

SITE DEVELOPMENT PLAN

STONE LAKE

LOTS 75, 79, 81, 84, 85, 89, 93, & 96

SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

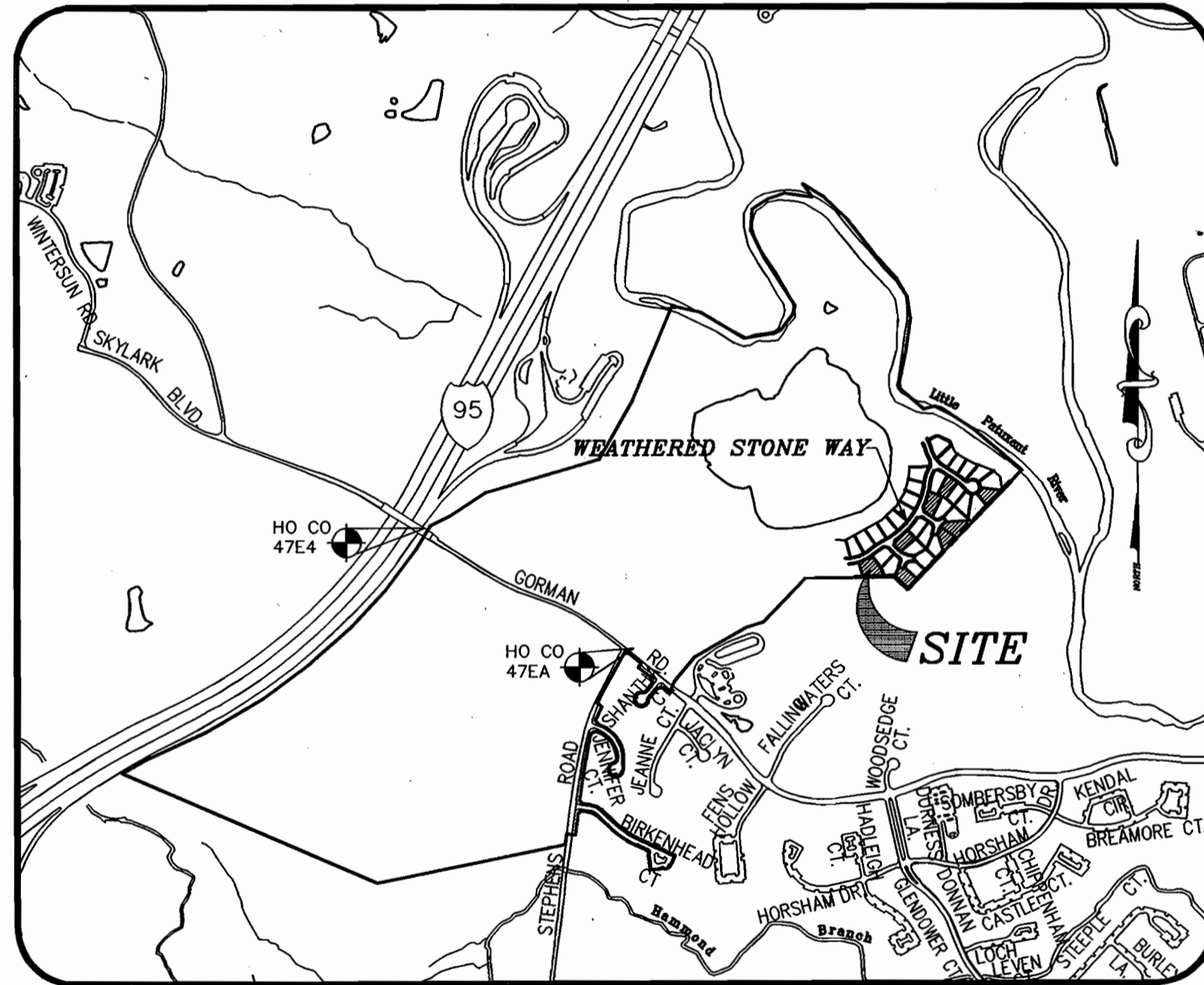
SHEET INDEX	
SHEET	TITLE
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	GENERIC BOXES
4	SEDIMENT CONTROL NOTES AND DETAILS

SEWER HOUSE CONNECTION

LOT NO.	INV. @ PROPERTY LINE/ROW	MIN. CELLAR EL.
75	254.08	257.5
79	252.53	254.1
81	268.73	272.6
84	269.88	273.5
85	269.33	273.1
89	280.50	284.0
93	282.85	286.5
96	288.68	292.2

ADDRESS CHART

LOT NO.	STREET ADDRESS
75	8620 RIVER GLADE RUN
79	8604 RIVER GLADE RUN
81	8601 GARNET ROCK GATE
84	8613 GARNET ROCK GATE
85	8612 GARNET ROCK GATE
89	8603 STONE LANDING PATH
93	8610 STONE LANDING PATH
96	8736 WEATHERED STONE WAY



VICINITY MAP

SCALE: 1"=1000'

PERMIT INFORMATION CHART

SUBDIVISION NAME		SECTION/AREA	LOT/PARCEL NO.
STONE LAKE		N/A	LOTS 75, 79, 81, 84, 85, 89, 93, & 96
PLAT # OR L/F	GRID #	ZONING	TAX MAP NO.
#15535-15542	18 & 13	R-ED	36 & 37
ELECT. DIST.		CENSUS TRACT	
SIXTH		6068.02	
WATER CODE		SEWER CODE	
E-15		6100000	

GENERAL NOTES:

- THE SUBJECT PROPERTY IS ZONED R-ED PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, AND MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTION DIVISION AT (410)-313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:
 - MISS UTILITY: 1-800-257-7777
 - C&P TELEPHONE COMPANY: (410) 725-9976
 - HOWARD COUNTY BUREAU OF UTILITIES: (410) 313-4900
 - AT&T CABLE LOCATION DIVISION: (410) 393-3533
 - BALTIMORE GAS & ELECTRIC: (410) 685-0123
 - STATE HIGHWAY ADMINISTRATION: (410) 531-5533
 - HOWARD COUNTY DEPT. OF PUBLIC WORKS/CONSTRUCTION INSPECTION DIVISION: (410) 313-1880
- PROJECT BACKGROUND:
 - LOCATION: TAX MAP 47 - P/O PARCEL 837 - SIXTH ELECTION DISTRICT.
 - ZONING: R-ED
 - GROSS AREA OF TRACT: 32.13 AC.
 - AREA OF PLAN SUBMISSION: 2.31 AC. OR 100,708 SQ. FT. (8 LOTS)
 - PROPOSED USE FOR SITE: RESIDENTIAL
 - OPEN SPACE PROVIDED UNDER F-01-204: F-01-177; F-01-15; F-01-185; WP-02-50; F-01-204.
 - DPZ FILE NOS.: S-00-13; WP-00-88; WP-00-126; WP-01-60; PB 345; WP-01-94; F-01-177; F-01-15; F-01-185; WP-02-50; F-01-204.
- TOPOGRAPHY SHOWN HEREON TAKEN FROM F-01-204, CONSTRUCTION PLANS FOR STONE LAKE. BOUNDARY SHOWN HEREON BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT SUMMER 1998 BY DAFT, MCCUNE, & WALKER.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 47EA & 47EA.
 - STA. No. 47EA: N 535,063.631 ELEV. 315.28; E 1,357,283.989
 - STA. No. 47EA: N 535,846.138 ELEV. 338.91; E 1,355,431.196
- ALL DRIVEWAY ENTRANCES FOR THIS PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAIL R 6.03. DRIVEWAY PAVING IS TO BE TYPE P-2 PAVING, SEE DETAIL ON SHEET 4.
- ALL ROADS IN THE STONE LAKE DEVELOPMENT ARE PRIVATE.
- WATER AND SEWER ARE PUBLIC, CONTRACT #34-3948-D.
- STORMWATER MANAGEMENT FOR STONE LAKE IS PROVIDED IN THREE FACILITIES. STORMWATER MANAGEMENT FOR THIS PLAN IS PROVIDED IN FACILITY NUMBER 2, WHICH IS A DETENTION/RETENTION FACILITY (WET POND). FACILITY NUMBER 2 IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS DESIGNED UNDER F-01-204.
- COMPACTION IN FILL AREAS TO BE 95% AS DETERMINED PER AASHTO T-180.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- THERE ARE NO EXISTING STRUCTURES ON-SITE.
- NO HISTORIC STRUCTURES OR BURIAL GROUNDS EXIST ON-SITE PER THE HOWARD COUNTY HISTORIC SITES LIST DATED DECEMBER 1994 AND THE HOWARD COUNTY CEMETERIES AND GRAVESITES INVENTORY, RESOLUTION # 47-1994. TO THE BEST OF THE KNOWLEDGE OF THE CURRENT OWNER, NO GRAVES EXIST ON-SITE.
- NO WETLANDS, STREAMS, FLOODPLAIN, OR STEEP SLOPES EXIST ON THESE LOTS. WETLANDS, STREAMS, STEEP SLOPES, AND FOREST COVER DELINEATION BY DAFT, MCCUNE AND WALKER.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- TRAFFIC STUDY WAS APPROVED AS PART OF THE SKETCH PLAN ON OCTOBER 10, 2000.
- NOISE STUDY WAS APPROVED AS PART OF THE SKETCH PLAN OCTOBER 10, 2000.
- FOREST CONSERVATION OBLIGATIONS HAVE BEEN FULFILLED UNDER F-01-204. DEVELOPMENT OF STONE LAKE UNDER THE CURRENT FOREST CONSERVATION ACT REQUIRES APPROXIMATELY 11.57 ACRES OF FOREST CLEARING, AND APPROXIMATELY 9.04 ACRES OF REFORESTATION. APPROXIMATELY 3.54 ACRES OF FOREST RETENTION CREDIT HAVE BEEN DERIVED FROM DEVELOPMENT OF EMERSON, SECTION 1, AND WILL BE USED TO PARTIALLY DEFRAY THE STONE LAKE REFORESTATION OBLIGATION; AS SUCH, A TOTAL OF 5.50 ACRES OF REFORESTATION ARE PROVIDED UNDER THESE PLANS. THE F-01-177 PHASE OF THE PROJECT ENTIALED APPROXIMATELY 0.99 ACRES OF FOREST CLEARING, 12.96 ACRES OF FOREST RETENTION, AND APPROXIMATELY 4.81 ACRES OF REFORESTATION. THE F-01-204 PORTIONS OF THE PROJECT ENTAL APPROXIMATELY 10.58 ACRES OF FOREST CLEARING, 5.94 ACRES OF FOREST RETENTION, AND 0.69 ACRES OF REFORESTATION. THE ENTIRE 5.50 ACRES OF REFORESTATION REQUIREMENT WILL BE SATISFIED ON-SITE AT THE LOCATIONS SHOWN ON THE FOREST CONSERVATION PLAN UNDER F-01-204.
- UNDER F-01-204, LANDSCAPING FOR STONE LAKE HAS BEEN PREPARED ACCORDING TO THE ALTERNATIVE COMPLIANCE PORTION OF THE LANDSCAPE MANUAL (CHAPTER VI).
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT)
 - B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT RADII.
 - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- IF MATERIAL IS WITHIN 8% OF OPTIMUM MOISTURE, WORKING THE MATERIAL UNTIL REQUIRED COMPACTION IS ACHIEVED IS CONTRACTOR'S RESPONSIBILITY.
- PER SECTION 128 OF THE ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACK PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- THE INDIVIDUAL HOUSE SITES ARE RESTRICTED TO A MAXIMUM 34 FOOT HEIGHT FROM THE MEAN OF ROOF TO THE MEAN GRADE ALONG THE SIDE OF HOUSE.
- ON AUGUST 11, 2000, WP-00-88, WAIVER OF SECTION 16.116(b)(1) AND (2) WAS GRANTED WHICH PROHIBITS GRADING OR CLEARING ON STEEP SLOPES OVER 25% IF THE CONTIGUOUS AREA IS MORE THAN 20,000 SQUARE FEET, AND SECTION 16.116(c), WAS GRANTED, WHICH PROHIBITS GRADING OR CLEARING IN WETLANDS, WETLAND BUFFERS, STREAMS, STREAM BUFFERS, AND FLOODPLAINS, SUBJECT TO FIVE CONDITIONS IN THE APPROVAL LETTER.
- ON AUGUST 11, 2000, WP-00-126; WAIVER OF SECTION 16.144(c)(2) AND 16.114(c)(3) WAS GRANTED WHICH REQUIRES THAT A DEVELOPER SUBMIT ADDITIONAL INFORMATION TO THE SRC WITHIN 45 DAYS OF RECEIVING NOTICES TO DO SO OR THE PLAN WILL BE DENIED, SUBJECT TO ONE CONDITION IN THE APPROVAL LETTER.
- 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 FEET, SUBJECT TO ONE CONDITION IN THE APPROVAL LETTER.
- ON APRIL 3, 2001, WP-01-94; WAIVER OF SECTIONS 16.116(b)(1) AND (2) WAS GRANTED WHICH PROHIBITS GRADING OR CLEARING ON STEEP SLOPES OVER 25% AND GREATER THAN 20,000 SQUARE FEET IN CONTIGUOUS AREA, SUBJECT TO THREE CONDITIONS.
- ON FEBRUARY 1, 2002, WP-02-50; WAIVER OF SECTION 16.116(b)(1) WAS GRANTED WHICH PROHIBITS GRADING OR CLEARING ON STEEP SLOPES OVER 25% FOR CONSTRUCTION OF A STORM DRAIN LINE AND OUTFALL BEHIND PROPOSED LOTS 56 TO 58, SUBJECT TO ONE CONDITION IN THE APPROVAL LETTER.
- ANY DECK FOR LOTS 81 AND 89 MUST BE A MINIMUM OF 7.5 FEET FROM THE SIDE PROPERTY LINE OR MUST GO ON THE SIDE OF THE HOUSE WHERE THE REAR BRL IS SHOWN, SINCE DECKS CAN NOT ENCRUCH INTO A SIDE BRL.

DEVELOPERS CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING OF THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

DATE: 2/14/03
 SIGNATURE OF DEVELOPER: *[Signature]*
 PRINTED NAME OF DEVELOPER: *[Name]*

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL DESCRIBES A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

DATE: 3/16/03
 SIGNATURE OF ENGINEER: *[Signature]*
 PRINTED NAME OF ENGINEER: *[Name]*

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

DATE: 3-6-03
 SIGNATURE: *[Signature]*
 SOA - NATURAL RESOURCE CONSERVATION SERVICE

THIS DEVELOPMENT PLAN IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

DATE: 3-6-03
 SIGNATURE: *[Signature]*
 HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 DATE: 3/16/03
 SIGNATURE: *[Signature]*
 CHIEF, DEVELOPMENT ENGINEERING DIVISION - CG

DATE: 3/16/03
 SIGNATURE: *[Signature]*
 CHIEF, DIVISION OF LAND DEVELOPMENT

DATE: 3/14/03
 SIGNATURE: *[Signature]*
 DIRECTOR (Acting)



Project	date	scale	AS SHOWN
2002-060	JAN 2003	S/D	JEM
illustration	engineering	S/D	approval
S/D	S/D	scale	AS SHOWN

description	revisions	date

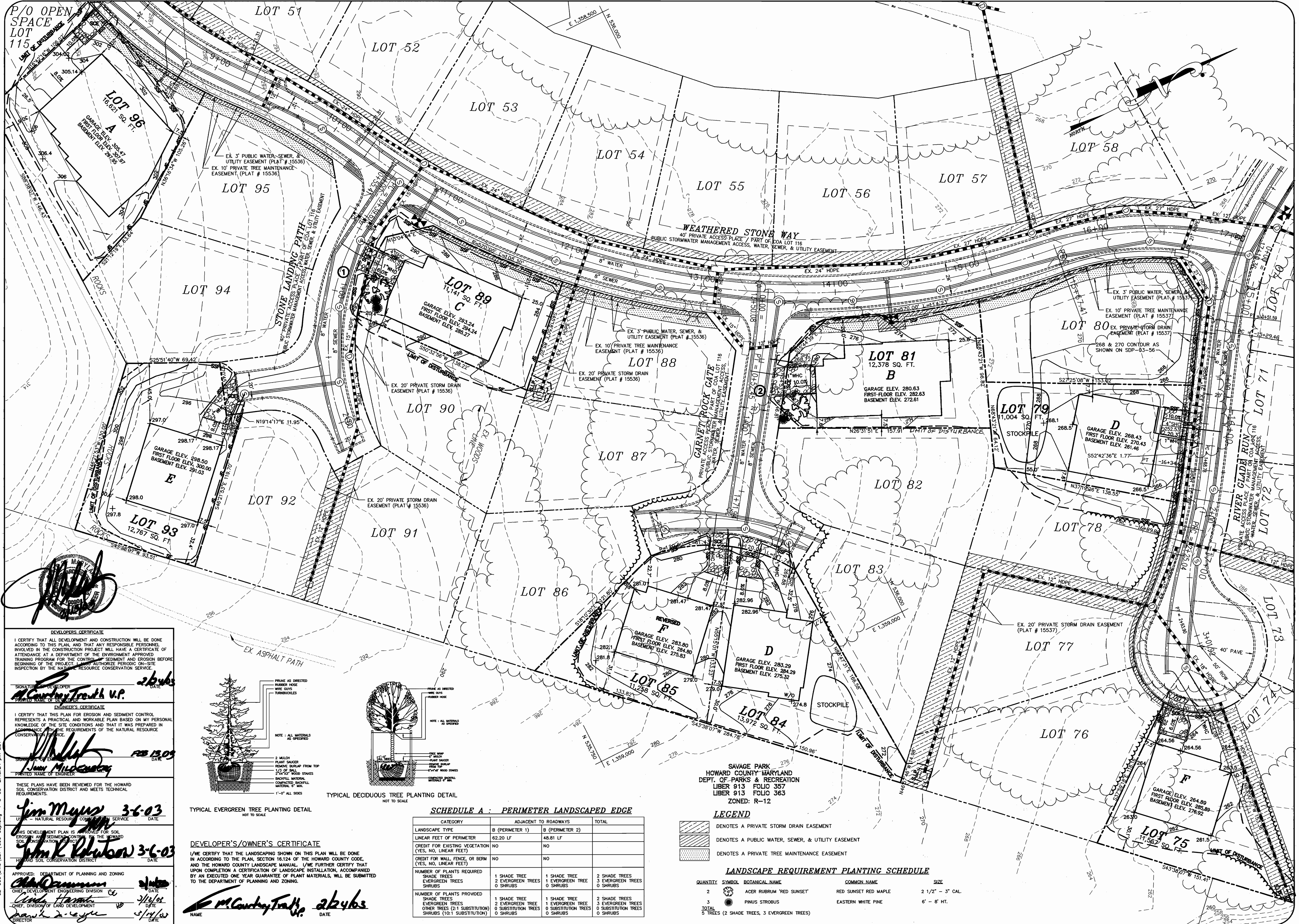
COVER SHEET

STONE LAKE
 LOTS 75, 79, 81, 84, 85, 89, 93 & 96
 TAX MAP 47 - P/O PARCEL 837 - GRID 9 & 10
 SIXTH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

MILDENBERG, BOENDER & ASSOC., INC.

Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042
 (410) 997-0236 Fax, (301) 821-5521 Wash., (410) 997-0236 Fax.



DEVELOPER'S CERTIFICATE
 I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING OF THE PROJECT. I HEREBY AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

DATE: 2/13/03
 SIGNATURE: *[Signature]*
 PRINTED NAME OF DEVELOPER: **Curby Tract U.P.**

ENGINEER'S CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

DATE: 2/13/03
 SIGNATURE: *[Signature]*
 PRINTED NAME OF ENGINEER: **John Miloszewski**

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD COUNTY CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

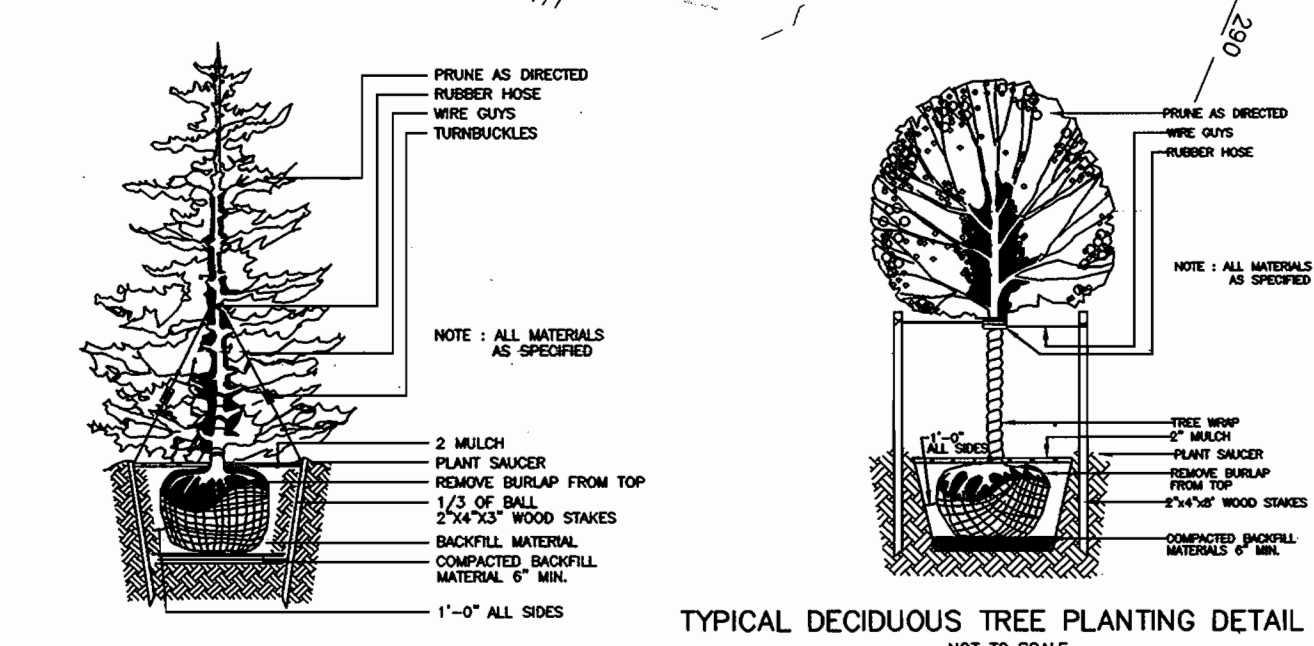
DATE: 3-6-03
 SIGNATURE: *[Signature]*
 PRINTED NAME OF ENGINEER: **Jim Myers**

THIS DEVELOPMENT PLAN IS PROVIDED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY CONSERVATION DISTRICT.

DATE: 3/1/03
 SIGNATURE: *[Signature]*
 PRINTED NAME OF ENGINEER: **John K. Robinson**

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 DATE: 3/1/03
 SIGNATURE: *[Signature]*
 PRINTED NAME OF ENGINEER: **Chris Harris**

DATE: 3/1/03
 SIGNATURE: *[Signature]*
 PRINTED NAME OF ENGINEER: **Dawn D. Egan**



SCHEDULE A : PERIMETER LANDSCAPED EDGE

LANDSCAPE TYPE	ADJACENT TO ROADWAYS		TOTAL
	B (PERIMETER 1)	B (PERIMETER 2)	
LINEAR FEET OF PERIMETER	62.20 LF	48.81 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	
NUMBER OF PLANTS REQUIRED			
SHADE TREES	1 SHADE TREE	1 SHADE TREE	2 SHADE TREES
EVERGREEN TREES	1 EVERGREEN TREE	3 EVERGREEN TREE	3 EVERGREEN TREES
SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS
NUMBER OF PLANTS PROVIDED			
SHADE TREES	1 SHADE TREE	1 SHADE TREE	2 SHADE TREES
EVERGREEN TREES	2 EVERGREEN TREE	1 EVERGREEN TREE	3 EVERGREEN TREES
OTHER TREES (2:1 SUBSTITUTION)	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES
SHRUBS (1:1 SUBSTITUTION)	0 SHRUBS	0 SHRUBS	0 SHRUBS

LEGEND

- Denotes a private storm drain easement
- Denotes a public water, sewer, & utility easement
- Denotes a private tree maintenance easement

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
2		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
3		PINUS STROBUS	EASTERN WHITE PINE	6" - 8" HT.
5 TREES (2 SHADE TREES, 3 EVERGREEN TREES)				

DEVELOPER'S/OWNER'S CERTIFICATE
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE IN ACCORDANCE TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE, AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DATE: 3/1/03
 SIGNATURE: *[Signature]*
 PRINTED NAME OF DEVELOPER: **Curby Tract U.P.**

MILDENBERG & ASSOC., INC.
 Engineers Planners Surveyors
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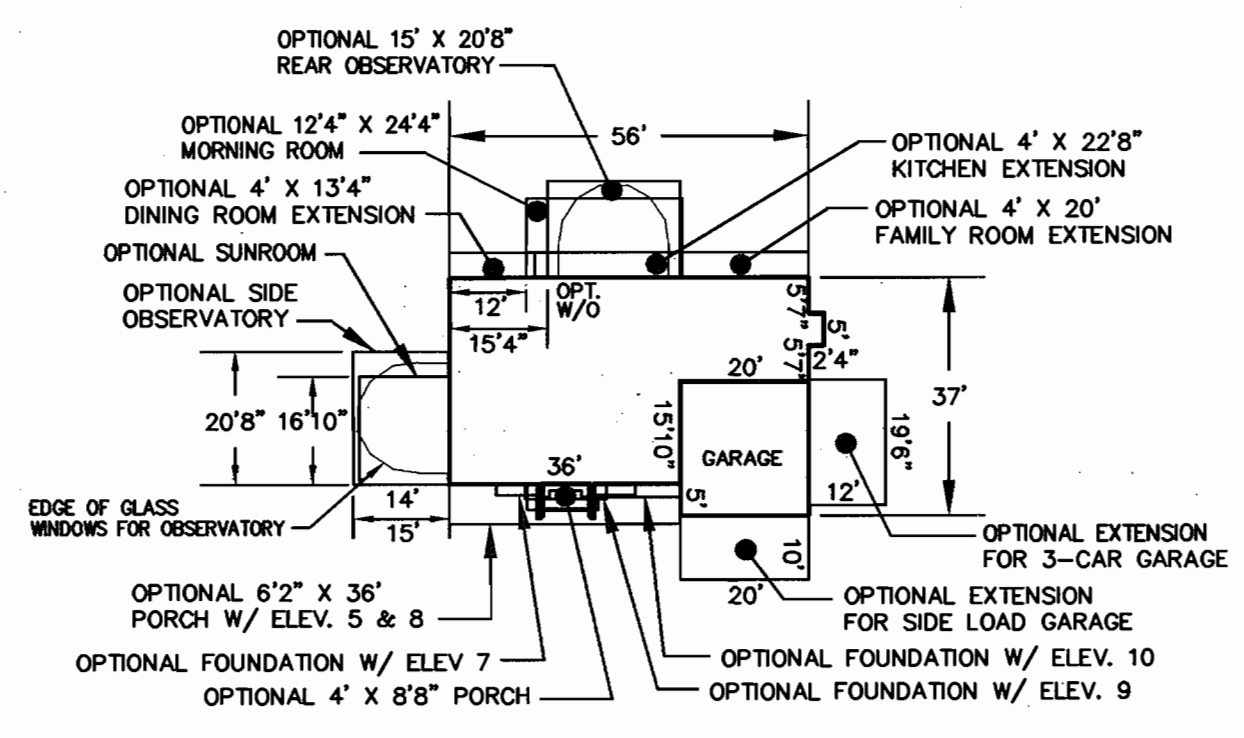
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 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SITE DEVELOPMENT PLAN

project: 2002-060
 date: JAN 2003
 illustration: engineering
 scale: 1" = 30'
 approval: JBM

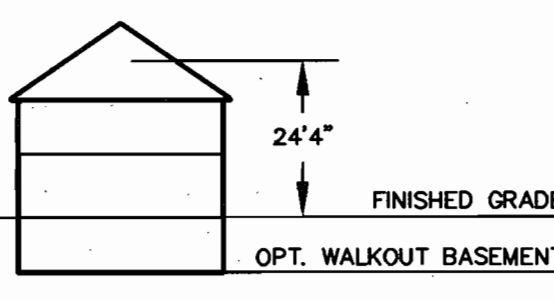
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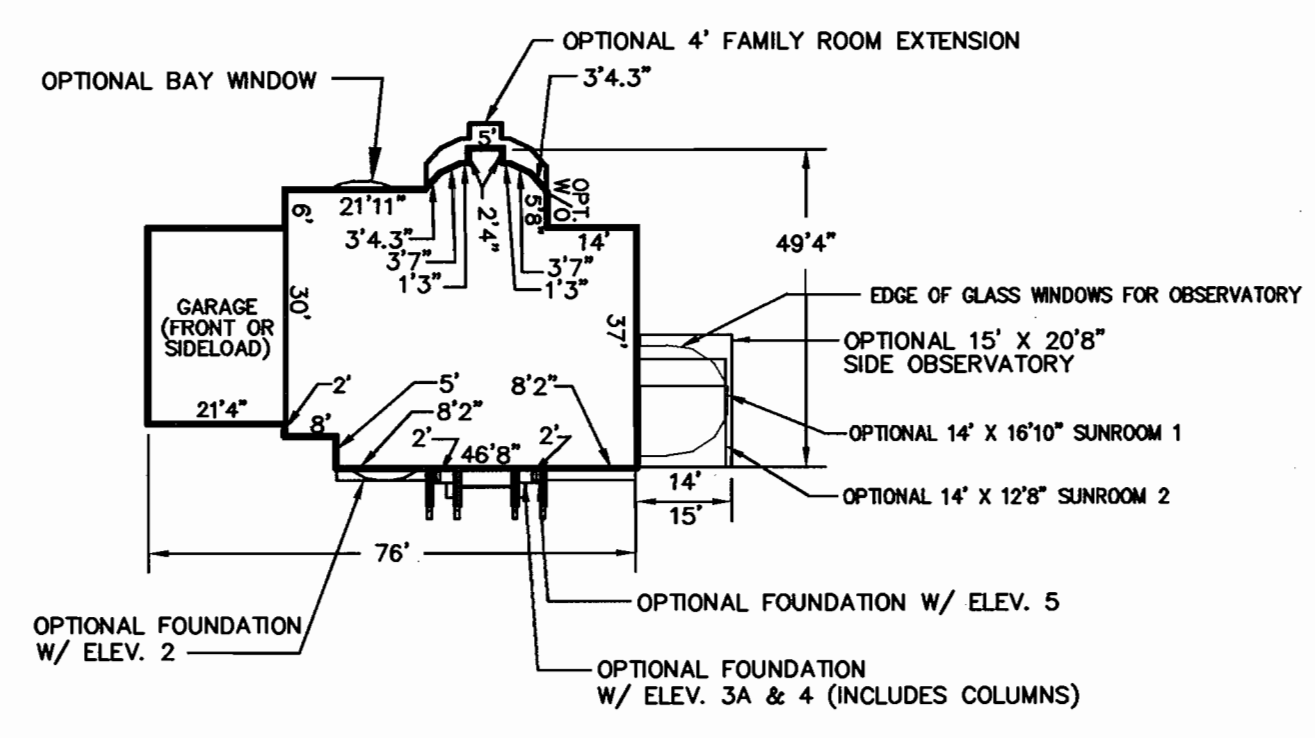


PLAN

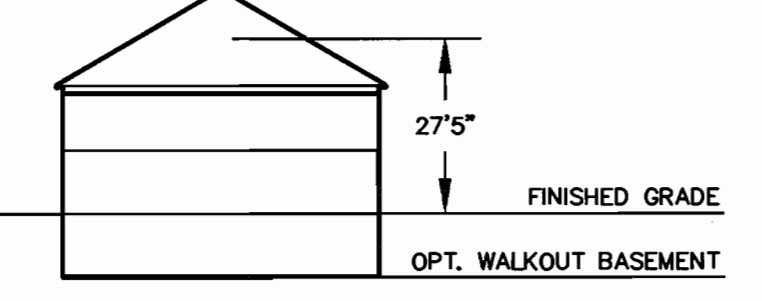


PROFILE

CHEVY CHASE



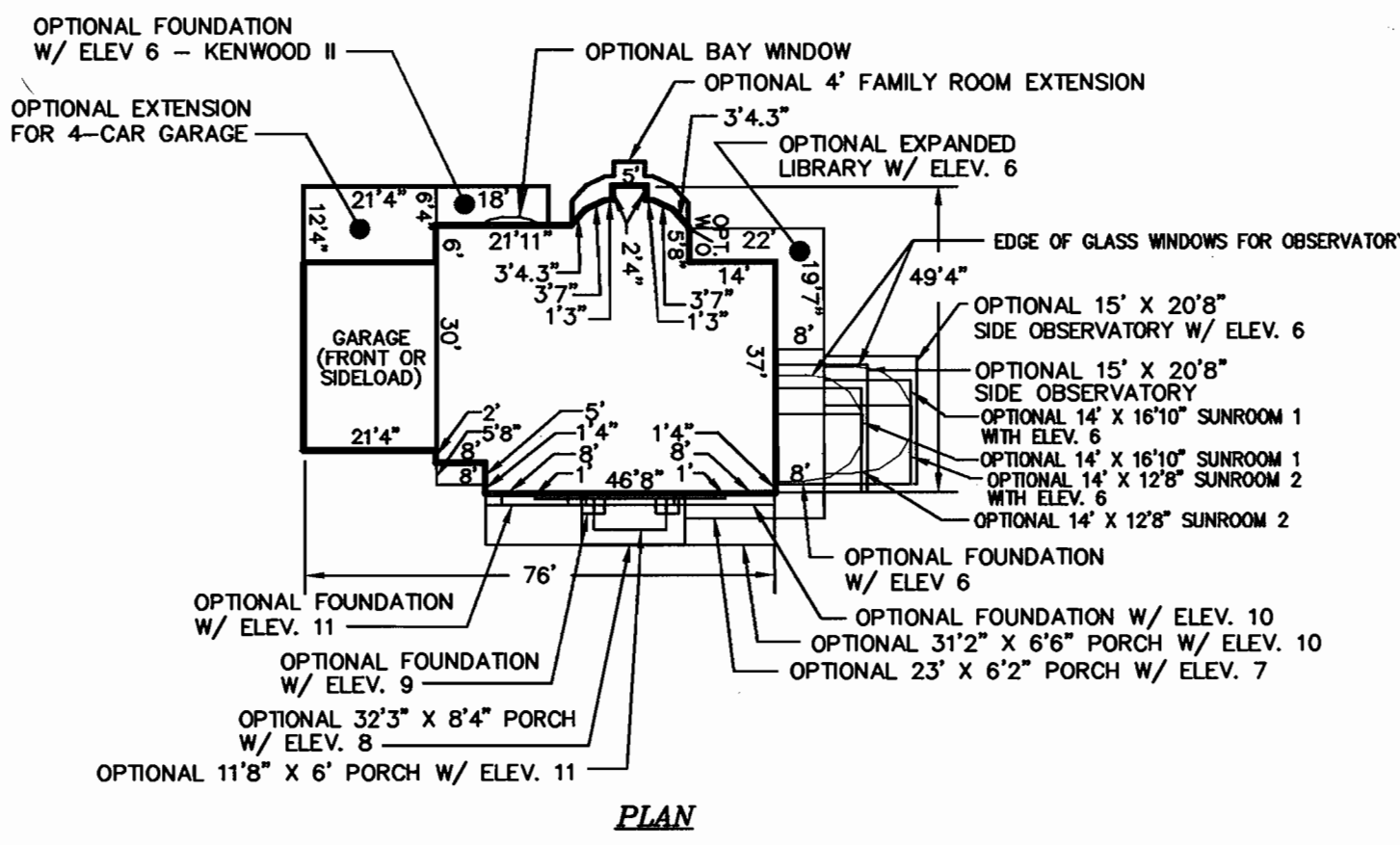
PLAN



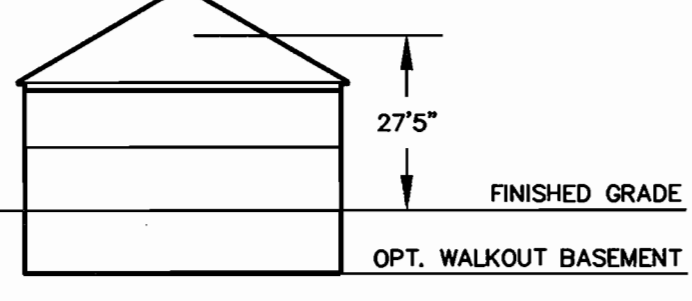
PROFILE

KENWOOD I

* NOTE : THE HEIGHT OF THE BUILDING HAS BEEN SHOWN TO THE MEAN OF THE ROOF FOR THIS MODEL. ALL OTHERS HAVE BEEN SHOWN TO THE RIDGE OF THE BUILDING, UNLESS OTHERWISE NOTED.



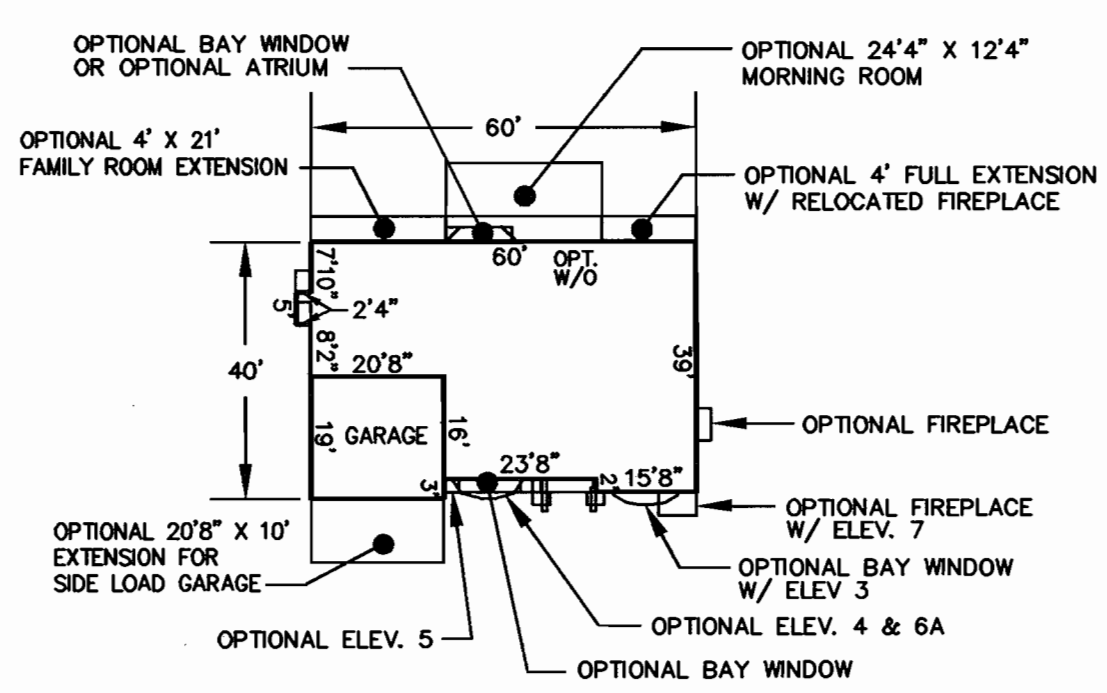
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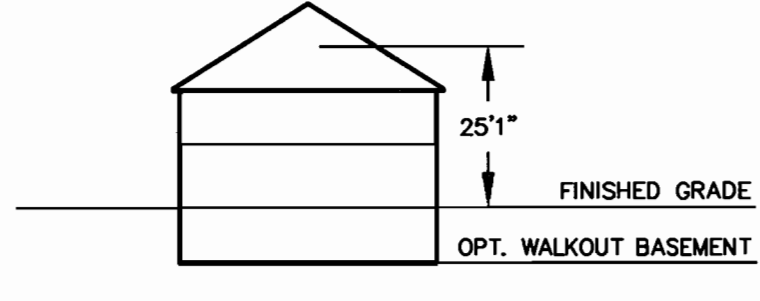
PROFILE

KENWOOD II

* NOTE : THE HEIGHT OF THE BUILDING HAS BEEN SHOWN TO THE MEAN OF THE ROOF FOR THIS MODEL. ALL OTHERS HAVE BEEN SHOWN TO THE RIDGE OF THE BUILDING, UNLESS OTHERWISE NOTED.

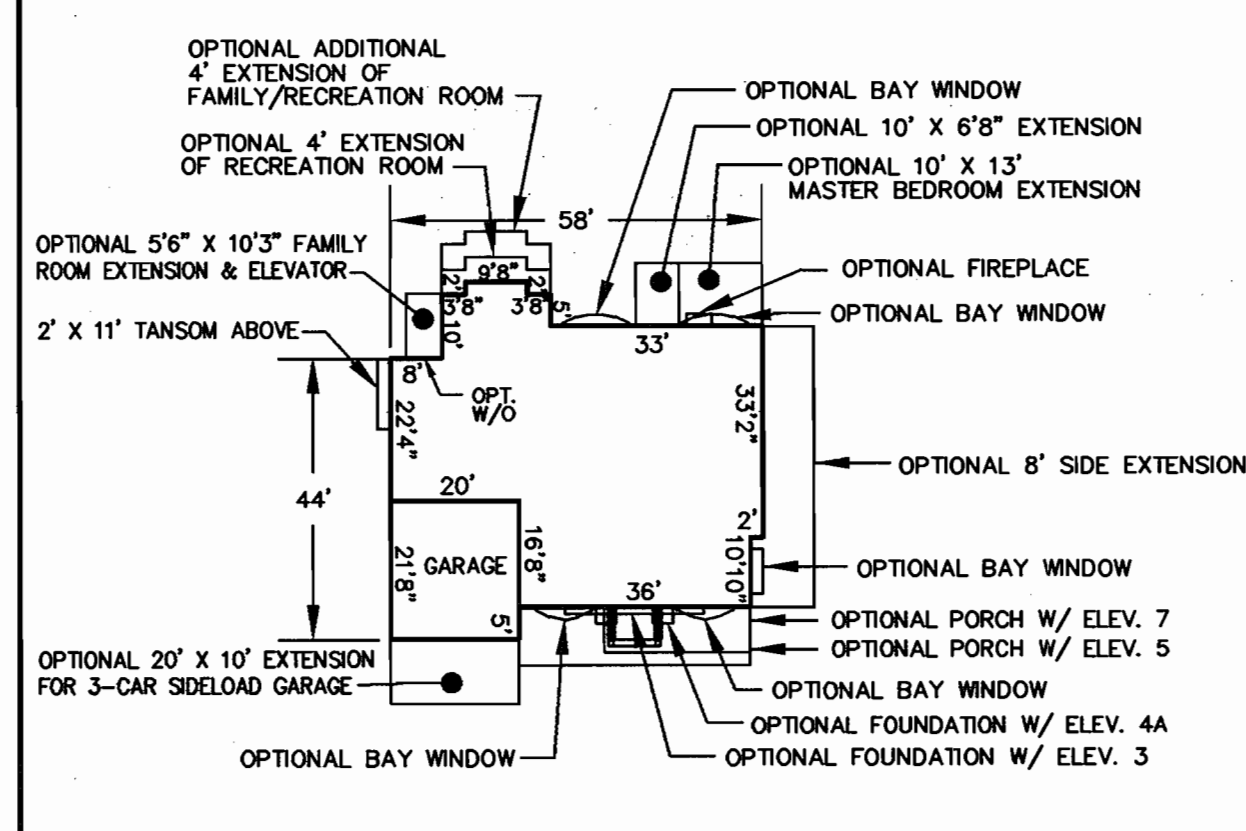


PLAN

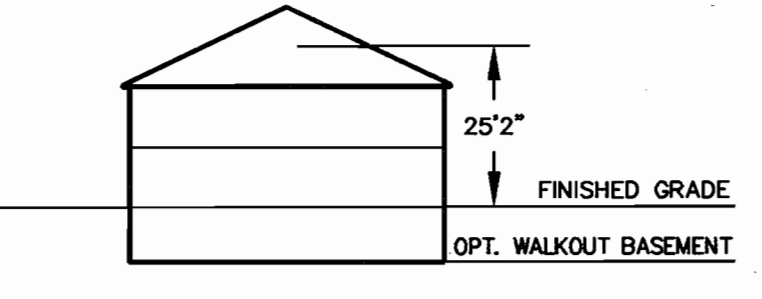


PROFILE

OAKTON

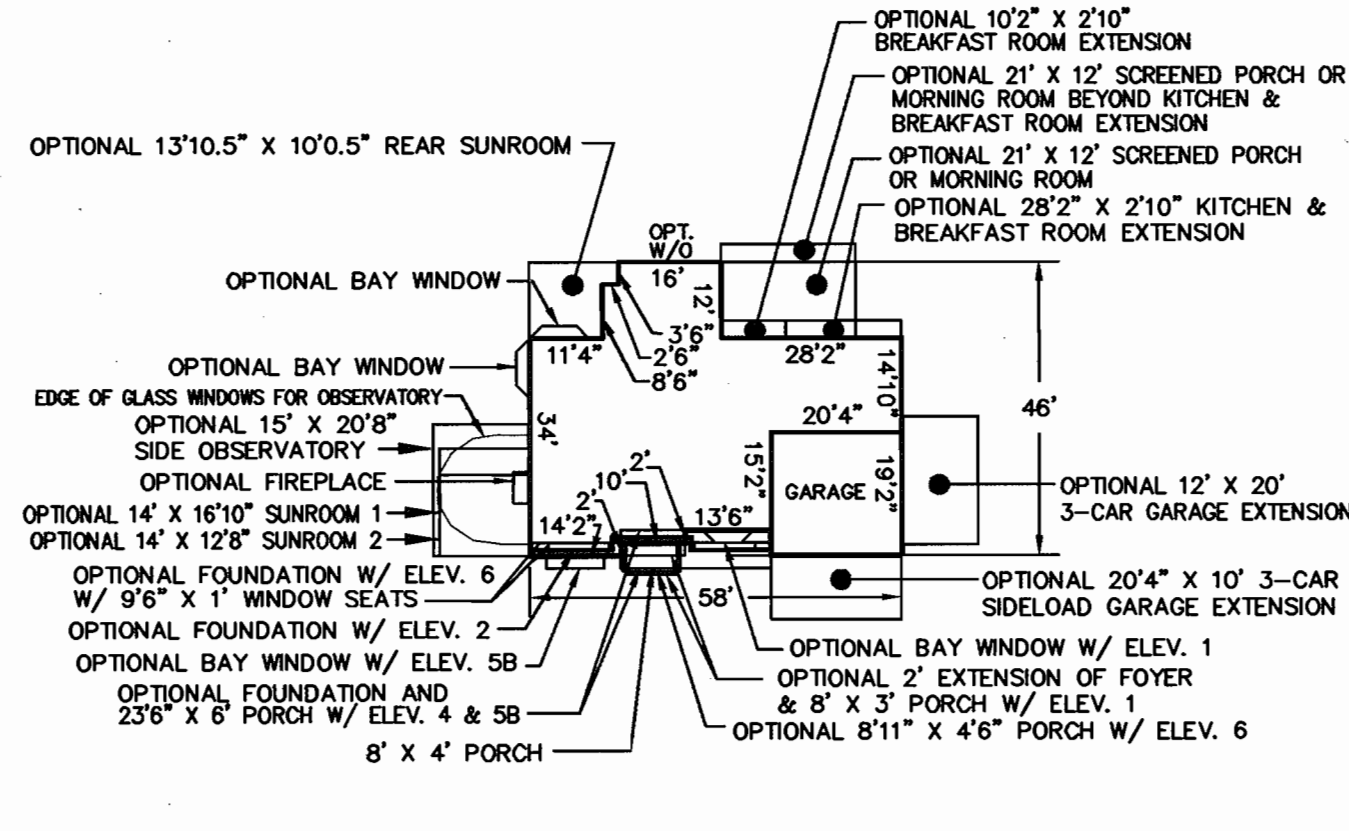


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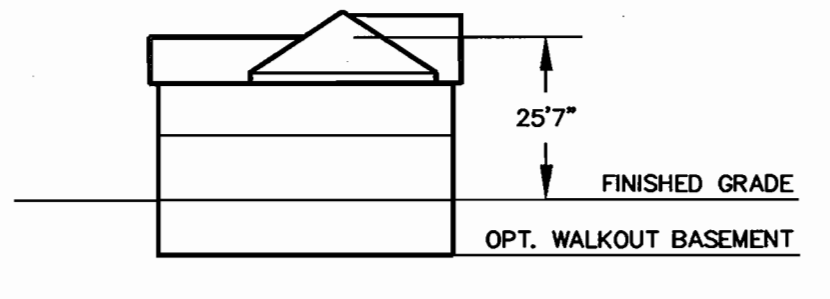


PROFILE

EDGE MOOR

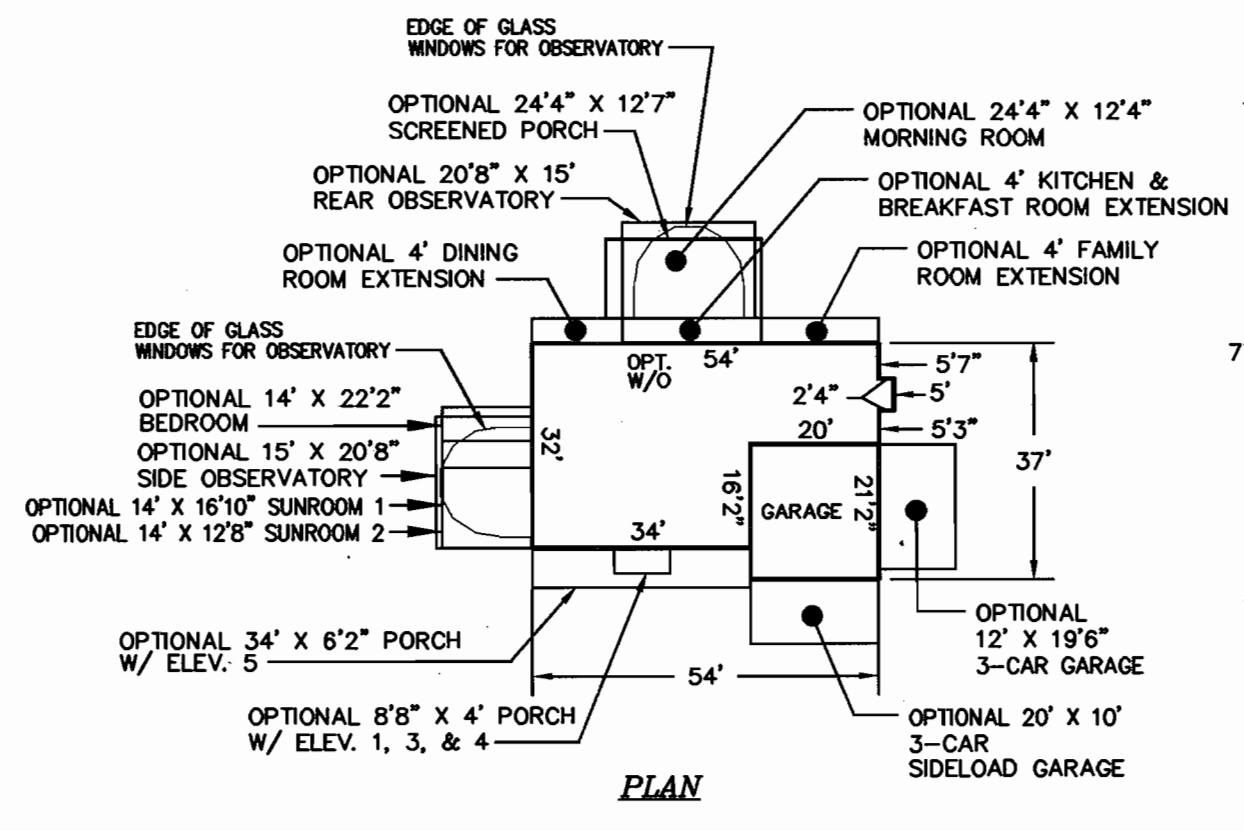


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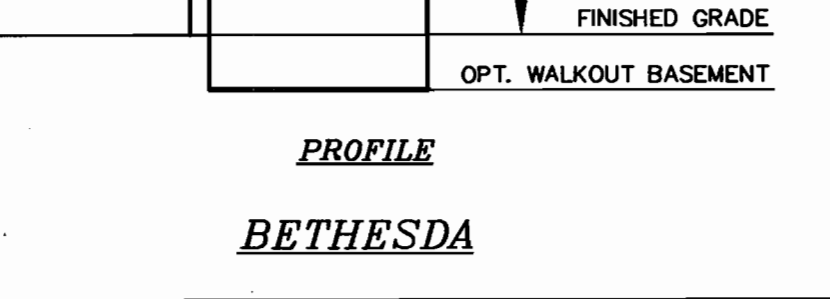


PROFILE

CLIFTON

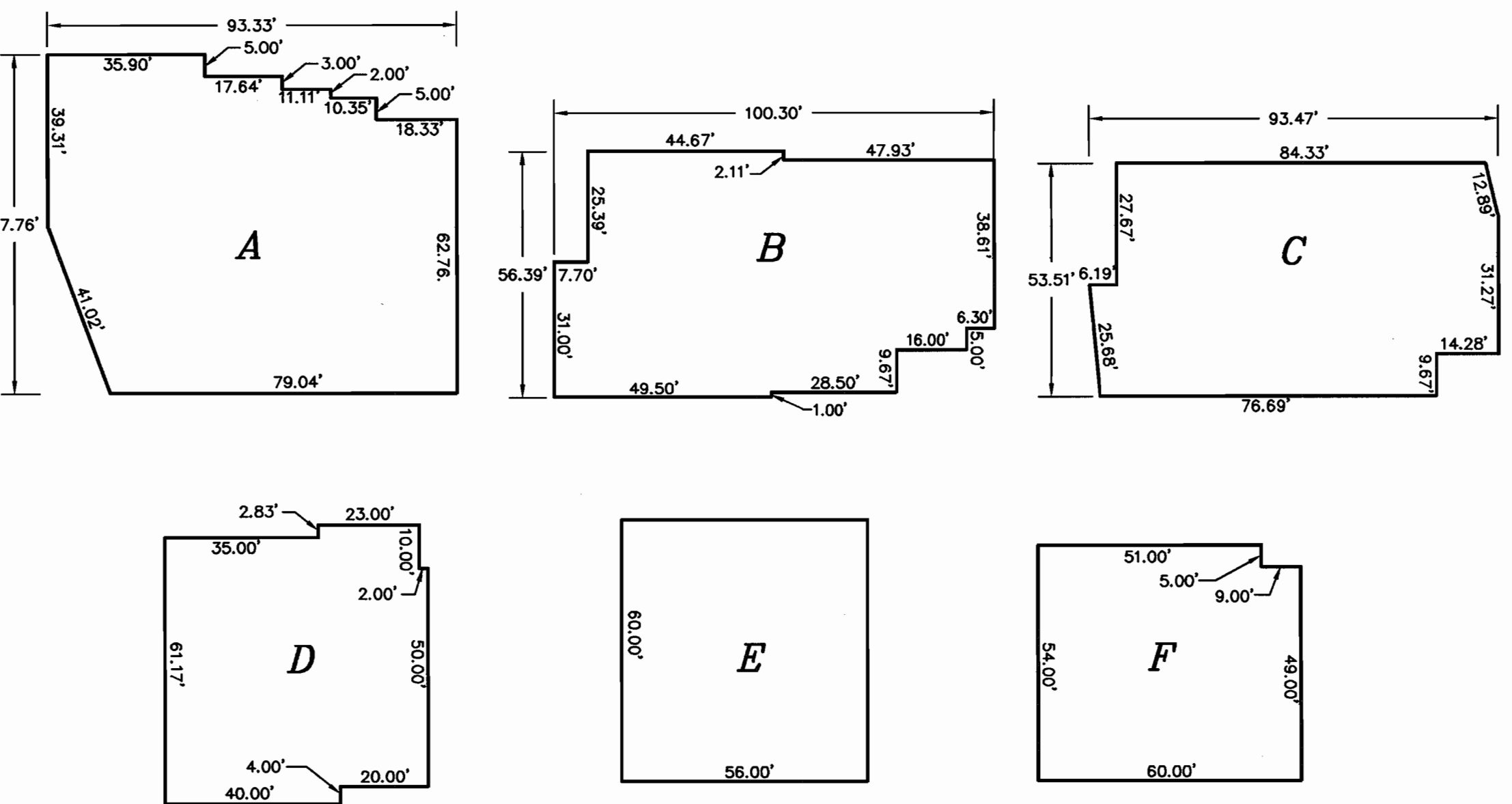


PLAN



PROFILE

BETHESDA



GENERIC BOXES

GENERIC TYPE	CHEVY CHASE	KENWOOD I	KENWOOD II	OAKTON	EDGE MOOR	CLIFTON	BETHESDA
A	ALL OPTIONS	NO SIDE ROOMS	NO SIDE ROOMS	ALL OPTIONS	ALL OPTIONS	ALL OPTIONS	ALL OPTIONS
B	NO REAR OBSERVATORY OR MORNING ROOM WITH 3-CAR SIDELOAD GARAGE	REVERSED PLAN WITH ELEVATIONS 2 & 5 ONLY, NO 4' REAR EXTENSION	REVERSED PLAN WITH ELEVATION 9 ONLY, NO 4-CAR GARAGE, OR 4' REAR EXTENSION	NO MORNING ROOM WITH 3-CAR GARAGE	NO 3-CAR GARAGE NO REAR FAMILY/RECREATION ROOM EXTENSIONS NO MASTER BEDROOM EXTENSION NO OPTIONAL ELEV 5 OR 7	NO 3-CAR SIDELOAD GARAGE NO OBSERVATORY OR SUNROOM WITH 3-CAR FRONTLOAD GARAGE	NO REAR OBSERVATORY WITH ELEVATION 5 NO REAR OBSERVATORY, SCREENED PORCH OR MORNING ROOM WITH 3-CAR FRONTLOAD GARAGE NO REAR OBSERVATORY AND SIDE OPTIONS WITH 3-CAR FRONTLOAD GARAGE
C	NO REAR OBSERVATORY OR MORNING ROOM WITH 3-CAR SIDELOAD GARAGE	REVERSED PLAN WITH ELEVATION 5 ONLY, NO SIDE ROOMS OR 4' OPTIONAL FAMILY ROOM EXTENSION	REVERSED PLAN WITH ELEVATION 9 ONLY, NO SIDE ROOMS OR 4' OPTIONAL FAMILY ROOM EXTENSION	NO MORNING ROOM OR REAR EXTENSION WITH 3-CAR GARAGE	DOES NOT FIT	NO 3-CAR SIDELOAD GARAGE NO OBSERVATORY OR SUNROOM WITH 3-CAR FRONTLOAD GARAGE	NO REAR OBSERVATORY WITH 4' REAR EXTENSION NO REAR OBSERVATORY, MORNING ROOM, OR SCREENED PORCH WITH 3-CAR SIDELOAD OR FRONTLOAD GARAGE
D	NO SIDE OBSERVATORY, SIDE MORNING ROOM, OR 3-CAR FRONTLOAD GARAGE NO REAR OBSERVATORY WITH 3-CAR SIDELOAD GARAGE	DOES NOT FIT	DOES NOT FIT	NO MORNING ROOM WITH 3-CAR GARAGE	NO 3-CAR GARAGE NO SIDE EXTENSION NO ADDITIONAL 4' REAR EXTENSION NO OPTIONAL ELEV 5 OR 7	NO 3-CAR FRONTLOAD GARAGE NO SIDE ROOMS NO SCREENED PORCH WITH 3-CAR SIDELOAD GARAGE	NO 3-CAR FRONTLOAD GARAGE NO SIDE ROOMS NO REAR ROOMS WITH 3-CAR SIDELOAD GARAGE
E	NO 3-CAR FRONTLOAD GARAGE NO SIDE ROOMS NO REAR ROOMS OR EXTENSIONS WITH 3-CAR SIDELOAD GARAGE	DOES NOT FIT	DOES NOT FIT	DOES NOT FIT	DOES NOT FIT	DOES NOT FIT	NO 3-CAR FRONTLOAD GARAGE NO SIDE ROOMS
F	NO 3-CAR FRONTLOAD GARAGE NO SIDE OBSERVATORY OR MORNING ROOM NO REAR OBSERVATORY, MORNING ROOM, OR EXTENSIONS WITH 3-CAR SIDELOAD GARAGE	DOES NOT FIT	DOES NOT FIT	NO 3-CAR GARAGE WITH MORNING ROOM	DOES NOT FIT	NO 3-CAR GARAGE NO SIDE ROOMS	NO 3-CAR FRONTLOAD GARAGE NO SIDE ROOMS NO REAR ROOMS NO REAR EXTENSION WITH 3-CAR SIDELOAD GARAGE

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APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chad Damann 2/1/02
 CHIEF DEVELOPMENT ENGINEERING DIVISION
Chris Harsh 3/1/02
 CHIEF DIVISION OF LAND DEVELOPMENT
Mark D. Layton 3/1/02

BUILDER
 CRAFTMARK HOMES
 6820 ELM STREET, SUITE 201
 MCLEAN, VIRGINIA 22101
 (703) 734-9855

OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044
 (410) 992-6089



date	JAN 2003
project	2002-060
illustration	SD
scale	1"=30'
approval	JDM

date	
description	
revisions	
no.	

STONE LAKE
 LOTS 75, 79, 81, 84, 85, 89, 93, & 96
 TAX MAP 47 - P/O PARCEL 837 - GRID 9 & 10
 SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
GENERIC BOXES

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Fax (301) 821-5521 Wash. (410) 997-0296 Fax

HOWARD SOIL CONSERVATION DISTRICT

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:

- 1) PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1000 SQ.FT.) AND 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISK TO UPPER THREE INCHES OF SOIL AT TIME OF SEEDING, APPLY 400 LBS. PER ACRE 30-0-0 UREAFORM FERTILIZER (9 LBS./1000 SQ.FT.).
2) ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1000 SQ.FT.) AND 1000 LBS. PER ACRE 10-10-10 FERTILIZER (23 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL.

SEEDING - FOR THE PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS. PER ACRE 1-4 LBS./1000 SQ.FT. OF KENTUCKY 31 TALL FESCUE... FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS. PER ACRE OF KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS. PER ACRE (05 LBS./1000 SQ.FT.) OF KEEPING LOVEGRASS...

MULCHING - APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNROTTED WEED FREE SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS...

MAINTENANCE - INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: APPLY 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT.).

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU OCTOBER 15, SEED WITH 2-1/2 BUSHEL PER ACRE OF ANNUAL RYE (3.2 LBS./1000 SQ.FT.) FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS. PER ACRE OF KEEPING LOVEGRASS (0.7 LBS./1000 SQ.FT.)... FOR THE PERIOD NOVEMBER 16 THRU NOVEMBER 28, PROJECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE...

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNROTTED WEED FREE SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GAL PER ACRE (5 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS...

REFER TO THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR ADDITIONAL RATES AND METHODS NOT COVERED.

STANDARD SEDIMENT CONTROL NOTES

- 1) A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF MAY CONSTRUCTION, (313-1855).
2) ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND REVISIONS THERETO.
3) FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
4) ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
5) ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1991 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC.51), SOD (SEC. 54), TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC.52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
6) ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
7) SITE ANALYSIS: TOTAL AREA OF SITE: 2.31 ACRES; AREA DISTURBED: 2.90 ACRES; AREA TO BE ROOFED OR PAVED: 0.85 ACRES; AREA TO BE VEGETATIVELY STABILIZED: 2.05 ACRES; TOTAL CUT: 8,000 CU. YDS.; TOTAL FILL: 8,000 CU. YDS.; TOTAL WASTE/BORROW AREA LOCATION: N/A.
THESE QUANTITIES ARE FOR PERMIT PURPOSES ONLY. CONTRACTOR IS REQUIRED TO PROVIDE HIS OWN QUANTITY MEASUREMENTS.
8) ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
9) ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

DEVELOPERS CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONS INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING OF THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF DEVELOPER: [Signature] DATE: 2/16/03

ENGINEER'S CERTIFICATE: I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF ENGINEER: [Signature] DATE: 2/16/03

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

APPROVED: [Signature] DATE: 3/6/03

APPROVED: [Signature] DATE: 3/16/03

APPROVED: [Signature] DATE: 3/16/03

- 10) ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
11) TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACK FILLED AND STABILIZED WITH ONE WORKING DAY, WHICHEVER IS SHORTER.

STANDARD AND SPECIFICATIONS FOR TOPSOIL

DEFINITION: PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.
PURPOSE: TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.
CONDITIONS WHERE PRACTICE APPLIES: 1. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
a. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
b. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
c. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
d. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.

- II. FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.
CONSTRUCTION AND MATERIAL SPECIFICATIONS:
I. TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.
II. TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
I. TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND, OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF ONDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.
II. TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSON-SON GRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
III. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.
III. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
I. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

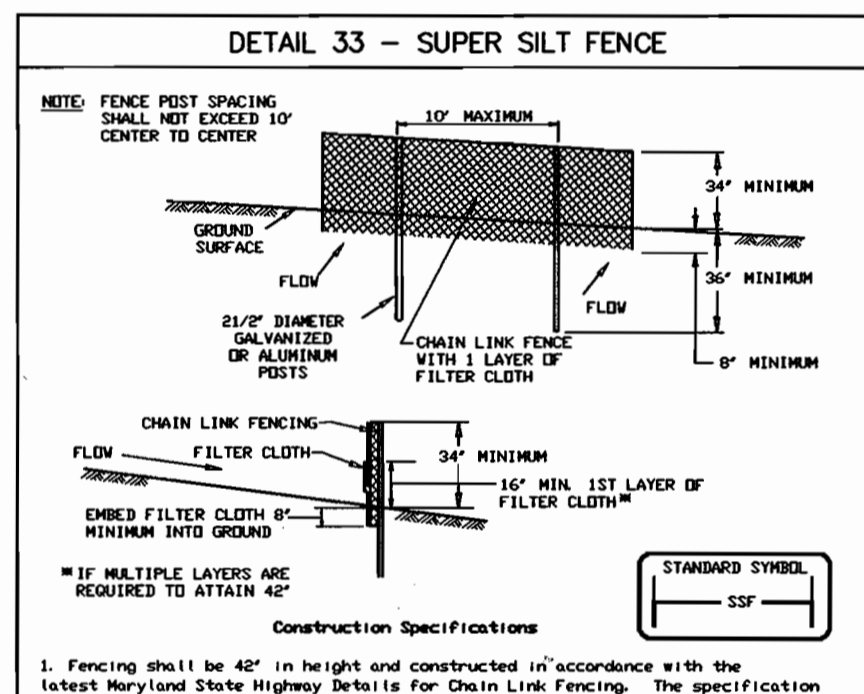
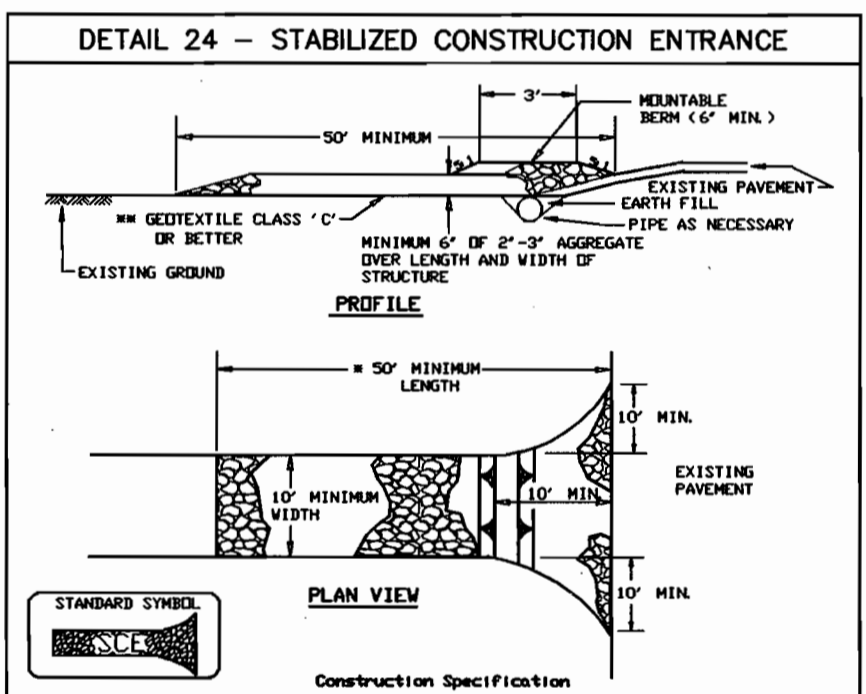
- IV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
I. ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
a. pH FOR TOPSOILS SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A pH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PERSCRIBED TO RAISE THE pH TO 6.5 OR HIGHER.
b. ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
c. TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
d. NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.
NOTE: TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.
II. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
V. TOPSOIL APPLICATION
I. WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.
II. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBERT 4" - 8" HIGHER IN ELEVATION.
III. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4" TO 8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
IV. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDING PREPARATION.
VI. ALTERNATIVE FOR PERMANENT SEEDING - INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW:
I. COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
a. COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS WHO ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 26.04.06.
b. COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHORUS, AND 0.2 PERCENT POTASSIUM AND HAVE A PH OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.
c. COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET.
IV. COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT THE RATE OF 4 LB/1,000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.
REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING. MD-VA, PUB. #1. COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES. REVISED 1973.

TEMPORARY DUST CONTROL MEASURES

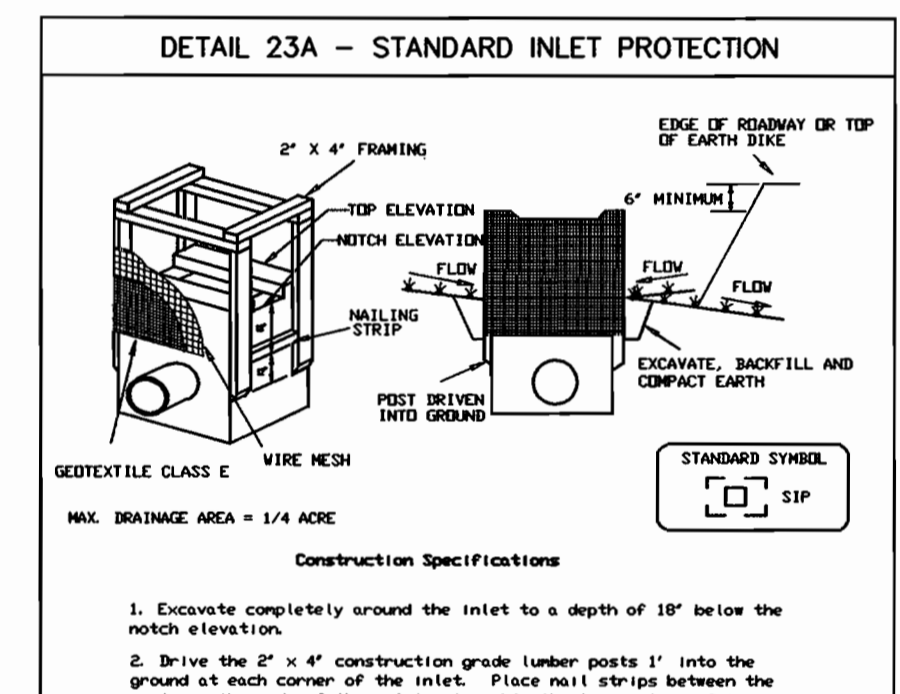
- 1. MULCHES - SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRIMPED OR TACKED TO PREVENT BLOWING.
2. VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER.
3. TILLAGE - TO ROUGHEN SURFACE AND BRING CLOSD TO THE SURFACE. THIS IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS APECED ABOUT 12" APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
4. IRRIGATION - THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS MOIST. REPEAT AS NEEDED. AT NO TIME SHOULD THE SITE BE IRRIGATED TO THE POINT THAT RUNOFF BEGINS TO FLOW.
5. BARRIERS - SOLID BOARD FENCES, SILT FENCES, SNOW FENCES, BURLAP FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 10 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING SOIL BLOWING.
6. CALCIUM CHLORIDE - APPLY AT RATES THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.

SEQUENCE OF CONSTRUCTION

- 1. OBTAIN GRADING PERMIT
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES AT LOCATIONS SHOWN. (1 DAY)
3. CONSTRUCT STANDARD INLET PROTECTION, SILT FENCE, AND SUPER SILT FENCE AS SHOWN. (1 DAY)
4. GRADE SITE PER THIS PLAN. (4 DAYS)
5. BEGIN HOUSE CONSTRUCTION. (4 MONTHS)
6. INSPECT ALL SEDIMENT CONTROL DEVICES DAILY AND AFTER EACH RAINFALL. REPAIR AS NECESSARY.
7. WHEN ALL DRAINAGE AREAS TO A SEDIMENT CONTROL DEVICE HAVE BEEN PERMANENTLY STABILIZED, AND UPON APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES, BRING AREA TO FINAL GRADE AND STABILIZE. (2 DAYS)
8. CONTRACTOR SHALL REMOVE SEDIMENT AND FLUSH STORM DRAIN SYSTEM AT END OF CONSTRUCTION.
9. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
A. 7 CALENDAR DAYS FOR ALL PERIMETER SLOPES GREATER THAN 3:1
B. 14 DAYS FOR ALL OTHER DISTURBED GRADED AREAS ON THE PROJECT SITE.



SUPER SILT FENCE Design Criteria table with columns for Slope Steepness, Slope Length (Maximum), and Silt Fence Length (Maximum). Rows include slopes from 0-10% to 50%+ and various slope lengths.

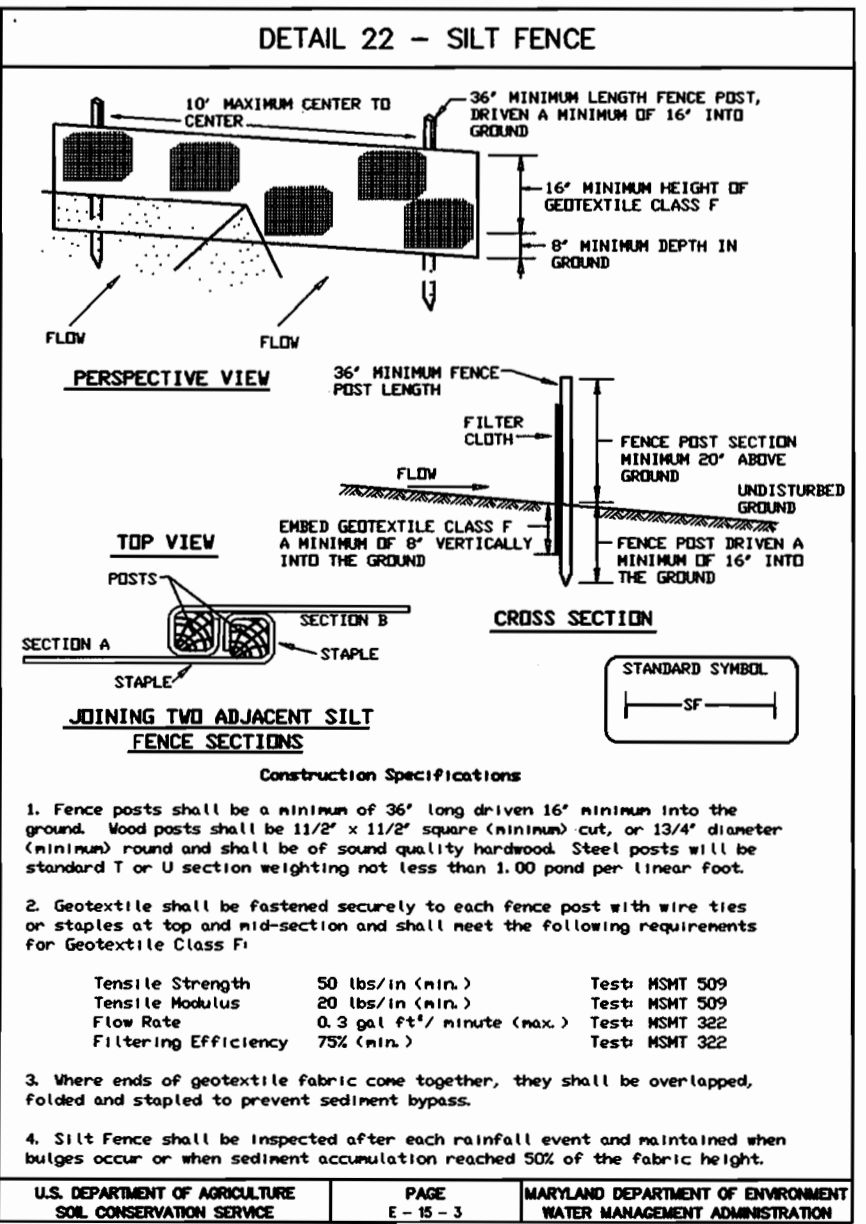


Construction Specification: 1. Length - minimum of 50' (+30' for single residence lots). 2. Width - 10' minimum, should be flared at the existing road to provide a turning radius. 3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. No plan approval authority may not require single family residences to use geotextile. 4. Stone - crushed aggregate (1/2" to 3/4") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance. 5. Surface Water - all surface water flowing on or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a malleable baffle with 3:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SDC is located at a high spot and has no drainage to downy a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6' minimum will be required. 6. Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

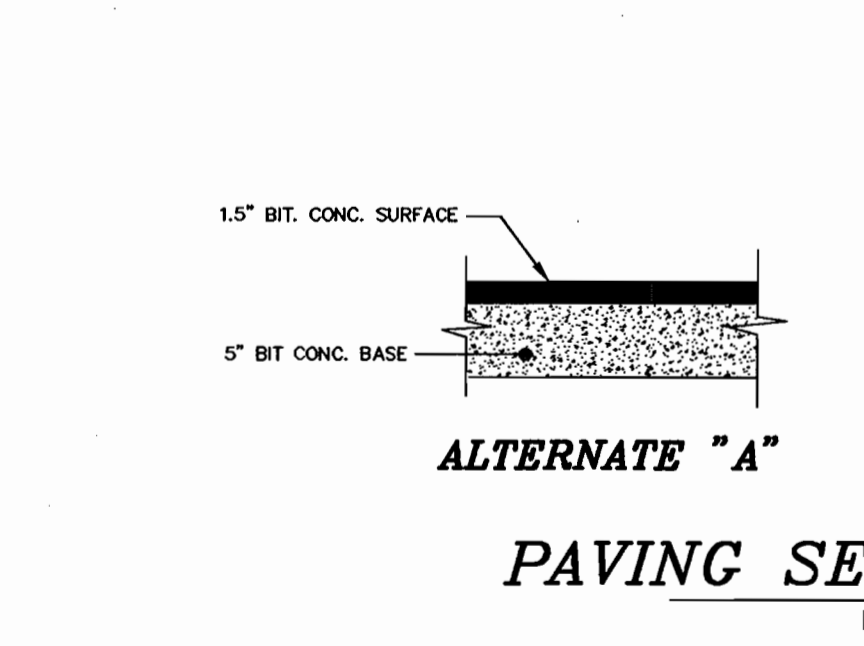
Construction Specifications: 1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Detail for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6' length posts. 2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and trash rods, drive anchors and post caps are not required except on the ends of the fence. 3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section. 4. Filter cloth shall be embedded a minimum of 6" into the ground. 5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded. 6. Maintenance shall be performed as needed and silt basins removed when 'bulges' develop in the silt fence, or when silt reaches 50% of fence height. 7. Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F: Tensile Strength 50 lbs/in (min.) Test: MHT 509; Tensile Modulus 20 lbs/in (min.) Test: MHT 509; Flow Rate 0.3 gal/ft^2/minute (max.) Test: MHT 332; Filtering Efficiency 75% (min.) Test: MHT 332.

Table with columns for U.S. DEPARTMENT OF AGRICULTURE, PAGE, and MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION. Includes reference numbers 1-3.

Construction Specifications: 1. Excavate completely around the inlet to a depth of 18" below the notch elevation. 2. Drive the 2' x 4' construction grade lumber posts 1' into the ground at each corner of the inlet. Place nail strips between the posts on the ends of the inlet. Assemble the top portion of the 2' x 4' frame using the overlap joint shown on Detail 23A. The top of the frame (eave) must be 6" below adjacent roadways where flooding and safety issues may arise. 3. Stretch the 1/2" x 1/2" wire mesh tightly around the frame and fasten securely. The ends must meet and overlap at a post. 4. Stretch the geotextile Class E tightly over the wire mesh with the geotextile extending from the top of the frame to 18" below the inlet notch elevation. Fasten the geotextile firmly to the frame. The ends of the geotextile must meet at a post, be overlapped and folded, then fastened down. 5. Backfill around the inlet in compacted 6" layers until the layer of earth is level with the notch elevation on the ends and top elevation on the sides. 6. If the inlet is not in a sump, construct a compacted earth dike across the ditch line directly below it. The top of the earth dike should be at least 6" higher than the top of the frame. 7. The structure must be inspected periodically and after each rain and the geotextile replaced when it becomes clogged.



SILT FENCE Silt Fence Design Criteria table with columns for Slope Steepness, Slope Length (Maximum), and Silt Fence Length (Maximum). Rows include slopes from Flatter than 5:1 to 2:1 and steeper, and various slope lengths.



Construction Specifications: 1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum) cut, or 1 3/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 5.00 pound per linear foot. 2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F: Tensile Strength 50 lbs/in (min.) Test: MHT 509; Tensile Modulus 20 lbs/in (min.) Test: MHT 509; Flow Rate 0.3 gal/ft^2/minute (max.) Test: MHT 332; Filtering Efficiency 75% (min.) Test: MHT 332. 3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass. 4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reaches 50% of the fabric height.

Table with columns for U.S. DEPARTMENT OF AGRICULTURE, PAGE, and MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION. Includes reference numbers 1-3.

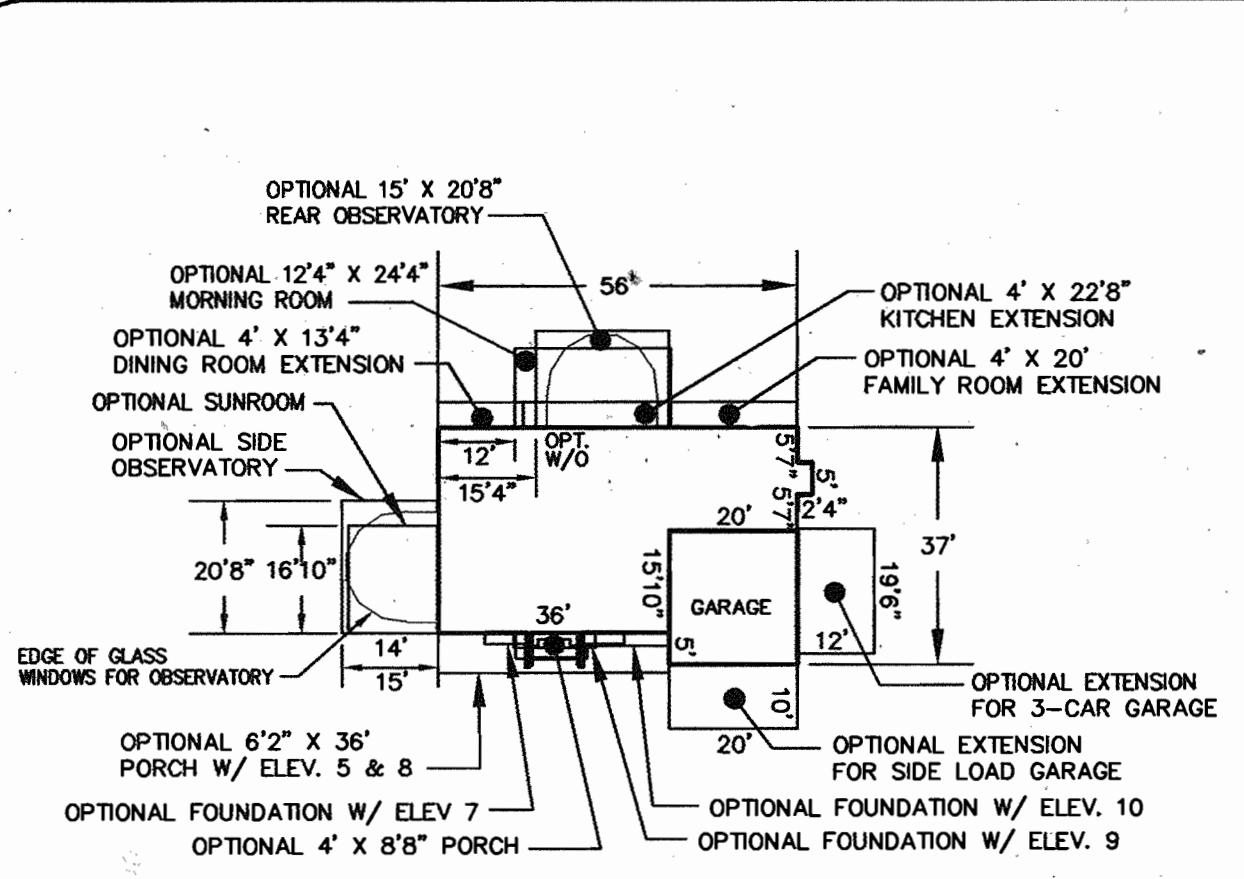
BUILDER: CRAFTMARK HOMES, 6820 ELM STREET, SUITE 201, MELAN, VIRGINIA 22101, (703) 734-9855. OWNER: THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, 10275 LITTLE PATUXENT PARKWAY, COLUMBIA, MARYLAND 21044, (410) 992-6089.

Project information table with columns for date, project, illustration, scale, approval, and NTS. Includes dates 2002-060, JAN 2003, and names SJD, JBM.

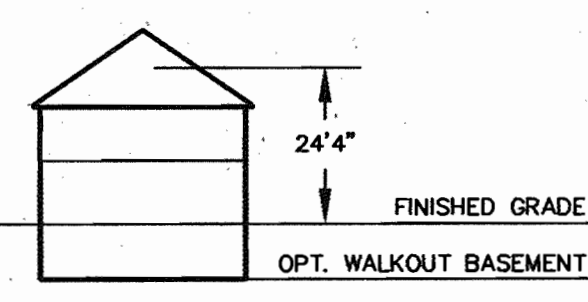
Revisions table with columns for description, date, and revisions. Includes entries for 'DESCRIPTION' and 'REVISIONS'.

STONE LAKE, LOTS 75, 79, 81, 84, 85, 89, 93, & 96, TAX MAP 47 - P/O PARCEL 837 - GRID 9 & 10, HOWARD COUNTY, MARYLAND, SEDIMENT CONTROL NOTES AND DETAILS.

MILDENBERG & ASSOC., INC. logo and contact information: 5072 Horse Hall Drive, Suite 202, Elkwood City, Maryland 21042, (410) 997-0286, Fax: (301) 621-5821.

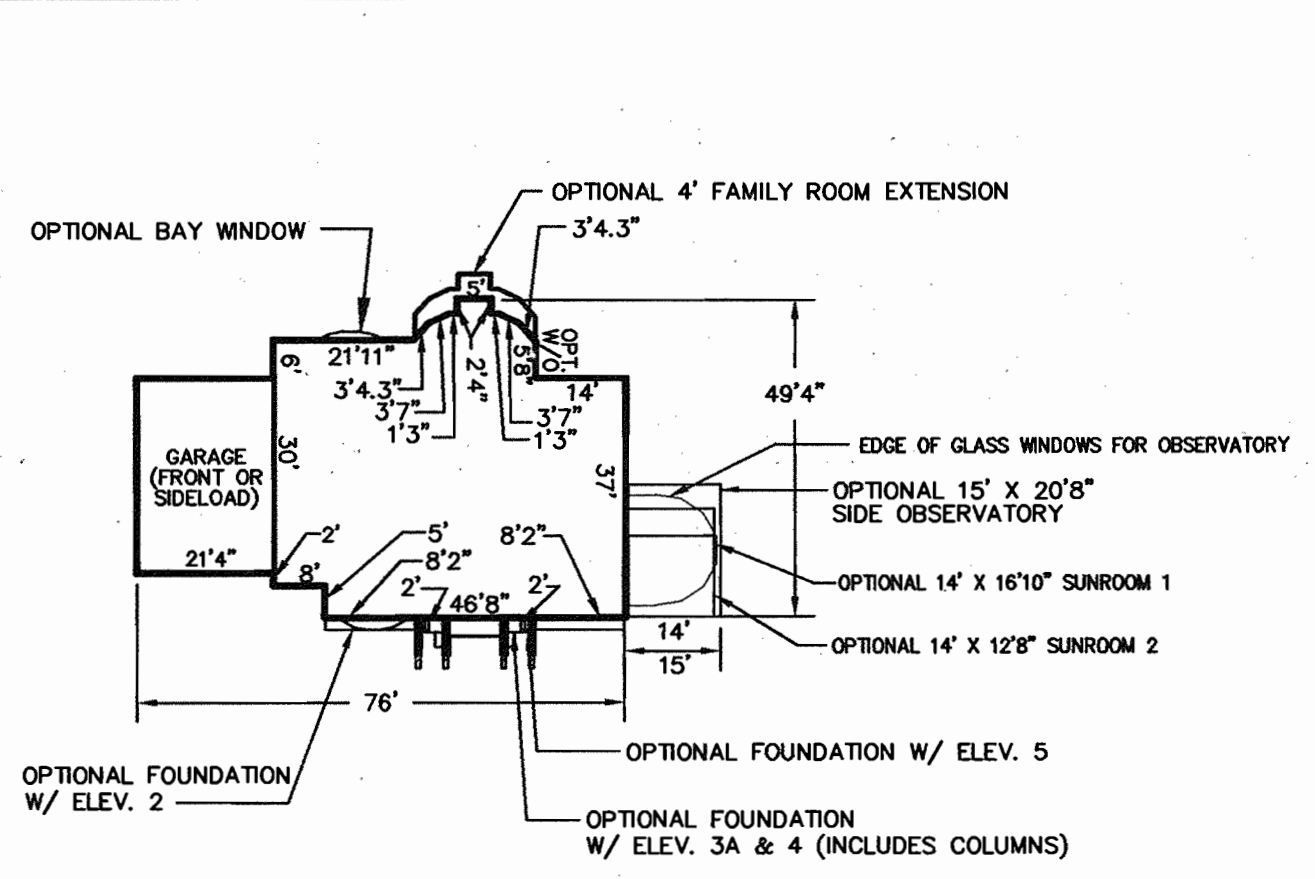


PLAN

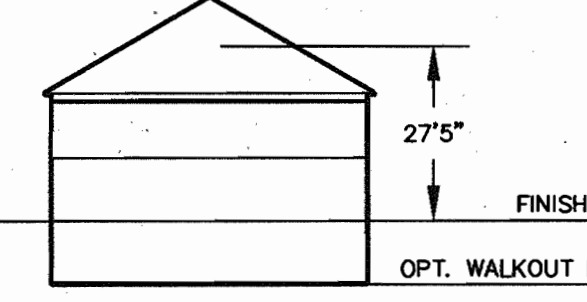


PROFILE

CHEVY CHASE



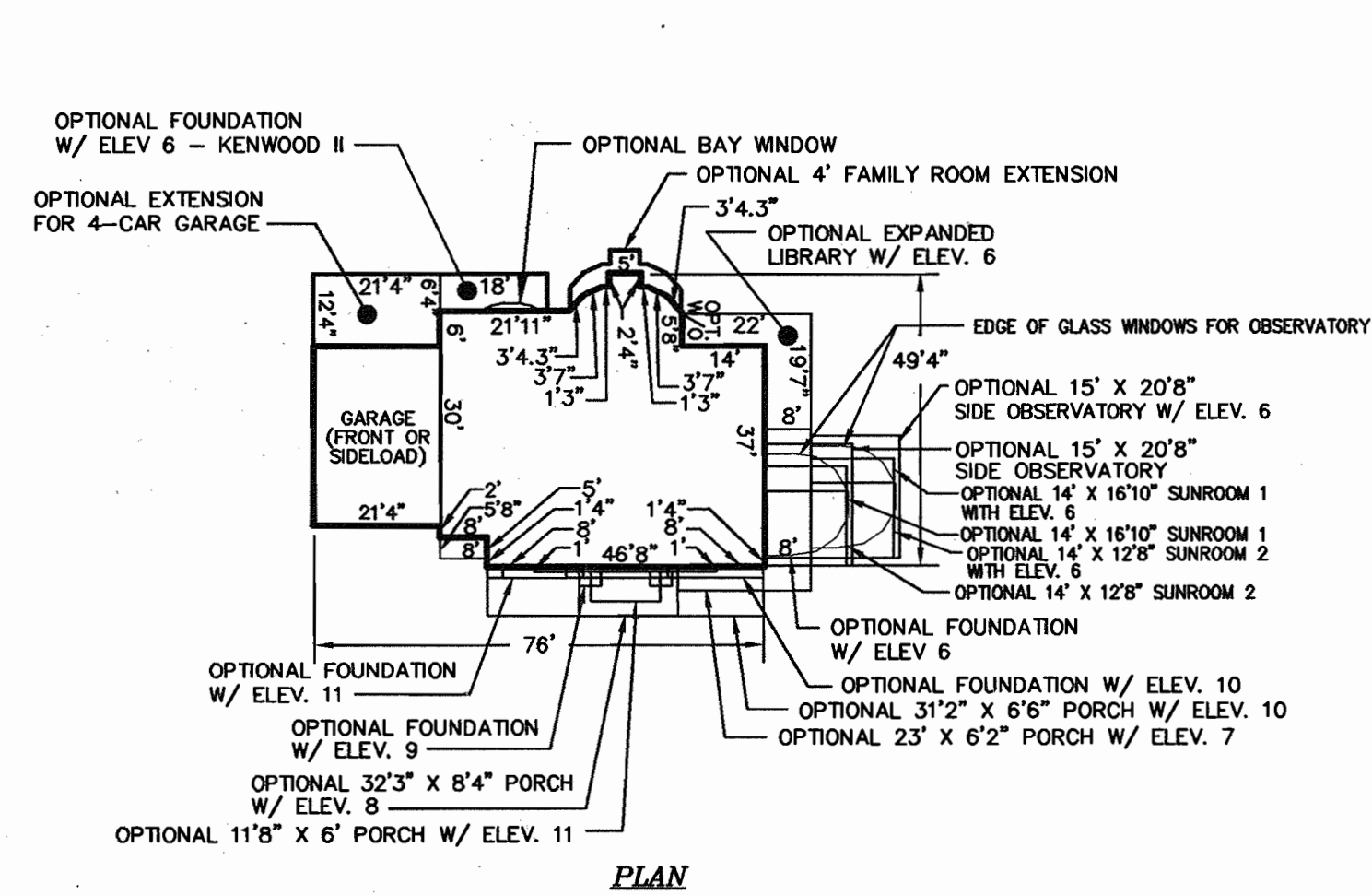
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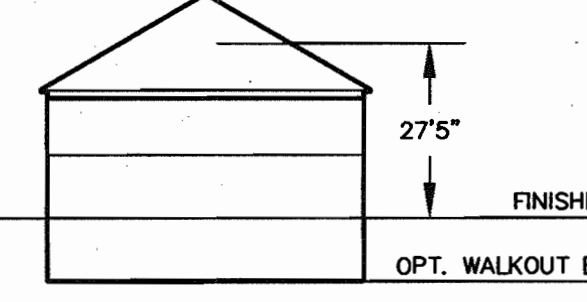
PROFILE

KENWOOD I

* NOTE: THE HEIGHT OF THE BUILDING HAS BEEN SHOWN TO THE MEAN OF THE ROOF FOR THIS MODEL. ALL OTHERS HAVE BEEN SHOWN TO THE RIDGE OF THE BUILDING, UNLESS OTHERWISE NOTED.



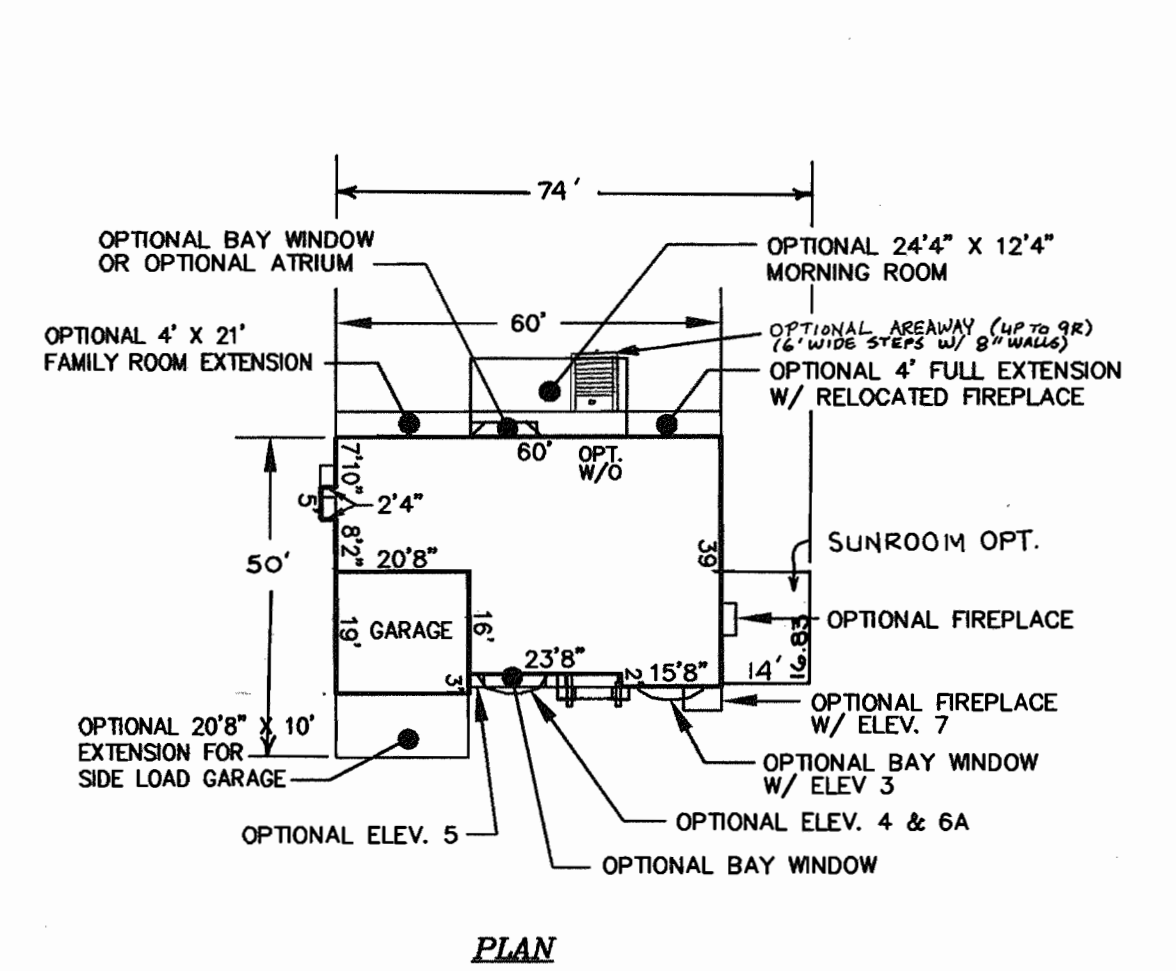
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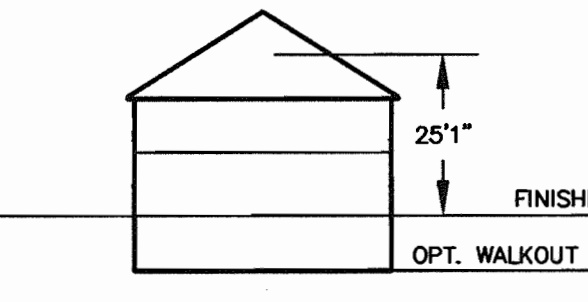
PROFILE

KENWOOD II

* NOTE: THE HEIGHT OF THE BUILDING HAS BEEN SHOWN TO THE MEAN OF THE ROOF FOR THIS MODEL. ALL OTHERS HAVE BEEN SHOWN TO THE RIDGE OF THE BUILDING, UNLESS OTHERWISE NOTED.

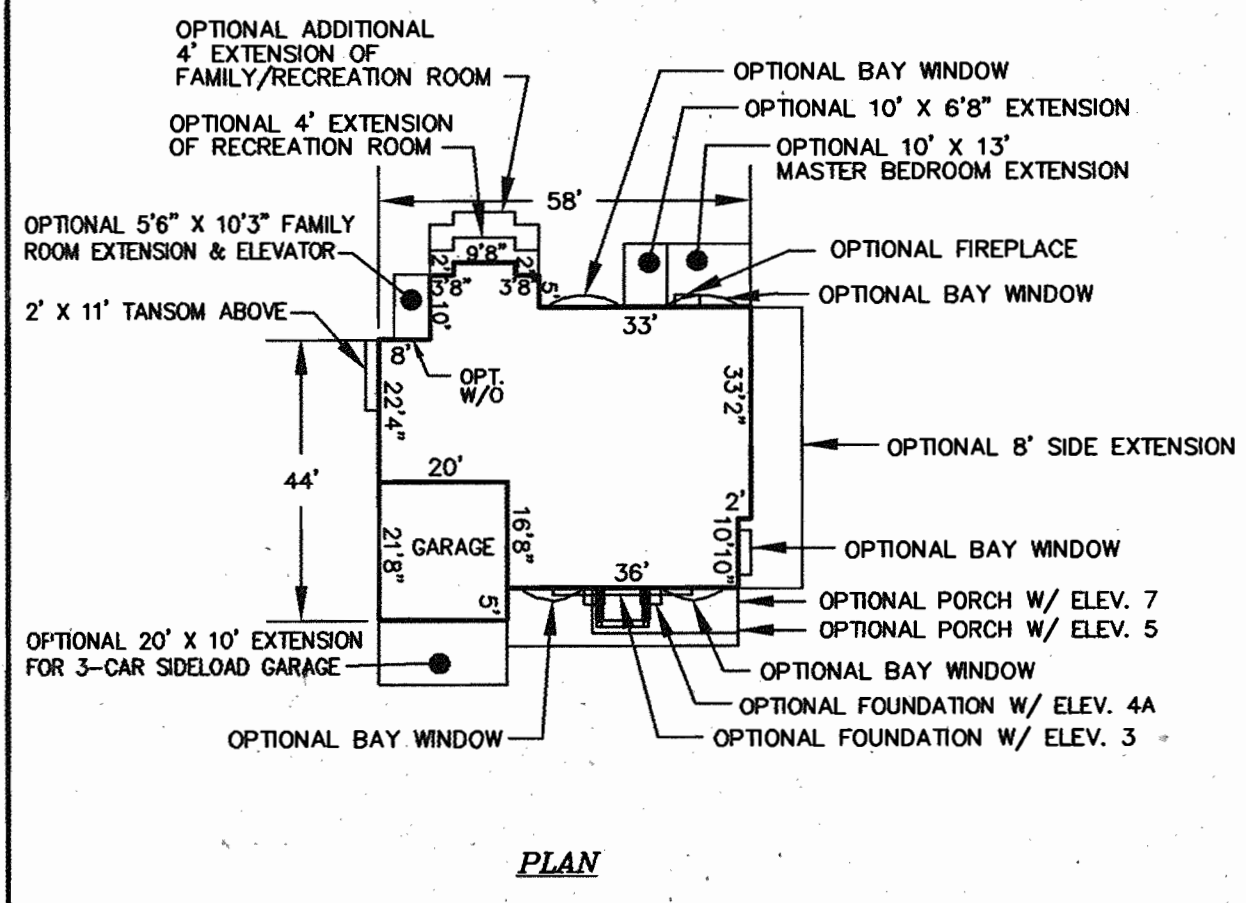


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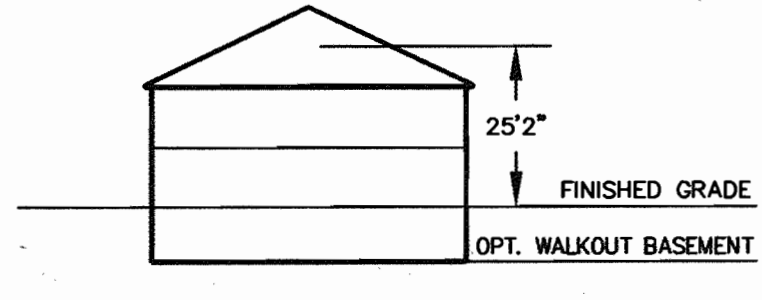


PROFILE

OAKTON

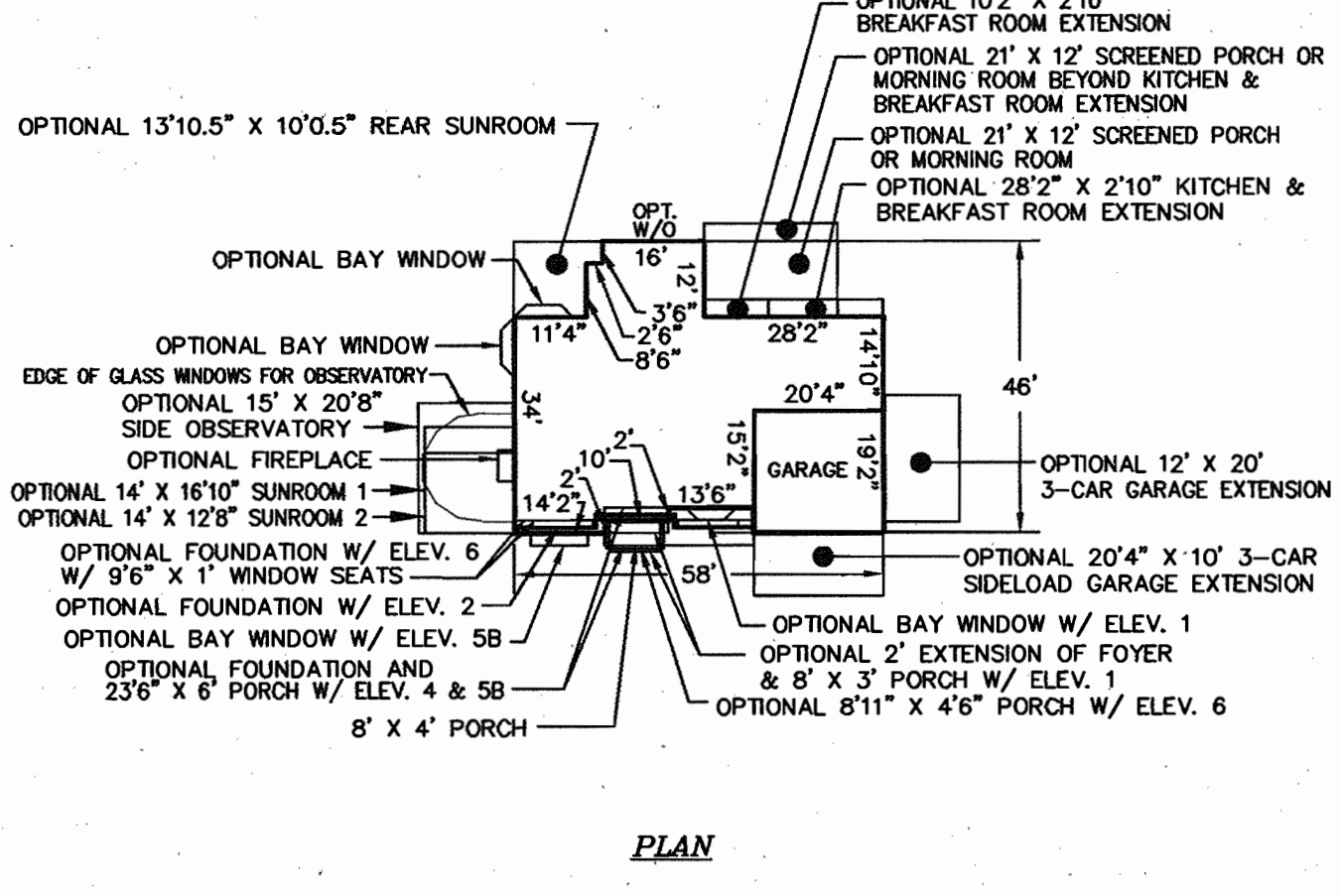


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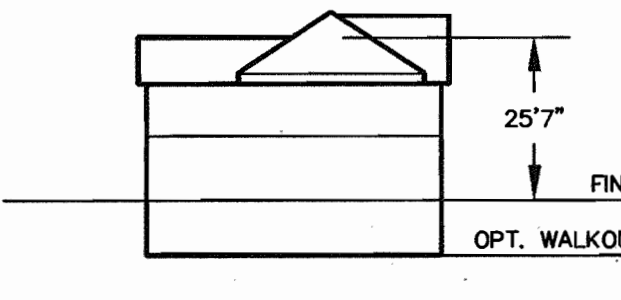


PROFILE

EDGEMOOR

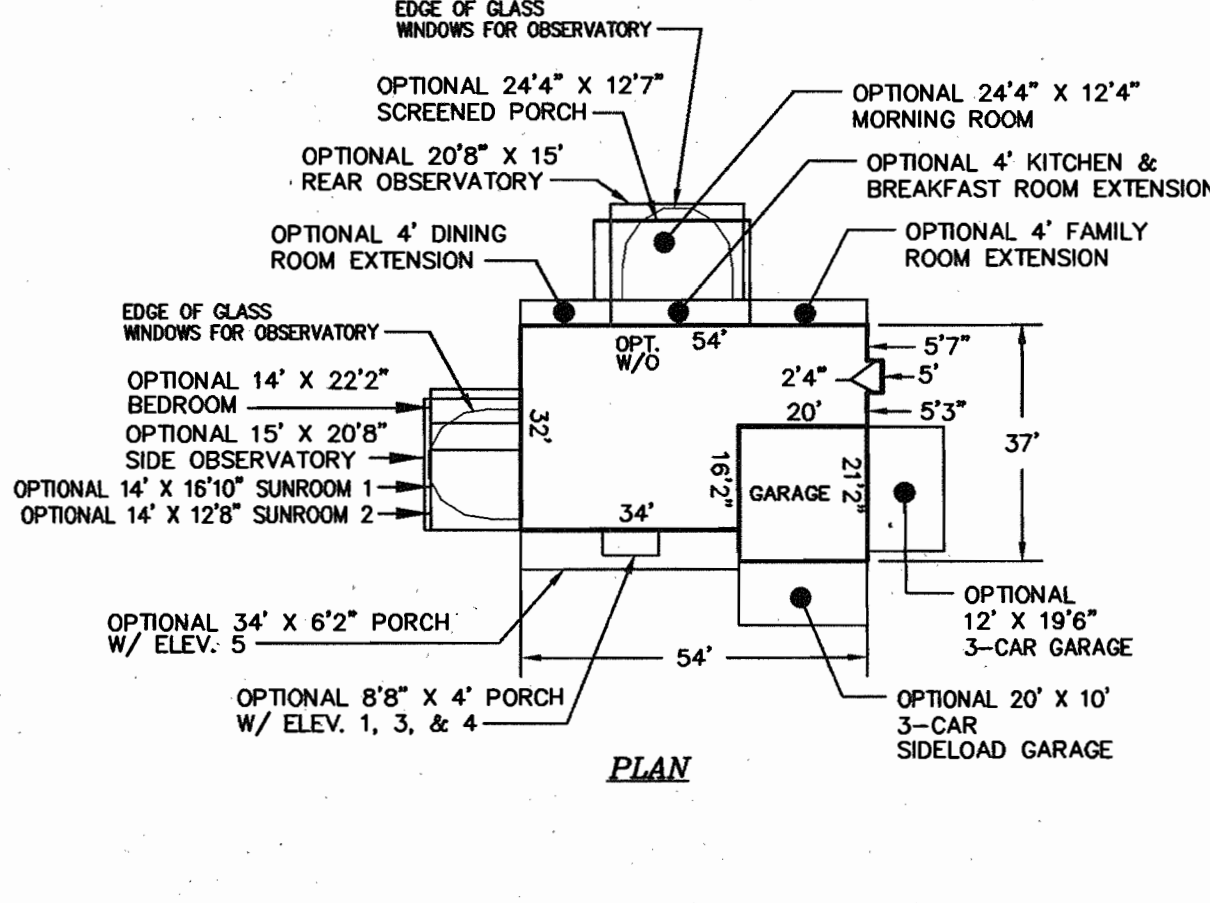


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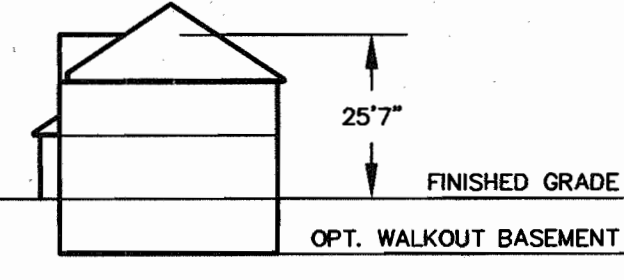


PROFILE

CLIFTON

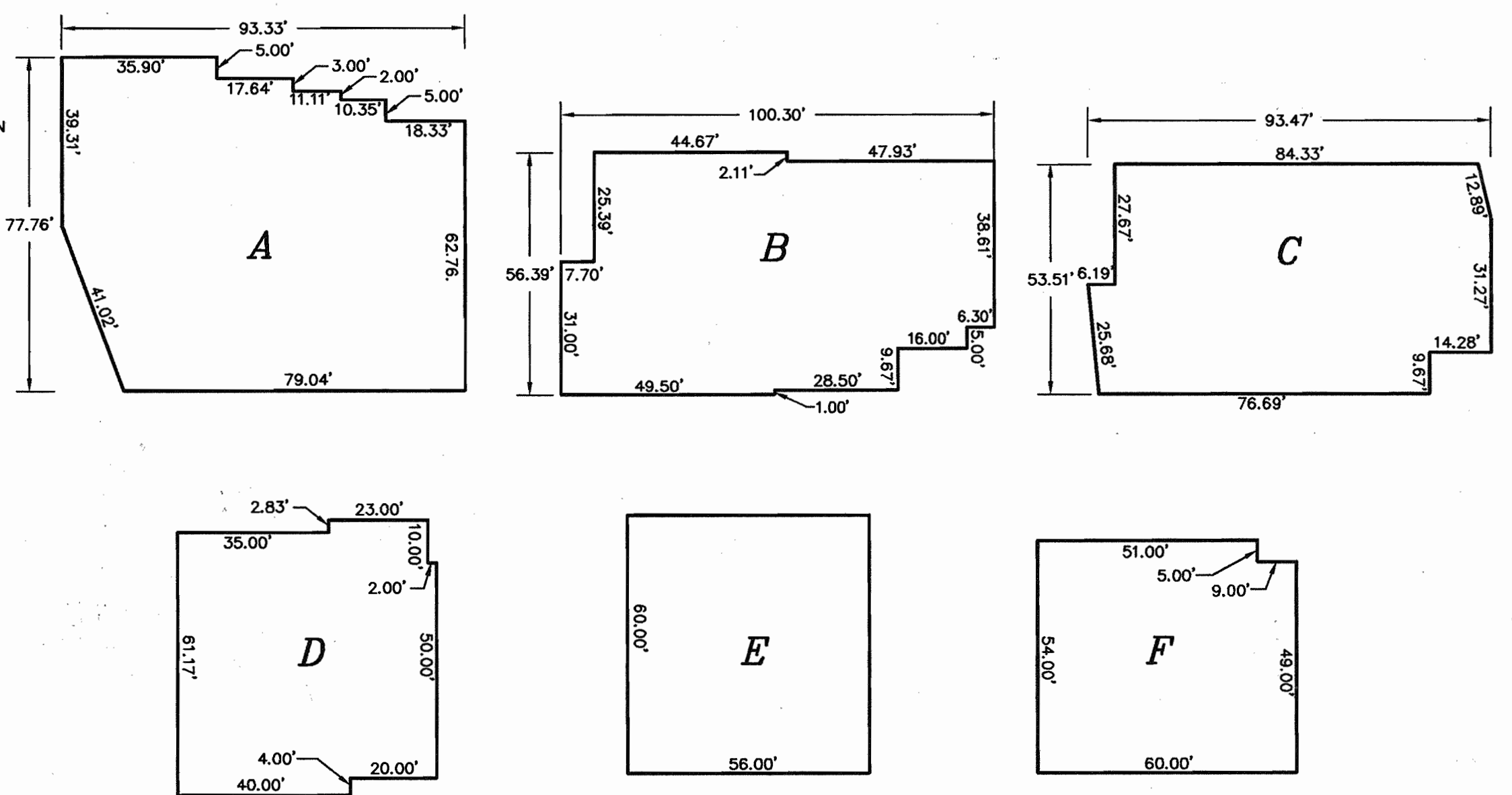


PLAN



PROFILE

BETHESDA



GENERIC BOXES

GENERIC TYPE	CHEVY CHASE	KENWOOD I	KENWOOD II	OAKTON	EDGE MOOR	CLIFTON	BETHESDA
A	ALL OPTIONS	NO SIDE ROOMS	NO SIDE ROOMS	ALL OPTIONS	ALL OPTIONS	ALL OPTIONS	ALL OPTIONS
B	NO REAR OBSERVATORY OR MORNING ROOM WITH 3-CAR SIDELOAD GARAGE	REVERSED PLAN WITH ELEVATIONS 2 & 5 ONLY, NO 4' REAR EXTENSION	REVERSED PLAN WITH ELEVATION 9 ONLY, NO 4-CAR GARAGE, OR 4' REAR EXTENSION	NO MORNING ROOM WITH 3-CAR GARAGE	NO 3-CAR GARAGE NO REAR FAMILY/RECREATION ROOM EXTENSIONS NO MASTER BEDROOM EXTENSION NO OPTIONAL ELEV 5 OR 7	NO 3-CAR SIDELOAD GARAGE NO OBSERVATORY OR SUNROOM WITH 3-CAR FRONTLOAD GARAGE	NO REAR OBSERVATORY WITH ELEVATION 5 NO REAR OBSERVATORY, SCREENED PORCH, OR MORNING ROOM WITH 3-CAR FRONTLOAD GARAGE NO REAR OBSERVATORY AND SIDE OPTIONS WITH 3-CAR FRONTLOAD GARAGE
C	NO REAR OBSERVATORY OR MORNING ROOM WITH 3-CAR SIDELOAD GARAGE	REVERSED PLAN WITH ELEVATION 5 ONLY, NO SIDE ROOMS OR 4' OPTIONAL FAMILY ROOM EXTENSION	REVERSED PLAN WITH ELEVATION 9 ONLY, NO SIDE ROOMS OR 4' OPTIONAL FAMILY ROOM EXTENSION	NO MORNING ROOM OR REAR EXTENSION WITH 3-CAR GARAGE NO MORNING ROOM WITH SUNROOM	DOES NOT FIT	NO 3-CAR SIDELOAD GARAGE NO OBSERVATORY OR SUNROOM WITH 3-CAR FRONTLOAD GARAGE	NO REAR OBSERVATORY WITH 4' REAR EXTENSION NO REAR OBSERVATORY, MORNING ROOM, OR SCREENED PORCH WITH 3-CAR SIDELOAD OR FRONTLOAD GARAGE
D	NO SIDE OBSERVATORY, SIDE MORNING ROOM, OR 3-CAR FRONTLOAD GARAGE NO REAR OBSERVATORY WITH 3-CAR SIDELOAD GARAGE	DOES NOT FIT	DOES NOT FIT	NO MORNING ROOM WITH 3-CAR GARAGE NO SUNROOM	NO 3-CAR GARAGE NO SIDE EXTENSION NO ADDITIONAL 4' REAR EXTENSION NO OPTIONAL ELEV 5 OR 7	NO 3-CAR FRONTLOAD GARAGE NO SIDE ROOMS NO SCREENED PORCH WITH 3-CAR SIDELOAD GARAGE	NO 3-CAR FRONTLOAD GARAGE NO SIDE ROOMS NO REAR ROOMS WITH 3-CAR SIDELOAD GARAGE
E	NO 3-CAR FRONTLOAD GARAGE NO SIDE ROOMS NO REAR ROOMS OR EXTENSIONS WITH 3-CAR SIDELOAD GARAGE	DOES NOT FIT	DOES NOT FIT	DOES NOT FIT	DOES NOT FIT	DOES NOT FIT	NO 3-CAR FRONTLOAD GARAGE NO SIDE ROOMS
F	NO 3-CAR FRONTLOAD GARAGE NO SIDE OBSERVATORY OR MORNING ROOM NO REAR OBSERVATORY, MORNING ROOM, OR EXTENSIONS WITH 3-CAR SIDELOAD GARAGE	DOES NOT FIT	DOES NOT FIT	NO 3-CAR GARAGE WITH MORNING ROOM NO SUNROOM	DOES NOT FIT	NO 3-CAR GARAGE NO SIDE ROOMS	NO 3-CAR FRONTLOAD GARAGE NO SIDE ROOMS NO REAR ROOMS NO REAR EXTENSION WITH 3-CAR SIDELOAD GARAGE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 [Signature] 2/1/03
 [Signature] 2/1/03
 [Signature] 2/1/03

BUILDER
 CRAFTMARK HOMES
 6820 ELM STREET, SUITE 201
 MCLEAN, VIRGINIA 22101
 (703) 734-9855

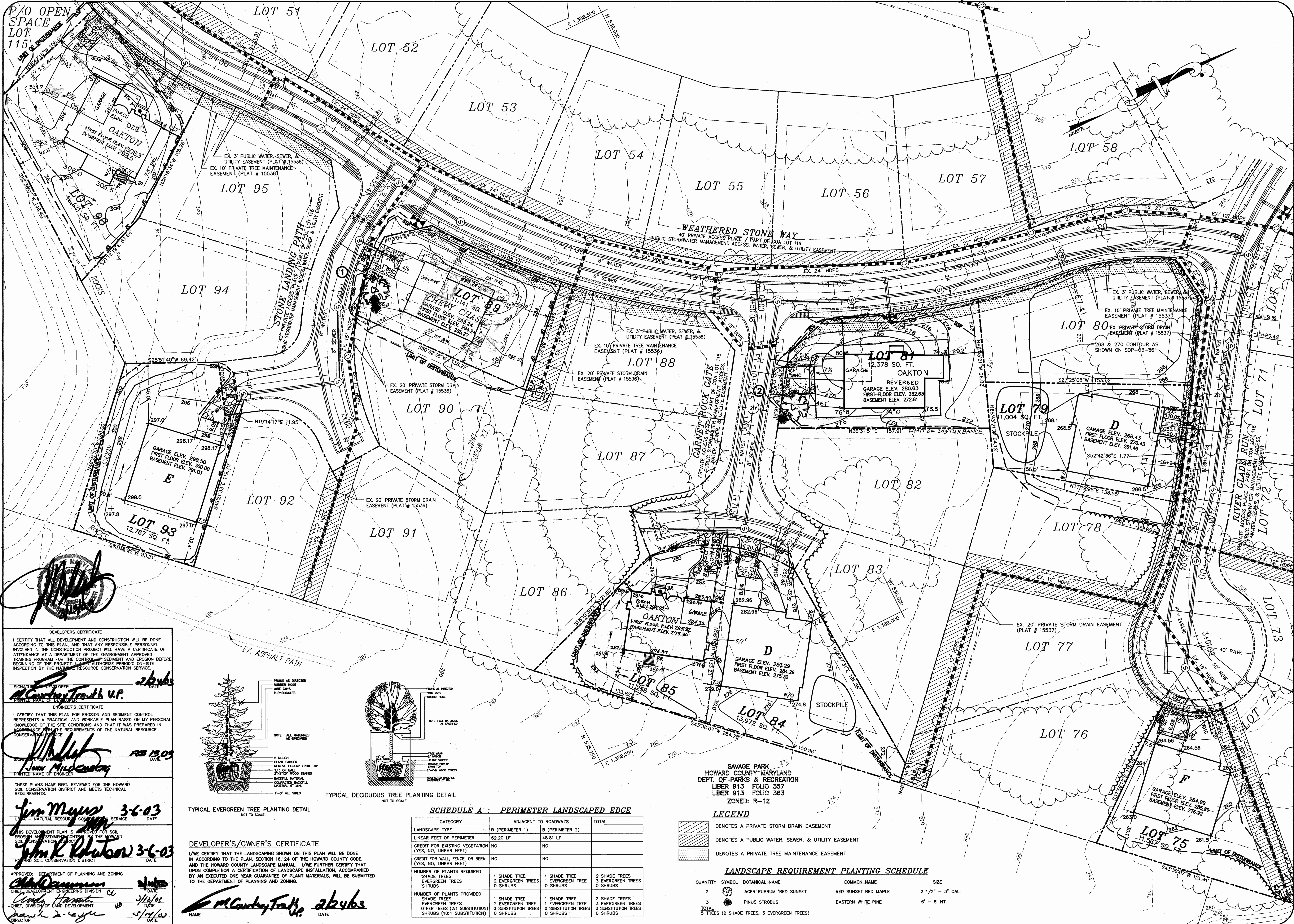
OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044
 (410) 992-6089

Project	2002-060	Date	JAN 2003
Illustration	engineering	Scale	1" = 30'
Approval	SID	Approval	JBM

Model	12/16/03
Description	ADDED SUNROOM OPTION TO OAKTON MODEL
Revisions	ADDED SIDELOAD GARAGE TO OAKTON MODEL

STONE LAKE
 LOTS 75, 79, 81, 84, 85, 89, 93, & 96
 TAX MAP 47 - P/O PARCEL 887 - GRID 9 & 10
 HOWARD COUNTY, MARYLAND
 SIXTH ELECTION DISTRICT
GENERIC BOXES

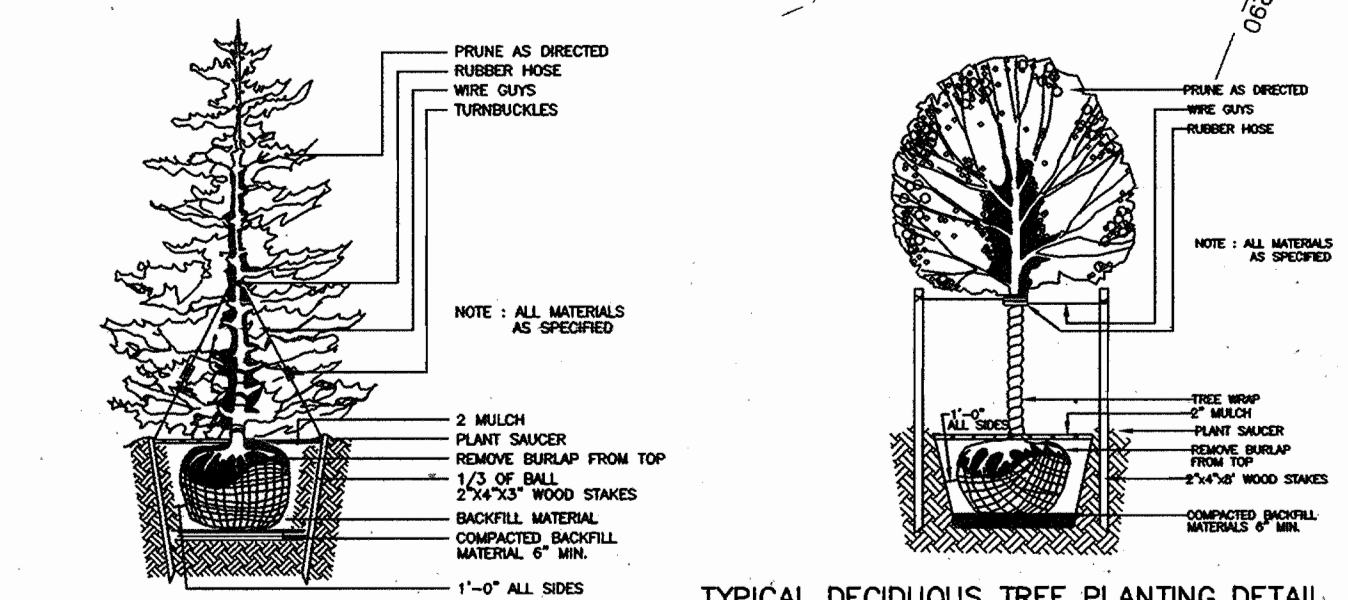
MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hill Drive, Suite 202, Ellicott City, Maryland, 21042
 (410) 987-0286 Fax (301) 821-5521 Wash. (410) 987-0288 Fax



DEVELOPER'S CERTIFICATE
 I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING OF THE PROJECT. I AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

ENGINEER'S CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

DEPARTMENT OF PLANNING AND ZONING
 APPROVED: [Signature] DATE: 3/14/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] DATE: 3/14/03
 CHIEF, DIVISION OF LAND DEVELOPMENT



SCHEDULE A - PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAYS		
	B (PERIMETER 1)	B (PERIMETER 2)	
LANDSCAPE TYPE	62.20 LF	48.81 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	
NUMBER OF PLANTS REQUIRED	1 SHADE TREE 2 EVERGREEN TREES 0 SHRUBS	1 SHADE TREE 1 EVERGREEN TREE 0 SHRUBS	2 SHADE TREES 3 EVERGREEN TREES 0 SHRUBS
NUMBER OF PLANTS PROVIDED	1 SHADE TREE 2 EVERGREEN TREE 0 OTHER TREES (21 SUBSTITUTION) 0 SHRUBS (10:1 SUBSTITUTION)	1 SHADE TREE 1 EVERGREEN TREE 0 SUBSTITUTION TREES 0 SHRUBS	2 SHADE TREES 3 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS

LEGEND

- [Hatched Box] DENOTES A PRIVATE STORM DRAIN EASEMENT
- [Dashed Box] DENOTES A PUBLIC WATER, SEWER, & UTILITY EASEMENT
- [Dotted Box] DENOTES A PRIVATE TREE MAINTENANCE EASEMENT

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
2	[Symbol]	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
3	[Symbol]	PINUS STROBUS	EASTERN WHITE PINE	6" - 8" HT.
TOTAL				
5 TREES (2 SHADE TREES, 3 EVERGREEN TREES)				

DEVELOPER'S/OWNER'S CERTIFICATE
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE IN ACCORDANCE TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE, AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEPARTMENT OF PLANNING AND ZONING
 APPROVED: [Signature] DATE: 3/14/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] DATE: 3/14/03
 CHIEF, DIVISION OF LAND DEVELOPMENT

MILDENBERG, BOENDER & ASSOC., INC.
 Planners Surveyors
 5072 Dorsy Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 987-0296 Fax: (301) 621-5521 Wash. (410) 997-0298 Fax.

STONE LAKE
 LOTS 75, 79, 81, 84, 85, 89, 93, & 96
 TAX MAP 47 - P/O PARCEL 887 - GRID 9 & 10
 HOWARD COUNTY, MARYLAND
 SIXTH ELECTION DISTRICT
 SITE DEVELOPMENT PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1	1/15/03	HOUSE TYPE REVISION TO 5-1/2 HOUSE ON LOT 81
2	1/15/03	HOUSE TYPE REVISION TO 5-1/2 HOUSE ON LOT 85 (4.9)
3	1/15/03	HOUSE TYPE REVISION TO 5-1/2 HOUSE ON LOT 96 (5.49)

Project: 2002-060
 Illustration: Engineering
 Scale: 1" = 30'
 Date: JAN 2003
 Approval: JBM