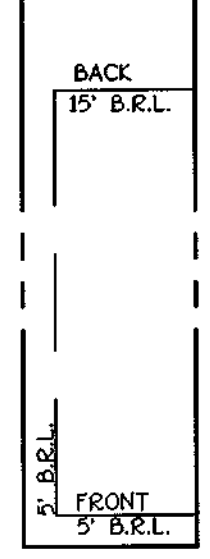




LEGEND	
Symbol	Description
---	Existing Contour 2' Interval
- - -	Proposed Contour 2' Interval
+ 337.20	Spot Elevation
-6'	Sill Fence
-66'	First Floor Elevation
---	Walkout Basement
---	Existing Earth Dike Per F-02
---	L.O.D. Limit of Disturbance
---	Existing Street Tree Per F-02

*EITHER LOT 37 OR 42 MAY HAVE SUN ROOM NOT BOTH

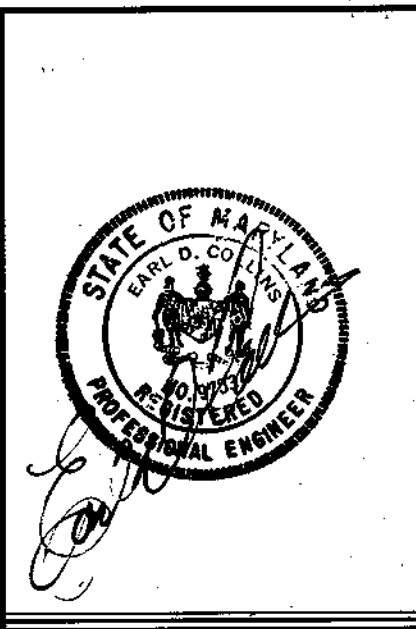


TYPICAL BUILDING RESTRICTION LINE DETAIL
SCALE: 1" = 30'

FISHER, COLLINS & CARTER, INC.
CONS. ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK • 10772 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21117
410-431-2555

DRAFT F.JH/OT
DESIGN JHE/JZ
CHECK JHE

NO.	REVISION	DATE
1	Add Opt. Decks to Units 1-29, 30-37, 40	4/13/03



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 Charles J. Crow Sr. 8/18/03 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.

Signature of Developer Brian Krauff, Ryland Homes 8/26/03 Date

Reviewed for HOWARD SCD and meets Technical Requirements.
9/4/03 Date
John K. Kuhnert
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.
9/4/03 Date
John K. Kuhnert
Howard SCD

OWNER/DEVELOPER/BUILDER
RYLAND HOMES
SUITE 220
7250 PASSWAY DRIVE
HANOVER, MARYLAND 21076
410-712-7012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

9-9-03 Date
Karl A. Doolittle
Chief, Department of Planning and Zoning

9/9/03 Date
John J. Harrison
Chief, Development Engineering Division

9/16/03 Date
David J. Cayer
Director - Department of Planning and Zoning

PROJECT	SECTION/PHASE	LOT NO.
EMERSON	2 / 2	1-63 & 05 LOT 64

PLAT	BLOCK NO.	ZONE	TAX MAP	ELEC. DIST.	CENSUS TR.
10110 790 10112	8	PEC-MXD-3	47	SIXTH	6068.02

WATER CODE	SEWER CODE
E-15	7420000/7460000

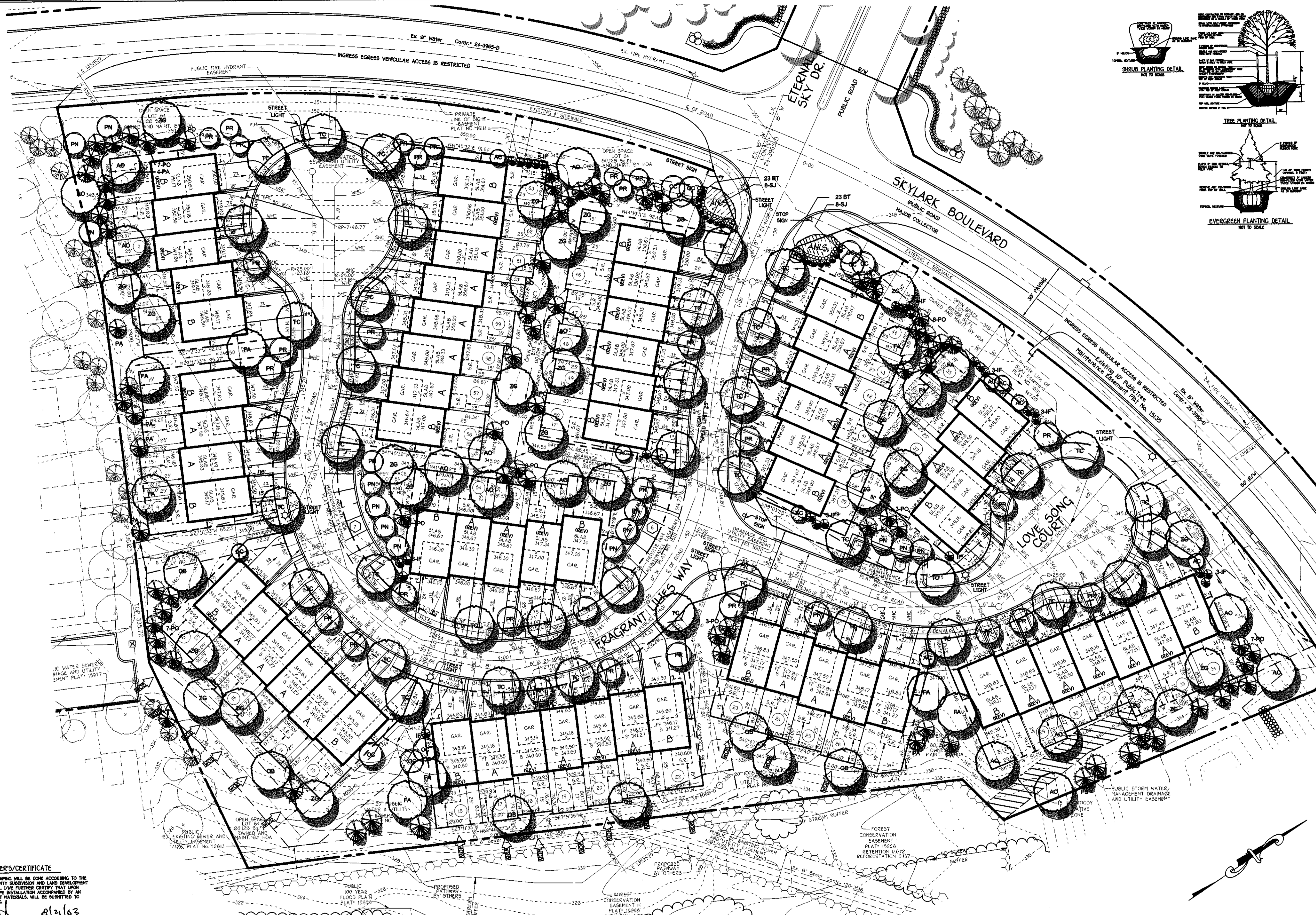
SITE DEVELOPMENT PLAN
SINGLE FAMILY ATTACHED
EMERSON
SECTION 2, PHASE 2
LOTS 1 THRU 63,
AND O.S. LOT 64

ZONED PEC-MXD-3
TAX MAP 47 PARCEL 037 GRID 8
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' JUNE 12, 2003
SHEET 2 OF 5

SDP 03-128

PLANTING SPECIFICATIONS

- Plants, related material and operations shall meet the detailed description as given on the plans and as described herein.
- 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 plant list and the American Association of Nurserymen (AAN) standards. Plant material shall be healthy, vigorous, free from defects, decay, defoliating roots, sun scald injuries, abrasions of the bark, slight diseases, insect pest eggs, borers and all forms of insect infestation or objectionable infestations. Plant material that is weak or has been cut back from larger grades than specified requirements will be rejected. Trees with forked leaders will not be accepted. All plants shall be freshly dug, no head-in plants from cold storage will be accepted.
- Unless otherwise specified, all general conditions and planting operations, details and planting specification shall conform to "Landscape Guidelines" approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architects, latest edition, including all addenda.
- 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 one year specifications including watering and replacement of specified plant material.
- Contractor shall be responsible for notifying utility companies, utility contractors and "Miss Utility" minimum of 48 hours prior to beginning any work. Contractor shall make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Damage to existing structure and utilities shall be repaired at the expense of the contractor.
- Protection of existing vegetation to remain shall be accomplished by the temporary installation of a foot high snow fence or blaze orange safety fence.
- 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.
- Bid 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.
- 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.
- All areas shall be planted in continuous trenches or prepared planting beds and mulched with composted hardwood mulch as available and specified except where noted on plan.
- Positive drainage shall be maintained in planting beds (2 percent slope).
- 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 fertilizer per cubic yard of planting mix.
Topsoil shall conform to the Landscape Guidelines.
- 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 adaptability to the specific ground cover to be treated.
- All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded and seeded.
- 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 PLANTING, TREE TRIMS AND PERSEPER PLANTINGS	TYPE D REQUIRED		SHADE TREE		SHRUBS		TOTAL TREES	
			SHADE EVERGREEN	SHADE DECIDUOUS	SHADE TREE	SHADE TREE	SHRUB	SHRUB	SHADE	SHRUB
LOTS 1-63	RES-4000	1 SHADE TREE PER 1000 SQ FT	1/4"	1/4"	1/4"	1/4"	1/4"	1/4"	1/4"	1/4"

UP TO 50% OF THE SHADE TREE LIMIT REQUIREMENT MAY BE SUBSTITUTED ON A 2:1 BASIS WITH EVERGREEN AND/OR INTERMEDIATE FLOWERING TREES.

BONDING NOTE:
THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 18.05 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL AND THE DEVELOPMENT CRITERIA FOR EMERSON. FINANCIAL SURETY FOR THE TREES IN SCHEDULE C IN THE AMOUNT OF \$50,700 SHALL BE POSTED WITH THE GRADING PERMIT FOR THIS SITE.

1. THIS PLAN INCLUDES AND/OR SUPERSEDES ALL PREVIOUS PLANTING PLANS FOR THIS SITE INCLUDING P-03-03.
2. LANDSCAPE TREES MAY NOT BE PLANTED BY ANY PUBLIC AGENCIES.
3. FINAL PLANTING TYPE AND LOCATION IS SUBJECT TO APPROVAL BY THE ARCHITECTURAL COMMITTEE.
4. AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTING MATERIAL LISTED AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH HOWARD COUNTY LANDSCAPE MANUAL.
5. THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING PLANT MATERIALS, BERRY BUSHES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO MAINTAIN COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION AND WHEN NECESSARY, REPLACED OR REPLACED WITH NEW MATERIALS.
6. SIZES OF PLANT MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE LANDSCAPE MANUAL, CHAPTER 10 AND APPENDIX C.

KEY PROPERTY DEVELOPMENT CRITERIA, APPROVED 7/1/99
SECTION VII RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING
THE QUANTITY AND SPECIFICATION OF TREES REQUIRED FOR INTERNAL LANDSCAPING ARE DETERMINED BY CRITERIA APPLIED BY THE ARCHITECTURAL COMMITTEE. THE COMMITTEE WILL CLASSIFY DOMESTIC ARCHITECTURAL REVIEWS, ALL LOTS AND PARCELS WITHIN THE DEVELOPMENT AS EITHER WOODED OR UNWOODED. SUCH CLASSIFICATION SHALL TAKE INTO ACCOUNT THE EXISTING TREE COVER AND THE POTENTIAL FOR SAVING TREES IN CONNECTION WITH GRADING AND SITING. THE CRITERIA ALSO CONSIDERS THE SIZE OF THE LOT, AMOUNT OF EXISTING VEGETATION, THE TYPE AND SITING OF RESIDENTIAL UNITS, IF DURING OR AFTER CONSTRUCTION, THE OWNER AGREES THAT A BUILDER HAS VIOLATED ANY PROVISION OF THIS PRESENTATION, THE BUILDER WILL BE REQUIRED TO ADD NEW PLANT MATERIAL, SHADE TREE REQUIREMENTS ARE SPECIFIED BY THE FOLLOWING TABLE. CRITERIA REFER TO THE QUANTITY OF TREES PER INDIVIDUAL PARCEL.

SHADE TREE REQUIREMENTS

MINIMUM NUMBER OF SHADE TREES REQUIRED	NON WOODED		
	20' LOT	24' LOT	30' LOT
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9
10	10	10	10
11	11	11	11
12	12	12	12
13	13	13	13
14	14	14	14
15	15	15	15
16	16	16	16
17	17	17	17
18	18	18	18
19	19	19	19
20	20	20	20
21	21	21	21
22	22	22	22
23	23	23	23
24	24	24	24
25	25	25	25
26	26	26	26
27	27	27	27
28	28	28	28
29	29	29	29
30	30	30	30
31	31	31	31
32	32	32	32
33	33	33	33
34	34	34	34
35	35	35	35
36	36	36	36
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52	52	52	52
53	53	53	53
54	54	54	54
55	55	55	55
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58	58	58	58
59	59	59	59
60	60	60	60
61	61	61	61
62	62	62	62
63	63	63	63

PLANT SCHEDULE

KEY	QUANTITY	SYMBOL	COMMON NAME	SIZE	COMMENTS
MAJOR SHADE TREES					
AO	18	AO	Aster Autumn October glory	October Glory Maple	2.5'-3'cal./12-14"DBH
FA	10	FA	Frederick's Aster 'Autumn Purple'	Autumn Purple Ash	2.5'-3'cal./12-14"DBH
TC	40	TC	Tree Caddisfly 'Greenwing'	Greenwing Linden	2.5'-3'cal./12-14"DBH
CO	7	CO	Cornus 'Northern Red Oak'	Northern Red Oak	2.5'-3'cal./12-14"DBH
ZO	26	ZO	Zelkova 'Green View'	Green View Zelkova	2.5'-3'cal./12-14"DBH
FLOWERING / INTERMEDIATE TREES					
AC	12	AC	Amelanchier 'Snowflake'	Snowflake Choke 3/8" DBH	2.5'-3'cal./12-14"DBH
CD	9	CD	Cornus canadensis 'Forest Pantry'	Forest Pantry Redbud	2.5'-3'cal./12-14"DBH
PN	15	PN	Prunus pennsylvanica 'Hoopnet'	Hoopnet Flowering Plum	2.5'-3'cal./12-14"DBH
PR	31	PR	Prunus subhirtella 'Royalty Cloud'	Royal Cloud Cherry	2.5'-3'cal./12-14"DBH
EVERGREEN TREES					
FA	27	FA	Frederick's Aster 'Autumn Purple'	Autumn Purple Ash	2.5'-3'cal./12-14"DBH
PA	12	PA	Prunus americana 'Foster'	Foster's Spirea	2.5'-3'cal./12-14"DBH
PO	50	PO	Prunus pennsylvanica	Serbian Spirea	2.5'-3'cal./12-14"DBH
PS	9	PS	Prunus subhirtella	Eastern White Pine	2.5'-3'cal./12-14"DBH
SJ	18	SJ	San Jose Holly	San Jose Holly	2.5'-3'cal./12-14"DBH
SHRUBS					
BT	46	BT	Berberis L. s. n. Cymon Pinyon	Cymon Pinyon Barberry	18-24"sp.

NOTES:
1. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
2. QUANTITY AND SPECIFICATION OF PLANT MATERIALS ARE BASED ON THE ASSUMPTION THAT THE TREES WILL BE PLANTED IN THE BOTTOM OF GRADING SHOULDER.
3. TREES IN THE VICINITY OF ROAD AND PROPERTY LINES SHALL BE LOCATED AT LEAST 2' OFF THE LINE.
4. PLANTING OPERATIONS SHALL BE COMPLETED BY THE END OF THE GROWING SEASON (OCTOBER 15TH).
5. TREES SHALL BE PLANTED IN THE BOTTOM OF GRADING SHOULDER.
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222. PLANTING OPERATIONS SHALL BE COMPLETED BY

ROAD CONSTRUCTION PLANS AUTUMN VIEW SECTION 5, PHASE 5 LOTS 380-396 & AND OPEN SPACE LOT 399 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

GENERAL NOTES:



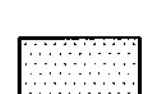


- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS EXCEPT FOR WAIVERS LISTED HEREIN.
- PROJECT BACKGROUND: TAX MAP 25 PARCEL 75
ZONING: R-ED
ELECTION DISTRICT: 2ND
SECTION: 5
PHASE: 5
GROSS AREA: 7.45± Ac
PROVIDED OPEN SPACE: 1.59 ± Ac
REQUIRED OPEN SPACE: 7.45 X 25% = 1.86 Ac
ROAD DESIGN: 1.82± Ac
NUMBER OF BUILDABLE LOTS: 17
AREA OF BUILDABLE LOTS: 4.24± Ac
NUMBER OF OPEN SPACE LOTS: 1
TOTAL NUMBER LOTS: 18
PREVIOUS DP2 FILE NUMBERS: S-99-01, PB-329, PB-354, F-09-45, F-01-15, F-01-23, F-01-38, F-01-192, P-02-09, AMENDED S-99-01, P-03-011
- TOPOGRAPHIC INFORMATION IS BASED ON AERIAL TOPOGRAPHIC SURVEY BY WINGS AERIAL MAPPING CO., INC. FLOWN ON MARCH 25, 1995. VERTICAL DATUM IS NAD 83.
- COORDINATES BASED ON NAD'83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO 3147 AND 3148
STA No. 3147 N 575,798.0794 EL= 335.987
(IRON ROD) E 1,375,801.7684
STA No. 3148 N 576,015.4313 EL= 379.248
(CONCRETE MONUMENT) E 1,375,770.4364
- BOUNDARY BASED ON A SURVEY PERFORMED ON OR ABOUT MARCH 1997 BY MILDENBERG, BOENDER & ASSOCIATES, INC.
- STORM WATER MANAGEMENT IS PRIVATELY OWNED AND MAINTAINED BY THE H.O.A. AND WILL BE PROVIDED UNDER AUTUMN VIEW SECTION 5 PHASES 1 AND 4.
- WETLANDS AND STREAM DELINEATION FOR ALL OF AUTUMN VIEW SECTION 5 IS BY CHESAPEAKE ENVIRONMENTAL MANAGEMENT, INC. DATED DECEMBER 1995.
- NO WETLANDS EXIST ON THIS PHASE OF AUTUMN VIEW SECTION 5.
- FLOODPLAIN INFORMATION IS BASED ON A FLOODPLAIN STUDY BY FREDERICK WARD AND ASSOCIATES THIS STUDY WAS DONE FOR VILLAGE CREST UNDER P-01-020
- NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON SITE.
- ALL EXISTING STRUCTURES ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
- TRAFFIC STUDY BY TRAFFIC GROUP, DATED JUNE 4, 1998, APPROVED AUGUST 20, 1999.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT, WATER AND SEWER ARE PUBLIC.
- THIS PLAN WAS SUBMITTED PRIOR TO NOV. 15, 2001 AND THUS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION REGULATIONS.
- WATER AND SEWER IS PUBLIC. IT IS PROVIDED THRU THE EXTENSION OF CONTRACT # 14-4079-0
- NO STEEP SLOPES EXIST ON SITE.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL HAVE BEEN SATISFIED BY PLACEMENT OF A TOTAL OF 62.67 ACRES IN A FOREST CONSERVATION EASEMENT (41.22 ACRES OF RETENTION UNDER AUTUMN VIEW SECTION 3 (F-09-45) 7.59 ACRES OF RETENTION UNDER AUTUMN VIEW SECTION 5, PHASE 1 (F-01-23), AND 13.86 ACRES OF RETENTION UNDER AUTUMN VIEW SECTION 5, PHASE 2 (F-01-38). 62.67 ACRES OF WHICH IS THE REQUIRED BREAK EVEN POINT FOR THE ACRES OF AUTUMN VIEW SECTIONS 3, 4, AND 5 (PHASE 1 THRU 5). THESE EXISTING FOREST CONSERVATION EASEMENTS UNDER AUTUMN VIEW SECTION 3, 4, AND 5, PHASES 1 THRU 5. NO ADDITIONAL EASEMENT AREA ON-SITE OR OFF-SITE IS REQUIRED.
- THE STREET LIGHT LOCATIONS AND TYPES OF LIGHTS ARE AS FOLLOWS:

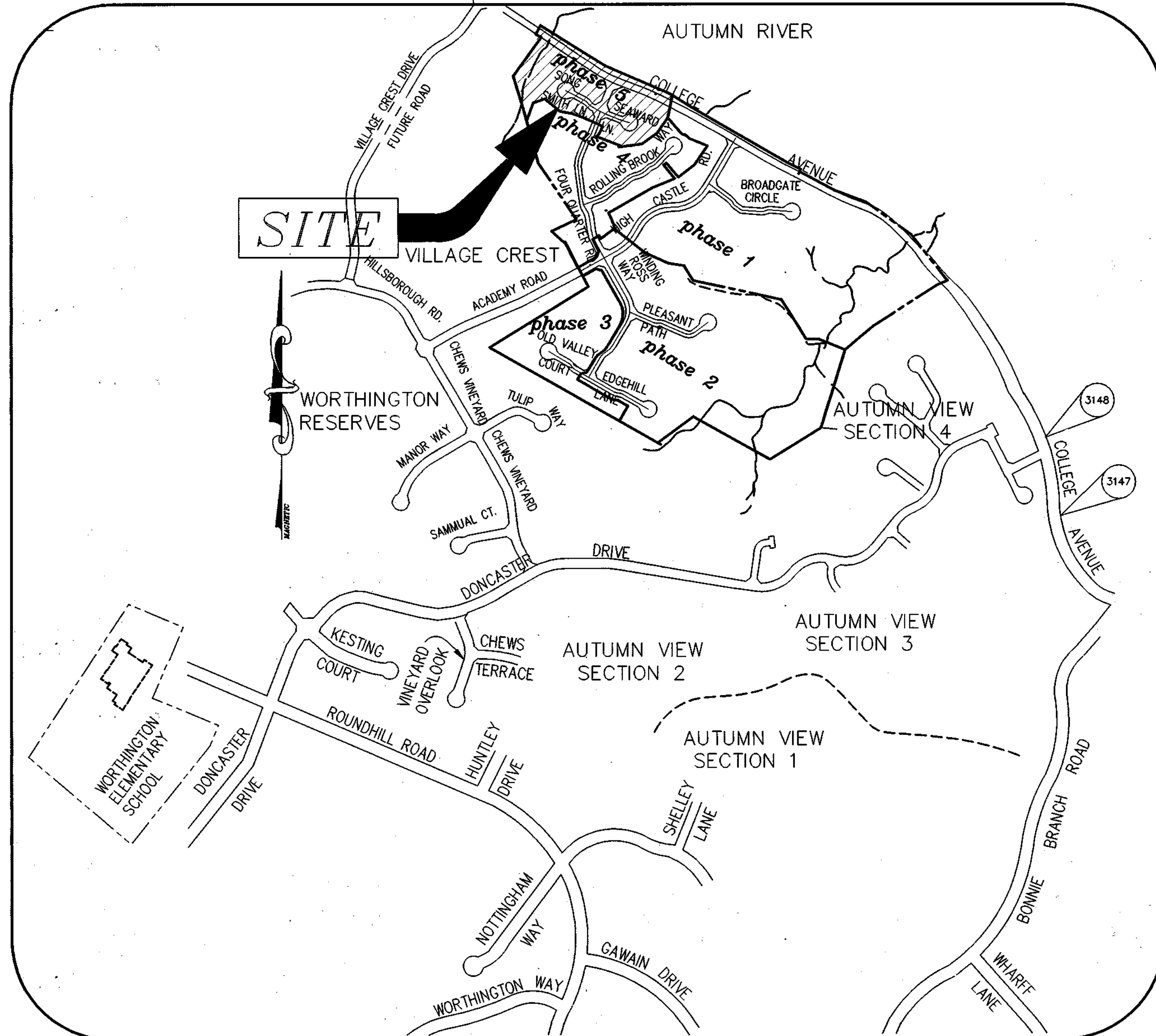
STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE
FOUR QUARTER ROAD	T+15	30' LT	100 WATT HPS VAPOR COLORIAL POST-TOP MOUNTED ON A 14' FIBERGLASS POLE
FOUR QUARTER ROAD	S+10	25' RT	

- IN ACCORDANCE WITH THE SCENIC ROAD GUIDELINES OF SUBDIVISION SECTION 16.125, PB-329, S-99-01 AND AMENDED S-99-01, LOTS 386-391 MUST BE DEVELOPED WITH HOUSES THAT HAVE REAR ENTRY GARAGES AND THE FRONT OF THE UNITS FACING COLLEGE AVENUE
- THIS PROJECT IS SUBJECT TO P.B. CASE NO. 329 APPROVED ON JULY 1, 1999
- THIS PROJECT IS SUBJECT TO P.B. CASE NO. 354 APPROVED ON DECEMBER 13, 2001
- STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL VOLUME III (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENT (JUNE 1993)" A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- DRY WELLS TO BE USED ON LOTS 381 TO 392

SHEET INDEX	
COVER SHEET	1
ROAD PLANS, PROFILES & TYPICAL SECTIONS	2
FILLET PROFILES & STREET MARKING PLAN	3
GRADING AND SEDIMENT CONTROL PLAN	4
SEDIMENT CONTROL NOTES AND DETAILS	5
DRAINAGE AREA MAP	6
STORMDRAIN PROFILES	7
LANDSCAPE PLAN	8

LEGEND

-  DENOTES LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF PUBLIC ROAD
-  DENOTES AREA OF 15%-24.99% SLOPES
-  DENOTES PUBLIC 100 YEAR FLOODPLAIN DRAINAGE AND UTILITY EASEMENT
-  DENOTES TREE MAINTENANCE AND UTILITY EASEMENT
-  DENOTES PUBLIC SEWER, DRAINAGE AND UTILITY EASEMENT



VICINITY MAP

SCALE: 1"=500'

OWNER
AUTUMN VIEW BUSINESS TRUST
8000 MAIN STREET
ELLCOTT CITY, MD 21043

	EXISTING SECTION 3 F-99-45	SECTION 4 F-01-15	SECTION 5 PHASE 1 F-01-23	SECTION 5 PHASE 2 F-01-38	SECTION 5 PHASE 3 F-01-192	SECTION 5 PHASE 4 F-03-008	SECTION 5 PHASE 5 F-03-208	SECTION 5	SECTION 3, 4 & 5
GROSS AREA:	87.39 AC ±	19.08 AC ±	31.15 AC ±	29.87 AC ±	6.87 AC ±	9.30 AC ±	7.45 AC ±	84.64 AC ±	191.11 AC ±
AREA OF STEEP SLOPES:	13.20 AC ±	2.05 AC ±	6.28 AC ±	5.16 AC ±	0	0	0	11.44 AC ±	26.69 AC ±
AREA OF FLOODPLAIN:	6.19 AC ±	0	0.90 AC ±	0.67 AC ±	0	0	0.53 AC ±	2.10 AC ±	8.29 AC ±
NET AREA:	68.00 AC ±	17.03 AC ±	23.97 AC ±	24.04 AC ±	6.87 AC ±	9.30 AC ±	6.92 AC ±	71.10 AC ±	156.13 AC ±
AREA OF PROPOSED BUILDABLE LOTS SFD:	16.46 AC ±	14.39 AC ±	9.93 AC ±	7.26 AC ±	5.87 AC ±	3.85 AC ±	4.24 AC ±	31.15 AC ±	62.00 AC ±
AREA OF PROPOSED BUILDABLE LOTS SFA:	0	0	0	0	0.40 AC ±	1.14 AC ±	0	1.54 AC ±	1.54 AC ±
TOTAL AREA OF PROPOSED BUILDABLE LOTS:	16.46 AC ±	14.39 AC ±	9.93 AC ±	7.26 AC ±	6.27 AC ±	5.01 AC ±	4.24 AC ±	32.71 AC ±	63.56 AC ±
AREA OF PROPOSED ROAD (R/W):	6.11 AC ±	2.12 AC ±	2.75 AC ±	2.51 AC ±	0.36 AC ±	1.31 AC ±	1.82 AC ±	8.55 AC ±	16.78 AC ±
REQUIRED OPEN SPACE (25% OF GROSS AREA):	21.85 AC ±	4.77 AC ±	7.79 AC ±	7.47 AC ±	1.72 AC ±	2.33 AC ±	1.86 AC ±	21.17 AC ±	47.79 AC ±
PROVIDED OPEN SPACE:	60.50 AC ±	6.89 AC ±	18.47 AC ±	20.10 AC ±	0.24 AC ±	3.00 AC ±	1.59 AC ±	43.40 AC ±	110.79 AC ±
NON-CREDITED OPEN SPACE:	0.06 AC ±	0.08 AC ±	0.09 AC ±	0.06 AC ±	0.07 AC ±	0.08 AC ±	0	0.30 AC ±	0.44 AC ±
CREDITED OPEN SPACE:	60.44 AC ±	6.81 AC ±	18.47 AC ±	20.04 AC ±	0.17 AC ±	2.92 AC ±	1.59 AC ±	43.19 AC ±	110.44 AC ±
REQUIRED RECREATIONAL OPEN SPACE (250 S.F. PER LOT):	18,000 S.F.	14,000 S.F.	11,500 S.F.	9,500 S.F.	8,500 S.F.	10,750 S.F.	4,250 S.F.	44,500 S.F.	76,500 S.F.
PROVIDED RECREATIONAL OPEN SPACE:	18,000 S.F.	14,250 S.F.	15,000 S.F.	19,500 S.F.	19	11,000 S.F.	0	44,750 S.F.	76,750 S.F.
NUMBER OF BUILDABLE LOTS (NET AREA X 2):	136	34	47	48	13	13	13	139	309
NUMBER OF PROPOSED BUILDABLE LOTS (SFD):	72	56	46	38	27	21	17	149	277
NUMBER OF PROPOSED BUILDABLE LOTS (SFA):	0	0	0	0	7	22	0	29	29
NUMBER OF PROPOSED BUILDABLE LOTS:	72	56	46	38	34	43	17	178	306
NUMBER OF PROPOSED OPEN SPACE LOTS:	4	3	3	3	1	1	1	9	16
NUMBER OF BULK PARCELS:	1	0	0	0	0	0	0	0	0
TOTAL NUMBER OF PROPOSED LOTS:	77*	59	49	41	35	44	18	187	323*

* : INCLUDING BULK PARCEL A ** : 250 sq.ft. EXTRA RECREATIONAL OPEN SPACE PROVIDED FOR THE FUTURE RESUBDIVISION OF LOT 205 AUTUMN VIEW SECTION 4 F-01-15.

BY THE DEVELOPER:

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC VISUAL INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] 11-4-03
DATE
PRINTED NAME OF DEVELOPER

BY THE ENGINEER:

I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

[Signature] 11/4/03
DATE
PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.

USE: NATURAL RESOURCES CONSERVATION SERVICE
DATE: 11/17/03

THESE PLANS FOR SMALL POND CONSTRUCTION MEET THE TECHNICAL REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] 11/17/03
DATE
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PUBLIC WORKS
DATE: 11-24-03

APPROVED: DEPARTMENT OF PLANNING AND ZONING
DATE: 12/2/03

APPROVED: DEPARTMENT OF LAND DEVELOPMENT
DATE: 11/25/03

APPROVED: DEPARTMENT OF ENGINEERING DIVISION
DATE: 11/25/03

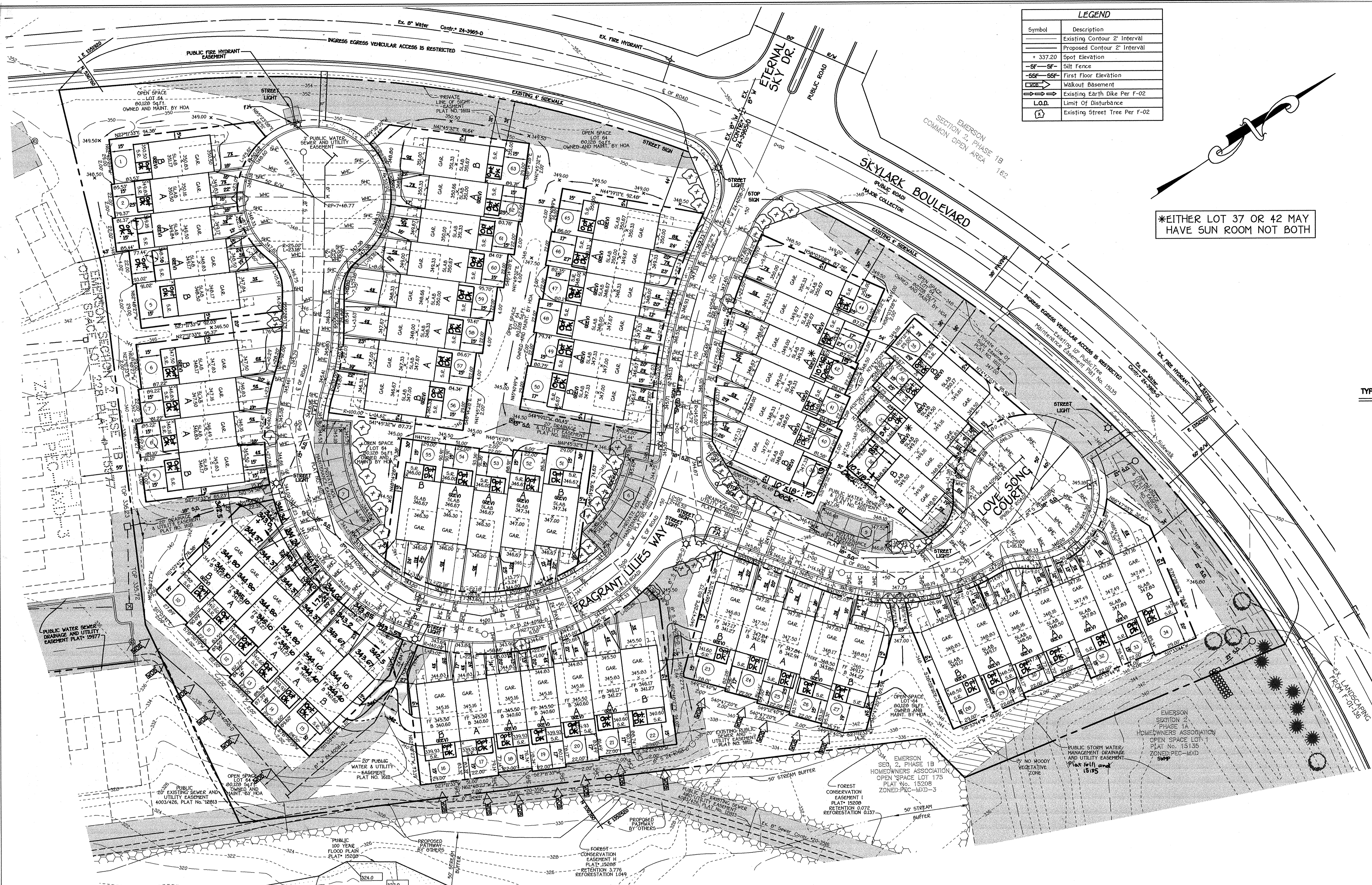


date	JUNE 2003	approval	JBM
project	02002	illustration	SAA
scale	NTS	scale	NTS

description	revisions
no.	date

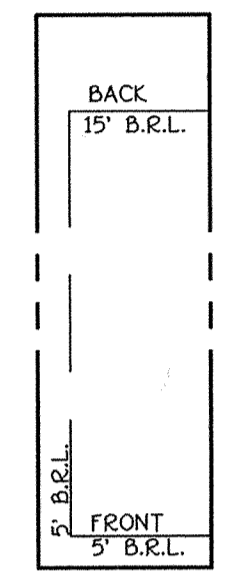
AUTUMN VIEW, SECTION 5, PHASE 5
LOTS 380-396 & AND OPEN SPACE LOT 399
 TAX MAP 25, PARCEL 75
 SECOND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 COVER SHEET

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hill Drive, Suite 202, Ellicott City, Maryland, 21042
 (410) 997-0288 Fax (410) 997-0288



LEGEND	
Symbol	Description
---	Existing Contour 2' Interval
- - -	Proposed Contour 2' Interval
+ 337.20	Spot Elevation
— — —	Silt Fence
— — —	First Floor Elevation
— — —	Walkout Basement
— — —	Existing Earth Dike Per F-02
— — —	Limit Of Disturbance
(X)	Existing Street Tree Per F-02

*EITHER LOT 37 OR 42 MAY HAVE SUN ROOM NOT BOTH

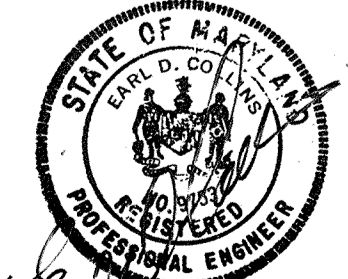


TYPICAL BUILDING RESTRICTION LINE DETAIL
SCALE: 1" = 30'

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 410-461-2855

DRAFT JME/JDT
 DESIGN JME/JZ
 CHECK JME

NO.	REVISION	DATE
3	Rev. FF Elevations and dwy grades on lots 10-15 to show Existing Conditions	8-5-04
2	Add Opt. Decks to units 38, 39 & 42	9-10-04
1	Add Opt. Decks to Units 1-29, 30-37, 40, 41, 43-63	11-18-03



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."

Charles J. Crovo Sr.
 Signature of Engineer Charles J. Crovo Sr. 8-18-03 Date

DEVELOPER'S CERTIFICATE
 "We certify that all development and construction will be done according to this plan for sediment and erosion control and that 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."

Diana Krauff
 Signature of Developer Diana Krauff, Ryland Homes 8/21/03 Date

Reviewed for HOWARD SCD and meets Technical Requirements.
John K. Corvason
 J.K. Corvason
 D.A. - Natural Resources Conservation Service
 Date 9/4/03

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
John K. Corvason
 Date 9/4/03

OWNER/DEVELOPER/BUILDER
 RYLAND HOMES
 SUITE 520
 7250 PARKWAY DRIVE
 HANOVER, MARYLAND 21076
 410-712-7012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kathleen...
 Chief, Department of Planning and Zoning 9-9-03 Date

...
 Chief, Development Engineering Division 9/10/03 Date

...
 Director - Department of Planning and Zoning 9/10/03 Date

PROJECT	SECTION/PHASE	LOT NO.
EMERSON	2 / 2	1-63 & 05 LOT 64
PLAT	BLOCK NO.	ZONE
10/110 7/110 10/112	8	PEC-MXD-3
TAX MAP	ELEC. DIST.	CENSUS TR.
47	SIXTH	6068.02
WATER CODE	SEWER CODE	
E-15	7420000/7460000	

SITE DEVELOPMENT PLAN

SINGLE FAMILY ATTACHED
EMERSON
 SECTION 2, PHASE 2
 LOTS 1 THRU 63,
 AND O.S. LOT 64

ZONED PEC-MXD-3
 TAX MAP 47, PARCEL 837 GRID 8
 SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' JUNE 12, 2003
 SHEET 2 OF 5

SDP 03-128