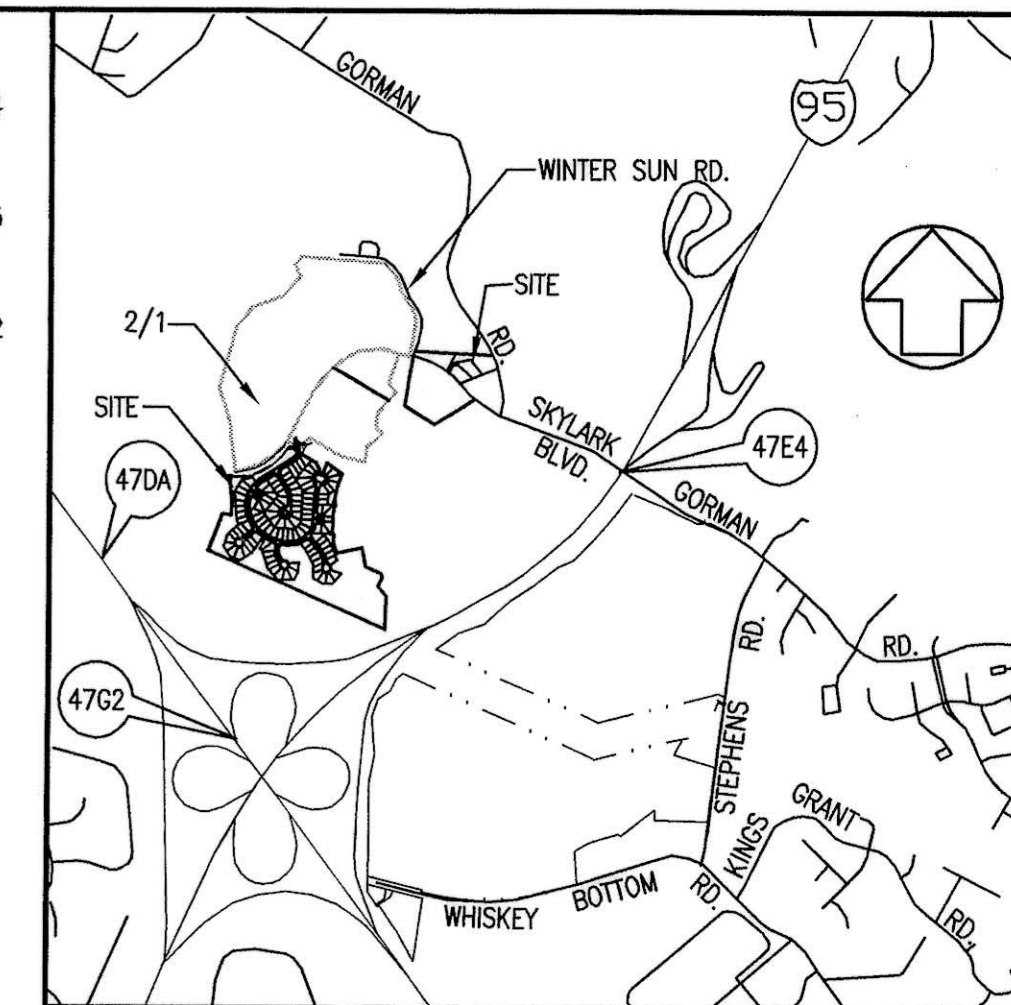


SITE ANALYSIS DATA CHART

- General Site Data
 - Present Zoning: PEC-MXD-3 AND R-SC-MXD-3
 - Applicable DPZ File References: ZB 979M-REZONING, S-99-12, PB-339.
 - Proposed Use of Site or Structure(s): MIXED USE: SFD
 - Proposed Water and Sewer Systems: Public Private
- Area Tabulation
 - Gross Site Area for Phase 4: 44.54 Acres. (Includes 2.74 Acres for Lots 117, 118, 119 and 120)
 - Approximate Area of 100 Year Floodplain: 5.3 Acres.
 - Approximate Area of Steep Slopes (25% or Greater): 2.3 Acres.
 - Net Site Area: 36.94 Acres.
 - Area of Proposed SFD Lots: 27.33 Acres. (Includes 0 acres of COA lots and 3.31 acres of roads.)
 - Area of Proposed "OR" Parcels: N/A
 - Area of Proposed Employment Lots/Parcels: N/A
 - Area of Proposed Open Space Lots: 17.21 Acres.
 - Area of Proposed Public Roads: 3.31 Acres.
 - Area of Proposed Private Roads: N/A Acres.
- Unit/Lot Tabulation
 - Total Number of Residential Units/Lots Allowed for Project: 1200 D.U. (PER ZB 979-M)
1145 D.U. (PER S-99-12)
 - Number of SFD Residential Units/Lots proposed: 120
 - Number of Other Residential SFA Units/Lots proposed: 0
 - Number of Other Residential Apartment units proposed: 0
 - Number of Other Residential Parcels proposed: 0
 - Total Number of Residential Lots/Parcels proposed: 120
 - Total Number of Residential Units proposed: 120
- Open Space Data
 - Number of Open Space Lots/Parcels proposed: 3
 - Open Space Required: 15.76 Ac. (35.4% of gross acreage, unless excess open space from another phase is used to meet the obligations)
 - Open Space Provided: 17.21 Ac.
 - Excess Open Space available for credit in other phases: 1.45 Acres
 - 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: 3.8 units/gross acre of 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: 2.9+/-
 - Proposed OR Density: N/A

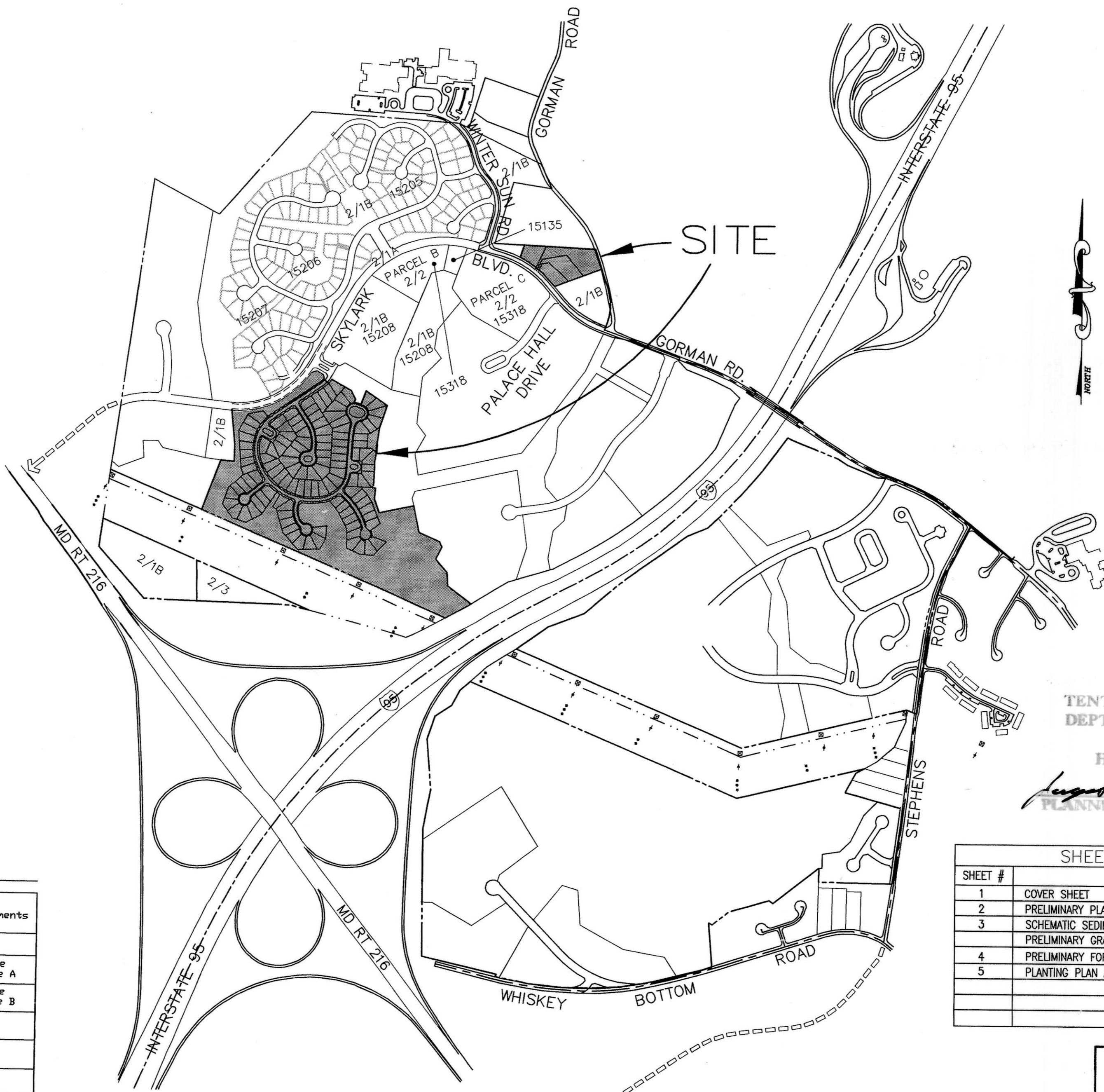
PRELIMINARY PLAN FOR EMERSON SECTION 2 PHASE 4 HOWARD COUNTY, MARYLAND

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**
- OPEN SPACE AREAS MAY CONTAIN ACTIVE RECREATION FACILITIES AS ALLOWED IN THE APPROVED DEVELOPMENT CRITERIA.
 - 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-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.
 - DEVELOPMENT FOR THIS PHASE WILL BE DONE IN ACCORDANCE WITH THE DEVELOPMENT CRITERIA APPROVED WITH THE COMPREHENSIVE SKETCH PLAN S-99-12(PB-339).
 - SKYLARK BOULEVARD AND STEPHENS ROAD ARE DESIGNATED TRANSIT ROUTES.
 - TOPOGRAPHICAL INFORMATION ON THE EMERSON PROPERTY WAS OBTAINED THROUGH AERIAL PHOTOGRAPHY DURING THE SUMMER OF 1998.
 - BOUNDARY SHOWN IS FROM BOUNDARY SURVEY UNDERTAKEN BY DAFT McCUNE AND WALKER.
 - WETLAND LIMITS WERE FIELD LOCATED IN SEPTEMBER OF 1998 BY DAFT McCUNE AND WALKER.
 - 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.
 - THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
 - PROPOSED WATER AND SEWER SYSTEMS ARE TO BE PUBLIC.
 - EXISTING UTILITIES ARE BASED ON PLANS OF RECORD.
 - THERE ARE NO KNOWN CEMETERIES OR GRAVE SITES ON THIS PROPERTY.
 - 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.
 - DEVELOPMENT OF EMERSON SECTION 2, PHASE 4 UNDER THE CURRENT FOREST CONSERVATION ACT REQUIRES THE CLEARING OF 4.91 ACRES AND THE RETENTION OF 5.77 ACRES ON THE NET TRACT AREA. WHEN EVALUATED CUMULATIVELY WITH PREVIOUS PHASES OF THE PROJECT, NO REFORESTATION IS REQUIRED, AND 5.03 ACRES OF REFORESTATION HAVE BEEN PROVIDED IN PHASE 1.
 - TRAFFIC STUDY SUBMITTED AND APPROVED UNDER S-99-12(PB-339), AND REAPPROVED UNDER (PB-359).
 - DEVELOPMENT FOR PHASE 4 IS SUBJECT TO THE FOURTH EDITION OF THE SUBDIVISION REGULATIONS AND 1993 ZONING REGULATIONS, AS AMENDED THROUGH 7/12/2001
 - RESIDENTIAL INTERNAL LANDSCAPING, IN ACCORDANCE WITH SECTION VII OF THE DEVELOPMENT CRITERIA, WILL BE ADDRESSED AT THE SITE PLAN STAGE.
 - WP-99-96, TO PROVIDE FOR DIRECT DRIVEWAY ACCESS FOR LOTS 117-120 FROM A MAJOR COLLECTOR ROAD, APPROVED ON APRIL 29, 1999 WITH THE FOLLOWING TWO CONDITIONS: 1. MAINTAIN THE EXISTING VEGETATION ALONG GORMAN ROAD. 2. LOCATE THE PROPOSED HOUSES AS FAR AS POSSIBLE FROM GORMAN ROAD.



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
August R. Roth 7/24/02
 PLANNING DIRECTOR DATE

SHEET INDEX	
SHEET #	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAN
3	SCHEMATIC SEDIMENT & EROSION CONTROL AND PRELIMINARY GRADING PLAN
4	PRELIMINARY FOREST CONSERVATION PLAN
5	PLANTING PLAN AND LANDSCAPE BUFFER

OVERALL DEVELOPMENT TRACKING CHART

Section and Phase	File Ref. No.	Gross Ac.	SFD Ac. (X)	Other Res. (Y)	Employment Ac. (Z)	Open Space Ac. (A)	SFD Units	SFD Density	Other Res. (B/A)	Other Res. Density
2/1A	F-01-136	8.4	3.6(43%)	-	-	4.8 (57%)	-	-	-	-
2/1B	F-01-137	97.8	49.7(50.8%)	0.0(0.2%)	-	48.1(49.2%)	180	3.2 D.U./Ac.	80	10 D.U./Ac.
2/2	F-01-145	127	-	12.7(100%)	-	-	-	-	120	8.4 D.U./Ac.
2/3	F-01-05	18.5	-	12.0(64.9%)	-	6.5(35.1%)	-	-	120	10 D.U./Ac.
3/1	F-01-25	70.9	-	-	28.4(37.2%)	42.5(62.8%)	-	-	-	-
2/4	F-02-16	44.5	27.3(61.3%)	-	-	17.2(38.7%)	120	4.4 D.U./Ac.	-	-
Total		252.8	80.6(31.9%)	32.7(12.9%)	28.4(10.4%)	113.1(44.7%)	280	3.5 D.U./Ac.	320	9.8 D.U./Ac.
								MAX 5.0		MAX 20.0

Overall Density Table	Proposed	Allowed	Land Use Acreage	Proposed	Allowed	Max. Res. Units Allowed	ZB 979 M	S-99-12
Overall SFD Density	2.4	3.8	SFD	80.6	117	280(2.2%)	450(37.5%)	395(34.5%)
Overall OR Density	5.2	12.1	OR	32.7	62	320(64%)	500(41.7%)	500(43.7%)
Overall SFD/OR Density	1.2	2.32	Open Space	113.1	183	-	250(20.8%)	250(21.8%)
			TOTAL	252.8	516.9	TOTAL	1200	1145

* THE DENSITY SHOWN HAS BEEN CALCULATED BY DIVIDING THE NUMBER OF UNITS BY THE ALLOWED LAND USE ACREAGE.
 ** SFD ACREAGE INCLUDES COMMON OPEN AREAS (COA LOTS) AND PUBLIC ROAD RIGHTS OF WAY.
 *** OVERALL ALLOWED DENSITY BASED ON MAXIMUM NUMBER OF UNITS ALLOWED PER ZB 979 M.
 NOTE: THIS CHART REFLECTS THE CURRENT INFORMATION FOR THIS PROJECT AT THE TIME OF RECORDATION OF THIS PLAT OR APPROVAL OF THIS PLAN. FOR CURRENT INFORMATION, REFER TO THE MOST RECENTLY RECORDED PLAT OR APPROVED PLAN.

FOREST CONSERVATION TRACKING CHART

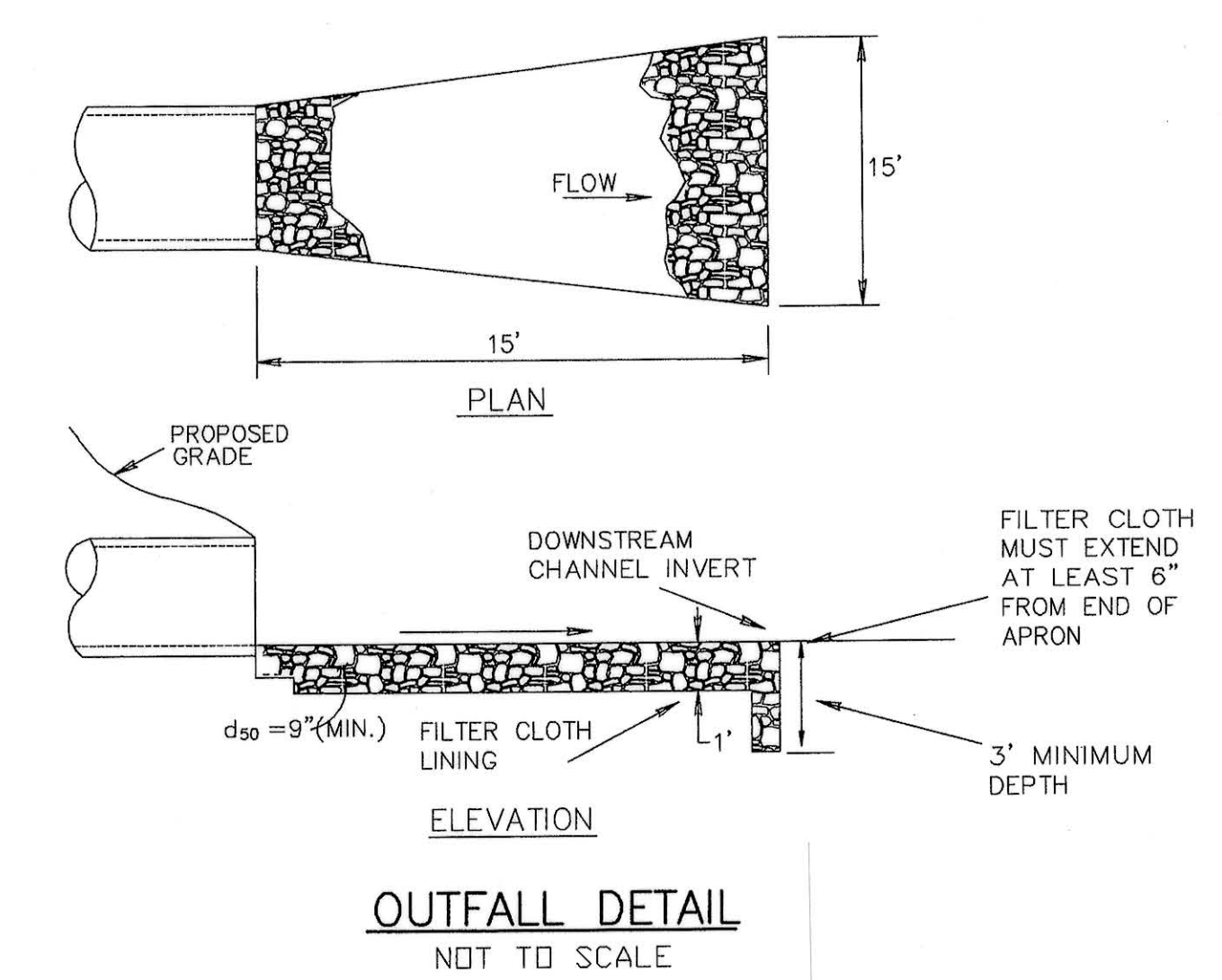
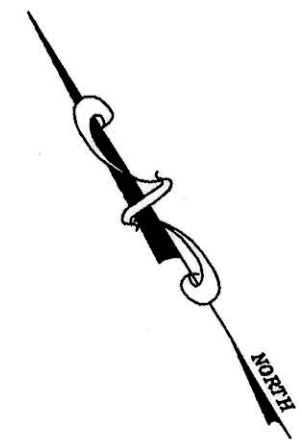
Section/Phase Number	Gross Area	Floodplain	Net Tract Area	Ex. Forest Area	Forest # Cleared	Forest Retained	Reforest./Affor. Required	Reforest./Affor. Provided	Excess Reforest./Affor.	Future Forest Clearing	Future Reforest./Affor.	Comments
2 1A/1B	106.20	3.50	102.70	24.70	7.93	16.77	0.61	5.03	4.42	4.48	3.41	
2/2	118.90	3.50	115.40	24.80	8.03	16.77	2.95	5.03	2.08	3.28	3.41	See Note A
2/3	137.35	4.00	133.35	34.40	12.53	21.87	1.27	5.03	3.76	2.18	3.91	See Note B
3/1	206.85	21.19	185.66	85.30	39.42	45.88	0.00	5.03	5.03	2.18	3.91	
2/4	251.39	26.49	224.90	95.98	44.33	51.65	0.00	5.03	5.03	2.18	3.91	

A. 1.20 acres of future forest clearing shown on F01-137 was cleared for SWM on Open Space Lot 174
 B. 1.10 acres of future forest clearing shown on F01-137 was cleared for SWM on Open Space Lot 176

SCALE: 1" = 600'



Date	No	Revision Description
PROJECT: EMERSON SECTION 2 (KEY PROPERTY) PHASE 4 (LOTS 1-124)		
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		
CENTURY ENGINEERING, INC. CONSULTING ENGINEERS, PLANNERS 32 WEST ROAD TOWSON, MARYLAND 21204		
OWNER/DEVELOPER: THE HOWARD RESEARCH & DEVELOPMENT CORPORATION THE ROUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044 PHONE: (410) 992-6084		
TITLE COVER SHEET		
Des By	K.D.	Scale AS SHOWN
Drn By	M.C.A.	Date July 12, 2002
Chk By	G.K.	Approved
Proj No 21125.00		DRAWING NO 1 OF 5



LEGEND

- 340 --- EXISTING CONTOUR
- 340 — PROPOSED CONTOUR
- >--- DIVERSION SYSTEM
- SF — SILT FENCE SYSTEM
- INLET PROTECTION
- LOD

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
James Butler 7/24/02
 PLANNING DIRECTOR

Date	No	Revision Description
PROJECT: EMERSON SECTION 2 (KEY PROPERTY) PHASE 4 (LOTS 1-124)		
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		
CENTURY ENGINEERING, INC. CONSULTING ENGINEERS, PLANNERS 32 WEST ROAD TOWSON, MARYLAND 21204		
OWNER/DEVELOPER: THE HOWARD RESEARCH & DEVELOPMENT CORPORATION THE ROUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044 PHONE: (410) 992-6084		

STORMWATER MANAGEMENT VOLUME				
SWM FACILITY	CHANNEL PROTECTION VOLUME (CP)	WATER QUALITY VOLUME (WQ)	RECHARGE VOLUME (Rc)	TOTAL REQUIRED POND VOLUME
SWM 1	1.40 (Ac-ft)	0.60 (Ac-ft)	0.20 (Ac-ft)	2.00 (Ac-ft)
PERMANENT ELEVATIONS Rev=305.0, WQv=306.6, Cpv=310.5				

Raymond
 7-12-02

TITLE: SCHEMATIC SEDIMENT & EROSION CONTROL & PRELIMINARY GRADING PLAN		
Des By: K.D.	Scale: 1"=100'	Proj No: 21125.00
Drn By: M.C.A.	Date: JUNE, 2002	DRAWING NO: 3 OF 5
Chk By: G.K.	Approved:	



PRELIMINARILY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
Kevin Smith 7/24/02
 PLANNING DIRECTOR DATE

SCHEDULE A: PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO OPEN SPACE
Perimeter	O. S.
Landscape Type	B
Linear Feet of Roadway Frontage/Perimeter	±230
Credit for Existing Vegetation Yes, No, Linear Feet	Yes, ±230
Credit for Wall, Fence or Berm Yes, No, Linear Feet	No
Number of Plants Required	
Shade Trees	0
Evergreen Trees	0
Shrubs	0
Number of Plants Provided	
Shade Trees	0
Evergreen Trees	0
Other Trees (2:1 substitution)	0
Shrubs (10:1 substitution)	0

The developer will provide plantings in accordance with HRD New Town Alternative Compliance requirements, but surety will be based only on minimum number of plantings required by the County Landscape Manual.

SCHEDULE D: STORMWATER MANAGEMENT AREA

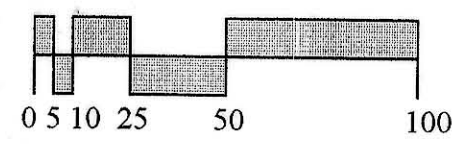
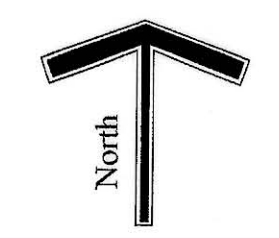
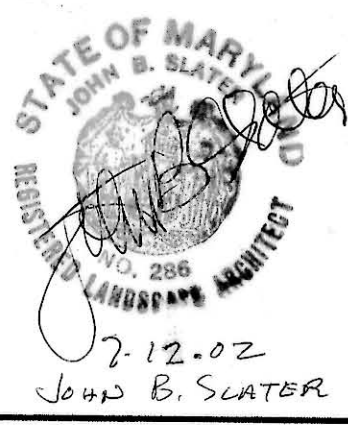
CATEGORY	S. W. M. F.
Perimeter	S. W. M. F.
Linear Feet of Perimeter	±770
Number of Plants Required	
Shade Trees	@1/50=16
Evergreen Trees	@1/40=19
Credit for Existing Vegetation Yes, No, Linear Feet	No
Credit for Wall, Fence or Berm Yes, No, Linear Feet	No
Number of Plants Provided	
Shade Trees	8
Evergreen Trees	*29
Other Trees (2:1 substitution)	**6

*Substitution 2:1 (10 Evergreen Trees were substituted for 5 Shade Trees)
 **Substitution 2:1 (6 Flowering Trees were substituted for 3 Shade Trees)

NOTE:
 1. Residential internal landscaping, landscaping for corner lots, and landscaping for Lots 117, 118, 119 and 120 is deferred until the site plan stage when the orientation of the houses will be known.
 2. See road drawings for street tree layout

Plant List

Quant	Symbol	Botanical Name	Common Name	Remarks
		Trees		
6	CV	<i>Cornus virdis</i> 'Winter King'	Winter King Hawthorn	1 1/2'-2' cal., 6-8' hgt.
29	LEY	<i>Cyressocyparis leylandii</i>	Leyland Cypress	6-8' hgt. B&B
18	SG	<i>Liquidambar styraciflua</i>	Sweetgum	2 1/2'-3' cal., 12-14' hgt.



J-95

PLANTING PLAN AND LANDSCAPE BUFFERS

Project:
EMERSON SECTION 2 (KEY PROPERTY) PHASE 4 (LOTS 1-124)

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

Prepared For:
CENTURY ENGINEERING, INC.
 CONSULTING ENGINEERS, PLANNERS
 32 WEST ROAD
 TOWSON, MARYLAND 21204

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

Prepared By:
SLATER ASSOCIATES INC.
 5560 Sterrett Pl. Suite 302
 Columbia, MD 21045
 410.992.0001 - phone 410.992.0212 - fax slaterj@erols.com

Drawn By: MK
 Date: July 12, 2002

Scale: 1"=100'