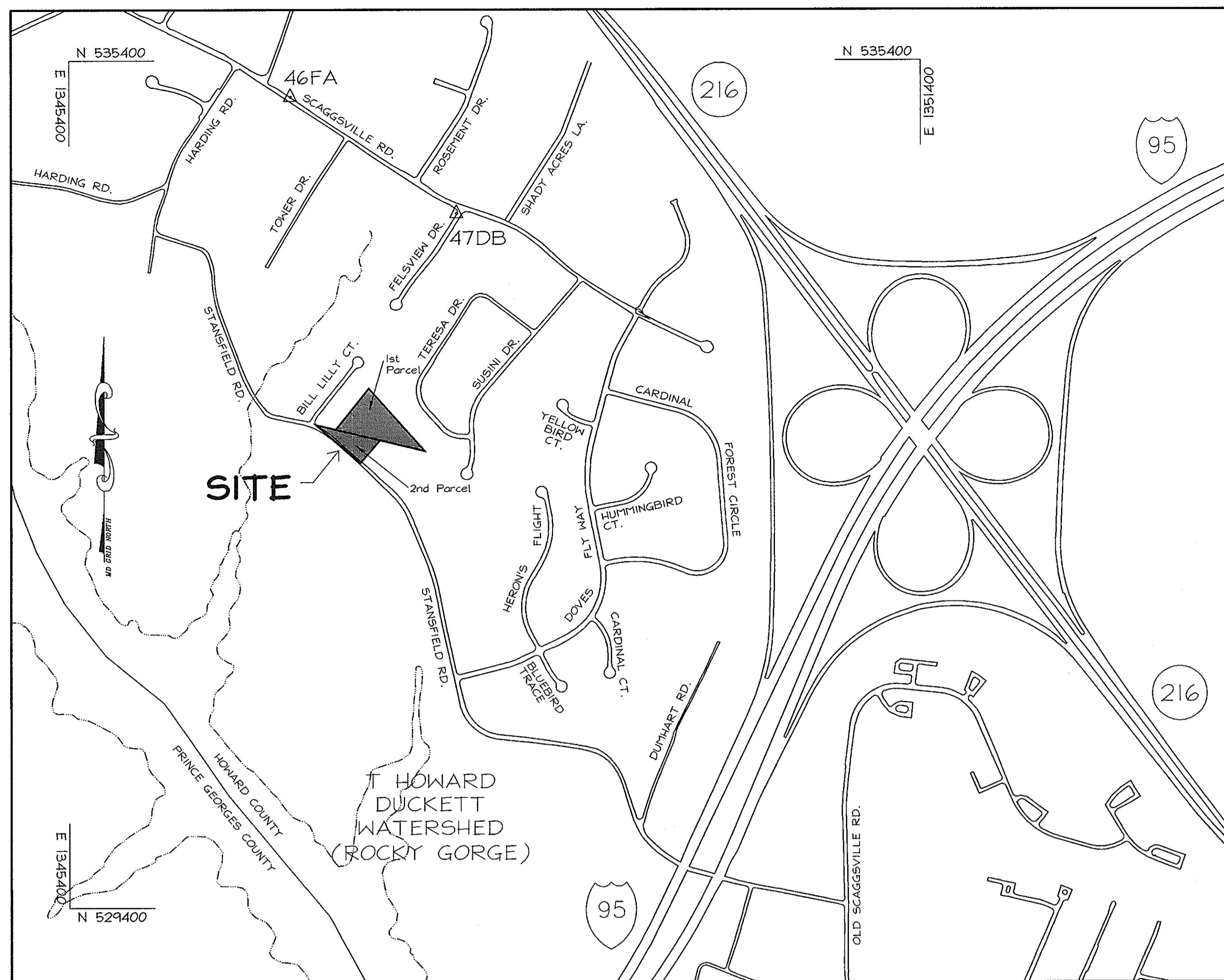


GENERAL NOTES

- This project is in conformance with the latest Howard County Standards unless waivers have been approved.
- The existing topography, onsite, is taken from field run survey with 2' contour intervals prepared by LDE, Inc. dated September, 2006. The offsite topography was taken from Howard County GIS and/or plans of public record.
- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System. Howard County Monument Nos. 46FA and 47DB (NAD83) were used for this project.
- The property is located within the Metropolitan District. Water is public. Extensions from Existing Contract Numbers 24-1818-D & 24-1830-D.
- Sewer is public. Extension will be from Existing Contract Number 2718-S.
- Water Quality Management (WQM Rev) will be accomplished non structurally by Rooftop & Non Rooftop Disconnection credit and structurally through the use of a Privately owned & maintained Bioretention Facility.
 - Water Quantity Management (Channel Protection Volume (Cpv)) for this development will be provided in a Non MD-378 extended detention facility, privately owned & maintained by the Watkins Choice Homeowners Association. The Non MD-378 denotes that the proposed facility is exempt from small pond approval only and not the construction specifications required by MD-378.
- Existing Utilities are based on field surveys and plans of public record.
- There is no floodplain on this site. No Floodplain Study is required.
- There are no wetlands on this site.
- The traffic study for this project was prepared by Mars Group, dated November 2006 and was approved under this Preliminary Equivalent Sketch Plan submission. No noise study is required for this project.
- The geotechnical report for this project was prepared by LDE, Inc. (Sam Corrice P.E.), dated January 2007.
- Project Background Information:
 - Location: Laurel, Maryland (Zip Code 20723)
 - Subdivision Name: Watkins' Choice
 - Site Address: 10526 Stansfield Road
 - Tax Map: Map 46
 - Parcels: 215
 - Existing Zoning: R-20 (Residential: Single District)
 - Election District: 6th
 - Total Tract Area: 3.52 Ac.
 - Number of Proposed Lots: 6 Residential + 1 Open Space Lot
 - DPZ Reference Numbers: N/A
- Dead References:
 - Parcel 215: Mercer/Watkins L. 10372 / F. 658 Area = 3.5 Ac +/-
 - 1st Parcel - 2,507 Ac +/- (Deed Area)
 - 2nd Parcel - 1.0 Ac +/- (Deed Area)
- AREA TABULATIONS
 - Gross Area of tract: 3.52 Ac +/-
 - Net Area of tract: 3.52 Ac +/-
 - Area of proposed lots: 2.94 Ac +/- (6 Residential)
 - Area of proposed roads and open space dedication: 0.58 Ac +/-
- Open Space Required (6%): 3.52 x 6% = 0.21 Ac Required
- Open Space Provided: 0.29 Ac +/-
- OWNERS: Contact Person: Gay Mercer
 - Gay Mercer: Susan Watkins
 - 11208 Ridermark Row: 12851 Triadelphia Road
 - Columbia, Maryland 21044: Ellicott City, Maryland 21042
- Norman Watkins: 2919 Montebello Terrace, Baltimore, Maryland 21214
- Street trees will be provided in accordance with the Subdivision & Land Development Regulations. In accordance with the Howard County Landscape Manual, the required street trees shall be placed between the sidewalk and curb & gutter along Stansfield Road.
- The property was previously improved with a dwelling known as # 10526 Stansfield Road. The dwelling was razed under demolition permit # B00158241. The existing well was previously abandoned and sealed by L. Franklin Easterday on 11/22/05. In cooperation with the Howard County Health Department, the owner shall properly abandon any septic systems and/or wells discovered onsite during the construction phase of the project. At that time, any required documentation and/or certification of the abandonment shall be provided.
- The property's deed of record, Liber 10372 - Folio 658, describes two (2) parcels. The first parcel described contains 2,507 Acres (Deed Area) of land. The second parcel contains 1.0 Acres (Deed Area) of land. In accordance with Section 16.1100 of the Subdivision and Land Development Regulations, the two parcels of record are exempt from the requirements of the adequate public facilities ordinance. The project is entitled to two housing and school allocations. The Boundary Survey of this property performed by LDE, Inc. dated September, 2006 has determined that the actual size of the two parcels is 3.52 Acres.
- Open Space Lot 7 shall be dedicated to the Watkins Choice Homeowners Association (H.O.A.) and also maintained by the H.O.A.
- This project is subject to a Design Manual Waiver to Section 5.2.6.(E)(1) of Volume 1, Storm Drainage, Side Slopes. On September 6, 2007, the Chief of the Development Engineering Division approved the request to allow the use of Side Slopes steeper than 3:1 principally on the following:
 - The facility shall be privately owned & maintained and the entire perimeter shall be fenced.
 - The retaining walls shall be constructed of reinforced concrete and be less than 3' high.
 - The facility shall include a core and cut-off trench, a 24" barrel, anti-slope collars and a No-Woody Vegetation Zone.
 This approval is subject to the following conditions:
 - The toe of the retaining wall shall be beyond the phreatic line of the facility.
 - The retaining walls shall be designed for saturated soil conditions.



LOCATION MAP

1" = 600'

PRELIMINARY EQUIVALENT SKETCH PLAN

WATKINS' CHOICE
LOTS 1-6 AND OPEN SPACE LOT 7

TAX MAP NO. 46 - GRID NO. 18 - PARCEL 215
6th ELECTION DISTRICT - HOWARD COUNTY, MD

BENCHMARKS:

- Howard County Control Station 46FA
NAVD 88 Elevation = 403.65'
NAD 83 Coordinates: N 535140.866, E 1346962.690.

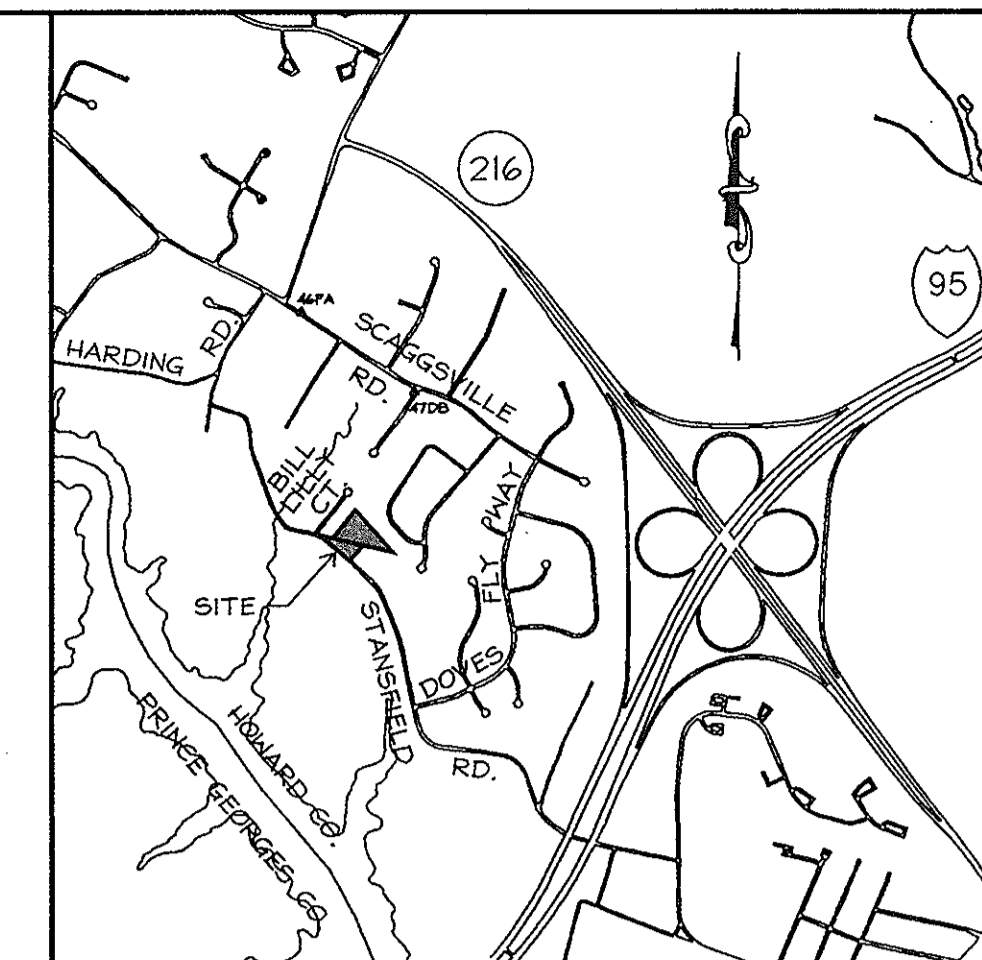
Standard stamped disc set on a 3' deep column of concrete located on the Northeast side of Scaggsville Road, 5.2' off edge of paving, 30.5' from gate Pole #640720 and 33.5' from a gate corner. Pole and gate located on the Northeast side of Scaggsville Road.

- Howard County Control Station 47DB
NAVD 88 Elevation = 398.56'
NAD 83 Coordinates: N 534916.917, E 1348131.250.

Standard stamped disc set on a 3' deep column of concrete located on the West side of Felsview Drive, 3' from end of curb and 22.5' from a Gas Meter. Curb and meter located on the West side of Felsview Drive.

INDEX OF SHEETS

No.	Description
1	Preliminary Equivalent Sketch Plan Cover Sheet
2	Preliminary Equivalent Sketch Plan Site Layout Plan
3	Preliminary Equivalent Sketch Plan Miscellaneous Details
4	Preliminary Equivalent Sketch Plan Grading Plan
5	Preliminary Equivalent Sketch Plan Drainage Area Map
6	Preliminary Equivalent Sketch Plan Landscape & Forest Conservation Plan
7	Preliminary Equivalent Sketch Plan Sight Distance Plan & Profile



VICINITY MAP

1" = 2000'

STANDARD PLAN LEGEND

- PROPOSED 10' CONTOURS
- PROPOSED 2' CONTOURS
- EXISTING 10' CONTOURS
- EXISTING 2' CONTOURS
- BUILDING RESTRICTION LINE
- PROPOSED DWELLING
- SOIL DIVIDE
- PROPOSED CURB & GUTTER
- PROPOSED STORM DRAIN
- EX. CURB & GUTTER
- EX. STORM DRAIN
- STORMWATER MANAGEMENT SOIL BORING
- LIMIT OF DISTURBANCE
- EX SANITARY SEWER
- EX SEWER HOUSE CONNECTION
- EX SANITARY SEWER MANHOLE
- EX WATER MAIN
- EX WATER HOUSE CONNECTION
- EX WATER VALVE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE VALVES
- PROPOSED WATER LINE TEES
- PROPOSED FIRE HYDRANTS
- PROPOSED WATER LINE BEND
- EX GAS MAIN
- EX OVERHEAD UTILITIES

LOT NO.	GROSS AREA	PIPESTEM	MINIMUM LOT SIZE
1	21,909 S.F.	1,897 S.F.	20,012 S.F.
2	20,509 S.F.	455 S.F.	20,054 S.F.
3	21,983 S.F.	1,947 S.F.	20,036 S.F.
4	22,440 S.F.	2,408 S.F.	20,032 S.F.
5	22,029 S.F.	1,966 S.F.	20,063 S.F.

PHASE	ALLOCATIONS REQUESTED	ALLOCATION YEAR	PLAN TITLE
1	2*	2010	Lots 1, 2, Non-Buildable Bulk Parcel 'A' and Open Space Lot 7
2	4	2011	Resubdivision of Non-Buildable Bulk Parcel 'A' Lots 3-6

* See Note 20

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO: 19184, EXPIRATION DATE: 11/25/07

SIGNED: *Bruce D. Burton*
BRUCE D. BURTON
PROFESSIONAL ENGINEER
11/25/07

BY	NO.	REVISION	DATE
LDE	3	Revise Plans per 10/11/07 County Comments	10-07
LDE	2	Revise Plans per 7/12/07 County Comments	8-07
LDE	1	Revise Plans per 4/16/07 County Comments	5-07

LDE Inc.
Engineers, Surveyors, Planners
9250 Runway Road, Suite 106 Columbia, Maryland - 21045
(410)715-1070 - (301)596-3424 - FAX (410)715-9540

DESIGNED: EDS
DRAWN: LDE
CHECKED: BDB
DATE: 10/2007

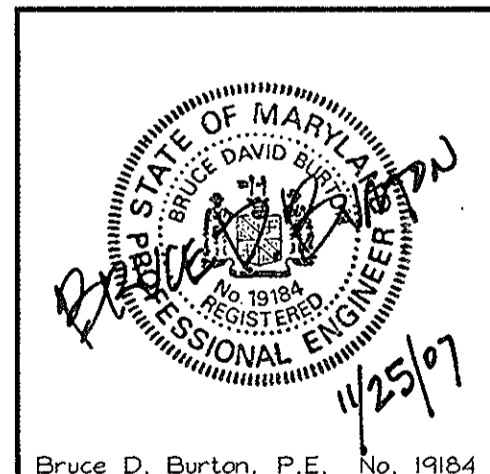
PRELIMINARY EQUIVALENT SKETCH PLAN COVER SHEET
WATKINS' CHOICE
Lots 1-6 and Open Space Lot 7
Tax Map No. 46 - Grid No. 18 - Parcel 215
6th Election District - Howard County, Maryland
Zoning: R-20

SCALE: AS SHOWN
DRAWERS: LDE
JOB NO.: 02-035.1
FILE NO.: SP-07-010

OWNERS: SEE NOTE # 17
Contact Person: GAY MERCER
410-964-9815

DEVELOPER: PHILIP MERCER
11208 Ridermark Row
Columbia, MD 21044
410-964-9815

FILE NO.: SP-07-010



P:\02-035-1\Map\02-035-1\SP1 LDD\Map_Cover.dwg, 10/26/2007 11:40:01 AM

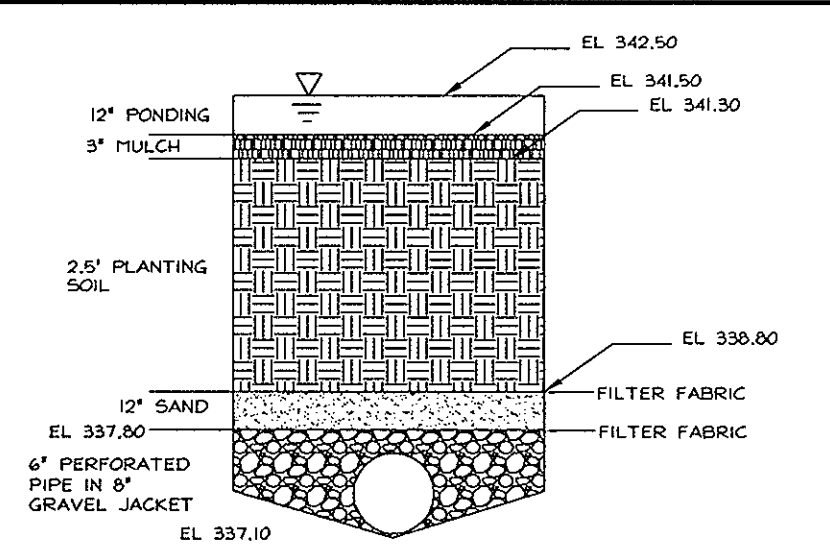
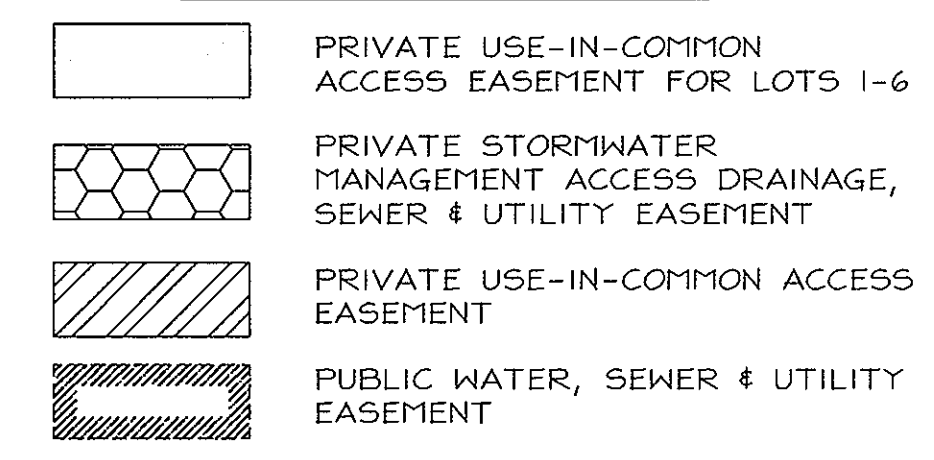
TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark A. ... 12/1/07
PLANNING DIRECTOR DATE

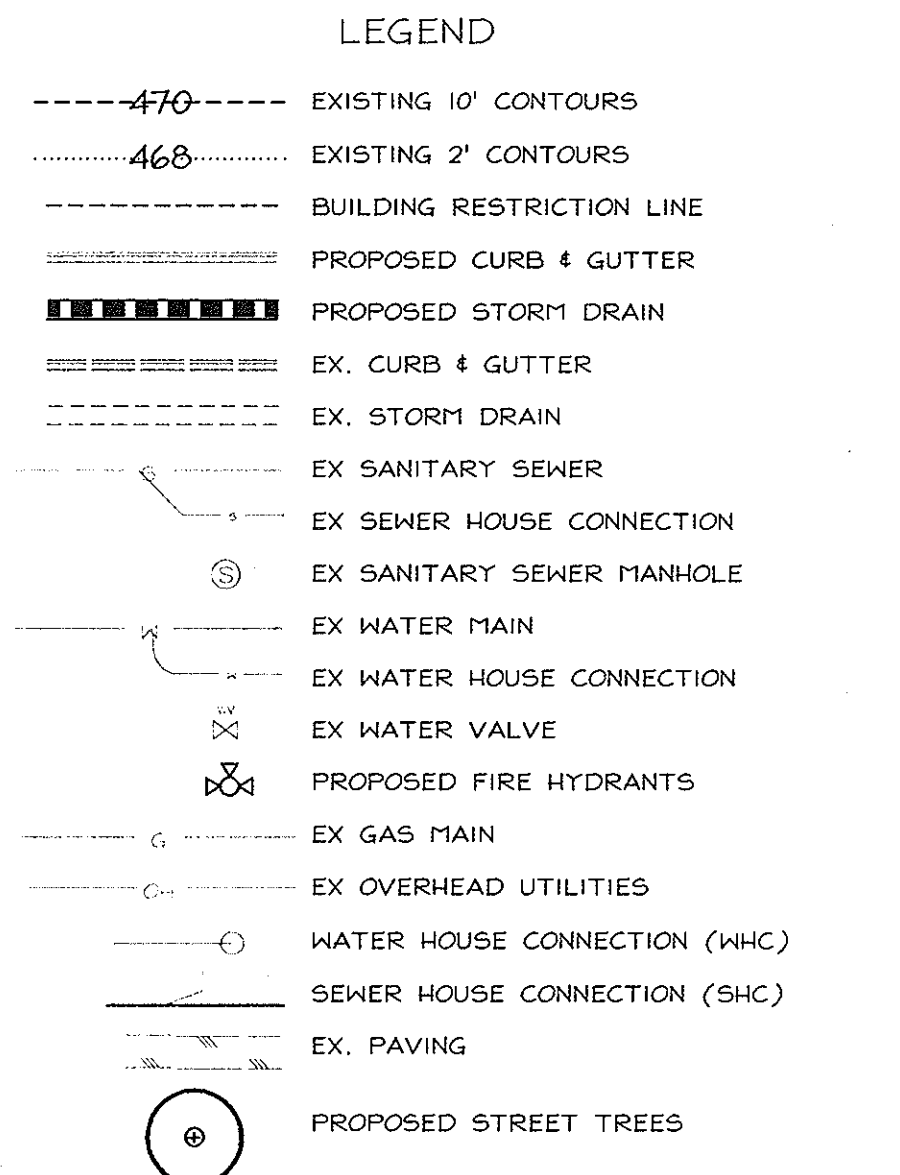
SP-07-010

PT.	NORTHING	EASTING
1	532551.266	1347451.976
2	532821.600	1347139.064
3	532809.025	1347191.033
4	532787.840	1347278.586
5	533079.506	1347510.155
6	532636.440	1347905.316
7	532710.698	1347589.760
8	532573.076	1347470.825

HATCH LEGEND

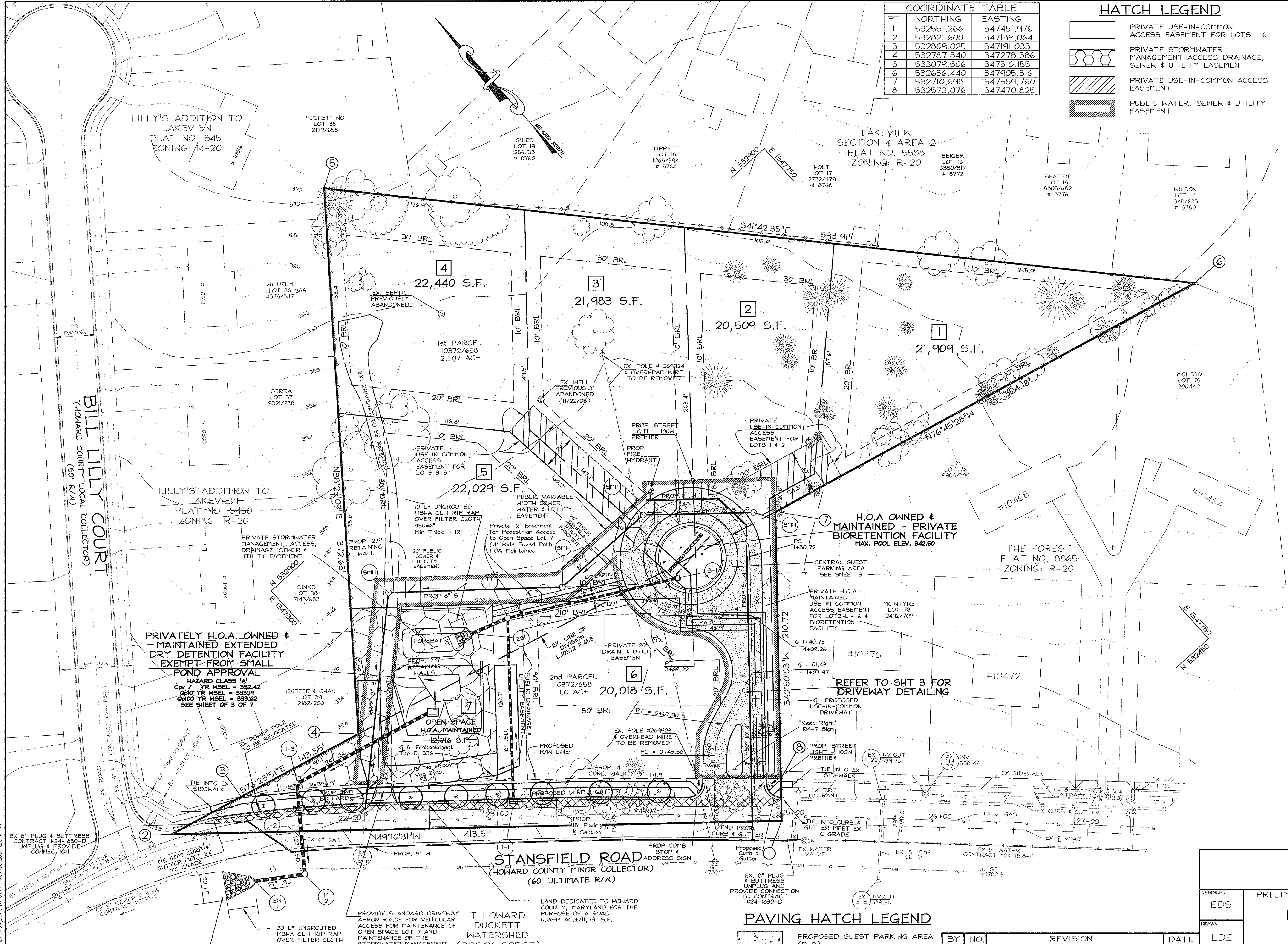


TYP. SECTION FOR PROPOSED BIORETENTION FACILITY
SCALE: 1"=10'



NOTE:

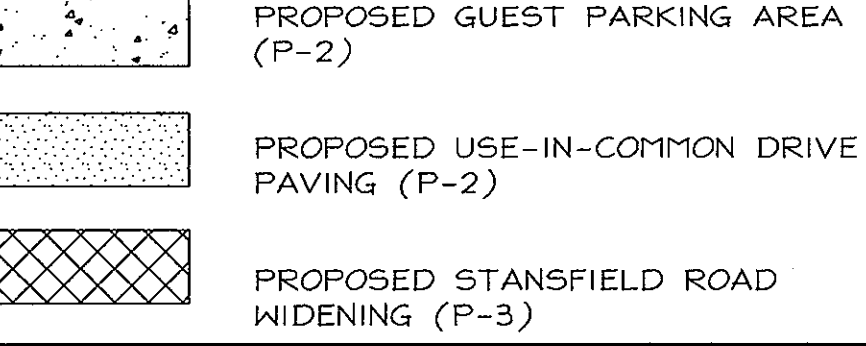
- Contours shown hereon are finished grades.
- Contractor shall adjust for subgrade.
- The proposed over lot grades shown hereon are conceptual.
- For Soil Boring Logs refer to Sheet 5.
- Refer to Sheet 3 for Use-In-Common driveway detailing.



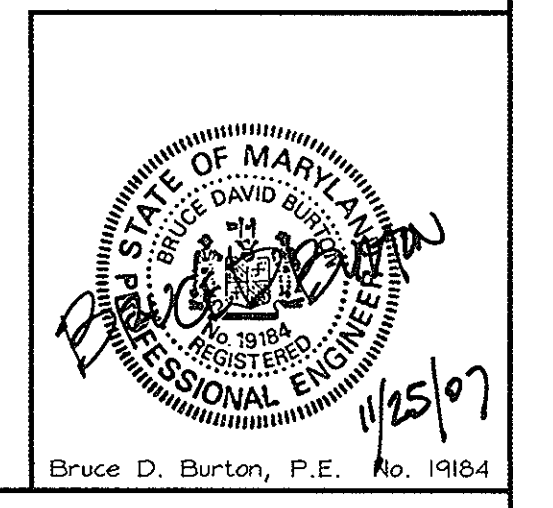
CENTERLINE CURVE DATA

Name & Station	Length	Radius	Chord Bearing	Chord Distance	Delta	Tangent
Entrance 1+00.72-3+69.22	22.34	45.00	N56°58'24"E	22.11'	28°26'33"	11.40
Exit 0+45.56-0+67.90	188.50	40.00	N87°49'30"W	51.33'	27°00'18"	40.00

PAVING HATCH LEGEND



BY	NO.	REVISION	DATE
LDE	3	Revise Plans per 10/4/07 County Comments	10-07
LDE	2	Revise Plans per 7/12/07 County Comments	8-07
LDE	1	Revise Plans per 4/16/07 County Comments	5-07



LDE Inc.
Engineers, Surveyors, Planners
9250 Ramsey Road, Suite 106 Columbia, Maryland - 21045
(410)715-1070 - (301)596-3424 - FAX (410)715-9340

PRELIMINARY EQUIVALENT SKETCH PLAN SITE LAYOUT PLAN
WATKINS' CHOICE
Lots 1-6 and
Open Space Lot 7
Tax Map No. 46 - Grid No. 18 - Parcel 215
6th Election District - Howard County, Maryland
Zoning: R-20

Scale: 1" = 30'
2 OF 7
JOB NO: 02-035.1
DATE: 10/2007

OWNERS: SEE NOTE # 17
Contact Person: GAY MERCER
410-964-9815

DEVELOPER: PHILIP MERCER
11208 Ridemark Row
Columbia, MD 21044
410-964-9815

FILE NO: SP-07-010

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Paula A. Wolfe
PLANNING DIRECTOR

W. J. ...
DATE

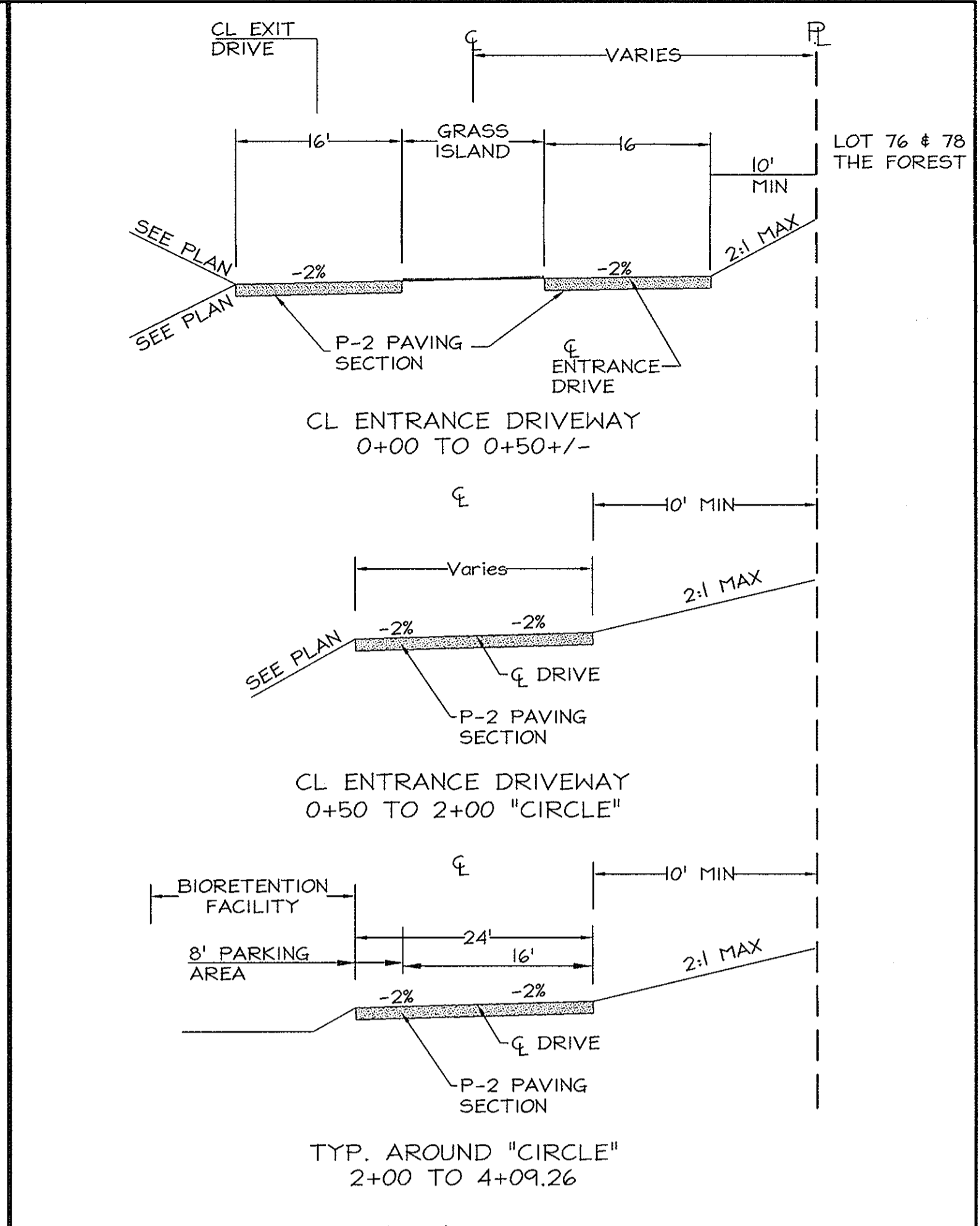
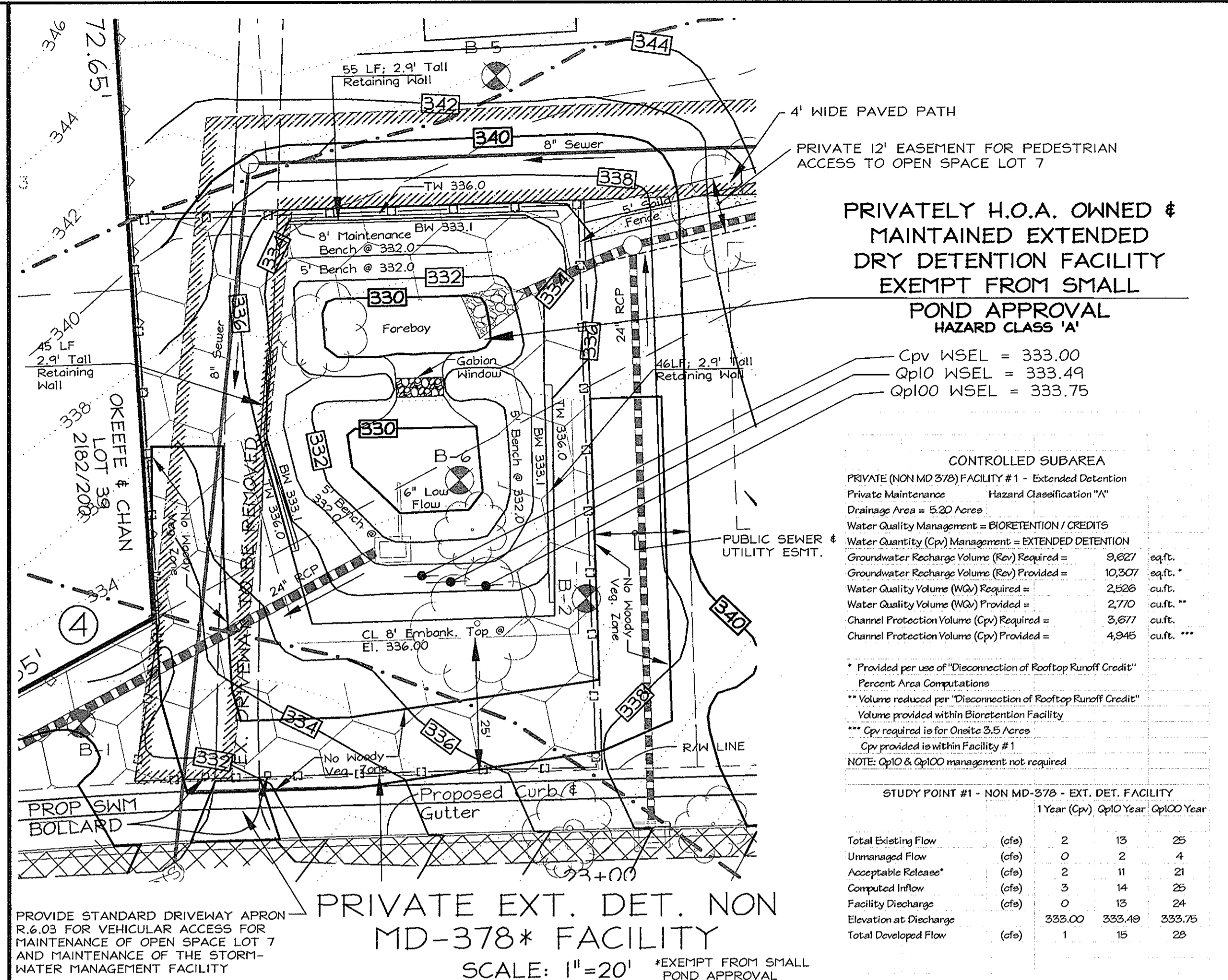
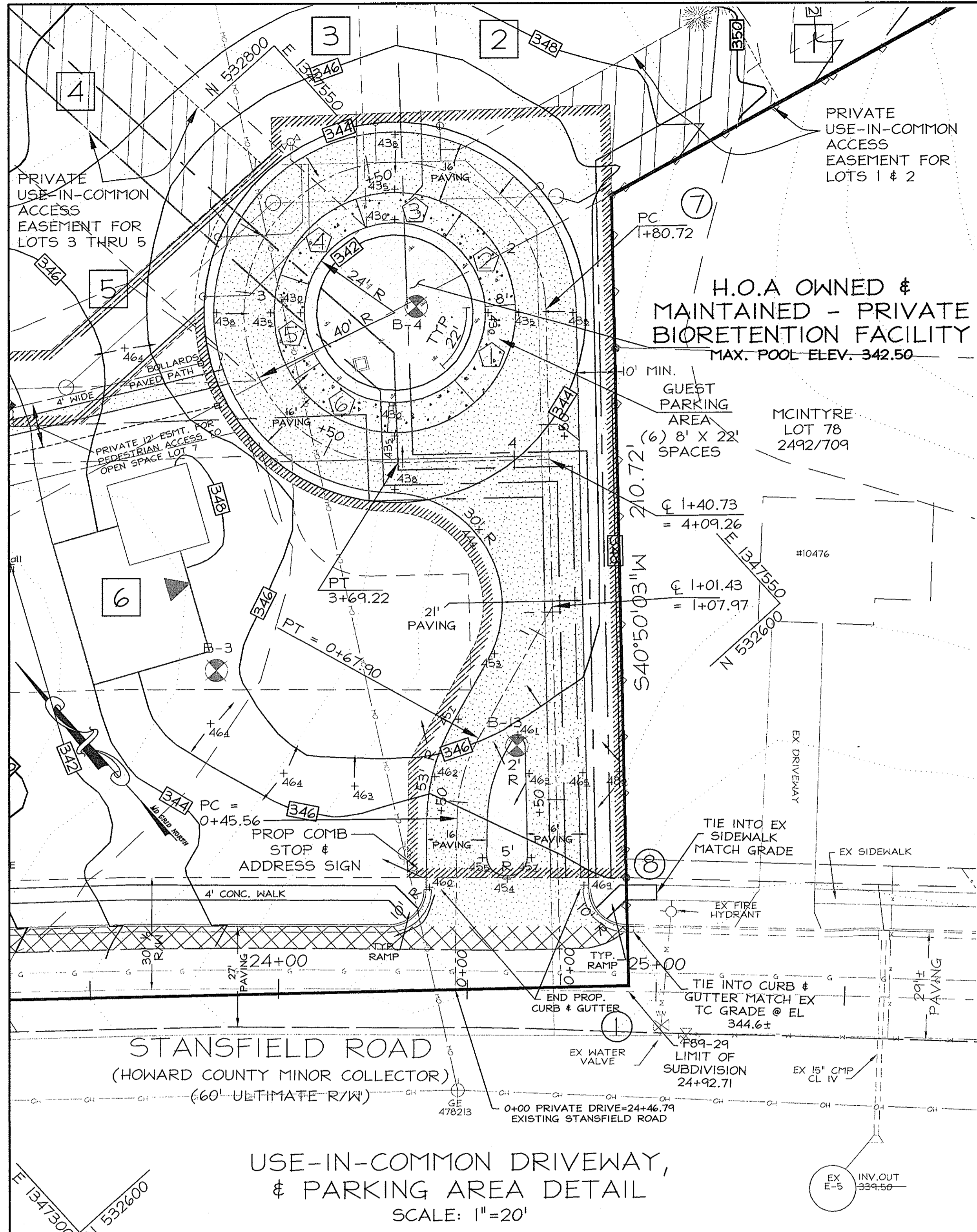
NOTE:
Permission shall be obtained prior to Final Plan Approval for the proposed storm drainage outfall shown hereon.

PROVIDE STANDARD DRIVEWAY APRON R.6.03 FOR VEHICULAR ACCESS FOR MAINTENANCE OF OPEN SPACE LOT 7 AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITY

T. HOWARD DUCKETT WATERSHED (ROCKY GORGE)

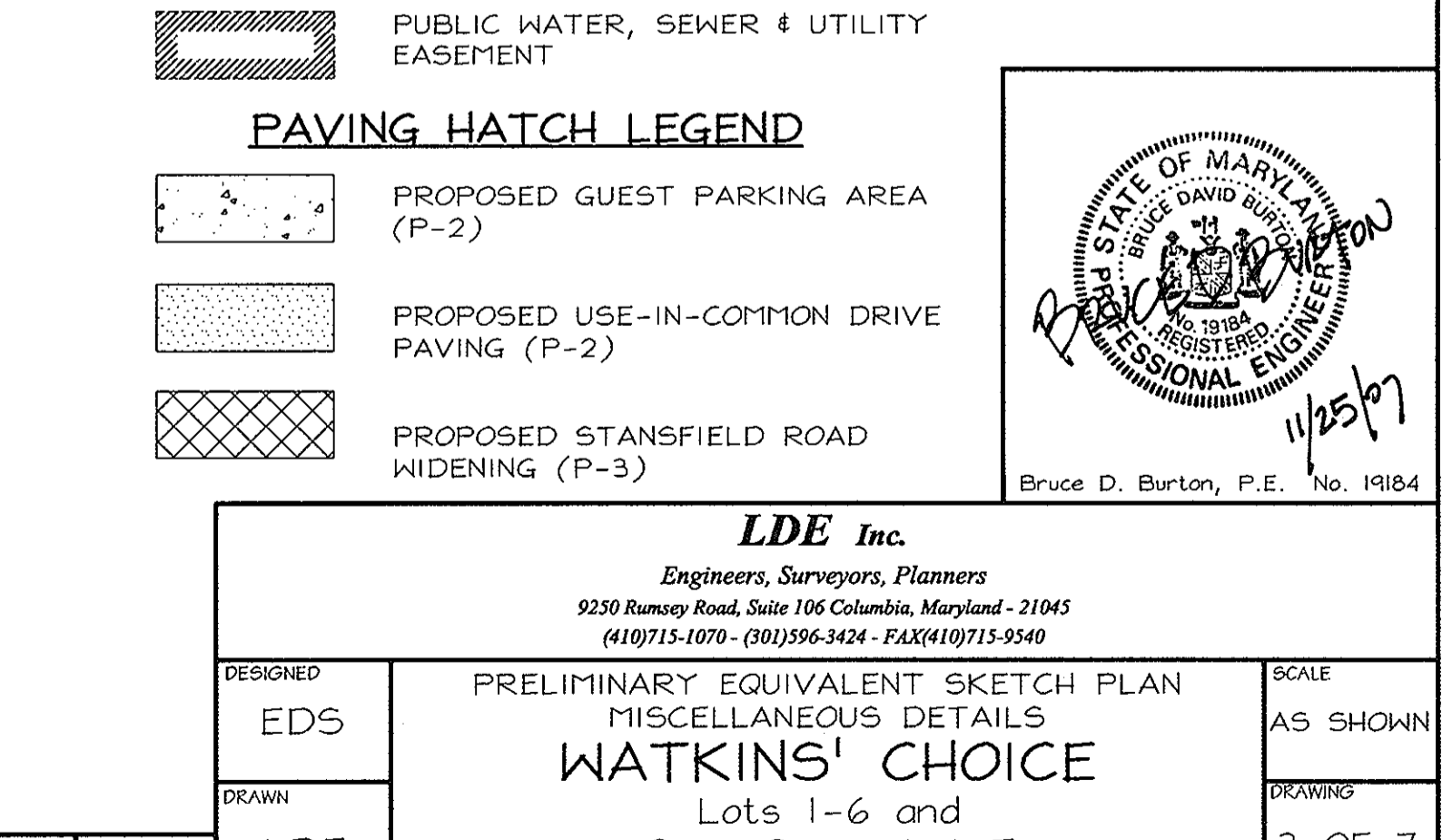
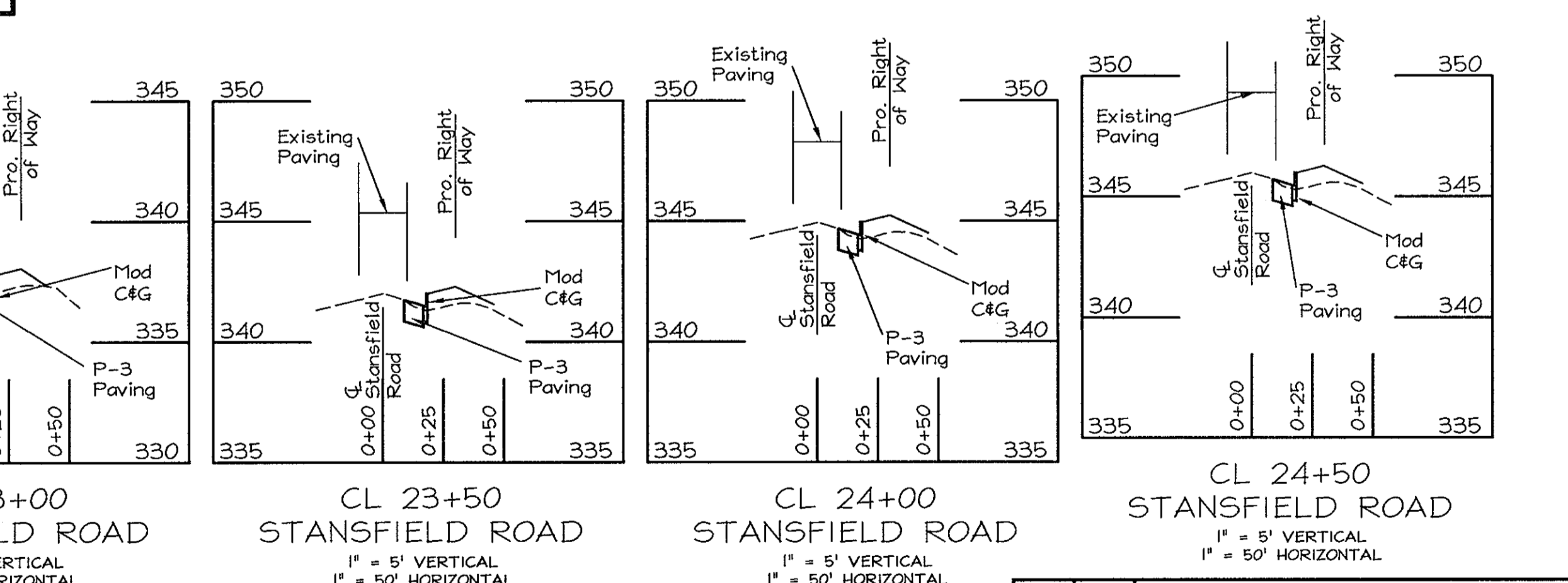
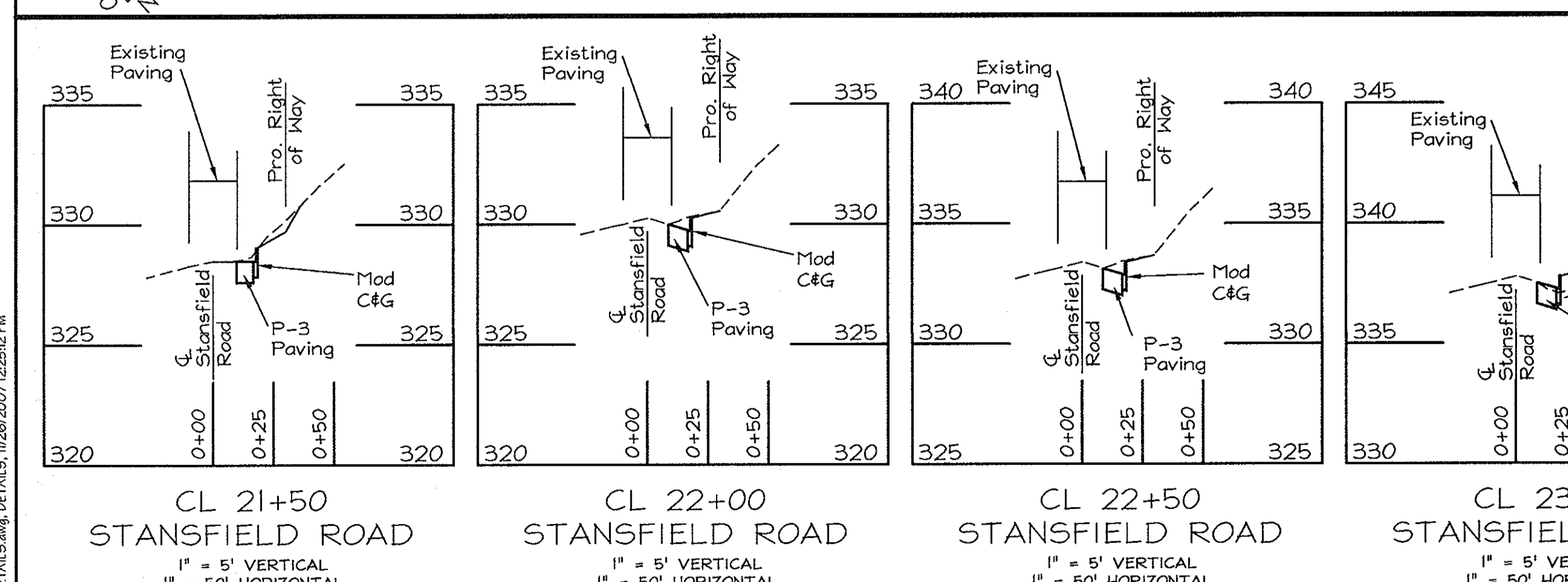
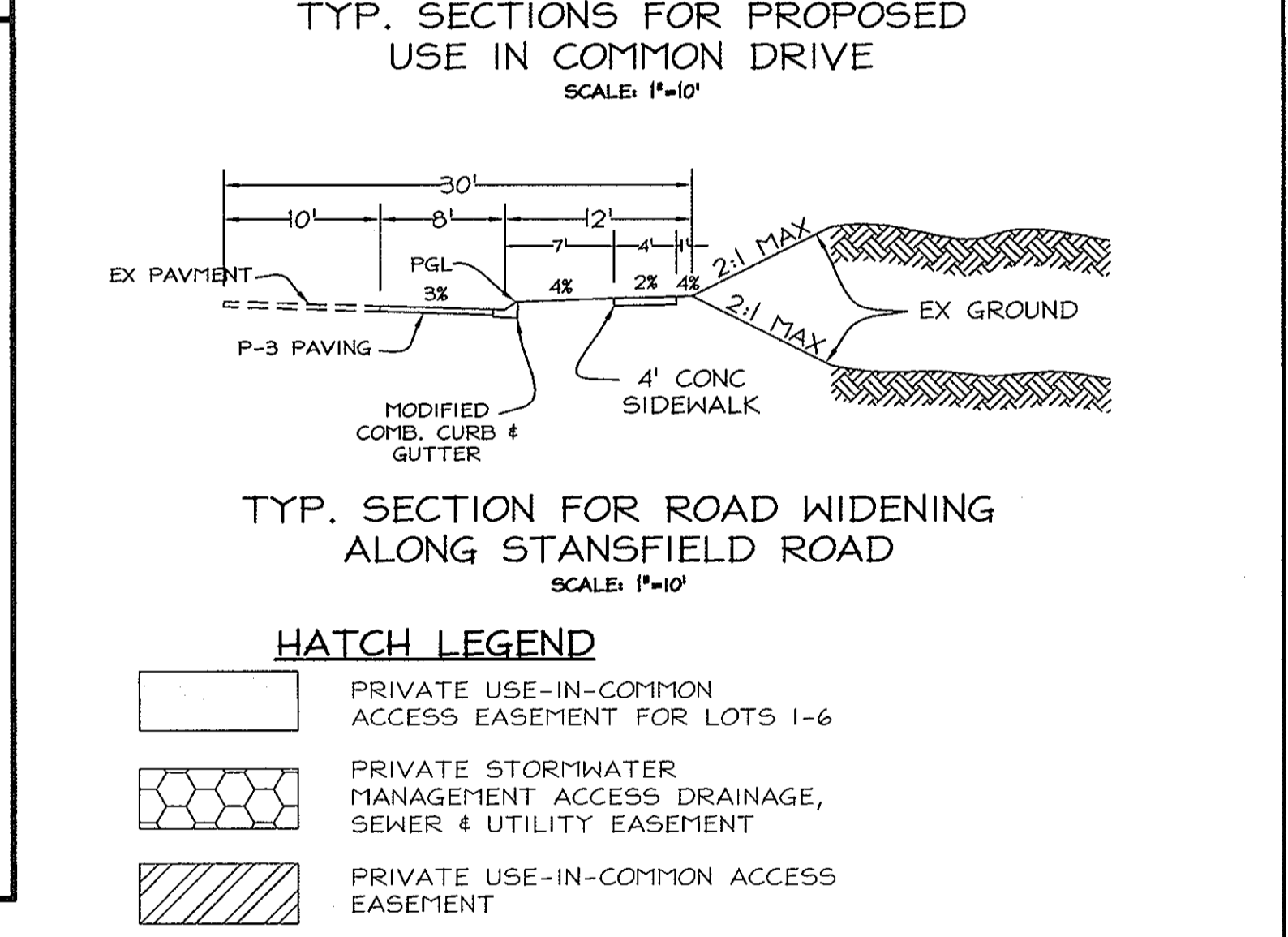
LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A ROAD 0.2643 AC. ± 11,731 S.F.

FILED: 02-035.1.dwg 02-035.1 SHT 2 P.15.dwg SITE LAYOUT PLAN, 10/26/2007 12:21:14 PM



SECTION NUMBER	ROAD AND STREET CLASSIFICATION	FULL DEPTH BIT. CONC. ALTERNATE	GRANULAR BASE ALTERNATES
P-1	APARTMENTS AND COMMERCIAL INDUSTRIAL ZONES WITH NO HEAVY TRUCKS	1" BIT. CONC. SURFACE 4" BIT. CONC. BASE	1 1/2" BIT. CONC. SURFACE 2" BIT. CONC. BASE 4" GRADED AGGREGATE BASE (GAB)
P-2	RESIDENTIAL ZONES LOCAL CUL-DE-SAC STS. ALLEYS AND PRIVATE ROADS SERVING INDIVIDUAL TRAVELWAYS AND COMMERCIAL-INDUSTRIAL ZONES WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY	1 1/2" BIT. CONC. SURFACE 5" BIT. CONC. BASE	1 1/2" BIT. CONC. SURFACE 2 1/2" BIT. CONC. BASE 6" GRADED AGGREGATE BASE (GAB)
P-3	RESIDENTIAL ZONES MINOR AND MAJOR COLLECTORS COMMERCIAL-INDUSTRIAL ZONES LOCAL AND CUL-DE-SAC STREETS TRAVELWAYS AND COMMERCIAL-INDUSTRIAL ZONES WITH MORE THAN 10 HEAVY TRUCKS PER DAY	1 1/2" BIT. CONC. SURFACE 1 1/2" BIT. CONC. BASE 5" BIT. CONC. BASE	1 1/2" BIT. CONC. SURFACE 2 1/2" BIT. CONC. BASE 6" GRADED AGGREGATE BASE (GAB)
P-4	COMMERCIAL-INDUSTRIAL ZONES MINOR COLLECTOR	1 1/2" BIT. CONC. SURFACE 1 1/2" BIT. CONC. BASE 5" BIT. CONC. BASE	1 1/2" BIT. CONC. SURFACE 2 1/2" BIT. CONC. BASE 6" GRADED AGGREGATE BASE (GAB)

HOWARD COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS
Approved: [Signature] DATE: [Date]
Chief/Supv. of Eng. [Signature]



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR [Signature] DATE: [Date]

BY	NO.	REVISION	DATE
LDE	3	Revise Plans per 10/4/07 County Comments	10-07
LDE	2	Revise Plans per 7/12/07 County Comments	8-07
LDE	1	Revise Plans per 4/16/07 County Comments	5-07

LDE Inc.
Engineers, Surveyors, Planners
9230 Ramsey Road, Suite 106 Columbia, Maryland - 21045
(410)715-1070 - (301)596-5424 - FAX(410)715-5240

DESIGNED: EDS
DRAWN: LDE
CHECKED: BDB
DATE: 10/2007

PRELIMINARY EQUIVALENT SKETCH PLAN
MISCELLANEOUS DETAILS
WATKINS' CHOICE
Lots 1-6 and
Open Space Lot 7
Tax Map No. 46 - Grid No. 18 - Parcel 215
6th Election District - Howard County, Maryland
Zoning: R-20

SCALE: AS SHOWN
DRAWING: 3 OF 7
JOB NO.: 02-035.1
FILE NO.: SP-07-010

OWNERS: SEE NOTE # 17
Contact Person: GAY MIERGER
410-964-9815

DEVELOPER: PHILIP MERCER
12028 Riddermark Row
Columbia, MD 21044
410-964-9815

Bruce D. Burton, P.E. No. 19184



SOILS LEGEND			
HYDROLOGIC SOIL GROUP	MAP SYMBOL	MAPPING UNIT	REMARKS
B	CmB2	Chillum alt loam, 1% - 5% slopes, moderately eroded	
B	C1C3	Chillum gravelly loam, 5% - 10% slopes, severely eroded	
B	G1B2	Genieg loam, 3% - 8% slopes, moderately eroded	
B	M1E	Manor loam, 25% - 45% slopes	

ALL SOILS ONSITE ARE HYDROLOGIC SOIL GROUP "B"

NOTE:

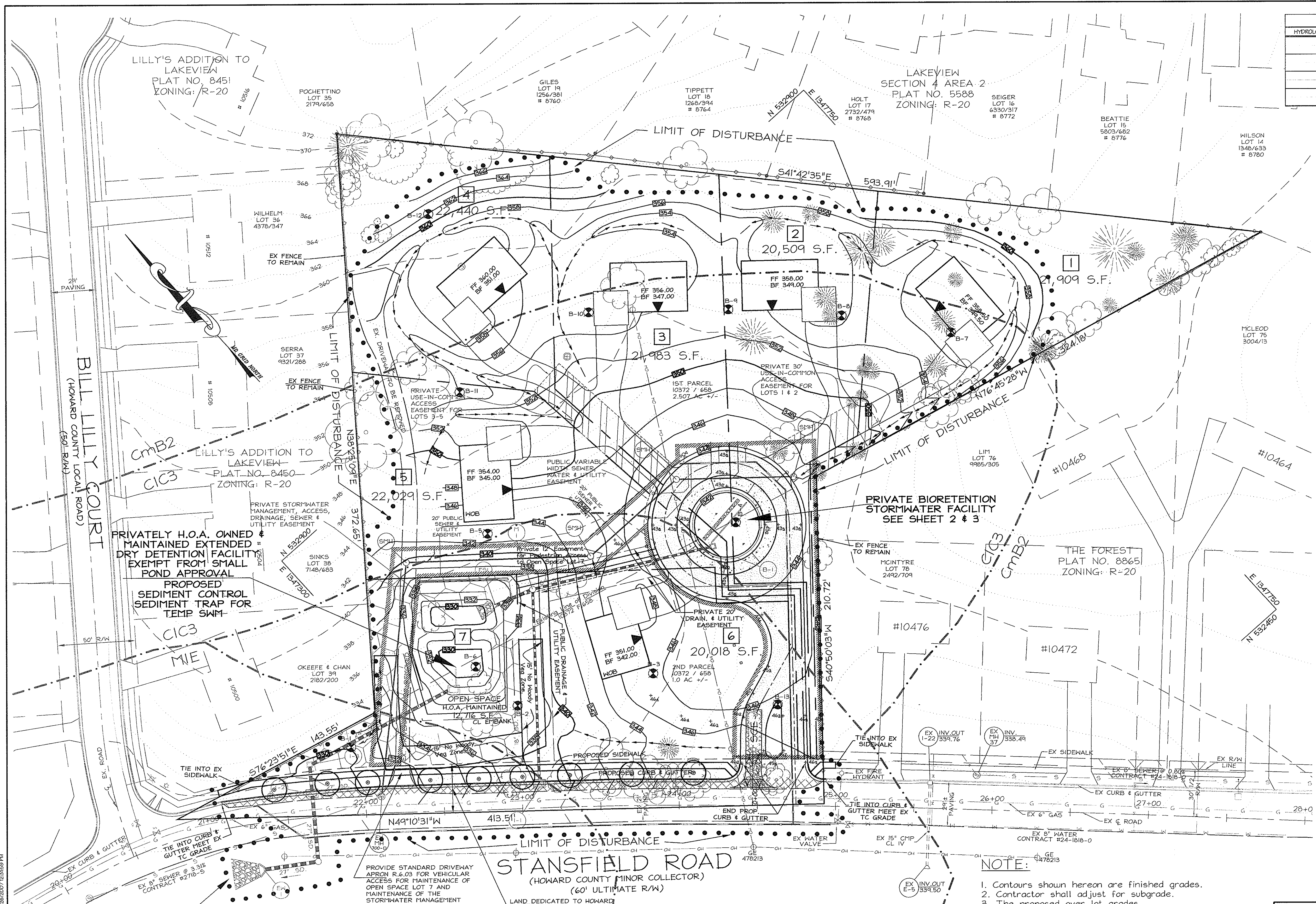
REFER TO SOILS MAP NUMBER 33 SITE LIES NEAR "LAKEVIEW" LABEL

LEGEND

- 470--- EXISTING 10' CONTOURS
- 468--- EXISTING 2' CONTOURS
- BUILDING RESTRICTION LINE
- PROPOSED CURB & GUTTER
- PROPOSED STORM DRAIN
- EX. CURB & GUTTER
- EX. STORM DRAIN
- B-1 STORMWATER MANAGEMENT SOIL BORING
- EX SANITARY SEWER
- EX SEWER HOUSE CONNECTION
- EX SANITARY SEWER MANHOLE
- EX WATER MAIN
- EX WATER HOUSE CONNECTION
- EX WATER VALVE
- PROPOSED FIRE HYDRANTS
- EX GAS MAIN
- EX OVERHEAD UTILITIES
- 470 PROPOSED 10' CONTOURS
- 468 PROPOSED 2' CONTOURS
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- +464 SPOT ELEVATION
- PROPOSED STREET TREES

PAVING HATCH LEGEND

- PROPOSED GUEST PARKING AREA (P-2)
- PROPOSED USE-IN-COMMON DRIVE PAVING (P-2)
- PROPOSED STANSFIELD ROAD WIDENING (P-3)



NOTE:
Permission shall be obtained prior to Final Plan Approval for the proposed storm drainage outfall shown hereon.

SITE ANALYSIS

1. Total Area of Site:	3.52 Ac +/-
2. Area Disturbed:	3.26 Acres
3. Total Cut:	TBD
4. Total Fill:	TBD

Quantities shall be provided for informational purposes only and are based upon comparison of existing ground to proposed finished grade. Contractor to make his own analysis prior to placing a bid on grading work.

NOTE:
The Limit of Disturbance shown hereon accounts for the proposed road widening, storm drain crossings & utility extensions.

HATCH LEGEND

[Hatch Pattern]	PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1-6
[Hatch Pattern]	PRIVATE STORMWATER MANAGEMENT ACCESS DRAINAGE & UTILITY EASEMENT
[Hatch Pattern]	PRIVATE USE-IN-COMMON ACCESS EASEMENT
[Hatch Pattern]	PUBLIC WATER, SEWER & UTILITY EASEMENT

- NOTE:**
- Contours shown hereon are finished grades.
 - Contractor shall adjust for subgrade.
 - The proposed over lot grades shown hereon are conceptual.
 - For Soil Boring Logs refer to sheet 5.
 - Refer to Sheet 3 for Use-in-Common driveway detailing.

BY	NO.	REVISION	DATE
LDE	3	Revise Plans per 10/4/07 County Comments	10-07
LDE	2	Revise Plans per 7/12/07 County Comments	8-07
LDE	1	Revise Plans per 4/16/07 County Comments	5-07

LDE Inc.
Engineers, Surveyors, Planners
9230 Ramsey Road, Suite 106 Columbia, Maryland - 21045
(410)715-1070 - (301)596-3424 - FAX(410)715-9540

DESIGNED: EDS
DRAWN: LDE
CHECKED: BDB
DATE: 10/2007

PRELIMINARY EQUIVALENT SKETCH PLAN GRADING PLAN
WATKINS' CHOICE
Lots 1-6 and
Open Space Lot 7
Tax Map No. 46 - Grid No. 18 - Parcel 215
6th Election District - Howard County, Maryland
Zoning: R-20

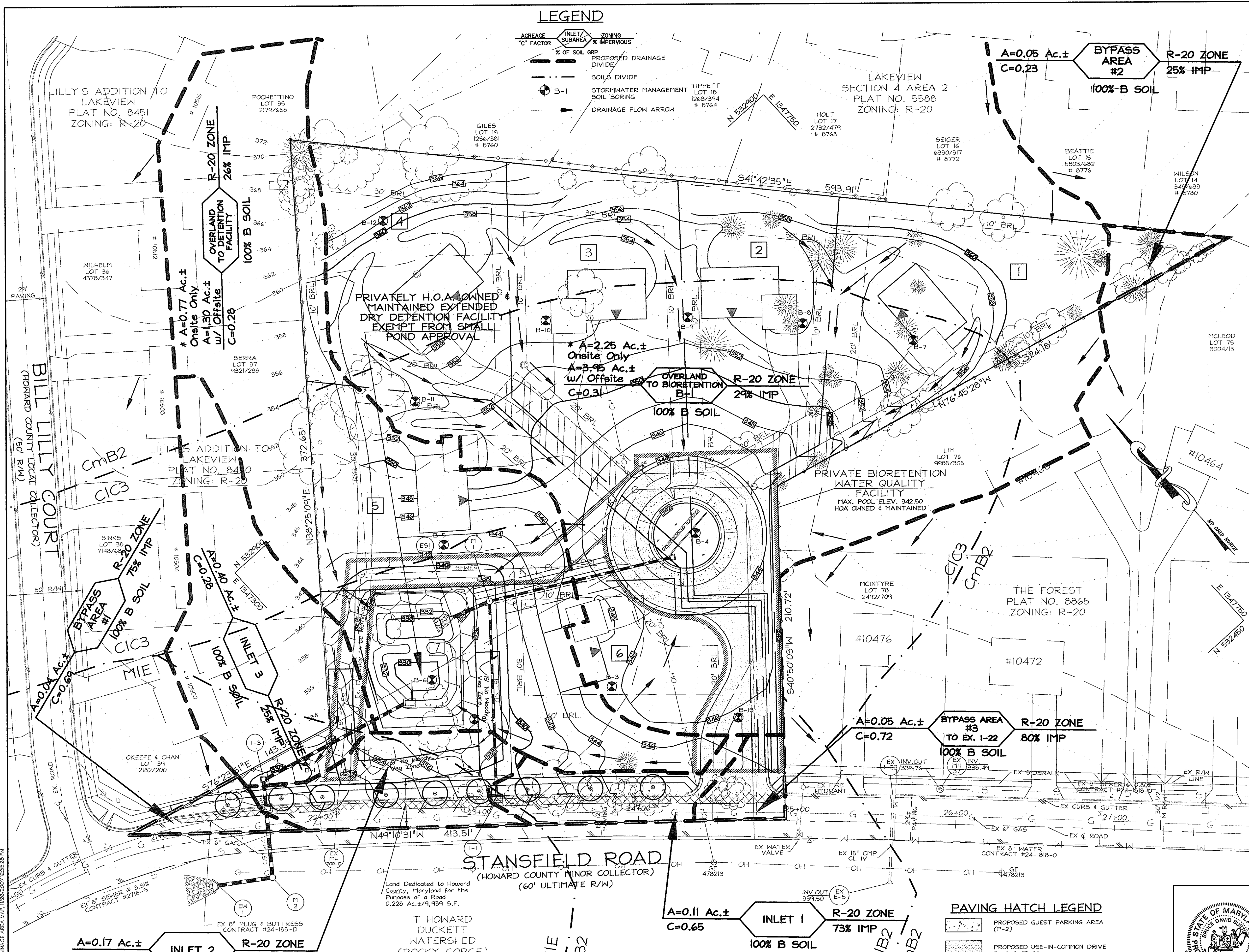
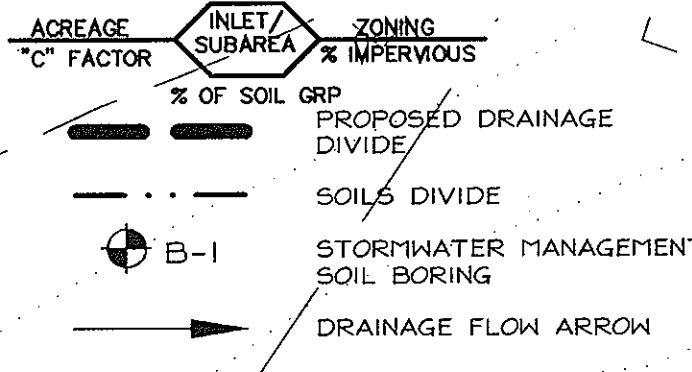
SCALE: 1" = 30'
DRAWING: 4 OF 7
JOB NO.: 02-035.1
FILE NO.: SP-07-010

PREVIOUS SUBMITTALS:
OWNER: SEE NOTE # 17
Contact Person: GAY MERCER
410-964-9815
DEVELOPER: PHILIP MERCER
11209 Riddermark Row
Columbia, MD 21044
410-964-9815

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR: [Signature]
DATE: 10/1/07

LEGEND



DEPTH	DESCRIPTION	USDA CLASS	ANTICIPATED PERC RATE IN./HR.
0-0.5'	Loamy topsoil	CL	0.17
0.5'-2.5'	Brown micaceous loamy clay - moist (likely fill)	ML	0.27
2.5'-4.0'	Brown micaceous silty/sandy loam, moist	SC	0.52
4.0'-5.5'	Brown and rusty micaceous clayey sand - moist	SM	1.02
5.5'-7.5'	Rusty, tan and brown micaceous loamy sand with iron ore frags, damp to moist	SM	1.02
7.5'-	Hand auger refusal		

DEPTH	DESCRIPTION	USDA CLASS	ANTICIPATED PERC RATE IN./HR.
0-0.75'	Topsoil	CL	0.17
0.75'-1.5'	Dark grey to tan micaceous wet silty clay (likely fill)	MH	0.27
1.5'-4.0'	Tan silty micaceous clay loam, moist	SC	0.52
4.0'-5.0'	Yellowish tan micaceous silty clayey sand, moist	GM	1.02
5.0'-10.0'	Quartziferous sandstone and iron ore mixed with brown loamy micaceous sand	SM	1.02
10.0'-11.5'	Tan and rusty micaceous sandy loam, moist, trace clay and gravel	SM	1.02

DEPTH	DESCRIPTION	USDA CLASS	ANTICIPATED PERC RATE IN./HR.
0-1.0'	Flowed topsoil - gravelly, clayey loam	SC	0.52
1.0'-3.0'	Tan and rusty micaceous loamy sand, trace clay (moist)	SM	1.02
3.0'-5.0'	Black, orange, tan and rust micaceous loamy sand (damp)	SM-SP	2.0
5.0'-11.0'	Greyish micaceous loamy sand (dry)	SM	1.02

DEPTH	DESCRIPTION	USDA CLASS	ANTICIPATED PERC RATE IN./HR.
0.0-1.0'	Flowed loamy moist topsoil with gravel	SC	0.52
1.0'-4.0'	Brown and rusty micaceous clayey sand loam (moist)	SM	1.02
4.0'-6.0'	Brown and rusty micaceous silty sand loam (moist)	SM	1.02
6.0'-6.5'	Grey layer - micaceous loamy sand (damp)	SM	1.02
6.5'-11.0'	Brown and rusty micaceous loamy sand (dry)	SM-SP	2.41

DEPTH	DESCRIPTION	USDA CLASS	ANTICIPATED PERC RATE IN./HR.
0-1.0'	Topsoil - clayey sand and gravel (moist)	SC-CL	0.27
1.0'-3.5'	Light brown micaceous sandy clay (moist)	SC	0.27
3.5'-4.0'	Light brown micaceous clayey sand (damp)	SC	0.27
4.0'-9.0'	Reddish brown micaceous silty sand with some gravel (damp)	SM-SP	0.52
9.0'-12.0'	Variegated micaceous loamy sand (dry)	SP	1.02

DEPTH	DESCRIPTION	USDA CLASS	ANTICIPATED PERC RATE IN./HR.
0-0.8'	Topsoil - gravelly silt loam (moist)	MH	0.52
0.8'-2.5'	Tan gravelly silty silt, some mica (damp to dry)	GM-MH	1.02
2.5'-7.0'	Mixed quartziferous rocks and tan and brown micaceous loamy silt (damp)	GM	0.52
7.0'-12.0'	Brown to variegated micaceous gravelly loamy sand (dry)	GM	1.02

DEPTH	DESCRIPTION	USDA CLASS	ANTICIPATED PERC RATE IN./HR.
0-0.3'	Topsoil - gravelly silt loam (moist)	ML	0.52
0.3'-3.0'	Tan loamy gravelly silt - 1/2" thick iron ore layer underlain with soil, some mica (dry)	SM	1.02
3.0'-6.5'	Tan to reddish micaceous silty sand (dry)	GM	1.02
6.5'-11.0'	Rusty brown micaceous sandy silt with some gravel (dry)	GM	1.02

DEPTH	DESCRIPTION	USDA CLASS	ANTICIPATED PERC RATE IN./HR.
0-0.3'	Loamy topsoil (moist)	GM	1.02
0.3'-5.0'	Tan micaceous loamy sand and gravel (damp to dry)	N/A	1.02
5.0'-6.0'	Tan micaceous loamy sand (dry)	N/A	1.02
6.0'-11.0'	Quartziferous iron ore layer	GM	1.02
11.0'-12.0'	Quartziferous rocks mixed with tan to red micaceous loamy sand (dry)	GM	1.02

DEPTH	DESCRIPTION	USDA CLASS	ANTICIPATED PERC RATE IN./HR.
0-0.5'	Loamy topsoil (moist)	CL	0.17
0.5'-2.0'	Tan micaceous gravelly silty clay loam (damp to dry)	ML	0.52
2.0'-3.0'	Tan, beige and gold micaceous silty loam (dry)	ML	0.52
3.0'-7.0'	Variegated micaceous silty sand mixed with quartziferous rocks (dry)	ML	0.27
7.0'-9.0'	Quartziferous iron ore layer	SC	0.27
9.0'-11.0'	Tan to red micaceous clayey sand (dry)	SC	0.27

DEPTH	DESCRIPTION	USDA CLASS	ANTICIPATED PERC RATE IN./HR.
0-0.5'	Silty topsoil (moist)	GM	0.52
0.5'-2.0'	Tan micaceous gravelly silt with some clay (damp)	MH	0.27
2.0'-5.0'	Brown micaceous loamy silt, (damp)	GM	0.52
5.0'-6.5'	Brown micaceous clayey silt mixed with quartziferous iron ore rocks, (damp)	CL	0.17
6.5'-8.0'	Tan micaceous clayey silt (moist)	CL	0.09
8.0'-11.0'	Variegated micaceous clayey sand (moist)	CH	0.09

DEPTH	DESCRIPTION	USDA CLASS	ANTICIPATED PERC RATE IN./HR.
0-0.5'	Tan and orange silty gravelly clay (wet)	CL	0.17
0.5'-3.5'	Tan gravelly silt, quartzite (moist)	GM	0.52
3.5'-5.0'	Tan to brown micaceous loam sand (damp)	ML	0.52
5.0'-9.0'	Reddish micaceous loamy sand (dry)	SM	0.52
9.0'-9.5'	Quartziferous oxidized iron ore with some loamy sand (dry)	SM	0.52
9.5'-11.0'	Tan to orange micaceous loamy sand (dry)	SP-SM	1.02

DEPTH	DESCRIPTION	USDA CLASS	ANTICIPATED PERC RATE IN./HR.
0.0-0.5'	Gravelly topsoil (moist)	MH	0.27
0.5'-3.0'	Tan micaceous gravelly sand silt (moist)	CL	0.27
3.0'-5.5'	Tan to brown micaceous clayey silt (moist)	SC	0.17
5.5'-9.0'	Variegated micaceous clayey sand (moist)	SC	0.27
9.0'	1/2" thick quartziferous iron ore	---	---
9.0'-12.0'	Grey micaceous clayey sand (damp)	SC	0.17

DEPTH	DESCRIPTION	USDA CLASS	ANTICIPATED PERC RATE IN./HR.
0.0-1.0'	Topsoil (moist)	ML	0.17
1.0'-3.5'	Brown loamy silt, some micaceous (moist)	GM	0.27
3.5'-6.0'	Reddish brown micaceous silty fine sand and gravel (damp)	GM	0.27
6.0'-13.0'	Brown to grey micaceous silty sand (dry)	SM	1.02

NOTES:
 1.) No Time of Concentration is shown.
 2.) For Standard Legend, refer to Sheet 1.
 3.) Refer to Sheet 3 for Use-In-Common driveway detailing.

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

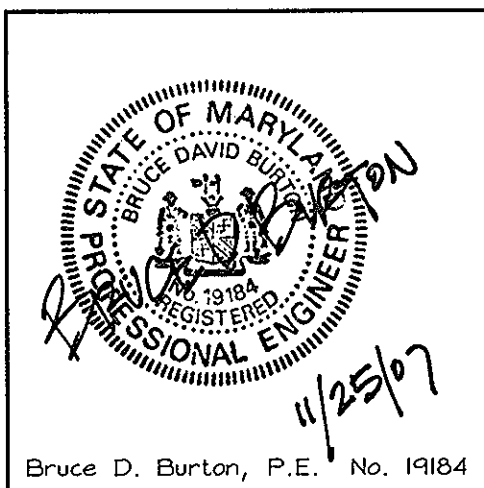
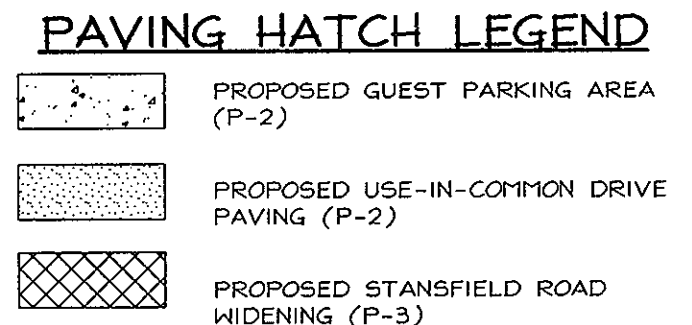
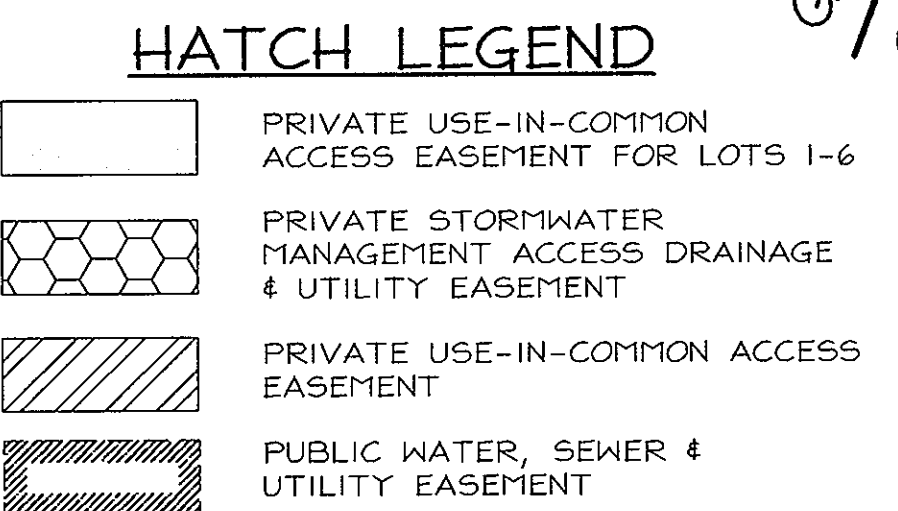
PLANNING DIRECTOR DATE

SOILS LEGEND

HYDROLOGIC SOIL GROUP	MAP SYMBOL	MAPPING UNIT	REMARKS
B	CmB2	Chillum silt loam, 1% - 5% slopes, moderately eroded	
B	CIC3	Chillum gravelly loam, 5% - 10% slopes, severely eroded	
B	GIB2	Glenely loam, 3% - 8% slopes, moderately eroded	
B	MIE	Manor loam, 25% - 45% slopes	

ALL SOILS ONSITE ARE HYDROLOGIC SOIL GROUP "B"

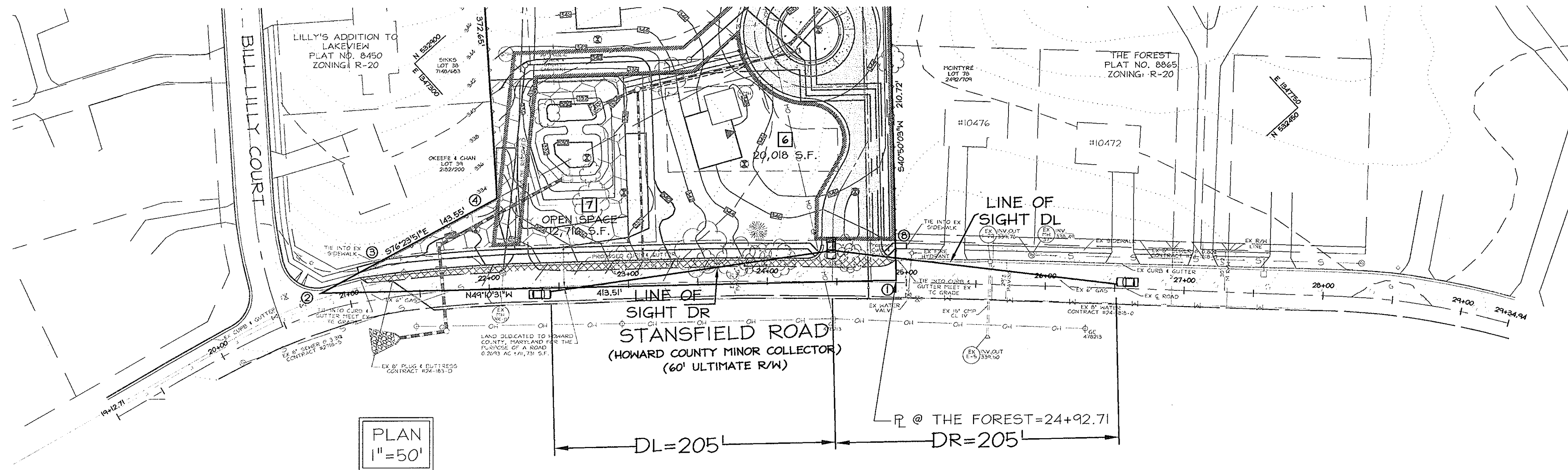
NOTE:
 REFER TO SOILS MAP NUMBER 33 SITE LIES NEAR "LAKEVIEW" LABEL



NOTE: THIS PLAN IS NOT FOR GRADING. SEE SHEET 4 FOR PRELIMINARY GRADING.

LDE Inc.
 Engineers, Surveyors, Planners
 9230 Runney Road, Suite 106 Columbia, Maryland - 21045
 (410)715-1070 - (301)596-3424 - FAX(410)715-9540

DESIGNED	EDS	PRELIMINARY EQUIVALENT SKETCH PLAN DRAINAGE AREA MAP WATKINS' CHOICE Lots 1-6 and Open Space Lot 7 Tax Map No. 46 - Grid No. 18 - Parcel 215 6th Election District - Howard County, Maryland Zoning: R-20	SCALE	1" = 30'
DRAWN	LDE GDW		DRAWING	5 OF 7
CHECKED	BDB		JOB NO.	02-035.1
DATE	LDE 3 LDE 2 LDE 1	REVISION	DATE	FILE NO.
		Revise Plans per 10/4/07 County Comments	10-07	SP-07-010
		Revise Plans per 7/12/07 County Comments	8-07	
		Revise Plans per 4/16/07 County Comments	5-07	
OWNERS:	SEE NOTE # 17 Contact Person: GAY MERCER 410-964-9815	DEVELOPER:	PHILIP MERCER 11208 Ridermark Row Columbia, MD 21044 410-964-9815	



STOPPING SIGHT DISTANCE CALCULATIONS

- Howard County allows the use of stopping sight distance for public roadways that are classified as Minor Collectors or below.
- Existing Stansfield Road is classified by Howard County as a Minor Collector Roadway.
- The posted speed limit on existing Stansfield Road is 30 MPH.
- The 85th Percentile Speed = 31.0 mph
- Stopping Sight Distance Calculations:

D-Right: $SSD = 1.47Vt + \frac{L.075V^2}{a}$
 Where: V = initial speed
 t = brake reaction time, 2.5s
 a = deceleration rate, ft/s², 11.2 ft/s² Use → 205 L.F.

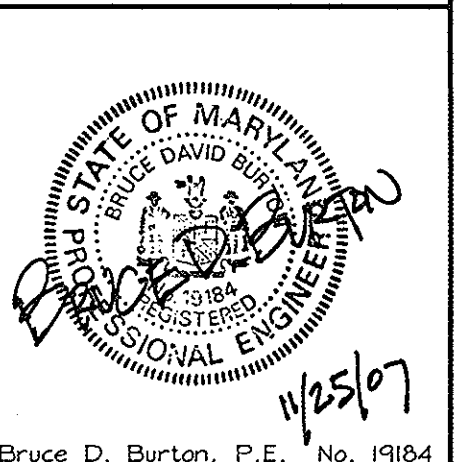
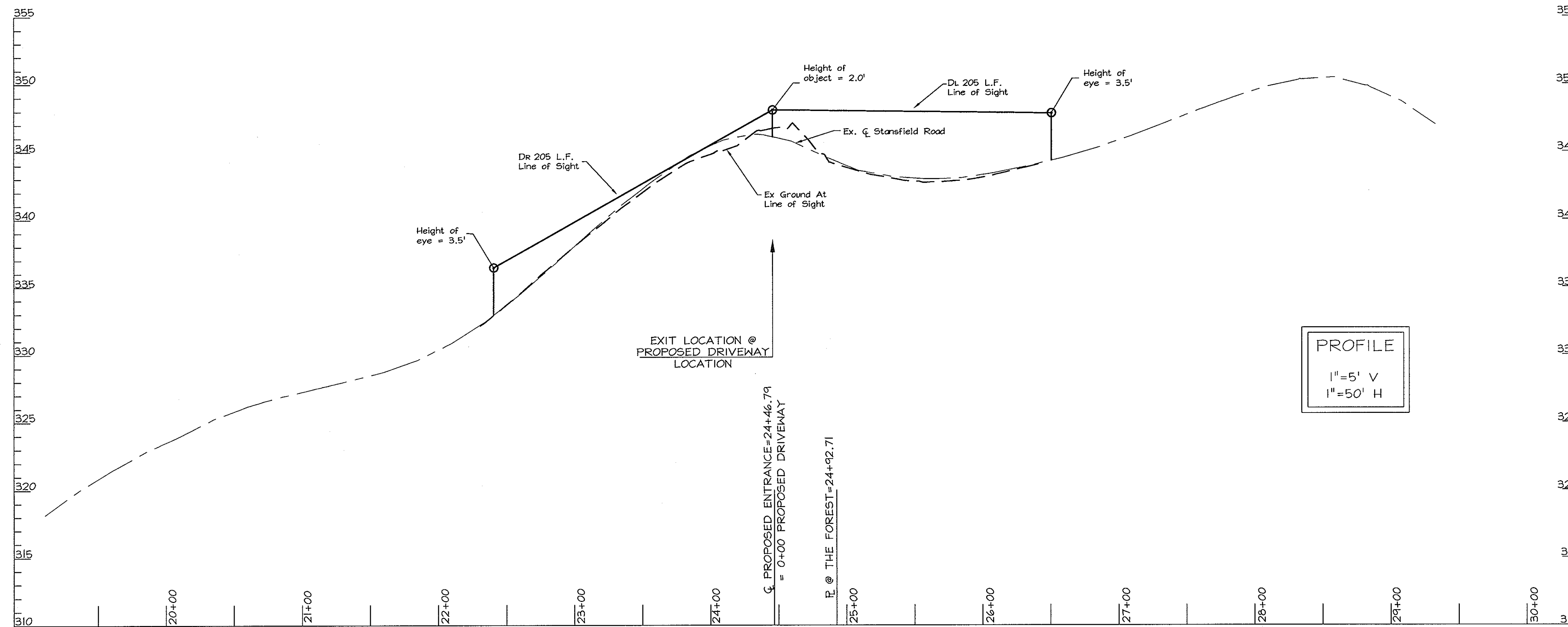
from Latest Design Manual, Volume III, Table 2.01

- Vehicle approaching from downgrade / Right

D-Left: $SSD = 1.47Vt + \frac{L.075V^2}{a}$
 Where: V = intake brake speed
 t = brake reaction time, 2.5s
 a = deceleration rate, ft/s², 11.2 ft/s² Use → 205 L.F.

from Latest Design Manual, Volume III, Table 2.01

- Vehicle approaching from Left



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 [Signature] 12/16/07
 PLANNING DIRECTOR DATE

BY	NO.	REVISION	DATE
LDE	3	Revise Plans per 10/4/07 County Comments	10-07
LDE	2	Revise Plans per 7/12/07 County Comments	8-07
LDE	1	Revise Plans per 4/16/07 County Comments	5-07

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 Engineers, Surveyors, Planners
 9250 Runsey Road, Suite 106 Columbia, Maryland - 21045
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DESIGNED: EDS
 DRAWN: LDE
 CHECKED: BDB

PRELIMINARY EQUIVALENT SKETCH PLAN
 SIGHT DISTANCE PLAN & PROFILE
WATKINS' CHOICE
 Lots 1-6 and
 Open Space Lot 7
 Tax Map No. 46 - Grid No. 1B - Parcel 215
 6th Election District - Howard County, Maryland
 Zoning: R-20

SCALE: 1" = 30'
 DRAWING: 7 OF 7
 JOB NO.: 02-035.1
 FILE NO.: SP-07-010

DATE: 10/2007
 OWNERS: SEE NOTE # 17
 Contact Person: GAY MERCER
 410-964-9815
 DEVELOPER: PHILIP MERCER
 1120B Ridemark Row
 Columbia, MD 21044
 410-964-9815

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