

SHEET INDEX	
Sheet No.	Description
1	TITLE SHEET
2	PRELIMINARY PLAN
3	SCHEMATIC GRADING AND SEDIMENT CONTROL PLAN
4	FOREST CONSERVATION PLAN
5	FOREST CONSERVATION NOTES & DETAILS

PRELIMINARY PLAN STONE MANOR

SECTION 2

LOTS 1 - 14

ZONED: R-20

TAX MAP NO. 25, PARCEL NO. 70, GRID NO. 19

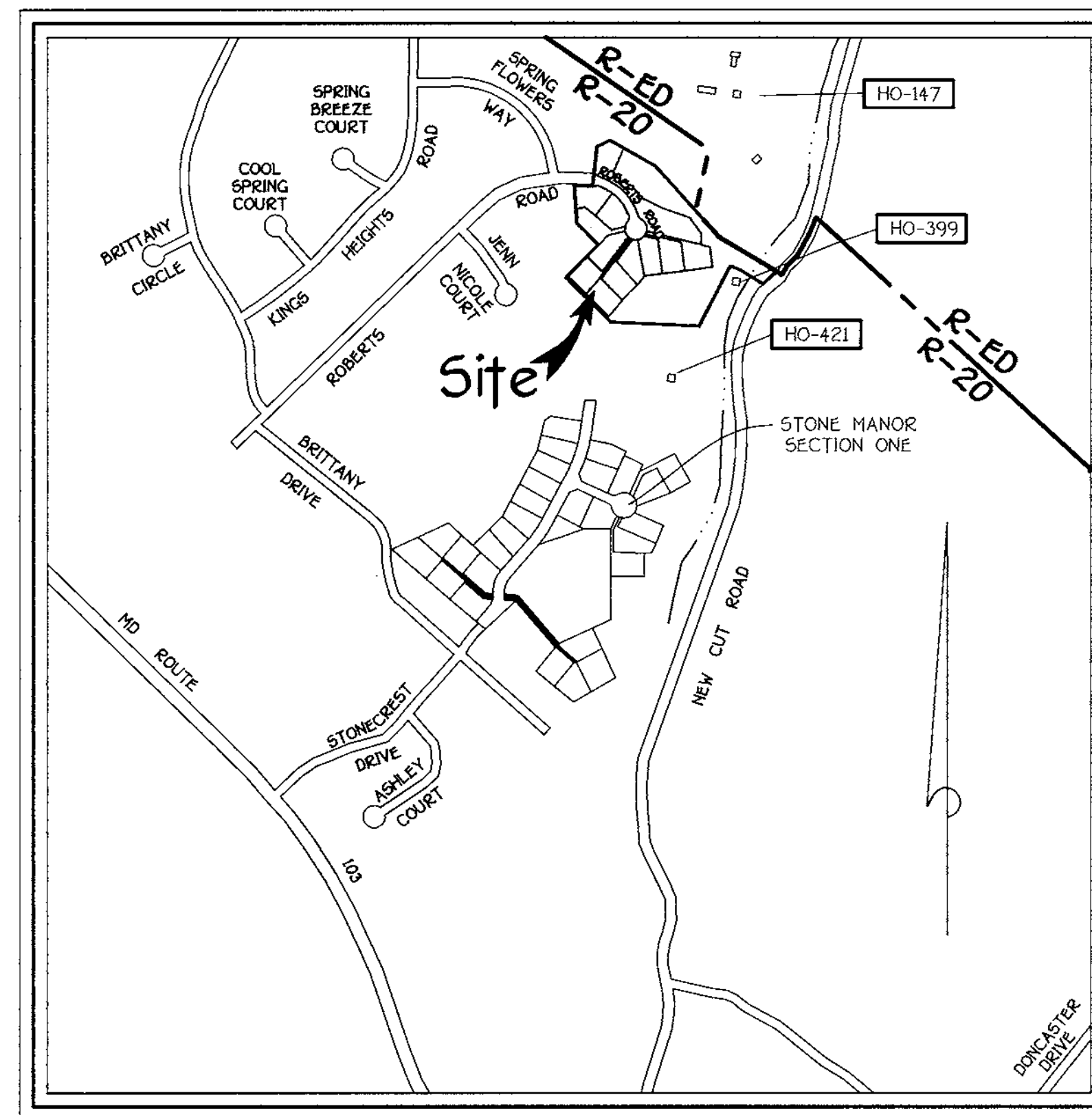
SECOND ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

U.S. EQUIVALENT COORDINATE TABLE		
Point	North	East
1879	N 578092.67	E 1368610.91
1880	N 577975.05	E 1368917.71
1881	N 577826.37	E 1368951.48
3148	N 577653.10	E 1369107.14
3003	N 577498.06	E 1369368.05
1511	N 577441.06	E 1369305.39
1530	N 577503.16	E 1369202.47
1467	N 577522.33	E 1369156.91
1509	N 577250.99	E 1369015.81
3220	N 577268.81	E 1368815.28
1623	N 577426.44	E 1368455.30
1624	N 577471.01	E 1368410.52
1868	N 577618.19	E 1368557.22
1869	N 577714.90	E 1368460.19
1870	N 577888.05	E 1368449.45
1871	N 577883.39	E 1368530.76
1877	N 577942.83	E 1368538.98
1878	N 578065.13	E 1368551.48

MINIMUM LOT SIZE CHART			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
5	15,584 Sq.Ft.	1,512 Sq.Ft.	14,072 Sq.Ft.
6	15,753 Sq.Ft.	1,726 Sq.Ft.	14,027 Sq.Ft.
7	15,334 Sq.Ft.	944 Sq.Ft.	14,390 Sq.Ft.
10	15,523 Sq.Ft.	1,481 Sq.Ft.	14,042 Sq.Ft.
11	16,856 Sq.Ft.	2,701 Sq.Ft.	14,155 Sq.Ft.

STREET LIGHT CHART				
DWG. No.	STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE
2	ROBERTS ROAD	CL. STA. 13+94	ØR	100-WATT "TRADITIONAIRE" H.P.S. VAPOR FIXTURE POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.
2	ROBERTS ROAD	L.P. STA. 0+50	2' BEHIND CURB	100-WATT "TRADITIONAIRE" H.P.S. VAPOR FIXTURE POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.



VICINITY MAP
SCALE: 1" = 600'

SCHEDULE A PERIMETER LANDSCAPE EDGE							
PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NUMBER OF PLANTS REQUIRED	
						SHADE TREES	EVERGREEN TREES
P-1	ADJACENT TO PERIMETER	A	173.48'	YES (90')	NO	2	-
P-2	ADJACENT TO PERIMETER	A	137.00'	NO	NO	3	-
P-3	ADJACENT TO PERIMETER	A	207.80'	NO	NO	4	-
P-4	ADJACENT TO PERIMETER	A	287.77'	NO	NO	6	-
P-5	ADJACENT TO PERIMETER	A	400.92'	YES (400.92')	NO	0	-
P-6	ADJACENT TO PERIMETER	A	305.84'	YES (305.84')	NO	0	-
P-7	ADJACENT TO PERIMETER	A	189.63'	YES (74')	NO	2	-
P-8	ADJACENT TO ROADWAY	B	86.03'	YES (66.03')	NO	1	1
P-9	ADJACENT TO PERIMETER	A	958.53'	YES (958.53')	NO	0	-
P-10	ADJACENT TO PERIMETER	A	188.44'	YES (65')	NO	3	-

- GENERAL NOTES**
- THE SUBJECT PROPERTY IS ZONED R-20 PER COMPREHENSIVE ZONING EFFECTIVE OCTOBER 18, 1993 UNLESS WAIVERS HAVE BEEN APPROVED. SEE HOWARD COUNTY FILE NUMBER 5-97-16 FOR PAST PROJECT HISTORY.
 - THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY SUBDIVISION STANDARDS.
 - SITE DATA:
CURRENT ZONING: R-20 (14,000 SQ. FT. LOT SIZE OPTION)
LOCATION: NORTHEAST END OF ROBERTS ROAD
ELECTION DISTRICT: 2ND
TAX MAP: 25
GRID: 19
PARCEL: 70
DEED REFERENCE: 3922/73
 - AREA TABULATION:
GROSS AREA OF TRACT: 9.797 AC. +/-
AREA OF FLOODPLAIN: 0.030 AC. +/-
NET AREA OF TRACT: 9.707 AC. +/-
AREA OF PUBLIC ROAD R/W: 0.345 AC. +/-
AREA OF PROPOSED LOTS: 9.362 AC. +/-
AREA OF BUILDABLE LOTS: 4.189 AC. +/-
AREA OF OPEN SPACE PARCELS: 5.193 AC. +/-
 - LOT TABULATION:
TOTAL NO. OF PROPOSED LOTS/PARCELS: 14
NO. OF BUILDABLE LOTS: 12
NO. OF OPEN SPACE PARCELS: 2
 - OPEN SPACE TABULATION:
REQUIRED OPEN SPACE: 2.939 AC. +/-
(30% OF GROSS AREA)
OPEN SPACE PROVIDED: 5.193 AC. +/-
 - THE PROPOSED WATER AND SEWER SYSTEMS SHALL BE PUBLIC.
 - THE SUBJECT PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND/OR SEWER ALLOCATIONS FOR THIS DEVELOPMENT ARE SUBJECT TO SECTION 18.122-B OF THE HOWARD COUNTY CODE. ALLOCATIONS WILL BE MADE AVAILABLE AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME.
 - EXISTING UTILITIES SHOWN HEREON ARE TAKEN FROM CURRENT HOWARD COUNTY CONTRACT DRAWINGS.
a. EXISTING WATER CONTRACT NO. 14-1688-0
b. PROPOSED PUMPING STATION FOR SEWER: NEW CUT ROAD SEWAGE PUMPING STATION.
 - TOPOGRAPHIC INFORMATION ESTABLISHED AT TWO FOOT INTERVALS BASED ON FIELD RUN DATA PREPARED BY FISHER, COLLINS & CARTER, INC. DATED OCTOBER, 1997 AND AERIAL TOPOGRAPHY PREPARED BY WINGS AERIAL MAPPING COMPANY, INC. DATED JULY, 1997.
 - FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE IS TO BE PROVIDED AT THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG OR PIPESTEM DRIVEWAY.
 - WETLAND AND FOREST STAND DELINEATION INFORMATION SHOWN WAS TAKEN FROM REPORTS PREPARED BY EXPLORATION RESEARCH, INC. DATED OCTOBER, 1997. ALSO SEE PREVIOUS PLAN NUMBER 5-99-2L.
 - SOILS INFORMATION TAKEN FROM SOIL MAP NO. 20, SOIL SURVEY, HOWARD COUNTY, MARYLAND, JULY, 1968 ISSUE.
 - OPEN SPACE LOT 13 DEDICATED TO HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS.
 - OPEN SPACE LOT 14 DEDICATED TO STONE MANOR HOMEOWNER'S ASSOCIATION.
 - HO-421 DENOTES HOWARD COUNTY HISTORIC SITE REGISTRATION NUMBER.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
[Signature] 3/9/01
PLANNING DIRECTOR



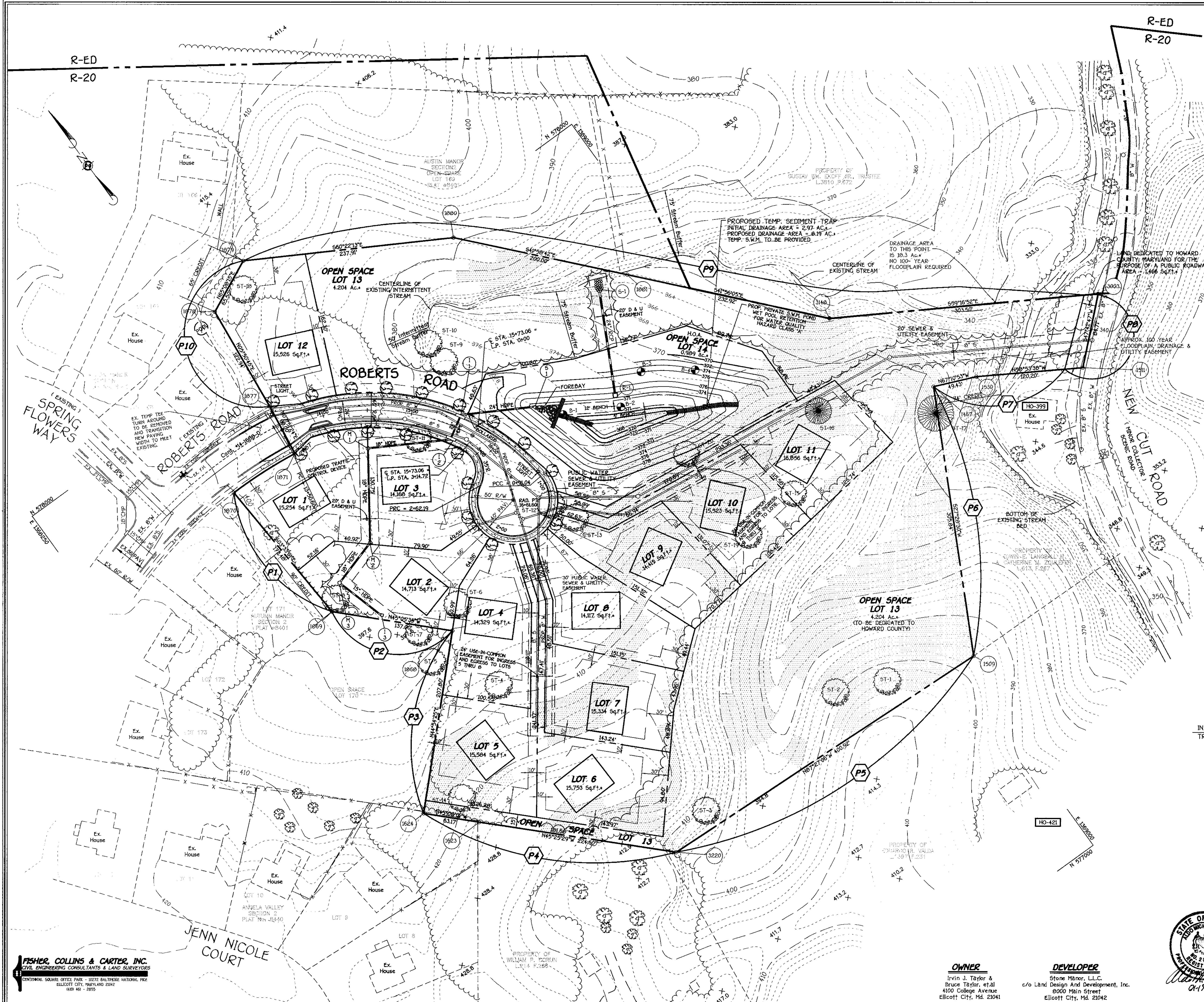
02-28-01
DATE

PRELIMINARY PLAN
STONE MANOR
SECTION 2
LOTS 1 THRU 14
ZONED: R-20
TAX MAP NO. 25, PARCEL NO. 70, GRID NO. 19
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
DATE: JANUARY 19, 2001
SHEET 1 OF 5

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING, CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 18772 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21042
(410) 481-2895

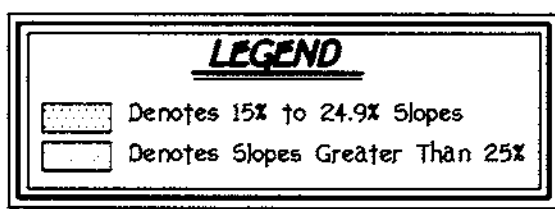
OWNER
Irvin J. Taylor &
Bruce Taylor, et al
4100 College Avenue
Ellicott City, Md. 21041

DEVELOPER
Stone Manor, L.L.C.
c/o Land Design And Development, Inc.
8000 Main Street
Ellicott City, Md. 21042
(410) 740-2100



STREET TREE SCHEDULE				
SYMBOL	QUANTITY	BOTANICAL AND COMMON NAME	SIZE	COMMENTS
	10	ACER RUBRUM "OCTOBER GLORY" RED MAPLE	2 1/2"-3" CAL.	40' APART ON PUBLIC R/W

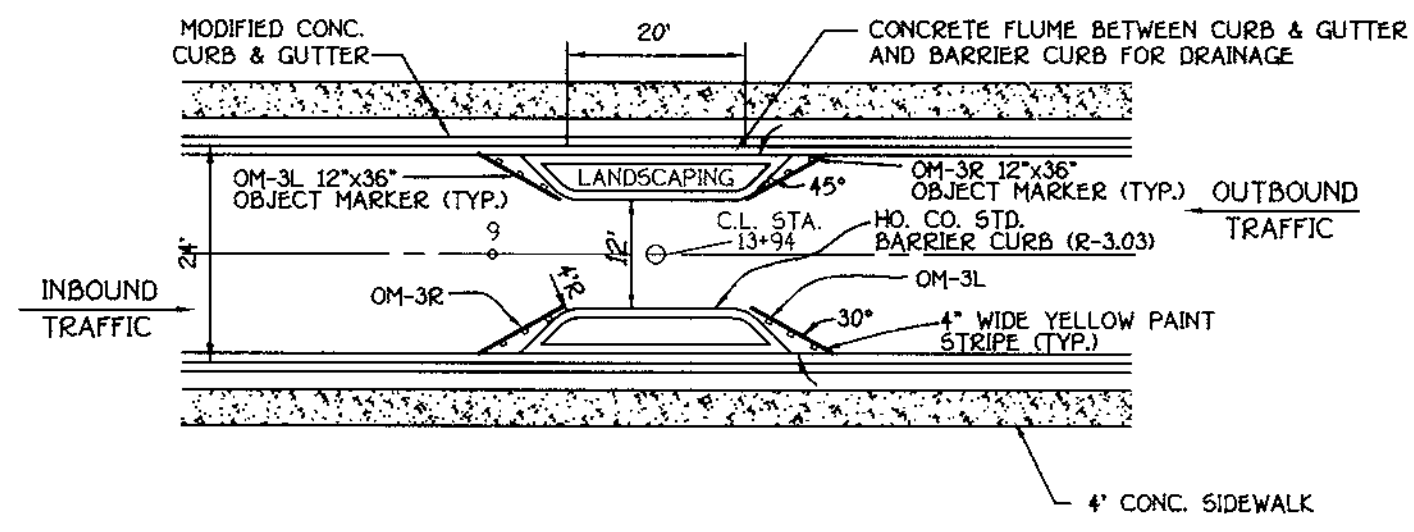
CENTERLINE CURVE DATA				
ROAD NAME	STA. TO STA.	RADIUS	LENGTH	DELTA
ROBERTS ROAD	13+50.60 TO 15+73.06	230.29'R	222.46'	53°29'22"
ROBERTS ROAD	15+73.06 TO 16+61.60	100.00'R	80.54'	50°43'47"



SPECIMEN TREES TO REMAIN				
NO.	DBH	SPECIES	CONDITION	
ST-1	32"	LIRIODENDRON TULIPIFERA / TULIP POPLAR	GOOD	
ST-2	30"	LIRIODENDRON TULIPIFERA / TULIP POPLAR	GOOD	
ST-3	37"	LIRIODENDRON TULIPIFERA / TULIP POPLAR	GOOD	
ST-4	34"	LIRIODENDRON TULIPIFERA / TULIP POPLAR	GOOD	
ST-5	34"	LIRIODENDRON TULIPIFERA / TULIP POPLAR	GOOD	
ST-7	30"	LIRIODENDRON TULIPIFERA / TULIP POPLAR	GOOD	
ST-8	33"	LIRIODENDRON TULIPIFERA / TULIP POPLAR	GOOD	
ST-9	31.8"	FAGUS GRANDIFOLIA / AMERICAN BEECH	GOOD	
ST-10	34"	QUERCUS RUBUS / RED OAK	FAIR	
ST-14	36"	LIRIODENDRON TULIPIFERA / TULIP POPLAR	GOOD	
ST-16	30"	FAGUS GRANDIFOLIA / AMERICAN BEECH	GOOD	
ST-17	41"	FAGUS GRANDIFOLIA / AMERICAN BEECH	GOOD	
ST-18	30.7"	FRAXINUS PENNSYLVANICA / GREEN ASH	GOOD	

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

[Signature] PLANNING DIRECTOR *[Signature]* DATE 3/9/01



SPEED CONTROL DEVICE
N.T.S.



PRELIMINARY PLAN
STONE MANOR
SECTION 2
LOTS 1 THRU 14
TAX MAP NO. 25, PARCEL NO. 70, GRID NO. 19
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

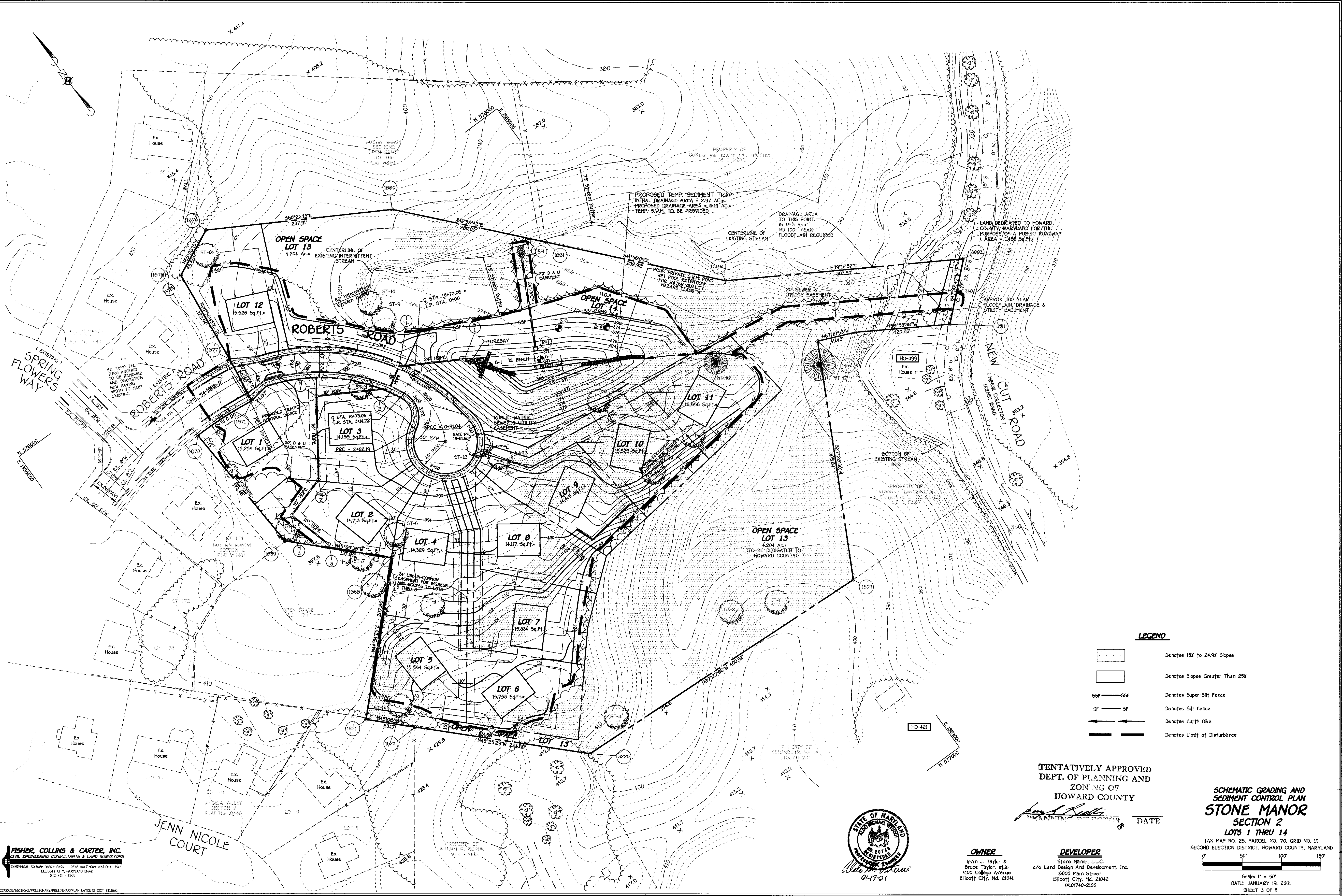
Scale: 1" = 50'
DATE: JANUARY 19, 2001
SHEET 2 OF 5

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461-2855

OWNER
Irvin J. Taylor &
Bruce Taylor, et al
4100 College Avenue
Ellicott City, Md. 21041

DEVELOPER
Stone Manor, LLC
c/o Land Design And Development, Inc.
8000 Main Street
Ellicott City, Md. 21042
(410)740-2100

K:\Drawings\330615 Stone Manor\Section2\PREL\PREL.MARY130615 PRELIMINARY PLAN LAYOUT2 (DEC).dwg



LEGEND

- Denotes 15% to 24.9% Slopes
- Denotes Slopes Greater Than 25%
- Denotes Super-Silt Fence
- Denotes Silt Fence
- Denotes Earth Dike
- Denotes Limit of Disturbance

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

Handwritten Signature

DATE

**SCHMATIC GRADING AND
 SEDIMENT CONTROL PLAN
 STONE MANOR
 SECTION 2
 LOTS 1 THRU 14**

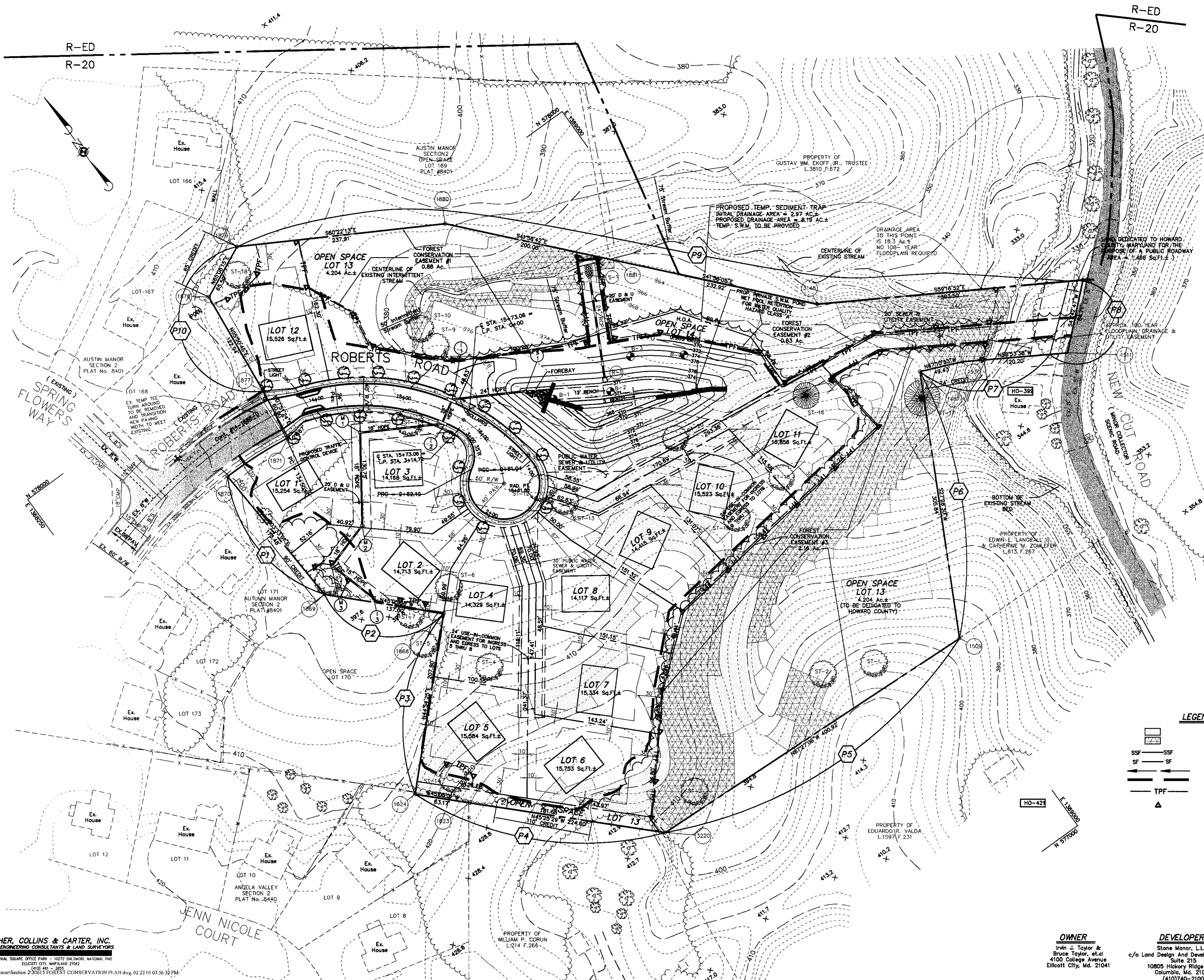
TAX MAP NO. 25, PARCEL NO. 70, GRID NO. 19
 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 0' 50' 100' 150'
 Scale: 1" = 50'
 DATE: JANUARY 19, 2001
 SHEET 3 OF 5

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENIAL SQUARE OFFICE PARK - 10272 BALTIC BLVD. NATIONAL PPK
 CLUETTS CITY, MARYLAND 21042
 410 488 2855



OWNER
 Irvin J. Taylor &
 Bruce Taylor, et al
 4100 College Avenue
 Ellicott City, Md. 21041

DEVELOPER
 Stone Manor, L.L.C.
 c/o Land Design And Development, Inc.
 8000 Main Street
 Ellicott City, Md. 21042
 (410)740-2100



R-ED
R-20

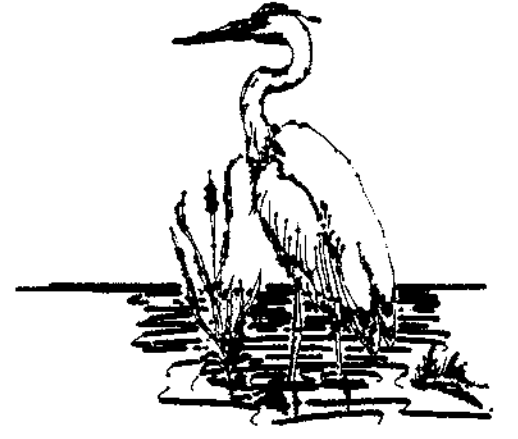
R-ED
R-20

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

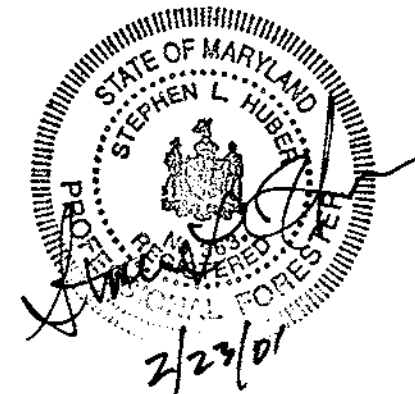
Handwritten Signature
PLANNING DIRECTOR DATE

LEGEND

- Denotes 15% to 24.9% Slopes
- Denotes Slopes Greater Than 25%
- Denotes Super-Silt Fence
- Denotes Silt Fence
- Denotes Earth Dike
- Denotes Limit of Disturbance
- Denotes Tree Protection Fence
- Denotes Forest Conservation Easement Sign and Specimen Tree Sign



EXPLORATION RESEARCH, INC.
ENVIRONMENTAL CONSULTANTS
584 FOREST STREET
BELLEVILLE, MARYLAND 21048
TEL: (410) 760-1150 FAX: (410) 760-7800



**FOREST CONSERVATION PLAN
STONE MANOR
SECTION 2
LOTS 1 THRU 14**

TAX MAP NO. 25, PARCEL NO. 70, GRID NO. 19
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND



Scale: 1" = 50'
DATE: FEBRUARY 22, 2001
SHEET 4 OF 5

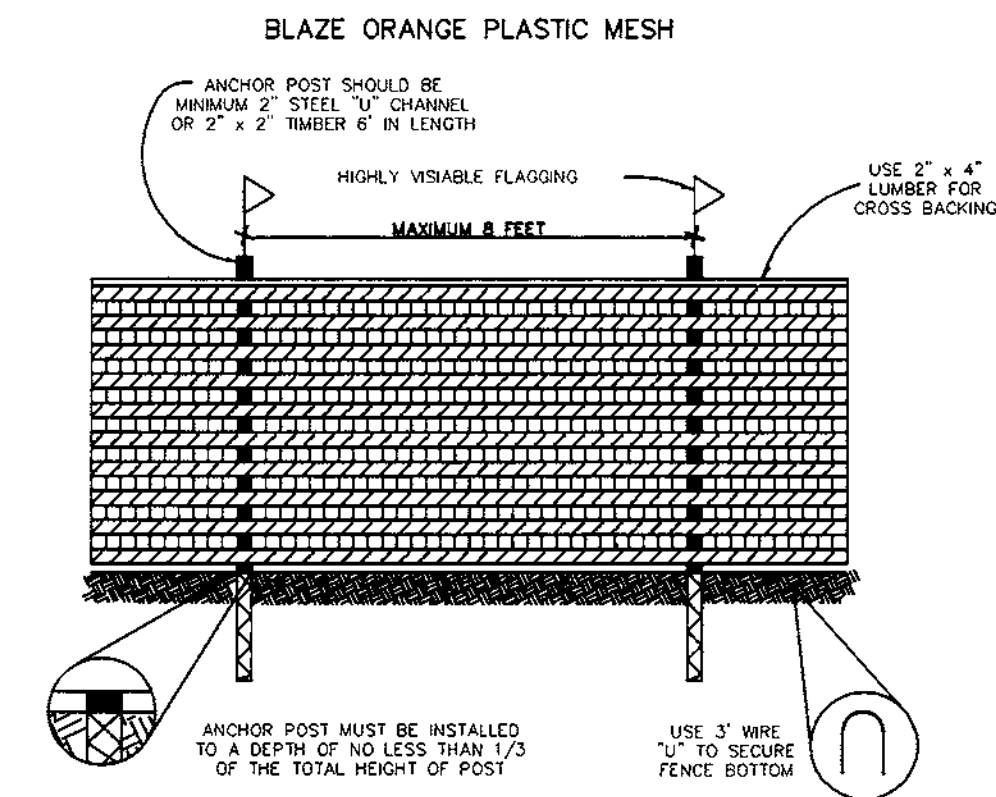
FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENAL SQUARE OFFICE PARK - 10777 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 491-2855
L:\Stoneman\Section 2\30515 FOREST CONSERVATION PLAN.dwg, 02/22/01 03:36:32 PM

OWNER
Irvin J. Taylor &
Bruce Taylor, et al
4100 College Avenue
Elicott City, Md. 21041

DEVELOPER
Stone Manor, L.L.C.
c/o Land Design And Development, Inc.
Suite 215
10805 Hickory Ridge Road
Columbia, Md. 21044
(410)740-2100

FOREST CONSERVATION WORKSHEET

	Acres (1/100 ac.)
Net Tract Area	
A. Total Tract Area	9.80
B. Area Within 100 Year Floodplain	0.09
C. Other Deductions	0
D. Net Tract Area	9.71
Zoning Use Category: Commercial/Industrial/Office	
Land Use Category: Residential Suburban	
E. Afforestation Minimum (15% x D)	1.46
F. Conservation Threshold (20% x D)	1.94
Existing Forest Cover	
G. Existing Forest on Net Tract Area	9.05
H. Forest Area Above Conservation Threshold	7.11
Breakeven Point	
I. Forest Retention Above Threshold with no Mitigation	3.36
J. Clearing Permitted without Mitigation	5.69
Proposed Forest Clearing	
K. Forest Areas to be Cleared	5.38
L. Forest Areas to be Retained	3.67
Planting Requirements	
M. Reforestation for Clearing Above Threshold	1.35
N. Reforestation for Clearing Below the Threshold	0
P. Credit for Retention Above Conservation Threshold	1.73
Q. Total Reforestation Required	0
R. Total Afforestation Required	0
S. Total Reforestation and Afforestation Requirement	0



- NOTES:
1. FOREST PROTECTION DEVICE ONLY.
 2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
 4. ROOT DAMAGE SHOULD BE AVOIDED.
 5. PROTECTIVE SIGNAGE MAY ALSO BE USED.
 6. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

TREE PROTECTION DETAIL
NOT TO SCALE

Forest Conservation Easement Table

Easement #1	0.88 Ac.
Easement #2	0.63 Ac.
Easement #3	2.16 Ac.
Total	3.67 Ac.

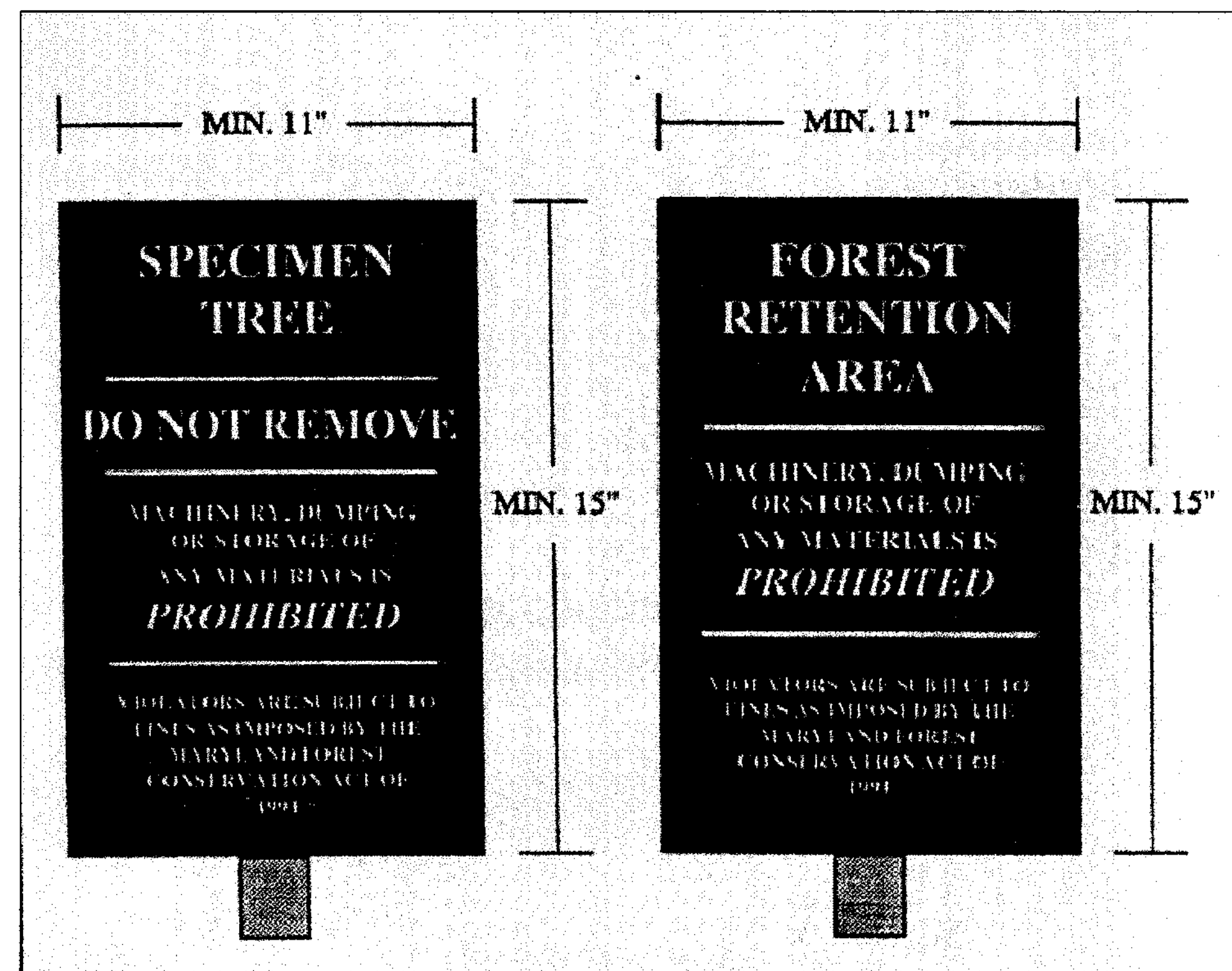
Forest Conservation Narrative

This Forest Conservation Plan has been developed in accordance with the Howard County Forest Conservation Manual and the Forest Conservation Act of 1991.

The site consists of 9.80 Ac of land, of which 9.05 Ac are forested. A 0.09 Ac. area of floodplain was taken out to bring the net tract area to 9.71 Ac. An area of 5.38 Ac of forest will be removed leaving 3.67 Ac. which is above the break even point, so no mitigation will be required. The 3.67 Acres of retention will be placed into three easements. These easements are located in the steepest (>25% slope) parts of the site, as well as in the stream buffer.

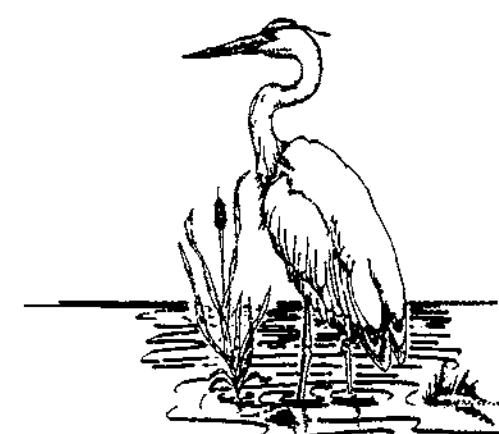
FOREST TREE PROTECTION AND MANAGEMENT NOTES

1. TREE PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO ANY GRADING OR LAND CLEARING.
 2. AFTER THE BOUNDARIES OF THE RETENTION AREAS HAVE BEEN STAKED AND FLAGGED AND BEFORE ANY DISTURBANCE HAS TAKEN PLACE A PRE-CONSTRUCTION MEETING WITH THE HOWARD COUNTY INSPECTOR IS REQUIRED.
 3. NO GRADING, STORAGE OF EQUIPMENT, VEHICLES, EQUIPMENT STAGING OR DUMPING IS PERMITTED WITHIN FOREST CONSERVATION EASEMENT AREAS.
 4. PROVIDE MAINTENANCE TO TREE PROTECTION DEVICES AND SIGNAGE TO MAINTAIN THEIR INTEGRITY THROUGHOUT THE DURATION OF THE PROJECT.
 5. ATTACHMENT OF SIGNS OR ANY OTHER OBJECTS TO TREES IS PROHIBITED.
 6. ROOT PRUNING WILL BE PERFORMED WITH ROTARY DITCHING EQUIPMENT OR VIBRATORY KNIFE AS CONDITIONS WARRANT.
 7. ANY SIGNIFICANT CHANGES MADE TO THE FOREST CONSERVATION PLAN SHALL BE MADE WITH THE PRIOR CONSENT OF THE HOWARD COUNTY INSPECTOR.
 8. NO BURIAL OF DISCARDED MATERIAL IS PERMITTED WITHIN FOREST CONSERVATION AND PLANTING AREAS.
 9. NO OPEN BURNING WITHIN 100 FEET OF WOODED AREAS IS PERMITTED.
 10. POST CONSTRUCTION PHASE
 - a. INSPECT EXISTING TREES AROUND PERIMETER OF SITE FOR SIGNS OF ROOT OR TRUNK DAMAGE AND EXCESSIVE SOIL COMPACTION.
 - b. REMOVE DEAD OR DYING TREES AND EVALUATE FOR HAZARDOUS TREE REMOVAL.
 - c. ALL TEMPORARY FOREST PROTECTION DEVICES WILL BE REMOVED AFTER CONSTRUCTION.
 - d. FOLLOWING COMPLETION OF CONSTRUCTION, PRIOR TO USE, THE COUNTY INSPECTOR SHALL INSPECT THE ENTIRE SITE FOR COMPLIANCE WITH THIS FOREST CONSERVATION PLAN.
- * A LICENSED ARBORIST OR FORESTER SHOULD BE RETAINED FOR THIS SERVICE AS NEEDED.



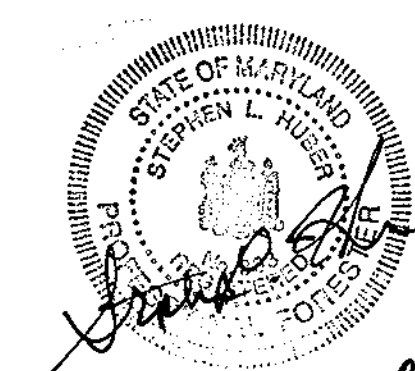
TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Joseph P. ... 2/9/01
DATE



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
10222 BALDWIN NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461-2855

EXPLORATION RESEARCH, INC.
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
6318 FOREST STREET
ELICOTT CITY, MARYLAND 21043
TEL: (410) 760-1150 FAX: (410) 760-7000



FOREST CONSERVATION PLAN
STONE MANOR
SECTION TWO
LOTS 1 THRU 14

TAX MAP NO. 25, PARCEL NO. 70, GRID NO. 19
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
Date: FEBRUARY 22, 2001
Sheet 5 of 5