

SHEET INDEX	
NO	DESCRIPTION
1	PRELIMINARY TITLE SHEET
2	PRELIMINARY PLAN
3	PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN
4	PRELIMINARY LANDSCAPE PLAN
5	PRELIMINARY NOTES AND TABULATIONS
6	PRELIMINARY FOREST CONSERVATION PLAN

EMERSON

SECTION THREE AREA TWO

6th ELECTION DISTRICT

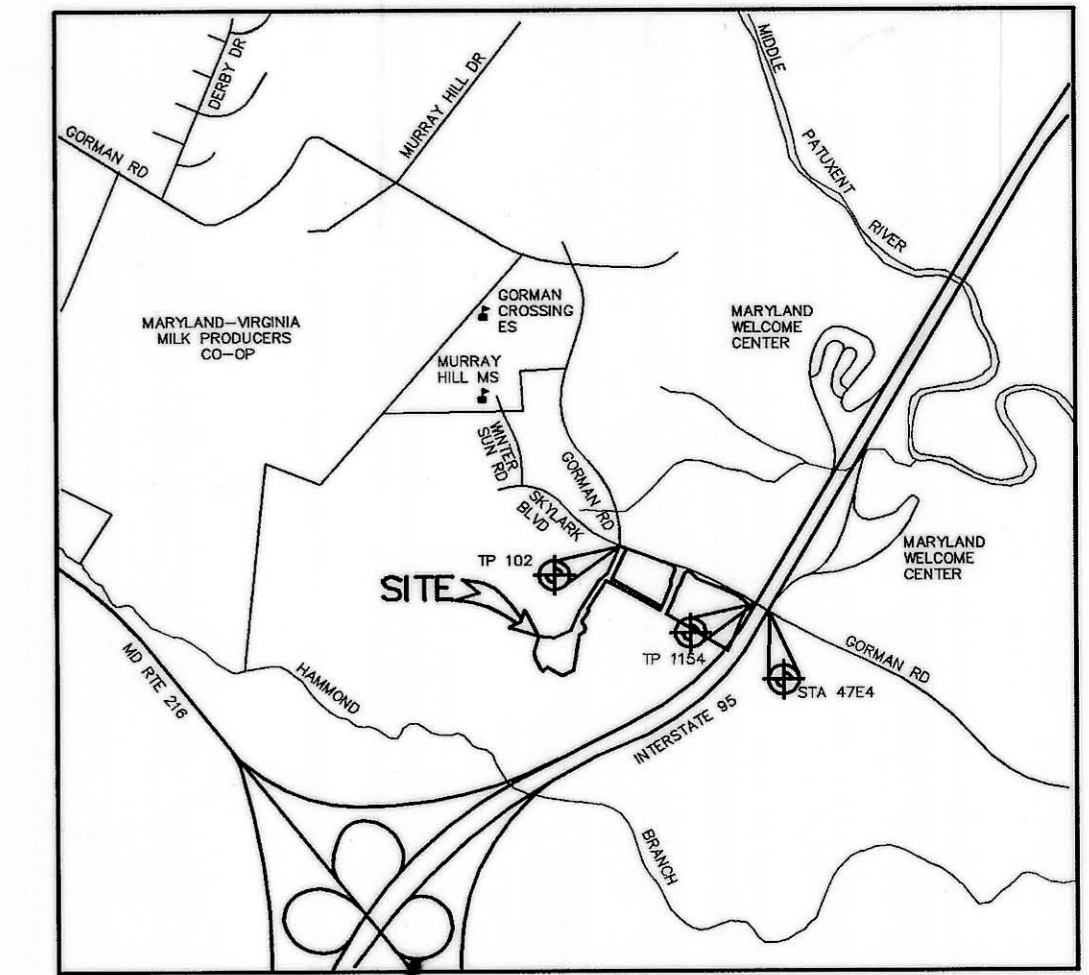
HOWARD COUNTY, MARYLAND

BENCHMARKS

TRAVERSE POINT 102
ELEVATION 346.19
N 536,499.165
E 1,353,974.017
LOCATED NEAR THE
INTERSECTION OF GORMAN
ROAD AND SKYLARK BLVD.

TRAVERSE POINT 1154
ELEVATION 347.45
N 536,018.069
E 1,355,129.333
LOCATED NEAR THE
I-95 BRIDGE ALONG
GORMAN ROAD

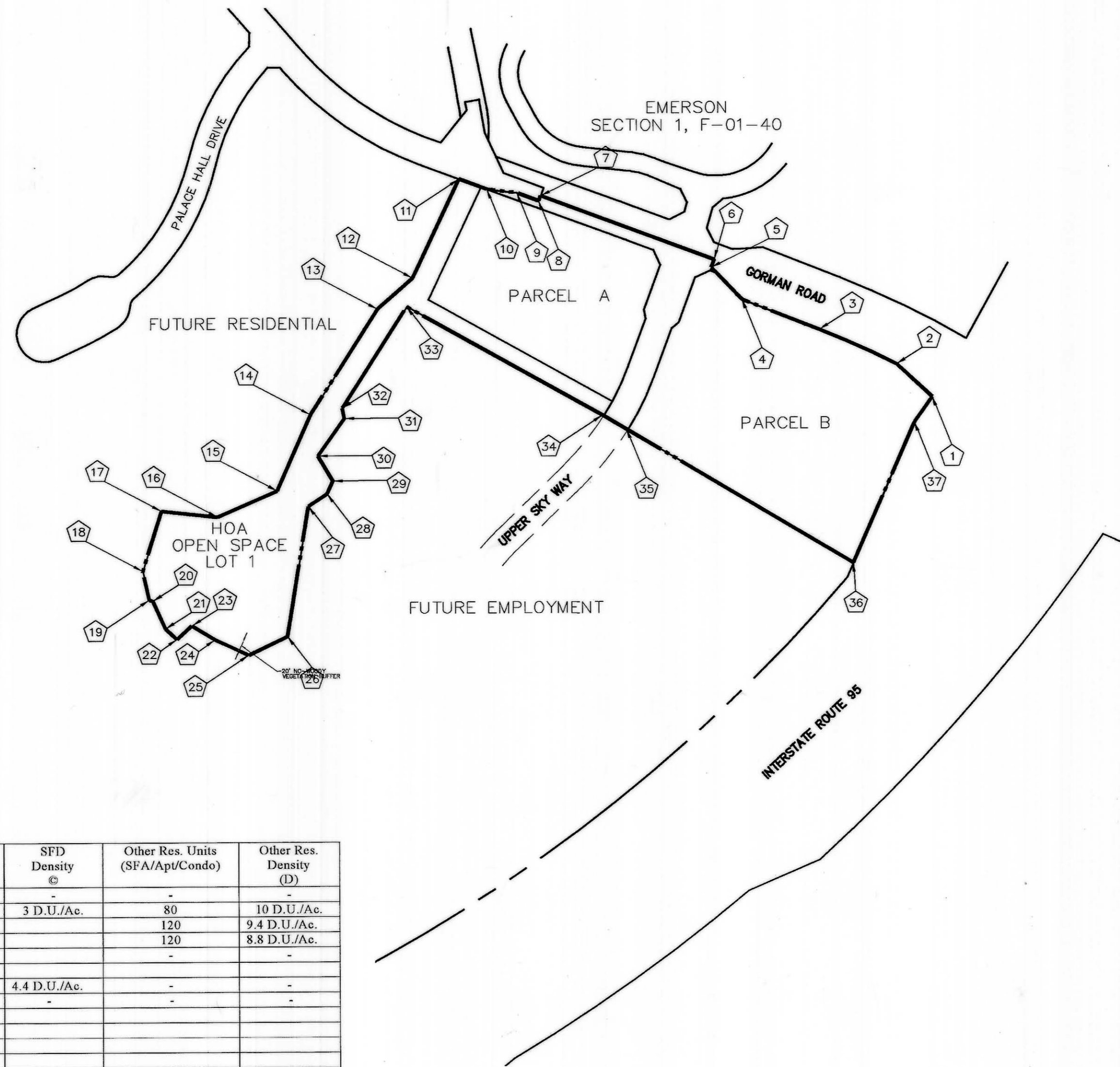
CONTROL STATION 47E4
ELEVATION 339.00
N 535,846.16
E 1,355,431.23
LOCATED NEAR THE
I-95 BRIDGE ALONG
GORMAN ROAD



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

- THE EXISTING TOPOGRAPHY IS TAKEN FROM AERIAL SURVEY MAPS WITH MAXIMUM TWO FOOT CONTOUR INTERVALS PREPARED BY AIR SURVEY CORP. FLOWN IN APRIL 1998.
- WATER IS PUBLIC.
- SEWER IS PUBLIC.
- THE STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED BY A GRASS CHANNEL CREDITS, AND A PUBLIC WET POND.
- THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY DAFT McCUNE & WALKER, INC.
- THIS PROJECT FALLS UNDER THE APPROVED APFO STUDY OF S-99-12.
- THE BOUNDARY SURVEY FOR THIS PROJECT WAS PREPARED BY DAFT, McCUNE & WALKER, INC. JULY 2000.
- SUBJECT PROPERTY ZONED PEC-MXD-3 PER ZONING BOARD CASE ZB-979-M.
- SEE DEPARTMENT OF PLANNING AND ZONING FILE NO'S: S-99-12, PB-339, ZB-979-M, PB-359 (AMENDED S-99-12)
- DESIGNED TRAFFIC SPEED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL VOL. III. ALL 60' RIGHT OF WAYS 30 M.P.H.
- STREET TREES LOCATION, TYPE AND NUMBER OF TREES SHOWN ON THIS PLAN ARE TENTATIVE AND ARE USED FOR BOND PURPOSES ONLY. THE FINAL LOCATION AND VARIETY OF LOCATION AND VARIETY OF TREES MAY VARY TO ACCOMMODATE FIELD CONDITIONS INCLUDING 20' CLEARANCE OF ANY STREET LIGHT AND SHALL BE IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. BOND RELEASE IS CONTINGENT UPON SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS, AS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.
- STREAM BUFFERS ARE DETERMINED BY LAND USE ADJOINING THE OPEN SPACE. EMPLOYMENT USE = 50' BUFFER FROM ANY STREAM.
- THERE ARE NO KNOWN CEMETARIES OR GRAVE SITES ON THIS PROPERTY.
- THE STORMWATER MANAGEMENT FACILITY SHOWN ARE SCHEMATIC ONLY. ACTUAL SIZE AND LOCATION OF THE FACILITY MAY CHANGE PRIOR TO CONSTRUCTION. THE DEVELOPER ACKNOWLEDGES THAT THESE FACILITIES MUST MEET CURRENT HOWARD COUNTY DESIGN CRITERIA/OR AS APPROVED BY WAIVER.
- SOIL MAP #33.
- DEVELOPMENT OF EMERSON SECTION 3, AREA 2 UNDER THE CURRENT FOREST CONSERVATION ACT REQUIRES THE CLEARING OF APPROXIMATELY 2.20 FORESTED ACRES. WHEN EVALUATED CUMULATIVELY WITH PREVIOUS PHASES OF THE PROJECT, NO REFORESTATION IS REQUIRED. PLEASE SEE THE TRACKING CHART ON CHART 5 FOR DETAILS.
- THE EXISTING STRUCTURE ON PARCEL 'B' WILL REMAIN AND WILL REMAIN VACANT UNTIL SUCH TIME AS A WAIVER OR SITE PLAN IS APPROVED FOR EMPLOYMENT USE.
- 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-979M AND THE DECISION AND ORDER FOR PB-339 AND PB-359, (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 ACRES OF LAND RE-ZONED AS PEC-MXD-3 AND R-SC-MXD-3.
- PARCELS A&B MAY BE RESUBDIVIDED FOR EMPLOYMENT 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).



PLAN
SCALE: 1"=200'

SITE ANALYSIS DATA CHART

1. AREA TABULATION

a. TOTAL GROSS SITE AREA OF 3/2	12.35 ACRES
b. LESS STEEP SLOPES	0 ACRES
c. LESS 100 YEAR FLOODPLAIN	0 ACRES
d. NET SITE AREA	12.35 ACRES
e. AREA OF PROPOSED EMPLOYMENT PARCELS (includes road right of way)	8.92 ACRES
f. AREA OF PROPOSED OPEN SPACE LOTS	3.43 ACRES
g. AREA OF PROPOSED PUBLIC ROADS	0.86 ACRES

2. OPEN SPACE DATA

a. NUMBER OF OPEN SPACE LOTS/PARCELS PROPOSED:	1
b. OPEN SPACE REQUIRED: 4.37 ACRES (35.4% OF GROSS ACREAGE).	
c. OPEN SPACE PROVIDED: 3.43 CREDITED ACRES (the balance of the open space requirement is drawn from the excess open space in Section 2, Phase 1).	

Emerson Sections 2 & 3 (MXD) - Overall Development Tracking Chart

June 3, 2002

Section and Phase	File Reference Number	Gross Acreage	SFD Ac. (%) (A)	Other Res. Ac. (%)	Employment Ac. (%)	Open Space Ac. (%)	SFD Units	SFD Density (C)	Other Res. Units (SFA/Ap/Condo)	Other Res. Density (D)			
2/1A	F-01-136	8.4	3.6 (43%)	-	-	4.8 (57%)	-	-	-	-			
2/1B	F-01-137	97.8	49.7 (50.8%)	8.0 (8.2%)	-	40.1 (41%)	160	3 D.U./Ac.	80	10 D.U./Ac.			
2/2	F-01-145	12.7	-0-	12.7	-	-0-	-	-	120	9.4 D.U./Ac.			
2/3	F-02-65	18.5	-0-	13.6	-	4.9 (26.5%)	-	-	120	8.8 D.U./Ac.			
3/1	F-02-131	69.5	-0-	-0-	22.1	47.4 (68.2%)	-	-	-	-			
2/4	P-01-25	44.5	27.3 (61.3%)	-0-	-	17.2 (38.7%)	120	4.4 D.U./Ac.	-	-			
3/2	P-02-22	12.35	-0-	-0-	8.92	3.43 (27.8%)	-	-	-	-			
TOTAL		263.75	80.6 (32.1%)	34.3 (13.6%)	31.02 (11.8%)	117.83 (44.7%)	280		320				
							Max. Res. Units Proposed	Max. Res. Units Allowed					
Overall Density Tabs	(B) Proposed	(B) Allowed	Land Use Acreages		Proposed	Allowed	ZB 979 M	S-99-12					
Overall SFD Density	3.5	3.8	SFD		80.6	117	280	SFD	450 (37.5%)	395 (34.5%)			
Overall OR Density	9.3	12.1	OR		34.3	62	320	Apmt (OR)	500 (41.7%)	500 (43.7%)			
Overall Project Density	2.32	2.32	EMP		22.1	154.9	320	SFA (OR)	250 (20.8%)	250 (21.8%)			
							Open Space						
							114.4	183					
							TOTAL	251.4	516.9	600	TOTAL	1200	1145

- 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.
- (A) SFD acreage includes Common Open Areas (COA Lots).
 (B) Overall allowed density based on maximum number of units allowed per ZB 979 M and Max. Allowed Land Use Acreages.
 (C) Max. density for any individual SFD area is 5.0 units/acre.
 (D) Max. density for an individual OR area is 20.0 units/acre.
 (E) Proposed density tabulations are shown for informational purposes only. The proposed density tabs are based on proposed land use acreages. Those tabulations will be reconciled against the maximum density tabs with the last plat/phase.

BOUNDARY CHART

1	536034.7138	1354920.9220	N 47°23'37" W 104.05'
2	536105.1492	1354844.3410	R = 1849.86' L = 182.06'
3	536180.0790	1354678.5012	N 68°30'18" W 177.86'
4	536245.2506	1354513.0115	N 43°49'51" W 95.82'
5	536314.3728	1354446.6941	S 21°29'42" W 17.83'
6	536330.9590	1354453.1859	N 69°33'20" W 397.89'
7	536469.9420	1354080.3580	S 20°26'17" W 11.64'
8	536469.0382	1354076.2950	N 69°33'43" W 50.00'
9	536476.4979	1354029.4425	N 82°55'33" W 64.90'
10	536484.4903	1353965.0392	N 69°33'43" W 64.10'
11	536506.8740	1353904.9733	S 25°20'15" W 234.73'
12	536294.7218	1353804.5198	S 48°47'35" W 100.49'
13	536228.5194	1353728.9157	S 32°48'09" W 268.48'
14	536002.8472	1353563.4665	S 23°46'42" W 178.90'
15	535839.1368	1353511.3360	S 66°28'32" W 139.84'
16	535783.3200	1353383.1162	N 83°40'30" W 122.00'
17	535796.7604	1353261.8588	S 17°37'52" W 135.00'
18	535668.1019	1353220.9687	S 12°23'33" E 63.00'
19	535606.5698	1353234.4890	N 70°26'39" W 8.31'
20	535603.7883	1353242.3192	N 24°32'46" E 65.25'
21	535544.4329	1353269.4269	N 47°38'56" W 33.37'
22	535521.9557	1353294.0847	N 48°15'47" E 43.30'
23	535550.7841	1353326.3989	N 58°47'51" E 58.27'
24	535520.5955	1353378.2413	S 66°23'51" E 60.58'
25	535487.1860	1353448.7209	N 64°35'07" E 92.46'
26	535526.8661	1353532.2316	N 09°21'01" E 282.64'
27	535805.7487	1353578.1517	S 58°47'10" W 48.24'
28	535832.1736	1353618.5119	N 24°14'32" W 30.51'
29	535859.9892	1353631.0374	N 30°39'49" W 62.61'
30	535913.8472	1353599.1053	N 35°31'15" E 98.54'
31	535994.0499	1353656.3576	N 11°24'53" W 22.99'
32	536016.5871	1353651.8073	N 32°48'09" E 257.81'
33	536233.2914	1353791.4766	S 60°50'23" E 483.90'
34	535997.5069	1354214.0489	S 59°15'25" E 60.05'
35	535966.8263	1354265.6326	S 59°15'25" E 563.41'
36	535678.8193	1354749.8638	N 23°41'43" E 329.35'
37	535980.4004	1354882.2181	S 35°28'26" W 66.69'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Joseph Rust 6/3/02
PLANNING DIRECTOR DATE

DATE	NO.	REVISION
OWNER/DEVELOPER		
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION THE ROUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044 410-992-6000		
PROJECT		
EMERSON SECTION THREE AREA TWO		
AREA		
TAX MAP 47 BLOCK 8 & 9 ZONED: PEC-MXD-3 PARCEL: 462 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE		
PRELIMINARY TITLE SHEET		
Patton Harris Rust & Associates, p.c. Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282		
PHRA		
DATE: 6.7.02		
DESIGNED BY: A.C.R.		
DRAWN BY: DAM		
CHECKED BY: C.J.R.		
PROJECT NO: 22456 C-PREL1.DWG		
DATE: JUNE 5, 2002		
SCALE: AS SHOWN		
DRAWING NO. 1 OF 6		
CHRISTOPHER J. REID #19949		



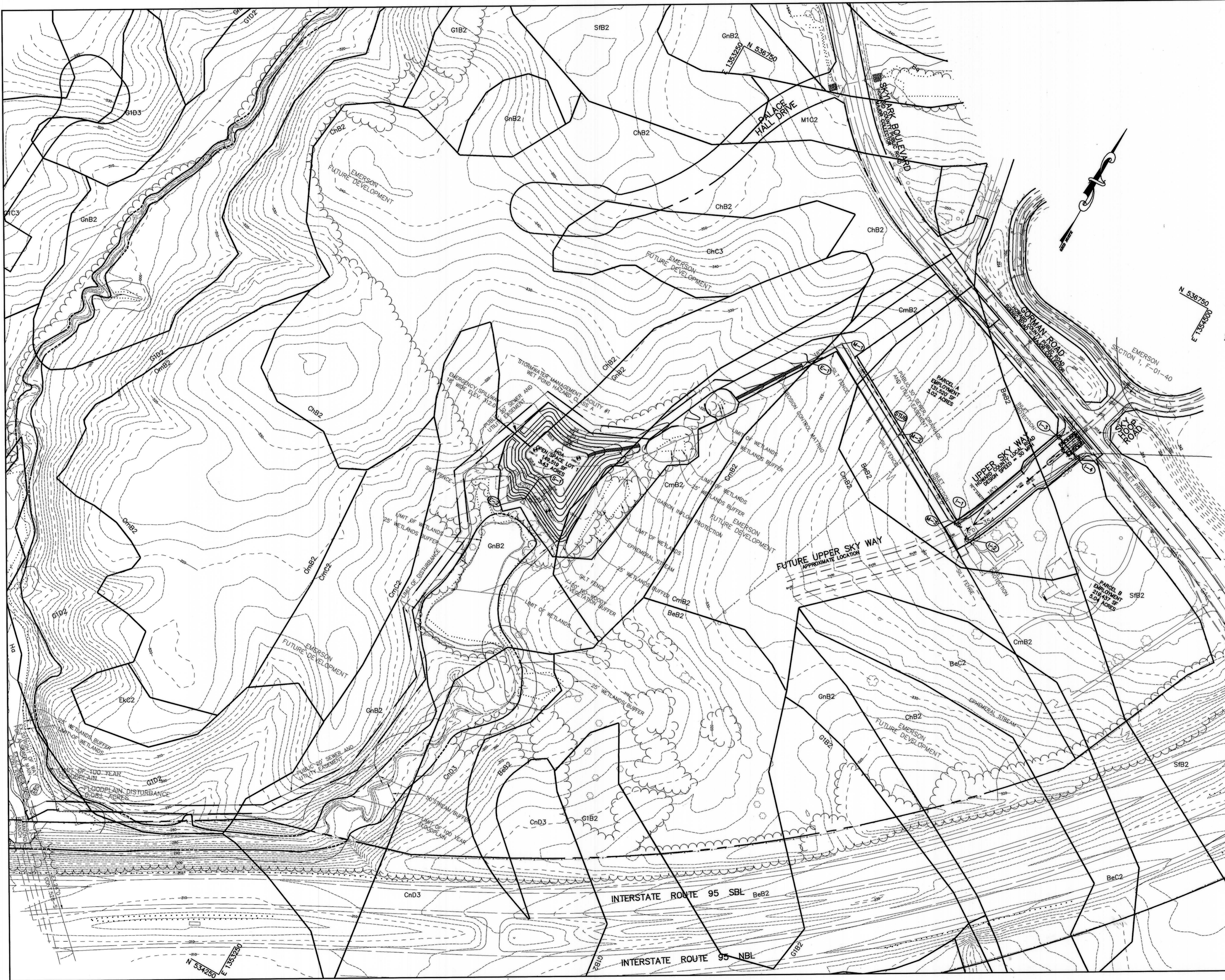
APPROVED FOR THE CITY OF COLUMBIA
 DEPARTMENT OF PLANNING AND ZONING
 TENTATIVELY APPROVED

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY

David Rust
 PLANNING DIRECTOR 4/13/02
DATE

DATE NO.	REVISION
OWNER/DEVELOPER	
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION THE ROUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044 410-992-6000	
PROJECT	
EMERSON SECTION THREE AREA TWO	
AREA	
TAX MAP 47 BLOCK 8 & 9 ZONED: PEC-MXD-3 PARCEL: 462 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
TITLE	
PRELIMINARY PLAN	
Patton Harris Rust & Associates, pc Engineers, Surveyors, Planners, Landscape Architects. PHRA 8818 Centre Park Drive Columbia, MD 21045 T 410.997.9900 F 410.997.9282	
6.5.02 DATE CHRISTOPHER J. REID #19949	DESIGNED BY : A.C.R. DRAWN BY : DAM CHECKED BY : C.J.R. PROJECT NO : 22456 C-PREL2.DWG DATE : JUNE 5, 2002 SCALE : 1" = 100' DRAWING NO. 2 OF 6

P:\project\22456\1-01\Eng\Plans\C-PREL2.dwg, Layout1, 06/04/02 08:53:38 AM, HP750C06.pcs, Arch D - 24 x 36 in. (landscape), 1:1



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Paul R. Rutt 6/13/02
PLANNING DIRECTOR DATE

SUMMARY OF GENERAL STORAGE REQUIREMENTS FOR POND

REQUIREMENT	VOLUME REQUIRED	VOLUME PROVIDED
WATER QUALITY VOLUME (WQv)	0.79 AC. FT.	0.79 AC. FT.
RECHARGE VOLUME (Rev)	2.28 AC.	3.06 AC.
CHANNEL PROTECTION VOLUME (Cpv)	1.37 AC. FT.	1.39 AC. FT.

WQv AND Cpv ARE PROVIDED IN A WET POND. Qp AND QD ARE NOT REQUIRED FOR THIS FACILITY. Rev IS PROVIDED VIA A GRASS CHANNEL.

DRAINAGE DATA

A	O	% IMP	SUMMARY CHART	
I-1	0.86	100	WQv	308.06
I-2	0.86	100	Cpv	310.96
I-3	0.86	100	Qp10	312.28
I-4	0.86	100	Qp100	312.80

DATE NO.	REVISION

OWNER/DEVELOPER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
THE ROUSE BUILDING
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
410-992-6000

PROJECT	EMERSON SECTION THREE AREA TWO
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AREA	TAX MAP 47 BLOCK 8 & 9 ZONED: PEC-MXD-3 PARCEL: 462 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
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TITLE	PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN
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Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
PHRA
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.8282

DATE	6.5.02	DESIGNED BY	A.C.R.
		DRAWN BY	DAM
		CHECKED BY	C.J.R.
		PROJECT NO.	22456
			C-PREL3.DWG
		DATE	JUNE 5, 2002
		SCALE	1" = 100'
		DRAWING NO.	3 OF 6

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 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

Paul Rust 6/13/02
 PLANNING DIRECTOR DATE

NOTE:
 SEE SHEET 5 FOR LANDSCAPE
 NOTES AND SCHEDULES

DATE NO.	REVISION
OWNER/DEVELOPER	
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION THE ROUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044 410-992-6000	
PROJECT	
EMERSON SECTION THREE AREA TWO	
AREA	
TAX MAP 47 BLOCK 8 & 9 ZONED: PEC-MXD-3 PARCEL: 462 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
TITLE	
PRELIMINARY LANDSCAPE PLAN	
Patton Harris Rust & Associates, p.c. Engineers, Surveyors, Planners, Landscape Architects.	
PHRA 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9292	
6/4/02 DATE	DESIGNED BY : PJS
	DRAWN BY : GTH
	CHECKED BY : DTD
	PROJECT NO : 22456 C-PREL4.DWG
	DATE : JUNE 5, 2002
	SCALE : 1" = 100'
DAVID T. DOWS #830	DRAWING NO. 4 OF 6

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SCHEDULE D - STORMWATER MANAGEMENT AREA LANDSCAPING	
S.W.M. POND PERIMETER	1
LANDSCAPE TYPE	B
LINEAR FEET OF TOTAL PERIMETER	±2,000'
CREDIT FOR EX. VEGETATION (NO OR YES & %)	YES, 15%
CREDIT FOR OTHER PROP. LANDSCAPING (NO OR YES & %)	NO
LINEAR FEET OF REMAINING PERIMETER	±1,700'
NUMBER OF TREES REQUIRED:	
SHADE TREES	34
EVERGREEN TREES	43
NUMBER OF PLANTS PROVIDED:	
SHADE TREES	34
EVERGREEN TREES	43
OTHER TREES (2:1 SUBSTITUTION, 50% MAX.)	0

STREET TREE CALCULATIONS		
ROAD P	380' / 40	10 LARGE TREES
TOTAL TREES REQUIRED		10 LARGE TREES
TOTAL TREES PROVIDED		10 LARGE TREES

SCHEDULE A - PERIMETER LANDSCAPE EDGE	ADJACENT TO ROADWAYS		
	1	2	3
PERIMETER	E	E	**
LANDSCAPE TYPE			
LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	1,120' ±	345' ±	563' ±
CREDIT FOR EXISTING DRIVE AISLE (LINEAR FEET)	YES 38' ±	NO	NO
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO 0'	NO 0'	NO
LINEAR FEET REMAINING	1,082' ±	345' ±	0'
CREDIT FOR WALL, FENCE, OR BERM (YES/NO/LINEAR FEET)	NO	NO	NO
NUMBER OF PLANTS REQUIRED:			
SHADE TREES	27*	10	0
EVERGREEN TREES	0	0	0
SHRUBS	271*	99	0
NUMBER OF PLANTS PROVIDED:			
SHADE TREES	0*	0*	0
EVERGREEN TREES	0	0	0
SMALL FLOWERING TREES	0*	0*	0
SHRUBS	0*	0*	0

SCHEDULE A NOTES:
 *PERIMETER 1 & 2: LANDSCAPE PLANT MATERIAL DEFERRED UNTIL SITE DEVELOPMENT PLAN FOR PARCELS A & B.
 ** NO LANDSCAPING REQUIRED BETWEEN PARCELS WITHIN THE SAME DEVELOPMENT.

GENERAL NOTES:

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$16,650. 34 SHADE TREES @ \$300 = \$10,200. 43 EVERGREEN TREES @ \$150 = \$6,450.
- THIS PLAN IS FOR LANDSCAPING PURPOSES ONLY.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
- ALL MATERIAL SELECTED SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE "USA STANDARD FOR NURSERY STOCK", LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE MINIMUM STANDARDS CITED IN THE LATEST EDITION OF "LANDSCAPE SPECIFICATION GUIDELINES" PUBLISHED BY THE LANDSCAPE CONTRACTORS ASSOCIATION.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS SHALL BE OF THE PROPER HEIGHT AND/OR SPREAD REQUIREMENTS IN ACCORDANCE WITH THIS PLAN AND THE HOWARD COUNTY LANDSCAPE MANUAL.
- NO SUBSTITUTIONS OR RELOCATION OF PLANTS MAY BE MADE WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY. ANY DEVIATION FROM THIS LANDSCAPE PLAN MAY RESULT IN A REQUIREMENT FOR SUBMITTAL OF AN OFFICIAL "REDLINE REVISION" TO THE SITE DEVELOPMENT PLAN(S) AND/OR DENIAL IN THE RELEASE OF LANDSCAPE SURETY.

FOREST CONSERVATION CALCULATIONS

BASIC SITE DATA	ACRES (1/100)
GROSS SITE AREA	264.81 *
AREA WITHIN 100 YEAR FLOODPLAIN	26.57 *
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL (IF APPLICABLE)	0.0
NET TRACT AREA	238.24
LAND USE CATEGORY	COMMERCIAL/INDUSTRIAL/OFFICE
INFORMATION FOR CALCULATIONS	
A. NET TRACT AREA	238.24
B. REFORESTATION THRESHOLD (15% x A)	35.74
C. AFFORESTATION MINIMUM (15% x A)	35.74
D. EXISTING FOREST ON NET TRACT AREA	97.88
E. FOREST AREAS TO BE CLEARED	46.04
F. FOREST AREAS TO BE RETAINED	51.84
REFORESTATION CALCULATIONS	
A. NET TRACT AREA	238.24
B. REFORESTATION THRESHOLD (15% x A)	35.74
C. EXISTING FOREST ON NET TRACT AREA	97.88
D. FOREST AREAS TO BE CLEARED	46.04
E. FOREST AREAS TO BE RETAINED	51.84
F. FOREST AREAS CLEARED ABOVE REFORESTATION THRESHOLD	46.04
G. FOREST AREAS CLEARED BELOW REFORESTATION THRESHOLD	0.00
H. FOREST AREAS RETAINED ABOVE REFORESTATION THRESHOLD	16.10
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	
$F \times 1/4$	11.51
REFORESTATION FOR CLEARING BELOW THRESHOLD	
$G \times 2$	0.00
TOTAL REFORESTATION REQUIRED	11.51
$(F \times 1/4) + (G \times 2)$	11.51
CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD	16.10
REFORESTATION REQUIRED	0.00 ACRES
REFORESTATION PROVIDED	5.03 ACRES
TOTAL	5.03 ACRES

* The gross site area includes 1.07 acres of land outside the phase limit, for a sewer and utility easement. The easement also includes 0.08 acre of floodplain. When the easement area is platted with a future phase, the acreage will be excluded from the Worksheet since it is already addressed on this plan.

FOREST CONSERVATION TRACKING CHART

Section/ Phase No.	Gross Area	Floodplain Area	Net Tract Area	Ex. Forest Area	Forest * Cleared	Forest Retained	Refor./Affor. Required	Refor./Affor. Provided	Excess Refor./Affor.	Future For. Clearing	Future Refor./Affor.	Comments
2/1A&1B	106.20	3.50	102.70	24.70	7.93	16.77	0.81	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	4.48	3.41	
2/3	137.35	4.00	133.35	34.40	12.53	21.87	1.27	5.03	3.76	4.48	3.91	
3/1	206.85	21.19	185.66	85.30	39.35	45.95	0.00	5.03	5.03	4.48	3.91	
2/4	251.39	26.49	224.90	95.68	43.84	51.84	0.00	5.03	5.03	4.48	3.91	
3/2	264.81	26.57	238.24	97.88	46.04	51.84	0.00	5.03	5.03	4.48	3.91	

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.

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

Handwritten Signature
 PLANNING DIRECTOR
 DATE 6/13/02



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

DATE NO.	REVISION
OWNER/DEVELOPER	
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION THE ROUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044 410-992-6000	
PROJECT	
EMERSON SECTION THREE AREA TWO	
AREA TAX MAP 47 BLOCK 8 & 9 ZONED: PEC-MXD-3 PARCEL: 462 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
TITLE	
PRELIMINARY NOTES AND TABULATIONS	
Patton Harris Rust & Associates, pc Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282	
DATE 6-5-02	DESIGNED BY : A.C.R.
	DRAWN BY : DAM
	CHECKED BY : C.J.R.
	PROJECT NO : 22456 C-PREL5.DWG
	DATE : JUNE 5, 2002
SCALE : NOT TO SCALE	DRAWING NO. 5 OF 6
CHRISTOPHER J. REID #19949	



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
Paul Rust 6/13/02
 PLANNING DIRECTOR DATE

- SPECIMAN TREE
- FOREST RETENTION EASEMENT
- FOREST TO BE CLEARED

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

DATE	NO.	REVISION
OWNER/DEVELOPER		
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION THE ROUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044 410-992-6000		
PROJECT		
EMERSON SECTION THREE AREA TWO		
AREA		
TAX MAP 47 BLOCK 8 & 9 ZONED: PEC-MXD-3 PARCEL: 462 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE		
PRELIMINARY FOREST CONSERVATION PLAN		

PHRA
 Patton Harris Rust & Associates, pc
 Engineers, Surveyors, Planners, Landscape Architects.
 8818 Centre Park Drive
 Columbia, MD 21045
 T 410.997.8900
 F 410.997.9282

DATE	DESIGNED BY : A.C.R.
6.5.02	DRAWN BY : DAM
	CHECKED BY : C.J.R.
CHRISTOPHER J. REID	PROJECT NO : 22456 C-PREL6.DWG
DATE : JUNE 5, 2002	SCALE : 1" = 100'
CHRISTOPHER J. REID #19949	DRAWING NO. 6 OF 6