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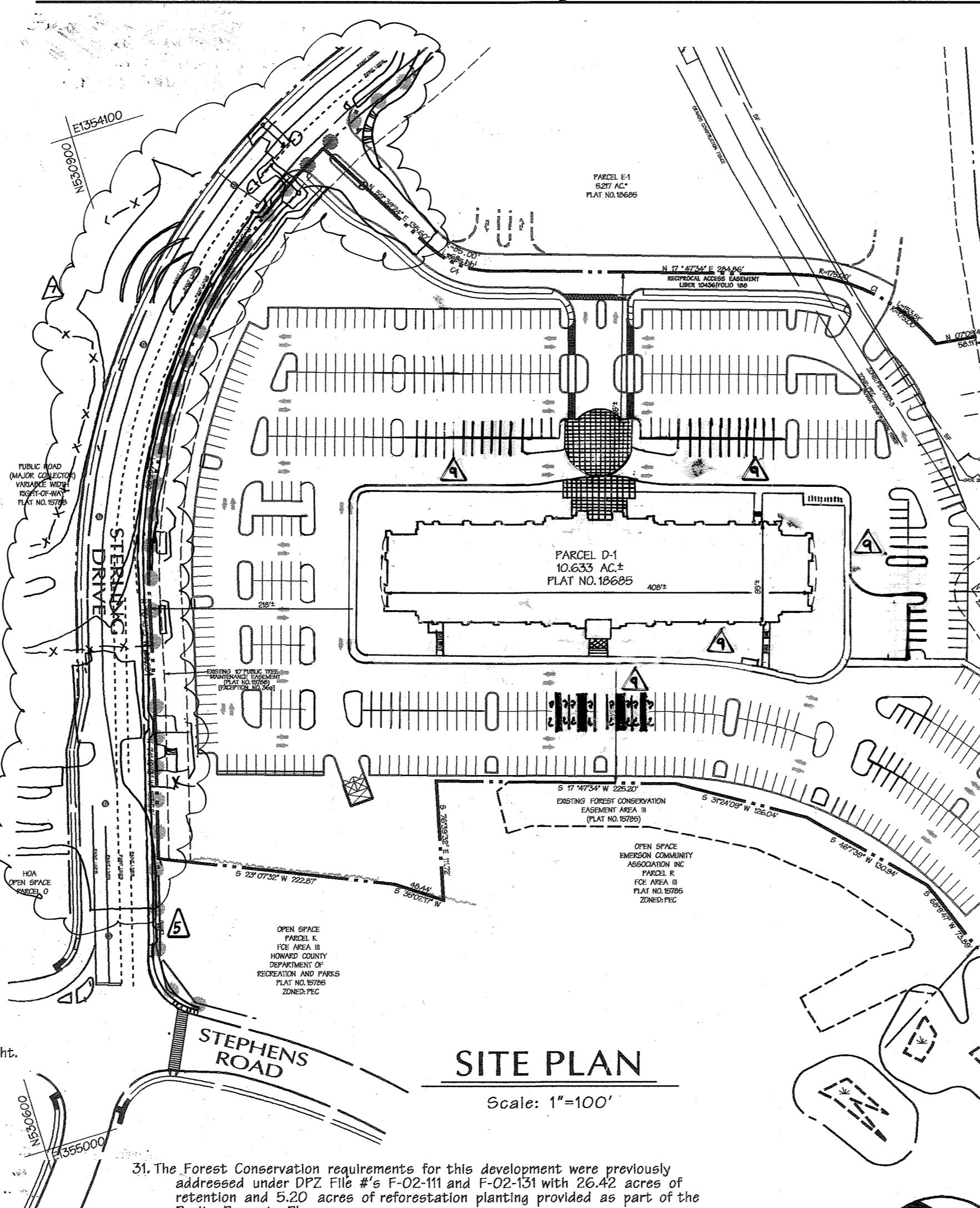
18	FENCE LAYOUT PLAN
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NOTE:
 THE LOD OF 1700SFT IS LESS THAN 5000SFT AND IS THEREFORE EXEMPT FROM PROVIDING STORMWATER MANAGEMENT. ANY FUTURE IMPROVEMENTS WHERE THE CUMULATIVE LOD EXCEEDS 5,000SFT, STORMWATER MANAGEMENT SHALL BE ADDRESSED.

General Notes

- 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 Inspection Division at 410-313-1880 at least 5 (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 being done.
- Traffic control devices, markings and signings 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 the placement of asphalt.
- All plan dimensions are to face of curb unless otherwise noted.
- The existing topography is taken from field run survey with two foot contour intervals prepared by Daft McCune Walker, dated July 2005.
- The courses and coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System. Howard County monument Nos. 47DA, 47EA, and 47G2 were used for this project.
- Water is public. Contract No. 44-4506-D.
- Sewer is Private.
- Any evidence of above ground utilities shown hereon is based solely on field location. No comparison to, or enhancement has been made from any utility drawings or plans. The location of any underground utility shown hereon is approximate and must be verified.
- There is no floodplain, wetlands, streams, buffers or 25% steep slopes located within the subject parcel.
- Project background information:
 Subdivision Name: Revitz Property Parcel 'D-1'
 Tax Map: 47
 Lot/Parcel: 165 & 1051
 Zoning: PEC, PEC-MXD
 Elevation District: 16
 Total Parcel Area: 10.633 Acres
 File Numbers: Plat #18684, 18685, F-07-055, F-07-055-99-12, PB 339 and 37 979M, PB-359, F-02-111, SP-01-12, F-02-131, F-07-55, and F-08-93.
- All outdoor lighting shall comply with the requirements of Zoning Section 134. All exterior light fixtures shall be oriented to direct light inward and downward on-site and away from all adjoining residential properties and public roads in accordance with Section 134 of the Howard County Zoning Regulations.
- The existing utilities were located from available records and field survey prepared by Daft McCune Walker, Inc. Contractor must test pit, by hand, at all utility crossings and connection points at least 5 days prior to starting work to verify exact locations.
- Handicap parking details, and signage, shall be in accordance with ADAAG (Americans with Disabilities Act Accessibility Guidelines) and COMAR (Code of Maryland Regulations) section 05-02-02.
- Any damage to the county owned right-of-way shall be corrected at the contractor's expense.
- All sidewalks shall be cross sloped at 1/4 inch per foot.
- Trench bedding for storm drainage structures shall be in accordance with Howard County Standard 62.01.
- All inlets shall be constructed in accordance with Howard County standards or MSHA standards as specified on the structure.
- All materials and construction shall be in strict accordance with the Howard County Design Manual, Volume IV.
- Building setback restrictions from property lines and right-of-way lines of any public road shall be in accordance with the PEC Zoning Regulations and Record Plat.
- All onsite driveways and parking areas to be privately maintained.
- All curb radii are to be 5 feet unless otherwise labeled and all curbs are to be 6 inches in height.
- All equipment and tools to be placed so as not to interfere with vehicular or pedestrian movement unless specified.
- The contractor shall be responsible for any damage to existing property which may occur as a result of negligence during the execution of work.
- All proposed handicap ramps shall be in accordance with current ADA standards.
- This property is located within the Metropolitan District.
- Electric, gas, cable, telephone and lighting lines are designed by others.
- Landscaping shall be provided in accordance with the Landscape Plan and financial survey shall be paid with the DPW Developer's Agreement in the amount of \$36,000.00 for 81 shade trees and 330 shrubs.
- (From plat #18684) As a result of the Preliminary Equivalent Sketch Plan, SP-01-12, being submitted to the County for review prior to 11/15/01, on 04/14/01. This subdivision is subject to compliance with the fourth edition of the Subdivision and Land Development Regulations. In addition, because SP-01-12 did not obtain a signature approval prior to 11/01/01, this subdivision is subject to compliance with County Bill 50-2001, which amends the Zoning Regulations, and the amended Zoning Regulations which became effective on 01/08/02. This SDP is subject to the amended Fifth Edition of the Subdivision and Land Development Regulations and the development or construction on this property must comply with the setback and buffer regulations in effect at the time of submission of the SDP, waiver or grading and building permits.

Howard County

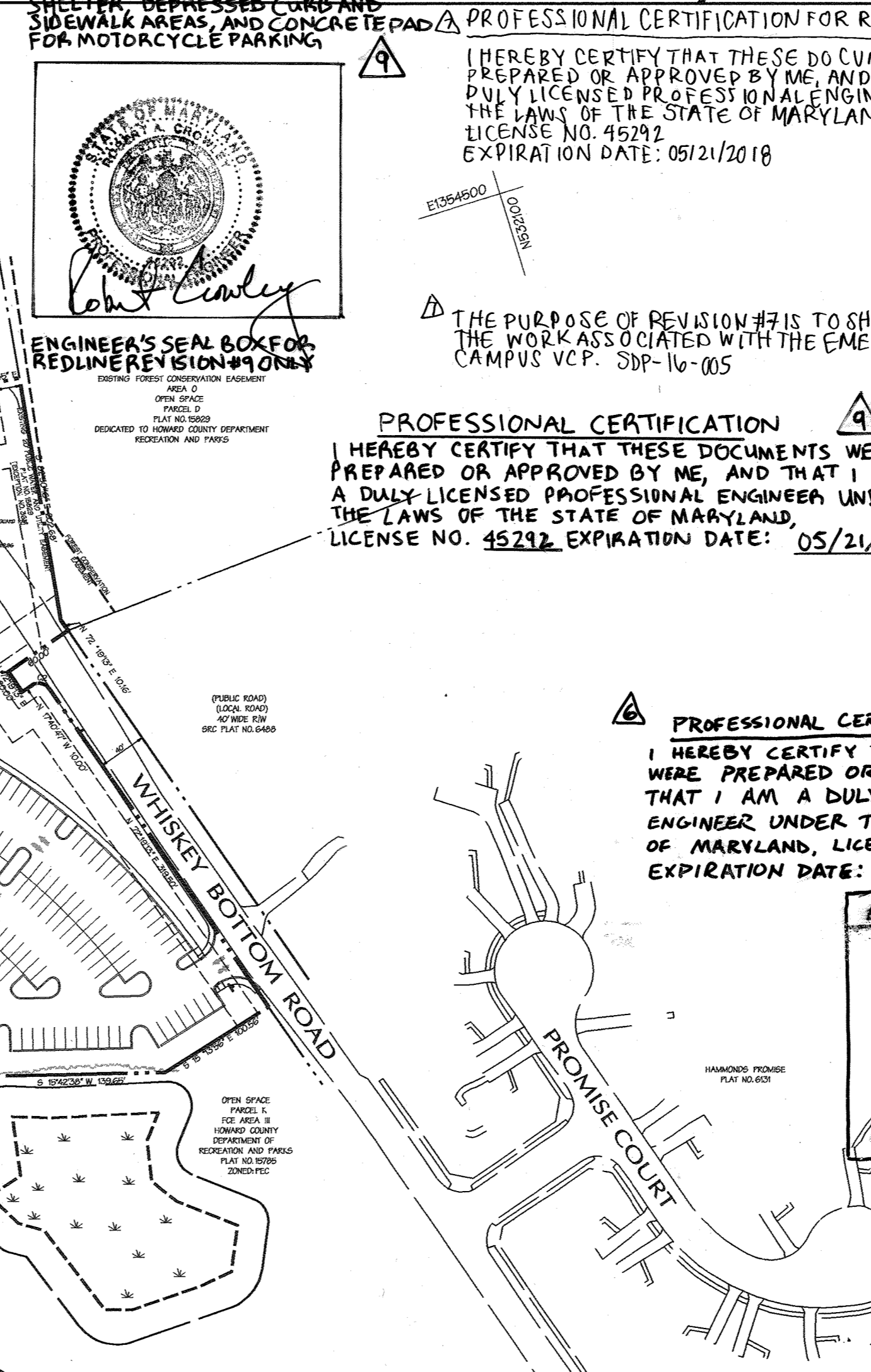


SITE PLAN

Scale: 1"=100'

△ 35. A VARIANCE (RESOLUTION 118-2011) PURSUANT TO SECTIONS 16.301 AND 16.200(A) OF THE HOWARD COUNTY CODE WAS GRANTED ON JULY 28, 2011 FOR GOVERNMENT USES FROM THE STRUCTURE AND SETBACK FOR A FENCE.

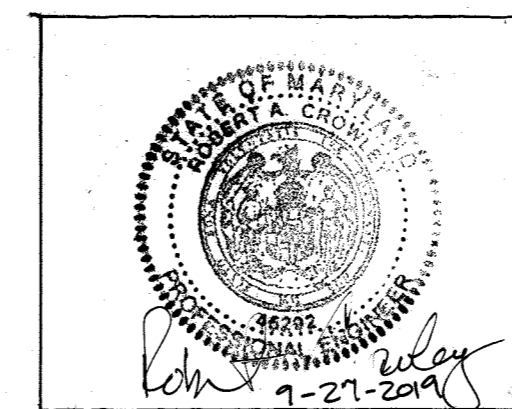
Maryland



THE PURPOSE OF REVISION #6 IS:
 1. SHOW THE PROPOSED EMERSON CAMPUS SECURITY FENCE.
 2. ADD ADDITIONAL DRAWING SHEETS ASSOCIATED WITH THE PROPOSED EMERSON CAMPUS SECURITY FENCE.

Site Development Plan

for Emerson One Parcel 'D-1' (Revitz Property)



ENGINEER'S SEAL BOX FOR REVISION #9 ONLY

△ REVISION #9 THE EXISTING WEST ENTRANCE, WILL BE USED FOR EMERGENCY EGRESS ONLY

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. 45292, EXPIRATION DATE: 05/21/2018



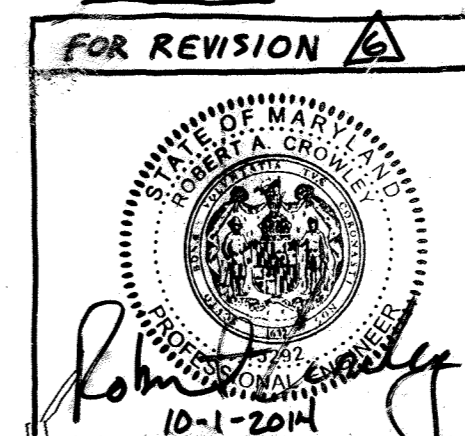
PROFESSIONAL CERTIFICATION FOR REV #7

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. 45292, EXPIRATION DATE: 05/21/2018

△ THE PURPOSE OF REVISION #7 IS TO SHOW THE WORK ASSOCIATED WITH THE EMERSON CAMPUS VCP. SDP-16-005

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. 45292, EXPIRATION DATE: 05/21/2022

PROFESSIONAL CERTIFICATION REV #6
 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. 45292, EXPIRATION DATE: 05/21/2016



FOR REVISION #5 ONLY

12/7/10
 DATE
 STATE OF MARYLAND
 JAMES BRIDGES
 PROFESSIONAL ENGINEER
 LICENSE NO. 38633
 EXPIRATION DATE 5/14/12

12/22/09
 DATE
 STATE OF MARYLAND
 JAMES BRIDGES
 PROFESSIONAL ENGINEER
 LICENSE NO. 38633
 EXPIRATION DATE 5/14/12

05/23/2015
 DATE
 STATE OF MARYLAND
 JAMES BRIDGES
 PROFESSIONAL ENGINEER
 LICENSE NO. 38633
 EXPIRATION DATE 5/14/12

DATE	NO.	REVISION DESCRIPTION
8-26-09	3	BUILDING ORIENTATION, NOTES, SETBACKS, DRIVE SPACE
10-23-09	4	REVISED NUMBER OF PARKING SPACES, PARKING LOCATION AND PARKING LAYOUT
10-4-10	5	REVISED PROPOSED SIDEWALK ALONG NORTH SIDE OF STERLING DRIVE TO AVOID EXISTING FEATURES.
10/14/16		CAMPUS PERIMETER SECURITY FENCE

11/22/09
 DATE
 STATE OF MARYLAND
 JAMES BRIDGES
 PROFESSIONAL ENGINEER
 LICENSE NO. 38633
 EXPIRATION DATE 5/14/12

06-21-08
 DATE
 STATE OF MARYLAND
 JAMES BRIDGES
 PROFESSIONAL ENGINEER
 LICENSE NO. 38633
 EXPIRATION DATE 5/14/12

06-21-08
 DATE
 STATE OF MARYLAND
 JAMES BRIDGES
 PROFESSIONAL ENGINEER
 LICENSE NO. 38633
 EXPIRATION DATE 5/14/12

06-21-08
 DATE
 STATE OF MARYLAND
 JAMES BRIDGES
 PROFESSIONAL ENGINEER
 LICENSE NO. 38633
 EXPIRATION DATE 5/14/12

06-21-08
 DATE
 STATE OF MARYLAND
 JAMES BRIDGES
 PROFESSIONAL ENGINEER
 LICENSE NO. 38633
 EXPIRATION DATE 5/14/12

06-21-08
 DATE
 STATE OF MARYLAND
 JAMES BRIDGES
 PROFESSIONAL ENGINEER
 LICENSE NO. 38633
 EXPIRATION DATE 5/14/12

06-21-08
 DATE
 STATE OF MARYLAND
 JAMES BRIDGES
 PROFESSIONAL ENGINEER
 LICENSE NO. 38633
 EXPIRATION DATE 5/14/12

06-21-08
 DATE
 STATE OF MARYLAND
 JAMES BRIDGES
 PROFESSIONAL ENGINEER
 LICENSE NO. 38633
 EXPIRATION DATE 5/14/12

06-21-08
 DATE
 STATE OF MARYLAND
 JAMES BRIDGES
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 LICENSE NO. 38633
 EXPIRATION DATE 5/14/12

06-21-08
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 EXPIRATION DATE 5/14/12

06-21-08
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 LICENSE NO. 38633
 EXPIRATION DATE 5/14/12

06-21-08
 DATE
 STATE OF MARYLAND
 JAMES BRIDGES
 PROFESSIONAL ENGINEER
 LICENSE NO. 38633
 EXPIRATION DATE 5/14/12

06-21-08
 DATE
 STATE OF MARYLAND
 JAMES BRIDGES
 PROFESSIONAL ENGINEER
 LICENSE NO. 38633
 EXPIRATION DATE 5/14/12



VICINITY MAP

Scale: 1"=2000'

BENCHMARK

DESCRIPTION

COORDINATES IN MARYLAND NAD83(91) (HORIZONTAL) AND NGVD29 (VERTICAL) DATUMS.
 47G2 NORTHING: 162440.1212 47EA NORTHING: 163326.2295
 EASTING: 4118539279 EASTING: 413136.2850
 ELEVATION: 364.210ft. ELEVATION: 338.909ft.

ADDRESS CHART

PARCEL NUMBERS	STREET ADDRESS
PARCEL 'D-1'	8070 STERLING DRIVE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

<i>William J. Emery</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION	7/15/08 DATE
<i>David K. Emery</i> CHIEF, DIVISION OF LAND DEVELOPMENT	7/18/08 DATE
<i>Frank P. Longley</i> DIRECTOR	7/20/08 DATE

EMERSON ONE

FOUR STORY OFFICE BUILDING
 REVITZ PROPERTY

OWNER/DEVELOPER:
 EMERSON HOLDINGS, LLC
 DAVIS C. EMORY, MEMBER
 8601 LASALLE ROAD, SUITE 205
 TOWSON, MARYLAND 21286 (410) 712-0122

DMW

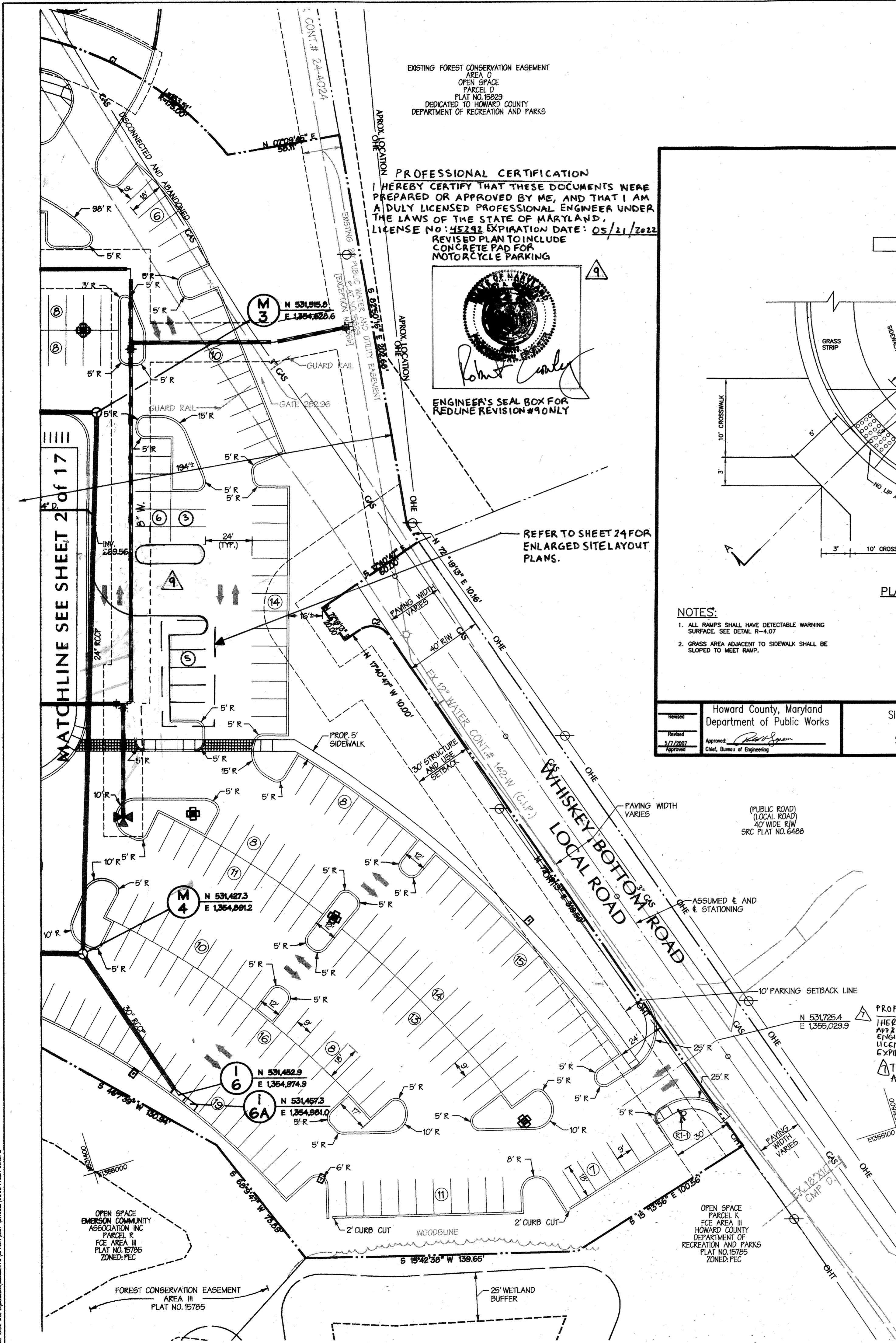
DAFT MCCUNE WALKER INC.

200 EAST PENNSYLVANIA AVENUE • TOWSON, MD 21286
 P: 410.286.3333 F: 410.286.4705 WWW.DMW.COM
 A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS,
 ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL	LOT/PARCEL
REVITZ PROPERTY	N/A	PARCEL D-1	165 & 1051
PLAT # OR LE	ZONE	TAXIDONE MAP	ELEC SOURCE
18684, 18685, 19602	20.21	PEC & PEC-MXD 3	6th
WATER CODE	SEWER CODE		
E-15	7520000		6069.03

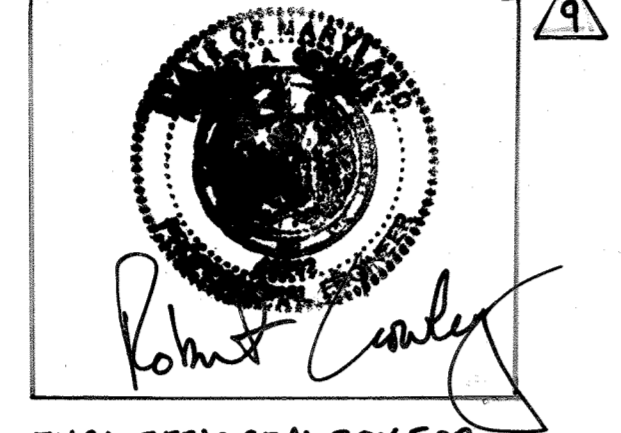
TITLE COVER SHEET
 PARCEL D-1

Des. By	KAD	Scale	AS SHOWN	Proj. No.	95054.T
Drn. By	KAW	Date	6/15/08		
Chk. By	ATB	Approved			

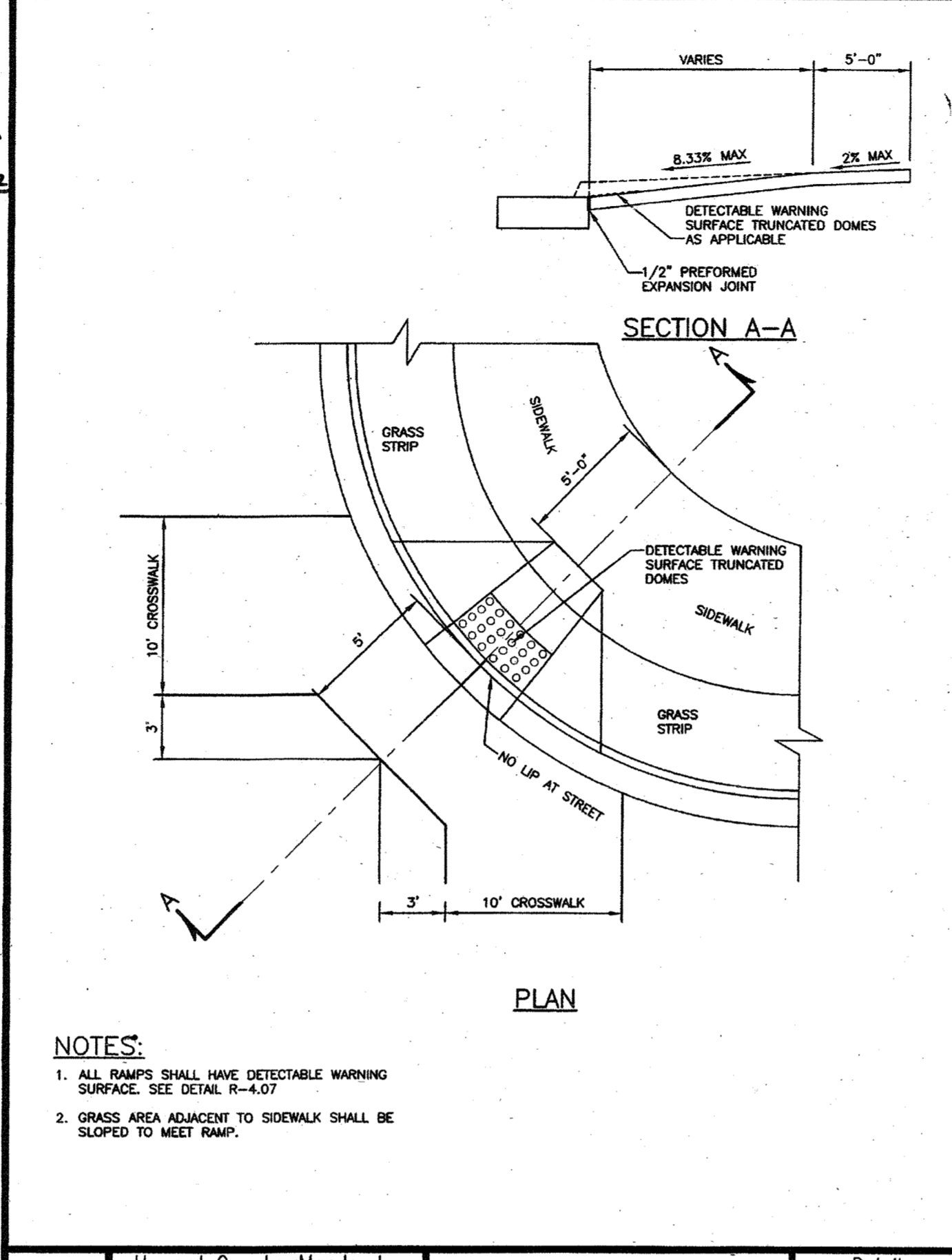


EXISTING FOREST CONSERVATION EASEMENT
 AREA D
 OPEN SPACE
 PARCEL D
 PLAN NO. 15795
 DEDICATED TO HOWARD COUNTY
 DEPARTMENT OF RECREATION AND PARKS

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. 45292 EXPIRATION DATE: 05/21/2022
 REVISED PLAN TO INCLUDE CONCRETE PAD FOR MOTORCYCLE PARKING

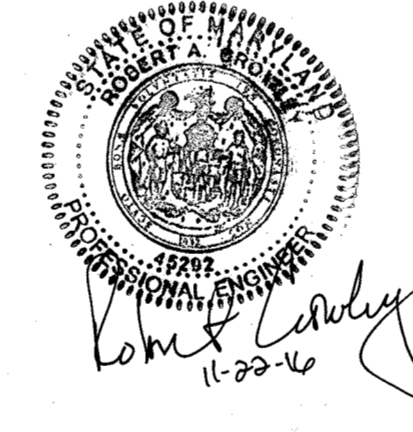


ENGINEER'S SEAL BOX FOR REDLINE REVISION #9 ONLY

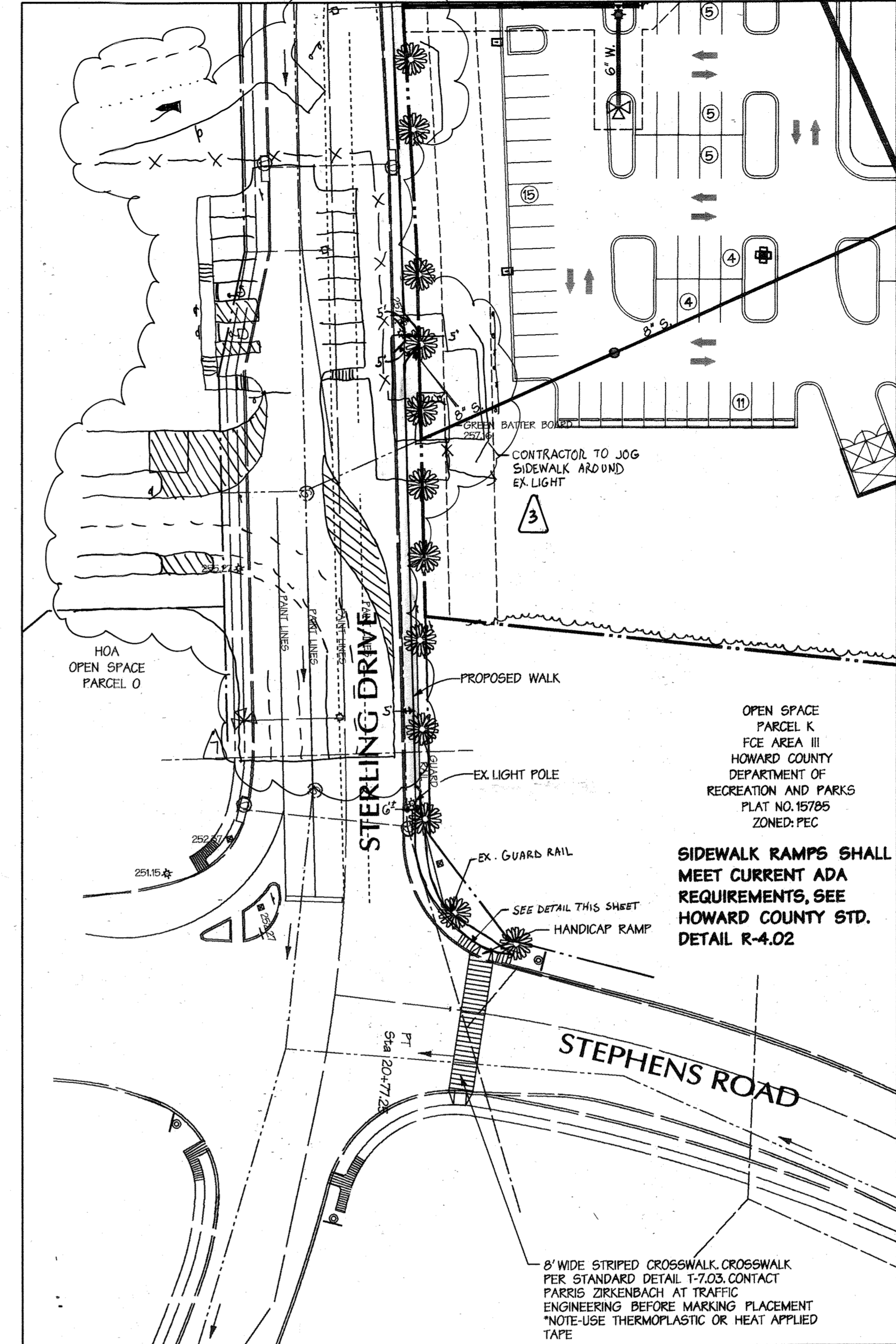


Revised	Howard County, Maryland Department of Public Works	SIDEWALK RAMP Type B Single Ramp	Detail
Revised	Approved: <i>[Signature]</i> Chief, Bureau of Engineering		R-4.02
Original			

NOTES:
 1. ALL RAMP SHALL HAVE DETECTABLE WARNING SURFACE. SEE DETAIL R-4.02
 2. GRASS AREA ADJACENT TO SIDEWALK SHALL BE SLOPED TO MEET RAMP.



PROFESSIONAL CERTIFICATION FOR REV#7
 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. 45292 EXPIRATION DATE: 05/21/2022
 THE PURPOSE OF REVISION #7 IS TO SHOW THE WORK ASSOCIATED WITH THE EMERSON CAMPUS VCP. S.D.P. 10-005

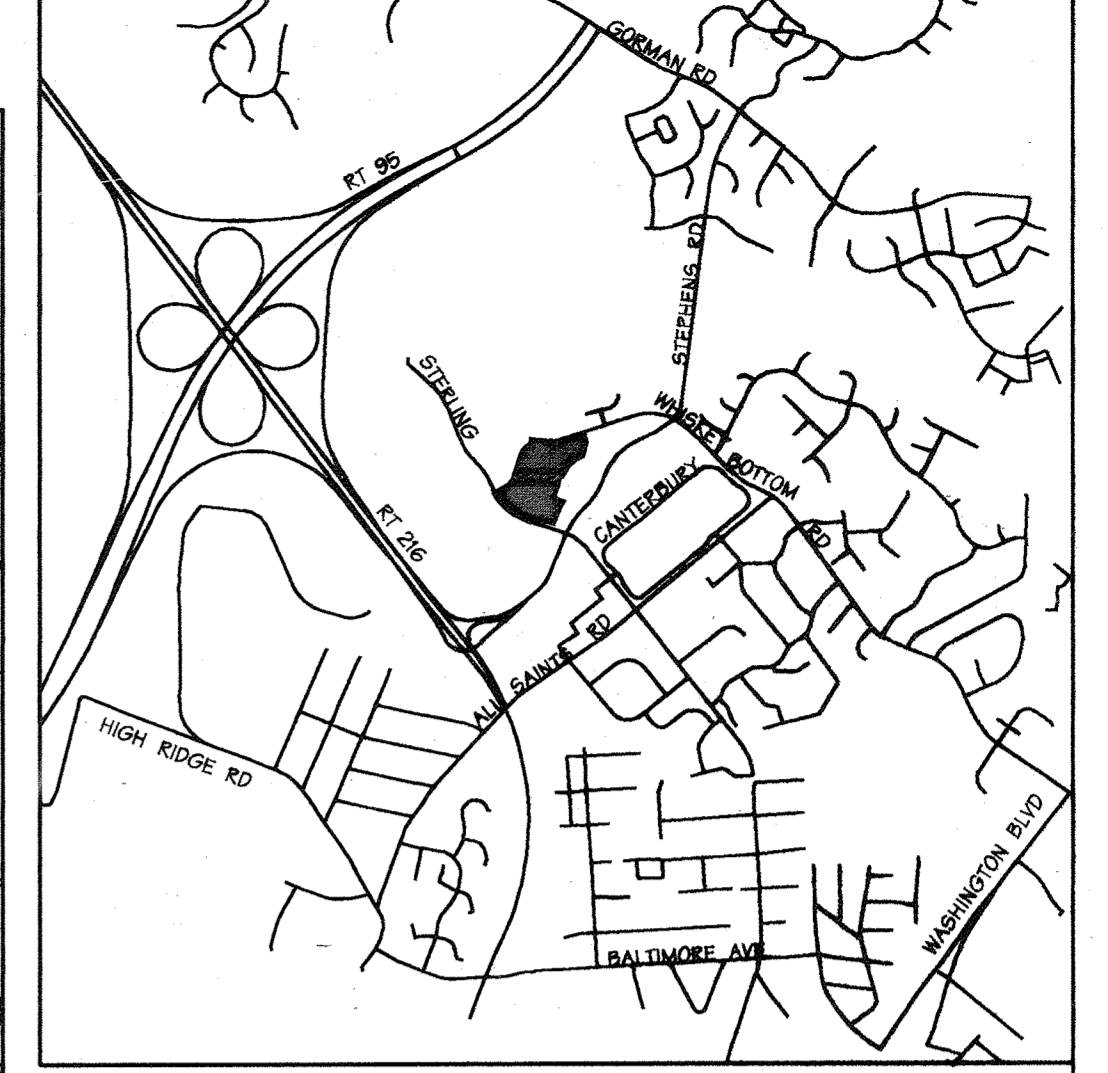


STEPHENS ROAD / STERLING DRIVE INTERSECTION
 SIDEWALK DETAIL SCALE: 1" = 40'

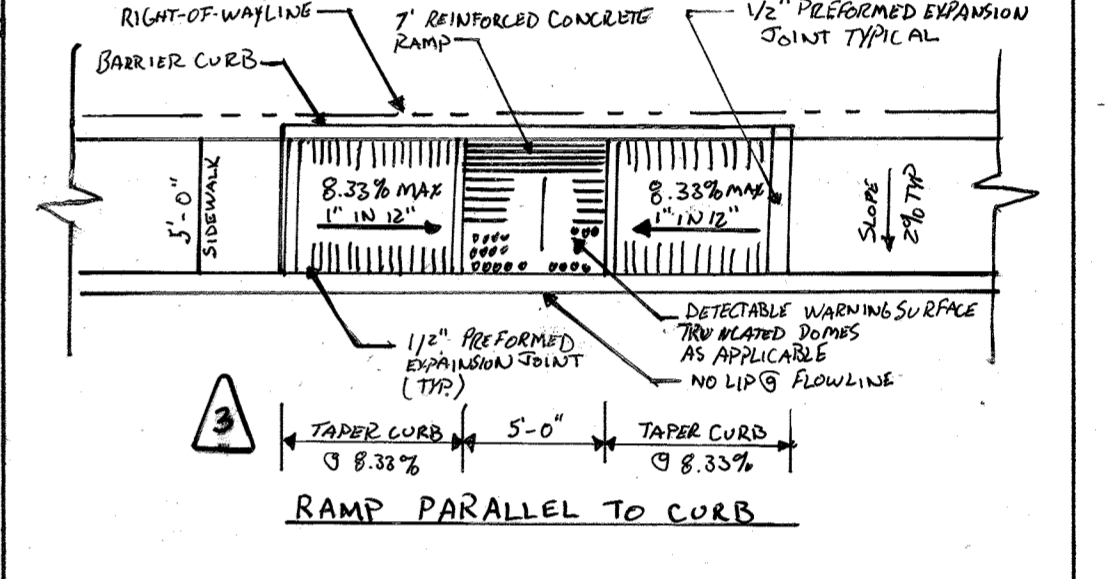
LEGEND

	ROADWAY
	EXISTING MINOR CONTOURS
	EXISTING MAJOR CONTOURS
	ADJACENT PROPERTY LINES
	PROPERTY LINE
	EXISTING WATER
	EXISTING SEWER
	EXISTING STORM DRAIN
	EXISTING ROADS
	EXISTING LIGHT POLE
	PROPOSED ROAD
	PROPOSED WALK
	PROPOSED WALK - SPECIAL PAVERS
	PROPOSED SPOT GRADES
	PROPOSED LIGHTING FIXTURE (S)
	PROPOSED LIGHTING FIXTURE (S1)
	PROPOSED 250 WATT HPS VAPOR SAG FIXTURE MOUNTED AT 30' ON A BRONZE FIBERGLASS POLE USING A 12' ARM
	PROPOSED STOP SIGN

DATE	12/7/10	DATE	12/22/09
PROFESSIONAL ENGINEER	<i>[Signature]</i>	PROFESSIONAL ENGINEER	<i>[Signature]</i>
Professional Eng. No. 38633		Professional Eng. No.	28823



VICINITY MAP
 Scale: 1" = 2000'



RAMP PARALLEL TO CURB

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. 28823, EXPIRATION DATE: 10/7/10

APPROVED: DEPARTMENT OF PLANNING AND ZONING

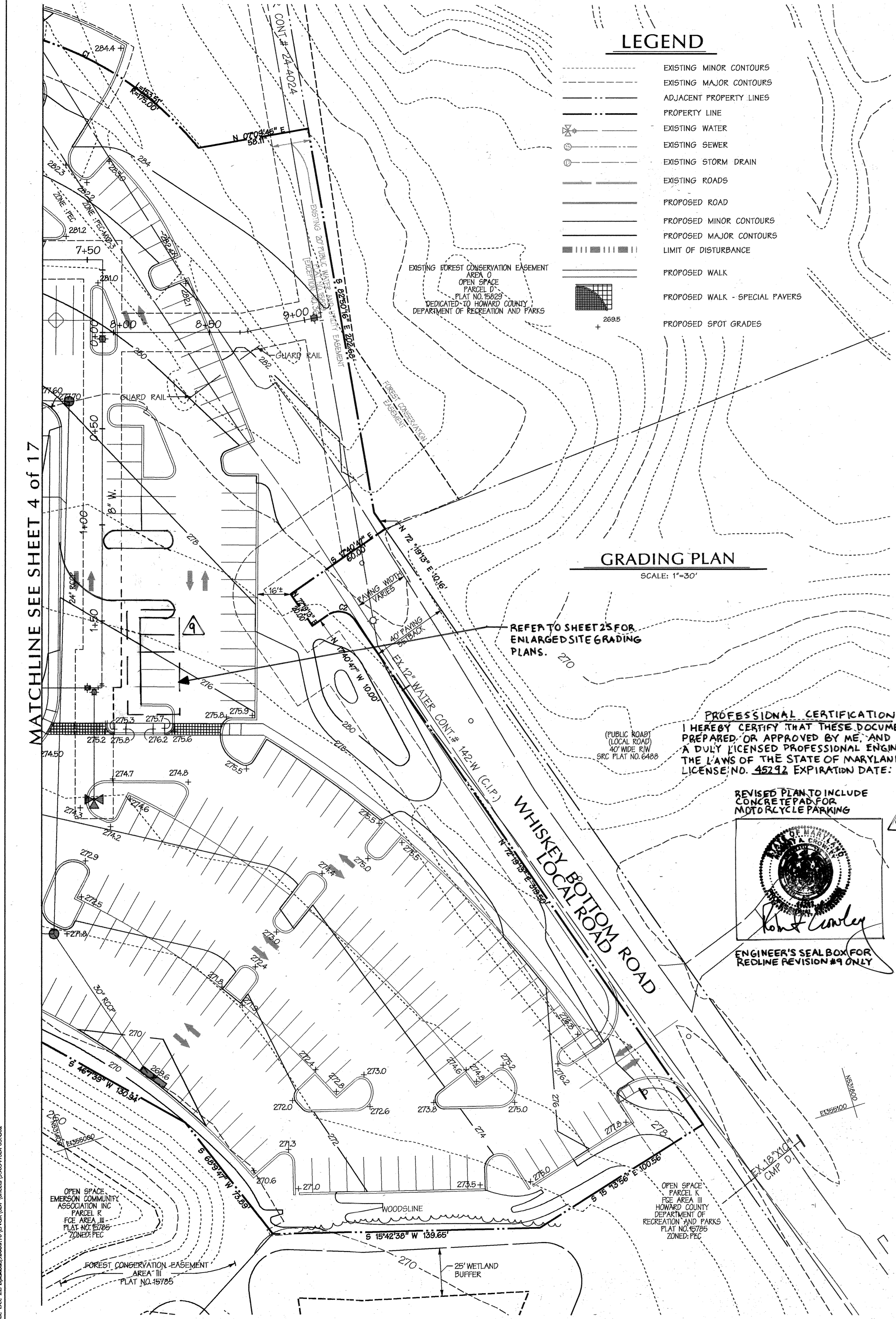
<i>[Signature]</i>	DATE	11/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION		
<i>[Signature]</i>	DATE	11/10
CHIEF, DIVISION OF LAND DEVELOPMENT		
<i>[Signature]</i>	DATE	11/10
DIRECTOR, DEP.		

Date	No.	Revision Description
5/23/10	1	EMERSON CAMPUS VCP
10-4-10	3	REVISED PROPOSED SIDEWALK ALONG NORTH SIDE OF STERLING DRIVE TO AVOID EXISTING FEATURES.
10-23-09	2	BUILDING LOCATION, PARKING LAYOUT, UTILITIES
8-26-09	1	LIGHTING LOCATIONS

EMERSON ONE
 FOUR STORY OFFICE BUILDING
 REVITZ PROPERTY

OWNER/DEVELOPER:
 EMERSON HOLDINGS, LLC
 DAVIS C. EMORY, MEMBER
 8601 LASALLE ROAD, SUITE 205
 TOWSON, MARYLAND 21286 (410) 712-0122

SUBMISSION NAME		REVITZ PROPERTY	SECTION/AREA	N/A, PARCEL D-1	SUBPARCEL #	165 & 1051
PLAT OR DE	1684, 1685, 1682	20.21	DATE	FEC & FECDMD 3	DATE	165 & 1051
WATER CODE	E-15		SEWER CODE	47	EST. SHEET	6th
TITLE		REVISED SITE DEVELOPMENT PLAN PARCEL D-1				
Des. By	SHH/JDF	Scale	1" = 30'	Proj. No.	95054.13	
Dim. By	KAW/CRH	Date	10/21/09			
Chk. By	Approved				3 of 26	



LEGEND

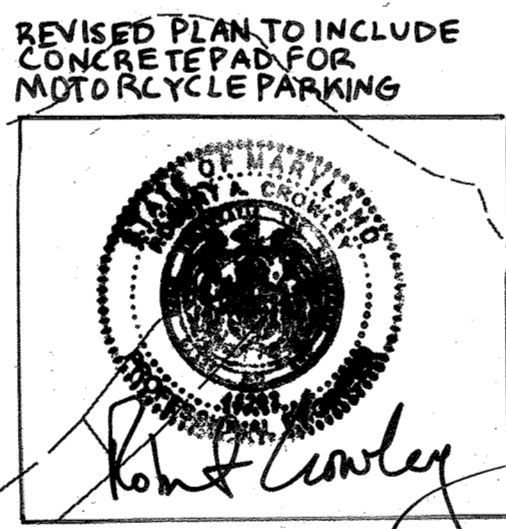
- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- ADJACENT PROPERTY LINES
- PROPERTY LINE
- EXISTING WATER
- EXISTING SEWER
- EXISTING STORM DRAIN
- EXISTING ROADS
- PROPOSED ROAD
- PROPOSED MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- LIMIT OF DISTURBANCE
- PROPOSED WALK
- PROPOSED WALK - SPECIAL PAVES
- PROPOSED SPOT GRADES

GRADING PLAN

SCALE: 1"=30'

REFER TO SHEET 25 FOR ENLARGED SITE GRADING PLANS.

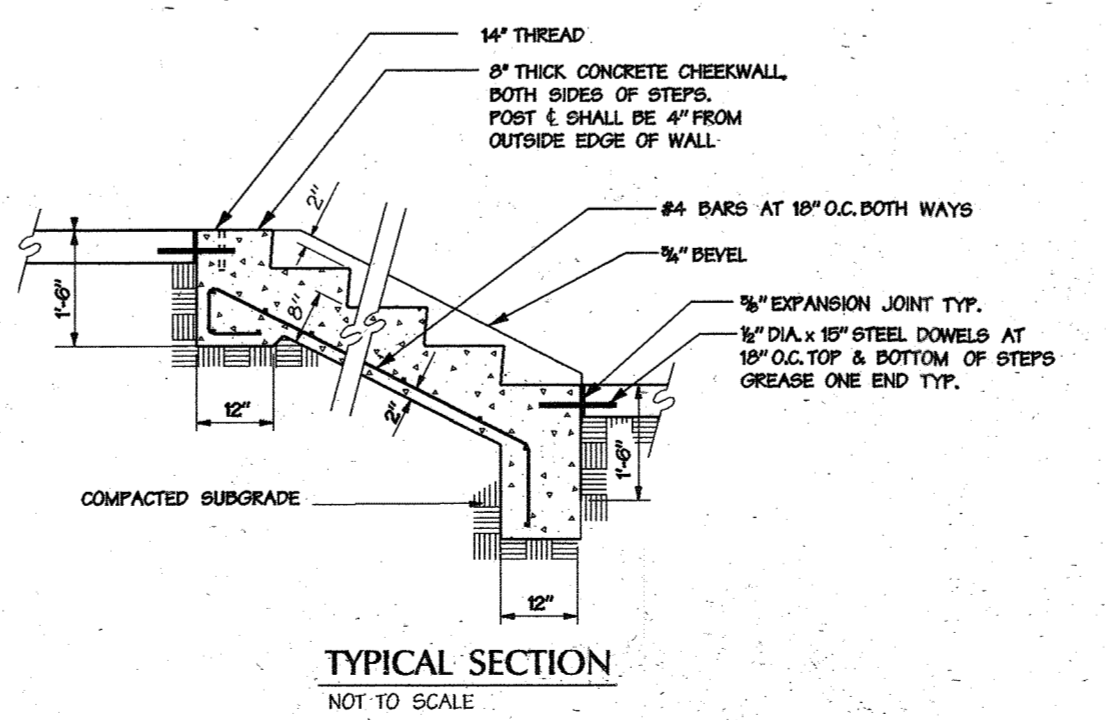
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 45292 EXPIRATION DATE: 05/21/2022



ENGINEER'S SEAL BOX FOR REDLINE REVISION #9 ONLY

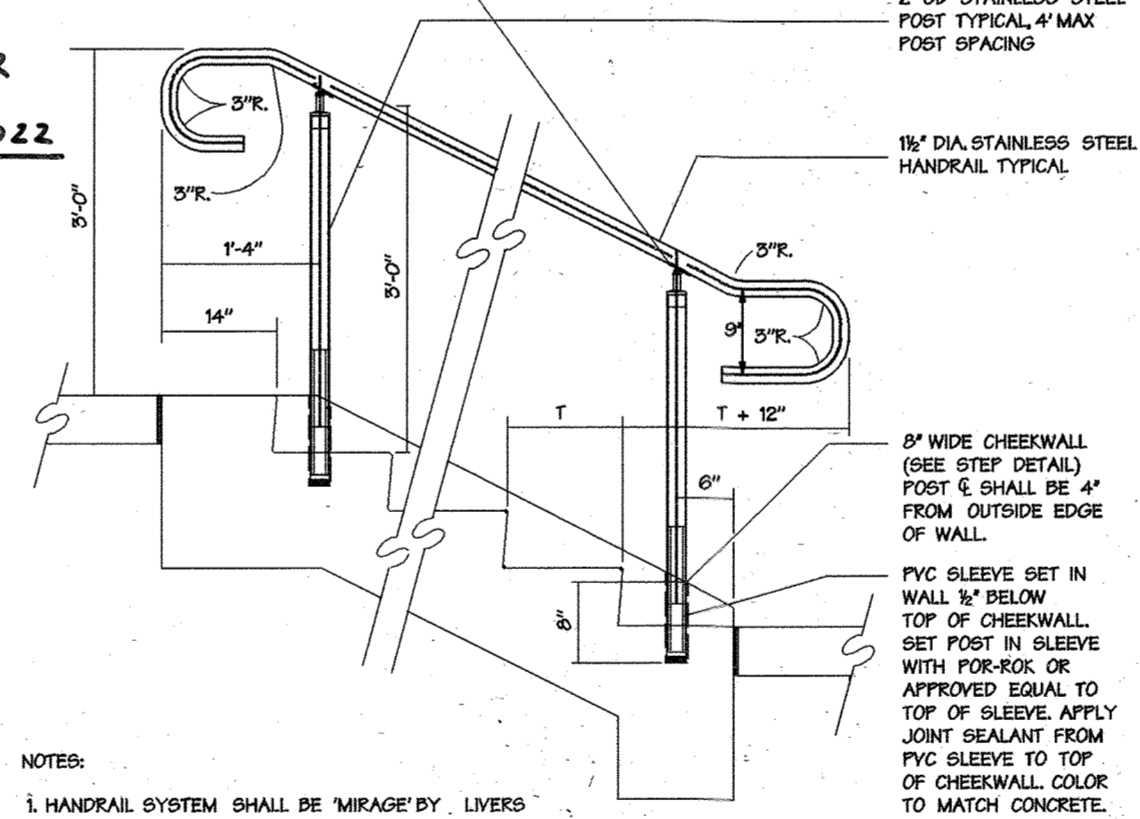
REVISED PLAN TO INCLUDE CONCRETE PAD FOR MOTORCYCLE PARKING

STAIR RAILING



CONCRETE STEPS WITH CHEEK WALL

STAIR RAILING PLAN VIEW

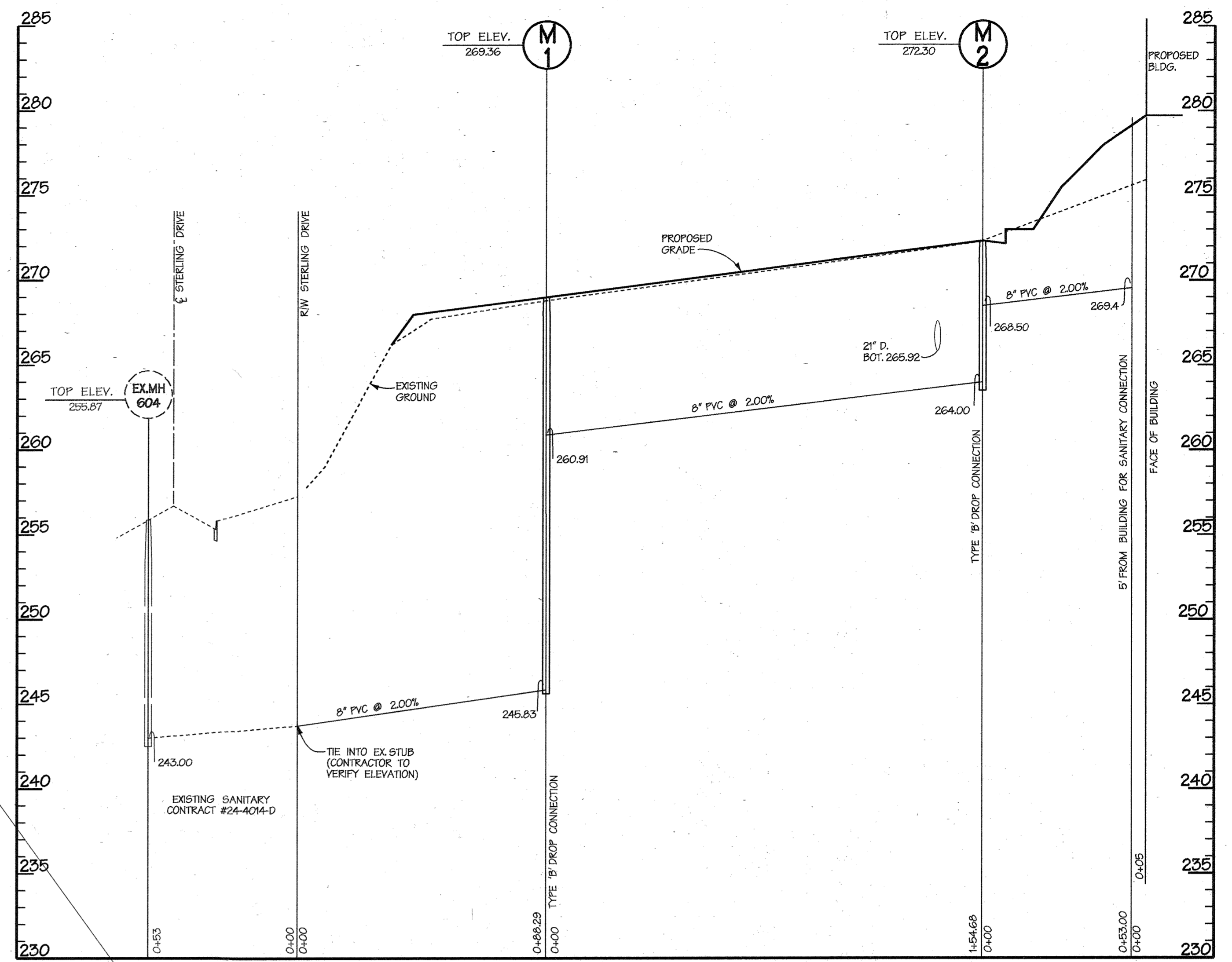


NOT TO SCALE

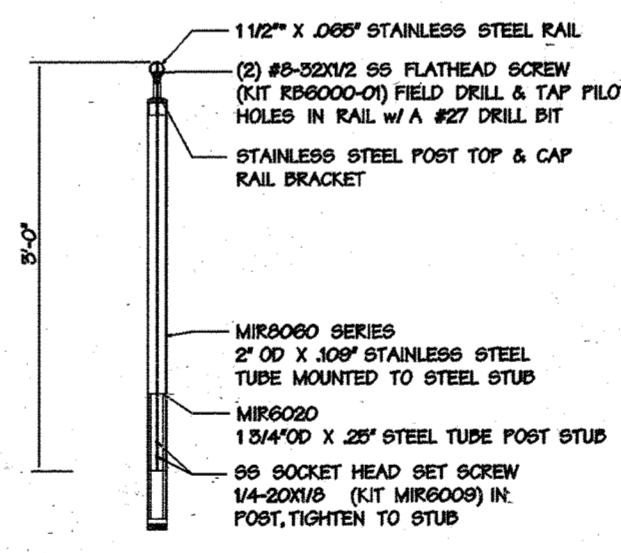
- NOTES:
- HANDRAIL SYSTEM SHALL BE "BRIDGE" BY LIVERS BRONZE CO. 4621 EAST 79TH TERRACE KANSAS CITY, MO 64192 (816) 200-2929.
 - ALL WELDS SHALL BE FULL SECTION, GROUND SMOOTH.
 - MIDRAIL SPACING: 2'-0" O.C. MIN. 4' O.C. MAX.
 - RAILING SHALL COMPLY WITH 1980 BOCA CODE, SECTIONS 202.0 & 102.0.
 - HANDRAIL MUST BE SPECIFIED AS EXTERIOR USE.
 - SHOP DRAWINGS TO BE REVIEWED BY ARCHITECT.

SANITARY PROFILE

SCALE: HORIZ. 1"=30' VERT. 1"=5'

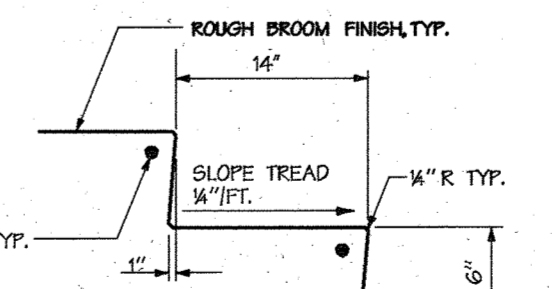


SECTION VIEW



NOT TO SCALE

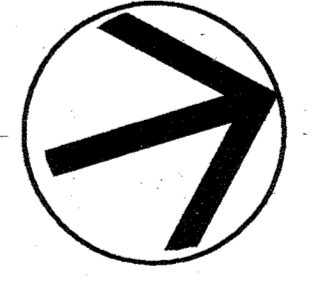
TYPICAL RISER/TREAD SECTION



NOT TO SCALE

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. 28823 EXPIRATION DATE: 10/17/10

PURPOSE STATEMENT:
 THE PURPOSE OF THIS REVISED SITE DEVELOPMENT PLAN SHEET IS TO ACCOUNT FOR MODIFICATIONS TO THE BUILDING LOCATION, PARKING LAYOUT AND UTILITIES.



12/22/09
 Date



28823
 Professional Engr. No.

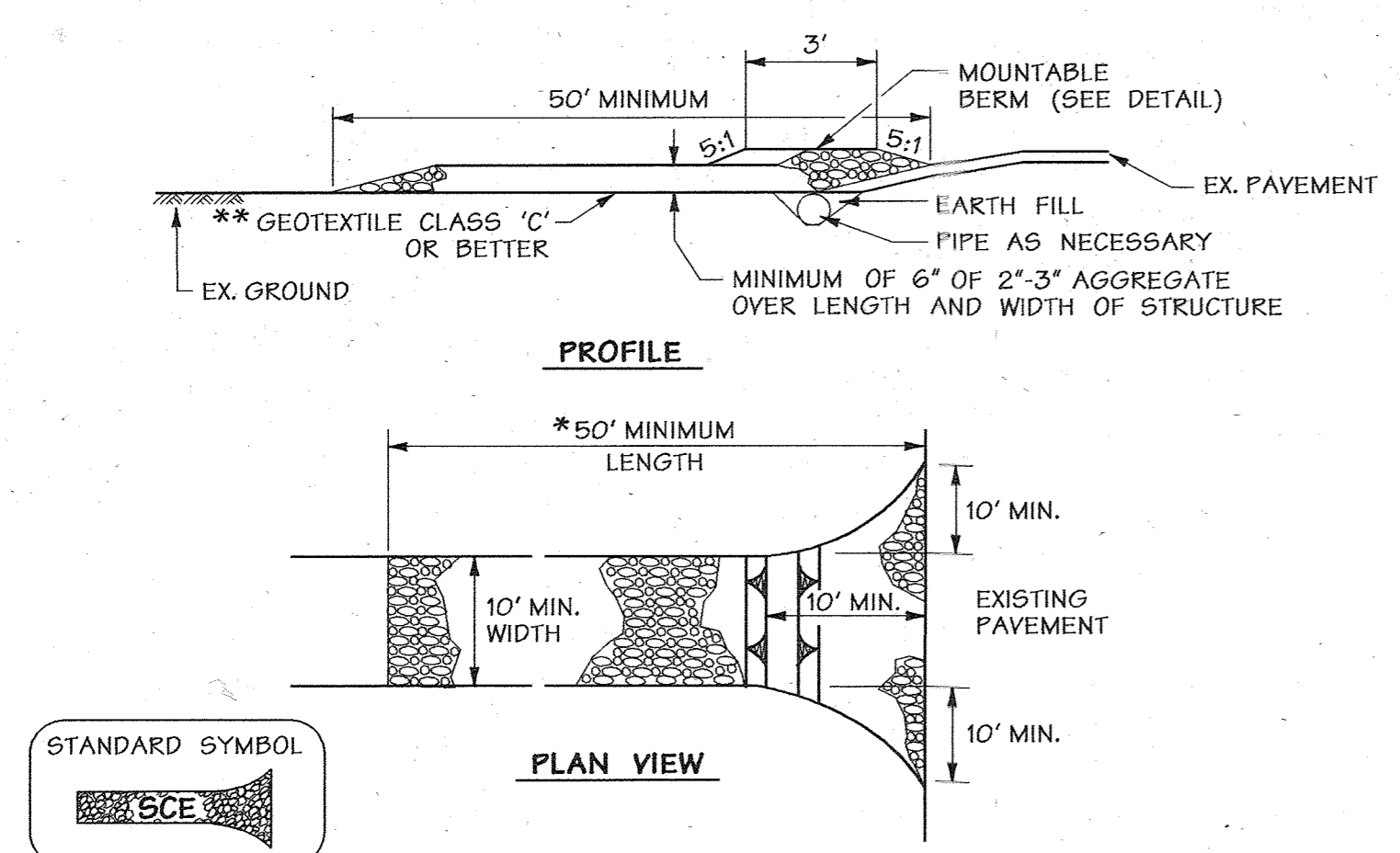
APPROVED: DEPARTMENT OF PLANNING AND ZONING	
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE 11/10/10
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE 11/10/10
DIRECTOR	DATE 11/10/10

10-23-09	2	BUILDING LOCATION, PARKING LAYOUT, UTILITIES
8-26-09	1	STAIR HANDRAILS AND CONCRETE STEP DETAILS
Date	No.	Revision Description

EMERSON ONE
 FOUR STORY OFFICE BUILDING
REVITZ PROPERTY
 OWNER/DEVELOPER:
 EMERSON HOLDINGS, LLC
 DAVIS C. EMORY, MEMBER
 8601 LASALLE ROAD, SUITE 205
 TOWSON, MARYLAND 21286 (410) 712-0122



SUBMITTER NAME: REVITZ PROPERTY		SECTION/AREA: N/A, PARCEL D-1	LOT/PANEL: 155 & 1051
DATE OF L.P.: 10/24, 10/25, 10/26	DATE OF P.E.C. & P.E.C.M.D.: 10/21/09	DATE OF L.P. MAP: 47	ELECT. OFFICE: 6069.03
DATE OF P.E.C. & P.E.C.M.D.: 10/21/09	DATE OF L.P. MAP: 47	DATE OF L.P. MAP: 47	DATE OF L.P. MAP: 47
TITLE: REVISED SITE DEVELOPMENT PLAN GRADING PLAN / PROFILES			
PARCEL D-1			
Des. By: SHH/JDF	Scale: 1" = 30'	Proj. No.: 95054.T3	
Dm. By: KAW/CRH	Date: 10/21/09		
Chk. By:	Approved:		5 of 26

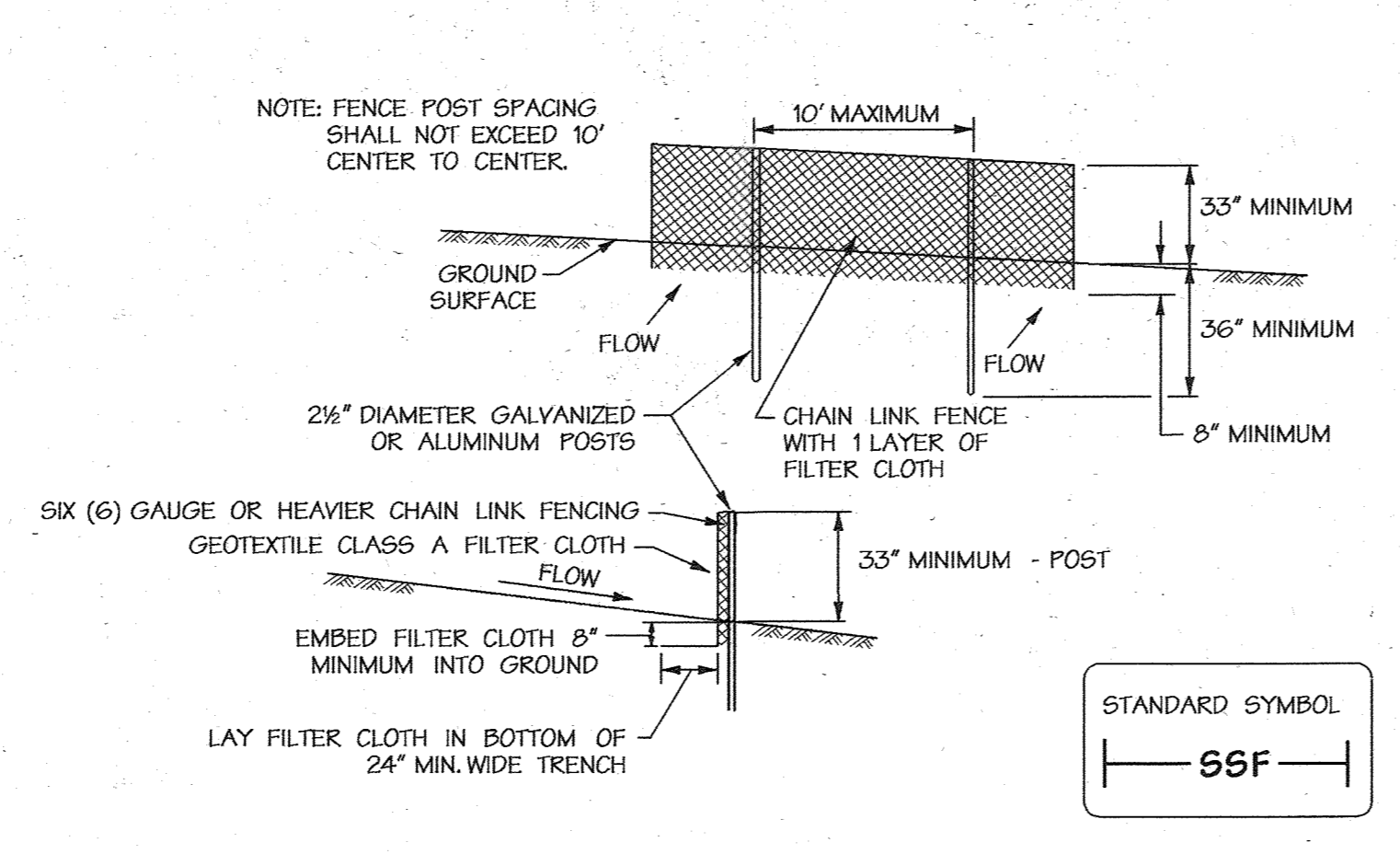


CONSTRUCTION SPECIFICATIONS

- LENGTH - MINIMUM OF 50' (*30' FOR SINGLE RESIDENCE LOT).
- WIDTH - 10' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- GEOTEXTILE FABRIC CLASS C (FILTER CLOTH) SHALL BE PLACED OVER THE EXISTING GROUND PRIOR TO PLACING STONE.** THE PLAN APPROVAL 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 5:1 SLOPES AND A MINIMUM OF 6" OF STONE OVER THE PIPE. PIPE HAS TO BE SIZED ACCORDING TO THE DRAINAGE. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE WILL NOT BE NECESSARY. PIPE SHOULD 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.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE F-17-5 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

Stabilized Construction Entrance Not To Scale

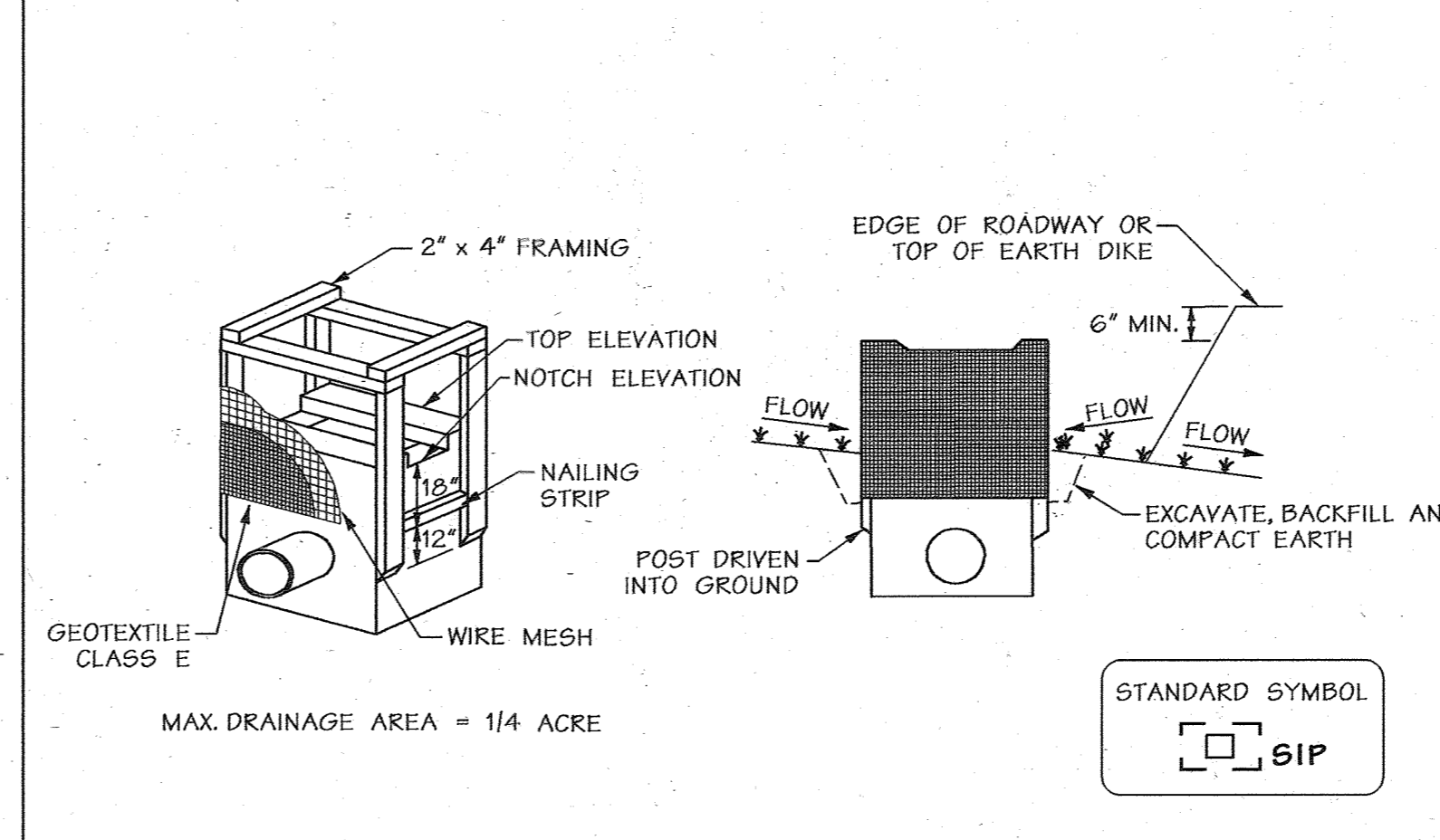


CONSTRUCTION SPECIFICATIONS

- FENCING SHALL BE 42 INCHES IN HEIGHT AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST MARYLAND STATE HIGHWAY (SHA) DETAILS FOR CHAIN LINK FENCING. THE SHA SPECIFICATIONS FOR A 6 FOOT FENCE SHALL BE USED, SUBSTITUTING 42" FABRIC AND 6 FOOT LENGTH POSTS.
- THE POSTS DO NOT NEED TO BE SET IN CONCRETE.
- CHAIN LINK FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIES OR STAPLES. THE LOWER TENSION WIRE, BRACE AND TRUSS RODS, DRIVE ANCHORS AND POST CAPS ARE NOT REQUIRED EXCEPT ON THE ENDS OF THE FENCE. THE CHAIN LINK FENCING SHALL BE SIX (6) GAUGE OR HEAVIER.
- 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 8" INTO THE GROUND.
- WHEN TWO SECTIONS OF GEOTEXTILE FABRIC ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SILT BUILDUP REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE, OR WHEN SILT REACHES 50% OF FENCE HEIGHT.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE MODIFIED MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

Super Silt Fence Not To Scale



CONSTRUCTION SPECIFICATIONS

- EXCAVATE COMPLETELY AROUND THE INLET TO A DEPTH OF 18" BELOW THE NOTCH ELEVATION.
- DRIVE THE 2" x 4" CONSTRUCTION GRADE LUMBER POSTS 1" INTO THE GROUND AT EACH CORNER OF THE INLET. PLACE NAIL STRIPS BETWEEN THE POSTS ON THE ENDS OF THE INLET. ASSEMBLE THE TOP PORTION OF THE 2" x 4" FRAME USING THE OVERLAP JOINT SHOWN ON DETAIL. THE TOP OF THE FRAME (WEIR) MUST BE 6" BELOW ADJACENT ROADWAYS WHERE FLOODING AND SAFETY ISSUES MAY ARISE.
- STRETCH THE 1/2" x 1/2" WIRE MESH TIGHTLY AROUND THE FRAME AND FASTEN SECURELY. THE ENDS MUST MEET AND OVERLAP AT A POST.
- STRETCH THE GEOTEXTILE CLASS E TIGHTLY OVER THE WIRE MESH WITH THE GEOTEXTILE EXTENDING FROM THE TOP OF THE FRAME TO 18" BELOW THE INLET NOTCH ELEVATION. FASTEN THE GEOTEXTILE FIRMLY TO THE FRAME. THE ENDS OF THE GEOTEXTILE MUST MEET AT A POST, BE OVERLAPPED AND FOLDED, THEN FASTENED DOWN.
- BACKFILL AROUND THE INLET IN COMPACTED 6" LAYERS UNTIL THE LAYER OF EARTH IS LEVEL WITH THE NOTCH ELEVATION ON THE ENDS AND TOP ELEVATION ON THE SIDES.
- IF THE INLET IS NOT IN A SUMP, CONSTRUCT A COMPACTED EARTH DIKE ACROSS THE DITCH LINE DIRECTLY BELOW IT. THE TOP OF THE EARTH DIKE SHOULD BE AT LEAST 6" HIGHER THAN THE TOP OF THE FRAME.
- THE STRUCTURE MUST BE INSPECTED PERIODICALLY AND AFTER EACH RAIN AND THE GEOTEXTILE REPLACED WHEN IT BECOMES CLOGGED.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE E-18-5 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

Standard Inlet Protection Not To Scale

1. 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 (313-1855).

2. 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* AND REVISIONS THERETO.

3. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:

- A SEVEN CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3:1.
- FOURTEEN DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

4. 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.

5. ALL DISTURBED AREAS 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 SEEDINGS (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.

6. 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.

7. SITE ANALYSIS:

TOTAL AREA OR SITE:	10.6 ACRES (461,736 sq)
AREA DISTURBED:	10.5 ACRES (457,380 sq)
AREA TO BE ROOFED OR PAVED:	8.2 ACRES (357,192sq)
AREA TO BE VEGETATIVELY STABILIZED:	2.3ACRES (100,188 sq)
TOTAL CUT:	15,000 CUBIC YARDS
TOTAL FILL:	15,000 CUBIC YARDS

OFF-SITE WASTE/BORROW AREA LOCATION WASTE *

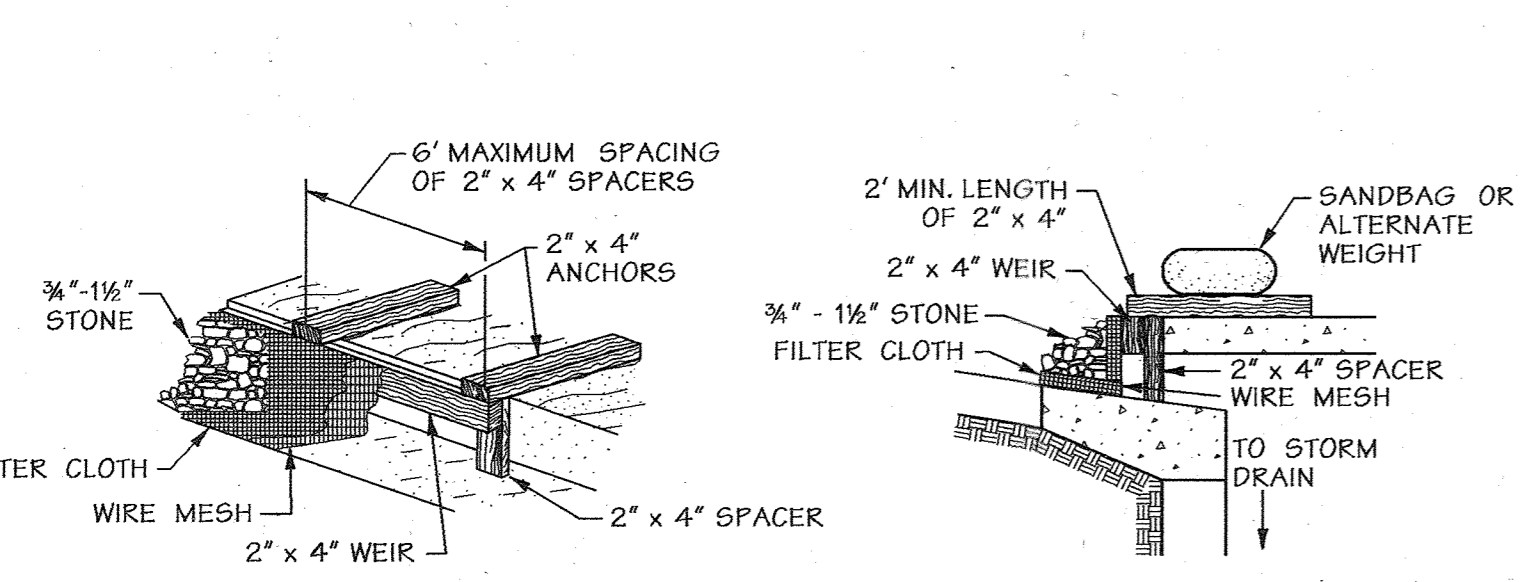
* TO BE DETERMINED BY CONTRACTOR WITH PRE-APPROVAL OF THE SEDIMENT CONTROL INSPECTOR WITH AN APPROVED AND ACTIVE GRADING PERMIT.

8. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.

9. ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

10. 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.

11. 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.

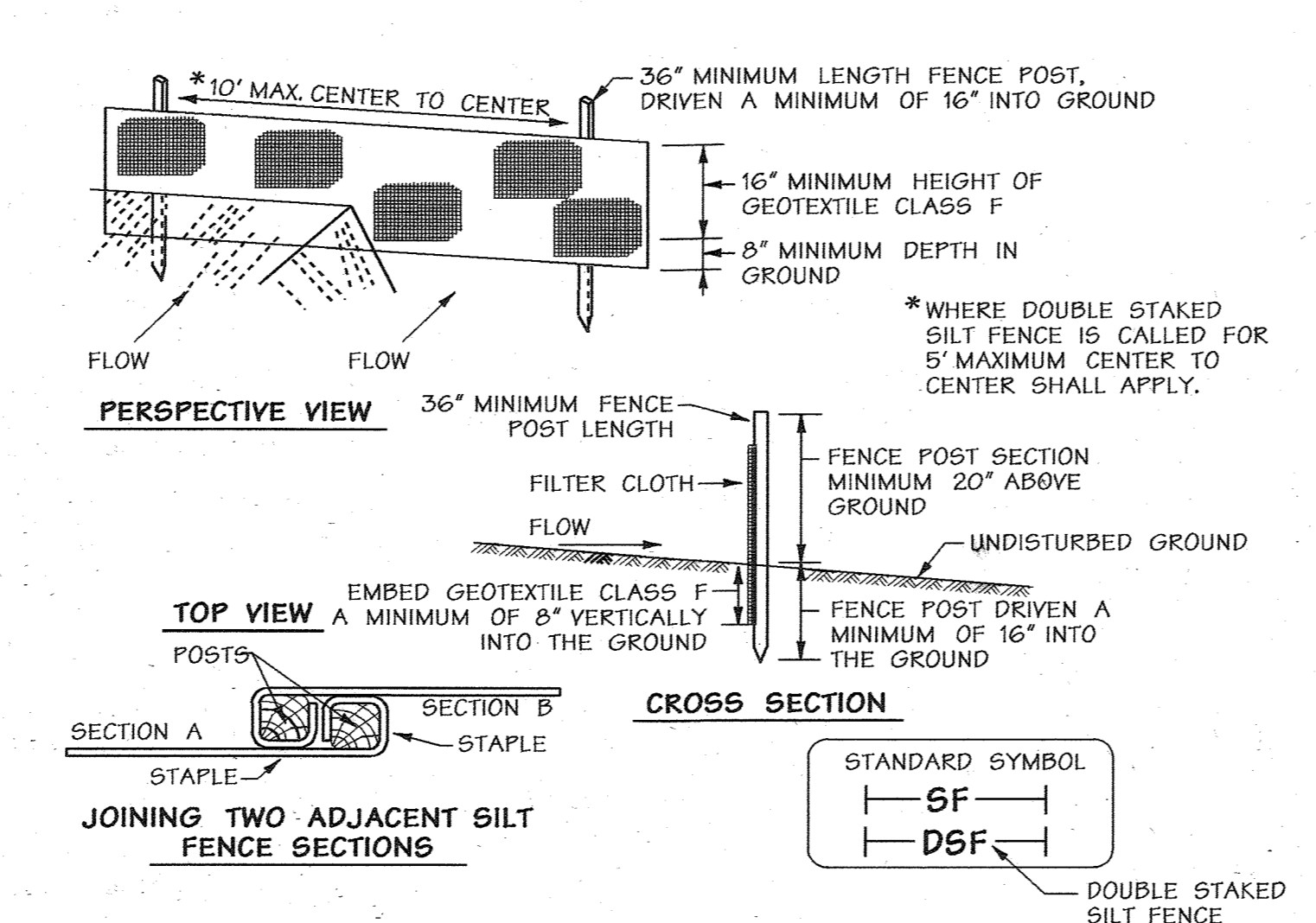


CONSTRUCTION SPECIFICATIONS

- ATTACH A CONTINUOUS PIECE OF 1/2" x 1/2" WIRE MESH (30" MINIMUM WIDTH BY THROAT LENGTH PLUS 4") TO THE 2" x 4" WEIR (MEASURING THROAT LENGTH PLUS 2") AS SHOWN ON THE STANDARD DRAWING.
- PLACE A CONTINUOUS PIECE OF GEOTEXTILE CLASS E THE SAME DIMENSIONS AS THE WIRE MESH OVER THE WIRE MESH AND SECURELY ATTACH IT TO THE 2" x 4" WEIR.
- SECURELY NAIL THE 2" x 4" WEIR TO A 9" LONG VERTICAL SPACER TO BE LOCATED BETWEEN THE WEIR AND THE INLET FACE (MAX. 4" APART).
- PLACE THE ASSEMBLY AGAINST THE INLET THROAT AND NAIL (MINIMUM 2' LENGTHS OF 2" x 4" TO THE TOP OF THE WEIR AT SPACER LOCATIONS). THESE 2" x 4" ANCHORS SHALL EXTEND ACROSS THE INLET TOP AND BE HELD IN PLACE BY SANDBAGS OR ALTERNATE WEIGHT.
- THE ASSEMBLY SHALL BE PLACED SO THAT THE END SPACERS ARE A MINIMUM 1' BEYOND BOTH ENDS OF THE THROAT OPENING.
- FORM THE 1/2" x 1/2" WIRE MESH AND THE GEOTEXTILE FABRIC TO THE CONCRETE GUTTER AND AGAINST THE FACE OF THE CURB ON BOTH SIDES OF THE INLET. PLACE CLEAN 3/4" x 1 1/2" STONE OVER THE WIRE MESH AND GEOTEXTILE IN SUCH A MANNER TO PREVENT WATER FROM ENTERING THE INLET UNDER OR AROUND THE GEOTEXTILE.
- THIS TYPE OF PROTECTION MUST BE INSPECTED FREQUENTLY AND THE FILTER CLOTH AND STONE REPLACED WHEN CLOGGED WITH SEDIMENT.
- ASSURE THAT STORM FLOW DOES NOT BYPASS THE INLET BY INSTALLING A TEMPORARY EARTH OR ASPHALT DIKE TO DIRECT THE FLOW OF THE INLET.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE E-16-5B MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

Curb Inlet Protection (COG or COS Inlets) Not To Scale



CONSTRUCTION SPECIFICATIONS

- FENCE POSTS SHALL BE A MINIMUM OF 36" LONG DRIVEN 16" MINIMUM INTO THE GROUND. WOOD POSTS SHALL BE 1 1/2" x 1 1/2" SQUARE (MINIMUM) CUT, OR 1 3/4" DIAMETER (MINIMUM) ROUND AND SHALL BE OF SOUND QUALITY HARDWOOD. STEEL POSTS WILL BE STANDARD T OR U SECTION WEIGHTING NOT LESS THAN 1.00 POUND PER LINEAR FOOT.
- GEOTEXTILE 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: MSMT 509
 TENSILE MODULUS 20 LBS./IN. (MIN.) TEST: MSMT 509
 FLOW RATE 0.3 GAL./FT./MIN. (MAX.) TEST: MSMT 322
 FILTERING EFFICIENCY 75% (MIN.) TEST: MSMT322
- WHERE ENDS OF GEOTEXTILE FABRIC COME TOGETHER, THEY SHALL BE OVERLAPPED, FOLDED AND STAPLED TO PREVENT SEDIMENT BYPASS.
- SILT FENCE SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND MAINTAINED WHEN BULGES OCCUR OR WHEN SEDIMENT ACCUMULATION REACHED 50% OF THE FABRIC HEIGHT.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE E-15-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

Silt Fence Not To Scale

TEMPORARY METHODS:

- MULCHES - SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRIMPED OR TACKED TO PREVENT BLOWING.
- VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER.
- TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
- IRRIGATION - THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS MOIST; REPEAT AS NEEDED. AT NO TIME SHOULD THE SITE BE IRRIGATED TO THE POINT THE RUNOFF BEGINS TO FLOW.
- BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 10 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING SOIL BLOWING.
- CALCIUM CHLORIDE - APPLY AT A RATE THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.

PERMANENT METHODS:

- PERMANENT VEGETATION - SEE STANDARDS FOR PERMANENT VEGETATIVE COVER, AND PERMANENT STABILIZATION WITH SOD. EXISTING TREES OR LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE.
- TOPSOILING - COVERING WITH LESS ERODIBLE SOIL MATERIALS. SEE STANDARDS FOR TOPSOILING.
- STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

Dust Control Specifications

DEVELOPERS CERTIFICATE:

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 ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

Signature: *Davis Emory* DATE: 6-18-08

ENGINEERS CERTIFICATE:

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.

Signature: *John K. Roberts* DATE: 06-24-08

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

Signature: *John Damm* DATE: 7/15/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Signature: *Windy Hunt* DATE: 7/15/08
 CHIEF, DIVISION OF LAND DEVELOPMENT

Signature: *Frank A. Coughlin* DATE: 7/21/08
 DIRECTOR

Date	No.	Revision Description

EMERSON ONE
FOUR STORY OFFICE BUILDING

OWNER/DEVELOPER:
EMERSON HOLDINGS, LLC
DAVIS C. EMORY, MEMBER
8601 LASALLE ROAD, SUITE 205
TOWSON, MARYLAND 21286 (410) 712-0122

DMW
DAFT MCCUNE WALKER INC.

200 EAST PENNSYLVANIA AVENUE • TOWSON, MD 21286
P: 410 299-3333 F: 410 299-4705 WWW.DMW.COM

A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS, ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

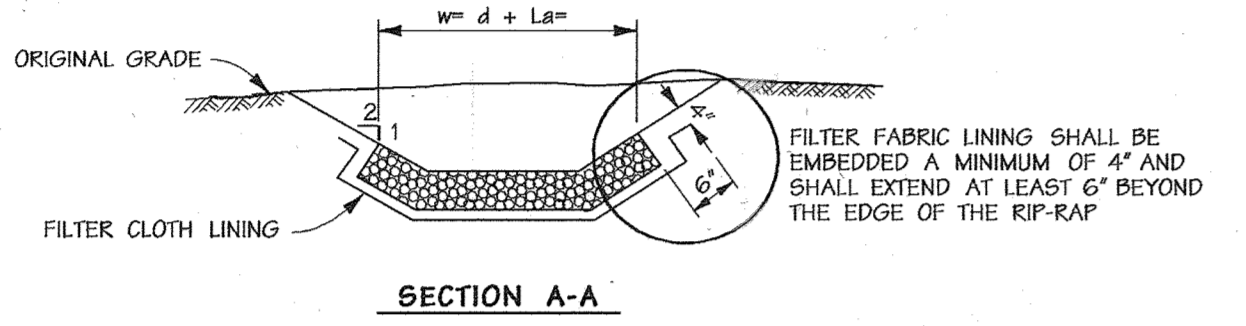
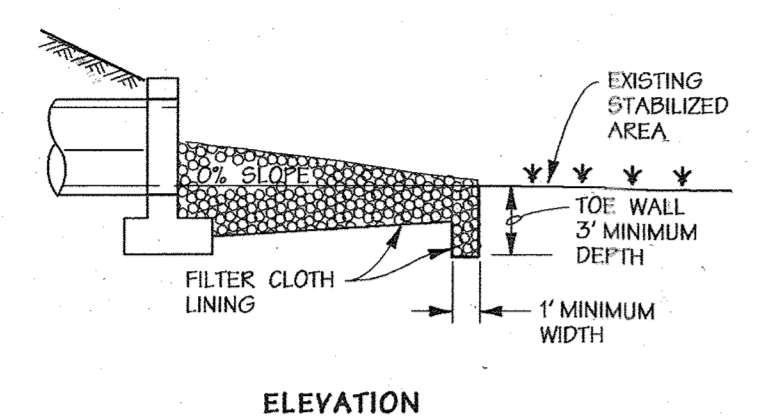
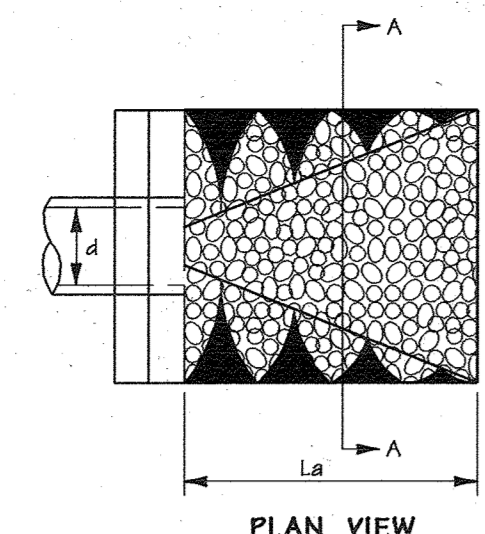
DATE: 06-24-08

Professional Engr. No. 28770

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Chk. By	ATB	Approved			7 of 26

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NOTE: FILTER CLOTH SHALL BE GEOTEXTILE CLASS SE NONWOVEN

CONSTRUCTION SPECIFICATIONS

1. 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.
2. THE ROCK OR GRAVEL SHALL CONFORM TO THE SPECIFIED GRADING LIMITS WHEN INSTALLED RESPECTIVELY IN THE RIP-RAP OR FILTER.
3. GEOTEXTILE CLASS C20 OR BETTER SHALL BE PROTECTED FROM PUNCHING, CUTTING, OR TEARING. ANY DAMAGE OTHER THAN AN OCCASIONAL SMALL HOLE SHALL BE REPAIRED BY PLACING ANOTHER PIECE OF GEOTEXTILE FABRIC OVER THE DAMAGED PART OR BY COMPLETELY REPLACING THE GEOTEXTILE FABRIC. ALL OVERLAPS WHETHER FOR REPAIRS OR FOR JOINING TOW PIECES OF GEOTEXTILE FABRIC SHALL BE A MINIMUM OF ONE FOOT.
4. 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 VOIDS BETWEEN THE LARGER STONES. RIP-RAP SHALL BE PLACED IN A MANNER TO PREVENT DAMAGE TO THE FILTER BLANKET OR GEOTEXTILE FABRIC. HAND PLACEMENT WILL BE REQUIRED TO THE EXTENT NECESSARY TO PREVENT DAMAGE TO THE PERMANENT WORKS.
5. 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.

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:

1. PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1000 SQ. FT.) AND 1000 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ. FT.) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL AT TIME OF SEEDING, APPLY 400 LBS. PER ACRE 30-0-0 UREAFORM FERTILIZER (9 LBS./1000 SQ. FT.)
2. ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1000 SQ. FT.) AND 1000 LBS. PER ACRE 10-10-10 FERTILIZER (23 LBS./1000 SQ. FT.) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL.

SEEDING - FOR THE PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS. PER ACRE (14 LBS./1000 SQ. FT.) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31 SEED WITH 60 LBS. KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS. PER ACRE (26 LBS./1000 SQ. FT.) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY: OPTION (1) - 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) - USE SOD. (3) - SEED WITH 60 LBS./ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION - LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS - APPLY 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ. FT.)

SEEDING - FOR THE PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 15 THRU OCTOBER 15, SEED WITH 22.5 LBS. PER ACRE OF ANNUAL RYE (32 LBS./1000 SQ. FT.). FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 5 LBS. PER ACRE OF WEEPING LOVEGRASS (07 LBS./1000 SQ. FT.). FOR THE PERIOD NOVEMBER 16 THRU FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOD.

MULCHING - APPLY 1 1/2 TO 2 TONS PER ACRE (70 - 90 LBS./1000 SQ. FT.) OF UNROTTED WEEED FREE SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 210 GAL. PER ACRE (5 GAL./1000 SQ. FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES 8 FEET OR HIGHER, USE 340 GAL. PER ACRE (8 GAL./1000 SQ. FT.) FOR ANCHORING.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR ADDITIONAL RATES AND METHODS NOT COVERED.

1. NOTIFY HCD DEPARTMENT OF INSPECTIONS (410-313-1855) AT LEAST 48 HOURS PRIOR TO BEGINNING ANY WORK. - 1 DAY
1. ORANGE HIGH VISIBILITY FENCE SHALL BE MANUALLY INSTALLED ALONG THE LIMIT OF DISTURBANCE WHERE THE LIMIT IS WITHIN 50 FEET OF FOREST CONSERVATION EASEMENT, 100-YEAR FLOODPLAIN, WETLANDS BUFFER OR STREAM BUFFER. THIS SHALL BE COMPLETED BY AN INSPECTOR AT THE PRE-CONSTRUCTION MEETING. - 1 DAY
3. WITH THE PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR, CLEAR AND GRUB FOR AND INSTALL THE STABILIZED CONSTRUCTION AND INSTALL SUPER SILT FENCE. - 4 DAYS
4. WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR CLEAR AND GRADE REMAINDER OF THE SITE. - 5 DAYS
5. INSTALL UTILITIES, INSTALL INLET PROTECTION AND ROCK OUTFALL PROTECTION AS NOTED, INITIAL BUILDING CONSTRUCTION. - 45 DAYS
6. INSTALL CURBS, SIDEWALKS, AND FINE GRADE UNPAVED AREAS. STABILIZE UNPAVED AREAS. - 14 DAYS
7. PAVE ROADS AND PARKING AREAS. - 7 DAYS
8. UPON STABILIZATION OF THE SITE WITH ESTABLISHED VEGETATION AND WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, FLUSH THE STORM DRAIN SYSTEM. - 2 DAYS
9. WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL MEASURES AND STABILIZE ANY AREAS DISTURBED BY THEIR REMOVAL. - 2 DAYS

U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

F-18-10-A (END)

MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

F-18-5

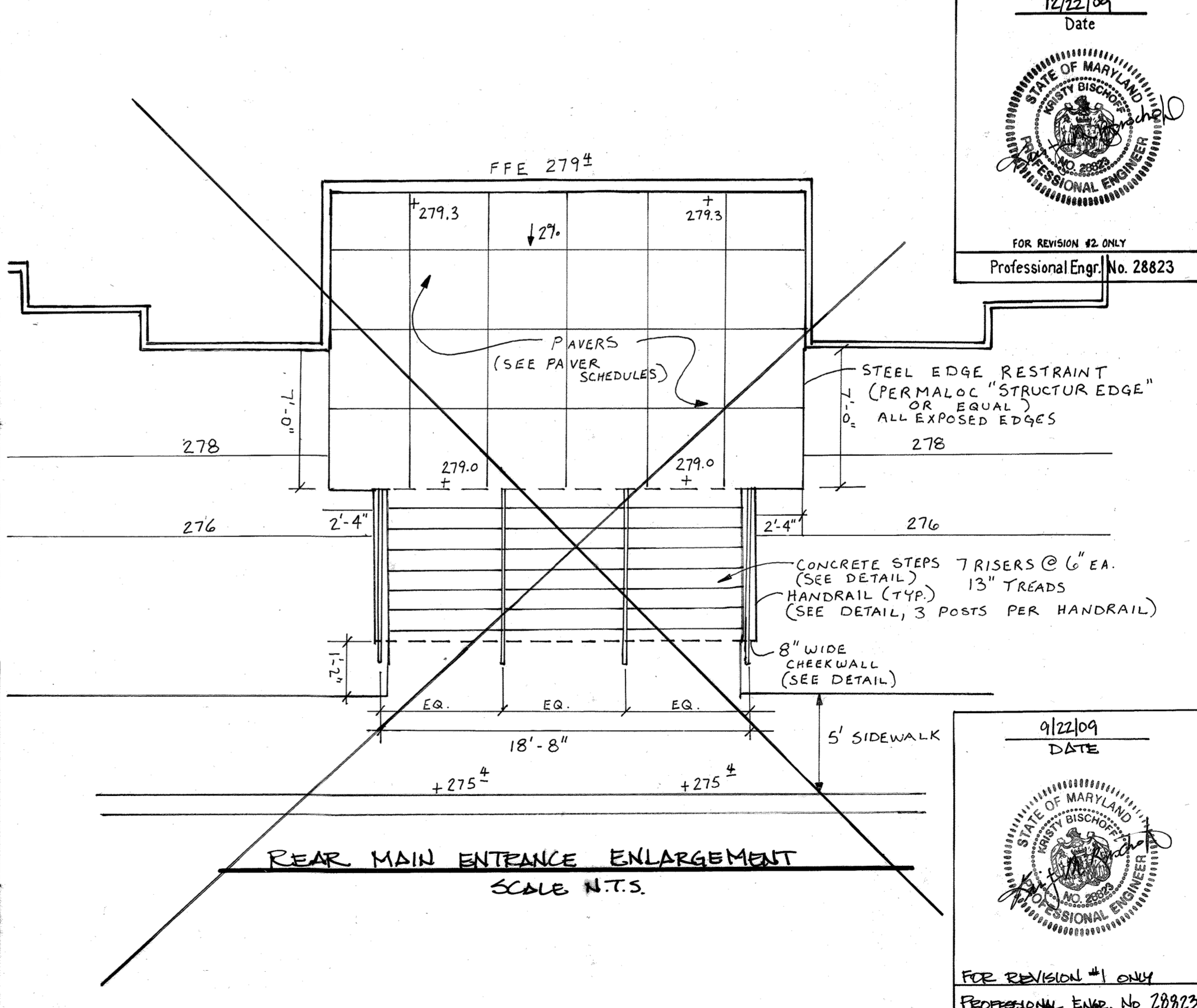
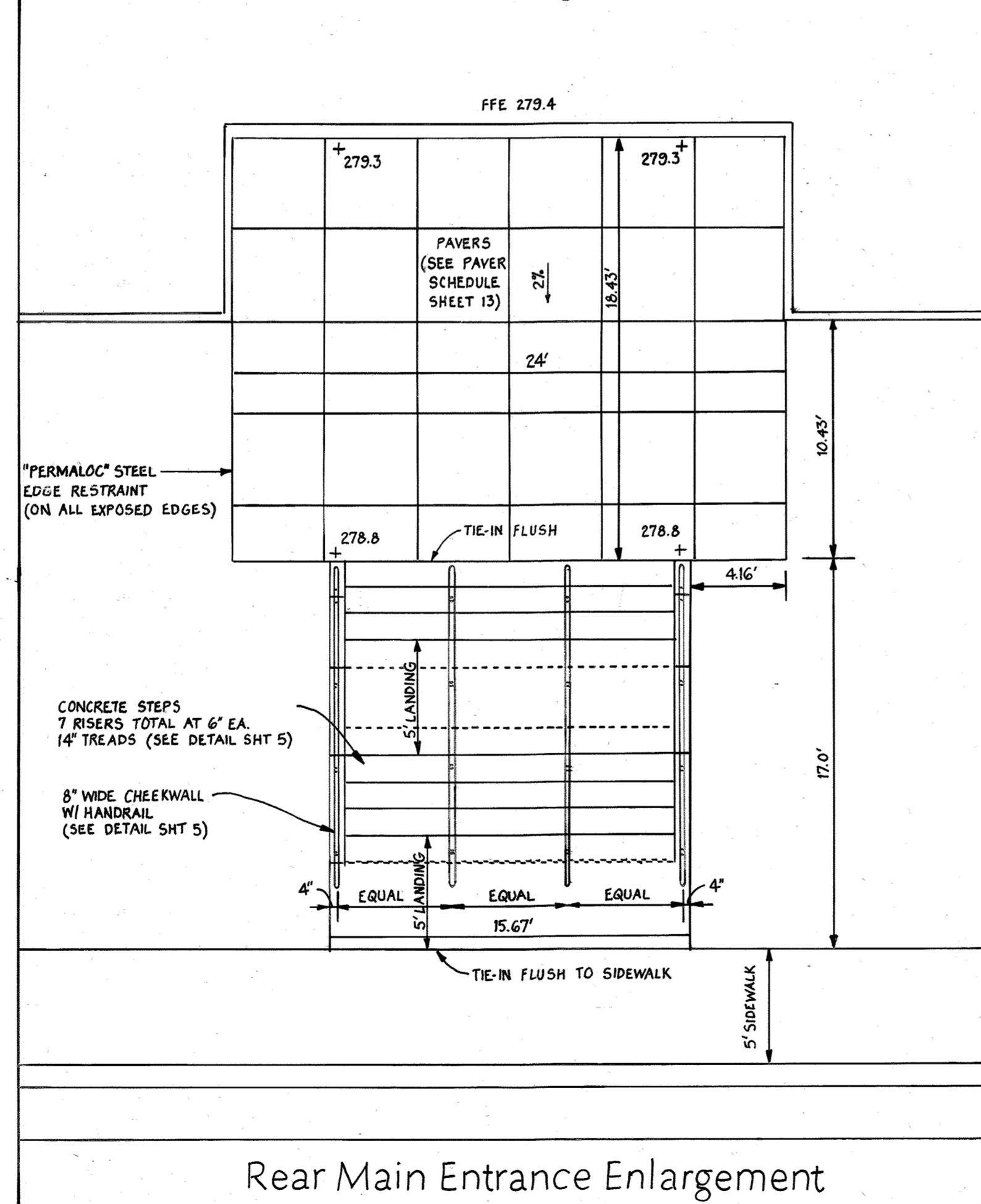
MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

Rock Outlet Protection III NOT TO SCALE

Rock Outlet Protection III Not To Scale

Permanent / Temporary Seeding Notes

Sequence of Construction



12/22/09
Date

FOR REVISION #2 ONLY
Professional Engr. No. 28823

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

John P. ... 7/15/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy ... 7/15/08
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Mark ... 7/21/08
DIRECTOR DATE

Date	No.	Revision Description
10-23-09	2	REAR MAIN ENTRANCE ENLARGEMENT REVISIONS
8-26-09	1	REAR MAIN ENTRANCE ENLARGEMENT

EMERSON ONE
FOUR STORY OFFICE BUILDING

OWNER/DEVELOPER:
EMERSON HOLDINGS, LLC
DAVIS C. EMORY, MEMBER
8601 LASALLE ROAD, SUITE 205
TOWSON, MARYLAND 21286 (410) 712-0122

DMW
DAFT MCCUNE WALKER INC.

200 EAST PENNSYLVANIA AVENUE • TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS, ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

DEVELOPERS CERTIFICATE:

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 ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

Davis C. Emory 6-18-08
SIGNATURE OF DEVELOPER DATE
PRINT NAME BELOW SIGNATURE DAVIS C EMORY

ENGINEERS CERTIFICATE:

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.

John R. Robertson 06-24-08
SIGNATURE OF ENGINEER DATE
PRINT NAME BELOW SIGNATURE JOHN R. ROBERTSON

REVIEWED FOR HOWARD COUNTY AND METS TECHNICAL REQUIREMENTS

John R. Robertson 7/11/08
SIGNATURE DATE
HOWARD SOIL CONSERVATION DISTRICT

U.S. NATURAL RESOURCE CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

9/22/09
DATE

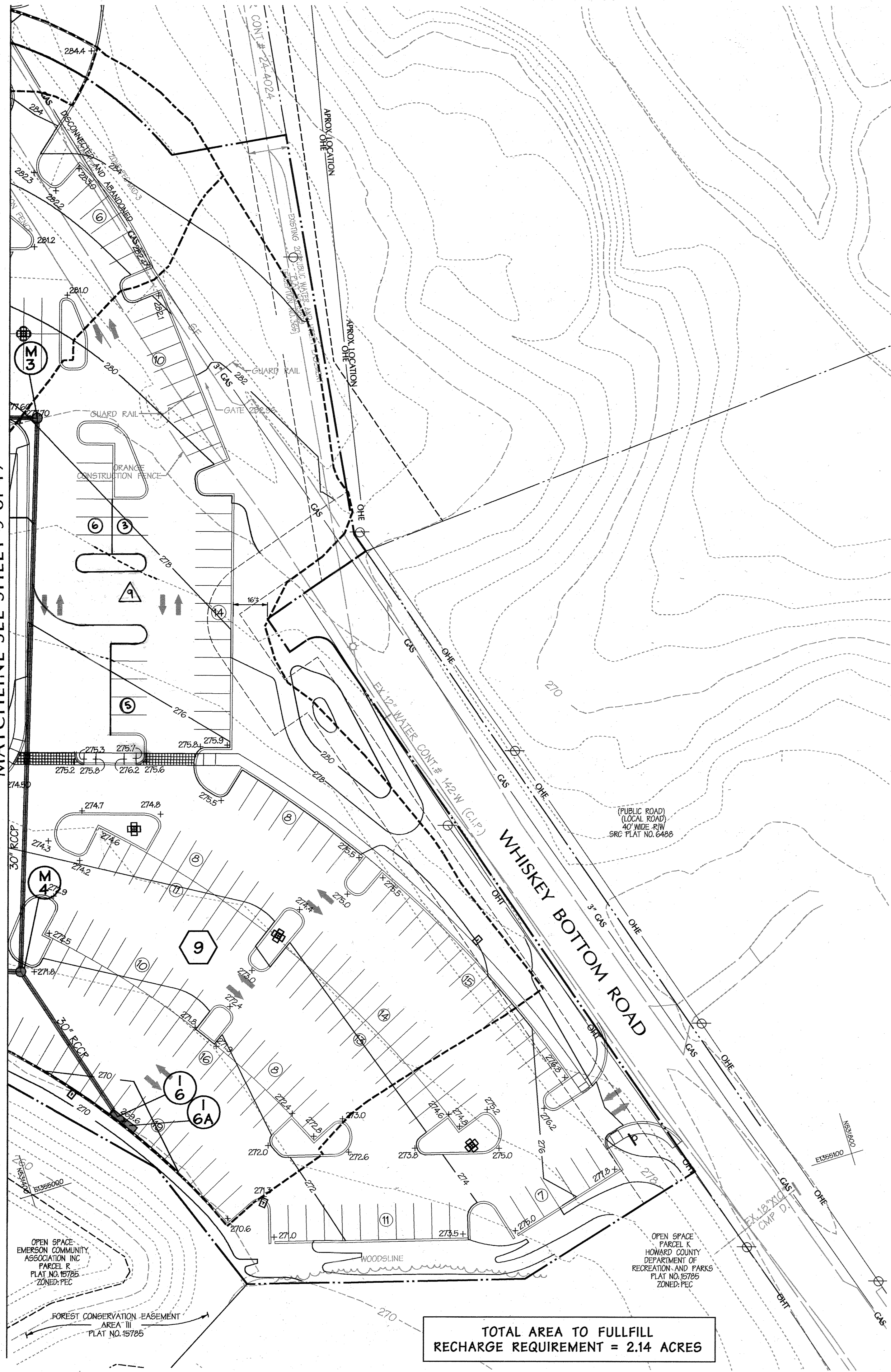
FOR REVISION #1 ONLY
Professional Engr. No. 28823

06-24-08
DATE

28770
Professional Engr. No.

EROSION and SEDIMENT CONTROL DETAILS			
PARCEL D-1			
Des. By	KAD	Scale	AS SHOWN
Dim. By	KAW	Date	6/15/08
Chk. By	ATB	Approved	
			8 of 26

MATCHLINE SEE SHEET 9 of 17



TOTAL AREA TO FULLFILL RECHARGE REQUIREMENT = 2.14 ACRES

OFF-SITE = 2.60 Ac. ^{OFF site A}	ZONING=PEC
C = 06	85% IMP.
OFF-SITE = 2.60 Ac. ^{OFF site B}	ZONING=PEC
C = 06	85% IMP.
0.03 ^{0.06} Ac. ¹	ZONING=PEC
C = 06	85% IMP.
0.18 ^{0.18} Ac. ²	ZONING=PEC
C = 06	85% IMP.
0.05 Ac. ³	ZONING=PEC
C = 06	85% IMP.
0.77 Ac. ⁴	ZONING=PEC
C = 06	85% IMP.
0.79 Ac. ⁵	ZONING=PEC
C = 06	85% IMP.
0.16 Ac. ⁶	ZONING=PEC
C = 06	85% IMP.
0.24 Ac. ⁷	ZONING=PEC
C = 06	85% IMP.
1.36 Ac. ⁸	ZONING=PEC
C = 06	85% IMP.
2.10 Ac. ⁹	ZONING=PEC
C = 06	85% IMP.
0.60 Ac. ¹⁰	ZONING=PEC
C = 06	85% IMP.

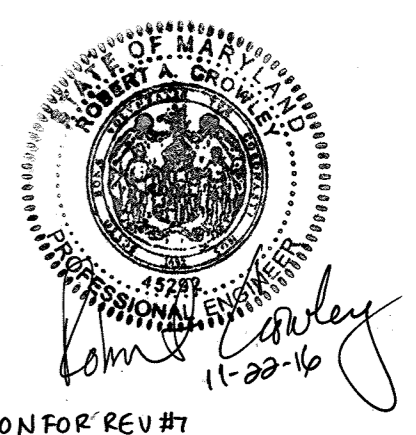
ROOF AREAS

0.09 Ac. ^A	ZONING=PEC
C = 06	85% IMP.
0.10 Ac. ^B	ZONING=PEC
C = 06	85% IMP.
0.13 Ac. ^C	ZONING=PEC
C = 06	85% IMP.
0.08 Ac. ^D	ZONING=PEC
C = 06	85% IMP.
0.08 Ac. ^E	ZONING=PEC
C = 06	85% IMP.
0.13 Ac. ^F	ZONING=PEC
C = 06	85% IMP.
0.12 Ac. ^G	ZONING=PEC
C = 06	85% IMP.
0.16 Ac. ^H	ZONING=PEC
C = 06	85% IMP.

LEGEND

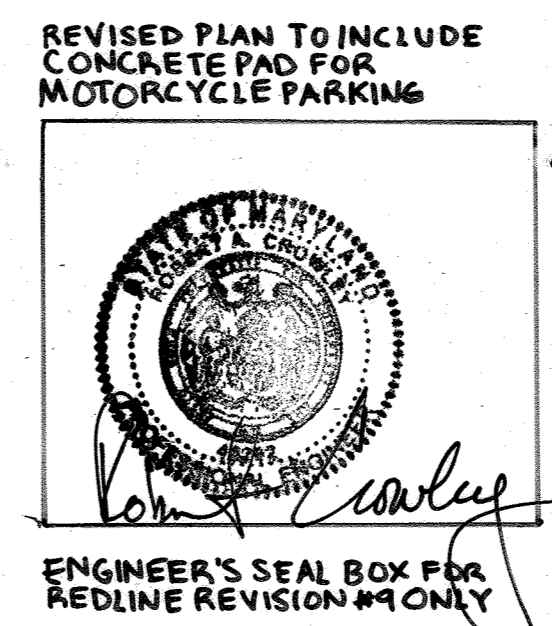
- EXISTING MINOR CONTOURS
- - - EXISTING MAJOR CONTOURS
- ADJACENT PROPERTY LINES
- PROPERTY LINE
- EXISTING WATER
- EXISTING SEWER
- EXISTING STORM DRAIN
- EXISTING ROADS
- PROPOSED ROAD
- PROPOSED WALK
- PROPOSED WALK - SPECIAL PAVERS
- PROPOSED SPOT GRADES

PLAN
1"=30'

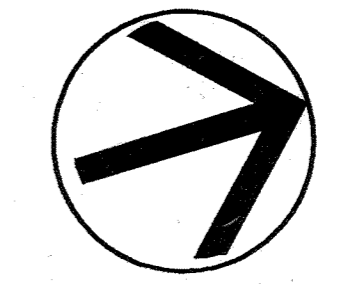


PROFESSIONAL CERTIFICATION FOR REV #1
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 45292, EXPIRATION DATE: 05/21/2018
THE PURPOSE OF REVISION #1 IS TO SHOW THE WORK ASSOCIATED WITH THE EMERSON CAMPUS VCP SDP-10-005

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. 45192, EXPIRATION DATE: 05/21/2022



PURPOSE STATEMENT:
THE PURPOSE OF THIS REVISED SITE DEVELOPMENT PLAN SHEET IS TO ACCOUNT FOR MODIFICATIONS TO THE BUILDING LOCATION, PARKING LAYOUT AND UTILITIES.



12/22/09
Date
Professional Engr. No. 20923

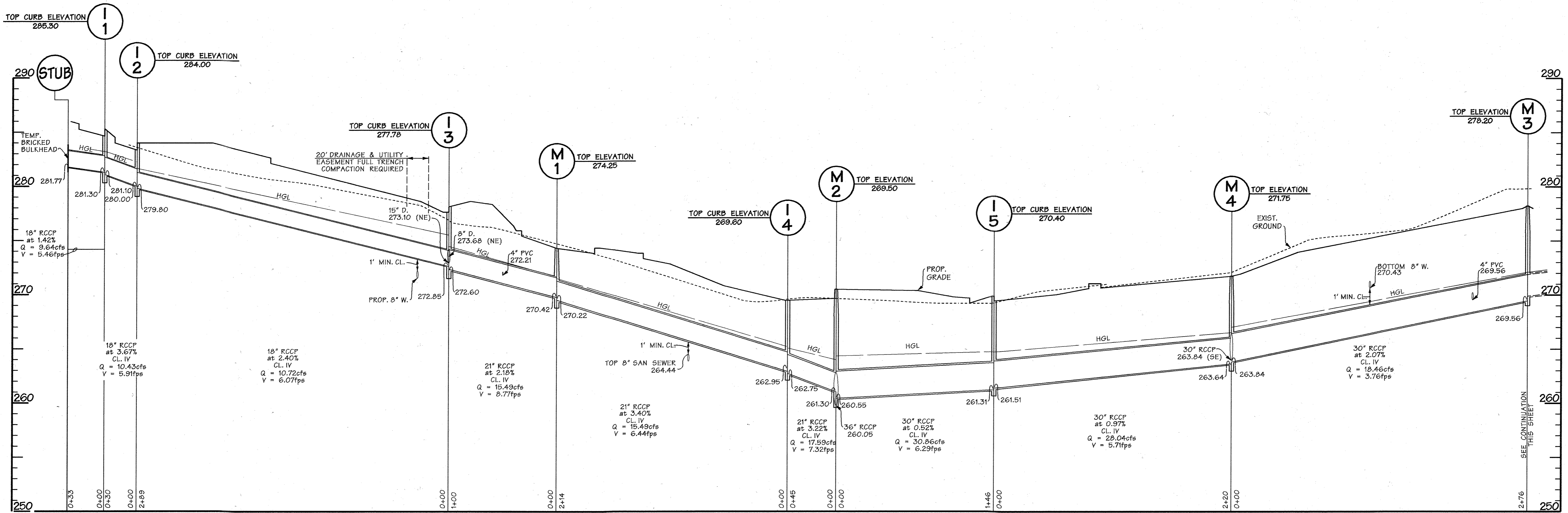
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 28823, EXPIRATION DATE: 10/11/10

APPROVED: DEPARTMENT OF PLANNING AND ZONING	
<i>John D. ...</i>	1/2/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
<i>Kurt ...</i>	11/5/10
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
<i>Thomas & ...</i>	11/5/10
DIRECTOR	DATE
05/23/15	EMERSON CAMPUS VCP
10/23/09	1 BUILDING LOCATION, PARKING LAYOUT, UTILITIES
Date	No. Revision Description

EMERSON ONE
FOUR STORY OFFICE BUILDING
REVITZ PROPERTY
OWNER/DEVELOPER:
EMERSON HOLDINGS, LLC
DAVIS C. EMORY, MEMBER
8601 LASALLE ROAD, SUITE 205
TOWSON, MARYLAND 21286 (410) 712-0122

DMW
DAFT MCCUNE WALKER INC.
200 EAST PENNSYLVANIA AVENUE • TOWSON, MD 21286
F: 410 286 8888 F: 410 286 4700 WWW.DMW.COM
A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS, ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

SUBMISSION NAME	REVITZ PROPERTY	SECTION/AREA	N/A, PARCEL D-1	LOT/PARCEL #	165 & 1051
PARCEL OR LOT	19684, 19685, 19682	GRID	PEC & PECMD 31	TOWNSHIP MAP	6th
WATER CODE	E-15	SEWER CODE	7520000	SECTION	6069.03
TITLE REVISED SITE DEVELOPMENT PLAN DRAINAGE AREA & SOILS MAP PARCEL D-1					
Des. By	SHH/JDF	Scale	A5 NOTED	Proj. No.	95054.T3
Drn. By	KAW/CRH	Date	10/21/09	10 of 26	
Chk. By	Approved				



PROFILE

SCALE: HORIZ. 1"=50'
VERT. 1"=5'

STRUCTURE SCHEDULE

NO.	TYPE	SIZE	COORDINATES
I-1	'S' COMB. SD4.32	-	1354191.02 531137.20
I-2	'S' COMB. SD4.32	-	1354206.15 531111.30
I-3	'S' COMB. SD4.32	-	1354495.43 531094.94
I-3A	'S' COMB. SD4.32	-	1354507.35 531133.12
I-4	'S' COMB. SD4.32	-	1354764.38 531037.24
I-5	DBL 'S' COMB. SD4.34	-	1354821.14 531219.11
I-6	DBL 'S' COMB. SD4.34	-	1354974.94 531452.92
I-6A	DBL 'S' COMB. SD4.34	-	1354981.03 531457.31
I-7	DBL 'S' COMB. SD4.34	-	1354603.96 531442.70
I-8	'S' COMB. SD4.32	-	1354423.58 531474.65
I-9	'S' COMB. SD4.32	-	1354398.82 531482.60
M-1	STD. MH SD5.12	48"	1354550.96 531012.15
M-2	STD. MH SD5.12	48"	1354777.72 531080.01
M-2A	STD. MH SD5.12	48"	1354832.22 531063.30
M-3	STD. MH SD5.12	48"	1354628.55 531515.76
M-4	STD. MH SD5.12	48"	1354891.23 531427.35
M-5	STD. MH SD5.12	48"	1354696.09 531105.05
E-1	STD. CONC. SD5.51	24"	1354850.86 531094.10

PIPE SCHEDULE

SIZE	TYPE	LENGTH
12"	RCCP	85'
15"	RCCP	40'
18"	RCCP	394'
21"	RCCP	542'
24"	RCCP	78'
30"	RCCP	728'
36"	RCCP	93'

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. 28823, EXPIRATION DATE: 1/27/10

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

Howard County
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 1/8/10
W. J. Shivers
CHIEF, DIVISION OF LAND DEVELOPMENT DATE 1/15/10
Thomas G. Butler
DIRECTOR DATE 1/15/10

Date	No.	Revision Description
10/23/09	1	REVISED PROFILES DUE TO UTILITY REVISIONS

EMERSON ONE
FOUR STORY OFFICE BUILDING

OWNER/DEVELOPER:
EMERSON HOLDINGS, LLC
DAVIS C. EMORY, MEMBER
8601 LASALLE ROAD, SUITE 205
TOWSON, MARYLAND 21286 (410) 712-0122

DMW
DAFT M'CURIE WALKER, INC.

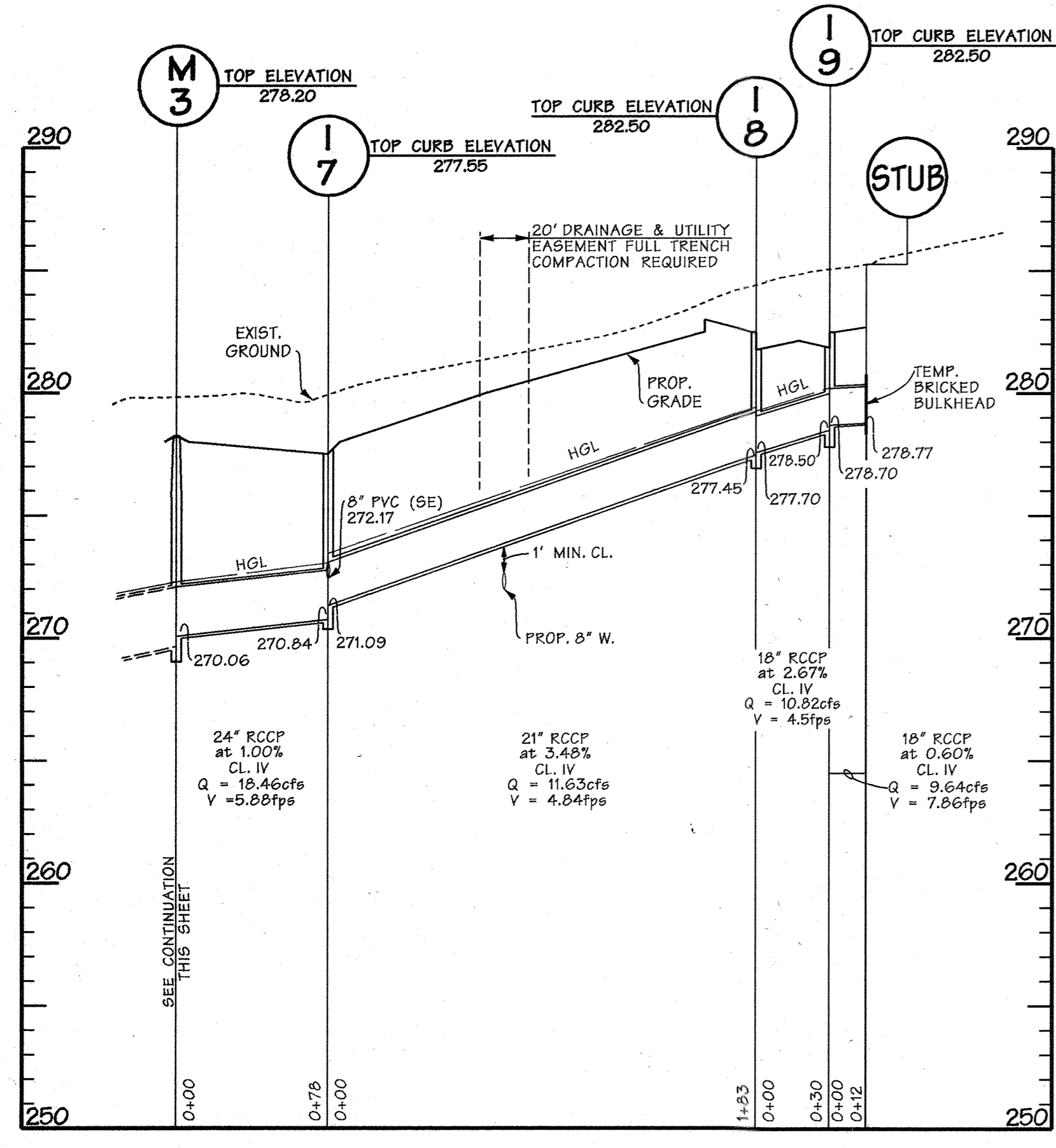
200 EAST PENNSYLVANIA AVENUE, TOWSON, MD 21286
TEL: 410 286 4848 FAX: 410 286 4758 WWW.DMW.COM
A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS,
ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

12/22/09
Date
Professional Engr. No. 28823

PURPOSE STATEMENT:
THE PURPOSE OF THIS REVISED SITE DEVELOPMENT PLAN SHEET IS TO ACCOUNT FOR MODIFICATIONS TO THE BUILDING LOCATION, PARKING LAYOUT AND UTILITIES.

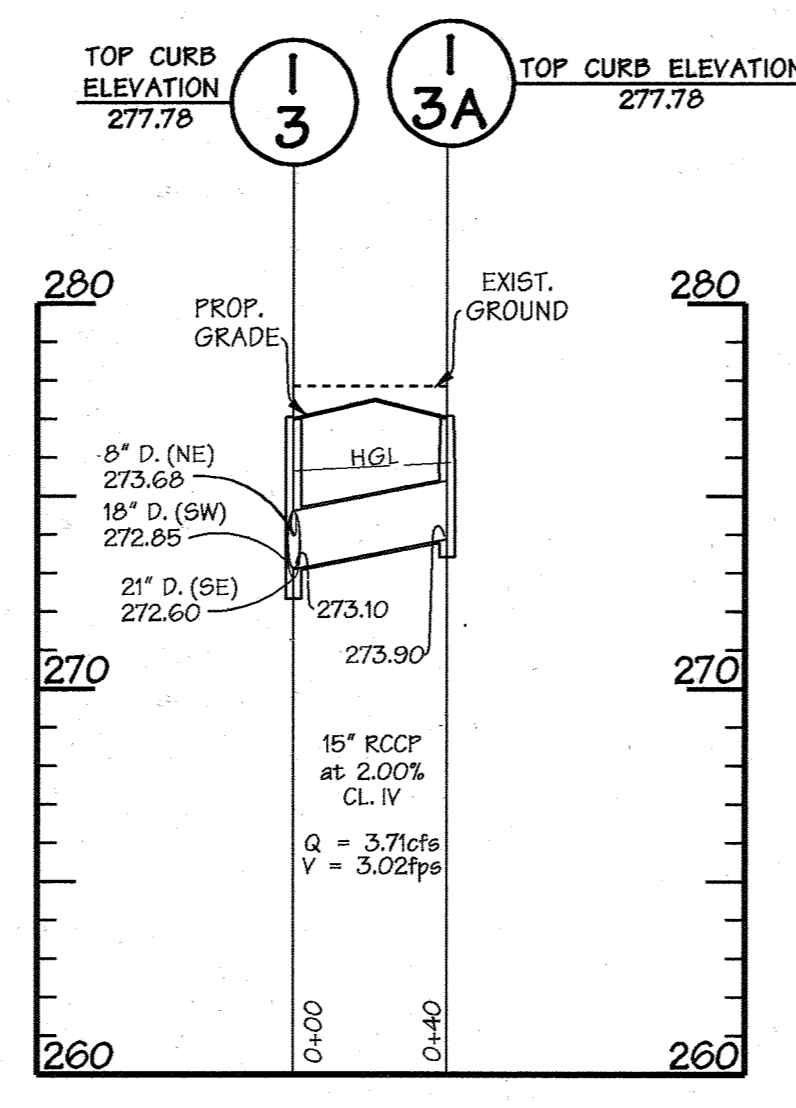
DESIGNER	DATE	SCALE	PROJECT NO.
KAD/JF	9/30/09	A5 SHOWN	95054.T

11 of 26



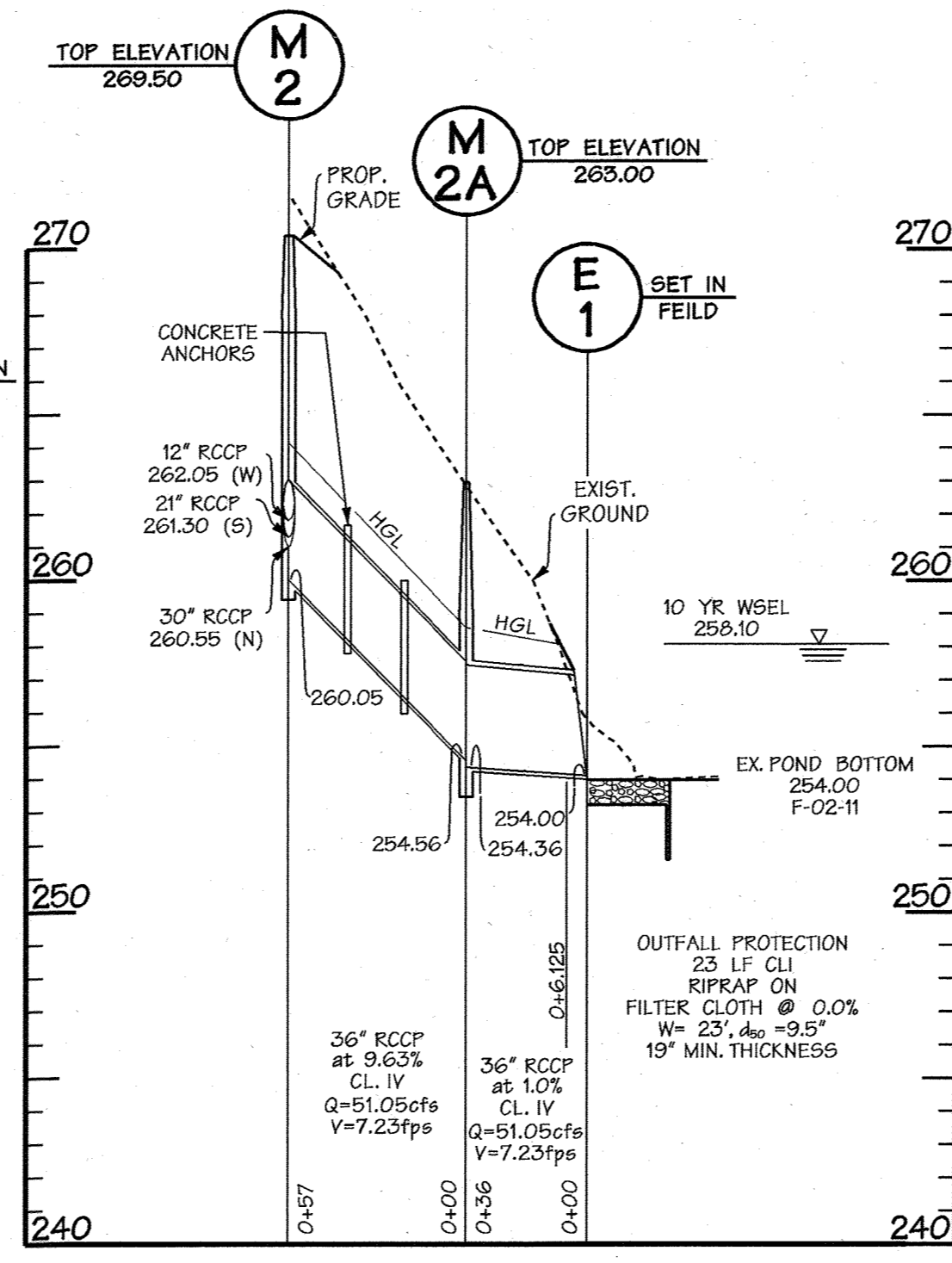
PROFILE

SCALE: HORIZ. 1"=50'
VERT. 1"=5'



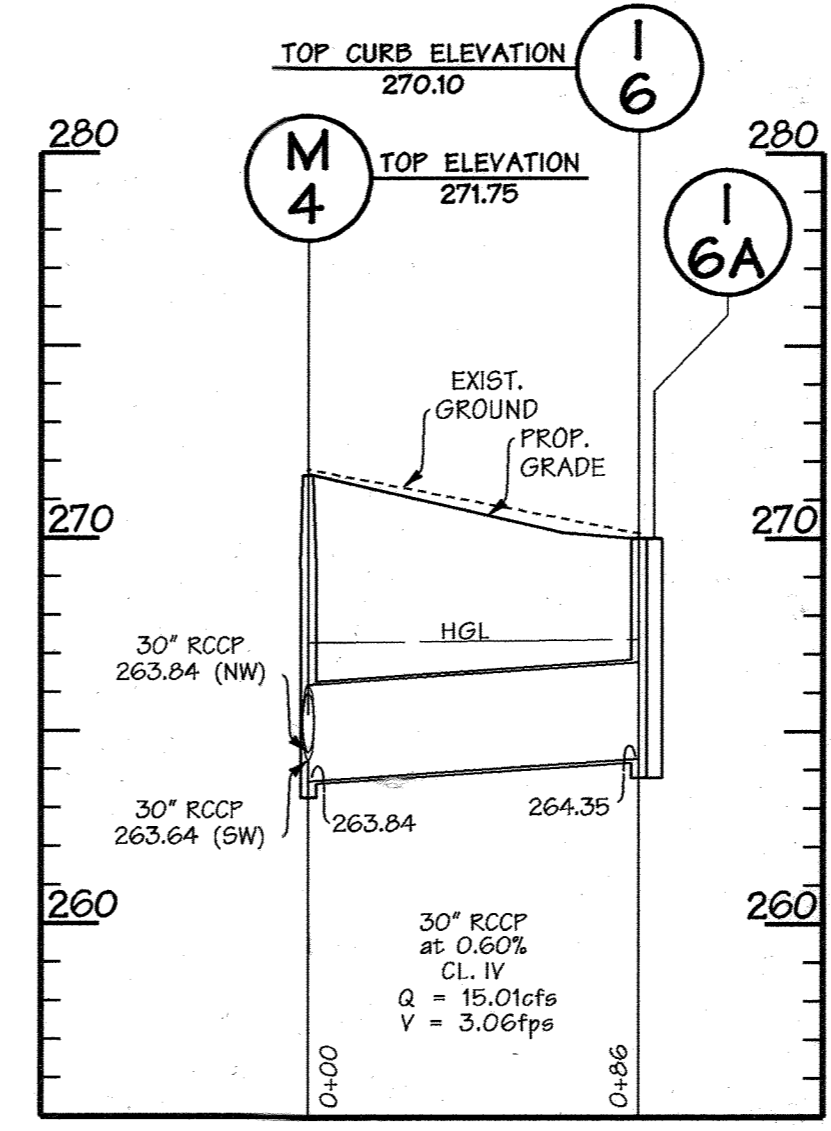
PROFILE

SCALE: HORIZ. 1"=50'
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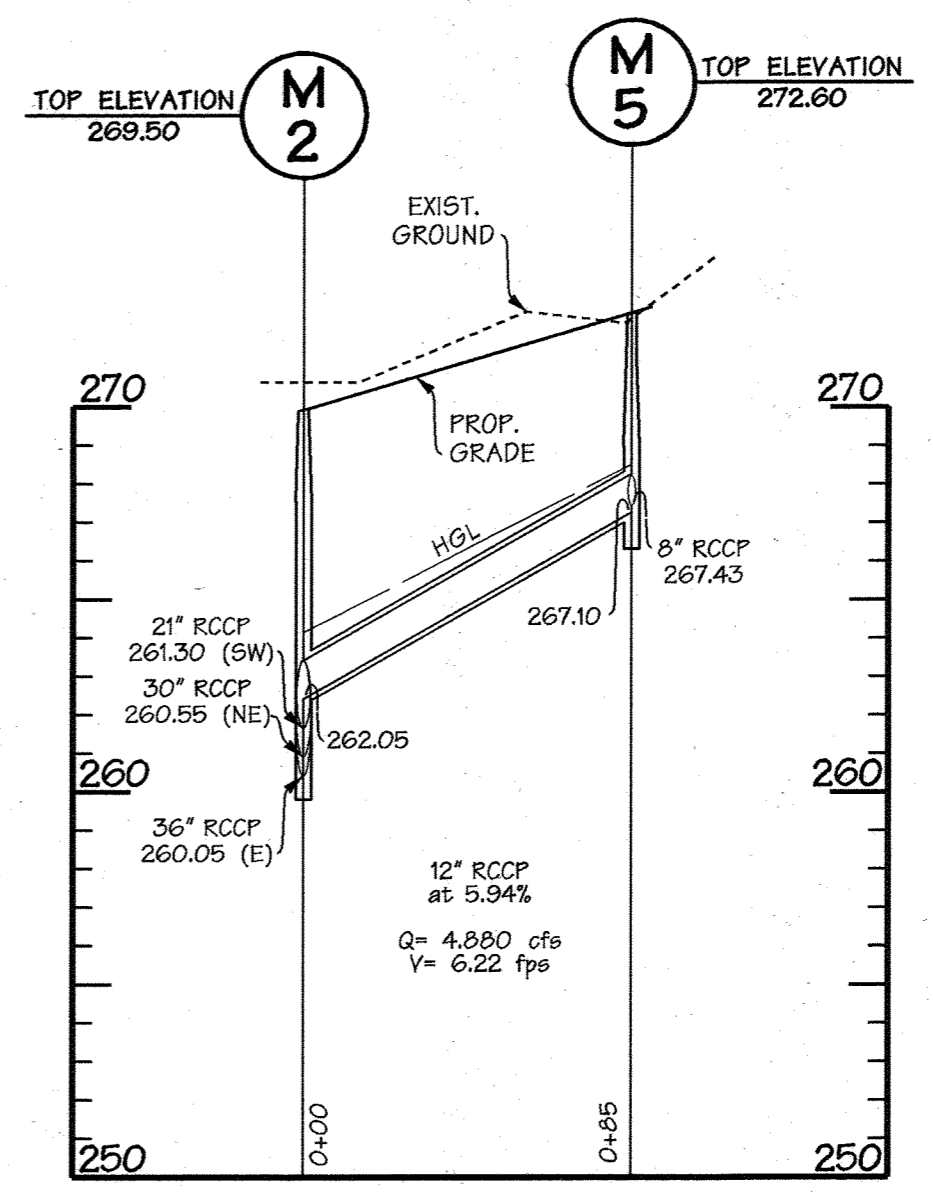
PROFILE

SCALE: HORIZ. 1"=50'
VERT. 1"=5'



PROFILE

SCALE: HORIZ. 1"=50'
VERT. 1"=5'



PROFILE

SCALE: HORIZ. 1"=50'
VERT. 1"=5'

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. 45292 EXPIRATION DATE: 05/21/2022

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. 45292 EXPIRATION DATE: 05/21/2022

REVISED PLAN TO INCLUDE NEW WORK FOR VCC: PARKING LOT RESTRIPING, ADA COMPLIANT PARKING, BUS SHELTER AND DEPRESSED CURB AND SIDEWALK AREAS.

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL.

I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME: *John D. Emory* DATE: 6-18-08

"THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL."

THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.

NOTES:

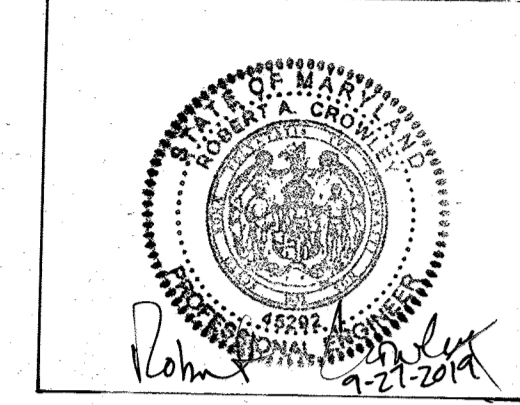
- At the time of plant installation, all shrubs and trees listed and approved on the Landscape Plan, shall comply with the proper height requirement in accordance with the Howard County Landscape Manual. In addition, no substitutions or relocations of the required plantings may be made without prior review and approval from the Department of Planning and Zoning. Any deviation from the Approved Landscape Plan may result in denial or delay in the release of landscape surety until such time as all required materials are planted and/or revisions are made to the applicable plans.
- Landscape requirements based upon EMERSON CORPORATE COMMONS; DESIGN AND DEVELOPMENT STANDARDS, Emerson Land Business Trust, May 16th, 2005.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE EMERSON CORPORATE COMMONS LANDSCAPE DESIGN CRITERIA. FINANCIAL LANDSCAPE SURETY IN THE AMOUNT OF \$36,000.00 IS TO BE POSTED FOR 81 SHADE TREES (SCHEDULE A - 46, AND SCHEDULE B - 39) AND 390 SHRUBS (SCHEDULE A - 390). THE SURETY MUST BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT.

LEGEND

- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- ADJACENT PROPERTY LINES
- PROPERTY LINE
- EXISTING WATER
- EXISTING SEWER
- EXISTING STORM DRAIN
- EXISTING ROADS
- EXISTING LANDSCAPE TREES
- PROPOSED ROAD
- PROPOSED BUILDING
- PROPOSED WALK
- PROPOSED WALK - SPECIAL PAVERS
- PROPOSED SPOT GRADES
- PROPOSED TRASH ENCLOSURE
- PROPOSED OVERSTORY/SHADE TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB
- PROPOSED LIGHTING FIXTURE (S)
- PROPOSED LIGHTING FIXTURE (S)

MATCHLINE SEE SHEET 15 OF 17

REVISED PLAN TO INCLUDE NEW PLANTINGS, MULCH BED AND TURF



ENGINEER'S SEAL BOX FOR REVISION #3 ONLY

ENGINEER'S SEAL BOX FOR REVISION #9 ONLY

GREEN BATTER BOARD 27137

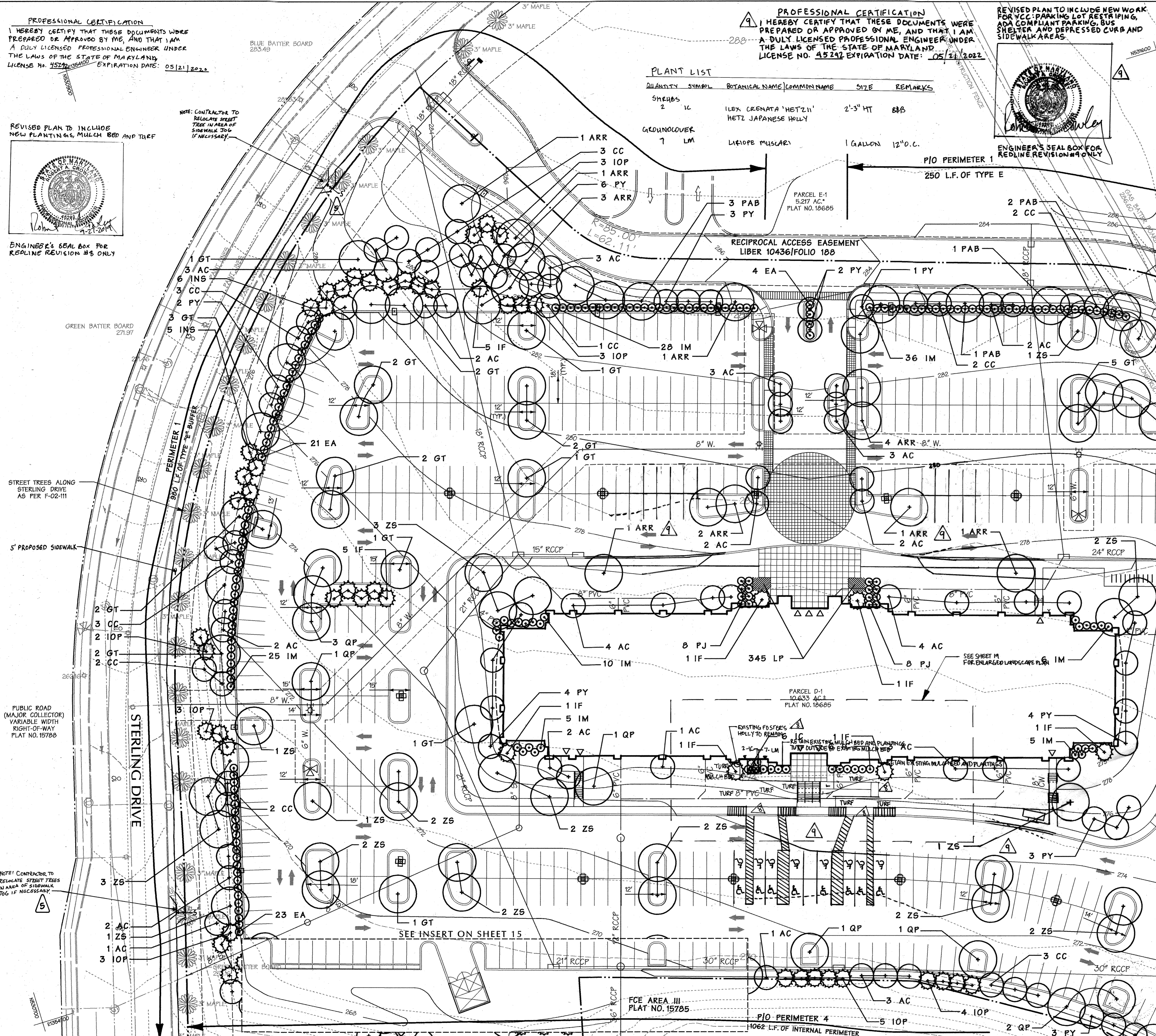
STREET TREES ALONG STERLING DRIVE AS PER F-02-111

5' PROPOSED SIDEWALK

PUBLIC ROAD (MAJOR COLLECTOR) VARIABLE WIDTH RIGHT-OF-WAY PLAT NO. 15785

NOTE: CONTRACTOR TO RELOCATE STREET TREES IN AREA OF SIDEWALK TO 16' IF NECESSARY

The Doc. 227708054, 08/06/10, (PAGE 5) SHEET 15 OF 17 (REVISED) SHEET 15 OF 17



PLANT LIST

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
2	IC	ILEX CRENATA 'HETZLI'	HETZLI JAPANESE HOLLY	2'-3" HT	BBB
7	LM	LIRIOPE MUSCARI		1 GALLON	12" O.C.

RECIPROCAL ACCESS EASEMENT LIBER 10436/FOLIO 188

PARCEL D-1 10.633 AC PLAT NO. 18685

FCE AREA III PLAT NO. 15785

APPROVED: DEPARTMENT OF PLANNING AND ZONING

John D. Emory DATE: 11/10/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

John D. Emory DATE: 11/10/08
 CHIEF, DIVISION OF LAND DEVELOPMENT

Thomas J. Spittle DATE: 11/10/08
 DIRECTOR

Date	No.	Revision Description
9-16-08	1	ADDED WALK/STEPS @ EXIT DOORS
9-16-08	2	REVISED EAST ENTRY STEPS
9-26-09	3	ADJUSTED LIGHTS, BLDG ORIENTATION, REAR STEPS
10-23-09	4	BLDG LOCATION, PARKING LAYOUT, UTILITIES

EMERSON ONE
 FOUR STORY OFFICE BUILDING
 REVITZ PROPERTY

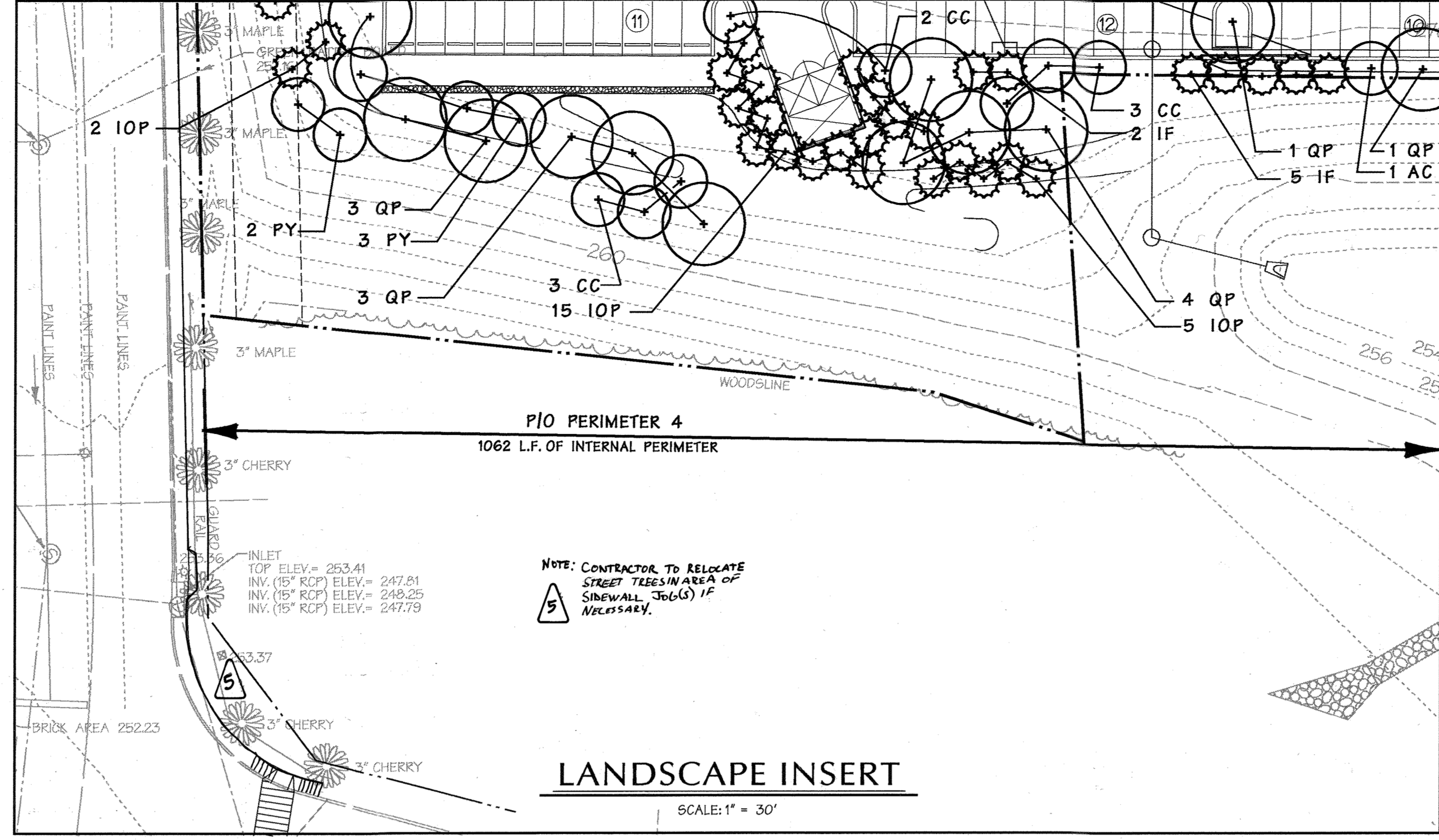
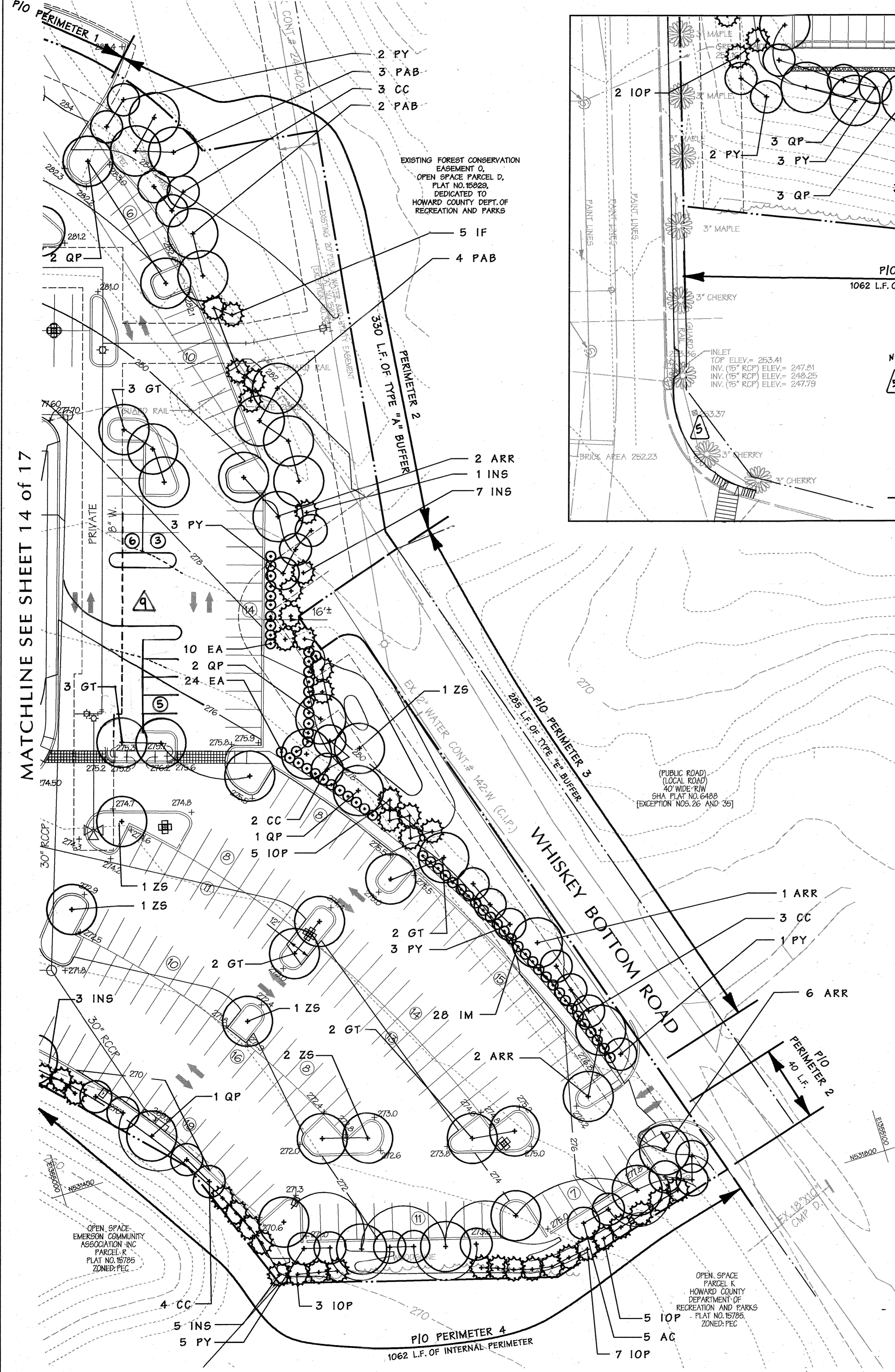
OWNER/DEVELOPER:
 EMERSON HOLDINGS, LLC
 DAVIS C. EMORY, MEMBER
 8601 LASALLE ROAD, SUITE 205
 TOWSON, MARYLAND 21286 (410) 712-0122



DATE: 12/23/2009

LANDSCAPE ARCHITECT NO. *John D. Emory*

DES. BY	SHH	SCALE	1" = 30'	PROJ. NO.	95054.T3
DRN. BY	LRK	DATE	10/21/09		
CHK. BY	KAD	APPROVED			



LANDSCAPE INSERT

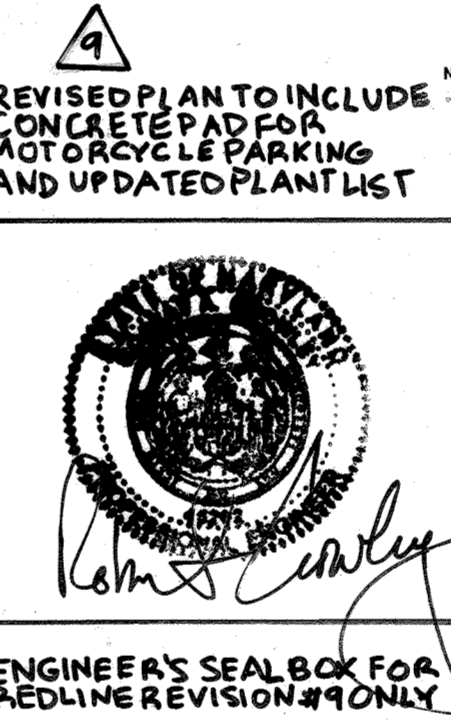
PLANT LIST

QTY	SYM	BOTANICAL NAME/COMMON NAME	SIZE	REMARKS
SHADE TREES				
26	ARR	ACER RUBRUM 'RED SUNSET'	2 1/2" - 3" CAL. 12-14' HT.	B & D FULL HEAD
38	GT	GLADISTIA TRIACANTHOS VAR. INERMIS THORNTLESS COMMON HONELUCOT	2 1/2" - 3" CAL. 12-14' HT.	B & D FULL HEAD
33	ZS	ZELKOVA SERRATA 'VILLAGE GREEN'	2 1/2" - 3" CAL. 12-14' HT.	B & D FULL HEAD
16	PAB	PLATANUS ACERIFOLIA 'BLOODGOOD'	2 1/2" - 3" CAL. 12-14' HT.	B & D FULL HEAD
27	QP	QUERCUS PALUSTRIS PIN OAK	2 1/2" - 3" CAL. 12-14' HT.	B & D FULL HEAD
UNDERSTORY TREES				
49	AC	AMELANCHIER ARBOREA DOWNY SERVICEBERRY	2" - 2 1/2" CAL. 8'-10" HT.	B & D SINGLE STEM
41	CC	CERCIS CANADENSIS EASTERN REDBUD	2" - 2 1/2" CAL. 8'-10" HT.	B & D SINGLE STEM
47	PY	PRUNUS x YEDOENSIS YOHINKO CHERRY	2" - 2 1/2" CAL. 8'-10" HT.	B & D SINGLE STEM
EVERGREEN TREES				
28	IF	ILEX x ATTENUATA 'FOSTERI' FOSTER'S HOLLY	6"-8" HT.	B & D (MALE)
66	IOP	ILEX OPACA AMERICAN HOLLY	6"-8" HT.	B & D
27	INS	ILEX x 'NELLIE R. STEVENS' NELLIE STEVENS' HOLLY	6"-8" HT.	B & D
SHRUBS				
82	EA	EUONYMUS JAPONICUS 'SILVER KING' SILVER KING EUONYMUS	3'-4" HT.	B & D
12	IC	ILEX CRENATA 'HETZU' HETZ JAPANESE HOLLY	2'-3" HT.	B & D
140	IM	ILEX x 'MESOG' CHINA GIRL HOLLY	3'-4" HT.	B & D
16	PJ	PIERIS JAPONICA 'MOUNTAIN FIRE' MTN. FIRE JAPANESE PIERIS	2'-3" HT.	CONT.
GROUNDCOVER				
345	LP	LIRIOPE SPICATA LIRIOPE	1 GAL.	12" O.C.

SCHEDULE A PERIMETER LANDSCAPE EDGE

Category	Perimeter No. 1 Parking Adjacent to Road	Perimeter No. 2 Parking Adjacent to Road	Perimeter No. 3 Parking Adjacent to Road	Perimeter No. 4 Internal Perimeter	TOTALS
Landscape Type	E	A	E	N/A	
Linear Feet of Roadway Frontage/Perimeter	1230 L.F.	330 L.F.	325 L.F.	1062 L.F.	
Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)	N/A	N/A	N/A	N/A	
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed)	N/A	N/A	N/A	N/A	
Number of Plants Required	31	6	9	N/A	46
Shade Trees	-	-	-	-	-
Evergreen Trees	-	-	-	-	-
Shrubs	308	-	82	-	390
Number of Plants Provided	23	6	7	N/A	36
Shade Trees	18*	-	4**	-	22
Other Trees (21 substitution)	10*	-	4**	-	20
Shrubs (101 substitution)	130	-	62	-	192

Plant substitutions:
 * 18 Evergreens substituted for 178 Shrubs in Perimeter 1.
 * 16 Other Trees (understory trees) substituted for 8 Shade Trees in Perimeter 1.
 * 2 Evergreens substituted for 20 Shrubs in Perimeter 2.
 * 4 Other Trees (understory trees) substituted for 2 Shade Trees in Perimeter 2.



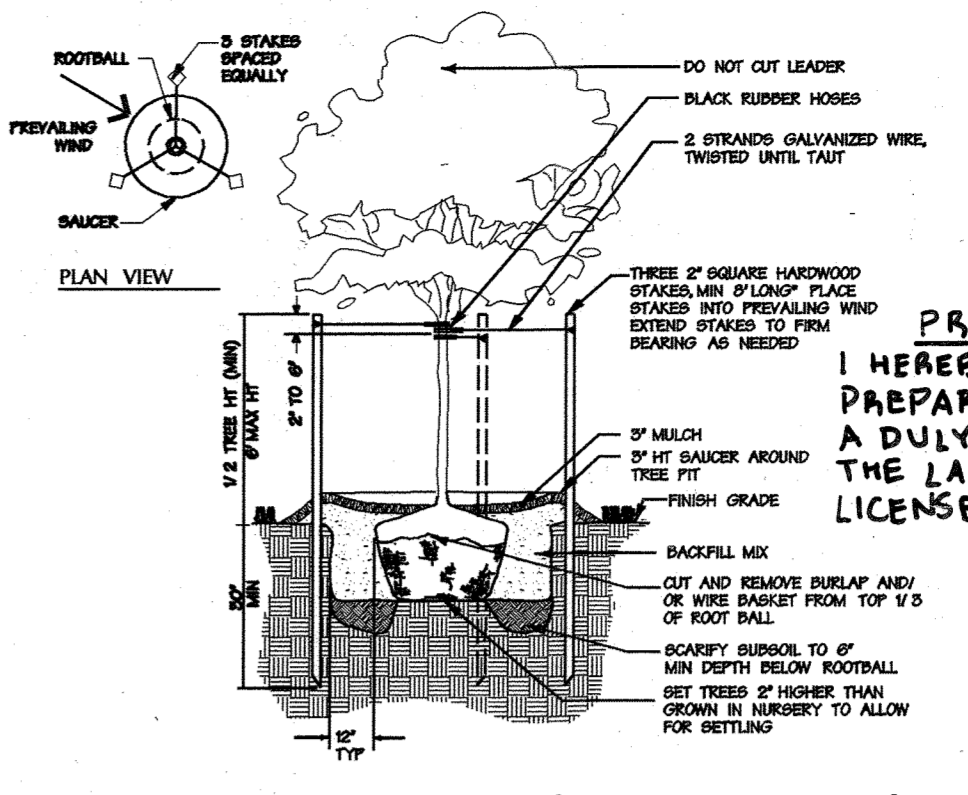
LANDSCAPE / SHADE TREE VALUE CALCULATIONS
(EMERSON CORP. COMMONS DESIGN AND DEVELOPMENT STANDARDS)

REQUIRED	SHADE TREES (10.6 ac x 28 Shade Trees/ac)	SHADE TREE VALUE
SHADE TREES PROVIDED	297 SHADE TREES	297
SHADE TREES		
FLOWERING TREES (21 substitution)	143 SHADE TREES	143
EVERGREEN TREES (21 substitution)	130 ORNAMENTAL	60
SHRUBS (101 substitution)	250 EVERGREEN	60
	250 SHRUBS	25
TOTAL SHADE TREE VALUE PROVIDED		297

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING

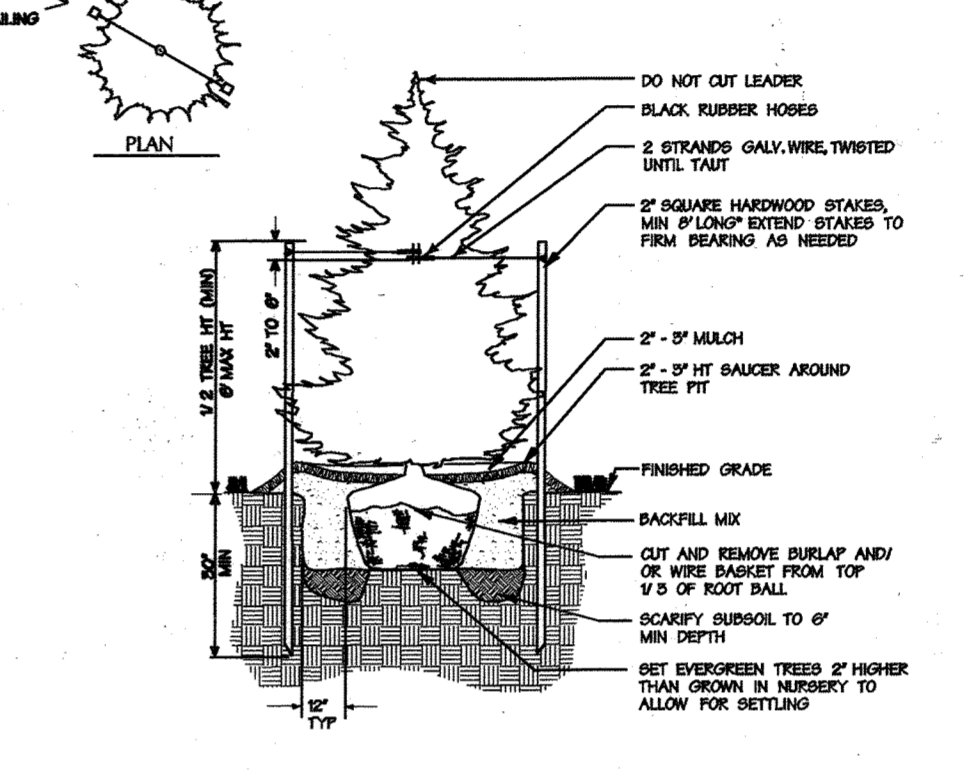
Number of Parking Spaces	698
Number of Trees Required	35
Number of Trees Provided	35
Shade Trees	
Other Trees (21 substitution)	

NOTES:
 1. PLANT MATERIAL PROVIDED ABOVE COUNTY REQUIREMENTS ARE NEEDED TO FULFILL THE EMERSON CORP. COMMONS DESIGN AND DEVELOPMENT STANDARDS FOR LANDSCAPE REQUIREMENTS.
 2. PLANT LIST REFLECTS REQUIREMENTS FOR THE EMERSON CORP. COMMONS DESIGN AND DEVELOPMENT STANDARDS WHICH MEETS AND EXCEEDS THE NUMBER OF PLANT MATERIALS REQUIRED BY COUNTY SCHEDULES A AND B.



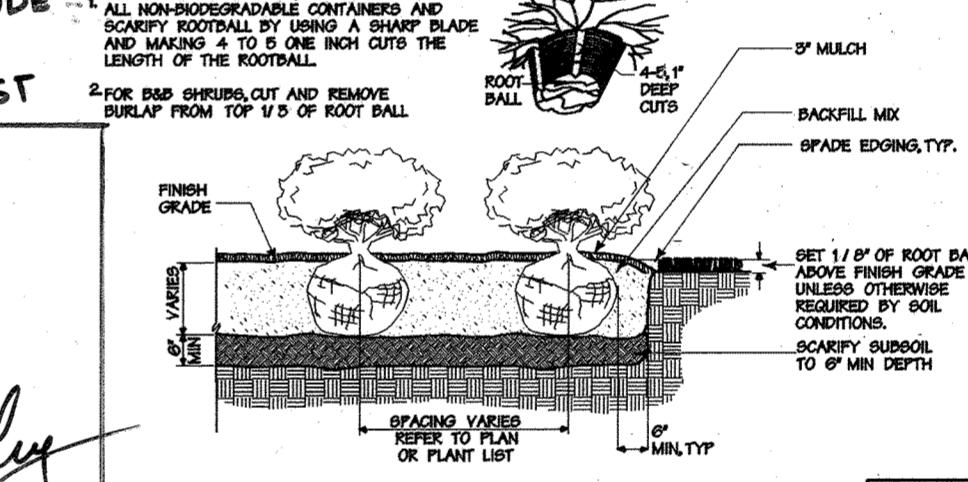
Deciduous Tree Planting Detail

Not to Scale



Evergreen Tree Planting Detail

Not to Scale



Shrub Bed Planting Detail

Not to Scale

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. 45242 EXPIRATION DATE 05/21/2022

LEGEND

- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- ADJACENT PROPERTY LINES
- PROPERTY LINE
- EXISTING WATER
- EXISTING SEWER
- EXISTING STORM DRAIN
- EXISTING ROADS
- EXISTING LANDSCAPE TREES
- PROPOSED ROAD
- PROPOSED BUILDING
- PROPOSED WALK
- PROPOSED WALK - SPECIAL FAYERS
- PROPOSED SPOT GRADES
- PROPOSED TRASH ENCLOSURE
- PROPOSED OVERSTORY SHADE TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB
- PROPOSED LIGHTING FIXTURE (S)
- PROPOSED LIGHTING FIXTURE (S1)

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION: *Thomas H. Emory* DATE: 11/5/10

CHIEF, DIVISION OF LAND DEVELOPMENT: *Thomas H. Emory* DATE: 11/5/10

DIRECTOR: *Thomas H. Emory* DATE: 11/5/10

Date	No.	Revision Description
9-16-08	1	ADDED WALK/STEPS @ EXIT DOORS
9-16-08	2	REVISED EAST ENTRY STEPS
8-26-09	3	ADJUSTED LIGHTS, BLDG ORIENTATION, REAR STEPS
10-23-09	4	BLDG LOCATION, PARKING LAYOUT, UTILITIES

EMERSON ONE
FOUR STORY OFFICE BUILDING
REVITZ PROPERTY

OWNER/DEVELOPER:
 EMERSON HOLDINGS, LLC
 DAVIS C. EMORY, MEMBER
 8601 LASALLE ROAD, SUITE 205
 TOWSON, MARYLAND 21286 (410) 712-0122



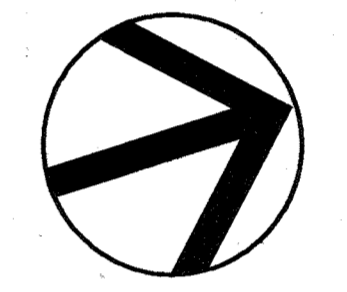
DESIGNER	SCALE	PROJECT NO.
Des. By: GHH	Scale: 1" = 30'	Proj. No. 95054.T3
Dm. By: LRK	Date: 10/21/09	
Chk. By: [Signature]	Approved: [Signature]	15 of 26

PUBLIC ROAD
(MAJOR COLLECTOR)
VARIABLE WIDTH
RIGHT-OF-WAY
PLAT NO. 15786

PARCEL E-1
5.217 AC.
PLAT NO. 16665

Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
—	8	P3H-4CH3H	SINGLE	3000	0.750	P3H36A3400H27W
—	1	P3H-4CH2H	SINGLE	3000	0.750	P3H36A2400H27W
—	4	3 & 2	GROUP	NA	0.750	NA
—	17	P3H-4CH3H 4	4 @ 90 DEGREES	3000	0.750	P3H36A3400CHEN

EXISTING FOREST CONSERVATION
EASEMENT AREA O
OPEN SPACE
PARCEL D
PLAT NO. 15829
DEDICATED TO HOWARD COUNTY
DEPARTMENT OF RECREATION AND PARKS



SCHLENGER/PITZ & ASSOCIATES, INC.
CONSULTING ENGINEERS
15 West Aylesbury Road, Timonium, MD 21099
Phone: 410-581-1327 Fax: 410-581-1444
7 Old Farm Lane, Stowesbury, PA 17361
Phone: 717-227-2320 Fax: 717-227-9918
4 North Main Street, Selbyville, DE 19975
Phone: 302-436-2733 Fax: 302-436-5211
www.spspears.com Copyright 2006

10/28/09
Date

28431
Professional Engr. No.

PURPOSE STATEMENT:
THE PURPOSE OF THIS REVISED
SITE DEVELOPMENT PLAN SHEET IS
TO ACCOUNT FOR MODIFICATIONS
TO THE BUILDING LOCATION,
PARKING LAYOUT AND UTILITIES.

(PUBLIC ROAD)
(LOCAL ROAD)
40' WIDE R/W
SHA PLAT NO. 6488
[EXCEPTION NOS. 26 AND 35]

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

Neil Schulz 11/16/09
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Thomas E. Sullivan 11/15/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
DIRECTOR

EMERSON ONE
FOUR STORY OFFICE BUILDING
REVITZ PROPERTY

OWNER/DEVELOPER:
EMERSON HOLDINGS, LLC
DAVIS C. EMORY, MEMBER
8601 LASALLE ROAD, SUITE 205
TOWSON, MARYLAND 21286 (410) 712-0122

DMW
DAFT MCCUNE WALKER INC.

200 EAST PENNSYLVANIA AVENUE • TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

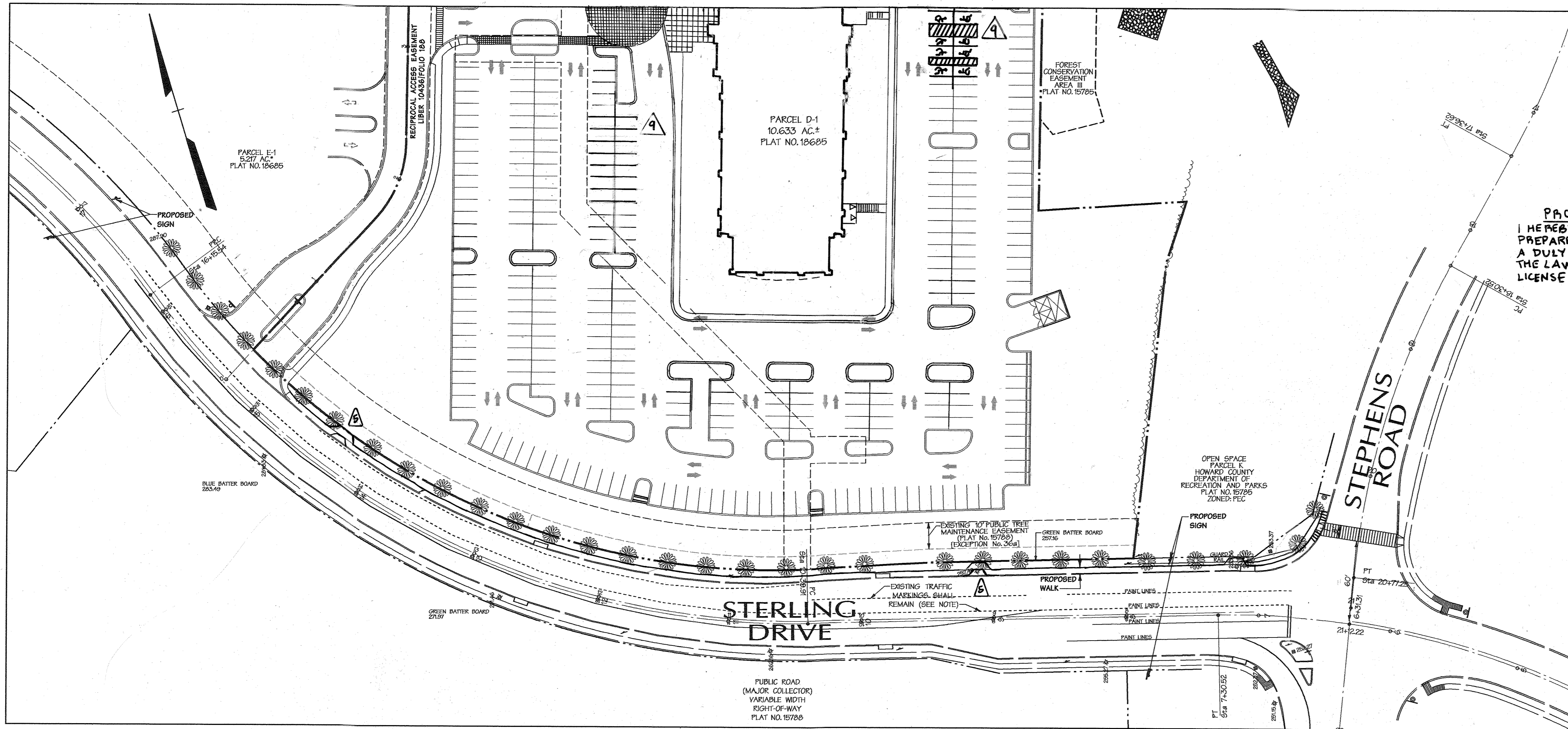
A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS,
ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

SUBMISSION NAME	REVITZ PROPERTY	SECTION/AREA	N/A, PARCEL D-1	LOT/PARCEL #	165 & 1051
DATE OF FILE	10/28/09	DATE OF PLAN	10/23/09	REVISED SHEET	16 OF 26
WATER CODE	E-15	SEWER CODE	7520000	PLAT NO.	15785
TITLE: REVISED SITE DEVELOPMENT PLAN SITE PLAN PHOTOMETRIC (Supplement to Sheet 16) PARCEL D-1					
Des. By	KAD	Scale	1" = 50'	Proj. No.	95054-T3
Drn. By	CRH	Date	10/23/09	16 of 26	
Chk. By	SHH	Approved			

SDP-07-109

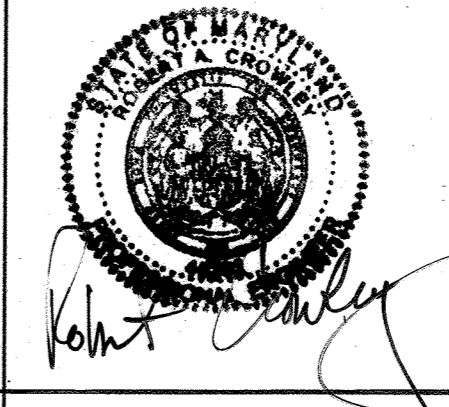
Tue, Dec 22, 10:23:43 AM 2009 TO: ENCR, SDA, Sheets 95054-TSDP16a.PLT

95054-TSDP16a.PLT 10/23/09 10:23:43 AM



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. 15292, EXPIRATION DATE: 05/21/2022

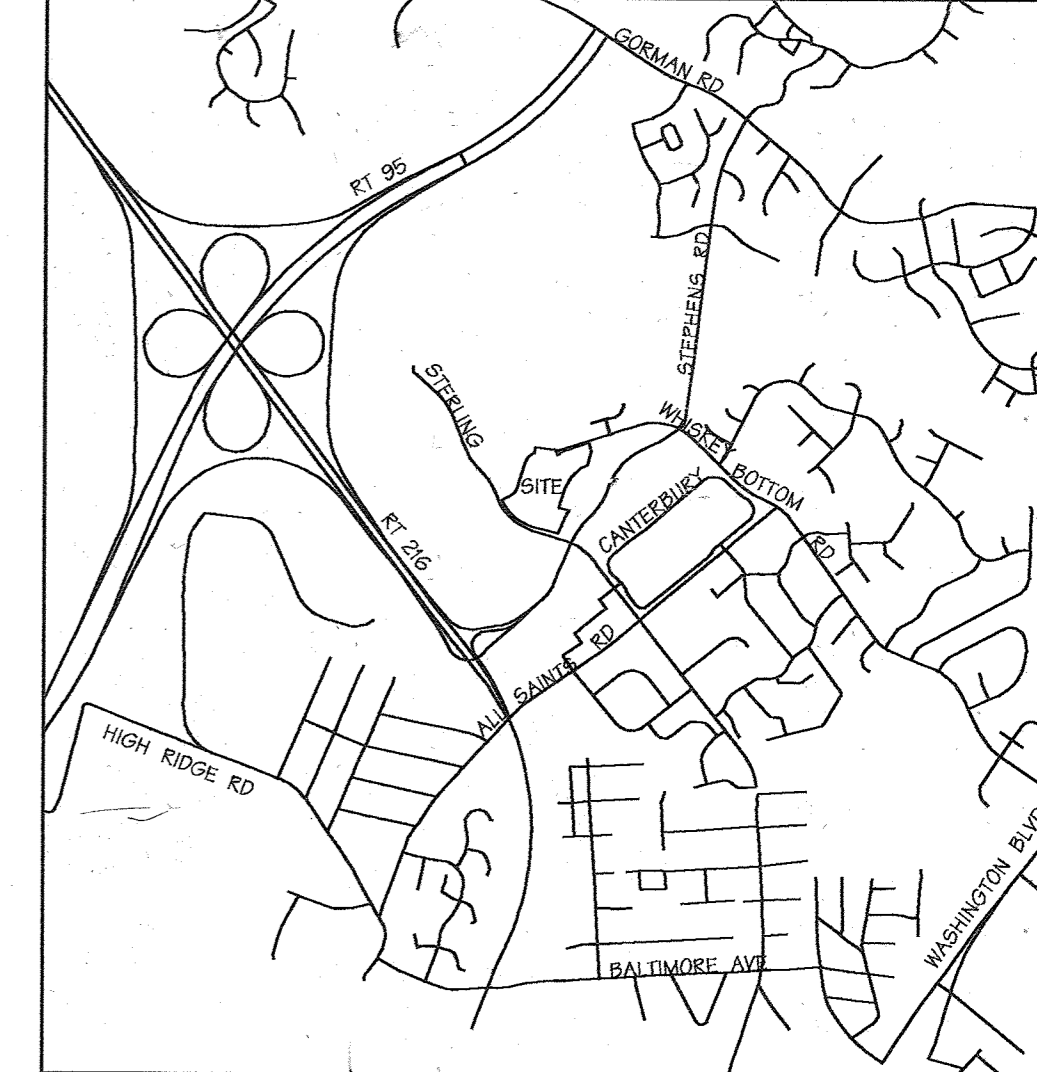
REVISED PLAN TO INCLUDE NEW WORK FOR VCC: PARKING LOT PAVING, AND ADA COMPLIANT PARKING



ENGINEER'S SEAL BOX FOR REDLINE REVISION #1 ONLY

NOTES:

1. MAINTENANCE OF TRAFFIC TO OCCUR FOR CONSTRUCTION OF PROPOSED SIDEWALK ALONG STERLING DRIVE BETWEEN STEPHENS ROAD AND THE ENTRANCE AND THE INSTALLATION A CROSSWALK ACROSS STEPHENS ROAD WITH TWO HANDICAP RAMPS.
2. CONTACT PARRIS ZIRKENBACH AT TRAFFIC ENGINEERING FOR STRIPING DETAILS AND FOR RE-STRIPING SHOULD ANY EXISTING STRIPING BE REMOVED.



VICINITY MAP

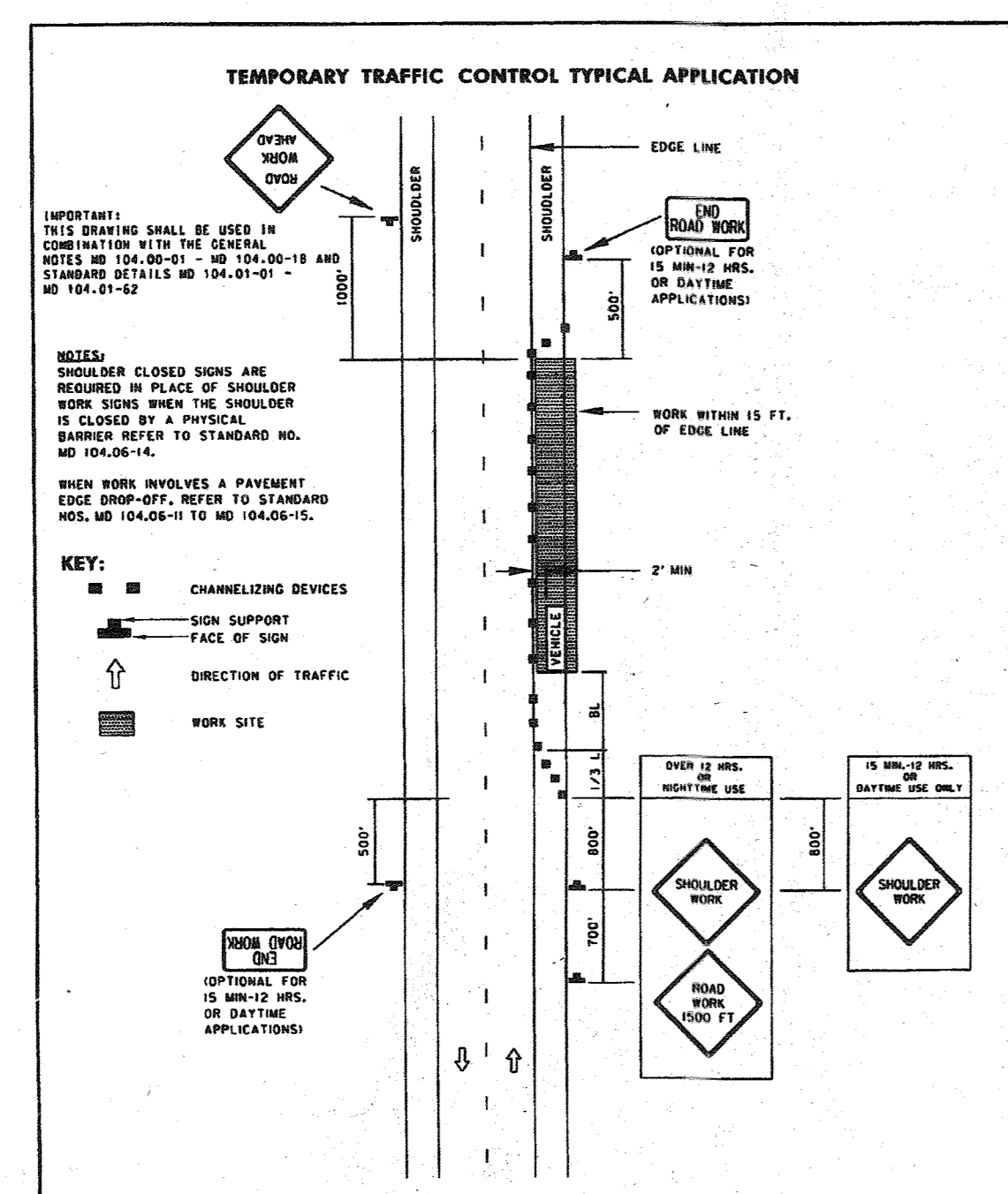
Scale: 1"=2000'

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. 38633 Expiration Date 5/14/12

12/7/10
DATE

FOR REVISION # ONLY
 PROFESSIONAL ENGR. NO. 38633

10-4-10 5 REVISED PROPOSED SIDEWALK ALONG NORTH SIDE OF STERLING DRIVE TO AVOID EXISTING FEATURES.



TEMPORARY TRAFFIC CONTROL TYPICAL APPLICATION

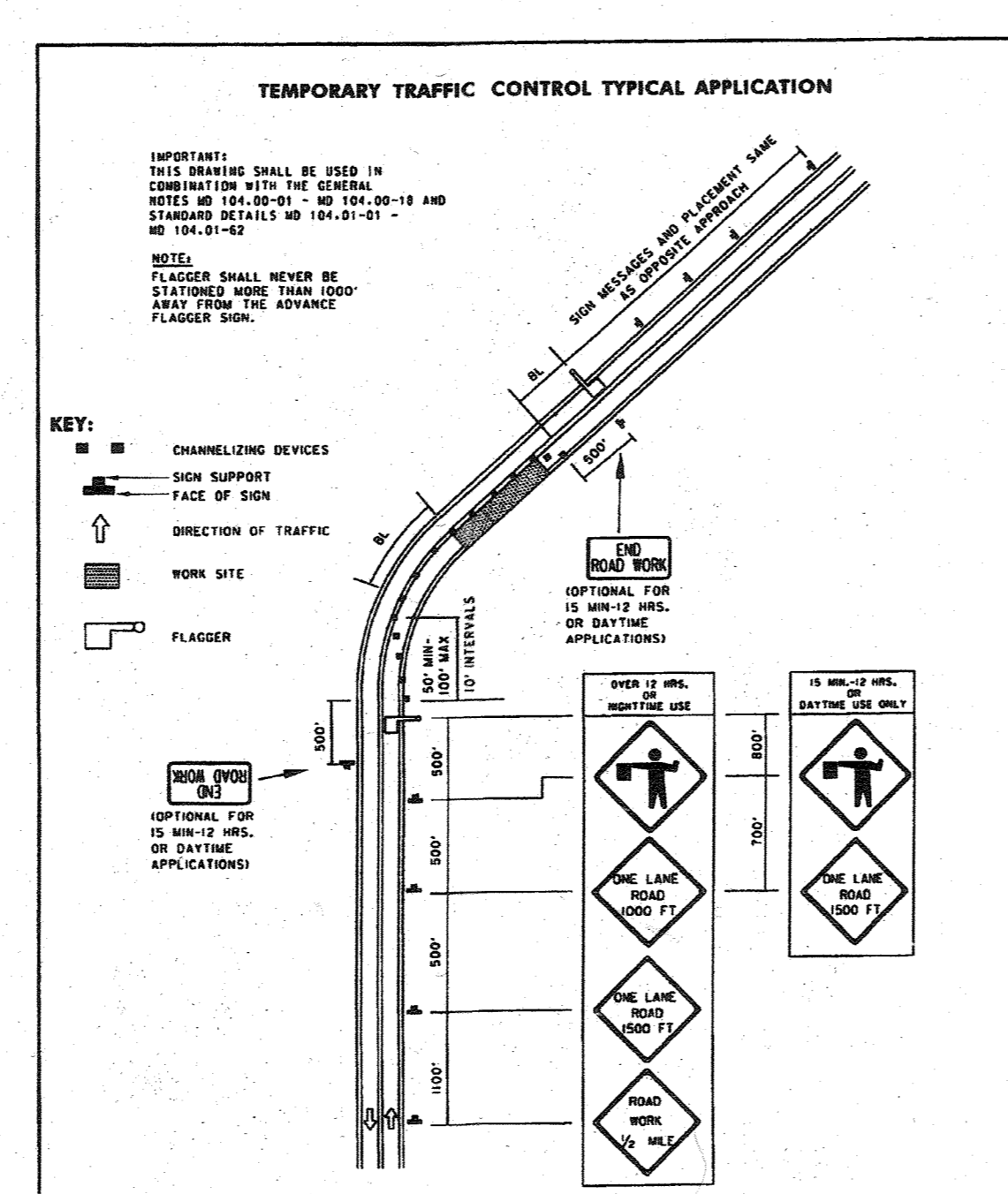
IMPORTANT: THIS DRAWING SHALL BE USED IN COMBINATION WITH THE GENERAL NOTES NO. 104.00-01 TO 104.00-18 AND STANDARD DETAILS NO. 104.01-01 TO 104.01-02.

NOTES:
 SHOULDER CLOSED SIGNS ARE REQUIRED IN PLACE OF SHOULDER WORK SIGNS WHEN THE SHOULDER IS CLOSED BY A PHYSICAL BARRIER REFER TO STANDARD NO. 104.01-04.
 WHEN WORK INVOLVES A PAVEMENT EDGE DROP-OFF, REFER TO STANDARD NOS. NO. 104.01-10 TO 104.01-12.

KEY:
 CHANNELIZING DEVICES
 SIGN SUPPORT
 FACE OF SIGN
 DIRECTION OF TRAFFIC
 WORK SITE

OVER 12 HRS. NIGHTTIME USE ONLY
 OVER 15 MIN. DAYTIME USE ONLY

SHOULDER WORK
 ROAD WORK 500 FT



TEMPORARY TRAFFIC CONTROL TYPICAL APPLICATION

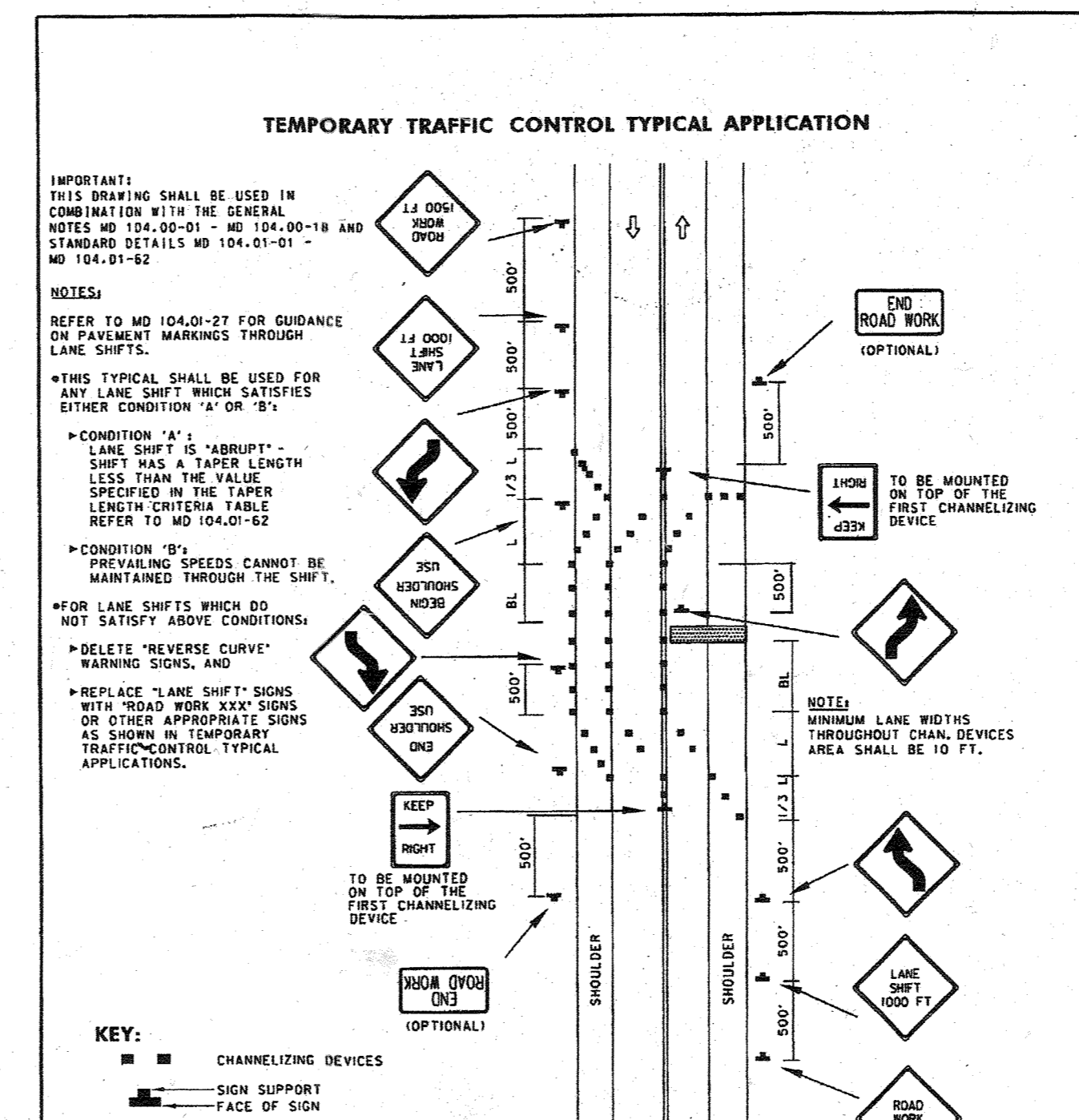
IMPORTANT: THIS DRAWING SHALL BE USED IN COMBINATION WITH THE GENERAL NOTES NO. 104.00-01 TO 104.00-18 AND STANDARD DETAILS NO. 104.01-01 TO 104.01-02.

NOTE: FLAGGER SHALL NEVER BE STATIONED MORE THAN 100' AHEAD FROM THE ADVANCE FLAGGER SIGN.

KEY:
 CHANNELIZING DEVICES
 SIGN SUPPORT
 FACE OF SIGN
 DIRECTION OF TRAFFIC
 WORK SITE
 FLAGGER

OVER 12 HRS. NIGHTTIME USE ONLY
 OVER 15 MIN. DAYTIME USE ONLY

LANE SHIFT 500 FT
 ROAD WORK 500 FT



TEMPORARY TRAFFIC CONTROL TYPICAL APPLICATION

IMPORTANT: THIS DRAWING SHALL BE USED IN COMBINATION WITH THE GENERAL NOTES NO. 104.00-01 TO 104.00-18 AND STANDARD DETAILS NO. 104.01-01 TO 104.01-02.

NOTES:
 REFER TO MD 104.01-27 FOR GUIDANCE ON PAVEMENT MARKINGS THROUGH LANE SHIFTS.
 THIS TYPICAL SHALL BE USED FOR ANY LANE SHIFT WHICH SATISFIES EITHER CONDITION 'A' OR 'B'.
 CONDITION 'A': LANE SHIFT IS 'ABRUPT' - SHIFT HAS A TAPER LENGTH LESS THAN THE VALUE SPECIFIED IN THE TAPER LENGTH CRITERIA TABLE REFER TO MD 104.01-02.
 CONDITION 'B': PREVALING SPEEDS CANNOT BE MAINTAINED THROUGH THE SHIFT.
 FOR LANE SHIFTS WHICH DO NOT SATISFY ABOVE CONDITIONS:
 DELETE 'REVERSE CURVE' WARNING SIGNS, AND
 REPLACE 'LANE SHIFT' SIGNS WITH 'ROAD WORK' 'X33' SIGNS OR OTHER APPROPRIATE SIGNS AS SHOWN IN TEMPORARY TRAFFIC CONTROL TYPICAL APPLICATIONS.

KEY:
 CHANNELIZING DEVICES
 SIGN SUPPORT
 FACE OF SIGN
 DIRECTION OF TRAFFIC
 WORK SITE

OVER 12 HRS. NIGHTTIME USE ONLY
 OVER 15 MIN. DAYTIME USE ONLY

LANE SHIFT 500 FT
 ROAD WORK 500 FT

TEMPORARY TRAFFIC CONTROL TYPICAL APPLICATION

IMPORTANT: THIS DRAWING SHALL BE USED IN COMBINATION WITH THE GENERAL NOTES NO. 104.00-01 TO 104.00-18 AND STANDARD DETAILS NO. 104.01-01 TO 104.01-02.

NOTES:
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 FOR LANE SHIFTS WHICH DO NOT SATISFY ABOVE CONDITIONS:
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KEY:
 CHANNELIZING DEVICES
 SIGN SUPPORT
 FACE OF SIGN
 DIRECTION OF TRAFFIC
 WORK SITE

OVER 12 HRS. NIGHTTIME USE ONLY
 OVER 15 MIN. DAYTIME USE ONLY

LANE SHIFT 500 FT
 ROAD WORK 500 FT

12/22/09
DATE

FOR REVISION #4 ONLY
 PROFESSIONAL ENGR. NO. 28823

10-23-09	4	BUILDING LOCATION, PARKING LAYOUT
DATE	NO.	REVISION DESCRIPTION
8-26-09	3	DETAILED ORIENTATION, REAR STEPS
		BIKE RACK

9/22/09
DATE

FOR REVISION #3 ONLY
 PROFESSIONAL ENGR. NO. 28823

06-24-08
DATE

FOR REVISION #2 ONLY
 PROFESSIONAL ENGR. NO. 28823

06-24-08
DATE

FOR REVISION #1 ONLY
 PROFESSIONAL ENGR. NO. 28823

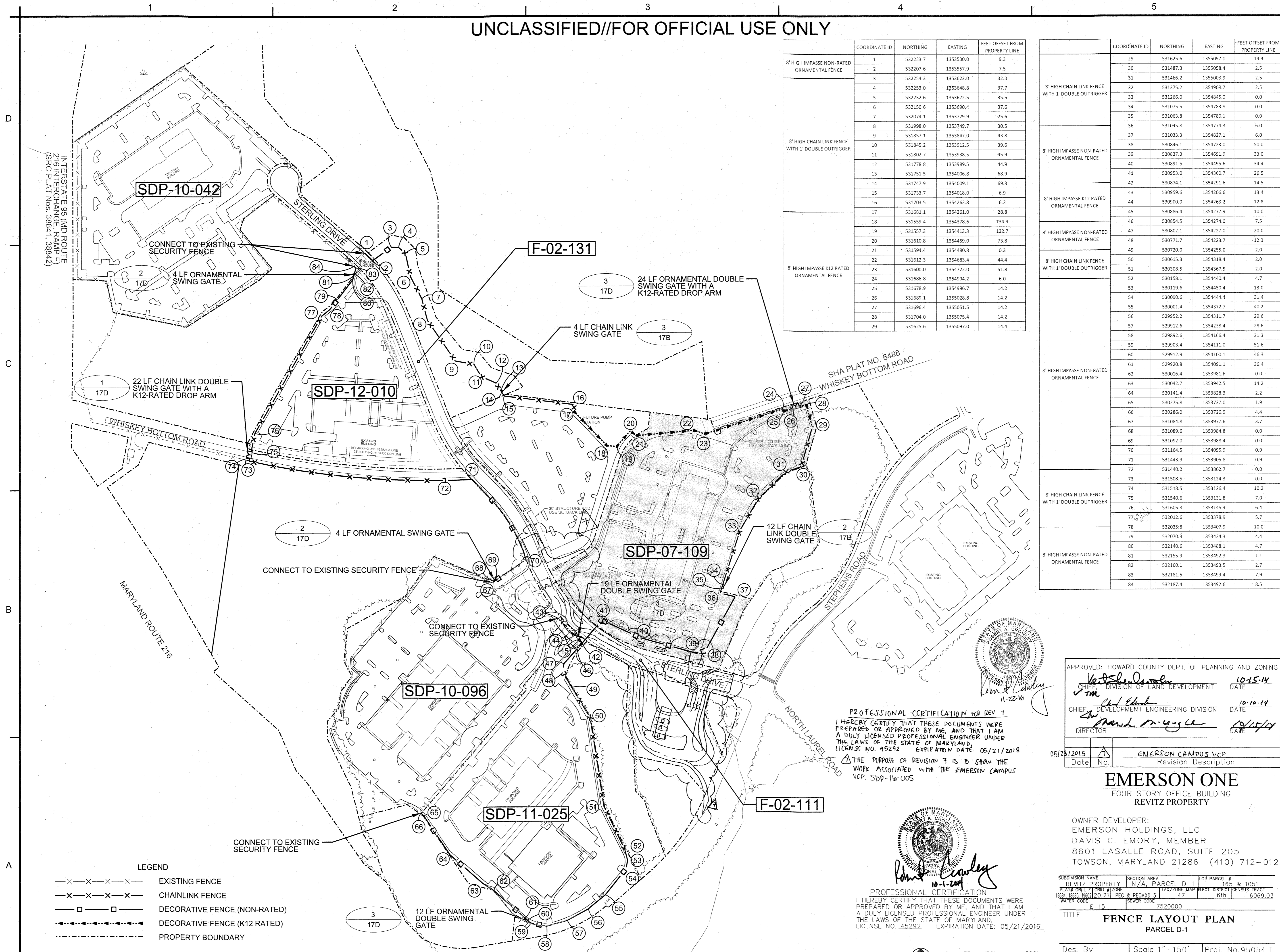
APPROVED: DEPARTMENT OF PLANNING AND ZONING

9.16.08	1	ADDED WALK LISTED @ EXIT DOORS
9.16.08	2	REVISED EAST ENTRANCE STEPS
DATE	NO.	REVISION DESCRIPTION

EMERSON ONE
 FOUR STORY OFFICE BUILDING
 REVITZ PROPERTY

OWNER/DEVELOPER:
 EMERSON HOLDINGS, LLC
 DAVIS C. EMORY, MEMBER
 8601 LASALLE ROAD, SUITE 205
 TOWSON, MARYLAND 21286 (410) 712-0122

DMW		DAFT MCCUNE WALKER INC	
200 EAST PENNSYLVANIA AVENUE • TOWSON, MD 21286 P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM			
A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS, ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS			
PROJECT NAME	SECTION/AREA	LOT/PARCEL #	
REVITZ PROPERTY	N/A, PARCEL D-1	165 & 1051	
DATE OF JOB	DATE OF DRAWING	TAX/ZONE MAP	BLK/LOT/TRACT
10/24/08	10/21/08	PEC & PEC/MXD 3	47 618 6069.03
WATER CODE	SEWER CODE		
E-15	7520000		
TITLE			
MAINTENANCE OF TRAFFIC PLAN STERLING DRIVE AND STEPHENS ROAD PARCEL D-1			
Des. By	SHH	Scale	1" = 50'
Proj. No.	95054.T		
Dm. By	KAW	Date	6/15/08
Chk. By	ARB	Approved	
			17 of 26



INTERSTATE 95 MD ROUTE 216 INTERCHANGE RAMP F (S&O PLAT NOS. 33841, 33842)

WHISKEY BOTTOM ROAD

MARYLAND ROUTE 216

LEGEND

- x-x-x-x-x- EXISTING FENCE
- x-x-x-x- CHAINLINK FENCE
- DECORATIVE FENCE (NON-RATED)
- DECORATIVE FENCE (K12 RATED)
- - - - - PROPERTY BOUNDARY

	COORDINATE ID	NORTHING	EASTING	FEET OFFSET FROM PROPERTY LINE
8' HIGH IMPASSE NON-RATED ORNAMENTAL FENCE	1	532233.7	1353530.0	9.3
	2	532207.6	1353557.9	7.5
	3	532254.3	1353623.0	32.3
	4	532253.0	1353648.8	37.7
	5	532232.6	1353672.5	35.5
	6	532150.6	1353690.4	37.6
8' HIGH CHAIN LINK FENCE WITH 1' DOUBLE OUTRIGGER	7	532074.1	1353729.9	25.6
	8	531998.0	1353749.7	30.5
	9	531857.1	1353847.0	43.8
	10	531845.2	1353912.5	39.6
	11	531802.7	1353938.5	45.9
	12	531778.8	1353989.5	44.9
	13	531751.5	1354006.8	68.9
	14	531747.9	1354009.1	69.3
	15	531733.7	1354018.0	6.9
	16	531703.5	1354263.8	6.2
	17	531681.1	1354261.0	28.8
	18	531559.4	1354378.6	134.9
8' HIGH IMPASSE K12 RATED ORNAMENTAL FENCE	19	531557.3	1354413.3	132.7
	20	531610.8	1354459.0	73.8
	21	531594.4	1354480.8	0.3
	22	531612.3	1354683.4	44.4
	23	531600.0	1354722.0	51.8
	24	531686.8	1354994.2	6.0
	25	531678.9	1354996.7	14.2
	26	531689.1	1355028.8	14.2
	27	531696.4	1355051.5	14.2
	28	531704.0	1355075.4	14.2
	29	531625.6	1355097.0	14.4

	COORDINATE ID	NORTHING	EASTING	FEET OFFSET FROM PROPERTY LINE
8' HIGH CHAIN LINK FENCE WITH 1' DOUBLE OUTRIGGER	29	531625.6	1355097.0	14.4
	30	531487.3	1355058.4	2.5
	31	531466.2	1355003.9	2.5
	32	531375.2	1354908.7	2.5
	33	531266.0	1354845.0	0.0
	34	531075.5	1354783.8	0.0
	35	531063.8	1354780.1	0.0
	36	531045.8	1354774.3	-6.0
	37	531033.3	1354827.1	-6.0
	38	530846.1	1354723.0	50.8
	39	530837.3	1354691.9	33.0
	40	530891.5	1354495.6	34.4
8' HIGH IMPASSE K12 RATED ORNAMENTAL FENCE	41	530953.0	1354360.7	26.5
	42	530874.1	1354291.6	14.5
	43	530959.6	1354206.6	13.4
	44	530900.0	1354263.2	12.8
	45	530886.4	1354277.9	10.0
	46	530854.5	1354274.0	7.5
	47	530802.1	1354227.0	20.0
	48	530771.7	1354223.7	-12.3
	49	530720.0	1354255.0	2.0
	50	530615.3	1354318.4	2.0
	51	530308.5	1354367.5	2.0
	52	530156.1	1354440.4	4.7
8' HIGH IMPASSE NON-RATED ORNAMENTAL FENCE	53	530119.6	1354450.4	13.0
	54	530090.6	1354444.4	31.4
	55	530001.4	1354372.7	40.2
	56	529952.2	1354311.7	29.6
	57	529912.6	1354238.4	28.6
	58	529892.6	1354166.4	31.3
	59	529903.4	1354111.0	51.6
	60	529912.9	1354100.1	46.3
	61	529920.8	1354091.1	36.4
	62	530016.4	1353981.6	0.0
	63	530042.7	1353942.5	14.2
	64	530141.4	1353828.3	2.2
8' HIGH CHAIN LINK FENCE WITH 1' DOUBLE OUTRIGGER	65	530275.8	1353737.0	1.9
	66	530286.0	1353726.9	4.4
	67	531084.8	1353977.6	3.7
	68	531089.6	1353984.8	0.0
	69	531092.0	1353988.4	0.0
	70	531164.5	1354095.9	0.9
	71	531443.9	1353905.8	0.9
	72	531440.2	1353802.7	-0.0
	73	531508.5	1353124.3	0.0
	74	531518.5	1353126.4	10.2
	75	531540.6	1353131.8	7.0
	76	531605.3	1353145.4	6.4
8' HIGH IMPASSE NON-RATED ORNAMENTAL FENCE	77	532012.6	1353378.9	5.7
	78	532035.8	1353407.9	10.0
	79	532070.3	1353434.3	4.4
	80	532140.6	1353488.1	4.7
	81	532155.9	1353492.3	1.1
	82	532160.1	1353493.5	2.7
	83	532181.5	1353499.4	7.9
	84	532187.4	1353492.6	8.5

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
 Chief of Division Development: *[Signature]* DATE: 10-15-14
 Chief of Development Engineering Division: *[Signature]* DATE: 10-10-14
 Director: *[Signature]* DATE: 10-15-14

05/23/2015 [] EMERSON CAMPUS VCP
 Date No. Revision Description

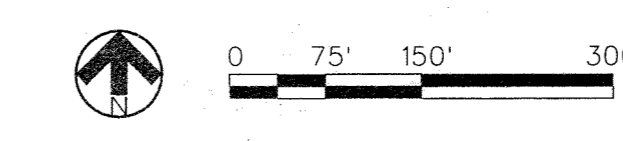
EMERSON ONE
 FOUR STORY OFFICE BUILDING
 REVITZ PROPERTY

OWNER DEVELOPER:
 EMERSON HOLDINGS, LLC
 DAVIS C. EMORY, MEMBER
 8601 LASALLE ROAD, SUITE 205
 TOWSON, MARYLAND 21286 (410) 712-0122

SUBDIVISION NAME	SECTION AREA	LOT PARCEL #
REVITZ PROPERTY	N/A	PARCEL D-1
TAX/ZONE MAP	6069.03	165 & 1051
WATER CODE	7520000	6069.03
TITLE	FENCE LAYOUT PLAN	
Des. By	Scale 1"=150'	Proj. No. 95054.T
Drn. By	Date 09-12-14	
Chk. By	Approved	

PROFESSIONAL CERTIFICATION FOR REV 7
 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. 45292 EXPIRATION DATE: 05/21/2018
 THE PURPOSE OF REVISION 7 IS TO SHOW THE WORK ASSOCIATED WITH THE EMERSON CAMPUS VCP. SDP-16-005

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. 45292 EXPIRATION DATE: 05/21/2018



US Army Corps of Engineers
 Baltimore District

REAL PROPERTY SERVICES
 FIELD OFFICE
 ANNAPOLIS JUNCTION, MARYLAND

JACOBS
 1100 N. GLEBE RD., ARLINGTON, VA 22201

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Date	Rev.	Description
SEPTEMBER 19, 2014	1	NEW SHEET ADDED FOR REVISION 15

Designed by: M. WEBBER
 Drawn by: M. WEBBER
 Project No.: 31435
 Ref'd Project Manager: R. CROWLEY
 Submitted by: AMY YALE
 Project Manager: NATHAN JAMES
 Date: 10-22-10
 Plot scale: 1"=50'

EMERSON - CAMPUS FENCE
 FENCE LAYOUT PLAN
 ROOM(S) OR FLOOR: LAUREL, MD

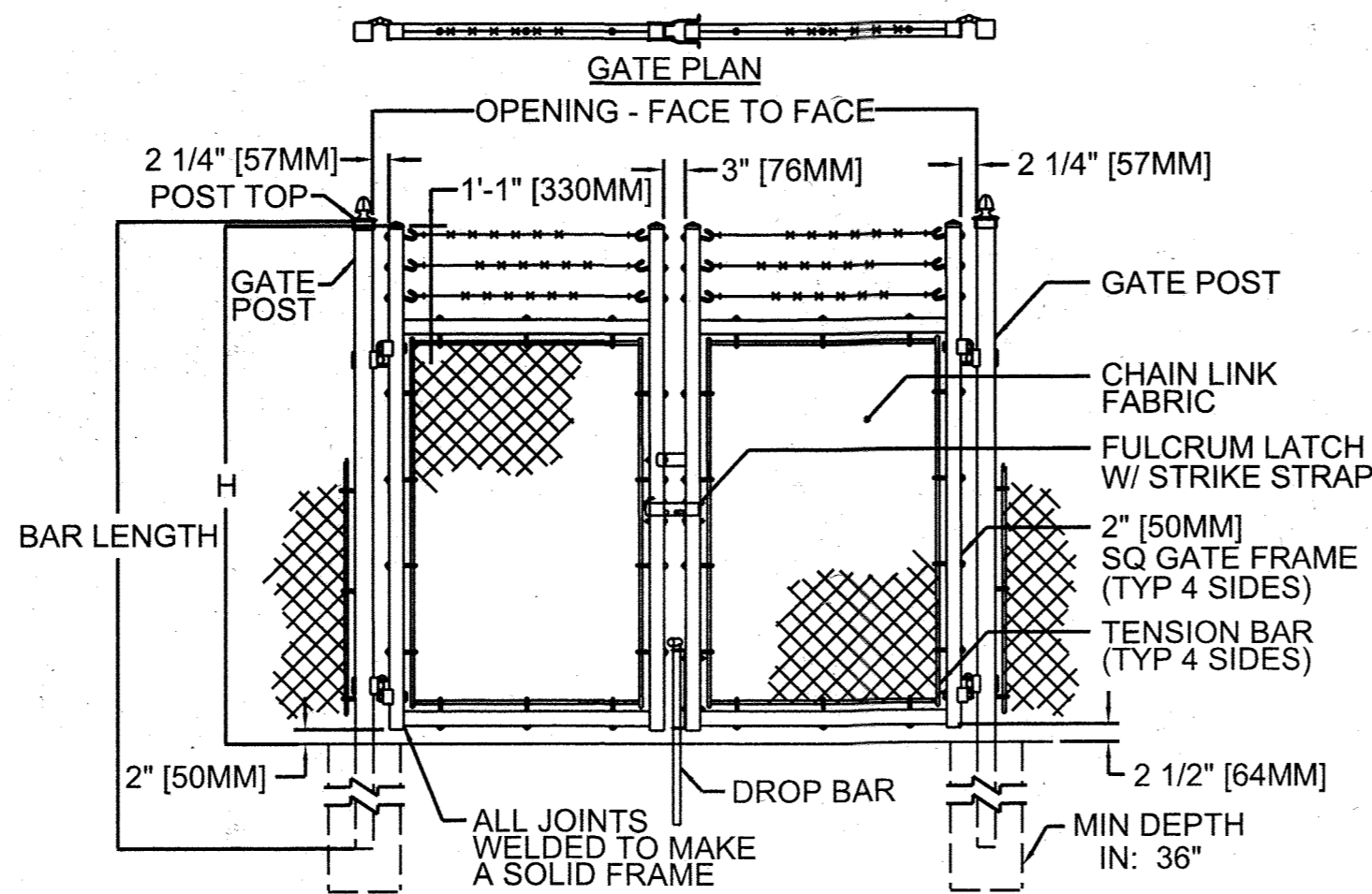
Drawing No. _____
 Sheet Reference No. _____
 Sheet **18** of **26**

END & CORNER POST TOP OPTIONS	
STANDARD	FLAT

GATE POST					
GATE LEAF WIDTH	GATE POST (OD)	FABRIC HEIGHT	"A" DIAM	"B" DEPTH	"C" POST EMBED
3' TO 6'	2.875"	3' TO 5'	12"	38"	36"
		6' TO 9'	14"	42"	40"
		10' TO 12'	16"	46"	44"
7' TO 12'	4.000"	3' TO 5'	14"	38"	36"
		6' TO 9'	16"	42"	40"
		10' TO 12'	18"	46"	44"

NOM HEIGHT (H)	8'-0" [2438MM]
OPENING (F/F)	24' [7315MM]

- NOTES:
1. METRIC DIMENSIONS ARE NOMINAL EQUIVALENTS TO U.S. DIMENSIONS.
 2. SPECIFICATIONS SHOWN CAN BE CHANGED BY MASTER HALCO ONLY.
 3. FOOTING WIDTH TO BE (4X) POST WIDTH.
 4. GATES MAY BE MANUALLY OR ELECTRICALLY OPERATED. HARDWARE WILL VARY FOR ELECTRICALLY OPERATED GATES.



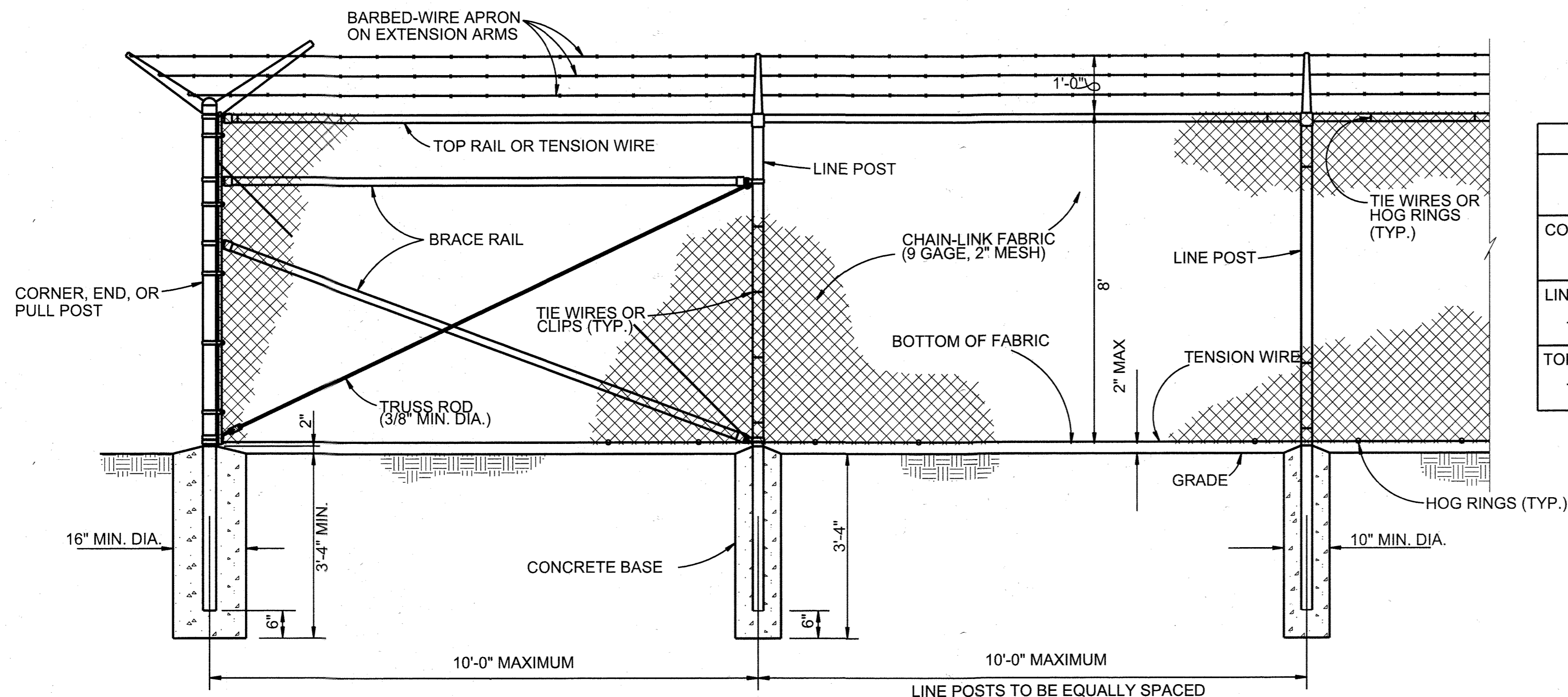
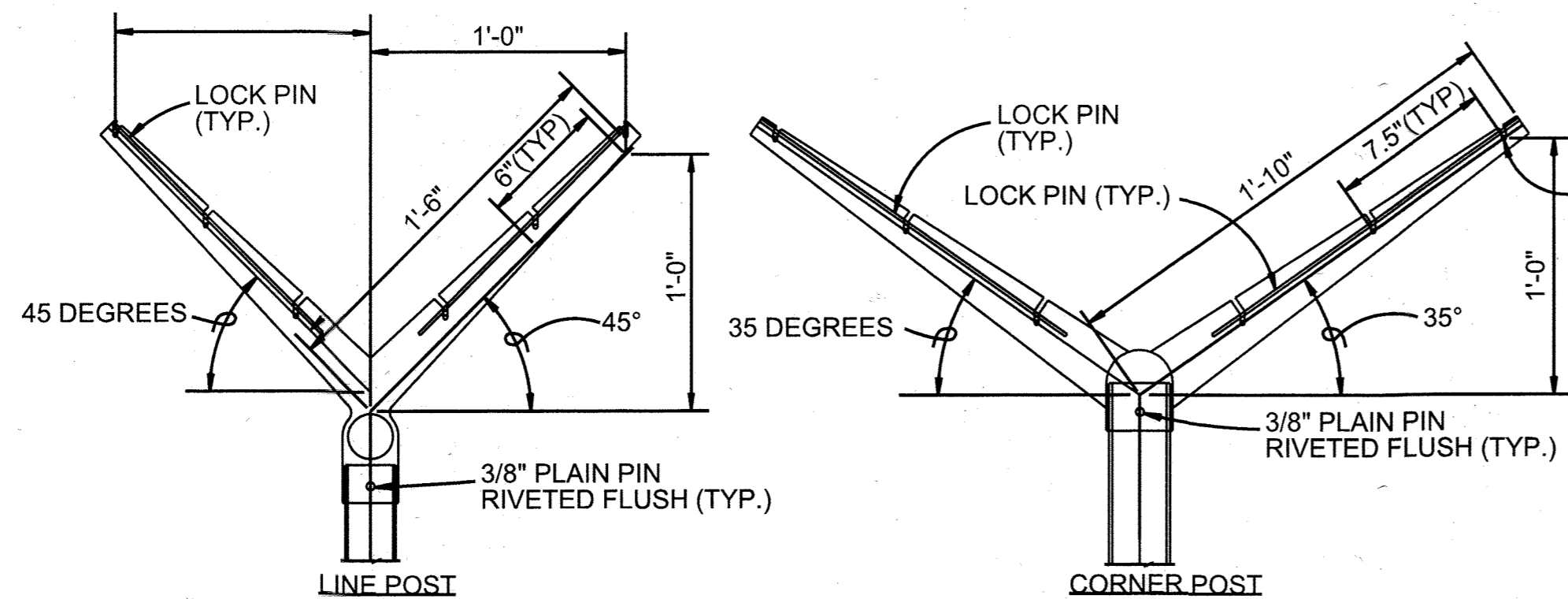
END & CORNER POST TOP OPTIONS	
STANDARD	FLAT

GATE POST					
GATE LEAF WIDTH	GATE POST (OD)	FABRIC HEIGHT	"A" DIAM	"B" DEPTH	"C" POST EMBED
3' TO 6'	2.875"	3' TO 5'	12"	38"	36"
		6' TO 9'	14"	42"	40"
		10' TO 12'	16"	46"	44"

NOM HEIGHT (H)	8'-0" [2438MM]
OPENING (F/F)	4'-0" [1219MM]

- NOTES:
1. METRIC DIMENSIONS ARE NOMINAL EQUIVALENTS TO U.S. DIMENSIONS.
 2. SPECIFICATIONS SHOWN CAN BE CHANGED BY MASTER-HALCO ONLY.
 3. FOOTING WIDTH TO BE (4X) POST WIDTH.
 4. GATES MAY BE MANUALLY OR ELECTRICALLY OPERATED. HARDWARE WILL VARY FOR ELECTRICALLY OPERATED GATES.

3 SINGLE SWING GATE
SCALE: NONE



1 CHAIN LINK SECURITY FENCE
SCALE: NONE

STEEL POST SCHEDULE	
USE AND SECTION	MINIMUM OUTSIDE DIMENSIONS (NOMINAL)
CORNER, END & PULL POSTS	FABRIC WIDTH 84" TO 96"
TUBULAR - ROUND	2.875" O.D.
LINE POSTS	2.375" O.D.
TOP, BOTTOM & BRACE RAILS	1.66" O.D.
TUBULAR - ROUND	1.66" O.D.

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

Robert Leadley 10/15/14
10-1-2014

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. 45292 EXPIRATION DATE: 05/21/2016.

DATE: SEPTEMBER 18, 2014
PROJECT NO: 31435
DESIGNED BY: M. WERBER
DRAWN BY: M. WERBER
CHECKED BY: R. CHOWLEY
SUBMITTED BY: AMY YALE
PROJECT MANAGER: NATHAN JAMES

EMERSON ONE
FOUR STORY OFFICE BUILDING
REVITZ PROPERTY

OWNER DEVELOPER:
EMERSON HOLDINGS, LLC
DAVIS C. EMORY, MEMBER
8601 LASALLE ROAD, SUITE 205
TOWSON, MARYLAND 21286 (410) 712-0122

REVISIONS:

Date	No.	Revision Description

TITLE: FENCE LAYOUT PLAN
PARCEL D-1

Des. By: Scale 1"=150' Proj. No. 95054.T
Dwn. By: Date 09-12-14
Chk. By: Approved

US Army Corps of Engineers
Baltimore District

REAL PROPERTY SERVICES
ANNAPOLIS JUNCTION, MARYLAND

JACOBS
1100 N. GLEBE RD., ARLINGTON, VA 22201

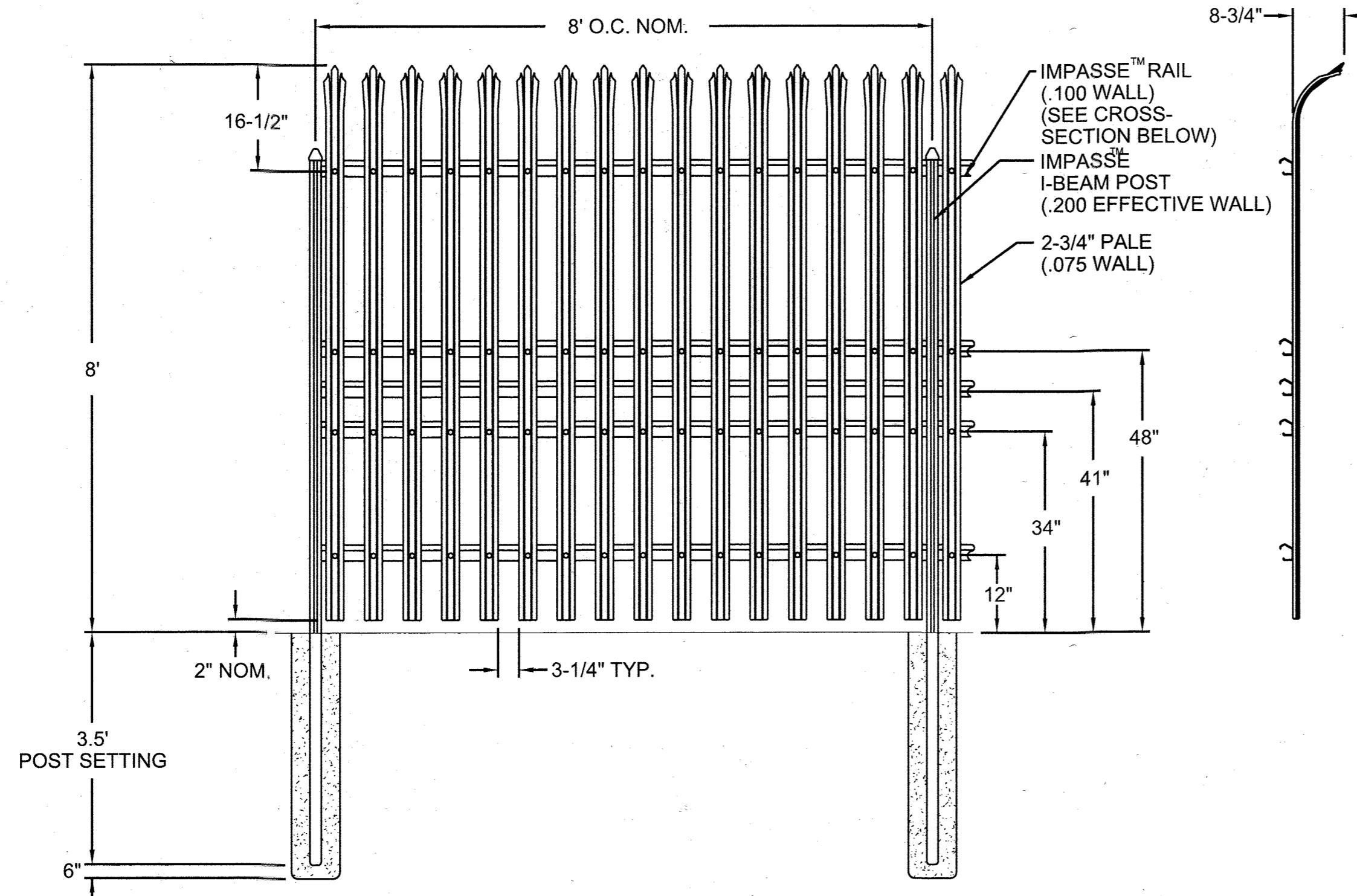
THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF THE UNITED STATES GOVERNMENT AND IS PROVIDED ONLY FOR THE PURPOSES STATED IN THE ACCOMPANYING DOCUMENT. IT IS NOT TO BE REPRODUCED, STORED IN A RETRIEVABLE SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE APPROVAL OF THE UNITED STATES GOVERNMENT. THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED AND WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

1 NEW SHEET ADDED FOR REDLINE REVISION # 1
10/09/14
Date

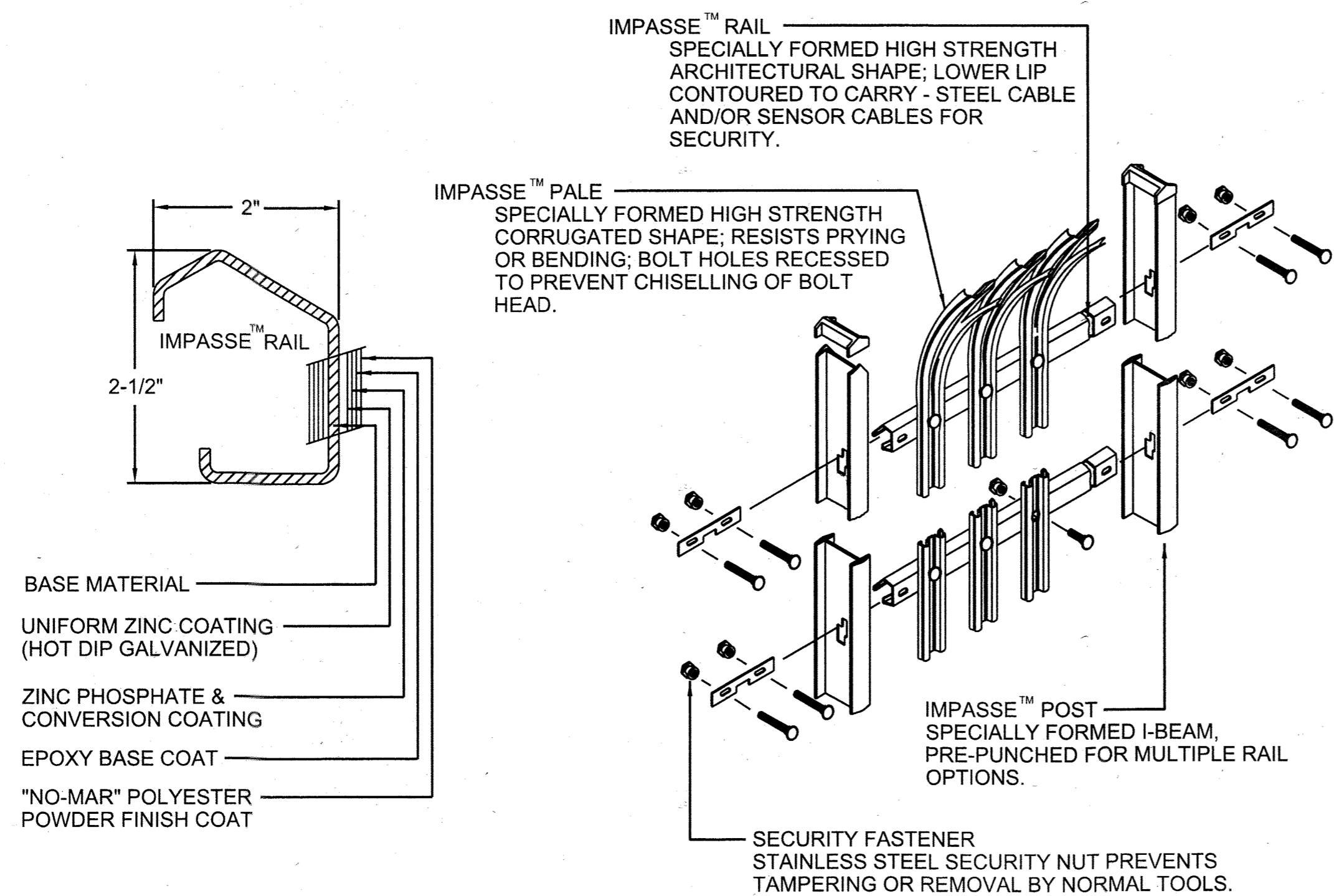
EMERSON - CAMPUS FENCE
LAUREL, MD
SITE DETAILS
ROOM(S) OR FLOOR

Drawing No.
Sheet Reference No.
Sheet 19 of 26

SDP-07-109

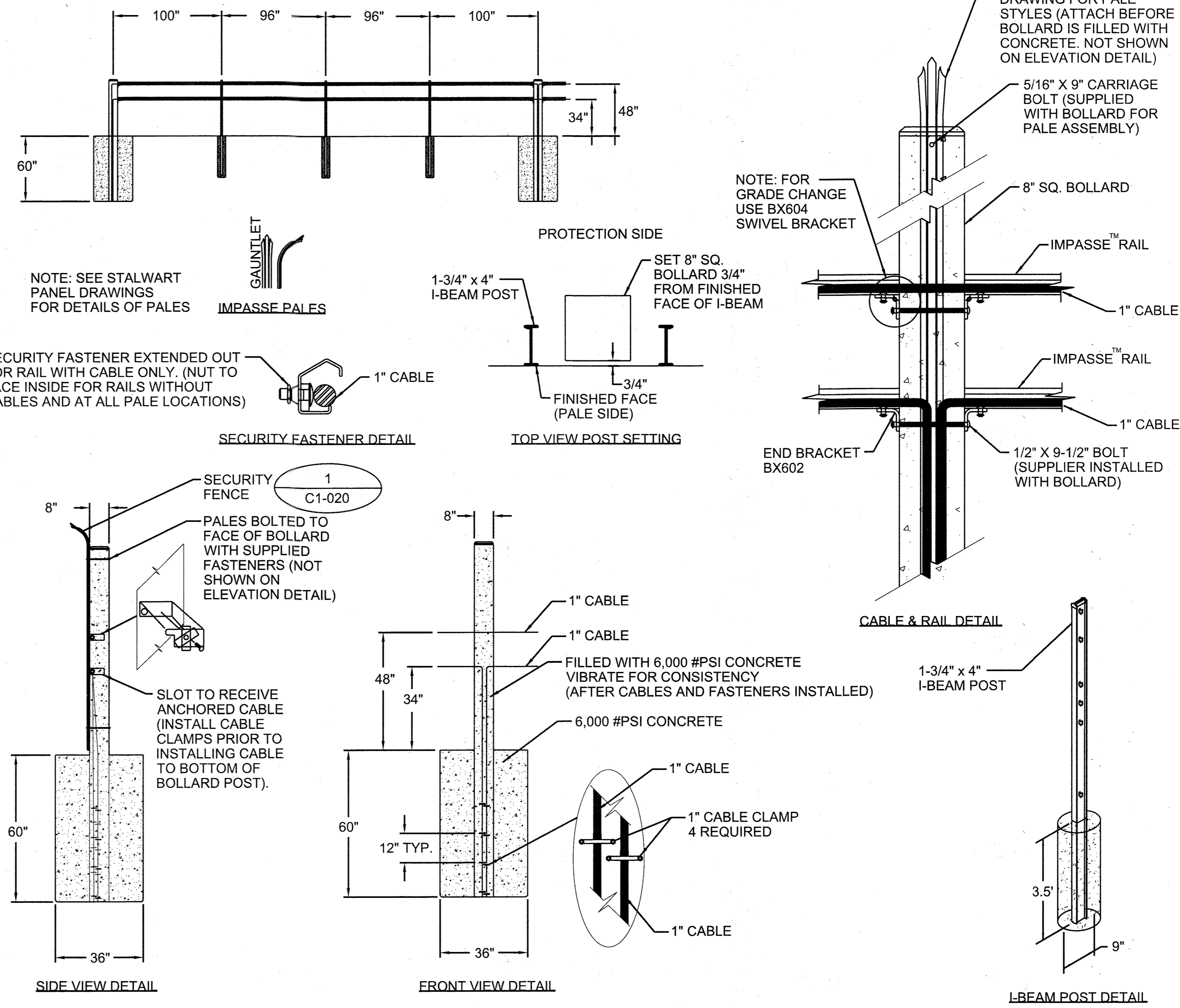


- NOTES:
- SEE DETAIL 2 ON THIS SHEET FOR K-12 ANTI-RAM CABLED STEEL BARRIER INSTALLATION FOR PORTIONS OF FENCE TO BE K-12 RATED. SEE SITE LAYOUT PLAN FOR SECTION OF FENCE THAT IS TO BE K-12 RATED.
 - IDS SYSTEM IS TO BE ATTACHED TO FENCE PICKETS EVERY 8'. REPLACE CURVED PICKETS WITH STRAIGHT PICKETS AT LOCATIONS FOR IDS CONNECTIONS. FENCE HALF POSTS CAN BE USED FOR IDS CONNECTIONS. STRAIGHT PICKETS ARE TO BE SAME HEIGHT AS CURVED PICKETS.



1 AMERISTAR 8' HIGH IMPASSE GAUNTLET HIGH SECURITY STEEL FENCE

SCALE: NONE
DETAIL IS BASE DESIGN. CONTRACTOR MAY USE EQUIVALENT PRODUCT THAT MEETS PROJECT REQUIREMENTS AND SPECIFICATIONS AND AS APPROVED BY THE COR.



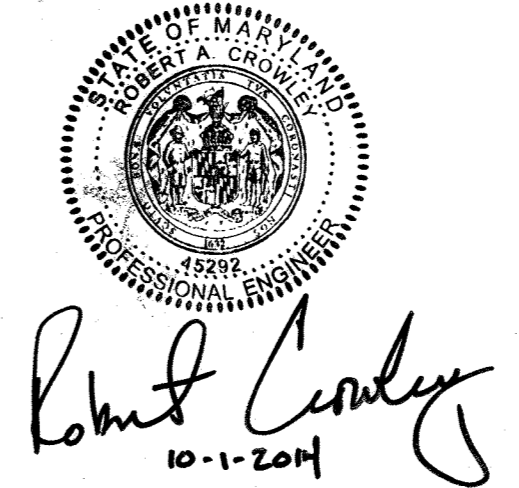
2 STALLWART M40 (K12) ANTI-RAM CABLED STEEL BARRIER

SCALE: NONE
DETAIL IS BASE DESIGN. CONTRACTOR MAY USE EQUIVALENT PRODUCT THAT MEETS PROJECT REQUIREMENTS AND SPECIFICATIONS AND AS APPROVED BY THE COR.

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING	DATE: 10/15/14
<i>Vestland</i> CHIEF, DIVISION OF LAND DEVELOPMENT	DATE: 10/15/14
<i>Paul E. ...</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE: 10/15/14
<i>Andrew M. ...</i> DIRECTOR	DATE: 10/15/14

EMERSON ONE
FOUR STORY OFFICE BUILDING
REVITZ PROPERTY

OWNER DEVELOPER:
EMERSON HOLDINGS, LLC
DAVIS C. EMORY, MEMBER
8601 LASALLE ROAD, SUITE 205
TOWSON, MARYLAND 21286 (410) 712-0122



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. 45292 EXPIRATION DATE: 05/21/2016.

SUBDIVISION NAME	SECTION AREA	PARCEL D-1	LOT PARCEL #
REVITZ PROPERTY	N/A	165 & 1051	
PLAT # OR EASEMENT #	PEC & PECMD #	6th	6069.03
WATER CODE	SEWER CODE	7520000	

Des. By	Scale 1" = 150'	Proj. No. 95054.T
Drn. By	Date 09-12-14	
Chk. By	Approved	

US Army Corps of Engineers
Baltimore District

REAL PROPERTY SERVICES
ANNAPOLIS JUNCTION, MARYLAND

JACOBS
1100 N. GLEBE RD., ARLINGTON, VA 22201

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Rev.	Date	Description
1	NEW SHEET ADDED FOR REDLINE REVISION #6	

EMERSON - CAMPUS FENCE
SITE DETAILS
ROOM(S) OR FLOOR
LAUREL, MD

Drawing No.
Sheet Reference No.
Sheet **20 of 26**

SDP-07-109

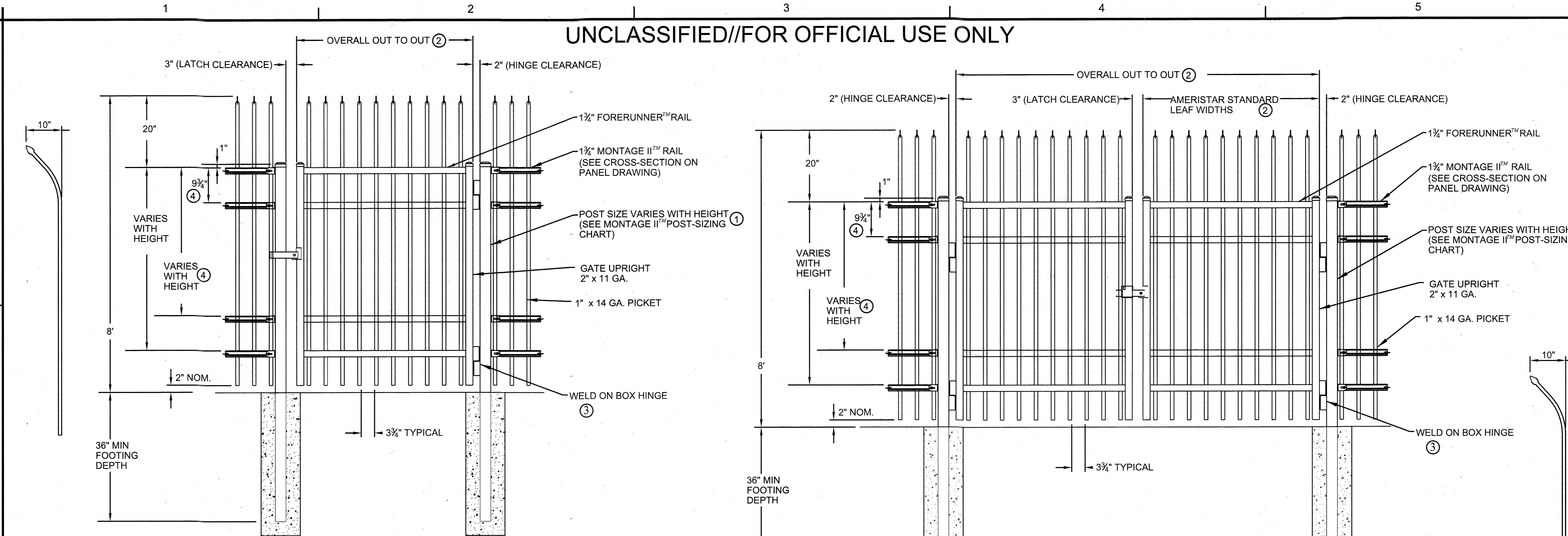
THE INFORMATION PROVIDED HEREIN IS THE PROPERTY OF THE UNITED STATES GOVERNMENT. IT IS PROVIDED ONLY FOR THE PURPOSES STATED IN THE ACCOMPANYING DOCUMENT. REPRODUCTION OR TRANSMISSION OF THIS INFORMATION IN ANY MEDIUM WITHOUT THE APPROVAL OF THE UNITED STATES GOVERNMENT WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

Rev.	Date	Description
1	NEW SHEET ADDED FOR REVISION #6	

Designed by:	M. WERBER	Date:	SEPTEMBER 19, 2014
Dwn by:	M. WERBER	Project No.:	31435
Submitted by:	NATHAN JAMES	File name:	AS SHOWN
Project Manager:	AMY VALE	Post code:	

Date	No.	Revision	Description

Drawing No.	
Sheet Reference No.	
Sheet	21 of 26

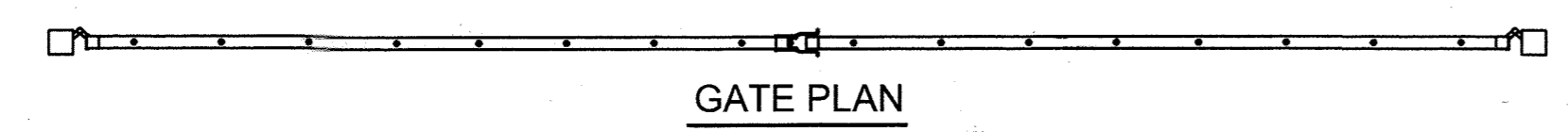


- NOTES:
- 1.) POST SIZE DEPENDS ON FENCE HEIGHT, WEIGHT AND WIND LOADS. SEE MONTAGE II™ SPECIFICATIONS FOR POST SIZING CHART.
 - 2.) SEE AMERISTAR GATE TABLE FOR STANDARD OUT TO OUTS. CUSTOM GATE OPENINGS AVAILABLE FOR SPECIAL OUT TO OUT/LEAF WIDTHS.
 - 3.) ADDITIONAL STYLES OF GATE HARDWARE ARE AVAILABLE ON REQUEST. THIS COULD CHANGE THE LATCH & HINGE CLEARANCE.
 - 4.) THIRD & FORTH RAIL OPTIONAL.

- NOTES:
- 1.) POST SIZE DEPENDS ON FENCE HEIGHT, WEIGHT AND WIND LOADS. SEE MONTAGE II SPECIFICATIONS FOR POST SIZING CHART.
 - 2.) SEE AMERISTAR GATE TABLE FOR STANDARD OUT TO OUTS. CUSTOM GATE OPENINGS AVAILABLE FOR SPECIAL OUT TO OUT/LEAF WIDTHS.
 - 3.) ADDITIONAL STYLES OF GATE HARDWARE ARE AVAILABLE ON REQUEST. THIS COULD CHANGE THE LATCH AND HINGE CLEARANCE.
 - 4.) THIRD AND FOURTH RAIL OPTIONAL.
 - 5.) CONTRACTOR SHALL SAND DOWN END OF SCREWS ON HASPS AS NEEDED TO WELD HASP TO GATE.

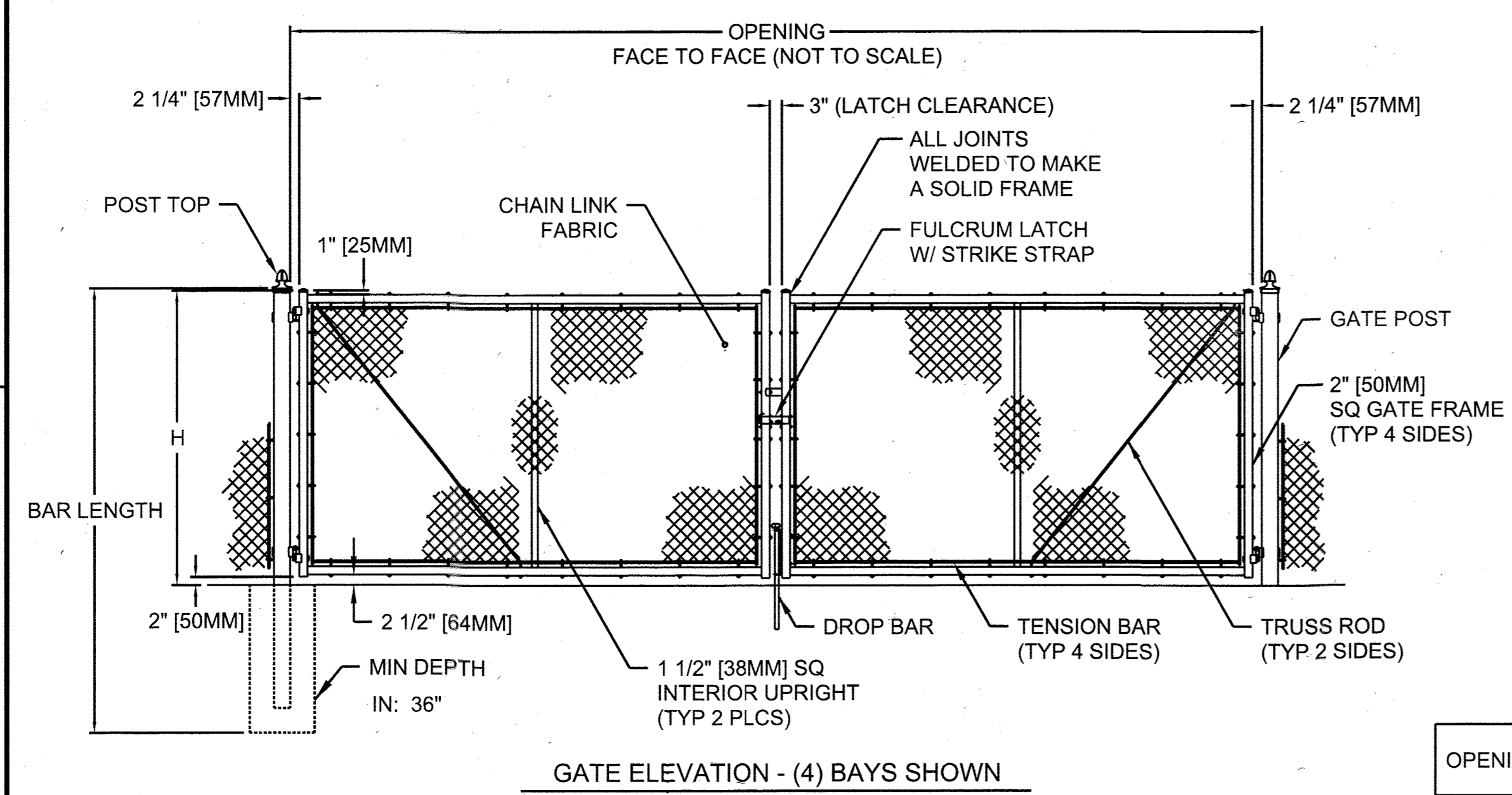
2 AMERISTAR MONTAGE II ORNAMENTAL INVINCIBLE SINGLE SWING GATE

SCALE: NONE
DETAIL IS BASE DESIGN. CONTRACTOR MAY USE EQUIVALENT PRODUCT THAT MEETS PROJECT REQUIREMENTS AND SPECIFICATIONS AND AS APPROVED BY THE COR.



3 AMERISTAR MONTAGE II ORNAMENTAL INVINCIBLE DOUBLE SWING GATE

SCALE: NONE
DETAIL IS BASE DESIGN. CONTRACTOR MAY USE EQUIVALENT PRODUCT THAT MEETS PROJECT REQUIREMENTS AND SPECIFICATIONS AND AS APPROVED BY THE COR.



NOM HEIGHT (H)	
8'-0"	[2438MM]

BAYS	OPENING (F/F)
4	20'-0" [6096MM]
4	22'-0" [6706MM]
4	24'-0" [7315MM]

END & CORNER POST TOP OPTIONS	
STANDARD	FLAT

OPENING	GATE POST (OD)	FABRIC HEIGHT	"A" DIAM	"B" DEPTH	"C" POST EMBED.
14' TO 24'	4"	3' TO 5'	12"	38"	36"
		6' TO 9'	14"	42"	40"
		10' TO 12'	16"	46"	44"

- NOTES:
1. METRIC DIMENSIONS ARE NOMINAL EQUIVALENTS TO U.S. DIMENSIONS.
 2. SPECIFICATIONS SHOWN CAN BE CHANGED BY MASTER-HALCO ONLY.
 3. FOOTING WIDTH TO BE 4X POST WIDTH.
 4. GATES MAY BE MANUALLY OR ELECTRICALLY OPERATED. HARDWARE WILL VARY FOR ELECTRICALLY OPERATED GATES.

1 DOUBLE-LEAF DOUBLE SWING GATE

SCALE: NONE

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. 45292 EXPIRATION DATE: 05/21/2016
Robert Cowley
10-1-2014

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
CHIEF, DIVISION OF LAND DEVELOPMENT
K. Crowley
DATE: 10/15/14
CHIEF, DEVELOPMENT ENGINEERING DIVISION
Chad Clark
DATE: 10-10-14
DIRECTOR
Ch. Mand. on. Leagle
DATE: 10/10/14

EMERSON ONE
FOUR STORY OFFICE BUILDING
REVITZ PROPERTY
OWNER DEVELOPER:
EMERSON HOLDINGS, LLC
DAVIS C. EMORY, MEMBER
8601 LASALLE ROAD, SUITE 205
TOWSON, MARYLAND 21286 (410) 712-0122

SUBDIVISION NAME	REVITZ PROPERTY	SECTION AREA	N/A	PARCEL D-1	LOT OF PARCEL #	165 & 1051
PLAY# OR L#	20, 21	PEC & PECMD	47	ELECT. DISTRICT	CENSUS TRACT	6th 6069.03
WATER CODE	E-15	SEWER CODE	7520000			

Des. By	Scale 1"=150'	Proj. No. 95054.T
Dwn. By	Date 09-12-14	
Chk. By	Approved	

US Army Corps of Engineers
Baltimore District

REAL PROPERTY SERVICES
FIELD OFFICE
ANNAPOLIS JUNCTION, MARYLAND
JACOBS
1100 N. GLEBE RD., ARLINGTON, VA 22201

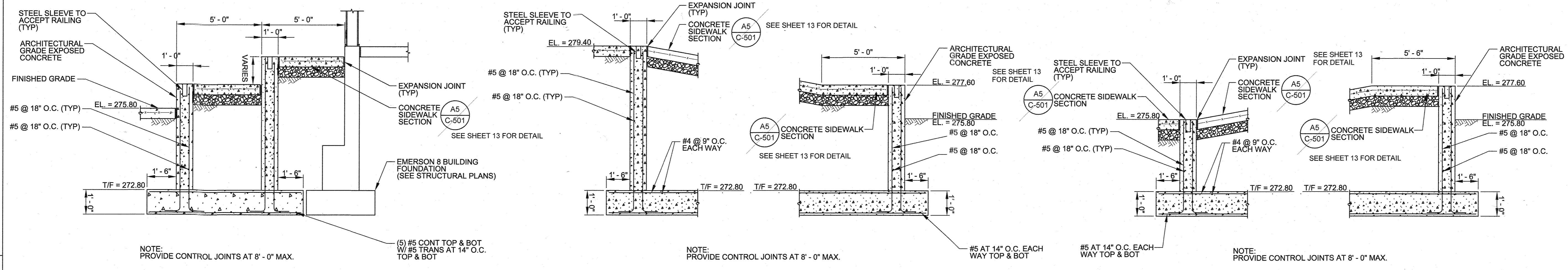
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Rev.	Date	Description
100%	BACKCHECK	3/12/2019

Rev.	Date	Description
100%	BACKCHECK	3/12/2019

EMERSON 8 - PHASE 6
VEHICLE CONTROL INSPECTION FACILITY (VCF)
Additional Sheet
ENLARGED SITE GRADING PLAN
AND SITE DETAILS
LAUREL, MD

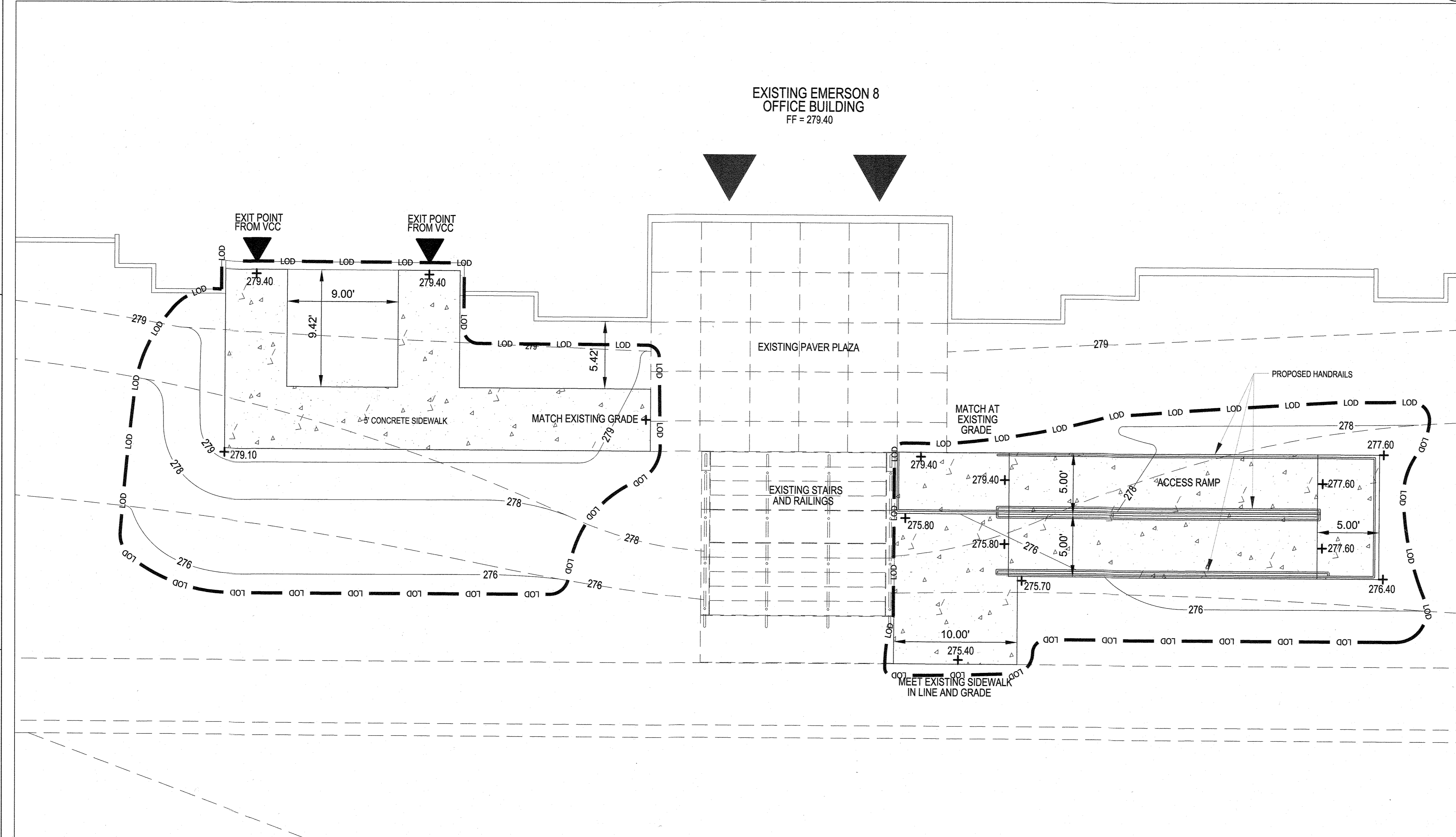
Drawing No.
Sheet Reference No.
22 of 26



D1 HANDICAP RAMP
NOT TO SCALE

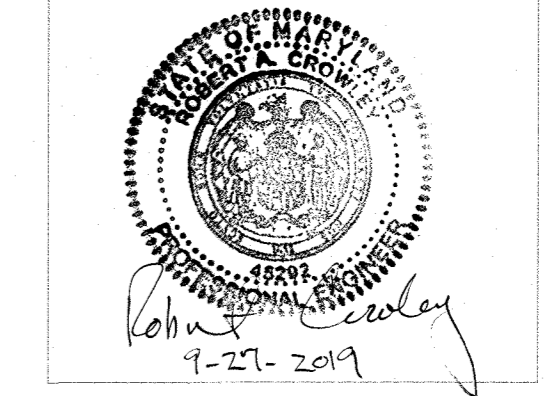
D3 HANDICAP RAMP
NOT TO SCALE

D4 HANDICAP RAMP
NOT TO SCALE



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. 45292 EXPIRATION DATE: 05/21/2020

REVISED PLAN TO INCLUDE THIS NEW PLAN SHEET TO SDP-07-109.



ENGINEER'S SEAL BOX FOR REDLINE REVISION #8 ONLY

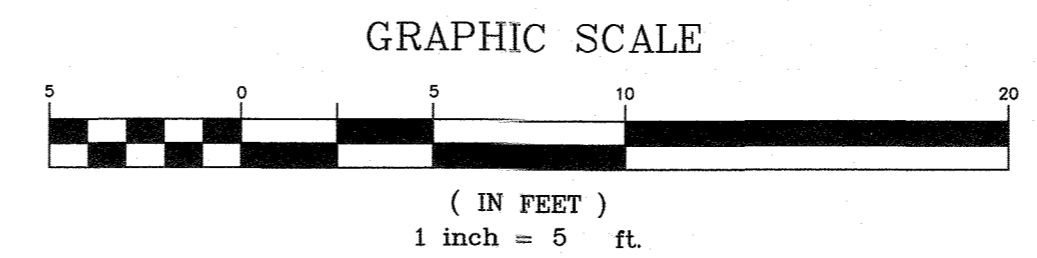
APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
 Chief, Division of Land Development: *Karl She... 10/2/19*
 Chief, Development Engineering Division: *Chief... 10-16-19*
 Director: *AG 10-22-19*

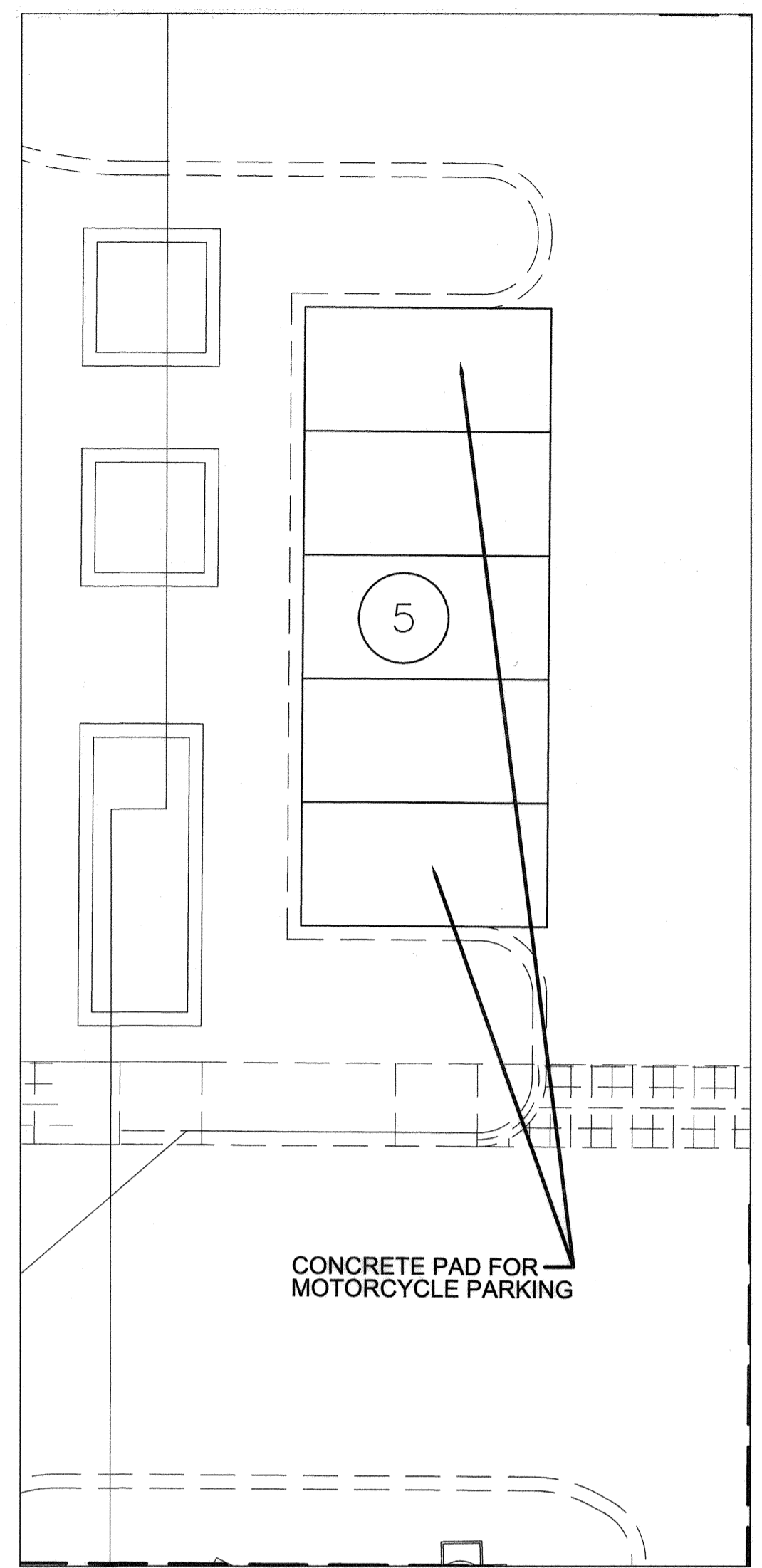
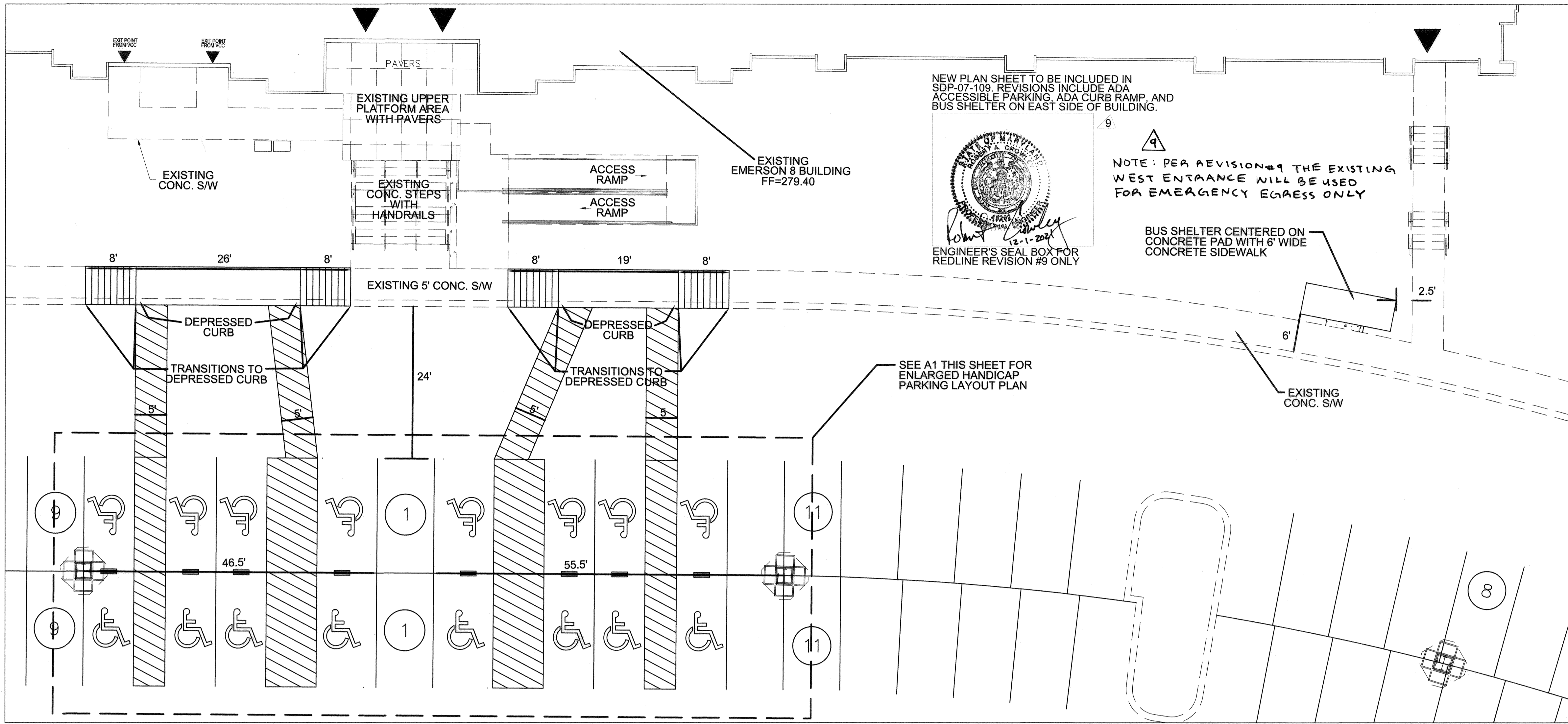
Date	No.	Revision Description
		4-STORY OFFICE BUILDING

OWNER DEVELOPER:
EMERSON HOLDINGS, LLC
DAVIS C. EMORY, MEMBER
8601 LASALLE ROAD, SUITE 205
TOWSON, MARYLAND 21286
(410) 712-0122

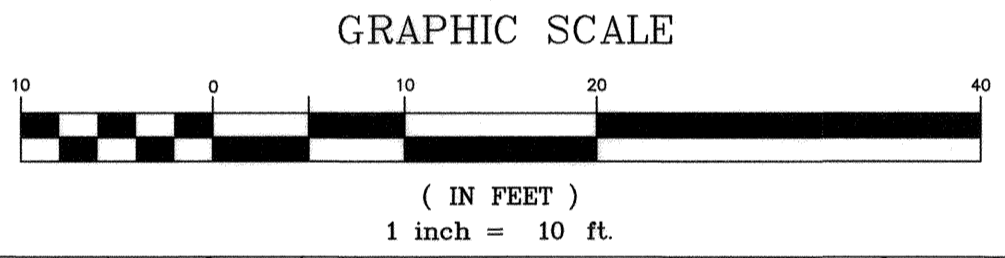
Des. By	Scale	AS SHOWN	Proj. No.
Drn. By	Date	05-09-2019	
Chk. By	SD	Approved	

A2 ADA ACCESSIBLE RAMP
SCALE: 1" = 5'

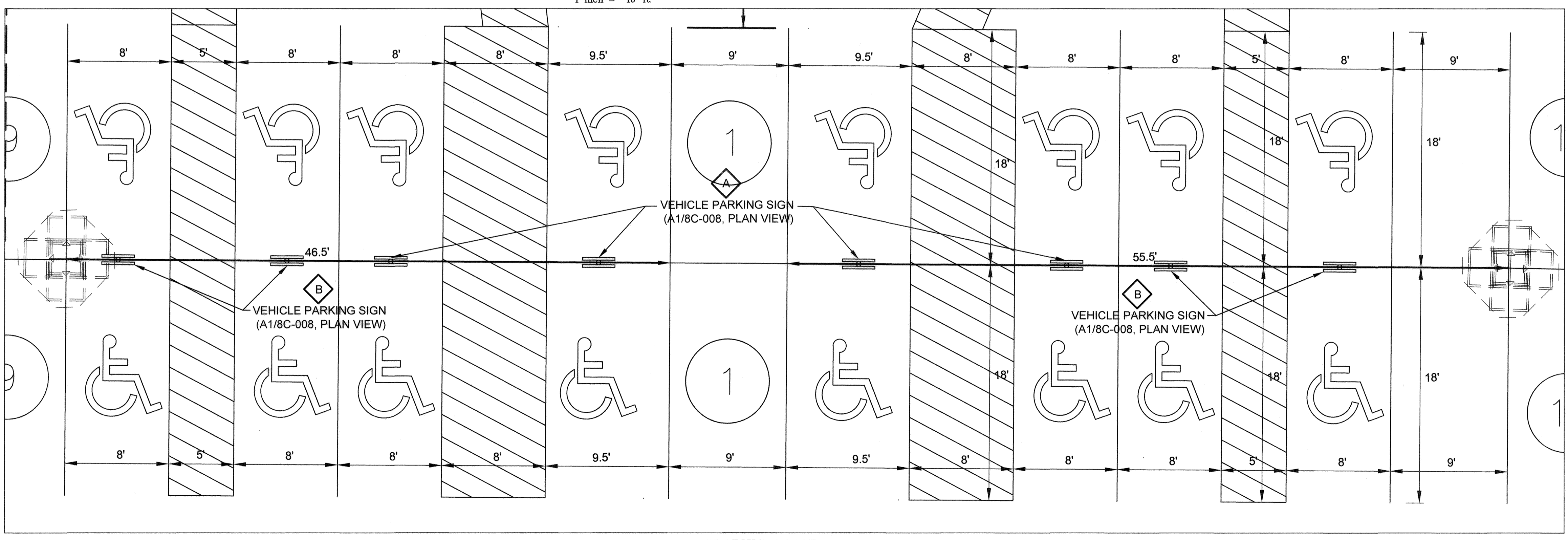




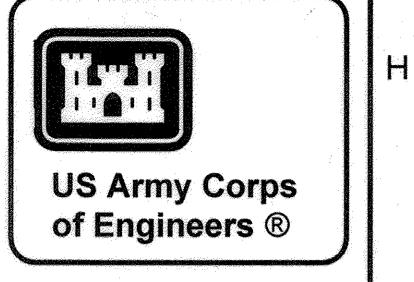
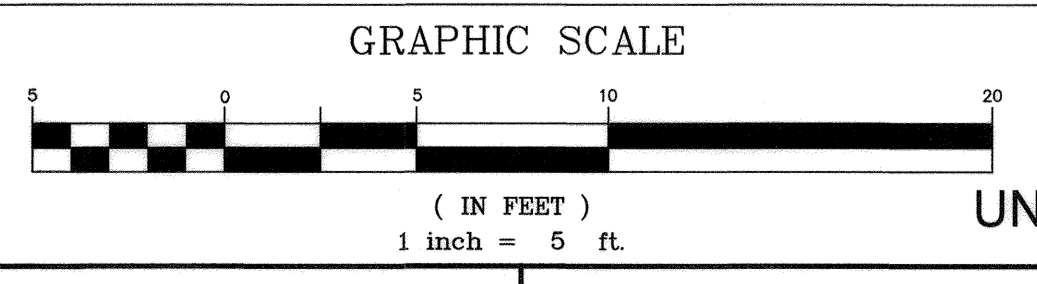
D1 ENLARGED SITE LAYOUT PLAN A
SCALE: 1" = 10'



D9 ENLARGED SITE LAYOUT PLAN B
SCALE: 1" = 10'



A1 ENLARGED HANDICAP PARKING LAYOUT PLAN
SCALE: 1" = 5'



UNCLASSIFIED//FOUO
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DATE	07/16/2021
DESCRIPTION	100% BACKCHECK
SUBMISSION LEVEL	CONCEPT
MARK	PRELIMINARY
BACKCHECK	FINAL

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
CHIEF, DIVISION OF LAND DEVELOPMENT
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DIRECTOR

4-STORY OFFICE BUILDING
OWNER DEVELOPER:
EMERSON HOLDINGS, LLC
DAVIS C. EMORY, MEMBER
8601 LASALLE ROAD, SUITE 205
TOWSON, MARYLAND 21286
(410)712-0122

REVTZ PROPERTY	SECTION AREA	LOT PARCEL #
18684, 18685, 19602, 20, 21, PEC	N/A, PARCEL D-1	PARCEL D-1 / 165 & 105
WATER CODE	TAX ZONE	MAP/ELECT. DISTRICT
E-15	47	6
	SEWER CODE	CENSUS TRACT
	7520000	6069.03

Des. By DB	Scale AS SHOWN	Proj. No.
Drn. By SG	Date 07-16-2021	
Chk. By DB	Approved	

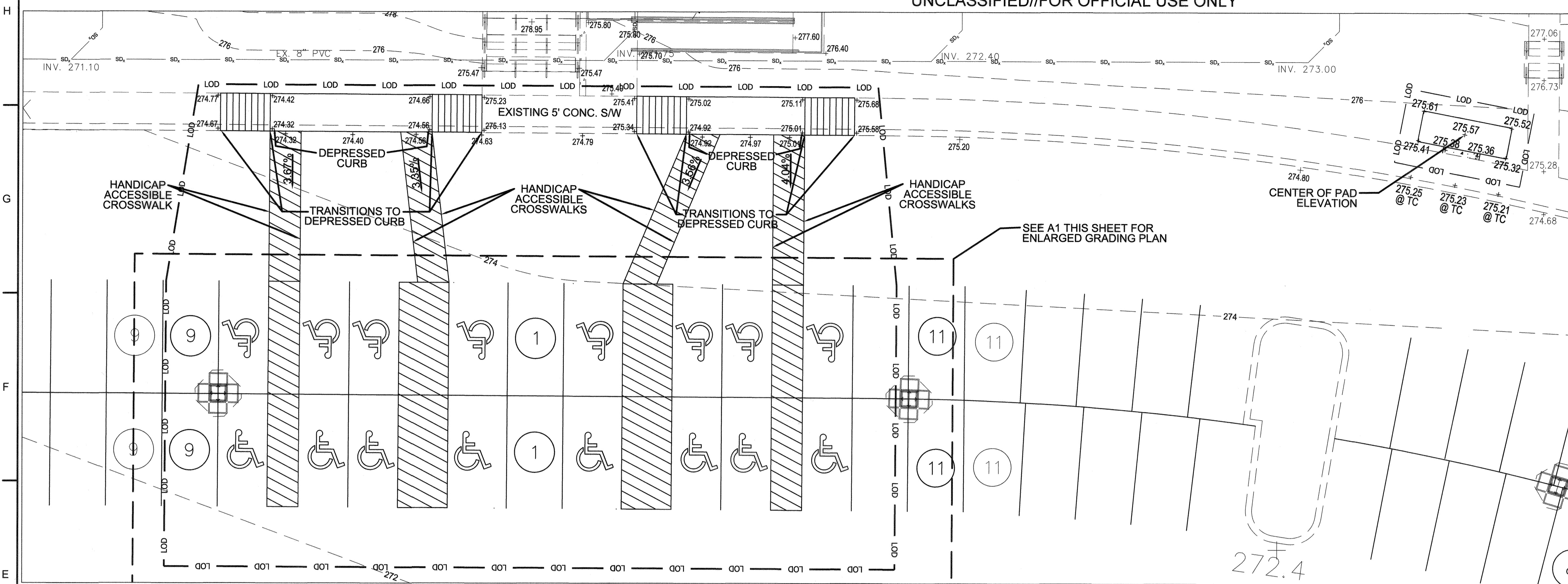
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 45292, EXPIRATION DATE: 05/21/2022

DESIGNER/DRAFTER	ISSUE DATE
S. GULL	16 JULY 2021
REVIEWER	DRAWING NO.
D. BROWN	BC-008
DESIGN LEAD	PROJECT MANAGER
D. BROWN	P. CROWLEY
SCALE	SCALE
1:10	1:10
CONTRACT NO.	CONTRACT NO.
204193985	204193985

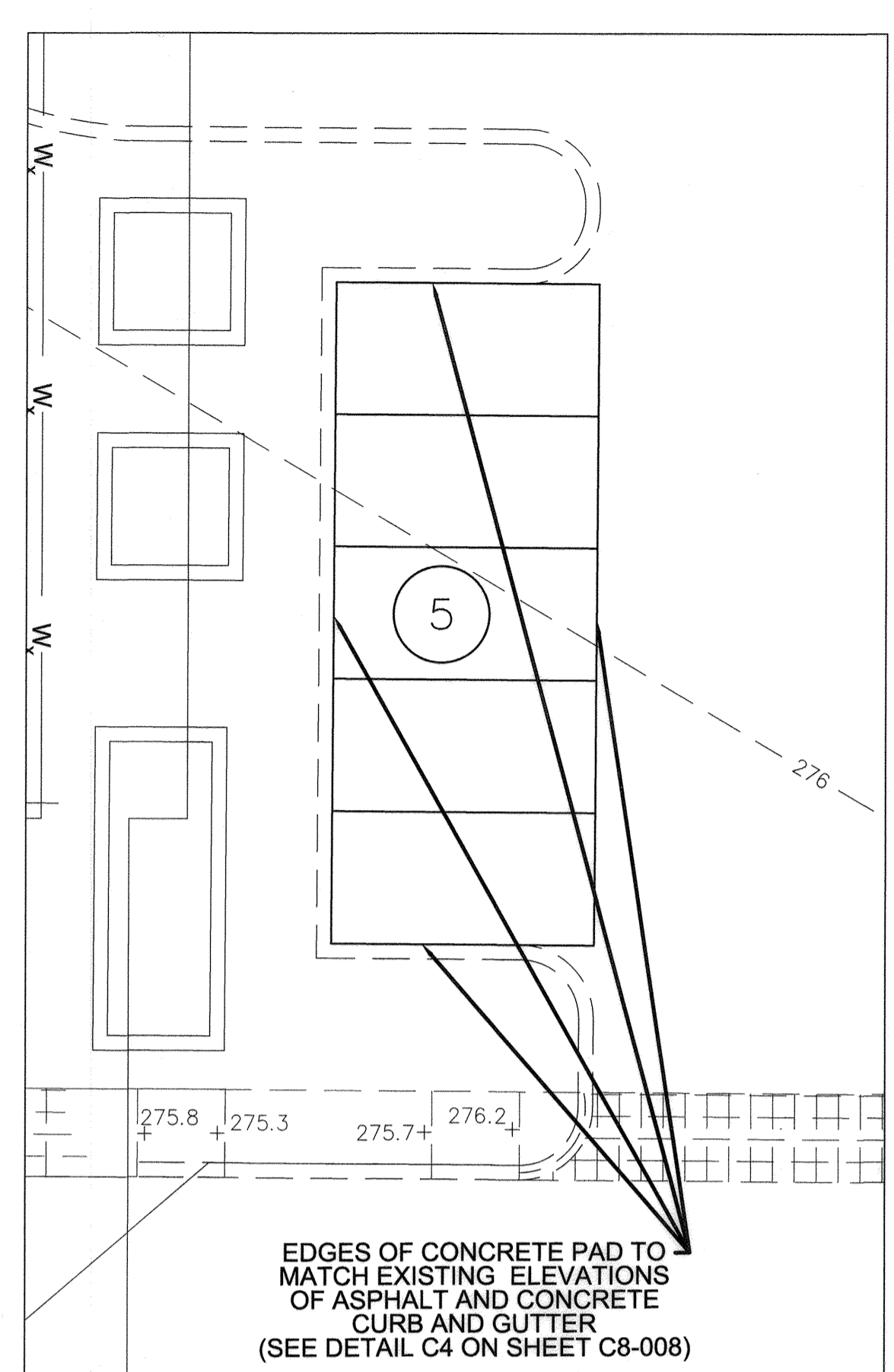
U.S. ARMY CORPS OF ENGINEERS
BALTIMORE DISTRICT
JACOBS
ENGINEERS AND ARCHITECTS

EMERSON ONE - FIRST STORY OFFICE BUILDING
REVTZ PROPERTY
ADDITIONAL SITE DEVELOPMENT PLAN SHEET
ENLARGED SITE LAYOUT PLANS

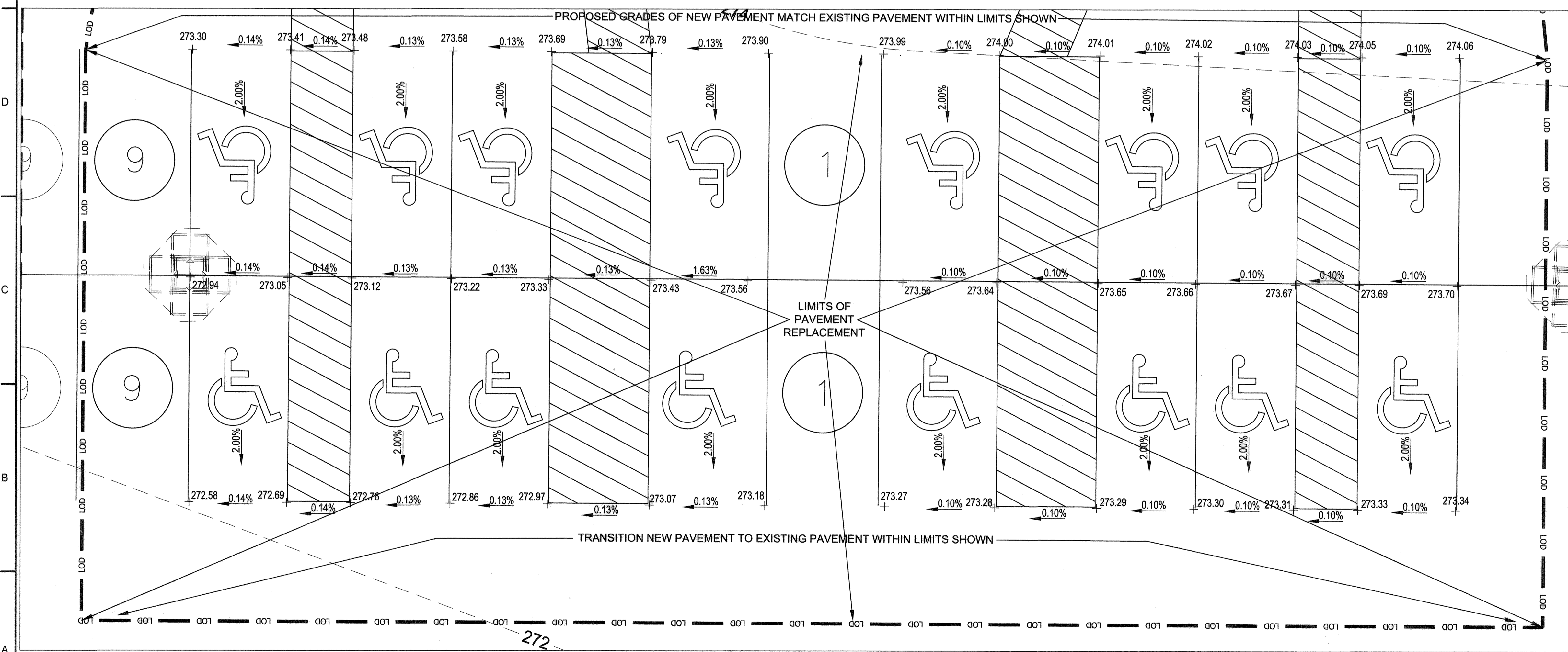
Drawing No. 119671
Sheet Reference No. 24
SHEET 24 OF 26



D1 ENLARGED SITE GRADING PLAN A



D9 ENLARGED SITE GRADING PLAN B



A1 ENLARGED HANDICAP PARKING GRADING PLAN

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
 CHIEF, DIVISION OF LAND DEVELOPMENT
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DIRECTOR

Date No. Revision Description
 4-STORY OFFICE BUILDING
 OWNER DEVELOPER:
 EMERSON HOLDINGS, LLC
 DAVIS C. EMORY, MEMBER
 8601 LASALLE ROAD, SUITE 205
 TOWSON, MARYLAND 21286
 (410) 712-0122

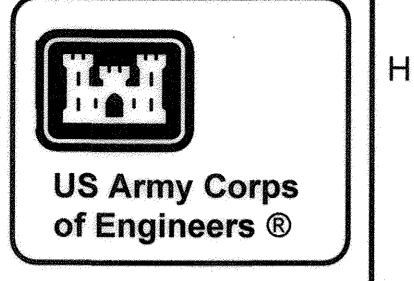
REVITZ PROPERTY SECTION AREA LOT PARCEL #
 18684, 18685, 19602 20.211 PEC 47 6 6069.03
 WATER CODE F-15 SEWER CODE 7520000

TITLE ENLARGED SITE GRADING PLANS
 Des. By DB Scale AS SHOWN Proj. No.
 Drn. By SG Date 07-16-2021
 Chk. By DB Approved

NEW PLAN SHEET TO BE INCLUDED IN SDP-07-109. REVISIONS INCLUDE ADA ACCESSIBLE PARKING, ADA CURB RAMP, AND BUS SHELTER ON EAST SIDE OF BUILDING.

ENGINEER'S SEAL BOX FOR REDLINE REVISION #9 ONLY
 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. 45292 EXPIRATION DATE: 05/21/2022



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MARK	DESCRIPTION	DATE
1	100% BACKCHECK	07/16/2021

CONCEPT
 PRELIMINARY
 FINAL
 BACKCHECK

DESIGNER/DRAFTER: S. GULL
 REVIEWER: D. BROWN
 DESIGN LEAD: D. BROWN
 PROJECT MANAGER: P. ROWLEY
 SCALE: P10
 CONTRACT NO: 204193BBS

U.S. ARMY CORPS OF ENGINEERS
 BALTIMORE DISTRICT
 Jacobs

EMERSON ONE - FIRST STORY OFFICE BUILDING
 REVITZ PROPERTY
 ADDITIONAL SITE DEVELOPMENT PLAN SHEET
 ENLARGED SITE GRADING PLANS

Drawing No. 119692
 Sheet Reference No. 25
 SHEET 25 OF 26

