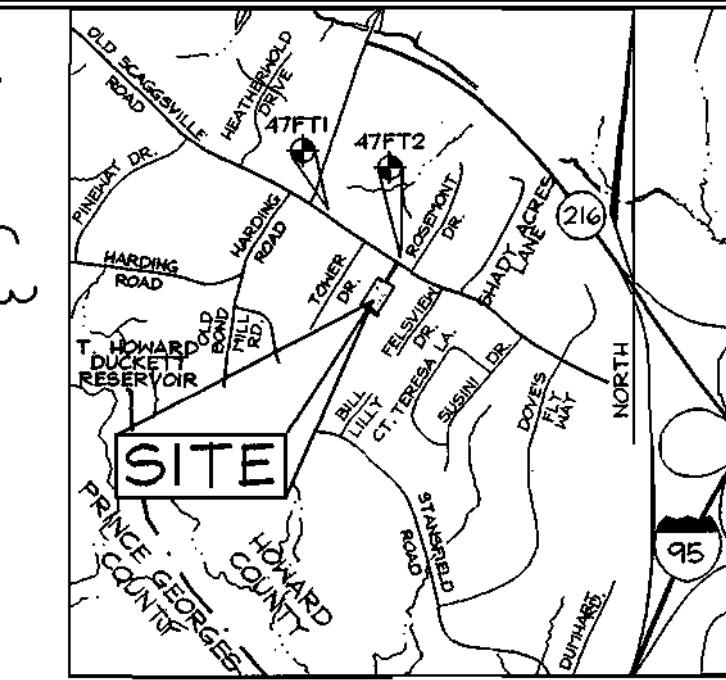
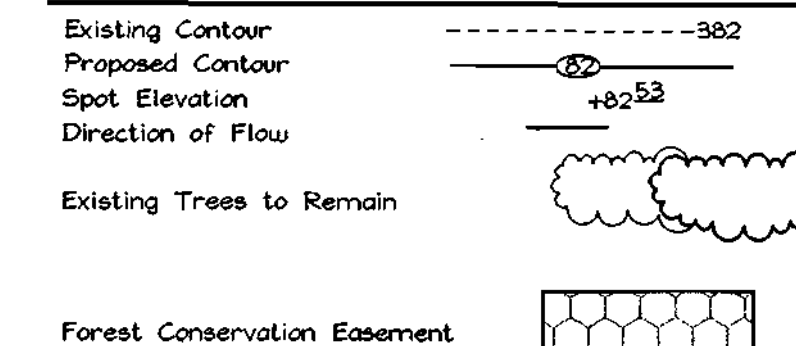


**LEGEND**



**BENCHMARKS**

Sta. 47FT1	N 535143.322 (ft)	E 1,346,960.276 (ft)	Elev. 404.040 (ft)
	N 163,112.0109 (m)	E 410,554.3131 (m)	Elev. 123.1516 (m)
Sta. 47FT2	N 534,509.424 (ft)	E 1,347,851.039 (ft)	Elev. 401.100 (ft)
	N 162,918.7983 (m)	E 410,825.8184 (m)	Elev. 122.2555 (m)

**GENERAL NOTES**

- Property is within the Metropolitan District.
- Public water and sewer will be used within this site.
- The Contractor shall notify the following utility companies or agencies at least five (5) working days before starting work shown on these plans:
  - Verizon: 1.800.743.0033/410.224.9210
  - AT&T: 1.800.252.1133
  - State Highway Administration: 410.531.5533
  - BGE (Contractor Services): 410.850.4620
  - BGE (Underground Damage Control): 410.787.3068
  - Miss Utility: 1.800.251.7777
  - Colonial Pipeline Company: 410.745.1340
  - Howard County, Dept. of Public Works, Bureau of Utilities: 410.313.4900
  - Howard County Health Department: 410.315.2540
- The contractor shall notify Miss Utility at 1-800-257-7777 at least 48 hours prior to any excavation work being done.
- The contractor shall notify the Department of Public Works/Bureau of Engineering Construction Inspection Division at (410) 313-1880 at least five (5) working days prior the start of work.
- The lots shown hereon comply with the minimum ownership, width and lot area as required by the Maryland State Department of the Environment.
- Topography based on a Field Run Topographic Survey prepared by C.B. Miller & Associates in December 2001 with two foot contours.
- Contractor to confirm all dimensions, utilities and topography in the field. If any conflicts arise, contact Engineer before beginning any work.
- Howard County Soil Map #33
- There are no floodplains on site, see F-03-24 and F-03-30 for additional info.
- The project is in conformance with the latest Howard County Standards unless waivers have been approved.
- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based on the Maryland State Plane Coordinate system. Howard County monument numbers 47FT1 and 47FT2 were used for this project.
- In accordance with section 12B of the Howard County Zoning Regulations, bay windows, chimneys, or exterior stairways not more than 16 feet in width may project not more than 4 feet into any setbacks, porches, or decks, open or enclosed may project not more than 10 feet into the front or rear yard setback. BRL's shown taken from Howard County Zoning Regulation for the Zoning District.
- Driveway(s) shall be provided prior to issuance of a use and occupancy permit for any new dwelling to insure safe access for fire and emergency vehicles per the following minimum requirements:
  - Width-12 feet (14' serving more than one residence).
  - Surface-6 inches of compacted crusher run base with 1 1/2" Min. tar and chip coating.
  - Geometry-max. 15% grade, max. 10% run grade, and 45 foot turning radius.
  - Structures (bridges/culverts)-capable of supporting 25 gross tons (H25-loading).
  - Drainage elements-capable of safely passing 100 year flood with no more than one foot depth over driveway surface.
  - Structure clearance-minimum 12 feet.
  - Maintenance-sufficient to insure all weather use.
- All Sewer House Connections to be a minimum of 2% and a maximum of 5%. If no slope is shown, 2.0% may be assumed.
- There are no wetlands on site. Wetlands evaluation prepared by Exploration Research, Inc. in November, 2001.
- No clearing, grading or construction is permitted within wetland or stream system buffers and forest conservation area unless approved by the Department of Planning and Zoning.
- Property is subject to waiver petition HP-03-21. On November 1, 2002 the Planning Director approved waiver petition HP-03-21 from the following sections:
  - 16.120.c.2.(1) To allow pipestem lot 2 to be created with less than the minimum 24' of frontage for adjoining pipestem lots.
  - 16.121.e.(1) To allow open space lot 3 to have zero (0) frontage on a public road Right of way.
  - 16.120.b.4.(IV) To allow residential lots to be encumbered with an access easement for open space lots.
 The Waiver is approved subject to the following conditions:
  - The Use-in-Common Access Easement for the lots shall be separate from the Access Easement for the open space, easements can overlap.
  - When adjoining parcels are subdivided the Department of Planning and Zoning reserves the right to require that fee simple frontage be provided to Scaggsville Road instead of approval of another waiver so a more direct access to open space network can be achieved from Scaggsville Road.
  - Since each of the residential lots (lot 2) and open space lots (lot 3) under F-03-24 and F-03-30 have inadequate frontage the plots must be recorded together.
- Open Space obligations have been provided for under F-03-24 and F-03-30.
- Per F-03-24 and F-03-30 each of lots 2 is exempt from providing Stormwater Management due to less than 5,000 SF disturbance on each lot individually.
- The subject property is zoned R-20 per the October 18, 1993 Comprehensive Zoning Plan.
- This plan has been prepared in accordance with the provisions of Section 16.124 of the Howard County Code and Landscape Manual.
- Public water and sewer will be used within this site. Ex. water contract # 142-W and ex. sewer contract # 524-S.
- Forest conservation obligation has been met under F-03-024 and F-03-030.

**SITE ANALYSIS DATA CHART**

- Total project area: 1.68 Acres
- Area of plan submission: 1.69 Acres
- Limit of disturbed area: 0.25 Acres
- Subject property zoned R-20 per 10/18/93 Comprehensive Zoning Plan.
- Proposed uses for site & structures: single family detached
- Floor space on each level of building(s) per use: See house templates this sheet
- Total number of units allowed: 2
- Total number of units proposed: 2
- Proposed building coverage of site: 0.08 acres; 4.6% of gross lot area
- Howard County file references: Contr. #142-W; Contr. #524-S; F-03-24; F-03-30; F-77-102

**SHEET INDEX**

DESCRIPTION	SHEET No.
Site Development Plan	1 of 2
Sediment and Erosion Control and Landscape Plan	2 of 2

**OWNER/DEVELOPER**

Cornerstone Homes c/o Brian D. Boy  
 8645 Norfolk Avenue  
 Laurel, Maryland 20723  
 Tel.: (410)742-2665

**SITE DEVELOPMENT PLAN  
 SINGLE FAMILY DETACHED DWELLING  
 THE HILLSIDE AT ROCKY GORGE III  
 LOT 2  
 THE HILLSIDE AT ROCKY GORGE IV  
 LOT 2**

TAX MAP 46 GRID 18 PARCEL 326  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

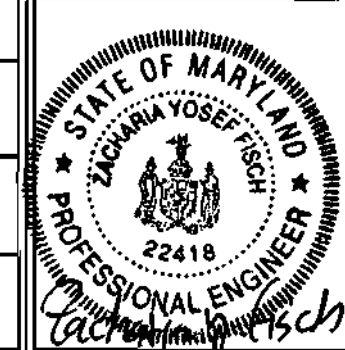
**ADDRESS CHART**

Section	Lot	Street
III	2	8606 WOODS END DRIVE
IV	2	8607 WOODS END DRIVE

**PERMIT INFORMATION CHART**

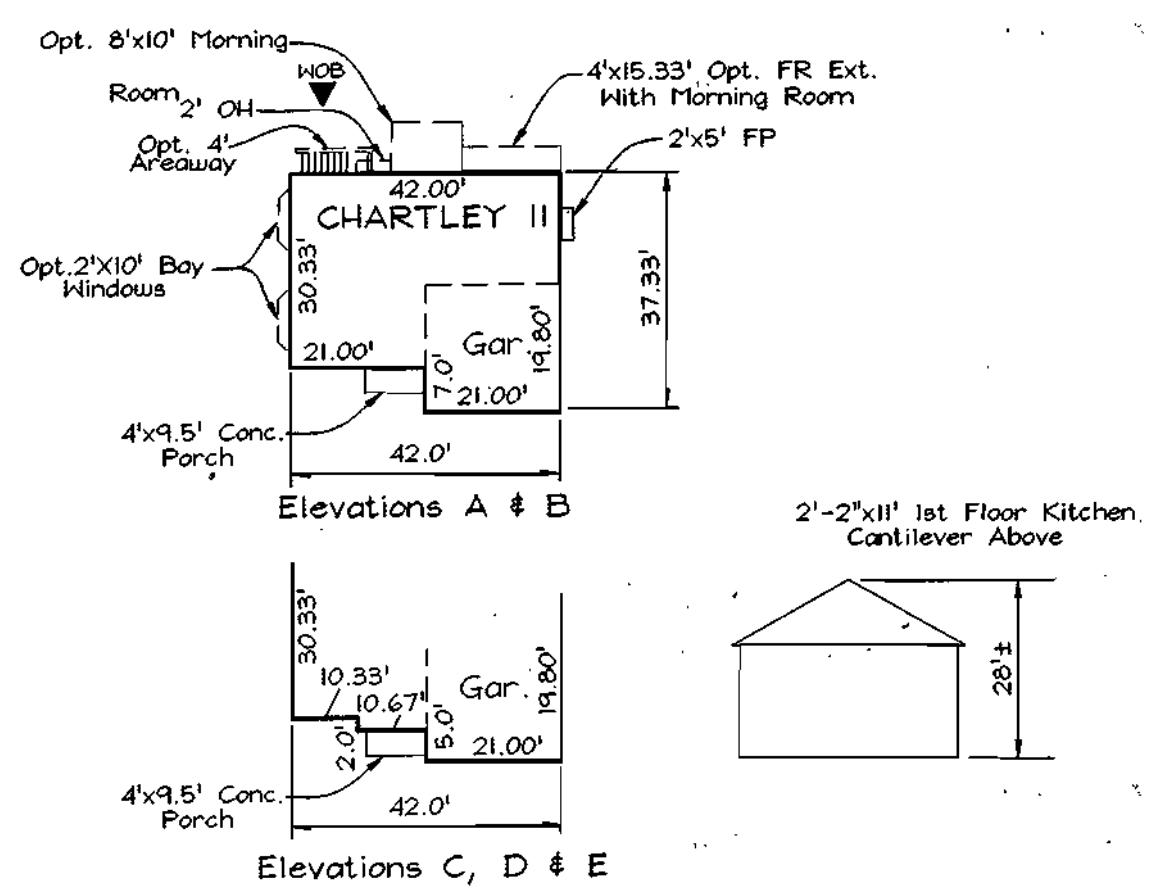
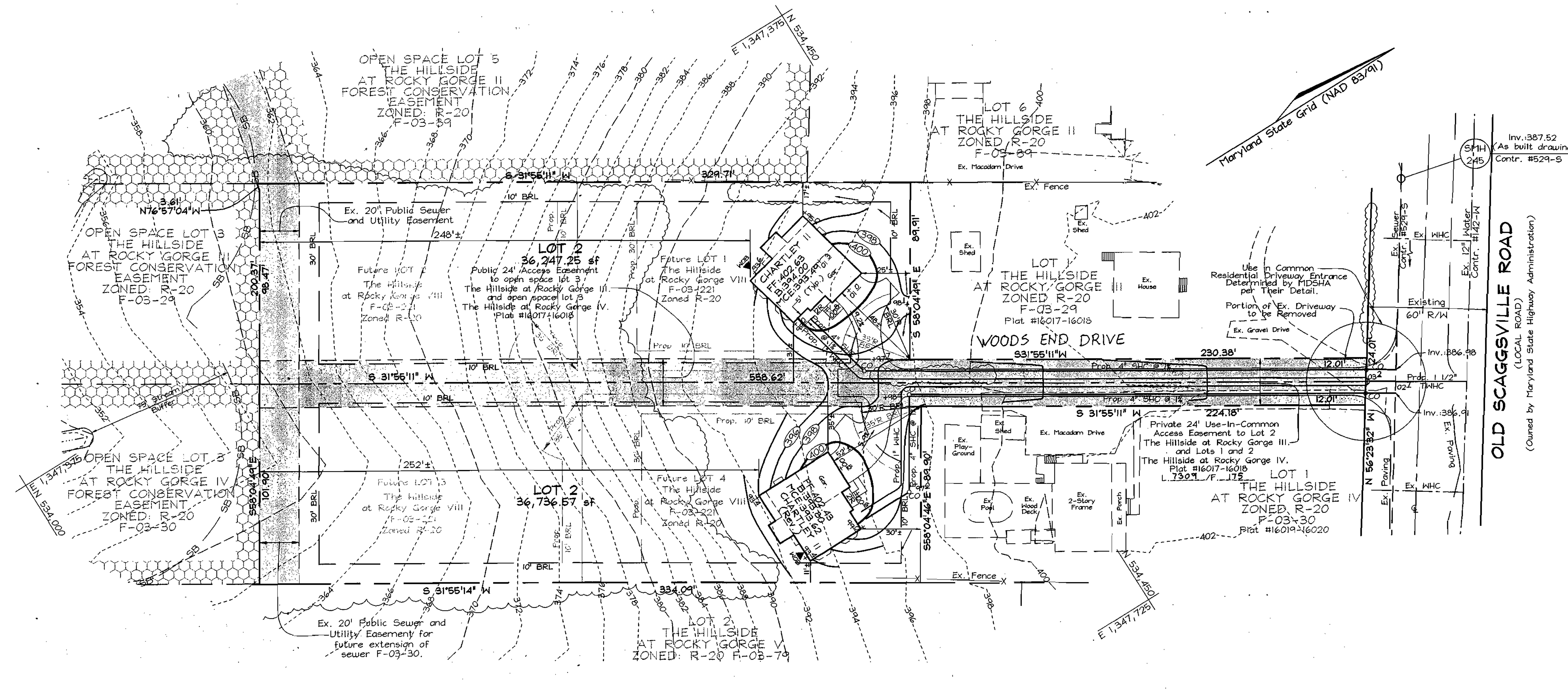
Subdivision Name: The Hillside at Rocky Gorge III The Hillside at Rocky Gorge IV	Section/Area N/A	Parcel No. 326
Plot # 16017-16018 16019-16020	Grid 18	Zoning R-20
Water Code E-19	Tax Map No. 46	Elect. District 6th
	Census Tract 6068.02	Sewer Code 7450000

NUMBER	REVISION	DATE



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

DESIGN BY: PS  
 DRAWN BY: GS/MS  
 CHECKED BY: ZYF  
 SCALE: 1"=30'  
 DATE: Sept. 12, 2003  
 H.O. No.: 3050  
 SHEET No.: 1 OF 2



**HOUSE TEMPLATES**  
 SCALE: 1"=30'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE: 10/16/03  
  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE: 10/16/03  
  
 DIRECTOR  
 DATE: 10/16/03

**21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL**

**Definition**  
Placement of topsoil over a prepared subgrade prior to establishment of permanent vegetation.

**Purpose**  
To provide a suitable soil medium for vegetation growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

**Conditions Where Practice Applies**

- This practice is limited to areas having 2:1 or flatter slopes where:
  - The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
  - The soil material is so shallow that the rooting zone is not deep enough to support plants or the rooting zone contains topsoil of moisture and nutrient content.
  - The original soil to be vegetated contains material toxic to plant growth.
  - The soil is so acidic that treatment with limestone is not feasible.
- For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

**Construction and Material Specifications**

- Topsoil salvaged from the existing site may be used provided that it meets the standards set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-NRCS in cooperation with Maryland Agricultural Experiment Station.
- Topsoil Specifications - Soil to be used as topsoil must meet the following:
  - Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or a soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textures and subsoils and shall contain less than 5% by volume of chert, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 and 1/2" in diameter.
  - Topsoil must be free of plants or plant parts such as Bermuda grass, acksage, johnsongrass, nutcase, poison ivy, thistle, or others as specified.
  - Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 lbs/1000 sq. ft. (200-400 pounds per acre) prior to the placement of topsoil. Lime shall be distributed uniformly over the subgrade and worked into the soil in conjunction with tillage operations as described in the following procedures.
  - For sites having disturbed areas under 5 acres:
    - Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.

**PERMANENT SEEDING NOTES**

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

**SEEDING PREPARATION:** Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.

**SOIL AMENDMENTS:** In lieu of soil test recommendations, use one of the following schedules:

- Preferred - Apply 2 tons per acre dolomitic limestone (42 lbs/1000 sq. ft.) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq. ft.) before seeding. Harrow or disc 1/2" upper three inches of soil. At the time of seeding, apply 500 lbs. per acre 30-0-0 ureaform fertilizer (14 lbs/1000 sq. ft.)
- Acceptable - Apply 2 tons per acre dolomitic limestone (42 lbs/1000 sq. ft.) and apply 1000 lbs. per acre 10-10-10 fertilizer (23 lbs/1000 sq. ft.) before seeding. Harrow or disc into upper three inches of soil.

**SEEDING:** For periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs. per acre (14 lbs/1000 sq. ft.) of Kentucky 31 Tall Fescue per acre and 2 lbs. per acre (0.5 lbs/1000 sq. ft.) of creeping lovegrass. During the period October 16 thru February 29, project site by Option (1) 2 tons per acre well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use soil. Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

**MULCHING:** Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 25 gallons per acre (5 gal/1000 sq. ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 340 gallons per acre (6 gal/1000 sq. ft.) for anchoring.

**MAINTENANCE:** Inspect all seeded areas and make needed repairs, replacements and reseedings.

**TEMPORARY SEEDING NOTES**

**SEEDING PREPARATION:** Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.

**SOIL AMENDMENTS:** Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs/1000 sq. ft.) for the period May 1 thru July 31, seed with 3 lbs. per acre of creeping lovegrass (0.7 lbs/1000 sq. ft.). For the period November 1 thru February 29, project site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use soil.

**SEEDING:** For periods March 1 thru April 30, and August 1 thru November 15, seed with 2 1/2 bushels per acre of annual rye (3.2 lbs/1000 sq. ft.) for the period May 1 thru August 14, seed with 3 lbs. per acre of creeping lovegrass (0.7 lbs/1000 sq. ft.). For the period November 1 thru February 29, project site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use soil.

**MULCHING:** Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 25 gallons per acre (5 gal/1000 sq. ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 340 gallons per acre (6 gal/1000 sq. ft.) for anchoring.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHOD NOT COVERED.

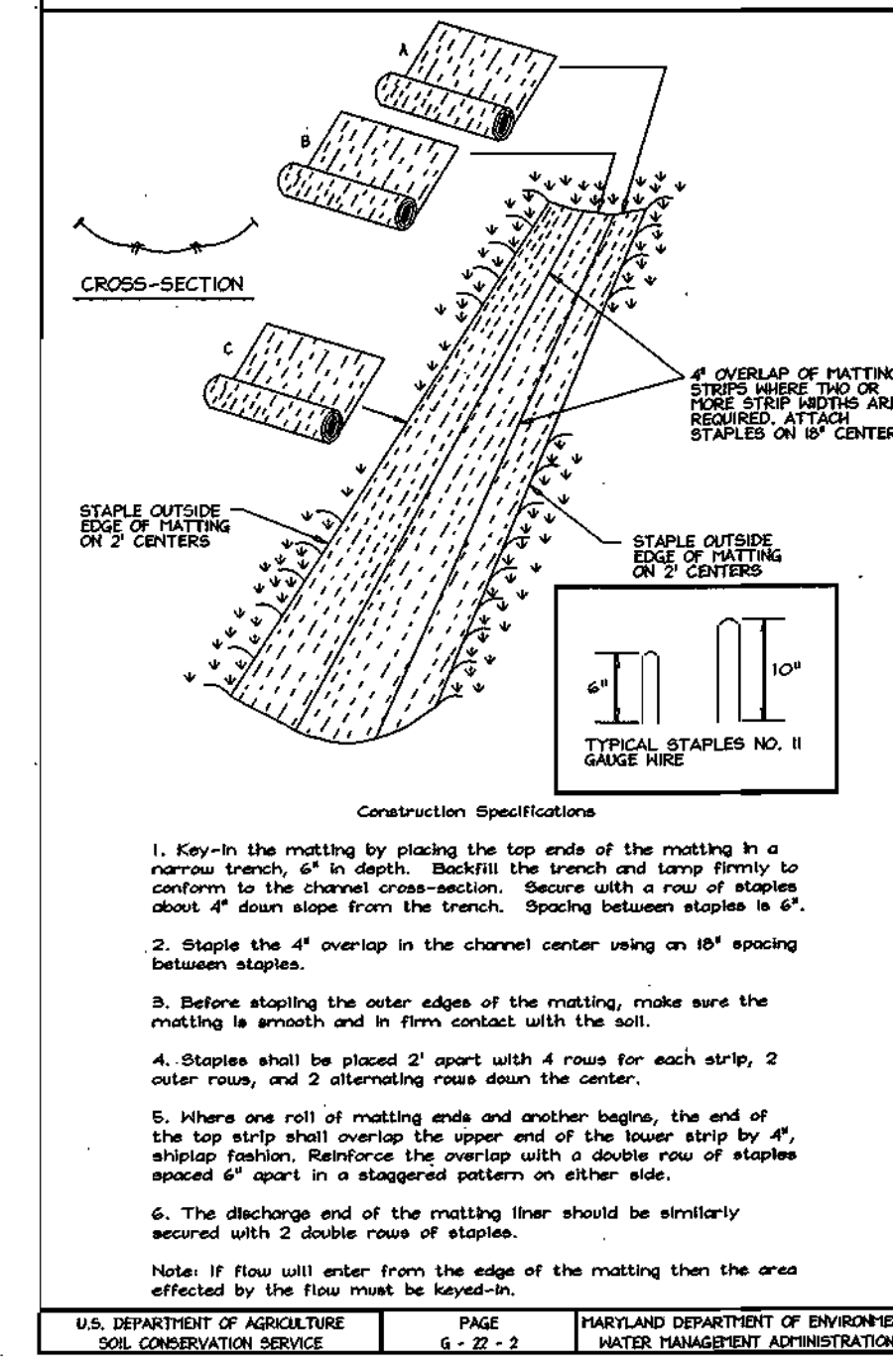
**SEDIMENT CONTROL NOTES**

- A minimum of 48 hours notice must be given to the Howard County Department of Inspection, License and Permits Sediment Control Division prior to the start of any construction (S13-1052).
- All vegetation and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL and revisions thereto.
- Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within (a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes, and all slopes greater than 3:1, (b) 14 days as to all other disturbed or graded areas on the project site.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 7, HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- 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, soil, temporary seeding, and mulching (Sec. G). Temporary stabilization with mulch alone shall be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- 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.
- Site Analysis:
 

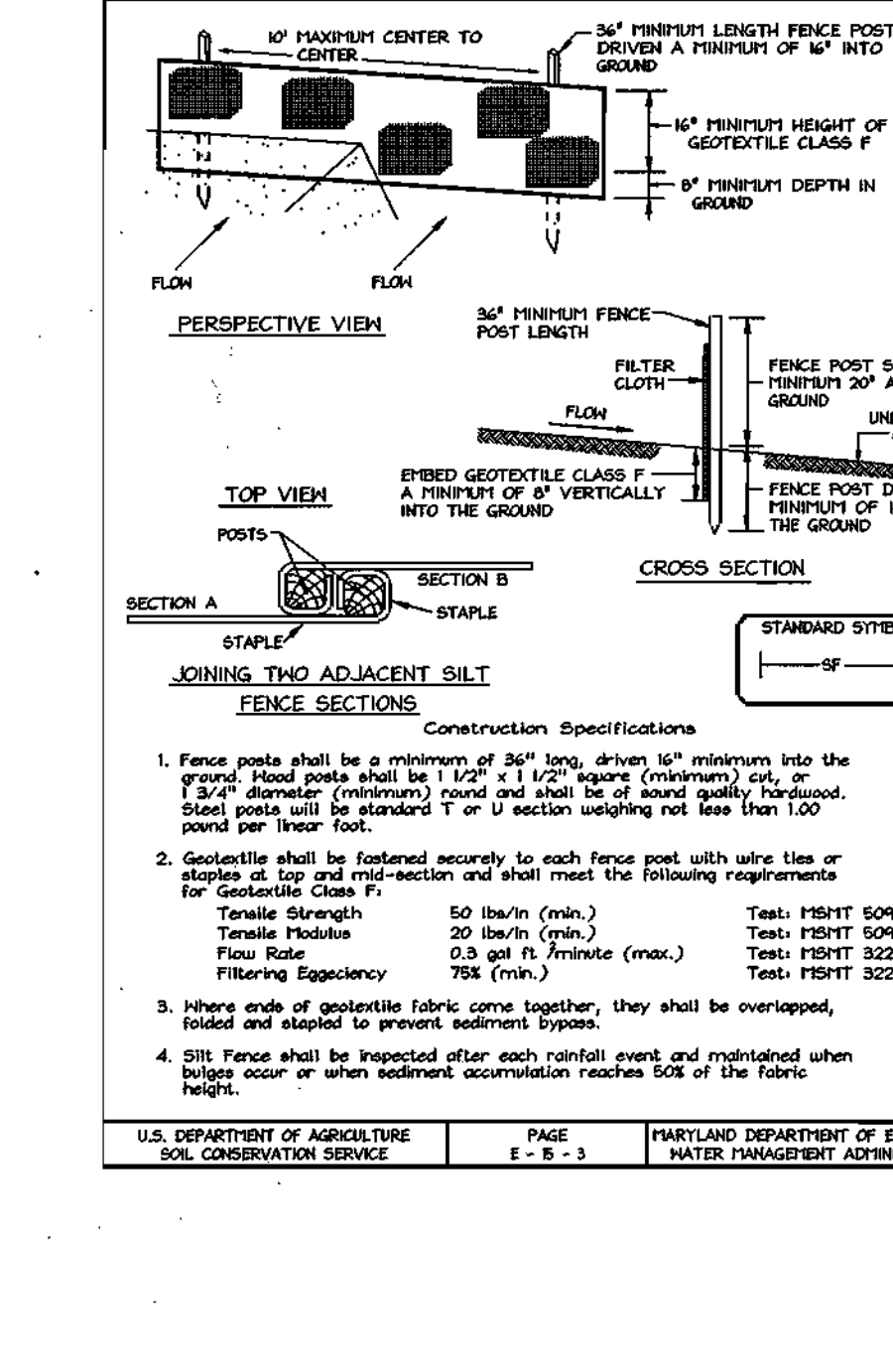
Total Area	1.63 Acres
Area Disturbed	0.54 Acres
Area to be roofed or paved	0.20 Acres
Area to be vegetatively stabilized	0.89 Acres
Total Cut	273.5 CY
Total Fill	473.5 CY

 Off-site water/borrow area location: #1
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Additional sediment controls must be provided, if deemed necessary by the Howard County Sediment Control Inspector.
- 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.
- Trenches for the construction of utilities are limited to three pipe lengths or that which shall be back-filled and stabilized within one working day, whichever is shorter.
- Earthwork quantities are solely for the purpose of calculating fees. Contractor to verify all quantities prior to the start of construction.
- To be determined by contractor, with pre-approval of the Sediment Control Inspector with an approved and active grading permit.

**DETAIL 30 - EROSION CONTROL MATTING**



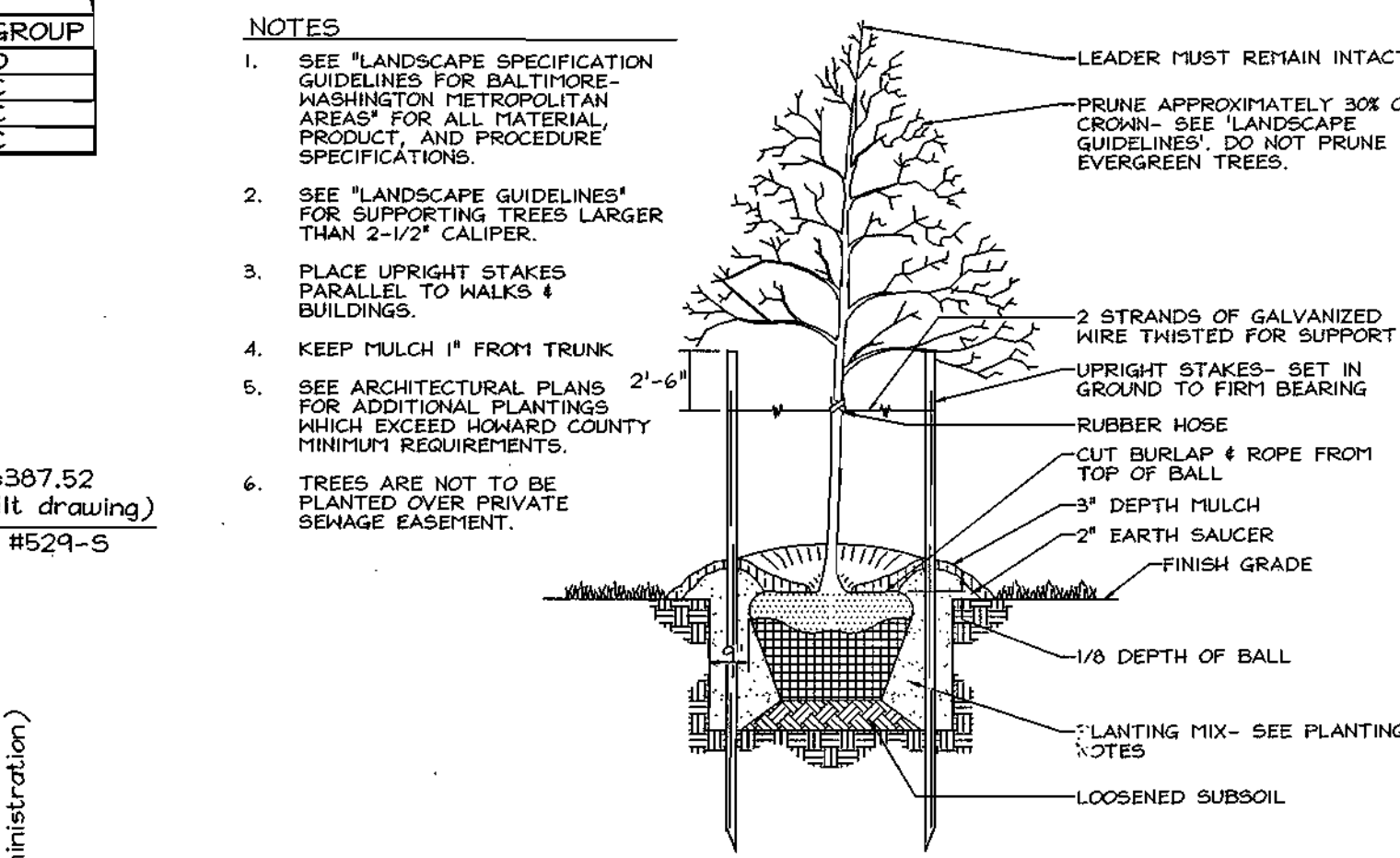
**DETAIL 22 - SILT FENCE**



**SCHEDULE A PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJACENT TO ROADWAYS		ADJACENT TO PERIMETER PROPERTIES			
	1	2	3	4A	4B	
Perimeter/Frontage Designation						
Linear Feet of Roadway Frontage/Perimeter						
Credit for Existing Vegetation (Yes, No, Linear Feet)	Yes <sup>+</sup>	Yes <sup>+</sup>	Yes <sup>+</sup>	Yes <sup>+</sup>	Yes <sup>+</sup>	
Remaining Perimeter Length	334	204	330	334	324	
Credit for Wall, Fence or Berm (Yes, No, Linear Feet)	223	204	177	177	167	
Remaining Perimeter Length	(111)	(0)	(153)	(157)	(162)	
Number of Plants Required						
Shade Trees	1:60	2:160	0:160	3:160	3:160	
Evergreen Trees	-	-	-	-	-	
Number of Plants Provided						
Shade Trees	2	0	3	3	3	
Evergreen Trees	-	-	-	-	-	
Other Trees (2:1 Substitution) (Describe Plant Substitution Credits Below if needed)	-	-	-	-	-	

+ Existing woods to remain



**LANDSCAPE SCHEDULE**

KEY	QUAN.	BOTANICAL NAME	SIZE	NOTE
4	4	Acer Rubrum	2 1/2"-3" Cal.	B # B
4	4	Quercus Coccinea	2 1/2"-3" Cal.	B # B
3	3	Quercus Rubra	2 1/2"-3" Cal.	B # B

**NOTES:**

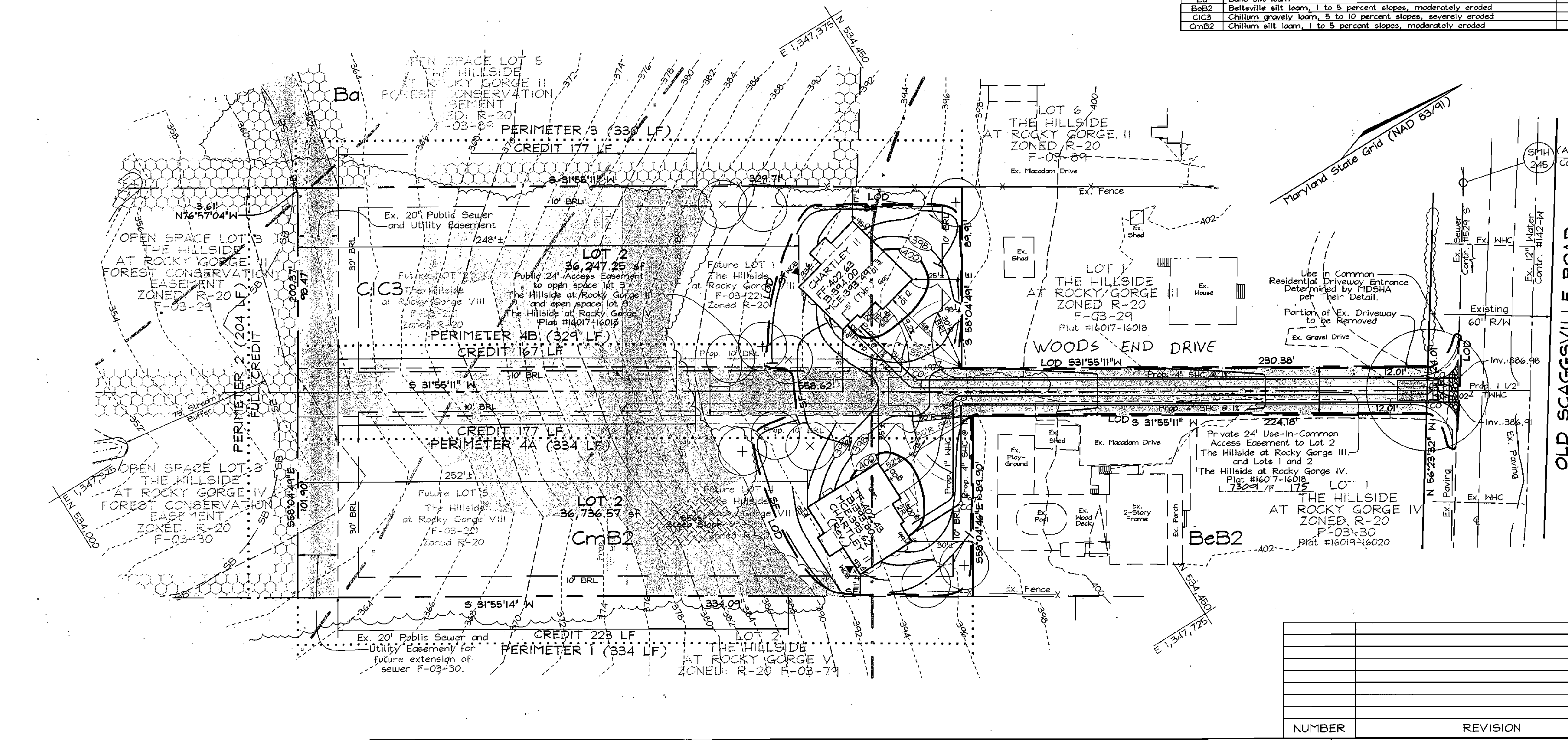
- At the time of installation, all shrubs and other plantings hereuith listed and approved for this site, shall be of the proper height requirements in accordance with the Howard County Landscaping Manual. In addition, no landscaping or relocation of required plantings may be made without prior review and approval from the Department of Planning and Zoning. Any deviation from this approved Landscape Plan may result in denial or delay in the release of landscape survey until such time as all required materials are planted and/or revisions are made to applicable plans and certificates.
- Landscaping requirements are provided in accordance with the certified landscape plan on file with F-03-29 and F-03-30.
- Financial surety for the required landscaping must be posted as part of the Grading Permit in the amount of \$3,300.00.

**OWNER/DEVELOPER**  
Cornerstone Homes c/o Brian D. Boy  
8445 Norfolk Avenue  
Lanar, Maryland 20723  
Tel.: (410)742-2565

**SEDIMENT AND EROSION CONTROL AND LANDSCAPE PLAN**  
SINGLE FAMILY DETACHED DWELLING  
THE HILLSIDE AT ROCKY GORGE III  
LOT 2  
THE HILLSIDE AT ROCKY GORGE IV  
LOT 2  
TAX MAP 46 GRID 18  
6TH ELECTION DISTRICT  
PARCEL 326  
HOWARD COUNTY, MARYLAND

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

DESIGN BY: PS  
DRAWN BY: GS  
CHECKED BY: ZYF  
SCALE: 1"=30'  
DATE: Sept. 12, 2003  
P.L.O. No.: 3050  
SHEET No. 2 OF 2



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
12/6/03  
DATE

12/2/03  
DATE

12/2/03  
DATE

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS  
9/24/03  
DATE

9/24/03  
DATE

9/24/03  
DATE

**ENGINEER'S CERTIFICATE**  
I HEREBY CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

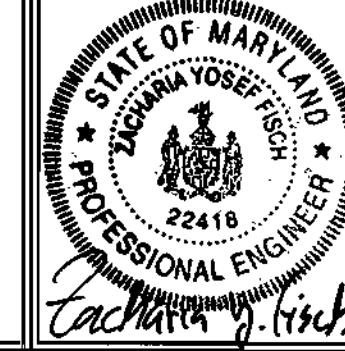
Zacharia Y. Fisch  
SIGNATURE OF ENGINEER  
ZACHARIA Y. FISCH  
9-16-03  
DATE

**DEVELOPER'S CERTIFICATE**  
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT 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.

B O B  
SIGNATURE OF DEVELOPER  
9/16/03  
DATE

**DEVELOPER'S BUILDER'S CERTIFICATE**  
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE(1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

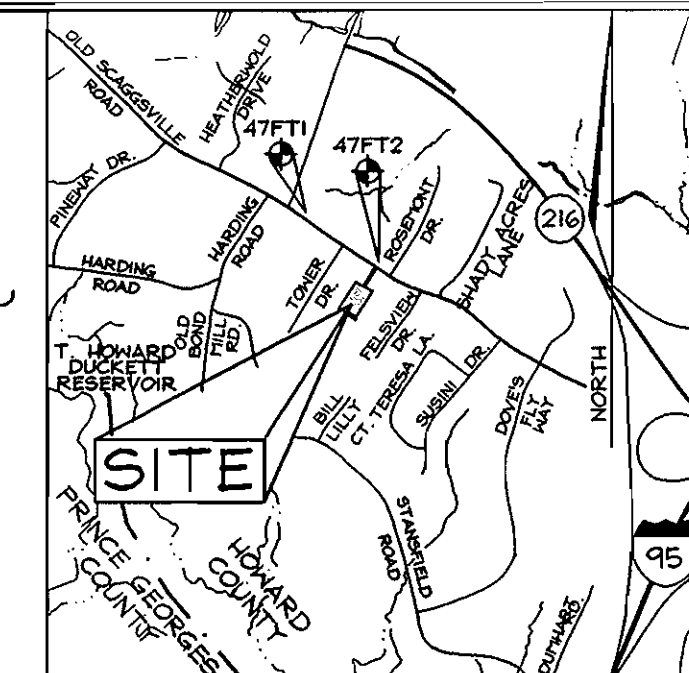
B O B  
SIGNATURE OF DEVELOPER  
9/16/03  
DATE



"NO BASEMENT GRAVITY SEWER SERVICE. BASEMENT GRAVITY SEWER SERVICE TO BE PROVIDED BY PRIVATE ON-SITE PUMP."

**LEGEND**

- Existing Contour: ---
- Proposed Contour: - - -
- Spot Elevation: +82.52
- Direction of Flow: [Symbol]
- Existing Trees to Remain: [Symbol]
- Forest Conservation Easement: [Symbol]

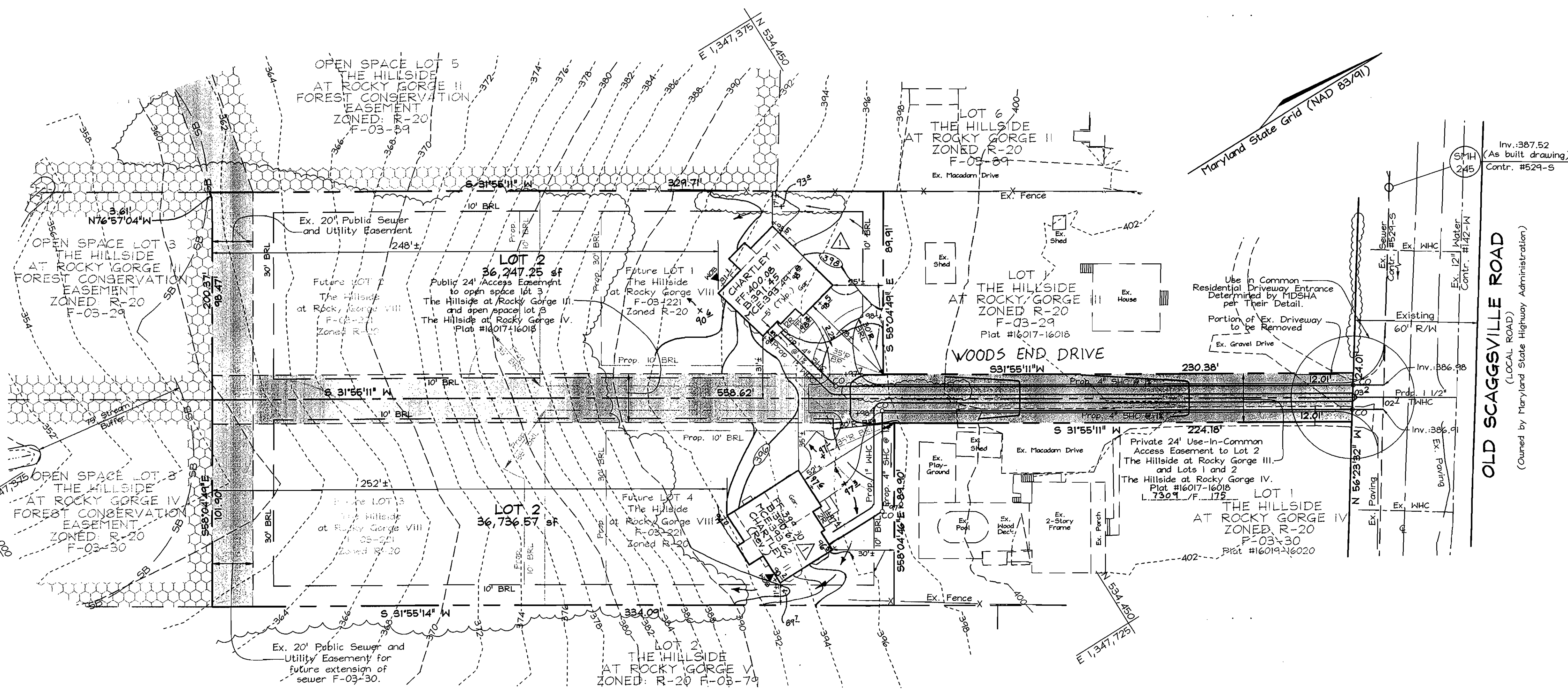


**BENCHMARKS**

Sta. 47FT1	N 535143.322 (ft)	E 1346,960.276 (ft)	Elev. 404.040 (ft)
	N 410,543.913 (m)	E 123,156.071 (m)	Elev. 123.156 (m)
Sta. 47FT2	N 534,509.424 (ft)	E 1,347,851.039 (ft)	Elev. 401.100 (ft)
	N 162,918.7983 (m)	E 410,825.8164 (m)	Elev. 122.2555 (m)

**GENERAL NOTES**

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  - Public water and sewer will be used within this site.
  - The Contractor shall notify the following utility companies or agencies at least five (5) working days before starting work shown on these plans:
    - Verizon: 1-800-743-0033/410.224.9210
    - AT&T: 1-800-252-1133
    - State Highway Administration: 410.531.5533
    - BGE (Contractor Services): 410.850.4620
    - BGE (Underground Damage Control): 410.787.9268
    - Miss Utility: 1-800-257-7777
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    - Howard County Health Department: 410.313.2640
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  - The lots shown hereon comply with the minimum ownership, width and lot area as required by the Maryland State Department of the Environment.
  - Topography based on a Field Run Topographic Survey prepared by C.B. Miller & Associates in December 2001 with two foot contours.
  - Contractor to confirm all dimensions, utilities and topography in the field. If any conflicts arise, contact Engineer before beginning any work.
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  - The coordinates shown hereon are based upon the Howard County Geodetic Control which is based on the Maryland State Plane Coordinate system. Howard County monument numbers 47FT1 and 47FT2 were used for this project.
  - In accordance with section 12B of the Howard County Zoning Regulations, bay windows, chimneys, or exterior stairways not more than 16 feet in width may project not more than 4 feet into any setbacks, porches, or decks, open or enclosed, no project not more than 10 feet into the front or rear yard setback. BRL's shown taken from Howard County Zoning Regulation for the Zoning District.
  - Driveway(s) shall be provided prior to issuance of a use and occupancy permit for any new dwelling to insure safe access for fire and emergency vehicles per the following minimum requirements:
    - a) Width-12 feet (14' serving more than one residence).
    - b) Surface-6 inches of compacted crusher run base with 1 1/2" Min. tar and chip coating.
    - c) Geometry-max. 15% grade, max. 10% grade change, and 45 foot turning radius.
    - d) Structures (bridges/culverts)-capable of supporting 25 gross tons (425-loading).
    - e) Drainage elements-capable of safely passing 100 year flood with no more than one foot depth over driveway surface.
    - f) Structure clearance-minimum 12 feet.
    - g) Maintenance-sufficient to insure all weather use.
  - All Sewer House Connections to be a minimum of 2% and a maximum of 5%. If no slope is shown, 2.0% may be assumed.
  - There are no wetlands on site. Wetlands evaluation prepared by Exploration Research, Inc. in November, 2001.
  - No clearing, grading or construction is permitted within wetland or stream system buffers and forest conservation area unless approved by the Department of Planning and Zoning.
  - Property is subject to waiver petition WP-03-21. On November 1, 2002 the Planning Director approved waiver petition WP-03-21 from the following sections:
    - 1) 16.120.c.2.(i) To allow pipistem lot 2 to be created with less than the minimum 24' of frontage for adjoining pipistem lots.
    - 2) 16.121.e.(1) To allow open space lot 3 to have zero (0) frontage on a public road Right of way
    - 3) 16.120.b.4.(iv) To allow residential lots to be encumbered with an access easement for open space lots.
- The Waiver is approved subject to the following conditions:
- The Use-in-Common Access Easement for the lots shall be separate from the Access Easement for the open space, easements can overlap.
  - When adjoining parcels are subdivided the Department of Planning and Zoning reserves the right to require that fee simple frontage be provided to Scaggsville Road instead of approval of another waiver so a more direct access to open space network can be achieved from Scaggsville Road.
  - Since each of the residential lots (lot 2) and open space lots (lot 3) under F-03-29 and F-03-30 have inadequate frontage the plans must be recorded together.
  - Open Space obligations have been provided for under F-03-29 and F-03-30.
  - Per F-03-29 and F-03-30 each of lots 2 is exempt from providing Stormwater Management due to less than 5,000 SF disturbance on each lot individually.
  - The subject property is zoned R-20 per the October 18, 1993 Comprehensive Zoning Plan.
  - This plan has been prepared in accordance with the provisions of Section 16.124 of the Howard County Code and Landscape Manual.
  - Public water and sewer will be used within this site. Ex. water contract # 142-W and ex. sewer contract # 529-S.
  - Forest conservation obligation has been met under F-03-029 and F-03-030.



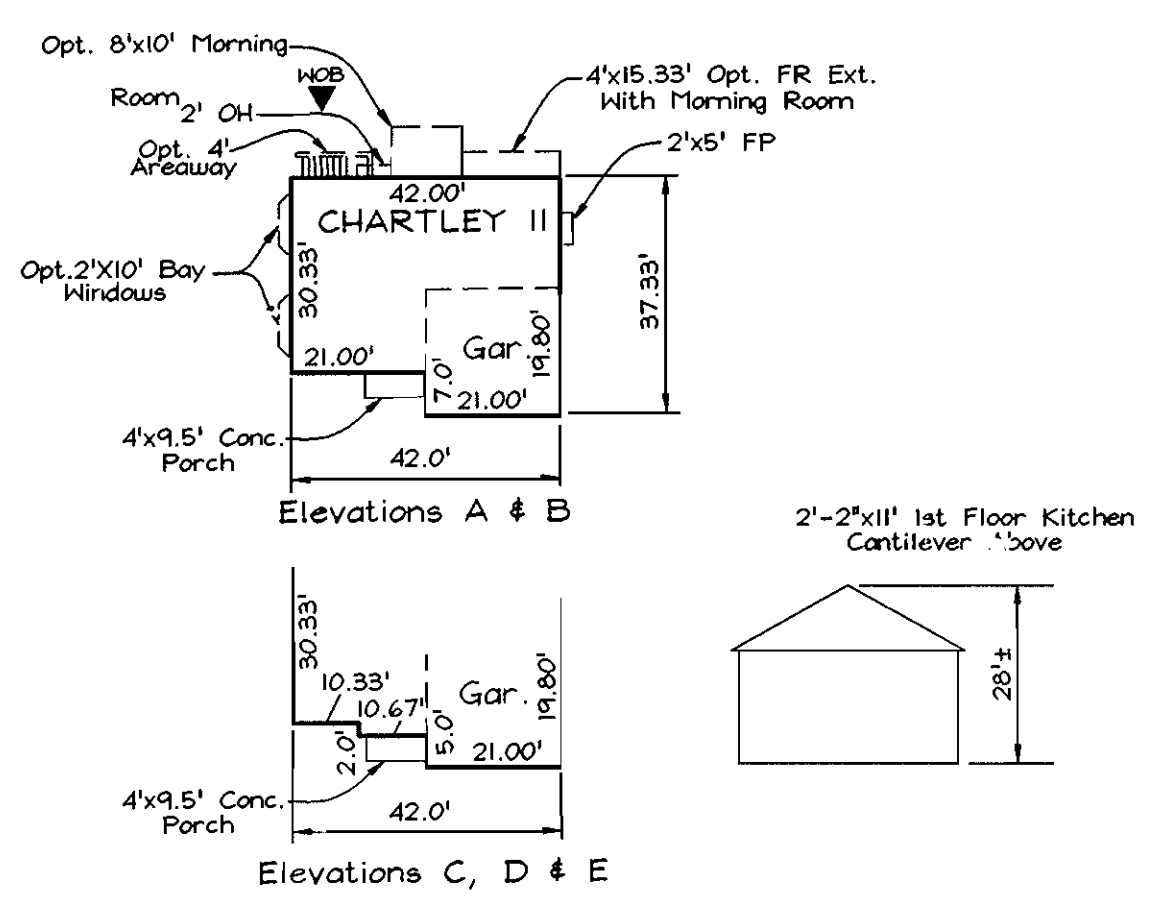
**SITE ANALYSIS DATA CHART**

- Total project area: 1.68 Acre
- Area of plan submission: 1.69 Acre
- Limit of disturbed area: 0.25 Acre
- Subject property zoned R-20 per 10/18/93 Comprehensive Zoning Plan.
- Proposed uses for site & structures: single family detached
- Floor space on each level of building(s) per use: See house templates this sheet
- Total number of units allowed: 2
- Total number of units proposed: 2
- Proposed building coverage of site: 0.08 acre; 4.6% of gross lot area
- Howard County file references: Contr. #142-W; Contr. #529-S; F-03-29; F-03-30; F-77-102

SHEET INDEX		
DESCRIPTION	SHEET No.	
Site Development Plan	1 of 2	
Sediment and Erosion Control and Landscape Plan	2 of 2	

**OWNER/DEVELOPER**  
 Cornerstone Homes c/o Brian D. Boy  
 1645 Norfolk Avenue  
 Laurel, Maryland 20723  
 Tel.: (410) 792-2565

**SITE DEVELOPMENT PLAN**  
**SINGLE FAMILY DETACHED DWELLING**  
**THE HILLSIDE AT ROCKY GORGE III**  
**LOT 2**  
**THE HILLSIDE AT ROCKY GORGE IV**  
**LOT 2**  
 TAX MAP 46 GRID 18 PARCEL 326  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



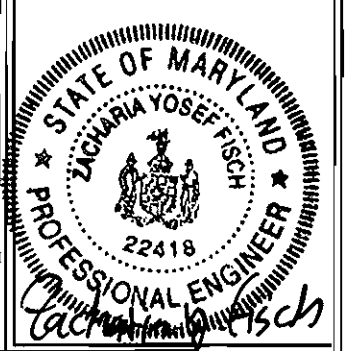
**HOUSE TEMPLATES**  
SCALE: 1/4"=1'-0"

ADDRESS CHART		
Section	Lot	Street
III	2	8606 WOODS END DRIVE
IV	2	8607 WOODS END DRIVE

**PERMIT INFORMATION CHART**

Subdivision Name: The Hillside at Rocky Gorge III The Hillside at Rocky Gorge IV	Section/Area N/A	Parcel No. 326
Plat # 16017-16018 16019-16020	Grid 18	Zoning R-20
Tax Map No. 46	Elect. District 6th	Census Tract 6068.02
Water Code	Sewer Code	
	E-19	7450000

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
  
 DIRECTOR



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

DESIGN BY: PS  
 DRAWN BY: GS/MIS  
 CHECKED BY: ZTF  
 SCALE: 1"=30'  
 DATE: Sept. 12, 2003  
 P.L.O. No.: 3050  
 SHEET No.: 1 OF 2