

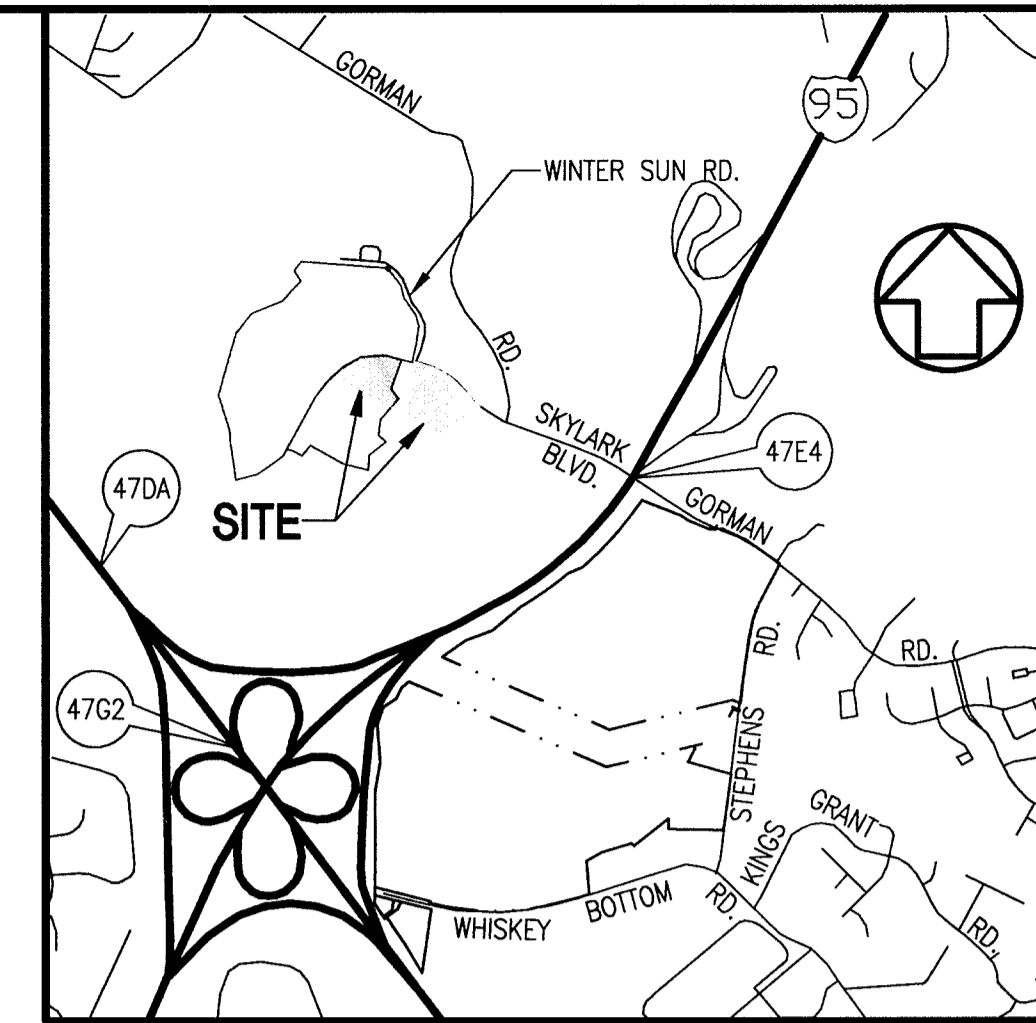
**SITE ANALYSIS DATA CHART**

1. General Site Data
  - a. Present Zoning: PEC-MXD-3 AND R-SC-MXD-3
  - b. Applicable DPZ File References: ZB 979M-REZONING, S-99-12, PB-339.
  - c. Proposed Use of Site or Structure(s): MIXED USE: OTHER RESIDENTIAL
  - d. Proposed Water and Sewer Systems: Public  Private \_\_\_\_\_
2. Area Tabulation
  - a. Gross Site Area for Phase 2: 12.79 Acres.
  - b. Approximate Area of 100 Year Floodplain: 0 Acres.
  - c. Approximate Area of Steep Slopes (25% or Greater): 0 Acres.
  - d. Net Site Area: 12.79 Acres.
  - e. Area of Proposed SFD Lots: 0 Acres. (Includes 0 acres of COA lots and 0 acres of roads.)
  - f. Area of Proposed OR Lots/Parcels: 12.79 Acres. (Includes 1.49 Acres of roads)
  - g. Area of Proposed Employment Lots/Parcels: 0
  - h. Area of Proposed Open Space Lots: 0 Acres.
  - i. Area of Proposed Public Roads: 1.49 Acres.
  - j. Area of Proposed Private Roads: N/A Acres.
3. Unit/Lot Tabulation
  - a. Total Number of Residential Units/Lots Allowed for Project: 1200 D.U. (PER ZB 979-M)  
1145 D.U. (PER S-99-12)
  - b. Number of SFD Residential Units/Lots proposed: 0
  - c. Number of Other Residential SFA Units/Lots proposed: 120 OTHER RES.
  - d. Number of Other Residential Apartment units proposed: 0
  - e. Number of Other Residential Parcels proposed: 0
  - f. Total Number of Residential Lots/Parcels proposed: 2
  - g. Total Number of Residential Units proposed: 120
4. Open Space Data
  - a. Number of Open Space Lots/Parcels proposed: 0
  - b. Open Space Required: 4.53 Acres (35.4% of gross acreage, unless excess open space from another phase is used to meet the obligations)
  - c. Open Space Provided: Of the excess 4.62 acres of Open Space created under Phase 1 (P-00-15), 4.53 Acres will be credited toward meeting the obligations for Phase 2.
  - d. Excess Open Space available for credit in other phases: 0.09 Acres
  - e. No Recreational Open Space is required for the Emerson, Section 2 Development.
5. Density Tabulations
  - a. Maximum allowed overall density: 2.32 units/gross acre per PB-339.
  - b. Maximum allowed density for SFD areas: 3.8 units/gross acre of all SFD areas  
5.0 units/gross acre for any individual SFD area.
  - c. 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.
  - d. Proposed SFD Density: N/A
  - e. Proposed OR Density: 9.38 units/gross acre(This phase only)

# PRELIMINARY PLAN FOR EMERSON SECTION 2 (KEY PROPERTY) PHASE 2

HOWARD COUNTY MARYLAND

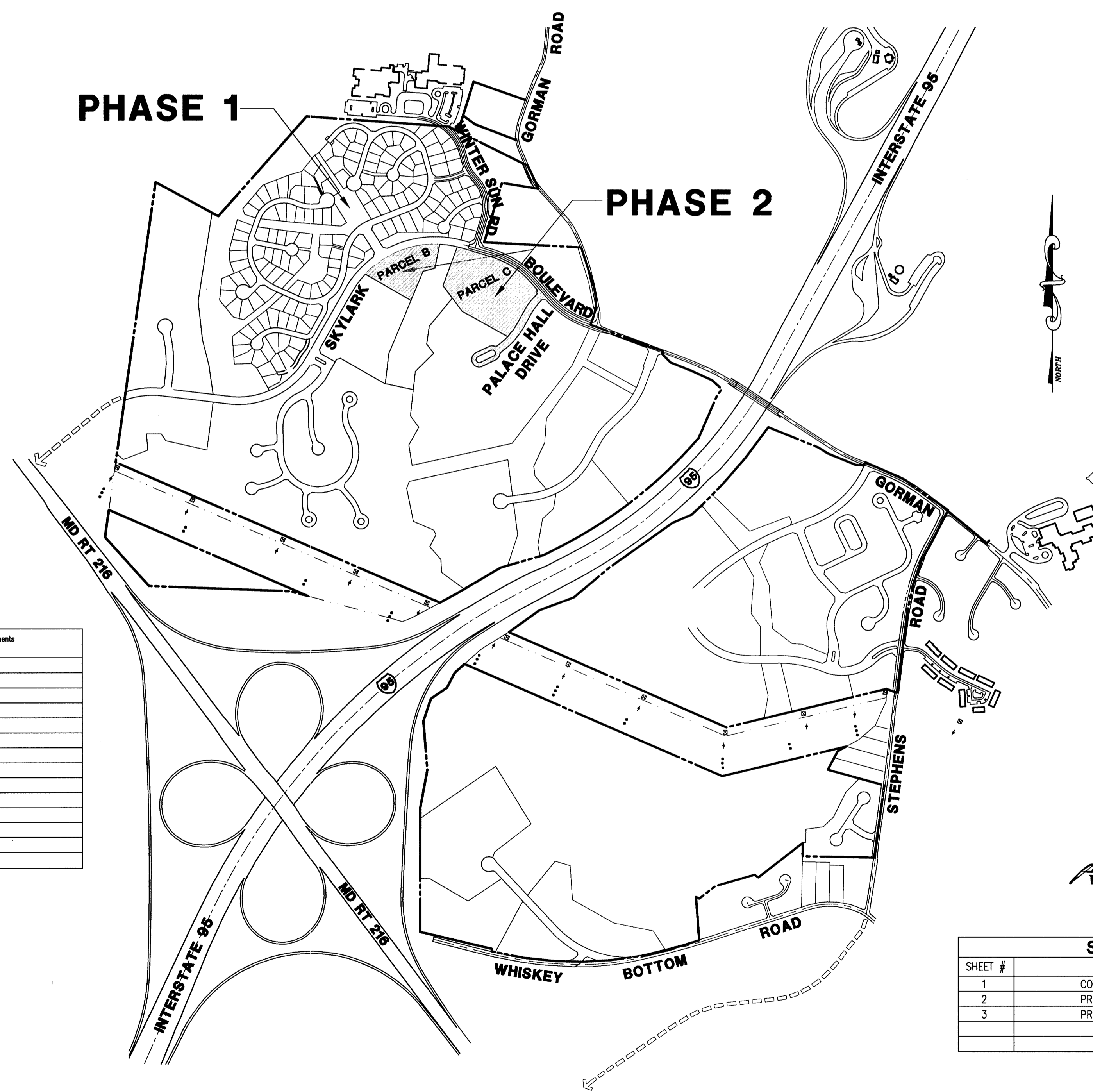
**BENCHMARKS**  
 475A NORTHING: 163191.9104  
 EASTING: 4112865759  
 ELEVATION: 315.905 FT.  
 47E4 NORTHING: 163326.2295  
 EASTING: 413136.2550  
 ELEVATION: 338.909 FT.  
 47G2 NORTHING: 162440.1212  
 EASTING: 4118539279  
 ELEVATION: 364.210 FT.



**VICINITY MAP**  
SCALE: 1" = 2000'

**GENERAL NOTES**

1. OPEN SPACE AREAS MAY CONTAIN ACTIVE RECREATION FACILITIES AS ALLOWED IN THE APPROVED DEVELOPMENT CRITERIA.
2. 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.
3. 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).
4. ON SEPTEMBER 3, 1998, THE ZONING BOARD GRANTED APPROVAL OF ZB-979M FOR THE PRELIMINARY DEVELOPMENT PLAN AND DEVELOPMENT CRITERIA FOR 516.9 ACRES OF LAND RE-ZONED AS PEC-MXD-3 AND R-SC-MXD-3.
5. BULK PARCELS B AND C MAY BE RESUBDIVIDED FOR OTHER RESIDENTIAL USES, IN ACCORDANCE WITH THE APPROVED COMPREHENSIVE SKETCH PLAN S-99-12 (PB-339) AND THE DEVELOPMENT CRITERIA.
6. DEVELOPMENT FOR THIS PHASE WILL BE DONE IN ACCORDANCE WITH THE DEVELOPMENT CRITERIA APPROVED WITH THE COMPREHENSIVE SKETCH PLAN S-99-12(PB-339).
7. SKYLARK BOULEVARD AND STEPHENS ROAD ARE DESIGNATED TRANSIT ROUTES.
8. TOPOGRAPHICAL INFORMATION ON THE EMERSON PROPERTY WAS OBTAINED THROUGH AERIAL PHOTOGRAPHY DURING THE SUMMER OF 1998.
9. BOUNDARY SHOWN IS FROM BOUNDARY SURVEY UNDERTAKEN BY DAFT McCUNE AND WALKER.
10. WETLAND LIMITS WERE FIELD LOCATED IN SEPTEMBER OF 1998 BY DAFT McCUNE AND WALKER. THE NONTIDAL WETLANDS SHOWN ADJACENT TO SKYLARK BOULEVARD WERE APPROVED IN THE FIELD BY THE U.S. ARMY CORPS OF ENGINEERS ON MARCH 2, 2000. THESE WETLANDS WERE CREATED RECENTLY DUE TO INADEQUATE DRAINAGE FOLLOWING CONSTRUCTION OF SKYLARK BOULEVARD.
11. THE 100 YEAR FLOOD PLAIN FOR HAMMOND BRANCH WAS OBTAINED FROM THE HOWARD COUNTY FLOOD PLAIN STUDY DATED NOV. 1980 REF. D-6-10-26 & AUG. 1986 REF. D-1065. THE 100 YEAR FLOOD PLAINS FOR THE REMAINING STREAMS ARE FROM FLOOD STUDY PREPARED BY DAFT McCUNE AND WALKER MARCH 2000.
12. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
13. PROPOSED WATER AND SEWER SYSTEMS ARE TO BE PUBLIC.
14. EXISTING UTILITIES ARE BASED ON PLANS OF RECORD.
15. THERE ARE NO KNOWN CEMETERIES OR GRAVE SITES ON THIS PROPERTY.
16. THE STORMWATER MANAGEMENT FACILITIES SHOWN 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. SWM FOR PHASE 2 IS PARTIALLY PROVIDED FOR IN PHASE 1 AND IN PHASE 2.
17. NO PERIMETER LANDSCAPING IS REQUIRED FOR PARCELS B AND C BECAUSE ALL ADJOINING PROPERTIES ARE PART OF THE SAME DEVELOPMENT (EMERSON). PLANTINGS FOR PARKING LOTS, ALONG ROADWAYS, OR FOR RESIDENTIAL INTERNAL LANDSCAPING WILL BE ADDRESSED ON A FUTURE RESUBDIVISION PLAN OR SITE DEVELOPMENT PLAN.
18. THE CUMULATIVE FOREST CONSERVATION OBLIGATIONS FOR 3.14 ACRES OF REFORESTATION HAVE BEEN ADDRESSED BY THE CREATION OF 5.10 ACRES OF REFORESTATION EASEMENTS UNDER PHASE 1. THE EXCESS 1.96 ACRES MAY BE USED TO ADDRESS OBLIGATIONS FOR FUTURE PHASES.
19. SKYLARK BOULEVARD TO BE EXTENDED UNDER PHASE 1 ( P-00-15). THE PLAT FOR PHASE 1 MUST BE RECORDED PRIOR TO THE PLAT FOR PHASE 2.



**FOREST CONSERVATION TRACKING CHART**

Phase Number	Gross Area	Floodplain Area	Net Tract Area	Ex. Forest Area	Forest cleared	Forest retained	Refor./Mfor. required	Refor./Mfor. provided	Excess Refor./Mfor.	Future Forest Clearing	Future Refor./Mfor.	Comments
1	106.0	3.5	102.5	24.2	7.60	16.60	0.70	5.10	4.40	4.37	3.90	
2	118.8	3.5	115.3	24.3	7.70	16.60	3.14	5.10	1.96	4.37	3.90	

THE TABULATIONS SHOWN ABOVE FOR EACH PHASE WILL REFLECT CUMULATIVE TOTALS FOR THIS PHASE AND ALL PREVIOUS PHASES.  
 \* THE FOREST CLEARED INCLUDES THE ACREAGE OF POSSIBLE FUTURE FOREST CLEARING.

**OVERALL DEVELOPMENT TRACKING CHART**

Phase No.	File Ref. No.	Gross Ac.	SFD Ac. (%)	OR Ac. (%)	Emp. Ac. (%)	U.S. Ac. (%)	SFD Units	OR Units(Agt.SFA)	SFD Density	OR Density	Emp. Bldg. Area	Emp. FAR
1	P-00-15	106.03	55.86(52.7%)	8.00(7.5%)	-0-	42.15(39.6%)	160	80	2.88	10.00	-0-	-0-
2	P-00-16	12.79	-0-	12.79(100%)	-0-	-0-	120	-0-	9.38	-0-	-0-	-0-
<b>Total</b>		<b>118.82</b>	<b>55.86(47%)</b>	<b>20.79(17.5%)</b>	<b>-0-</b>	<b>42.15(35.5%)</b>	<b>160</b>	<b>200</b>	<b>Max. 5.0</b>	<b>Max. 20.0</b>	<b>-0-</b>	<b>Max. 0.35</b>

Overall Density Totals**	Proposed	Allowed	Land Use Acreage	Proposed	Allowed	Max. Res. Units Allowed	PB-339	S-99-12
Overall SFD/gross SFD acre.	1.35	3.80	SFD	55.88	117.0	SFD	450(37.5%)	395(34.5%)
Overall OR/gross OR acre.	3.23	12.10	OR	20.79	82.0	Agmt. (OR)	500(41.7%)	500(43.7%)
Overall Emp. FAR	-0-	0.23	EMP	-0-	154.9	SFD(OR)	250(20.8%)	250(21.8%)
Overall SFD/OR Density	0.70	2.32	Open Space	42.15	183.0	TOTAL	1200	1145
			TOTAL	118.82	516.9			

\*\* THE DENSITY SHOWN HAS BEEN CALCULATED BY DIVIDING THE NUMBER OF UNITS BY THE ALLOWED LAND USE ACREAGE.

SCALE: 1" = 600'

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND ZONING  
 HOWARD COUNTY  
*David D. Smith* PLANNING DIRECTOR  
*Melissa D. Day* DATE

SHEET INDEX	
SHEET #	
1	COVER SHEET
2	PRELIMINARY PLAN
3	PRELIMINARY GRADING PLAN

OWNER / DEVELOPER:  
 THE HOWARD RESEARCH & DEVELOPMENT CORPORATION  
 THE ROUSE BUILDING  
 10275 LITTLE PATUXENT PARKWAY  
 COLUMBIA, MARYLAND 21044  
 PHONE: (410) 992-6084

PROJECT: **EMERSON SECTION 2 (KEY PROPERTY) PHASE 2 BULK PARCELS B & C**

TAX MAP NO. 47 ZONED: MXD  
 PARCEL P.837, P.3, P.462  
 BLOCK 2, 7, 8, 9, 14, 15, 20, & 21  
 ELECTION DISTRICT No.6 HOWARD COUNTY, MARYLAND

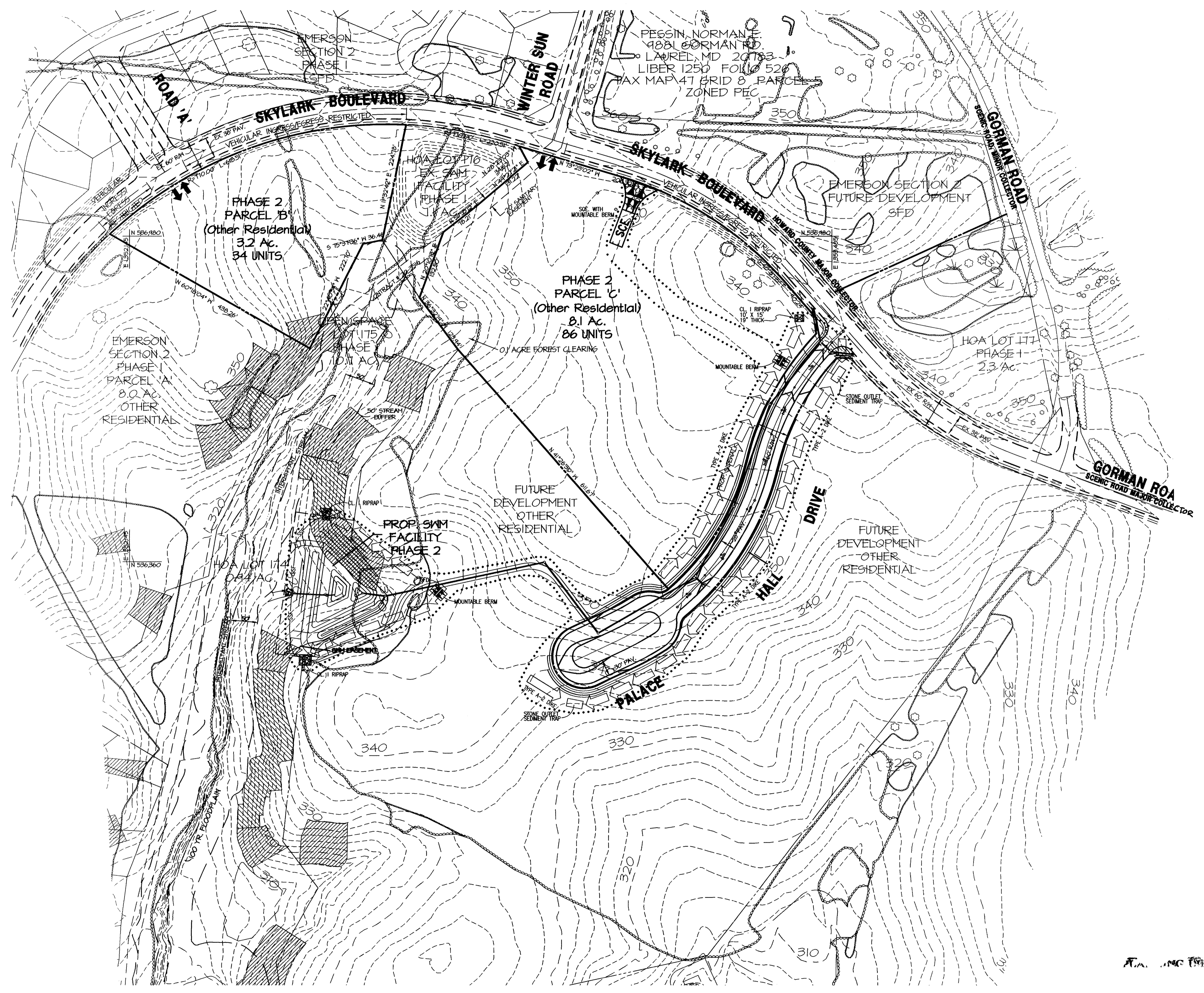
TITLE: **COVER SHEET**

**MRA MORRIS & RITCHIE ASSOCIATES, INC.**  
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
 110 WEST ROAD SUITE 245  
 TOWSON, MARYLAND 21284  
 (410) 821-1680  
 FAX (410) 821-1748

PROJECT NO.: 11494  
 SCALE: AS SHOWN  
 DATE: OCTOBER 5, 2000  
 DRAWN BY: D.N.M.  
 DESIGNED BY: D.N.M.  
 REVIEW BY: D.N.M.  
 DRAWING NO. 1 OF 3

DATE	NO.	REVISION





LEGEND	
---	EX. R/W
---	EX. 2' CONTOUR
---	EX. 10' CONTOUR
---	PROP. 2' CONTOUR
---	PROP. 10' CONTOUR
---	EX. CURB & GUTTER
---	PROP. CURB & GUTTER
---	EX. SANITARY
---	PROP. SANITARY
---	EX. STORM DRAIN
---	PROP. STORM DRAIN
---	EX. WATER
---	PROP. WATER
---	EX. WOODS LINE / VEGETATION
---	PROP. WOODS LINE
---	100 YR. FLOOD PLAIN
---	WETLANDS
---	WETLANDS BUFFER
---	UTILITY EASEMENT
---	PROP. STREAM LINES
---	PROP. ROADS CENTERLINE
---	SLOPES GREATER THAN 25%
---	SLOPES GREATER THAN 15% LESS THAN 25%

DATE	NO.	REVISION
OWNER / DEVELOPER:		
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION THE ROUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044 PHONE: (410) 992-6084		
PROJECT: <b>EMERSON SECTION 2</b> (KEY PROPERTY) <b>PHASE 2</b> <b>BULK PARCELS B &amp; C</b>		
TAX MAP NO. 47 ZONED: MXD PARCEL P.837, P.3, P.462 BLOCK 2, 7, 8, 9, 14, 15, 20, & 21 ELECTION DISTRICT No. 6 HOWARD COUNTY, MARYLAND		

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*[Signature]* 11/18/2000  
DATE

TITLE  
**PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN**

**MRA** MORRIS & FITCHIE ASSOCIATES, INC.  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
110 WEST ROAD SUITE 245  
TOWSON, MARYLAND 21284  
(410) 821-1690  
FAX (410) 821-1748

DATE	PROJECT NO.: 11494
	SCALE: AS SHOWN
	DATE: AUGUST 18, 2000
	DRAWN BY: D.N.M.
	DESIGNED BY: D.N.M.
	REVIEW BY: D.N.M.
	DRAWING NO. 3 OF 3

