

GENERAL NOTES

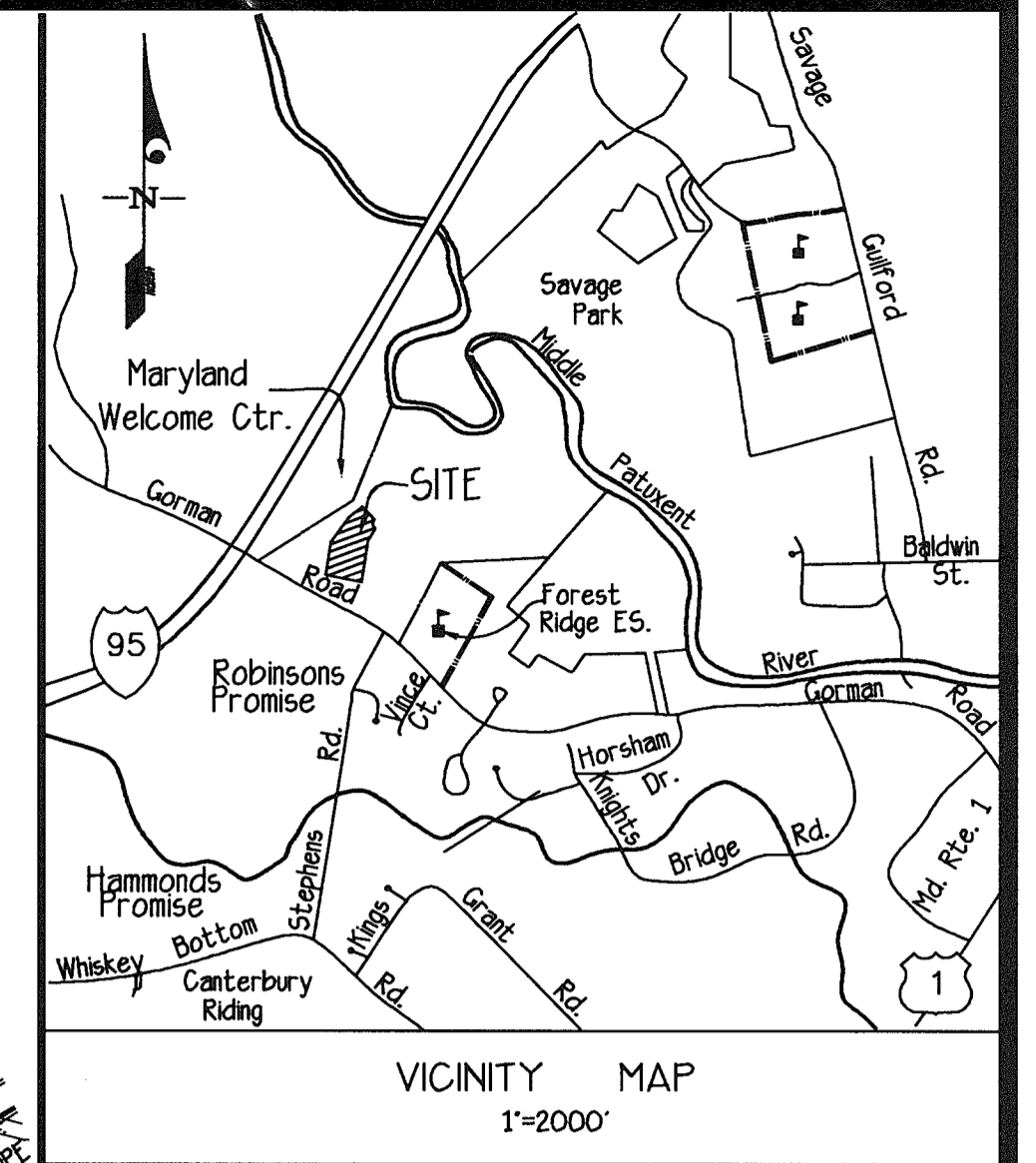
- ZONING: R-ED
- THE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: 5-00-13, WP 00-88, WP 00-126, P 01-15, F 01-177, F 01-185, PB 345, WP 01-GO, + F 01-204.
- WETLAND, STREAM, STEEP SLOPE, AND FOREST COVER DELINEATION BY DAFT, MCCLINE AND WALKER, WAS SUBMITTED AND APPROVED UNDER 5-00-13 OCTOBER 19, 2000. THERE ARE NO WETLANDS, STREAMS, STEEP SLOPES OR FOREST COVER FOR THE AREA COVERED BY THIS PLAN.
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE CEMETERY INVENTORY MAPS DO NOT SHOW ANY CEMETERIES WITHIN THE PROJECT LIMITS.
- THE SCENIC ROADS MAP DOES NOT INDICATE ANY SCENIC ROADS WITHIN OR ADJACENT TO THE PROJECT LIMITS.
- TOTAL PROJECT AREA: 137.5 ACRES
FLOOD PLAN AREA: 7.13 ACRES
STEEP SLOPE AREA: 8.3 ACRES
NET AREA: 112.1 ACRES
MAXIMUM ALLOWABLE DENSITY: 2 UNITS PER ACRE (224)
PROPOSED DENSITY: 2 UNITS PER ACRE (224 UNITS) (70 SFD, 154 SFA)
- A. NUMBER OF PROPOSED LOTS THIS PLAN (A RESUB OF PARCEL B): SINGLE FAMILY ATTACHED: 36 LOTS UNDER THIS PLAN
COMMON OPEN AREA (CROWDWAY): 1 LOT
OPEN SPACE: 2 LOTS
B. NUMBER OF LOTS F 01-177
SINGLE FAMILY ATTACHED: 37 LOTS
COMMON OPEN AREA: 2 LOTS
OPEN SPACE: 5 LOTS
PARCELS: 5 (A THRU E)
C. NUMBER OF UNITS F 01-204 (RESUB OF PARCEL E):
SINGLE FAMILY DETACHED: 70 LOTS
COMMON OPEN AREA (CROWDWAY): 1 LOT
OPEN SPACE: 3 LOTS
D. NUMBER OF UNITS F 02-30 (A RESUB OF PARCEL C):
SINGLE FAMILY DETACHED: 36 LOTS
COMMON OPEN AREA (CROWDWAY): 1 LOT
OPEN SPACE: 2 LOTS
E. TOTALS:
SINGLE FAMILY DETACHED: 70 LOTS
SINGLE FAMILY ATTACHED: 104 LOTS
COMMON OPEN AREA (CROWDWAY): 5 LOTS
OPEN SPACE: 12 LOTS
PARCELS: 2 (A + D)
- OPEN SPACE REQUIREMENTS:
SUBMITTED AND APPROVED UNDER F 01-177, FEBRUARY 27, 2002.
- RECREATION OPEN SPACE REQUIREMENTS:
SUBMITTED AND APPROVED UNDER F 01-177, FEBRUARY 27, 2002.
- PARKING REQUIREMENTS:
TOTAL PARKING REQUIRED: 36 UNITS X 2 SPACES/UNIT = 72 SPACES
GARAGES: 72 SPACES (2 EA SFA)
DRIVEWAYS: 36 SPACES (1 EA SFA)
SURFACE: 21 SPACES
TOTAL: 129 SPACES
- TOPOGRAPHY INDICATED WAS TAKEN FROM AERIAL TOPOGRAPHY PREPARED DURING THE SUMMER OF 1988 FOR DAFT, MCCLINE AND WALKER AND F 01-177. THIS SITE HAS BEEN GRADED UNDER F 01-177.
- EXISTING UTILITIES WERE TAKEN FROM AVAILABLE HOWARD COUNTY RECORDS.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- PUBLIC WATER AND SEWER TO BE UTILIZED.
EXISTING WATER AND SEWER CONTRACT NUMBER 34-3447-D
- HORIZONTAL AND VERTICAL DATUM IS BASED ON HOWARD COUNTY STATIONS 21941003 AND 21941004.
- SEDIMENT AND EROSION CONTROL MEASURES WILL BE INCLUDED WITH FINAL PLANS AND SITE DEVELOPMENT PLANS.
- STORMWATER MANAGEMENT COMPUTATIONS AND PLANS SUBMITTED AND APPROVED UNDER F-01-177, FEBRUARY 27, 2002. SEE EXPLANATORY NOTE ABOVE - RIGHT.
- TRAFFIC STUDY WAS SUBMITTED AND APPROVED AS PART OF THE SKETCH PLAN 5-00-13, OCTOBER 19, 2000.
- STREET TREES WILL BE PROVIDED PER THE SUBDIVISION REGULATIONS AT THE FINAL PLAN STAGE.
- A NOISE STUDY, BY CENTURY ENGINEERING, INC. WAS SUBMITTED AND APPROVED FOR THE AREA COVERED BY THIS PLAN UNDER 5-00-13 OCTOBER 19, 2000. THE 65dBA NOISE CONTOUR IS BEYOND THE LIMITS OF THIS PLAN.
- MINIMUM DISTANCES BETWEEN SFA BUILDINGS
A. FACE TO FACE: 30'
B. FACE TO SIDE/REAR TO SIDE: 30'
C. SIDE TO SIDE: 15'
D. REAR TO REAR: 60'
E. REAR TO FACE: 100'
- NO PERIMETER LANDSCAPING IS REQUIRED. RESIDENTIAL INTERNAL LANDSCAPING AND PARKING LOT INTERNAL LANDSCAPING FOR THIS AREA OF STONE LAKE WILL BE ADDRESSED AT THE FINAL AND SITE PLAN STAGE.
- ALL ROADS IN THIS DEVELOPMENT ARE PRIVATE.
- ON JANUARY 16, 2001, WP 01-60, WAIVER OF SECTION 16.120C(2) WAS GRANTED WHICH REQUIRES ALL LOTS TO HAVE FRONTAGE ON A PUBLIC ROAD, AND SECTION 16.120C(4) WHICH LIMITS THE LENGTH OF A PRIVATE ROAD FOR SFA UNITS TO 200'. SUBJECT TO ONE CONDITION IN THE APPROVAL LETTER.
- TRASH, MAIL AND SCHOOL BUS SERVICE WILL BE PROVIDED TO EACH LOT WITHIN THE DEVELOPMENT. TRASH SERVICES WILL BE PROVIDED BY THE HOWARD COUNTY REFUSE COLLECTION CONTRACTOR. MAIL SERVICES WILL BE PROVIDED BY THE UNITED STATES POSTAL SERVICE. SCHOOL BUS SERVICE WILL BE PROVIDED BY THE HOWARD COUNTY SCHOOL BUS CONTRACTOR.
- A FOREST STAND DELINEATION WAS SUBMITTED AND APPROVED FOR THE AREA COVERED BY THIS PLAN UNDER 5-00-13 OCTOBER 19, 2000.
- FOREST CONSERVATION PLANS WERE SUBMITTED AND APPROVED FOR THE AREA COVERED BY THIS PLAN UNDER F 01-177 FEBRUARY 27, 2002 AND F 01-204 JUNE 5, 2002.
- THERE ARE 36 TENTATIVE HOUSING UNIT ALLOCATIONS RESERVED FOR THE SFA UNITS ON BULK PARCEL B, AS SHOWN ON SKETCH PLAN (5-00-13) AND IN ACCORDANCE WITH SECTION 16.110G(2)(D) OF THE SUBDIVISION REGULATIONS.

EXISTING STORMWATER MANAGEMENT FACILITY NO. 3 IS FOR THE CONTROL OF STORMWATER RUNOFF FROM PARCEL B. THIS FACILITY IS A SHALLOW MARSH WATER QUALITY FACILITY (WET POND) OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. NO QUANTITY MANAGEMENT IS REQUIRED FOR THIS PARCEL. PLANS AND COMPUTATIONS FOR FACILITY NO 3 WERE SUBMITTED AND APPROVED UNDER F 01-177 FEBRUARY 27, 2002. QUANTITY MANAGEMENT IS NOT REQUIRED DUE TO THE DECREASE IN DRAINAGE AREA BETWEEN EXISTING AND PROPOSED CONDITIONS, AND THE RESULTANT DISCHARGE BEING LOWERED.

Tabulation of Land Use		
Land Use		Acres
Residential		3.67 Acres
SFA	2.62 Acres	
Roadway	1.05 Acres	
Open Space		2.01 Acres
Total		5.68 Acres

Existing 20' Wide Forest Conservation Easement No. 4 Plat No. 15274

Existing 20' Private Stormwater Management Stormwater Management Access Drainage + Utility Easement Plat No. 15274



STONE LAKE COMMUNITY ASSOC. OPEN SPACE LOT 44 PLAT No. 15276 (F01-177)

STONE LAKE COMMUNITY ASSOC. STONE LAKE LOT 42 (COMMON OPEN AREA) PLAT No. 15275 + 15276 (F-01-177)

STONE LAKE CORPORATION STONE LAKE PARCEL A PLAT No. 15275 (F-01-177)

TENTATIVELY APPROVED DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

PLANNING DIRECTOR 10/7/02 DATE

LEGEND

- EXISTING CONTOUR
- LIMIT OF SUBMISSION (same as property line)

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3404 NATIONAL DRIVE - SUITE 250 - BIRTONSVILLE OFFICE PARK
BIRTONSVILLE, MARYLAND 20666
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-294-2524 FAX: 301-421-4186

PREPARED FOR:
STONE LAKE CORPORATION
C/O THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MD 21044
PH: 410-992-6084
ATTN: MR. JOE NECKER

SKETCH PLAN
STONE LAKE
Lots "B-1" thru "B-36", Common Open Area Lot "B-37" and Open Space Lots "B-38" and "B-39"
A RESUBDIVISION OF PARCEL "B"
PLAT No. 15274
ELECTION DISTRICT No. 6
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	R-ED	99140
DATE	TAX MAP - GRD	SHEET
AUGUST, 2002	47-9	1 OF 1