

**GENERAL NOTES:**

- TAX MAP 25 PARCEL 68 & 69
- SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST 2003 BY MILDENBERG, BOENDER & ASSOC., INC.
- THE COORDINATES SHOWN HEREON ARE BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 2411 & 2413.
 

STATION NO. 2411	N 577,298.654	ELEVATION 437.831
	E 1,366,075.133	
STATION NO. 2413	N 580,648.904	ELEVATION 404.482
	E 1,364,974.471	
- DENOTES AN IRON PIN OR IRON PIPE FOUND  
○ DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.  
BRL DENOTES A BUILDING RESTRICTION LINE
- ALL AREAS ARE MORE OR LESS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT. PUBLIC WATER & SEWER WILL BE UTILIZED.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE. HISTORIC STRUCTURE HO-421 (STONE HOUSE @ BON AIR) IS TO REMAIN AS PART OF LOT 1.
- THERE IS AN EXISTING DWELLING/STRUCTURE LOCATED ON LOT 14 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS.
- REQUIRED OPEN SPACE=7.91 X 40% = 3.16 AC±  
\*PROVIDED OPEN SPACE= 2.99 AC±  
\* EXCESS OPEN SPACE PROVIDED ON STONE MANOR SECTION 1 WILL BE UTILIZED TO COVER THE OPEN SPACE SHORTAGE OF 0.17 ACRES. STONE MANOR SECTION 1 HAS 5.583 ACRES OF EXCESS OPEN SPACE.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT).
  - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
  - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.
  - STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
  - STRUCTURE CLEARANCES - MINIMUM 12 INCHES
  - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
- ALL EXISTING STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS OR THEIR BUFFERS, 100 YEAR FLOODPLAIN EASEMENT AND FOREST CONSERVATION EASEMENT AREAS, EXCEPT AS SHOWN ON APPROVED PLANS.
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE.
- THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED BY CB50-2001. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACKS AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.

- PERIMETER LANDSCAPING 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 (23 SHADE TREES, 10 EVERGREENS) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$8,400.00.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- FOREST 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 1.17 ACRES, REFORESTATION OF 1.04 ACRES, AND A FEE-IN-LIEU OF 0.35 ACRES (15,246 SQ.FT.) OF REFORESTATION (A TOTAL OF 2.56 AC.) IN THE AMOUNT OF \$7,623.00. FINANCIAL SURETY FOR THE ON-SITE RETENTION OF 1.17 ACRES (50,965.2 SQ.FT.) IN THE AMOUNT OF \$10,193.04 AND REFORESTATION OF 1.04 ACRES (45,302.4 SQ. FT.) IN THE AMOUNT \$22,681.20 HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE TOTAL AMOUNT OF \$32,844.24.
- STORM WATER MANAGEMENT IS PRIVATELY OWNED AND MAINTAINED BY THE H.O.A 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 Wqy AND Rev 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
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- WATER & SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 16.122.B OF THE HOWARD COUNTY CODE.
- WETLANDS, STREAM AND FOREST STAND DELINEATION WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. ON OR ABOUT AUGUST 2003. FLOODPLAIN STUDY WAS CONDUCTED BY MILDENBERG, BOENDER, & ASSOCIATES, INC. ON OR ABOUT SEPTEMBER 2003.

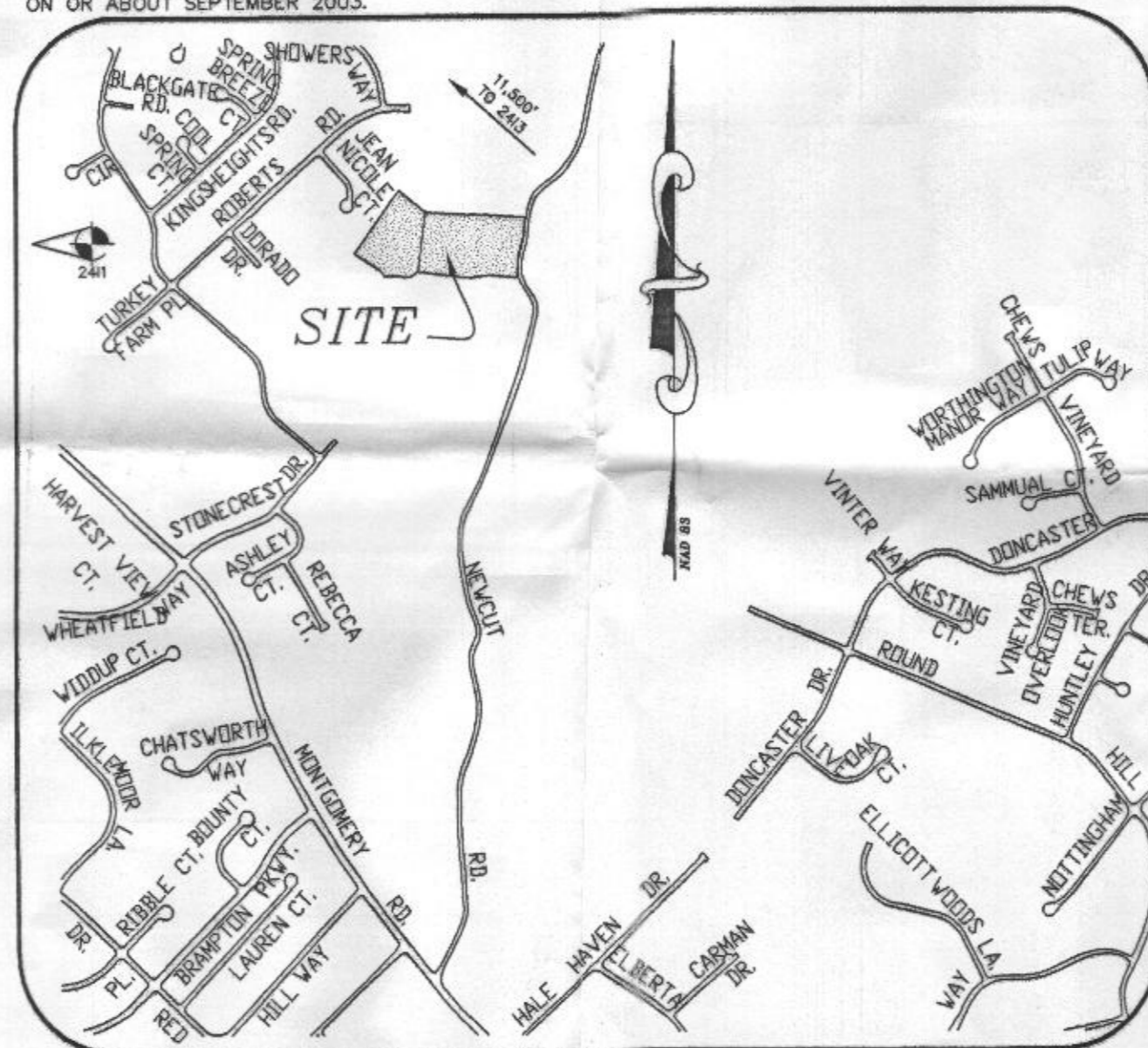
**LEGEND**

- DENOTES WETLANDS
- 100 YR FLOODPLAIN EASEMENT
- FOREST CONSERVATION EASEMENT (RETENTION)
- FOREST CONSERVATION EASEMENT (REFORESTATION)
- PRIVATE USE-IN-COMMON DRIVEWAY & UTILITY EASEMENT
- PRIVATE DRAINAGE & UTILITY EASEMENT
- PROPOSED PUBLIC TREE MAINTENANCE EASEMENT
- AREA OF ROAD DEDICATION
- PUBLIC SEWER, WATER, DRAINAGE & UTILITY EASEMENT

**COORDINATES TABLE**

POINT #	NORTHING	EASTING
101	577426.46	1368455.24
102	577268.97	1368615.08
103	577241.98	1369210.65
104	577134.43	1369201.85
105	577021.47	1369171.38
106	576881.40	1369182.42
107	576885.54	1369112.40
108	576896.34	1368991.63
109	576883.05	1368875.19
110	576882.58	1368849.00
111	576884.88	1368821.85
112	576906.40	1368740.98
113	576919.83	1368646.08
114	576916.85	1368564.51
115	576920.33	1368368.53
116	576967.04	1368363.12
117	577057.30	1368186.14
118	576917.21	1368574.23
119	577037.07	1368551.37
120	577031.27	1368590.95
121	577099.61	1368673.18
122	577098.42	1368704.16
123	577083.43	1368703.58
124	577082.07	1368733.34
125	577152.18	1368737.34
126	577153.55	1368707.27
127	577138.35	1368706.55
128	577138.48	1368700.05
129	577242.26	1369202.49
130	577212.32	1369198.75
131	577190.98	1369197.13
132	577155.74	1369193.94
133	577118.61	1369186.35
134	577075.47	1369174.79
135	577046.87	1369166.81
136	577021.47	1369171.38
137	577014.74	1369160.52
138	576972.18	1369157.57
139	576940.40	1369158.80
140	576921.04	1369163.04

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.



**VICINITY MAP**

SCALE: 1"=100'

**OPEN SPACE TABULATION (SECTIONS 1-3)**

	EXISTING SECTION 1 F-99-45	SECTION 2 F-01-15	SECTION 3 SP-04-04
GROSS AREA:	30.815 AC ±	9.797 AC ±	7.91 AC ±
AREA OF STEEP SLOPES:	00.00 AC ±	00.00 AC ±	0.99 AC ±
AREA OF FLOODPLAIN:	3.288 AC ±	00.00 AC ±	2.78 AC ±
NET AREA:	27.53 AC ±	9.797 AC ±	4.14 AC ±
AREA OF PROPOSED BUILDABLE LOTS SFD:	13.471 AC ±	00.00 AC ±	4.53 AC ±
AREA OF PROPOSED BUILDABLE LOTS SFA:	13.471 AC ±	00.00 AC ±	4.53 AC ±
TOTAL AREA OF PROPOSED BUILDABLE LOTS:	00.00 AC ±	00.00 AC ±	00.00 AC ±
AREA OF PROPOSED ROAD (R/W):	2.520 AC ±	00.00 AC ±	0.393 AC ±
REQUIRED OPEN SPACE (40% OF GROSS AREA):	12.33 AC ±	3.94 AC ±	3.16 AC ±
PROVIDED OPEN SPACE:	14.823 AC ±	5.16 AC ±	2.99 AC ±
NON CREDITED OPEN SPACE:	00.00 AC ±	00.00 AC ±	00.00 AC ±
CREDITED OPEN SPACE:	00.00 AC ±	5.16 AC ±	2.99 AC ±
REQUIRED RECREATIONAL OPEN SPACE (250 S.F. PER LOT):	7000 S.F.	3000 S.F.	3,750 S.F.
PROVIDED RECREATIONAL OPEN SPACE:	7378 S.F.	3000 S.F.	4,400 S.F.
NUMBER OF BUILDABLE LOTS ALLOWED (NET AREA x 2):	55	0	9
NUMBER OF PROPOSED BUILDABLE LOTS (SFD):	28	12	15
NUMBER OF PROPOSED BUILDABLE LOTS (SFA):	0	0	0
NUMBER OF PROPOSED BUILDABLE LOTS:	28	12	15
NUMBER OF PROPOSED OPEN SPACE LOTS:	3	2	3
NUMBER OF BULK PARCELS:	0	0	0
TOTAL NUMBER OF PROPOSED LOTS:	31	14	18

THE REQUIREMENTS OF §3-108, THE REAL PROPERTY ARTICLE ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

JOHN B. MILDENBERG, SURVEYOR	DATE
VALDA LLC	DATE
CORUN WILLIAM PAUL & WF	DATE

**AREA TABULATION**

NUMBER OF BUILDABLE LOTS	15
NUMBER OF OPEN SPACE LOTS	3
NUMBER OF LOTS OR PARCELS	18
AREA OF BUILDABLE LOTS	4.53 AC ±
AREA OF NON-BUILDABLE LOTS	N/A
AREA OF OPEN SPACE LOTS	2.99 AC
AREA OF ROADWAY	0.39 AC
AREA	7.91 AC ±

**OWNERS**

VALDA LLC.  
5300 DORSEY HALL DRIVE  
ELLCOTT CITY, MD 21042

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

**OWNER'S STATEMENT**

WE, CORUN WILLIAM PAUL & WF, AND VALDA LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

VALDA LLC, OWNER \_\_\_\_\_ WITNESS \_\_\_\_\_

CORUN WILLIAM PAUL & WF, OWNER \_\_\_\_\_ WITNESS \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE PARCEL OF LAND, CONVEYED BY EDUARDO VALDA TO VALDA LLC BY DEED DATED 08/06/2003, AND A SUBDIVISION OF THE PARCEL OF LAND CONVEYED BY WILLIAM T. ROBERTS & WF TO WILLIAM PAUL CORUN & WF BY DEED DATED 12/26/1949. RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 7457 FOLIO 328 AND LIBER 214 FOLIO 266 THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

JOHN B. MILDENBERG, L.S. NO. 10718 \_\_\_\_\_ DATE \_\_\_\_\_

RECORDED AS PLAT ON AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**STONE MANOR SECTION 3**  
LOTS 1-15, OPEN SPACE LOTS 16-18  
& NON BUILDABLE BULK PARCEL A

SHEET 1 OF 3

TAX MAP 25 PARCEL 68 & 69 DPZ FILE#S: SP-04-04

2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING R-20

SCALE: 1"=50' DATE: AUGUST 2005

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0296 Ball. (301) 621-5521 Wash. (410) 997-0298 Fax.

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**MINIMUM LOT SIZE TABLE**

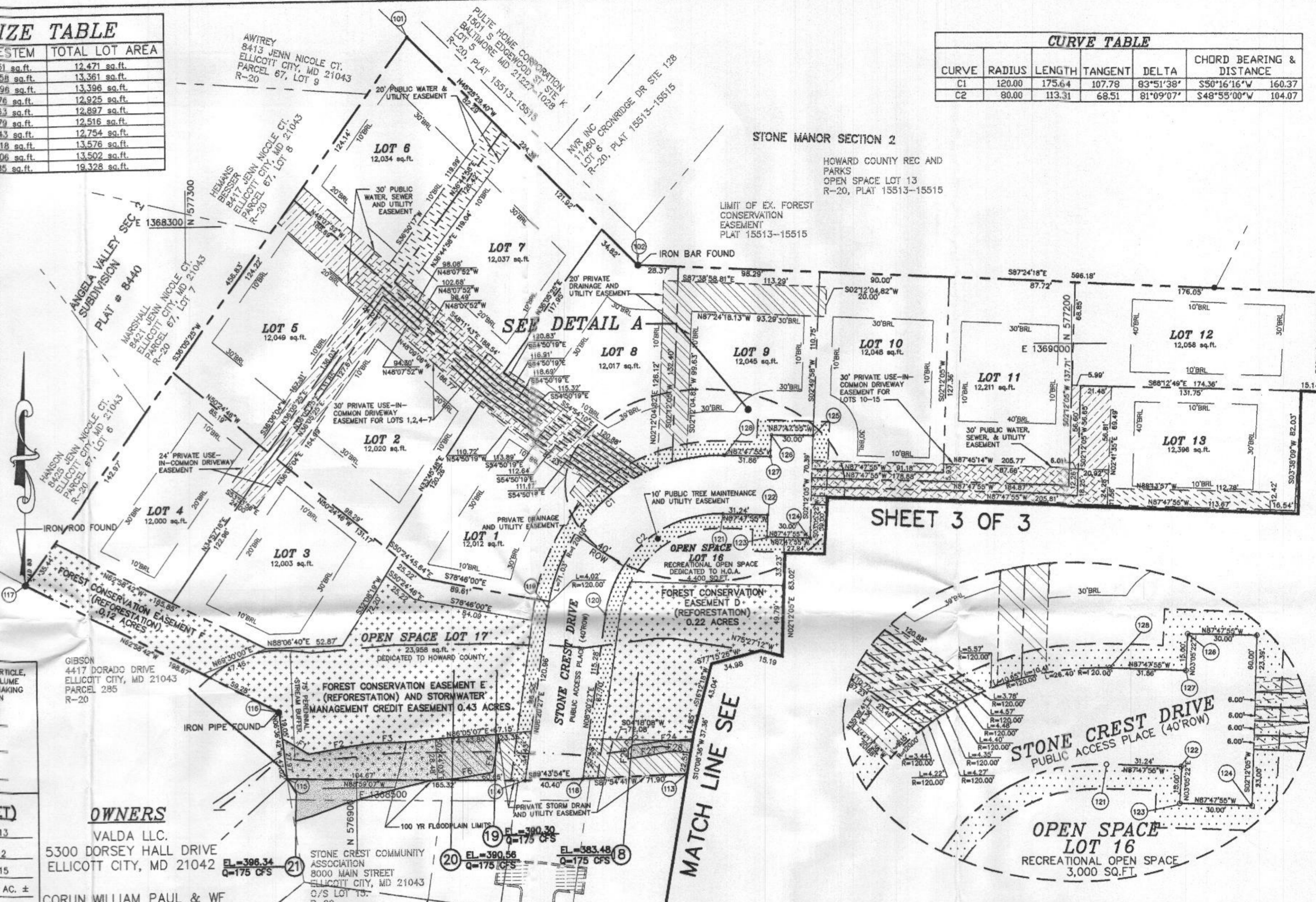
LOT NO.	MINIMUM LOT AREA	PIPESTEM	TOTAL LOT AREA
2	12,020 sq.ft.	451 sq.ft.	12,471 sq.ft.
3	12,003 sq.ft.	1,358 sq.ft.	13,361 sq.ft.
4	12,000 sq.ft.	1,396 sq.ft.	13,396 sq.ft.
5	12,049 sq.ft.	876 sq.ft.	12,925 sq.ft.
6	12,034 sq.ft.	863 sq.ft.	12,897 sq.ft.
7	12,037 sq.ft.	479 sq.ft.	12,516 sq.ft.
11	12,211 sq.ft.	543 sq.ft.	12,754 sq.ft.
12	12,058 sq.ft.	1,518 sq.ft.	13,576 sq.ft.
13	12,396 sq.ft.	1,106 sq.ft.	13,502 sq.ft.
14	18,443 sq.ft.	885 sq.ft.	19,328 sq.ft.

**FLOODPLAIN TABLE**

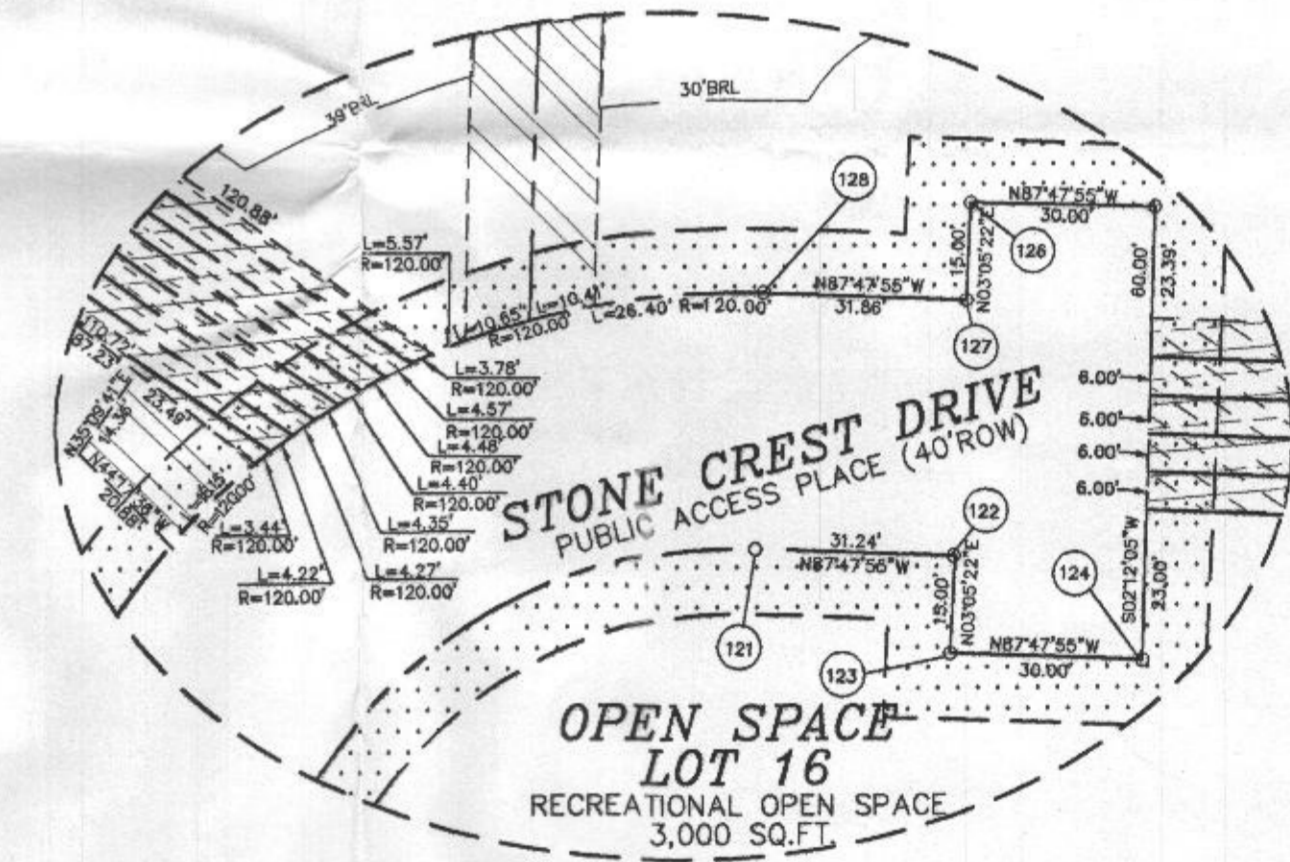
LINE	LENGTH	BEARING
F1	21.30	S59°21'00"E
F2	43.70	N80°37'09"E
F3	23.55	N88°49'55"E
F4	65.44	N85°45'45"E
F5	26.82	S09°24'46"W
F6	34.34	S82°21'33"W
F24	17.19	N60°51'11"E
F25	26.93	N16°34'16"E
F26	33.66	N05°57'07"E
F27	26.33	N13°49'55"E
F28	13.75	N35°43'51"E

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING & DISTANCE
C1	120.00	175.64	107.78	83°51'38"	S50°16'16"W 160.37
C2	80.00	113.31	68.51	81°09'07"	S48°55'00"W 104.07



SHEET 3 OF 3



**DETAIL A**

SCALE: 1"=30'

THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

JOHN B. MILDENBERG, SURVEYOR	DATE
DON REUWER, VALDA LLC.	DATE
CORUN WILLIAM PAUL & WF	DATE

**AREA TABULATION (THIS SHEET)**

NUMBER OF BUILDABLE LOTS	13
NUMBER OF OPEN SPACE LOTS	2
NUMBER OF LOTS OR PARCELS	15
AREA OF BUILDABLE LOTS	4.22 AC. ±
AREA OF NON-BUILDABLE LOTS	N/A
AREA OF OPEN SPACE LOTS	0.84 AC.
AREA OF ROADWAY DEDICATION	N/A
AREA	5.06 AC. ±

**OWNERS**

VALDA LLC.  
5300 DORSEY HALL DRIVE  
ELLCOTT CITY, MD 21042

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

STONE CREST COMMUNITY ASSOCIATION  
8000 MAIN STREET  
ELLCOTT CITY, MD 21043  
O/S LOT 15.  
R-20  
PLAT 15002-15006

**OWNER'S STATEMENT**

WE, CORUN WILLIAM PAUL & WF, AND VALDA LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE PARCEL OF LAND, CONVEYED BY EDUARDO VALDA TO VALDA LLC BY DEED DATED 08/06/2003, AND A SUBDIVISION OF THE PARCEL OF LAND CONVEYED BY WILLIAM T. ROBERTS & WF TO WILLIAM PAUL CORUN & WF BY DEED DATED 12/26/1949, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 7457 FOLIO 328 AND LIBER 214 FOLIO 266 THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

RECORDED AS PLAT ON AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**STONE MANOR SECTION 3**  
LOTS 1-13 & OPEN SPACE LOTS 16 & 17

SHEET 2 OF 3

TAX MAP 25  
PARCEL 68 & 69  
DPZ FILE#S: SP-04-04

2ND ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
EX. ZONING R-20

SCALE: 1"=50'  
DATE: AUGUST 2005

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0296 Ball. (301) 621-5521 Wash. (410) 997-0298 Fax.

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FLOODPLAIN TABLE		
LINE	LENGTH	BEARING
F7	13.82	S49°26'51"E
F8	21.70	S74°27'02"E
F9	8.30	S89°36'43"E
F10	31.82	S71°28'45"E
F11	11.59	S85°34'45"E
F12	30.60	N80°20'46"E
F13	6.93	S02°20'54"W
F14	3.85	S46°44'08"W
F15	51.81	S85°04'07"W
F16	63.75	N77°13'09"W
F17	20.71	S81°54'20"W
F18	64.22	N67°12'36"W
F19	19.18	N61°08'02"W
F20	11.94	N50°55'51"W
F21	6.88	N04°41'27"E
F22	28.15	N46°55'56"E
F23	25.35	N16°35'45"W
F29	26.36	N07°03'24"E
F30	55.64	N34°07'57"E
F31	37.70	N14°18'11"E
F32	50.25	N08°37'45"E
F33	48.82	N02°52'39"W
F40	85.34	S07°29'53"W
F41	27.47	S02°19'56"E

WETLAND TABLE		
LINE	LENGTH	BEARING
W1	25.62	N63°27'30"E
W2	42.95	S84°17'43"E
W3	32.14	S46°29'53"E
W4	7.56	N72°02'53"W
W5	82.75	N81°13'55"W

PROPERTY LINE TABLE		
LINE	LENGTH	BEARING
P1	30.26	S07°07'19"W
P2	21.35	S04°21'05"W
P3	35.43	S05°09'44"W
P4	37.90	S11°33'03"W
P5	34.17	S14°49'49"W
P6	40.19	S15°35'29"W
P7	32.74	S11°04'26"W
P8	41.80	S04°05'40"W
P9	32.67	S02°13'56"E
P10	26.76	S12°19'53"E

THE REQUIREMENTS OF §§3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

JOHN B. MILDENBERG, SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_  
 DON REUWER, VALDA LLC. \_\_\_\_\_ DATE \_\_\_\_\_  
 CORUN WILLIAM PAUL & WF \_\_\_\_\_ DATE \_\_\_\_\_

**AREA TABULATION (THIS SHEET)**

NUMBER OF BUILDABLE LOTS	2
NUMBER OF OPEN SPACE LOTS	1
NUMBER OF LOTS OR PARCELS	3
AREA OF BUILDABLE LOTS	0.72 AC. ±
AREA OF NON-BUILDABLE LOTS	N/A
AREA OF OPEN SPACE LOTS	2.06 AC.
AREA OF ROADWAY DEDICATION	0.073 AC.
AREA	2.85 AC. ±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT

HOWARD COUNTY HEALTH OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**OWNERS**

VALDA LLC.  
 5300 DORSEY HALL DRIVE  
 ELLICOTT CITY, MD 21042  
 CORUN WILLIAM PAUL & WF  
 4398 NEW CUT RD  
 ELLICOTT CITY MD 21042

**OWNER'S STATEMENT**

WE, CORUN WILLIAM PAUL & WF, AND VALDA LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

DON REUWER, VALDA LLC. \_\_\_\_\_

CORUN WILLIAM PAUL & WF, OWNER \_\_\_\_\_

WITNESS \_\_\_\_\_

WITNESS \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT. THAT IT IS A SUBDIVISION OF THE PARCEL OF LAND, CONVEYED BY EDUARDO VALDA TO VALDA LLC BY DEED DATED 08/06/2003, AND A SUBDIVISION OF THE PARCEL OF LAND CONVEYED BY WILLIAM T. ROBERTS & WF TO WILLIAM PAUL CORUN & WF BY DEED DATED 12/26/1949. RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 7457 FOLIO 328 AND LIBER 214 FOLIO 266 THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

JOHN B. MILDENBERG, L.S. NO. 10718 \_\_\_\_\_

DATE \_\_\_\_\_

RECORDED AS PLAT \_\_\_\_\_ ON \_\_\_\_\_ AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

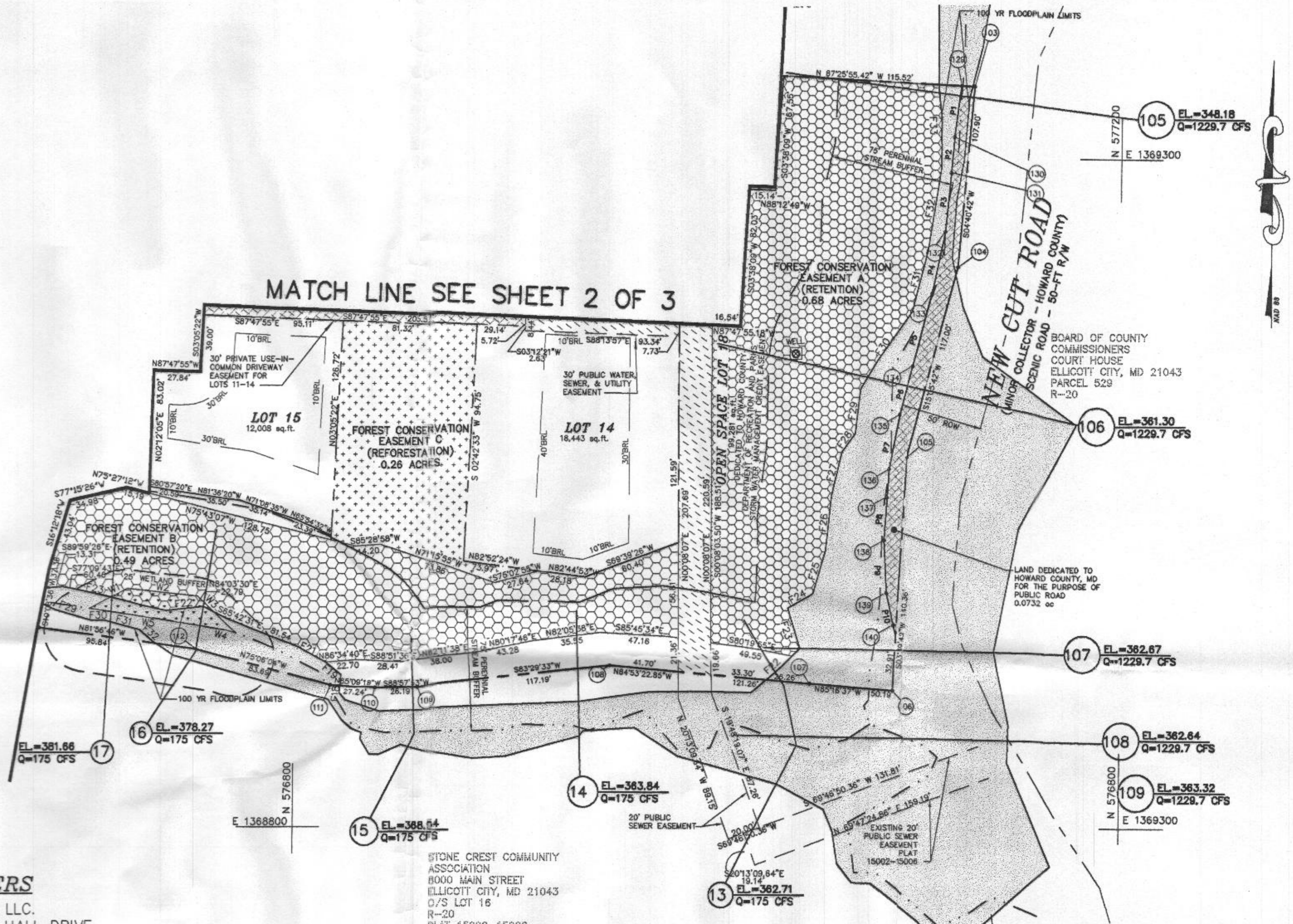
STONE MANOR SECTION 3  
 LOTS 14 & 15, AND OPEN SPACE LOT 18

SHEET 3 OF 3

TAX MAP 25 2ND ELECTION DISTRICT SCALE: 1"=50'  
 PARCEL 68 & 69 HOWARD COUNTY, MARYLAND DATE: AUGUST 2005  
 DPZ FILE#S: SP-04-04 EX. ZONING R-20

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
 (410) 997-0296 Ball. (301) 621-5521 Wash. (410) 997-0298 Fax.



BrB2

BrB2 (C)

BrF (C)

DS(C)

WLA(D)

BrD2

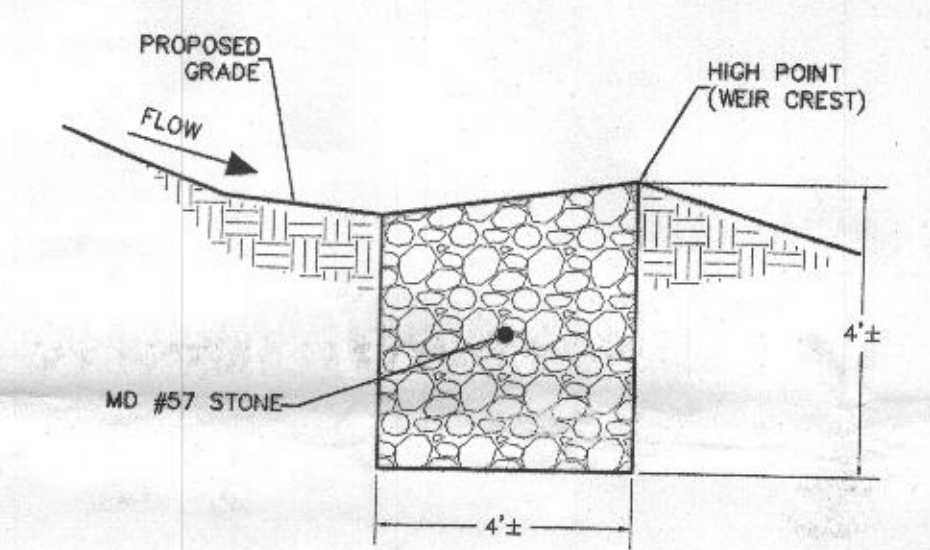
THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

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

**SOILS CLASSIFICATION:**  
 BrB2 BRANDYWINE LOAM 3-8 PERCENT SLOPES, MODERATELY ERODED (C)  
 BrD3 BRANDYWINE LOAM 15-25 PERCENT SLOPES, SEVERELY ERODED (C)  
 WLA 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)
- PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT
- PRIVATE DRAINAGE & UTILITY EASEMENT
- 10' PUBLIC TREE MAINTENANCE EASEMENT
- AREA OF ROAD DEDICATION
- PUBLIC SEWER, WATER, DRAINAGE & UTILITY EASEMENT
- 25% SLOPES OR GREATER
- DENOTES 4' CONCRETE SIDEWALK
- DENOTES LIMITS OF DISTURBANCE
- EXISTING PAVEMENT & CURB AND GUTTER TO BE REMOVED
- DENOTES PROPOSED PAVED AREAS
- STABILIZED CONSTRUCTION ENTRANCE
- SUPER SILT FENCE



Project	date	score	description	revisions
09-028	AUG 2005	EGJ		
Illustration	EGJ			
scale	EGJ			
approval				

no.	date

**STONE MANOR SECTION 3**  
 LOTS 1-15 & OPEN SPACE LOTS 16-18  
 TAX MAP 25 PARCELS 68 & 69 SECOND ELECTION DISTRICT  
 GRADING, EROSION AND SEDIMENT CONTROL PLAN

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



**OWNERS**  
 VALDA LLC  
 8000 MAIN STREET  
 ELLICOTT CITY, MD 21043  
 CORUN WILLIAM PAUL & WF  
 4388 NEW CUT RD  
 ELLICOTT CITY MD 21042

# ROAD CONSTRUCTION PLANS

## STONE MANOR

### SECTION 3

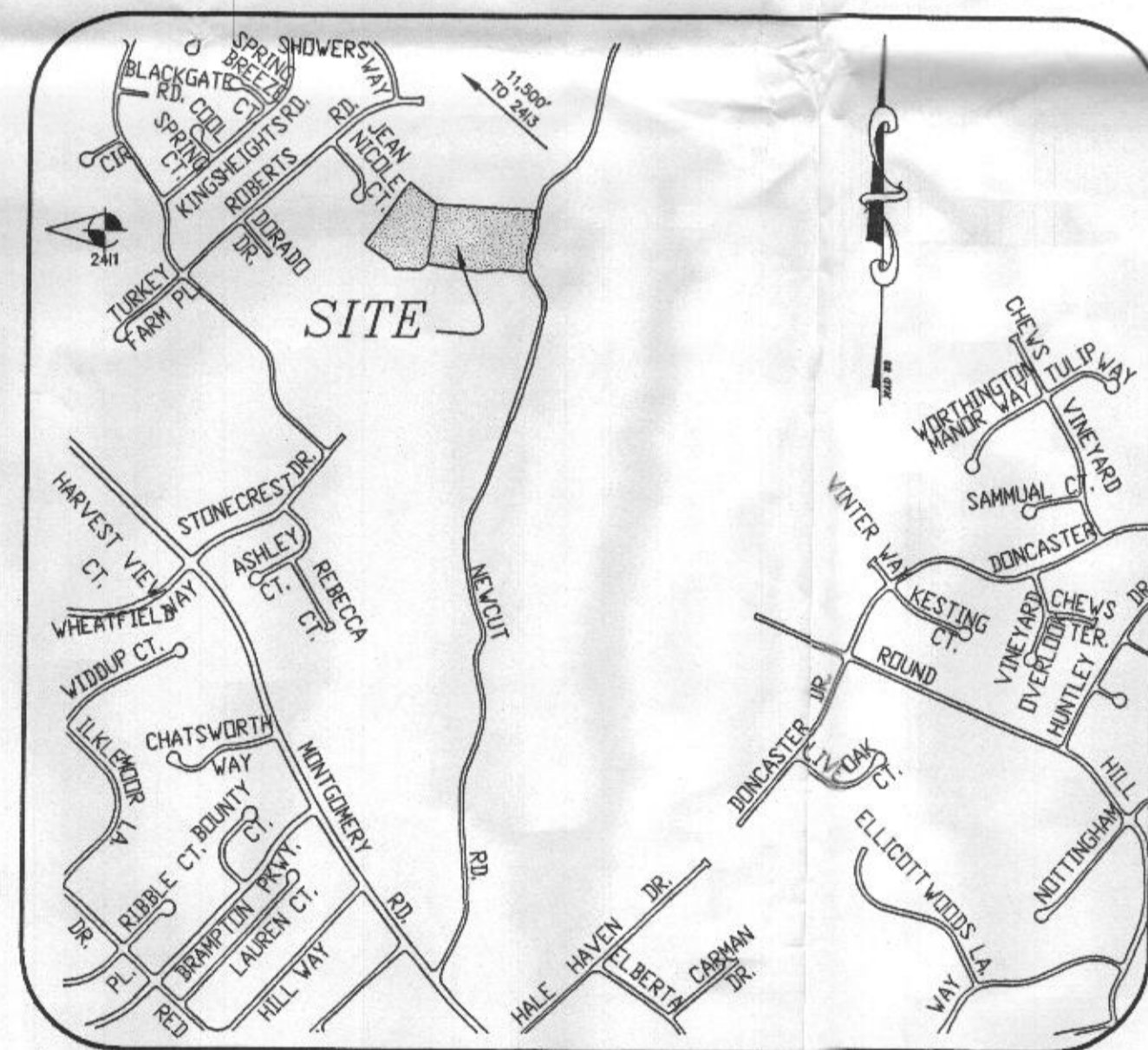
#### LOTS 1-15 & OPEN SPACE LOTS 16-18

#### SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

### SHEET INDEX

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ROAD PLANS, PROFILES AND TYPICAL SECTIONS	2
CULVERT PROFILES AND DETAILS	3
GRADING, EROSION AND SEDIMENT CONTROL PLAN	4
SEDIMENT CONTROL NOTES AND DETAILS	5
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STORM DRAIN PROFILES	7
LANDSCAPE AND FOREST CONSERVATION PLAN	8

RELATED DPZ #'S:  
SP-04-04



VICINITY MAP

SCALE: 1"=1000'

#### OWNERS

VALDA LLC.  
5300 DORSEY HALL DRIVE  
ELLCOTT CITY, MD 21042  
  
CORUN WILLIAM PAUL & WF  
4398 NEW CUT RD  
ELLCOTT CITY MD 21042

#### GENERAL NOTES:

- THIS PROPERTY IS ZONED R-20 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN.
- SITE DATA:  
ZONING: R-20  
TAX MAP 25 PARCEL 68 & 69 GRID 19  
SECOND ELECTION DISTRICT  
DEED REFERENCE: 214/ 266 & 7457/ 328  
MINIMUM LOT SIZE: 12,000 SQ. FT.  
AREA OF REQUIRED OPEN SPACE LOTS: 7.91 X 40% = 3.16 ACRES  
AREA OF PROPOSED OPEN SPACE LOTS: 2.99 ACRES ±  
AREA OF ROAD DEDICATION: 0.073 ACRES ±
- 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 IN FEET).  
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
- THIS SUBDIVISION IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS AMENDED ON OCTOBER 2, 2003.
- 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 RESIDENCE)  
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 (H2S 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 & TOPOGRAPHY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY DONE BY MILDENBERG, BOENDER AND ASSOCIATES ON OR ABOUT AUG. 2003.
- STORM WATER MANAGEMENT IS PUBLICLY OWNED AND MAINTAINED BY THE H.O.A 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 WQV AND REV 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
- WETLANDS, STREAM AND FOREST STAND DELINEATION IS BY ECO SCIENCE PROFESSIONALS INC. ON OR ABOUT AUGUST 2303. FLOODPLAIN STUDY WAS CONDUCTED BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT SEPTEMBER 2003.
- WETLANDS, STREAMS, 25% STEEP SLOPES AND FLOODPLAINS DO EXIST ON SITE.
- 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.
- 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.
- FOREST 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 1.17 ACRES, REFORESTATION OF 1.04 ACRES, AND A FEE-IN-LIEU OF 0.35 ACRES (15,246 SQ.FT.) OF REFORESTATION (A TOTAL OF 2.56 AC.) IN THE AMOUNT OF \$7,623.00. 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.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS OR THEIR BUFFERS, 100 YEAR FLOODPLAIN EASEMENT AND FOREST CONSERVATION EASEMENT AREAS, EXCEPT AS SHOWN ON APPROVED PLANS.
- UTILITY AND ROADWAY (STONE CREST DRIVE) CROSSINGS SHOWN ARE DETERMINED NECESSARY DISTURBANCE BY THE DEPARTMENT OF PLANNING AND ZONING AND THE HOWARD CONSERVATION DISTRICT IN ACCORDANCE WITH SECTION 16.118(C) OF THE FIFTH EDITION SUBDIVISION AND LAND DEVELOPMENT REGULATION.
- DEVELOPMENT AND CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE.
- THERE IS AN EXISTING DWELLING/STRUCTURE LOCATED ON LOT 14 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- WATER & SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

#### OPEN SPACE TABULATION (SECTIONS 1-3)

	EXISTING SECTION 1 F-99-45	SECTION 2 F-01-15	SECTION 3 SP-04-04
GROSS AREA:	30.815 AC ±	9.797 AC ±	7.91 AC ±
AREA OF STEEP SLOPES:	00.00 AC ±	00.00 AC ±	0.99 AC ±
AREA OF FLOODPLAIN:	3.288 AC ±	00.00 AC ±	2.78 AC ±
NET AREA:	27.527 AC ±	9.797 AC ±	4.14 AC ±
AREA OF PROPOSED BUILDABLE LOTS SFD:	13.471 AC ±	00.00 AC ±	4.53 AC ±
AREA OF PROPOSED BUILDABLE LOTS SFA:	00.00 AC ±	00.00 AC ±	00.00 AC ±
TOTAL AREA OF PROPOSED BUILDABLE LOTS:	13.471 AC ±	00.00 AC ±	4.53 AC ±
AREA OF PROPOSED ROAD (R/W):	2.520 AC ±	00.00 AC ±	0.393 AC ±
REQUIRED OPEN SPACE (40% OF GROSS AREA):	12.333 AC ±	2.94 AC ±	3.16 AC ±
PROVIDED OPEN SPACE:	14.823 AC ±	5.16 AC ±	2.99 AC ±
NON CREDITED OPEN SPACE:	00.00 AC ±	00.00 AC ±	00.00 AC ±
CREDITED OPEN SPACE:	00.00 AC ±	5.16 AC ±	2.99 AC ±
REQUIRED RECREATIONAL OPEN SPACE (250 S.F. PER LOT):	7000 S.F.	3000 S.F.	3,750 S.F.
PROVIDED RECREATIONAL OPEN SPACE:	7378 S.F.	3000 S.F.	4,400 S.F.
NUMBER OF BUILDABLE LOTS ALLOWED (NET AREA X 2):	55	0	9
NUMBER OF PROPOSED BUILDABLE LOTS (SFD):	28	12	15
NUMBER OF PROPOSED BUILDABLE LOTS (SFA):	0	0	0
NUMBER OF PROPOSED BUILDABLE LOTS:	28	12	15
NUMBER OF PROPOSED OPEN SPACE LOTS:	3	2	3
NUMBER OF BULK PARCELS:	0	0	0
TOTAL NUMBER OF PROPOSED LOTS:	31	14	18

\* : EXCESS OPEN SPACE PROVIDED ON STONE MANOR SECTION 1 WILL BE USED TO SATISFY THE OPEN SPACE SHORTAGE ON STONE MANOR SECTION 3.

Project	05-028	date	AUG. 2005
Illustration	EGJ	engineering	EGJ
scale	EGJ	approval	EGJ
NTS			

no.	description	date

STONE MANOR, SECTION 3  
LOTS 1-15 & OPEN SPACE LOTS 16-18  
TAX MAP 25, PARCELS 68 & 69  
HOWARD COUNTY, MARYLAND  
SECOND ELECTION DISTRICT  
COVER SHEET

MILDENBERG, BOENDER & ASSOC., INC.  
Engineers Planners Surveyors  
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