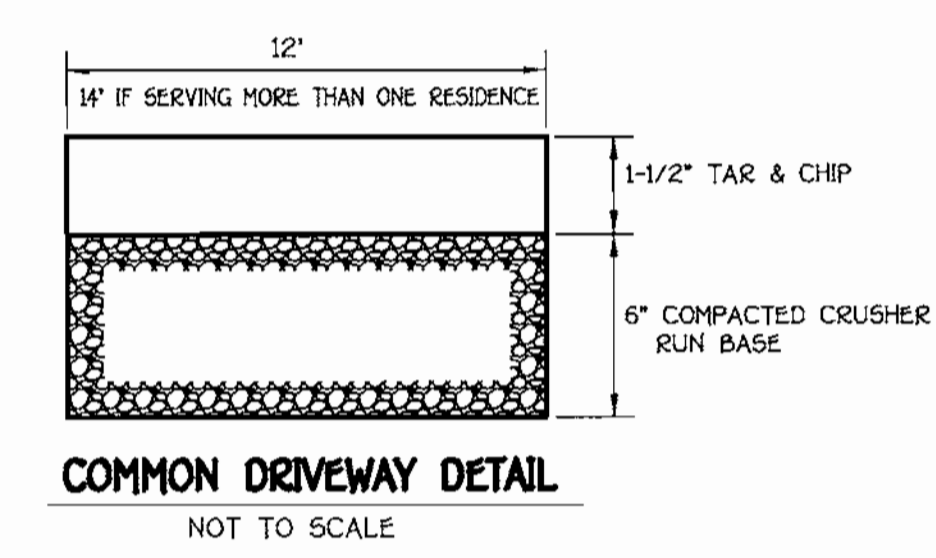
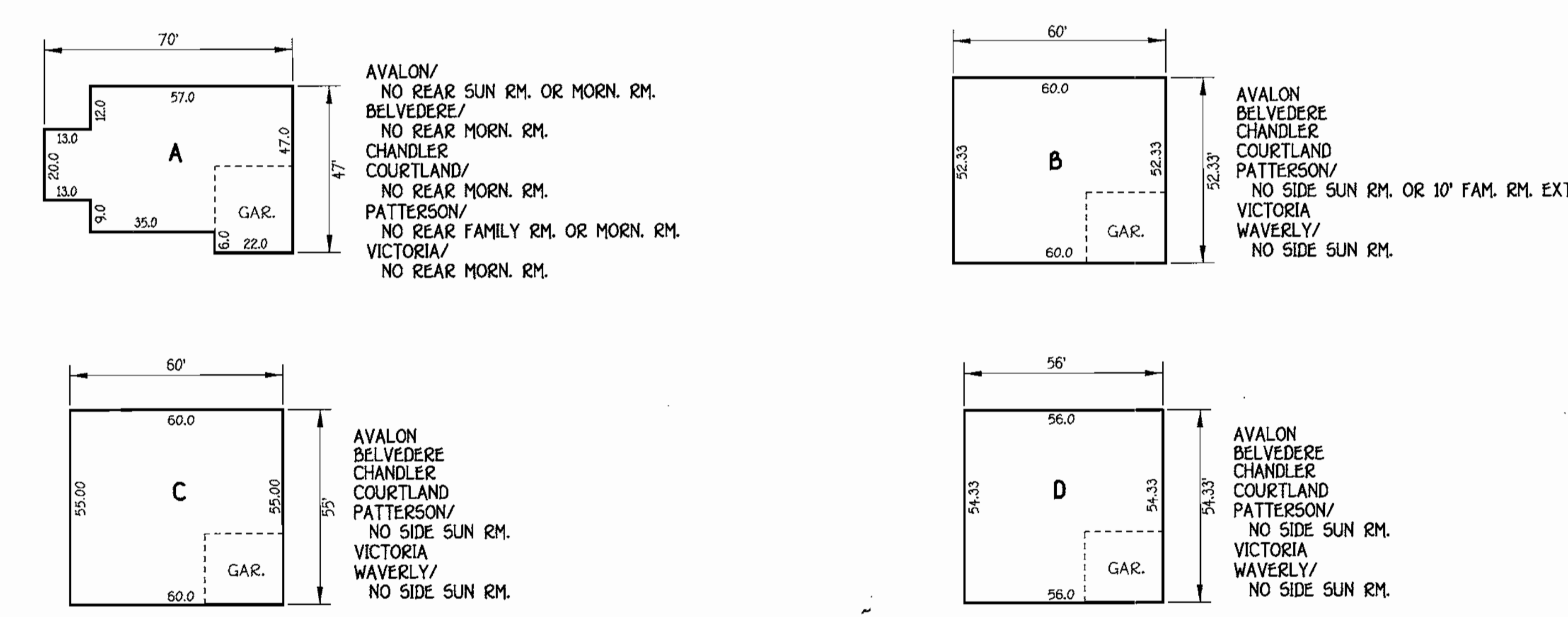
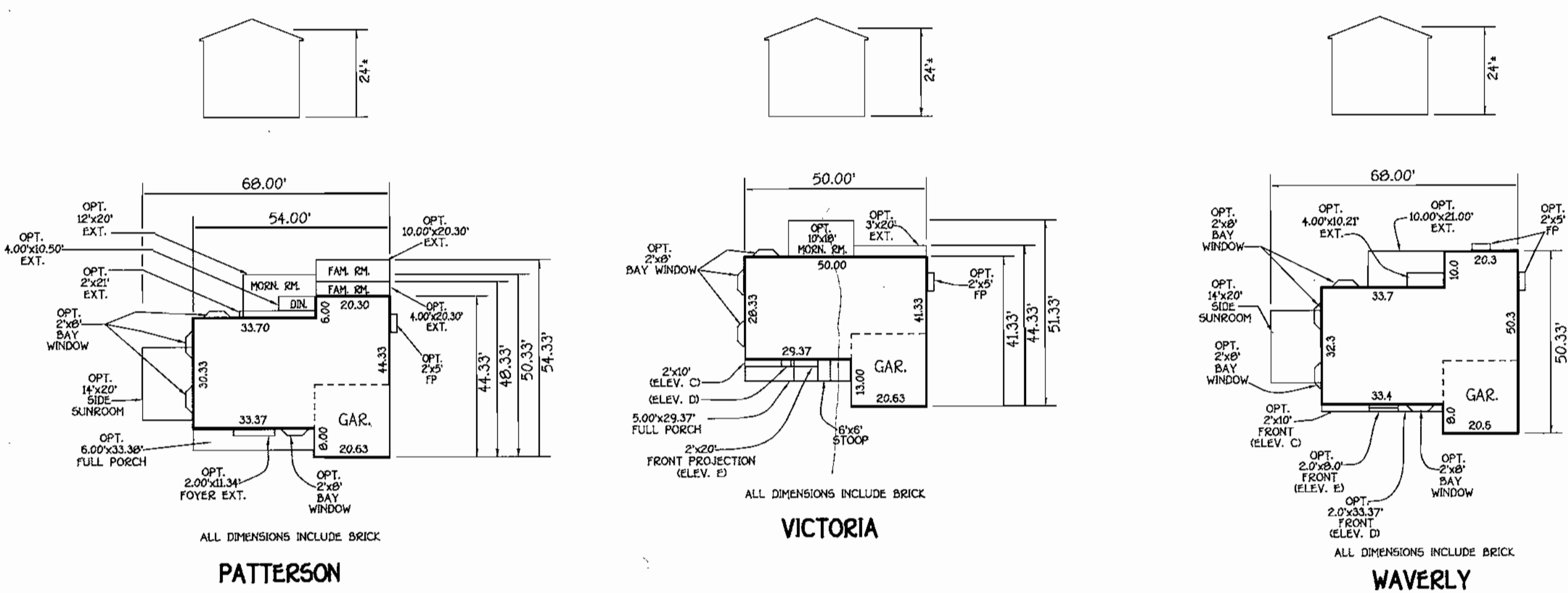
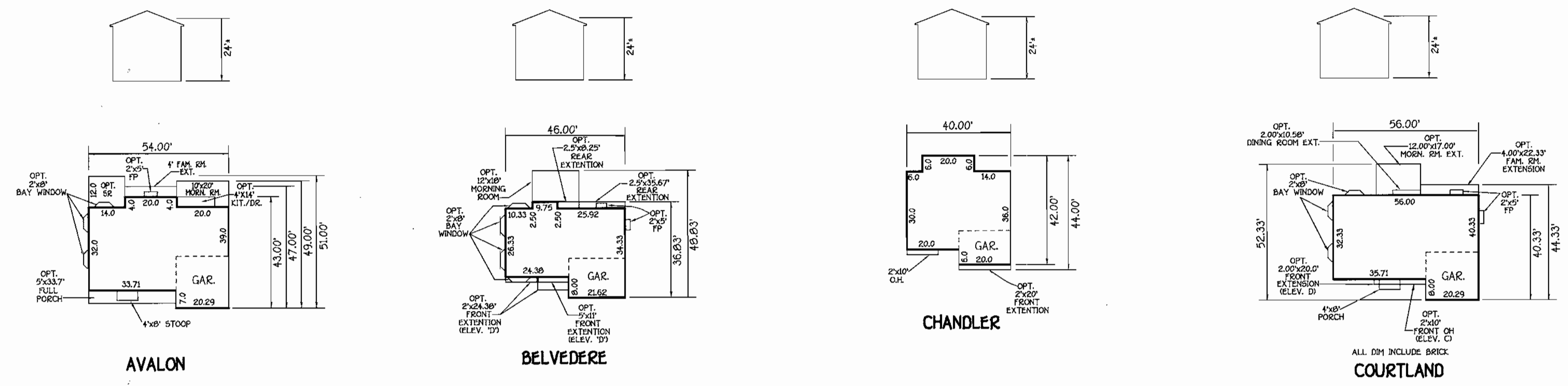


BENCH MARKS
 T.P. 2411 ELEV. 437.92
 N. 175,960,9842
 E. 416,300,5461
 LOC. NEAR THE INTERSECTION
 OF OLD COLUMBIA PIKE &
 BRITTANY DRIVE
 T.P. 2413 ELEV. 404.52
 N. 175,962,1415
 E. 416,045,0472
 LOC. BETWEEN BRITTANY CIRCLE
 AND ELLICOTT MILLS MIDDLE SCHOOL.



ADDRESS CHART

LOT NUMBER	STREET ADDRESS
3	8429 ROBERTS ROAD
4	8425 ROBERTS ROAD
6	8417 ROBERTS ROAD
10	8412 ROBERTS ROAD
11	8416 ROBERTS ROAD

INDEX CHART

SHEET	DESCRIPTION
SHEET 1	TITLE SHEET, HOUSE TYPES, TEMPLATES
SHEET 2	SITE DEVELOPMENT PLAN, LANDSCAPE NOTES & DETAILS
SHEET 3	SEDIMENT AND EROSION CONTROL PLAN
SHEET 4	DETAIL SHEET

LEGEND

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
+62.5	SPOT ELEVATION
-SF-	SILT FENCE
-SSF-	SUPER SILT FENCE
---	PROPOSED WALKOUT
ECM	EROSION CONTROL MATTING
---	EXISTING TREE LINE
LOD	LIMIT OF DISTURBANCE
---	FOREST CONSERVATION EASEMENT AREA
---	EXISTING STREET TREES PROVIDED UNDER F-02-06

- GENERAL NOTES**
- SUBJECT PROPERTY ZONED R-20 PER 10/18/93 COMPREHENSIVE REZONING PLAN.
 - TOTAL AREA OF SITE: 1.772 ACRES.
 - TOTAL NUMBER OF LOTS SUBMITTED: 5
 - THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410)313-1000 AT LEAST (5) FIVE WORKING DAYS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
 - THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: P-01-14, 5-99-21, F-02-06, W & S CONT. *14-9945-D.
 - THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE, 1999 BY DAFT McCUNE WALKER, INC.
 - HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS.
 - HOWARD COUNTY MONUMENT 2411 N 1759609842 E 4163005461
HOWARD COUNTY MONUMENT 2413 N 1759621419 E 4160450472
 - ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
 - THIS PLAN IS FOR HOUSE SITING AND GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY OF THIS SDP ARE NOT USED FOR CONSTRUCTION.
 - FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-02-06 AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 14-3945-D.
 - CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
 - STORMWATER MANAGEMENT WILL BE PROVIDED AS APPROVED ON THE ROAD CONSTRUCTION DRAWINGS FILED UNDER: F-02-06.
 - PERIMETER LANDSCAPING AND STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.24 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AS SHOWN ON THE APPROVED ROAD CONSTRUCTION DRAWINGS FILED UNDER F-02-06.
 - THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS PROJECT HAS BEEN FULFILLED BY ON-SITE RETENTION OF EXISTING FOREST IN THE AMOUNT OF 3.54 ACRES.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR THE FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 A) WIDTH 12' (14' IF SERVING MORE THAN ONE RESIDENCE)
 B) SURFACE (P-D) STANDARD PAVING
 C) GEOMETRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.
 D) STRUCTURES (BRIDGES/CULVERTS) CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING)
 E) DRAINAGE ELEMENTS CAPABLE OF SAFETY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 F) STRUCTURE CLEARANCES MINIMUM 12 FEET
 G) MAINTENANCE SUFFICIENT TO INSURE ALL WEATHER USE.
 - FOR DRIVEWAY ENTRANCE DETAILS REFER TO HD. CO. DES. MAN. VOL. IV DETAILS R.6.03 & R.6.05.
 - SITE DEVELOPMENT PLAN FOR SINGLE FAMILY DETACHED UNITS.
 - OPEN SPACE REQUIREMENTS FOR THESE LOTS HAVE BEEN PROVIDED UNDER: F-02-06.
 - IN ACCORDANCE WITH SECTION 120 (A)(I) OF THE HO. CO. ZONING REGULATION, BAY WINDOWS, CHIMNEY 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 SETBACKS.
 - AS A CONSEQUENCE OF THIS SUBMISSION, ON OCTOBER 29, 2002, THIS SDP IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
 - DUE TO ORIENTATION OF THE HOUSE ON LOT 3, ANY ADDITIONS OF PORCH, OR DECK CANNOT ENROACH INTO THE 10' SIDE BCL OR THE 20' PUBLIC DRAINAGE AND UTILITY EASEMENT.
 - FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE IS TO BE PROVIDED AT THE JUNCTION OF THE ROAD RIGHT-OF-WAY AND NOT INTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
 - NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.

K:\Drawings\03-068 Stone Manor (Site 2) Syntech\03-068 Stone Manor\03-068 10 & 11.dwg, 01/13/2003 04:35:18 PM

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21114
 410-481-3955

STATE OF MARYLAND
 REGISTERED PROFESSIONAL ENGINEER

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 Howard Soil Conservation District."

Signature of Engineer: *Earl D. Collins* Date: 2-4-03
 Signature of Developer: *John Lewis* Date: 2-3-03

DEVELOPER'S CERTIFICATE
 "I/We certify that all development and construction will be done according to this plan, for sediment and erosion control 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 the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service
 This development plan is approved for erosion control by the HOWARD SOIL CONSERVATION DISTRICT.

Signature of Howard SCD: *[Signature]* Date: *[Date]*

OWNER/DEVELOPER
 STONECREST MANOR, L.L.C.
 C/O LAND DESIGN & DEVELOPMENT, LLC
 8000 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 410-480-9105

BUILDER
 RYAN HOMES
 11460 CROWNCRIDGE DRIVE
 SUITE 120
 OWINGS MILLS, MARYLAND 21117
 410-654-0501

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: *[Signature]* Date: 2/27/03
 Signature: *[Signature]* Date: 2/27/03
 Signature: *[Signature]* Date: 2/27/03

Director - Department of Planning and Zoning (Signature)

PROJECT: STONE MANOR SECTION: 2 LOTS NO.: 3,4,6,10 & 11

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
15513	19	R-20	25	2	60208.00

WATER CODE: G-01 SEWER CODE: 1253100

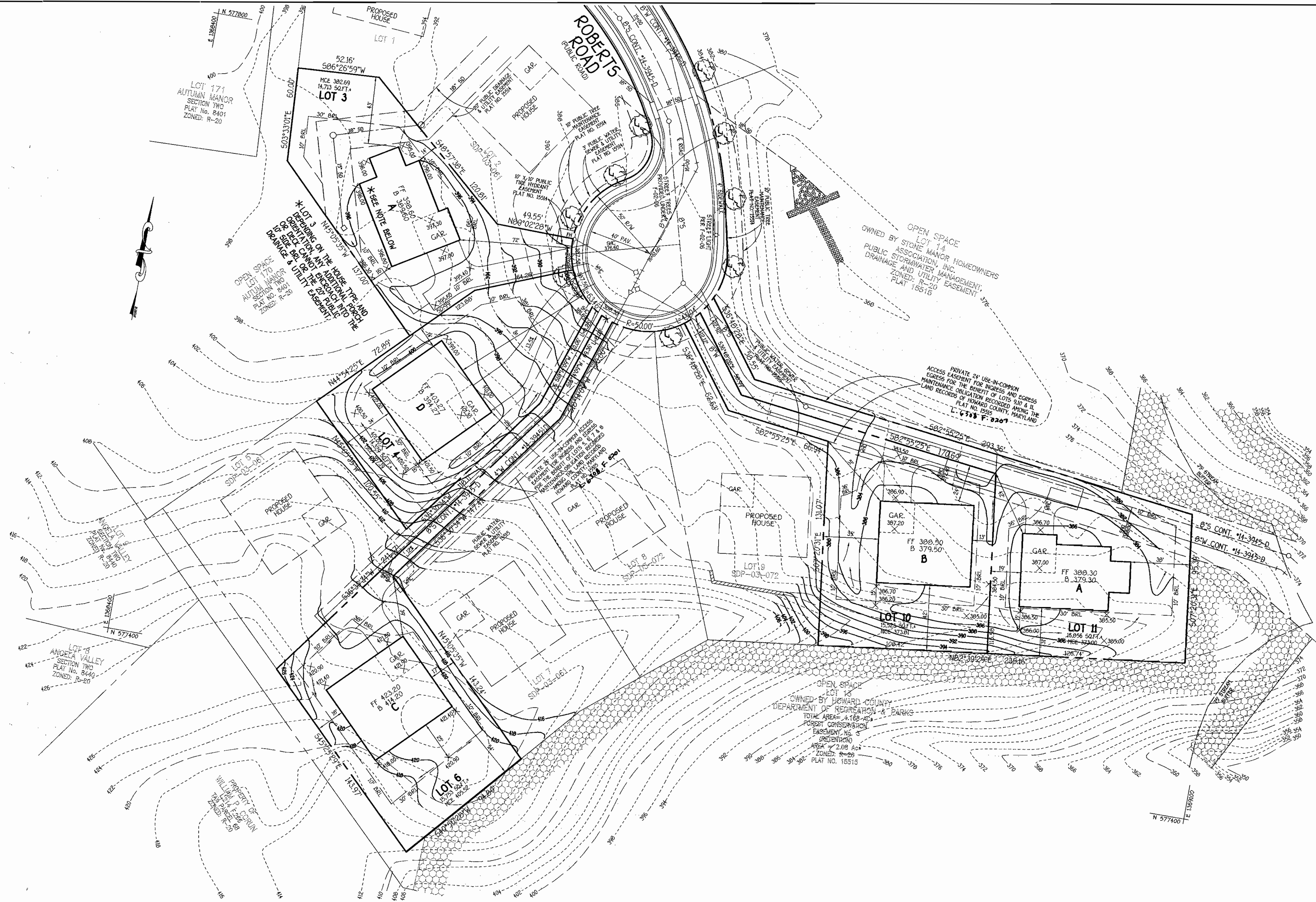
TITLE SHEET

SINGLE FAMILY DETACHED
STONE MANOR
 SECTION 2
 LOTS 3,4,6,10 & 11

TAX MAP No: 25 PARCEL No.: 70 GRID No: 19
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: OCTOBER, 2002

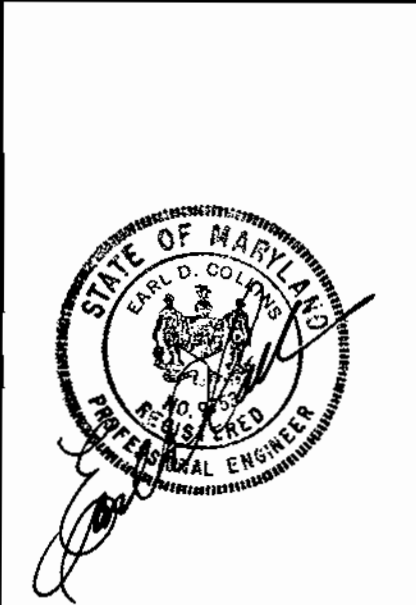
SHEET 1 OF 4

SDP 03-068



K:\Drawings\6661\6661 Stone Manor\Site 21\Ryan\6661 Sdp Lot 3,4,6,10 & 11.dwg, 07/31/2003 04:35:03 PM

	NO.	REVISION	DATE



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 Howard Soil Conservation District.

Signature of Engineer: *Earl D. Collins* Date: 2-4-03
 EARL D. COLLINS

DEVELOPER'S CERTIFICATE
 I/We certify that all development and construction will be done according to this plan, for sediment and erosion control 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 the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.

Signature of Developer: *John Lewis* Date: 2-3-03
 JOHN LEWIS

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

Signature: *[Signature]* Date: _____
 HOWARD SCD

OWNER/DEVELOPER
 STONECREST MANOR, L.L.C.
 C/O LAND DESIGN & DEVELOPMENT, LLC
 8000 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 410-480-9205

BUILDER
 RYAN HOMES
 11460 CRONRIDGE DRIVE
 SUITE 129
 OWINGS HILLS, MARYLAND 21117
 410-654-9501

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: *Cindy Hancock* Date: 2/27/03
 Chief, Department of Planning and Zoning

Signature: *[Signature]* Date: 2/27/03
 Chief, Development Engineering Division

Signature: *[Signature]* Date: 2/27/03
 Director - Department of Planning and Zoning

PROJECT	SECTION	LOTS NO.
STONE MANOR	2	3,4,6,10 & 11
PLAT	BLOCK NO.	ZONE
15513	19	R-20
15514		
15515		
TAX/ZONE	ELEC. DIST.	CENSUS TR.
25	2	6028.00
WATER CODE	SEWER CODE	
G-01	1253100	

SITE DEVELOPMENT PLAN

SINGLE FAMILY DETACHED
STONE MANOR
 SECTION 2
 LOTS 3,4,6,10 & 11

TAX MAP No: 25 PARCEL No: 70 GRID No 19
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: OCTOBER, 2002
 SHEET 2 OF 4

SDP 03-068



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	NO.	REVISION	DATE



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 Howard Soil Conservation District.

Earl D. Collins 2-4-03 Date
 Signature of Engineer EARL D. COLLINS

DEVELOPER'S CERTIFICATE
 I/we certify that all development and construction will be done according to this plan, for sediment and erosion control 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 the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.

John Lewis 2-3-03 Date
 Signature of Developer JOHN LEWIS

Reviewed for HOWARD SCD and meets Technical Requirements.

Jim Meyer 2/13/03 Date
 Director - Natural Resources Conservation Service

John Whitson 2/13/03 Date
 Director - Howard Soil Conservation District.

OWNER/DEVELOPER
 STONECREST MANOR, L.L.C.
 C/O LAND DESIGN & DEVELOPMENT, LLC
 6900 MAN STREET
 ELLICOTT CITY, MARYLAND 21043
 410-480-9105

BUILDER
 RYAN HOMES
 11460 CROWNCRIDE DRIVE
 SUITE 128
 OWINGS MILLS, MARYLAND 21117
 410-654-0501

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Andy Hmatek 2/27/03 Date
 Chief, Division of Land Development

Paul Williams 2/12/03 Date
 Chief, Development Engineering Division

Frank D. Boyle 2/12/03 Date
 Director - Department of Planning and Zoning

PROJECT	SECTION	LOTS NO.
STONE MANOR	2	3,4,6,10 & 11

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
15513 15514 15515	19	R-20	25	2	6028.00

WATER CODE	SEWER CODE
G-01	1253100

SEDIMENT/EROSION CONTROL PLAN

SINGLE FAMILY DETACHED
STONE MANOR
SECTION 2
LOTS 3,4,6,10 & 11

TAX MAP No: 25 PARCEL No: 70 GRID No 19
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: OCTOBER, 2002

SHEET 3 OF 4

SDP 03-068

