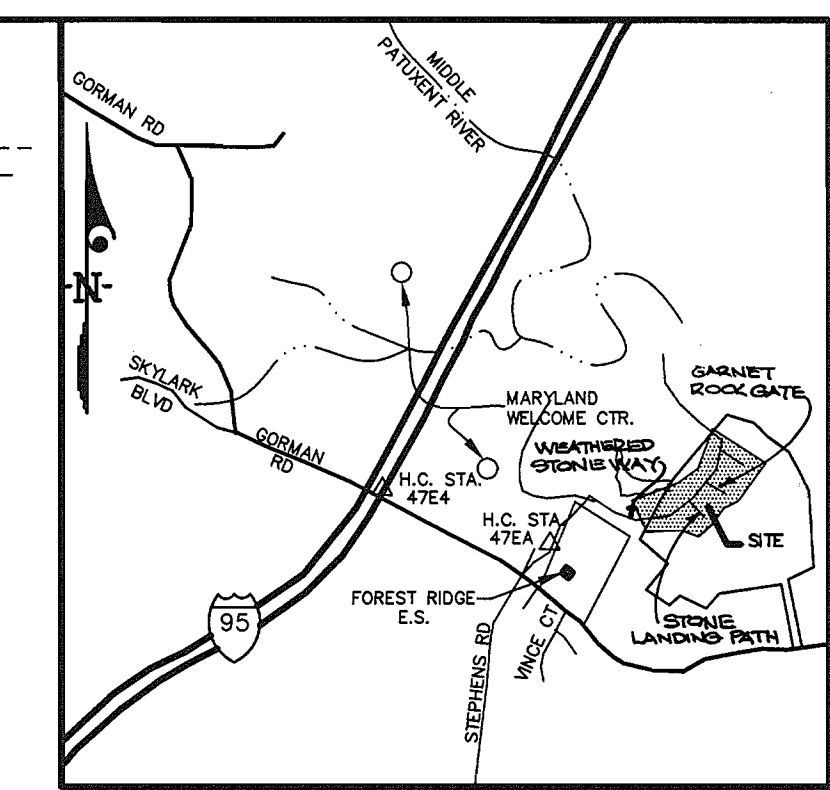
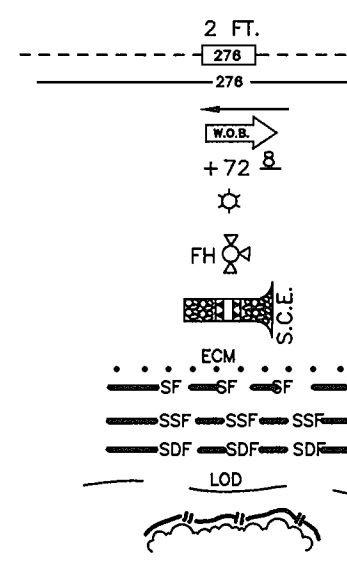


LEGEND

- CONTOUR INTERVAL
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DIRECTION OF DRAINAGE
- WALK OUT BASEMENT
- SPOT ELEVATION
- STREET LIGHT
- FIRE HYDRANT
- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL MATTING
- SILT FENCE
- SUPER SILT FENCE
- SUPER DIVERSION FENCE
- LIMIT OF DISTURBED AREA
- TREE PROTECTION FENCE
- EXISTING TREES TO REMAIN



VICINITY MAP
Scale: 1"=2000'

BENCHMARKS:
Howard County Monument #47EA
Elevation 315.298
Location N 535,063.602 E 1,357,284.00
Howard County Monument #47EA
Elevation: 338,923
Location N 535,846.149 E 1,355,431.22

ADDRESS CHART

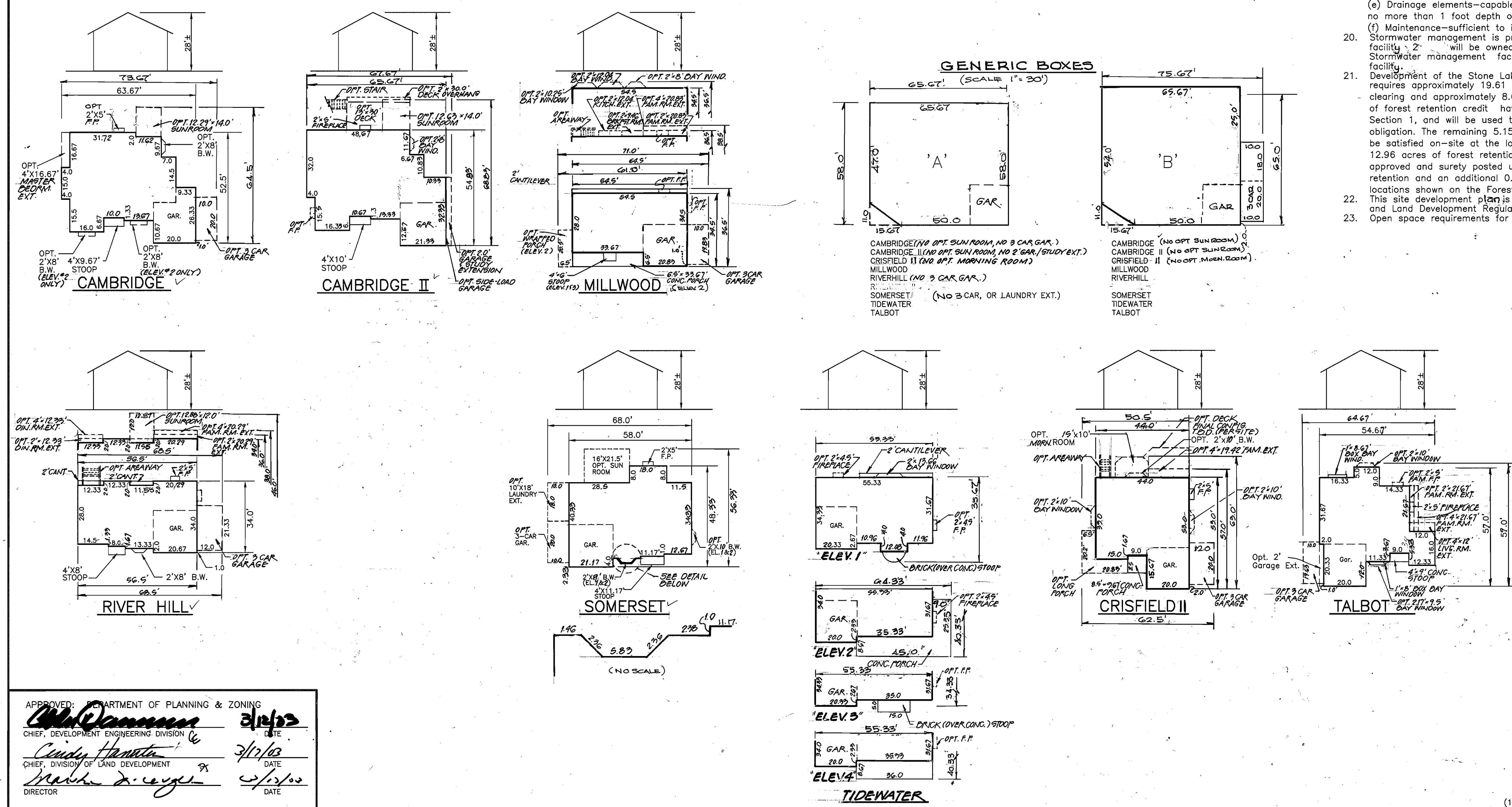
LOT NUMBER	STREET ADDRESS
82	8605 GARNET ROCK GATE
91	8611 STONE LANDING PATH
92	8615 STONE LANDING PATH

SHEET INDEX

DESCRIPTION	SHEET NO.
SITE DEVELOPMENT PLAN	1 of 2
SITE DEVELOPMENT, SEDIMENT & EROSION CONTROL PLAN	2 of 2

GENERAL NOTES:

1. Subject property is zoned: R-ED Comprehensive Zoning Plan dated October 18, 1993
2. The total area included in this submission is 0.817 Acres.
3. The total number of lots included in this submission is: 3
4. Improvement to property: Single Family Detached
5. Department of Planning and Zoning reference file numbers: S-00-13, P-01-15, WP-01-88, WP-00-88, WP-00126, WP-01-60, WP-01-94, F-01-177, F-01-204, PB 34, F-01-185, AND WP 02-50.
6. Utilities shown as existing are taken from approved Water and Sewer plans Contract #34-3948-D and approved Road Construction plans F-01-204
7. Any damage to county owned rights-of-way shall be corrected at the developer's expense.
8. All roadways are private
9. The existing topography was taken from Road Construction Plans prepared by Gutschick, Little & Weber, P.A. dated Dec., 2001
10. The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the NAD 83 Coordinate System - Howard County Monuments Numbers: 47E4 & 47EA
11. The contractor shall notify the Department of Public Works/Division of Construction Inspection at (410) 313-1880 at least twenty-four (24) hours prior to the start of work.
12. The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
13. For driveway entrance details, refer to Ho. Co. Design Manual Volume IV details R.6.03 & R.6.05.
14. In accordance with Section 128 of the Ho. Co. zoning regulations, bay windows, chimneys or exterior stairways not more than 16 feet in width may project not more than 4 feet into any setbacks, porches, or decks, open or enclosed may project not more than 10 feet into the front or rear yard setback. The 15' minimum distance between structures does not apply to referenced nor between open decks and a dwelling structure or another deck. As an advisory, the 15' distance does apply to the second story overhang.
15. Water quality and quantity treatment for the proposed roadways and lot is being provided by extended detention facility, this facility will be privately owned and maintained by the homeowners association. SEE NOTE 29
16. No clearing, grading or construction is permitted within the required wetland, stream buffers or forest conservation areas except for the work associated with the approved construction plans. All forest to remain within the areas shown as "Forest Conservation Easement" meet the minimum requirements of the forest conservation act.
17. No clearing, grading or construction is permitted within the forest conservation easement. However, forest management practices as defined in the deed of forest conservation are allowed.
18. SHC Elevations shown are at the property line.
19. Driveways shall be provided prior to issuance of a use and occupancy permit for any new dwellings to insure safe access for fire and emergency vehicles per the minimum requirements:
 - (a) Width-12' (14' serving more than one residence);
 - (b) Surface-6" of compacted crusher run base with tar and chip coating (1-1/2" min.);
 - (c) Geometry-max. 15% grade, max. 10% grade change and min. 45' turning radius;
 - (d) Structures (culverts/bridges) - capable or 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) Maintenance-sufficient to insure all weather use.
20. Stormwater management is provided by onsite facilities. Stormwater management facility will be owned and maintained by the homeowners association. Stormwater management facility: 2 vs a detention/retention (wet pond) facility.
21. Development of the Stone Lake site under the current Forest Conservation act requires approximately 19.61 acres of forest retention, 10.86 acres of forest clearing and approximately 8.69 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. The remaining 5.15 acre reforestation requirement for Stone Lake will be satisfied on-site at the location shown on the Forest Conservation Plan. 12.96 acres of forest retention and 4.81 acres of reforestation have been approved and surety posted under F 01-177. An additional 6.65 acres of forest retention and an additional 0.34 acres of reforestation are indicated on-site at the locations shown on the Forest Conservation Plan.
22. This site development plan is subject to the fifth edition of the Subdivision and Land Development Regulations.
23. Open space requirements for these lots have been provided under F-01-204



DEVELOPER
THE HOWARD RESEARCH & DEVELOPMENT CORP
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

OWNER
NU-HOMES, INC
10630 LITTLE PATUXENT PARKWAY, SUITE 146
COLUMBIA, MARYLAND 21044
PHONE (410) 730-2100

SUBDIVISION NAME	SECTION/AREA	LOTS
STONE LAKE	N/A	82,91,92
PLAT NO. 15538	BLOCK NO. 9/10	ZONE R-ED
TAX MAP NO. 47	ELECTION DIST. 6th	CENSUS TRACT 6083.02
WATER CODE E15	SEWER CODE 6100000	

CLARK · FINEFROCK & SACKETT, INC.
ENGINEERS · PLANNERS · SURVEYORS
7135 MINSTREL WAY · COLUMBIA, MD 21045 · (410) 381-7500 BALT. · (301) 621-8100 WASH.

DESIGNED RMT / KQL
DRAWN JPH
CHECKED DAR
DATE 11-21-02

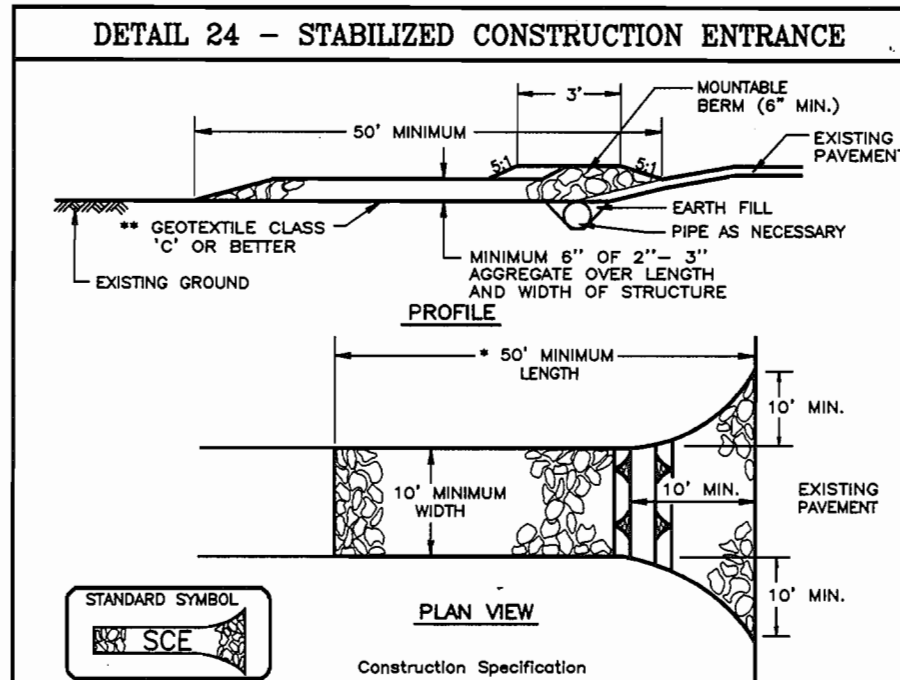
STONE LAKE
SINGLE FAMILY DETACHED
SITE DEVELOPMENT PLAN
LOTS 82, 91, AND 92
TAX MAP 47 PARCEL P/O 837 SIXTH (6TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE 1" = 30'
DRAWING 1 of 2
JOB NO. 02-080
FILE NO. 02-080-X

FOR: NU-HOMES, INC.
10630 LITTLE PATUXENT PARKWAY, SUITE 146
COLUMBIA, MARYLAND 21044

APPROVED: DEPARTMENT OF PLANNING & ZONING
Chief, Development Engineering Division
Chief, Division of Land Development
Director

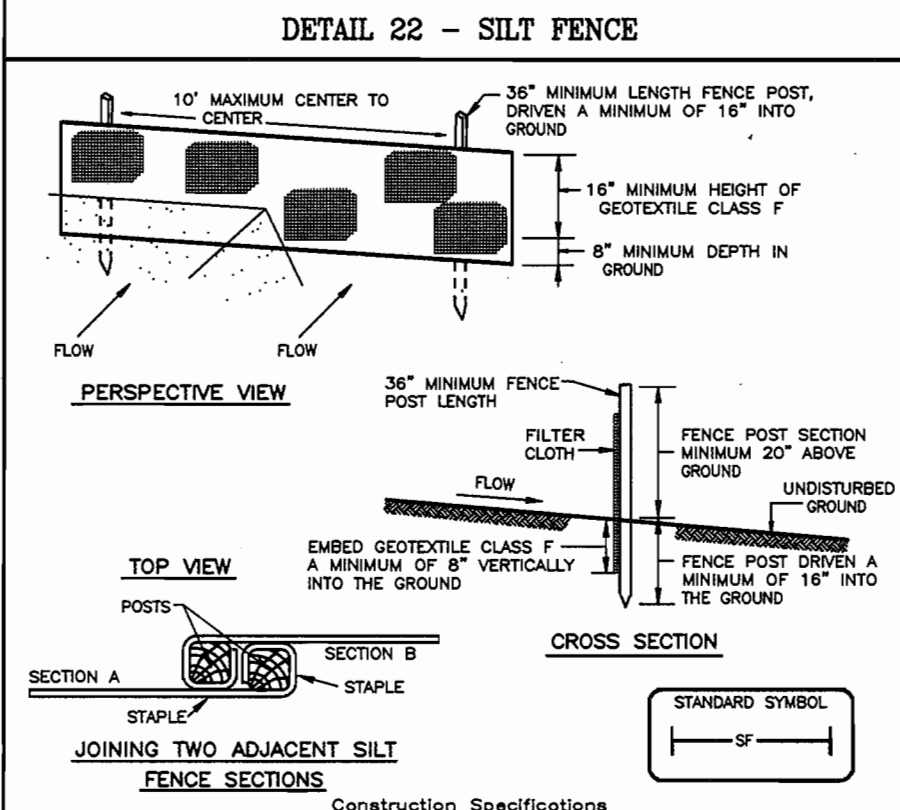
3/1/03
3/1/03
3/13/03



Construction Specifications

- Length - minimum of 50' (± 30' for a single residence lot).
- Width - 10' minimum, should be flared at the existing road to provide a turning radius.
- Geotextile fabric (filter cloth) shall be placed over the existing ground prior to grading stone. The pin approval authority may not require single family residences to use geotextile.
- Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
- Surface Water - all surface water flowing to or diverted toward construction entrances shall be directed through the entrance, maintaining positive drainage with a minimum of 1% slope and a minimum of 6" of stone. If stone is located at a high spot and has no drainage to convey, a pipe will not be necessary. Flared ends shall be according to the amount of runoff to be conveyed. A 6" minimum will be required.
- Location - A stabilized construction entrance shall be located at every point where operation traffic enters or leaves a construction site, providing leaving the site must travel over the entire length of the stabilized construction entrance.

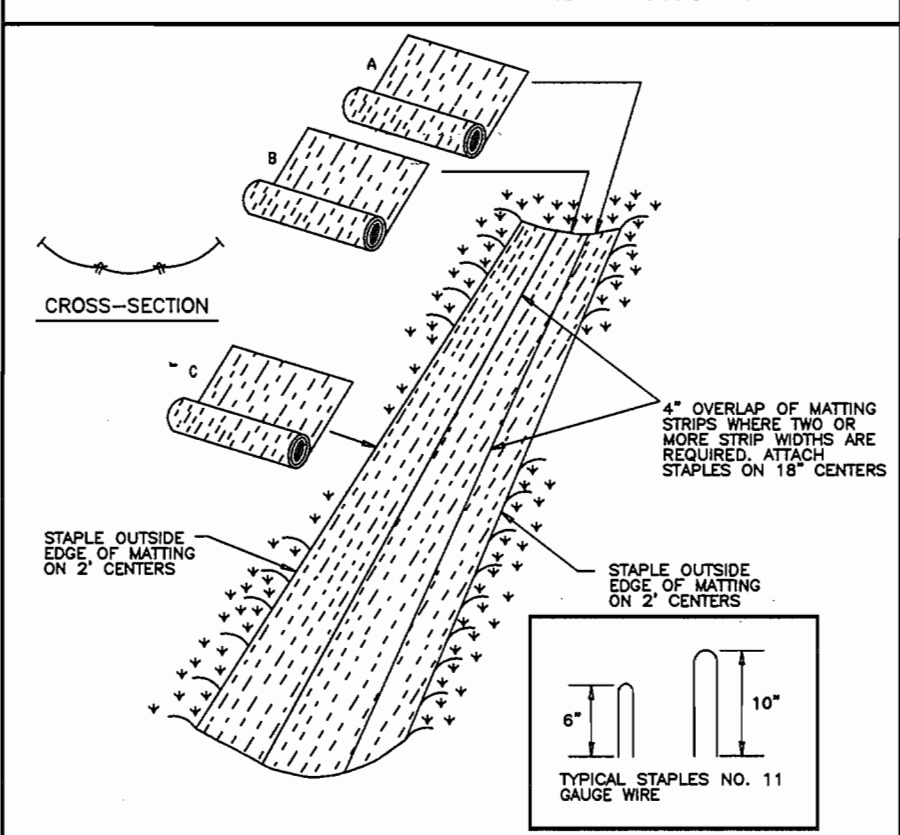
U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE 7 - 17 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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Construction Specifications

- Fence posts shall be a minimum of 36" long, driven 16" minimum into the ground. Posts shall be 1 1/2" square (minimum) and 1 1/4" diameter (maximum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighing not less than 1.50 pound per linear foot.
- 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: MSMT 509
Tensile Modulus 20 lbs/in. (min.) Test: MSMT 509
Flow Rate 0.3 gal/ft²/minute (max.) Test: MSMT 322
Filtering Efficiency 75% (min.) Test: MSMT 322
- Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
- Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reaches 50% of the fabric height.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE 8 - 28 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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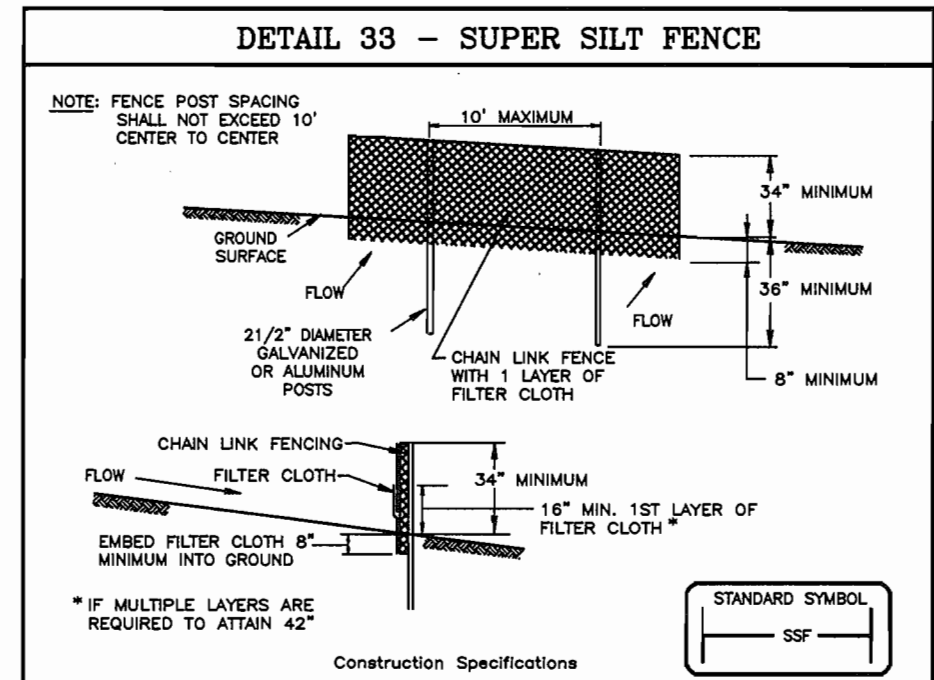
Construction Specifications

- Key-in the matting by placing the top ends of the matting in a narrow trench, 6" in depth. Backfill the trench and tamp firmly to conform to the channel cross-section. Secure with a row of staples about 4" from slope from the trench. Spacing between staples is 6".
- Staple the 4" overlap in the channel center using an 18" spacing between staples.
- Before stapling the outer edges of the matting, make sure the matting is smooth and in firm contact with the soil.
- Staples shall be placed 2' apart with 4 rows for each strip, 2 outer rows, and 2 alternating rows down the center.
- Where one roll of matting ends and another begins, the end of the top strip shall overlap the upper end of the lower strip by 4", shingle fashion. Reinforce the overlap with a double row of staples spaced 8" apart in a staggered pattern on either side.
- The discharge end of the matting line should be similarly secured with 2 double rows of staples.

Note: If flow will enter from the edge of the matting then the area affected by the flow must be secured.

APPROVED: DEPARTMENT OF PLANNING & ZONING
3/12/03
DATE

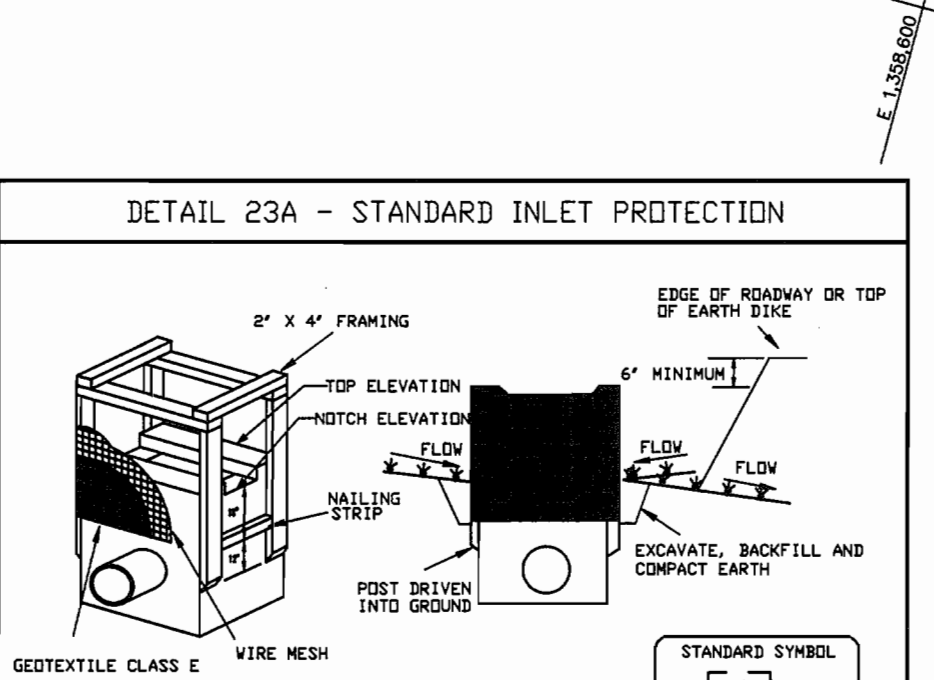
APPROVED: DEPARTMENT OF ENVIRONMENT & NATURAL RESOURCES
3/11/03
DATE



Construction Specifications

- Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6' length posts.
- Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.
- Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
- Filter cloth shall be embedded a minimum of 10" into the ground.
- When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
- Maintenance shall be performed as needed and silt buldups removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height.
- 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: MSMT 509
Tensile Modulus 20 lbs/in. (min.) Test: MSMT 509
Flow Rate 0.3 gal/ft²/minute (max.) Test: MSMT 322
Filtering Efficiency 75% (min.) Test: MSMT 322

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Construction Specifications

- Excavate completely around the inlet to a depth of 18" below the notch elevation.
- 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.
- 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.
- 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 when fastened.
- 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.
- 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.
- The structure must be inspected periodically and after each rain and the geotextile replaced when it becomes clogged.

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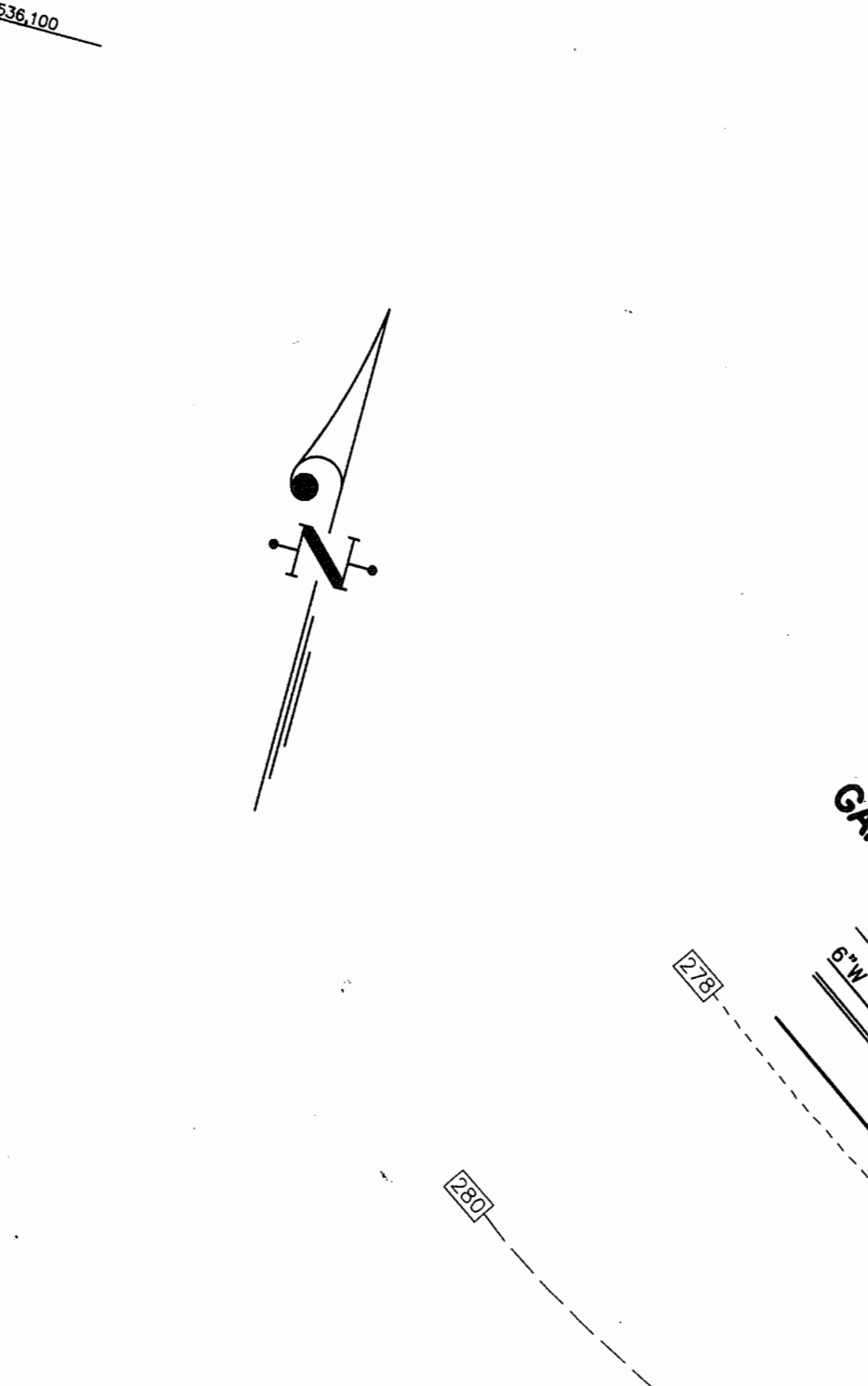
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21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

Definition
Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

Purpose
To provide a suitable soil medium for vegetable growth. Soils of concern have low moisture, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

Conditions Where Practice Applies

- This practice is limited to areas having 2:1 or flatter slopes where:
 - The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
 - 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.
 - The original soil to be vegetated contains material toxic to plant growth.
 - The soil is so acidic that treatment with limestone is not feasible.
- 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

- Topsoil salvaged from the existing site may be used provided that it meets the standards 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-NRCS in cooperation with Maryland Agricultural Experiment Station.
- Topsoil Specifications - Soil to be used as topsoil must meet the following:
 - Topsoil shall be loam, sandy loam, loamy sand, all loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or a 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 cinders, stones, slag, coarse fragments, gravel, silt, roots, trash, or other materials larger than 1 1/2" in diameter.
 - Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, Johnsongrass, nutsedge, poison ivy, thistle, or others as specified.
 - 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 (2000-4000 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 guidelines.

TEMPORARY SEEDING NOTES

SEEDING 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.) for the period May 1 thru August 1, seed with 3 lbs. per acre of weeping lovegrass (27 lbs./1000 sq.ft.). For the period November 1 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use seed.

SEEDING: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2 1/2 bushel per acre of annual ryegrass (32 lbs./1000 sq.ft.) for the period May 1 thru August 1, seed with 3 lbs. per acre of weeping lovegrass (27 lbs./1000 sq.ft.). For the period November 1 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use seed.

MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq.ft.) of untreated small grain straw immediately after seeding. Anchor mulch immediately using well anchored ball of 218 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt on fall areas on slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq.ft.) for anchoring.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

PERMANENT SEEDING NOTES

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

SEEDING 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:

- 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 disc into upper three inches of soil. At the time of seeding, apply 400 lbs. per acre 30-20-0 uream-form fertilizer (8 lbs./1000 sq.ft.).
- Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq.ft.) and apply 1000 lbs. per acre 10-10-10 fertilizer (23 lbs./1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil.

SEEDING: For periods March 1 thru April 30, and August 1 thru October 31, seed with 2 1/2 bushel per acre of annual ryegrass (32 lbs./1000 sq.ft.) for the period May 1 thru July 31, seed with 3 lbs. per acre of weeping lovegrass (27 lbs./1000 sq.ft.) for the period November 1 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use seed. Option 2: Seed with 50 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq.ft.) of untreated small grain straw immediately after seeding. Anchor mulch immediately after application using well anchored ball of 218 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt on fall areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq.ft.) for anchoring.

MAINTENANCE: Inspect all seeded areas and make needed repairs, replacements and reseedings.

SEEDING AND EROSION CONTROL NOTES

- A minimum of 48 hour notice must be given to the Howard County Department of Inspections, Licenses and Permits, Sediment Control Division prior to the start of any construction (11-15-100).
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL and revisions thereto.
- Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within:
 - 7 calendar days for all permanent sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1.
 - 14 days up to all other disturbed or graded areas on the project site.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeters in accordance with Vol. 1, Chapter 7, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. For permanent seedings, seed, temporary seeding and mulching (See D).
- Temporary stabilization with mulch alone can only be done when recommended seeding rates do not allow for proper germination and establishment of grasses.
- All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- SITE ANALYSIS:**

Total Area of Site:	817 Acres
Area Disturbed:	325 Acres
Area to be vegetatively stabilized:	501 Acres
Total Soil:	1281 C.Y.
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Additional sediment control must be provided, if deemed necessary by the Howard County DPW Sediment Control Inspector.
- On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be required upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
- Trenches for the construction of utilities shall be backfilled and stabilized within one working day, or are limited to three pipe lengths.
- Total amount of earth dike = 1/2 A.C.
- Total amount of silt fence = 80 LF.
- Total amount of super silt fence = 570 LF.

PERMANENT SEEDING NOTES

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

SEEDING 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:

- 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 disc into upper three inches of soil. At the time of seeding, apply 400 lbs. per acre 30-20-0 uream-form fertilizer (8 lbs./1000 sq.ft.).
- Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq.ft.) and apply 1000 lbs. per acre 10-10-10 fertilizer (23 lbs./1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil.

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MAINTENANCE: Inspect all seeded areas and make needed repairs, replacements and reseedings.

DEVELOPER'S/BUILDER'S CERTIFICATE

"I, we certify that all development and construction will be done according to this plan of development and plan for sediment and erosion control and that all 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 or their authorized agents, as are deemed necessary."

Signature: *John R. Robertson* Date: 3-11-03
Name: John R. Robertson Date: 3-11-03

ENGINEER'S CERTIFICATE

I hereby certify that this plan for Sediment and Erosion 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: *G. Nelson Clark* Date: 12-18-02
Name: G. Nelson Clark Date: 12-18-02

STATE OF MARYLAND
G. NELSON CLARK
12-18-02

LEGEND

STREET TIE-INS
CONTOUR INTERVAL
EXISTING CONTOUR
PROPOSED CONTOUR
DIRECTION OF DRAINAGE
WALK OUT BASEMENT
SPOT ELEVATION
STABILIZED CONSTRUCTION ENTRANCE
EROSION CONTROL MATTING
SILT FENCE
LIMIT OF DISTURBED AREA
TREE PROTECTION FENCE
EXISTING TREES TO REMAIN
PERIMETER LANDSCAPING
CONSTRUCTION SEQUENCE:

1. Obtain grading permit.	NO. OF DAYS
2. Install tree protection fence.	7
3. Install sediment and erosion control devices and stabilize.	14
4. Excavate for foundations, rough grade and temporary stabilization.	20
5. Construct structures, sidewalks and driveways.	30
6. Final grade, install Erosion Control Matting and stabilize in accordance with standards and specifications.	14
7. Upon approval of the sediment control inspection, remove sediment and erosion control devices and stabilize.	7
8. Delay construction of houses on lots:	N/A

SEEDING AND EROSION CONTROL NOTES

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MAINTENANCE: Inspect all seeded areas and make needed repairs, replacements and reseedings.

21.0 STANDARDS 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 vegetable growth. Soils of concern have low moisture, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

Conditions Where Practice Applies

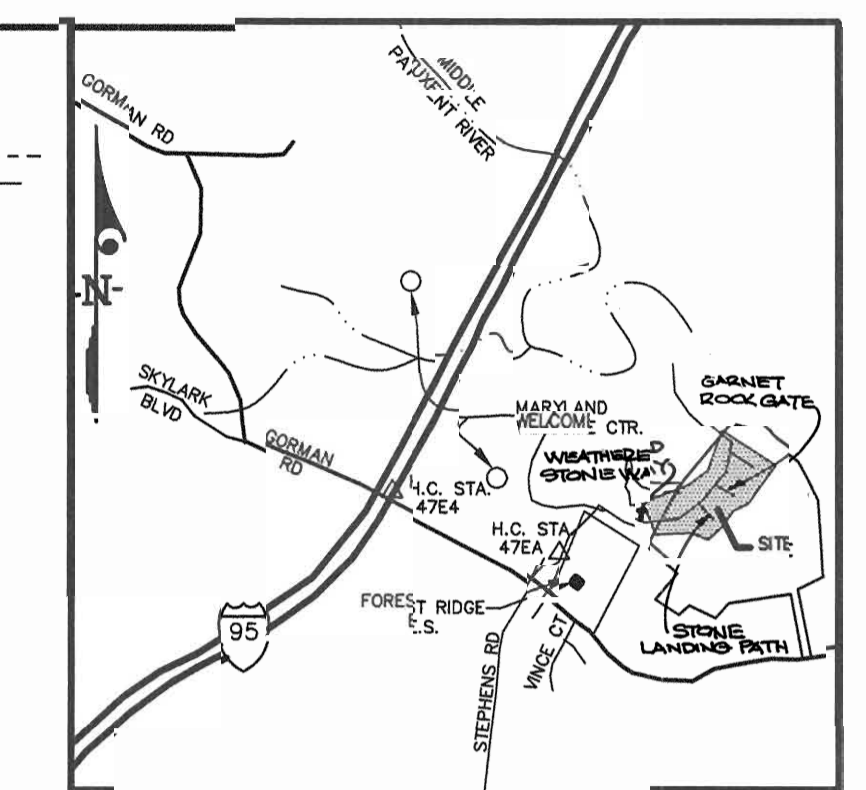
- This practice is limited to areas having 2:1 or flatter slopes where:
 - The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
 - The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
 - The original soil to be vegetated contains material toxic to plant growth.
 - The soil is so acidic that treatment with limestone is not feasible.
- 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

- Topsoil salvaged from the existing site may be used provided that it meets the standards 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-NRCS in cooperation with Maryland Agricultural Experiment Station.
- Topsoil Specifications - Soil to be used as topsoil must meet the following:
 - Topsoil shall be loam, sandy loam, loamy sand, all loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or a 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 cinders, stones, slag, coarse fragments, gravel, silt, roots, trash, or other materials larger than 1 1/2" in diameter.
 - Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, John

LEGEND

- CONTOUR INTERVAL 2 FT.
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DIRECTION OF DRAINAGE
- WALK OUT BASEMENT
- SPOT ELEVATION
- STREET LIGHT
- FIRE HYDRANT
- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL MATING
- SILT FENCE
- SUPER DIVERSION FENCE
- LIMIT OF DISTURBED AREA
- TREE PROTECTION FENCE
- EXISTING TREES TO REMAIN



VICINITY MAP
Scale: 1"=2000'

BENCHMARKS:
Howard County Monument #47EA
Elevation 315.298
Location N 535,063.602 E 1,357,284.00

Howard County Monument #47E4
Elevation 338.923
Location N 535,846.149 E 1,355,431.22

ADDRESS CHART

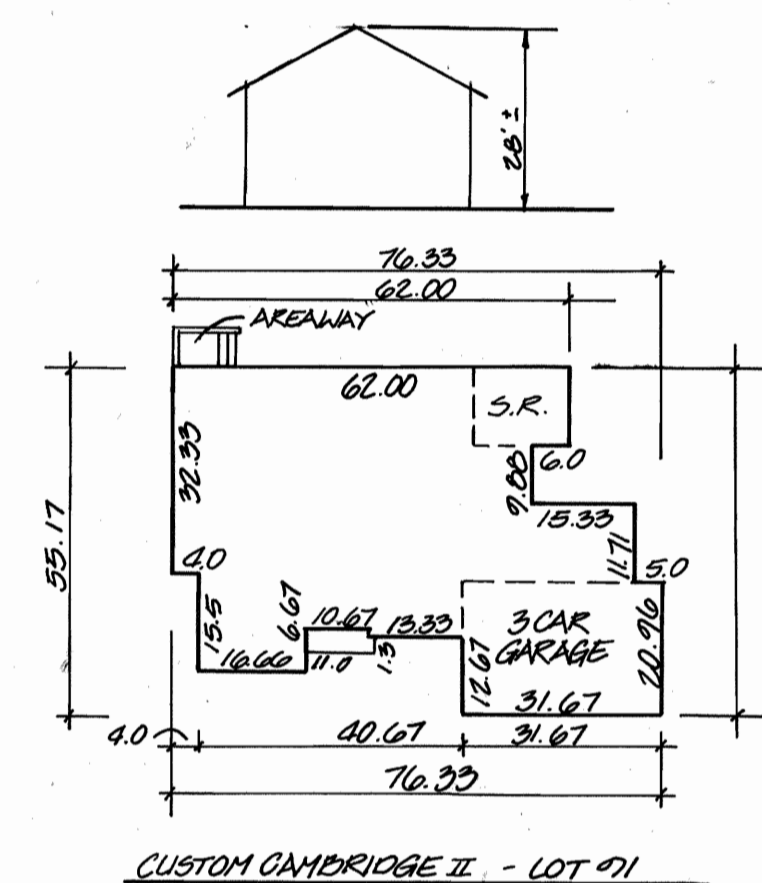
LOT NUMBER	STREET ADDRESS
82	2605 GARNET ROCK GATE
91	2611 STONE LANDING PATH
92	2615 STONE LANDING PATH

SHEET INDEX

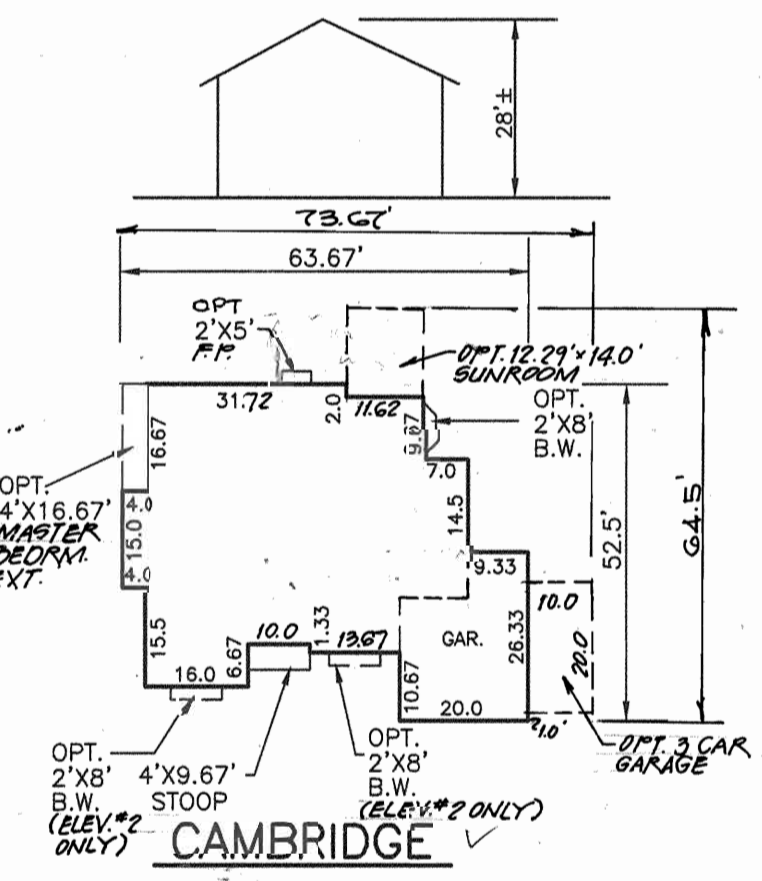
DESCRIPTION	SHEET NO.
SITE DEVELOPMENT PLAN	1 of 2
SITE DEVELOPMENT, SEDIMENT & EROSION CONTROL PLAN	2 of 2

GENERAL NOTES:

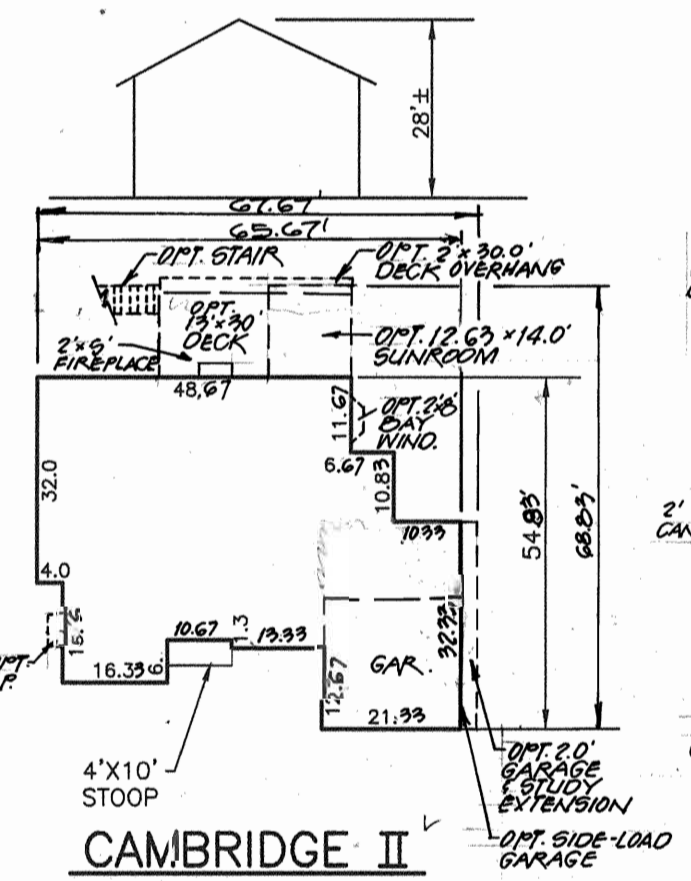
1. Subject property is zoned: R-ED Comprehensive Zoning Plan dated October 13, 1993
2. The total area included in this submission is 0.817 Acres.
3. The total number of lots included in this submission is: 3
4. Improvement to property: Single Family Detached
5. Department of Planning and Zoning reference file numbers: S-00-13, P-01-15, WP-01-88, WP-00-88, WP-00126, WP-01-60, WP-01-94, F-01-177, F-01-204, PB 34,F-01-185, AND WP 02-50.
6. Utilities shown as existing are taken from approved Water and Sewer plans Contract #34-3948-D and approved Road Construction plans F-01-204.
7. Any damage to county owned rights-of-way shall be corrected at the developer's expense.
8. All roadways are private.
9. The existing topography was taken from Road Construction Plans prepared by Gutshick, Little & Weber, P.A. dated Dec., 2001
10. The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the NAD 83 Coordinate System - Howard County Monuments Numbers: 47E4 & 47EA
11. The contractor shall notify the Department of Public Works/Division of Construction Inspection at (410) 313-1880 at least twenty-four (24) hours prior to the start of work.
12. The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
13. For driveway entrance details, refer to Ho. Co. Design Manual Volume IV details R.6.03 & R.6.05.
14. In accordance with Section 128 of the Ho. Co. zoning regulations, bay windows, chimneys or exterior stairways not more than 16 feet in width may project not more than 4 feet into any setbacks, porches, or decks, open or enclosed may project not more than 10 feet into the front or rear yard setback. The 15' minimum distance between structures does not apply to referenced nor between open decks and a dwelling structure or another deck. As an advisory, the 15' distance does apply to the second story overhang.
15. Water quality and quantity treatment for the proposed roadways and lot is being provided by extended detention facility. This facility will be privately owned and maintained by the homeowners association. **SEE NOTE 20**
16. No clearing, grading or construction is permitted within the required wetland, stream buffers or forest conservation areas except for the work associated with the approved construction plans. All forest to remain within the areas shown as "Forest Conservation Easement" meet the minimum requirements of the forest conservation act.
17. No clearing, grading or construction is permitted within the forest conservation easement. However, forest management practices as defined in the deed of forest conservation are allowed.
18. SHC Elevations shown are at the property line.



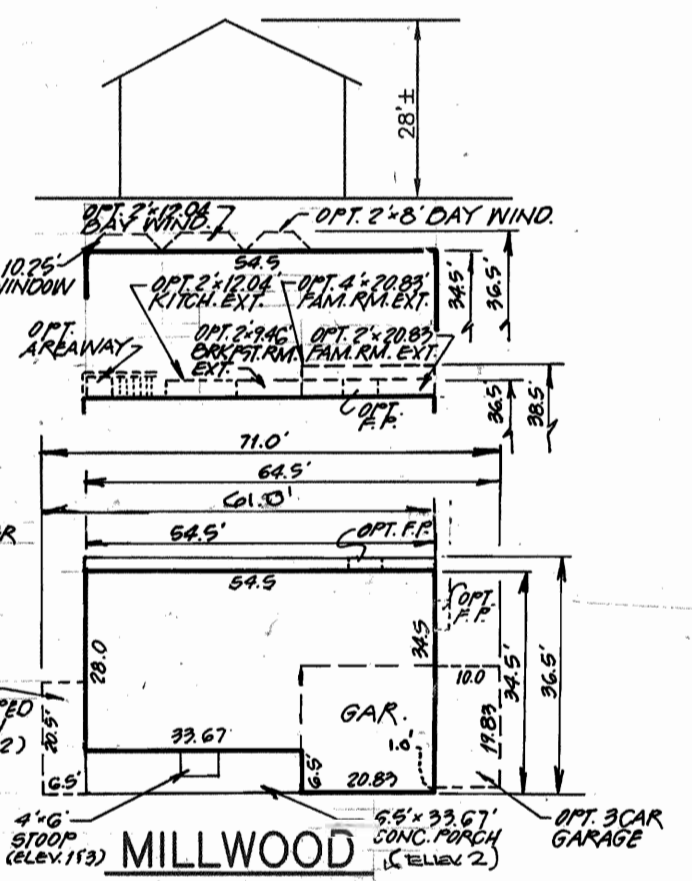
CUSTOM CAMBRIDGE II - LOT 91



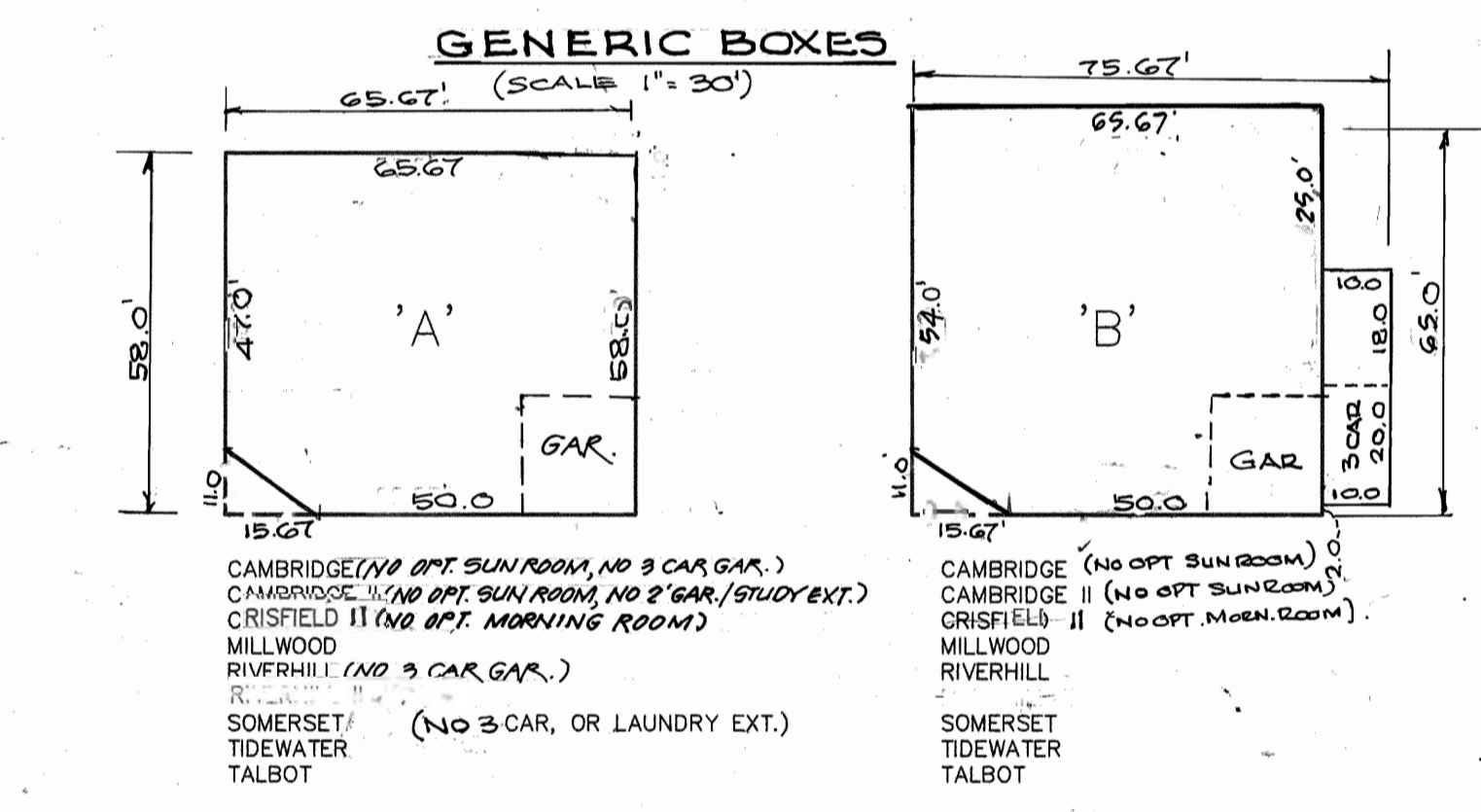
CAMBRIDGE



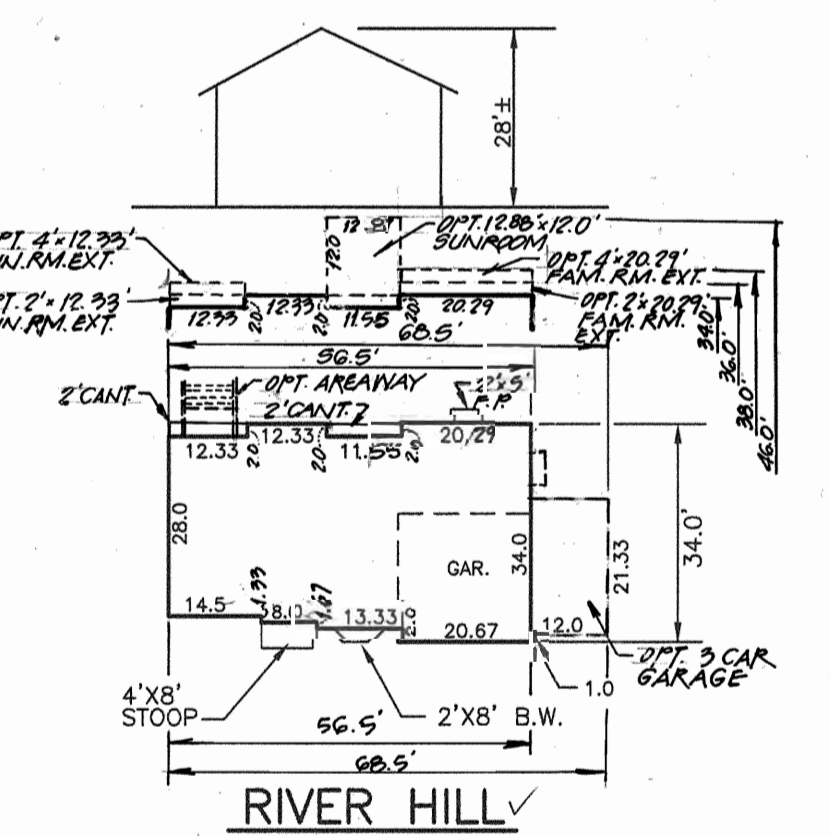
CAMBRIDGE II



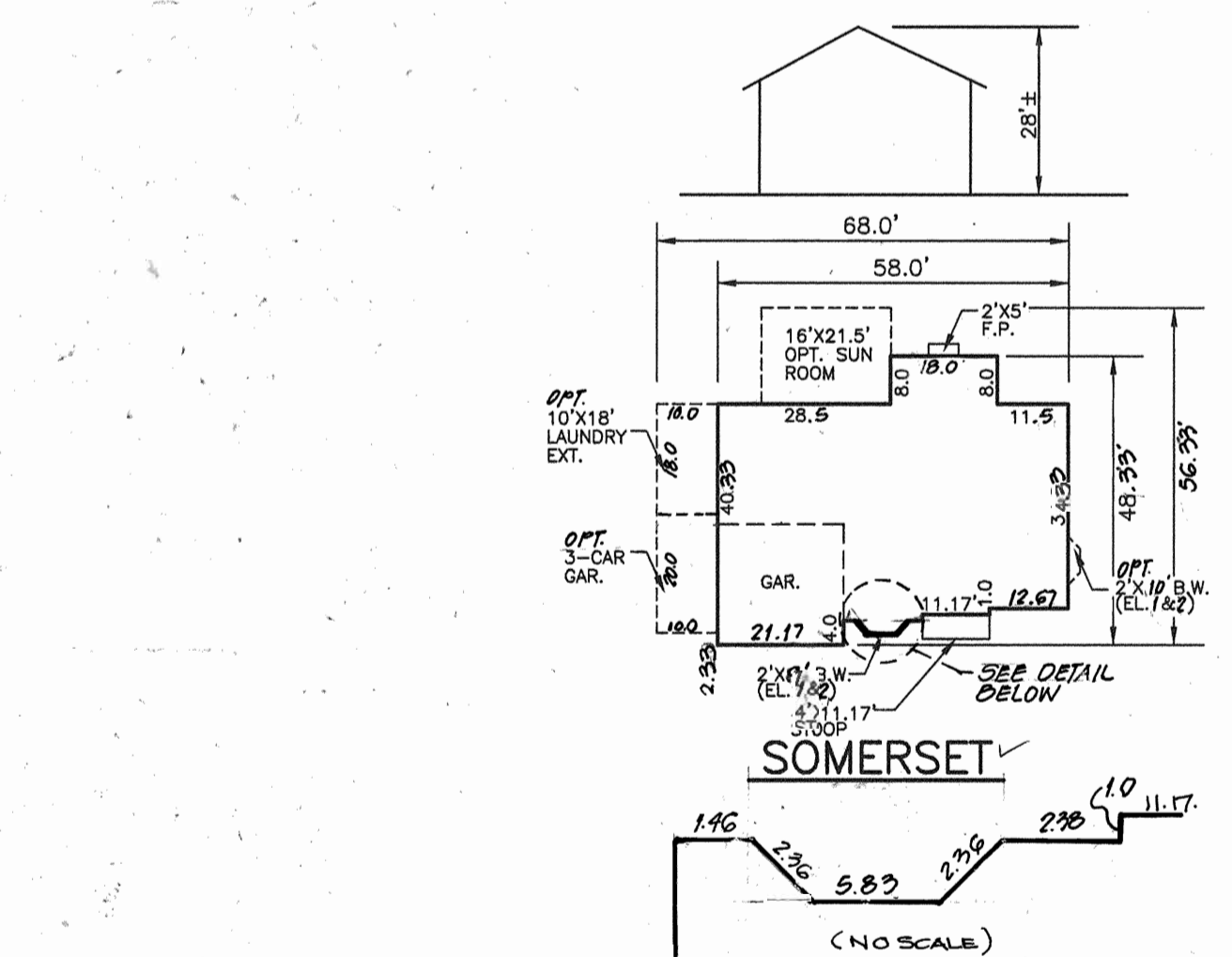
MILLWOOD



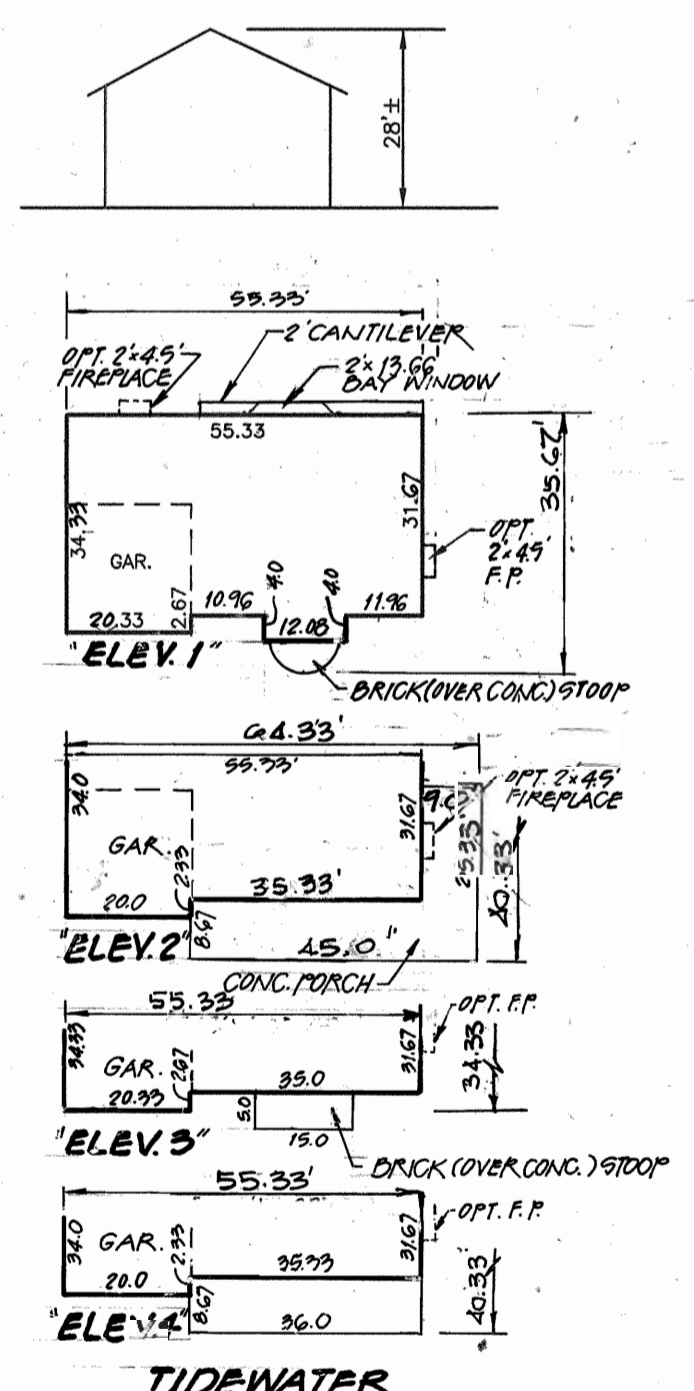
GENERIC BOXES



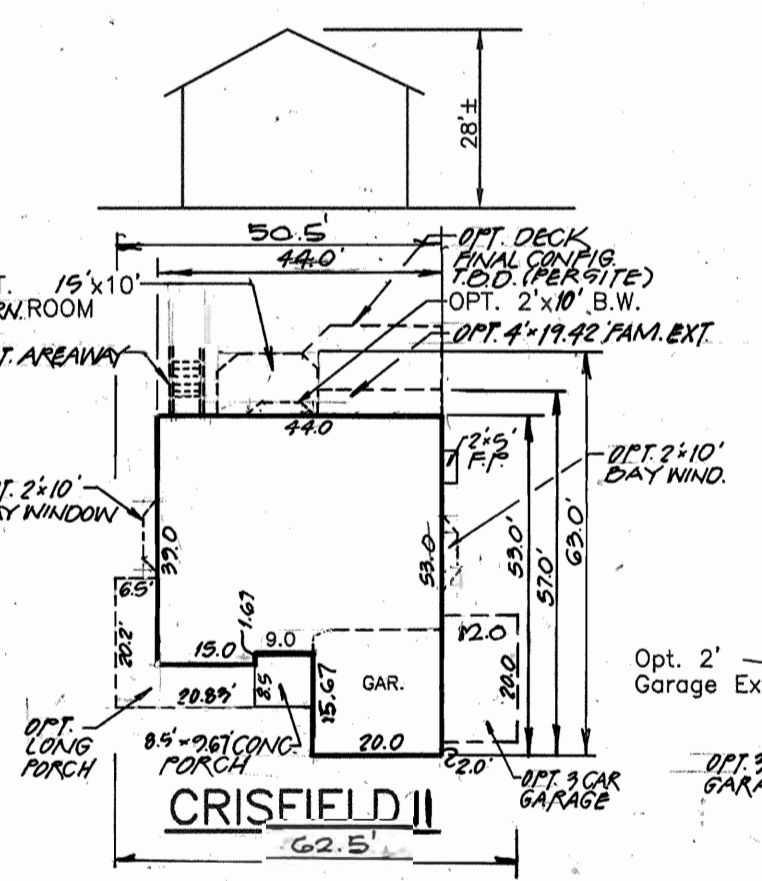
RIVER HILL



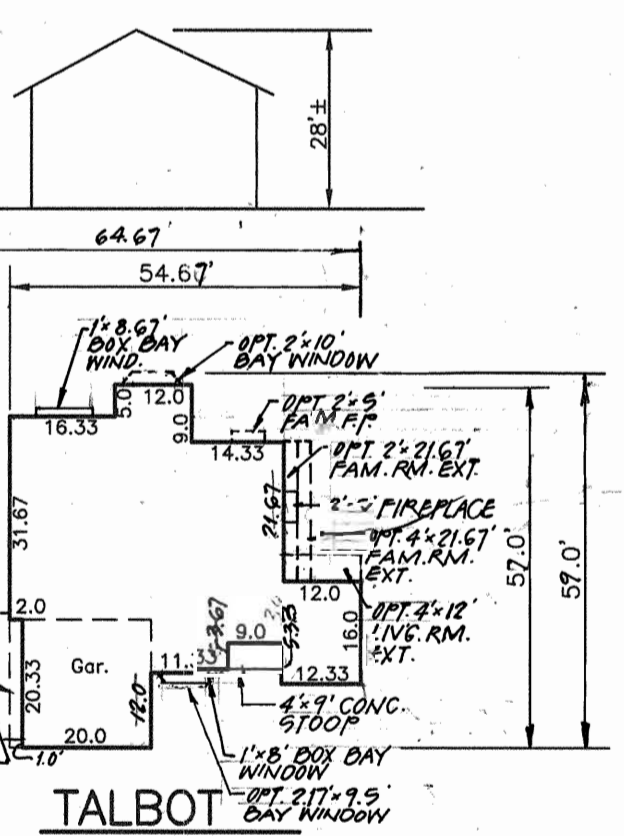
SOMERSET



TIDEWATER



CRISFIELD II



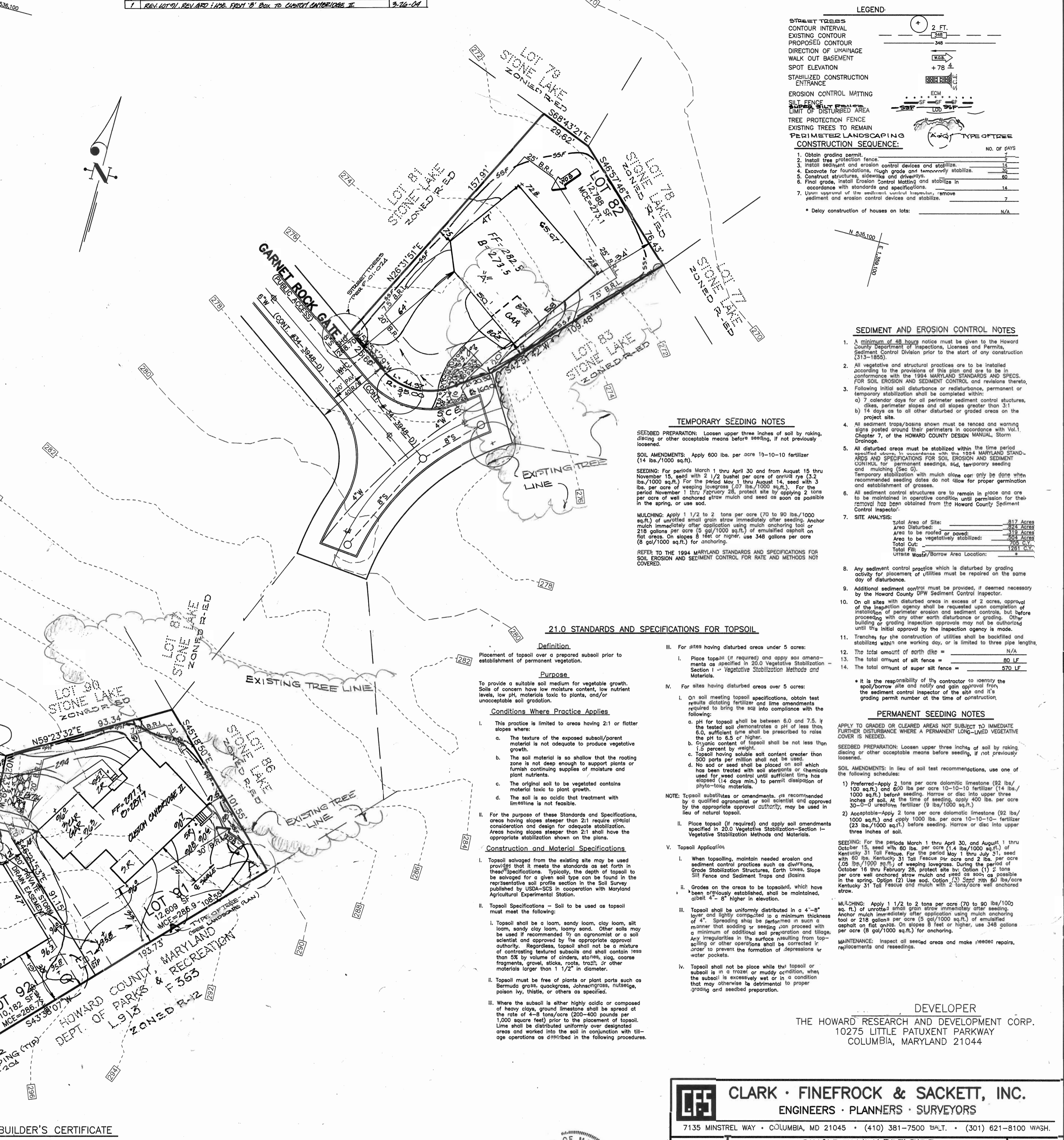
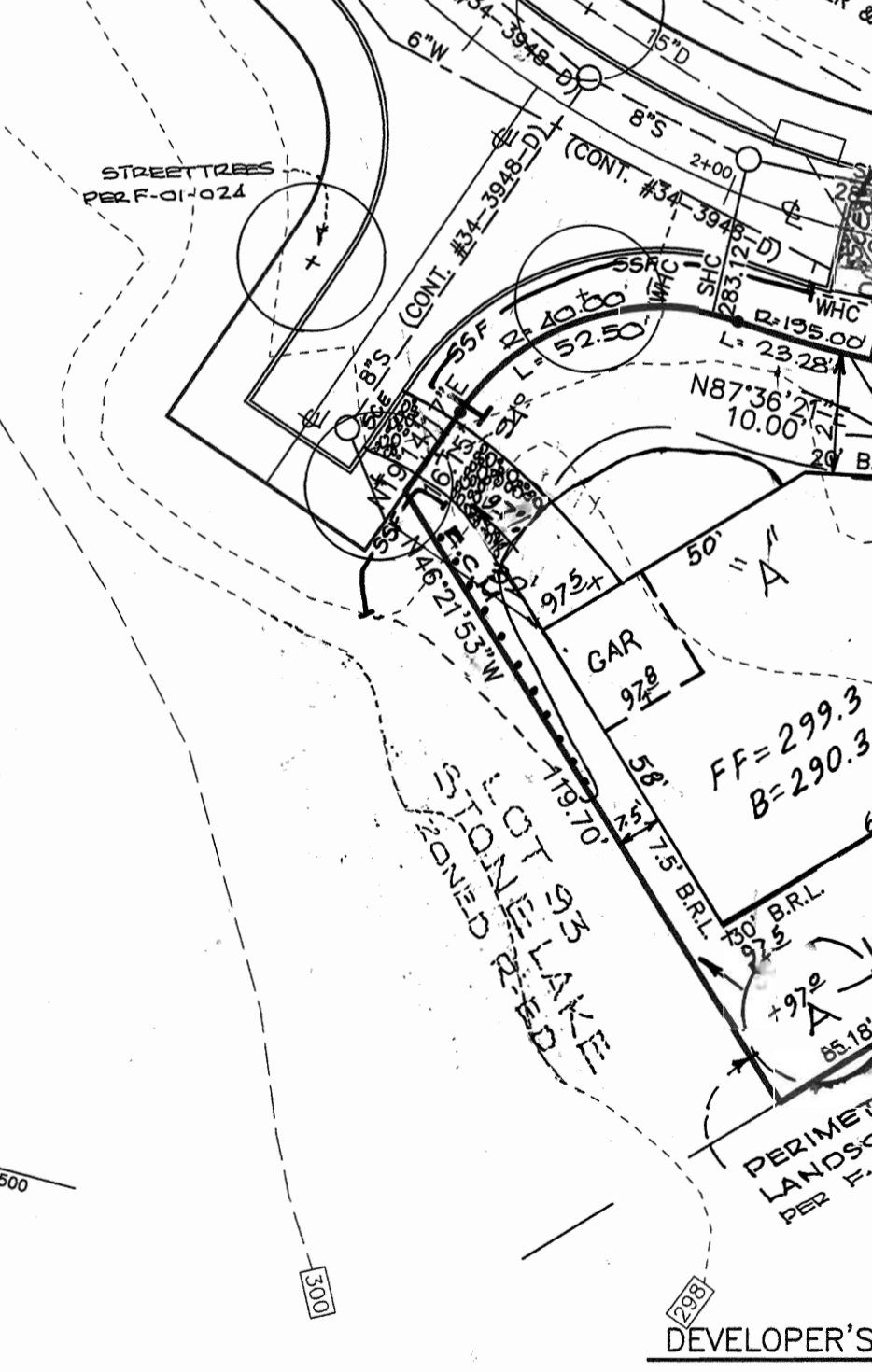
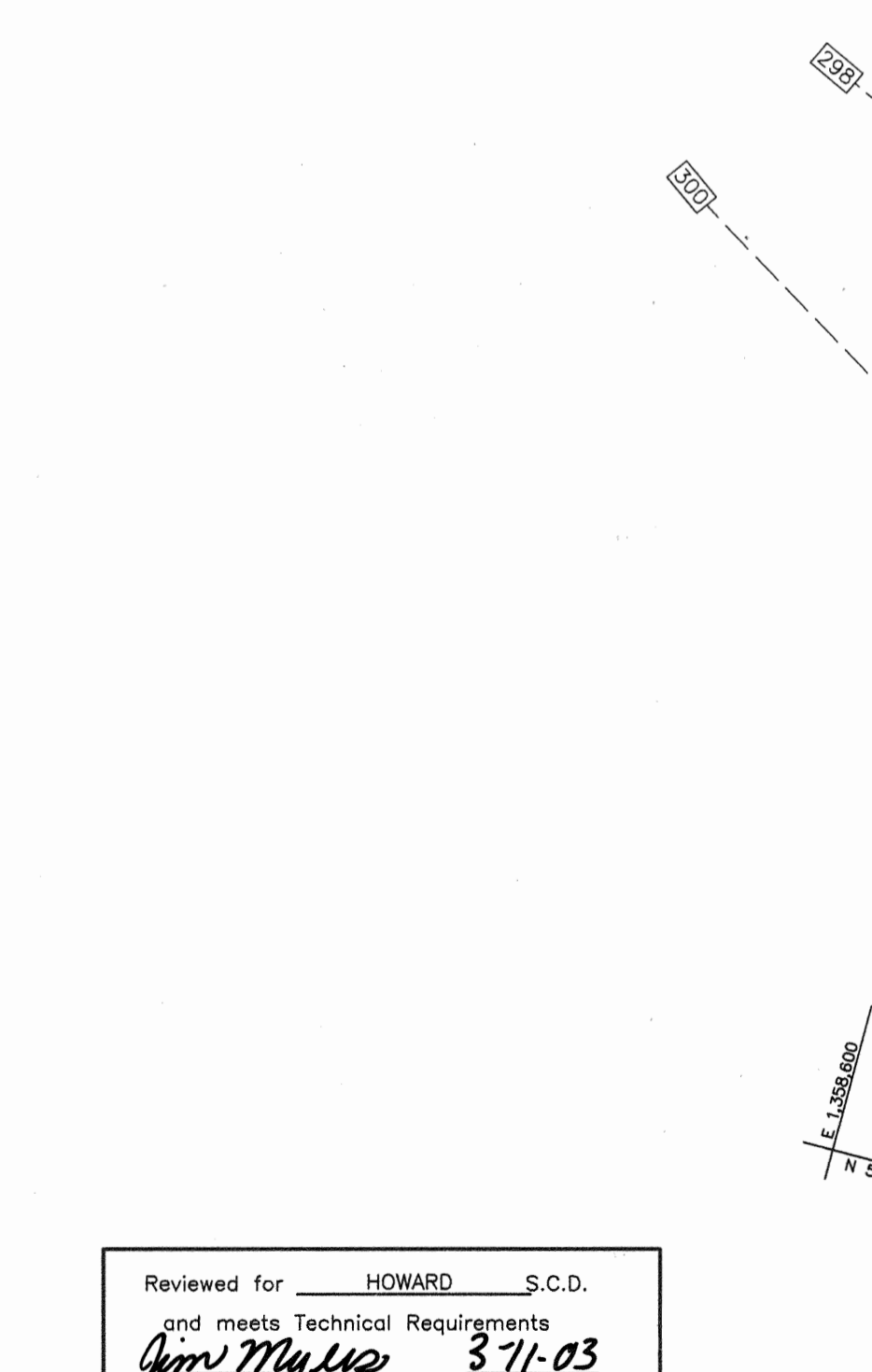
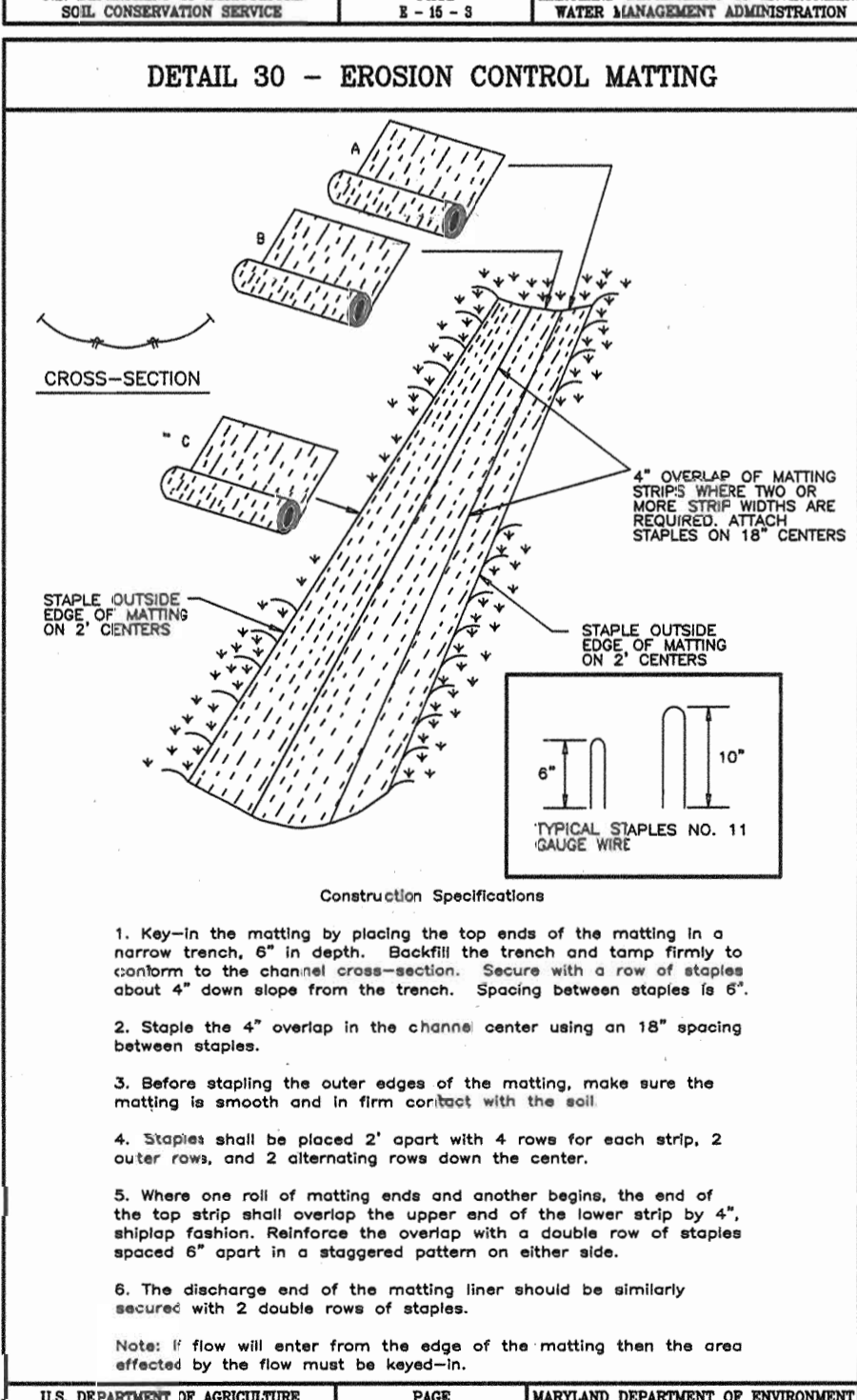
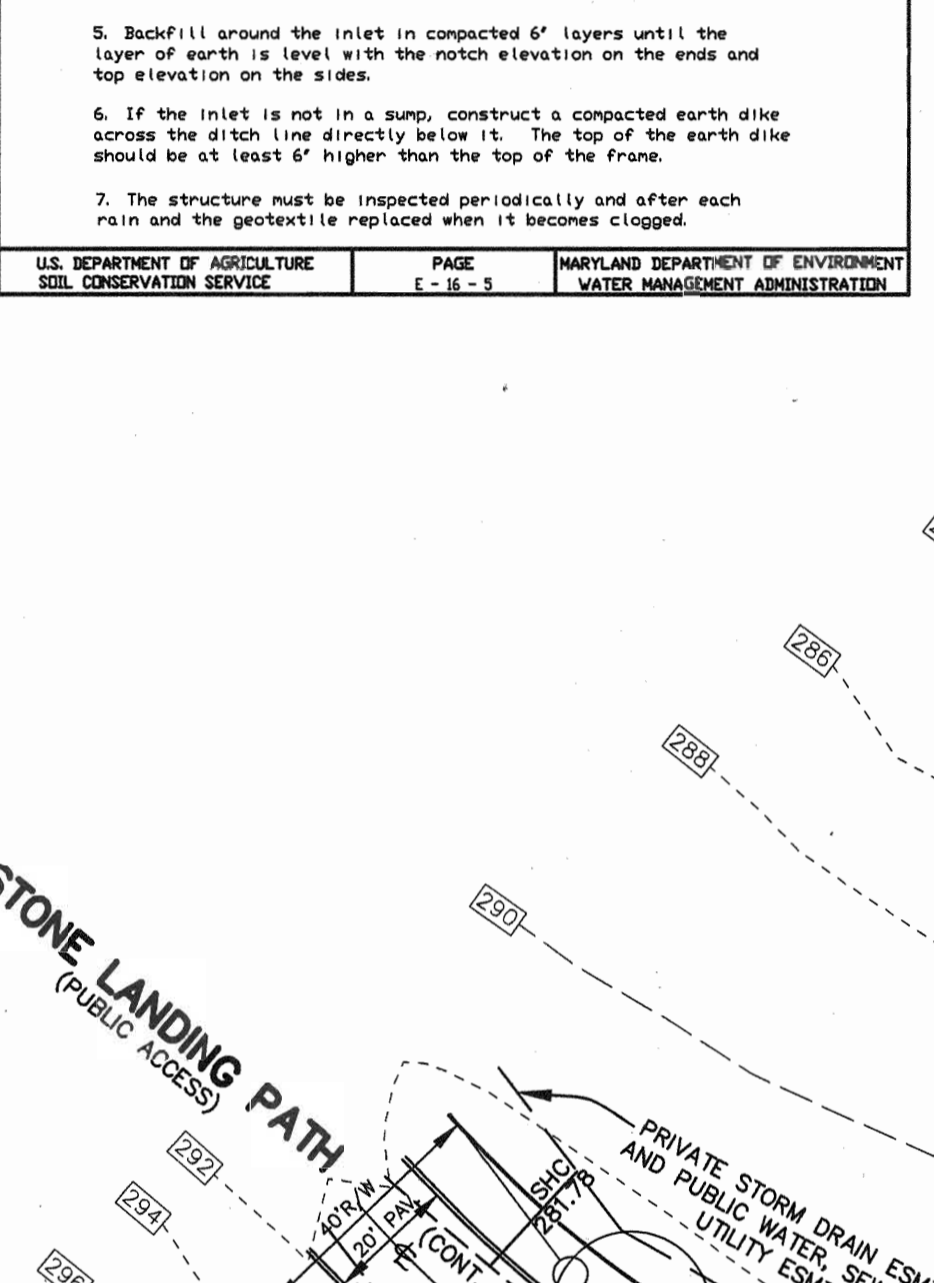
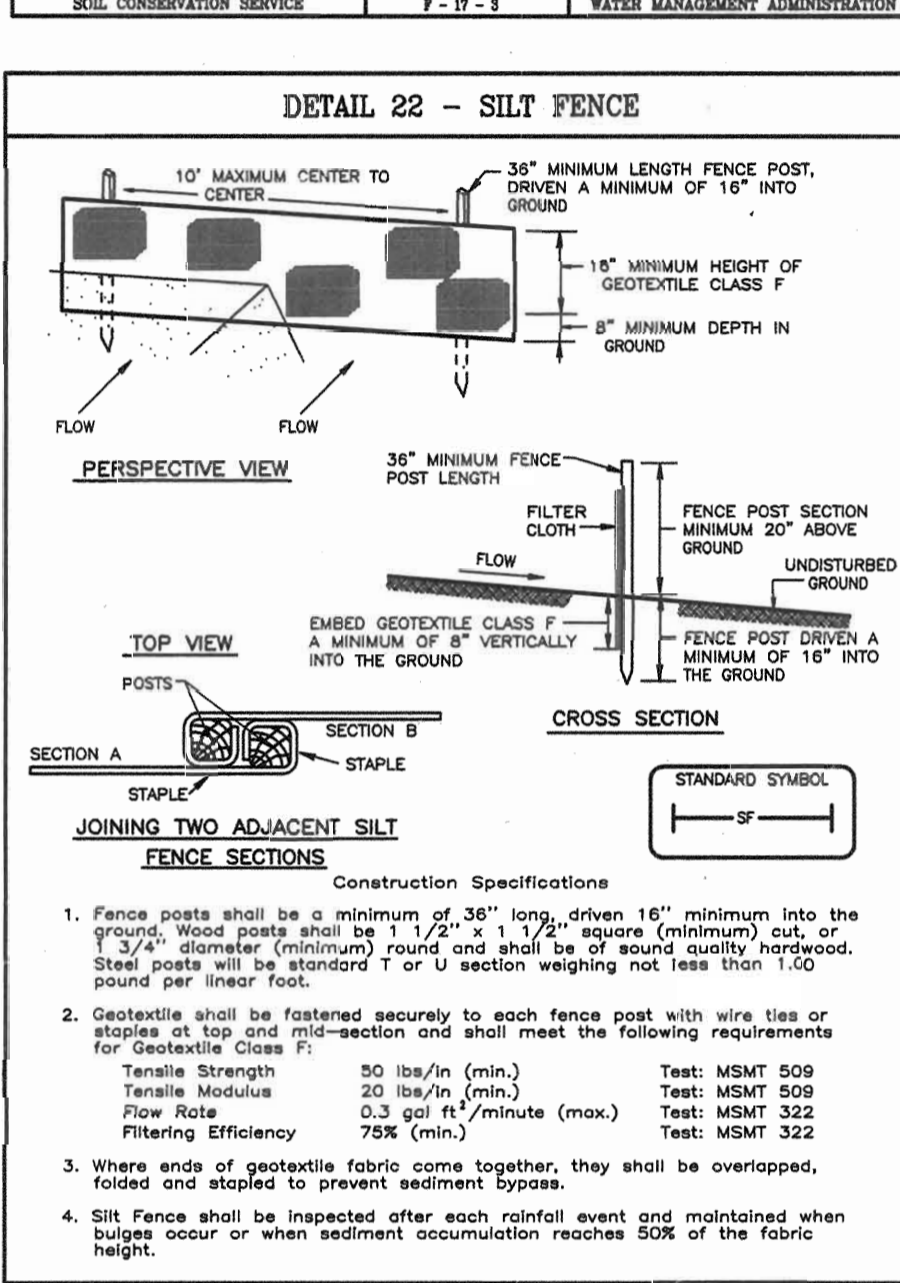
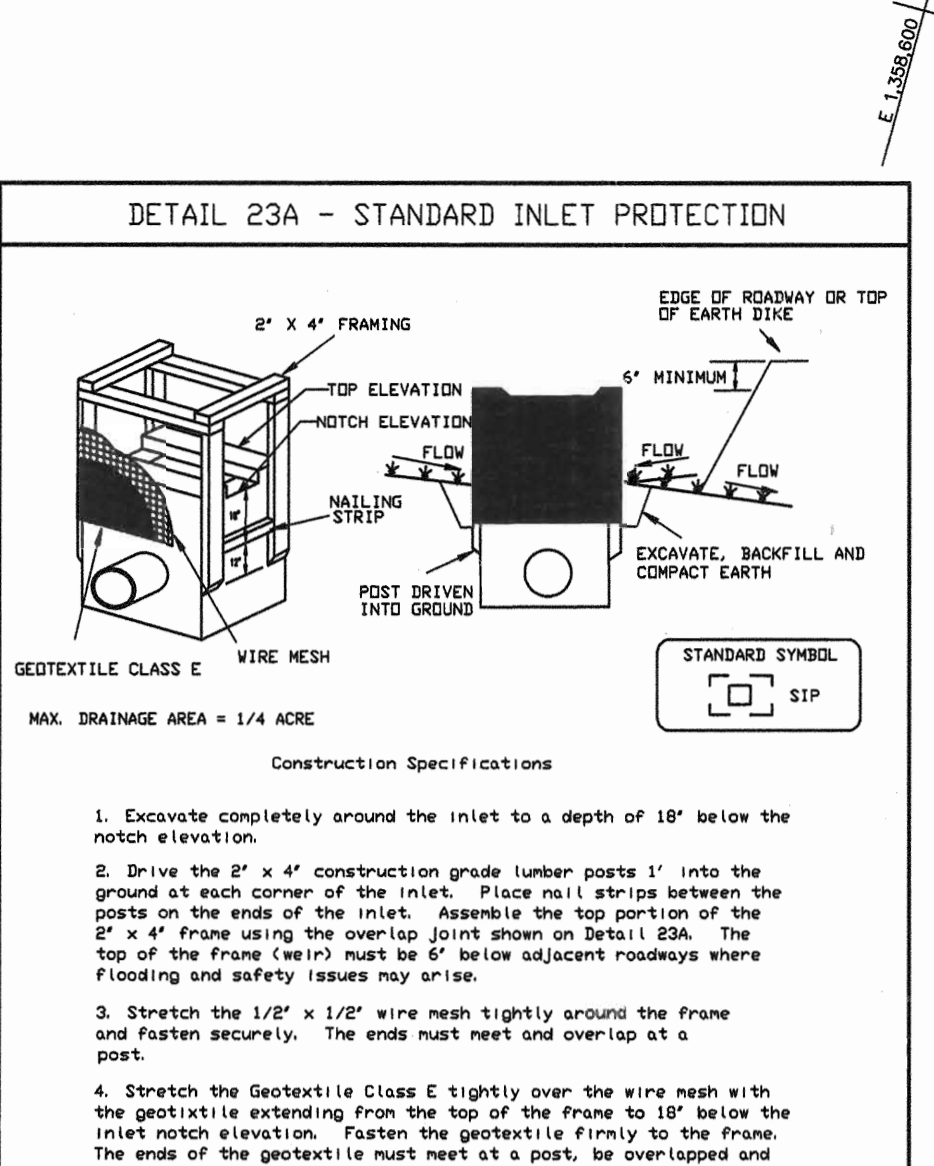
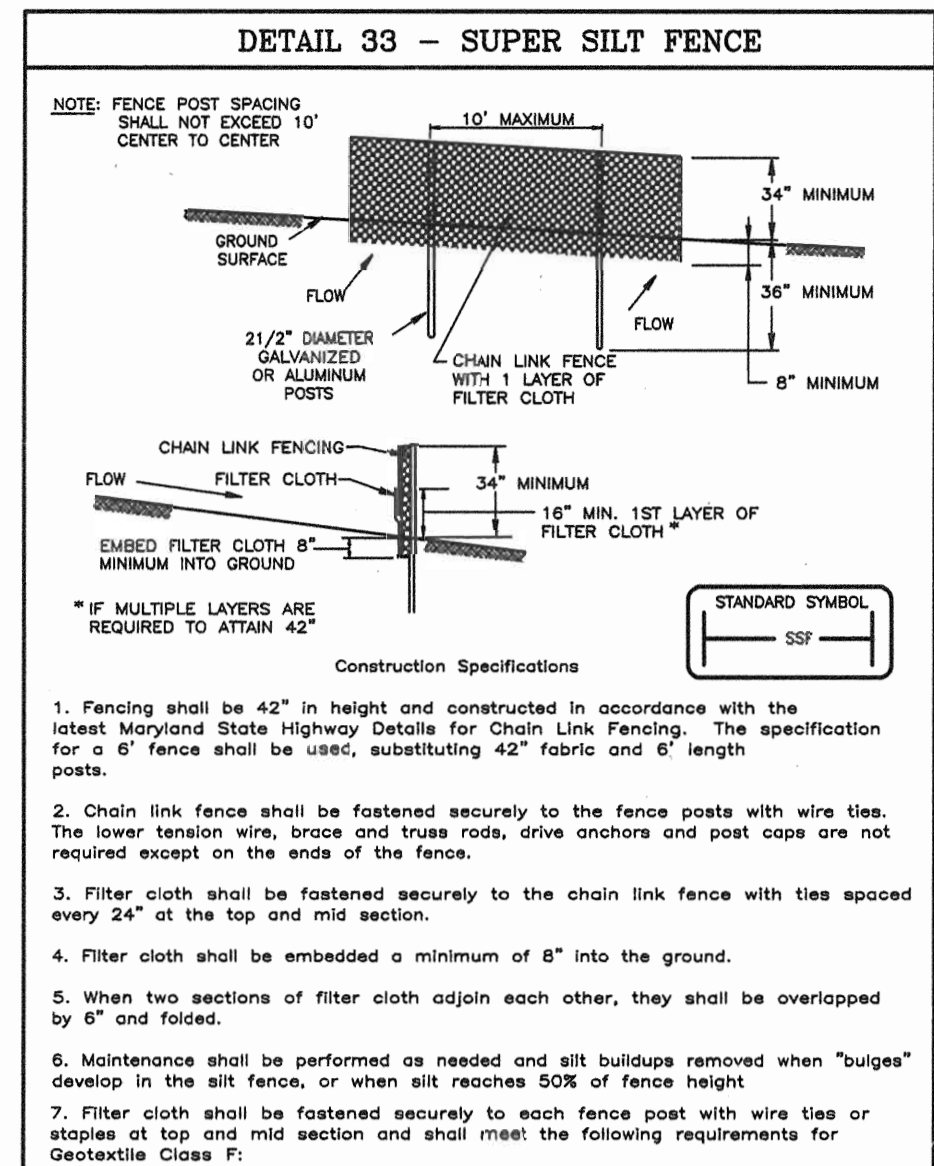
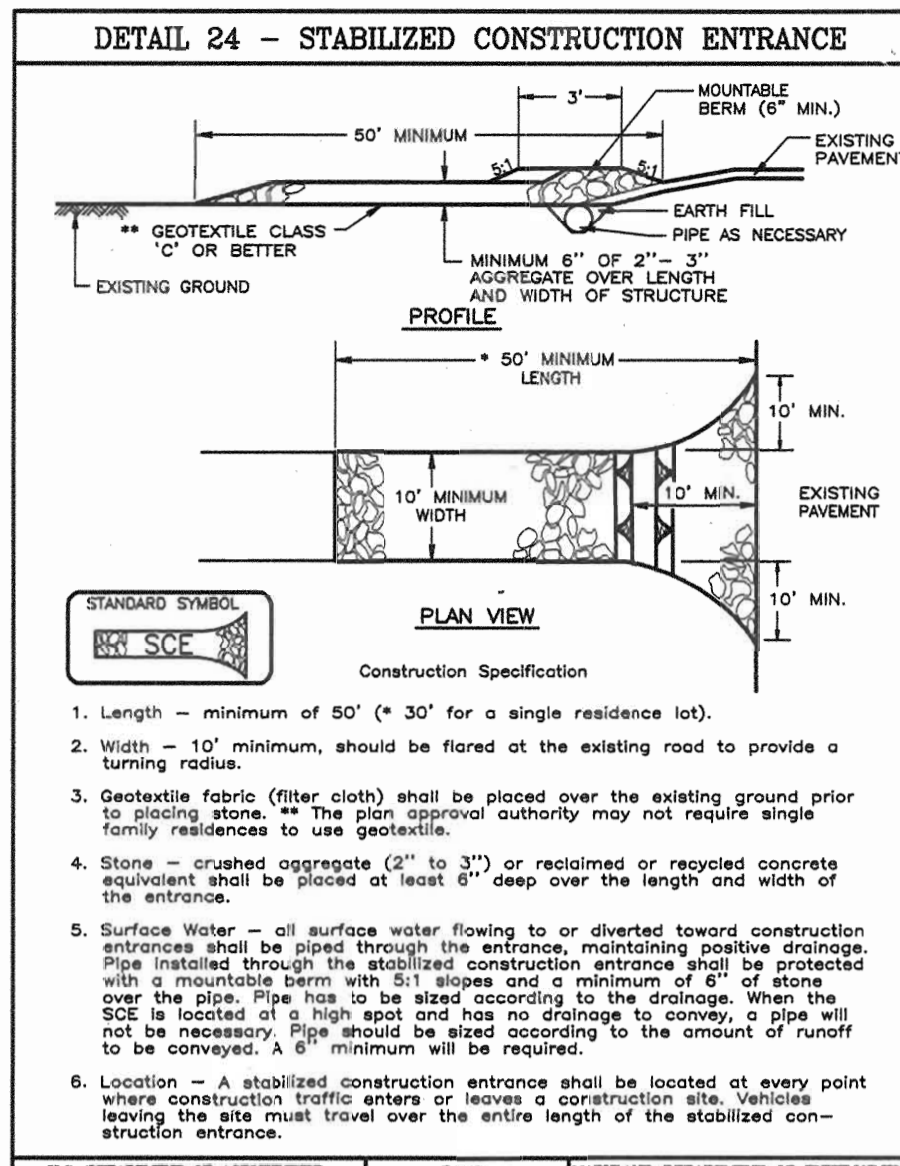
TALBOT

DEVELOPER
THE HOWARD RESEARCH & DEVELOPMENT CORP
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

OWNER
NU-HOMES, INC
10630 LITTLE PATUXENT PARKWAY, SUITE 146
COLUMBIA, MARYLAND 21044
PHONE (410) 730-2100

SUBDIVISION NAME		SECTION/AREA	LOTS
STONE LAKE		N/A	82,91,92
PLAT NO.	BLOCK NO.	ZONE	TAX MAP NO.
15538	9/10	R-ED	47
ELECTION DIST.		CENSUS TRACT	
6th		6069,02	
WATER CODE		SEWER CODE	
F15		6100000	
CLARK · FINEFROCK & SACKETT, INC.			
ENGINEERS · PLANNERS · SURVEYORS			
7135 MINSTREL WY · COLUMBIA, MD 21045 · (410) 381-7500 BALT. · (301) 621-8100 WASH.			
DESIGNED	SINGLE FAMILY DETACHED		SCALE
RMT / KQL	SITE DEVELOPMENT PLAN		1" = 30'
DRAWN	LOTS 82, 91, AND 92		DRAWING
JPH	STONE LAKE		1 of 2
CHECKED	TAX MAP 47	PARCEL P/O 837	JOB NO.
DAR	SIXTH (6TH) ELECTION DISTRICT		02-080
HOWARD COUNTY, MARYLAND		BLOCK 9/10	FILE NO.
DATE		FOR: NU-HOMES, INC	02-080-X
11-21-02		10630 LITTLE PATUXENT PARKWAY, SUITE 146	
		COLUMBIA, MARYLAND 21044	

APPROVED: DEPARTMENT OF PLANNING & ZONING
[Signature] 3/14/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] 3/17/03
CHIEF, DIVISION OF LAND DEVELOPMENT
[Signature] 3/17/03
DIRECTOR



APPROVED: DEPARTMENT OF PLANNING & ZONING
 3/12/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

APPROVED: DEPARTMENT OF LAND DEVELOPMENT
 3/17/03
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE

APPROVED: DEPARTMENT OF AGRICULTURE
 3/17/03
 SOIL CONSERVATION SERVICE
 DATE

Reviewed for HOWARD S.C.D.
 and meets Technical Requirements
 3-11-03
 Date
 U.S. Natural Resources Conservation Service

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

APPROVED: HOWARD S.C.D.
 3-11-03
 DATE

DEVELOPER'S/BUILDER'S CERTIFICATE

I, Nancy G. Clark, certify that all development and construction will be done according to this plan of development and plan for sediment and erosion control and that all 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 or their authorized agents, as are deemed necessary.

NAME: Nancy G. Clark DATE: 12/18/02

ENGINEER'S CERTIFICATE

I hereby certify that this plan for Sediment and Erosion 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.

G. NELSON CLARK 12-18-02
 DATE

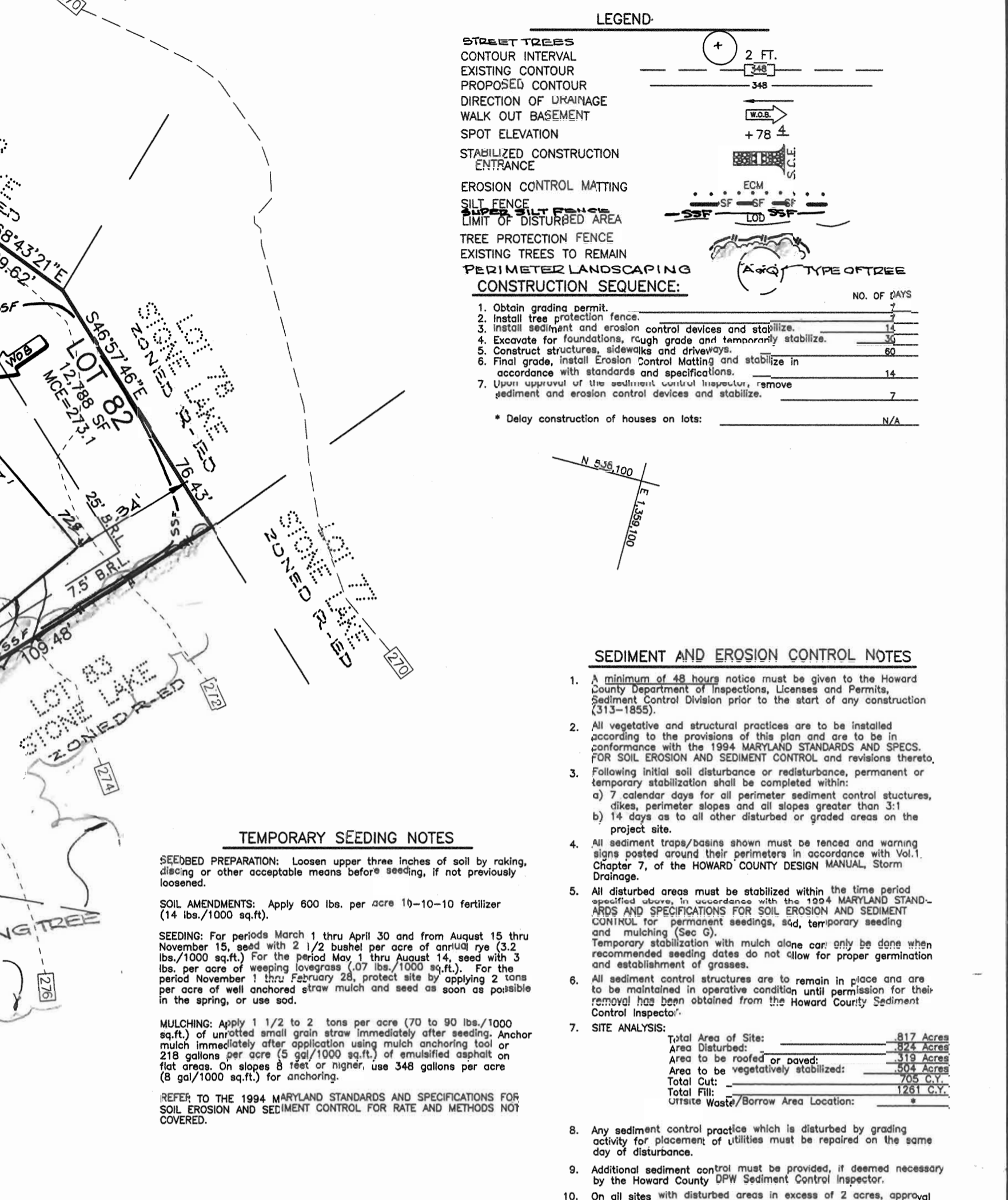
STATE OF MARYLAND
 REGISTERED PROFESSIONAL ENGINEER
 12-18-02

CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7135 MINTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED: SINGLE FAMILY DETACHED
 RMT: SITE DEVELOPMENT
 DRAWN: SEDIMENT AND EROSION CONTROL PLAN
 JPH: LOTS 82,91,92
 SCALE: 1" = 30'

CHECKED: TAX MAP AT PARCEL P/O 837 BLOCK 9/10
 KQL: SIXTH (6th) ELECTION DISTRICT
 JOB NO: 02-080

DATE: FOR: NU-HOMES 10630 LITTLE PATUXENT PARKWAY STE. 146
 10-07-02 COLUMBIA, MD 21044 FILE NO. 02-080-X



DEVELOPER
 THE HOWARD RESEARCH AND DEVELOPMENT CORP.
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044