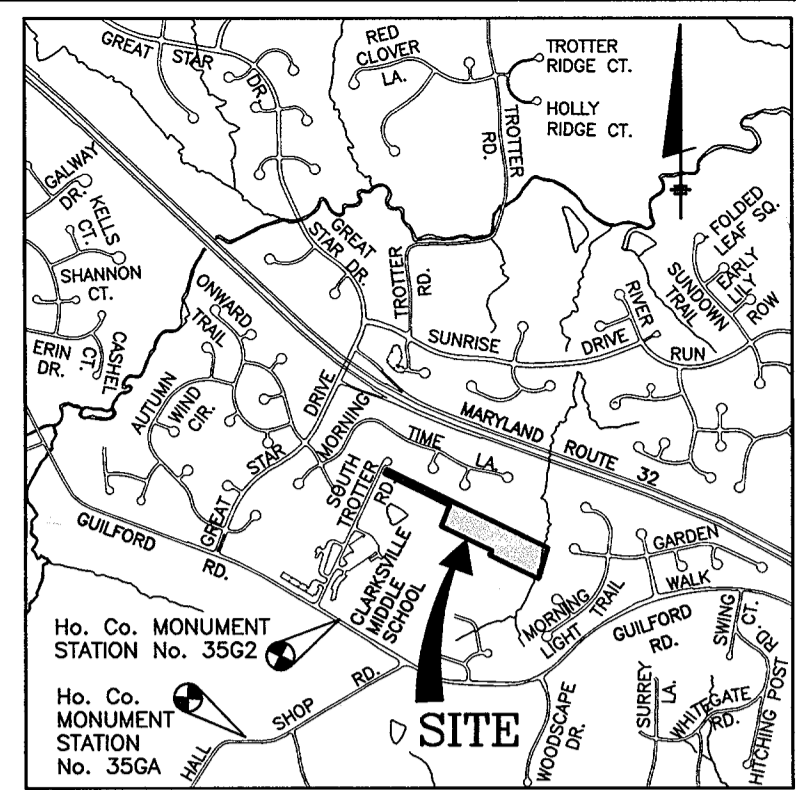


BENCHMARK (NAD '83):

STATION 356A
 NORTHING: 553249.684 EASTING: 1,332,627.281
 ELEVATION: 482.037
 STAMPED DISC SET ON TOP OF A CONC. (3" DEEP)
 COLUMN: SET 1" OR 2" BELOW TERRAIN SURFACE.
 LOCATED 17.1' NORTH OF THE C/L OF HALL SHOP
 ROAD, 150' EAST OF C&P POLE 0510 (G&E POLE
 112401), 72.4' WEST OF AN ENTRANCE AND 0.35
 MILES WEST OF MD ROUTE 32.

STATION 356Z
 NORTHING: 554,965.671 EASTING: 1,332,934.904
 ELEVATION: 477.490
 STAMPED DISC SET ON TOP OF A CONC. (3" DEEP)
 COLUMN: SET 1" OR 2" BELOW TERRAIN SURFACE.
 LOCATED 15.0' NORTH OF THE EDGE OF PAVING OF
 GULFORD ROAD, 128.3' EAST OF G&E POLE 371538,
 107.9' WEST OF G&E POLE 176031 AND 0.15 MILES
 WEST OF TROTTER ROAD.



GENERAL NOTES

- 1.) ALL ASPECTS OF THIS PROJECT SHALL BE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED.
- 2.) PUBLIC WATER AND SEWER SYSTEMS SHALL BE PROVIDED FOR THIS DEVELOPMENT. THIS PROJECT IS NOT WITHIN THE WATER/SEWER METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER CONNECTIONS WILL BE MADE TO CONTR. No.34-3296-D
- 3.) TRACT BOUNDARY ESTABLISHED BY PLAT No. 3540.
- 4.) TOPOGRAPHIC INFORMATION FIELD-RUN TOPOGRAPHY PERFORMED BY BENCHMARK ENGINEERING, INC. DATED JANUARY, 2001, AND SUPPLEMENTED WITH INFORMATION PURCHASED FROM HOWARD COUNTY DEPARTMENT OF TECHNOLOGY AND COMMUNICATION SERVICES, GIS DIVISION.
- 5.) HORIZONTAL DATUMS FOR THIS PLAN ARE BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM NAD'83 AS PROJECTED FROM HOWARD COUNTY CONTROL POINTS 356A & 356Z.
- 6.) WETLAND DELINEATION PROVIDED BY ECO-SCIENCE PROFESSIONALS, INC. DATED JULY, 2000, AND APPROVED UNDER S-01-01 AND S-01-32.
- 7.) TRAFFIC STUDY PREPARED BY THE TRAFFIC CONCEPTS, INC. DATED JULY, 2000, AND APPROVED UNDER S-01-01 AND S-01-32 REVIEWS, AND UPDATED FOR THIS SUBMISSION.
- 8.) FOREST STAND DELINEATION PROVIDED BY ECO-SCIENCE PROFESSIONALS, INC. DATED JULY, 2000, AND APPROVED UNDER S-01-01 AND S-01-32.
- 9.) ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH. PRESERVATION OF THE SPECIMEN TREES AND FOREST SHALL BE INCORPORATED IN THE FINAL PLAN STAGES TO THE EXTENT POSSIBLE.
- 10.) NO DISTURBANCE SHALL OCCUR IN THE WETLANDS, 25' WETLAND BUFFER, 75' OR 50' STREAM BUFFER, OR 100-YEAR FLOODPLAIN EXCEPT AS PERMITTED BY THE DEPARTMENT OF PLANNING AND ZONING AND APPLICABLE PERMITS AND/OR WAIVERS.
- 11.) MINIMUM BUILDABLE LOT SIZE SHALL BE 14,000 SQUARE FEET. 30% OPEN SPACE WILL BE PROVIDED.
- 12.) STORMWATER MANAGEMENT SHALL BE PROVIDED BY A RECHARGE CHAMBER, A MICROPOOL EXTENDED DETENTION FACILITY AND NON-STRUCTURAL METHODS THAT INCLUDE DRY WELLS. ALL FACILITIES TO BE CLASS 'A' STRUCTURES. ALL NECESSARY MDE PERMITS SHALL BE OBTAINED FOR DISTURBANCE TO WETLANDS PRIOR TO CONSTRUCTION.
- 13.) TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- 14.) SEDIMENT CONTROL SHALL BE PROVIDED FOR THIS PROJECT AND WILL BE INDICATED ON THE FINAL PLAN SUBMISSIONS.
- 15.) STREET LIGHTS SHALL BE PROVIDED PER DESIGN MANUAL REQUIREMENTS.
- 16.) THE STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THIS FACILITY HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE, ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
- 17.) ALL EXISTING WELLS AND SEPTICS LOCATED ON THIS PROPERTY SHALL BE ABANDONED AND VERIFICATION OF THE ABANDONMENT SHALL BE SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO RECORDATION OF THE PLAT OF SUBDIVISION.
- 18.) THIS SITE CONTAINS WETLANDS, STREAMS AND FLOODPLAINS.
- 19.) THE DISTURBANCE TO THE 100-YEAR FLOODPLAIN, WETLAND, WETLAND BUFFER, STREAM AND STREAM BUFFER ON THE WESTERN PORTION OF THE SITE IS NECESSARY TO ACCESS THE SITE. THE DISTURBANCE TO THE 100-YR FLOODPLAIN, WETLAND, WETLAND BUFFER, STREAM, AND STREAM BUFFER ON THE EASTERN PORTION OF THE SITE AND THE ADJACENT VILLAGE OF RIVER HILL OPEN SPACE LOT 103 IS NECESSARY TO PROVIDE PUBLIC SEWAGE SERVICE TO THE SITE. THESE DISTURBANCES HAVE BEEN DEEMED NECESSARY BY THE DEPARTMENT OF PLANNING AND ZONING.
- 20.) THE SUBJECT PROPERTY IS ZONED R-20 PER THE 10/18/1993 COMPREHENSIVE ZONING PLAN.
- 21.) THERE IS AN EXISTING DWELLING LOCATED ON LOT 2 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE. THE EXISTING BUILDING WAS CONSTRUCTED IN 1977.
- 22.) WP-03-14 WAS APPROVED BY THE PLANNING DIRECTOR ON SEPTEMBER 26, 2002. THIS WAIVES SECTION 15.119(e)(5) OF THE HOWARD COUNTY SUBDIVISIONS AND LAND DEVELOPMENT REGULATIONS TO ALLOW DESIGN OF THE PUBLIC RIGHT-OF-WAY TO SERVE TROTTERS RUN WITHOUT THE REQUIRED 25 FOOT INTERSECTION TRUNCATION.
- 23.) THE PROJECT IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND TO ZONING REGULATIONS EFFECTIVE 1-8-02
- 24.) OPEN SPACE LOTS 14 AND 15 ARE TO BE DEDICATED TO HOWARD COUNTY, DEPARTMENT OF RECREATION AND PARKS. OPEN SPACE LOT 13 (STORMWATER MANAGEMENT) SHALL BE DEDICATED TO THE TROTTERS RUN HOMEOWNERS ASSOCIATION.
- 25.) THE FOREST CONSERVATION OBLIGATION OF 3.0 ACRES WILL BE MET BY 1.5 ACRES OF ON-SITE RETENTION AND 1.5 ACRES OF OFF-SITE PLANTING. PAYMENT OF A FEE IN LIEU OF PLANTING FOR UP TO 1.0 ACRES MAY BE PAID TO HOWARD COUNTY.

VICINITY MAP
 SCALE: 1" = 2000'

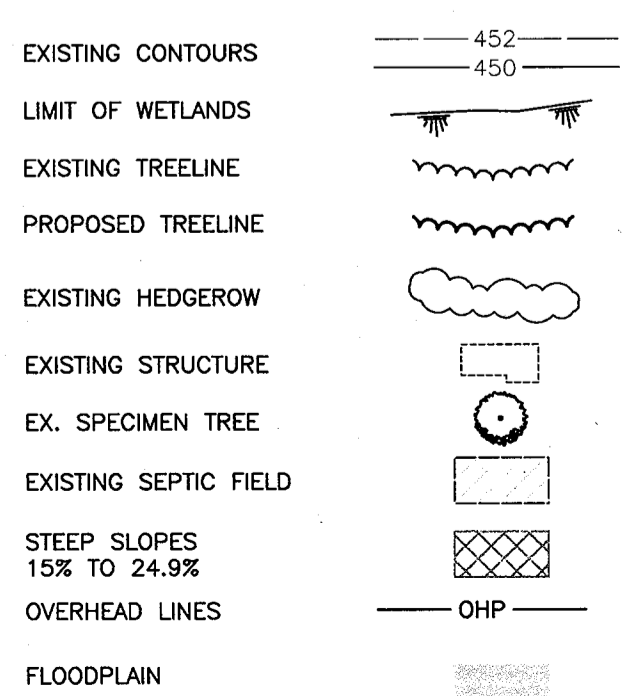
DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY
 PLANNING DIRECTOR
 DATE 7/3/02
 JA

PLAN
 SCALE: 1" = 50'

SITE DATA TABULATION

1) GENERAL SITE DATA		3) LOT TABULATION	
a. PRESENT ZONING: R-20		a. ALLOWABLE RESIDENTIAL LOT YIELD: N/A	
b. APPLICABLE DPZ FILE REFERENCES: F-76-104, S-01-01, S-01-32		b. TOTAL NUMBER OF RESIDENTIAL LOTS PROPOSED ON THIS SUBMISSION: 11 & 1 EX. (12 TOTAL)	
c. DEED REF. 2317/0353		c. TOTAL NUMBER OF OPEN SPACE LOTS PROPOSED: 3	
d. PROPOSED USE OF SITE: 11 SFD HOMES & 1 EX.		4) OPEN SPACE DATA	
e. PROPOSED WATER AND SEWER SYSTEMS: PUBLIC		a. MINIMUM RESIDENTIAL LOT SIZE SELECTED: 14,000 SQ.FT.	
2) AREA TABULATION		b. OPEN SPACE REQUIRED (30%): 2.69 AC.±	
a. TOTAL AREA OF SITE: 8.95 AC.±		c. TOTAL AREA OF PROPOSED OPEN SPACE LOTS: 3.03 AC.±	
b. AREA OF 100 YEAR FLOODPLAIN: 0.20 AC.±		TOTAL AREA OF NON-CREDITED NARROW O.S.: 0.0 AC.±	
c. AREA OF STEEP SLOPES (25% OR GREATER): 0.00 AC.±		TOTAL CREDITED OPEN SPACE PROVIDED (OPEN SPACE AREA MINUS PIPESTEM AREA): 0.00 AC.±	
d. NET AREA OF SITE: 8.75 AC.±		d. AREA OF RECREATION OPEN SPACE REQUIRED: 2,400 S.F.	
e. AREA OF THIS PLAN SUBMISSION: 8.95 AC.±		e. AREA OF RECREATION OPEN SPACE PROVIDED: 2,400 S.F.	
f. AREA OF PROPOSED BUILDABLE LOTS: 4.34 AC.±			
g. AREA OF PROPOSED OPEN SPACE LOTS: 3.03 AC.±			
AREA OF NON-CREDITED NARROW O.S.: 0.00 AC.±			
h. AREA OF PROPOSED PUBLIC ROAD R/W: 1.58 AC.±			

LEGEND



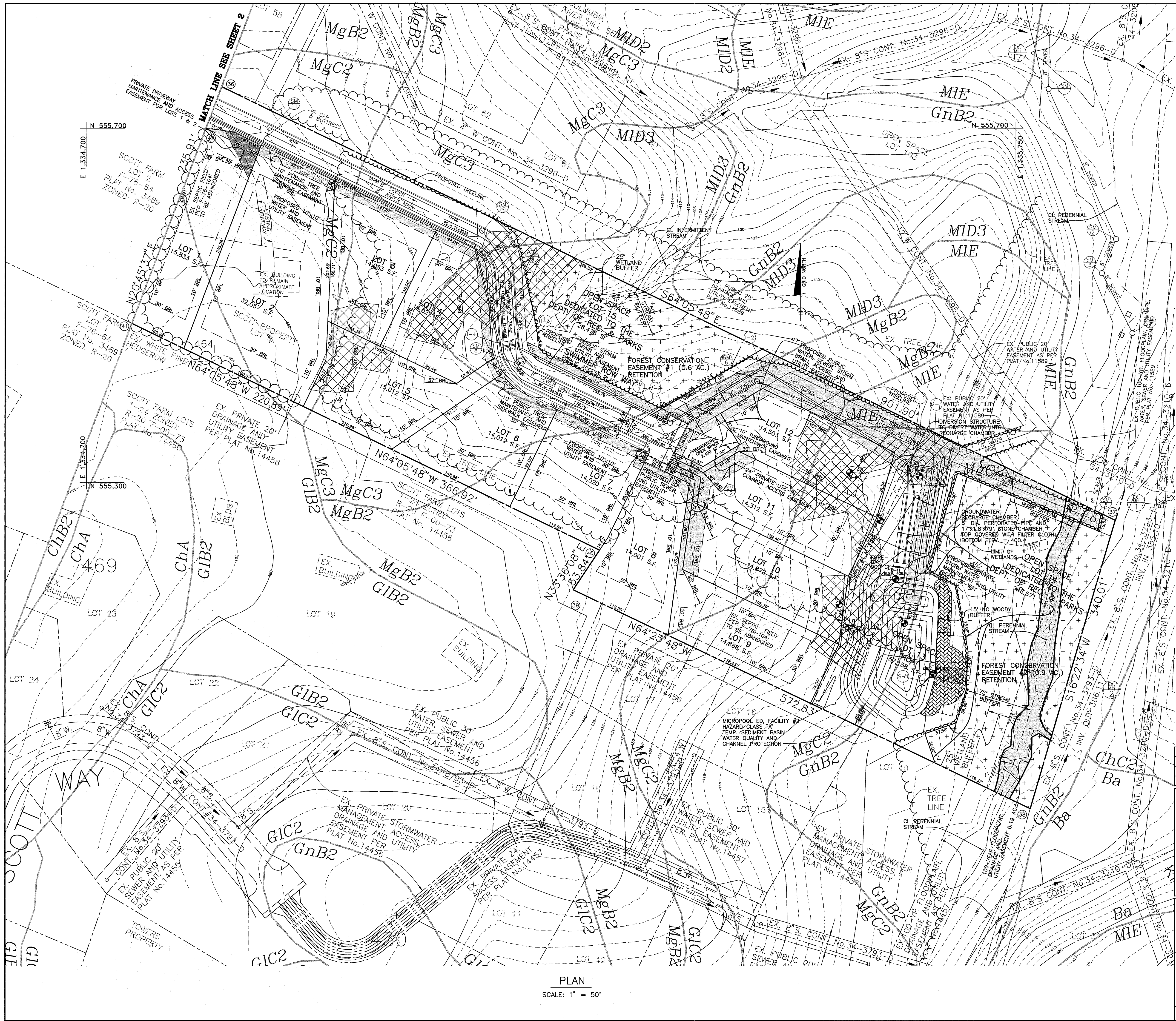
SHEET INDEX

SHEET	TITLE
1 - 2	PRELIMINARY PLAN
3 - 4	PRELIMINARY GRADING, SEDIMENT AND EROSION CONTROL PLAN AND SOILS MAP
5 - 6	PRELIMINARY FOREST CONSERVATION PLAN
7 - 8	PRELIMINARY LANDSCAPING PLAN

BOUNDARY COORDINATE POINT CHART

No.	Northing	Easting
35	556073.5409	1334181.2099
36	555747.5735	1334852.4139
37	555257.0780	1335862.3999
38	554930.8617	1335766.5369
39	555178.4034	1335249.9546
40	555223.2467	1335279.7510
41	555480.0334	1334750.9979
42	555700.6280	1334834.6190
43	556028.1900	1334160.1316

NO. DATE REVISION	
BENCHMARK ENGINEERING, INC.	
ENGINEERS • LAND SURVEYORS • PLANNERS	
8480 BALTIMORE NATIONAL PIKE & SUITE 418 ELLICOTT CITY, MARYLAND 21043 PHONE: 410-485-8105 FAX: 410-485-8644 E-MAIL: benchmark@cois.com	
<i>Donald Mason</i>	
3/20/03	
DEVELOPER: CORNERSTONE HOLDINGS, LLC. 9691 NORFOLK AVENUE LAUREL, MD 20723 PHONE: 410-792-2565	PROJECT: TROTTERS RUN RESUBDIVISION OF SCOTT PROPERTY, LOT 4, PLAT No. 3540; CREATING LOTS 1-12, AND OPEN SPACE LOTS 13-15
OWNER: KATHLEEN KRAWOLEC 6465 S. TROTTER ROAD CLARKSVILLE, MD 21029	LOCATION: TAX MAP No. 35 - GRID No. 20 PARCEL No. 342 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE: PRELIMINARY EQUIVALENT SKETCH PLAN	
DATE: JULY, 2002 MARCH, 2003	PROJECT NO. 1367
Design: JMC Draft: JMC Check: DAM	SCALE: AS SHOWN DRAWING 1 OF 8



PLAN
SCALE: 1" = 50'

STREET LIGHT SCHEDULE			
ROAD	STATION	OFFSET	DESCRIPTION
SWIMMER ROW WAY	0+17	23' RIGHT	100 WATT HPS VAPOR
	3+37	13' LEFT	PREMIER POST-TOP FIXTURE
	7+50	13' LEFT	MOUNTED ON A 14'
	11+60	13' LEFT	BLACK FIBERGLASS POLE
	12+90	13' LEFT	
	15+00	0'	

MINIMUM LOT SIZE CHART			
LOT	GROSS AREA (SF)	PIPESTEM AREA (SF)	MIN. LOT SIZE (SF)
5	15,012	994	14,018
9	14,868	798	14,070
10	14,872	396	14,476
11	14,312	239	14,073
12	14,503	501	14,002

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C1	50.00'	52.36'	60°00'00"	28.87'	S34°05'48"E 50.00'
C2	50.00'	52.36'	60°00'00"	28.87'	N34°05'48"W 50.00'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
David A. Lewis 3/19/03
PLANNING DIRECTOR DATE
JA

NO.	DATE	REVISION

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS

ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
E-MAIL: benchmark@cois.com

DEVELOPER: CORNERSTONE HOLDINGS, LLC. 9691 NORFOLK AVENUE LAUREL, MD 20723 PHONE: 410-792-2565	PROJECT: TROTTERS RUN RESUBDIVISION OF SCOTT PROPERTY, LOT 4, 9691 NORFOLK AVENUE LAUREL, MD 20723 OPEN SPACE LOTS 1-12, AND OPEN SPACE LOTS 14-16
OWNER: KATHLEEN KRAWOLEC 6465 S. TROTTER ROAD CLARKSVILLE, MD 21029	LOCATION: TAX MAP No. 35 - GRID No. 20 PARCEL No. 342 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: JULY, 2002 MARCH, 2003	TITLE: PRELIMINARY EQUIVALENT SKETCH PLAN
Design: JMC Draft: JMC Check: DAM	PROJECT NO. 1367 SCALE: AS SHOWN DRAWING 2 OF 8



LEGEND

SOILS CLASSIFICATION **GnB2**

SOILS DELINEATION

EXISTING CONTOURS

LIMIT OF WETLANDS

EXISTING TREELINE

PROPOSED TREELINE

EXISTING STRUCTURE

EX. SPECIMEN TREE

EXISTING SEPTIC FIELD

STEEP SLOPES 15% TO 24.9%

OVERHEAD LINES

SILT FENCE

SUPER SILT FENCE

LIMIT OF DISTURBANCE

TREE PROTECTION FENCE

FLOODPLAIN TABULATION

SECTION	Q (CFS)	WSEL
40	220.94	424.86
50	220.94	424.68
52	220.94	430.69
57	183.82	434.64
58	183.82	434.66
60	183.82	437.42

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Handwritten signature
PLANNING DIRECTOR

Handwritten date
DATE

SOIL LEGEND

MAP SYMBOL	HYDROLOGIC GROUP	SOIL NAME AND MAPPING UNIT
Ss	D	BALE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
CgB2	B	CHESTER GRAVELLY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
CgC2	B	CHESTER GRAVELLY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
ChA	B	CHESTER SILT LOAM, 0 TO 3 PERCENT SLOPES, MODERATELY ERODED
ChB2	B	CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
ChC2	B	CHESTER SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
EB3	C	ELDON SILTY CLAY LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED
GIC2	B	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
GIC3	B	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
GI2	B	GLENELG LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED
GnB2	C	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
MgB2	B	MANOR GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
MgC2	B	MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
MgC3	B	MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
MIA	B	MANOR LOAM, 0 TO 3 PERCENT SLOPES
MI2	B	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
MI3	B	MANOR LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED
MI4	B	MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED
MI5	B	MANOR LOAM, 25 TO 45 PERCENT SLOPES

SOIL SURVEY, HOWARD COUNTY, MARYLAND PAGE 23

NO. DATE REVISION

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
E-MAIL: benchmark@cois.com

Handwritten signature
DONALD MASON
PROFESSIONAL ENGINEER

3/20/03

DEVELOPER: CORNERSTONE HOLDINGS, LLC.
9691 NORFOLK AVENUE
LAUREL, MD 20723
PHONE: 410-792-2565

OWNER: KATHLEEN KRAWOLEC
6465 S. TROTTER ROAD
CLARKSVILLE, MD 21029

PROJECT: TROTTERS RUN
RESUBDIVISION OF SCOTT PROPERTY, LOT 4,
PLAT No. 3540, CREATING LOTS 1-12, AND
OPEN SPACE LOTS 13-15

LOCATION: TAX MAP No. 35 - GRID No. 20
PARCEL No. 342
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: PRELIMINARY GRADING,
SEDIMENT AND EROSION CONTROL PLAN
AND SOILS MAP

DATE: JULY 2002 PROJECT NO. 1367
MARCH 2003

Design: JMC Draft: JMC Check: DAM SCALE: AS SHOWN DRAWING 3 OF 8



PLAN
SCALE: 1" = 50'

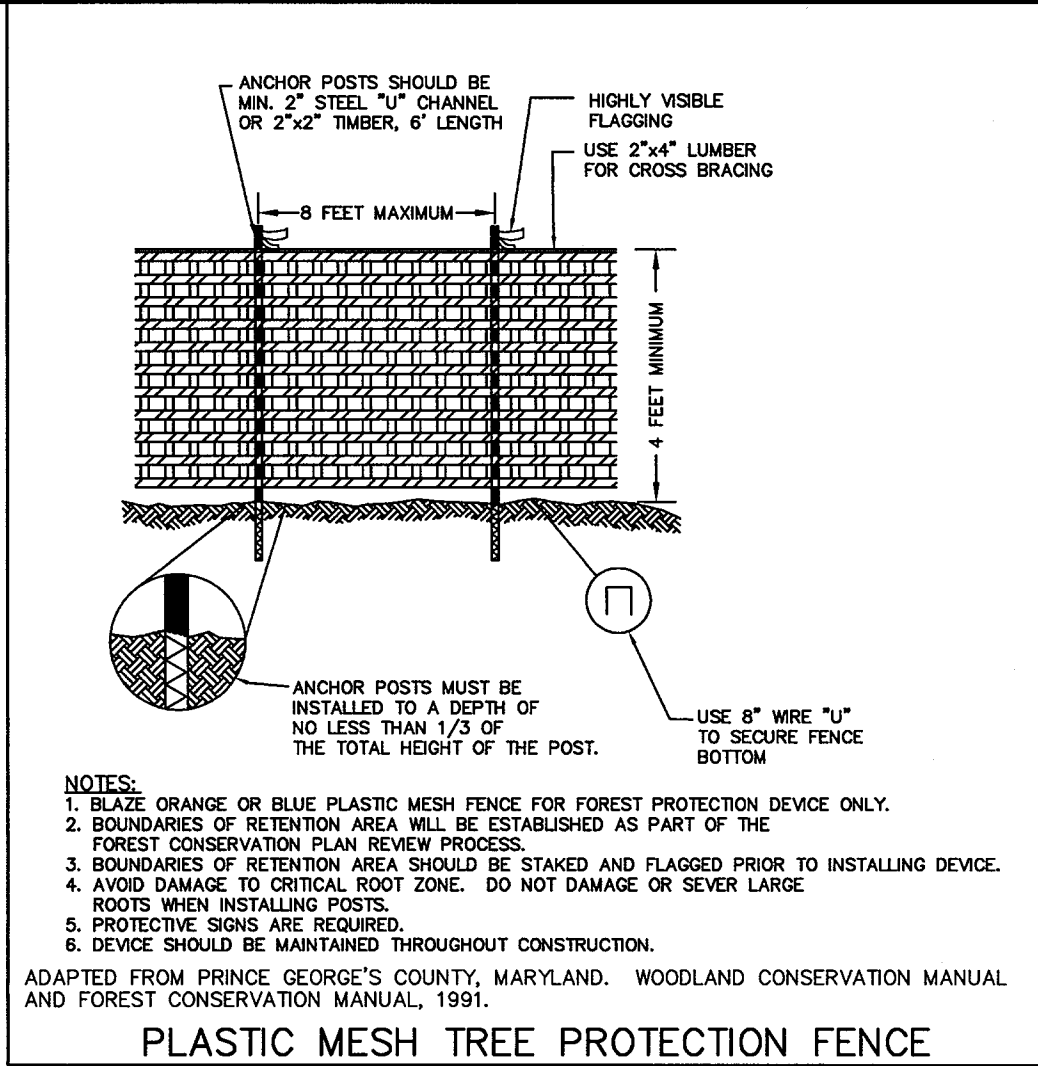
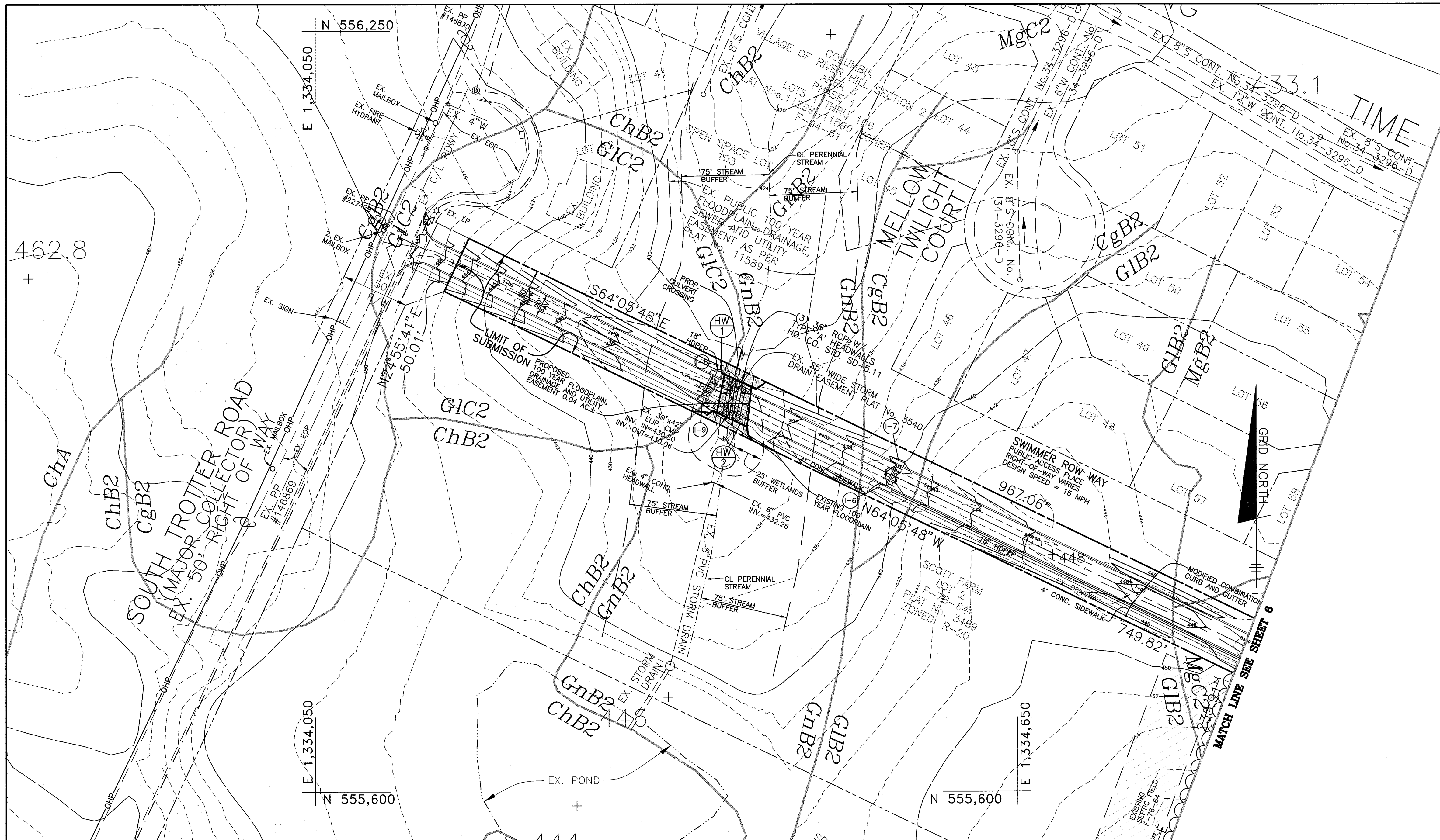
FLOODPLAIN TABULATION		
SECTION	Q (CFS)	WSEL
70	406.59	369.89
80	406.59	374.70
90	406.59	381.18
100	347.19	384.66
165	347.19	385.73
230	347.19	387.03
340	347.19	389.51
440	347.19	392.29

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Donald M. Mason
PLANNING DIRECTOR
JA

NO.	DATE	REVISION

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
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DEVELOPER: CORNERSTONE HOLDINGS, LLC. 9691 NORFOLK AVENUE LAUREL, MD 20723 PHONE: 410-792-2565	PROJECT: TROTTERS RUN RESUBDIVISION OF SCOTT PROPERTY, LOT 4, PLAT No. 3540; CREATING LOTS 1-12, AND OPEN SPACE LOTS 13-15
OWNER: KATHLEEN KRAWOLEC 6465 S. TROTTER ROAD CLARKSVILLE, MD 21029	LOCATION: TAX MAP No. 35 - GRID No. 20 PARCEL No. 342 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
Design: JMC Draft: JMC Check: DAM	TITLE: PRELIMINARY GRADING, SEDIMENT AND EROSION CONTROL PLAN AND SOILS MAP DATE: JULY 2002 PROJECT NO. 1367 MARCH, 2003 SCALE: AS SHOWN DRAWING 4 OF 8



FOREST RETENTION AREA

MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS **PROHIBITED**

VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE HOWARD COUNTY FOREST CONSERVATION ACT OF 1992

MIN. 11" MIN. 15"

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

Mark A. Weger 4/2/03
PLANNING DIRECTOR DATE

JA

THIS PLAN IS FOR FOREST CONSERVATION ONLY.

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS

MD DNR Qualified Professional
USDCS Wetland Designer
Certificate # 110727-0000104403
John P. Cantle 3/26/03

P.O. Box 5006 Glen Arm, MD 21057 (410) 592-4752

SEQUENCE OF CONSTRUCTION

1. SEDIMENT CONTROL AND TREE PROTECTION DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH GENERAL CONSTRUCTION PLAN FOR SITE. SITE SHALL BE GRADED IN ACCORDANCE WITH THE GENERAL CONSTRUCTION PLANS.
2. REMOVE HAZARDOUS TREES (DEAD, DISEASED OR THOSE SUBJECT TO WIND THROWS) ALONG THE EDGE OF THE FOREST RETENTION AREA AS WELL AS WITHIN OTHER TREE SAVE AREAS.
3. SIGNAGE SHALL BE INSTALLED AS PER THE FOREST PROTECTION DEVICES SHOWN ON THE FOREST CONSERVATION PLAN.

PECP NOTES

1. Any Forest Conservation Easement (FCE) area shown hereon is subject to protective covenants which may be found in the Land Records of Howard County which restrict the disturbance and use of these areas.
2. The Forest Conservation Easements have been established to fulfill the requirements of Section 15.120 of the Howard County Code Forest Conservation Act. 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. Forested areas occurring outside of the FCE shall not be considered part of the FCE and shall not be subject to protective land covenants.
3. Limits of disturbance shall be restricted to areas outside the limit of temporary fencing or the FCE boundary, whichever is greater.
4. There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Conservation Easement, except as permitted by Howard County DPZ.
5. No stockpiles, parking areas, equipment cleaning areas, etc. shall occur within areas designated as Forest Conservation Easements.
6. Temporary fencing shall be used to protect forest resources during construction. The fencing shall be placed along all FCE boundaries which occur within 15 feet of the proposed limits of disturbance.
7. Permanent signage shall be placed 50-100' apart along the boundaries of all areas included in Forest Conservation Easements.
8. The forest conservation obligations incurred by this site development plan will be met through the onsite retention, in an easement of 1.5 acres of existing forest. The outstanding reforestation obligation will be met by offsite planting, payment of the County fee-in-lieu for up to 1.0 acres, or some combination thereof.

PLAN
SCALE: 1" = 50'

**APPENDIX E
FOREST CONSERVATION WORKSHEET**

I. BASIC SITE DATA		IV. REFORESTATION CALCULATIONS	
	ACRES (1/10 acre)		ACRES (1/10 acre)
GROSS SITE AREA	8.95	A. NET TRACT AREA	8.75
AREA WITHIN 100 YEAR FLOOD PLAIN	0.20	B. REFORESTATION THRESHOLD (20% x A)	1.85
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL (IF APPLICABLE)	0.00	D. EXISTING FOREST ON NET TRACT AREA	5.0
NET TRACT AREA	8.75	E. FOREST AREAS TO BE CLEARED	3.5
LAND USE CATEGORY (R-RLD, R-RMD, R-S, C/1/0, I)	R-S	F. FOREST AREAS TO BE RETAINED	1.5
		G. FOREST AREAS CLEARED ABOVE REFORESTATION THRESHOLD (D-F, if F equals or is greater than B, Alternate 1) (D-B, if F is less than B, Alternate 2)	3.15
		H. FOREST AREAS CLEARED BELOW REFORESTATION THRESHOLD	0.35
		I. FOREST AREAS RETAINED ABOVE REFORESTATION THRESHOLD (F-B, Retention Credit, if applicable)	—

SELECT THE ALTERNATE THAT APPLIES:

1. **Clearing above the threshold only**
If forest areas to be retained equal or are greater than the reforestation threshold (if F equals or is greater than B), the following calculations apply:
 REFORESTATION FOR CLEARING ABOVE THRESHOLD $G \times 1/4$
 CREDIT FOR FOREST AREAS RETAINED ABOVE THRESHOLD $I = \text{Retention Credit}$
 TOTAL REFORESTATION REQUIRED $(G \times 1/4) - I$
 If the total reforestation requirement is equal to or less than 0, no reforestation is required.
2. **Clearing below the threshold**
If forest areas to be retained are less than the reforestation threshold (if F is less than B), the following calculations apply:
 REFORESTATION FOR CLEARING ABOVE THRESHOLD $G \times 1/4$
 REFORESTATION FOR CLEARING BELOW THRESHOLD $H \times 2$
 TOTAL REFORESTATION REQUIRED $(G \times 1/4) + (H \times 2)$
 Since clearing occurs below the threshold, no forest retention credit is possible.

FOREST CONSERVATION TABULATION		
DESIGNATION	TYPE	ACREAGE
1	RETENTION	0.6
2	RETENTION	0.9
TOTAL		ALL RETENTION 1.5

SOIL LEGEND		SOIL NAME AND MAPPING UNIT
MB	D	BMLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
CB2	B	CHESTER GRAVELLY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
CG2	B	CHESTER GRAVELLY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
CHA	B	CHESTER SILT LOAM, 0 TO 3 PERCENT SLOPES
CH2	B	CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
CH2	B	CHESTER SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
ED3	C	ELDON SILTY CLAY LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED
GB2	B	GLENELO LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
GC2	B	GLENELO LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
GC3	B	GLENELO LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
GB2	B	GLENELO LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED
GB2	C	GLENELO SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
MB2	B	MANOR GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
MB2	B	MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
MB3	B	MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
MA	B	MANOR LOAM, 0 TO 3 PERCENT SLOPES
MB2	B	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
MB2	B	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
MB3	B	MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED
ME	B	MANOR LOAM, 25 TO 45 PERCENT SLOPES

Site Data	
	Acres
Gross Area:	8.95
100 Year Floodplain:	0.2
Net Tract Area:	8.75
Existing Forest:	5.0
Afforestation Threshold:	1.31
Conservation Threshold:	1.75
Forest to be Cleared:	3.5
Forest to be Retained in FCE:	1.5
Reforestation Required:	1.5

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
E-MAIL: benchmark@cois.com

Donald Mason
REGISTERED PROFESSIONAL ENGINEER

DEVELOPER: CORNERSTONE HOLDINGS, LLC.
9691 NORFOLK AVENUE
LAUREL, MD 20723
PHONE: 410-792-2565

OWNER: KATHLEEN KRAWOLEC
6465 S. TROTTER ROAD
CLARKSVILLE, MD 21029

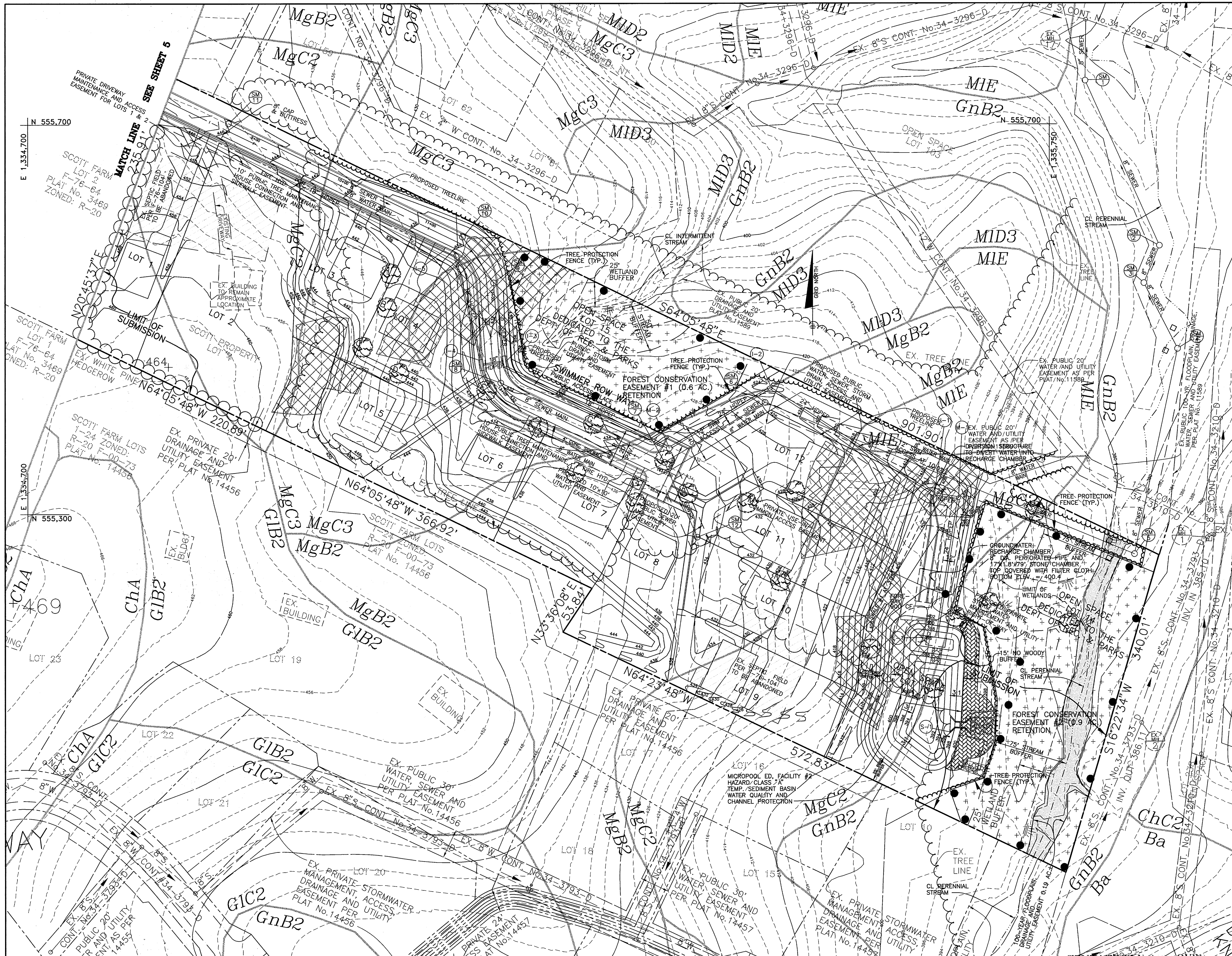
PROJECT: TROTTERS RUN
RESUBDIVISION OF SCOTT PROPERTY, LOT 4,
PLAT No. 35-40, CREATING LOTS 1-12, AND
OPEN SPACE LOTS 13-15

LOCATION: TAX MAP No. 35 - GRID No. 20
PARCEL No. 342
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: PRELIMINARY FOREST CONSERVATION PLAN

DATE: JULY, 2002 PROJECT NO. 1367
MARCH, 2003

Design: JMC Draft: JMC Check: DAM SCALE: AS SHOWN DRAWING 5 OF 8



PLAN
SCALE: 1" = 50'

THIS PLAN IS FOR FOREST CONSERVATION ONLY.

- FOREST PROTECTION LEGEND**
- PERMANENT SIGNAGE
 - X-X- TEMPORARY FENCING

SPECIMEN TREE SCHEDULE

A	36" BLACK OAK	K	33" POPLAR
B	30" RED MAPLE	L	6" POPLAR
C	38" BLACK OAK	M	30" BLACK OAK
D	33" POPLAR	N	34" POPLAR
E	48" BLACK OAK	O	48" POPLAR
F	31" BLACK OAK	P	42" POPLAR
G	34" POPLAR	Q	48" POPLAR
H	32" POPLAR	R	38" POPLAR
I	33" POPLAR	S	36" POPLAR
J	31" POPLAR	T	48" POPLAR

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Mark A. Taylor 3/2/03
PLANNING DIRECTOR DATE



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Donald Mason
PROFESSIONAL SURVEYOR
STATE OF MARYLAND

DEVELOPER: CORNERSTONE HOLDINGS, LLC. 9691 NORFOLK AVENUE LAUREL, MD 20723 PHONE: 410-792-2565	PROJECT: TROTTERS RUN RESUBDIVISION OF SCOTT PROPERTY, LOT 4, PLAT No. 3540, CREATING LOTS 1-12, AND OPEN SPACE LOTS 13-15
OWNER: KATHLEEN KRAWOLEC 6465 S. TROTTER ROAD CLARKSVILLE, MD 21029	LOCATION: TAX MAP No. 35 - GRID No. 20 PARCEL No. 342 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: JULY, 2002 MARCH, 2003	TITLE: PRELIMINARY FOREST CONSERVATION PLAN
Design: JMC Draft: JMC Check: DAM	PROJECT NO. 1367 SCALE: AS SHOWN DRAWING 6 OF 8

