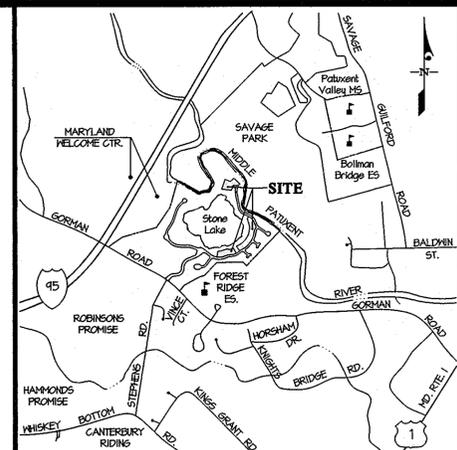


STONE LAKE -- LOTS 46 thru 50, 52 thru 61, 63 thru 68

SITE DEVELOPMENT PLAN

SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

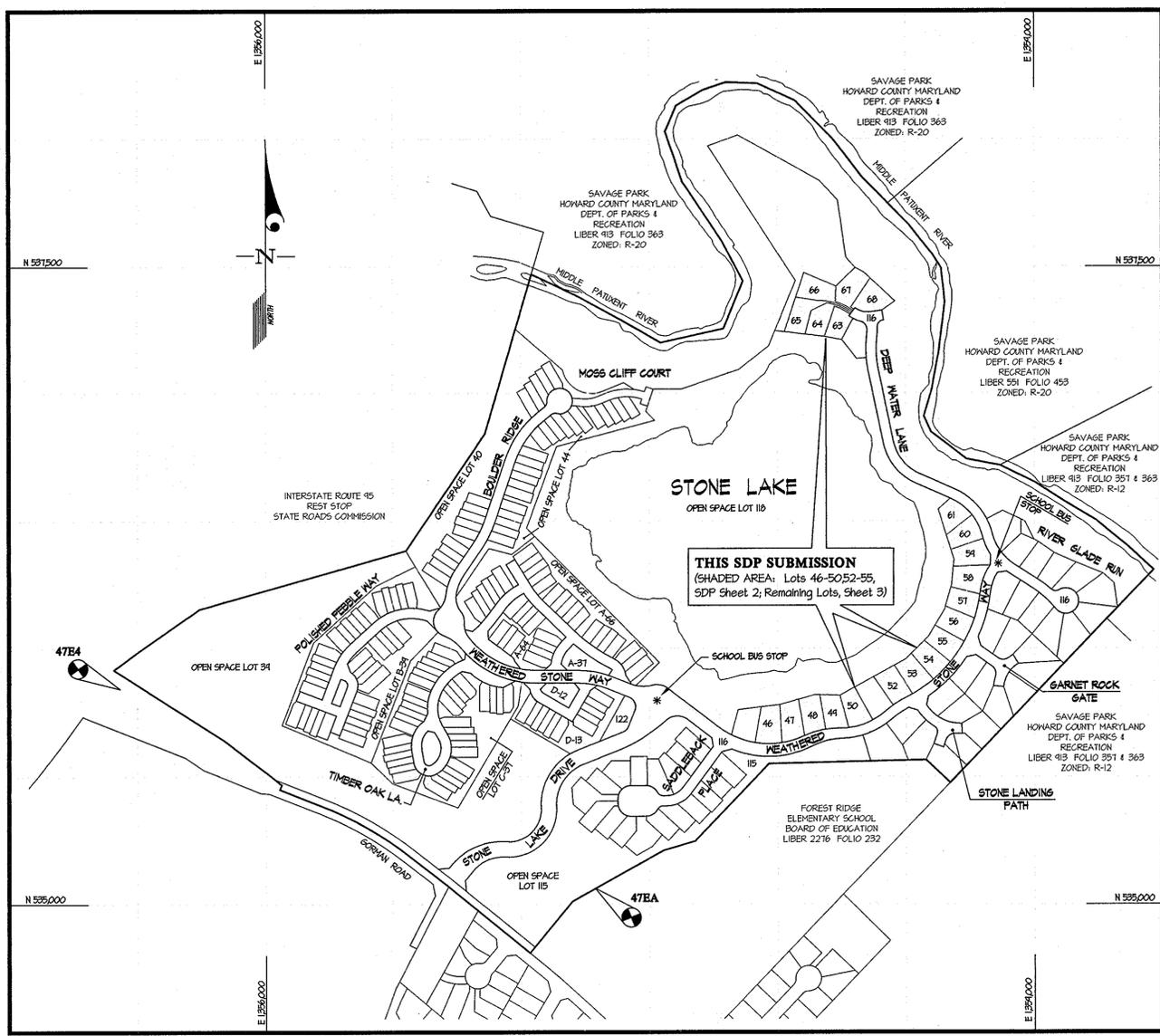


VICINITY MAP
SCALE: 1"=2000'

BENCHMARKS
 47BA ELEV. = 333.11 N = 535246.14 E = 1255431.20
 STANDARD DISC ON CONCRETE MONUMENT
 47EA ELEV. = 315.23 N = 535263.61 E = 1251223.91
 STANDARD DISC ON CONCRETE MONUMENT

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MEHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "M&S UTILITY" AT 1-800-257-7777 AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK.
- PROJECT BACKGROUND:
 LOCATION: TAX MAP 41
 ZONING: R-ED per THE FEBRUARY 12, 2004 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATIONS AMENDMENTS EFFECTIVE JULY 28, 2006
 ELECTION DISTRICT: SIXTH ELECTION DISTRICT
 RECORDING REFERENCE: PLAT Nos. 15333-15342 (specifically 15331-42)
 AREA OF BUILDABLE LOTS: 5.564 ACRES (for LOTS 44-50, 52-61 and 63-68)
- APPROVED NAME AND DEP. REF. FILE No.:
 5-00-13, F-01-15, PB-345, MP-00-008, MP-01-06, MP-01-60, MP-01-44, MP-02-50, F-01-185, F-01-171, F-01-204 AND F-03-101.
- EXISTING TOPOGRAPHY AND FEATURES ARE FROM SURVEY BY GUTSCHICK, LITTLE & WEBER (SUMMER 2007) AND F-01-204.
- STORMWATER MANAGEMENT IS PROVIDED AND APPROVED UNDER F-01-204 FOR QUANTITY & QUALITY CONTROL.
- COORDINATES ARE BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NUMBERS 47EA and 47EA.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL ROADWAY AND STORM DRAIN WITHIN STONE LAKE ARE PRIVATE & SHALL BE MAINTAINED BY THE H.O.A. UNLESS NOTED OTHERWISE. THE H.O.A IS STONE LAKE COMMUNITY ASSOCIATION, INC. (SDAT #D06486751, LIBER 6014 - FOLIO 414, RECORDED 2/21/2002).
- LOTS 46-50, 52-61 and 63-68 ARE SERVED BY PUBLIC WATER AND SEWER (CONTR. #34-3446-D). ALL WATER METERS SHALL BE LOCATED INSIDE THE HOUSES.
- THE EXISTING UTILITIES SHOWN HEREIN WERE DERIVED FROM AVAILABLE PUBLIC RECORDS (F-01-204 and CONTRACT #34-3446-D). THE CONTRACTOR MUST DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS AND CONNECTION POINTS TO VERIFY EXACT LOCATION.
- ALL IMPROVEMENTS WITHIN WEATHERED STONE WAY R/W SHALL BE DONE IN ACCORDANCE WITH F-01-204.
- ALL PLAN DIMENSIONS ARE TO THE FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL BETWEEN ITEMS UNLESS NOTED OTHERWISE.
- THERE ARE NO KNOWN GRAVE SITES OR CEMETERIES, FLOOD PLAINS OR WETLANDS ON THE 21 LOTS FOR THIS SDP.
- OTHER TOPICS RELATED TO THIS SITE:
 - TRAFFIC STUDY APPROVED WITH THE SKETCH PLAN (5-00-13, OCT/2000).
 - NOISE STUDY (ALSO APPROVED WITH THE SKETCH PLAN, 5-00-13).
 - SLOPE SETBACK FOR STRUCTURES PER GEOTECHNICAL REPORT BY ROBERT B. BALTER CO. FILED WITH F-01-204.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY APPROVAL & IMPLEMENTATION OF F-01-171 AND F-01-204.
- SEWER CLEANOUTS SHALL BE FLUSH WITH PROPOSED DRIVEWAY SURFACE. IF A CONCRETE DRIVEWAY IS TO BE UTILIZED, PROVIDE A 12 INCH REINFORCED CONCRETE PANEL AROUND THE CLEANOUT WITH EXPANSION JOINT MATERIAL AS APPROPRIATE. IF IN THE FUTURE, CLEANOUT IS PAVED OVER, DPM WILL NOT BE RESPONSIBLE FOR DAMAGE TO DRIVEWAY WHEN ACCESSING CLEANOUT.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A. WIDTH-12' (16' SERVING MORE THAN ONE RESIDENCE).
 B. SURFACE-6" OF COMPACTED CRUSHER RUN BASE W/ TAR AND CHIP COATING (1/2" MIN). SEE DETAIL ON SHEET NO. 3 FOR ALTERNATE CONCRETE DRIVEWAY SECTION.
 C. GEOMETRY-MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS.
 D. STRUCTURES (CULVERTS/BRIDGES)-CAPABLE OF SUPPORTING 25 GROSS TONS (AGS LOADING).
 E. DRAINAGE ELEMENTS-CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 F. MAINTENANCE-SUFFICIENT TO INSURE ALL WEATHER USE.
- IN ACCORDANCE WITH SECTION 120 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.
- NO GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT OR THE WETLAND AND ITS REQUIRED BUFFER AREA.
- NO LANDSCAPE SURETY IS REQUIRED FOR THIS SDP. LANDSCAPING IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL IS NOT APPLICABLE TO THE 21 SINGLE FAMILY DETACHED LOTS UNDER THIS SDP. THE SIDE OR REAR OF THE HOUSES ON THE 21 LOTS ARE NOT ORIENTED TO THE ROADWAY; THEREFORE, LANDSCAPING PER TABLE 2 (LANDSCAPE MANUAL PAGE 18) IS NOT APPLICABLE. SEE SHEET 1 FOR LANDSCAPE EDGE ANALYSIS.
- TRASH, MAIL, AND SCHOOL BUS SERVICE WILL BE PROVIDED TO EACH LOT WITHIN THE DEVELOPMENT. FOR LOTS 63-67, REFUSE COLLECTION AND MAIL SERVICES ARE PROVIDED AT THE TERMINUS OF OPEN SPACE LOT 116 (DEEP WATER LANE). FOR LOTS 54-60, SCHOOL BUS SERVICE IS PROVIDED AT THE INTERSECTION OF DEEP WATER LANE, WEATHERED STONE WAY AND RIVER GLADE RUN.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R.6.03 & 6.05.



SITE OVERVIEW
SCALE: 1" = 300'

SITE INDEX

- COVER SHEET
- SITE DEVELOPMENT PLAN
- SITE DEVELOPMENT PLAN
- SITE DETAILS
- SEDIMENT CONTROL PLAN
- SEDIMENT CONTROL NOTES and DETAILS
- LANDSCAPE PLAN

SITE ANALYSIS & DATA

- GENERAL SITE DATA
 A. PRESENT ZONING: R-ED
 B. EXISTING & PROPOSED USE OF SITE: RESIDENTIAL SFD
 C. PUBLIC WATER & SEWER TO BE UTILIZED (CONTR. #34-3446-D)
- AREA TABULATION
 A. AREA OF PLAN THIS SUBMISSION: 5.564 ACRES (LOTS 46-50, 52-61 and 63-68)
 B. LIMIT OF DISTURBANCE AREA BY THIS SDP: 5.523 ACRES
 C. NUMBER OF FEE SIMPLE LOTS FOR THIS SDP: 21 FAMILY DETACHED LOTS

ADDRESS CHART

LOT No.	STREET ADDRESS
46	8715 WEATHERED STONE WAY
47	8714 WEATHERED STONE WAY
48	8723 WEATHERED STONE WAY
49	8721 WEATHERED STONE WAY
50	8731 WEATHERED STONE WAY
52	8734 WEATHERED STONE WAY
53	8743 WEATHERED STONE WAY
54	8741 WEATHERED STONE WAY
55	8751 WEATHERED STONE WAY
56	8755 WEATHERED STONE WAY
57	8754 WEATHERED STONE WAY
58	8763 WEATHERED STONE WAY
59	8801 DEEP WATER LANE
60	8805 DEEP WATER LANE
61	8804 DEEP WATER LANE
63	8851 DEEP WATER LANE
64	8855 DEEP WATER LANE
65	8854 DEEP WATER LANE
66	8858 DEEP WATER LANE
67	8854 DEEP WATER LANE
68	8850 DEEP WATER LANE

PROJECT NAME: STONE LAKE	SECTION/AREA: N/A	PARCEL: 837
PLAT: 15336 & 15337	ZONE: R-ED	TAX MAP: 47
BLOCK: 7	ELEC. DIST.: #6	CENSUS TRACT: 6069.02
WATER CODE: E15	SEWER CODE: 6100000	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Dennis J. Butler 5/11/09
 Director, DEP
Cindy Harris 5/11/09
 Chief, Division of Land Development
John DeWann 5/18/09
 Chief, Development Engineering Division

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

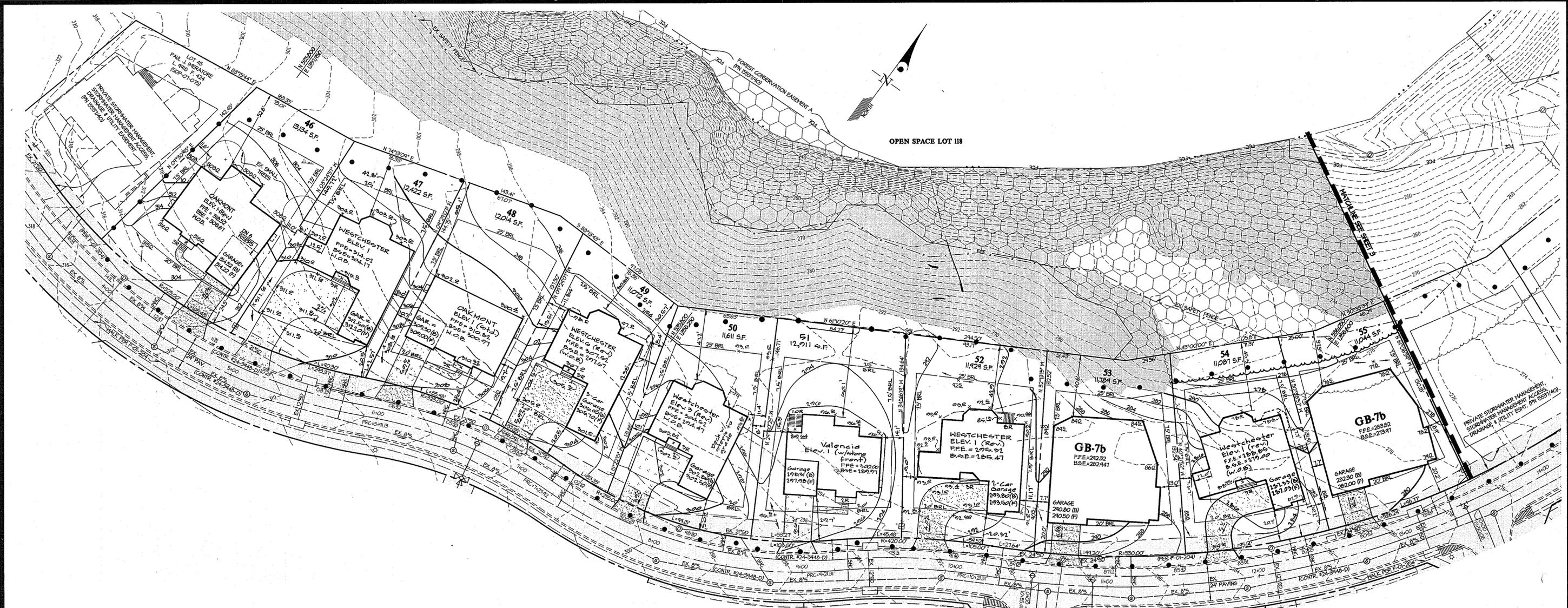
PREPARED FOR:
 NEW LAND LOTS LC
 c/o CRAFTMARK HOMES
 6820 ELM STREET, SUITE 201
 MCLEAN, VIRGINIA 22101
 703-734-9855

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12872
 EXPIRATION DATE: MAY 26, 2010
 4-28-09

COVER SHEET
STONE LAKE
 LOTS 46 thru 50, 52 thru 61 and 63 thru 68
 PLAT No. 15278
 HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN	ZONING: R-ED	G. L. W. FILE No.: 08080
DATE: APRIL 2009	TAX MAP - GRID: 47 - 7	SHEET: 1 OF 7

DATE	REVISION	BY	APPR.



WEATHERED STONE WAY
 (50' PRIVATE ACCESS STREET R/W)
 • PART OF COMMON HOA OPEN SPACE LOT 116
 • THIS AREA IS ALSO A PUBLIC STORMWATER MANAGEMENT ACCESS, WATER, SEWER & UTILITY EASEMENT

NOTES:

- BRICK POINT ALL BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.
- ALL 1/4" S TO THE SUBJECT LOTS OF THIS SDP ARE 1" PER CONTRACT #34-3440-D.
- ALL 3/4" S TO THE SUBJECT LOTS OF THIS SDP ARE 4" PER CONTRACT #34-3440-D. SEE THE CHART ON CORRESPONDING SITE PLAN SHEET FOR SHG INFORMATION. CONTRACTOR SHALL CHECK AND VERIFY THE SEWER HOUSE ELEVATIONS AT THE PROPERTY LINE PRIOR TO CONSTRUCTION. NO GRAVITY SEWER SERVICE TO BASEMENT LEVEL ON LOT 61.
- SEWER CLEANOUTS SHALL BE FLUSH WITH PROPOSED DRIVEWAY SURFACE IF THE CLEANOUTS ARE WITHIN THE DRIVEWAY. IF THE DRIVEWAY IS TO BE CONCRETE, PROVIDE A 2" X 2" REINFORCED PANEL WITH APPROPRIATE EXPANSION JOINT AROUND THE CLEANOUTS. IF THE CLEANOUT IS PAVED OVER IN THE FUTURE, DPH WILL NOT BE RESPONSIBLE FOR DAMAGE TO THE DRIVEWAY WHEN ACCESSING THE CLEANOUTS.
- DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY DPM DETAIL R-6.03.
- SETBACK FROM THE INTERNAL ROADWAYS ARE NOT APPLICABLE SINCE THE ROADWAYS IN THIS PROJECT ARE PRIVATE; HOWEVER, THERE ARE SETBACKS FROM THE LOTS LINE FOR PRINCIPAL STRUCTURES IN ACCORDANCE WITH SECTION 101D.4.D(1)-(4).

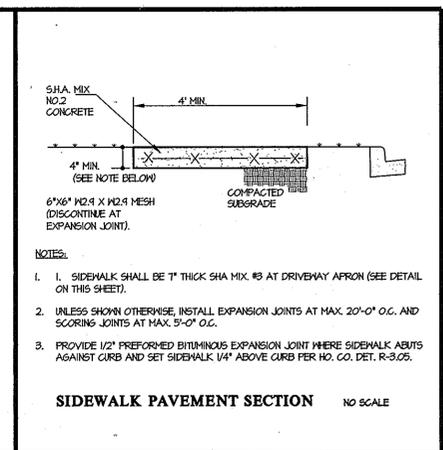
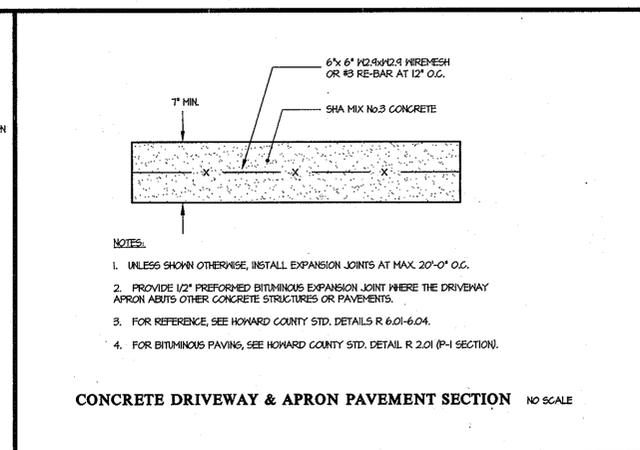
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Thomas J. Suter Director, DEP
Condy Kawa Chief, Division of Land Development
Bill Deussen Chief, Development Engineering Division

slubg Date
 slubg Date
 slubg Date

SITE DEVELOPMENT PLAN LEGEND

---	EXISTING CONTOUR	---	PROPOSED HOUSE FTE = FINISHED FLOOR ELEVATION
---	PROPOSED CONTOUR	---	ESE = BASEMENT SLAB ELEVATION
+00.00	PROPOSED SPOT ELEV. (HP=HIGH PT.)	---	GAR = GARAGE (F=FRONT, B=BACK)
•••••	LIMIT OF GRADING DISTURBANCE	---	REV = REVERSED HOUSE ORIENTATION
---	EXISTING CURB & GUTTER	---	EXISTING LIGHT POLE
---	1 1/2" WATER HOUSE CONNECTION (MHC, DASHED LINE TYP.)	---	TRANSFORMER PAD
---	EX. WATER MAIN (PUBLIC)	---	FOREST CONSERVATION ESMT. (FCE) PER F-03-101
---	EX. FIRE HYDRANT	---	STRUCTURE SETBACK LINE (PER P.M. 15531/40)
---	EXISTING STORM DRAIN	---	BUILDING RESTRICTION LINE
---	EXISTING SEWER MAIN (DASHED LINE)	---	EXISTING EASEMENT
---	SEWER HOUSE CONNECTION (SHG, SOLID LINE)	---	STEEP SLOPES 15-25
---	CONCRETE DRIVEWAY & SIDEWALK	---	STEEP SLOPES 25-100
---	EXISTING TREELINE	---	
---	PROPOSED TREELINE	---	

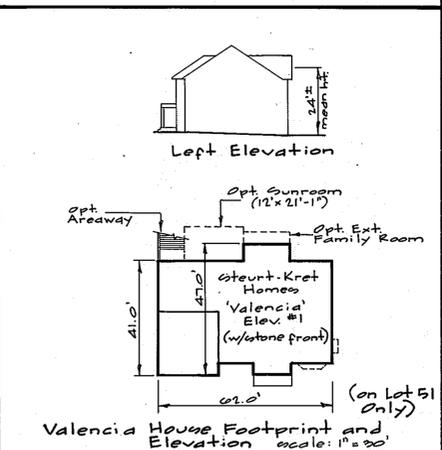


SEWER HOUSE CONNECTIONS MINIMUM CELLAR ELEVATIONS AND INVERT ELEVATION @ R/W

LOT	ELEVATION @ R/W LINE	M.C.E.
46	302.82	306.7
47	298.43	302.3
48	298.82	300.9
49	295.38	291.1
50	281.26	291.0
52	281.25	284.4
53	278.11	281.6
54	278.41	276.9
55	264.75	273.2

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".

Builder For Lot 51 (Contract purchaser):
 Stewart-Kret Homes
 1000 Samuel Morse Dr.
 Columbia, MD 21046
 443-924-4775



GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
 BURTNSVILLE, MARYLAND 20866
 TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
11/7/2011	Resite Lot 54 w/ Westchester elev. 1	klp	
12/7/2011	Resite Lot 52 w/ Westchester elev. 2; site a Valencia on Lot 51	klp	
1/14/2012	Resite Lot 51 w/ Westchester	klp	
4/17/2012	Resite Lot 49 w/ Westchester	klp	
5/18/2012	Resite Lots 47 & 48	klp	

PREPARED FOR:
 NEW LAND LOTS LC
 c/o CRAFTMARK HOMES
 6820 ELM STREET, SUITE 201
 MCLEAN, VIRGINIA 22101
 703-734-9855

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12275

EXPIRATION DATE: MAY 26, 2010

SITE DEVELOPMENT PLAN

STONE LAKE
 LOTS 46 thru 50, 52 thru 61 and 63 thru 68
 PLAT No. 15278

SCALE: 1"=30'

ZONING: R-ED

DATE: APRIL 2009

TAX MAP - GRID: 47-7

SHEET: 2 OF 7

ELECTION DISTRICT No. 6

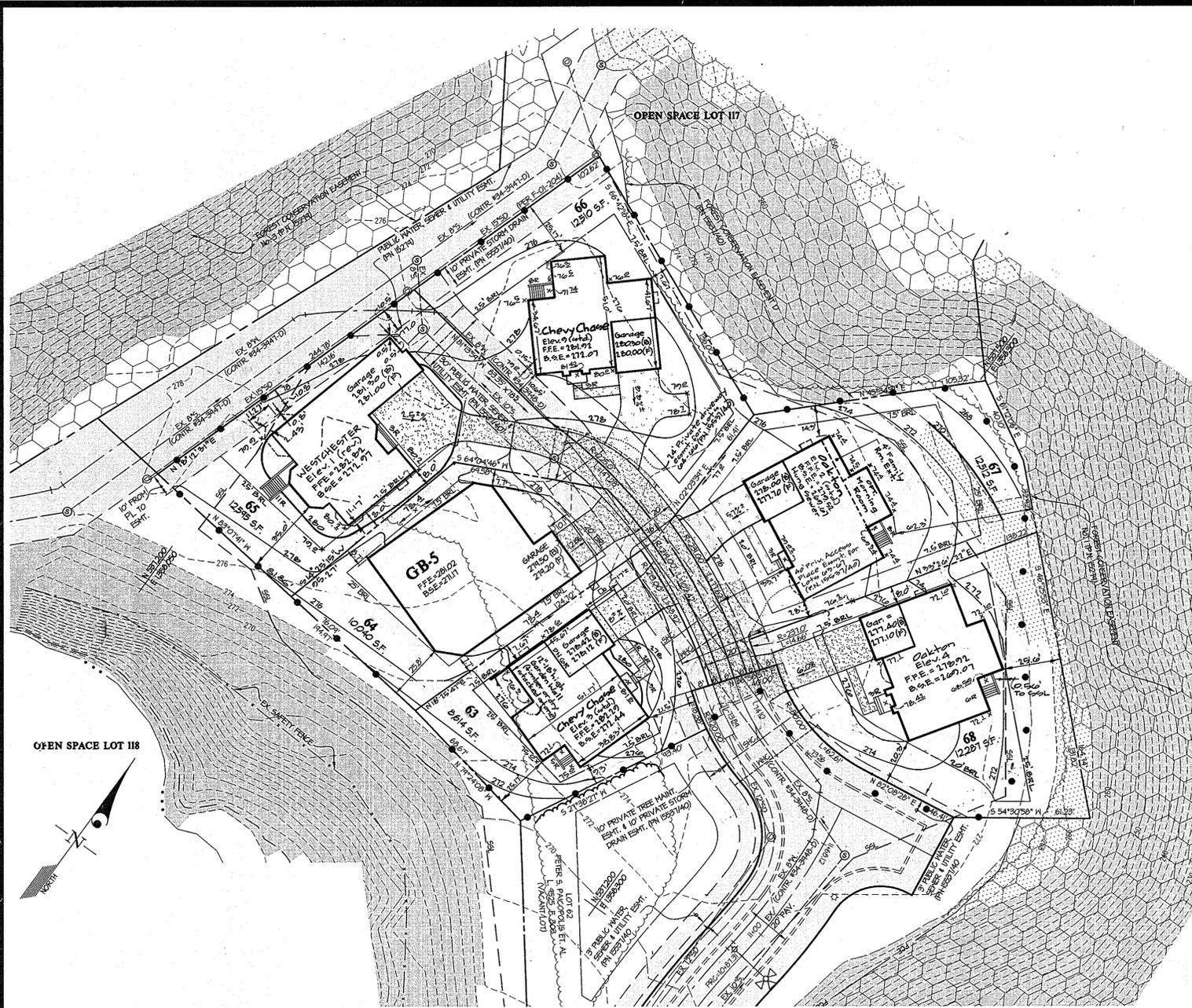
HOWARD COUNTY, MARYLAND

G. L. W. FILE No. 08080

DATE: APRIL 2009

TAX MAP - GRID: 47-7

SHEET: 2 OF 7



DEEP WATER LANE
 (40' PRIVATE ACCESS PLACE R/W)
 PART OF COMMON HOA OPEN SPACE LOT 116
 THIS AREA IS ALSO A PUBLIC STORMWATER MANAGEMENT ACCESS, WATER, SEWER & UTILITY EASEMENT

SEWER HOUSE CONNECTIONS
 MINIMUM CELLAR ELEVATIONS
 AND INVERT ELEVATION @ R/W

LOT #	ELEVATION @ R/W	M.C.E.
63	268.22	271.1
64	267.30	271.1
65	262.62	271.1
66	265.34	268.1
67	268.39	272.2
68	264.78	268.1

NOTES:
 1. ALL SEWER HOUSE CONNECTIONS ARE 4".
 2. NO GRAVITY SEWER SERVICE TO BASEMENT LEVEL ON LOT 67.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Thomas & Suttler 5/11/09
 Director, DEP Date
Andy Harris 5/11/09
 Chief, Division of Land Development Date
David DeLuca 5/18/09
 Chief, Development Engineering Division Date

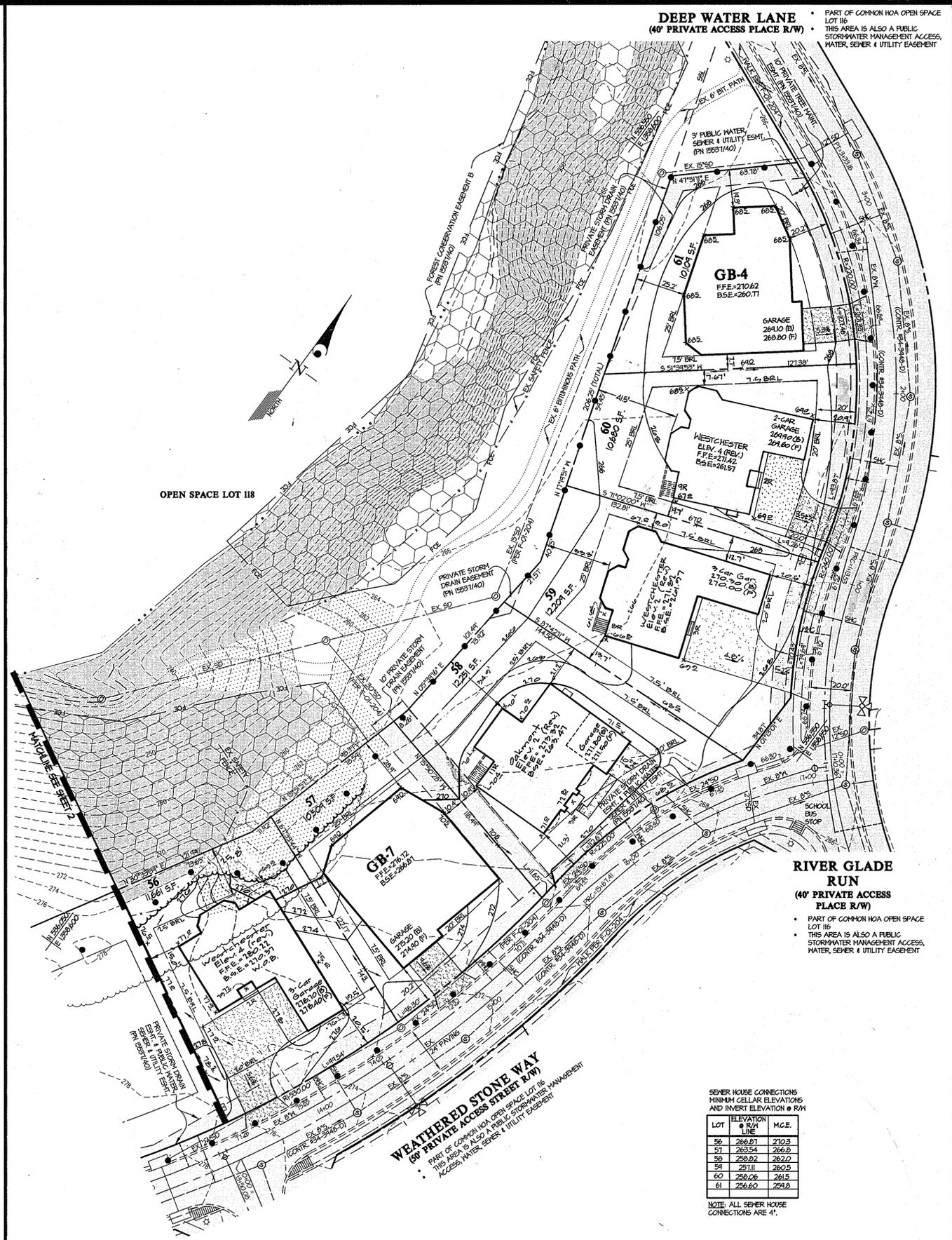
GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-589-2524 FAX: 301-421-4186

L:\CAD\DRAWINGS\08080\SDP\08080 SDP.dwg DES. MBT DRN. KLP CHK. CKG

DATE	REVISION	BY	APP'R.
9-8-2019	Resite Lot 67 w/ Dakton Elev. 2		
2-27-2019	Resite Lot 65 w/ Chevy Chase elev. 2 & Lot 66 w/ Chevy Chase elev. 2	kfp	
6-16-2017	Resite Lot 67 w/ Westchester elev. 2	kfp	
1-10-2017	Resite Lot 68 w/ Oakmont elev. 2	kfp	
1-12-2011	Resite Lot 68 w/ Westchester	JT	
7-11-2010	resite Lot 66 w/ Westchester	kfp	
5-15-2010	resite grading on Lot 68	kfp	
4-7-2010	resite lot 65 w/ Westchester	kfp	
11-6-09	resite lot 68 with Dakton	kfp	

PREPARED FOR:
 NEW LAND LOTS LC
 c/o CRAFTMARK HOMES
 6820 ELM STREET, SUITE 201
 MCLEAN, VIRGINIA 22101
 703-734-9855

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12375, EXPIRATION DATE: MAY 26, 2010.



DEEP WATER LANE
 (40' PRIVATE ACCESS PLACE R/W)
 PART OF COMMON HOA OPEN SPACE LOT 116
 THIS AREA IS ALSO A PUBLIC STORMWATER MANAGEMENT ACCESS, WATER, SEWER & UTILITY EASEMENT

SEWER HOUSE CONNECTIONS
 MINIMUM CELLAR ELEVATIONS
 AND INVERT ELEVATION @ R/W

LOT #	ELEVATION @ R/W	M.C.E.
56	266.87	270.3
57	265.34	268.2
58	269.82	282.0
59	251.11	260.5
60	268.06	261.5
61	266.60	269.2

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".

SITE DEVELOPMENT PLAN

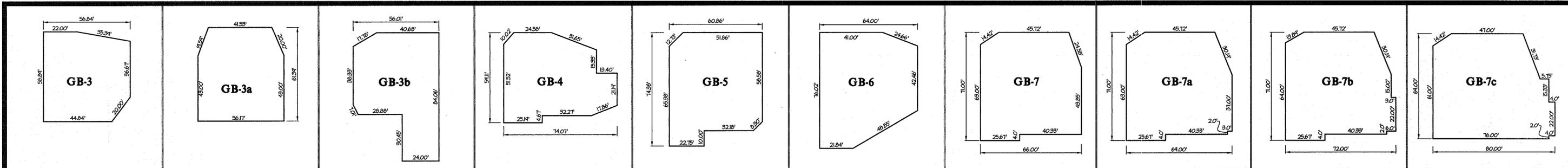
STONE LAKE
 LOTS 46 thru 50, 52 thru 61 and 63 thru 68
 PLAT No. 15278

SCALE	ZONING	G. L. W. FILE No.
1"=30'	R-ED	08080
DATE	TAX MAP - GRID	SHEET
APRIL 2009	47 - 7	3 OF 7

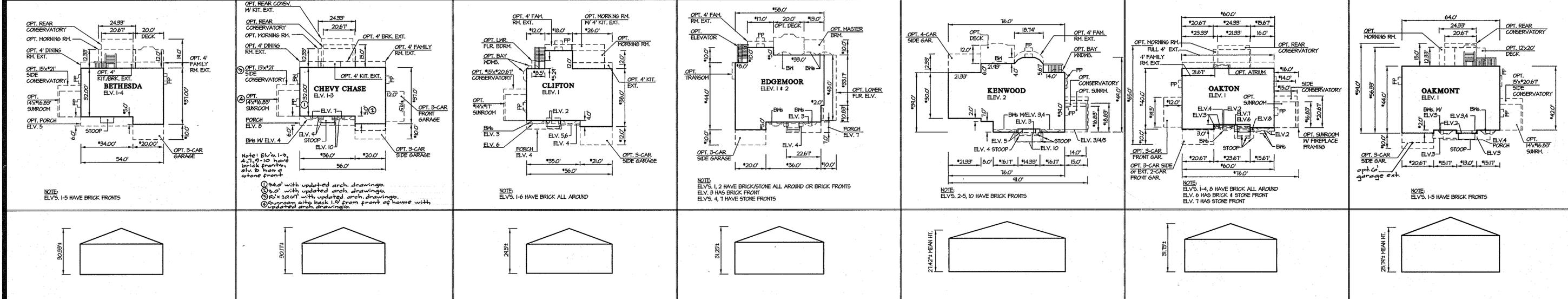
ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND

SDP-09-040



GENERIC BOXES SCALE: 1" = 30'



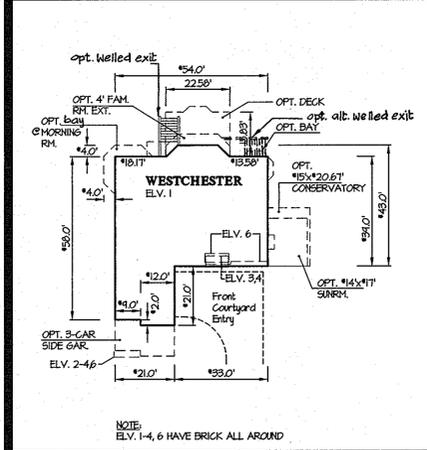
HOUSE FOOTPRINTS and ELEVATIONS SCALE: 1" = 30'

NOTE: * FOR DIMENSION TO BRICK FACTOR IN 4" EACH SIDE, FOR STONE 6"

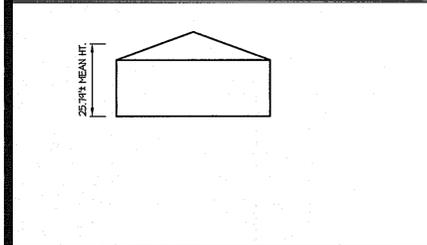
GENERIC BOX MATRIX

GENERIC BOX	BETHESDA	CHEVY CHASE	CLIFTON	EDGEMOOR	KENWOOD	OAKMONT	OAKTON	WESTCHESTER
GB-3	• NO SIDE CONSERVATORY • NO SUNROOM • NO 3-CAR GARAGE	• NO SIDE CONSERVATORY • NO SUNROOM • NO 3-CAR FRONT/SIDE GARAGE	• NO CONSERVATORY • NO SUNROOM • NO 3-CAR SIDE GARAGE	DOES NOT FIT	DOES NOT FIT	DOES NOT FIT	DOES NOT FIT	DOES NOT FIT
GB-3a	• NO SIDE CONSERVATORY • NO SUNROOM • NO 3-CAR GARAGE	• NO SIDE CONSERVATORY • NO SUNROOM • NO 3-CAR FRONT/SIDE GARAGE	• NO CONSERVATORY • NO SUNROOM OR MORNING ROOM W/ 4' KIT. EXT. • NO 3-CAR SIDE GARAGE	DOES NOT FIT	DOES NOT FIT	DOES NOT FIT	DOES NOT FIT	DOES NOT FIT
GB-3b	• NO SIDE CONSERVATORY • NO SUNROOM	• NO SIDE CONSERVATORY • NO SUNROOM • NO OPT. REAR CONSERVATORY W/ KIT. EXT.	DOES NOT FIT	DOES NOT FIT	DOES NOT FIT	DOES NOT FIT	• NO SIDE OF REAR CONSERVATORY • NO SUNROOM • NO MORNING ROOM • NO OPT. GARAGES	DOES NOT FIT
GB-4	• NO REAR CONSERVATORY • NO 3-CAR GARAGE	• NO SIDE CONSERVATORY • NO SUNROOM • NO OPT. REAR CONSERVATORY W/ KIT. EXT.	• NO CONSERVATORY • NO SUNROOM • NO FAMILY ROOM EXTENSION	DOES NOT FIT	DOES NOT FIT	DOES NOT FIT	• NO SIDE OF REAR CONSERVATORY • NO SUNROOM • NO MORNING ROOM • NO 3-CAR FRONT GARAGE	DOES NOT FIT
GB-5	• NO SIDE CONSERVATORY • NO SIDE SUNROOM	• NO SIDE CONSERVATORY • NO SUNROOM • NO 3-CAR FRONT GARAGE	• NO CONSERVATORY • NO SUNROOM	• NO ALTERNATE LOWER FLOOR ELEVATION	DOES NOT FIT	DOES NOT FIT	• NO SIDE OF REAR CONSERVATORY • NO SUNROOM • NO MORNING ROOM • NO 3-CAR FRONT GARAGE	• NO CONSERVATORY • NO SUNROOM • NO MORNING ROOM • NO 3-CAR SIDE GARAGE
GB-6	• NO SIDE CONSERVATORY • NO SUNROOM	• NO SIDE CONSERVATORY • NO SUNROOM • NO 3-CAR FRONT GARAGE	• NO CONSERVATORY • NO SUNROOM	• NO ALTERNATE LOWER FLOOR ELEVATION • NO OPT. MASTER BEDROOM	DOES NOT FIT	• NO SIDE OF REAR CONSERVATORY • NO SUNROOM • NO MORNING ROOM	• NO SIDE OF REAR CONSERVATORY • NO SUNROOM • NO MORNING ROOM • NO 3-CAR FRONT GARAGE	• NO CONSERVATORY • NO SUNROOM • NO MORNING ROOM • NO 3-CAR SIDE GARAGE
GB-7	• NO SIDE CONSERVATORY • NO SUNROOM	• NO SIDE CONSERVATORY • NO SUNROOM • NO 3-CAR FRONT GARAGE	• NO CONSERVATORY • NO SUNROOM	• NO ALTERNATE LOWER FLOOR ELEVATION • NO 3-CAR SIDE GARAGE	DOES NOT FIT	• NO SIDE CONSERVATORY • NO SUNROOM • NO 3-CAR SIDE GARAGE	• NO SIDE CONSERVATORY • NO SUNROOM • NO 3-CAR FRONT GARAGE	• NO CONSERVATORY • NO SUNROOM • NO MORNING ROOM • NO 3-CAR SIDE GARAGE
GB-7a	• NO SIDE CONSERVATORY • NO SUNROOM • NO 3-CAR FRONT GARAGE	• NO SIDE CONSERVATORY • NO SUNROOM • NO 3-CAR FRONT GARAGE	• NO CONSERVATORY • NO SUNROOM	• NO 3-CAR SIDE GARAGE	DOES NOT FIT	• NO SIDE CONSERVATORY • NO SUNROOM • NO 3-CAR SIDE GARAGE	• NO SIDE CONSERVATORY • NO SUNROOM • NO 3-CAR FRONT GARAGE	• NO CONSERVATORY • NO SUNROOM • NO MORNING ROOM • NO 3-CAR SIDE GARAGE
GB-7b	• NO 3-CAR GARAGE	• NO 3-CAR FRONT/SIDE GARAGE	• NO 3-CAR SIDE GARAGE IF SIDE SUNROOM OR CONSERVATORY IS BUILT • NO CONSERVATORY OR SUNROOM IF 3-CAR SIDE GARAGE IS BUILT	• NO 3-CAR SIDE GARAGE	DOES NOT FIT	• NO SIDE CONSERVATORY • NO SUNROOM • NO 3-CAR SIDE GARAGE	• NO SIDE CONSERVATORY • NO SUNROOM • NO 3-CAR FRONT GARAGE	• NO CONSERVATORY • NO SUNROOM • NO MORNING ROOM • NO 3-CAR SIDE GARAGE
GB-7c	• NO SIDE CONSERVATORY OR SIDE SUNROOM IF 3-CAR FRONT GARAGE IS BUILT • NO CONSERVATORY OR SIDE SUNROOM IF 3-CAR FRONT GARAGE IS BUILT	• NO SIDE CONSERVATORY OR SIDE SUNROOM IF 3-CAR FRONT GARAGE IS BUILT • NO CONSERVATORY OR SIDE SUNROOM IF 3-CAR FRONT GARAGE IS BUILT	• NO SIDE CONSERVATORY OR SIDE SUNROOM IF 3-CAR FRONT GARAGE IS BUILT • NO CONSERVATORY OR SIDE SUNROOM IF 3-CAR FRONT GARAGE IS BUILT	• NO 3-CAR SIDE GARAGE	• NO CONSERVATORY • NO SUNROOM	• NO SIDE CONSERVATORY OR 3-CAR SIDE GARAGE IF SUNROOM IS BUILT • NO CONSERVATORY OR 3-CAR SIDE GARAGE IF SUNROOM IS BUILT	• NO SIDE CONSERVATORY OR 3-CAR SIDE GARAGE IF SUNROOM IS BUILT • NO CONSERVATORY OR 3-CAR FRONT GARAGE IF SUNROOM WITH FIREPLACE FRAMING IS BUILT	• NO CONSERVATORY • NO SUNROOM • NO MORNING ROOM • NO 3-CAR SIDE GARAGE

NOTE: THIS MATRIX LIST HOUSE TYPES AND OPTIONAL FEATURES THAT DO NOT FIT.
 1. "DOES NOT FIT" INDICATES THAT THE HOUSE TYPE (BASE MODEL) LISTED FOR A PARTICULAR COLUMN DOES NOT FIT THE GENERIC BOX LISTED FOR A PARTICULAR ROW.
 2. A CELL WITHOUT ANY ENTRY INDICATES THAT THE HOUSE TYPE (AND ALL ITS OPTIONAL FEATURES) LISTED FOR A PARTICULAR COLUMN WILL FIT WITHIN THE GENERIC BOX LISTED FOR A PARTICULAR ROW. FOR EXAMPLE, A BETHESDA OR A CLIFTON WITH ALL THE AVAILABLE OPTIONS WILL FIT IN GENERIC BOX GB-7C.
 3. FOR A HOUSE TYPE THAT FITS, ONLY OPTION FEATURES THAT DO NOT FIT AND ARE NOT EXEMPT PER SECTION 12B ARE LISTED. FOR EXAMPLE, A BETHESDA MODEL WITH ALL THE AVAILABLE OPTIONS LISTED, EXCEPT THE 3-CAR GARAGE, CAN BE BUILT WITHIN THE GENERIC BOX GB-7C.



- NOTES:
- BUILDING FEATURES THAT CAN PROJECT INTO YARD SETBACKS IN ACCORDANCE WITH SECTION 12B OF THE HOWARD COUNTY ZONING REGULATIONS CAN ALSO PROJECT BEYOND THE GENERIC BOX, BUT SAID FEATURES CANNOT PROJECT INTO ANY EASEMENTS OR THE "SSL" (GEOTECHNICAL STRUCTURE SETBACK LINE) RECORD ON PLAT Nos. 15595-42 AS SHOWN ON LOTS 65-68.
 - THE GARAGE ACCESS FOR THE WESTCHESTER IS ON THE INTERIOR SIDE OF THE GARAGE (FRONT COURTYARD ENTRY). THEREFORE, THE DRIVEWAY IS GENERALLY ON THE OPPOSITE SIDE OF THE GENERIC BOX WHEN THIS HOUSE TYPE IS SELECTED. SINCE THE EXISTING CURB ALONG WEATHERED STONE WAY AND DEEP WATER LANE IS "MOUNTAIN" (MODIFIED CURB & GUTTER), EXCEPT FOR THE SHORT TRANSITION AT THE EXISTING INLETS, THERE IS FLEXIBILITY IN LOCATING THE DRIVEWAY CONNECTION FOR THE WESTCHESTER.
 - FOR BUILDING PERMIT APPLICATION, A PLOT PLAN SHOWING THE ACTUAL HOUSE TYPE TO BE CONSTRUCTED WITHIN THE GENERIC BOX ON A PARTICULAR LOT SHALL BE SUBMITTED ALONG WITH COPIES OF THE APPROVED SFP.
 - UNLESS SPECIFIED OTHERWISE, THE FOUNDATION AND FLOOR ELEVATIONS ARE BASED ON THE FOLLOWING:
 - 4" HIGH CONCRETE FOUNDATION WALL (FROM TOP OF FOOTING).
 - 4" CONCRETE BASEMENT SLAB ON TOP OF FOOTING.
 - STEP DOWN (FOR FAMILY ROOM, ETC.) FEATURES, IF ANY, IS 6" AND IT OCCURS IN THE FOUNDATION WALL ONLY (THE BASEMENT SLAB DOES NOT STEP).
 - MAXIMUM FINISH GRADE IS 3" BELOW TOP OF FOUNDATION WALL.
 - FIRST FLOOR FRAMING: SINGLE SILL PLATE + 11 1/2" FLOOR TRUSS + 3/4" FLYWOOD.
 - BACK OF GARAGE SLAB IS 4" BELOW TOP OF FOUNDATION. GARAGE SLAB SLOPES 0.3' DOWN TO GARAGE DOOR.
 - IF THE TOP OF BASEMENT SLAB ELEVATION (BSE) IS 0.00 THEN:
 - A. TOP OF FOUNDATION WALL = 0.67
 - B. FIRST FLOOR ELEVATION (FEE) = 4.84
 - C. GARAGE SLAB (BACK) = 0.33
 - D. GARAGE SLAB (FRONT) = 0.03
 - E. MAX. FINISH GRADE = 8.0 (FOR STD. 4" FOUNDATION) AND 1.5 (FOR 6" STEP DOWN FEATURES).



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director, *Mona E. Suttle*, 5/11/09
 Chief, Division of Land Development, *Cheryl Smith*, 5/11/09
 Chief, Development Engineering Division, *Chris Deussen*, 5/18/09

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
 BURTNSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/WA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
1/17/2017	Update the Chevy Chase house footprint	kjp	
1/12/2017	Rev. Westchester footprint to show opt. 3-car garage ext. on the 3-car	kjp	
1/12/2011	REV. WESTCHESTER FOOTPRINT TO SHOW OPT. WELLED EXIT & SHOW NO BUMP 2-CAR GARAGE		

PREPARED FOR:
 NEW LAND LOTS LC
 c/o CRAFTMARK HOMES
 6820 ELM STREET, SUITE 201
 MGLEAN, VIRGINIA 22101
 703-734-9855

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975
 EXPIRATION DATE: MAY 26, 2010

SITE DETAILS
STONE LAKE
 LOTS 46 thru 50-52 thru 61 and 63 thru 68
 PLAT No. 15278

SCALE: 1"=30'
 ZONING: R-ED
 G. L. W. FILE No.: 08080

DATE: APRIL 2009
 TAX MAP - GRID: 47-7
 SHEET: 4 OF 7

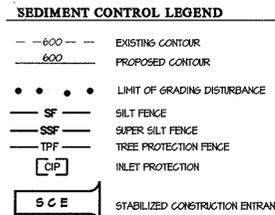
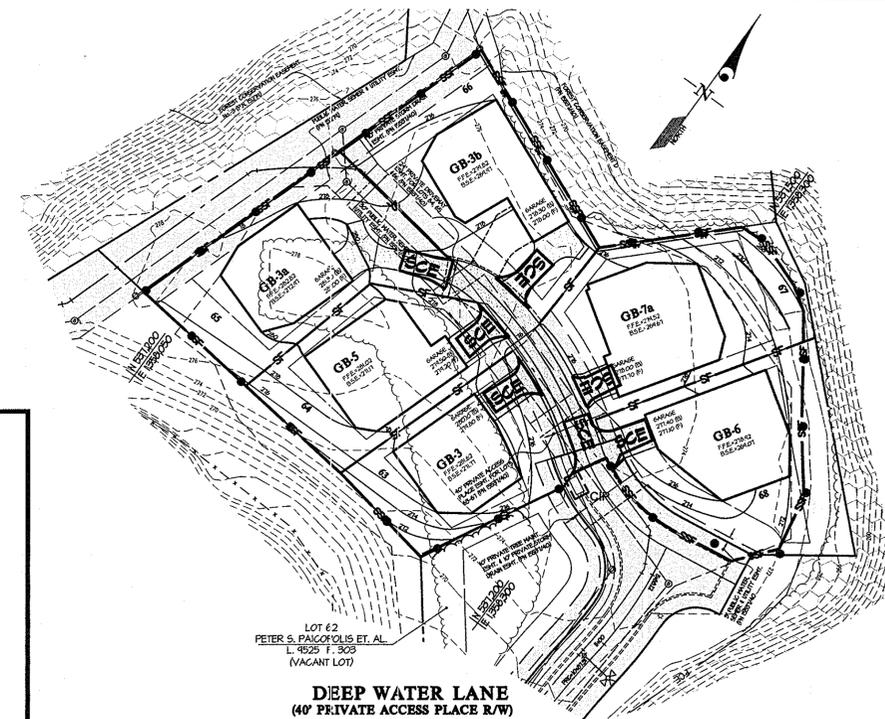
HOWARD COUNTY, MARYLAND
 ELECTION DISTRICT No. 6

SEDIMENT CONTROL NOTES

1. A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY OFFICE OF INSPECTION AND PERMITS PRIOR TO THE START OF ANY CONSTRUCTION. (410) 313-1055
 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 1994 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) 1 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES AND 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 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDINGS, SOD, TEMPORARY SEEDINGS AND MULCHING (SEC. 6). 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.
- | LOTS 46-50 | LOTS 51-61 | LOTS 62-68 |
|--|------------|------------|
| TOTAL AREA OF SITE : 1381 AC. | 2624 AC. | 1571 AC. |
| AREA DISTURBED : 1371 AC. | 2624 AC. | 1544 AC. |
| AREA TO BE ROOFED OR PAVED : 0.841 AC. | 1.641 AC. | 1.024 AC. |
| AREA TO BE VEGETATIVELY STABILIZED : 0.441 AC. | 0.914 AC. | 0.584 AC. |
| TOTAL CUT : 1504 C.Y. | 25004 C.Y. | 18004 C.Y. |
| TOTAL FILL : 1504 C.Y. | 25004 C.Y. | 18004 C.Y. |
| OFF-SITE WASTE/BORROW AREA LOCATION : NONE | NONE | NONE |
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 DPM 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 3 PIPE LENGTHS OR THAT WHICH SHALL BE BACKFILLED AND STABILIZED WITHIN 1 WORKING DAY, WHICHEVER IS SHORTER.

SEQUENCE OF CONSTRUCTION

1. APPLY FOR GRADING & BUILDING PERMITS AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE INSPECTOR. OBTAIN GRADING PERMIT(S) FROM THE INSPECTOR AT THE MEETING.
 2. INSTALL THE STABILIZED CONSTRUCTION ENTRANCE (SCE), SILT FENCES (SF), SUPER SILT FENCES (SSF) AROUND EACH HOUSE UNDER GOING CONSTRUCTION.
- NOTE: THE SCE FOR THE PIPE STEM LOTS (63-67) SHALL BE INSTALLED INITIALLY AT THE EXISTING MOUNTABLE CURB TEE-TURN-AROUND FOR THE CONSTRUCTION OF THE COMMON DRIVEWAY AND THE FIRST HOUSE OF THIS GROUP TO BE CONSTRUCTED. INSTALL THE SCE AT EACH INDIVIDUAL DRIVEWAY FOR SUBSEQUENT HOUSE CONSTRUCTION ON THESE PIPE STEM LOTS. INSTALL THE CURB INLET PROTECTION BY LOT 63.
3. GRADE SITE FOR HOUSE CONSTRUCTION. PROVIDE DUST CONTROL AS NECESSARY.
 4. CONSTRUCT HOUSES, DRIVEWAYS, SIDEWALKS AND INSTALL LANDSCAPING.
 5. AS EACH BUILDING IS COMPLETED, STABILIZE ANY REMAINING BARE DIRT AREA WITH PERMANENT SEEDING OR WITH SOD.
 6. ONCE THE AREA DRAINING TO SEDIMENT CONTROL MEASURES IS STABILIZED, OBTAIN PERMISSION FROM THE INSPECTOR TO REMOVE THE SEDIMENT CONTROL ITEMS.
 7. OBTAIN USE AND OCCUPANCY PERMIT THEN FINALIZE SETTLEMENT.
 8. OBTAIN INSPECTION FOR RELEASE OF SURETY.



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 HOWARD SOIL CONSERVATION DISTRICT."

[Signature] 4/28/09
DATE

BUILDER'S CERTIFICATE (For Lots 46-50, 51-61 & 62-68)

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR 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 MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HSCD."

[Signature] 4/27/09
SIGNATURE OF DEVELOPER/BUILDER DATE

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

[Signature] 5/15/09
HOWARD SCD. DATE

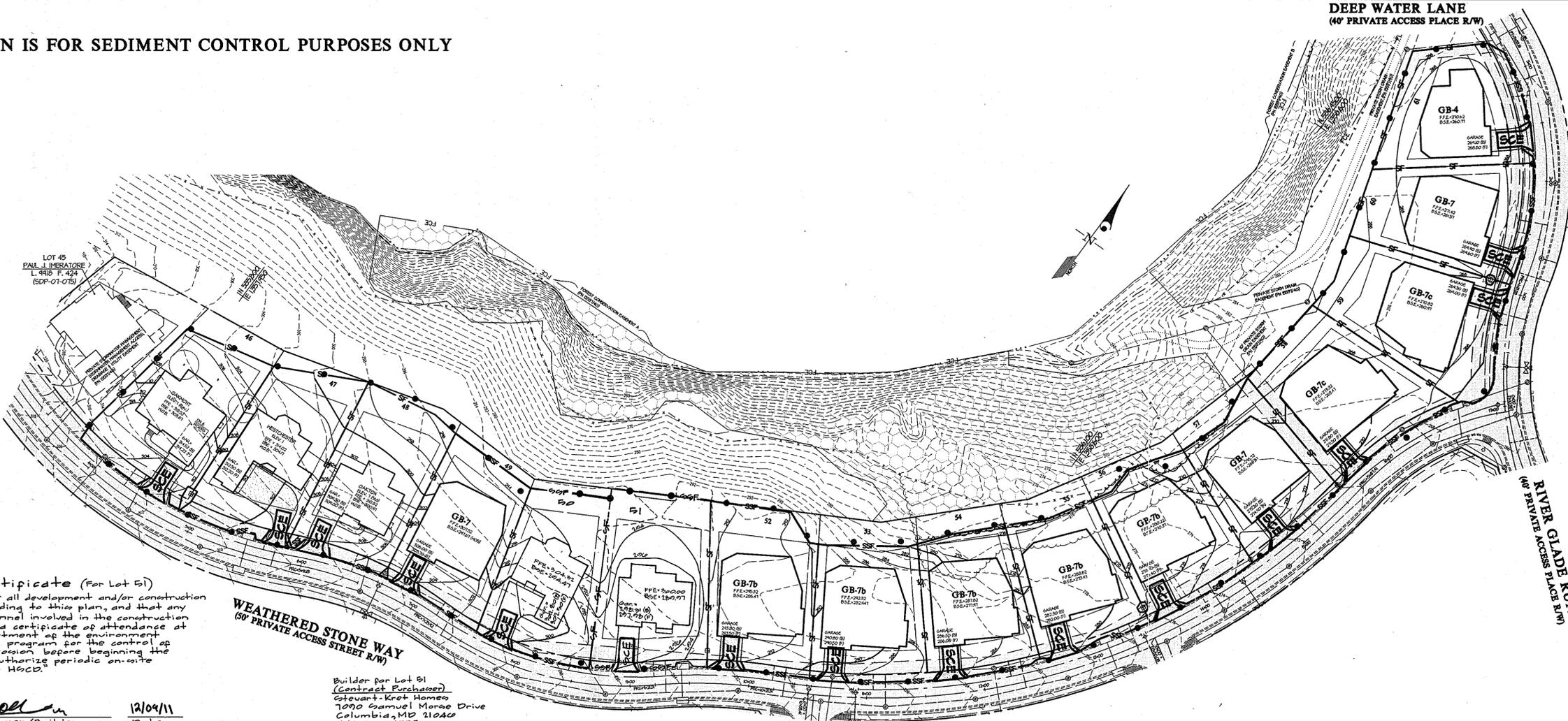
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 5/1/09
Director, DEP. Date

[Signature] 5/1/09
Chief, Division of Land Development Date

[Signature] 5/18/09
Chief, Development Engineering Division Date

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY



Builder's Certificate (For Lot 51)

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR 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 MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HSCD."

[Signature] 12/09/11
Signature of Developer/Builder Date

Builder for Lot 51
(Contract Purchased)
Stewart-Kret Homes
7090 Samuel Morse Drive
Columbia, MD 21040
443-324-2715

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
BURTNSVILLE, MARYLAND 20868
TEL: 301-421-4024 FAX: 410-880-1820 DC/WA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\08080\SDP\08080 SNE.dwg DES. MBT DRN. KLP CHK.

DATE	REVISION	BY	APPR.
11/7/01	Revised Lot 52, added house on 51; added Lot 51 to chart & rev. cc accordingly	KLP	

PREPARED FOR:
(for Lots 46-50, 51-61 & 62-68)
NEW LAND LOTS LC
c/o CRAFTMARK HOMES
6820 ELM STREET, SUITE 201
MCLEAN, VIRGINIA 22101
703-734-9855

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12875
EXPIRATION DATE: MAY 28, 2010



SEDIMENT CONTROL PLAN

STONE LAKE
LOTS 46 thru 50, 51 thru 61 and 63 thru 68
PLAT No. 15278

SCALE	ZONING	G. L. W. FILE No.
1"=50'	R-ED	08080
DATE	TAX MAP - GRID	SHEET
APRIL 2009	47 - 7	5 OF 7

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREA 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, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY LOOSENED).

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:

1) PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (42 LBS/1000 SQUARE FEET) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (4 LBS/1000 SQ FT) BEFORE SEEDING. HARRON OR DISC INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS PER ACRE 30-0-0 UREA-FORM FERTILIZER (4 LBS/1000 SQ FT).

2) ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (42 LBS/1000 SQ FT) AND 1000 LBS PER ACRE OF 10-10-10 FERTILIZER (2 LBS/1000 SQ FT) BEFORE SEEDING. HARRON OR DISC 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 (14 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE (0.5 LBS/1000 SQ FT) OF HEPPING 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 TONS/ACRE WELL ANCHORED STRAW.

MULCHING: APPLY 1 1/2 TO 2 TONS PER ACRE (10 TO 40 LBS/1000 SQ FT) OF UNROTTED NEED-FREE SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 210 GALLONS PER ACRE (5 GALL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 340 GALLONS PER ACRE (8 GALL/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, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY LOOSENED).

SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (4 LBS/1000 SQ FT).

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 1 THRU OCTOBER 15, SEED WITH 2 1/2 BISHOP PER ACRE OF ANNUAL RYE (32 LBS/1000 SQ FT). FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS PER ACRE OF HEPPING LOVEGRASS (0.7 LBS/1000 SQ FT). FOR THE PERIOD NOVEMBER 16 THRU FEBRUARY 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 (10 TO 40 LBS/1000 SQ FT) OF UNROTTED NEED-FREE SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 210 GAL PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FT OR HIGHER, USE 340 GAL PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

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 HOWARD SOIL CONSERVATION DISTRICT.

CLJ 4/20/09
DATE

BUILDER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL DEVELOPMENT AND/OR 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 MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HCD.

Alan Schuch 4/27/09
SIGNATURE OF DEVELOPER/BUILDER DATE

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

John C. Roberts 5/6/09
HOWARD SCD DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Mona P. Scola 5/11/09
Director, DEP Date

Condy Hant 5/11/09
Chief, Division of Land Development Date

Alan D. Vassant 5/18/09
Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONVILLE OFFICE PARK
BURTONVILLE, MARYLAND 20886
TEL: 301-421-4024 FAX: 301-421-4186

L:\CADD\DRAWINGS\08080\SDP\08080 SNE.dwg DES. MGT DRN. KLP CHK.

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 SLOPE 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 SUPPLY 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 SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE RESPECTIVE 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:

A. TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY A 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 CLINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.

B. TOPSOIL MUST BE FREE OF PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NITSEGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.

C. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE IF 4-8 TONS/ACRE (200-400 POUNDS PER 1000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND HOOKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.

III. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:

A. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).

IV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:

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

1. PH FOR TOPSOIL SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE PH TO 6.5 OR HIGHER.

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

3. TOPSOIL HAVING SOLUBLE SALT GREATER THAN 500 PARTS PER MILL SHALL NOT BE USED.

4. NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN) TO PERMIT DISSIPATION OF PHOTO-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.

B. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).

V. TOPSOIL APPLICATION

A. WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSION, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BAGS.

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

C. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4"-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 DITCHES. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS 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.

A. 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 DISTURBED AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

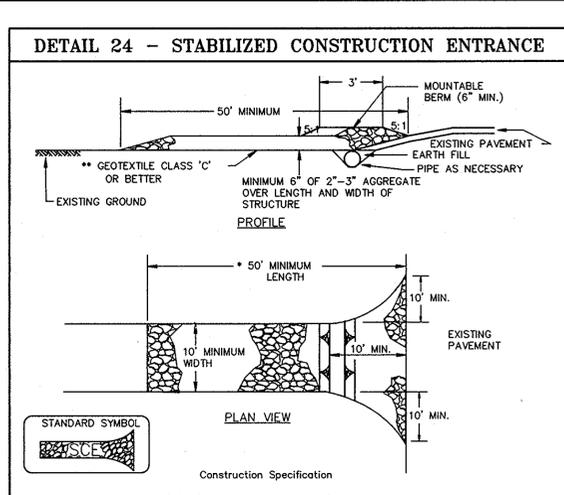
1. COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS THAT ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 26.04.06.

2. COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 15 PERCENT PHOSPHORUS, AND 0.5 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.

3. COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1000 SQUARE FEET.

B. COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT A RATE OF 4LB/1000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

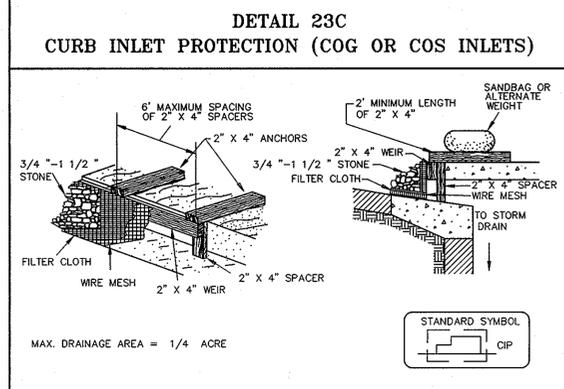
REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING, MD-VA RIE, #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES, REVISED HTS.



Construction Specification

- Length - minimum of 50' (*30' for single residence lot).
- Width - 10' minimum, should be flared at the existing road to provide a turning radius.
- 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.
- 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.
- 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.
- 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.

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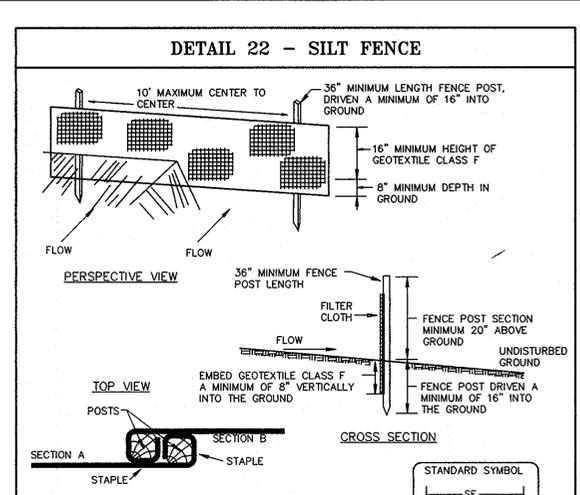


Construction Specifications

MAX. DRAINAGE AREA = 1/4 ACRE

- Attach a continuous piece of wire mesh (30" minimum width by throat length plus 4") to the 2" x 4" weir (measuring throat length plus 2") as shown on the standard drawing.
- Place a continuous piece of Geotextile Class E the same dimensions as the wire mesh over the wire mesh and securely attach it to the 2" x 4" weir.
- Securely nail the 2" x 4" weir to a 9" long vertical spacer to be located between the weir and the inlet face (max. 4" apart).
- Place the assembly against the inlet throat and nail (minimum 2" lengths of 2" x 4" to the top of the weir at spacer locations). These 2" x 4" anchors shall extend across the inlet top and be held in place by sandbags or alternate weight.
- The assembly shall be placed so that the end spacers are a minimum 1' beyond both ends of the throat opening.
- Form the 1/2" x 1/2" wire mesh and the geotextile fabric to the concrete gutter and against the face of the curb on both sides of the inlet. Place clean 3/4" x 1 1/2" stone over the wire mesh and geotextile in such a manner to prevent water from entering the inlet under or around the geotextile.
- This type of protection must be inspected frequently and the filter cloth and stone replaced when clogged with sediment.
- Assure that storm flow does not bypass the inlet by installing a temporary earth or asphalt dike to direct the flow to the inlet.

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Construction Specifications

- Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum) cut, or 1 3/4" 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 pound per linear foot.
- 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/ft /minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

- Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
- Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

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DUST CONTROL DEFINITION
CONTROLLING DUST BLOWING AND MOVEMENT ON CONSTRUCTION SITES AND ROADS.

PURPOSE
TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCE ON AND OFF-SITE DAMAGE, HEALTH HAZARDS, AND IMPROVE TRAFFIC SAFETY.

CONDITIONS WHERE PRACTICE APPLIES
THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT.

SPECIFICATIONS

TEMPORARY METHODS

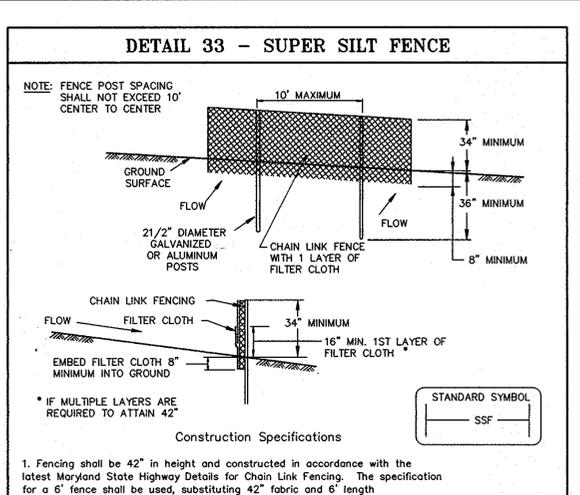
- MULCHES - SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRIMPED OR TACKED TO PREVENT BLOWING.
- VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER.
- TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS AN EMERGENCY MEASURE WHICH SHOULD BE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

PERMANENT METHODS

- PERMANENT VEGETATION - SEE STANDARDS FOR PERMANENT VEGETATIVE COVER AND PERMANENT STABILIZATION WITH SOD. EXISTING TREES OR LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE.
- TOPSOILING - COVERING WITH LESS EROSION SOIL MATERIAL. SEE STANDARDS FOR TOP SOIL.
- STONE - COVER SURFACE WITH CRUSHED STONE OR GRAVEL.

REFERENCES

- AGRICULTURE HANDBOOK 346. WIND EROSION FORCES IN THE UNITED STATES AND THEIR USE IN PREDICTING SOIL LOSS.
- AGRICULTURE INFORMATION BULLETIN 354. HOW TO CONTROL WIND EROSION, USDA-ARS.

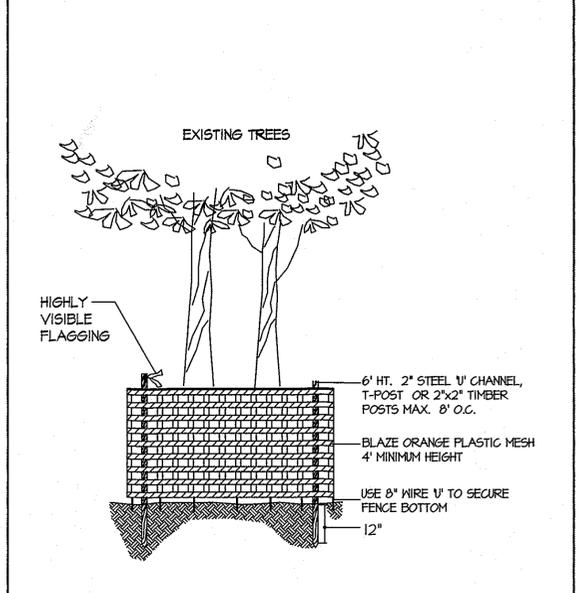


Construction Specifications

- 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.
- 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.
- Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
- Filter cloth shall be embedded a minimum of 8" into the ground.
- When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
- 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.
- 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/ft /minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

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NOTES:

- Avoid root damage. Do not drive post into visible surface roots.
- Device must be maintained throughout construction.

SPECIFICATIONS: PLANT MATERIALS AND PLANTING METHODS

A. PLANT MATERIALS
 THE LANDSCAPE CONTRACTOR SHALL FURNISH AND INSTALL AND/OR DIG, BALL, BURLAP AND TRANSPORT ALL OF THE PLANT MATERIALS CALLED FOR ON DRAWINGS AND/OR LISTED IN THE LANDSCAPE SCHEDULE.

1. PLANT NAMES
 THE PLANT NAMES USED IN THE PLANT SCHEDULE SHALL CONFORM WITH "STANDARDIZED PLANT NAMES, LATEST EDITION."

2. PLANT STANDARDS
 ALL PLANT MATERIAL SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE USA STANDARD FOR NURSERY STOCK, LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN (HERE-AFTER REFERRED TO AS "A.A.N. STANDARDS"). ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, SHALL HAVE A NORMAL HABIT OF GROWTH AND SHALL BE FIRST QUALITY, SOUND, VIGOROUS, WELL-BRANCHED AND WITH HEALTHY, WELL-FUNCTIONING ROOT SYSTEMS. THEY SHALL BE FREE OF DISEASE, INSECT PESTS AND MECHANICAL INJURIES.

ALL PLANTS SHALL BE NURSERY GROWN AND SHALL HAVE BEEN GROWN UNDER THE SAME CLIMATE CONDITIONS AS THE LOCATION OF THIS PROJECT FOR AT LEAST TWO YEARS BEFORE PLANTING. NEITHER HEEL-IN PLANTS NOR PLANTS FROM COLD STORAGE WILL BE ACCEPTED.

3. PLANT MEASUREMENTS
 ALL PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED IN THE PLANT SCHEDULE AS APPROVED BY THE DESIGN REVIEW COMMITTEE (DRC).

A. CALIPER MEASUREMENTS SHALL BE TAKEN SIX INCHES (6") ABOVE GRADE FOR TREES UNDER FOUR-INCH (4") CALIPER AND THREE INCHES (3") ABOVE GRADE FOR TREES FOUR INCHES (4") IN CALIPER AND OVER.

B. MINIMUM BRANCHING HEIGHT FOR ALL SHADE TREES SHALL BE SIX FEET (6'), MAXIMUM EIGHT FEET (8').

C. CALIPER, HEIGHT, SPREAD AND SIZE OF BALL SHALL BE GENERALLY AS FOLLOWS:

CALIPER	HEIGHT	SPREAD	SIZE OF BALL
3" - 3.5"	14'-16'	6'-8'	32" DIAMETER
3.5" - 4"	14'-16'	8'-10'	36" DIAMETER
4" - 4.5"	16'-18'	8'-10'	40" DIAMETER
4.5" - 5"	18'-20'	10'-12'	44" DIAMETER
5" - 5.5"	18'-20'	10'-12'	48" DIAMETER
5.5" - 6"	18'-20'	12'-14'	52" DIAMETER

ALL PLANT MATERIAL SHALL GENERALLY AVERAGE THE MEDIAN FOR THE SIZE RANGES INDICATED ABOVE AS INDICATED IN THE "A.A.N. STANDARDS".

4. PLANT IDENTIFICATION
 LEGIBLE LABELS SHALL BE ATTACHED TO ALL SHADE TREES, MINOR TREES, SPECIMEN SHRUBS AND BUNDLES OR BOXES OF OTHER PLANT MATERIAL, GIVING THE BOTANICAL AND COMMON NAMES, SIZE AND QUANTITY OF EACH. EACH SHIPMENT OF PLANTS SHALL BEAR CERTIFICATES OF INSPECTION AS REQUIRED BY FEDERAL, STATE AND COUNTY AUTHORITIES.

5. PLANT INSPECTION
 THE DESIGN REVIEW COMMITTEE MAY, UPON REQUEST BY THE BUILDER OR DEVELOPER, AT LEAST TEN (10) DAYS PRIOR TO THE INSTALLATION OF ANY PROPOSED PLANT MATERIAL, INSPECT ALL PROPOSED PLANT MATERIAL AT THE SOURCE OF ORIGIN.

B. PLANTING METHODS
 ALL PROPOSED PLANT MATERIALS THAT MEET THE SPECIFICATIONS IN SECTION A ARE TO BE PLANTED IN ACCORDANCE WITH THE FOLLOWING METHODS DURING THE PROPER PLANTING SEASONS AS DESCRIBED IN THE FOLLOWING:

1. PLANTING SEASONS
 THE PLANTING OF DECIDUOUS TREES, SHRUBS AND VINES SHALL BE FROM MARCH 1ST TO JUNE 15TH AND FROM SEPTEMBER 15TH TO DECEMBER 15TH. PLANTING OF DECIDUOUS MATERIAL MAY BE CONTINUED DURING THE WINTER MONTHS PROVIDING THERE IS NO FROST IN THE GROUND AND FROST-FREE TOPSOIL PLANTING MIXTURES ARE USED.

THE PLANTING OF EVERGREEN MATERIAL SHALL BE FROM MARCH 15TH TO JUNE 15TH AND FROM AUGUST 15TH TO DECEMBER 15TH. NO PLANTING SHALL BE DONE WHEN THE GROUND IS FROZEN OR EXCESSIVELY MOIST. NO FROZEN OR WET TOPSOIL SHALL BE USED AT ANY TIME.

2. DIGGING
 ALL PLANT MATERIAL SHALL BE DUG, BALLED AND BURLAPPED (BAB) IN ACCORDANCE WITH THE "A.A.N. STANDARDS".

3. EXCAVATION OF PLANT PITS
 THE LANDSCAPING CONTRACTOR SHALL EXCAVATE ALL PLANT PITS, VINE PITS, HEDGE TRENCHES AND SHRUB BEDS IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

A. LOCATIONS OF ALL PROPOSED PLANT MATERIAL SHALL BE STAKED AND APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT BEFORE ANY OF THE PROPOSED PLANT MATERIAL IS INSTALLED BY THE LANDSCAPE CONTRACTOR.

B. ALL PITS SHALL BE GENERALLY CIRCULAR IN OUTLINE, VERTICAL SIDES, DEPTH SHALL NOT BE LESS THAN 6" DEEPER THAN THE ROOT BALL DIAMETER, SHALL NOT BE LESS THAN TWO TIMES THE DIAMETER OF THE ROOT BALL AS SET FORTH IN THE FOLLOWING SCHEDULE.

C. IF AREAS ARE DESIGNATED AS SHRUB BEDS OR HEDGE TRENCHES, THEY SHALL BE EXCAVATED TO AT LEAST 18" DEPTH MINIMUM. AREAS DESIGNATED FOR GROUND COVERS AND VINES SHALL BE EXCAVATED TO AT LEAST 12" IN DEPTH MINIMUM.

D. DIAMETER AND DEPTH OF TREE PITS SHALL GENERALLY BE AS FOLLOWS:

PLANT SIZE	ROOT BALL	PIT DIA.	PIT DEPTH
3" - 3.5" CAL.	32"	64"	28"
3.5" - 4" CAL.	36"	72"	32"
4" - 4.5" CAL.	40"	80"	36"
4.5" - 5" CAL.	44"	88"	40"
5" - 5.5" CAL.	48"	96"	44"
5.5" - 6" CAL.	52"	104"	48"

A 20% COMPACTION FIGURE OF THE SOIL TO BE REMOVED IS ASSIGNED AND WILL BE ALLOWED IN CALCULATION OF EXTRA TOPSOIL. THE TABULATED PIT SIZES ARE FOR PURPOSES OF UNIFORM CALCULATION AND SHALL NOT OVERRIDE THE SPECIFIED DEPTHS BELOW THE BOTTOMS OF THE ROOT BALLS.

4. STAKING, GUYING AND WRAPPING
 ALL PLANT MATERIAL SHALL BE STAKED OR GUYED, AND WRAPPED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

A. STAKES SHALL BE SOUND WOOD 2" X 2" ROUGH SAWN OAK OR SIMILAR DURABLE WOODS, OR LENGTHS, MINIMUM 7'-0" FOR MAJOR TREES AND 5'-0" MINIMUM FOR MINOR TREES.

B. WIRE AND CABLE: WIRE SHALL BE #10 GA. GALVANIZED OR BETHANIZED ANNEALED STEEL WIRE. FOR TREES OVER 3" CALIPER, PROVIDE 5/16" TURN BUCKLES, EYE AND EYE WITH 4" TAKE-UP. FOR TREES OVER 5" CALIPER, PROVIDE 3/8" 1" STRAND CABLE CADMIUM PLATED STEEL WITH GALVANIZED "EYE" THIMBLES OF WIRE AND HOSE ON TREES UP TO 3" IN CALIPER.

C. HOSE SHALL BE NEW 2 PLY REINFORCED RUBBER HOSE MINIMUM 1/2" I.D. PLASTIC LOG TIES OR "PAUL'S TREE BRACES" MAY BE USED IN PLACE OF WIRE AND HOSE ON TREES UP TO 3" IN CALIPER.

D. ALL TREES UNDER 3" IN CALIPER ARE TO BE PLANTED AND STAKED IN ACCORDANCE WITH THE ATTACHED PLANTING DETAILS.

5. PLANT PRUNING, EDGING AND MULCHING
A. EACH TREE, SHRUB OR VINE SHALL BE PRUNED IN AN APPROPRIATE MANNER TO ITS PARTICULAR REQUIREMENTS, IN ACCORDANCE WITH ACCEPTED STANDARD PRACTICE. BROKEN OR BRUISED BRANCHES SHALL BE REMOVED WITH CLEAN CUTS FLUSH WITH THE ADJACENT TRUNK OR BRANCHES. ALL CUTS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED ANTISEPTIC TREE WOUND DRESSING.

B. ALL TRENCHEAS AND SHRUB BEDS SHALL BE EDGED AND CULTIVATED TO THE LINES SHOWN ON THE DRAWINGS. THE AREAS AROUND ISOLATED PLANTS SHALL BE EDGED AND CULTIVATED TO THE FULL DIAMETER OF THE PIT. SOD WHICH HAS BEEN REMOVED AND STACKED SHALL BE USED TO TRIM THE EDGES OF ALL EXCAVATED AREAS TO THE NEAT LINES OF THE PLANT PIT SAUKERS, THE EDGES OF SHRUB AREAS, HEDGE TRENCHES AND VINE POCKETS.

C. AFTER CULTIVATION, ALL PLANT MATERIALS SHALL BE MULCHED WITH A 3" LAYER OF FINE SHREDDED FINE BARK, PEAT MOSS, OR ANOTHER APPROVED MATERIAL OVER THE ENTIRE AREA OF THE BED OR SAUKER.

6. PLANT INSPECTION AND ACCEPTANCE
 THE DESIGN REVIEW COMMITTEE SHALL BE RESPONSIBLE FOR INSPECTING ALL PLANTING PROJECTS ON A PERIODIC BASIS TO ASSURE THAT ALL WORK IS PROCEEDING IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.

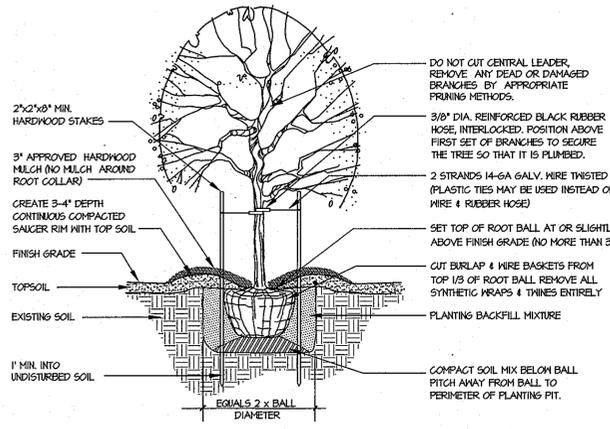
7. PLANT GUARANTEE
 ALL PLANT MATERIAL SHALL BE GUARANTEED FOR THE DURATION OF ONE FULL GROWING SEASON AFTER FINAL INSPECTION AND ACCEPTANCE OF THE WORK IN THE PLANTING PROJECT. PLANTS SHALL BE ALIVE AND IN SATISFACTORY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD.

A. FOR THIS PURPOSE, THE "GROWING SEASON" SHALL BE THAT PERIOD BETWEEN THE END OF THE "SPRING" PLANTING SEASON, AND THE COMMENCEMENT OF THE "FALL" PLANTING SEASON.

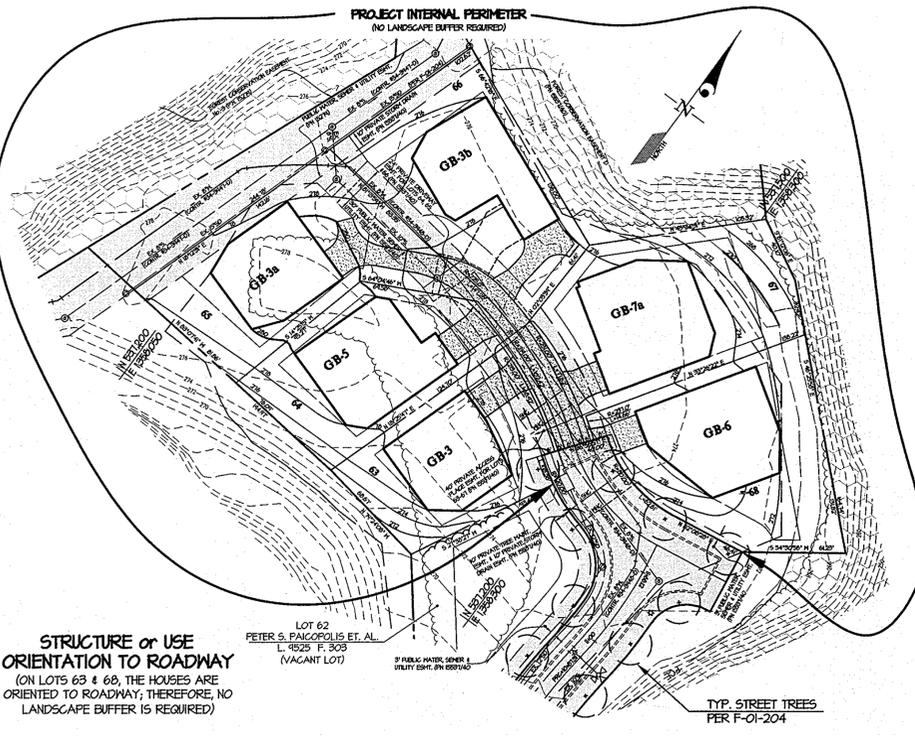
B. GUARANTEE FOR PLANTING PERFORMED AFTER THE SPECIFIED END OF THE "SPRING" PLANTING SEASON SHALL BE EXTENDED THROUGH THE END OF THE NEXT FOLLOWING "SPRING" PLANTING SEASON.

SODDING
 ALL SODDING SHALL BE IN ACCORDANCE TO THE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" LATEST EDITION, APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON AND THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS.

ALL SOD SHALL BE STRONGLY ROOTED SOD, NOT LESS THAN TWO YEARS OLD AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. PROVIDE ONLY SOD CAPABLE OF GROWTH DEVELOPMENT WHEN PLANTED AND IN STRIPS NOT MORE THAN 18" WIDE X 4' LONG. PROVIDE SOD COMPOSED PRINCIPALLY OF IMPROVED STRAIN KENTUCKY BLUEGRASS, SUCH AS COLUMBIA, VICTA, OR ESCORT.



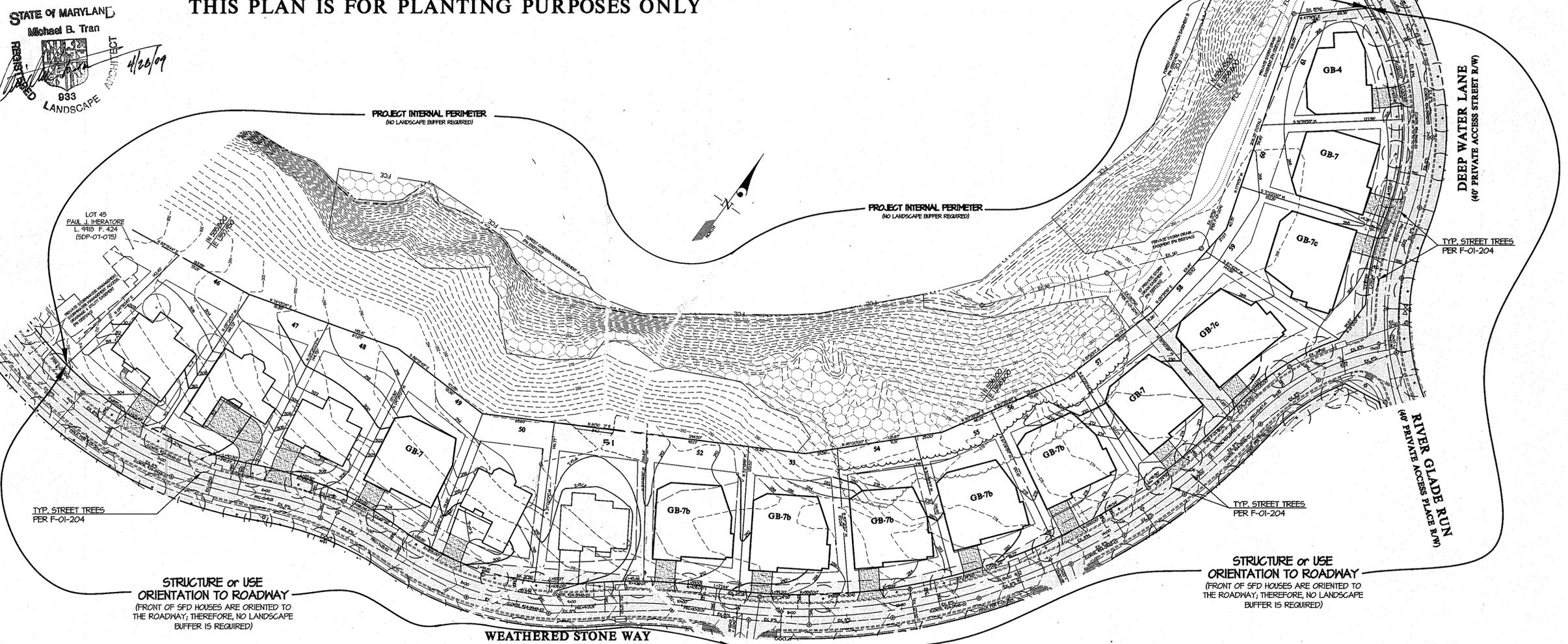
DECIDUOUS TREE PLANTING DETAIL
 FOR PLANTING MATERIAL UP TO 3 1/2" CALIPER.



STRUCTURE OR USE ORIENTATION TO ROADWAY
 (ON LOTS 63 & 68, THE HOUSES ARE ORIENTED TO ROADWAY, THEREFORE, NO LANDSCAPE BUFFER IS REQUIRED)

LANDSCAPE NOTES

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE & THE HOWARD COUNTY LANDSCAPE MANUAL.
- CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET NO.1 SHALL APPLY.
- FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY RELOCATIONS ARE REQUIRED.
- PLANT QUANTITIES SHOWN ON THE PLANT LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE.
- ALL PLANT MATERIAL SHALL BE FULL HEAVY, WELL FORMED, SYMMETRICAL, AND CONFORM TO THE A.A.N. SPECIFICATIONS. IN ADDITION, ALL REQUIRED PLANTING FOR THE LANDSCAPE ISLANDS IN THE PARKING LOT SHALL CONFORM TO THE HOWARD COUNTY LANDSCAPE MANUAL. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THIS PLAN. SEE SHEET 4 FOR PLANTING DETAILS.
- NO SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HOWARD COUNTY DPZ AND THE OWNER OR HIS REPRESENTATIVE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES (BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED) SHALL BE SODDED OR SEEDED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATION. A MINIMUM OF 4" OF TOPSOIL SHALL BE PROVIDED TO ALL PLANTING AREAS.
- THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING IF HE/SHE ENCOUNTERS SOIL DRAINAGE CONDITIONS THAT MAY BE DETRIMENTAL TO THE GROWTH OF THE PLANTS.
- ALL EXPOSED EARTH WITHIN THE LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH PER THE PLANTING DETAILS.
- DO NOT PLANT WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT.
- THE STREET TREES (PER F-01-204) ALONG THE FRONT OF THE LOTS SHALL BE PLANTED BY THE LOT BUILDER.
- NO LANDSCAPE SURETY IS REQUIRED FOR THIS SDP.



STRUCTURE OR USE ORIENTATION TO ROADWAY
 (FRONT OF SFD HOUSES ARE ORIENTED TO THE ROADWAY, THEREFORE, NO LANDSCAPE BUFFER IS REQUIRED)

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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Thomas J. Sauter 5/11/09
 Director, DEP. Date

Wendy Harms 5/11/09
 Chief, Division Land Development Date

Alan Damann 5/11/09
 Chief, Development Engineering Division Date

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
 BURTNSVILLE, MARYLAND 20868
 TEL: 301-421-4024 BAL: 410-880-1820 DC/WA: 301-889-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
12/7/01	Revised Lot 50 & Cited a house on 51; rev. landscape perimeter	klp	

PREPARED FOR:
 NEW LAND LOTS LC
 c/o CRAFTMARK HOMES
 6820 ELM STREET, SUITE 201
 McLEAN, VIRGINIA 22101
 703-734-9855

Builder For Lot 51 (contract purchaser)
 Stewart-Kret Homes
 1000 Samuel Morse Drive
 Columbia, MD 21046
 443-324-4775

LANDSCAPE PLAN

STONE LAKE
 LOTS 46 thru 50, 52 thru 61 and 63 thru 68
 PLAT No. 15278

SCALE: 1"=50'
 ZONING: R-ED
 G. L. W. FILE No.: 08080

DATE: APRIL 2009
 TAX MAP - GRID: 47-7
 SHEET: 7 OF 7

ELECTION DISTRICT No. 6
 HOWARD COUNTY, MARYLAND