

PRELIMINARY EQUIVALENT SKETCH PLAN EMERSON 2/2

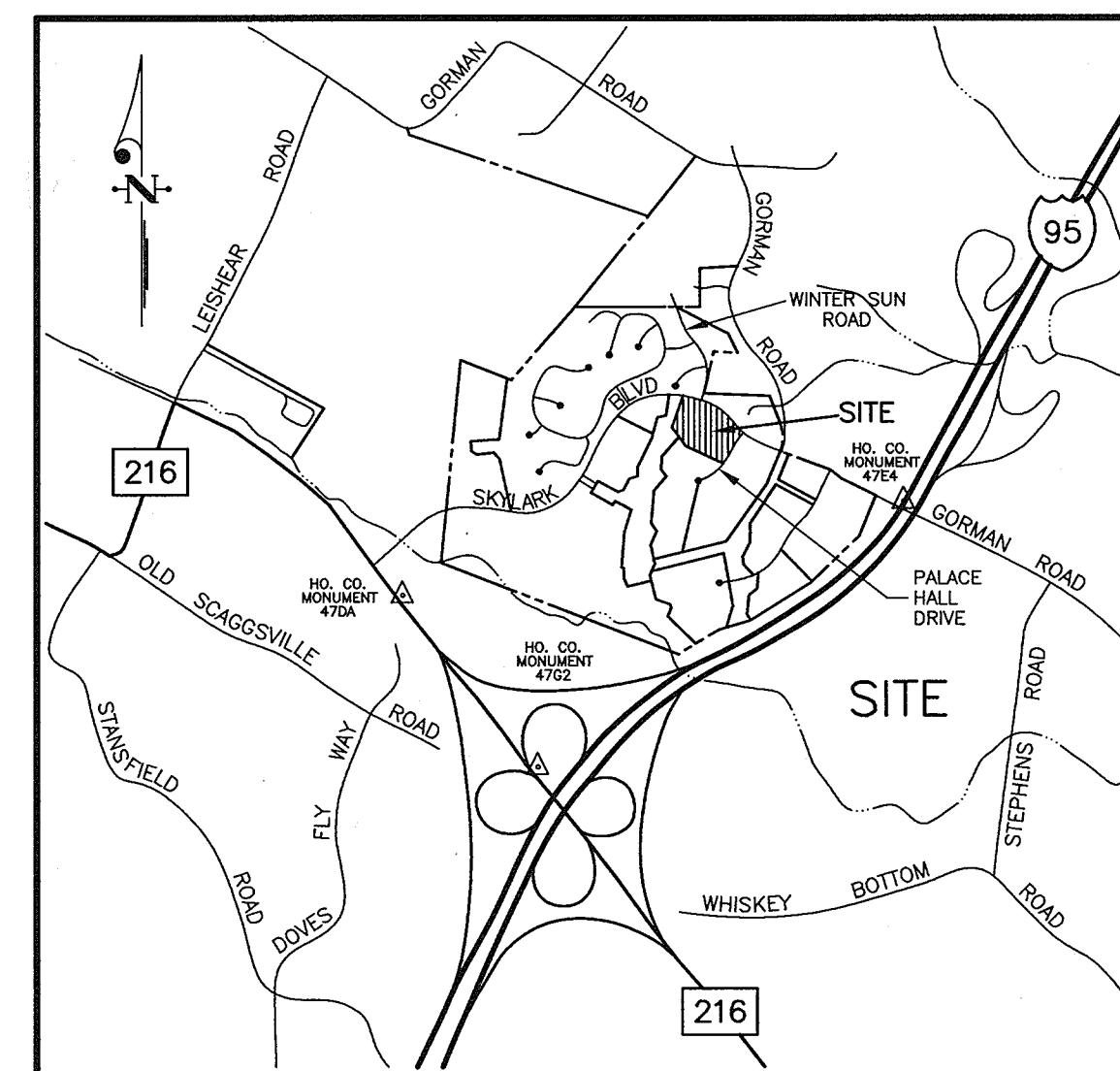
LOTS 1 THRU 89 AND OPEN SPACE LOTS 90-92

A RESUBDIVISION OF PARCELS C-1 AND C-2

COORDINATE TABLE		
NO.	NORTH	EAST
17	579142.883	1317653.597
35	577592.189	1318191.669
36	577509.591	1318160.565
37	577690.020	1318116.004
44	579232.294	1317618.491
46	577752.238	1318969.824
51	578485.416	1320184.199
54	578522.696	1320217.523
55	579664.323	1320083.087
57	580436.938	1320378.472
58	580358.064	1320452.633
401	577310.959	1318261.124
428	578763.168	1319873.473
2362	579694.833	1319980.164
2365	579786.448	1319097.342
2366	579740.909	1318669.373
2367	579913.251	1318321.775
2460	579903.231	1318193.051
2941	579613.931	1320169.346
2942	579420.372	1320325.843
2948	579540.056	1320229.075
2952	579313.496	1320434.056
2983	578766.308	1319944.990

ROAD CLASSIFICATION CHART		
ROAD NAME	CLASSIFICATION	R/W WIDTH
ROAD 'A'	PUBLIC ACCESS PLACE	40'
ROAD 'B'	PUBLIC ACCESS PLACE	40'
ROAD 'C'	PUBLIC ACCESS PLACE	40'
ROAD 'D'	PRIVATE ACCESS PLACE	N/A
ROAD 'E'	PRIVATE ACCESS PLACE	N/A

SHEET INDEX	
SHEET	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY EQUIVALENT SKETCH PLAN
3	GRADING PLAN DRAINAGE AREA MAP SEDIMENT AND EROSION CONTROL, SLOPES AND SOILS MAP
4	LANDSCAPE PLAN



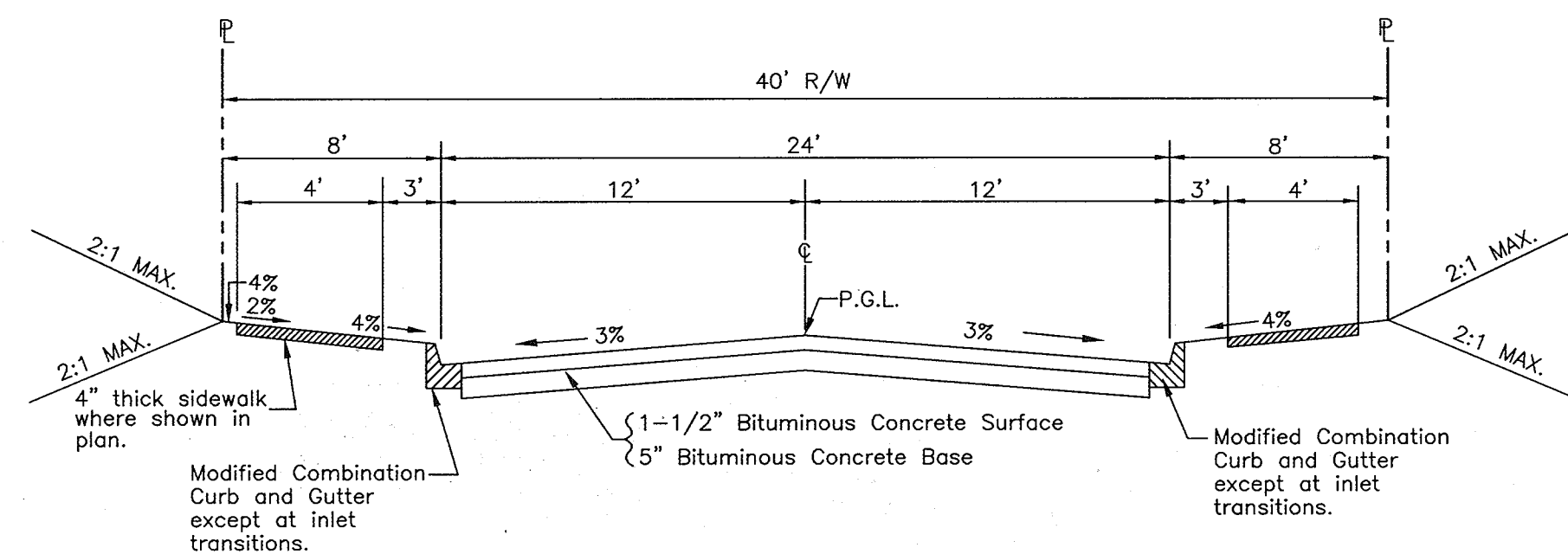
VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES:

- SITE DATA**

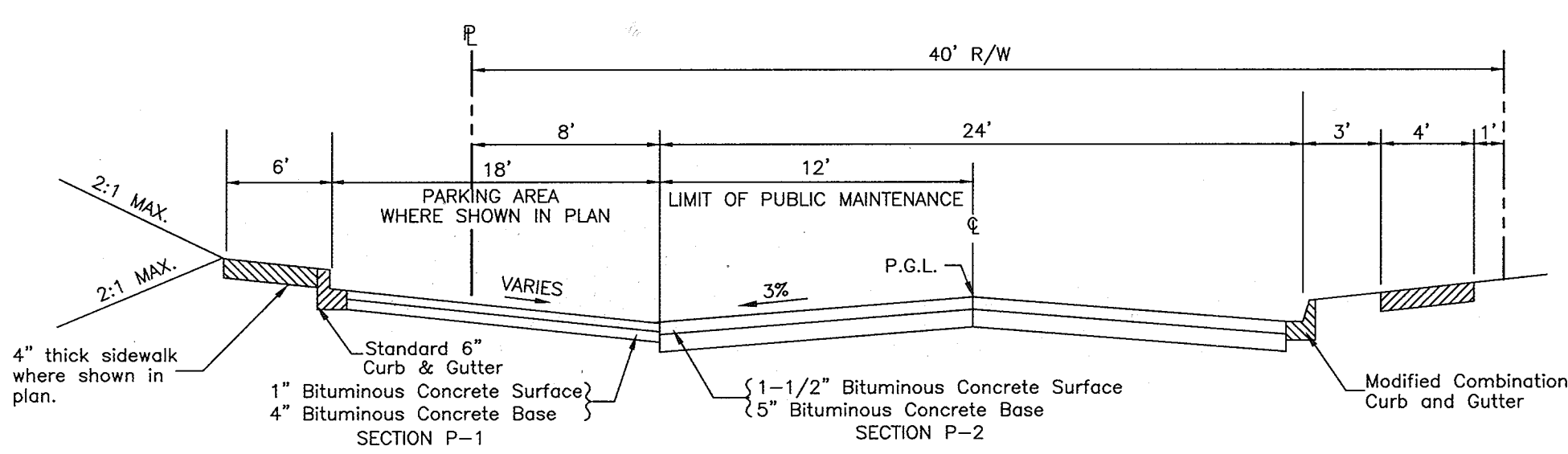
	PARCEL C-1	PARCEL C-2	TOTAL
A. Existing Zoning:	MX-D	MX-D	MX-D
B. Gross Area:	5.3736 AC	4.2041 AC	9.5776 AC
C. Net Area of Tract:	5.3736 AC	4.2041 AC	9.5776 AC
D. Area of Proposed Buildable Lots:	2.3775 AC	2.5217 AC	4.8992 AC
Number of Buildable Lots:	44	45	89 SFA
E. Area of Public Road Right-of-Way:	1.0593 AC	0.6314 AC	1.6907 AC
F. Area of Proposed Open Space:	1.9367 AC	1.0509 AC	2.9876 AC
G. Parking Provided:	88	90	178
Parking Required:	113	199	312
H. Overflow Parking Required:	14	14	28
Overflow Parking Provided:	25	19	44

All of the subject land is categorized as "OR" land use, including the open space lots shown hereon. Refer to F-01-145 and F-03-113 for additional Site Analysis information and Development Tracking Chart information.
- Applicable DPZ File References: 28979M (Re-Zoning), S-99-12, PB-399 PB-359, F-01-136, F-01-137, F-01-145, F-09-113.
- Proposed use of site or structure(s) is Single Family Attached.
- Public Water and Sewer to be utilized. (Middle Patuxent Drainage Area) Site is in metropolitan district.
- This project is in conformance with the latest Howard County Standards
- The proposed development is in coordination with the APFO study for this development.
- There are no floodplains on site.
- Boundary information based on a field-run monumented survey by Clark, Finefrock & Sackett, Inc., on or about 6/8/2000.
- Topography shown has a 2' contour interval and was obtained through approved Emerson Mass Grading Plan, GP-03-33.
- Soil information was taken from Howard County Soil Survey Map #33.
- There are no known burial grounds or cemeteries on the property.
- The Stormwater management facilities are provided by F-01-136 and F-01-145.
- No clearing, grading or construction is permitted within wetland or stream buffers unless approved by the Department of Planning and Zoning of Howard County. Previously existing wetland area was filled in as approved under WP-02-78, and Parcel C was re-recorded to delete the wetland area (F-03-20, plot# 15618 & 15619).
- Street lights will be provided as required by the Design Manual.
- SFA setbacks: Front 5' from the right-of-way
Side 5' from the property
Rear 15' from the property
20' front to front
20' back to back
15' front to back
15' back to front
for all other conditions
- For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and the road right-of-way line.
- Quality and Quantity Stormwater Management for Section 2, Phase 2 is provided by two wet pond facilities on HOA Open Space Lot 1 Emerson Section 2 Phase 1A, DPZ File No. F-01-136 and HOA Open Space Lot 174 Emerson Section 2, Phase 2 DPZ File No. F-01-145. The wet pond facilities will be privately owned and maintained by the said HOA. Access to the SWM Facility is via Palace Hall Drive and Skylark Blvd. The subdivision is in the Patuxent River Sub-Basin and is a Class One watershed.
- Driveways shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
 - WIDTH - 12' (14' serving more than one residence).
 - SURFACE - 6" of compact crusher run base with tar and chip coating.
 - GEOMETRY - Maximum 15% grade, maximum 10% grade change and minimum 45' turning radius.
 - STRUCTURES (CULVERTS/BRIDGES) - Capable of supporting 25 gross tons (H25 loading).
 - DRAINAGE ELEMENTS - Capable of safely passing a 100-year flood with no more than 1 foot depth over driveway surface.
 - STRUCTURE CLEARANCES - Minimum of 12 feet.
 - MAINTENANCE - Sufficient to insure all weather use.
- Two of the initial 80 tentative housing unit allocations reserved for Parcel "A" (Plot 15208) were shifted to Parcel "C", Emerson section 2, Phase 2 (Plot 15318) when the phase 2 plot was recorded. Parcel "A" was left with 75 tentative housing unit allocations, Parcel "B" had 34 tentative housing unit allocations, and Parcel "C" had 88 tentative housing unit allocations. A resubdivision plan (P-02-25) has been submitted to subdivide Parcel A-1 into 49 units, and a resubdivision plan (P-02-28) has been submitted to subdivide Parcel B-1 into 63 units. Since parcel A-1 will only have 48 units, there are 30 excess tentative housing unit allocations (78-48=30). Twenty nine (29) of these excess unit allocations were shifted to Parcel B-1, from Parcel "A" in order to create the 63 (34+29=63) proposed units for Parcel B-1. This left 1 housing unit allocation remaining which is was shifted to Parcel C, Emerson section 2, phase 2, for a total of 89 housing unit allocations (86+2+1=89) on Parcel "C", with the recordation of F-02-107. Parcel C was resubdivided into Parcels C-1 and C-2 by F-03-113, record Plat number 15825.
- Garages may not be converted to living area unless adequate parking is maintained.
- Open Space Lots 90, 91 and 92 to be dedicated to Home Owner's Association.
- Phasing for this project is in accordance with the Decision and Order for Zoning Case ZB-979M and the Decision and Order for PB-339 (Comprehensive Sketch Plan S-99-12).
- Open space areas may contain active recreation facilities as allowed in the approved Development Criteria.
- Existing utilities are based on plans of record.
- On September 3, 1998, the Zoning Board granted approval of ZB-979M for the Preliminary Development Plan and Development Criteria for 516 acres of land re-zoned as PEC-MXD-3 and R-SC-MXD-3.
- Development for this phase will be done in accordance with the Development Criteria approved with Comprehensive Sketch Plan S-99-12 (PB-339).
- For lots on private roads, refuse collection, snow removal and road maintenance are provided to the junction of the road right of way line.
- Noise study provided under S-99-12.
- The APFO / traffic study provided under S-99-12 and as re-approved under PB-359.
- Street lights will be required in the development in accordance with the design manual. Street light placement and the type of fixture and pole selected shall be in accordance with the latest Howard County Design Manual, Volume III (1993) and as modified by "Guidelines for Street Lights in Residential Developments (June 1993)". The June 1993 policy includes guidelines for lateral and longitudinal placement. A minimum of 20' shall be maintained between any street light and any tree.
- In a residential zoning district and residential land use areas of the MXD Districts (but not in the NT District), open or enclosed porches and decks may project not more than 10' into any required front or rear setback area or into a required setback from a project boundary or different zoning district. Exterior stairways or ramps, above or below ground level, may extend not more than 10 feet into front setback area or a setback from a project boundary or different zoning district, and not more than 16 feet into a rear setback area.
- Forest Conservation provided under F-01-145.



TYPICAL SECTION ACCESS STREETS

NO SCALE
DESIGN SPEED = 25 MPH



TYPICAL SECTION ACCESS STREETS

NO SCALE
* Provide sidewalk per typical parking detail above.
DESIGN SPEED = 25 MPH

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Planning Director
DATE: 2/2/03



CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS			
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.			
DESIGNED TD	COVERSHEET LOTS 1-89 AND OPEN SPACE LOTS 90-92		SCALE 1" = 100'
DRAWN	EMERSON 2/2		DRAWING
LAI/CRH2	A RESUBDIVISION OF PARCELS C-1 AND C-2		1 of 4
CHECKED	PLAT # 15825 & # 15826		JOB NO.
TD/AS	TAX MAP 47 PART OF PARCELS 3, 462 & 837		02-081
DATE	SIXTH (6TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND		FILE NO.
1-2-03	FOR: THE TROUTMAN COMPANY 9030 RED BRANCH ROAD COLUMBIA, MARYLAND 21045	BEAZER HOMES 8965 GUILFORD ROAD COLUMBIA, MARYLAND 21046	02-081-P

ROAD		CURVE DATA					
STATIONS	DELTA	RADIUS	LENGTH	TANGENT	CHORD		
A 0+09.55 - 1+09.55	57°08'12"	100.28'	100.00'	54.80	511°57'10"E	95.91	
B 0+25.33 - 1+05.90	61°33'06"	75.00'	80.57'	44.67	N89°15'22"E	76.75	
B 1+97.65 - 3+09.84	107°07'50"	60.00'	112.19'	81.28	S15°24'10"E	96.54	
B 3+09.84 - 3+81.89	12°16'47"	336.18'	72.05'	36.16	S32°01'22"W	71.91	
B 4+56.58 - 5+25.26	65°34'45"	60.00'	68.68'	38.65	S6°54'25"E	64.99	
B 5+81.47 - 6+82.06	30°19'55"	190.00'	100.59'	51.50	S5°51'45"E	99.41	
C 1+79.08 - 2+36.25	54°35'41"	60.00'	57.17'	30.97	S22°10'58"W	55.03	
C 3+67.35 - 4+70.47	36°55'37"	160.00'	103.12'	53.42	S23°34'41"E	101.34	
C 5+85.52 - 6+85.78	16°24'44"	350.00'	100.26'	50.47	S50°14'51"E	99.91	
C 7+88.15 - 8+90.37	6°53'27"	850.00'	102.22'	51.17	S55°00'30"E	102.17	
E 0+23.18 - 0+58.18	20°03'25"	100.00'	35.01'	17.64	N30°00'00"E	38.83	
E 1+21.98 - 1+67.32	25°58'59"	100.00'	45.35'	23.07	N27°02'14"E	44.96	

COORDINATE TABLE		
NO.	NORTH	EAST
89	536,267.732	1,353,069.587
211	536,305.421	1,353,176.619
212	536,299.702	1,353,154.755
213	536,291.006	1,353,108.821
237	536,987.948	1,352,743.697
238	537,036.454	1,352,805.456
239	537,121.482	1,352,904.940
240	537,151.896	1,352,888.507
241	537,093.755	1,353,083.336
242	536,890.889	1,353,397.750
243	536,822.743	1,353,456.894
244	536,795.761	1,353,456.216
245	536,549.865	1,353,322.588
255	536,927.441	1,352,721.470
326	536,837.897	1,352,716.984
327	536,710.977	1,352,728.344
330	536,675.118	1,352,736.408
331	536,599.301	1,352,762.234
333	536,873.670	1,352,714.786

LEGEND

- 262 --- EXISTING CONTOUR
- 260 --- PROPOSED CONTOUR
- EX. TREES
- EX. STREAM
- ☆ STREET LIGHT
- ⊥ STOP SIGN

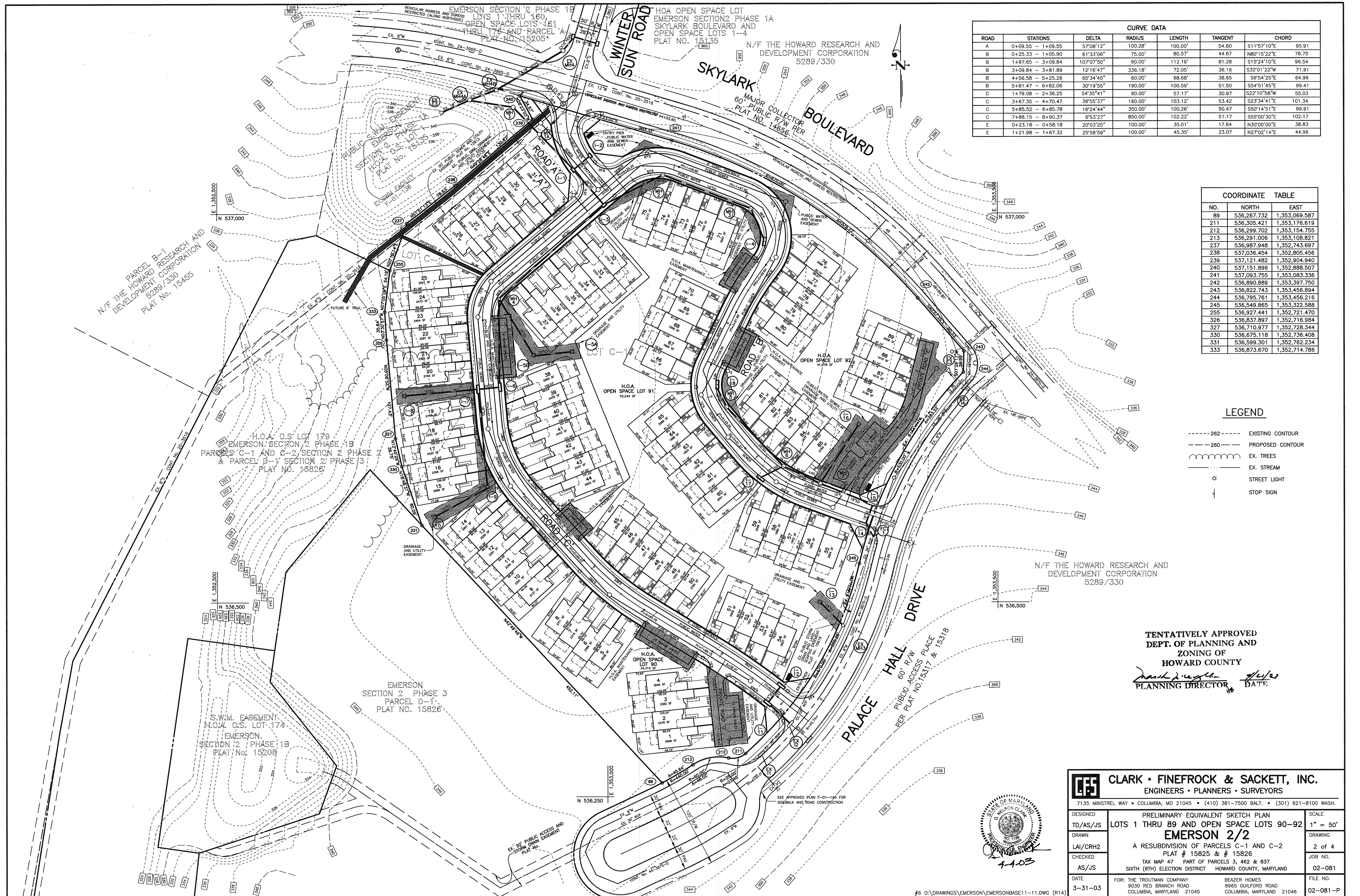
TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Frank J. ...
PLANNING DIRECTOR *...*
DATE

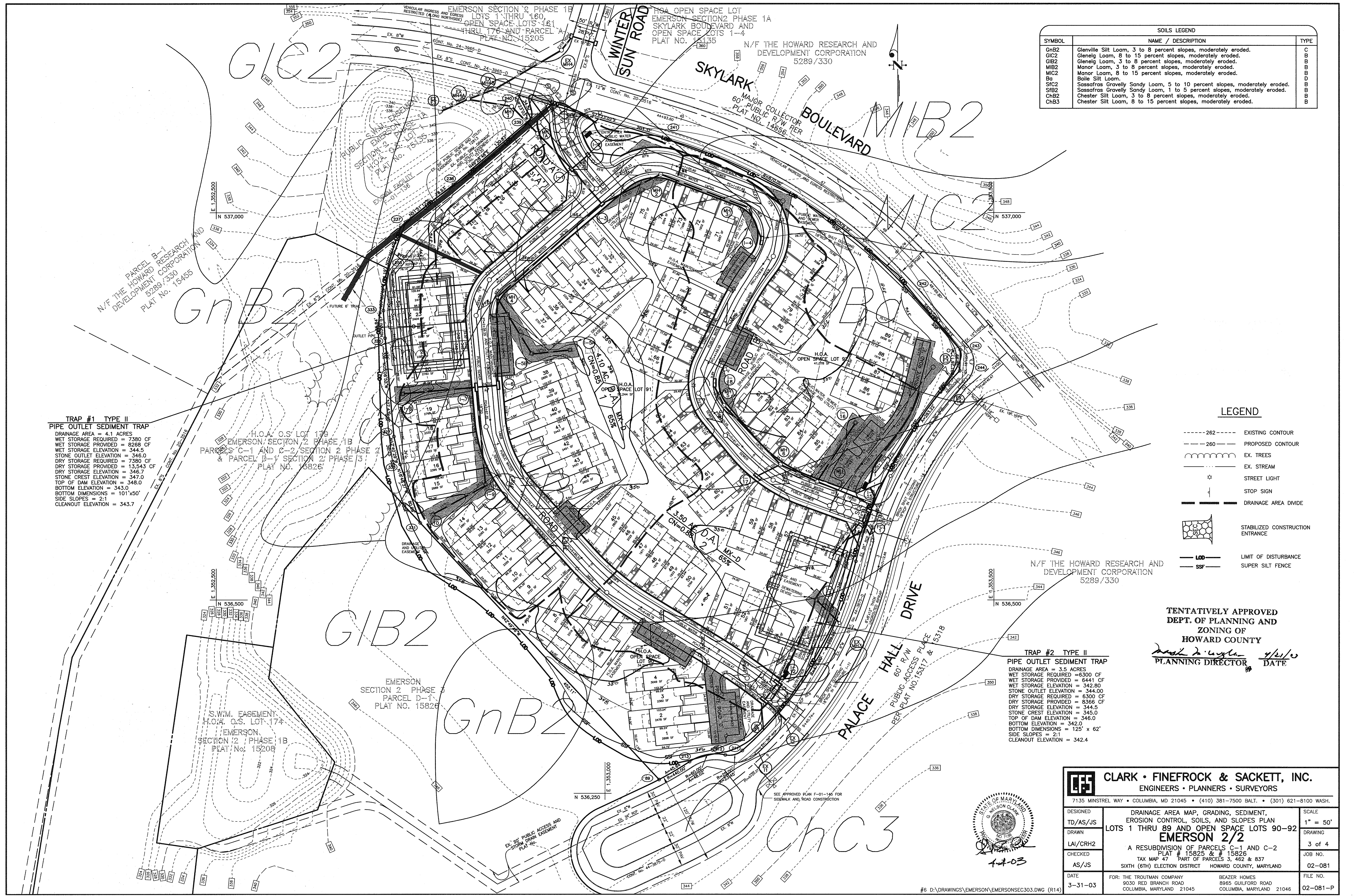
CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS

7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED TD/AS/JS	PRELIMINARY EQUIVALENT SKETCH PLAN LOTS 1 THRU 89 AND OPEN SPACE LOTS 90-92	SCALE 1" = 50'
DRAWN LAI/CRH2	EMERSON 2/2 A RESUBDIVISION OF PARCELS C-1 AND C-2 PLAT # 15825 & # 15826	DRAWING 2 of 4
CHECKED AS/JS	TAX MAP 47 PART OF PARCELS 3, 462 & 837 SIXTH (6TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 02-081
DATE 3-31-03	FOR: THE TROUTMAN COMPANY 9030 RED BRANCH ROAD COLUMBIA, MARYLAND 21045	FILE NO. 02-081-P



SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	TYPE
GnB2	Glennville Silt Loam, 3 to 8 percent slopes, moderately eroded.	C
GIB2	Glennville Loam, 8 to 15 percent slopes, moderately eroded.	B
MIB2	Manor Loam, 3 to 8 percent slopes, moderately eroded.	B
MIC2	Manor Loam, 8 to 15 percent slopes, moderately eroded.	B
Ba	Baile Silt Loam.	D
SIC2	Sassafras Gravelly Sandy Loam, 5 to 10 percent slopes, moderately eroded.	B
SIB2	Sassafras Gravelly Sandy Loam, 1 to 5 percent slopes, moderately eroded.	B
ChB2	Chester Silt Loam, 3 to 8 percent slopes, moderately eroded.	B
ChB3	Chester Silt Loam, 8 to 15 percent slopes, moderately eroded.	B



TRAP #1 TYPE II
PIPE OUTLET SEDIMENT TRAP
 DRAINAGE AREA = 4.1 ACRES
 WET STORAGE REQUIRED = 7380 CF
 WET STORAGE PROVIDED = 8268 CF
 WET STORAGE ELEVATION = 344.5
 STONE OUTLET ELEVATION = 346.0
 DRY STORAGE REQUIRED = 7380 CF
 DRY STORAGE PROVIDED = 13,543 CF
 DRY STORAGE ELEVATION = 346.7
 STONE CREST ELEVATION = 347.0
 TOP OF DAM ELEVATION = 348.0
 BOTTOM ELEVATION = 343.0
 BOTTOM DIMENSIONS = 101'x50'
 SIDE SLOPES = 2:1
 CLEANOUT ELEVATION = 343.7

TRAP #2 TYPE II
PIPE OUTLET SEDIMENT TRAP
 DRAINAGE AREA = 3.5 ACRES
 WET STORAGE REQUIRED = 6300 CF
 WET STORAGE PROVIDED = 6441 CF
 WET STORAGE ELEVATION = 342.80
 STONE OUTLET ELEVATION = 344.00
 DRY STORAGE REQUIRED = 6300 CF
 DRY STORAGE PROVIDED = 8356 CF
 DRY STORAGE ELEVATION = 344.5
 STONE CREST ELEVATION = 345.0
 TOP OF DAM ELEVATION = 346.0
 BOTTOM ELEVATION = 342.0
 BOTTOM DIMENSIONS = 125' x 62'
 SIDE SLOPES = 2:1
 CLEANOUT ELEVATION = 342.4

LEGEND

---262---	EXISTING CONTOUR
---260---	PROPOSED CONTOUR
~~~~~	EX. TREES
~~~~~	EX. STREAM
☆	STREET LIGHT
+	STOP SIGN
---	DRAINAGE AREA DIVIDE
□	STABILIZED CONSTRUCTION ENTRANCE
---	LIMIT OF DISTURBANCE
---	SUPER SILT FENCE

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
Mark D. Taylor 4/21/03
 PLANNING DIRECTOR DATE

CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED	SCALE
TD/AS/JS	1" = 50'
DRAWN	DRAWING
LAI/CRH2	3 of 4
CHECKED	JOB NO.
AS/JS	02-081
DATE	FILE NO.
3-31-03	02-081-P

FOR: THE TROUTMAN COMPANY
 9030 RED BRANCH ROAD
 COLUMBIA, MARYLAND 21045

BEAZER HOMES
 8965 GULFORD ROAD
 COLUMBIA, MARYLAND 21046

PROJECT: DRAINAGE AREA MAP, GRADING, SEDIMENT, EROSION CONTROL, SOILS, AND SLOPES PLAN
 LOTS 1 THRU 89 AND OPEN SPACE LOTS 90-92
EMERSON 2/2
 A RESUBDIVISION OF PARCELS C-1 AND C-2
 PLAT # 15825 & # 15826
 TAX MAP 47 PART OF PARCELS 3, 462 & 837
 SIXTH (6TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND



- NOTES**
1. Type C buffer (perimeter landscape buffer) will be credited toward the interior landscape requirements, which will be addressed on the future site development plan.
 2. Final landscape plant materials and locations is subject to approval by the Architectural Committee.
 3. Landscape planting is prohibited in any public easements.
 4. Small ornamental or evergreen trees may be substituted for shade trees at a 2:1 ratio up to a maximum of 50 percent of the required shade trees.
 5. This plan has been prepared in accordance with the provisions of Section 16.124 of the Howard County Code, The Landscape Manual and the Development Criteria approved by the Planning Board on July 1, 1999 per Case No. P.B. 339.

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

[Signature] 7/2/03
 PLANNING DIRECTOR DATE

- LEGEND**
- 262--- EXISTING CONTOUR
 - 260--- PROPOSED CONTOUR
 - ~~~ EX. TREES
 - ~~~ EX. STREAM
 - ☆ STREET LIGHT
 - ⊕ STOP SIGN
 - FLOWERING TREES
 - SHADE TREES
 - ⊗ EVERGREEN TREES

N/F THE HOWARD RESEARCH AND
 DEVELOPMENT CORPORATION
 5289/330

SCHEDULE A PERIMETER LANDSCAPE EDGE

Perimeter	Category	Landscape Type	Linear Feet of Roadway Frontage Perimeter	Number of Plants Required			
				Shade Trees	Evergreen Trees	Total Trees	Shrubs
P-1	Adjacent to roadway	C	275 LF	7	14	21	-
P-2	Adjacent to roadway	C	215 LF	5	11	16	-
P-3A	Adjacent to roadway	C	94 LF	2	5	7	-
P-3B	Adjacent to roadway	E	96 LF	-	-	2	24
P-4	Adjacent to roadway	C	65 LF	2	3	5	-
P-5	Adjacent to roadway	C	148 LF	4	8	12	-
P-6	Adjacent to roadway	E	170 LF	4	-	4	43

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DESIGNED TD/AS/JS	LANDSCAPE PLAN LOTS 1 THRU 89 AND OPEN SPACE LOTS 90-92 EMERSON 2/2 A RESUBDIVISION OF PARCELS C-1 AND C-2 PLAT # 15825 & # 15826 TAX MAP 47 PART OF PARCELS 3, 462 & 837 SIXTH (6TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 50'
DRAWN		DRAWING
LAI/CRH2		4 of 4
CHECKED		JOB NO.
AS/JS		02-081
DATE 3-31-03	FOR: THE TROUTMAN COMPANY 9030 RED BRANCH ROAD COLUMBIA, MARYLAND 21045	BEAZER HOMES 8965 GUILFORD ROAD COLUMBIA, MARYLAND 21046
		FILE NO. 02-081-P



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