

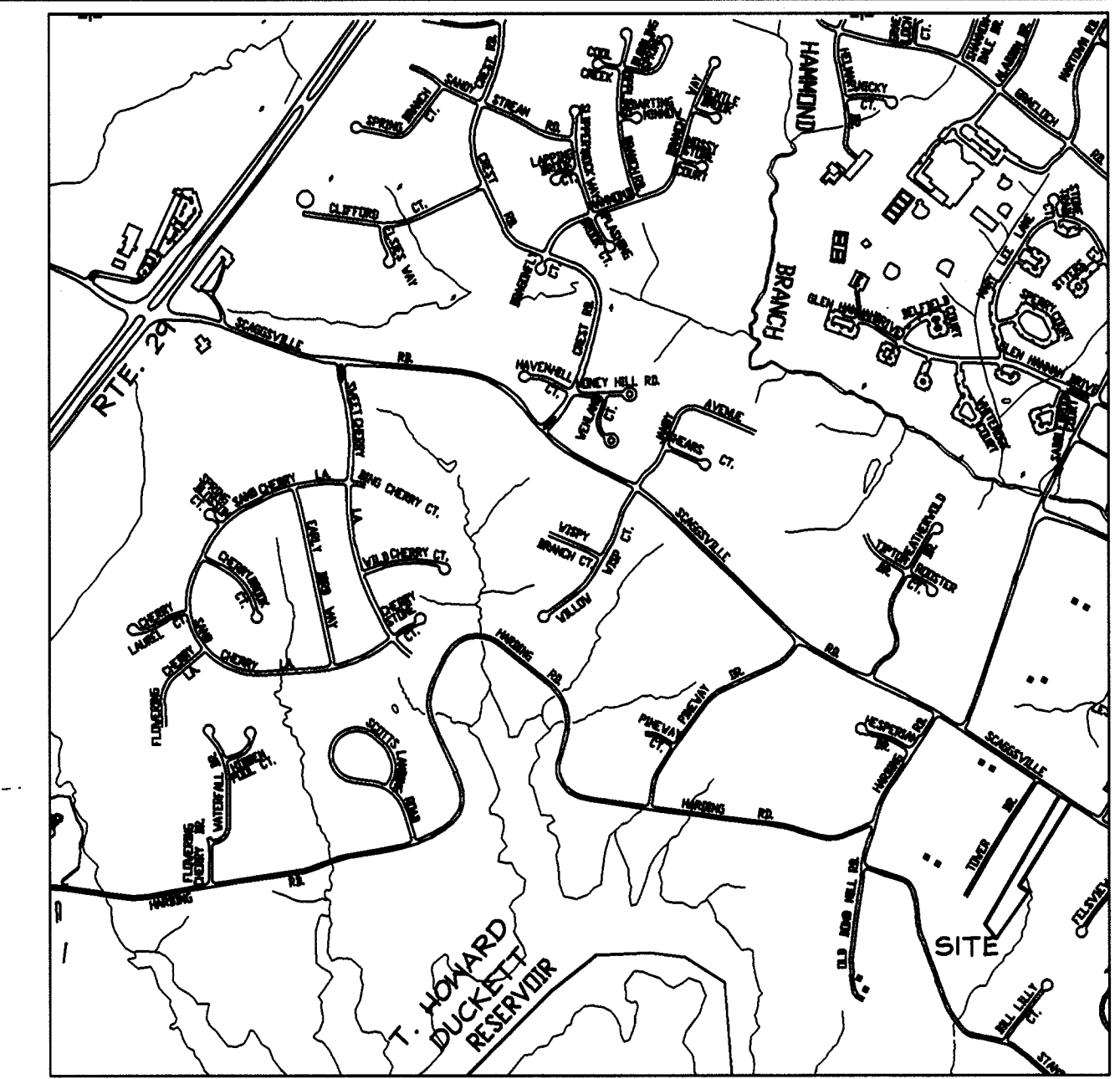
LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
6	17,829 sq.ft.	3,122 sq.ft.	14,107 sq.ft.±
7	16,622 sq.ft.±	2,618 sq.ft.	14,004 sq.ft.±
8	16,165 sq.ft.±	2,064 sq.ft.	14,101 sq.ft.±
9	15,559 sq.ft.±	1,549 sq.ft.±	14,010 sq.ft.±

14. ON JULY 3, 2001 THE PLANNING DIRECTOR APPROVED WAIVER PETITION HP-01-132 FROM SECTION 16-121.6.(1) TO CREATE OPEN SPACE LOT NO. 5 WITHOUT THE MINIMUM REQUIRED FRONTAGE ON A PUBLIC ROAD SUBJECT TO:

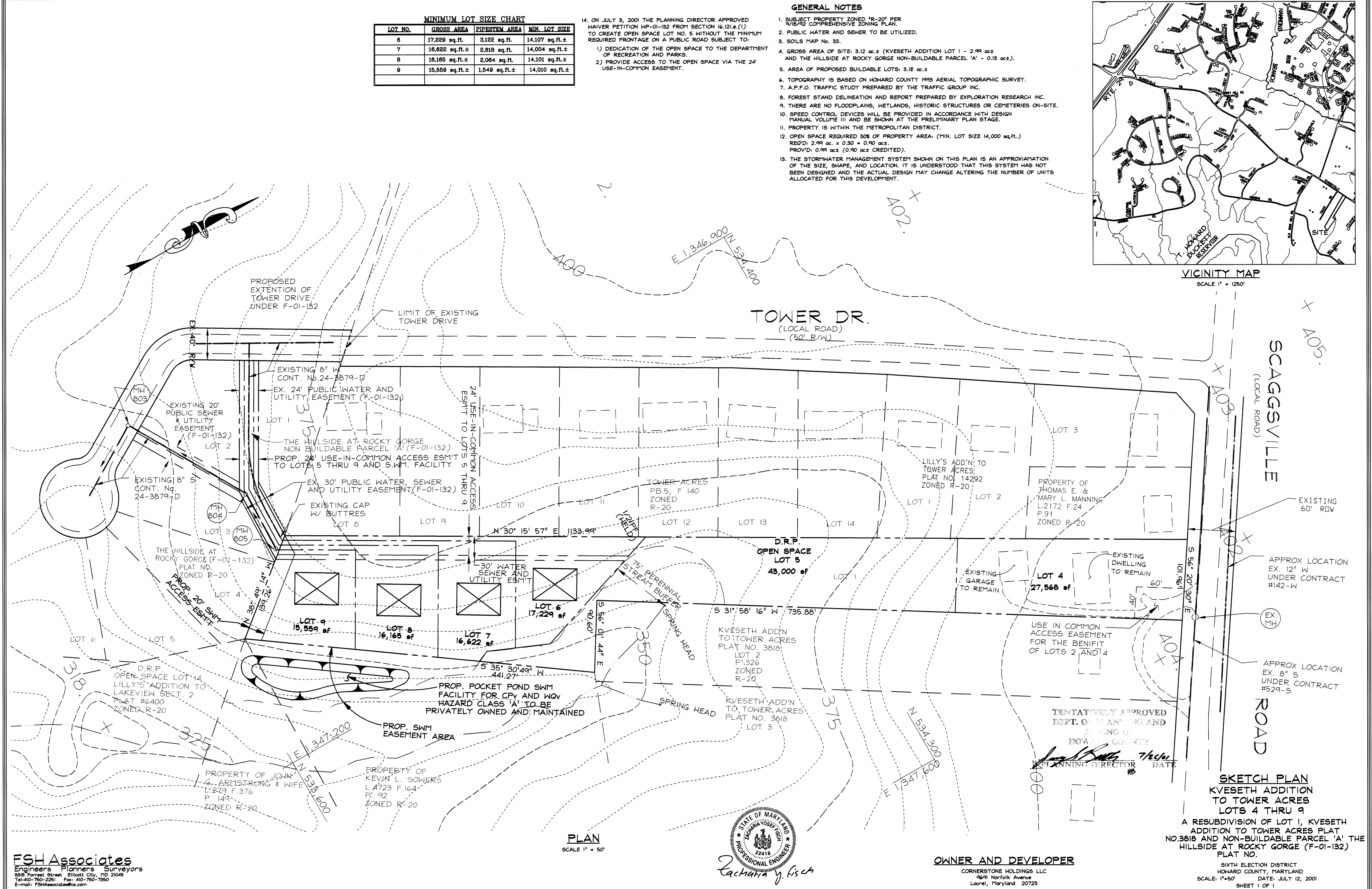
- 1) DEDICATION OF THE OPEN SPACE TO THE DEPARTMENT OF RECREATION AND PARKS.
- 2) PROVIDE ACCESS TO THE OPEN SPACE VIA THE 24' USE-IN-COMMON EASEMENT.

GENERAL NOTES

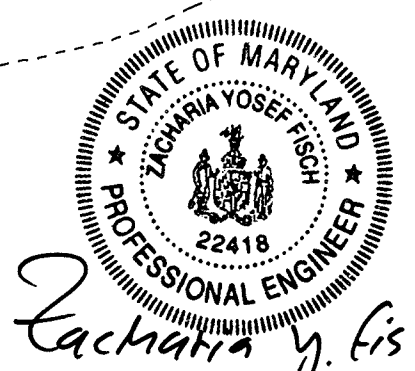
1. SUBJECT PROPERTY ZONED 'R-20' PER 3/18/92 COMPREHENSIVE ZONING PLAN.
2. PUBLIC WATER AND SEWER TO BE UTILIZED.
3. SOILS MAP No. 33.
4. GROSS AREA OF SITE: 3.12 ac.± (KVESETH ADDITION LOT 1 - 2.99 ac.± AND THE HILLSIDE AT ROCKY GORGE NON-BUILDABLE PARCEL 'A' - 0.13 ac.±).
5. AREA OF PROPOSED BUILDABLE LOTS: 3.12 ac.±
6. TOPOGRAPHY IS BASED ON HOWARD COUNTY 1993 AERIAL TOPOGRAPHIC SURVEY.
7. A.P.F.O. TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP INC.
8. FOREST STAND DELINEATION AND REPORT PREPARED BY EXPLORATION RESEARCH INC.
9. THERE ARE NO FLOODPLAINS, WETLANDS, HISTORIC STRUCTURES OR CEMETERIES ON-SITE.
10. SPEED CONTROL DEVICES WILL BE PROVIDED IN ACCORDANCE WITH DESIGN MANUAL VOLUME III AND BE SHOWN AT THE PRELIMINARY PLAN STAGE.
11. PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
12. OPEN SPACE REQUIRED 30% OF PROPERTY AREA (MIN. LOT SIZE 14,000 sq.ft.) REQ'D: 2.99 ac. x 0.30 = 0.90 ac.±. PROV'D: 0.99 ac.± (0.90 ac.± CREDITED).
13. THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THIS PLAN IS AN APPROXIMATION OF THE SIZE, SHAPE, AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.



VICINITY MAP
SCALE 1" = 1250'



PLAN
SCALE 1" = 50'



Zachary J. Fisch

OWNER AND DEVELOPER
CORNERSTONE HOLDINGS LLC
9641 Norfolk Avenue
Laurel, Maryland 20723

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING
HOWARD COUNTY
PLANNING DIRECTOR #5 DATE 7/12/01

SKETCH PLAN
KVESETH ADDITION
TO TOWER ACRES
LOTS 4 THRU 9
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.
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1"=50' DATE: JULY 12, 2001
SHEET 1 OF 1

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