

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 plan. The American Association of Nurserymen (AAN) standards shall apply. 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 infestations. Plant material that is wilted or which has been cut back or has been damaged in any way shall be rejected. Trees with forked leaders will not be accepted. All plants shall be freshly dug no earlier than 10 days prior to planting. Plants shall be accepted unless otherwise specified. All general conditions, planting operations, details and planting specifications 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, including all appendices.

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 "Man Utility" a minimum of 48 hours prior to beginning any work. Contractor may 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 4 foot high snow fence or blast orange safety fence at the drip line.

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.

Do not plant 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 plant list prevail.

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.

Planting 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 granular fertilizer per cubic yard of planting mix. Evergreen Plants - Two parts topsoil, one part well-rotted cow or horse manure. Add 3 lbs. of evergreen fertilizer per cubic yard of planting mix. Topsoil shall conform to the Landscape Guidelines.

Wood 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.

SURETY AMOUNT FOR THIS PLAN IS IN THE AMOUNT OF \$35,000.00

1. LANDSCAPING SURETY FOR LOTS 15,40,41,51-55,71 & 87-94 IS \$150,000 PER LOT. THE LANDSCAPING SURETY FOR LOTS 7,8,15,39,41 & 51-55 IS \$120,000 PER LOT. STREET TREES ARE NOT INCLUDED IN MODIFIED SCHEDULE C LANDSCAPE CALCULATIONS.

2. TYPE "D" BUFFER OR PERIMETER LANDSCAPE BUFFER WILL BE CREDITED TOWARDS THE LANDSCAPING REQUIREMENTS.

3. LANDSCAPE CAN NOT BE PLANTED IN ANY PUBLIC EASEMENTS.

4. FINAL PLANTING TYPE AND LOCATION IS SUBJECT TO APPROVAL BY THE ARCHITECTURAL COMMITTEE.

5. AT THE TIME OF INSTALLATION, ALL SHRUBS AND OTHER PLANTING HEREWITH LISTED AND APPROVED FOR THIS SITE SHALL BE THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH HOWARD COUNTY LANDSCAPE MANUAL.

6. THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING. PLANT MATERIALS, ROOTS AND WALLS, ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION AND WHEN NECESSARY, REPAIRED OR REPLACED.

7. TYPES OF PLANT MATERIALS MUST CONFORM TO THE REQUIREMENTS OF THE LANDSCAPE MANUAL, CHAPTER IV AND APPENDIX C.

KEY PROPERTY DEVELOPMENT CRITERIA, APPROVED 7/1/99

SECTION VII RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING

THE QUANTITY AND GENERAL LOCATION OF TREES REQUIRED FOR INTERNAL LANDSCAPING ARE DETERMINED BY CRITERIA APPLIED BY THE ARCHITECTURAL COMMITTEE. THE COMMITTEE WILL CLASSIFY, DURING ARCHITECTURAL REVIEW, ALL LOTS AND PARCELS AS D-NON-WOODDED, 2-NON-WOODDED, 3-WOODDED. SUCH CLASSIFICATION SHALL TAKE INTO ACCOUNT THE EXISTING TREE COVER AND THE POTENTIAL FOR SAVING TREES IN CONNECTION WITH GRADING AND SITING. THIS CRITERIA ALSO CONSIDER THE SIZE OF THE LOT, AMOUNT OF EXISTING VEGETATION AND THE TYPE AND SETBACK OF RESIDENTIAL UNITS. IF, DURING OR AFTER CONSTRUCTION, THE COMMITTEE DETERMINES THAT A BUILDER HAS VIOLATED ANY PROVISION OF THESE PRESENTATION, THE BUILDER WILL BE REQUIRED TO ADD NEW PLANT MATERIAL. SHADE TREE REQUIREMENTS ARE SPECIFIED BY THE FOLLOWING TABLE. DENSITIES REFER TO THE DENSITY OF THE INDIVIDUAL PARCEL.

SHADE TREE REQUIREMENTS

TYPE OF UNIT AND LOT SIZE	MINIMUM NUMBER OF SHADE TREES REQUIRED		
	NON WOODDED	SEMI WOODDED	WOODDED
SMALL RESIDENTIAL LOT (1,000-7,000 SQUARE FEET) CLUSTER HOUSING	4.0/LOT	2.25/LOT	1.25/LOT
MEDIUM RESIDENTIAL LOT (7,000-13,000 SQUARE FEET) 2-4 UNITS/ACRE	5.0/LOT	3.0/LOT	2.0/LOT

SUBSTITUTION OF TWO FLOWERING TREES OR TWO EVERGREEN TREES FOR EACH SHADE TREE MAY BE PERMITTED UP TO 50% 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 AREAS REQUIRED TO BE PROVIDED ALONG ROADWAYS, SUBJECT TO THE APPROVAL OF THE ARCHITECTURAL COMMITTEE.

MODIFIED SCHEDULE C LANDSCAPE CHART

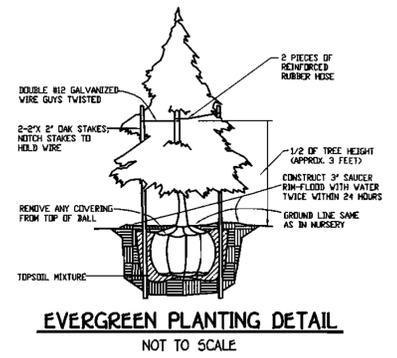
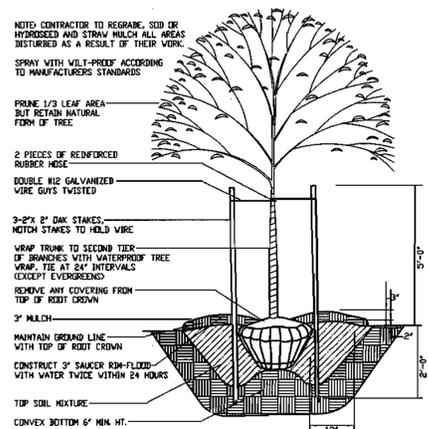
LOT NO.	LOT CLASSIFICATION	INTERNAL LANDSCAPING REQUIRED (# OF SHADE TREES)	TYPE B REQUIRED		SHADE TREE CREDIT %	REMAINING SHADE TREE OBLIGATION		TOTAL TREES REQUIRED	
			SHADE	EVERGREEN		SHADE	EVERGREEN	SHADE	EVERGREEN
LOTS 15,40,41,51-55,71 & 87-94	NON-WOODDED	5 TREES PER LOT	N/A	N/A	0	0	0	70	0
LOTS 7,8,15,39,41 & 51-55	NON-WOODDED	4 TREES PER LOT	N/A	N/A	0	0	0	40	0
TOTAL TREES								110	0

* THIS NUMBER REFLECTS THE MATHEMATICAL CONVERSION OF EVERGREEN TREES TO SHADE TREES USED FOR THE PURPOSE OF MEETING THE INTERNAL PER LOT SHADE TREE OBLIGATION.

BUILDER/DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT THE REQUIRED LANDSCAPING WILL BE DONE ACCORDING TO THE PLAN, SECTION 16124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF NOTICE, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

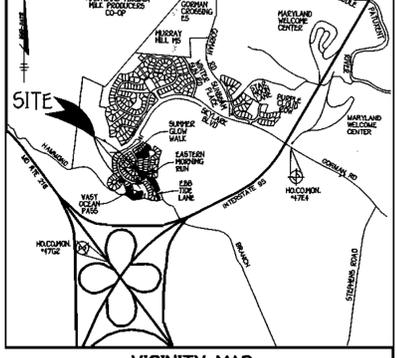
Cindy A. Hantzberry 10-14-03 DATE
CINDY HANTZBERRY



BENCH MARKS

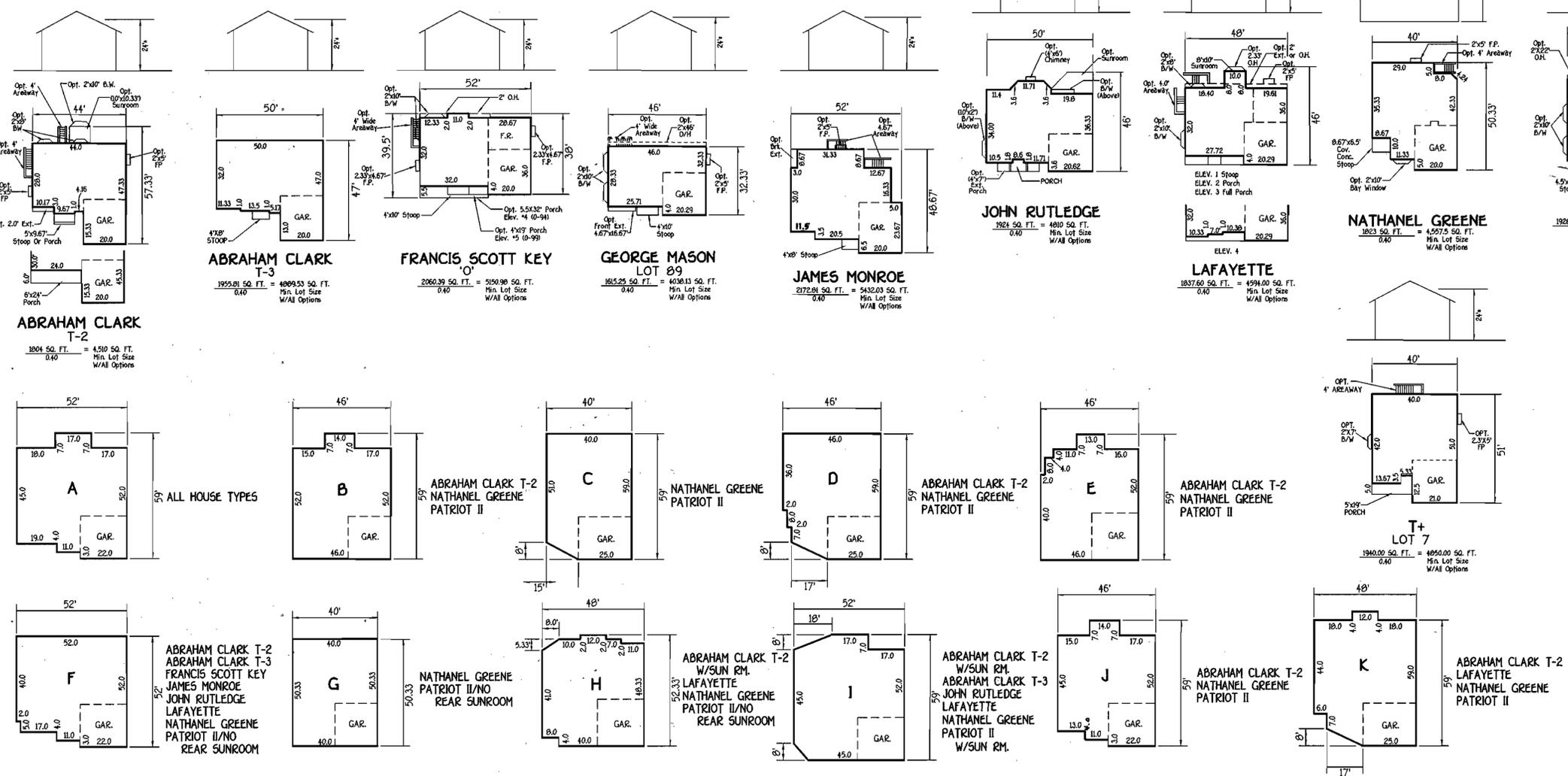
T.P. 4764 ELEV. 339.00
N. 535,946.149
E. 1,355,431.224
LOC. NEAR I-95 BRIDGE ALONG GORMAN ROAD

T.P. 4762 ELEV. 363.53
N. 532,938.964
E. 1,351,224.095
LOC. NEAR MD. RTE 216 WEST NEAR EXIT RAMP TO I-95



GENERAL NOTES

- SUBJECT PROPERTY ZONED REC-MXD-3 AS GRANTED BY THE ZONING BOARD ON 9/30/98 AS CASE NO. Z89794.
- TOTAL AREA OF SITE: 4.269 ACRES
- TOTAL NUMBER OF LOTS SUBMITTED: 26 5FD
- THE CONTRACTOR OR DEVELOPER SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT 4101 313-1890, 24 HOURS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MESH UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: ZB-979M, WP 99-96, S 99-12, PB-339, PD-399, F-02-15, F-03-13, WAS CONT. 24-1043-0.
- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE, 1999 BY DAFT MCCUNE WALKER, INC.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY PROTECTIVE CONTROL STATION.
- HOWARD COUNTY MONUMENT 4764 N 535,946.149 E 1,351,224.095
- 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-03-13 AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 24-1043-D.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- STORMWATER MANAGEMENT WILL BE PROVIDED AS APPROVED ON THE ROAD CONSTRUCTION DRAWINGS FILED UNDER F-03-13.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL AND DEVELOPMENT CRITERIA APPROVED BY THE PLANNING BOARD 7-1-99 PER CASE NO. PB-339 REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE GRADING PERMITS IN THE AMOUNT OF \$35,000.00 FOR 100 INTERIOR LANDSCAPING TREES.
- PERIMETER LANDSCAPING AND STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16124 OF THE HOWARD COUNTY CODE AND 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-03-13.
- THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION DEVELOPMENT PHASE 4 UNDER THE CURRENT FOREST CONSERVATION ACT INVOLVES THE CLEARING OF APPROXIMATELY 5.46 ACRES OF FOREST AND THE RETENTION OF APPROXIMATELY 5.20 ACRES OF THE NET TRACT AREA. WHEN EVALUATED CUMULATIVELY WITH PREVIOUS PHASES OF THE PROJECT, 17.51+/- ACRES OF FOREST CLEARING AND 10.03+/- OF RETENTION ARE PROPOSED AND NO REFORESTATION IS REQUIRED. APPROXIMATELY 5.03 ACRES OF REFORESTATION WAS PROVIDED IN PREVIOUS PHASES AND MAY BE USED TO OFFSET REFORESTATION REQUIREMENTS FOR FUTURE PHASES OF THIS DEVELOPMENT.
- FOR BROWSEWAY ENTRANCE DETAILS REFER TO MD. CODES MANUAL VOL. IV DETAILS E.6.03 & E.6.05.
- OPEN SPACE REQUIREMENTS FOR THESE LOTS HAVE BEEN PROVIDED UNDER F-03-13.
- 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 S-99-12 AND THE DECISION AND ORDER FOR PB-339 APPROVED ON JULY 1, 1999.
- THE MINIMUM SETBACK 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 20' FROM THE PROPERTY LINE TO THE HOUSE.
ANY DEVIATION FROM THESE SETBACK REQUIREMENTS WILL REQUIRE SITE DEVELOPMENT PLAN APPROVED 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 HARD STRUCTURE.
- AS A CONSEQUENCE OF THIS SUBMISSION ON JUNE 23, 2003, THIS S.D.P. IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 20-200.
- IN ACCORDANCE WITH SECTION 129 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 10 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD 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.
- GRADING SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12' OR IF SERVING MORE THAN ONE RESIDENCE:
B) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/AT AND CHIP COATING 1/2-2" MIN. C) GEOMETRY MAXIMUM 1% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.
D) STRUCTURES - (BRIDGES/OVERTOPS) CAPABLE OF SUPPORTING 25 GROSS TONS OVER-LOADING.
E) DRAINAGE ELEMENTS CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRAINWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE SUFFICIENT TO INSURE ALL WEATHER USE.



FISHER, COLLINS & CARTER, INC.
2716 ENGINEERING CONSULTANTS & LAND SURVEYORS
NATIONAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PARK
BELLINGHAM, MARYLAND 20746
410-461-2855

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 10-14-03 Date
Earl D. Collins
Professional Engineer

BUILDER/DEVELOPER'S CERTIFICATE

I/WE certify that all development and construction will be done according to this plan, the construction project 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.

Cindy A. Hantzberry 10-14-03 Date
Cindy A. Hantzberry
Signature of Developer

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

OWNER
THE HOWARD RESEARCH & DEVELOPMENT CORP.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
410-952-6000

BUILDER/DEVELOPER
PATRIOT HOMES, INC.
10211 WINCOPIN CIRCLE
SUITE 303
COLUMBIA, MARYLAND 21044
410-997-5522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Cindy Hamrick 11/6/03 Date
Chief, Division of Planning and Zoning

Mark K... 11/5/03 Date
Chief, Department of Engineering

... 11/14/03 Date
Director - Department of Planning and Zoning

PROJECT	SECTION	LOTS NO.
EMERSON	SECTION 2 PHASE 4	7,8,15,39-41,51-55, 71-77 & 87-94

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16076 17810 16079	8	PEC-MXD-3	47	SIXTH	6068.02

WATER CODE	SEWER CODE
E-15	7640000

TITLE SHEET

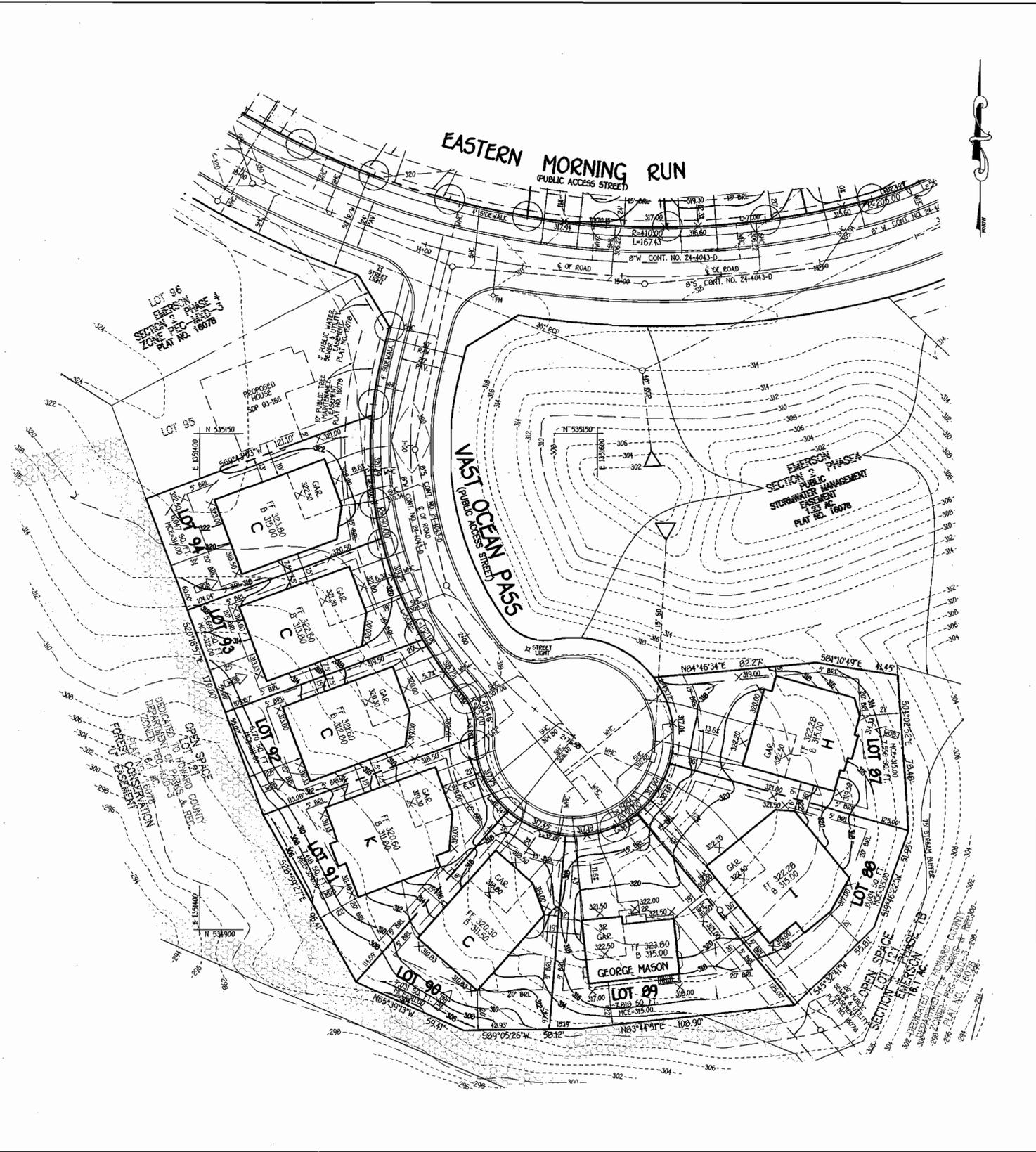
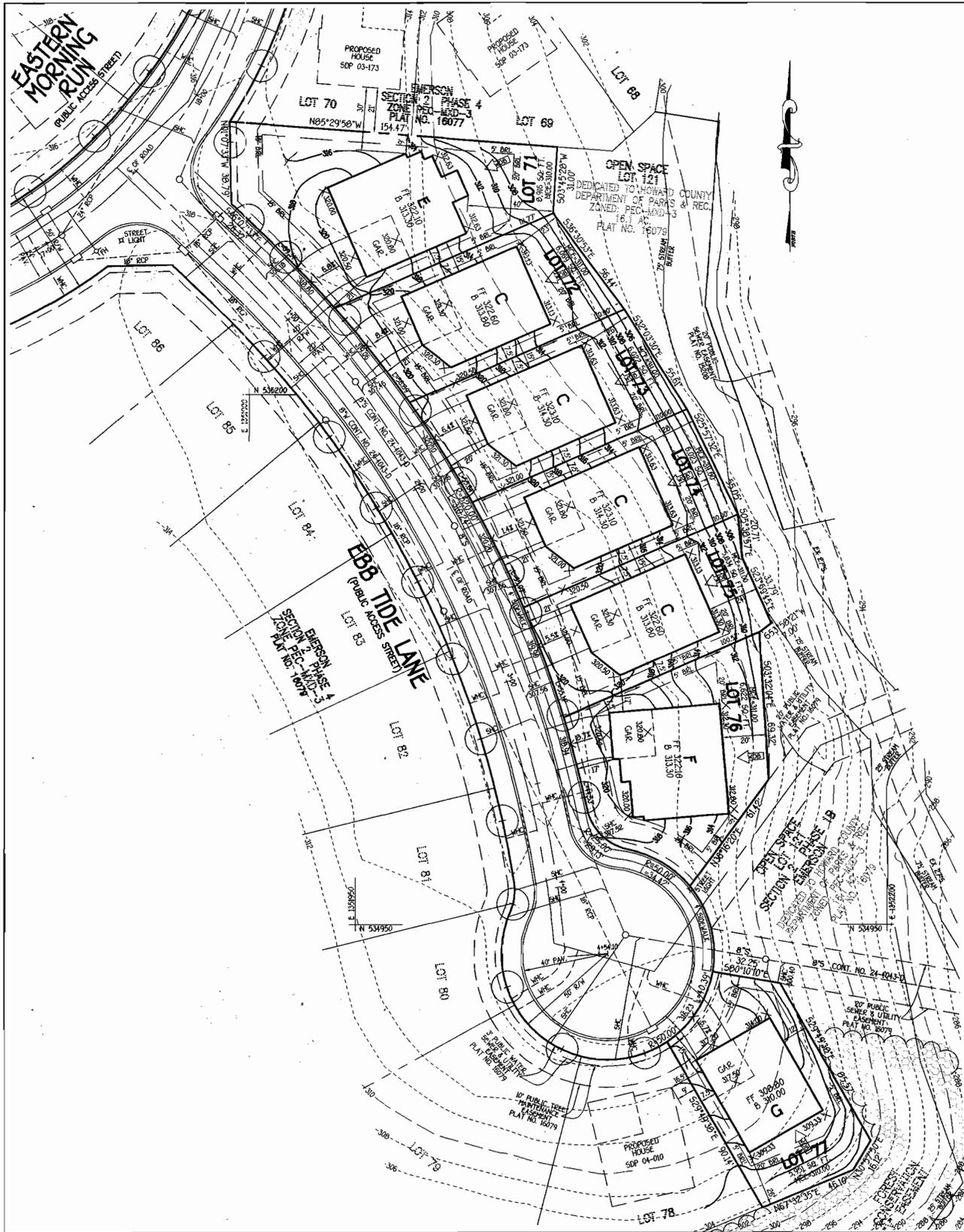
SINGLE FAMILY DETACHED EMERSON

SECTION 2 PHASE 4
LOTS 7,8,15,39-41,51-55,71-77 & 87-94

TAX MAP NO: 47 PARCEL NO: 3, 462 & 837 GRID NO: 8
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: JULY, 2003

SHEET 1 OF 6

SDP 04-026



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELKLOFT CITY, MARYLAND 21046
 410 468 - 2255

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 10/14/03
 Signature of Engineer EARL D. COLLINS 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.

Cindy A. Hantzberg 10/14/03
 Signature of Developer CINDY HANTZBERG Date

Reviewed for HOWARD SCD and meets Technical Requirements.

[Signature]
 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
 THE HOWARD RESEARCH & DEVELOPMENT CORP.
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044
 410-992-6000

BUILDER/DEVELOPER
 PATRIOT HOMES, INC.
 1021 WINCOPIN CIRCLE
 SUITE 300
 COLUMBIA, MARYLAND 21044
 410-977-5522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 11/6/03
 Chief, Division of Planning and Development
 Date

[Signature] 11/5/03
 Chief, Development Engineering Division
 Date

[Signature] 11/14/03
 Director - Department of Planning and Zoning
 Date

PROJECT: EMERSON SECTION 2 PHASE 4
 SECTION 2 PHASE 4
 LOT NO. 7,8,15,39-41,51-55,71-77 & 87-94
 TAX MAP NO. 47 PARCEL NO. 3, 462 & 837 GRID NO. 8
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: JULY, 2003
 SHEET 3 OF 6

SITE DEVELOPMENT PLAN

SINGLE FAMILY DETACHED

EMERSON

SECTION 2 PHASE 4

LOTS 7,8,15,39-41,51-55,71-77 & 87-94

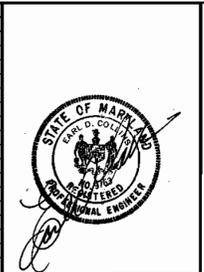
TAX MAP NO. 47 PARCEL NO. 3, 462 & 837 GRID NO. 8
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: JULY, 2003
 SHEET 3 OF 6

SDP 04-026



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELKLOTT CITY, MARYLAND 21042
 410-991-3995

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 10-14-03
 Signature of Engineer EARL D. COLLINS 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 of 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."

Cindy A. Huntberry 10-14-03
 Signature of Developer CINDY HUNTBERY Date

Reviewed for HOWARD SCD and meets Technical Requirements.

Jim Myler 10-29-03
 Date

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

Heffey W. Schomig 10-29-03
 Date

HOWARD SCD

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

BUILDER/DEVELOPER
 PATRIOT HOMES, INC.
 10211 WINCOPIN CIRCLE
 SUITE 300
 COLUMBIA, MARYLAND 21044
 410-997-5922

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Cindy Hamblin 11/6/03
 Chief, Division of Land Development Date

Michael J. ... 11/6/03
 Chief, Development Engineering Division Date

... 11/10/03
 Director - Department of Planning and Zoning Date

PROJECT	SECTION	LOTS NO.
EMERSON	SECTION 2 PHASE 4	7,8,15,39-41,51-55, 71-77 & 87-94

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
15076 THRU 15079	B	PEC-MXD-3	47	SIXTH	6068.02

WATER CODE	SEWER CODE
E-15	7540000

SEDIMENT/EROSION CONTROL PLAN

SINGLE FAMILY DETACHED
EMERSON
 SECTION 2 PHASE 4
 LOTS 7,8,15,39-41,51-55,71-77 & 87-94

TAX MAP NO.: 47 PARCEL NO.: 3, 462 & 837 GRID NO.: B
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: JULY, 2003
 SHEET 4 OF 6

SDP 04-026

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20.0 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION DEFINITION

Using vegetation as cover for barren soil to protect it from forces that cause erosion.

PURPOSE

Vegetative stabilization specifications are used to promote the establishment of vegetation on exposed soil. When soil is stabilized with vegetation, the soil is less likely to erode and more likely to allow infiltration of rainfall, thereby reducing sediment loads and runoff to downstream areas, and improving the aesthetic appearance of the site.

CONDITIONS WHERE PRACTICE APPLIES

This practice shall be used on denuded areas as specified on the plan and may be used on highly erodible or critically eroding areas. This specification is divided into Temporary Seeding, to quickly establish vegetative cover for short duration (up to one year), and Permanent Seeding, for long term vegetative cover. Subtypes of applicable areas for Temporary Seeding are Temporary Soil Stabilization, cleared areas leaving left side construction phases, earth fills, etc. and for Permanent Seeding are Erosion Control, cut and fill slopes and embankments, former stockpiles and other areas, etc.

EFFECTS ON WATER QUALITY AND QUANTITY

Planting vegetation in disturbed areas will have an effect on the water budget, especially on volume and rates of runoff, infiltration, evaporation, transpiration, percolation, and groundwater recharge. Vegetation over time will increase organic matter content and improve the water holding capacity of the soil and subsequent plant growth. Vegetation will help reduce the movement of sediment, nutrients, and other chemicals carried by runoff to receiving waters. Plants will also help protect groundwater supplies by assimilating those substances present within the root zone.

SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS

- Site Preparation**
 - Initial erosion and sediment control structures (either temporary or permanent) such as diversion, grade stabilization structures, berm, right angle to slope. Final grading and shaping is not usually necessary for temporary seeding.
 - Schedule required soil tests to determine soil amendment composition and application rates for sites having disturbed areas over 5 acres.

- Soil Amendment (Fertilizer and Lime Specification)**
 - Soil tests must be performed to determine the exact rates and application rates for both lime and fertilizer on sites having disturbed areas over 5 acres. Soil analysis must be performed by the University of Maryland or a recognized commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analysis.
 - Fertilizers shall be uniform in composition, free flowing and suitable for accurate application by approved equipment. Fertilizer may be substituted for fertilizer with prior approval from the appropriate regulatory authority. Fertilizers shall be applied in accordance with the manufacturer's application rate and shall bear the name, trade name or trademark and wherever applicable, the appropriate state fertilizer laws and shall bear the name, trade name or trademark and wherever applicable, the appropriate state fertilizer laws.

- Lime**
 - Lime materials shall be ground limestone (hydrated or burnt lime) may be substituted which contains at least 90% total oxygen calcium oxide plus magnesium oxide. Limestone shall be ground to such fineness that at least 90% will pass through a 200 mesh sieve and 100% will pass through a 100 mesh sieve.
 - Apply lime and fertilizer into the top 3-5" of soil by diking or other suitable means.

- Seeded Preparation**
 - Seeded preparation shall consist of loosening soil to a depth of 3" to 5" by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or rippers mounted on construction equipment. After the soil is loosened it should not be rolled or disking smooth, but left in the roughened condition. Seeded areas greater than 300 sq. ft. shall be tracked during the surface in an irregular condition with ridges running parallel to the contour of the slope.
 - Apply fertilizer and lime as prescribed on the plan.
 - In appropriate line and fertilizer into the top 3-5" of soil by diking or other suitable means.

- Permanent Seeding**
 - All seed must meet the requirements of the Maryland State Seed Law. All seed shall be subject to re-testing by a recognized seed laboratory. All seed used shall have been tested within the 6 months immediately preceding the date of application on the site.
 - Note: Seed tags shall be made available to the inspector to verify type and rate of seed used.
 - Insufficient - The inspector for the contract agency shall be notified in the seed material if a culture of nitrogen-fixing bacteria is present specifically for the species. Inoculants shall not be used later than the date indicated on the tag. Seed shall be stored in a cool, dry place. Use four times the recommended rate when hydroseeding. Note: It is very important to keep inoculants cool as possible until used. Temperature above 70°F will reduce efficacy and make the inoculant less effective.

- Methods of Seeding**
 - Hydroseeding - Apply seed uniformly with hydroseeder (slurry including seed and fertilizer, broadcast or top dress).
 - If fertilizer is being applied at the time of seeding, the application rates amounts will not exceed the following: Nitrogen: minimum of 200 lbs per acre (total of soluble nitrogen); P2O5 (phosphorus): 200 lbs/acre; K2O (potassium): 200 lbs/acre.
 - Lime - use one gallon liquid limestone. Use 3 tons per acre may be applied by hydroseeding. Normally, not more than 2 tons are applied by hydroseeding at any one time. Do not use liquid limestone when hydroseeding.
 - Seed and fertilizer shall be mixed on site and seed shall be done immediately and without interruption.
 - Dry Seeding - This includes use of conventional drop or broadcast spreaders.
 - Seed spreader shall be incorporated into the subsoil at the rate prescribed on the temporary or permanent seeding structure of 1000 sq. ft. The seeded area shall then be rolled with a weighted roller to provide good seed to soil contact.
 - When practical, seed shall be applied in two directions perpendicular to each other.
 - Apply full seeding rate in one direction.
 - Calibrating seeders is required to bury the seed to such a fashion as to provide at least 1/4 inch of soil contact. Seeded must be firm before planting.
 - Where practical, seed should be applied in two directions perpendicular to each other. Apply full seeding rate in one direction.

- Mulch Specifications (in order of preference)**
 - Straw shall consist of thorough threshed wheat, rice or oat straw, reasonable bright in color and shall not be overly moldy, chaff, or contain dirt and other foreign material.
 - Wood Caskade Fiber Mulch (WCFM)
 - WCFM shall consist of specially prepared wood caskade processed into a uniform fiber mulch.
 - WCFM shall be dried green or contain a green dye in the package that will provide an appropriate color to facilitate visual inspection of the mulch.
 - WCFM including dye, shall contain no germination or growth inhibiting factors.
 - WCFM materials shall be manufactured and processed in such a manner that the wood caskade fiber mulch will remain in uniform suspension in water under agitation and will blend with seed. The mulch shall be applied to a homogeneous slurry. The mulch material shall form a better-like ground cover, on application, having moisture absorption and retention properties that will cover and hold grass seed in contact with the soil without "blowing" the seeds or the grass seed.
 - WCFM materials shall contain no elements or compounds in concentrations levels that will be phytotoxic to plants.
 - WCFM must conform to the following physical requirements: fiber length 1/2" to 1 1/2", maximum dry weight 100 lbs per cubic yard, moisture content of 40% to 60%, ash content of 10% maximum and water holding capacity of 90% minimum.

- Application**
 - Apply mulch to the site in such a manner that it will be applied in a uniform layer.
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- Mulching Seeded Areas** - Mulch shall be applied to all seeded areas immediately after seeding.
 - If grading is completed outside of the seeding area, mulch shall be applied as prescribed in this section and maintained until the seeding season returns and seeding can be performed in accordance with these specifications.
 - When straw mulch is used, it shall be spread over all seeded areas at the rate of 2 tons/acre. Mulch shall be applied to a uniform loose depth of between 1" and 2". Mulch applied shall adhere to a uniform distribution and depth so that the soil surface is not exposed. If a mulch anchoring tool is to be used, the rate should be increased to 2.5 tons/acre.
 - Wood caskade fiber mulch shall be applied at a net dry weight of 1.500 lbs. per acre. The wood caskade fiber shall be mixed with water, and the mixture shall contain a minimum of 50 lbs. of wood caskade fiber per 100 gallons of water.
- Securing Straw Mulch Each Anchoring** - Mulch anchoring shall be performed immediately following mulch application to minimize loss by wind or water. This may be done by one of the following methods listed by preference, depending upon size of area and erosion hazard:
 - A mulch anchoring tool is a tractor driven implement designed to punch and anchor mulch into the soil surface a minimum of two (2) inches. This practice is most effective on large areas, but is limited to steeper slopes where equipment can operate safely. If used on sloping land, this practice should be used on the contour if possible.
 - Wood caskade fiber mulch may be secured over the mulch according to manufacturer's recommendations. Mulch is usually applied in rolls 4" to 12" feet wide and 300 to 3,000 feet long.
 - Lightweight plastic netting may be applied over the mulch according to manufacturer's recommendations. Netting is usually applied in rolls 4" to 12" feet wide and 300 to 3,000 feet long.
- Incremental Stabilization - Cut Slopes**
 - All cut slopes shall be dressed, graded, seeded and mulched as the work progresses. Slopes shall be excavated and stabilized in equal increments not to exceed 10'.
 - Construction sequence (order) to Figure 3 below:
 - Excavate and stabilize all temporary embankments, side ditches, or berms that will be used to convey runoff from the excavation.
 - Perform Phase 1 excavation, dress and stabilize.
 - Perform Phase 2 excavation, dress and stabilize.
 - Perform final phase excavation, dress and stabilize. Overseed previously seeded areas as necessary.

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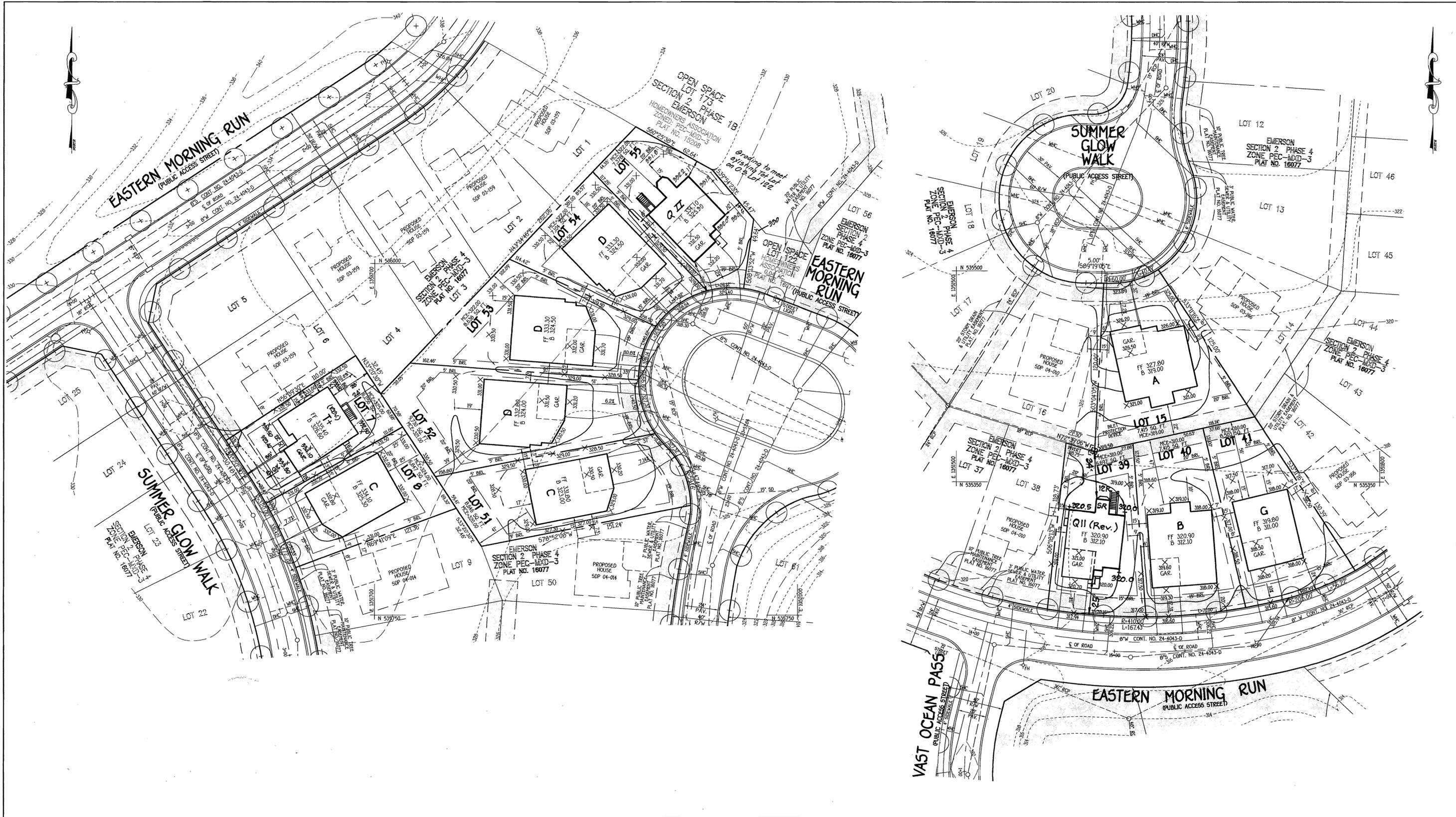
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NO.	REVISION	DATE
3	Rev. hse & grad Lot 55 to show as built conditions	0-25-03
2	Rev. hse & grad Lot 39	3-9-04
1	PURPOSED HOUSE PER H&E REQUEST LOT 7	12/30/03



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.

Earl D. Collins 10-14-03
 Signature of Engineer EARL D. COLLINS 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.

Cindy A. Huntzberg 10-14-03
 Signature of Developer CINDY HUNTZBERG Date

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

BUILDER/DEVELOPER
 PATRIOT HOMES, INC.
 10211 WINCOPIN CIRCLE
 SUITE 300
 COLUMBIA, MARYLAND 21044
 410-997-9522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Cindy Hamilton 11/2/01
 Chief, Division of Planning and Development Date

Michael Williams 11/5/03
 Chief, Development Engineering Division MK Date

Thomas A. Laughon 11/10/03
 Director - Department of Planning and Zoning Date

PROJECT: EMERSON SECTION 2 PHASE 4
 SECTION 2 PHASE 4
 LOTS NO. 7, 8, 15, 39-41, 51-55, 71-77 & 87-94

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16076 THRU 16079	8	PEC-MXD-3	47	SIXTH	6068.02
WATER CODE	SEWER CODE				
E-15	7640000				

SITE DEVELOPMENT PLAN

SINGLE FAMILY DETACHED

EMERSON

SECTION 2 PHASE 4

LOTS 7, 8, 15, 39-41, 51-55, 71-77 & 87-94

TAX MAP NO.: 47 PARCEL NO.: 3, 462 & 837 GRID NO.: B
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: JULY, 2003
 SHEET 2 OF 6

SDP 04-026

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PLANTING SPECIFICATIONS

Plants, related material, and operations shall meet the detailed descriptions 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 plan and the American Association of Nurserymen (AAN) Standards. Plant material shall be healthy, vigorous, free from defects, decay, disfiguring roots, soil scale infestations, dieback, insect pest eggs, weevils 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. Trees with forked leaders will not be accepted. All plants shall be freshly dug, no heated-in plants from cold storage will be accepted. Unless otherwise specified, all general conditions, planting operations, details and planting specifications shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Area" (referred to as "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 quarantine 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" a minimum of 48 hours prior to beginning any work. Contractor may 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 4 foot high snow fence or bluish orange safety fence at the drip line. 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 plant list shall prevail. 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. 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 horse or other approved organic material. Add 3 lbs. of evergreen fertilizer per cubic yard of planting mix. Topsoil shall conform to the Landscape Guidelines. Wood 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.

SURETY AMOUNT FOR THIS PLAN IS IN THE AMOUNT OF \$35,000.00

- LANDSCAPING SURETY FOR LOTS 15,40,41,51-55,71 & 87-94 IS \$150,000 PER LOT. THE LANDSCAPING SURETY FOR LOTS 7,8,15,39,77 & 87-94 IS \$100,000 PER LOT. STREET TREES ARE NOT INCLUDED IN MODIFIED SCHEDULE C LANDSCAPE CALCULATIONS.
- TYPE "B" BUFFER OR PERIMETER LANDSCAPE BUFFER WILL BE CREDITED TOWARDS THE LANDSCAPING REQUIREMENTS.
- LANDSCAPE CAN NOT BE PLANTED IN ANY PUBLIC EASEMENTS.
- FINAL PLANTING TYPE AND LOCATION IS SUBJECT TO APPROVAL BY THE ARCHITECTURAL COMMITTEE.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTING HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH HOWARD COUNTY LANDSCAPE MANUAL.
- THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BENCH MARKS AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION AND WHEN NECESSARY, REPAIRED OR REPLACED.
- SIZES OF PLANT MATERIALS MUST CONFORM TO THE REQUIREMENTS OF THE LANDSCAPE MANUAL, CHAPTER IV AND APPENDIX C.

KEY PROPERTY DEVELOPMENT CRITERIA, APPROVED 7/1/99 SECTION VII RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING

THE QUANTITY AND GENERAL LOCATION OF TREES REQUIRED FOR INTERNAL LANDSCAPING ARE DETERMINED BY CRITERIA APPLIED BY THE ARCHITECTURAL COMMITTEE. THE COMMITTEE WILL CLASSIFY, DURING ARCHITECTURAL REVIEW, ALL LOTS AND PARCELS AS D) NON-WOODED, 2) SEMI-WOODED, 3) WOODED. SUCH CLASSIFICATION SHALL TAKE INTO ACCOUNT THE EXISTING TREE COVER AND THE POTENTIAL FOR SAVING TREES IN CONNECTION WITH GRADING AND SITING. THIS CRITERIA ALSO CONSIDER THE SIZE OF THE LOT, AMOUNT OF EXISTING VEGETATION AND THE TYPE AND SETTING OF RESIDENTIAL UNITS, IF, DURING OR AFTER CONSTRUCTION, THE COMMITTEE DETERMINES 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. DENSITIES REFER TO THE DENSITY OF THE INDIVIDUAL PARCEL.

SHADE TREE REQUIREMENTS

TYPE OF UNIT AND LOT SIZE	NON WOODED		SEMI WOODED		WOODED	
	MINIMUM NUMBER OF SHADE TREES REQUIRED					
SMALL RESIDENTIAL LOT (4,000-7,000 SQUARE FEET) CLUSTER HOUSING	4.0/LOT	2.25/LOT	1.25/LOT			
MEDIUM RESIDENTIAL LOT (7,000-13,000 SQUARE FEET) 2-4 DU/ACRE	5.0/LOT	3.0/LOT	2.0/LOT			

SUBSTITUTION OF TWO FLOWERING TREES OR TWO EVERGREEN TREES FOR EACH SHADE TREE MAY BE PERMITTED UP TO 50% 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 ANY AREAS REQUIRED TO BE PROVIDED ALONG ROADWAYS, SUBJECT TO THE APPROVAL OF THE ARCHITECTURAL COMMITTEE.

MODIFIED SCHEDULE C LANDSCAPE CHART

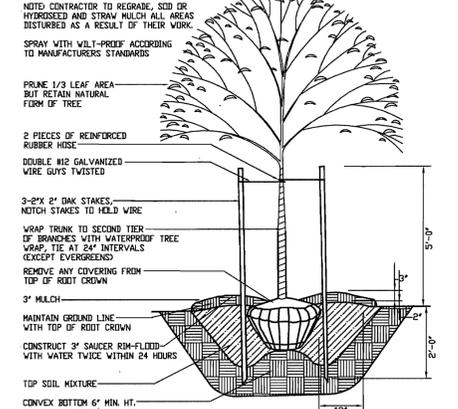
LOT NO.	LOT CLASSIFICATION	INTERNAL LANDSCAPING REQUIRED (# OF SHADE TREES)	TYPE B REQUIRED		SHADE TREE CREDIT *	REMAINING SHADE TREE OBLIGATION	TOTAL TREES REQUIRED	
			SHADE	EVERGREEN			SHADE	EVERGREEN
LOTS 15,40,41 & 51-55,71	NON-WOODED	5 TREES PER LOT	N/A	N/A	0	0	70	0
LOTS 7,8,15,39,77 & 87-94	NON-WOODED	4 TREES PER LOT	N/A	N/A	0	0	48	0
TOTAL TREES							118	0

* THIS NUMBER REFLECTS THE MATHEMATICAL CONVERSION OF EVERGREEN TREES TO SHADE TREES (2:0 FOR THE PURPOSE OF MEETING THE INTERNAL PER LOT SHADE TREE OBLIGATION).

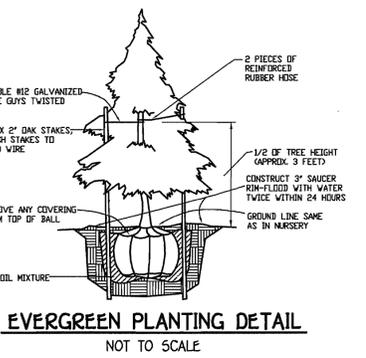
BUILDER/DEVELOPER/ CERTIFICATE

I/WE CERTIFY THAT THE REQUIRED LANDSCAPING WILL BE DONE ACCORDING TO THE PLAN, SECTION 16124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF NOTICE, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Cindy A. Huntzberry 10-14-03 DATE
CINDY HUNTZBERRY



TREE PLANTING DETAIL NOT TO SCALE

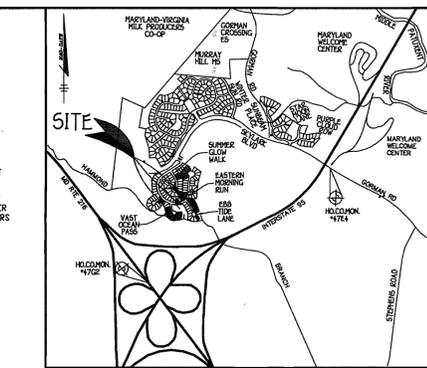


EVERGREEN PLANTING DETAIL NOT TO SCALE

BENCH MARKS

TP. 4764 ELEV. 339.00 N. 535,946.148 E. 1,355,431.224 LOC. NEAR I-95 BRIDGE ALONG GORMAN ROAD

TP. 4762 ELEV. 363.53 N. 532,938.964 E. 1,351,224.095 LOC. NEAR MD. RTE. 215 WEST NEAR EXIT RAMP TO I-95



GENERAL NOTES

- SUBJECT PROPERTY ZONED PEC-MXD-3 AS GRANTED BY THE ZONING BOARD ON 9/3/98 AS CASE NO. Z89794.
- TOTAL AREA OF SITE: 4.865 ACRES.
- TOTAL NUMBER OF LOTS SUBMITTED: 26 5FD.
- THE CONTRACTOR OR DEVELOPER SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880, 24 HOURS 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: ZD-9794, WP 99-36, 5 99-12, PB-339, PB-339, P-02-15, F-03-13, WAS CONT. 424-043-C.
- THIS PLAN IS BASED ON A FIELD SURVEY MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE, 1999 BY DAFT MCCLINE 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 4764 N. 535,946.148 E. 1,351,224.095 HOWARD COUNTY MONUMENT 4762 N. 532,938.964 E. 1,351,224.095
- 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-03-13 AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 24-1043-D.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- STORMWATER MANAGEMENT WILL BE PROVIDED AS APPROVED ON THE ROAD CONSTRUCTION DRAWINGS FILED UNDER F-03-13.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16124 OF THE HOWARD COUNTY CODE AND 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-03-13.
- THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16120 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION DEVELOPMENT OF PHASE 4 UNDER THE CURRENT FOREST CONSERVATION ACT. INVOLVES THE CLEARING OF APPROXIMATELY 548 ACRES OF FOREST AND THE RETENTION OF APPROXIMATELY 520 ACRES ON THE NET TRACT AREA. WHEN EVALUATED CUMULATIVELY WITH PREVIOUS PHASES OF THE PROJECT, 47,154+/- ACRES OF FOREST CLEARING AND 51,033+/- OF RETENTION ARE PROPOSED AND NO REFORESTATION IS REQUIRED. APPROXIMATELY 5,033 ACRES OF REFORESTATION WAS PROVIDED IN PREVIOUS PHASES AND MAY BE USED TO OFFSET REFORESTATION REQUIREMENTS FOR FUTURE PHASES OF THIS DEVELOPMENT.
- PERIMETER LANDSCAPING AND STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE CRITERIA OF THE HOWARD COUNTY CODE AND 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-03-13.
- 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 APPROVED BY THE HOWARD COUNTY PLANNING BOARD.
- LOT COVERAGE BY BUILDINGS WITH 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 STRUCTURES.
- AS A CONSEQUENCE OF THIS SUBMISSION, ON JUNE 25, 2003, THIS S.D.P. IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 99-200.
- IN ACCORDANCE WITH SECTION 229 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD 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 ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING CRITERIA REQUIREMENTS:
A) WIDTH - 12' 6" IF SERVING MORE THAN ONE RESIDENCE.
B) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/18% AND CHIP COATING (1-1/2" MIN) C) GEOMETRY: MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.
D) STRUCTURES - (BRIDGES/CULVERTS) CAPABLE OF SUPPORTING 25 GROSS TONS @ 25% LOADING.
E) DRAINAGE ELEMENTS CAPABLE OF SAFELY 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.

ADDRESS CHART

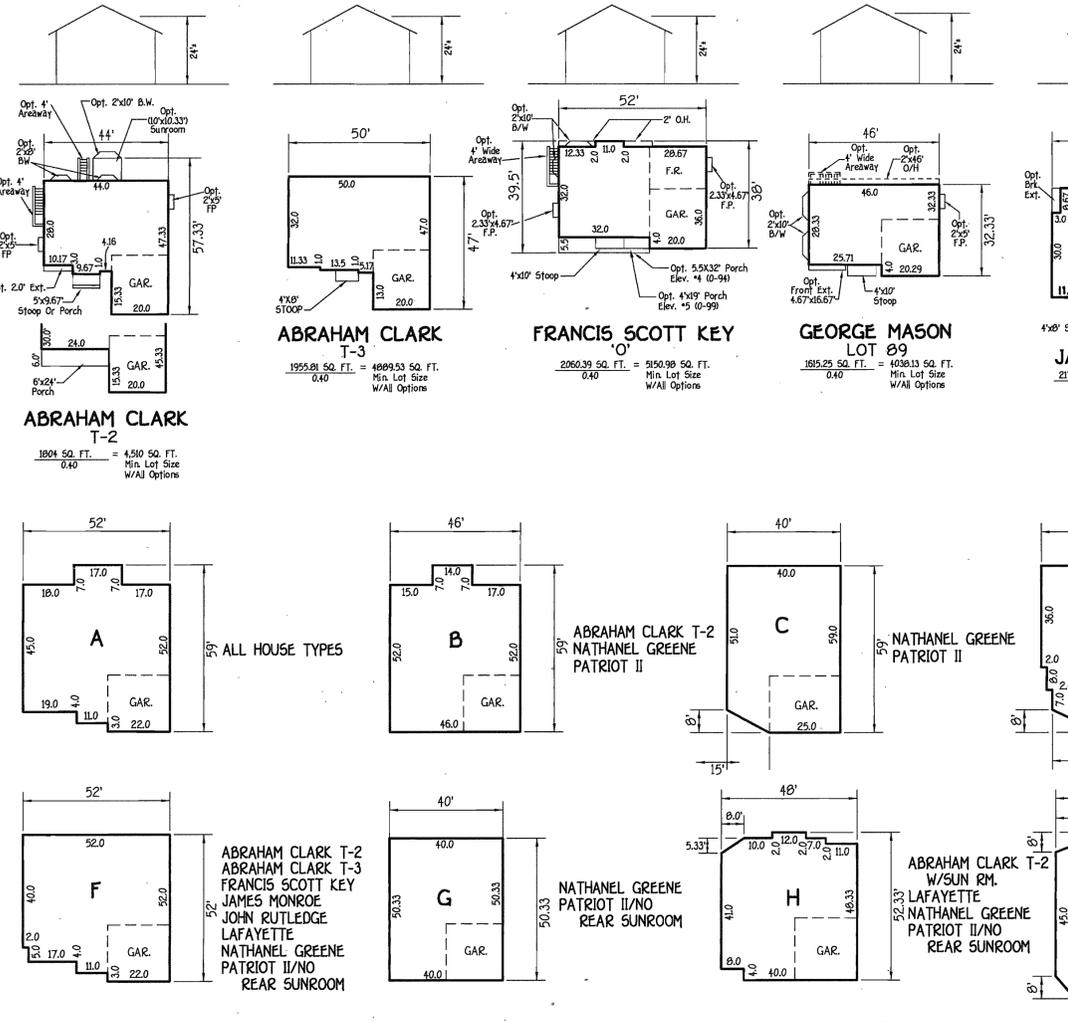
LOT NUMBER	STREET ADDRESS
7	10109 SUMMER GLOW WALK
8	10113 SUMMER GLOW WALK
10	10141 SUMMER GLOW WALK
39	8579 EASTERN MORNING RUN
40	8563 EASTERN MORNING RUN
41	8567 EASTERN MORNING RUN
51	8627 EASTERN MORNING RUN
52	8631 EASTERN MORNING RUN
53	8635 EASTERN MORNING RUN
54	8639 EASTERN MORNING RUN
55	8643 EASTERN MORNING RUN
71	10203 EBB TIDE LANE
72	10207 EBB TIDE LANE
73	10211 EBB TIDE LANE
74	10215 EBB TIDE LANE
75	10219 EBB TIDE LANE
76	10223 EBB TIDE LANE
77	10231 EBB TIDE LANE
87	10221 VAST OCEAN PASS
88	10225 VAST OCEAN PASS
89	10229 VAST OCEAN PASS
90	10233 VAST OCEAN PASS
91	10237 VAST OCEAN PASS
92	10241 VAST OCEAN PASS
93	10245 VAST OCEAN PASS
94	10249 VAST OCEAN PASS

INDEX CHART

SHEET	DESCRIPTION
SHEET 1	TITLE SHEET, HOUSE TYPES, TEMPLATES
SHEET 2	SITE DEVELOPMENT PLAN, LOTS 7,8,15,39-41 & 51-55
SHEET 3	SITE DEVELOPMENT PLAN, LOTS 71-77 & 87-94
SHEET 4	SEDIMENT/EROSION CONTROL PLAN LOTS 7,8,15,39-41 & 51-55
SHEET 5	SEDIMENT/EROSION CONTROL PLAN LOTS 71-77 & 87-94
SHEET 6	SEDIMENT/EROSION CONTROL NOTES & DETAILS

LEGEND

SYMBOL	DESCRIPTION
----	EXISTING CONTOUR 2' INTERVAL
362.2	SPOT ELEVATION
WALK	PROPOSED WALKOUT
5F-5F	SILT FENCE
55F-55F	SUPER SILT FENCE
ECH	EROSION CONTROL MATTING
LOD	LIMIT OF DISTURBANCE
(C)	EXISTING STREET TREE TAKEN FROM F-03-13





FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELKTON CITY, MARYLAND 21842
 410.441.2999

NO.	REVISION	DATE
4	Rev. hse. & grad. lot 15 to show As-Built Cond. 8-17-04	
3	Rev. hse. & grad. lot 39 to show as-built conditions 6-25-04	
2	Rev. hse. & grad. lot 39	3-9-04
1	PLUPPED HOUSE PER H.R. 12 REQUEST LOT 7	10/30/03



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: *Earl D. Collins* Date: 10-14-03
 EARL D. COLLINS

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: *Cindy A. Hunt/Kearney* Date: 10-14-03
 CINDY A. HUNT/KEARNEY

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: *[Signature]* Date: _____
 HOWARD SCD

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

BUILDER/DEVELOPER
 PATRIOT HOMES, INC.
 1021 WINCOPIN CIRCLE
 SUITE 300
 COLUMBIA, MARYLAND 21044
 410-997-5522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Division of Planning and Development: *Cindy Hamilton* Date: 11/2/01
 Chief, Development Engineering Division: *[Signature]* Date: 11/5/03
 Director - Department of Planning and Zoning: *[Signature]* Date: 11/10/03

PROJECT	EMERSON	SECTION	SECTION 2 PHASE 4	LOTS NO.	7,8,15,39-41,51-55, 71-77 & 87-94
PLAT	16076 16079	BLOCK NO.	8	ZONE	PEC-MXD-3
TAX/ZONE	47	ELEC. DIST.	SIXTH	CENSUS TR.	6068.02
WATER CODE	E-15	SEWER CODE	7640000		

SITE DEVELOPMENT PLAN
 SINGLE FAMILY DETACHED
EMERSON
 SECTION 2 PHASE 4
 LOTS 7,8,15,39-41,51-55,71-77 & 87-94
 TAX MAP NO.: 47 PARCEL NO.: 3, 462 & 837 GRID NO.: B
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: JULY, 2003
 SHEET 2 OF 6

SDP 04-026

PLANTING SPECIFICATIONS

Plants, related materials, and operations shall meet the detailed description as given on the plan 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 plan list and the American Society of Landscape Architects (ASLA) Standards. Plant material shall be healthy, vigorous, free from defects, desiccating roots, sun scald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestation or objectionable infestations. Plant material that is weak or which has been cut back from larger grades to meet specified requirements will be rejected. Trees with forked leaders will not be accepted. All plants shall be freshly dug no hold-in plants from cold storage will be accepted. Unless otherwise specified, all general conditions, planting operations, details and planting specifications 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, 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" a minimum of 48 hours prior to beginning any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Damage to existing structures 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 4 foot high snow fence or lattice orange safety fence at the top line. 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 plant list prevail. 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 plans. 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.

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MODIFIED SCHEDULE C LANDSCAPE CHART

LOT NO.	LOT CLASSIFICATION	INTERNAL LANDSCAPING REQUIRED (# OF SHADE TREES)		TYPE B REQUIRED		SHADE TREE CREDIT*		REMAINING SHADE TREE OBLIGATION		TOTAL TREES REQUIRED	
		SHADE	EVERGREEN	SHADE	EVERGREEN	SHADE	EVERGREEN	SHADE	EVERGREEN	SHADE	EVERGREEN
LOTS 15,40,41, 51-55, 71 & 87-91	NON-WOODED	5 TREES PER LOT	N/A	N/A	0	0	0	0	0	70	0
LOTS 7,8,9, 12, 72-77 & 92-94	NON-WOODED	4 TREES PER LOT	N/A	N/A	0	0	0	0	0	48	0
TOTAL TREES										118	0

* THIS NUMBER REFLECTS THE MATHEMATICAL CONVERSION OF EVERGREEN TREES TO SHADE TREES (2:1) FOR THE PURPOSE OF MEETING THE INTERNAL PER LOT SHADE TREE OBLIGATION.

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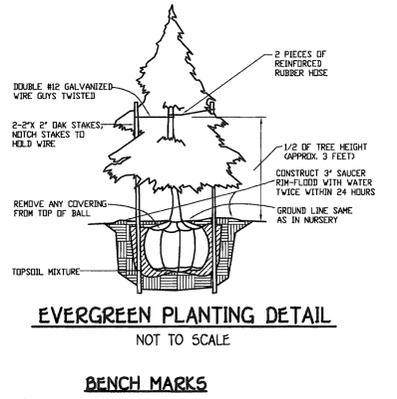
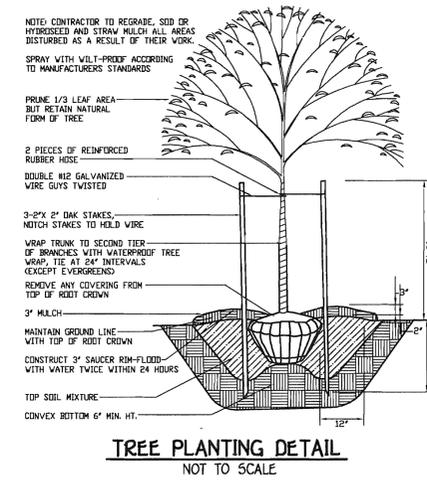
TYPE OF UNIT AND LOT SIZE	NON WOODED			SEMI WOODED			WOODED			
	MINIMUM NUMBER OF SHADE TREES									
SMALL RESIDENTIAL LOT (4,000-7,000 SQUARE FEET) CLUSTER HOUSING	4.0/LOT	2.25/LOT	1.25/LOT							
MEDIUM RESIDENTIAL LOT (7,000-13,000 SQUARE FEET) 2-4 DU/ACRE	5.0/LOT	3.0/LOT	2.0/LOT							

SUBSTITUTION OF TWO FLOWERING TREES OR TWO EVERGREEN TREES FOR EACH SHADE TREE MAY BE PERMITTED UP TO 50% 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 ANY AREAS REQUIRED TO BE PROVIDED ALONG ROADWAYS, SUBJECT TO THE APPROVAL OF THE ARCHITECTURAL COMMITTEE.

BUILDER/DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT THE REQUIRED LANDSCAPING WILL BE DONE ACCORDING TO THE PLAN, SECTION 1612A OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF NOTICE, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

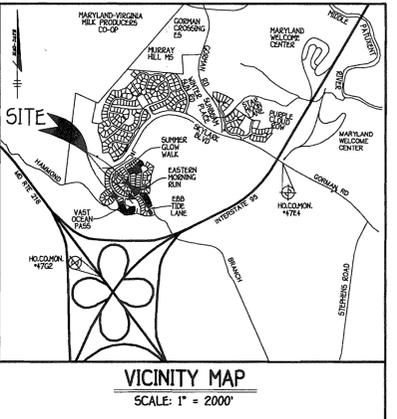
Cindy A. Huntzberry 10-14-03 DATE
CINDY HUNTZBERG



BENCH MARKS

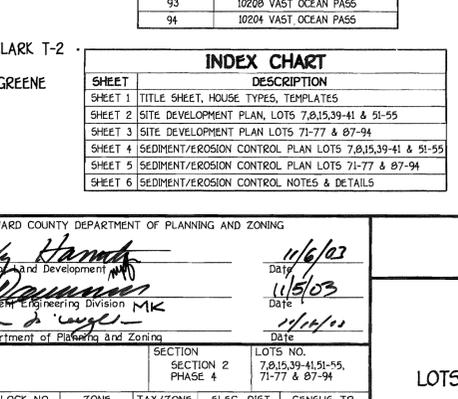
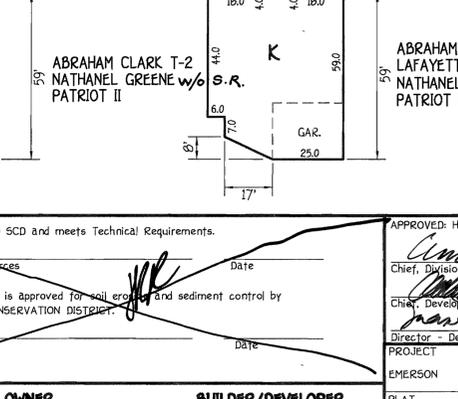
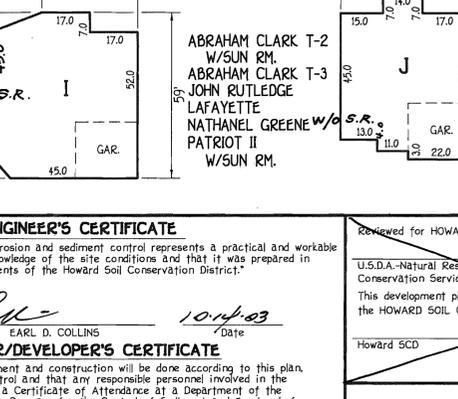
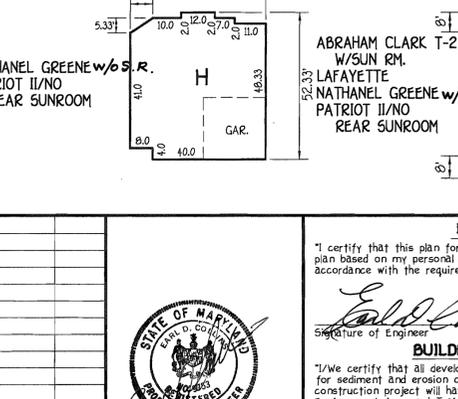
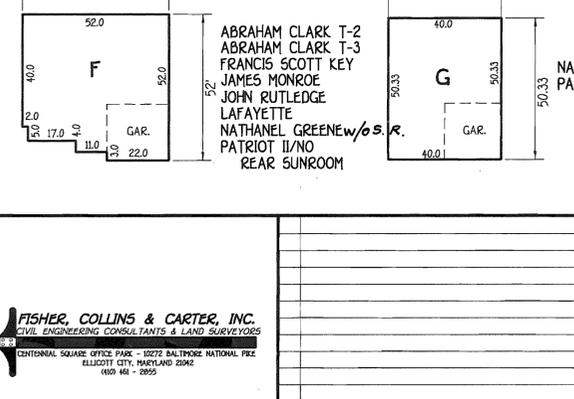
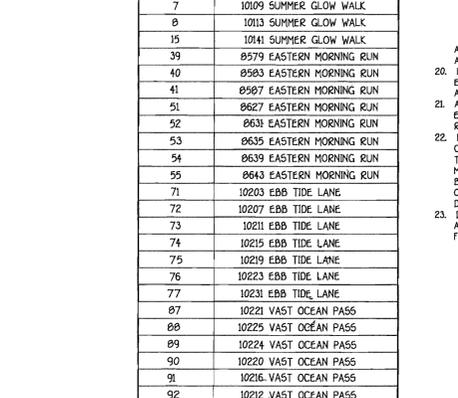
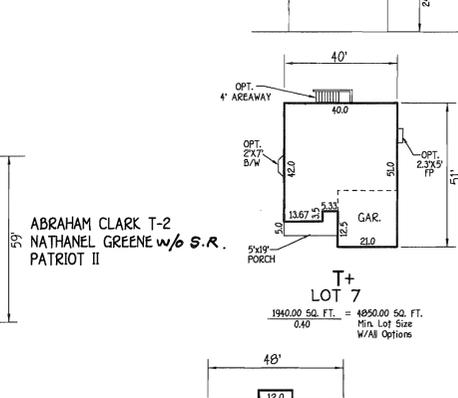
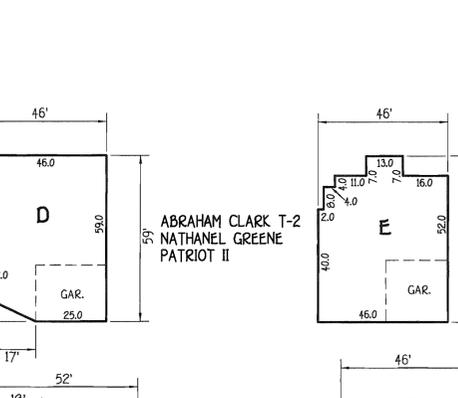
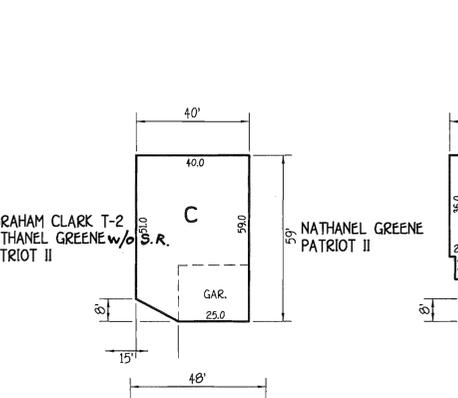
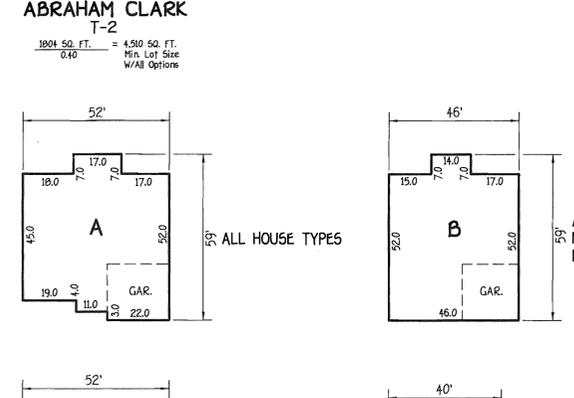
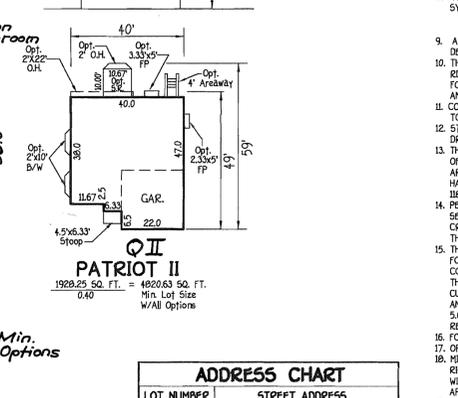
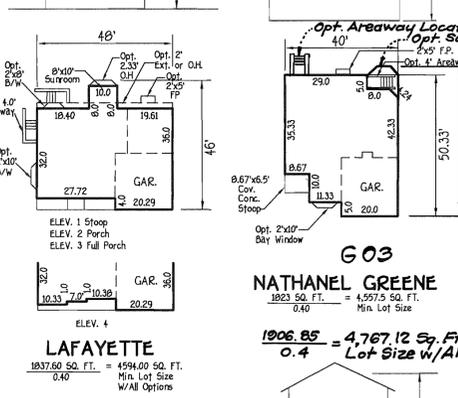
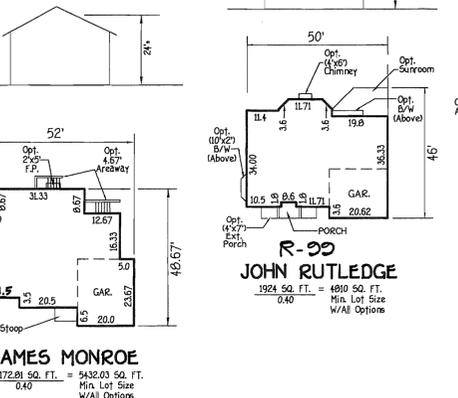
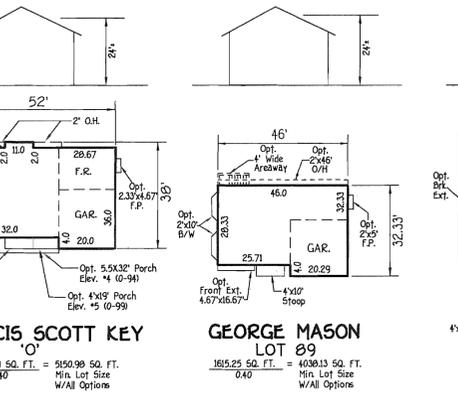
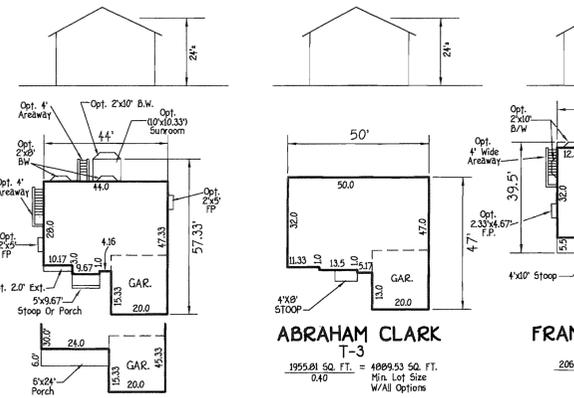
T.P. 4764 ELEV. 339.00
N. 535,946.148
E. 1395,431.224
LOC. NEAR I-95 BRIDGE
ALONG GORMAN ROAD

T.P. 4762 ELEV. 363.53
N. 532,936.964
E. 1392,224.995
LOC. NEAR MD. RTE. 216 WEST
NEAR EXIT RAMP TO I-95



GENERAL NOTES

- SUBJECT PROPERTY ZONED PEC-MXD-3 AS GRANTED BY THE ZONING BOARD ON 5/3/98 AS CASE NO. 29779A.
- TOTAL AREA OF SITE 4.265 ACRES
- TOTAL NUMBER OF LOTS SUBMITTED: 28 5/13
- THE CONTRACTOR OR DEVELOPER SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880, 24 HOURS 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: 29-4794, WP 99-96, 5 99-12, PB-339, PB-395, P-02-15, F-03-13, W6 CONT. *24-043-0.
- THIS PLAN IS BASED ON A FIELD SURVEY MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE, 1999 BY DAFT MCNEIL 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 POINT 4764 N 535946.148 E 139224.995 HOWARD COUNTY POINT 4762 N 532936.964 E 139224.995
- 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-03-13 AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 24-043-0.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- STORMWATER MANAGEMENT WILL BE PROVIDED AS APPROVED ON THE ROAD CONSTRUCTION DRAWINGS UNDER F-03-13.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 1612A OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL AND DEVELOPMENT CRITERIA APPROVED BY THE PLANNING BOARD 7-19-99 PER CASE NO. PB-339 REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$35,000.00 FOR 119 INTERIOR LANDSCAPING TREES.
- PERMITS FOR LANDSCAPING AND STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 1624 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AND DEVELOPMENT CRITERIA APPROVED BY THE PLANNING BOARD 7-19-99 PER CASE NO. PB-339 AS SHOWN ON THE APPROVED ROAD CONSTRUCTION DRAWINGS UNDER F-03-13.
- THIS PLAN COMPLETES WITH THE REQUIREMENTS OF SECTION 16200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION AND DEVELOPMENT OF FOREST LAND UNDER THE CURRENT FOREST CONSERVATION ACT INVOLVES THE CLEARING OF APPROXIMATELY 540 ACRES OF FOREST AND THE RETENTION OF APPROXIMATELY 520 ACRES ON THE NET TRACT AREA. WHEN EVALUATED CUMULATIVELY WITH PREVIOUS PHASES OF THE PROJECT, 47,151+/- ACRES OF FOREST CLEARING AND 5,023+/- OF RETENTION ARE PROPOSED AND NO REFORESTATION IS REQUIRED, APPROXIMATELY 5.03 ACRES OF REFORESTATION WAS PROVIDED IN PREVIOUS PHASES AND MAY BE USED TO OFFSET REFORESTATION REQUIREMENTS FOR FUTURE PHASES OF THIS DEVELOPMENT.
- 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-03-13.
- 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 APPROVED BY THE HOWARD COUNTY PLANNING BOARD.
20. LOT COVERAGE BY BUILDINGS WITH 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.
21. AS A CONSEQUENCE OF THIS SUBMISSION ON JUNE 25, 2003, THIS S.D.P. IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 99-200.
22. IN ACCORDANCE WITH SECTION 16B OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 10 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD 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.
23. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12' 0" IF SERVING MORE THAN ONE RESIDENCE
B) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/ TAR AND CHIP COATING 0.1-2" MIN (825-LOADING)
C) GEOMETRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS
D) STRUCTURES - BRIDGES/CULVERTS CAPABLE OF SUPPORTING 25 GROSS TONS (825-LOADING)
E) DRAINAGE ELEMENTS CAPABLE OF SAFELY 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.



ADDRESS CHART

LOT NUMBER	STREET ADDRESS
7	1009 SUMMER GLOW WALK
8	1013 SUMMER GLOW WALK
15	1041 SUMMER GLOW WALK
39	8579 EASTERN MORNING RUN
40	8583 EASTERN MORNING RUN
41	8587 EASTERN MORNING RUN
51	8627 EASTERN MORNING RUN
52	8631 EASTERN MORNING RUN
53	8635 EASTERN MORNING RUN
54	8639 EASTERN MORNING RUN
55	8643 EASTERN MORNING RUN
71	10203 EBB TIDE LANE
72	10207 EBB TIDE LANE
73	10211 EBB TIDE LANE
74	10215 EBB TIDE LANE
75	10219 EBB TIDE LANE
76	10223 EBB TIDE LANE
77	10231 EBB TIDE LANE
87	10221 VAST OCEAN PASS
88	10225 VAST OCEAN PASS
89	10224 VAST OCEAN PASS
90	10220 VAST OCEAN PASS
91	10216 VAST OCEAN PASS
92	10212 VAST OCEAN PASS
93	10208 VAST OCEAN PASS
94	10204 VAST OCEAN PASS

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 19725 BALTIMORE NATIONAL FEE
ELLIOTT CITY, MARYLAND 21042
(410) 661-2855

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 10/14/03
Signature of Engineer EARL D. COLLINS Date

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.

Cindy A. Huntzberry 10-14-03
Signature of Developer CINDY HUNTZBERG Date

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

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

BUILDER/DEVELOPER
PATRIOT HOMES, INC.
1021 WINGSPAN CIRCLE
SUITE 300
COLUMBIA, MARYLAND 21044
410-997-5522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Cindy Huntzberry 11/6/03
Chief, Division of Planning and Development Date

Michael A. Wagner 11/5/03
Chief, Development Engineering Division Date

Mark A. Wagner 11/14/03
Director - Department of Planning and Zoning Date

PROJECT
EMERSON

SECTION
SECTION 2 PHASE 4

LOTS NO.
7,8,15,39-41,51-55, 71-77 & 87-94

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16076 TH-99	B	PEC-MXD-3	47	SIXTH	6080.02

WATER CODE
E-15

SEWER CODE
7640000

TITLE SHEET

SINGLE FAMILY DETACHED EMERSON

SECTION 2 PHASE 4

LOTS 7,8,15,39-41,51-55,71-77 & 87-94

TAX MAP NO: 47 PARCEL NO: 3, 462 & 837 GRID NO: 8
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: JULY, 2003

SHEET 1 OF 6

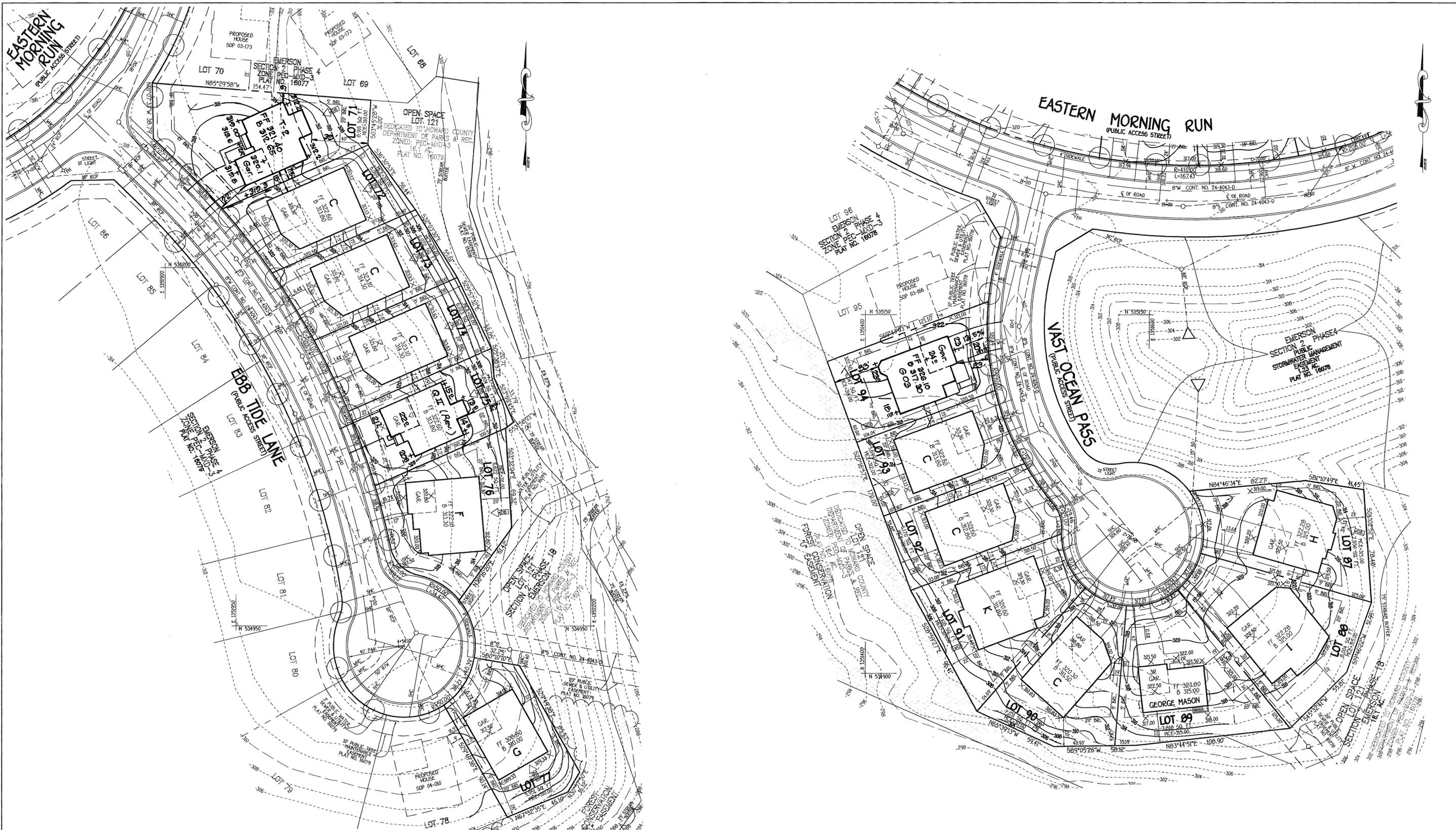
INDEX CHART

SHEET	DESCRIPTION
SHEET 1	TITLE SHEET, HOUSE TYPES, TEMPLATES
SHEET 2	SITE DEVELOPMENT PLAN, LOTS 7,8,15,39-41 & 51-55
SHEET 3	SITE DEVELOPMENT PLAN LOTS 71-77 & 87-94
SHEET 4	SEDIMENT/EROSION CONTROL PLAN LOTS 7,8,15,39-41 & 51-55
SHEET 5	SEDIMENT/EROSION CONTROL PLAN LOTS 71-77 & 87-94
SHEET 6	SEDIMENT/EROSION CONTROL NOTES & DETAILS

LEGEND

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
+362.2	SPOT ELEVATION
---	PROPOSED WALKOUT
-5F - 5F-	SILT FENCE
-5F+ - 5F+	SUPER SILT FENCE
---	EROSION CONTROL MATTING
LOD	LIMIT OF DISTURBANCE
○	EXISTING STREET TREE TAKEN FROM F-03-13

SDF 04-026



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 1827 BALTIMORE NATIONAL PRX
 ELKLOTT CITY, MARYLAND 21042
 410-466-2399

NO.	REVISION	DATE
2	Rev. grd. lot 75 to show Ex. Cond.	8-24-04
1	Rev. grd. lot 94 to show Ex. Cond.	2-6-04
1	Rev. hse. & grd. Lot 71	2-6-04



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: 10-14-03
 EARL D. COLLINS

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: *Cindy A. Huntzberg* Date: 10-14-03
 CINDY HUNTZBERG

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: *[Signature]* Date: _____
 Howard SCD

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

BUILDER/DEVELOPER
 PATRIOT HOMES, INC.
 10211 WINCOPIN CIRCLE
 SUITE 300
 COLUMBIA, MARYLAND 21044
 410-977-5522

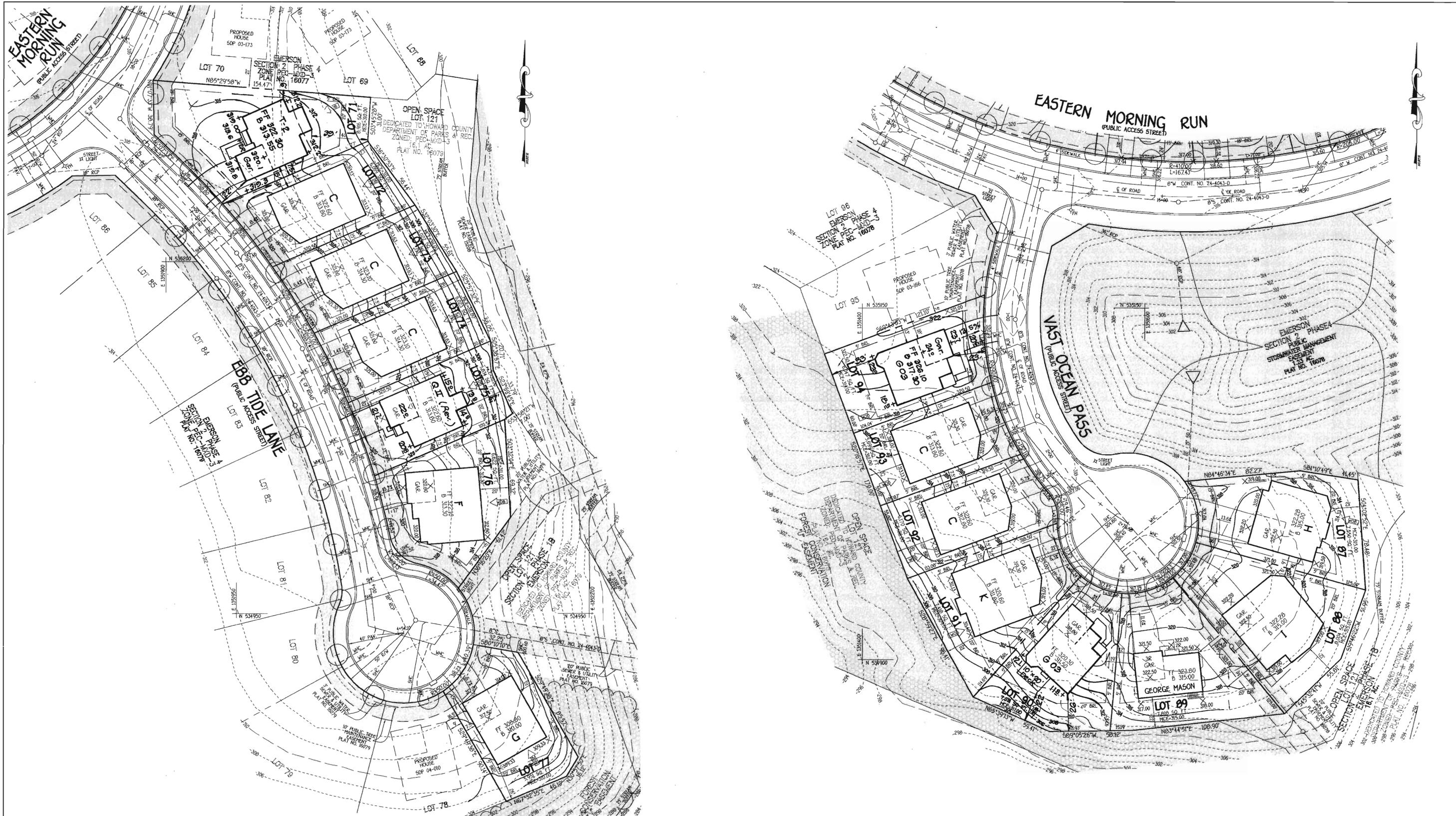
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development: *Cindy Hamstra* Date: 11/6/03
 Chief, Development Engineering Division: *[Signature]* Date: 11/5/03
 Director - Department of Planning and Zoning: *[Signature]* Date: 11/10/03

PROJECT: EMERSON SECTION 2 PHASE 4
 SECTION 2 PHASE 4
 LOTS NO. 7,8,15,39-41,51-55,71-77 & 87-94
 TAX MAP NO. 47 PARCEL NO. 3, 462 & 837 GRID NO. B
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: JULY, 2003
 SHEET 3 OF 6

SITE DEVELOPMENT PLAN
 SINGLE FAMILY DETACHED
EMERSON
 SECTION 2 PHASE 4
 LOTS 7,8,15,39-41,51-55,71-77 & 87-94
 TAX MAP NO. 47 PARCEL NO. 3, 462 & 837 GRID NO. B
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: JULY, 2003
 SHEET 3 OF 6

SDP 04-026



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10275 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 410.461.2899

NO.	REVISION	DATE
3	Rev. grd. lot 71, Rev. hse. & grd. lot 90 to show Existing Conditions	5-10-04
2	Rev. grd. lot 75 to show Ex. Cond.	8-24-04
1	Rev. grd. lot 94 to show Ex. Cond.	2-6-04
1	Rev. hse. & grd. Lot 71	2-6-04



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: 10-14-03
 EARL D. COLLINS
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: *Cindy A. Huntzberg* Date: 10-14-03
 CINDY HUNTZBERG

Approved 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: *MK*
 Date: _____
 HOWARD SCD

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

BUILDER/DEVELOPER
 PATRIOT HOMES, INC.
 10211 WINCOPIN CIRCLE
 SUITE 300
 COLUMBIA, MARYLAND 21044
 410-977-5522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Signature: *Cindy Huntzberg* Date: 11/6/03
 Chief, Division of Land Development
 Signature: *Mark A. Leary* Date: 11/5/03
 Chief, Development Engineering Division
 Signature: *Mark A. Leary* Date: 11/10/03
 Director - Department of Planning and Zoning

PROJECT	SECTION	LOTS NO.
EMERSON	SECTION 2 PHASE 4	7,8,15,39-41,51-55,71-77 & 87-94

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16076	B	PEC-MX-D-3	47	SIXTH	6068.02

WATER CODE	SEWER CODE
E-15	7540000

SITE DEVELOPMENT PLAN
 SINGLE FAMILY DETACHED
EMERSON
 SECTION 2 PHASE 4
 LOTS 7,8,15,39-41,51-55,71-77 & 87-94
 TAX MAP NO: 47 PARCEL NO: 3, 462 & 837 GRID NO: 8
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: JULY, 2003
 SHEET 3 OF 6

SDP 04-026

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FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 4877 GA. FPOSE NATIONAL PIKE
 ELLETTTS CITY, MARYLAND 20626
 (410) 451-2255

NO.	REVISION	DATE
5	Rev. FF & Bsmt Elev. Lot 39	11-16-04
4	Rev. Ltr. & grad. lot 15 to show AS Bui H. Cont. 10-17-04	
3	Rev. Ltr. & grad. Lot 39 to show as built conditions 9-15-04	
2	Rev. Ltr. & grad. Lot 39	8-9-04
1	PLUMBED HOUSE PER H.C. REQUEST LOT 7	10/20/03



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: *Earl D. Collins* Date: **10-14-03**
 EARL D. COLLINS

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Signature of Developer: *Cindy A. Huntzinger* Date: **10-14-03**
 CINDY HUNTZINGER

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: *[Signature]* Date: **10/14/03**

HOWARD SCD

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

BUILDER/DEVELOPER
 PATRIOT HOMES, INC.
 10211 WINCOPIN CIRCLE
 COLUMBIA, MARYLAND 21044
 410-997-3222

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Planning and Development: *[Signature]* Date: **11/5/03**
 Chief, Development Engineering Division: *[Signature]* Date: **11/11/03**
 Director - Department of Planning and Zoning: *[Signature]* Date: **11/11/03**

PROJECT: EMERSON SECTION 2 PHASE 4 LOTS NO. 7, 8, 15, 39, 41, 51, 55, 71, 77 & 87-94

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CEMSUS TR.
15076 TRULY 16079	B	PEC-MXD-3	47	SIXTH	6068.02

WATER CODE: E-15 SEWER CODE: 7640000

SITE DEVELOPMENT PLAN

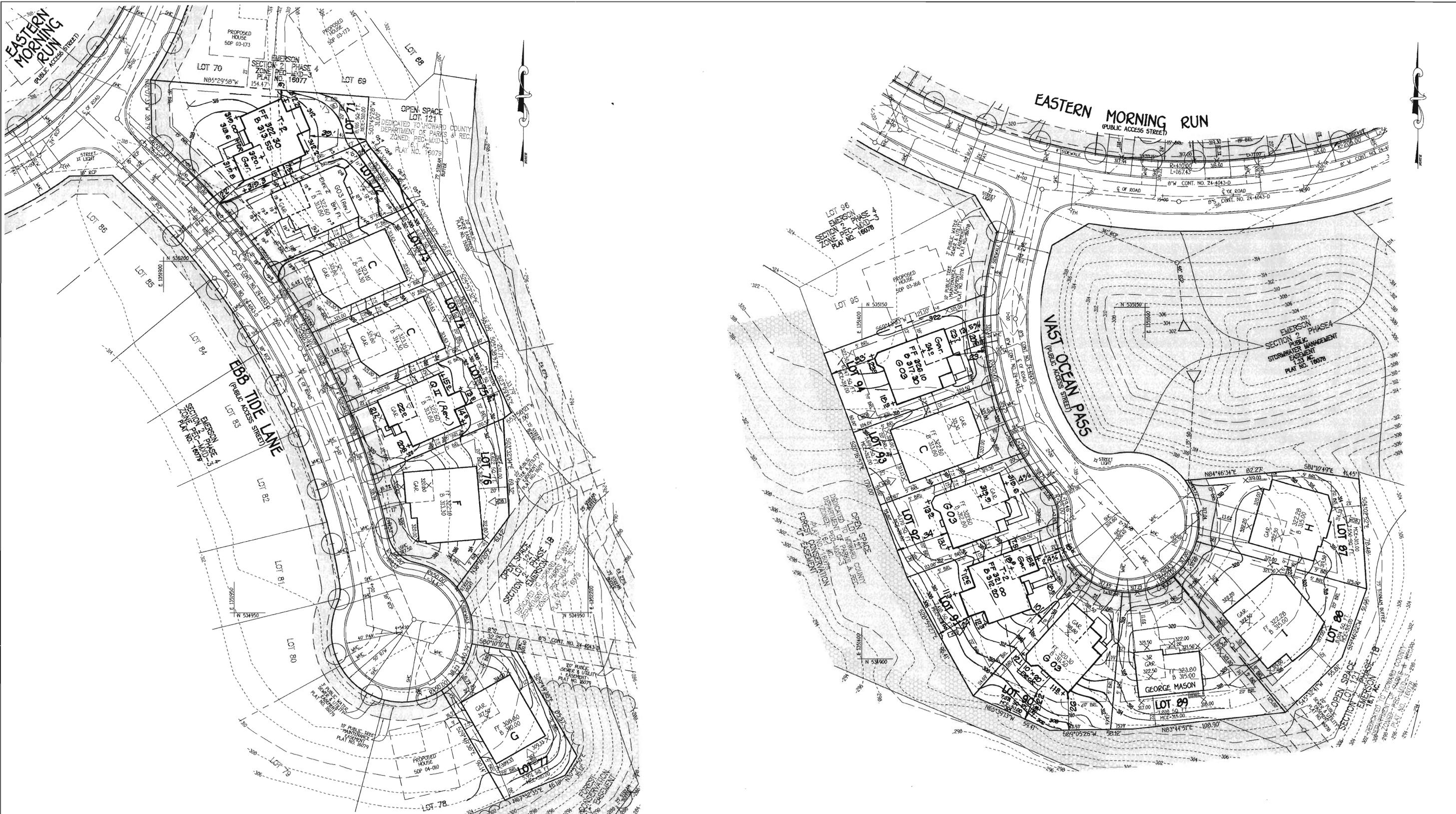
SINGLE FAMILY DETACHED EMERSON

SECTION 2 PHASE 4
 LOTS 7, 8, 15, 39, 41, 51, 55, 71, 77 & 87-94

TAX MAP NO.: 47 PARCEL NO.: 3, 462 & 837 GRID NO.: B
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: JULY, 2003

SHEET 2 OF 6

SDP 04-026



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTURIAL SQUARE OFFICE PARK - 10725 BALTIMORE NATIONAL PIKE
 ELKLOTT CITY, MARYLAND 21041
 410-461-2955

NO.	REVISION	DATE
6	Rev. hse. § 9rd. lot 52 to show Ex. Cond.	11-5-04
5	Rev. hse. § 9rd. lot 78 to show As Built Cond.	10-8-04
4	Rev. 9rd. lot 91 to show Ex. Conditions	9-24-04
3	Rev. 9rd. lot 71, Rev. hse. § 9rd. lot 80 to show Existing Conditions	9-10-04
2	Rev. 9rd. lot 75 to show Ex. Cond.	8-24-04
1	Rev. 9rd. lot 94 to show Ex. Cond.	8-24-04
1	Rev. hse. § 9rd. Lot 71	2-6-04

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: 10-14-03
 EARL D. COLLINS
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: *Cindy A. Huntzberg* Date: 10-14-03
 CINDY HUNTZBERG

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: *[Signature]*
 Date: _____
 HOWARD SCD

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

BUILDER/DEVELOPER
 PATRIOT HOMES, INC.
 10211 WINCOPIN CIRCLE
 SUITE 300
 COLUMBIA, MARYLAND 21044
 410-977-9522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Division of Land Development: *Cindy Huntzberg* Date: 11/6/03
 Chief, Development Engineering Division: *[Signature]* Date: 11/5/03
 Director - Department of Planning and Zoning: *[Signature]* Date: 11/10/03

PROJECT: EMERSON SECTION 2 PHASE 4
 SECTION: SECTION 2 PHASE 4
 LOTS NO.: 7,8,15,39-41,51-55,71-77 & 87-94

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16076 11810 16079	8	PEC-MXD-3	47	SIXTH	6068.02

WATER CODE: E-15
 SEWER CODE: 7640000

SITE DEVELOPMENT PLAN
 SINGLE FAMILY DETACHED
EMERSON
 SECTION 2 PHASE 4
 LOTS 7,8,15,39-41,51-55,71-77 & 87-94
 TAX MAP NO.: 47 PARCEL NO.: 3, 462 & 837 GRID NO.: 8
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: JULY, 2003
 SHEET 3 OF 6

SDP 04-026

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