

PLANTING SPECIFICATIONS

Plants, related material 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 Association of Nurserymen (AAN) standards. Plant material shall be healthy, vigorous, free from defects, decay, disfiguring roots, sun scald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable deformations. 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 heeled-in plants from cold storage will be accepted. Unless otherwise specified all general conditions, planting operations, details and planting specification shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Area", (hereinafter "Landscape Guidelines") approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architects, 11th 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 "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 blaze 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 plan take precedence.

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 humus or other approved organic material. Add 3 lbs. of evergreen (acidic) fertilizer per cubic yard of planting mix. Topsoil shall conform to the Landscape Guidelines.

Wind 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 \$11,000.00

1. LANDSCAPING SURETY FOR LOTS 30-33, 51, 52 & 76 IS \$4,500.00 PER LOT.
LANDSCAPING SURETY FOR LOTS 50, 77 & 78 IS \$1,200.00 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 SURETY.

3. LANDSCAPING CAN NOT BE PLANTED IN PUBLIC EASEMENTS.

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

5. 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.

6. THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERRIS FENCES 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. 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 1) 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 CONSIDERS THE SIZE OF THE LOT, AMOUNT OF EXISTING VEGETATION AND THE TYPE AND SITING OF RESIDENTIAL UNITS. IF, DURING OR AFTER CONSTRUCTION, THE COMMITTEE DETERMINES THAT A BUILDER HAS VIOLATED ANY PROVISION OF TREE PRESERVATION, 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.

TYPE OF UNIT AND LOT SIZE	SHADE TREE REQUIREMENTS		
	NON WOODED	SEMI WOODED	WOODED
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 FOR 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 AND LOCATED AS DETERMINED AND APPROVED BY THE ARCHITECTURAL COMMITTEE IN ACCORDANCE WITH 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 A COPY OF THE ARCHITECTURAL COMMITTEE APPROVED PLAN AND AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING FOR INSPECTION AND THE SUBSEQUENT RELEASE OF SURETY.

Harry Bowie HARRY BOWIE 10-19-04 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 EARL D. COLLINS 10-19-04 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.

Harry Bowie HARRY BOWIE 10-19-04 DATE

OWNER

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

BUILDER/DEVELOPER

NJ-HOMES
10630 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
410-730-2100

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

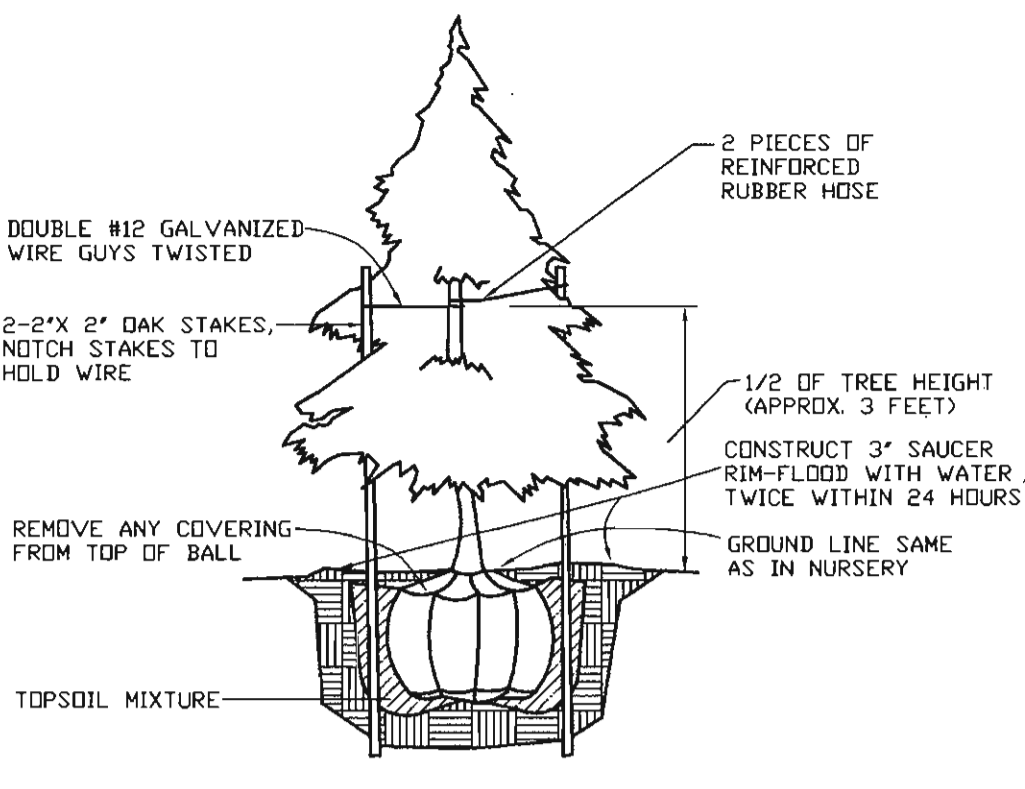
Andy Hamilton Andy Hamilton 11/18/04 DATE
Chief, Department of Planning and Zoning
Mike Mike 11/17/04 DATE
Director - Department of Planning and Zoning

PROJECT	SECTION	LOTS NO.
EMERSON	SECTION 2 PHASE 5A	30-33,50-52 & 76-78

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
10770-10771	9 & 15	PEC-MXD-3 RSC-MXD-3	47	SIXTH	6069.02

WATER CODE	SEWER CODE
E-15	7640000

TAX MAP NO.: 47 PARCEL NO.: 837 GRID NO.: 9 & 15
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"= 30' DATE: AUGUST, 2004
SHEET 1 OF 4



EVERGREEN PLANTING DETAIL NOT TO SCALE

NOTE: CONTRACTOR TO REGRADE, SOD OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF THEIR WORK. SPRAY WITH WILT-PROOF ACCORDING TO MANUFACTURER'S STANDARDS.

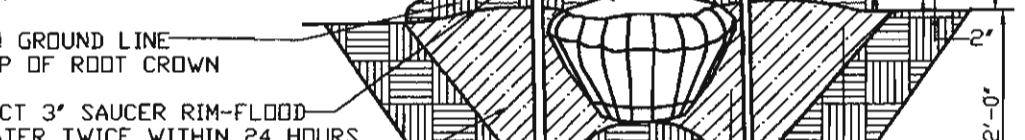


TREE PLANTING DETAIL NOT TO SCALE

NOTE: CONTRACTOR TO REGRADE, SOD OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF THEIR WORK. SPRAY WITH WILT-PROOF ACCORDING TO MANUFACTURER'S STANDARDS.



CRISFIELD II



TALBOT



ADDRESS CHART

LOT NUMBER	STREET ADDRESS
30	8692 VINTAGE EARTH PATH
31	8690 VINTAGE EARTH PATH
32	8640 VINTAGE EARTH PATH
33	8502 AUSTIN GREEN GATE
50	8699 VINTAGE EARTH PATH
51	8640 VINTAGE EARTH PATH
52	8648 VINTAGE EARTH PATH
76	8690 FAR FIELDS WAY
77	8691 FAR FIELDS WAY
78	8692 FAR FIELDS WAY

INDEX CHART

SHEET	DESCRIPTION
SHEET 1	TITLE SHEET, HOUSE TYPES, TEMPLATES
SHEET 2	SITE DEVELOPMENT PLAN, LOTS 30-33,50-52 & 76-78
SHEET 3	SEDIMENT/EROSION CONTROL PLAN LOTS 30-33,50-52 & 76-78
SHEET 4	SEDIMENT/EROSION CONTROL NOTES & DETAILS

LEGEND

SYMBOL	DESCRIPTION
-----	EXISTING CONTOUR 2' INTERVAL
+362.2	SPOT ELEVATION
-SF - SF-	SILT FENCE
-SFF - SFF-	SUPER SILT FENCE
ECM	EROSION CONTROL MATTING
LOD	LIMIT OF DISTURBANCE
(*)	EXISTING STREET TREE TAKEN FROM F-04-53

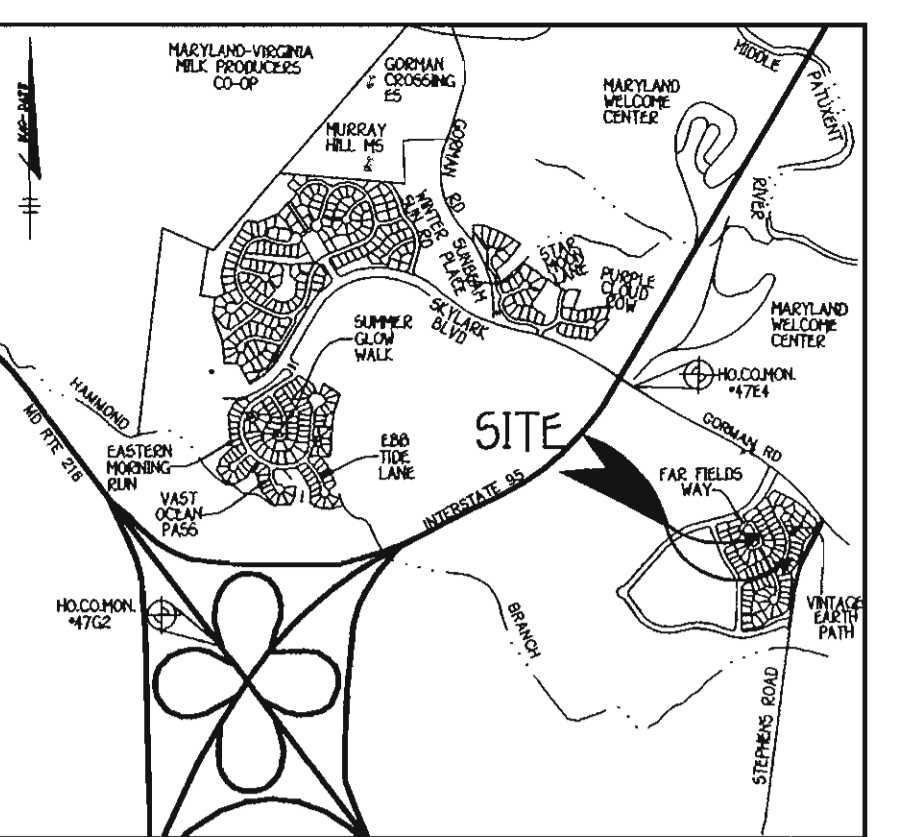
LOT NO.	LOT CLASSIFICATION	INTERNAL LANDSCAPING REQUIRED (# OF SHADE TREES)	TYPE B REQUIRED		SHADE TREE CREDIT *	REMAINING SHADE TREE OBLIGATION	TOTAL TREES REQUIRED	
			SHADE	EVERGREEN			SHADE	EVERGREEN
LOTS 30-33, 51, 52 & 76	NON-WOODED	5 TREES PER LOT	N/A	N/A	0	0	35	0
LOTS 50, 77 & 78	NON-WOODED	4 TREES PER LOT	N/A	N/A	0	0	12	0
TOTAL TREES							47	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.

BENCH MARKS

T.P. 47E4 ELEV. 399.00
N. 535,846.16 E. 1,355,431.224
LOC. NEAR I-95 BRIDGE ALONG GORMAN ROAD

T.P. 47G2 ELEV. 363.53
N. 532,930.96 E. 1,351,224.095
LOC. NEAR MD. RTE 216 WEST NEAR EXIT RAMP TO I-95



GENERAL NOTES

- SUBJECT PROPERTY ZONED PEC-MXD-3 & RSC-MXD-3 AS GRANTED BY THE ZONING BOARD ON 9/3/98 AS CASE NO. 269794.
- TOTAL AREA OF SITE 1.683 ACRES.
- TOTAL NUMBER OF LOTS SUBMITTED: 10 SFD
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410)333-1000 AT LEAST 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: ZB-9794, WP-99-96, WP-03-080, 5-99-12, PB-359, PB-339, P-02-15, F-04-53, WAS CONT. *24-4120-D.
- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE 1999 BY DART MEASURING, 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 47E4 N 535846.16 E 1355431.224 HOWARD COUNTY MONUMENT 47G2 N 532930.96 E 1351224.095
- 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-04-53 AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 24-4120-D.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- STORMWATER MANAGEMENT (SWM) FOR THIS PROJECT WILL BE ADDRESSED WITH THE INSTALLATION OF ONE STORMWATER MANAGEMENT FACILITY WHICH WILL CONTROL THE RUNOFF PER THE LATEST APPROVED DESIGN STANDARDS. THE FACILITY WILL BE A WEI, EXTENDED DETENTION POND AND WILL BE OWNED BY THE PROPERTY OWNERS ASSOCIATION BUT MAINTAINED BY HOWARD COUNTY AS APPROVED ON THE ROAD CONSTRUCTION DRAWINGS FILED UNDER F-04-53.
- INTERNAL LOT LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE DEVELOPMENT CRITERIA APPROVED BY THE PLANNING BOARD 7-1-99 PER CASE NO. PB-339 AND SECTION 16124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE BUILDER'S GRADING PERMIT IN THE AMOUNT OF \$11,000.00 FOR 47 SHADE TREES.
- PERIMETER LANDSCAPING AND STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16124 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-04-53.
- THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 161200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. DEVELOPMENT OF EMERSON 2, PHASE 5A INVOLVES THE CLEARING OF APPROXIMATELY 0.04 ACRES OF FOREST AND NO FOREST RESTORATION WHEN EVALUATED CUMULATIVELY WITH PREVIOUS PHASES OF THE PROJECT. 2.84 ACRES OF REFORESTATION IS REQUIRED AND 0.19 ACRES OF REFORESTATION IS PROPOSED UNDER THIS PHASE. CUMULATIVE RETENTION IS 5.03 ACRES AND CUMULATIVE REFORESTATION PROVIDED IS 8.74 ACRES. A SURETY IN THE AMOUNT OF \$4,500.00 WILL BE REQUIRED FOR AFForestation PLANTING (0.19 ACRES AT \$0.50 PER SQUARE FOOT).
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO HO. CODES MANUAL VOL. IV DETAILS R.6.03 & R.6.05.
- THE POA OPEN SPACE SHOWN HEREON AS 95 AND THE POA COMMON OPEN AREA SHOWN HEREON AS 16124 ARE HEREBY DESIGNATED TO A PROPERTY ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION. THE ARTICLES OF INCORPORATION HAVE BEEN FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION WITH INCORPORATION NO. D06439459. THE COVENANTS FOR THE EMERSON COMMUNITY ASSOCIATION, INC. WERE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY MARYLAND IN LIBER 5728, FOLIO 484.
- 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, 1994.
- THE MINIMUM SETBACKS FOR STRUCTURES SHALL BE AS FOLLOWS:
FRONT SETBACK: 15' FROM THE RIGHT-OF-WAY TO THE HOUSE OR GARAGE.
SIDE SETBACK: 5' TO THE PROPERTY LINE WITH A MINIMUM OF 15' BETWEEN STRUCTURES.
REAR SETBACK: 10' FROM THE PROPERTY LINE TO AN OPEN DECK.
20' FROM THE PROPERTY LINE TO THE HOUSE.
- ANY DEVIATION FROM THESE SETBACK REQUIREMENTS WILL REQUIRE SITE DEVELOPMENT PLAN APPROVAL BY THE HOWARD COUNTY PLANNING BOARD.
- LOT COVERAGE BY BUILDINGS WITHIN SINGLE FAMILY DETACHED LAND USE AREAS SHALL NOT EXCEED 40%. NO LIMITATION IS IMPOSED ON THE AREA USED FOR SIDEWALKS, PAVED PARKING AREAS, PATIOS, DECKS, LANDSCAPING AND SIMILAR MINOR STRUCTURE.
- THIS PLAN IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL NO. 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
- IN ACCORDANCE WITH SECTION 12B 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 MINIMUM REQUIREMENTS:
A) WIDTH - 12' (4') IF SERVING MORE THAN ONE RESIDENCE.
B) SURFACE - 6" OF COMPACTED CRUSHED RUN BASE W/18" AND CHP COATING (1/4" 1/2" MIN) (25-50 LBS).
C) GEOMETRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.
D) STRUCTURES - (BRIDGES/CULVERTS) CAPABLE OF SUPPORTING 25 GROSS TONS (25,000 LBS).
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.
- LANDSCAPING OR FENCING WILL NOT BE ALLOWED IN THE REAR YARD EASEMENT.

TITLE SHEET

SINGLE FAMILY DETACHED
EMERSON
SECTION 2 PHASE 5A
LOTS 30-33,50-52 & 76-78

TAX MAP NO.: 47 PARCEL NO.: 837 GRID NO.: 9 & 15
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"= 30' DATE: AUGUST, 2004
SHEET 1 OF 4

SDP-05-031

EMERSON SECTION 2 PHASE 5A ZONED: PEC-MXD3 PLAT NO. 10994

EMERSON SECTION 2 PHASE 5A ZONED: PEC-MXD3 PLAT NO. 10994

NO.	REVISION	DATE
5	REVISED HSE. & GRADE LOT 76 FROM 'C' BOX TO CRISFIELD II	9/23/04
4	REVISED HSE. & GRADE LOT 52 FROM 'A' BOX TO CRISFIELD	9/23/04
3	REVISED HSE. & GRADE LOT 33 FROM 'B' BOX TO CRISFIELD	9/23/04
2	REVISED HSE. & GRADE LOT 32 FROM 'B' BOX TO CRISFIELD	9/23/04
1	REVISED HSE. & GRADE LOT 30 FROM 'B' BOX TO CRISFIELD	9/23/04



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: 10-19-04
 EARL D. COLLINS

BUILDER/DEVELOPER'S CERTIFICATE
 I/We certify that all development and construction will be done according to this plan for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.

Signature of Developer: *Harvey Bowie* Date: 10-19-04
 HARRY BOWIE

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
 410-992-6000

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John Smith 11/15/04
 Chief, Division of Land Development

John Deussen 11/17/04
 Chief, Development Engineering Division

Frank A. Wynn 11/17/04
 Director - Department of Planning and Zoning

PROJECT	SECTION 2 PHASE 5A	LOTS NO.
EMERSON	SECTION 2 PHASE 5A	30-33,50-52 & 76-78

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
10792-10797	9 & 15	PEC-MXD-3 RSC-MXD-3	47	SIXTH	6069.02

WATER CODE	SEWER CODE
E-15	7640000

SITE DEVELOPMENT PLAN

SINGLE FAMILY DETACHED

EMERSON

SECTION 2 PHASE 5A

LOTS 30-33,50-52 & 76-78

TAX MAP NO.: 47 PARCEL NO.: 037 GRID NO.: 9 & 15
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: AUGUST, 2004

SHEET 2 OF 4

SDP-05-031

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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 wildlife habitat and visual resources.

CONDITIONS WHERE PRACTICE APPLIES

This practice shall be used on denuded areas as specified on the plans 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. Examples of applicable areas for Temporary Seeding are Temporary Soil Stabilization, critical areas being left idle between construction phases, earth dikes, etc. and for Permanent Seeding are bare, denuded areas and areas at final grade, former stockpile and staging areas, etc.

EFFECTS ON WATER QUALITY AND QUANTITY

Planting vegetation in disturbed areas will have an effect on the water budget, especially on volumes 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. Sediment control devices must remain in place during grading, seeded preparation, seeding, mulching and vegetative establishment to prevent large quantities of sediment and associated chemicals and nutrients from washing into surface waters.

SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS

- Site Preparation**
 - Install erosion and sediment control structures (either temporary or permanent) such as diversions, grade stabilization structures, berms, waterways, or sediment control basins.
 - Perform all grading operations at right angles to the 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 Amendments (Fertilizer and Lime Specifications)**
 - Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer on sites having disturbed areas over 5 acres. Soil analysis may be performed by the University of Maryland or a recognized commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analyses.
 - 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 authority. Fertilizers shall be delivered to the site fully labeled according to the applicable state fertilizer laws and shall bear the name, trade name or trademark and warranty of the producer.
 - Lime materials shall be ground limestone (hydrated or burnt lime may be substituted) which contains at least 50% total oxides calcium oxide plus magnesium oxide. Limestone shall be ground to such fineness that it will pass through a #100 mesh sieve and 90-100% will pass through a #20 mesh sieve.
 - Incorporate lime and fertilizer into the top 3-5" of soil by disking 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 disped smooth, but left in the roughened condition. Sloped areas (greater than 3:1) should be graded leaving the surface in an irregular condition with ridges running parallel to the contour of the slope.
 - Apply fertilizer and lime as prescribed on the plans.
 - In corporate lime and fertilizer into the top 3-5" of soil by disking or other suitable means.

- Mulching Seeded Areas** - Mulch shall be applied to all seeded areas immediately after seeding.
 - If grading is completed outside of the seeding season, 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 achieve a uniform distribution and shall be moist so that the soil surface is not exposed. If a mulching tool is to be used, the rate should be increased to 2.5 tons/acre.
 - Wood cellulose fiber used as a mulch shall be applied at a net dry weight of 1,500 lbs. per acre. The wood cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 lbs. of wood cellulose fiber per 100 gallons of water.
- Securing Straw Mulch (Muck Anchoring)** - Muck 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 muck anchoring tool is a tractor drawn implement designed to punch and anchor muck into the soil surface to a minimum of two (2) inches. This practice is most effective on large areas, but is limited to fiber mulch. When muck anchoring equipment can operate safely, it is used on slopes less than 3:1. This practice should be used on the contour if possible.
 - Wood cellulose fiber shall be mixed with water. The fiber binder shall be applied at a net dry weight of 750 pounds/acre. The wood cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water.
 - Application of liquid binders should be heavier at the edges where wind catches much, such as in valleys and crest of banks. The remainder of area should be applied uniform after binder application. Synthetic binders - such as Acrylic DUX (Ago-Tax), DCA-70 Petrosol, Terra Tax II, Terra Tax AR or other approved equal may be used at rates recommended by the manufacturer's recommendations. Netting may be stapled over the muck according to manufacturer's recommendations. Netting is usually available in rolls 4' to 15' feet wide and 300 to 3,000 feet long.
- Incremental Stabilization - Cut Slopes**
 - All cut slopes shall be dressed, prepared, seeded and mulched as the work progresses. Slopes shall be excavated and stabilized in equal increments not to exceed 15'.
 - Construction sequence (Refer 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. Overseed Phase 1 areas as necessary.
 - Place final phase excavation, dress and stabilize. Overseed previously seeded areas as necessary.

Note: Once excavation has begun the operation should be continuous from grubbing through the completion of grading and placement of topsoil (if required) and permanent seed and mulch. Any interruptions in the operation or completion of the operation of topsoil will necessitate the application of temporary stabilization.

Incremental Stabilization of Embankments - Fill Slopes

- Embankments shall be constructed in lifts as prescribed on the plans.
- Slopes shall be stabilized immediately when the vertical height of the multiple lifts reaches 15' or when the grading operation ceases as prescribed on the plans.
- At the end of each day, temporary berms and pipe slope drains should be constructed along the top edge of the embankment to intercept surface runoff and convey it down the slope in a non-erosive manner to a sediment trapping device.

Construction Sequence - Refer to Figure 4 below.

- Excavate and stabilize all temporary embankments, side ditches, or berms that will be used to divert runoff around the fill. Construct slope silt fence on low side of fill as shown in Figure 5, unless other methods shown on the plans address this area.
- Place Phase 1 embankment, dress and stabilize.
- Place Phase 2 embankment, dress and stabilize.
- Place final phase embankment, dress and stabilize. Overseed previously seeded areas as necessary.

Note: Once excavation of fill has begun the operation should be continuous from grubbing through the completion of stabilization of topsoil (if required) and permanent seed and mulch. Any interruptions in the operation or completion of the operation of the seeding season will necessitate the application of temporary stabilization.

TEMPORARY SEEDING NOTES

- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (03-10-99).
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND REVISIONS THERETO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
 - 7 CALENDAR DAYS FOR ALL PROJECTS: SEDIMENT CONTROL STRUCTURES, DICES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3:1, IN 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
 - ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, FOR PERMANENT SEEDING (SEC. 50, SOD (SEC. 5A), TEMPORARY SEEDING (SEC. 50), AND MULCHING (SEC. 52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- 7 SITE ANALYSIS:

TOTAL AREA OF SITE	1,683 ACRES
AREA DISTURBED	1,681 ACRES
AREA TO BE ROOFED OR PAVED	0.645 ACRES
AREA TO BE VEGETATIVELY STABILIZED	1,038 ACRES
TOTAL CUT	250 CU.YDS.
OFFSITE WASTEWATER/BORROW AREA LOCATION	N/A
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY IS REQUIRED PRIOR TO COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

PERMANENT SEEDING NOTES

- Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed. Seeded, dispersed, loose upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.
- Soil Amendments - In lieu of soil test recommendations, use one of the following schedules:**
- Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs. per 1000 sq.ft.) and 800 lbs. per acre 10-10-10 fertilizer (14 lbs. per 1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs. per acre 30-0-0 ureaform fertilizer (9 lbs. per 1000 sq.ft.).
 - Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs. per 1000 sq.ft.) and 1000 lbs. per acre 10-10-10 fertilizer (23 lbs. per 1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil.
- Seeding - For the period March 1 thru April 30 and from August 1 thru October 15, seed with 60 lbs. per acre (1.4 lbs. per 1000 sq.ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs. Kentucky 31 Tall Fescue per acre and 2 lbs. per acre (0.05 lbs. per 1000 sq.ft.) of creeping lovegrass. During the period October 16 thru February 28, protect site by one of the following options:**
- 2 tons per acre of well-anchored mulch and seed as soon as possible in the spring.
 - Use sod.
 - Seed with 60 lbs. per acre Kentucky 31 Tall Fescue and mulch with 2 tons per acre well anchored straw.
- Mulching - Apply 1-1/2 to 2 tons per acre (70 to 90 lbs. per 1000 sq.ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using muck anchoring tool or 216 gal. per acre (2 gal. per 1000 sq.ft.) of emulsified asphalt on flat areas. On slopes, 8 ft. or higher, use 347 gal. per acre (8 gal. per 1000 sq.ft.) for anchoring.**
- Maintenance - Inspect all seeded areas and make needed repairs, replacements and reseedings.**

SEQUENCE OF CONSTRUCTION

1. INITIAL GRADING PERMIT 7 DAYS
2. INSTALL SEDIMENT AND EROSION CONTROL DEVICES AS SHOWN ON PLAN 7 DAYS
3. CLEAR AND GRUB TO LIMITS OF DISTURBANCE 4 DAYS
4. INSTALL TEMPORARY SEEDING 2 DAYS
5. CONSTRUCT BUILDINGS 60 DAYS
6. FINE GRADE SITE AND INSTALL PERMANENT SEEDING AND LANDSCAPE 14 DAYS
7. REMOVE SEDIMENT CONTROL DEVICES AS UPLAND AREAS ARE STABILIZED AND PERMITS IS GRANTED BY E/C CONTROL INSPECTOR. 7 DAYS

STANDARDS AND SPECIFICATIONS FOR TOPSOIL

Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

Purpose
To provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

Conditions Where Practice Applies
This practice is limited to areas having 2:1 or flatter slopes where:

- The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
- The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuous supplies of moisture and plant nutrients.
- The original soil to be vegetated contains material toxic to plant growth.
- The soil is so acidic that treatment with limestone is not feasible.

For the purpose of these standards and specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

Construction and Material Specifications

- Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experiment Station.
- Topsoil Specifications - Soil to be used as topsoil must be the following:
 - Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of clodders, stones, silt, coarse fragments, gravel, sticks, trash, or other materials larger than 1 1/2" in diameter.
 - Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, Johnsongrass, nutgrass, poison ivy, thistle, or others as specified.
 - Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 1-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.
- Place Topsoil (if required) and Apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
 - For sites having disturbed areas over 5 acres:
 - On soil meeting topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
 - a. pit for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.
 - Organic content of topsoil shall be not less than 1.5 percent by weight.
 - Topsoil having soluble salt content greater than 500 parts per million shall not be used.
 - No soil or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit substitution of phyto-toxic materials.

Note: Topsoil specifications or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate authority, may be used in lieu of natural topsoil.

Place Topsoil (if required) and Apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.

Topsoil Application
When topsoiling, maintain needed erosion and sediment control practices such as diversions, Grade Stabilization Structures, Earth Dikes, Slope Silt Fence and Sediment Traps and Basins.

Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" - 6" higher in elevation.

Topsoil shall be uniformly distributed in a 4" - 6" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that seeding or seedling can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.

Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seeded preparation.

Alternative for Permanent Seeding - Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:

Composted Sludge Material for use as a soil conditioner for sites having disturbed areas over 5 acres shall conform to the following requirements:

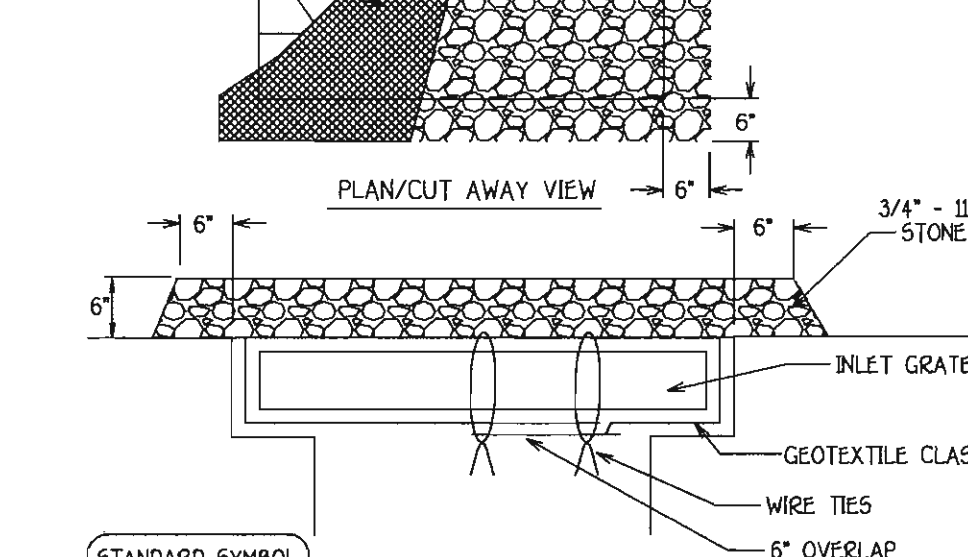
- Composted sludge shall be supplied by, or originate from, a person or persons that are permitted (in the line of acquisition of the compost) by the Maryland Department of the Environment under COMAR 26.03.02.
- Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a pH of 7.0 to 8.0. If the compost does not meet these requirements, the appropriate components must be added to meet the requirements prior to use.
- Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.

Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lb./1,000 square feet, and 1/3 the normal lime application rate.

Reference: Guideline Specifications, Soil Preparation and Seeding, MD-VA, Pub. #41, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institute, Revised 1973.

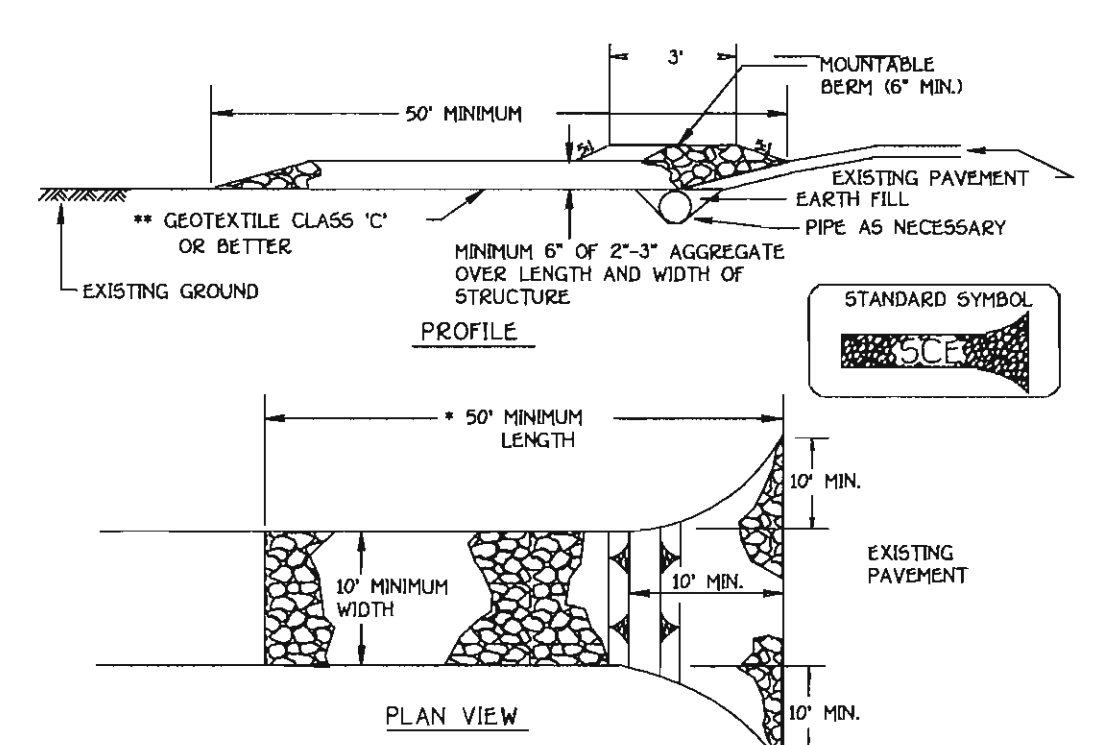
Refer to the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, for rate and methods not covered.

AT GRADE INLET PROTECTION



Construction Specifications

1. Lift grate and wrap with Geotextile Class E to completely cover all openings, then set grate back in place.
2. Place 3/4" to 1 1/2" stone, 4" - 6" thick on the grate to secure the fabric and provide additional filtration.



Construction Specifications

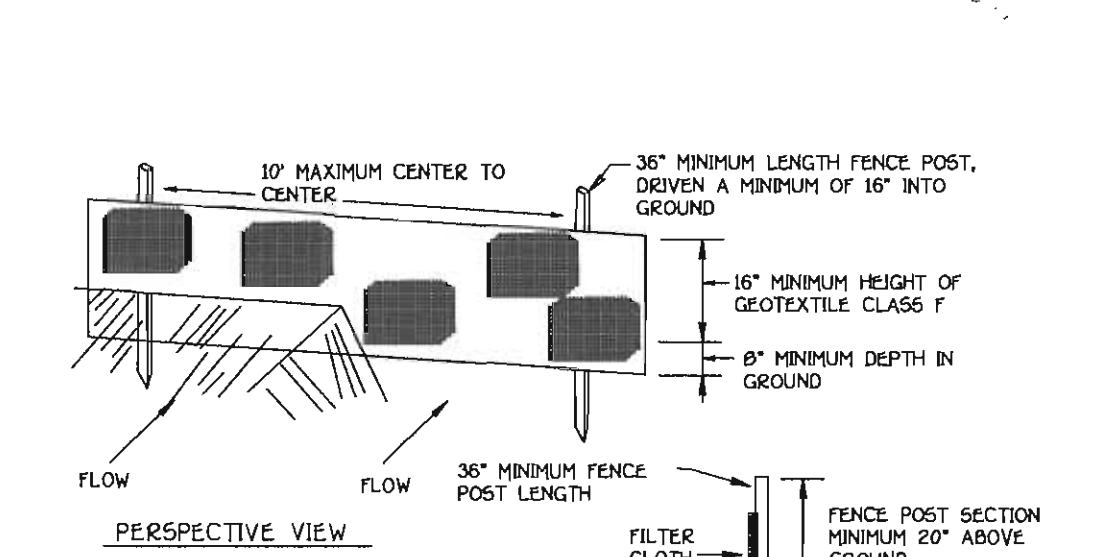
1. Length - minimum of 50' (30' for single residence lot).
2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.
3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. The plan approval authority may not require single family residences to use geotextile fabric.
4. Filter cloth shall be embedded a minimum of 6" into the ground.
5. Stone - crushed aggregate (2" to 3" or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
6. Maintenance shall be performed as needed and silt buildup removed when "buijes" develop in the silt fence, or when silt reaches 50% of fence height.

7. Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:

Slope	Slope Steepness	Slope Length (maximum)	Silt Fence Length (maximum)
0 - 10%	0 - 101	Unlimited	Unlimited
10 - 20%	101 - 51	200 feet	1,500 feet
20 - 33%	51 - 33	100 feet	1,000 feet
33 - 50%	31 - 21	100 feet	500 feet
50% +	21 +	50 feet	250 feet

SUPER SILT FENCE

NOT TO SCALE



Construction Specifications

1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 2 1/2" x 1 1/2" nominal cut, or 1 3/4" diameter untreated, small grain straw immediately after seeding. Steel posts will be standard T or U section weighing not less than 100 pound per linear foot.
2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	Tensile Modulus	Flow Rate	Filtering Efficiency
50 lbs/in (min)	20 lbs/in (min)	0.3 gal/ft ² /minute (max)	75% (min)

3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypassing.

4. Silt fence shall be inspected after each rainfall event and maintained when buiyes occur or when sediment accumulation reached 50% of the fabric height.

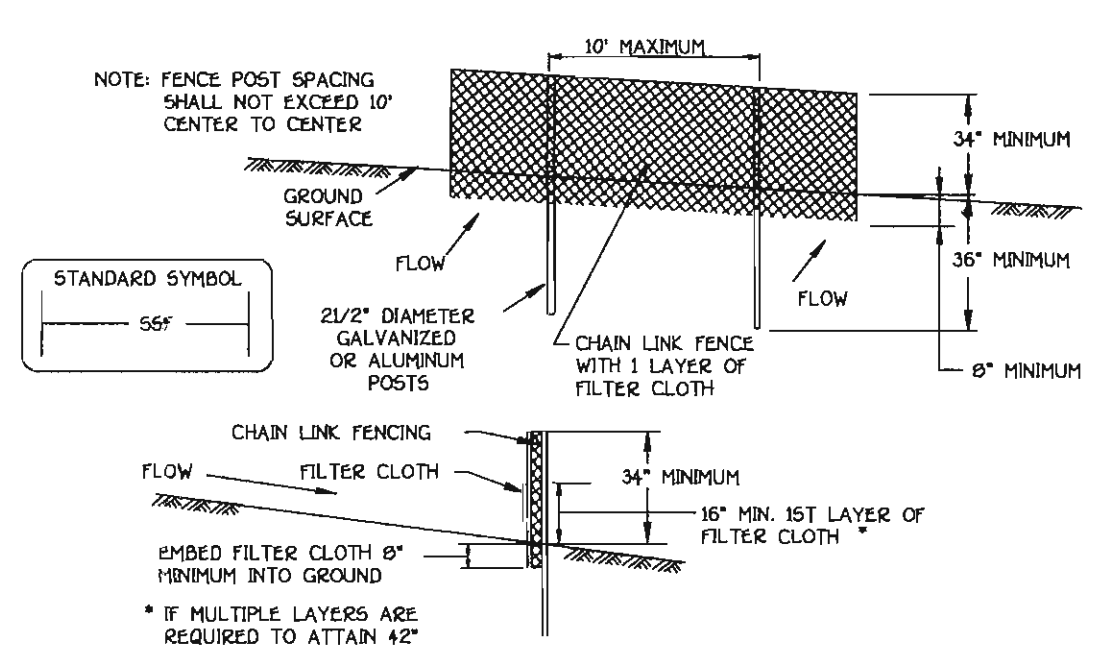
Silt Fence Design Criteria

Slope Steepness	Slope Length (Maximum)	Silt Fence Length (Maximum)
Unlimited	Unlimited	Unlimited
50:1 to 10:1	125 feet	1,000 feet
10:1 to 5:1	100 feet	500 feet
5:1 to 3:1	60 feet	250 feet
3:1 to 2:1	40 feet	250 feet
2:1 and steeper	20 feet	125 feet

Note in areas of less than 2% slope and sandy soils USDA general classification system, soil A/C maximum slope length and silt fence length will be unlimited in these areas. Silt fence may be the only perimeter control required.

SILT FENCE

NOT TO SCALE



Construction Specifications

1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6" fence shall be used, substituting 42" fabric and 6" length posts.
2. Chain link fence shall be fastened according to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.
3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
4. Filter cloth shall be embedded a minimum of 6" into the ground.
5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
6. Maintenance shall be performed as needed and silt buildup removed when "buijes" develop in the silt fence, or when silt reaches 50% of fence height.

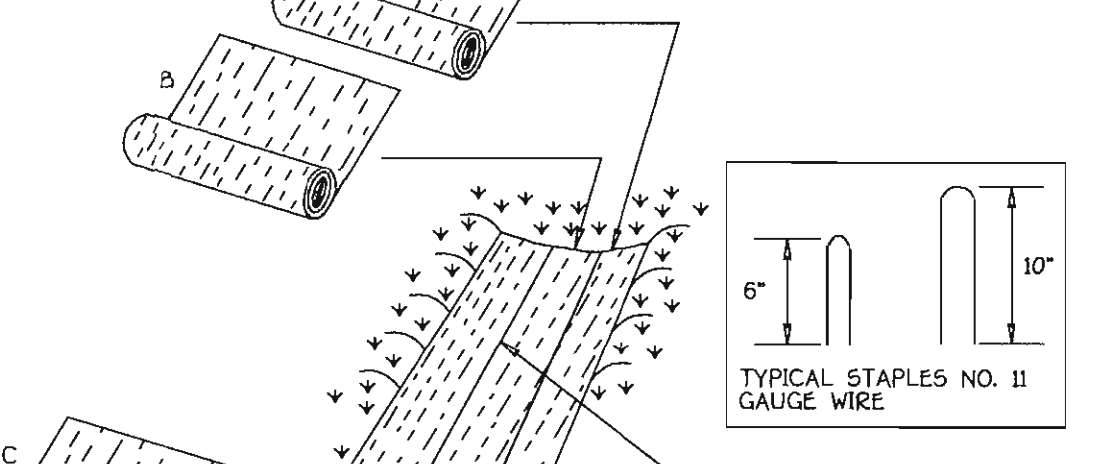
7. Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	Tensile Modulus	Flow Rate	Filtering Efficiency
50 lbs/in (min)	20 lbs/in (min)	0.3 gal/ft ² /minute (max)	75% (min)

Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

EROSION CONTROL MATTING

NOT TO SCALE



Construction Specifications

1. Key-in the matting by placing the top ends of the matting in a "narrow trench" 6" in depth. Backfill the trench and tamp firmly to conform to the adjacent cross-section. Secure with a row of staples about 4" down slope from the trench. Spacing between staples is 6".
2. Staple the 4" overlap in the channel center using an 18" spacing between staples.
3. Before stapling the outer edges of the matting, make sure the matting is smooth and in firm contact with the soil.
4. Staples shall be placed 2' apart with 4 rows for each strip, 2 outer rows, and 2 alternating rows down the center.
5. Where one roll of matting ends and another begins, the end of the top strip shall overlap the upper end of the lower strip by 4", overlap fabric reinforcement the overlap with a double row of staples spaced 6" apart in a staggered pattern on either side.
6. The discharge end of the matting strip should be similarly secured with 2 double rows of staples.

Note: If flow will enter from the edge of the matting then the area effected by the flow must be kept-in.

SEDIMENT/EROSION CONTROL NOTES & DETAILS

SINGLE FAMILY DETACHED EMERSON

SECTION 2 PHASE 5A
LOTS 30-33,50-52 & 76-78

TAX MAP NO: 47 PARCEL NO: 837 GRID NO: 9 & 15
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: AUGUST, 2004
SHEET 4 OF 4

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10775 BALDORNE NATIONAL PIKE
ELLSBURG, MD 21111
(410) 486-2899



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: 10/19/04

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

Signature of Developer: Harry Bowie Date: 10-19-04

Reviewed for HOWARD SCD and meets Technical Requirements.

Signature: Jim Mayers Date: 11/17/04

Signature: Harry Bowie Date: 11/17/04

Signature: Howard SCD

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

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: Candy Harsh Date: 11/18/04

Signature: [Signature] Date: 11/17/04

Signature: [Signature] Date: 11/18/04

PROJECT: EMERSON SECTION: SECTION 2 PHASE 5A LOTS NO: 30-33,50-52 & 76-78

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
10772-10797	9 & 15	PEC-MXD-3 ESC-MXD-3	47	SIXTH	6069.02

WATER CODE: E-15 SEWER CODE: 7640000

SEDIMENT/EROSION CONTROL NOTES & DETAILS

SINGLE FAMILY DETACHED EMERSON

SECTION 2 PHASE 5A
LOTS 30-33,50-52 & 76-78

TAX MAP NO: 47 PARCEL NO: 837 GRID NO: 9 & 15
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: AUGUST,

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, disfiguring roots, sun scald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable disfigurements. Plant material that is weak or which has been cut back from larger grades to meet specified requirements will be rejected. Trees with forked leaders will not be accepted. All plants shall be freshly dug, no heeled-in plants from cold storage will be accepted. Unless otherwise specified, all general conditions, planting operations, details and planting specification shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Area", hereinafter "Landscape Guidelines" approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architect, 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 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 blaze 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 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.

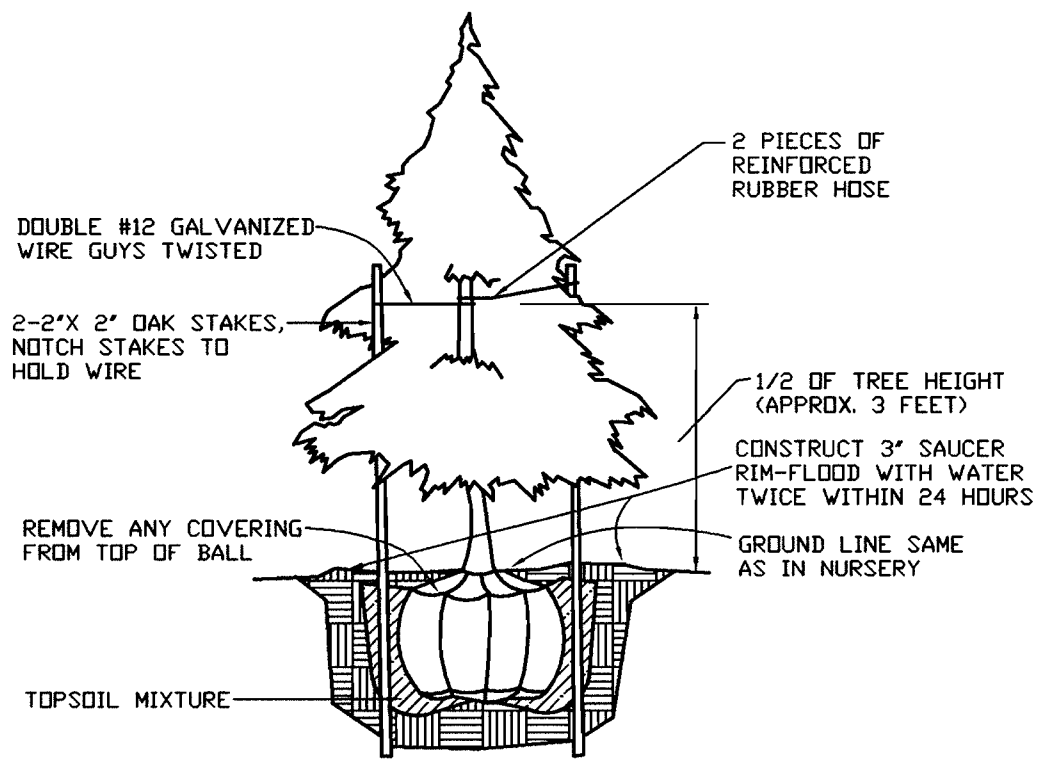
Positive drainage shall be maintained in planting beds 2 percent slope.

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 well-rotted cow or horse manure, or other approved organic material. Add 3 lbs. of evergreen fertilizer per cubic yard of planting mix. Topsoil shall conform to the Landscape Guidelines.

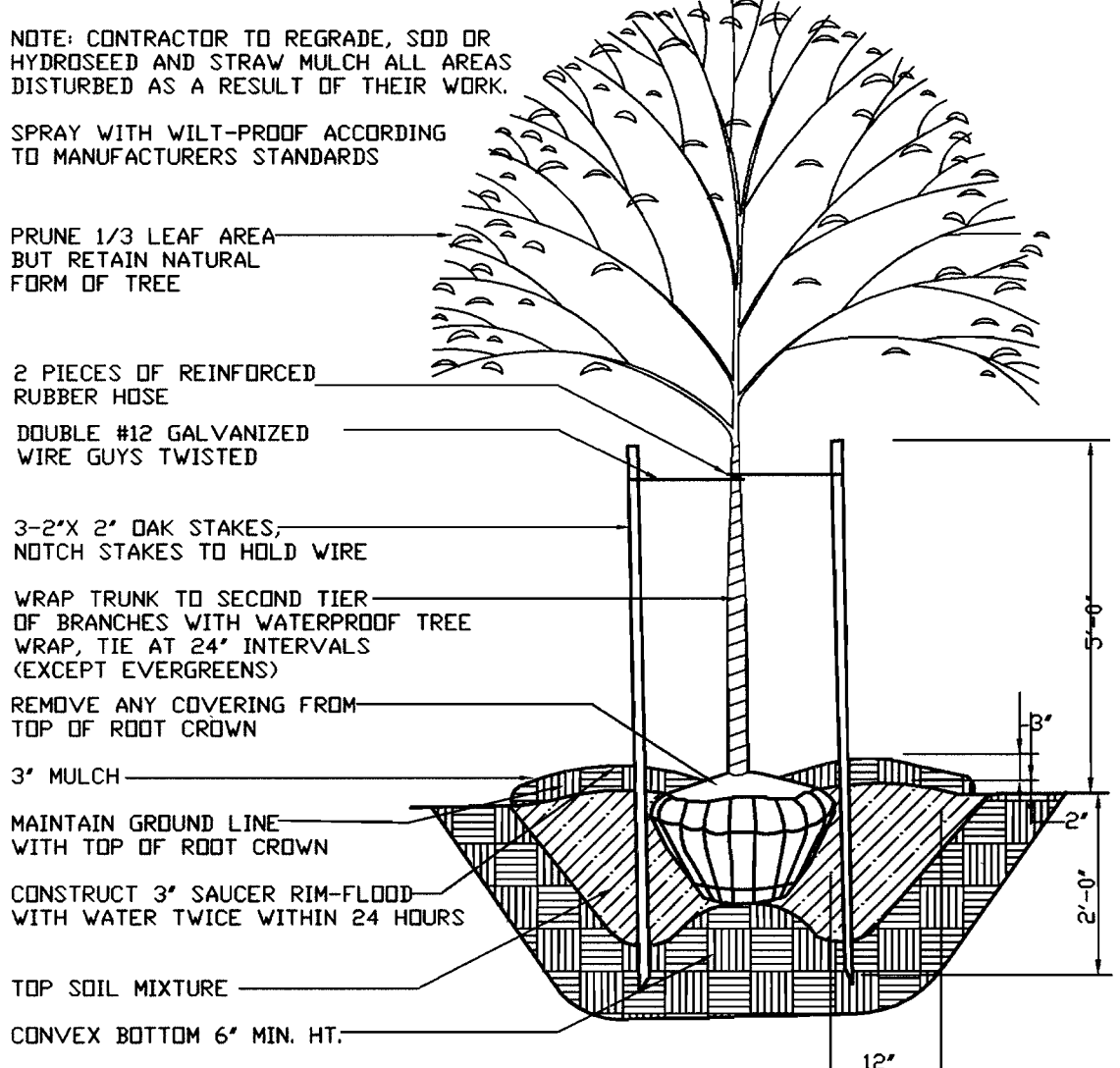
Weed Control: Incorporate a pre-emergent herbicide into the planting bed following recommended rates on the label. Caution: Be sure to carefully check the chemical used to assure its adaptability to the specific ground cover to be treated.

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.



EVERGREEN PLANTING DETAIL
NOT TO SCALE



TREE PLANTING DETAIL
NOT TO SCALE

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 30-33, 51-52 & 76	NON-WOODED	5 TREES PER LOT	N/A	N/A	0	0	35	0
LOTS 50,77 & 78	NON-WOODED	4 TREES PER LOT	N/A	N/A	0	0	12	0
TOTAL TREES							47	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.

SURETY AMOUNT FOR THIS PLAN IS IN THE AMOUNT OF \$410,000.

- LANDSCAPING SURETY FOR LOTS 30-33, 51-52 & 76 IS \$1,500,000 PER LOT.
- LANDSCAPING SURETY FOR LOTS 50, 77 & 78 IS \$1,200,000 PER LOT.
- STREET TREES ARE NOT INCLUDED IN MODIFIED SCHEDULE C LANDSCAPE CALCULATIONS.
- TYPE D BUFFER OR PERIMETER LANDSCAPE BUFFER WILL BE CREDITED TOWARDS THE LANDSCAPE REQUIREMENTS.
- LANDSCAPING CAN NOT BE PLANTED IN 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, BERMS FENCES 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 1) 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 SITING OF RESIDENTIAL UNITS. IF, DURING OR AFTER CONSTRUCTION, THE COMMITTEE DETERMINES THAT A BUILDER HAS VIOLATED ANY PROVISION OF TREE PRESERVATION, 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 WOODED	SEMI WOODED	WOODED
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

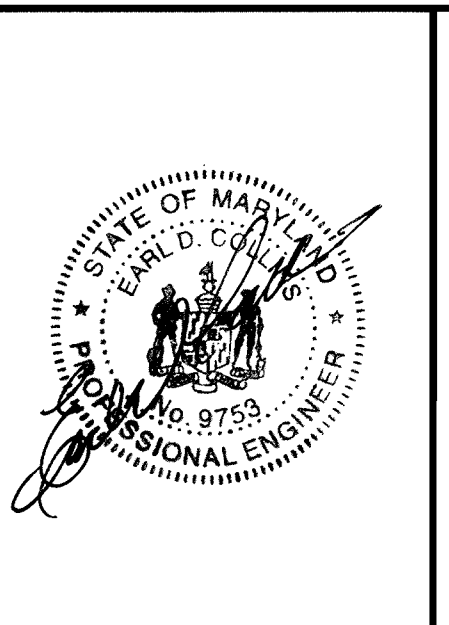
SUBSTITUTION OF TWO FLOWERING TREES OR TWO EVERGREEN TREES FOR EACH SHADE TREE MAY BE PERMITTED FOR UP TO 50% OF THE REQUIRED NUMBER OF SHADE TREES SHOWN IN THE TABLE SUBJECT TO THE APPROVAL OF THE ARCHITECTURAL COMMITTEE. CREDIT MAY ALSO BE GIVEN FOR ANY AREAS REQUIRED TO BE PROVIDED ALONG ROADWAYS, 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 AND LOCATED AS DETERMINED AND APPROVED BY THE ARCHITECTURAL COMMITTEE IN ACCORDANCE WITH SECTION 16.124 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 A COPY OF THE ARCHITECTURAL COMMITTEE APPROVED PLAN AND AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING FOR INSPECTION AND THE SUBSEQUENT RELEASE OF SURETY.

Harry Bowie 10-19-04
HARRY BOWIE DATE

NO.	REVISION	DATE
1	Add deck & 8 wide arway to Crisfield Model	2-5-05



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 10-19-04
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.

Harry Bowie 10-19-04
Signature of Developer HARRY BOWIE Date

Reviewed for HOWARD SCD and meets Technical Requirements.
Jan M. Rogers 11/4/04
U.S. A-Natural Resources Date
Conservation Service

This development plan is approved for sediment and erosion control by the HOWARD SOIL CONSERVATION DISTRICT.
Jan K. Roberts 11/4/04
Date

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

BUILDER/DEVELOPER
NJ-HOMES
10630 LITTLE PATENT PARKWAY
COLUMBIA, MARYLAND 21044
410-730-2100

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Andy Jamieson 11/18/04
Chief, Division of Land Development Date

Mike 11/17/04
Chief, Development Engineering Division Date

Paul S. Temple 11/14/04
Director - Department of Planning and Zoning Date

PROJECT	SECTION	LOTS NO.
EMERSON	SECTION 2 PHASE 5A	30-33,50-52 & 76-78

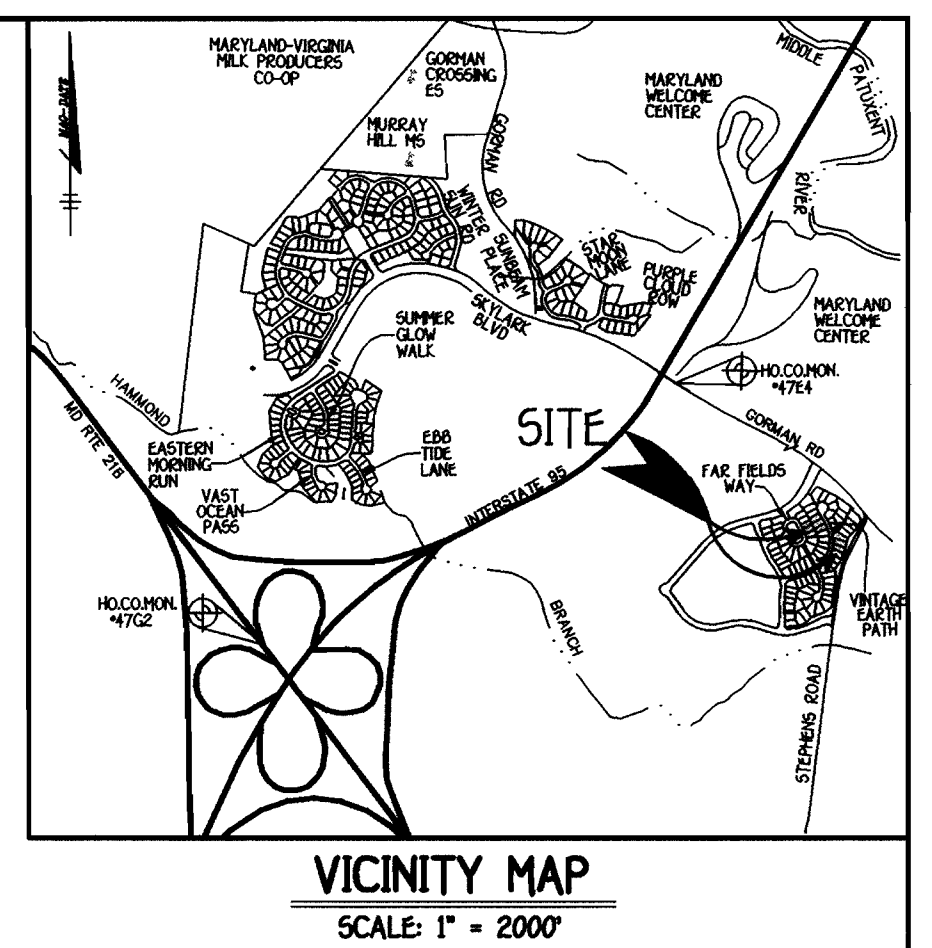
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
10992-10997	9 & 15	PEC-MXD-3 RSC-MXD-3	47	SIXTH	6069.02

WATER CODE	SEWER CODE
E-15	7640000

TITLE SHEET
SINGLE FAMILY DETACHED
EMERSON
SECTION 2 PHASE 5A
LOTS 30-33,50-52 & 76-78

TAX MAP NO.: 47 PARCEL NO.: 837 GRID NO.: 9 & 15
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: AUGUST, 2004
SHEET 1 OF 4

SDP-05-031



BENCH MARKS

- T.P. 4764 ELEV. 339.00
N. 535,846.149
E. 1,355,431.224
LOC. NEAR I-95 BRIDGE ALONG GORMAN ROAD
- T.P. 4762 ELEV. 363.53
N. 532,930.964
E. 1,351,224.095
LOC. NEAR MD. RTE 216 WEST NEAR EXIT RAMP TO I-95

GENERAL NOTES

- SUBJECT PROPERTY ZONED PEC-MXD-3 & RSC-MXD-3 AS GRANTED BY THE ZONING BOARD ON 9/3/98 AS CASE NO. Z09794.
- TOTAL AREA OF SITE 1.683 ACRES.
- TOTAL NUMBER OF LOTS SUBMITTED: 10 SFD.
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410)33-1080 AT LEAST 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-979M, WF-99-96, WF-03-08B, 5-99-12, PD-359, PD-339, P-02-15, F-04-53, WAS CONT. *24-4120-D.
- 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 GEODETIC CONTROL STATIONS.
HOWARD COUNTY MONUMENT 4764 N. 535846.149 E. 1355431.224
HOWARD COUNTY MONUMENT 4762, N. 532930.964 E. 1351224.095
- 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 PLAN F-04-53, AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 24-4120-D.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- STORMWATER MANAGEMENT (SWM) FOR THIS PROJECT WILL BE ADDRESSED WITH THE INSTALLATION OF ONE STORMWATER MANAGEMENT FACILITY WHICH WILL CONTROL THE RUNOFF PER THE LATEST APPROVED DESIGN STANDARDS. THE FACILITY WILL BE A WET, EXTENDED DETENTION POND AND WILL BE OWNED BY THE PROPERTY OWNERS ASSOCIATION BUT MAINTAINED BY HOWARD COUNTY AS PROVIDED ON THE ROAD CONSTRUCTION DRAWINGS FILED UNDER F-04-53.
- INTERNAL LOT LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE DEVELOPMENT CRITERIA APPROVED BY THE PLANNING BOARD 7-1-99 PER CASE NO. PD-339 AND SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE BUILDER'S GRADING PERMIT IN THE AMOUNT OF \$4,100,000 FOR 47 SHADE TREES.
- PERIMETER LANDSCAPING AND STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AND DEVELOPMENT CRITERIA APPROVED BY THE PLANNING BOARD 7-1-99 PER CASE NO. PD-339 AS SHOWN ON THE APPROVED ROAD CONSTRUCTION DRAWINGS FILED UNDER F-04-53.
- THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. DEVELOPMENT OF EMERSON 2, PHASE 5A INVOLVES THE CLEARING OF APPROXIMATELY 0.04 ACRES OF FOREST AND NO FOREST RETENTION. WHEN EVALUATED CUMULATIVELY WITH PREVIOUS PHASES OF THE PROJECT, 2.94 ACRES OF REFORESTATION IS REQUIRED AND 0.19 ACRES OF REFORESTATION IS PROPOSED UNDER THIS PHASE. CUMULATIVE RETENTION IS 50.0 ACRES AND CUMULATIVE REFORESTATION PROVIDED IS 8.74 ACRES. A SURETY IN THE AMOUNT OF \$4,138,200 WILL BE REQUIRED FOR AFFORESTATION PLANTING (0.19 ACRES AT \$8,500 PER SQUARE FEET).
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO HO. CODES MANUAL VOL. IV DETAILS R.6.03 & R.6.05.
- THE POA OPEN SPACE SHOWN HEREON AS 95 AND THE POA COMMON OPEN AREA SHOWN HEREON AS LOT 96 ARE HEREBY DEDICATED TO A PROPERTY ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION. THE ARTICLES OF INCORPORATION HAVE BEEN FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION WITH INCORPORATION NO. D0649555. THE CONSENTS FOR THE EMERSON COMMUNITY ASSOCIATION, INC. WERE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY MARYLAND IN LIBER 5728, FOLIO 464.
- 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 PD-339 APPROVED ON JULY 1, 1999H.
- THE MINIMUM SETBACKS FOR STRUCTURES SHALL BE AS FOLLOWS:
FRONT SETBACK 15' FROM THE RIGHT-OF-WAY TO THE HOUSE OR GARAGE.
SIDE SETBACK 5' TO THE PROPERTY LINE WITH A MINIMUM OF 15' BETWEEN STRUCTURES.
REAR SETBACK 10' FROM THE PROPERTY LINE TO AN OPEN DECK.
20' FROM THE PROPERTY LINE TO THE HOUSE.
- ANY DEVIATION FROM THESE SETBACK REQUIREMENTS WILL REQUIRE SITE DEVELOPMENT PLAN APPROVAL BY THE HOWARD COUNTY PLANNING BOARD.
- LOT COVERAGE BY BUILDINGS WITHIN SINGLE FAMILY DETACHED LAND USE AREAS SHALL NOT EXCEED 40%. NO LIMITATION IS IMPOSED UPON THE AREA USED FOR SIDEWALKS, PAVED PARKING AREAS, PATIOS, DECKS, LANDSCAPING AND SIMILAR MINOR STRUCTURE.
- THIS PLAN IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL NO. 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
- IN ACCORDANCE WITH SECTION 12B 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 LIFE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12' (4") IF SERVING MORE THAN ONE RESIDENCE.
B) SURFACE - 6" OF COMPACT CRUSHER RUN BASE W/ TAR AND CHIP COATING (1-1/2" MIN) TURNING RADIUS.
C) GEOMETRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FEET TURNING RADIUS.
D) STRUCTURES - (BRIDGES/CULVERTS) CAPABLE OF SUPPORTING 25 GROSS TONS (425-LOADING)
E) DRAINAGE ELEMENTS CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
G) MAINTENANCE SUFFICIENT TO INSURE ALL WEATHER USE.
- LANDSCAPING OR FENCING WILL NOT BE ALLOWED IN THE REAR YARD EASEMENT.

ADDRESS CHART

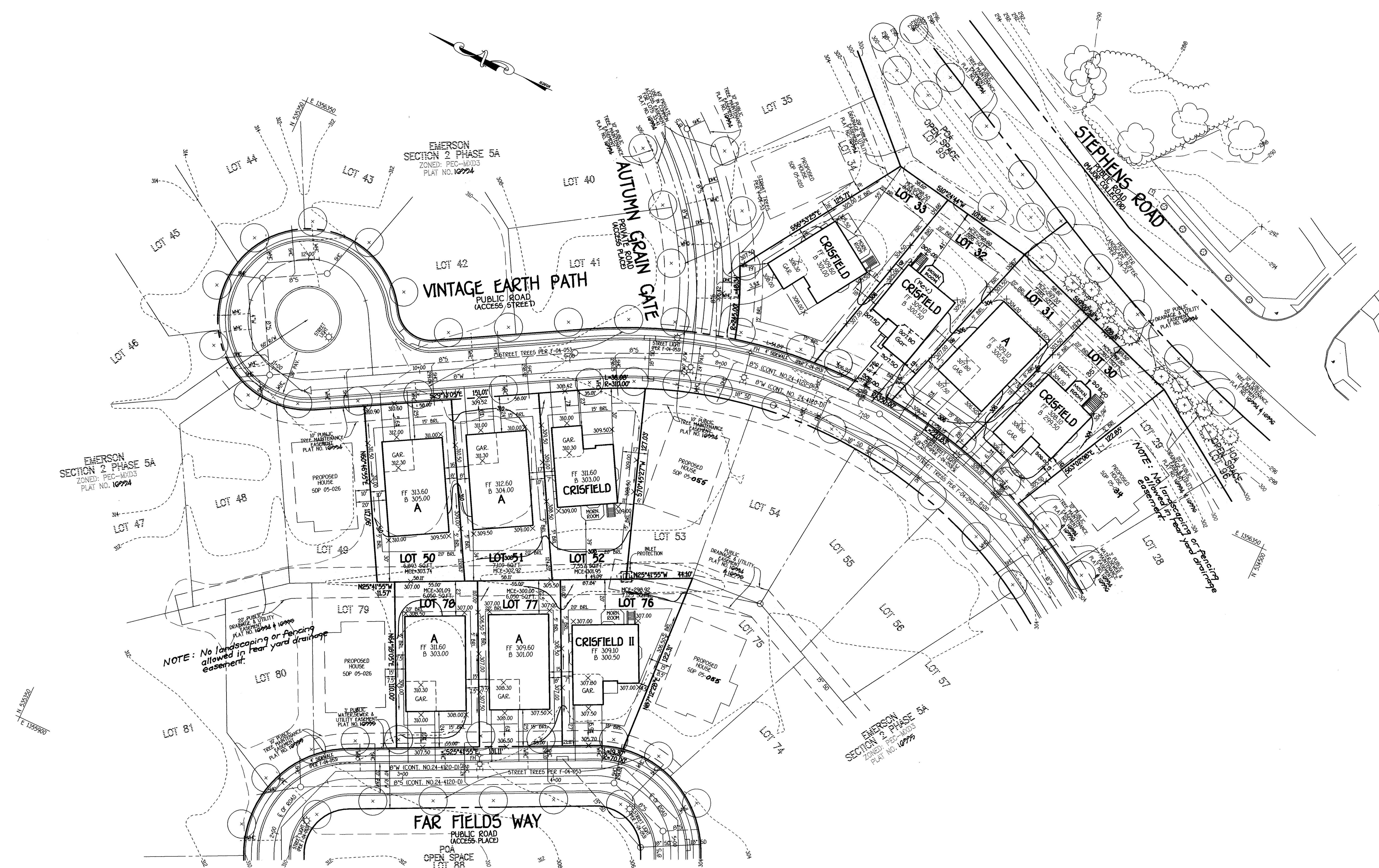
LOT NUMBER	STREET ADDRESS
30	8092 VINTAGE EARTH PATH
31	8090 VINTAGE EARTH PATH
32	8040 VINTAGE EARTH PATH
33	8502 AUSTIN GRASS GATE
50	8093 VINTAGE EARTH PATH
51	8040 VINTAGE EARTH PATH
52	8045 VINTAGE EARTH PATH
76	8090 FAR FIELDS WAY
77	8091 FAR FIELDS WAY
78	8027 FAR FIELDS WAY

INDEX CHART

SHEET	DESCRIPTION
SHEET 1	TITLE SHEET, HOUSE TYPES, TEMPLATES
SHEET 2	SITE DEVELOPMENT PLAN, LOTS 30-33,50-52 & 76-78
SHEET 3	SEDIMENT/EROSION CONTROL PLAN LOTS 30-33,50-52 & 76-78
SHEET 4	SEDIMENT/EROSION CONTROL NOTES & DETAILS

LEGEND

SYMBOL	DESCRIPTION
----	EXISTING CONTOUR 2' INTERVAL
+362.2	SPOT ELEVATION
-SF - SF	SILT FENCE
-SFF - SFF	SUPER SILT FENCE
ECM	EROSION CONTROL MATTING
LOD	LIMIT OF DISTURBANCE
(X)	EXISTING STREET TREE TAKEN FROM F-04-53



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NO.	REVISION	DATE
7	Rev. hse & gar., Lot 32	8-9-05
6	Add deck, sun room & double wide driveway to Lot 30	8-9-05
5	REVISED HSE. & GRADE LOT 76 FROM 'C' BOX TO CRISFIELD II	9/23/04
4	REVISED HSE. & GRADE LOT 33 FROM 'A' BOX TO CRISFIELD	9/23/04
3	REVISED HSE. & GRADE LOT 33 FROM 'B' BOX TO CRISFIELD	9/23/04
2	REVISED HSE. & GRADE LOT 32 FROM 'B' BOX TO CRISFIELD	9/23/04
1	REVISED HSE. & GRADE LOT 30 FROM 'B' BOX TO CRISFIELD	9/23/04

NO.	REVISION	DATE
7	Rev. hse & gar., Lot 32	8-9-05
6	Add deck, sun room & double wide driveway to Lot 30	8-9-05
5	REVISED HSE. & GRADE LOT 76 FROM 'C' BOX TO CRISFIELD II	9/23/04
4	REVISED HSE. & GRADE LOT 33 FROM 'A' BOX TO CRISFIELD	9/23/04
3	REVISED HSE. & GRADE LOT 33 FROM 'B' BOX TO CRISFIELD	9/23/04
2	REVISED HSE. & GRADE LOT 32 FROM 'B' BOX TO CRISFIELD	9/23/04
1	REVISED HSE. & GRADE LOT 30 FROM 'B' BOX TO CRISFIELD	9/23/04



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: 10-19-04
BUILDER/DEVELOPER'S CERTIFICATE
 I/We certify that all development and construction will be done according to this plan, for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
 Signature of Developer: *Harry Bowie* Date: 10-19-04

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: *[Date]*
 HOWARD SCD
OWNER
 THE HOWARD RESEARCH & DEVELOPMENT CORP.
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044
 410-992-6000
BUILDER/DEVELOPER
 NU-HOMES
 10630 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044
 410-730-2100

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: *[Signature]* Date: 11/17/04
 Chief, Division of Land Development
 Signature: *[Signature]* Date: 11/17/04
 Chief, Development Engineering Division
 Signature: *[Signature]* Date: 11/17/04
 Director - Department of Planning and Zoning

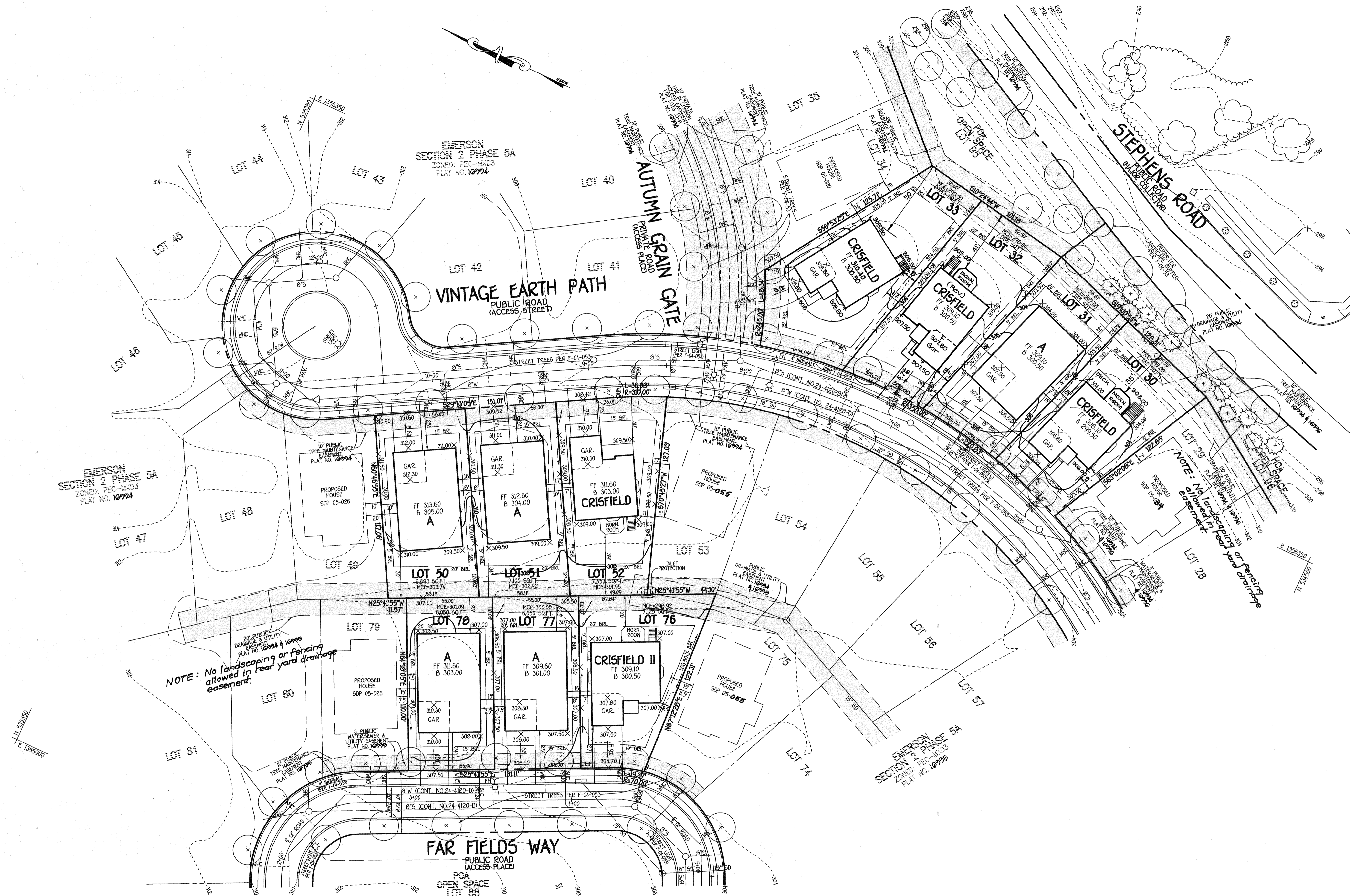
PROJECT	SECTION	LOTS NO.
EMERSON	SECTION 2 PHASE 5A	30-33,50-52 & 76-78

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
10772-10773	9 & 15	PEC-MXD-3 RSC-MXD-3	47	SIXTH	6069.02

WATER CODE	SEWER CODE
E-15	764000

SITE DEVELOPMENT PLAN
 SINGLE FAMILY DETACHED
EMERSON
 SECTION 2 PHASE 5A
 LOTS 30-33,50-52 & 76-78
 TAX MAP NO.: 47 PARCEL NO.: 037 GRID NO.: 9 & 15
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: AUGUST, 2004
 SHEET 2 OF 4

SDP-05-031



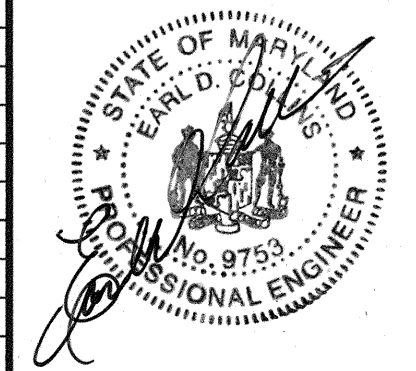
EMERSON SECTION 2 PHASE 5A
ZONED: PEC-MXD3
PLAT NO. 10774

N 53°32'00"
E 135°30'00"

NOTE: No landscaping or fencing allowed in rear yard drainage easement.

NOTE: No landscaping or fencing allowed in rear yard drainage easement.

NO.	REVISION	DATE
B	Rev. hse. for Lot 33 to add 4'x4' & remove Morn. Rm.	4-15-05
7	Rev. hse. for Lot 32	3-3-05
C	Add deck, sun room & double wide driveway to Lot 30	2-5-05
5	REVISED HSE. & GRADE LOT 76 FROM "C" BOX TO CRISFIELD II	9/23/04
4	REVISED HSE. & GRADE LOT 52 FROM "A" BOX TO CRISFIELD II	9/23/04
3	REVISED HSE. & GRADE LOT 33 FROM "B" BOX TO CRISFIELD	9/23/04
2	REVISED HSE. & GRADE LOT 32 FROM "B" BOX TO CRISFIELD	9/23/04
1	REVISED HSE. & GRADE LOT 30 FROM "B" BOX TO CRISFIELD	9/23/04



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Signature of Engineer: *Earl D. Collins* Date: 10-19-04
Earl D. Collins

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Signature of Developer: *Harry Bowie* Date: 10-19-04
Harry Bowie

Reviewed for HOWARD SCD and meets Technical Requirements.

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

Howard SCD Date: *[Signature]*

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COLUMBIA, MARYLAND 21044
410-730-2100

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development Date: 11/15/04
Chief, Development Engineering Division Date: 11/17/04
Director - Department of Planning and Zoning Date: 11/15/04

PROJECT	SECTION	LOTS NO.
EMERSON	SECTION 2 PHASE 5A	30-33,50-52 & 76-78

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
10772-10777	9 & 15	PEC-MXD-3 RSC-MXD-3	47	SIXTH	6069.02

WATER CODE: E-15 SEWER CODE: 7640000

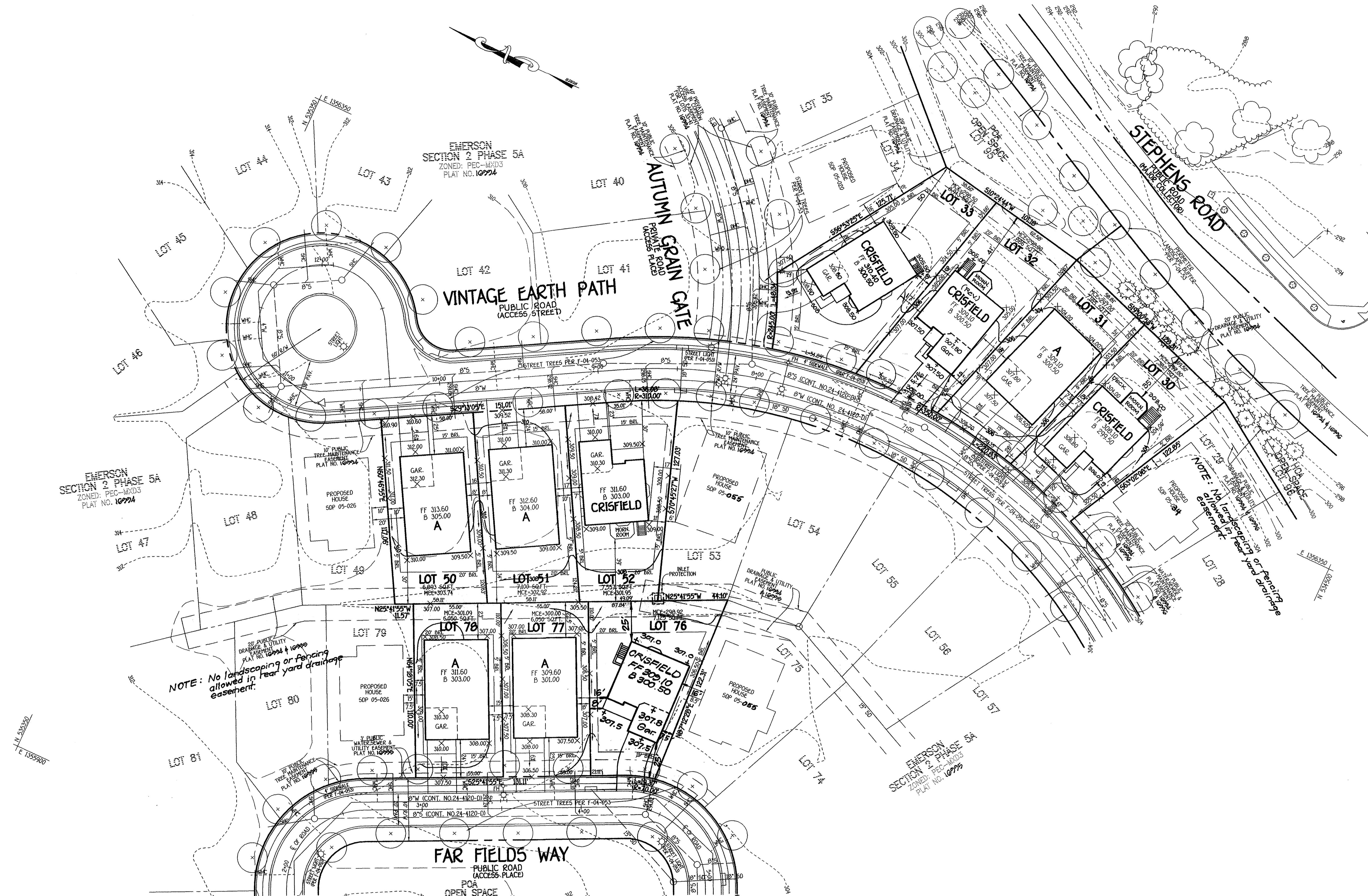
SITE DEVELOPMENT PLAN

SINGLE FAMILY DETACHED
EMERSON
SECTION 2 PHASE 5A
LOTS 30-33,50-52 & 76-78

TAX MAP NO.: 47 PARCEL NO.: 837 GRID NO.: 9 & 15
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"= 30' DATE: AUGUST, 2004
SHEET 2 OF 4

SDP-05-031

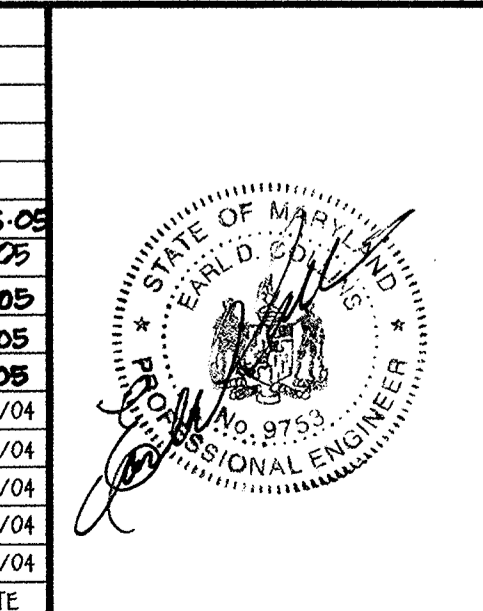
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EMERSON SECTION 2 PHASE 5A
ZONED: PEC-MXD3
PLAT NO. 10997A

E 1355350
N 535350

NO.	REVISION	DATE
10	Rev. hse. & grd. lot 76	7-26-05
9	REV. HSE. & GRD. LOT 76 FROM CRISFIELD II CRISFIELD	7/1/05
8	Rev. hse. & grd. Lot 33 to add 4' ext. & remove Morn. Rm.	4-15-05
7	Rev. hse. & grd. Lot 32	3-9-05
6	Add deck, sun room & double wide awnaway to Lot 30	2-5-05
5	REVISED HSE. & GRADE LOT 76 FROM 'C' BOX TO CRISFIELD II	9/23/04
4	REVISED HSE. & GRADE LOT 52 FROM 'A' BOX TO CRISFIELD	9/23/04
3	REVISED HSE. & GRADE LOT 33 FROM 'B' BOX TO CRISFIELD	9/23/04
2	REVISED HSE. & GRADE LOT 32 FROM 'B' BOX TO CRISFIELD	9/23/04
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EARL D. COLLINS

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Signature of Developer: *Harry Bowie* Date: 10-19-04
HARRY BOWIE

APPROVED FOR HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service Date: _____
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 PATIENT PARKWAY
COLUMBIA, MARYLAND 21044
410-992-6000

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development Date: 11/15/04
Conservation Service

Chief, Development Engineering Division Date: 11/17/04
Director - Department of Planning and Zoning Date: 10/14/04

PROJECT	SECTION	LOTS NO.
EMERSON	SECTION 2 PHASE 5A	30-33,50-52 & 76-78

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
10997-10997	9 & 15	PEC-MXD-3 RSC-MXD-3	47	SIXTH	6069.02

WATER CODE	SEWER CODE
E-15	7640000

SITE DEVELOPMENT PLAN

SINGLE FAMILY DETACHED

EMERSON

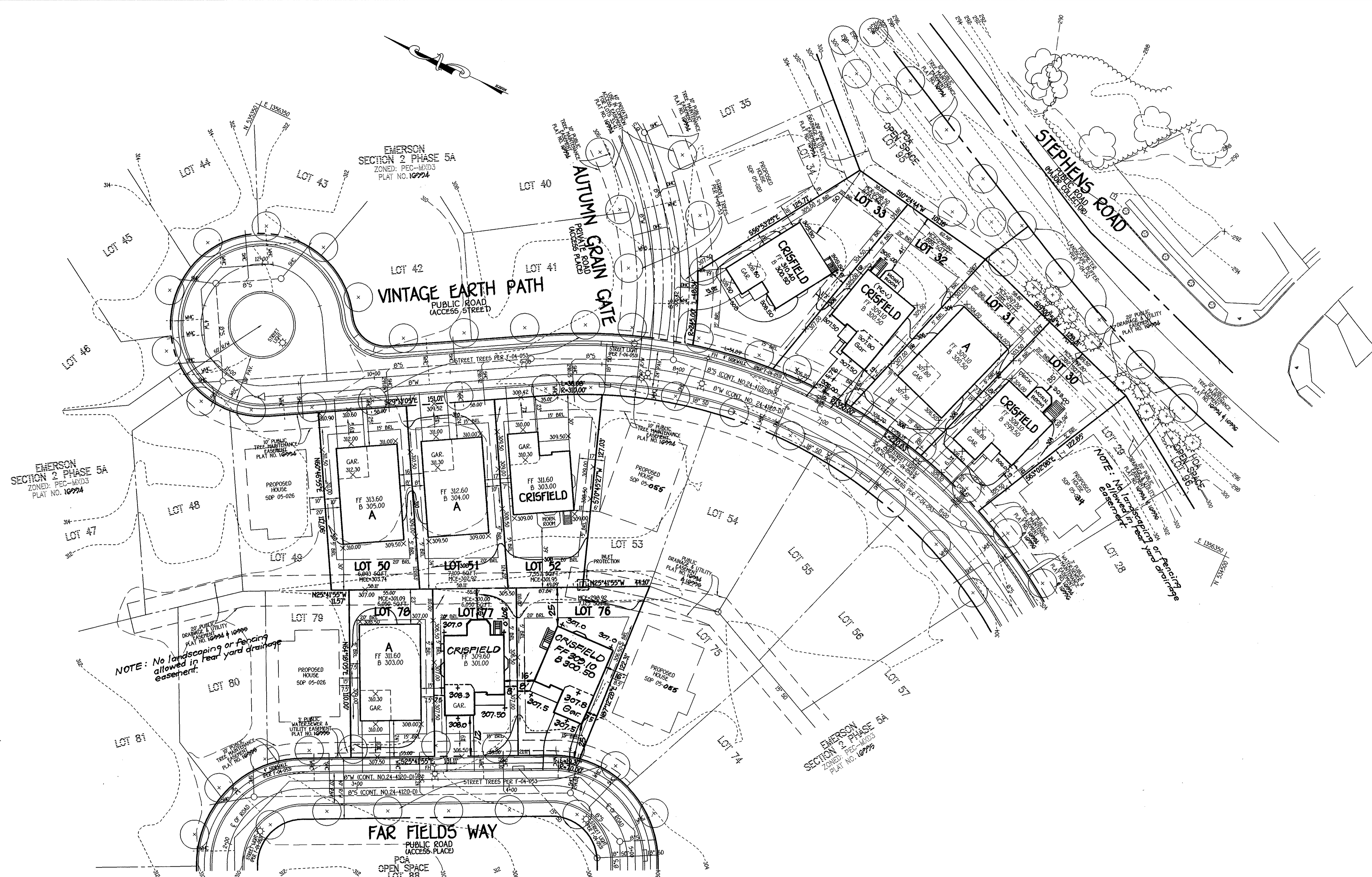
SECTION 2 PHASE 5A

LOTS 30-33,50-52 & 76-78

TAX MAP NO.: 47 PARCEL NO.: 037 GRID NO.: 9 & 15
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: AUGUST, 2004
SHEET 2 OF 4

GDD 05-031

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EMERSON SECTION 2 PHASE 5A
ZONED: PEC-MXD-3
PLAT NO. 10794

EMERSON SECTION 2 PHASE 5A
ZONED: PEC-MXD-3
PLAT NO. 10794

EMERSON SECTION 2 PHASE 5A
ZONED: PEC-MXD-3
PLAT NO. 10794

NOTE: No landscaping or fencing allowed in rear yard drainage easement.

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E 1355900

E 1356350

11	Rev. hse. & grd. lot 77	8-5-05
10	Rev. hse. & grd. lot 76	7-25-05
9	Rev. hse. & grd. lot 76 FROM CRISFIELD II CRISFIELD	7/1/05
8	Rev. hse. & grd. lot 80 to add 4 exit 4 remove Morn. Rm.	4-15-05
7	Rev. hse. & grd. lot 82	2-9-05
6	Add deck, sun room & double wide driveway to Lot 80	2-9-05
5	REVISED HSE. & GRADE LOT 76 FROM 'A' BOX TO CRISFIELD II	9/23/04
4	REVISED HSE. & GRADE LOT 33 FROM 'A' BOX TO CRISFIELD	9/23/04
3	REVISED HSE. & GRADE LOT 33 FROM 'B' BOX TO CRISFIELD	9/23/04
2	REVISED HSE. & GRADE LOT 32 FROM 'B' BOX TO CRISFIELD	9/23/04
1	REVISED HSE. & GRADE LOT 30 FROM 'B' BOX TO CRISFIELD	9/23/04
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 10-19-04
Signature of Engineer EARL D. COLLINS Date

BUILDER/DEVELOPER'S CERTIFICATE
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Harry Bowie 10-19-04
Signature of Developer HARRY BOWIE Date

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service Date

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
NU-HOMES
10630 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
410-730-2100

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Judy Smith 11/15/04
Chief, Division of Land Development Date

Mark A. Wright 11/17/04
Chief, Development Engineering Division Date

Mark A. Wright 11/17/04
Director - Department of Planning and Zoning Date

PROJECT	EMERSON	SECTION 2 PHASE 5A	LOTS NO. 30-33,50-52 & 76-78		
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
10792-10797	9 & 15	PEC-MXD-3 RSC-MXD-3	47	SIXTH	6069.02
WATER CODE	SEWER CODE				
E-15	7640000				

SITE DEVELOPMENT PLAN

SINGLE FAMILY DETACHED

EMERSON

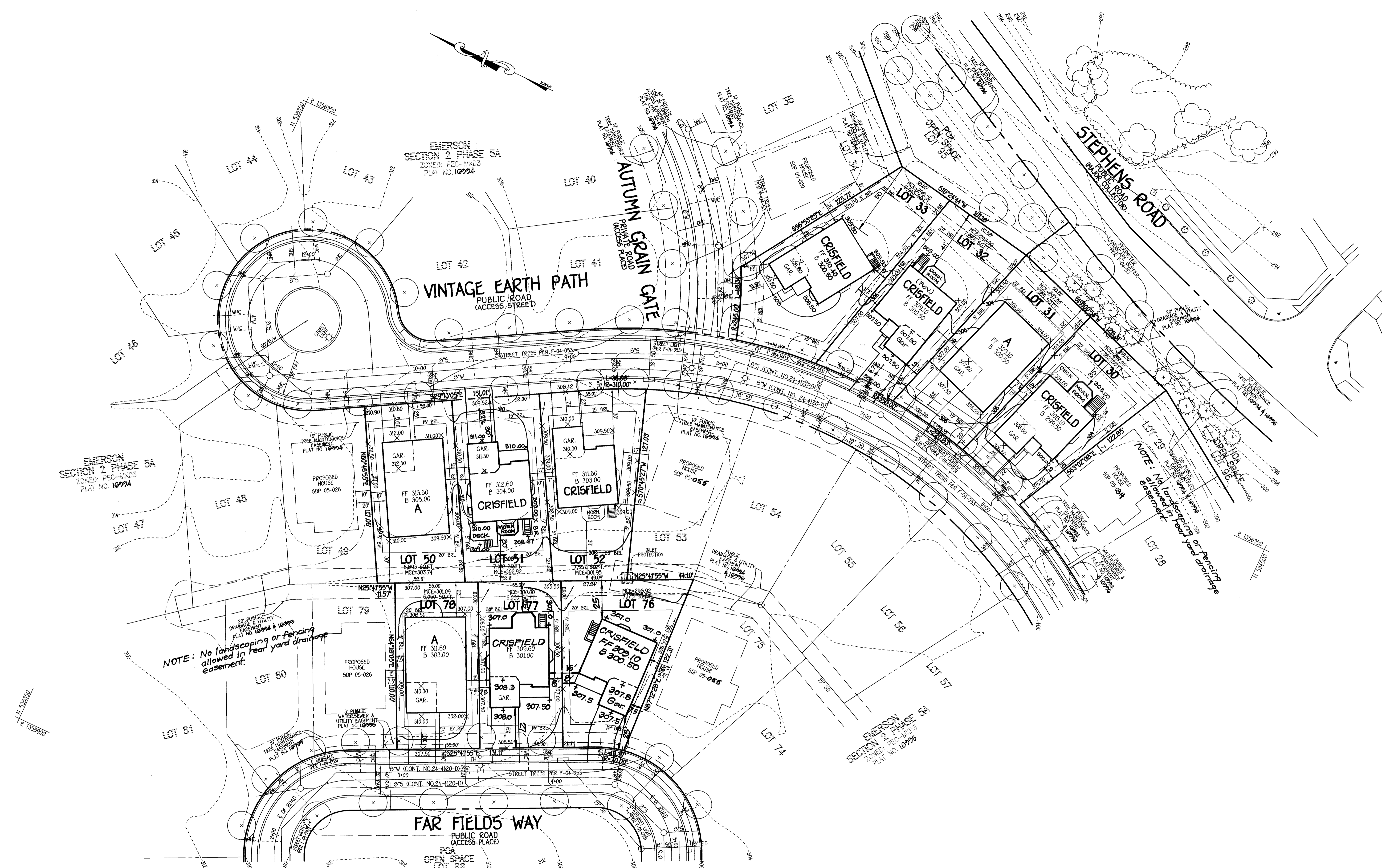
SECTION 2 PHASE 5A
LOTS 30-33,50-52 & 76-78

TAX MAP NO.: 47 PARCEL NO.: 837 GRID NO.: 9 & 15
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"= 30' DATE: AUGUST, 2004
SHEET 2 OF 4

SDP-05-031

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J:\50001 Emerson Property\dwg\Sec2Phase5A\04092-6007 Sdp Lots 30-33,50-52 & 76-78.dwg, 10/18/2004 11:48:11 AM



12	Rev. hse & grd Lot 51	8-19-05
11	Rev. hse & grd Lot 77	8-5-05
10	Rev. hse & grd Lot 76	7-25-05
9	Rev. hse & grd Lot 76 FROM CRISFIELD II CRISFIELD	7/1/05
8	Rev. hse & grd Lot 33 to add 4' ext & remove Morn. Rm.	4-15-05
7	Rev. hse & grd Lot 32	2-9-05
6	Add deck, sun room & double wide driveway to Lot 30	2-9-05
5	REVISED HSE. & GRADE LOT 76 FROM 'A' BOX TO CRISFIELD II	9/23/04
4	REVISED HSE. & GRADE LOT 33 FROM 'A' BOX TO CRISFIELD	9/23/04
3	REVISED HSE. & GRADE LOT 33 FROM 'B' BOX TO CRISFIELD	9/23/04
2	REVISED HSE. & GRADE LOT 32 FROM 'B' BOX TO CRISFIELD	9/23/04
1	REVISED HSE. & GRADE LOT 30 FROM 'B' BOX TO CRISFIELD	9/23/04
NO.	REVISION	DATE



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Signature of Engineer: *Earl D. Collins* Date: 10-19-04
 EARL D. COLLINS

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Signature of Developer: *Harry Bowie* Date: 10-19-04
 HARRY BOWIE

Approved for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service Date: 11/15/04
 This development plan is approved for all species and segment by the HOWARD SOIL CONSERVATION DISTRICT.

HOWARD SCD Date: 11/17/04

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

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: *W. J. ...* Date: 11/15/04
 Chief, Division of Land Development

Signature: *...* Date: 11/17/04
 Chief, Development Engineering Division

Signature: *...* Date: 10/16/04
 Director - Department of Planning and Zoning

PROJECT	EMERSON	SECTION 2 PHASE 5A	LOTS NO.	30-33,50-52 & 76-78					
PLAT	10792-10797	ZONE	PEC-MXD-3 RSC-MXD-3	TAX/ZONE	47	ELEC. DIST.	SIXTH	CENSUS TR.	6069.02
WATER CODE	E-15	SEWER CODE	7640000						

SITE DEVELOPMENT PLAN

SINGLE FAMILY DETACHED

EMERSON

SECTION 2 PHASE 5A

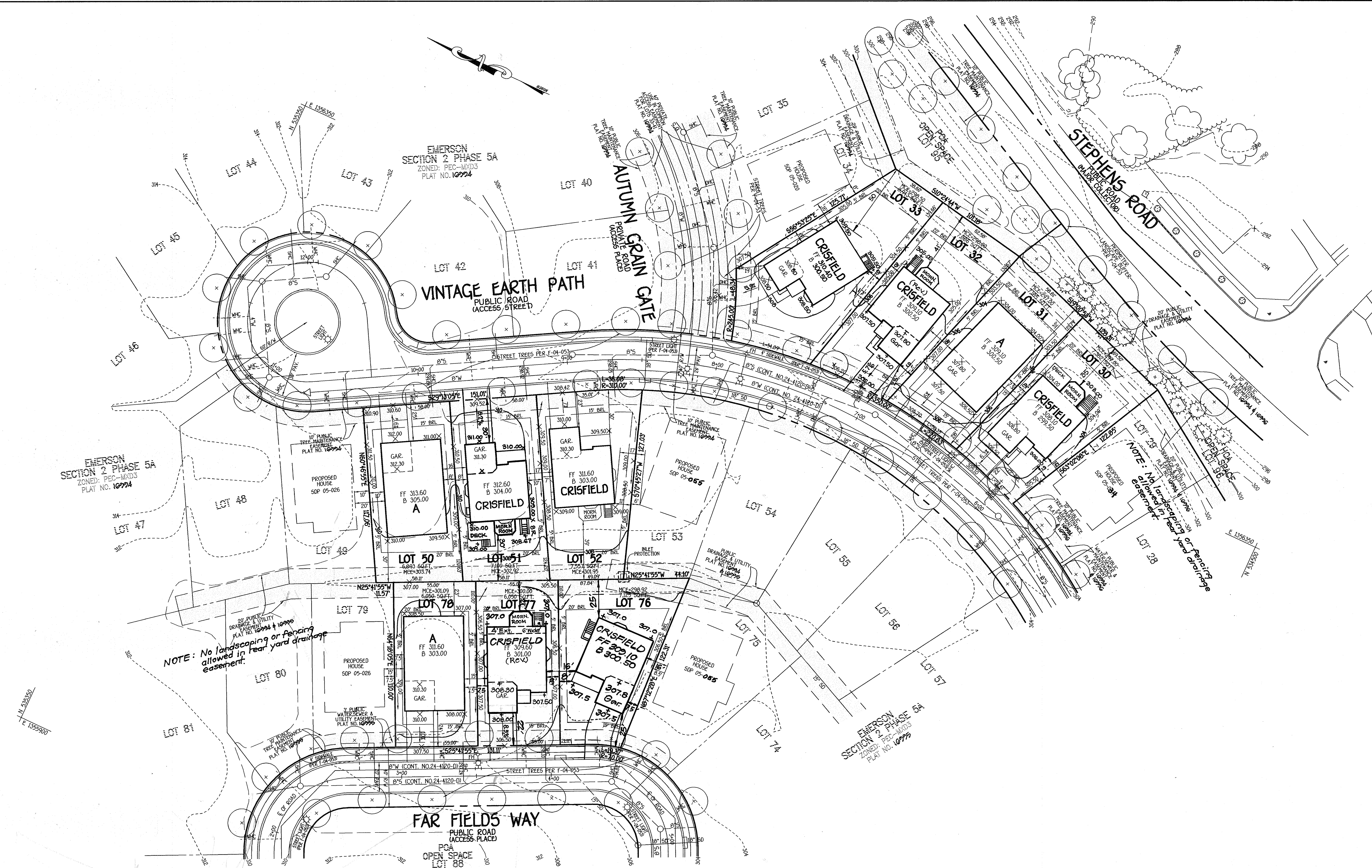
LOTS 30-33,50-52 & 76-78

TAX MAP NO.: 47 PARCEL NO.: 037 GRID NO.: 9 & 15
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: AUGUST, 2004

SHEET 2 OF 4

SDP-05-031

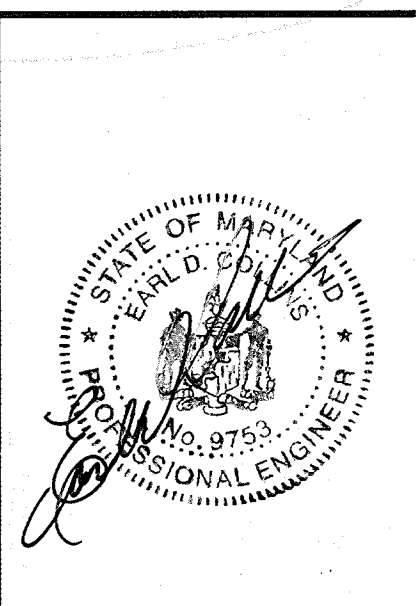
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EMERSON SECTION 2 PHASE 5A
ZONED: PEC-MXD3
PLAT NO. 10774

N 33°52'
E 135°50'

NO.	REVISION	DATE
13	Rev. hse., Lot 77 to add 4' rear ext.	10-23-05
12	Rev. hse. & grd. Lot 51	8-19-05
11	Rev. hse. & grd. Lot 77	8-5-05
10	Rev. hse. & grd. Lot 76	7-26-05
9	Rev. hse. & grd. Lot 76 FROM CRISFIELD II CRISFIELD	7/1/05
8	Rev. hse. & grd. Lot 33 to add 4' ext. & remove Morn. Rm.	4-15-05
7	Rev. hse. & grd. Lot 32	3-9-05
6	Add deck, sun room & double wide driveway to Lot 30	2-9-05
5	REVISED HSE. & GRADE LOT 76 FROM 'C' BOX TO CRISFIELD II	9/23/04
4	REVISED HSE. & GRADE LOT 52 FROM 'A' BOX TO CRISFIELD II	9/23/04
3	REVISED HSE. & GRADE LOT 33 FROM 'B' BOX TO CRISFIELD	9/23/04
2	REVISED HSE. & GRADE LOT 32 FROM 'B' BOX TO CRISFIELD	9/23/04
1	REVISED HSE. & GRADE LOT 30 FROM 'B' BOX TO CRISFIELD	9/23/04



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: 10-19-04
Earl D. COLLINS

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Signature of Developer: *Harry Bowie* Date: 10-19-04
HARRY BOWIE

Reviewed for HOWARD SCD and meets Technical Requirements.

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

Howard SCD Date: *[Signature]*

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] Date: 11/15/04
Chief, Division of Land Development

[Signature] Date: 11/17/04
Chief, Development Engineering Division

[Signature] Date: 11/17/04
Director - Department of Planning and Zoning

PROJECT: EMERSON SECTION 2 PHASE 5A
LOTS NO. 30-33,50-52 & 76-78

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
10772-10777	9 & 15	PEC-MXD-3 RSC-MXD-3	47	SIXTH	6069.02

WATER CODE: E-15
SEWER CODE: 7640000

SITE DEVELOPMENT PLAN

SINGLE FAMILY DETACHED

EMERSON

SECTION 2 PHASE 5A

LOTS 30-33,50-52 & 76-78

TAX MAP NO.: 47 PARCEL NO.: 037 GRID NO.: 9 & 15
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"= 30' DATE: AUGUST, 2004

SHEET 2 OF 4

SDP-05-031

