

# FINAL PLAN EMERSON

SECTION 2, PHASE 3, PARCELS D-3, D-4  
SECTION 2, PHASE 1B, H.O.A. OPEN SPACE LOTS 166, 230  
SECTION 2, PHASE 5B, PARCEL AA 1

A RESUBDIVISION OF  
SECTION 2, PHASE 3, PARCEL D-2  
SECTION 2, PHASE 5B, PARCEL AA AND  
SECTION 2, PHASE 1B, HOA OPEN SPACE  
LOTS 166 AND 179

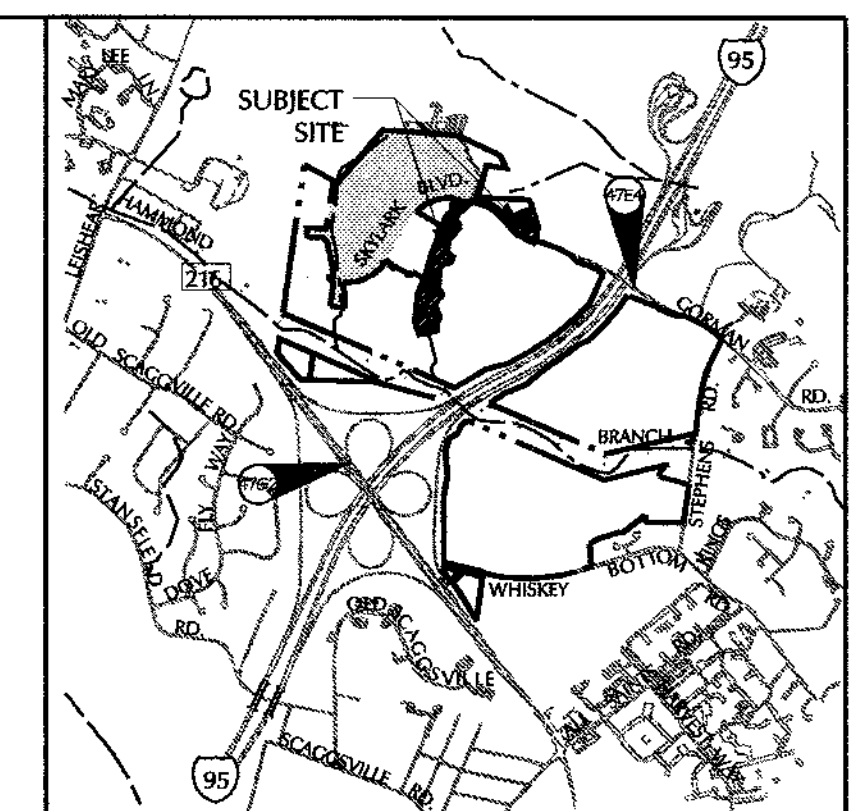
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

## BENCHMARK DESCRIPTION

COORDINATES IN MARYLAND NAD83(91) (HORIZONTAL)  
AND NGVD29 (VERTICAL) DATUMS.

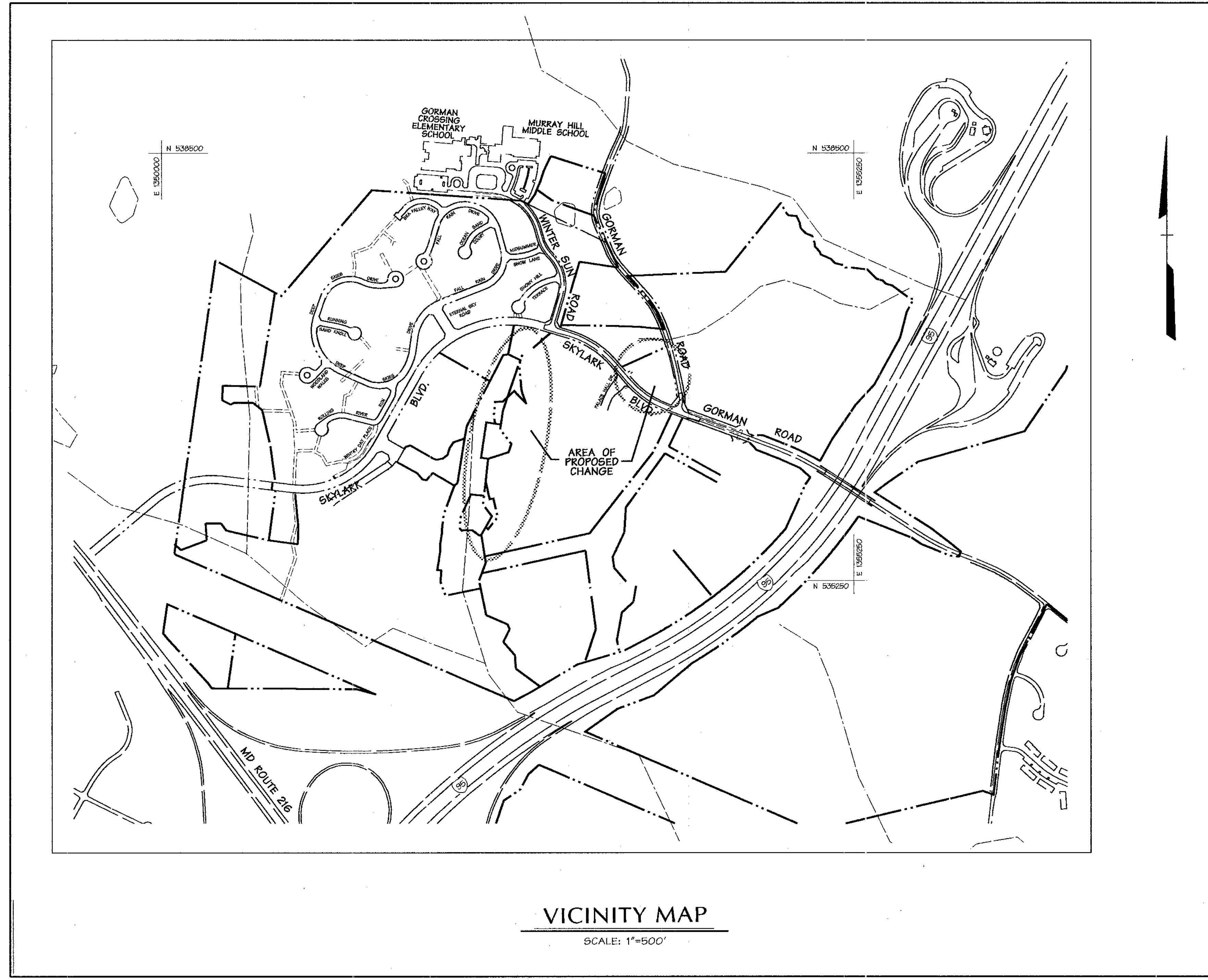
47E4 NORTHING: 163326.2295  
EASTING: 413156.2590  
ELEVATION: 339.9099.

47G2 NORTHING: 162440.1212  
EASTING: 4119539279  
ELEVATION: 364.2101.



## 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 FOOT BUFFER FROM ANY STREAM. RESIDENTIAL USES = 50 FOOT BUFFER FOR INTERMITTENT STREAMS AND 75 FOOT 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 IS 5-99-12).
4. DEVELOPMENT FOR THIS PHASE WILL BE DONE IN ACCORDANCE WITH THE DEVELOPMENT CRITERIA APPROVED WITH THE COMPREHENSIVE SKETCH PLAN 5-99-12 (PB-339).
5. TOPOGRAPHICAL INFORMATION ON THE EMERSON PROPERTY WAS OBTAINED THROUGH AERIAL PHOTOGRAPHY DURING THE SUMMER OF 1998.
6. BOUNDARY SHOWN IS FROM BOUNDARY SURVEY UNDERTAKEN BY DAFT-MCCUNE-WALKER, INC.
7. WETLAND LIMITS WERE FIELD LOCATED IN SEPTEMBER 1998 BY DAFT-MCCUNE-WALKER, INC.
8. THE 100-YEAR FLOODPLAIN FOR HAMMOND BRANCH WAS OBTAINED FROM THE HOWARD COUNTY FLOODPLAIN STUDY DATED NOVEMBER 1980 REF. D-6-10-26 & AUGUST 1986 REF. D-1065. THE 100-YEAR FLOODPLAINS FOR THE REMAINING STREAMS ARE FROM FLOOD STUDY PREPARED BY DAFT-MCCUNE-WALKER, INC. MARCH 2000.
9. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
10. PROPOSED WATER AND SEWER SYSTEMS ARE TO BE PUBLIC.
11. EXISTING UTILITIES ARE BASED ON PLANS OF RECORD.
12. THERE ARE NO KNOWN CEMETERIES OR GRAVE SITES ON THIS PROPERTY.
13. FOREST CONSERVATION ACT COMPLIANCE FOR EMERSON SECTION 2, PHASES 1, 2, AND 3 WAS PREVIOUSLY ADDRESSED UNDER F-01-137, F-01-145, AND F-02-56. THIS PLAN PROPOSES TO EXPAND EXISTING FOREST CONSERVATION EASEMENTS "1"-1 AND "3"-1 TO ADD APPROXIMATELY 158 ACRES OF FOREST RETENTION AND 179 ACRES OF REFORESTATION. THE TOTAL FOREST CONSERVATION SURETY AMOUNT IS \$32,533.36.
14. TRAFFIC STUDY SUBMITTED AND APPROVED UNDER 5-99-12 (PB-339) AND REAPPROVED UNDER PB-369.



VICINITY MAP  
SCALE: 1"=500'

SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	FOREST CONSERVATION PLAN
3	FOREST CONSERVATION PLAN

APPROVED: HOWARD COUNTY DEPT. OF PUBLIC WORKS

CHIEF, BUREAU OF HIGHWAYS \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

*Chad Danner* 3/17/05  
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

*Cindy Brantley* 3/17/05  
CHIEF, DIVISION OF LAND DEVELOPMENT HB DATE

Date	No.	Revision Description
		<b>EMERSON</b> SECTION 2, PHASE 3, PARCELS D-3, D-4 SECTION 2, PHASE 1B, H.O.A. OPEN SPACE LOTS 166, 230 SECTION 2, PHASE 5B, PARCEL AA 1 A RESUBDIVISION OF SECTION 2, PHASE 3, PARCEL D-2 SECTION 2, PHASE 5B, PARCEL AA AND SECTION 2, PHASE 1B, HOA OPEN SPACE LOTS 166 AND 179

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

**DMW**  
Daft McCune Walker, Inc.  
200 East Pennsylvania Avenue  
Towson, Maryland 21286  
(410) 586-3333  
Fax 296-4708

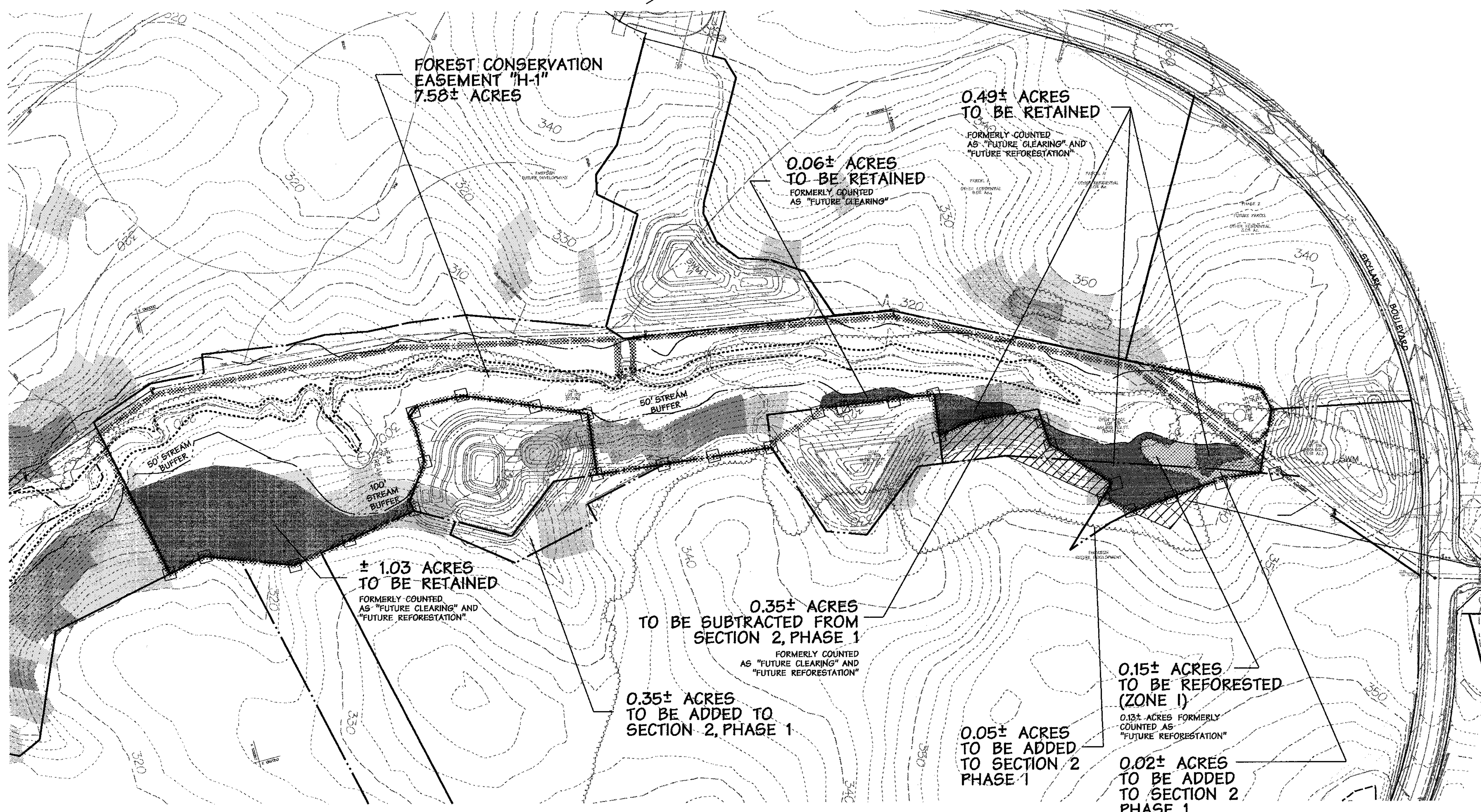
A Team of Land Planners,  
Landscape Architects,  
Engineers, Surveyors &  
Environmental Professionals

4/17/05  
Date

*Walter P. Danner*

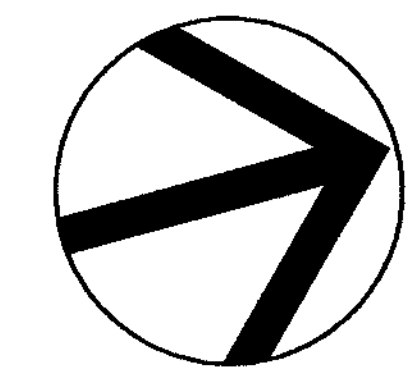
Landscape Arch. *WPD*

TITLE SHEET			
Des By	MAT/JDC	Scale	AS SHOWN
Dm By	CRH	Date	3/7/05
Chk By	SH	Approved	
			1 of 3



**Legend**

- SLOPES >25%
  - SLOPES 15%-25%
  - PROPOSED RETENTION AREAS
  - PROPOSED REFORESTATION AREAS
  - FOREST CLEARING
  - FOREST EDGE
  - FOREST CONSERVATION EASEMENT WITH RETENTION SIGNS
  - LOD PHASE 1-B
- WETLAND  
 WETLAND BUFFER  
 HEAD OF STREAM  
 STREAM  
 STREAM BUFFER  
 100 YEAR FLOOD PLAIN



4/1/05  
Date

*[Signature]*

APPROVED: HOWARD COUNTY DEPT. OF PUBLIC WORKS			
CHIEF, BUREAU OF HIGHWAYS			DATE
APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING			
<i>[Signature]</i>			DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION			DATE
<i>[Signature]</i>			DATE
CHIEF, DIVISION OF LAND DEVELOPMENT			DATE
Revision Description			
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10275 Little Patuxent Parkway Columbia, Maryland 21044			
<b>DMW</b>			
Duft-McCune-Walker, Inc. 300 East Pennsylvania Avenue Towson, Maryland 21286 (410) 286-3333 Fax: 286-4705			
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals			
TITLE			
<b>FOREST CONSERVATION PLAN</b>			
Des By	SH	Scale	1"=100'
Proj. No.			95054.D6
Dm By	CRH	Date	3/7/05
Chk By	MJP	Approved	
		2 of 3	

