

# PRELIMINARY PLAN FOR STONE LAKE LOTS B-1 thru B-39 A RESUBDIVISION OF PARCEL B

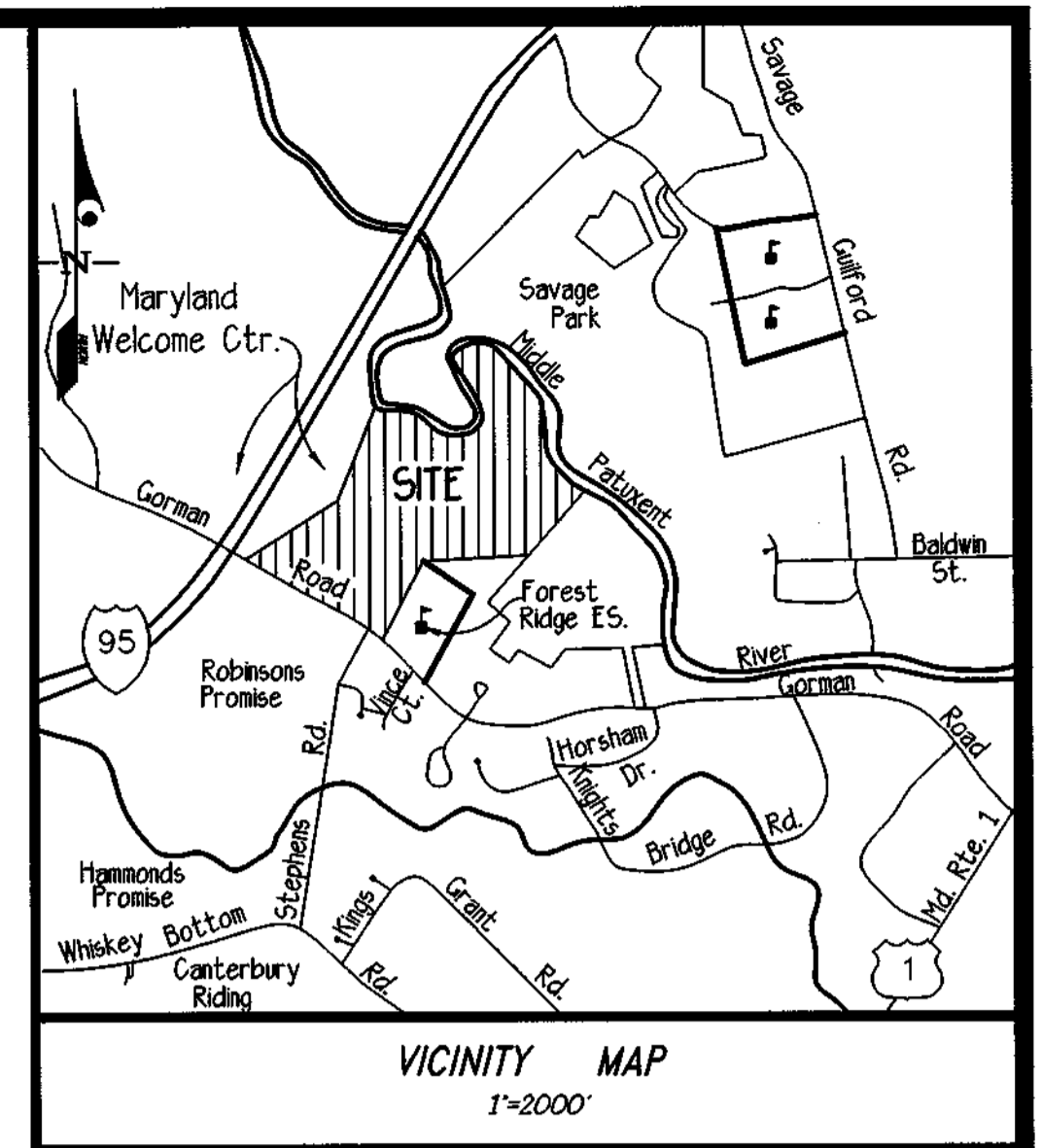
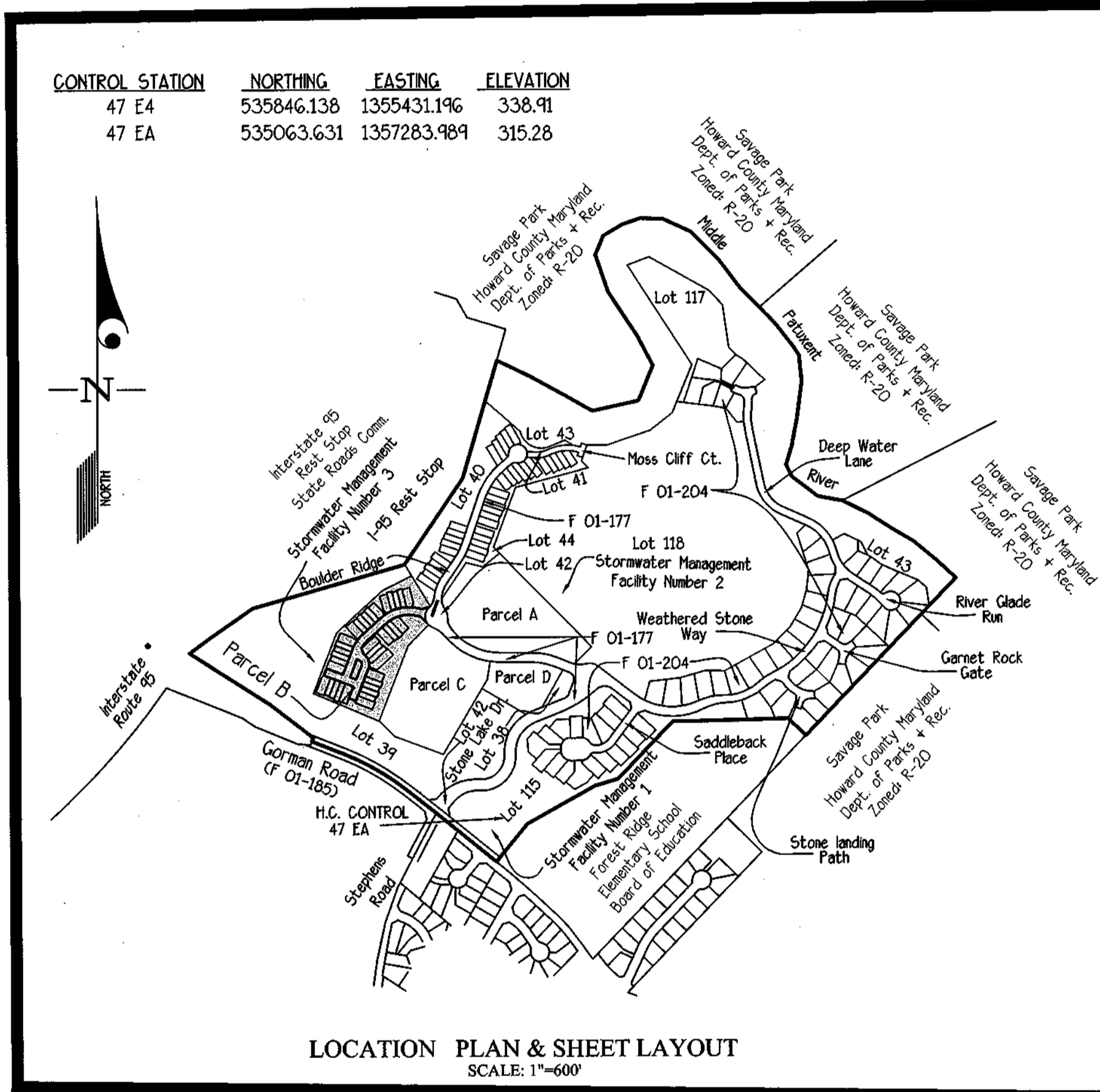
**General Notes**

- Zoning: RE-D
- The previous Department of Planning and Zoning file numbers: S 00-13, WP 00-88, W 00-126, P 01-15, F 01-177, F 01-185, PB 345, WP 01-60, F 01-204, + S 02-20.
- Wetland, stream, steep slope, and forest cover delineation by Daft, McCune, and Walker was submitted and approved under S-00-13 October 19, 2000. There are no wetlands, streams, natural steep slopes or forest cover for the area covered by this plan.
- This project is in conformance with the latest Howard County standards unless waivers have been approved.
- The Cemetery Inventory Maps do not show any cemeteries within the project limits.
- The Scenic Roads Map does not indicate any scenic roads within or adjacent to the project limits.
- Total Area: 137.5 Acres  
Flood Plain Area: 7.13 Acres  
Steep Slopes Area: 8.3 Acres  
Net Area: 112.1 Acres  
Maximum allowable density: 2 units per acre (224)  
Proposed density: 2 units per acre (224) (70 SFD, 154 SFA)
- A. Number of Lots Proposed:**  
Single Family Attached: 36 Lots  
Common Open Area (Roadway): 1 lot  
Open Space: 2 lots
- B. Number of Lots P 03-14 (A Resubdivision of Parcels A and D):**  
Single Family Attached: 45 lots  
Common Open Area (Roadway): 3 lots  
Open Space: 4 lots
- C. Number of lots F 01-177**  
Single family Attached: 37 lots  
Common Open Area (Roadway): 2 lots  
Open Space: 5 lots  
Parcels: 5 (A thru E)
- D. Number of Units F 01-204 (Resubdivision of Parcel E):**  
Single Family Detached: 70 lots  
Common Open Area (Roadway): 1 lot  
Open Space: 3 lots
- E. Number of Units F 02-30 (A Resubdivision of Parcel C):**  
Single Family Attached: 36 lots  
Common Open Area (Roadway): 1 lot  
Open Space: 2 lots
- F. Totals:**  
Single Family Detached: 70 lots  
Single Family Attached: 154 Lots  
Common Open Area (Roadway): 8 Lots  
Open Space: 16 Lots
- Open Space Requirements: Provided Under F 01-177.
- Recreation Open Space Requirements: Provided Under F 01-177.
- Parking Requirements: Overflow/Guest Parking Requirements (per Design Manual Volume II, 2.8.2)  
Total Parking Required: 36 units x 2 spaces/unit = 72 Spaces  
Garages: 72 Spaces (2 ea. SFA)  
Driveways: 36 Spaces (1 ea. SFA)  
Surface Spaces: 21 Spaces  
Total: 129 Spaces  
Parking Required: 36 units x 0.5 spaces per unit = 18 spaces  
Overflow/Guest Parking provided: 57 spaces (129 - 72 = 57)
- Topography indicated was taken from aerial topography prepared during the summer of 1998 for Daft, McCune, and Walker and as modified by F 01-177 Grading Plans.
- Existing utilities were taken from available Howard County records.
- This property is within the Metropolitan District.
- Public water and sewer to be utilized:  
Existing Water Contract Number: 34-3947-D  
Existing Sewer Contract Number: 34-3947-D
- Horizontal and vertical datum is based on Howard County Stations 21941003 and 21941004.
- Sediment and erosion control measures will be included with Final Plans and Site Development Plans. No sediment control devices will extend beyond the Limits of Disturbance as established by this plan.
- Stormwater management computations and plans submitted and approved under F 01-177, February 27, 2002, and F 01-204, June 5, 2002. Parcel B drains to the existing Stormwater Facility Number 3.

| Tabulation of Land Use |                   |
|------------------------|-------------------|
| Land Use               | Acres             |
| Residential            | 3.67 Acres        |
| SFA                    | 2.62 Acres        |
| Roadway                | 1.05 Acres        |
| Open Space             | 2.01 Acres        |
| <b>Total</b>           | <b>5.68 Acres</b> |

**Sheet Index**

- Cover Sheet
- Preliminary Plan
- Grading Plan



**LEGEND**

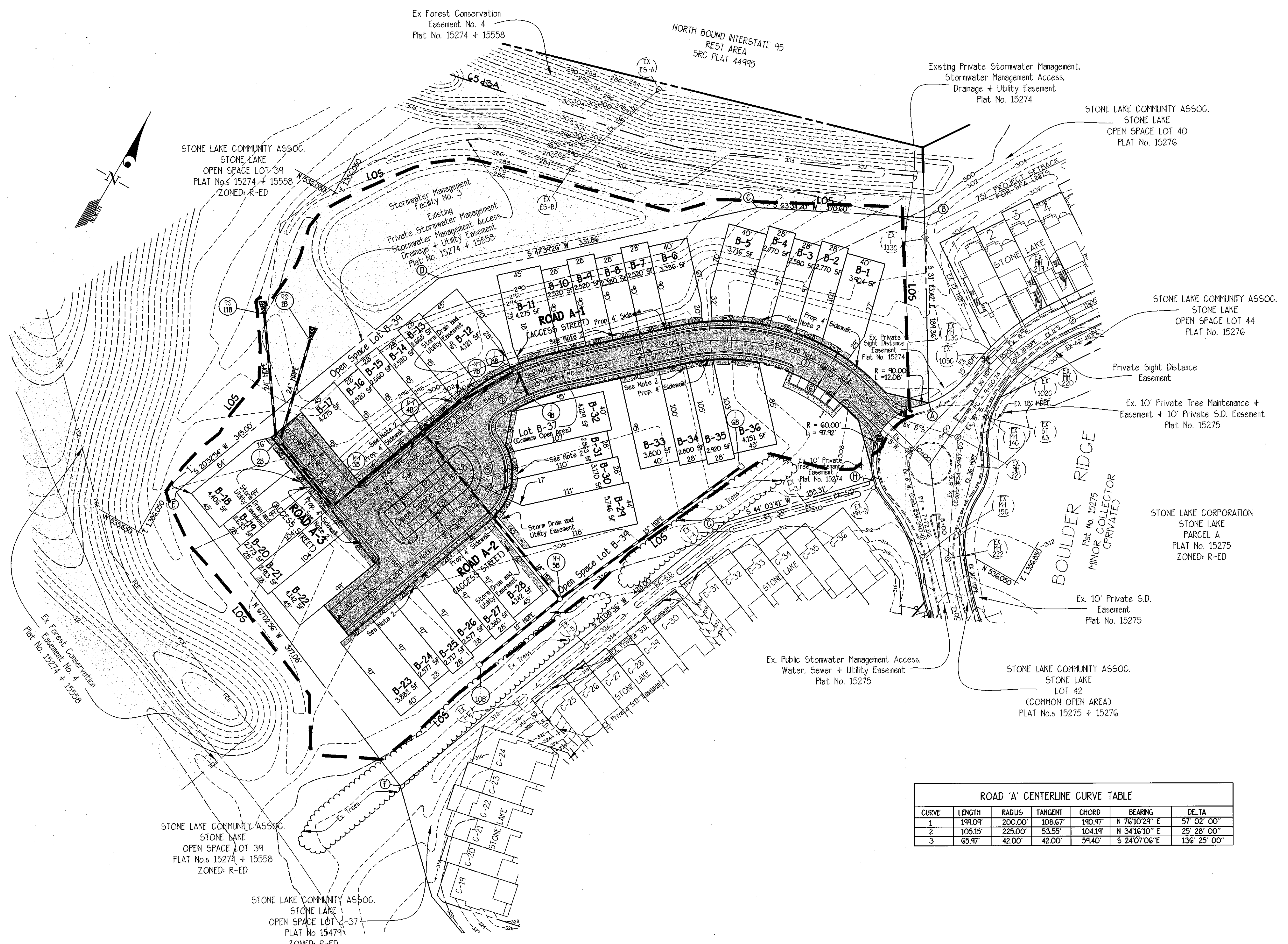
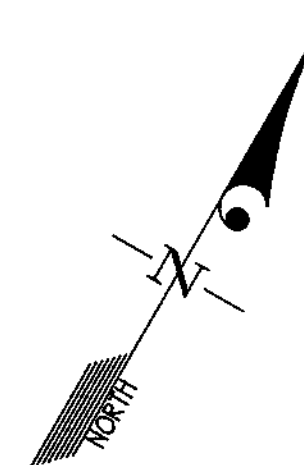
|             |                          |
|-------------|--------------------------|
| — 366 —     | EX. CONTOUR              |
| — 300 —     | PROP CONTOUR             |
| ○           | EX. TREES                |
| — [ ] —     | EX. STORM DRAIN          |
| — [ ] —     | PROP. STORM DRAIN        |
| — [ ] —     | LIMIT OF SUBMISSION      |
| 8' S — 8' S | EX. SANITARY SEWER       |
| — [ ] —     | EX. WATERLINE            |
| — [ ] —     | CONCRETE CURB + GUTTER   |
| — [ ] —     | PROP. SANITARY SEWER     |
| — [ ] —     | PROPOSED WATERLINE       |
| — [ ] —     | EX. CURB + GUTTER        |
| — [ ] —     | EX. EASEMENTS            |
| — [ ] —     | PROP. EASEMENTS          |
| — [ ] —     | STEEP SLOPES             |
| ⊗           | TOP OF PAVING SPOT SHOT  |
| ○           | NUMBER OF PARKING SPACES |
| ⊙           | EX. LIGHT FIXTURE + POLE |

- All roads in this development are private.
- On January 16, 2002, WFO1-60, waiver of Section 16.120.c.(2) was granted which requires all lots to have frontage on a public road, and Section 16.120.c.(4) which limits the length of a private road for SFA units to 200 feet, subject to one condition in the approval letter.
- There are 36 tentative housing unit allocations reserved for the SFA units on bulk parcel B as shown on the Sketch Plan (S-00-13), and in accordance with Section 16.1106.h.2.(ii) of the Subdivision Regulations.
- Common Open Area Lot B-37 is for the purpose of common ingress/egress and utility construction and maintenance. An easement for ingress/egress, public water and sewer construction and maintenance, and various public utilities (gas, telephone, electric, etc.) construction and maintenance will be overlaid on that lot as part of the final plat process.
- Trash, mail and school bus services will be provided to each lot within the development. Trash services will be provided by the Howard County Refuse Collection Contractor. Mail services will be provided by the United States Postal Service. School bus service will be provided by the Howard County School Bus Contractor.
- A Forest Stand Delineation Plan was submitted and approved for the area covered by this plan under S 00-13 October 19, 2000. Forest Conservation Plans were submitted and approved for the area covered by this plan under F 01-177 February 27, 2002 and F 00-204 June 5, 2002.
- There is no front BRL since the roads in Stone Lake are private.

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING  
HOWARD COUNTY, MARYLAND  
*David D. Wagle* 5/16/03  
PLANNING DIRECTOR



|  |  |          |    |        |   |  |   |  |                 |
|--|--|----------|----|--------|---|--|---|--|-----------------|
| <b>GLWGUTSCHICK LITTLE &amp; WEBER, P.A.</b><br>CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS<br>3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK<br>BURTONSVILLE, MARYLAND 20866<br>TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188 | DATE   | REVISION | BY | APP'R. | OWNER & PREPARED FOR:<br>STONE LAKE CORPORATION<br>C/O THE HOWARD RESEARCH & DEVELOPMENT CORP.<br>THE ROUSE BUILDING<br>10275 LITTLE PATUXENT PARKWAY<br>COLUMBIA, MARYLAND 21044<br>ATTN: JOE NECKER<br>TELE: (410) 992-6084 | <b>COVER SHEET</b><br><b>STONE LAKE</b><br><b>LOTS B-1 thru B-39</b><br><b>A RESUBDIVISION OF PARCEL 'B'</b><br>PLAT No. 15274<br>ELECTION DISTRICT No. 6<br>HOWARD COUNTY, MARYLAND | SCALE<br>AS SHOWN<br>ZONING<br>NT<br>G. L. W. FILE No.<br>99140 | DATE<br>April, 2003<br>TAX MAP - GRID<br>47-9/10<br>P/O PARCEL 837 | SHEET<br>1 OF 4 |
|  | \Drawings\99140\PRELIM\B\99140PP1.dwg<br>DES. DRN. WSL. CHK. |          |    |        |   |  |   |  |                 |



| PT. No. | NORTH     | EAST       |
|---------|-----------|------------|
| A       | 536164.14 | 1356682.07 |
| B       | 536326.06 | 1356583.90 |
| C       | 536250.13 | 1356431.13 |
| D       | 536026.60 | 1356185.84 |
| E       | 535704.26 | 1356062.87 |
| F       | 535557.23 | 1356410.09 |
| G       | 535956.41 | 1356564.48 |
| H       | 536068.02 | 1356672.48 |

- PROPOSED EASEMENT NOTES:
1. Lot B-37 is also a Public Sewer. Water and Utility Easements.
  2. Proposed 5' Private Tree Maintenance + Utility Easement and a 5' Public Water, Sewer and Utility Easement.
  3. Proposed Private Storm Drain Easement.

| CURVE | LENGTH  | RADIUS  | TANGENT | CHORD   | BEARING       | DELTA      |
|-------|---------|---------|---------|---------|---------------|------------|
| 1     | 199.09' | 200.00' | 108.67' | 190.97' | N 76°10'29" E | 57°02'00"  |
| 2     | 105.15' | 225.00' | 53.55'  | 104.19' | N 34°16'10" E | 25°28'00"  |
| 3     | 65.97'  | 42.00'  | 42.00'  | 59.40'  | S 24°07'06" E | 136°25'00" |

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY

*David L. Taylor* 5/16/03  
PLANNING DIRECTOR DATE



**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
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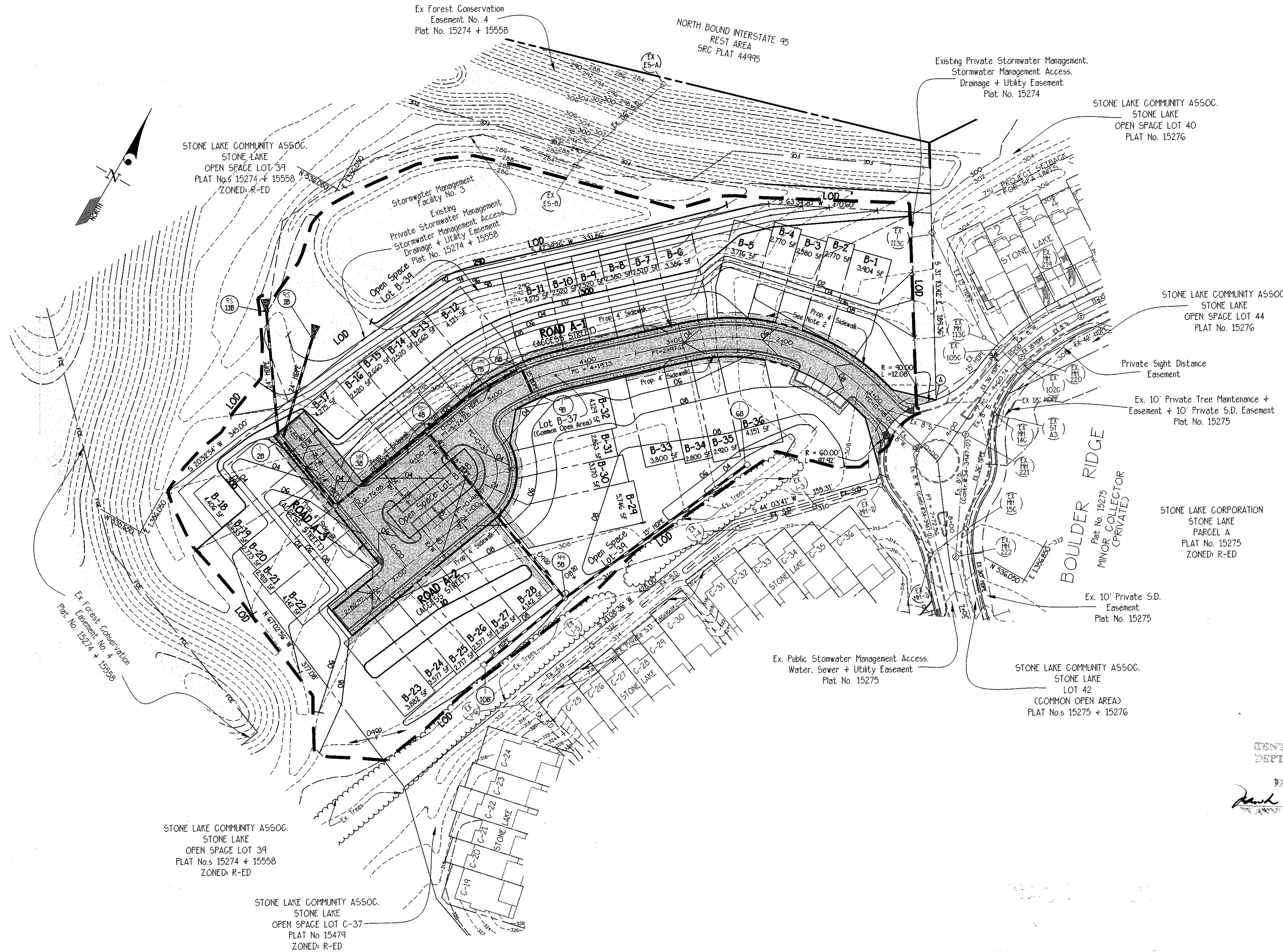
PRELIMINARY PLAN  
**STONE LAKE**  
LOTS B-1 thru B-39  
A RESUBDIVISION OF PARCEL B  
PLAT No. 15274

| SCALE       | ZONING         | G. L. W. FILE No. |
|-------------|----------------|-------------------|
| 1"=50'      | R-ED           | 99140             |
| DATE        | Tax Map - Grid | SHEET             |
| April, 2003 | 47-9/10        | 2 OF 4            |
|             | P/O PARCEL 837 |                   |

| DATE | REVISION | BY | APPR. |
|------|----------|----|-------|
|      |          |    |       |

ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND



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*Paul A. Vogel* 5/16/03  
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**GRADING PLAN**  
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 ELECTION DISTRICT No. 6  
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| SCHEDULE A<br>PERIMETER LANDSCAPE EDGE<br>Category  | Lot<br>B-17  | Lot<br>B-22  | Lot<br>B-32  | Lot<br>B-36  |
|---|--------------|--------------|--------------|--------------|
|   | Side/Roadway | Side/Roadway | Side/Roadway | Side/Roadway |
| Landscape Buffer Type   | C            | C            | C            | C            |
| Linear Feet of Roadway/<br>Perimeter Frontage   | 92'          | 99'          | 95'          | 85'          |
| Credit for Ex. Vegetation<br>(Yes, No, Linear Feet)<br>(describe below if needed)   | NO           | NO           | NO           | NO           |
| Credit for Wall, Fence or Berm<br>(Yes, No, Linear Feet)<br>(describe below if needed)  | NO           | NO           | NO           | NO           |
| Number of Plants Required<br>Shade Trees<br>Evergreen Trees<br>Shrubs   | 2<br>5       | 2<br>5       | 2<br>5       | 2<br>4       |
| Number of Plants Provided<br>Shade Trees<br>Evergreen Trees<br>Other Trees (2:1 subst.)<br>Shrubs (10:1 subst.)<br>(describe plant substitution<br>credits below if needed) |              |              |              |              |

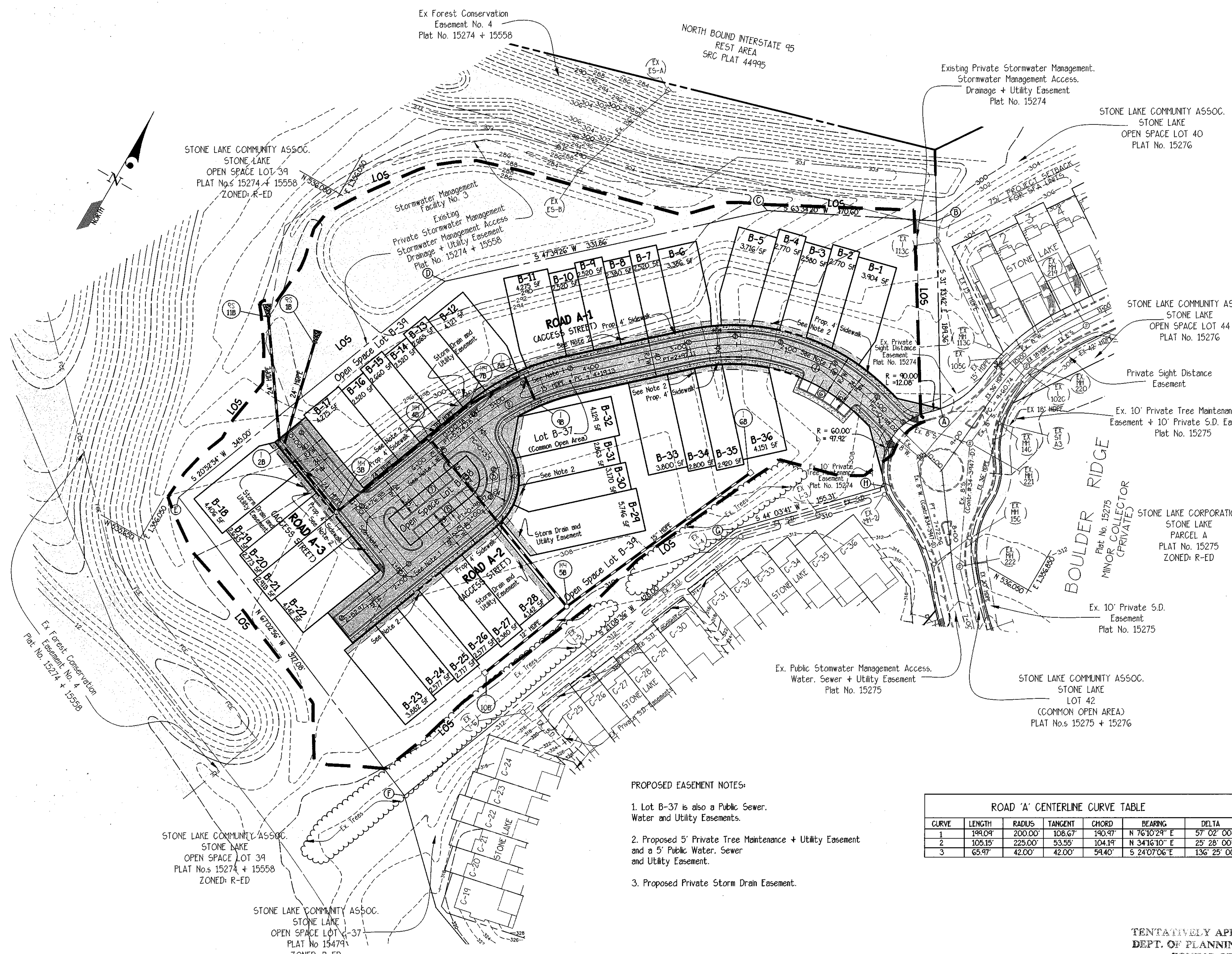
COMMENTS:  
This parcel is an interior parcel to the Stone Lake Community. The landscape buffers for the Stone Lake project have been reviewed and approved under F 01-177 and F 01-204.

| SCHEDULE B<br>PARKING LOT INTERNAL LANDSCAPING                            |                           |
|---|---------------------------|
| Number of Parking Spaces =  | 21 Spaces                 |
| Number of Trees Required =  | 2 Trees @ 1 per 10 spaces |
| Number of Trees Provided<br>Shade Trees<br>Other Trees (2:1 substitution) |                           |
| NOTE:   |                           |

COMMENTS:  
The landscaping (street trees) for the on-street parking for this project will be submitted and approved under the Final Plans for construction of the road network.

| SCHEDULE C<br>RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING |                    |
|--|--------------------|
| Number of Dwelling Units =                                 | 36 townhouses      |
| Number of Trees Required =                                 | 36 Trees (1DU SFA) |
| Number of Trees Provided =                                 | Trees              |
| Shade Trees<br>Other Trees (2:1 substitution)              |                    |

COMMENTS:  
The proposed internal landscaping for this project will be submitted and approved under the Site Development Plans.

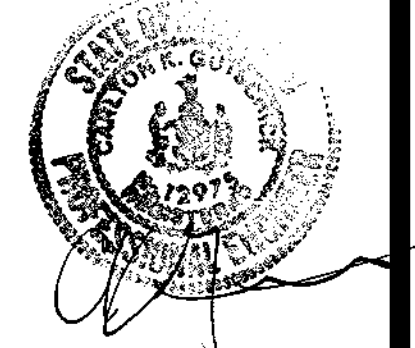


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*Paul D. ...* 4/16/03  
PLANNING DIRECTOR DATE



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|   |      |          |    |        |   |  | April, 2003 | P/O PARCEL 837 | 4 OF 4            |