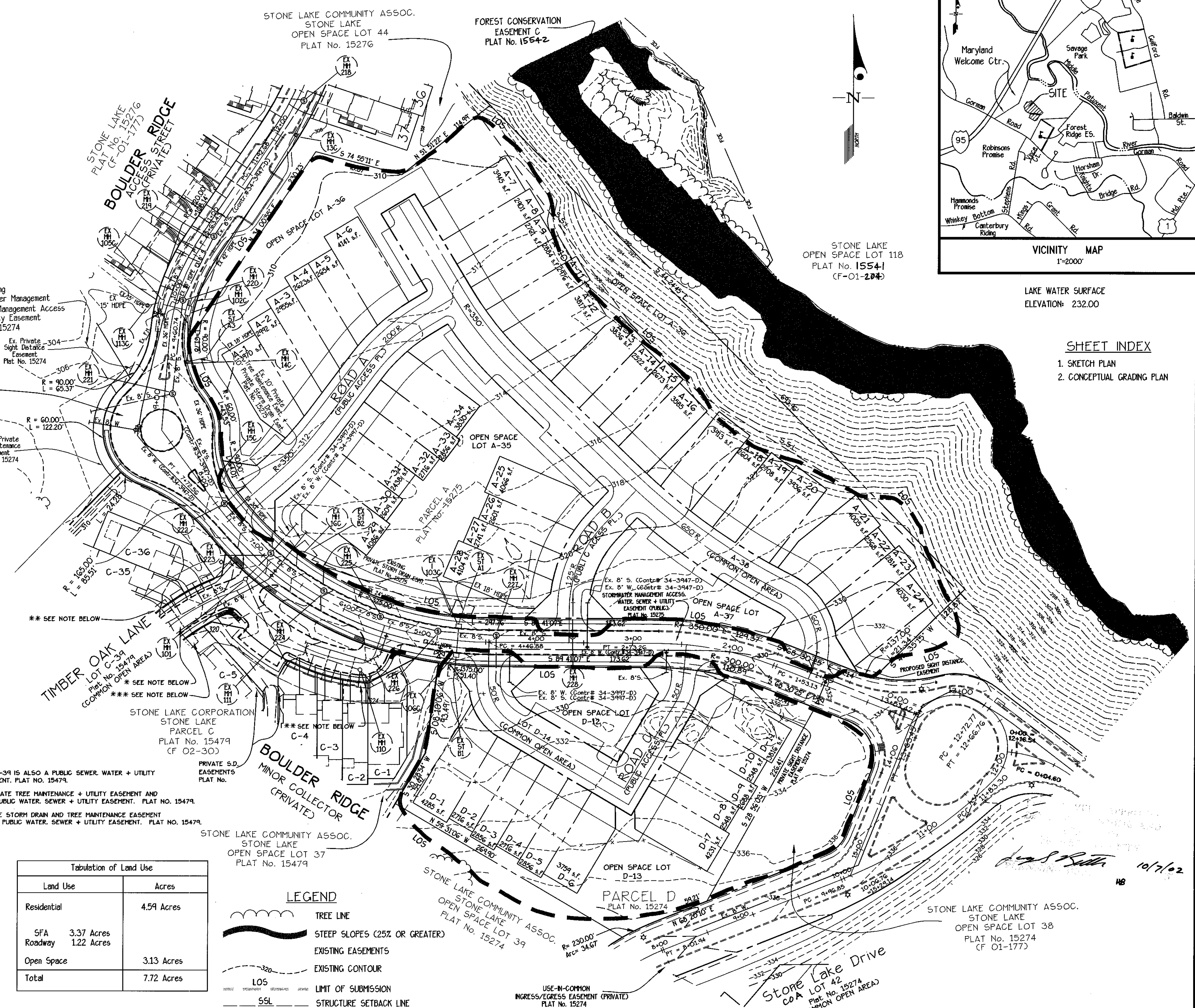


GENERAL NOTES

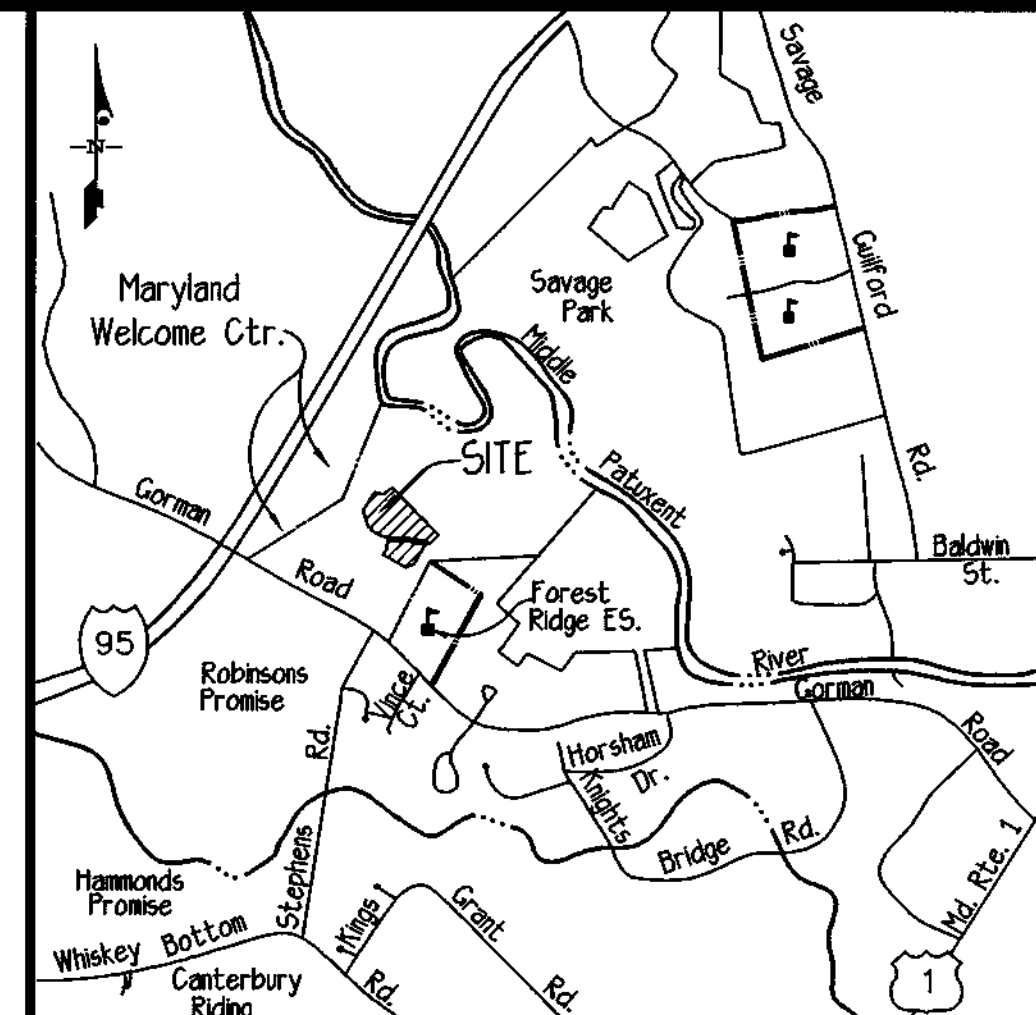
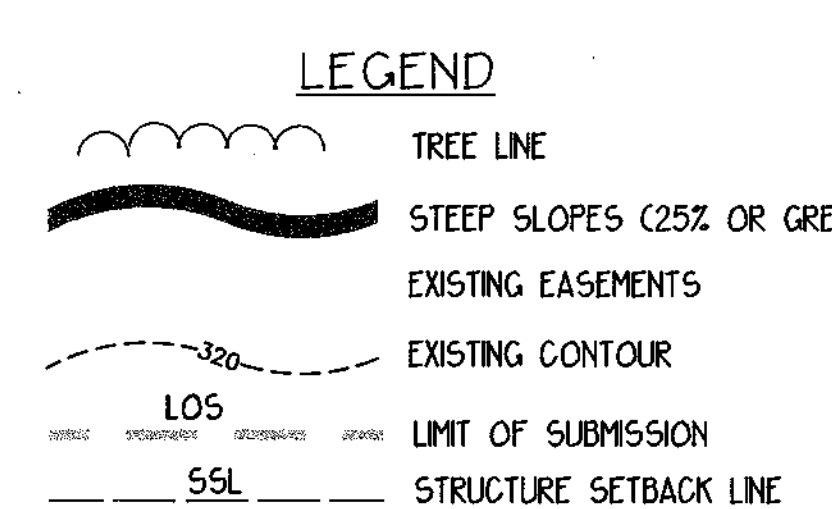
- ZONING: R-ED
- THE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: S 00-13, WP 00-88, WP 00-126, F 01-15, F 01-177, F 01-185, PB 345, WP 01-60, + F 01-204.
- WETLAND, STREAM, STEEP SLOPE, AND FOREST COVER DELINEATION BY DAFT, MCGUINE AND WALKER, WAS SUBMITTED AND APPROVED UNDER S-00-13 OCTOBER 19, 2000. THERE ARE NO WETLANDS, STREAMS, NATURAL STEEP SLOPES OR FOREST COVER FOR THE AREA COVERED BY THIS PLAN.
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE CEMETERY INVENTORY MAPS DO NOT SHOW ANY CEMETERIES WITHIN THE PROJECT LIMITS.
- THE SCENIC ROADS MAP DOES NOT INDICATE ANY SCENIC ROADS WITHIN OR ADJACENT TO THE PROJECT LIMITS.
- TOTAL PROJECT AREA: 137.5 ACRES
FLOOD PLAN AREA: 7.13 ACRES
STEEP SLOPES AREA: 8.3 ACRES
NET AREA: 122.1 ACRES
MAXIMUM ALLOWABLE DENSITY: 2 UNITS PER ACRE (244)
PROPOSED DENSITY: 2 UNITS PER ACRE (224 UNITS) (70 SFD, 194 SFA)
- A. NUMBER OF PROPOSED LOTS (A RESUB OF PARCELS A + D):
PARCEL A:
SINGLE FAMILY ATTACHED: 34 LOTS
COMMON OPEN AREA (ROADWAY): 2 LOTS
OPEN SPACE: 2 LOTS
PARCEL D:
SINGLE FAMILY ATTACHED: 11 LOTS
COMMON OPEN AREA (ROADWAY): 1 LOT
OPEN SPACE: 2 LOTS
- B. NUMBER OF LOTS S 02-20 (A RESUB OF PARCEL B):
SINGLE FAMILY ATTACHED: 36 LOTS
COMMON OPEN AREA (ROADWAY): 1 LOT
OPEN SPACE: 2 LOTS
- C. 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)
- D. NUMBER OF UNITS F 01-204 (RESUB OF PARCEL E):
SINGLE FAMILY DETACHED: 70 LOTS
COMMON OPEN AREA (ROADWAY): 1 LOT
OPEN SPACE: 3 LOTS
- E. NUMBER OF UNITS F 02-30 (A RESUB OF PARCEL C):
SINGLE FAMILY ATTACHED: 36 LOTS
COMMON OPEN AREA (ROADWAY): 1 LOT
OPEN SPACE: 2 LOTS
- F. TOTALS:
SINGLE FAMILY DETACHED: 70 LOTS
SINGLE FAMILY ATTACHED: 194 LOTS
COMMON OPEN AREA (ROADWAY): 8 LOTS
OPEN SPACE: 16 LOTS
- 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:
PARCEL A:
TOTAL PARKING REQUIRED: 34 UNITS X 2 SPACES/UNIT = 68 SPACES
GARAGES: 68 SPACES (2 EA SFA)
DRIVEWAYS: 34 SPACES (1 EA SFA)
SURFACE: 42 SPACES
TOTAL: 144 SPACES
PARCEL B:
TOTAL PARKING REQUIRED: 11 UNITS X 2 SPACES/UNIT = 22 SPACES
GARAGES: 22 SPACES
DRIVEWAYS: 11 SPACES
SURFACE: 16 SPACES
TOTAL: 49 SPACES
- TOPOGRAPHY INDICATED WAS TAKEN FROM AERIAL TOPOGRAPHY PREPARED DURING THE SUMMER OF 1998 FOR DAFT, MCGUINE AND WALKER, AND AS MODIFIED BY F 01-177 AND F 01-204 GRADING PLANS.
- EXISTING UTILITIES WERE TAKEN FROM AVAILABLE HOWARD COUNTY RECORDS.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- PUBLIC WATER AND SEWER TO BE UTILIZED:
EXISTING WATER 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, AND F-01-204, JUNE 5, 2002. PARCELS A + D DRAIN TO THE EXISTING QUARRY.
- TRAFFIC STUDY WAS SUBMITTED AND APPROVED AS PART OF THE SKETCH PLAN S 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 S-00-13 OCTOBER 19, 2000.
- 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 16.1200C(2) WAS GRANTED WHICH REQUIRES ALL LOTS TO HAVE FRONTAGE ON A PUBLIC ROAD, AND SECTION 16.1200C(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 S 00-13 OCTOBER 19, 2000.
- FOREST CONSERVATION PLANS WERE SUBMITTED AND APPROVED FOR THE AREA COVERED BY THIS PLAN UNDER F 01-177 FEBRUARY 27, 2002 AND F 01-204 JUNE 5, 2002.
- THERE ARE 34 TENTATIVE HOUSING UNIT ALLOCATIONS RESERVED FOR THE SFA UNITS ON BULK PARCEL A, AND 11 TENTATIVE HOUSING ALLOCATIONS RESERVED FOR THE SFA UNITS ON BULK PARCEL D. AS SHOWN ON SKETCH PLAN (S-00-13) AND IN ACCORDANCE WITH SECTION 16.1106h.2.C) OF THE SUBDIVISION REGULATIONS.

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



Tabulation of Land Use

Land Use	Acres
Residential	4.59 Acres
SFA	3.37 Acres
Roadway	1.22 Acres
Open Space	3.13 Acres
Total	7.72 Acres



VICINITY MAP
1"=200'

LAKE WATER SURFACE
ELEVATION: 232.00

SHEET INDEX

- SKETCH PLAN
- CONCEPTUAL GRADING PLAN

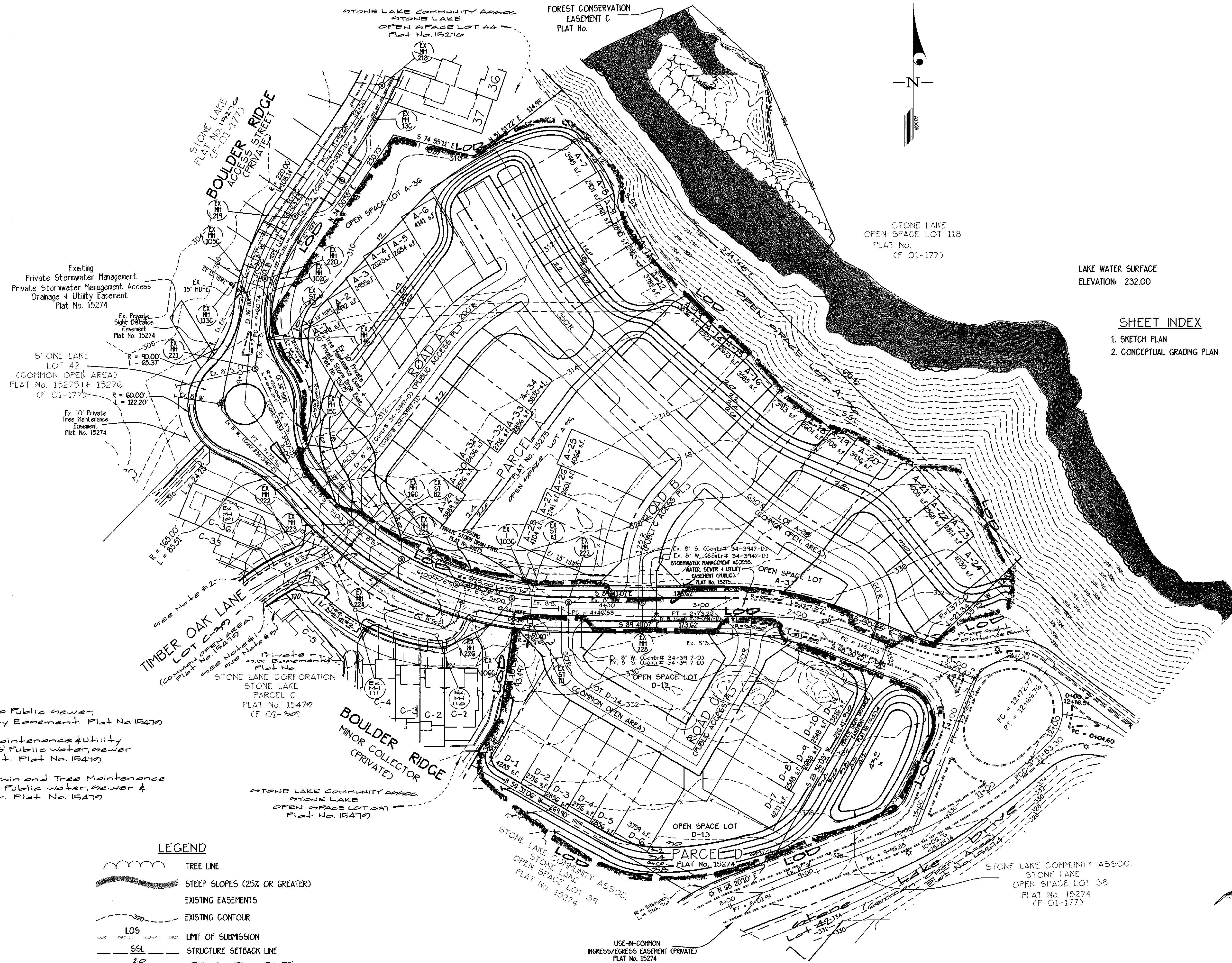
10/7/02
MB

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 FAX: 301-421-4186

PREPARED FOR:
THE HOWARD RESEARCH & DEVELOPMENT CORP.
THE ROUSE BUILDING
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
JOE NECKER
(410) 996-6084

SKETCH PLAN
STONE LAKE
Lots "A-1" thru "A-36" & "D-1" thru "D-13", Common Open Area Lots "A-38" & "D-14" and Open Space Lots "A-37", "D-12" and "D-13"
A RESUBDIVISION OF PARCELS "A" & "D"
PLAT No. 15274 + 15275
ELECTION DISTRICT No. 6

SCALE	ZONING	G. L. W. FILE No.
1"=50'	R-ED	99140
DATE	TAX MAP - GRID	SHEET
AUGUST, 2002	47 - 9/10	1 OF 2



STONE LAKE
OPEN SPACE LOT 118
PLAT No.
(CF 01-177)

LAKE WATER SURFACE
ELEVATION: 232.00

SHEET INDEX
1. SKETCH PLAN
2. CONCEPTUAL GRADING PLAN

- Notes:**
1. Lot C-20 is also a Public water, sewer and Utility Easement. Plat No. 15470
 2. Private Tree Maintenance & Utility Easement and a Public water, sewer & Utility Easement. Plat No. 15470
 3. Private storm Drain and Tree Maintenance Easement and a Public water, sewer & Utility Easement. Plat No. 15470

LEGEND

	TREE LINE
	STEEP SLOPES (25% OR GREATER)
	EXISTING EASEMENTS
	EXISTING CONTOUR
	LIMIT OF SUBMISSION
	STRUCTURE SETBACK LINE
	PROPOSED GRADE

DATE: 10/27/02
 PLANNING DIRECTOR

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: 301-421-4106

DES.	DRN. WBS/	CHK.	DATE	REVISION	BY	APPR.

PREPARED FOR:
 THE HOWARD RESEARCH & DEVELOPMENT CORP.
 THE ROUSE BUILDING
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GRADING PLAN
STONE LAKE
 Lots 'A-1' thru 'A-24' & 'D-1' thru 'D-13' Common Open Area Lots 'A-25' & 'D-14' and Open Space Lots 'A-26' thru 'A-30', 'B-1', 'B-2', and 'D-15' A Re-subdivision of Parcels 'A' & 'D' Plat No. 15274 & 15275
 ELECTION DISTRICT No. 6
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	R-ED	99140
DATE	TAX MAP - GRID	SHEET
JUNE, 2002	47 - 9/10	2 OF 2