

General Notes

- Zoning: RE-D
- The previous Department of Planning and Zoning file numbers: S 00-13, WP 00-88, W 00-126, P 01-15, F 01-177, F 01-185, PB 345, WP 01-60, F 01-204, + S 02-21.
- Wetland, stream, steep slope, and forest cover delineation by Daft, McCune, 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 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) (70 SFD, 154 SFA)

8. A. Number of Lots Proposed (P 03-14)

PARCEL A:
Single Family Attached: 34 lots
Common Open Area (Roadway): 1 lot
Open Space: 3 lots

PARCEL D:
Single Family Attached: 11 lots
Common Open Area (Roadway): 1 lot
Open Space: 2 lots

B. Number of Lots Proposed P 03-15 (A Resubdivision 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 (Resubdivision 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 Resubdivision 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: 154 Lots
Common Open Area (Roadway): 8 Lots
Open Space: 16 Lots

9. Open Space Requirements: Provided Under F 01-177.

10. Recreation Open Space Requirements: Provided Under F 01-177.

11. 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)
Surfaces: 43 Spaces
Total: 145 Spaces

Overflow/Guest Parking Requirements (per Design Manual Volume II, 2.8.2)

Parking Required: 34 units x 0.5 spaces per unit = 17 spaces
Overflow/Guest Parking provided: 77 spaces (145 - 68 = 77)

Parcel D:
Total Parking Required: 11 units x 2 spaces/unit = 22 Spaces
Garages: 22 Spaces (2 ea. SFA)
Driveways: 11 (1 ea. SFA)
Surfaces: 16 Spaces
Total: 49 Spaces

Overflow/Guest Parking Requirements (per Design Manual Volume II, 2.8.2)

Parking Required: 11 units x 0.5 spaces per unit = 6 spaces
Overflow/Guest Parking provided: 27 spaces (49 - 22 = 27)

12. Topography indicated was taken from aerial topography prepared during the summer of 1998 by Daft, McCune, and Walker and as modified by F 01-177 Grading Plans.

13. Existing utilities were taken from available Howard County records.

14. This property is within the Metropolitan District.

15. Public water and sewer to be utilized:
Existing Water Contract Number: 34-3447-D
Existing Sewer Contract Number: 34-3447-D
Contrum

16. Horizontal and vertical datum is based on Howard County Stations 21941003 and 21941004.

17. Sediment and erosion control measures will be included with Final Plans and Site Development Plans. No sediment control devices will extend beyond the Limits of Disturbance as established by this plan.

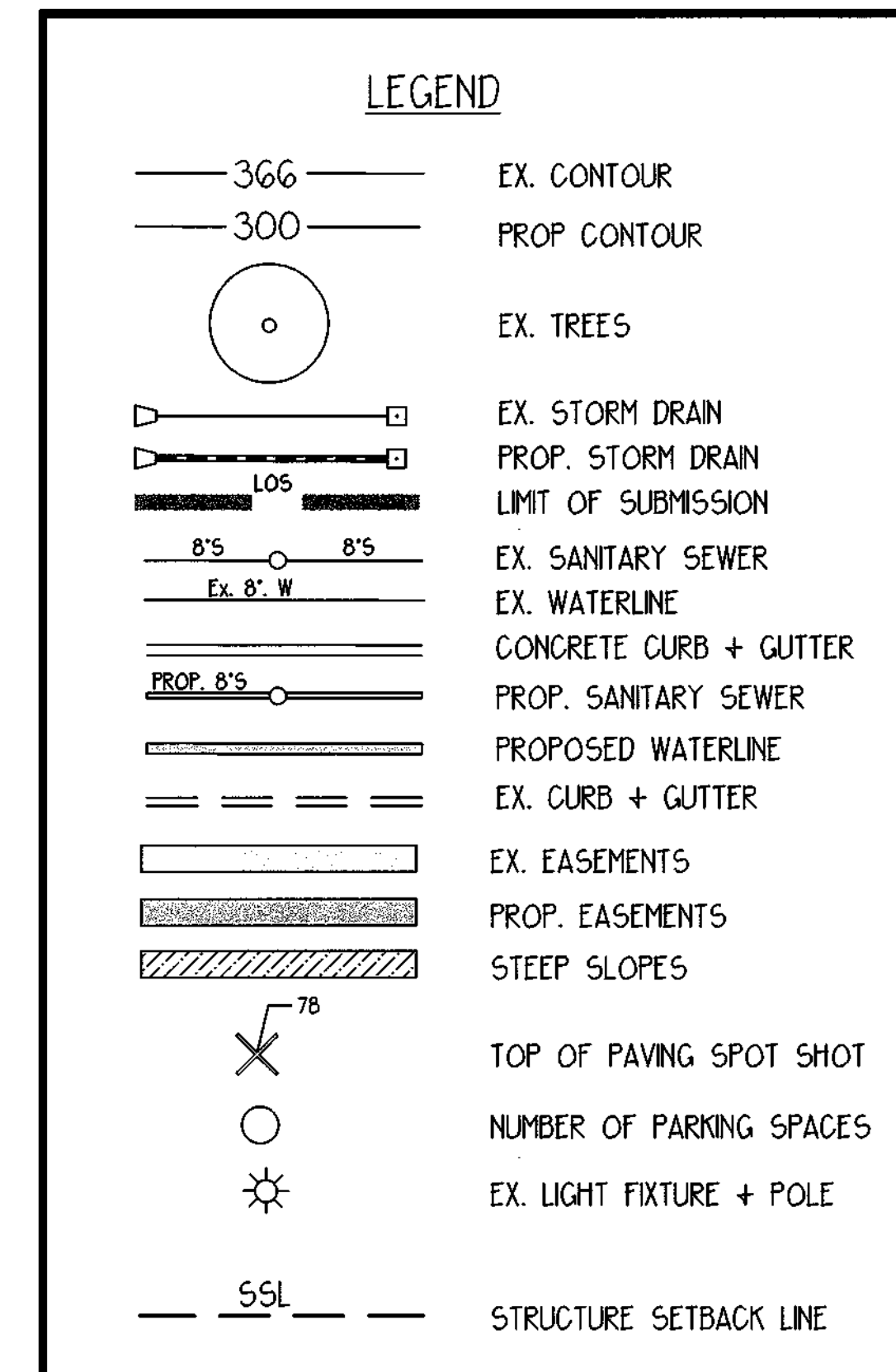
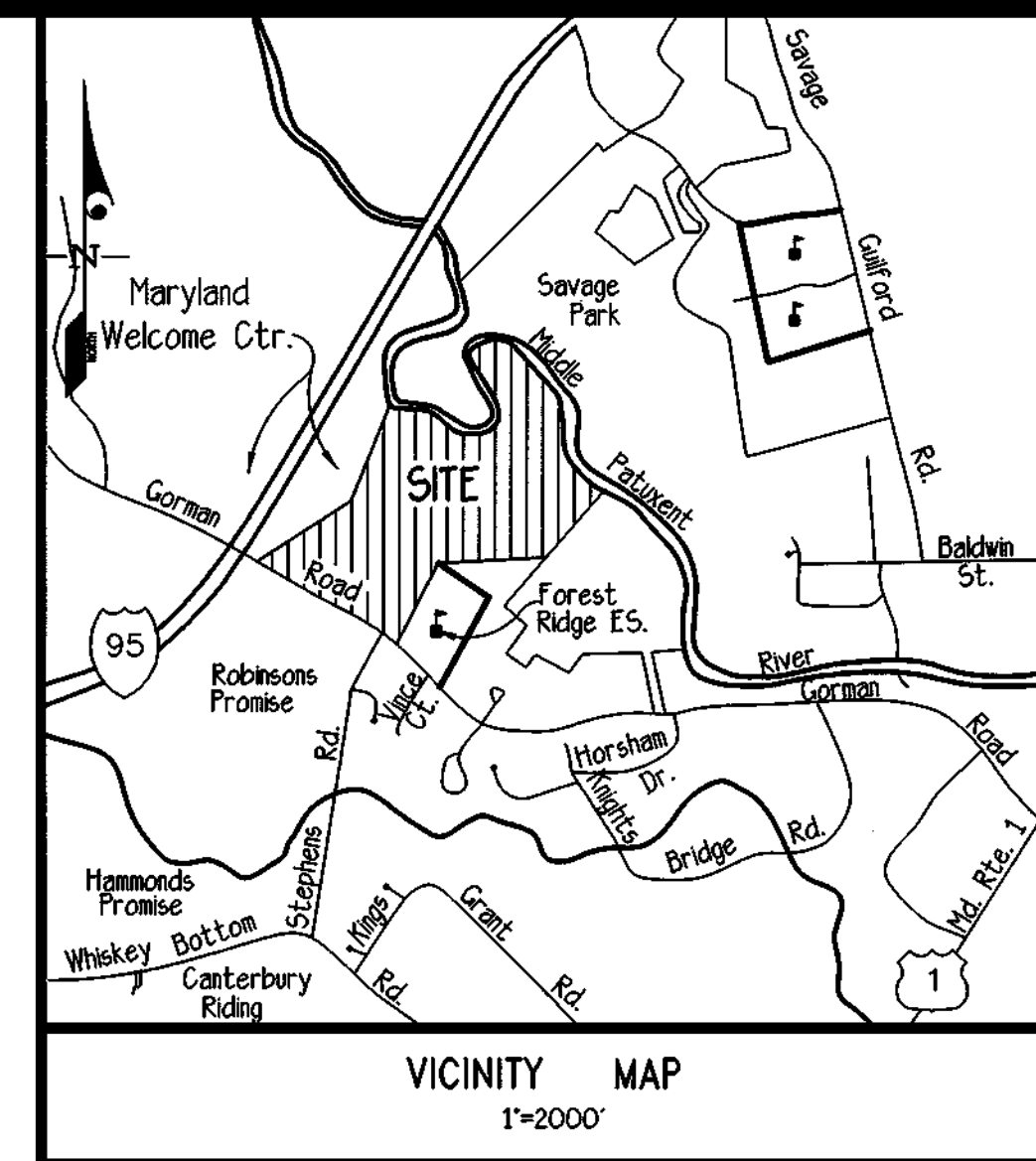
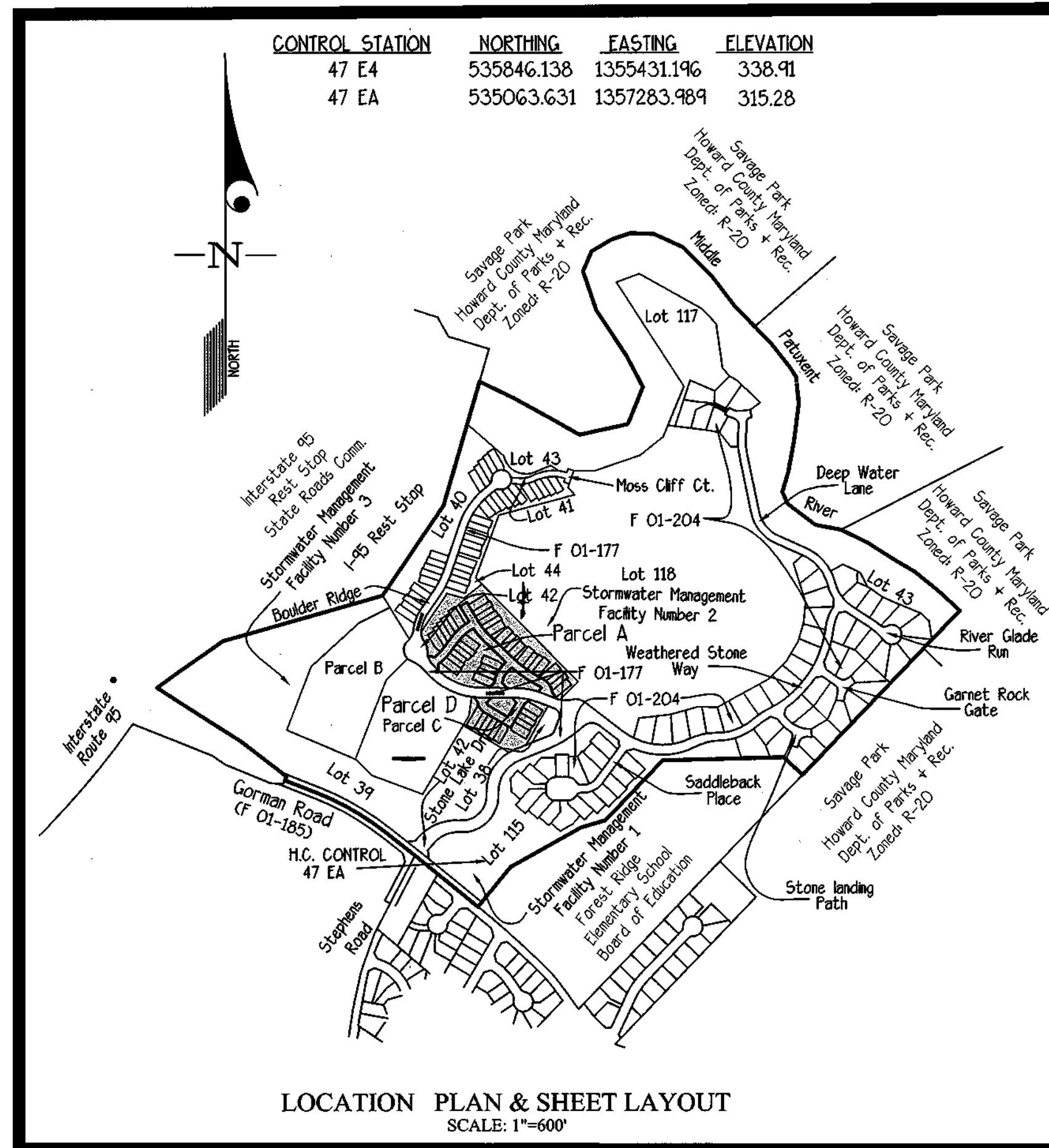
Tabulation of Land Use	
Land Use	Acres
Residential	4.59 Acres
SFA	3.37 Acres
Roadway	1.22 Acres
Open Space	3.13 Acres
Total	7.72 Acres

Sheet Index

- Cover Sheet
- Preliminary Plan
- Grading Plan
- Landscape Plan

PRELIMINARY PLAN FOR STONE LAKE

LOTS A-1 thru A-38 AND LOTS D-1 thru D-14 A RESUBDIVISION OF PARCELS A&D



- 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.
- There are no 100 yr. Flood plain within the boundary of this project.
- Traffic study was submitted and approved as part of the sketch plan 5 00-13, October 19, 200.
- Street trees will be provided per the subdivision regulations at the Final 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.
- On August 11, 2000, WF 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 SR, within 45 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 Side: 30'
C. Side to Side: 15'
D. Rear to Rear: 60'
E. Rear to Face: 100'
- All roads in this development are private.

26. On January 16, 2002, WF01-60, 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 feet, subject to one condition in the approval letter.

27. 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 the Sketch Plan (S-00-13), and in accordance with Section 16.110g.h.2.(i) of the Subdivision Regulations.

28. Common Open Area Lots A-38 and D-14 are for the purpose of common ingress/egress and utility construction and maintenance. An easement for ingress/egress, public water and sewer construction and maintenance, and various public utilities (gas, telephone, electric, etc.) construction and maintenance will be overlaid with those lots as part of the final plat process.

29. 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.

30. A Forest Stand Delineation Plan 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 00-204 June 5, 2002.

31. A Sight Distance Analysis was provided and approved with the Sketch Plan 5 02-21 on October 7, 2002.

32. The Structure Setback Line (SSL) indicated on Parcel A is a Slope Setback Line as determined in a report prepared by The Robert B. Balter Co., This SSL established an additional setback on buildable lots. The SSL does not encroach onto buildable lots on this plan.

33. There is no front BRL for Stone Lake since the roads are all private.

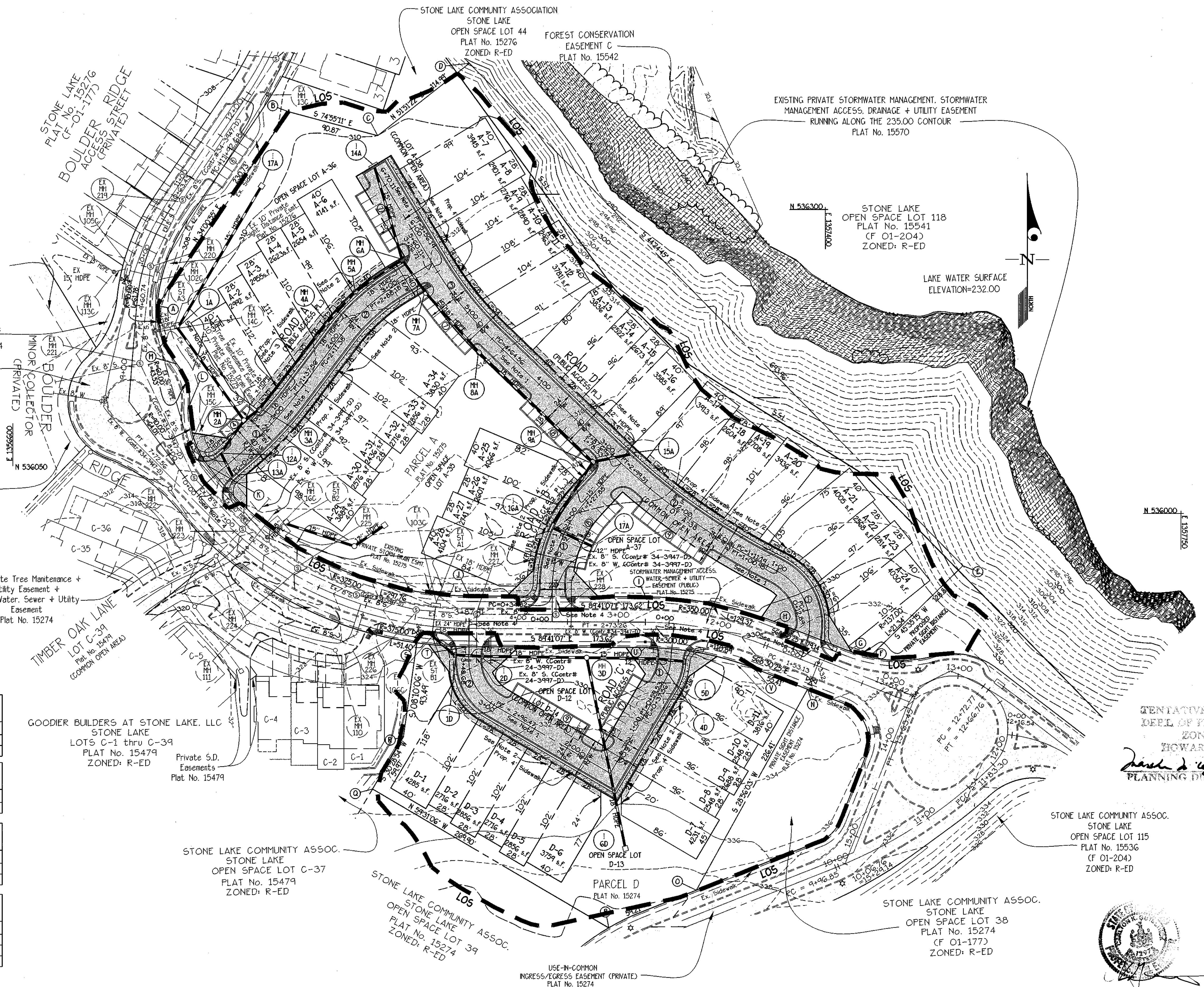
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GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE, MARYLAND 20866 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188	OWNER & PREPARED FOR: STONE LAKE CORPORATION C/O THE HOWARD RESEARCH & DEVELOPMENT CORP. THE ROUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044 ATTN: JOE NECKER TELE: (410) 992-6084		COVER SHEET STONE LAKE LOTS A-1 thru A-38 & LOTS D-1 thru D-14 A RESUBDIVISION OF PARCELS 'A' & 'D' PLAT No's 15274 & 15275		SCALE AS SHOWN	ZONING R-ED	G. L. W. FILE No. 99140
	DATE April, 2003	TAX MAP - GRID 47-9/10 P/O PARCEL 837	SHEET 1 OF 4	HOWARD COUNTY, MARYLAND			

COORDINATE TABLE (PARCEL A)		
PT. No.	NORTH	EAST
A	536205.57	1356742.42
B	536396.82	1356871.49
C	536373.18	1356959.23
D	536444.20	1357049.66
E	535948.49	1357535.31
F	535858.35	1357443.30
G	535864.60	1357422.92
H	535893.59	1357349.27
I	535917.93	1357222.96
J	535918.88	1357049.34
K	536047.42	1356792.22
L	536107.41	1356774.09
M	536148.08	1356761.48

COORDINATE TABLE (PARCEL D)		
PT. No.	NORTH	EAST
N	535826.77	1357382.51
O	535628.62	1357272.97
P	535591.54	1357186.73
Q	535728.45	1356954.14
R	535780.13	1356984.56
S	535872.68	1356997.84
T	535868.88	1357049.07
U	535867.93	1357222.69
V	535847.07	1357330.96



PROPOSED EASEMENT NOTES:

1. Lots A-38 + D-14 are also Public Sewer, Water and Utility Easements.
2. Proposed 5' Private Tree Maintenance + Utility Easement and a 5' Public Water, Sewer and Utility Easement.
3. Proposed Private Storm Drain Easement.

EXISTING CURB AND SIDEWALK NOTES:

4. Boulder Ridge: Remove existing curb and gutter and sidewalk for proposed entrances.

ROAD 'A' CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
1	73.30'	350.00'	36.79'	73.17'	N 48° 00'00" W	12° 00'00"
2	76.79'	200.00'	38.88'	76.32'	S 43° 00'00" W	22° 00'00"

ROAD 'B' CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
1	93.03'	125.00'	48.79'	90.90'	N 21° 38'10" E	42° 38'35"

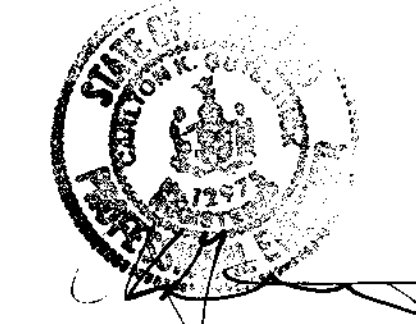
ROAD 'C' CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
1	21.96'	50.00'	11.16'	21.79'	S 17° 53'53" W	42° 38'35"
2	52.21'	50.00'	28.77'	49.87'	S 29° 49'13" E	59° 49'59"

ROAD 'D' CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
1	88.06'	60.00'	54.11'	80.37'	N 20° 33'13" W	84° 05'35"
2	188.32'	650.00'	94.82'	187.66'	S 54° 18'00" E	16° 36'00"
3	91.63'	350.00'	46.08'	91.37'	S 38° 30'00" E	15° 00'00"

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Daniel A. Cagle 5/15/03
PLANNING DIRECTOR DATE

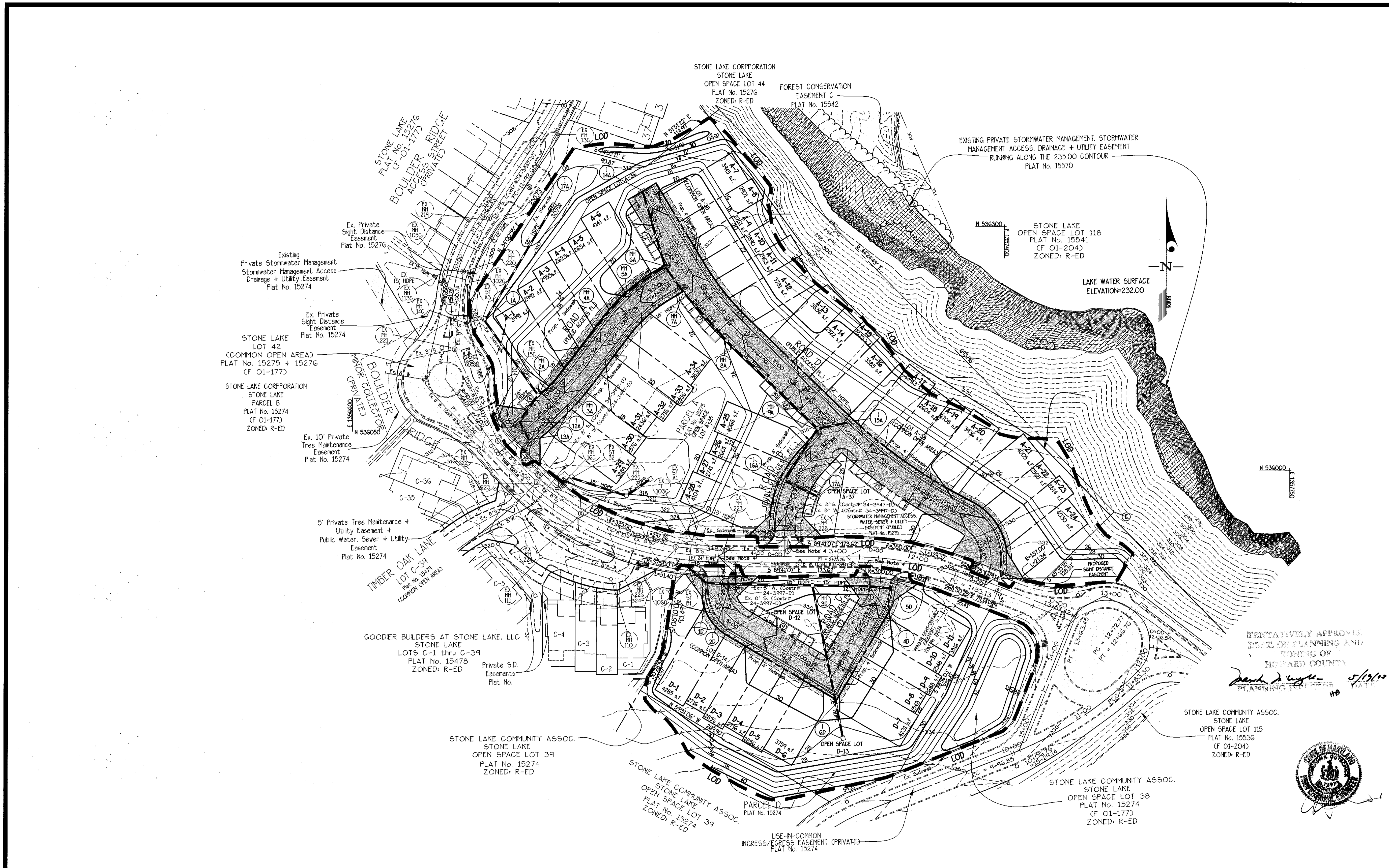


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THE HOWARD RESEARCH & DEVELOPMENT CORP.
THE ROUSE BUILDING
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
ATTN: JOE NECKER
(410) 992-6084

PRELIMINARY PLAN
STONE LAKE
LOT A-1 thru A-38 & LOTS D-1 thru D-14
A RESUBDIVISION OF PARCELS A & D
PLAT No's 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
April, 2003	P/O PARCEL 837	2 OF 4



TENTATIVELY APPROVED
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 HOWARD COUNTY
Paul D. Wynn 5/17/00
 PLANNING DIRECTOR HB



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DATE	REVISION	BY	APPR.

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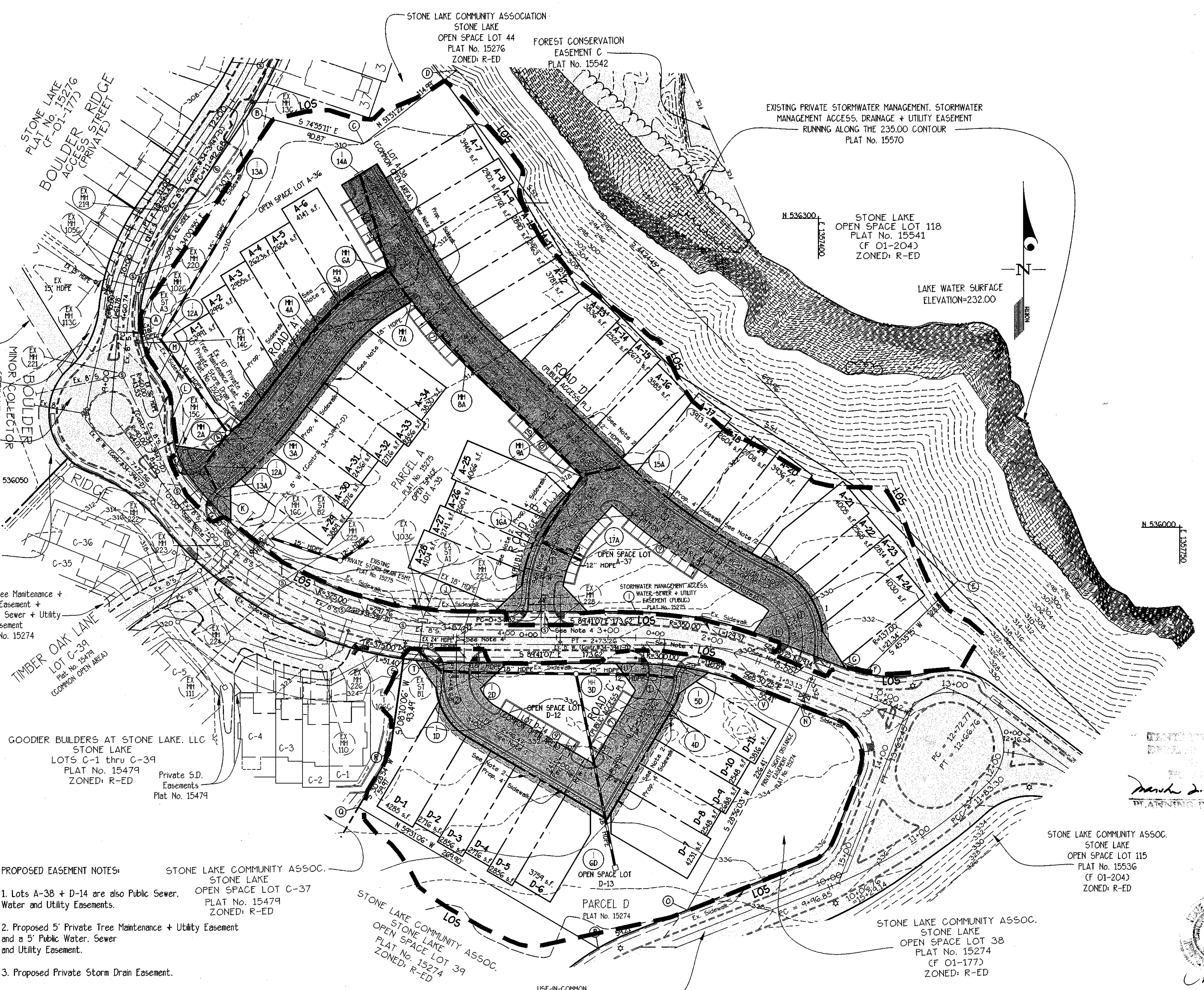
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SCHEDULE A PERIMETER LANDSCAPE EDGE Category	Lot A-1	Lot A-6	Lot A-24	Lot A-25	Lot A-28	Lot A-29	Lot A-34	Lot D-6	Lot D-7	Lot D-11
	Side/Roadway	Side/Roadway	Side/Roadway	Side/Roadway	Side/Roadway	Side/Roadway	Side/Roadway	Side/Roadway	Side/Roadway	Side/Roadway
Landscape Buffer Type	C	C	C	C	C	C	C	C	C	C
Linear Feet of Roadway/ Perimeter Frontage	109'	102'	103'	110'	101'	98'	93'	101'	106'	90'
Credit for Ex. Vegetation (Yes, No, Linear Feet) (describe below if needed)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (describe below if needed)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
Number of Plants Required Shade Trees (1:40') Evergreen Trees (1:20') Shrubs (none req'd)	3 5	3 5	3 5	3 6	3 5	2 5	2 5	3 5	3 5	2 5
Number of Plants Provided Shade Trees Evergreen Trees Other Trees (2:1 subst.) Shrubs (10:1 subst.) (describe plant substitution credits below if needed)										

COMMENTS:
This parcel is an interior parcel to the Stone Lake Community. The landscape buffers for the Stone Lake project have been reviewed and approved under F 01-177 and F 01-204.

Existing Private Stormwater Management Access, Drainage + Utility Easement, Plat No. 15274
Ex. Private Sight Distance Easement, Plat No. 15274
STONE LAKE LOT 42 (COMMON OPEN AREA) PLAT No. 15275 + 15276 (F 01-177)
STONE LAKE CORPORATION STONE LAKE PARCEL B PLAT No. 15274 (F 01-177) ZONED: R-ED
Ex. 10' Private Tree Maintenance Easement, Plat No. 15274
5' Private Tree Maintenance + Utility Easement + Public Water, Sewer + Utility Easement, Plat No. 15274



SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
Number of Parking Spaces =	55 Spaces
Number of Trees Required =	6 Trees @ 1 per 10 spaces
Number of Trees Provided	
Shade Trees:	
Other Trees:	0 (2:1 substitution)
NOTE:	

COMMENTS:
The landscaping (street trees) for the on-street parking for this project will be submitted and approved under the Final Plans for construction of the road network.

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
Number of Dwelling Units =	45 townhouses
Number of Trees Required =	45 Trees (1:DU SFA)
Number of Trees Provided =	Trees
Shade Trees:	
Other Trees:	(2:1 substitution)

COMMENTS:
The proposed internal landscaping for this project will be submitted and approved under the Site Development Plans.

PROPOSED EASEMENT NOTES:
1. Lots A-38 + D-14 are also Public Sewer, Water and Utility Easements.
2. Proposed 5' Private Tree Maintenance + Utility Easement and a 5' Public Water, Sewer and Utility Easement.
3. Proposed Private Storm Drain Easement.

EXISTING CURB AND SIDEWALK NOTES:
4. Boulder Ridge: Remove existing curb and gutter and sidewalk for proposed entrances.

Handwritten signature and date: *March 2, 2010 5/19/10*



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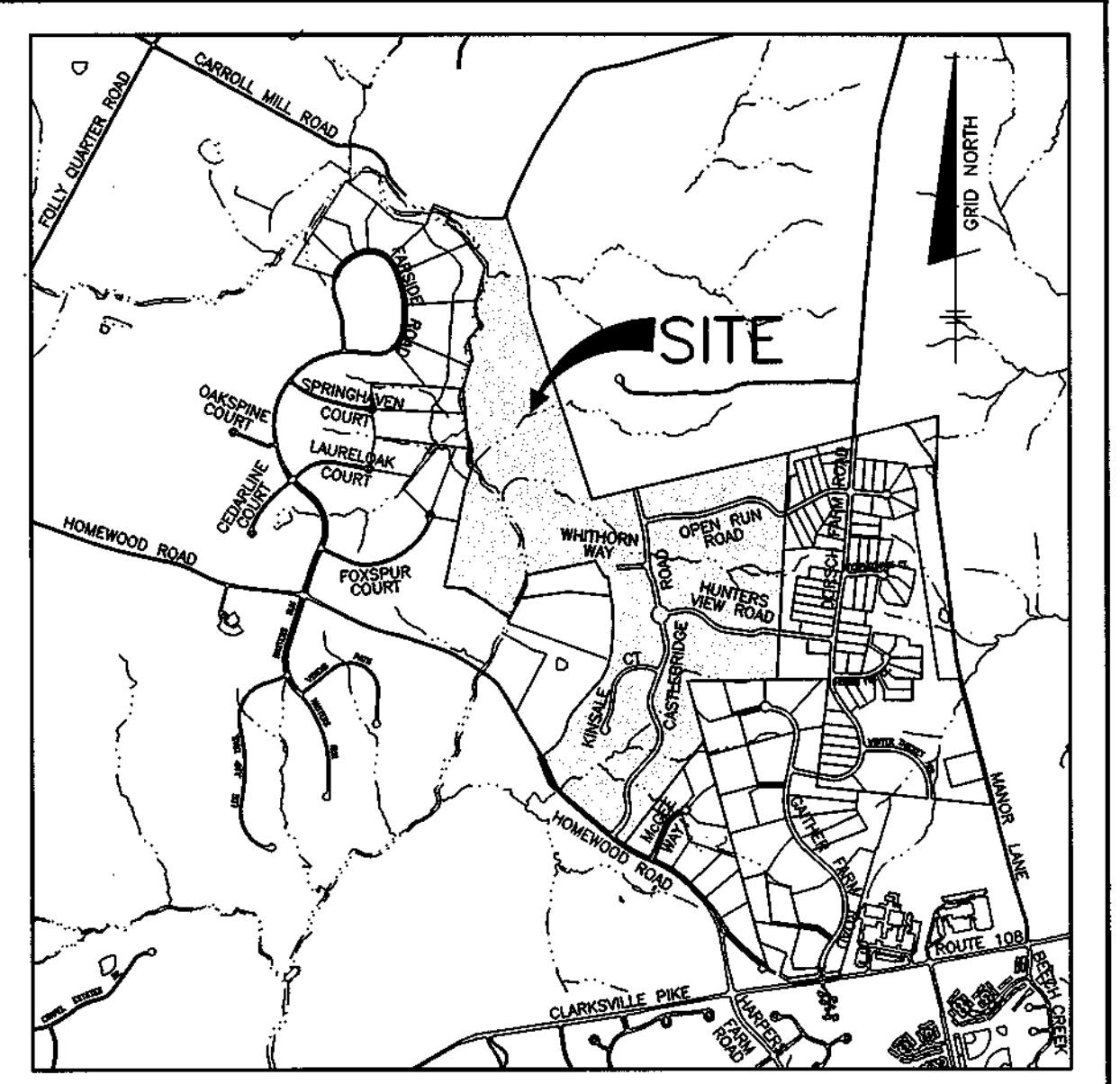
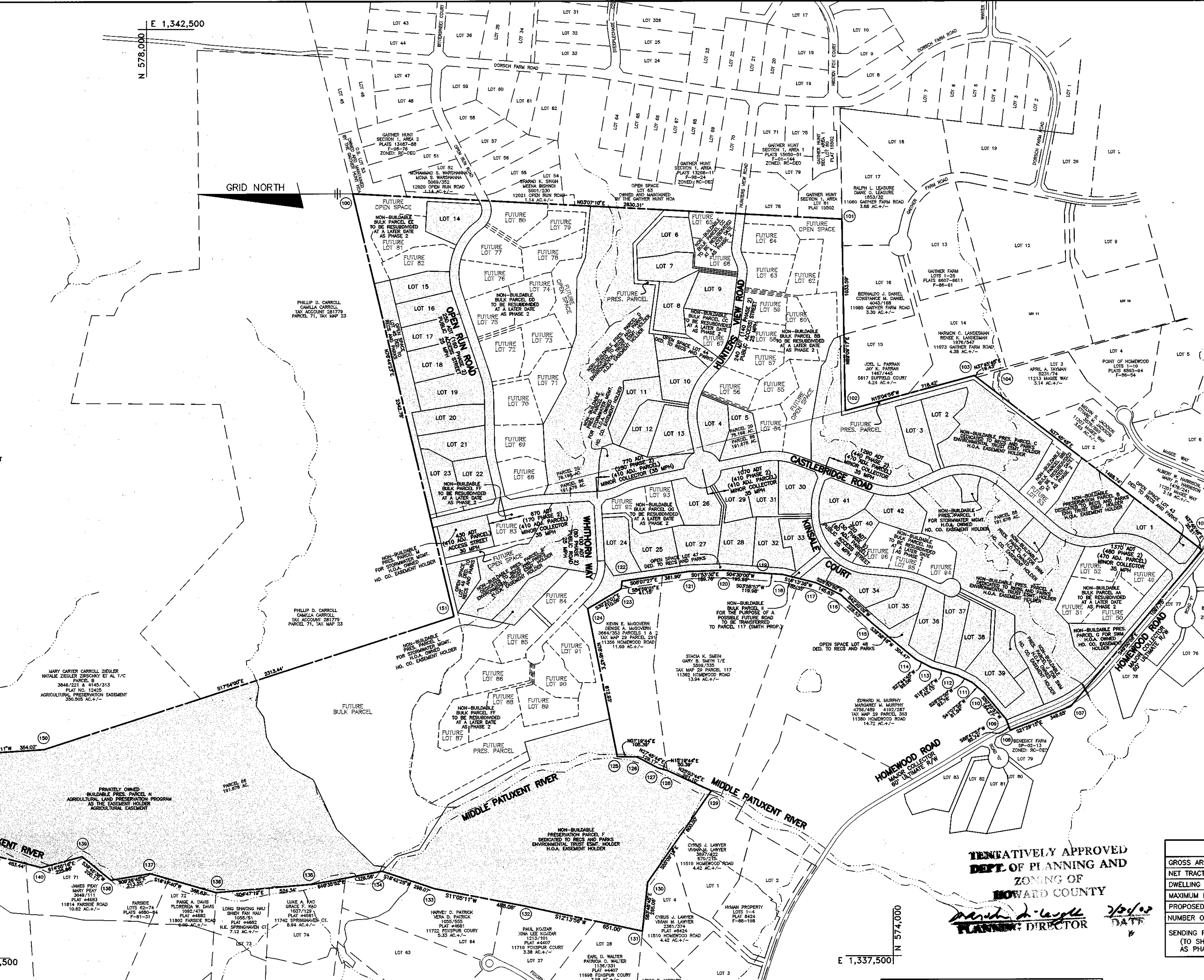
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GENERAL NOTES

- 1.) THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 10-18-93 COMPREHENSIVE ZONING PLAN. ALL ADJACENT PROPERTIES ARE ZONED RC-DEO PER THE 10-18-93 COMPREHENSIVE ZONING PLAN.
- 2.) WATER AND SEWER WILL BE PRIVATE.
- 3.) THE EXISTING TOPOGRAPHY SHOWN IS BASED ON FIELD SURVEY BY J. A. RICE, INC. IN SEPTEMBER, 2002, AND SUPPLEMENTED WITH DIGITAL GIS TOPOGRAPHY PURCHASED FROM HOWARD COUNTY.
- 4.) WETLAND DELINEATION PROVIDED BY ECO-SCIENCE PROFESSIONALS, INC. DATED SEPTEMBER, 2001.
- 5.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON THIS SITE.
- 6.) MINIMUM BUILDABLE LOT SIZE SHALL BE 40,000 SQUARE FEET OR 33,000 SQUARE FEET FOR LOTS THAT UTILIZE A COMMUNITY SEPTIC RESERVE AREA.
- 7.) A WAIVER REQUEST TO SECTION 2.5.2.H OF THE HOWARD COUNTY DESIGN MANUAL VOL. III, ROADS AND BRIDGES (REQUESTING SUFFICIENT DISTANCE TO THE RIGHT FOR A STOPPED CAR TO MAKE A LEFT TURN) TO WAIVE THE REMAINING 175' SIGHT DISTANCE WAS GRANTED ON MAY 20, 2002 SUBJECT TO COMPLETION OF THE PROPOSED GRADING AS SHOWN ON THE SIGHT DISTANCE PROFILE AND PROVIDING ACEL AND DECEL LANES AT THE ENTRANCE.
- 8.) THERE SHALL BE NO DISTURBANCE WITHIN THE 100-YR FLOODPLAINS, WETLANDS, STREAMS, THEIR BUFFERS OR STEEP SLOPES THAT ARE AT LEAST 20,000 S.F. EXCEPT THE DESIGNATED NECESSARY ROAD CROSSINGS AND AS PER WP-02-64.
- 9.) BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED DURING JULY, 2001 BY FISHER, COLLINS & CARTER, INC.
- 10.) TRAFFIC STUDY WAS PREPARED BY MARS TRAFFIC GROUP IN OCTOBER, 2001 AND REVISED IN JANUARY, 2002.
- 11.) FOREST STAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS IN OCTOBER, 2001, AND REVISED IN JANUARY, 2002.
- 12.) THIS PROJECT IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT.
- 13.) THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THIS PLAN IS AN APPROXIMATION OF THE SIZE, SHAPE AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE ALTERING THE NUMBER OF LINES LOCATED FOR THIS DEVELOPMENT.
- 14.) THE STREAM CROSSINGS SHOWN ALONG CASTLEBRIDGE ROAD (FORMERLY ROAD 'A') ARE STRATEGICALLY LOCATED WHERE THE STREAM CHANNEL IS NARROWEST AND AVOIDS IMPACT TO WETLANDS. THERE ARE NO WETLANDS WHERE THESE CROSSINGS WILL OCCUR. THE DEPARTMENT OF PLANNING AND ZONING HAS MADE THE DETERMINATION THAT THE 3 SOUTHERN STREAM CROSSINGS FOR PROPOSED CASTLEBRIDGE ROAD ARE TO BE CONSIDERED "ESSENTIAL DISTURBANCES" IN ACCORDANCE WITH SECTION 16.116(C) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BASED ON THE JUSTIFICATION SUBMITTED BY THE DEVELOPER WITH THE REVISED PLAN DATED JANUARY 17, 2002.
- 15.) A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- 16.) THIS PLAN IS SUBJECT TO COMPLIANCE WITH THE FOURTH EDITION OF THE SUBDIVISION REGULATIONS AS A CONSEQUENCE FOR ITS SUBMISSION PRIOR TO 11-1-2001. THIS PROJECT IS SUBJECT TO COMPLIANCE WITH COUNTY COUNCIL BILL 50-2001 WHICH AMENDS PORTIONS OF THE ZONING REGULATIONS AS A CONSEQUENCE FOR NOT HAVING PRELIMINARY PLAN APPROVAL PRIOR TO 11-1-2001.
- 17.) WP-02-64 WAS APPROVED ON 2-28-02 BY THE PLANNING DIRECTOR. WP-02-64 WAS A REQUEST TO WAIVE THE FOLLOWING:
 - SECTION 16.116(c) - WHICH REQUIRES THAT GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES SHALL NOT BE PERMITTED WITHIN 25 FEET OF A WETLAND, 50 FEET OF AN INTERMITTENT STREAM BANK OR 75 FEET OF A PERMANENT STREAM BANK TO ALLOW A CROSSING FOR PROPOSED CASTLEBRIDGE ROAD (FORMERLY ROAD 'A') IN THE VICINITY OF WHITHORN WAY (FORMERLY ROAD 'B').
 - SECTION 16.132(a)(1)(i) - WHICH REQUIRES THE DEVELOPER TO CONSTRUCT OR PROVIDE FOR CONSTRUCTION OF ROADS FOR REQUIRED CONNECTIONS TO ADJACENT PROPERTIES (THIS APPLIES TO THE CONNECTIONS FOR ADJACENT PARCELS 117 AND 291).
 - SECTION 16.120(c)(2)(ii) - WHICH REQUIRES THAT NON-PIPESTEM LOTS (FUTURE PHASE 2 BULK PARCEL FF) (BULK PARCEL FF UNDER S-02-09) WHICH HAVE SUBDIVISION POTENTIAL UNDER CURRENT ZONING TO HAVE SUFFICIENT PUBLIC ROAD FRONTAGE TO MEET THE PUBLIC ROAD FRONTAGE REQUIREMENTS IN THE DESIGN MANUAL.
 - SECTION 16.120(c)(2)(v) - WHICH REQUIRES THAT 20 FEET OF PUBLIC ROAD FRONTAGE BE PROVIDED FOR PRESERVATION PARCELS (BUILDABLE PRESERVATION PARCEL N) (PRES. PARCEL N UNDER S-02-09).
- 18.) THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS IN THIS AREA IS RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENFORCEMENT INTO THE PRIVATE SEWERAGE EASEMENT. RECORDECTION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
- 19.) THE FLOODPLAIN LIMIT SHOWN ON THIS PLAN WAS DETERMINED FROM A FLOODPLAIN STUDY PREPARED BY BENCHMARK ENGINEERING, INC. IN OCTOBER 2002. THE FLOODPLAIN LIMIT FOR THE MIDDLE PATUXENT RIVER IS BASED ON THE HOWARD COUNTY MIDDLE PATUXENT FLOODPLAIN STUDY, MAP #29-38.
- 20.) THE PURPOSE OF THE PRESERVATION PARCELS AND THE JUSTIFICATION FOR THE DESIGN OF THE CLUSTER SUBDIVISION IS AS FOLLOWS:
 - PRESERVATION PARCELS 'A' THRU 'F' ARE PROPOSED AS NON-BUILDABLE PARCELS TO PROTECT STEEP SLOPES AND STREAM BUFFER AREAS WHICH ARE CONSIDERED PRIORITY AREAS. THEY WILL BE DEDICATED TO THE HOWARD COUNTY RECREATION AND PARKS DEPT.
 - PRESERVATION PARCELS 'G' THRU 'M' ARE PROPOSED AS NON-BUILDABLE PARCELS FOR STORMWATER MANAGEMENT FACILITIES AS A REQUIREMENT TO CONTROL STORMWATER RUNOFF AND PROVIDE WATER QUALITY AND GROUND WATER RECHARGE.
 - PRESERVATION PARCEL 'N' IS PROPOSED AS A BUILDABLE PARCEL INTENDED TO BE PLACED IN THE AGRICULTURAL LAND PRESERVATION PROGRAM. THIS PARCEL WILL BE AN EXTENSION OF THE ADJACENT AGRICULTURAL PRESERVATION EASEMENT AND PROTECTS THE MIDDLE PATUXENT RIVER AND ITS STEEP SLOPES ONE (1) POTENTIAL BUILDING UNIT IS TO BE BUILT ON THIS PARCEL.
 - BULK PARCELS 'AA' THRU 'MM' ARE PROPOSED AS BULK PARCELS FOR A FUTURE RESUBDIVISION AS PHASE 2. THERE IS POTENTIAL FOR 54 ADDITIONAL CLUSTER LOTS (47 AS PHASE 2). THE REMAINDER AFTER CLUSTER LOTS ARE ESTABLISHED WILL BE A COMBINATION OF OPEN SPACE AND NON-BUILDABLE PRESERVATION PARCELS SOME OF WHICH WILL BE IN THE AGRICULTURAL LAND PRESERVATION PROGRAM. BULK PARCEL 'N' IS PROPOSED AS A NON-BUILDABLE BULK PARCEL FOR A POSSIBLE FUTURE RIGHT-OF-WAY TO ADJACENT PARCEL 117.
- 21.) THE TOTAL FOREST CONSERVATION OBLIGATION AMOUNT OF 69.7 ACRES HAS BEEN MET THROUGH THE RETENTION OF 62.0 ACRES OF NET TRACT AREA FOREST WITHIN THE LIMITS OF A FOREST CONSERVATION EASEMENT AND THROUGH THE REFORESTATION OF 7.7 ACRES WITHIN THE LIMITS OF A FOREST CONSERVATION EASEMENT.
- 22.) THE LOCATION OF THE OFFRAMP FOR SHMP#1 WITHIN THE 100-YEAR FLOODPLAIN HAS BEEN DEEMED NECESSARY AND APPROVED BY SCS AND DED.



VICINITY MAP
SCALE: 1" = 2000'

SITE ANALYSIS DATA CHART

GENERAL SITE DATA:

- 1.) PRESENT ZONING: RC-DEO
- 2.) APPLICABLE DPZ FILE REFERENCES: WP-02-64, S-02-009
- 3.) PROPOSED USE OF SITE: RESIDENTIAL (SFD)
- 4.) PROPOSED WATER AND SEWER SYSTEMS: PRIVATE

AREA TABULATION

- 1.) GROSS TRACT AREA: 269.88 AC.±
- 2.) AREA WITHIN 100-YEAR FLOODPLAIN: 46.35 AC.±
- 3.) TOTAL AREA OF 25% OR GREATER STEEP SLOPES: 6.00 AC.±
- 4.) NET TRACT AREA: 218.70 AC.±
- 5.) TOTAL NUMBER OF LOTS ALLOWED PER ZONING: 63
- 6.) TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS PROPOSED ON THIS SUBMISSION (POTENTIAL 47 ADDITIONAL LOTS IN PHASE 2): 43
- 7.) AREA OF CLUSTER LOTS: 46.32 AC.±
- 8.) AREA OF NON-BUILDABLE PRESERVATION PARCELS (PARCELS A - M): 73.48 AC.±
- 9.) AREA OF BUILDABLE PRESERVATION PARCELS (PARCELS AA - J): 43.94 AC.±
- 10.) AREA OF NON-BUILDABLE BULK PARCELS (PARCELS AA - J): 87.34 AC.±
- 11.) AREA OF BUILDABLE BULK PARCELS: N/A
- 12.) AREA OF ROAD RIGHT-OF-WAY: 11.74 AC.±
- 13.) OPEN SPACE ON-TOTAL SITE* PERCENTAGE OF GROSS AREA: 7.06 AC.± 2.62%
- 14.) AREA OF RECREATIONAL OPEN SPACE REQUIRED: N/A

* 5% OF GROSS REQUIRED (13.49 AC.±) OR NONE IF THE PRES. PARCEL IS DEDICATED TO THE HOA OR HOWARD COUNTY.
REMAINING 6.43 AC.± TO BE ESTABLISHED UNDER PHASE 2
** NON-BUILDABLE BULK PARCEL 'N' (0.21 ACRES) INCLUDED IN PHASE 1 AREA CALCULATIONS.

PHASING TABULATION

ALLOCATION YEAR	NO. OF RESIDENTIAL LOTS	PHASE
2005	43	1
2006	48	2

OVERALL DENSITY EXCHANGE CHART

GROSS AREA	269.88 AC.±
NET TRACT AREA	218.70 AC.±
DWELLING UNITS ALLOWED (as matter of right)	269.88 AC.± @ 1 DU per 4.25 GROSS ACRES = 63
MAXIMUM DWELLING UNITS ALLOWED W/ CEO'S	218.70 AC.± @ 1 DU per 2.00 NET ACRES = 109
PROPOSED DWELLING UNITS	98*
NUMBER OF CEO UNITS TO BE RECEIVED	98 - 63 (base density) = 35

SENDING PARCEL INFORMATION (AS PHASE 1 WILL NOT RECEIVE DENSITY):
SUBDIVISION NAME: _____
TAX MAP: _____ GRID: _____
PARCEL: _____

*43 PHASE 1, 48 PHASE 2 AND 7 POTENTIAL FUTURE LOTS ON THE FUTURE BULK PARCEL IN NON-BUILDABLE BULK PARCEL 'FF'

TENTATIVELY APPROVED ZONING OF
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

Mark A. Leagle
PLANNING DIRECTOR

COORDINATE CHART (NAD '83)

BOUNDARY COORDINATES		BOUNDARY COORDINATES	
No.	NORTH	No.	EAST
100	578893.87	126	575374.84
101	574267.46	127	575260.53
102	574252.21	128	575211.94
103	573558.53	129	574975.42
104	573543.17	130	575318.23
105	572358.33	131	575346.80
106	572338.17	132	575983.02
107	573046.00	133	576461.99
108	573370.42	134	576474.31
109	573394.19	135	577114.45
110	573511.57	136	577636.96
111	573572.98	137	577990.78
112	573655.72	138	578201.14
113	573792.14	139	578350.02
114	573877.16	140	578573.07
115	574101.49	141	579041.34
116	574278.43	142	579449.91
117	574410.48	143	579582.66
118	574509.15	144	579696.34
119	574790.64	145	579624.36
120	574905.20	146	579610.13
121	575094.85	147	579627.11
122	575453.12	148	579070.43
123	575456.72	149	578911.24
124	575637.93	150	578557.95
125	575480.20	151	576356.49

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS

8480 BALTIMORE NATIONAL PIKE A SUITE 418
ELLICOTT CITY, MARYLAND 21043
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email: Benchmark@ceis.com

Donald Mason

OWNER/DEVELOPER: SECURITY DEVELOPMENT, L.L.C.
P.O. BOX 417
ELLICOTT CITY, MARYLAND 21041
410-465-4244

PROJECT: RIVERWOOD - PHASE 1
LOTS 1 - 42; OPEN SPACE LOTS 43 - 48;
NON-BUILDABLE PRESERVATION PARCELS 'A' THRU 'M';
BUILDABLE PRESERVATION PARCEL 'N';
NON-BUILDABLE BULK PARCELS 'AA' THRU 'J'

LOCATION: TAX MAP: 23, GRID: 21 TAX MAP: 29, GRID: 3,4,9&10
PARCELS: 86 PARCELS: 20 & 86
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: PRELIMINARY PLAN

DATE: JULY, 2003 PROJECT NO. 1132
SCALE: AS SHOWN SHEET 1 OF 19

CENTER LINE CURVE DATA

STREET NAME	STATION	RADIUS	LENGTH	TANGENT	DELTA	CHORD
CASTLEBRIDGE ROAD	1+97.18 TO 4+86.28	300.00'	289.09'	156.88'	55°12'47"	S12°32'40"W 278.04'
	4+86.28 TO 7+83.27	300.00'	296.99'	161.94'	56°43'16"	N13°17'55"E 285.01'
	11+37.80 TO 15+13.12	325.00'	375.33'	211.74'	66°10'06"	N08°34'30"E 354.82'
	16+56.58 TO 18+92.49	300.00'	235.91'	124.43'	45°03'17"	S01°58'55"E 229.88'
	23+26.35 TO 25+09.03	325.00'	182.68'	93.82'	32°12'20"	S04°28'34"W 180.29'
	31+82.37 TO 32+76.47	310.00'	94.10'	47.41'	17°23'29"	S20°21'21"E 93.74'
	32+76.47 TO 34+16.13	310.00'	139.67'	71.04'	25°48'49"	N16°08'41"W 138.49'
	37+06.54 TO 38+81.47	1000.00'	174.93'	87.69'	10°01'21"	N08°14'57"W 174.70'
	8+08.79 TO 8+81.15	100.00'	52.36'	26.79'	30°00'00"	N82°18'32"E 51.76'
	9+07.56 TO 9+59.92	100.00'	52.36'	26.79'	30°00'00"	S82°18'32"W 51.76'
HUNTERS VIEW ROAD	12+62.06 TO 14+68.82	325.00'	206.77'	107.02'	36°27'06"	N64°27'55"W 203.30'
	15+47.58 TO 18+61.95	325.00'	314.36'	170.70'	55°25'14"	N7°35'59"W 302.25'
KINSALE COURT	0+91.06 TO 2+05.91	310.00'	114.85'	58.09'	21°13'35"	N80°04'04"W 114.19'
	2+42.66 TO 6+96.43	310.00'	453.77'	278.48'	83°52'04"	S47°23'07"W 414.33'
OPEN RUN ROAD	8+45.50 TO 10+32.35	500.00'	186.85'	94.53'	21°24'43"	S16°09'26"W 185.77'
	10+90.31 TO 11+46.60	80.00'	56.29'	29.37'	40°18'57"	S06°42'19"W 55.14'
	8+49.07 TO 9+61.19	100.00'	142.12'	86.06'	81°25'48"	N76°53'44"W 130.46'
	9+61.19 TO 13+71.50	325.00'	410.30'	237.58'	72°20'03"	N7°20'51"W 383.59'
	18+35.19 TO 19+57.27	400.00'	122.08'	61.52'	17°29'11"	S80°13'43"W 121.61'
	22+13.42 TO 23+20.16	500.00'	106.75'	53.58'	12°13'56"	S82°51'21"W 106.54'

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	48,266	2,651	45,615
2	43,542	1,241	42,301
6	52,191	2,548	49,643
7	43,228	1,677	41,551
8	49,762	1,694	48,088
11	50,408	1,725	48,683
12	42,427	1,838	40,589
25	54,168	4,169	49,999
27	52,037	2,758	48,279
28	47,554	2,697	44,857
31	51,545	2,128	49,417
32	48,224	2,133	46,091
38	43,689	911	42,778
39	52,954	5,738	47,216
40	54,036	4,716	49,340

PLAN VIEW
SCALE: 1" = 300'

SHEET INDEX

NO.	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY PLAN AND SOILS MAP
3	PRELIMINARY PLAN AND SOILS MAP
4	PRELIMINARY PLAN AND SOILS MAP
5	PRELIMINARY PLAN AND SOILS MAP
6	GRADING, SEDIMENT AND EROSION CONTROL PLAN
7	GRADING, SEDIMENT AND EROSION CONTROL PLAN
8	GRADING, SEDIMENT AND EROSION CONTROL PLAN
9	LANDSCAPE PLAN
10	LANDSCAPE PLAN
11	LANDSCAPE PLAN
12	FOREST CONSERVATION PLAN
13	FOREST CONSERVATION PLAN
14	FOREST CONSERVATION PLAN
15	FOREST CONSERVATION PLAN
16	PERCOLATION CERTIFICATION PLAN
17	PERCOLATION CERTIFICATION PLAN
18	PERCOLATION CERTIFICATION PLAN
19	PERCOLATION CERTIFICATION PLAN