

SHEET INDEX	
SHEET No.	DESCRIPTION
1	TITLE SHEET
2	STREAM VALLEY LANE PLAN AND PROFILE
3	STREET TREE, GRADING & SEDIMENT CONTROL PLAN
4	DRAINAGE AREA MAP & LANDSCAPE PLAN
5	STORM DRAIN PROFILES
6	SEDIMENT CONTROL NOTES AND DETAILS
7	FOREST CONSERVATION PLAN

# FINAL ROAD CONSTRUCTION, GRADING AND SEDIMENT CONTROL PLAN

## ROCKBURN VIEW

### SECTION TWO

### LOTS 1 THRU 8

### ZONED R-20

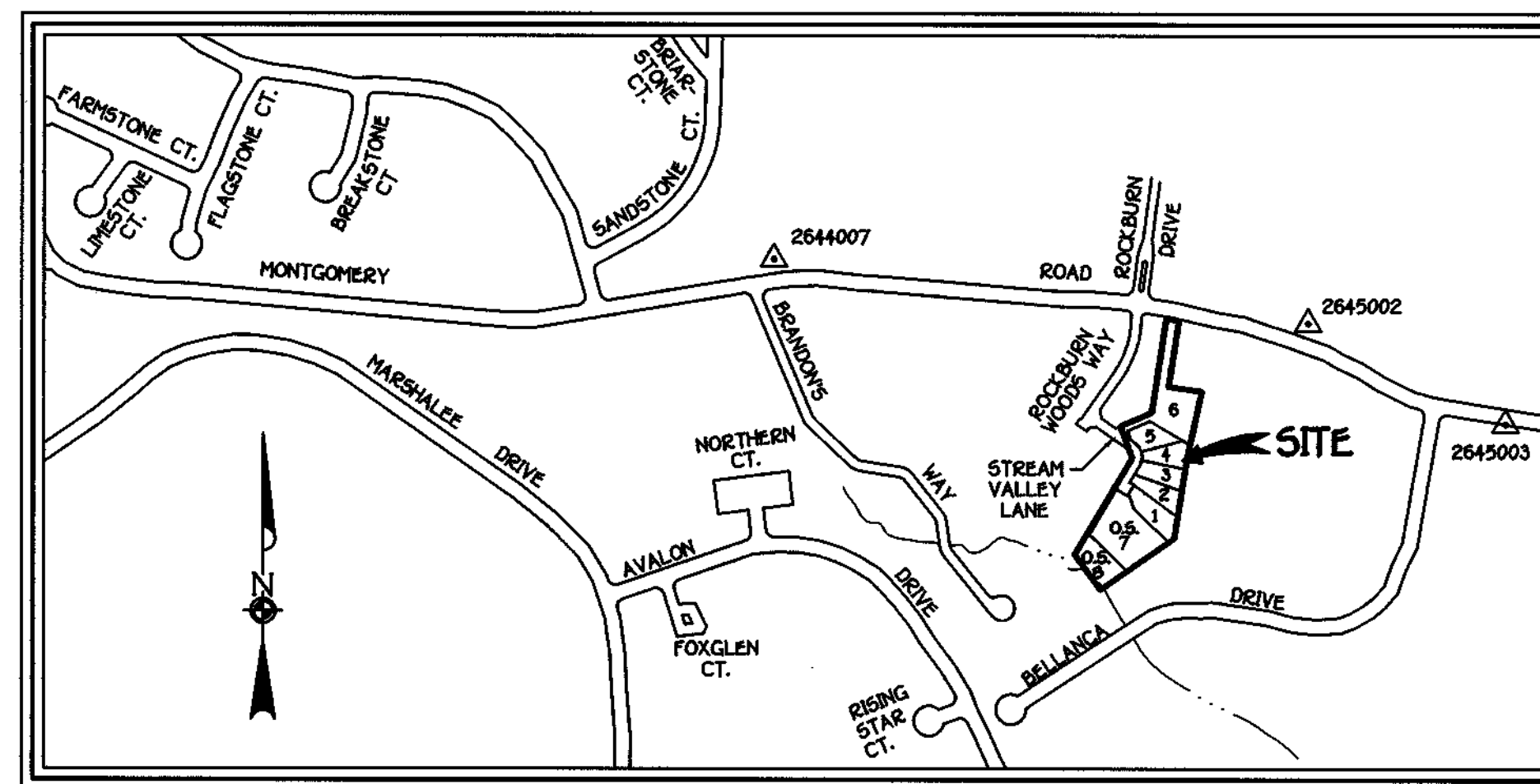
### TAX MAP NO. 37 PARCEL NO. 329 GRID NO. 4

APPROVED: DEPARTMENT OF PUBLIC WORKS <i>Richard M. Dore</i> CHIEF, BUREAU OF HIGHWAYS	2-14-02 DATE	
APPROVED: DEPARTMENT OF PLANNING AND ZONING <i>Linda Hamstra</i> CHIEF, DIVISION OF LAND DEVELOPMENT	2/19/02 DATE	
<i>John Dammann</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION	2/15/02 DATE	
REVISIONS		
NO.	DESCRIPTION	DATE

ROAD CLASSIFICATION CHART		
ROAD NAME	CLASSIFICATION	R/W WIDTH
STREAM VALLEY LANE	PUBLIC ACCESS PLACE	40'

STREET LIGHT CHART				
DWG. No.	STREET NAME	STATION	OFF-SET	FIXTURE/POLE TYPE
2	STREAM VALLEY LANE	2+30	15R	100-WATT COLONIAL H.P.S. VAPOR FIXTURE POST TOP FIXTURE MOUNTED ON A 4-FOOT BLACK FIBERGLASS POLE, LOCATED 2'-4" FROM BACK OF CURB
2	STREAM VALLEY LANE	3+97	21L	100-WATT COLONIAL H.P.S. VAPOR FIXTURE POST TOP FIXTURE MOUNTED ON A 4-FOOT BLACK FIBERGLASS POLE, LOCATED 2'-4" FROM BACK OF CURB

NOTE: MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.



VICINITY MAP  
SCALE: 1"=600'

## FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

### GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS, UNLESS WAIVERS ARE APPROVED.
- LOCATION: THE SITE IS LOCATED SOUTH OF MONTGOMERY ROAD, ADJACENT TO ROCKBURN ELEMENTARY SCHOOL.  
TAX MAP: 37 PARCEL: 329 GRID: 4
- ZONING: R-20 PER COMPREHENSIVE ZONING, EFFECTIVE OCTOBER 18, 1993.
- TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD RUN TOPOGRAPHY BY FISHER, COLLINS AND CARTER, INC. DATED AUGUST, 1997 AND SUPPLEMENTED BY HOWARD COUNTY AERIAL TOPOGRAPHY DATED SEPTEMBER, 2000.
- PROPERTY IS LOCATED WITHIN METROPOLITAN DISTRICT.
- PUBLIC WATER AND PUBLIC SEWER SYSTEMS ARE TO BE UTILIZED FOR THIS SITE AND WILL BE EXTENDED FROM THE LIMITS OF EXISTING CONTRACT Nos. 34-W, 10-1602 AND 10-1215.
- STORMWATER MANAGEMENT FOR THIS DEVELOPMENT HAS BEEN PROVIDED UNDER F99-163, "ROCKBURN VIEW" SUBDIVISION. WATER QUALITY HAS BEEN PROVIDED UNDER F99-163, "ROCKBURN VIEW" SUBDIVISION.
- THIS HORIZONTAL AND VERTICAL DATUM SHOWN ARE BASED ON THE FOLLOWING NAD27 HOWARD COUNTY CONTROL STATIONS:  
HOWARD COUNTY MONUMENT 2644007 N 503086.767 E 863894.036  
HOWARD COUNTY MONUMENT 2645002 N 502834.125 E 865704.323
- EXISTING UTILITIES SHOWN ARE BASED ON COUNTY RECORDS.
- GROSS AREA OF TRACT: 4.840 AC.  
A) TOTAL AREA OF PUBLIC ROADWAYS OR RIGHTS OF WAY: 0.276 AC.  
B) TOTAL AREA OF LOTS: 2.856 AC.  
C) TOTAL AREA OF OPEN SPACE: 1.737 AC.  
D) TOTAL NO. OF PROPOSED BUILDABLE LOTS = 6  
E) TOTAL NO. OPEN SPACE LOTS = 2  
F) NET AREA OF TRACT = 4.840 AC.
- FOREST STAND DELINEATION AND WAS PROVIDED BY ENVIRONMENTAL SYSTEMS ANALYSIS, INC. DATED NOV., 1996. FOREST CONSERVATION WAS PREPARED BY EXPLORATION RESEARCH, INC. DATED NOV., 1997. A TOTAL OF 0.48 AC. IS REQUIRED FOR AFFORESTATION. THIS AMOUNT OF AFFORESTATION WILL BE MET BY PLANTING 0.330 ACRES ON-SITE. THE REMAINING 0.14 AC. (6,090.4 SQ. FT.) OF AFFORESTATION OBLIGATION WILL BE MET BY PROVIDING A FEE-IN-LIEU PAYMENT OF \$3,049.20 TO THE HOWARD COUNTY FOREST CONSERVATION FUND.
- THE 100 Yr. FLOODPLAIN AS SHOWN ON THESE PLANS IS BASED ON FLOODPLAIN STUDY PREPARED BY FISHER, COLLINS & CARTER, INC. DATED JUNE 1998 (AREA = 0.189 AC.). THE FLOODPLAIN AREA SHOWN IN SECTION TWO WAS DESIGNED FOR ROCKBURN VIEW (F99-163).
- THE WETLANDS STUDY WAS PREPARED BY AMERICAN LAND CONCEPTS DATED NOV. 12, 1996 AND EXPLORATION RESEARCH DATED JUNE, 1998.
- THE TRAFFIC STUDY WAS PROVIDED BY LEE CUNNINGHAM ASSOC., INC. DATED NOV. 12, 1996.
- THE SOILS INVESTIGATION REPORT WAS PREPARED BY HILLIS-CARNE ENGINEERING ASSOC., INC. DATED NOV., 1997 AND JUNE 1998.
- STREET TREES AND PERIMETER LANDSCAPE TREES ARE SHOWN ON THESE ROAD PLANS.
- MINIMUM LOT AREA = 14,000 SQ. FT.
- OPEN SPACE REQUIRED: 30X x 4.87 AC. = 1.461 AC.  
OPEN SPACE PROVIDED: 1.740 AC.
- RECREATIONAL OPEN SPACE IS NOT REQUIRED AS PER SECTION 16.121.4 OF THE HOWARD COUNTY SUBDIVISION & LAND DEVELOPMENT REGULATIONS.
- RELATED DPZ FILES: 5-99-18, P-01-10 AND F-99-163 (ROCKBURN VIEW, SECTION ONE).
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:  
A) WIDTH - 12 FEET (4 FEET SERVING MORE THAN ONE RESIDENCE)  
B) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING, 1/2" MINIMUM  
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS.  
D) STRUCTURES (CULVERT / BRIDGE) - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.  
E) STRUCTURE CLEARANCES - MINIMUM 12 FEET  
F) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THE PROPOSED NOISE BARRIERS ALONG MONTGOMERY ROAD SHALL BE OWNED AND MAINTAINED BY H.O.A.
- CURRENT DEED REFERENCE: L. 5096 F. 8
- NO CEMETERIES EXIST ON THE SITE.
- "STREET LIGHT WILL BE REQUIRED IN THIS DEVELOPMENT IN ACCORDANCE WITH THE DESIGN MANUAL. STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SELECTED SHALL BE IN ACCORDANCE WITH THE LATEST HOWARD COUNTY DESIGN MANUAL, VOLUME III (1993) AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993)". THE JUNE 1993 POLICY INCLUDES GUIDELINES FOR LATERAL AND LONGITUDINAL PLACEMENT, A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE."
- IN ACCORDANCE WITH THE LETTER DATED NOVEMBER 5, 2001 LOTS 5 AND 6 WILL BE ALLOWED AS SHOWN ON THE PLANS SUBJECT TO THE FOLLOWING CONDITIONS:  
"LOT 5 AND RESUBDIVIDABLE LOT 6 IN THIS SUBDIVISION MUST BE RESUBDIVIDED WITH THE ADJACENT LOTS 30 AND 31 IN ROCKBURN VIEW IN ACCORDANCE WITH THE CONCEPT PLAN SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING, DIVISION OF LAND DEVELOPMENT ON NOVEMBER 5, 2001."

\* NOTE: THESE ITEMS HAVE BEEN PREVIOUSLY SUBMITTED AND APPROVED UNDER HOWARD COUNTY FILE NUMBER F99-163 IN APRIL, 2000. IN ADDITION, STORMWATER MANAGEMENT FOR THIS SUBDIVISION HAS BEEN PROVIDED UNDER F99-163, "ROCKBURN VIEW" SUBDIVISION.

FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CORNERSTONE OFFICE PARK - 1072 BALTIMORE NATIONAL PIKE  
ELKROTT CITY, MARYLAND 20724  
4100 461 - 2925

OWNER  
CORNERSTONE HOLDINGS, L.L.C.  
9691 NORFOLK AVE.  
LAUREL, MARYLAND 20723  
ATTN: MR. BRIAN BOY

DEVELOPER  
CORNERSTONE HOLDINGS, L.L.C.  
9691 NORFOLK AVE.  
LAUREL, MARYLAND 20723  
ATTN: MR. BRIAN BOY

Professional Engineer Seal for Charles J. Crovo, P.E., dated 2/14/02.

ROCKBURN VIEW  
SECTION TWO  
LOTS 1 THRU 8  
ZONED R-20  
TAX MAP NO. 37 PARCEL NO. 329 GRID NO. 4  
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
DATE: JANUARY 11, 2002  
SHEET 1 OF 7







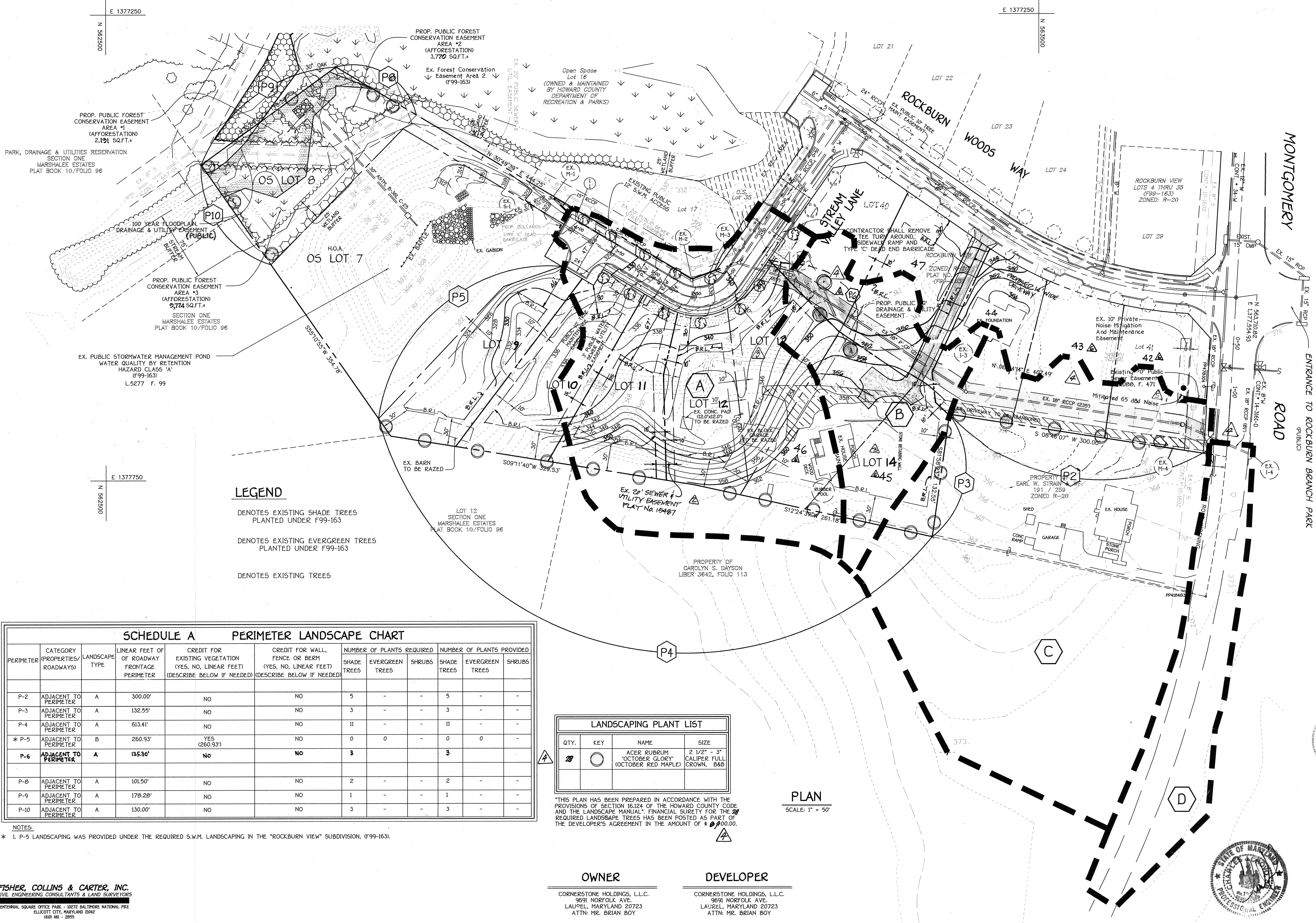




DRAINAGE AREA DATA						
STRUCTURE NO.	DRAINAGE AREA	AREA	'C'	ZONED	% IMP.	
I-1	A	1.95 AC.	0.47	R-20	30%	
EX. I-2	B	0.82 AC.	0.47	R-20	30%	
EX. I-3	C	2.98 AC.	0.47	R-20	30%	
EX. I-4	D	0.74 AC.	0.52	R-20	30%	

Approved: Department Of Planning And Zoning  
*Andy Hamilton* 2/19/02  
 Chief, Division Of Land Development  
*Michael J. ...* 2/15/02  
 Chief, Development Engineering Division  
 Approved: Howard County Department Of Public Works  
*Andrew M. ...* 2-14-02  
 Chief, Bureau Of Highways

REVISIONS		
NO.	DESCRIPTION	DATE
1	REVISED AFFORESTATION QUANTITIES	4/4/02
2	ADD LOTS 9 THRU 12 - PLAT NO. 15487	7/31/02
3	ADD LOTS 13 & 14 - PLAT NO.	7/31/02
5	REMOVE PROPOSED NOISE WALL AND EASEMENT	8/13/03
4	REMOVE PERIMETER LANDSCAPE P1, P6 & P7	4-15-04
	Revised landscape surety amount to reflect changes	
6	ADD P-6 BACK, SHOW LOTS 42-47	11/23/04



**LEGEND**

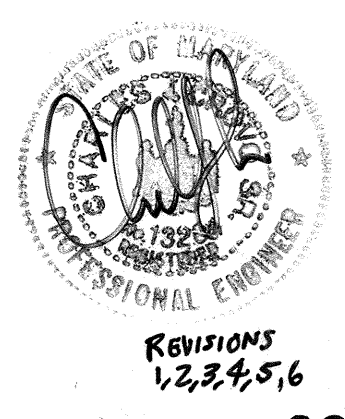
- ◻ DENOTES EXISTING SHADE TREES PLANTED UNDER F99-163
- ◻ DENOTES EXISTING EVERGREEN TREES PLANTED UNDER F99-163
- ◻ DENOTES EXISTING TREES

SCHEDULE A PERIMETER LANDSCAPE CHART												
PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NUMBER OF PLANTS REQUIRED			NUMBER OF PLANTS PROVIDED			
						SHADE TREES	EVERGREEN TREES	SHRUBS	SHADE TREES	EVERGREEN TREES	SHRUBS	
P-2	ADJACENT TO PERIMETER	A	300.00'	NO	NO	5	-	-	5	-	-	
P-3	ADJACENT TO PERIMETER	A	132.55'	NO	NO	3	-	-	3	-	-	
P-4	ADJACENT TO PERIMETER	A	613.41'	NO	NO	11	-	-	11	-	-	
* P-5	ADJACENT TO PERIMETER	B	260.93'	YES (260.93')	NO	0	0	-	0	0	-	
P-6	ADJACENT TO PERIMETER	A	135.30'	NO	NO	3	-	-	3	-	-	
P-8	ADJACENT TO PERIMETER	A	101.50'	NO	NO	2	-	-	2	-	-	
P-9	ADJACENT TO PERIMETER	A	178.28'	NO	NO	1	-	-	1	-	-	
P-10	ADJACENT TO PERIMETER	A	130.00'	NO	NO	3	-	-	3	-	-	

LANDSCAPING PLANT LIST				
QTY.	KEY	NAME	SIZE	
2	○	ACER RUBRUM (OCTOBER GLORY) (OCTOBER RED MAPLE)	2 1/2" - 3" CALIPER FULL CROWN, B&B	

\*THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPE TREES HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$ 8,000.00.

**NOTE:**  
 DRAINAGE AREA MAP DELINEATION IS BASED ON FUTURE DEVELOPMENT FOR ROCKBURN VIEW, F99-163.



REVISIONS 1, 2, 3, 4, 5, 6

**DRAINAGE AREA MAP AND LANDSCAPE PLAN**  
**ROCKBURN VIEW**  
 SECTION TWO  
 LOTS 1 THRU 14  
 ZONED R-20  
 TAX MAP NO. 37 PARCEL NO. 329 GRID NO. 4  
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 DATE: JANUARY 11, 2002  
 SHEET 4 OF 7



**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 4100 461 - 2000

**OWNER**  
 CORNERSTONE HOLDINGS, L.L.C.  
 9691 NORFOLK AVE.  
 LAUREL, MARYLAND 20723  
 ATTN: MR. BRIAN BOY

**DEVELOPER**  
 CORNERSTONE HOLDINGS, L.L.C.  
 9691 NORFOLK AVE.  
 LAUREL, MARYLAND 20723  
 ATTN: MR. BRIAN BOY



**STRUCTURE SCHEDULE**

STRUCTURE NO.	TOP ELEVATION	INV. IN	INV. OUT	ROAD NAME	ROAD STA.	OFFSET	TYPE	REMARKS
I-1	324.26	---	316.00	STREAM VALLEY LANE	4+05.30	* 10.43R	A-10	S.D. 4.41 WIDTH=4.62'
EX. I-2	339.05	335.85	335.70	-----	N 563,240.201 E 1,377,036.496	---	YARD INLET	S.D. 4.14
EX. I-3	350.18	342.10	341.90	-----	N 563,421.594 E 1,377,695.848	---	YARD INLET	S.D. 4.14
EX. I-4	369.73	---	360.80	-----	N 563,712.263 E 1,377,722.939	---	A-10	S.D. 4.41
EX. M-1 (F99-163)	320.00	312.77	316.00	-----	N 562,976.65 E 1,377,445.91	---	SHALLOW MANHOLE	G - 5.05
EX. M-2	335.98	325.25	325.00	-----	N 563,077.710 E 1,377,635.834	---	STANDARD MANHOLE	G - 5.04
EX. M-3	338.40	328.60	328.20	-----	N 563,178.483 E 1,377,416.966	---	STANDARD MANHOLE	G - 5.04
EX. M-4	366.50	358.20	352.80	-----	N 563,253.741 E 1,377,626.400	---	STANDARD MANHOLE	G - 5.04
EX. S-1 (F99-163)	314.26	312.01	312.01	-----	N 562,936.11 E 1,377,467.11	---	CONC. END SECTION	S.D. 5.52

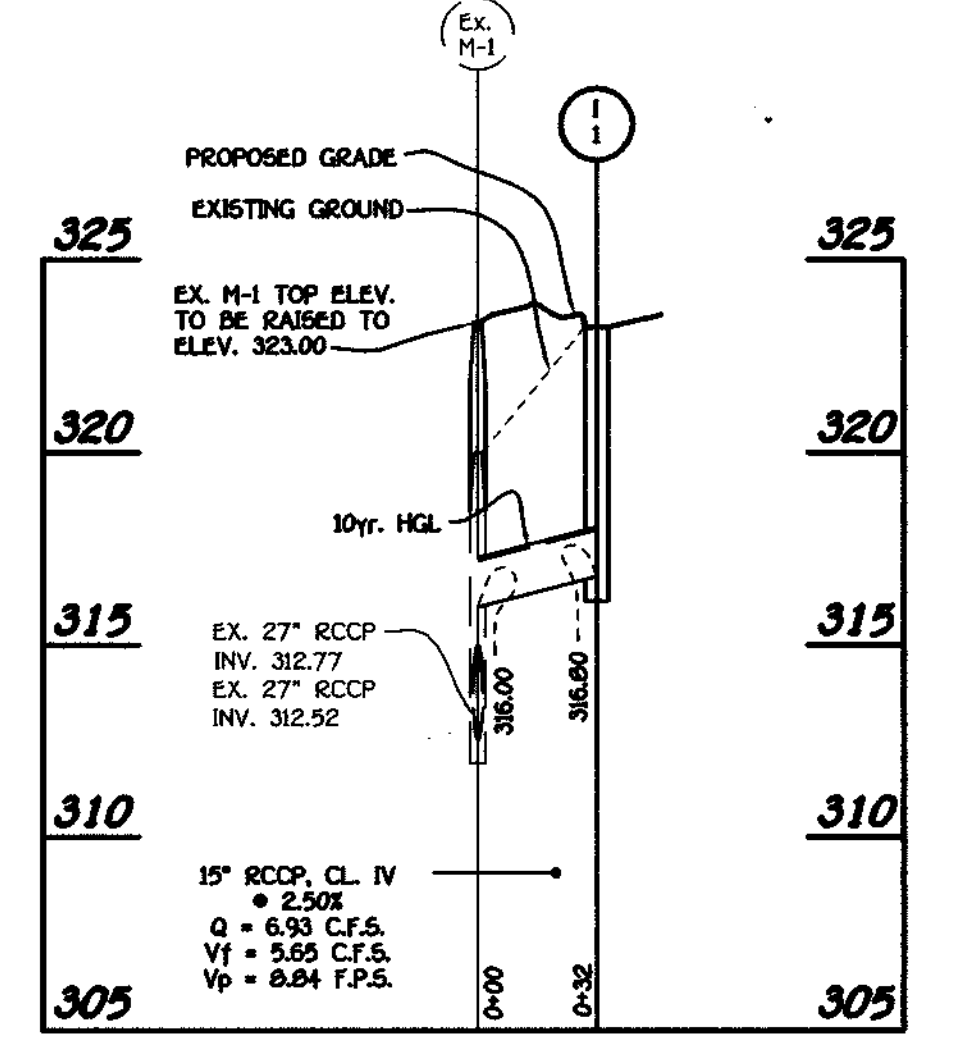
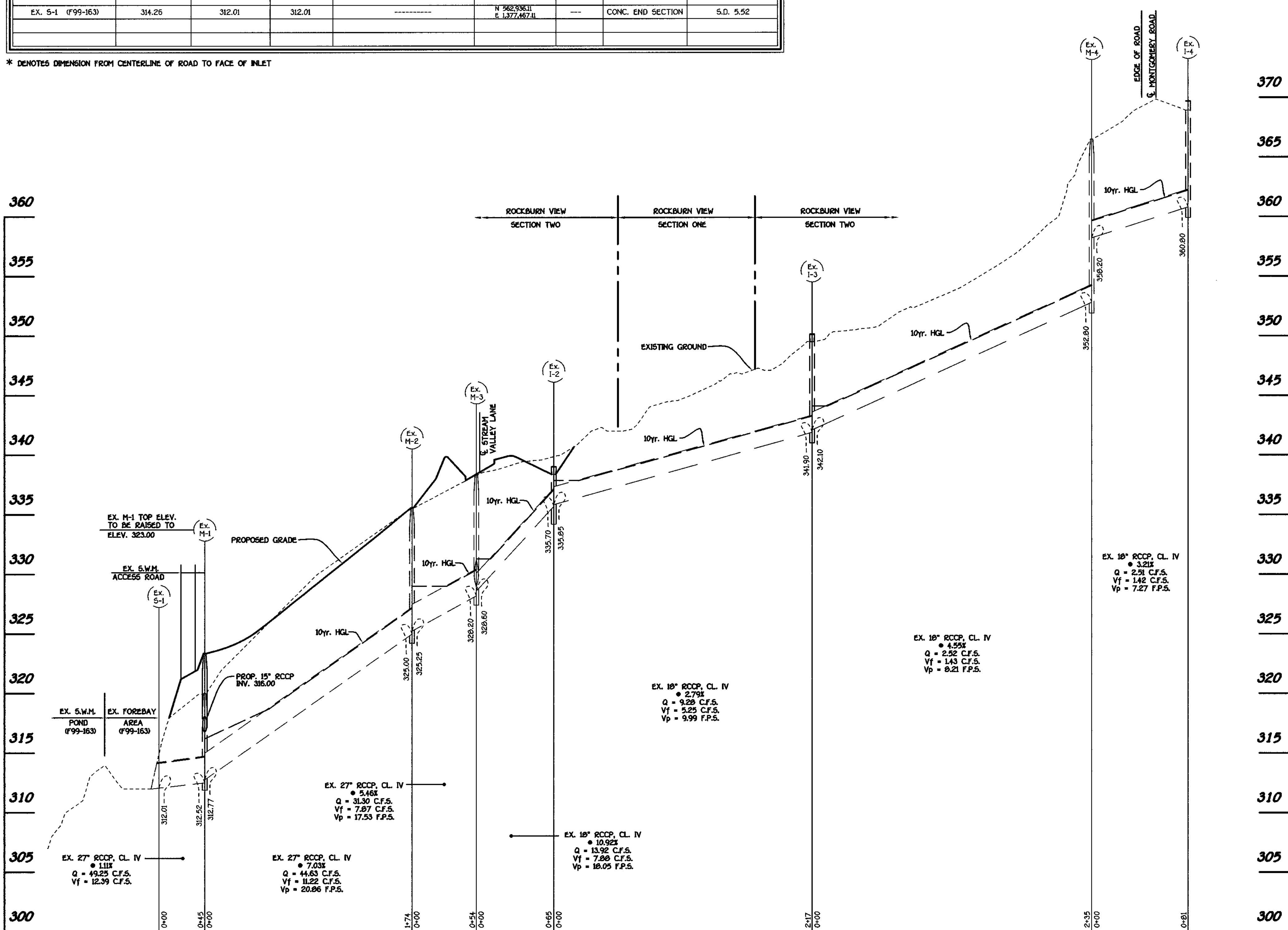
\* DENOTES DIMENSION FROM CENTERLINE OF ROAD TO FACE OF INLET

APPROVED: DEPARTMENT OF PUBLIC WORKS  
*Richard M. Donker* 2-14-02  
 CHIEF, BUREAU OF HIGHWAYS MS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*Cathy Hamstra* 2/11/02  
 CHIEF, DIVISION OF LAND DEVELOPMENT MS DATE

*Chris P. Williams* 2/15/02  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION & DATE

REVISIONS		
NO.	DESCRIPTION	DATE



**PROFILE**  
 SCALE: HORIZ. : 1" = 50'  
 VERT. : 1" = 5'

**PROFILE**  
 SCALE: HORIZ. : 1" = 50'  
 VERT. : 1" = 5'



**STORMDRAIN PROFILES**  
**ROCKBURN VIEW**  
 SECTION TWO  
 LOTS 1 THRU 8

ZONED R-20  
 TAX MAP NO. 37 PARCEL NO. 329 GRID NO. 4  
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 DATE: JANUARY 11, 2002  
 SHEET 5 OF 7

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 1000 SQUARE OFFICE PARK - 10072 BALTIMORE NATIONAL FREE  
 ELLICOTT CITY, MARYLAND 21041  
 4100 461 - 2999

**OWNER**  
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 LAUREL, MARYLAND 20723  
 ATTN: MR. BRIAN BOY

**DEVELOPER**  
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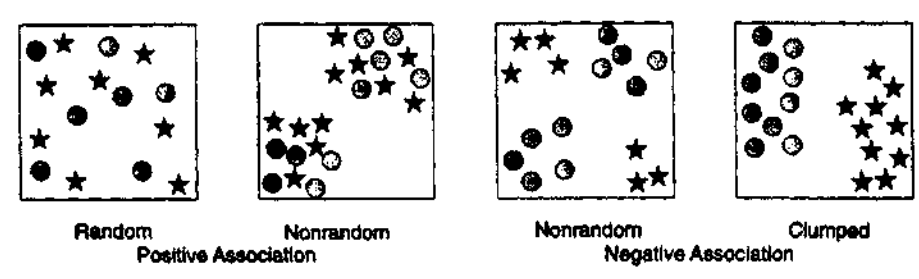
**AFFORESTATION AREA MONITORING NOTES**

1. Monthly visits during the first growing season are to assess the success of the plantings and to determine if supplemental watering, pest control or other actions are necessary. Early spring visits will document winter kill and autumn visits will document summer kill.
2. The minimum survival rate shall be 75% of the total number of trees planted per acre at the end of the two year maintenance period. Wild tree seedlings from natural regeneration on the planting site may be counted up to 50% toward the total survival number if they are healthy native species at least 12 inches tall.
3. Survival will be determined by a stratified random sampling of the plantings. The species composition of the sample population should be proportionate to the amount of each species in the entire planting to be sampled.
4. Effective monitoring will assess plant survivability during the first growing season and make recommendations for reinforcement plantings if required at that time.

**AFFORESTATION PLANTING NOTES**

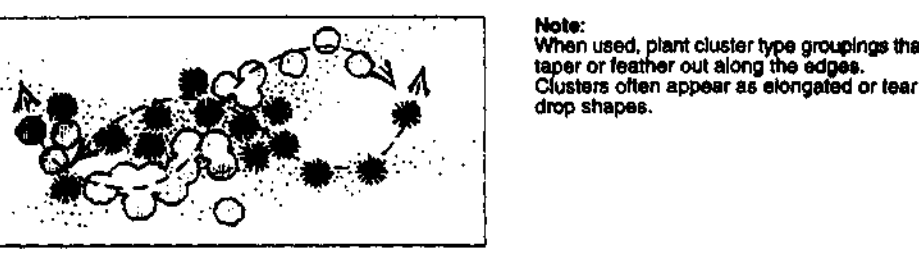
1. Afforestation areas may be planted as soon as reasonable to do so. Late winter-early spring plantings are preferred. Earliest planting dates will vary from year to year but planting may generally begin as soon as the ground is no longer frozen. Alternate planting dates may be considered as condition warrants.
2. Soil amendments and fertilization recommendations will be made based upon the results of soil analysis for nitrogen, phosphorus, potassium, organic matter content and pH. If required, fertilizer will be provided using a slow release, soluble 16-8-16 analysis designed to last 5-8 years contained in polyethylene perforated bags such as manufactured by ADCO Works, P.O. Box 310 Hollis, N.Y. 11423 or approved equal.
3. Plant materials will be planted in accordance with the Planting Distribution Diagram, Planting Details and plant schedule.
4. Plant material shall be nursery grown and inspected prior to planting. Plants not conforming to the American Standard for Nursery Stock specifications for size, form, vigor, or roots, or due to trunk wounds, breakage, desiccation, insect or disease must be replaced.
5. Planting stock must be protected from desiccation at all times prior to planting. Materials held for planting shall be mulched and placed in cool shaded areas until ready for placement.
6. Newly planted trees may require watering at least once per week during the first growing season depending on rainfall in order to get established. The initial planting operation should allow for watering during installation to completely soak backfill material.
7. Mulch shall be applied in accordance with the diagram provided and shall consist of composted, shredded hardwood bark mulch, free of wood alcohol.
8. All nursery stock to be sprayed with deer repellent containing Bitrex, such as Repellex. All nursery stock to be grown with deer repellent tablets in growing medium, such as Repellex Tablets.

**Typical Forest Tree Distribution Patterns**

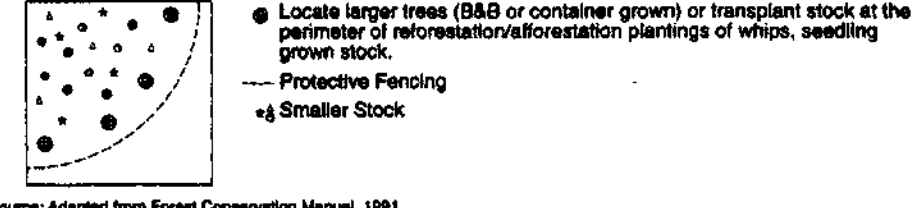


Note: Naturally occurring populations of trees tend to be found in informal groupings. A cluster of trees is really a mosaic of different species groups. The objective of an afforestation/restoration plan is to select the appropriate species and distribution pattern for a chosen site that mimic natural patterns.

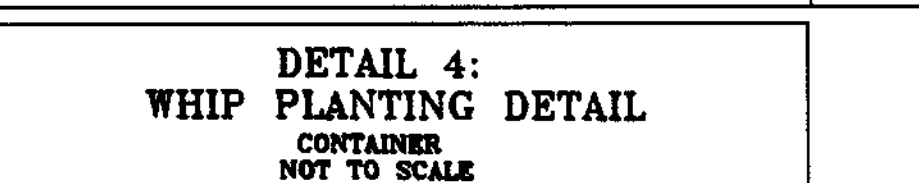
**Aggregate Distribution Drift**



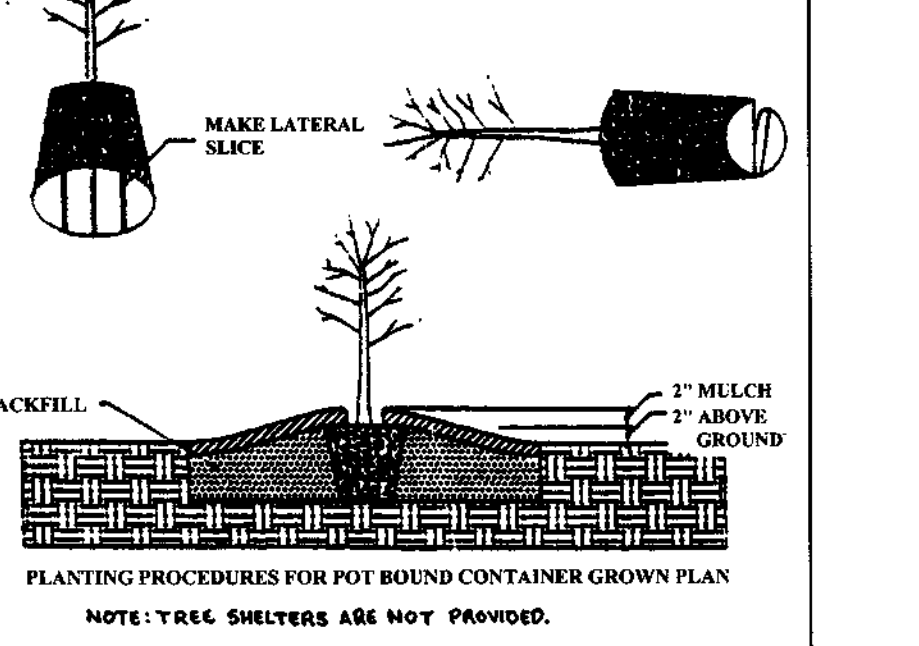
**Mixing Transplant Stock**



**Planting Distribution Patterns**



**DETAIL 4: WHIP PLANTING DETAIL CONTAINER NOT TO SCALE**

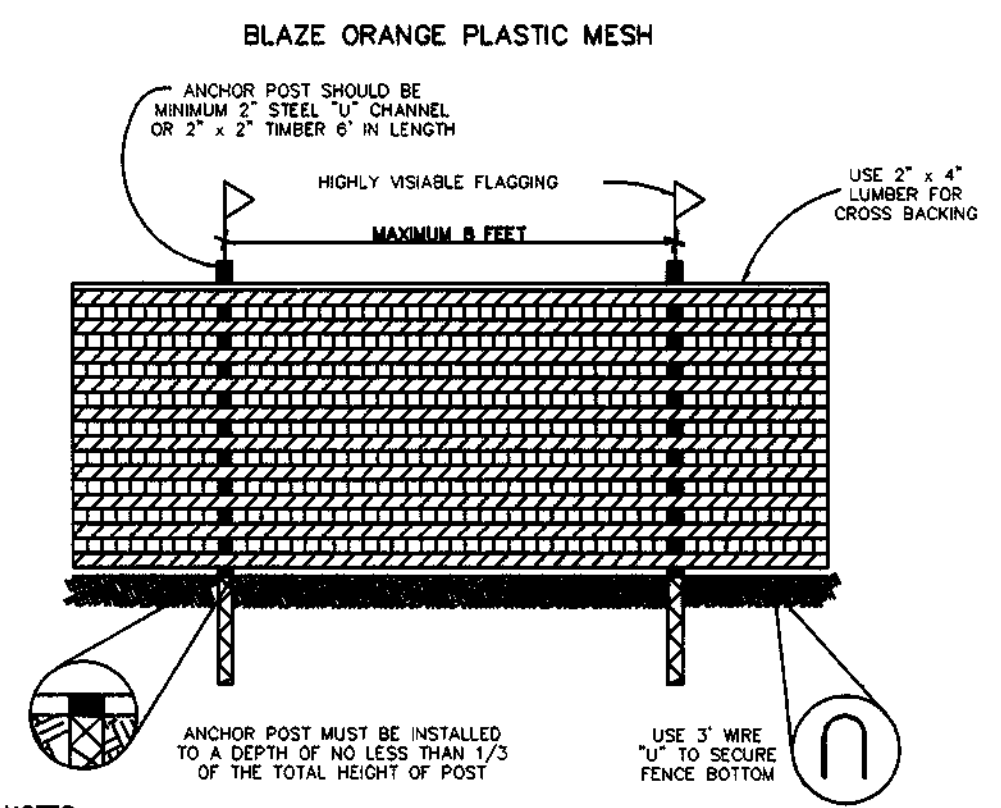
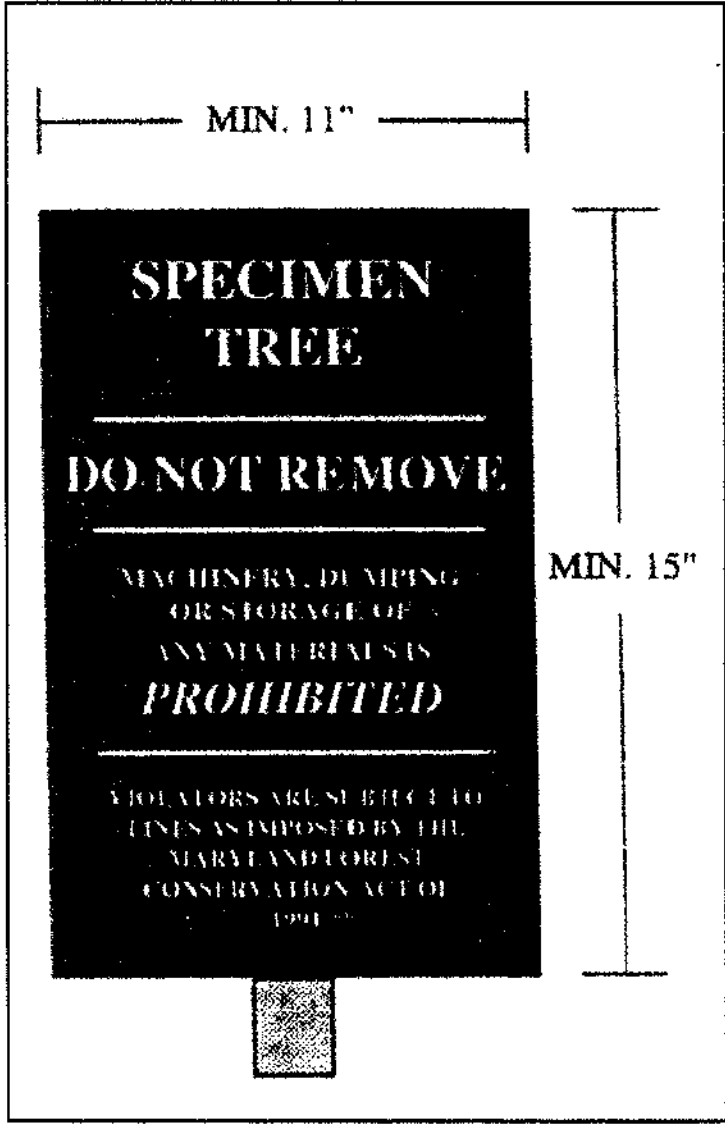
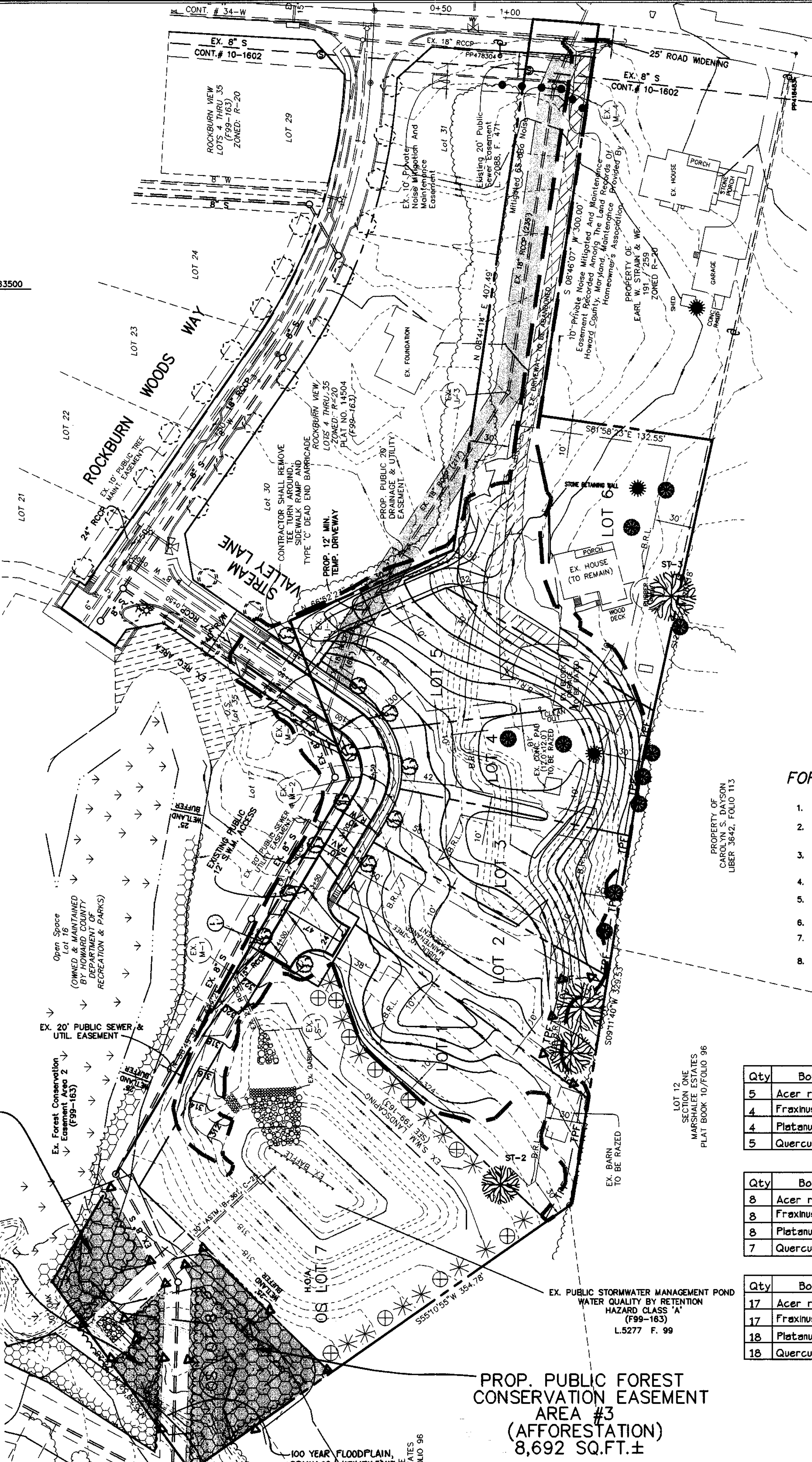


- △ SPECIMEN TREE PROTECTION SIGN
- TPF — TREE PROTECTION FENCE
- PROPOSED FOREST CONSERVATION EASEMENT
- DENOTES EXISTING PAVING TO BE REMOVED
- DENOTES 15% - 24.99% SLOPES
- DENOTES 25% OR GREATER SLOPES

PROP. PUBLIC FOREST CONSERVATION EASEMENT AREA #2 (AFFORESTATION) 3,782 SQ.FT.±

PROP. PUBLIC FOREST CONSERVATION EASEMENT AREA #1 (AFFORESTATION) 2,233 SQ.FT.±

PROP. PUBLIC FOREST CONSERVATION EASEMENT AREA #3 (AFFORESTATION) 8,692 SQ.FT.±



**FOREST TREE PROTECTION AND MANAGEMENT NOTES**

1. TREE PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO ANY GRADING OR LAND CLEARING.
2. AFTER THE BOUNDARIES OF THE RETENTION AREAS HAVE BEEN STAKED AND FLAGGED AND BEFORE ANY DISTURBANCE HAS TAKEN PLACE A PRE-CONSTRUCTION MEETING WITH THE HOWARD COUNTY INSPECTOR IS REQUIRED.
3. PROVIDE MAINTENANCE TO TREE PROTECTION DEVICES AND SIGNAGE TO MAINTAIN THEIR INTEGRITY THROUGHOUT THE DURATION OF THE PROJECT.
4. ATTACHMENT OF SIGNS OR ANY OTHER OBJECTS TO TREES IS PROHIBITED.
5. ANY SIGNIFICANT CHANGES MADE TO THE FOREST CONSERVATION PLAN SHALL BE MADE WITH THE PRIOR APPROVAL OF THE HOWARD COUNTY DEPT. OF PLANNING AND ZONING.
6. NO BURIAL OF DISCARDED MATERIAL IS PERMITTED WITHIN FOREST CONSERVATION AND PLANTING AREAS.
7. NO OPEN BURNING WITHIN 100 FEET OF WOODED AREAS IS PERMITTED.
8. POST CONSTRUCTION PHASE
  - a. INSPECT EXISTING TREES AROUND PERIMETER OF SITE FOR SIGNS OF ROOT OR TRUNK DAMAGE AND EXCESSIVE SOIL COMPACTION.
  - b. REMOVE DEAD OR DYING TREES AND EVALUATE FOR HAZARD TREE REMOVAL.
  - c. ALL TEMPORARY FOREST PROTECTION DEVICES WILL BE REMOVED AFTER CONSTRUCTION.
  - d. FOLLOWING COMPLETION OF CONSTRUCTION, PRIOR TO USE, THE COUNTY INSPECTOR SHALL INSPECT THE ENTIRE SITE FOR COMPLIANCE WITH THIS FOREST CONSERVATION PLAN.

**EASEMENT 1 0.051 Ac AFFORESTATION**

Qty	Botanical Name	Common Name	Min. Size	Spacing	Notes
5	Acer rubrum	Red Maple	WHIP 2-3'	11' o.c.	Container
4	Fraxinus pennsylvanica	Green Ash	WHIP 2-3'	11' o.c.	Container
4	Pletanus occidentalis	Sycamore	WHIP 2-3'	11' o.c.	Container
5	Quercus palustris	Pin Oak	WHIP 2-3'	11' o.c.	Container

**EASEMENT 2 0.087 Ac AFFORESTATION**

Qty	Botanical Name	Common Name	Min. Size	Spacing	Notes
8	Acer rubrum	Red Maple	WHIP 2-3'	11' o.c.	Container
8	Fraxinus pennsylvanica	Green Ash	WHIP 2-3'	11' o.c.	Container
8	Pletanus occidentalis	Sycamore	WHIP 2-3'	11' o.c.	Container
7	Quercus palustris	Pin Oak	WHIP 2-3'	11' o.c.	Container

**EASEMENT 3 0.200 Ac AFFORESTATION**

Qty	Botanical Name	Common Name	Min. Size	Spacing	Notes
17	Acer rubrum	Red Maple	WHIP 2-3'	11' o.c.	Container
17	Fraxinus pennsylvanica	Green Ash	WHIP 2-3'	11' o.c.	Container
18	Pletanus occidentalis	Sycamore	WHIP 2-3'	11' o.c.	Container
18	Quercus palustris	Pin Oak	WHIP 2-3'	11' o.c.	Container

**OWNER**  
CORNERSTONE HOLDINGS, L.L.C.  
9891 NORFORK AVE.  
LAUREL, MARYLAND 20723  
(410) 792-2265  
ATTN: MR. BRIAN BOY

**DEVELOPER**  
CORNERSTONE HOLDINGS, L.L.C.  
9891 NORFORK AVE.  
LAUREL, MARYLAND 20723  
(410) 792-2265  
ATTN: MR. BRIAN BOY

Approved: Department Of Public Works  
*Charles W. S. Sander* 2-14-02  
Chief, Bureau Of Highways Date

Approved: Department Of Planning And Zoning  
*Cindy Hamilton* 2/19/02  
Chief, Division Of Land Development Date

*Mike DeLuca* 2/15/02  
Chief, Development Engineering Division Date

**FOREST CONSERVATION WORKSHEET**

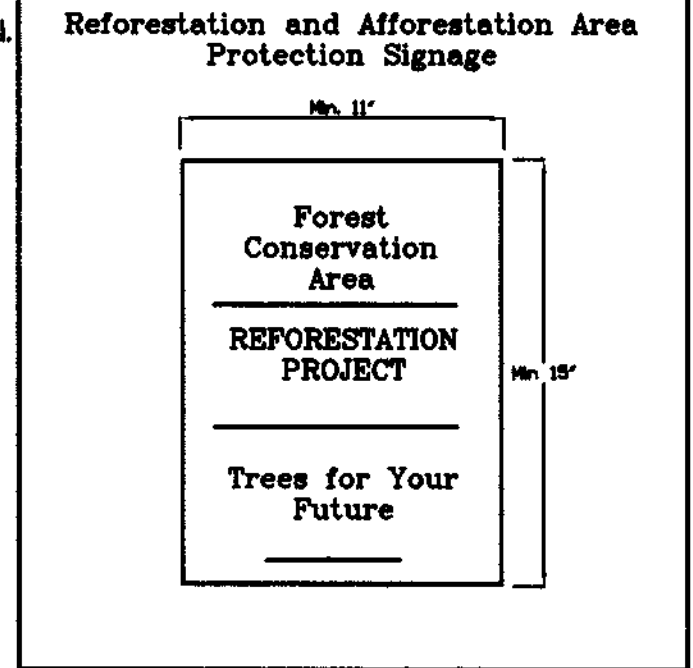
Net Tract Area (1/10 ac)

A. Total Tract Area	4.87
B. Area Within 100 Year Floodplain	0.19
C. Other Deductions	1.45
D. Net Tract Area	3.23
Zoning Use Category: High Density Residential	
Land Use Category	
E. Afforestation Minimum (15% x D)	0.48
F. Conservation Threshold (20% x D)	0.65
Existing Forest Cover	
G. Existing Forest on Net Tract Area	0
H. Forest Area Above Conservation Threshold	0
Breakeven Point	
J. Forest Retention Above Threshold with no Mitigation	NA
K. Clearing Permitted without Mitigation	NA
Proposed Forest Clearing	
K. Forest Areas to be Cleared	0
L. Forest Areas to be Retained	0
Planting Requirements	
M. Reforestation for Clearing Above Threshold	0
N. Reforestation for Clearing Below the Threshold	0
P. Credit for Retention Above Conservation Threshold	0
Q. Total Reforestation Required	0
R. Total Afforestation Required	0.48
S. Total Reforestation and Afforestation Requirement	0.48

**Forest Conservation Narrative**

This Forest Conservation Plan has been developed in accordance with the Howard County Forest Conservation Manual and the Forest Conservation Act of 1981.

The site consists of 4.87 Ac of non-forested land. As a result of SWM and utility construction for the adjacent Rockburn View Subdivision (F99-163), 1.45 Ac of impact has already been accounted for. A small area of floodplain at the end of Lot 8 has also been taken out, for a net tract area of 3.226 Ac. There are three specimen trees, all of which will be protected. There are offsite trees along the eastern property line which will be protected. The afforestation requirement is 0.48 Ac. The afforestation obligation will be met with on-site afforestation planting of 0.338 Ac, and a Fee-in-Lieu payment for the remaining 0.14 Ac (8098.4 sf). The Fee-in-Lieu payment amount of \$3,042.20 is required to be paid to the Howard County Forest Conservation Fund.



**FOREST CONSERVATION EASEMENT TABLE**

EASEMENT 1	0.051 AC	ALL AFFORESTATION
EASEMENT 2	0.087 AC	ALL AFFORESTATION
EASEMENT 3	0.200 AC	ALL AFFORESTATION
<b>TOTAL</b>	<b>0.338 AC</b>	<b>ALL AFFORESTATION</b>



**FOREST CONSERVATION PLAN**  
**ROCKBURN VIEW**  
SECTION TWO  
LOTS 1 THRU 8  
(WERTZ PROPERTY)  
Zoning: R-20  
Tax Map No. 37 Parcel No. 329, Grid No. 4  
First Election District: Howard County, Maryland

Scale: 1" = 50'  
Date: JANUARY 11, 2002  
Sheet 7 OF 7

**FISHER, COLLINS & CARTER, INC.**  
Civil Engineering Consultants & Land Surveyors  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PARK  
ELICOTT CITY, MARYLAND 21042  
(410) 461-2855

**EXPLORATION RESEARCH, INC.**  
ENVIRONMENTAL CONSULTANTS  
8818 FORESTVIEW SPACED  
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TEL: (410) 750-1150 FAX: (410) 750-7960

REVISED PER COUNTY COMMENTS 10/26/01 DH