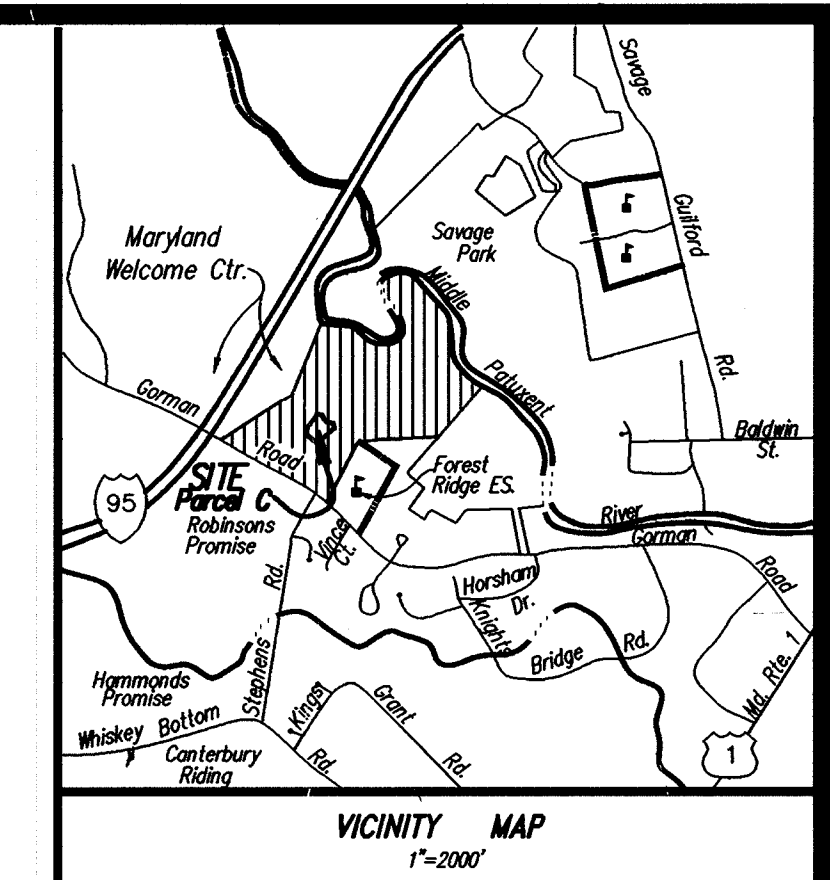
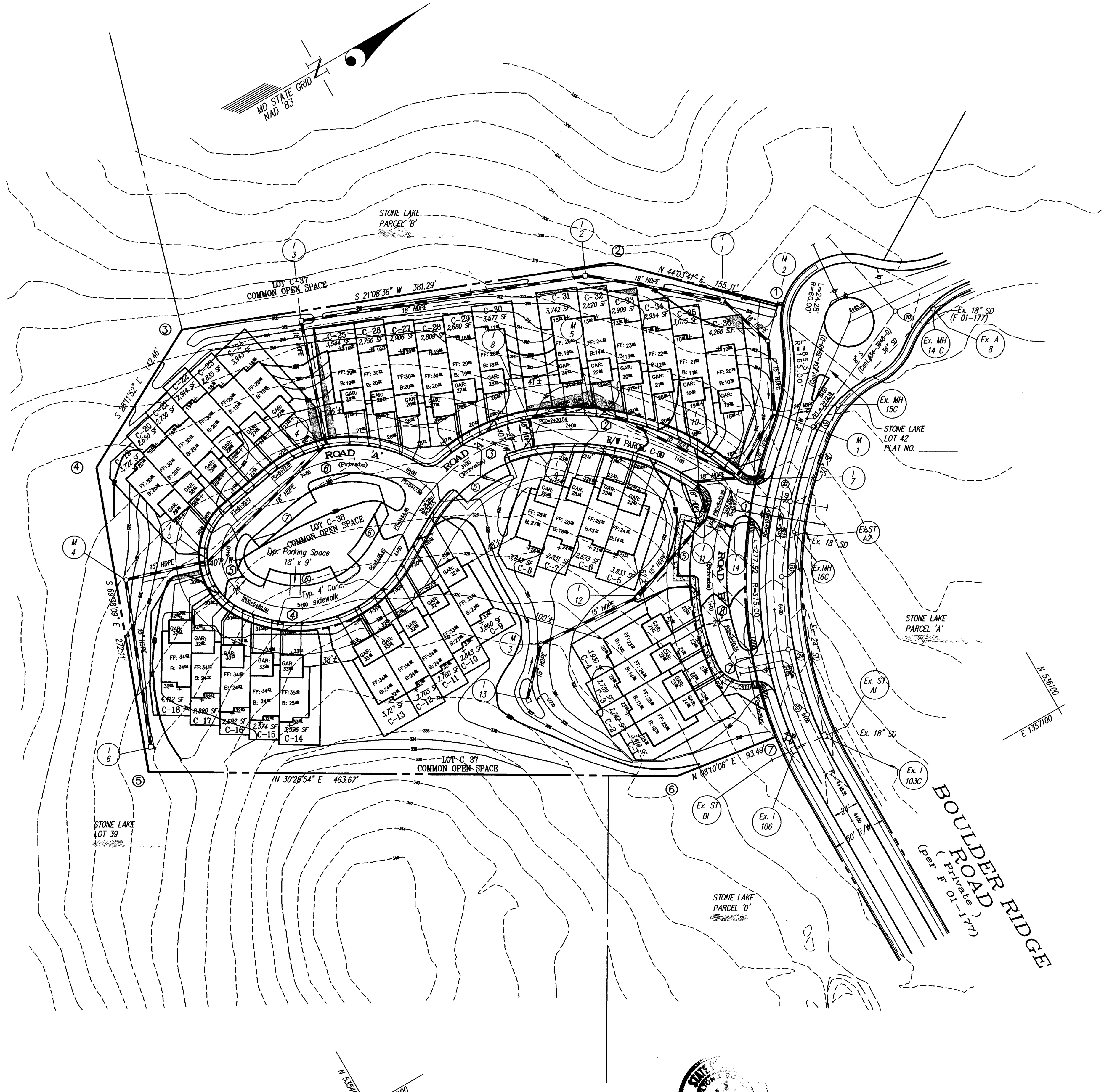


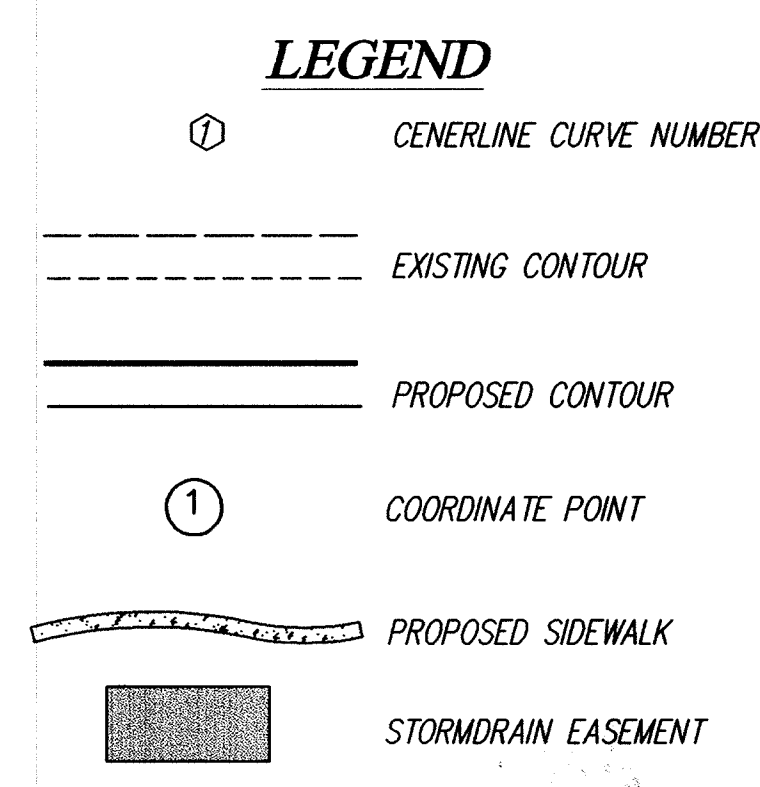
General Notes:

- Zoning: R-ED
- The previous Department of Planning and Zoning file numbers: S 00-13, WP 00-88 & WP 00-126, P-01-15, F 01-177, F 01-185, PB 345, WP 01-60, WP 01-94.
- Wetland, stream, steep slope, and forest cover delineation by Daft, McCune, and Walker.
- 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 Area: 137.5 Acres.
Flood Plain Area: 7.13 Acres
Steep Slopes 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:
Single Family Attached: 36 lots under this plan
Common Open Space: 3 lots
B. Number of lots F 01-177
Single Family Attached: 37 lots
Common Open Space: 7 lots
C. Number of Units F 01-204 (Resub of Parcel E)
Single Family Attached: 70
Common Open Space: 3
Parcels: 5 (A thru E)
D. Totals
Single Family Detached: 70 lots
Single Family Attached: 73 lots
Common Open Space: 13 lots
Parcels: 3 (A,B,D)
- Open Space Requirements:
Provided under F 01-177
- Recreation Open Space Requirements:
Provided under F 01-177
- Parking Requirements:
Total Parking Required: 36 units x 2 spaces/unit = 72 Spaces
Total Parking Provided:
Garages: 72 Spaces (2ea SFA)
Driveways: 36 Spaces (1 ea. SFA)
Surface: 29 Spaces
Total: 137 Spaces
- Topography indicated was taken from aerial topography prepared during the summer of 1998 for Daft, McCune, and Walker.
- 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: 34-3948-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 provided under F-01-177
- Traffic Study was prepared and submitted as part of the sketch plan.
- Street trees will be provided per the subdivision regulations at the Final Plan stage.
- Noise study is by Century Engineering, Inc. The findings of the report are that mitigation of the existing 65 dBA noise contour is not required.
- On August 11, 2000, WP 00-126; waiver of Section 16.144 (c)(2) and 16.144q(3) was granted which requires that a Developer submit additional information to the SRC within 48 days of receiving notices to do so or the plan will be denied, subject to one condition in the approval letter.
- Minimum distances between SFA Buildings
A. Face to Face: 30'
B. Face to side/rear to site: 30'
C. Side to side: 15'
D. Rear to rear: 60'
E. Rear to face: 100'
- Minimum front setback for SFA: 20.0'
- 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 or site plan stage.
- All roads in this development are private.
- On January 16, 2001, WP 01-60; waiver of section 16.120.c (2) was granted which requires all lots to have frontage on a public road; and section 16.120.c(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 services 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.
- Development of Stone Lake under the current Forest Conservation Act provided under F-01-177.
- There are 36 tentative housing unit allocations reserved for the SFA units on bulk parcel C, as shown on the sketch plan (S-00-13) and in accordance with section 16.1106.h.2(i) of the subdivision regulations.
- Right of way Parcel C-39 is encumbered with a Public Water, Sewer and Utility Easement. Where a sidewalk abuts the right-of-way, an additional 3' water, sewer and utility easement is adjacent to and contiguous with Parcel C-39.



COORDINATE POINTS		
POINT NO.	NORTH	EAST
1	536068	1356672
2	535956	1356564
3	535601	1356427
4	535475	1356494
5	535381	1356749
6	535780	1356985
7	535873	1356998

Tabulation of Land Use	
Land Use	Acres
Residential	2.63 Acres
SFA	2.63 Acres
Roadway	0.9 Acres
Open Space	1.83 Acres
Total	5.36 Acres



Centerline Curve Data				
No.	Stations	Radius	Delta	Arc Length
	from To			
①	0+10.98 0+51.92	75.00'	31° 16' 29"	40.94'
②	0+51.92 2+30.54	205.00'	49° 55' 17"	178.62'
③	2+30.54 3+64.48	150.00'	51° 09' 49"	133.95'
④	4+05.40 5+52.89	95.00'	88° 57' 16"	147.49'
⑤	5+52.89 6+30.12	40.00'	110° 37' 10"	77.23'
⑥	6+30.12 8+17.99	100.00'	80° 26' 05"	77.23'
	Road "B"			
⑦	0+29.82 0+50.35	15.00'	78° 33' 56"	20.52'
⑧	0+50.35 2+01.02	180.00'	47° 57' 37"	150.67'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

[Signature] 9/7/01
PLANNING DIRECTOR DATE

PLAN
SCALE: 1"=50'



GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 200 - BIRTONSVILLE OFFICE PARK
BIRTONSVILLE, MARYLAND 20889
TEL: 301-421-4024 BAL: 410-880-1820 DC/WA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:
OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATRIOT PARKWAY
COLUMBIA, MD 21044
PH: 410-992-8004
ATTN: MR. JOE NECKER

CONTRACT PURCHASER
GOODER BUILDERS
10705 CHARTER DRIVE
SUITE 300
COLUMBIA, MD 21044
PH: 410-997-7400
ATTN: MR. GOODER

PRELIMINARY PLAN
STONE LAKE - Lots C-1 through C-39
A Resubdivision of Parcel C

ELECTION DISTRICT No. 6

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	R-ED	01075
DATE	TAX MAP - GRID	SHEET
Aug, 2001	47-9/10	1 of 1

01075pp.dwg 7-26-01 11:17:55 am EST