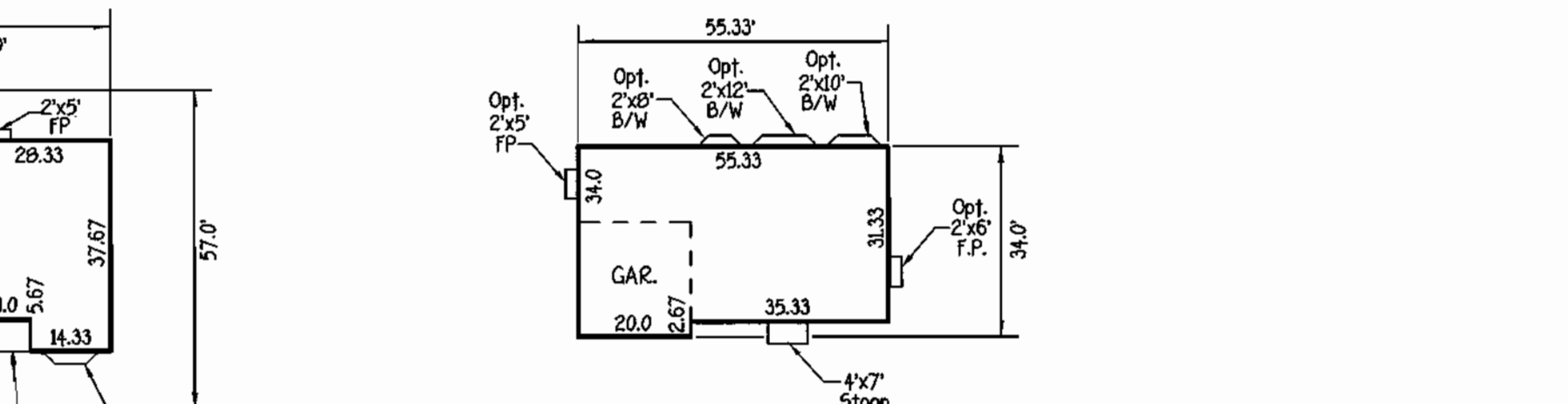
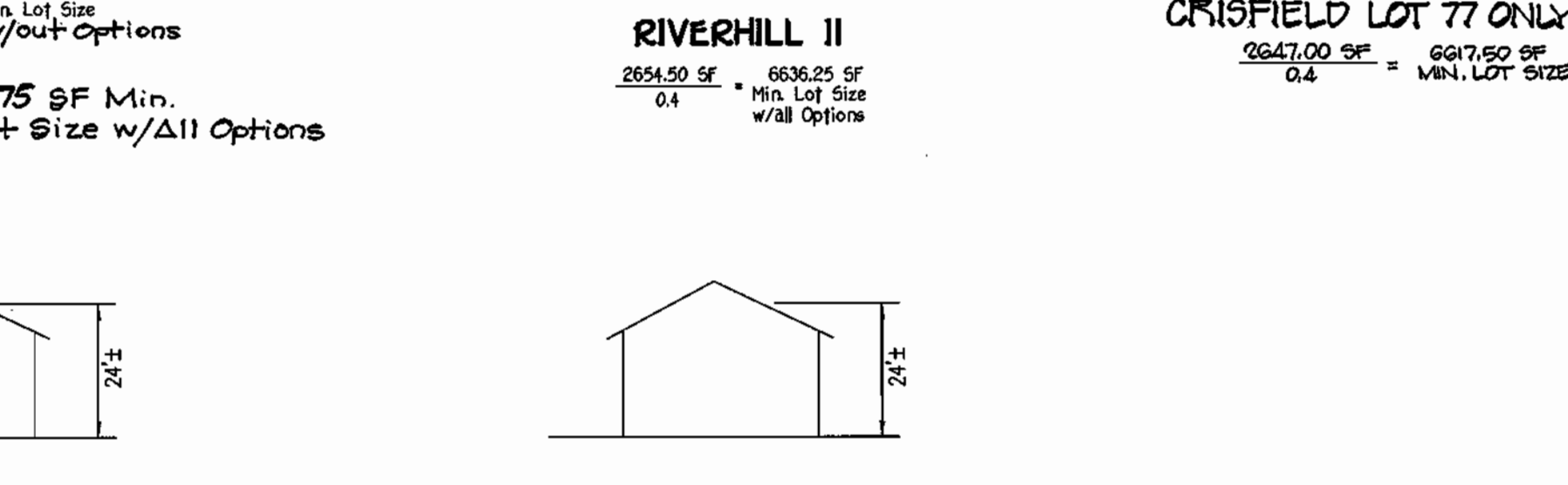


**GENERAL NOTES**

- SUBJECT PROPERTY IS ZONED PEC-MXD-3 AS GRANTED BY THE ZONING BOARD ON 9/3/98 AS CASE NO. ZB-9794
- TOTAL AREA OF SITE: 4.875 ACRES
- TOTAL NUMBER OF LOTS SUBMITTED: 19 5FD
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410)313-1800 AT LEAST 15 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.
- THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: ZB-9794, PB-339, 5-99-12, PB-359 P-00-15, WP-01-22, F-01-137, WAS CONT. 24-3966-D.
- THIS PLAN IS BASED ON A FIELD RUN UNLIMITED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE, 1999 BY DAFT MCUNE WALKER, INC.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS.
- HOWARD COUNTY MONUMENT 474 N 535063.535 E 1355431.224 HOWARD COUNTY MONUMENT 474A N 535063.639 E 1357284.010
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THIS PLAN IS FOR HOUSE SITING AND GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION.
- FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-01-137, AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 24-3966-D.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16124 OF THE HOWARD COUNTY CODE, THE LANDSCAPE MANUAL AND DEVELOPMENT CRITERIA APPROVED BY THE PLANNING BOARD 7-1-99 PER CASE NO. PB-339 AS SHOWN ON THE APPROVED ROAD CONSTRUCTION DRAWINGS FILED UNDER F-01-137.
- INTERNAL LANDSCAPING FOR LOTS 5,6,74-83,127-130,141,148 & 149 SHALL BE PROVIDED IN ACCORDANCE WITH DEVELOPMENT CRITERIA APPROVED BY THE PLANNING BOARD ON 7/1/99 PER CASE NO. PB-339 AND SECTION 16124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A \$1500 PER LOT SURETY SHALL BE POSTED AS PART OF THE BUILDER'S GRADING PERMIT TO COVER THE INSTALLATION OF THE (5) INTERNAL LANDSCAPING TREES REQUIRED FOR EACH OF THESE LOTS. THE TOTAL SURETY REQUIRED FOR THE 19 LOTS INCLUDED IN THIS PLAN SUBMISSION IS \$28,500.
- THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 161200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY RETAINING 16.77% AND REFORESTING 5.03% ACRES AS PART OF THE OVERALL DEVELOPMENT OF EMERSON, SECTION 2. THE EXCESS 4.5 ACRES OF REFORESTATION MAY BE USED TOWARD MEETING THE OBLIGATIONS OF FUTURE PHASES OF EMERSON, SECTION 2, F-01-137.
- STORMWATER MANAGEMENT (SWM) IS BEING TREATED ON THIS SITE BY SWM PONDS AND SWM CREDITS IN ACCORDANCE WITH THE 2000 MARYLAND DEPARTMENT OF THE REGULATIONS AND F-01-137. THERE ARE TWO WET PONDS DESIGNED FOR THIS PORTION OF THE PROJECT, EACH OF WHICH ADDRESSES WATER QUANTITY AND QUALITY REQUIREMENTS. THE WET VOLUMES REPRESENTING QUALITY THESE PONDS ARE TO BE PUBLICLY MAINTAINED BY HOWARD COUNTY, MARYLAND. WATER QUANTITY, QUALITY AND RECHARGE VOLUMES ARE ADDRESSED BY SWM CREDITS THAT TREAT RUNOFF NON-STRUCTURALLY. THESE CREDITS INCLUDE NATURAL AREA PRESERVATION AREAS, DISCONNECTION OF ROOFING RUNOFF, SHEET FLOW TO BUFFER AREAS AND GRASS SWALES. SWM POND IV IS A RETROFIT OF AN EXISTING POND (BELONGING TO EASTERN MIDDLE SCHOOL) AND WILL ADDRESS SWM QUANTITY AND QUALITY. THE LATTER IN THE FORM OF EXTENDED DETENTION.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO HW. CODES MANUAL VOL. IV DETAILS R.6.03 & R.6.05.
- OPEN SPACE REQUIREMENTS FOR THESE LOTS HAVE BEEN PROVIDED UNDER F-01-137.
- MINIMUM BUILDING RESTRICTION SETBACKS FROM PROPERTY LINES AND PUBLIC ROAD RIGHTS-OF-WAY ARE TO BE IN ACCORDANCE WITH THE DEVELOPMENT CRITERIA APPROVED WITH THE COMPREHENSIVE SKETCH PLAN 5-99-12 AND THE DECISION AND ORDER FOR PB-339 APPROVED ON JULY 1, 1999.
- THE MINIMUM SETBACKS FOR STRUCTURES SHALL BE AS FOLLOWS:  
FRONT SETBACK 15' FROM THE RIGHT-OF-WAY TO THE HOUSE OR GARAGE.  
SIDE SETBACK 5' TO THE PROPERTY LINE WITH A MINIMUM OF 15' BETWEEN STRUCTURES  
REAR SETBACK 10' FROM THE PROPERTY LINE TO AN OPEN DECK  
20' FROM THE PROPERTY LINE TO THE HOUSE
- ANY DEVIATION FROM THESE SETBACK REQUIREMENTS WILL REQUIRE SITE DEVELOPMENT PLAN APPROVAL BY THE HOWARD COUNTY PLANNING BOARD.
- LOT COVERAGE BY BUILDINGS WITHIN SINGLE FAMILY DETACHED LAND USE AREAS SHALL NOT EXCEED 40%. NO LIMITATION IS IMPOSED UPON THE AREA USED FOR SIDEWALKS, PAVED PARKING AREAS, PATIOS, DECKS, LANDSCAPING AND SIMILAR MINOR STRUCTURE.
- AS A CONSEQUENCE OF THIS SUBMISSION, ON JULY 8, 2002, THIS S.D.P. IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- IN ACCORDANCE WITH SECTION 12B OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 15' 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 SETBACKS. THE 15' MINIMUM DISTANCE BETWEEN STRUCTURES DOES NOT APPLY TO THOSE REFERENCED FEATURES NOR BETWEEN OPEN DECKS AND A DWELLING STRUCTURE OR ANOTHER DECK. AS AN ADVISORY, THE 15' DISTANCE DOES APPLY TO THE SECOND STORY OVERHANG.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:  
A) WIDTH 12' (14' IF SERVING MORE THAN ONE RESIDENCE)  
B) SURFACE (P-U) STANDARD PAVING  
C) GEOMETRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.  
D) STRUCTURES (BRIDGES/CULVERTS) CAPABLE OF SUPPORTING 25 GROSS TONS (WES-LOADING)  
E) DRAINAGE ELEMENTS CAPABLE OF SAFETY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.  
F) STRUCTURE CLEARANCES MINIMUM 12 FEET  
G) MAINTENANCE SUFFICIENT TO INSURE ALL WEATHER USE.
- FIELD CHECK ALL SEWER HOUSE CONNECTIONS AT THE PROPERTY LINE PRIOR TO CONSTRUCTION.



**ADDRESS CHART**

LOT NUMBER	STREET ADDRESS
5	10016 FALL RAIN DRIVE
6	10020 FALL RAIN DRIVE
74	10217 DEEP SKIES DRIVE
75	10213 DEEP SKIES DRIVE
76	10209 DEEP SKIES DRIVE
77	10205 DEEP SKIES DRIVE
78	10201 DEEP SKIES DRIVE
79	10197 DEEP SKIES DRIVE
80	10193 DEEP SKIES DRIVE
81	10189 DEEP SKIES DRIVE
82	10185 DEEP SKIES DRIVE
83	10181 DEEP SKIES DRIVE
127	10004 ROLLING RIVER RUN
128	10008 ROLLING RIVER RUN
129	10012 ROLLING RIVER RUN
130	10016 ROLLING RIVER RUN
141	10019 ROLLING RIVER RUN
148	10136 DEEP SKIES DRIVE
149	10132 DEEP SKIES DRIVE

**MINIMUM LOT AREA TABLE**

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM AREA
75	0.278 AC.	0.014 AC.	0.264 AC.
76	0.304 AC.	0.030 AC.	0.274 AC.
77	0.338 AC.	0.011 AC.	0.327 AC.
80	0.297 AC.	0.038 AC.	0.259 AC.
83	0.267 AC.	0.023 AC.	0.244 AC.

**INDEX CHART**

SHEET	DESCRIPTION
SHEET 1	TITLE SHEET, HOUSE TYPES, TEMPLATES
SHEET 2	SITE DEVELOPMENT, SEDIMENT/EROSION CONTROL PLAN, LOTS 5 & 6 & LANDSCAPE NOTES & DETAILS
SHEET 3	SITE DEVELOPMENT PLAN, LOTS 74-83
SHEET 4	SITE DEVELOPMENT PLAN, LOTS 127-130,141,148 & 149
SHEET 5	SEDIMENT/EROSION CONTROL PLAN, LOTS 74-83
SHEET 6	SEDIMENT/EROSION CONTROL PLAN, 127-130,141,148 & 149
SHEET 7	SEDIMENT/EROSION CONTROL NOTES & DETAILS

**LEGEND**

SYMBOL	DESCRIPTION
- - - -	EXISTING CONTOUR 2' INTERVAL
+362.2	SPOT ELEVATION
-SF - SF	SILT FENCE
-SSF - SSF	SUPER SILT FENCE
ED-AL	EARTH DIKE
PROPOSED WALKOUT	PROPOSED WALKOUT
ECM	EROSION CONTROL MATTING
---	EXISTING TREE LINE
L.O.D.	LIMIT OF DISTURBANCE
○	EXISTING STREET TREE TAKEN FROM F-01-137

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PKWY  
 ELICOTT CITY, MARYLAND 21042  
 410-441-3959

**REVISIONS**

NO.	REVISION	DATE
5	ADD CRISFIELD & SOMERSET HOUSE TYPES	6/19/02
4	ADD 4.0' EXT LRC RIVERHILL HSE. TYPICAL	4/1/02
3	REV. CRISFIELD & RIVERHILL HSE. TYPICALS	3/5/02
2	REV. MILLWOOD HSE. TYPICAL	2/14/02
1	REV. RIVERHILL HSE. TYPE	10/21/01



**ENGINEER'S 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 and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

Signature of Engineer: *Earl D. Collins* Date: 8-16-02

**BUILDER/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 any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.

Signature of Developer: *Harry Dowie* Date: 8-16-02

Reviewed for HOWARD SCD and meets Technical Requirements.

Signature: *Jim Meyer* Date: 8/21/02  
 Signature: *John K. Robinson* Date: 8/21/02

**OWNER**  
 THE HOWARD RESEARCH & DEVELOPMENT CORP.  
 10275 LITTLE PATUXENT PARKWAY  
 COLUMBIA, MARYLAND 21044  
 410-992-6000

**BUILDER/DEVELOPER**  
 NU-HOMES  
 10630 LITTLE PATUXENT PARKWAY  
 COLUMBIA, MARYLAND 21044  
 410-730-2100

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: *Carole Hammett* Date: 8/25/02  
 Signature: *[Signature]* Date: 8/25/02  
 Signature: *[Signature]* Date: 8/30/02

**PROJECT**  
 EMERSON

**SECTION**  
 2/1B

**LOTS NO.**  
 5, 6, 74-83, 127-130, 141, 148 & 149

**PLAT**  
 15205  
 15206  
 15207

**BLOCK NO.**  
 8 & 9

**ZONE**  
 PEC-MXD-3

**TAX/ZONE**  
 47

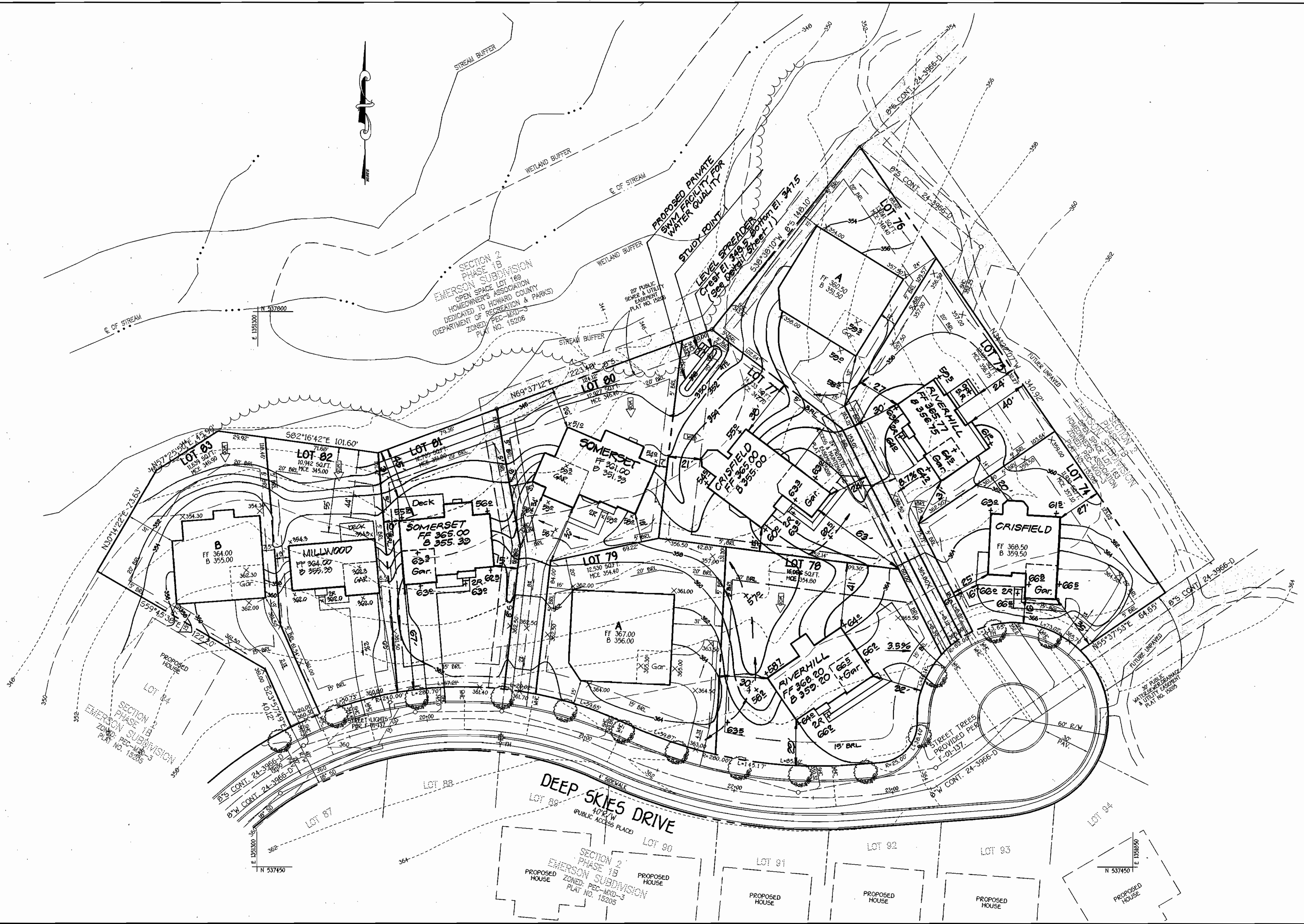
**ELEC. DIST.**  
 6

**CENSUS TR.**  
 6068.02

**WATER CODE**  
 E-15

**SEWER CODE**  
 7640000

**TITLE SHEET**  
 SINGLE FAMILY DETACHED  
**EMERSON**  
 SECTION 2 PHASE 1B  
 LOTS 5,6,74-83,127-130,141,148 & 149  
 TAX MAP NO: 47 PARCEL: 3 & 837 GRID B  
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 30' DATE: JUNE, 2002  
 SHEET 1 OF 7



NO.	REVISION	DATE
5	Add 4' Ext to LRC lot 76	4-1-03
4	Rev. hse. & grd. lots 74, 77, 78 and B1	3-5-03
3	Add Detail Sht. 1, Rev. hse. types	2/14/03
2	Rev. hse. & grd. lot 82 FROM P. BOX TO MILLWOOD	12-10-02
1	Rev. hse. & grd. lot 81	10-21-02



**ENGINEER'S 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 and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

*Earl D. Collins*  
 Signature of Engineer  
 EARL D. COLLINS  
 8-16-02  
 Date

**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 any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.

*Harry Bowie*  
 Signature of Developer  
 HARRY BOWIE  
 8-16-02  
 Date

Reviewed for HOWARD and meets Technical Requirements.

*Jim Meyer* 8/24/02  
 U.S. Natural Resources Conservation Service  
 District Chief

*John R. Robinson* 8/21/02  
 HOWARD SOIL CONSERVATION DISTRICT  
 District Chief

**OWNER**  
 THE HOWARD RESEARCH & DEVELOPMENT CORP.  
 10275 LITTLE PATUXENT PARKWAY  
 COLUMBIA, MARYLAND 21044  
 410-992-6000

**BUILDER/DEVELOPER**  
 NU-HOMES  
 10630 LITTLE PATUXENT PARKWAY  
 COLUMBIA, MARYLAND 21044  
 410-730-2100

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Cindy Harter* 8/21/02  
 Chief, Division of Land Development  
 Date

*John P. ...* 8/20/02  
 Chief, Development Engineering Division  
 Date

*...* 8/19/02  
 Director - Department of Planning and Zoning  
 Date

PROJECT	SECTION	LOTS NO.
EMERSON	2/1B	5,6,74-83, 127-130,141,148 & 149
PLAT	BLOCK NO.	ZONE
15206	8 & 9	PEC-HXD-3
TAX/ZONE	ELEC. DIST.	CENSUS TR.
47	6	6068.02
WATER CODE	SEWER CODE	
E-15	7640000	

**SITE DEVELOPMENT PLAN**

**SINGLE FAMILY DETACHED**

**EMERSON**

**SECTION 2 PHASE 1B**

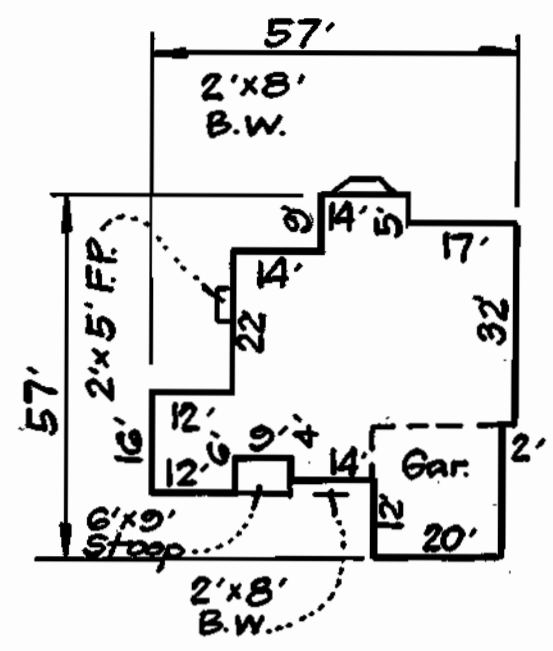
**LOTS 5,6,74-83,127-130,141,148 & 149**

TAX MAP No: 47 PARCEL: 3 & 837 GRID B  
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 30' DATE: JUNE, 2002

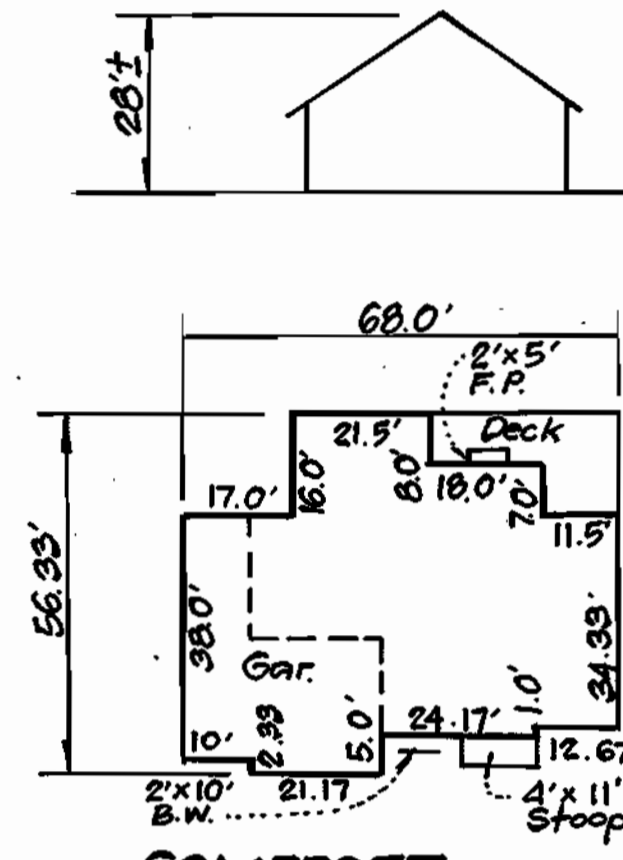
SHEET 3 OF 7

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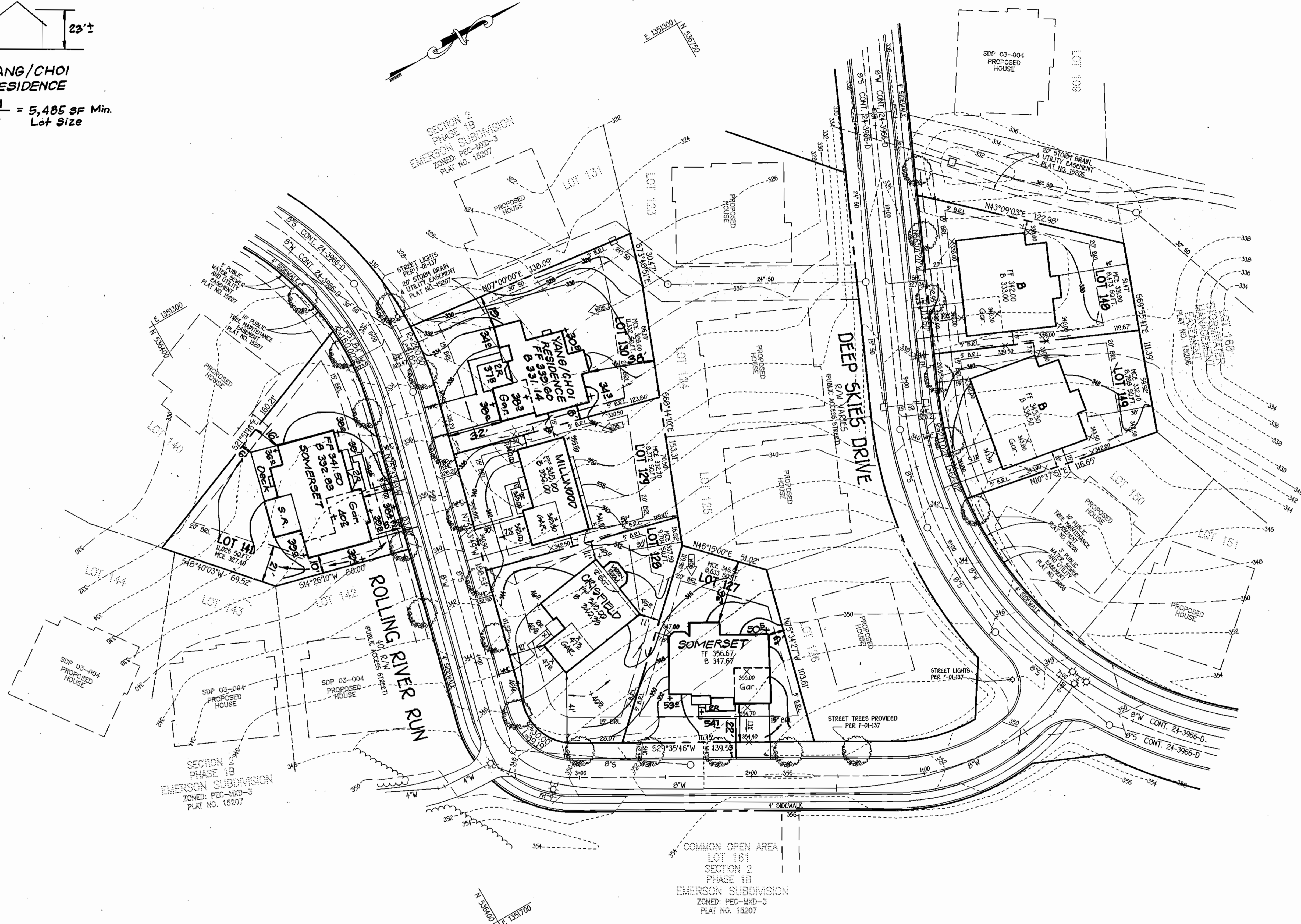
**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 DALLHOUSE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 410-481-3995



**YANG/CHOI RESIDENCE**  
 $\frac{2194}{0.4} = 5,485$  SF Min. Lot Size



**SOMERSET RFR LOT 141 ONLY**  
 $\frac{3845}{0.4} = 9,613$  SF Min. Lot Size As Shown



J:\50001\Emerson Project\141-151\141-148 & 149.dwg, 08/19/2002 09:38:12 AM

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELKLOFT CITY, MARYLAND 21042  
 410-461-2252

NO.	REVISION	DATE
5	REV. HSE. & GRD. LOT 125 FROM B TO CRISFIELD	6/20/02
4	REV. HSE. & GRD. LOT 141 Add Hse. typical	4-2-02
3	REV. HSE. & GRD. LOT 127	3-18-02
2	REV. HSE. & GRD. LOT 125 FROM B BOX TO MILLWOOD	2/14/02
1	REV. HSE. & GRD. LOT 130, Add Hse. typ.	10-25-02



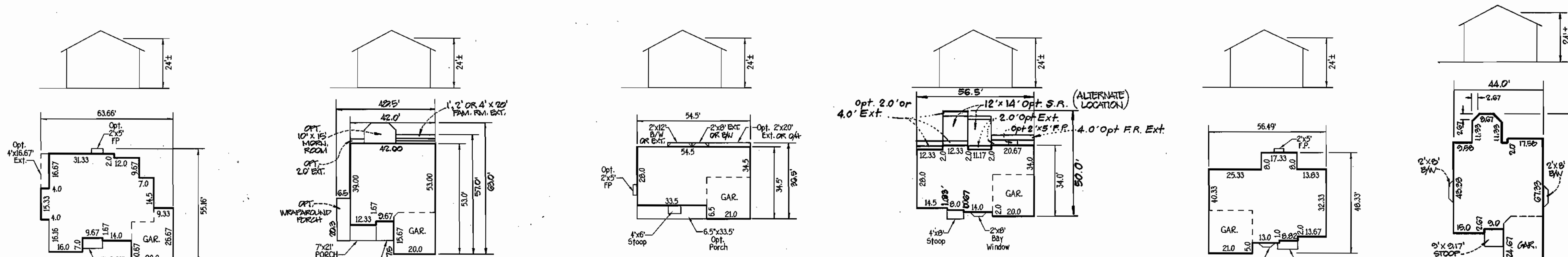
**ENGINEER'S CERTIFICATE**  
 I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.  
 Signature of Engineer: *Earl D. Collins* Date: 8-16-02  
**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 any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.  
 Signature of Developer: *Harry Dowie* Date: 8-16-02

Approved for HOWARD and meets Technical Requirements.  
*Jim Meyer* 8/21/02  
*John Robertson* 8/21/02  
 U.S.D. Natural Resources Conservation Service  
 This development plan is approved for sediment and erosion control by the HOWARD SOIL CONSERVATION DISTRICT.  
 Signature of Owner: *Jim Meyer* Date: 8/21/02  
 Signature of Builder/Developer: *John Robertson* Date: 8/21/02

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Cindy Hamilton* 8/28/02  
 Chief, Division of Land Development  
*Chris Dammeyer* 8/26/02  
 Chief, Development Engineering Division  
*James Kulla* 8/30/02  
 Director - Department of Planning and Zoning

PROJECT	SECTION	LOTS NO.
EMERSON	2/1B	5,674-83, 127-130, 141, 148 & 149
PLAT	BLOCK NO.	ZONE
15205, 15206, 15207	8 & 9	PEC-MXD-3
TAX/ZONE	ELEC. DIST.	CENSUS TR.
47	6	6060.02
WATER CODE	SEWER CODE	
E-15	7640000	

**SITE DEVELOPMENT PLAN**  
 SINGLE FAMILY DETACHED  
**EMERSON**  
 SECTION 2 PHASE 1B  
 LOTS 5,674-83,127-130,141,148 & 149  
 TAX MAP No: 47 PARCEL: 3 & 837 GRID B  
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 30' DATE: JUNE, 2002  
 SHEET 4 OF 7



**CAMBRIDGE**  
2778.82 SF  
0.4 Min. Lot Size  
w/All Options

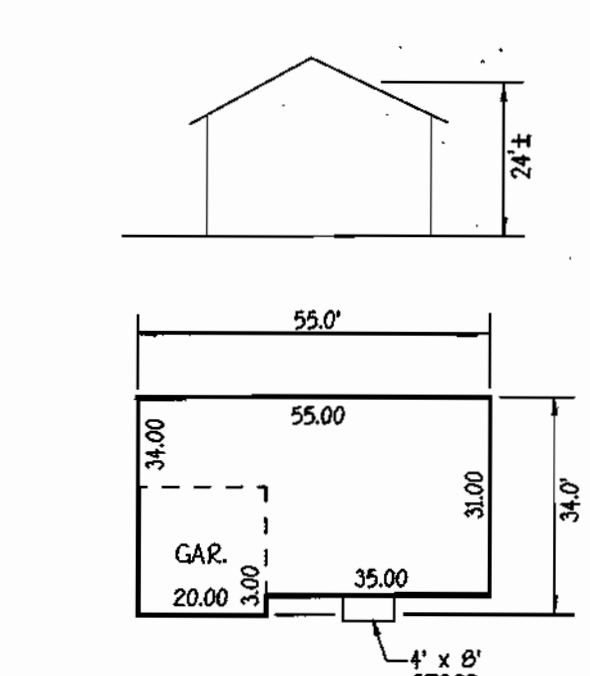
**CRISFIELD**  
2440 SF  
0.4 Min. Lot Size  
w/All Options

**MILLWOOD/MILLWOOD II**  
1921.0 SF  
0.4 Min. Lot Size  
w/All Options

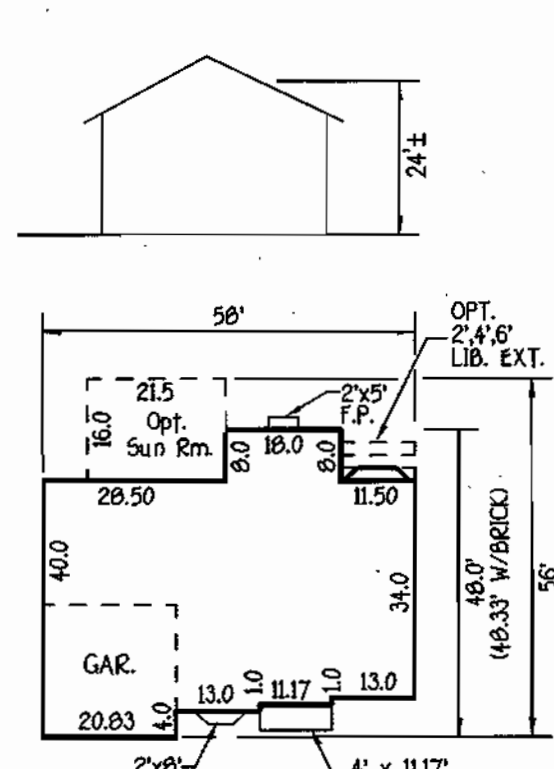
**RIVERHILL**  
1830.50 SF  
0.4 Min. Lot Size  
w/out Options

**RIVERHILL II**  
2647.00 SF  
0.4 Min. Lot Size  
w/All Options

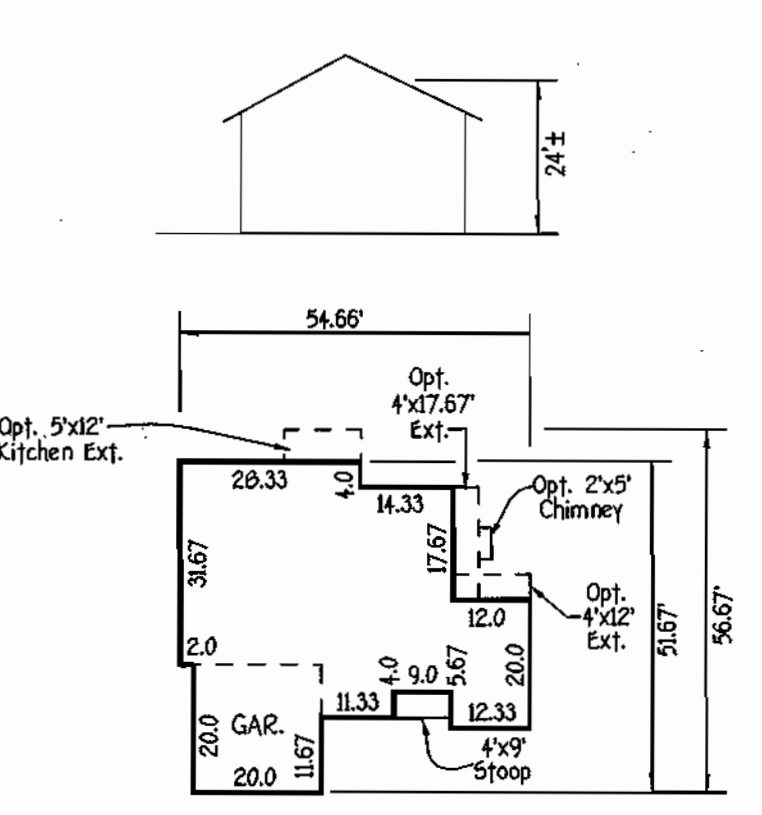
**CRISFIELD LOT 77 ONLY**  
2847.00 SF  
0.4 Min. Lot Size



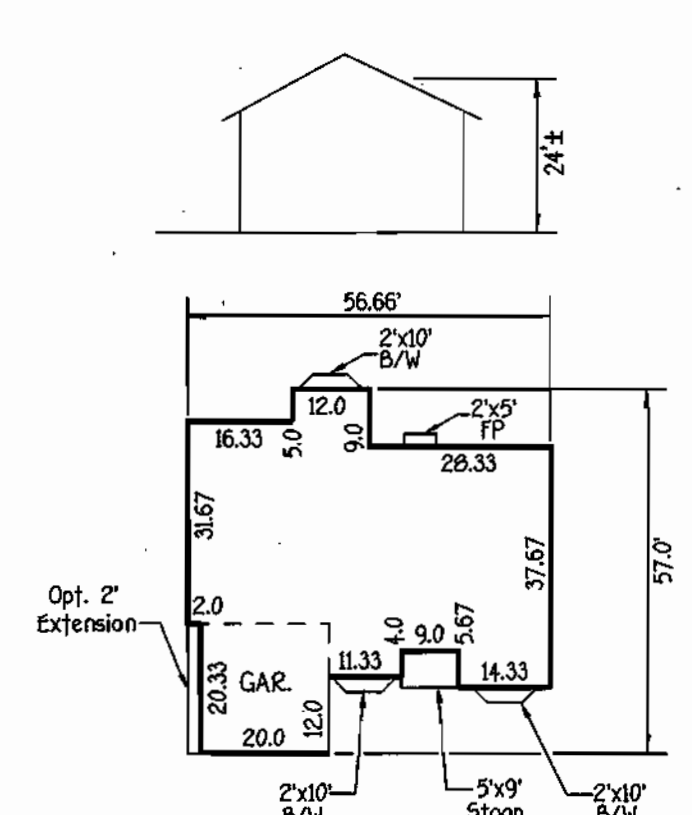
**SALISBURY**  
1785.00 SF  
0.4 Min. Lot Size  
w/All Options



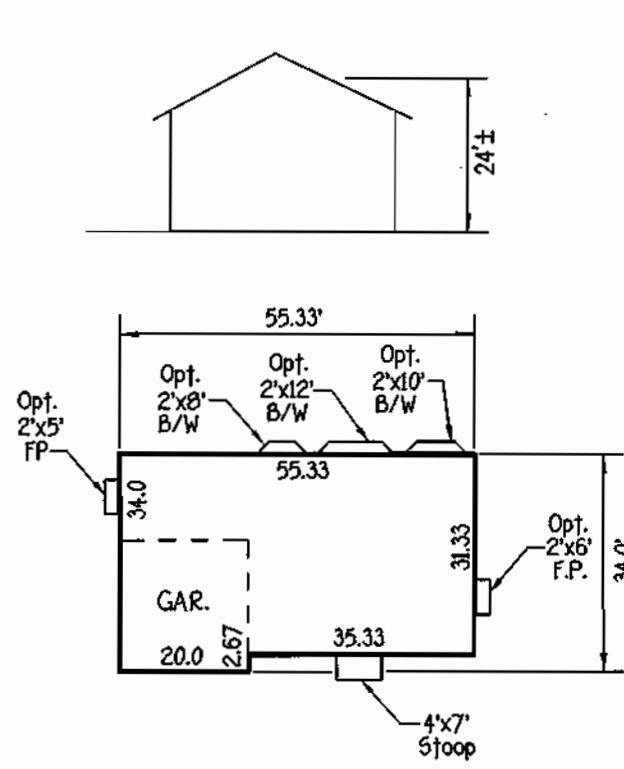
**SOMERSET**  
3137.35 SF  
0.4 Min. Lot Size  
w/All Options



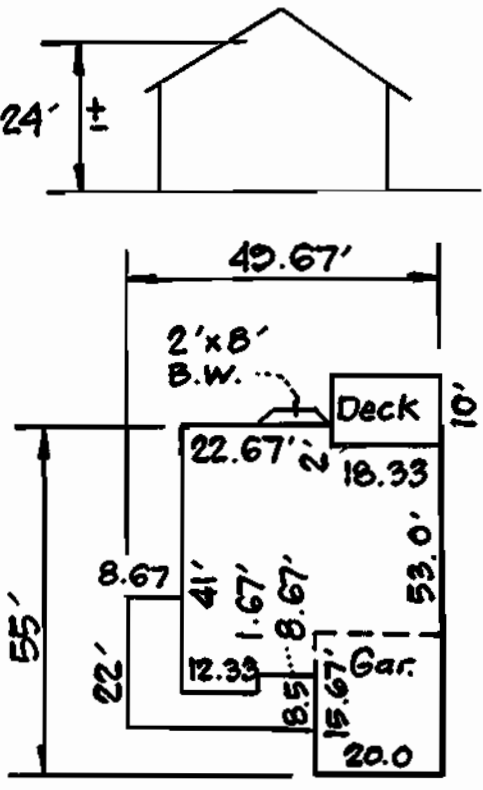
**TALBOT**  
2233.09 SF  
0.4 Min. Lot Size  
w/All Options



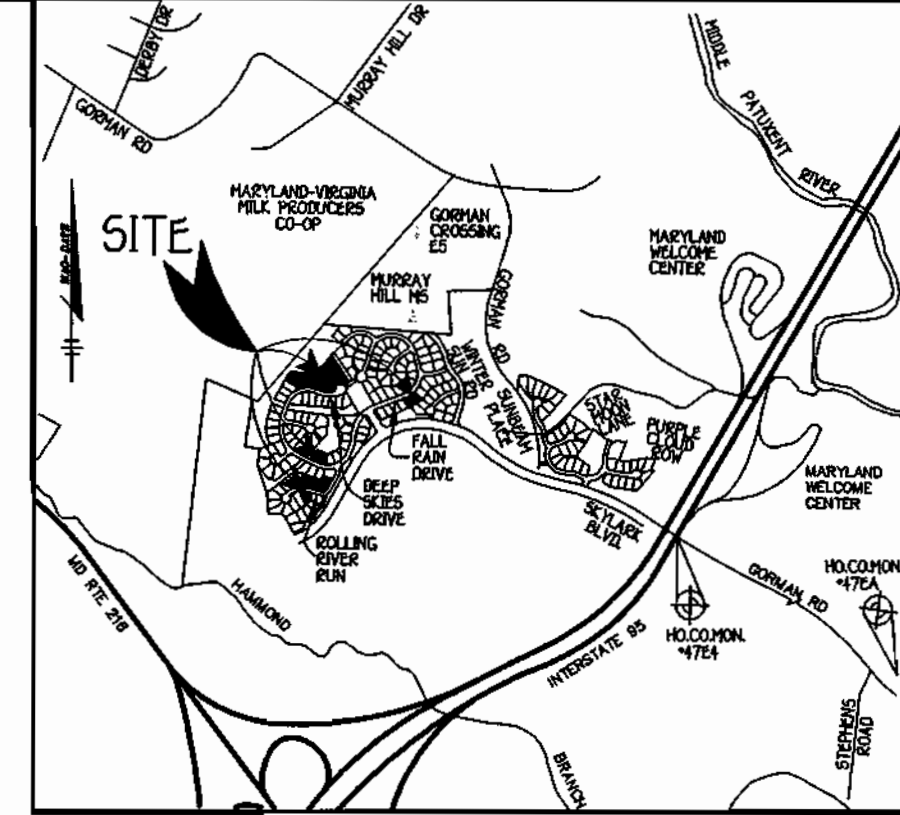
**TALBOT II**  
2488.70 SF  
0.4 Min. Lot Size  
w/All Options



**TIDEWATER**  
1974.3 SF  
0.4 Min. Lot Size  
w/All Options



**CRISFIELD LOT 83**  
2,262.08 SF  
0.4 Min. Lot Size

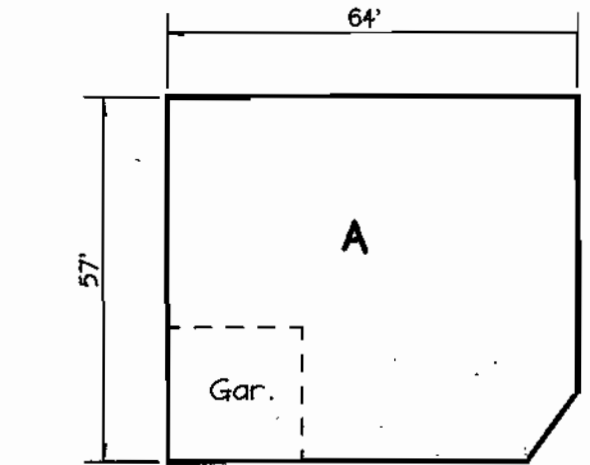


**VICINITY MAP**  
SCALE: 1" = 2000'

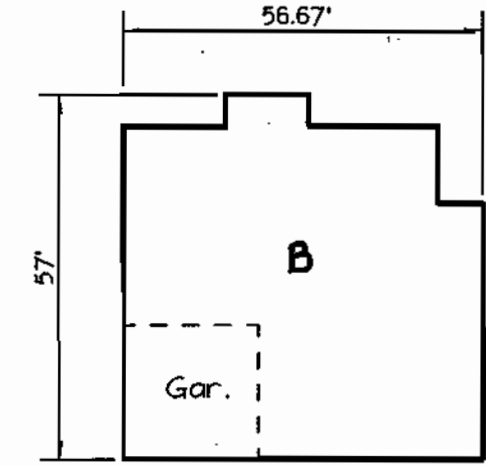
**BENCH MARKS**  
T.P. 47EA ELEV. 315.38  
N. 535,063.639  
E. 1,357,284.000  
LOC. NEAR THE INTERSECTION  
OF GORHAM RD & STEVENS ROAD.  
T.P. 47EA ELEV. 339.00  
N. 535,846.148  
E. 1,355,431.223  
LOC. NEAR I-95 BRIDGE  
ALONG GORHAM ROAD

**GENERAL NOTES**

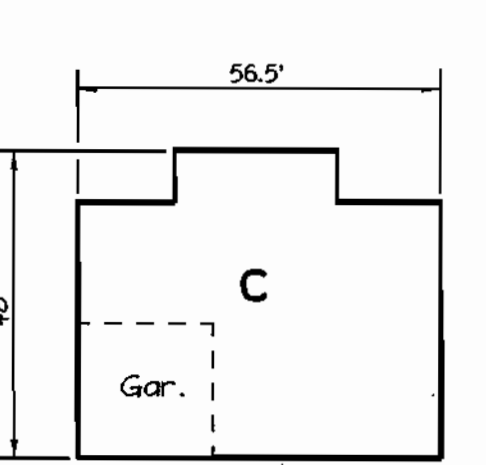
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- TOTAL AREA OF SITE: 4,875 ACRES
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- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS.
- HOWARD COUNTY MONUMENT 47EA N 535063.639 E 1357284.000
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THIS PLAN IS FOR HOUSE SITING AND GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION.
- FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-01-137 AND/OR APPROVED WATER AND SEWER CONNECTION CONTRACT NO. 24-3966-D.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE, THE LANDSCAPE MANUAL AND DEVELOPMENT CRITERIA APPROVED BY THE PLANNING BOARD 7-1-99 PER CASE NO. PB-339 AS SHOWN ON THE APPROVED ROAD CONSTRUCTION DRAWINGS FILED UNDER F-01-137.
- INTERNAL LANDSCAPING FOR 12 LOTS 5,6,7,4-83,127-130,141,148 & 149 SHALL BE PROVIDED IN ACCORDANCE WITH DEVELOPMENT CRITERIA APPROVED BY THE PLANNING BOARD ON 7/1/99 PER PB CASE \*339 AND SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A \$1,500 PER LOT SURETY SHALL BE POSTED AS PART OF THE BUILDER'S GRADING PERMIT TO COVER THE INSTALLATION OF THE (5) INTERNAL LANDSCAPING TREES REQUIRED FOR EACH OF THESE LOTS. THE TOTAL SURETY REQUIRED FOR THE 19 LOTS INCLUDED IN THIS PLAN SUBMISSION IS \$28,500.
- THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY RETAINING 16.77 ACRES+ AND REFORESTING 5.03 ACRES+ AS PART OF THE OVERALL DEVELOPMENT OF EMERSON, SECTION 2. THE EXCESS 4.5 ACRES+ OF REFORESTATION MAY BE USED TOWARD MEETING THE OBLIGATIONS OF FUTURE PHASES OF EMERSON, SECTION 2, F-01-137.
- STORMWATER MANAGEMENT ISHWN IS BEING TREATED ON THIS SITE BY SWM PONDS AND SWM CREEKS IN ACCORDANCE WITH THE 2000 MARYLAND DEPARTMENT OF THE REGULATIONS AND F-01-137. THERE ARE TWO WET PONDS DESIGNED FOR THIS PORTION OF THE PROJECT, EACH OF WHICH ADDRESSES WATER QUANTITY AND QUALITY REQUIREMENTS, THE WET VOLUMES REPRESENTING QUALITY. THESE PONDS ARE TO BE PUBLICLY MAINTAINED BY HOWARD COUNTY, MARYLAND. WATER QUANTITY, QUALITY AND RECHARGE VOLUMES ARE ADDRESSED BY SWM CREEKS THAT TREAT RUNOFF NON-STRUCTURALLY. THESE CREEKS INCLUDE NATURAL AREAS PRESERVATION AREAS, DISCONNECTION OF ROOFING RUNOFF, SLEET FLOW TO BUFFER AREAS AND GRASS SWALES. SWM POND IV IS A RETROFIT OF AN EXISTING POND (BEING TO EASTERN MIDDLE SCHOOL) AND WILL ADDRESS SWM QUANTITY AND QUALITY. THE LATTER IN THE FORM OF EXTENDED DETENTION.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO HO. CODES MANUAL VOL. IV DETAILS R.6.03 & R.6.05.
- OPEN SPACE REQUIREMENTS FOR THESE LOTS HAVE BEEN PROVIDED UNDER F-01-137.
- MINIMUM BUILDING RESTRICTION SETBACKS FROM PROPERTY LINES AND PUBLIC ROAD RIGHTS-OF-WAY ARE TO BE IN ACCORDANCE WITH THE DEVELOPMENT CRITERIA APPROVED WITH THE COMPREHENSIVE SKETCH PLAN 5-99-12 AND THE DECISION AND ORDER FOR PB-339 APPROVED ON JULY 1, 1999.
- THE MINIMUM SETBACKS FOR STRUCTURES SHALL BE AS FOLLOWS:  
FRONT SETBACK 15' FROM THE RIGHT-OF-WAY TO THE HOUSE OR GARAGE.  
SIDE SETBACK 5' TO THE PROPERTY LINE WITH A MINIMUM OF 15' BETWEEN STRUCTURES  
REAR SETBACK 10' FROM THE PROPERTY LINE TO AN OPEN DECK  
20' FROM THE PROPERTY LINE TO THE HOUSE
- ANY DEVIATION FROM THESE SETBACK REQUIREMENTS WILL REQUIRE SITE DEVELOPMENT PLAN APPROVAL BY THE HOWARD COUNTY PLANNING BOARD.
- LOT COVERAGE BY BUILDINGS WITHIN SINGLE FAMILY DETACHED LAND USE AREAS SHALL NOT EXCEED 40%. NO LIMITATION IS IMPOSED UPON THE AREA USED FOR SIDEWALKS, PAVED PARKING AREAS, PATIOS, DECKS, LANDSCAPING AND SIMILAR MINOR STRUCTURE.
- AS A CONSEQUENCE OF THIS SUBMISSION, ON JULY 8, 2002, THIS SDP IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- IN ACCORDANCE WITH SECTION 12B OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 15 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 SETBACKS. THE 15' MINIMUM DISTANCE BETWEEN STRUCTURES DOES NOT APPLY TO THOSE REFERENCED FEATURES NOR BETWEEN OPEN DECKS AND A DWELLING STRUCTURE OR ANOTHER DECK. AS AN ADVISORY, THE 15' DISTANCE DOES APPLY TO THE SECOND STORY OVERHANG.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:  
A) WIDTH 12' (14' IF SERVING MORE THAN ONE RESIDENCE)  
B) SURFACE (P-D) STANDARD PAVING  
C) GEOMETRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.  
D) STRUCTURES (BRIDGES/CULVERTS) CAPABLE OF SUPPORTING 25 GROSS TONS (G25-LOADING)  
E) DRAINAGE ELEMENTS CAPABLE OF SAFETY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.  
F) STRUCTURE CLEARANCES MINIMUM 12 FEET  
G) MAINTENANCE SUFFICIENT TO INSURE ALL WEATHER USE.
- FIELD CHECK ALL SEWER HOUSE CONNECTIONS AT THE PROPERTY LINE PRIOR TO CONSTRUCTION.



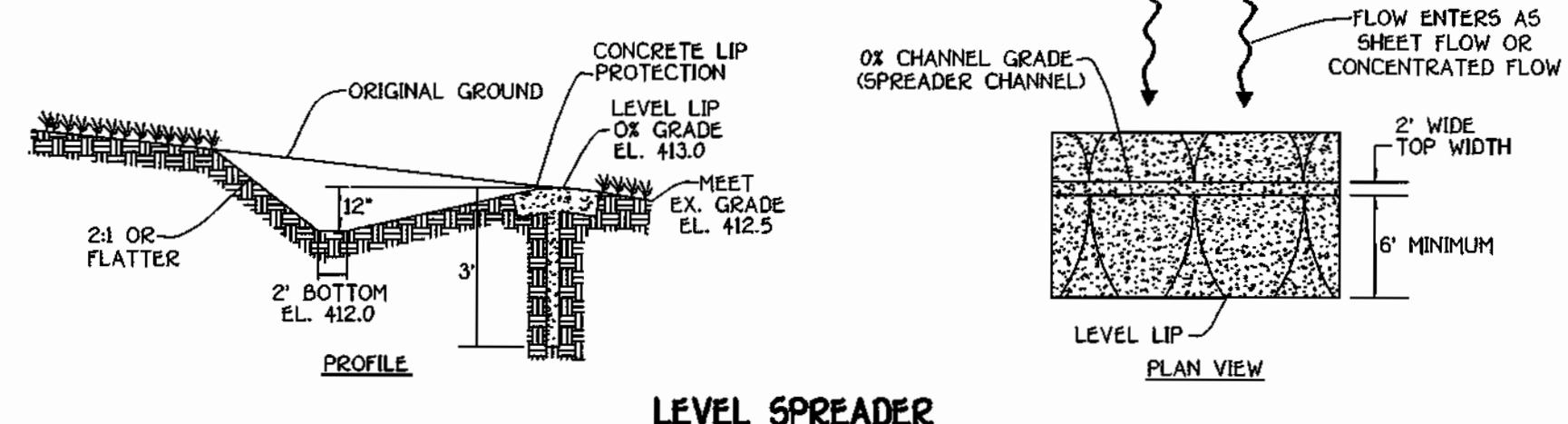
CAMBRIDGE  
CRISFIELD NO OPT. M.P.  
MILLWOOD  
MILLWOOD II  
RIVERHILL  
RIVERHILL II  
SALISBURY  
SOMERSET  
TALBOT  
TALBOT II  
TIDEWATER



CRISFIELD NO OPT. M.P. OR  
FR. EXTENSIONS  
MILLWOOD  
MILLWOOD II  
RIVERHILL  
RIVERHILL II  
SALISBURY  
TALBOT  
TALBOT II  
TIDEWATER



MILLWOOD  
MILLWOOD II  
RIVERHILL NO 2.0' EXT. ON S.R.  
RIVERHILL II  
SALISBURY  
TIDEWATER



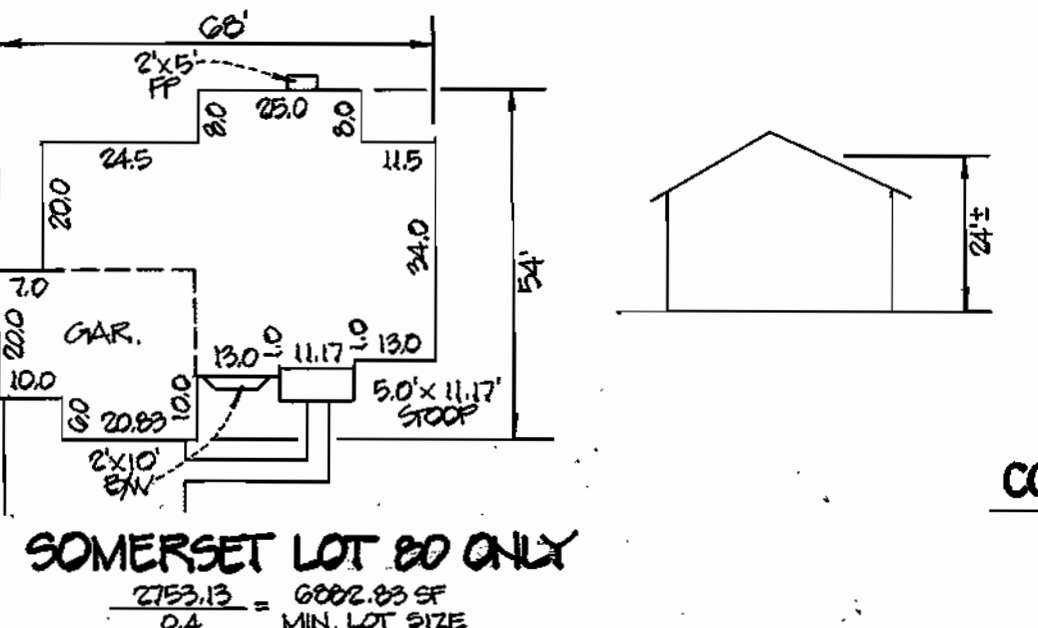
**LEVEL SPREADER**  
NOT TO SCALE

LOT NUMBER	STREET ADDRESS
5	10016 FALL RAIN DRIVE
6	10020 FALL RAIN DRIVE
74	10217 DEEP SKIES DRIVE
75	10213 DEEP SKIES DRIVE
76	10209 DEEP SKIES DRIVE
77	10205 DEEP SKIES DRIVE
78	10201 DEEP SKIES DRIVE
79	10197 DEEP SKIES DRIVE
80	10193 DEEP SKIES DRIVE
81	10189 DEEP SKIES DRIVE
82	10185 DEEP SKIES DRIVE
83	10181 DEEP SKIES DRIVE
127	10004 ROLLING RIVER RUN
128	10008 ROLLING RIVER RUN
129	10012 ROLLING RIVER RUN
130	10016 ROLLING RIVER RUN
141	10019 ROLLING RIVER RUN
148	10136 DEEP SKIES DRIVE
149	10132 DEEP SKIES DRIVE

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM AREA
75	0.278 AC.	0.014 AC.	0.254 AC.
76	0.304 AC.	0.030 AC.	0.274 AC.
77	0.339 AC.	0.011 AC.	0.327 AC.
80	0.297 AC.	0.038 AC.	0.259 AC.
83	0.267 AC.	0.023 AC.	0.244 AC.

SHEET	DESCRIPTION
SHEET 1	TITLE SHEET, HOUSE TYPES, TEMPLATES
SHEET 2	SITE DEVELOPMENT, SEDIMENT/EROSION CONTROL PLAN, LOTS 5 & 6 & LANDSCAPE NOTES & DETAILS
SHEET 3	SITE DEVELOPMENT PLAN, LOTS 74-83
SHEET 4	SITE DEVELOPMENT PLAN, LOTS 127-130,141,148 & 149
SHEET 5	SEDIMENT/EROSION CONTROL PLAN, LOTS 74-83
SHEET 6	SEDIMENT/EROSION CONTROL PLAN, LOTS 127-130,141,148 & 149
SHEET 7	SEDIMENT/EROSION CONTROL NOTES & DETAILS

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
+362.2	SPOT ELEVATION
-SF-SF	SILT FENCE
-SSF-SSF	SUPER SILT FENCE
ED-A	EARTH DIKE
---	PROPOSED WALKOUT
---	EROSION CONTROL MATTING
---	EXISTING TREE LINE
L.O.D.	LIMIT OF DISTURBANCE
---	EXISTING STREET TREE TAKEN FROM F-01-137



**COMMON DRIVEWAY DETAIL LOTS 74-78**  
NOT TO SCALE

**SOMERSET LOT 80 ONLY**  
2752.13 SF  
0.4 Min. Lot Size



NO.	REVISION	DATE
6	Add Crisfield hse typical lot 83	9-18-03
7	Add Crisfield & Somerset house types	6/19/03
8	Add 4.0' Ext LRC Riverhill hse typical	4/1/03
9	Rev. Crisfield & Riverhill hse. templates	3/5/03
10	Rev. Millwood hse. typical	2/14/02
11	Rev. Riverhill hse. type	10/21/02



**ENGINEER'S 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 and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

Signature of Engineer: *Earl D. Collins* Date: 8-16-02

**BUILDER/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 any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."

Signature of Developer: *Harry Bowie* Date: 8-16-02

Reviewed for HOWARD SCD and meets Technical Requirements.

Signature of Engineer: *John K. Robertson* Date: 8/21/02

**OWNER**  
THE HOWARD RESEARCH & DEVELOPMENT CORP.  
10275 LITTLE PATUXENT PARKWAY  
COLUMBIA, MARYLAND 21044  
410-992-6000

**BUILDER/DEVELOPER**  
NU-HOMES  
10630 LITTLE PATUXENT PARKWAY  
COLUMBIA, MARYLAND 21044  
410-730-2100

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: *Cynthia Hamrick* Date: 8/25/02  
Chief, Division of Land Development

Signature: *John K. Robertson* Date: 8/21/02  
Chief, Development Engineering Division

Signature: *John K. Robertson* Date: 8/21/02  
Project Engineer

**PROJECT** EMERSON **SECTION** 2/18  
**PLAT** 15205 **BLOCK NO.** 8 & 9 **ZONE** PEC-MXD-3 **TAX ZONE** 47 **ELEC. DIST.** 6 **CENSUS TR.** 6068.02  
**WATER CODE** E-15 **SEWER CODE** 7640000

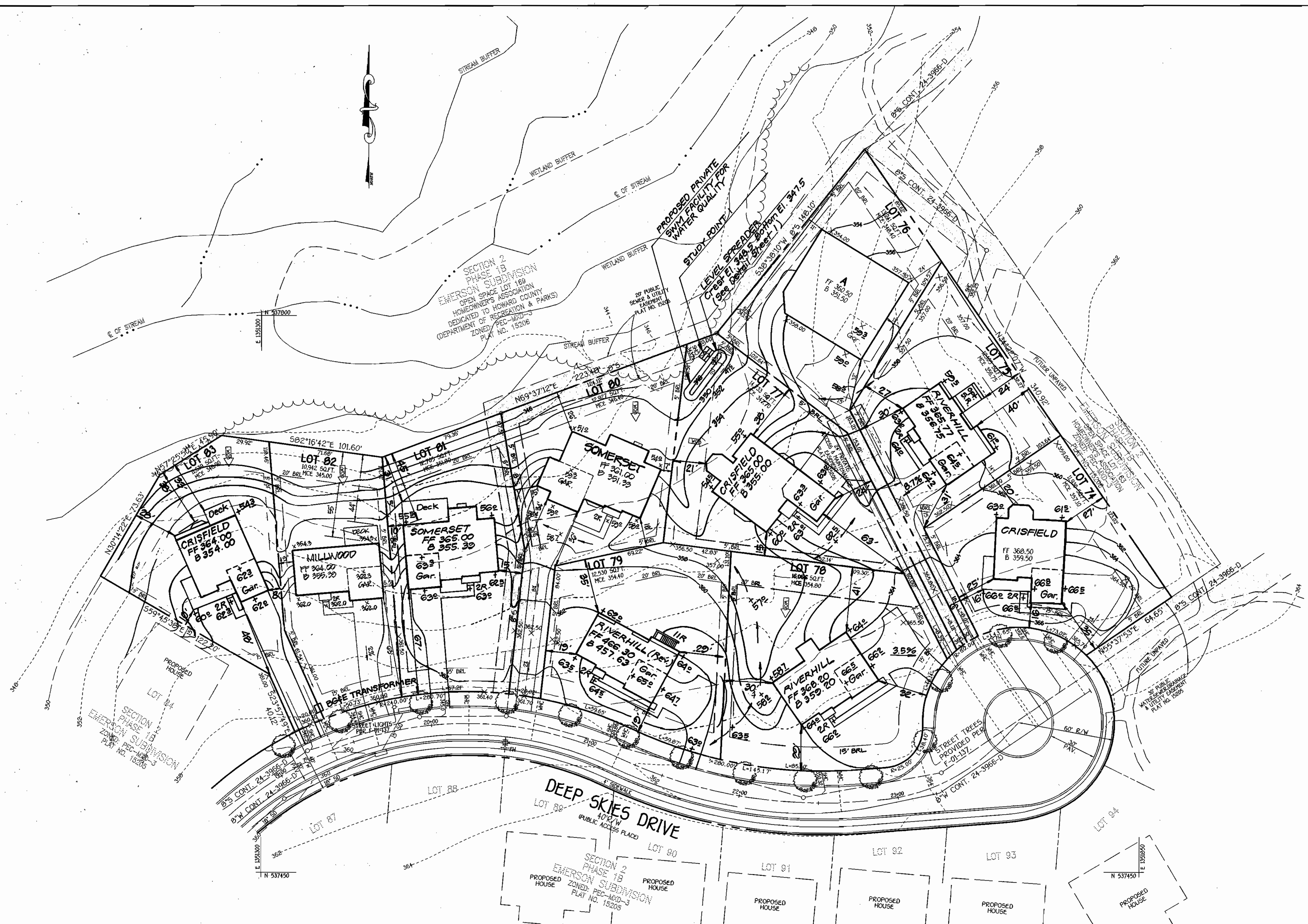
**TITLE SHEET**

**SINGLE FAMILY DETACHED**  
**EMERSON**

**SECTION 2 PHASE 1B**  
**LOTS 5,6,74-83,127-130,141,148 & 149**

TAX MAP No: 47 PARCEL: 3 & 837 GRID 8  
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1" = 30' DATE: JUNE, 2002

SHEET 1 OF 7



NO.	REVISION	DATE
6	Rev. hse. & grd. lots 70 & 83	9-18-03
5	Add 4' Exp. to LRC lot 78	4-1-03
4	Rev. hse. & grd. lots 74, 77, 78 and 81	3-5-03
3	Add Detail Sht. 1, Rev. hse. types	2-11-03
2	REV. HSE. & GRD. LOT 82 FROM P. BOX TO MILLWOOD	12-10-02
1	Rev. hse. & grd. lot 81	10-21-02
1	Rev. hse. & grd. lot 75	10-21-02



**ENGINEER'S 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 and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

*Earl D. Collins*  
 Signature of Engineer  
 EARL D. COLLINS  
 Date: 8-16-02

**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 any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.

*Harry Bowie*  
 Signature of Developer  
 HARRY BOWIE  
 Date: 8-16-02

Reviewed for HOWARD COUNTY and meets Technical Requirements.

*John Meyer* 8/24/02  
 U.S. Geological Survey  
 Conservation Service  
 Date

*John R. Roberts* 8/21/02  
 This development plan is approved for erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
 Date

**OWNER**  
 THE HOWARD RESEARCH & DEVELOPMENT CORP.  
 10275 LITTLE PATUXENT PARKWAY  
 COLUMBIA, MARYLAND 21044  
 410-992-6000

**BUILDER/DEVELOPER**  
 NU-HOMES  
 10630 LITTLE PATUXENT PARKWAY  
 COLUMBIA, MARYLAND 21044  
 410-730-2100

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Cindy Hammett* 8/21/02  
 Chief, Division of Land Development  
 Date

*John D. ...* 8/21/02  
 Chief, Development Engineering Division  
 Date

*...* 8/30/02  
 Director, Department of Planning and Zoning  
 Date

PROJECT	SECTION	LOTS NO.			
EMERSON	2/1B	5,6,74-83, 127-130,141,148 & 149			
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
15206	8 & 9	PEC-MXD-3	47	6	6068.02
WATER CODE	SEWER CODE				
E-15	7640000				

**SITE DEVELOPMENT PLAN**

**SINGLE FAMILY DETACHED**

**EMERSON**

**SECTION 2 PHASE 1B**

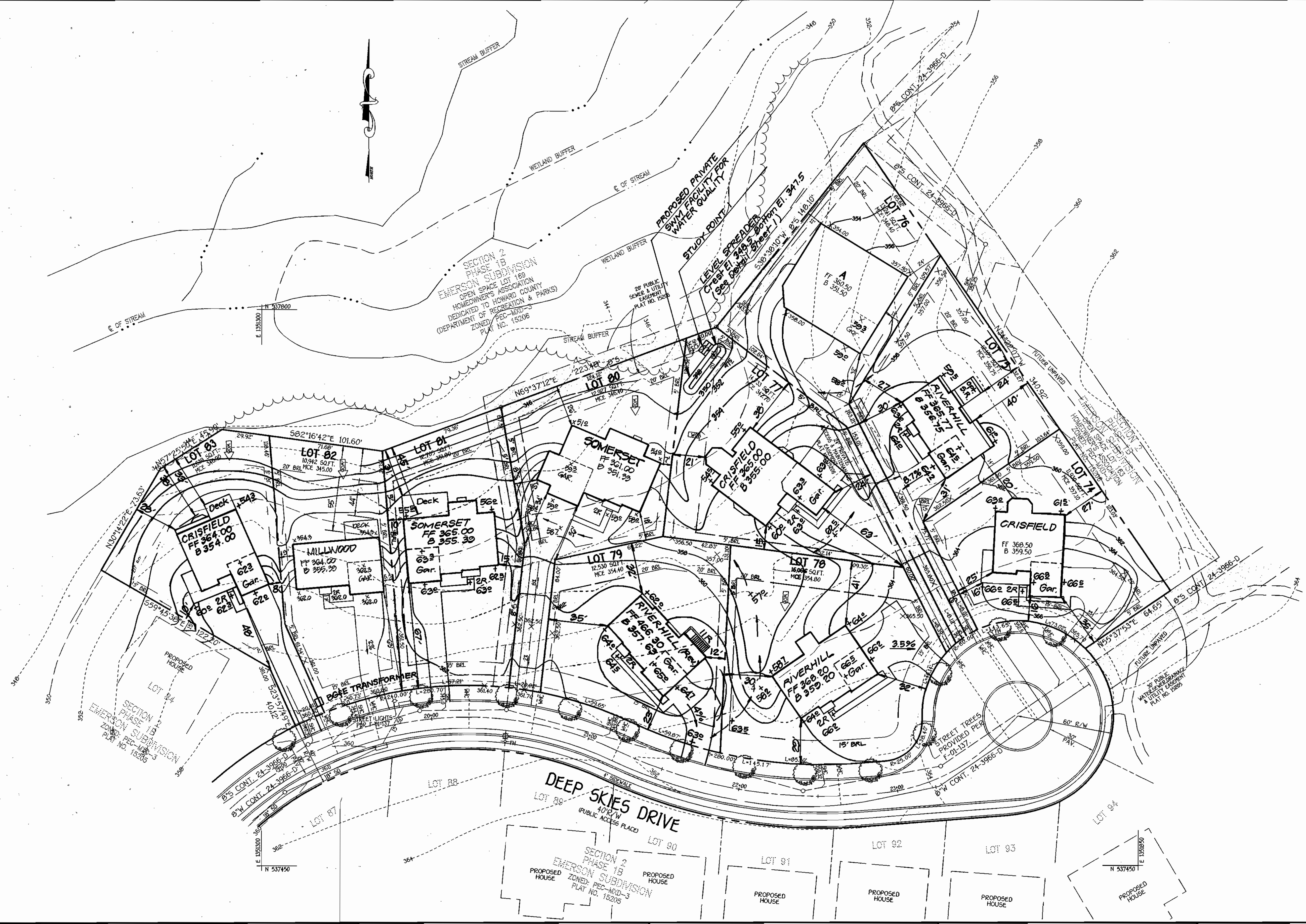
**LOTS 5,6,74-83,127-130,141,148 & 149**

TAX MAP No: 47 PARCEL: 3 & 837 GRID 8  
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 30' DATE: JUNE, 2002

SHEET 3 OF 7

J:\50001-Emerson-Proposed\861792-Sub-194-74-83.dwg, 09/19/2002, 09:34:57 AM  
 FISHER, COLLINS & CARTER, INC.  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PKWY  
 ELKLOTT CITY, MARYLAND 21042  
 410-461-3900

SOP 02-151



NO.	REVISION	DATE
7	Rev. hse. & grd. lot 75	10-22-03
6	Rev. hse. & grd. lots 76 & 83	5-18-03
5	Add 4' Exit to LRC lot 76	4-1-03
4	Rev. hse. & grd. lots 74, 77, 78 and 81	3-5-03
3	Add Detail Sht. 1, Rev. hse. types	2/11/02
2	Rev. hse. & grd. lot 82 from P. 82 to MILLWOOD	12-10-02
1	Rev. hse. & grd. lot 81	10-21-02



**ENGINEER'S 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 and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

*Earl D. Collins*  
 Signature of Engineer EARL D. COLLINS Date 8-16-02

**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 any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.

*Harry Bowle*  
 Signature of Developer HARRY BOWLE Date 8-16-02

Reviewed for HOWARD COUNTY and meets Technical Requirements.

*Jim Meyer* 8/24/02  
 Director, Natural Resources Conservation Service

*John K. Roberts* 8/21/02  
 Director, HOWARD SOIL CONSERVATION DISTRICT

**OWNER**  
 THE HOWARD RESEARCH & DEVELOPMENT CORP.  
 10275 LITTLE PATUXENT PARKWAY  
 COLUMBIA, MARYLAND 21044  
 410-992-6000

**BUILDER/DEVELOPER**  
 NU-HOMES  
 10630 LITTLE PATUXENT PARKWAY  
 COLUMBIA, MARYLAND 21044  
 410-730-2100

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Andy Hanon* 8/21/02  
 Chief, Division of Land Development

*Mike* 8/20/02  
 Chief, Development Engineering Division

*John* 8/30/02  
 Director - Department of Planning and Zoning

PROJECT: EMERSON SECTION: 2/1B LOTS NO.: 5,6,74-83, 127-130,141,148 & 149

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
15206	8 & 9	PEC-MXD-3	47	6	6068.02

WATER CODE: E-15 SEWER CODE: 7640000

**SITE DEVELOPMENT PLAN**

**SINGLE FAMILY DETACHED**

**EMERSON**

**SECTION 2 PHASE 1B**

**LOTS 5,6,74-83,127-130,141,148 & 149**

TAX MAP No: 47 PARCEL: 3 & 837 GRID B  
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 30' DATE: JUNE, 2002

SHEET 3 OF 7

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**FISHER, COLLINS & CARTEE, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 3072 BALTIMORE NATIONAL FREE  
 ELKOTT CITY, MARYLAND 21042  
 (410) 484 - 2355