



VICINITY MAP
SCALE: 1"=2000'

LEGEND

- Existing Contour
- SOILS BOUNDARY
- Existing Trees
- Wetland Buffer
- SLOPES 15% TO 24%
- STREET LIGHT

SITE DATA

LOCATION: TAX MAP #37 PARCEL 143
 1ST ELECTION DISTRICT
 EXISTING ZONING: R-SC
 AREA OF PARCEL 143: 1.96 AC.
 AREA OF 50' WIDE STRIP: 0.2 AC.
 (AREA TRANSFERRED TO ESTATE OF MARSHALL RAWLING) 5094/0001 - 5094/0006
 AREA OF PROPOSED FLOODPLAIN: 0
 AREA OF STEEP SLOPES: 0
 NET AREA OF PROJECT: 2.16 AC.
 AREA OF PROPOSED RESIDENTIAL LOTS: 1.22 AC.
 AREA OF PROPOSED CREDITED OPEN SPACE LOT: 0.433 AC.
 AREA OF PROPOSED NON-BUILDABLE PARCEL A: 0.04 AC.
 AREA OF PROPOSED ROAD: 0.47 AC.
 AREA OF OPEN SPACE REQUIRED: 20% (.432 AC.)
 AREA OF OPEN SPACE PROPOSED: 20% (.433 AC.)
 NUMBER OF BUILDABLE LOTS ALLOWED AT 4 UNITS PER ACRE=8 LOTS
 NUMBER OF LOTS/PARCELS PROPOSED: 8 BUILDABLE, 1 OPEN SPACE, 1 NON-BUILDABLE PARCEL

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: 110/360, 5094/0001-0006
3. THE PROJECT BOUNDARY IS BASED ON A DEED PLOT.
4. THE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY AERIAL PHOTOGRAMMETRIC MAPS.
5. WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC.
6. STORMWATER MANAGEMENT (2 YR AND 10 YR) TO BE PROVIDED FOR THE DEVELOPMENT. WATER QUALITY TO BE PROVIDED BY EXTENDED DETENTION. THE FACILITY WILL BE LOCATED ON OPEN SPACE LOT 9. THE FACILITY WILL BE PRIVATELY OWNED AND JOINTLY MAINTAINED BY HOWARD COUNTY AND THE HOA.
7. THERE ARE NO WETLANDS OR STREAMS ON-SITE BASED ON A FIELD INVESTIGATION BY EXPLORATION RESEARCH, INC. ON 5/5/98.
8. THERE ARE NO FLOODPLAINS ON-SITE.
9. FOREST STAND DELINEATION PLAN PREPARED BY VOGEL & ASSOCIATES, INC. DATED MARCH 15, 2000.
10. APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP DATED MARCH 11, 2000.
11. THERE ARE NO STEEP SLOPES ON-SITE WITH A CONTIGUOUS AREA OF 20,000 SF OR GREATER.
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. SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
15. THE STORMWATER FACILITY SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THE FACILITY HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE PRIOR TO FINAL PLAN STAGE.
16. THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
17. TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON-SITE.
18. CREDITED OPEN SPACE LOT 9 WILL BE OWNED BY THE HOMEOWNERS ASSOCIATION.
19. NON-BUILDABLE PARCEL A TO BE CONVEYED TO THE OWNER OF MAYFIELD WOODS LOT 4.
20. TRASH COLLECTION AND RECYCLING WILL BE CURBSIDE PICKUP AT COUNTY ROADWAY.

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

[Signature]
 PLANNING DIRECTOR
 DATE: 9/13/00

**SKETCH PLAN
 EMA'S MANOR**

FORMERLY KNOWN AS MAYFIELD AVENUE, S-00-11
 TAX MAP #37 GRID 14 PARCEL 143
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND



3691 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
 Tel 410.461.5828 Fax 410.465.3966

DESIGN BY: RLP
 DRAWN BY: RLP
 CHECKED BY: RHV
 DATE: September 6, 2000
 SCALE: 1"=50'
 W.O. NO.: 99-181

WATERLOO ROAD
 (MD. RTE. # 108)

GREENTREE CT

MAYFIELD AVENUE
 (MAJOR COLLECTOR ROAD)

MORNINGBREEZE DRIVE

PLAN
 SCALE: 1" = 50'

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
EVB	EVERSHED DAMM SAND, 5 TO 15 PERCENT SLOPES	A
EVC	EVERSHED DAMM SAND, 5 TO 15 PERCENT SLOPES	A
Fa	FALSBINGTON LOAM	B/D

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA SQ. FT.	PIPE STEM AREA, SQ.FT.	MINIMUM LOT SIZE, SQ.FT.
2	6479	476	6000
3	6462	880	6000
4	7403	770	6000
5	6404	388	6000

OWNER
 Estate of Marshall Rawling c/o
 Thomas Meachum, Trustee
 1075 Charter Drive
 Columbia, MD 21044
 410 740-4600

DEVELOPER
 Northern Trading Company, LLC
 P.O. Box 416
 Ellicott City, MD 21041
 410-465-2020