

LEGEND

- DENOTES PROPOSED HOUSE
- DENOTES EXISTING BUILDING
- DENOTES 15% - 24.9% SLOPES
- DENOTES PROPOSED PAVING
- LOT 2
- EX. MAJOR CONTOUR
- EX. MINDR CONTOUR
- EX. EVERGREEN
- EX. SHADE TREE

MINIMUM LOT SIZE CHART

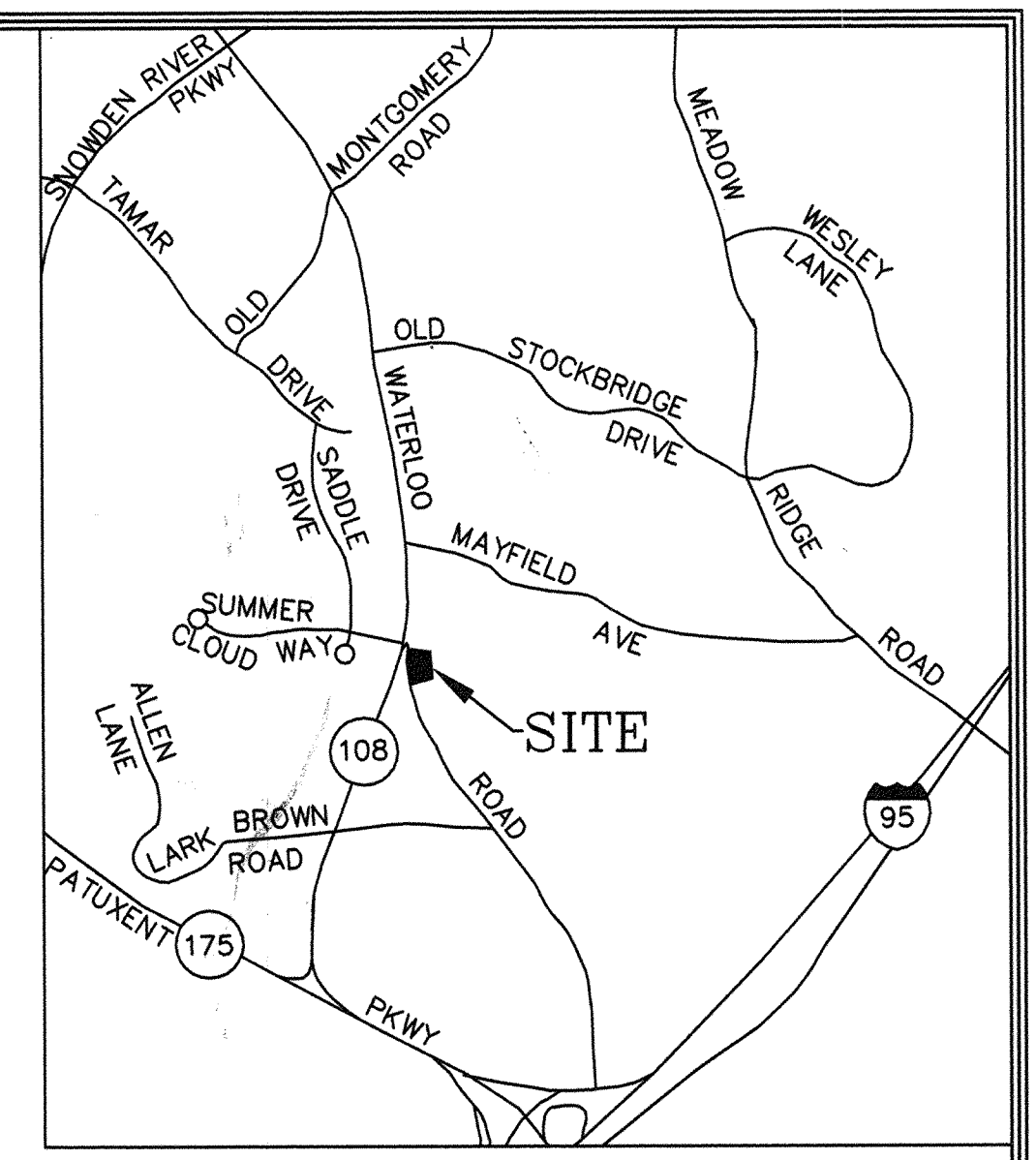
LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
1	13,070 sq.ft.±	—	13,070 sq.ft.±
2	8,783 sq.ft.±	361 sq.ft.±	8,422 sq.ft.±
3	9,072 sq.ft.±	833 sq.ft.±	8,239 sq.ft.±
4	7,988 sq.ft.±	616 sq.ft.±	7,326 sq.ft.±
5	7,942 sq.ft.±	616 sq.ft.±	7,326 sq.ft.±
6	9,386 sq.ft.±	369 sq.ft.±	8,422 sq.ft.±
7	6,600 sq.ft.±	360 sq.ft.±	6,240 sq.ft.±

BOUNDARY COORDINATE CHART

COORDINATE NO.	NORTHING	EASTING
8	556,886.14545	1,370,827.65035
11	556,714.06664	1,370,858.13433
471	556,793.87220	1,371,108.66150
472	556,060.21320	1,371,057.15530
473	556,084.21500	1,370,803.71930

SHEET INDEX CHART

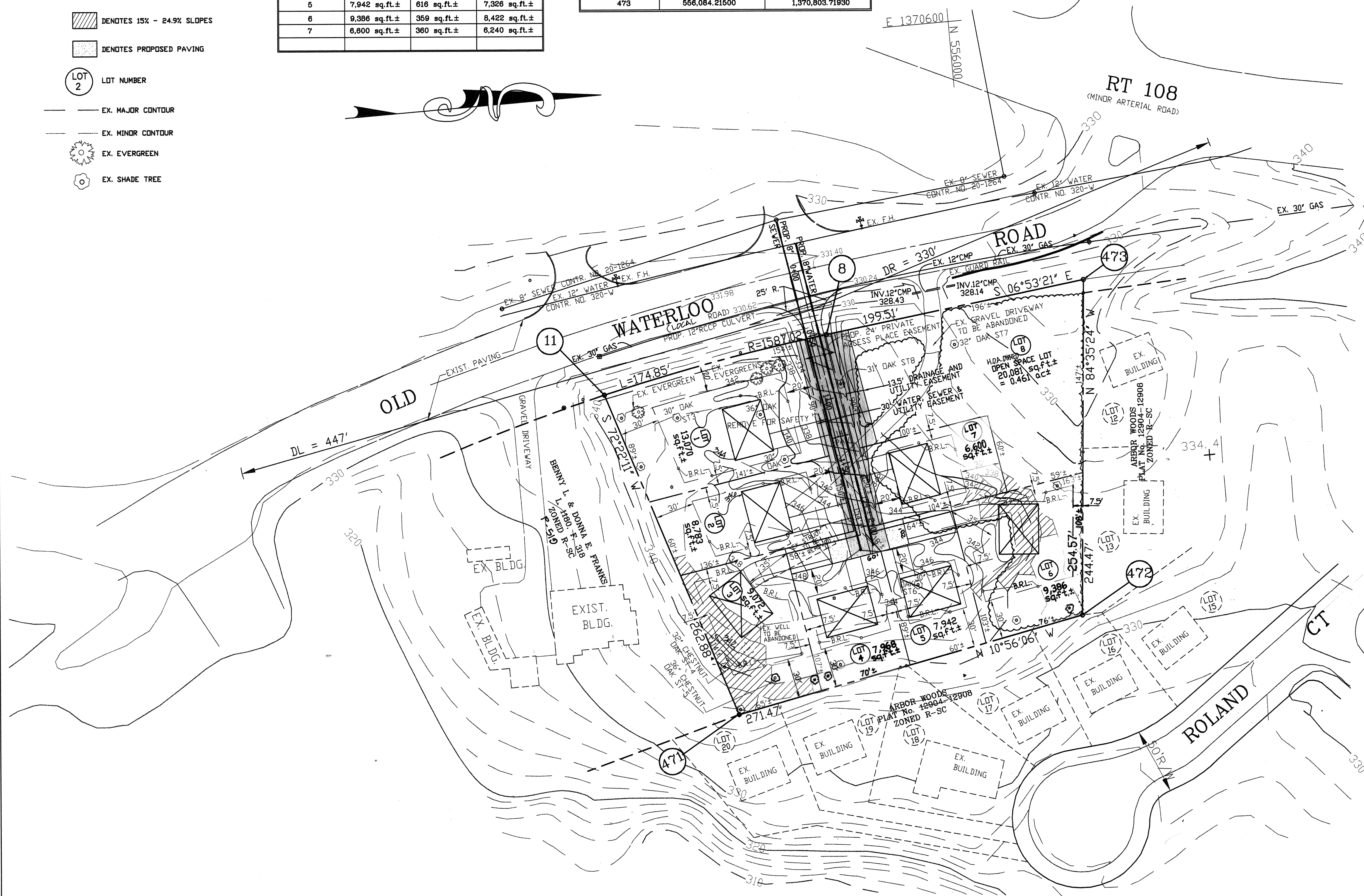
SHEET NO.	DESCRIPTION
1	PRELIMINARY PLAN
2	SCHEMATIC GRADING, LANDSCAPING, DRAINAGE & SEDIMENT CONTROL PLAN
3	FOREST STAND DELINEATION PLAN
4	FOREST CONSERVATION PLAN



LOCATION MAP
SCALE: 1" = 2000

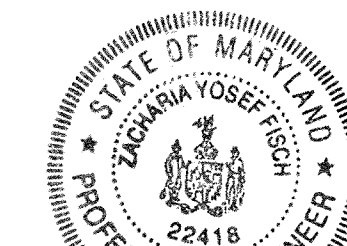
GENERAL NOTES

- SUBJECT PROPERTY ZONED "R-SC" PER 10/18/95 COMPREHENSIVE ZONING MAP.
- PUBLIC WATER AND SEWER TO BE UTILIZED.
- SOILS MAP No. 25.
- GROSS AREA OF SITE: 1.903 ac.±
- NET AREA OF SITE: 1.903 ac.±
- AREA OF PROPOSED BUILDABLE LOTS: 1.442 ac.±
- AREA OF PROPOSED PUBLIC RIGHT OF WAY: 0 ac.
- DENSITY CALCULATIONS:
A.) NUMBER OF UNITS ALLOWED:
1.903 ac. X 4 = 7 UNITS
B.) NUMBER OF UNITS PROPOSED = 7
- OPEN SPACE REQUIREMENTS:
A.) OPEN SPACE REQUIRED (20%):
1.903 ac. X 0.20 = 0.38 ac.
B.) OPEN SPACE PROVIDED:
0.461 ac.±
- TOPOGRAPHY AND BOUNDARY IS BASED ON A FIELD RUN SURVEY PREPARED BY C. B. MILLER AND ASSOCIATES ON NOVEMBER, 2000.
- STORM WATER MANAGEMENT WATER QUALITY WILL BE PROVIDED THROUGH FILTRATION TRENCHES.
- A.P.F.O. TRAFFIC STUDY PREPARED BY STREET TRAFFIC STUDIES L.T.D.
- FOREST STAND DELINEATION AND FOREST CONSERVATION WAS PREPARED BY EXPLORATION RESEARCH INC.
- THERE ARE NO WETLANDS, FLOODPLAINS, HISTORIC STRUCTURES OR CEMETERIES ON-SITE.
- PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- STREET TREES AND LANDSCAPING PLANTING OBLIGATIONS WILL BE SHOWN ON THE FINAL PLANS.
- EXISTING DRIVEWAY AND DWELLING TO BE REMOVED.
- THE PROPOSED T-TURN AROUND AT THE TERMINUS OF THE PRIVATE ACCESS PLACE IS IN ACCORDANCE WITH DETAIL R-505 IN DESIGN MANUAL VOLUME IX.
- ALL LOTS, ROOFTOPS AND DRIVEWAYS, WILL BE GRADED TO DRAIN INTO PROPOSED WATER QUALITY STRUCTURE NO. 1.



PLAN
SCALE: 1" = 40'

FSHAssociates
Engineers Planners Surveyors
8318 Forrest St. Ellicott City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7950
E-mail: FSHAssociates@cs.com



Zacharia Vosek
12/29/00

OWNER
MILDRED TRESSLER
6497 OLD WATERLOO ROAD
ELKRDGE, MD 21075

DEVELOPER
CORNERSTONE HOLDINGS LLC
9691 NORFOLK AVENUE
LAUREL, MD 20723

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
DATE: 6/29/01

**PRELIMINARY EQUIVALENT
SKETCH PLAN
TRESSLER PROPERTY**

TRAC MAP : 37 PARCEL : 148 GRID : 20
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1"=40' DATE: DECEMBER 22, 2000
SHEET 1 OF 4
DRWN BY: M.L.T. DESIGNED BY: M.L.T. CHK'D BY: Z.Y.F.

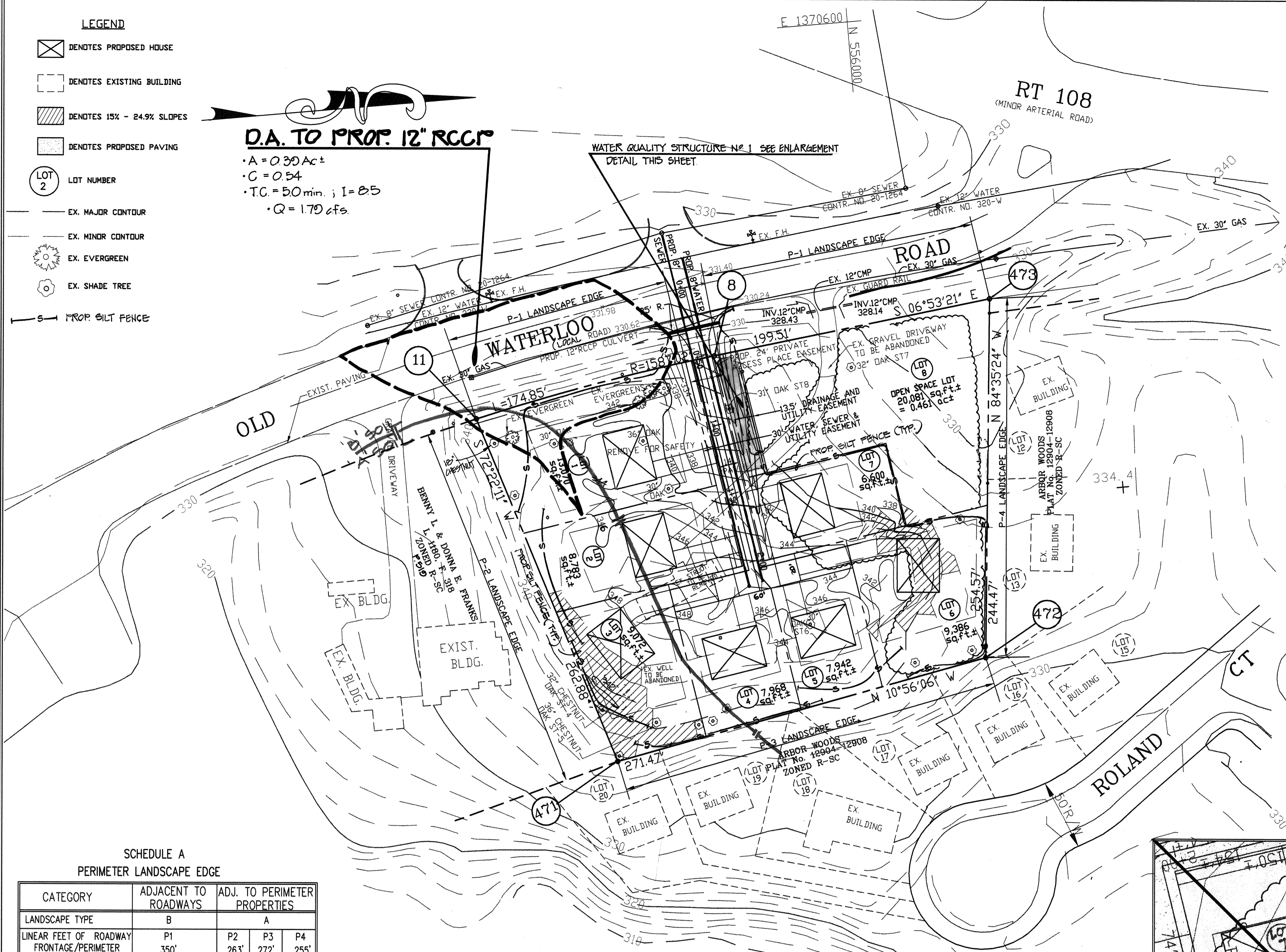
SP-01-07

LEGEND

- DENOTES PROPOSED HOUSE
- DENOTES EXISTING BUILDING
- DENOTES 15% - 24.9% SLOPES
- DENOTES PROPOSED PAVING
- LOT NUMBER
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- EX. EVERGREEN
- EX. SHADE TREE
- PROP. SILT FENCE

D.A. TO PROP. 12" RCCP

- A = 0.30 Ac ±
- C = 0.54
- T.C. = 50 min. ; I = 8.5
- Q = 1.70 cfs

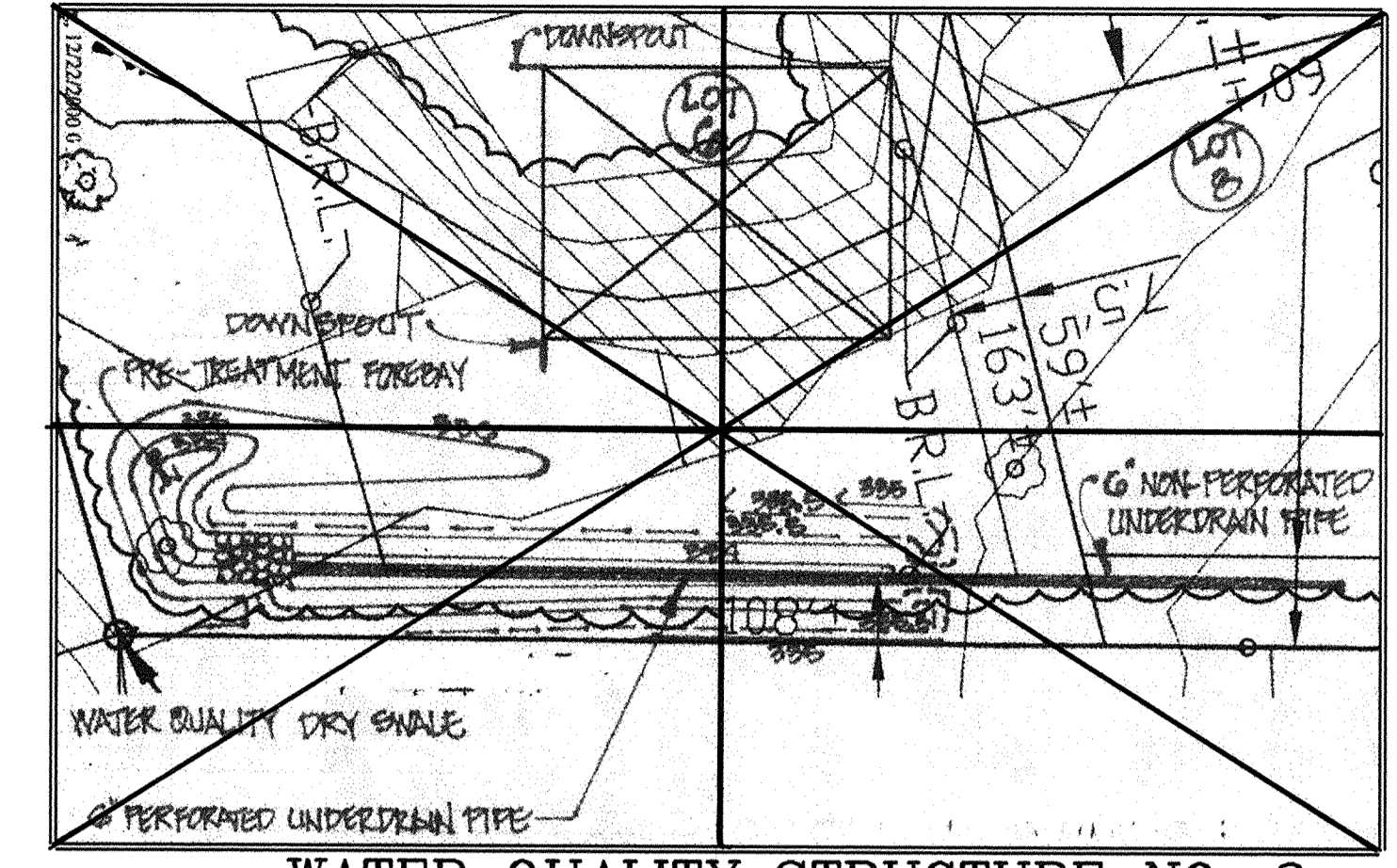


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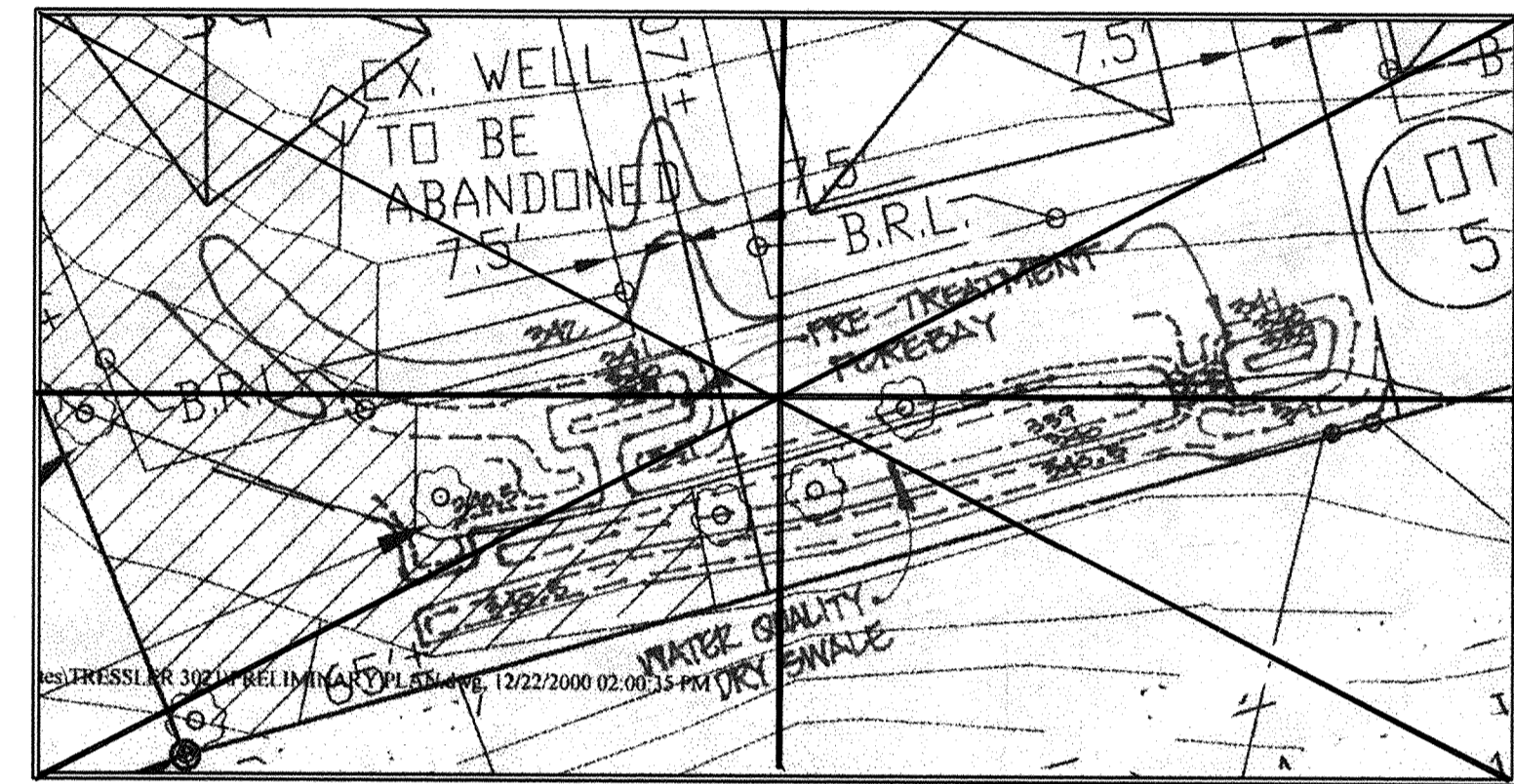
SCHEDULE A
PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJ. TO PERIMETER PROPERTIES			
		P1	P2	P3	P4
LANDSCAPE TYPE	B	A			
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	350'	263'	272'	272'	255'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES (20' PLUS 2 SHADE TREES AND 2 EVERGREENS)	YES	YES*	YES*	YES
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQ'D.	3	3	5	2	2
SHADE TREES		SHADE TREES	SHADE TREES	SHADE TREES	
EVERGREEN TREES	5				
SHRUBS					

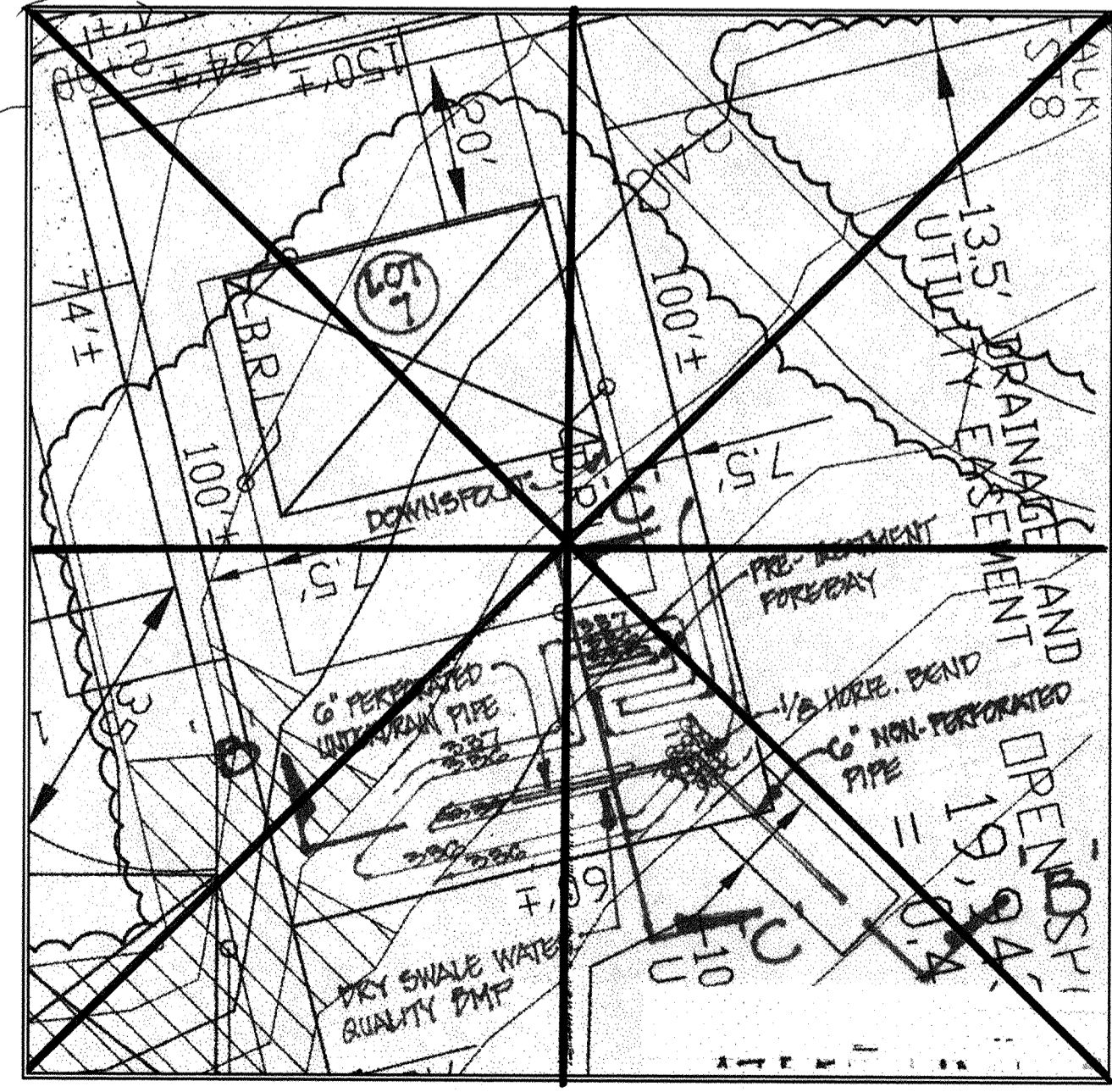
NOTES:
* SEE THE FOREST STAND DELINEATION FOR INFORMATION ON EXISTING VEGETATION.



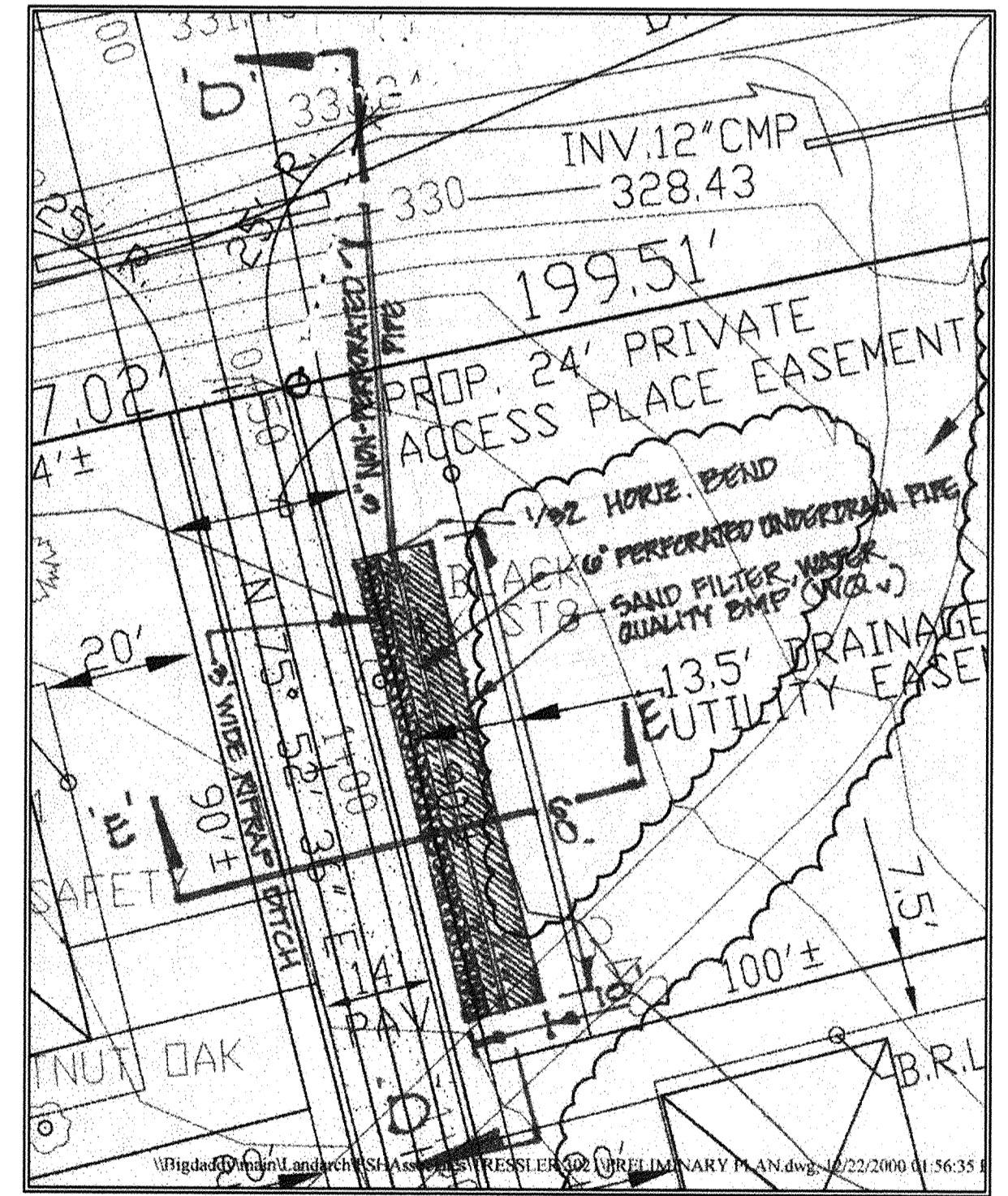
WATER QUALITY STRUCTURE NO. 2
SCALE: 1" = 20'



WATER QUALITY STRUCTURE NO. 2
SCALE: 1" = 20'



WATER QUALITY STRUCTURE NO. 4
SCALE: 1" = 20'



WATER QUALITY STRUCTURE NO. 1
SCALE: 1" = 20'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

Hugh R. ... 6/29/01
PLANNING DIRECTOR, DATE

**SCHEMATIC GRADING, LANDSCAPING,
DRAINAGE & SEDIMENT CONTROL PLAN
TRESSLER PROPERTY**

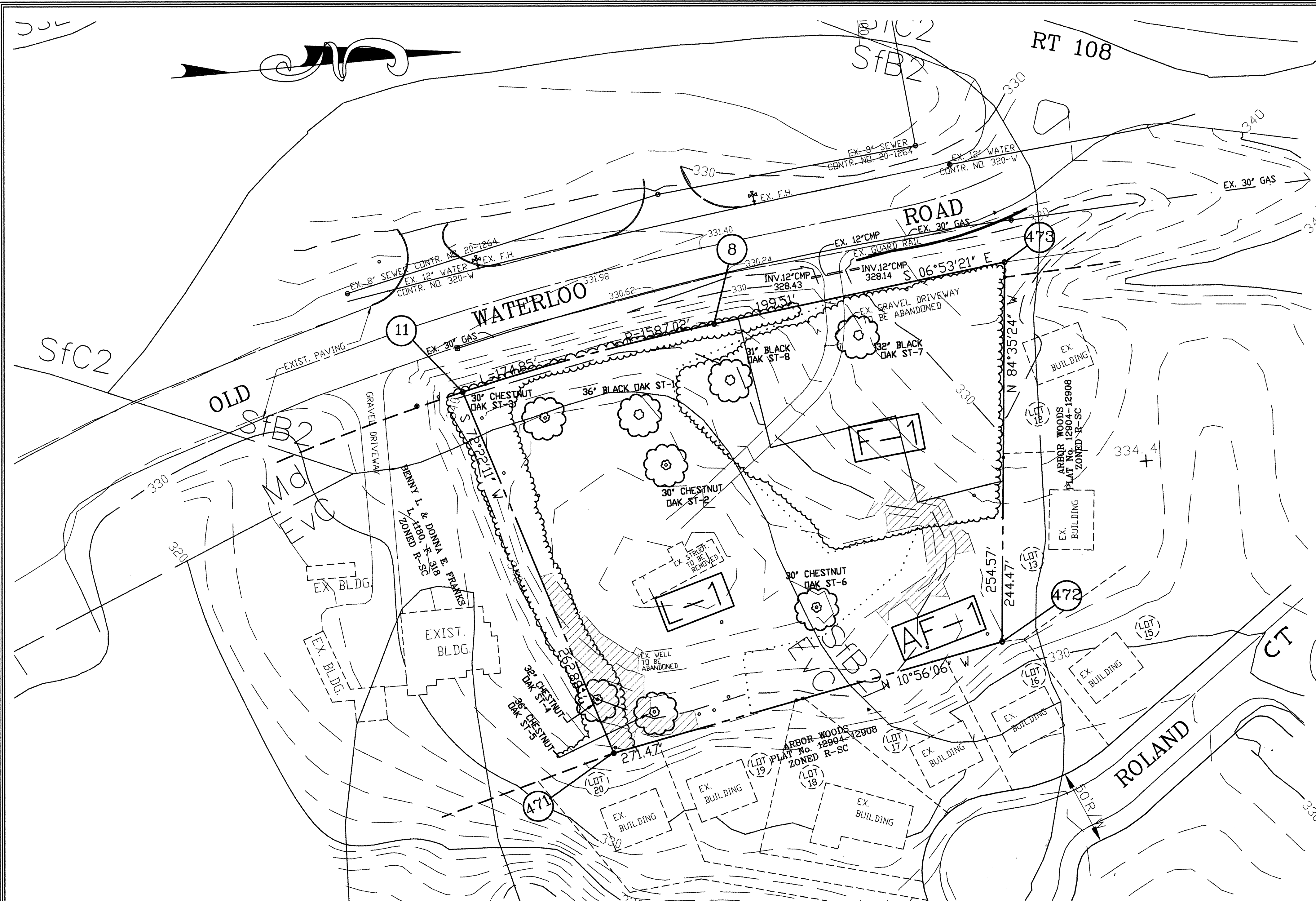
TAX MAP : 37 PARCEL : 148 GRID : 20
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1"=40' DATE: DECEMBER 22, 2000
SHEET 2 OF 4
DRWN BY: M.L.T. DESIGNED BY: M.L.T. CHKD BY: M.L.T.

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E-mail: FSHAssociates@com.com

STATE OF MARYLAND
JACOB V. FISCH
PROFESSIONAL ENGINEER
12/29/00

OWNER
MILDRED TRESSLER
6497 OLD WATERLOO ROAD
ELKRDGE, MD 21075

DEVELOPER
CORNERSTONE HOLDINGS LLC
9691 NORFOLK AVENUE
LAUREL, MD 20723



LEGEND

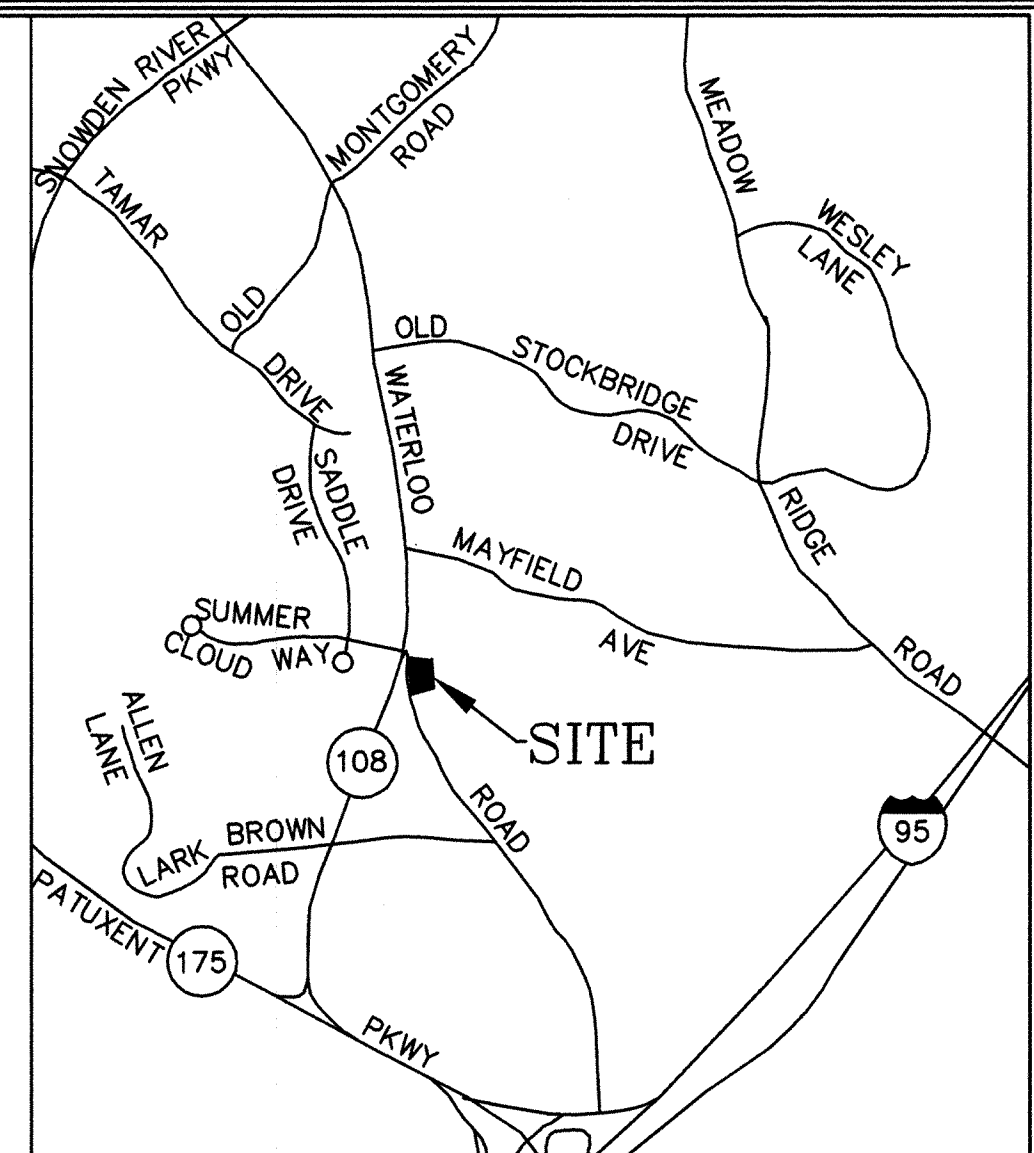
- DENOTES SPECIMEN TREE
- DENOTES EXISTING BUILDING
- ▨ DENOTES 15% - 24.9% SLOPES
- EX. MAJOR CONTOUR
- - - EX. MINOR CONTOUR
- ⋯ COMMUNITY TYPE BOUNDARY
- ~ TREELINE

NARRATIVE

F-1 Forest
This is a mature forest composed of a chestnut oak association. The overstory is composed of chestnut and black oak, with a co-dominant layer of American beech and black gum. The outward fringes of this forest contains younger sassafras and Virginia pine. Portions of this forest on steep slopes are priority retention areas.

AF-1 Abandoned Field
This is an open area composed of scattered saplings of black locust and black cherry. A dense layer of brambles and trumpet vine is present throughout, which suppresses succession to forest cover.

L-1 Lawn
This is an open lawn with large mature black and chestnut oaks scattered throughout. A narrow line of Virginia pine saplings exists along the property line at Old Waterloo Road.



LOCATION MAP

SCALE: 1" = 2000

- GENERAL NOTES**
- SUBJECT PROPERTY ZONED "R-SC" PER 10/18/93 COMPREHENSIVE ZONING MAP
 - SOILS MAP No. 25.
 - GROSS AREA OF SITE: 1.90 ac.±
 - NET AREA OF SITE: 1.90 ac.±
 - TOPOGRAPHY IS BASED ON A FIELD RUN TOPOGRAPHY SURVEY PREPARED BY C. B. MILLER AND ASSOCIATES.
 - WETLANDS DELINEATION AND REPORT AND FOREST STAND DELINEATION AND REPORT PREPARED BY EXPLORATION RESEARCH INC.
 - THERE ARE NO FLOODPLAINS, HISTORIC STRUCTURES OR CEMETERIES ON-SITE.

SPECIMEN TREE LIST

NUMBER	SCIENTIFIC NAME	COMMON NAME	SIZE	GENERAL CONDITION	COMMENTS
ST-1	Quercus velutina	Black Oak	36.0" dbh	Poor	Remove, Hazard Tree
ST-2	Quercus prinus	Chestnut Oak	30.0" dbh	Good	
ST-3	Quercus prinus	Chestnut Oak	30.0" dbh	Good	
ST-4	Quercus prinus	Chestnut Oak	32.0" dbh	Good	
ST-5	Quercus prinus	Chestnut Oak	36.0" dbh	Good	
ST-6	Quercus prinus	Chestnut Oak	30.0" dbh	Poor	Multistem, root rot
ST-7	Quercus velutina	Black Oak	32.0" dbh	Good	
ST-8	Quercus velutina	Black Oak	31.0" dbh	Poor	

FOREST STAND ANALYSIS TABLE

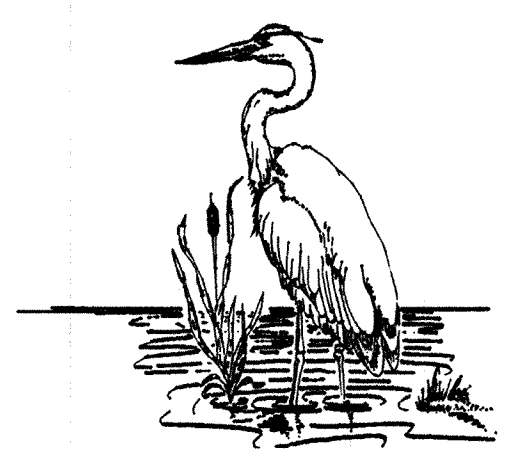
KEY	TYPE OF COMMUNITY	AREA	SOIL INFORMATION				EXISTING VEGETATION (Type and approx. %)	STAND CHARACTERISTICS			FOREST AREA IN SENSITIVE ENVIRONMENTS
			SOIL TYPE	TYPICAL FOREST COVER	WOODLAND SUITABILITY INDEX	HABITAT VALUE		SIZE AVG. DIAM	AGE	GENERAL CONDITIONS	
F-1	CHESTNUT OAK ASSOCIATION	0.69 AC	SFB2	MIXED HARDWOOD	75-84	GOOD	Chestnut 50% Oak 50%	6-28"	100+	GOOD	1100 sq ft on slopes 15%-25%
AF-1	SCATTERED TREES	0.25 AC									
L-1	LAWN WITH SCATTERED TREES	0.96 AC									

SOILS LEGEND

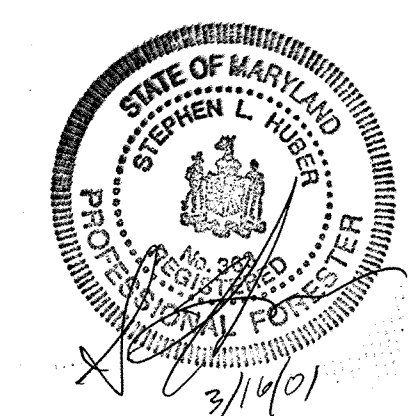
SYMBOL	NAME / DESCRIPTION	TYPE
ExC	EVESBORO LOAMY SAND, 5 TO 15 PERCENT SLOPES	A
Md	MADE LAND	
SFB2	SASSAFRAS GRAVELLY SANDY LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	B

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

Carol R. ... 6/29/01
PLANNING DIRECTOR DATE



EXPLORATION RESEARCH INC.
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
8316 FOREST STREET
ELICOTT CITY, MARYLAND 21043
TEL (410) 760-1150 FAX (410) 760-7360



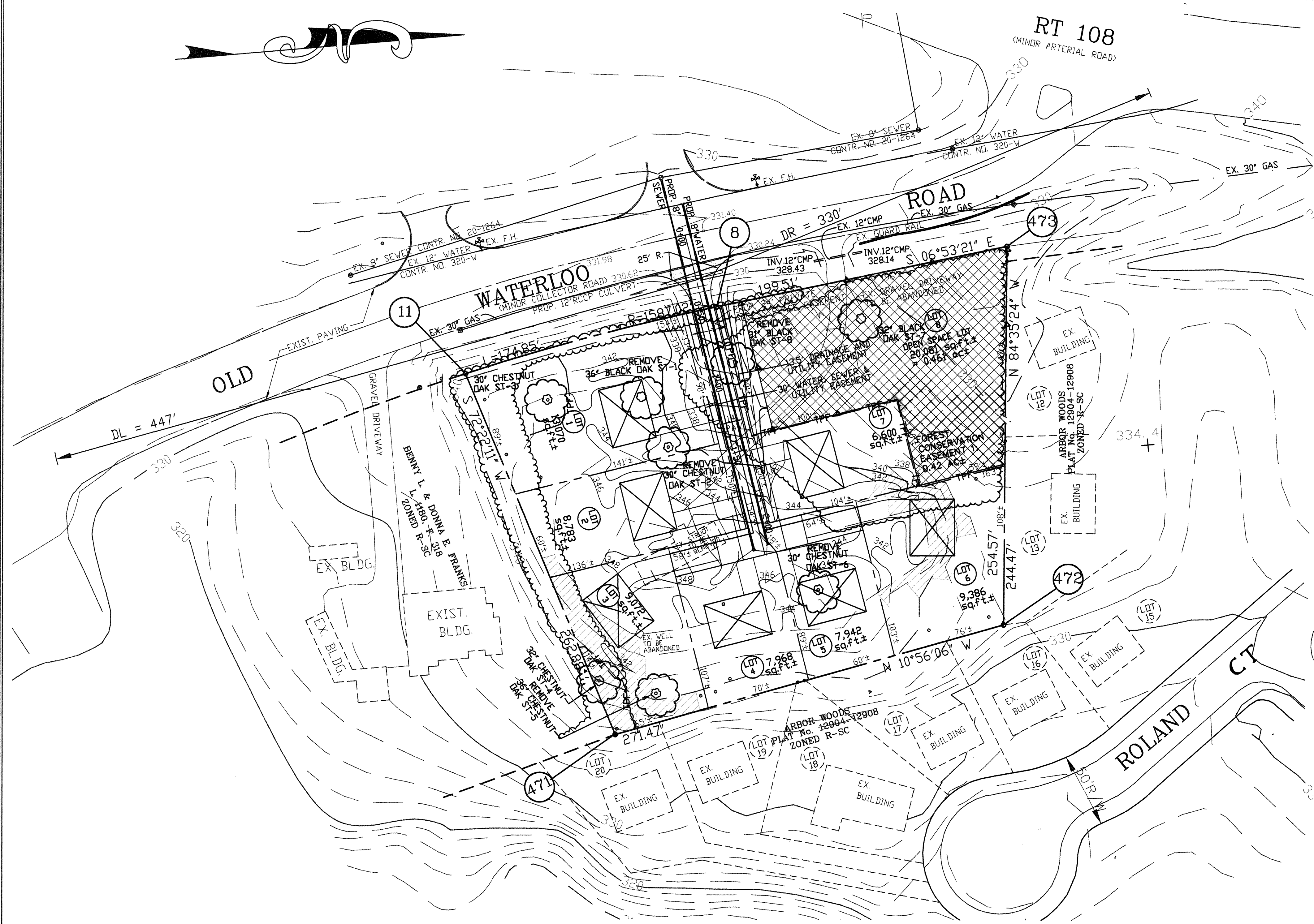
**FOREST STAND DELINEATION
TRESSLER PROPERTY**

TAX MAP : 37 PARCEL : 148 GRID : 20
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1"=40' DATE: DECEMBER 29, 2000
SHEET 3 OF 4

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- LEGEND**
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 - DENOTES EXISTING BUILDING
 - DENOTES 15% - 24.9% SLOPES
 - EX. MAJOR CONTOUR
 - EX. MINOR CONTOUR
 - DENOTES TREE PROTECTION SIGN
 - DENOTES FOREST CONSERVATION EASEMENT
 - TPF - DENOTES TREE PROTECTION FENCE

NARRATIVE

This Forest Conservation Plan has been developed in accordance with the Howard County Forest Conservation Manual and the 1991 Forest Conservation Act.

The existing site consists of 1.90 acres. The site has 0.69 acres of existing forest within the net tract area. 0.27 acres of existing forest will be cleared. Retention areas have been prioritized to provide protection to the largest area of forest possible. 0.42 acres of woodland will be retained under easement in these areas. A fee-in-lieu is requested to fulfill the reforestation obligations of 0.03 ac (1,307 sq ft).

FOREST CONSERVATION WORKSHEET

	Acres (1/100 ac.)
Net Tract Area	
A. Total Tract Area	1.90
B. Area Within 100 Year Floodplain	0
C. Other Deductions	0
D. Net Tract Area	1.90
Zoning Use Category: High Density Residential	
Land Use Category	
E. Afforestation Minimum (15% x D)	0.29
F. Conservation Threshold (20% x D)	0.38
Existing Forest Cover	
G. Existing Forest on Net Tract Area	0.69
H. Forest Area Above Conservation Threshold	0.31
Breakeven Point	
I. Forest Retention Above Threshold with no Mitigation	0.44
J. Clearing Permitted without Mitigation	0.25
Proposed Forest Clearing	
K. Forest Areas to be Cleared	0.27
L. Forest Areas to be Retained	0.42
Planting Requirements	
M. Reforestation for Clearing Above Threshold	0.07
N. Reforestation for Clearing Below the Threshold	0
P. Credit for Retention Above Conservation Threshold	0.04
Q. Total Reforestation Required	0.03
R. Total Afforestation Required	0
S. Total Reforestation and Afforestation Requirement	0.03

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 - THERE ARE NO FLOODPLAINS OR CEMETERIES ON-SITE.

THE FOREST CONSERVATION EASEMENTS WILL BE ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 161200 OF THE HOWARD COUNTY CODE. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

FOREST CONSERVATION EASEMENT TABLE

Easement #1	0.42 ac
All retention	0.42 ac
Total	0.42 ac

- MANAGEMENT NOTES FOR FOREST RETENTION AREAS**
- All proposed activities shall adhere to the conditions, schedules and terms of an approved sediment control and erosion plan.
 - After the boundaries of the retention area have been staked and flagged and before any disturbance has taken place on-site, a preconstruction meeting at the construction site shall take place. The developer, contractor or project manager, and appropriate County Inspectors shall attend.
 - Prior to grading, the contractor shall arrange to meet with the forester to determine adequate protection measures for Specimen Trees located on buildable lots.
 - Tree protection for all retained areas:
 - All retention areas within 50 feet of proposed construction activities shall be protected by highly visible, well anchored temporary protection devices (silt fence or blaze orange plastic mesh).
 - All protection devices shall be in place prior to any grading or land clearing.
 - All protection devices shall be properly maintained and shall remain in place until construction has ceased.
 - Attachment of signs, fencing or other objects to trees is prohibited.
 - No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within protected areas.
 - If the critical root zone (see detail) is affected by construction activities such as grade change, digging for foundations and roads or utility installation:
 - Prune roots with a clean cut using proper pruning equipment (see root pruning detail).
 - Water and fertilize as needed.
 - During construction phase, monitor and correct condition of retained trees for: soil compaction, root injury, flood conditions, drought conditions and other stress signs.
 - Inspect existing trees around the perimeter of disturbed limits for evidence of soil compaction, root injury, limb injury, or other stress signs and correct with proper management techniques such as root or limb pruning, soil aeration, fertilization, crown reduction or watering. Inspection and evaluation shall be performed by a licensed arborist.
 - Inspect for dead or dying trees or limbs which may pose safety hazard and remove.
 - No burial of discarded materials will occur onsite within the conservation areas.
 - No burning within 100 feet of wooded area.
 - All temporary forest protection structures will be removed after construction.
 - Following completion of construction, prior to use, the County Inspector shall inspect the entire area.
 - Post-Construction Phase
 - Inspect existing trees around the perimeter of disturbed limits for evidence of soil compaction, root injury, limb injury, or other stress signs and correct with proper management techniques such as root or limb pruning, soil aeration, fertilization, crown reduction or watering. Inspection and evaluation shall be performed by a licensed arborist.
 - Inspect for dead or dying trees or limbs which may pose safety hazard and remove.
 - No burning within 100 feet of wooded area.
 - All temporary forest protection structures will be removed after construction.
 - Following completion of construction, prior to use, the County Inspector shall inspect the entire area.

MIN. 11"

SPECIMEN TREE

DO NOT REMOVE

MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED

VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE MARYLAND FOREST CONSERVATION ACT OF 1991

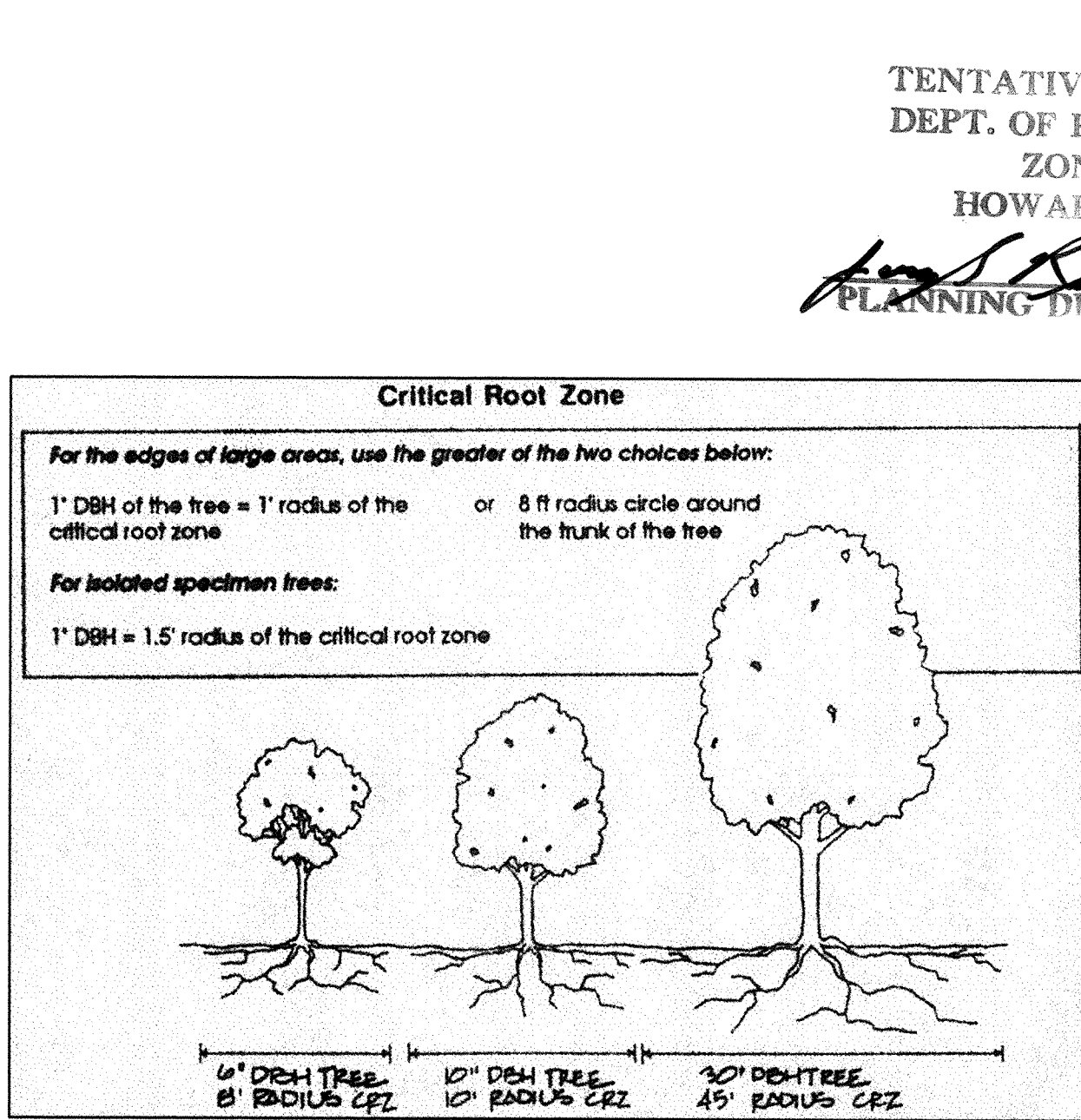
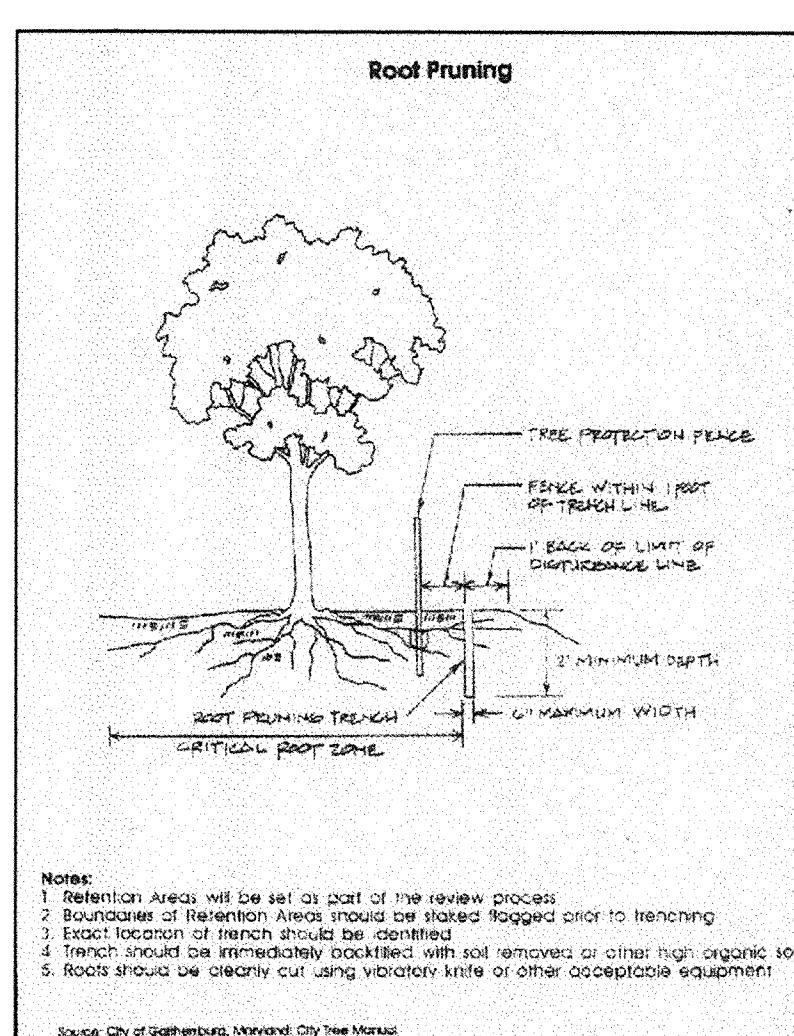
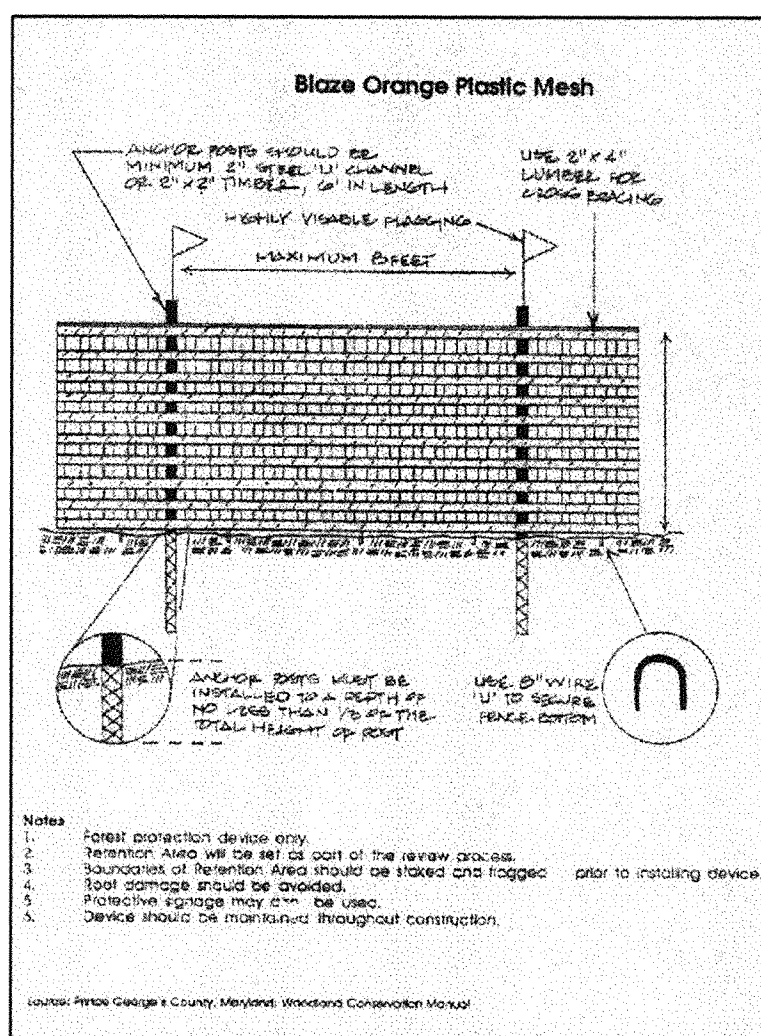
MIN. 11"

FOREST RETENTION AREA

MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED

MIN. 15"

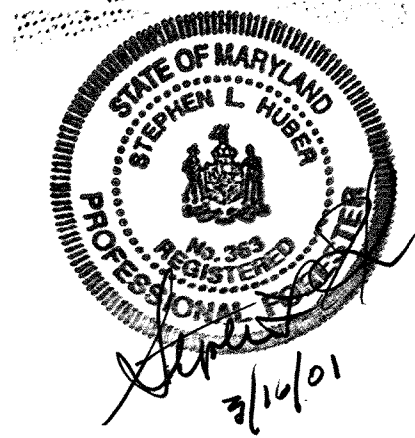
VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE MARYLAND FOREST CONSERVATION ACT OF 1991



TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

Ann S. Brown
PLANNING DIRECTOR

6/29/01
DATE



EXPLORATION RESEARCH, INC.
ENVIRONMENTAL CONSULTANTS

838 FOREST STREET
ELICOTT CITY, MARYLAND 21043
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FOREST CONSERVATION PLAN
TRESSLER PROPERTY

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THIRD ELECTION DISTRICT
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SCALE: 1"=40' DATE: DECEMBER 29, 2000
SHEET 4 OF 4

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