

**GENERAL NOTES**

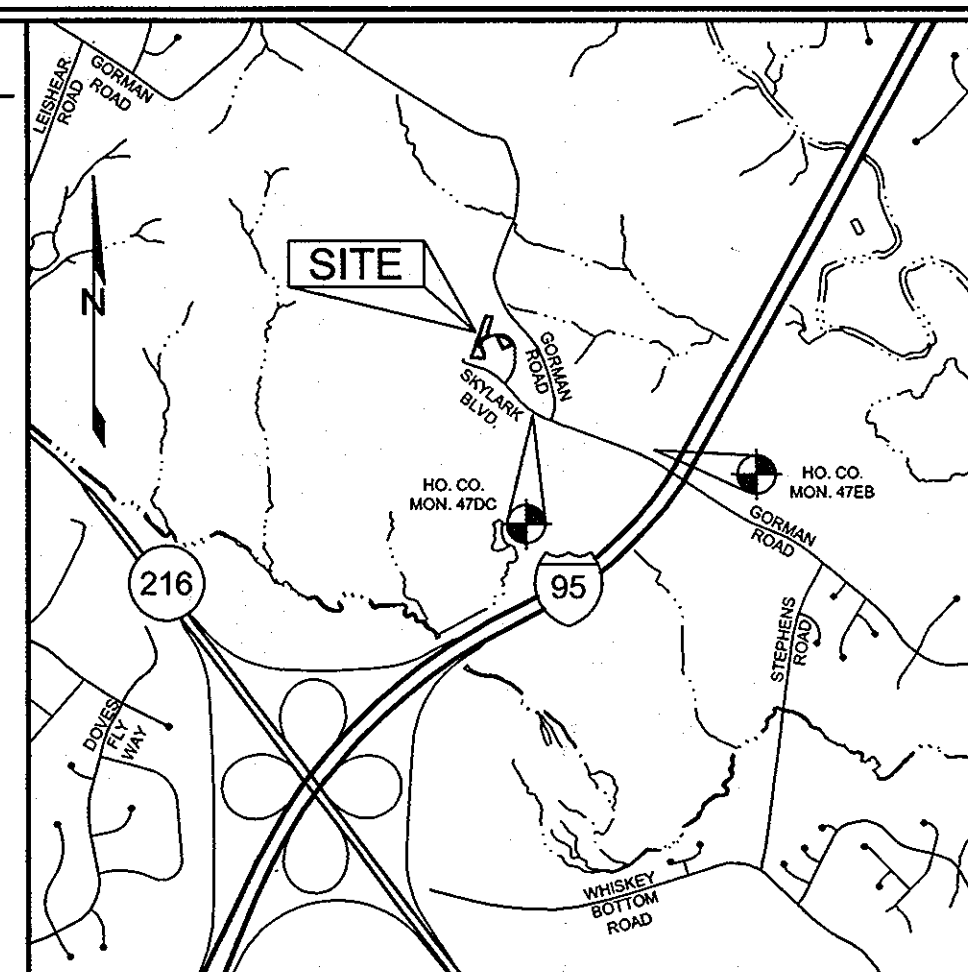
- THIS PROPERTY IS ZONED R-3C PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 07/28/06.
- GROSS AREA OF PROPERTY = 1.4226 AC.
- THIS PROPERTY IS IN THE METROPOLITAN DISTRICT AND IS ZONED R-3C.
- PUBLIC WATER AND PUBLIC SEWER WILL BE USED WITHIN THIS SITE.
- 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 410.531.5533  
BGE(CONTRACTOR SERVICES) 410.850.4620  
BGE(UNDERGROUND DAMAGE CONTROL) 410.787.9088  
MISS UTILITY 800.257.7777  
COLONIAL PIPELINE COMPANY 410.755.1390  
HOWARD COUNTY, DEPT. OF PUBLIC WORKS, BUREAU OF UTILITIES 410.313.4900  
HOWARD COUNTY HEALTH DEPARTMENT 410.313.2640  
AT&T 800.252.1133  
VERIZON 800.743.0033/410.224.9210
- PREVIOUS HOWARD COUNTY FILE NUMBERS: SP-06-023; WP-07-057; WP-08-045; F-08-137; F-09-030; CONTRACT #04-4387-D; SDP-11-08
- THE BOUNDARY SHOWN HEREON WAS PREPARED BY DEMARIO DESIGN CONSULTANTS, INC. IN MARCH, 2006, AND TAKEN FROM F-08-137.
- THE TOPOGRAPHY SHOWN HEREON IS TAKEN FROM ROAD CONSTRUCTION PLANS F-08-137. EXISTING HOUSE BOXES AND GRADING SHOWN ON ADJACENT LOTS ARE FROM SDP-11-08.
- THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAYS, PAVING OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- 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.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY IN ADDITION TO MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE PROJECT IS IN CONFORMANCE WITH THE CURRENT HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- 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 CONSTRUCTION ACTIVITIES 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.
- ALL HOPE PIPE SPECIFICATION AND INSTALLATION SHALL MEET AASHTO M-252 TYPE S, M-294 TYPE S AND ASTM D2321, RESPECTIVELY.
- 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 (SEE DETAIL, THIS SHEET). GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOIL TEST, PRIOR TO CONSTRUCTION.
- ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING NECESSARY FEES.
- ALL TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED ON THE STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS 47EB AND 47DC WERE USED FOR THIS PROJECT.
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 10 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.
- 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:  
a) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);  
b) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);  
c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;  
d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING);  
e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;  
f) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- DRIVEWAY ENTRANCES TO BE PER HOWARD COUNTY STANDARD DETAIL R-6.03 FOR LOTS 18 & 19 AND 9 AND HOWARD COUNTY STANDARD DETAIL R-6.05 FOR LOTS 17 & 15 AND USE-IN-COMMON DRIVEWAY SERVING LOTS 14 THRU 16.
- SEWER HOUSE CONNECTION (SHC) TO BE AT 2.0% UNLESS OTHERWISE NOTED. CLEANOUTS ARE TO BE PROVIDED AT ALL BENDS.
- THERE ARE NO WETLANDS, FLOODPLAINS, HISTORIC RESOURCES OR CEMETERIES WITHIN THE PROJECT BOUNDARY. OFF-SITE GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND CONSTRUCTION IN THESE AREAS IS PROHIBITED UNLESS APPLICABLE WAIVERS HAVE BEEN APPROVED.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- PERIMETER LANDSCAPING HAS BEEN PROVIDED UNDER F-08-137.
- THE FOREST CONSERVATION OBLIGATION FOR THIS PROJECT HAS BEEN PROVIDED FOR UNDER F-08-137.
- THE STORMWATER MANAGEMENT REQUIREMENTS FOR THIS PROJECT HAVE BEEN PROVIDED FOR UNDER F-08-137.
- OPEN SPACE REQUIREMENTS HAVE BEEN PROVIDED FOR UNDER F-08-137.
- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MDE MANUAL. IT WAS DETERMINED THAT THIS PROJECT MET THE CRITERIA FOR IMPLEMENTATION OF THE 2000 DESIGN CRITERIA AND GRANTED A WAIVER. PRELIMINARY PLAN (SP-06-023) WAS APPROVED ON APRIL 11, 2007, AND FINAL PLAN (F-08-137) WAS APPROVED ON OCTOBER 17, 2008. THIS PLAN IS SUBJECT TO THE EXPIRATION OF THIS WAIVER UNLESS ALL STORMWATER MANAGEMENT IS CONSTRUCTED BY MAY 4, 2017.
- A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY FOR THE FLAG LOTS 14, 15, & 16 DRIVEWAYS SHALL BE FABRICATED AND INSTALLED BY THE HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPER'S/OWNER'S EXPENSE. CONTACT THE HOWARD COUNTY TRAFFIC DIVISION AT 410-313-2430 FOR DETAILS AND COST ESTIMATES.

**SEWER CONNECTION CHART**

LOT	INV. AT RW	INV. AT HOUSE
9	344.06	344.44
14	338.45	338.71
15	337.97	338.27
16	337.68	337.68
17	342.20	342.76
18	346.91	347.65
19	346.20	346.70

**LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREES TO REMAIN
- EXISTING STREET LIGHT (PER F-08-137)
- PROPOSED 4" SEWER HOUSE CONNECTION
- PROPOSED 1" WATER HOUSE CONNECTION
- EXISTING LANDSCAPING (PER F-08-137)
- EXISTING STREET TREES (PER F-08-137)
- EXISTING FOREST CONSERVATION EASEMENT
- EXISTING EASEMENTS



HOWARD COUNTY, MARYLAND ADC® MAP 5053, GRID D8  
**VICINITY MAP**  
SCALE: 1"=200'

**BENCHMARKS**

NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
47EB	536,212.7456	1,354,833.6403	354.296	27' SOUTH EAST OF GAE POLE #6682 98.2' SOUTH WEST OF GAE POLE #6036
47DC	536,615.0157	1,353,679.1228	343.249	15.2' WEST OF FHLGONS SPOYARK BLVD 200' WEST OF THE INTER. AT GORMAN AND SPOYARK

**SITE ANALYSIS DATA CHART**

TOTAL PROJECT AREA	AREA OF SUBMISSION	DISTURBED AREA	PRESENT ZONING
1.4226 AC±	1.4226 AC±	1.44 AC	R-3C
PROPOSED USE	FLOOR SPACE PER USE	TOTAL UNITS ALLOWED	TOTAL UNITS PROPOSED
SFD	N/A	7	7
MAX. # EMPLOYEES/TENANTS	PARKING SPACES REQ.	PARKING SPACES PROV.	HC SPACES PROVIDED
N/A	14	14	N/A
OPEN SPACE REQUIRED	OPEN SPACE PROVIDED	REC. O.S. REQUIRED	REC. O.S. PROVIDED
N/A	N/A	N/A	N/A
BUILDING COVERAGE	FLOOR AREA RATIO	DPZ FILE REFERENCES	SEE GENERAL NOTE #6
N/A	N/A		

**PERMIT INFORMATION CHART**

SUBDIVISION NAME		SECTION / AREA	PARCEL #		
THE GROVE AT EMERSON		N/A	5		
PLAT	GRID #	ZONING	TAX MAP #	ELECT. DIS.	CENSUS TRACT
PHASE 1: 21302 & 21303 PHASE 2: 21385 & 21386	8	R-3C	47	6TH	6088.02

**ADDRESS CHART**

LOT	STREET ADDRESS
9	9831 SHADED DAY
14	9848 SHADED DAY
15	9852 SHADED DAY
16	9856 SHADED DAY
17	9860 SHADED DAY
18	9865 SHADED DAY
19	9861 SHADED DAY

**SHEET INDEX**

SHEET NO.	DESCRIPTION
1	SITE DEVELOPMENT PLAN
2	HOUSE MODEL TEMPLATES
3	SEDIMENT AND EROSION CONTROL PLAN
4	SEDIMENT & EROSION CONTROL NOTES & DETAILS

**OWNER**

HOWARD RESEARCH & DEVELOPMENT CORP.  
& EMERSON LAND BUSINESS TRUST  
10275 LITTLE PATUXENT PARKWAY  
COLUMBIA, MARYLAND 21044  
410.992.6200

**DEVELOPER**

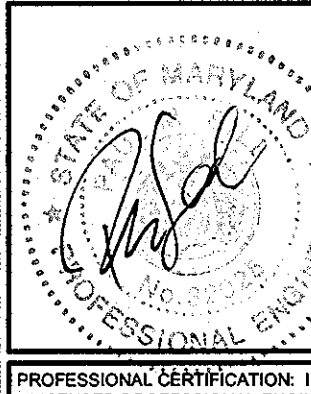
WILLIAMSBURG GROUP, LLC  
C/O ROBERT CORBETT  
5485 HARPERS FARM ROAD, SUITE 200  
COLUMBIA, MD 21044  
410.997.8500

**SITE DEVELOPMENT PLAN**

**THE GROVE AT EMERSON**

LOTS 14 THRU 19 PHASE 2 AND LOT 9 PHASE 1  
SINGLE FAMILY DETACHED HOMES

TAX MAP 47 GRID 8 PARCEL 5  
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: DH  
CHECKED BY: PS  
SCALE: AS SHOWN  
DATE: JUNE 1, 2011  
PROJECT #: 10-054  
SHEET #: 1 of 4

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. 33026, EXPIRATION DATE: JUNE 30, 2011

WINTER SUN ROAD (50' R/W)

GORMAN ROAD  
MINOR COLLECTOR  
SCENIC ROAD

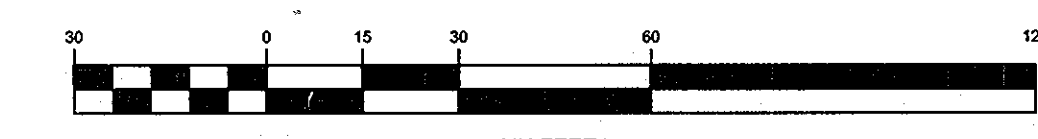
SKYLARK BLVD  
(MAJOR COLLECTOR 60' R/W)

SHADED DAY  
PUBLIC ACCESS STREET 40' R/W

OPEN SPACE LOT 10  
TO BE DEDICATED TO THE  
HOMEOWNERS ASSOCIATION  
THE GROVE AT EMERSON  
PHASE 1 PLAT NO. 21303  
ZONED: R-3C

**PLAN VIEW**  
SCALE: 1"=30'

**GRAPHIC SCALE**



**PAVING SECTIONS**

SEC. NO.	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)					
		3 TO <5	5 TO <7	7 TO <9	9 TO <15	15 TO <27	27 TO <45
	PAVEMENT MATERIAL (INCHES)	MIN HMA WITH GAB	HMA WITH CONSTANT GAB				
	HMA SUPERPAVE FINAL SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)	1.5	1.5	1.5	1.5	1.5	1.5
	HMA SUPERPAVE INTERMEDIATE SURFACE (NA)	N/A	N/A	N/A	N/A	N/A	N/A
	HMA SUPERPAVE BASE 19.0 MM, PG 64-22, LEVEL 1 (ESAL)	2.0	2.0	2.0	3.5	3.0	2.5
	GRADED AGGREGATE BASE (GAB)	8.5	7.0	5.0	4.0	4.0	4.0

- NOTES:**
- HEAVY TRUCKS ARE DEFINED AS THOSE WITH SIX (6) WHEELS OR MORE INCLUDING GARAGE TRUCKS.
  - HMA SUPERPAVE LAYERS SHALL BE PLACED IN APPROPRIATE COMPACTED LIFT THICKNESS: 1.5" MIN TO 2.0" MAX, 1.5" MIN TO 2.0" MAX, 12.5 MM SURFACE (1.5" MIN TO 3.0" MAX), AND 9.5 MM SURFACE (1.0" MIN TO 2.0" MAX).
  - GRADED AGGREGATE BASE (GAB) TO BE PLACED AND COMPACTED IN 6" MAX COMPACTED THICKNESS LAYERS.
  - 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.
  - IN LIEU OF PLACING THE INTERMEDIATE SURFACE COURSE LAYER FOR COMMERCIAL / INDUSTRIAL ENTRANCE APPROXS 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.
  - THE CONSTRUCTION DRAWINGS SHALL SHOW THE PAVING SECTION, ROAD CLASSIFICATION AND CBR VALUE FOR EACH ROADWAY.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DATE: 6/23/11  
DATE: 7/05/11  
DATE: 7/6/11

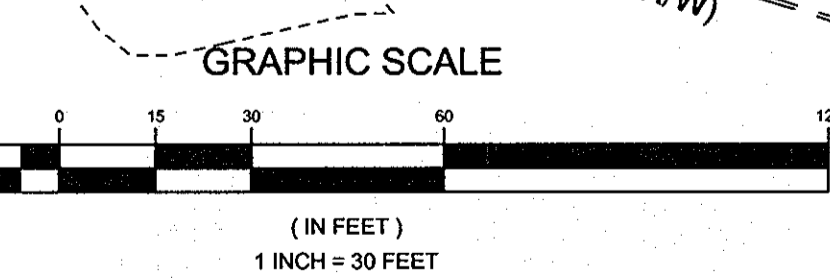
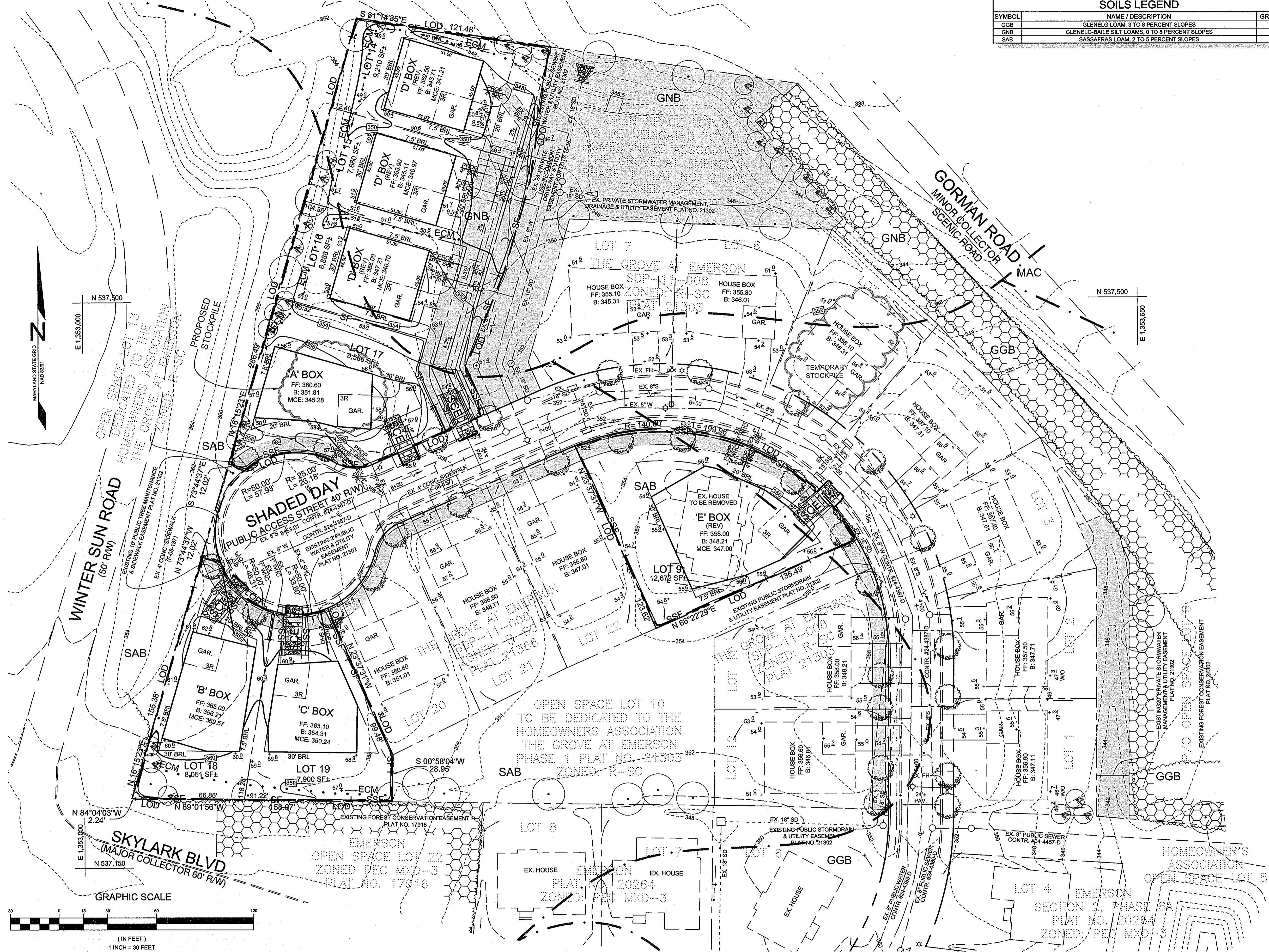
NO.	DESCRIPTION	DATE
2	REV. LOT 14 TO CHURCHILL ELEV. 3	MAR. 23, 2012
1	REV. LOT 19 TO CHURCHILL ELEV. 1	JAN. 9, 2012

**REVISIONS**



SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
GGB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B
GNS	GLENELG-SALE SILT LOAMS, 0 TO 8 PERCENT SLOPES	C
SAB	SASSAFRAS LOAM, 2 TO 5 PERCENT SLOPES	B

LEGEND	
EXISTING CONTOUR	
PROPOSED CONTOUR	
EXISTING SPOT ELEVATION	
PROPOSED SPOT ELEVATION	
DIRECTION OF FLOW	
EXISTING TREELINE	
LIGHT POLES	
STABILIZED CONSTRUCTION ENTRANCE	
SILT FENCE	
SUPER SILT FENCE	
LIMIT OF DISTURBANCE	
EROSION CONTROL MATTING	
SOIL BOUNDARY	



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

**DEVELOPER**  
 WILLIAMSBURG GROUP, LLC  
 C/O ROBERT CORBETT  
 5485 HARPERS FARM ROAD, SUITE 200  
 COLUMBIA, MD 21044  
 410.997.8800

**SEDIMENT AND EROSION CONTROL PLAN**  
**THE GROVE AT EMERSON**  
 LOTS 14 THRU 19 PHASE 2 AND LOT 9 PHASE 1  
 SINGLE FAMILY DETACHED HOMES

TAX MAP 47 GRID 8  
 6TH ELECTION DISTRICT

PARCEL 5  
 HOWARD COUNTY, MARYLAND

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Paul M. Sill* 6/23/11  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Walt Sedore* 7/10/11  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*Ronald V. Ruyge* 7/6/11  
 DIRECTOR DATE

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

*John K. Robertson* 6/16/11  
 HOWARD SCD DATE

**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."

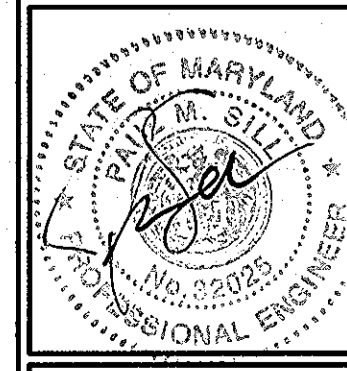
*Paul M. Sill* 6-7-11  
 SIGNATURE OF ENGINEER DATE  
 PAUL M. SILL, P.E.

**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."

*Paul M. Sill* 6-7-11  
 SIGNATURE OF DEVELOPER DATE

NO.	DESCRIPTION	DATE



**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: DH  
 CHECKED BY: PS  
 SCALE: 1"=30'  
 DATE: JUNE 1, 2011  
 PROJECT #: 10-054  
 SHEET #: 3 of 4

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. 20264, EXPIRATION DATE: JUNE 30, 2011

