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

APPROVED: DEPARTMENT OF PUBLIC WORKS
CHIEF, BUREAU OF HIGHWAYS — DATE 2-14-02

APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 2/19/02
CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 2/15/02

REVISIONS		
NO.	DESCRIPTION	DATE

FINAL ROAD CONSTRUCTION, GRADING AND SEDIMENT CONTROL PLAN

ROCKBURN VIEW

SECTION TWO

LOTS 1 THRU 8

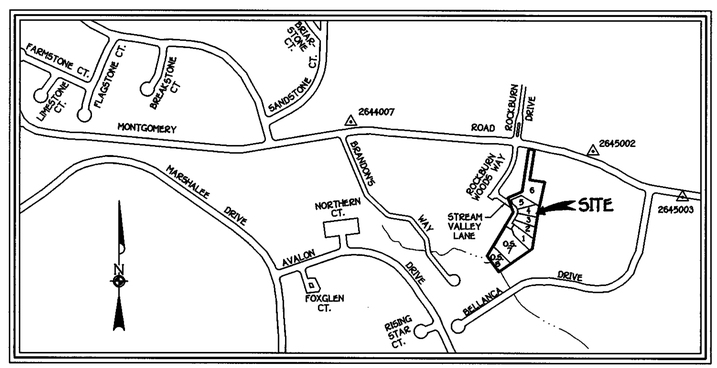
ZONED R-20

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

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+38	15'R	100-WATT COLONIAL H.P.S. VAPOR FIXTURE POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE. LOCATED 2'-4' FROM BACK OF CURB
2	STREAM VALLEY LANE	3+97	21'L	100-WATT COLONIAL H.P.S. VAPOR FIXTURE POST TOP FIXTURE MOUNTED ON A 14-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

1. ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS, UNLESS WAIVERS ARE APPROVED.
2. LOCATION: THE SITE IS LOCATED SOUTH OF MONTGOMERY ROAD, ADJACENT TO ROCKBURN ELEMENTARY SCHOOL.
   TAX MAP: 37 PARCEL: 329 GRID: 4
3. ZONING: R-20 PER COMPREHENSIVE ZONING, EFFECTIVE OCTOBER 18, 1993.
4. 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.
5. PROPERTY IS LOCATED WITHIN METROPOLITAN DISTRICT.
6. 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.

*7. 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.

8. THIS HORIZONTAL AND VERTICAL DATUM SHOWN ARE BASED ON THE FOLLOWING NAD'27 HOWARD COUNTY CONTROL STATIONS:
   HOWARD COUNTY MONUMENT 2644007 — N 503086.767, E 863684.036
   HOWARD COUNTY MONUMENT 2645002 — N 502834.125, E 865704.323
9. EXISTING UTILITIES SHOWN ARE BASED ON COUNTY RECORDS.
10. GROSS AREA OF TRACT: 4.840 Ac.±
11. 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.±
12. 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 0.338 ACRES ONSITE. THE REMAINING 0.14 AC. (6,098.4 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.

*13. 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).

*14. THE WETLANDS STUDY WAS PREPARED BY AMERICAN LAND CONCEPTS DATED NOV. 12, 1996 AND EXPLORATION RESEARCH DATED JUNE, 1998.

*15. THE TRAFFIC STUDY WAS PROVIDED BY LEE CUNNINGHAM ASSOC., INC. DATED NOV. 12, 1996.

*16. THE SOILS INVESTIGATION REPORT WAS PREPARED BY HILLIS-CARNES ENGINEERING ASSOC., INC. DATED NOV., 1997 AND JUNE 1998.

17. STREET TREES AND PERIMETER LANDSCAPE TREES ARE SHOWN ON THESE ROAD PLANS.
18. MINIMUM LOT AREA = 14,000 SQ. FT.
19. OPEN SPACE REQUIRED: 30% x 4.87 AC. = 1.461 AC.±
    OPEN SPACE PROVIDED: 1.740 AC.±
20. RECREATIONAL OPEN SPACE IS NOT REQUIRED AS PER SECTION 16.121.a.4 OF THE HOWARD COUNTY SUBDIVISION & LAND DEVELOPMENT REGULATIONS.
21. RELATED DPZ FILES: S-99-18, P-01-10 AND F-99-163 (ROCKBURN VIEW, SECTION ONE).
22. DRIVEWAY(S) 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 (14 FEET SERVING MORE THAN ONE RESIDENCE)
    B) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING. (1 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.
23. THE PROPOSED NOISE BARRIERS ALONG MONTGOMERY ROAD SHALL BE OWNED AND MAINTAINED BY H.O.A.
24. CURRENT DEED REFERENCE: L. 5096 F. 8
25. NO CEMETERIES EXIST ON THE SITE.
26. "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."
27. 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 CONDITION:
    "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.

STATE OF MARYLAND — CHARLES J. CROVO — No. 13204 — PROFESSIONAL ENGINEER

CHARLES J. CROVO, P.E. — DATE 2/1/02

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

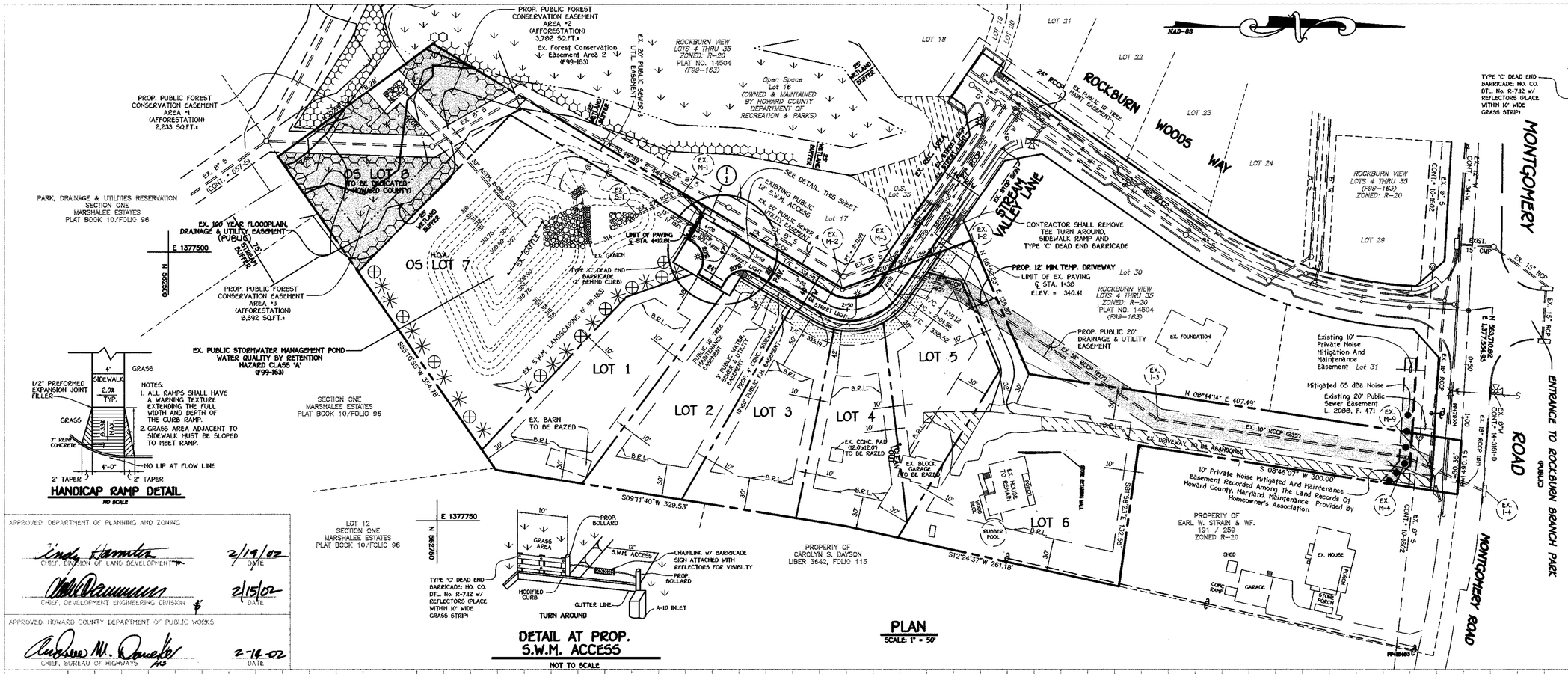
F 02-18

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

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

K:\Drawings\330694 West Property\FINAL\330694 TITLESHEET.dwg, 1/29/1/2002 10:12:14 PM


PROP. PUBLIC FOREST CONSERVATION EASEMENT AREA #2 (AFFORESTATION) 3,782 SQ.FT.± Ex. Forest Conservation Easement Area 2 (F99-163)
PROP. PUBLIC FOREST CONSERVATION EASEMENT AREA #1 (AFFORESTATION) 2,233 SQ.FT.±
PROP. PUBLIC FOREST CONSERVATION EASEMENT AREA #3 (AFFORESTATION) 8,692 SQ.FT.±
PARK, DRAINAGE & UTILITIES RESERVATION SECTION ONE MARSHALEE ESTATES PLAT BOOK 10/FOLIO 96
EX. 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT (PUBLIC)
EX. PUBLIC STORMWATER MANAGEMENT POND WATER QUALITY BY RETENTION HAZARD CLASS 'A' (F99-163)
SECTION ONE MARSHALEE ESTATES PLAT BOOK 10/FOLIO 96
ROCKBURN VIEW LOTS 4 THRU 35 ZONED: R-20 PLAT NO. 14504 (F99-163)
Open Space Lot 16 (OWNED & MAINTAINED BY HOWARD COUNTY DEPARTMENT OF RECREATION & PARKS)
ROCKBURN WOODS WAY
STREAM VALLEY LANE
MONTGOMERY ROAD
ENTRANCE TO ROCKBURN BRANCH PARK (PUBLIC)
CONTRACTOR SHALL REMOVE TEE TURN AROUND, SIDEWALK RAMP AND TYPE 'C' DEAD END BARRICADE
PROP. 12' MIN. TEMP. DRIVEWAY
PROP. PUBLIC 20' DRAINAGE & UTILITY EASEMENT
EX. BARN TO BE RAZED
EX. CONC. PAD (12.0'x12.0') TO BE RAZED
EX. BLOCK GARAGE TO BE RAZED
EX. HOUSE TO REMAIN
PROPERTY OF CAROLYN S. DAYSON LIBER 3642, FOLIO 113
PROPERTY OF EARL W. STRAIN & WF. 191 / 259 ZONED R-20
10' Private Noise Mitigated And Maintenance Easement Recorded Among The Land Records Of Howard County, Maryland. Maintenance Provided By Homeowner's Association.
Existing 10' Private Noise Mitigated And Maintenance Easement
Mitigated 65 dBA Noise
Existing 20' Public Sewer Easement L. 2088, F. 471
N 08°44'14" E 407.49'
S 08°46'07" W 300.00'
S09°11'40"W 329.53'
S12°24'33"W 261.18'
S35°10'55"W 354.78'
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 12 SECTION ONE MARSHALEE ESTATES PLAT BOOK 10/FOLIO 96
OS LOT 7
OS LOT 8 (TO BE DEDICATED TO HOWARD COUNTY)
LIMIT OF PAVING ℄ STA. 4+10.81
TYPE 'C' DEAD END BARRICADE (2' BEHIND CURB)
EX. GABION
EX. S.W.M. LANDSCAPING (F 99-163)
SEE DETAIL THIS SHEET
EXISTING PUBLIC 12' S.W.M. ACCESS
EX. PUBLIC SEWER & 20' PUBLIC UTILITY EASEMENT
PROP. 4' CONC. SIDEWALK
10' PUBLIC U.E.
PUBLIC 10' TREE MAINT. EASEMENT
24" RCCP
EX. 18" RCCP (12.37')
EX. DRIVEWAY TO BE ABANDONED
EX. FOUNDATION
EXIST. CMP
EX. 15" RCP
EX. 8" S CONT. 10-1602
EX. 8" W CONT. 14-1361-0
EX. 18" RCCP (40')
EX. 8" S CONT. 34-1
EX. 8" S CONT. 1-1602
EX. 8" S CONT. 1-1601
EX. 8" S CONT. 10-1602
EX. 8" S CONT. 1-1600
EX. 8" S CONT. 1-1599
EX. 8" S CONT. 1-1598
EX. 8" S CONT. 1-1597
EX. 8" S CONT. 1-1596
EX. 8" S CONT. 1-1595
EX. 8" S CONT. 1-1594
EX. 8" S CONT. 1-1593
EX. 8" S CONT.

STREET TREE SCHEDULE

SYMBOL	BOTANICAL AND COMMON NAME	SIZE	COMMENTS
	PLATANUS OCCIDENTALIS 'BLOODGOOD' LONDON PLANETREE	2 1/2-3" CAL.	40' APART ON PUBLIC R/W

NOTE: FINANCIAL SURETY FOR THE 12 REQUIRED STREET TREES HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF $3,600.00.

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 Condition And That It Was Prepared In Accordance With The Requirements Of The Howard Soil Conservation District.

Signature Of Engineer — Date: 1/15/02

DEVELOPER'S CERTIFICATE

"I/We Certify That All Development And Construction Will Be Done According To This Plan Of Development And Plan For Erosion And Sediment Control And That All Responsible Personnel Involved In The Construction Project Will Have A Certificate Of Attendance At A Department Of Natural Resources 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 — Date: 1/15/02

Reviewed For Howard County Soil Conservation District And Meets Technical Requirements

U.S.D.A. - Natural Resources Conservation Service — Date: 2/7/02

Approved: This Development Is Approved For Erosion And Sediment Control By The Howard Soil Conservation District.

District Howard Soil Conservation District — Date: 2/7/02

Approved: Department Of Planning And Zoning

Chief, Division Of Land Development — Date: 2/19/02

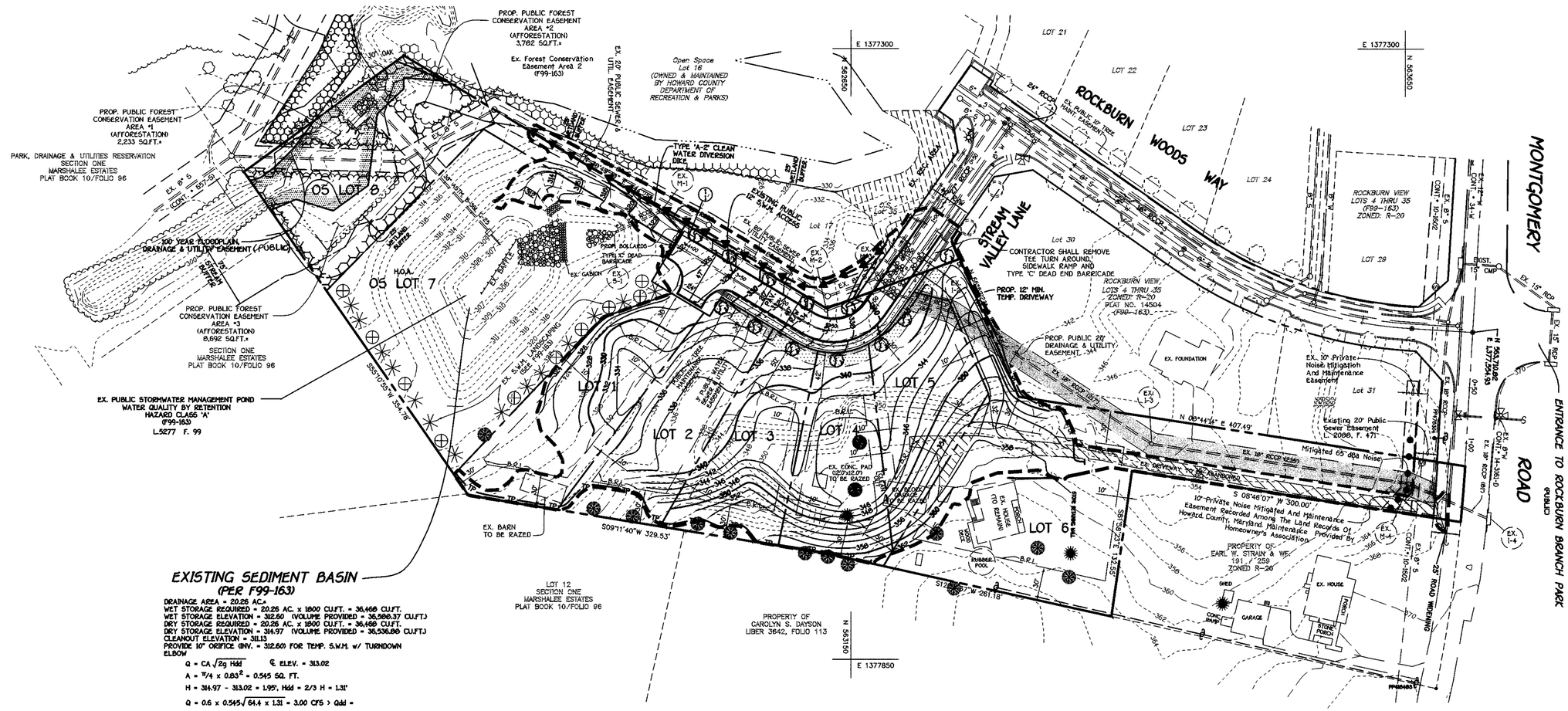
Chief, Development Engineering Division — Date: 2/15/02

Approved: Howard County Department Of Public Works

Chief, Bureau Of Highways — Date: 2-14-02

REVISIONS

NO.	DESCRIPTION	DATE



EXISTING SEDIMENT BASIN (PER F99-163)

DRAINAGE AREA = 20.26 AC.±
WET STORAGE REQUIRED = 20.26 AC. x 1800 CU.FT. = 36,468 CU.FT.
WET STORAGE ELEVATION = 312.60 (VOLUME PROVIDED = 36,569.37 CU.FT.)
DRY STORAGE REQUIRED = 20.26 AC. x 1800 CU.FT. = 36,468 CU.FT.
DRY STORAGE ELEVATION = 314.97 (VOLUME PROVIDED = 36,536.89 CU.FT.)
CLEANOUT ELEVATION = 311.13
PROVIDE 10" ORIFICE (INV. = 312.60) FOR TEMP. S.W.M. w/ TURNDOWN ELBOW

$Q = CA\sqrt{2gHdd}$ ℄ ELEV. = 313.02

$A = \pi/4 \times 0.83^2 = 0.545$ SQ. FT.

$H = 314.97 - 313.02 = 1.95'$, Hdd = 2/3 H = 1.31'

$Q = 0.6 \times 0.545\sqrt{64.4 \times 1.31} = 3.00$ CFS > Qdd =

$\frac{36,468 \text{ CU.FT.}}{10 \text{ HRS.} \times 3600 \text{ SEC.}} = 1.01$ CFS ∴ O.K.

PLAN

SCALE: 1" = 50'

LEGEND

- EARTH DIKE
- SILT FENCE
- TREE PROTECTION FENCE
- S.C.E. — STABILIZED CONSTRUCTION ENTRANCE
- LIMIT OF DISTURBANCE
- DENOTES WETLANDS

STATE OF MARYLAND REGISTERED PROFESSIONAL ENGINEER

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

DEVELOPER
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FISHER, COLLINS & CARTER, INC.
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CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

STREET TREE, 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
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: JANUARY 11, 2002
SHEET 3 OF 7

F 02-18

F-02-18

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	0.02 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

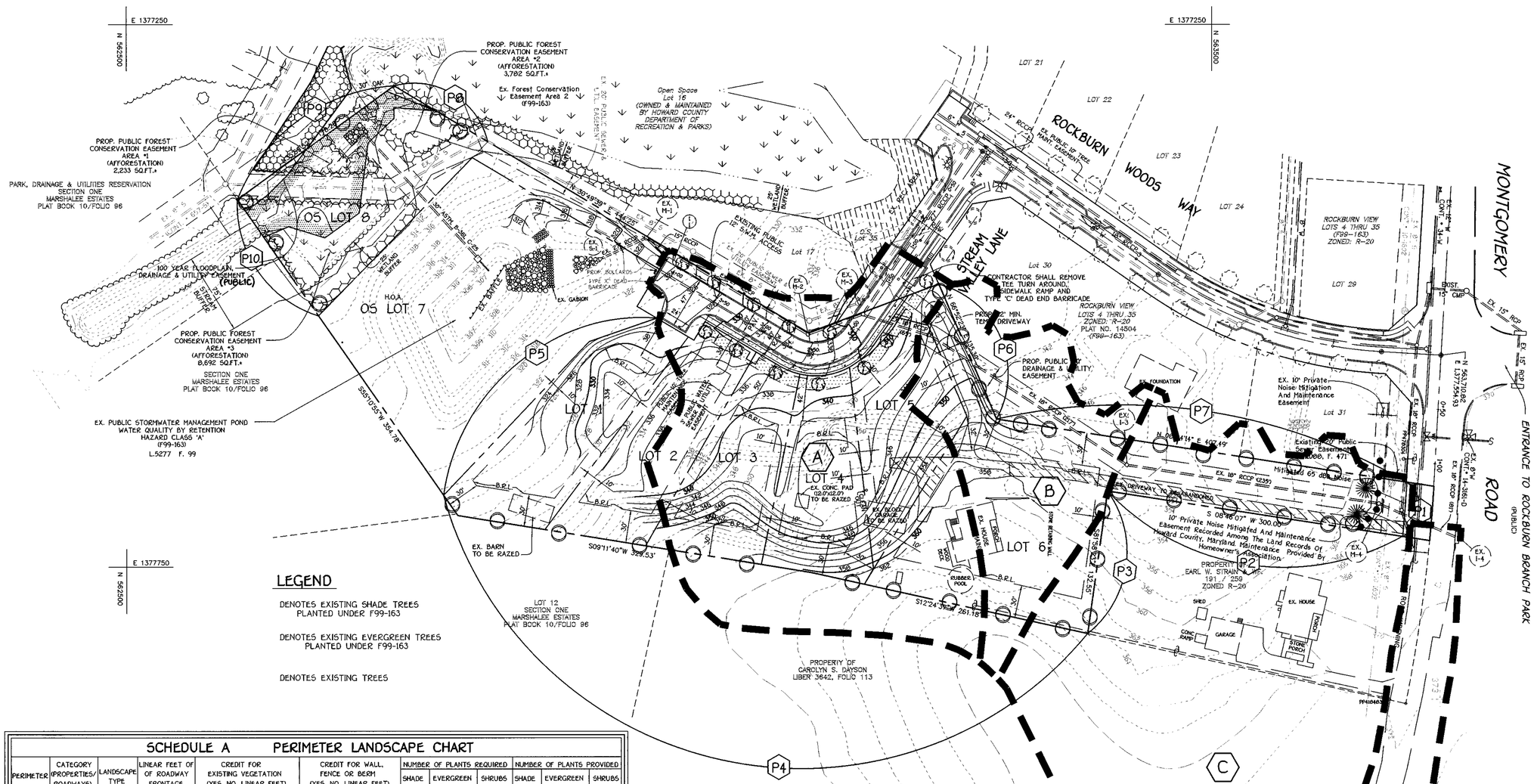
Chief, Division Of Land Development — Date 2/19/02

Chief, Development Engineering Division — Date 2/15/02

Approved: Howard County Department Of Public Works

Chief, Bureau Of Highways — Date 2-14-02

REVISIONS		
NO.	DESCRIPTION	DATE



LEGEND

DENOTES EXISTING SHADE TREES PLANTED UNDER F99-163

DENOTES EXISTING EVERGREEN TREES PLANTED UNDER F99-163

DENOTES EXISTING TREES

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

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-1	ADJACENT TO ROADWAY	B	50.35'	NO	NO	2	2	-	2	2	-
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-7	ADJACENT TO PERIMETER	A	407.49	NO	NO	9	-	-	9	-	-
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	-	-

NOTES:

* 1. P-5 LANDSCAPING WAS PROVIDED UNDER THE REQUIRED S.W.M. LANDSCAPING IN THE "ROCKBURN VIEW" SUBDIVISION, (F99-163).

LANDSCAPING PLANT LIST

QTY.	KEY	NAME	SIZE
39		ACER RUBRUM 'OCTOBER GLORY' (OCTOBER RED MAPLE)	2 1/2" - 3" CALIPER FULL CROWN, B&B
2		PINUS STROBUS EASTERN WHITE PINE	6' - 8' HT.

"THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL". FINANCIAL SURETY FOR THE 41 REQUIRED LANDSCAPE TREES HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF $ 12,000.00.

PLAN

SCALE: 1" = 50'

OWNER

CORNERSTONE HOLDINGS, L.L.C.
9891 NORFOLK AVE.
LAUREL, MARYLAND 20723
ATTN: MR. BRIAN BOY

DEVELOPER

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ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

STATE OF MARYLAND REGISTERED PROFESSIONAL ENGINEER No. 13279

DRAINAGE AREA MAP AND LANDSCAPE PLAN

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 4 OF 7

F 02-18

F-02-18

K:\Drawings 3\30084 Wentz Property\FINAL 5\30084 LANDSCAPE AND DRAINAGE AREA MAP.dwg, 02/01/2002 03:05:19 PM

APPROVED: DEPARTMENT OF PUBLIC WORKS

CHIEF, BUREAU OF HIGHWAYS — DATE: 2-14-02

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE: 2/14/02

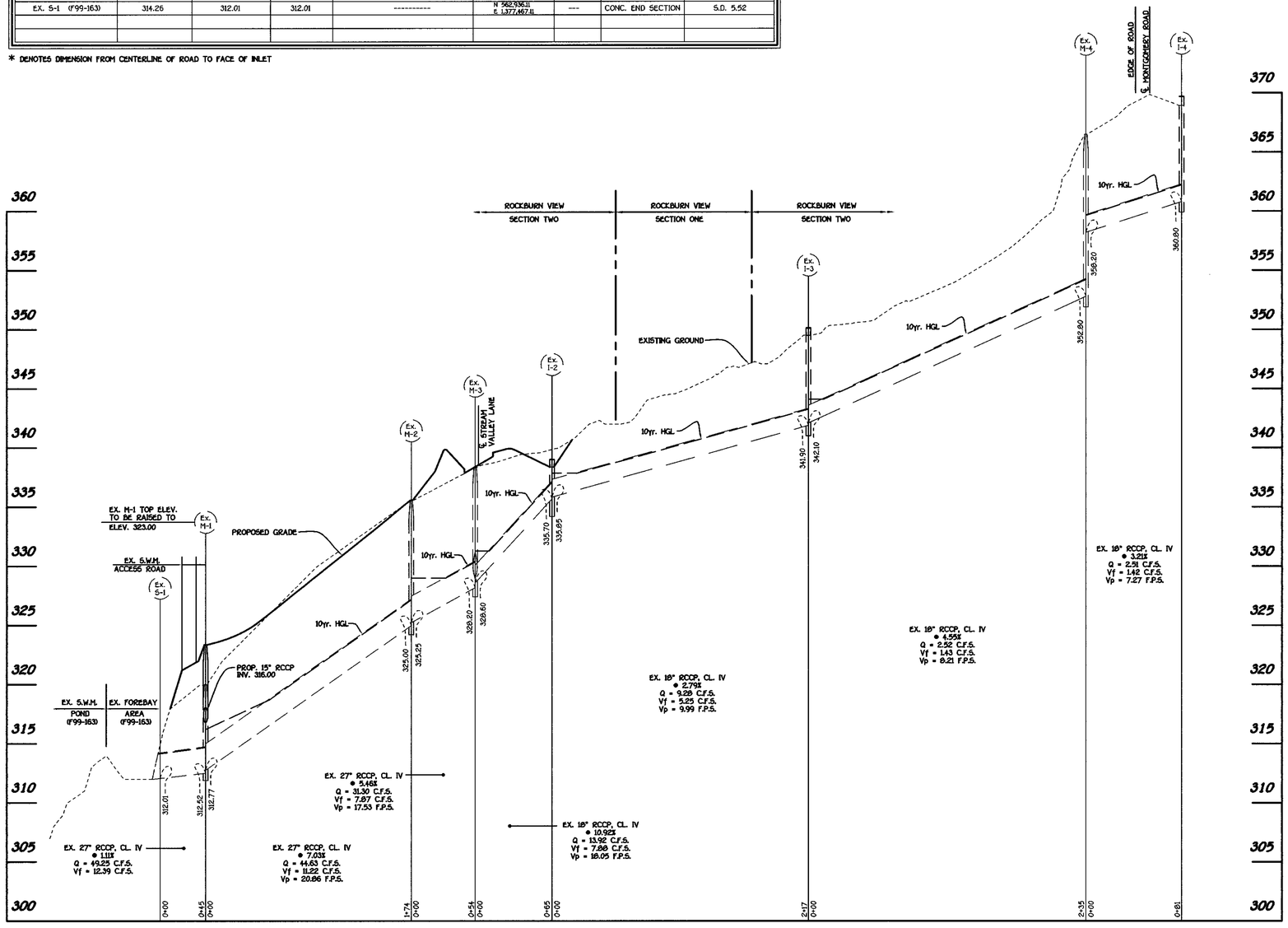
CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE: 2/15/02

REVISIONS		
NO.	DESCRIPTION	DATE

STRUCTURE SCHEDULE

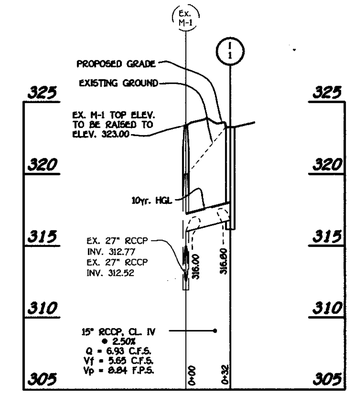
STRUCTURE NO.	TOP ELEVATION	INV.IN	INV.OUT	ROAD NAME	ROAD STA.	OFFSET	TYPE	REMARKS
I-1	324.26	------	316.80	STREAM VALLEY LANE	4+05.30	* 10.43'R	A-10	S.D. 4.41 WIDTH=4.82'
EX. I-2	339.05	335.85	335.70	----------	N 563,240.201 E 1,377,535.486	---	YARD INLET	S.D. 4.14
EX. I-3	350.18	342.10	341.90	----------	N 563,121.599 E 1,377,655.848	---	YARD INLET	S.D. 4.14
EX. I-4	369.73	-----	360.80	----------	N 563,725.529 E 1,377,722.939	---	A-10	S.D. 4.41
EX. M-1 (F'99-163)	320.00	312.77 316.00	312.52	----------	N 562,978.65 E 1,377,446.51	---	SHALLOW MANHOLE	G - 5.05
EX. M-2	335.58	325.25	325.00	----------	N 563,127.710 E 1,377,539.634	---	STANDARD MANHOLE	G - 5.04
EX. M-3	338.40	328.60	328.20	----------	N 563,178.483 E 1,377,596.966	---	STANDARD MANHOLE	G - 5.04
EX. M-4	366.50	358.20	352.80	----------	N 563,653.441 E 1,377,698.400	---	STANDARD MANHOLE	G - 5.04
EX. S-1 (F'99-163)	314.26	312.01	312.01	----------	N 562,936.31 E 1,377,467.11	---	CONC. END SECTION	S.D. 5.52

* DENOTES DIMENSION FROM CENTERLINE OF ROAD TO FACE OF INLET



PROFILE

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



PROFILE

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

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CONTINENTAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

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

STATE OF MARYLAND — CHARLES T. COLLINS — No. 4004 — PROFESSIONAL ENGINEER

STORMDRAIN PROFILES

ROCKBURN VIEW

SECTION TWO

LOTS 1 THRU 8

ZONED R-20

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

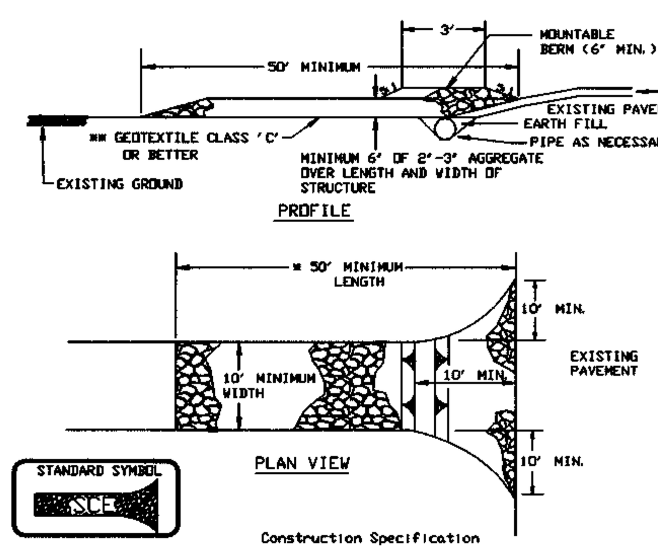
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

DATE: JANUARY 11, 2002

SHEET 5 OF 7

F 02-18

F-02-18



STANDARD SYMBOL
SCE

Construction Specification

1. Length - minimum of 50' (*30' for single residence lot).

2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.

3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. **The plan approval authority may not require single family residences to use geotextile.

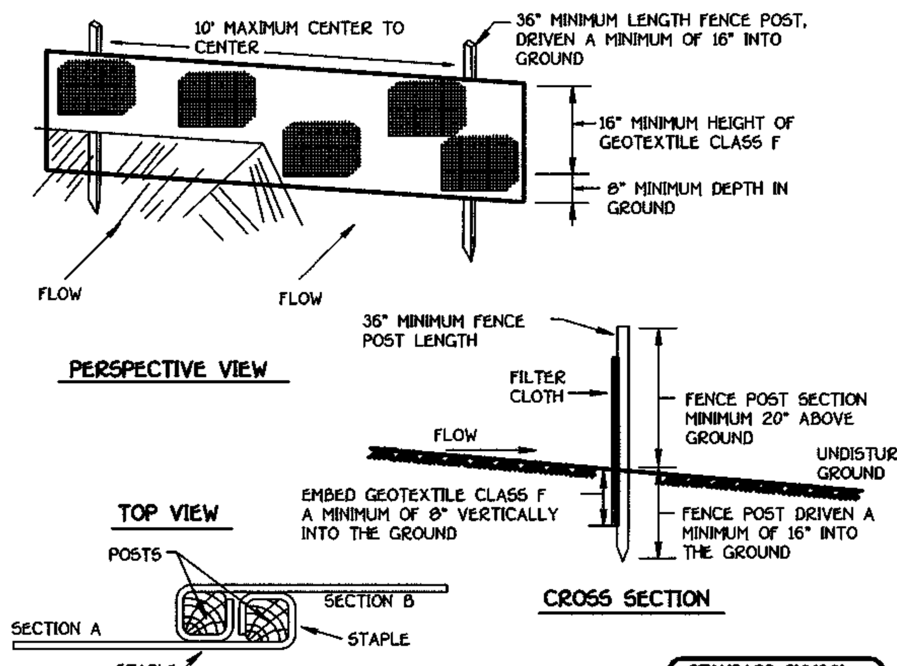
4. Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.

5. Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.

6. Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

STABILIZED CONSTRUCTION ENTRANCE - 2

NOT TO SCALE



STANDARD SYMBOL
—SF—SF—SF—

Construction Specifications

1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 11/2" x 11/2" square (minimum) cut, or 13/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 1.00 pond per linear foot.

2. Geotextile 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:

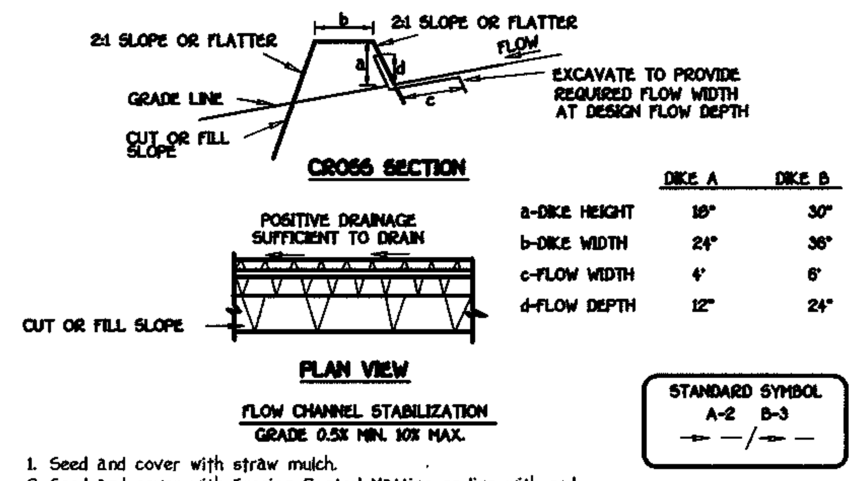
Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal ft / minute (max.)[2]	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.

4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

DETAIL 22 - SILT FENCE

NOT TO SCALE



	DIKE A	DIKE B
a-DIKE HEIGHT	18"	30"
b-DIKE WIDTH	24"	36"
c-FLOW WIDTH	4'	6'
d-FLOW DEPTH	12"	24"

STANDARD SYMBOL
A-2 B-3

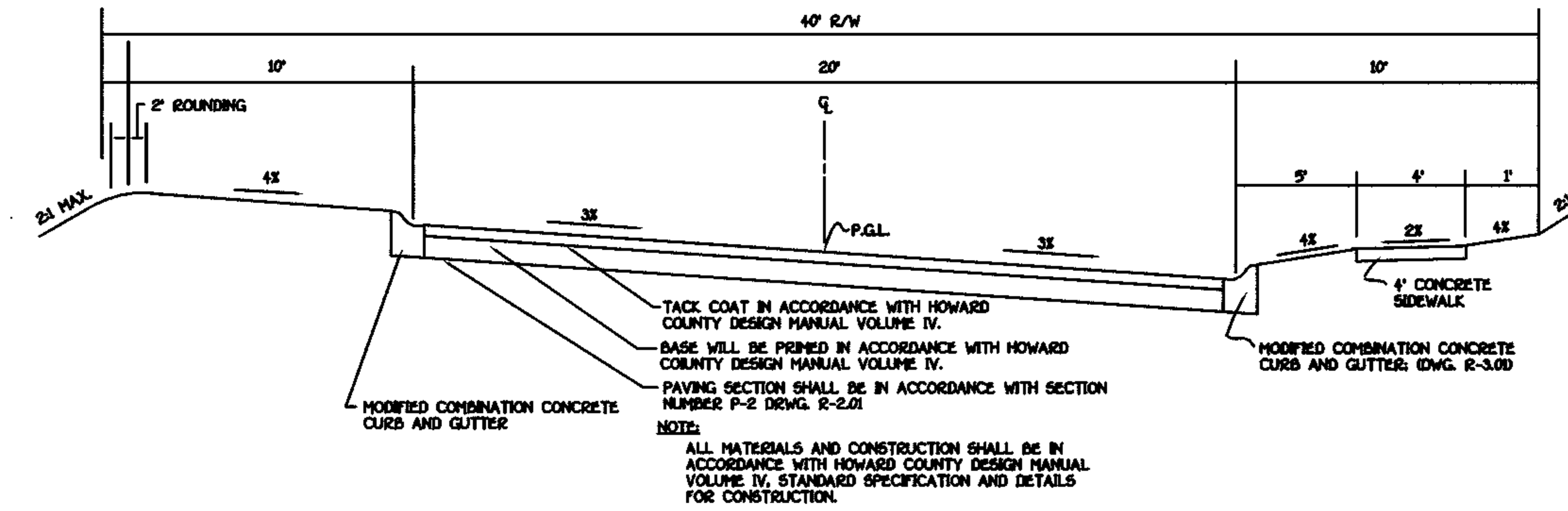
1. Seed and cover with straw mulch.
2. Seed and cover with Erosion Control Matting or line with sod.
3. 4" - 7" stone or recycled concrete equivalent pressed into the soil 7" minimum

Construction Specifications

1. All temporary earth dikes shall have uninterrupted positive grade to an outlet. Spot elevations may be necessary for grades less than 1
2. Runoff diverted from a disturbed area shall be conveyed to a sediment trapping device.
3. Runoff diverted from an undisturbed area shall outlet directly into an undisturbed, stabilized area at a non-erosive velocity.
4. All trees, brush, stumps, obstructions, and other objectionable material shall be removed and disposed of so as not to interfere with the proper functioning of the dike.
5. The dike shall be excavated or shaped to line, grade and cross section as required to meet the criteria specified herein and be free of bank projections or other irregularities which will impede normal flow.
6. Fill shall be compacted by earth moving equipment.
7. All earth removed and not needed for construction shall be placed so that it will not interfere with the functioning of the dike.
8. Inspection and maintenance must be provided periodically and after each rain event.

EARTH DIKE

NOT TO SCALE



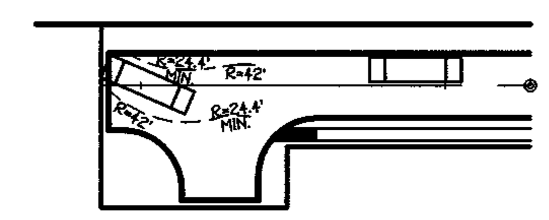
NOTE:
ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL VOLUME IV, STANDARD SPECIFICATION AND DETAILS FOR CONSTRUCTION.

TYPICAL ROADWAY SECTION (PUBLIC ACCESS PLACE)

NO SCALE

ROAD NAME	STA. TO STA.	CLASSIFICATION	DESIGN SPEED	R/W
STREAM VALLEY LANE	1+38 TO 4+10	PUBLIC ACCESS PLACE	25 M.P.H.	40'

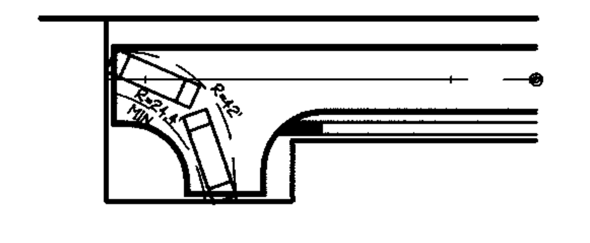
STREAM VALLEY LANE



TURNING MOVEMENT ANALYSIS FOR BUS VEHICLE MOVEMENT #1

SCALE: 1" = 50'

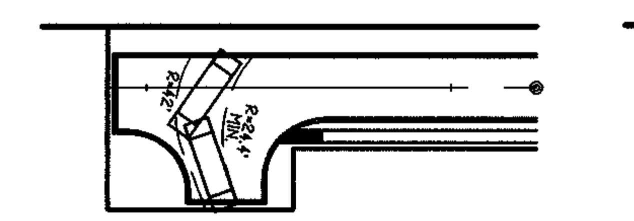
STREAM VALLEY LANE



TURNING MOVEMENT ANALYSIS FOR BUS VEHICLE MOVEMENT #2

SCALE: 1" = 50'

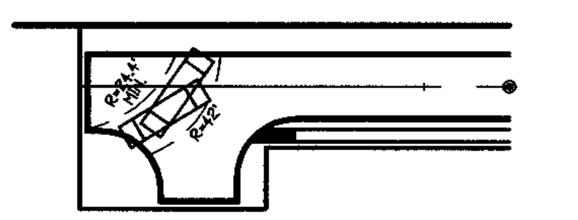
STREAM VALLEY LANE



TURNING MOVEMENT ANALYSIS FOR BUS VEHICLE MOVEMENT #3

SCALE: 1" = 50'

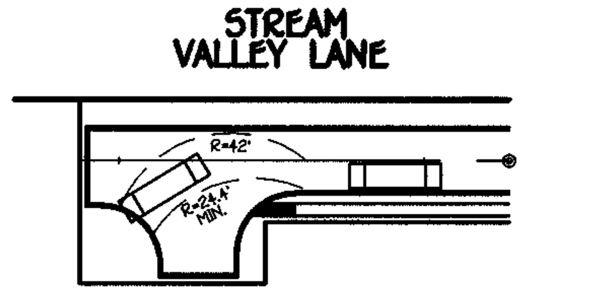
STREAM VALLEY LANE



TURNING MOVEMENT ANALYSIS FOR BUS VEHICLE MOVEMENT #4

SCALE: 1" = 50'

STREAM VALLEY LANE



TURNING MOVEMENT ANALYSIS FOR BUS VEHICLE MOVEMENT #5

SCALE: 1" = 50'

DEVELOPER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND THAT ANY RESPONSIBLE PERSONNEL IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES 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".

B D Boy — 1/15/02
SIGNATURE OF DEVELOPER — DATE

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 CONDITION AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

[signature] — 1/14/02
SIGNATURE OF ENGINEER — DATE

REVIEW FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Jim Myers — 2/7/02
U.S.D.A. NATURAL RESOURCES CONSERVATION SERVICE — DATE

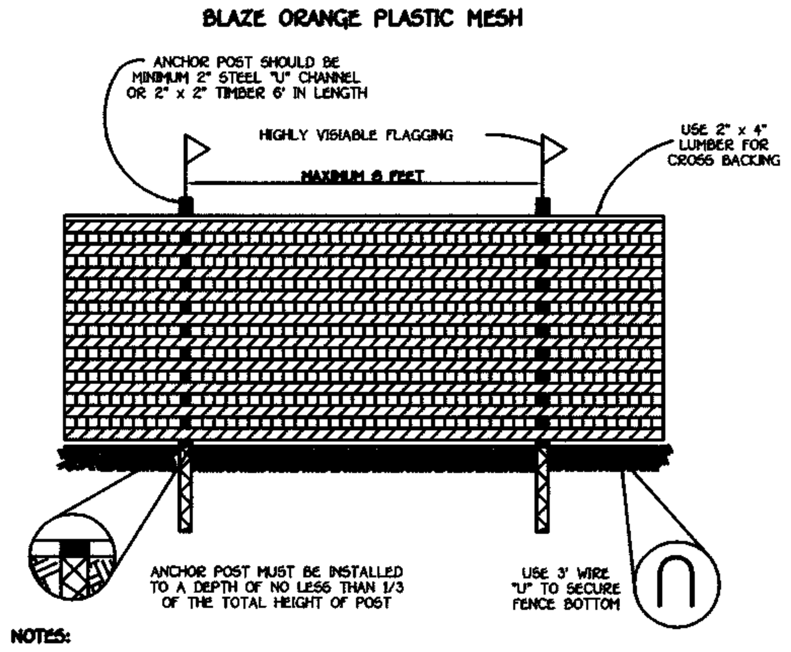
THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
APPROVED:
John R Robertson — 2/7/02
HOWARD SOIL CONSERVATION DISTRICT — DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Cindy Hamilton — 2/19/02
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
[signature] — 2/15/02
CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Andrew M. Daneke — 2-14-02
CHIEF, BUREAU OF HIGHWAYS — DATE

BLAZE ORANGE PLASTIC MESH



NOTES:
1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
4. ROOT DAMAGE SHOULD BE AVOIDED.
5. PROTECTIVE SIGNAGE MAY ALSO BE USED.
6. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

TREE PROTECTION DETAIL

NOT TO SCALE

20.0 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

DEFINITION

Using vegetation as cover for barren soil to protect it from forces that cause erosion.

PURPOSE

Vegetative stabilization specifications are used to promote the establishment of vegetation on exposed soil. When soil is stabilized with vegetation, the soil is less likely to erode and more likely to allow infiltration of rainfall, thereby reducing sediment loads and run-off to downstream areas, and improving wildlife habitat and visual resources.

CONDITIONS WHERE PRACTICE APPLIES

This practice shall be used on denuded areas as specified on the plans and may be used on highly erodible or critically eroding areas. This specification is divided into Temporary Seeding, to quickly establish vegetative cover for short duration (up to one year), and Permanent Seeding, for long term vegetative cover. Examples of applicable areas for Temporary Seeding are temporary Soil Stockpiles, cleared areas being left idle between construction phases, earth dikes, etc. and for Permanent Seeding are lawns, dams, cut and fill slopes and other areas at final grade, former stockpile and staging areas, etc.

EFFECTS ON WATER QUALITY AND QUANTITY

Planting vegetation in disturbed areas will have an effect on the water budget, especially on volumes and rates of runoff, infiltration evaporation, transpiration, percolation, and groundwater recharge. Vegetation, over time, will increase organic matter content and improve the water holding capacity of the soil and subsequent plant growth.

Vegetation will help reduce the movement of sediment, nutrients, and other chemicals carried by runoff to receiving waters. Plants will also help protect groundwater supplies by assimilating those substances present within the root zone.

Sediment control devices must remain in place during grading, seedbed preparation, seeding, mulching and vegetative establishment to prevent large quantities of sediment and associated chemicals and nutrients from washing into surface waters.

SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS

A. Site Preparation
  i. Install erosion and sediment control structures (either temporary of permanent) such as diversions, grade stabilization structures, berms, waterways, or sediment control basins.
  ii. Perform all grading operations at right angles to the slope. Final grading and shaping is not usually necessary for temporary seeding.
  iii. Schedule required soil tests to determine soil amendment composition and application rates for sites having disturbed area over 5 acres.

B. Soil Amendments (Fertilizer and Lime Specifications)
  i. Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer on sites having disturbed areas over 5 acres. Soil analysis may be performed by the University of Maryland or a recognized commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analyses.
  ii. Fertilizers shall be uniform in composition, free flowing and suitable for accurate application by approved equipment. Manure may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers shall all be delivered to the site fully labeled according to the applicable state fertilizer laws and shall bear the name, trade name or trademark and warrantee of the producer.
  iii. Lime materials shall be ground limestone (hydrated or burnt lime may be substituted) which contains at least 50% total oxides (calcium oxide plus magnesium oxide). Limestone shall be ground to such fineness that at least 50% will pass through a #100 mesh sieve and 98-100% will pass through a #20 mesh sieve.
  iv. Incorporate lime and fertilizer into the top 3-5" of soil by disking or other suitable means.

C. Seedbed Preparation
  i. Temporary Seeding
    a. Seedbed preparation shall consist of loosening soil to a depth of 3" to 5" by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or rippers mounted on construction equipment. After the soil is loosened it should not be rolled or dragged smooth, but left in the roughened condition. Sloped areas (greater than 3:1) should be tracked leaving the surface in an irregular condition with ridges running parallel to the contour of the slope.
    b. Apply fertilizer and lime as prescribed on the plans.
    c. In corporate lime and fertilizer into the top 3-5" of soil by disking or other suitable means.
  ii. Permanent Seeding
    a. Minimum soil conditions required for permanent vegetative establishment:
      1. Soil pH shall be between 6.0 and 7.0.
      2. Soluble salts shall be less than 500 parts per million (ppm).
      3. The soil shall contain less than 40% clay, but enough fine grained material (>30% silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception is if lovegrass or serecia lespedezas is to be planted, then a sandy soil (<30% silt plus clay) would be acceptable.
      4. Soil shall contain 1.5% minimum organic matter by weight.
      5. Soil must contain sufficient pore space to permit adequate root penetration.
      6. If these conditions cannot be met by soils on site, adding topsoil is required in accordance with Section 21 Standard and Specification for Topsoil.
    b. Areas previously graded in conformance with the drawings shall be maintained in a true and even grade, then scarified or otherwise loosened to a depth of 3-5" to permit bonding of the topsoil to the surface area and to create horizontal erosion check slots to prevent topsoil to the surface area and to create horizontal erosion check slots to prevent topsoil from sliding down a slope.
    c. Apply soil amendments as per soil test or as included on the plans.
    d. Mix soil amendments into the top 3-5" of topsoil by disking or other suitable means. Lawn areas should be raked to smooth the surface, remove large objects like stones and branches, and ready the area for seed and application. Where site conditions will not permit normal seedbed preparation, loosen surface soil by dragging with a heavy chain or other equipment to roughen the surface. Steep slopes (steeper than 3:1) should be tracked by a dozer leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. The top 1-3" of soil should be loose and friable. Seedbed loosening may not be necessary on newly disturbed areas.

D. Seed Specifications
  i. All seed must meet the requirements of the Maryland State Seed Law. All seed shall be subject to re-testing by a recognized seed laboratory. All seed used shall have been tested within the 6 months immediately preceding the date of sowing such material on this job.
  Note: Seed tags shall be made available to the inspector to verify type and rate of seed used.
  ii. Inoculant - The inoculant for treating legume seed in the seed mixtures shall be a pure culture of nitrogen-fixing bacteria prepared specifically for the species. Inoculants shall not be used later than the date indicated on the container. Add fresh inoculant as directed on package. Use four times the recommended rate when hydroseeding. Note: It is very important to keep inoculant as cool as possible until used. Temperatures above 75°-80° f. can weaken bacteria and make the inoculant less effective.

E. Methods of Seeding
  i. Hydroseeding: Apply seed uniformly with hydroseeder (slurry includes seed and fertilizer), broadcast or drop seeded, or a cultipacker seeder.
    a. If fertilizer is being applied at the time of seeding, the application rates amounts will not exceed the following: nitrogen maximum of 100 lbs. per acre total of soluble nitrogen; P205 (phosphorous): 200 lbs/ac; K20 (potassium): 200 lbs/ac.
    b. Lime - use only ground agricultural limestone, (Up to 3 tons per acre may be applied by hydroseeding). Normally, not more than 2 tons are applied by hydroseeding at any one time. Do not use burnt or hydrated lime when hydroseeding.
    c. Seed and fertilizer shall be mixed on site and seeding shall be done immediately and without interruption.
  ii. Dry Seeding: This includes use of conventional drop or broadcast spreaders.
    a. Seed spread dry shall be incorporated into the subsoil at the rates prescribed on the Temporary or Permanent Seeding Summaries or Tables 265 or 26. The seeded area shall then be rolled with a weighted roller to provide good seed to soil contact.
    b. Where practical, seed should be applied in two directions perpendicular to each other. Apply half the seeding rate in each direction.
  iii. Drill or Cultipacker Seeding: Mechanized seeders that apply and cover seed with soil.
    a. Cultipacking seeders are required to bury the seed in such a fashion as to provide at least 1/4 inch of soil covering. Seedbed must be firm after planting.
    b. Where practical, seed should be applied in two directions perpendicular to each other. Apply half the seeding rate in each direction.

F. Mulch Specifications (In order of preference)
  i. Straw shall consist of thoroughly threshed wheat, rye or oat straw, reasonable bright in color, and shall not be musty, moldy, caked, decayed, or excessively dusty and shall be free of noxious weed seeds as specified in the Maryland Seed Law.
  ii. Wood Cellulose Fiber Mulch (WCFM)
    a. WCFM shall consist of specially prepared wood cellulose processed into a uniform fibrous physical state.
    b. WCFM shall be dyed green or contain a green dye in the package that will provide an appropriate color to facilitate visual inspection of the uniformly spread slurry.
    c. WCFM, including dye, shall contain no germination or growth inhibiting factors.
    d. WCFM materials shall be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation and will blend with seed, fertilizer and other additives to form a homogeneous slurry. The mulch material shall form a blotter-like ground cover, on application, having moisture absorption and percolation properties and shall cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedlings.
    e. WCFM material shall contain no elements or compounds at concentration levels that will be phytol-toxic.
    f. WCFM must conform to the following physical requirements: fiber length to approximately 10 mm. , diameter approximately 1 mm., pH range of 4.0 to 8.5, ash content of 1.6% maximum and water holding capacity of 90% minimum.
  Note: Only sterile straw mulch should be used in areas where one species of grass is desired.

G. Mulching Seeded Areas - Mulch shall be applied to all seeded areas immediately after seeding.
  i. If grading is completed outside of the seeding season, mulch along shall be applied as prescribed in this section and maintained until the seeding season returns and seeding can be performed in accordance with these specifications.
  ii. When straw mulch is used, it shall be spread over all seeded areas at the rate of 2 tons/acre. Mulch shall be applied to a uniform loose depth of between 1" and 2". Mulch applied shall achieve a uniform distribution and depth so that the soil surface is not exposed. If a mulch anchoring tool is to be used, the rate should be increased to 2.5 tons/acre.
  iii. Wood cellulose fiber used as a mulch shall be applied at a net dry weight of 1,500 lbs. per acre. The wood cellulose fiber shall be mixed with water, and the mixture shall contain a maximum of 50 lbs. of wood cellulose fiber per 100 gallons of water.

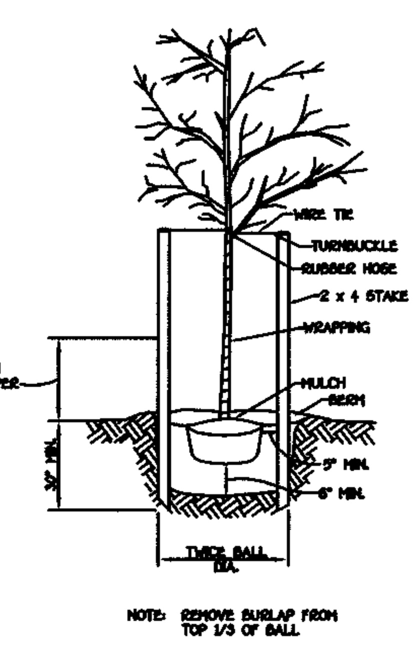
H. Securing Straw Mulch (Mulch Anchoring): Mulch anchoring shall be performed immediately following mulch application to minimize loss by wind or water. This may be done by one of the following methods (listed by preference), depending upon size of area and erosion hazard:
  i. A mulch anchoring tool is a tractor drawn implement designed to punch and anchor mulch into the soil surface a minimum of two (2) inches. This practice is most effective on large areas, but is limited to flatter slopes where equipment can operate safely. If used on sloping land, this practice should be used on the contour if possible.
  ii. Wood cellulose fiber may be used for anchoring straw. The fiber binder shall be applied at a net dry weight of 750 pounds/acre. The wood cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water.
  iii. Application of liquid binders should be heavier at the edges where wind catches mulch, such as in valleys and crest of banks. The remainder of area should be appear uniform after binder application. Synthetic binders - such as Acrylic DLR (Agro-Tack), DCA-70 Petroset, Terra Tax II, Terra Tack AR or other approved equal may be used at rates recommended by the manufacturer to anchor mulch.
  iv. Lightweight plastic netting may be stapled over the mulch according to manufacturer's recommendations. Netting is usually available in rolls 4' to 15' feet wide and 300 to 3,000 feet long.

I Incremental Stabilization - Cut Slopes
  i. All cuts slopes shall be dressed, prepared, seeded and mulched as the work progresses. Slopes shall be excavated and stabilized in equal increments not to exceed 15'.
  ii. Construction sequence (Refer to Figure 3 below):
    a. Excavate and stabilize all temporary swales, side ditches, or berms that will be used to convey runoff from the excavation.
    b. Perform Phase 1 excavation, dress, and stabilize.
    c. Perform Phase 2 excavation, dress and stabilize. Overseed Phase 1 areas as necessary.
    d. Perform final phase excavation, dress and stabilize. Overseed previously seeded areas as necessary.

Note: Once excavation has begun the operation should be continuous from grubbing through the completion of grading and placement of topsoil (if required) and permanent seed and mulch. Any interruptions int he operation of completing the operation out of the seeding season will necessitate the application of temporary stabilization.

J. Incremental Stabilization of Embankments - Fill Slopes
  i. Embankments shall be constructed in lifts as prescribed on the plans.
  ii. Slopes shall be stabilized immediately when the vertical height of the multiple lifts reaches 15', or when the grading operation ceases as prescribed in the plans.
  iii. At the end of each day, temporary berms and pipe slope drains should be constructed along the top edge of the embankment to intercept surface runoff and convey it down the slope in a non-erosive manner to a sediment trapping device.
  iv. Construction sequence: Refer to Figure 4 (below).
    a. Excavate and stabilize all temporary swales, side ditches, or berms that will be used to divert runoff around the fill. Construct slope silt fence on low side of fill as shown in Figure 5, unless other methods shown on the plans address this area.
    b. Place Phase 1 embankment, dress and stabilize.
    c. Place Phase 2 embankment, dress and stabilize.
    d. Place final phase embankment, dress and stabilize. Overseed previously seeded areas as necessary.

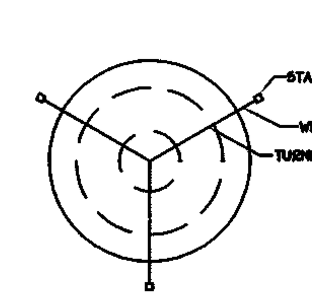
Note: Once the placement of fill has begun the operation should be continuous from grubbing through the completion of grading and placement of topsoil (if required) and permanent seed and mulch. any interruptions in the operation or completing the operation out of the seeding season will necessitate the application of temporary stabilization.



NOTE: REMOVE BURLAP FROM TOP 1/3 OF BALL

TREE PLANTING

NOT TO SCALE



STAKING DETAIL

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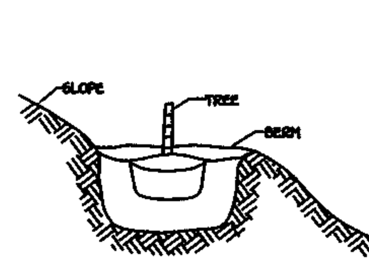


GRADING FOR PLANTING ON SLOPES

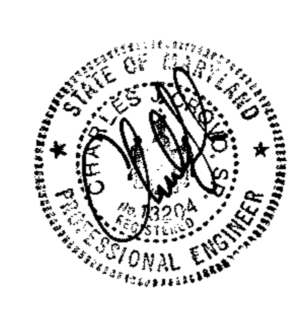
NOT TO SCALE

SEDIMENT CONTROL NOTES

1) A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LISCENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (313-1855).
2) 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 SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERETO.
3) FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: a) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3:1, b) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE. GRADING NECESSARY TO INSTALL STORM DRAINS, SEDIMENT TRAP AND EARTH DIKES TO BE PERFORMED FIRST. REMAINDER OF THE GRADING TO BE PERFORMED AFTER STORM DRAINS, SEDIMENT TRAP AND EARTH DIKES ARE INSTALLED.
4) 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.
5) 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 SEEDING (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.
6) 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.
7) SITE ANALYSIS:
   TOTAL AREA OF SITE = 4.840 AC. ±
   AREA DISTURBED = 2.478 AC. ±
   AREA TO BE ROOFED OR PAVED = 0.158 AC. ±
   AREA TO BE VEGETATIVELY STABILIZED = 0.292 AC. ±
   TOTAL CUT = 0 CU. YDS.
   TOTAL FILL = 0 CU. YDS.
   OFFSITE WASTE/BORROW AREA 0 CU.YDS. AND LOCATION N/A.
8) ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
9) ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
10) 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.
11) TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGHTS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

SEQUENCE OF CONSTRUCTION

1. OBTAIN ALL REQUIRED GRADING PERMITS, APPROVALS AND LICENSES FROM APPROPRIATE AGENCIES.
2. NOTIFY HOWARD COUNTY OFFICE OF CONSTRUCTION / INSPECTION DIVISION (410) 313-1870 AT LEAST FIVE (5) WORKING DAYS PRIOR TO STARTING WORK ON THESE PLANS. NOTIFY "MISS UTILITY" 48 HOURS BEFORE BEGINNING ANY WORK AT 1-800-257-7777.
3. INSTALL ALL TREE PROTECTION FENCE FOR TREES TO BE UNDISTURBED AS INDICATED ON THE PLANS. (2 DAYS)
4. CLEAR AND GRUB FOR SEDIMENT CONTROL MEASURES ONLY. INSTALL STABILIZED CONSTRUCTION ENTRANCE. (1 DAY)
5. INSTALL REMAINING SEDIMENT CONTROL MEASURES AND SILT FENCE AS INDICATED ON THE PLANS. OBTAIN PERMISSION FROM THE INSPECTOR TO PROCEED AFTER CONTROLS ARE INSTALLED. UTILIZE THE EXISTING SEDIMENT BASIN FOR SEDIMENT CONTROL. THIS BASIN WAS INSTALLED UNDER F 99-163. (1 DAY)
6. CLEAR AND GRUB THE REMAINDER OF THE SITE. (1 DAY)
7. GRADE ROADWAY TO THE PROPOSED SUB-GRADE AND INSTALL THE PROPOSED STORM DRAIN SYSTEM. STABILIZE ALL SLOPES IMMEDIATELY UPON COMPLETION OF GRADING. (1 WEEK)
8. THE CONTRACTOR SHALL INSPECT AND PROVIDE NECESSARY MAINTENANCE ON ALL SEDIMENT AND EROSION CONTROL STRUCTURES SHOWN HEREON AFTER EACH RAINFALL AND ON A DAILY BASIS. REMOVE SEDIMENTS FROM EX. BASIN WHEN CLEANOUT ELEVATION HAS BEEN REACHED. ALL SEDIMENTS MUST BE PLACED UPSTREAM OF AN APPROVED TRAPPING DEVICE.
9. CONSTRUCT CURB AND GUTTER AND ROAD BASE COARSE. (5 DAYS)
10. STABILIZE ALL DISTURBED AREAS AND OBTAIN PERMISSION FROM THE SEDIMENT CONTROL INSPECTORS TO PROCEED. (1 DAY)
11. WHEN ALL CONTRIBUTING AREAS TO THE SEDIMENT CONTROL DEVICES AND EX. BASIN HAVE BEEN STABILIZED AND WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, THE EXISTING SEDIMENT BASIN BAFFLE MAY BE REMOVED. STABILIZE AND UPGRADE THE SEDIMENT BASIN TO THE S.W.M. CRITERIA AS SHOWN ON F 99-163. THE REMAINING AREAS SHALL BE BROUGHT TO FINAL DESIGN GRADE. STABILIZE ALL REMAINING AREAS IN ACCORDANCE WITH PERMANENT SEEDING NOTES. (10 DAYS)
12. NOTIFY HOWARD COUNTY OFFICE OF INSPECTIONS AND PERMITS FOR FINAL INSPECTION OF THE COMPLETED PROJECT.



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CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

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

SEDIMENT CONTROL NOTES AND DETAILS

ROCKBURN VIEW

SECTION TWO
LOTS 1 THRU 8

Zoning: R-20
Tax Map No. 37 Parcel No. 329, Grid No. 4
First Election District Howard County, Maryland
Date: JANUARY 11, 2002

F 02-18

F-02-18

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.

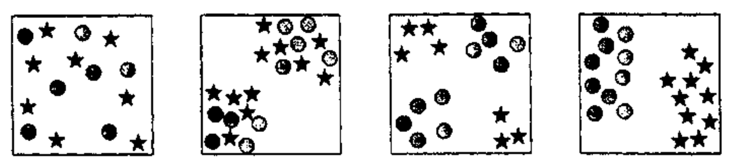
3. Survival will be determined by a stratified random sampling of the plantings. The species composition of the sample population should be proportionate to the amount of each species in the entire planting to be sampled.

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 Hollins, 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 moistened 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.

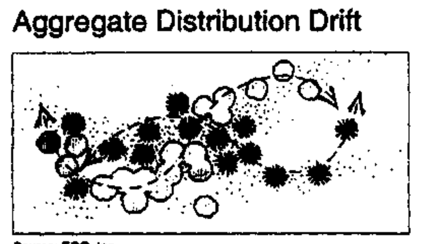
Typical Forest Tree Distribution Patterns



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/reforestation plan is to select the appropriate species and distribution pattern for a chose site that mimic natural patterns.

Source: Prince Georges County Woodland Conservation Manual.

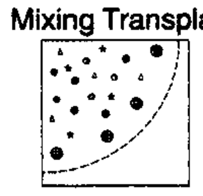
Aggregate Distribution Drift



Note:
When used, plant cluster type groupings that taper or feather out along the edges. Clusters often appear as elongated or tear drop shapes.

Source: EQR, Inc.

Mixing Transplant Stock



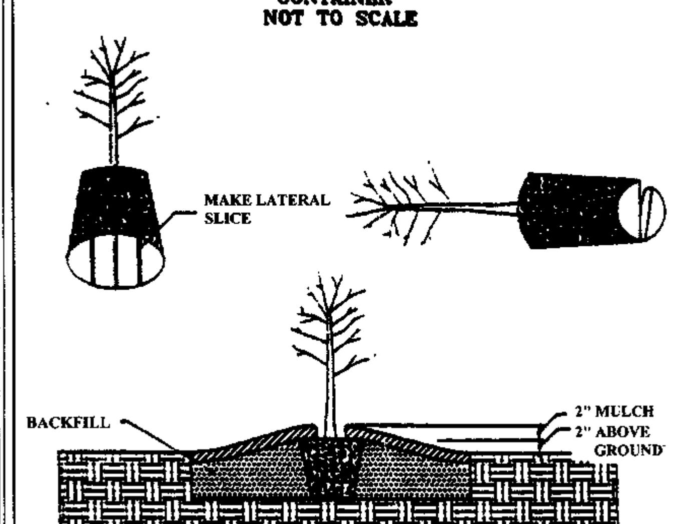
- Locate larger trees (B&B or container grown) or transplant stock at the perimeter of reforestation/afforestation plantings of whips, seedling grown stock.
- Protective Fencing
- Smaller Stock

Source: Adapted from Forest Conservation Manual, 1991

Planting Distribution Patterns — Figure 3.8.2

DETAIL 4: WHIP PLANTING DETAIL

CONTAINER
NOT TO SCALE



PLANTING PROCEDURES FOR POT BOUND CONTAINER GROWN PLAN

NOTE: TREE SHELTERS ARE NOT PROVIDED.

△ SPECIMEN TREE PROTECTION SIGN

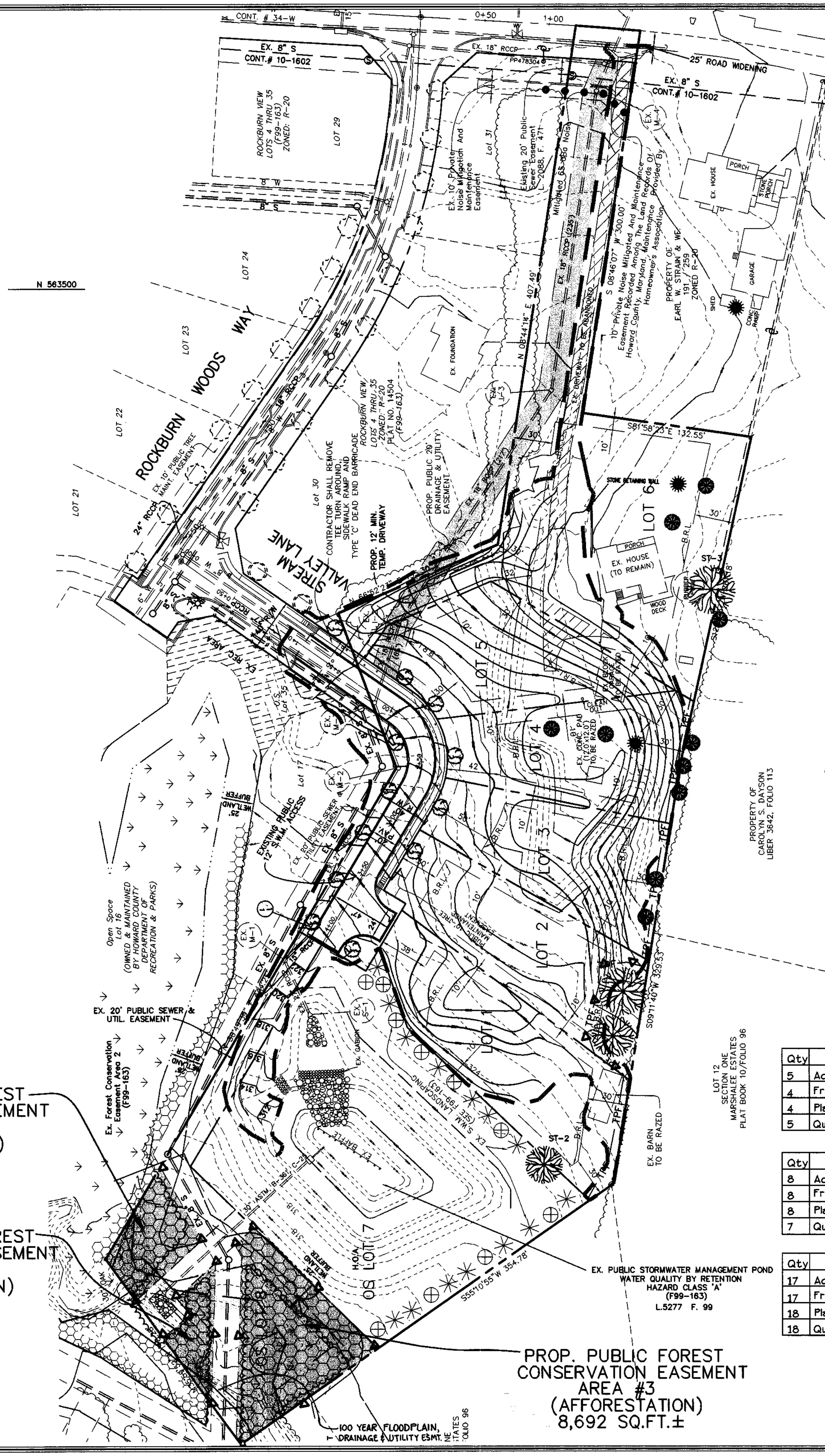
—TPF— TREE PROTECTION FENCE

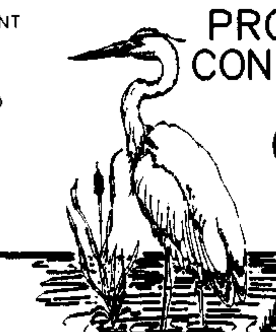
PROPOSED FOREST CONSERVATION EASEMENT

DENOTES EXISTING PAVING TO BE REMOVED

DENOTES 15% – 24.99% SLOPES

DENOTES 25% OR GREATER SLOPES





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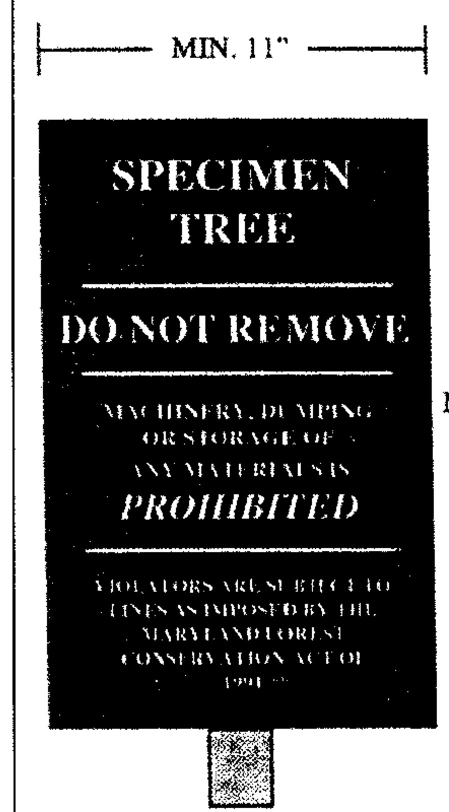
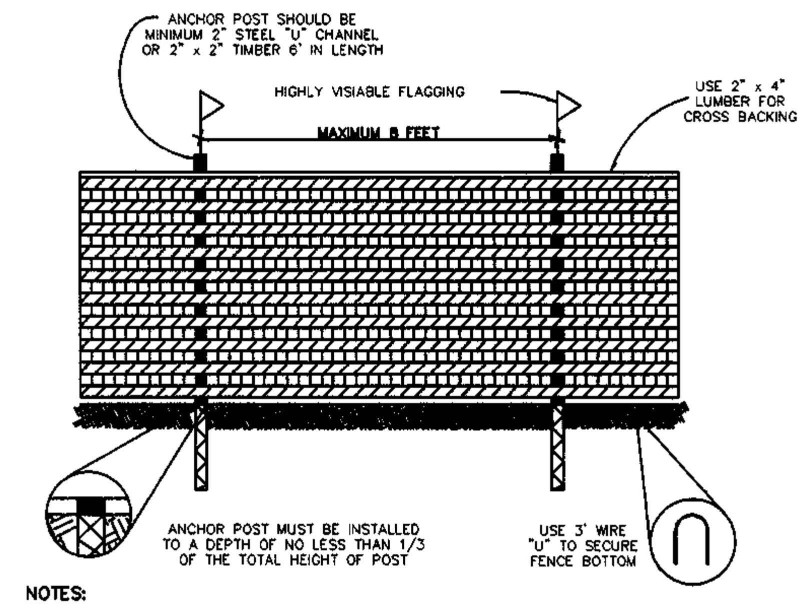
(410) 461 – 2855

EXPLORATION RESEARCH, INC.
ENVIRONMENTAL CONSULTANTS
6318 FORREST STREET
ELLICOTT CITY, MARYLAND 21043
TEL: (410) 750–1150 FAX (410) 750–7350



BLAZE ORANGE PLASTIC MESH



NOTES:
1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
4. ROOT DAMAGE SHOULD BE AVOIDED.
5. PROTECTIVE SIGNAGE MAY ALSO BE USED.
6. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

TREE PROTECTION DETAIL
NOT TO SCALE

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.

* A LICENSED ARBORIST OR FORESTER SHOULD BE RETAINED FOR THIS SERVICE AS NEEDED.

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	Platanus 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	Platanus 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	Platanus 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.
9691 NORFORK AVE.
LAUREL, MARYLAND 20723
(410) 792–2565
ATTN: MR. BRIAN BOY

DEVELOPER

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ATTN: MR. BRIAN BOY

Approved: Department Of Public Works
[signature] Chief Bureau Of Highways — 2-14-02 Date

Approved: Department Of Planning And Zoning
[signature] Chief, Division Of Land Development — 2/19/02 Date
[signature] Chief, Development Engineering Division — 2/15/02 Date

FOREST CONSERVATION WORKSHEET

	Acres (1/10 ac.)
Net Tract Area	
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	
I. Forest Retention Above Threshold with no Mitigation	NA
J. 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 1991.

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 (6098.4 sf). The Fee-in-Lieu payment amount of $3,049.20 is required to be paid to the Howard County Forest Conservation Fund.

Reforestation and Afforestation Area Protection Signage

Min. 11" — Min. 15"

Forest Conservation Area
REFORESTATION PROJECT
Trees for Your Future

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
TOTAL	0.338 AC ALL AFFORESTATION

STATE OF MARYLAND — STEPHEN L. HUBER — PROFESSIONAL FORESTER — 1/15/02

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

0' 50' 100' 150'
Scale: 1" = 50'
Date: JANUARY 11, 2002
Sheet 7 OF 7

REVISED PER COUNTY COMMENTS 10/26/01 DH

F-02-18

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

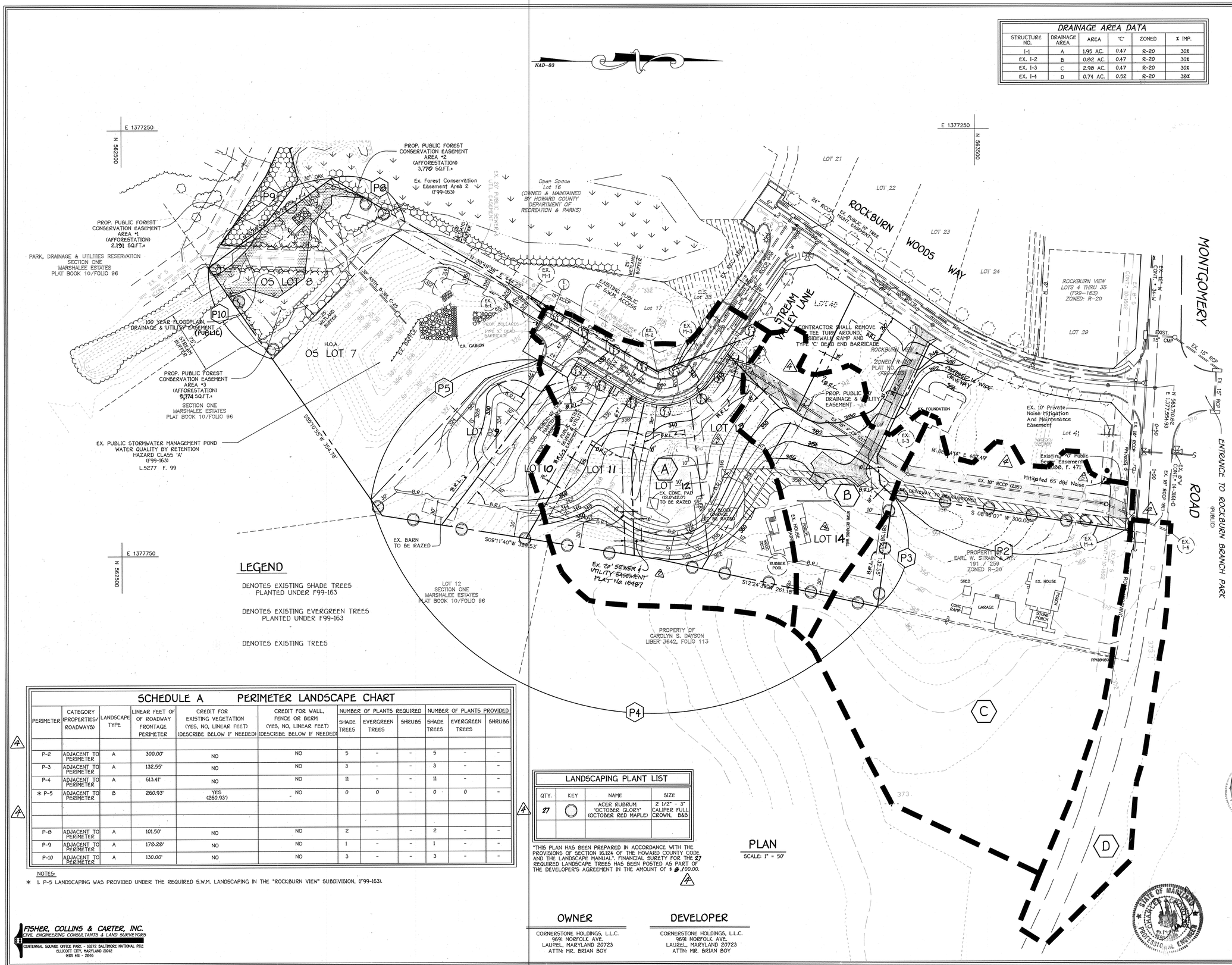
Chief, Division Of Land Development — Date 2/19/02

Chief, Development Engineering Division — Date 2/15/02

Approved: Howard County Department Of Public Works

Chief, Bureau Of Highways — Date 2-14-02

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 ANDEASEMENT	8/13/03
4	Removed perimeter landscape P.1, P.6 & P.7	4-15-04
	Revised landscape surety amount to	
	reflect changes	



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-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	-	-

NOTES:

* 1. P-5 LANDSCAPING WAS PROVIDED UNDER THE REQUIRED S.W.M. LANDSCAPING IN THE "ROCKBURN VIEW" SUBDIVISION, (F99-163).

LANDSCAPING PLANT LIST			
QTY.	KEY	NAME	SIZE
27		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 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL". FINANCIAL SURETY FOR THE 27 REQUIRED LANDSCAPE TREES HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF $ 0,000.00.

PLAN
SCALE: 1" = 50'

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

OWNER
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ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

STATE OF MARYLAND REGISTERED PROFESSIONAL ENGINEER No. 32216

Revisions 1,2,3,4,5

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

F 02-18

F-02-18

K:\Drawings 3300694 Wertz Property\FINALS\300694 LANDSCAPE AND DRAINAGE AREA MAP.dwg, 02/01/2002 03:05:10 PM

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Approved: Department Of Planning And Zoning

Chief, Division Of Land Development — Date 2/19/02

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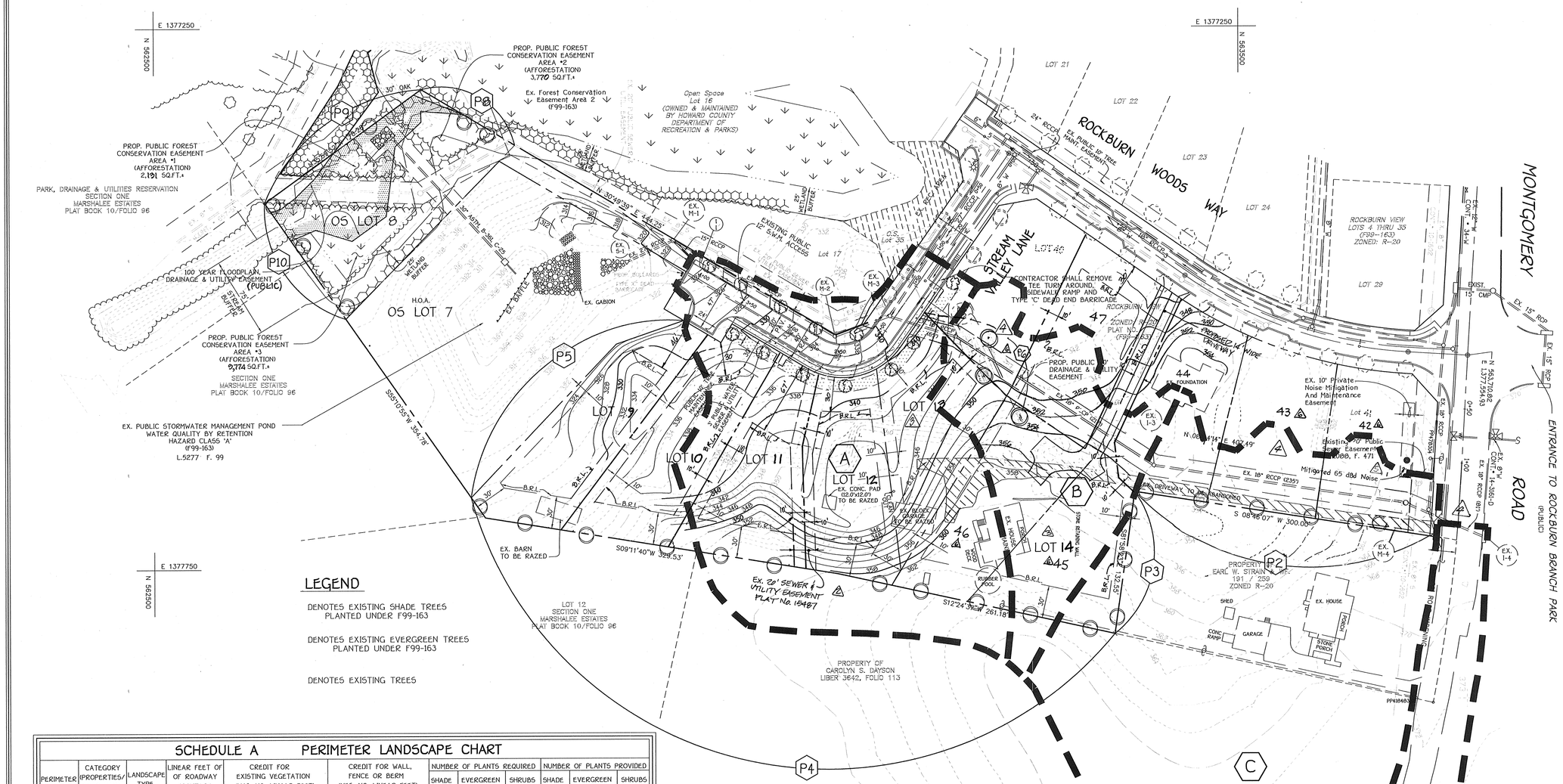
5	REMOVE PROPOSED NOISE WALL AND EASEMENT	8/13/03
4	Removed perimeter landscape P.1, P.6 & P.7	4-15-04
	Revised landscape surety amount to	
	reflect changes	
6	ADD P-6 BACK, SHOW LOTS 42-47	11/23/04



LEGEND

DENOTES EXISTING SHADE TREES PLANTED UNDER F99-163

DENOTES EXISTING EVERGREEN TREES PLANTED UNDER F99-163

DENOTES EXISTING TREES

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

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	-	-

NOTES:
* 1. P-5 LANDSCAPING WAS PROVIDED UNDER THE REQUIRED S.W.M. LANDSCAPING IN THE "ROCKBURN VIEW" SUBDIVISION, (F99-163).

LANDSCAPING PLANT LIST			
QTY.	KEY	NAME	SIZE
29		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 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL". FINANCIAL SURETY FOR THE 29 REQUIRED LANDSCAPE TREES HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF $ 8,700.00.

PLAN
SCALE: 1" = 50'

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
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FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

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

F 02-18

F-02-18

K:\Drawings 3\30694 Wentz Property\FINAL\S\30694 LANDSCAPE AND DRAINAGE AREA MAP.dwg, 02/01/2002 03:05:10 PM

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	38%

Approved: Department Of Planning And Zoning

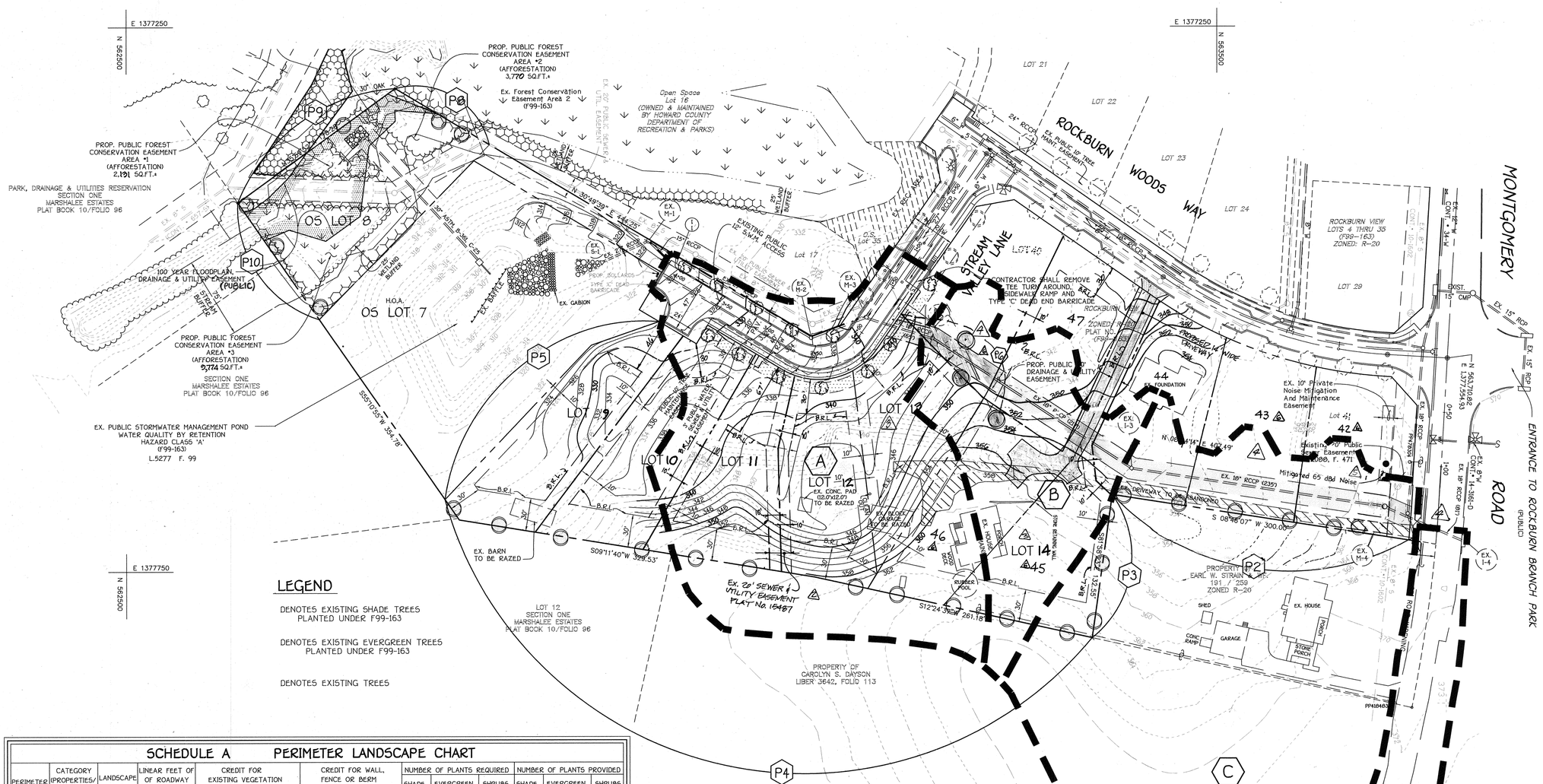
Chief, Division Of Land Development — Date 2/19/02

Chief, Development Engineering Division — Date 2/15/02

Approved: Howard County Department Of Public Works

Chief, Bureau Of Highways — Date 2-14-02

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	Removed perimeter landscape P.1, P-6 & P.7	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

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P-10	ADJACENT TO PERIMETER	A	130.00'	NO	NO	3	-	-	3	-	-

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LANDSCAPING PLANT LIST

QTY.	KEY	NAME	SIZE
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PLAN
SCALE: 1" = 50'

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

STATE OF MARYLAND — CHARLES E. FISHER — No. 13258 — PROFESSIONAL ENGINEER

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

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