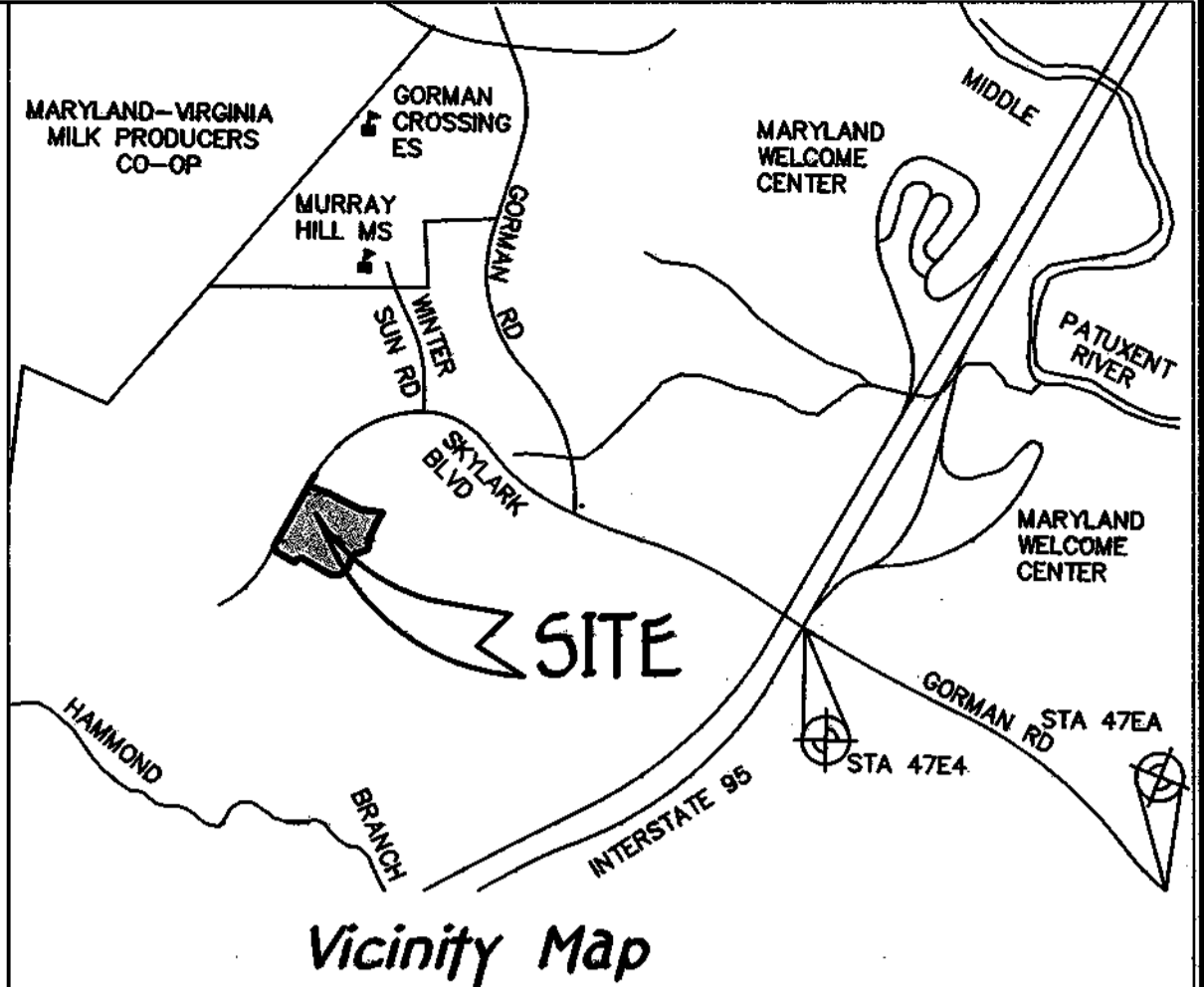


LEGEND	
Symbol	Description
(Solid line)	Existing Contour 2' Interval
(Dashed line)	Proposed Contour 2' Interval
(Number)	Spot Elevation
(Line with 'SF')	Silt Fence
(Line with 'FF')	First Floor Elevation
(Line with 'WB')	Walkout Basement
(Line with 'E')	Existing Earth Dike Per F-02
(Line with 'L.O.D.')	Limit Of Disturbance
(Line with 'S.T.')	Existing Street Tree Per F-02

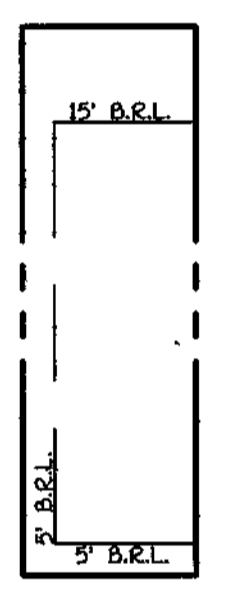
- General Notes:**
- SUBJECT PROPERTY ZONED PEC-MXD-3 AND R-SC-MXD-3 AS GRANTED BY THE ZONING BOARD ON SEPTEMBER 3, 1998 AS CASE NO. ZB-9794.
  - COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 4724 AND NO. 4722.
  - BOUNDARY INFORMATION PROVIDED BY FISHER, COLLINS AND CARTER, INC. ON PLATS RECORDED ON OR ABOUT NOV. 15, 2002.
  - DEVELOPER SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING DRIVEWAY REQUIREMENTS:
    - WIDTH - 12 FEET OF FEET SERVING MORE THAN ONE RESIDENCE.
    - SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP FINISH 6-1/2" MINIMUM.
    - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS.
    - STRUCTURES (CULVERTS/RETENCES) - CAPABLE OF SUPPORTING 25 GROSS TONS 425-LOADING.
    - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER SURFACE.
    - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
    - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
  - THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES ZB-9794, PB-399, PB-399, S-99-12, SP 02-11, F 02-17, F 02-34.
  - PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZONING CASE ZB-9794 AND THE DECISION AND ORDER FOR PB-399 COMPREHENSIVE SKETCH PLAN S-99-12.
  - DEVELOPMENT FOR THIS PHASE WILL BE DONE IN ACCORDANCE WITH THE DEVELOPMENT CRITERIA APPROVED WITH COMPREHENSIVE SKETCH PLAN S-99-12 (PB-399).



- General Notes Continued:**
- THE CONTRACTOR SHALL NOTIFY "HIS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
  - TOPOGRAPHIC TAKEN FROM FINAL ROAD CONSTRUCTION, GRADING AND SEWAGE TREATMENT PLANS, F 03-34 BY FISHER, COLLINS, AND CARTER, INC.
  - ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
  - THIS PLAN IS FOR HOUSE SITING AND LOT GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE DEEDS OF THIS AREA ARE NOT USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-03-34 AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 24-108-D. CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
  - STORMWATER MANAGEMENT OBLIGATIONS ARE FULFILLED UNDER F-01-17.
  - SITE ANALYSIS DATA:
    - TOTAL PROJECT AREA: 2.22 AC.
    - AREA OF PLANNED SUBMISSION: 2.22 AC.
    - PERCENT DISTURBED AREA: 2.67 AC.
    - PRESENT ZONING: PEC-MXD-3
    - PROPOSED USE FOR SITE AND STRUCTURES: SINGLE FAMILY ATTACHED D.U.
    - TOTAL NUMBER OF UNITS ALLOWED: 40
    - TOTAL NUMBER OF UNITS PROPOSED: 40
    - NUMBER OF PARKING SPACES REQUIRED: 98
    - NUMBER OF PARKING SPACES PROVIDED: 142
    - NUMBER OF SPACES PER DWELLING UNIT: 3.5
    - TOTAL DRIVEWAY APRON DETAIL FOR ALL GARAGE UNITS TO BE HOWARD COUNTY STANDARD 601 & 605.
    - ALL DWELLINGS ARE SUBJECT TO SECTION 122A.1 b AND c OF THE HOWARD COUNTY ZONING REGULATIONS.
    - PREPARED LANDSCAPING REQUIREMENTS ARE SHOWN AS PER APPROVED ROAD CONSTRUCTION PLANS F 03-34. BIRTHDAY LANDSCAPING REQUIREMENTS ARE TO BE SUBMITTED WITH THE PLAN IN ACCORDANCE WITH SECTION 124-24 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
    - THE FOREST CONSERVATION OBLIGATION FOR PLAN WAS PREPARED UNDER F-01-17.
    - ALL DWELLINGS ARE SUBJECT TO SECTION 122A.1 b AND c OF THE HOWARD COUNTY ZONING REGULATIONS.
    - NO COVERAGE REQUIREMENT IN "OTHER RESIDENTIAL" LAND USE AREA. NO MINIMUM LOT SIZE IS ESTABLISHED FOR THE "OTHER RESIDENTIAL" LAND USE AREA.
    - THE MINIMUM SETBACK FOR STRUCTURES SHALL BE AS FOLLOWS:
 

SINGLE FAMILY ATTACHED, SEMI-DETACHED, AND TWO-FAMILY DWELLINGS		
FRONT SETBACK	5' FROM THE RIGHT-OF-WAY OR THE PROPERTY LINE TO THE HOUSE OR GARAGE	
SIDE SETBACK	5' FROM PROPERTY LINE FOR END UNITS	
REAR SETBACK	15' FROM THE PROPERTY LINE	
BETWEEN-STRUCTURES	30' FRONT TO FRONT 50' BACK TO BACK 40' FRONT TO BACK 15' FOR ALL OTHER CONDITIONS	
	FROM THE EDGE OF PAVING 15' FROM THE EDGE OF PARKING LOT WHEN UNITS DO NOT INCLUDE GARAGE.	
  - STRUCTURES MAY BE LOCATED ANYWHERE WITHIN SUCH SETBACKS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.
  - PREPARED LANDSCAPING REQUIREMENTS ARE SHOWN AS PER APPROVED ROAD CONSTRUCTION PLANS F 03-34. BIRTHDAY LANDSCAPING REQUIREMENTS ARE TO BE SUBMITTED WITH THE PLAN IN ACCORDANCE WITH SECTION 124-24 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
  - FOR PRIVATE ACCESS PLACE, FLAG OR PREPARED TONS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PRIVATE ACCESS PLACE, FLAG OR PREPARED TON DRIVEWAY.

- BENCH MARKS**
- T.P. 4724 ELEV 315.38  
N. 53.9530339  
E. 1.357204100
  - LOC. NEAR THE INTERSECTION OF GORMAN ST. & STEVENS ROAD.
  - T.P. 4724 ELEV 339.00  
N. 53.9461610  
E. 1.355431223
  - LOC. NEAR 1995 BRIDGE ALONG GORMAN ROAD



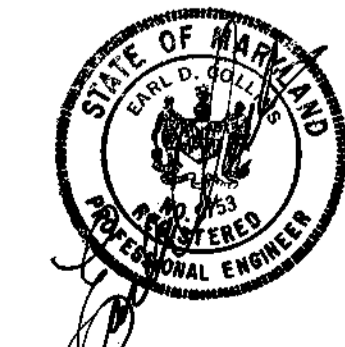
TYPICAL BUILDING RESTRICTION LINE DETAIL

SCALE: 1" = 30'

LOT NUMBER	STREET ADDRESS	MIN. CELLAR ELEV.	INV. ELEV. STREET	LOT SIZE	LOT NUMBER	STREET ADDRESS	MIN. CELLAR ELEV.	INV. ELEV. STREET	LOT SIZE
180	8403 CHARMED DAYS	342.64	336.34	2070 SqFt.	204	8418 CHARMED DAYS	329.66	324.36	2093 SqFt.
181	8406 CHARMED DAYS	341.77	337.47	1661 SqFt.	205	8420 CHARMED DAYS	328.54	324.24	2476 SqFt.
182	8407 CHARMED DAYS	341.41	337.11	1601 SqFt.	206	8424 CHARMED DAYS	327.73	323.33	2197 SqFt.
183	8408 CHARMED DAYS	340.89	336.59	2131 SqFt.	207	8426 CHARMED DAYS	327.18	322.78	1851 SqFt.
184	8409 CHARMED DAYS	337.87	333.57	2431 SqFt.	208	8428 CHARMED DAYS	326.56	322.16	1987 SqFt.
185	8407 CHARMED DAYS	337.64	333.34	1840 SqFt.	209	8430 CHARMED DAYS	326.04	321.64	2036 SqFt.
186	8409 CHARMED DAYS	337.44	333.14	1800 SqFt.	210	8432 CHARMED DAYS	324.00	319.70	2700 SqFt.
187	8411 CHARMED DAYS	337.24	332.94	2430 SqFt.	211	8436 CHARMED DAYS	319.80	315.50	2556 SqFt.
188	8410 CHARMED DAYS	332.82	328.52	2286 SqFt.	212	8438 CHARMED DAYS	319.34	314.94	1937 SqFt.
189	8421 CHARMED DAYS	332.32	328.02	1757 SqFt.	213	8440 CHARMED DAYS	319.42	315.02	1998 SqFt.
190	8423 CHARMED DAYS	331.46	327.06	1730 SqFt.	214	8442 CHARMED DAYS	319.34	314.94	1914 SqFt.
191	8425 CHARMED DAYS	331.46	327.06	1730 SqFt.	215	8444 CHARMED DAYS	319.42	315.02	1998 SqFt.
192	8427 CHARMED DAYS	330.98	326.58	1756 SqFt.	216	8446 CHARMED DAYS	320.84	316.44	2139 SqFt.
193	8429 CHARMED DAYS	330.54	326.14	2277 SqFt.	217	8450 CHARMED DAYS	332.24	327.84	2721 SqFt.
194	8431 CHARMED DAYS	330.69	326.39	2285 SqFt.	218	8452 CHARMED DAYS	333.39	328.99	1921 SqFt.
195	8433 CHARMED DAYS	330.99	326.69	1840 SqFt.	219	8454 CHARMED DAYS	330.87	326.47	1758 SqFt.
196	8435 CHARMED DAYS	330.28	325.98	1720 SqFt.	220	8456 CHARMED DAYS	332.02	327.62	1742 SqFt.
197	8437 CHARMED DAYS	330.58	326.28	1680 SqFt.	221	8458 CHARMED DAYS	332.39	327.99	1867 SqFt.
198	8439 CHARMED DAYS	340.87	336.57	1716 SqFt.	222	8460 CHARMED DAYS	332.97	328.57	1848 SqFt.
199	8471 CHARMED DAYS	341.66	337.36	1748 SqFt.	223	8462 CHARMED DAYS	333.94	329.54	2311 SqFt.
200	8473 CHARMED DAYS	342.14	337.84	2082 SqFt.	224	8466 CHARMED DAYS	343.25	338.85	2235 SqFt.
201	8412 CHARMED DAYS	329.67	325.37	2460 SqFt.	225	8468 CHARMED DAYS	343.89	339.59	1736 SqFt.
202	8414 CHARMED DAYS	329.47	325.17	1961 SqFt.	226	8470 CHARMED DAYS	344.20	339.80	1780 SqFt.
203	8416 CHARMED DAYS	329.07	324.77	1985 SqFt.	227	8472 CHARMED DAYS	344.91	340.61	2319 SqFt.

SHEET INDEX	
Sheet No.	Description
1	Site Development Plan
2	Sediment and Erosion Control Plan
3	Landscape Plan
4	Detail Sheet

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10272 BALDORNE NATIONAL PIKE  
ELLSWORTH CITY, MARYLAND 21042  
410-318-2355



**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 6/2/03

**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 Ted Wies Columbia Builders  
Date 6/3/03

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service  
This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

Signature of Howard SCD  
Date

**OWNER/DEVELOPER/BUILDER**  
COLUMBIA BUILDERS INC.  
P.O. BOX 999  
COLUMBIA, MARYLAND 21044  
410-730-3940

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature of Cindy Hanata  
Date 7/15/03

Signature of Mark Dammon  
Date 7/15/03

Signature of Mark A. Lynch  
Date 7/24/03

PROJECT: EMERSON SECTION 2, PHASE 1B  
LOT NO. 180-227

PLAT	BLOCK NO.	ZONE	TAX MAP	ELEC. DIST.	CENSUS TR.
15976-15978	8 AND 9	PEC-MXD-3	47	SIXTH	606802
WATER CODE	SEWER CODE				
E-15	7420000/7460000				

**SITE DEVELOPMENT PLAN**

SINGLE FAMILY ATTACHED

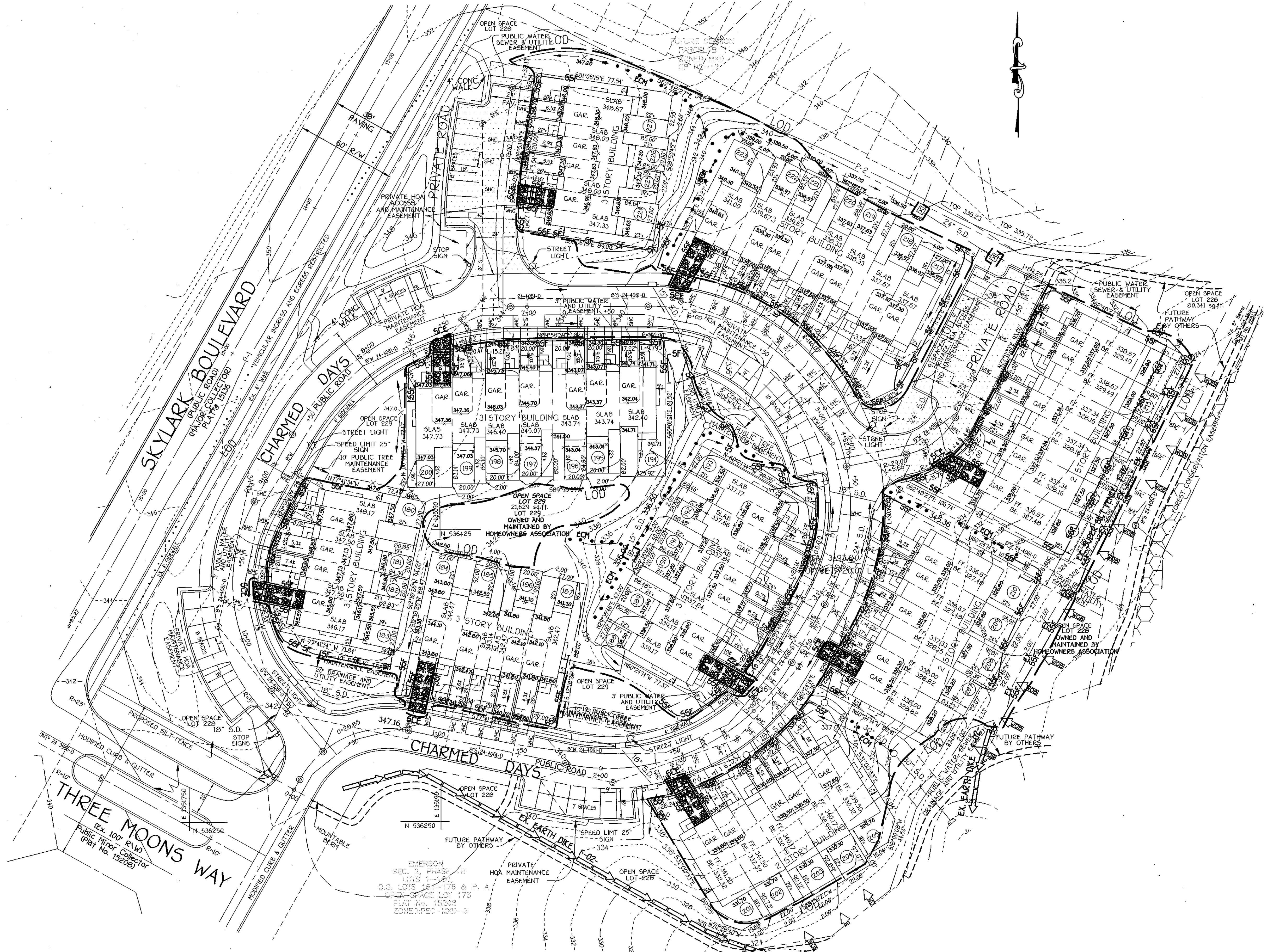
**EMERSON**

SECTION 2, PHASE 1B

LOTS 180 THRU 227.

ZONED PEC-MXD-3  
SIXTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SCALE: 1" = 30' JUNE 2, 2003  
SHEET 1 OF 4

SDP 03-06



**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLSWORTH CITY, MARYLAND 21042  
 (410) 434-1255

NO.	REVISION	DATE



**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  
 6.2.03 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.

*Ted Wies*  
 Signature of Developer Ted Wies Columbia Builders  
 6/3/03 Date

Reviewed for HOWARD SCD and meets Technical Requirements.  
*Jim Murray* 7/2/03 Date  
 U.S. A. Natural Resources Conservation Service  
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
*John K. Dandrea* 7/2/03 Date  
 Howard SCD

**OWNER, DEVELOPER, BUILDER**  
 COLUMBIA BUILDERS INC.  
 P.O. BOX 999  
 COLUMBIA, MARYLAND 21044  
 410-730-3940

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Carole Hamilton* 7/15/03 Date  
 Chief, Division of Land Development  
*Chad Dammann* 7/15/03 Date  
 Chief, Development Engineering Division  
*Janice M. Taylor* 7/21/03 Date  
 Director - Department of Planning and Zoning

PROJECT	SECTION/PHASE	LOT NO.
EMERSON	2/1B	180-227
PLAT	BLOCK NO.	ZONE
15976-15978	8 AND 9	PEC-MXD-3
TAX MAP	ELEC. DIST.	CENSUS TR.
47	SIXTH	606802
WATER CODE	SEWER CODE	
E-15	7420000/7460000	

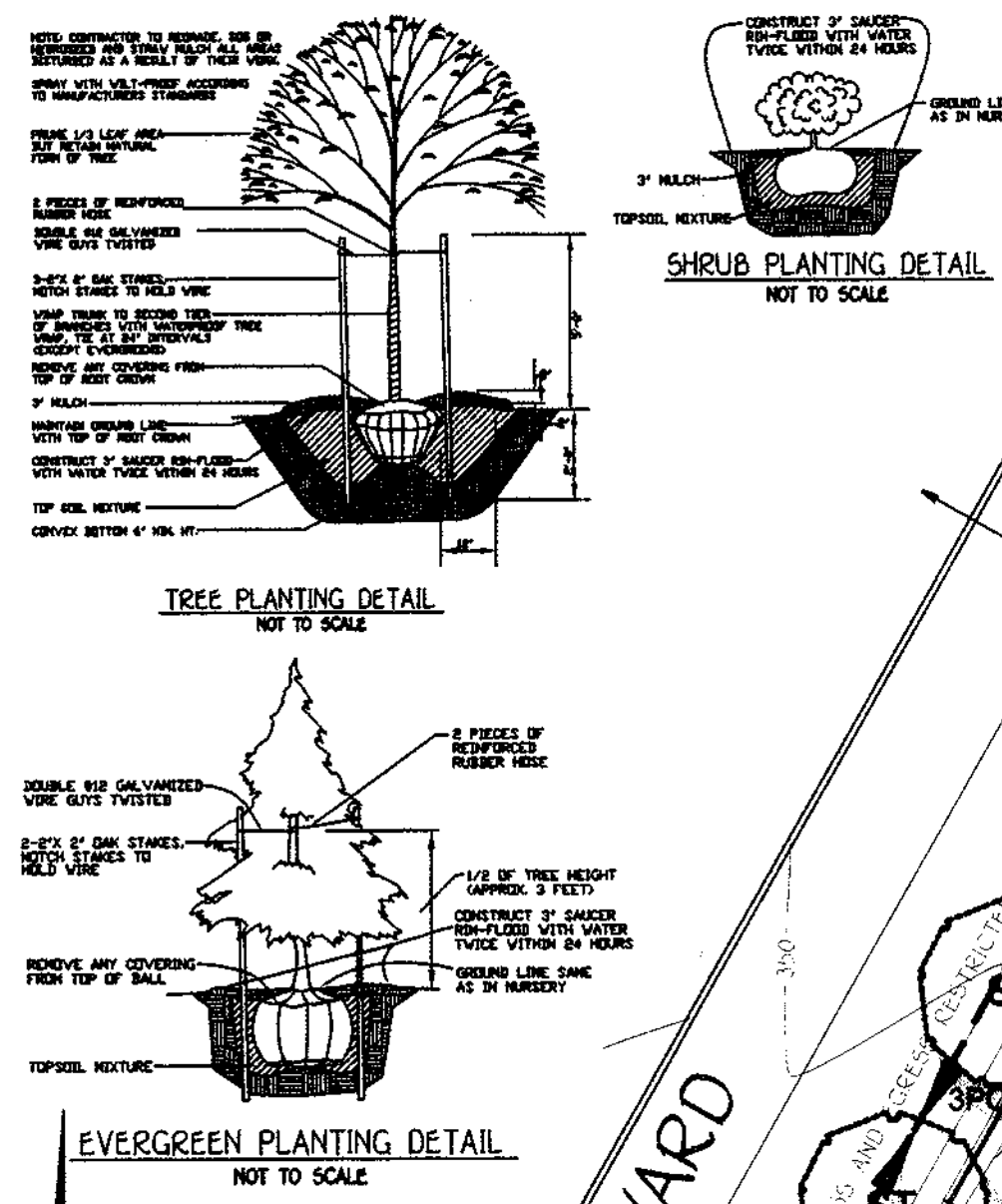
**SEDIMENT EROSION CONTROL PLAN**  
 SINGLE FAMILY ATTACHED  
 EMERSON  
 SECTION 2, PHASE 1B  
 LOTS 180 THRU 227

ZONED PEC-MXD-3  
 TAX MAP 47 PARCEL 837 GRID B  
 SIXTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 30' JUNE 2, 2003  
 SHEET 2 OF 4

SDP 03-66

**PLANTING SPECIFICATIONS**

1. Plants, related material, and operations shall meet the detailed description as given on the plan and as described herein.
2. All plant material, unless otherwise specified, shall be nursery grown, uniformly branched, have a vigorous root system, and shall conform to the species, size, root and shape shown on the plan list and the American Association of Nurserymen (A.A.N.) standards. Plant material shall be healthy, vigorous, free from defects, decay, disfiguring roots, sun scald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable disfigurements. Plant material that is weak or which has been cut back from larger grades to meet specified requirements will be rejected.
3. Trees with forked leaders will not be accepted. All plants shall be freshly dug, no heated-in plants from cold storage will be accepted.
4. Unless otherwise specified, all general conditions, planting operations, details and watering specification shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Area", hereinafter "Landscape Guidelines", approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architects, latest edition.
5. Contractor shall be required to guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section of the Landscape Guidelines. Contractor's attention is directed to the maintenance requirements found within the site specifications including watering and replacement of specified plant material.
6. Protection of existing vegetation to remain shall be accomplished by the temporary installation of a foot high orange or blaze orange safety fence.
7. Contractor is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within the growing season of completion of site construction.
8. All shall be based on actual site conditions. No extra payment shall be made for work arising from site conditions differing from those indicated on drawings and specifications.
9. Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plan take precedence.
10. All shrubs shall be planted in continuous trenches or prepared planting beds and mulched with composted hardwood mulch as details and specified except where noted on plan.
11. Positive drainage shall be maintained in planting beds (2 percent slope).
12. Planting mix shall be as follows: Deciduous Plants - Two parts topsoil, one part well-rotted cow or horse manure. Add 3 lbs. of standard fertilizer per cubic yard of planting mix. Evergreen Plants - Two parts topsoil, one part humus or other approved organic material. Add 3 lbs. of evergreen (acidic) fertilizer per cubic yard of planting mix. Topsoil shall conform to the Landscape Guidelines.
13. Weed Control: Incorporate a pre-emergent herbicide into the planting bed following recommended rates on the label. Caution: Be sure to carefully check the chemical used to assure its applicability to the specific ground cover to be treated.
14. All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded and seeded.
15. This plan is intended for landscape use only; see other plan sheets for more information on grading, sediment control, layout, etc.



MODIFIED SCHEDULE C  
LANDSCAPE CHART

LOT NO.	LOT CLASSIFICATION	INTERNAL LANDSCAPING	TYPE & REQUIRED	SPACE TREE	REPAIRING	TOTAL TREES
		SHRUBS	SHRUBS	SHRUBS	SHRUBS	REQUIREMENTS
		PER LOT	PER LOT	PER LOT	PER LOT	
180-227	RES-1	1	1	1	1	4

**BONDING NOTE:**  
THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 8.03 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL AND THE DEVELOPMENT CRITERIA FOR EMERSON. FINANCIAL SURETY FOR THE TREES IS GOVERNED BY THE AMOUNT OF \$42,000 WHICH SHALL BE POSTED WITH THE GRADING PERMIT FOR THIS SITE.

**KEY PROPERTY DEVELOPMENT CRITERIA, APPROVED 7/19/99**  
**SECTION VII RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING**  
THE QUANTITY AND GENERAL LOCATION OF TREES REQUIRED FOR INTERNAL LANDSCAPING ARE DETERMINED BY THE ARCHITECTURAL COMMITTEE. THE COMMITTEE WILL CLASSIFY, DURING ARCHITECTURAL REVIEW, ALL LOTS AND PARCELS AS EITHER WOODED OR UNWOODED. UNWOODED LOTS SHALL BE REQUIRED TO MAINTAIN EXISTING VEGETATION AND TO PRESERVE THE TYPE AND SETTING OF RESIDENTIAL UNITS. IF DURING OR AFTER CONSTRUCTION THE COMMITTEE DETERMINES THAT A BUILDER HAS NOT PROVIDED FOR TREE PRESERVATION, THE BUILDER WILL BE REQUIRED TO ADD NEW PLANT MATERIAL TO MEET THE REQUIREMENTS AND TO MAINTAIN THEM THROUGHOUT THE LIFE OF THE RESIDENTIAL PARCEL.

**SHADE TREE REQUIREMENTS**

TYPE OF UNIT AND LOT SIZE	NON WOODED	SHRUB WOODED	WOODED
	MINIMUM NUMBER OF SHADE TREES REQUIRED		
SINGLE FAMILY ATTACHED (500-1000 SQUARE FEET)	2/0/0/0	2/0/0/0	1/0/0/0

**NOTE:**  
SUBSTITUTION OF TWO FLOWERING TREES OR TWO EVERGREEN TREES FOR EACH SHADE TREE MAY BE PERMITTED FOR UP TO ONE (1) OF THE REQUIRED NUMBER OF SHADE TREES SHOWN IN THE TABLE SUBJECT TO THE APPROVAL OF THE ARCHITECTURAL COMMITTEE. CREDIT MAY ALSO BE GIVEN FOR PLANT MATERIALS THAT EXCEEDS THE REQUIRED NUMBER OF TREES SUBJECT TO THE APPROVAL OF THE ARCHITECTURAL COMMITTEE.

**PLANT SCHEDULE**

KEY	QUANT	BOTANICAL NAME	COMMON NAME	SIZE	Comments
<b>MAJOR SHADE TREES</b>					
AO	5	Acer rubrum October glory	October Glory Maple	2.5-3'cal./12-14'ht	B&B Heavy
AR	31	Acer rubrum/Red Sunset	Red Sunset Maple	2.5-3'cal./12-14'ht	B&B Heavy
FP	4	Fraxinus p. 'Patmore'	Patmore Seedless Ash	2.5-3'cal./12-14'ht	B&B Heavy
NS	18	Nyssa sylvatica	Black Gum	2.5-3'cal./12-14'ht	B&B Heavy
QR	4	Quercus borealis	Northern Red Oak	2.5-3'cal./12-14'ht	B&B Heavy
Z	28	Zelkova 'Green Vase'	Green Vase Zelkova	2.5-3'cal./12-14'ht	B&B Heavy
ST		Street Trees (by Developer)			
<b>FLOWERING / INTERMEDIATE TREES</b>					
CR	10	Cornus florida 'Rubra'	Pink Flowering Dogwood	2-2.5'cal./8-10'ht.	B&B Heavy
MV	5	Magnolia virginiana	Sweetbay Magnolia	2-2.5'cal./8-10'ht.	B&B Heavy
PrN	23	Prunus cerasifera Newport	Newport Flowering Plum	2-2.5'cal./8-10'ht.	B&B Heavy
PsR	15	Prunus subhirtella 'Rosy Cloud'	Rosy Cloud Cherry	2-2.5'cal./8-10'ht.	B&B Heavy
<b>EVERGREEN TREES</b>					
PA	18	Picea abies	Norway Spruce	7-8' Ht	B&B Heavy
PO	23	Picea omorica	Serbian Spruce	7-8' Ht	B&B Heavy
PS	20	Pinus strobus	Eastern White Pine	7-8' Ht	B&B Heavy
<b>SHRUBS</b>					
Eac	40	Euonymus alatus compactus	Dwarf Winged Euonymus	24-30" ht.	B&B Heavy

**PLANTING REQUIREMENTS:**  
48 TOWNHOUSE UNITS X 3 S.T.E. (Shade Tree Equivalents) / UNIT = 144 S.T.E.

**PLANTINGS PROVIDED:**

TREES	89	S.T.E.	89
SHADE TREES	89		
FLOWERING TREES	63		26.5
EVERGREEN TREES	61		30.5
<b>TOTAL S.T.E. PROVIDED =</b>			<b>146</b>

**NOTES:**  
1. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.  
2. FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FIELD CONDITIONS.  
TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.  
3. TREES IN THE VICINITY OF REAR YARD PROPERTY LINES SHALL BE LOCATED AT LEAST 2' OFF THE LINE.

**BUILDER/DEVELOPER/CERTIFICATE**  
I/We certify that the required landscaping will be done according to the plan, section 8.03 of the HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. I/We further certify that upon completion a CERTIFICATE OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXCERPT OF THE DEPARTMENT OF PLANNING AND ZONING.

*[Signature]* 6/3/03  
DATE

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - SUITE 200 NATIONAL FREE  
BILKOTT CITY, MARYLAND 21042  
410-861-3999

**ENGINEER'S CERTIFICATE**  
I certify that this plan for erosion and sediment control represents a practical and workable plan based on my professional knowledge of the site conditions and that it was prepared in accordance with the standards of the Howard Soil Conservation District.

*[Signature]* 6-3-03  
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 person 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]* 6/3/03  
Date

**OWNER/DEVELOPER/BUILDER**  
COLUMBIA BUILDEES INC.  
P.O. BOX 999  
COLUMBIA, MARYLAND 21044  
410-730-3940

APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 7/15/03  
Date

*[Signature]* 7/15/03  
Date

*[Signature]* 7/15/03  
Date

PROJECT: EMERSON SECTION/PHASE: 2/1B LOT NO: 51-98

PLAT	BLOCK NO.	ZONE	TAX/MAP	ELEC. DIST.	CENSUS TR.
15976-15978	B AND 9	PEC-MXD-3	47	SIXTH	608802
WATER CODE	SEWER CODE				
E-15	7420000/7460000				

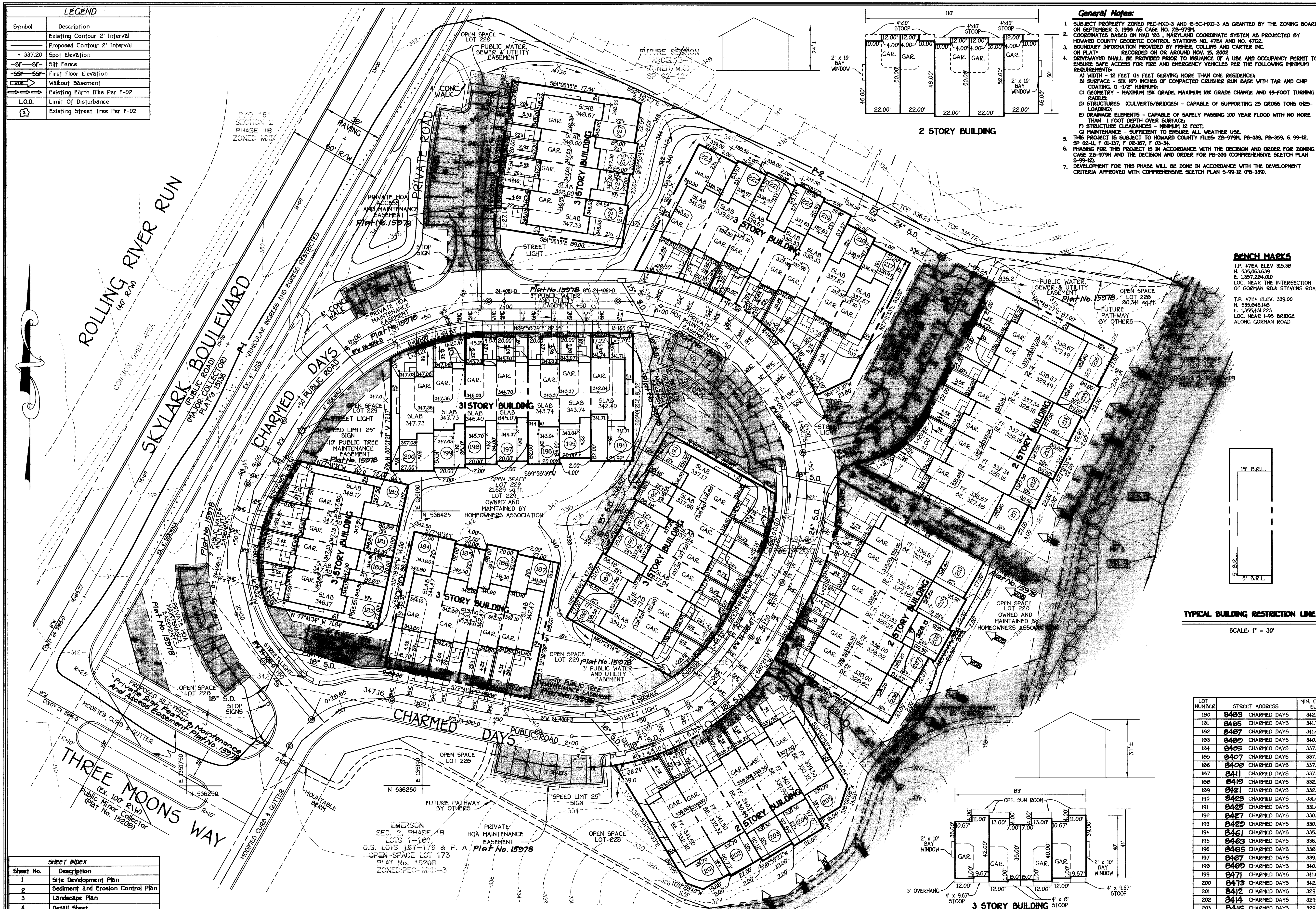
LANDSCAPE PLAN PREPARED BY:  
**Wigand H. Theimer, LLC**  
Landscape Architecture - Planning  
11770 Chapel Estates Drive, Clarksville, MD 21029  
Tel (410)-531-6809 Fax (410)-531-4860 wtheimer@comcast.net  
Date: 01-31-03 (rev. 02-03)

**LANDSCAPE PLAN**  
SINGLE FAMILY ATTACHED  
**EMERSON**  
SECTION 2, PHASE 1B  
LOTS 180 THRU 227  
ZONED PEC-MXD-3  
TAX MAP 47 PARCEL 837 GRID 8  
SIXTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SCALE: 1" = 30' June 2, 2003  
SHEET 3 OF 4

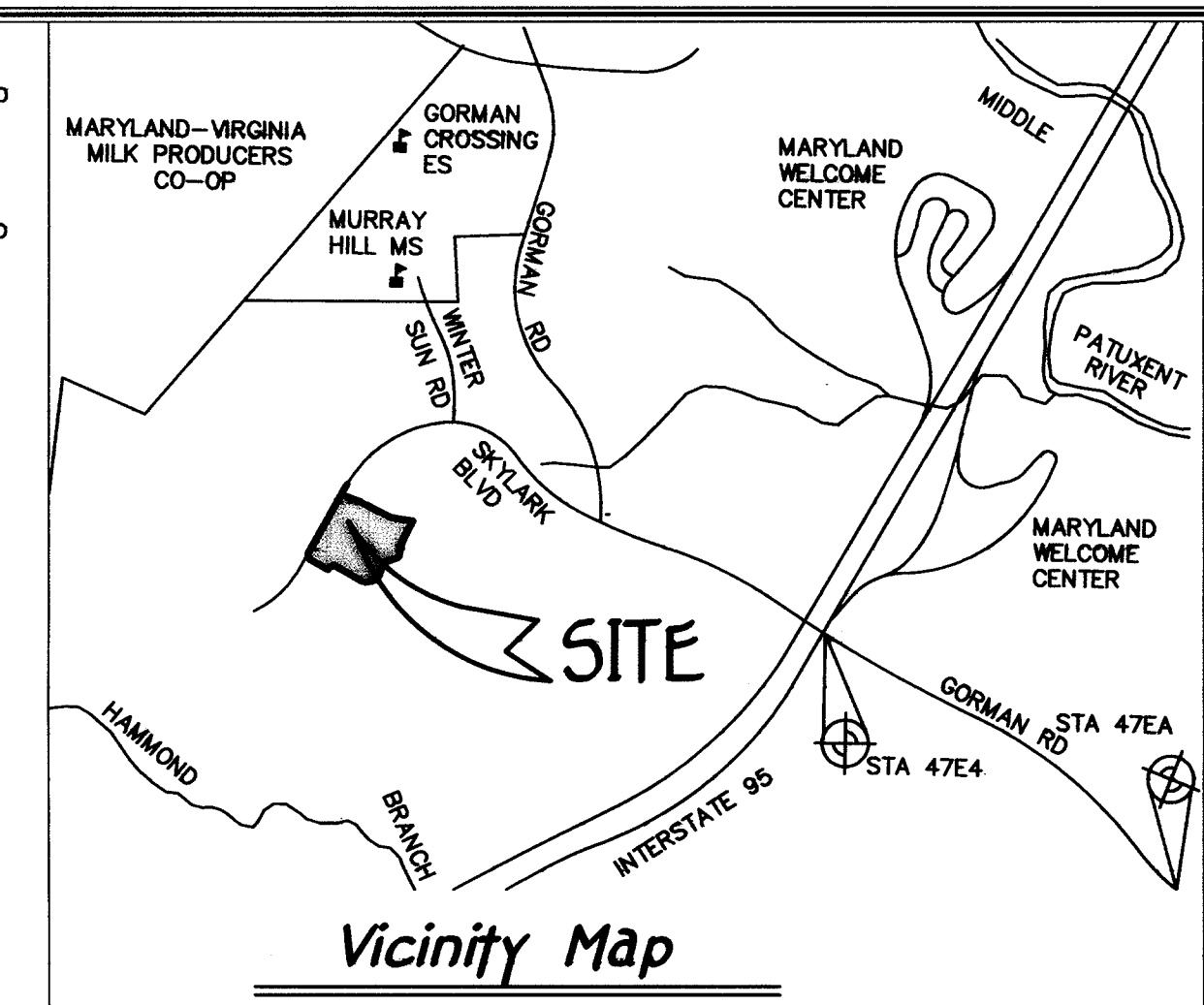
**SDP 03-66**



LEGEND	
Symbol	Description
- - - - -	Existing Contour 2' Interval
--- ---	Proposed Contour 2' Interval
• 337.20	Spot Elevation
— SF — SF —	Silt Fence
— 50' — 50' —	First Floor Elevation
— 0.00 —	Walkout Basement
→ → →	Existing Earth Dike Per F-02
L.O.D.	Limit Of Disturbance
(T)	Existing Street Tree Per F-02



- General Notes:**
- SUBJECT PROPERTY ZONED PEC-MXD-3 AND R-5C-MXD-3 AS GRANTED BY THE ZONING BOARD ON SEPTEMBER 3, 1998 AS CASE NO. ZB-9794.
  - COORDINATES BASED ON MAD 793 - MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 4784 AND NO. 4782.
  - BOUNDARY INFORMATION PROVIDED BY FISHER, COLLINS AND CARTER, INC. ON PLAT RECORDED ON 06 AROUND NOV. 15, 2002.
  - DEVELOPERS SHALL BE PROVIDED PROOF TO ISSUANCE OF A USE AND OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    - A) WIDTH - 12 FEET 6 INCHES SERVING MORE THAN ONE RESIDENCE.
    - B) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING @ 4-72" MINIMUM.
    - C) GEOMETRY - MAXIMUM 1% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS.
    - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (25-TONS-LOADING).
    - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER SURFACE.
    - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
    - G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
  - SP. 02-11, F. 01-17, F. 02-67, F. 03-34.
  - PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE SECTION AND ORDER FOR ZONING CASE ZB-9794 AND THE DECISION AND ORDER FOR PB-339 (COMPREHENSIVE SKETCH PLAN 5-99-12).
  - DEVELOPMENT FOR THIS PHASE WILL BE DONE IN ACCORDANCE WITH THE DEVELOPMENT CRITERIA APPROVED WITH COMPREHENSIVE SKETCH PLAN 5-99-12 (PB-339).

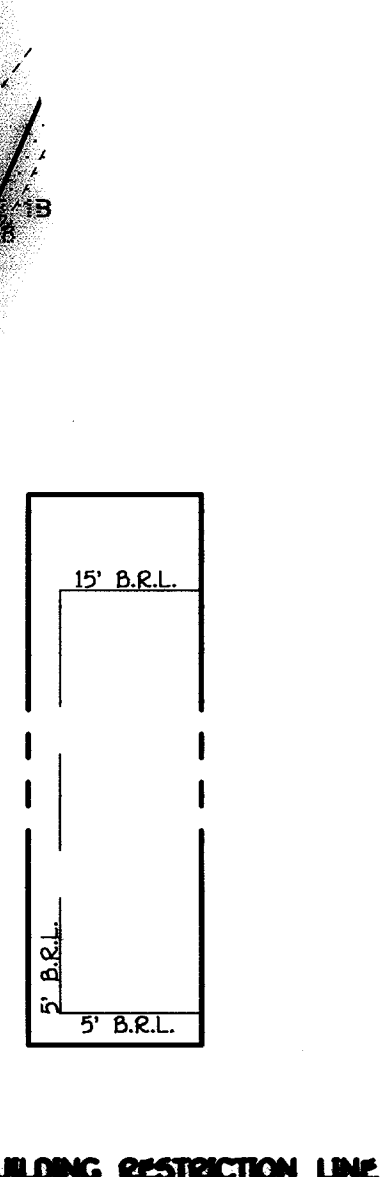


**BENCH MARKS**

TP. 4784 ELEV. 315.38  
 N. 535063.59  
 E. 1357294.010  
 LOC. NEAR THE INTERSECTION OF GORMAN ROAD STEVENS ROAD.

TP. 4784 ELEV. 339.00  
 N. 535046.180  
 E. 1355431.223  
 LOC. NEAR 1495 BRIDGE ALONG GORMAN ROAD

- General Notes Continued:**
- THE CONTRACTOR SHALL NOTIFY "888 UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
  - TOPOGRAPHIC TAKEN FROM FINAL ROAD CONSTRUCTION, GRADING AND SEDIMENT CONTROL PLANS, OF 03-34 BY FISHER, COLLINS AND CARTER, INC. ON PLAT RECORDED ON 06 AROUND NOV. 15, 2002.
  - ANY DAMAGE TO THE COUNTIES RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPERS EXPENSE.
  - THIS PLAN IS FOR HOUSE SITING AND LOT GRADING ONLY. IMPROVEMENTS SHOWN WITH THE RIGHTS-OF-WAYS OF THIS S.D.P. ARE NOT TO BE USED FOR CONSTRUCTION FOR CONSTRUCTION OF APPROVED ROAD CONSTRUCTION PLAN F-03-34 AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 24-108-D. CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
  - STORMWATER MANAGEMENT OBLIGATIONS ARE FULFILLED UNDER F-01-17.
  - SITE ANALYSIS DATA:
    - A. TOTAL PROJECT AREA: 2.22 AC.
    - B. AREA OF PLAN SUBMISSION: 2.22 AC.
    - C. LIMIT OF DISTURBED AREA: 2.87 AC.
    - D. PRESENT ZONING: PEC-MXD-3
    - E. PROPOSED USE FOR SITE AND STRUCTURES: SINGLE FAMILY ATTACHED DU.
    - F. TOTAL NUMBER OF UNITS ALLOWED BY ZONING REGULATIONS: 46
    - G. TOTAL NUMBER OF UNITS PROPOSED: 46
    - H. NUMBER OF PARKING SPACES REQUIRED: 98
    - I. (2 SPACES PER DWELLING UNIT)
    - J. NUMBER OF PARKING SPACES PROVIDED: 142
  - TYPICAL DRIVEWAY APRON DETAIL FOR ALL GARAGE UNITS TO BE HOWARD COUNTY STANDARD 6/01 & 6/05.
  - GARAGES SHALL BE USED FOR PARKING PURPOSE ONLY IN ACCORDANCE WITH SECTION 133.04.A OF THE HOWARD COUNTY ZONING REGULATIONS.
  - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISION OF SECTION 16.10 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$45,000.
  - THE FOREST CONSERVATION OBLIGATION FOR PLAN WAS PREPARED UNDER F-01-17.
  - ALL DWELLINGS ARE SUBJECT TO SECTION 128A.1 b AND c OF THE HOWARD COUNTY ZONING REGULATIONS.
  - NO COVERAGE REQUIREMENT IN "OTHER RESIDENTIAL" LAND USE AREA.
  - NO MINIMUM LOT SIZE IS ESTABLISHED FOR THE "OTHER RESIDENTIAL" LAND USE AREA.
  - THE MINIMUM SETBACK FOR STRUCTURES SHALL BE AS FOLLOWS:
- SINGLE FAMILY ATTACHED, SEMI-DETACHED, AND TWO-FAMILY DWELLINGS**
- FRONT SETBACK: 5' FROM THE RIGHT-OF-WAY OR THE PROPERTY LINE TO THE HOUSE OR GARAGE
- SIDE SETBACK: 5' FROM PROPERTY LINE FOR END UNITS
- REAR SETBACK: 15' FROM THE PROPERTY LINE
- BETWEEN-STRUCTURES: 30' FRONT TO FRONT  
 50' FRONT TO BACK  
 15' FOR ALL OTHER CONDITIONS
- FROM THE EDGE OF PAVING 15' FROM THE EDGE OF PARKING LOT WHEN UNITS DO NOT INCLUDE GARAGE.
- STRUCTURES MAY BE LOCATED ANYWHERE WITHIN SUCH SETBACKS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.
  - PERIMETER LANDSCAPING REQUIREMENTS ARE SHOWN AS PER APPROVED ROAD CONSTRUCTION PLANS OF 03-34. INTERNAL LANDSCAPE REQUIREMENTS ARE TO BE ADDRESSED WITH THE PLAN IN ACCORDANCE WITH SECTION 16-12 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
  - FOR PRIVATE ACCESS PLACE, FLAG OR PERMIT SIGN, BEFORE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PRIVATE ACCESS PLACE, FLAG OR PERMIT SIGN AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PRIVATE ACCESS PLACE.



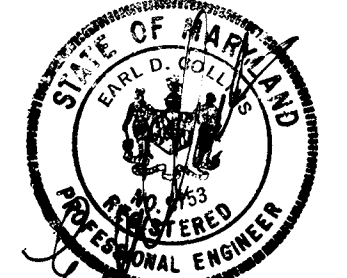
**TYPICAL BUILDING RESTRICTION LINE DETAIL**  
 SCALE: 1" = 30'

LOT NUMBER	STREET ADDRESS	MIN. CELLAR ELEV.	INV. ELEV. * STREET	LOT SIZE	LOT NUMBER	STREET ADDRESS	MIN. CELLAR ELEV.	INV. ELEV. * STREET	LOT SIZE
180	8483 CHARMED DAYS	342.64	338.34	2070 Sgft.	204	8418 CHARMED DAYS	328.66	324.36	2083 Sgft.
181	8485 CHARMED DAYS	341.77	337.47	1681 Sgft.	205	8420 CHARMED DAYS	328.54	324.24	2476 Sgft.
182	8487 CHARMED DAYS	341.41	337.11	1681 Sgft.	206	8422 CHARMED DAYS	327.73	323.43	2377 Sgft.
183	8489 CHARMED DAYS	340.96	336.66	2431 Sgft.	207	8424 CHARMED DAYS	327.88	323.58	1851 Sgft.
184	8492 CHARMED DAYS	337.87	333.57	2087	8426 CHARMED DAYS	326.66	322.36	1987 Sgft.	
185	8497 CHARMED DAYS	337.64	333.34	1840 Sgft.	209	8428 CHARMED DAYS	326.04	321.74	2036 Sgft.
186	8499 CHARMED DAYS	337.44	333.14	1800 Sgft.	210	8432 CHARMED DAYS	324.00	319.70	2700 Sgft.
187	8411 CHARMED DAYS	337.24	332.94	2430 Sgft.	211	8436 CHARMED DAYS	319.80	315.50	2356 Sgft.
188	8419 CHARMED DAYS	332.82	328.52	2286 Sgft.	212	8438 CHARMED DAYS	319.34	314.94	1937 Sgft.
189	8421 CHARMED DAYS	332.32	328.02	1797 Sgft.	213	8440 CHARMED DAYS	319.42	315.02	1998 Sgft.
190	8423 CHARMED DAYS	331.46	327.06	1730 Sgft.	214	8442 CHARMED DAYS	319.34	314.94	1914 Sgft.
191	8425 CHARMED DAYS	331.46	327.06	1730 Sgft.	215	8444 CHARMED DAYS	319.42	315.02	1958 Sgft.
192	8427 CHARMED DAYS	330.96	326.56	1796 Sgft.	216	8446 CHARMED DAYS	320.84	316.44	2439 Sgft.
193	8429 CHARMED DAYS	330.94	326.54	2277 Sgft.	217	8450 CHARMED DAYS	332.24	327.84	2471 Sgft.
194	8461 CHARMED DAYS	335.69	331.39	2265 Sgft.	218	8452 CHARMED DAYS	333.30	328.90	1921 Sgft.
195	8463 CHARMED DAYS	336.99	332.69	1640 Sgft.	219	8454 CHARMED DAYS	330.87	326.47	1798 Sgft.
196	8465 CHARMED DAYS	338.28	333.98	1720 Sgft.	220	8456 CHARMED DAYS	332.02	327.62	1742 Sgft.
197	8467 CHARMED DAYS	339.58	335.28	1680 Sgft.	221	8458 CHARMED DAYS	332.39	327.99	1667 Sgft.
198	8469 CHARMED DAYS	340.87	336.57	1716 Sgft.	222	8460 CHARMED DAYS	332.97	328.57	1648 Sgft.
199	8471 CHARMED DAYS	341.66	337.36	1748 Sgft.	223	8462 CHARMED DAYS	333.94	329.54	2311 Sgft.
200	8473 CHARMED DAYS	342.11	337.84	2082 Sgft.	224	8466 CHARMED DAYS	343.25	338.95	2255 Sgft.
201	8412 CHARMED DAYS	329.67	325.37	2460 Sgft.	225	8468 CHARMED DAYS	343.89	339.59	1738 Sgft.
202	8414 CHARMED DAYS	329.47	325.17	1981 Sgft.	226	8470 CHARMED DAYS	344.20	339.90	1780 Sgft.
203	8416 CHARMED DAYS	329.07	324.77	1985 Sgft.	227	8472 CHARMED DAYS	344.31	340.01	2319 Sgft.

SHEET INDEX	
Sheet No.	Description
1	Site Development Plan
2	Sediment and Erosion Control Plan
3	Landscape Plan
4	Detail Sheet

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461-2925

NO.	REVISION	DATE
1	Rev. grad. lots 206 - 210 to show As-Built Cond.	12-17-04



**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: 6/2/03

**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 Ted Wies Columbia Builders  
 Date: 6/3/03

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service  
 This development plan is approved for soil-erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

Howard SCD  
 Date: \_\_\_\_\_

**OWNER/DEVELOPER/BUILDER**  
**OWNEA DEVELOPERS INC.**  
 COLUMBIA BUILDERS INC.  
 P.O. BOX 999  
 COLUMBIA, MARYLAND 21044  
 410-730-3940

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: \_\_\_\_\_  
 Chief of Planning and Zoning  
 Date: 7/15/03

Signature: \_\_\_\_\_  
 Chief, Engineering Division  
 Date: 7/2/03

Signature: \_\_\_\_\_  
 Director - Department of Planning and Zoning  
 Date: 7/2/03

PROJECT	SECTION/PHASE	LOT NO.
EMERSON	2 / 1B	180-227

PLAT	BLOCK NO.	ZONE	TAX MAP	ELEC. DIST.	CENSUS TR.
15976-15978	8 AND 9	PEC-MXD-3	47	SIXTH	G06B02

WATER CODE	SEWER CODE
E-15	7420000/7460000

**SITE DEVELOPMENT PLAN**

**SINGLE FAMILY ATTACHED**

**EMERSON**

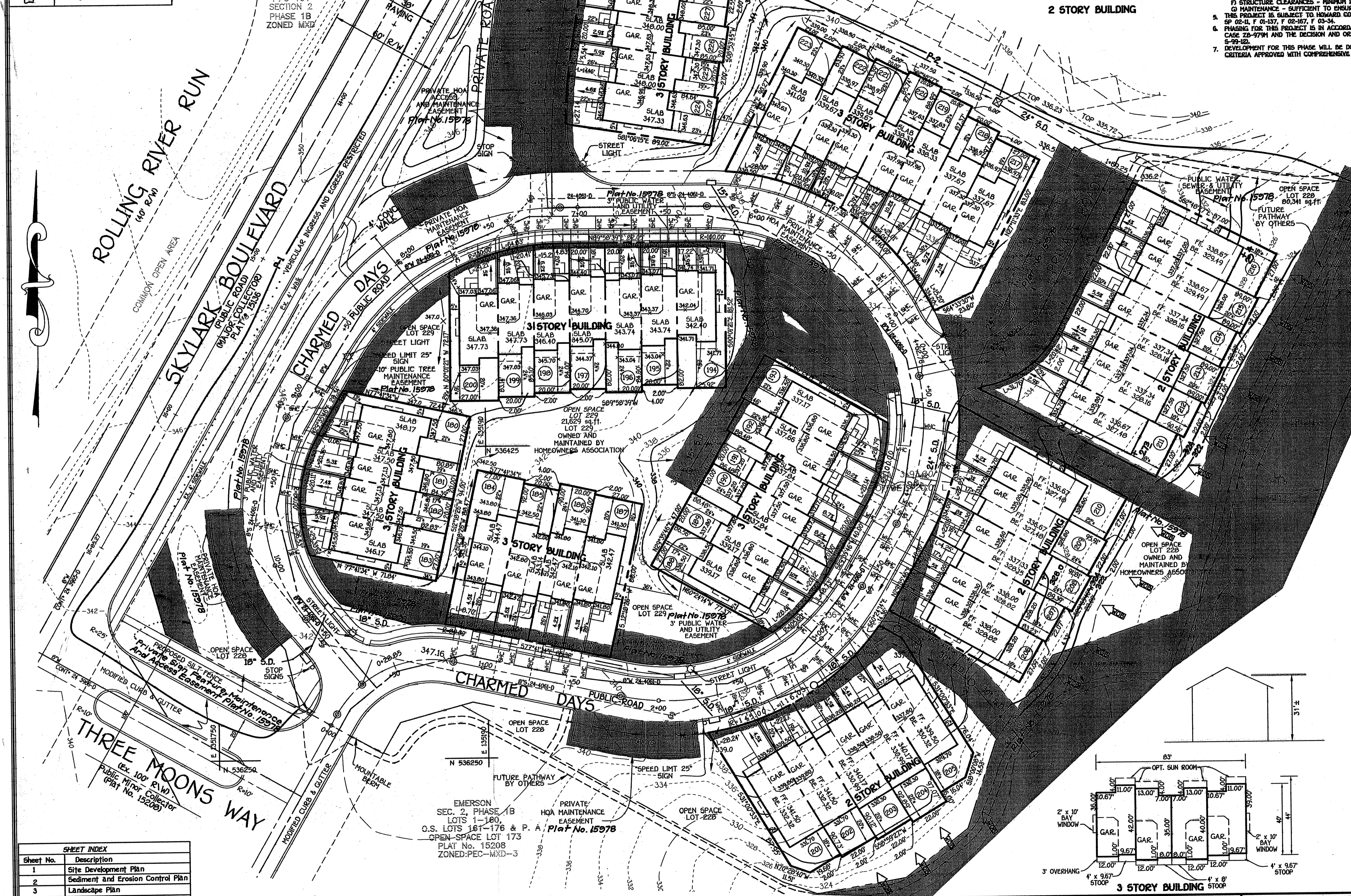
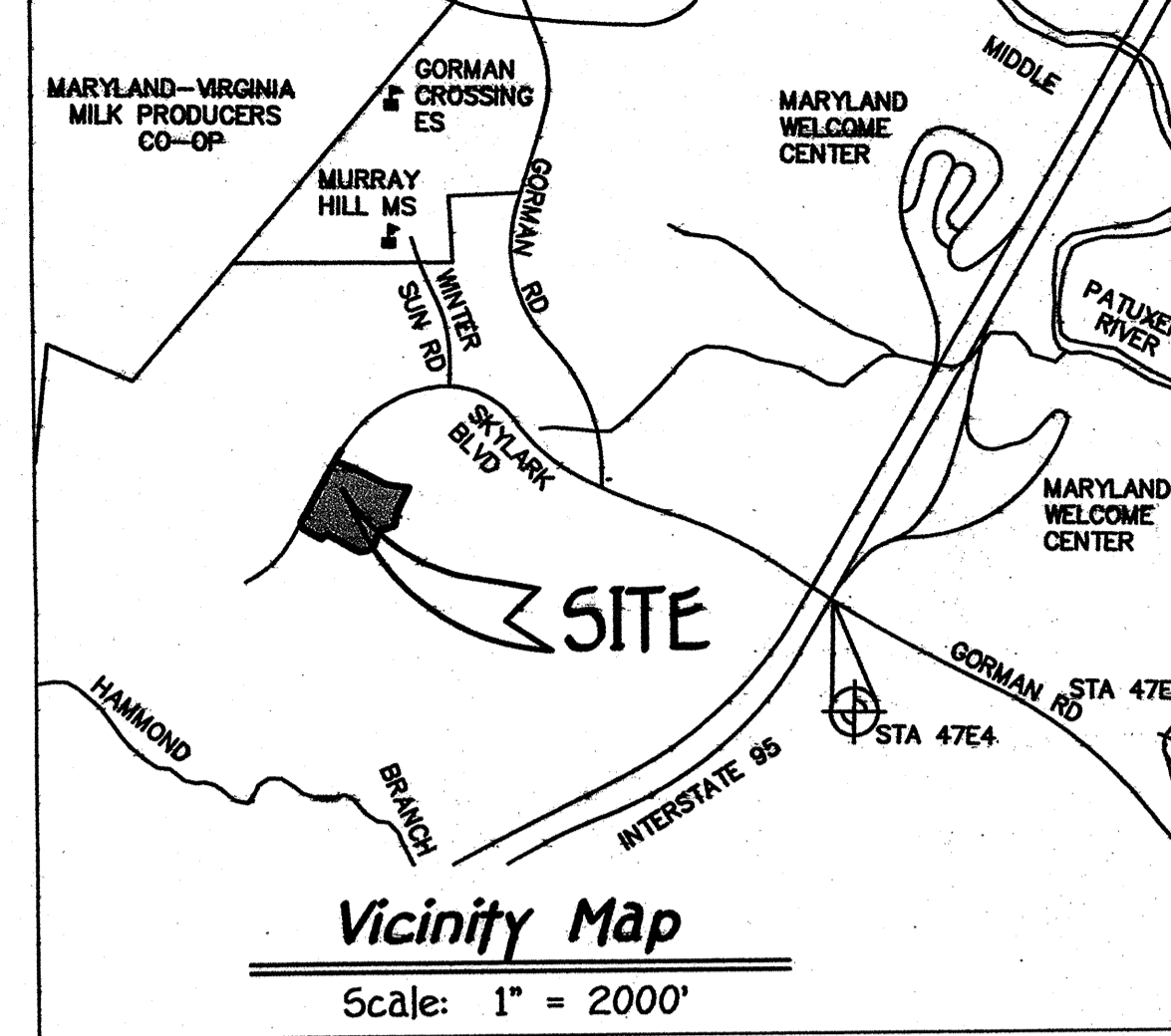
**SECTION 2, PHASE 1B**

**LOTS 180 THRU 227,**

ZONED PEC-MXD-3  
 TAX MAP 47 PARCEL 837 GRID B  
 SIXTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 30' JUNE 2, 2003  
 SHEET 1 OF 4

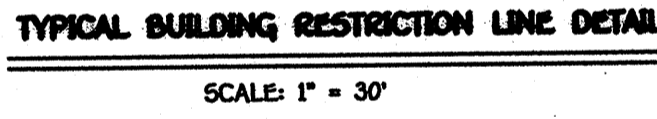
Symbol	Description
---	Existing Contour 2' Interval
- - -	Proposed Contour 2' Interval
•	Spot Elevation
-S-	5ft Fence
---	First Floor Elevation
---	Walkout Basement
---	Existing Earth Dike Per F-02
---	Limit Of Disturbance
---	Existing Street Tree Per F-02

- General Notes:**
- SUBJECT PROPERTY ZONED PEC-MXD-3 AND R-6C-MXD-3 AS GRANTED BY THE ZONING BOARD ON SEPTEMBER 3, 1998 AS CASE NO. 72-7704. COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PRODUCED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 4761 AND NO. 4762. SURVEY INFORMATION PROVIDED BY FISHER, COLLINS AND CARTER, INC. ON PLAT RECORDED ON OR ABOUT NOV. 15, 2002.
  - THIS PROJECT IS SUBJECT TO HOWARD COUNTY ELES. 22-2794, PB-350, PB-355, 5-99-12, SP-02-11, F-01-37, F-02-157, F-03-34.
  - PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZONING CASE 22-2794 AND THE DECISION AND ORDER FOR PB-359 (COMPREHENSIVE SKETCH PLAN 5-99-12).
  - DEVELOPMENT FOR THIS PHASE WILL BE DONE IN ACCORDANCE WITH THE DEVELOPMENT CRITERIA APPROVED WITH COMPREHENSIVE SKETCH PLAN 5-99-12 PB-359.



- BENCH MARKS**
- TP. 476A ELEV. 315.38  
N. 535.053.93  
E. 1.527.284.00  
LOC. NEAR THE INTERSECTION OF GORMAN ROAD & STEVENS ROAD.
  - TP. 476A ELEV. 339.90  
N. 535.846.148  
E. 1.525.541.223  
LOC. NEAR I-295 BRIDGE ALONG GORMAN ROAD

- General Notes Continued:**
- THE CONTRACTOR SHALL NOTIFY "USE UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
  - TOPOGRAPHIC TAKEN FROM FINAL ROAD CONSTRUCTION, GRADING AND SEWERMENT CONSTRUCTION PLANS, IF CHANGED BY FISHER, COLLINS, AND CARTER, INC.
  - ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
  - THIS PLAN IS FOR HOUSES AND LOT GRADING ONLY. IMPROVEMENTS SHOWN AND/OR APPROVED HEREIN AND SEWER PLANS CONTRACT NO. 24-408-D CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
  - STORMWATER MANAGEMENT OBLIGATIONS ARE FULFILLED UNDER F-01-157.
  - SITE ANALYSIS DATA:**
    - TOTAL PROJECT AREA: 2.22 AC.
    - AREA OF PLAN SUBMISSION: 2.22 AC.
    - LIMIT OF DISTURBED AREA: 2.27 AC.
    - PRESENT ZONING: PEC-MXD-3
    - PROPOSED USE FOR SITE AND STRUCTURES: SINGLE FAMILY ATTACHED D.U.
    - TOTAL NUMBER OF UNITS ALLOWED: 40
    - TOTAL NUMBER OF UNITS PROPOSED: 40
    - NUMBER OF PARKING SPACES REQUIRED: 98
    - (2 SPACES PER DWELLING UNIT)
    - NUMBER OF PARKING SPACES PROVIDED: 142
  - TYPICAL DRIVEWAY APPROX DETAIL FOR ALL GARAGE UNITS TO BE HOWARD COUNTY STANDARD 6'0" x 4' 0".
  - GARAGES SHALL BE USED FOR PARKING PURPOSE ONLY IN ACCORDANCE WITH SECTION 153.2.2.A OF THE HOWARD COUNTY ZONING REGULATIONS.
  - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 163.2A OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$43,200.00.
  - THE FOREST CONSERVATION OBLIGATION FOR THIS PLAN WAS PREPARED UNDER F-01-157. ALL DWELLINGS ARE SUBJECT TO SECTION 123.11.b AND C OF THE HOWARD COUNTY ZONING REGULATIONS.
  - NO COVERAGE REQUIREMENT IN "OTHER RESIDENTIAL" LAND USE AREA.
  - NO MINIMUM LOT SIZE IS ESTABLISHED FOR THE "OTHER RESIDENTIAL" LAND USE AREA. THE MINIMUM SETBACK FOR STRUCTURES SHALL BE AS FOLLOWS:
    - SINGLE FAMILY ATTACHED, SEMI-DETACHED AND TWO-FAMILY DWELLINGS:
      - FRONT SETBACK: 5' FROM THE RIGHT-OF-WAY OR THE PROPERTY LINE TO THE HOUSE OR GARAGE.
      - SIDE SETBACK: 5' FROM PROPERTY LINE FOR END UNITS
      - REAR SETBACK: 15' FROM THE PROPERTY LINE
    - BETWEEN-STRUCTURES:
      - 30' FRONT TO FRONT
      - 30' BACK TO BACK
      - 50' FRONT TO BACK
      - 15' FOR ALL OTHER CONDITIONS
    - FROM THE EDGE OF PAVING 15' FROM THE EDGE OF PARKING LOT WHEN UNITS DO NOT INCLUDE GARAGE.
  - STRUCTURES MAY BE LOCATED ANYWHERE WITHIN SUCH SETBACKS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.
  - PERIMETER LANDSCAPING REQUIREMENTS ARE SHOWN AS PER APPROVED ROAD CONSTRUCTION PLANS (F-03-34). INTERNAL LANDSCAPE REQUIREMENTS ARE TO BE ADDRESSED WITH THE PLAN IN ACCORDANCE WITH SECTION 15-124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
  - FOR PRIVATE ACCESS PLACE FLAG OR PEPPER TREE, REFUSE COLLECTION, SNOW REMOVAL AND ROAD RIGHT-OF-WAY LINE AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PRIVATE ACCESS PLACE FLAG OR PEPPER TREE DRIVEWAY.



**LOT INFORMATION CHART**

LOT NUMBER	STREET ADDRESS	MIN. CELLAR ELEV.	INV. STREET	LOT SIZE	LOT NUMBER	STREET ADDRESS	MIN. CELLAR ELEV.	INV. STREET	LOT SIZE
180	8403 CHARMED DAYS	342.64'	336.34'	2070 SqFt.	204	8416 CHARMED DAYS	329.66'	329.30'	2683 SqFt.
181	8405 CHARMED DAYS	341.77'	337.47'	1661 SqFt.	205	8420 CHARMED DAYS	328.54'	324.24'	2476 SqFt.
182	8407 CHARMED DAYS	341.41'	337.11'	1661 SqFt.	206	8424 CHARMED DAYS	327.73'	323.33'	2937 SqFt.
183	8409 CHARMED DAYS	340.86'	336.56'	213 SqFt.	207	8428 CHARMED DAYS	327.18'	322.78'	1891 SqFt.
184	8405 CHARMED DAYS	337.64'	333.34'	1840 SqFt.	208	8432 CHARMED DAYS	326.56'	322.16'	1987 SqFt.
185	8407 CHARMED DAYS	337.44'	333.14'	1800 SqFt.	210	8436 CHARMED DAYS	326.04'	321.64'	2036 SqFt.
186	8409 CHARMED DAYS	337.44'	333.14'	2430 SqFt.	211	8440 CHARMED DAYS	325.00'	319.70'	2700 SqFt.
187	8411 CHARMED DAYS	337.24'	332.94'	2430 SqFt.	212	8444 CHARMED DAYS	319.80'	315.50'	2556 SqFt.
188	8413 CHARMED DAYS	337.24'	332.94'	2226 SqFt.	213	8448 CHARMED DAYS	319.34'	314.94'	1937 SqFt.
189	8415 CHARMED DAYS	332.52'	328.22'	1757 SqFt.	214	8452 CHARMED DAYS	319.42'	315.02'	1958 SqFt.
190	8423 CHARMED DAYS	331.66'	327.36'	1730 SqFt.	215	8456 CHARMED DAYS	319.34'	314.94'	1914 SqFt.
191	8425 CHARMED DAYS	331.66'	327.36'	1730 SqFt.	216	8460 CHARMED DAYS	318.24'	313.84'	2439 SqFt.
192	8427 CHARMED DAYS	330.95'	326.65'	1756 SqFt.	217	8464 CHARMED DAYS	332.24'	327.84'	2721 SqFt.
193	8429 CHARMED DAYS	330.54'	326.24'	1640 SqFt.	218	8468 CHARMED DAYS	333.30'	328.90'	1921 SqFt.
194	8431 CHARMED DAYS	330.54'	326.24'	1640 SqFt.	219	8472 CHARMED DAYS	330.87'	326.47'	1758 SqFt.
195	8433 CHARMED DAYS	330.54'	326.24'	1640 SqFt.	220	8476 CHARMED DAYS	332.02'	327.62'	1742 SqFt.
196	8435 CHARMED DAYS	330.54'	326.24'	1640 SqFt.	221	8480 CHARMED DAYS	332.59'	328.19'	1667 SqFt.
197	8437 CHARMED DAYS	330.54'	326.24'	1640 SqFt.	222	8484 CHARMED DAYS	332.59'	328.19'	1667 SqFt.
198	8439 CHARMED DAYS	330.54'	326.24'	1640 SqFt.	223	8488 CHARMED DAYS	333.94'	329.54'	2311 SqFt.
199	8441 CHARMED DAYS	330.54'	326.24'	1640 SqFt.	224	8492 CHARMED DAYS	343.29'	338.89'	2253 SqFt.
200	8443 CHARMED DAYS	330.54'	326.24'	1640 SqFt.	225	8496 CHARMED DAYS	343.89'	339.49'	1738 SqFt.
201	8445 CHARMED DAYS	330.54'	326.24'	1640 SqFt.	226	8500 CHARMED DAYS	344.20'	339.80'	1780 SqFt.
202	8447 CHARMED DAYS	330.54'	326.24'	1640 SqFt.	227	8504 CHARMED DAYS	344.91'	340.61'	2319 SqFt.

**SHEET INDEX**

Sheet No.	Description
1	Site Development Plan
2	Sediment and Erosion Control Plan
3	Landscape Plan
4	Detail Sheet

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 1872 BALTIMORE NATIONAL FREE  
ELKLOTT CITY, MARYLAND 21042  
(410) 461-2255

**REVISION**

NO.	REVISION	DATE
2	Rev. grad. Open Space lot 228 to show Ex. Cond.	4-5-05
7	Rev. grad. lots 206-210 to show As-Built Cond.	12-17-04

**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 6/2/03

**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 Ted Wiles Columbia Builders  
Date 6/3/03

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service  
This development plan is approved for soil-erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

Signature of Howard SCD  
Date

**OWNER/DEVELOPER/BUILDER**  
COLUMBIA BUILDERS INC.  
P.O. BOX 999  
COLUMBIA, MARYLAND 21044  
410-730-3940

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature of Chief of Planning and Zoning  
Date 7/15/03

Signature of Chief, Development Engineering Division  
Date 7/15/03

Signature of Director - Department of Planning and Zoning  
Date 7/2/03

**PROJECT**  
EMERSON  
SECTION/PHASE  
2 / 1B  
LOT NO.  
190-227

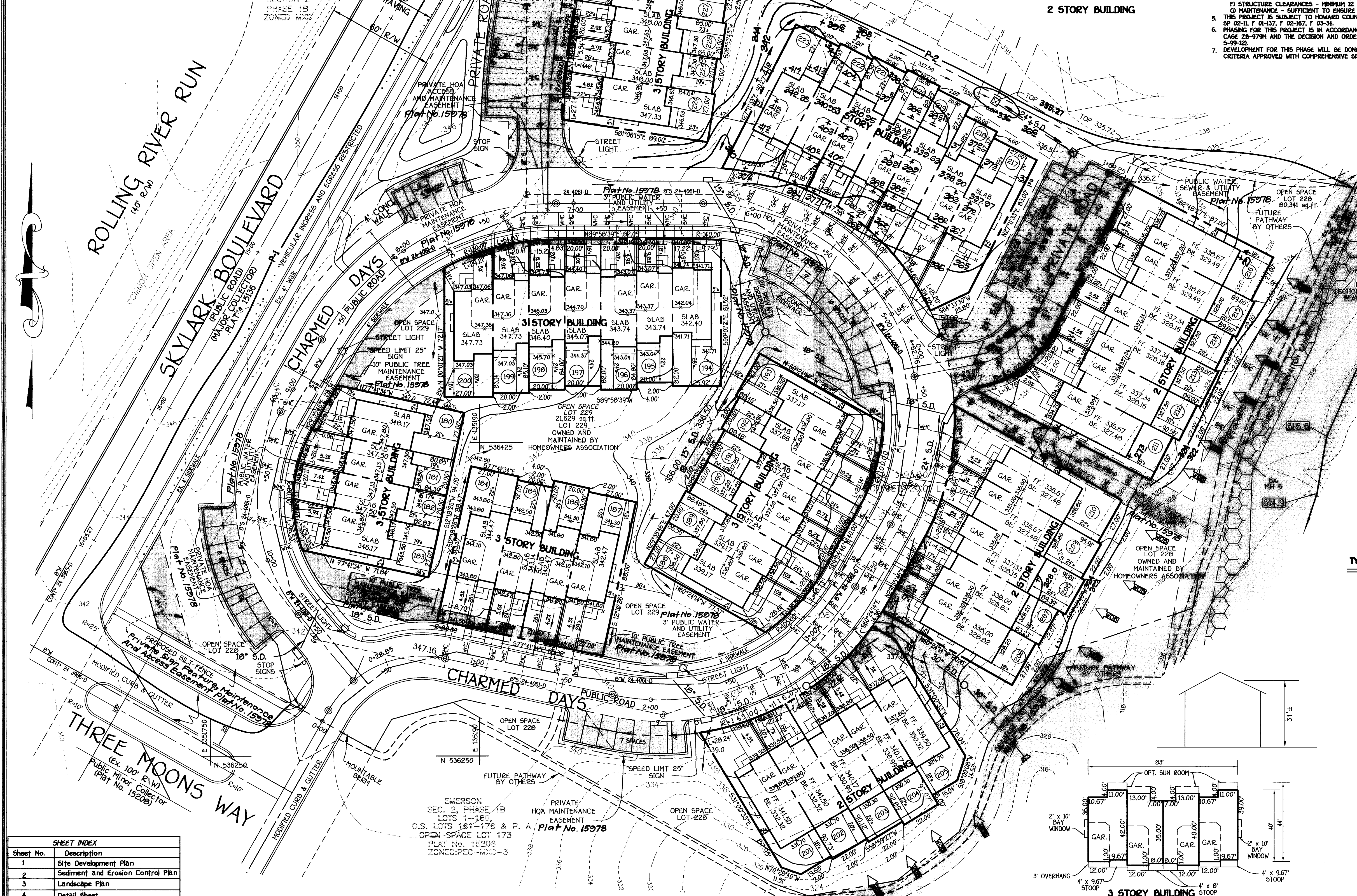
**PLAT**  
15976-15978  
**BLOCK NO.**  
8 AND 9  
**ZONE**  
PEC-MXD-3  
**TAX MAP**  
47  
**ELEC. DIST.**  
SIXTH  
**CENSUS TR.**  
606802

**WATER CODE**  
E-15  
**SEWER CODE**  
7420000/7460000

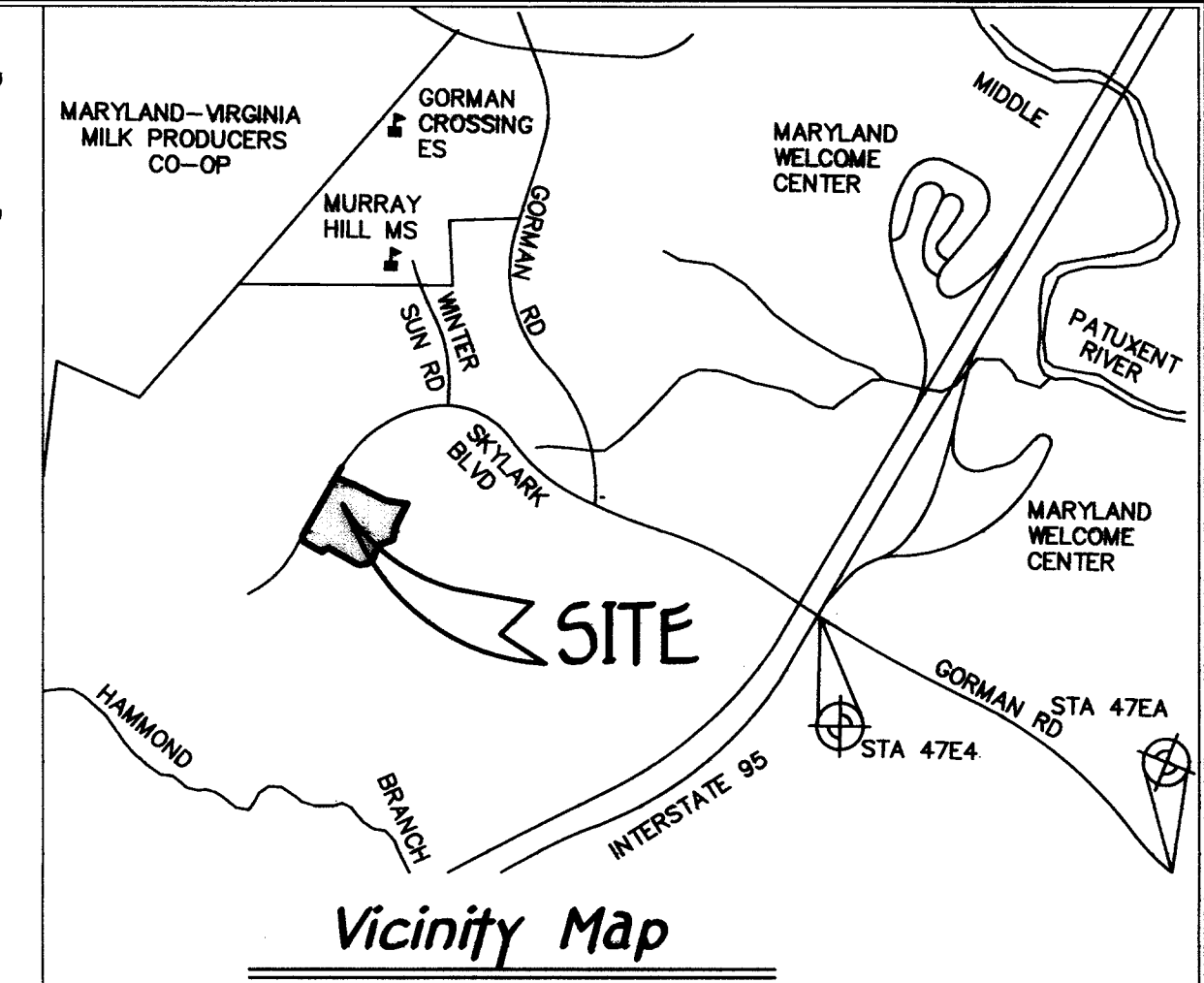
**SITE DEVELOPMENT PLAN**  
SINGLE FAMILY ATTACHED  
EMERSON  
SECTION 2, PHASE 1B  
LOTS 180 THRU 227,  
ZONED PEC-MXD-3  
TAX MAP 47, PARCEL 837 GRID 8  
SIXTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SCALE: 1" = 30' JUNE 2, 2003  
SHEET 1 OF 4

**SDP 03-66**

LEGEND	
Symbol	Description
- - - -	Existing Contour 2' Interval
- - - -	Proposed Contour 2' Interval
•	Spot Elevation
-Sf-Sf-	Silt Fence
-Sf-Sf-	First Floor Elevation
- - - -	Walkout Basement
- - - -	Existing Earth Dike Per F-02
L.O.D.	Limit Of Disturbance
(T)	Existing Street Tree Per F-02

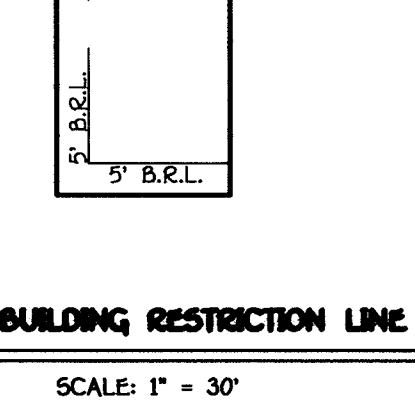


- General Notes:**
- SUBJECT PROPERTY ZONED REC-MXD-3 AND R-2C-MXD-3 AS GRANTED BY THE ZONING BOARD ON SEPTEMBER 3, 1998 AS CASE NO. ZB-9794.
  - COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 4751 AND NO. 4752.
  - BOUNDARY INFORMATION PROVIDED BY FISHER, COLLINS AND CARTER, INC. ON PLATS RECORDED ON OR AROUND NOV. 15, 2002 AND OCCUPANCY PERMIT TO DEVELOPERS SHALL BE PROVIDED PRIOR TO INSURANCE OF A USE AND OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    - A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE)
    - B) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING, 0 - 1/2" MINIMUM
    - C) COUNTRY - MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS
    - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (425-LOADING)
    - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER SURFACE
    - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
    - G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
  - THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES ZB-9794, PB-329, PB-329, 5-99-12, SP 02-11, F 01-17, F 02-17, F 03-34.
  - PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZONING CASE ZB-9794 AND THE DECISION AND ORDER FOR PB-329 (COMPREHENSIVE SITE PLAN 5-99-12).
  - DEVELOPMENT FOR THIS PHASE WILL BE DONE IN ACCORDANCE WITH THE DEVELOPMENT CRITERIA APPROVED WITH COMPREHENSIVE SITE PLAN 5-99-12 (PB-329).



- BENCH MARKS**
- T.P. 4751 ELEV 315.38
  - N. 535,063.69
  - E. 1,357,294.01
  - LOC. NEAR THE INTERSECTION OF GORMAN RD & STEVENS ROAD
  - T.P. 4752 ELEV 339.00
  - N. 535,063.69
  - E. 1,355,431.23
  - LOC. NEAR I-95 BRIDGE ALONG GORMAN ROAD

- General Notes Continued:**
- THE CONTRACTOR SHALL NOTIFY "THIS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
  - TOPOGRAPHIC DATA FROM FINAL ROAD CONSTRUCTION, GRADING AND SEDIMENT CONTROL PLANS, OF (03-34) BY FISHER, COLLINS, AND CARTER, INC.
  - ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
  - THIS PLAN IS FOR HOUSE SITING AND LOT GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAYS OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION FOR CONSTRUCTION APPROVED ROAD CONSTRUCTION PLANS F-03-34 AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 24-008-D.
  - CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
  - STORMWATER MANAGEMENT OBLIGATIONS ARE FULFILLED UNDER F-01-17.
  - SITE ANALYSIS DATA:
    - A. TOTAL PROJECT AREA: 2.22 AC.
    - B. AREA OF PLAN SUBMISSION: 2.22 AC.
    - C. LIMIT OF DISTURBANCE AREA: 2.87 AC.
    - D. PRESENT ZONING: REC-MXD-3
    - E. PROPOSED USE FOR SITE AND STRUCTURES: SINGLE FAMILY ATTACHED D.U.
    - F. TOTAL NUMBER OF UNITS ALLOWED: 48
    - G. TOTAL NUMBER OF UNITS PROPOSED: 48
    - H. NUMBER OF PARKING SPACES REQUIRED: 96
    - I. SPACES PER DWELLING UNIT: 2
    - J. NUMBER OF PARKING SPACES PROVIDED: 142
  - TYPICAL DRIVEWAY APPROX DETAIL FOR ALL GARAGE UNITS TO BE HOWARD COUNTY STANDARD 6.01 & 6.05.
  - GARAGES SHALL BE USED FOR PARKING PURPOSE ONLY IN ACCORDANCE WITH SECTION 13.02.2.A. OF THE HOWARD COUNTY ZONING REGULATIONS.
  - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 18.24 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$42,000.00.
  - THE FOREST CONSERVATION OBLIGATION FOR PLAN WAS PREPARED UNDER F-01-17.
  - ALL DWELLINGS ARE SUBJECT TO SECTION 12B.11 b and c OF THE HOWARD COUNTY ZONING REGULATIONS.
  - NO COVERAGE REQUIREMENT IN "OTHER RESIDENTIAL" LAND USE AREA.
  - NO MINIMUM LOT SIZE IS ESTABLISHED FOR THE "OTHER RESIDENTIAL" LAND USE AREA.
  - THE MINIMUM SETBACK FOR STRUCTURES SHALL BE AS FOLLOWS:
    - SINGLE FAMILY ATTACHED, SEMI-DETACHED, AND TWO-FAMILY DWELLINGS:
      - FRONT SETBACK: 5' FROM THE RIGHT-OF-WAY OR THE PROPERTY LINE TO THE HOUSE OR GARAGE
      - REAR SETBACK: 5' FROM PROPERTY LINE FOR END UNITS
      - SIDE SETBACK: 15' FROM THE PROPERTY LINE
      - BETWEEN-STRUCTURES: 30' FRONT TO FRONT, 50' BACK TO BACK, 50' FRONT TO BACK, 15' FOR ALL OTHER CONDITIONS
    - FROM THE EDGE OF PAVING: 15' FROM THE EDGE OF PARKING LOT WHEN UNITS DO NOT INCLUDE GARAGE
  - STRUCTURES MAY BE LOCATED ANYWHERE WITHIN SUCH SETBACKS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.
  - PERIMETER LANDSCAPING REQUIREMENTS ARE SHOWN AS PER APPROVED ROAD CONSTRUCTION PLANS F-03-34. INTERNAL LANDSCAPE REQUIREMENTS ARE TO BE ADDRESSED WITH THE PLAN IN ACCORDANCE WITH SECTION 18-24 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
  - FOR PRIVATE ACCESS PLACE, FLAG OR PEDESTAL LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PRIVATE ACCESS PLACE, FLAG OR PEDESTAL AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PRIVATE ACCESS PLACE, FLAG OR PEDESTAL LOT DRIVEWAY.



TYPICAL BUILDING RESTRICTION LINE DETAIL  
SCALE: 1" = 30'

**LOT INFORMATION CHART**

LOT NUMBER	STREET ADDRESS	MIN. CELLAR ELEV.	INV. ELEV. STREET	LOT SIZE	LOT NUMBER	STREET ADDRESS	MIN. CELLAR ELEV.	INV. ELEV. STREET	LOT SIZE
180	8483 CHARMED DAYS	342.64	338.34	2070 SqFt.	204	8418 CHARMED DAYS	328.66	324.36	2083 SqFt.
181	8485 CHARMED DAYS	341.77	337.47	1661 SqFt.	205	8420 CHARMED DAYS	328.54	324.24	2476 SqFt.
182	8487 CHARMED DAYS	341.41	337.11	1681 SqFt.	206	8424 CHARMED DAYS	327.73	323.33	2197 SqFt.
183	8489 CHARMED DAYS	340.88	336.56	2113 SqFt.	207	8426 CHARMED DAYS	327.18	322.78	1851 SqFt.
184	8493 CHARMED DAYS	337.87	333.57	2431 SqFt.	208	8428 CHARMED DAYS	326.56	322.16	1987 SqFt.
185	8495 CHARMED DAYS	337.64	333.34	1840 SqFt.	209	8430 CHARMED DAYS	326.84	322.44	2206 SqFt.
186	8497 CHARMED DAYS	337.44	333.14	1800 SqFt.	210	8432 CHARMED DAYS	324.00	319.70	2700 SqFt.
187	8411 CHARMED DAYS	337.24	332.94	2430 SqFt.	211	8436 CHARMED DAYS	319.60	315.20	2556 SqFt.
188	8419 CHARMED DAYS	332.82	328.52	2286 SqFt.	212	8438 CHARMED DAYS	319.34	314.94	1937 SqFt.
189	8421 CHARMED DAYS	332.32	328.02	1757 SqFt.	213	8440 CHARMED DAYS	319.42	315.02	1958 SqFt.
190	8423 CHARMED DAYS	331.46	327.08	1730 SqFt.	214	8442 CHARMED DAYS	319.34	314.94	1914 SqFt.
191	8425 CHARMED DAYS	331.46	327.08	1730 SqFt.	215	8444 CHARMED DAYS	319.42	315.02	1958 SqFt.
192	8427 CHARMED DAYS	330.96	326.56	1756 SqFt.	216	8446 CHARMED DAYS	320.84	316.44	2439 SqFt.
193	8429 CHARMED DAYS	330.54	326.14	2277 SqFt.	217	8450 CHARMED DAYS	332.24	327.84	2721 SqFt.
194	8431 CHARMED DAYS	330.69	331.39	2265 SqFt.	218	8452 CHARMED DAYS	333.30	328.90	1921 SqFt.
195	8433 CHARMED DAYS	330.99	331.69	1640 SqFt.	219	8454 CHARMED DAYS	330.87	326.47	1798 SqFt.
196	8435 CHARMED DAYS	330.28	330.98	1720 SqFt.	220	8456 CHARMED DAYS	332.02	327.62	1742 SqFt.
197	8437 CHARMED DAYS	330.58	331.28	1680 SqFt.	221	8458 CHARMED DAYS	332.39	327.99	1667 SqFt.
198	8439 CHARMED DAYS	340.87	336.57	1716 SqFt.	222	8460 CHARMED DAYS	332.97	328.57	1648 SqFt.
199	8441 CHARMED DAYS	341.66	337.36	1748 SqFt.	223	8462 CHARMED DAYS	333.94	329.54	2311 SqFt.
200	8443 CHARMED DAYS	342.14	337.84	2082 SqFt.	224	8466 CHARMED DAYS	343.25	338.85	2255 SqFt.
201	8445 CHARMED DAYS	329.67	325.37	2460 SqFt.	225	8468 CHARMED DAYS	343.89	339.49	1738 SqFt.
202	8447 CHARMED DAYS	329.47	325.17	1961 SqFt.	226	8470 CHARMED DAYS	344.20	339.80	1780 SqFt.
203	8449 CHARMED DAYS	329.07	324.77	1985 SqFt.	227	8472 CHARMED DAYS	344.91	340.61	2319 SqFt.

**SHEET INDEX**

Sheet No.	Description
1	Site Development Plan
2	Sediment and Erosion Control Plan
3	Landscape Plan
4	Detail Sheet

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELICOTT CITY, MARYLAND 21042  
(410) 461-2200

**REVISION**

NO.	REVISION	DATE
3	Rev. FF Elev's & Grading lots 217-223	4-26-05
2	Rev. grad. Open Space lot 223 to show Ex. Cond.	4-5-05
1	Rev. grad. lots 206-210 to show As-Built Cond.	12-17-04

**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 6/2/03

**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 Ted Wies Columbia Builders Date 6/3/03

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service  
This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

Howard SCD Date

**OWNER/DEVELOPER/BUILDER**  
COLUMBIA BUILDERS INC.  
P.O. BOX 999  
COLUMBIA, MARYLAND 21044  
410-730-3940

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Planning and Development HB 7/15/03  
Chief, Development Engineering Division MK 7/15/03  
Director - Department of Planning and Zoning 7/24/03

PROJECT: EMERSON SECTION/PHASE: 2 / 1B LOT NO.: 180-227

PLAT: 1597B-1597B BLOCK NO.: 8 AND 9 ZONE: REC-MXD-3 TAX MAP: 47 ELEC. DIST.: SIXTH CENSUS TR.: 606802

WATER CODE: E-15 SEWER CODE: 7420000/7460000

**SITE DEVELOPMENT PLAN**

SINGLE FAMILY ATTACHED

EMERSON SECTION 2, PHASE 18

LOTS 180 THRU 227,

ZONED REC-MXD-3 PARCEL 837 GRID 8 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1" = 30' JUNE 2, 2003 SHEET 1 OF 2