

U.S. EQUIVALENT COORDINATE TABLE			METRIC COORDINATE TABLE		
POINT	NORTH	EAST	POINT	NORTH	EAST
1	57925.660156	1368094.308334	1	17542.494739	416995.979172
3	576048.470929	1368228.136928	3	175579.925099	417036.770209
7	576407.057221	1367981.408829	7	175689.222419	416961.965200
8	576465.518491	1368099.703432	8	175704.237452	416994.880402
9	576790.782889	1368219.775719	9	175806.182236	417034.221707
69	575606.186629	1368400.648550	69	175445.165755	417113.735905
104	575957.833500	1368056.939000	104	175952.298755	416984.284176
190	576089.535136	1369112.402524	190	175835.062780	417306.294902
192	576096.336075	1368991.626050	192	175838.354912	417269.482159
195	576083.054686	1368875.190462	195	175834.386737	417333.926198
196	576082.583357	1368844.003329	196	175834.169478	417226.010057
197	576084.882396	1368821.854894	197	175834.863824	417217.735807
208	576906.401229	1368740.979437	208	175841.422777	417193.083699
210	576919.828690	1368646.082781	210	175845.515478	417164.160360
237	576272.909333	1367688.820961	237	175648.334061	416872.386374
242	576920.325383	1368368.540757	242	175845.668888	417079.565382
244	576810.219178	1368094.460660	244	175812.184235	417028.502634
245	576916.853959	1368564.510013	245	175844.688776	417139.296330
247	576881.539163	1369160.817992	247	175833.843585	417321.058444
251	575333.748532	1368810.100440	251	175362.077277	417214.153042
252	575469.564175	1368816.143093	252	175403.473967	417215.994847
253	575626.914996	1368904.375059	253	175451.434594	417242.888003
254	575618.078711	1368981.728088	254	175509.695334	417286.463340
255	576082.735440	1369076.049449	255	175590.374460	417295.214371
256	576302.895607	1369151.767778	256	175657.473896	417338.293455
257	576794.413018	1369238.498172	257	175741.758571	417344.728932
258	576730.719276	1369264.943894	258	175787.874811	417352.789605
259	576773.367773	1369252.241307	259	175800.874099	417348.917848
262	576879.253447	1369184.803991	262	175833.239557	417328.362913
4003	575843.330480	1368402.253258	4003	175517.453032	417089.849573
4007	575740.982538	1368317.643083	4007	175486.202572	417064.051740
4016	576039.350497	1367960.193237	4016	175577.149186	416955.100809

MINIMUM LOT SIZE CHART			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	15,864 Sq.Ft.	8,779 Sq.Ft.	14,491 Sq.Ft.
3	20,473 Sq.Ft.	1,351 Sq.Ft.	19,122 Sq.Ft.
4	15,890 Sq.Ft.	1,379 Sq.Ft.	14,511 Sq.Ft.
5	18,026 Sq.Ft.	528 Sq.Ft.	14,043 Sq.Ft.
21	17,378 Sq.Ft.	3,378 Sq.Ft.	14,000 Sq.Ft.
23	14,988 Sq.Ft.	514 Sq.Ft.	14,474 Sq.Ft.
24	17,276 Sq.Ft.	1,940 Sq.Ft.	15,336 Sq.Ft.
29	16,477 Sq.Ft.	1,600 Sq.Ft.	14,877 Sq.Ft.
30	19,928 Sq.Ft.	2,277 Sq.Ft.	17,651 Sq.Ft.
31	16,579 Sq.Ft.	2,233 Sq.Ft.	14,346 Sq.Ft.
32	15,673 Sq.Ft.	1,614 Sq.Ft.	14,059 Sq.Ft.

STREET LIGHT CHART				
DWG. No.	STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE
2	STONECREST DRIVE	C.L. STA. 1+00	16'R	100-WATT "TRADITIONAIRE" H.P.S. VAPOR FIXTURE POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.
2	STONECREST DRIVE	C.L. STA. 2+00	16'L	100-WATT "TRADITIONAIRE" H.P.S. VAPOR FIXTURE POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.
2	STONECREST DRIVE	C.L. STA. 6+20	16'R	100-WATT "TRADITIONAIRE" H.P.S. VAPOR FIXTURE POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.
2	ROAD 'A'	C.L. STA. 0+28	18'L	100-WATT "TRADITIONAIRE" H.P.S. VAPOR FIXTURE POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.
2	STONECREST DRIVE	C.L. STA. 10+10	16'R	100-WATT "TRADITIONAIRE" H.P.S. VAPOR FIXTURE POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.

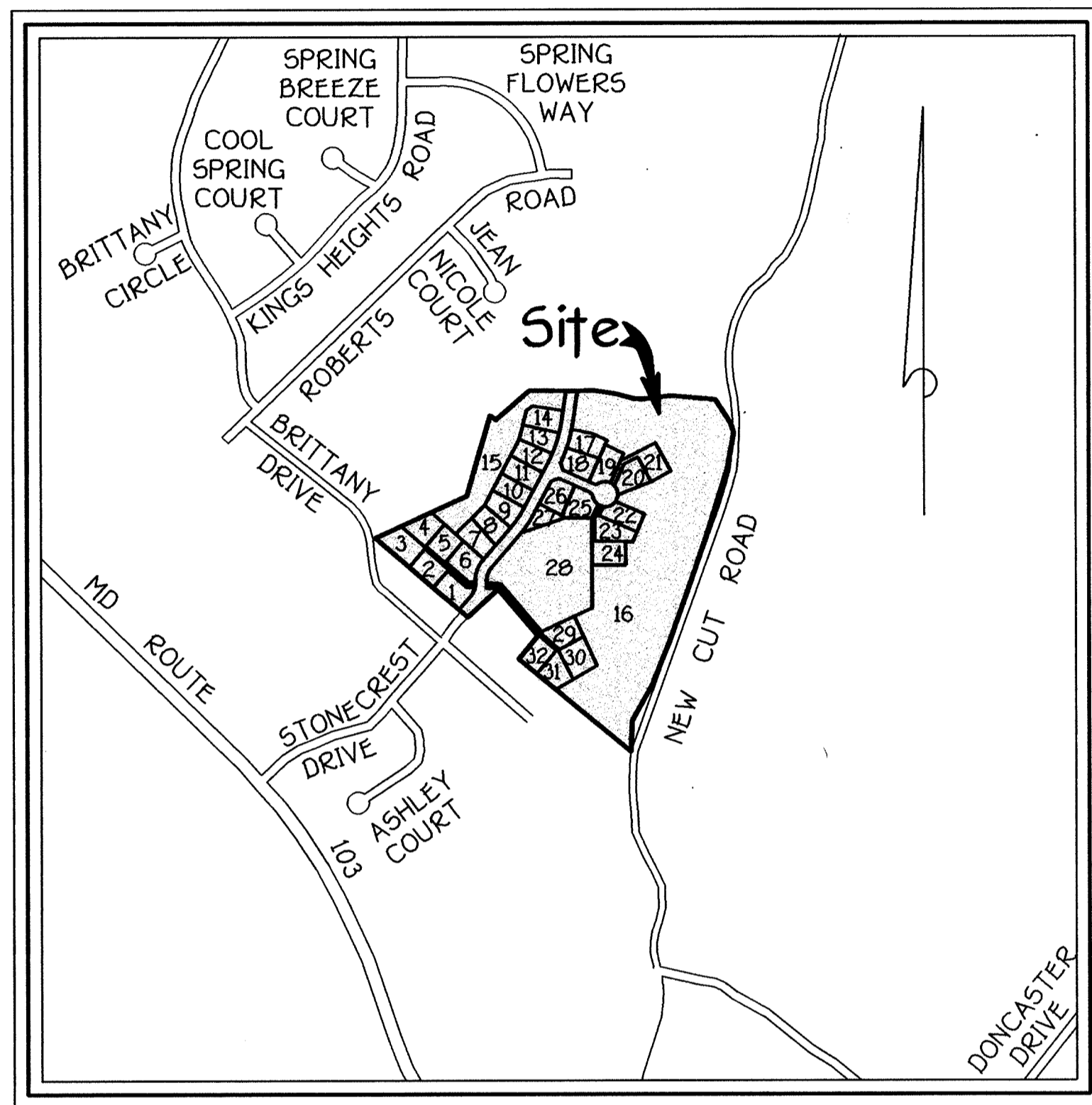
LEGEND	
	DENOTES WETLANDS
	DENOTES STREAM
	DENOTES FLOODPLAIN
	DENOTES WOODS
	DENOTES FENCE LINE
	DENOTES 25% SLOPES OR GREATER
	DENOTES 15%-24.9% SLOPES OR GREATER

PRELIMINARY EQUIVALENT SKETCH PLAN

STONE MANOR

SECTION 1

ZONED: R-20



VICINITY MAP
SCALE: 1" = 600'

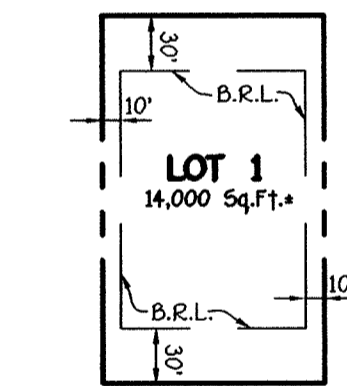
LOTS 1 - 32

TAX MAP 31, PARCEL 2 AND 805, GRID 18

SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: MAY 4, 1999

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-20 PER COMPREHENSIVE ZONING EFFECTIVE OCTOBER 10, 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: NORTH END OF STONECREST ROAD ELECTION DISTRICT: 2ND
TAX MAP: 31
GRID: 18
PARCELS: 2 AND 805
DEED REFERENCE: 2286/39, 1816/353, 720/320
- AREA TABULATION:
GROSS AREA OF TRACT: 30.81 AC. +/-
AREA OF FLOODPLAIN: 3.38 AC. +/-
NET AREA OF TRACT: 27.43 AC. +/-
AREA OF PUBLIC ROAD R/W: 1.73 AC. +/-
AREA OF PROPOSED LOTS/PARCELS: 23.08 AC. +/-
AREA OF BUILDABLE LOTS: 13.82 AC. +/-
AREA OF OPEN SPACE PARCELS: 15.88 AC. +/-
- LOT TABULATION:
TOTAL NO. OF PROPOSED LOTS/PARCELS: 32
NO. OF BUILDABLE LOTS: 28
NO. OF OPEN SPACE PARCELS: 4
1 EXISTING HISTORIC HOUSE LOCATED ON LOT 28
- OPEN SPACE TABULATION:
REQUIRED OPEN SPACE: 9.24 AC. +/-
(30% OF GROSS AREA)
OPEN SPACE PROVIDED: 15.88 AC. +/-
RECREATIONAL OPEN SPACE REQUIRED: 28 x 200 = 5,600 SF.
(1200 SQUARE FEET PER LOT)
RECREATIONAL OPEN SPACE PROVIDED: 6,000 SQ. FT. ON LOT 27.
- 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. 12-W
b. PROPOSED PUMPING STATIONS.
- 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.
- TRAFFIC STUDY WAS PREPARED BY LEE CUNNINGHAM & ASSOCIATES DATED JULY, 1997.
- SOILS INFORMATION TAKEN FROM SOIL MAP NO. 20, SOIL SURVEY, HOWARD COUNTY, MARYLAND, JULY, 1968 ISSUE.
- HISTORIC STRUCTURE HQ-398 (BON AIR MANOR) IS TO REMAIN ON SITE AS PART OF THE PROPOSED LOT 28. OTHER ASSOCIATED HISTORIC STRUCTURES WILL REMAIN ON OPEN SPACE LOT 10. THIS INFORMATION IS PER THE HOWARD COUNTY HISTORIC INVENTORY LISTING.



TYPICAL LOT LAYOUT
NOT TO SCALE

BULK REGULATIONS

- MINIMUM WIDTH AT THE FRONT B.R.L. = 60'
- SETBACKS: FRONT: 30'
SIDE: 30' FROM ROAD R/W
OTHER: 10'
REAR: 30'
FROM PROJECT BOUNDARY 30'

- THIS PROJECT IS SUBJECT TO WP-98-121. THE REQUEST TO WAIVE SECTION 16.116.a.2 AND 16.116.a.2 TO ALLOW GRADING WITHIN WETLAND AND STREAM BUFFERS FOR THE PURPOSE OF UPGRADING AN EXISTING POND INTO A SWM POND THAT MEETS MD-37B SPECIFICATIONS WAS APPROVED ON JUNE 23, 1998. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
a) THIS APPROVAL APPLIES ONLY TO THE RECONSTRUCTION OF THE EXISTING POND FOR SWM.
b) DISTURBANCE SHALL BE TO THE MINIMUM EXTENT NECESSARY AND SHALL BE SHOWN AS A LIMIT OF DISTURBANCE ON CONSTRUCTION DRAWINGS.
c) PROVIDE COPIES OF ALL REQUIRED PERMITS PRIOR TO APPROVAL OF CONSTRUCTION PLANS.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

PLANNING DIRECTOR

DATE: 6/14/99
PRELIMINARY EQUIVALENT
SKETCH PLAN
STONE MANOR SUBDIVISION

LOTS 1 THRU 32

TAX MAP 31, PARCEL 2, GRID 1
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

DATE: MAY 4, 1999

SHEET 1 OF 3

SHEET 1 OF 3



5-5-99
DATE

OWNER
Mr. William L. & Mr. Irwin H. Fearing
805 River Road
Sykesville, Md. 21784

OWNER
Mr. Harry Grant
4445 Stonecrest Drive
Ellicott City, Md. 21043

DEVELOPER
Stone Manor, L.L.C.
10805 Hickory Ridge Road
Columbia, Md. 21044
(410)740-2100

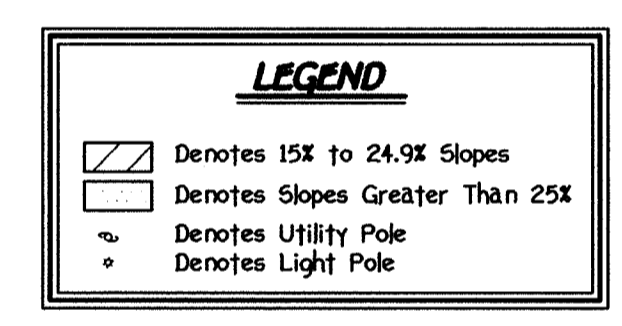
HORIZONTAL CURVE DATA

STONECREST DRIVE				
CURVE	RADIUS	LENGTH	DELTA	CHORD
0+80.74 - 1+64.91	107.18'	84.18'	45°00'00"	N80°27'33"E 82.03'
1+64.91 - 2+43.09	107.18'	84.18'	45°00'00"	N80°27'33"E 82.03'
4+35.21 - 5+46.78	500.00'	111.50'	12°47'08"	N34°33'57"E 111.34'
7+68.08 - 9+75.76	600.00'	207.68'	19°49'56"	N18°15'25"E 206.65'



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	NUMBER OF PLANTS REQUIRED EVERGREEN TREES	NUMBER OF PLANTS REQUIRED SHRUBS
P-1	ADJACENT TO ROADWAY	B	1650'	YES (3650')	NO	0	0	-
P-2	ADJACENT TO PERIMETER	A	310'	YES (310')	NO	0	-	-
P-4	ADJACENT TO PERIMETER	A	160'	YES (220')	NO	1	-	-
P-5	ADJACENT TO PERIMETER	A	770'	YES (170')	NO	5	-	-
P-6	ADJACENT TO PERIMETER	A	482'	NO	NO	9	-	-
P-7	ADJACENT TO PERIMETER	A	182'	NO	NO	4	-	-
P-8	ADJACENT TO PERIMETER	A	264'	NO	NO	5	-	-
P-9	ADJACENT TO PERIMETER	B	133'	NO	NO	3	4	-
P-10	ADJACENT TO PERIMETER	A	639'	YES (450')	NO	4	-	-

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING					
LINEAR FEET OF PERIMETER	LANDSCAPE TYPE	300' P-3	111' P-11	450' P-12	220' P-13
NUMBER OF PLANTS REQUIRED SHADE TREES	B	6	3	9	0
NUMBER OF PLANTS REQUIRED EVERGREEN TREES	B	8	4	12	6
CREDIT FOR EXISTING VEGETATION (YES, NO AND %)	B	NO	NO	NO	YES (220)
CREDIT FOR OTHER LANDSCAPING (YES, NO AND %)	B	NO	NO	NO	NO
NUMBER OF PLANTS PROVIDED SHADE TREES	B	TO BE DETERMINED AT FINALS			
NUMBER OF PLANTS PROVIDED EVERGREEN TREES	B	TO BE DETERMINED AT FINALS			
NUMBER OF PLANTS PROVIDED OTHER TREES (2:1 SUBSTITUTION)	B	TO BE DETERMINED AT FINALS			



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10275 BALTIMORE NATIONAL FREE
 ELLICOTT CITY, MARYLAND 21114
 (410) 468-2955



5-5-99

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 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY

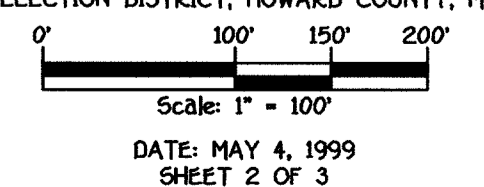
PRELIMINARY EQUIVALENT
 SKETCH PLAN
STONE MANOR SUBDIVISION
 LOTS 1 THRU 32
 TAX MAP 31, PARCEL 2, GRID 1
 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 DATE: MAY 4, 1999
 SHEET 2 OF 3

OWNER
 Mr. William L. & Mr. Irwin H. Fearing
 805 River Road
 Sykesville, Md. 21764

OWNER
 Mr. Harry Grant
 4445 Stonecrest Drive
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DEVELOPER
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 c/o Land Design And Development, Inc.
 Suite 215
 10805 Hickory Ridge Road
 Columbia, Md. 21044
 (410)740-2100

PLANNING DIRECTOR
 DATE: 5/19/99
 JA



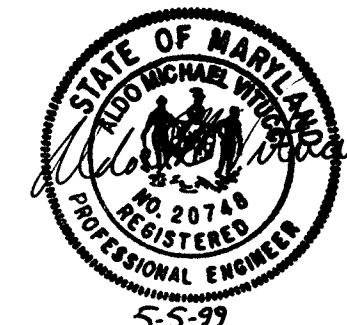
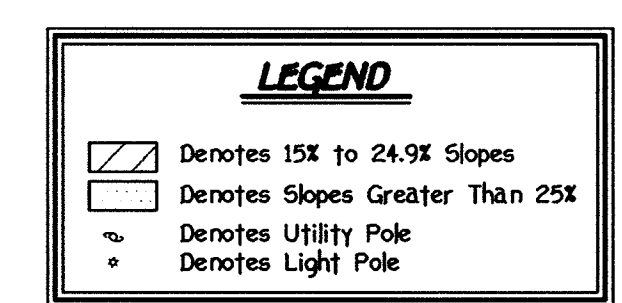
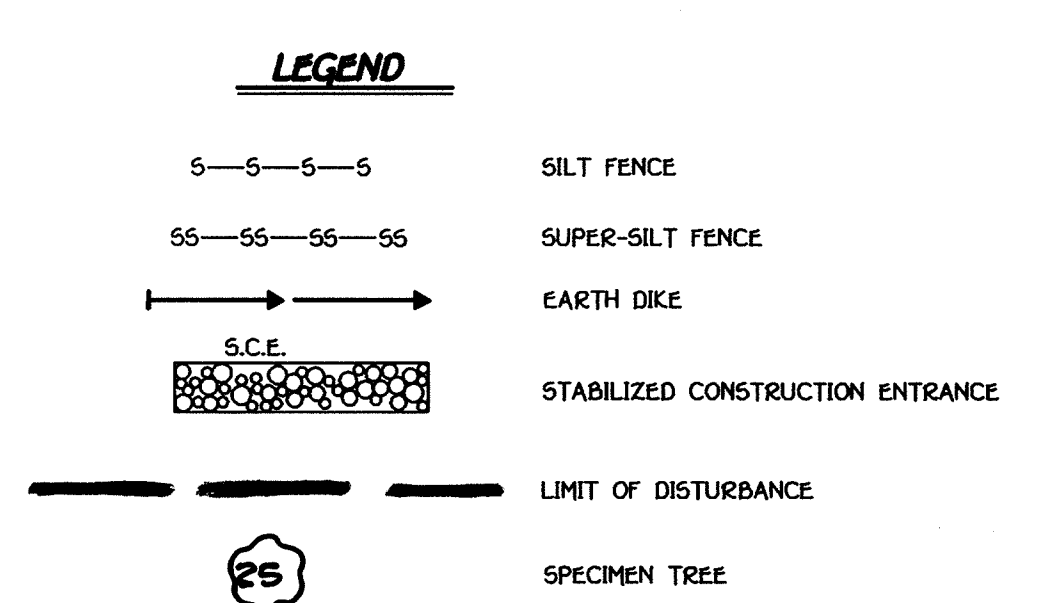
SP9815

HORIZONTAL CURVE DATA

STONECREST DRIVE				
CURVE	RADIUS	LENGTH	DELTA	CHORD
0+80.74 - 1+64.91	107.18'	84.18'	45°00'00"	N10°27'33"E 82.03'
1+64.91 - 2+49.09	107.18'	84.18'	45°00'00"	N10°27'33"E 82.03'
2+49.09 - 3+33.21	500.00'	111.98'	12°47'06"	N34°33'57"E 111.34'
3+33.21 - 4+17.39	500.00'	207.68'	19°49'56"	N16°15'25"E 206.65'

PROP. TEMP. SEDIMENT BASIN

INITIAL D.A. = 545 AC.
FINAL D.A. = 924 AC.
NOTE: TEMP. S.W.M. TO BE PROVIDED FOR 924 AC.



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PLANNING DIRECTOR
[Signature]
DATE: 6/14/99
JA

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

**PRELIMINARY GRADING
AND SEDIMENT CONTROL PLAN**
STONE MANOR SUBDIVISION
LOTS 1 THRU 32
TAX MAP 31, PARCEL 2, GRID 1
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
Scale: 1" = 100'
DATE: MAY 4, 1999
SHEET 3 OF 3