

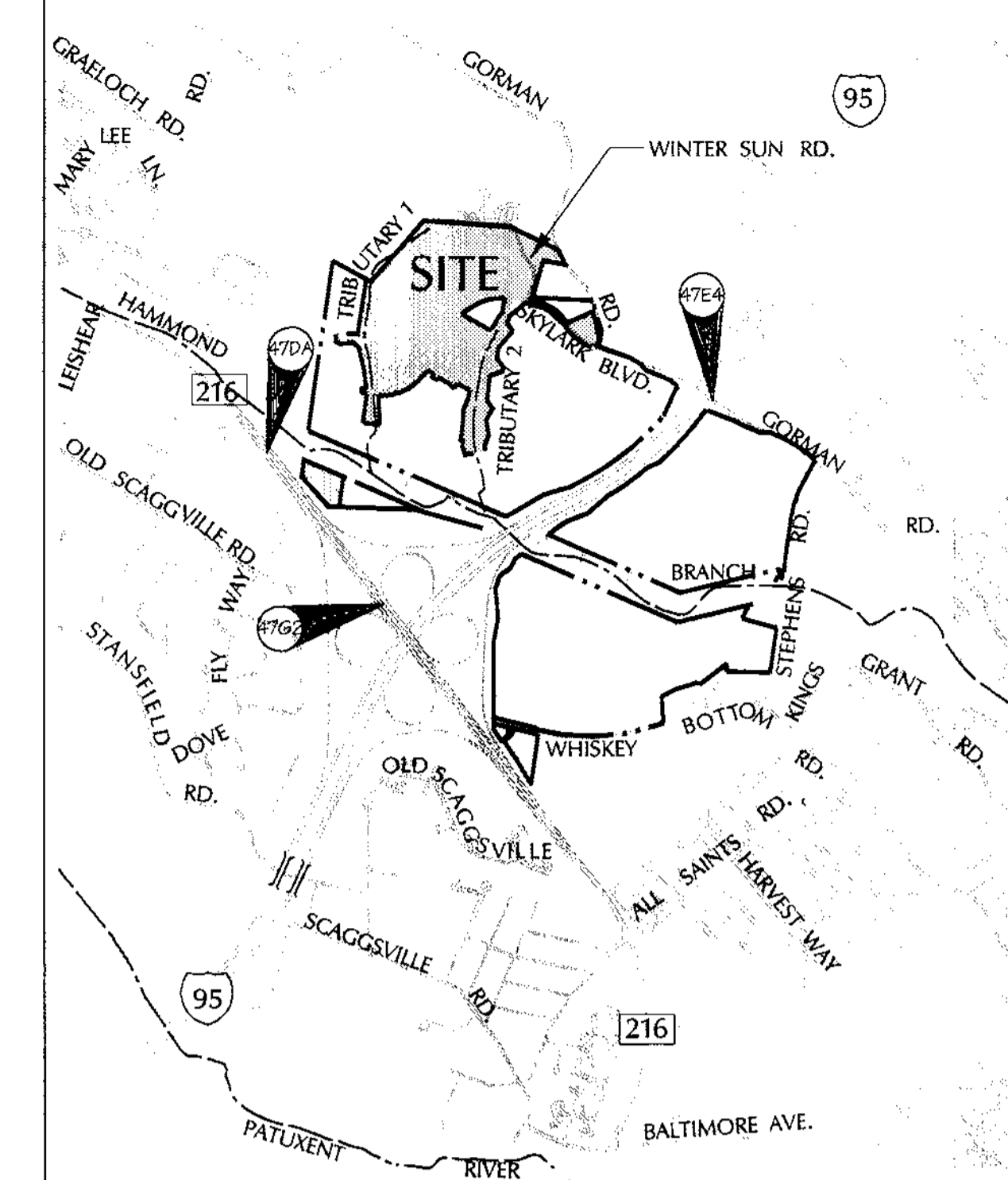
**General Notes**

- OPEN SPACE AREAS MAY CONTAIN ACTIVE RECREATION FACILITIES AS ALLOWED IN THE APPROVED DEVELOPMENT CRITERIA.
- SKYLARK BOULEVARD AND STEPHENS ROAD ARE DESIGNATED TRANSIT ROUTES.
- TOPOGRAPHICAL INFORMATION ON EMERSON SECTION 2 WAS OBTAINED THROUGH AERIAL PHOTOGRAPHY DURING THE SUMMER OF 1998.
- BOUNDARY SHOWN IS SURVEY BY DMW JUNE, 1999.
- WETLAND LIMITS WERE FIELD LOCATED IN SEPTEMBER, 1999 AND JANUARY, 2000 BY DMW.
- THE 100 YEAR FLOOD PLAIN SHOWN IS PER A STUDY BY DMW DATED MARCH, 2000.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- PROPOSED WATER SYSTEM IS PUBLIC.
- PROPOSED SEWER SYSTEM IS PUBLIC.
- EXISTING UTILITIES ARE BASED ON PLANS OF RECORD.
- THERE ARE NO KNOWN CEMETERIES OR GRAVE SITES ON THIS PROPERTY.
- STREAM BUFFERS ARE DETERMINED BY LAND USE ADJOINING THE OPEN SPACE. EMPLOYMENT USE= 50' BUFFER FROM ANY STREAM, RESIDENTIAL USES = 50' BUFFER FOR INTERMITTENT STREAMS AND 75' BUFFER FOR PERENNIAL STREAMS.
- PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZONING CASE: ZB-979 M AND THE DECISION AND ORDER FOR PB-339 (COMPREHENSIVE SKETCH PLAN S-99-12).
- ON SEPTEMBER 3, 1998, THE ZONING BOARD GRANTED APPROVAL OF ZB-979 M FOR THE PRELIMINARY DEVELOPMENT PLAN AND DEVELOPMENT CRITERIA FOR 516.3 ACRES OF LAND RE-ZONED AS PEC-MXD-3 AND R-9C-MXD-3.
- PB CASE 339 GRANTED APPROVAL TO THE COMPREHENSIVE SKETCH PLAN, 699-12, ON JULY 1, 1999 SUBJECT TO: 1. COMPLIANCE WITH STAFF COMMENTS; 2. PROVISION OF ADDITIONAL LANDSCAPING ALONG THE FRONTS OF HOMES ON WINTER SUN ROAD; AND 3. PROVISION OF ADDITIONAL LANDSCAPING ALONG THE REARS OF HOUSES BACKING TO STEPHENS ROAD.
- PARCEL A MAY BE RESUBDIVIDED FOR OTHER RESIDENTIAL USES, IN ACCORDANCE WITH THE APPROVED COMPREHENSIVE SKETCH PLAN (S-99-12) AND DEVELOPMENT CRITERIA.
- DEVELOPMENT FOR THIS PHASE WILL BE DONE IN ACCORDANCE WITH THE DEVELOPMENT CRITERIA APPROVED WITH COMPREHENSIVE SKETCH PLAN S-99-12 (PB-339).
- THE STORMWATER MANAGEMENT FACILITIES SHOWN ON SHEETS 4 & 5 ARE SCHEMATIC ONLY. ACTUAL SIZE AND LOCATION OF THE FACILITIES MAY CHANGE PRIOR TO CONSTRUCTION. THE DEVELOPER ACKNOWLEDGES THAT THESE FACILITIES MUST MEET CURRENT HOWARD COUNTY DESIGN CRITERIA OR AS APPROVED BY WAIVER.
- ALL COMMON OPEN AREA AND HOA LOTS WILL BE OWNED BY THE EMERSON HOMEOWNERS ASSOCIATION. OPEN SPACE LOTS WILL BE OWNED BY THE COLUMBIA ASSOCIATION OR DRP, EXCEPT LOT 17B WHICH WILL BE OWNED BY DRP.
- THERE ARE NO KNOWN WELLS OR SEPTIC SYSTEMS WITHIN THE LIMITS OF PHASE 1.
- BASED ON THE REQUIREMENTS OF THE APFO (SECTION 16.16.H.2), THE 80 TENTATIVE ALLOCATIONS RESERVED FOR BULK PARCEL "A" WILL REMAIN TENTATIVE UNDER THIS PLAN. WITHIN 6 MONTHS OF THE RECORDATION OF PLATS FOR PHASE 1 A SKETCH PLAN, PRELIMINARY EQUIVALENT SKETCH PLAN, OR SITE DEVELOPMENT PLAN MUST BE SUBMITTED FOR DEVELOPMENT OF BULK PARCEL "A", FOR USES PERMITTED BY THE APPROVED DEVELOPMENT CRITERIA, OR THE TENTATIVE ALLOCATIONS WILL BE RESCINDED.
- 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 DRIVEWAY.

# Preliminary Plan for Emerson Section 2 (Key Property) Phase 1

Howard County

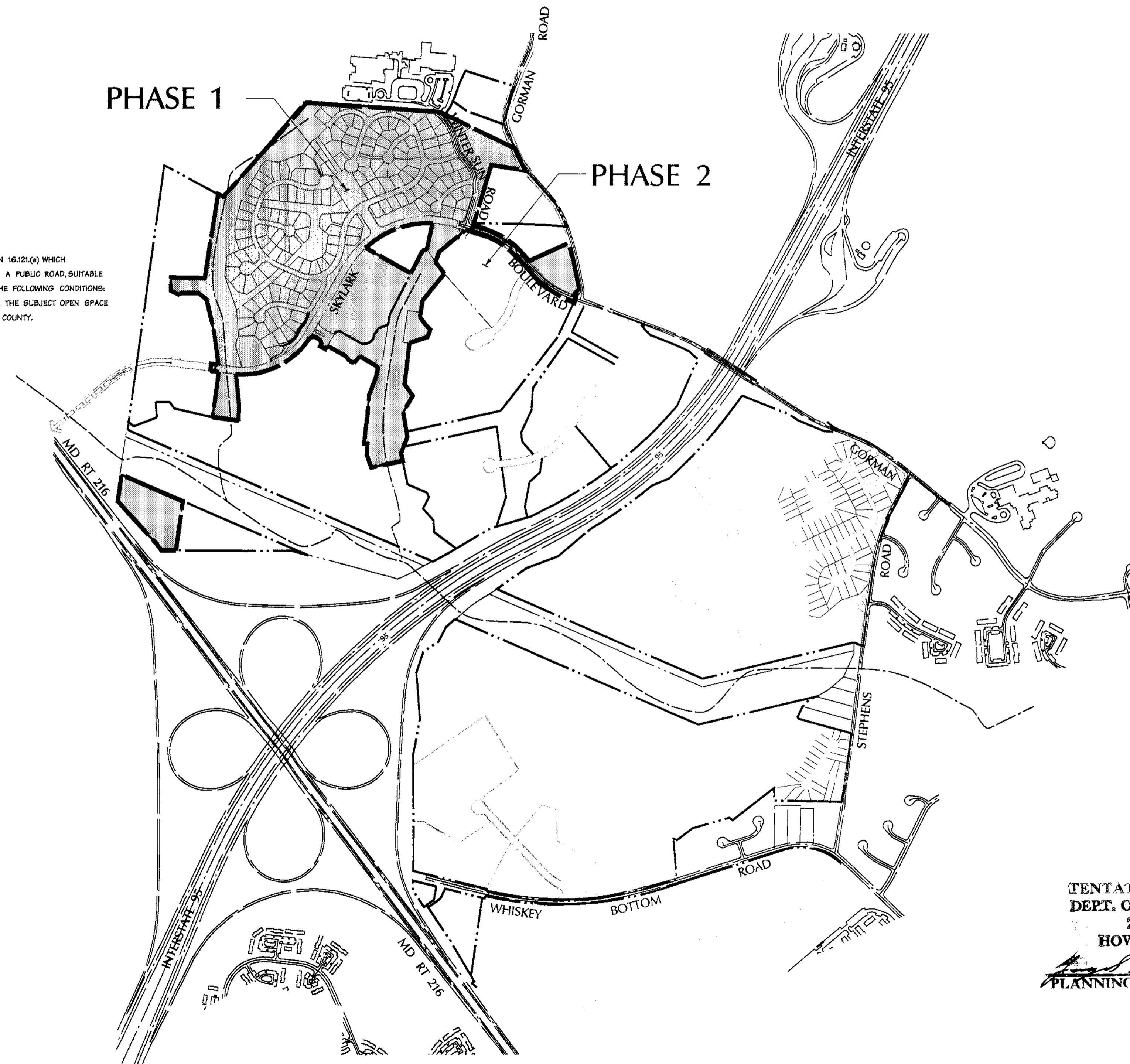
Maryland



Vicinity Map  
SCALE: 1" = 2000'

PHASE 1

PHASE 2



23.WP-01-22 WAS APPROVED ON SEPTEMBER 26, 2000, TO WAIVE SECTION 16.121.(4) WHICH REQUIRES OPEN SPACE LOTS TO HAVE AT LEAST 40' OF FRONTAGE ON A PUBLIC ROAD, SUITABLE FOR PEDESTRIAN AND VEHICULAR ACCESS. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS: THE DEVELOPER SHALL OBTAIN THE APPROVAL OF A FINAL PLAN(S) FOR THE SUBJECT OPEN SPACE LOTS, WHICH SHALL BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY.

**Site Analysis Data Chart**

- General Site Data**
  - Present Zoning: PEC-MXD-3 AND R-9C-MXD-3
  - Applicable DPZ File Reference: ZB-979M (REZONING), PB-339, S-99-12
  - Proposed Use of Site or Structure(s): SFD, OTHER RESIDENTIAL (OR), AND/OR OPEN SPACE
  - Proposed Water and Sewer System: Public
  - Any Other Relevant Information: \_\_\_\_\_
- Area Tabulation**
  - Gross site area for Phase 1: 106.03 acres
  - Approximate Area of 100 Year Floodplain: 1.35 Acres.
  - Approximate Area of Steep Slopes (25% or Greater): 1.82 Acres.
  - Net Site Area +/-: 100.71 Acres.
  - Area of Proposed SFD Lots: 55.88 Acres. (Includes 6.14 acres of COA lots and 12.6 Acres of Public Roads)
  - Area of Proposed OR Lots/Parcels: 0.0 Acres. (Includes 0 Acres of Public Roads)
  - Area of Employment Lots/Parcels: NA Acres.
  - Proposed Open Space Lots: 42.15 Acres.
  - Proposed HOA Open Space Lots: 12.05 Acres.
  - Proposed DRP/CA Open Space Lots: 30.1 Acres.
  - Area of Proposed Common Open Area Lots: 6.14 Acres.
  - Area of Proposed Public Roads: 12.6 Acres.
  - Area of Proposed Private Roads: 10.2 Acres. (Included in Pipestem Area)
- Residential Unit/Lot Tabulation**
  - Total Number of Residential Units/Lots Allowed for Overall Project: 1200 Units (per ZB 979-M), 1146 Units (per S-99-12)
  - Number of SFD Residential Units/Lots Proposed: 160 D.U.
  - Number of Other Residential SFA Units/Lots Proposed: 80
  - Number of Other Residential Apartment Units Proposed: NA
  - Number of Other Residential Parcels Proposed: 1
  - Total Number of Common Open Area Lots Proposed: 5
  - Total Number of Residential Lots/Parcels Proposed: 160 SFD LOTS; 1 BULK PARCEL
  - Total Number of Residential Units Proposed: 240
- Open Space Data**
  - Number of Open Space Lots/Parcels Proposed: 13 LOTS
  - Open Space Required: 37.53 Acres (35.4% of gross acreage)
  - Open Space Provided: 42.15 Credited Acres (39.8%)
  - Phase 2 will utilize excess open space provided in Phase 1.
  - Excess Open Space available for credits in other phases: 4.62 Ac.
  - No Recreational Open Space is Required for the Emerson Section 2 Development
- Density Tabulations**
  - Maximum Allowed Overall Density: 2.32 units/gross acre per PB-339
  - Maximum Allowed Density for SFD Areas: 3.5 units/gross acre per all SFD areas; 5.0 Units/Gross acre for any individual SFD area.
  - Maximum allowed density for Other Residential (OR) areas: 12.1 units/gross acre of all OR areas; 20.0 Units/gross acre of any individual OR area.
  - Proposed SFD Density: 2.86 Units/Gross Acre.
  - Proposed OR Density: 10.0 Units/gross acre.

**Development Tracking Chart**

Phase No.	File Ref. No.	Gross Ac.	SFD Ac. (%)	OR Ac. (%)	Emp. Ac. (%)	O.S. Ac. (%)	SFD Units	OR Units (Apts./SFA)	SFD Density	OR Density	Emp. Bldg. Area	Emp. FAR		
1	P-00-15	106.03	55.9 (52.7)	8 (7.5)	0	42.15 (39.8)	160	80	2.86	10	0	0		
<b>Total</b>												Max. 5.0	Max. 20.0	Max. 0.35

Overall Density Tab **	Proposed	Allowed	Land Use Acreages	Proposed	Allowed	Max. Res. Units Allowed	PB-339	S-99-12
Overall SFD / gross acre	1.37	3.0	SFD	55.88	117.0	SFD	480 (37.5%)	395 (34.5%)
Overall OR / gross acre	1.29	12.1	OR	8.0	62.0	Apts (OR)	500 (41.7%)	500 (43.7%)
Overall Emp. F.A.R.	0	0.23	EMP	0	154.9	SFA (OR)	250 (20.8%)	250 (21.8%)
Overall SFD / OR Density	0.46	2.32	Open Space	42.15	153.0	TOTAL	1200	1145
			TOTAL	106.03	516.9			

\*\* Density is calculated by dividing the number of units by the allowed Land use acreage.

Overall Property Outline

Scale: 1" = 600'



**Sheet Index**

SHEET	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAN
3	PRELIMINARY PLAN
4	PRELIMINARY PLAN
5	SCHEMATIC SEDIMENT CONTROL AND PRELIMINARY GRADING
6	SCHEMATIC SEDIMENT CONTROL AND PRELIMINARY GRADING
7	PRELIMINARY FOREST CONSERVATION PLAN
8	PRELIMINARY FOREST CONSERVATION PLAN

**BENCHMARK DESCRIPTION**

COORDINATES IN MARYLAND NAD83(91) (HORIZONTAL) AND NGV229 (VERTICAL) DATUMS.

- 47DA NORTHING: 163191.9104  
EASTING: 4112665759  
ELEVATION: 315905 ft.
- 47E4 NORTHING: 163326.2295  
EASTING: 413136.2550  
ELEVATION: 339.909ft.
- 47G2 NORTHING: 162440.1212  
EASTING: 4118539279  
ELEVATION: 364.210ft.

11-6-00  
Date

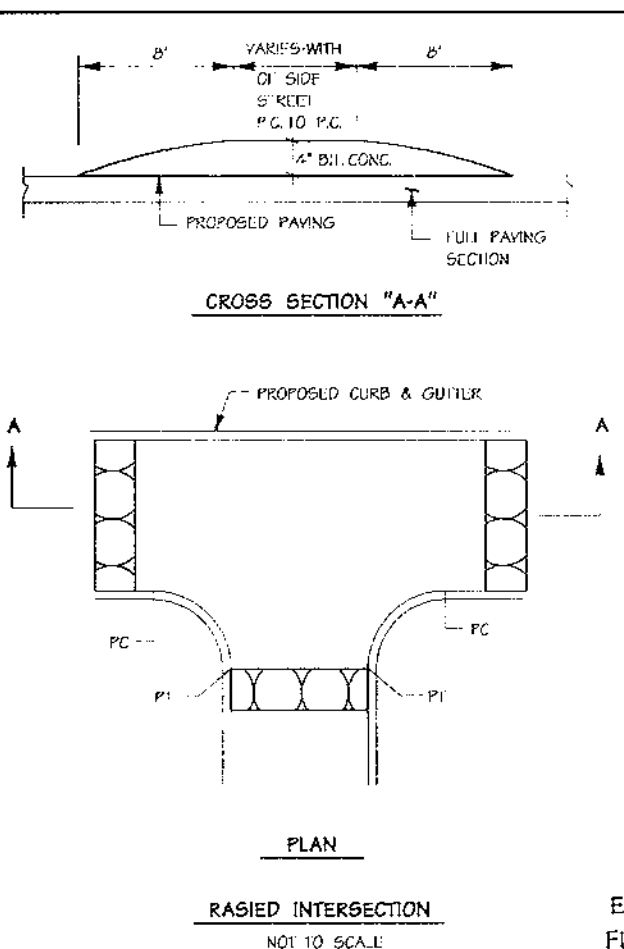
Professional Engr. No. 10551

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*Handwritten Signature*  
PLANNING DIRECTOR

11/2/00

Date	No.	Revision Description
<b>EMERSON SECTION 2 (KEY PROPERTY) PHASE 1</b>		
OWNER/DEVELOPER: THE HOWARD RESEARCH & DEVELOPMENT CORPORATION 10275 Little Patuxent Parkway Columbia, Maryland 21044		
<b>DMW</b> Daft · McCune · Walker, Inc. A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals 200 East Pennsylvania Avenue Towson, Maryland 21286 410 296 3333 Fax 296 4706		
PROJECT NAME	EMERSON SECTION 2	SECTION AREA
PLAT OR MAP	PHASE 1	LOT/PARCEL #
DATE OF PLAN	11/2/00	PHASE #
SCALE	1" = 600'	TAX MAP
DATE OF PLAN	11/2/00	RECORDING #
WATER CODE	6-114	CEMSID TRACT
TITLE <b>Cover Sheet</b> LOTS 1-17B AND BULK PARCEL A		
Drawn By:	ADL/bkc	Scale: 1" = 600'
Des. By:	HRD	Date: 9-19-00
Chk. By:	Approved:	Proj. No. 95054.F
		<b>1</b> of 8

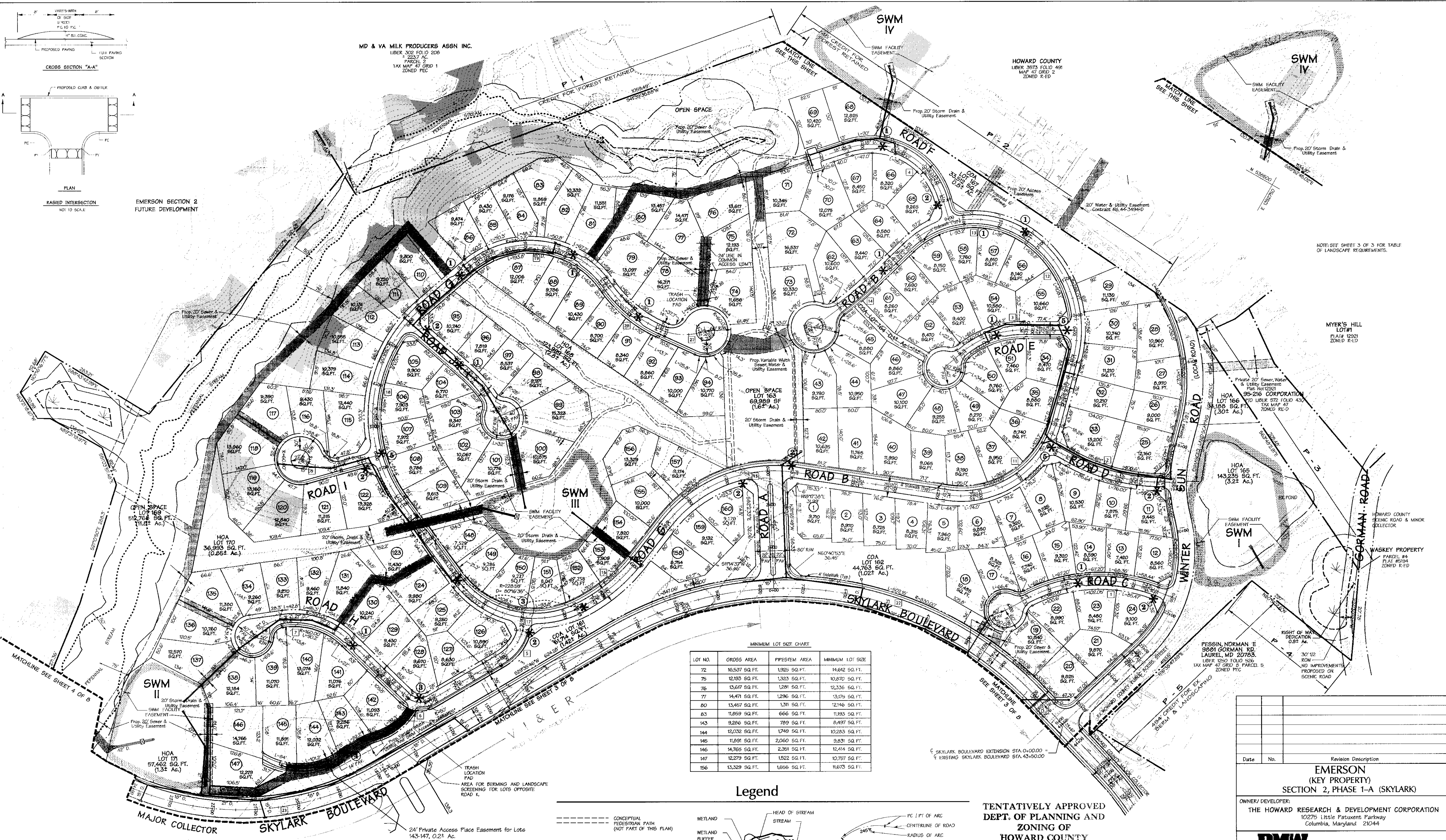


EMERSON SECTION 2  
FUTURE DEVELOPMENT

MD & YA MILK PRODUCERS ASSN INC.  
LIBER 302 F.O.I.D 206  
2257 AC  
PARCEL 2  
TAX MAP 47 GRID 1  
ZONED REC

HOWARD COUNTY  
LIBER 3573 F.O.I.D 491  
MAP 21 GRID 2  
ZONED R-ED

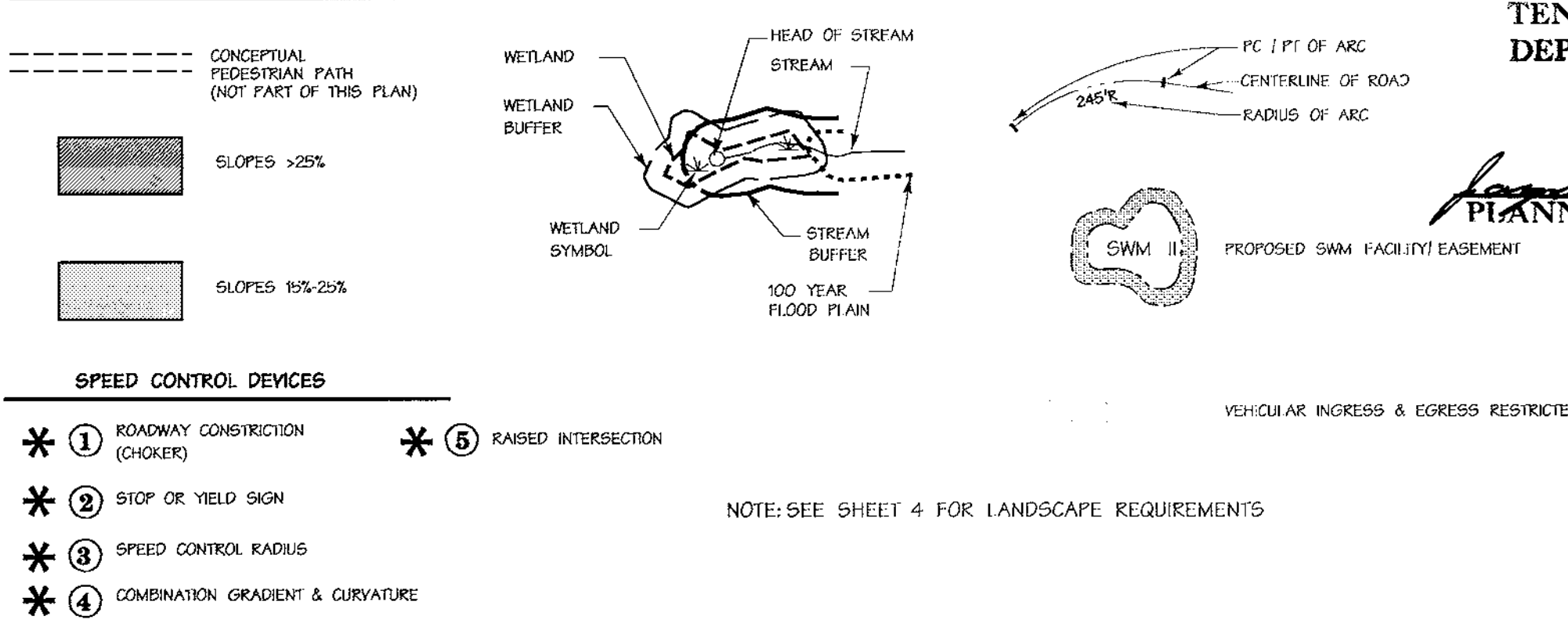
NOTE: SEE SHEET 3 OF 3 FOR TABLE OF LANDSCAPE REQUIREMENTS.



MINIMUM LOT SIZE CHART

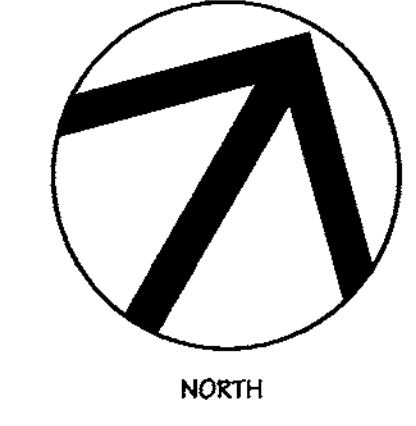
LOT NO.	GROSS AREA	PIFESTEM AREA	MINIMUM LOT SIZE
72	16,537 SQ. FT.	1,920 SQ. FT.	14,617 SQ. FT.
75	12,193 SQ. FT.	1,323 SQ. FT.	10,870 SQ. FT.
76	13,617 SQ. FT.	1,281 SQ. FT.	12,336 SQ. FT.
77	14,471 SQ. FT.	1,296 SQ. FT.	13,175 SQ. FT.
80	13,497 SQ. FT.	1,311 SQ. FT.	12,186 SQ. FT.
83	11,859 SQ. FT.	666 SQ. FT.	11,193 SQ. FT.
143	9,226 SQ. FT.	789 SQ. FT.	8,437 SQ. FT.
144	12,032 SQ. FT.	1,749 SQ. FT.	10,283 SQ. FT.
145	11,891 SQ. FT.	2,060 SQ. FT.	9,831 SQ. FT.
146	14,765 SQ. FT.	2,351 SQ. FT.	12,414 SQ. FT.
147	12,279 SQ. FT.	1,522 SQ. FT.	10,757 SQ. FT.
156	13,329 SQ. FT.	1,696 SQ. FT.	11,633 SQ. FT.

Legend



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HOWARD COUNTY

PLANNING DIRECTOR DATE 11/21/00



ALIGNMENT CURVE DATA

CURVE NO.	DELTA	RADIUS	LENGTH	CURVE NO.	DELTA	RADIUS	LENGTH	CURVE NO.	DELTA	RADIUS	LENGTH
1	48°53'42"	365.00'	311.48'	9	41°15'10"	121.7'	87.24'	17	80°16'36"	230.00'	322.25'
2	28°48'01"	440.00'	221.17'	10	90°00'00"	320.00'	50.27'	18	85°23'20"	338.00'	503.73'
3	40°58'40"	220.00'	157.15'	11	83°45'02"	230.00'	336.20'	19	95°59'06"	220.00'	368.56'
4	92°07'59"	175.00'	281.40'	12	70°01'30"	265.00'	323.87'	20	30°50'10"	300.00'	161.46'
5	53°03'28"	110.00'	101.86'	13	78°44'59"	224.15'	304.00'	21	41°15'10"	141.23'	101.68'
6	74°50'25"	50.00'	65.31'	14	07°23'09"	700.00'	90.24'	22	77°01'34"	800.00'	1075.49'
7	52°25'02"	180.00'	164.67'	15	50°06'34"	320.00'	279.77'	23	67°50'25"	650.00'	763.35'
8	42°24'34"	114.65'	84.87'	16	25°43'26"	397.67'	179.54'				

Date	No.	Revision Description
<b>EMERSON (KEY PROPERTY) SECTION 2, PHASE 1-A (SKYLARK)</b>		
OWNER/DEVELOPER: <b>THE HOWARD RESEARCH &amp; DEVELOPMENT CORPORATION</b> 10275 Little Patuxent Parkway Columbia, Maryland 21044		
<b>Daft · McCune · Walker, Inc.</b> A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals 300 East Pennsylvania Avenue Towson, Maryland 21286 410 296 3333 Fax 296 4705		
EMERSON SECTION 2	PHASE 1	LOT/PARCEL #
PLAT # OF LOT 1, 1954-59	ZONE TAXING MAP 47	USE DISTRICT © TH
WATER CODE	DESK CODE	CENSUS TRACT
<b>Preliminary Plan</b>		
LOTS 1-171		
Drn By: ADL/bkc	Scale: 1" = 100'	Proj. No. 95054-F
Des By: HRD	Date: 8-23-00	
Chk By:	Approved:	2 of 8



Professional Engr. No. 1551

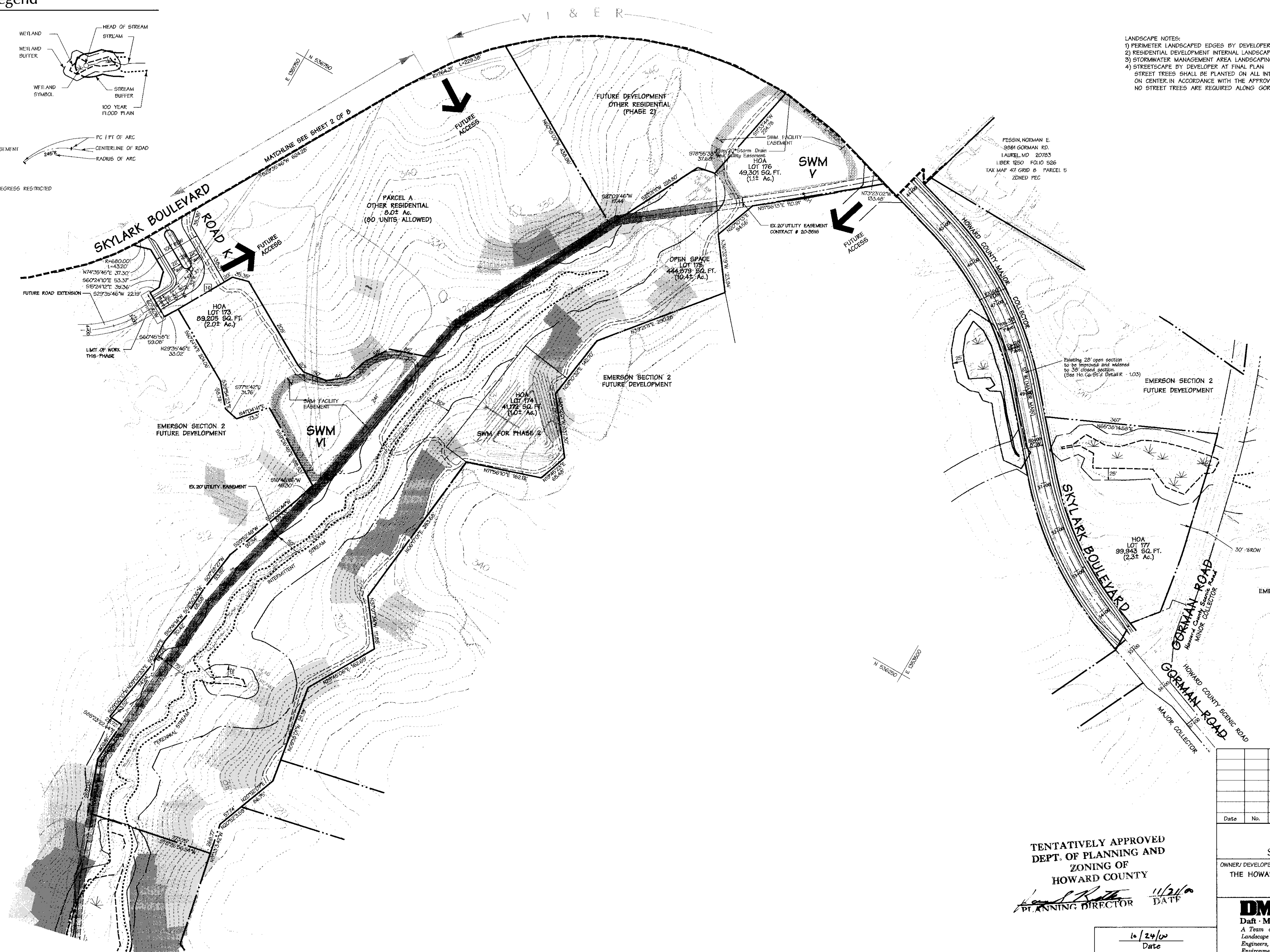
P-00-15

**Legend**

--- CONCEPTUAL PEDESTRIAN PATH (NOT PART OF THIS PLAN)  
 ■ SLOPES >25%  
 ■ SLOPES 15%-25%  
 □ LIMIT OF ROAD WIDENING  
 SWM II PROPOSED SWM FACILITY EASEMENT  
 VEHICULAR ACCESS & EGRESS RESTRICTED

HEAD OF STREAM  
 SYTRAM  
 WEILAND BUFFER  
 WEILAND SYMBGL.  
 STREAM BUFFER  
 100 YEAR FLOOD PLAN  
 PC / FT OF ARC  
 CENTERLINE OF ROAD  
 RADIUS OF ARC

**LANDSCAPE NOTES:**  
 1) PERIMETER LANDSCAPED EDGES BY DEVELOPER AT FINAL PLAN  
 2) RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING BY BUILDER AT SDP  
 3) STORMWATER MANAGEMENT AREA LANDSCAPING BY DEVELOPER AT FINAL PLAN  
 4) STREETSCAPE BY DEVELOPER AT FINAL PLAN  
 \*STREET TREES SHALL BE PLANTED ON ALL INTERNAL ROADS AT A MAXIMUM OF 40' ON CENTER IN ACCORDANCE WITH THE APPROVED LANDSCAPE DESIGN CRITERIA. NO STREET TREES ARE REQUIRED ALONG GORMAN ROAD BECAUSE IT'S A SCENIC ROAD.\*

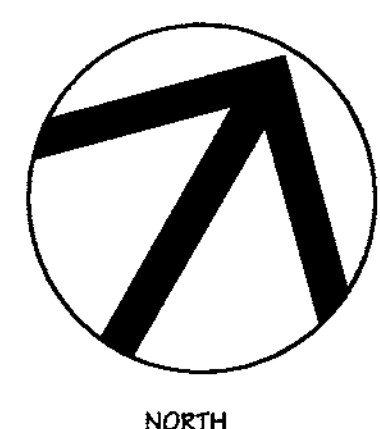
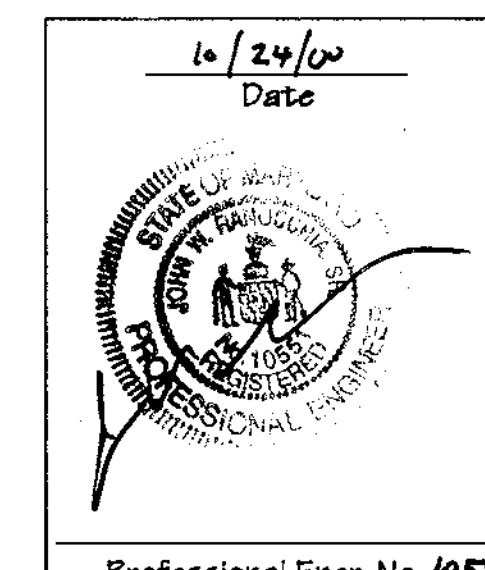


NOTE: SEE SHEET 4 FOR LANDSCAPE REQUIREMENTS

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

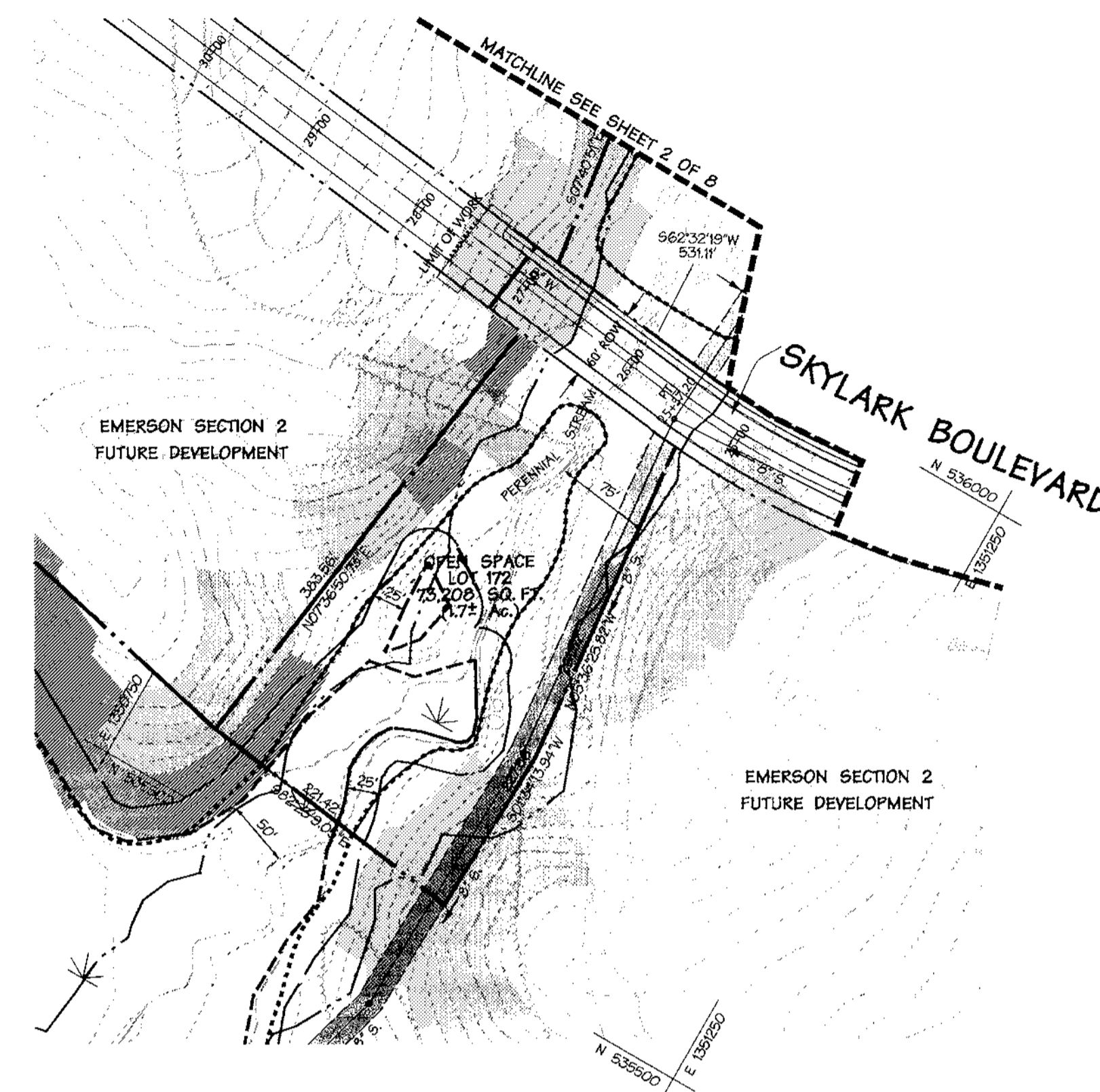
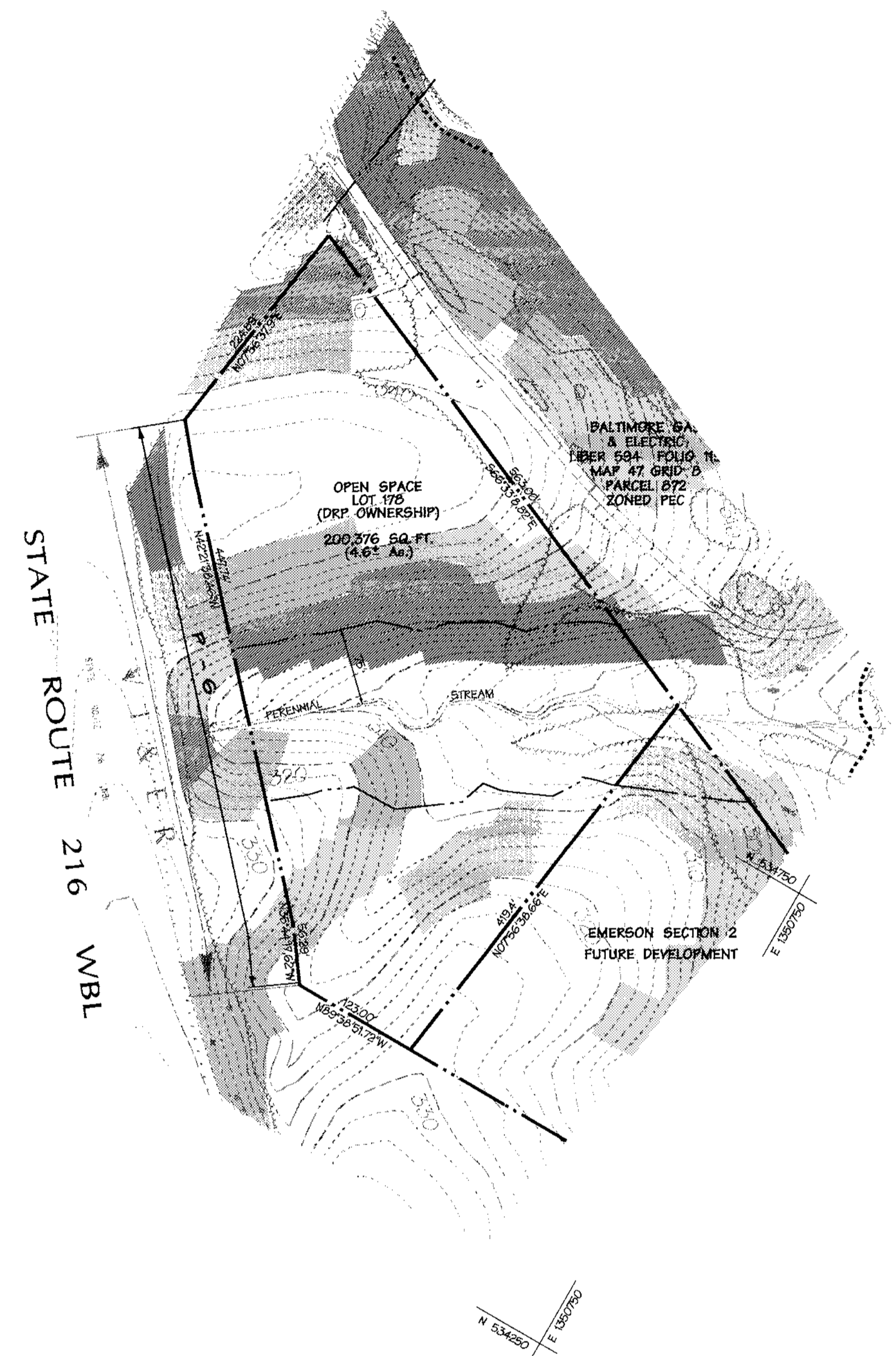
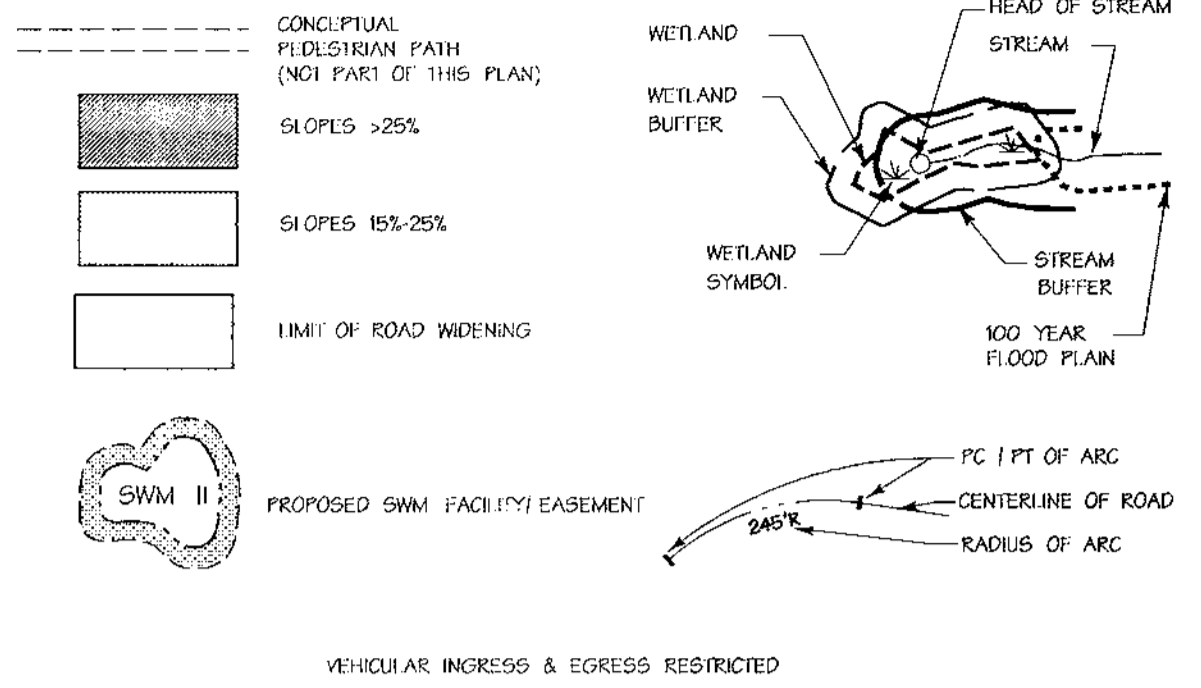
*[Signature]*  
 PLANNING DIRECTOR

*[Signature]* 11/21/10  
 DATE



Date	No.	Revision Description
<b>EMERSON (KEY PROPERTY)</b>		
<b>SECTION 2, PHASE 1-A (SKYLARK)</b>		
OWNER/DEVELOPER: <b>THE HOWARD RESEARCH &amp; DEVELOPMENT CORPORATION</b> 10275 Little Patuxent Parkway Columbia, Maryland 21044		
<b>DMW</b> Daft · McCune · Walker, Inc. A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals 200 East Pennsylvania Avenue Towson, Maryland 21286 410 296 3333 Fax 296 4705		
SECTION NAME EMERSON SECTION 2	SECTION AREA PHASE 1	LOT/PARCEL # P.O. P. 237, P. 3, P. 462
PLATE OF LOT 173-177	BLDG # 14, 15, 16, 17, 18, 19, 20, 21	ZONE MXD
WATER CODE 		ELECT. DISTRICT 6 TH
TITLE <b>Preliminary Plan</b> BULK PARCEL A, AND LOTS 173-177		
Drn By: ADL/lhc	Scale: 1"=100'	Proj. No. 95054.F
Des By: HRD	Date: 8-23-00	<b>3</b> of 8
Chk By: 	Approved: 	

**Legend**



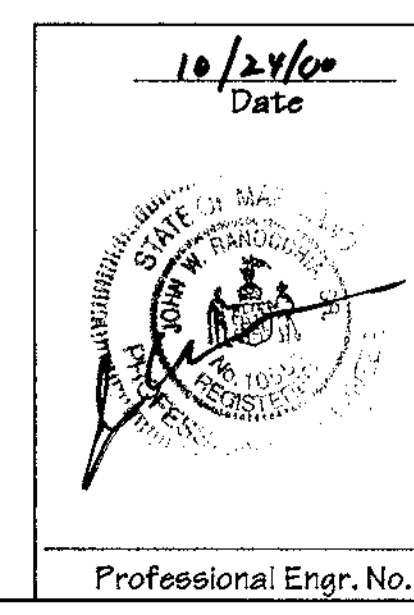
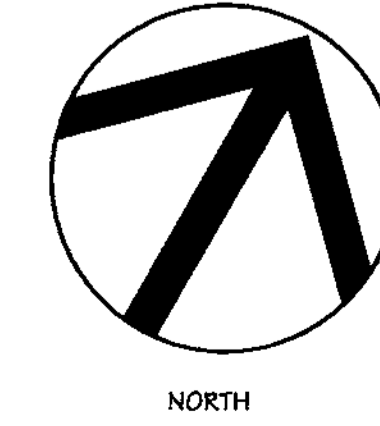
**SCHEDULE A PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES				
LANDSCAPE TYPE "B"	P 6					
LINEAR FEET OF PERIMETER	504 LF.					
LANDSCAPE TYPE "A"		P 1	P 2	P 3	P 4	P 5
LINEAR FEET OF PERIMETER		1060 LF.	1090 LF.	645 LF.	297 LF.	494 LF.
CREDIT FOR EXISTING VEGETATION (DESCRIBE BELOW IF NEEDED)	504 LF.	1060 LF.	N/A	N/A	N/A	494 LF.
CREDIT FOR BERM (DESCRIBE BELOW IF NEEDED)	N/A	N/A	N/A	N/A	N/A	494 LF.
NUMBER OF PLANTS REQUIRED						
SHADE TREES	0	0	18	11	5	0
EVERGREEN TREES	0	0	0	0	0	0
SHRUBS	0	0	0	0	0	0
NUMBER OF PLANTS PROVIDED						
SHADE TREES						
EVERGREEN TREES						
OTHER TREES (2:1 SUBSTITUTION)						
SHRUBS (10:1 SUBSTITUTION) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)						

**SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING**

STORMWATER MANAGEMENT AREA	I	II	III	IV	V	VI
LANDSCAPE TYPE "B" (LINEAR FT OF PERIMETER)	1,313' LF	878' LF	861' LF	959' LF	907' LF	856' LF
NUMBER OF TREES REQUIRED						
SHADE TREES @ 1/50 LF.	26	18	17	19	18	17
EVERGREEN TREES @ 1/40 LF.	53	22	22	24	23	21
CREDIT FOR EXISTING VEGETATION	N/A					
CREDIT FOR OTHER LANDSCAPING	N/A					
NUMBER OF TREES PROVIDED						
SHADE TREES						
EVERGREEN TREES						
SHRUBS						

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*Amal K. Saitta*  
PLANNING DIRECTOR 11/21/00 DATE



Date	No.	Revision Description

**EMERSON (KEY PROPERTY) SECTION 2, PHASE 1-A (SKYLARK)**

OWNER/ DEVELOPER:  
**THE HOWARD RESEARCH & DEVELOPMENT CORPORATION**  
10275 Little Patuxent Parkway  
Columbia, Maryland 21044

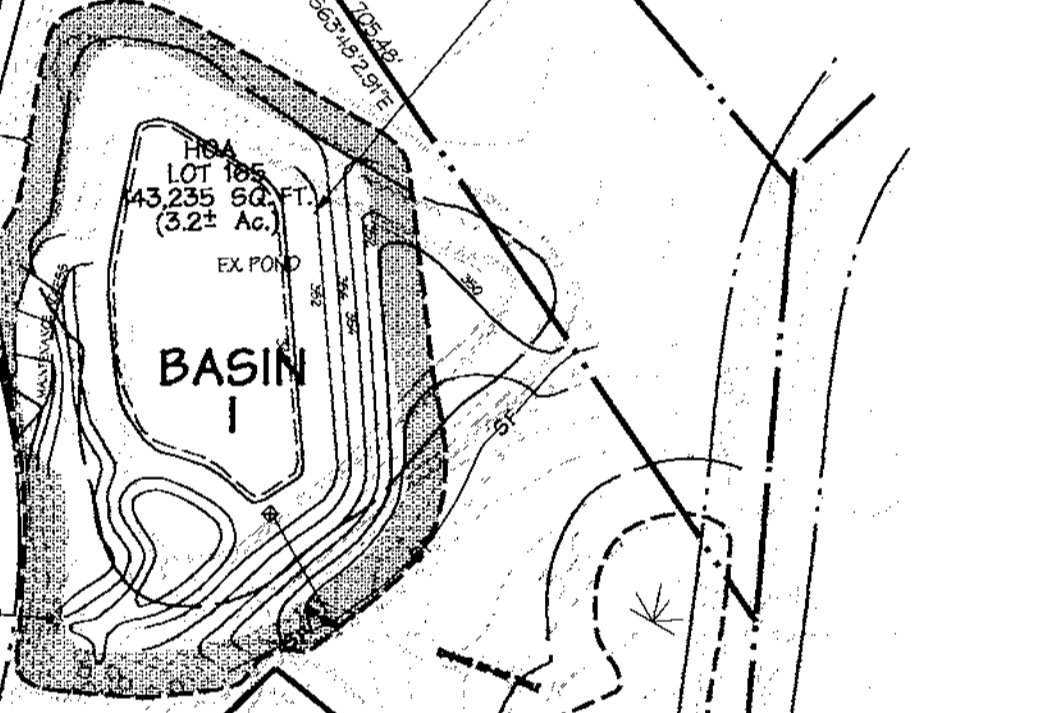
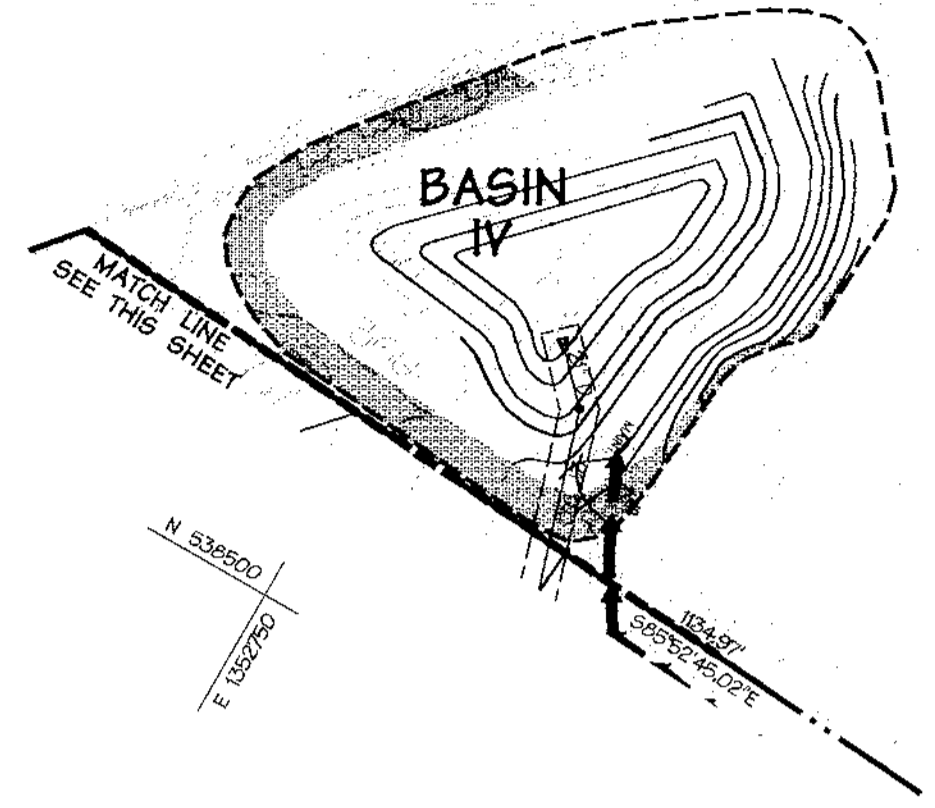
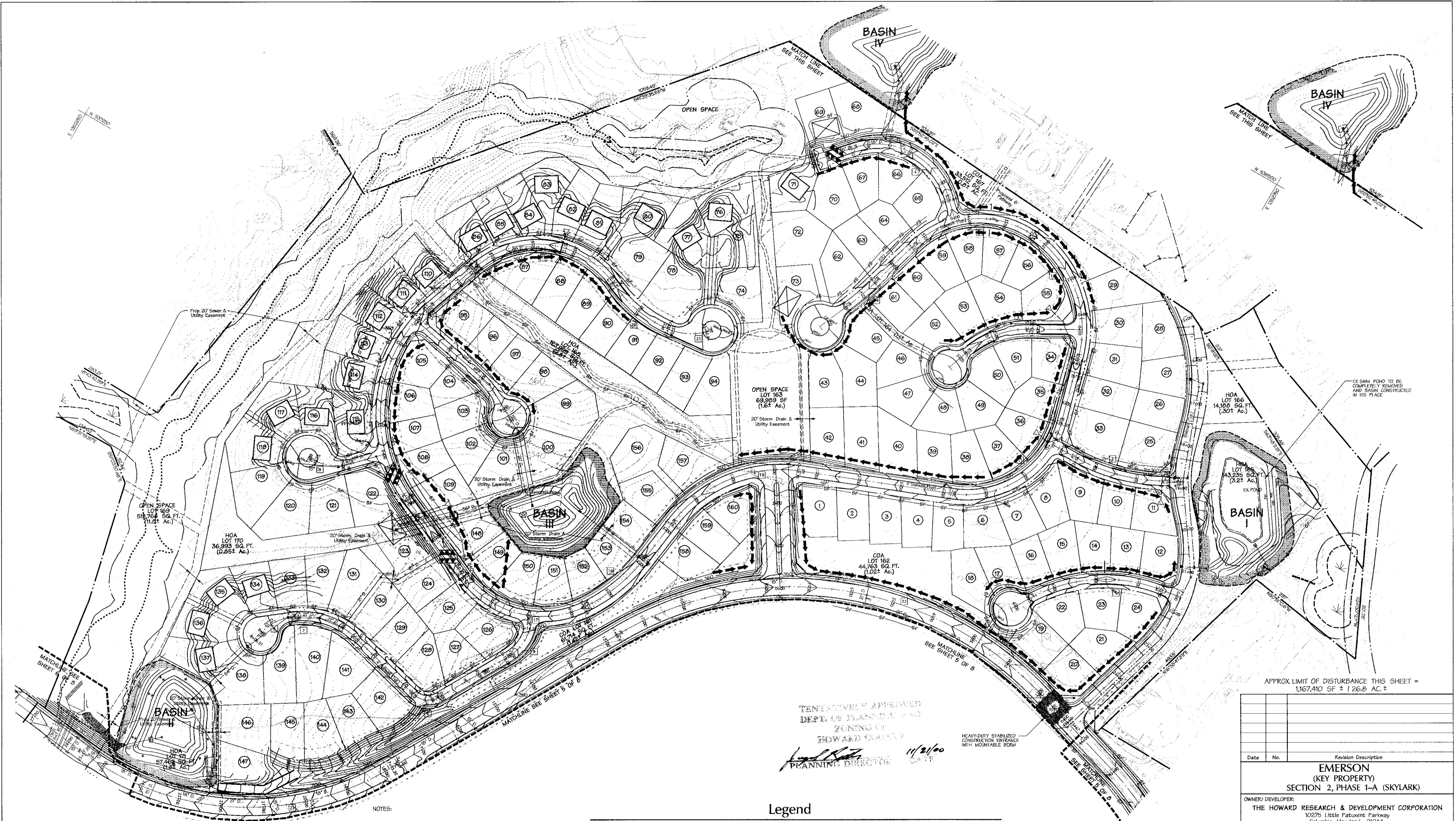
**DMW**  
Duff - McCune - Walker, Inc.  
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals  
200 East Pennsylvania Avenue  
Towson, Maryland 21286  
410 296 3333  
Fax 296 4705

SUBDIVISION NAME EMERSON SECTION 2	SECTION AREA PHASE I	LOT/PARCEL # P. 837, P. 3, P. 462
DATE OF LAY 1/26/00	REVISION # 21, 22, 23, 24	ZONING MOD 47
DATE OF LAY 11/23/00	REVISION # 14, 15, 20 & 21	ELECT. COUNTRY G TH
WATER CODE		GEN. TRACT

TITLE  
**Preliminary Plan**  
OPEN SPACE LOTS 172 AND 178

Drn By: ADL/btc	Scale: 1"=100'	Proj. No. 95054-F
Des By: HRD	Date: 8-23-00	
Chk By:	Approved:	<b>4 of 8</b>

Professional Engr. No. 10551

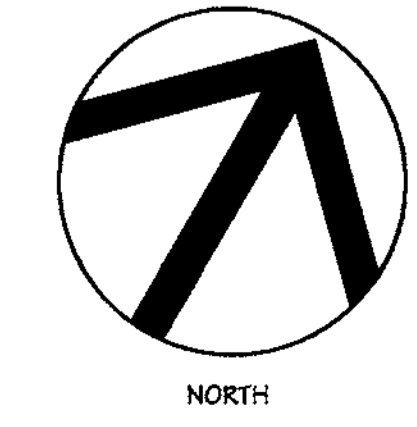
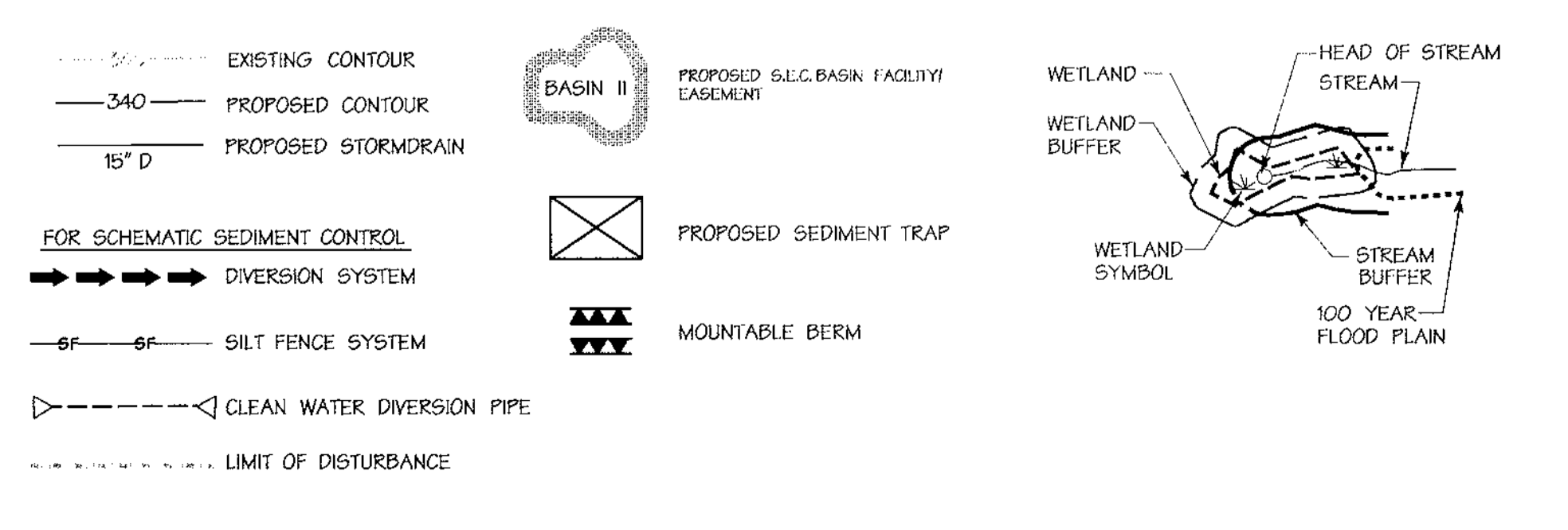


TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND ZONING  
 HOWARD COUNTY  
 11/2/00  
 PLANNING DIRECTOR DATE

APPROX. LIMIT OF DISTURBANCE THIS SHEET =  
 1,167,410 SF ± 126.8 AC. ±

- NOTES:
1. SEDIMENT CONTROL MEASURES ARE SHOWN FOR ROAD GRADING ONLY. SEDIMENT CONTROL IS NOT SHOWN FOR LOTS 71-86, 110-118, AND 134-137. LOT GRADING, WHICH WILL NOT BE PERFORMED WITHIN THIS SCOPE OF WORK, IS SHOWN TO DEMONSTRATE THAT THERE IS NO IMPACT TO ENVIRONMENTAL CONDITIONS. MASS GRADING FOR ROADS ALONG THESE LOTS SHALL TIE INTO EXISTING CONTOURS AT A 2:1 SLOPE. SILT FENCE TO BE PLACED 10 FT. ± DOWNSLOPE OF THE TIE-IN.
  2. ANY SILT FENCE SYSTEMS PLACED SHALL CONFORM TO THE MOST CURRENT M.D.E. SPECIFICATIONS FOR SLOPE STEEPNESS, MAX SLOPE LENGTH, AND MAX SILT FENCE LENGTH.
  3. CLEAN WATER DIVERSION PIPES SHALL ONLY DISCHARGE CLEAN WATER ONTO A STABLE OUTLET. STORM DRAIN PIPES TO DISCHARGE DIRTY WATER INTO SEDIMENT BASINS.
  4. LIMIT OF DISTURBANCE SHOWN HEREON IS FOR MASS GRADING OF ROADS ONLY.

Legend



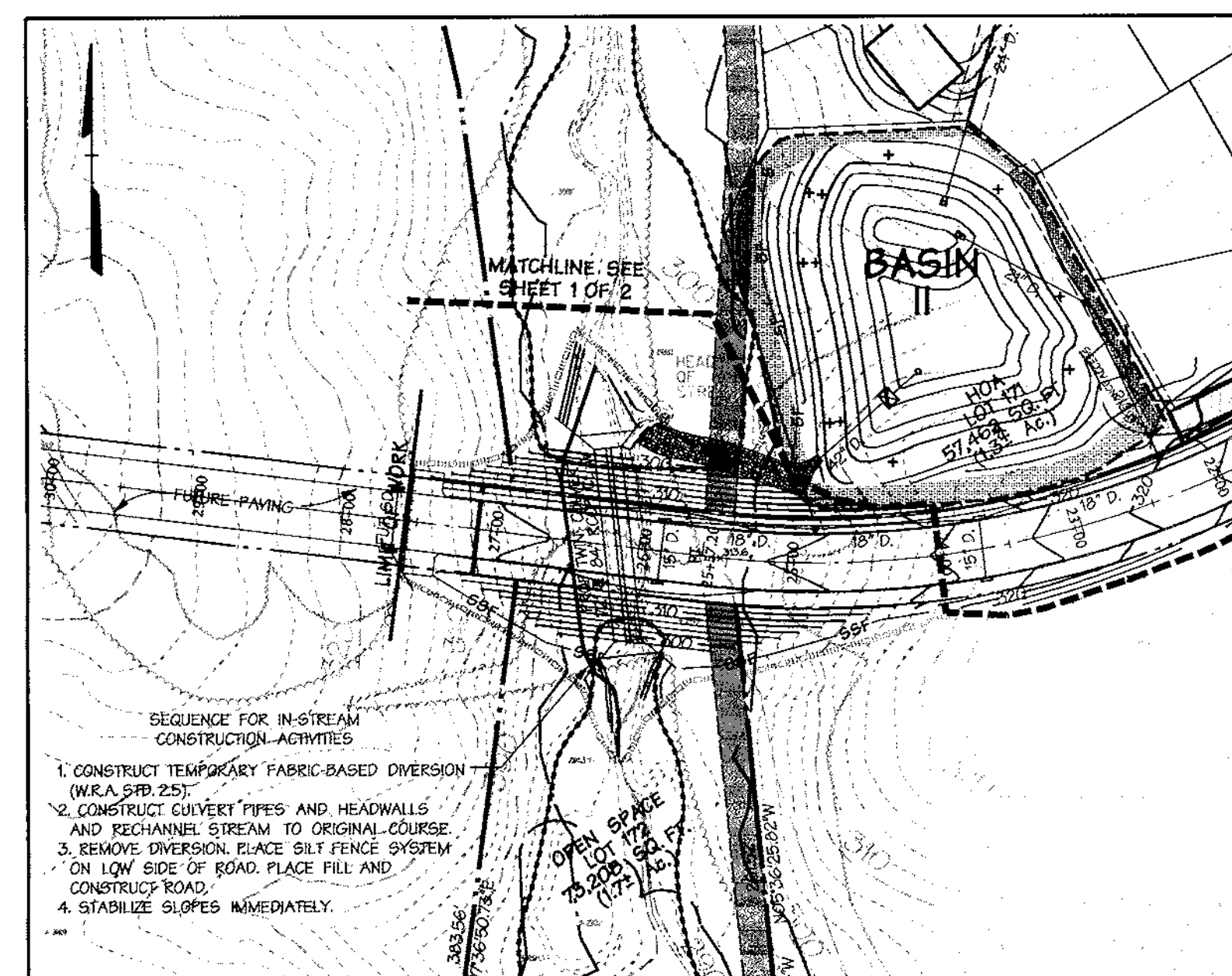
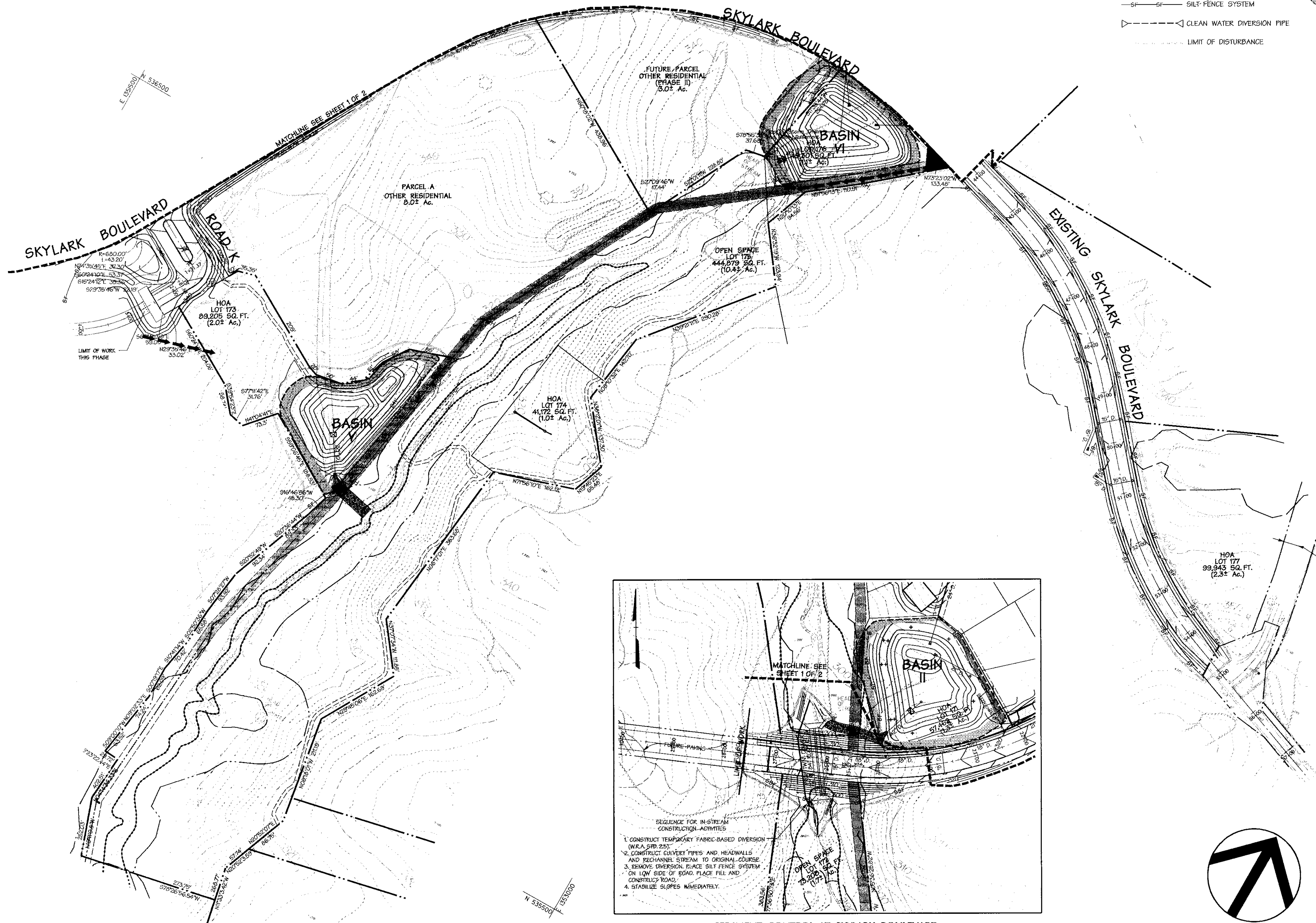
10/27/00  
 Date

Professional Engr. No. 10551

Date	No.	Revision Description
<b>EMERSON (KEY PROPERTY)</b>		
<b>SECTION 2, PHASE 1-A (SKYLARK)</b>		
OWNER/DEVELOPER: <b>THE HOWARD RESEARCH &amp; DEVELOPMENT CORPORATION</b> 10275 Little Patuxent Parkway Columbia, Maryland 21044		
<b>DMW</b> <b>Daft · McCune · Walker, Inc.</b> A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals 200 East Pennsylvania Avenue Towson, Maryland 21286 410 296 3333 Fax 296 4705		
EMERSON SECTION 2	SECTION AREA PHASE I	LOT/FACILITY # P/O P. 837, P. 3, P. 462
DATE OF PLAN 10/27/00	FLOORS # 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170	WATER CODE
TITLE <b>SCHEMATIC SEDIMENT &amp; EROSION CONTROL AND PRELIMINARY GRADING PLAN</b> LOTS 1 - 170		
Drn By: ADL / JMH	Scale: 1" = 100'	Proj. No. 95054.F
Des By: HRD	Date: 8-23-00	
Chk By:	Approved:	<b>5</b> of 8

**Legend**

- EXISTING CONTOUR
- 340 — PROPOSED CONTOUR
- 15" D — PROPOSED STORMDRAIN
- FOR SCHEMATIC SEDIMENT CONTROL
- → → → DIVERSION SYSTEM
- SF — SILT FENCE SYSTEM
- ▷ —▷ CLEAN WATER DIVERSION PIPE
- LIMIT OF DISTURBANCE
- BASIN II PROPOSED S.E.C. BASIN FACILITY EASEMENT
- RB II RECHARGE BASIN EASEMENT
- WETLAND
- WETLAND BUFFER
- WETLAND SYMBOL
- HEAD OF STREAM
- STREAM
- STREAM BUFFER
- 100 YEAR FLOOD PLAIN



**SEQUENCE FOR IN-STREAM CONSTRUCTION ACTIVITIES**

1. CONSTRUCT TEMPORARY FABRIC-BASED DIVERSION (W.R.A. PER 257)
2. CONSTRUCT CULVERT TIES AND HEADWALLS AND RECHANNEL STREAM TO ORIGINAL COURSE
3. REMOVE DIVERSION, PLACE SILT FENCE SYSTEM ON LOW SIDE OF ROAD, PLACE FILL AND CONSTRUCT ROAD.
4. STABILIZE SLOPES IMMEDIATELY.

SCALE: 1" = 100'

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY

*James R. Smith* 11/21/00  
PLANNING DIRECTOR DATE

APPROX. LIMIT OF DISTURBANCE THIS SHEET =  
343,217 SF ± 17.9 AC. ±

Date	No.	Revision Description

**EMERSON (KEY PROPERTY)**  
SECTION 2, PHASE 1-A (SKYLARK)

OWNER/DEVELOPER:  
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION  
10275 Little Patuxent Parkway  
Columbia, Maryland 21044

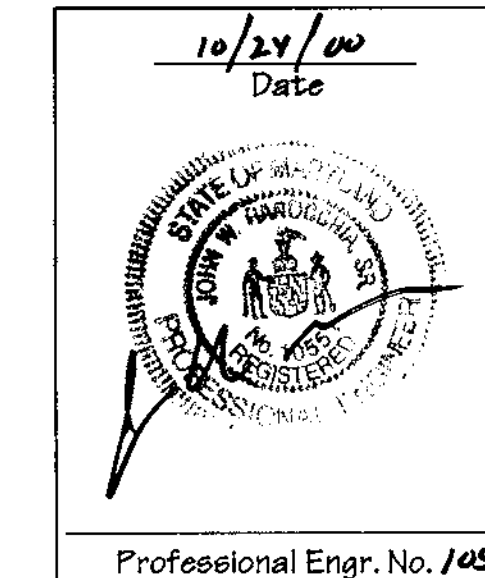
**DMW**  
Daft · McCune · Walker, Inc.  
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

200 East Pennsylvania Avenue  
Towson, Maryland 21286  
410 296 3333  
Fax 296 4705

SUBDIVISION NAME	SECTION AREA	LOT/PARCEL #
EMERSON SECTION 2	PHASE 1	P10 P. 807, P. 3, P. 462
PROJECT NO.	ZONE	TRIGGER MAP
10551-000	MXD	47
LEGISL. ACT	WATER CODE	ELECT. DIST. CODE

TITLE: SCHEMATIC SEDIMENT & EROSION CONTROL AND PRELIMINARY GRADING PLAN

Drn By: ADL / JMH Scale: 1" = 100' Proj. No. 95054.F  
Des By: HRD Date: 8-23-00  
Chk By: Approved: **6 of 8**

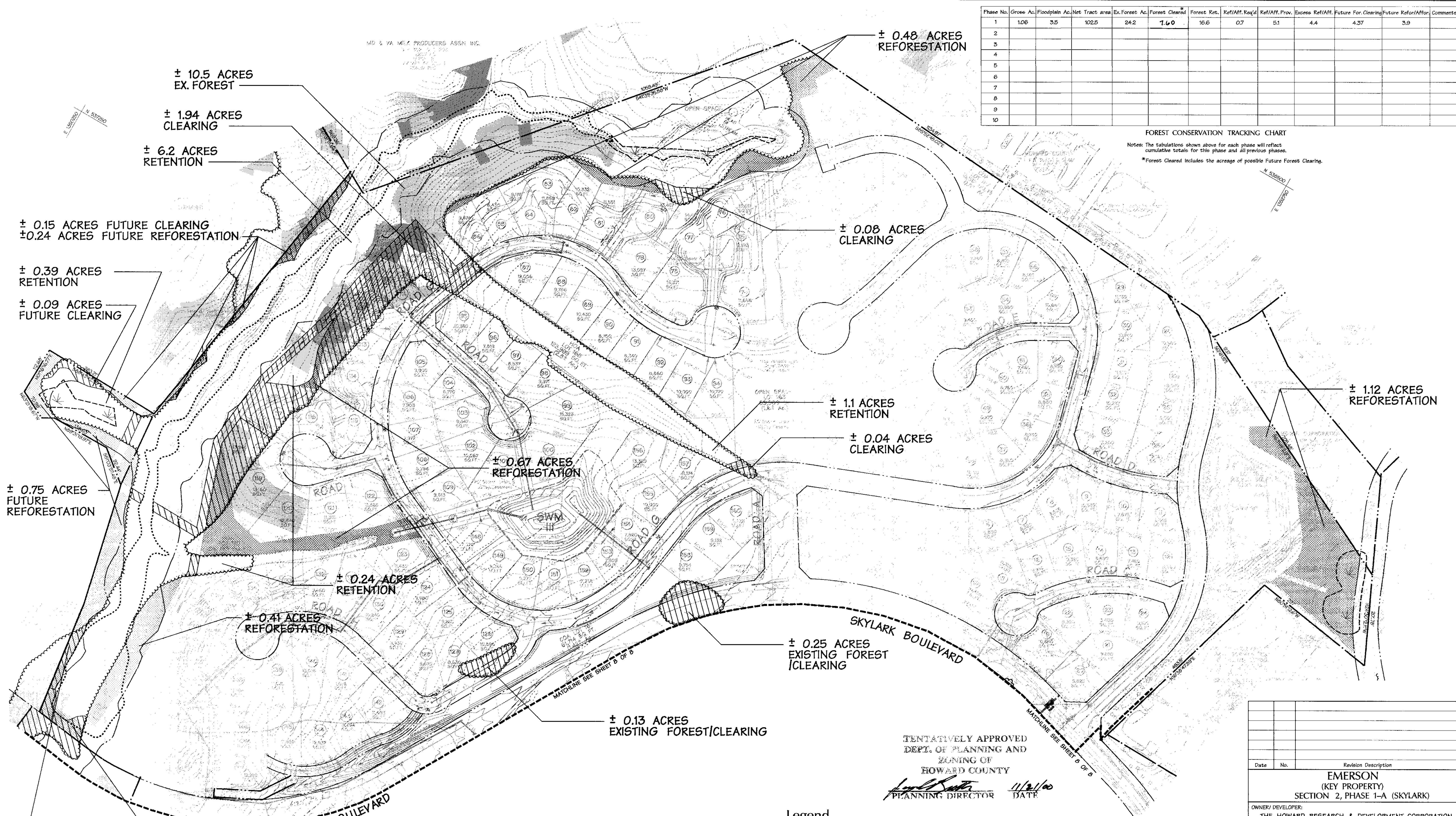


Professional Engr. No. 10551

Phase No.	Gross Ac.	Floodplain Ac.	Net Tract area	Ex. Forest Ac.	Forest Cleared*	Forest Ret.	Ref/Aff. Req'd	Ref/Aff. Prov.	Excess Ref/Aff.	Future For. Clearing	Future Refor/Affor.	Comments
1	1.06	3.5	102.5	24.2	1.60	16.6	0.7	5.1	4.4	4.37	3.9	
2												
3												
4												
5												
6												
7												
8												
9												
10												

**FOREST CONSERVATION TRACKING CHART**

Notes: The tabulations shown above for each phase will reflect cumulative totals for this phase and all previous phases.  
\*Forest Cleared includes the acreage of possible Future Forest Clearing.



± 10.5 ACRES EX. FOREST

± 1.94 ACRES CLEARING

± 6.2 ACRES RETENTION

± 0.15 ACRES FUTURE CLEARING

± 0.24 ACRES FUTURE REFORESTATION

± 0.39 ACRES RETENTION

± 0.09 ACRES FUTURE CLEARING

± 0.75 ACRES FUTURE REFORESTATION

± 0.24 ACRES RETENTION

± 0.41 ACRES REFORESTATION

± 0.06 ACRES FUTURE CLEARING

± 0.24 ACRES CLEARING

± 0.1 ACRES REFORESTATION (FLOODPLAIN NOT INCLUDED IN CLEARING AMOUNT)

± 0.48 ACRES REFORESTATION

± 0.08 ACRES CLEARING

± 1.1 ACRES RETENTION

± 0.04 ACRES CLEARING

± 0.67 ACRES REFORESTATION

± 0.25 ACRES EXISTING FOREST / CLEARING

± 0.13 ACRES EXISTING FOREST / CLEARING

± 1.12 ACRES REFORESTATION

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY  
*[Signature]*  
PLANNING DIRECTOR 11/21/00  
DATE

Symbol	Soils Legend	Hydrologic Soil Group
BeB2	Bethsville silt loam/ 1 to 5% Slopes	C
BeC2	Bethsville silt loam/ 5 to 10% Slopes	C
ClC3	Chillum gravelly loam/ 5 to 10% Slopes	C
OmB2	Chillum silt loam/ 1 to 5% Slopes	C
GlB2	Glenns loam/ 3 to 8% Slopes	B
GlC2	Glenns loam/ 8 to 15% Slopes	B
GlD2	Glenns loam/ 15 to 20% Slopes	B
GrB2	Glenns silt loam/ 3 to 8% Slopes	C
MaB2	Manor gravelly loam/ 3 to 8% Slopes	B
MaC2	Manor gravelly loam/ 8 to 15% Slopes	B
MiC2	Manor loam/ 8 to 15% Slopes	B
MiC3	Manor loam/ 8 to 15% Slopes	B
MiD3	Manor loam/ 15 to 25% Slopes	B
ScB	Sandy and clayey land, gently sloping	B

**Legend**

- M1C2 SOIL LABEL
- SOIL BOUNDARY
- CONCEPTUAL PEDESTRIAN PATH (NOT PART OF THIS PLAN)
- SLOPES > 25%
- SLOPES 15%-25%
- REFORESTATION AREAS
- FOREST CLEARING
- FOREST EDGE
- SCRUBSHRUBBELDGLORW OR TREE GROUP
- WETLAND
- WETLAND BUFFER
- WETLAND SYMBOL
- HEAD OF STREAM
- STREAM BUFFER
- 100 YEAR FLOOD PLAIN

Date	No.	Revision Description
EMERSON (KEY PROPERTY) SECTION 2, PHASE 1-A (SKYLARK)		
OWNER/ DEVELOPER: THE HOWARD RESEARCH & DEVELOPMENT CORPORATION 10275 Little Patuxent Parkway Columbia, Maryland 21044		
<b>DMW</b> Draft · McCune · Walker, Inc. A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals 200 East Pennsylvania Avenue Towson, Maryland 21286 410 296 3333 Fax 296 4705		
SUBDIVISION NAME EMERSON SECTION 2	SECTION AREA PHASE 1	LOT/FACEL # P. 227, P. 3, P. 462
DATE OF PLAN 11/21/00	SCALE AS SHOWN	DATE OF PLAN 11/21/00
<b>TITLE</b> <b>PRELIMINARY FOREST CONSERVATION PLAN</b> LOTS 1 - 171		
Des By: BKC	Scale: 1" = 100'	Proj. No: 95054.F
Des By: HRD	Date: 8-23-00	
Chk By:	Approved:	7 of 8

FOREST CONSERVATION CALCULATIONS

BASIC SITE DATA		ACRES (TWO)
GROSS SITE AREA		106.0
AREA WITHIN 100 YEAR FLOODPLAIN		3.9
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL (IF APPLICABLE)		0.0
NET TRACT AREA		102.5
LAND USE CATEGORY		MPD

INFORMATION FOR CALCULATIONS		ACRES
A. NET TRACT AREA		102.5
B. REFORESTATION THRESHOLD (85% x A)		86.4
C. AFFORRESTATION MINIMUM (85% x A)		86.4
D. EXISTING FOREST ON NET TRACT AREA		24.2
E. FOREST AREAS TO BE CLEARED		7.6
F. FOREST AREAS TO BE RETAINED		16.6

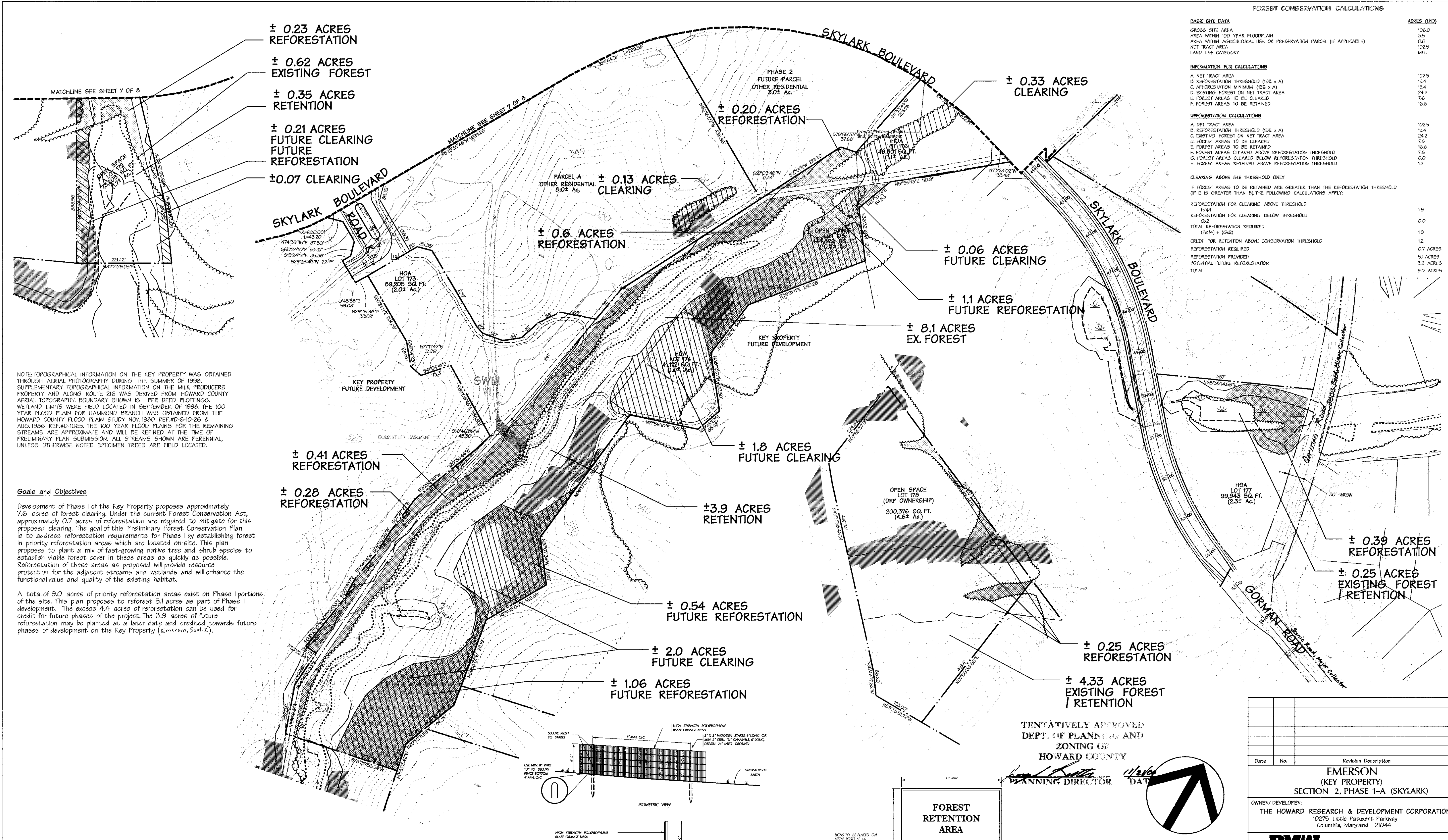
REFORESTATION CALCULATIONS		ACRES
A. NET TRACT AREA		102.5
B. REFORESTATION THRESHOLD (85% x A)		86.4
C. EXISTING FOREST ON NET TRACT AREA		24.2
D. FOREST AREAS TO BE CLEARED		7.6
E. FOREST AREAS TO BE RETAINED		16.6
F. FOREST AREAS CLEARED ABOVE REFORESTATION THRESHOLD		7.6
G. FOREST AREAS CLEARED BELOW REFORESTATION THRESHOLD		0.0
H. FOREST AREAS RETAINED ABOVE REFORESTATION THRESHOLD		1.2

CLEARING ABOVE THE THRESHOLD ONLY

IF FOREST AREAS TO BE RETAINED ARE GREATER THAN THE REFORESTATION THRESHOLD (IF E IS GREATER THAN B), THE FOLLOWING CALCULATIONS APPLY:

REFORESTATION FOR CLEARING ABOVE THRESHOLD	1.9
REFORESTATION FOR CLEARING BELOW THRESHOLD	0.0
TOTAL REFORESTATION REQUIRED	1.9
(F)-(A) + (G)-(2)	1.2
CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD	0.7
REFORESTATION PROVIDED	5.1
POTENTIAL FUTURE REFORESTATION	3.9
TOTAL	9.0



± 0.23 ACRES REFORESTATION

± 0.62 ACRES EXISTING FOREST

± 0.35 ACRES RETENTION

± 0.21 ACRES FUTURE CLEARING

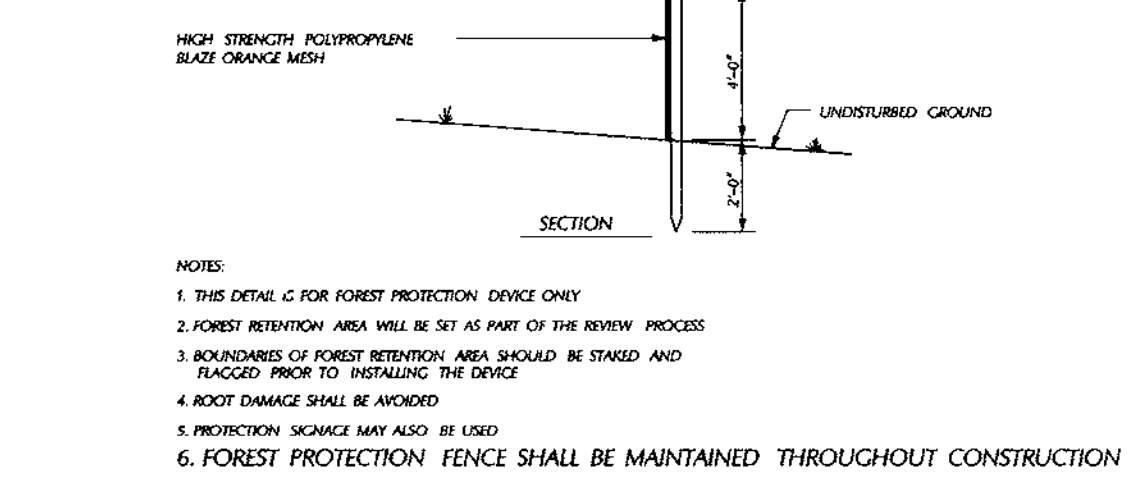
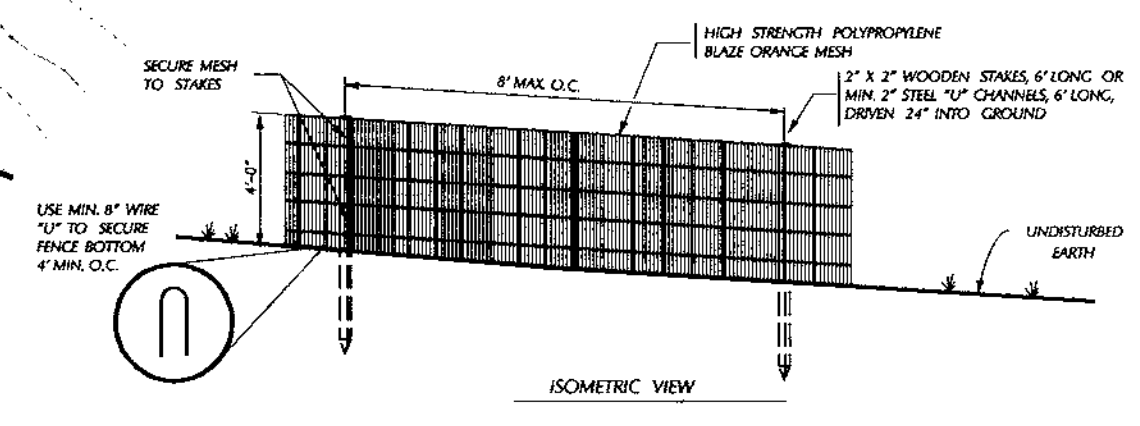
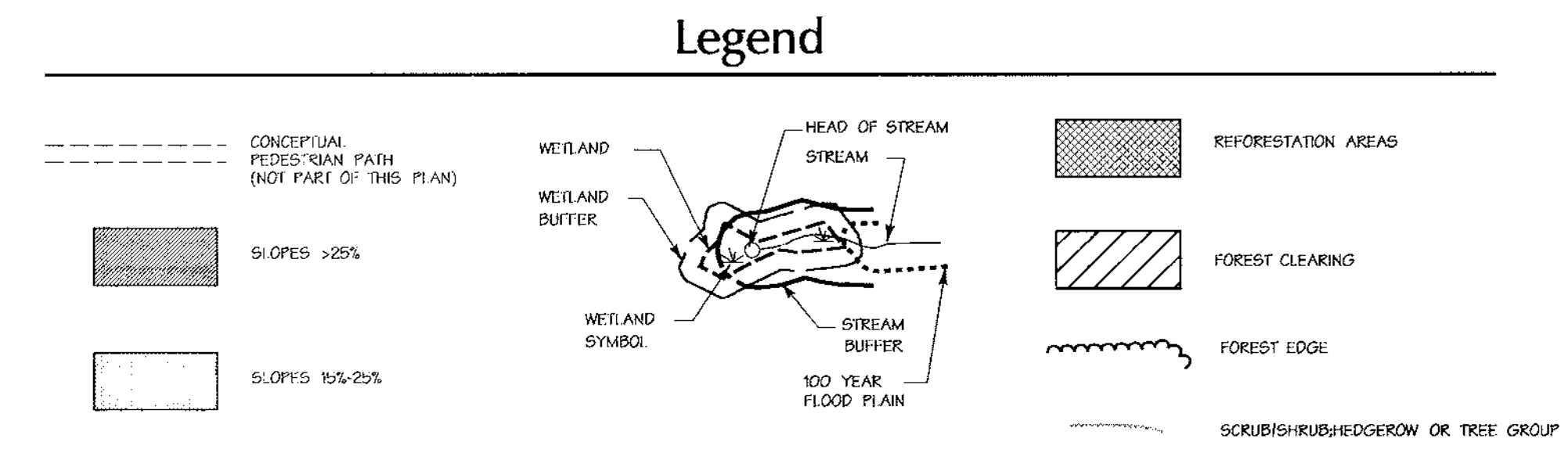
± 0.07 CLEARING

NOTE: TOPOGRAPHICAL INFORMATION ON THE KEY PROPERTY WAS OBTAINED THROUGH AERIAL PHOTOGRAPHY DURING THE SUMMER OF 1998. SUPPLEMENTARY TOPOGRAPHICAL INFORMATION ON THE MILK PRODUCERS PROPERTY AND ALONG ROUTE 216 WAS DERIVED FROM HOWARD COUNTY AERIAL TOPOGRAPHY. BOUNDARY SHOWN IS PER DEED PLOTTINGS. WETLAND LIMITS WERE FIELD LOCATED IN SEPTEMBER OF 1998. THE 100 YEAR FLOOD PLAIN FOR HAMMOND BRANCH WAS OBTAINED FROM THE HOWARD COUNTY FLOOD PLAIN STUDY NOV. 1980 REF. #D-6-10-26 & AUG. 1986 REF. #D-10-65. THE 100 YEAR FLOOD PLAINS FOR THE REMAINING STREAMS ARE APPROXIMATE AND WILL BE REFINED AT THE TIME OF PRELIMINARY PLAN SUBMISSION. ALL STREAMS SHOWN ARE PERENNIAL, UNLESS OTHERWISE NOTED. SPECIMEN TREES ARE FIELD LOCATED.

**Goals and Objectives**

Development of Phase I of the Key Property proposes approximately 7.6 acres of forest clearing. Under the current Forest Conservation Act, approximately 0.7 acres of reforestation are required to mitigate for this proposed clearing. The goal of this Preliminary Forest Conservation Plan is to address reforestation requirements for Phase I by establishing forest in priority reforestation areas which are located on-site. This plan proposes to plant a mix of fast-growing native tree and shrub species to establish viable forest cover in these areas as quickly as possible. Reforestation of these areas as proposed will provide resource protection for the adjacent streams and wetlands and will enhance the functional value and quality of the existing habitat.

A total of 9.0 acres of priority reforestation areas exist on Phase I portions of the site. This plan proposes to reforest 5.1 acres as part of Phase I development. The excess 4.4 acres of reforestation can be used for credit for future phases of the project. The 3.9 acres of future reforestation may be planted at a later date and credited towards future phases of development on the Key Property (E. Messer, Sheet 2).



**Forest Protection Fence**  
Not To Scale

**Forest Retention Area Signage**  
Not To Scale

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY

PLANNING DIRECTOR

**FOREST RETENTION AREA**

MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED

VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE MARYLAND FOREST CONSERVATION ACT OF 1991

SIGNS MAY NOT BE ATTACHED TO TREES.

DATE: 10-24-00

DATE: 8-23-00

DATE: 8-23-00

Date	No.	Revision Description

EMERSON (KEY PROPERTY)  
SECTION 2, PHASE 1-A (SKYLARK)

OWNER/DEVELOPER:  
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION  
10275 Little Patuxent Parkway  
Columbia, Maryland 21044

**DMW**  
DaR • MFCune • Walker, Inc.  
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals  
200 East Pennsylvania Avenue  
Towson, Maryland 21286  
410 296 3333  
Fax 296 4705

SECTION	SECTION AREA	SECTION NO.	DATE
EMERSON SECTION 2	PHASE 1	P/O	B.37, P. 3, P. 4, 62

TITLE  
**PRELIMINARY FOREST CONSERVATION PLAN**  
PARCEL A AND LOT 165

Scale: 1"=100'  
Date: 8-23-00  
Proj. No. 95054.F

8 of 8