

DRAWING INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAN
3	PRELIMINARY GRADING & SEDIMENT CONTROL PLAN
4	LANDSCAPE PLAN

PRELIMINARY PLAN for EMERSON SECTION 2, PHASE 8A

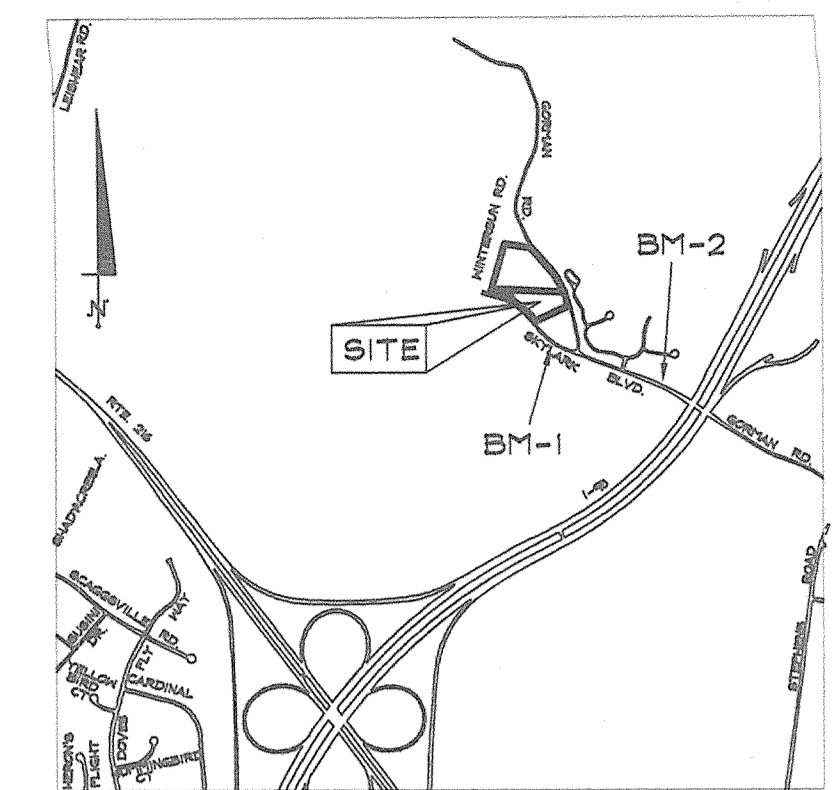
LOTS 1-8 & OPEN SPACE LOT 9
A RESUBDIVISION OF EMERSON SECTION 2, PHASE 4, LOTS 117-120
TAX MAP 47, GRID 8, PARCEL P/O 1053
6TH ELECTION DISTRICT HOWARD COUNTY, MD

BENCHMARK

DESCRIPTION

BENCHMARK #1
N. 556615.0157
E. 1958679.1226
B.M. 47DC
ELEV. 349.249

BENCHMARK #2
N. 556212.7456
E. 1954839.6403
B.M. 47EB
ELEV. 354.296



VICINITY MAP
SCALE: 1"=2000'

- GENERAL NOTES
- Existing Zoning: PEC-MXD-3 per April 2004 Comprehensive Zoning Plan and ZB Case No. 979-M.
 - Dead Reference: 7/16/156
 - Plat Reference: 16076
 - Gross Area of Tract: 2,724.2 ac.
 - Area of 100' Gen Floodplain: N/A
 - Area of Steep Slopes: 1.00 ac.
 - Net Area of Tract: 2,724.2 ac.
 - Number of Proposed Lots/Parcels: 9
 - Area of Proposed Lots/Parcels:
 - Buildable Lots: 1.62 ac.
 - Open Space Lots: 0.86 ac. (31% of This Resubdivision)
 - 35.5% Provided Under F-03-13
 - Minimum open space required is 35%
 - Area of proposed public roads: 0.24 AC.
 - Land for a Public Road will be dedicated under a plat to be submitted with the Final Plan for the Emerson.
 - This project is in conformance with the latest Howard County Standards unless waivers have been approved.
 - The existing topography shown hereon is based on a field survey prepared by DeMario Design Consultants, Inc. dated March, 2006.
 - Landscaping for this development and landscaping surety will be 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 Landscapes and Street Trees Design criteria.
 - The forest conservation obligation for this development have been met by retention under F-03-13. Development of Emerson 2, Phase 4 (F-03-13) under the current forest conservation act involves the clearing of approximately 5.48 acres of forest, and the retention of approximately 5.20 acres on the net tract area. When evaluated cumulatively with previous phases of the project, 47.15 acres of forest clearing and 51.03 acres of retention are proposed, and no reforestation is required. Approximately 5.03 acres of reforestation was provided in previous phases and may be used to offset reforestation requirements for future phases of this development.
 - The coordinates shown hereon are based upon the Howard County Geodetic Control, which is based upon the Maryland State Coordinate System. Howard County Monument No's 47DC & 47EB were used for this project.
 - This property is within the Metropolitan District.
 - Stormwater management for this development will be provided by the following means:
 - Recharge volume (REV) will be provided via a stone chamber/dry grass channel. The water quality (WQV) will be provided through a micro-pool extended detention pond. Channel protection volume (CPV) will be provided through the micro-pool extended detention pond. Overbank flood protection volume and extreme flood protection volume are not required.
 - Existing utilities shown hereon are based on field surveys and record drawings.
 - There is no floodplain onsite.
 - There are no wetlands onsite, based on Plat 16076, recorded July 28, 2006.
 - Traffic study prepared by Wells & Associates, Inc. dated February, 2006.
 - The geotechnical report for this project was prepared by Hillis Carnes Engineering Associates, Inc. in February, 2006.
 - Project Background Information:
 - Subdivision Name: Emerson Section 2 Phase 8A
 - Tax Map/Block/Parcel: 47/8/1053
 - Zoning: PEC-MXD-3
 - Election District: 6th
 - Total (Gross) Tract Area: 2,724.2 ac.
 - Number of Proposed Lots/Parcels: 9
 - 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, PB339, ZB-979M
 - There are no duelling on the site.
 - The proposed access street shall be public.
 - BRL denotes the Building Restriction Line.
 - Sediment and erosion control measures will be provided in accordance with the 1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control and will be shown on the Final Plan.
 - Street trees will be provided on the access street 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.
 - Open Space Lot 9 is to be owned and maintained by the HOA.
 - This plan is a resubdivision of Emerson Section 2, Phase 4 Lots 117-120, F-03-13. The purpose of this plan is to provide 4 additional allocations. The 4 lots exist under F-03-13 as part of the 120 units as Lots 117-120.
 - The minimum building setback restrictions from property lines and public road right-of-way lines for the SFD 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. 979-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.

MINIMUM LOT SIZE CHART

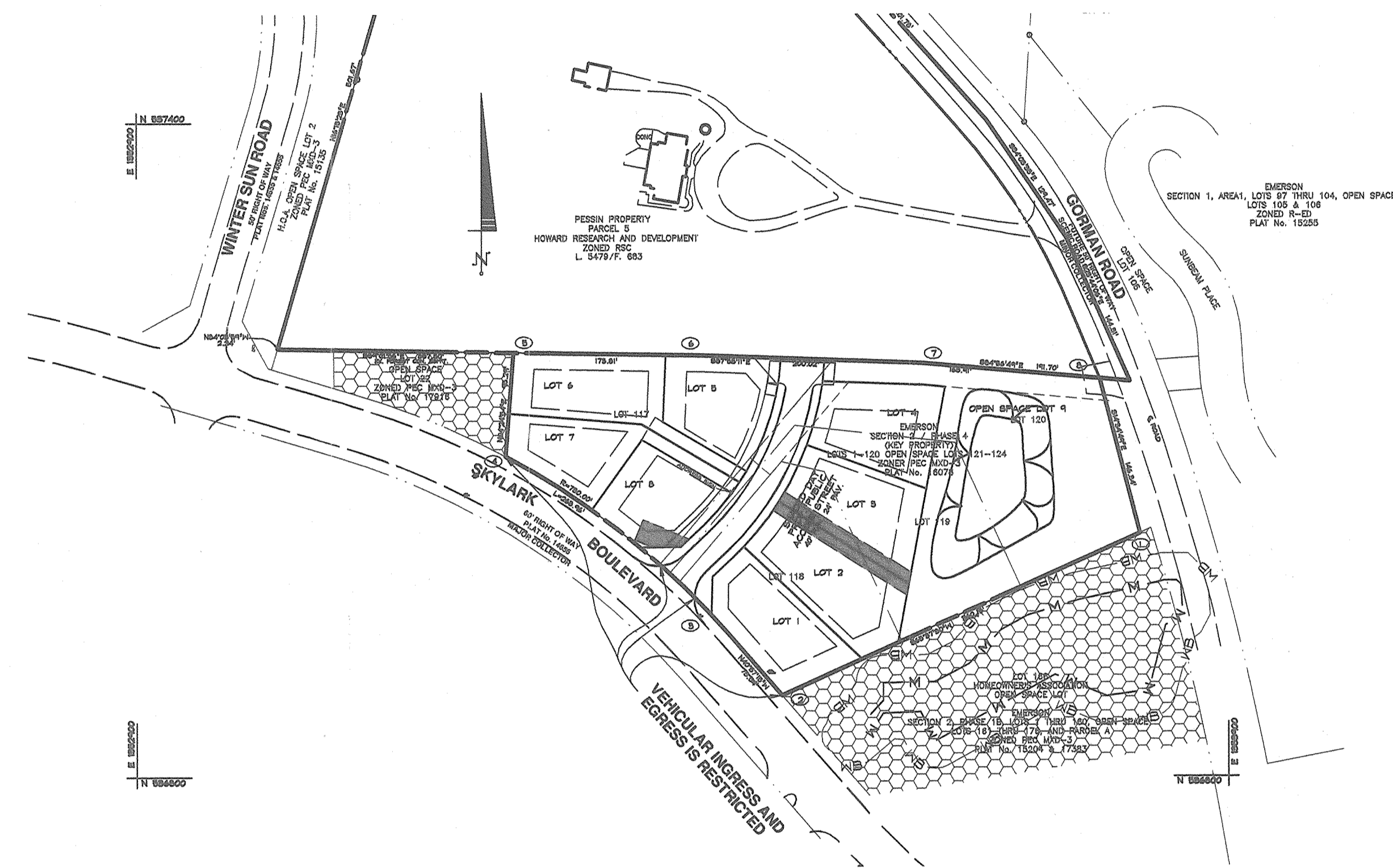
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
6	9642.6	1065.3	6577.3
7	8041.6	1159.7	6881.9

CURVE TABLE

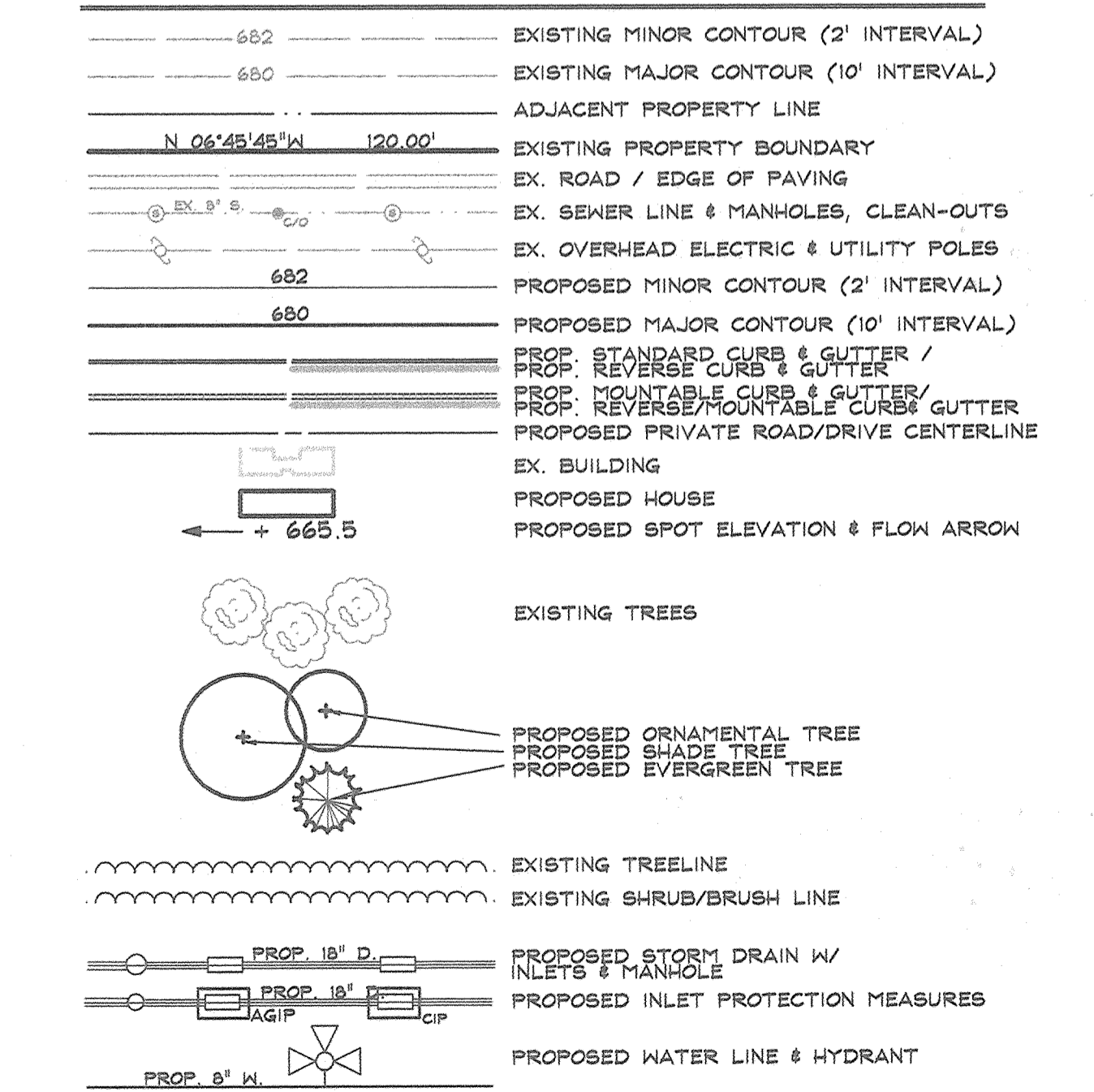
CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C 1	189.58	250.00	99.03	43°13'18"	N24°57'24"E	184.14

COORDINATE CHART

NO.	NORTH	EAST
1	537023.2	1953819.2
2	536874.5	1953491.2
3	536490.1	1953449.0
4	537094.2	1953238.1
5	537189.3	1953245.4
6	537186.3	1953419.2
7	537179.2	1953619.1
8	537164.8	1953782.4



DRAWING LEGEND



Emerson Sections 2 & 3 (MXD) Overall Development Tracking Chart
March 31, 2006

Section and Phase	File Reference Number	Gross Acreage	SFD Ac. (%)	Other Res. Ac. (%)	Employment Ac. (%)	Open Space Ac. (%)	SFD Units	SFD Density	Other Res. Units (SFA/Apts/Condos)	Other Res. Density
2/1A	F-01-136	8.4	3.6 (43%)	-0-	-0-	4.8 (57%)	-	-	80 SFA	10 D.U./Ac.
2/1B	F-01-137	97.8	49.7 (50.8%)	8.0 (8.2%)	-0-	40.1 (41%)	160	3.2	120 SFA	9.4 D.U./Ac.
2/2	F-01-145	12.7	-0-	12.7 (100%)	-0-	-0-	-	-	120 SFA	10 D.U./Ac.
2/3	F-02-55	18.5	-0-	12.0 (64.9%)	-0-	6.5 (35.1%)	-	-	-	-
3/1	F-02-131	69.5	-0-	-0-	22.0 (31.7%)	47.5 (68.3%)	-	-	-	-
3/2	F-02-178	12.3	-0-	-0-	8.9 (72.4%)	3.4 (27.6%)	-	-	-	-
2/4	F-03-13	44.5	27.4 (61.5%)	-0-	-0-	17.1 (38.5%)	120	4.4	-	-
2/3AC	F-03-175	3.0	0.7 (23.3%)	-0-	0.2 (6.7%)	2.1 (70%)	-	-	-	-
2/6A(F)	F-04-68	10.4	-0-	9.4 (90.4%)	-0-	1.0 (9.6%)	-	-	100 SFA	10.6 D.U./Ac.
2/5A & 3/3	F-04-53	29.2	22.7 (77.7%)	-0-	3.9 (13.4%)	2.6 (8.9%)	87	3.9	60 Apt (EMT) 33 SFA (CR)	11.4 D.U./Ac.
2/5B & 3/4	F-04-127	23.9	-0-	2.9 (12.1%)	14.1 (59%)	6.9 (28.9%)	-	-	-	-
2/6B	F-05-89	6.2	4.9 (79.0%)	-0-	-0-	1.3 (21.0%)	20	4.1	-	-
2/7	F-05-93	8.5	-0-	8.5 (100%)	-0-	-0-	-	-	73 Apt 47 SFA	14.1 D.U./Ac.
2/8A(C)	P-06-12	0.0	-0-	-0-	-0-	-0-	4	-	-	-
2/8B	P-06-11	28.8	-0-	8.1 (28.1%)	13.3 (46.2%)	7.4 (25.7%)	-	-	116 Apt	14.3 D.U./Ac.
TOTAL		373.7	109 (29.2%)	61.6 (16.5%)	62.4 (16.7%)	140.7 (37.7%)	391	3.6	249 Apt 500 SFA 789 Total	11.2 D.U./Ac.

(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. Those tabulations will be reconciled against the maximum density tabulations with the last plat or phase.
 (F) Proposed density tabulations are shown for informational purposes only. Those tabulations will be reconciled against the maximum density tabulations with the last plat or phase.
 (G) This is a resubdivided SFD Land Use under F-03-13

DATA SOURCES:
 TOPOGRAPHY SHOWN HEREON BASED ON A FIELD SURVEY PREPARED BY DE MARIO DESIGN CONSULTANTS, INC. DATED MARCH, 2006. BOUNDARY SHOWN HEREON IS BASED ON RECORDED PLATS BY OTHERS.

DeMario Design Consultants, Inc.

The Old Firehouse
 66 East Main Street, Suite 200
 Westminster, MD 21157

OWNER:
 HOWARD RESEARCH AND DEVELOPMENT
 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:
 SKYLARK BOULEVARD

PRELIMINARY PLAN
 EMERSON SECTION 2, PHASE 8A, LOTS 1 THRU 8
 & OPEN SPACE LOT 9
 A RESUBDIVISION OF SECTION 2, PHASE 4, LOTS 117 THRU 120

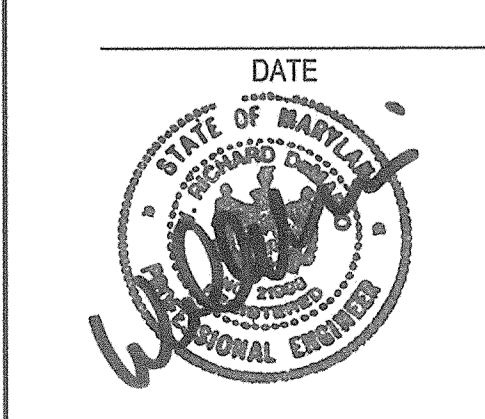
COVER SHEET

6TH ELECTION DISTRICT HOWARD COUNTY, MD

REVISIONS

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE

CO. FILE #:	DES. BY: JCO/WRD
TAX ACC. #:	DRN. BY: JCO
TAX MAP: 47	CHK. BY: RBW
BLOCK / GRID: 8	DATE: 09.18.06
PARCEL #: P/O 1053	DDC JOB#: 05122.1
ZONE / USE: PEC-MXD-3	SHEET NUMBER:
DWG. SCALE: 1"=100'	1 of 4



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

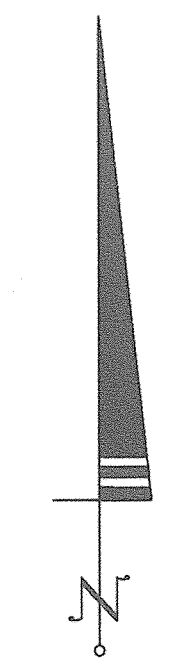
Mark A. Loyell
 PLANNING DIRECTOR

9/18/06
 DATE



DRAWING LEGEND

- 682 --- EXISTING MINOR CONTOUR (2' INTERVAL)
- 680 --- EXISTING MAJOR CONTOUR (10' INTERVAL)
- ADJACENT PROPERTY LINE
- N 06°48'48"W 120.00' --- EXISTING PROPERTY BOUNDARY
- EX. ROAD / EDGE OF PAVING
- EX. 8" S --- 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. REVERSE/POUNTABLE CURB/GUTTER
- PROP. 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
- PROP. 18" D. --- PROPOSED STORM DRAIN W/ INLETS & MANHOLES
- PROP. 18" --- PROPOSED INLET PROTECTION MEASURES
- PROP. 8" W. --- PROPOSED WATER LINE & HYDRANT



DATA SOURCES:
 TOPOGRAPHY: BIGHAM HERSON BASED ON A FIELD SURVEY PREPARED BY EDUARDO BIGHAM CONSULTANTS, INC. DATED MARCH 2004. BOUNDARY BIGHAM HERSON IS BASED ON RECORDED PLATS BY OTHERS.

DeMario Design Consultants, Inc.
 The Old Frolow House
 66 East Main Street, Suite 200
 Westminster, MD 21157
 Phone: (410) 385-0560
 Fax: (410) 385-0564
 eMail: ddc@demariodesign.com

OWNER: HOWARD RESEARCH AND DEVELOPMENT
 10275 LITTLE PATUXENT PKWY
 COLUMBIA, MD 21044
 410-582-6000

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

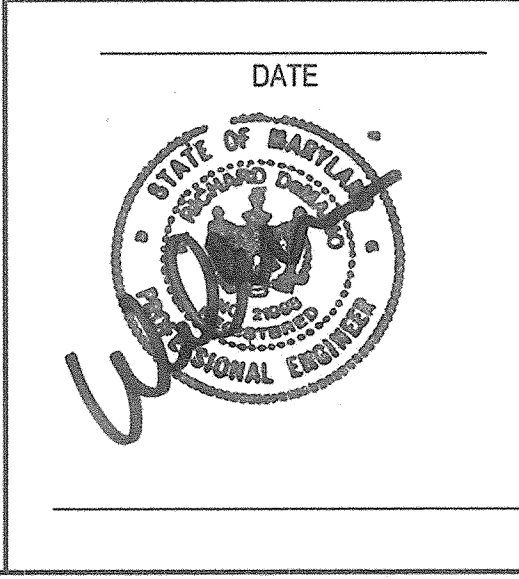
SITE ADDRESS:
 SKYLARK BOULEVARD

**PRELIMINARY PLAN
 EMERSON SECTION 2, PHASE 8A, LOTS 1 THRU 8
 & OPEN SPACE LOT 9
 A REBID DIVISION OF SECTION 2, PHASE 4, LOTS 17 THRU 150
 PRELIMINARY
 LAYOUT PLAN**

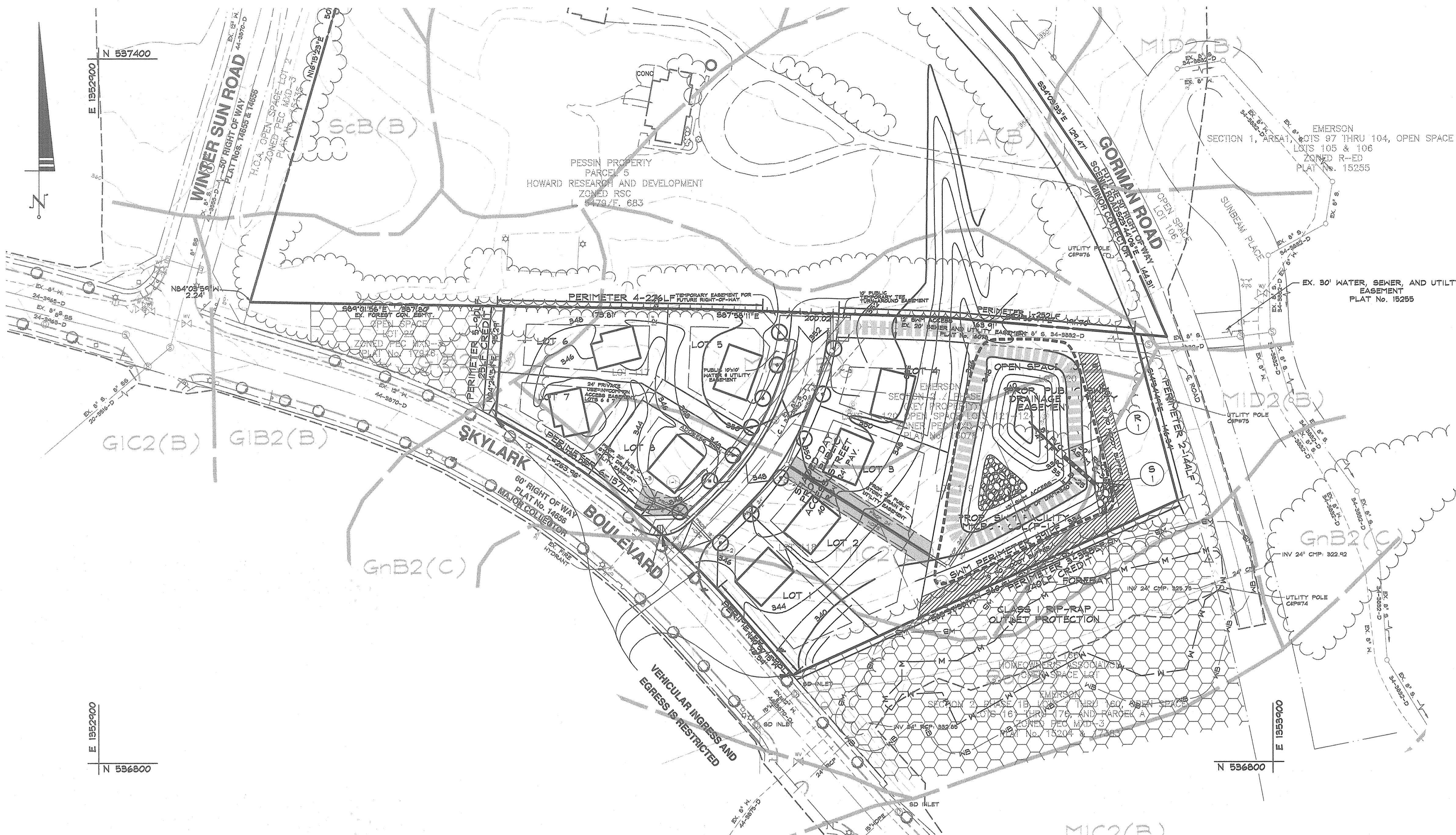
6TH ELECTION DISTRICT HOWARD COUNTY, MD

REVISIONS

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
CO. FILE #:	DES. BY: JCO			
TAX ACC. #:	DRN. BY: JCO			
TAX MAP: 47	CHK. BY: WRD			
BLOCK / GRID: 8	DATE: 09.18.06			
PARCEL # / P/O 1053	DDC JOB#: 05122.1			
ZONE / USE: PEC-MXD-3	SHEET NUMBER:			
DWG. SCALE: 1"=50'	2 of 4			



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Meredith K. Wright
 PLANNING DIRECTOR
 DATE 10/2/06



DRAWING LEGEND

---	EXISTING MINOR CONTOUR (2' INTERVAL)
---	EXISTING MAJOR CONTOUR (10' INTERVAL)
---	ADJACENT PROPERTY LINE
---	EXISTING PROPERTY BOUNDARY
---	EX. ROAD / EDGE OF PAVING
---	EX. SEWER LINE & MANHOLES, CLEAN-OUTS
---	EX. OVERHEAD ELECTRIC & UTILITY POLES
---	PROPOSED MINOR CONTOUR (2' INTERVAL)
---	PROPOSED MAJOR CONTOUR (10' INTERVAL)
---	PROP. STANDARD CURB & GUTTER / INLETS & MANHOLE
---	PROP. REVERSE CURB & GUTTER / GUTTER
---	PROP. MOUNTABLE CURB & GUTTER / 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 STORM DRAIN W/ INLETS & MANHOLE
---	PROPOSED INLET PROTECTION MEASURES
---	PROPOSED WATER LINE & HYDRANT

THIS LANDSCAPE PLAN IS SUBJECT TO COMPLIANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE, THE LANDSCAPE MANUAL AND THE APPROVED EMERSON LANDSCAPE DESIGN CRITERIA.

DATA SOURCES:
TOPOGRAPHY: GIC/N/H/ERSON BASED ON A FIELD SURVEY PREPARED BY DEPIANO DESIGN CONSULTANTS, INC. DATED MARCH 2004. BOUNDARY: GIC/N/H/ERSON IS BASED ON RECORDED PLATS BY OTHERS.

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING

LINEAR FEET OF PERIMETER	591 L.F.
NUMBER OF PLANTS REQUIRED	
SHADE TREES	12
EVERGREEN TREES	15
CREDIT FOR EXISTING VEGETATION (DESCRIBE BELOW IF NEEDED)	N/A
CREDIT FOR BERM (DESCRIBE BELOW IF NEEDED)	N/A
NUMBER OF PLANTS PROVIDED	
SHADE TREES	12
EVERGREEN TREES	15
OTHER TREES (2:1 SUBSTITUTION)	0
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS			ADJACENT TO PERIMETER PROPERTIES			
	2	6	7	1	3	4	5
PERIMETER	B	B	B	A	A	A	A
LANDSCAPE TYPE	B	B	B	A	A	A	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	144 L.F.	157 L.F.	98 L.F.	282 L.F.	958 L.F.	226 L.F.	90 L.F.
CREDIT FOR EXISTING VEGETATION (DESCRIBE BELOW IF NEEDED)	N/A	N/A	N/A	181*	**	N/A	**
CREDIT FOR BERM (DESCRIBE BELOW IF NEEDED)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NUMBER OF PLANTS REQUIRED							
SHADE TREES	3	3	2	2	N/A	4	N/A
EVERGREEN TREES	4	4	3	0	N/A	0	N/A
SHRUBS	0	0	0	0	N/A	0	N/A
NUMBER OF PLANTS PROVIDED							
SHADE TREES	3	3	2	2	N/A	4	N/A
EVERGREEN TREES	4	4	3	0	N/A	0	N/A
OTHER TREES (2:1 SUBSTITUTION)	0	0	0	0	N/A	0	N/A
SHRUBS	0	0	0	0	N/A	0	N/A
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)							

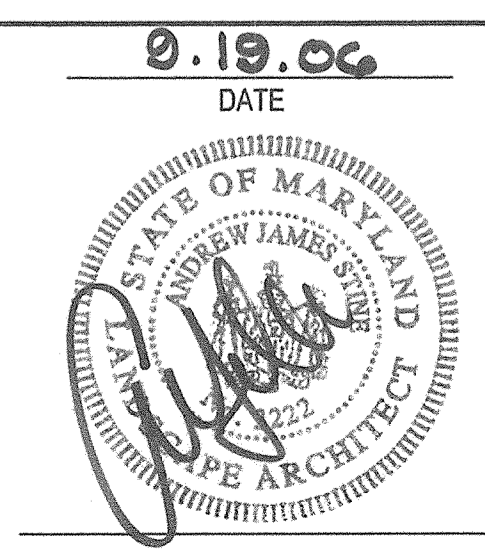
* PERIMETER 1 CREDIT IS BASED ON 86LF OF SWM BUFFER AND 45 WOODS TO REMAIN.
** PERIMETERS 3 & 5 ARE NOT REQUIRED SINCE THEY ARE PART OF THE EMERSON SUBDIVISION.

STREET TREE CHART

ROAD NAME	LENGTH OF ROAD	NUMBER OF TREES REQUIRED	NUMBER OF TREES PROVIDED
SHADED DAY	840 LF	18	18

SOILS CHART

CODE(CLASS)	NAME	HYDRIC (Y/N/INCL.)	K VALUE
Bc(D)	BAILE SILT LOAM	Y	0.49
GIB2(B)	GLENELG LOAM, 8%-8% SLOPES, MODERATELY ERODED	N	0.82
GnB2(C)	GLENVILLE SILT LOAM, 8%-8% SLOPES, MODERATELY ERODED	INCLUSIONS	0.82
MID2(B)	MANOR LOAM, 15%-25% SLOPES, MODERATELY ERODED	N	0.87
MIB2(B)	MANOR LOAM, 8%-8% SLOPES, MODERATELY ERODED	N	0.87
MIC2(B)	MANOR LOAM, 8%-18% SLOPES, MODERATELY ERODED	N	0.87



DeMario Design Consultants, Inc.
The Old Firehouse
66 East Main Street, Suite 200
Westminster, MD 21157
Phone: (410) 386-0560
Fax: (410) 386-0564
eMail: ddc@demariodesign.us

OWNER: HOWARD RESEARCH AND DEVELOPMENT
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:
SKYLARK BOULEVARD

PRELIMINARY PLAN
EMERSON SECTION 2, PHASE 8A, LOTS 1 THRU 8
& OPEN SPACE LOT 9
A REBID/REVISION OF SECTION 2, PHASE 4, LOTS 17 THRU 150

FOREST CONSERVATION AND LANDSCAPE PLAN
6TH ELECTION DISTRICT HOWARD COUNTY, MD

REVISIONS

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
CO. FILE #:		DES. BY: JCO		
TAX ACC. #:		DRN. BY: JCO		
TAX MAP: 47		CHK. BY: RBW		
BLOCK / GRID: 8		DATE: 09.18.06		
PARCEL #: P/O 1053		DDC JOB#: 05122.1		
ZONE / USE: PEC-MXD-3		SHEET NUMBER:		
DWG. SCALE: 1"=50'		4 of 4		

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark A. Lough
PLANNING DIRECTOR

10/2/06
DATE