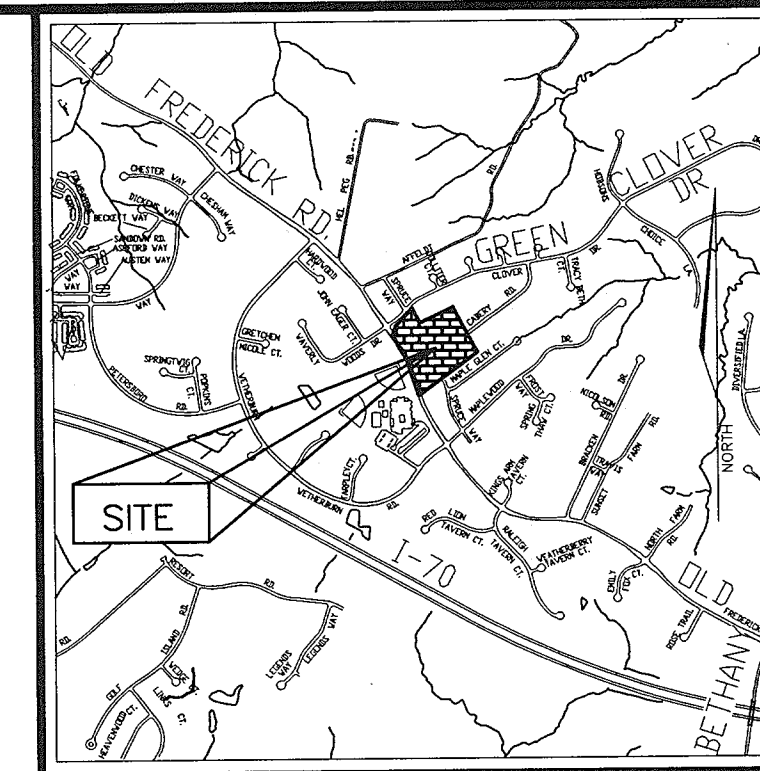


MINIMUM LOT SIZE CHART			
LOT NO	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
5	12889	880	12009
6	13692	1692	12000
7	12951	951	12000

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

James R. Ketter
PLANNING DIRECTOR 12/24/02
DATE



LEGEND

- SOILS DIVISION LINE
- SOIL TYPE (SEE TABLE THIS SHEET)
- EXISTING CONTOUR
- EXISTING TREELINE
- PROPERTY EVIDENCE
- PROPERTY LINE
- EXISTING TREE
- PROPOSED LIGHT POLE
- AREA OF 15 TO 24.9 PERCENT SLOPES
- AREA OF 25 PERCENT OR GREATER SLOPES

GENERAL NOTES

1. ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
2. DEED REFERENCE : 3973/539, 1351/569
3. THE PROPERTY OUTLINE IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. IN APRIL, 2002.
4. THE EXISTING FEATURES AND CONTOURS SHOWN HEREON ARE BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. IN APRIL, 2002. FIELD LOCATION OF SPECIMEN TREES AND HOWARD COUNTY PHOTOGRAMMETRIC.
5. WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC.
6. STORMWATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT IN ACCORDANCE WITH THE 2000 MDE STORMWATER DESIGN MANUAL. THE FACILITY WILL BE LOCATED ON OPEN SPACE LOT 21. THE FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.
7. THERE ARE NO WETLANDS ON SITE.
8. THERE ARE NO FLOODPLAINS ON SITE.
9. FOREST STAND DELINEATION PLAN PREPARED BY FREDERICK WARD ASSOCIATES, INC. DATED APRIL, 2002.
10. APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP DATED JUNE, 2002.
11. STEEP SLOPES HAVE BEEN DELINEATED IN ACCORDANCE WITH THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
12. ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
13. STREET LIGHTING WILL BE PROVIDED. THE LIGHTING SHOWN IS APPROXIMATE AND MAY CHANGE PRIOR TO FINAL PLAN STAGE.
14. THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE, SHAPE AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT. THE TYPE OF FACILITY MAY CHANGE AT THE PRELIMINARY PLAN PHASE BASED ON THE GEOTECHNICAL EVALUATION.
15. THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
16. TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON SITE.
17. OPEN SPACE LOTS 13, 15 & 21 WILL BE OWNED BY THE HOMEOWNERS ASSOCIATION.
18. TRASH COLLECTION AND RECYCLING WILL BE CURBSIDE PICKUP AT COUNTY ROADWAY.
19. THERE ARE NO HISTORIC SITES ON THE SUBJECT PARCEL.
20. THIS PLAN IS SUBJECT TO COMPLIANCE WITH THE FIFTH EDITION OF THE SUBDIVISION REGULATIONS AND COUNCIL BILL 50-2001 WHICH AMENDS PORTIONS OF THE ZONING REGULATIONS.
21. EXISTING HOUSES LOCATED ON LOTS 8 AND 12 ARE TO REMAIN.

SITE DATA

LOCATION: TAX MAP 17, PARCEL 9
SECOND ELECTION DISTRICT
EXISTING ZONING: R-20
GROSS AREA OF PARCEL: 9.74 ACRES
AREA OF RIGHT OF WAY: 0.63 ACRE
NUMBER OF PROPOSED RESIDENTIAL LOTS: 18
AREA OF PROPOSED RESIDENTIAL LOTS: 5.047 ACRES
AREA OF SMALLEST BUILDABLE LOT PROPOSED: 12000 SQ. FT (LOTS 2, 3, 4, 9, 10, 17)
NUMBER OF PROPOSED OPEN SPACE LOTS: 3 (4.063 AC.)
FUTURE DEDICATED SHA ROW: 0.66 AC.(NOT PART OF GROSS ACREAGE)
TOTAL AREA OF OPEN SPACE PROPOSED: 41.7% (4.063 ACRES)
AREA OF OPEN SPACE REQUIRED: 40% OF GROSS AREA OF PARCEL (3.896 AC.)
CREDITED OPEN SPACE PROVIDED: 3.903 ACRES
NON-CREDITED OPEN SPACE PROVIDED: 0.16 ACRES

STORMWATER MANAGEMENT REQUIREMENTS

DRAINAGE AREA #	Wqv	Rev	CPv
A	0.0352 AcFt	0.0084 AcFt	0.0 AcFt*
B	0.0547 AcFt	0.0126 AcFt	0.0 AcFt*
C	0.1280 AcFt	0.0333 AcFt	0.1495 AcFt
D	0.0290 AcFt	0.0059 AcFt	0.0 AcFt*
E	EXEMPT 0.16 AC EX. HOUSE		

* Q 1YR LESS THAN OR EQUAL TO 2.0 CFS
STORMWATER MANAGEMENT REQUIREMENTS PRIOR TO CREDITS

OWNER
M/M PHILIP E. STACKHOUSE
AND HELEN M. STACKHOUSE, TRUSTEE
10228 CABERY ROAD
ELLICOTT CITY, MARYLAND 21042

DEVELOPER
MARGARET'S FANCY LLC
C/O LAND DESIGN AND DEVELOPMENT
8000 MAIN STREET
ELLICOTT CITY, MARYLAND 21043
(410) 480-9105

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	K VALUE	WOOD SUITA	HABIT	SOIL GROUP
BrC2	BRANDYWINE LOAM, 8% TO 15% SLOPES, MODERATELY ERODED	.24	40	F	C
BrD3	BRANDYWINE LOAM, 15% TO 25% SLOPES, SEVERELY ERODED	.24	40	F	C
BrF	BRANDYWINE LOAM, 25% TO 60% SLOPES, SOUTH ASPECT	.24	56	F	C
CuB	COMUS SILT LOAM, LOCAL ALLUVIUM, 3% TO 8% SLOPES	.43	4	G	B
GIB2	GLENELG LOAM, 3% TO 8% SLOPES, MODERATELY ERODED	.32	30	G	B
GIC3	GLENELG LOAM, 8% TO 15% SLOPES, SEVERELY ERODED	.32	30	G	B
MIB2	MANOR LOAM, 3% TO 8% SLOPES, MODERATELY ERODED	.37	43	F	B
MIC3	MANOR LOAM, 8% TO 15% SLOPES, SEVERELY ERODED	.37	43	F	B
MID3	MANOR LOAM, 15% TO 25% SLOPES, SEVERELY ERODED	.37	44	F	B

HOWARD COUNTY SOILS MAP NO. 9

SKETCH PLAN
LOTS 1-21
MARGARET'S FANCY

TAX MAP #17 GRID 7 PARCEL 9, 685
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND



FREDERICK WARD ASSOCIATES, INC.

7125 Riverwood Drive Columbia, Maryland 21046-2354
Phone: 410-290-9550 Fax: 410-720-6226
Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: MMH
DRAWN BY: MMH
CHECKED BY: RHV
DATE: DECEMBER 16, 2002
SCALE: 1"=50'
W.D. NO.: 2024041.00

1 SHEET OF 1