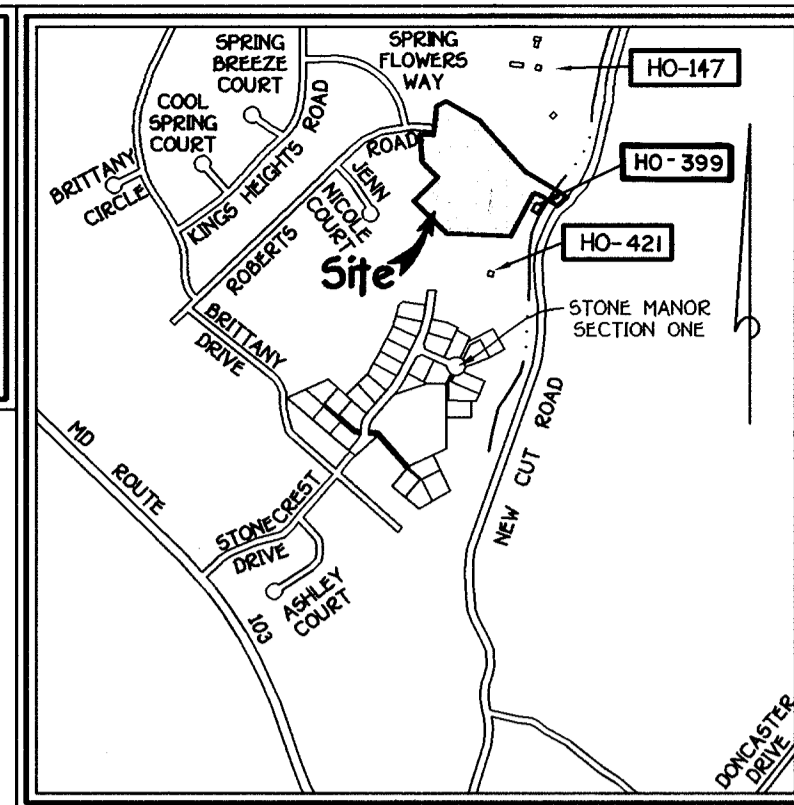


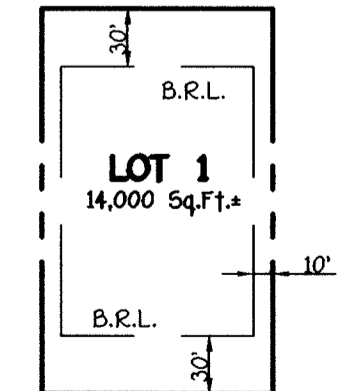
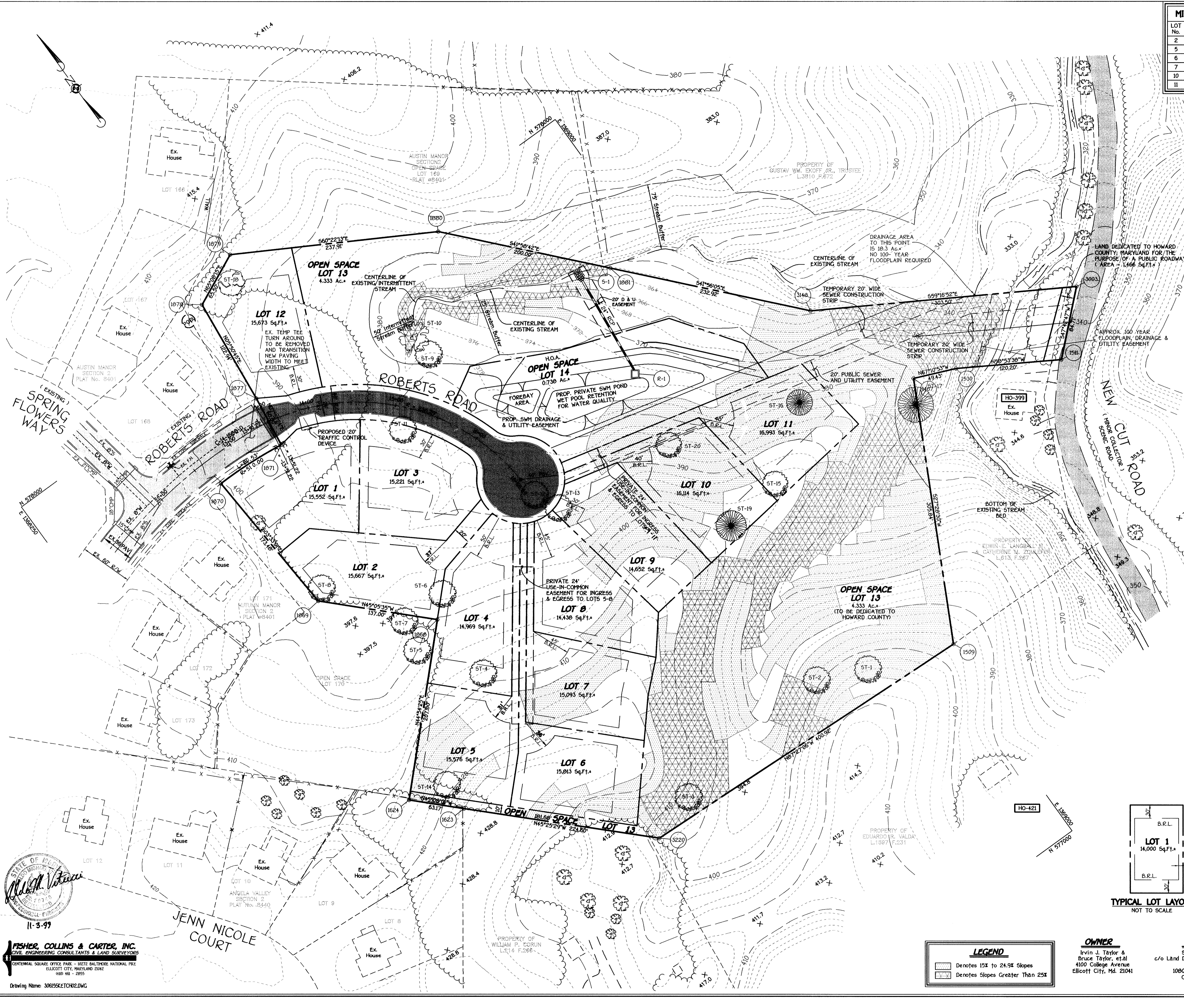
MINIMUM LOT SIZE CHART			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	15,667 Sq.Ft.	1,181 Sq.Ft.	14,486 Sq.Ft.
5	15,576 Sq.Ft.	1,574 Sq.Ft.	14,002 Sq.Ft.
6	15,813 Sq.Ft.	1,808 Sq.Ft.	14,005 Sq.Ft.
7	15,093 Sq.Ft.	996 Sq.Ft.	14,097 Sq.Ft.
10	16,114 Sq.Ft.	744 Sq.Ft.	15,370 Sq.Ft.
11	16,993 Sq.Ft.	1,976 Sq.Ft.	15,017 Sq.Ft.



VICINITY MAP  
SCALE: 1" = 1200'

**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 (4,000 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: 0.90 AC +/-  
NET AREA OF TRACT: 9,707 AC +/-  
AREA OF PUBLIC ROAD R/W: 0.462 AC +/-  
AREA OF PROPOSED LOTS: 9,335 AC +/-  
AREA OF BUILDABLE LOTS: 4,264 AC +/-  
AREA OF OPEN SPACE PARCELS: 5,071 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: 5,071 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. 14-1608-D  
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.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY AND MARYLAND 37B SPECIFICATIONS. WATER QUALITY WILL BE PROVIDED BY APPROPRIATE BEST MANAGEMENT PRACTICES.  
THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THESE PLANS ARE AN APPROXIMATION OF THEIR ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THESE FACILITIES HAVE NOT BEEN DESIGNED AND THEIR SHAPES MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
- WETLAND AND FOREST STAND DELINEATION INFORMATION SHOWN WAS TAKEN FROM REPORTS PREPARED BY EXPLORATION RESEARCH, INC. DATED OCTOBER, 1997. ALSO SEE PREVIOUS PLAN NUMBER 5-97-16.
- 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.



TYPICAL LOT LAYOUT  
NOT TO SCALE

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

PLANNING DIRECTOR DATE

**SKETCH PLAN  
STONE MANOR SUBDIVISION  
SECTION TWO  
LOTS 1 THRU 14**

TAX MAP 25, PARCEL 70, GRID 19  
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND



Scale: 1" = 50'  
DATE: NOVEMBER 2, 1999  
SHEET 1 OF 1

LEGEND	
[Symbol]	Denotes 15% to 24% Slopes
[Symbol]	Denotes Slopes Greater Than 25%

**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.  
Suite 215  
10805 Hickory Ridge Road  
Columbia, Md. 21044  
(410)740-2100

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10732 BALTIMORE NATIONAL PKWY  
ELlicOTT CITY, MARYLAND 21042  
4100 461 - 2855