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

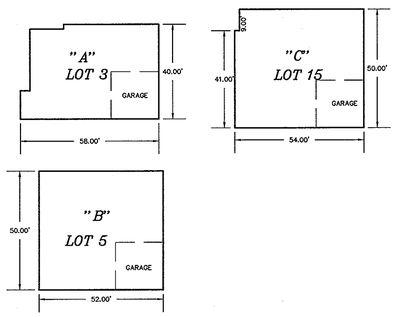
NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	SITE DEVELOPMENT PLAN
4	SEDIMENT CONTROL NOTES AND DETAILS

PERMIT INFORMATION BLOCK

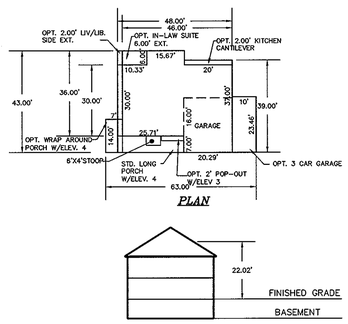
SUBDIVISION NAME	SECTION/AREA	PARCEL:
STONE MANOR	SECTION 3	LOTS 1–3, 5, 9 AND 15

PLAT NO.	BLOCK(S)	ZONING	TAX MAP NO.	ELECTION DISTRICT	CENSUS TRACT
18584–86	19	R–20	25	2ND	6028.00

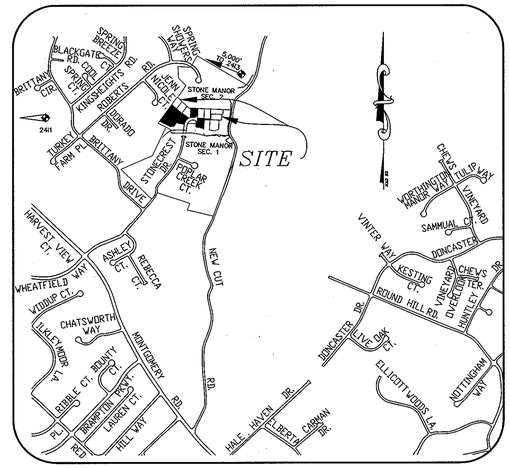
WATER CODE	SEWER CODE
1–E18	7550000



GENERIC BOXES

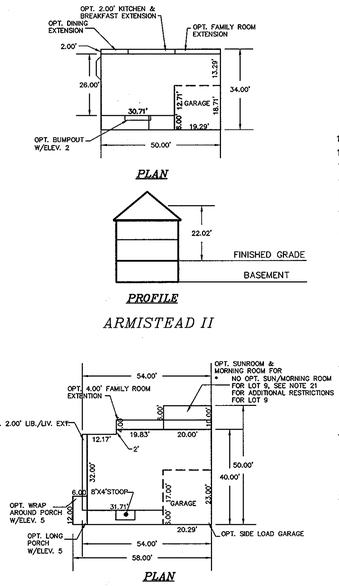


SHERMAN

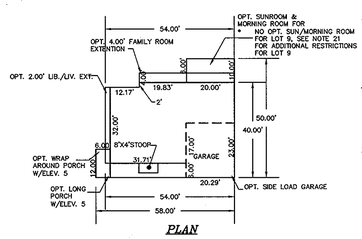


VICINITY MAP

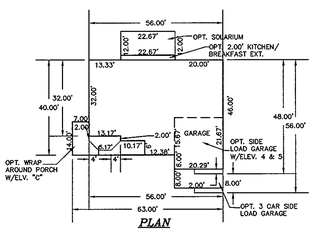
SCALE: 1"=1000'
ADC MAP COORDINATE: 12–F12



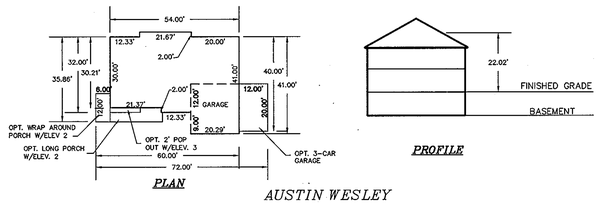
ARMISTEAD II



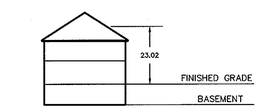
CHAMBERLAIN II

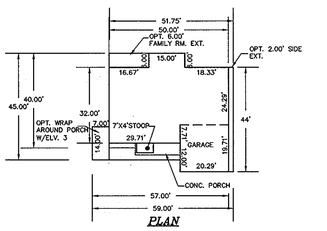


JAMES LONGSTREET

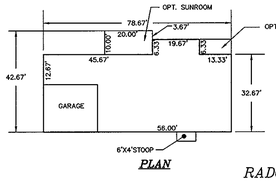


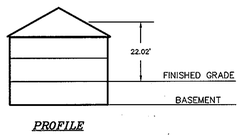
AUSTIN WESLEY



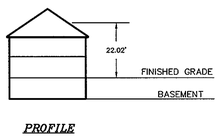


CHAMBERLAIN II





RADCLIFFE



ALEXIS MARIE

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

BUILDER/ DEVELOPER

DORSEY FAMILY HOMES
9926 CYPRESSMEDE DRIVE
ELLICOTT 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 OF THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF DEVELOPER — DATE 5/24/07
ROBERT L DORSEY
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.

SIGNATURE OF ENGINEER — DATE 5/24/07
R. JACOB HIKMAT
PRINTED NAME OF ENGINEER

STATE OF MARYLAND — R. JACOB HIKMAT — No. 17942 — PROFESSIONAL ENGINEER

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

USDA – NATURAL RESOURCE CONSERVATION SERVICE — DATE 5/31/07

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

HOWARD SOIL CONSERVATION DISTRICT — DATE 5/31/07

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 6/4/07
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 6-13-07
DIRECTOR — DATE 6/14/07

H:\05-050\dwg\03-028-sdp-base-dorsey

GENERAL NOTES

1. 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.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
3. 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.
4. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:

MISS 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

5. 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
6. TOPOGRAPHIC AND BOUNDARY INFORMATION IS BASED ON MONUMENTED FIELD RUN SURVEY BY MILDENBERG, BOENDER AND ASSOC. INC. PERFORMED IN OR ABOUT AUGUST, 2003. VERTICAL DATUM IS NAD 83.
7. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 2411 & 2413 (ALL UNITS ARE IN FEET). HOWARD COUNTY CONTROL STATIONS CONSIST OF A STANDARD STAMPED DISC SET ON TOP OF CONCRETE COLUMN.
   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
8. 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.
9. NO CEMETERIES EXIST ON SITE.
10. HISTORIC STRUCTURE HO–421 (STONE HOUSE @ BON AIR) IS TO REMAIN AS PART OF LOT 14.
11. TRAFFIC STUDY BY MARS GROUP, DATED AUG. 2003. APPROVED MARCH 19, 2004.
12. WETLANDS, STREAMS, 25% STEEP SLOPES AND FLOODPLAINS DO EXIST ON SITE.
13. PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED.
14. CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
15. ALL DRIVEWAYS ENTRANCES TO BE H.C.STD. R–6.06 UNLESS OTHERWISE NOTED.
16. 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 (CULVERT/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.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED UNDER F–06–36.
23. 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.
24. 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.
25. 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.
26. 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.
27. 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.
28. 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.
29. 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).
30. 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.
31. 10' SEWER EASEMENT SETBACK SHOWN ON LOTS 1, 2, 3, 5 AND 15 IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE DESIGN MANUAL.
32. 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.
33. 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 724.
34. ANY DAMAGE TO THE COUNTY'S RIGHT–OF–WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.

project	date
03–028	MAY 2007
illustration	engineering
MMT	MMT
scale	approval
1"=30'	

no.	description / revisions	date

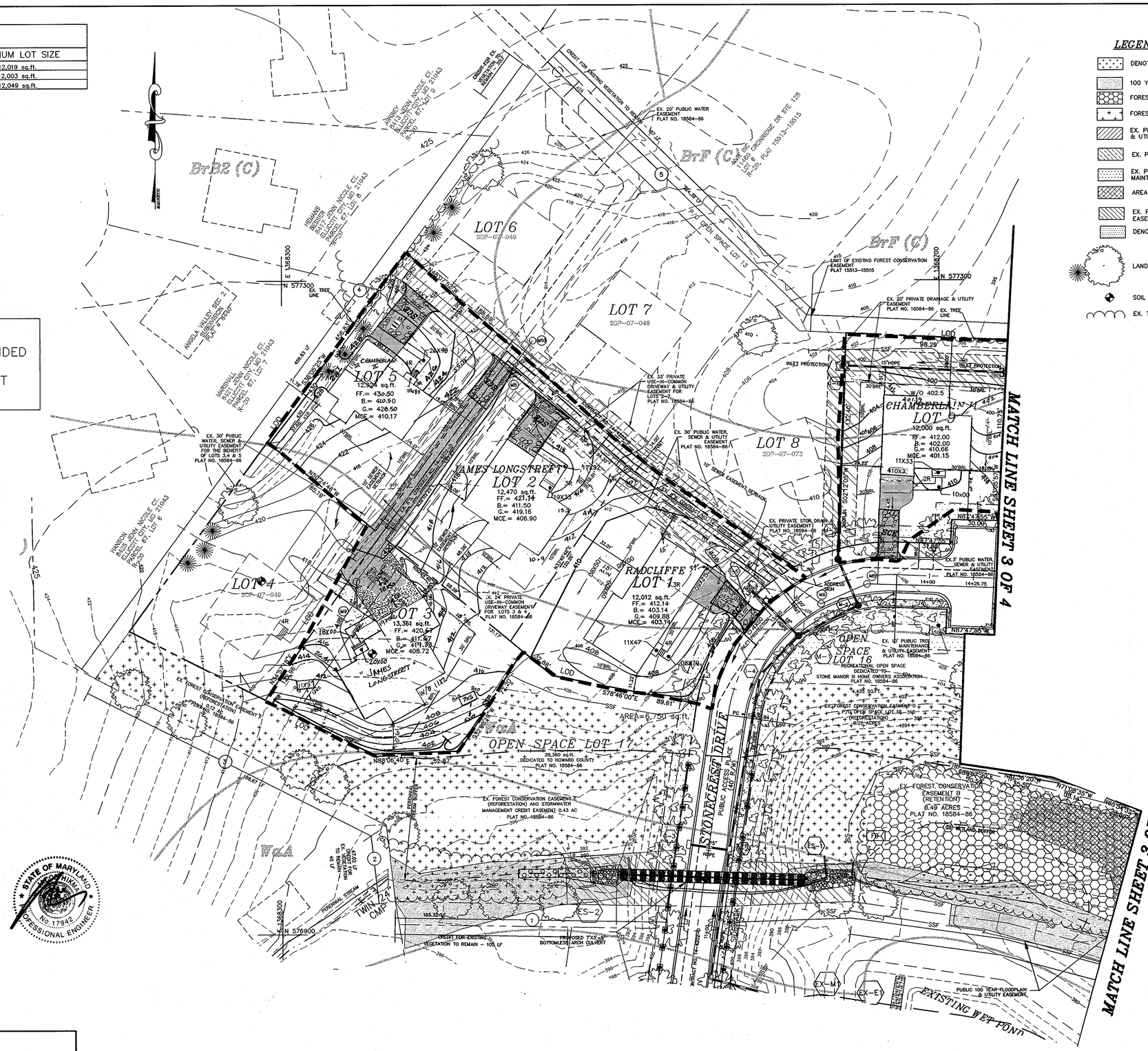
STONE MANOR, SECTION 3
LOTS 1–3, 5, 9 & 15 – SINGLE FAMILY DETACHED
TAX MAP 25, GRID 19, PARCELS 68 & 69
SECOND ELECTION DISTRICT — HOWARD COUNTY, MARYLAND
COVER SHEET

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



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

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 ERAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. ~~I SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT"~~ PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT."

SIGNATURE OF DEVELOPER — DATE 5-27-07
ROBERT L DORSEY
PRINTED NAME OF DEVELOPER

BY THE ENGINEER:

"I CERTIFY THAT THIS PLAN FOR ~~POND 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 DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS BUILT" PLAN OF THE POND WITHIN 30 DAYS ~~OF COMPLETION~~."

SIGNATURE OF ENGINEER — DATE 5/24/07
PRINTED NAME OF ENGINEER

STATE OF MARYLAND — JAMES M. MERRIKIN — No. 17942 — PROFESSIONAL ENGINEER

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

USDA - NATURAL RESOURCES CONSERVATION SERVICE — DATE 5/31/07

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

HOWARD SOIL CONSERVATION DISTRICT — DATE 5/31/07

APPROVED: DEPARTMENT OF PUBLIC WORKS

CHIEF, BUREAU OF HIGHWAYS — DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

J. Kristek-Maskal for C. Glenda — DATE 6-13-07
CHIEF, DIVISION OF LAND DEVELOPMENT

DATE 6/14/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Marsha S. McLaughlin — 6/14/07
director SDZ

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no.	description	date
5	REVISE GRADING LOT 5 TO MATCH AS-BUILT CONDITIONS	11/25/08
4	REVISE LOT 1 GRADING TO MATCH AND JAMES LONGSTREET TO MATCH AS-BUILT COND.	10/14/08
3	REVISE LOT 9 & LOT 5 AND "CHAMBERLAIN II" HOME TYPE TO LOT 5	8/19/08
2	REVISE GRADING LOT 2 & 9	12/14/07
1		

revisions

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

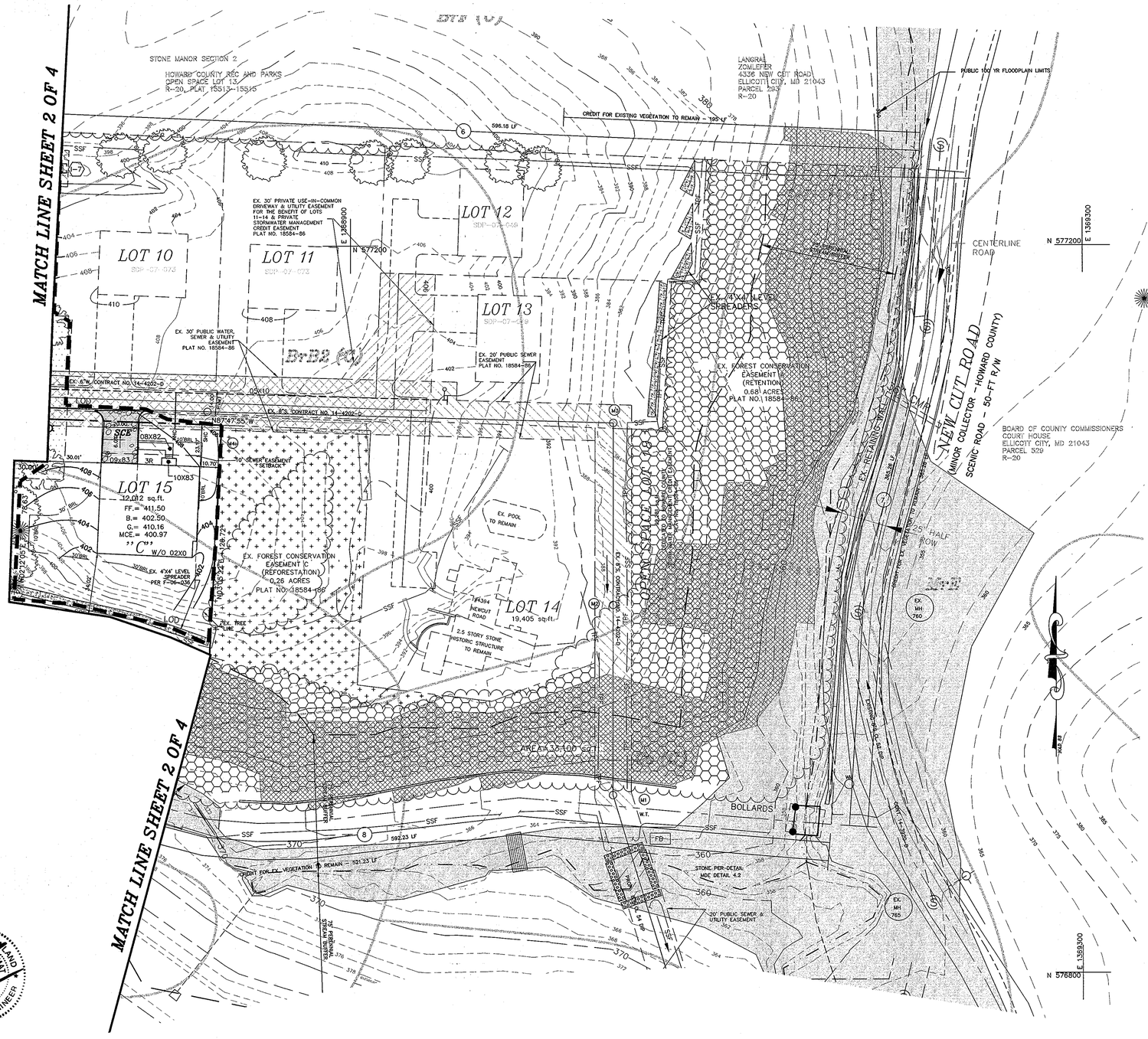
STONE MANOR SECTION 3

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 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

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



LEGEND

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- 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

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. I ~~SHALL~~ ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND NOTIFY THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT."

SIGNATURE OF DEVELOPER — DATE 5-24-07
PRINTED NAME OF DEVELOPER

BY THE ENGINEER:

"I CERTIFY THAT THIS PLAN FOR ~~POND 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 DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.~~"

SIGNATURE OF ENGINEER — DATE 5/24/07
PRINTED NAME OF ENGINEER

STATE OF MARYLAND — ROBERT J. DASHER — No. 17942 — PROFESSIONAL ENGINEER

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

USDA - NATURAL RESOURCES CONSERVATION SERVICE — DATE 5/31/07

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

HOWARD SOIL CONSERVATION DISTRICT — DATE 5/31/07

APPROVED: DEPARTMENT OF PUBLIC WORKS

CHIEF, BUREAU OF HIGHWAYS — DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 6-13-07

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 6/4/07

DIRECTOR — 6/14/07

H:\05-050\dwg\03-028-sdp-base-dorsey

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

no.	description	date
	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 Balt. (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-LIVED 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:
1) PREFERRED – APPLY 2 TONS PER ACRES 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 UREAFORM FERTILIZER (9 LBS./1000 SQ.FT.).
2) 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 LOBS. PER ACRE (.05 LBS./1000 SQ.FT.) OF WEEPING LOVEGRASS. 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 TONE/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 8 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, FOR 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 LOVEGRASS (.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 WEED FREE SMALL GRAIN TOOL OR 218 GAL PER ACRE (5 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING 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

1) 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 NAY CONSTRUCTION, (313-1855).

2) 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.

3) 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.

4) 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.

5) 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 DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.

6) 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.

7) SITE ANALYSIS:

TOTAL AREA OF SITE:	1.71	ACRES
AREA DISTURBED:	1.69	ACRES
AREA TO BE ROOFED OR PAVED:	0.80	ACRES
AREA TO BE VEGITATIVELY STABILIZED:	0.89	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.

8) ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.

9) ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

10) ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.

11) 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.

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 SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.~~ I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT." MM

[signature] 5-24-07
SIGNATURE OF DEVELOPER — DATE
ROBERT L. DORSEY JR.
PRINTED NAME OF DEVELOPER

BY THE ENGINEER:

"I CERTIFY THAT THIS PLAN FOR ~~POND 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 DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.~~" MM

[signature] 5/24/07
SIGNATURE OF ENGINEER — DATE
R. JACOB HIKMAT
PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR ~~SMALL POND~~ CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.
[signature] 5/31/07
USDA – NATURAL RESOURCES CONSERVATION SERVICE — DATE

THESE PLANS FOR ~~SMALL POND~~ CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
[signature] 5/31/07
HOWARD SOIL CONSERVATION DISTRICT — DATE

~~APPROVED: DEPARTMENT OF PUBLIC WORKS~~
~~CHIEF BUREAU OF HIGHWAYS~~ — DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
D. Kreuta-Manhardt for C. Ramp 6-13-07
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE

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

[signature] Director DPZ 6/18/07

STATE OF MARYLAND — R. JACOB HIKMAT — PROFESSIONAL ENGINEER

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BUILDER / DEVELOPER

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

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

I. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:

a. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.

b. 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.

c. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.

d. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.

II. 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

I. TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATION. 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.

II. TOPSOIL SPECIFICATIONS – SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:

i. 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 CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.

ii. 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.

iii. 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.

III. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:

i. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN <u>20.0 VEGETATIVE STABILIZATION</u> – SECTION i – VEGETATIVE STABILIZATION METHODS AND MATERIALS.

IV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:

i. ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:

a. 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 PERSCRIBED TO RAISE THE pH TO 6.5 OR HIGHER.

b. ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.

c. TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.

d. 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.

NOTE: TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.

ii. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN <u>20.0 VEGETATIVE STABILIZATION</u> – SECTION I – VEGETATIVE STABILIZATION METHODS AND MATERIALS.

V. TOPSOIL APPLICATION

i. 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.

ii. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBEIT 4" – 8" HIGHER IN ELEVATION.

iii. 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 SODDING 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.

iv. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.

VI. 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:

i. 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:

a. 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 26.04.06.

b. COMPOSTED SLUDGE SHALL CONTAIN AT LEASE 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHOURUS, 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.

c. COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET.

iv. COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILLIZER 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 SODDING. MD-VA, PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES. REVISED 1973.

EROSION AND SEDIMENT CONTROL NOTES

1. 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.
2. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AS THE FIRST ORDER OF BUSINESS.
3. ALL EXCAVATED MATERIALS SHALL BE STOCKPILED ON THE UPGRADE SIDE OF THE MAIN TRENCH.
4. EXCAVATION AND BACKFILL SHALL BE LIMITED TO THAT WHICH CAN BE STABILIZED WITHIN ONE WORKING DAY.
5. 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.
6. 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.
7. 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

1. MULCHES – SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRIMPED OR TACKED TO PREVENT BLOWING.

2. VEGETATIVE COVER – SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER.

3. TILLAGE – TO ROUGHTN 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 APCED ABOUT 12" APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

4. 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.

5. 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 INTERVALT OF ABOUT 10 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING SOIL BLOWING.

6. CALCIUM CHLORIDE – APPLY AT RATES THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.

SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT (1 DAY)
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT LOCATION SHOWN (1 DAY)
3. CONSTRUCT SILT FENCES AND SUPER SILT FENCES (2 DAYS)
4. CONSTRUCT SITE TO GRADES INDICATED WITH PERMISSION FROM INSPECTOR BEFORE PROCEEDING (10 DAYS).
5. CONSTRUCT HOUSES (90 – 180 DAYS)
6. COMPLETE FINE GRADING OF SITE TO GRADES INDICATED (2 DAYS).
7. SEED AND MULCH ALL REMAINING DISTURBED AREAS (1 DAY).
8. 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).

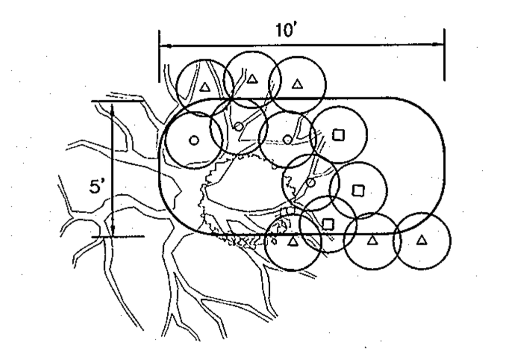
OPERATION AND MAINTENANCE SCHEDULE FOR RAIN GARDENS

A. ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER AND SOIL LAYER IS REQUIRED. MAINTENANCE OF MULCH AND SOIL 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.

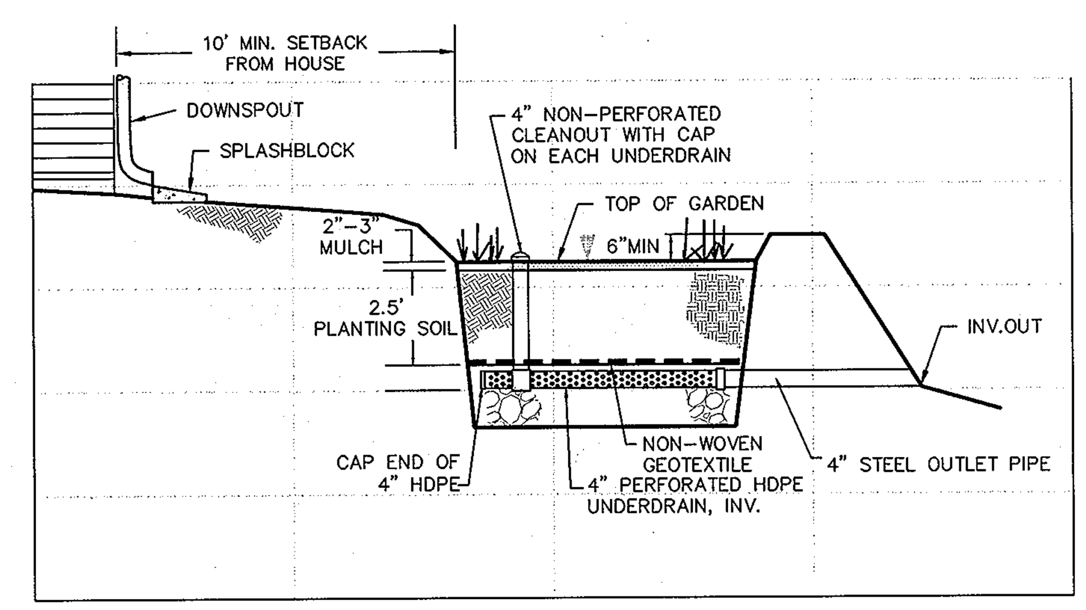
B. SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, TREATMENT OF ALL DISEASED TREES AND SHRUBS AND REPLACEMENT OF ALL DEFICIENT STAKES AND WIRES.

C. MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.

D. SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.



TYP. RAIN GARDEN DETAIL
SCALE : NTS



TYPICAL 5' x 10' RAIN GARDEN PROFILE
NTS

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'

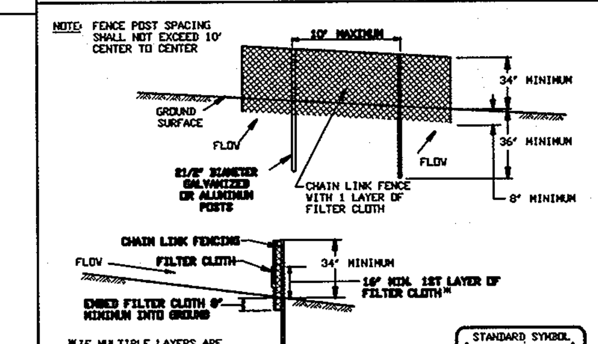
SUPER SILT FENCE

Design Criteria

Slope	Slope Steepness	Slope Length (maximum)	Silt Fence Length (maximum)
0 – 10%	0 – 10:1	Unlimited	Unlimited
10 – 20%	10:1 – 5:1	200 feet	1,500 feet
20 – 33%	5:1 – 3:1	100 feet	1,000 feet
33 – 50%	3:1 – 2:1	100 feet	500 feet
50% +	2:1 +	50 feet	250 feet

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE — PAGE H - 26 - 3A — MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 33 – SUPER SILT FENCE



Construction Specifications

1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6' length posts.

2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.

3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.

4. Filter cloth shall be embedded a minimum of 8" into the ground.

5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.

6. Maintenance shall be performed as needed and silt buildups removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height

7. Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal/ft²/minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE — PAGE H - 26 - 3 — MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

SILT FENCE

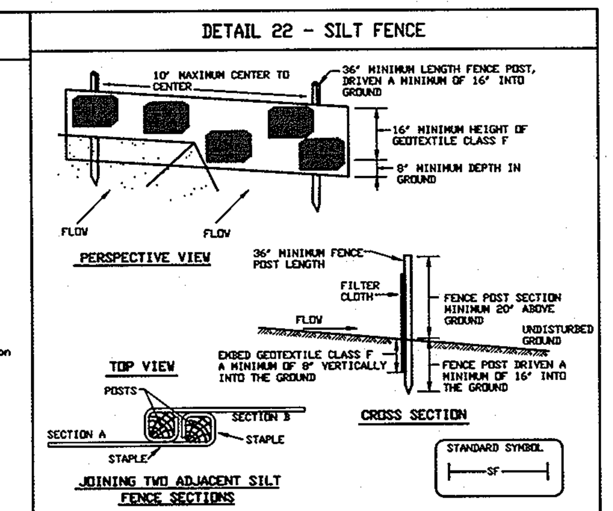
Silt Fence Design Criteria

Slope Steepness	(Maximum) Slope Length	(Maximum) Silt Fence Length
Flatter than 50:1	unlimited	unlimited
50:1 to 10:1	125 feet	1,000 feet
10:1 to 5:1	100 feet	750 feet
5:1 to 3:1	60 feet	500 feet
3:1 to 2:1	40 feet	250 feet
2:1 and steeper	20 feet	125 feet

Note: In areas of less than 2% slope and sandy soils (USDA general classification system, soil Class A) maximum slope length and silt fence length will be unlimited. In these areas a silt fence may be the only perimeter control required.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE — PAGE E - 15 - 3A — MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 22 – SILT FENCE



Construction Specifications

1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 11/2" x 11/2" square (minimum) cut, or 13/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 1.00 pond per linear foot.

2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:

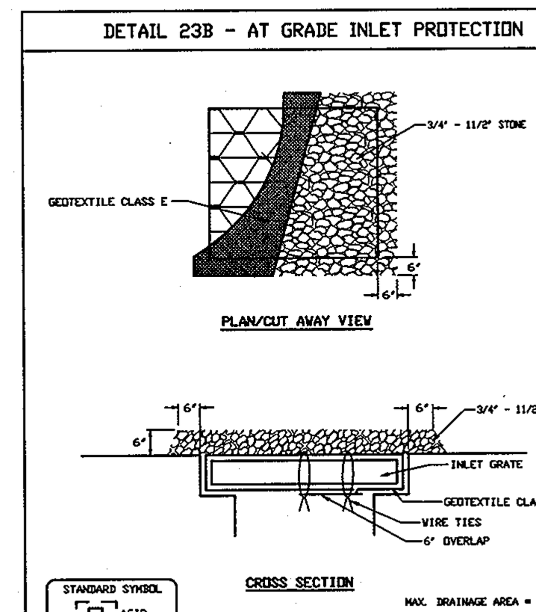
Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal ft²/ minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.

4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE — PAGE E - 15 - 3 — MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 23B – AT GRADE INLET PROTECTION



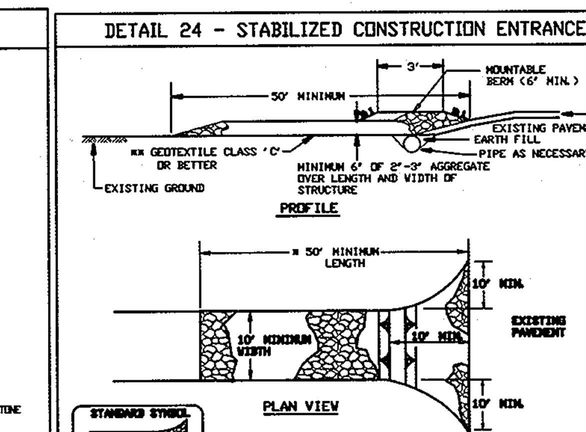
Construction Specifications

1. Lift grate and wrap with Geotextile Class E to completely cover all openings, then set grate back in place.

2. Place 3/4" to 11/2" stone, 4"-6" thick on the grate to secure the fabric and provide additional filtration.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE — PAGE E - 16 - 5A — MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 24 – STABILIZED CONSTRUCTION ENTRANCE



Construction Specification

1. Length – minimum of 50' (*30' for single residence lot).

2. Width – 10' minimum, should be flared at the existing road to provide a turning radius.

3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. **The plan approval authority may not require single family residences to use geotextile.

4. Stone – crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.

5. Surface Water – all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.

6. Location – A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE — PAGE F - 17 - 3 — MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

PLANT LIST

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
1		PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2-1/2" – 3" CAL.
1		ILEX GLABRA	INK BERRY	2' – 3' HT.
6		LOBELIA SIPHILITICA	GREAT BLUE LOBELIA	1 GAL. CONTAINER
4		ONOCLEA SENSIBILIS	SENSITIVE FERN	1 GAL. CONTAINER
3		ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	1 GAL. CONTAINER

<u>TOTAL</u>: 13 PERENNIALS, 1 SHRUB, 1 TREE (PER EACH RAIN GARDEN)

project	date
05-050	MAY 2007
illustration	engineering
MMT	MMT
scale	approval
NTS	

no.	description revisions	date

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
SEDIMENT CONTROL NOTES AND DETAILS

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

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.

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

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. ~~I SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.~~ I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT."

SIGNATURE OF DEVELOPER — DATE 5-27-07
PRINTED NAME OF DEVELOPER

BY THE ENGINEER:

"I CERTIFY THAT THIS PLAN FOR ~~POND 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 DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION."

SIGNATURE OF ENGINEER — DATE 5/24/07
PRINTED NAME OF ENGINEER

STATE OF MARYLAND — NO. 17942 — PROFESSIONAL ENGINEER

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

USDA - NATURAL RESOURCES CONSERVATION SERVICE — DATE 5/31/07

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

HOWARD SOIL CONSERVATION DISTRICT — DATE 5/31/07

APPROVED: DEPARTMENT OF PUBLIC WORKS

CHIEF, BUREAU OF HIGHWAYS — DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 6-13-07

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 6/14/07

director SDP

H:\05-050\dwg\03-028-sdp-base-dorsey

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

no.	description	date
1	REVISE GRADING LOTS 2-9	12/14/07

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 Balt. (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

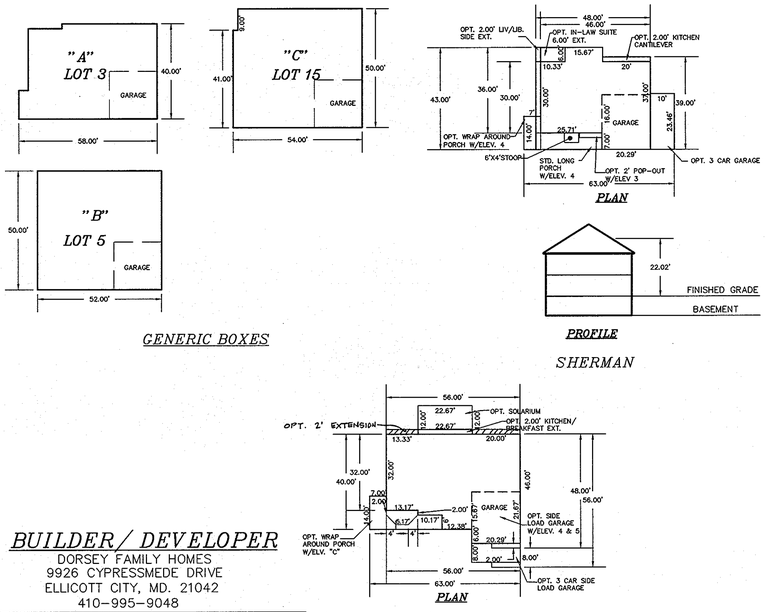
NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	SITE DEVELOPMENT PLAN
4	SEDIMENT CONTROL NOTES AND DETAILS

PERMIT INFORMATION BLOCK

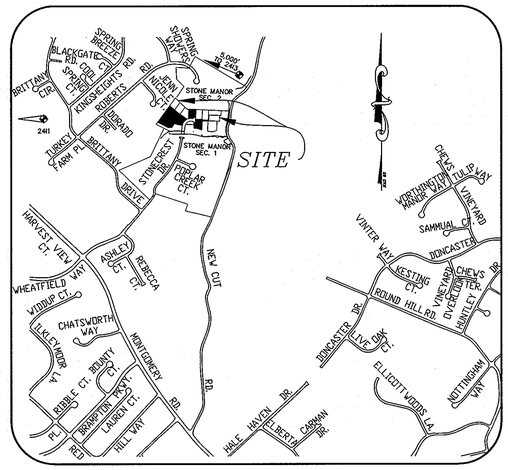
SUBDIVISION NAME	SECTION/AREA	PARCEL:
STONE MANOR	SECTION 3	LOTS 1–3, 5, 9 AND 15

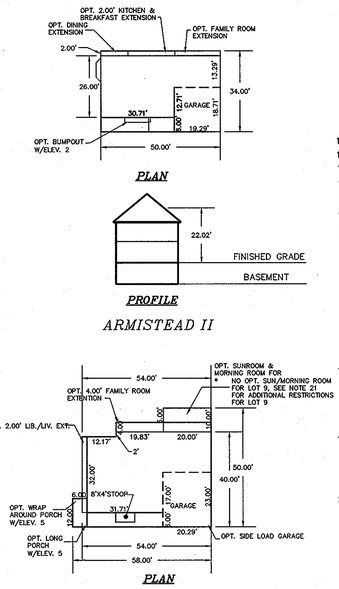
PLAT NO.	BLOCK(S)	ZONING	TAX MAP NO.	ELECTION DISTRICT	CENSUS TRACT
18584–86	19	R–20	25	2ND	6028.00

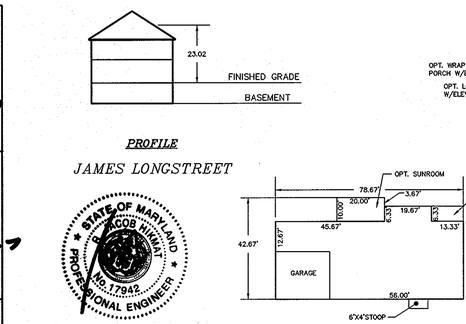
WATER CODE	SEWER CODE
1–E18	7550000

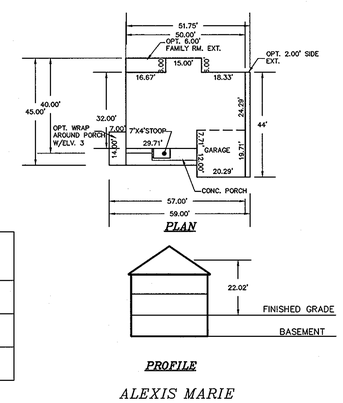


GENERIC BOXES









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 3 CAR GARAGE	NO WRAP AROUND PORCH	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

1. 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.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
3. 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.
4. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:

MISS 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

5. 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
6. TOPOGRAPHIC AND BOUNDARY INFORMATION IS BASED ON MONUMENTED FIELD RUN SURVEY BY MILDENBERG, BOENDER AND ASSOC. INC. PERFORMED IN OR ABOUT AUGUST, 2003. VERTICAL DATUM IS NAD 83.
7. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 2411 & 2413 (ALL UNITS ARE IN FEET). HOWARD COUNTY CONTROL STATIONS CONSIST OF A STANDARD STAMPED DISC SET ON TOP OF CONCRETE COLUMN.

STA. No. 2411	N 577,298.654 E 1,366,075.133	ELEV. 437.831
STA. No. 2413	N 580,648.904 E 1,364,974.471	ELEV. 404.482

8. 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.
9. NO CEMETERIES EXIST ON SITE.
10. HISTORIC STRUCTURE HO–421 (STONE HOUSE @ BON AIR) IS TO REMAIN AS PART OF LOT 14.
11. TRAFFIC STUDY BY MARS GROUP, DATED AUG. 2003. APPROVED MARCH 19, 2004.
12. WETLANDS, STREAMS, 25% STEEP SLOPES AND FLOODPLAINS DO EXIST ON SITE.
13. PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED.
14. CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
15. ALL DRIVEWAYS ENTRANCES TO BE H.C.STD. R–6.06 UNLESS OTHERWISE NOTED.
16. 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 (CULVERT/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.
17. 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.
18. 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 $7,841.06. FINANCIAL SURETY FOR THE ON–SITE RETENTION AND REFORESTATION WILL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT UNDER F–06–036.
19. 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.
20. 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.
21. 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.
22. OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED UNDER F–06–36.
23. 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.
24. 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.
25. 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.
26. 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.
27. 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.
28. 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.
29. 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).
30. 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.
31. 10' SEWER EASEMENT SETBACK SHOWN ON LOTS 1, 2, 3, 5 AND 15 IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE DESIGN MANUAL.
32. 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.
33. 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 324.
34. 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
ELLICOTT 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 WORK ON THE PROJECT. I ALSO AUTHORIZE PERIODIC ON–SITE INSPECTIONS BY THE NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF DEVELOPER — DATE 5/24/07
ROBERT L DORSEYER
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.

SIGNATURE OF ENGINEER — DATE 5/24/07
R. JACOB HIKMAT
PRINTED NAME OF ENGINEER

STATE OF MARYLAND — R. JACOB HIKMAT — No. 17942 — PROFESSIONAL ENGINEER

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

USDA – NATURAL RESOURCE CONSERVATION SERVICE — DATE 5/31/07

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

HOWARD SOIL CONSERVATION DISTRICT — DATE 5/31/07

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 6/4/07
for
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 6-13-07
DIRECTOR — DATE 6/14/07

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project	date
03–028	MAY 2007
illustration	engineering
MMT	MMT
scale	approval
1"=30'	

no.	description	date
1	Add 2' Extension To James Longstreet	11-14-07

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
COVER SHEET

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

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.

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

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. ~~I SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND NOTIFY THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.~~ I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT."

SIGNATURE OF DEVELOPER — DATE 5-27-07
PRINTED NAME OF DEVELOPER — Robert L Dorsey

BY THE ENGINEER:

"I CERTIFY THAT THIS PLAN FOR ~~POND 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 DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION."

SIGNATURE OF ENGINEER — DATE 5/24/07
PRINTED NAME OF ENGINEER

STATE OF MARYLAND — JOHN C. HIMES — No. 17942 — PROFESSIONAL ENGINEER

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

USDA - NATURAL RESOURCES CONSERVATION SERVICE — DATE 5/31/07

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

HOWARD SOIL CONSERVATION DISTRICT — DATE 5/31/07

APPROVED: DEPARTMENT OF PUBLIC WORKS

CHIEF, BUREAU OF HIGHWAYS — DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 6-13-07

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 6/14/07

director DPZ

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

no.	description	date
2	ADD CHAMBERLAIN II HOUSE TYPE TO LOT 8	11/21/08
1	REVISE GRADING PER S.D.P.	10/31/07

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 Balt. (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

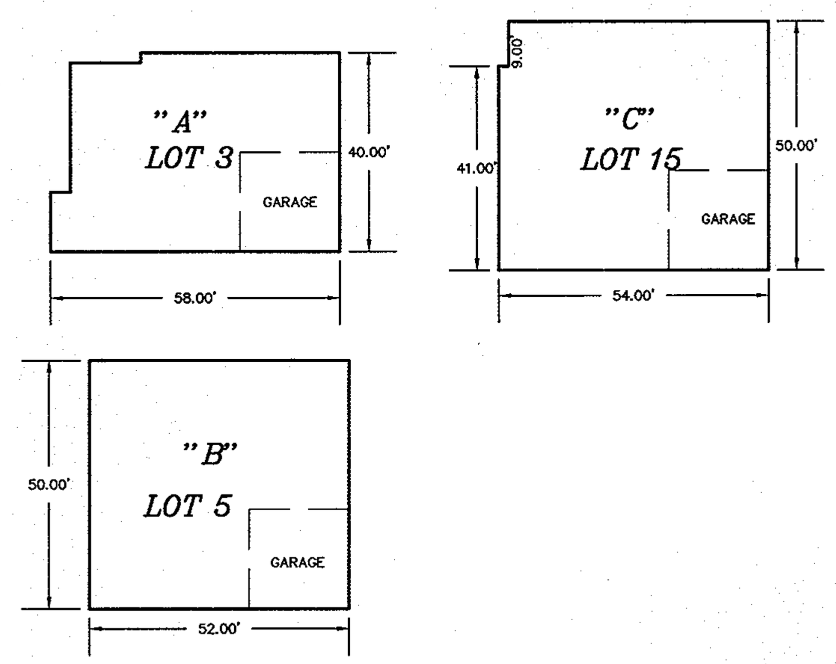
LOT #	ADDRESS
1	4390 STONECREST DR.
2	4386 STONECREST DR.
3	4382 STONECREST DR.
5	4374 STONECREST DR.
9	4358 STONECREST DR.
15	4351 STONECREST DR.

INDEX OF DRAWINGS

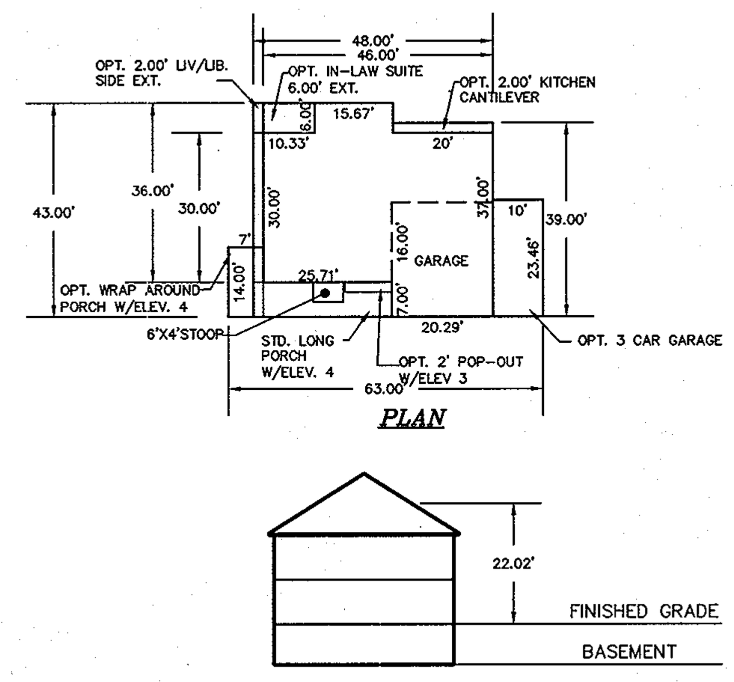
NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	SITE DEVELOPMENT PLAN
4	SEDIMENT CONTROL NOTES AND DETAILS

PERMIT INFORMATION BLOCK

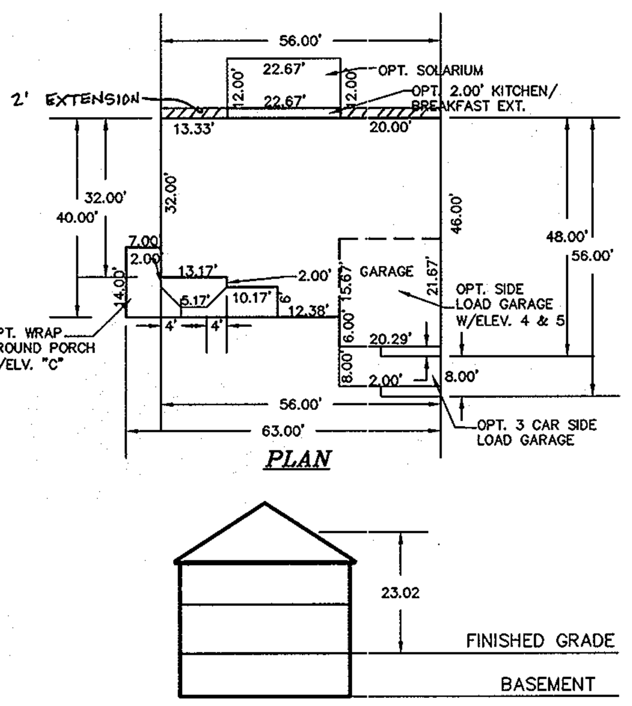
SUBDIVISION NAME			SECTION/AREA		PARCEL:
STONE MANOR			SECTION 3		LOTS 1–3, 5, 9 AND 15
PLAT NO.	BLOCK(S)	ZONING	TAX MAP NO.	ELECTION DISTRICT	CENSUS TRACT
18584-86	19	R-20	25	2ND	6028.00
WATER CODE 1-E18			SEWER CODE 7550000		



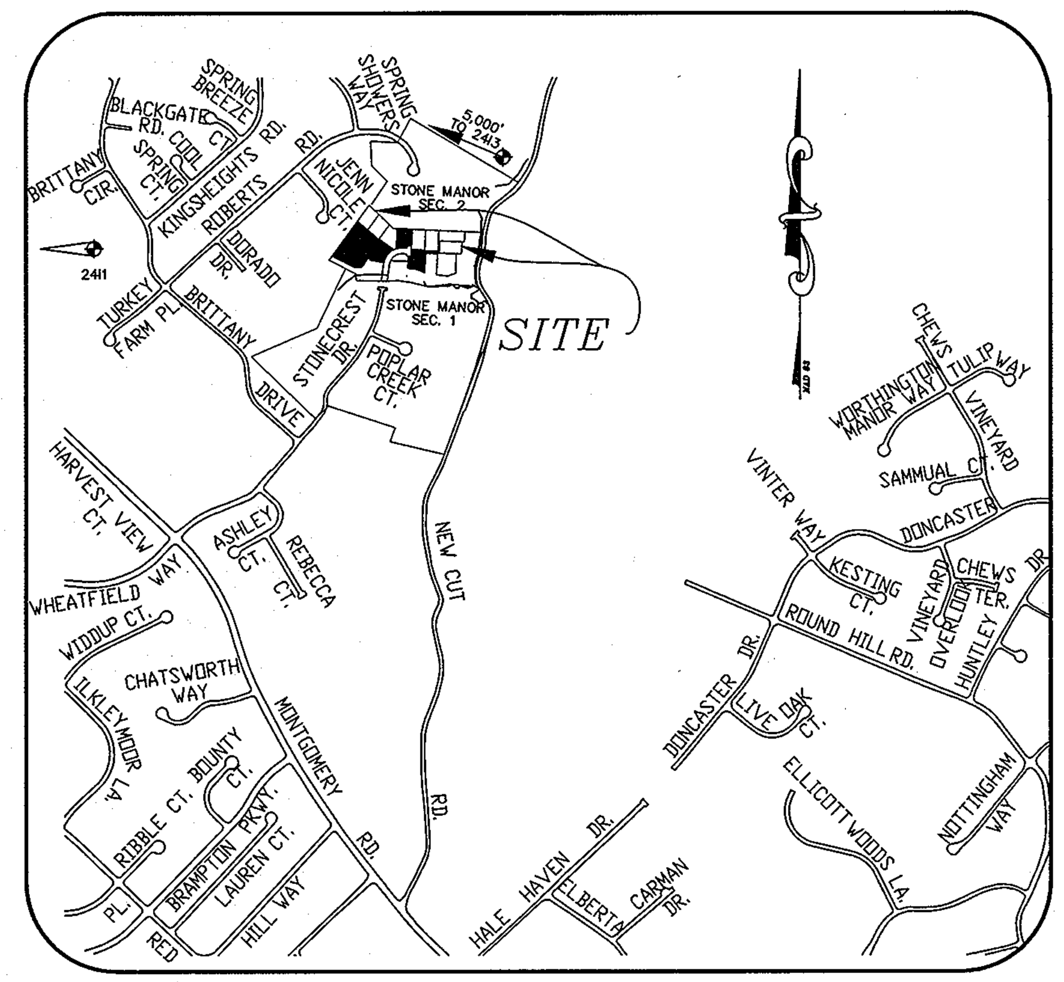
GENERIC BOXES



SHERMAN

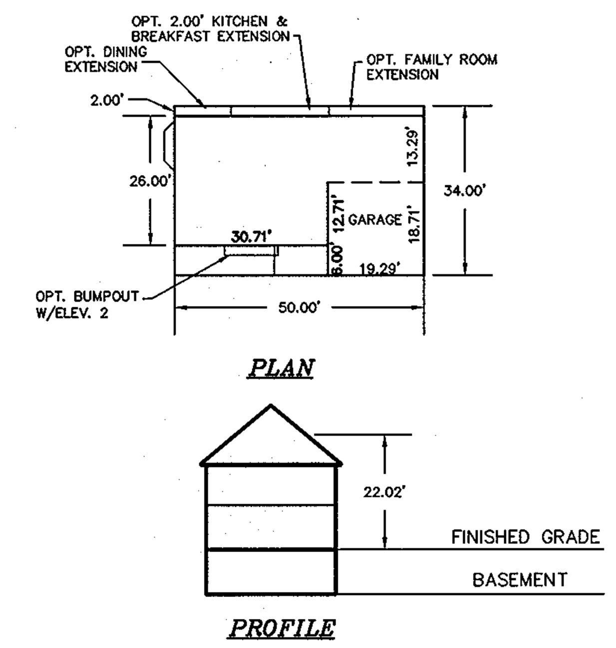


JAMES LONGSTREET

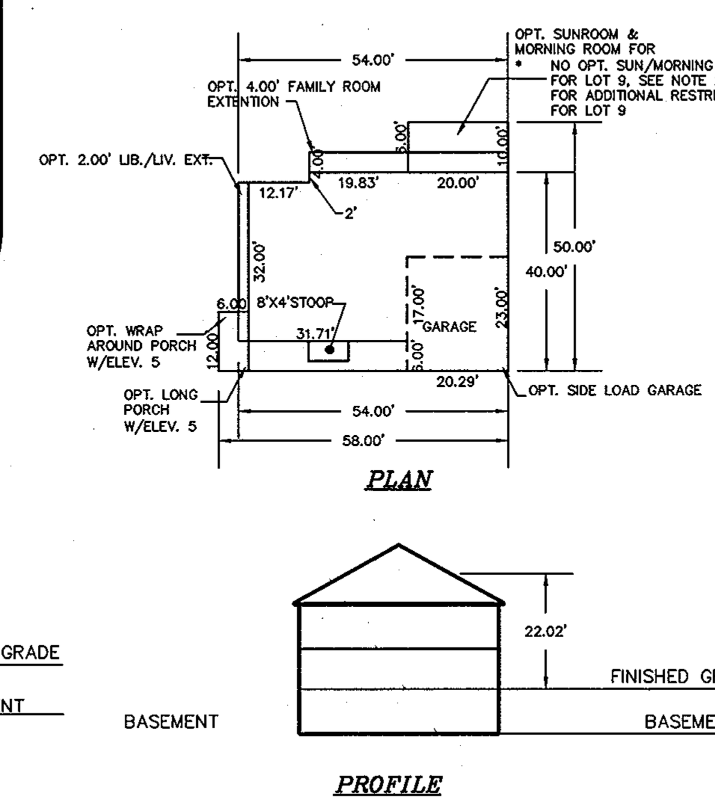


VICINITY MAP

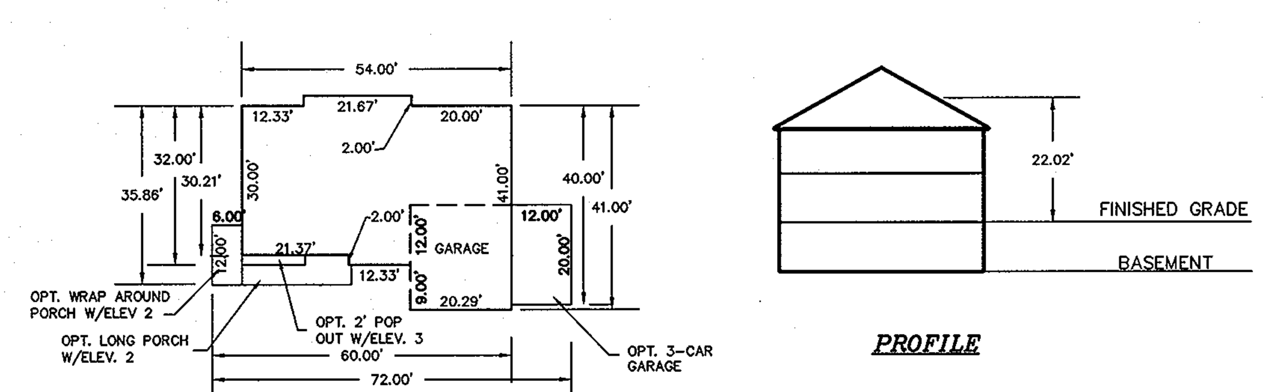
SCALE: 1'=1000'
ADC MAP COORDINATE: 12-F12



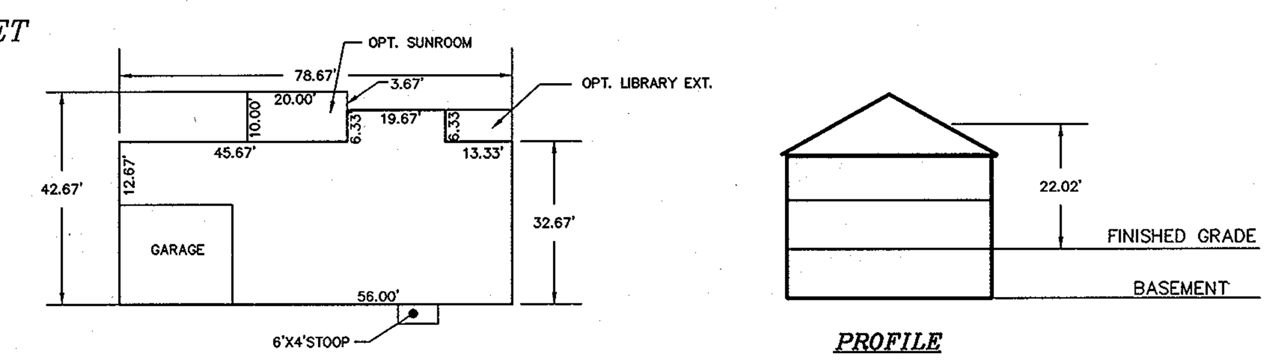
ARMISTEAD II



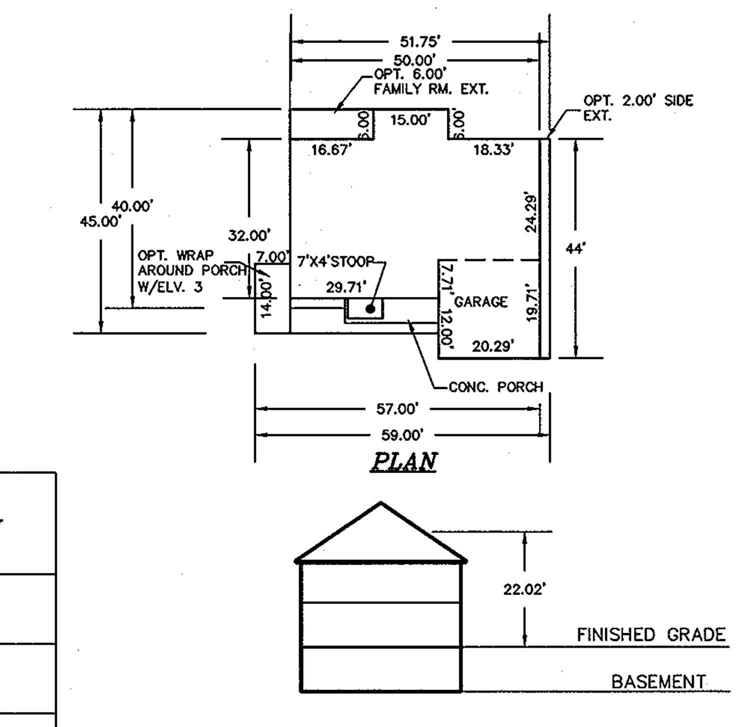
CHAMBERLAIN II



AUSTIN WESLEY



RADCLIFFE



ALEXIS MARIE

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

BUILDER/ DEVELOPER

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

DEVELOPERS CERTIFICATE

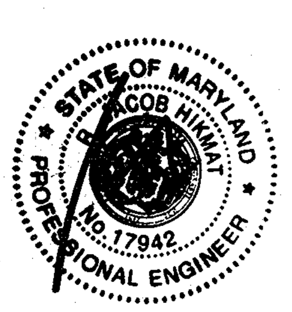
I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING OF THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

Robert S. Dorsey 5/24/07
SIGNATURE OF DEVELOPER DATE
ROBERT L DORSEY
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.

5/24/07
SIGNATURE OF ENGINEER DATE
R. JACOB HIKMAT
PRINTED NAME OF ENGINEER



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

Jim Meyer 5/31/07
USDA – NATURAL RESOURCE CONSERVATION SERVICE DATE

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

John K. Robertson 5/31/07
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

6/4/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
J. Krista-Marahault for Glenn 6-13-07
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
6/14/07
DIRECTOR DATE

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GENERAL NOTES

1. 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.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
3. 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.
4. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:

MISS 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

5. 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
6. TOPOGRAPHIC AND BOUNDARY INFORMATION IS BASED ON MONUMENTED FIELD RUN SURVEY BY MILDENBERG, BOENDER AND ASSOC. INC. PERFORMED IN OR ABOUT AUGUST, 2003. VERTICAL DATUM IS NAD 83.
7. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 2411 & 2413 (ALL UNITS ARE IN FEET). HOWARD COUNTY CONTROL STATIONS CONSIST OF A STANDARD STAMPED DISC SET ON TOP OF CONCRETE COLUMN.
   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
8. 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.
9. NO CEMETERIES EXIST ON SITE.
10. HISTORIC STRUCTURE HO-421 (STONE HOUSE @ BON AIR) IS TO REMAIN AS PART OF LOT 14.
11. TRAFFIC STUDY BY MARS GROUP, DATED AUG. 2003. APPROVED MARCH 19, 2004.
12. WETLANDS, STREAMS, 25% STEEP SLOPES AND FLOODPLAINS DO EXIST ON SITE.
13. PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED.
14. CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
15. ALL DRIVEWAYS ENTRANCES TO BE H.C.STD. R-6.06 UNLESS OTHERWISE NOTED.
16. 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 (CULVERT/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.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED UNDER F-06-36.
23. 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.
24. 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.
25. 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.
26. 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.
27. 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.
28. 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.
29. 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).
30. 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.
31. 10' SEWER EASEMENT SETBACK SHOWN ON LOTS 1, 2, 3, 5 AND 15 IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE DESIGN MANUAL.
32. 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.
33. 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 704.
34. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
35. ON DECEMBER 17, 2007, RONALD G. LEPSON, CHIEF, BUREAU OF ENGINEERING, DPW, APPROVED A REDUCTION OF THE REQUIRED 10' HORIZONTAL CLEARANCE (AS REQ'D BY SEC 5.4.B.5 OF THE HOWARD COUNTY DESIGN MANUAL, VOL II - WATER AND SEWER) TO 8' BETWEEN THE EDGE OF THE 30' PUBLIC WATER, SEWER AND UTILITY EASEMENT AND THE PROPOSED DWELLING ON LOT 5.
36. "NO IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED WITHIN THE PUBLIC WATER AND SEWER AND UTILITY EASEMENTS THAT WILL IMPEDE OR HINDER ACCESS TO THE WATER OR SEWER MAINS. IMPROVEMENTS SUCH AS DECKS, FENCING AND TREES SHALL NOT BE PLACED WITHIN THE EASEMENT.

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

no.	description	date
1	ADD 2' EXTENSION TO JAMES LONGSTREET	12/4/07
2.	ADD GEN NOTES 35 & 36 PER DPZ REQ	1/25/08
	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

COVER SHEET

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

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

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. ~~I SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE FOND CONSTRUCTION AND NOTIFY THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.~~"

SIGNATURE OF DEVELOPER — DATE 5-27-07
ROBERT L DORSEY
PRINTED NAME OF DEVELOPER

BY THE ENGINEER:

"I CERTIFY THAT THIS PLAN FOR ~~POND 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 DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN ~~"AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION~~."

SIGNATURE OF ENGINEER — DATE 5/24/07
PRINTED NAME OF ENGINEER

STATE OF MARYLAND — JOHN W. HIMES — No. 17947 — PROFESSIONAL ENGINEER

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

USDA - NATURAL RESOURCES CONSERVATION SERVICE — DATE 5/31/07

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

HOWARD SOIL CONSERVATION DISTRICT — DATE 5/31/07

APPROVED: DEPARTMENT OF PUBLIC WORKS

CHIEF, BUREAU OF HIGHWAYS — DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

T. Kristie Mewshaw for C. Glenn — DATE 6-13-07
CHIEF, DIVISION OF LAND DEVELOPMENT

DATE 6/14/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION

director SDP

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

no.	description	date
3	ADD "JAMES LONGSTREET" TO LOT 5	4/9/16
2	ADD "CHAMBERLAIN II" HOUSE TYPE TO LOT 9	11/21/08
1	REVISE GRADING LOTS 2-9	12/14/07

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 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

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SITE DEVELOPMENT PLAN
STONE MANOR
SECTION 3
LOTS 1–3, 5, 9 AND 15
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

ADDRESS CHART

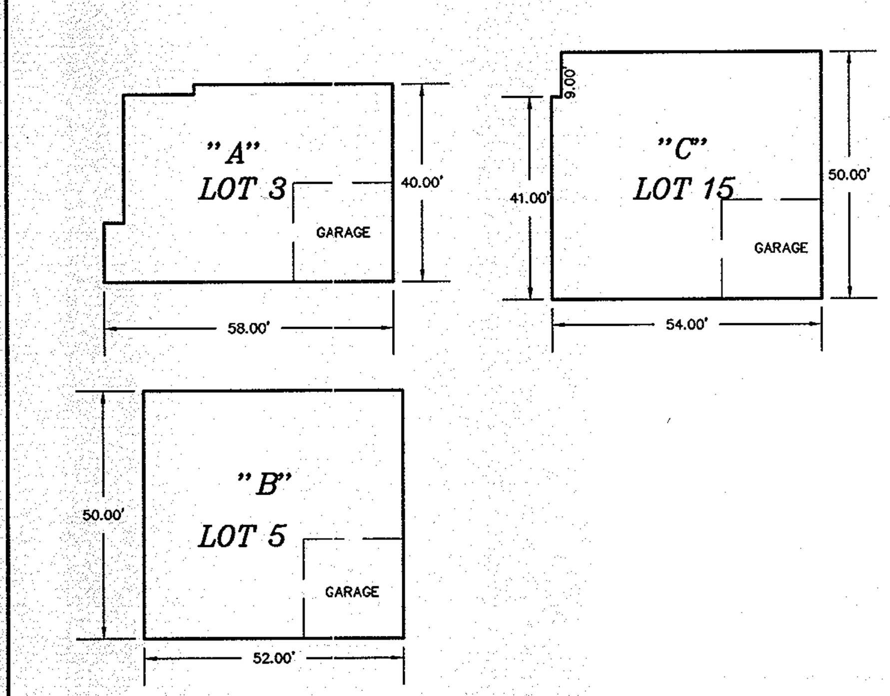
LOT #	ADDRESS
1	4390 STONECREST DR.
2	4386 STONECREST DR.
3	4382 STONECREST DR.
5	4374 STONECREST DR.
9	4358 STONECREST DR.
15	4351 STONECREST DR.

INDEX OF DRAWINGS

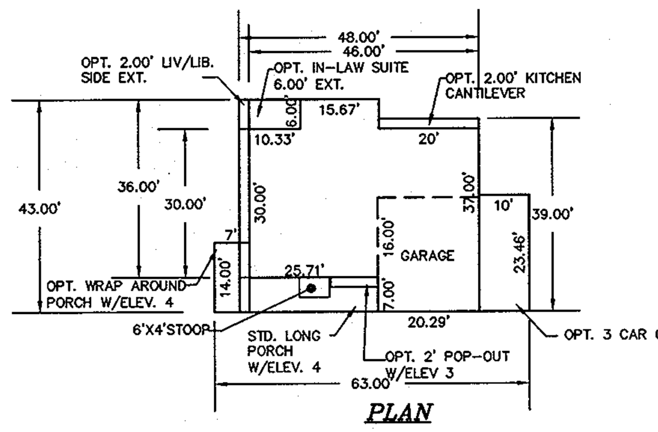
NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	SITE DEVELOPMENT PLAN
4	SEDIMENT CONTROL NOTES AND DETAILS

PERMIT INFORMATION BLOCK

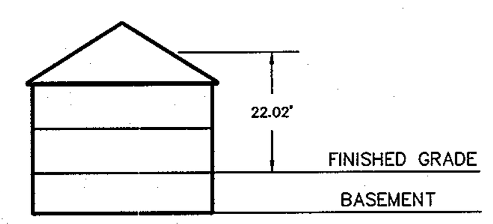
SUBDIVISION NAME STONE MANOR			SECTION/AREA SECTION 3	PARCEL: LOTS 1–3, 5, 9 AND 15	
PLAT NO. 18584–86	BLOCK(S) 19	ZONING R–20	TAX MAP NO. 25	ELECTION DISTRICT 2ND	CENSUS TRACT 6028.00
WATER CODE 1--E18			SEWER CODE 7550000		



GENERIC BOXES

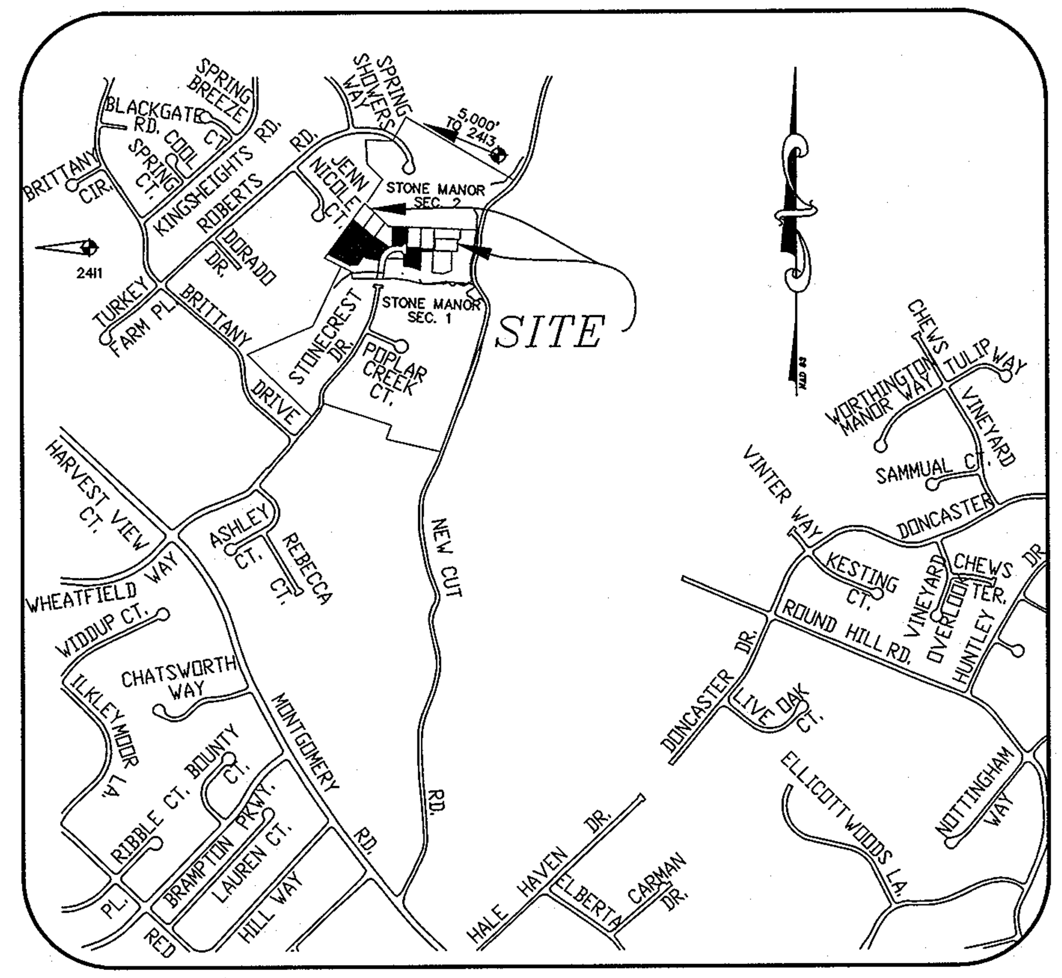


PLAN



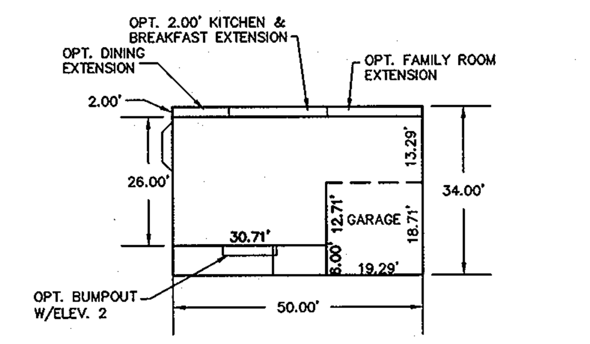
PROFILE

SHERMAN



VICINITY MAP

SCALE: 1'=1000'
ADC MAP COORDINATE: 12–F12



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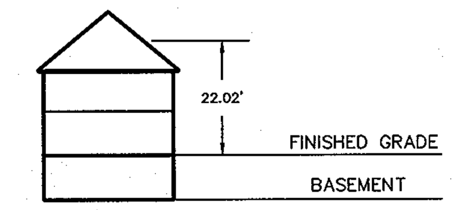
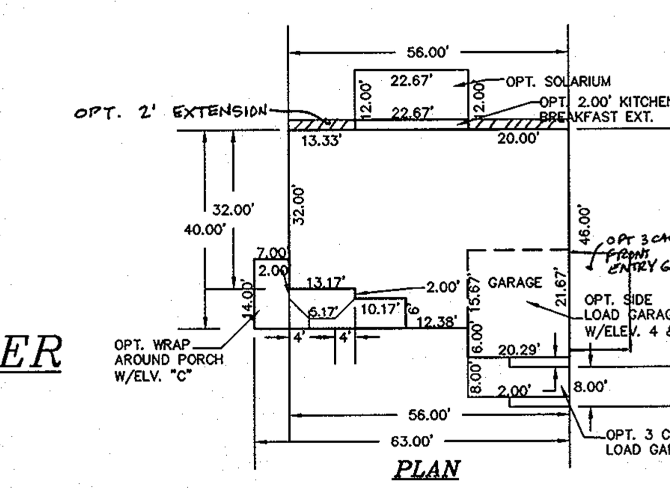


PROFILE

ARMISTEAD II



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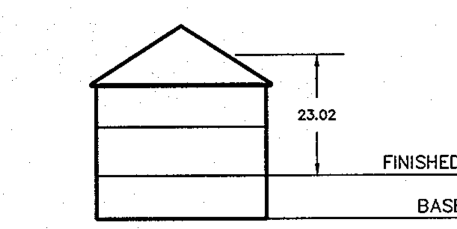
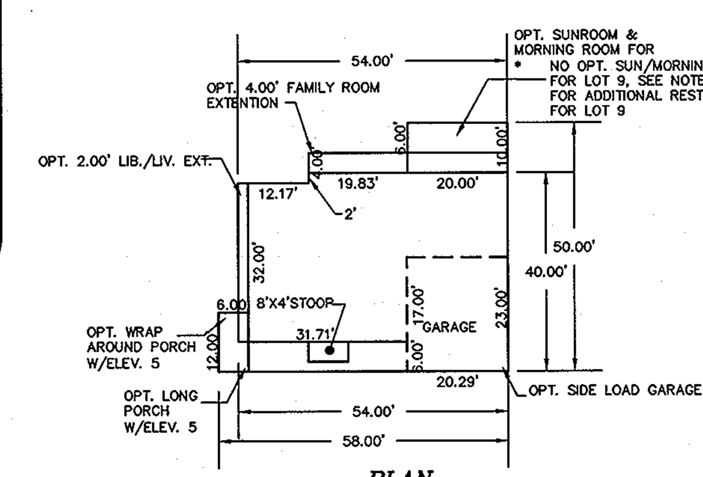


PROFILE

JAMES LONGSTREET



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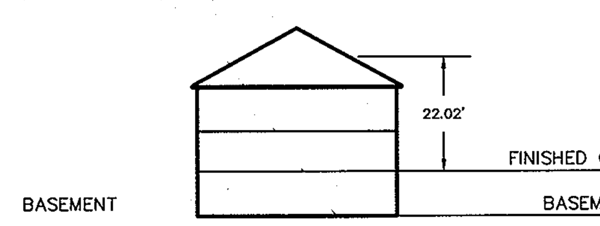
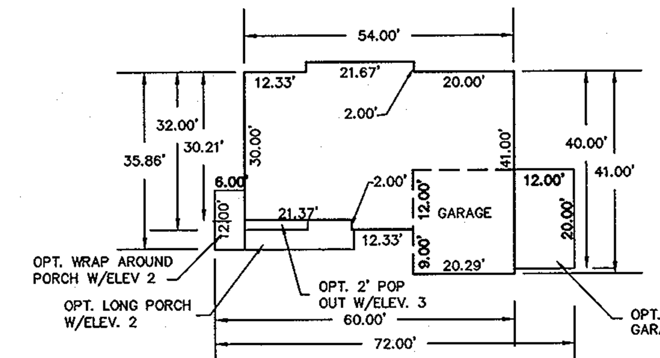


PROFILE

CHAMBERLAIN II



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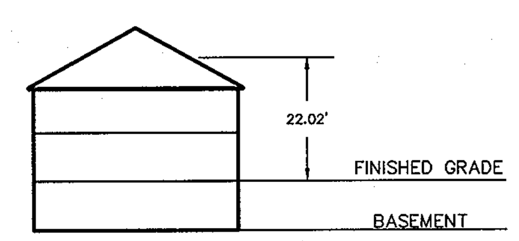
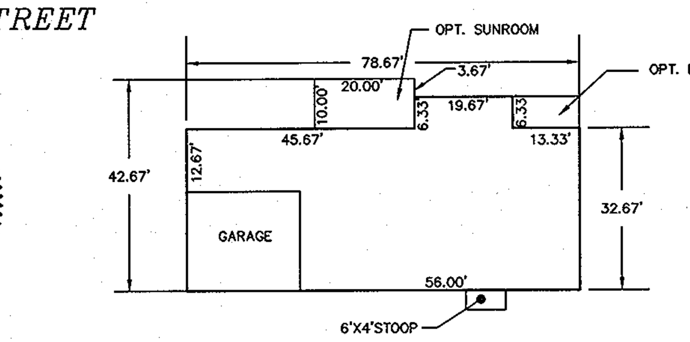


PROFILE

AUSTIN WESLEY



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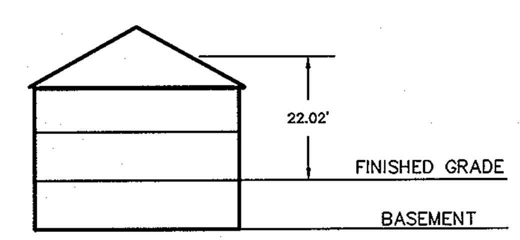
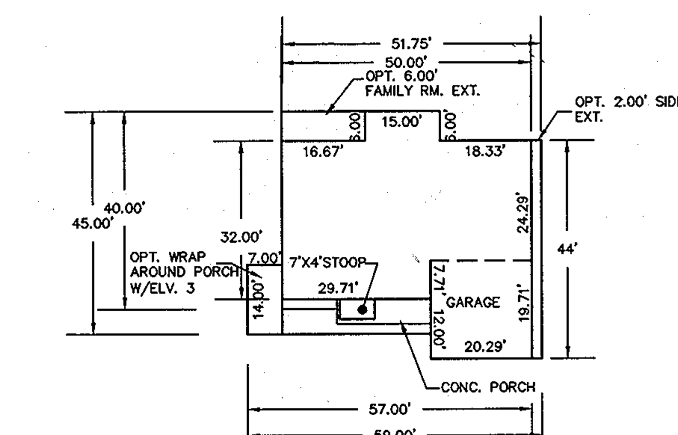
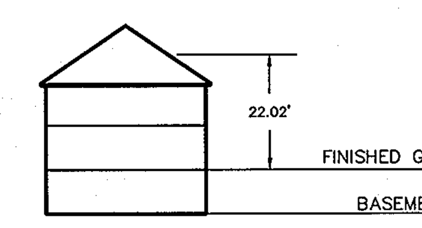


PROFILE

RADCLIFFE



PLAN



PROFILE

ALEXIS MARIE

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

BUILDER/ DEVELOPER

DORSEY FAMILY HOMES
9926 CYPRESSMEDE DRIVE
ELLICOTT 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 OF THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

[signature] 5/24/07
SIGNATURE OF DEVELOPER — DATE
ROBERT L DORSEY
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.

[signature] 5/24/07
SIGNATURE OF ENGINEER — DATE
R. JACOB HIKMAT
PRINTED NAME OF ENGINEER

STATE OF MARYLAND — R. JACOB HIKMAT — No. 17942 — PROFESSIONAL ENGINEER

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

Jim Meyer 5/31/07
USDA – NATURAL RESOURCE CONSERVATION SERVICE — DATE

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

[signature] 5/31/07
HOWARD SOIL CONSERVATION DISTRICT — DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

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

J. Krista-Mueckel for [signature] 6-13-07
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE

[signature] 6/14/07
DIRECTOR — DATE

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GENERAL NOTES

1. 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.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
3. 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.
4. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:

MISS 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

5. 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
6. TOPOGRAPHIC AND BOUNDARY INFORMATION IS BASED ON MONUMENTED FIELD RUN SURVEY BY MILDENBERG, BOENDER AND ASSOC. INC. PERFORMED IN OR ABOUT AUGUST, 2003. VERTICAL DATUM IS NAD 83.
7. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 2411 & 2413 (ALL UNITS ARE IN FEET). HOWARD COUNTY CONTROL STATIONS CONSIST OF A STANDARD STAMPED DISC SET ON TOP OF CONCRETE COLUMN.

STA. No. 2411	N 577,298.654 E 1,366,075.133	ELEV. 437.831
STA. No. 2413	N 580,648.904 E 1,364,974.471	ELEV. 404.482

8. 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.
9. NO CEMETERIES EXIST ON SITE.
10. HISTORIC STRUCTURE HO–421 (STONE HOUSE @ BON AIR) IS TO REMAIN AS PART OF LOT 14.
11. TRAFFIC STUDY BY MARS GROUP, DATED AUG. 2003. APPROVED MARCH 19, 2004.
12. WETLANDS, STREAMS, 25% STEEP SLOPES AND FLOODPLAINS DO EXIST ON SITE.
13. PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED.
14. CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
15. ALL DRIVEWAYS ENTRANCES TO BE H.C.STD. R–6.06 UNLESS OTHERWISE NOTED.
16. 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 (CULVERT/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.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED UNDER F–06–36.
23. 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.
24. 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.
25. 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.
26. 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.
27. 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.
28. 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.
29. 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).
30. 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.
31. 10' SEWER EASEMENT SETBACK SHOWN ON LOTS 1, 2, 3, 5 AND 15 IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE DESIGN MANUAL.
32. 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.
33. 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 704.
34. ANY DAMAGE TO THE COUNTY'S RIGHT–OF–WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
35. ON DECEMBER 17, 2007, RONALD G. LEPSON, CHIEF, BUREAU OF ENGINEERING, DPW, APPROVED A REDUCTION OF THE REQUIRED 10' HORIZONTAL CLEARANCE (AS REQD BY SEC 5.4.B.5 OF THE HOWARD COUNTY DESIGN MANUAL, VOL II - WATER AND SEWER) TO 8' BETWEEN THE EDGE OF THE 30' PUBLIC WATER, SEWER AND UTILITY EASEMENT AND THE PROPOSED DWELLING ON LOT 5.
36. "NO IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED WITHIN THE PUBLIC WATER AND SEWER AND UTILITY EASEMENTS THAT WILL IMPEDE OR HINDER ACCESS TO THE WATER OR SEWER MAINS. IMPROVEMENTS SUCH AS DECKS, FENCING AND TREES SHALL NOT BE PLACED WITHIN THE EASEMENT.

project	date
03–028	MAY 2007
illustration	engineering
MMT	MMT
scale	approval
1"=30'	

no.	description	date
3	ADD OPT. FRONT ENTRY 3 CAR GARAGE	6/9/08
2	ADD GEN NOTES 35 & 36 PER DPZ REQ	1/25/08
1	ADD 2' EXTENSION TO JAMES LONGSTREET	12/4/07

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

COVER SHEET

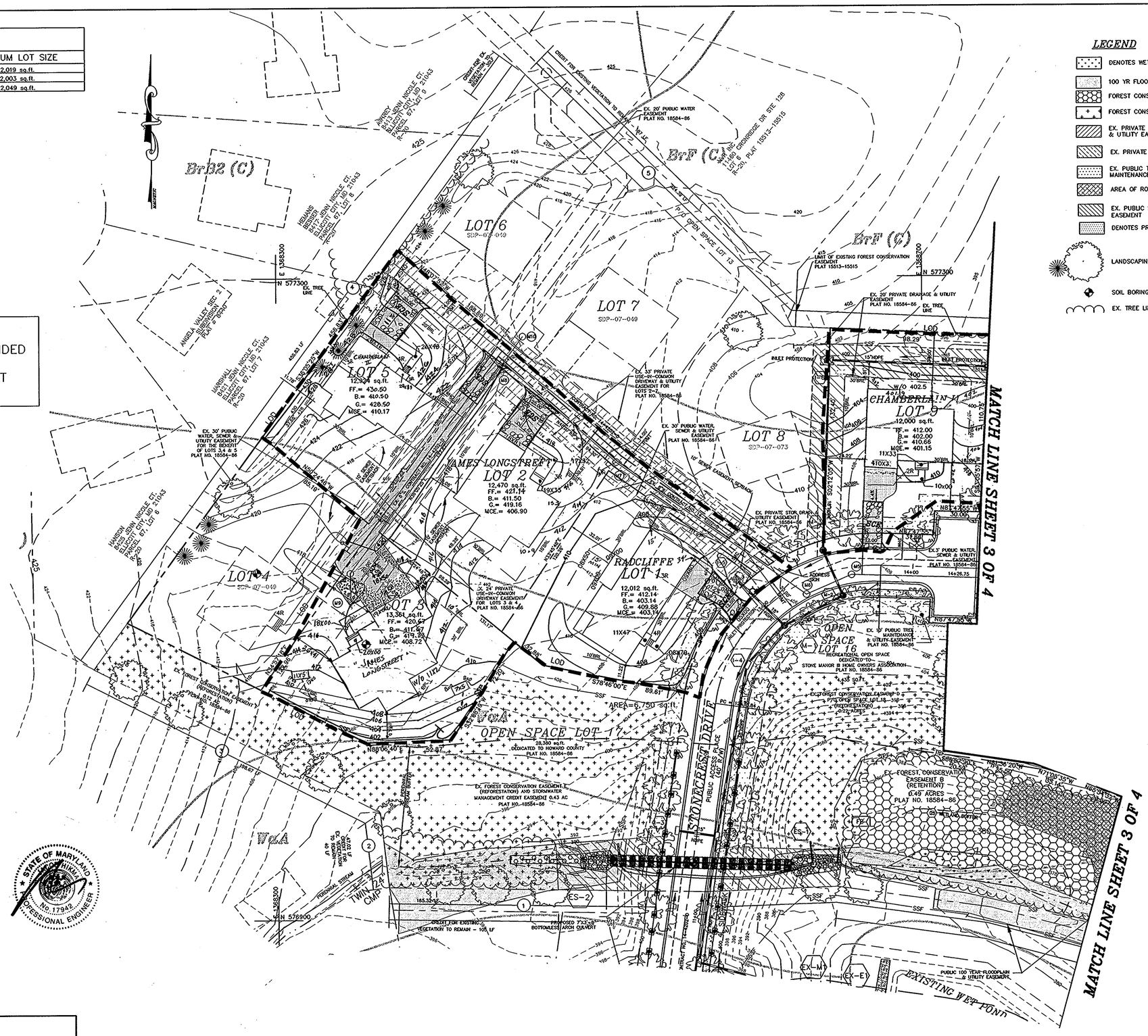
MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997–0296 Balt. (301) 621–5521 Wash. (410) 997–0298 Fax.

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.



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

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. ~~I SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND NOTIFY THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.~~ I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT."

SIGNATURE OF DEVELOPER — DATE 5-27-07
ROBERT L DORSEY
PRINTED NAME OF DEVELOPER

BY THE ENGINEER:

"I CERTIFY THAT THIS PLAN FOR ~~POND 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 DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT PLAN OF THE POND WITHIN 30 DAYS ~~OF COMPLETION~~."

SIGNATURE OF ENGINEER — DATE 5/24/07
PRINTED NAME OF ENGINEER

STATE OF MARYLAND — JAMES W. MILDENBERG — No. 17942 — PROFESSIONAL ENGINEER

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

USDA - NATURAL RESOURCES CONSERVATION SERVICE — DATE 5/31/07

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

HOWARD SOIL CONSERVATION DISTRICT — DATE 5/31/07

APPROVED: DEPARTMENT OF PUBLIC WORKS

CHIEF, BUREAU OF HIGHWAYS — DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

T. Kriste-Maulsby for C. Plunkett — DATE 6-13-07
CHIEF, DIVISION OF LAND DEVELOPMENT

DATE 6/4/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Director SDE — 6/14/07

H:\05-050\dwg\03-028-sdp-base-dorsey

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

no.	description	date
4	REVISE GRADING LOTS 5 PER AS-BUILT COND.	9/4/08
3	ADD JAMES LONGSTREET TO LOT 3	4/3/08
2	ADD WALL-BASED LIGHT TYPE TO LIT $	12/4/07
1	ADJUST SIDEWALK LOTS 5 & 9	10/4/07

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

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SDP-07-061

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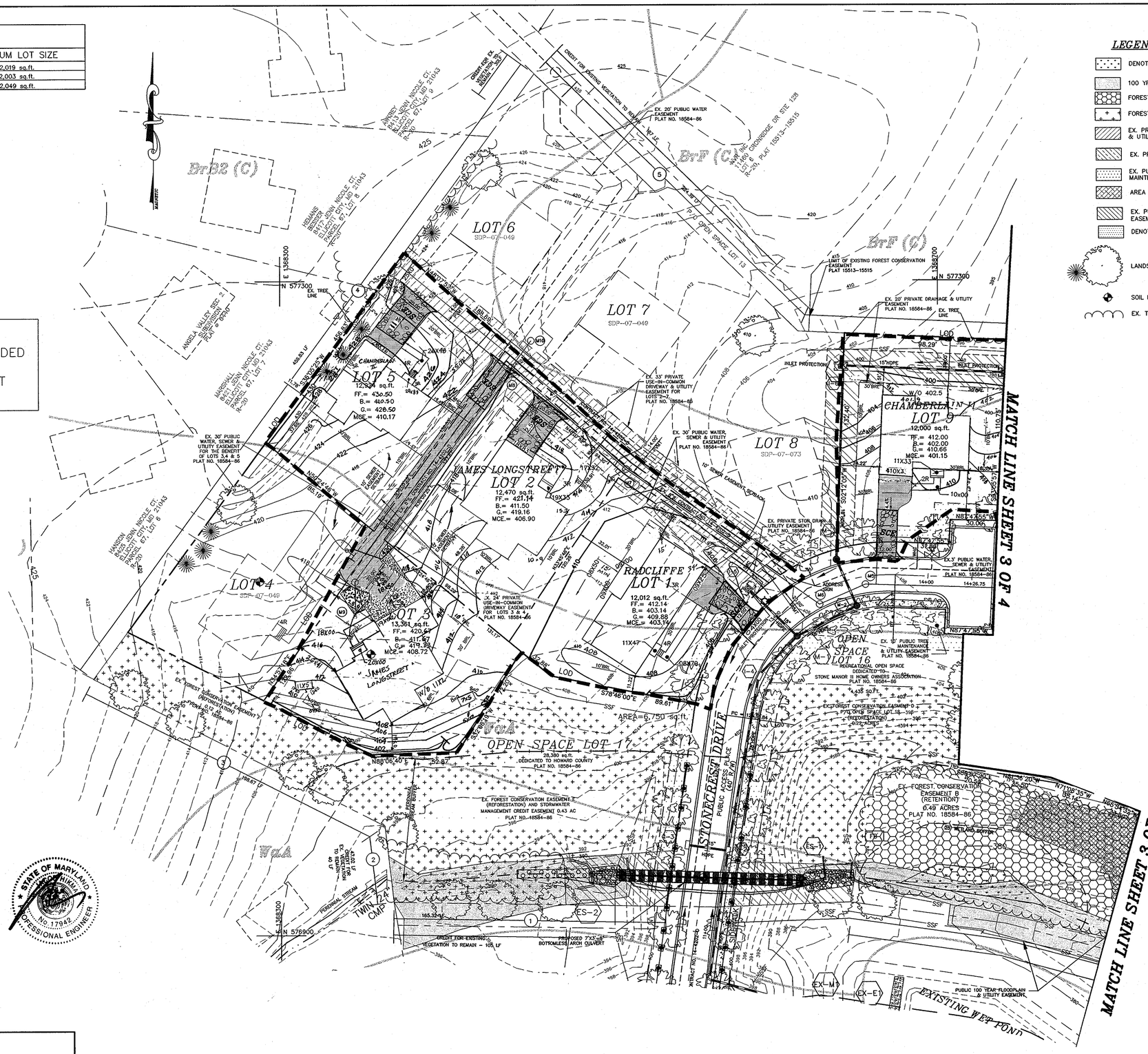

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CHIEF, BUREAU OF HIGHWAYS — DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 6-13-07

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 6/14/07

director SDE

H:\05-050\dwg\03-028-sdp-base-dorsey

no.	description	date
5	REVISE LOT 1 GRADING TO MATCH AS-BUILT CONDITIONS	10/14/08
4	REVISE GRADING LOT 5 PER AS-BUILT COND. AND JAMES LONGSTREET TO LOT 3	8/4/08
3	ADD JAMES LONGSTREET TYPE TO LOT 5	1/31/08
2	REVISE GRADING LOTS 2-9	12/4/07
1		

revisions

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

STONE MANOR SECTION 3

LOTS 1-3, 5, 9 & 15 - SINGLE FAMILY DETACHED
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