

GENERAL NOTES

- Existing Zoning: PEC-MXD-3 per April 2004 Comprehensive Zoning Plan and ZB Case No. 9788
 - Dead Reference: M.D.R. 5289, FOLIO 330; M.D.R. 8548, FOLIO 354
 - Plot Reference: 17382
 - Gross Area of Tract: 8,1295 ac.
 - Area of 100 Year Floodplain: N/A
 - Area of Steep Slopes: 0.20 ac.
 - Net Area of Tract: 8,1295 ac.
 - Number of Proposed Lots/Parcels: 85
 - Area of Proposed Lots/Parcels: 6,5330 ac.
- a) Buildable Lots: 78
 b) Open Space Lots: 2,5460 ac. (31.4% of This Resubdivision)
 c) 35.5% Provided Under F-03-13
 d) Minimum open space required is 35%
 e) Area of proposed public roads: 1,5465 acs.
- Land for a Public Road will be dedicated under this final plan.
 - This project is in conformance with the latest Howard County Standards unless waived have been approved.
 - The existing topography shown hereon is based on a field survey prepared by DeTario Design Consultants, Inc., dated March, 2006.
 - Landscaping for this development and landscaping surety is provided as part of the Developers Agreement, at final plan stage, in accordance with the latest edition of the Howard County Landscape Manual and the approved Emerson Landscape and Street Tree Design criteria. 15 shade trees, 20 evergreen trees are required and \$90,000 surety to be paid with a DPW (Developer's Agreement).
 - The Forest Conservation Easement has been established to fulfill the requirements of section 16.1200 of the Howard County Code and Forest Conservation Act. No clearing, grading or construction is permitted within the Forest Conservation Easement; however, Forest Management Practices as defined in the deed of Forest Conservation Easement are allowed. This project complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation. 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-02-55 and for Phase 5B under F-05-044. The total Forest Conservation surety amount is \$52,533.36 paid under F-05-044.
 - The coordinates shown hereon are based upon the Howard County Geospatial Control, which is based upon the National State Coordinate System, Howard County Monument No. 47DC & 47EB were used for this project.
 - This property is within the Metropolitan District.
 - Stormwater management for this development is provided under F-02-55 & F-01-145. Quality & quantity stormwater management for section 2, phase 2 is provided by one wet pond facility. The wet pond facility will be located on Section 16.1200 of the Howard County Code. Access to the storm facility is via Palace Hall Drive. The subdivision in the Patuxent River sub-basin and is a class one watershed.
 - Existing utilities shown hereon are based on field surveys and record drawings.
 - There is no floodplain onsite, there are no steep slopes, streams or buffers onsite.
 - There are no wetlands onsite based on Plat 17382, recorded July 28, 2005.
 - Traffic study prepared by Welle & Associates, Inc. dated February, 2006.
 - The geotechnical study for this project was prepared by Hillie Carnes Engineering Associates, Inc. in February, 2004.
 - Project Background Information:
 - Subdivision Name: Emerson Parcels D3/AA-1.
 - Tax Map/Block/Parcel: 47/8/3 & 837
 - Zoning: PEC-MXD-3
 - Election District: 6th
 - Total (Gross) Tract Area: 8,1295 ac.
 - Number of Proposed Lots/Parcels: 85
 - Applicable Department of Planning Zoning File No.'s: S-99-12 (Key Property), F-03-13, F-02-15, WP-03-46, WP-99-96, PB-339, PB359, ZB-979-M, SP-06-05, F-05-49, F-07-164.
 - There are no existing dwellings on the site.
 - The proposed access streets shall be public.
 - B.M. denotes the Building Restriction Lines.
 - Sediment and erosion control measures are provided on the final plan in accordance with the 1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control.
 - Street trees are provided on the access streets in accordance with Section 16.124 of the Howard County Subdivision Regulations.
 - Sidewalks are provided in accordance with Section 16.134 of the Howard County Subdivision Regulations.
 - A Community Input Meeting is not required in the MXD zone.
 - The minimum building setback restrictions from property lines and public road right-of-way lines for the SFA residential lots shall be in accordance with the comprehensive Sketch Plan Development Criteria approved under S-99-12, PB-339 and PB-359.
 - Phasing for this project is in accordance with the Decision and Order for Zoning Board Case No. 479-M and the Decision and Order approved for PB-339 (Comprehensive Sketch Plan, S-99-12).
 - There are no historic structures or cemeteries located on the subject property.
 - No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the wetlands, stream or their required buffers, flood plain and forest conservation easement.
 - All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications if applicable.
 - The contractor shall notify the Department of Public Works/Bureau of Engineering/Construction Division at (410)-318-1880 at least (5) working days prior to the start of work.
 - The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work to be done.
 - Traffic control devices, markings and signs shall be in accordance with the latest edition of the Manual of Uniform Traffic Control Devices (MUTCD). All street and regulatory signs shall be in place prior to placement of any asphalt.
 - All sign posts used for traffic control signs installed in the County Right-of-way shall be mounted on a 2" galvanized steel, perforated, square tube post (14 gauge) inserted into a 2-1/2" galvanized steel, perforated, square tube sleeve (12 gauge)-3' long. A galvanized steel pole cap shall be mounted on top of each post.
 - Street light placement and the type of fixture and pole shall be in accordance with the Howard County Design Manual, Volume III (1995) and as modified by Guidelines for Street Lights in Residential Developments June (1993). A minimum spacing of 20' shall be maintained between any streetlight and any tree.
 - Water is public. Contract # 24-4493-D
 - San sewer is public. Contract # 24-4493-D
 - Parcel D-3 & AA-1 were each allocated 39 units with the recordation of F-05-49, Plat Nos. 17381 through 17385.
 - Provide sidewalk ramps at all intersections with truncated dome pad per current ADA standards.
 - WP-04-14, Emerson 2/3, Bulk Parcel D-1 approved on September 10, 2003 Section 16.1106.h.(2) establishes the milestone date by which a 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.(a), 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.

FINAL ROAD CONSTRUCTION PLANS

for

EMERSON SECTION 2 & AA-1

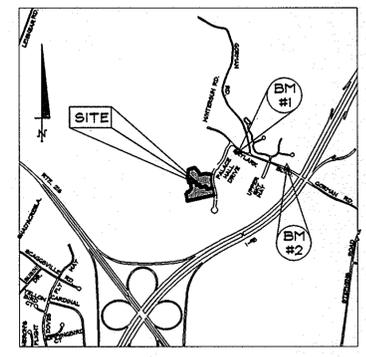
EMERSON, SECTION 2, PHASE 3, LOTS 1 thru 39 and OPEN SPACE LOTS 40 thru 42, A RESUBDIVISION OF PARCEL 'D-3' and EMERSON, SECTION 2, PHASE 5B, LOTS 1 thru 39 and OPEN SPACE LOTS 40 thru 43, A RESUBDIVISION OF PARCEL AA-1
 TAX MAP 47, GRID 8, PARCELS 3 & 837
 6TH ELECTION DISTRICT HOWARD COUNTY, MD

BENCHMARK

DESCRIPTION

BENCHMARK #1
 N. 536615.0187
 E. 1356579.1226
 B.M. 47DC
 ELEV. 343.249

BENCHMARK #2
 N. 536212.7456
 E. 1354833.6403
 B.M. 47EB
 ELEV. 354.296



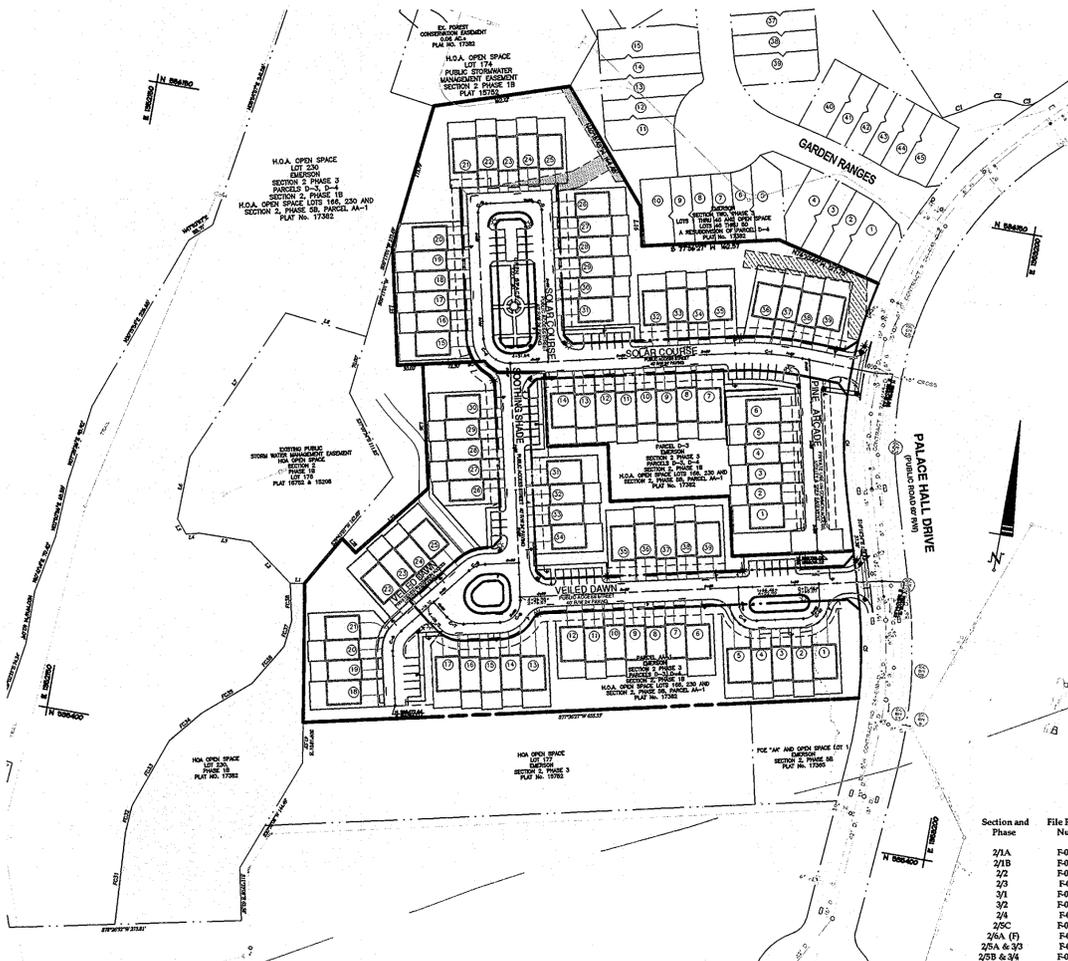
VICINITY MAP
 SCALE: 1"=2000'

Site Analysis Data Chart

- General Site Data
 - Present Zoning: PEC MXD-3
 - Applicable DPA File References: S-99-12, PB-339, ZB-979-M, F-03-16, F-04-176, F-03-115, F-01-137, F-02-55, PB-359, F-04-127, F-01-17, WP-01-22, F-05-49, WP-01-14, WP-03-154, F-03-16, WP-04-14, SP-06-05, F-07-164.
 - Proposed Use of Site or Structure(s): SFA RESIDENTIAL - Proposed Water and Sewer Systems: Public - Private
 Any Other Information Which May be Relevant: N/A
- Area Tabulation
 - Total Area of Site 8,1295 Ac.
 - Parcel D-3 = 4,1308 Ac. +/-
 - Parcel AA-1 = 3,9887 Ac. +/-
 - Approximate Area of 100 Year Floodplain: 0 Acres
 - Approximate Area of Steep Slopes (25% or Greater): 0 Acres
 - Net Area of Site 8,1295 Ac. +/-
 - Area of Proposed Building Lots: 3,9850 Acres
 - Area of Proposed Open Space Lots: 2,5480 Acres
 - Area of Bulk Parcels: 0 Acres
 - Area of Proposed Public Roads: 1,5965 Ac. +/-
 - Area of Proposed Private Roads: 0.273 Ac. (Included in proposed open space).
- Unit/Lot Tabulation
 - 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.
 - Parcel D-3/AA-1 = 78 units
 - Total Number of Residential Units/Lots Proposed on this Submission
 - Parcel D-3 = 39
 - Parcel AA-1 = 39
 - Density of Project Per Gross Acre: 9.5 units
 - Total number of Open Space lots proposed: 7
 - Total Number of Non-Buildable Bulk Parcels Proposed: 0
 - Total Number of Lots/Parcels Proposed: 85
- Open Space Tabulation
 - Open Space Required: 35%
 - Open Space Provided:
 - F-02-55, Parcel D A=6.5 acres (35.1%)
 - F-04-127, Parcel AA A=6.9 acres (28.4%)
 - This Plan A=2.54 acres (31.4%)
- Parking Tabulation
 - Parking Required: 156 spaces
 (78 Units x 2.0 spaces/unit = 156 spaces)
 - Parking Provided: 203 spaces (47 overflow spaces)

DRAWING INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	FINAL ROAD PLAN & PROFILE
3	FINAL ROAD PLAN & PROFILE
4	FINAL ROAD PLAN & PROFILE
5	GRADING & SEDIMENT CONTROL PLAN
6	SEDIMENT CONTROL DETAILS AND SITE DETAILS
7	SEDIMENT EROSION CONTROL NOTES
8	STORM DRAIN DRAINAGE AREA MAP
9	STORM DRAIN DRAINAGE AREA MAP PROFILE
10	LANDSCAPE PLAN DETAILS, NOTES AND STREET TREE PLAN



LOCATION MAP
 SCALE: 1"=100'

COORDINATE TABLE

POINT	NORTH	EAST
300	536061.7292	1353029.3361
301	536092.2481	1352905.2819
302	536057.4023	1352746.6950
303	536103.2474	1352736.6106
304	536228.7220	1352630.1974
348	535990.0634	1353017.3866
349	535925.0776	1353016.0130
350	535913.4955	1353034.6495
381	535748.2067	1353054.5867
382	535714.5798	1352915.1960
383	535763.9245	1352899.9585
384	535763.9245	1352762.2480
385	535820.5647	1352747.5474
386	535805.3325	1352678.2016
387	535883.4220	1352661.0493
388	535890.7743	1352659.4271
389	535981.1999	1352605.0441
390	535883.7669	1352594.8157
361	535881.2915	1352587.1324
362	535886.6765	1352575.2311
363	535869.2943	1352487.0206
364	536005.7063	1352487.0473
365	536176.4522	1352476.0686
366	535937.8968	1352366.2942
367	535939.0563	1352355.9235
368	535931.9267	1352381.7935
369	535912.8592	1352362.1668
370	536086.2217	1352323.5281
371	536112.4667	1352355.8394
372	535997.5459	1352374.3831
373	535929.9249	1352366.2942
374	535970.9948	1352375.2092
375	535979.0442	1352456.9111
376	535977.8900	1353003.4301
377	535912.7791	1352608.2638
378	535916.5884	1352602.3045
379	536053.8023	1352572.2740
380	536053.8016	1352576.0910
381	536064.2168	1352600.4766
382	536060.4092	1352606.4325
383	535924.0781	1352636.3881
384	535918.1215	1352632.5777
385	535917.5794	1352460.3962
386	535763.9246	1352994.2960

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHD. BRG.	CHD. DIST.	TANGENT
C1	478.10'	251.17'	50°08'01"	S 01°13'34" E	248.29'	128.55'
C2	534.38'	117.11'	12°33'22"	N 02°13'31" E	116.87'	53.79'
C3	25.00'	5.85'	13°24'51"	N 63°38'43" E	5.84'	2.94'
C4	34.00'	14.82'	21°46'17"	S 54°25'00" E	14.73'	7.50'
C5	310.00'	74.66'	13°47'55"	S 84°30'25" W	74.48'	37.51'
C6	50.00'	27.84'	31°54'26"	S 28°22'46" E	27.44'	14.23'
C7	350.00'	84.22'	19°47'55"	S 84°30'25" W	84.09'	42.95'
C8	16.00'	16.28'	58°17'01"	S 48°27'56" W	15.58'	8.02'
C9	45.00'	45.78'	58°17'01"	N 48°27'56" E	45.83'	23.04'
C10	45.00'	45.78'	50°58'09"	S 76°34'29" E	38.73'	21.45'
C11	50.00'	34.06'	34°01'51"	S 58°08'32" W	33.41'	17.72'
C12	17.00'	16.88'	56°53'45"	N 40°50'26" E	16.20'	9.21'
C13	50.00'	21.78'	24°57'14"	S 56°48'39" E	21.61'	11.06'
C14	12.00'	29.52'	140°58'09"	S 31°54'29" E	22.62'	33.96'
C15	10.00'	6.81'	34°01'51"	S 58°08'32" W	6.68'	3.54'
C16	31.00'	48.64'	90°00'00"	N 32°36'27" E	49.84'	31.00'
C17	31.00'	49.64'	90°00'00"	S 57°23'33" E	49.84'	31.00'
C18	49.00'	29.31'	34°02'01"	S 07°07'57" W	28.74'	15.25'

EMERSON SECTION 2 & 3 OVERALL DEVELOPMENT TRACKING CHART

Section and Phase	File Reference	Gross Acreage	SFD Ac. (%)	Other Res. Ac. (%)	Employment Ac. (%)	Open Space Ac. (%)	SFD Units	SFD Density (C)	Other Res. Units (SFA/APP/Condo)	Other Res. Density (D)
2/A	F-01-136	8.4	34.6(40%)	0.0	0.0	4.8 (57%)	-	-	-	-
2/B	F-01-137	97.8	49.7(50.8%)	8.0 (8.2%)	0.0	40.1 (41%)	160	3.2	80 SFA	10 DU/Ac.
2/C	F-01-145	12.7	0.0	12.7 (100%)	0.0	0.0	-	-	120 SFA	9.4 DU/Ac.
2/D	F-02-55	18.5	0.0	12.4 (64.9%)	0.0	6.5 (35.1%)	-	-	120 SFA	10 DU/Ac.
3/A	F-02-131	69.5	0.0	0.0	22.0 (31.7%)	47.5 (68.3%)	-	-	-	-
3/B	F-02-178	12.3	0.0	0.0	8.9 (72.4%)	3.4 (27.6%)	-	-	-	-
3/C	F-03-13	44.5	27.4 (61.5%)	0.0	0.0	17.1 (38.5%)	120	4.4	-	-
2/E	F-03-175	3.0	0.7 (23.3%)	0.0	0.2 (6.7%)	2.1 (70%)	-	-	100 SFA	10.6 DU/Ac.
2/F	F-04-68	10.4	0.0	0.0	8.4 (80.8%)	2.0 (19.2%)	-	-	-	-
2/G	F-04-63	2.2	22.7 (77.7%)	0.0	3.5 (15.8%)	2.6 (8.9%)	87	3.9	60 Apt (E147)	11.4 DU/Ac.
2/H	F-04-127	23.9	0.0	2.0 (12.1%)	14.1 (59%)	6.9 (28.9%)	-	-	60 Apt (E147)	11.4 DU/Ac.
2/I	F-05-89	6.2	4.9 (79.0%)	0.0	0.0	1.3 (21.0%)	20	4.1	73 Apt	11.4 DU/Ac.
2/J	F-05-89	8.5	0.0	8.5 (100%)	0.0	0.0	-	-	37 Apt	47 SFA (OR)
2/K	F-07-128	0.0	0.0	0.0	0.0	0.0	3	-	117 Apt	13.8 DU/Ac.
2/L	F-07-141	28.8	0.0	8.5 (29.5%)	12.7 (44.2%)	7.58 (26.3%)	-	-	250 Apt	12.0 DU/Ac.
TOTAL		373.7	109 (29.2%)	62 (16.6%)	61.82 (16.5%)	140.9 (37.7%)	300	3.6	500 SFA	12.0 DU/Ac.

Overall Density Tabs
 Overall SFD Density 3.6
 Overall OR Density 12.1
 Overall Project Density 2.20

(B) Proposed (B) Allowed
 12.1 2.32
 12.1 2.32

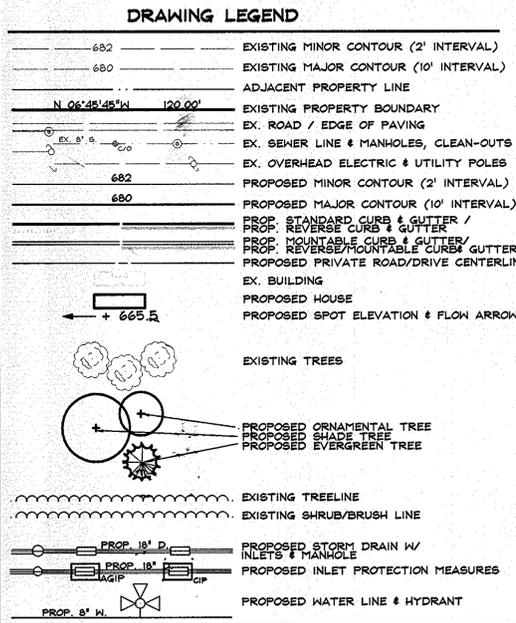
Land Use Acreages
 Proposed Allowed
 109 117
 62 62
 61.82 154.9
 140.9 130.9
 TOTAL 373.7 516.9

Max. Res. Units Proposed
 SFD 300
 APT 250
 SFA 500

Max. Res. Units Allowed
 SFD 399
 APT 250
 SFA 500

(A) SFD acreage includes Common Open Areas (COA) lots.
 (B) Overall allowed density on maximum number of units allowed per 28,959 M and reconciled against the maximum density tabulations with the lot size or phase.
 (C) Max. Allowed Land Use Acreage.
 (D) Max. density for any individual SFD area is 80 units/acre.
 (E) Max. density for any individual OR area is 200 units/acre.

(F) Proposed density tabulations are shown for informational purposes only. These tabulations will be reconciled against the maximum density tabulations with the lot size or phase.
 (G) This is a resubdivision of SFD Land Use recorded with F-03-013.
 Note: This chart reflects the current information for this project at the time of recordation of each individual plat. For current information, refer to the most recently recorded plat.
 (H) This is a resubdivision of SFD Land Use recorded with F-03-013 and F-01-127 for Section 2, Phase 5B.
 (I) This subdivision plan represents the resubdivision of F-02-55 for Phase 2/3 and F-04-127 for Section 2, Phase 5B.



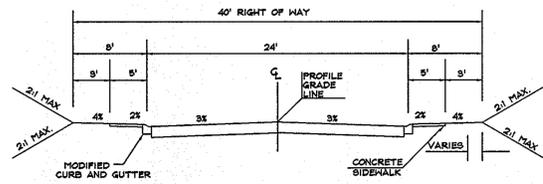
DATA SOURCES:
 LOCATION LINES, STREAMS, TOPOGRAPHY, WETLANDS, AND FOREST CONSERVATION AREA DERIVED FROM F-01-137, F-02-55 AND F-04-127.
 BOUNDARY SURVEY PER BOUNDARY SURVEY DATED JUNE, 1999, PREPARED BY DAFT-HAGUNE-HALKER, INC. SOILS (IF SHOWN) TAKEN FROM HOWARD COUNTY SOIL SURVEY, 1968. ADDITIONAL TOPO PROVIDED BY SHANNABERGER & LANE, DATED JANUARY, 2007.

DeMario Design Consultants, Inc.
 102 East Main Street
 Westminster, MD 21157
 Phone: (410) 386-6600
 Fax: (410) 386-6604
 eMail: ddc@demariodesign.com

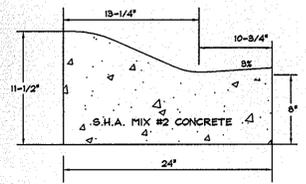
OWNER: EMERSON LAND BUSINESS TRUST
 10275 LITTLE PATUXENT PKWY
 COLUMBIA, MD 21044
 410-952-0000

DEVELOPER: GENERAL GROWTH PROPERTIES
 10275 LITTLE PATUXENT PKWY
 COLUMBIA, MD 21044
 410-992-6000

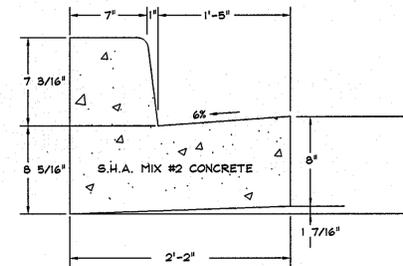
SITE ADDRESS:
 PALACE HALL DRIVE
 LAUREL, MD 20723



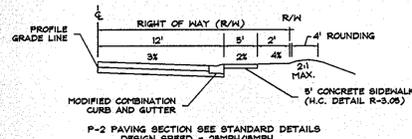
TYPICAL ROAD SECTION (FIG. 209a)
SOLAR COURSE PUBLIC ACCESS STREET
SCALE: NTS



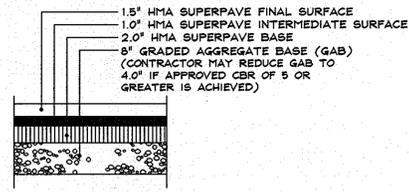
MODIFIED CURB & GUTTER (R-3.01)
SCALE: NTS



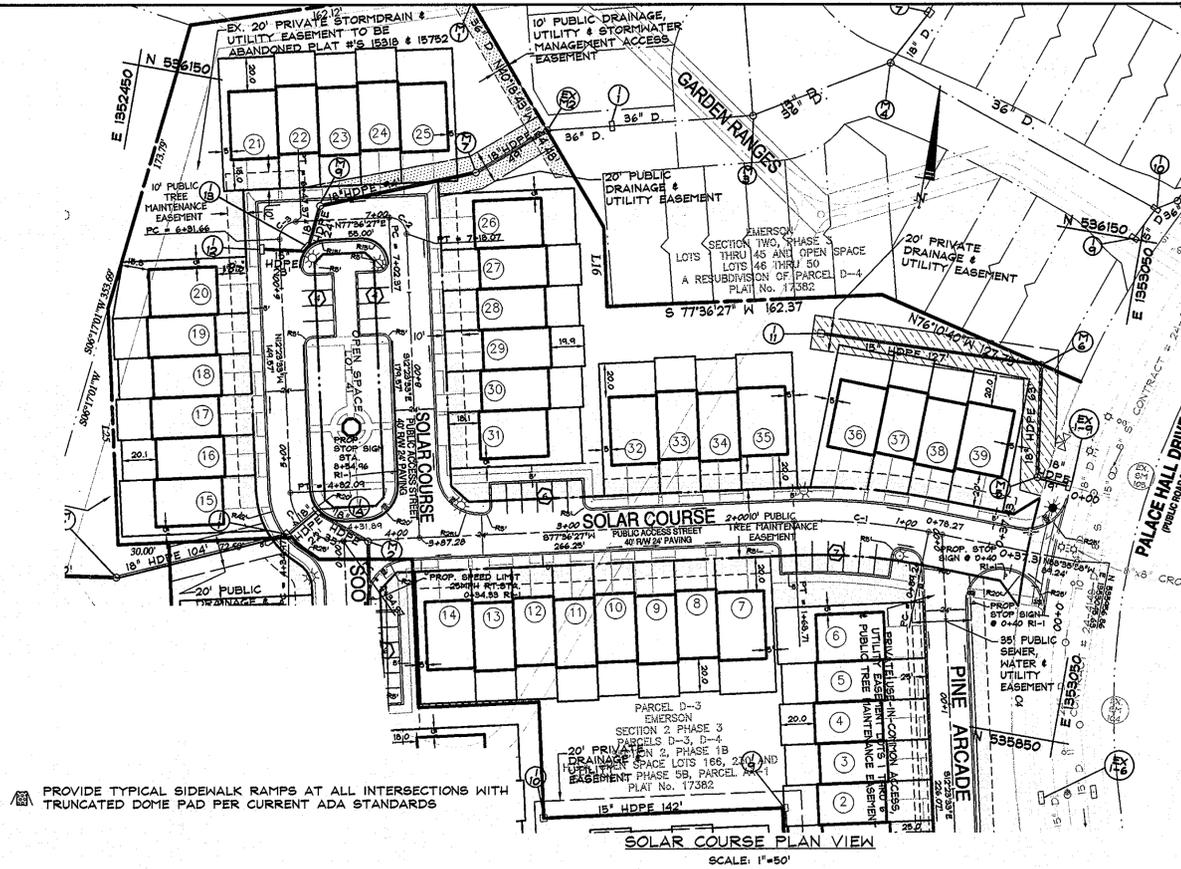
STANDARD CURB & GUTTER (R-3.01)
SCALE: NTS



TYPICAL SECTION WITHOUT PARKING
SCALE: NTS

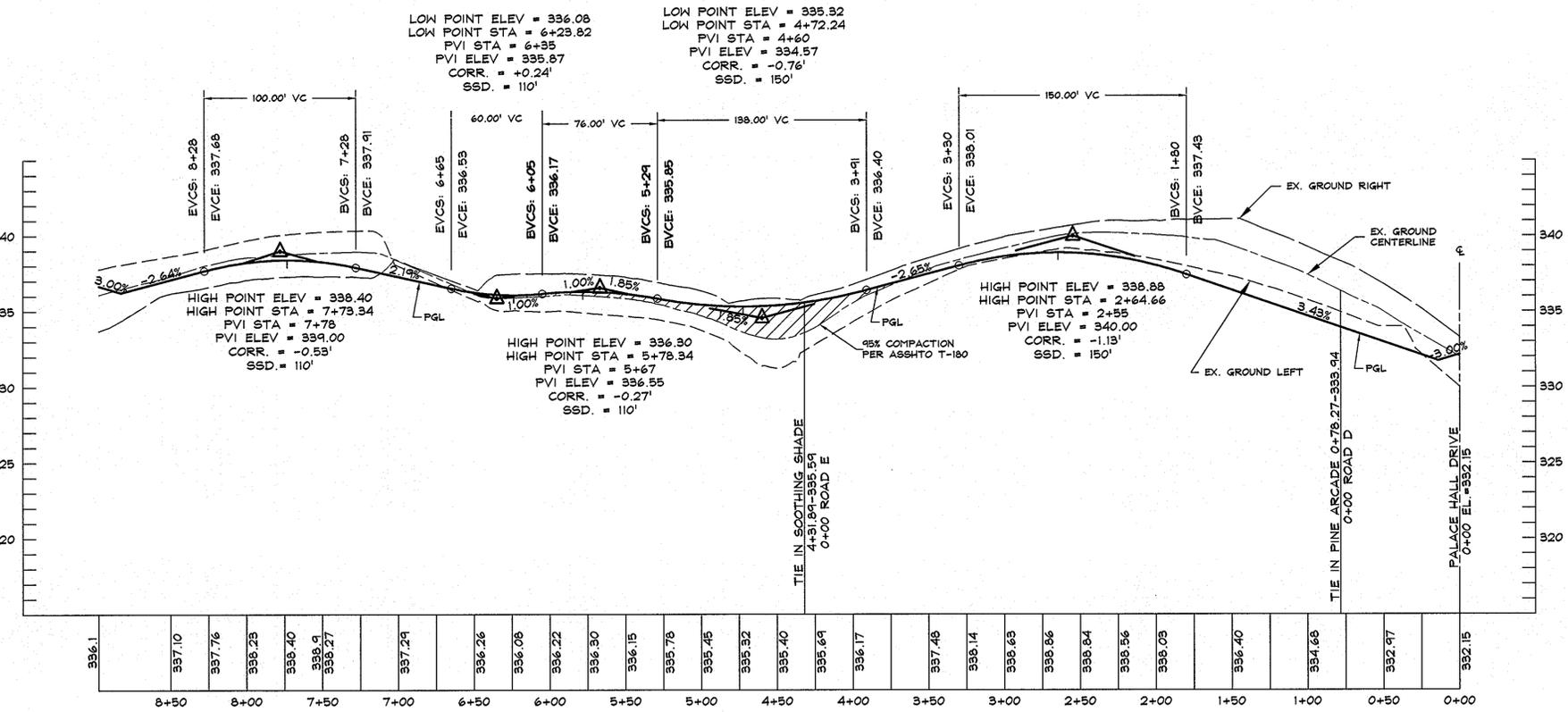


P-2 PAVING SECTION (R-2.01)
SCALE: NTS



PROVIDE TYPICAL SIDEWALK RAMPS AT ALL INTERSECTIONS WITH TRUNCATED DOME PAD PER CURRENT ADA STANDARDS

SOLAR COURSE PLAN VIEW
SCALE: 1"=50'



SOLAR COURT PUBLIC ACCESS
DESIGN SPEED 25 MPH
PROFILE
SCALE: HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

DATA SOURCES:
LOCATIONS OF TREELINES, STREAMS, TOPOGRAPHY, WETLANDS, AND FOREST CONSERVATION AREA DERIVED FROM F-01-187, F-02-56 AND F-04-127. BOUNDARY SHOWN PER BOUNDARY SURVEY DATED JUNE, 1999, PREPARED BY DAFT-MACINE-WALKER, INC. SOILS (IF SHOWN) TAKEN FROM HOWARD COUNTY SOIL SURVEY, 1966. ADDITIONAL TOPO PROVIDED BY SHANNABERGER & LANE, DATED JANUARY, 2007.

DeMario Design Consultants, Inc.
132 East Main Street
Westminster, MD 21157
http://www.demariodesign.com
Phone: (410) 386-0560
Fax: (410) 386-0564
eMail: dcb@demariodesign.com

OWNER: EMERSON LAND BUSINESS TRUST
10275 LITTLE PATUXENT PKWY
COLUMBIA, MD 21044
410-992-6000

DEVELOPER: GENERAL GROWTH PROPERTIES
10275 LITTLE PATUXENT PKWY
COLUMBIA, MD 21044
410-992-6000

SITE ADDRESS:
PALACE HALL DRIVE
LAUREL, MD 20723

EMERSON, SECTION 2 PHASE 3, LOTS 1 thru 39 and OPEN SPACE LOTS 40 thru 42, A RESUBDIVISION OF PARCEL D-3 and EMERSON, SECTION 2, PHASE 1B, LOTS 1 thru 39 and OPEN SPACE LOTS 40 thru 48, A RESUBDIVISION OF PARCEL A-1

FINAL ROAD CONSTRUCTION PLAN AND PROFILE SOLAR COURSE

6TH ELECTION DISTRICT HOWARD COUNTY, MD

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
CO. FILE #	F-07-182	DES. BY:	JCO	
TAX ACC. #		DRN. BY:	SDS	
TAX MAP:	47	CHK. BY:	WRD	
BLOCK / GRID:	8	DATE:	5-2-2008	
PARCEL #	3 & 837	DDC JOB#:	06128.1	
ZONE / USE:	PEC-MXD-3	SHEET NUMBER:		
DWG. SCALE:	1"=50'			3 of 10

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
William J. ...
5-13-08

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
...
5/16/08

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 25400, Expiration Date: 7-20-08.

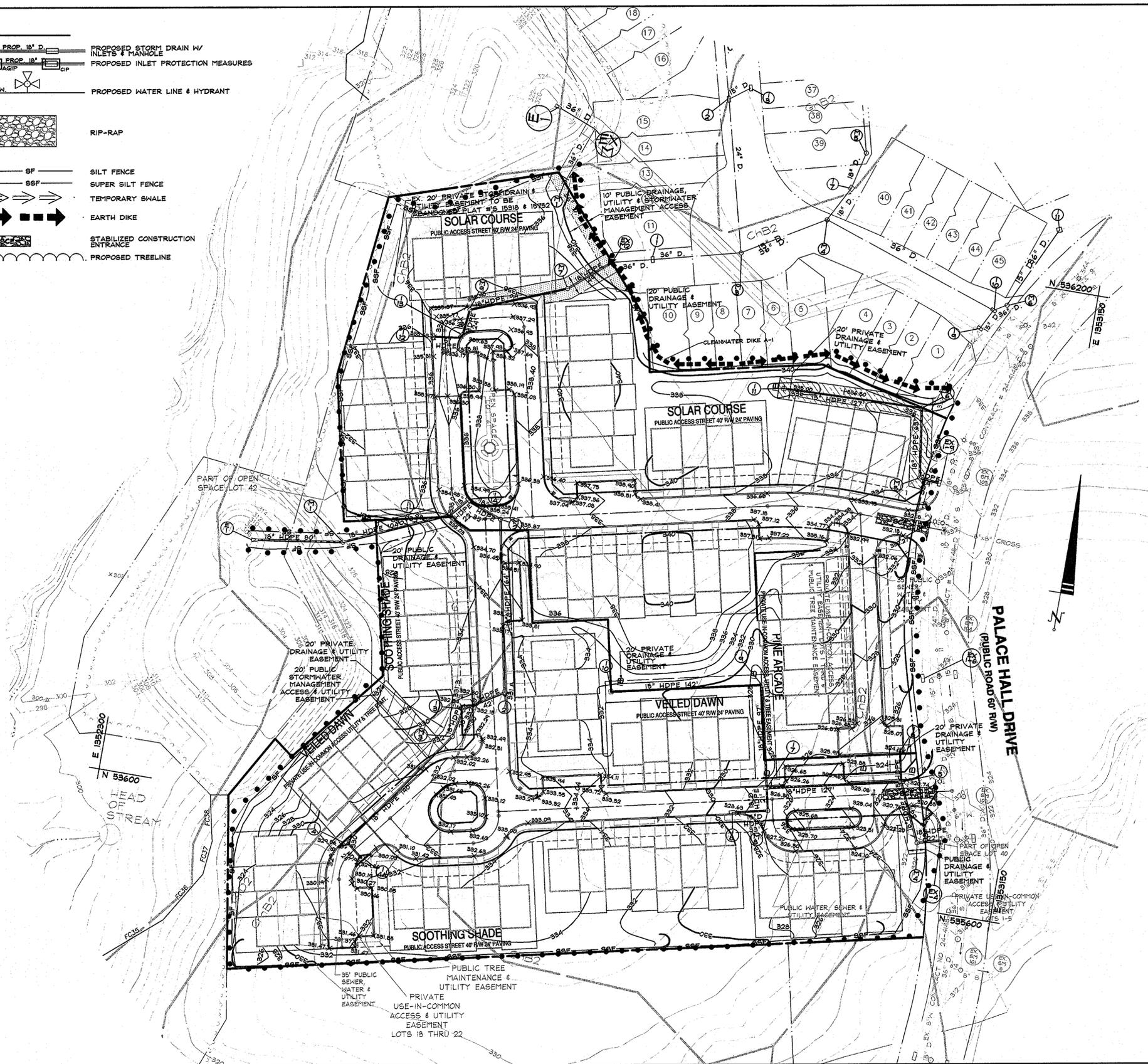
STATE OF MARYLAND
Professional Engineer
5/16/08

DRAWING LEGEND

- 682 --- EXISTING MINOR CONTOUR (2' INTERVAL)
- 680 --- EXISTING MAJOR CONTOUR (10' INTERVAL)
- ADJACENT PROPERTY LINE
- N 06°45'45" W 120.00' --- EXISTING PROPERTY BOUNDARY
- EX. ROAD / EDGE OF PAVING
- EX. SEWER LINE & MANHOLES, CLEAN-OUTS
- EX. OVERHEAD ELECTRIC & UTILITY POLES
- 682 --- PROPOSED MINOR CONTOUR (2' INTERVAL)
- 680 --- PROPOSED MAJOR CONTOUR (10' INTERVAL)
- PROP. STANDARD CURB & GUTTER / PROP. REVERSE CURB & GUTTER
- PROP. MOUNTABLE CURB & GUTTER
- PROP. REVERSE/MOUNTABLE CURB GUTTER
- PROPOSED PRIVATE ROAD/DRIVE CENTERLINE
- EX. BUILDING
- PROPOSED HOUSE
- PROPOSED SPOT ELEVATION & FLOW ARROW
- EXISTING TREES
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- EXISTING TREELINE
- EXISTING SHRUB/BRUSH LINE
- PROPOSED LIMIT OF DISTURBANCE

NOTE: STOCK PILING WILL BE PERMITTED ON THIS SITE.

- PROP. 18" D. --- PROPOSED STORM DRAIN W/ INLETS & MANHOLE
- PROP. 18" TAGIP --- PROPOSED INLET PROTECTION MEASURES
- PROP. 8" W. --- PROPOSED WATER LINE & HYDRANT
- RIP-RAP
- SF --- SILT FENCE
- SSF --- SUPER SILT FENCE
- TEMPORARY SHALE
- EARTH DIKE
- STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED TREELINE



DATA SOURCES:
 LOCATIONS OF TREELINES, STREAMS, TOPOGRAPHY, WETLANDS, AND FOREST CONSERVATION AREA DERIVED FROM F-01-137, F-02-55 AND F-04-127. BOUNDARY SHOWN PER BOUNDARY SURVEY DATED JUNE, 1999, PREPARED BY DAFT-MACUNE-WALKER, INC. SOILS (IF SHOWN) TAKEN FROM HOWARD COUNTY SOIL SURVEY, 1968. ADDITIONAL TOPO PROVIDED BY SHANNABERGER & LANE, DATED JANUARY, 2007.

DeMario Design Consultants, Inc.
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 Westminster, MD 21157
 http://www.demariodesign.com
 Phone: (410) 386-0660
 Fax: (410) 386-0664
 eMail: ddc@demariodesign.com

OWNER: EMERSON LAND BUSINESS TRUST
 10275 LITTLE PATUXENT PKWY
 COLUMBIA, MD 21044
 410-992-6300

DEVELOPER: GENERAL GROWTH PROPERTIES
 10275 LITTLE PATUXENT PKWY
 COLUMBIA, MD 21044
 410-992-6000

SITE ADDRESS:
 PALACE HALL DRIVE
 LAUREL, MD 20723

EMERSON, SECTION 2 PHASE 3, LOTS 1 THRU 39 AND OPEN SPACE LOTS 40 THRU 42, A RESUBDIVISION OF PARCELS D-3 AND EMERSON, SECTION 2, PHASE 35, LOTS 1 THRU 39 AND OPEN SPACE LOTS 40 THRU 48, A RESUBDIVISION OF PARCEL A-1

GRADING & SEDIMENT CONTROL PLAN

6TH ELECTION DISTRICT HOWARD COUNTY, MD

REVISIONS			
NO.	DESCRIPTION OF CHANGES	DRN.	REV. DATE

CO. FILE #: F-07-182
 TAX ACC. #: 47
 BLOCK / GRID: 8
 PARCEL #: 3 & 837
 ZONE / USE: PEC-MXD-3
 DWG. SCALE: 1"=50'

DES. BY: JCO
 DRN. BY: SDS
 CHK. BY: JCO
 DATE: 5-2-2008
 DDC JOB#: 06128.1
 SHEET NUMBER:
 5 of 10

THESE PLANS FOR SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

John R. Roberts 5/18/08
 ENGINEER DATE

ENGINEER:
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

BY THE DEVELOPER:
 I HEREBY CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

W. J. ... 5-13-08
 CHIEF, BUREAU OF HIGHWAYS DATE

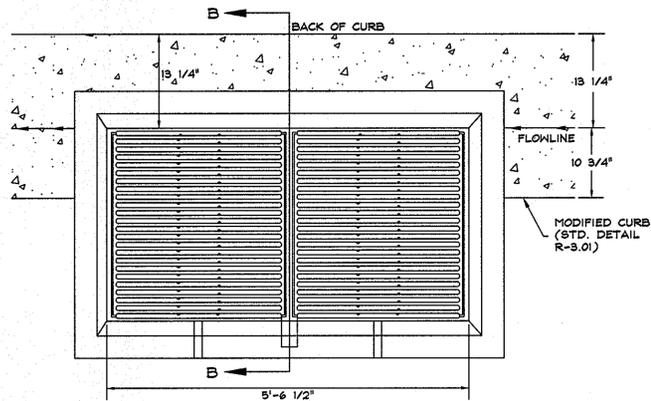
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

... 5/2/08
 CHIEF DIVISION OF LAND DEVELOPMENT DATE

... 5/16/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

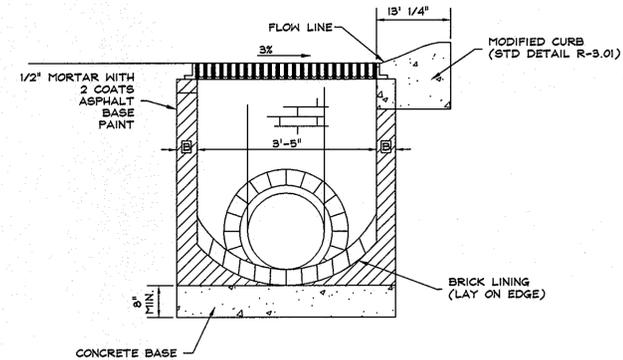
Professional Certification
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 25400, Expiration Date: 7-20-08.





TYPE 'S' INLET (STD. DETAIL SD-4.23)
SCALE: NTS

- NOTES:
- SLAB SHALL BE MIX NO. 3 CONCRETE
 - INVERTS SHALL BE BRICK, GRADE 8M (ASTM C82)
 - WALLS SHALL BE BRICK (BR.) PLAIN MIX NO. 3 CONCRETE (P.C.) OR REINFORCED CONCRETE (R.C.) SEE TABLE FOR DIMENSIONS.
 - REINFORCING # 4 @ 10" E.M. IN C OF WALLS. REINFORCING CONTINUOUS AT CORNERS. ALL LAPS 1'-4".
 - TOP 4" OF WALLS SHALL BE BRICK MASONRY. ADDITIONAL BRICK SHALL BE USED TO BRING THE GRADE TO EXISTING GRADE IF REQUIRED.



MODIFIED DOUBLE TYPE 'S' INLET (SD DETAIL SD-4.34)
SCALE: NTS

BY THE DEVELOPER:
I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

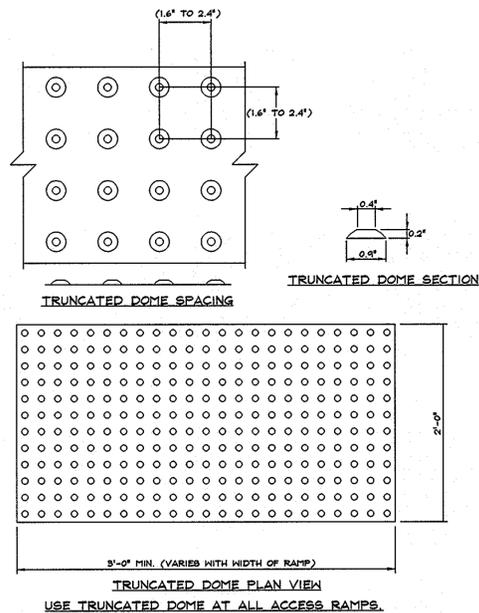
DEVELOPER: *[Signature]* 5/5/08
DATE

ENGINEER: I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

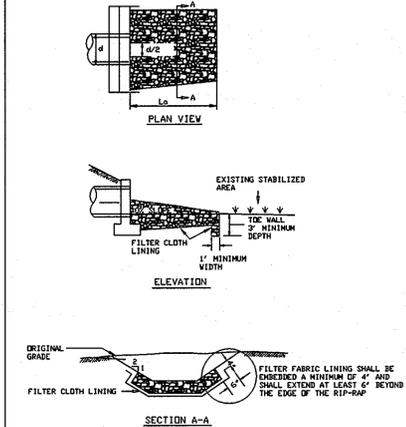
ENGINEER: *[Signature]* #100
DATE

THESE PLANS FOR SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

HOWARD SOIL CONSERVATION DISTRICT
DATE: 5/18/08



DETAIL 27 - ROCK OUTLET PROTECTION III



U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE
PAGE: F-18-19
MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

ROCK OUTLET PROTECTION III

Construction Specifications

- The subgrade for the filter, rip-rap, or gabion shall be prepared to the required lines and grades. Any fill required in the subgrade shall be compacted to a density of approximately that of the surrounding undisturbed material.
- The rock or gravel shall conform to the specified grading limits when installed respectively in the rip-rap or filter.
- Geotextile shall be protected from punching, cutting, or tearing. Any damage other than on occasional small hole shall be repaired by placing another piece of geotextile over the damaged part or by completely replacing the geotextile. All overlaps whether for repairs or for joining two pieces of geotextile shall be a minimum of one foot.
- Stone for the rip-rap or gabion outlets may be placed by equipment. They shall be constructed to the full course thickness in one operation and in such a manner as to avoid displacement of underlying materials. The stone for rip-rap or gabion outlets shall be delivered and placed in a manner that will ensure that it is reasonably homogeneous with the smaller stones and spalls filling the void between the larger stones. Rip-rap shall be placed in a manner to prevent damage to the filter blankets or geotextile. Hand placement will be required to the extent necessary to prevent damage to the permanent works.
- The stone shall be placed so that it blends in with the existing ground. If the stone is placed too high then the flow will be forced out of the channel and scour adjacent to the stone will occur.

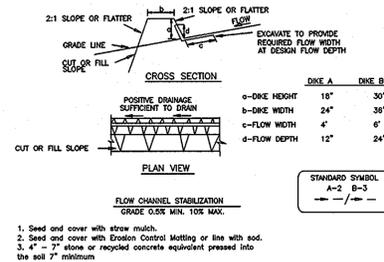
U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE
PAGE: F-18-18A
MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

SEDIMENT CONTROL GENERAL NOTES

- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (410-181-1855).
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
 - SEVEN CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPE AND ALL SLOPES STEEPER THAN 3:1.
 - FOURTEEN DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE "HOWARD COUNTY DESIGN MANUAL", STORM DRAINAGE.
- ALL DISTURBED AREA MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE "1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" FOR PERMANENT SEEDINESS (SEC. 51), SODS (SEC. 54), TEMPORARY SEEDING (SEC. 50), AND MULCHING (SEC. 52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:

TOTAL AREA OF SITE	8.13 acres
AREA DISTURBED	8.13 acres
AREA TO BE ROOFED OR PAVED	4.65 acres
AREA TO BE VEGETATIVELY STABILIZED	3.48 acres
TOTAL FILL	12,600 cu yd
TOTAL WASTE/BORROW AREA	000 cu yd
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

DETAIL 1 - EARTH DIKE

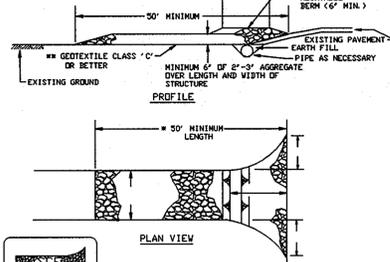


- Seed and cover with straw mulch.
- Seed and cover with Erosion Control Matting or line with sod.
- 4" - 2" stone or recycled concrete equivalent pressed into the soil 2" minimum.

- All temporary earth dikes shall have uninterrupted positive grade to an outlet. Spot elevations may be necessary for grades less than 1%.
- Ruoff diverted from a disturbed area shall be conveyed to a sediment trapping device.
- Ruoff diverted from an undisturbed area shall outlet directly into an undisturbed, stabilized area at a non-erosive velocity.
- All trees, brush, stumps, obstructions, and other objectionable material shall be removed and disposed of so as not to interfere with the proper functioning of the dike.
- The dike shall be installed or shaped to line, grade and cross section as required to meet the criteria specified herein and be free of bank projections or other irregularities which will impede normal flow.
- Fill shall be compacted by earth moving equipment.
- All earth removed and not needed for construction shall be placed so that it will not interfere with the functioning of the dike.
- Inspection and maintenance must be provided periodically and after each rain event.

U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE
PAGE: A-1-6
MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE

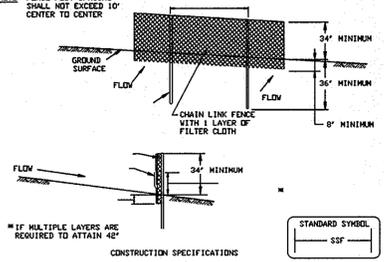


- Length - minimum of 50' x 30' for single residence lot.
- Width - 10' minimum, should be flared at the existing road to provide a turning radius.
- Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. **WITH PLANNING AUTHORITY MAY NOT REQUIRE SINGLE FAMILY RESIDENCES TO USE GEOTEXTILE.
- Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
- Surface water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 1:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the size is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe shall be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
- Location - a stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

- All temporary earth dikes shall have uninterrupted positive grade to an outlet. Spot elevations may be necessary for grades less than 1%.
- Ruoff diverted from a disturbed area shall be conveyed to a sediment trapping device.
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U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE
PAGE: F-17-3
MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

DETAIL 33 - SUPER SILT FENCE



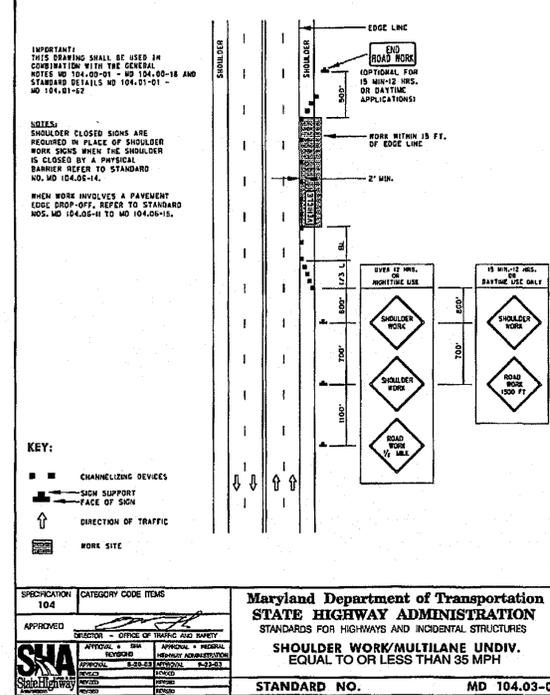
- Fencing shall be 48" in height and constructed in accordance with the LATEST MARYLAND STATE HIGHWAY DETAILS FOR CHAIN LINK FENCING. THE SPECIFICATION FOR A 6' FENCE SHALL BE USED, SUBSTITUTING 48" FABRIC AND 6' LENGTH POSTS.
- CHAIN LINK FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIES. THE LOWER TENSION WIRE, BRACE AND TRUSS RODS, DRIVE ANCHORS AND POST CAPS ARE NOT REQUIRED EXCEPT ON THE ENDS OF THE FENCE.
- FILTER CLOTH SHALL BE FASTENED SECURELY TO THE CHAIN LINK FENCE WITH TIES SPACED EVERY 24" AT THE TOP AND MID SECTION.
- FILTER CLOTH SHALL BE EMBEDDED A MINIMUM OF 6" INTO THE GROUND.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SILT BULDOZERS REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE, OR WHEN SILT REACHES 50% OF FENCE HEIGHT.
- FILTER CLOTH SHALL BE FASTENED SECURELY TO EACH FENCE POST WITH WIRE TIES OR STAPLES AT TOP AND MID SECTION AND SHALL MEET THE FOLLOWING REQUIREMENTS FOR GEOTEXTILE CLASS F:

TENSILE STRENGTH	50 LBS/IN (MIN.)	TEST: NHT 509
TENSILE MODULUS	20 LBS/IN (MIN.)	TEST: NHT 509
FLOW RATE	0.3 GAL/1" MINUTE (MAX.)	TEST: NHT 502
FILTERING EFFICIENCY	75% (MIN.)	TEST: NHT 502

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U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE
PAGE: H-26-3
MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

TEMPORARY TRAFFIC CONTROL TYPICAL APPLICATION



Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
SHOULDER WORK/MULTILANE UNDIV.
EQUAL TO OR LESS THAN 35 MPH
STANDARD NO. MD 104.03-01

DATA SOURCES:
LOCATIONS OF LINES, STREAMS, TOPOGRAPHY, WETLANDS, AND FOREST CONSERVATION AREA DERIVED FROM F-01-187, F-02-58 AND F-04-127.
BOUNDARY SHOWN PER BOUNDARY SURVEY DATED JUNE, 1993, PREPARED BY DAFT-MACINE-WALKER, INC. SOILS (IF SHOWN) TAKEN FROM HOWARD COUNTY SOIL SURVEY, 1968. ADDITIONAL TOPO PROVIDED BY SHANNABERGER & LANE, DATED JANUARY, 2007.

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http://www.demariodesign.com
Phone: (410) 386-0660
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eMail: dcb@demariodesign.com

OWNER: EMERSON LAND INVESTMENT TRUST
DEVELOPER: GENERAL GROWTH PROPERTIES
10275 LITTLE PATENT PKWY
COLUMBIA, MD 21044
410-992-6000

SITE ADDRESS:
PALACE HALL DRIVE
LAUREL, MD 20723

EMERSON, SECTION 2 PHASE 9, LOTS 1 thru 39 and OPEN SPACE LOTS 40 thru 42, A RESUBDIVISION OF PARCEL D-9 and EMERSON, SECTION 2, PHASE 9B, LOTS 1 thru 89 and OPEN SPACE LOTS 40 thru 48, A RESUBDIVISION OF PARCEL A-1

SEDIMENT & EROSION CONTROL DETAILS AND SITE DETAILS

6TH ELECTION DISTRICT HOWARD COUNTY, MD

REVISIONS

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
CO. FILE #	F-07-182	DES. BY:	JCO	
TAX ACC. #		DRN. BY:	SDS	
TAX MAP:	47	CHK. BY:	JCO	
BLOCK / GRID:	8	DATE:	5-2-2008	
PARCEL #	3 & 837	DDC JOB#:	06128.1	
ZONE / USE:	PEC-MXD-3	SHEET NUMBER:		
DWG. SCALE:	N/A			6 of 10

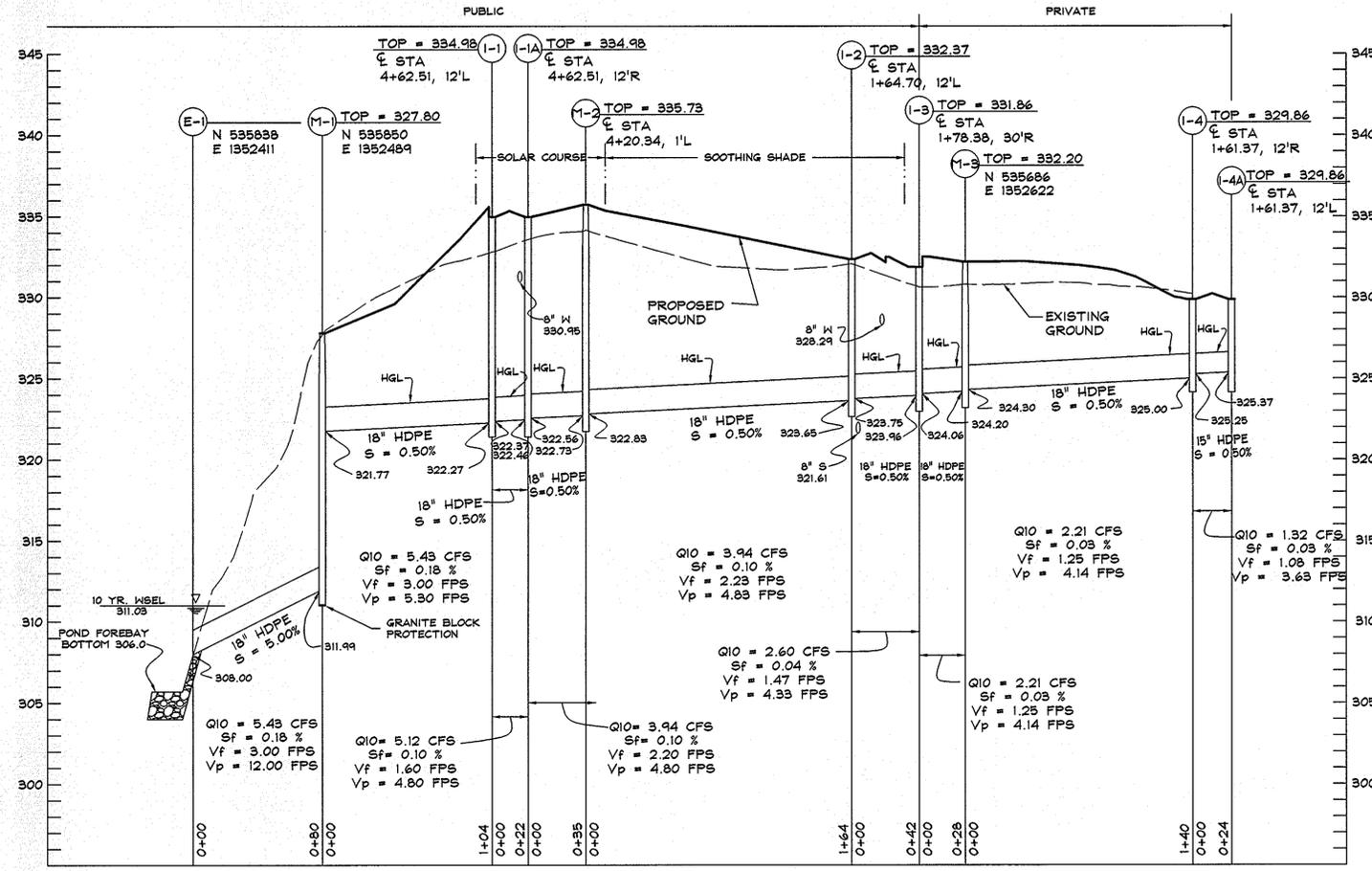
APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
[Signature] 5-13-08
CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
[Signature] 5/21/08
CHIEF DIVISION OF LAND DEVELOPMENT DATE

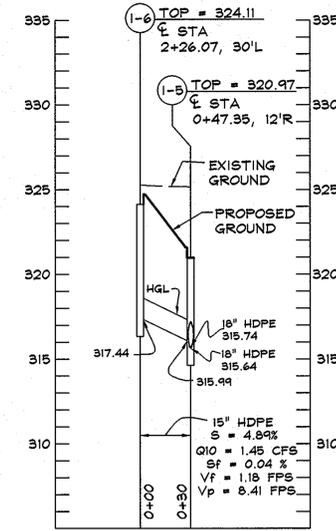
[Signature] 5/16/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 25400, Expiration Date: 7-20-08.

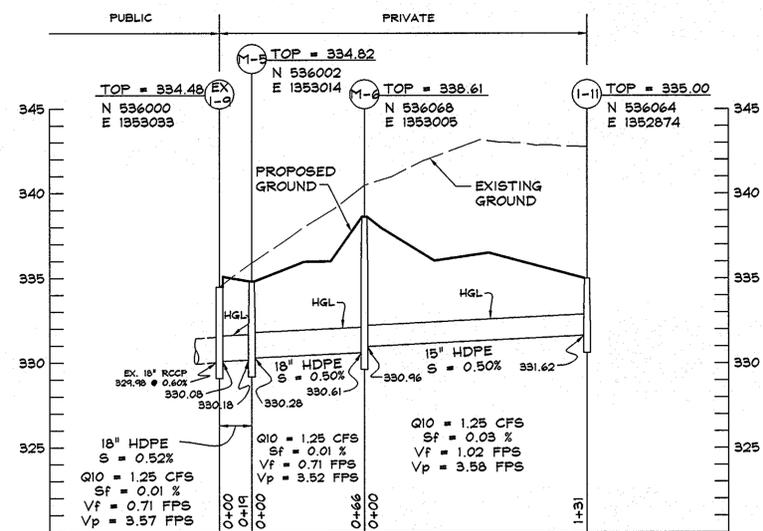
STATE OF MARYLAND
Professional Engineer
MARK WALKER
No. 25400



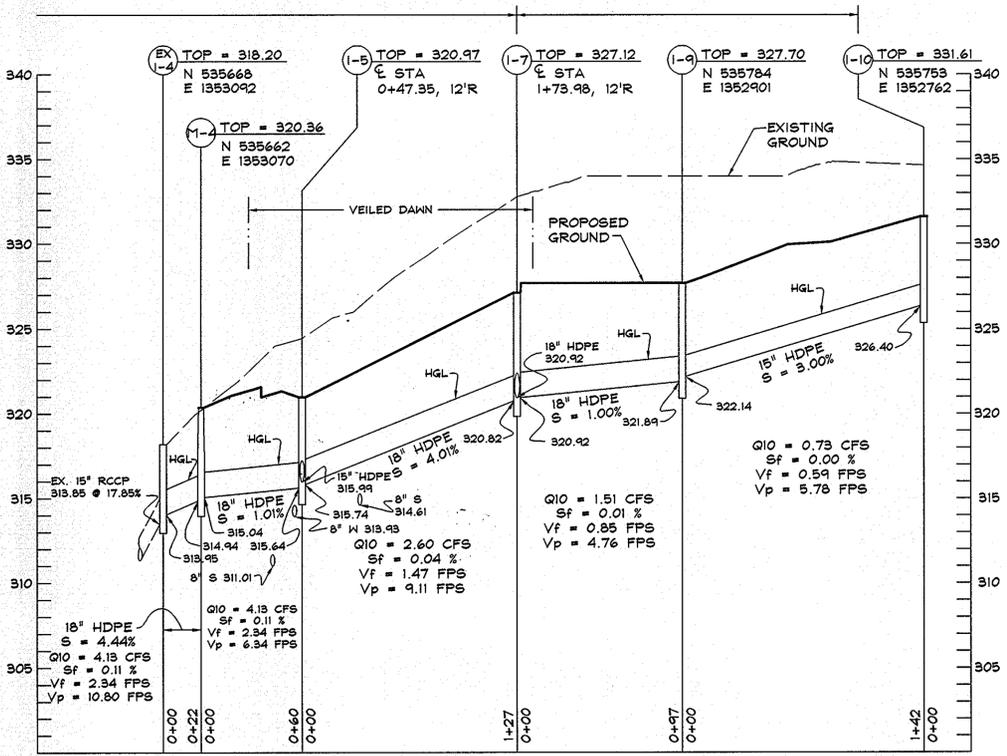
STORM DRAIN PROFILE
SCALE: HOR. 1"=50'
VER. 1"=5'



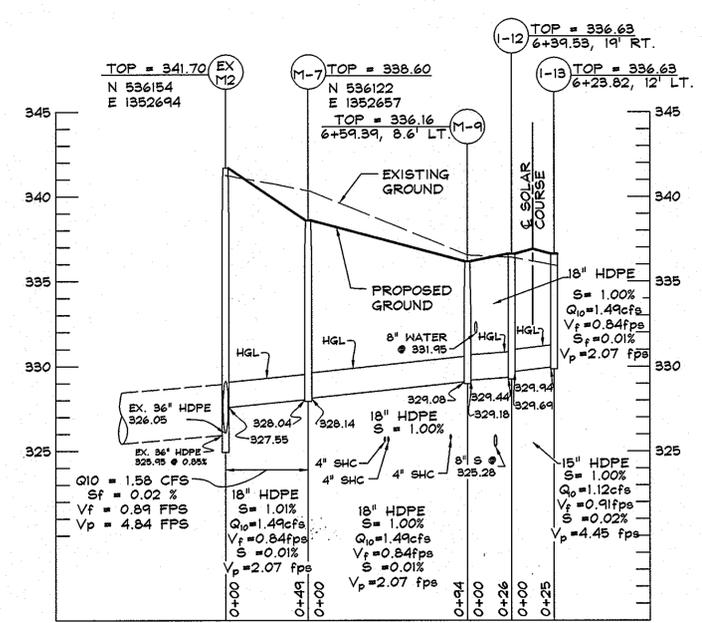
STORM DRAIN PROFILE
SCALE: HOR. 1"=50'
VER. 1"=5'



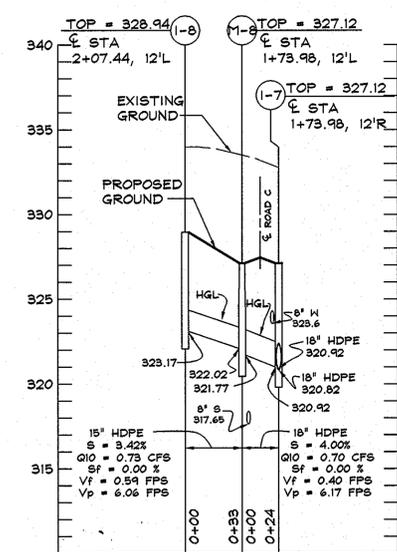
STORM DRAIN PROFILE
SCALE: HOR. 1"=50'
VER. 1"=5'



STORM DRAIN PROFILE
SCALE: HOR. 1"=50'
VER. 1"=5'



STORM DRAIN PROFILE
SCALE: HOR. 1"=50'
VER. 1"=5'



STORM DRAIN PROFILE
SCALE: HOR. 1"=50'
VER. 1"=5'

DATA SOURCES:
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OWNER: EMERSON LAND BUSINESS TRUST
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COLUMBIA, MD 21044
410-992-6000

DEVELOPER: GENERAL GROWTH PROPERTIES
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SITE ADDRESS: PALACE HALL DRIVE
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EMERSON, SECTION 2 PHASE 3, LOTS 1 thru 39 and OPEN SPACE LOTS 40 thru 42, A RESUBDIVISION OF PARCEL D-3 and EMERSON, SECTION 2, PHASE 3B, LOTS 1 thru 39 and OPEN SPACE LOTS 40 thru 42, A RESUBDIVISION OF PARCEL AA-1

STORM DRAIN DRAIN PROFILES

6TH ELECTION DISTRICT HOWARD COUNTY, MD

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
CO. FILE #	F-07-182	DES. BY:	JCO	
TAX ACC. #		DRN. BY:	SDS	
TAX MAP:	47	CHK. BY:	JCO	
BLOCK / GRID:	8	DATE:	5-2-2008	
PARCEL #:	3 & 837	DDC JOB#:	08128.1	
ZONE / USE:	PEC-MXD-3	SHEET NUMBER:		
DWG. SCALE:	1"=50'			9 of 10

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
Matthew R. [Signature]
DATE: 5-13-08
CHIEF, BUREAU OF HIGHWAYS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Cynthia [Signature]
DATE: 5/13/08
CHIEF, DIVISION OF LAND DEVELOPMENT

Orlando [Signature]
DATE: 5/16/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION

5/16/08
DATE

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 25420, Expiration Date: 2-20-08.

