

SHEET INDEX table with columns SHEET and DESCRIPTION. Includes Cover Sheet, Preliminary Plan, Preliminary Grading and Sediment Control, and Preliminary Landscape Plan.

COORDINATES

Table with columns POINT No., NORTH, and EAST. Lists coordinate data for points 502 through 562.

PRELIMINARY EQUIVALENT SKETCH PLAN

EMERSON PROPERTY

EMERSON SECTION 2, PHASE 5B, LOTS 1 through 39 and OPEN SPACE LOTS 40 through 42 EMERSON SECTION 2, PHASE 3, LOTS 1 through 39 and OPEN SPACE LOTS 40 through 43, and EMERSON SECTION 2, PHASE 3, LOTS 1 through 45 and OPEN SPACE LOTS 46 through 49, A RESUBDIVISION OF PARCELS 'AA-1', 'D-3', and 'D-4'

Howard County

Maryland

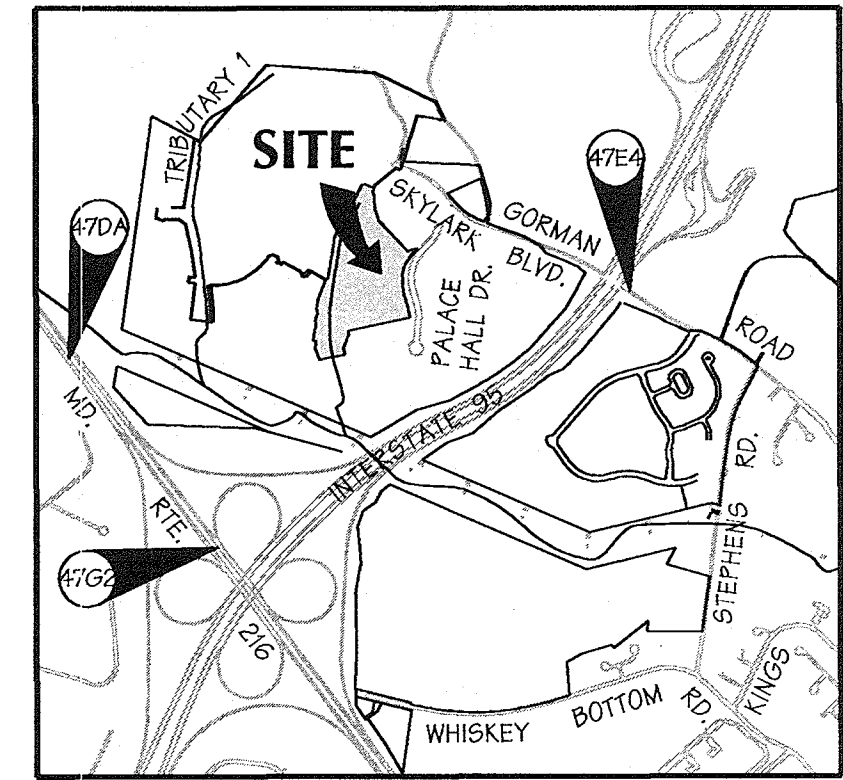
Site Analysis Data Chart

- 1. General Site Data
 - a. Present Zoning: PEC-MXD-3
 - b. Applicable DPZ File References: 5-99-12, PB-339, ZB-979-M, F-03-16, F-04-176, F-03-113, F-01-137, F-02-55, PB-389, F-04-127, P-01-17, WP-01-22, F-05-49, WP-01-14, WP-03-154, P-03-16, WP-04-14.
 - c. Proposed Use of Site or Structure(s): SEFA RESIDENTIAL
- 2. Area Tabulation
 - a. Total Area of Site: 12.6 Ac.
 - b. Approximate Area of 100 Year Floodplain: 0 Acres
 - c. Approximate Area of Steep Slopes (25% or Greater): 0 Acres
 - d. Net Area of Site: 12.6± Acres
 - e. Area of Proposed Building Lots: 7 Acres
 - f. Area of Proposed Open Space Lots: 3.6 Acres
 - g. Area of Bulk Parcels: 0 Acres
 - h. Area of Proposed Public Roads: 2.0 Acres ±
 - i. Area of Proposed Private Roads: 0.2 Ac. (Included in proposed open space).
- 3. Units/Lot Tabulation
 - a. Total Number of Residential Units/Lots Allowed for Project by Right: 20 units per gross acre allowed for individual parcels per Emerson Development criteria in the OR zone with the overall density not to exceed 12.1 units per gross acre for entire OR zone.
 - b. Total Number of Residential Units/Lots Proposed on this Submission: 123 Townhouses
 - c. Density of Project Per Gross Acres: 9.7 LOTS/ACRE
 - d. Total number of Open Space lots proposed: 11
 - e. Total Number of Non - Buildable Bulk Parcels Proposed: 0
 - f. Total Number of Total Parcels Proposed: 134
- 4. Open Space Tabulation
 - a. Open Space Required: 35%
 - b. Open Space Provided: F-02-55 A=6.5 AC. (35.1%)
 - c. Area of Non-Credited Open Space = 3.4 Acres.
- 5. Parking Tabulation
 - a. Parking Required: 283 spaces
 - b. Parking Provided: 396 spaces

General Notes

- 1. The project is in conformance with the latest Howard County Standards unless waivers have been approved.
- 2. Location of treelines, streams, topography, ex. structures, etc., derived from Prelim. 100 year Floodplain per existing Ho. Co. plans.
- 3. Water and sewer extensions for this project will be public. The drainage area is within the Patuxent Watershed.
- 4. Existing utilities shown are taken from record drawings obtained from Howard County Water & Sewer Contract Nos. 24-4148-D, 44-4161-D.
- 5. Boundary shown hereon is based on field survey by DMW dated June, 1999.
- 6. There are no known cemeteries or grave sites on this property.
- 7. The stormwater management facilities shown on this plan are taken from F-02-55 and F-01-145. The facilities are to be owned and maintained by the said H.O.A. and Howard County.
- 8. This proposal is subject to the Fifth Edition of the Subdivision and Land Development Regulations and to compliance with County Council Bill 75-2003 which amends portions of the Zoning Regulations.
- 9. The coordinates are based on the Maryland Coordinate System - Nad 83 as projected by the Howard County Geodetic Stations 47DA, 47EA, and 47G2.
- 10. The subject property is zoned PEC-MXD-3 per the February 2, 2004 Comprehensive Zoning Plan and ZB Case number 979-M.
- 11. The minimum building setback restrictions from property lines and public road right-of-way lines for all SFA lots shall be in accordance with the Comprehensive Sketch Plan Development Criteria approved under 5-99-12, PB-339 (Comprehensive Sketch Plan, 5-99-12).
- 12. Phasing for this project is in accordance with the Decision and Order for Zoning Board Case number 979-M and the Decision and Order approved for PB-339 (Comprehensive Sketch Plan, 5-99-12).
- 13. There are no wetlands, streams, or required buffers and 100 year flood plain located within the limits of this submission.
- 14. This project complies with the forest conservation requirements of Section 16.1200 of the Howard County Code and the Forest Conservation Manual because the obligation was previously addressed under F-01-137, F-01-145, F-02-55, and F-05-49.
- 15. Open space areas may contain active recreational facilities as allowed in the approved Development Criteria.
- 16. Landscaping and street trees are to be provided in accordance with Section 16.124 of the Howard County Code, the Landscape Manual and the approved Emerson Landscape and Street Tree Design Criteria.
- 17. Parcel AA-1 was allocated 39 units, Parcel D-3 was allocated 39 units, and Parcel D-4 was allocated 45 units with the recordation of F-05-49, Plat Nos. 17381 thru 17383.
- 18a. WP-04-14, Emerson 213, Bulk Parcel D-1 approved on September 10, 2003. Section 16.1106.h.(2) establishes the milestone date by which as sketch plan/preliminary equivalent sketch plan (for fee-simple lots) or a site plan (for condominium development or non-residential development) must be submitted when a bulk parcel is recorded on a record plat, and Section 16.144.(g), which provides that when a milestone date is not complied with, the plan shall be voided and all previous approvals and housing unit allocations rescinded.
- 18b. A waiver request has been approved on 1/23/06 to waive Section 2.5.2.H of Design Manual, Volume III to reduce the required sight distance from 462' to 350'.

BENCHMARK DESCRIPTION table with columns BENCHMARK and DESCRIPTION.

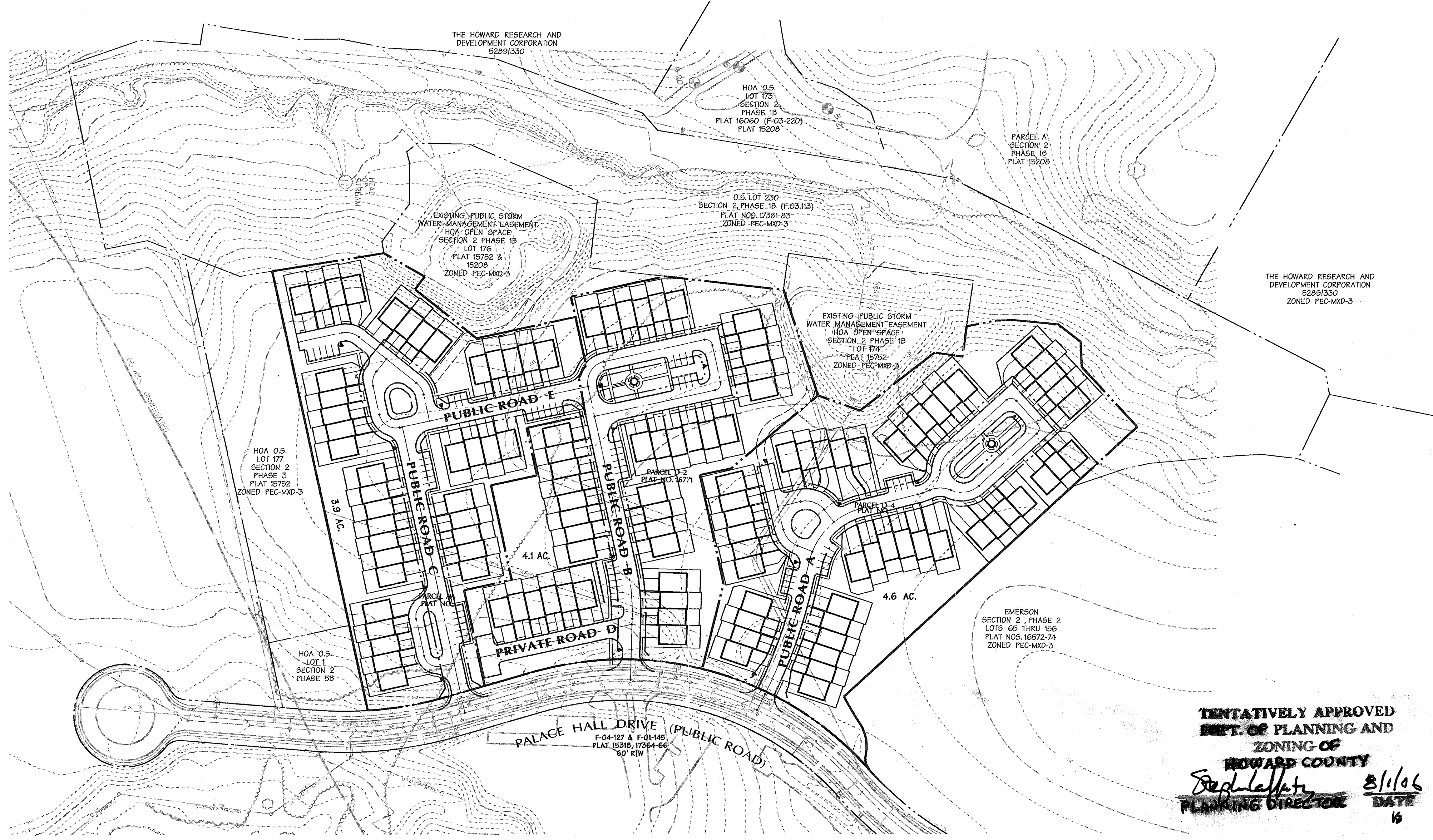


VICINITY MAP

SCALE: 1"=1000'

CURVE DATA

Table with columns CURVE, DELTA, RADIUS, LENGTH, TANGENT, and CHORD. Lists curve data for various curves labeled A through U.



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Professional Engineer
PLANNING DIRECTOR DATE 8/1/06

PLAN

Scale: 1"=200'

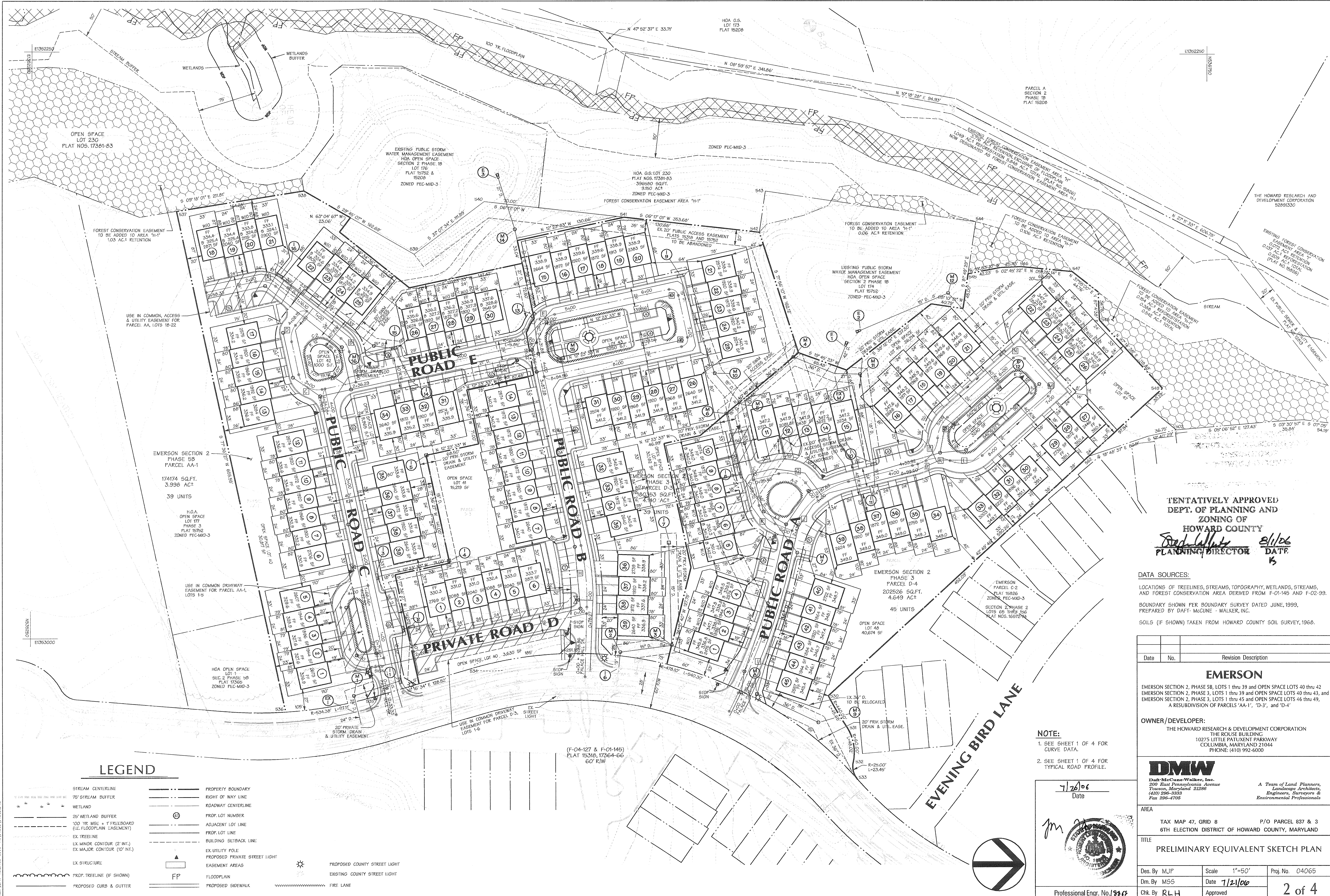
Emerson Section 2 & 3 (MXD) Overall Development Tracking Chart. Table with columns Section and Phase, File Reference Number, Gross Acreage, SFDA, Employment Ac. (%), Open Space Ac. (%), SPD Units, SPD Density, Other Res. Units, and Other Res. Density.

Professional Engineer's seal and signature area for MJP (Professional Engineer No. 1366).

Project information block including owner/developer (THE HOWARD RESEARCH & DEVELOPMENT CORPORATION), location (THE ROUSE BUILDING, 10275 LITTLE PATUXENT PARKWAY, COLUMBIA, MARYLAND 21044), and drawing details (TAX MAP 47, GRID 8, P/O PARCEL 837 & 3, 6TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND).

Monday, July 17, 2006 10:46:05 AM

Monday, July 17, 2006 10:46:05 AM



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
David L. Walker 8/1/06
 PLANNING DIRECTOR DATE

DATA SOURCES:
 LOCATIONS OF TRELINES, STREAMS, TOPOGRAPHY, WETLANDS, STREAMS,
 AND FOREST CONSERVATION AREA DERIVED FROM F-01-145 AND F-02-99.
 BOUNDARY SHOWN PER BOUNDARY SURVEY DATED JUNE, 1999,
 PREPARED BY DAFT-McCUNE - WALKER, INC.
 SOILS (IF SHOWN) TAKEN FROM HOWARD COUNTY SOIL SURVEY, 1968.

Date	No.	Revision Description
		EMERSON
		EMERSON SECTION 2, PHASE 3B, LOTS 1 THRU 39 AND OPEN SPACE LOTS 40 THRU 42 EMERSON SECTION 2, PHASE 3, LOTS 1 THRU 39 AND OPEN SPACE LOTS 40 THRU 43, AND EMERSON SECTION 2, PHASE 3, LOTS 1 THRU 45 AND OPEN SPACE LOTS 46 THRU 49, A RESUBDIVISION OF PARCELS 'AA-1', 'D-3', AND 'D-4'
		OWNER/DEVELOPER: THE HOWARD RESEARCH & DEVELOPMENT CORPORATION THE ROUSE BUILDING 10275 LITTLE PATENT PARKWAY COLUMBIA, MARYLAND 21044 PHONE: (410) 992-6000

DMW
 Daft McCune Walker, Inc.
 300 East Pennsylvania Avenue
 Towson, Maryland 21286
 (410) 296-3333
 Fax 396-4705
 A Team of Land Planners,
 Landscape Architects,
 Engineers, Surveyors &
 Environmental Professionals

AREA	TAX MAP 47, GRID 8	P/O PARCEL 837 & 3
TITLE	6TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND	
PRELIMINARY EQUIVALENT SKETCH PLAN		
Des. By MJJ	Scale 1"=50'	Proj. No. 04065
Drn. By MSS	Date 7/21/06	2 of 4
Chk. By RLH	Approved	SP-06-05

LEGEND

- 51' STREAM CENTERLINE
- 75' STREAM BUFFER
- WETLAND
- 25' WETLAND BUFFER
- 100' YR. WBL + 1' FLOODBOARD (L.F. FLOODPLAIN EASEMENT)
- EX. TRELINE
- LX. MINOR CONTOUR (2' INT.)
- EX. MAJOR CONTOUR (10' INT.)
- LX. STRUCTURAL
- PROP. TRELINE (IF SHOWN)
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- ROADWAY CENTERLINE
- PROP. LOT NUMBER
- ADJACENT LOT LINE
- PROP. LOT LINE
- BUILDING SETBACK LINE
- EX. UTILITY POLE
- PROPOSED PRIVATE STREET LIGHT
- EASEMENT AREAS
- FLOODPLAIN
- PROPOSED SIDEWALK
- PROPOSED COUNTY STREET LIGHT
- EXISTING COUNTY STREET LIGHT
- FIRE LANE

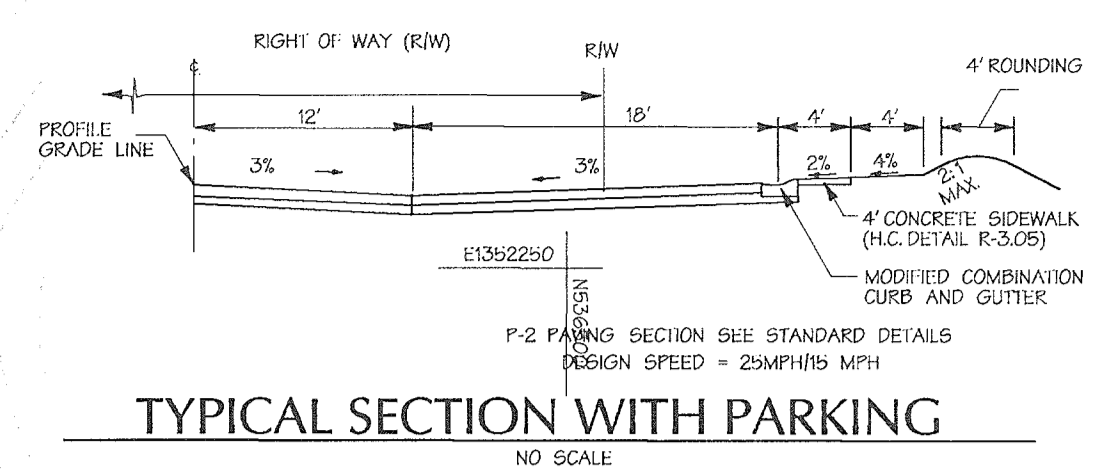
NOTE:
 1. SEE SHEET 1 OF 4 FOR CURVE DATA.
 2. SEE SHEET 1 OF 4 FOR TYPICAL ROAD PROFILE.

7/21/06
 Date

 Professional Engr. No. 19866

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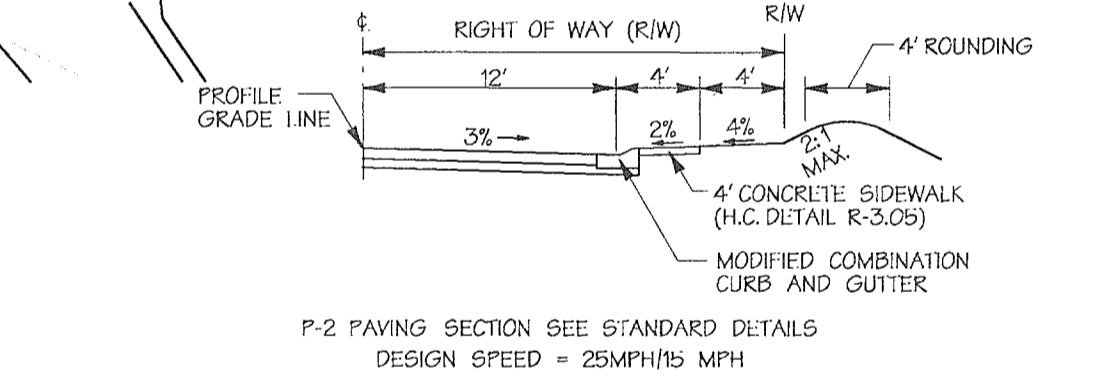
TYPICAL SECTION WITH PARKING
NO SCALE

ROAD 'C' STA. 0+95 - STA. 1+60
 STA. 3+20 - STA. 3+80
 ROAD 'B' STA. 1+02 - STA. 1+60
 STA. 2+85 - STA. 3+45
 ROAD 'A' STA. 1+75 - STA. 2+80
 STA. 3+80 - STA. 4+20

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
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HOWARD COUNTY

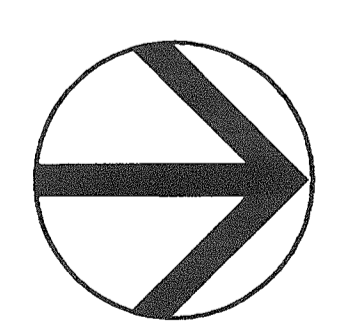
Steph Walker
 PLANNING DIRECTOR

8/1/06
 DATE



TYPICAL SECTION WITHOUT PARKING
NO SCALE

Date	No.	Revision Description
		EMERSON
		EMERSON SECTION 2, PHASE 5B, LOTS 1 thru 39 and OPEN SPACE LOTS 40 thru 43 EMERSON SECTION 2, PHASE 3, LOTS 1 thru 39 and OPEN SPACE LOTS 40 thru 43, and EMERSON SECTION 2, PHASE 3, LOTS 1 thru 45 and OPEN SPACE LOTS 46 thru 49, A RESUBDIVISION OF PARCELS 'AA-1', 'D-3', and 'D-4'
		OWNER/DEVELOPER: THE HOWARD RESEARCH & DEVELOPMENT CORPORATION THE ROUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044 PHONE: (410) 992-6000
		DMW Dan-McCune-Walker, Inc. 200 East Pennsylvania Avenue Towson, Maryland 21286 (410) 296-3333 Fax 296-4705 A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
		AREA TAX MAP 47, GRID 8 P/O PARCEL 837 & 3 6TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
		TITLE PRELIMINARY EQUIVALENT SKETCH PLAN PRELIMINARY GRADING & SEDIMENT CONTROL
		Des. By CRW Scale 1" = 50' Proj. No. 04065
		Drn. By WDE Date 7/21/06
		Chk. By RLH Approved



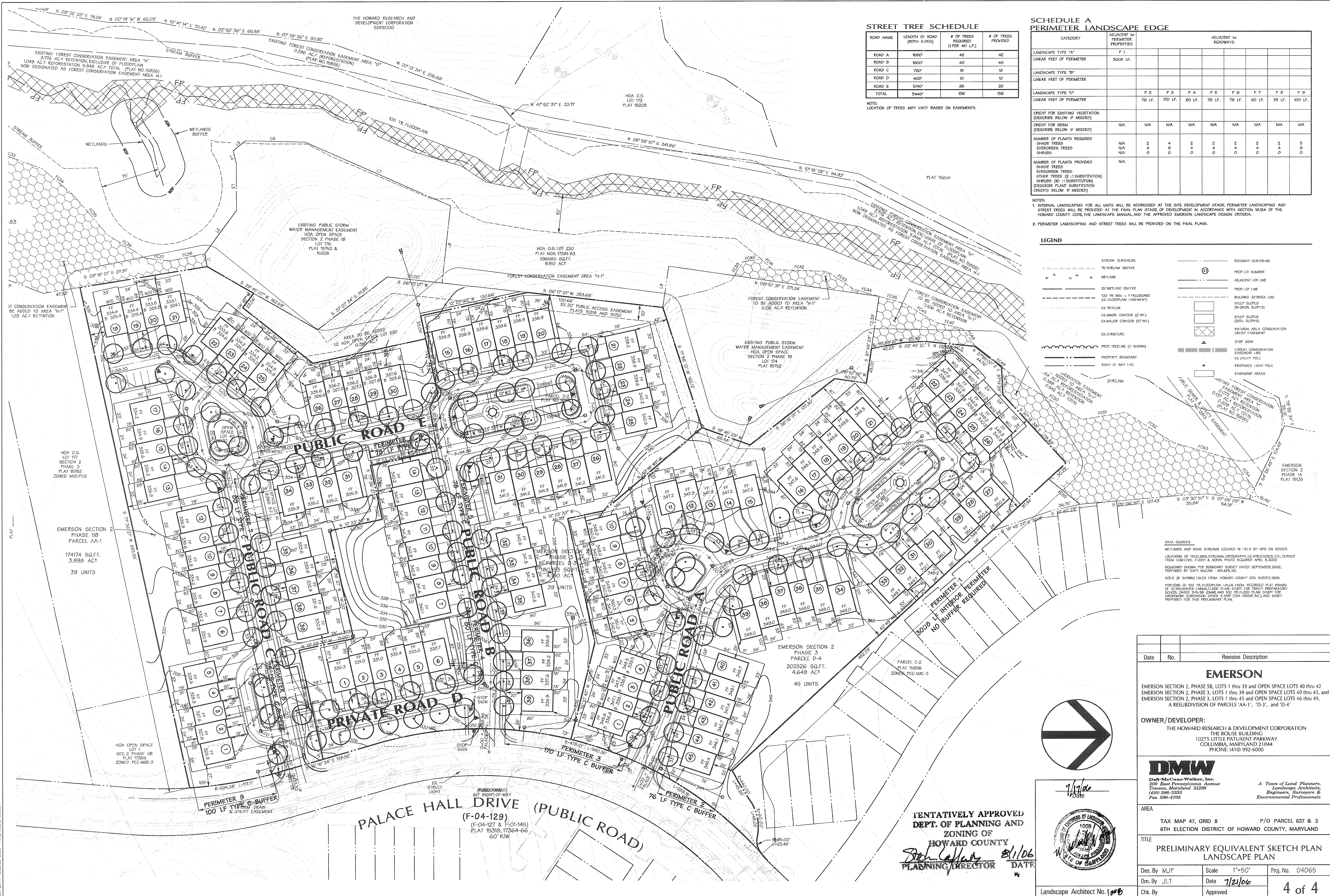
7/20/06
 Date



Professional Engr. No. 15846

LEGEND

<ul style="list-style-type: none"> 75' STREAM BUFFER WEILAND 25' WETLAND BUFFER 100' W. W.S. + 1' FLOODPLAIN (ELEVATION EASEMENT) EX. TRAILLINE EX. MINOR CONTOUR (2' INT.) EX. MAJOR CONTOUR (20' INT.) EX. STRUCTURE PROP. TRAILLINE (IF SHOWN) PROPERTY BOUNDARY RIGHT OF WAY LINE 	<ul style="list-style-type: none"> ROADWAY CENTERLINE PROP. LOT NUMBER ADJACENT LOT LINE PROP. LOT LINE BUILDING SHIPBACK LINE EX. UTILITY POLE PROPOSED LIGHT POLE EASEMENT AREAS FARTH DIKE SUPER SILT FENCE SUPER FENCE DIVERSION GABION MATTRESS INLET PROTECTION # 2 STONE CHECK DAM PROPOSED CONTOURS
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STREET TREE SCHEDULE

ROAD NAME	LENGTH OF ROAD (BOTH SIDES)	# OF TREES REQUIRED (1 PER 40 LF.)	# OF TREES PROVIDED
ROAD A	1620'	42	42
ROAD B	1600'	40	40
ROAD C	720'	18	18
ROAD D	400'	10	10
ROAD E	1040'	26	26
TOTAL	5440'	136	136

NOTE: LOCATION OF TREES MAY VARY BASED ON EASEMENTS.

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES									ADJACENT TO ROADWAYS									
	F 1	F 2	F 3	F 4	F 5	F 6	F 7	F 8	F 9	F 1	F 2	F 3	F 4	F 5	F 6	F 7	F 8	F 9	
LANDSCAPE TYPE "A"																			
LINEAR FEET OF PERIMETER																			
LANDSCAPE TYPE "B"																			
LINEAR FEET OF PERIMETER																			
LANDSCAPE TYPE "C"																			
LINEAR FEET OF PERIMETER																			
CREDIT FOR EXISTING VEGETATION (DESCRIBE BELOW IF NEEDED)																			
CREDIT FOR BERM (DESCRIBE BELOW IF NEEDED)																			
NUMBER OF PLANTS REQUIRED																			
SHADE TREES	N/A	2	4	2	2	2	2	2	3										
EVERGREEN TREES	N/A	4	8	4	4	4	4	4	6										
SHRUBS	N/A	0	0	0	0	0	0	0	0										
NUMBER OF PLANTS PROVIDED																			
SHADE TREES	N/A																		
EVERGREEN TREES	N/A																		
OTHER TREES (2:1 SUBSTITUTION)	N/A																		
SHRUBS (10:1 SUBSTITUTION)	N/A																		
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)																			

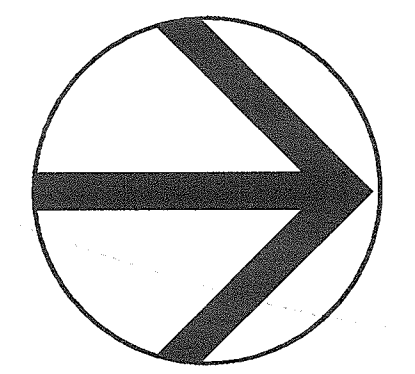
NOTE:
 1. INTERNAL LANDSCAPING FOR ALL UNITS WILL BE ADDRESSED AT THE SITE DEVELOPMENT STAGE. PERIMETER LANDSCAPING AND STREET TREES WILL BE PROVIDED AT THE FINAL PHASE OF DEVELOPMENT IN ACCORDANCE WITH SECTION 16.04 OF THE HOWARD COUNTY CODE, THE LANDSCAPE MANUAL AND THE APPROVED EMERSON LANDSCAPE DESIGN CRITERIA.
 2. PERIMETER LANDSCAPING AND STREET TREES WILL BE PROVIDED ON THE FINAL PLANS.

LEGEND

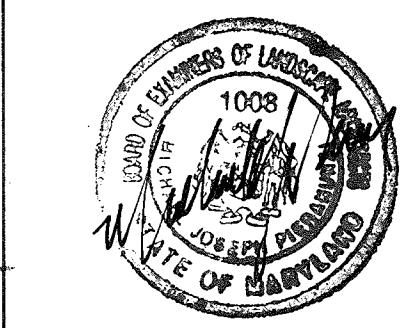
STREAM CENTERLINE 75' STREAM BUFFER WETLAND 25' WETLAND BUFFER 100 YR FLOODPLAIN (SEE FLOODPLAIN EASEMENT) EASEMENT EASEMENT CONTOUR (2' INT.) EASEMENT CONTOUR (10' INT.) PROP. TREE LINE (IF SHOWN) PROPERTY BOUNDARY RIGHT OF WAY LINE STREAM	ROADWAY CENTERLINE PROP. LOT NUMBER ADJACENT LOT LINE PROP. LOT LINE BUILDING SETBACK LINE EASEMENT SLOPE (2% & SLOPE) NATURAL AREA CONSERVATION CREDIT FASHMINT STOP SIGN FOREST CONSERVATION EASEMENT LINE UK UTILITY POLE PROPOSED LIGHT POLE EASEMENT AREAS
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DATA SOURCES
 WETLANDS AND SOME STREAMS LOCATED IN FIELD BY GPS ON 10/10/05.
 LOCATIONS OF TRAILS, STREAMS, TOPOGRAPHY, ETC. DERIVED FROM LOWE, INC. Aerial Photo Acquired APRIL 5, 2002.
 BOUNDARY SHOWN PER BOUNDARY SURVEY DATED SEPTEMBER, 2002, PREPARED BY DAVID MAGNIE - WALKER, INC.
 NOTES (IF SHOWN) TAKEN FROM HOWARD COUNTY SOIL SURVEY, 2000.
 PERIMETER OF 100 YR FLOODPLAIN TAKEN FROM RECORDED PLAN PERMITS OF DIVISION OF PUBLIC SAFETY AND FIRE DEPARTMENT FOR TRINITY PREPARATORY SCHOOL, SHEET 5-10 (DAM) AND 100 YR FLOOD PLAIN STUDY FOR GROWTH SUPERVISION DATED 4/10/07 (ISA GROUPING) AND STUDY PREPARED FOR THIS PRELIMINARY PLAN.

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
John Callahan 8/1/06
 PLANNING DIRECTOR DATE



7/1/06
 Date



Date	No.	Revision Description
		EMERSON
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		DMW Dart McCune Walker, Inc. 300 East Pennsylvania Avenue Towson, Maryland 21286 (410) 296-3333 Fax 296-4705 <i>A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals</i>
		AREA TAX MAP 47, GRID 8 P/O PARCEL 837 & 3 6TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
		TITLE PRELIMINARY EQUIVALENT SKETCH PLAN LANDSCAPE PLAN
Des. By	MJP	Scale 1"=50'
Drn. By	JLT	Date 7/21/06
Chk. By		Approved
		Proj. No. 04065
		4 of 4
		SP-06-05

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