


3525 H Ellicott Mills Drive, Ellicott City, MD 21043
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

Penny E. Borenstein, M.D., M.P.H., Health Officer

October 30, 2003

TO: Cindy Hamilton, Chief
Division of Land Development

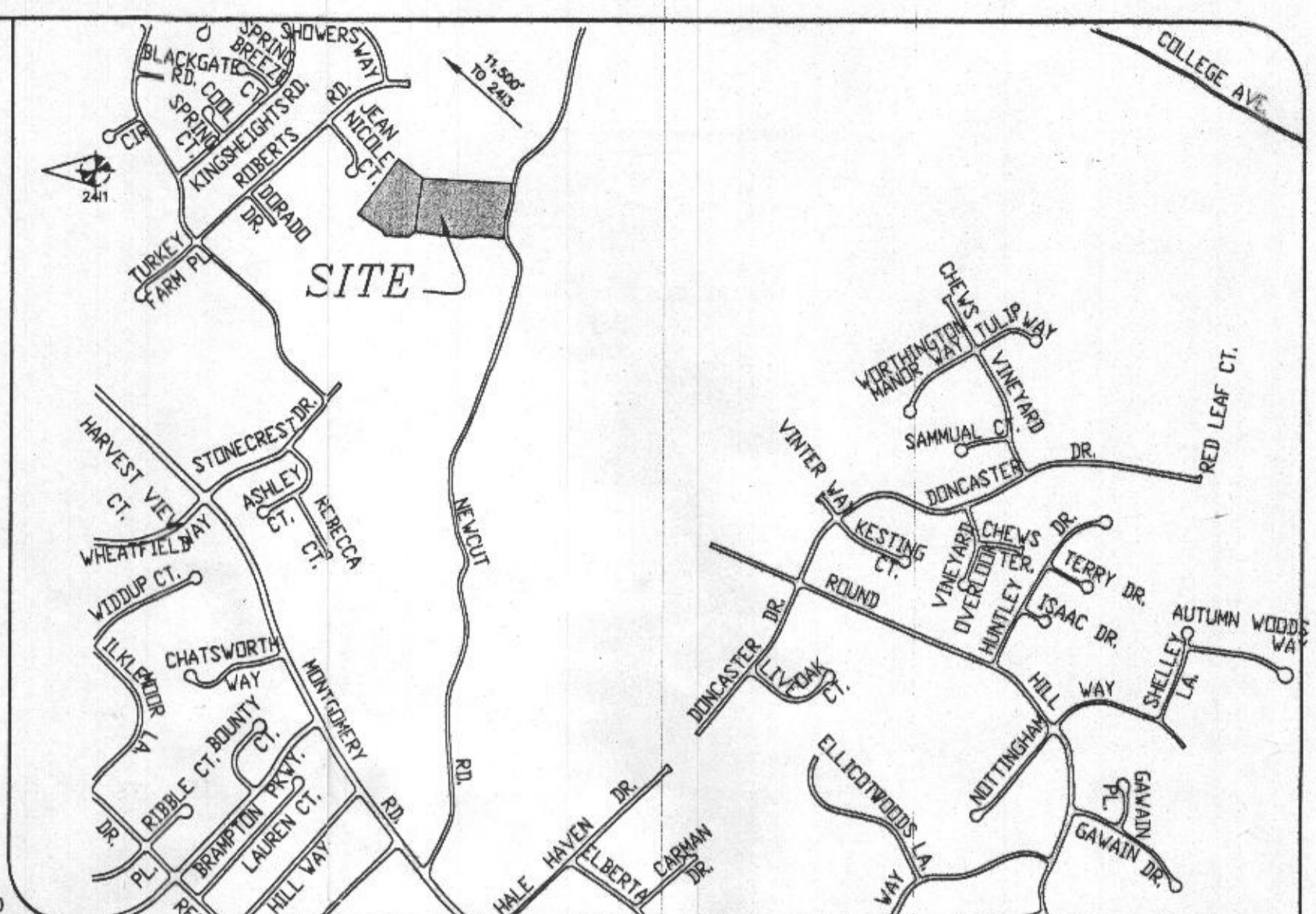
FROM: Mark Rifkin 
Well and Septic Program

RE: File Number: SP-04-004
Title: Stone Manor, Sec 3, Lots 1-15

The existing historic house on Parcel 69 was built in 1870 according to tax records. Public water only was connected in 1995 according to County Finance records. The status of the well which previously served the dwelling and the location/nature of the in-service septic system are unknown. Therefore, plat approval will be contingent upon submittal of this information and either documentation of proper abandonment/sealing or a schedule for same.

The existing house on Parcel 68 was built in 1951 according to tax records. No connections to public utilities are documented in County Finance records. Therefore, plat approval will be contingent upon documentation of proper abandonment/sealing or a schedule for same.

MR



VICINITY MAP
SCALE 1"=1000'

GENERAL NOTES:

- SITE DATA:
ZONING: R-20
TAX MAP 25 PARCEL 68 & 69 GRID 19
SECOND ELECTION DISTRICT
DEED REFERENCE: 214/ 266 & 7457/ 328
GROSS AREA: 7.91 ACRES ±
MINIMUM LOT SIZE: 12,000 SQ. FT.
NUMBER OF PROPOSED BUILDABLE LOTS: 15
AREA OF PROPOSED BUILDABLE LOTS: 4.381 ACRES ±
NUMBER OF PROPOSED OPEN SPACE LOTS: 2
AREA OF REQUIRED OPEN SPACE LOTS: 7.91 X 40% = 3.16 ACRES
AREA OF PROPOSED OPEN SPACE LOTS: 3.16 ACRES ±
AREA OF ROAD DEDICATION: 0.073 ACRES ±
AREA OF PROPOSED ROAD ROW: 0.820 ACRES ±
AREA OF REQUIRED REC. OPEN SPACE LOTS: 15 X 200 = 3,000 SQ.FT.
AREA OF PROPOSED REC. OPEN SPACE LOTS: 3,000 SQ.FT.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NAD83 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 2411 & 2413 (ALL UNITS IN FEET).
STA. No. 2411 N 577,298.654 ELEV. 437.831
E 1,366,075.133
STA. No. 2413 N 580,848.904 ELEV. 404.482
E 1,364,974.471
- THIS SUBDIVISION IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL # 50-2001.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT, PUBLIC WATER AND SEWER WILL BE UTILIZED.
- ALL AREAS ARE MORE OR LESS.
- 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 RADIUS.
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.
- THIS BOUNDARY IS BASED ON A FIELD MONUMENTED BOUNDARY SURVEY DONE BY MILDENBERG BOENDER AND ASSOCIATES ON OR ABOUT AUG. 2003.
- TOPOGRAPHY IS BASED ON A FIELD MONUMENTED BOUNDARY SURVEY DONE BY MILDENBERG BOENDER AND ASSOCIATES ON OR ABOUT AUG. 2003.
- STORM WATER MANAGEMENT IS PRIVATELY OWNED AND MAINTAINED BY THE H.O.A. AND WILL BE PROVIDED VIA:
-NATURAL AREA CONSERVATION CREDIT
-SHEET FLOW TO BUFFER CREDIT.
-NON-ROOFTOP DISCONNECTION CREDIT
-WET DETENTION POND ON LOT 16-STONE MANOR SECTION 1.
- WETLANDS, STREAM AND FOREST STAND DELINEATION IS BY ECO SCIENCE PROFESSIONALS INC. ON OR ABOUT AUGUST 2003.
- WETLANDS, STREAMS, 25% STEEP SLOPES AND FLOODPLAINS DO EXIST ON SITE.
- NO CEMETERIES EXIST ON SITE.
- HISTORIC STRUCTURE HD-421 (STONE HOUSE @ BON AIR) IS TO REMAIN AS PART OF LOT 13.
- TRAFFIC STUDY BY MARS GROUP, DATED AUG. 2003.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT FOR THE REQUIRED LANDSCAPE PLANTINGS.
- FOREST CONSERVATION EASEMENT(S) HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED ROAD CONSTRUCTION DRAWING OR SITE DEVELOPMENT PLAN. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- FORIST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAVE BEEN FULFILLED BY RETENTION OF 1.02 ACRES, REFORESTATION OF 1.45 ACRES, AND A FEE-IN-LIEU OF 0.16 ACRES OF REFORESTATION IN THE AMOUNT OF \$3,484.8. FINANCIAL SURETY FOR THE ON-SITE RETENTION AND REFORESTATION WILL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT.
- THIS DEVELOPMENT WILL BE ANNEXED IN THE STONE MANOR HOME OWNERS ASSOCIATION.
- ALL EXISTING STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C1	162.00'	127.44'	67.22'	49°04'15"	N39°36'42"W 124.17'
C2	300.00'	57.25'	28.71'	10°58'04"	S22°34'36"E 57.17'

SHEET INDEX

SHEET	TITLE
1	PRELIMINARY EQUIVALENT SKETCH PLAN
2	PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN
3	PRELIMINARY LANDSCAPE AND FOREST CONSERVATION PLAN

NOTE:
ALL PROPOSED STORMDRAIN IS 18" HDPE

MINIMUM LOT SIZE TABLE

LOT NO.	MINIMUM LOT AREA	PIPESTEM	TOTAL LOT AREA
2	12,734 sq.ft.	675 sq.ft.	12,059 sq.ft.
3	13,322 sq.ft.	1,057 sq.ft.	12,265 sq.ft.
4	13,248 sq.ft.	1,269 sq.ft.	12,079 sq.ft.
5	12,852 sq.ft.	714 sq.ft.	12,138 sq.ft.
9	12,397 sq.ft.	361 sq.ft.	12,036 sq.ft.
10	13,054 sq.ft.	996 sq.ft.	12,058 sq.ft.
11	12,807 sq.ft.	723 sq.ft.	12,078 sq.ft.
12	12,811 sq.ft.	728 sq.ft.	12,083 sq.ft.
13	14,199 sq.ft.	974 sq.ft.	13,225 sq.ft.
14	12,847 sq.ft.	364 sq.ft.	12,263 sq.ft.

- LEGEND**
- DENOTES WETLANDS
 - 100 YR FLOODPLAIN EASEMENT
 - FOREST CONSERVATION EASEMENT (RETENTION)
 - FOREST CONSERVATION EASEMENT (REFORESTATION)
 - PROPOSED PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT
 - 25% SLOPES OR GREATER
 - PROPOSED PUBLIC STORM DRAIN EASEMENT
 - PROPOSED PUBLIC TREE MAINTENANCE EASEMENT
 - AREA OF ROAD DEDICATION



OWNER
VALDA LLC.
8000 MAIN STREET
ELlicott CITY, MD 21043

OWNER
CORUN WILLIAM PAUL & WF
4398 NEW CUT RD ELlicott CITY MD 21042

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

STONE MANOR SECTION 3
HOWARD COUNTY
SECOND ELECTION DISTRICT
PRELIMINARY PLAN

date: MAY 2003
project: 09-058
description: engineering
scale: SAA
approved: SAA
date: [blank]
description: [blank]
revisions: [blank]

1 OF 3

INDEX OF DRAWINGS

NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	SITE DEVELOPMENT PLAN
4	SEDIMENT CONTROL NOTES AND DETAILS

ADDRESS CHART

LOT #	ADDRESS
6	4370 STONECREST DR.
7	4366 STONECREST DR.
12	4346 STONECREST DR.
13	4342 STONECREST DR.

SITE DEVELOPMENT PLAN STONE MANOR

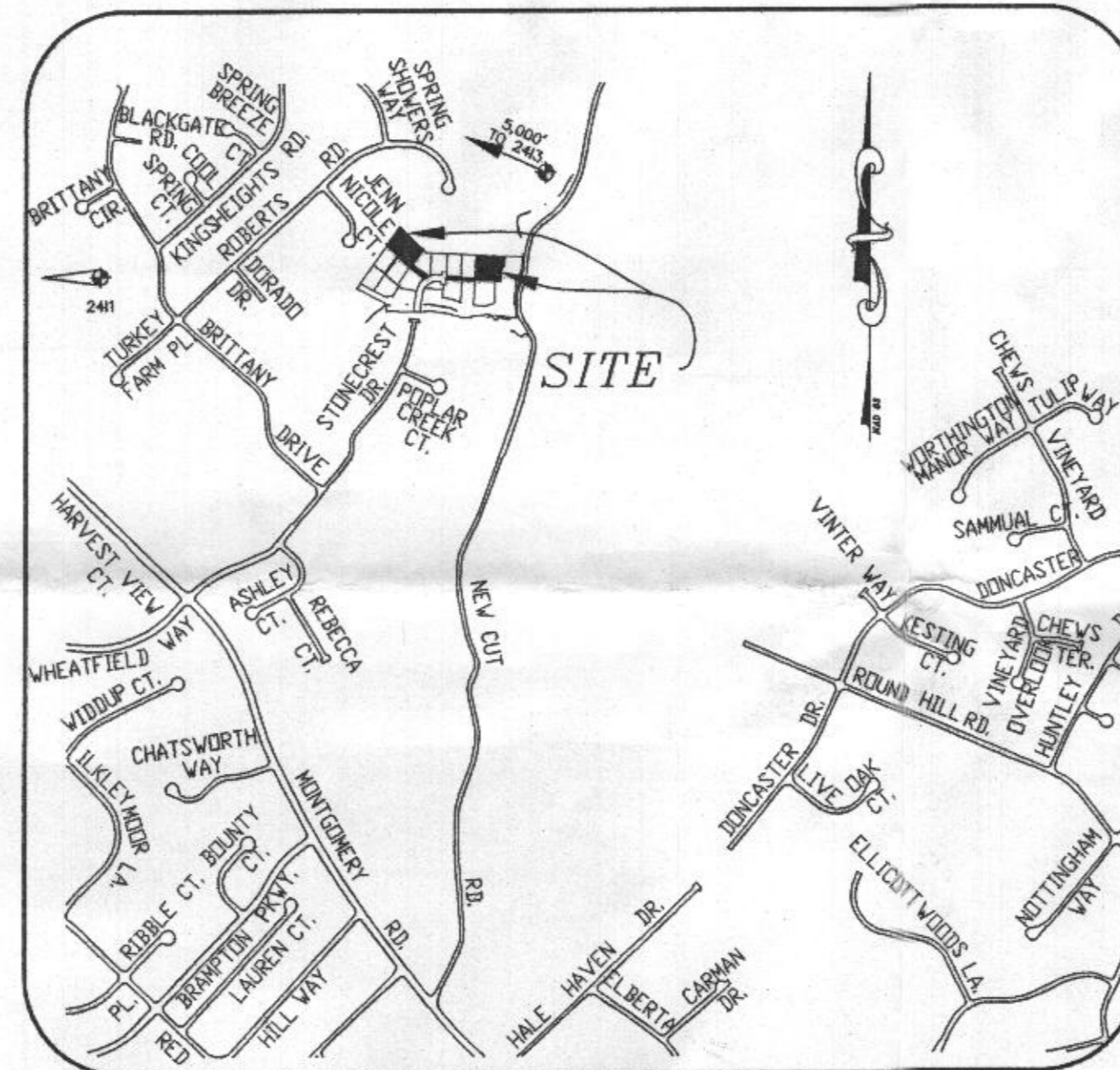
SECTION 3 LOTS 6, 7, 12 AND 13

SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

GENERAL NOTES

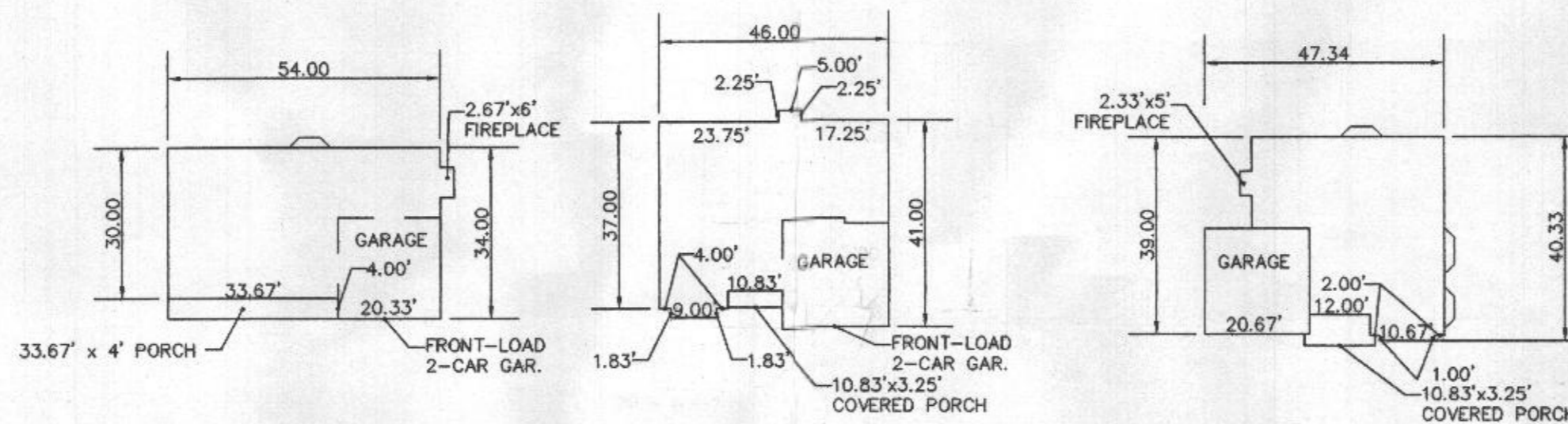
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTIONS 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
 - VERIZON 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 25, PARCEL 68 & 69, GRID 19, LOTS 6, 7, 12 AND 13.
 - ZONING: R-20
 - ELECTION DISTRICT: 2ND
 - TOTAL AREA: 1.20± AC
 - LIMIT OF DISTURBED AREA: 1.20± AC
 - AREA OF PLAN SUBMISSION: 1.20 AC ±
 - MINIMUM LOT SIZE: 12,000 SQ.FT.
 - PROPOSED USE FOR SITE: RESIDENTIAL
 - TOTAL NUMBER OF UNITS: 4
 - TYPE OF PROPOSED UNIT: SFD
 - DPZ FILES: SP-04-04, SP-98-15, P-01-14-S-97-16, S-99-21-F-00-54, F-02-06
 - DEED REFERENCE: 214/266 & 7457/328
- TOPOGRAPHIC AND BOUNDARY INFORMATION IS BASED ON MONUMENTED FIELD RUN SURVEY BY MILDENBERG, BOENDER AND ASSOC. INC. PERFORMED IN OR ABOUT AUGUST, 2003. VERTICAL DATUM IS NAD 83.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 2411 & 2413 (ALL UNITS ARE IN FEET). HOWARD COUNTY CONTROL STATIONS CONSIST OF A STANDARD STAMPED DISC SET ON TOP OF CONCRETE COLUMN.
 - STA. No. 2411 N 577,298.654 ELEV. 437.831
 - E 1,366,075.133
 - STA. No. 2413 N 580,648.904 ELEV. 404.482
 - E 1,364,974.471
- WETLANDS, STREAM AND FOREST STAND DELINEATION IS BY ECO SCIENCE PROFESSIONALS INC. ON OR ABOUT AUGUST 2003. FLOODPLAIN STUDY WAS CONDUCTED BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT SEPTEMBER 2003.
- NO CEMETERIES EXIST ON SITE.
- HISTORIC STRUCTURE HO-421 (STONE HOUSE @ BON AIR) IS TO REMAIN AS PART OF LOT 14.
- TRAFFIC STUDY BY MARS GROUP, DATED AUG. 2003, APPROVED MARCH 19, 2004.
- WETLANDS, STREAMS, 25% STEEP SLOPES AND FLOODPLAINS DO EXIST ON SITE.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- ALL DRIVEWAYS ENTRANCES TO BE H.C.STD. R-6.06 UNLESS OTHERWISE NOTED.
- 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 RESIDENCE).
 - B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.).
 - C) GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 - 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.
- PER SECTION 12B 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 SETBACKS, PORCHES OR DECKS. OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- FOREST CONSERVATION EASEMENTS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAVE BEEN FULFILLED BY RETENTION OF 1.17 ACRES, REFORESTATION OF 1.03 ACRES, AND A FEE-IN-LIEU OF 0.36 ACRES (15,246 SQ.FT.) OF REFORESTATION (A TOTAL OF 2.56 ACRES) IN THE AMOUNT OF \$7,841.08. FINANCIAL SURETY FOR THE ON-SITE RETENTION AND REFORESTATION WILL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT UNDER F-06-036.
- FOREST CONSERVATION EASEMENT(S) HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED ROAD CONSTRUCTION DRAWING OR SITE DEVELOPMENT PLAN. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- FOREST CONSERVATION EASEMENT(S) HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- LANDSCAPING HAS BEEN PROVIDED UNDER F-06-36.
- OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED UNDER F-06-36.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NOT-46-2003 AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL #75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED STREAM OR ITS BUFFER AND FOREST CONSERVATION EASEMENT AREAS.
- THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING PLANT MATERIALS, BERM, FENCES AND WALLS (AS REQUIRED UNDER F-06-36) ALL PLANTS MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- STORM WATER MANAGEMENT IS PUBLICLY OWNED AND MAINTAINED BY HOWARD COUNTY AND WILL BE PROVIDED VIA:
 - THE CHANNEL PROTECTION VOLUME IS PROVIDED BY THE EXISTING WET POND LOCATED ON STONE MANOR SECTION 1. THIS POND ALSO MANAGES THE 2 AND 10 YEAR EVENTS FOR ITS ASSOCIATED DRAINAGE AREA. THE 10% AND 1% FOR THE REMAINING AREAS OF THE SITE ARE PROVIDED BY: NATURAL AREA CONSERVATION CREDIT, SHEET FLOW TO BUFFER CREDIT AND NON-ROOFTOP DISCONNECTION CREDITS. THESE AREAS INCLUDE LOTS 1&2, AND 11-15 APPROVED UNDER F-03-36.

PERMIT INFORMATION BLOCK					
SUBDIVISION NAME STONE MANOR SECTION 3.		SECTION/AREA LOTS 6, 7, 12 AND 13		PARCEL: 68 & 69	
PLAT NO. 18584-86	BLOCK(S) 19	ZONING R-20	TAX MAP NO. 25	ELECTION DISTRICT 2ND	CENSUS TRACT 606802
WATER CODE 1-E18			SEWER CODE 7550000		



VICINITY MAP

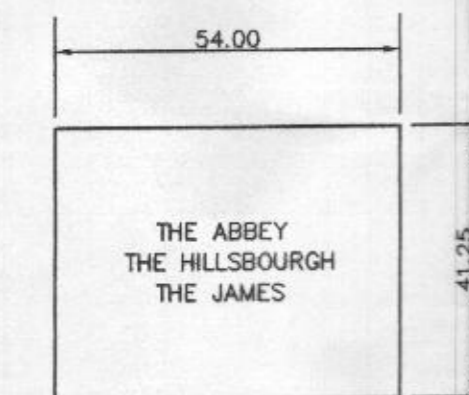
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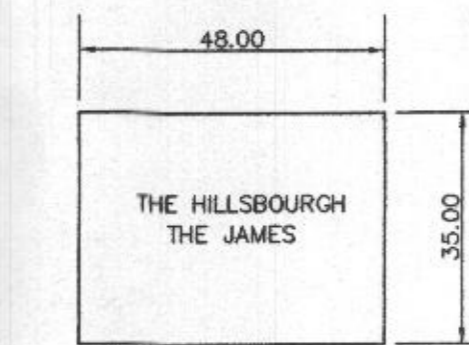
THE ABBEY

THE HILLSBOURGH

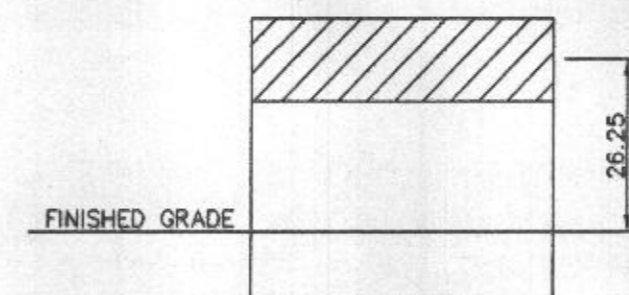
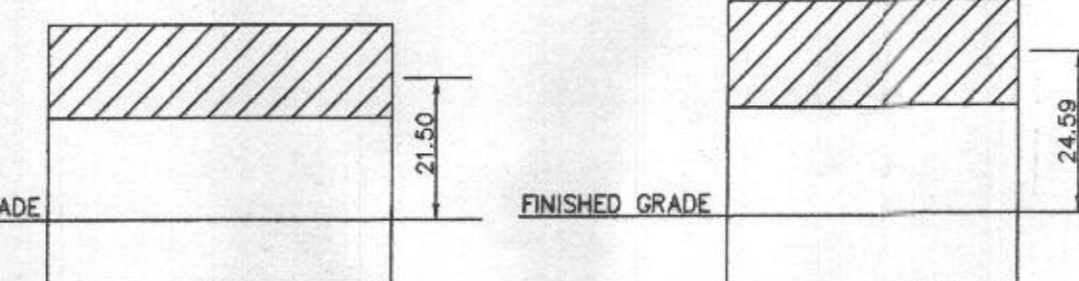
THE JAMES



GENERIC BOX "A"



GENERIC BOX "B"



OWNER

STONE MANOR III, LLC
5300 DORSEY HALL DR
ELLCOTT CITY, MD 21042

DEVELOPER

HAMILTON REED, LLC
8000 MAIN STREET
ELLCOTT CITY, MD 21043

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.

SIGNATURE OF DEVELOPER _____ DATE _____

PRINTED NAME OF DEVELOPER _____

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 _____ DATE 11/28/06

R. JACOB HIKMAT _____

PRINTED NAME OF ENGINEER _____

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

USDA - NATURAL RESOURCE CONSERVATION SERVICE _____ DATE _____

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

HOWARD SOIL CONSERVATION DISTRICT _____ DATE _____

APPROVED: DEPARTMENT OF PLANNING AND ZONING _____

CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ DATE _____

CHIEF, DIVISION OF LAND DEVELOPMENT _____ DATE _____

DIRECTOR _____ DATE _____

date	NOV 2006
project	03-028
illustration	MMT
scale	1"=30'
approval	MMT

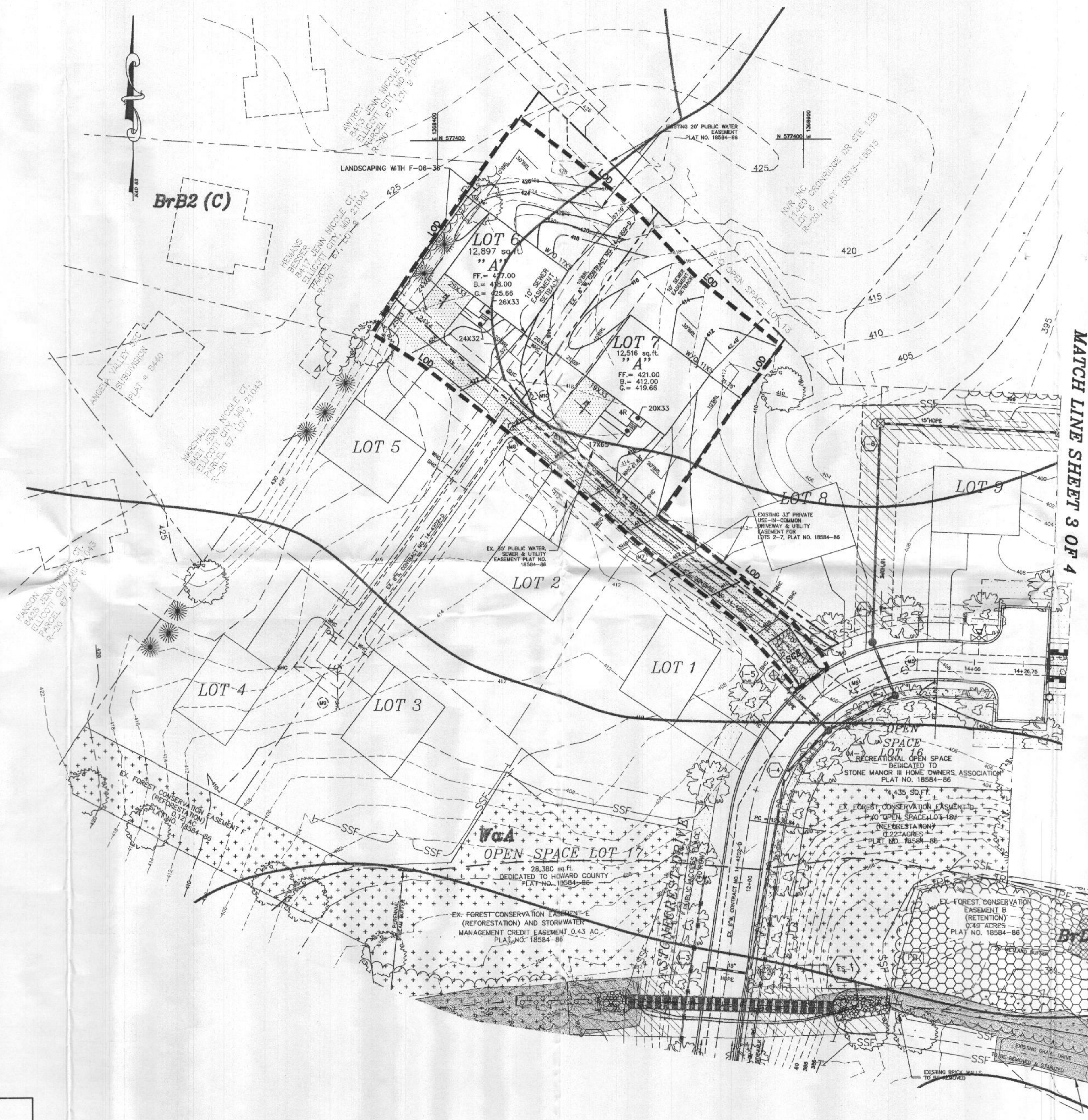
no.	description	revisions

STONE MANOR SECTION 3
 LOTS 6, 7, 12 AND 13 - SINGLE FAMILY DETACHED
 TAX MAP 25, GRID 19, PARCELS 68 & 69
 HOWARD COUNTY, MARYLAND
 SECOND ELECTION DISTRICT
 COVER SHEET

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Fax: (801) 621-5521 Wash. (410) 997-0298 Fax

SOILS CLASSIFICATION:
 BrB2 BRANDYWINE LOAM 3-8 PERCENT SLOPES, MODERATELY ERODED (C).
 BrB3 BRANDYWINE LOAM 15-25 PERCENT SLOPES, SEVERELY ERODED (C).
 WcA WATCHUNG SILT LOAM, 0-3 PERCENT SLOPES (D).
 BrF BRANDYWINE LOAM 25-60 PERCENT SLOPES (C).

- LEGEND**
- DENOTES WETLANDS
 - 100 YR FLOODPLAIN EASEMENT
 - FOREST CONSERVATION EASEMENT (RETENTION)
 - FOREST CONSERVATION EASEMENT (REFORESTATION)
 - DENOTES PROPOSED PAVED AREAS
 - 25% SLOPES OR GREATER
 - PUBLIC TREE MAINTENANCE EASEMENT
 - AREA OF ROAD DEDICATION
 - LANDSCAPING PROVIDED UNDER F-06-36.



MATCH LINE SHEET 3 OF 4

MATCH LINE SHEET 3 OF 4

BY THE DEVELOPER:
 I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS 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 SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROMOTE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN AS-BUILT PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

SIGNATURE OF DEVELOPER _____ DATE _____
 PRINTED NAME OF DEVELOPER _____

BY THE ENGINEER:
 I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL, REPRESENTS A PRACTICAL AND REASONABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROMOTE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN AS-BUILT PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

SIGNATURE OF ENGINEER DATE 2/28/06
 PRINTED NAME OF ENGINEER R. JACOB NIMMAT

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.

USDA - NATURAL RESOURCES CONSERVATION SERVICE _____ DATE _____

THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

HOWARD SOIL CONSERVATION DISTRICT _____ DATE _____

APPROVED: DEPARTMENT OF PUBLIC WORKS _____ DATE _____

CHIEF BUREAU OF HIGHWAYS _____ DATE _____

APPROVED: DEPARTMENT OF PLANNING AND ZONING _____ DATE _____

CHIEF, DIVISION OF LAND DEVELOPMENT _____ DATE _____

CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ DATE _____

OWNER
 STONE MANOR III, LLC
 5300 DORSEY HALL DR
 ELLICOTT CITY, MD 21042

DEVELOPER
 HAMILTON REED, LLC
 8000 MAIN STREET
 ELLICOTT CITY, MD 21043

date	NOV 2006
project	03-026
illustration	MMT
scale	1" = 30'
approval	MMT

no.	
description	
revisions	
date	

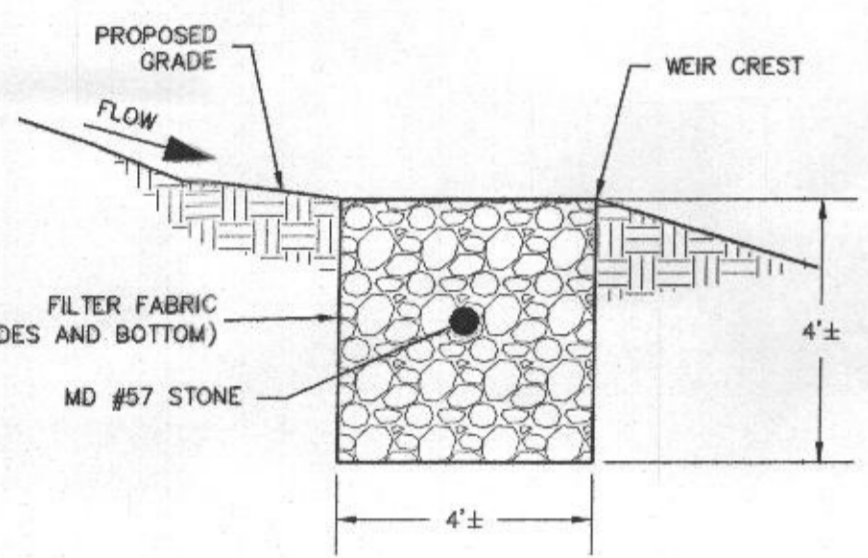
STONE MANOR SECTION 3
 LOTS 6, 7, 12 AND 13 - SINGLE FAMILY DETACHED
 TAX MAP 25, GRID 19, PARCELS 68 & 69
 SECOND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SITE DEVELOPMENT PLAN

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042
 (410) 997-0296 Fax, (301) 621-5551 Wash. (410) 997-0296 Fax

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LEGEND

- DENOTES WETLANDS
- 100 YR FLOODPLAIN EASEMENT
- FOREST CONSERVATION EASEMENT (RETENTION)
- FOREST CONSERVATION EASEMENT (REFORESTATION)
- DENOTES PROPOSED PAVED AREAS
- 25% SLOPES OR GREATER
- PUBLIC TREE MAINTENANCE EASEMENT
- AREA OF ROAD DEDICATION
- LANDSCAPING PROVIDED UNDER F-06-36.



LEVEL SPREADER DETAIL
NTS



MATCH LINE SHEET 2 OF 4

MATCH LINE SHEET 2 OF 4

BY THE DEVELOPER:

I, ME CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, 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 SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT."

SIGNATURE OF DEVELOPER _____ DATE _____

PRINTED NAME OF DEVELOPER _____

BY THE ENGINEER:

I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL, REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTICED THE DEVELOPER THAT THIS PLAN MUST BE ENFORCED BY A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION."

SIGNATURE OF ENGINEER DATE 11/28/06

R. JACOB HYMAT
PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.

USDA - NATURAL RESOURCES CONSERVATION SERVICE _____ DATE _____

THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

HOWARD SOIL CONSERVATION DISTRICT _____ DATE _____

APPROVED: DEPARTMENT OF PUBLIC WORKS

CHIEF BUREAU OF HIGHWAYS _____ DATE _____

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT _____ DATE _____

CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ DATE _____

OWNER
STONE MANOR III, LLC
5300 DORSEY HALL DR
ELLCOTT CITY, MD 21042

DEVELOPER
HAMILTON REED, LLC
8000 MAIN STREET
ELLCOTT CITY, MD 21043

SOILS CLASSIFICATION:
BrB2 BRANDYWINE LOAM 3-8 PERCENT SLOPES, MODERATELY ERODED (C).
BrB3 BRANDYWINE LOAM 15-25 PERCENT SLOPES, SEVERELY ERODED (C).
WGA WATCHUNG SILT LOAM, 0-3 PERCENT SLOPES (D).
BfF BRANDYWINE LOAM 25-60 PERCENT SLOPES (C).

Project	03-028	Date	NOV 2006
Illustration	MMT	Engineering	MMT
Scale	NTS	Approval	MMT

no.	description	revision	date

STONE MANOR SECTION 3
LOTS 6, 7, 12 AND 13 - SINGLE FAMILY DETACHED
TAX MAP 25, GRID 19, PARCELS 66 & 69
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SITE DEVELOPMENT PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 987-0286 Fax: (301) 621-5521 Wash. (410) 997-0288 Fax.