

SHEET INDEX	
NO	DESCRIPTION
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5	SCHEMATIC GRADING PLAN
6	SCHEMATIC GRADING PLAN
7	SCHEMATIC GRADING PLAN

SKETCH PLAN EMERSON SECTION ONE LOTS 1 - 93 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

GENERAL NOTES

AREA TABULATION

EXISTING ZONING	R-ED
GROSS SITE AREA	51.83 ACRES
LESS STEEP SLOPES *	3.2 ACRES
LESS 100 YEAR FLOODPLAIN	4.1 ACRES
NET SITE AREA	44.53 ACRES

* SLOPES GREATER THAN 25%, OUTSIDE 100 YEAR FLOODPLAIN, SUSTAINED AT LEAST 10 VERTICAL FEET.

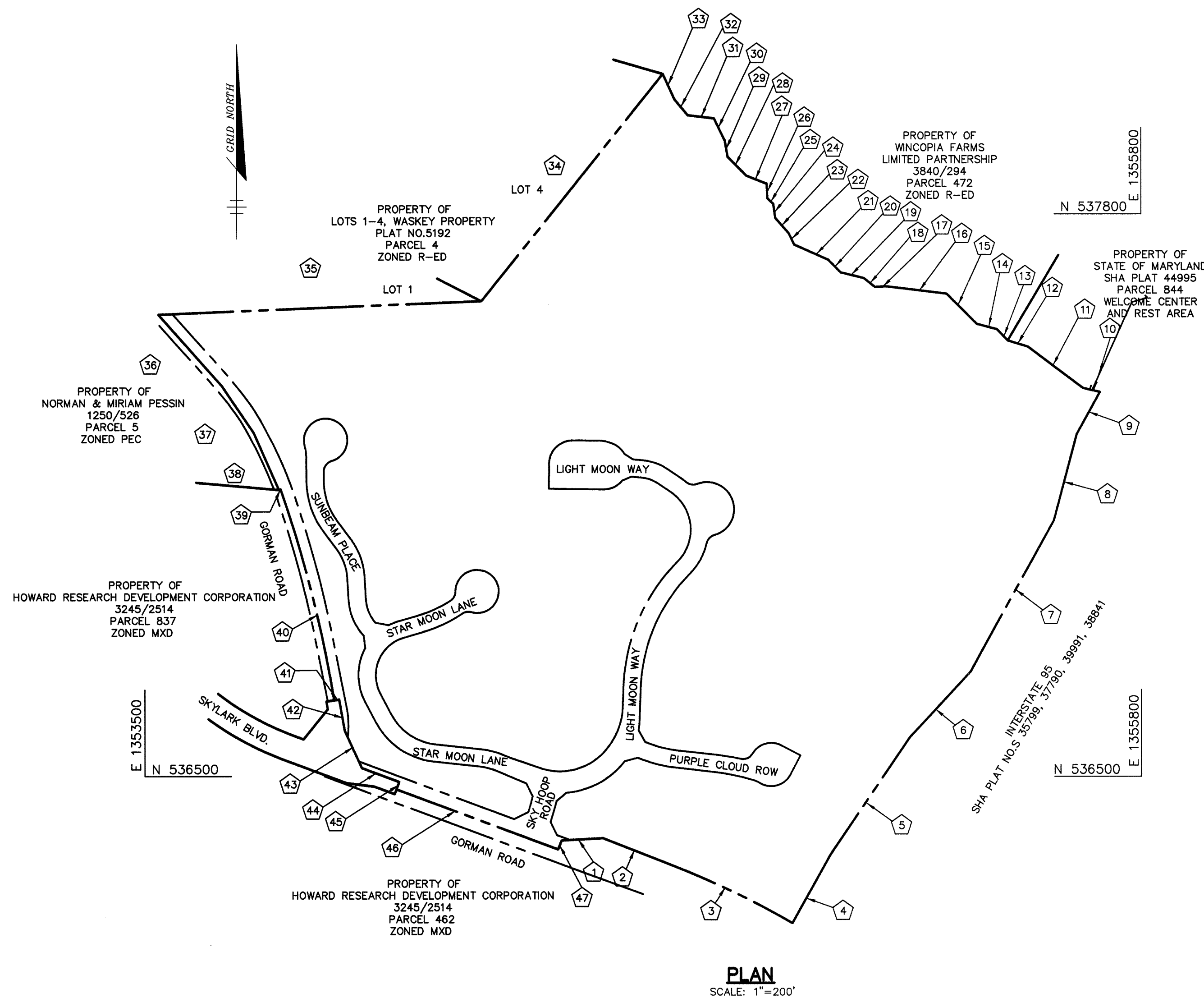
AREA OF PROPOSED LOTS - DETACHED	8.60 ACRES
AREA OF PROPOSED LOTS - ATTACHED	2.58 ACRES
AREA OF PROPOSED RESIDENTIAL LOTS	11.18 ACRES
AREA OF PROPOSED OPEN SPACE - CREDITED	36.02 ACRES
O.S. DEDICATED TO HOMEOWNERS ASSOC.	11.01 ACRES
O.S. DEDICATED TO HOWARD COUNTY	25.01 ACRES
AREA OF PROPOSED OPEN SPACE - NON-CREDITED	0 ACRES
AREA OF PUBLIC ROADS	4.63 ACRES
AREA OF PRIVATE ROADS	0 ACRES
TOTAL AREA	51.83 ACRES
LIMIT OF DISTURBANCE	26.4 ACRES

OPEN SPACE REQUIRED (25% OF GROSS AREA)	12.96 ACRES
OPEN SPACE PROVIDED (69.5% OF GROSS AREA)	36.02 ACRES
RECREATION AREA REQUIRED (250/DETACHED UNIT)	8500 SF
RECREATION AREA REQUIRED (200/ATTACHED UNIT)	11,000 SF
RECREATION AREA PROVIDED	16,706 SF

MAXIMUM DENSITY ALLOWED

DENSITY: NO. OF UNITS ALLOWED AT 2 D.U./NET ACRE	89 D.U.
PROPOSED RESIDENTIAL LOTS/D.U. DETACHED	34 D.U.
PROPOSED RESIDENTIAL LOTS/D.U. ATTACHED	55 D.U.
TOTAL PROPOSED RESIDENTIAL LOTS/D.U.	89 D.U.
OPEN SPACE LOTS	4 LOTS
TOTAL PROPOSED LOTS	93 LOTS

- WATER SYSTEM - PUBLIC
- SEWER SYSTEM - PUBLIC
- TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL SURVEY MAPS FLOWN IN APRIL 1998 BY AIR SURVEY CORP.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- BOUNDARY SURVEY WAS PREPARED BY DAFT, McCUNE & WALKER, INC. DATED JUNE 1999.
- DEVELOPER WILL BE RESPONSIBLE FOR PLANTING OF STREET TREES.
- GRADING, CONSTRUCTION AND THE REMOVAL OF VEGETATION ARE PROHIBITED WITHIN ALL WETLANDS OR STREAM BANK BUFFERS EXCEPT AS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- STORMWATER QUANTITY AND QUALITY CONTROL IS TO BE PROVIDED WITHIN A PROPOSED EXTENDED DETENTION FACILITY.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY WELLS & ASSOCIATES DATED MARCH 1999.
- WETLANDS DELINEATION FOR THIS PROJECT WAS PREPARED BY DAFT McCUNE & WALKER, INC. REPORT DATED FEB. 2000.
- THE NOISE STUDY FOR THIS PROJECT WAS PREPARED BY CENTURY ENGINEERING DATED MARCH 2000.
- GEOTECHNICAL REPORT FOR STORMWATER FACILITY PROVIDED BY THE ROBERT B. BALTER CO. DATED JAN. 2000.
- THERE ARE NO BURIAL GROUNDS OR CEMETERY SITES ON THIS SITE.
- THERE ARE NO EXISTING WELLS OR SEPTIC FIELDS ON THIS SITE.
- THE STORMWATER MANAGEMENT FACILITY SHOWN ON THESE PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THIS FACILITY HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE ALTERING THE NUMBER OF UNITS FOR THIS DEVELOPMENT.
- WP-00-87 - A WAIVER OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.116(g)(2)(ii), WHICH PROHIBITED GRADING, REMOVAL OF VEGETATION WITHIN 75 FEET OF A STREAM, DATED JULY 21, 2000. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE GRADING AND CLEARING ASSOCIATED WITH IMPACT AREA #1, FOR SUNBEAM PLACE TO CROSS THE STREAM, SHALL BE MINIMIZED AND COMPLY WITH THE FINAL ROAD PLANS, WHICH WILL BE REVIEWED AND APPROVED BY THE SRC. AS PROPOSED BY THE DEVELOPER WITH THIS WAIVER PETITION, THE UTILITY CROSSING OF THE STREAM MUST BE COINCIDENTAL WITH THE ROAD CROSSING. AS POSSIBLE, THE DEVELOPER SHALL COMPLY WITH COMMENT #1 OF THE JUNE 1, 2000, REVIEW COMMENTS FROM THE SOIL CONSERVATION DISTRICT (SCD) REGARDING ROAD DESIGN AND LOCATION, AND SHALL CONFIGURE THE ROAD SO THAT ANY REQUIRED CALMING FEATURE ALIGNS WITH THE STREAM CROSSING, AND THEREBY LESSENS THE ASSOCIATED GRADING/CLEARING.
 - AS INDICATED IN THE COMMENTS FROM THE SCD, THE OUTFALL ASSOCIATED WITH IMPACT AREA #2 IS TO OUTFALL AT GRADE ELEVATION 308, UNLESS THE PRESENCE OF ROCK IS FOUND DURING FIELD INVESTIGATION, IN WHICH CASE THE OUTFALL MAY BE SHIFTED TO OUTFALL AT GRADE ELEVATION 314.
 - THE LOD FOR IMPACT AREAS #3 AND #4 SHALL BE IN ACCORDANCE WITH THE WAIVER EXHIBIT DATED MARCH 17, 2000. NEITHER THE WATER NOR THE SEWER LINES MAY BE EXTENDED BEHIND PROPOSED LOTS 34-40 (AS SHOWN IN THE EXHIBIT DATED MAY 8, 2000), DUE TO ADDITIONAL IMPACT TO THE STREAM BUFFER. FOR IMPACT AREAS #3 AND #4, LIMIT TREE CLEARING AS MUCH AS POSSIBLE, ESPECIALLY SPECIMAN TREES. TO FURTHER DECREASE GRADING OR CLEARING, THE UTILITIES MUST BE CONSOLIDATED INTO A SINGLE EASEMENT, AS PROPOSED ON THE WAIVER EXHIBIT.
- THERE ARE APPROXIMATELY 234,069 SF OF STEEP SLOPES (GREATER THAN 25% SLOPES AND GREATER THAN 20,000 SF) ON-SITE.
- SITE IS LOCATED WITHIN THE METROPOLITAN DISTRICT.



BOUNDARY CHART

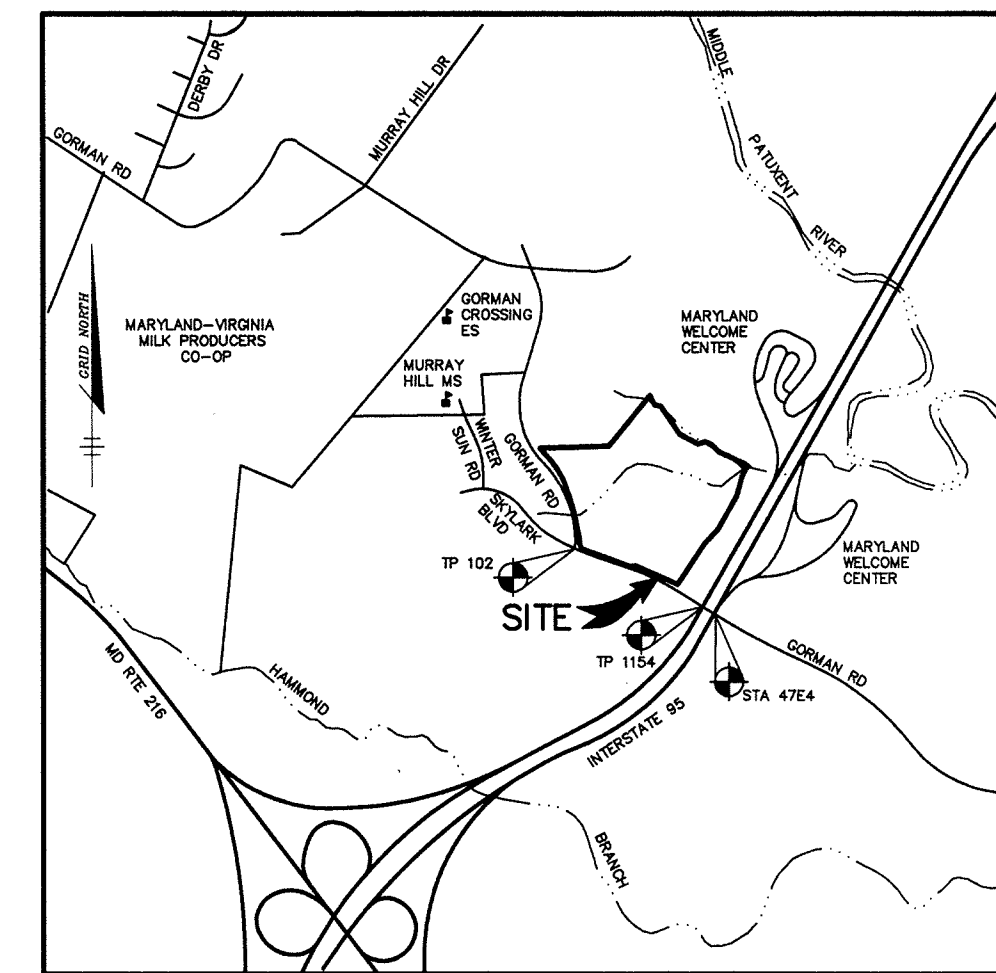
1	S 86°49'15" W	95.82'
2	N 68°30'18" W	177.86'
3	R = 1969.86	L = 302.16'
4	S 29°01'05" W	325.62'
5	S 34°06'42" W	325.62'
6	S 42°51'42" W	206.16'
7	S 28°49'32" W	400.00'
8	S 14°47'22" W	206.16'
9	S 28°49'32" W	111.29'
10	S 76°50'06" E	39.79'
11	S 53°11'44" E	158.71'
12	S 73°06'29" E	48.46'
13	S 43°54'39" E	35.46'
14	S 74°53'28" E	48.61'
15	S 44°49'31" E	98.51'
16	S 82°58'48" E	137.82'
17	N 88°04'21" E	28.92'
18	S 51°04'14" E	32.58'
19	S 76°15'13" E	55.01'
20	S 43°55'10" E	40.88'
21	S 65°52'50" E	86.51'
22	S 25°16'19" E	29.59'
23	S 41°30'55" E	46.49'
24	S 07°33'07" E	33.12'
25	S 46°49'26" E	18.70'
26	S 03°01'44" E	33.78'
27	S 68°17'36" E	50.72'
28	S 44°47'14" E	61.16'
29	S 09°32'59" E	37.57'
30	S 25°40'03" E	57.56'
31	S 83°15'33" E	61.16'
32	S 39°26'43" E	47.94'
33	S 24°42'10" E	54.18'
34	S 38°36'06" E	672.75'
35	N 87°37'38" E	745.82'
36	N 41°37'56" E	221.00'
37	N 34°03'35" W	129.47'
38	N 23°44'08" E	144.31'
39	S 71°05'08" W	4.28'
40	R = 3003.89	L = 503.76'
41	S 80°41'39" W	11.80'
42	N 09°55'02" W	72.81'
43	N 24°33'43" W	95.27'
44	S 69°33'43" W	92.00'
45	N 20°26'17" E	18.36'
46	S 69°33'20" E	397.89'
47	S 21°29'42" W	22.17'

BENCHMARKS

TRAVERSE POINT 102
ELEVATION 346.19
N 536,499.165
E 1,353,974.017
LOCATED NEAR THE
INTERSECTION OF GORMAN
ROAD AND SKYLARK BLVD.

TRAVERSE POINT 1154
ELEVATION 347.45
N 536,018.069
E 1,355,129.333
LOCATED NEAR THE
I-95 BRIDGE ALONG
GORMAN ROAD

CONTROL STATION 47E4
ELEVATION 339.00
N 535,846.16
E 1,355,431.23
LOCATED NEAR THE
I-95 BRIDGE ALONG
GORMAN ROAD



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DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

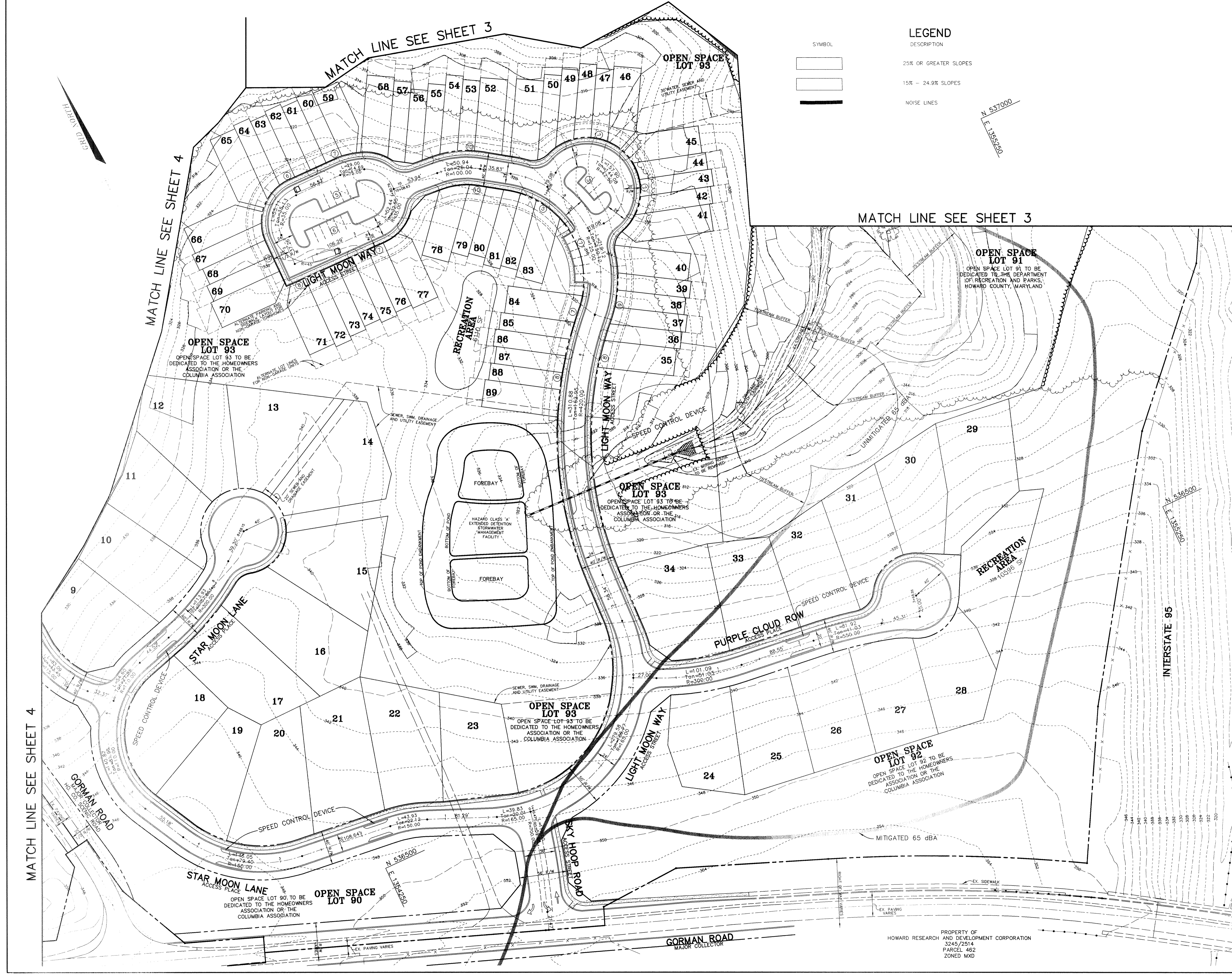
Arthur E. Muegge 10/15/00
PLANNING DIRECTOR DATE

DATE	NO.	REVISION
OWNER / DEVELOPER		
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION THE ROUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044 410-992-6000		
PROJECT		
EMERSON SECTION ONE LOTS 1 - 93		
AREA		
TAX MAP 47 BLOCK 3.8 & 9 ZONED: R-ED PARCEL: P/O 837 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE		
TITLE SHEET		

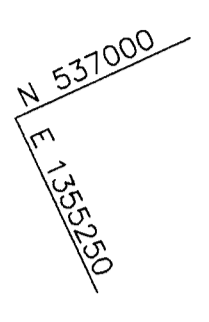
RIEMER MUEGGE & ASSOCIATES INC.
ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING
8818 Centre Park Drive, Columbia, MD 21045
tel 410.997.8000 fax 410.997.9282

10-11-00 DATE	DESIGNED BY : CJR
	DRAWN BY: DAM
	PROJECT NO.: 99212 PRELIM1.DWG
	DATE: OCTOBER 11, 2000
	SCALE: AS SHOWN
	DRAWING NO. 1 OF 7

C:\PROJECTS\99212\PRELIM2.DWG Web Oct 11 15:44:10 2000 RIEMER MUEGGE & ASSOCIATES, INC.



SYMBOL	DESCRIPTION
	25% OR GREATER SLOPES
	15% - 24.9% SLOPES
	NOISE LINES



TRAFFIC CALMING SUMMARY
 TRAFFIC CALMING MEASURES FOR THIS SUBDIVISION WILL BE HANDLED BY THE USE OF TWO NARROWINGS, ONE ON ROAD B AT THE SWMF OUTFALL AND ONE ON ROAD E AT THE CULVERT CROSSING. OTHER MEASURES INCLUDE SHARP RADI HORIZONTAL CURVES.

NOTE: SEE SHEET 1 FOR BOUNDARY CHART

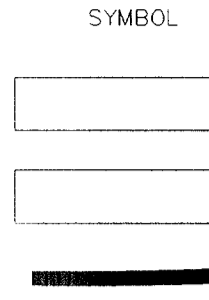
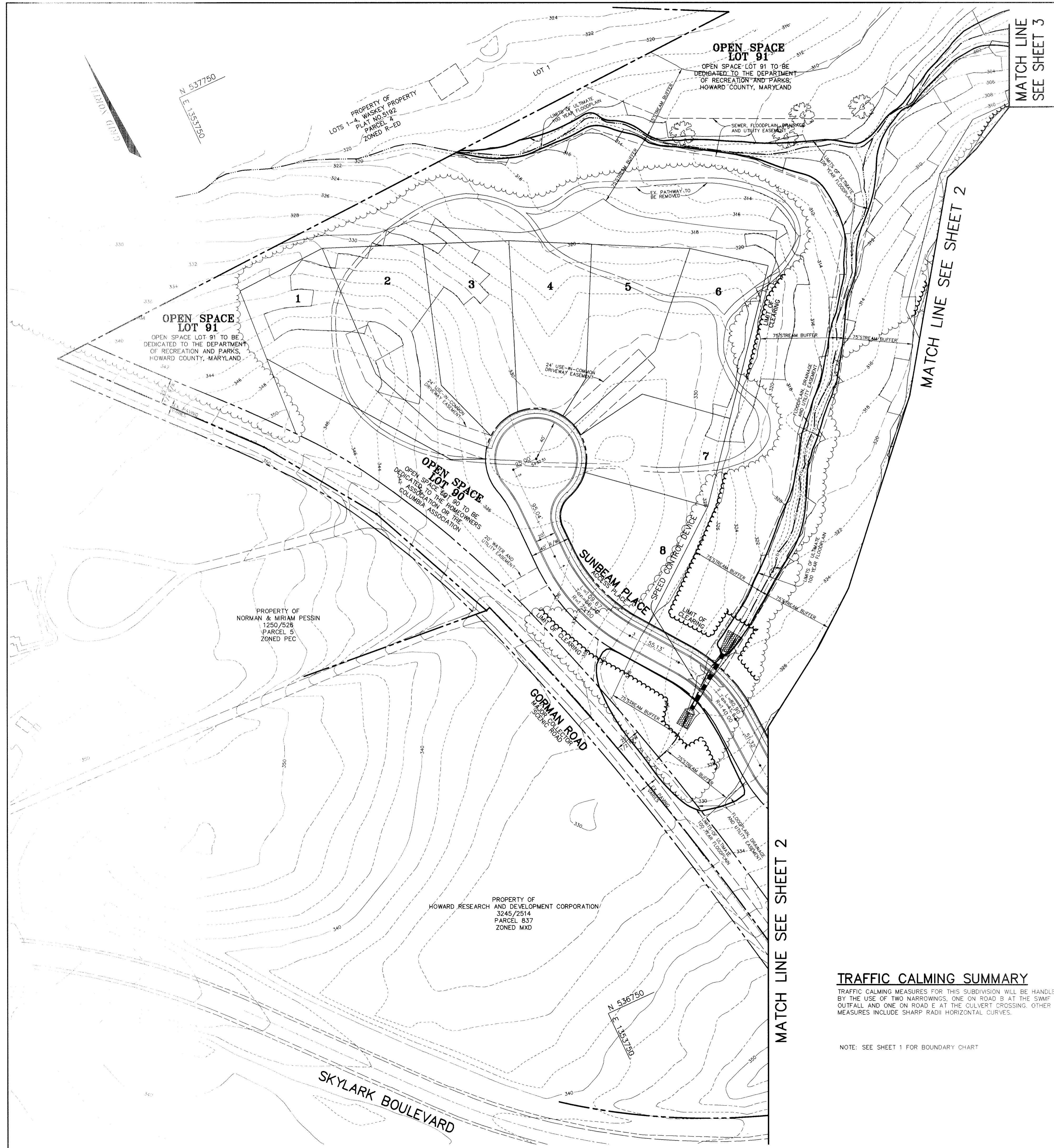
TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
James A. Smith 10/15/00
 PLANNING DIRECTOR DATA

DATE	NO.	REVISION
OWNER / DEVELOPER		
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION THE ROUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044 410-992-6000		
PROJECT		
EMERSON SECTION ONE LOTS 1 - 93		
AREA		
TAX MAP 47 BLOCK 3,8 & 9 ZONED: R-ED PARCEL: P/O 837 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE		
SKETCH PLAN		

RIEMER MUEGGE & ASSOCIATES INC
 ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING
 8818 Centre Park Drive, Columbia, MD 21045
 tel 410.997.8900 fax 410.997.9282

10-18-00 DATE	DESIGNED BY: CJR
	DRAWN BY: DAM
	PROJECT NO: 99212 PRELIM2.DWG
	DATE: OCTOBER 11, 2000
	SCALE: 1" = 50'
	DRAWING NO. 2 OF 7

PROPERTY OF
 HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 3245/2514
 PARCEL 462
 ZONED MXD



LEGEND
DESCRIPTION

25% OR GREATER SLOPES

15% - 24.9% SLOPES

NOISE LINES

TRAFFIC CALMING SUMMARY
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NOTE: SEE SHEET 1 FOR BOUNDARY CHART

PREPARED BY: [Signature]
DATE: 10/11/00
PLANNING PRACTICE NO. 116

DATE NO.	REVISION
OWNER / DEVELOPER	
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION THE ROUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044 410-992-6000	
PROJECT	
EMERSON SECTION ONE LOTS 1 - 93	
AREA	TAX MAP 47 BLOCK 3.8 & 9 ZONED: R-ED PARCEL: P/O 837 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE	
SKETCH PLAN	

RIEMER MUEGGE & ASSOCIATES INC
ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING
8818 Contro Park Drive, Columbia, MD 21045
tel 410.997.8900 fax 410.997.9282

10-11-00
DATE

DESIGNED BY: CJR
DRAWN BY: DAM
PROJECT NO: 99212
PRELIM4.DWG
DATE: OCTOBER 11, 2000
SCALE: 1" = 50'
DRAWING NO. 4 OF 7

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LEGEND

SYMBOL	DESCRIPTION
—	LIMIT OF DISTURBANCE
~	EXISTING TREELINE
~	PROPOSED TREELINE
▭	25% OR GREATER SLOPES
▭	15% - 24.9% SLOPES
---	SOILS LINES
---	NOISE LINES

NOTE:
 THE STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THIS FACILITY HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING
 HOWARD COUNTY
James R. Smith
 PLANNING DIRECTOR

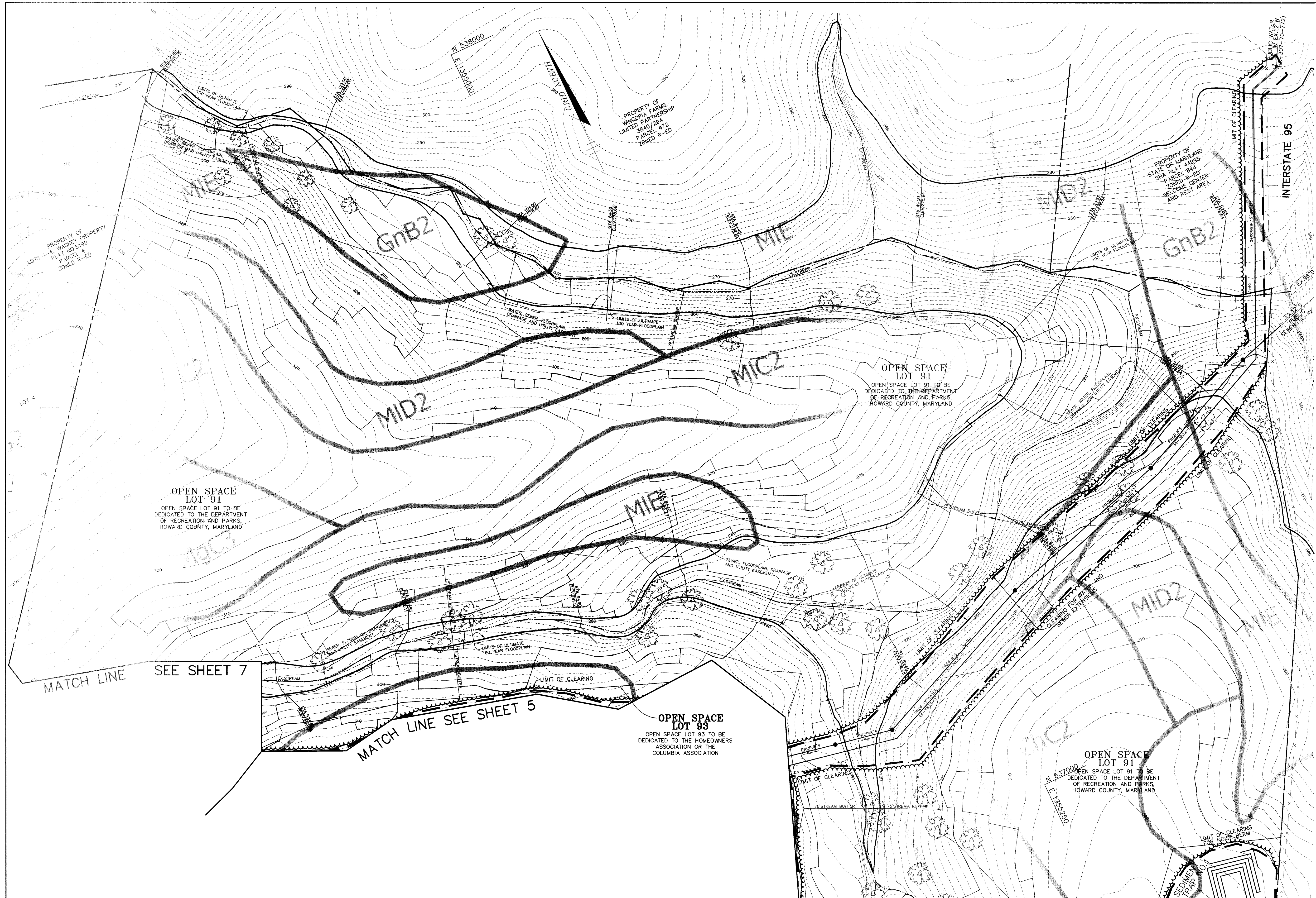
DATE	NO.	REVISION
OWNER / DEVELOPER		
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION THE ROUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044 410-992-6000		
PROJECT		
EMERSON SECTION ONE LOTS 1 - 93		
AREA		
TAX MAP 47 BLOCK 3.8 & 9 ZONED: R-ED PARCEL: P/O 837 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE		
SCHEMATIC GRADING PLAN		

RIEMER MUEGGE & ASSOCIATES INC.
 ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING
 8816 Centre Park Drive, Columbia, MD 21045
 tel 410.997.8900 fax 410.997.9282

10-11-00 DATE	DESIGNED BY: CJR
	DRAWN BY: DAM
	PROJECT NO 99212 PRELGR2.DWG
	DATE : OCTOBER 11, 2000
	SCALE : 1" = 50'
	DRAWING NO. 5 OF 7

PROPERTY OF
 HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 3245/2514
 PARCEL 462
 ZONED NXD

F:\PROJECT\99212\PRELGR2.DWG Wed Oct 11 16:02:29 2000 RIEMER MUEGGE & ASSOCIATES, INC.



LEGEND

SYMBOL	DESCRIPTION
	LIMIT OF DISTURBANCE
	EXISTING TREELINE
	PROPOSED TREELINE
	25% OR GREATER SLOPES
	15% - 24.9% SLOPES
	SOILS LINES
	NOISE LINES

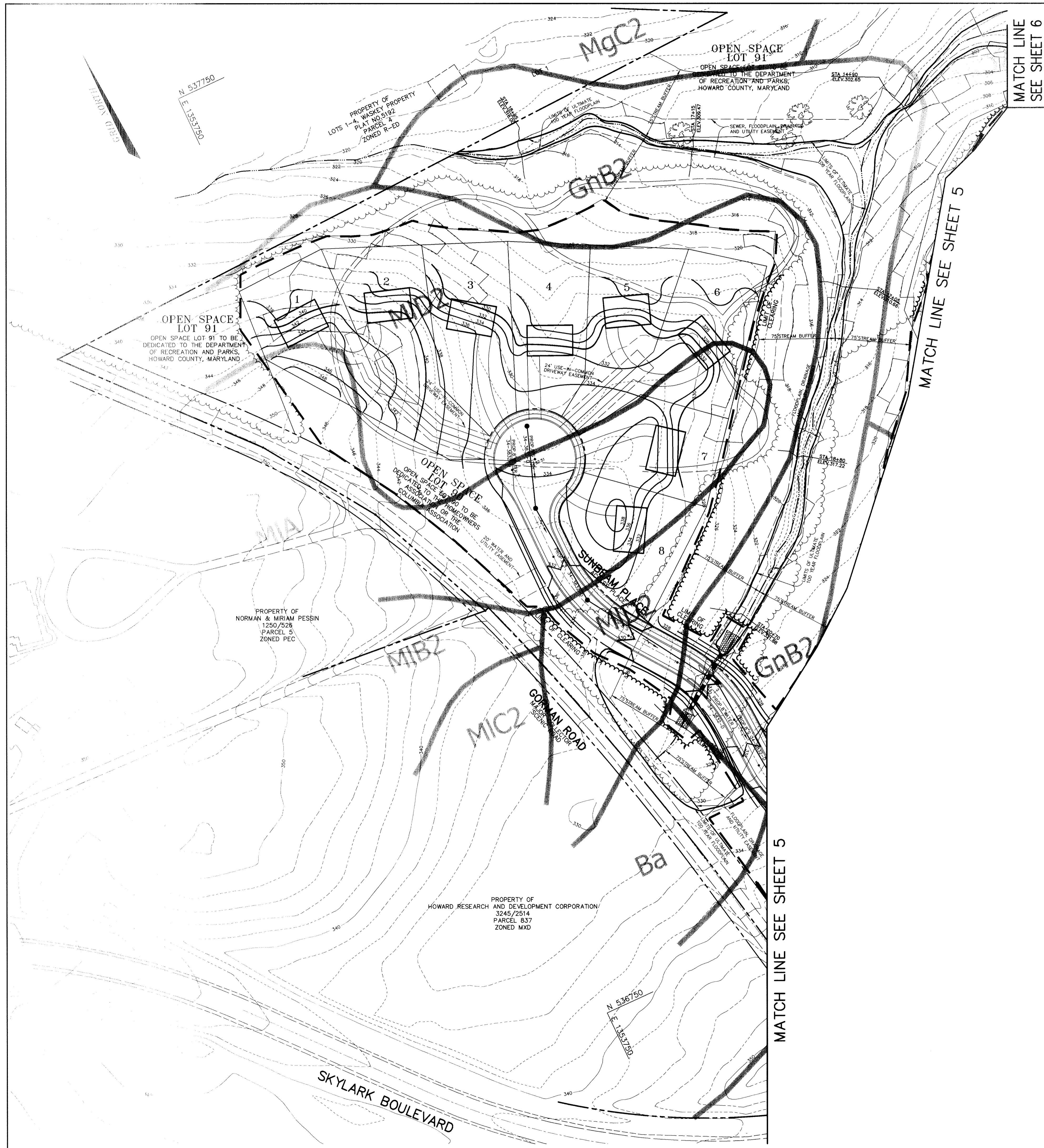
TENTATIVELY APPROVED
 DEPT. OF PLANNING & ZONING
 HOWARD COUNTY, MARYLAND
 10/11/00

DATE NO.	REVISION
OWNER / DEVELOPER	
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION THE ROUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044 410-992-6000	
PROJECT	
EMERSON SECTION ONE LOTS 1 - 93	
AREA	TAX MAP 47 BLOCK 3,8 & 9 ZONED: R-ED PARCEL: P/O B37 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE	
SCHEMATIC GRADING PLAN	

RIEMER MUEGGE & ASSOCIATES INC.
 ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING
 8818 Centre Park Drive, Columbia, MD 21045
 tel 410.997.8900 fax 410.997.9282

10-11-00 DATE	DESIGNED BY: CJR
	DRAWN BY: DAM
	PROJECT NO. 99212
	FILE: PRELGR3.DWG
	DATE: OCTOBER 11, 2000
	SCALE: 1" = 50'
	DRAWING NO. 6 OF 7

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LEGEND

SYMBOL	DESCRIPTION
—	LIMIT OF DISTURBANCE
~	EXISTING TREELINE
~	PROPOSED TREELINE
▭	25% OR GREATER SLOPES
▭	15% - 24.9% SLOPES
—	SOILS LINES
—	NOISE LINES

TENTATIVELY APPROVED
 NEED OF PLANNING BOARD
 EXISTING
 TOWNSHIP
 10/19/00
 J. S. Smith
 TOWNSHIP ENGINEER

DATE	NO.	REVISION
OWNER / DEVELOPER		
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION THE ROUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044 410-992-6000		
PROJECT		
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TAX MAP 47 BLOCK 3.8 & 9 ZONED: R-ED PARCEL: P/O 837 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
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SCHEMATIC GRADING PLAN		

RIEMER MUEGGE & ASSOCIATES INC.
 ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING
 8818 Centre Park Drive, Columbia, MD 21045
 tel 410.997.8900 fax 410.997.9282

10.11.00 DATE	DESIGNED BY : CJR
	DRAWN BY: DAM
	PROJECT NO: '99212 'PRELGR4.DWG
	DATE : OCTOBER 11, 2000
	SCALE : 1" = 50'
ARTHUR E. MUEGGE #8707	DRAWING NO. 7 OF 7

C:\PROJECTS\99212\PREL\GR4.DWG 10/11/00 11:16:07 AM RIEMER MUEGGE & ASSOCIATES, INC.