

General Notes

- Zoning: RE-D
- The previous Department of Planning and Zoning file numbers: 5 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, + 5 02-21.
- Wetland, stream, steep slope, and forest cover delineation by Daft, McCune, and Walker was submitted and approved under 5-00-13 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 5FD, 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)
Surface Spaces: 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)
Surface: 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 for 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: 34-3947-D
Existing Sewer Contract Number: 34-3947-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

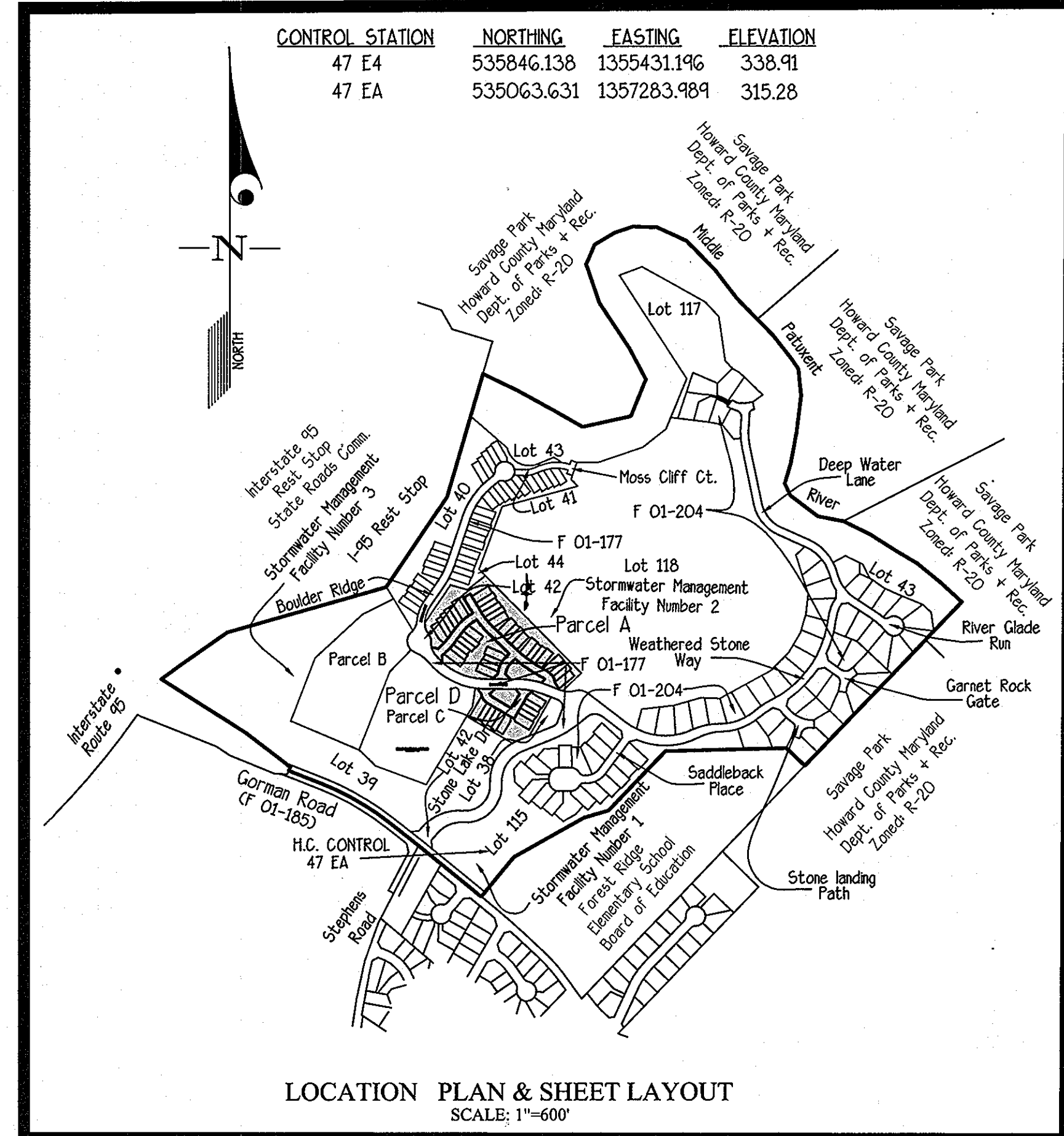
Sheet Index

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

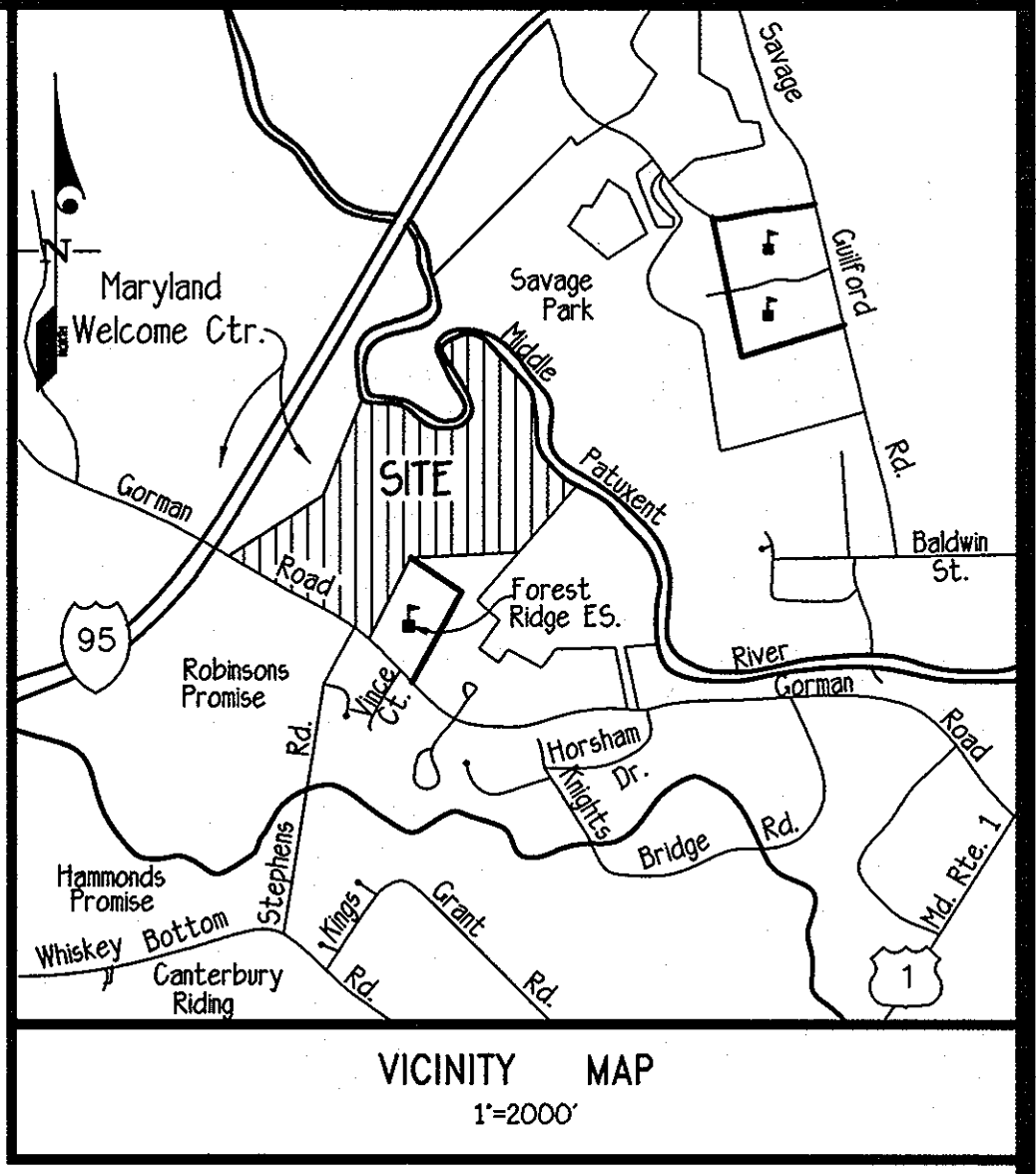
- Stormwater management computations and plans submitted and approved under F 01-177, February 27, 2002, and F 01-204, June 5, 2002. Parcels A + D drain to the existing quarry.
- There are no 100 yr. Flood plain within the boundary of this project.
- Traffic study was submitted and approved as part of the sketch plan 5 00-13, October 19, 2000.
- 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, 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 SR, within 45 days of receiving notices to do so or the plan will be denied, subject to one condition in the approval letter.
- 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 Contract Number: 34-3947-D
Existing Sewer Contract Number: 34-3947-D
Contrum
- 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. No sediment control devices will extend beyond the Limits of Disturbance as established by this plan.
- On January 16, 2002, WPO1-60, 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.
- 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 (5-00-13), and in accordance with Section 16.110g.h.2.(i) of the Subdivision Regulations.
- 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.
- 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.
- A Forest Stand Delineation Plan 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 00-204 June 5, 2002.
- A Sight Distance Analysis was provided and approved with the Sketch Plan 5 02-21 on October 7, 2002.
- 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.
- There is no front BRL for Stone Lake since the roads are all private.

PRELIMINARY PLAN FOR STONE LAKE

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



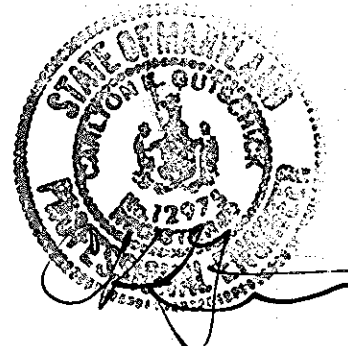
CONTROL STATION	NORTHING	EASTING	ELEVATION
47 E4	535846.138	1355431.196	338.91
47 EA	535063.631	1357283.989	315.28



LEGEND

- 366 EX. CONTOUR
- 300 PROP CONTOUR
- EX. TREES
- EX. STORM DRAIN
- PROP. STORM DRAIN
- LIMIT OF SUBMISSION
- EX. SANITARY SEWER
- EX. WATERLINE
- CONCRETE CURB + GUTTER
- PROP. SANITARY SEWER
- PROPOSED WATERLINE
- EX. CURB + GUTTER
- EX. EASEMENTS
- PROP. EASEMENTS
- STEEP SLOPES
- TOP OF PAVING SPOT SHOT
- NUMBER OF PARKING SPACES
- EX. LIGHT FIXTURE + POLE
- SSL STRUCTURE SETBACK LINE

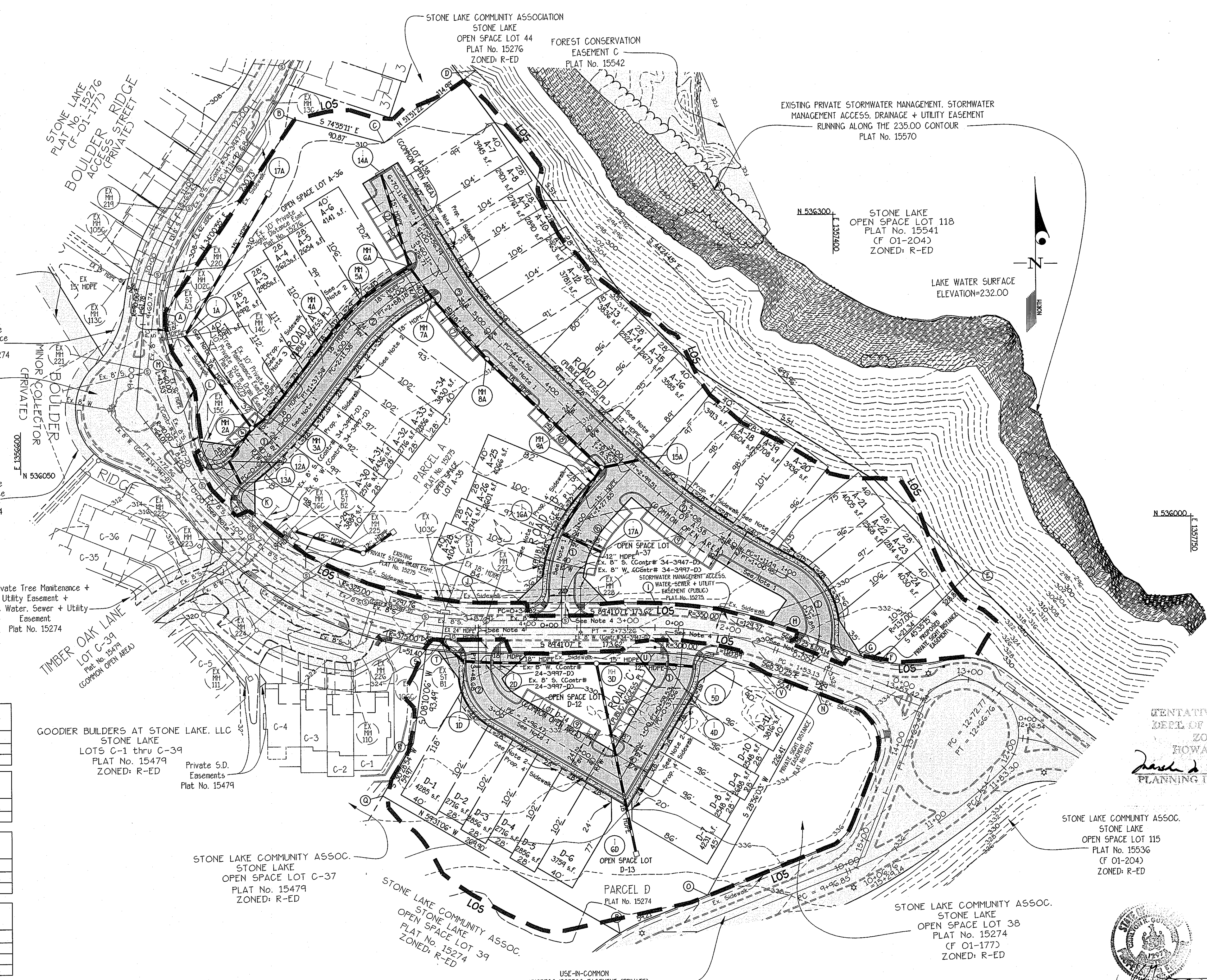
TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING
HOWARD COUNTY
Dana D. Uffler 5/13/03
PLANNING DIRECTOR



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 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186	DES.	DRN. WSJ	CHK.	DATE	REVISION	BY	APP'R.	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	SHEET 1 OF 4	HOWARD COUNTY, MARYLAND ELECTION DISTRICT No. 6								

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	1357222.64
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"

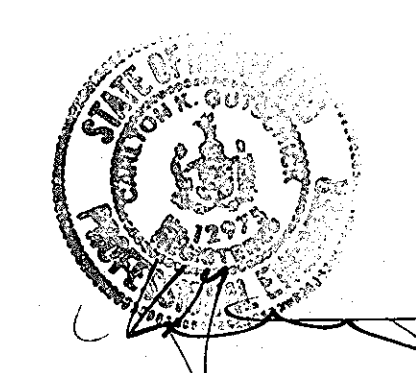
ROAD 'B' CENTERLINE CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
1	93.03'	125.00'	48.79'	90.90'	N 21° 38'10" E	42° 38'35"

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"

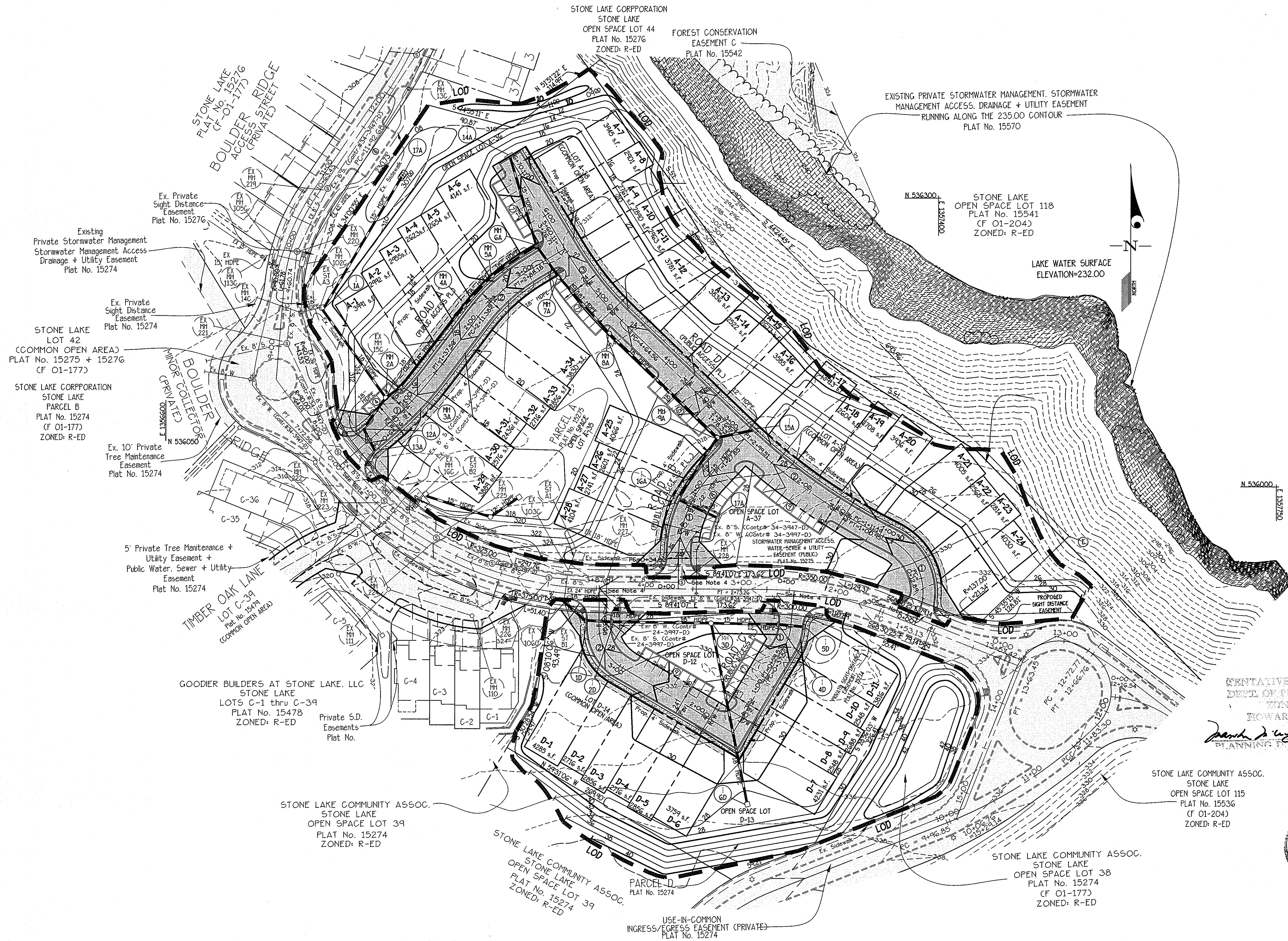
ROAD 'D' CENTERLINE CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
1	88.06'	60.00'	54.11'	80.37'	N 20° 33'13" W	84° 05'35"
2	188.32'	650.00'	94.82'	187.66'	S 54° 18'00" E	16° 36'00"
3	91.63'	350.00'	46.08'	91.37'	S 38° 30'00" E	15° 00'00"

GENUINELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

Dan A. Eggle 5/13/03
 PLANNING DIRECTOR DATE



GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE, MARYLAND 20868 TEL: 301-421-4024 BALT: 410-680-1820 DC/VA: 301-599-2524 FAX: 301-421-4186	OWNER & PREPARED FOR: STONE LAKE CORPORATION 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	SCALE 1"=50' DATE April, 2003	ZONING R-ED TAX MAP - GRID 47-9/10 P/O PARCEL 837	G. L. W. FILE No. 99140 SHEET 2 OF 4
	DES. DRN. Wsj CHK. DATE REVISION BY APPR.	HOWARD COUNTY, MARYLAND			



REPRESENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
Daniel D. Wight 5/19/10
 PLANNING DIRECTOR DATE



STONE LAKE COMMUNITY ASSOC.
 STONE LAKE
 OPEN SPACE LOT 115
 PLAT No. 15536
 (CF 01-204)
 ZONED: R-ED

STONE LAKE COMMUNITY ASSOC.
 STONE LAKE
 OPEN SPACE LOT 38
 PLAT No. 15274
 (CF 01-177)
 ZONED: R-ED

STONE LAKE COMMUNITY ASSOC.
 STONE LAKE
 OPEN SPACE LOT 39
 PLAT No. 15274
 ZONED: R-ED

GOODIER BUILDERS AT STONE LAKE, LLC
 STONE LAKE
 LOTS C-1 thru C-39
 PLAT No. 15478
 ZONED: R-ED

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

STONE LAKE CORPORATION
 STONE LAKE
 PARCEL B
 PLAT No. 15274
 (CF 01-177)
 ZONED: R-ED

STONE LAKE CORPORATION
 STONE LAKE
 OPEN SPACE LOT 44
 PLAT No. 15276
 ZONED: R-ED

FOREST CONSERVATION
 EASEMENT C
 PLAT No. 15542

EXISTING PRIVATE STORMWATER MANAGEMENT, STORMWATER
 MANAGEMENT ACCESS, DRAINAGE + UTILITY EASEMENT
 RUNNING ALONG THE 235.00 CONTOUR
 PLAT No. 15570

STONE LAKE
 OPEN SPACE LOT 118
 PLAT No. 15541
 (CF 01-204)
 ZONED: R-ED

LAKE WATER SURFACE
 ELEVATION=232.00

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 BALT: 410-880-1820 DC/VA: 301-389-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

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

GRADING 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	47-9/10 P/O PARCEL 837	3 OF 4

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.

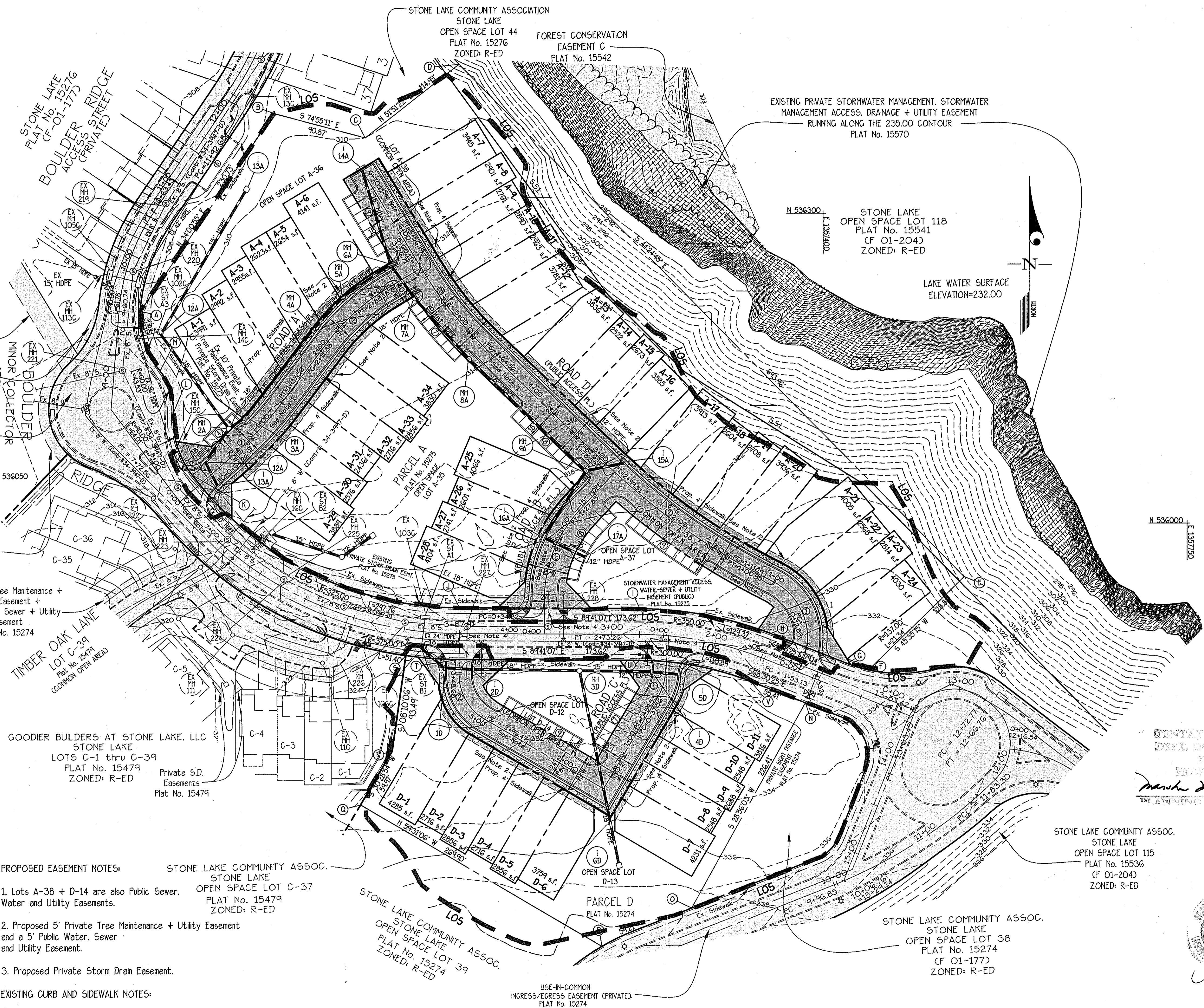
Existing Private Stormwater Management Access Drainage + Utility Easement. Plat No. 15274
Ex. Private Sight Distance Easement. Plat No. 15274
STONE LAKE LOT 42 (COMMON OPEN AREA) PLAT No. 15275 + 15276 (F 01-177)
STONE LAKE CORPORATION PARCEL B PLAT No. 15274 (F 01-177) ZONED: R-ED
Ex. 10' Private Tree 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 (1:1 DU SFA)
Number of Trees Provided =	Trees
Shade Trees:	
Other Trees:	0 (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:
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REPRESENTATIVELY APPROVED
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Mark D. Angle 5/19/10
PLANNING DIRECTOR



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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

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

PRELIMINARY LANDSCAPE 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

SCALE	ZONING	G. L. W. FILE No.
1"=50'	R-ED	99140
DATE	TAX MAP - GRID	SHEET
April, 2003	47-9/10	4 OF 4
	P/O PARCEL 837	

DATE	REVISION	BY	APPR.

ELECTION DISTRICT No. 6
HOWARD COUNTY, MARYLAND