

U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING
1	534,714.631	1,347,519.313
2	533,734.704	1,346,948.633
3	533,626.235	1,347,035.487
40	533,985.760	1,347,291.933
50	534,033.593	1,347,215.140
55	534,658.201	1,347,604.224

MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA (sf)	PIPESTEM AREA (sf)	MINIMUM LOT SIZE
Lot 1	15,619 sq.ft.	1,565 sq.ft.	14,064 sq.ft.
Lot 2	16,125 sq.ft.	2,068 sq.ft.	14,057 sq.ft.
Lot 3	16,656 sq.ft.	2,631 sq.ft.	14,025 sq.ft.
Lot 4	17,291 sq.ft.	3,156 sq.ft.	14,135 sq.ft.

SHEET INDEX

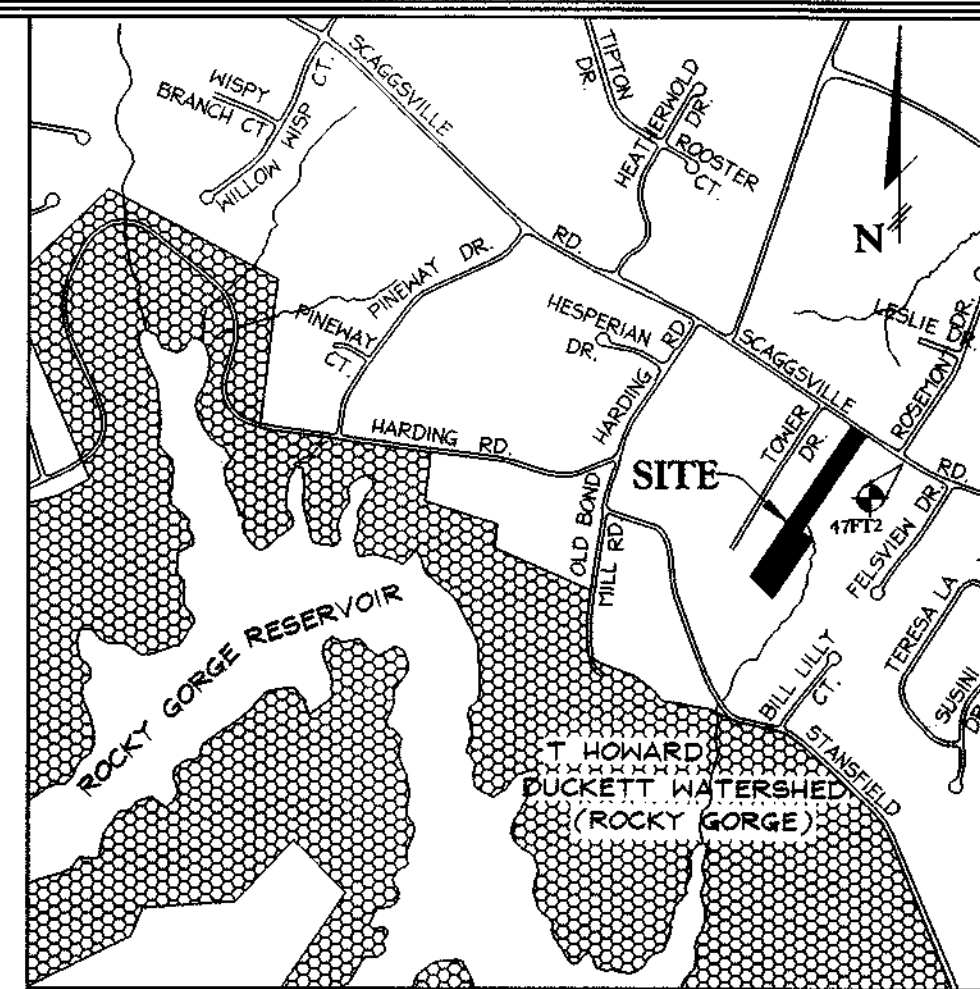
DESCRIPTION	SHEET No.
Preliminary Equivalent Sketch Plan	1 of 4
Schematic Grading, Landscaping and Sediment Control	2 of 4
Preliminary Forest Conservation Plan	3 of 4
Preliminary Forest Conservation Plan	4 of 4

LEGEND

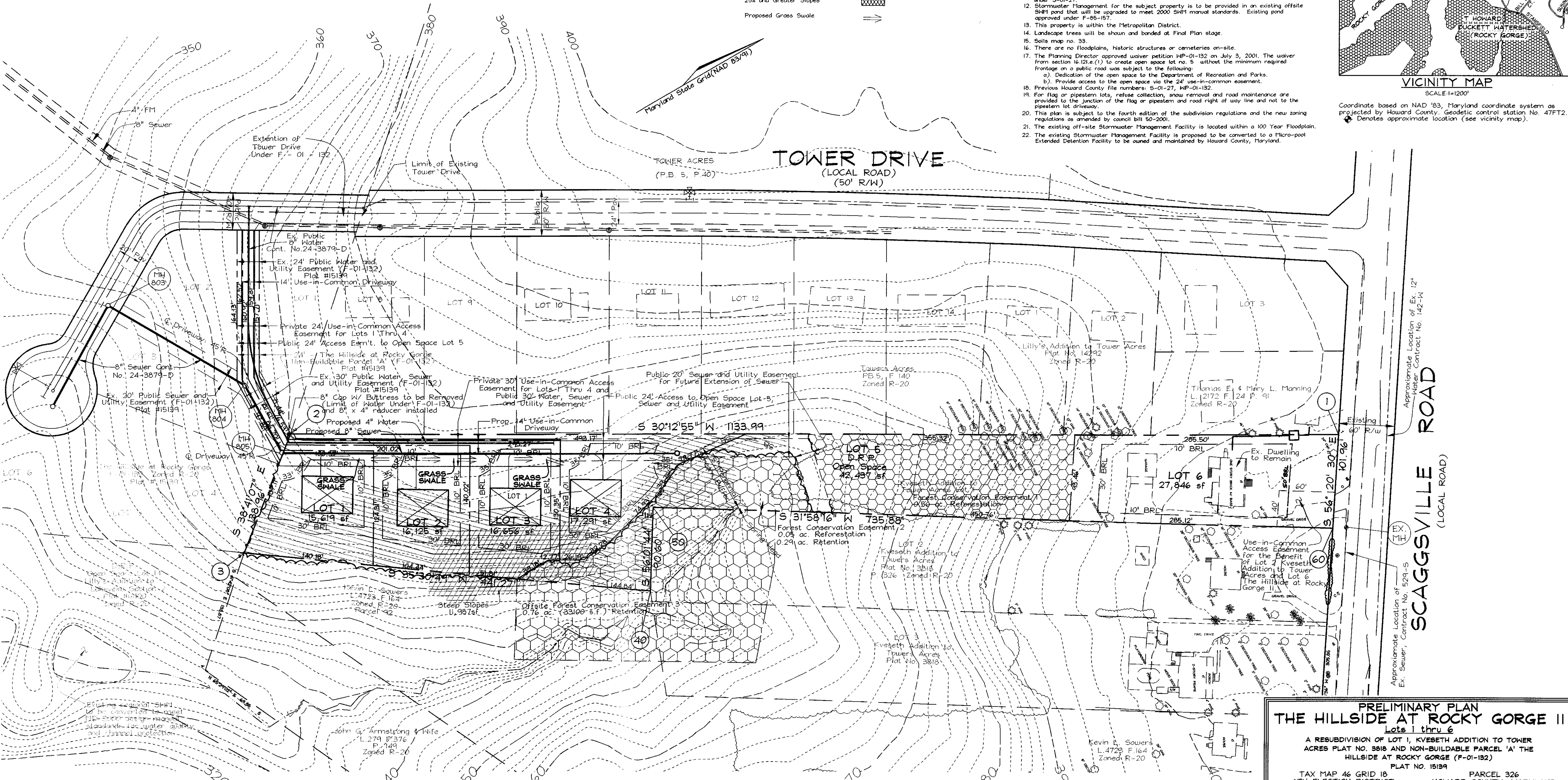
- Existing Contour -552
- Existing Deciduous Tree
- Existing Pine
- Existing Trees to Remain
- Proposed Perimeter Landscape Tree
- Easement Area
- Proposed House
- 15% to 24.9% Slopes
- 25% and Greater Slopes
- Proposed Grass Swale

GENERAL NOTES

1. Subject property zoned R-20 per 10/18/93 Comprehensive Zoning Plan.
2. Public water and sewer to be utilized.
3. Gross area of site: 3.12 ac.± (Kveseth Addition Lot 1: 2.99 ac. ± + Hillside at Rocky Gorge Non-Buildable Parcel 'A': 0.13 ac.±).
4. Area of proposed public R/W: 0 ac.±.
5. a. Number of proposed buildable lots: 5.
b. Area of proposed buildable lots: 2.14 ac.±.
c. Number of open space lots: 1.
d. Open space requirements:
a.) Minimum open space required: (30% of gross area for 14,000 sq.ft. lots) 2.99 ac. ± 30% = 0.90 ac. or 39,204 sq.ft.
b.) Open space provided: 0.96 ac.±
c.) Credited open space provided: 0.98-0.06=0.92
7. On-site topography based on a Field Run Topographic Survey prepared by C.B. Miller & Associates in November, 2001. Off-site topography based on Howard County 1993 Aerial Topographic Surveys.
8. Existing house on Lot 6 to remain.
9. A.P.F.O. traffic study prepared by The Traffic Group on April 6, 2001 approved under 5-01-27.
10. Based on a non-tidal wetland delineation investigation prepared by Exploration Research, Inc. approved under 5-01-27 there are no wetlands on-site.
11. Forest Stand delineation prepared by Exploration Research Inc. in July, 2001 approved under 5-01-27.
12. Stormwater Management for the subject property is to be provided in an existing offsite SHM pond that will be upgraded to meet 2000 SHM manual standards. Existing pond approved under F-95-157.
13. This property is within the Metropolitan District.
14. Landscape trees will be shown and banded at Final Plan stage.
15. Soils map no. 33.
16. There are no floodplains, historic structures or cemeteries on-site.
17. The Planning Director approved waiver petition HP-01-132 on July 3, 2001. The waiver from section 16.12(a)(1) to create open space lot no. 5 without the minimum required frontage on a public road was subject to the following:
a.) Dedication of the open space to the Department of Recreation and Parks.
b.) Provide access to the open space via the 24' use-in-common easement.
18. Previous Howard County file numbers: 5-01-27, HP-01-132.
19. For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and road right of way line and not to the pipestem lot driveway.
20. This plan is subject to the fourth edition of the subdivision regulations and the new zoning regulations as amended by council bill 50-2001.
21. The existing off-site Stormwater Management Facility is located within a 100 Year Floodplain.
22. The existing Stormwater Management Facility is proposed to be converted to a Micro-pool Extended Detention Facility to be owned and maintained by Howard County, Maryland.



VICINITY MAP
SCALE: 1:1200
Coordinate based on NAD '83, Maryland coordinate system as projected by Howard County. Geodetic control station No. 47FT2.
Denotes approximate location (see vicinity map).

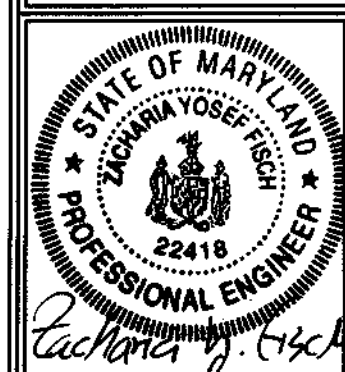


PLAN VIEW
SCALE: 1:50'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
David Keith
PLANNING DIRECTOR
8/27/02
DATE

OWNER AND DEVELOPER
CORNERSTONE HOLDINGS LLC
9691 Norfolk Avenue
Laurel, Maryland 20723

PRELIMINARY PLAN
THE HILLSIDE AT ROCKY GORGE II
Lots 1 thru 6
A RESUBDIVISION OF LOT 1, KVESETH ADDITION TO TOWER ACRES PLAT NO. 3818 AND NON-BUILDABLE PARCEL 'A' THE HILLSIDE AT ROCKY GORGE (F-01-132)
PLAT NO. 15139
TAX MAP 46 GRID 18 6TH ELECTION DISTRICT
PARCEL 326
HOWARD COUNTY, MARYLAND



FSH Associates
Engineers Planners Surveyors
8318 Forest Street
Elkton City, MD 21843
Tel: 410-759-2251 Fax: 410-759-7350
E-mail: FSHassociates@cs.com

DESIGN BY: MLT
DRAWN BY: MLT
CHECKED BY: ZYF
SCALE: As Shown
DATE: July 17, 2002
W.O. No.: 3050
SHEET No. 1 OF 4

FOREST CONSERVATION WORKSHEET

Net Tract Area	Acres
A. Total Tract Area	3.12
B. Area Within 100 Year Floodplain	---
C. Other deductions	---
D. Net Tract Area	3.12
Zoning Use Category: RESIDENTIAL-SUBURBAN	
Land Use Category	
E. Afforestation Minimum (15 % x D)	0.47
F. Conservation Threshold (20 % x D)	0.62
Existing Forest Cover	
G. Existing Forest on Net Tract Area	1.87
H. Forest Area Above Conservation Threshold	1.25
Breakeven Point	
I. Forest Retention Above Threshold with no Mitigation	0.87
J. Clearing Permitted without Mitigation	1.00
Proposed Forest Clearing	
K. Forest Areas to be Cleared	1.59
L. Forest Areas to be Retained	0.28
Planting Requirements	
M. Reforestation for Clearing Above Threshold	0.31
N. Reforestation for Clearing Below the Threshold	0.68
P. Credit for Retention Above Conservation Threshold	0
Q. Total Reforestation Required	0.99
R. Total Afforestation Required	0
S. Total Reforestation and Afforestation Requirement	0.99

FOREST CONSERVATION EASEMENT TABLE	
Easement 1 Reforestation	0.56 ac (on-site)
Easement 2 Reforestation Retention	0.33 ac (on-site) 0.05 ac (on-site) 0.28 ac (on-site)
Easement 3 Retention Mitigation Credit	0.76 ac (off-site) 0.38 ac
Totals: on-site Reforestation Retention	0.56 ac 0.33 ac 0.33 ac
Totals: off-site Retention	0.76 ac

LEGEND

- Existing Contour
- Existing Deciduous Tree
- Existing Pine
- Proposed Tree Line
- Tree Protection Fence
- Tree Protection Sign
- Easement Area
- Proposed House
- 15% to 24.9% Slopes
- 25% and Greater Slopes
- Forest Conservation Easement Planting Area
- Forest Conservation Easement Retention Area

FOREST CONSERVATION NARRATIVE

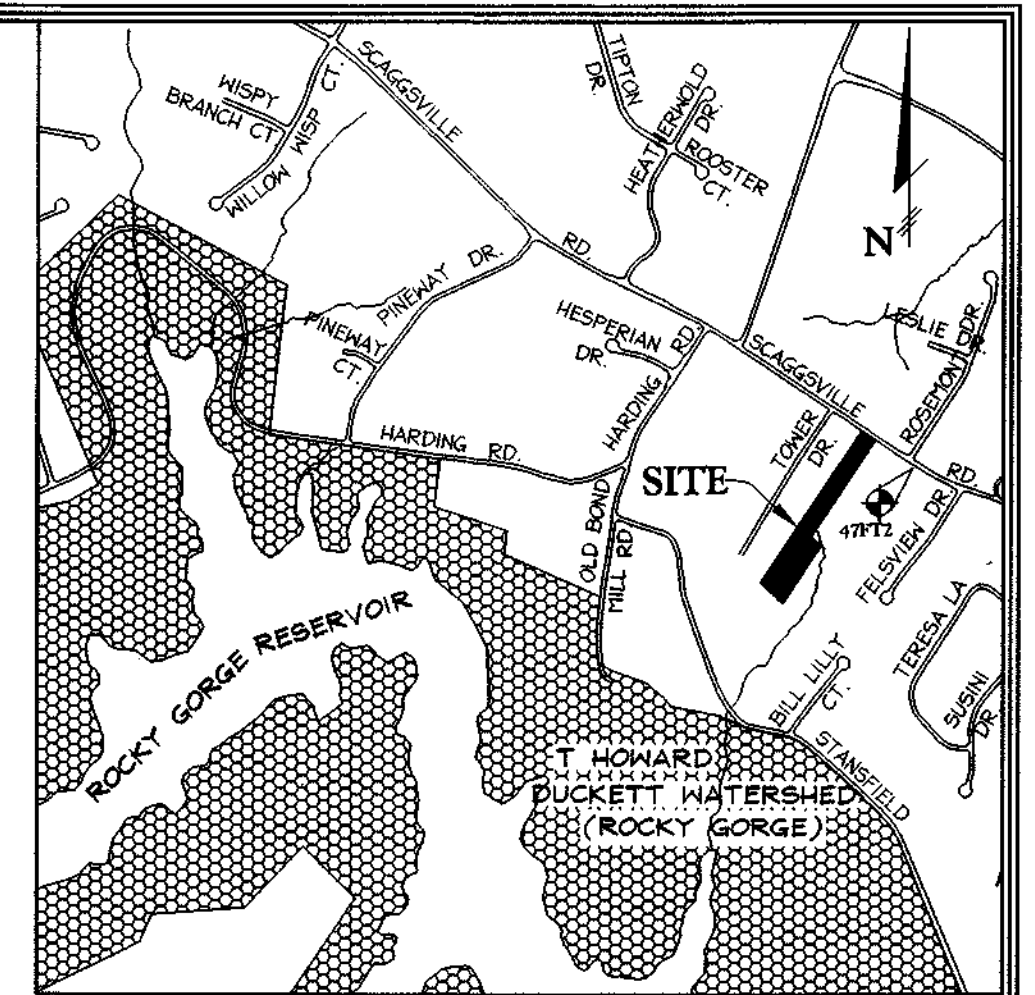
This Forest Conservation Plan has been developed in accordance with the Howard County Forest Conservation Manual and the 1991 Forest Conservation Act.

The existing site consists of 3.12 acres made up of an existing lot and Non-Buildable Parcel 'A' from the adjacent Hillside at Rocky Gorge subdivision. The site contains 1.87 ac. of forest of which 0.28 acres will be retained. Although the retained area does not meet minimum width criteria of 35' in all locations, we are requesting credit for its preservation due to its being contiguous with an expanded future open space area which will be preserved with easements as shown to create an area which does meet minimum criteria, and will ultimately be part of a larger protected forest community. The required forest mitigation is 0.99 ac. of which 0.61 ac. will be mitigated on-site. The remaining 0.38 acres of required mitigation will be fulfilled within the off-site easement, which will be established adjacent to the on-site easement. The off-site easement area totals .76 acres, for .38 acres of credit towards reforestation obligations.

Forest Conservation Easement 1 will consist of 350 stems/acre of container grown seedling stock for reforestation.

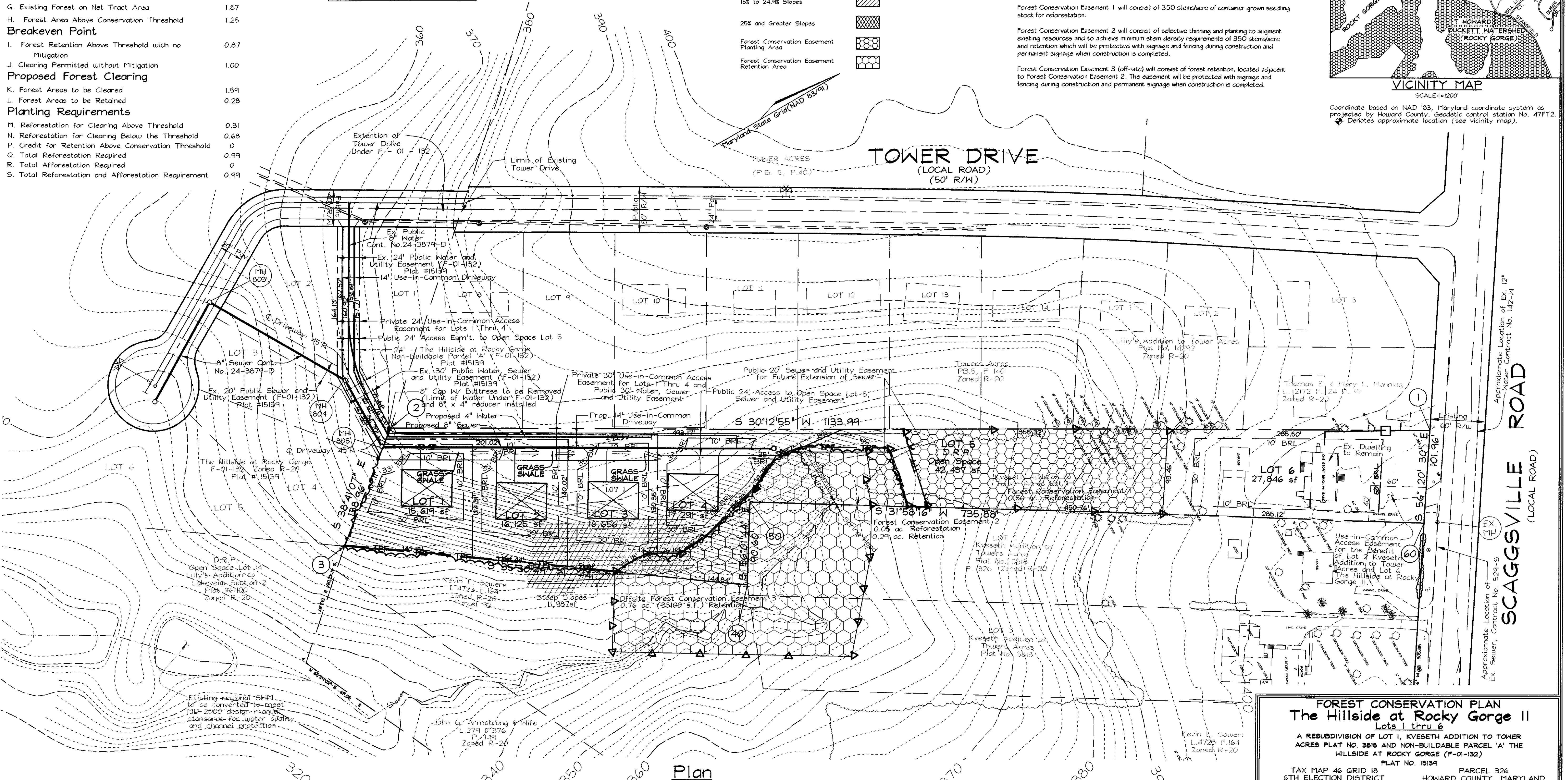
Forest Conservation Easement 2 will consist of selective thinning and planting to augment existing resources and to achieve minimum stem density requirements of 350 stems/acre and retention which will be protected with signage and fencing during construction and permanent signage when construction is completed.

Forest Conservation Easement 3 (off-site) will consist of forest retention, located adjacent to Forest Conservation Easement 2. The easement will be protected with signage and fencing during construction and permanent signage when construction is completed.



VICINITY MAP
SCALE: 1"=100'

Coordinate based on NAD '83, Maryland coordinate system as projected by Howard County. Geodetic control station No. 47FT2
 * Denotes approximate location (see vicinity map).

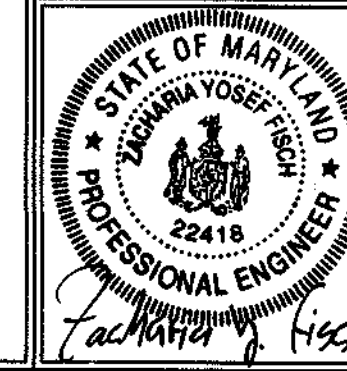


Plan
SCALE: 1"=50'

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
 Planning Director
 DATE: 8/13/02

OWNER AND DEVELOPER
 CORNERSTONE HOLDINGS LLC
 6911 Norfolk Avenue
 Laurel, Maryland 20723

FOREST CONSERVATION PLAN
The Hillside at Rocky Gorge II
 Lots 1 thru 6
 A RESUBDIVISION OF LOT 1, KYSEBETH ADDITION TO TOWER ACRES PLAT NO. 3818 AND NON-BUILDABLE PARCEL 'A' THE HILLSIDE AT ROCKY GORGE (F-01-132)
 PLAT NO. 15134
 TAX MAP 46 GRID 18 6TH ELECTION DISTRICT PARCEL 326 HOWARD COUNTY, MARYLAND



FSH Associates
 Engineers Planners Surveyors
 8318 Forrest Street, Ellicott City, MD 21043
 Tel: 410-750-2251 Fax: 410-750-7350
 E-mail: FSHAssociates@cs.com

DESIGN BY: RAB
 DRAWN BY: RAB
 CHECKED BY: SLH
 SCALE: As Shown
 DATE: July 17, 2002
 W.O. No.: 3050
 SHEET No. 3 OF 4

REFORESTATION PLANTING NOTES

1. Reforestation areas may be planted as soon as reasonable to do so. Late winter - early spring plantings are preferred. Earliest planting dates will vary from year to year but planting may generally begin as soon as the ground is no longer frozen. Alternate planting dates may be considered as condition warrants.
2. Soil amendments and fertilization recommendations will be made based upon the results of soil analysis for nitrogen, phosphorus, potassium, organic matter content and pH. If required, fertilizer will be provided using a slow release, soluble 16-8-16 analysis designed to last 5-8 years contained in polyethylene perforated bags such as manufactured by ADCO Works, P.O. Box 310 Hollis, N.Y. 11423 or approved equal.
3. Plant materials will be planted in accordance with the Planting Distribution Diagram, Planting Details and plant schedule.
4. Plant material shall be nursery grown and inspected prior to planting. Plants not conforming to the American Standard for Nursery Stock specifications for size, form, vigor, or roots, or due to trunk wounds, breakage, desiccation, insect or disease must be replaced.
5. Planting stock must be protected from desiccation at all times prior to planting. Materials held for planting shall be 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 watering operation should allow for watering during installation to completely soak backfill material.
7. Planting holes should be excavated to a minimum diameter of 2.5 to 3 times the diameter of the root ball or container. Mechanical angling is preferred with scarification of the sides of each hole.
8. Mulch shall be applied in accordance with the diagram provided and shall consist of composted, shredded hardwood bark mulch, free of wood alcohol.

REFORESTATION 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.

FOREST ENHANCEMENT AREA NOTES

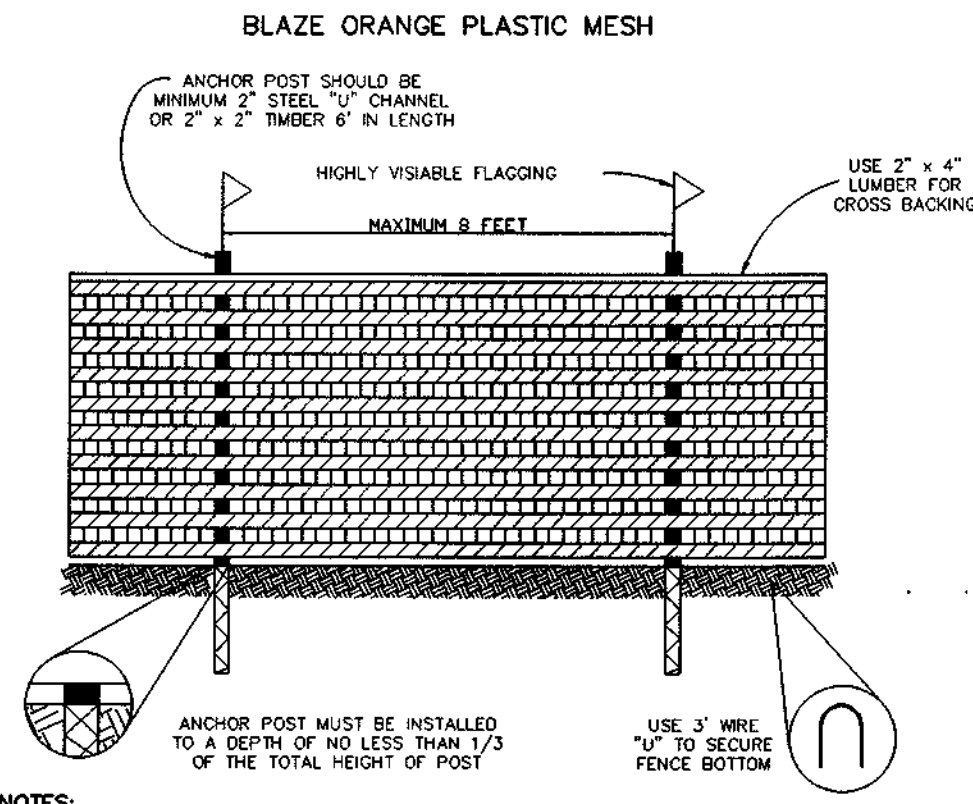
1. INVASIVE AND/OR UNHEALTHY PLANTS SHALL BE REMOVED FROM AREA.
2. THE CONTRACTOR SHALL NOTIFY THE FOREST CONSULTANT PRIOR TO COMMENCING WORK SO THE CONSULTANT MAY IDENTIFY PLANTS FOR TO BE CLEARED AND THOSE TO RETAIN.
3. CONTAINER GROWN STOCK SHALL BE USED TO ENHANCE THE EXISTING VEGETATIVE COMMUNITY FOR THE PURPOSE OF ACHIEVING 350 STEMS/ACRE PLANT DENSITY.
4. FOREST ENHANCEMENT PLANTINGS SHALL FOLLOW THE SAME PROCEDURES OUTLINED ABOVE AND IN THE DETAILS AS USED FOR REFORESTATION PLANTINGS.

EASEMENT 1: REFORESTATION 0.56 Ac @ 350 stems/acre = 196 stems

Qty	Botanical Name	Common Name	Min. Size	Spacing	Notes
34	Acer rubrum	Red Maple	2-3' whip	11' o.c.	container
30	Crataegus phaenopyrum	Washington Hawthorn	2-3' whip	11' o.c.	container
30	Liriodendron tulipifera	Yellow Poplar	2-3' whip	11' o.c.	container
34	Pinus strobus	White Pine	2-3' whip	11' o.c.	container
34	Prunus serotina	Black Cherry	2-3' whip	11' o.c.	container
34	Quercus palustris	Pin Oak	2-3' whip	11' o.c.	container

EASEMENT 2: ENHANCEMENT 0.05 Ac @ 350 stems/acre = 18 stems

Qty	Botanical Name	Common Name	Min. Size	Spacing	Notes
6	Acer rubrum	Red Maple	2-3' whip	11' o.c.	container
6	Liriodendron tulipifera	Yellow Poplar	2-3' whip	11' o.c.	container
6	Prunus serotina	Black Cherry	2-3' whip	11' o.c.	container

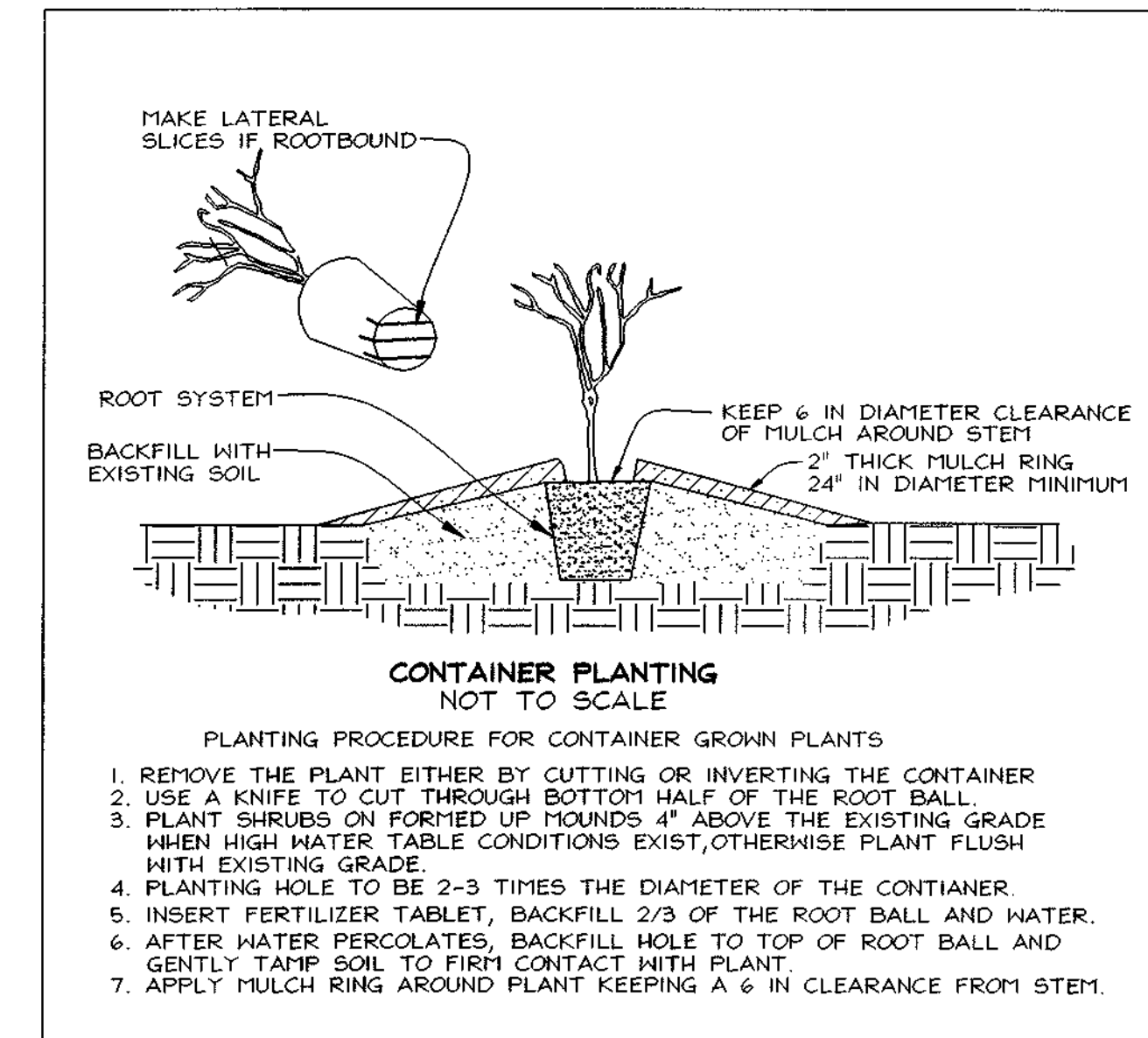
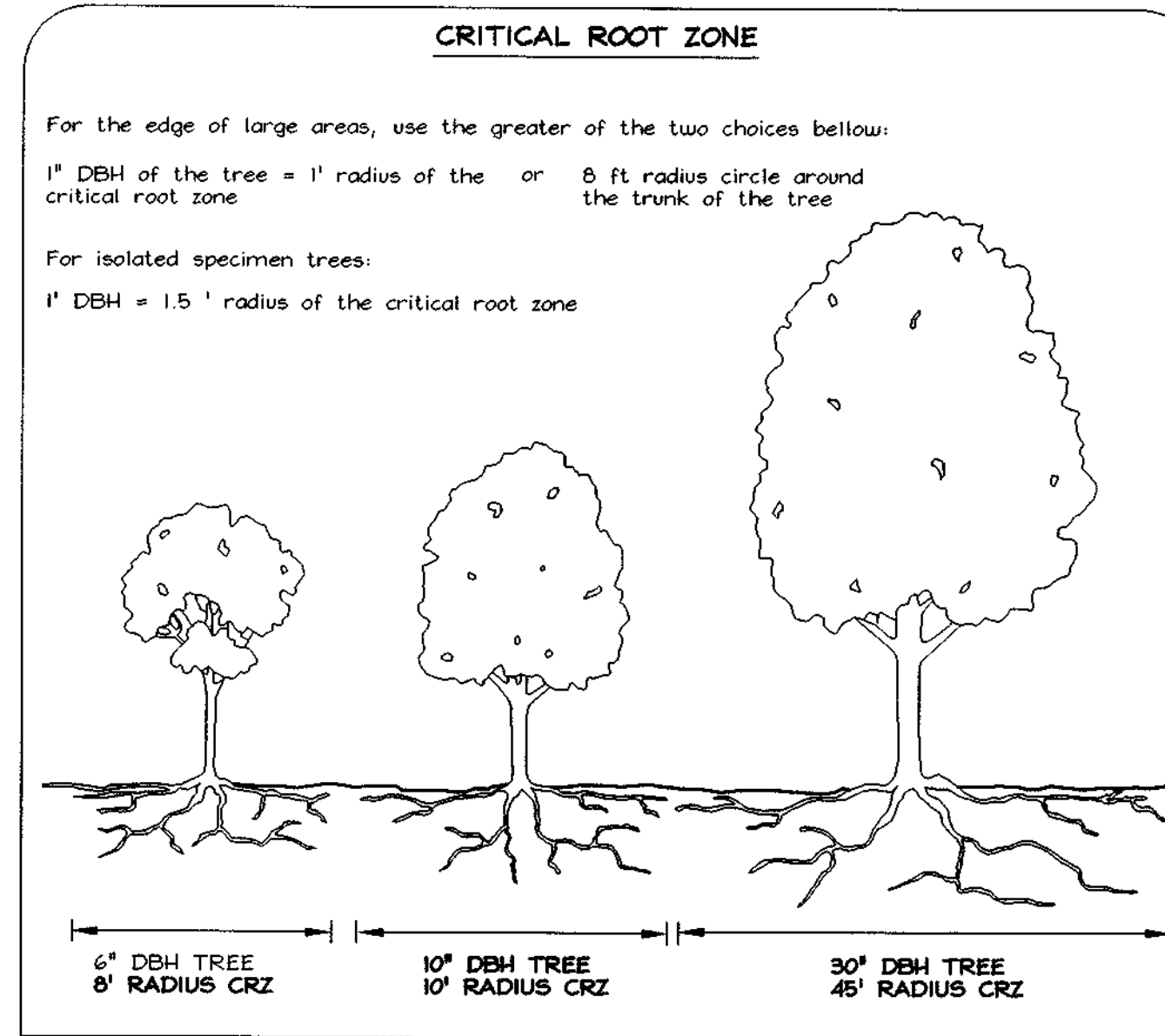
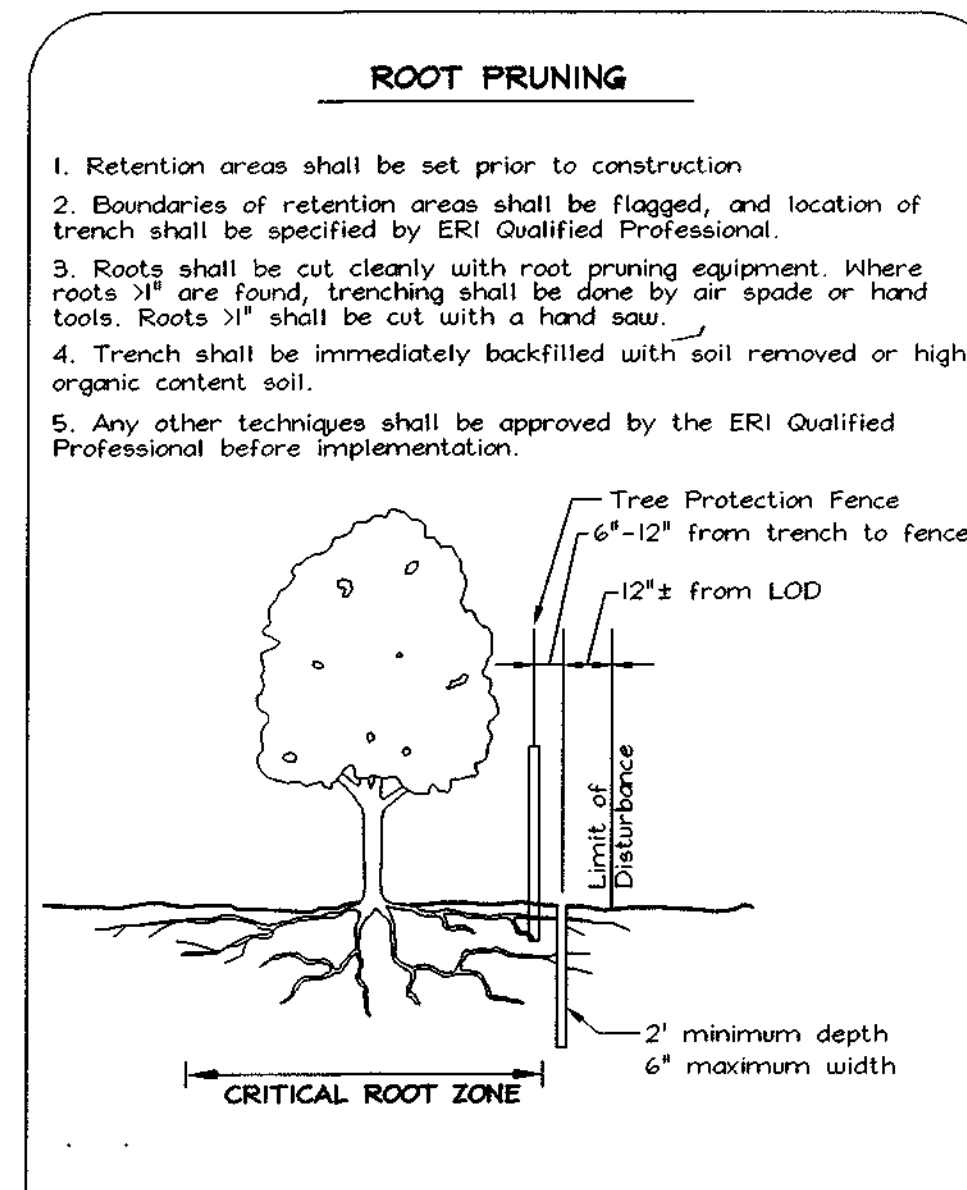


- NOTES:**
1. FOREST PROTECTION DEVICE ONLY.
 2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
 4. ROOT DAMAGE SHOULD BE AVOIDED.
 5. PROTECTIVE SIGNAGE MAY ALSO BE USED.
 6. DEVICE SHOULD BE MAINTAINED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

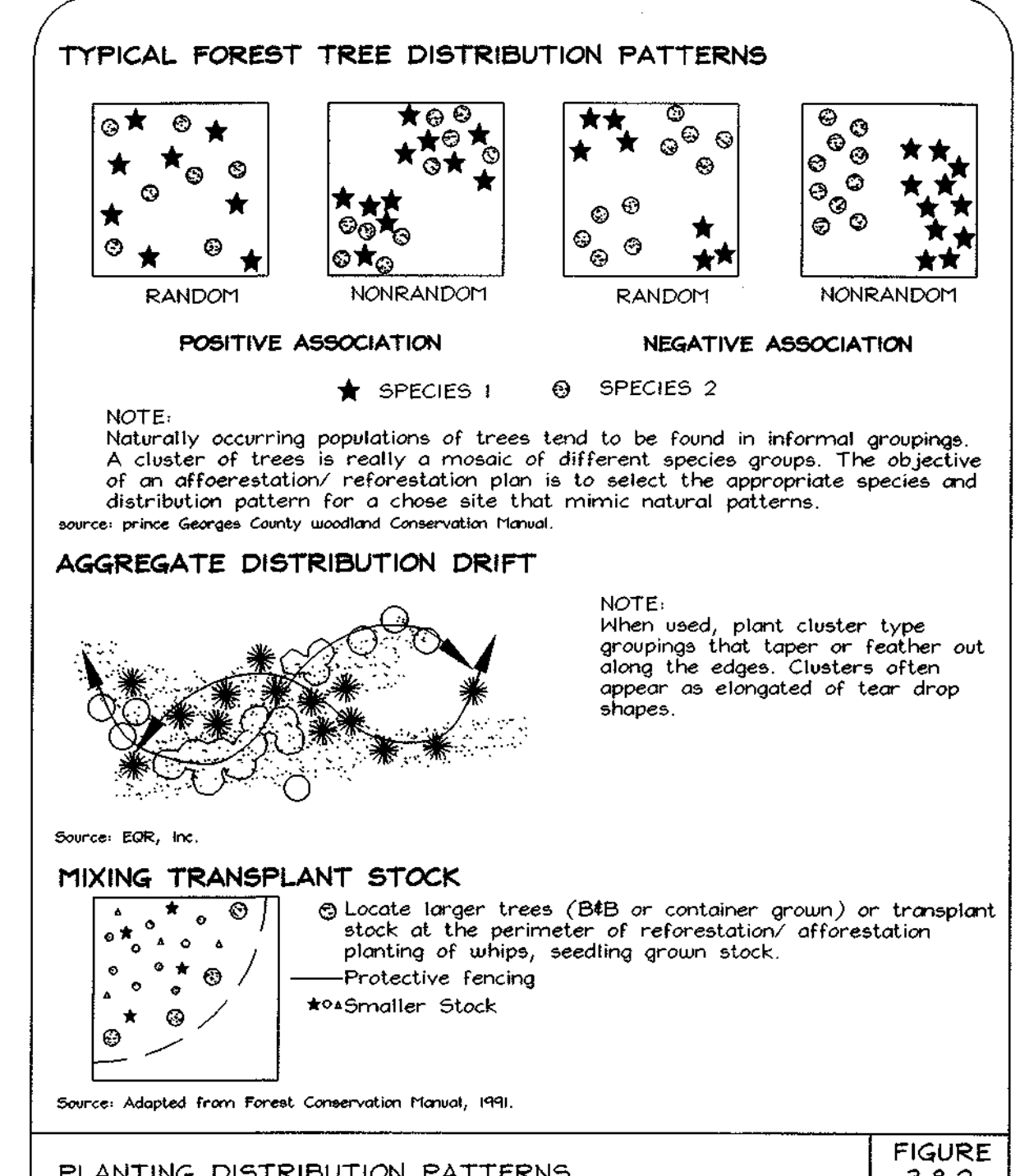
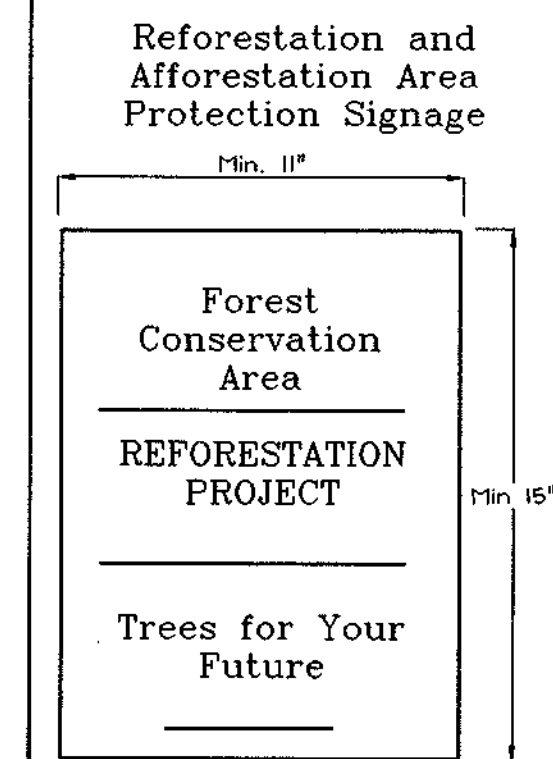
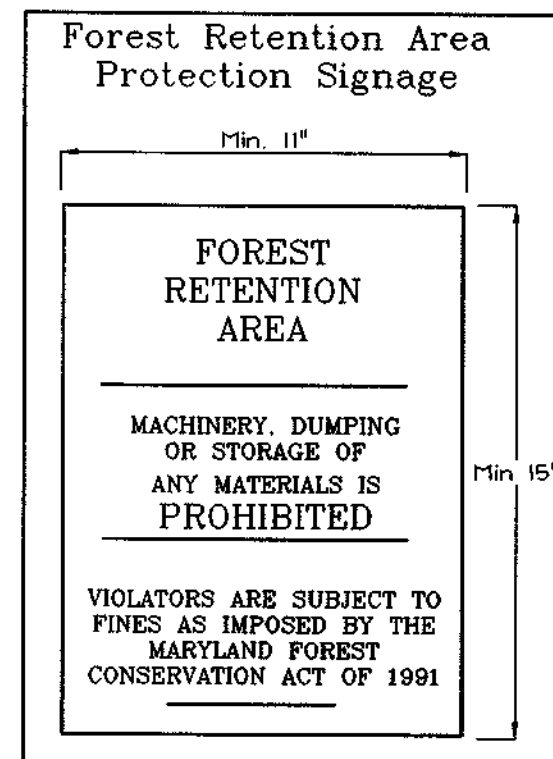
TREE PROTECTION DETAIL
NOT TO SCALE

Soil Protection Zone Notes

1. The Soil Protection Zone shall include all areas contained inside the Limit of Disturbance.
2. Where possible, the Soil Protection Zone shall extend to the drip line of specimen trees. For other groups of trees, the zone shall be the drip line or 40% of the height of the tree, whichever is greater.
3. No construction activity is permitted within the Soil Protection Zone.
4. If soil has been compacted or grading has taken place in the vicinity of the Soil Protection Zone, root pruning shall be implemented per Root Pruning detail, shown on this plan.
5. Root pruning shall occur prior to the beginning of construction.
6. Where the Soil Protection Zone must encroach inside the Critical Root Zone of a tree, soil disturbance shall be mitigated with vertical mulching, radial trenching, or another method approved by the ERI Forest Conservation Professional.
7. Prior to construction, the Limits of Disturbance shall be marked and the ERI Professional shall determine which trees will need preventative treatment or removal.
8. Tree maintenance and removal shall be undertaken by a qualified MD Tree Expert to ensure damage to surrounding trees is minimized.
9. Brush and limbs removed for construction shall be chipped and spread at the edge of the Soil Protection Zone to a depth of 6 inches. This shall occur outside the Soil Protection Zone where compaction could impact otherwise unprotected Critical Root Zone.



- PLANTING PROCEDURE FOR CONTAINER GROWN PLANTS**
1. REMOVE THE PLANT EITHER BY CUTTING OR INVERTING THE CONTAINER
 2. USE A KNIFE TO CUT THROUGH BOTTOM HALF OF THE ROOT BALL.
 3. PLANT SHRUBS ON FORMED UP MOUNDS 4\"/>



TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
[Signature] 8/23/02
PLANNING DIRECTOR DATE

OWNER AND DEVELOPER
CORNERSTONE HOLDINGS LLC
9691 Norfolk Avenue
Laurel, Maryland 20725

FOREST CONSERVATION PLAN
The Hillside at Rocky Gorge II
Lots 1 thru 6
A RESUBDIVISION OF LOT 1, KVEBETH ADDITION TO TOWER ACRES PLAT NO. 3018 AND NON-BUILDABLE PARCEL 'A' THE HILLSIDE AT ROCKY GORGE (F-01-1B2)
PLAT NO. 15134
TAX MAP 46 GRID 18 PARCEL 326
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

DESIGN BY: RAB
DRAWN BY: RAB
CHECKED BY: SLH
SCALE: As Shown
DATE: May 23, 2002
W.O. No.: 3050
SHEET No. 4 OF 4

FSH Associates
Engineers Planners Surveyors
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