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FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CORTLAND SQUARE OFFICE PARK - 19272 MALTHOUSE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2899

NO.	REVISION	DATE
1	Rev. hse. & grd. lot 138	3-20-03



ENGINEER'S CERTIFICATE
 "I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."
 Signature of Engineer: *Charles J. Crovo, Sr.* Date: 11/11/02
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: *Dana Borg* Date: 10/16/02

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
 DOUGLAS HOMES
 P.O. BOX 629
 ELLICOTT CITY, MARYLAND 21041
 410-750-0522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Cindy Krametz 10/11/02
 Chief, Division of Land Development
David B. Burt 11/15/02
 Chief, Development Engineering Division MK
 Director, Department of Planning and Zoning

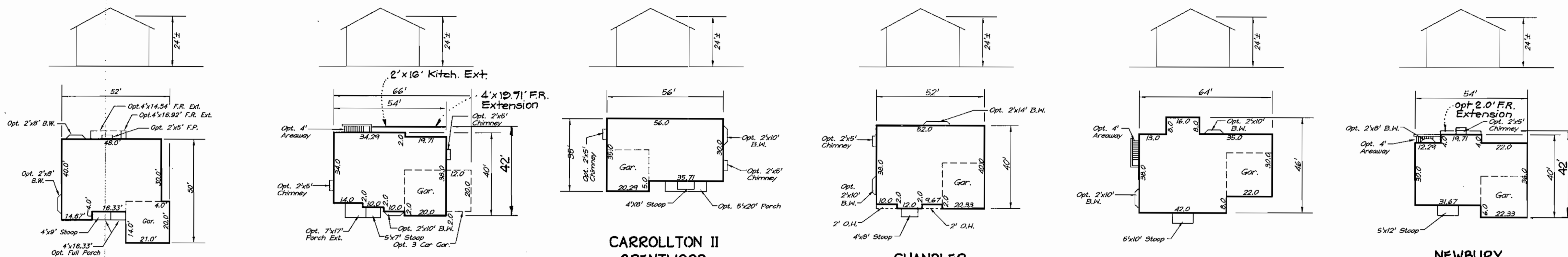
PROJECT	SECTION	LOTS NO.
EMERSON	2/1B	1-4,65,66,89-94,118,119,134,135 & 138-140

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
15205 15206 15207	8 & 9	PEC-MXD-3	47	6	6068.02

WATER CODE	SEWER CODE
E-15	7640000

SITE DEVELOPMENT PLAN
SINGLE FAMILY DETACHED
EMERSON
 SECTION 2 PHASE 1B
 LOTS 1-4,65,66,89,-94,118,119,134,135 & 138-140
 TAX MAP No: 47 PARCEL: 3 & 837 GRID 8
 SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: OCTOBER, 2002
 SHEET 5 OF 9

SOP 03-17



BRADFORD
2338.69 SF = 5506.70 SF
0.4 Min. Lot Size w/all Options

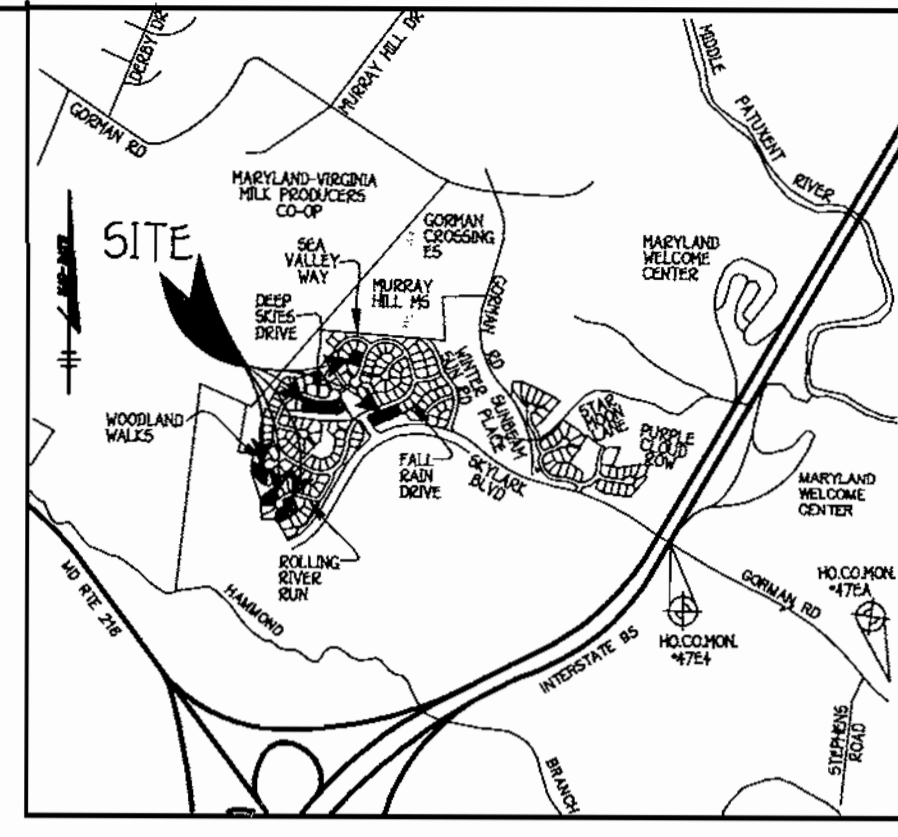
CARROLLTON I
2,242.32 5,005.08 SF
0.4 Min. Lot Size w/all Options

CARROLLTON II
1917.45 SF = 4793.63 SF
0.4 Min. Lot Size w/all Options

CHANDLER
2186.00 SF = 5415.00 SF
0.4 Min. Lot Size w/all Options

GREENBRIAR
2487.90 SF = 6169.75 SF
0.4 Min. Lot Size w/all Options

NEWBURY
1934.36 = 4836.90 SF
0.4 Min. Lot Size w/all Options



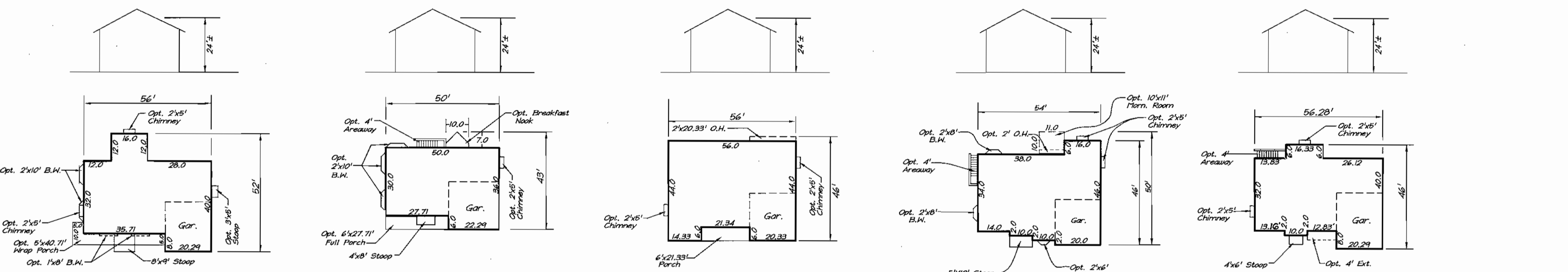
VICINITY MAP
SCALE: 1" = 200'

BENCH MARKS
T.P. 47EA ELEV. 315.39
N. 535,063.639
E. 1,357,284.010
LOC. NEAR THE INTERSECTION
OF GORMAN RD. & STEVENS ROAD.

T.P. 47EA ELEV. 339.00
N. 535,046.149
E. 1,355,431.223
LOC. NEAR 1995 BRIDGE
ALONG GORMAN ROAD

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: 4,442 ACRES
- TOTAL NUMBER OF LOTS SUBMITTED: 19 SFD
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410)333-1060 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, 5-99-12, PB-359, 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 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 47EA N 535046.153 E 1355431.224
HOWARD COUNTY MONUMENT 47EA N 535063.639 E 1357284.010
- 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.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISION OF SECTION 16124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL AND DEVELOPMENT CRITERIA APPROVED BY THE PLANNING BOARD 7-1-99 PER CASE NO. PB-339 REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$28,500.00 FOR 95 TREES.
- 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 1-4, 65, 66, 89-94, 118, 119, 134, 135 & 138-140 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 \$15,000.00 LOT SURETY SHALL BE POSTED AS PART OF THE BUILDER'S GRADING PERMIT TO COVER THE INSTALLATION OF THE FIVE (5) INTERNAL LANDSCAPING TREES REQUIRED FOR EACH OF THESE LOTS.
- THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16120 OF THE HOWARD COUNTY CODE FOR "BEST" CONSERVATION BY RETAINING 16.77 ACRES AND REFORESTING 5.03 ACRES AS PART OF THE OVERALL DEVELOPMENT OF EMERSON, SECTION 2. THE EXCESS 4.5 ACRES OF REFORESTATION MAY BE USED TOWARD MEETING THE OBLIGATIONS OF FUTURE PHASES OF EMERSON, SECTION 2, F-01-137.
- STORMWATER MANAGEMENT (SWM) IS BEING TREATED ON THIS SITE BY SWM POND AND SWM CREDITS IN ACCORDANCE WITH THE 2000 MARYLAND DEPARTMENT OF THE REGULATIONS. THERE ARE TWO WET PONDS DESIGNED FOR THIS PORTION OF THE PROJECT, EACH OF WHICH ADDRESSES WATER QUANTITY AND QUALITY REQUIREMENTS. THE WET VOLUMES REPRESENTING QUALITY. THESE PONDS ARE TO BE PUBLICLY MAINTAINED BY HOWARD COUNTY, MARYLAND. WATER QUANTITY, QUALITY AND RECHARGE VOLUMES ARE ADDRESSED BY SWM CREDITS THAT TREAT RUNOFF NON-STRUCTURALLY. THESE CREDITS INCLUDE NATURAL AREA PRESERVATION AREAS, DISCONNECTION OF ROOFING RUNOFF, SHEET FLOW TO BUFFER AREAS AND GRASS SWALES. SWM POND IV IS A RETROFIT OF AN EXISTING POND (BELONGING TO EASTERN MIDDLE SCHOOL) AND WILL ADDRESS SWM QUANTITY AND QUALITY. THE LATTER IN THE FORM OF EXTENDED DETENTION.
- 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 OR SIMILAR MINOR STRUCTURE.
- AS A CONSEQUENCE OF THIS SUBMISSION, ON JULY 8, 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 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 NEW DWELLING AND TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
A) WIDTH: 12' 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 RADIIUS.
D) STRUCTURES (BRIDGES/CULVERTS) CAPABLE OF SUPPORTING 25 GROSS TONS (H2S-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.
- THE OWNER/BUILDERS SHALL BE ADVISED THAT FIREPLACE CHIMNEYS AND BAY WINDOWS NOT MORE THAN 10 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET DEEP INTO ANY REQUIRED YARD BY ACCORDANCE WITH SECTION 12B OF THE ZONING REGULATIONS.



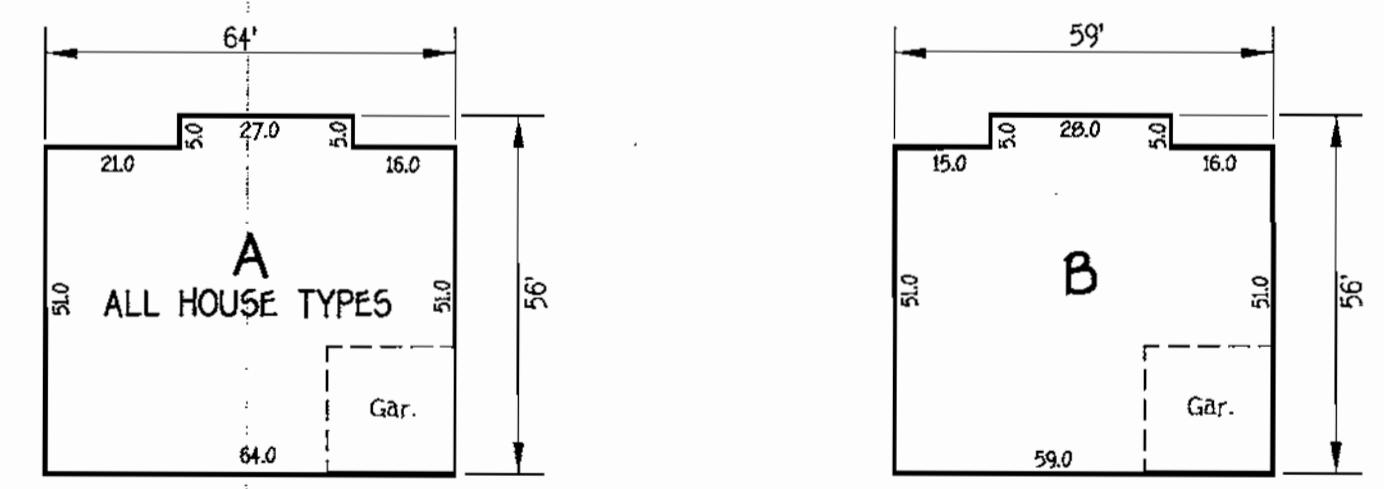
PINEHURST
2456.87 SF = 6142.18 SF
0.4 Min. Lot Size w/all Options

PLYMOUTH
1909.00 SF = 4772.50 SF
0.4 Min. Lot Size w/all Options

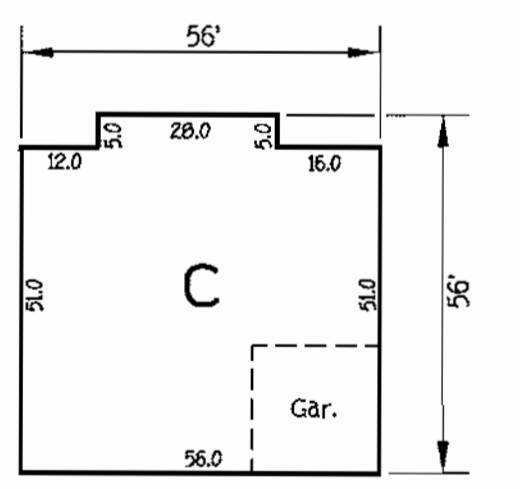
STERLING
2504.88 SF = 6261.65 SF
0.4 Min. Lot Size w/all Options

WARWICK
2292.00 SF = 5730.00 SF
0.4 Min. Lot Size w/all Options

WESTCHESTER
2204.66 SF = 5511.65 SF
0.4 Min. Lot Size w/all Options



BRADFORD
CARROLLTON I
CARROLLTON II / BRENTWOOD
CHANDLER
PLYMOUTH
PINEHURST
NEWBURY
STERLING
WARWICK
WESTCHESTER



BRADFORD
CARROLLTON I
CARROLLTON II / BRENTWOOD
CHANDLER
PLYMOUTH
PINEHURST
NEWBURY
STERLING
WARWICK
WESTCHESTER

INDEX CHART	
SHEET	TITLE SHEET, HOUSE TYPES, TEMPLATES
SHEET 1	TITLE SHEET, HOUSE TYPES, TEMPLATES
SHEET 2	SITE DEVELOPMENT PLAN LOTS 1-4 & LANDSCAPE NOTES & DETAILS
SHEET 3	SITE DEVELOPMENT & SEDIMENT/EROSION CONTROL PLAN LOTS 65 & 66
SHEET 4	SITE DEVELOPMENT PLAN LOTS 89-94
SHEET 5	SITE DEVELOPMENT PLAN LOTS 118,119,134,135 & 138-140
SHEET 6	SEDIMENT/EROSION CONTROL PLAN LOTS 1-4
SHEET 7	SEDIMENT/EROSION CONTROL PLAN LOTS 89-94
SHEET 8	SEDIMENT/EROSION CONTROL PLAN LOTS 118,119,134,135 & 138-140
SHEET 9	SEDIMENT/EROSION CONTROL NOTES AND DETAILS

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
1	10000 FALL RAIN DRIVE
2	10004 FALL RAIN DRIVE
3	10008 FALL RAIN DRIVE
4	10012 FALL RAIN DRIVE
65	10068 SEA VALLEY WAY
66	10064 SEA VALLEY WAY
89	10178 DEEP SKIES DRIVE
90	10182 DEEP SKIES DRIVE
91	10186 DEEP SKIES DRIVE
92	10190 DEEP SKIES DRIVE
93	10194 DEEP SKIES DRIVE
94	10198 DEEP SKIES DRIVE
118	10012 WOODLAND WALKS
119	10013 WOODLAND WALKS
134	10036 ROLLING RIVER RUN
135	10036 ROLLING RIVER RUN
138	10031 ROLLING RIVER RUN
139	10027 ROLLING RIVER RUN
140	10023 ROLLING RIVER RUN

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
-362.5	SPOT ELEVATION
-5'	SILT FENCE
-55'	SUPER SILT FENCE
WALK	PROPOSED WALKOUT
ERM	EROSION CONTROL MATTING
ET	EXISTING TREE LINE
L.O.D.	LIMIT OF DISTURBANCE
○	EXISTING STREET TREE TAKEN FROM F-01-137

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL FREE
ELICOTT CITY, MARYLAND 21042
(410) 481-2955



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

Signature of Engineer: *Charles J. Crovo, Sr.* Date: 10/14/02
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Signature of Developer: *Dana Borg* Date: 10/14/02

Reviewed for HOWARD COUNTY and meets Technical Requirements.
Jim Maguire 10/25/02
U.S.E.P. Natural Resources Conservation Service
This development plan is approved for sediment and erosion control by the HOWARD SOIL CONSERVATION DISTRICT.
Jim R. Robinson 10/25/02
Howard SCD

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

BUILDER
DOUGLAS HOMES
P.O. BOX 628
ELICOTT CITY, MARYLAND 21041
410-750-0522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Cynthia Stamat 11/1/02
Chief, Division of Land Development
John R. Hatt 11/1/02
Director, Department of Planning and Zoning

PROJECT: EMERSON SECTION: 2/18 LOTS NO.: 1-4,65,66,89-94,118,119,134,135 & 138-140

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
15209	8 & 9	PEC-MXD-3	47	6	6068.02
15207					
WATER CODE	SEWER CODE				
E-15	7640000				

SITE DEVELOPMENT PLAN
SINGLE FAMILY DETACHED
EMERSON
SECTION 2 PHASE 1B
LOTS 1-4,65,66,89-94,118,119,134,135 & 138-140
TAX MAP NO: 47 PARCEL: 3 & 837 GRID 8
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: OCTOBER, 2002
SHEET 1 OF 9

SDP 03-17

**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 1-4 65,66,69-94, 118,119,134, 135 & 138-140	NON-WOODED	5 TREES PER LOT	N/A	N/A	0	0	95	0
TOTAL TREES							95	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 \$28,500.00

- SURETY FOR LOTS 1-4, 65, 66, 69-94, 118, 119, 134, 135 & 138-140 \$15,000.00 PER LOT. FIGURED ON A PER LOT BASIS. CREDIT GIVEN FOR LANDSCAPE BUFFER WHERE APPLICABLE. STREET TREES ARE NOT INCLUDED IN MODIFIED SCHEDULE C LANDSCAPE CALCULATIONS.
- TYPE 'B' BUFFER OR PERMETER LANDSCAPE BUFFER WILL BE CREDITED TOWARDS THE LANDSCAPE REQUIREMENTS.
- LANDSCAPE CAN NOT BE PLANTED IN ANY PUBLIC EASEMENTS.
- FINAL PLANTING TYPE AND LOCATION IS SUBJECT TO APPROVAL BY THE ARCHITECTURAL REVIEW 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, 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.
- SIZES OF PLANT MATERIALS MUST CONFORM TO THE REQUIREMENTS OF THE LANDSCAPE MANUAL, CHAPTER IV AND APPENDIX C.

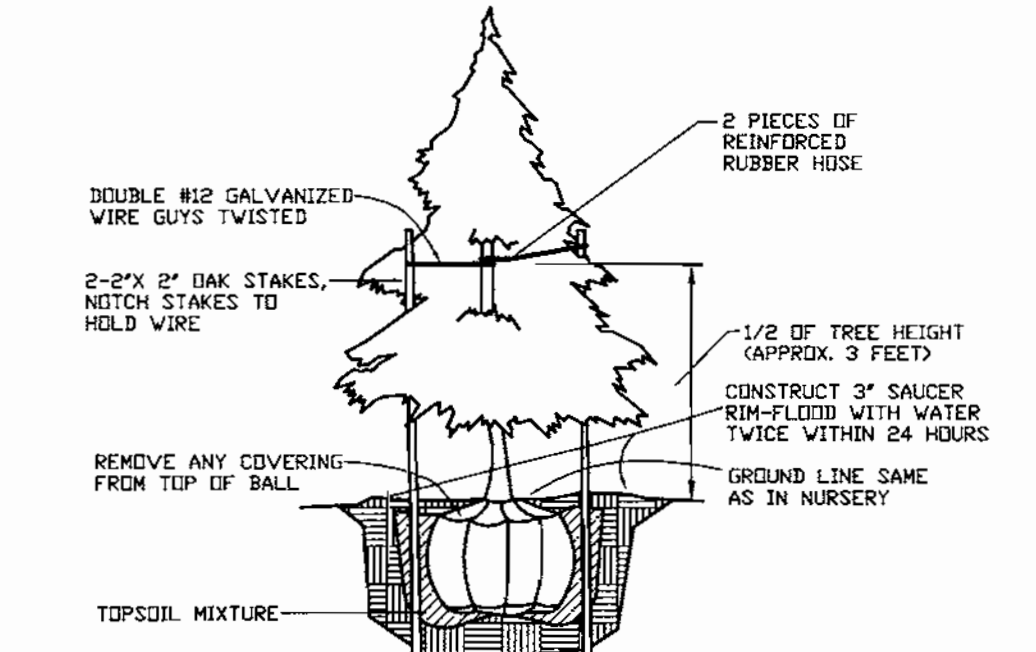
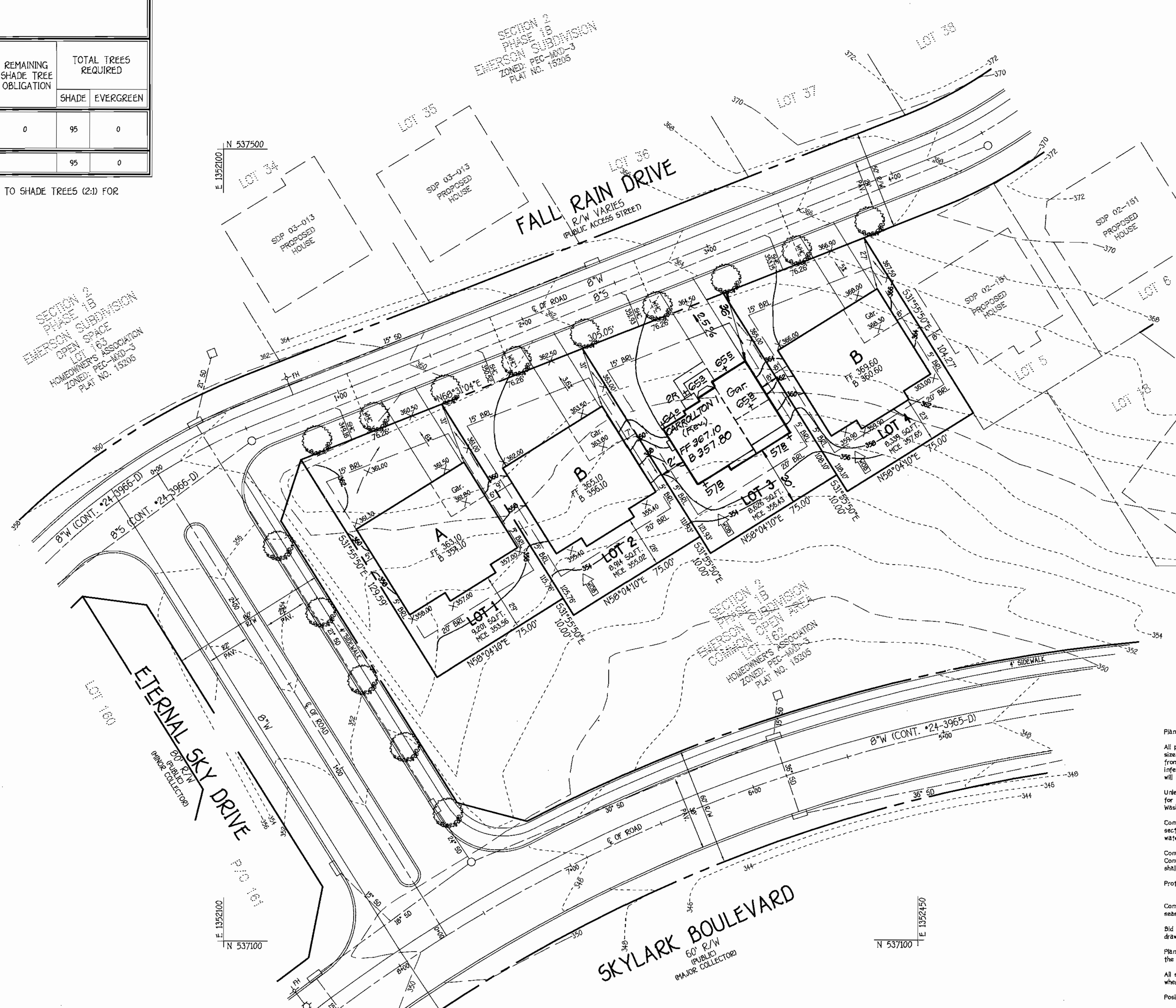
**KEY PROPERTY DEVELOPMENT CRITERIA, APPROVED 7/1/99
SECTION VII RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING**

THE QUANTITY AND GENERAL LOCATION OF TREES REQUIRED FOR INTERNAL LANDSCAPING ARE DETERMINED BY CRITERIA APPLIED BY THE ARCHITECTURAL COMMITTEE. THE COMMITTEE WILL CLASSIFY, DURING ARCHITECTURAL REVIEW, ALL LOTS AND PARCELS AS D NON-WOODED, 2 SEMI-WOODED, 3 WOODED. SUCH CLASSIFICATION SHALL TAKE INTO ACCOUNT THE EXISTING TREE COVER AND THE POTENTIAL FOR SAVING TREES IN CONNECTION WITH GRADING AND SITING. THIS CRITERIA ALSO CONSIDER THE SIZE OF THE LOT, AMOUNT OF EXISTING VEGETATION AND THE TYPE AND 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.

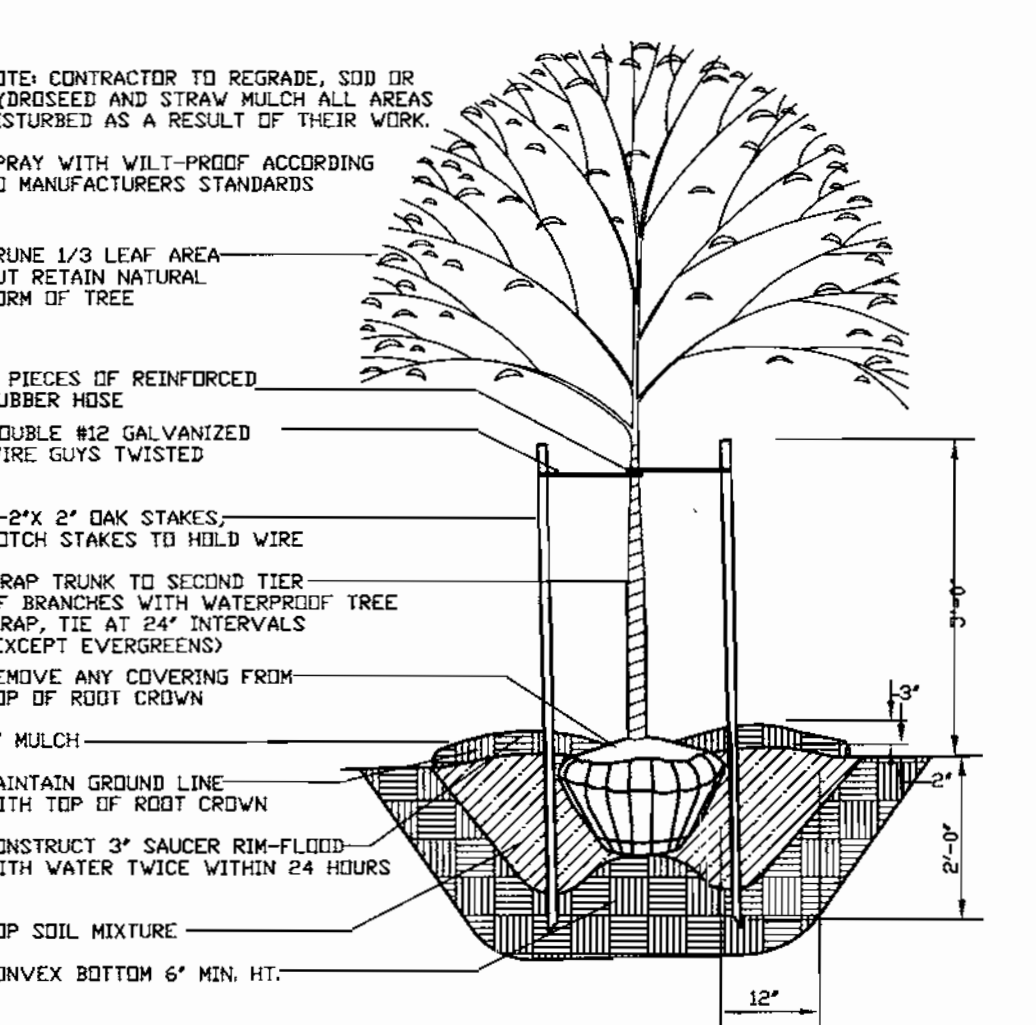
SHADE TREE REQUIREMENTS

TYPE OF UNIT AND LOT SIZE	MINIMUM NUMBER OF SHADE TREES REQUIRED		
	NON WOODED	SEMI WOODED	WOODED
MEDIUM RESIDENTIAL LOT (7,000-13,000 SQUARE FEET) 2-4 D.U./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.



EVERGREEN PLANTING DETAIL
NOT TO SCALE



TREE PLANTING DETAIL
NOT TO SCALE

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 Nurseries (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", thereafter "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 season of completion of site construction.

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 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 plans.

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

Planting mix shall be as follows: Deciduous Plants - Two parts topsoil, one part well-rotted cow or horse manure. Add 3 lbs. of standard fertilizer per cubic yard of planting mix. Evergreen Plants - two parts topsoil, one part humus or other approved organic material. Add 3 lbs. of evergreen (acidic) fertilizer per cubic yard of planting mix. Topsoil shall conform to the Landscape Guidelines.

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

All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fire graded and seeded.

This plan is intended for landscape use only. See other plan sheets for more information on grading, sediment control, layout, etc.

BUILDER/DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT THE REQUIRED LANDSCAPING WILL BE DONE ACCORDING TO THE PLAN, SECTION 1524 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 GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME: Dana D Borg DATE: 10/11/02

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: Charles J. Crovo, SE Date: 10/11/02

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: Dana D Borg DATE: 10/11/02

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service
This development plan is approved for sediment and erosion 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
DOUGLAS HOMES
P.O. BOX 628
ELLICOTT CITY, MARYLAND 21041
410-750-0522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development
Chief, Development Engineering Division
Director - Department of Planning and Zoning

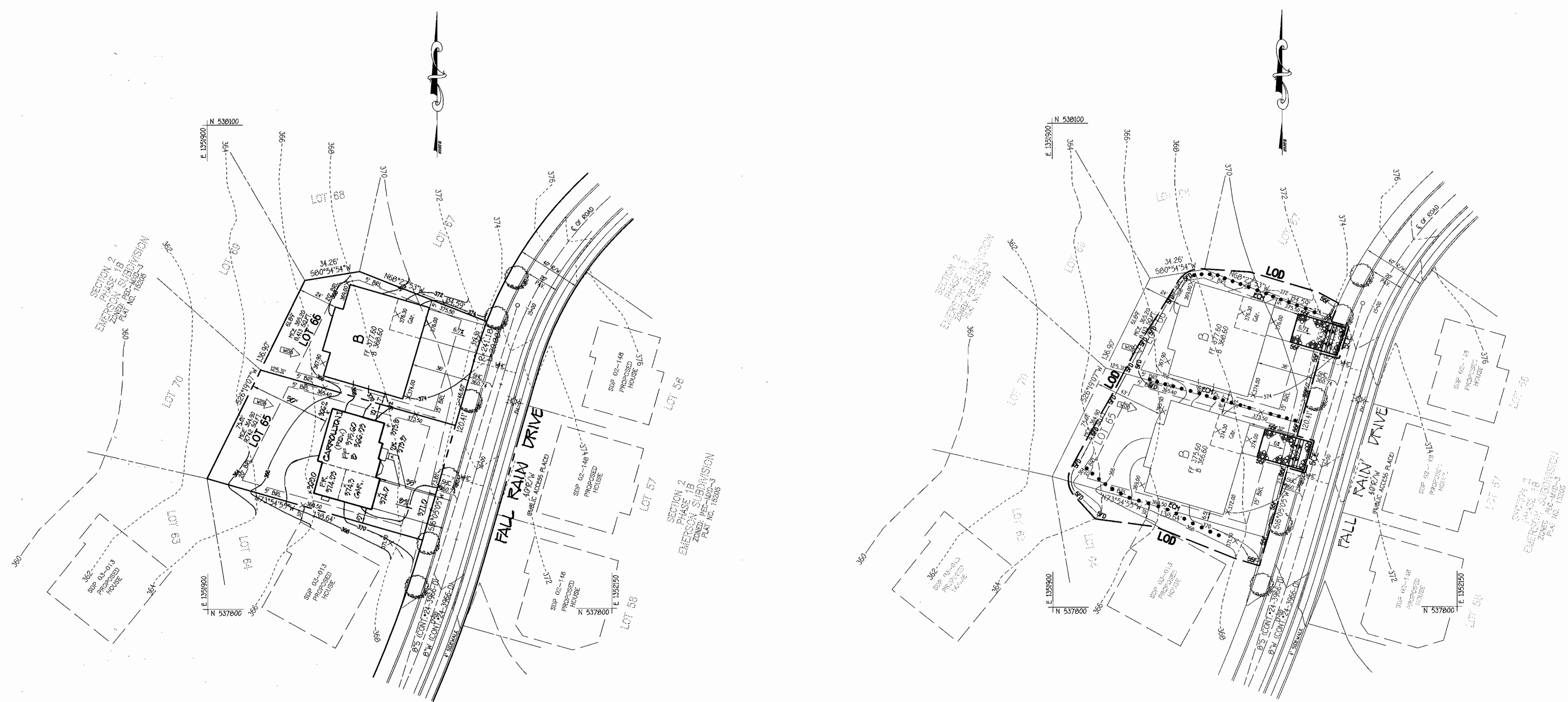
PROJECT	SECTION	LOTS NO.
EMERSON	2/1B	1-4,65,66,69-94,118,119,134,135 & 138-140
PLAT	BLOCK NO.	ZONE
15205	0 & 9	PEC-MXD-3
15206		47
15207		6
WATER CODE	SEWER CODE	CENSUS TR.
E-15	7640000	6068.02

SITE DEVELOPMENT PLAN & LANDSCAPE NOTES & DETAILS

**SINGLE FAMILY DETACHED
EMERSON**
SECTION 2 PHASE 1B
LOTS 1-4,65,66,69,-94,118,119,134,135 & 138-140
TAX MAP NO: 47 PARCEL: 3 & 037 GRID B
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: OCTOBER, 2002
SHEET 2 OF 9

SDP 03-17

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11/15/01 Emerson Section 2 Phase 1B SDP 03-17 (2) 11/15/01 Emerson Section 2 Phase 1B SDP 03-17 (2) 11/15/01

<p>FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE ELICOTT CITY, MARYLAND 21042 410.468.3992</p>			

ENGINEER'S CERTIFICATE

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

Signature of Engineer: *Charles J. Crovo, Sr.* Date: 10/11/02
 CHARLES J. CROVO, SR.
DEVELOPER'S CERTIFICATE

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

Signature of Developer: *Dana Borg* Date: 10/11/02
 DANA BORG
OWNER

Reviewed for HO 1820-SCD and meets Technical Requirements.

John R. Rotstein Date: 10/25/02
 JOHN R. ROTSTEIN
 SOIL CONSERVATION DISTRICT
 HOWARD COUNTY

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

BUILDER/DEVELOPER
 DOUGLAS HOMES
 P.O. BOX 628
 ELLICOTT CITY, MARYLAND 21041
 410-750-0522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: *Carol Hannah* Date: 10/11/02
 CAROL HANNAH
 Chief, Division of Land Development

Signature: *John R. Rotstein* Date: 10/11/02
 JOHN R. ROTSTEIN
 Chief, Development Engineering Division
 Director, Department of Planning and Zoning

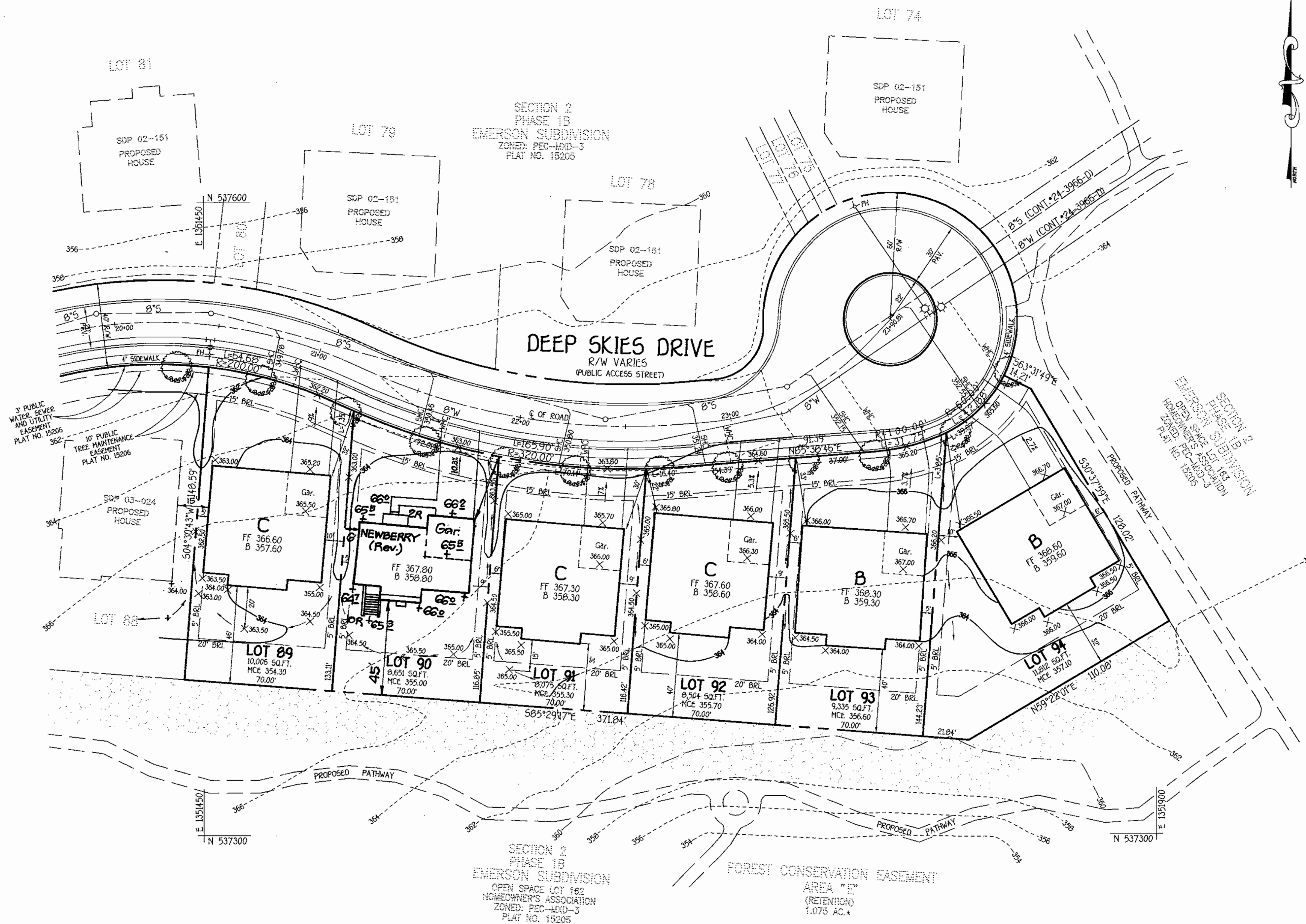
PROJECT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
EMERSON	8 & 9	PEC-MXD-3	47	6	6058,02
FLAT					
15206					
15206					
15207					
WATER CODE	SEWER CODE				
E-15	7640000				

SITE DEVELOPMENT & SEDIMENT/EROSION CONTROL PLAN

SINGLE FAMILY DETACHED
EMERSON
 SECTION 2 PHASE 1B
 LOTS 1-4,65,66,89-94,118,119,134,135 & 138-140

TAX MAP No: 47 PARCEL: 3 & 837 GRID B
 SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: OCTOBER, 2002
 SHEET 3 OF 9

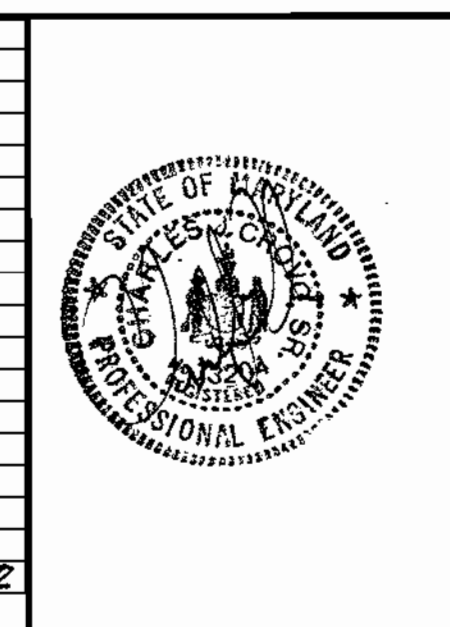
SDP 03-17



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FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 3072 BALTIMORE NATIONAL PKE.
 ELKLOTT CITY, MARYLAND 21042
 410-461-7295

NO.	REVISION	DATE
1	Rev. hse. & grad. lot 90	12-20-02



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: *Charles J. Grovo* Date: 10/1/02
 CHARLES J. GROVO, SR.
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: *Dana Borg* Date: 10/1/02
 DANA BORG

Approved for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service
 Date: *10/1/02*
 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
 DOUGLAS HOMES
 P.O. BOX 625
 ELLICOTT CITY, MARYLAND 21041
 410-750-0522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Planning & Zoning: *Carole R. Smith* Date: 10/1/02
 Chief, Development Engineering Division: *MK* Date: 11/3/02
 Director - Department of Planning and Zoning: _____

PROJECT	SECTION	LOTS NO.
EMERSON	2/1B	1-4,65,66,89-94,118,119,134,135 & 138-140

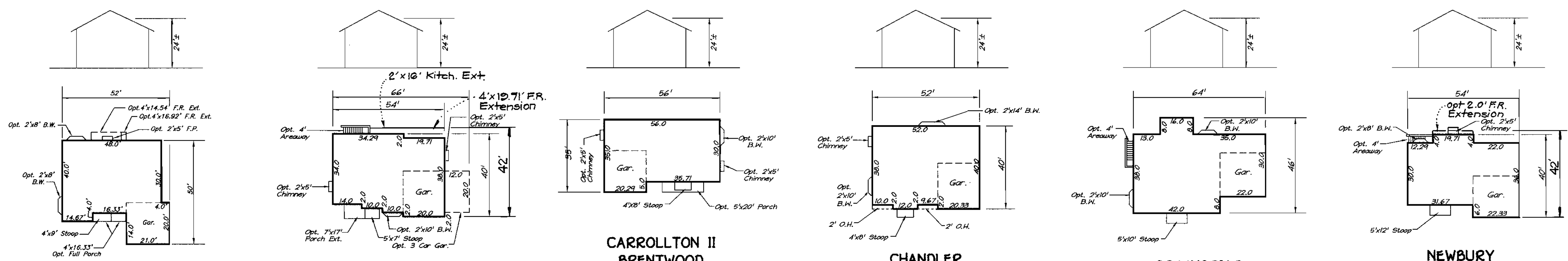
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
15205 15206 15207	B & 9	PEC-MXD-3	47	6	6080.02

WATER CODE	SEWER CODE
E-15	7640000

SITE DEVELOPMENT PLAN

SINGLE FAMILY DETACHED
EMERSON
 SECTION 2 PHASE 1B
 LOTS 1-4,65,66,89-94,118,119,134,135 & 138-140
 TAX MAP No: 47 PARCEL: 3 & 837 GRID B
 SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: OCTOBER, 2002
 SHEET 4 OF 9

SDP 03-17



BRADFORD
2238.68 SF 5596.70 SF
0.4 Min. Lot Size
w/all Options

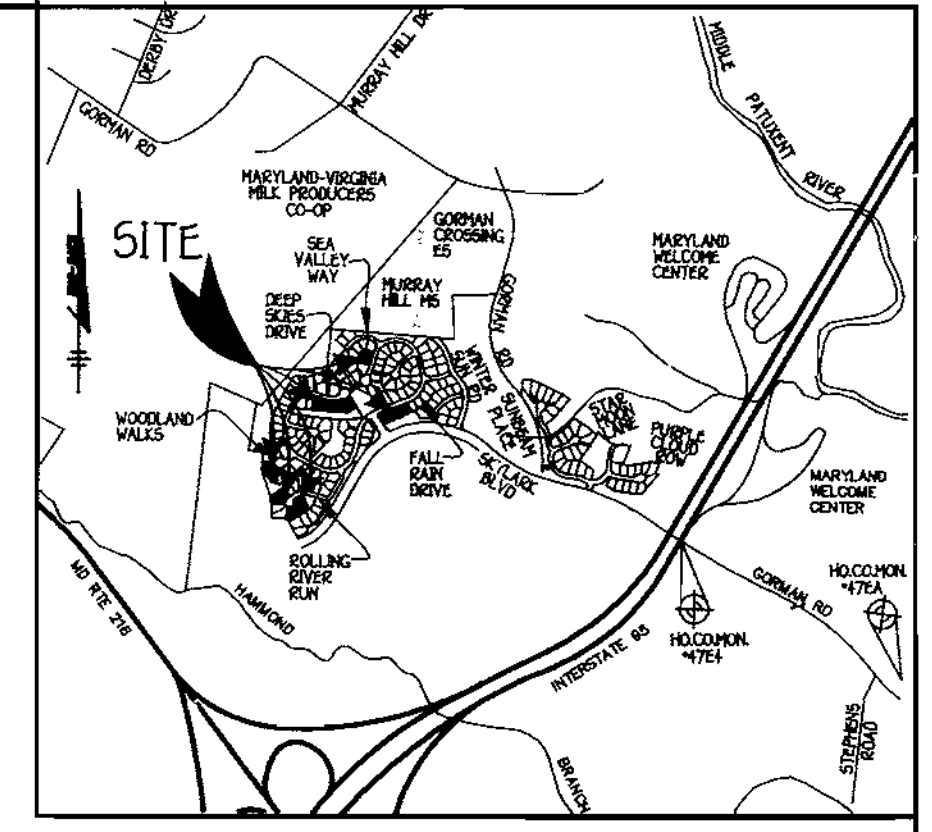
CARROLLTON I
2,242.32 5,605.08 SF
0.4 Min. Lot Size
w/all Options

CARROLLTON II BRENTWOOD
1917.45 SF 4793.63 SF
0.4 Min. Lot Size
w/all Options

CHANDLER
2186.00 SF 5415.00 SF
0.4 Min. Lot Size
w/all Options

GREENBRIAR
2487.90 SF 6189.75 SF
0.4 Min. Lot Size
w/all Options

NEWBURY
1034.36 4836.20 SF
0.4 Min. Lot Size
w/all Options



VICINITY MAP
SCALE: 1" = 200'

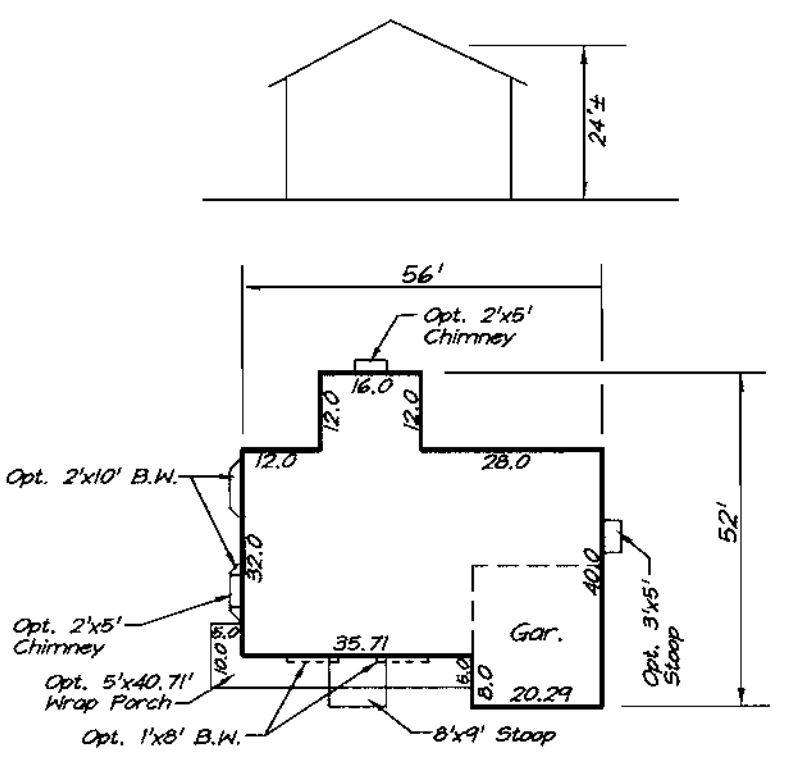
BENCH MARKS

T.P. 47EA ELEV. 315.38
N. 535,063.639
E. 1357,284.010
LOC. NEAR THE INTERSECTION
OF GORMAN RD. & STEVENS ROAD.

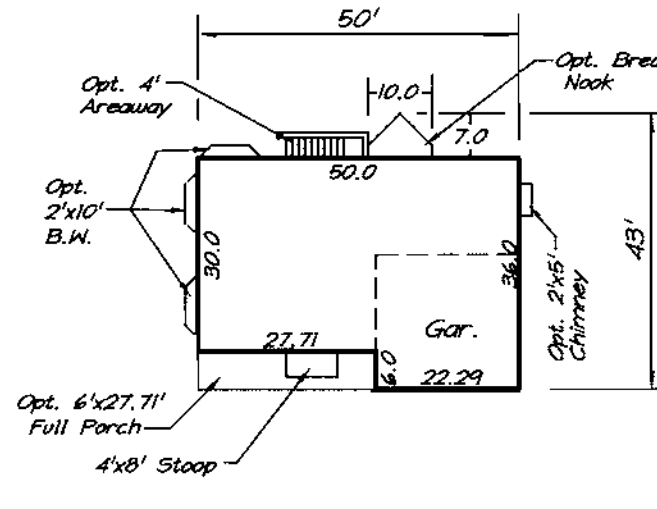
T.P. 47EA ELEV. 339.00
N. 535,846.148
E. 1,355,431.223
LOC. NEAR I-95 BRIDGE
ALONG GORMAN ROAD

GENERAL NOTES

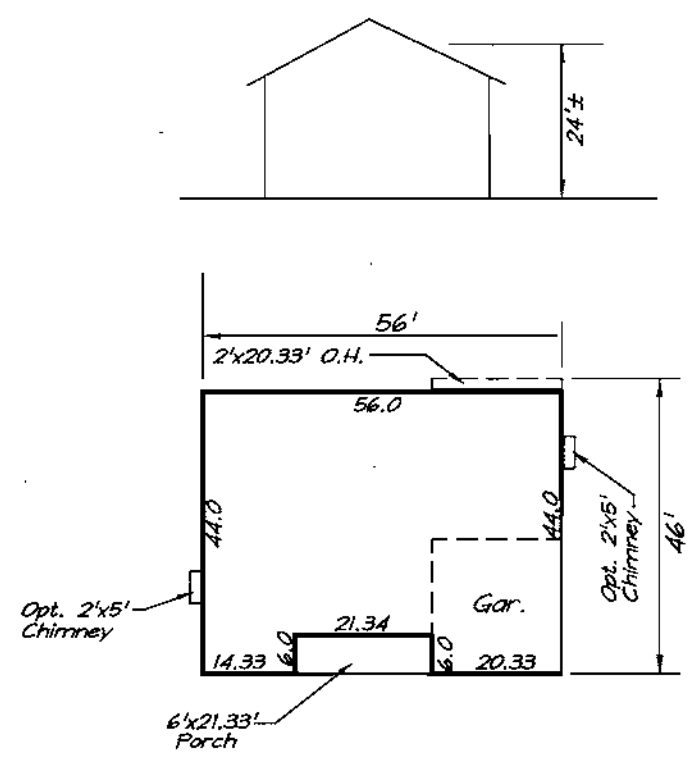
- SUBJECT PROPERTY IS ZONED PEC-MXD-3 AS GRANTED BY THE ZONING BOARD ON 9/3/98 AS CASE NO. ZB-9799A.
- TOTAL AREA OF SITE: 4.4427 ACRES
- TOTAL NUMBER OF LOTS SUBMITTED: 19 SFD
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410)313-1820 AT LEAST (5) FIVE WORKING DAYS PRIOR TO THE START OF WORKMAN.
- 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-9799A, PB-339, 5-99-12, PB-359, P-20-25, WF-01-22, F-01-137, W&S CONT. #24-3968-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 47EA N 535845.153 E 1355431.224
HOWARD COUNTY MONUMENT 47EA N 535063.639 E 1357284.010
- 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.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISION OF SECTION 16124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL AND DEVELOPMENT CRITERIA APPROVED BY THE PLANNING BOARD 7-1-99 PER CASE NO. PB-339 REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$28,500.00 FOR 95 TREES.
- PERMITS 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 1-4, 6, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15 & 130-140 SHALL BE PROVIDED IN ACCORDANCE WITH DEVELOPMENT CRITERIA APPROVED BY THE PLANNING BOARD ON 7/1/99 PER CASE 339 AND SECTION 16124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A \$15,000.00 LOT SURETY SHALL BE POSTED AS PART OF THE BUILDER'S GRADING PERMIT TO COVER THE INSTALLATION OF THE FIVE (5) INTERNAL LANDSCAPING TREES REQUIRED FOR EACH OF THESE LOTS.
- THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16120 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY RETAINING 16.77 ACRES AND REFORESTING 5.03 ACRES AS PART OF THE OVERALL DEVELOPMENT OF EMERSON, SECTION 2. THE EXCESS 4.5 ACRES OF REFORESTATION MAY BE USED TOWARD MEETING THE OBLIGATIONS OF FUTURE PHASES OF EMERSON, SECTION 2, F-01-137.
- STORMWATER MANAGEMENT (SWM) IS BEING TREATED ON THIS SITE BY SWM PONDS AND SWM CREDITS IN ACCORDANCE WITH THE 2000 MARYLAND DEPARTMENT OF THE REGULATIONS. THERE ARE TWO WET PONDS DESIGNED FOR THIS PORTION OF THE PROJECT, EACH OF WHICH ADDRESSES WATER QUANTITY AND QUALITY REQUIREMENTS. THE WET VOLUMES REPRESENTING QUALITY CREDITS ARE TO BE PUBLICLY MAINTAINED BY HOWARD COUNTY, MARYLAND. WATER QUANTITY, QUALITY AND RECHARGE VOLUMES ARE ADDRESSED BY SWM CREDITS THAT TREAT RUNOFF NON-STRUCTURALLY. THESE CREDITS INCLUDE NATURAL AREA PRESERVATION AREAS, DISCONNECTION OF ROOFING RUNOFF, SHEET FLOW TO BUFFER AREAS AND GRASS SWALES. SWM POND IV IS A RETROFIT OF AN EXISTING POND BELONGING TO EASTERN MIDDLE SCHOOL AND WILL ADDRESS SWM QUANTITY AND QUALITY. THE LATTER IN THE FORM OF EXTENDED DETENTION.
- 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 JULY 8, 2002, THIS S.D.P. 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 16' FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS OR ENCLOSURE 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 NEW DWELLING AND TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
A) WIDTH 12' (4' SERVING MORE THAN ONE RESIDENCE)
B) SURFACE (P-1) 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 (HEAVY 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.
- THE OWNER/BUILDERS SHALL BE ADVISED THAT FIREPLACE CHIMNEYS AND BAY WINDOWS NOT MORE THAN 10 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET DEEP INTO ANY REQUIRED YARD IN ACCORDANCE WITH SECTION 12B OF THE ZONING REGULATIONS.



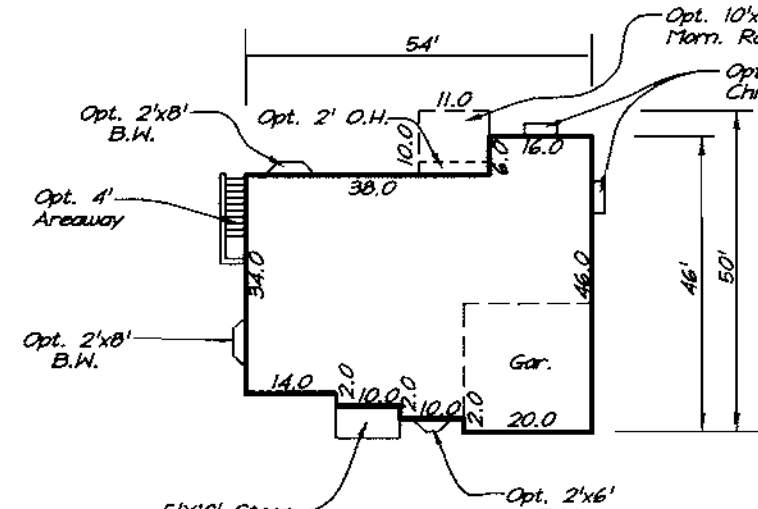
PINEHURST
2458.87 SF 6142.18 SF
0.4 Min. Lot Size
w/all Options



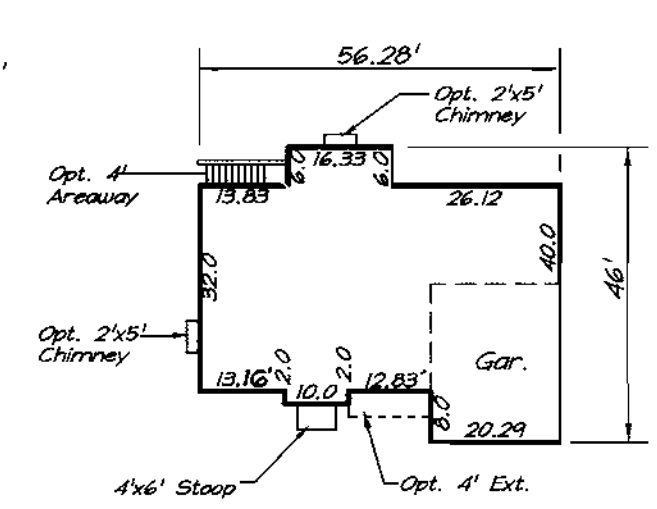
PLYMOUTH
1909.00 SF 4772.50 SF
0.4 Min. Lot Size
w/all Options



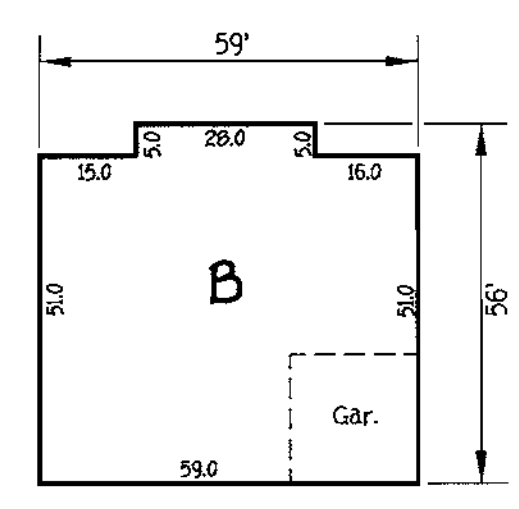
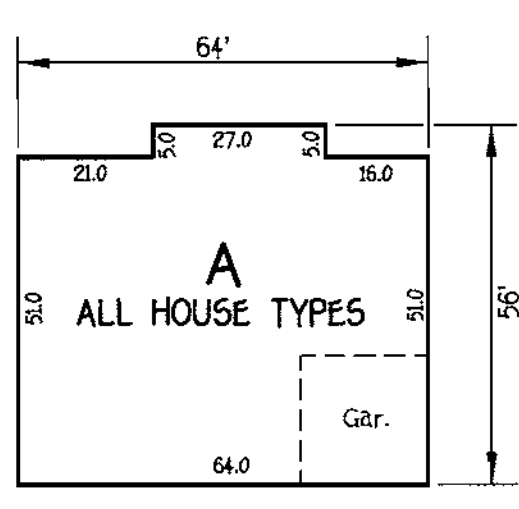
STERLING
2504.68 SF 6218.65 SF
0.4 Min. Lot Size
w/all Options



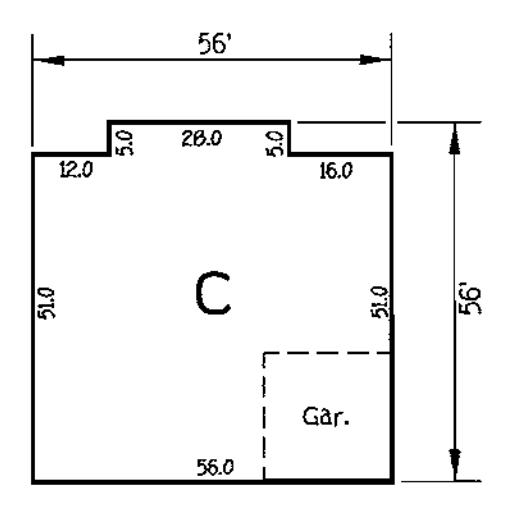
WARWICK
2292.00 SF 5730.00 SF
0.4 Min. Lot Size
w/all Options



WESTCHESTER
2204.66 SF 5511.65 SF
0.4 Min. Lot Size
w/all Options



BRADFORD
CARROLLTON I
CARROLLTON II / BRENTWOOD
CHANDLER
PLYMOUTH
PINEHURST
NEWBURY
STERLING
WARWICK
WESTCHESTER



BRADFORD
CARROLLTON I
CARROLLTON II / BRENTWOOD
CHANDLER
PLYMOUTH
PINEHURST
NEWBURY
STERLING
WARWICK
WESTCHESTER

SHEET	DESCRIPTION
SHEET 1	TITLE SHEET, HOUSE TYPES, TEMPLATES
SHEET 2	SITE DEVELOPMENT PLAN LOTS 1-4 & LANDSCAPE NOTES & DETAILS
SHEET 3	SITE DEVELOPMENT & SEDIMENT/EROSION CONTROL PLAN LOTS 65 & 66
SHEET 4	SITE DEVELOPMENT PLAN LOTS 89-94
SHEET 5	SITE DEVELOPMENT PLAN LOTS 118,119,134,135 & 130-140
SHEET 6	SEDIMENT/EROSION CONTROL PLAN LOTS 1-4
SHEET 7	SEDIMENT/EROSION CONTROL PLAN LOTS 89-94
SHEET 8	SEDIMENT/EROSION CONTROL PLAN LOTS 118,119,134,135 & 130-140
SHEET 9	SEDIMENT/EROSION CONTROL NOTES AND DETAILS

LOT NUMBER	STREET ADDRESS
1	10000 FALL RAIN DRIVE
2	10004 FALL RAIN DRIVE
3	10008 FALL RAIN DRIVE
4	10012 FALL RAIN DRIVE
65	10068 FALL RAIN DRIVE
66	10064 FALL RAIN DRIVE
89	10070 DEEP SKIES DRIVE
90	10082 DEEP SKIES DRIVE
91	10086 DEEP SKIES DRIVE
92	10090 DEEP SKIES DRIVE
93	10094 DEEP SKIES DRIVE
94	10098 DEEP SKIES DRIVE
118	10012 WOODLAND WALKS
119	10013 WOODLAND WALKS
134	10032 ROLLING RIVER RUN
135	10036 ROLLING RIVER RUN
136	10031 ROLLING RIVER RUN
139	10027 ROLLING RIVER RUN
140	10023 ROLLING RIVER RUN

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

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
20 NATIONAL SQUARE, QUETZ PARK - 10275 BALTIMORE NATIONAL PARK
ELICOTT CITY, MARYLAND 21042
(410) 481-2855



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

Signature of Engineer: *Charles J. Crovo, Sr.* Date: 10/11/02

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: *Dana Borg* Date: 10/14/02

Reviewed for HOWARD SCD and meets Technical Requirements.

Signature: *Jim Maguire* Date: 10/25/02
Signature: *Jim K. Johnson* Date: 10/25/02

OWNER/DEVELOPER
THE HOWARD RESEARCH & DEVELOPMENT CORP.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
410-992-8000

BUILDER
DOUGLAS HOMES
P.O. BOX 828
ELICOTT CITY, MARYLAND 21041
410-750-0522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: *Cindy Hamata* Date: NOV 1, 02
Signature: *Lawrence R. Rantz* Date: 11/5/02

PROJECT
EMERSON SECTION 2/18

LOTS NO.
1-4, 65, 66, 89-94, 118, 119, 134, 135 & 130-140

PLAT
15205
15206
15207

BLOCK NO.
8 & 9

ZONE
PEC-MXD-3

TAX/ZONE
47

ELEC. DIST.
6

CENSUS TR.
6080.02

WATER CODE
E-15

SEWER CODE
7640000

SITE DEVELOPMENT PLAN

SINGLE FAMILY DETACHED

EMERSON

SECTION 2 PHASE 1B

LOTS 1-4, 65, 66, 89-94, 118, 119, 134, 135 & 130-140

TAX MAP No: 47 PARCEL: 3 & 837 GRID 8
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: OCTOBER, 2002
SHEET 1 OF 9

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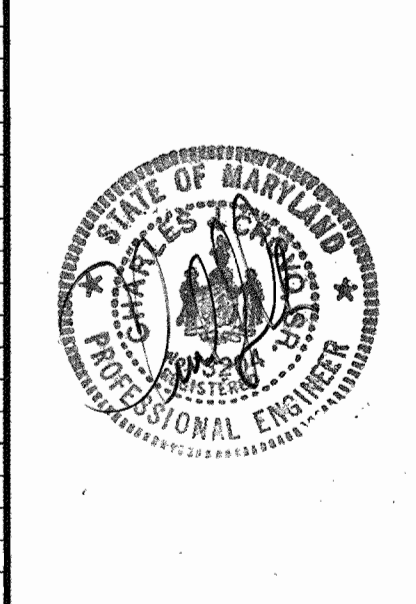
SDP 03-17

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FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 410-481-2955

NO.	1	Rev. hse. & grd. lot 138	3-20-03
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."

Signature of Engineer: *Charles J. Crovo, Sr.* Date: 10/11/02

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: *Dana Borg* Date: 10/11/02

Approved for HOWARD SCD and meets Technical Requirements.

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

Signature: *[Signature]* Date: *[Date]*

HOWARD SCD

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

BUILDER/DEVELOPER
 DOUGLAS HOMES
 P.O. BOX 628
 ELLICOTT CITY, MARYLAND 21041
 410-750-0522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: *[Signature]* Date: 10/11/02
 Chief, Division of Land Development

Signature: *[Signature]* Date: 11/15/02
 Chief, Development Engineering Division MK

Signature: *[Signature]* Date: 11/15/02
 Director, Department of Planning and Zoning

PROJECT	EMERSON	SECTION	2/1B	LOTS NO.	1-4,65,66,89-94,118,119,134,135 & 138-140
PLAT	15205, 15206, 15207	BLOCK NO.	8 & 9	ZONE	PEC-MXD-3
TAX/ZONE	47	ELEC. DIST.	6	CENSUS TR.	6058.02
WATER CODE	E-15	SEWER CODE	7640000		

SITE DEVELOPMENT PLAN

SINGLE FAMILY DETACHED

EMERSON

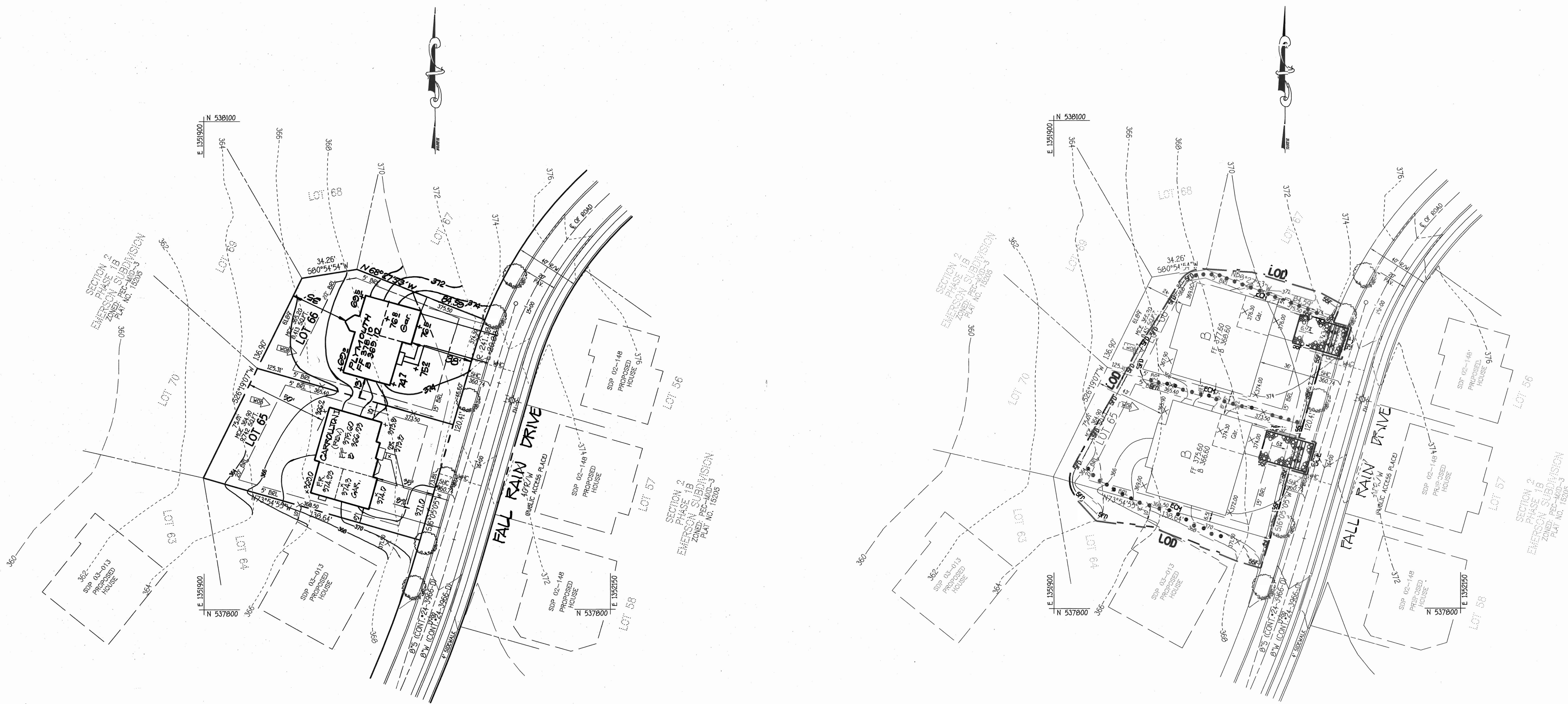
SECTION 2 PHASE 1B

LOTS 1-4,65,66,89,-94,118,119,134,135 & 138-140

TAX MAP No: 47 PARCEL: 3 & 837 GRID 8
 SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: OCTOBER, 2002

SHEET 5 OF 9

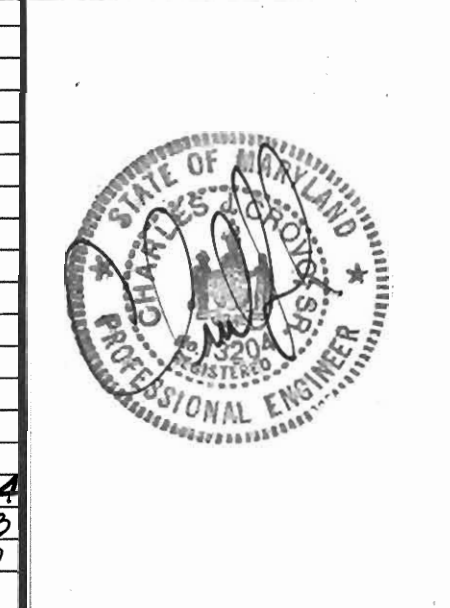
SDP 03-17



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FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10275 BALTIMORE NATIONAL PKW.
 ELICOTT CITY, MARYLAND 21044
 410 461-2895

NO.	REVISION	DATE
3	REV. HSE. & GRID LOT 66 TO SHOW BR. COND.	10/19/02
2	REV. HSE. & GRID LOT 65 FROM BOX TO CARRIAGE	10/19/02
1	REVISED STREET NAME	10/14/02



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: *Charles L. Corvo, Sr.* Date: 10/19/02
 CHARLES L. CORVO, SR.
DEVELOPER'S CERTIFICATE
 I 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: *Dana Borg* Date: 10/19/02
 DANA BORG

Reviewed for Howard SCD and meets Technical Requirements.
Jim Meyer 10/25/02
 U.S. Natural Resources Conservation Service
 Soil Conservation District
 Howd SCD
John R. Rhoton 10/25/02
OWNER
 THE HOWARD RESEARCH & DEVELOPMENT CORP.
 P.O. BOX 629
 COLUMBIA, MARYLAND 21044
 410-992-6000

BUILDER/DEVELOPER
 DOUGLAS HOMES
 P.O. BOX 629
 ELLICOTT CITY, MARYLAND 21041
 410-750-0522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Cindy Hamach 11/01/02
 Chief, Division of Land Development
Mike 10/19/02
 Chief, Development Engineering Division
Director 10/19/02
 Director, Department of Planning and Zoning

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
15205	8 & 9	PEC-MXD-3	47	6	6068.02

WATER CODE: E-15
 SEWER CODE: 7640000

SITE DEVELOPMENT & SEDIMENT/EROSION CONTROL PLAN

SINGLE FAMILY DETACHED
EMERSON
 SECTION 2 PHASE 1B
 LOTS 1-4,65,66,69-94,110,119,134,135 & 138-140

TAX MAP No: 47 PARCEL: 3 & 837 GRID 8
 SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: OCTOBER, 2002
 SHEET 3 OF 9

SDP 03-17