

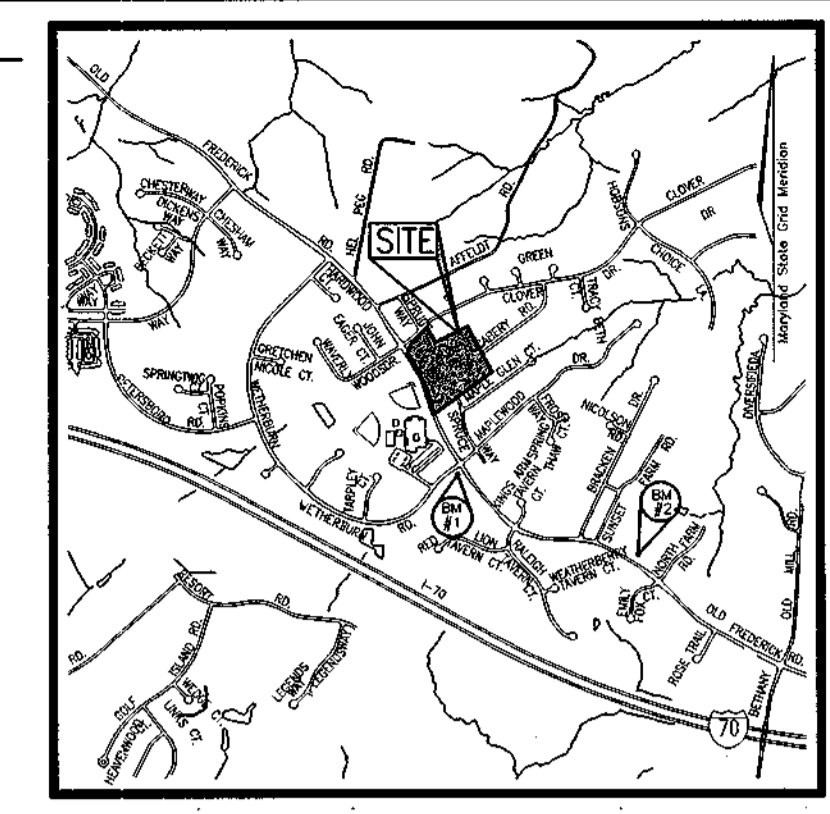
PRELIMINARY PLAN

MARGARET'S FANCY

LOTS 1-21 AND OPEN SPACE LOTS 13, 15 & 21

HOWARD COUNTY, MARYLAND

BENCHMARKS
BENCHMARK NO. 1:
 HOWARD COUNTY CONTROL STA. 17AB
 N. 598435.266 E. 1348615.278
 ELEV. = 506.66
BENCHMARK NO. 2:
 HOWARD COUNTY CONTROL STA. 17DA
 N. 595410.785, E. 1351641.140
 ELEV. = 482.019



VICINITY MAP
 SCALE: 1"=2000'

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAN
3	PRELIMINARY GRADING & SEDIMENT CONTROL PLAN
4	FOREST CONSERVATION PLAN
5	FOREST CONSERVATION DETAILS

COORDINATE CHART		
SHEET NO.	NORTHING	EASTING
17	597485.5895	1349417.3395
18	597293.8815	1349540.1738
19	596866.1513	1349701.0062
101	597588.4721	1349453.7008
102	597768.1073	1349623.9578
103	597616.9966	1349705.2727
104	597779.0910	1350048.4135
105	597311.1281	1350306.1873

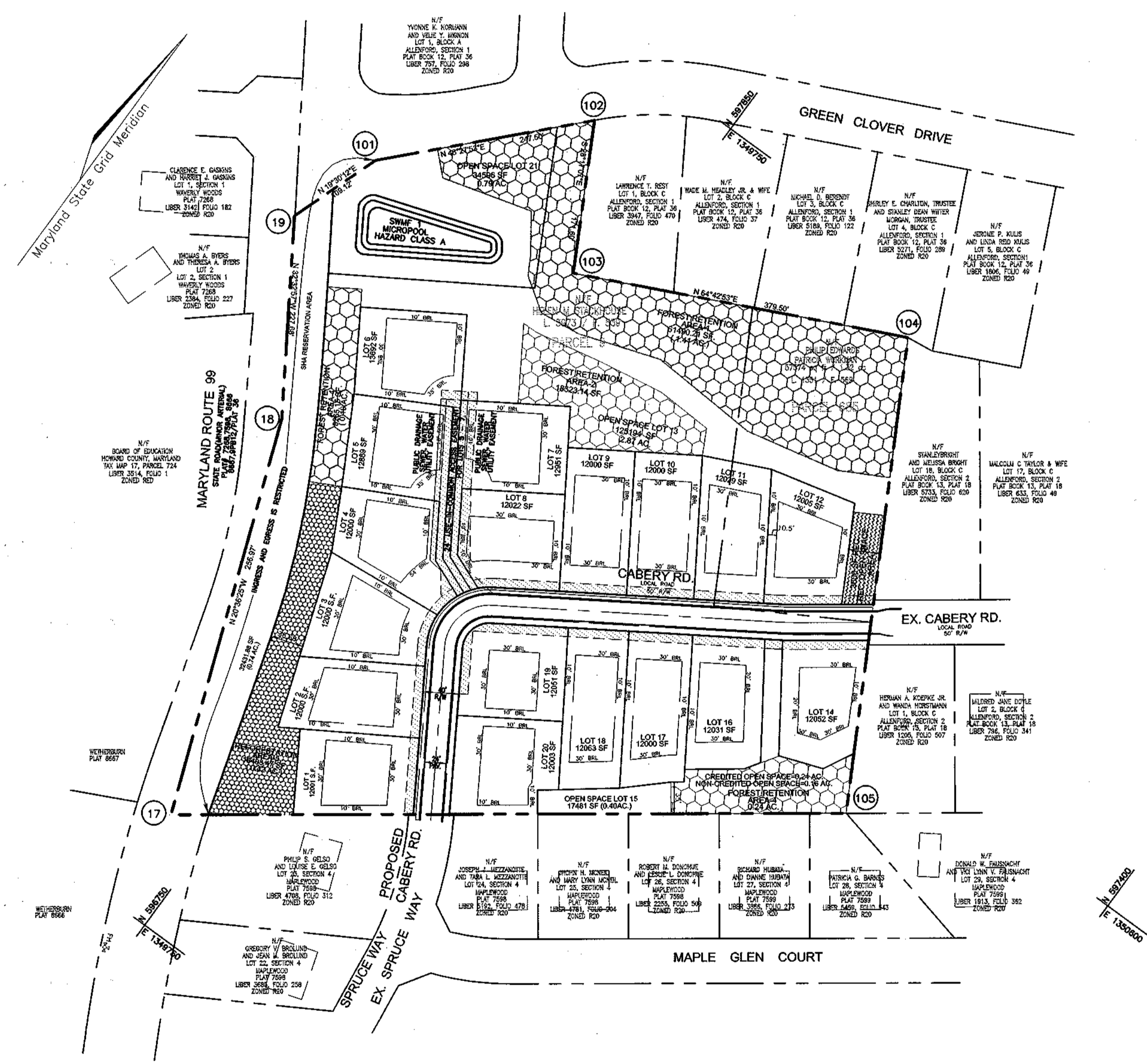
SITE DATA

LOCATION: TAX MAP 17, PARCEL 9 & 685
 SECOND ELECTION DISTRICT
 DPZ REFERENCE NUMBER: S-03-03
 EXISTING ZONING: R-20
 NO FLOODPLAIN ON SITE
 GROSS AREA OF PARCEL: 9.75 ACRES*
 AREA OF STEEPSLOPES (25% OR GREATER STEEP SLOPES): 0.29 AC.
 AREA OF RIGHT OF WAY: 0.64 ACRE
 NUMBER OF PROPOSED RESIDENTIAL LOTS: 18
 AREA OF PROPOSED RESIDENTIAL LOTS: 5.047 ACRES
 AREA OF SMALLEST BUILDABLE LOT PROPOSED: 12000 SQ. FT
 NUMBER OF PROPOSED OPEN SPACE LOTS: 3 (4,060 AC.)
 FUTURE DEDICATED SHA ROW: 0.74 AC.(NOT PART OF GROSS ACREAGE)
 TOTAL AREA OF OPEN SPACE PROPOSED: 41.6% (4,060 ACRES)
 AREA OF OPEN SPACE REQUIRED: 40% OF GROSS AREA OF PARCEL (3,900 AC.)
 CREDITED OPEN SPACE PROVIDED: 3,900 ACRES
 NON-CREDITED OPEN SPACE PROVIDED: 0.16 ACRES
 * DOES NOT INCLUDE 0.74 AC. OF SHA RESERVATION

STORMWATER MANAGEMENT REQUIREMENTS

DRAINAGE AREA #	WQv	Rev	CPv
A	0.0312 AcFt	0.0072 AcFt 0.08 Ac	0.0 AcFt*
B	0.0389 AcFt	0.0086 AcFt 0.10 Ac	0.0 AcFt*
C	0.1419 AcFt	0.0369 AcFt 0.41 AcFt	0.1337 AcFt
D	EXEMPT 0.24 AC EX. HOUSE		
E	NO DEVELOPMENT		

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



LOCATION PLAN
 SCALE 1"=100'

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
Michael J. ...
 PLANNING DIRECTOR DATE

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

COVER SHEET

MARGARET'S FANCY
LOTS 1-21 AND OPEN SPACE LOTS 13, 15 & 21

DPZ REF: S-03-03
 TAX MAP #17 GRID 7
 2ND ELECTION DISTRICT

PARCEL 9, 685
 HOWARD COUNTY, MARYLAND

FREDERICK WARD ASSOCIATES, INC.

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

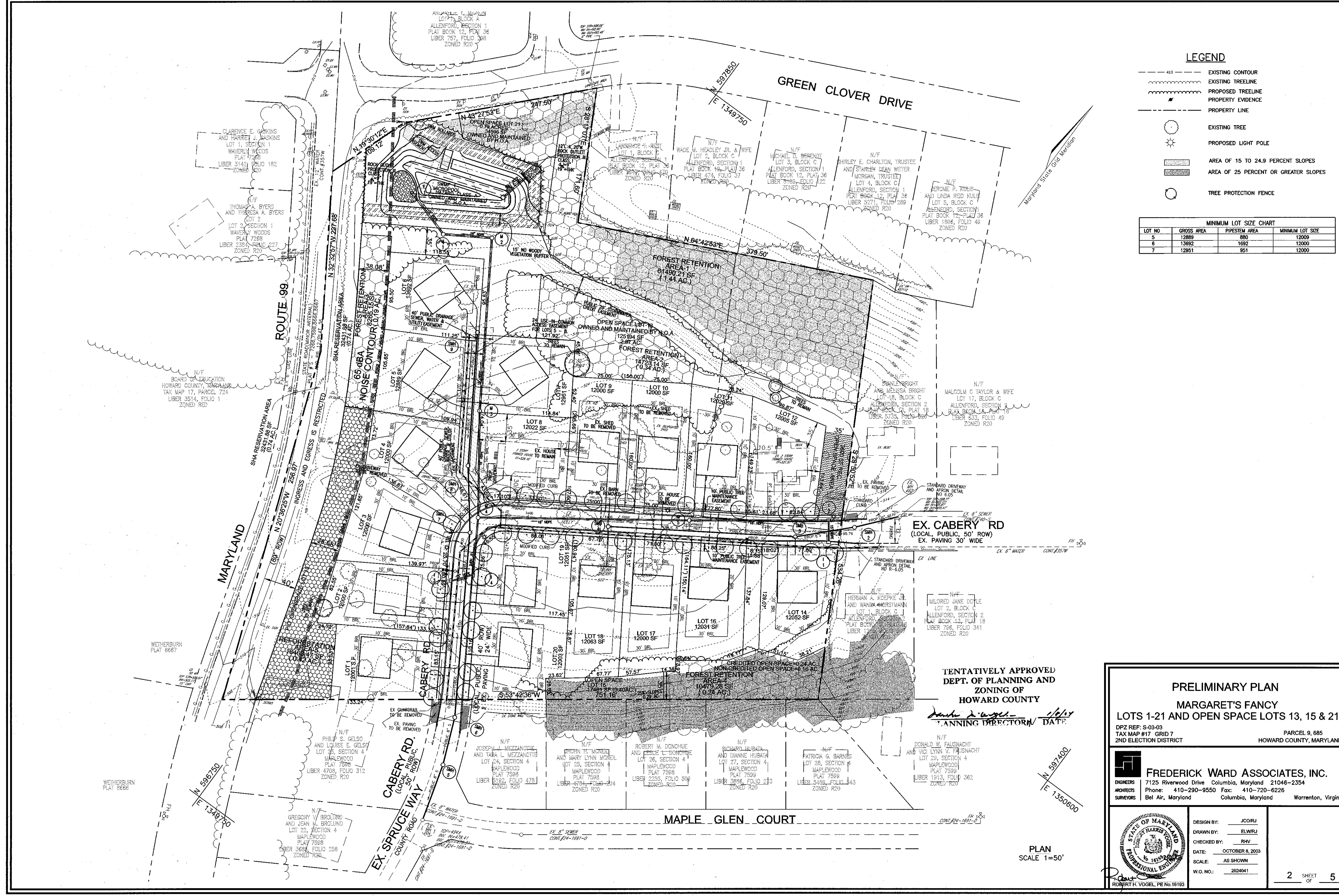
DESIGN BY: JCO/RJ
 DRAWN BY: ELW/RJ
 CHECKED BY: RHV
 DATE: OCTOBER 8, 2003
 SCALE: AS SHOWN
 W.O. NO.: 2024041

1 SHEET OF 5

LEGEND

- 410 --- EXISTING CONTOUR
- --- EXISTING TREELINE
- --- PROPOSED 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
- TREE PROTECTION FENCE

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



EX. CABERY RD
(LOCAL, PUBLIC, 50' ROW)
EX. PAVING 30' WIDE

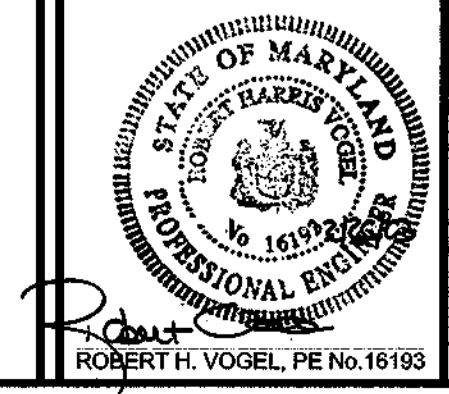
TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

John D. Angel
PLANNING DIRECTOR 10/15/03

PRELIMINARY PLAN
MARGARET'S FANCY
LOTS 1-21 AND OPEN SPACE LOTS 13, 15 & 21
DPZ REF: S-03-03
TAX MAP #17 GRID D
2ND ELECTION DISTRICT
PARCEL 9, 685
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: JCORJ
DRAWN BY: ELWRJ
CHECKED BY: RHY
DATE: OCTOBER 8, 2003
SCALE: AS SHOWN
W.O. NO.: 2024041

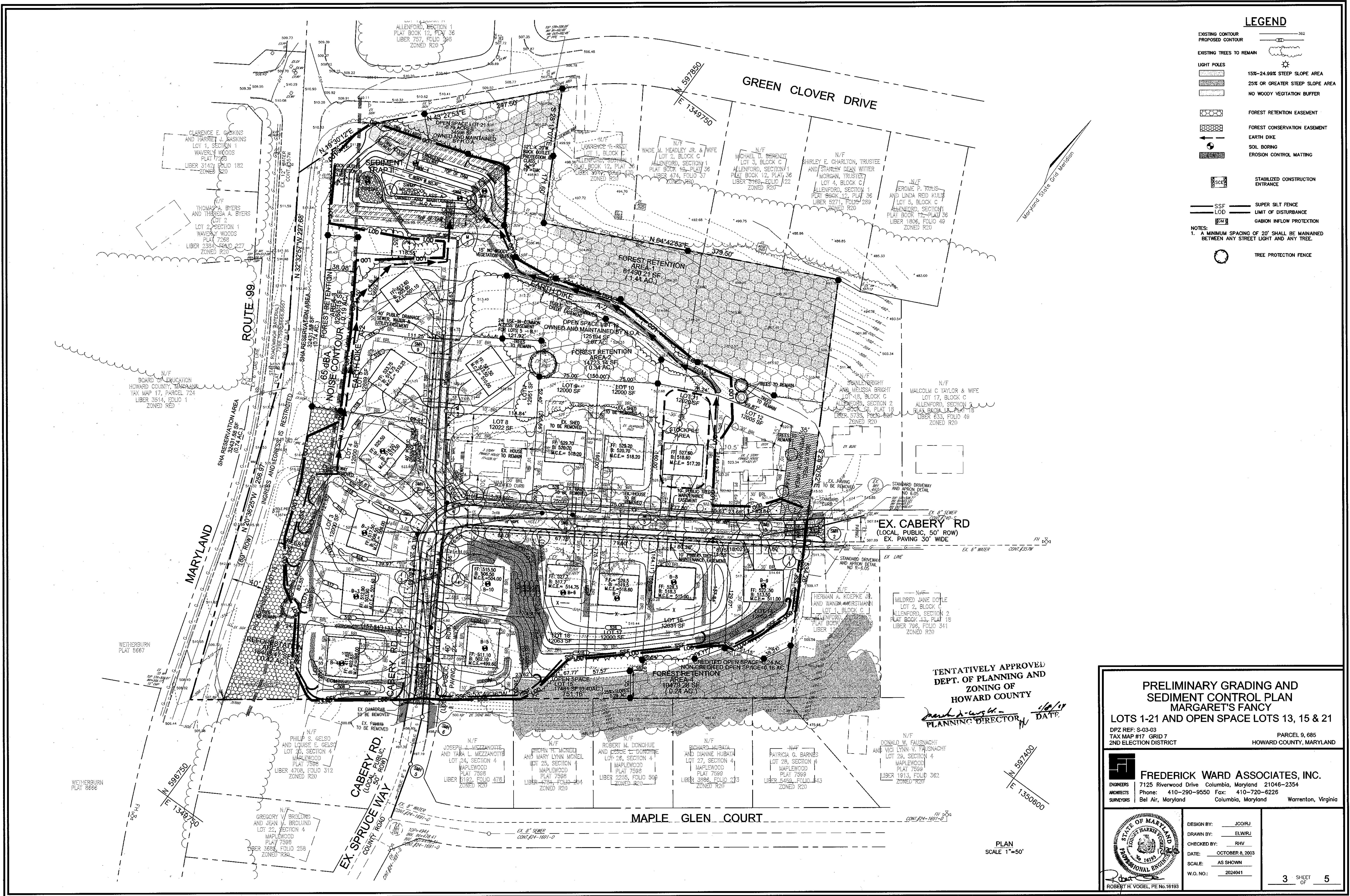


PLAN
SCALE 1"=50'

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING TREES TO REMAIN
- LIGHT POLES
- 15%-24.99% STEEP SLOPE AREA
- 25% OR GREATER STEEP SLOPE AREA
- NO WOODY VEGETATION BUFFER
- FOREST RETENTION EASEMENT
- FOREST CONSERVATION EASEMENT
- EARTH DIKE
- SOIL BORING
- EROSION CONTROL MATTING
- STABILIZED CONSTRUCTION ENTRANCE
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- GABION INFLOW PROTECTION
- TREE PROTECTION FENCE

NOTES:
1. A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.

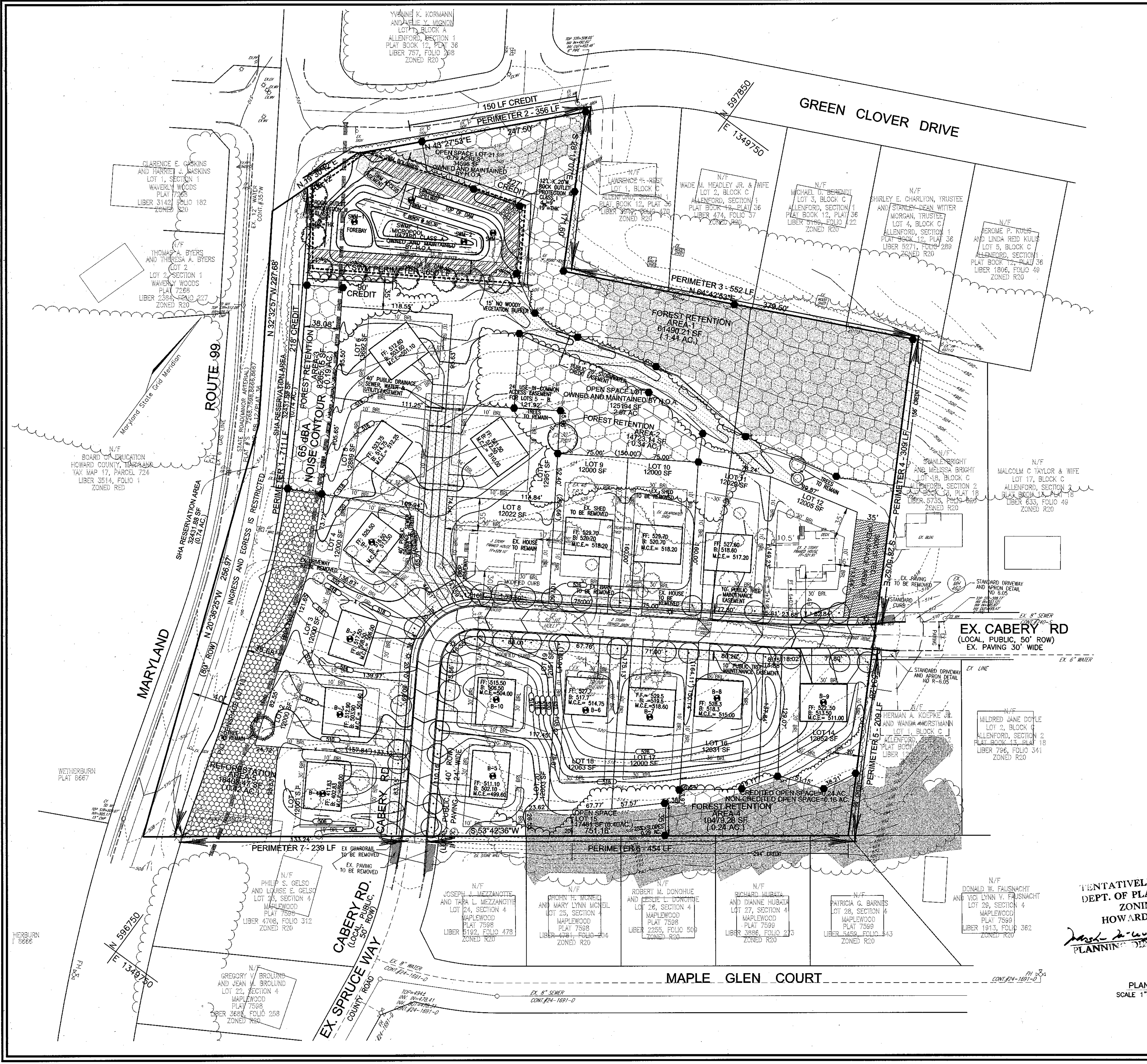


TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Mark A. Wright 10/15/11
PLANNING DIRECTOR DATE

**PRELIMINARY GRADING AND
SEDIMENT CONTROL PLAN**
MARGARET'S FANCY
LOTS 1-21 AND OPEN SPACE LOTS 13, 15 & 21
DPZ REF: S-03-03 PARCEL 9, 685
TAX MAP #17 GRID 7 HOWARD COUNTY, MARYLAND
2ND ELECTION DISTRICT

FREDERICK WARD ASSOCIATES, INC.
ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226
SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

	DESIGN BY: JCORJ	3 OF 5
	DRAWN BY: ELWRL	
	CHECKED BY: RHV	
	DATE: OCTOBER 8, 2003	
	SCALE: AS SHOWN	
W.O. NO.: 2024041		



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREES TO REMAIN
- AREA OF 15 TO 24.9 PERCENT SLOPES
- AREA OF 25 PERCENT OR GREATER SLOPES
- FOREST PROTECTION/RETENTION AREA SIGN
- FOREST RETENTION EASEMENT
- FOREST REFORESTATION EASEMENT
- TREE PROTECTION FENCE

SCHEDULE A: PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS		ADJACENT TO PERIMETER PROPERTIES				
	1	2	3	4	5	6	7
PERIMETER/FRONTAGE DESIGNATION	B	B	A	A	A	A	A
LANDSCAPE TYPE	711	258	552	309	209	454	239
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	711	258	552	309	209	454	239
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES* 218'	YES* 150'	YES* 552'	YES* 156'	YES* 90'	YES* 294'	NO
(DESCRIBE BELOW IF NEEDED)							
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO	NO	NO
(DESCRIBE BELOW IF NEEDED)							
NUMBER OF PLANTS REQUIRED (LF REMAINING)	493'	206'	1,600'	153'	119'	152'	239'
SHADE TREES	1:50 13	1:50 4	1:60 0	1:60 3	1:60 2	1:60 5	1:60 4
EVERGREEN TREES							
SHRUBS							
NUMBER OF PLANTS PROVIDED	10	4	0	3	2	5	4
SHADE TREES	13	5					
EVERGREEN TREES							
OTHER TREES (2:1 SUBSTITUTION)							
SHRUBS (10:1 SUBSTITUTION)							
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)							

* EXISTING WOODS TO REMAIN

SCHEDULE D: STORMWATER MANAGEMENT AREA LANDSCAPING

LINEAR FEET OF PERIMETER	POND # 650 LF
CREDIT FOR EXISTING VEGETATION (NO, YES AND LINEAR FEET)	YES* 317'
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO
NUMBER OF TREES REQUIRED	(333)
SHADE TREES	7 SHADE TREES
EVERGREEN TREES	8 EVERGREEN TREES
NUMBER OF TREES PROVIDED	7 SHADE TREES
SHADE TREES	7 SHADE TREES
EVERGREEN TREES	8 EVERGREEN TREES
SHRUBS	

* EXISTING WOODS TO REMAIN

- GENERAL NOTES**
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING PROVIDED TO BE POSTED WITH THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$12,300.00 FOR 32 SHADE TREES AND 13 EVERGREEN TREES.
 - FINANCIAL SURETY FOR THE REQUIRED STREET TREES TO BE POSTED WITH THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$10,500 FOR 35 SHADE TREES.

NOTE:
A MINIMUM OF 20' IS REQUIRED BETWEEN ANY STREET LIGHT AND ANY TREE

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
Robert H. Vogel
PLANNING DIRECTOR DATE

PRELIMINARY LANDSCAPING AND FOREST CONSERVATION PLAN
MARGARET'S FANCY
LOTS 1-21 AND OPEN SPACE LOTS 13, 15 & 21

DPZ REF: S-03-03
TAX MAP #17 GRID 7
2ND ELECTION DISTRICT

PARCEL 9, 685
HOWARD COUNTY, MARYLAND

FREDERICK WARD ASSOCIATES, INC.
7125 Riverwood Drive Columbia, Maryland 21046-2354
Phone: 410-290-9550 Fax: 410-720-6228
Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: ELWRJ
DRAWN BY: ELWRJ
CHECKED BY: RHV
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CHUCK SCHNEIDER
DNR Qualified Forest Professional

ROBERT H. VOGEL, PE No. 16183

4 SHEET OF 5

PLAN SCALE 1"=50'

FOREST RETENTION AREAS AND NOTES

1. FORESTED STREAM BUFFERS ARE RETAINED IN OPEN SPACE LOTS.
2. NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON THIS SITE.
3. THE WOODED STEEP SLOPES ARE SUBSTANTIALLY RETAINED IN OPEN SPACE LOTS.
4. FORESTED AREAS ADJACENT TO FLOODPLAINS AND STREAM BUFFERS ARE SUBSTANTIALLY RETAINED IN OPEN SPACE LOTS.
5. THERE ARE NO ISOLATED FOREST STANDS ON THIS SITE.
6. CHANGES IN GRADING AND RUNOFF WITHIN CONSTRUCTION/INSTALLATION AREAS WILL NOT ADVERSELY AFFECT THE SOILS WITHIN THE FOREST RETENTION AREA. SEDIMENT CONTROL MEASURES WILL REDIRECT CONCENTRATED FLOW RUNOFF TO STORMWATER MANAGEMENT FACILITIES. RETAIN SEDIMENT WITHIN THE CONSTRUCTION SITE, AND/OR REDIRECT CLEAN WATER AWAY FROM CONSTRUCTION AREAS.
7. FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE, DPZ, AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY THE RETENTION OF EXISTING FOREST IN THE AMOUNT OF 5.11 AC, REFORESTATION OF 0.33 AC, AND FEE-IN-LIEU FOR THE REMAINING 0.95 AC.
8. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

FOREST PROTECTION NOTES

PRE-CONSTRUCTION ACTIVITIES

1. FOR RETENTION AREAS, INSTALL BLAZE ORANGE FENCE AND RETENTION SIGNS BEFORE CONSTRUCTION BEGINS.
2. FENCING SHALL BE MAINTAINED IN GOOD CONDITION AND PROMPTLY REPAIRED OR RESTORED AS THE SITUATION WARRANTS.
3. A QUALIFIED TREE CARE EXPERT SHALL DETERMINE IF ROOT PRUNING IS REQUIRED ALONG THE LIMIT OF DISTURBANCE. ROOT PRUNE TREES AS REQUIRED. WATER ANY ROOT-PRUNED TREES IMMEDIATELY AFTER ROOT-PRUNING AND MONITOR FOR SIGNS OF STRESS DURING CONSTRUCTION.

CONSTRUCTION PHASE

1. NO DISTURBANCE OR DUMPING IS ALLOWED INSIDE THE TREE RETENTION AREA.
2. NO EQUIPMENT SHALL BE OPERATED INSIDE THE TREE RETENTION AREA INCLUDING TREE CANOPIES.
3. IN THE EVENT OF DROUGHT, THE PROTECTED TREES SHALL BE MONITORED FOR SIGNS OF STRESS AND WATERED AS NEEDED.

POST-CONSTRUCTION ACTIVITIES

1. AT THE DIRECTION OF A QUALIFIED TREE CARE EXPERT, DAMAGES TO RETAINED TREES SHALL BE REPAIRED BY THE CONTRACTOR.
2. FENCE REMOVAL AND STABILIZATION SHALL BE AS PER THE SEDIMENT AND EROSION CONTROL PLAN.
3. DO NOT REMOVE SIGNS.

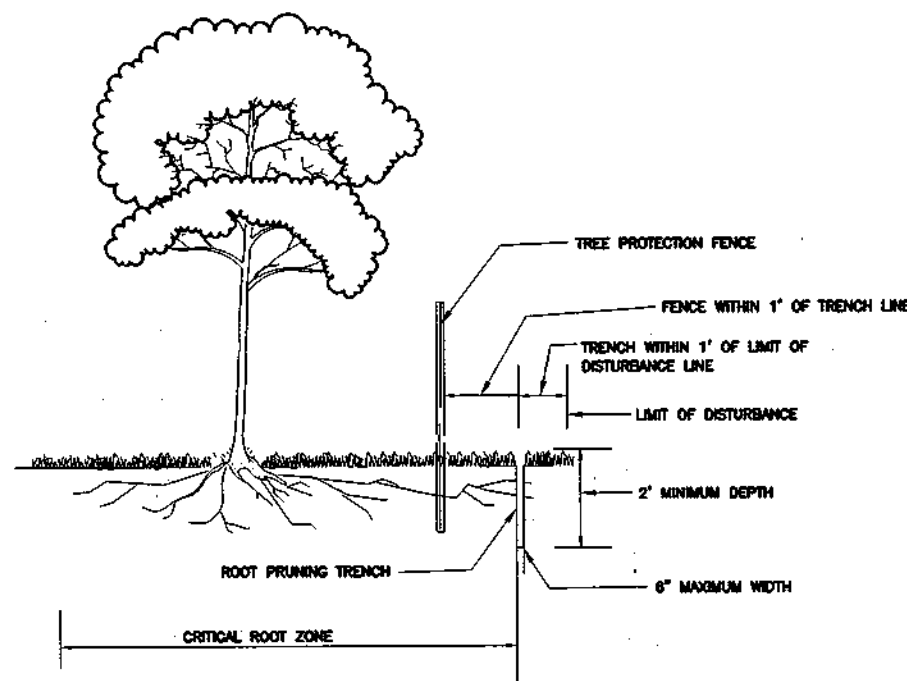
COST ESTIMATE: (For bonding purposes, only)

RETENTION OF 2.18 AC. (94,961 SF X 0.20) \$ 18,992.20
 REFORESTATION OF 0.42 AC. (18,295 SF X 0.50) \$ 9,147.50

SURETY NOTE

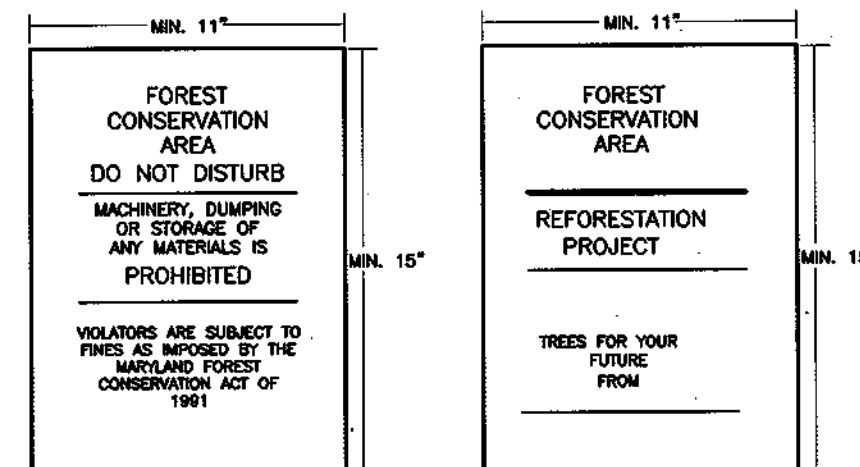
FINANCIAL SURETY IN THE AMOUNT OF \$28,139.70 WILL BE POSTED WITH THE FC MAINTENANCE AGREEMENT.

COST OF FEE-IN-LIEU FOR THE REMAINING 0.39 AC. WILL BE \$6,494.20 (16,988.40 SF X 0.50)



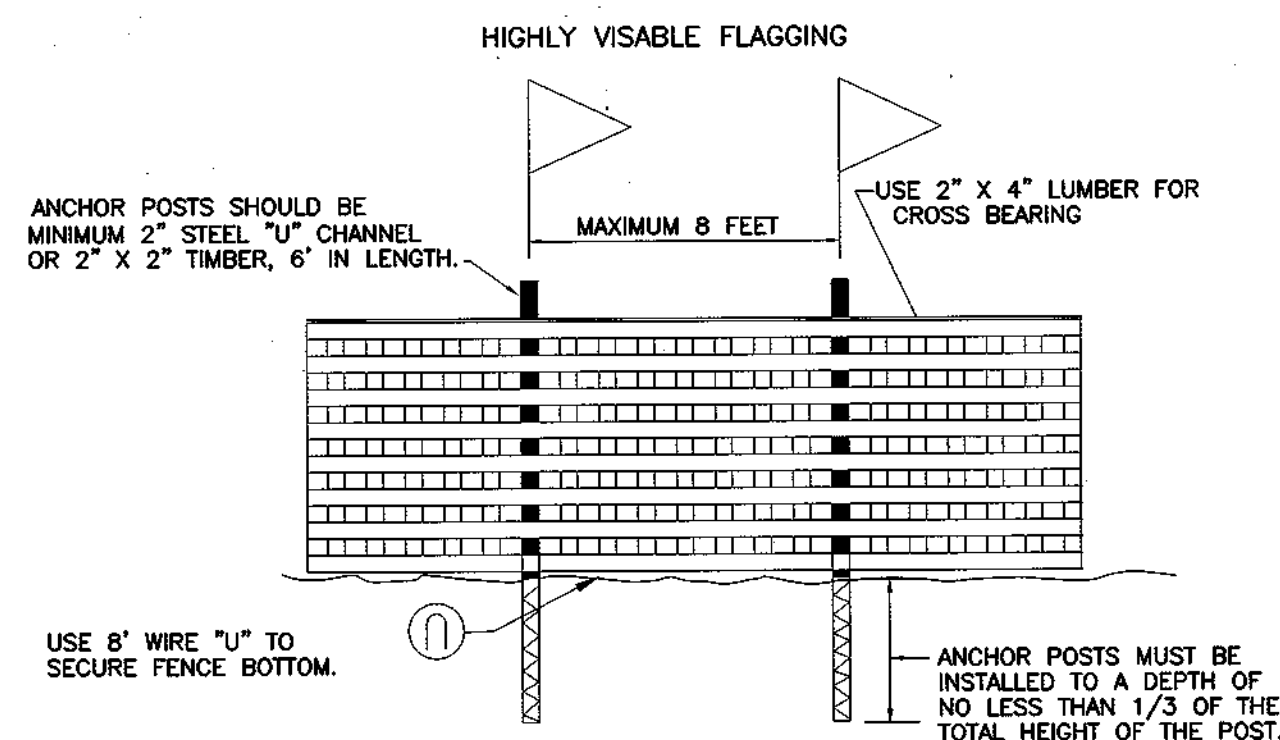
- NOTES:
1. RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
 2. BOUNDARIES OF RETENTION AREAS TO BE STAKED, FLAGGED AND/OR FENCED PRIOR TRENCHING.
 3. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
 4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR ORGANIC SOIL.
 5. ROOTS SHOULD BE CLEANLY CUT USING VEGETARY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

ROOT PRUNING



- NOTE:
1. BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
 2. SIGNS TO BE PLACED APPROXIMATELY 100' FEET APART. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.
 3. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

FOREST CONSERVATION AREA SIGN



- 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. PROTECTION SIGNAGE SHOULD BE USED.
 6. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

BLAZE ORANGE PLASTIC MESH
TYPICAL TREE PROTECTION FENCE DETAIL

NET TRACT AREA:

A. TOTAL TRACT AREA	9.75 AC
B. AREA WITHIN 100 YEAR FLOODPLAIN	0.00 AC
C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION	0.00 AC
D. NET TRACT AREA	9.75 AC

LAND USE CATEGORY

INPUT THE NUMBER "1" UNDER THE APPROPRIATE LAND USE ZONING, AND LIMIT TO ONLY ONE ENTRY. ZONED R-20

ARA	MDR	IDA	HDR	MPD	CIA
0	0	0	1	0	0

E. AFFOREST THRESHOLD	15% X D = 1.46 AC
F. CONSERVATION THRESHOLD	20% X D = 1.95 AC

EXISTING FOREST COVER:

G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN)	= 6.33 AC
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD	= 4.87 AC
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD	= 4.38 AC

BREAK EVEN POINT:

(2 X I) + F = BREAK EVEN POINT (6.14 AC)

J. FOREST RETENTION WITH NO MITIGATION	= 2.83 AC
K. CLEARING PERMITTED WITHOUT MITIGATION	= 3.50 AC

PROPOSED FOREST CLEARING:

L. TOTAL AREA OF FOREST TO BE CLEARED	= 4.15 AC
M. TOTAL AREA OF FOREST TO BE RETAINED	= 2.18 AC

PLANTING REQUIREMENTS:

N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD (L X 25)	= 1.04 AC
P. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD	= 0.00 AC
Q. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD (M-F)	= 0.23 AC
R. TOTAL REFORESTATION REQUIRED (N+P-Q)	= 0.81 AC
S. TOTAL AFFORESTATION REQUIRED	= 0.00 AC
T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED	= 0.81 AC

ON-SITE REFORESTATION OF 0.42 AC. (18,295.20 SF) AND FEE-IN-LIEU FOR THE REMAINING 0.39 AC. (16,988.40 SF)

NOTES

1. THE PROPERTY OUTLINE IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. IN APRIL, 2002.
2. 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.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Margaret D. Cagle 10/14
MANAGING DIRECTOR DATE

Chuck Schneider
CHUCK SCHNEIDER
DNR Qualified Forest Professional

FOREST CONSERVATION DETAILS
MARGARET'S FANCY
LOTS 1-21 AND OPEN SPACE LOTS 13, 15 & 21
DPZ REF: S-03-03
TAX MAP #17 GRID 7
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