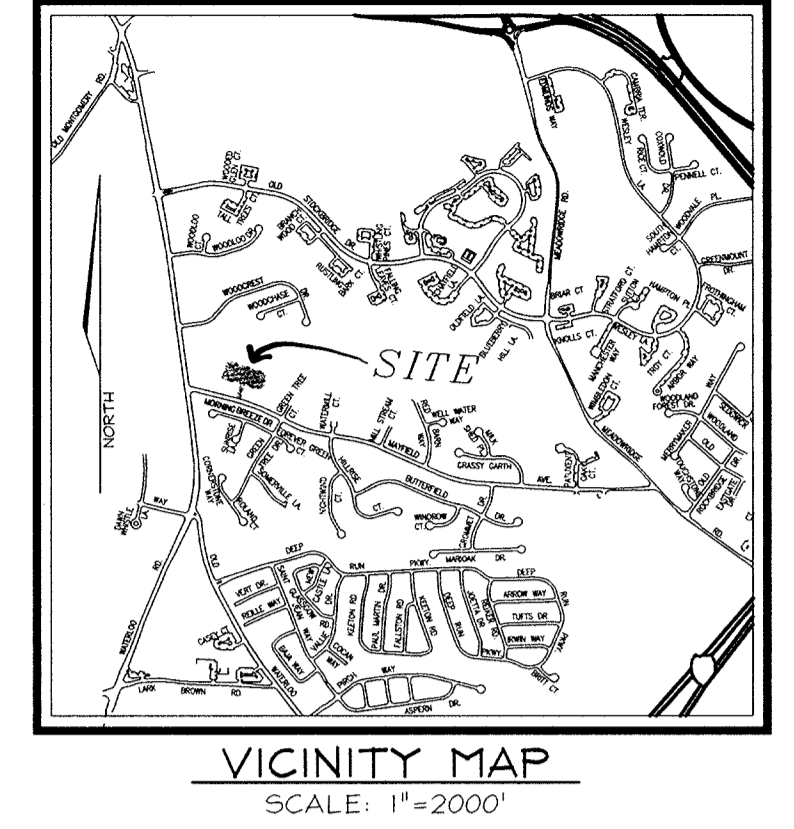


# EMA'S MANOR PRELIMINARY PLAN HOWARD COUNTY, MARYLAND

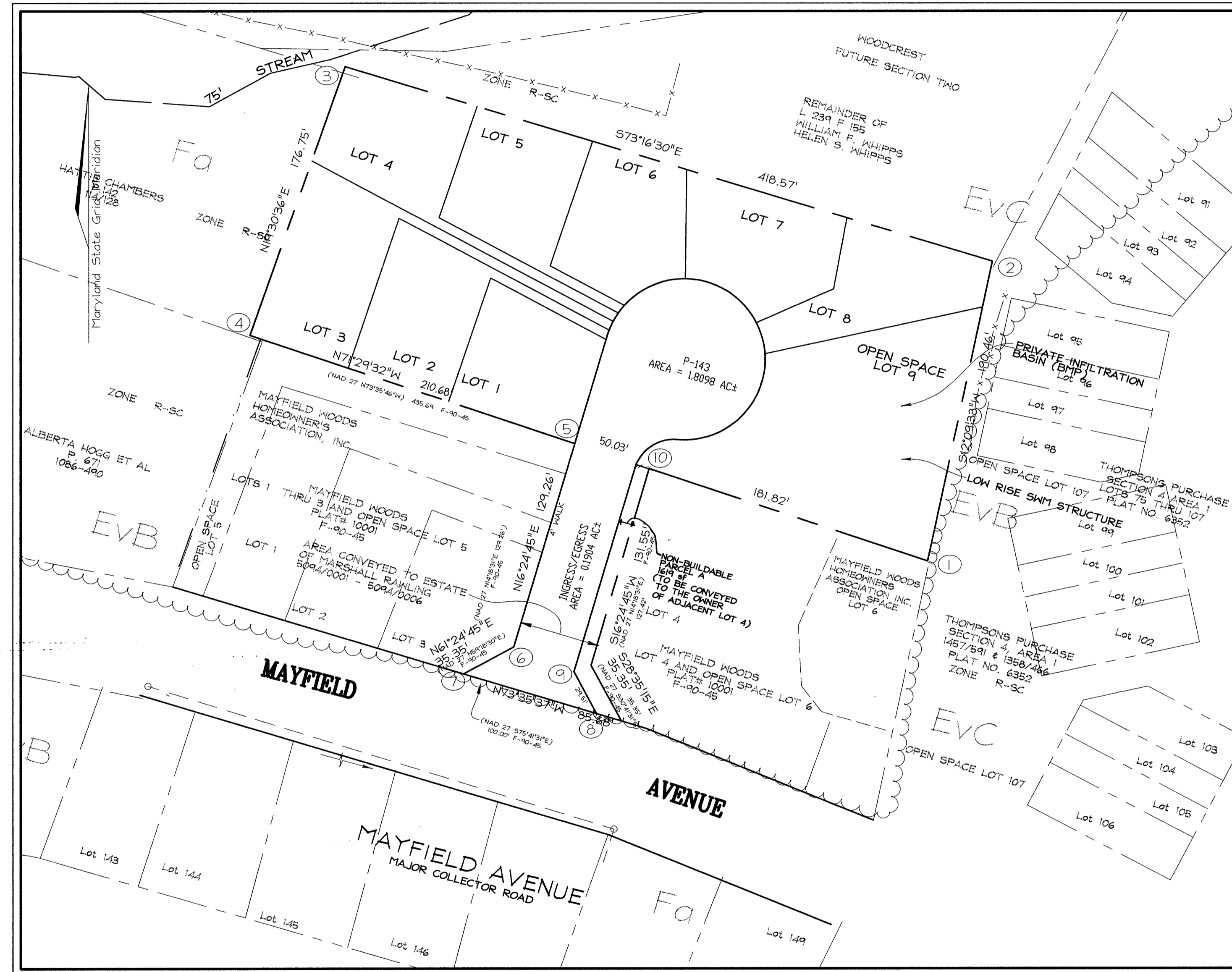


### GENERAL NOTES

1. ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
2. DEED REFERENCE: L. 5281 / F. 32, 5094/0001-0006
3. PROJECT BACKGROUND: LOCATION: TAX MAP 37, GRID 14, PARCEL 143 1ST ELECTION DISTRICT ZONING: R-5C TOTAL PARCEL AREA: 2.0002 AC± NUMBER OF PROPOSED LOTS: 8 BUILDABLE, 1 OPEN SPACE APPLICABLE DPZ FILE NUMBERS: S-00-11
4. THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. DATED APRIL, 2001
5. THE TOPOGRAPHY SHOWN HEREON IS BASED ON A SURVEY PROVIDED BY FREDERICK WARD ASSOCIATES IN DECEMBER, 2000.
6. COORDINATE DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM (NAD 83) AS PROJECTED BY THE FOLLOWING HOCO GEODETIC CONTROL STATIONS: 37HA & 37HB
7. WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC.
8. STORMWATER MANAGEMENT IS IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL.
9. WETLAND BUFFER SHOWN ONSITE IS BASED ON F-90-45.
10. THERE ARE NO FLOODPLAINS ON THIS SITE.
11. FOREST CONSERVATION PLAN PREPARED BY VOGEL ASSOCIATES, DATED JANUARY, 2001. FOREST STAND DELINEATION PLAN PREPARED BY VOGEL ASSOCIATES, DATED MARCH 2000 AND APPROVED S-00-11.
12. A TRAFFIC STUDY FOR THIS SITE WAS PREPARED BY THE TRAFFIC GROUP, INC., DATED MARCH 2000.
13. THERE ARE NO STEEP SLOPES OF 25% OR GREATER ON SITE.
14. A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
15. ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
16. STREET LIGHTING IS PROVIDED IN ACCORDANCE WITH THE DESIGN MANUAL.
17. SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
18. THE STORMWATER FACILITY SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THE FACILITY DESIGN IS A PRELIMINARY DESIGN AND ITS SIZE AND SHAPE MAY CHANGE PRIOR TO FINAL PLAN STAGE.
19. TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.
20. OPEN SPACE LOT 9 IS TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
21. STORMWATER MANAGEMENT SOIL BORINGS FOR THIS SITE ARE BASED ON A GEOTECHNICAL ANALYSIS PROVIDED BY HERBST BENSON ASSOCIATES, INC., DATED SEPTEMBER 23, 1999.
22. NON-BUILDABLE PARCEL 'A' IS TO BE CONVEYED TO THE OWNER OF ADJACENT LOT 4.

### SITE DATA

LOCATION: TAX MAP 37, GRID 14, PARCEL 143  
1ST ELECTION DISTRICT  
EXISTING ZONING: R-5C  
TOTAL AREA OF SITE: 2.0002 AC±  
AREA OF STEEP SLOPES: 0.00 AC  
AREA OF 100-YR FLOOD PLAIN: 0.00 AC  
NET AREA OF SITE: 2.0002 AC±  
AREA OF PROPOSED BUILDABLE LOTS: 51,911 sf (1.19 AC±)  
AREA OF PROPOSED ROAD RIGHT OF WAY: 16,088 sf (0.405 AC±)  
OPEN SPACE TABULATIONS:  
- OPEN SPACE REQUIRED: 20% (0.40 AC)  
- AREA OF PROPOSED OPEN SPACE PROVIDED: 0.405 AC  
NUMBER OF LOTS ALLOWED: 4 UNITS PER NET ACRE = (2.0002 \* 4) = 8  
NUMBER OF LOTS PROPOSED: 8 BUILDABLE, 1 OPEN SPACE LOTS, 1 NON-BUILDABLE PARCEL  
LIMIT OF DISTURBANCE: 1.9% AC±



LOCATION MAP  
SCALE: 1"=50'

COORDINATE CHART		
No.	Northing	Easting
1	557,396.4899	1,371,457.9076
2	557,582.6528	1,327,498.1103
3	557,714.5563	1,371,110.2214
4	557,536.7278	1,371,045.5098
5	557,471.1060	1,371,238.4839
6	557,396.4899	1,371,457.9076
7	557,582.6528	1,327,498.1103
8	557,714.5563	1,371,110.2214
9	557,536.7278	1,371,045.5098
10	557,471.1060	1,371,238.4839

SHEET INDEX	
1	COVER SHEET
2	PRELIMINARY PLAN & LANDSCAPING PLAN
3	PRELIMINARY GRADING & SEDIMENT CONTROL PLAN
4	PRELIMINARY FOREST CONSERVATION PLAN

## PRELIMINARY PLAN EMA'S MANOR

TAX MAP 37 GRID 14  
1ST ELECTION DISTRICT

PARCEL '143'  
HOWARD COUNTY, MARYLAND

**TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY.**

*[Signature]*  
**PLANNING DIRECTOR**      **DATE** 6/23/01

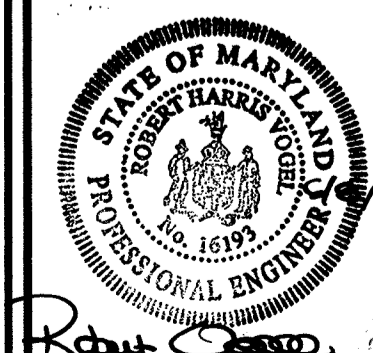
### OWNER/ DEVELOPER

Ema's Manor, LLC  
P.O. Box 416  
Ellicott City, MD 21041  
410-465-2020



### 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



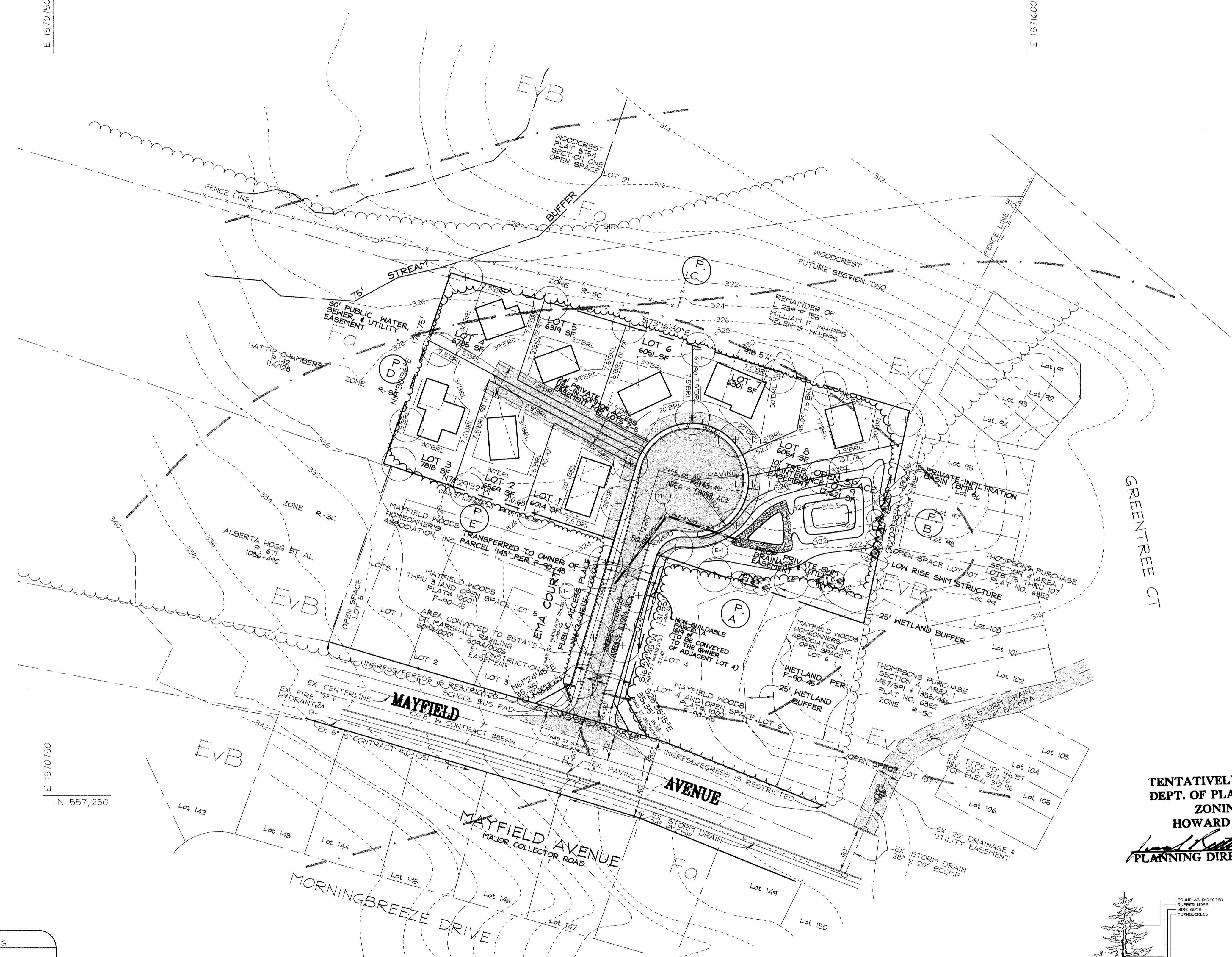
DESIGN BY: RHW  
DRAWN BY: CMH  
CHECKED BY: JCO  
DATE: JUNE 7, 2001  
SCALE: AS SHOWN  
W.O. NO.: 99-181

M:\projects\20191818\engr\dwg\300951.dwg F:\ Jun 08 09:12:07 2001 E4

Maryland State Grid Meridian

N 557,950  
E 1370750

N 557,950  
E 1371600



**LEGEND**

Existing Contour	-382
Proposed Contour	+82.53
Spot Elevation	
Direction of Flow	
Existing Trees to Remain	
Light Poles	Post Top, Overhead, Bollard
Shade Trees	
Evergreen Trees	
Perimeter Landscape Edge	

**LANDSCAPE SCHEDULE**

KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
	13	Pinus Strobus White Pine	6-8' HL.	B & B
	29	Fraxinus p. 'Patmore' Patmore Green Ash	2.5-3' Col.	B & B

1. ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT ANS SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH LCA/PM PLANTING SPECIFICATIONS.  
 2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGINGS.  
 3. FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SHALES.  
 4. CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

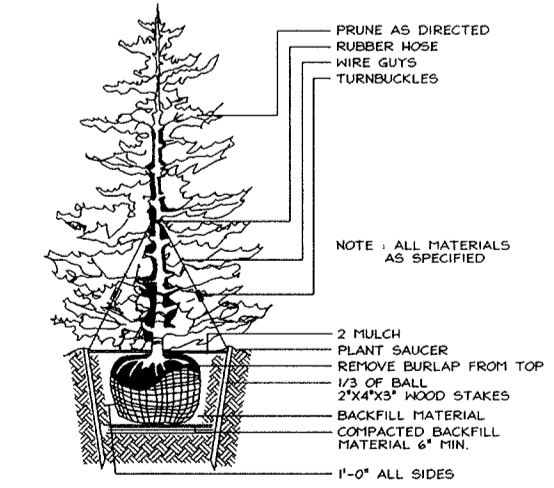
**SCHEDULE A PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJACENT TO ROADWAYS		ADJACENT TO PERIMETER PROPERTIES			
	A	B	A	D	E	F
Perimeter/Frontage Designation						
Linear Feet of Roadway	182	140	480	189	204	
Credit for Existing Vegetation (Yes, No, Linear Feet)	Yes*	No	No	No	No	No
Credit for Signage (Yes, No, Linear Feet)	No	No	No	No	No	No
Number of Plants Required	(102)	140	140	7	140	3
Number of Plants Provided						
Evergreen Trees						
Shade Trees	1	2	7	3	3	
Other Trees (2:1 Substitution)						
Shade (2:1 Substitution)						
Describe Plant Substitution Credits Below if needed?						

\* Existing Woods to Remain

**TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY.**

*James H. Ketter*  
**PLANNING DIRECTOR** 6/23/21  
DATE



**OWNER/DEVELOPER**  
Erma's Manor, LLC  
P.O. Box 416  
Ellicott City, MD 21041  
410-465-2020

**SCHEDULE D : STORMWATER MANAGEMENT AREA LANDSCAPING**

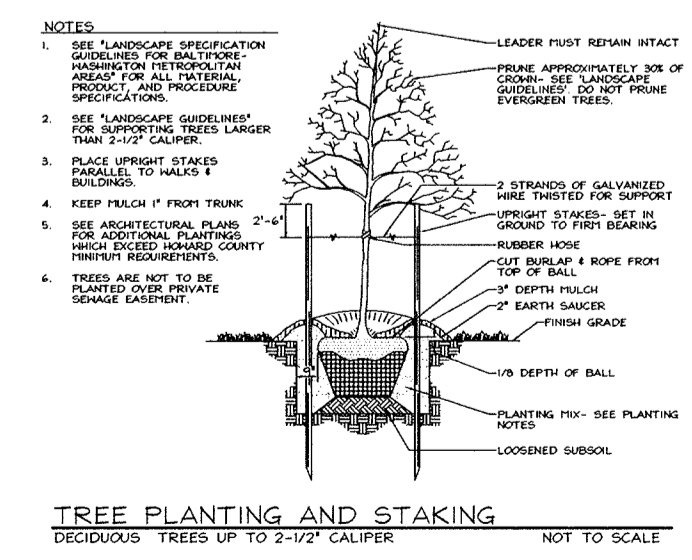
LINEAR FEET OF PERIMETER	600.77 LF
CREDIT FOR EXISTING VEGETATION (NO, YES AND LINEAR FEET)	YES, 80 LF
CREDIT FOR OTHER LANDSCAPING (NO, YES AND \$)	YES, 3 STREET TREES 3 PERIMETER TREES
NUMBER OF TREES REQUIRED	10 SHADE TREES 13 EVERGREEN TREES
NUMBER OF TREES PROVIDED	4 SHADE TREES 13 EVERGREEN TREES 0 OTHER TREES (2:1 SUBSTITUTION)

**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA SQ. FT.	PIPE STEM AREA, SQ. FT.	REMAINING LOT AREA
2	6569	483	6086
3	6915	884	6031
4	6018	754	6064
5	6319	310	6009

**SOILS LEGEND**

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
EVB	EVESBORO LOAMY SAND, 1 TO 5 PERCENT SLOPES	A
EVC	EVESBORO LOAMY SAND, 5 TO 15 PERCENT SLOPES	B/D
Fa	FALLSINGTON LOAM	



**PRELIMINARY PLAN  
EMA'S MANOR**

TAX MAP 37 GRID 14  
1ST ELECTION DISTRICT  
REF: 9-00-11

PARCEL '143'  
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

ENGINEERS  
ARCHITECTS  
SURVEYORS

DESIGN BY: RHW  
DRAWN BY: CMH  
CHECKED BY: RHW  
DATE: JUNE 7, 2001  
SCALE: 1"=50'  
W.O. NO.: 99-181

2 SHEET OF 4

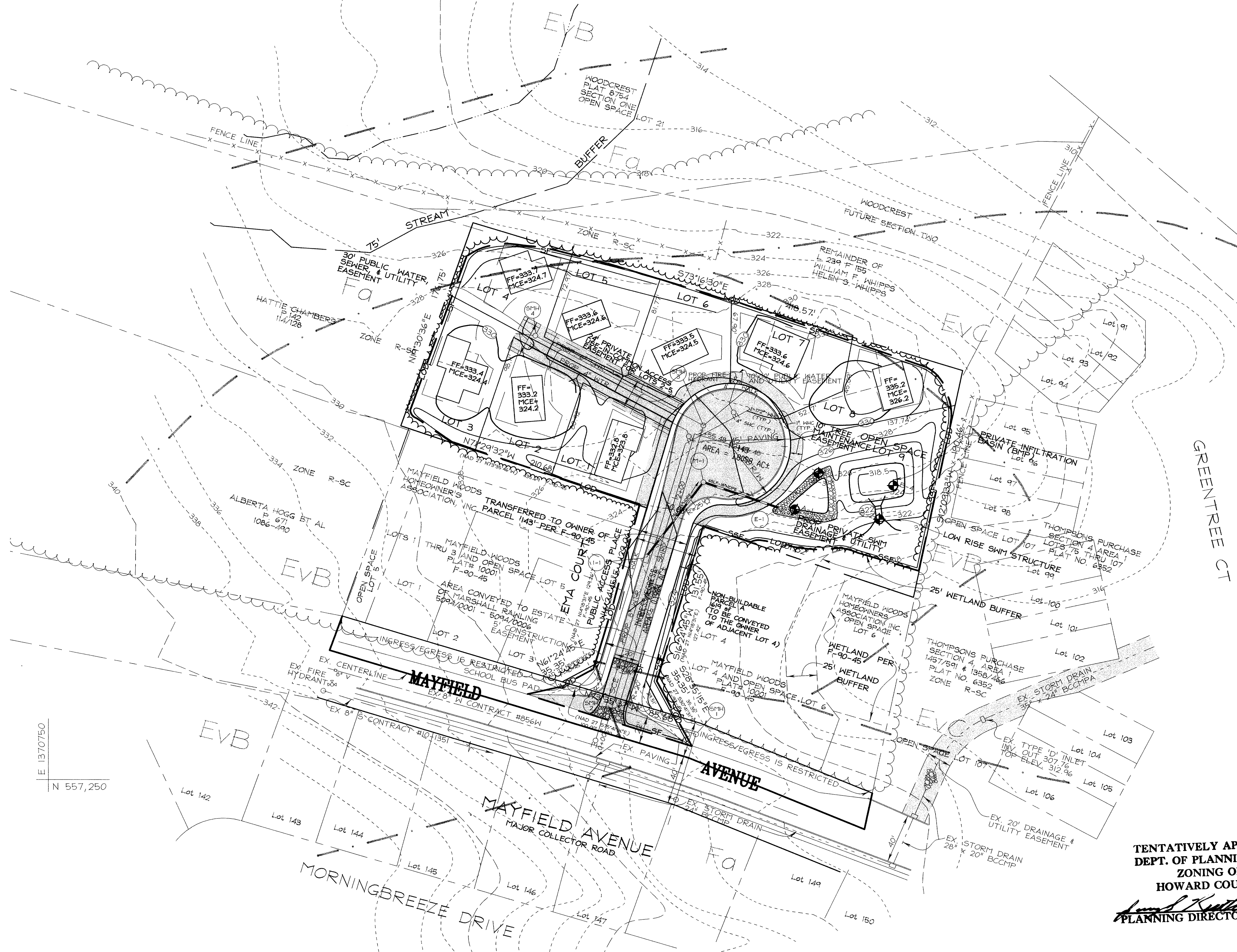
Maryland State Grid Meridian

E 1370750  
N 557,950

N 557,950  
E 1371600

**LEGEND**

Existing Contour		380
Proposed Contour		402.50
Spot Elevation		
Direction of Flow		
Tree Protection Fence		
Existing Trees to Remain		
Light Poles		Post Top Overhead Island
Stabilized Construction Entrance		
Silt Fence		SF
Super Silt Fence		SSF
Earth Dike		ED A/L
Limit of Disturbance		LOD



E 1370750  
N 557,250

**SOILS LEGEND**

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
EVB	EVEBORD LOAMY SAND, 1 TO 5 PERCENT SLOPES	A
EVC	EVEBORD LOAMY SAND, 5 TO 15 PERCENT SLOPES	A
Fa	FALLSINGTON LOAM	B/D

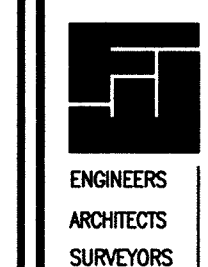
**TENTATIVELY APPROVED**  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*James H. Keefe*  
PLANNING DIRECTOR **6/27/01**  
DATE

**OWNER/DEVELOPER**  
EMA's Manor, LLC  
P.O. Box 416  
Ellicott City, MD 21041  
410-465-2020

**PRELIMINARY GRADING AND  
SEDIMENT CONTROL PLAN  
EMA'S MANOR**

TAX MAP 37 GRID 14  
1ST ELECTION DISTRICT  
REF: 5-00-11

PARCEL '143'  
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: RHW  
DRAWN BY: CMH  
CHECKED BY: RHW  
DATE: JUNE 7, 2001  
SCALE: 1"=50'  
N.O. NO.: 99-181

3 SHEET OF 4

Maryland State Grid Meridian

N 557,950  
E 1370750

N 557,950  
E 1371600

LEGEND

- Forest Retention Area Sign
- Blaze Orange Fence
- Existing Trees To Remain

FOREST CONSERVATION WORKSHEET

NET TRACT AREA:  
 A. TOTAL TRACT AREA = 2.00 AC  
 B. AREA WITHIN 100 YEAR FLOODPLAIN = 0.00 AC  
 C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION = 0.00 AC  
 D. NET TRACT AREA = 2.00 AC

LAND USE CATEGORY (FROM TABLE 3.2.1, PAGE 40, MANUAL)

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

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

E. AFFOREST THRESHOLD = 15% X D = 0.30 AC  
 F. CONSERVATION THRESHOLD = 20% X D = 0.40 AC

EXISTING FOREST COVER:  
 G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN) = 2.00 AC  
 H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD = 1.70 AC  
 I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD = 1.60 AC

BREAK EVEN POINT:  
 J. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION = 0.32 AC  
 K. CLEARING PERMITTED WITHOUT MITIGATION = 1.28 AC

PROPOSED FOREST CLEARING:  
 L. TOTAL AREA OF FOREST TO BE CLEARED = 2.00 AC  
 M. TOTAL AREA OF FOREST TO BE RETAINED = 0.00 AC

PLANTING REQUIREMENTS:  
 N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD = 0.40 AC  
 O. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD = 0.80 AC  
 P. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD = 0.00 AC  
 R. TOTAL REFORESTATION REQUIRED = 1.20 AC  
 S. TOTAL AFFORESTATION REQUIRED = 0.00 AC  
 T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED = 1.20 AC  
 OFFSITE REFORESTATION (FOREST BANK) = 1.20 AC

FOREST PROTECTION NOTES

PRE-CONSTRUCTION ACTIVITIES

1. Install blaze orange fence and retention signs before construction begins.
2. Root Prune adjacent to Blaze Orange Fence as per detail this sheet.
3. Fencing shall be maintained in good condition and promptly repaired or restored as the situation warrants.

CONSTRUCTION PHASE

1. No disturbances 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. Signs are to remain for a period of two years after recording the final plat.

GENERAL NOTES

1. Wetland buffers are to be retained.
2. There are no endangered species on this site.
3. There are no specimen trees 30" in diameter or larger on this site.
4. There are no historic structures on this site.
5. Offsite reforestation is proposed via the purchase of 1.20 acres of reforestation credit from the Howard County approved Winkler Forest Conservation Bank.

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND  
 ZONING OF  
 HOWARD COUNTY

*James R. Smith* 6/25/10  
 PLANNING DIRECTOR DATE

PRELIMINARY FOREST  
 CONSERVATION PLAN  
 EMA'S MANOR

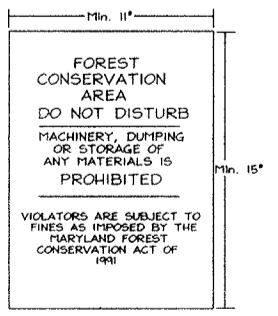
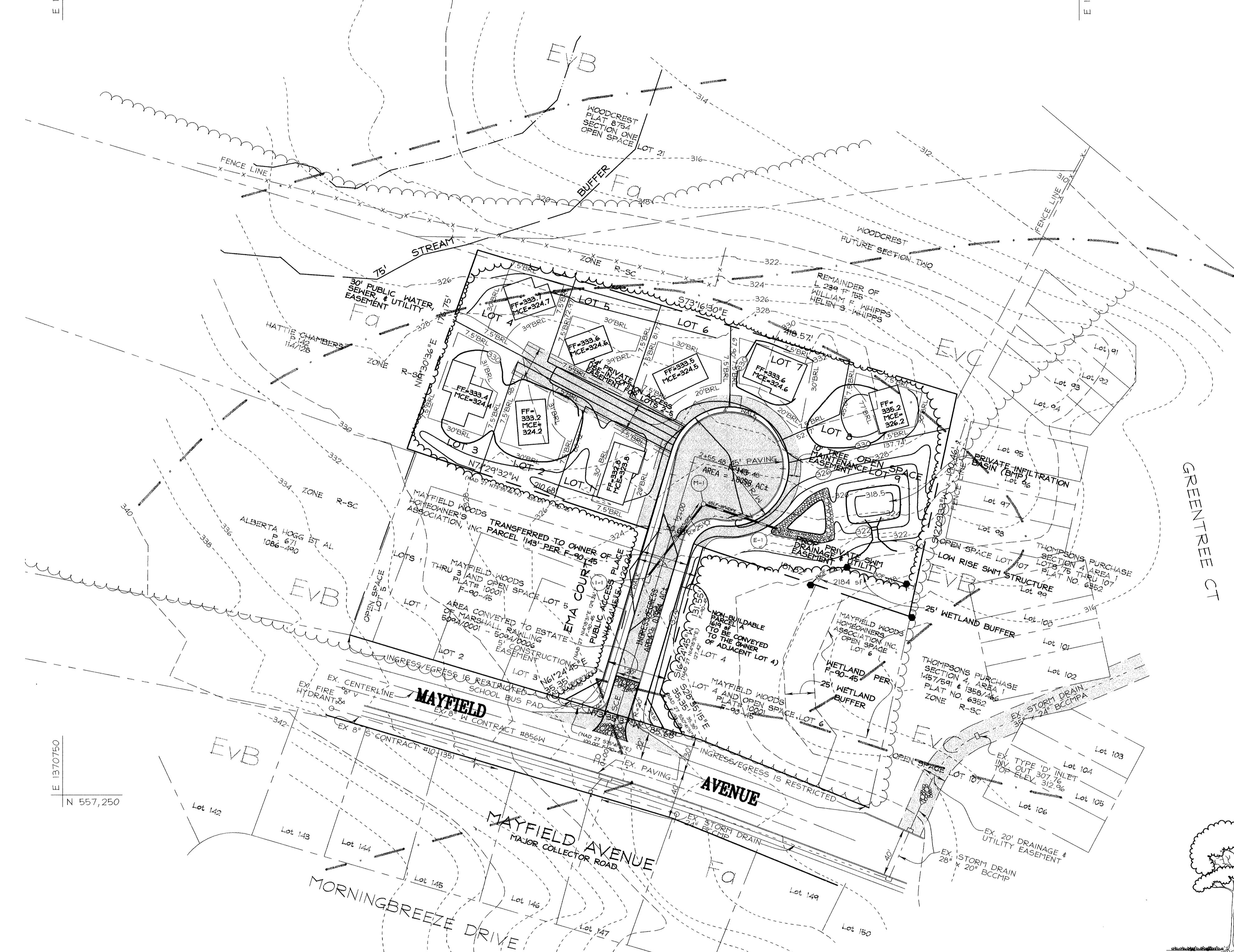
TAX MAP 37 GRID 14  
 1ST ELECTION DISTRICT  
 REF: 5-00-11

PARCEL '143'  
 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

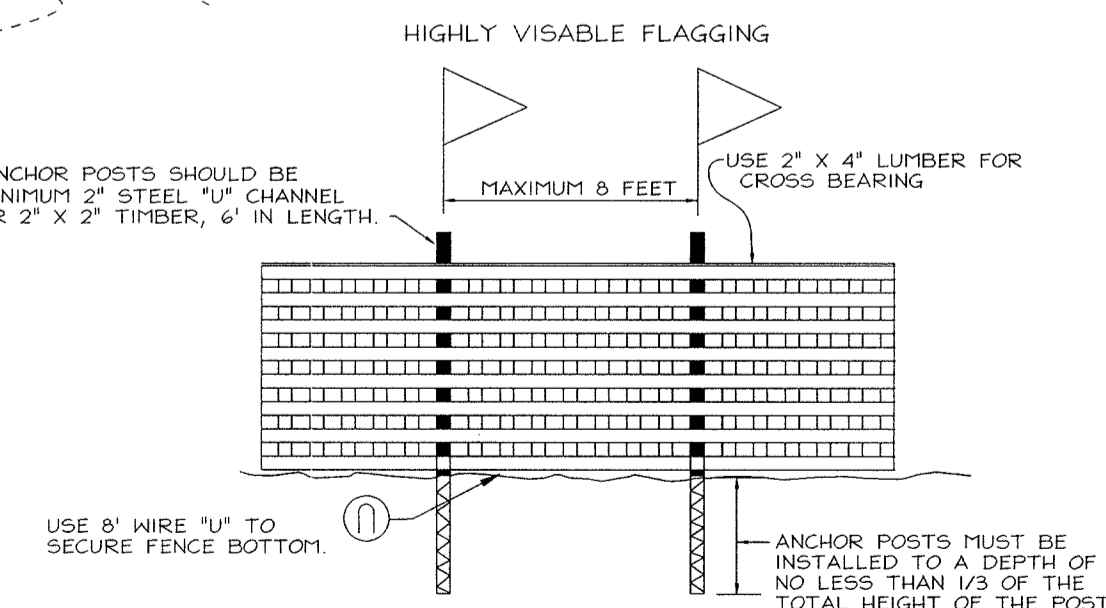
DESIGN BY: MHM  
 DRAWN BY: CMH  
 CHECKED BY: RHV  
 DATE: JUNE 7, 2001  
 SCALE: 1"=50'  
 W.C. NO.: 99-181

4 SHEET OF 4

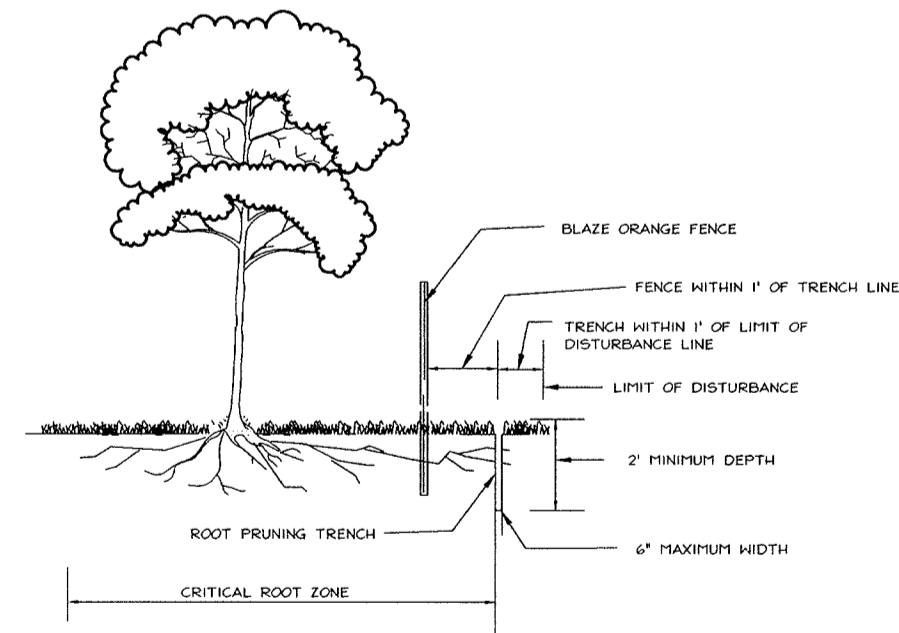


- Note:
1. Bottom of signs to be higher than top of tree protection fence.
  2. Signs to be placed approximately 100' feet apart. Conditions on site affecting visibility may warrant placing signs closer or farther apart.
  3. Attachment of signs to trees is prohibited.

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	SOIL GROUP
EVB	EVEBORD LOAMY SAND, 1 TO 5 PERCENT SLOPES	A
EVC	EVEBORD LOAMY SAND, 5 TO 15 PERCENT SLOPES	A
Fa	FALLSINGTON LOAM	B/D



- NOTES:
1. Forest protection device only.
  2. Retention areas will be set as part of the review process.
  3. Boundaries of retention areas should be staked and flagged prior to installing device.
  4. Root damage should be avoided.
  5. Protection signs should be used.
  6. Device should be maintained throughout construction.



- 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 vibratory knife or other acceptable equipment.

OWNER/DEVELOPER  
 Ema's Manor, LLC  
 P.O. Box 416  
 Ellicott City, MD 21041  
 410-465-2020