

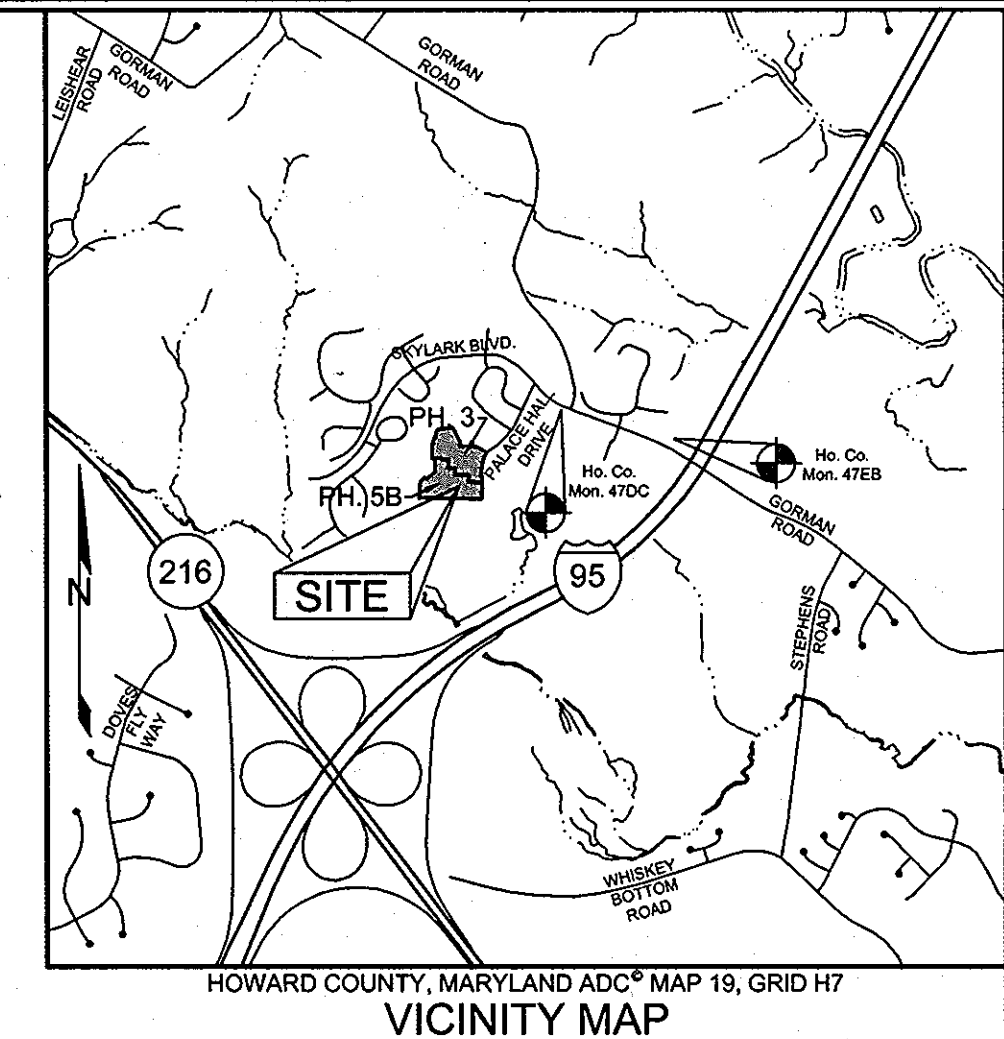
GENERAL NOTES

- 1. SUBJECT PROPERTY IS ZONED 'MXD-3' PER THE 202/04 COMPREHENSIVE ZONING PLAN AND THE 'COMP. LITE' ZONING AMENDMENTS EFFECTIVE 7/28/06 AND ZB CASE NO. 879M.
2. TOTAL PROJECT AREA = 6.39 AC.
AREA OF PLAN SUBMISSION = 6.39 AC.
LIMIT OF DISTURBED AREA = 6.16 AC.
EXISTING USE = RESIDENTIAL - SFA
PROPOSED USE = RESIDENTIAL - SFA
TOTAL NUMBER OF UNITS ALLOWED = 86 UNITS
TOTAL NUMBER OF UNITS PROPOSED = 86 UNITS
NUMBER OF PARKING SPACES REQUIRED = 86 UNITS x 2.3 SPACES PER DU = 198 SPACES
NUMBER OF PARKING SPACES PROPOSED = 219 SPACES (INCLUDING 47 OFF-LOT PARKING SPACES)
OPEN SPACE PROVIDED UNDER F-10-015 = 2.33 AC.
PREVIOUS DPZ FILE NUMBERS: S-99-12; SP-06-05; PB-339; PB-359; ZB CASE NO. 879M; F-05-49; F-07-169; F-07-162; F-10-009; F-10-016; WIP-04/14; F-10-016; CONTRACT #24-44834.
3. MINIMUM SETBACKS FOR SINGLE FAMILY ATTACHED IN EMERSON ARE AS FOLLOWS:
FRONT SETBACK 5' FROM THE RIGHT-OF-WAY OR THE PROPERTY LINE TO THE HOUSE OR GARAGE
SIDE SETBACK 5' FROM THE PROPERTY LINE FOR END UNITS
REAR SETBACK 15' FROM THE PROPERTY LINE
BETWEEN STRUCTURES 30' FRONT TO FRONT
50' BACK TO BACK
15' FOR ALL OTHER CONDITIONS
FROM THE EDGE OF PARKING 15' FROM THE EDGE OF A PARKING LOT WHEN UNITS DO NOT INCLUDE GARAGES
HEIGHT 50' MAXIMUM
4. THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
5. THIS PROPERTY IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE AMENDED ZONING REGULATION PER COUNCIL BILL NO. 75-2003. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATIONS.
6. PUBLIC WATER AND PUBLIC SEWER WILL BE USED WITHIN THIS SITE. WATER AND SEWER SERVICE WILL BE PROVIDED UNDER CONTRACT #24-44834.
7. HOWARD COUNTY SOILS MAP 15.
BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY DAFT, MCCUNE, WALKER IN JUNE, 1999. ORIGINAL TOPOGRAPHY BASED ON F-07-182 AND PREPARED BY DEMARIO DESIGN CONSULTANTS, INC., IN MARCH, 2006.
8. THERE ARE NO WETLANDS, FLOODPLAINS, STREAMS, BUFFERS, HISTORIC STRUCTURES, OR CEMETERIES WITHIN THE PROJECT BOUNDARY.
9. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES OR AGENCIES AT LEAST FIVE (5) WORKING DAYS BEFORE STARTING WORK SHOWN ON THESE PLANS:
STATE HIGHWAY ADMINISTRATION
BGE(CONTRACTOR SERVICES)
MISS UTILITY
COLONIAL PIPELINE COMPANY
HOWARD COUNTY, DEPT. OF PUBLIC WORKS, BUREAU OF UTILITIES
HOWARD COUNTY HEALTH DEPARTMENT
AT&T
VERIZON
10. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
11. ANY DAMAGE TO PUBLIC RIGHT-OF-WAYS, PAVING OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
12. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
13. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
14. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY IN ADDITION TO MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
15. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
16. EXISTING UTILITIES ARE LOCATED BY THE USE OF ANY OR ALL OF THE FOLLOWING: ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER PLANS AND OTHER AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF ANY CONSTRUCTION AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO THE CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
17. ALL HDPE PIPE SPECIFICATION AND INSTALLATION SHALL MEET AASHTO M-252 TYPE S, M-294 TYPE S AND ASTM D2321, RESPECTIVELY.
18. SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. DRIVEWAY PAVING TO BE HOWARD COUNTY STANDARD P-1 PAVING SECTION. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOIL TEST, PRIOR TO CONSTRUCTION.
19. ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.
20. ALL TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM DEVICES (MUTCD).
21. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NUMBERS 47DC AND 47EB WERE USED FOR THIS PROJECT.
22. DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING REQUIREMENTS:
1) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
2) SURFACE - SIX (6) INCHES OF COMPACTED CRUISE RAIN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
3) GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
4) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING);
5) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
6) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
23. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS. ALL DITCHES AND SWALES WILL HAVE EROSION CONTROL MATTING.
24. STORMWATER MANAGEMENT FOR THIS DEVELOPMENT IS PROVIDED UNDER F-02-55. QUALITY AND QUANTITY STORMWATER MANAGEMENT FOR SECTION 2, PHASE 3 IS PROVIDED UNDER F-02-55. THE WET POND FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA. ACCESS TO THE SWM FACILITY IS VIA PALACE HALL DRIVE. THE SUBDIVISION IS IN THE PATUXENT RIVER SUB-BASIN AND IS A CLASS ONE WATERSHED.
25. IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
26. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY WELLS & ASSOCIATES, INC., DATED FEBRUARY, 2006. THIS STUDY WAS PREPARED AS PART OF THE F-07-182 PLANS.
27. LANDSCAPING IS PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED 95 SHADE TREES, 65 ORNAMENTAL TREES, AND 150 EVERGREEN TREES, & 211 SHRUBS, IN THE AMOUNT OF \$64,800.00 WILL BE PAID AS PART OF THE Builders' Credit. PERIMETER LANDSCAPING AND STREET TREE REQUIREMENTS FOR THIS PROJECT ARE BEEN PROVIDED UNDER F-07-182.
28. THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. THE FOREST CONSERVATION OBLIGATION FOR THIS SECTION OF EMERSON WAS PREVIOUSLY ADDRESSED UNDER F-01-137, F-01-145, AND F-02-055 FOR PHASES 1, 2, AND 3 UNDER F-05-049 FOR PHASE 5B.
29. THE MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND PUBLIC ROAD RIGHT-OF-WAY LINES FOR ALL SFA LOTS WITHIN THE EMERSON MXD-3 ZONING DISTRICT SHALL BE IN ACCORDANCE WITH THE COMPREHENSIVE SKETCH PLAN DEVELOPMENT CRITERIA APPROVED UNDER S-99-012, PB-339 AND PB-359.
30. WIP-04-14, EMERSON 238 (PARCEL D-1) APPROVED ON SEPTEMBER 10, 2003 FOR A WAIVER FROM SECTION 16.1106(N)(2) ESTABLISHES THE MILESTONE DATE BY WHICH A SKETCH PLAN/PRELIMINARY EQUIVALENT SKETCH PLAN FOR FEE-SIMPLE LOTS OR SITE PLAN FOR CONDOMINIUM DEVELOPMENT OR NON-RESIDENTIAL DEVELOPMENT) MUST BE SUBMITTED WHEN A BUILDING PERMIT AND RECORD PLAT, AND SECTION 16.144(a), WHICH PROVIDES THAT THE MILESTONE DATE IS NOT COMPLIED WITH, THE PLAN SHALL BE VOIDED AND ALL PREVIOUS APPROVALS AND HOUSING UNITS ALLOCATIONS RESCINDED.
31. A WAIVER HAS BEEN APPROVED ON 1/23/08 TO WAIVE SECTION 2.5.2.H OF THE DESIGN MANUAL, VOLUME III TO REDUCE THE REQUIRED SIGN DISTANCE FROM 40 FT TO 35 FT.
32. PARCELS D-3 AND AA-1 WERE EACH ALLOCATED 39 UNITS FOR A TOTAL OF 78 UNITS WITH THE RECORDATION OF F-10-015, PLAT NOS. 20859 THRU 20861. ADDITIONALLY, 8 TOWNHOUSE ALLOCATIONS ARE HEREBY SHIFTED FROM EMERSON, SECTION 2, PHASE 5B (F-07-141), RECORDED AS PLAT NOS. 20717 - 20719 TO LOT 20717 - 20719 AND FOLIOS 680-683 & 684-687. THESE PLATS COULD BE RECORDED AS F-10-009, PLAT NOS. 20720 THRU 20722 AND F-10-010, PLAT NOS. 20723 THRU 20725. PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZONING BOARD CASE NO. 879M AND THE DECISION AND ORDER APPROVED FOR PB-339 (COMPREHENSIVE SKETCH PLAN, S-99-012).
33. THE PRIVATE USE-IN-COMMON MAINTENANCE AGREEMENTS FOR LOTS 43 - 49 (FORMER LOTS 1 - 6) PHASE 3, AND LOTS 44 - 48 AND 62 - 66 (FORMER LOTS 1 - 5 AND 18-22) PHASE 5B, HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY FOR LOTS 43 - 49, PHASE 3, AND FOR LOTS 62 - 66, PHASE 5B DUE TO REVISED LOT NUMBERS AND ADDING AN ADDITIONAL LOT TO THE DRIVEWAYS. THESE MAINTENANCE AGREEMENTS HAVE BEEN RECORDED AT LIBER 11074 AND FOLIOS 680-683 & 684-687. LOTS 43 - 49 ON SHEET 2 AND LOTS 44 - 48 ON SHEET 3 COMPLY WITH THE MINIMUM PUBLIC ROADFRONTAGE REQUIREMENTS IN ACCORDANCE WITH SECTION 16.120(c)(4) OF THE SUBDIVISION REGULATIONS BECAUSE THEY ARE LOCATED ON A PRIVATE DRIVE NOT EXCEEDING 200 FEET IN LENGTH.
34. TRASH AND RECYCLING SERVICE WILL NOT BE PROVIDED CURBSIDE ON THE PRIVATE STREET SHOWN AS PINE ARCADE - RESIDENTS ON THIS PRIVATE STREET MUST TAKE ITEMS TO THE INTERSECTION OF PINE ARCADE AND SOLAR COURSE FOR COLLECTION.
35. EXISTING SEDIMENT CONTROL DEVICES INSTALLED UNDER F-07-182 WILL BE UTILIZED FOR CONSTRUCTION OF THE PROPOSED HOUSES AND ASSOCIATED SITE GRADING.
36. DRIVEWAY ENTRANCE TO BE PER HOWARD COUNTY STANDARD DETAIL R-6.03 WITH MODIFIED CURB & GUTTER.
37. SEWER HOUSE CONNECTION (SHC) TO BE AT 2.0% UNLESS OTHERWISE NOTED. CLEANOUTS ARE TO BE PROVIDED AT ALL BENDS.
38. ALL WATER METERS TO BE OUTSIDE WATER METERS, INSTALLED PER STANDARD DETAIL W-3.11.
39. THE MINIMUM BUILDING SETBACK RESTRICTIONS FROM THE PROPERTY LINES AND THE PUBLIC RIGHTS-OF-WAY LINES ARE TO BE IN ACCORDANCE WITH THE KEY PROPERTY DEVELOPMENT CRITERIA AS APPROVED BY THE PLANNING BOARD CASE #339 IN ASSOCIATION WITH S-99-12.
\*the landscape board in the amount of \$64,800 will be posted on a per unit basis and shall accompany the grading permit application for each block of units, in accordance with the Landscape Bond Matrix shown on Sheet 3 of 10 of this plan set.

SITE DEVELOPMENT PLANS
EMERSON
THE LANDING AT PALACE HALL
SECTION TWO, PHASE 3, LOTS 43-86 & OPEN SPACE LOTS 87 & 88
AND SECTION TWO, PHASE 5B, LOTS 44-85 & OPEN SPACE LOTS 43, 86, & 87
HOWARD COUNTY, MARYLAND

LEGEND

- EXISTING CONTOUR
PROPOSED CONTOUR
EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION
DIRECTION OF FLOW
EXISTING TRENLINE
EX. LIGHT POLES (CONSTRUCTED UNDER F-07-182)
LIMIT OF DISTURBANCE
SOIL BOUNDARY
PROPOSED STREET SIGN (CONSTRUCTED UNDER F-07-182)



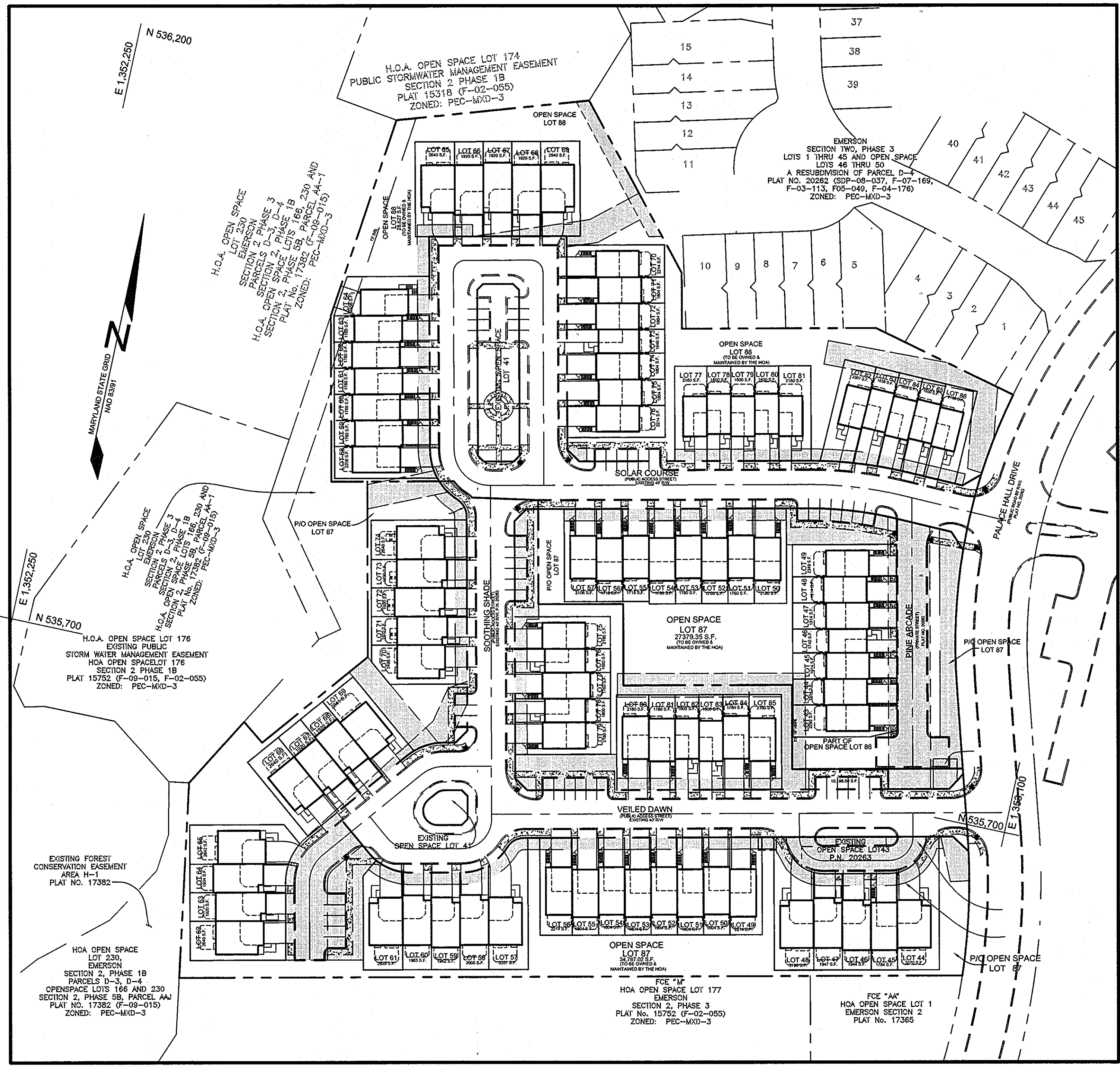
SHEET INDEX table with columns: SHEET NO., DESCRIPTION. Rows 1-10 listing sheets from COVER SHEET to LANDSCAPE PLAN.

BENCHMARKS table with columns: NUMBER, NORTHING, EASTING, ELEVATION, DESCRIPTION. Lists two benchmarks (47DC and 47EB) with their coordinates and descriptions.

SITE ANALYSIS DATA CHART table with columns: TOTAL PROJECT AREA, AREA OF SUBMISSION, DISTURBED AREA, PRESENT ZONING, PROPOSED USE, FLOOR SPACE PER USE, TOTAL UNITS ALLOWED, TOTAL UNITS PROPOSED, etc.

\*NOTE: SEE PLAT #20261 (F-07-182) AND PLAT #20859-20861 (F-10-015) FOR DETAILED OPEN SPACE REQUIREMENTS.

ADDRESS CHART table with columns: PH-LOT, STREET ADDRESS. Lists addresses for lots 3-43, including Pine Arcade, Solar Course, and Veiled Dawn.



LOCATION MAP SCALE: 1"=60'

PERMIT INFORMATION CHART table with columns: SUBDIVISION NAME, SECTION / AREA, PARCEL #, PLAT NO.'s, GRID #, ZONING, TAX MAP #, ELECT. DIS., CENSUS TRACT.

CONTRACT PURCHASER

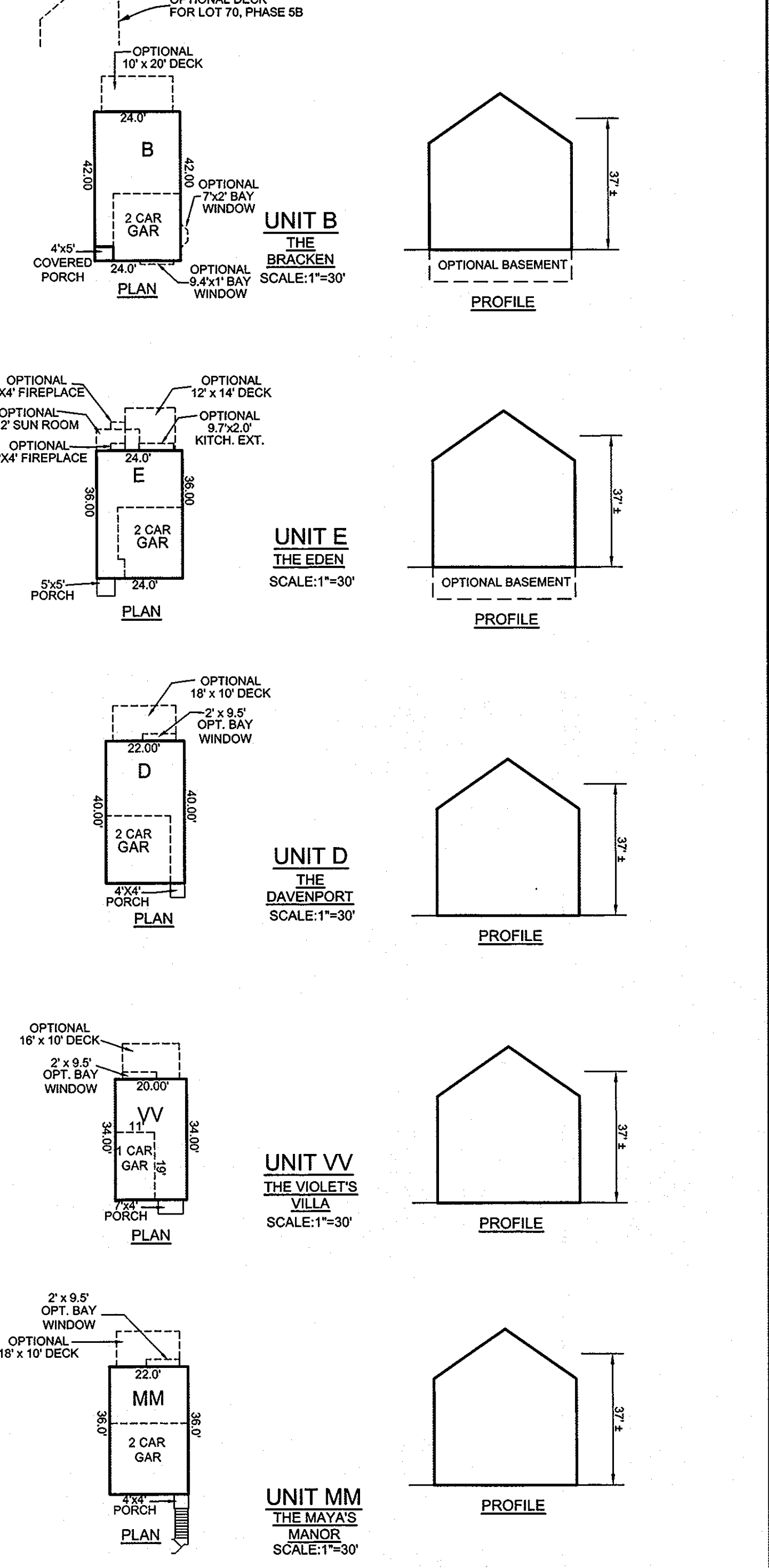
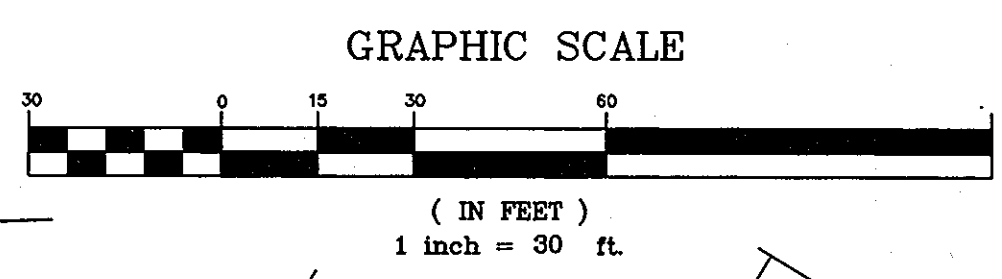
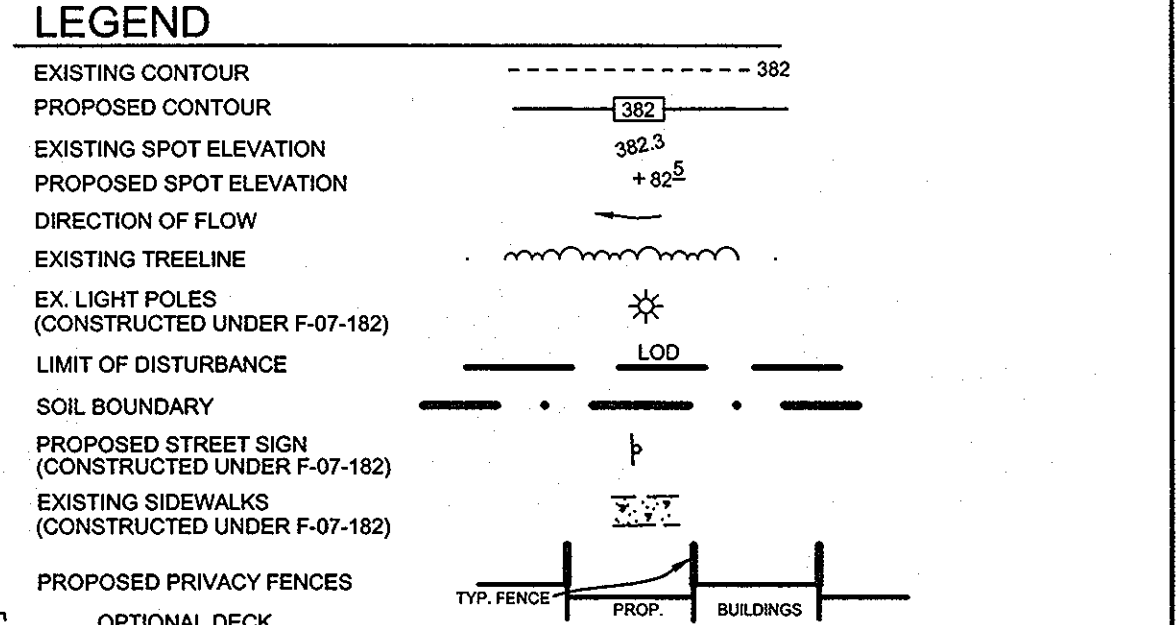
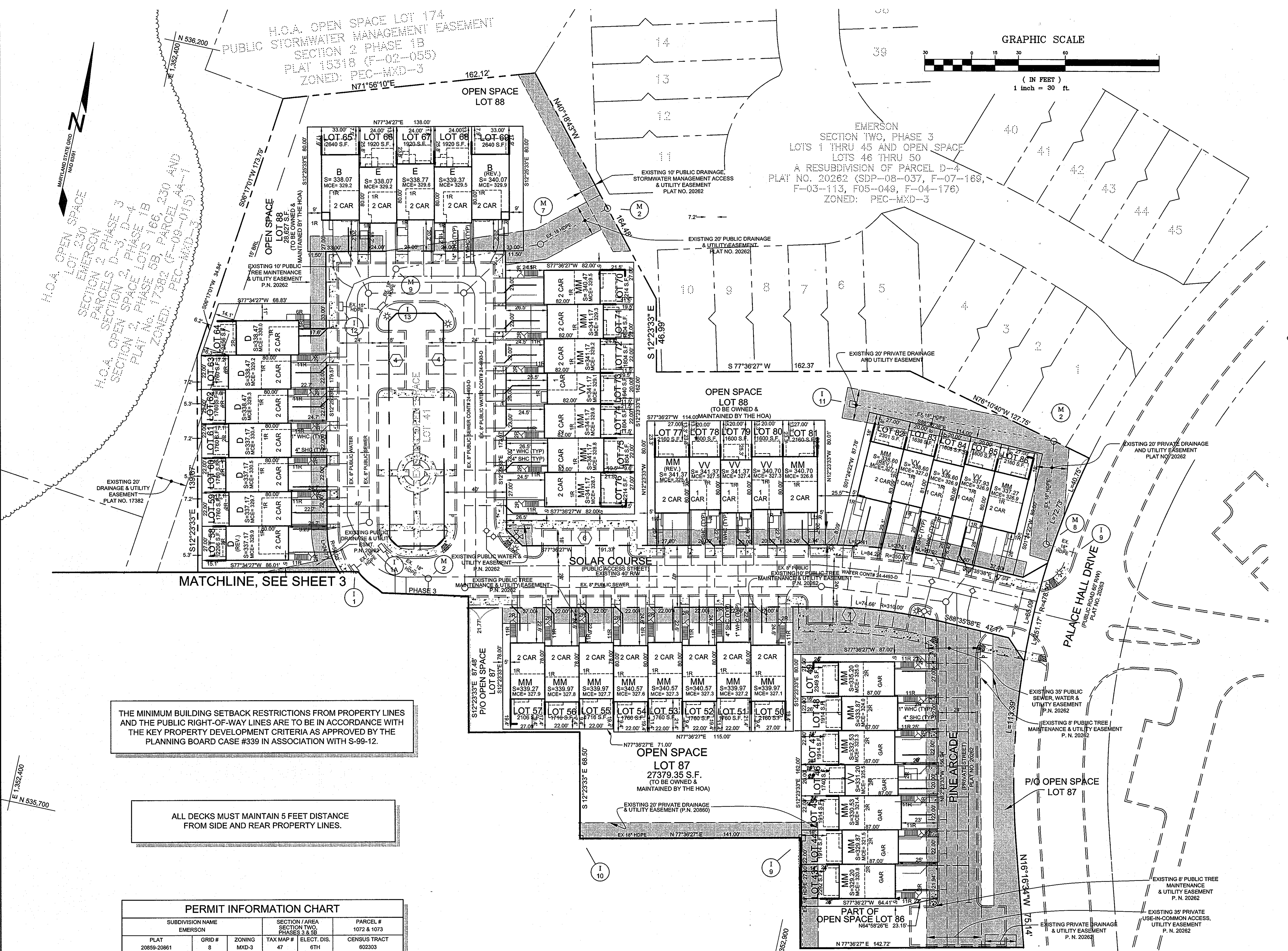
WILLIAMSBURG GROUP, LLC
5485 HARPERS FARM ROAD, SUITE 200
COLUMBIA, MARYLAND 21044
410.997.8800
OWNER
HOWARD RESEARCH & DEVELOPMENT CORP. & EMERSON LAND BUSINESS TRUST
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
410.982.6000

Revisions table with columns: NO., DESCRIPTION, DATE. Shows one revision: 'Revised title block' on 7-2-10.

COVER SHEET
EMERSON
THE LANDING AT PALACE HALL
SECTION TWO, PHASE 3, LOTS 43-86 AND OPEN SPACE LOTS 87 & 88
AND
SECTION TWO, PHASE 5B, LOTS 44-85 AND OPEN SPACE LOTS 43, 86, & 87
TAX MAP 47 GRID 8
6TH ELECTION DISTRICT
PARCELS 1072 & 1073
HOWARD COUNTY, MARYLAND

Sill · Adcock & Associates · LLC
Engineers · Surveyors · Planners
3300 North Ridge Road, Suite 160
Ellicott City, Maryland 21043
Phone: 443.325.7682 Fax: 443.325.7685
Email: info@silladcock.com

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Reviewed for Howard SCD and meets technical requirements
This development plan is approved for soil erosion and sediment control by the Howard Soil Conservation District
Chief, Development Engineering Division: [Signature] DATE: 3/26/10
Chief, Division of Land Development: [Signature] DATE: 4/26/10
Director: [Signature] DATE: 4/26/10
Reviewed by Howard SCD and meets technical requirements
This development plan is approved for soil erosion and sediment control by the Howard Soil Conservation District
[Signature] DATE: 3/28/10



THE MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC RIGHT-OF-WAY LINES ARE TO BE IN ACCORDANCE WITH THE KEY PROPERTY DEVELOPMENT CRITERIA AS APPROVED BY THE PLANNING BOARD CASE #339 IN ASSOCIATION WITH S-99-12.

ALL DECKS MUST MAINTAIN 5 FEET DISTANCE FROM SIDE AND REAR PROPERTY LINES.

PERMIT INFORMATION CHART					
SUBDIVISION NAME	SECTION / AREA	PARCEL #			
EMERSON	SECTION TWO, PHASES 3 & 5B	1072 & 1073			
PLAT	GRID	ZONING	TAX MAP #	ELECT. DIS.	CENSUS TRACT
20859-20861	8	MXD-3	47	6TH	602303

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 [Signature] 9/17/10  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 [Signature] 9/17/10  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 [Signature] 9/17/10  
 DIRECTOR

CONTRACT PURCHASER  
 WILLIAMSBURG GROUP, LLC  
 5485 HARRERS FARM ROAD, SUITE 200  
 COLUMBIA, MARYLAND 21044  
 410.997.8800  
 OWNER  
 HOWARD RESEARCH & DEVELOPMENT CORP.  
 & EMERSON LAND BUSINESS TRUST  
 10275 LITTLE PATUXENT PARKWAY  
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 410.992.6000

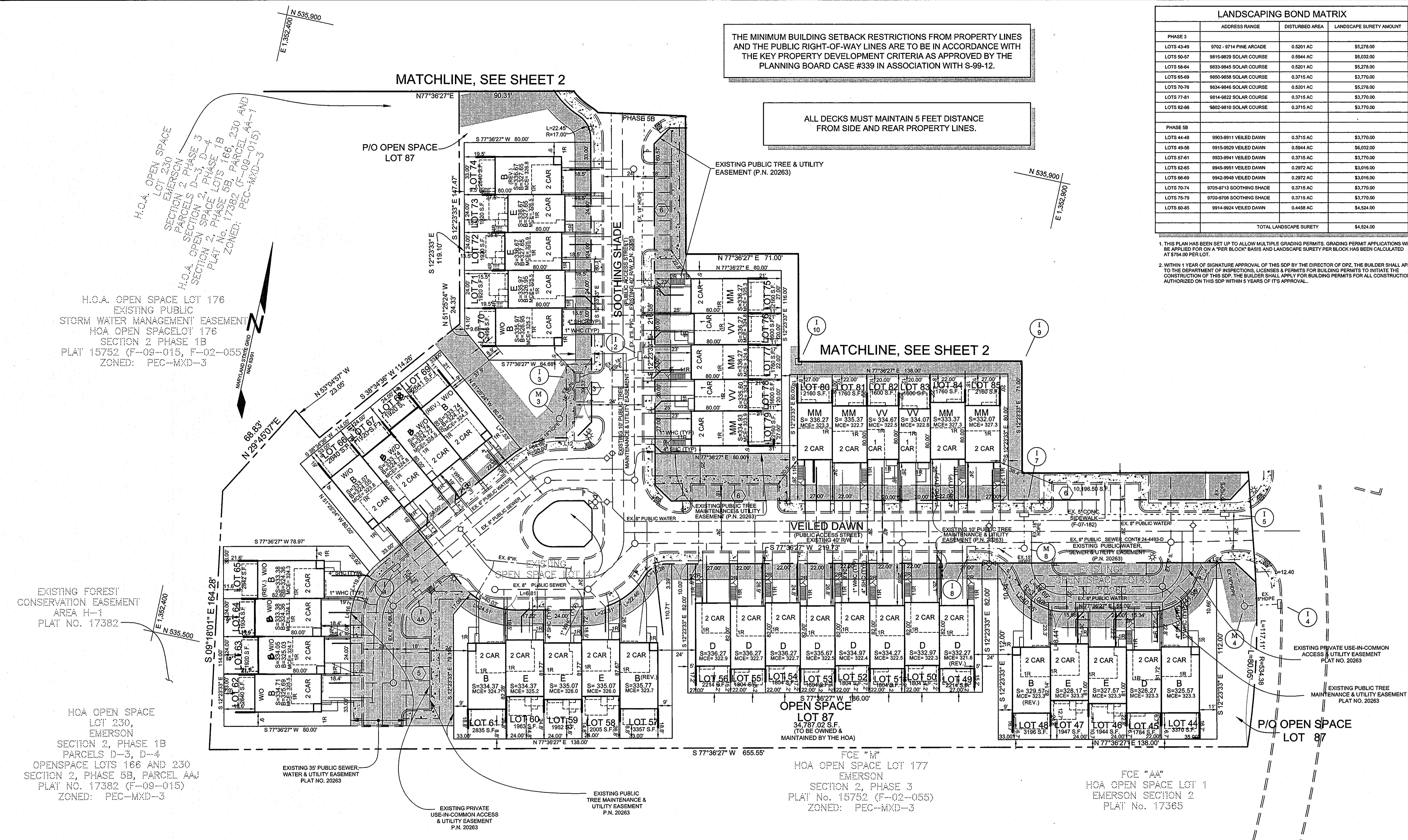
NO.	DESCRIPTION	DATE
1	ALL UNIT TYPES HAVE BEEN REPLACED ON LOTS 43-86 SEC. 2 PHASE 3 AND LOTS 43-86 SEC. 2 PHASE 5B.	08-10-10

REVISED LAYOUT PLAN  
 EMERSON  
 THE LANDING AT PALACE HALL  
 SECTION TWO, PHASE 3, LOTS 43-86 AND OPEN SPACE LOTS 87 & 88  
 AND  
 SECTION TWO, PHASE 5B, LOTS 44-85 AND OPEN SPACE LOTS 43, 86, & 87  
 TAX MAP 47 GRID 8 PARCELS 1072 & 1073  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**Sill · Adcock & Associates · LLC**  
 Engineers · Surveyors · Planners  
 3300 North Ridge Road, Suite 160  
 Ellicott City, Maryland 21043  
 Phone: 443.325.7682 Fax: 443.325.7685  
 Email: info@silladcock.com

DESIGN BY: DH  
 DRAWN BY: DHS/JT  
 CHECKED BY: PS  
 SCALE: 1"=30'  
 DATE: MARCH 23, 2009  
 PROJECT #: 08-109  
 SHEET #: 2 of 10

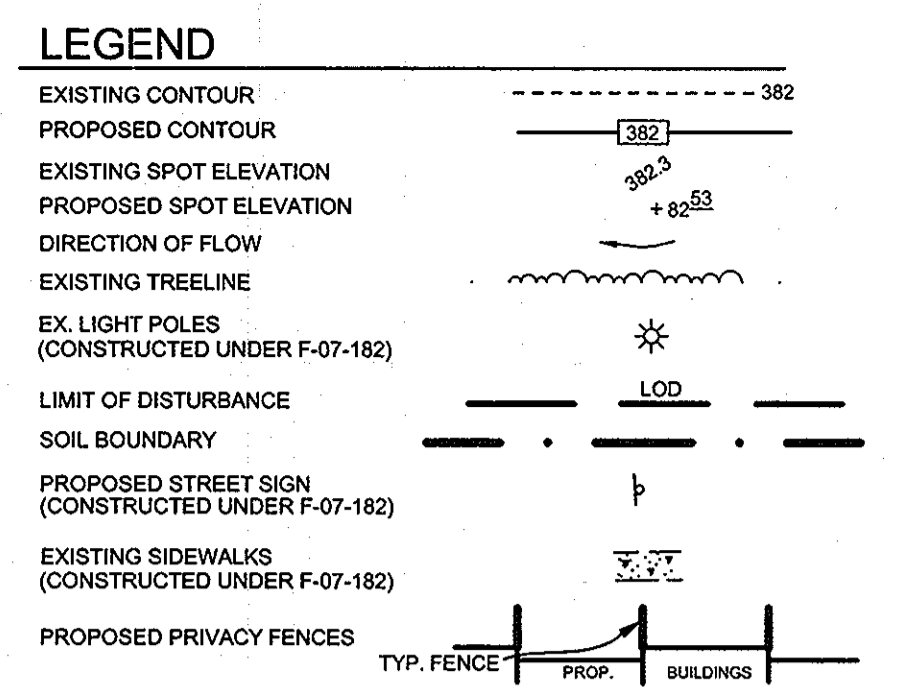
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32025, EXPIRATION DATE: JUNE 20, 2011



THE MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC RIGHT-OF-WAY LINES ARE TO BE IN ACCORDANCE WITH THE KEY PROPERTY DEVELOPMENT CRITERIA AS APPROVED BY THE PLANNING BOARD CASE #339 IN ASSOCIATION WITH S-99-12.

ALL DECKS MUST MAINTAIN 5 FEET DISTANCE FROM SIDE AND REAR PROPERTY LINES.

LANDSCAPING BOND MATRIX			
PHASE	ADDRESS RANGE	DISTURBED AREA	LANDSCAPE SURETY AMOUNT
PHASE 3			
LOTS 43-49	9702 - 9714 PINE ARCADE	0.5201 AC	\$5,278.00
LOTS 50-57	9815-9829 SOLAR COURSE	0.5944 AC	\$6,032.00
LOTS 58-64	9833-9845 SOLAR COURSE	0.5201 AC	\$5,278.00
LOTS 65-69	9850-9858 SOLAR COURSE	0.3715 AC	\$3,770.00
LOTS 70-76	9834-9846 SOLAR COURSE	0.5201 AC	\$5,278.00
LOTS 77-81	9814-9822 SOLAR COURSE	0.3715 AC	\$3,770.00
LOTS 82-86	9802-9810 SOLAR COURSE	0.3715 AC	\$3,770.00
PHASE 5B			
LOTS 44-48	9903-9911 VEILED DAWN	0.3715 AC	\$3,770.00
LOTS 49-56	9915-9929 VEILED DAWN	0.5944 AC	\$6,032.00
LOTS 57-61	9933-9941 VEILED DAWN	0.3715 AC	\$3,770.00
LOTS 62-65	9945-9951 VEILED DAWN	0.2972 AC	\$3,016.00
LOTS 66-69	9942-9948 VEILED DAWN	0.2972 AC	\$3,016.00
LOTS 70-74	9705-9713 SOOTHING SHADE	0.3715 AC	\$3,770.00
LOTS 75-79	9709-9708 SOOTHING SHADE	0.3715 AC	\$3,770.00
LOTS 80-85	9914-9924 VEILED DAWN	0.4458 AC	\$4,524.00
TOTAL LANDSCAPE SURETY			\$4,524.00



1. THIS PLAN HAS BEEN SET UP TO ALLOW MULTIPLE GRADING PERMITS. GRADING PERMIT APPLICATIONS WILL BE APPLIED FOR ON A "PER BLOCK" BASIS AND LANDSCAPE SURETY PER BLOCK HAS BEEN CALCULATED AT \$754.00 PER LOT.

2. WITHIN 1 YEAR OF SIGNATURE APPROVAL OF THIS SDP BY THE DIRECTOR OF DPZ, THE BUILDER SHALL APPLY TO THE DEPARTMENT OF INSPECTIONS, LICENSES & PERMITS FOR BUILDING PERMITS TO INITIATE THE CONSTRUCTION OF THIS SDP. THE BUILDER SHALL APPLY FOR BUILDING PERMITS FOR ALL CONSTRUCTION AUTHORIZED ON THIS SDP WITHIN 5 YEARS OF ITS APPROVAL.

H.O.A. OPEN SPACE LOT 176  
EXISTING PUBLIC STORM WATER MANAGEMENT EASEMENT  
HOA OPEN SPACE LOT 176  
SECTION 2 PHASE 1B  
PLAT 15752 (F-09-015, F-02-055)  
ZONED: PEC-MXD-3

EXISTING FOREST CONSERVATION EASEMENT  
AREA H-1  
PLAT NO. 17382

HOA OPEN SPACE LOT 230,  
EMERSON  
SECTION 2, PHASE 1B  
PARCELS D-3, D-4  
OPENSACE LOTS 166 AND 230  
SECTION 2, PHASE 5B, PARCEL AAJ  
PLAT NO. 17382 (F-09-015)  
ZONED: PEC-MXD-3

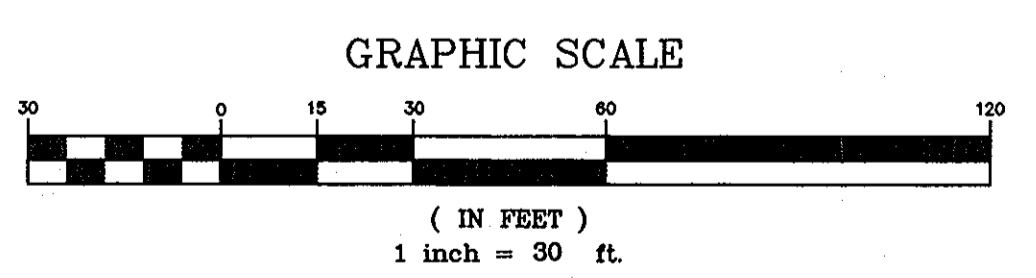
EXISTING 36" PUBLIC SEWER-WATER & UTILITY EASEMENT  
PLAT NO. 20263

EXISTING PRIVATE USE-IN-COMMON ACCESS & UTILITY EASEMENT  
P.N. 20263

EXISTING PUBLIC TREE MAINTENANCE & UTILITY EASEMENT  
P.N. 20263

FCE "M"  
HOA OPEN SPACE LOT 177  
EMERSON  
SECTION 2, PHASE 3  
PLAT No. 15752 (F-02-055)  
ZONED: PEC-MXD-3

FCE "AA"  
HOA OPEN SPACE LOT 1  
EMERSON SECTION 2  
PLAT No. 17365



NOTE:  
THIS PLAN IS A REPLACEMENT MYLAR OF THE PLAN PREVIOUSLY SIGNED ON APRIL 4, 2010. THE PURPOSE OF THIS PLAN IS TO REVISE THE HOUSE TYPES.

REVISED LAYOUT PLAN  
EMERSON  
THE LANDING AT PALACE HALL  
SECTION TWO, PHASE 3, LOTS 43-86 AND OPEN SPACE LOTS 87 & 88  
AND  
SECTION TWO, PHASE 5B, LOTS 44-85 AND OPEN SPACE LOTS 43, 86, & 87  
TAX MAP 47 GRID 8 PARCELS 1072 & 1073  
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE: 9/12/10  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
  
 DATE: 9/17/10  
 DIRECTOR  
 DATE: 9/17/10

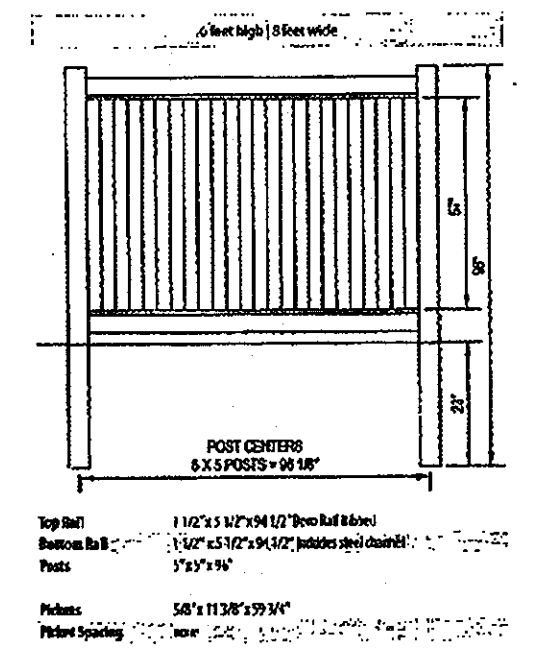
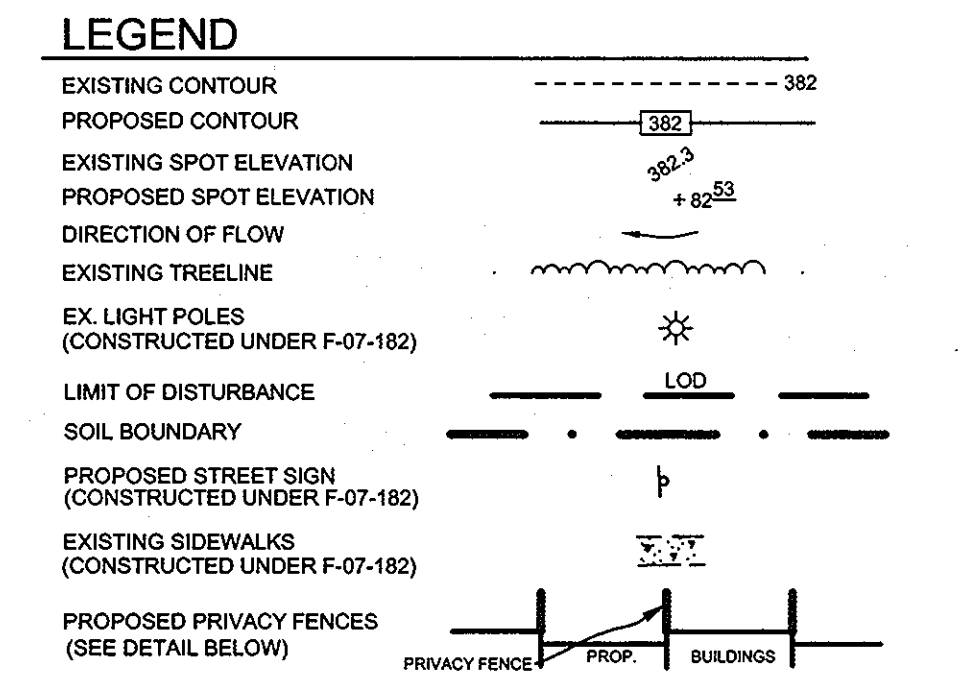
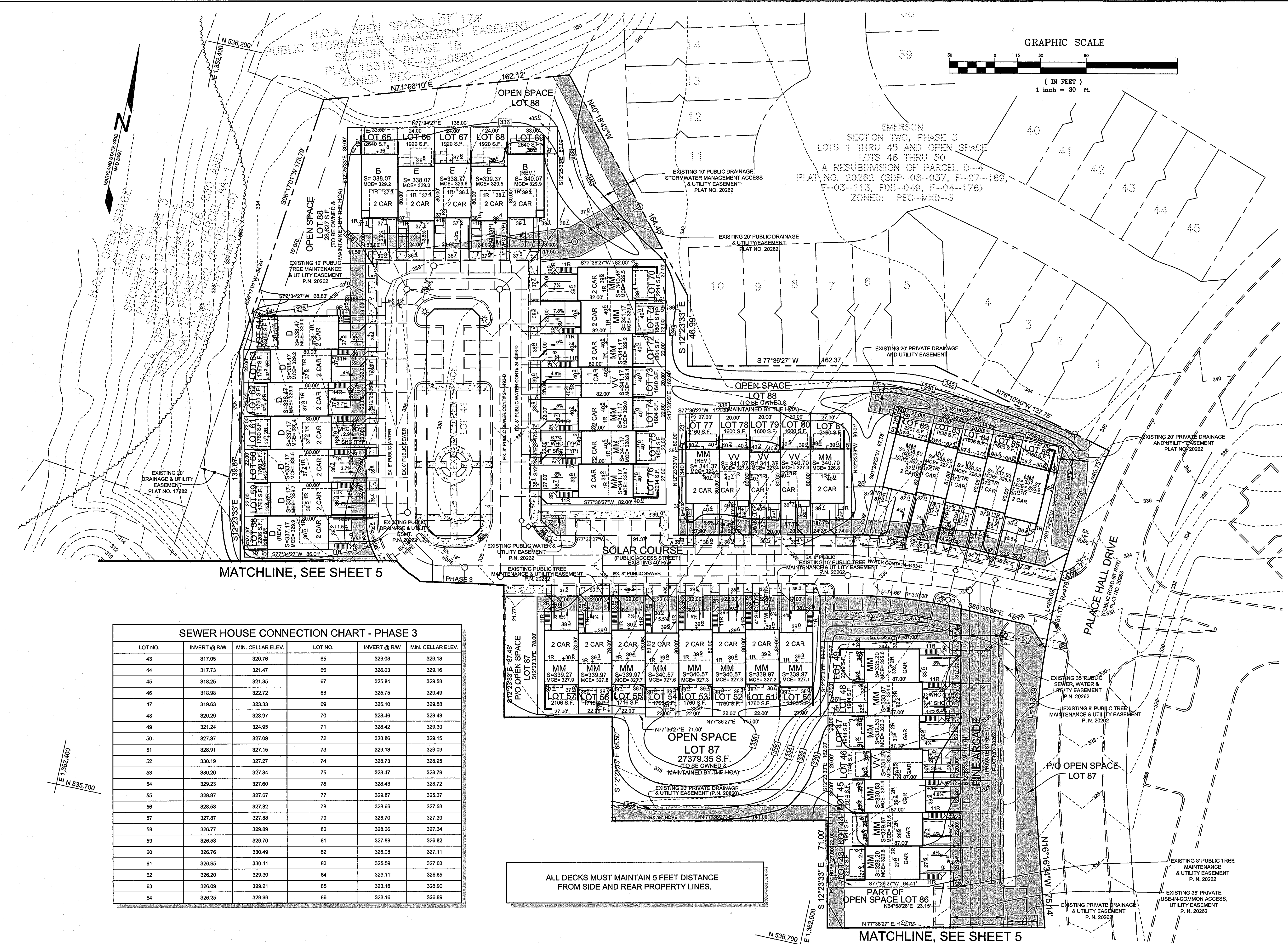
CONTRACT PURCHASER  
 WILLIAMSBURG GROUP, LLC  
 5485 HARPERS FARM ROAD, SUITE 200  
 COLUMBIA, MARYLAND 21044  
 410.997.8800  
 OWNER  
 HOWARD RESEARCH & DEVELOPMENT CORP.  
 & EMERSON LAND BUSINESS TRUST  
 10276 LITTLE PATUXENT PARKWAY  
 COLUMBIA, MARYLAND 21044  
 410.992.8000

NO.	DESCRIPTION	DATE
2	REV. LOTS 63, 64, 67, & 68 TO "B" (BRACKEN UNITS)	03-01-10
1	ALL UNIT TYPES HAVE BEEN REPLACED ON LOTS 43-86 SEC. 2 PHASE 3 AND LOTS 43-86 SEC. 2 PHASE 5B. ADDED LANDSCAPING BOND MATRIX CHART.	08-10-10

DESIGN BY: DH  
 DRAWN BY: DHS/JT  
 CHECKED BY: PS  
 SCALE: 1"=30'  
 DATE: MARCH 23, 2009  
 PROJECT #: 08-109  
 SHEET #: 3 OF 10

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. 32225, EXPIRATION DATE: JUNE 20, 2011

**Sill · Adcock & Associates · LLC**  
 Engineers · Surveyors · Planners  
 3300 North Ridge Road, Suite 160  
 Ellicot City, Maryland 21043  
 Phone: 443.325.7682 Fax: 443.325.7685  
 Email: info@silladcock.com



PAVING SECTIONS					
SEC. NO.	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)	3 TO <5>	5 TO <7>	7 TO <10>
		PAVEMENT MATERIAL (INCHES)	MIN HMA WITH GAB	MIN HMA WITH GAB	MIN HMA WITH GAB
P-1	PARKING BAYS: RESIDENTIAL AND NON-RESIDENTIAL PARKING DRIVE AISLES: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 2 HEAVY TRUCKS PER DAY	HMA SUPERPAVE FINAL SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL) HMA SUPERPAVE INTERMEDIATE SURFACE (NA) HMA SUPERPAVE BASE 19.0 MM, PG 64-22, LEVEL 1 (ESAL) GRADED AGGREGATE BASE (GAB)	1.5 N/A 2.0 8.5	1.5 N/A 2.0 7.0	1.5 N/A 3.0 5.0

NOTES:  
 1. HEAVY TRUCKS ARE DEFINED AS THOSE WITH SIX (6) WHEELS OR MORE INCLUDING GARBAGE TRUCKS.  
 2. HMA SUPERPAVE LAYERS SHALL BE PLACED IN APPROPRIATE COMPACTED LIFT THICKNESS: 19.0 MM BASE (2.0" MIN TO 4.0" MAX), 12.5 MM SURFACE (1.5" MIN TO 3.0" MAX), AND 9.5 MM SURFACE (1.0" MIN TO 2.0" MAX).  
 3. GRADED AGGREGATE BASE (GAB) TO BE PLACED AND COMPACTED IN 6" MAX COMPACTED THICKNESS LAYERS.  
 4. THE INTERMEDIATE SURFACE COURSE LAYER MUST BE PLACED WITHIN 2 WEEKS OF PLACEMENT OF BASE COURSE, AND IS REQUIRED PRIOR TO SUBSTANTIAL COMPLETION INSPECTION AND BOND REDUCTION.  
 5. IN LIEU OF PLACING THE INTERMEDIATE SURFACE COURSE LAYER FOR COMMERCIAL/INDUSTRIAL ENTRANCE APRONS WITHIN THE COUNTY RIGHT-OF-WAY WHERE AUXILIARY LANES ARE NOT REQUIRED, THE THICKNESS OF THE INTERMEDIATE PAVEMENT LAYER CAN BE ADDED TO THE REQUIRED THICKNESS OF THE BASE ASPHALT LAYER.  
 6. THE CONSTRUCTION DRAWINGS SHALL SHOW THE PAVING SECTION, ROAD CLASSIFICATION AND CRB VALUE FOR EACH ROADWAY.

LOT NO.	INVERT @ RW	MIN. CELLAR ELEV.	LOT NO.	INVERT @ RW	MIN. CELLAR ELEV.
43	317.05	320.76	65	326.06	329.18
44	317.73	321.47	66	326.03	329.16
45	318.25	321.35	67	325.84	328.58
46	318.98	322.72	68	325.75	328.49
47	319.63	323.33	69	326.10	328.88
48	320.29	323.97	70	326.46	329.48
49	321.24	324.95	71	326.42	329.30
50	327.37	327.09	72	326.86	329.15
51	328.91	327.15	73	329.13	329.09
52	330.19	327.27	74	328.73	328.55
53	330.20	327.34	75	328.47	328.79
54	329.23	327.60	76	328.43	328.72
55	328.87	327.67	77	328.87	328.57
56	328.53	327.82	78	328.66	327.53
57	327.67	327.88	79	328.70	327.39
58	326.77	328.89	80	328.26	327.34
59	326.58	329.70	81	327.89	326.82
60	326.76	330.49	82	326.08	327.11
61	326.65	330.41	83	325.59	327.03
62	326.20	329.30	84	323.11	326.85
63	326.09	329.21	85	323.16	326.90
64	326.25	329.96	86	323.16	326.89

ALL DECKS MUST MAINTAIN 5 FEET DISTANCE FROM SIDE AND REAR PROPERTY LINES.

NOTE: THIS PLAN IS A REPLACEMENT MYLAR OF THE PLAN PREVIOUSLY SIGNED ON APRIL 4, 2010. THE PURPOSE OF THIS PLAN IS TO REVISE THE HOUSE TYPES.

**REVISED GRADING PLAN**  
**EMERSON**  
**THE LANDING AT PALACE HALL**  
 SECTION TWO, PHASE 3, LOTS 43-86 AND OPEN SPACE LOTS 87 & 88  
 AND  
 SECTION TWO, PHASE 5B, LOTS 44-85 AND OPEN SPACE LOTS 43, 86, & 87

TAX MAP 47 GRID 8 PARCELS 1072 & 1073  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 [Signature]  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE: 9/17/10

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS  
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT  
 [Signature]  
 HOWARD SCD  
 DATE: 9/17/10

ENGINEERS CERTIFICATE  
 I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.  
 [Signature]  
 SIGNATURE OF ENGINEER  
 PAUL M. SILL, PE, LEED AP  
 DATE: 9-9-10

DEVELOPER'S CERTIFICATE  
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.  
 [Signature]  
 SIGNATURE OF DEVELOPER  
 DATE: 9-9-10

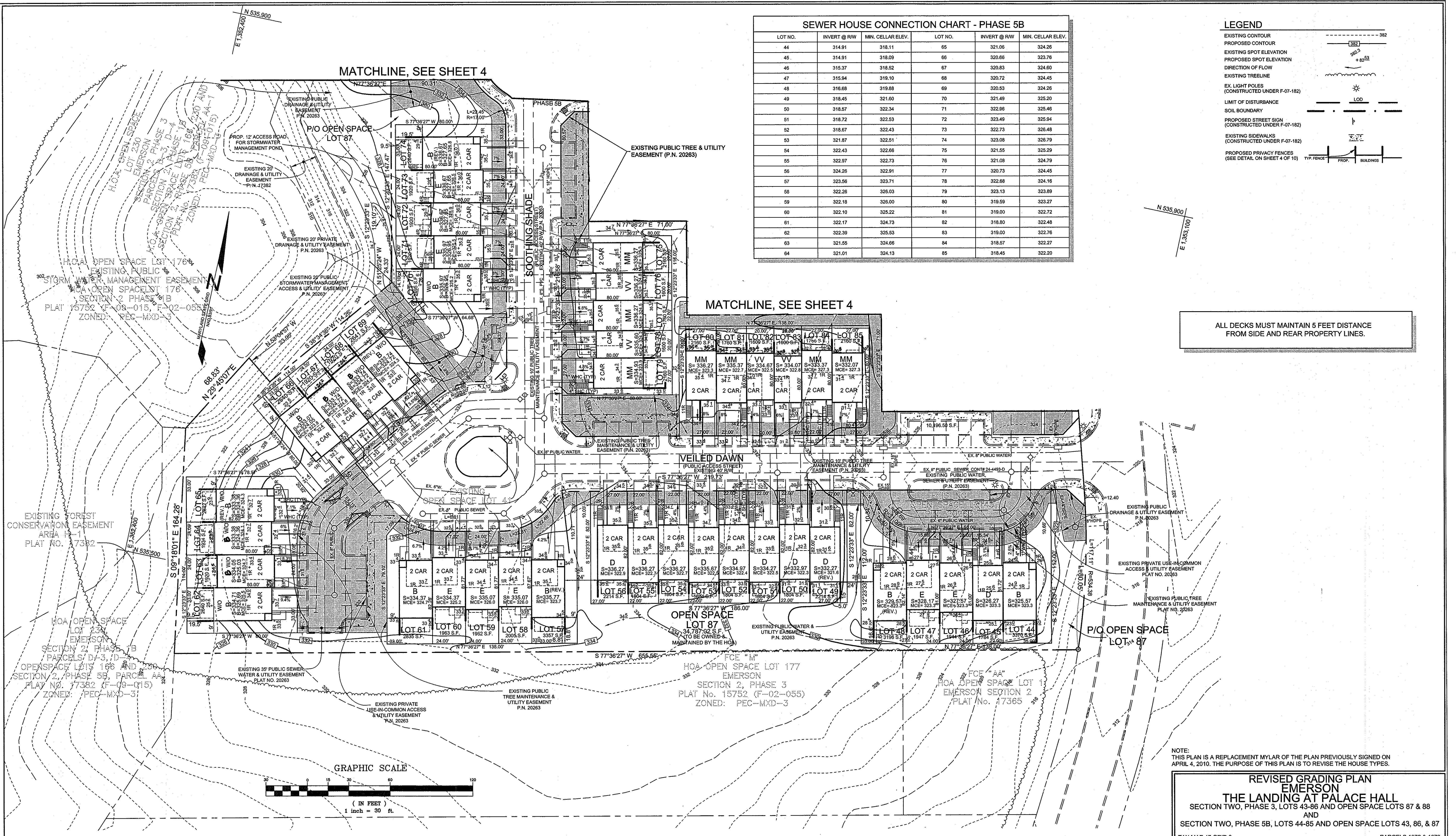
CONTRACT PURCHASER  
 WILLIAMSBURG GROUP, LLC  
 5485 HARPERS FARM ROAD, SUITE 200  
 COLUMBIA, MARYLAND 21044  
 410.987.8800  
 OWNER  
 HOWARD RESEARCH & DEVELOPMENT CORP.  
 & EMERSON LAND BUSINESS TRUST  
 10275 LITTLE PATUMENT PARKWAY  
 COLUMBIA, MARYLAND 21044  
 410.982.6000

NO.	DESCRIPTION	DATE
1	ALL UNIT TYPES HAVE BEEN REPLACED ON LOTS 43-86 SEC. 2 PHASE 3 AND LOTS 43-88 SEC. 2 PHASE 5B.	08-10-10

**Sill · Adcock & Associates · LLC**  
 Engineers · Surveyors · Planners  
 3300 North Ridge Road, Suite 160  
 Ellicott City, Maryland 21043  
 Phone: 443.325.7682 Fax: 443.325.7685  
 Email: info@silladcock.com

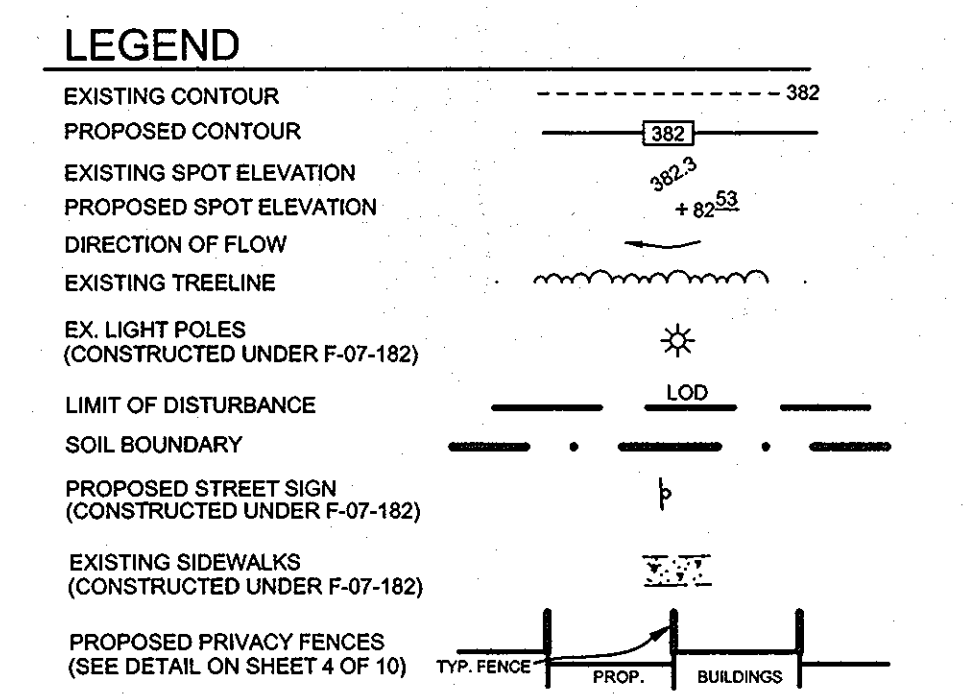
DESIGN BY: DHS  
 DRAWN BY: DHS  
 CHECKED BY: PS  
 SCALE: 1"=30'  
 DATE: MARCH 23, 2009  
 PROJECT #: 08-109  
 SHEET #: 4 of 10

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. 32025, EXPIRATION DATE: JUNE 20, 2011

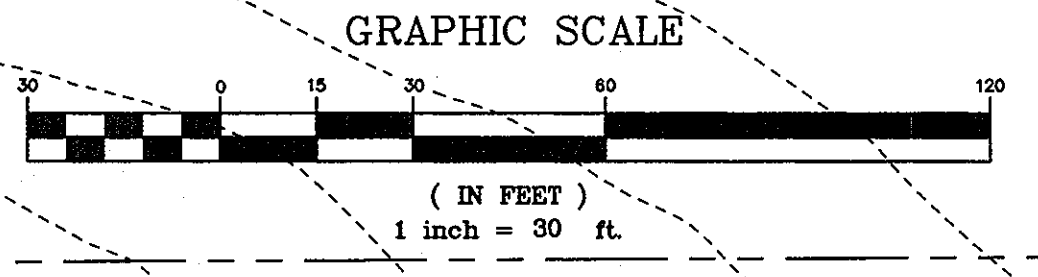


**SEWER HOUSE CONNECTION CHART - PHASE 5B**

LOT NO.	INVERT @ RW	MIN. CELLAR ELEV.	LOT NO.	INVERT @ RW	MIN. CELLAR ELEV.
44	314.91	318.11	65	321.06	324.26
45	314.91	318.09	66	320.66	323.76
46	315.37	318.52	67	320.83	324.60
47	315.94	319.10	68	320.72	324.45
48	316.68	319.88	69	320.53	324.26
49	318.45	321.60	70	321.49	325.20
50	318.57	322.34	71	322.86	325.46
51	318.72	322.53	72	323.49	325.94
52	318.67	322.43	73	322.73	326.48
53	321.87	322.51	74	323.08	326.79
54	322.43	322.66	75	321.55	325.29
55	322.97	322.73	76	321.08	324.79
56	324.26	322.91	77	320.73	324.45
57	323.56	323.71	78	322.68	324.16
58	322.26	326.03	79	323.13	323.89
59	322.18	326.00	80	319.59	323.27
60	322.10	325.22	81	319.00	322.72
61	322.17	324.73	82	318.80	322.48
62	322.39	325.53	83	319.00	322.76
63	321.55	324.66	84	318.57	322.27
64	321.01	324.13	85	318.45	322.20



**ALL DECKS MUST MAINTAIN 5 FEET DISTANCE FROM SIDE AND REAR PROPERTY LINES.**



NOTE: THIS PLAN IS A REPLACEMENT MYLAR OF THE PLAN PREVIOUSLY SIGNED ON APRIL 4, 2010. THE PURPOSE OF THIS PLAN IS TO REVISE THE HOUSE TYPES.

**REVISED GRADING PLAN**  
**EMERSON**  
**THE LANDING AT PALACE HALL**  
 SECTION TWO, PHASE 3, LOTS 43-86 AND OPEN SPACE LOTS 87 & 88  
 AND  
 SECTION TWO, PHASE 5B, LOTS 44-85 AND OPEN SPACE LOTS 43, 86, & 87

TAX MAP 47 GRID 8 PARCELS 1072 & 1073  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 9/17/10  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE

*[Signature]* 9/17/10  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE

*[Signature]* 9/17/10  
 DIRECTOR  
 DATE

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS  
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

*[Signature]* 9/15/10  
 JOHN R. ROBERTS  
 HOWARD SCD  
 DATE

**ENGINEERS CERTIFICATE**

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

*[Signature]* 9/15/10  
 PAUL M. SILL, PE, LEED AP  
 DATE

**DEVELOPER'S CERTIFICATE**

"WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

*[Signature]* 9-9-10  
 SIGNATURE OF DEVELOPER  
 DATE

**CONTRACT PURCHASER**

WILLIAMSBURG GROUP, LLC  
 5485 HARPERS FARM ROAD, SUITE 200  
 COLUMBIA, MARYLAND 21044  
 410.997.8800

**OWNER**

HOWARD RESEARCH & DEVELOPMENT CORP.  
 & EMERSON LAND BUSINESS TRUST  
 10275 LITTLE PATUXENT PARKWAY  
 COLUMBIA, MARYLAND 21044  
 410.992.6000

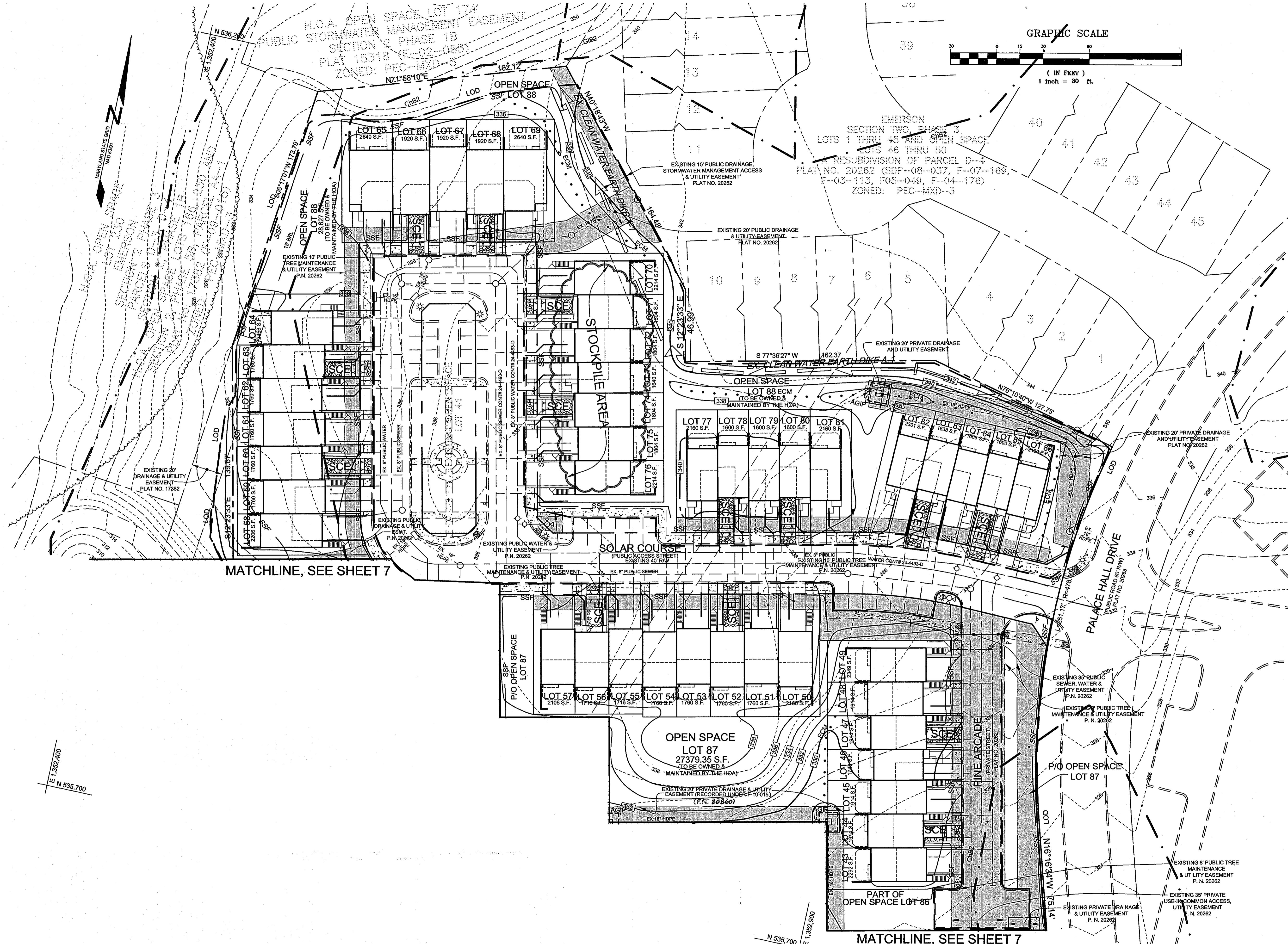
NO.	DESCRIPTION	DATE
2	REV. LOTS 69, 64, 67 & 68 TO "B" (BRACKEN UNITS)	03-01-10
1	ALL UNIT TYPES HAVE BEEN REPLACED ON LOTS 43-86 SEC. 2 PHASE 3 AND LOTS 43-86 SEC. 2 PHASE 5B.	08-10-10

**Sill · Adcock & Associates · LLC**  
 Engineers · Surveyors · Planners

3300 North Ridge Road, Suite 160  
 Elliott City, Maryland 21043  
 Phone: 443.325.7682 Fax: 443.325.7685  
 Email: info@silladcock.com

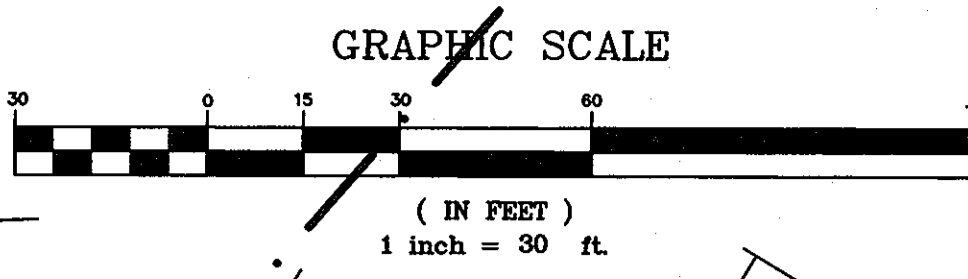
DESIGN BY: DH  
 DRAWN BY: DH/ST  
 CHECKED BY: PS  
 SCALE: 1"=30'  
 DATE: MARCH 23, 2009  
 PROJECT #: 08-109  
 SHEET #: 5 of 10

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. 32025, EXPIRATION DATE: JUNE 20, 2011.



**LEGEND**

- EXISTING CONTOUR: Dashed line with elevation (e.g., 382)
- PROPOSED CONTOUR: Solid line with elevation (e.g., 382)
- EXISTING SPOT ELEVATION: Circle with number (e.g., 382.3)
- PROPOSED SPOT ELEVATION: Circle with number and plus sign (e.g., +82.3)
- DIRECTION OF FLOW: Arrow with wavy line
- EXISTING TREELINE: Wavy line with tree symbols
- EX. LIGHT POLES (CONSTRUCTED UNDER F-07-182): Star symbol
- PROPOSED STREET SIGN (CONSTRUCTED UNDER F-07-182): T-shaped symbol
- LIMIT OF DISTURBANCE: Dashed line with 'LOD' label
- SOIL BOUNDARY: Dotted line
- STABILIZED CONSTRUCTION ENTRANCE: Hatched area
- EX. SILT FENCE FROM F-07-182: Line with 'SF' label
- EX. SUPER SILT FENCE FROM F-07-182: Line with 'SSF' label
- EX. EARTH DIKE FROM F-07-182: Line with 'EX. E.D.A.' label
- EX. AT GRADE INLET PROTECTION FROM F-07-182: Line with 'AGIP' label
- EX. AT GRADE INLET PROTECTION FROM F-07-182 (WITH SUPER SILT FENCE WRAPPED): Line with 'AGIP' and 'SSF' labels
- EROSION CONTROL MATTING: Dotted line with 'ECM' label
- PROPOSED SUPER SILT FENCE: Line with 'SSF' label



MATCHLINE, SEE SHEET 7

MATCHLINE, SEE SHEET 7

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 3/24/10  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 4/6/10  
CHIEF, DIVISION OF LAND DEVELOPMENT

*[Signature]* 4/6/10  
DIRECTOR

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS  
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

*[Signature]* 3/24/10  
HOWARD SCD

**ENGINEER'S CERTIFICATE**

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

*[Signature]* 3/24/10  
SIGNATURE OF ENGINEER  
PAUL M. SILL, PE, LEED AP

**DEVELOPER'S CERTIFICATE**

"I WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERSONNEL TO BE INSPECTED BY THE HOWARD SOIL CONSERVATION DISTRICT."

*[Signature]* 3-22-10  
SIGNATURE OF DEVELOPER

**CONTRACT PURCHASER**

WILLIAMSBURG GROUP, LLC  
5485 HARRIS FARM ROAD, SUITE 200  
COLUMBIA, MARYLAND 21044  
410.997.8800

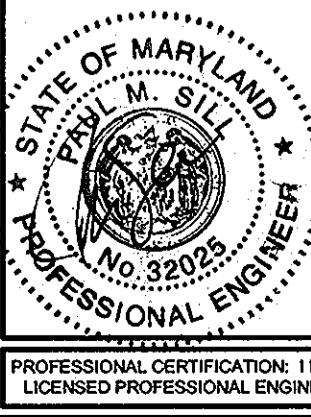
**OWNER**

HOWARD RESEARCH & DEVELOPMENT CORP.  
& EMERSON LAND BUSINESS TRUST  
10275 LITTLE PATUXENT PARKWAY  
COLUMBIA, MARYLAND 21044  
410.992.6000

NO.	DESCRIPTION	DATE
1.	Revised title block	2-5-10

**SEDIMENT AND EROSION CONTROL PLAN**  
**EMERSON**  
**THE LANDING AT PALACE HALL**  
SECTION TWO, PHASE 3, LOTS 43-86 AND OPEN SPACE LOTS 87 & 88  
AND  
SECTION TWO, PHASE 5B, LOTS 44-85 AND OPEN SPACE LOTS 43, 86, & 87

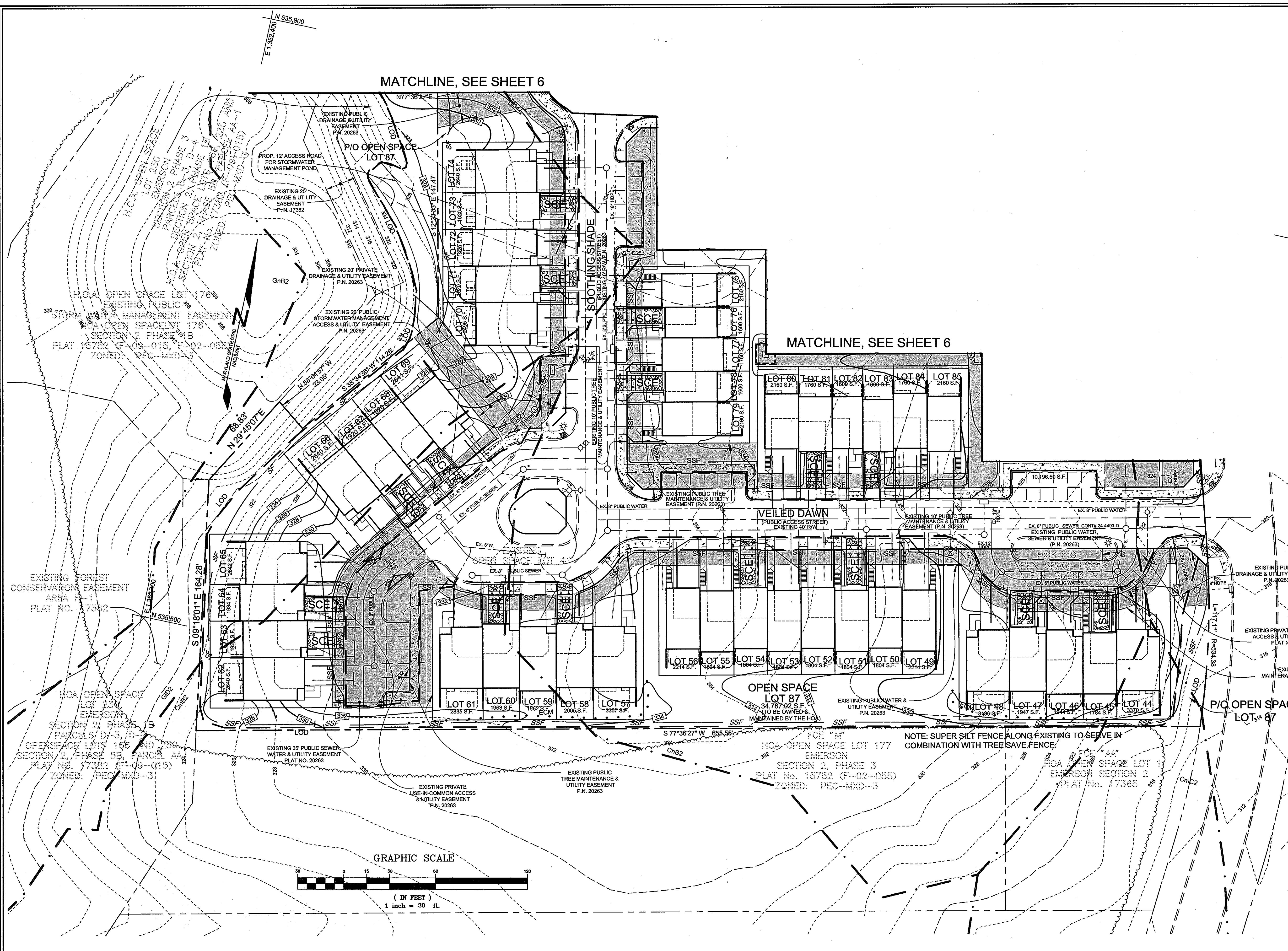
TAX MAP 47 GRID 8 PARCELS 1072 & 1073  
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



**Sill · Adcock & Associates · LLC**  
Engineers · Surveyors · Planners  
3300 North Ridge Road, Suite 160  
Ellicott City, Maryland 21043  
Phone: 443.325.7682 Fax: 443.325.7685  
Email: info@silladcock.com

DESIGN BY: DH  
DRAWN BY: DHS/ST  
CHECKED BY: PS  
SCALE: 1"=50'  
DATE: MARCH 23, 2009  
PROJECT #: 08-109  
SHEET #: 6 of 10

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. 3202, EXPIRATION DATE: JUNE 20, 2011



**LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREELINE
- EX. LIGHT POLES (CONSTRUCTED UNDER F-07-182)
- PROPOSED STREET SIGN (CONSTRUCTED UNDER F-07-182)
- LIMIT OF DISTURBANCE
- SOIL BOUNDARY
- STABILIZED CONSTRUCTION ENTRANCE
- EX. SILT FENCE FROM F-07-182
- EX. SUPER SILT FENCE FROM F-07-182
- EX. EARTH DIKE FROM F-07-182
- EX. AT GRADE INLET PROTECTION FROM F-07-182
- EX. AT GRADE INLET PROTECTION FROM F-07-182 (WITH SUPER SILT FENCE WRAPPED)
- PROPOSED SUPER SILT FENCE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 3/22/10  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE

*[Signature]* 4/16/10  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE

*[Signature]* 4/16/10  
 DIRECTOR  
 DATE

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS  
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND  
 SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

*[Signature]* 3/22/10  
 HOWARD SCD  
 DATE

ENGINEERS CERTIFICATE

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

*[Signature]* 3/22/10  
 SIGNATURE OF ENGINEER  
 PAUL M. SILL, PE, LEED AP  
 DATE

DEVELOPER'S CERTIFICATE

"I ME CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE  
 ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT  
 ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT  
 WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE  
 ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF  
 SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE  
 PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

*[Signature]* 3-22-10  
 SIGNATURE OF DEVELOPER  
 DATE

CONTRACT PURCHASER

WILLIAMSBURG GROUP, LLC  
 5485 HARPERS FARM ROAD, SUITE 200  
 COLUMBIA, MARYLAND 21044  
 410.997.8800

OWNER

HOWARD RESEARCH & DEVELOPMENT CORP.  
 & EMERSON LAND BUSINESS TRUST  
 10275 LITTLE PATUXENT PARKWAY  
 COLUMBIA, MARYLAND 21044  
 410.992.2000

NO.	DESCRIPTION	DATE
1.	Revised title block	9-9-10

**SEDIMENT AND EROSION CONTROL PLAN**  
**EMERSON**  
**THE LANDING AT PALACE HALL**  
 SECTION TWO, PHASE 3, LOTS 43-86 AND OPEN SPACE LOTS 87 & 88  
 AND  
 SECTION TWO, PHASE 5B, LOTS 44-85 AND OPEN SPACE LOTS 43, 86, & 87

TAX MAP 47 GRID 8 PARCELS 1072 & 1073  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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 Phone: 443.325.7682 Fax: 443.325.7685  
 Email: info@silladcock.com

DESIGN BY: DH  
 DRAWN BY: DHS/JT  
 CHECKED BY: PS  
 SCALE: 1"=30'  
 DATE: MARCH 23, 2009  
 PROJECT #: 08-109  
 SHEET #: 7 of 10

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32025, EXPIRATION DATE: JUNE 20, 2011

### 21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOILS

**DEFINITION**  
PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.  
**PURPOSE**  
TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETABLE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.  
**CONDITIONS WHERE PRACTICE APPLIES**  
I. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:  
A. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.  
B. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.  
C. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.  
D. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.

II. FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.  
**CONSTRUCTION AND MATERIAL SPECIFICATIONS**  
I. TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.

II. TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:  
I. TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND, OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR A SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A Mixture OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CINDERS, STONE, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIAL LARGER THAN 1" AND 1/2" IN DIAMETER.  
II. TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.  
III. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.

III. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:  
I. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.  
II. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:  
I. ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:  
A. PH FOR TOPSOIL SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE PH TO 6.5 OR HIGHER.  
B. ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.  
C. TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.  
D. NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.

NOTE: TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.  
I. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.  
V. TOPSOIL APPLICATION  
I. WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.  
II. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBERT 4"-6" HIGHER IN ELEVATION.  
III. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4"-6" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SOILING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.  
IV. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.

### SEDIMENT CONTROL NOTES

1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSE AND PERMITS DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (410-313-1855).  
2. ALL VEGETATION AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND REVISIONS THERETO.  
3. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: (A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3:1, (B) 14 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 7, 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 SEEDING, TEMPORARY SEEDING, AND MULCHING (SEC. G). TEMPORARY STABILIZATION WITH MULCH ALONE SHALL 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:	6.39 ACRES
AREA DISTURBED:	6.16 ACRES
AREA TO BE ROOFED OR PAVED:	2.30 ACRES
AREA TO BE VEGETATIVELY STABILIZED:	3.26 ACRES
TOTAL CUT:	*5000 CY
TOTAL FILL:	*5000 CY
OFFSITE WASTE/BORROW AREA LOCATION:	

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.  
\* EARTHWORK QUANTITIES ARE SOLELY FOR THE PURPOSE OF CALCULATING FEES. CONTRACTOR TO VERIFY ALL QUANTITIES PRIOR TO THE START OF CONSTRUCTION.  
\*\* TO BE DETERMINED BY CONTRACTOR, WITH PRE-APPROVAL OF THE SEDIMENT CONTROL INSPECTOR WITH AN APPROVED AND ACTIVE GRADING PERMIT.

### 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, DISCING 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 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL. AT THE 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 APPLY 1000 LBS PER ACRE 10-10-10 FERTILIZER (23 LBS/1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISC 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 (1/4 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 (0.05 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 WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOO. OPTION (3) SEED WITH 60 LBS/ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.  
**MULCHING:** APPLY 1 1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ.FT.) OF UNROOTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 2 1/2 GALLONS PER ACRE (5 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (6 GAL/1000 SQ.FT.) FOR ANCHORING.

**MAINTENANCE:** INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

### TEMPORARY SEEDING NOTES

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

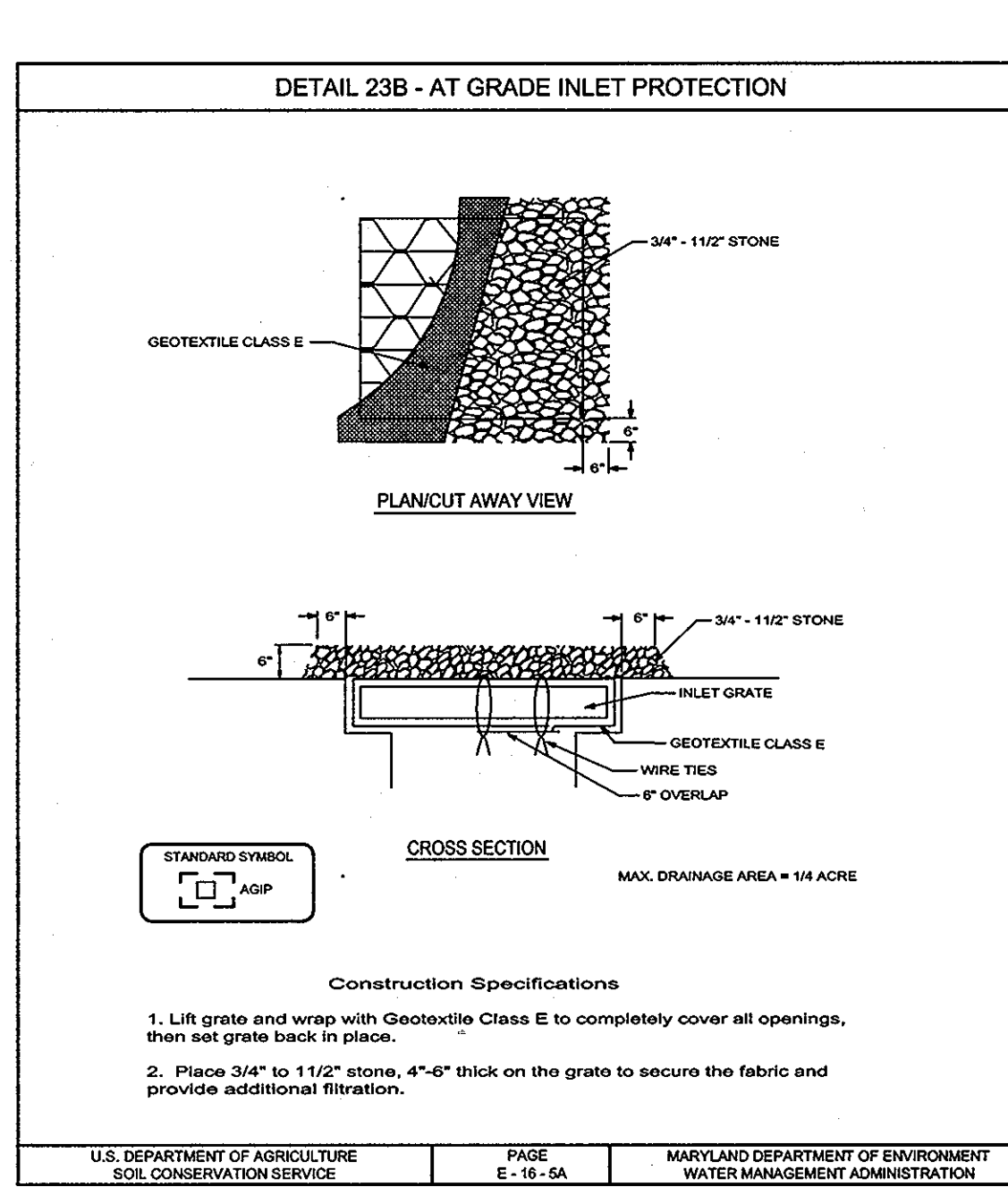
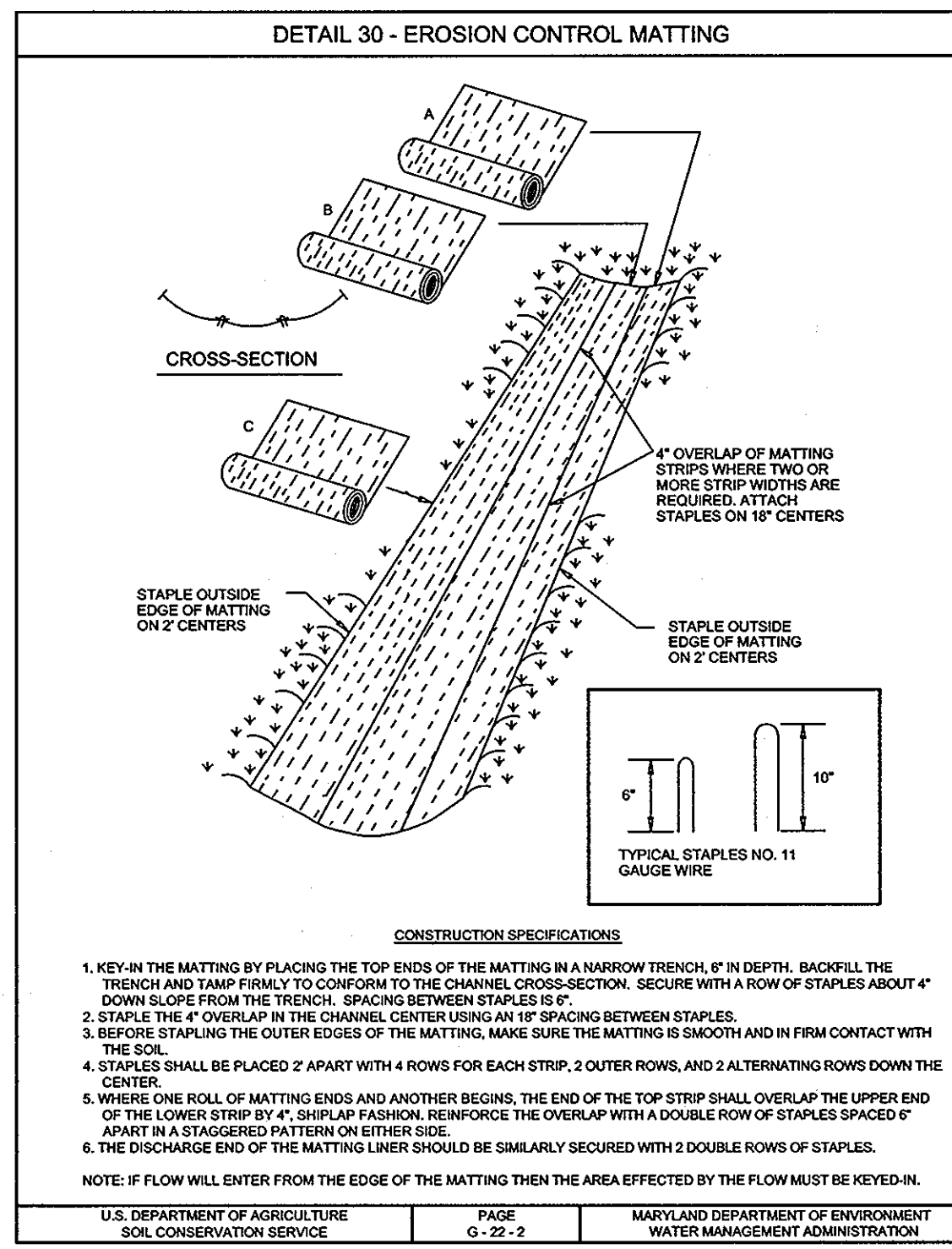
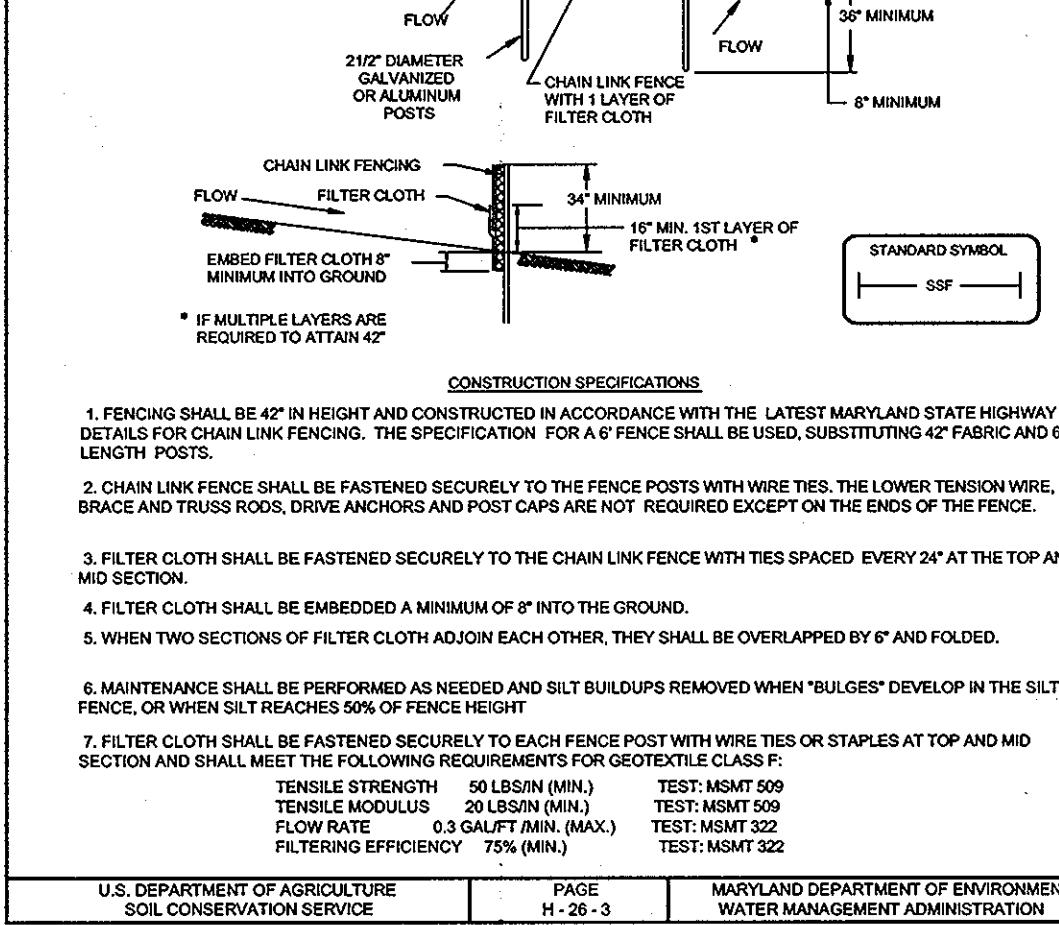
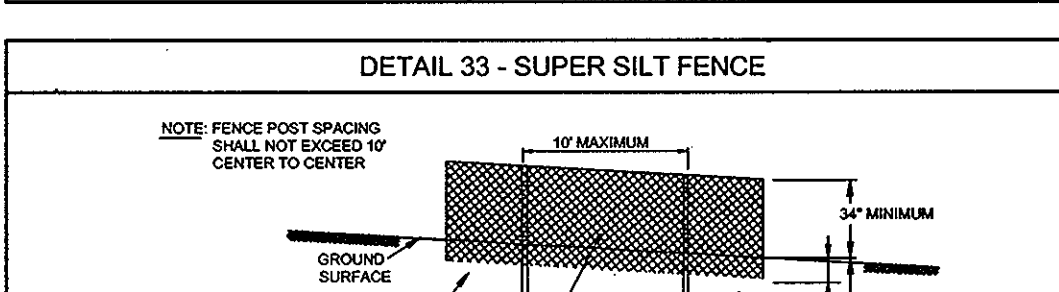
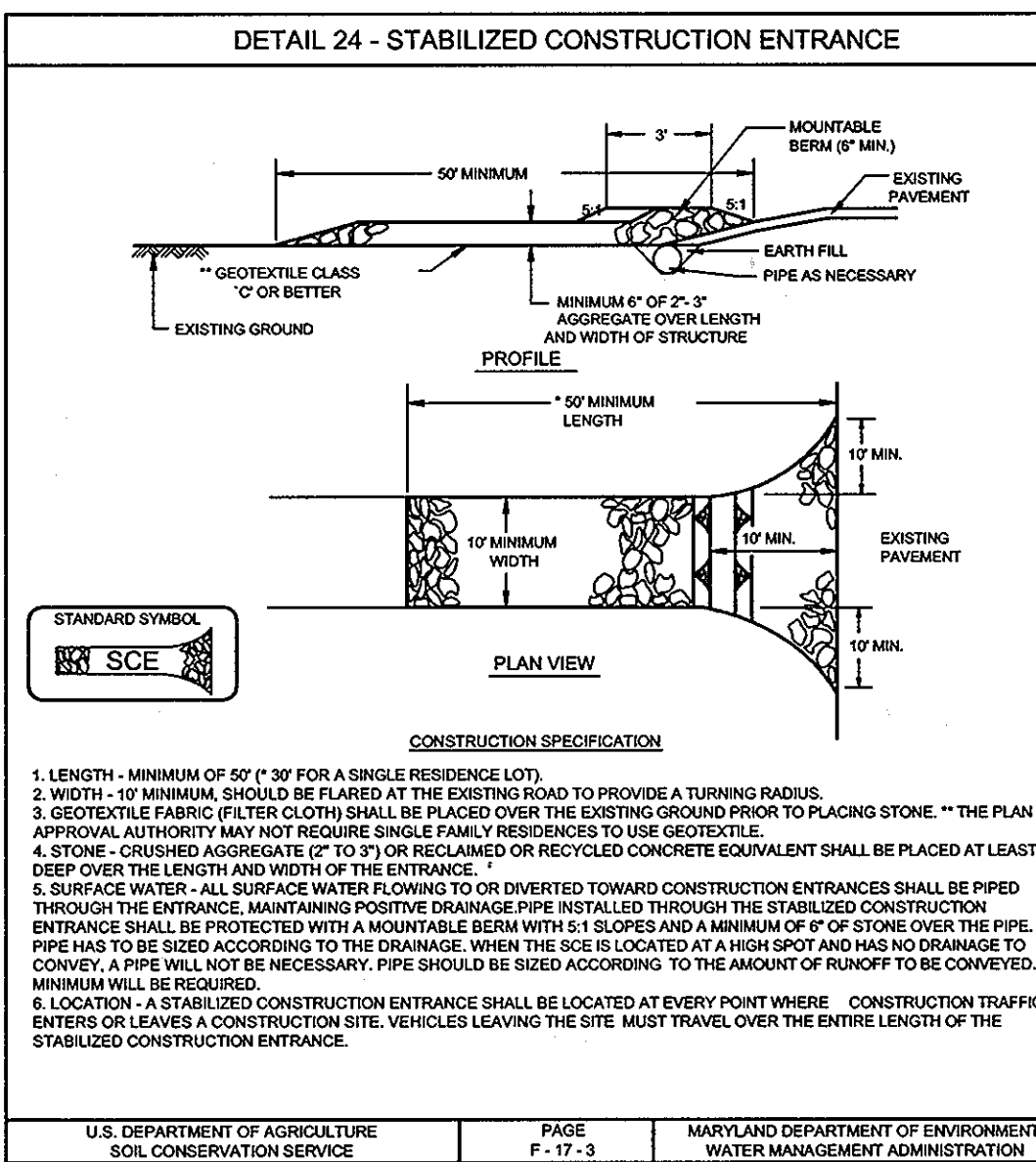
**SOIL AMENDMENTS:** APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ.FT.)  
**SEEDING:** FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU NOVEMBER 15, SEED WITH 2 1/2 BUSHEL PER ACRE OF ANNUAL RYE (3.2 LBS/1000 SQ.FT.) FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 1 LBS PER ACRE OF WEEPING LOVEGRASS (0.07 LBS/1000 SQ.FT.). FOR THE PERIOD NOVEMBER 1 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 SOO.  
**MULCHING:** APPLY 1 1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ.FT.) OF UNROOTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 2 1/2 GALLONS PER ACRE (5 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (6 GAL/1000 SQ.FT.) FOR ANCHORING.

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

### SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT.
- NOTIFY HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSE AND PERMITS AT (410) 313-1880 AT LEAST 24 HOURS BEFORE STARTING ANY WORK.
- INSTALL STABILIZED CONSTRUCTION ENTRANCES AND ANY ADDITIONAL SILT FENCE OR SUPER SILT FENCE AS NECESSARY. ALONG SOUTHERN BOUNDARY (WHERE THERE ARE EXISTING TREES, SUPER SILT FENCE TO BE COMBINED WITH TREE SAVE FENCE. YARD STORM DRAIN INLET NO. 15, 10, & 11 ARE TO HAVE THE INLET PROTECTION (ASIP) WRAPPED IN SUPER SILT FENCE). UTILIZE EXISTING SEDIMENT CONTROLS PROVIDED UNDER F-07-182. (SEE NOTE 3 BELOW) REPAIR EXISTING CONTROLS AS NECESSARY. (1 WEEK)
- COMPLETE CONSTRUCTION OF TOWNHOMES ON PHASE 3 (LOTS 43 THRU 86) AND PHASE 5B (LOTS 44 THRU 85) AS SHOWN. (1 YEAR)
- COMPLETE FINE GRADING OF SITE TO GRADES INDICATED. (1 DAY)
- INSTALL EROSION CONTROL MATTING IN SWALE AREAS AS NECESSARY. (1 DAY)
- STABILIZE ALL REMAINING DISTURBED AREAS. (1 DAY)
- UPON STABILIZATION OF ALL DISTURBED AREAS AND WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL MEASURES AND STABILIZE THE REMAINING DISTURBED AREA. (1 WEEK)

NOTE: 1) FOLLOWING INITIAL SOIL DISTURBANCE OR ANY REDISTURBANCES, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:  
A. 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, SWALES AND ALL SLOPES GREATER THAN 3:1.  
B. 14 CALENDAR DAYS FOR ALL OTHER DISTURBED AREAS.  
2) DURING GRADING AND AFTER EACH RAINFALL, CONTRACTOR WILL INSPECT AND PROVIDE NECESSARY MAINTENANCE TO THE SEDIMENT CONTROL MEASURES ON THIS PLAN.  
3) EXISTING SEDIMENT CONTROLS INSTALLED UNDER F-07-182 ARE TO REMAIN IN PLACE FOR CONSTRUCTION OF THESE LOTS, INCLUDING SILT FENCE, SUPER SILT FENCE, AND EARTH DIKE.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
DATE: 3/26/10  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE: 4/6/10  
CHIEF, DIVISION OF LAND DEVELOPMENT  
DATE: 4/6/10  
DIRECTOR

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS  
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT  
DATE: 3/26/10  
DATE: 3/26/10  
DATE: 4/6/10  
DATE: 4/6/10  
DATE: 4/6/10

ENGINEER'S CERTIFICATE  
"I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."  
DATE: 3/26/10  
DATE: 3/26/10

DEVELOPER'S CERTIFICATE  
"I HEREBY CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."  
DATE: 3-27-10

### CONTRACT PURCHASER

WILLIAMSBURG GROUP, LLC  
5485 HARRIS FARM ROAD, SUITE 200  
COLUMBIA, MARYLAND 21044  
410.997.8800  
OWNER  
HOWARD RESEARCH & DEVELOPMENT CORP.  
& EMERSON LAND BUSINESS TRUST  
10275 LITTLE PATUXENT PARKWAY  
COLUMBIA, MARYLAND 21044  
410.992.8000

NO.	DESCRIPTION	DATE
1.	Revised title block	3-10

SEDIMENT AND EROSION CONTROL NOTES & DETAILS  
EMERSON  
THE LANDING AT PALACE HALL  
SECTION TWO, PHASE 3, LOTS 43-86 AND OPEN SPACE LOTS 87 & 88  
AND  
SECTION TWO, PHASE 5B, LOTS 44-85 AND OPEN SPACE LOTS 43, 86, & 87  
TAX MAP 47 GRID 8 PARCELS 1072 & 1073  
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

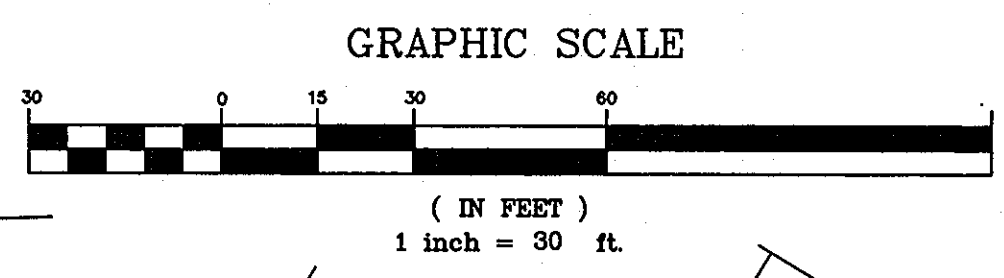
Sill · Adcock & Associates · LLC  
Engineers · Surveyors · Planners  
3300 North Ridge Road, Suite 160  
Ellicott City, Maryland 21043  
Phone: 443.325.7682 Fax: 443.325.7685  
Email: info@sillandadcock.com  
DESIGN BY: DH  
DRAWN BY: DHS/ST  
CHECKED BY: PS  
SCALE: AS SHOWN  
DATE: MARCH 23, 2009  
PROJECT #: 08-109  
SHEET #: 8 OF 10



### LEGEND

EXISTING CONTOUR	
PROPOSED CONTOUR	
EXISTING SPOT ELEVATION	
PROPOSED SPOT ELEVATION	
DIRECTION OF FLOW	
EXISTING TREELINE	
EXISTING TREES	
LANDSCAPE TREES (PROVIDED UNDER F-07-182)	
EX. TREE PROTECTION FENCE (ERECTED UNDER F-07-182)	
EX. FOREST CONSERVATION AREA	
EX. LIGHT POLES (CONSTRUCTED UNDER F-07-182)	
SOIL BOUNDARY	
PROPOSED STREET SIGN (CONSTRUCTED UNDER F-07-182)	
EXISTING SIDEWALKS (CONSTRUCTED UNDER F-07-182)	
PROPOSED PRIVACY FENCES (FOR DETAIL SEE SHEET 4 OF 10)	

NOTE: FOR PROPOSED PLANT SYMBOLS, SEE PLANT LIST BELOW.



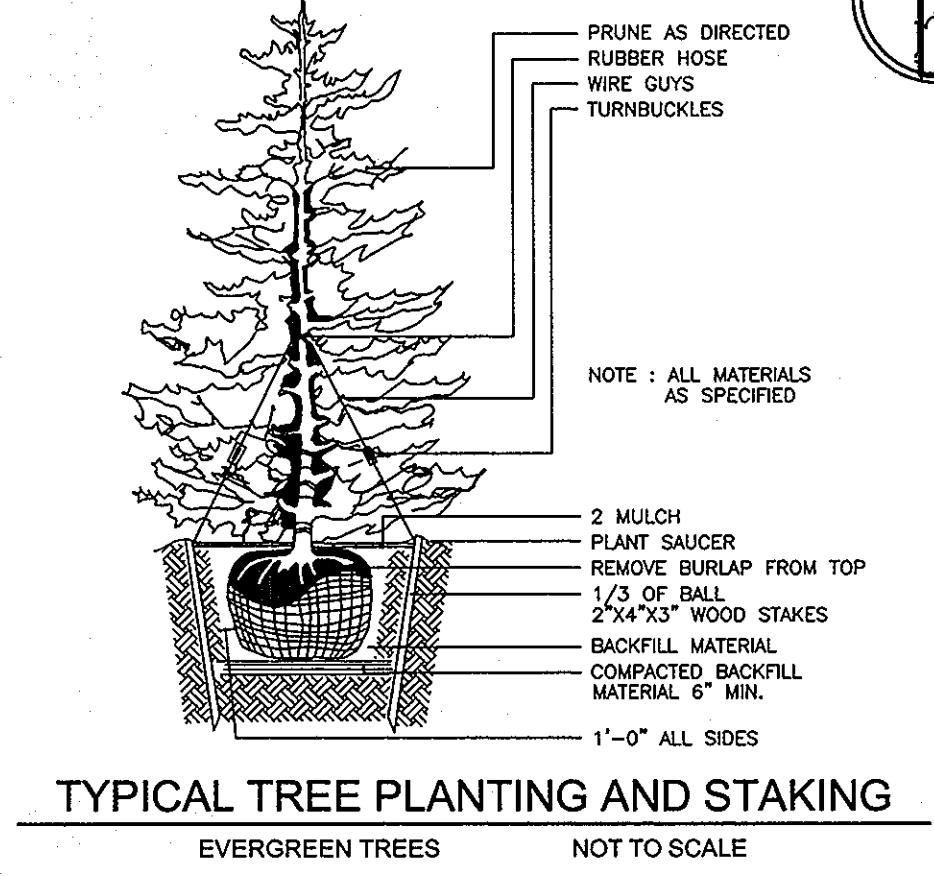
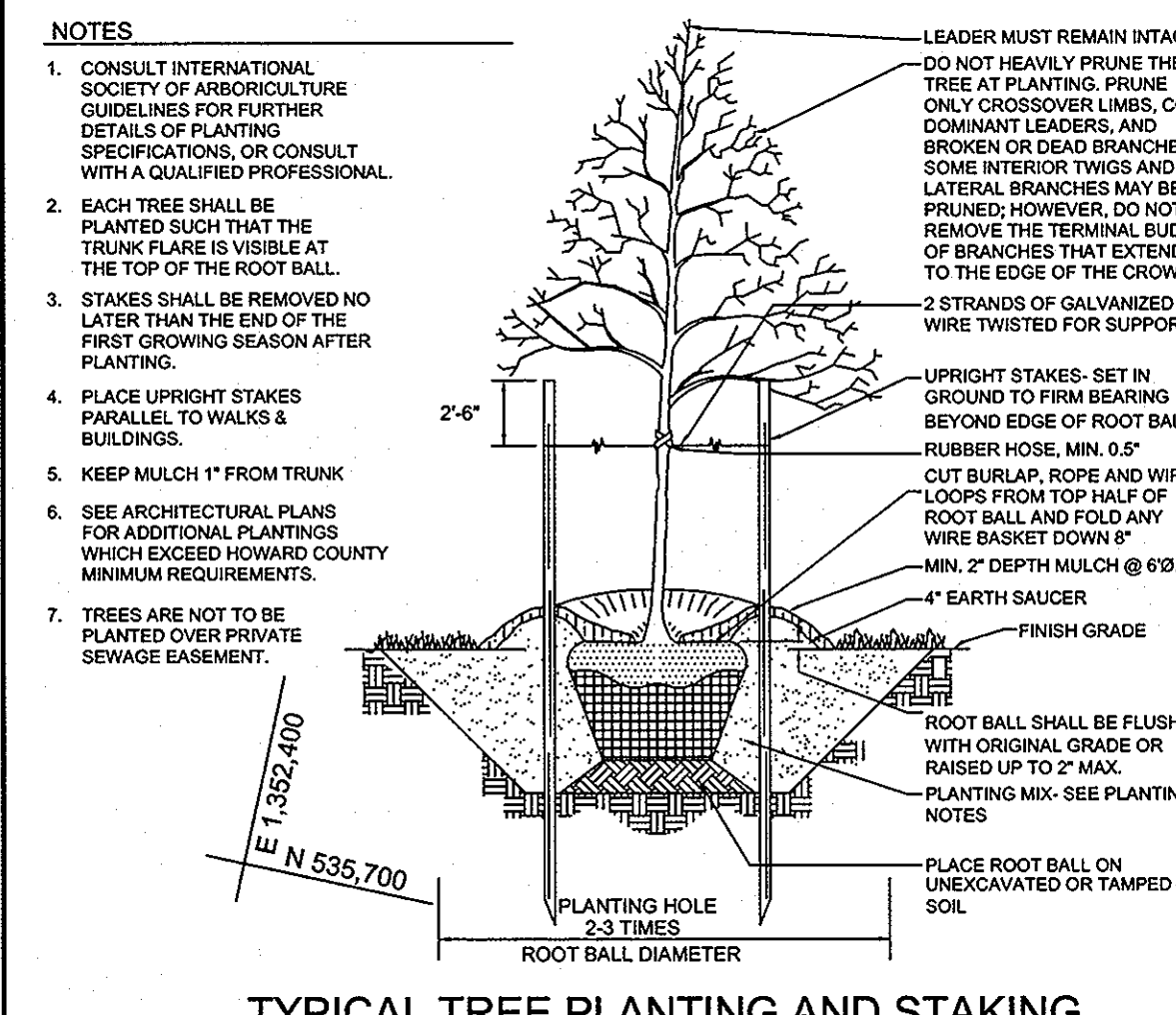
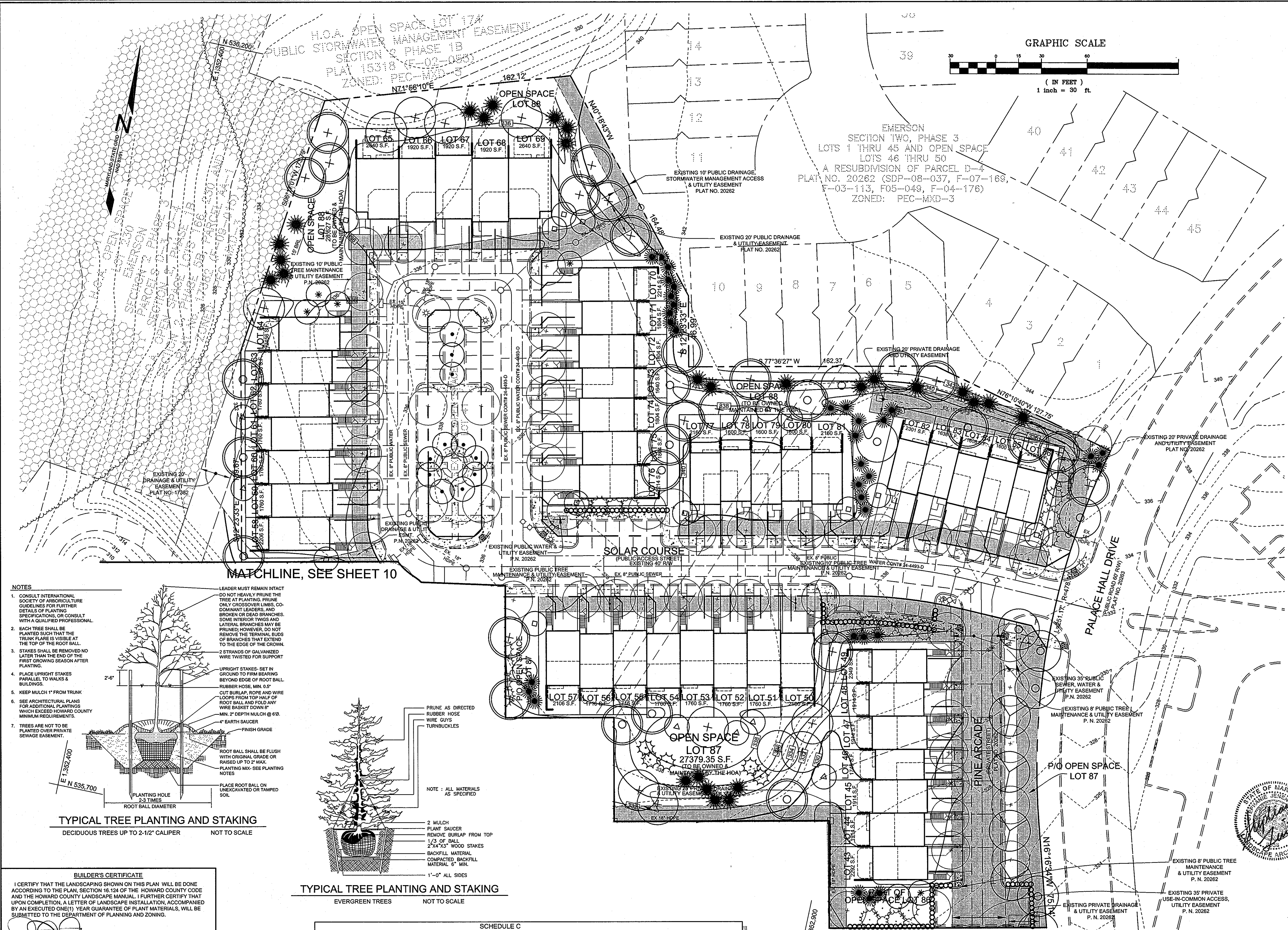
### PLANT LIST (THIS SHEET)

KEY	QUANTITY	BOTANICAL NAME	SIZE	NOTE
(Symbol)	12	ACER RUBRUM 'RED SUNSET' RED SUNSET RED MAPLE	2 1/2"-3" CAL.	B & B
(Symbol)	19	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2 1/2"-3" CAL.	B & B
(Symbol)	11	GLEDITSIA TRIACANTHOS 'INERMIS 'SKYCOLE' SKYLINE THORNLESS HONEYLOCUST	2 1/2"-3" CAL.	B & B
(Symbol)	4	SOPHORA JAPONICA JAPANESE PAGODATREE	2 1/2"-3" CAL.	B & B
(Symbol)	7	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE JAPANESE ZELKOVA	2 1/2"-3" CAL.	B & B
(Symbol)	13	AMELANCHIER CANADENSIS SHADBLow SERVICEBERRY (CLUMP)	2"-2 1/2" CAL.	B & B
(Symbol)	6	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY REDBUD	2"-2 1/2" CAL.	B & B
(Symbol)	11	CORNUS KOUSA AMELANCHIER CANADENSIS	2"-2 1/2" CAL.	B & B
(Symbol)	11	PRUNUS CERASIFERA 'THUNDERCLOUD' THUNDERCLOUD PURPLELEAF PLUM	2"-2 1/2" CAL.	B & B
(Symbol)	5	CEDRUS DEODORA DEADORA CEDAR	7'-8" HT.	B & B
(Symbol)	33	ILEX 'NELLIE R. STEVENS' NELLIE STEVENS HOLLY	7'-8" HT.	B & B
(Symbol)	27	PICEA OMORIKA SERBIAN SPRUCE	7'-8" HT.	B & B
(Symbol)	103	ILEX CRENATA 'GREEN LUSTER' GREEN LUSTER JAPANESE HOLLY	16"-24" HT.	CONT.

THIS SHEET: 53 SHADE TREES, 41 ORNAMENTAL TREES, 65 EVERGREENS, AND 103 SHRUBS  
TOTAL: 95 SHADE TREES, 85 ORNAMENTAL TREES, 115 EVERGREENS, AND 211 SHRUBS

### LANDSCAPE NOTES

- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWIT LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPING MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS 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 APPLICABLE PLANS AND CERTIFICATES.
- 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.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE, THE LANDSCAPE MANUAL, AND THE DEVELOPMENT CRITERIA APPROVED BY THE PLANNING BOARD ON JULY 1, 1999 PER CASE NO. PS-399. THE TOTAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE BUILDER'S GRADING PERMIT IN THE AMOUNT OF \$64,830 FOR THE REQUIRED 95 SHADE TREES, 85 ORNAMENTAL TREES, 115 EVERGREEN TREES, AND 211 SHRUBS. PERIMETER LANDSCAPING REQUIREMENTS FOR THIS PROJECT HAVE BEEN PROVIDED UNDER F-07-182. THE LANDSCAPE BOND IN THE AMOUNT OF \$64,830 WILL BE POSTED ON A PER UNIT BASIS AND SHALL ACCOMPANY THE GRADING PERMIT APPLICATION FOR EACH BLOCK OF UNITS, IN ACCORDANCE WITH THE LANDSCAPE BOND MATRIX SHOWN ON SHEET 3 OF 10 OF THIS PLAN SET.



### BUILDER'S CERTIFICATE

I 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 FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE(1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
DATE: 3-22-10

CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE: 3/26/10

CHIEF, DIVISION OF LAND DEVELOPMENT  
DATE: 4/6/10

DIRECTOR  
DATE: 4/6/10

### SCHEDULE C

#### RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING

LOT NUMBER	LOT SIZE / CLASSIFICATION	INTERNAL LANDSCAPING REQUIRED (# OF SHADE TREES)	NUMBER OF TREES PROVIDED				NUMBER OF SHADE TREE / EQUIVALENT PROVIDED	
			SHADE	EVERGREEN (2:1)	ORNAMENTAL (10:1)	SHRUB (10:1)		
EMERSON S. 2, A. 3 LOTS 44-86 (SHEET 9 OF 10)	1,500-4000 SQ. FT. LOT NON-WOODED, SFA	2.28 SHADE TREES PER LOT (44 LOTS)	100	53	65	41	103	118.3
EMERSON S. 2, PH. 5B LOTS 44-85 (SHEET 10 OF 10)	1,500-4000 SQ. FT. LOT NON-WOODED, SFA	2.28 SHADE TREES PER LOT (42 LOTS)	95	42	50	44	108	99.8
TOTAL FOR THIS SDP			195	95	115	85	211	218.1

ON FEBRUARY 4, 2010, GOP ARCHITECTURAL COMMITTEE (AC) DETERMINED THIS SITE TO BE CLASSIFIED AS 'NON-WOODED' AND THAT THE INTERNAL SHADE TREE REQUIREMENTS FOR THIS DEVELOPMENT SHOULD BE BASED ON A SHADE TREE VALUED (STV) OF 2.28 TREES PER UNIT. WHILE THE STANDARD CRITERIA GUIDELINE FOR NON-WOODED SINGLE FAMILY ATTACHEFD PARCELS IS 3.0 STV PER UNIT, THE AC FINDS THAT IN THIS CASE, BASED ON THE MERITS OF THE PLANS AND TO AVOID OVERCROWDING, THE TOTAL OF 95 SHADE TREES, 82 ORNAMENTAL TREES, AND 118 EVERGREEN TREES, A TOTAL STV OF 195 UNITS (2.28 TREES PER UNIT) IS MORE APPROPRIATE AND QUITE ADEQUATE.

\*\*TYPE B LANDSCAPING FOR CORNER LOTS HAVE BEEN PROVIDED FOR UNDER F-07-182: SECTION 2, AREA 3 - LOTS 43, 49, 57, 76, & 86; AND, SECTION 2, PHASE 5B LOTS 44, 61, & 79.

### CONTRACT PURCHASER

WILLIAMSBURG GROUP, LLC  
5485 HARPERS FARM ROAD, SUITE 200  
COLUMBIA, MARYLAND 21044  
410.997.8800

### OWNER

HOWARD RESEARCH & DEVELOPMENT CORP. & EMERSON LAND BUSINESS TRUST  
10275 LITTLE PATUMENT PARKWAY  
COLUMBIA, MARYLAND 21044  
410.997.8800

NO.	DESCRIPTION	DATE
1.	Revised title block	7-3-10
	REVISIONS	

### LANDSCAPE PLAN

#### EMERSON

#### THE LANDING AT PALACE HALL

SECTION TWO, PHASE 3, LOTS 43-86 AND OPEN SPACE LOTS 87 & 88 AND OPEN SPACE LOTS 43, 86, & 87

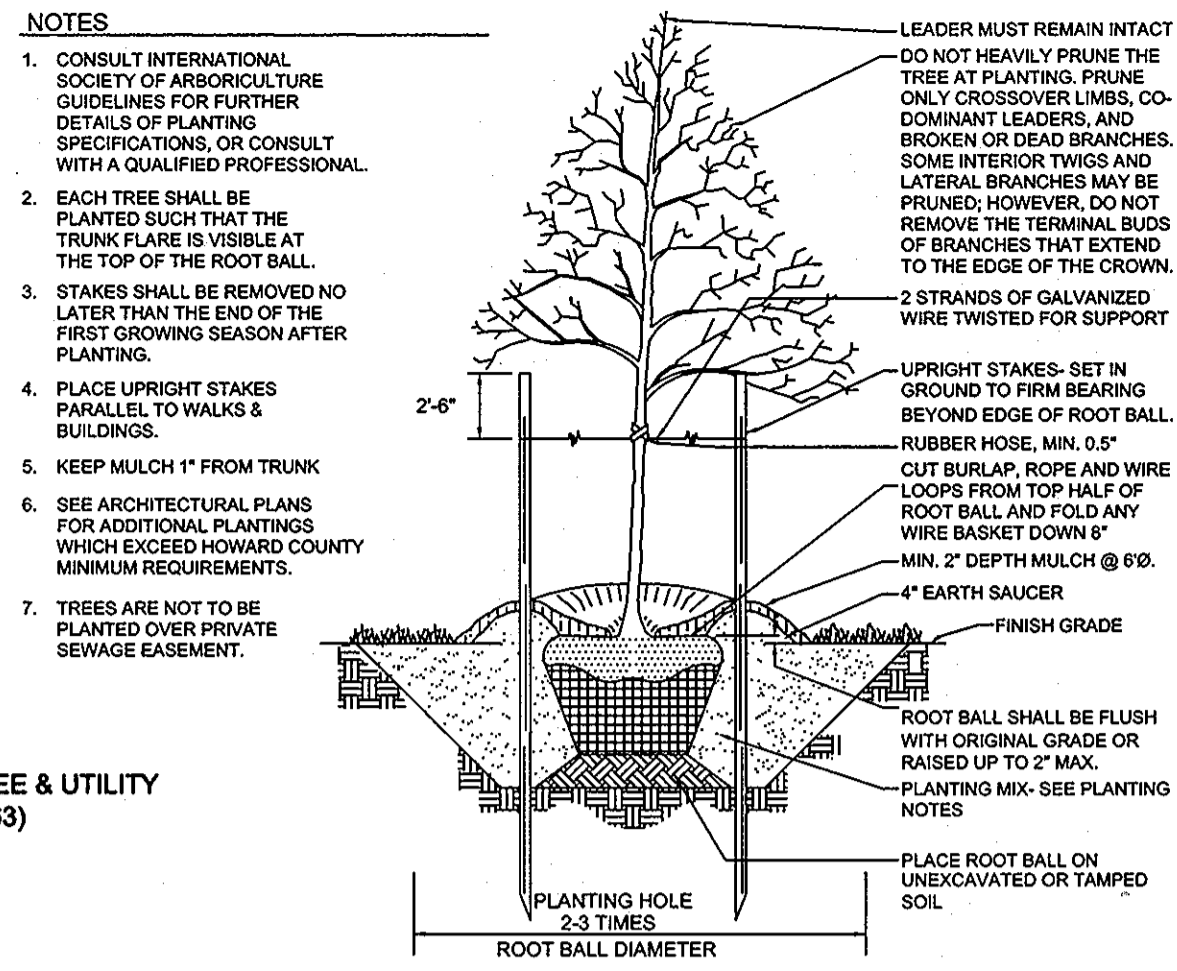
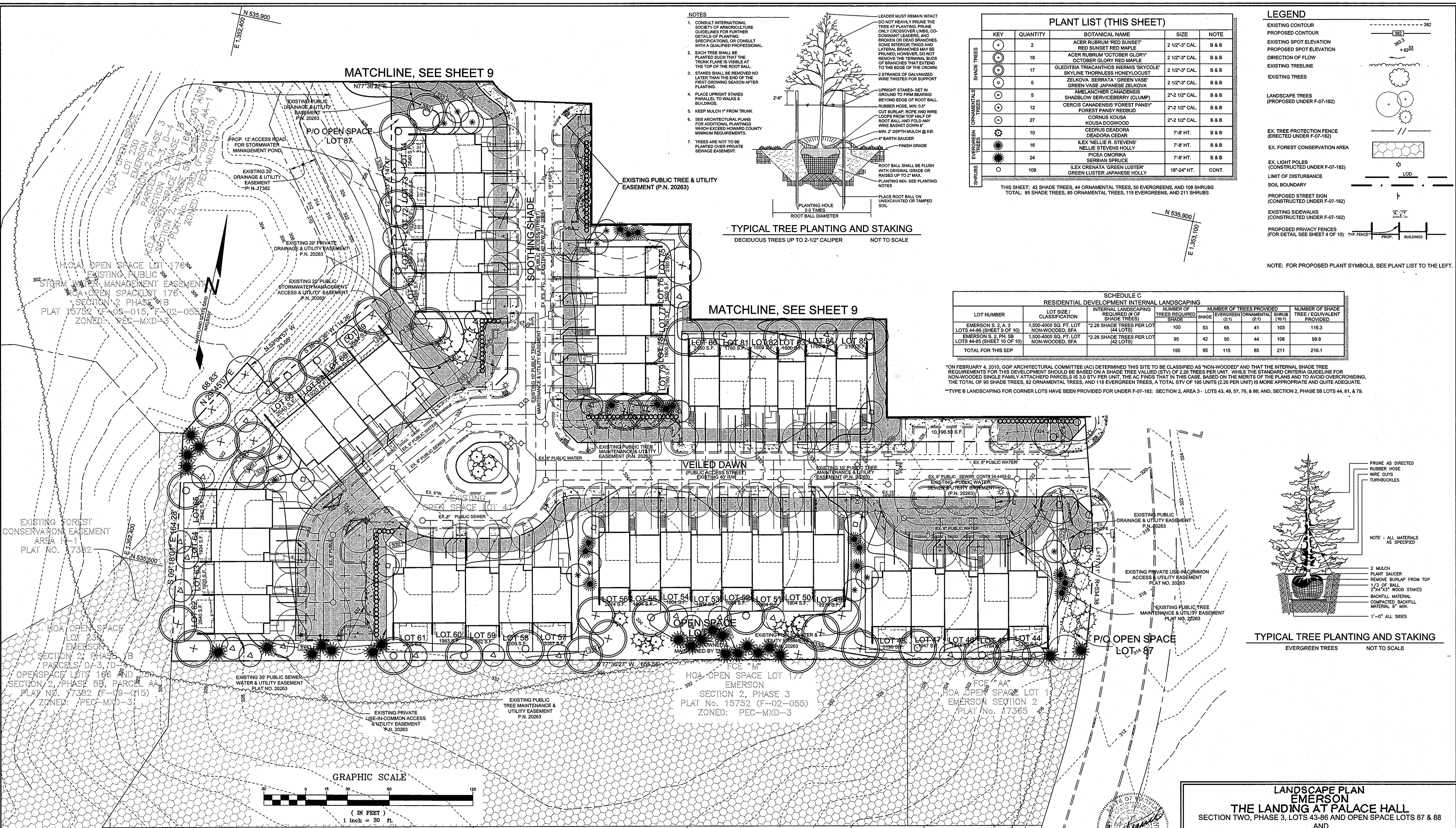
TAX MAP 47 GRID 8 PARCELS 1072 & 1073  
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

### Sill · Adcock & Associates · LLC

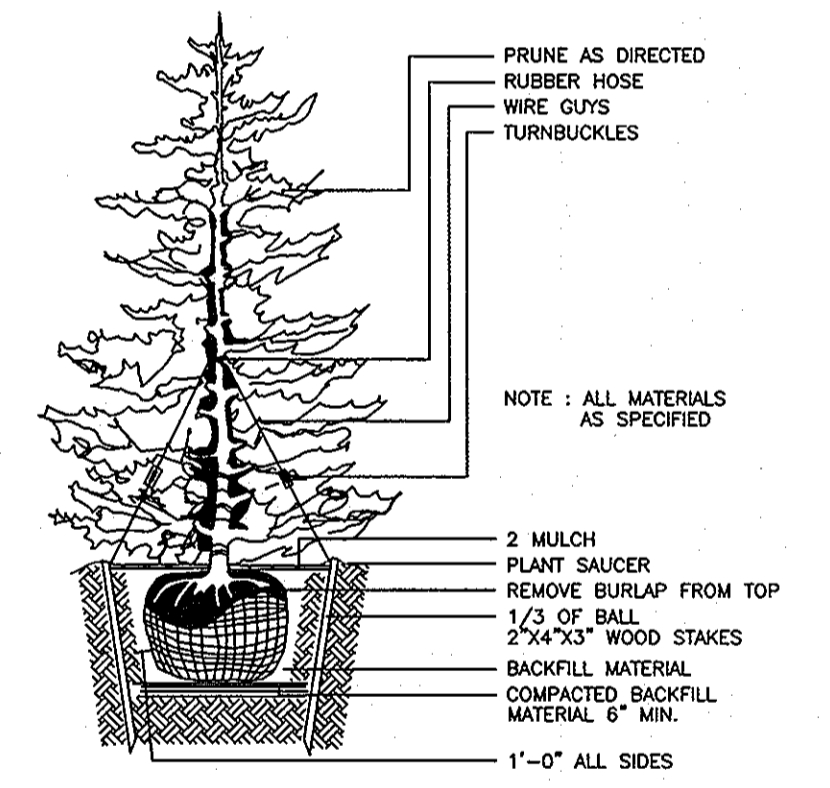
Engineers · Surveyors · Planners  
3300 North Ridge Road, Suite 160  
Ellicott City, Maryland 21043  
Phone: 443.325.7682 Fax: 443.325.7685  
Email: info@silladcock.com

DESIGN BY: DH  
DRAWN BY: DHS/JT  
CHECKED BY: PS  
SCALE: 1"=30'  
DATE: MARCH 23, 2009  
PROJECT #: 08-109  
SHEET #: 9 of 10

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 20025, EXPIRATION DATE: JUNE 20, 2011



TYPICAL TREE PLANTING AND STAKING  
DECIDUOUS TREES UP TO 2-1/2" CALIPER NOT TO SCALE



TYPICAL TREE PLANTING AND STAKING  
EVERGREEN TREES NOT TO SCALE

PLANT LIST (THIS SHEET)				
KEY	QUANTITY	BOTANICAL NAME	SIZE	NOTE
(Symbol)	2	ACER RUBRUM 'RED SUNSET'	2 1/2"-3" CAL.	B & B
(Symbol)	18	ACER RUBRUM 'OCTOBER GLORY'	2 1/2"-3" CAL.	B & B
(Symbol)	17	GLEDTISIA TRIACANTHOS 'INERMIS SKYCOLE'	2 1/2"-3" CAL.	B & B
(Symbol)	5	ZELKOVA 'SERRATA' 'GREEN VASE'	2 1/2"-3" CAL.	B & B
(Symbol)	12	SHADBLAW SERVICEBERRY (CLUMP)	2'-2 1/2" CAL.	B & B
(Symbol)	27	CORNUS KOUSA	2'-2 1/2" CAL.	B & B
(Symbol)	10	CEDRUS DEODORA	7'-8" HT.	B & B
(Symbol)	16	ILEX 'NELLIE R. STEVENS'	7'-8" HT.	B & B
(Symbol)	24	PICEA OMOIORA	7'-8" HT.	B & B
(Symbol)	108	ILEX 'CRENATA' 'GREEN LUSTER'	18"-24" HT.	CONT.

THIS SHEET: 43 SHADE TREES, 44 ORNAMENTAL TREES, 50 EVERGREENS, AND 108 SHRUBS  
TOTAL: 95 SHADE TREES, 85 ORNAMENTAL TREES, 115 EVERGREENS, AND 211 SHRUBS

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING						
LOT NUMBER	LOT SIZE / CLASSIFICATION	INTERNAL LANDSCAPING REQUIRED (W OF SHADE TREES)	NUMBER OF TREES REQUIRED	SHADE	EVERGREEN	ORNAMENTAL
EMERSON S. 2, A, 3 LOTS 44-88 (SHEET 9 OF 10)	1,500-4000 SQ. FT. LOT NON-WOODED, SFA	*2.26 SHADE TREES PER LOT (44 LOTS)	100	53	65	41
EMERSON S. 2, PH 5B LOTS 44-85 (SHEET 10 OF 10)	1,500-4000 SQ. FT. LOT NON-WOODED, SFA	*2.26 SHADE TREES PER LOT (42 LOTS)	95	42	50	44
TOTAL FOR THIS SDP			195	95	115	85

\*ON FEBRUARY 4, 2010, GQP ARCHITECTURAL COMMITTEE (AC) DETERMINED THIS SITE TO BE CLASSIFIED AS "NON-WOODED" AND THAT THE INTERNAL SHADE TREE REQUIREMENTS FOR THIS DEVELOPMENT SHOULD BE BASED ON A SHADE TREE VALUED (STV) OF 2.26 TREES PER UNIT. WHILE THE STANDARD CRITERIA GUIDELINE FOR NON-WOODED SINGLE FAMILY ATTACHED PARCELS IS 3.0 STV PER UNIT, IN THIS CASE, BASED ON THE MERITS OF THE PLANS AND TO AVOID OVERCROWDING, THE TOTAL OF 95 SHADE TREES, 82 ORNAMENTAL TREES, AND 115 EVERGREEN TREES, A TOTAL STV OF 195 UNITS (2.26 PER UNIT) IS MORE APPROPRIATE AND QUITE ADEQUATE. \*\*TYPE B LANDSCAPING FOR CORNER LOTS HAVE BEEN PROVIDED FOR UNDER F-07-182: SECTION 2, AREA 3 - LOTS 43, 49, 57, 76, & 86; AND, SECTION 2, PHASE 5B LOTS 44, 61, & 79.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 [Signature]  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE: 3/26/10

BUILDER'S CERTIFICATE  
 I 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 FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE(1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.  
 [Signature]  
 DATE: 3-22-10

LANDSCAPE NOTES  
 1. AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPING MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS 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 APPLICABLE PLANS AND CERTIFICATES.  
 2. THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BEMS, 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.  
 3. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE, THE LANDSCAPE MANUAL, AND THE DEVELOPMENT CRITERIA APPROVED BY THE PLANNING BOARD ON JULY 1, 1999 PER CASE NO. PB-335. THE TOTAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE BUILDER'S GRADING PERMIT IN THE AMOUNT OF \$64,830 FOR THE REQUIRED 95 SHADE TREES, 85 ORNAMENTAL TREES, 115 EVERGREEN TREES, AND 211 SHRUBS. PERIMETER LANDSCAPING REQUIREMENTS FOR THIS PROJECT HAVE BEEN PROVIDED UNDER F-07-182.

CONTRACT PURCHASER  
 WILLIAMSBURG GROUP, LLC  
 5485 HARPERS FARM ROAD, SUITE 200  
 COLUMBIA, MARYLAND 21044  
 410.997.8800  
 OWNER  
 HOWARD RESEARCH & DEVELOPMENT CORP.  
 & EMERSON LAND BUSINESS TRUST  
 10275 LITTLE PATIENT PARKWAY  
 COLUMBIA, MARYLAND 21044  
 410.992.6000

NO.	REVISIONS	DATE
1	Revised Title Block	3-3-10

LANDSCAPE PLAN  
 EMERSON  
 THE LANDING AT PALACE HALL  
 SECTION TWO, PHASE 3, LOTS 43-86 AND OPEN SPACE LOTS 87 & 88  
 AND  
 SECTION TWO, PHASE 5B, LOTS 44-85 AND OPEN SPACE LOTS 43, 86, & 87  
 TAX MAP 47 GRID 8  
 6TH ELECTION DISTRICT  
 PARCELS 1072 & 1073  
 HOWARD COUNTY, MARYLAND

Sill · Adcock & Associates · LLC  
 Engineers · Surveyors · Planners  
 3300 North Ridge Road, Suite 160  
 Ellicott City, Maryland 21043  
 Phone: 443.325.7682 Fax: 443.325.7685  
 Email: info@silland.com

DESIGN BY: DH  
 DRAWN BY: DHS/JT  
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