

SITE DEVELOPMENT PLAN

STONE MANOR

SECTION 3

LOTS 1-3, 5, 9 AND 15

SECOND ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

ADDRESS CHART

LOT #	ADDRESS
1	4390 STONECREST DR.
2	4386 STONECREST DR.
3	4382 STONECREST DR.
5	4374 STONECREST DR.
9	4358 STONECREST DR.
15	4351 STONECREST DR.

INDEX OF DRAWINGS

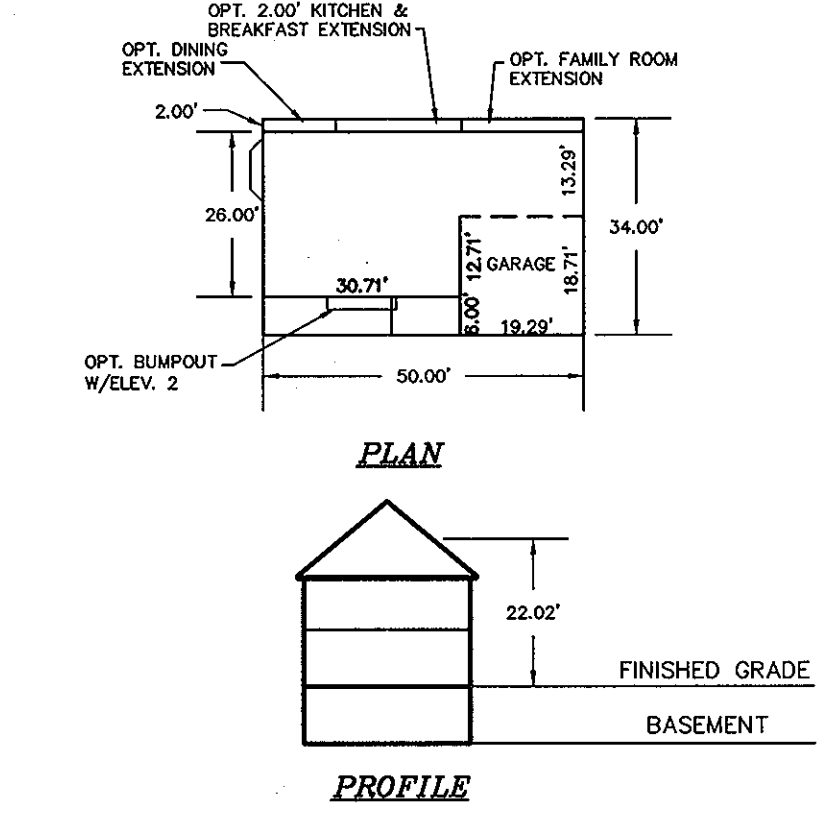
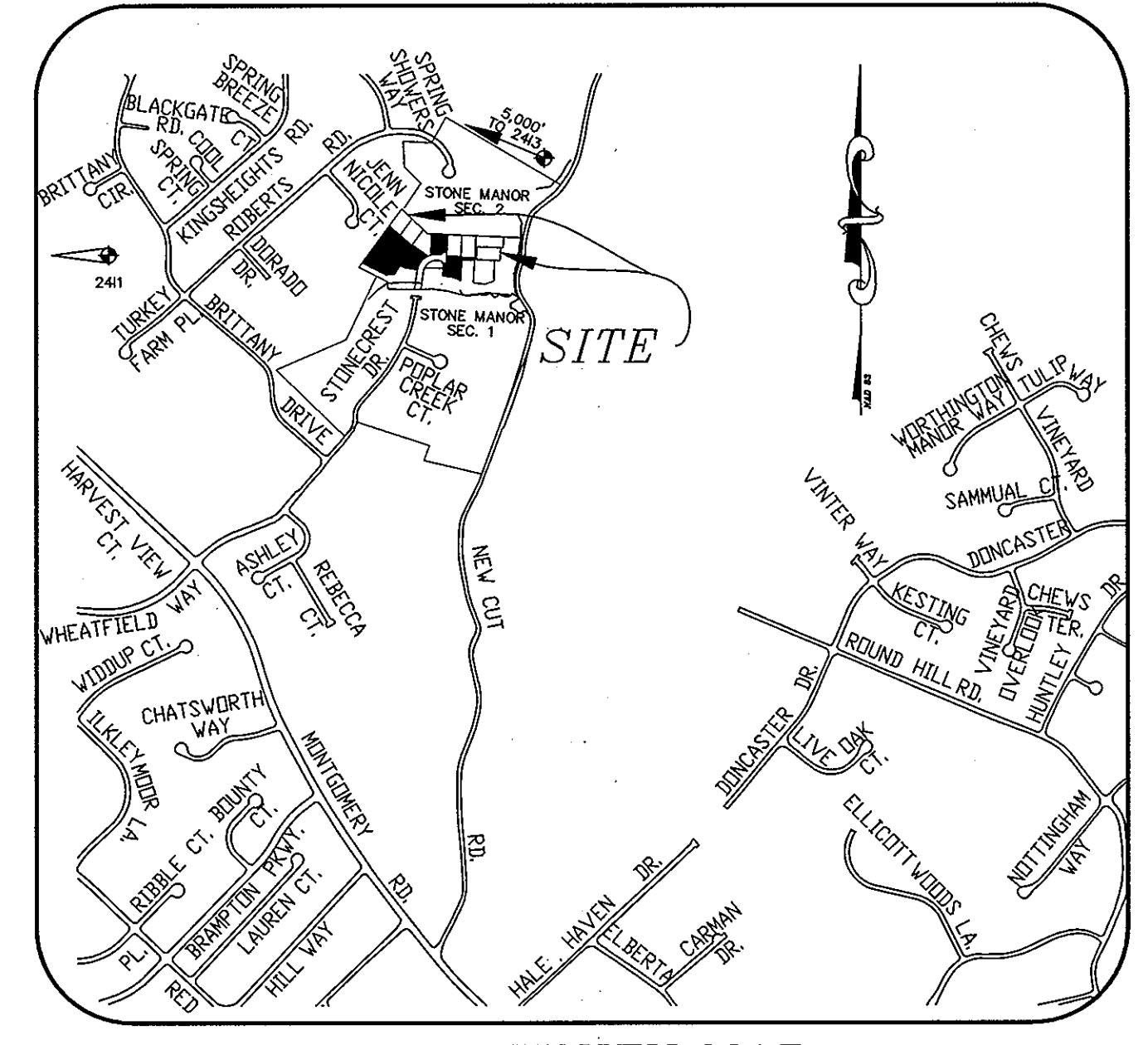
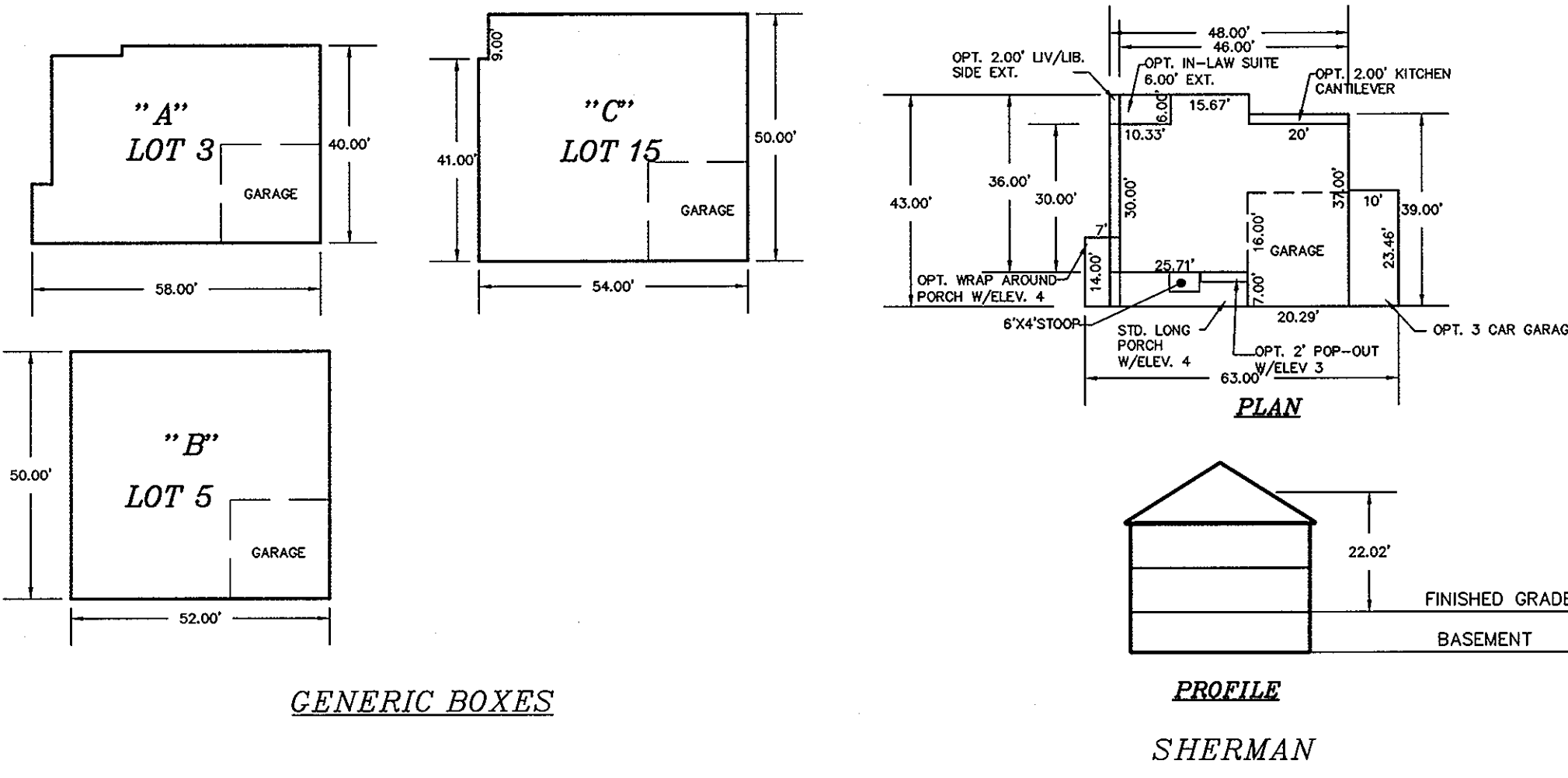
NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	SITE DEVELOPMENT PLAN
4	SEDIMENT CONTROL NOTES AND DETAILS

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTIONS AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:
 - MESS UTILITY 1-800-257-7777
 - VERIZON TELEPHONE COMPANY (410) 725-9976
 - HOWARD COUNTY BUREAU OF UTILITIES (410) 313-4900
 - AT&T CABLE LOCATION DIVISION (410) 393-3533
 - BALTIMORE GAS & ELECTRIC (410) 685-0123
 - STATE HIGHWAY ADMINISTRATION (410) 531-5533
 - HOWARD COUNTY DEPT. OF PUBLIC WORKS/CONSTRUCTION INSPECTION DIVISION (410) 313-1880
- PROJECT BACKGROUND:
 - LOCATION: TAX MAP 25, PARCEL 68 & 69, GRID 19, LOTS 1-5, 9 AND 15.
 - ZONING: ELECTION DISTRICT: 2ND
 - TOTAL AREA: 1.71AC ±
 - LIMIT OF DISTURBED AREA: 1.69±
 - AREA OF PLAN SUBMISSION: 2.20 AC ±
 - MINIMUM LOT SIZE: 12,000 SQ.FT.
 - PROPOSED USE FOR SITE: RESIDENTIAL
 - TOTAL NUMBER OF UNITS: 6
 - TYPE OF PROPOSED UNIT: SFD
 - DPZ FILES: SP-04-04, SP-98-15, P-01-14, S-97-16, S-99-21, F-00-54, F-02-06, F-06-036
 - DEED REFERENCE: 214/266 & 7457/328
- TOPOGRAPHIC AND BOUNDARY INFORMATION IS BASED ON MONUMENTAL FIELD RUN SURVEY BY MILDENBERG, BOENDER AND ASSOC. INC. PERFORMED IN OR ABOUT AUGUST, 2003. VERTICAL DATUM IS NAD 83.
 - STA. No. 2411 N 577,298.654 ELEV. 437.831
 - E 1,366,075.133
 - STA. No. 2413 N 580,648.904 ELEV. 404.482
 - E 1,364,974.471
- WETLANDS, STREAM AND FOREST STAND DELINEATION IS BY ECO SCIENCE PROFESSIONALS INC. ON OR ABOUT AUGUST 2003. FLOODPLAIN STUDY WAS CONDUCTED BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT SEPTEMBER 2003.
- NO CEMETERIES EXIST ON SITE.
- HISTORIC STRUCTURE HO-421 (STONE HOUSE @ BON AIR) IS TO REMAIN AS PART OF LOT 14.
- TRAFFIC STUDY BY MARS GROUP, DATED AUG. 2003, APPROVED MARCH 19, 2004.
- WETLANDS, STREAMS, 25% STEEP SLOPES AND FLOODPLAINS DO EXIST ON SITE.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- ALL DRIVEWAYS ENTRANCES TO BE H.C.STD. R-6.06 UNLESS OTHERWISE NOTED.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
 - B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.).
 - C) GEOMETRY - MAXIMUM 14% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- PER SECTION 128 OF THE 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.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAVE BEEN FULFILLED BY RETENTION OF 1.17 ACRES, REFORESTATION OF 1.03 ACRES, AND A FEE-IN-LIEU OF 0.36 ACRES (15,682 SQ.FT.) OF REFORESTATION (A TOTAL OF 2.56 AC.). IN THE AMOUNT OF \$7,841.08. FINANCIAL SURETY FOR THE ON-SITE RETENTION AND REFORESTATION WILL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT UNDER F-06-036.
- FOREST CONSERVATION EASEMENT(S) HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED ROAD CONSTRUCTION DRAWING OR SITE DEVELOPMENT PLAN. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- PERIMETER LANDSCAPING HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (23 SHADE TREES, 12 EVERGREENS) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$8,400.00 UNDER F-06-36.
- DUE TO THE ORIENTATION OF THE HOUSE ON LOT 9, ANY ADDITION OF A PORCH OR DECK CAN NOT ENCRoACH INTO THE 20' PRIVATE DRAINAGE AND UTILITY EASEMENT.
- OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED UNDER F-06-36.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL #75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
- THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING PLANT MATERIALS, BERMS, FENCES AND WALLS (AS REQUIRED UNDER F-06-36) ALL PLANTS MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- STORM WATER MANAGEMENT IS PUBLICLY OWNED AND MAINTAINED BY HOWARD COUNTY AND WILL BE PROVIDED VIA:
 - THE CHANNEL PROTECTION VOLUME IS PROVIDED BY THE EXISTING WET POND LOCATED ON STONE MANOR SECTION 1.
 - THIS POND ALSO MANAGES THE 2 AND 10 YEAR EVENTS FOR ITS ASSOCIATED DRAINAGE AREA. THE WQV AND REV FOR THE REMAINING AREAS OF THE SITE ARE PROVIDED BY: NATURAL AREA CONSERVATION CREDIT, SHEET FLOW TO BUFFER CREDIT AND NON-ROOFTOP DISCONNECTION CREDITS. THESE AREAS INCLUDE LOTS 1&2, AND 11-15 APPROVED UNDER F-06-36.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL #75-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACKS AND BUFFER REGULATIONS (TO INCLUDE WATER & SEWER STRUCTURE SETBACK BULLETIN FROM DED DATED DEC. 9 2003), IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS OR THEIR BUFFERS, 100 YEAR FLOODPLAIN EASEMENT AND FOREST CONSERVATION EASEMENT AREAS, EXCEPT AS SHOWN ON APPROVED PLANS.
- HOUSES/GARAGES WILL BE SITED ON LOTS SO THAT A SECOND CAR, IF PARKED IN THE DRIVEWAY, WILL NOT OVERHANG INTO THE PRIVATE ACCESS PLACE DRIVEWAY (18' MINIMUM CLEARANCE).
- IN ACCORDANCE WITH SECTION 128 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.
- 10' SEWER EASEMENT SETBACK SHOWN ON LOTS 1, 2, 3, 5 AND 15 IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE DESIGN MANUAL.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS 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 SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIAL ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY FOR THE SHARED DRIVEWAY SERVING LOTS 2-7, LIBER 10147 FOLIO 744.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.

PERMIT INFORMATION BLOCK

SUBDIVISION NAME STONE MANOR		SECTION/AREA SECTION 3		PARCEL: LOTS 1-3, 5, 9 AND 15	
PLAT NO. 18584-86	BLOCK(S) 19	ZONING R-20	TAX MAP NO. 25	ELECTION DISTRICT 2ND	CENSUS TRACT 6028.00
WATER CODE 1-E18			SEWER CODE 7550000		

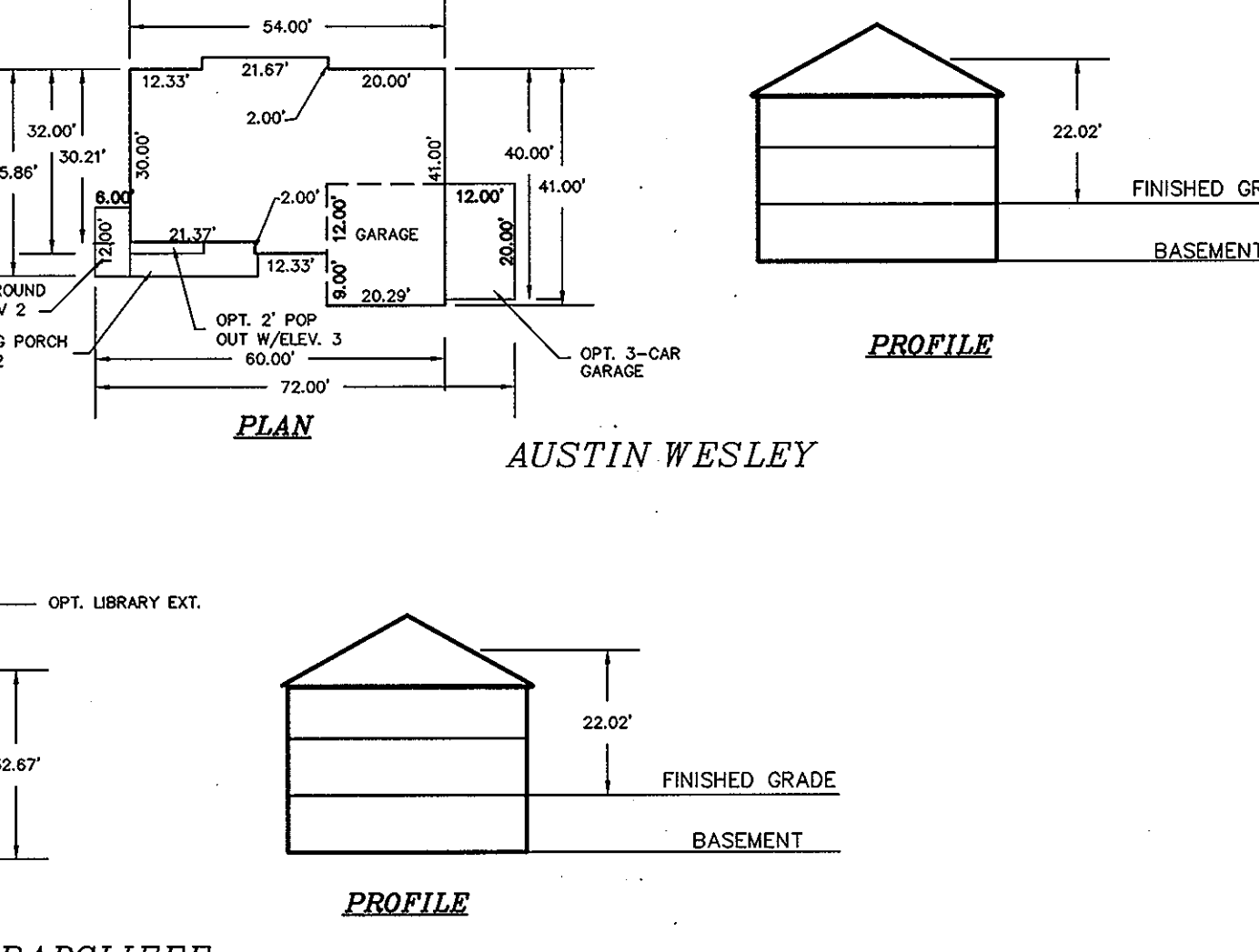
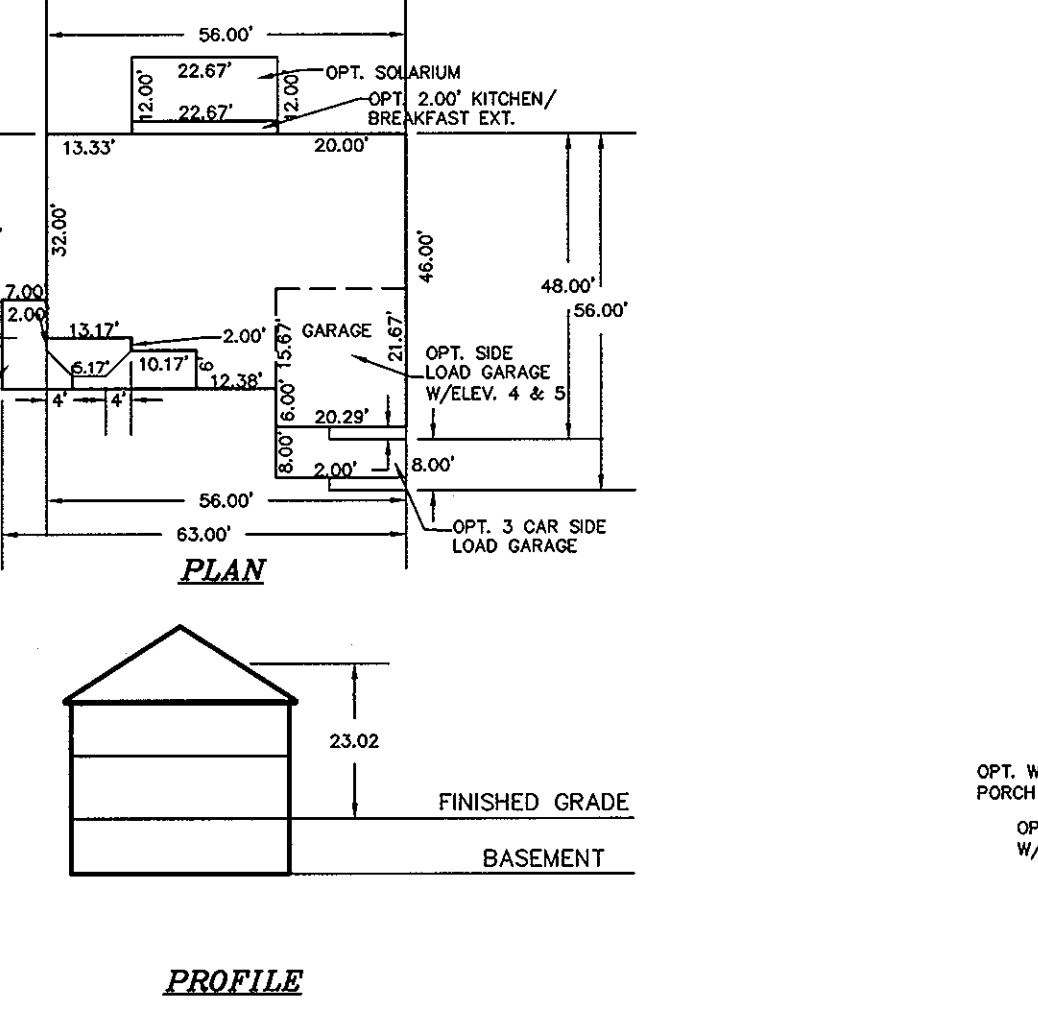


BUILDER/DEVELOPER
DORSEY FAMILY HOMES
9926 CYPRESSMEDE DRIVE
ELLCOTT CITY, MD. 21042
410-995-9048

DEVELOPER'S CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY 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 ANY OF THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE NATURAL RESOURCES CONSERVATION SERVICE.
Robert S. Dorsey 5/24/07
SIGNATURE OF DEVELOPER DATE
PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT 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 NATURAL RESOURCES CONSERVATION SERVICE.
R. Jacob Hikmat 5/24/07
SIGNATURE OF ENGINEER DATE
R. JACOB HIKMAT
PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.
Jim M... 5/31/07
DATE
NDSA - NATURAL RESOURCES CONSERVATION SERVICE
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.
John R. ... 5/31/07
DATE
HOWARD COUNTY SOIL CONSERVATION DISTRICT
APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature] 6/4/07
DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] 6/13/07
DATE
CHIEF, DIVISION OF LAND DEVELOPMENT
[Signature] 6/13/07
DATE
DIRECTOR



GENERIC TYPE	JAMES LONGSTREET	AUSTIN WESLEY	ALEXIS MARIE	SHERMAN	ARMISTEAD II	CHAMBERLAIN II
A (LOT 3)	DOES NOT FIT	DOES NOT FIT	DOES NOT FIT	DOES NOT FIT	ALL OPTIONS	NO SIDE LOAD GARAGE NO 4' FAMILY EXT. NO MORNING ROOM
B (LOT 5)	DOES NOT FIT	DOES NOT FIT	NO WRAP AROUND PORCH	NO WRAP AROUND PORCH NO 3 CAR GARAGE	ALL OPTIONS	NO WRAP AROUND PORCH NO 2' LIB/LIV EXT.
C (LOT 15)	DOES NOT FIT	NO WRAP AROUND PORCH NO 3 CAR GARAGE	NO WRAP AROUND PORCH	NO 3 CAR GARAGE	ALL OPTIONS	NO WRAP AROUND PORCH

project: 09-02B MAY 2007
date: 05-24-07
description: illustration MMT MMT approval
no.: 1"=90'

project: 09-02B MAY 2007
date: 05-24-07
description: illustration MMT MMT approval
no.: 1"=90'

SECOND ELECTION DISTRICT
STONE MANOR SECTION 3
LOTS 1-3, 5, 9 & 15 - SINGLE FAMILY DETACHED
TAX MAP 25, GRID 19, PARCELS 68 & 69
HOWARD COUNTY, MARYLAND
COVER SHEET

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0286 Fax: (301) 621-5521 Wash. (410) 997-0298 Fax.

1 OF 4

SDP-07-061

MINIMUM LOT SIZE TABLE

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	12,470 sq.ft.	451 sq.ft.	12,019 sq.ft.
3	13,361 sq.ft.	1,358 sq.ft.	12,003 sq.ft.
5	12,924 sq.ft.	875 sq.ft.	12,049 sq.ft.

NOTE:
PERIMETER SEDIMENT CONTROL PROVIDED WITH F-06-036 TO REMAIN AND BE UTILIZED FOR THIS SITE DEVELOPMENT PLAN AS NEEDED.

BUILDER/DEVELOPER

DORSEY FAMILY HOMES
9926 CYPRESSEME DRIVE
ELLCOTT CITY, MD. 21042
410-995-9048

BY THE DEVELOPER:

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, AND THAT ANY 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.

Robert L. Deeb
PRINTED NAME OF DEVELOPER
DATE: 5-27-07

BY THE ENGINEER:

I CERTIFY THAT THIS PLAN FOR PERIMETER SEDIMENT, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTICED THE DEVELOPER'S AND HIS/HERS MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE AND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE FUND WITHIN 30-DAYS OF COMPLETION.

John M. M... 5/24/07
SIGNATURE OF ENGINEER
DATE

PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SMALL-SCALE CONSTRUCTION, SOIL, EROSION AND SEDIMENT CONTROL.

John M. M... 5/31/07
USDA NATURAL RESOURCES CONSERVATION SERVICE
DATE

THESE PLANS FOR SMALL-SCALE CONSTRUCTION MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

John M. M... 5/31/07
HOWARD SOIL CONSERVATION DISTRICT
DATE

APPROVED: DEPARTMENT OF PUBLIC WORKS

CHIEF BUREAU OF HIGHWAYS
DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
J. K... 6-13-07
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE

John M. M... 6/9/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE



LEGEND

- DENOTES WETLANDS
- 100 YR FLOODPLAIN EASEMENT
- FOREST CONSERVATION EASEMENT (RETENTION)
- FOREST CONSERVATION EASEMENT (REFORESTATION)
- EX. PRIVATE USE-IN-COMMON DRIVEWAY & UTILITY EASEMENT
- EX. PRIVATE DRAINAGE & UTILITY EASEMENT
- EX. PUBLIC TREE MAINTENANCE EASEMENT
- AREA OF ROAD DEDICATION
- EX. PUBLIC SEWER, WATER, DRAINAGE & UTILITY EASEMENT
- DENOTES PROPOSED PAVED AREAS
- LANDSCAPING PROVIDED UNDER F-06-36.
- SOIL BORING
- EX. TREE LINE



MATCH LINE SHEET 3 OF 4

MATCH LINE SHEET 3 OF 4

project	date	description	scale
05-050	MAR. 2007	engineering	1" = 30'
MMT	MMT	MMT	MMT

no.	description	date
1	REVISED GRADING LOTS 2, 3, 4, 5, 9	11/26/06
2	REVISED GRADING LOT 5 PER AS-BUILT COM	10/14/08
3	ADD JAMES LONGSTREET TO LOT 3	8/14/08
4	ADD CHAMBERLAIN II HOME TYPE TO LOT 5	8/14/08
5	REVISED GRADING LOTS 2, 3, 4, 5, 9	11/26/06

STONE MANOR SECTION 3
LOTS 1-3, 5, 9 & 15 - SINGLE FAMILY DETACHED
TAX MAP 25, GRID 19, PARCELS 68 & 69
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SITE DEVELOPMENT PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
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LEGEND

- DENOTES WETLANDS
- 100 YR FLOODPLAIN EASEMENT
- FOREST CONSERVATION EASEMENT (RETENTION)
- FOREST CONSERVATION EASEMENT (REFORESTATION)
- EX. PRIVATE USE-IN-COMMON DRIVEWAY & UTILITY EASEMENT
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- SOIL BORING
- EX. TREE LINE

NOTE:
PERIMETER SEDIMENT CONTROL PROVIDED WITH F-06-036 TO REMAIN AND BE UTILIZED FOR THIS SITE DEVELOPMENT PLAN AS NEEDED.

BUILDER / DEVELOPER
DORSEY FAMILY HOMES
9926 CYPRESSMEDE DRIVE
ELLICOTT CITY, MD. 21042
410-995-9048

BY THE DEVELOPER:

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, AND THAT ANY 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.

Robert S. Deseigne 5-24-07
DATE

PRINTED NAME OF DEVELOPER

BY THE ENGINEER:

I CERTIFY THAT THIS PLAN FOR PERIMETER SEDIMENTATION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Jim M... 5/24/07
DATE

PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR PERIMETER SEDIMENTATION, EROSION AND SEDIMENT CONTROL.

Jim M... 5/31/07
DATE

USDA - NATURAL RESOURCE CONSERVATION SERVICE

THESE PLANS FOR PERIMETER SEDIMENTATION, EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

John K. ... 5/31/07
DATE

HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PUBLIC WORKS

CHIEF BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Krista ... 6-13-07
DATE

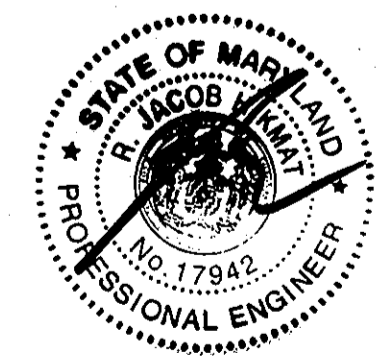
CHIEF, DIVISION OF LAND DEVELOPMENT

Mark ... 6/4/07
DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION

Mark ... 6/11/07
DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION



date	MAR 2007
project	05-050
illustration	MMT
scale	NTS
approval	MMT

date	
description	
revisions	

STONE MANOR SECTION 3
LOTS 1-3, 5, 9 & 15 - SINGLE FAMILY DETACHED
TAX MAP 25, GRID 19, PARCELS 68 & 69
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SITE DEVELOPMENT PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Fax: (301) 621-5521 Wash. (410) 997-0298 Fax.

HOWARD SOIL CONSERVATION DISTRICT

PERMANENT SEEDING NOTES

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

SEEDBED 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 (92 LBS./1000 SQ.FT.) AND 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS. PER ACRE 30-0-0 UREA-FORM FERTILIZER (6 LBS./1000 SQ.FT.).
- ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1000 SQ.FT.) AND 1000 LBS. PER ACRE 10-10-10 FERTILIZER (23 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL.

SEEDING - FOR THE PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS. PER ACRE 1.4 LBS./1000 SQ.FT.) OF KENTUCKY 31 TALL FESCUE FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS. KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS. PER ACRE (.05 LBS./1000 SQ.FT.) OF WEEPING LOVERGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY: OPTION (1) - 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) - USE SOD, 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 218 GALLONS PER ACRE (5 GAL./1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 3 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL./1000 SQ.FT.) FOR ANCHORING.

MAINTENANCE - INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED. SEEDBED 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.)

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU OCTOBER 15, SEED WITH 2-1/2 BUSHEL 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 WEEPING LOVERGRASS (.07 LBS./1000 SQ.FT.). FOR THE PERIOD NOVEMBER 16 THRU NOVEMBER 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOD.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNROTTED WEEP SMALL GRAIN TOOL OR 218 GAL PER ACRE (5 GAL./1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 3 FEET OR HIGHER, USE 348 GAL PER ACRE (8 GAL./1000 SQ.FT.) FOR ANCHORING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GAL PER ACRE (5 GAL./1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 3 FEET OR HIGHER, USE 348 GAL PER ACRE (8 GAL./1000 SQ.FT.) FOR ANCHORING. REFER TO THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR ADDITIONAL RATES AND METHODS NOT COVERED.

STANDARD SEDIMENT CONTROL NOTES

- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION, (313-1855).
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", AND REVISIONS THERETO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, 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 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1991 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC.51), SOD (SEC. 54), TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC.52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DOES 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 OF SITE:	1.71	ACRES
AREA DISTURBED:	1.69	ACRES
AREA TO BE ROOFED OR PAVED:	0.90	ACRES
AREA TO BE VEGETATIVELY STABILIZED:	0.80	ACRES
TOTAL CUT:	2,000	CU. YDS.
TOTAL FILL:	2,000	CU. YDS.
TOTAL WASTE/BORROW AREA LOCATION:	N/A	

THESE QUANTITIES ARE FOR PERMIT PURPOSES ONLY. CONTRACTOR IS REQUIRED TO PROVIDE HIS OWN QUANTITIES MEASUREMENTS.

- 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 CONTROL 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 CONTROL, 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 IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACK FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

STANDARD AND SPECIFICATIONS FOR TOPSOIL

DEFINITION

PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.

PURPOSE

TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE 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 PROVIDE VEGETATIVE GROWTH.
 - THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
 - 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 AS 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-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL 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 SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF GINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.
 - TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSON-SON GRASS, NUTSEDGE, 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 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS 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 2.0.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
- FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
 - ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
 - pH FOR TOPSOILS SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A pH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE pH TO 6.5 OR HIGHER.
 - ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
 - TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
 - NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.
 - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

- TOPSOIL APPLICATION
 - WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.
 - GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBEIT 4" - 8" HIGHER IN ELEVATION.
 - TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4" TO 8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SOODING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
- TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WEET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.

- ALTERNATIVE FOR PERMANENT SEEDING - INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW:
 - COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS WHO ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 26.04.09.
 - COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHORUS, AND 0.2 PERCENT POTASSIUM AND HAVE A PH OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.
 - COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET.
 - COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT THE RATE OF 4 LB./1,000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SOODING, MD-VI, PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES, REVISED 1973.

EROSION AND SEDIMENT CONTROL NOTES

- ALL SEDIMENT CONTROL OPERATIONS ARE TO BE DONE IN ACCORDANCE WITH SECTION 219 OF THE HOWARD COUNTY VOLUME IV DESIGN MANUAL AND THE STANDARDS AND SPECIFICATIONS FOR SEDIMENT CONTROL IN DEVELOPING AREAS.
- ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AS THE FIRST ORDER OF BUSINESS.
- ALL EXCAVATED MATERIALS SHALL BE STOCKPILED ON THE UPGRADE SIDE OF THE MAIN TRENCH.
- EXCAVATION AND BACKFILL SHALL BE LIMITED TO THAT WHICH CAN BE STABILIZED WITHIN ONE WORKING DAY.
- IMMEDIATELY FOLLOWING BACKFILL OF THE SEWER TRENCH, ALL DISTURBED AREAS ARE TO BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION AND SEEDING NOTES SHOWN ON THIS SHEET.
- THROUGHOUT THE PROJECT, THE CONTRACTOR SHALL REGULARLY INSPECT ALL SEDIMENT CONTROL DEVICES AND PROVIDE ALL NECESSARY MAINTENANCE TO INSURE THAT ALL DEVICES ARE IN OPERATIVE CONDITION.
- ALL SEDIMENT CONTROL FACILITIES SHALL REMAIN IN PLACE UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

TEMPORARY DUST CONTROL MEASURES

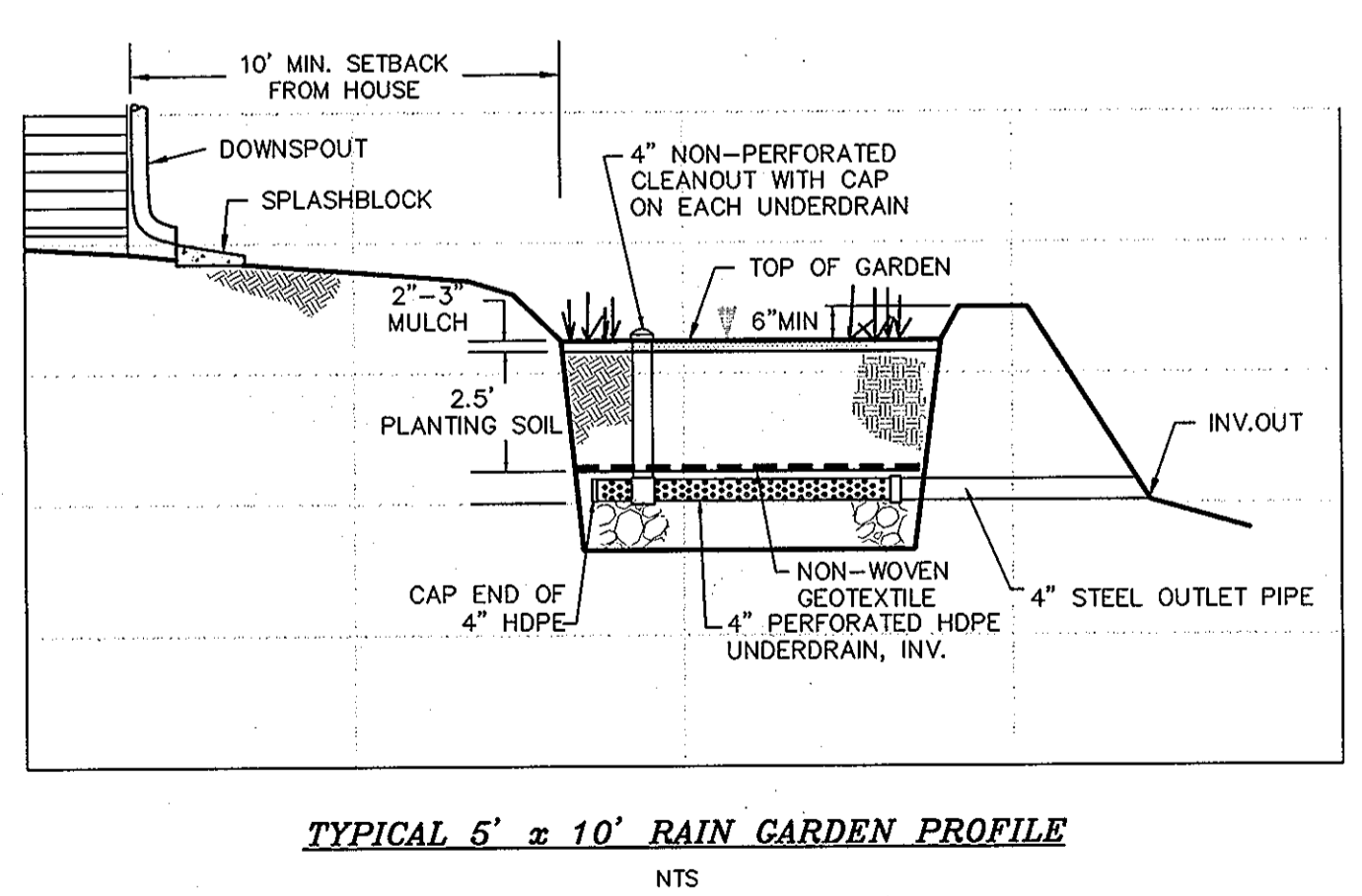
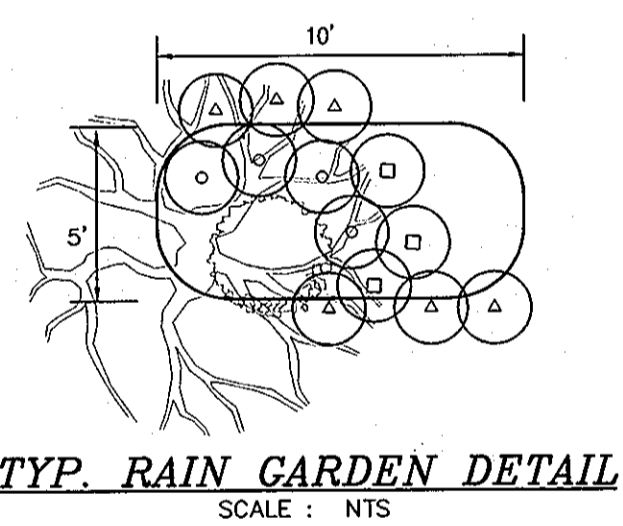
- MULCHES - SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRIMPED OR TACKED TO PREVENT BLOWING.
- VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER.
- TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS APPLIED ABOUT 12" APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
- IRRIGATION - THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS MOIST. REPEAT AS NEEDED. AT NO TIME SHOULD THE SITE BE IRRIGATED TO THE POINT THAT RUNOFF BEGINS TO FLOW.
- BARRIERS - SOLID BOARD FENCES, SILT FENCES, SNOW FENCES, BURLAP FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 10 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING SOIL BLOWING.
- CALCIUM CHLORIDE - APPLY AT RATES THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.

SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT (1 DAY)
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT LOCATION SHOWN (1 DAY)
- CONSTRUCT SILT FENCES AND SUPER SILT FENCES (2 DAYS)
- CONSTRUCT SITE TO GRADES INDICATED WITH PERMISSION FROM INSPECTOR BEFORE PROCEEDING (10 DAYS)
- CONSTRUCT HOUSES (90 - 180 DAYS)
- COMPLETE FINE GRADING OF SITE TO GRADES INDICATED (2 DAYS)
- SEED AND MULCH ALL REMAINING DISTURBED AREAS (1 DAY)
- WHEN ALL CONTRIBUTING DRAINAGE AREAS TO SEDIMENT CONTROL DEVICES HAVE BEEN STABILIZED, AND WITH PERMISSION OF SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE REMAINING DISTURBED AREAS (ONE DAY).

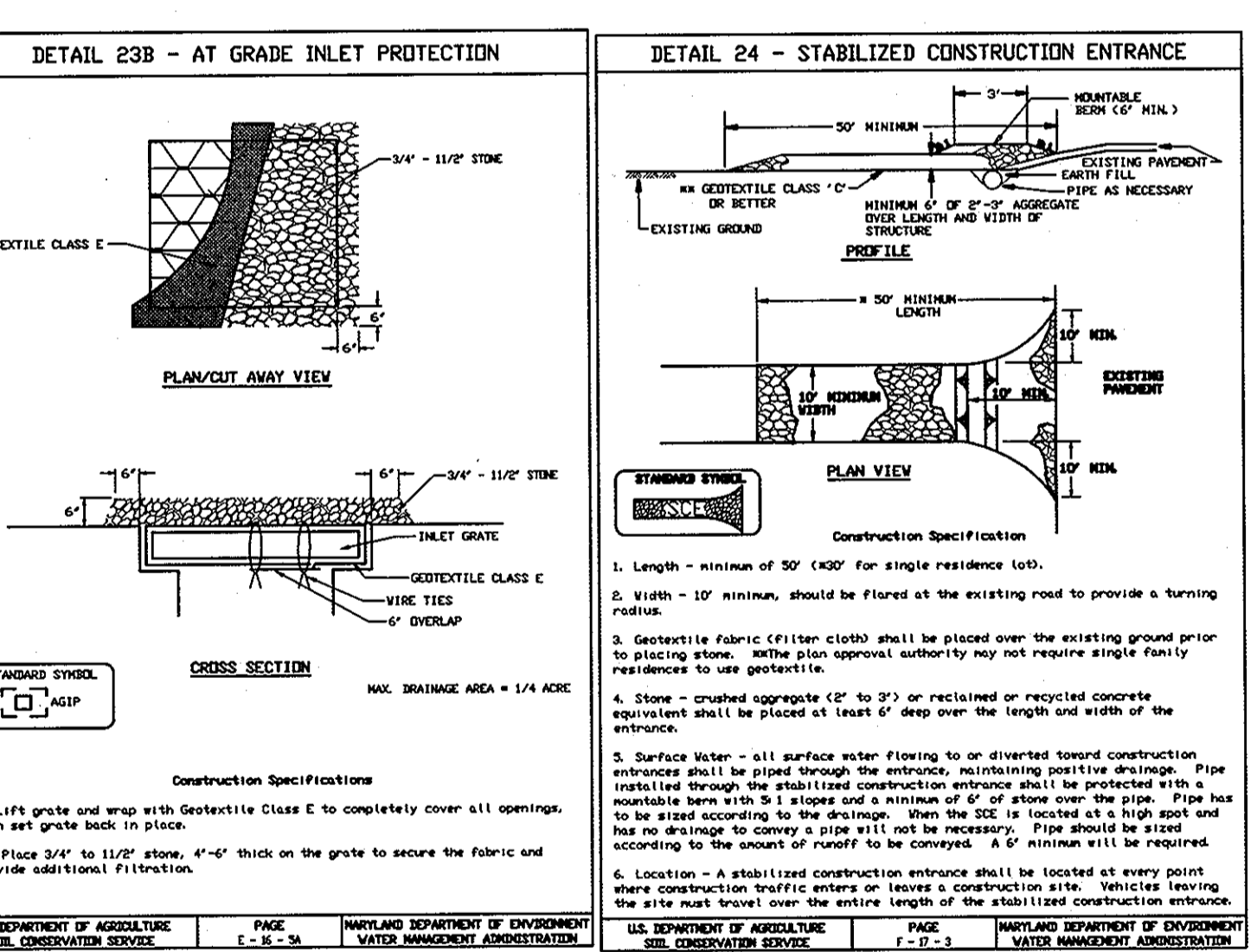
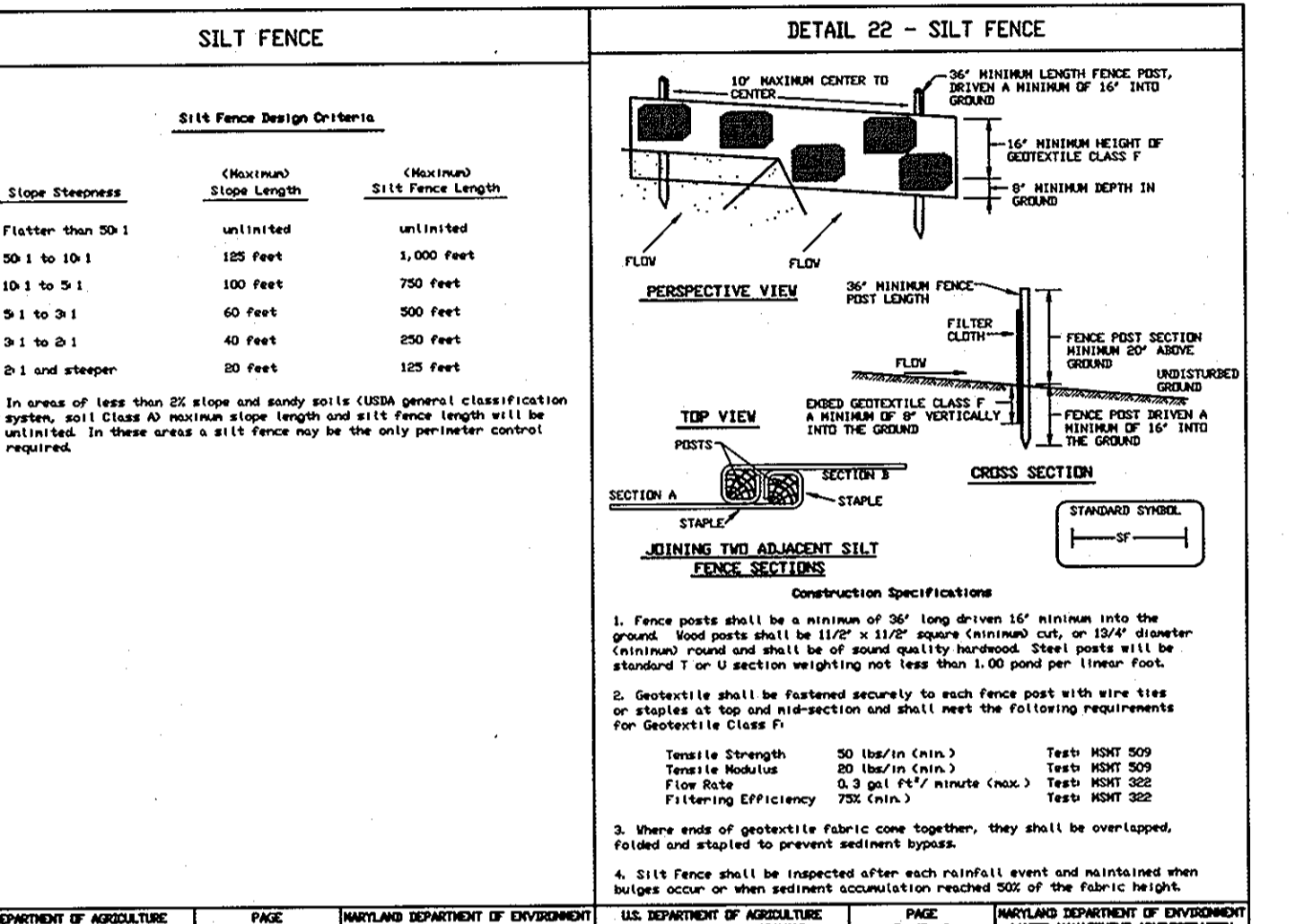
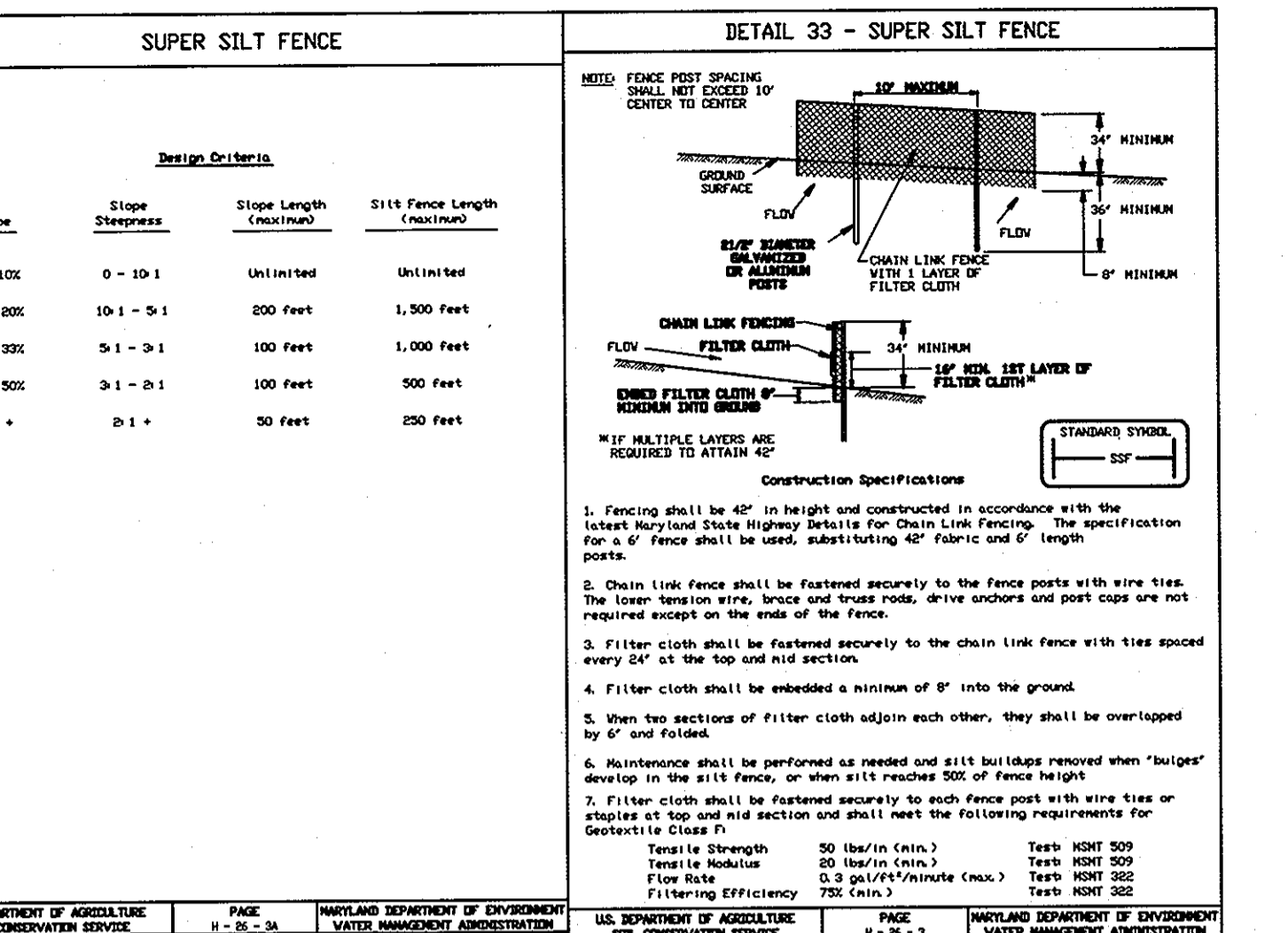
OPERATION AND MAINTENANCE SCHEDULE FOR RAIN GARDENS

- ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER, AND SOIL LAYER IS REQUIRED. MAINTENANCE OF SOIL AND MULCH IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING.
- SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT; TREATMENT OF ALL DISEASED TREES AND SHRUBS AND REPLACEMENT OF ALL DEFICIENT STAKES AND WIRES.
- MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.
- SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.



RAINGARDEN INFORMATION

RAINGARDEN	LOCATION	DIMENSIONS	BOTTOM OF RAINGARDEN ELEVATION	PONDING DEPTH	WEIR ELEVATION
1	SEE PLAN	5'X10'	411.50'	0.5'	412.00'
2	SEE PLAN	5'X10'	417.50'	0.5'	408.00'



PLANT LIST

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
1	(Symbol)	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2-1/2" - 3" CAL.
1	(Symbol)	ILEX GLABRA	INK BERRY	2' - 3' HT.
4	(Symbol)	LOBELIA SIPHILITICA	GREAT BLUE LOBELIA	1 GAL. CONTAINER
6	(Symbol)	ONOCLEA SENSIBILIS	SENSITIVE FERN	1 GAL. CONTAINER
3	(Symbol)	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	1 GAL. CONTAINER
TOTAL: 13 PERENNIALS, 1 SHRUB, 1 TREE (PER EACH RAIN GARDEN)				

FILE NO. 05-050 (Rev. 10-28-02) - 028 - 028 - base - 028

BY THE DEVELOPER:
 I, **Robert S. Dwyer**, 5-24-07, certify that all development and/or construction will be done according to these plans and that any 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. **Robert S. Dwyer**, 5-24-07

BY THE ENGINEER:
 I, **J. Jack Kirkmat**, certify that this plan for pond stabilization, erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site and the conditions. This plan was prepared in accordance with the requirements of the Howard Soil Conservation District. **J. Jack Kirkmat**, 5/24/07

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR PERMANENT CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.

THESE PLANS FOR CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

APPROVED: DEPARTMENT OF PUBLIC WORKS

CHIEF BUREAU OF HIGHWAYS: **J. Jack Kirkmat**, DATE: **6-13-07**

APPROVED: DEPARTMENT OF PLANNING AND ZONING: **J. Jack Kirkmat**, DATE: **6-13-07**

CHIEF, DIVISION OF LAND DEVELOPMENT: **J. Jack Kirkmat**, DATE: **6/13/07**

BUILDER / DEVELOPER
 DORSEY FAMILY HOMES
 9926 CYPRESSMEDE DRIVE
 ELLICOTT CITY, MD. 21042
 410-995-9048

project date MAY 2007 engineering approval MMT NTS scale NTS
 project no. 05-050 illustration MMT scale NTS
 description revisions
 date
 no.

STONE MANOR SECTION 3
 LOTS 1-3, 5, 9 & 15 - SINGLE FAMILY DETACHED
 TAX MAP 25, GRID 19, PARCELS 68 & 69
 HOWARD COUNTY, MARYLAND
 SECOND ELECTION DISTRICT
 SEDIMENT CONTROL NOTES AND DETAILS

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042
 (410) 997-0286, Fax: (301) 621-5521, (410) 997-0289 Fax.

4 OF 4

MINIMUM LOT SIZE TABLE

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	12,470 sq.ft.	451 sq.ft.	12,019 sq.ft.
3	13,361 sq.ft.	1,358 sq.ft.	12,003 sq.ft.
5	12,924 sq.ft.	875 sq.ft.	12,049 sq.ft.

NOTE:
PERIMETER SEDIMENT CONTROL PROVIDED WITH F-06-036 TO REMAIN AND BE UTILIZED FOR THIS SITE DEVELOPMENT PLAN AS NEEDED.

BUILDER/ DEVELOPER

DORSEY FAMILY HOMES
9926 CYPRESSME DRIVE
ELLCOTT CITY, MD. 21042
410-995-9048

BY THE DEVELOPER:

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, AND THAT ANY 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.

Robert L. Deeb
5-27-07
DATE

BY THE ENGINEER:

I CERTIFY THAT THIS PLAN FOR FLOOD CONTROL, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DISTRICT OF THE PREPARATION OF THIS PLAN AND I HAVE REQUESTED THE DISTRICT TO SUPERVISE AND INSPECT CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE FUND WITHIN 30 DAYS OF COMPLETION.

John M. ...
5/24/07
DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SMALL-SCALE CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.

John M. ...
5/31/07
DATE

John M. ...
5/31/07
DATE

APPROVED: DEPARTMENT OF PUBLIC WORKS

APPROVED: DEPARTMENT OF PLANNING AND ZONING

J. ...
6-13-07
DATE

John M. ...
6/9/07
DATE

Mark ...
6/14/07
DATE



LEGEND

- DENOTES WETLANDS
- 100 YR FLOODPLAIN EASEMENT
- FOREST CONSERVATION EASEMENT (RETENTION)
- FOREST CONSERVATION EASEMENT (REFORESTATION)
- EX. PRIVATE USE-IN-COMMON DRIVEWAY & UTILITY EASEMENT
- EX. PRIVATE DRAINAGE & UTILITY EASEMENT
- EX. PUBLIC TREE MAINTENANCE EASEMENT
- AREA OF ROAD DEDICATION
- EX. PUBLIC SEWER, WATER, DRAINAGE & UTILITY EASEMENT
- DENOTES PROPOSED PAVED AREAS
- LANDSCAPING PROVIDED UNDER F-06-36.
- SOIL BORING
- EX. TREE LINE



Project	date	description
05-050	MAR 2007	engineering
MMT	MMT	approval
MMT	MMT	approval

1	REVISE	CRAPINS	corp.s.i.g	date	description
					revisions

STONE MANOR SECTION 3
LOTS 1-3, 5, 9 & 15 - SINGLE FAMILY DETACHED
TAX MAP 25, GRID 19, PARCELS 68 & 69
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SITE DEVELOPMENT PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Fax: (301) 621-5521 Wash. (410) 997-0298 Fax.

SITE DEVELOPMENT PLAN

STONE MANOR

SECTION 3

LOTS 1-3, 5, 9 AND 15

SECOND ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

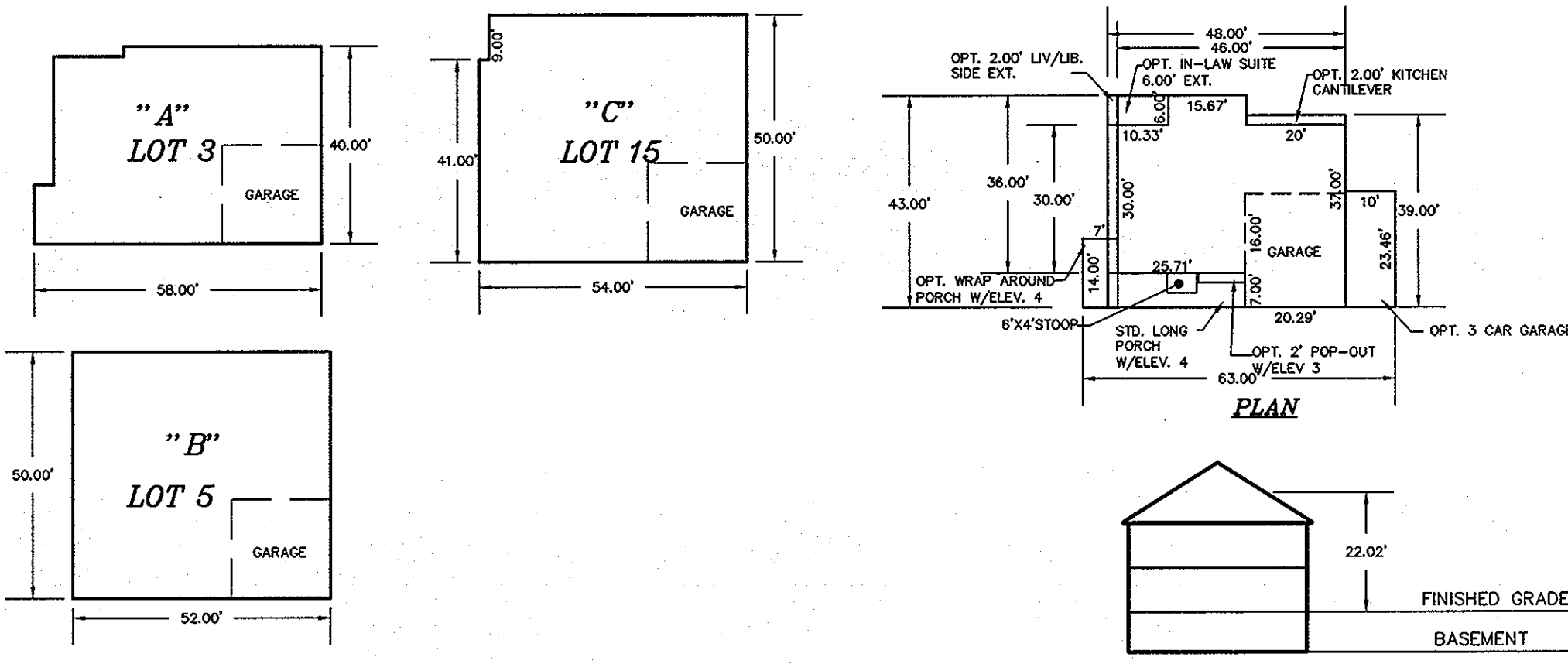
ADDRESS CHART

LOT #	ADDRESS
1	4390 STONECREST DR.
2	4386 STONECREST DR.
3	4382 STONECREST DR.
5	4374 STONECREST DR.
9	4358 STONECREST DR.
15	4351 STONECREST DR.

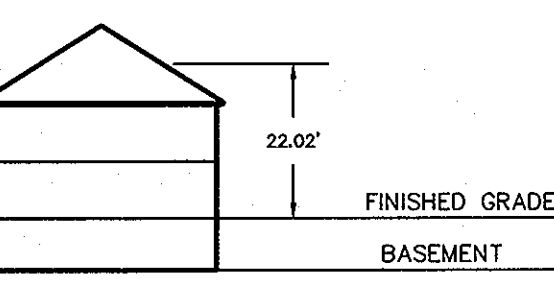
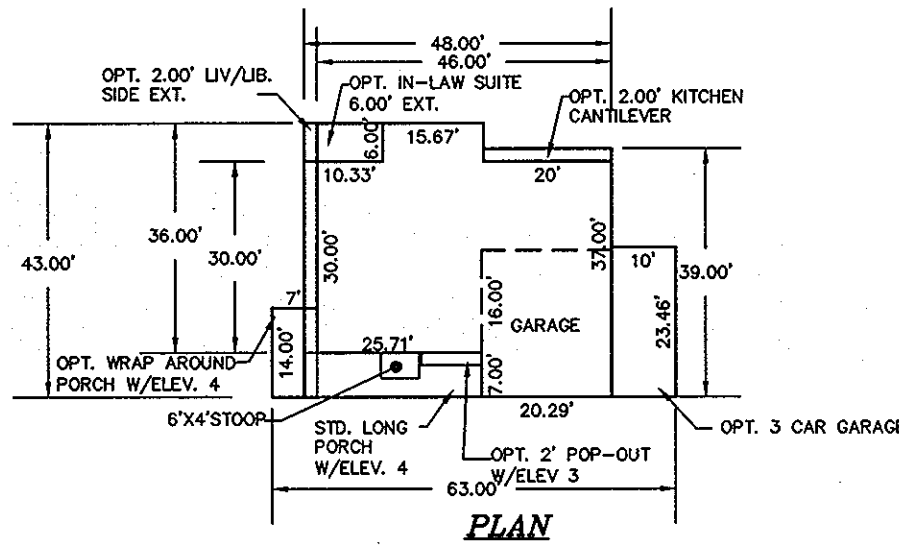
INDEX OF DRAWINGS

NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	SITE DEVELOPMENT PLAN
4	SEDIMENT CONTROL NOTES AND DETAILS

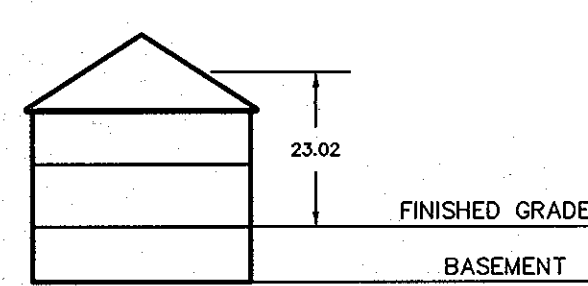
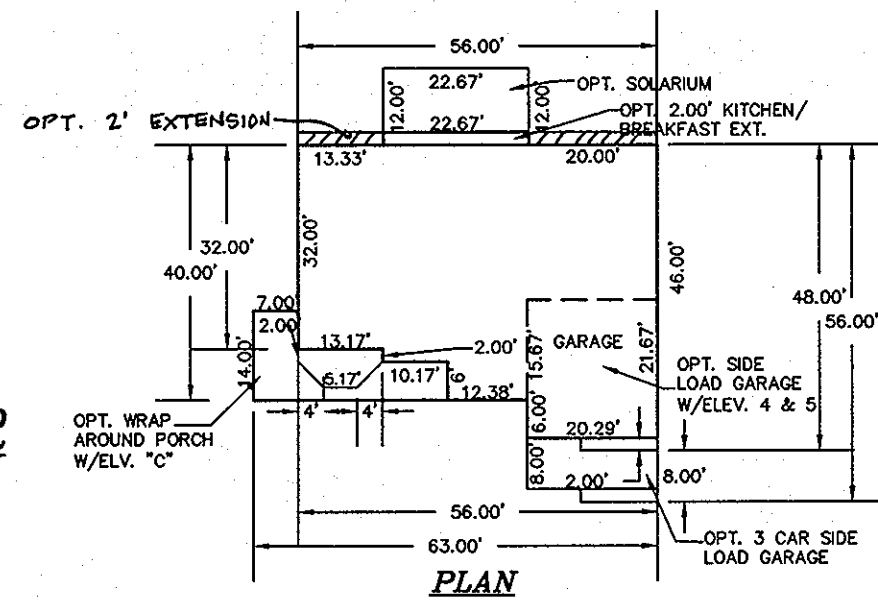
PERMIT INFORMATION BLOCK					
SUBDIVISION NAME STONE MANOR		SECTION/AREA SECTION 3		PARCEL: LOTS 1-3, 5, 9 AND 15	
PLAT NO. 18584-86	BLOCK(S) 19	ZONING R-20	TAX MAP NO. 25	ELECTION DISTRICT 2ND	CENSUS TRACT 6028.00
WATER CODE 1-E18			SEWER CODE 7550000		



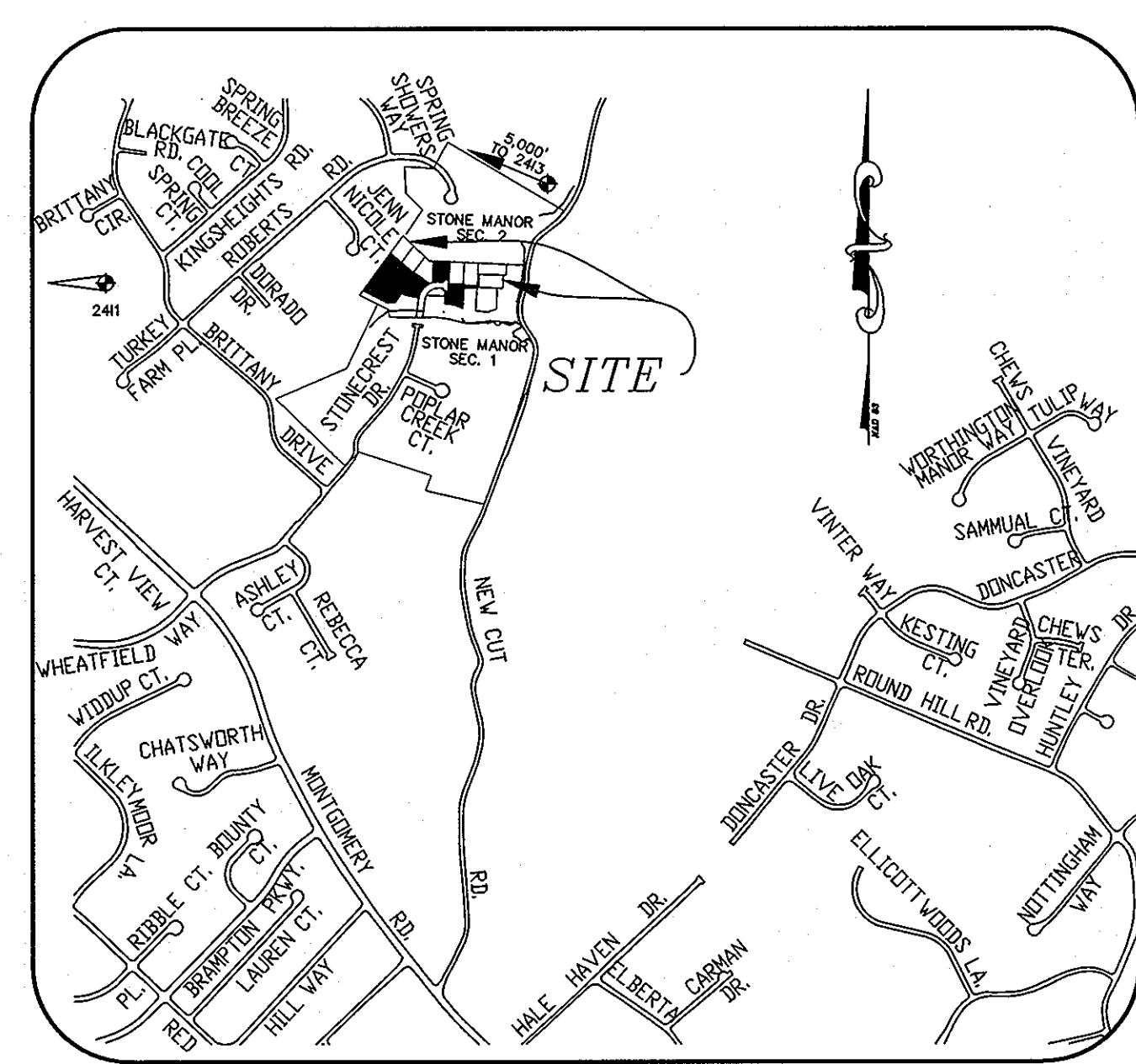
GENERIC BOXES



SHERMAN

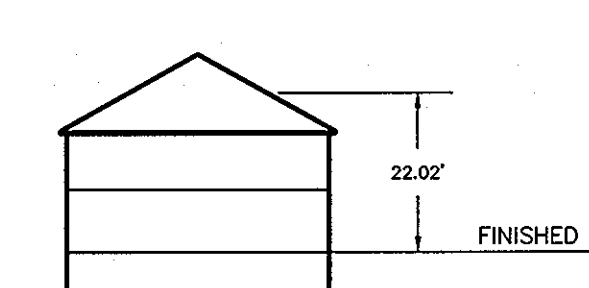
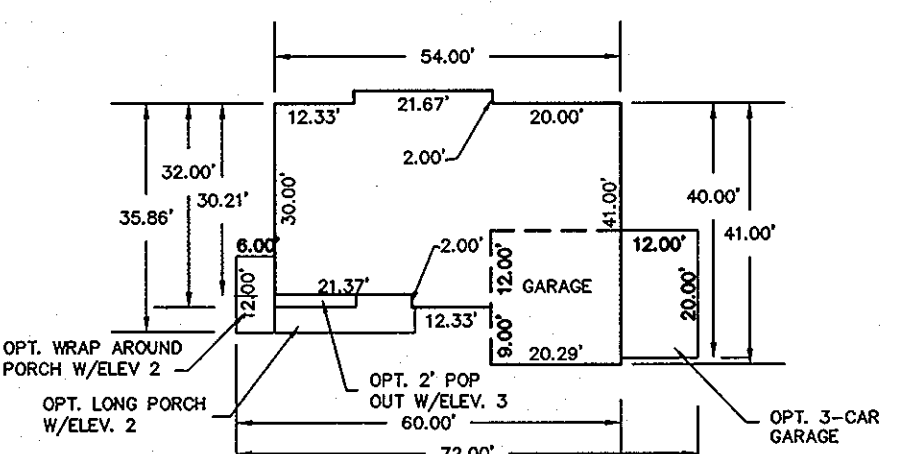


JAMES LONGSTREET

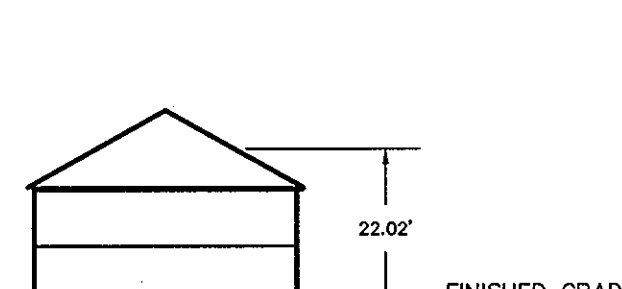
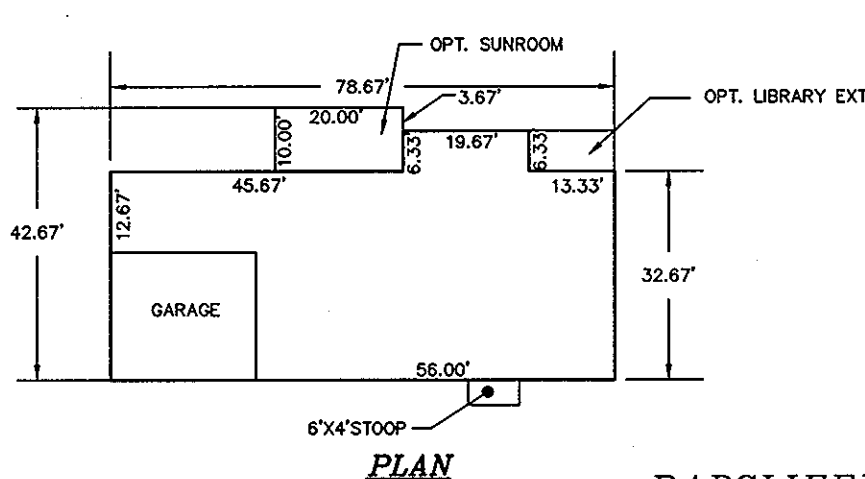


VICINITY MAP

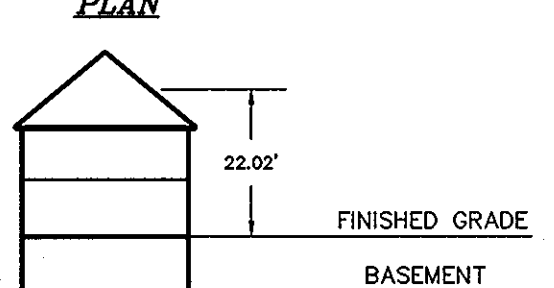
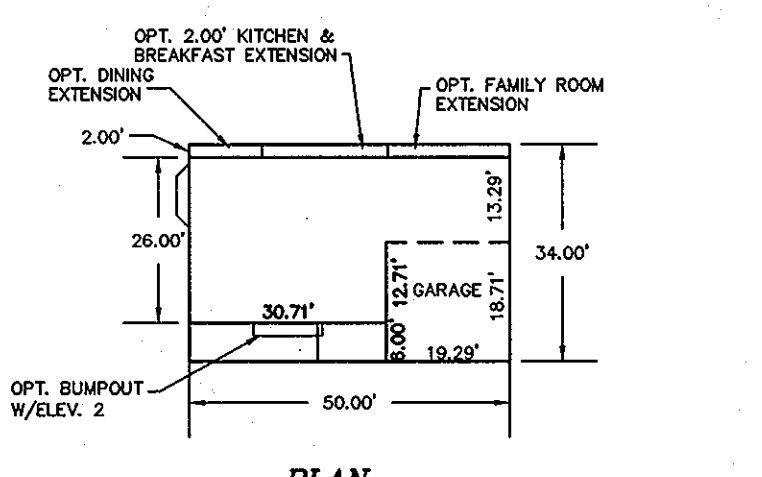
SCALE: 1"=100'
ADC MAP COORDINATE: 12-F12



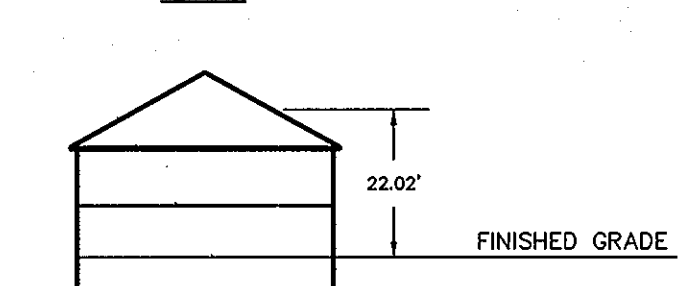
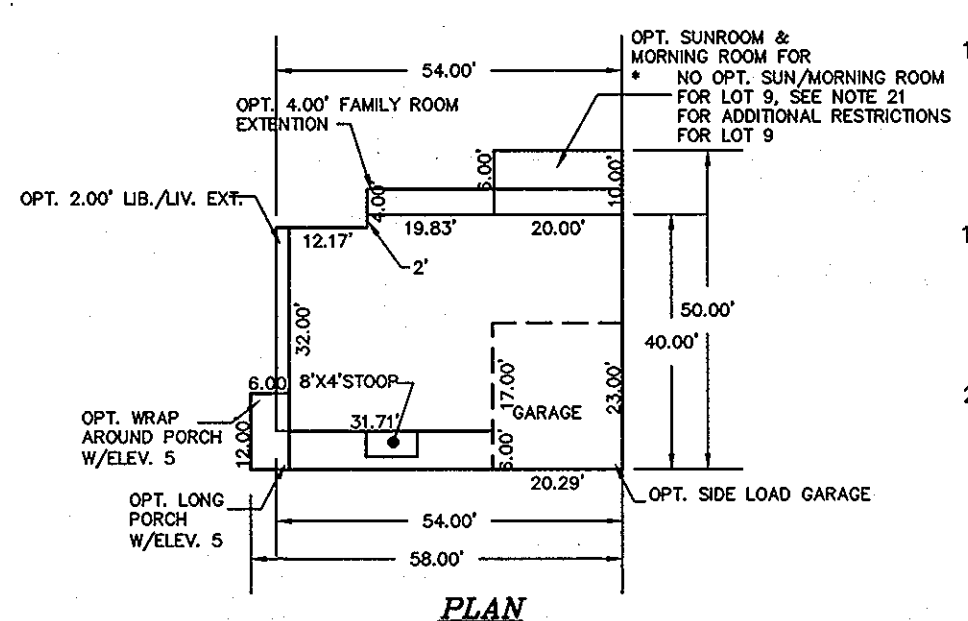
AUSTIN WESLEY



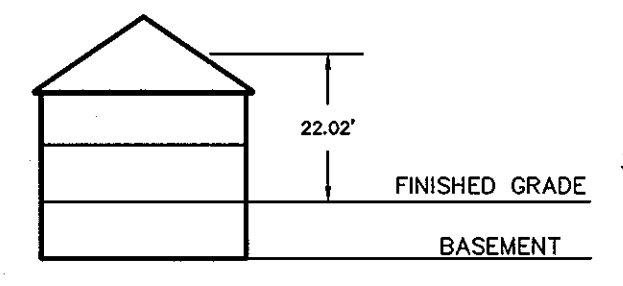
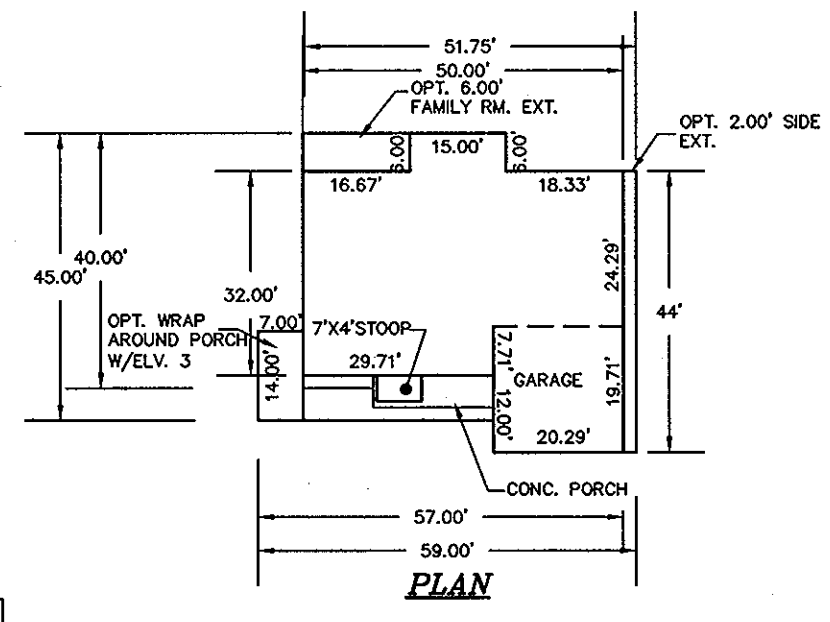
RADCLIFFE



ARMISTEAD II



CHAMBERLAIN II



ALEXIS MARIE

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTIONS AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:
 - MSS UTILITY: 1-800-257-7777
 - VERIZON TELEPHONE COMPANY: (410) 725-9976
 - HOWARD COUNTY BUREAU OF UTILITIES: (410) 313-4900
 - AT&T CABLE LOCATION DIVISION: (410) 393-3533
 - BALTIMORE GAS & ELECTRIC: (410) 685-0123
 - STATE HIGHWAY ADMINISTRATION: (410) 531-5533
 - HOWARD COUNTY DEPT. OF PUBLIC WORKS/CONSTRUCTION INSPECTION DIVISION: (410) 313-1880
- PROJECT BACKGROUND:
 - LOCATION: TAX MAP 25, PARCEL 68 & 69, GRID 19, LOTS 1-5, 9 AND 15.
 - ZONING: R-20
 - ELECTION DISTRICT: 2ND
 - TOTAL AREA: 1.71 AC ±
 - LIMIT OF DISTURBED AREA: 1.694
 - AREA OF PLAN SUBMISSION: 2.20 AC ±
 - MINIMUM LOT SIZE: 12,000 SQ.FT.
 - PROPOSED USE FOR SITE: RESIDENTIAL.
 - TOTAL NUMBER OF UNITS: 6
 - TYPE OF PROPOSED UNIT: SFD
 - DPZ FILES: SP-98-04, SP-98-15, P-01-14, S-97-16, S-99-21, F-00-54, F-02-06, F-06-036
 - DEED REFERENCE: 214/266 & 7457/328
- TOPOGRAPHIC AND BOUNDARY INFORMATION IS BASED ON MONUMENTED FIELD RUN SURVEY BY MILDBERG, BOENDER AND ASSOC. INC. PERFORMED IN OR ABOUT AUGUST, 2003. VERTICAL DATUM IS NAD 83.
 - STA. No. 2411: N 577,298.654 ELEV. 437.831
 - E 1,366,075.133
 - STA. No. 2413: N 580,648.904 ELEV. 404.782
 - E 1,384,974.471
- WETLANDS, STREAM AND FOREST STAND DELINEATION IS BY ECO SCIENCE PROFESSIONALS INC. ON OR ABOUT AUGUST 2003. FLOODPLAIN STUDY WAS CONDUCTED BY MILDBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT SEPTEMBER 2003.
- NO CEMETERIES EXIST ON SITE.
- HISTORIC STRUCTURE HO-421 (STONE HOUSE @ BON AIR) IS TO REMAIN AS PART OF LOT 14.
- TRAFFIC STUDY BY MARS GROUP, DATED AUG. 2003. APPROVED MARCH 19, 2004.
- WETLANDS, STREAMS, 25% STEEP SLOPES AND FLOODPLAINS DO EXIST ON SITE.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- ALL DRIVEWAYS ENTRANCES TO BE H.C.S.D. R-6-06 UNLESS OTHERWISE NOTED.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
 - B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.).
 - C) GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H2S LOADING).
 - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- PER SECTION 128 OF THE 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.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAVE BEEN FULFILLED BY RETENTION OF 1.177 ACRES, REFORESTATION OF 1.03 ACRES, AND A TREE-IN-LIE (15,682 SQ.FT.) OF REFORESTATION (A TOTAL OF 2.56 AC) IN THE AMOUNT OF \$7,841.08. FINANCIAL SURETY FOR THE ON-SITE RETENTION AND REFORESTATION WILL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT UNDER F-06-036.
- FOREST CONSERVATION EASEMENT(S) HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED ROAD CONSTRUCTION DRAWING OR SITE DEVELOPMENT PLAN. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- PERIMETER LANDSCAPING HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (23 SHADE TREES, 12 EVERGREENS) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$8,400.00 UNDER F-06-36.
- DUE TO THE ORIENTATION OF THE HOUSE ON LOT 9, ANY ADDITION OF A PORCH OR DECK CAN NOT ENCROACH INTO THE 20' PRIVATE DRAINAGE AND UTILITY EASEMENT.
- OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED UNDER F-06-36.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NOT.45-2003 AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL #75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
- THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING PLANT MATERIALS, BERMS, FENCES AND WALLS (AS REQUIRED UNDER F-06-36) ALL PLANTS MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- STORM WATER MANAGEMENT IS PUBLICLY OWNED AND MAINTAINED BY HOWARD COUNTY AND WILL BE PROVIDED VIA THE CHANNEL PROTECTION VOLUME IS PROVIDED BY THE EXISTING WET POND LOCATED ON STONE MANOR SECTION 1. THIS POND ALSO MANAGES THE 2 AND 10 YEAR EVENTS FOR ITS ASSOCIATED DRAINAGE AREA. THE WAY AND REAR FOR THE REMAINING AREAS OF THE SITE ARE PROVIDED BY: NATURAL AREA CONSERVATION CREDIT, SHEET FLOW TO BUFFER CREDIT AND NON-ROOFTOP DISCONNECTION CREDITS. THESE AREAS INCLUDE LOTS 1&2, AND 11-15 APPROVED UNDER F-06-36.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL #75-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACKS AND BUFFER REGULATIONS (TO INCLUDE WATER & SEWER STRUCTURE SETBACK BULLETIN FROM DED DATED DEC. 9 2003), IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS OR THEIR BUFFERS, 100 YEAR FLOODPLAIN EASEMENT AND FOREST CONSERVATION EASEMENT AREAS, EXCEPT AS SHOWN ON APPROVED PLANS.
- HOUSES/GARAGES WILL BE SITED ON LOTS SO THAT A SECOND CAR, IF PARKED IN THE DRIVEWAY, WILL NOT OVERHANG INTO THE PRIVATE ACCESS PLACE DRIVEWAY (18' MINIMUM CLEARANCE).
- IN ACCORDANCE WITH SECTION 128 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.
- 10' SEWER EASEMENT SETBACK SHOWN ON LOTS 1, 2, 3, 5 AND 15 IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE DESIGN MANUAL.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS 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 SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIAL ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY FOR THE SHARED DRIVEWAY SERVING LOTS 2, 7, LIBER. 10-147 FOLIO 7-47.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.

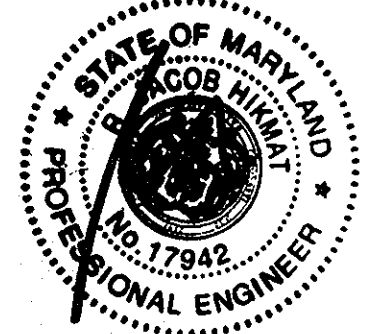
BUILDER/DEVELOPER
DORSEY FAMILY HOMES
9926 CYPRESSMEDE DRIVE
ELLCOTT CITY, MD. 21042
410-995-9048

DEVELOPERS CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY 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 INSPECTIONS BY THE NATURAL RESOURCE CONSERVATION SERVICE.

Robert J. Dorsey 5/24/07
SIGNATURE OF DEVELOPER
PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT 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 NATURAL RESOURCE CONSERVATION SERVICE.

R. Jacob Hikmat 5/12/07
SIGNATURE OF ENGINEER
PRINTED NAME OF ENGINEER



THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Jim Mays 5/31/07
JSDA - NATURAL RESOURCE CONSERVATION SERVICE
DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.

John R. Winters 5/31/07
HOWARD COUNTY SOIL CONSERVATION DISTRICT
DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 6/4/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE

[Signature] 6/13/07
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE

[Signature] 6/14/07
DIRECTOR
DATE

GENERIC TYPE	JAMES LONGSTREET	AUSTIN WESLEY	ALEXIS MARIE	SHERMAN	ARMISTEAD II	CHAMBERLAIN II
A (LOT 3)	DOES NOT FIT	DOES NOT FIT	DOES NOT FIT	DOES NOT FIT	ALL OPTIONS	NO SIDE LOAD GARAGE NO 4' FAMILY EXT. NO MORNING ROOM
B (LOT 5)	DOES NOT FIT	DOES NOT FIT	NO WRAP AROUND PORCH	NO WRAP AROUND PORCH NO 3 CAR GARAGE	ALL OPTIONS	NO WRAP AROUND PORCH NO 2' LIB/LIV EXT.
C (LOT 15)	DOES NOT FIT	NO WRAP AROUND PORCH NO 3 CAR GARAGE	NO WRAP AROUND PORCH	NO 3 CAR GARAGE	ALL OPTIONS	NO WRAP AROUND PORCH

Project	03-028	Illustration	MMT	Scale	1"=30'
Date	MAY 2007	Engineering	MMT	Approval	

Author	James Langstaff	Date	
Revisions			

STONE MANOR SECTION 3
 LOTS 1-3, 5, 9 & 15 - SINGLE FAMILY DETACHED
 TAX MAP 25, GRID 19, PARCELS 68 & 69
 HOWARD COUNTY, MARYLAND
 SECOND ELECTION DISTRICT
 COVER SHEET

MILDBERG, BOENDER & ASSOC., INC.
 Engineers - Planners - Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0286 Fax: (301) 621-5521 Wash. (410) 997-0286 Fax

MINIMUM LOT SIZE TABLE

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	12,470 sq.ft.	451 sq.ft.	12,019 sq.ft.
3	13,361 sq.ft.	1,358 sq.ft.	12,003 sq.ft.
5	12,924 sq.ft.	875 sq.ft.	12,049 sq.ft.

NOTE:
PERIMETER SEDIMENT CONTROL PROVIDED WITH F-06-036 TO REMAIN AND BE UTILIZED FOR THIS SITE DEVELOPMENT PLAN AS NEEDED.

BUILDER/DEVELOPER
DORSEY FAMILY HOMES
9926 CYPRESSME DRIVE
ELLCOTT CITY, MD. 21042
410-995-9048

BY THE DEVELOPER:

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, AND THAT ANY 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.

Robert L. Deeb 5-27-07
DATE

BY THE ENGINEER:

I CERTIFY THAT THIS PLAN FOR EROSION, SEDIMENTATION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE AND CONSTRUCT AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30-DAYS OF COMPLETION.

John M. Mamm 5/24/07
DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SMALL-SCALE CONSTRUCTION, SOIL, EROSION AND SEDIMENT CONTROL.

John M. Mamm 5/31/07
DATE

THESE PLANS FOR SMALL-SCALE CONSTRUCTION MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

John M. Mamm 5/31/07
DATE

APPROVED: DEPARTMENT OF PUBLIC WORKS

CHIEF BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING AND ZONING

J. K. M... for C. P... 6-13-07
DATE

John M. Mamm 6/9/07
DATE



- LEGEND**
- DENOTES WETLANDS
 - ▨ 100 YR FLOODPLAIN EASEMENT
 - ▨ FOREST CONSERVATION EASEMENT (RETENTION)
 - ▨ FOREST CONSERVATION EASEMENT (REFORESTATION)
 - ▨ EX. PRIVATE USE-IN-COMMON DRIVEWAY & UTILITY EASEMENT
 - ▨ EX. PRIVATE DRAINAGE & UTILITY EASEMENT
 - ▨ EX. PUBLIC TREE MAINTENANCE EASEMENT
 - ▨ AREA OF ROAD DEDICATION
 - ▨ EX. PUBLIC SEWER, WATER, DRAINAGE & UTILITY EASEMENT
 - ▨ DENOTES PROPOSED PAVED AREAS
 - LANDSCAPING PROVIDED UNDER F-06-36.
 - ⊕ SOIL BORING
 - EX. TREE LINE

project	date	description	scale
05-050	MAR 2007	engineering	1" = 30'
MMT	MMT	MMT	MMT

no.	description	date
1	REV 58 GRADING LOTS 2, 9	12/14/07
2	ADD CHAMBERLAIN II HOME TYPE TO LOT 8	1/27/08

STONE MANOR SECTION 3
LOTS 1-3, 5, 9 & 15 - SINGLE FAMILY DETACHED
TAX MAP 25, GRID 19, PARCELS 68 & 69
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SITE DEVELOPMENT PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0286 Fax: (301) 621-5521 Wash. (410) 997-0288 Fax.

SITE DEVELOPMENT PLAN STONE MANOR SECTION 3 LOTS 1-3, 5, 9 AND 15

SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ADDRESS CHART

LOT #	ADDRESS
1	4390 STONECREST DR.
2	4386 STONECREST DR.
3	4382 STONECREST DR.
5	4374 STONECREST DR.
9	4358 STONECREST DR.
15	4351 STONECREST DR.

INDEX OF DRAWINGS

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3	SITE DEVELOPMENT PLAN
4	SEDIMENT CONTROL NOTES AND DETAILS

GENERAL NOTES

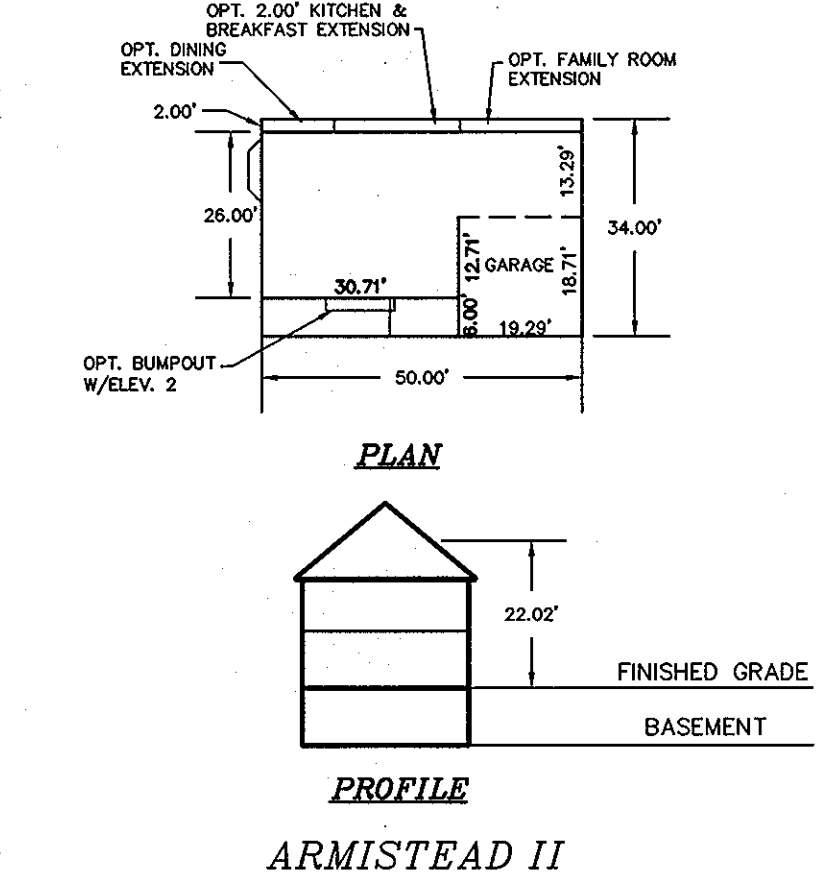
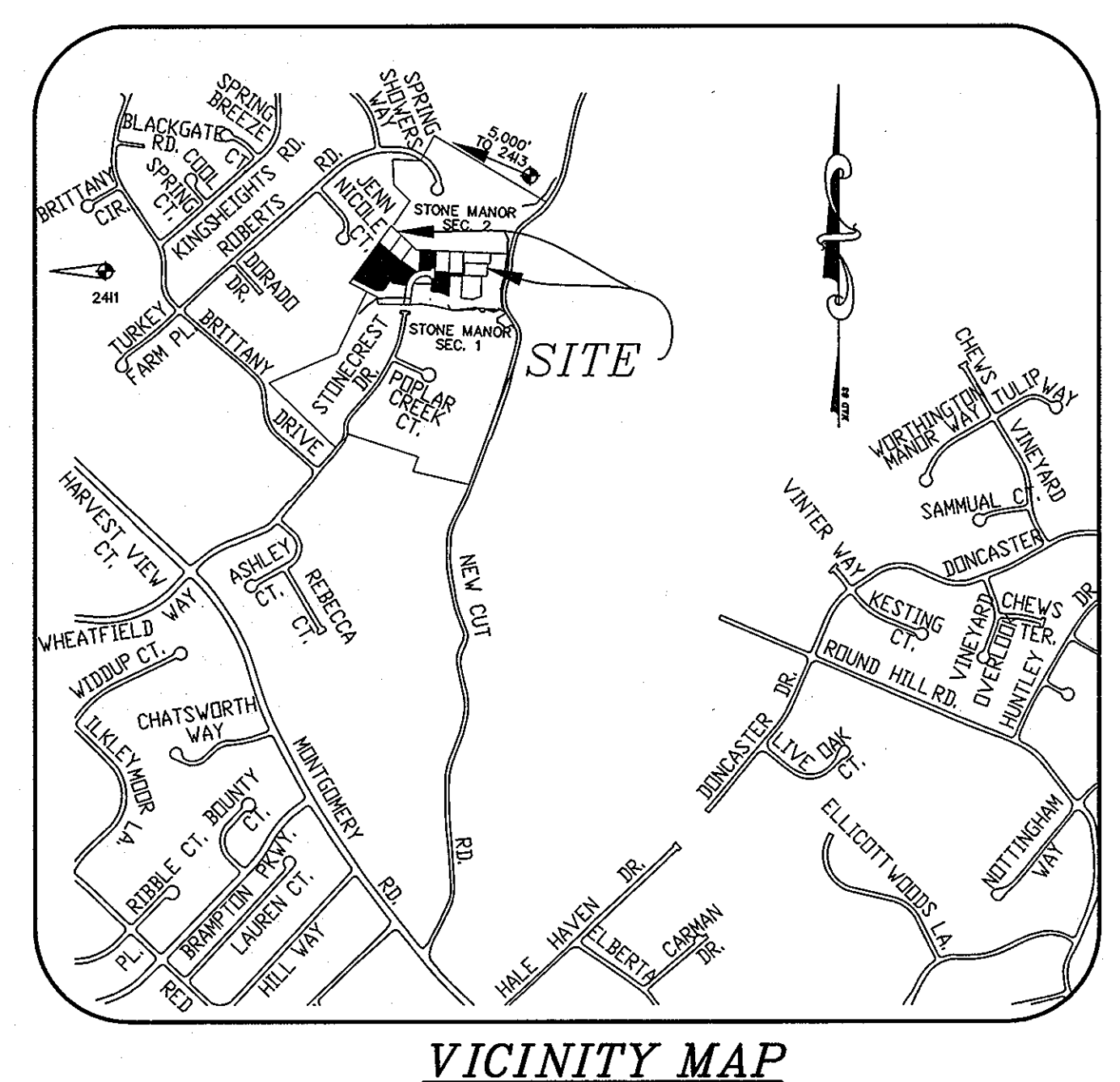
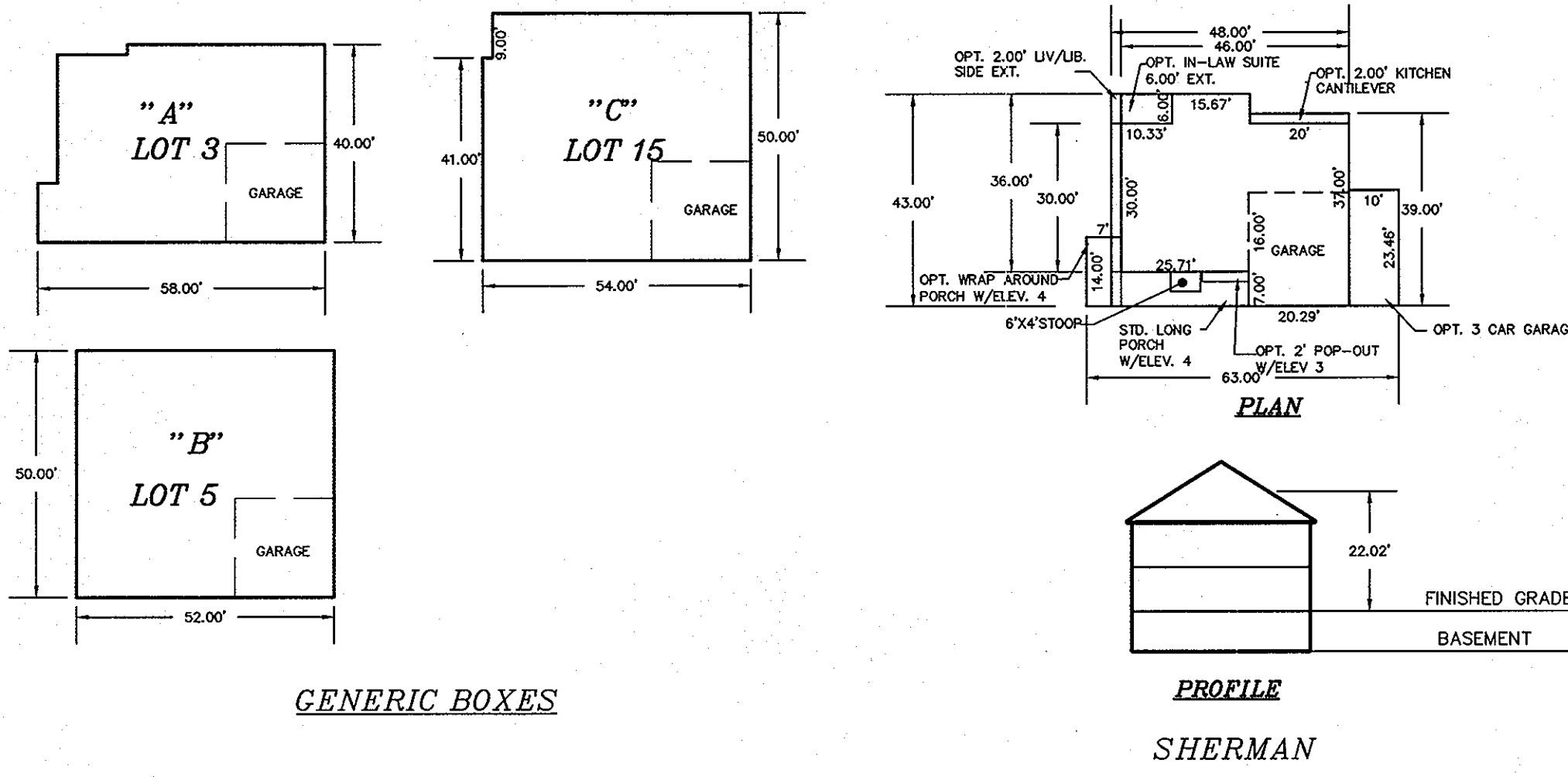
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTIONS AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:

MSS UTILITY	1-800-257-7777
VERIZON TELEPHONE COMPANY	(410) 725-9976
HOWARD COUNTY BUREAU OF UTILITIES	(410) 313-4900
AT&T CABLE LOCATION DIVISION	(410) 393-3533
BALTIMORE GAS & ELECTRIC	(410) 685-0123
STATE HIGHWAY ADMINISTRATION	(410) 531-5533
HOWARD COUNTY DEPT. OF PUBLIC WORKS/CONSTRUCTION INSPECTION DIVISION	(410) 313-1880
- PROJECT BACKGROUND:

LOCATION: TAX MAP 25, PARCEL 68 & 69, GRID 19, LOTS 1-5, 9 AND 15.	
ZONING: R-20	
ELECTION DISTRICT: 2ND	
TOTAL AREA: 1.71AC ±	
LIMIT OF DISTURBED AREA: 1.69±	
AREA OF PLAN SUBMISSION: 2.20 AC ±	
MINIMUM LOT SIZE: 12,000 SQ.FT.	
PROPOSED USE FOR SITE: RESIDENTIAL.	
TOTAL NUMBER OF UNITS: 6	
TYPE OF PROPOSED UNIT: SFD	
DPZ FILES: SP-04-04, SP-98-15, P-01-14, S-97-16, S-99-21, F-00-54, F-02-06, F-06-036	
DEED REFERENCE: 214/266 & 7457/328	
- TOPOGRAPHIC AND BOUNDARY INFORMATION IS BASED ON MONUMENTED FIELD RUN SURVEY BY MILDBERG, BOENDER AND ASSOC. INC. PERFORMED IN OR ABOUT AUGUST, 2003. VERTICAL DATUM IS NAD 83.

STA. No. 2411	N 577,298.654	ELEV. 437.831
	E 1,366,075.133	
STA. No. 2413	N 580,648.904	ELEV. 404.782
	E 1,364,974.471	
- WETLANDS, STREAM AND FOREST STAND Delineation IS BY ECO SCIENCE PROFESSIONALS INC. ON OR ABOUT AUGUST 2003. FLOODPLAIN STUDY WAS CONDUCTED BY MILDBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT SEPTEMBER 2003.
- NO CEMETERIES EXIST ON SITE.
- HISTORIC STRUCTURE HO-421 (STONE HOUSE @ BON AIR) IS TO REMAIN AS PART OF LOT 14.
- TRAFFIC STUDY BY MARS GROUP, DATED AUG. 2003, APPROVED MARCH 19, 2004.
- WETLANDS, STREAMS, 25% STEEP SLOPES AND FLOODPLAINS DO EXIST ON SITE.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- ALL DRIVEWAYS ENTRANCES TO BE H.C.STD. R-6-06 UNLESS OTHERWISE NOTED.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.).
 - GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- PER SECTION 128 OF THE 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.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAVE BEEN FULFILLED BY RETENTION OF 1.17 ACRES, REFORESTATION OF 1.03 ACRES, AND A FEE-IN-LIEU OF 0.36 ACRES (15,682 SQ.FT.) OF REFORESTATION (A TOTAL OF 2.56 AC.). FINANCIAL SURETY FOR THE ON-SITE RETENTION AND REFORESTATION WILL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT UNDER F-06-036.
- FOREST CONSERVATION EASEMENT(S) HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED ROAD CONSTRUCTION DRAWING OR SITE DEVELOPMENT PLAN. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- PERIMETER LANDSCAPING HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (23 SHADE TREES, 12 EVERGREENS) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$8,400.00 UNDER F-06-036.
- DUE TO THE ORIENTATION OF THE HOUSE ON LOT 9, ANY ADDITION OF A PORCH OR DECK CAN NOT ENCROACH INTO THE 20' PRIVATE DRAINAGE AND UTILITY EASEMENT.
- OPEN SPACE REQUIREMENTS HAVE BEEN FULFILLED UNDER F-06-036.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NOT.45-2003 AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL #75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
- THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING PLANT MATERIALS, BERMS, FENCES AND WALLS (AS REQUIRED UNDER F-06-36) ALL PLANTS MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- STORM WATER MANAGEMENT IS PUBLICLY OWNED AND MAINTAINED BY HOWARD COUNTY AND WILL BE PROVIDED VIA THE CHANNEL PROTECTION VOLUME IS PROVIDED BY THE EXISTING NET POND LOCATED ON STONE MANOR SECTION 1. THIS POND ALSO MANAGES THE 2 AND 10 YEAR EVENTS FOR ITS ASSOCIATED DRAINAGE AREA. THE WAY AND REV FOR THE REMAINING AREAS OF THE SITE ARE PROVIDED BY: NATURAL AREA CONSERVATION CREDIT, SHEET FLOW TO BUFFER CREDIT AND NON-ROOFTOP DISCONNECTION CREDITS. THESE AREAS INCLUDE LOTS 1&2, AND 11-15 APPROVED UNDER F-06-36.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL #75-2003 AND CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACKS AND BUFFER REGULATIONS (TO INCLUDE WATER & SEWER STRUCTURE SETBACK BULLETIN FROM DEC DATED OCT. 9 2003), IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS OR TREE BUFFERS, 100 YEAR FLOODPLAIN EASEMENT AND FOREST CONSERVATION EASEMENT AREAS, EXCEPT AS SHOWN ON APPROVED PLANS.
- HOUSES/GARAGES WILL BE SHOWN ON LOTS SO THAT A SECOND CAR, IF PARKED IN THE DRIVEWAY, WILL NOT OVERHANG INTO THE PRIVATE ACCESS PLACE DRIVEWAY (18' MINIMUM CLEARANCE).
- IN ACCORDANCE WITH SECTION 128 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.
- 10' SEWER EASEMENT SETBACK SHOWN ON LOTS 1, 2, 3, 5 AND 15 IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE DESIGN MANUAL.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS 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 SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIAL ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY FOR THE SHARED DRIVEWAY SERVING LOTS 2-7, LIBER 10147 FOLIO 747.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- ON DECEMBER 17, 2007, RONALD C. LEPSON, CHIEF BUREAU OF ENVIRONMENTAL DPW APPROVED A REDUCTION OF THE REQUIRED 10' HORIZONTAL CLEARANCE AS LEBY BY SEC. 5-4.1.5 OF THE HOWARD COUNTY DESIGN MANUAL, VOL. II (NOTED AND SETBACK) TO 8' BETWEEN THE EDGE OF THE 30' PUBLIC WATER, SEWER AND UTILITY EASEMENT AND THE PROPOSED OVERHANG ON LOT 5.
- NO SIGNIFICATIONS SHALL BE CONSTRUCTED OR PLACED WITHIN THE PUBLIC WATER AND SEWER AND UTILITY EASEMENT OR WITHIN THE 100 YEAR FLOODPLAIN EASEMENT OR SEWER MANHOLE SETBACKS SUCH AS BERMS, FENCES AND TREES SHALL NOT BE PLACED WITHIN THE EASEMENT.

PERMIT INFORMATION BLOCK					
SUBDIVISION NAME STONE MANOR		SECTION/AREA SECTION 3		PARCEL: LOTS 1-3, 5, 9 AND 15	
PLAT NO. 18584-86	BLOCK(S) 19	ZONING R-20	TAX MAP NO. 25	ELECTION DISTRICT 2ND	CENSUS TRACT 6028.00
WATER CODE 1-E18			SEWER CODE 7550000		



BUILDER/DEVELOPER
DORSEY FAMILY HOMES
9926 CYPRESSMEDE DRIVE
ELLCOTT CITY, MD. 21042
410-995-9048

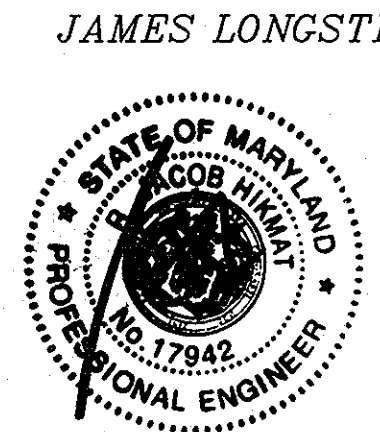
DEVELOPER'S CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE NATURAL RESOURCE CONSERVATION SERVICE.
Robert L. Dorsey 5/24/07
PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT 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 NATURAL RESOURCE CONSERVATION SERVICE.
R. Jacob Hikmat 5/24/07
SIGNATURE OF ENGINEER
R. JACOB HIKMAT
PRINTED NAME OF ENGINEER

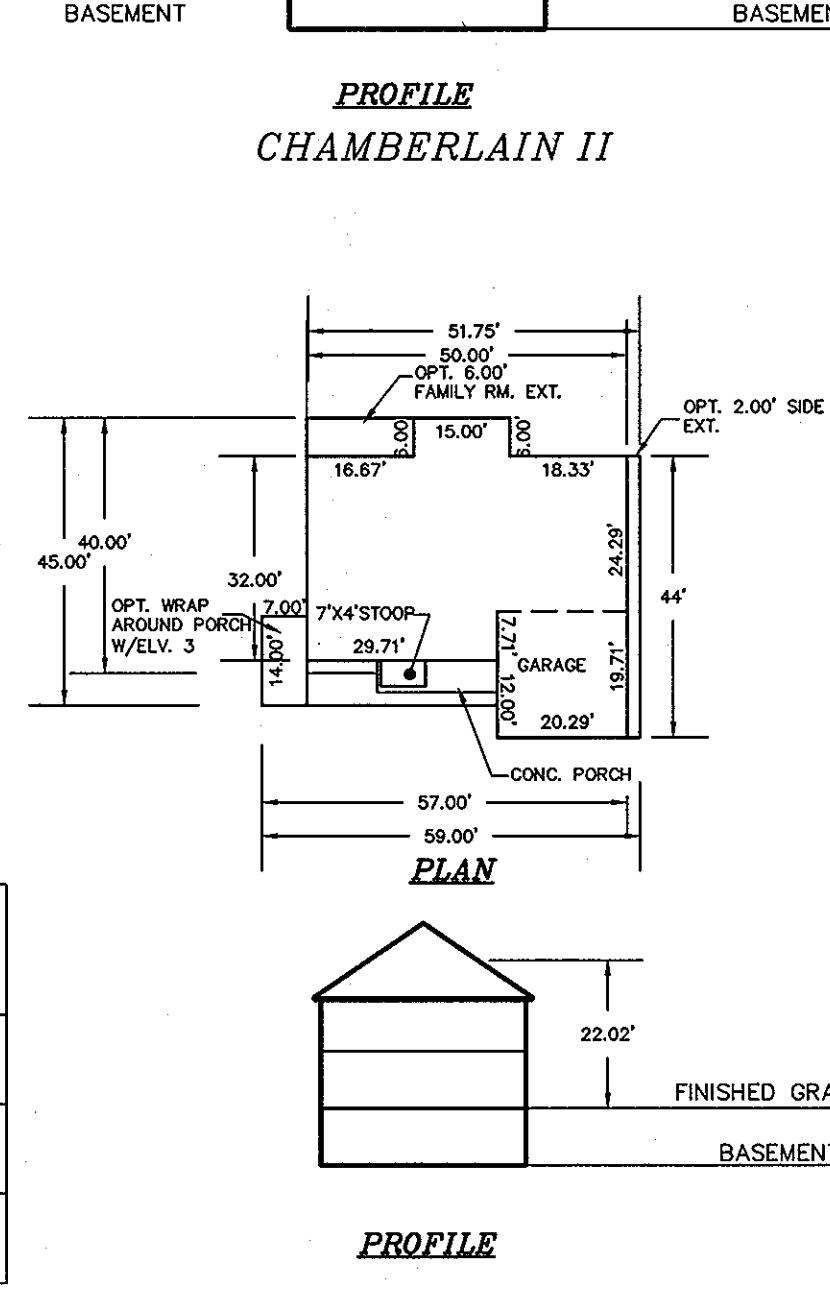
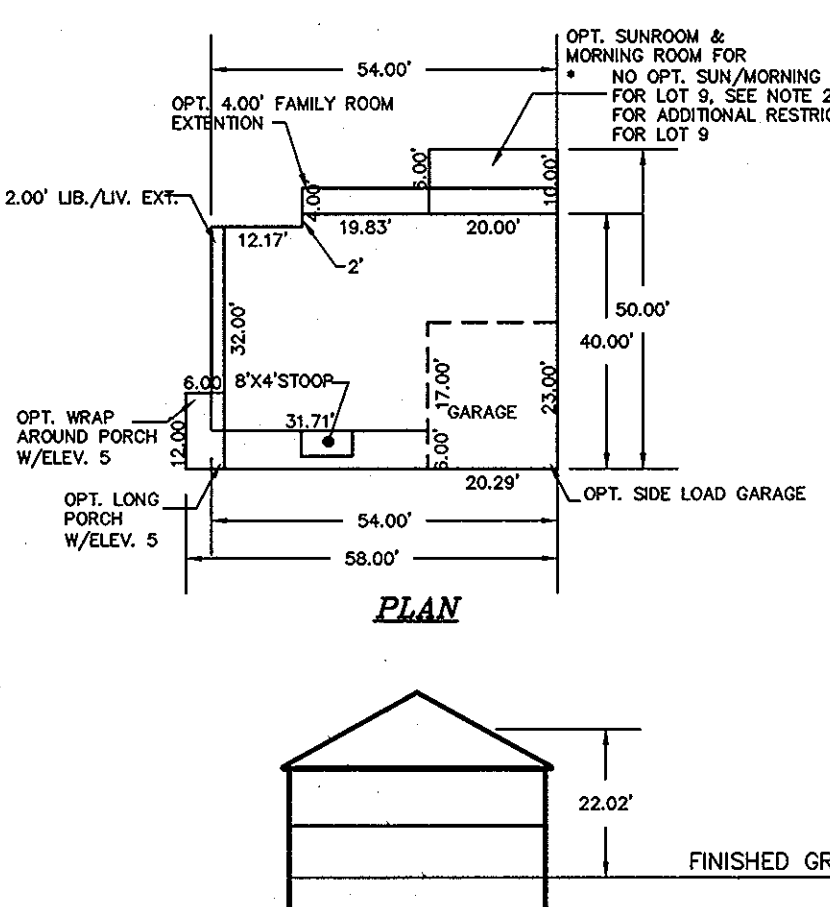
THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.
Jim M... 5/31/07
DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John R. ... 5/31/07
DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature] 6/4/07
DATE
[Signature] 6/13/07
DATE
[Signature] 6/13/07
DATE



GENERIC TYPE	JAMES LONGSTREET	AUSTIN WESLEY	ALEXIS MARIE	SHERMAN	ARMISTEAD II	CHAMBERLAIN II
A (LOT 3)	DOES NOT FIT	DOES NOT FIT	DOES NOT FIT	DOES NOT FIT	ALL OPTIONS	NO SIDE LOAD GARAGE NO 4' FAMILY EXT. NO MORNING ROOM
B (LOT 5)	DOES NOT FIT	DOES NOT FIT	NO WRAP AROUND PORCH	NO WRAP AROUND PORCH NO 3 CAR GARAGE	ALL OPTIONS	NO WRAP AROUND PORCH NO 2' LIB/LIV EXT.
C (LOT 15)	DOES NOT FIT	NO WRAP AROUND PORCH NO 3 CAR GARAGE	NO WRAP AROUND PORCH	NO 3 CAR GARAGE	ALL OPTIONS	NO WRAP AROUND PORCH



project	date	description	revision	date
03-028	MAY 2007	engineering	MMT	
illustration		engineering	MMT	
		scale	1"=30'	

DATE: 6/13/07
BY: [Signature]
DESCRIPTION: [Signature]
REVISIONS:

COVER SHEET

STONE MANOR SECTION 3
LOTS 1-3, 5, 9 & 15 - SINGLE FAMILY DETACHED
TAX MAP 25, GRID 19, PARCELS 68 & 69
HOWARD COUNTY, MARYLAND
SECOND ELECTION DISTRICT

MILDBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 987-0286 Fax (301) 621-5521 Wash. (410) 987-0298 Fax

1 OF 4

SDP-07-061

MINIMUM LOT SIZE TABLE

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	12,470 sq.ft.	451 sq.ft.	12,019 sq.ft.
3	13,361 sq.ft.	1,358 sq.ft.	12,003 sq.ft.
5	12,924 sq.ft.	875 sq.ft.	12,049 sq.ft.

NOTE:
PERIMETER SEDIMENT CONTROL PROVIDED WITH F-06-036 TO REMAIN AND BE UTILIZED FOR THIS SITE DEVELOPMENT PLAN AS NEEDED.

BUILDER/ DEVELOPER

DORSEY FAMILY HOMES
9926 CYPRESSEME DRIVE
ELLICOTT CITY, MD. 21042
410-995-9048

BY THE DEVELOPER:

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, AND THAT ANY 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/WE HAVE OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE HOWARD COUNTY DEPARTMENT OF THE ENVIRONMENT AND THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN TO BE SUBMITTED WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

Robert C. Diebel 5-27-07
DATE
PRINTED NAME OF DEVELOPER

BY THE ENGINEER:

I CERTIFY THAT THIS PLAN FOR ROAD CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DISTRICT OF MY INTENT TO ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE ROAD CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE ROAD WITHIN 30-DAYS OF COMPLETION.

John M. M... 5/31/07
DATE
SIGNATURE OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SMALL-SCALE CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.

John M. M... 5/31/07
DATE
SIGNATURE OF ENGINEER

APPROVED: DEPARTMENT OF PUBLIC WORKS

APPROVED: DEPARTMENT OF PLANNING AND ZONING
J. Knipe-M... 6-13-07
DATE
CHIEF, DIVISION OF LAND DEVELOPMENT

John M. M... 6/14/07
DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION



LEGEND

- DENOTES WETLANDS
- 100 YR FLOODPLAIN EASEMENT
- FOREST CONSERVATION EASEMENT (RETENTION)
- FOREST CONSERVATION EASEMENT (REFORESTATION)
- EX. PRIVATE USE-IN-COMMON DRIVEWAY & UTILITY EASEMENT
- EX. PRIVATE DRAINAGE & UTILITY EASEMENT
- EX. PUBLIC TREE MAINTENANCE EASEMENT
- AREA OF ROAD DEDICATION
- EX. PUBLIC SEWER, WATER, DRAINAGE & UTILITY EASEMENT
- DENOTES PROPOSED PAVED AREAS
- LANDSCAPING PROVIDED UNDER F-06-36.
- SOIL BORING
- EX. TREE LINE



MATCH LINE SHEET 3 OF 4

MATCH LINE SHEET 3 OF 4

project	date	description	no.
05-050	MAR. 2007	engineering	1
		illustration	2
		MT	3
		scale	4
		approval	5

no.	description	date
1	REVISED GRADING LOTS 2, 3, 4, 5	12/14/07
2	REVISED GRADING LOTS 2, 3, 4, 5	12/14/07
3	REVISED GRADING LOTS 2, 3, 4, 5	12/14/07

STONE MANOR SECTION 3
LOTS 1-3, 5, 9 & 15 - SINGLE FAMILY DETACHED
TAX MAP 25, GRID 19, PARCELS 68 & 69
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SITE DEVELOPMENT PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Fax. (301) 621-5521 Wash. (410) 997-0298 Fax.

SITE DEVELOPMENT PLAN

STONE MANOR SECTION 3

LOTS 1-3, 5, 9 AND 15

SECOND ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

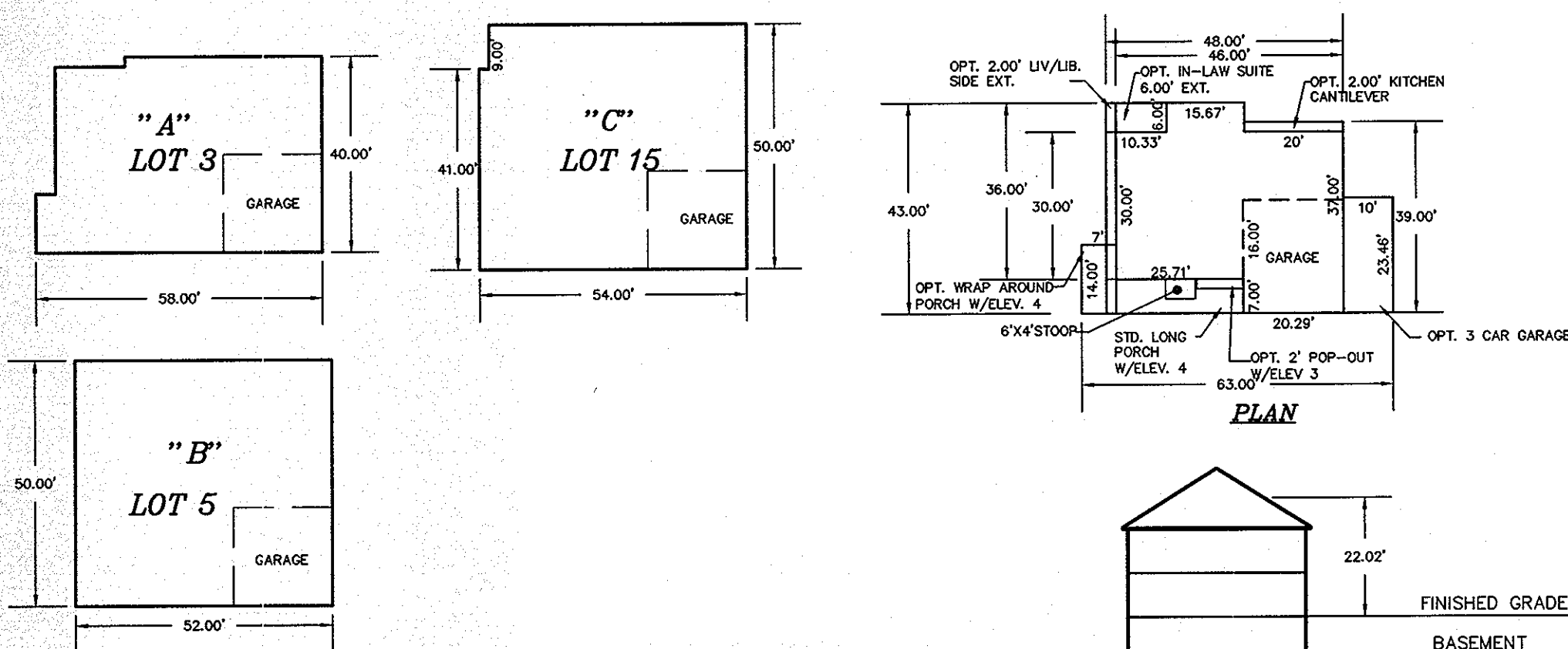
ADDRESS CHART

LOT #	ADDRESS
1	4390 STONECREST DR.
2	4386 STONECREST DR.
3	4382 STONECREST DR.
5	4374 STONECREST DR.
9	4358 STONECREST DR.
15	4351 STONECREST DR.

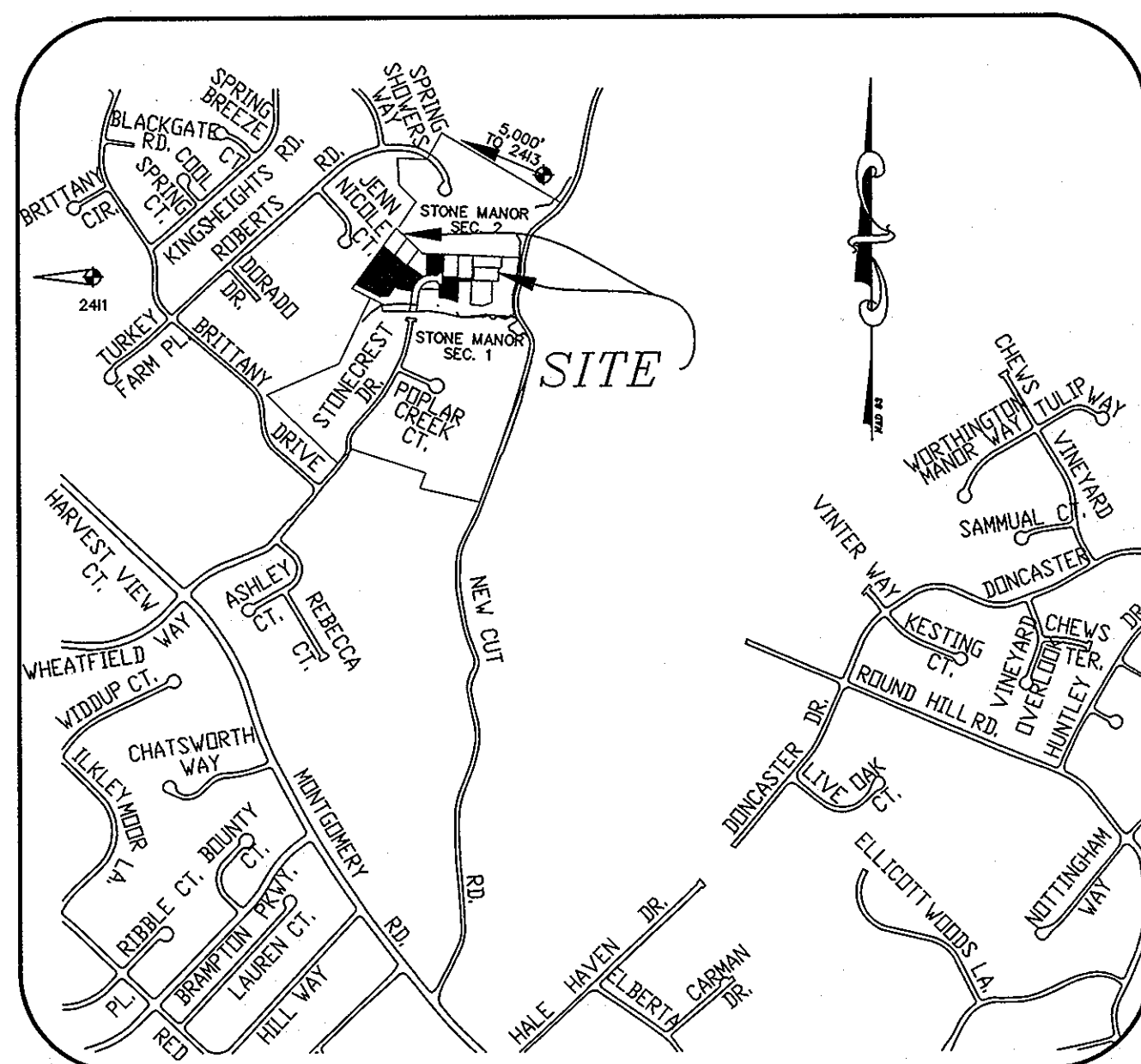
INDEX OF DRAWINGS

NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	SITE DEVELOPMENT PLAN
4	SEDIMENT CONTROL NOTES AND DETAILS

PERMIT INFORMATION BLOCK					
SUBDIVISION NAME STONE MANOR		SECTION/AREA SECTION 3		PARCEL: LOTS 1-3, 5, 9 AND 15	
PLAT NO. 18584-86	BLOCK(S) 19	ZONING R-20	TAX MAP NO. 25	ELECTION DISTRICT 2ND	CENSUS TRACT 6028.00
WATER CODE 1-E18			SEWER CODE 7550000		



GENERIC BOXES



VICINITY MAP

SCALE: 1"=100'
ADC MAP COORDINATE: 12-F12

BUILDER/DEVELOPER

DORSEY FAMILY HOMES
9926 CYPRESSMEDE DRIVE
ELLICOTT CITY, MD. 21042
410-995-9048

DEVELOPER'S CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY 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 INSPECTIONS BY THE NATURAL RESOURCE CONSERVATION SERVICE.

Robert S. Dorsey 5/24/07
DATE

PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT 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 NATURAL RESOURCE CONSERVATION SERVICE.

R. Jacob Hikmat 5/24/07
DATE

SIGNATURE OF ENGINEER

R. JACOB HIKMAT
PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Jim Meyer 5/31/07
DATE

SOIL CONSERVATION SERVICE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.

John V. Robertson 5/31/07
DATE

HOWARD COUNTY SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 6/4/07
DATE

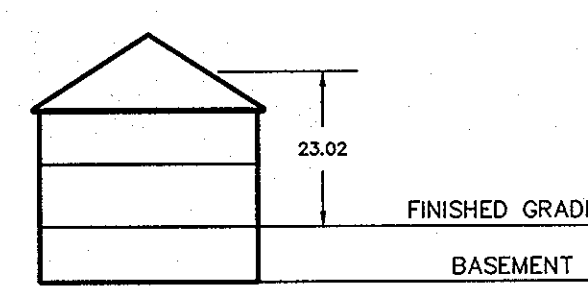
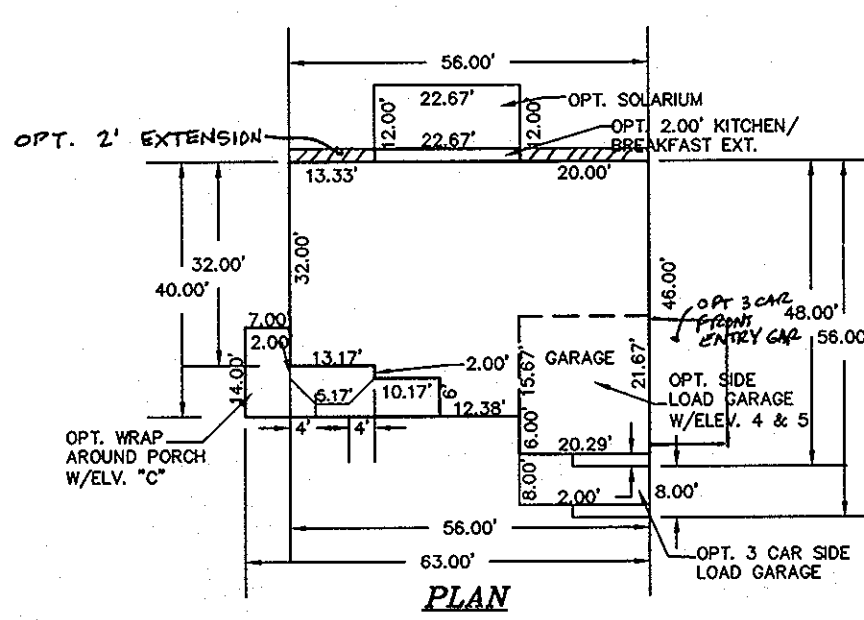
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 6/12/07
DATE

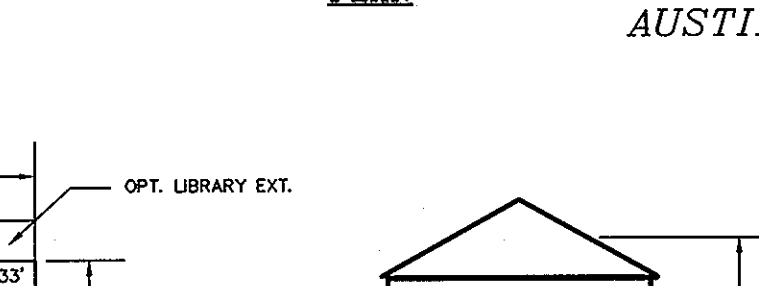
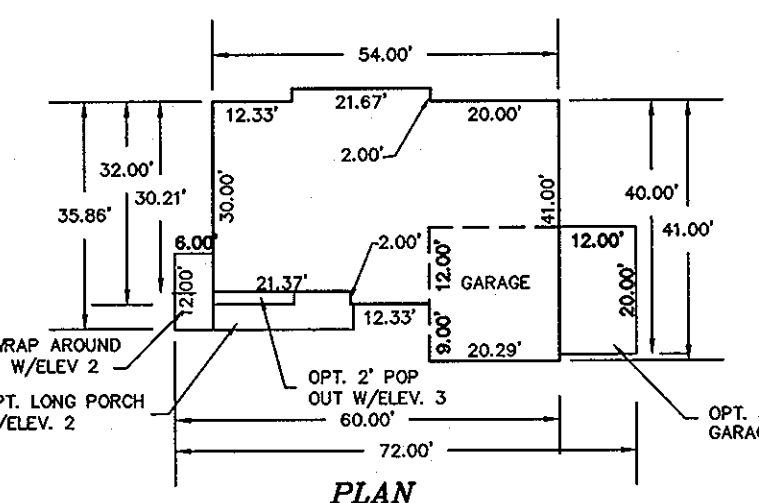
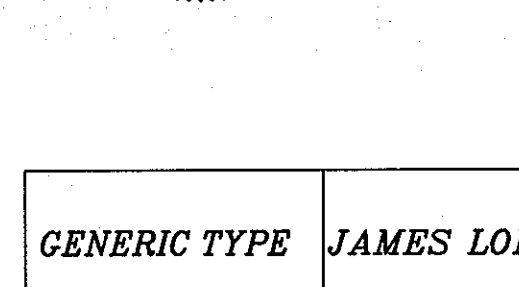
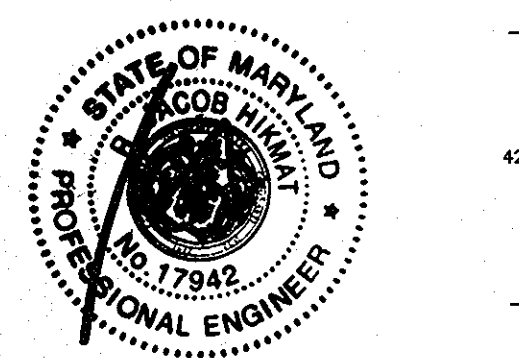
CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 6/12/07
DATE

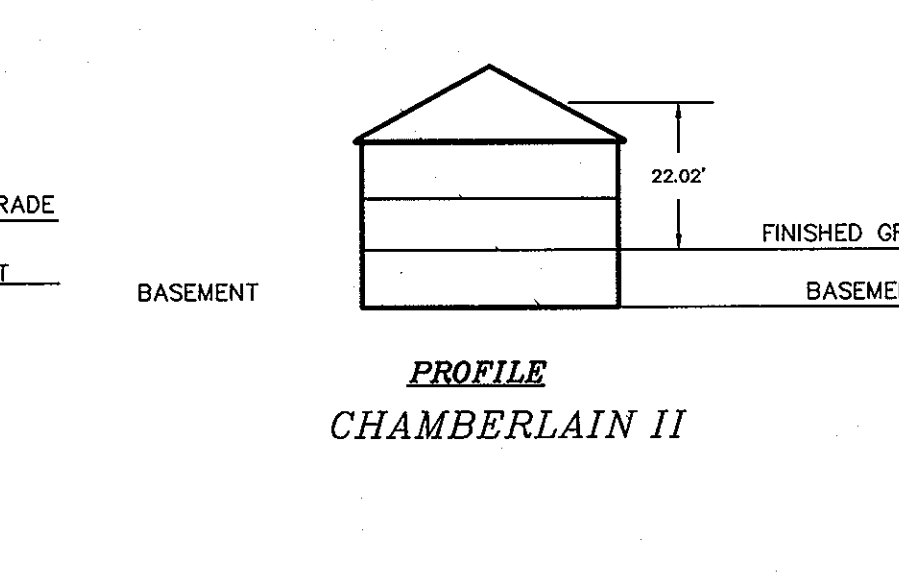
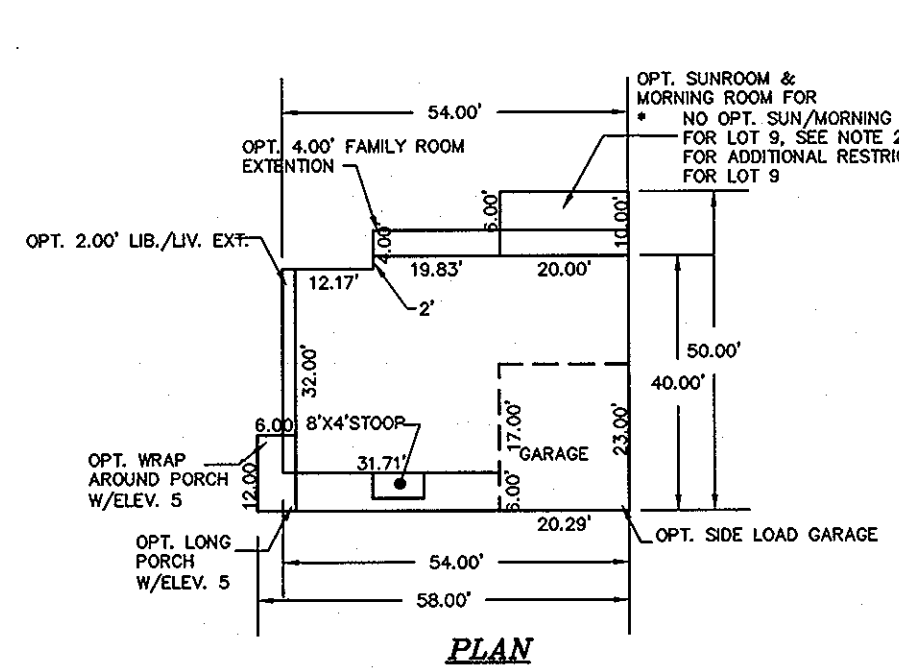
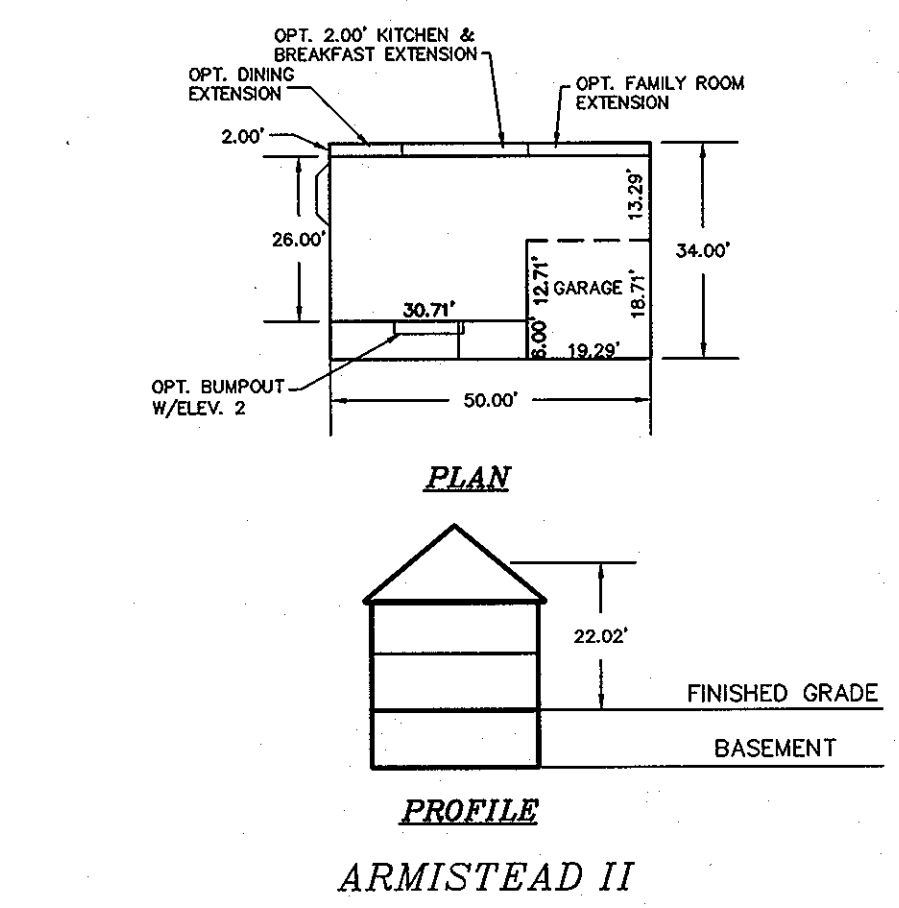
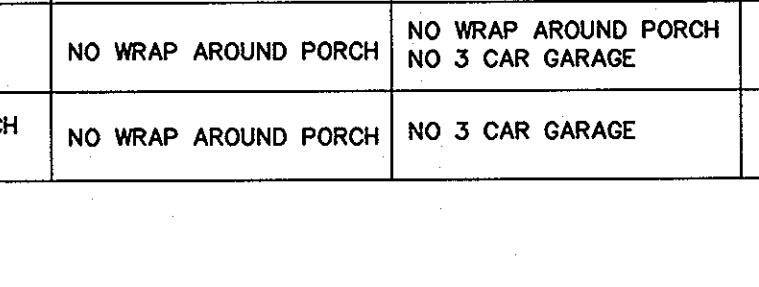
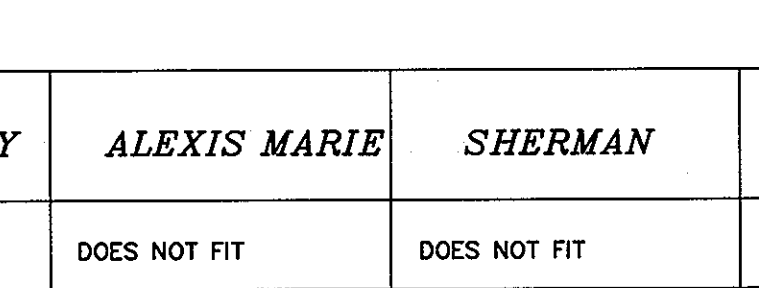
DIRECTOR



JAMES LONGSTREET



RADCLIFFE



GENERIC TYPE	JAMES LONGSTREET	AUSTIN WESLEY	ALEXIS MARIE	SHERMAN	ARMISTEAD II	CHAMBERLAIN II
A (LOT 3)	DOES NOT FIT	DOES NOT FIT	DOES NOT FIT	DOES NOT FIT	ALL OPTIONS	NO SIDE LOAD GARAGE NO 4' FAMILY EXT. NO MORNING ROOM
B (LOT 5)	DOES NOT FIT	DOES NOT FIT	NO WRAP AROUND PORCH	NO WRAP AROUND PORCH NO 3 CAR GARAGE	ALL OPTIONS	NO WRAP AROUND PORCH NO 2' LIB/LIV EXT.
C (LOT 15)	DOES NOT FIT	NO WRAP AROUND PORCH NO 3 CAR GARAGE	NO WRAP AROUND PORCH	NO 3 CAR GARAGE	ALL OPTIONS	NO WRAP AROUND PORCH

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTIONS AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:
 - MSS UTILITY: 1-800-257-7777
 - VERIZON TELEPHONE COMPANY: (410) 725-9976
 - HOWARD COUNTY BUREAU OF UTILITIES: (410) 313-4900
 - AT&T CABLE LOCATION DIVISION: (410) 393-3533
 - BALTIMORE GAS & ELECTRIC: (410) 685-0123
 - STATE HIGHWAY ADMINISTRATION: (410) 531-5533
 - HOWARD COUNTY DEPT. OF PUBLIC WORKS/CONSTRUCTION INSPECTION DIVISION: (410) 313-1880
- PROJECT BACKGROUND:
 - LOCATION: TAX MAP 25, PARCEL 68 & 69, GRID 19, LOTS 1-5, 9 AND 15.
 - ZONING: R-20
 - ELECTION DISTRICT: 2ND
 - TOTAL AREA: 1.71AC ±
 - LIMIT OF DISTURBED AREA: 1.694
 - AREA OF PLAN SUBMISSION: 2.20 AC ±
 - MINIMUM LOT SIZE: 12,000 SQ.FT.
 - PROPOSED USE FOR SITE: RESIDENTIAL.
 - TOTAL NUMBER OF UNITS: 6
 - TYPE OF PROPOSED UNIT: SPD
 - DPZ FILES: SP-04-04, SP-98-15, P-01-14, S-99-21, F-00-54, F-02-06, F-06-036
 - DEED REFERENCE: 214/266 & 7457/328
- TOPOGRAPHIC AND BOUNDARY INFORMATION IS BASED ON MONUMENTED FIELD RUN SURVEY BY MILDBERG, BOENDER AND ASSOC. INC. PERFORMED IN OR ABOUT AUGUST, 2003. VERTICAL DATUM IS NAD 83. STA. No. 2411 N 577,298.654 ELEV. 437.831 E 1,366,075.133
- STA. No. 2413 N 580,648.904 ELEV. 404.482 E 1,364,974.471
- WETLANDS, STREAM AND FOREST STAND DELINEATION IS BY ECO SCIENCE PROFESSIONALS INC. ON OR ABOUT AUGUST 2003. FLOODPLAIN STUDY WAS CONDUCTED BY MILDBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT SEPTEMBER 2003.
- NO CEMETERIES EXIST ON SITE.
- HISTORIC STRUCTURE HO-421 (STONE HOUSE @ BON AIR) IS TO REMAIN AS PART OF LOT 14.
- TRAFFIC STUDY BY MARS GROUP, DATED AUG. 2003, APPROVED MARCH 19, 2004.
- WETLANDS, STREAMS, 25% STEEP SLOPES AND FLOODPLAINS DO EXIST ON SITE.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- ALL DRIVEWAYS ENTRANCES TO BE H.C.STD. R-6.06 UNLESS OTHERWISE NOTED.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
 - B) SURFACE - 8 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1 1/2" MIN.)
 - C) GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45-FOOT TURNING RADIUS.
 - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- PER SECTION 128 OF THE 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.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAVE BEEN FULFILLED BY RETENTION OF 1.17 ACRES, REFORESTATION OF 1.03 ACRES, AND A FEE-IN-LIEU OF 0.36 ACRES (15,882 SQ.FT.) OF REFORESTATION (A TOTAL OF 2.56 AC.). FINANCIAL SURETY FOR THE ON-SITE RETENTION AND REFORESTATION WILL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT UNDER F-06-036.
- FOREST CONSERVATION EASEMENT(S) HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED ROAD CONSTRUCTION DRAWING OR SITE DEVELOPMENT PLAN. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- PERIMETER LANDSCAPING HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (23 SHADE TREES, 12 EVERGREENS) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$8,400.00 UNDER F-06-036.
- DUE TO THE ORIENTATION OF THE HOUSE ON LOT 9, ANY ADDITION OF A PORCH OR DECK CAN NOT ENCROACH INTO THE 20' PRIVATE DRAINAGE AND UTILITY EASEMENT.
- OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED UNDER F-06-36.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NOT 45-2003 AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL #75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
- THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING PLANT MATERIALS, BERMS, FENCES AND WALLS (AS REQUIRED UNDER F-06-36) ALL PLANTS MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- STORM WATER MANAGEMENT IS PUBLICLY OWNED AND MAINTAINED BY HOWARD COUNTY AND WILL BE PROVIDED VIA:
 - THE CHANNEL PROTECTION VOLUME IS PROVIDED BY THE EXISTING WET POND LOCATED ON STONE MANOR SECTION 1.
 - THIS POND ALSO MANAGES THE 2 AND 10 YEAR EVENTS FOR ITS ASSOCIATED DRAINAGE AREA. THE Wq and Rev FOR THE REMAINING AREAS OF THE SITE ARE PROVIDED BY: NATURAL AREA CONSERVATION CREDIT, SHEET FLOW TO BUFFER CREDIT AND NON-ROOFTOP DISCONNECTION CREDITS. THESE AREAS INCLUDE LOTS 18, 22, AND 11-15 APPROVED UNDER F-06-36.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL #75-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACKS AND BUFFER REGULATIONS (TO INCLUDE WATER & SEWER STRUCTURE SETBACK BULLETIN FROM DATED DEC. 9 2003), IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS OR THEIR BUFFERS, 100 YEAR FLOODPLAIN EASEMENT AND FOREST CONSERVATION EASEMENT AREAS, EXCEPT AS SHOWN ON APPROVED PLANS.
- HOUSES/GARAGES WILL BE SITED ON LOTS SO THAT A SECOND CAR, IF PARKED IN THE DRIVEWAY, WILL NOT OVERHANG INTO THE PRIVATE ACCESS PLACE DRIVEWAY (18" MINIMUM CLEARANCE).
- IN ACCORDANCE WITH SECTION 128 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.
- 10' SEWER EASEMENT SETBACK SHOWN ON LOTS 1, 2, 3, 5 AND 15 IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE DESIGN MANUAL.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HERETH LISTED AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS 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 SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIAL ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY FOR THE SHARED DRIVEWAY SERVING LOTS 2-7, LIBER 10147 FOLIO 7-4.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- ON DECEMBER 17, 2007, HOWARD COUNTY DEPT. OF ENGINEERING, DPW DIVISION A REDUCTION OF THE REQUIRED SETBACKS FOR LOTS 2-7 AND 15 WAS APPROVED BY THE HOWARD COUNTY DEPT. OF ENGINEERING, DPW DIVISION ON LOTS 2-7 AND 15. THE REDUCTION OF THE SETBACKS FOR PUBLIC WATER, SEWER AND UTILITY EASEMENT AND THE PROPOSED SETBACKS ON LOTS 2-7 AND 15.
- NO IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED WITHIN THE PUBLIC WATER AND SEWER AND UTILITY EASEMENT THAT WILL IMPAIR ACCESS TO THE WATER OR SEWER MAINS, IMPROVEMENTS SUCH AS DECKS, PATIOS AND TREES SHALL NOT BE PLACED WITHIN THE EASEMENT.

project	date	description	scale	revision
09-028	MAY 2007	engineering	MAT	approval
		illustration	MAT	scale
			MAT	1"=30'

no.	description	date
1	ADD SETBACKS FROM 25' TO 30' FOR D.L. NEAR	4/16/08
2	ADD SETBACKS FROM 25' TO 30' FOR D.L. NEAR	4/16/08
1	ADD SETBACKS FROM 25' TO 30' FOR D.L. NEAR	4/16/08

COVER SHEET
 SECOND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 TAX MAP 25, GRID 19, PARCELS 68 & 69
STONE MANOR SECTION 3
 LOTS 1-3, 5, 9 & 15 - SINGLE FAMILY DETACHED

MILDBERG, BOENDER & ASSOC., INC.
 Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042
 (410) 997-0236 Fax: (301) 621-6521 Wash. (410) 997-0238 Fax

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	12,470 sq.ft.	451 sq.ft.	12,019 sq.ft.
3	13,361 sq.ft.	1,359 sq.ft.	12,003 sq.ft.
5	12,924 sq.ft.	875 sq.ft.	12,049 sq.ft.

NOTE:
PERIMETER SEDIMENT CONTROL PROVIDED WITH F-06-036 TO REMAIN AND BE UTILIZED FOR THIS SITE DEVELOPMENT PLAN AS NEEDED.

BUILDER/DEVELOPER
DORSEY FAMILY HOMES
9926 CYPRESSMEDE DRIVE
ELLCOTT CITY, MD. 21042
410-995-9048

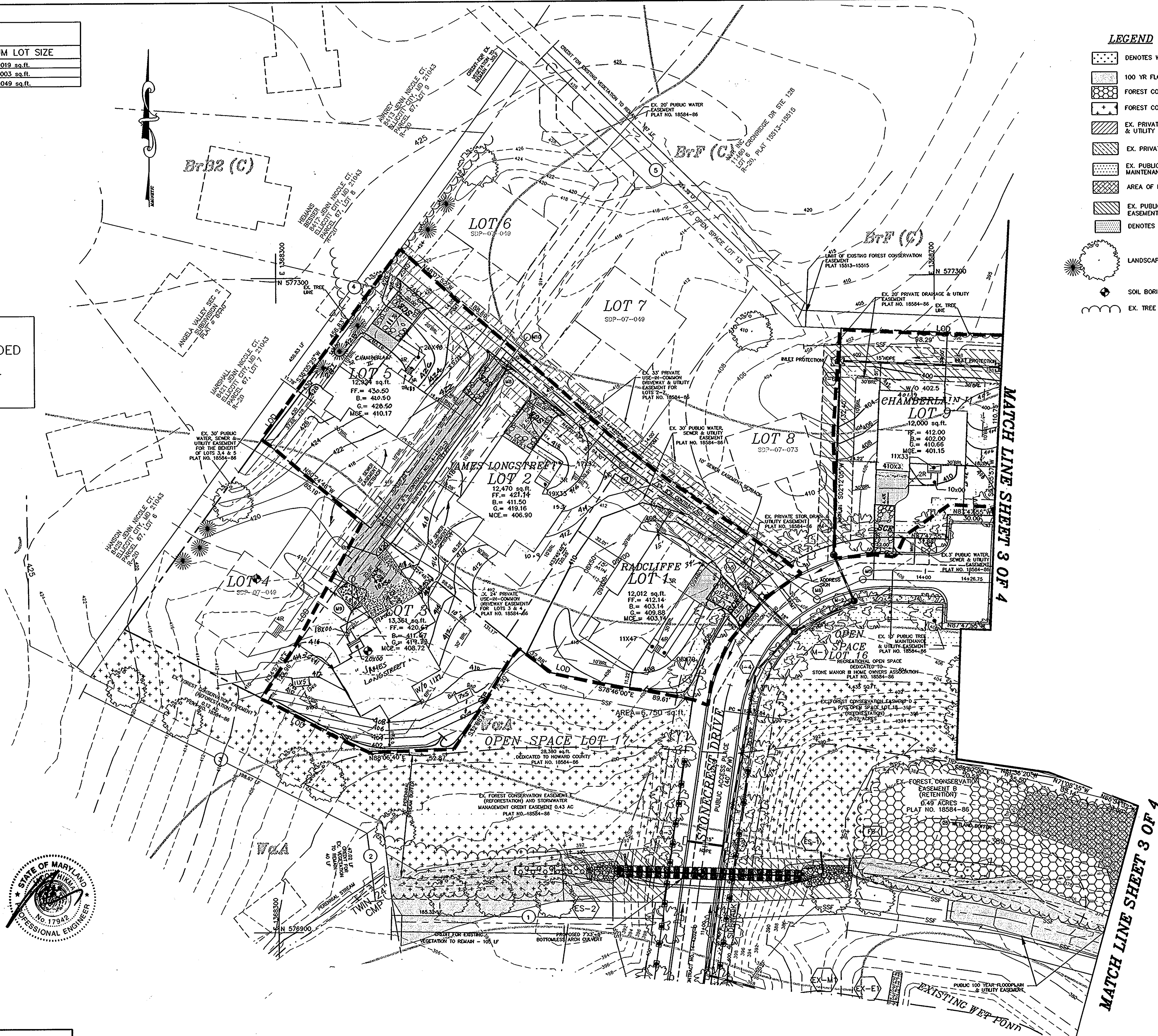
BY THE DEVELOPER:
I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I/WE HAVE EMPLOYED A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE AND CONDUCT CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERSONNEL TO SIGN THESE PLANS BY THE HOWARD SOIL CONSERVATION DISTRICT.
Robert L. Deeb 5-27-07
DATE
PRINTED NAME OF DEVELOPER

BY THE ENGINEER:
I CERTIFY THAT THIS PLAN FOR ROAD, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER AND/OR HIS/HER MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE AND CONDUCT CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.
Robert L. Deeb 5/24/07
DATE
SIGNATURE OF ENGINEER
PRINTED NAME OF ENGINEER



THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SMALL-SCALE CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.
Jim Menden 5/31/07
DATE
USDA - NATURAL RESOURCES CONSERVATION SERVICE
THESE PLANS FOR SMALL-SCALE CONSTRUCTION MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
Jim Menden 5/31/07
DATE
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PUBLIC WORKS
APPROVED: DEPARTMENT OF PLANNING AND ZONING
J. Keith Menden 6-13-07
DATE
CHIEF, DIVISION OF LAND DEVELOPMENT
Jim Menden 6/14/07
DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION
Mark do Leglio 6/14/07
DATE



- LEGEND**
- DENOTES WETLANDS
 - ▨ 100 YR FLOODPLAIN EASEMENT
 - ▨ FOREST CONSERVATION EASEMENT (RETENTION)
 - ▨ FOREST CONSERVATION EASEMENT (REFORESTATION)
 - ▨ EX. PRIVATE USE-IN-COMMON DRIVEWAY & UTILITY EASEMENT
 - ▨ EX. PRIVATE DRAINAGE & UTILITY EASEMENT
 - ▨ EX. PUBLIC TREE MAINTENANCE EASEMENT
 - ▨ AREA OF ROAD DEDICATION
 - ▨ EX. PUBLIC SEWER, WATER, DRAINAGE & UTILITY EASEMENT
 - ▨ DENOTES PROPOSED PAVED AREAS
 - ☼ LANDSCAPING PROVIDED UNDER F-06-36.
 - ⊙ SOIL BORING
 - EX. TREE LINE

Project	05-050	date	MAR. 2007
Illustration	MMT	engineering	MMT
Scale	1" = 30'	approval	MMT

Project	05-050	date	6/14/07
Illustration	MMT	engineering	MMT
Scale	1" = 30'	approval	MMT

STONE MANOR SECTION 3
LOTS 1-3, 5, 9 & 15 - SINGLE FAMILY DETACHED
TAX MAP 25, GRID 19, PARCELS 68 & 69
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SITE DEVELOPMENT PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0286 Fax (301) 621-5521 Wash. (410) 997-0286 Fax

MINIMUM LOT SIZE TABLE

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	12,470 sq.ft.	451 sq.ft.	12,019 sq.ft.
3	13,361 sq.ft.	1,358 sq.ft.	12,003 sq.ft.
5	12,924 sq.ft.	875 sq.ft.	12,049 sq.ft.

NOTE:
PERIMETER SEDIMENT CONTROL PROVIDED WITH F-06-036 TO REMAIN AND BE UTILIZED FOR THIS SITE DEVELOPMENT PLAN AS NEEDED.

BUILDER/DEVELOPER

DORSEY FAMILY HOMES
9926 CYPRESSMEDE DRIVE
ELLCOTT CITY, MD. 21042
410-995-9048

BY THE DEVELOPER:

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, AND THAT ANY 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/WE HAVE OBTAINED THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE LAND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT. I/WE CERTIFY THAT THIS PLAN FOR SEDIMENTATION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER OF HIS/HER MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE FUND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE LAND WITHIN 30 DAYS OF COMPLETION.

Robert C. Deesh 5-27-07
DATE

PRINTED NAME OF DEVELOPER

BY THE ENGINEER:

I CERTIFY THAT THIS PLAN FOR SEDIMENTATION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER OF HIS/HER MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE FUND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE LAND WITHIN 30 DAYS OF COMPLETION.

Robert C. Deesh 5/24/07
DATE

SIGNATURE OF ENGINEER

PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SMALL PLOT CONSERVATION, SOIL EROSION AND SEDIMENT CONTROL.

Jan Murray 5/31/07
DATE

USDA - NATURAL RESOURCES CONSERVATION SERVICE

THESE PLANS FOR SMALL PLOT CONSERVATION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Jan Murray 5/31/07
DATE

HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PUBLIC WORKS

CHIEF BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

J. R. ... 6-13-07
DATE

CHIEF, DIVISION OF LAND DEVELOPMENT

... 6/14/07
DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION

... 6/14/07
DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION



LEGEND

- DENOTES WETLANDS
- 100 YR FLOODPLAIN EASEMENT
- FOREST CONSERVATION EASEMENT (RETENTION)
- FOREST CONSERVATION EASEMENT (REFORESTATION)
- EX. PRIVATE USE-IN-COMMON DRIVEWAY & UTILITY EASEMENT
- EX. PRIVATE DRAINAGE & UTILITY EASEMENT
- EX. PUBLIC TREE MAINTENANCE EASEMENT
- AREA OF ROAD DEDICATION
- EX. PUBLIC SEWER, WATER, DRAINAGE & UTILITY EASEMENT
- DENOTES PROPOSED PAVED AREAS
- LANDSCAPING PROVIDED UNDER F-06-36.
- SOIL BORING
- EX. TREE LINE

project	date	description	revision
05-050	MAR. 2007	engineering	
		illustration	
		MMT	
		approval	

no.	description	date
5	REVISE LOT 1, 5, 9, 10, 11, 12, 13, 14, 15, 16 PER AS-BUILT COMP	10/14/08
4	REVISE GRADING LOT 5 PER AS-BUILT COMP	8/14/08
3	REVISE GRADING LOT 5 PER AS-BUILT COMP	8/17/08
2	REVISE GRADING LOT 5 PER AS-BUILT COMP	11/21/08
1	REVISE GRADING LOT 5 PER AS-BUILT COMP	12/14/07

STONE MANOR SECTION 3
LOTS 1-3, 5, 9 & 15 - SINGLE FAMILY DETACHED
TAX MAP 26, GRID 19, PARCELS 68 & 69
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SITE DEVELOPMENT PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
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(410) 987-0200 Fax: (301) 621-5521 Wash. (410) 987-0208 Fax