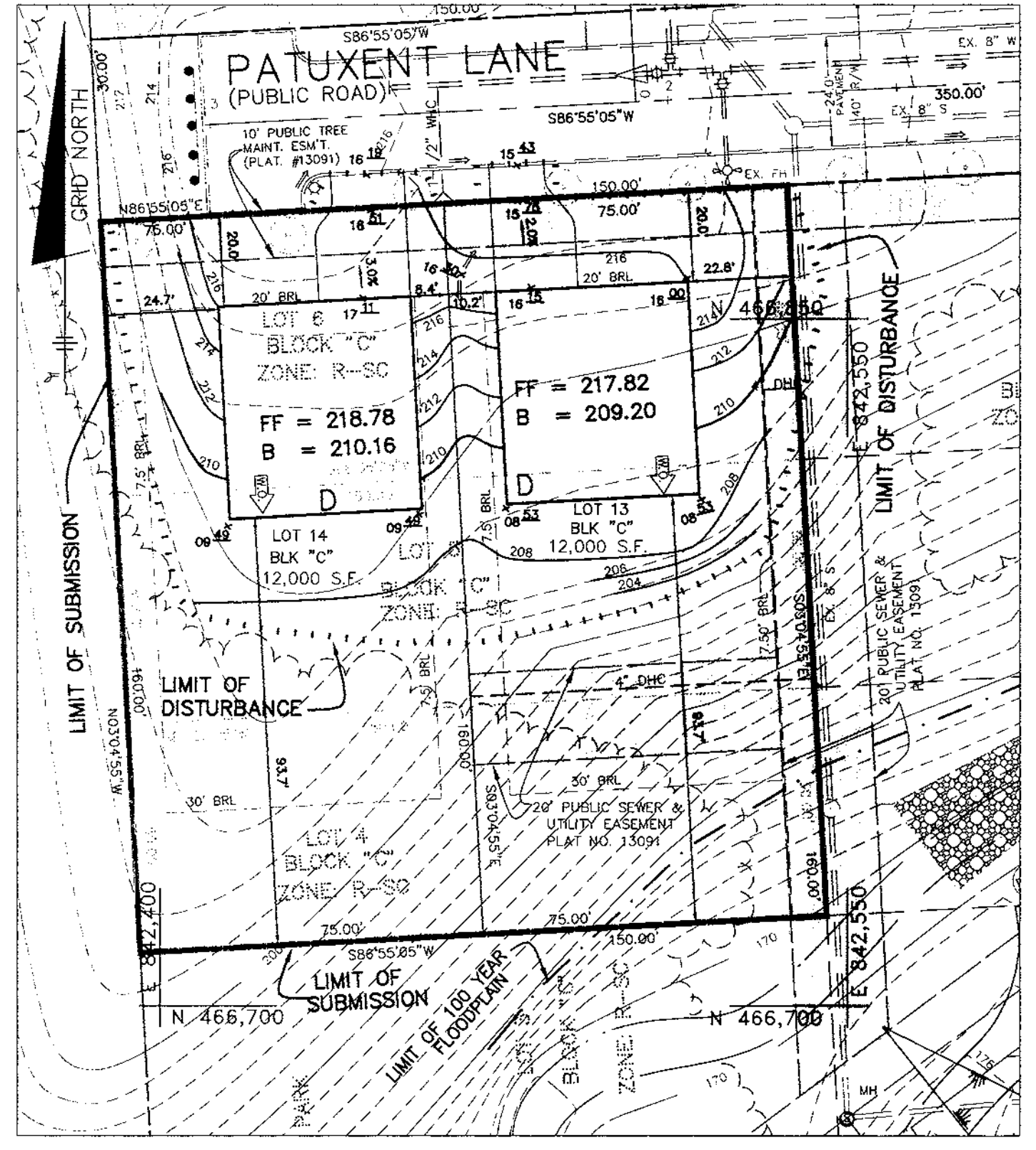
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

4/7/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
4/20/99
 CHIEF, DIVISION OF LAND DEVELOPMENT

4/28/99
 DIRECTOR



EXISTING SOST #1 CONSTRUCTED UNDER F-98-05 TO BE UTILIZED FOR THIS PLAN. DELAY HOUSE CONSTRUCTION AND GRADING ON LOT 10, BLOCK "G" UNTIL SEDIMENT TRAP IS REMOVED.



NO	DATE	REVISION
3	10-8-99	SITE LEXINGTON (SPLIT Foyer) ON LOT 26 G W/REV. DRIVY; REVISE GRADES
2	8-13-99	SITE LEXINGTON (SPLIT Foyer) ON LOT 28G, REVERSE DRIVE, REVISE GRADES
1	6-11-99	SITE DORHAM ON LOT 13A, REVERSE DRIVE, RAISE F.F. ELEV., REVISE GRADES

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
Donald Moan

8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELICOTT CITY, MARYLAND 21043
 PHONE: 410-465-6135 FAX: 410-465-8644

OWNER/DEVELOPER: CORNERSTONE HOLDINGS, L.L.C. 9691 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565	PROJECT: NORTH LAUREL PARK - PHASE II LOTS 2-5, 8-11, 13-14, & 16; BLOCK "A", LOTS 13-14; BLOCK "C", LOTS 1-10, 21-29, & 31-32; BLOCK "G"
TITLE: GENERIC SITE DEVELOPMENT PLAN	DATE: JAN, 1999 PROJECT NO. 1203
DESIGN: GWF/YSL DRAFT: YSL CHECK: GWF	SCALE: 1" = 30' DRAWING 2 OF 4

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

4/7/99 DATE
Carol Hamata 4/21/99 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT

4/28/99 DATE
Rosell Gray 4/28/99 DATE
 DIRECTOR



EXISTING SOST #1 CONSTRUCTED UNDER F-98-05 TO BE UTILIZED FOR THIS PLAN. DELAY HOUSE CONSTRUCTION AND GRADING ON LOT 10, BLOCK "G" UNTIL SEDIMENT TRAP IS REMOVED.

NO	DATE	REVISION
6	7-9-00	SITE WESTCOTT W/ BRICK FRONT AND OPT. REAR BAY ON LOT 10-G
5	3-8-00	SITE DURHAM W/ 2 CAR GARAGE ON LOT 2-G, RAISE FF ELEV, REVISE GRADES
4	2-28-00	SITE LEXINGTON (SPLIT FOYER) ON LOT 27-G, REVERSE DRIVE, REVISE GRADES, SITE LOCATION
3	10-8-99	SITE LEXINGTON (SPLIT FOYER) ON LOT 26-G, W/ 2 CAR GARAGE, REVERSE GRADES
2	8-13-99	SITE LEXINGTON (SPLIT FOYER) ON LOT 28-G, REVERSE DRIVE, REVISE GRADES
1	6-11-99	SITE DURHAM ON LOT 13A, REVERSE DRIVE, RAISE FF ELEV, REVISE GRADES
NO	DATE	REVISION

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS

ENGINEERING, INC.

Donald Moan

8490 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-8644

OWNER/DEVELOPER: CORNERSTONE HOLDINGS, L.L.C.
9691 NORFOLK AVENUE
LAUREL, MARYLAND 20723
410-792-2565

PROJECT: NORTH LAUREL PARK - PHASE II
LOTS 2-5, 8-11, 13-14, & 16; BLOCK "A"; LOTS 13-14; BLOCK "C"; LOTS 1-10, 21-29, & 31-32; BLOCK "G"

LOCATION: TAX MAP 50 - P/O PARCEL 426
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: **GENERIC SITE DEVELOPMENT PLAN**

DATE: JAN, 1999 PROJECT NO. 1203

DESIGN: GW/YSL DRAFT: YSL CHECK: GW

SCALE: 1" = 30'

DRAWING 2 OF 4

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

4/7/99
DATE

4/24/99
DATE

4/28/99
DATE

