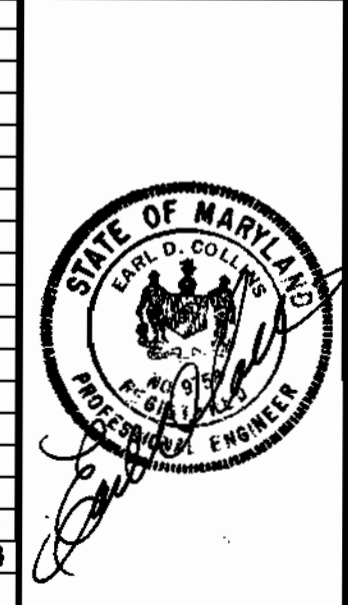


FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 410-461-2200

NO.	REVISION	DATE
2	REV. HSE. & (AND) LOT 157 W/WRAP PORCH	4/25/09
1	REVISE HOUSE AND GRADE LOTS 155 AND 157	3/19/09



ENGINEER'S CERTIFICATE
 I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
 Signature of Engineer: *Earl D. Collins* Date: 8-13-02
DEVELOPER'S CERTIFICATE
 I/We certify that all development and construction will be done according to this plan for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I/We will also utilize periodic on-site inspection by the Howard Soil Conservation District.
 Signature of Developer: *Robert Corbett* Date: 8-13-02

Reviewed for HOWARD SCD and meets Technical Requirements.
 Signature: *John M. Mays* Date: 8/27/02
 U.S. Natural Resources Conservation Service
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Signature: *John M. Mays* Date: 8/27/02
 Howard SCD

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

BUILDER/DEVELOPER
 WILLIAMSBURG GROUP, LLC
 5485 HARPERS FARM ROAD
 COLUMBIA, MARYLAND 21044
 410-997-8800

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Signature: *Cindy Hamilton* Date: 7/4/02
 Chief, Division of Land Development
 Signature: *John DeWitt* Date: 8/29/02
 Chief, Development Engineering Division
 Signature: *John DeWitt* Date: 8/6/02
 Director, Department of Planning and Zoning

PROJECT	SECTION	LOTS NO.
EMERSON	2	54-59,114,115,120-122 & 155-160
PLAT	BLOCK NO.	ZONE
15206	8 & 9	PEC-MXD-3
TAX/ZONE	ELEC. DIST.	CENSUS TR.
47	SIXTH	6068.02
WATER CODE	SEWER CODE	
E-15	7640000	

SITE DEVELOPMENT & SEDIMENT/EROSION CONTROL PLAN

SINGLE FAMILY DETACHED
EMERSON
 SECTION 2 PHASE 1B
 LOTS 54-59,114,115,120-122 & 155-160
 TAX MAP No: 47 PARCEL: 3 & 837
 SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: JUNE, 2002
 SHEET 4 OF 5

SCHEDULE A PERIMETER LANDSCAPE EDGE							
LOT NO.	PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	NUMBER OF PLANTS REQUIRED	TOTAL TREES	
					SHADE	EVERGREEN	
115	P-1	ADJACENT TO ROADWAY	B	135.19'	3	3	6
122	P-1	ADJACENT TO ROADWAY	B	110.33'	3	3	6

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, diseases of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations 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 holed-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 agenda. 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 "USE 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 by 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 larger orange safety fence at the dig 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 in 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 sterilized fertilizer per cubic yard of planting mix. Evergreen Plants - Two parts topsoil, one part well-rotted cow or horse manure. Add 3 lbs. of sterilized 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, etc.

LANDSCAPE NOTES

- SURETY AMOUNT FOR THIS PLAN IS IN THE AMOUNT OF \$25,000.00.
- SURETY FOR LOTS 54-59, 114, 120, 121 AND 155-160 \$1,500 PER LOT. THE LANDSCAPING SURETY FOR LOTS 115 & 122 IS \$400 PER LOT. FEASIBLE ON A PER LOT BASIS. CREDIT GIVEN FOR LANDSCAPE BUFFER WERE APPLICABLE. STREET TREES ARE NOT INCLUDED IN MODIFIED SCHEDULE C LANDSCAPE CALCULATIONS.
 - TYPE "B" BUFFER OR PERIMETER LANDSCAPE BUFFER WILL BE CREDITED TOWARDS THE LANDSCAPE REQUIREMENTS.
 - THE LOCATION OF RESIDENTIAL INTERNAL LANDSCAPING TREES MAY BE FIELD ADJUSTED DUE TO MODEL TYPE AND FOOTPRINT LOCATIONS. HOWEVER, THE LANDSCAPING MAY NOT BE PLANTED WITHIN ANY PUBLIC OR PRIVATE EASEMENT.
 - FINAL PLANTING TYPE AND LOCATION IS SUBJECT TO APPROVAL BY THE ARCHITECTURAL REVIEW COMMITTEE.
 - AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF THE LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND SPECIFICATIONS.
 - THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERRIES FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHERS 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 APPROVED BY THE ARCHITECTURAL COMMITTEE. THE COMMITTEE WILL CLASSIFY, DURING ARCHITECTURAL REVIEW, ALL LOTS AND PARCELS AS D-NON-WOODED, 25%EM-WOODED, 30 WOODED. SUCH CLASSIFICATION SHALL TAKE INTO ACCOUNT THE EXISTING WOODED TREE COVER AND THE POTENTIAL FOR SAVING TREES IN CONNECTION WITH CROAKING AND WOODED 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 2.00/LOT 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
MEDIUM RESIDENTIAL LOT (17,000-33,000 SQUARE FEET)	5.0/LOT	3.0/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 54-59, 114-120, 121-122, 155-160	NON-WOODED	5 TREES PER LOT	N/A	N/A	0	0	75	0
LOT 115	NON-WOODED	5 TREES	3	3	1	1	4	3
LOT 122	NON-WOODED	5 TREES	3	3	1	1	4	3
TOTAL TREES							83	6

* 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.

ENGINEER'S CERTIFICATE

"I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

Signature of Engineer: *Earl D. Collins* Date: 8-13-02

DEVELOPER'S CERTIFICATE

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

Signature of Developer: *Robert Corbett* Date: 8-13-02

APPROVED: HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.

Signature: *Jim Meyer* Date: 8/27/02
Signature: *John R. Robertson* Date: 8/27/02

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

BUILDER/DEVELOPER
WILLIAMSBURG GROUP, LLC
5405 HARPERS FARM ROAD
COLUMBIA, MARYLAND 21044
410-997-8800

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 CERTIFICATION OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR QUANTITIES OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING."

Name: *Robert Corbett* Date: 8-13-02

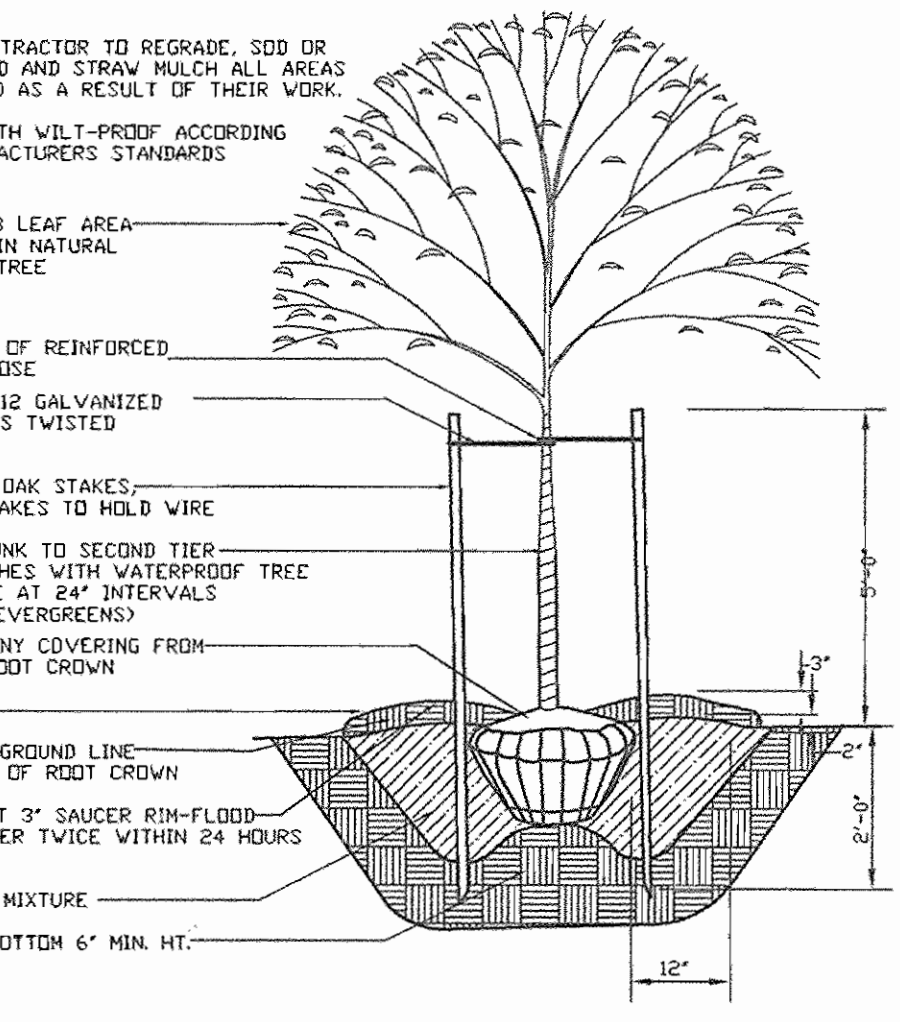
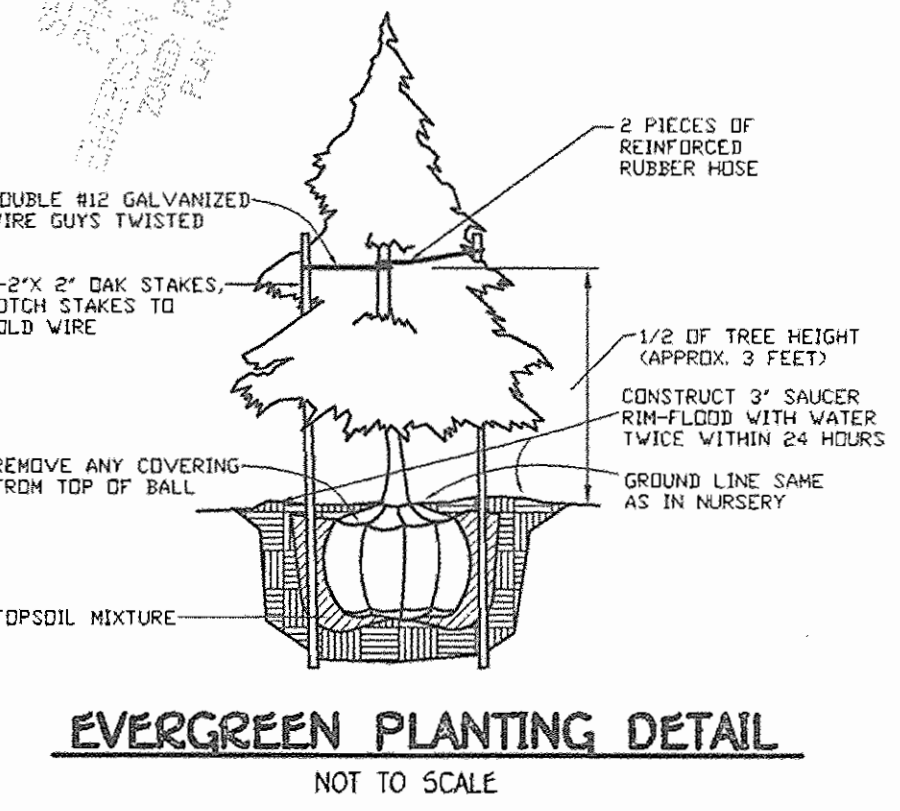
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING					
Signature: <i>Conrad Hannah</i> Date: 8/14/02		Chief, Division of Development			
Signature: <i>Mark</i> Date: 8/27/02		Chief, Development Engineering Division			
Signature: <i>John R. Robertson</i> Date: 8/27/02		Director, Department of Planning and Zoning			
PROJECT	EMERSON	SECTION	2/1B	LOTS NO.	LOTS 54-59, 114, 115, 120-122 & 155-16
PLAT	15205	BLOCK NO.	8 & 9	ZONE	REC-MXD-3
		TAX/ZONE	47	ELEC. DIST.	SIXTH
				CENSUS TR.	6068.02
WATER CODE	E-15	SEWER CODE	7640000		

SITE DEVELOPMENT / EROSION CONTROL PLAN & LANDSCAPE NOTES & DETAILS

SINGLE FAMILY DETACHED EMERSON

SECTION 2 PHASE 1B
LOTS 54-59, 114, 115, 120-122 & 155-160

TAX MAP No: 47 PARCEL: 3 & 837
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: JUNE, 2002
SHEET 2 OF 5

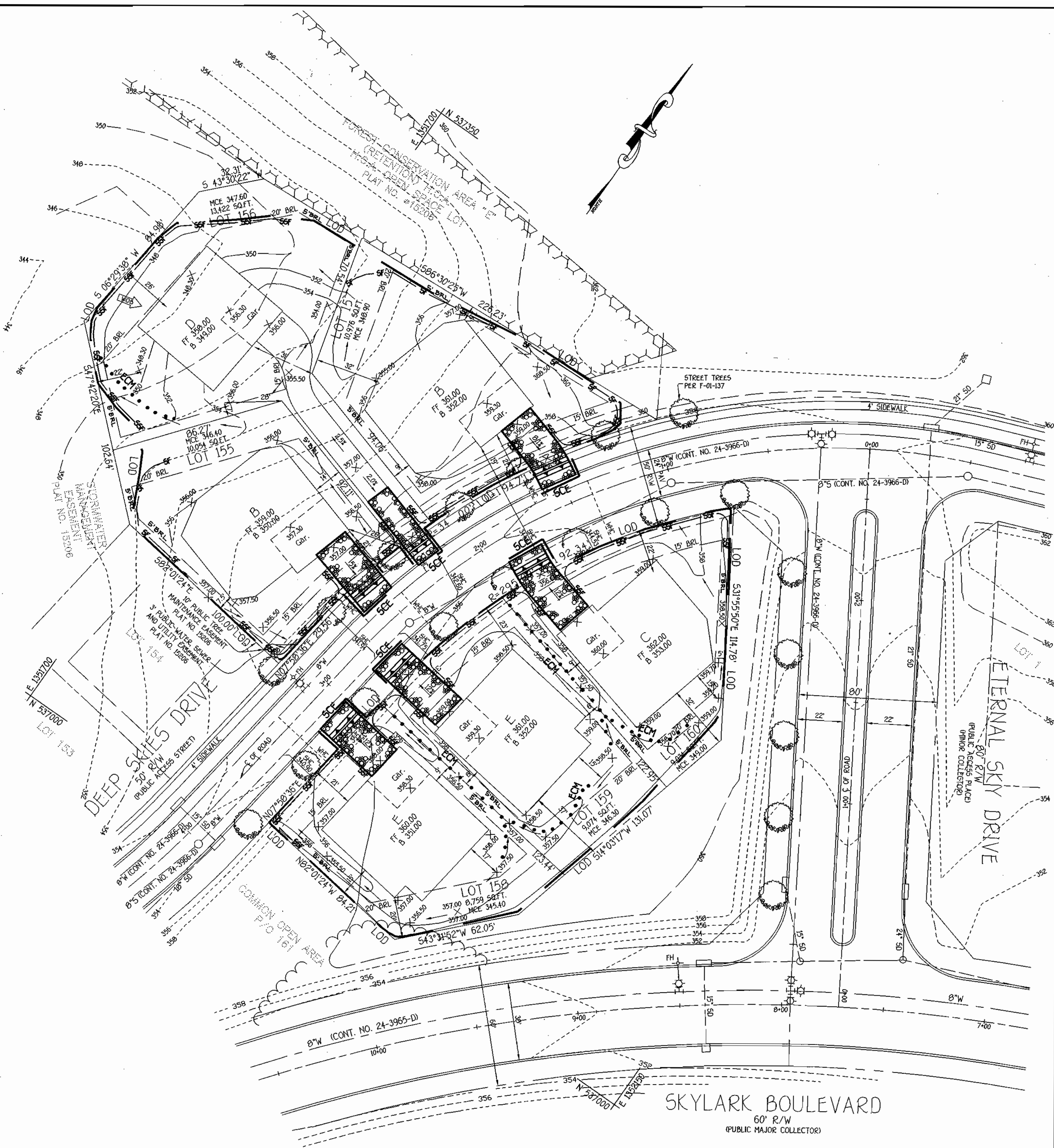
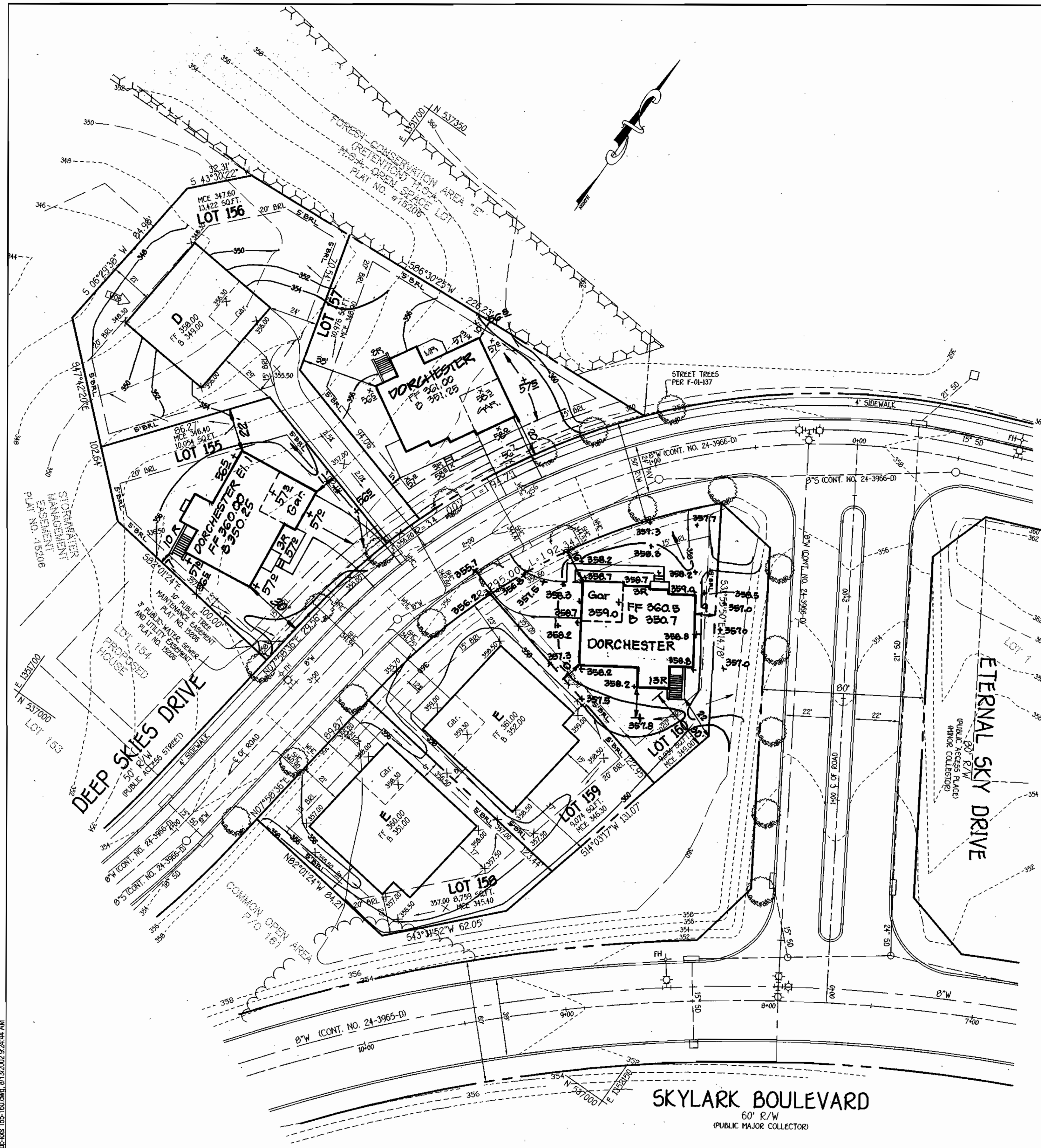


FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE, OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
ELKTON CITY, MARYLAND 21828
(410) 461-2055



NO.	1	Rev. hsc & qrd. lot 55	4-4-03
		REVISION	DATE

SDP 02-148



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL FREE
 ELLICOTT CITY, MARYLAND 21044
 (410) 486-3200

NO.	REVISION	DATE
3	Rev hsc 4 and to show as-built conditions	8/19/02
2	REV. HSC 2 AND LOT 157 TO WRAP PORCH	11/22/02
1	Revise house and grade lots 155 and 157	3/19/02



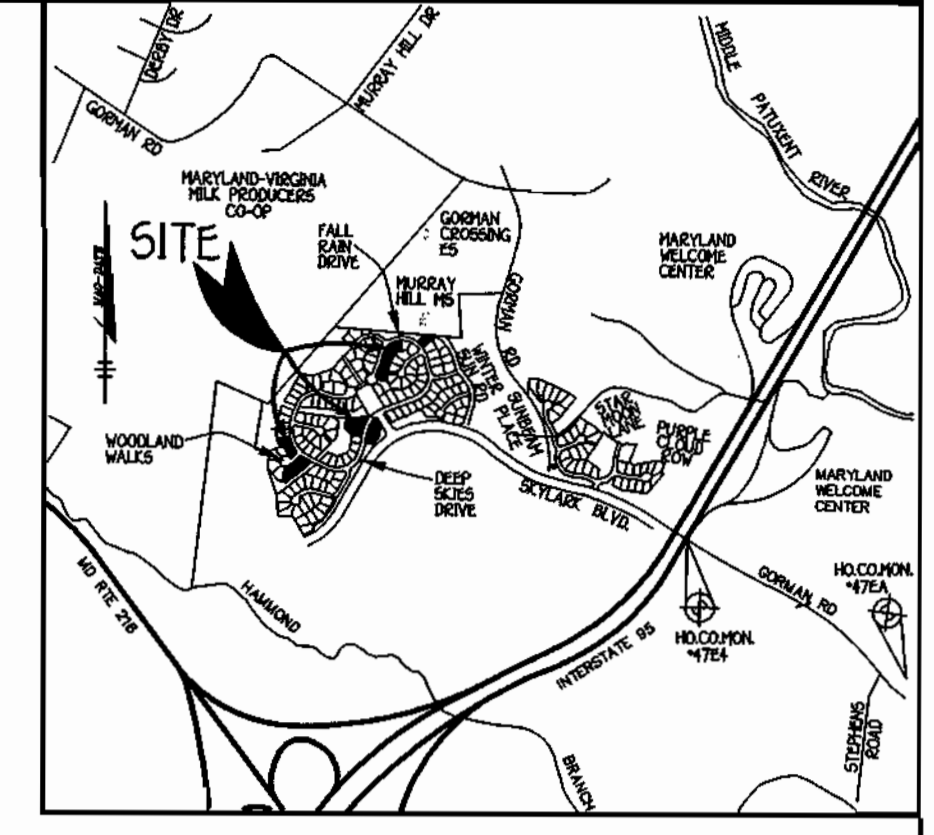
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 Signature of Developer: *Robert Corbett* Date: 8-13-02

Approved for HOWARD SCD and meets Technical Requirements.
 Signature of *Jim M. [unclear]* Date: 8/27/02
 Signature of *John [unclear]* Date: 8/27/02
 HOWARD SCD
OWNER
 THE HOWARD RESEARCH & DEVELOPMENT CORP.
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044
 410-992-6000
BUILDER/DEVELOPER
 WILLIAMSBURG GROUP, LLC
 5485 HARPERS FARM ROAD
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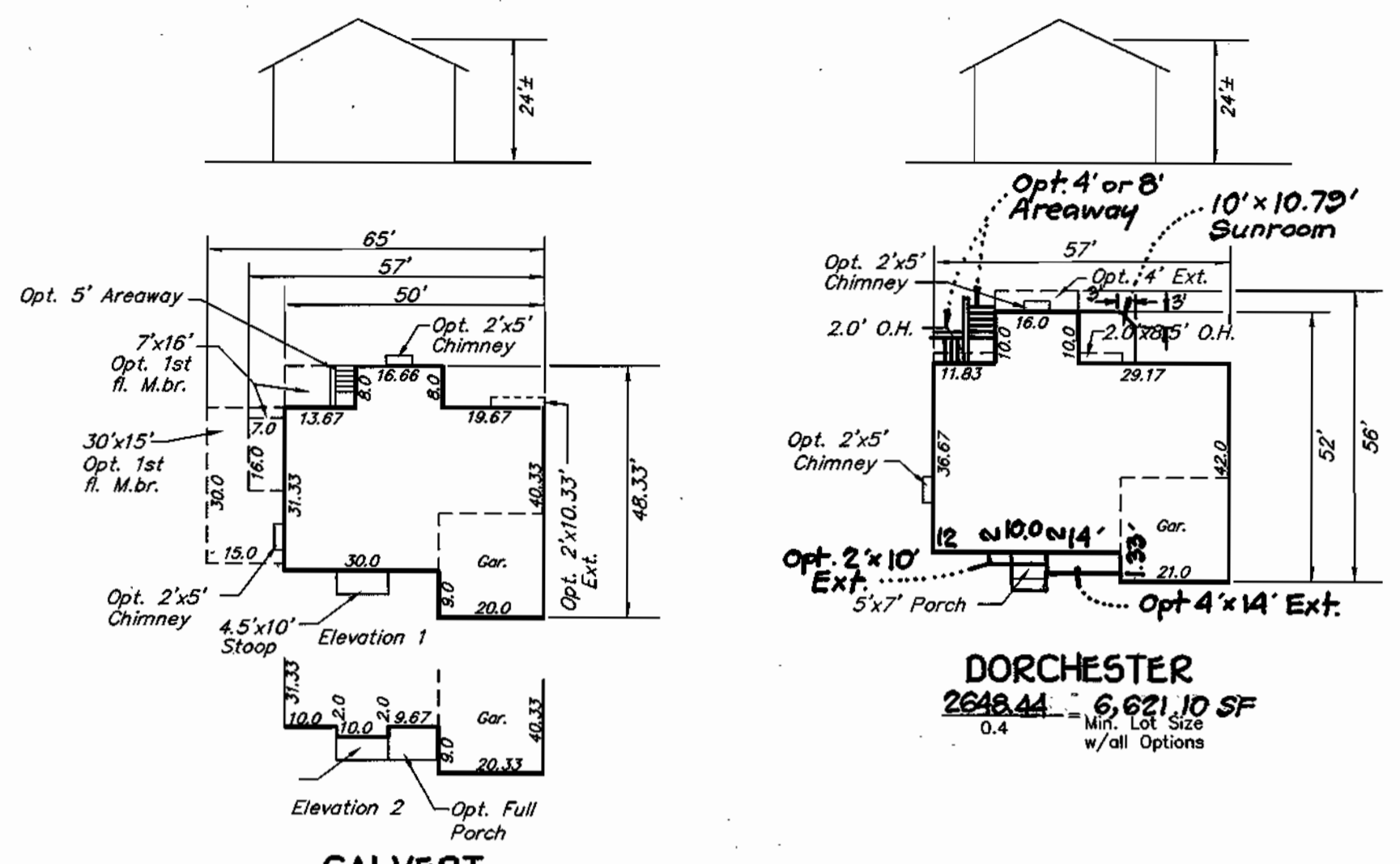
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Signature of *Cindy Hamstra* Date: 7/14/02
 Chief, Division of Land Development
 Signature of *John [unclear]* Date: 8/26/02
 Chief, Development Engineering Division
 Signature of *Joseph [unclear]* Date: 8/6/02
 Director, Department of Planning and Zoning
PROJECT EMERSON **SECTION** 2 **LOTS NO.** 54-59, 114, 115, 120-122 & 155-160
PLAT 15206 **BLOCK NO.** 8 & 9 **ZONE** PEC-MXD-3 **TAX/ZONE** 47 **ELEC. DIST.** SIXTH **CENSUS TR.** 6068.02
WATER CODE E-15 **SEWER CODE** 7640000

SITE DEVELOPMENT & SEDIMENT/EROSION CONTROL PLAN
SINGLE FAMILY DETACHED
EMERSON
SECTION 2 PHASE 1B
LOTS 54-59, 114, 115, 120-122 & 155-160
 TAX MAP No: 47 PARCEL: 3 & 837
 SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: JUNE, 2002
 SHEET 4 OF 5

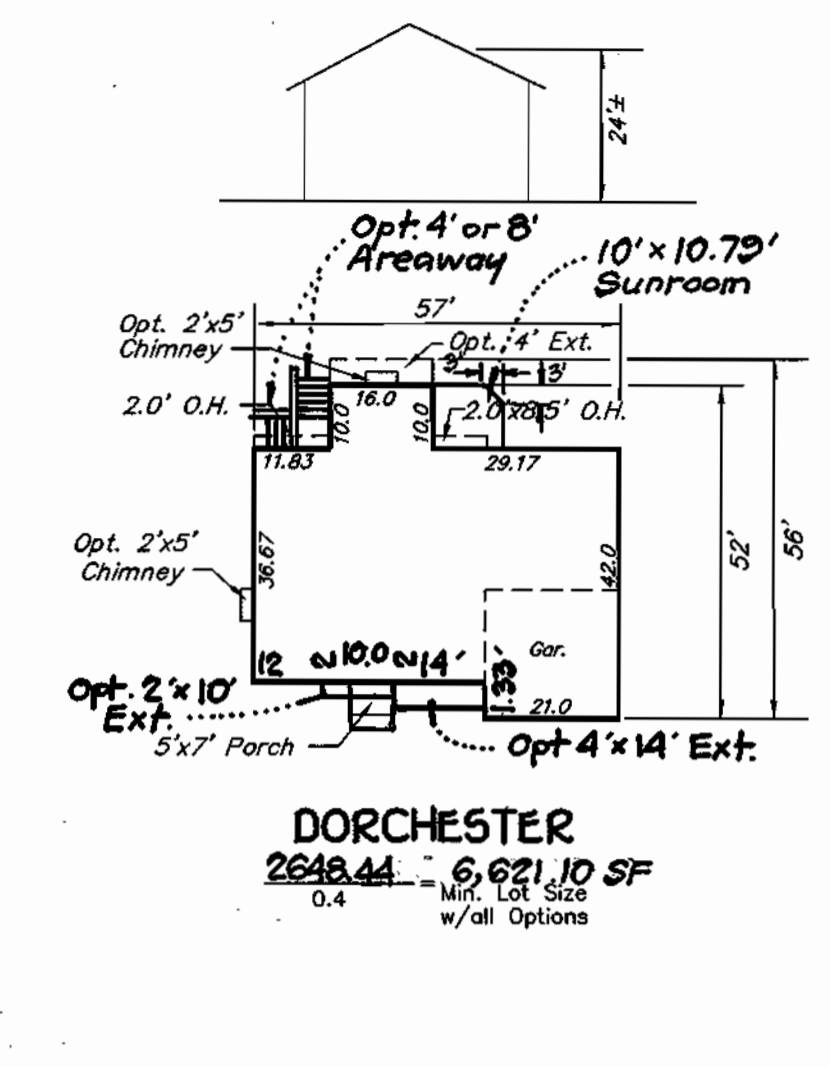
BENCH MARKS
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 N. 535,063.639
 E. 1357,294.010
 LOC. NEAR THE INTERSECTION
 OF GORMAN RD. & STEVENS ROAD.
 T.P. 47EA ELEV. 339.00
 N. 535,046.148
 E. 1,355,431.223
 LOC. NEAR I-95 BRIDGE
 ALONG GORMAN ROAD



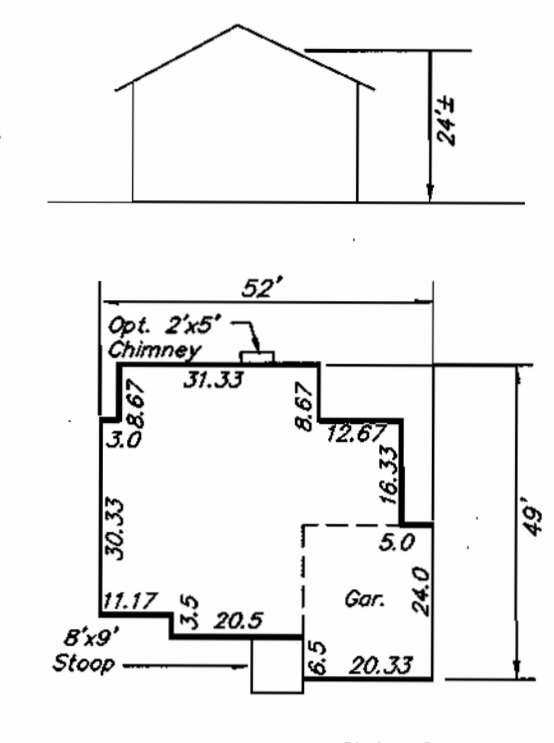
VICINITY MAP
 SCALE: 1" = 2000'



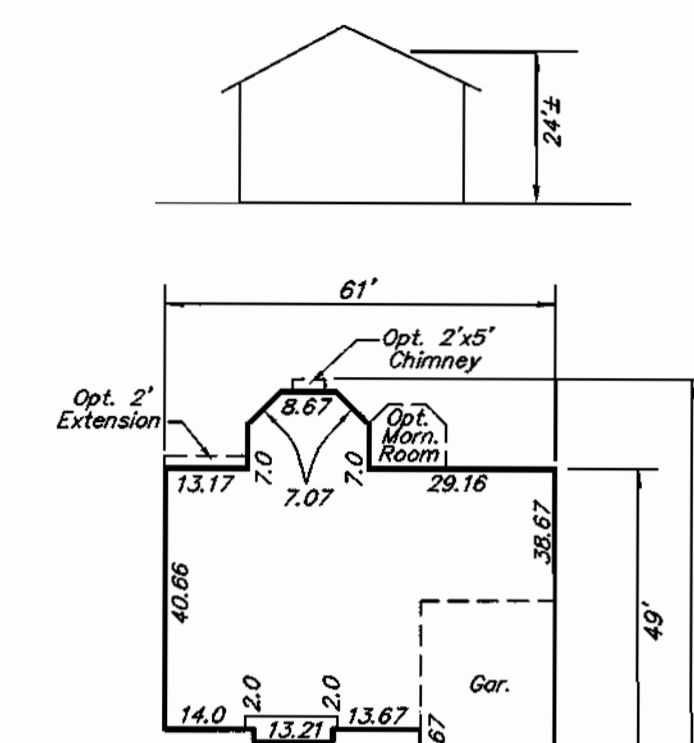
CALVERT
 2472.06 SF = 6180.15 SF
 0.4 Min. Lot Size w/all Options



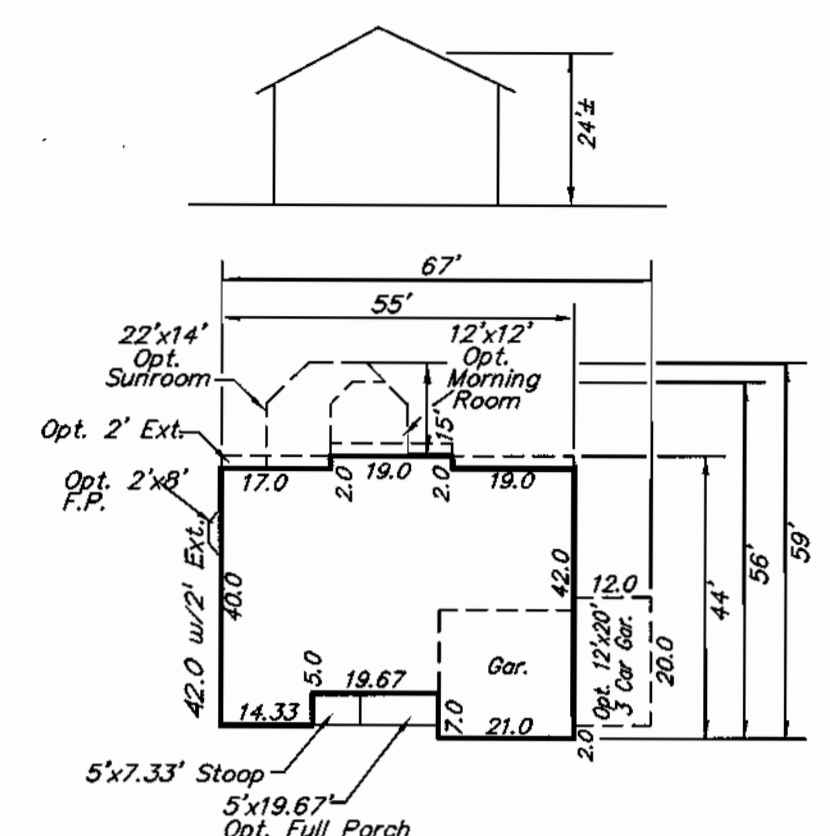
DORCHESTER
 2848.44 = 6,621.10 SF
 0.4 Min. Lot Size w/all Options



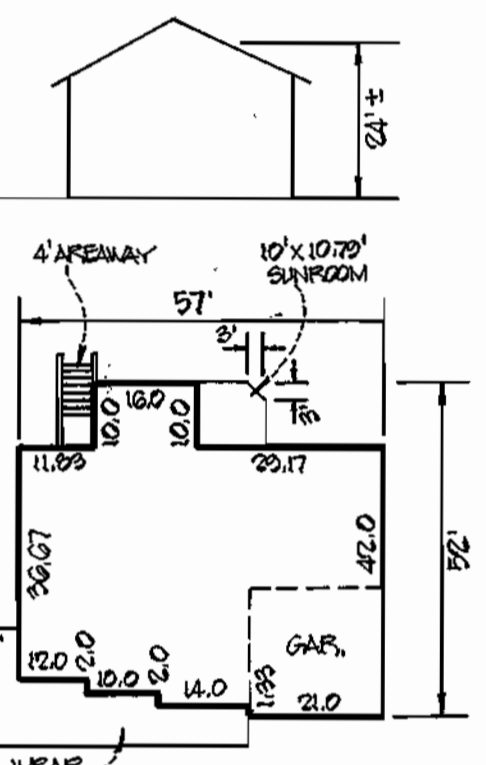
GEORGE OLIVER
 2052.19 SF = 5130.48 SF
 0.4 Min. Lot Size w/all Options



HUNTINGTON
 2992.17 SF = 7480.43 SF
 0.4 Min. Lot Size w/all Options



JAMES RANDOLPH
 2789.01 SF = 6972.55 SF
 0.4 Min. Lot Size w/all Options



DORCHESTER
 2022.44 SF = 7550.4 Min. Lot Size w/all Options
 (FOR LOT 157)

GENERAL NOTES

- SUBJECT PROPERTY IS ZONED PEC-MXD-3 AS GRANTED BY THE ZONING BOARD ON 9/3/98 AS CASE NO. ZB-979M.
- TOTAL AREA OF SITE: 3.864 ACRES
- TOTAL NUMBER OF LOTS SUBMITTED: 17 SFD
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410)313-1800 AT LEAST (5) FIVE WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: ZB-979M, PB-339, PB-359, 5-99-12, P-00-15, WP-01-22, F-01-137, W&S CONT. *24-3966-D.
- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE, 1999 BY DART McCLUNE 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 47EA N 535046.153 E 1355431.224
 HOWARD COUNTY MONUMENT 47EA N 535063.639 E 1357294.010
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THIS PLAN IS FOR HOUSE SITING AND GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION.
- FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-01-137, AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 24-3966-D.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- STORMWATER MANAGEMENT WILL BE PROVIDED AS APPROVED ON THE ROAD CONSTRUCTION DRAWINGS FILED UNDER F-01-137.
- PERIMETER LANDSCAPING AND STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16124 OF THE HOWARD COUNTY CODE, THE LANDSCAPE MANUAL AND DEVELOPMENT CRITERIA APPROVED BY THE PLANNING BOARD 7-1-99 PER CASE NO. PB-339 AS SHOWN ON THE APPROVED ROAD CONSTRUCTION DRAWINGS FILED UNDER F-01-137.
- INTERNAL LANDSCAPING FOR LOTS 54-59,114,115,120-122 & 155-160 SHALL BE PROVIDED IN ACCORDANCE WITH DEVELOPMENT CRITERIA APPROVED BY THE PLANNING BOARD ON 7/1/99 PER PB CASE #339 AND SECTION 16124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A \$25,000.00 LOT SURETY SHALL BE POSTED AS PART OF THE BUILDER'S GRADING PERMIT TO COVER THE INSTALLATION OF 83 SHADE TREES AND 6 EVERGREEN TREES.
- THE FOREST CONSERVATION OBLIGATIONS HAVE BEEN ADDRESSED UNDER F-01-137.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO HO. CODES MANUAL VOL. IV DETAILS R.6.03 & R.6.05.
- OPEN SPACE REQUIREMENTS FOR THESE LOTS HAVE BEEN PROVIDED UNDER F-01-137.
- MINIMUM BUILDING RESTRICTION SETBACKS FROM PROPERTY LINES AND PUBLIC ROAD RIGHTS-OF-WAY ARE TO BE IN ACCORDANCE WITH THE DEVELOPMENT CRITERIA APPROVED WITH THE COMPREHENSIVE SKETCH PLAN 5-99-12 AND THE DECISION AND ORDER FOR PB-339 APPROVED ON JULY 1, 1999.
- THE MINIMUM SETBACKS FOR STRUCTURES SHALL BE AS FOLLOWS:
 FRONT SETBACK 15' FROM THE RIGHT-OF-WAY TO THE HOUSE OR GARAGE.
 SIDE SETBACK 5' TO THE PROPERTY LINE WITH A MINIMUM OF 15' BETWEEN STRUCTURES
 REAR SETBACK 10' FROM THE PROPERTY LINE TO AN OPEN DECK
 20' FROM THE PROPERTY LINE TO THE HOUSE
 ANY DEVIATION FROM THESE SETBACK REQUIREMENTS WILL REQUIRE SITE DEVELOPMENT PLAN APPROVAL BY THE HOWARD COUNTY PLANNING BOARD.
- LOT COVERAGE BY BUILDINGS WITHIN SINGLE FAMILY DETACHED LAND USE AREAS SHALL NOT EXCEED 40%. NO LIMITATION IS IMPOSED UPON THE AREA USED FOR SIDEWALKS, PAVED PARKING AREAS, PATIOS, DECKS, LANDSCAPING AND SIMILAR MINOR STRUCTURE.
- AS A CONSEQUENCE OF THIS SUBMISSION, ON AUGUST 9, 2002, THIS SDP IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- IN ACCORDANCE WITH SECTION 12B OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 15' FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR SETBACKS. THE 15' MINIMUM DISTANCE BETWEEN STRUCTURES DOES NOT APPLY TO THOSE REFERENCED FEATURES NOR BETWEEN OPEN DECKS AND A DWELLING STRUCTURE OR ANOTHER DECK. AS AN ADVISORY, THE 15' DISTANCE DOES APPLY TO THE SECOND STORY OVERHANG.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A) WIDTH 12' OR 14' IF SERVING MORE THAN ONE RESIDENCE
 B) SURFACE (P-I) STANDARD PAVING
 C) GEOMETRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.
 D) STRUCTURES (BRIDGES/CULVERTS) CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING)
 E) DRAINAGE ELEMENTS CAPABLE OF SAFETY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 F) STRUCTURE CLEARANCES MINIMUM 12 FEET
 G) MAINTENANCE SUFFICIENT TO INSURE ALL WEATHER USE.

ADDRESS CHART

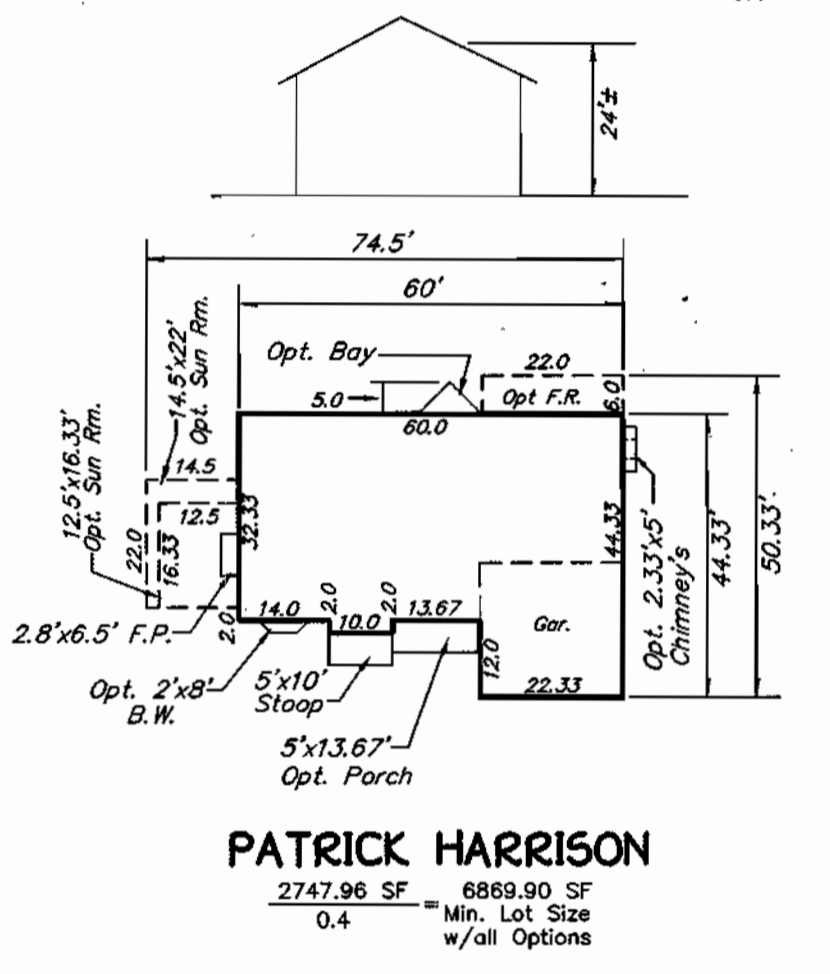
LOT NUMBER	STREET ADDRESS
54	10055 FALL RAIN DRIVE
55	10059 FALL RAIN DRIVE
56	10063 FALL RAIN DRIVE
57	10067 FALL RAIN DRIVE
58	10071 FALL RAIN DRIVE
59	10075 FALL RAIN DRIVE
114	10149 DEEP SKIES DRIVE
115	10145 DEEP SKIES DRIVE
120	10009 WOODLAND WALKS
121	10005 WOODLAND WALKS
122	10001 WOODLAND WALKS
155	10008 DEEP SKIES DRIVE
156	10004 DEEP SKIES DRIVE
157	10000 DEEP SKIES DRIVE
158	10006 DEEP SKIES DRIVE
159	10002 DEEP SKIES DRIVE
160	10001 DEEP SKIES DRIVE

INDEX CHART

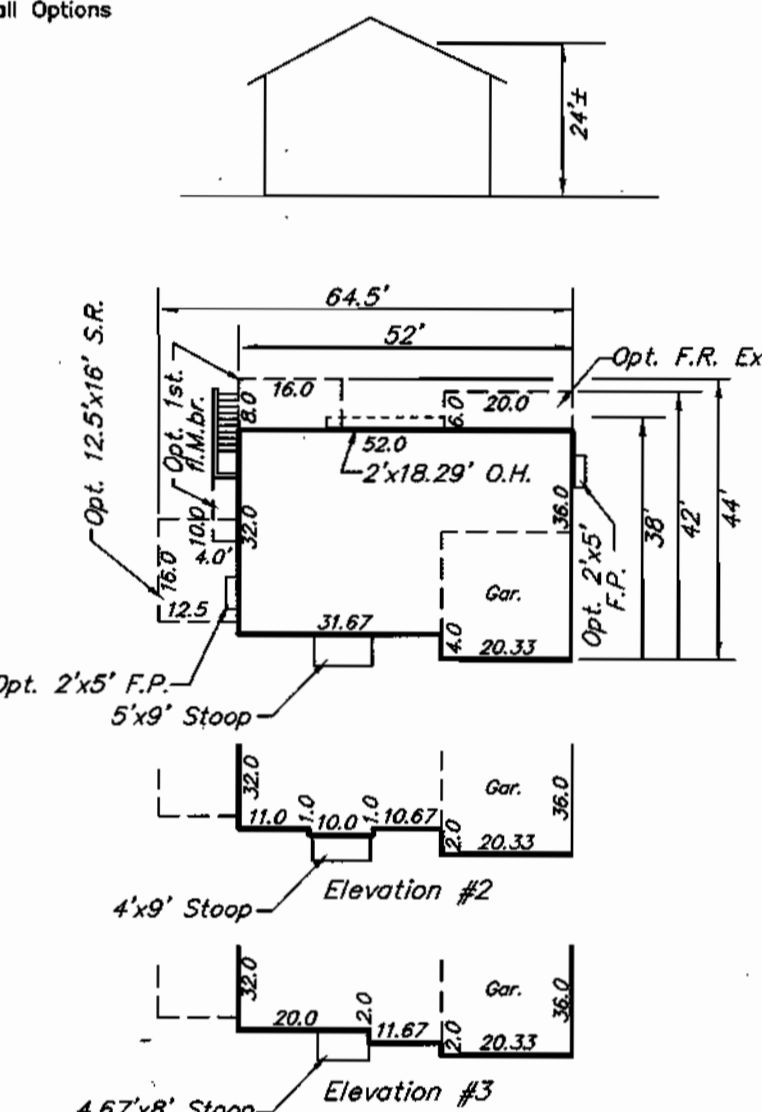
SHEET	DESCRIPTION
SHEET 1	TITLE SHEET, HOUSE TYPES, TEMPLATES
SHEET 2	SITE DEVELOPMENT PLAN, SEDIMENT EROSION CONTROL PLAN LOTS 54-59 & LANDSCAPE NOTES & DETAILS
SHEET 3	SITE DEVELOPMENT PLAN & SEDIMENT EROSION CONTROL PLAN LOTS 114,115 & 120-122
SHEET 4	SITE DEVELOPMENT PLAN & SEDIMENT EROSION CONTROL PLAN LOTS 155 & 156-160
SHEET 5	DETAIL SHEET

LEGEND

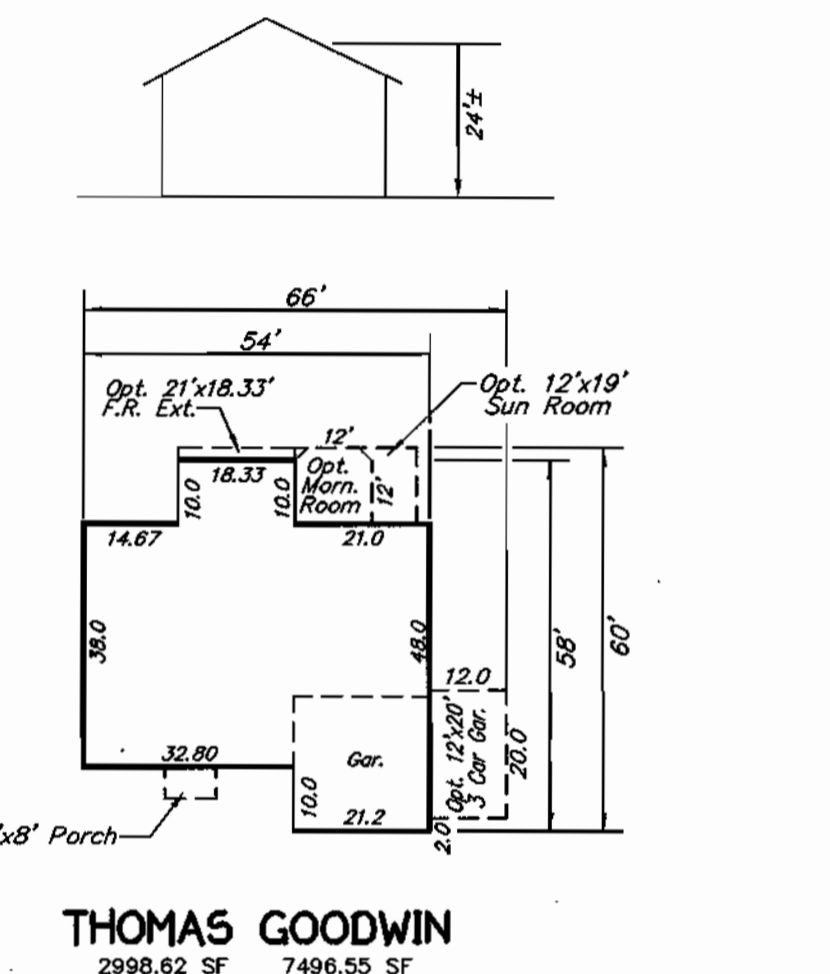
SYMBOL	DESCRIPTION
-----	EXISTING CONTOUR 2' INTERVAL
-362.5	SPOT ELEVATION
-SF-SF	SILT FENCE
-SF-SF	SUPER SILT FENCE
---	PROPOSED WALKOUT
---	EROSION CONTROL MATTING
L.O.D.	LIMIT OF DISTURBANCE
TP-TP	TREE PROTECTION FENCE
○	EXISTING STREET TREE TAKEN FROM F-01-137



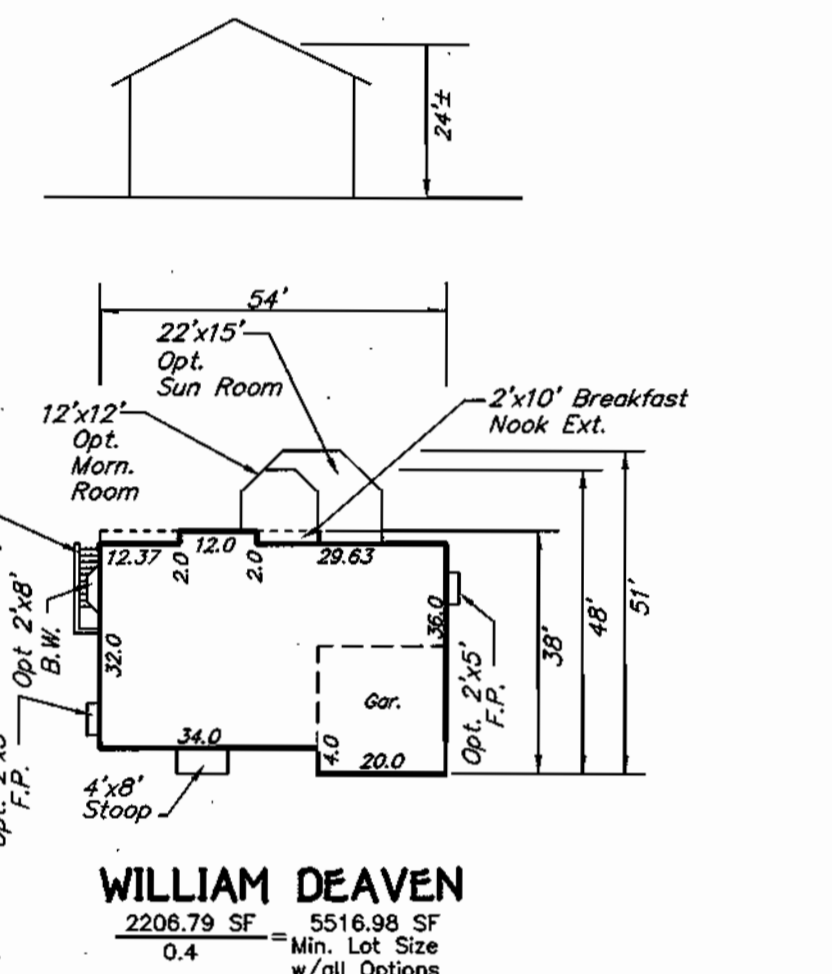
PATRICK HARRISON
 2747.98 SF = 6889.80 SF
 0.4 Min. Lot Size w/all Options



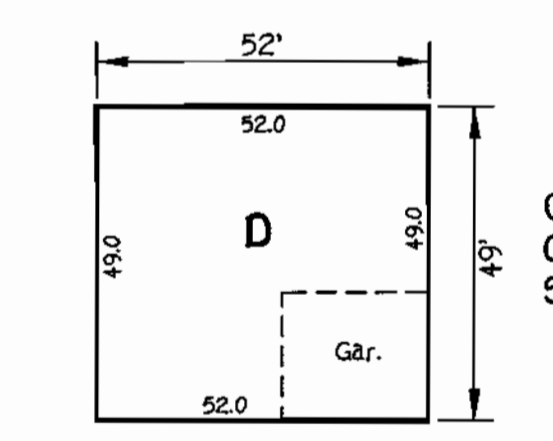
SARAH DUNMORE
 2314.87 SF = 5787.18 SF
 0.4 Min. Lot Size w/all Options



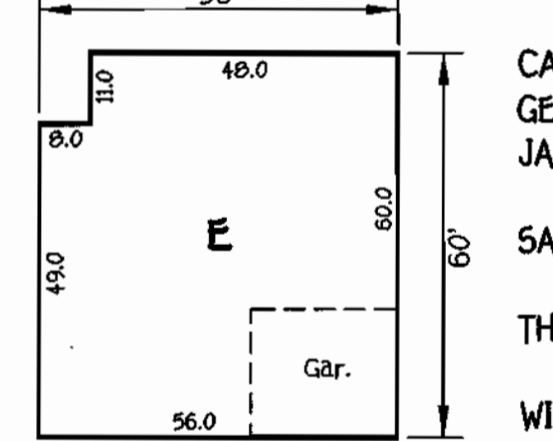
THOMAS GOODWIN
 2998.62 SF = 7490.55 SF
 0.4 Min. Lot Size w/all Options



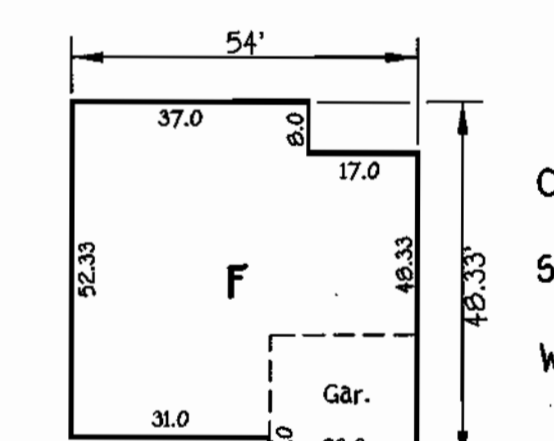
WILLIAM DEAVEN
 2208.79 SF = 5516.98 SF
 0.4 Min. Lot Size w/all Options



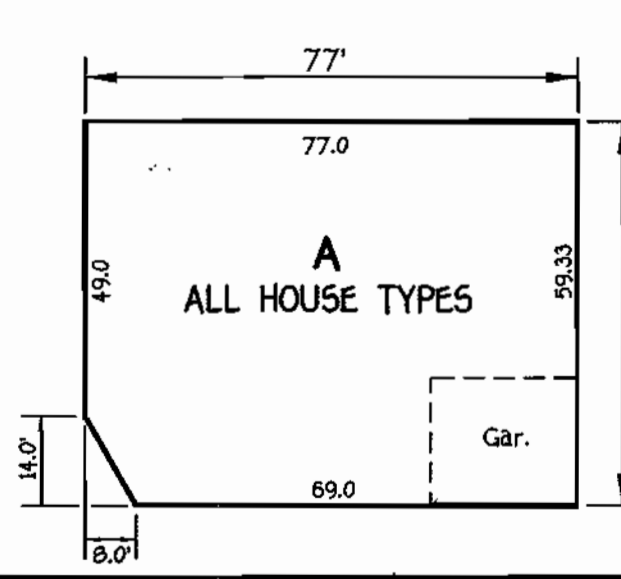
CALVERT NO/OPT. GEORGE OLIVER SARAH DUNMORE PATRICK HARRISON NO/SUNROOM, MSTR. BDRM.



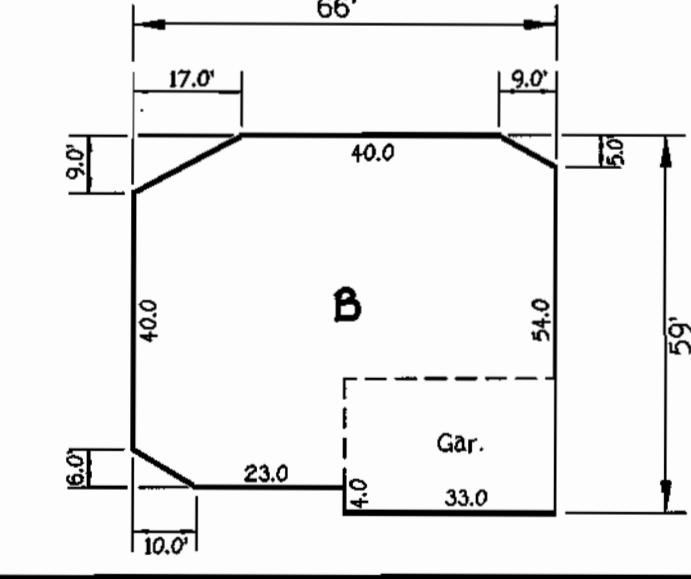
CALVERT NO/OPT. GEORGE OLIVER JAMES RANDOLPH NO/3 CAR GARAGE SARAH DUNMORE NO/SUNROOM, MSTR. BDRM. THOMAS GOODWIN NO/3 CAR GARAGE WILLIAM DEAVEN



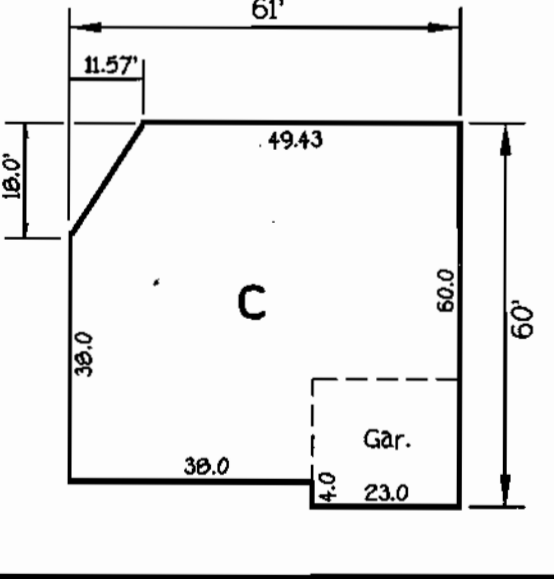
CALVERT NO/SIDE 1ST FLR. MSTR. BDRM. SARAH DUNMORE NO/SIDE MSTR. BDRM. OR SUN RM. WILLIAM DEAVEN NO/OPT. SUNROOM



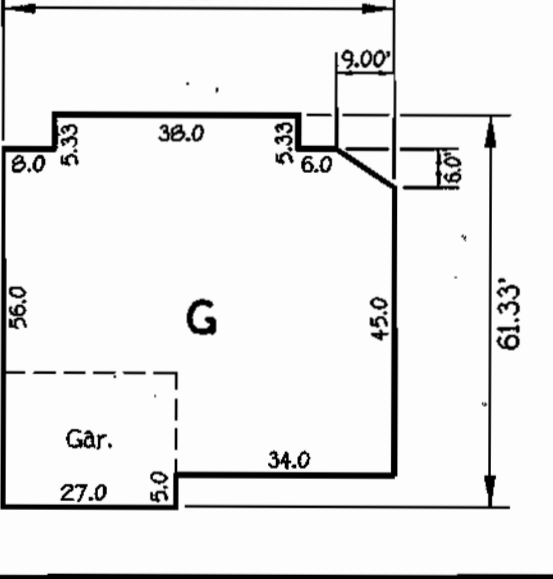
A ALL HOUSE TYPES



CALVERT NO/1ST FLOOR MSTR. BDRM. DORCHESTER GEORGE OLIVER HUNTINGTON JAMES RANDOLPH NO/3 CAR GARAGE PATRICK HARRISON NO/SIDE SUN RMS. SARAH DUNMORE NO/SUN ROOM THOMAS GOODWIN NO/SUN ROOM OR FAM. RM. EXT. WILLIAM DEAVEN



CALVERT NO/1ST FLOOR MSTR. BDRM. DORCHESTER GEORGE OLIVER JAMES RANDOLPH NO/3 CAR GARAGE PATRICK HARRISON NO/SIDE SUN RMS. SARAH DUNMORE NO/SUN ROOM THOMAS GOODWIN NO/3 CAR GARAGE WILLIAM DEAVEN



CALVERT NO/1ST FLOOR MSTR. BDRM. DORCHESTER GEORGE OLIVER HUNTINGTON JAMES RANDOLPH PATRICK HARRISON - No Side Sun Room SARAH DUNMORE NO/SIDE SUN ROOM THOMAS GOODWIN WILLIAM DEAVEN

J:\50001\Emerson\Projects\02-148\114,115,120-122 & 155-160.dwg, 08/20/02, 03:19:28 PM



NO.	REVISION	DATE
4	REV. MORN. RM. & ADD DORCHESTER HSE. TIP. W/WRAP PORCH	4/23/02
3	Add Sunroom & Areaway to Dorchester	3/19/02
2	CHANGE STREET ADDRESS FOR LOT 115	9/5/02
1	Rev. Dorchester hse. typical	12/17/02



ENGINEER'S CERTIFICATE
 I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
 Signature of Engineer: *Earl D. Collins* Date: 8-13-02
BUILDER/DEVELOPER'S CERTIFICATE
 I/We certify that all development and construction will be done according to this plan, for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
 Signature of Developer: *Robert Corbett* Date: 8-13-02

Reviewed for HOWARD SCD and meets Technical Requirements.
 Signature: *John Myers* Date: 8/27/02
 Signature: *John R. Kauter* Date: 8/27/02
OWNER
 THE HOWARD RESEARCH & DEVELOPMENT CORP.
 10275 LITTLE PATUMENT PARKWAY
 COLUMBIA, MARYLAND 21044
 410-992-6000
BUILDER/DEVELOPER
 WILLIAMSBURG GROUP, LLC
 5485 HARRISS FARM ROAD
 COLUMBIA, MARYLAND 21044
 410-997-8800

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: *Cindy Hamilton* Date: 9/4/02
 Chief, Division of Land Development
 Signature: *Michael Williams* Date: 8/21/02
 Chief, Development Engineering Division
 Signature: *Paul Smith* Date: 9/6/02
 Director - Department of Planning and Zoning

PROJECT	SECTION	LOTS NO.
EMERSON	2/1B	54-59,114,115,120-122 & 155-160

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
15205	15206	15207	8 & 9	PEC-MXD-3	47

WATER CODE	SEWER CODE
E-15	7640000

TITLE SHEET
 SINGLE FAMILY DETACHED
EMERSON
 SECTION 2 PHASE 1B
 LOTS 54-59,114,115,120-122 & 155-160
 TAX MAP No: 47 PARCEL: 3 & 037 GRID 8
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: JUNE, 2002
 SHEET 1 OF 5

SDP 02-148

20.0 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

DEFINITION

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

PURPOSE

Vegetative stabilization specifications are used to promote the establishment of vegetation on exposed soil.

CONDITIONS WHERE PRACTICE APPLIES

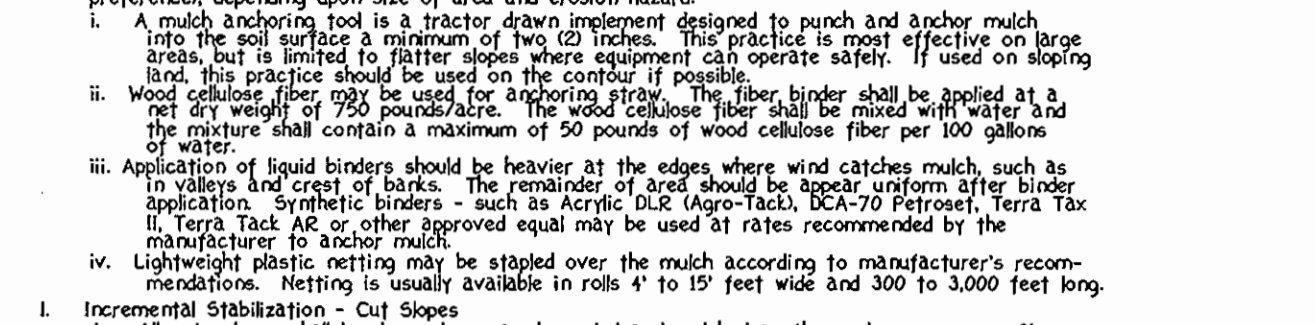
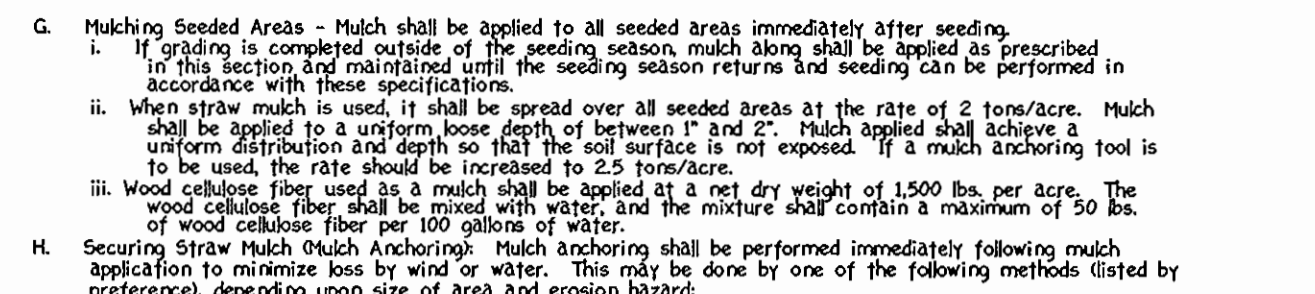
This practice shall be used on exposed areas that are subject to highly erodible or critically eroding areas.

EFFECTS ON WATER QUALITY AND QUANTITY

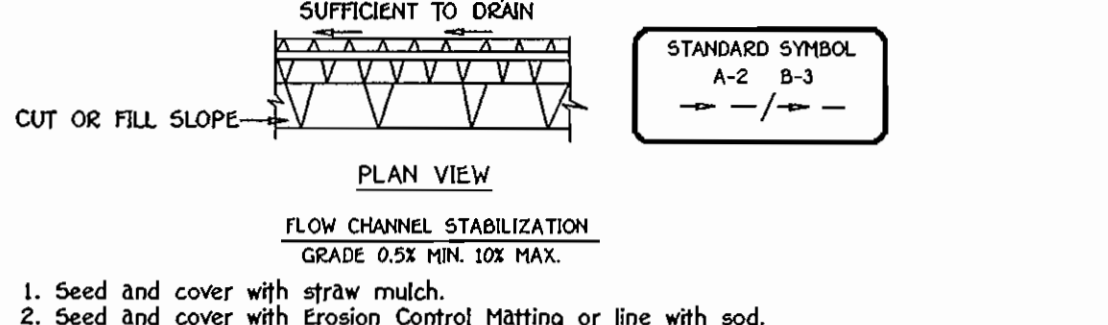
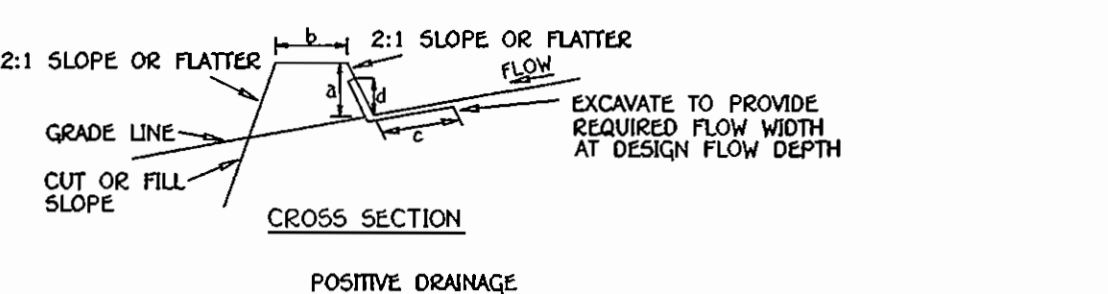
Planting vegetation in disturbed areas will have an effect on the water budget as volumes and rates of runoff.

SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS

- A. Site Preparation
1. Install erosion and sediment control structures (either temporary or permanent) such as diversions, grade stabilization structures, berms, waterways, or sediment control basins.



- 1. Seed and cover with straw mulch.
2. Seed and cover with Erosion Control Matting or line with sod.
3. 4" - 7" stone or recycled concrete equivalent pressed into the soil 7" minimum.



- 1. All temporary earth dikes shall have uninterrupted positive grade to an outlet.

- 1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground.

STANDARDS AND SPECIFICATIONS FOR TOPSOIL

Definition

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

- 1. This practice is limited to areas having 2:1 or flatter slopes where:
a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.

Construction and Material Specifications

- 1. Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications.

- 1. Topsoil shall be a loam, sandy loam, clay loam, silty loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority.

PERMANENT SEEDING NOTES

- 1. Minimum soil conditions required for permanent vegetative establishment:
a. Soil pH shall be between 6.0 and 7.0.

TEMPORARY SEEDING NOTES

- 1. ALL DISTURBED AREAS SHALL BE STABILIZED AS FOLLOWS:
a. SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY GRADING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING.

EARTH DIKE

Table with 2 columns: DIKE A, DIKE B. Rows: a-DIKE HEIGHT 18", b-DIKE WIDTH 2' 30", c-FLOW WIDTH 4', d-FLOW DEPTH 12".

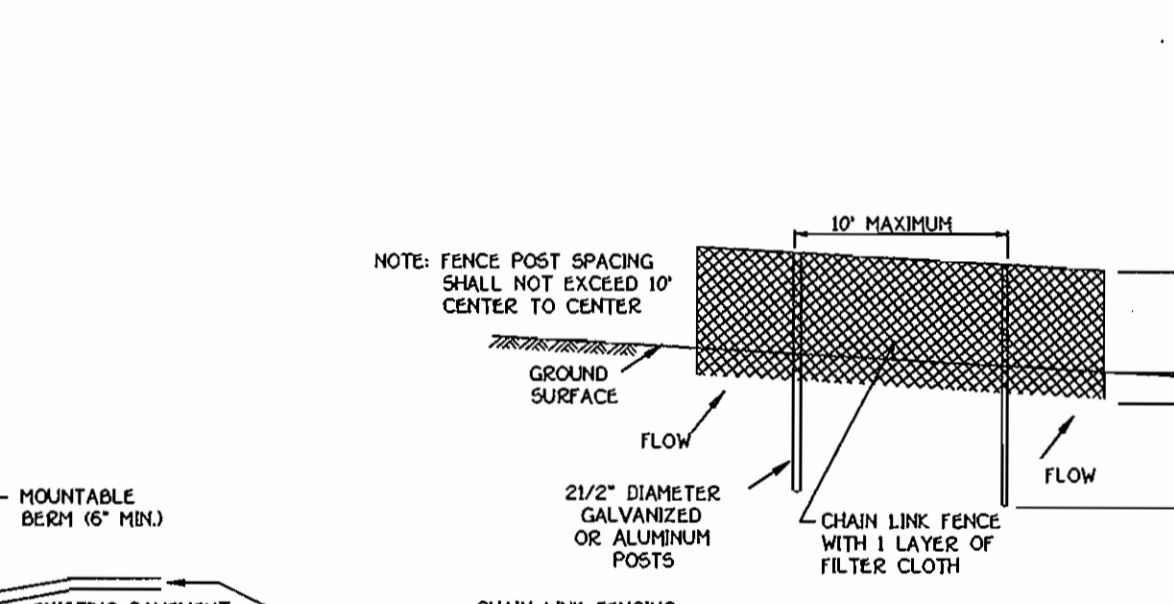
SILT FENCE



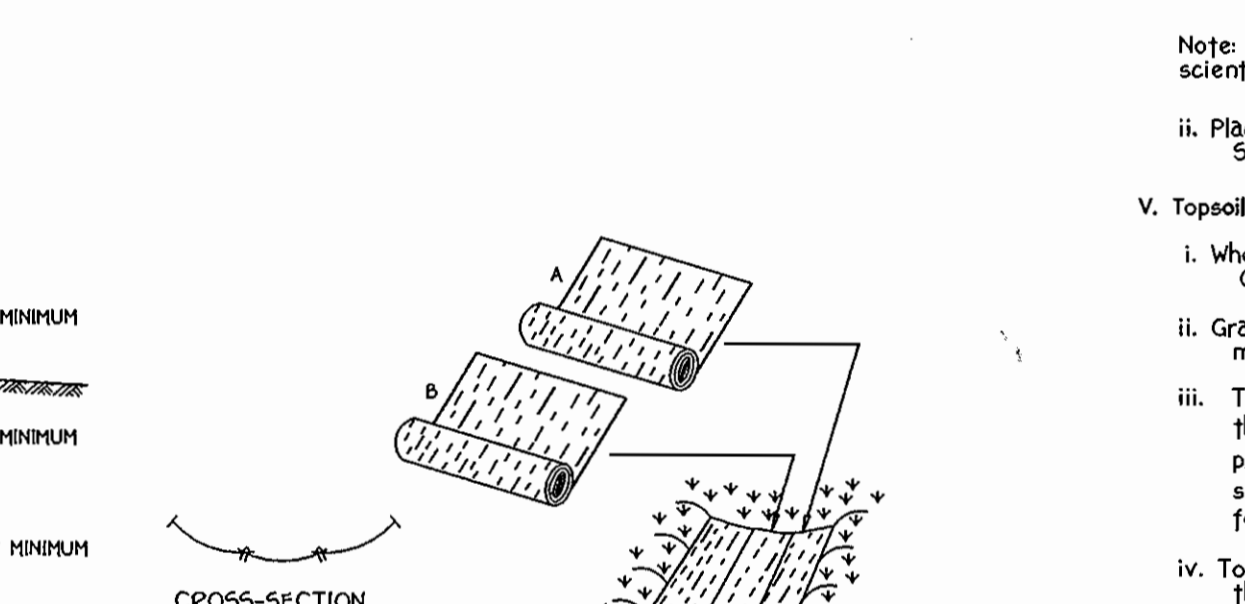
SEDIMENT CONTROL NOTES

- 1. 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 (33-1055).

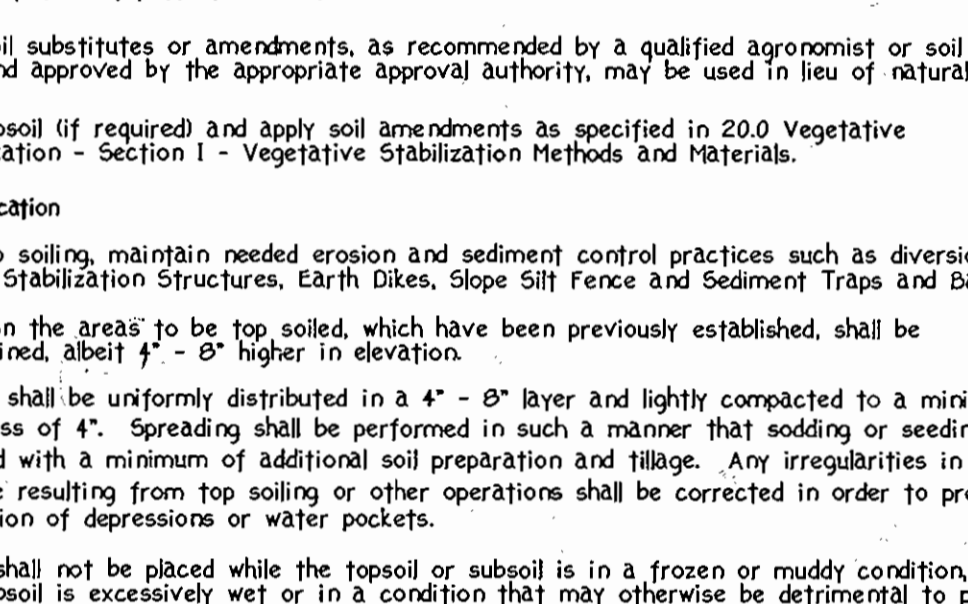
STABILIZED CONSTRUCTION ENTRANCE



SUPER SILT FENCE



EROSION CONTROL MATTING



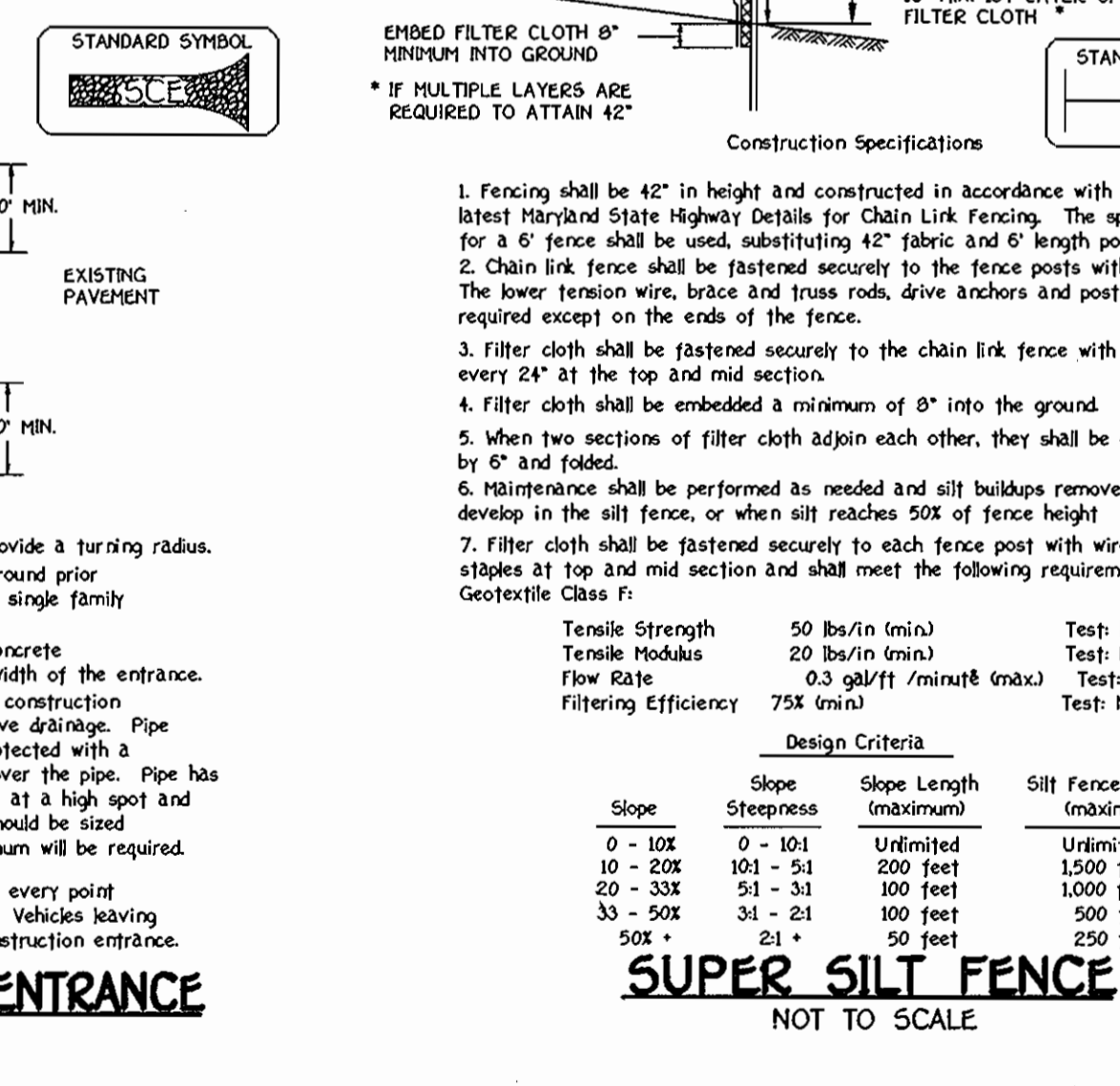
SEQUENCE OF CONSTRUCTION

Table with 2 columns: Activity, Days. Activities include Obtain Grading Permit (7 days), Install Sediment and Erosion Control Devices (7 days), Clear and Grub to Limits of Disturbance (4 days), etc.

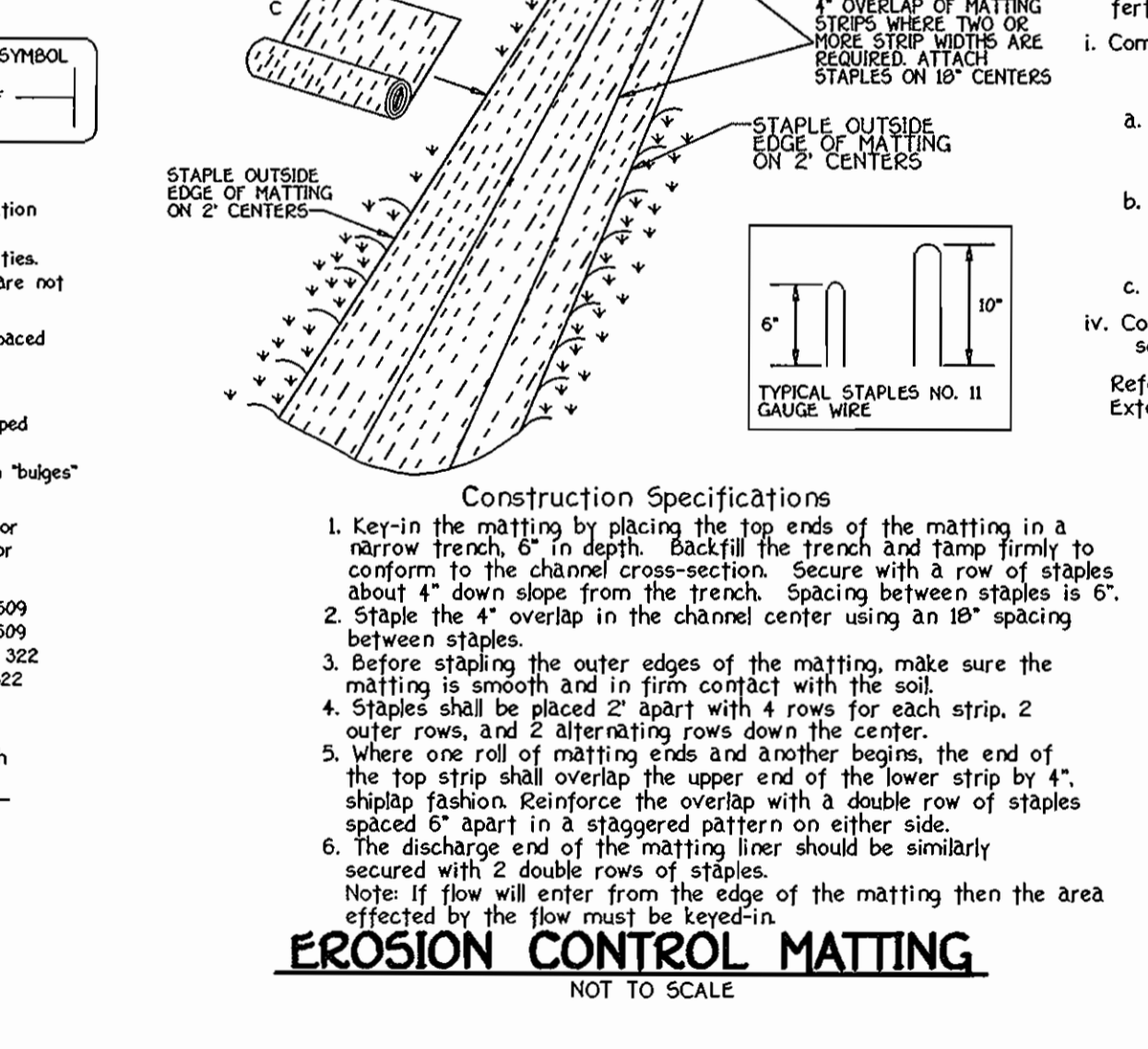
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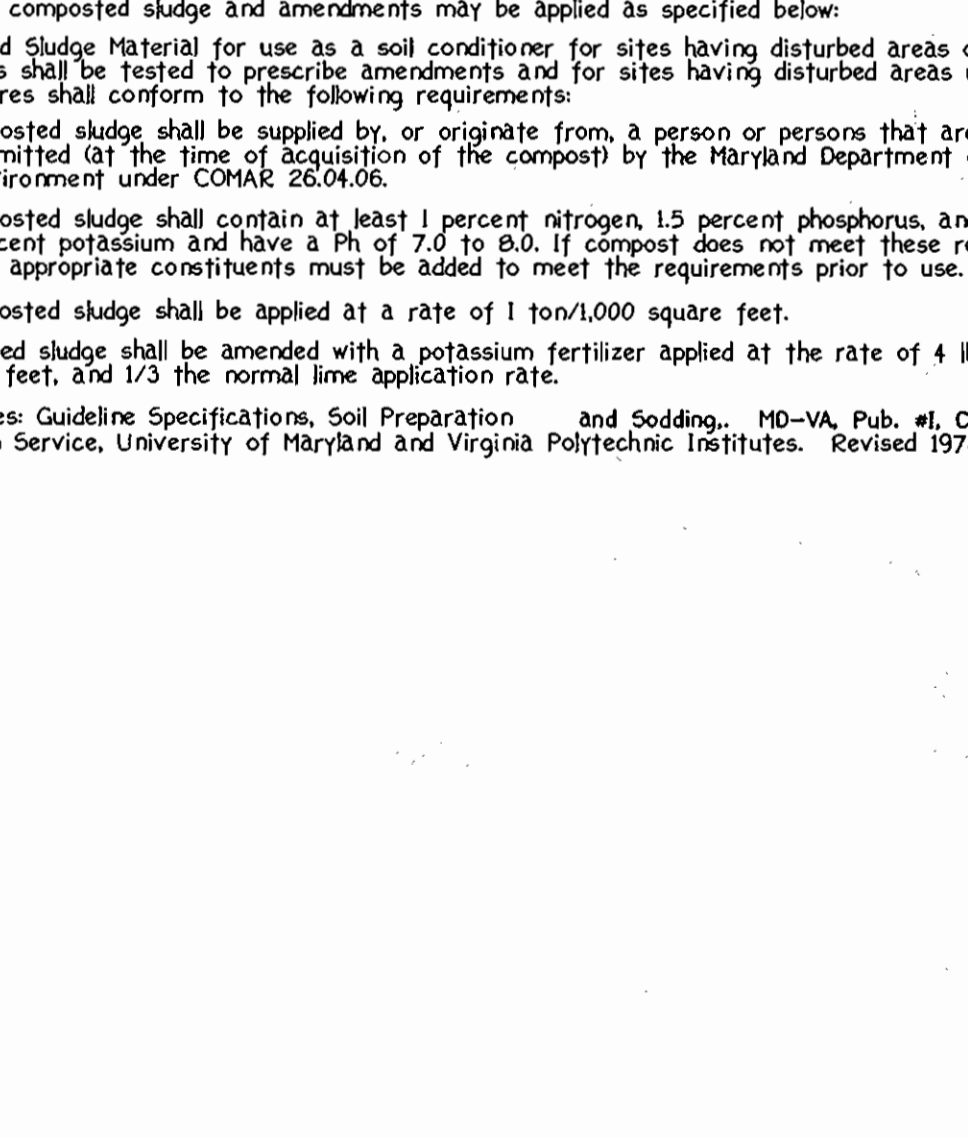
STABILIZED CONSTRUCTION ENTRANCE



SUPER SILT FENCE



EROSION CONTROL MATTING



FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS. Includes address, phone, and logo.

ENGINEER'S CERTIFICATE and BUILDER/DEVELOPER'S CERTIFICATE. Includes signatures and dates for Earl D. Collins and Robert Corbett.

OWNER and BUILDER/DEVELOPER information. Owner: THE HOWARD RESEARCH & DEVELOPMENT CORP. Builder/Developer: WILLIAMSBURG GROUP, LLC.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING. Includes signatures and dates for approval.

SEDIMENT, EROSION CONTROL NOTES & DETAILS. SINGLE FAMILY DETACHED EMERSON SECTION 2 PHASE 1B. Includes lot numbers and tax map information.