

LOT NUMBER	STREET ADDRESS
65	9771 Evening Bird Lane
66	9769 Evening Bird Lane
67	9767 Evening Bird Lane
68	9765 Evening Bird Lane
69	9763 Evening Bird Lane
70	9761 Evening Bird Lane
71	9759 Evening Bird Lane
72	9757 Evening Bird Lane
73	9755 Evening Bird Lane
74	9753 Evening Bird Lane
75	9751 Evening Bird Lane
76	9749 Evening Bird Lane
77	9747 Evening Bird Lane
78	9745 Evening Bird Lane
79	9743 Evening Bird Lane
80	9741 Evening Bird Lane
81	9739 Evening Bird Lane
82	9737 Evening Bird Lane
83	9735 Evening Bird Lane
84	9733 Evening Bird Lane
85	9731 Evening Bird Lane
86	9729 Evening Bird Lane
87	9727 Evening Bird Lane
88	9725 Evening Bird Lane
89	9723 Evening Bird Lane
90	9721 Evening Bird Lane
91	9719 Evening Bird Lane
92	9717 Evening Bird Lane
93	9715 Evening Bird Lane
94	9713 Evening Bird Lane
95	9711 Evening Bird Lane
96	9709 Evening Bird Lane
97	9707 Evening Bird Lane
98	9705 Evening Bird Lane
99	9703 Evening Bird Lane
100	9701 Evening Bird Lane
101	9699 Evening Bird Lane
102	9697 Evening Bird Lane
103	9695 Evening Bird Lane
104	9693 Evening Bird Lane
105	9691 Evening Bird Lane
106	9689 Evening Bird Lane
107	9687 Evening Bird Lane
108	9685 Evening Bird Lane

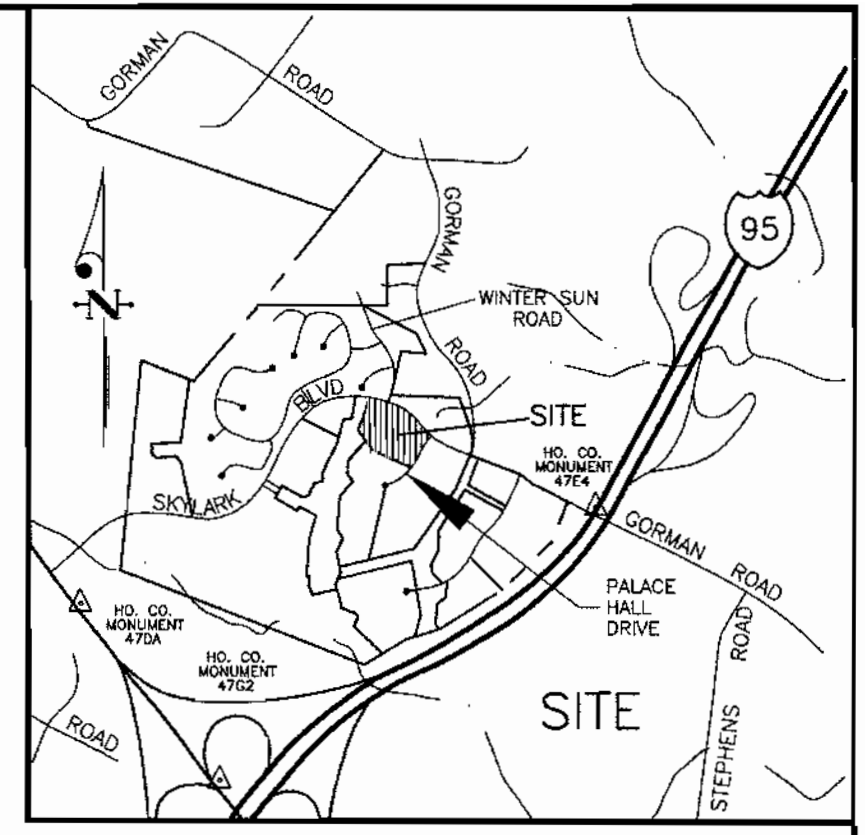
LOT NUMBER	STREET ADDRESS
109	9780 Snow Bird Lane
110	9778 Snow Bird Lane
111	9776 Snow Bird Lane
112	9774 Snow Bird Lane
113	9772 Snow Bird Lane
114	9770 Snow Bird Lane
115	9768 Snow Bird Lane
116	9766 Snow Bird Lane
117	9764 Snow Bird Lane
118	9762 Snow Bird Lane
119	9760 Snow Bird Lane
120	9758 Snow Bird Lane
121	9756 Snow Bird Lane
122	9754 Snow Bird Lane
123	9752 Snow Bird Lane
124	9750 Snow Bird Lane
125	9748 Snow Bird Lane
126	9746 Snow Bird Lane
127	9744 Snow Bird Lane
128	9742 Snow Bird Lane
129	9740 Snow Bird Lane
130	9738 Snow Bird Lane
131	9736 Snow Bird Lane
132	9734 Snow Bird Lane
133	9732 Snow Bird Lane
134	9730 Snow Bird Lane
135	9728 Snow Bird Lane
136	9726 Snow Bird Lane
137	9724 Snow Bird Lane
138	9722 Snow Bird Lane
139	9720 Snow Bird Lane
140	9718 Snow Bird Lane
141	9716 Snow Bird Lane
142	9714 Snow Bird Lane
143	9712 Snow Bird Lane
144	9710 Snow Bird Lane
145	9708 Snow Bird Lane
146	9706 Snow Bird Lane
147	9704 Snow Bird Lane
148	9702 Snow Bird Lane
149	9700 Snow Bird Lane
150	9698 Snow Bird Lane
151	9696 Snow Bird Lane
152	9694 Snow Bird Lane
153	9692 Snow Bird Lane

SITE DEVELOPMENT PLAN

EMERSON 2/2

LOTS 65 THRU 153 AND OPEN SPACE LOTS 154-156

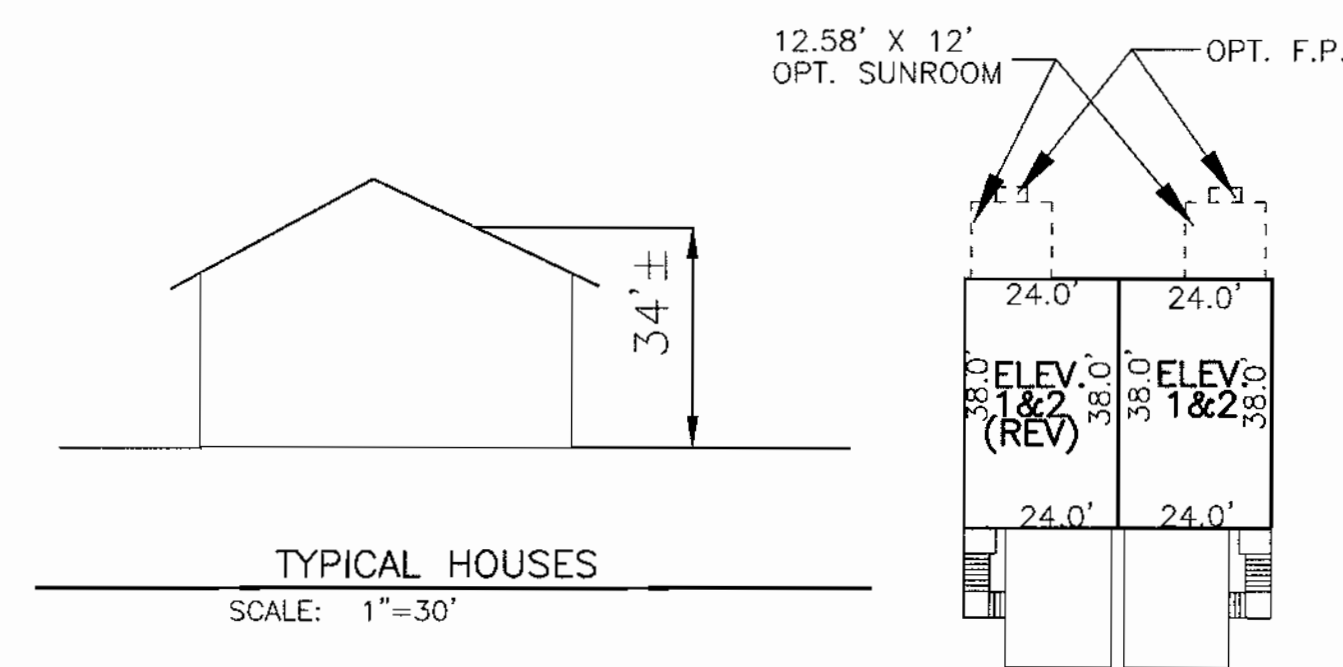
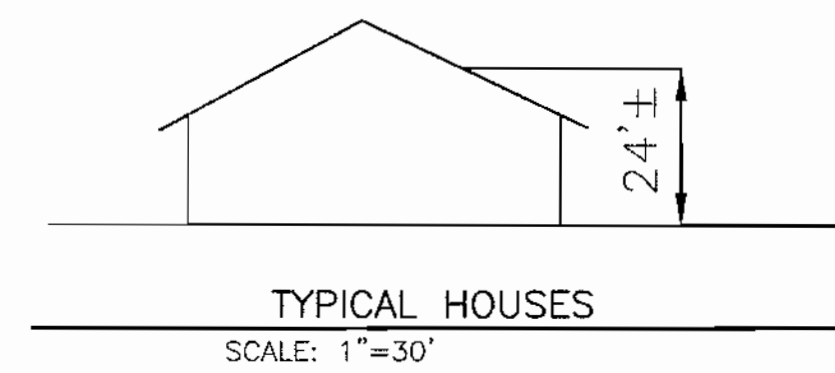
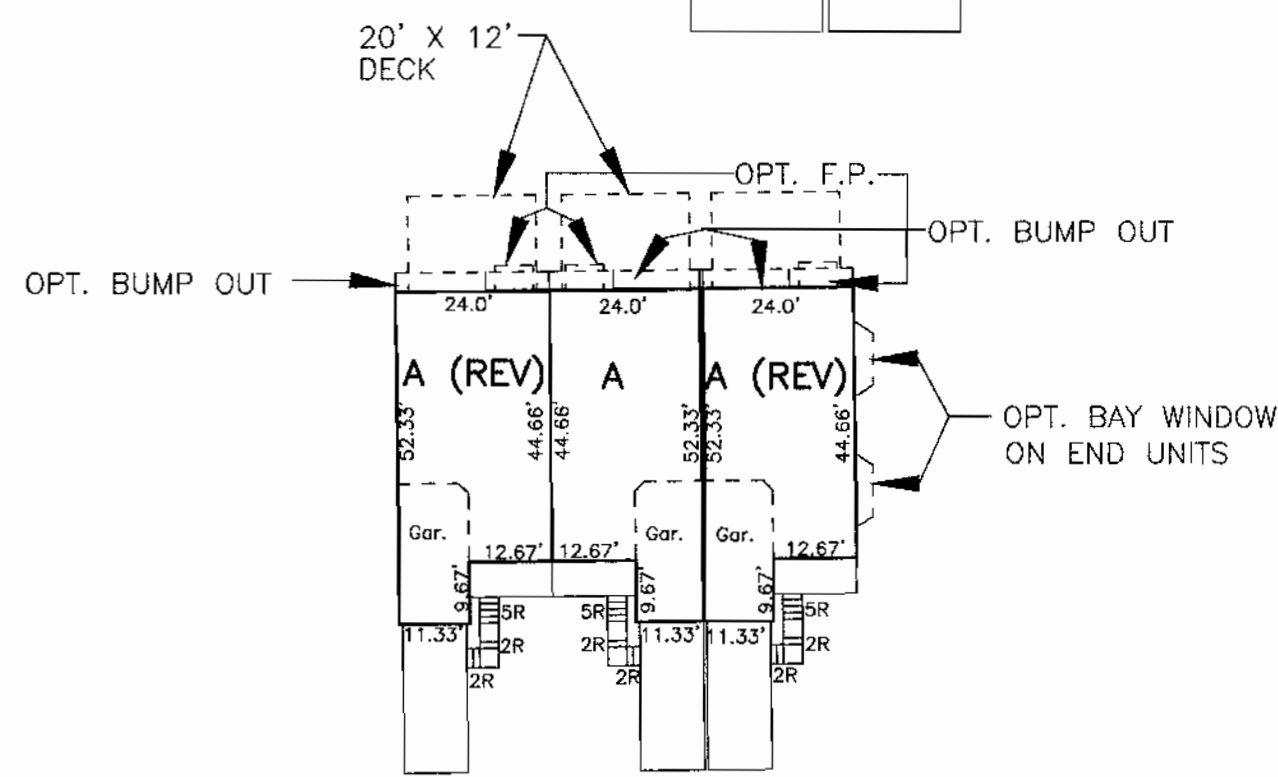
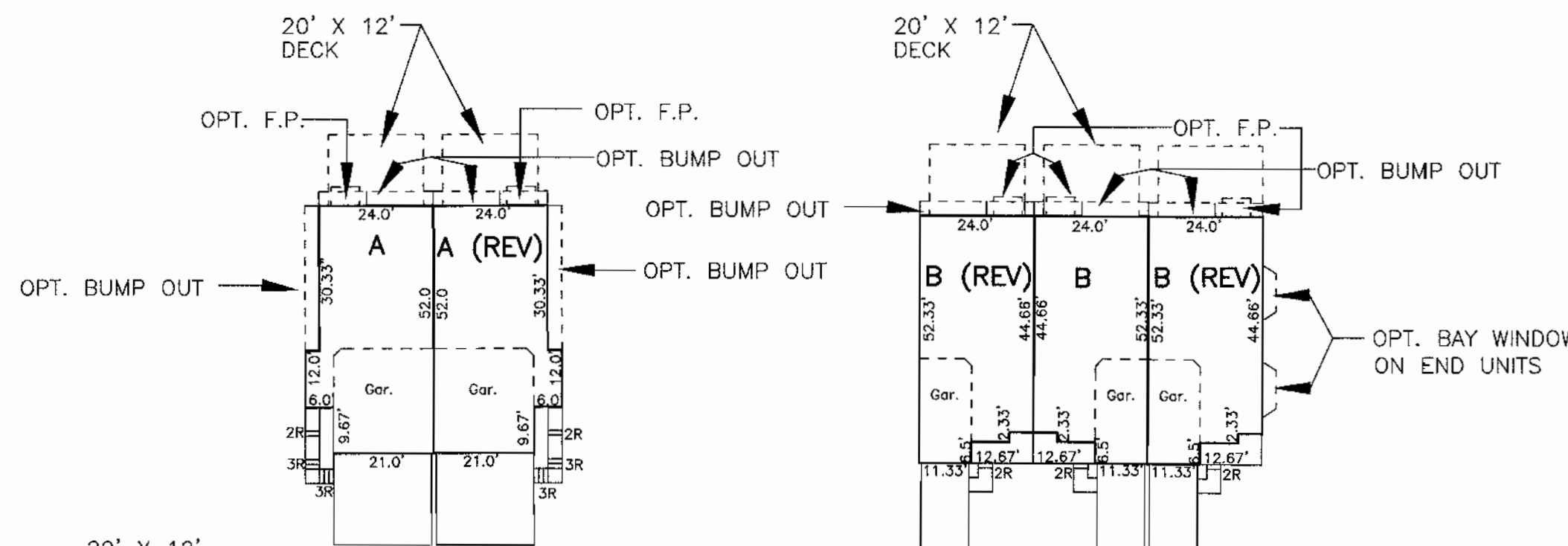
A RESUBDIVISION OF PARCELS C-1 AND C-2



BENCHMARKS:
 Howard County Monument # 47DA ELEV. 315.905
 N 535405.459 E 1349362.707
 Howard County Monument # 47G2 ELEV. 364.210
 N 532938.964 E 1351224.095
 Howard County Monument # 47E2 ELEV. 338.910
 N 535846.137 E 1355431.196

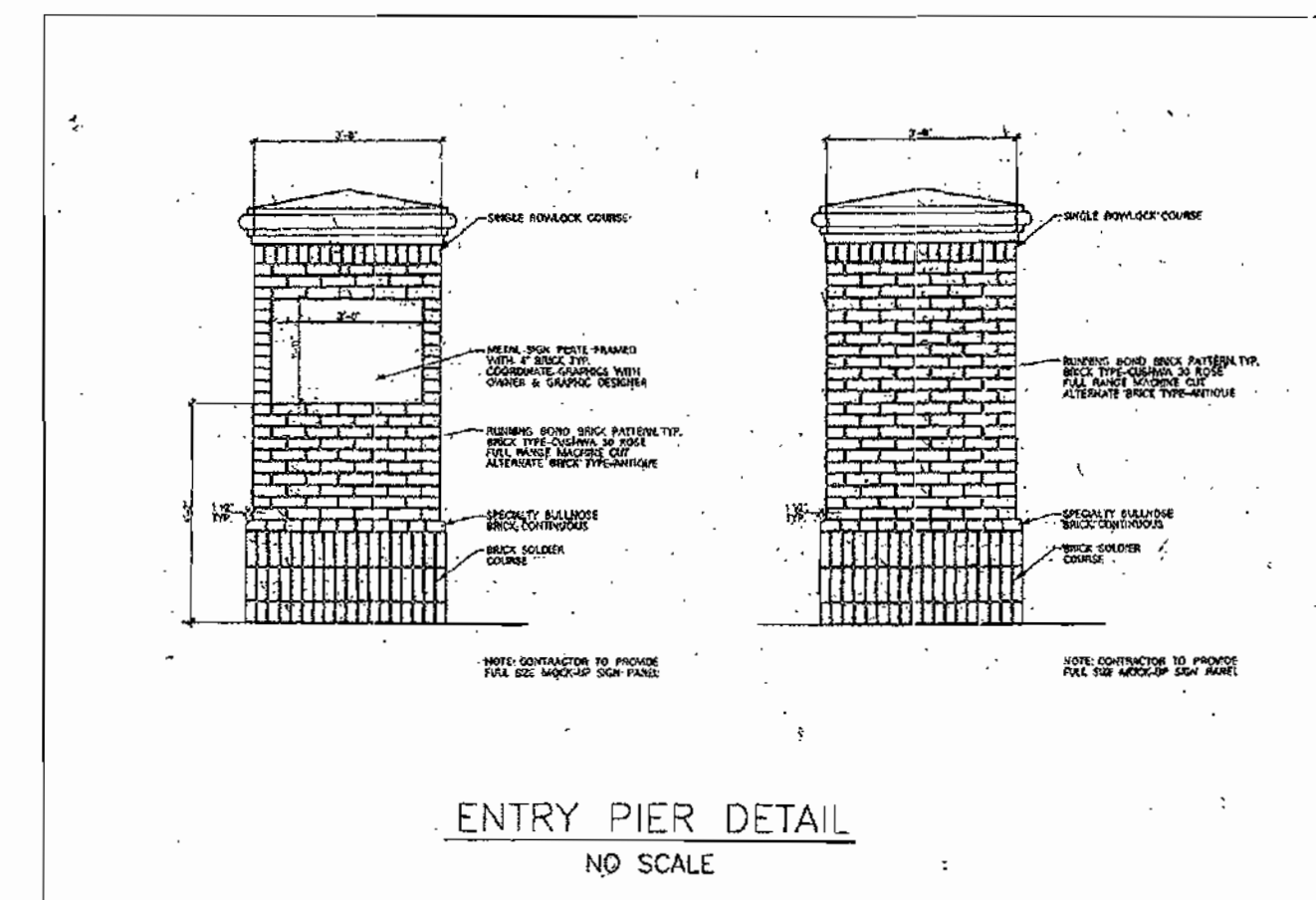
LOT NO.	AREA
65	3129 SF
66	2462 SF
67	2366 SF
68	2973 SF
69	3077 SF
70	2386 SF
71	2316 SF
72	3013 SF
73	2974 SF
74	2361 SF
75	2265 SF
76	2361 SF
77	2285 SF
78	3053 SF
79	2727 SF
80	2423 SF
81	2388 SF
82	2433 SF
83	2819 SF
84	2763 SF
85	2383 SF
86	2287 SF
87	2389 SF
88	2402 SF
89	2916 SF
90	2448 SF
91	2143 SF
92	2143 SF
93	2143 SF
94	2143 SF
95	2540 SF
96	2992 SF
97	2340 SF
98	2244 SF
99	2340 SF
100	2244 SF
101	2983 SF
102	2800 SF
103	2439 SF
104	2487 SF
105	2443 SF
106	2491 SF
107	2437 SF
108	2715 SF

LOT NO.	AREA
109	3230 SF
110	2249 SF
111	2195 SF
112	2100 SF
113	2152 SF
114	3101 SF
115	2973 SF
116	2125 SF
117	2148 SF
118	3144 SF
119	3224 SF
120	2079 SF
121	2176 SF
122	2113 SF
123	3334 SF
124	3287 SF
125	2078 SF
126	2172 SF
127	2076 SF
128	2212 SF
129	3304 SF
130	3241 SF
131	2090 SF
132	2182 SF
133	2086 SF
134	2638 SF
135	2960 SF
136	2176 SF
137	2222 SF
138	2318 SF
139	3028 SF
140	3418 SF
141	2220 SF
142	2262 SF
143	2145 SF
144	3350 SF
145	3132 SF
146	2126 SF
147	2296 SF
148	2195 SF
149	3107 SF
150	3475 SF
151	2123 SF
152	2126 SF
153	3152 SF



SHEET INDEX	
SHEET	DESCRIPTION
1	COVER SHEET
2 & 3	SITE DEVELOPMENT PLAN
4 & 5	SEDIMENT EROSION CONTROL PLAN
6	SEDIMENT EROSION CONTROL DETAILS
7 & 8	LANDSCAPE PLAN

18. 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' (14' serving more than one residence).
 - B) SURFACE - 6" of compact crusher run base with tar and chip coating
 - C) GEOMETRY - Maximum 15% grade, maximum 10% grade change and minimum 45' turning radius.
 - D) STRUCTURES (CULVERTS/BRIDGES) - Capable of supporting 25 gross tons (H25 loading).
 - E) DRAINAGE ELEMENTS - Capable of safely passing a 100-year flood with no more than 1 foot depth over driveway surface.
 - F) STRUCTURE CLEARANCES - Minimum of 12 feet.
 - G) MAINTENANCE - Sufficient to insure all weather use.



SPECIAL NOTES:
 This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. For construction, see approved Road Construction Plans F-03-172 and/or approved Water and Sewer Plans Contract #24-4119-D.

APPROVED: DEPARTMENT OF PLANNING & ZONING
 [Signature] DATE 3/16/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MK
 [Signature] DATE 3/17/04
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] DATE 3/17/04
 DIRECTOR

SEWER HOUSE CONNECTION TABLE											
LOT No.	INV. @ R	MIN. CELL.	LOT No.	INV. @ R	MIN. CELL.	LOT No.	INV. @ R	MIN. CELL.	LOT No.	INV. @ R	MIN. CELL.
65	343.14	346.84	88	338.12	341.72	109	340.52	343.82	132	345.66	348.90
66	342.56	346.06	89	341.60	345.00	110	340.76	344.06	133	346.20	349.40
67	342.31	345.71	90	341.60	344.70	111	341.00	344.20	134	346.50	349.80
68	341.74	345.34	91	341.80	345.20	112	341.08	344.28	135	347.70	351.00
69	340.85	344.35	92	342.00	345.50	113	341.20	344.40	136	348.20	351.40
70	340.88	344.18	93	342.10	345.50	114	341.32	344.52	137	348.50	351.80
71	340.80	344.10	94	342.50	348.00	115	341.66	344.96	138	348.80	352.10
72	340.39	343.89	95	342.60	346.00	116	341.75	344.95	139	349.10	352.30
73	340.19	343.67	96	342.80	346.20	117	341.87	345.07	140	347.10	350.60
74	340.11	343.61	97	342.70	346.20	118	342.06	345.26	141	346.90	350.10
75	340.03	343.43	98	342.30	345.70	119	341.35	344.55	142	346.70	350.00
76	339.88	343.38	99	342.20	345.70	120	340.99	344.19	143	346.40	349.60
77	339.74	343.14	100	342.00	345.40	121	340.95	344.05	144	346.10	349.30
78	339.55	343.15	101	345.50	349.00	122	340.79	343.99	145	340.19	343.39
79	339.52	343.22	102	339.05	342.55	123	340.58	343.98	146	340.51	343.71
80	339.41	343.01	103	339.20	342.80	124	340.46	343.76	147	340.64	343.93
81	339.22	342.79	104	339.45	343.05	125	340.27	343.38	148	340.89	344.09
82	339.03	342.53	105	339.45	343.05	126	340.08	343.26	149	340.97	344.17
83	338.90	342.40	106	339.69	343.29	127	339.92	343.12	150	341.75	345.05
84	338.72	342.22	107	339.93	343.53	128	339.81	343.11	151	342.19	345.39
85	338.55	342.05	108	340.08	343.58	129	339.64	343.04	152	342.44	345.64
86	338.42	341.92				130	344.80	348.20	153	342.70	345.90
87	338.32	341.82				131	345.40	348.60			

OWNER/DEVELOPER
 BEAZER HOMES, CORP.
 8965 GUILFORD ROAD, SUITE 290
 COLUMBIA, MARYLAND 21046

SKYLARK RIDGE, L.L.P.
 C/O TROUTMAN COMPANY
 9030 RED BRANCH ROAD, SUITE 100
 COLUMBIA, MARYLAND 21045

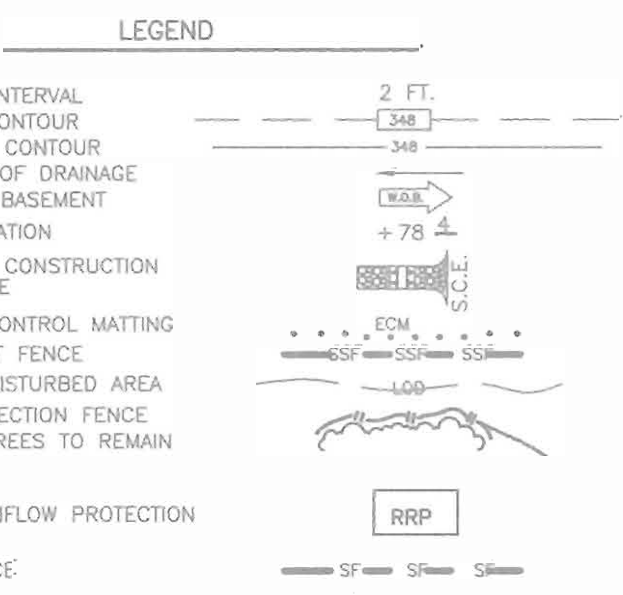
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SUBDIVISION NAME EMERSON		SECTION/AREA 2/2		LOTS/PARCELS C-1 AND C-2	
PLAT NO. 16872-16878	BLOCK NO. N/A	ZONE MX-D	TAX MAP NO. 47	ELECTION DIST. 6TH	CENSUS TRACT 6069.03
WATER CODE # 24-4119-D			SEWER CODE # 24-4119-D		
CLARK · FINEFROCK & SACKETT, INC. ENGINEERS · PLANNERS · SURVEYORS					
7135 MINSTREL WAY · COLUMBIA, MD 21045 · (410) 381-7500 BALT. · (301) 621-8100 WASH.					
DESIGNED AS	COVERSHEET LOTS 65 THRU 153 AND OPEN SPACE LOTS 154-156 EMERSON 2/2 A RESUBDIVISION OF PARCELS C-1 AND C-2				SCALE 1" = 30'
DRAWN AS					DRAWING 1 of 8
CHECKED AS	SECTION 2 AREA 2 SIXTH (6TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND				JOB NO. 02-081 02-082
DATE 11-28-03	FOR: BEAZER HOMES 8965 GUILFORD ROAD SUITE 290 COLUMBIA, MARYLAND 21046	FOR: TROUTMAN COMPANY 9030 RED BRANCH ROAD SUITE 100 COLUMBIA, MARYLAND 21045		FILE NO. 02-081 02-082	



**TRAP #1 TYPE I
PIPE OUTLET SEDIMENT TRAP**

DRAINAGE AREA = 4.1 ACRES
 WET STORAGE REQUIRED = 7200 CF
 WET STORAGE PROVIDED = 24031 CF
 WET STORAGE ELEVATION = 342.2
 DRY STORAGE REQUIRED = 7200 CF
 DRY STORAGE PROVIDED = 8054 CF
 DRY STORAGE ELEVATION = 343.0
 TOP OF DAM ELEVATION = 344.0
 BOTTOM ELEVATION = 340.0
 BOTTOM DIMENSIONS = 112'x72'
 SIDE SLOPES = 2:1
 CLEANOUT ELEVATION = 340.7



3	REV. LOTS 101 TO 108 AREA 1 LOT LINES, REV. LOTS 99 & 95 IN AREA, PROVIDE BUILDING REV. LOTS 102 & 108 AREA 1 LOT LINES.	5-9-05
2	REV. TO CHANGE TRUCK CURBAGE, DRAINAGE TYPE	11/17/04
1	REV. LOT 106 TO SHOW TRUCK CURBAGE	11/17/04
1	REV. LOTS 101 TO 108 AREA 1 LOT LINES	04/18/04

APPROVED: DEPARTMENT OF PUBLIC WORKS
Naraha J. Light 3/12/04
 CHIEF, BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING & ZONING
Cindy Hamilton 3/12/04
 CHIEF, DIVISION OF LAND DEVELOPMENT

John K. Roberts 3/12/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Reviewed for HOWARD S.C.D. and meets Technical Requirements
John K. Roberts 3/12/04
 U.S. Natural Resources Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John K. Roberts 3/12/04
 HOWARD S.C.D.

DEVELOPER'S/BUILDER'S CERTIFICATE

I/We certify that all development and construction will be done according to this plan of development and plan for sediment and erosion control and that all 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 or their authorized agents, as are deemed necessary.

Joseph D. Fortino 3/2/04
 V.P. LAND DEV. DIVISION

ENGINEER'S CERTIFICATE

I hereby certify that this plan for Sediment and Erosion 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.

John K. Roberts 3-3-04
 J. NELSON CLARK

NOTE: PROPOSED HOUSES THAT ARE AFFECTED BY THE INSTALLATION OF THE SEDIMENT CONTROL TRAPS WILL BE DELAYED UNTIL PERMISSION IS GIVEN BY THE SEDIMENT CONTROL INSPECTOR ALLOWING THEIR CONSTRUCTION.

CLARK · FINEFROCK & SACKETT, INC.
 ENGINEERS · PLANNERS · SURVEYORS

7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED: TD/AS/JS
 DRAWN: LAI/CRH2
 CHECKED: AS/JS
 DATE: 11-28-03

SCALE: 1" = 30'
 DRAWING: 4 OF 8
 JOB NO.: 02-081
 DATE: 02-082
 FILE NO.: 02-081

SEDIMENT AND EROSION CONTROL PLAN
 LOTS 65 THRU 108 AND OPEN SPACE LOT 154
EMERSON 2/2

A RESUBDIVISION OF PARCELS C-1 AND C-2
 TAX MAP 47 PART OF PARCELS 3, 462 & 837
 SIXTH (6TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND

FOR: THE TROUTMAN COMPANY
 8030 RED BRANCH ROAD
 COLUMBIA, MARYLAND 21045

BEAZER HOMES
 8965 GULFORD ROAD
 COLUMBIA, MARYLAND 21046

SDP-03-146

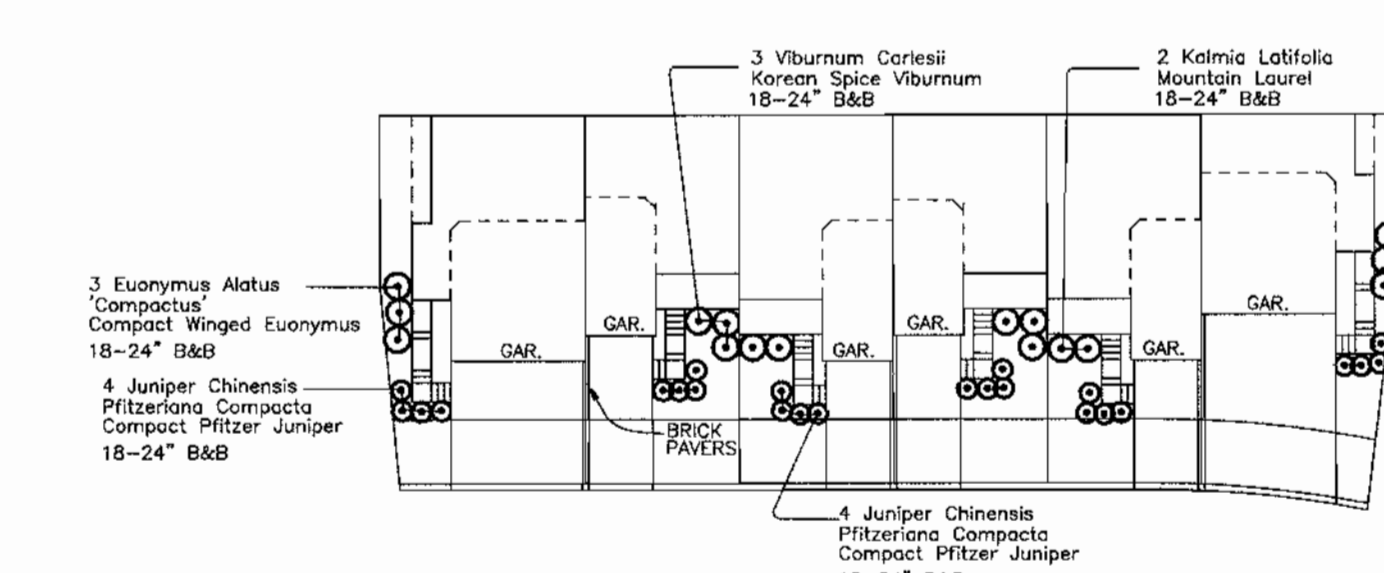
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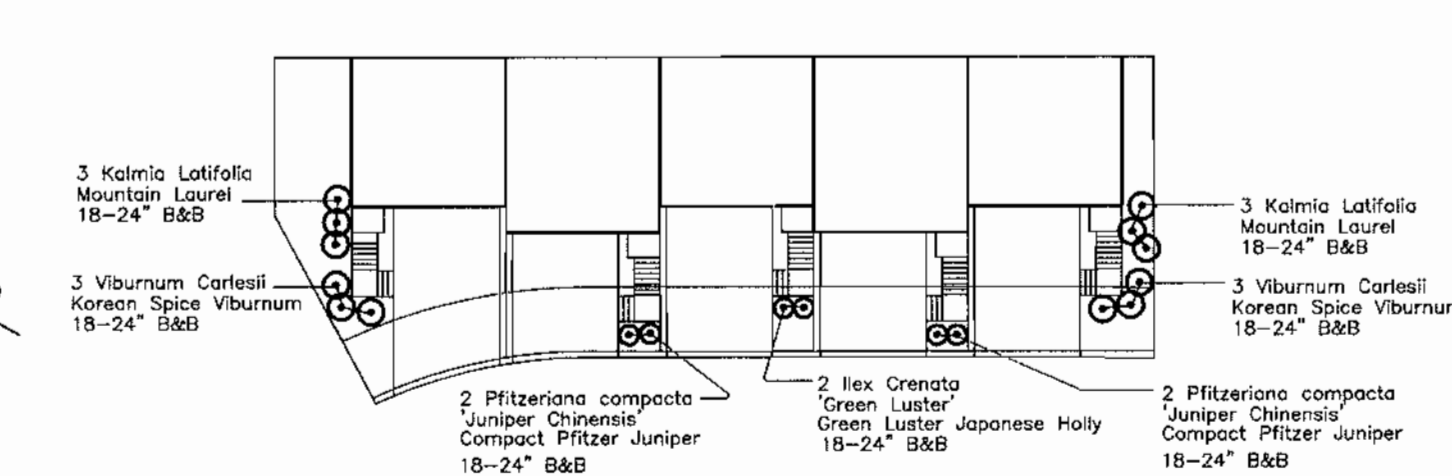
STRUCTURE SCHEDULE

NO.	TYPE	INVERT		TOP ELEVATION		REMARKS	LOCATION
		UPPER	LOWER	UPPER/LOWER			
I-1	A-5	347.5/344.43	344.18	353.9	SD 4.01	1+08.42 14'RT	
I-2	A-5	-	347.75	353.9	SD 4.01	1+08.42 14'LT	
I-3	A-5	344.95	344.7	353.42	SD 4.01	0+12.75 14'LT	
I-4	A-5	-	347.76	353.59	SD 4.01	2+79.12 14'RT	
I-5	D	346.72	346.47	350.2	SD 4.11	2+82.57 58.92' LT	
I-6	A-10	346.85	346.60	350.4	SD 4.02	3+23.25 14'LT	
I-7	A-10	-	346.97	350.4	SD 4.02	3+23.25 14'RT	
I-8	D	-	346.94	349.98	SD 4.11	2+77.06 109.25'LT	
I-9	A-10	340.99	340.71	344.5	SD 4.02	8+85.97 14'RT	
I-10	A-10	-	341.25	344.7	SD 4.02	8+85.97 14'LT	
I-11	D	-	342.38	345.6	SD 4.11	3+58.47 64.96'RT	
I-12	A-10	335.85	335.4	345.67	SD 4.02	7+63.55 14'RT	
I-13	A-10	341.4/336.14	335.49	345.67	SD 4.02	7+63.55 14'LT	
I-14	A-10	-	342.50	345.26	SD 4.02	1+28.22 9'RT	
I-15	D	-	339.50	342.6	SD 4.11	49+25.00 49.0' RT	
I-16	A-10	-	341.84	348.8	SD 4.02	6+21.24 14'RT	
I-17	A-10	-	345.97	351.15	SD 4.02	4+83.15 14'LT	
FC1	FIELD CONNECTION	334.3	333.8	-	SD 2.01	2+70.67 23'RT	
MH-1	PRECAST MANHOLE	343.41	343.16	352.63	G 5.12	0+27.04 68.48'RT	
MH-1A	PRECAST MANHOLE	343.96	343.71	354.31	G 5.12	0+61.19 38.97' RT	
MH-2	PRECAST MANHOLE	345.95	345.70	354.99	G 5.12	0+84.68 15'RT	
MH-3	PRECAST MANHOLE	347.35	347.10	354.29	G 5.12	2+17.55 15'RT	
MH-4	PRECAST MANHOLE	346.07	345.82	351.4	G 5.12	1+98.58 15'LT	
MH-5	PRECAST MANHOLE	345.76	345.51	350.48	G 5.12	5+25.26 15'LT	
MH-6	PRECAST MANHOLE	341.55/344.50	341.30	348.5	G 5.12	6+37.29 15'LT	

FOUNDATION LANDSCAPE PLAN
TROUTMAN COMPANY



FOUNDATION LANDSCAPE PLAN
BEAZER HOMES



APPROVED: DEPARTMENT OF PUBLIC WORKS PLANNING + ZONING
[Signature] 2/12/11
 CHIEF, BUREAU OF HIGHWAYS DIRECTOR

APPROVED: DEPARTMENT OF PLANNING & ZONING
[Signature] 2/12/11
 CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 3/16/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MK

SKYLARK BOULEVARD

CLARK · FINEFROCK & SACKETT, INC.
 ENGINEERS · PLANNERS · SURVEYORS

7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED	SITE DEVELOPMENT PLAN	SCALE
TD/AS/JS	LOTS 65 THRU 108 AND OPEN SPACE LOT 154	1" = 30'
DRAWN	EMERSON SECTION 2/2	DRAWING
LAJ/CRH2		2 OF 8
CHECKED	A RESUBDIVISION OF PARCELS C-1 AND C-2 TAX MAP 47 PART OF PARCELS 3, 462 & 837 SIXTH (6TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO.
AS/JS		02-081
DATE	FOR: THE TROUTMAN COMPANY 9030 RED BRANCH ROAD COLUMBIA, MARYLAND 21045	02-082
11-28-03	BEAZER HOMES 8965 GULFROAD ROAD COLUMBIA, MARYLAND 21046	FILE NO.
		02-081

SDP-03-146

LEGEND

- CONTOUR INTERVAL 2 FT.
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DIRECTION OF DRAINAGE
- WALK OUT BASEMENT
- SPOT ELEVATION
- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL MATTING
- SUPER SILT FENCE
- LIMIT OF DISTURBED AREA
- TREE PROTECTION FENCE
- EXISTING TREES TO REMAIN
- SILT FENCE



WINTER SUN ROAD

HOA OPEN SPACE LOT
EMERSON SECTION 2
PHASE 1A
SKYLARK BOULEVARD AND
OPEN SPACE LOTS 1-4
PLAT NO. 15135

EMERSON SECTION 2 PHASE 4
LOT 117
F-03-13

EMERSON SECTION 2 PHASE 4
LOT 117
F-03-13

N/F THE HOWARD RESEARCH AND
DEVELOPMENT CORPORATION
5289/330

APPROVED: DEPARTMENT OF PLANNING & ZONING

Charles Hamilton 2/12/04
DIRECTOR OF PLANNING & ZONING

APPROVED: DEPARTMENT OF PUBLIC WORKS

Richard Wright 2/12/04
CHIEF, BUREAU OF HIGHWAYS

DATE: 2/12/04

NOTE: LOTS 109 THRU 153, BASEMENTS WILL NOT BE SERVICED BY GRAVITY SEWER.



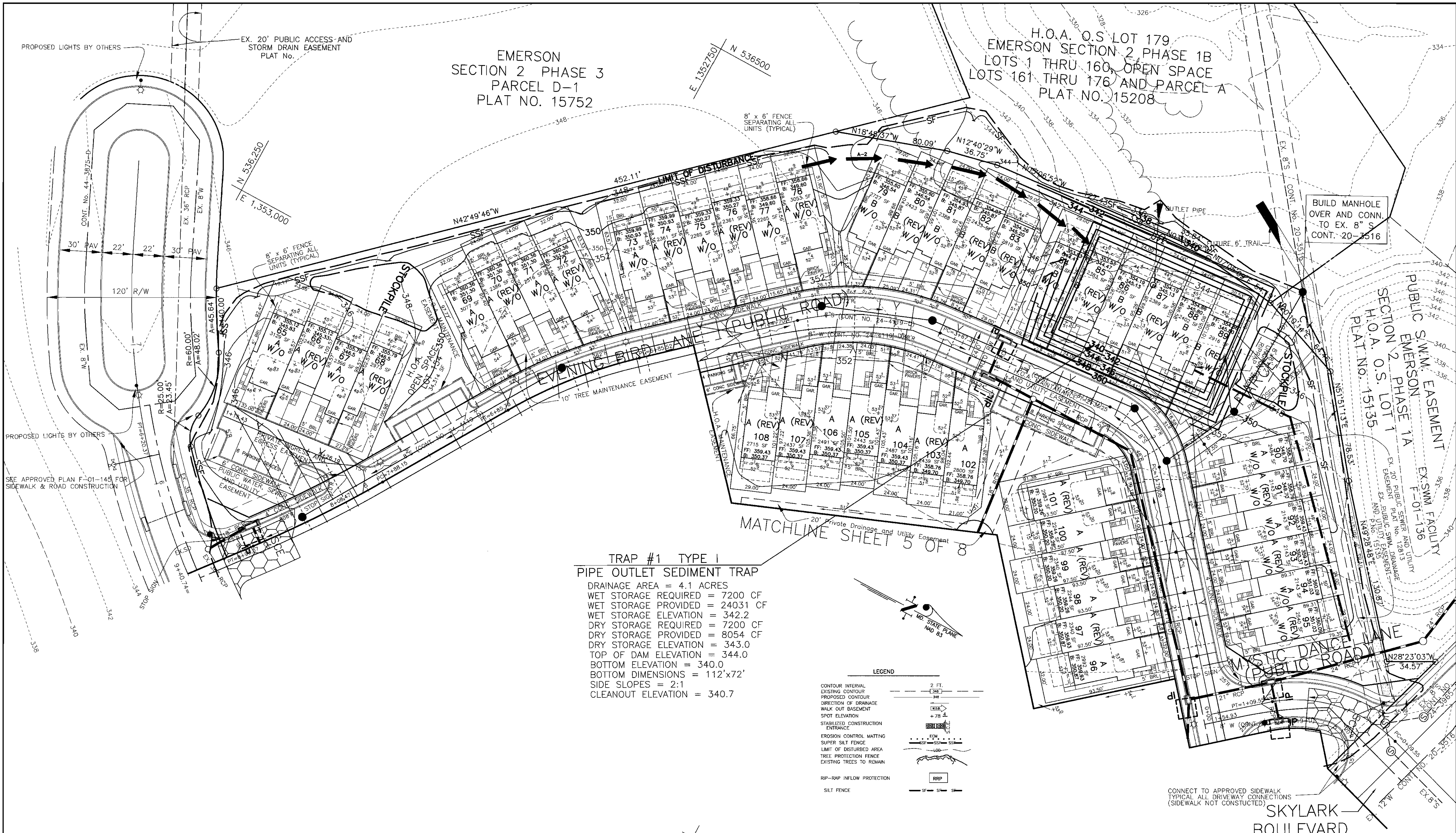
CLARK · FINEFROCK & SACKETT, INC.
ENGINEERS · PLANNERS · SURVEYORS

7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED TD/AS/JUS	SITE DEVELOPMENT PLAN LOTS 109 THRU 153 AND OPEN SPACE LOTS 155-156 EMERSON 2/2	SCALE 1" = 30'
DRAWN LAJ/GRH2		DRAWING 3 of 8
CHECKED AS/JUS	A RESUBDIVISION OF PARCELS C-1 AND C-2 TAX MAP 47 PART OF PARCELS 3, 462 & 837 SIXTH (6TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 02-081 02-082
DATE 11-28-03	FOR: THE TROUTMAN COMPANY 9030 RED BRANCH ROAD COLUMBIA, MARYLAND 21045	FILE NO. 02-081
	BEAZER HOMES 8965 GUILFORD ROAD COLUMBIA, MARYLAND 21046	

SDP-03-146

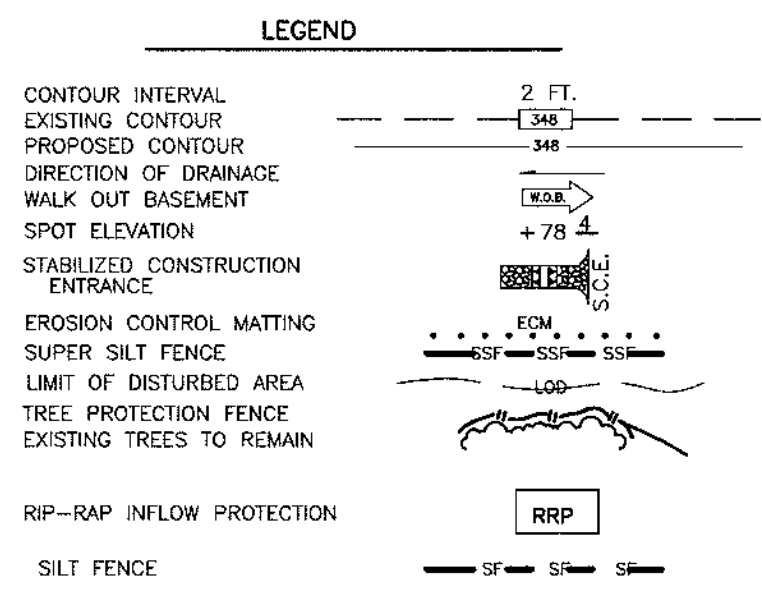
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EMERSON
SECTION 2 PHASE 3
PARCEL D-1
PLAT NO. 15752

H.O.A. O.S LOT 179
EMERSON SECTION 2 PHASE 1B
LOTS 1 THRU 160 OPEN SPACE
LOTS 161 THRU 176 AND PARCEL A
PLAT NO. 15208

TRAP #1 TYPE I
PIPE OUTLET SEDIMENT TRAP
DRAINAGE AREA = 4.1 ACRES
WET STORAGE REQUIRED = 7200 CF
WET STORAGE PROVIDED = 24031 CF
WET STORAGE ELEVATION = 342.2
DRY STORAGE REQUIRED = 7200 CF
DRY STORAGE PROVIDED = 8054 CF
DRY STORAGE ELEVATION = 343.0
TOP OF DAM ELEVATION = 344.0
BOTTOM ELEVATION = 340.0
BOTTOM DIMENSIONS = 112'x72'
SIDE SLOPES = 2:1
CLEANOUT ELEVATION = 340.7



DEVELOPER'S/BUILDER'S CERTIFICATE

I/We certify that all development and construction will be done according to this plan of development and plan for sediment and erosion control and that all 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 or their authorized agents, as are deemed necessary.

ENGINEER'S CERTIFICATE

I hereby certify that this plan for Sediment and Erosion 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.

APPROVED: DEPARTMENT OF PUBLIC WORKS
Martha J. Leight 3/17/04
CHIEF, BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING & ZONING
Cindy Hamilton 3/17/04
CHIEF, DIVISION OF LAND DEVELOPMENT

John K. Roberts 3/11/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK

Reviewed for HOWARD S.C.D. and meets Technical Requirements
John K. Roberts 3/11/04
U.S. Natural Resources Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

John K. Roberts 3/11/04
HOWARD S.C.D.

Joseph D. Fortino 3/2/04
NAME: Fortino & Co. DATE: 3/2/04

Joseph D. Fortino 3/2/04
NAME: JOSEPH D. FORTINO V.G. LANG REV.-M.D. DIVISION DATE: 3/2/04

John Nelson 3-3-04
NAME: NELSON CLARK DATE: 3-3-04

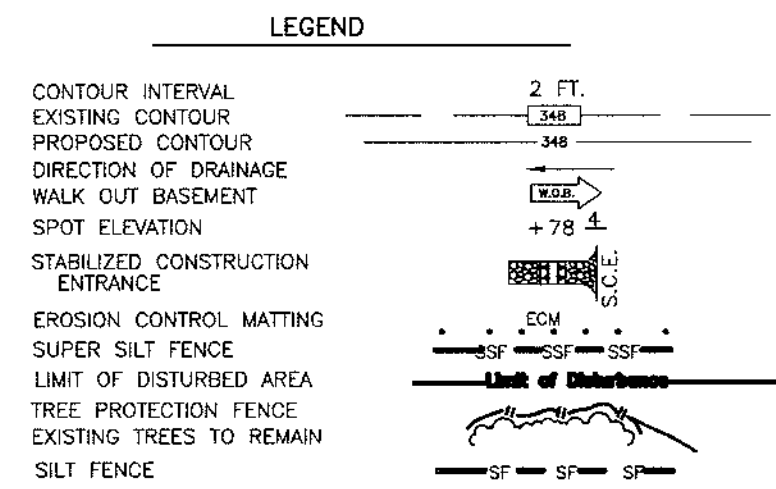
CONNECT TO APPROVED SIDEWALK TYPICAL ALL DRIVEWAY CONNECTIONS (SIDEWALK NOT CONSTRUCTED)

SKYLARK BOULEVARD

CLARK · FINEFROCK & SACKETT, INC.
ENGINEERS · PLANNERS · SURVEYORS

7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED TD/AS/JS	SEDIMENT AND EROSION CONTROL PLAN	SCALE 1" = 30'
DRAWN LAI/CRH2	LOTS 65 THRU 108 AND OPEN SPACE LOT 154 EMERSON 2/2	DRAWING 4 OF 8
CHECKED AS/JS	A RESUBDIVISION OF PARCELS C-1 AND C-2 TAX MAP 47 PART OF PARCELS 3, 462 & 837 SIXTH (6TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 02-081
DATE 11-28-03	FOR: THE TRUTMAN COMPANY 9030 RED BRANCH ROAD COLUMBIA, MARYLAND 21045	FILE NO. 02-081
	BEAZER HOMES 8965 GULFORD ROAD COLUMBIA, MARYLAND 21046	



TRAP #2 TYPE 1
PIPE OUTLET SEDIMENT TRAP
 DRAINAGE AREA = 3.5 ACRES
 WET STORAGE REQUIRED = 6300 CF
 WET STORAGE PROVIDED = 22141 CF
 WET STORAGE ELEVATION = 344.40
 DRY STORAGE REQUIRED = 6300 CF
 DRY STORAGE PROVIDED = 6300 CF
 DRY STORAGE ELEVATION = 345.0
 TOP OF DAM ELEVATION = 346.0
 BOTTOM ELEVATION = 342.0
 BOTTOM DIMENSIONS = 100' x 84'
 SIDE SLOPES = 2:1
 CLEANOUT ELEVATION = 342.4

WINTER SUN ROAD
 HOA OPEN SPACE LOT EMERSON SECTION 2 PHASE 1A SKYLARK BOULEVARD AND OPEN SPACE LOTS 1-4 PLAT NO. 15135

EMERSON SECTION 2 PHASE 4 LOT 117 F-03-13

NOTE: PROPOSED HOUSES THAT ARE AFFECTED BY THE INSTALLATION OF THE SEDIMENT CONTROL TRAPS WILL BE DELAYED UNTIL PERMISSION IS GIVEN BY THE SEDIMENT CONTROL INSPECTOR ALLOWING THEIR CONSTRUCTION.

ENGINEER'S CERTIFICATE
 I hereby certify that this plan for Sediment and Erosion 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.
 G. NELSON CLARK 3-3-04
 DATE

N/F THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 5289/330

DEVELOPER'S/BUILDER'S CERTIFICATE
 "I/We certify that all development and construction will be done according to this plan of development and plan for sediment and erosion control and that all 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 or their authorized agents, as are deemed necessary."
 G. NELSON CLARK 3-3-04
 NAME DATE
 JOHN D. PORTINO V.P. LAND DEV. MD. DIVISION 3/3/04

Reviewed for HOWARD S.C.D. and meets Technical Requirements
 Jim Meyer 3/11/04
 Signature Date
 U.S. Natural Resources Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 John R. Robertson 3/11/04
 HOWARD S.C.D. DATE

APPROVED: DEPARTMENT OF TRANSPORTATION
 Mark J. Wright 3/11/04
 CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING & ZONING
 Cindy Hamilton 3/11/04
 CHIEF, PLANNING & ZONING DATE

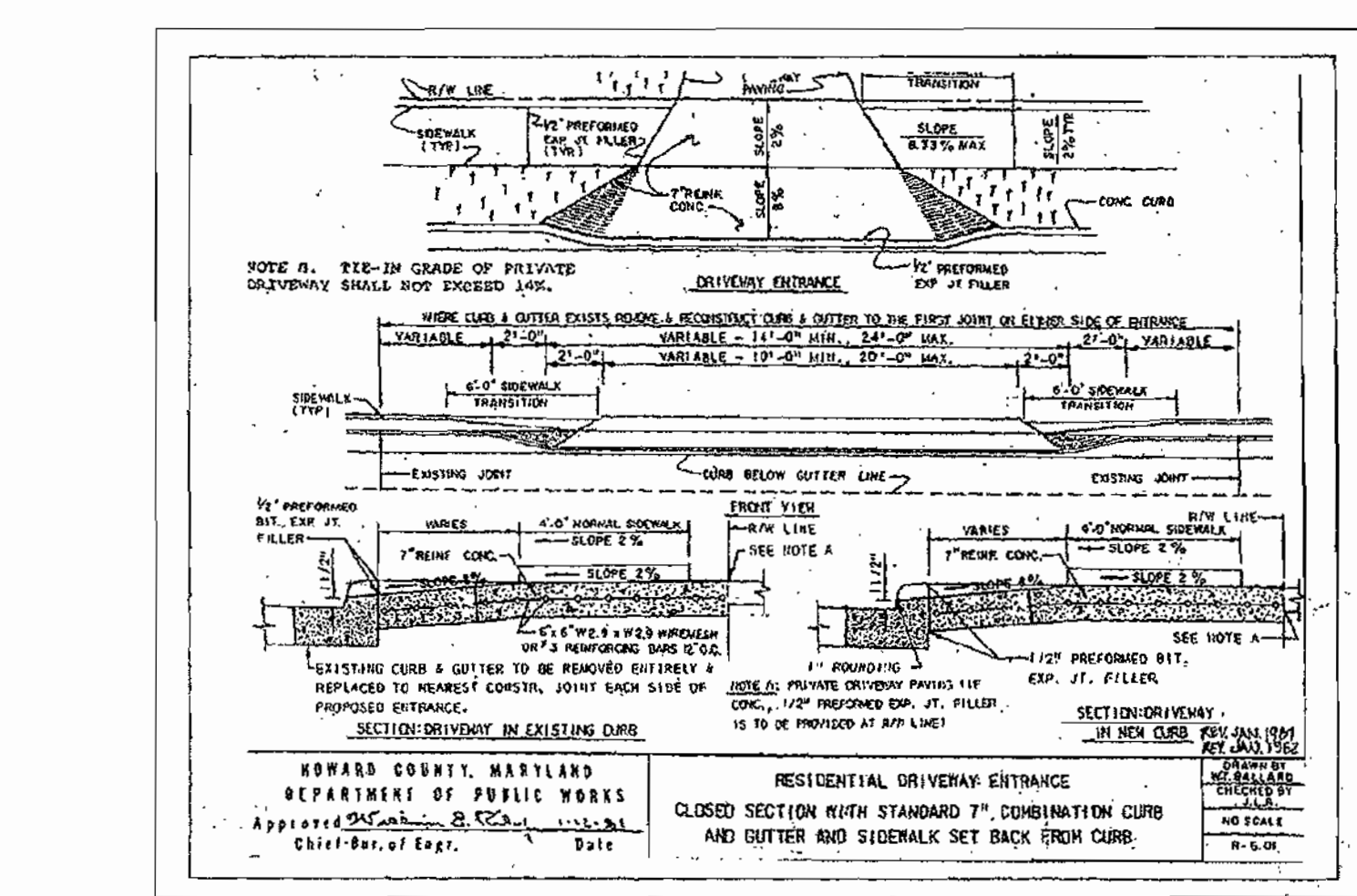
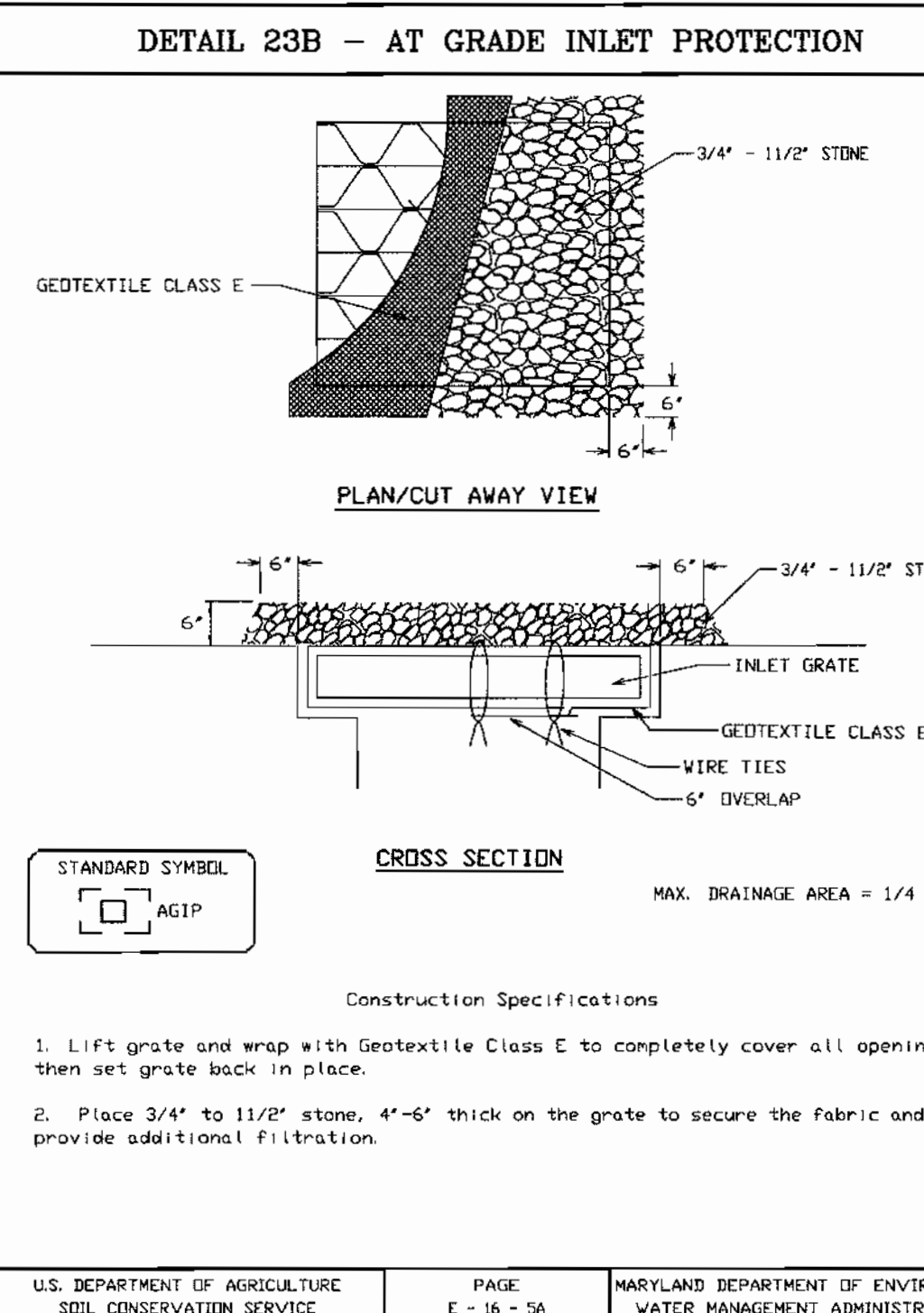
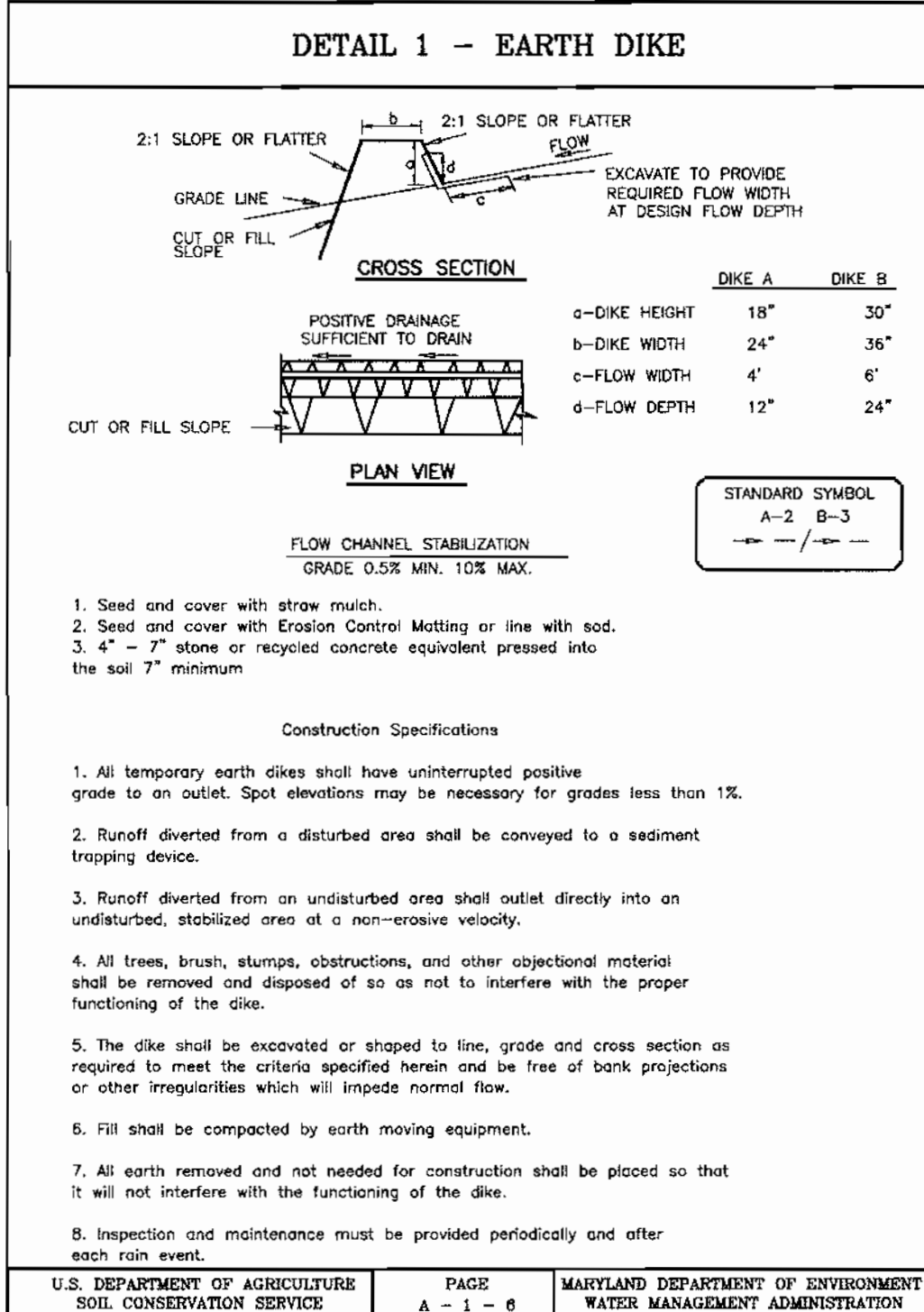
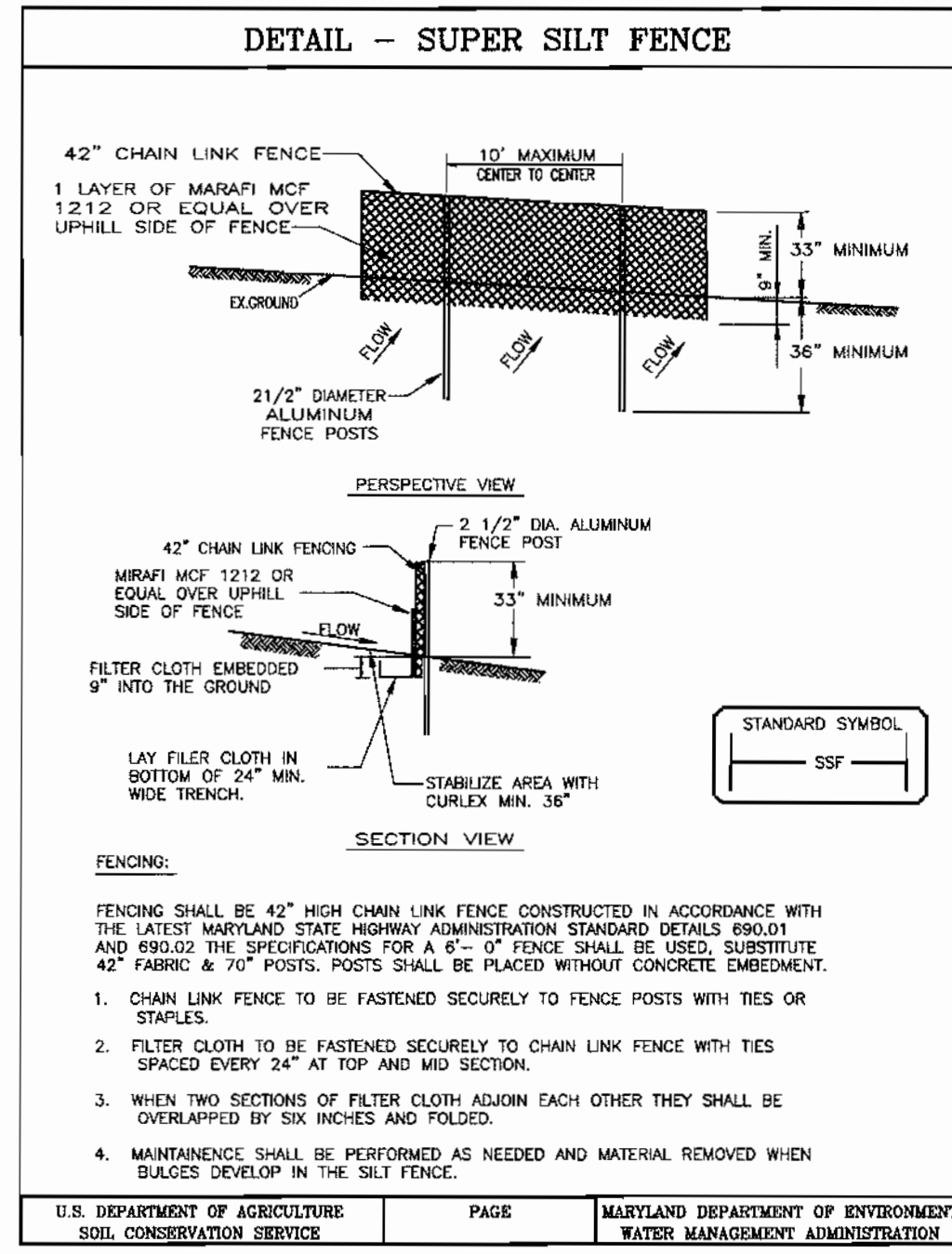
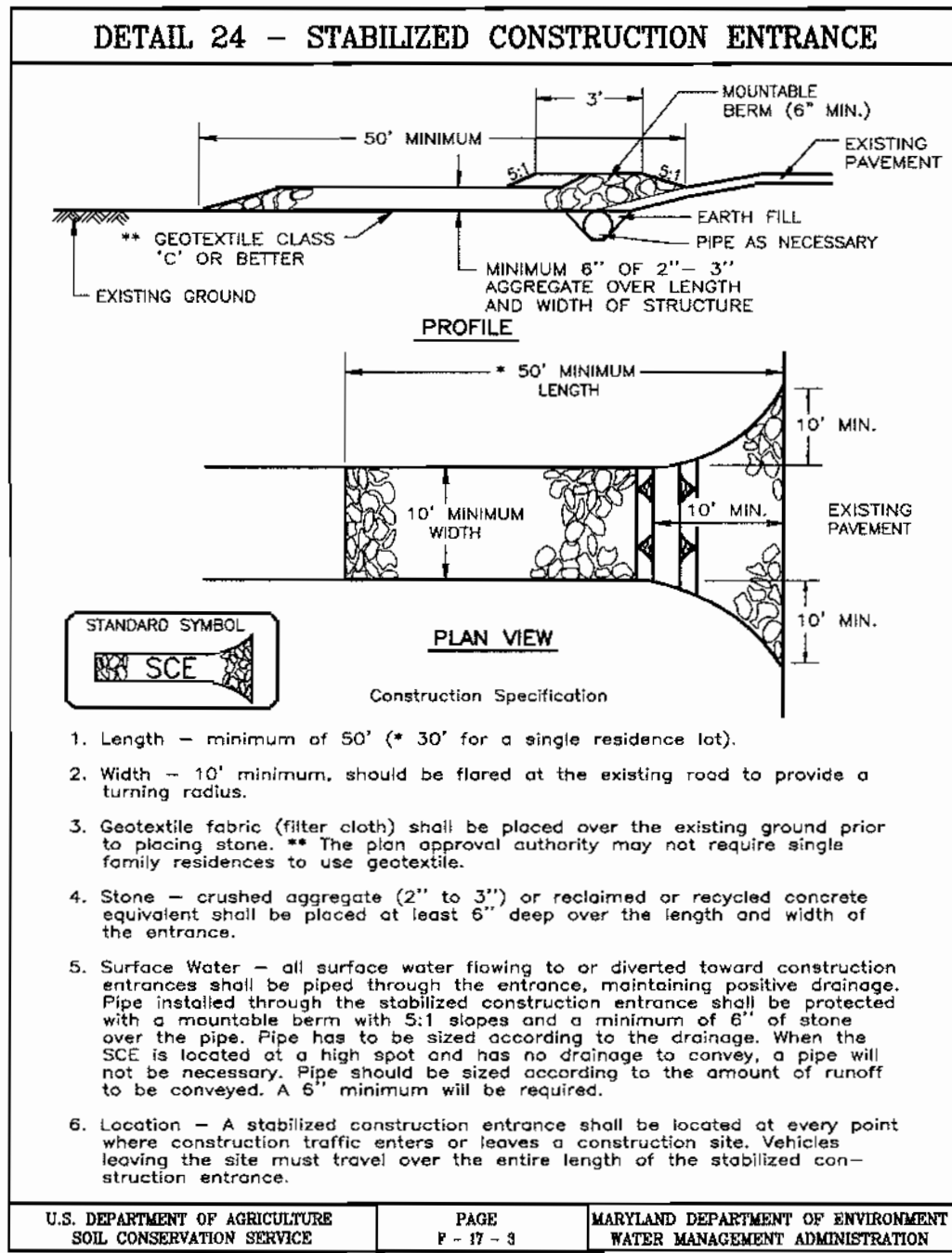
APPROVED: DEPARTMENT OF DEVELOPMENT
 Mike DeWitt 3/11/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

NOTE: LOTS 109 THRU 153, BASEMENTS WILL NOT BE SERVICED BY GRAVITY SEWER.

CLARK · FINEFROCK & SACKETT, INC. ENGINEERS · PLANNERS · SURVEYORS 7135 MINSTREL WAY · COLUMBIA, MD 21045 · (410) 381-7500 BALT. · (301) 621-8100 WASH.		
DESIGNED TD/AS/JS	SEDIMENT AND EROSION CONTROL PLAN	SCALE 1" = 30'
DRAWN LAI/CRH2	LOTS 109 THRU 153 AND OPEN SPACE LOTS 155-156	DRAWING 5 of 8
CHECKED AS/JS	EMERSON 2/2	JOB NO. 02-081
DATE 11-28-03	A RESUBDIVISION OF PARCELS C-1 AND C-2 TAX MAP 47 PART OF PARCELS 3, 462 & 837 SIXTH (6TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	FILE NO. 02-082
	FOR: THE TROUTMAN COMPANY 9030 RED BRANCH ROAD COLUMBIA, MARYLAND 21045	BEAZER HOMES 8955 GUILFORD ROAD COLUMBIA, MARYLAND 21046

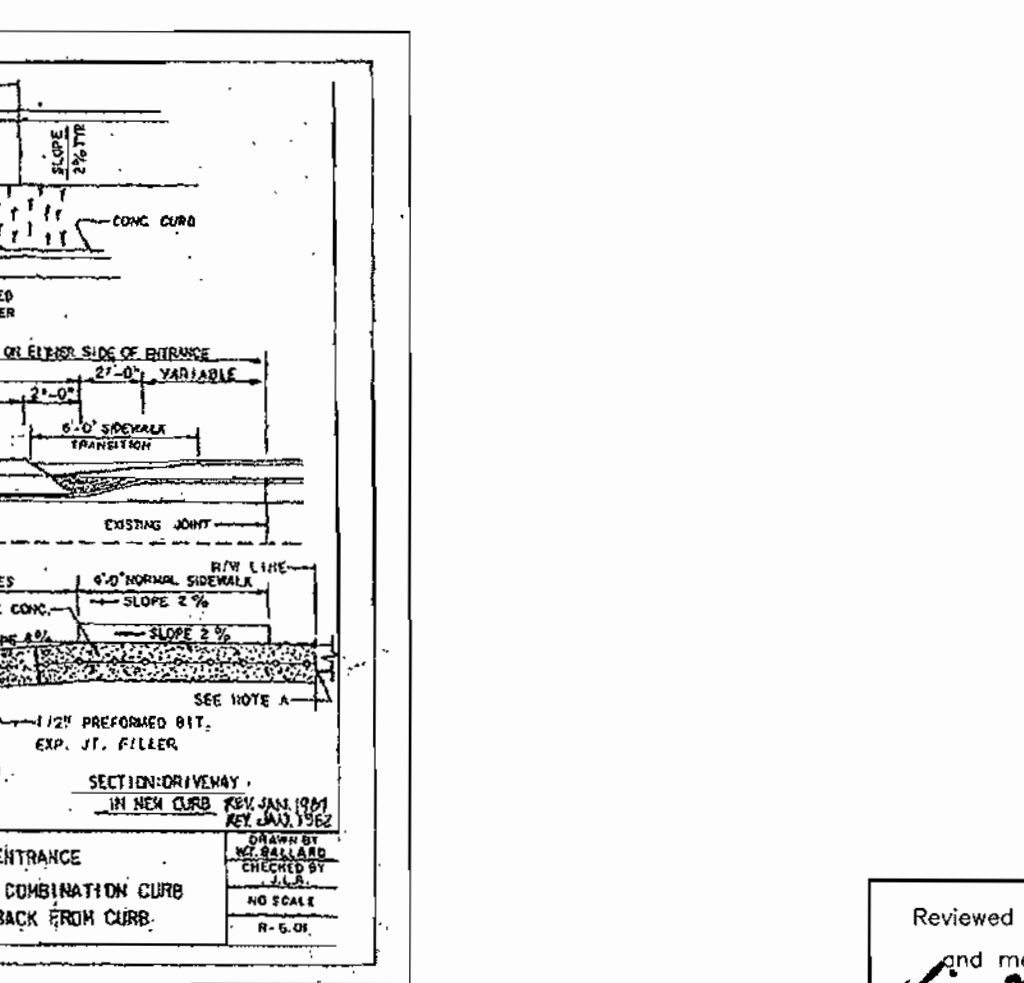
SDP-03-146

C:\My Documents\karak\dwg-allison-no.13102081-emerson\SDP\SDP2.DWG Wed Mar 03 10:13:35 2004 A_SANDERS



APPROVED: DEPARTMENT OF PLANNING & ZONING
 Chief, Department of Planning & Zoning
 Chief, Division of Land Development
 Director

3/10/04
 3/10/04
 3/10/04



APPROVED: DEPARTMENT OF PLANNING & ZONING
 Chief, Bureau of Highways
 Chief, Division of Land Development
 Chief, Development Engineering Division

3/10/04
 3/10/04
 3/10/04

21.0 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 vegetable 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 continuing 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 SDA-SGS in cooperation with Maryland Agricultural Experiment Station.
- Topsoil specifications - Soil to be used as topsoil must meet 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 a soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, 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, nutcase, 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 4-8 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.

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: Loosen upper three inches of soil by raking, discing 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./1000 sq.ft.) and 600 lbs per acre 10-10-10 fertilizer (14 lbs./1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil. At the time of seeding, apply 400 lbs. per acre 30-20-20 urea-form fertilizer (8 lbs/1000 sq.ft.).
- Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq.ft.) and apply 1000 lbs. per acre 10-10-10 fertilizer (23 lbs./1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil.

SEEDING: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 80 lbs. per acre (1.4 lbs./1000 sq.ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 80 lbs. Kentucky 31 Tall Fescue per acre and 2 lbs. per acre (0.5 lbs./1000 sq.ft.) of weeping lovegrass. During the period of October 16 thru February 28, protect site by Option (1) 2 tons per acre well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 80 lbs./acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq.ft.) of unrattled small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal./1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 5 feet or higher, use 348 gallons per acre (8 gal./1000 sq.ft.) for anchoring.

MAINTENANCE: Inspect all seeded areas and make needed repairs, replacements and reseeding.

TEMPORARY SEEDING NOTES

SEEDBED PREPARATION: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

SOIL AMENDMENTS: Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq.ft.).

SEEDING: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2 1/2 bushel per acre of annual ryegrass (3.2 lbs./1000 sq.ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (0.7 lbs./1000 sq.ft.). For the period November 1 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq.ft.) of unrattled small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal./1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 5 feet or higher, use 348 gallons per acre (8 gal./1000 sq.ft.) for anchoring.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

SEDIMENT AND EROSION CONTROL 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 (313-1855).
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1994 MARYLAND STANDARDS AND SPECS. FOR SOIL EROSION AND SEDIMENT CONTROL and revisions thereto.
- Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within:
 - 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1
 - 14 days as to all other disturbed or graded areas on the project site.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeters in accordance with Vol. 1, Chapter 7, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- 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 seedings, sod, temporary seeding and mulching (Sec. 6).
- All sediment control structures must be maintained in accordance with Vol. 1, Chapter 7, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- SITE ANALYSIS:**

Total Area of Site:	9,5776 Acres
Area Disturbed:	9.96 Acres
Area to be seeded or paved:	5.2 Acres
Area to be vegetatively stabilized:	4.3776 Acres
Total Cut:	5,400 CU
Total Fill:	2,100 CU
Offsite Waste/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 control must be provided, if deemed necessary by the Howard County DPW Sediment Control Inspector.
- On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon 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 shall be backfilled and stabilized within one working day, or is limited to three pipe lengths.
- The total amount of earth dike = 220 LF
- The total amount of silt fence = 513 LF
- The total amount of super silt fence = 1,527 LF

CONSTRUCTION SEQUENCE FOR ROADS AND STORM DRAINS:

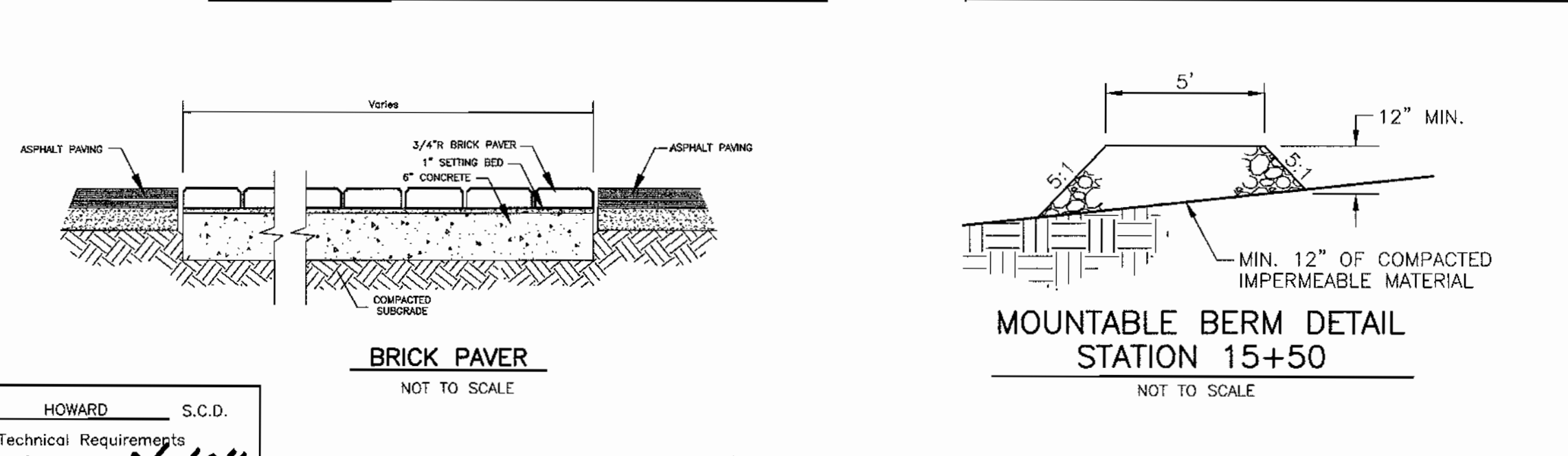
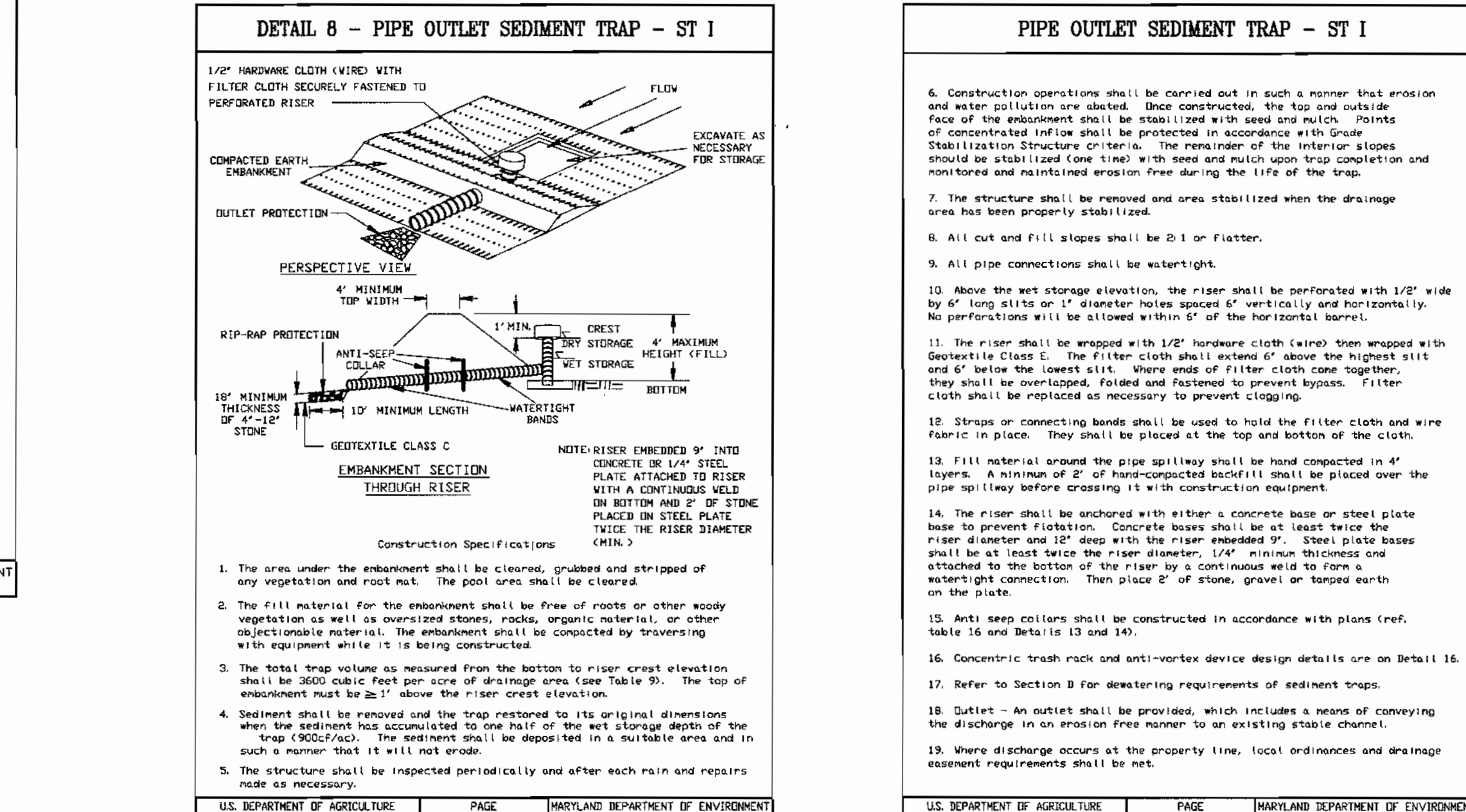
PHASE 1

- Obtain grading permit. 7
- Install sediment and erosion control devices and stabilize. 14
- Construct Buildings 120
- Final grade and stabilize in accordance with Stds. and Specs. 30
- Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize. 7

OPEN CHANNEL MAINTENANCE CRITERIA

OPEN CHANNEL SYSTEMS AND GRASS FILTER STRIPS SHOULD BE MOWED AS REQUIRED DURING THE GROWING SEASON TO MAINTAIN GRASS HEIGHTS IN THE 4 TO 6 INCH RANGE.

SEDIMENT BUILD-UP WITHIN THE BOTTOM OF THE CHANNEL OR FILTER STRIP SHALL BE REMOVED WHEN 3" HAS BEEN EXCEEDED.



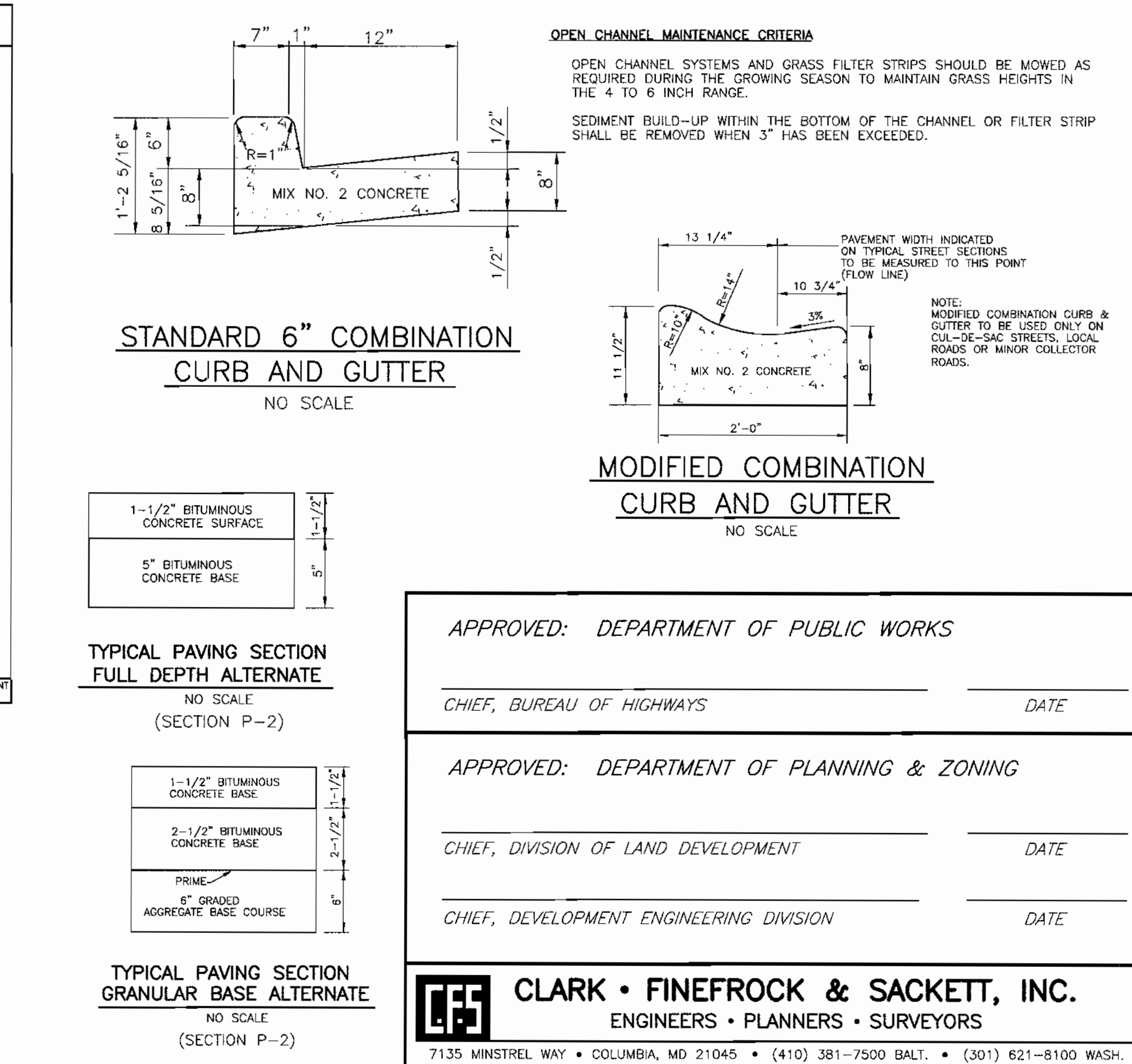
Reviewed for HOWARD S.C.D.
 and meets Technical Requirements
 3/10/04
 U.S. Natural Resources Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

DEVELOPER'S/BUILDER'S CERTIFICATE
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ENGINEER'S CERTIFICATE
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3/10/04
 3/10/04
 3/10/04



APPROVED: DEPARTMENT OF PUBLIC WORKS
 Chief, Bureau of Highways

APPROVED: DEPARTMENT OF PLANNING & ZONING
 Chief, Division of Land Development
 Chief, Development Engineering Division

CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7135 MINISTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED: JBS
 DRAWN: JBS
 CHECKED: JBS
 DATE: 9-10-03

SCALE: AS SHOWN
 DRAWING: 6 of 8
 JOB NO.: 02-081
 DATE: 02-082

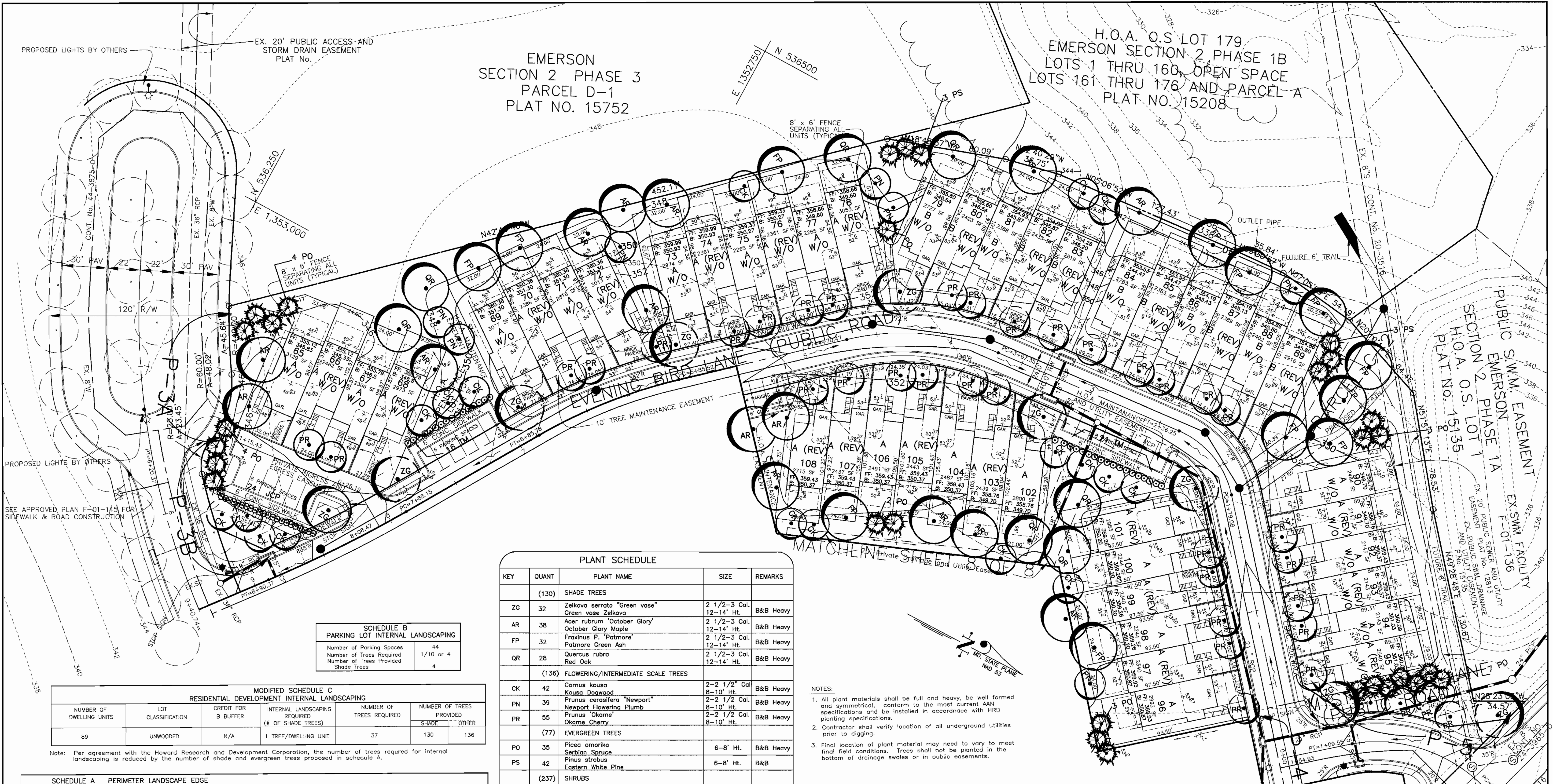
SEDIMENT AND EROSION CONTROL DETAILS
 LOTS 65 THRU 153 AND OPEN SPACE LOTS 154-156
EMERSON 2/2
 A RESUBDIVISION OF PARCELS C-1 AND C-2
 TAX MAP 47 PART OF PARCELS C, 462 & 837
 SIXTH (6TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND

FOR: THE TROUTMAN COMPANY
 9030 RED BRANCH ROAD
 COLUMBIA, MARYLAND 21045

BEAZER HOMES
 8555 GULFORD ROAD
 COLUMBIA, MARYLAND 21046

FILE NO.: 02-081

SDP-03-146



EMERSON
SECTION 2 PHASE 3
PARCEL D-1
PLAT NO. 15752

H.O.A. O.S. LOT 179
EMERSON SECTION 2 PHASE 1B
LOTS 1 THRU 160, OPEN SPACE
LOTS 161 THRU 176 AND PARCEL A
PLAT NO. 15208

**SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING**

Number of Parking Spaces	44
Number of Trees Required	1/10 or 4
Number of Trees Provided	4

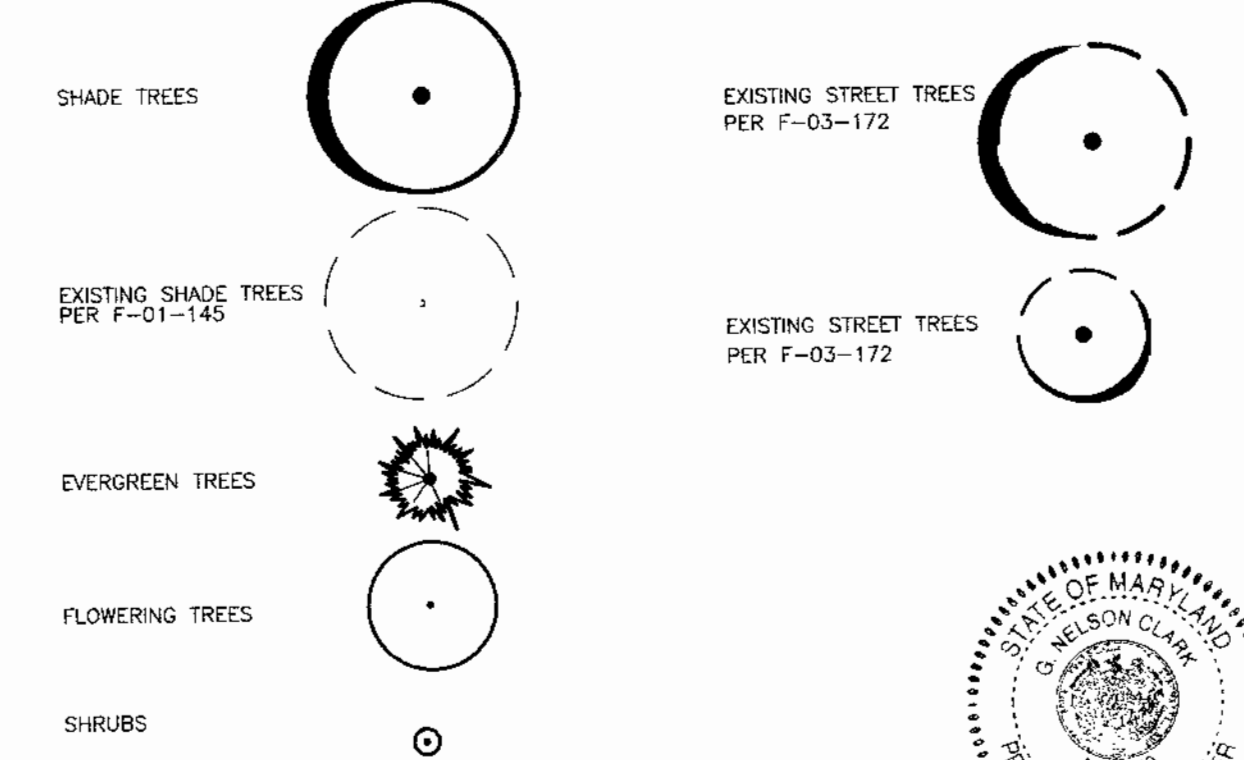
**MODIFIED SCHEDULE C
RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING**

NUMBER OF DWELLING UNITS	LOT CLASSIFICATION	CREDIT FOR B BUFFER	INTERNAL LANDSCAPING REQUIRED (# OF SHADE TREES)	NUMBER OF TREES REQUIRED	NUMBER OF TREES PROVIDED	
					SHADE	OTHER
89	UNWOODED	N/A	1 TREE/DWELLING UNIT	37	130	136

PLANT SCHEDULE

KEY	QUANT	PLANT NAME	SIZE	REMARKS
(130) SHADE TREES				
ZG	32	Zelkova serrata "Green vase" Green vase Zelkova	2 1/2-3 Cal. 12-14' Ht.	B&B Heavy
AR	38	Acer rubrum "October Glory" October Glory Maple	2 1/2-3 Cal. 12-14' Ht.	B&B Heavy
FP	32	Fraxinus P. "Patmore" Patmore Green Ash	2 1/2-3 Cal. 12-14' Ht.	B&B Heavy
QR	28	Quercus rubra Red Oak	2 1/2-3 Cal. 12-14' Ht.	B&B Heavy
(136) FLOWERING/INTERMEDIATE SCALE TREES				
CK	42	Cornus kousa Kousa Dogwood	2-2 1/2' Cal. 8-10' Ht.	B&B Heavy
PN	39	Prunus cerasifera "Newport" Newport Flowering Plum	2-2 1/2' Cal. 8-10' Ht.	B&B Heavy
PR	55	Prunus "Okame" Okame Cherry	2-2 1/2' Cal. 8-10' Ht.	B&B Heavy
(77) EVERGREEN TREES				
PO	35	Picea omorika Serbian Spruce	6-8' Ht.	B&B Heavy
PS	42	Pinus strobus Eastern White Pine	6-8' Ht.	B&B
(237) SHRUBS				
JCP	24	Juniperus chinensis "Pfitzeriana Compacta" Compact Pfitzer Juniper	15-18" Ht.	B&B
JCH	59	Juniperus chinensis "Hetzii Glauca" Hetzii Juniper	15-18" Ht.	B&B
IA	10	Ilex attenuata "Fosteri" Foster Holly	3-4' Ht.	B&B Heavy
TB	24	Taxus baccata "Repandens" Dwarf English Yew	2-2.5' Ht.	B&B Heavy
TM	112	Taxus media "Densiflormis" Dense Yew	2-2.5' Ht.	B&B Heavy
VD	8	Viburnum dentatum "Morton" Northern Burgundy Viburnum	4-5' Ht.	B&B Heavy

- NOTES:**
- All plant materials shall be full and heavy, be well formed and symmetrical, conform to the most current ANSI specifications and be installed in accordance with HRD planting specifications.
 - Contractor shall verify location of all underground utilities prior to digging.
 - Final location of plant material may need to vary to meet final field conditions. Trees shall not be planted in the bottom of drainage swales or in public easements.



SCHEDULE A PERIMETER LANDSCAPE EDGE

Category	Adjacent to Per. Properties							Totals
	P-1	P-2	P-3A	P-3B	P-4	P-5	P-6	
Perimeter	P-1	P-2	P-3A	P-3B	P-4	P-5	P-6	
Landscape Type	C	C	C	E	C	C	E	
Frontage/Perimeter	275'	215'	94'	96'	65'	148'	170'	
Credit for Ex. Vegetation	NO	NO	NO	NO	NO	NO	NO	
Number of Plants Required	7 (1/40)	5 (1/40)	2 (1/40)	2 (1/40)	2 (1/40)	4 (1/40)	4 (1/40)	26
Shade Trees	14 (1/20)	11 (1/20)	5 (1/20)	na	3 (1/20)	7 (1/20)	na	40
Evergreen Trees	na	na	na	24 (1/4)	na	na	43 (1/4)	67
Number of Plants Provided	9	5	2	2	2	4	5	29
Shade Trees	15	11	6	2	4	7	3	46
Evergreen trees	na	na	na	24	na	na	43	67

APPROVED: DEPARTMENT OF PUBLIC WORKS
Mark A. Wagoner
CHIEF, BUREAU OF HIGHWAYS
DATE: 3/13/04

APPROVED: DEPARTMENT OF PLANNING & ZONING
Carole Hamilton
CHIEF, DIVISION OF LAND DEVELOPMENT
Chad Williams
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK
DATE: 3/12/04
DATE: 3/16/04

DEVELOPER'S/BUILDERS CERTIFICATE

I/We certify that the landscaping shown on this plan will be done according to plan, section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a Certificate of Landscape Installation, accompanied by an executed one year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.

Charles Project
Date: 3/2/04

John
Date: 3/3/04

LANDSCAPE SURETY NOTE:
THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.

FINANCIAL SURETY FOR THE TREES IN SCHEDULE A IN THE AMOUNT OF \$29,310.00 SHALL BE PART OF THE DEVELOPERS AGREEMENT.

CLARK · FINEFROCK & SACKETT, INC.
ENGINEERS · PLANNERS · SURVEYORS

7135 MINSTREL WAY · COLUMBIA, MD 21045 · (410) 381-7500 BALT. · (301) 621-8100 WASH.

LANDSCAPE PLAN
LOTS 65 THRU 108 AND
OPEN SPACE LOT 154
EMERSON 2/2

SCALE: 1" = 30'

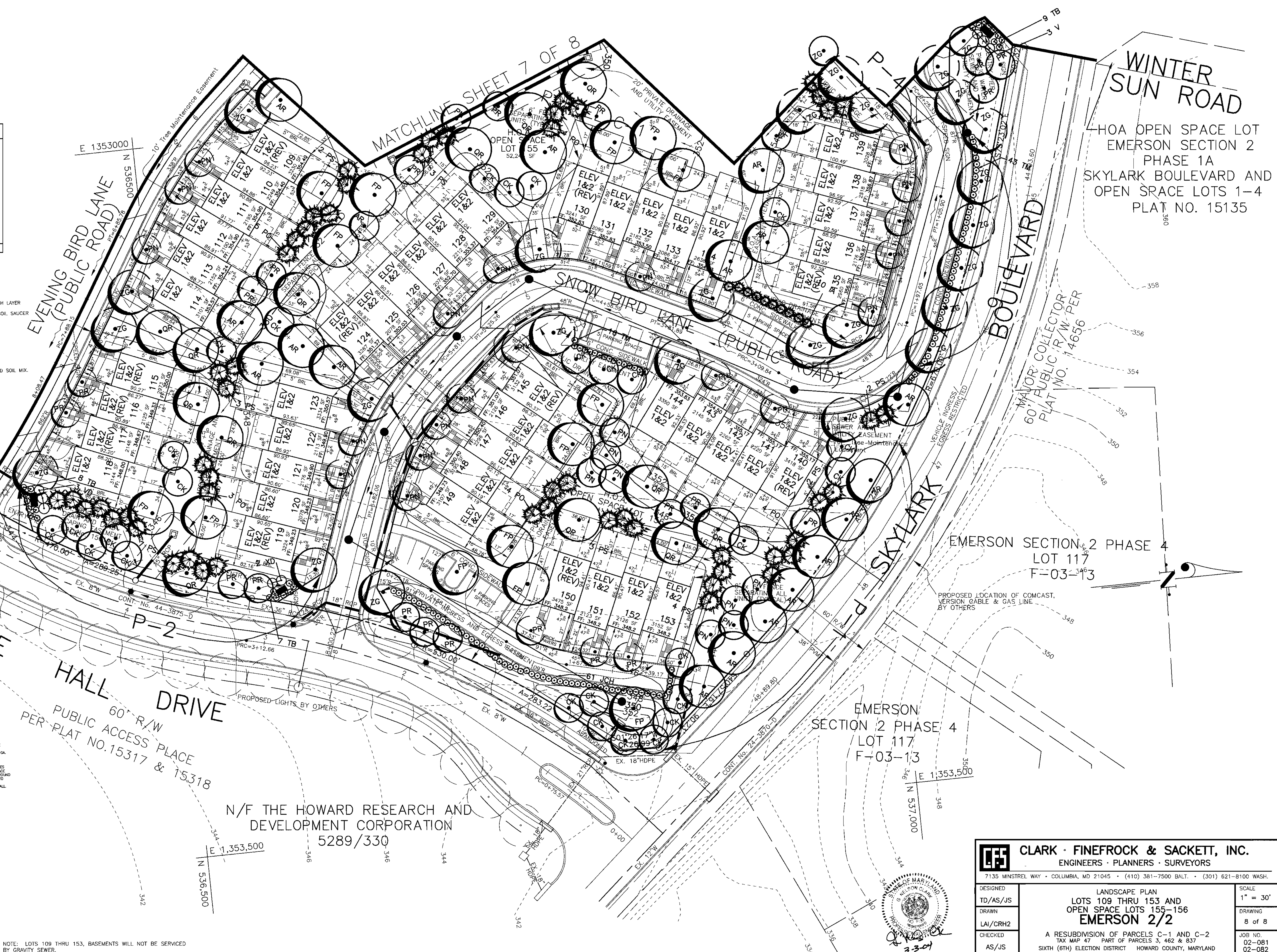
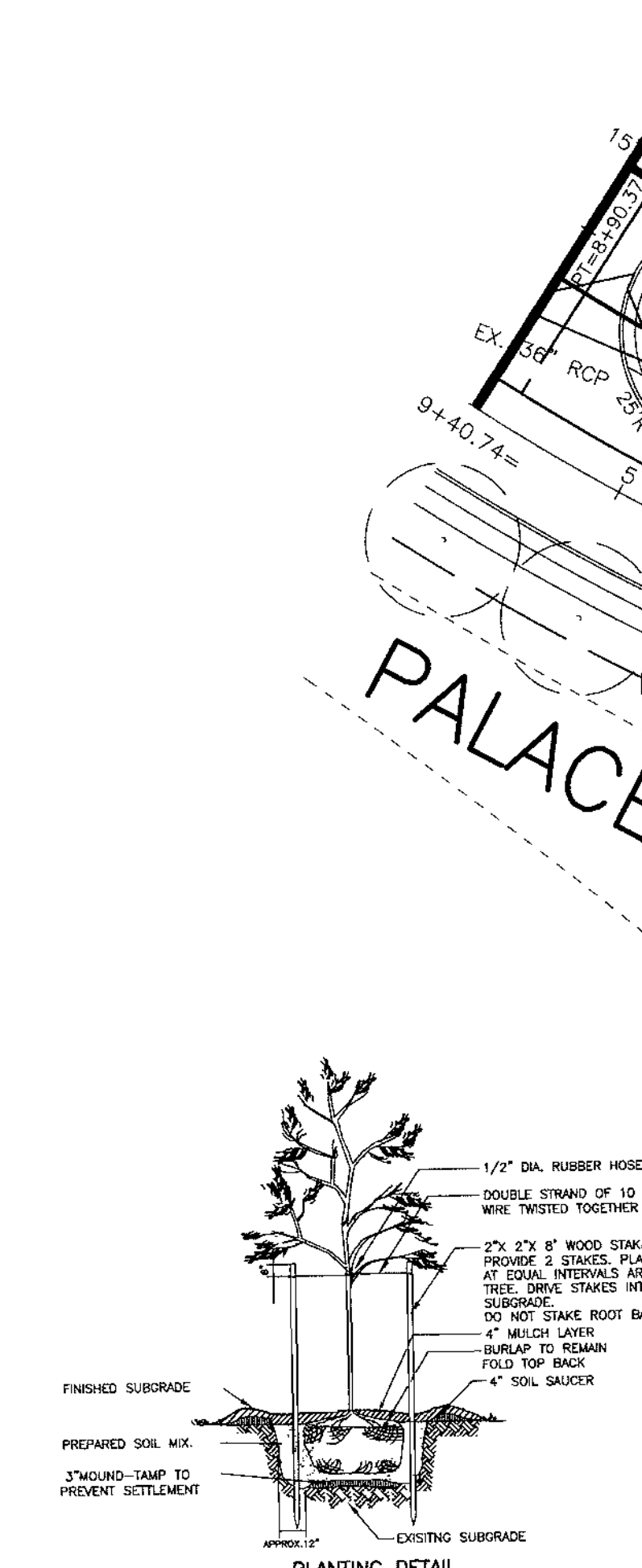
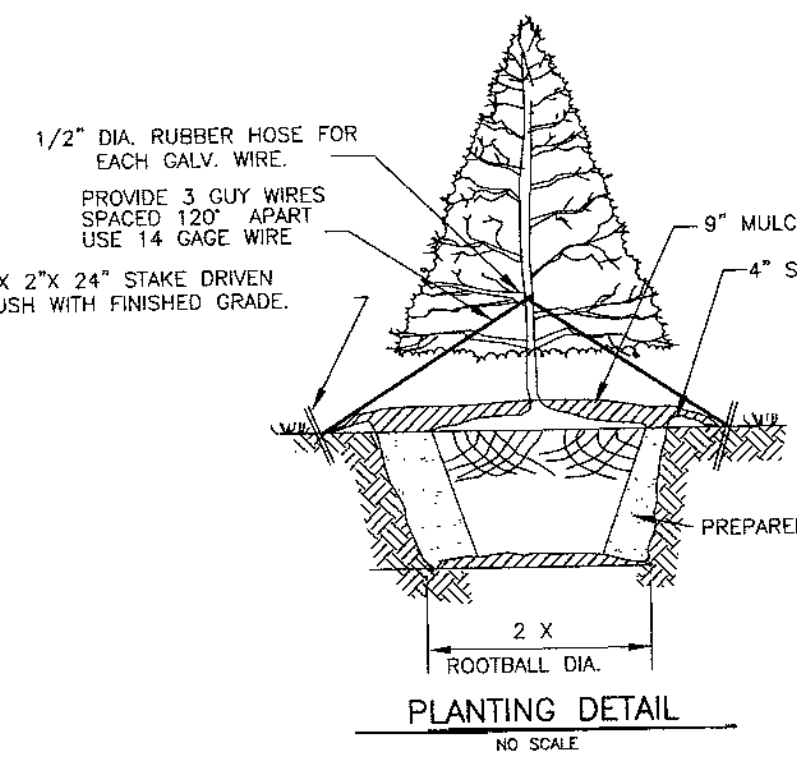
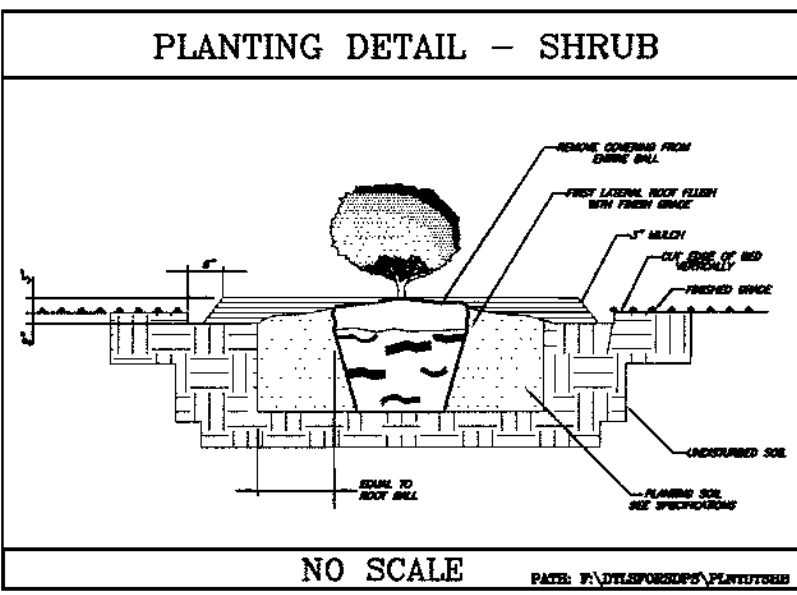
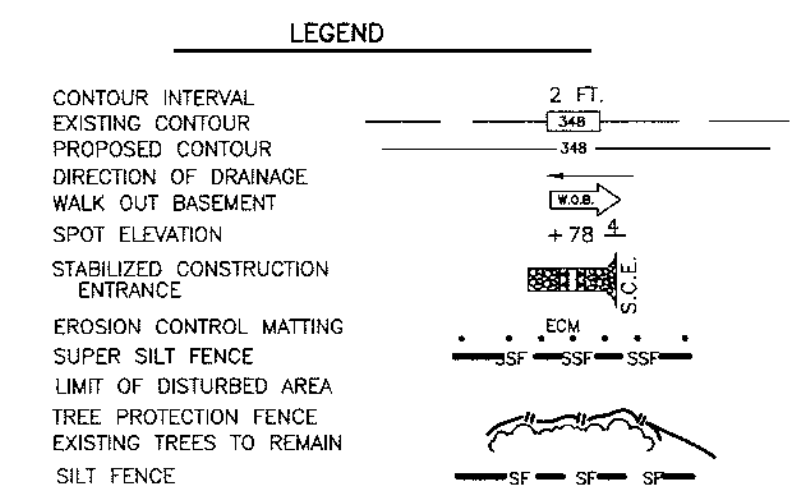
DESIGNED: TD/AS/JS
DRAWN: LAI/CRH2
CHECKED: AS/JS
DATE: 11-28-03

JOB NO.: 02-081
DATE: 02-081
FILE NO.: 02-081

FOR: THE TROUTMAN COMPANY
9030 RED BRANCH ROAD
COLUMBIA, MARYLAND 21045

BEAZER HOMES
8965 GUILDFORD ROAD
COLUMBIA, MARYLAND 21046

#6 D:\DRAWINGS\EMERSON\EMERSONBASE1-11.DWG (R14)



APPROVED: DEPARTMENT OF PLANNING & ZONING
[Signature] 3/13/14
 DATE

APPROVED: DEPARTMENT OF PLANNING & ZONING
[Signature] 3/16/14
 DATE

NOTE: LOTS 109 THRU 153, BASEMENTS WILL NOT BE SERVICED BY GRAVITY SEWER.

CLARK · FINEFROCK & SACKETT, INC. ENGINEERS · PLANNERS · SURVEYORS		7135 MINSTREL WAY · COLUMBIA, MD 21045 · (410) 381-7500 BALT. · (301) 621-8100 WASH.	
DESIGNED TD/AS/JS	LANDSCAPE PLAN LOTS 109 THRU 153 AND OPEN SPACE LOTS 155-156 EMERSON 2/2	SCALE 1" = 30'	
DRAWN LAI/CRH2		DRAWING 8 of 8	
CHECKED AS/JS	A RESUBDIVISION OF PARCELS C-1 AND C-2 TAX MAP 47 PART OF PARCELS 3, 462 & 837 SIXTH (6TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 02-081	
DATE 11-28-03		FILE NO. 02-081	
FOR: THE TROUTMAN COMPANY 9030 RED BRANCH ROAD COLUMBIA, MARYLAND 21045		BEAZER HOMES 8965 GUILFORD ROAD COLUMBIA, MARYLAND 21046	

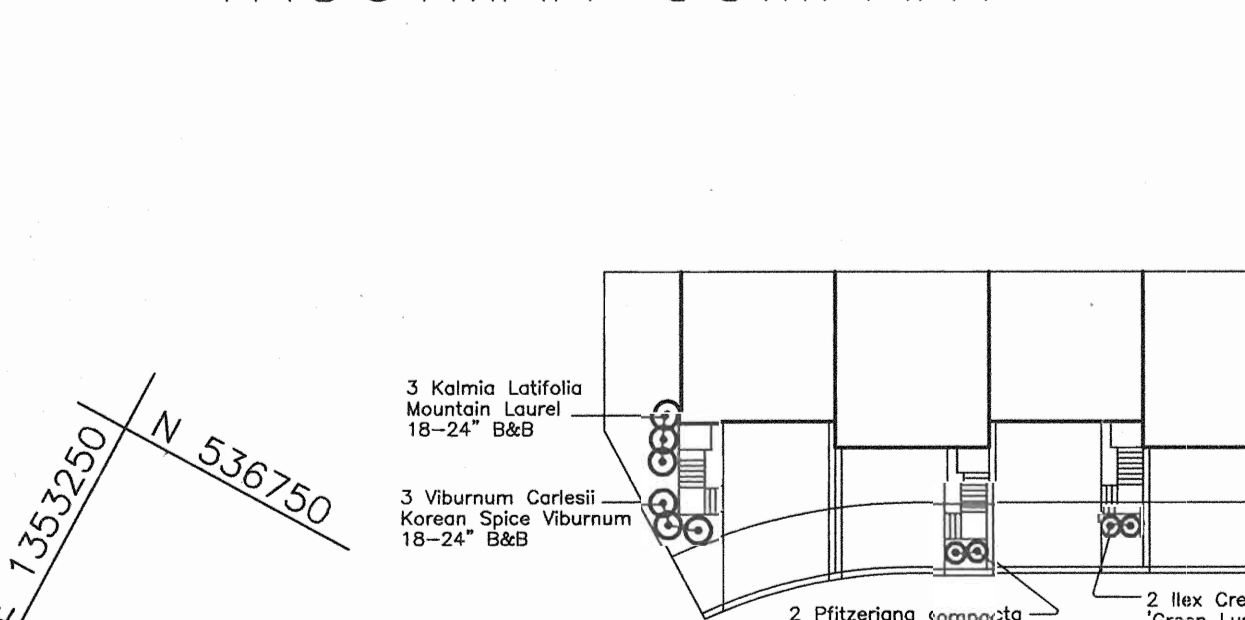
SDP-03-196



STRUCTURE SCHEDULE

NO.	TYPE	INVERT		TOP ELEVATION		REMARKS	LOCATION
		UPPER	LOWER	UPPER/LOWER			
I-1	A-5	347.5/344.43	344.18	353.9		SD 4.01	1+08.42 14'RT
I-2	A-5	-	347.75	353.9		SD 4.01	1+08.42 14'LT
I-3	A-5	344.95	344.7	353.42		SD 4.01	0+12.75 14'LT
I-4	A-5	-	347.76	353.59		SD 4.01	2+79.12 14'RT
I-5	D	346.72	346.47	350.2		SD 4.11	2+82.57 58.92' LT
I-6	A-10	346.85	346.60	350.4		SD 4.02	3+23.25 14'LT
I-7	A-10	-	346.97	350.4		SD 4.02	3+23.25 14'RT
I-8	D	-	346.94	349.98		SD 4.11	2+77.06 109.25'LT
I-9	A-10	340.99	340.71	344.5		SD 4.02	8+85.97 14'RT
I-10	A-10	-	341.25	344.7		SD 4.02	8+85.97 14'LT
I-11	D	-	342.38	345.6		SD 4.11	3+58.47 64.96'RT
I-12	A-10	335.65	335.4	345.67		SD 4.02	7+63.55 14'RT
I-13	A-10	341.4/336.14	335.49	345.67		SD 4.02	7+63.55 14'LT
I-14	A-10	-	342.50	345.26		SD 4.02	1+28.22 9'RT
I-15	D	-	339.50	342.6		SD 4.11	49+25.00 49.0' RT
I-16	A-10	-	341.84	348.8		SD 4.02	6+21.24 14'RT
I-17	A-10	-	345.97	351.15		SD 4.02	4+83.15 14'LT
FC1	FIELD CONNECTION	334.3	333.8	-		SD 2.01	2+70.67 23'RT
MH-1	PRECAST MANHOLE	343.41	343.16	352.63		G 5.12	0+27.04 68.48'RT
MH-1A	PRECAST MANHOLE	343.96	343.71	354.31		G 5.12	0+61.19 38.97' RT
MH-2	PRECAST MANHOLE	345.95	345.70	354.99		G 5.12	0+84.68 15'RT
MH-3	PRECAST MANHOLE	347.35	347.10	354.29		G 5.12	2+17.55 15'RT
MH-4	PRECAST MANHOLE	346.07	345.82	351.4		G 5.12	1+98.58 15'LT
MH-5	PRECAST MANHOLE	345.76	345.51	350.48		G 5.12	5+25.26 15'LT
MH-6	PRECAST MANHOLE	341.55/344.50	341.30	348.5		G 5.12	6+37.29 15'LT
A	YARD INLET	MH IN=341.80	MH OUT=340.70	343.80		SD 4.19	SEE PLAN
B	SHALLOW BRICK	MH IN=340.10	MH OUT=339.00	342.90		G 5.05	SEE PLAN

FOUNDATION LANDSCAPE PLAN
TROUTMAN COMPANY



FOUNDATION LANDSCAPE PLAN
BEAZER HOMES



REV TO CHANGE TWO CAR GARAGE MODEL TYPE 12/17/04
 REV TO ADD STRUCTURES "A" AND "D" PER AS-BUILT GRADES 11/20/04
 DATE

APPROVED: DEPARTMENT OF PUBLIC WORKS Planning + Engineering
 DATE 3/13/04
 CHIEF, BUREAU OF HIGHWAYS Director

APPROVED: DEPARTMENT OF PLANNING & ZONING
 DATE 3/16/04
 CHIEF, DIVISION OF LAND DEVELOPMENT
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MK

CLARK · FINEFROCK & SACKETT, INC.
 ENGINEERS · PLANNERS · SURVEYORS
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED: SITE DEVELOPMENT PLAN
 TD/AS/JS LOTS 65 THRU 108 AND OPEN SPACE LOT 154
 DRAWN: LAI/CRH2 EMERSON 2/2
 CHECKED: AS/JS
 DATE: 11-28-03

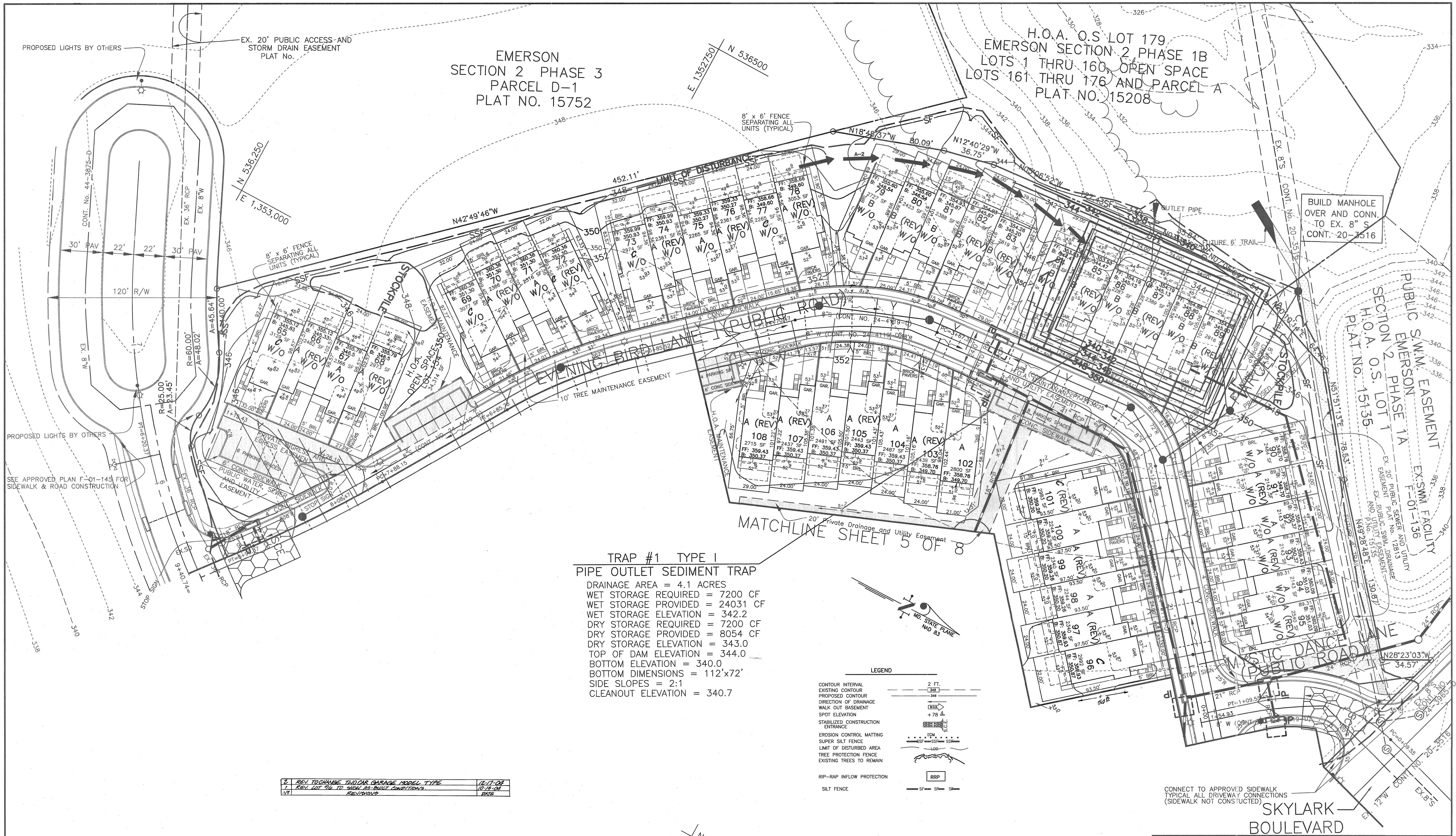
SCALE: 1" = 30'
 DRAWING: 2 of 8
 JOB NO.: 02-081
 DATE: 02-082
 FILE NO.: 02-081

FOR: THE TROUTMAN COMPANY
 903C RED BRANCH ROAD
 COLUMBIA, MARYLAND 21045

BEAZER HOMES
 8965 GUILFORD ROAD
 COLUMBIA, MARYLAND 21046

#6 D:\DRAWINGS\EMERSON\EMERSONBASE11.DWG (R14)
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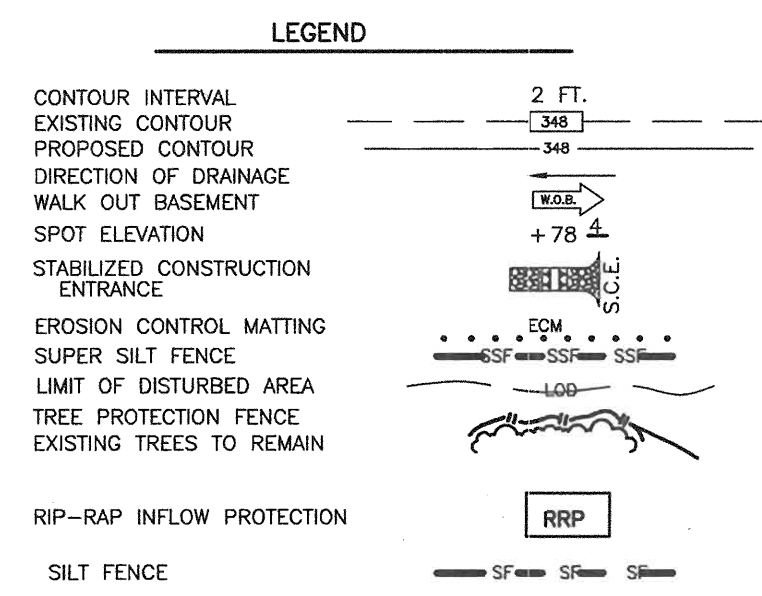
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EMERSON
SECTION 2 PHASE 3
PARCEL D-1
PLAT NO. 15752

H.O.A. O.S LOT 179
EMERSON SECTION 2 PHASE 1B
LOTS 1 THRU 160 OPEN SPACE
LOTS 161 THRU 176 AND PARCEL A
PLAT NO. 15208

**TRAP #1 TYPE I
PIPE OUTLET SEDIMENT TRAP**
DRAINAGE AREA = 4.1 ACRES
WET STORAGE REQUIRED = 7200 CF
WET STORAGE PROVIDED = 24031 CF
WET STORAGE ELEVATION = 342.2
DRY STORAGE REQUIRED = 7200 CF
DRY STORAGE PROVIDED = 8054 CF
DRY STORAGE ELEVATION = 343.0
TOP OF DAM ELEVATION = 344.0
BOTTOM ELEVATION = 340.0
BOTTOM DIMENSIONS = 112'x72'
SIDE SLOPES = 2:1
CLEANOUT ELEVATION = 340.7



REV. TO CHANGE TYPICAL GARAGE MODEL TYPE	10/17/04
REV. LOT #6 TO SHOW AS-BUILT CONSTRUCTION	02/19/04
REV. DRAWING	02/19/04

DEVELOPER'S/BUILDER'S CERTIFICATE

I/We certify that all development and construction will be done according to this plan of development and plan for sediment and erosion control and that all 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 or their authorized agents, as are deemed necessary.

NAME: *Joseph D. Fortino*
DATE: 3/2/04
NAME: *V.G. IANO*
DATE: 3/2/04

ENGINEER'S CERTIFICATE

I hereby certify that this plan for Sediment and Erosion 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.

NAME: *Nelson Clark*
DATE: 3-30-04

NOTE: PROPOSED HOUSES THAT ARE AFFECTED BY THE INSTALLATION OF THE SEDIMENT CONTROL TRAPS WILL BE DELAYED UNTIL PERMISSION IS GIVEN BY THE SEDIMENT CONTROL INSPECTOR ALLOWING THEIR CONSTRUCTION.

APPROVED: DEPARTMENT OF PUBLIC WORKS
Marsha DeLuca 3/17/04
CHIEF, BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING & ZONING
Cindy Hamilton 3/17/04
CHIEF, DIVISION OF LAND DEVELOPMENT

John R. Roberts 3/11/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Reviewed for HOWARD S.C.D.
and meets Technical Requirements
Joseph D. Fortino 3/2/04
Signature Date
U.S. Natural Resources Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John R. Roberts 3/11/04
HOWARD S.C.D.

CLARK · FINEFROCK & SACKETT, INC.
ENGINEERS · PLANNERS · SURVEYORS
7135 MINSTREL WAY · COLUMBIA, MD 21045 · (410) 381-7500 BALT. · (301) 621-8100 WASH.

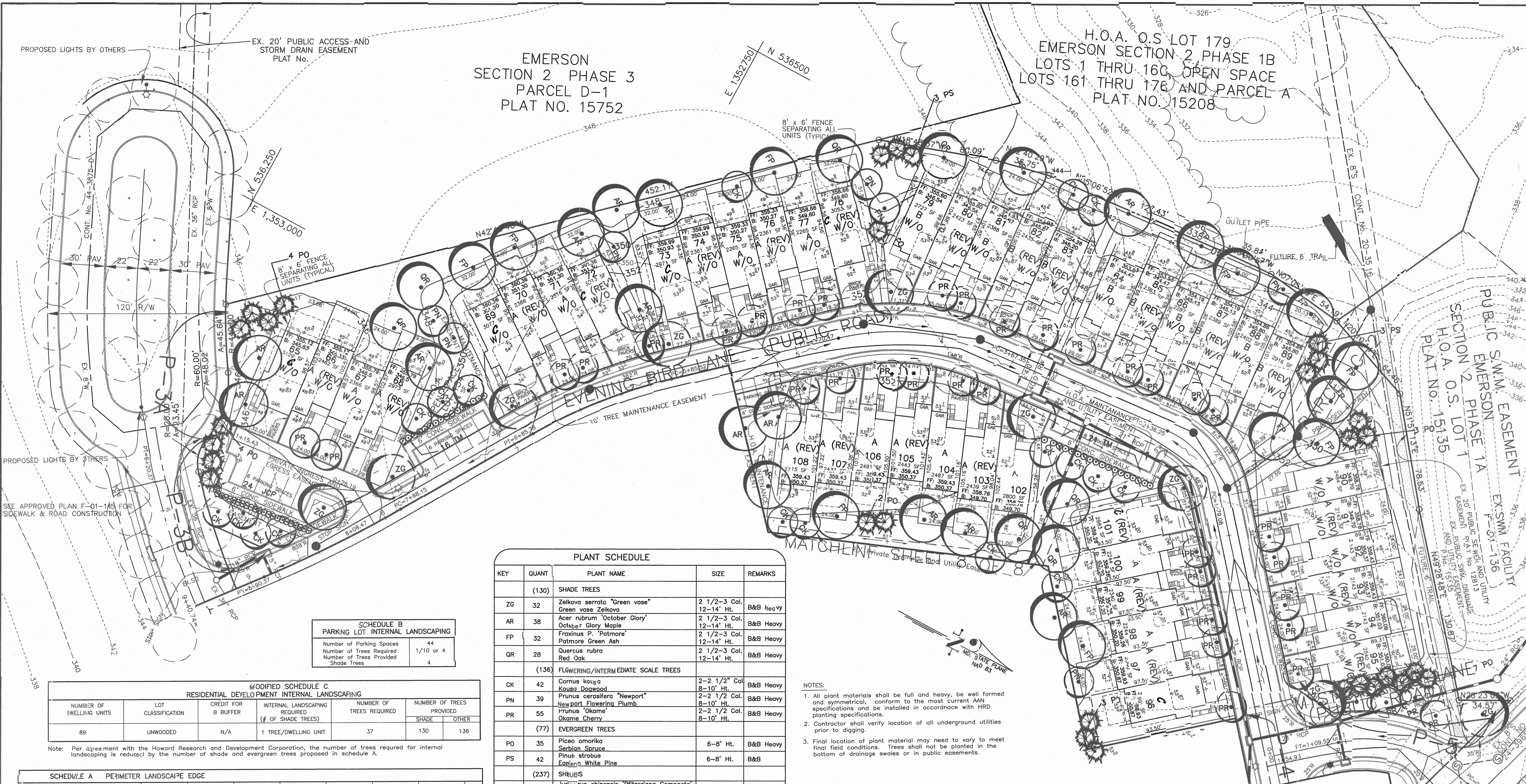
DESIGNED	SEDIMENT AND EROSION CONTROL PLAN	SCALE
TD/AS/JS	LOTS 65 THRU 108 AND OPEN SPACE LOT 154	1" = 30'
DRAWN	EMERSON 2/2	DRAWING
LAI/CRH2		4 OF 8
CHECKED	A RESUBDIVISION OF PARCELS C-1 AND C-2	JOB NO.
AS/JS	TAX MAP 47 PART OF PARCELS 3, 462 & 837	02-081
DATE	SIXTH (6TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	02-082
11-28-03	FOR: THE TROUTMAN COMPANY 9030 RED BRANCH ROAD COLUMBIA, MARYLAND 21045	FILE NO.
	BEAZER HOMES 8965 GUILDFORD ROAD COLUMBIA, MARYLAND 21046	02-081

SDP-03-146

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EMERSON
SECTION 2 PHASE 3
PARCEL D-1
PLAT NO. 15752

H.O.A. O.S. LOT 179
EMERSON SECTION 2 PHASE 1B
LOTS 1 THRU 160 OPEN SPACE
LOTS 161 THRU 176 AND PARCEL A
PLAT NO. 15208



**SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING**

Number of Parking Spaces	44
Number of Trees Required	1/10 or 4
Number of Trees Provided	4
Shade Trees	4

**MODIFIED SCHEDULE C
RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING**

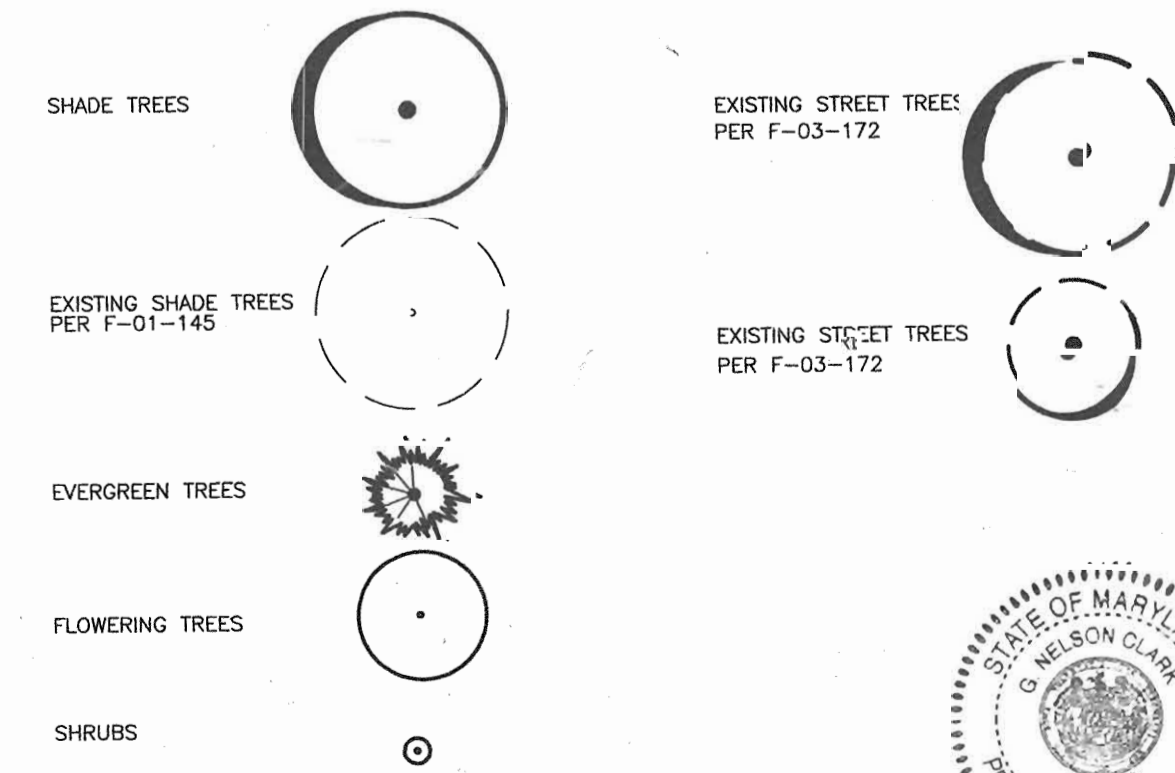
NUMBER OF DWELLING UNITS	LOT CLASSIFICATION	CREDIT FOR B BUFFER	INTERNAL LANDSCAPING REQUIRED (# OF SHADE TREES)	NUMBER OF TREES REQUIRED	NUMBER OF TREES PROVIDED	
					SHADE	OTHER
89	UNWOODED	N/A	1 TREE/DWELLING UNIT	37	130	136

Note: Per agreement with the Howard Research and Development Corporation, the number of trees required for internal landscaping is reduced by the number of shade and evergreen trees proposed in schedule A.

PLANT SCHEDULE

KEY	QUANT	PLANT NAME	SIZE	REMARKS
(130)		SHADE TREES		
ZG	32	Zelkova serrata "Green vase" Green vase Zelkova	2 1/2-3 Cal. 12-14' Ht.	B&B Heavy
AR	38	Acer rubrum "October Glory" October Glory Maple	2 1/2-3 Cal. 12-14' Ht.	B&B Heavy
FP	32	Fraxinus P. "Patmore" Patmore Green Ash	2 1/2-3 Cal. 12-14' Ht.	B&B Heavy
QR	28	Quercus rubra Red Oak	2 1/2-3 Cal. 12-14' Ht.	B&B Heavy
(136)		FLOWERING/INTERMEDIATE SCALE TREES		
CK	42	Cornus kousa Kousa Dogwood	2-2 1/2" Cal. 8-10' Ht.	B&B Heavy
PN	39	Prunus cerasifera "Newport" Newport Flowering Plum	2-2 1/2 Cal. 8-10' Ht.	B&B Heavy
PR	55	Prunus "Okame" Okame Cherry	2-2 1/2 Cal. 8-10' Ht.	B&B Heavy
(77)		EVERGREEN TREES		
PO	35	Picea omorika Serbian Spruce	6-8' Ht.	B&B Heavy
PS	42	Pinus strobus Eastern White Pine	6-8' Ht.	B&B
(237)		SHRUBS		
JCP	24	Juripirus chinensis "Pfitzeriana Compacta" Compact Pfitzer Juniper	15-18" Ht.	B&B
JCH	59	Juniperus chinensis "Hetzii Glauca" Hetzii Juniper	15-18" Ht.	B&B
IA	10	Ilex attenuata "Fosteri" Foster Holly	3-4' Ht.	B&B Heavy
TB	24	Taxus baccata "Repandens" Dwarf English Yew	2-2.5' Ht.	B&B Heavy
TM	112	Taxus media "Densiflora" Dense Yew	2-2.5' Ht.	B&B Heavy
VD	8	Viburnum dentatum "Worton" Northern Burgundy Viburnum	4-5' Ht.	B&B Heavy

- NOTES:**
- All plant materials shall be full and heavy, be well formed and symmetrical, conform to the most current AAN specifications and be installed in accordance with HRD planting specifications.
 - Contractor shall verify location of all underground utilities prior to digging.
 - Final location of plant material may need to vary to meet final field conditions. Trees shall not be planted in the bottom of drainage swales or in public easements.



APPROVED: DEPARTMENT OF PLANNING & ZONING
 [Signature] 3/2/04
 CHIEF, BUREAU OF INSPECTION
 [Signature] 3/12/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MK
 DATE

DEVELOPER'S/BUILDERS CERTIFICATE

I/We certify that the landscaping shown on this plan will be done according to plan, section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a Certificate of Landscape Installation, accompanied by an executed one year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.

[Signature] 3/2/04
 [Signature] 3/3/04
 DATE

LANDSCAPE SURETY NOTE:

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.

FINANCIAL SURETY FOR THE TREES IN SCHEDULE A IN THE AMOUNT OF \$29,310.00 SHALL BE PART OF THE GRADING PERMIT.

2	CHANGE TWO CAR GARAGE MODEL TYPE	10-17-04
1	Change Landscape Surety Note	5-4-04
NO.	DESCRIPTION	DATE

CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS

7135 MINISTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED: TD/AS/JS
 DRAWN: LAI/CRH2
 CHECKED: AS/JS
 DATE: 11-28-03

LANDSCAPE PLAN
 LOTS 65 THRU 108 AND
 OPEN SPACE LOT 154
EMERSON 2/2

A RESUBDIVISION OF PARCELS C-1 AND C-2
 TAX MAP 47 PART OF PARCELS 3, 462 & 837
 SIXTH (6TH) ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

FOR: THE TROUTMAN COMPANY
 9010 RED BAYNICH ROAD
 COLUMBIA, MARYLAND 21045

BEAVER HOMES
 8995 GUILFORD ROAD
 COLUMBIA, MARYLAND 21046

SCALE: 1" = 30'
 DRAWING: 7 of 8
 JOB NO.: 02-081
 DATE: 02-08-02
 FILE NO.: 02-081

SDP-03-146

LEGEND

- CONTOUR INTERVAL 2 FT.
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DIRECTION OF DRAINAGE
- WALK OUT BASEMENT
- SPOT ELEVATION
- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL MATTING
- SUPER SILT FENCE
- LIMIT OF DISTURBED AREA
- TREE PROTECTION FENCE
- EXISTING TREES TO REMAIN
- SILT FENCE



WINTER SUN ROAD

HOA OPEN SPACE LOT
EMERSON SECTION 2
PHASE 1A
SKYLARK BOULEVARD AND
OPEN SPACE LOTS 1-4
PLAT NO. 15135

EMERSON SECTION 2 PHASE 4
LOT 117
F-03-13

EMERSON SECTION 2 PHASE 4
LOT 117
F-03-13

N/F THE HOWARD RESEARCH AND
DEVELOPMENT CORPORATION
5289/330

APPROVED: DEPARTMENT OF PLANNING & ZONING

[Signature] 3/17/04
DIRECTOR

APPROVED: DEPARTMENT OF PLANNING & ZONING

[Signature] 3/17/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION

NOTE: LOTS 109 THRU 153, BASEMENTS WILL NOT BE SERVICED BY GRAVITY SEWER.

2	REV. LOTS 109 THRU 140 TO SHOW AS-BUILT CONDITIONS	4-9-05
1	REV. LOT 129 TO SHOW AS-BUILT CONDITIONS	10-15-04
0	ISSUED FOR PERMITTING	DATE

CLARK · FINEFROCK & SACKETT, INC.
ENGINEERS · PLANNERS · SURVEYORS

7135 MINISTREL WAY · COLUMBIA, MD 21045 · (410) 381-7500 BALT. · (301) 621-8100 WASH.

DESIGNED TD/AS/JS	SITE DEVELOPMENT PLAN LOTS 109 THRU 153 AND OPEN SPACE LOTS 155-156 EMERSON 2/2	SCALE 1" = 30'
DRAWN LAI/CRH2		DRAWING 3 of 8
CHECKED AS/JS	A RESUBDIVISION OF PARCELS C-1 AND C-2 TAX MAP 47 PART OF PARCELS 3, 462 & 837 SIXTH (6TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 02-081
DATE 11-28-03		FOR: THE TROUTMAN COMPANY 9030 RED BRANCH ROAD COLUMBIA, MARYLAND 21045

#13 C:\DRAWINGS\EMERSON\SDP2.DWG (R14)

LEGEND

- CONTOUR INTERVAL 2 FT. [3/8"]
- EXISTING CONTOUR [---]
- PROPOSED CONTOUR [---]
- DIRECTION OF DRAINAGE [--->]
- WALK OUT BASEMENT [---]
- SPOT ELEVATION [78.4]
- STABILIZED CONSTRUCTION ENTRANCE [---]
- EROSION CONTROL MATTING [---]
- SUPER SILT FENCE [---]
- LIMIT OF DISTURBED AREA [---]
- TREE PROTECTION FENCE [---]
- EXISTING TREES TO REMAIN [---]
- SILT FENCE [---]



WINTER SUN ROAD
 HOA OPEN SPACE LOT
 EMERSON SECTION 2
 PHASE 1A
 SKYLARK BOULEVARD AND
 OPEN SPACE LOTS 1-4
 PLAT NO. 15135

EMERSON SECTION 2 PHASE 4
 LOT 117
 F-03-13

EMERSON SECTION 2 PHASE 4
 LOT 117
 F-03-13

N/F THE HOWARD RESEARCH AND
 DEVELOPMENT CORPORATION
 5289/330

APPROVED: DEPARTMENT OF PLANNING & ZONING
[Signature] 3/17/04
 DATE

APPROVED: DEPARTMENT OF PLANNING & ZONING
[Signature] 3/17/04
 DATE

NOTE: LOTS 109 THRU 153, BASEMENTS WILL NOT BE SERVICED BY GRAVITY SEWER.

1	REV. LOTS 109 TO 153 TO SHOW AS-BUILT CONDITIONS	6-21-05
2	REV. LOTS 149 TO 153 TO SHOW AS-BUILT CONDITIONS	6-9-05
3	REV. LOT 153 TO SHOW AS-BUILT CONDITIONS	12-15-04

CLARK · FINEFROCK & SACKETT, INC.
 ENGINEERS · PLANNERS · SURVEYORS

7135 MINSTREL WAY · COLUMBIA, MD 21045 · (410) 381-7500 BALT. · (301) 621-8100 WASH.

DESIGNED TD/AS/JS	SITE DEVELOPMENT PLAN LOTS 109 THRU 153 AND OPEN SPACE LOTS 155-156 EMERSON 2/2	SCALE 1" = 30'
DRAWN LAI/CRH2		DRAWING 3 of 8
CHECKED AS/JS	A RESUBDIVISION OF PARCELS C-1 AND C-2 TAX MAP 47 PART OF PARCELS 3, 462 & 837 SIXTH (6TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 02-081
DATE 11-28-03		FILE NO. 02-082

FOR: THE TROUTMAN COMPANY
 9030 RED BRANCH ROAD
 COLUMBIA, MARYLAND 21045

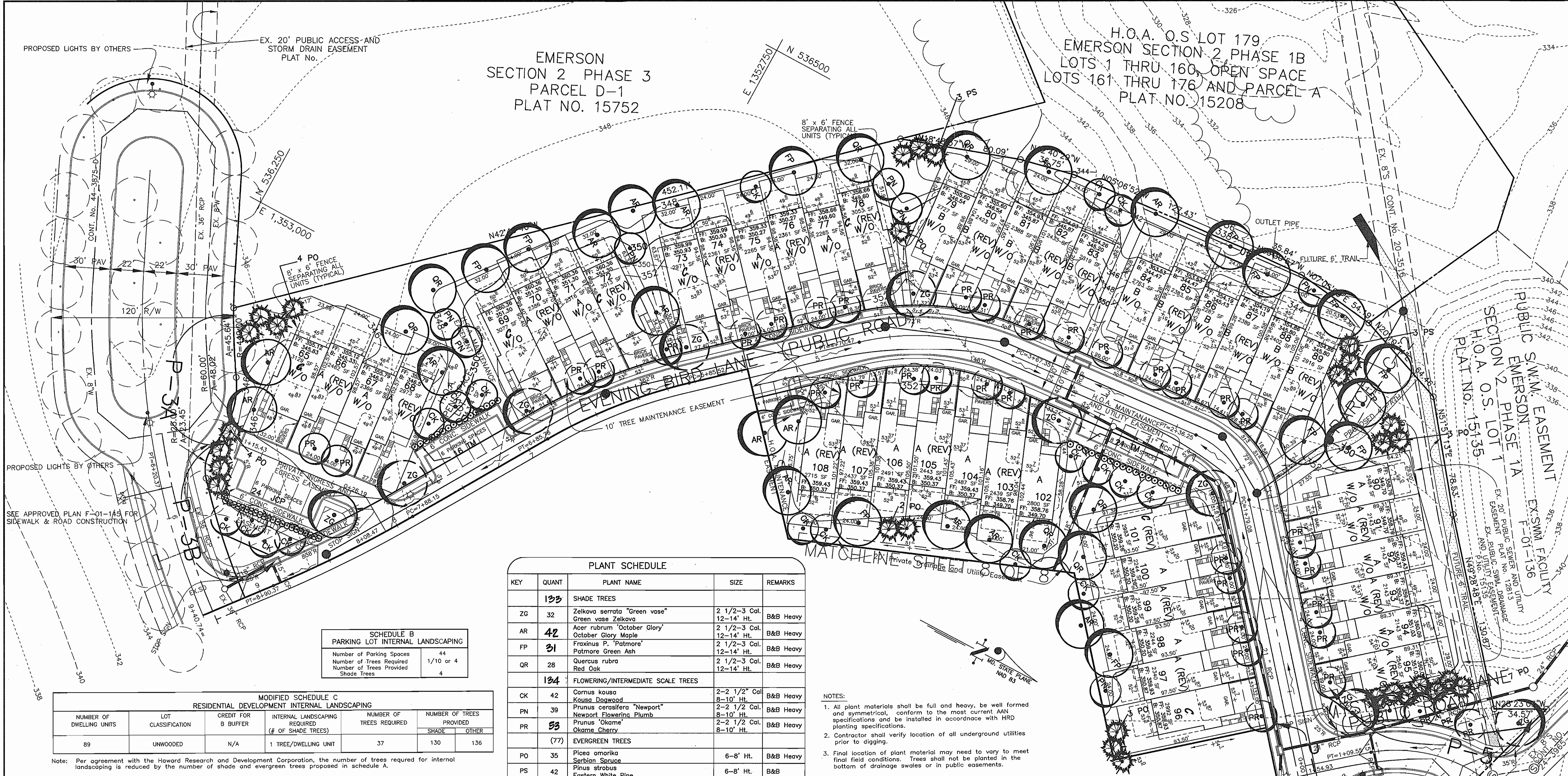
BEAZER HOMES
 8965 GUILFORD ROAD
 COLUMBIA, MARYLAND 21046

SDP-03-146

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EMERSON
SECTION 2 PHASE 3
PARCEL D-1
PLAT NO. 15752

H.O.A. O.S. LOT 179
EMERSON SECTION 2 PHASE 1B
LOTS 1 THRU 160 OPEN SPACE
LOTS 161 THRU 176 AND PARCEL A
PLAT NO. 15208



**SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING**

Number of Parking Spaces	44
Number of Trees Required	1/10 or 4
Number of Trees Provided	4

**MODIFIED SCHEDULE C
RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING**

NUMBER OF DWELLING UNITS	LOT CLASSIFICATION	CREDIT FOR B BUFFER	INTERNAL LANDSCAPING REQUIRED (# OF SHADE TREES)	NUMBER OF TREES REQUIRED	NUMBER OF TREES PROVIDED	
					SHADE	OTHER
89	UNWOODED	N/A	1 TREE/DWELLING UNIT	37	130	136

Note: Per agreement with the Howard Research and Development Corporation, the number of trees required for internal landscaping is reduced by the number of shade and evergreen trees proposed in schedule A.

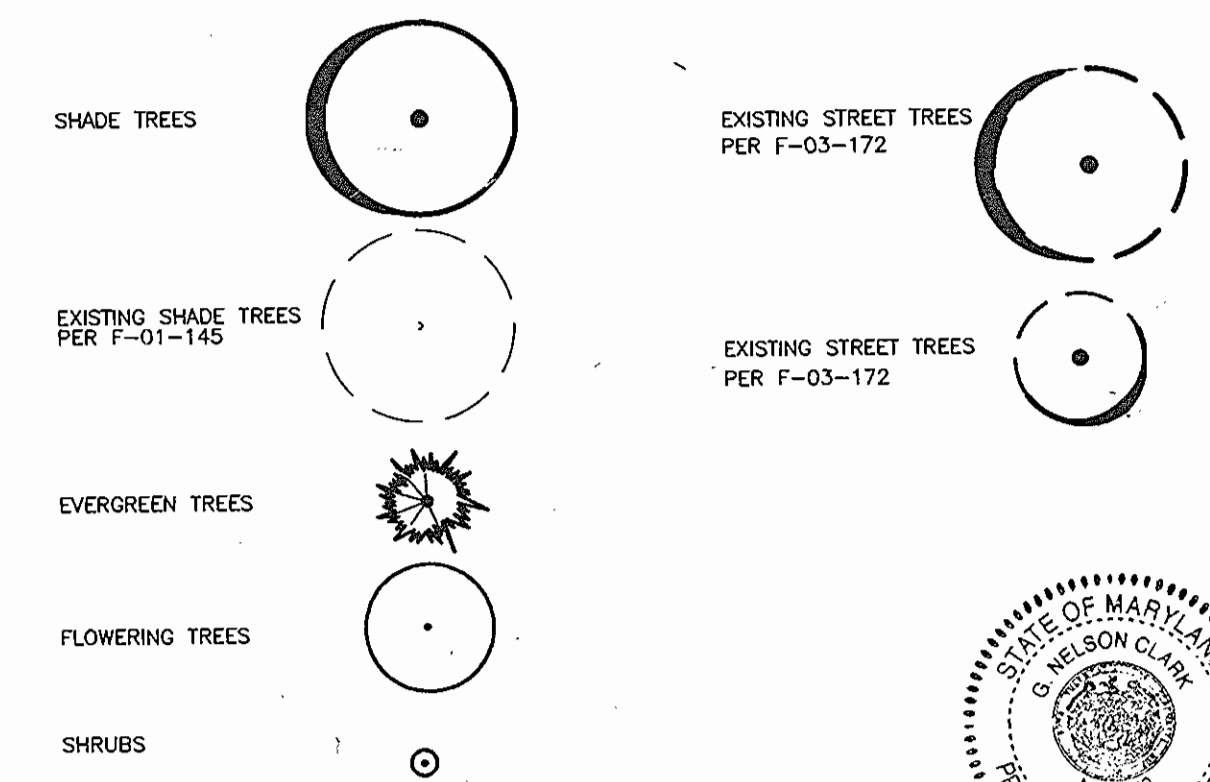
SCHEDULE A PERIMETER LANDSCAPE EDGE

Category	Adjacent to Per. Properties		Adjacent to Per. Properties		Adjacent to Per. Properties		Adjacent to Per. Properties		Totals
	P-1	P-2	P-3A	P-3B	P-4	P-5	P-6		
Perimeter									
Landscape Type	C	C	C	E	C	C	E		
Frontage/Perimeter	275'	215'	94'	96'	65'	148'	170'		
Credit for Ex. Vegetation	NO	NO	NO	NO	NO	NO	NO		
Number of Plants Required									
Shade Trees	7 (1/40)	5 (1/40)	2 (1/40)	2 (1/40)	2 (1/40)	4 (1/40)	4 (1/40)	26	40
Evergreen Trees	14 (1/20)	11 (1/20)	5 (1/20)	24 (1/4)	3 (1/20)	7 (1/20)	43 (1/4)	67	67
Shrubs	na	na	na	na	na	na	na		
Number of Plants Provided									
Shade Trees	9	5	2	2	2	4	5	29	46
Evergreen trees	15	11	6	2	4	7	3	46	67
Shrubs									

PLANT SCHEDULE

KEY	QUANT	PLANT NAME	SIZE	REMARKS
	133	SHADE TREES		
ZG	32	Zelkova serrata "Green vase" Green vase Zelkova	2 1/2-3 Cal. 12-14' Ht.	B&B Heavy
AR	42	Acer rubrum "October Glory" October Glory Maple	2 1/2-3 Cal. 12-14' Ht.	B&B Heavy
FP	31	Fraxinus P. "Patmore" Patmore Green Ash	2 1/2-3 Cal. 12-14' Ht.	B&B Heavy
QR	28	Quercus rubra Red Oak	2 1/2-3 Cal. 12-14' Ht.	B&B Heavy
	134	FLOWERING/INTERMEDIATE SCALE TREES		
CK	42	Cornus kousa Kousa Dogwood	2-2 1/2" Cal. 8-10' Ht.	B&B Heavy
PN	39	Prunus cerasifera "Newport" Newport Flowering Plum	2-2 1/2" Cal. 8-10' Ht.	B&B Heavy
PR	53	Prunus 'Okame' Okame Cherry	2-2 1/2" Cal. 8-10' Ht.	B&B Heavy
	(77)	EVERGREEN TREES		
PO	35	Picea omorika Serbian Spruce	6-8' Ht.	B&B Heavy
PS	42	Pinus strobus Eastern White Pine	6-8' Ht.	B&B
	(237)	SHRUBS		
JCP	24	Juniperus chinensis 'Pfitzeriana Compacta' Compact Pfitzer Juniper	15-18" Ht.	B&B
JCH	59	Juniperus chinensis 'Hetzli Glauca' Hetzli Juniper	15-18" Ht.	B&B
IA	10	Ilex attenuata 'Fosteri' Foster Holly	3-4' Ht.	B&B Heavy
TB	24	Taxus baccata 'Repandens' Dwarf English Yew	2-2.5' Ht.	B&B Heavy
TM	112	Taxus media 'Densiformis' Dense Yew	2-2.5' Ht.	B&B Heavy
VD	8	Viburnum dentatum 'Morton' Northern Burgundy Viburnum	4-5' Ht.	B&B Heavy

- NOTES:**
- All plant materials shall be full and heavy, be well formed and symmetrical, conform to the most current AASHTO specifications and be installed in accordance with HRD planting specifications.
 - Contractor shall verify location of all underground utilities prior to digging.
 - Final location of plant material may need to vary to meet final field conditions. Trees shall not be planted in the bottom of drainage swales or in public easements.



APPROVED: DEPARTMENT OF PUBLIC WORKS
[Signature] 3/17/04
CHIEF, BUREAU OF HIGHWAYS DIRECTOR

APPROVED: DEPARTMENT OF PLANNING & ZONING
[Signature] 3/12/04
CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 3/16/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK

DEVELOPER'S/BUILDERS CERTIFICATE

I/We certify that the landscaping shown on this plan will be done according to plan, section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a Certificate of Landscape Installation, accompanied by an executed one year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.

[Signature] 3/2/04
Name: [Name] U.P. LAND DEV. - H.O. DIVISION

[Signature] 3/2/04
Date

[Signature] 3/3/04
Date

LANDSCAPE SURETY NOTE:

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.

FINANCIAL SURETY FOR THE TREES IN SCHEDULE A IN THE AMOUNT OF \$29,310.00 SHALL BE PART OF THE GRADING PERMIT.

NO.	DESCRIPTION	DATE
3	Revised Plant Schedule	5-11-07
2	CHANGE TWO CAR GARAGE MODEL TYPE	12-17-04
1	Change Landscape Surety Note	5-4-04

CLARK · FINEFROCK & SACKETT, INC.
ENGINEERS · PLANNERS · SURVEYORS

7135 MINSTREL WAY · COLUMBIA, MD 21045 · (410) 381-7500 BALT. · (301) 621-8100 WASH.

LANDSCAPE PLAN
DESIGNED: TD/AS/JS
DRAWN: LAI/CRH2
CHECKED: AS/JS
DATE: 11-28-03

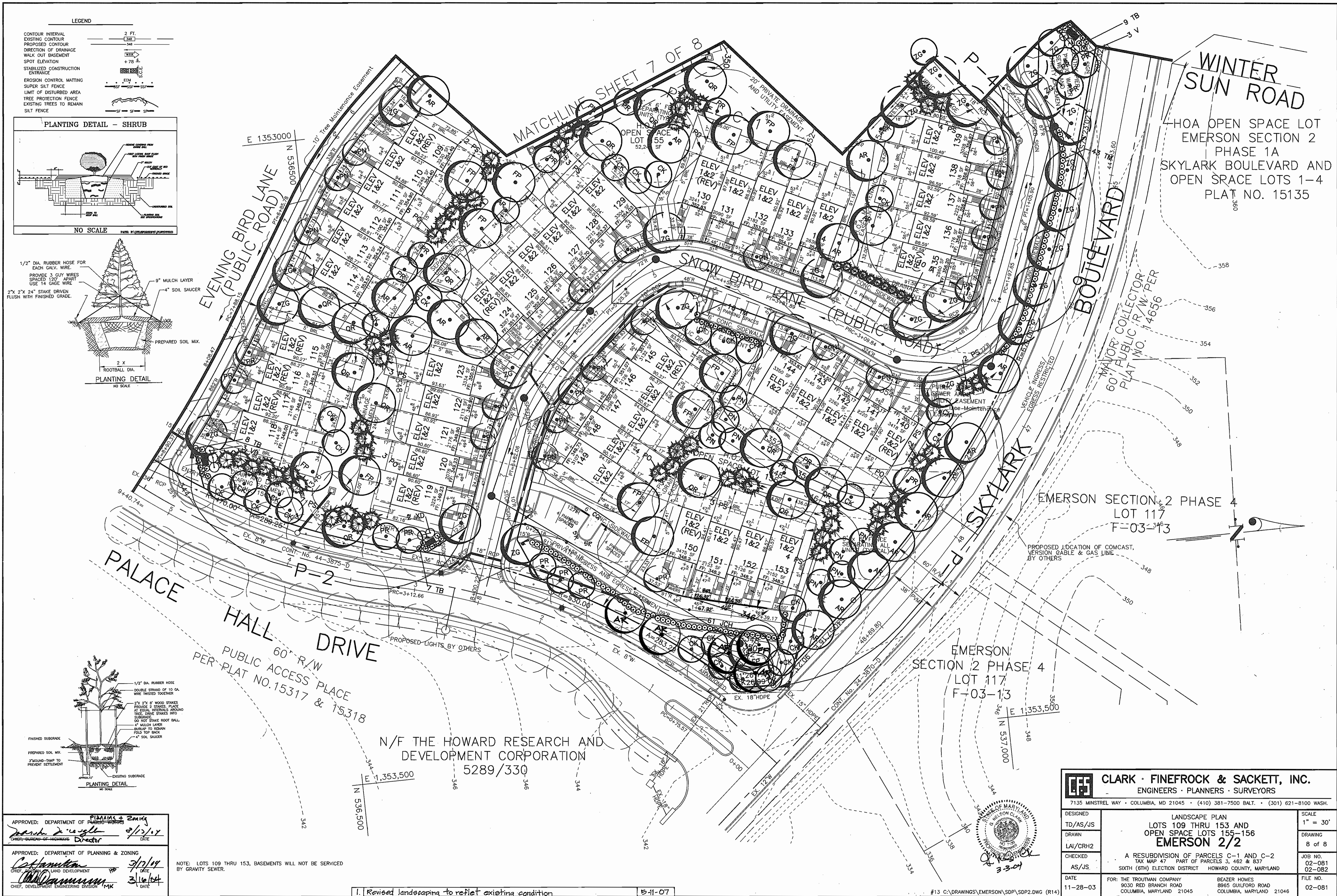
LOT 154
LANDSCAPE PLAN
LOTS 65 THRU 108 AND
OPEN SPACE LOT 154
EMERSON LOT 154

SCALE: 1" = 30'
DRAWING: 7 of 8
JOB NO.: 02-081
02-082
FILE NO.: 02-081

A RESUBDIVISION OF PARCELS C-1 AND C-2
TAX MAP 47 PART OF PARCELS 3, 462 & 837
SIXTH (6TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND

FOR: THE TROUTMAN COMPANY
9030 RED BRANCH ROAD
COLUMBIA, MARYLAND 21046

BEAZER HOMES
8965 GULFORD ROAD
COLUMBIA, MARYLAND 21046



WINTER SUN ROAD
 HOA OPEN SPACE LOT EMERSON SECTION 2 PHASE 1A SKYLARK BOULEVARD AND OPEN SPACE LOTS 1-4 PLAT NO. 15135

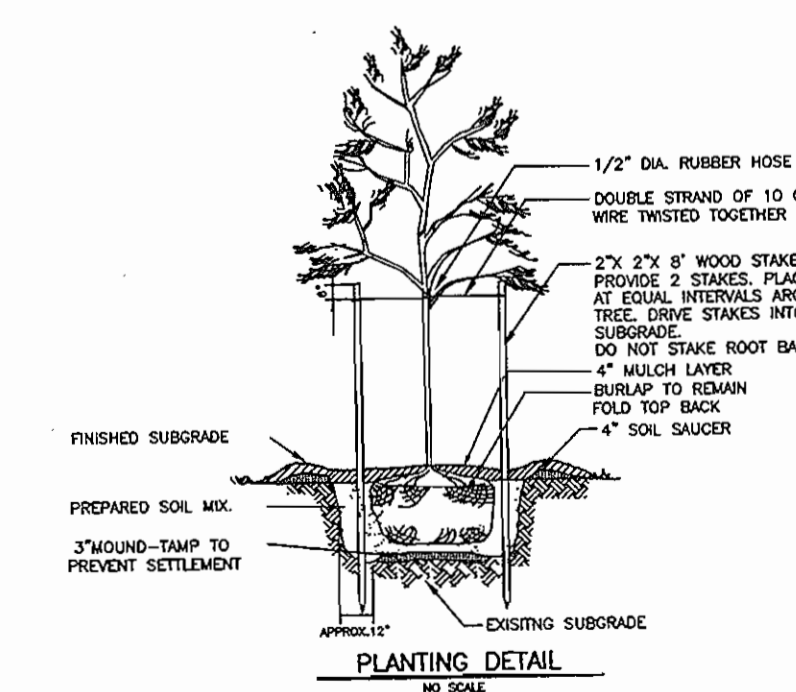
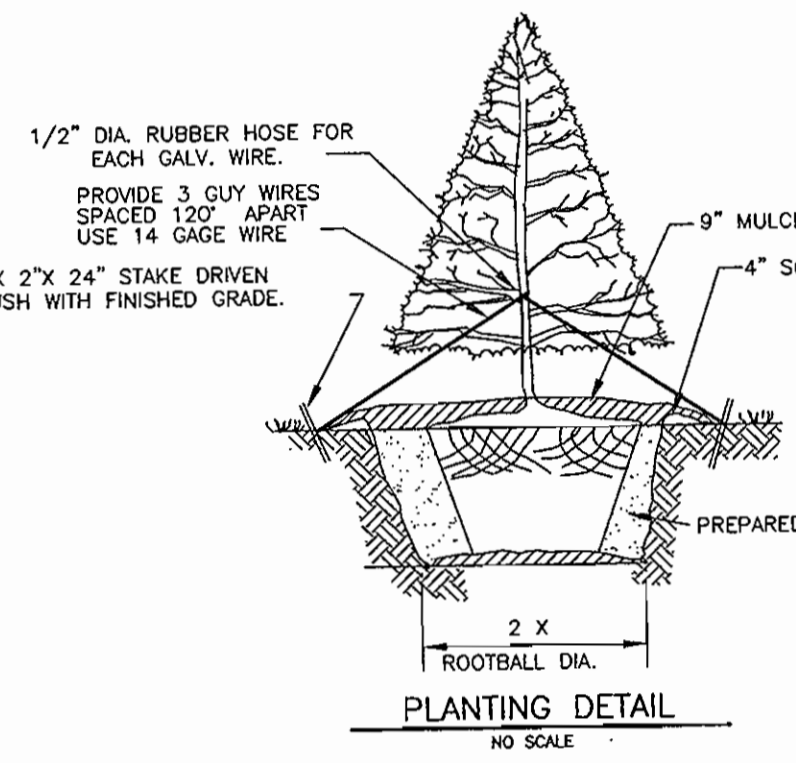
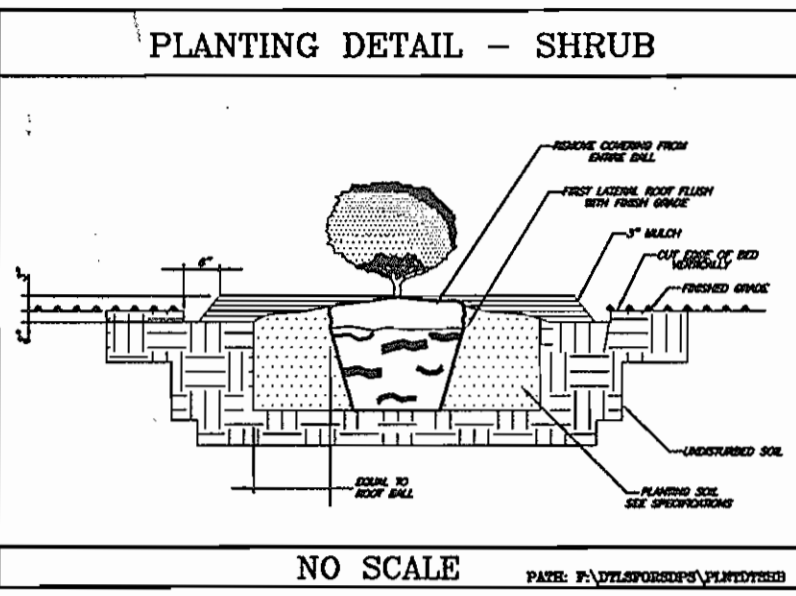
EMERSON SECTION 2 PHASE 4 LOT 117 F-03-13

EMERSON SECTION 2 PHASE 4 LOT 117 F-03-13

N/F THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION 5289/330

LEGEND

CONTOUR INTERVAL	2 FT.
EXISTING CONTOUR	(---)
PROPOSED CONTOUR	(---)
DIRECTION OF DRAINAGE	(---)
WALK OUT BASEMENT	(---)
SPOT ELEVATION	+78.4
STABILIZED CONSTRUCTION ENTRANCE	(---)
EROSION CONTROL MATTING	(---)
SUPER SILT FENCE	(---)
LIMIT OF DISTURBED AREA	(---)
TREE PROTECTION FENCE	(---)
EXISTING TREES TO REMAIN	(---)
SILT FENCE	(---)



APPROVED: DEPARTMENT OF PLANNING & ZONING
 [Signature] 3/13/17
 CHIEF, BUREAU OF ZONING

APPROVED: DEPARTMENT OF PLANNING & ZONING
 [Signature] 3/17/17
 CHIEF, BUREAU OF LAND DEVELOPMENT

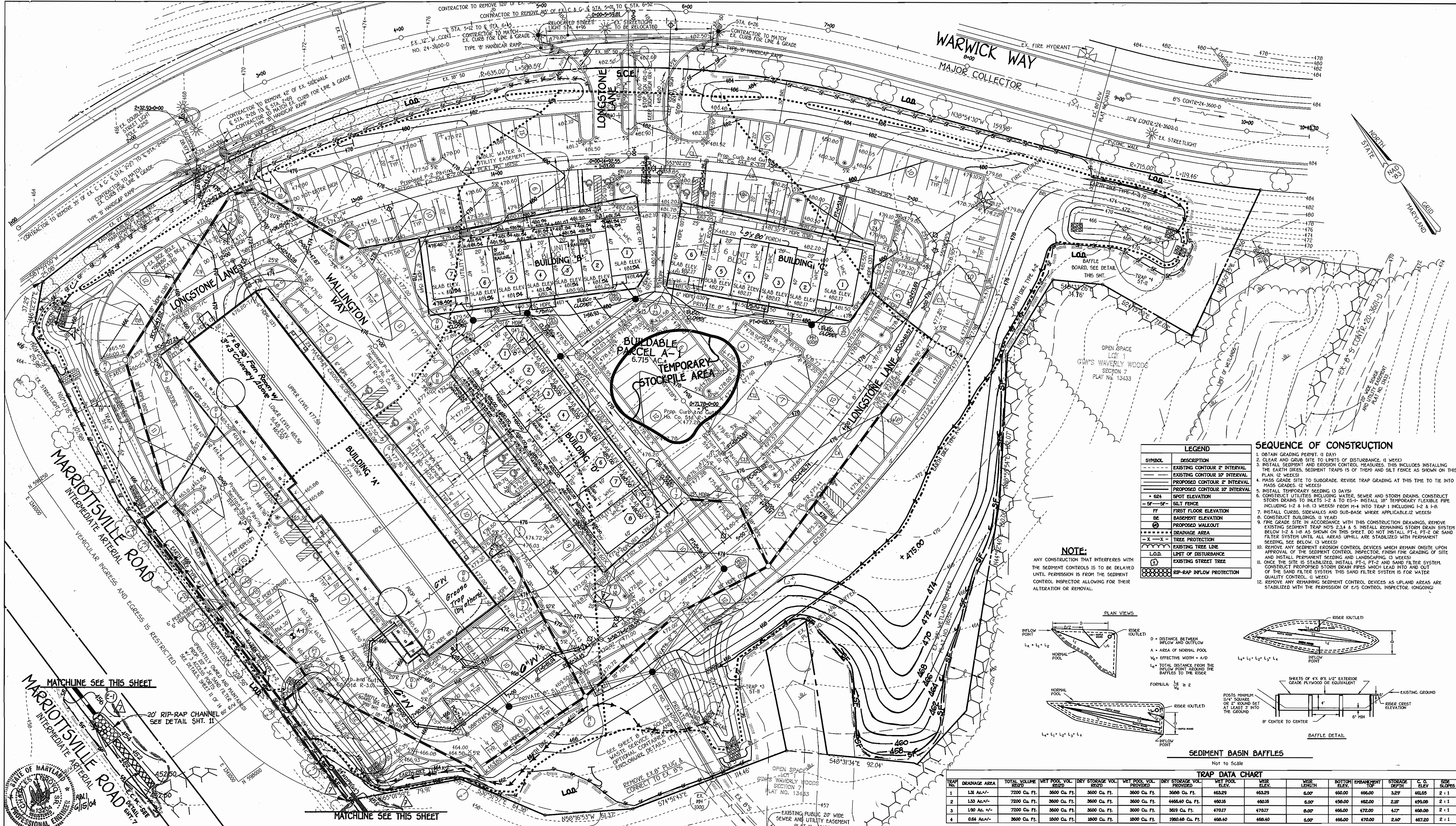
APPROVED: DEPARTMENT OF PLANNING & ZONING
 [Signature] 3/16/17
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

NOTE: LOTS 109 THRU 153, BASEMENTS WILL NOT BE SERVICED BY GRAVITY SEWER.

1. Revised landscaping to reflect existing condition 3-11-07

CLARK · FINEFROCK & SACKETT, INC. ENGINEERS · PLANNERS · SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.		
DESIGNED TD/AS/JS DRAWN LAI/CRH2 CHECKED AS/JS DATE 11-28-03	LANDSCAPE PLAN LOTS 109 THRU 153 AND OPEN SPACE LOTS 155-156 EMERSON 2/2 A RESUBDIVISION OF PARCELS C-1 AND C-2 TAX MAP 47 PART OF PARCELS 3, 462 & 837 SIXTH (6TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR: THE TROUTMAN COMPANY 9030 RED BRANCH ROAD COLUMBIA, MARYLAND 21045 BEAZER HOMES 8965 GUILFORD ROAD COLUMBIA, MARYLAND 21046	SCALE 1" = 30' DRAWING 8 of 8 JOB NO. 02-081 02-082 FILE NO. 02-081

C:\My Documents\Drawings-Allison-No.13102081-emerson\SDP\SDP2.DWG Wed Mar 03 10:05:01 2004 A. SANDERS

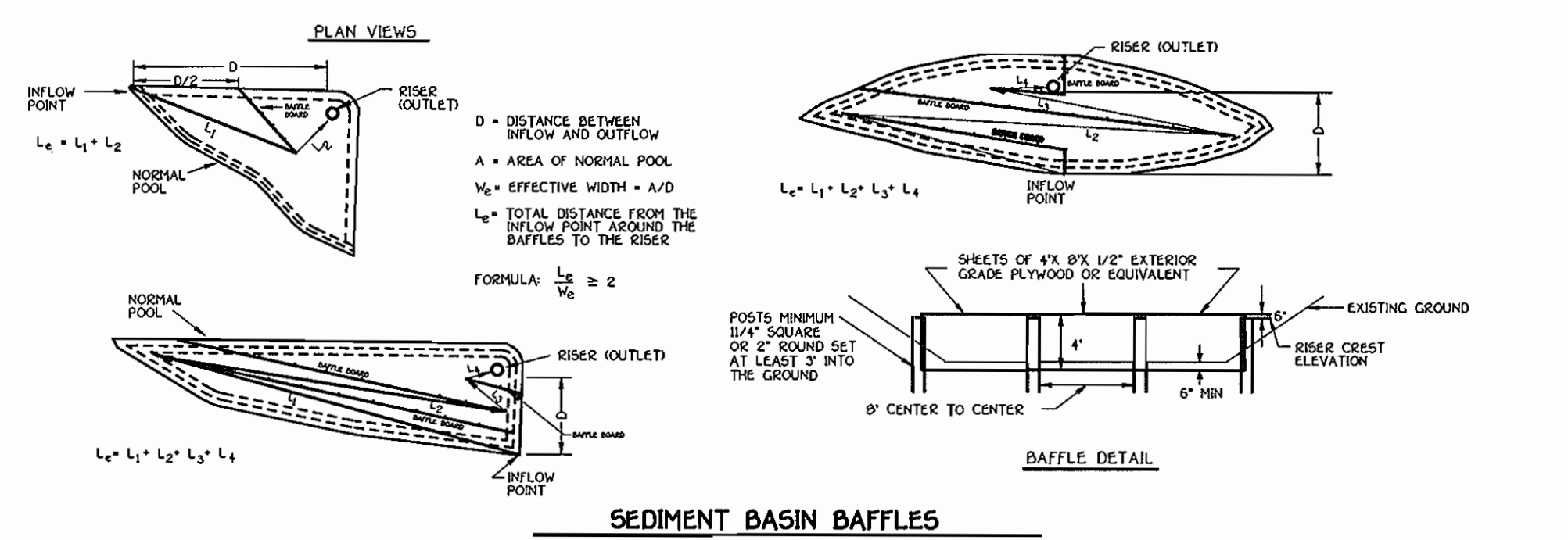


LEGEND

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
- - -	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
- - -	PROPOSED CONTOUR 10' INTERVAL
•	SPOT ELEVATION
624	SILT FENCE
FT	FIRST FLOOR ELEVATION
BE	BASEMENT ELEVATION
---	PROPOSED WALECUT
---	DRAINAGE AREA
-X-X-	TREE PROTECTION
---	EXISTING TREE LINE
L.O.D.	LIMIT OF DISTURBANCE
---	EXISTING STREET TREE
---	RIP-RAP INFLOW PROTECTION

- SEQUENCE OF CONSTRUCTION**
- OBTAIN GRADING PERMIT. (1 DAY)
 - CLEAR AND GRUB SITE TO LIMITS OF DISTURBANCE. (2 WEEKS)
 - INSTALL SEDIMENT AND EROSION CONTROL MEASURES. THIS INCLUDES INSTALLING THE EARTH DIKES, SEDIMENT TRAPS (5 OF THEM) AND SILT FENCE AS SHOWN ON THIS PLAN. (2 WEEKS)
 - MASS GRADE SITE TO SUBGRADE. REVISE TRAP GRADING AT THIS TIME TO TIE INTO MASS GRADES. (2 WEEKS)
 - INSTALL TEMPORARY SEEDING (3 DAYS)
 - CONSTRUCT UTILITIES INCLUDING WATER, SEWER AND STORM DRAINS. CONSTRUCT STORM DRAINS TO INLETS 1-2 & 1-4 TO 1-5. INSTALL 18" TEMPORARY FLEXIBLE PIPE INCLUDING 1-2 & 1-3. (3 WEEKS) FROM M-4 INTO TRAP 1 INCLUDING 1-2 & 1-3.
 - CONSTRUCT BUILDINGS. (1 YEAR)
 - FINE GRADE SITE IN ACCORDANCE WITH THIS CONSTRUCTION DRAWINGS. REMOVE EXISTING SEDIMENT TRAP NOS 2,3,4 & 5. INSTALL REMAINING STORM DRAIN SYSTEM BELOW 1-2 & 1-3 AS SHOWN ON THIS SHEET. DO NOT INSTALL PT-1, PT-2 OR SAND FILTER SYSTEM UNTIL ALL AREAS UPHILL ARE STABILIZED WITH PERMANENT SEEDING. (3 WEEKS)
 - REMOVE ANY SEDIMENT EROSION CONTROL DEVICES WHICH REMAIN ON SITE UPON APPROVAL OF THE SEDIMENT CONTROL INSPECTOR. FINISH FINE GRADING OF SITE AND INSTALL PERMANENT SEEDING AND LANDSCAPING. (3 WEEKS)
 - ONCE THE SITE IS STABILIZED, INSTALL PT-1, PT-2 AND SAND FILTER SYSTEM. CONSTRUCT PROPOSED STORM DRAIN PIPES WHICH LEAD INTO AND OUT OF THE SAND FILTER SYSTEM. THIS SAND FILTER SYSTEM IS FOR WATER QUALITY CONTROL. (2 WEEKS)
 - REMOVE ANY REMAINING SEDIMENT CONTROL DEVICES AS UPLAND AREAS ARE STABILIZED WITH THE PERMISSION OF E/S CONTROL INSPECTOR. (ONGOING)

NOTE:
ANY CONSTRUCTION THAT INTERFERES WITH THE SEDIMENT CONTROLS IS TO BE DELAYED UNTIL PERMISSION IS FROM THE SEDIMENT CONTROL INSPECTOR ALLOWING FOR THEIR ALTERATION OR REMOVAL.



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CONTINENTAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461-2955

DRAFT: J. LAMKE
DESIGN: R. ISAACS
CHECK: C. CROVO SR.

NO.	REVISION	DATE
8	Add Chimney & Fan Rm. to Bldg. A	9-9-08
7	REVISE STORM DRAIN OUTFALL TO TIE TO EY-40	1/20/06
6	Add 10' Porch Extension & Porch to Bldg. A	9/19/05
5	Revisions to Bldg. A	10-29-04
4	Add 5' sidewalk behind Bldg. B, C & D	9/1/04
3	ADD EXISTING UTILITY TO BLDG. B, C & D	11/04
2	Add 220' test at 6" Water Main to Service Bldg. A & a different location; add Grease Trap	7-9-04
1	Rev. elev. & grad. on Bldg. B & D	6-16-04
1	Rev. grad. to provide fill area	6-16-04

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]
Signature of Engineer
10/13/03 Date

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

[Signature]
Signature of Developer
10-13-03 Date

Reviewed for HOWARD SCD and meets Technical Requirements.

[Signature] 10-22-03 Date
[Signature] 10-22-03 Date

OWNER / DEVELOPER
WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN & DEVELOPMENT
8000 MAIN STREET
ELICOTT CITY, MARYLAND 21043
(410) 480-9105

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 11/5/03 Date
[Signature] 10/20/03 Date
[Signature] 11/15/03 Date

PROJECT: GTW'S WAVERLY WOODS SECTION 7 PARCEL 'A-1'

PLAT: 16023433 BLOCK NO. 4 ZONE PEC TAX/ZONE 16 ELEC. DIST. 3rd. CENSUS TR. 6030.00

WATER CODE: H 05 SEWER CODE: 5992000

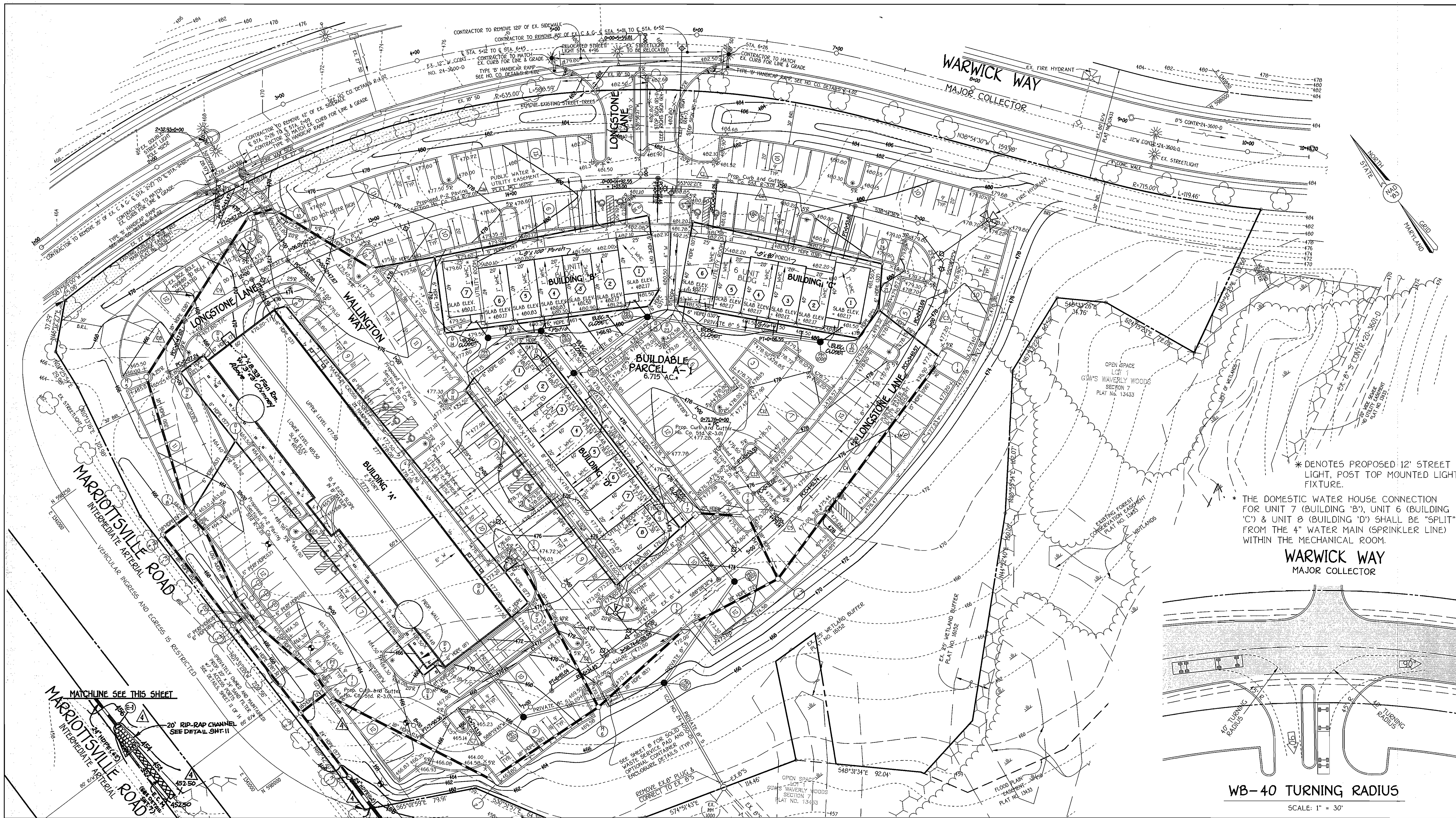
SEDIMENT EROSION CONTROL PLAN

GTW'S WAVERLY WOODS SECTION 7 PARCEL 'A-1'

BUILDING 'A', BUILDING 'B' UNITS 1-7, BUILDING 'C' UNITS 1-6, & BUILDING 'D' UNITS 1-8

TAX MAP NO: 16 P/O PARCEL: 424
THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: OCTOBER 10, 2003
SHEET 4 OF 14

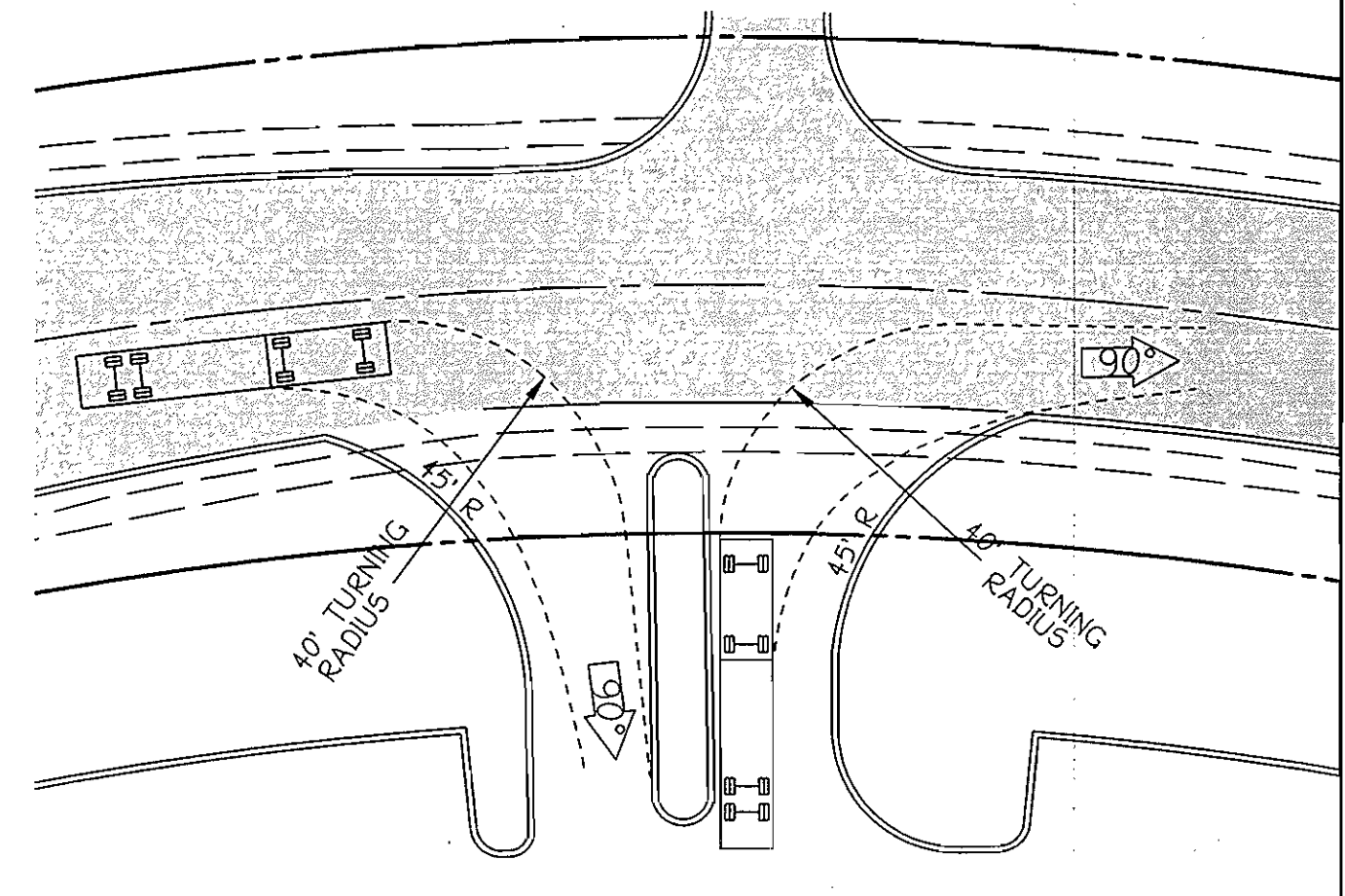
SDP-03-046



* DENOTES PROPOSED 12' STREET LIGHT, POST TOP MOUNTED LIGHT FIXTURE.

* THE DOMESTIC WATER HOUSE CONNECTION FOR UNIT 7 (BUILDING 'B'), UNIT 6 (BUILDING 'C') & UNIT 8 (BUILDING 'D') SHALL BE "SPLIT" FROM THE 4" WATER MAIN (SPRINKLER LINE) WITHIN THE MECHANICAL ROOM.

WARWICK WAY
MAJOR COLLECTOR



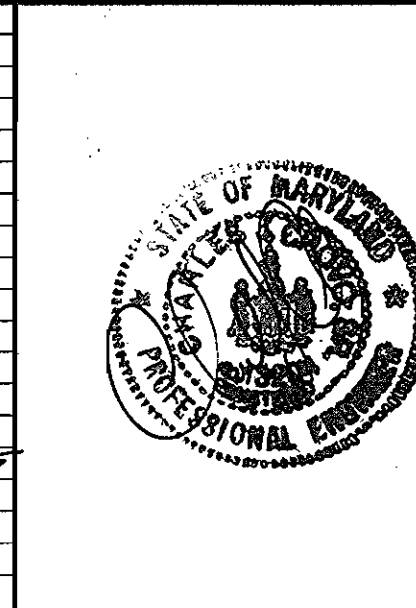
WB-40 TURNING RADIUS

SCALE: 1" = 30'

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL FREE
ELLCOTT CITY, MARYLAND 21042
(410) 461-2850

DRAFT: J. LAMKE
DESIGN: R. ISAACS
CHECK: C. CROVO SR.

NO.	REVISION	DATE
5	Add Chimney & Fan Rm. to Bldg. 'A'	9-9-08
4	Revise Storm Drain Outfall to tie to Ex. Grd.	1/20/06
3	Add Paving and show 1.0' extension to front porch for Buildings 'B' & 'C'	8-29-05
2	Add sidewalks behind Bldgs 'B', 'C' & 'D'	10-29-04
1	ADD ELECTRICAL CLOSERS TO BLDG. 'B' & 'D'	9/1/04



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]
Signature of Engineer
10/13/03
Date

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

[Signature]
Signature of Developer
10/13/03
Date

Reviewed for HOWARD SCD and meets Technical Requirements.

[Signature] 10-22-03
Date

[Signature] 10-22-03
Date

OWNER / DEVELOPER
WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN & DEVELOPMENT
8000 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
(410) 480-9105

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 11/5/03
Date

[Signature] 10/28/03
Date

[Signature] 12/15/03
Date

PROJECT: GTW'S WAVERLY WOODS SECTION 7 PARCEL 'A-1'

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
13439	16022-16027	PEC	16	3rd.	6030.00
16022-16027	16051-16152				

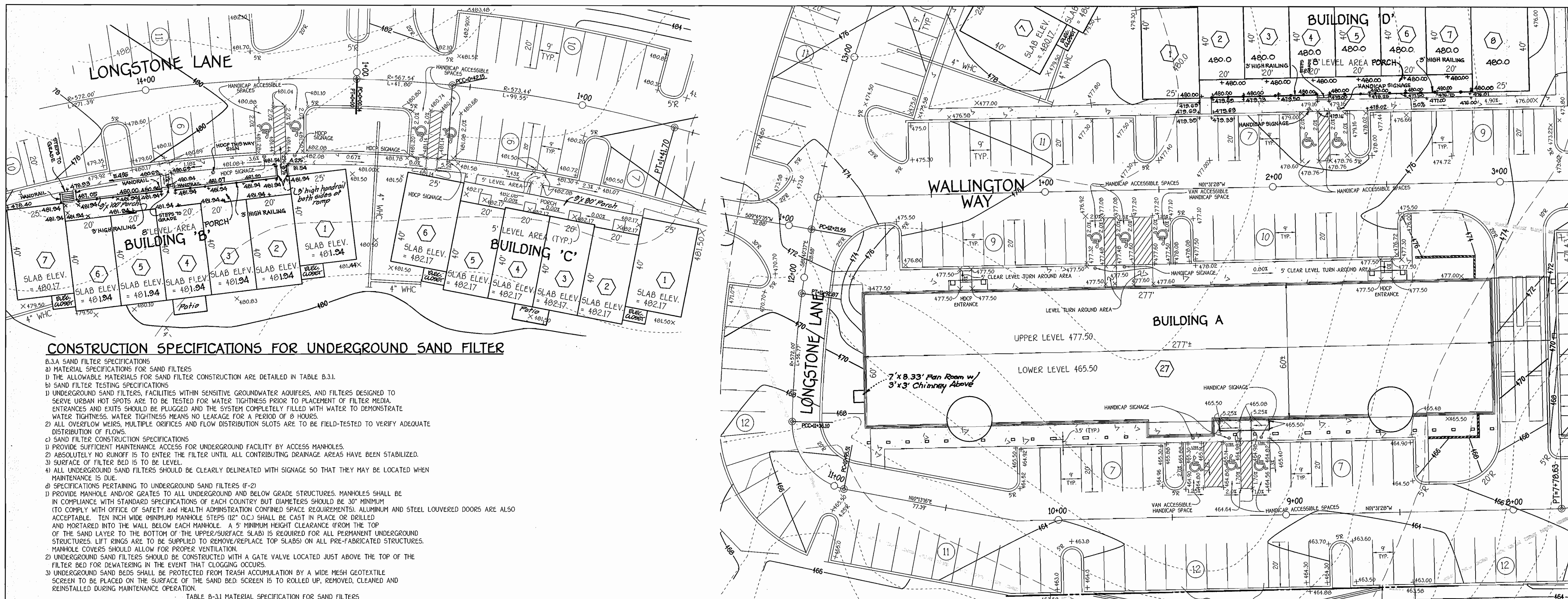
WATER CODE: H 05 SEWER CODE: 5992000

SITE DEVELOPMENT PLAN

GTW'S WAVERLY WOODS
SECTION 7
PARCEL 'A-1'
BUILDING 'A', BUILDING 'B' UNITS 1-7,
BUILDING 'C' UNITS 1-6, & BUILDING 'D' UNITS 1-8

TAX MAP No: 16 P/O PARCEL: 424
THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: OCTOBER 10, 2003
SHEET 2 OF 14

SDP-03-046



CONSTRUCTION SPECIFICATIONS FOR UNDERGROUND SAND FILTER

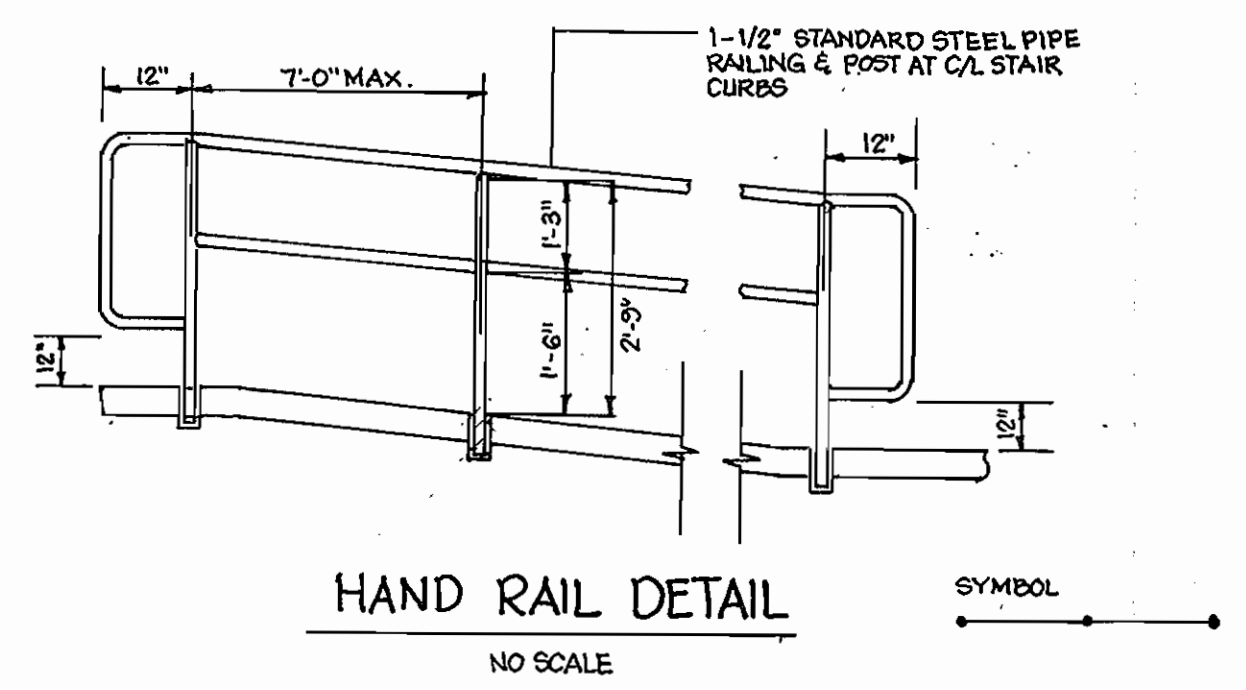
- B.3.A SAND FILTER SPECIFICATIONS
- MATERIAL SPECIFICATIONS FOR SAND FILTERS
 - THE ALLOWABLE MATERIALS FOR SAND FILTER CONSTRUCTION ARE DETAILED IN TABLE B.3.1.
 - SAND FILTER TESTING SPECIFICATIONS
 - UNDERGROUND SAND FILTERS, FACILITIES WITHIN SENSITIVE GROUNDWATER AQUIFERS, AND FILTERS DESIGNED TO SERVE URBAN HOT SPOTS ARE TO BE TESTED FOR WATER TIGHTNESS PRIOR TO PLACEMENT OF FILTER MEDIA. ENTRANCES AND EXITS SHOULD BE PLUGGED AND THE SYSTEM COMPLETELY FILLED WITH WATER TO DEMONSTRATE WATER TIGHTNESS. WATER TIGHTNESS MEANS NO LEAKAGE FOR A PERIOD OF 8 HOURS.
 - ALL OVERFLOW WEIRS, MULTIPLE ORIFICES AND FLOW DISTRIBUTION SLOTS ARE TO BE FIELD-TESTED TO VERIFY ADEQUATE DISTRIBUTION OF FLOWS.
 - SAND FILTER CONSTRUCTION SPECIFICATIONS
 - PROVIDE SUFFICIENT MAINTENANCE ACCESS FOR UNDERGROUND FACILITY BY ACCESS MANHOLES.
 - ABSOLUTELY NO RUNOFF IS TO ENTER THE FILTER UNTIL ALL CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED.
 - SURFACE OF FILTER BED IS TO BE LEVEL.
 - ALL UNDERGROUND SAND FILTERS SHOULD BE CLEARLY DELINEATED WITH SIGNAGE SO THAT THEY MAY BE LOCATED WHEN MAINTENANCE IS DUE.
 - SPECIFICATIONS PERTAINING TO UNDERGROUND SAND FILTERS (F-2)
 - PROVIDE MANHOLE AND/OR GRATES TO ALL UNDERGROUND AND BELOW GRADE STRUCTURES. MANHOLES SHALL BE IN COMPLIANCE WITH STANDARD SPECIFICATIONS OF EACH COUNTRY BUT DIAMETERS SHOULD BE 30" MINIMUM (TO COMPLY WITH OFFICE OF SAFETY AND HEALTH ADMINISTRATION CONFINED SPACE REQUIREMENTS). ALUMINUM AND STEEL LOUVERED DOORS ARE ALSO ACCEPTABLE. TEN INCH WIDE (MINIMUM) MANHOLE STEPS (12" O.C.) SHALL BE CAST IN PLACE OR DRILLED AND MORTARED INTO THE WALL BELOW EACH MANHOLE. A 5' MINIMUM HEIGHT CLEARANCE (FROM THE TOP OF THE SAND LAYER TO THE BOTTOM OF THE UPPER/SURFACE SLAB) IS REQUIRED FOR ALL PERMANENT UNDERGROUND STRUCTURES. LIFT RINGS ARE TO BE SUPPLIED TO REMOVE/REPLACE TOP SLABS) ON ALL PRE-FABRICATED STRUCTURES. MANHOLE COVERS SHOULD ALLOW FOR PROPER VENTILATION.
 - UNDERGROUND SAND FILTERS SHOULD BE CONSTRUCTED WITH A GATE VALVE LOCATED JUST ABOVE THE TOP OF THE FILTER BED FOR DEWATERING IN THE EVENT THAT CLOGGING OCCURS.
 - UNDERGROUND SAND BEDS SHALL BE PROTECTED FROM TRASH ACCUMULATION BY A WIDE MESH GEOTEXTILE SCREEN TO BE PLACED ON THE SURFACE OF THE SAND BED. SCREEN IS TO ROLLED UP, REMOVED, CLEANED AND REINSTALLED DURING MAINTENANCE OPERATION.

TABLE B-3.1 MATERIAL SPECIFICATION FOR SAND FILTERS

MATERIAL	SPECIFICATION/TEST METHOD	SIZE	NOTES
SAND	CLEAN AASHTO-M-60R ASTM-C-33 CONCRETE SAND	0.02" TO 0.04"	SAND SUBSTITUTIONS SUCH AS DIABASE AND GRAYSTONE #10 ARE NOT ACCEPTABLE. NO CALCIUM CARBONATED OR DOLOMITIC SAND SUBSTITUTIONS ARE ACCEPTABLE. NO "ROCK DUST" CAN BE USED FOR SAND.
PEAT	ASH CONTENT: < 15% PH RANGE: 5.2 TO 4.9 LOOSE BULK DENSITY 0.12 TO 0.15 g/cc	N/A	THE MATERIAL MUST BE REED-SEDGE HEMIC PEAT, SHREDDED, UNCOMPACTED, UNIFORM, AND CLEAN.
LEAF COMPOST		N/A	
UNDER DRAIN GRAVEL	AASHTO-M-43	0.375" TO 0.75"	
GEOTEXTILE FABRIC (IF REQ'D)	ASTM-D-4833 (PUNCTURE STRENGTH-125LB.) ASTM-D-4632 (TENSILE STRENGTH-300 LB.)	0.08" THICK EQUIVALENT OPENING SIZE OF #20 SIEVE	MUST MAINTAIN 125 gpm PER SQ. FT. FLOW RATE. NOTE: A 4" PEA GRAVEL LAYER MAY BE SUBSTITUTED FOR GEOTEXTILES MEANT TO "SEPARATE" SAND FILTERS LAYERS.
IMPERMEABLE LINER (IF REQ'D)	ASTM-D-4833 (THICKNESS) ASTM-D-412 (TENSILE STRENGTH 1100LB. ELONGATION 200%) ASTM-D-624 (TEAR RESISTANCE 150LB./IN.) ASTM-D-471 (WATER ABSORPTION: +3 TO -2% MASS)	30 mil THICKNESS	LINER TO BE ULTRAVIOLET RESISTANT. A GEOTEXTILE FABRIC SHOULD BE USED TO PROTECT THE LINER FROM PUNCTURE.
UNDER DRAIN PIPING	F 750, TYPE PS 20 OR AASHTO-M-270	4" - 6" RIGID SCHEDULE 40 OR SDR35	PERF. @ 6" ON CENTER, 4 HOLES PER ROW; MINIMUM OF 3" OF GRAVEL OVER PIPES; NOT NECESSARY UNDERNEATH PIPES.
CONCRETE (CAST-IN-PLACE)	MSHA STANDARDS AND SPECS. SECTION 902, MIX NO.3, f'c= 3500 psi, NORMAL WEIGHT, AIR-ENTRAINED; REINFORCING TO MEET ASTM-615-60	N/A	ON-SITE TESTING OF POURED-IN-PLACE CONCRETE REQUIRED: 28 DAY STRENGTH AND SLUMP TEST; ALL CONCRETE DESIGN (CAST-IN-PLACE OR PRE-CAST) NOT USING PREVIOUSLY APPROVED STATE OR LOCAL STANDARDS REQUIRES DESIGN DRAWINGS SEALED AND APPROVED BY A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE STATE OF MARYLAND.
CONCRETE (PRE-CAST)	PER PRE-CAST MANUFACTURER	N/A	SEE ABOVE NOTE.
NON-REBAR STEEL	ASTM A-36	N/A	STRUCTURAL STEEL TO BE HOT DIPPED GALVANIZED ASTM-A-123

NOTE: 4" WATER HOUSE CONNECTION WILL BE REQUIRED AT EACH BUILDING FOR THE PURPOSE OF FIRE PROTECTION

NOTE: ONE (1) WHC CONNECTION TO THE BUILDINGS MUST BE SUPPLIED BY THE 4" WHC FOR FIRE PROTECTION TO PREVENT STAGNATION.



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10277 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 481-2955

STATE OF MARYLAND
DIVISION OF PROFESSIONAL ENGINEERS

DRAFT: J. LAMKE
DESIGN: R. ISAACS
CHECK: C. CROVO SR.

NO.	REVISION	DATE
4	Add Fan Rm. & Chimney to Bldg. 'A'	9-9-08
3	Add 10' Porch Extension and Patios to Buildings 'B' & 'C'	9-29-08
2	ADD ELECTRICAL WORK TO BLDG. B & C	9/1/04
1	Rev. elev. & qtd. for Bldg. B & C	7-9-04

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: *[Signature]* Date: 10/10/08

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: *[Signature]* Date: 10-13-08

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 / DEVELOPER
WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN & DEVELOPMENT
8000 MAIN STREET
ELLICOTT CITY, MARYLAND 21043
(410) 480-9105

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 11/5/08
Chief, Division of Land Development

[Signature] 10/20/08
Chief, Engineering Division

[Signature] 12/15/12
Director - Department of Planning and Zoning

PROJECT: GTW'S WAVERLY WOODS SECTION: 7 LOTS NO.: PARCEL 'A-1'

PLAT: 3439 BLOCK NO.: 16022-16027 ZONE: 4 TAX/ZONE: 16 ELEC. DIST.: 3rd CENSUS TR.: 6030.00

WATER CODE: H 05 SEWER CODE: 5992000

HANDICAP DETAIL PLAN

GTW'S WAVERLY WOODS
SECTION 7
PARCEL 'A-1'
BUILDING 'A', BUILDING 'B' UNITS 1-7,
BUILDING 'C' UNITS 1-6, & BUILDING 'D' UNITS 1-8

TAX MAP NO: 16 P/O PARCEL: 424
THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 20' DATE: OCTOBER 10, 2003
SHEET 3 OF 14

SDP-03-046

SITE DEVELOPMENT PLAN

G.T.W.'S WAVERLY WOODS

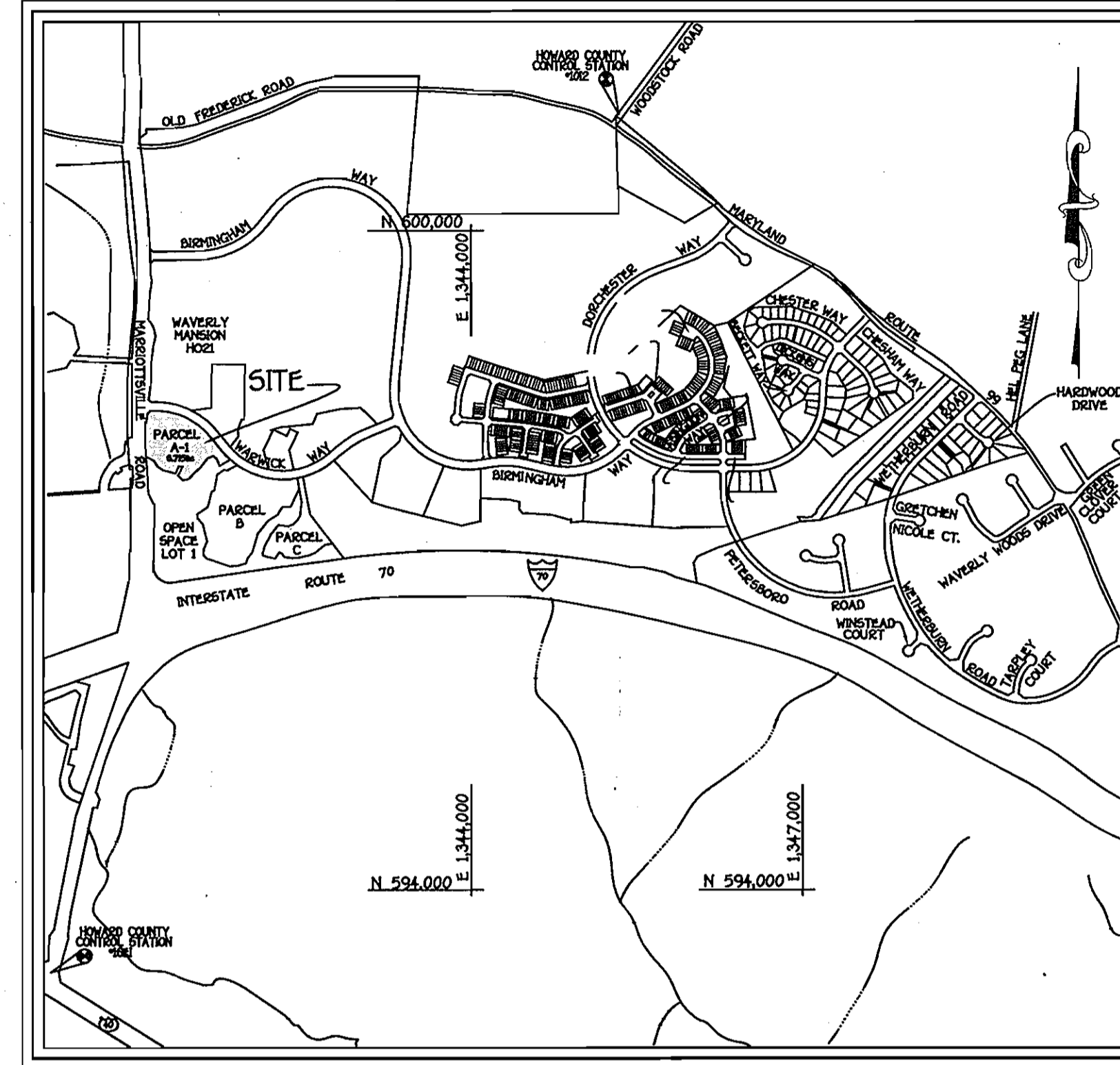
SECTION 7
PARCEL A-1
BUILDING 'A', BUILDING 'B' UNITS 1-7,
BUILDING 'C' UNITS 1-6 AND BUILDING 'D' UNITS 1-8

GENERAL NOTES:

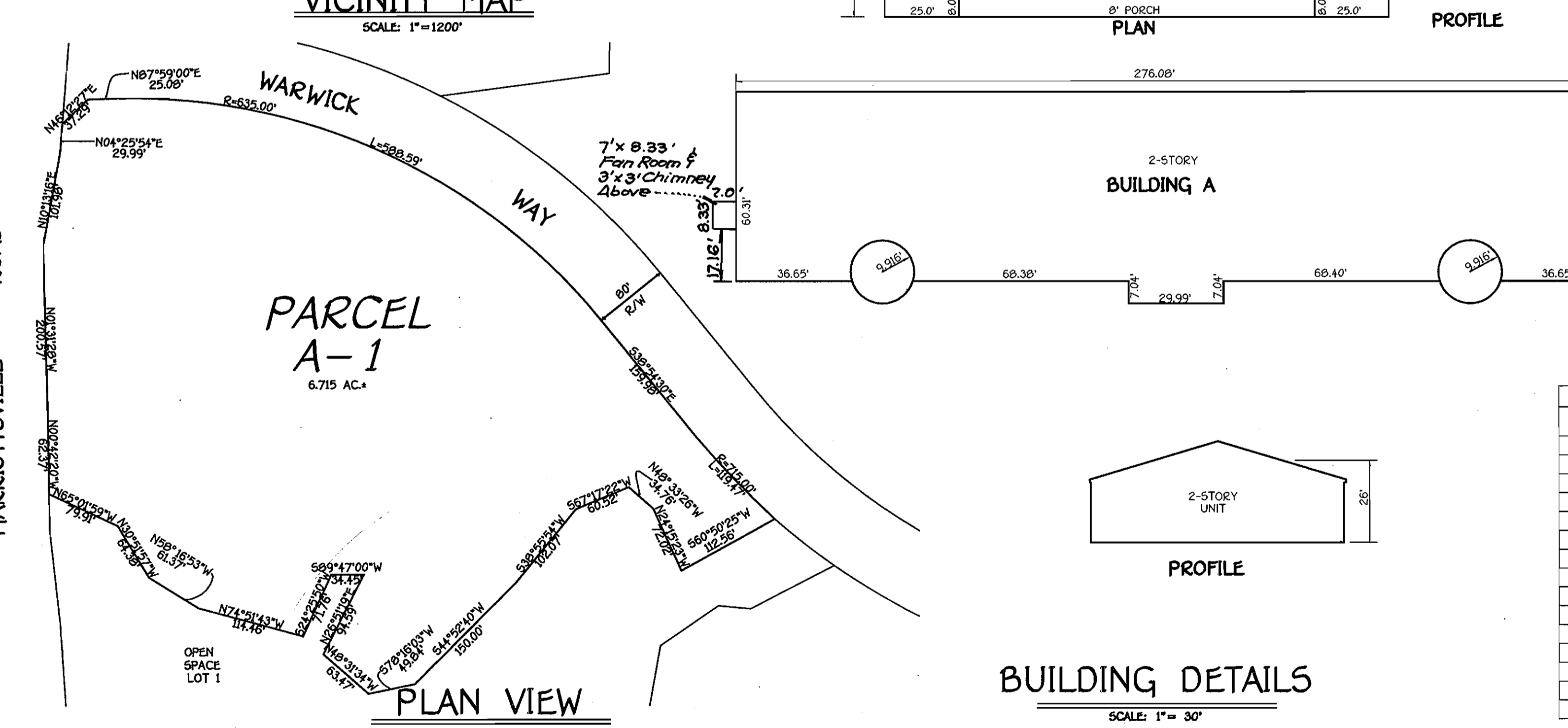
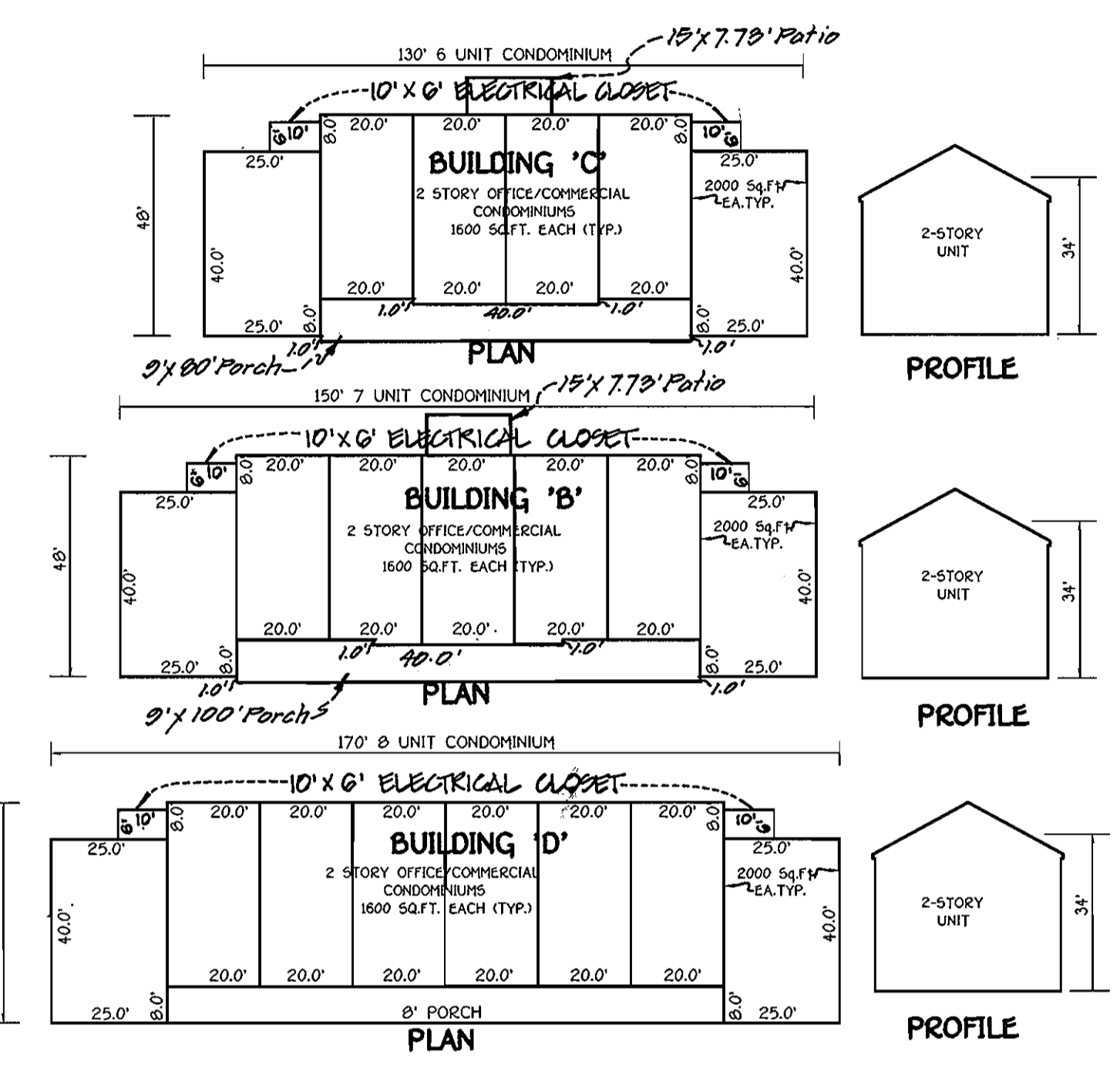
1. SUBJECT PROPERTY ZONED PER 10/18/93 COMPREHENSIVE ZONING PLAN.
2. THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES 28 929-M, 5 94-07, P 97-94, F 03-58, AND F 97-580.
3. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410) 313-1800 AT LEAST 30 WORKING DAYS PRIOR TO THE START OF WORK.
4. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
5. BOUNDARY SURVEY PERFORMED BY FISHER COLLINS AND CARTER, INC. ON OR ABOUT AUGUST, 1990.
6. EXISTING TOPOGRAPHY SHOWN HEREON IS FROM M456 GRADING PLAN SFP 98-115.
7. HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS:
N 601060177 ELEV. = 445.777
E 154356780 ELEV. = 509.924
N 593250332 ELEV. = 509.924
E 540527100
8. HOWARD COUNTY MONUMENT 1061
9. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
10. THIS PLAN IS FOR BUILDING SITTING AND LOT 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-93-173 & F-96-179 AND / OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 24-3640-D.
11. CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
12. SITE ANALYSIS DATA:
A. TOTAL PROJECT AREA: 6.715 AC*
B. AREA OF PLAN SUBMISSION: 6.715 AC*
C. LIMIT OF DISTURBED AREA: 6.091 AC*
D. PRESENT ZONING: PEC
E. PROPOSED USE FOR SITE AND STRUCTURES: CONDOMINIUM OFFICE BUILDINGS (BLDG. B, C, AND D) AND RETAIL (BLDG. A) - SEE NOTES 22P.
F. TOTAL NUMBER OF UNITS ALLOWED: N/A
G. TOTAL NUMBER OF UNITS PROPOSED: TOWNHOUSE OFFICE UNITS (BLDG. A) (ALL BLDGS. ARE TWO STOREYS)
H. NUMBER OF PARKING SPACES REQUIRED:
21 TOWNHOUSE UNITS 36,000 SQFT / 3.3 PER 1000 (15 UNITS 20'x40'x2" SPACES PROVIDED 119
3,234 SQFT / 3.3 PER 1000 6 UNITS 20'x40'x2" SPACES PROVIDED 166
13. I. NUMBER OF PARKING SPACES PROVIDED: 226 TOTAL FOR THIS PLAN - 272 COMMON - 14 HOCP.
J. OPEN SPACE REQUIREMENTS ARE PROVIDED PER F-97-180
K. BUILDING COVERAGE OF SITE: 159 AC* (BUILDG. ONLY)
L. BUILT UP AREA OF BLDG. & PARKING
14. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MEHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
15. TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
16. ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
17. THE ON-SITE WATER MAIN IS PUBLIC, AND WILL BE CONSTRUCTED UNDER CONTRACT NO. 14-4550-D.
18. THE SEWER MAIN THAT RUNS THROUGH PARCEL 'A' IS PRIVATE.
19. STORMWATER MANAGEMENT QUANTITY CONTROL IS NOT REQUIRED FOR THIS SUBDIVISION. WATER QUALITY IS BEING PROVIDED BY AN UNDERGROUND SAND FILTER SYSTEM PROVIDED BEHIND THE RETAIL CENTER. THIS FACILITY WILL BE PRIVATELY OWNED & MAINTAINED BY CONDOMINIUM ASSOCIATION.
20. THE LOCATIONS OF EXISTING UTILITIES ARE BASED ON CONTRACT NO. 24-3600-D, AND 24-3600-B, AND F 97-180.
21. THERE IS NO FLOOD PLAIN LOCATED ON THIS SITE.
22. A REVISED WETLANDS REPORT HAS BEEN APPROVED BY HOWARD SOIL CONSERVATION SERVICE. THE APPROVED WETLANDS REVISION PLAN HAS BEEN RECORDED AS PLAT 1505-1552, ON SEPTEMBER 5, 2003.
23. THERE IS NO TRAFFIC STUDY REQUIRED FOR THIS PROJECT. HOWEVER A TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP, INC. AND A.P.F.O. REGULATIONS WERE COMPLIED WITH AND WAS APPROVED ON OCT. 21, 1995.
24. THIS PLAN SHALL BE SUBJECT TO COMPLIANCE WITH THE FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE APPLICABLE ZONING REGULATIONS.
25. THIS PLAN HAS HAD FOREST CONSERVATION REQUIREMENTS SUBMITTED AND APPROVED UNDER F-97-180.
26. ALL WATER METERS TO BE LOCATED UNDER THE BUILDING SEE STD. DETAIL.
27. THE USES PERMITTED BY SECTION 116.0.1-1.2 ARE PERMITTED AS A MATTER OF RIGHT.

STRUCTURE	NORTH	EAST	TYPE	STD. DETAILS	TOP ELEV.	INV. IN	INV. OUT	WIDTH	REMARKS
I-1	598027.91	1341091.19	A-10	S.D. 4.02	463.58	458.35	458.35 / 458.10	4'-0"	SEE DETAIL ON SHEET 13
I-2	597908.26	1341414.05	A-10	S.D. 4.02	464.44	460.50	460.00	2'-6"	
I-3	597914.97	1341315.28	A-10	S.D. 4.02	473.23	469.00	468.75	2'-6"	
I-4	597965.67	1341573.32	A-10	S.D. 4.02	477.58	474.25	473.50	3'-0"	
I-5	598023.66	1341246.37	A-10	S.D. 4.02	476.03	472.25	470.20	2'-6"	
I-6	597956.49	1341395.75	A-10	S.D. 4.02	475.97	471.55	471.30	2'-6"	
I-7	597956.96	1341366.47	YARD INLET	S.D. 4.14	475.40	471.95	471.70	2'-6"	
I-8	598108.04	1341076.93	A-10	S.D. 4.02	463.58	459.40 / 460.40	459.15 (2)	4'-0"	SEE DETAIL ON SHEET 13
I-9	598334.80	1341236.89	A-10	S.D. 4.02	470.31	465.95	465.70	2'-6"	
I-10	598329.16	1341254.29	A-10	S.D. 4.02	470.82	466.65	466.35	2'-6"	
I-11	598253.24	1341283.27	A-10	S.D. 4.02	475.58	472.25	472.00	2'-6"	
M-1	597970.00	1341058.15	MH	G. 5.11	460.30	453.14	452.89	4'-0"	
M-2	598027.27	1341057.20	MH	G. 5.11	464.65	453.96	453.46	4'-0"	
M-3	598105.93	1341055.11	MH	G. 5.11	468.20	455.18	454.68	4'-0"	
M-4	598187.40	1341052.94	MH	G. 5.11	466.20	459.01	458.76	4'-0"	
M-5	598285.40	1341093.33	MH	G. 5.11	466.08	461.45	461.20	4'-0"	
M-6	597906.42	1341230.48	MH	G. 5.11	471.15	466.03 / 465.53	465.78	4'-0"	
M-7	597905.58	1341387.16	MH	G. 5.11	474.60	470.50 / 470.25	470.25	4'-0"	
CO-1	598113.71	1341077.10	SAND FILTER CLEAN OUT	---	466.30	455.00	454.99	6"	6" PVC CLEANOUT PIPE
CO-2	598107.47	1341077.27	SAND FILTER CLEAN OUT	---	466.30	455.00 / 454.98	454.97	6"	6" PVC CLEANOUT PIPE
CO-3	598101.22	1341077.43	SAND FILTER CLEAN OUT	---	466.11	454.93 / 454.61	454.80	6"	6" PVC CLEANOUT PIPE
CO-4	598106.27	134069.04	STD. MH LID	S.D. 3.91	464.15	457.60	455.10	4'-0"	SAND FILTER ACCESS PORT
E-1	597,907.04	1341058.91	END SECTION	S.D. 5.21	453.81	451.81	451.71	---	END SECTION BY ADS PART 3010-NP

△ = DENOTES TOP OF GRATE ELEVATION
ADS (ADVANCED DRAINAGE SYSTEMS, INC.)
470 HAWK RIDGE LANE
SYKESVILLE, MD. 21784
CONTACT INFORMATION: MR. JAY WIEDEL
PHONE: (410) - 552-5930
TOLL FREE PHONE: 1-800-733-9554, EXT. 337



No.	STARTING STATION	ENDING STATION	RADIUS	LENGTH	DELTA	TANGENT	CHORD
△1	0+12.46	0+54.26	567.54'	41.80'	94°00'00"	20.91'	S 50°55'45" E 41.79'
△2	0+54.26	1+53.81	573.44'	99.55'	09°56'50"	49.90'	S 43°50'43" E 99.43'
△3	2+73.69	3+40.57	179.83'	66.88'	21°13'30"	33.83'	S 60°52'06" W 66.49'
△4	3+40.57	4+61.74	568.00'	121.17'	12°13'23"	60.82'	S 74°36'18" W 120.94'
△5	4+61.74	5+38.51	365.29'	76.77'	12°02'25"	38.52'	S 84°35'03" W 76.62'
△6	6+34.45	6+81.04	372.61'	46.59'	07°09'49"	23.32'	N 87°07'28" W 46.58'
△7	7+43.19	7+90.36	33.01'	47.17'	94°00'00"	30.59'	N 46°31'28" W 43.26'
△8	11+07.24	11+47.82	30.12'	40.59'	92°00'00"	25.06'	N 38°09'06" E 37.58'
△9	11+47.82	12+04.59	572.00'	56.77'	83°00'00"	56.75'	S 04°43'14" E 56.75'
△10	12+33.28	14+92.55	572.00'	271.39'	29°00'00"	145.45'	S 66°38'53" E 268.85'
△11	0+28.97	0+51.51	24.92'	22.54'	51°49'06"	12.10'	S 40°33'18" W 21.81'
△12	0+71.78	0+86.55	497.00'	86.55'	09°58'42"	43.39'	N 76°52'18" E 86.45'
△13	0+53.93	0+31.02	359.75'	22.91'	00°00'130"	11.46'	S 01°37'13" E 22.91'



LEGEND		SHEET INDEX		PIPE SCHEDULE			
(SYMBOL)	DESCRIPTION	SHEET NO.	DESCRIPTION	SIZE	TYPE	CLASS	LENGTH (ft.)
(---)	EXISTING CONTOUR 2' INTERVAL	1	TITLE SHEET, BUILDING FOOTPRINTS	6" PERF.	PVC	SCH 40	29
(---)	EXISTING CONTOUR 10' INTERVAL	2	PLAN VIEW, SITE IMPROVEMENT PLAN	6"	HDPE	SCH 40	1979
(---)	PROPOSED CONTOUR 2' INTERVAL	3	HANDICAP DETAIL PLAN	15"	HDPE	---	490
(---)	PROPOSED CONTOUR 10' INTERVAL	4	GRADING PLAN / SEDIMENT & EROSION CONTROL	18"	HDPE	---	890
(+ 62)	SPOT ELEVATION	5	PRIVATE STORM DRAIN PROFILES	24"	HDPE	---	197
---SF---	SILT FENCE	6	STORM DRAIN PROFILES - ROOF LEADERS				
FF	FIRST FLOOR ELEVATION	7	STORM DRAIN DRAINAGE AREA MAP				
BE	BASEMENT ELEVATION	8	DETAIL SHEET, LIGHTING DETAILS				
(---)	PROPOSED WALKOUT	9	PRIVATE SEWER MAIN PROFILES				
(---)	DRAINAGE AREA	10	PRIVATE WATERMAIN PROFILES				
(---)	TREE PROTECTION	11	LAND-SAND FILTER DETAILS				
(---)	EXISTING TREE LINE	12	LANDSCAPE PLAN				
L.O.D.	LIMIT OF DISTURBANCE	13	TRAFFIC CONTROL PLAN				
(---)	EXISTING STREET TREE	14	SIGHT DISTANCE ANALYSIS				

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 860 - 2000

STATE OF MARYLAND PROFESSIONAL ENGINEER

DRAWN	DESIGNED	CHECKED
J. LANKE	R. ISAACS	C. CROVO SR.

NO.	REVISION	DATE
4	Add Chimneys Fan Rm. to Bldg. 'A'	9/9/08
3	REVISE INV. TO E-1 TO MATCH REVISED PROFILE	11/20/04
2	Add 1.0' Porch Extension and Patios	8/20/05
1	ADD 10' x 6' ELECTRICAL CLOSET	9/1/04

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: *[Signature]* Date: 10/13/03

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: Mr. Donald R. Reuser, Jr. Date: 10/13/03

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] Date: 11/5/03
Chief, Division of Land and Development

[Signature] Date: 10/20/03
Chief, Development Engineering Division

[Signature] Date: 12/15/03
Director - Department of Planning and Zoning

OWNER/DEVELOPER
WAVERLY WOODS DEVELOPMENT CORPORATION
C/O LAND DESIGN AND DEVELOPMENT
8000 MAIN STREET
ELICOTT CITY, MARYLAND 21043
(410) 480-9105

TITLE SHEET
GTW'S WAVERLY WOODS
SECTION 7
PARCEL 'A-1'
BUILDING 'A', BUILDING 'B' UNITS 1-7,
BUILDING 'C' UNITS 1-6, & BUILDING 'D' UNITS 1-8

TAX MAP NO: 16 P/O PARCEL: 424
THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: OCTOBER 7, 2003
SHEET 1 OF 14

PLAT	GRID NO.	ZONE	TAX MAP NO.	ELEC. DIST.	CENSUS TR.
13439	4	PEC	16	THIRD	6030.00

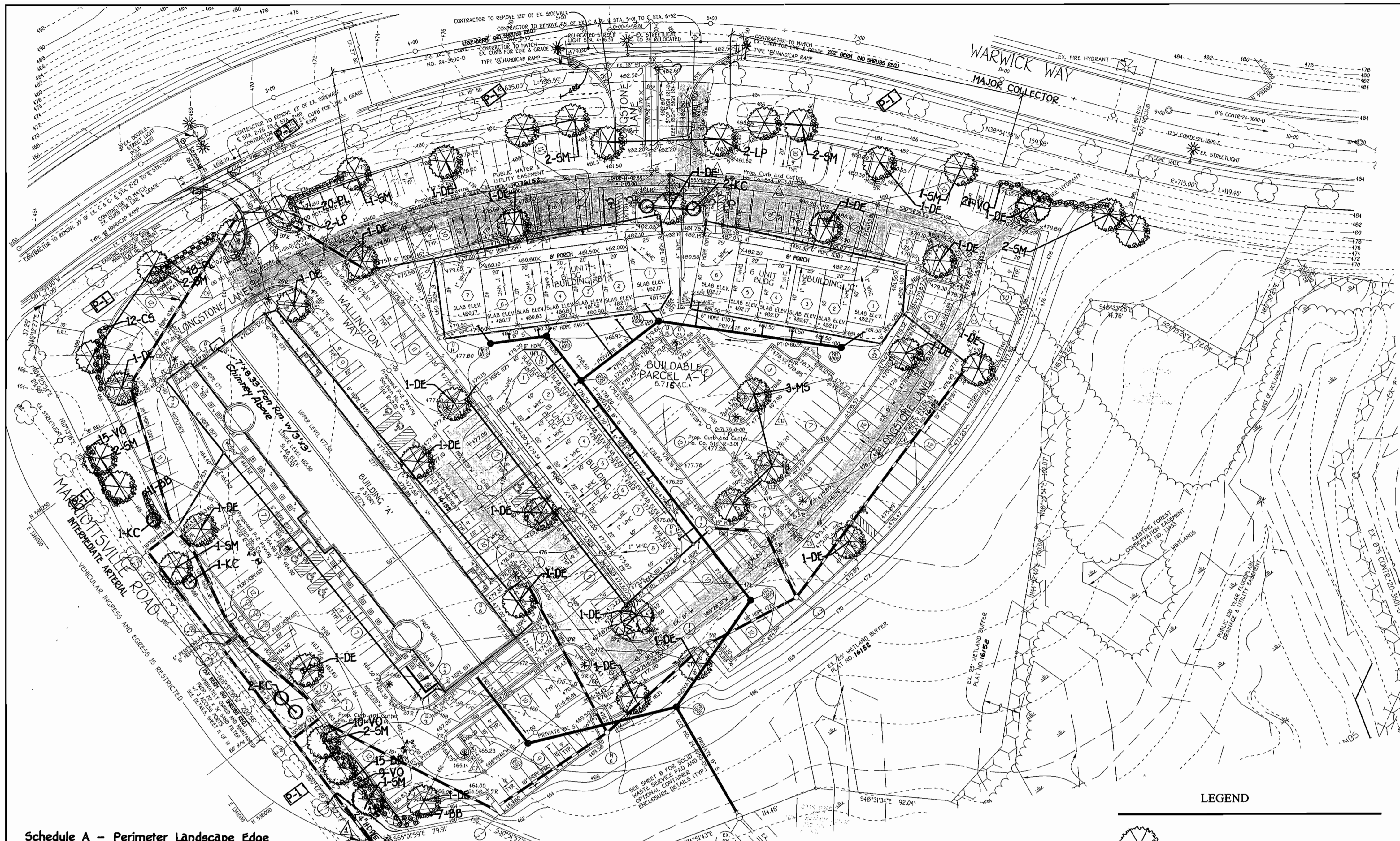
WATER CODE	SEWER CODE
H05	5992000

PARKING SPACE TABULATION			
COMMON PARKING SPACES = 272			
HANDICAPPED SPACES = 14	1 PER 25 SPACES = 11 REQUIRED = 12 PROVIDED	2. VAN ACCESSIBILITY HANDICAP = 2 PROVIDED	TOTAL SPACES PROVIDED = 286

TRASH PICKUP NOTES			
A. Howard County or its Contractors will not be liable for repairs or damage to the roadway, pavement, etc. to the private roads in this development.			
B. Proper snow and ice removal must be maintained through the winter months to allow safe access for the collection vehicles. Improper snow or ice removal will result in missed trash or recycling collections.			

ADDRESS CHART			
UNIT NUMBER	STREET ADDRESS	UNIT NUMBER	STREET ADDRESS
A	2470 LONGSTONE LANE	D-2	2503 WALLINGTON WAY
B-1	2498 LONGSTONE LANE	D-3	2505 WALLINGTON WAY
B-2	2496 LONGSTONE LANE	D-4	2507 WALLINGTON WAY
B-3	2494 LONGSTONE LANE	D-5	2509 WALLINGTON WAY
B-4	2492 LONGSTONE LANE	D-6	2511 WALLINGTON WAY
B-5	2490 LONGSTONE LANE	D-7	2513 WALLINGTON WAY
B-6	2488 LONGSTONE LANE	D-8	2515 WALLINGTON WAY
B-7	2486 LONGSTONE LANE		
C-1	2410 LONGSTONE LANE		
C-2	2408 LONGSTONE LANE		
C-3	2406 LONGSTONE LANE		
C-4	2404 LONGSTONE LANE		
C-5	2402 LONGSTONE LANE		
C-6	2400 LONGSTONE LANE		
D-1	2501 WALLINGTON WAY		

SDR-03-046



Plant List

Quan.	Key	Botanical Name	Common Name	Size	Remarks
TREES					
23	DE	Ulmus parvifolia 'Dynasty'	Dynasty Chinese Elm	2 1/2-3"	B&B or cont.
6	KC	Prunus serrulata 'Kwanzan'	Kwanzan Cherry	1 1/2-2"	B&B or cont.
4	LP	Platanus acerifolia 'Bloodgood'	Bloodgood London Planetree	2 1/2-3"	B&B or cont.
3	MS	Fraxinus pennsylvanica 'Marshall's Seedless'	Marshall's Seedless Ash	2 1/2-3"	B&B or cont.
16	SM	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2 1/2-3"	B&B or cont.
SHRUBS					
33	BB	Euonymus alatus 'Compacta'	Dwarf Winged euonymus	24-30"	B&B or cont.
12	CS	Comus sericea 'Bailey'	Redwig Dogwood	24-30"	B&B or cont.
38	PL	Prunus Laurocerasus 'Schipkaensis'	Cherry Laurel	24-30"	B&B or cont.
55	VO	Viburnum opulus 'Compacta'	Compact European Cranberrybush	24-30"	B&B or cont.

Contractor Notes

- Contractor shall be responsible for making himself familiar with all existing on-site conditions prior to submission of bid. The contractor is responsible for the location of all underground utilities, pipes, and structures. Contractor shall take sole responsibility for any cost incurred due to damage of said utilities. Call Miss Utility, 48 hours, prior to digging. (1-800-257-7777)
- Size and standards of plant materials shall conform to latest edition of "USA Standards For Nursery Stock" by the American Association of Nurserymen, Inc. (A.A.N.)
- All planting procedures and specifications shall conform to "Landscape Guidelines for Baltimore-Washington Metropolitan Area" latest edition.
- Contractor shall guarantee all plant material for one (1) year from the date of acceptance.
- Contractor shall confirm quantity of plant materials by plan count.
- Plant pit backfill shall be a uniform mixture of one (1) part topsoil, two (2) parts existing soil and one (1) part Leafgro® or approved alternative organic compost.
- All mulch to be shredded hardwood mulch.
- All Plants shall be thoroughly watered by the contractor immediately follow installation.
- Contractor to adjust plant locations in field as necessary.
- All Plants shall be placed as not to obstruct drainage.
- No Plant substitutes without prior approval.
- Where field conditions exist which would adversely affect plant performance, or interfere with proper planting procedures, the contractor shall notify the Engineer prior to installation of plant material.
- All areas not otherwise indicated are to be seeded or sodded as per plan project specifications and in accordance with the Maryland Standards and Specifications for Soil Erosion and Sediment Control.

Schedule A - Perimeter Landscape Edge

Category	Parking to Roadways
Perimeter Name	P-1
Landscape Type	E
Linear Feet of Roadway Frontage/Perimeter	1084'
Credit for Existing Vegetation (Yes, No, Linear Feet)	No
Credit for Wall, Fence, or Berm (Yes, No, Linear Feet)	Yes, 538' No shrubs
Number of Plants Required	
Shade Trees	27
Evergreen Trees	0
Shrubs	137
Number of Plants Provided	
Shade Trees	25
Evergreen Trees	0
Shrubs	138
Other Trees (2:1 Sub.)	4 (2)

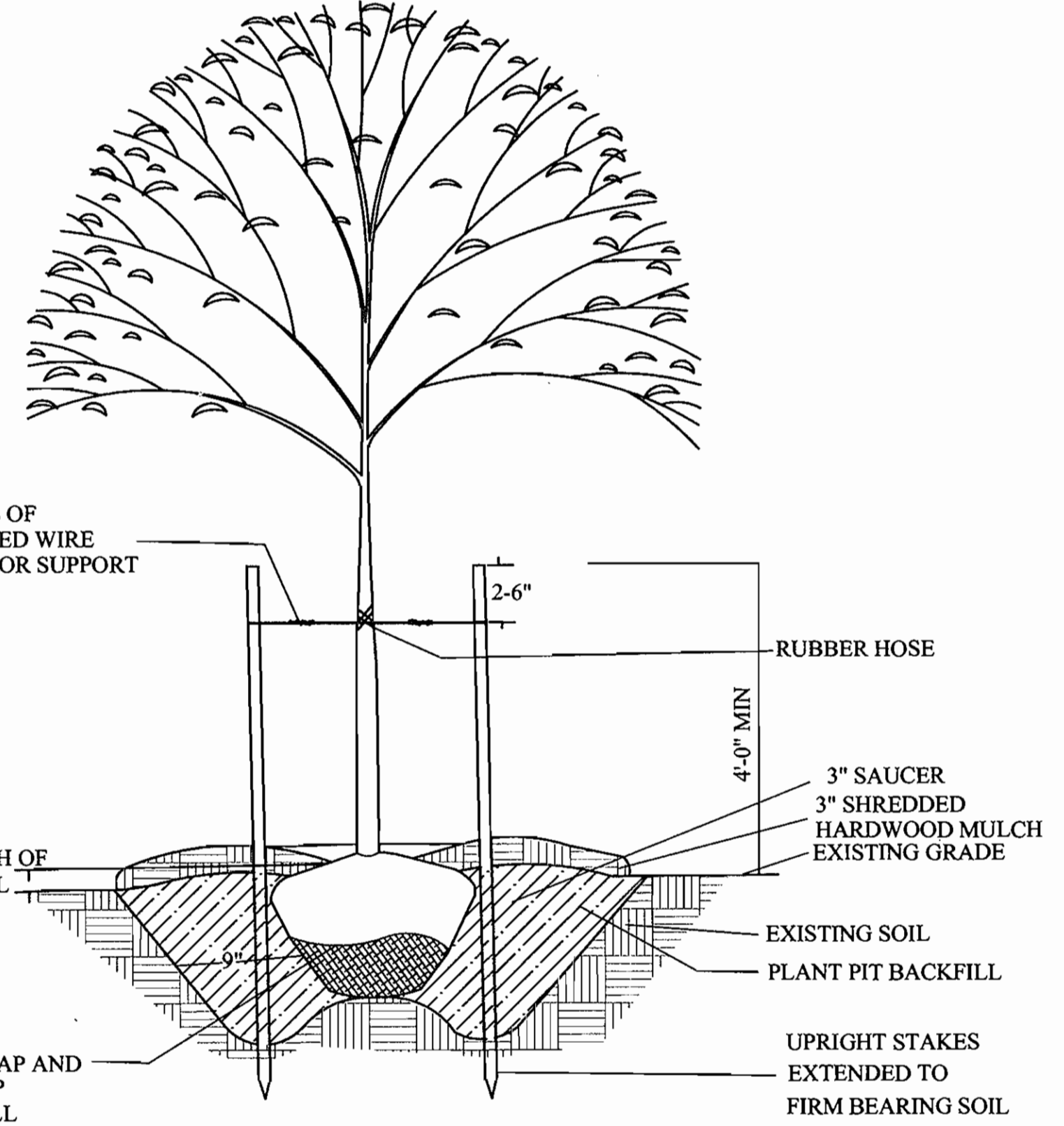
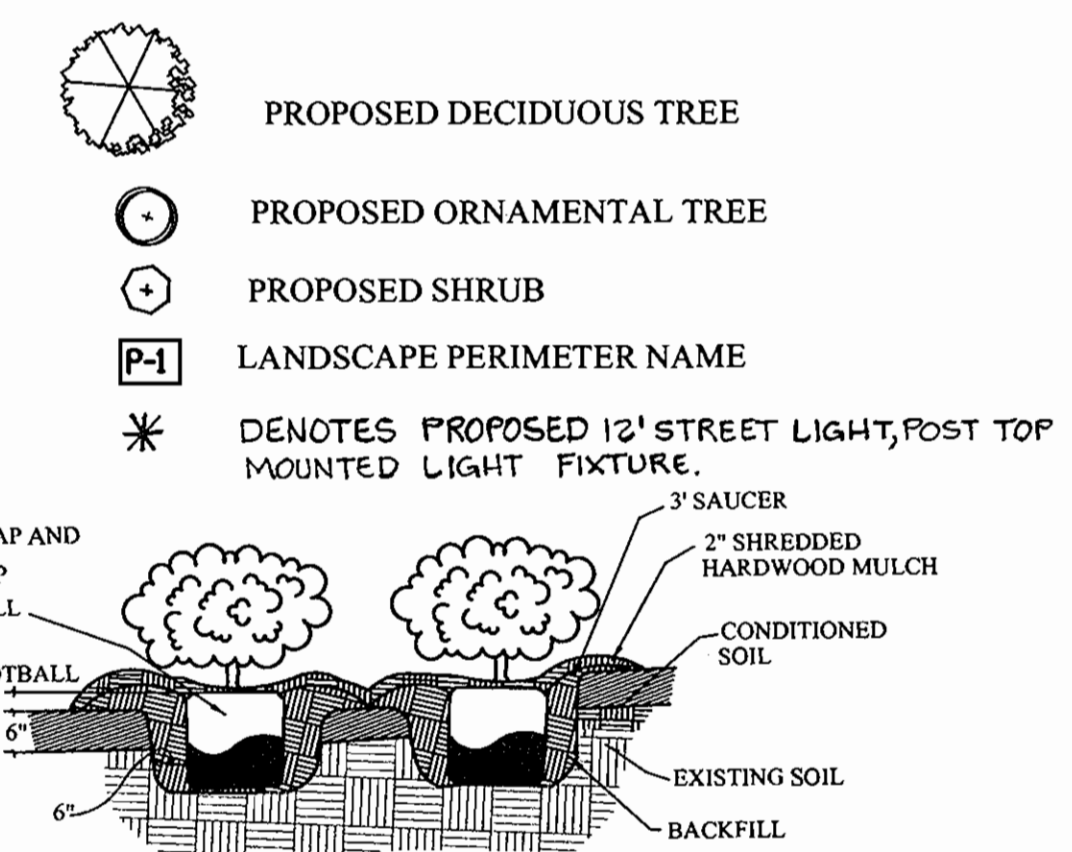
Number of Parking Spaces	286
Number of Trees Required	14
Number of Trees Provided	14
Shade Trees	14
Other Trees (2:1 Sub.)	2 (1)

NOTE: This Plan has been prepared in accordance with the provision of section 16.124 of the Howard County Code and Landscape Manual. Financial Surety for the required landscaping will be posted as part of the D.P.W. Developer's Agreement in the amount of \$16,410.00 For 41 Shade trees, 0 Evergreen Trees And 137 Shrubs.

General Notes

- This Landscape Plan has been developed in accordance with the Howard County Landscape Manual (Amended 1998).
- All stormwater management facilities are located underground.
- At the time of instalment, 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 or 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 landscape surety until such time as all required materials are planted and/or revisions are made to applicable plans and certificates.

LEGEND



1 Shrub Planting Detail
Scale: 1/2" = 1'

2 Tree Planting Detail
Scale: 1/2" = 1'

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
208 Mallow Hill Road - Baltimore, Maryland 21229
410-268-4850 Fax: 410-268-4850

NO.	REVISION	DATE
2	Add Chimney & Fan Rm. to Bldg. 'A'	09-08
1	Revise Storm Drain Outfall to Tie to Ex-Grd.	1/20/06

5-9-2003
STATE OF MARYLAND
REGISTERED LANDSCAPE ARCHITECT
TIMOTHY T. PRIGG
Landscape Architect No. 1000

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: [Signature] Date: 5/12/03

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: [Signature] Date: 10-13-03

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]

OWNER / DEVELOPER
WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN & DEVELOPMENT
8000 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
(410) 480-9105

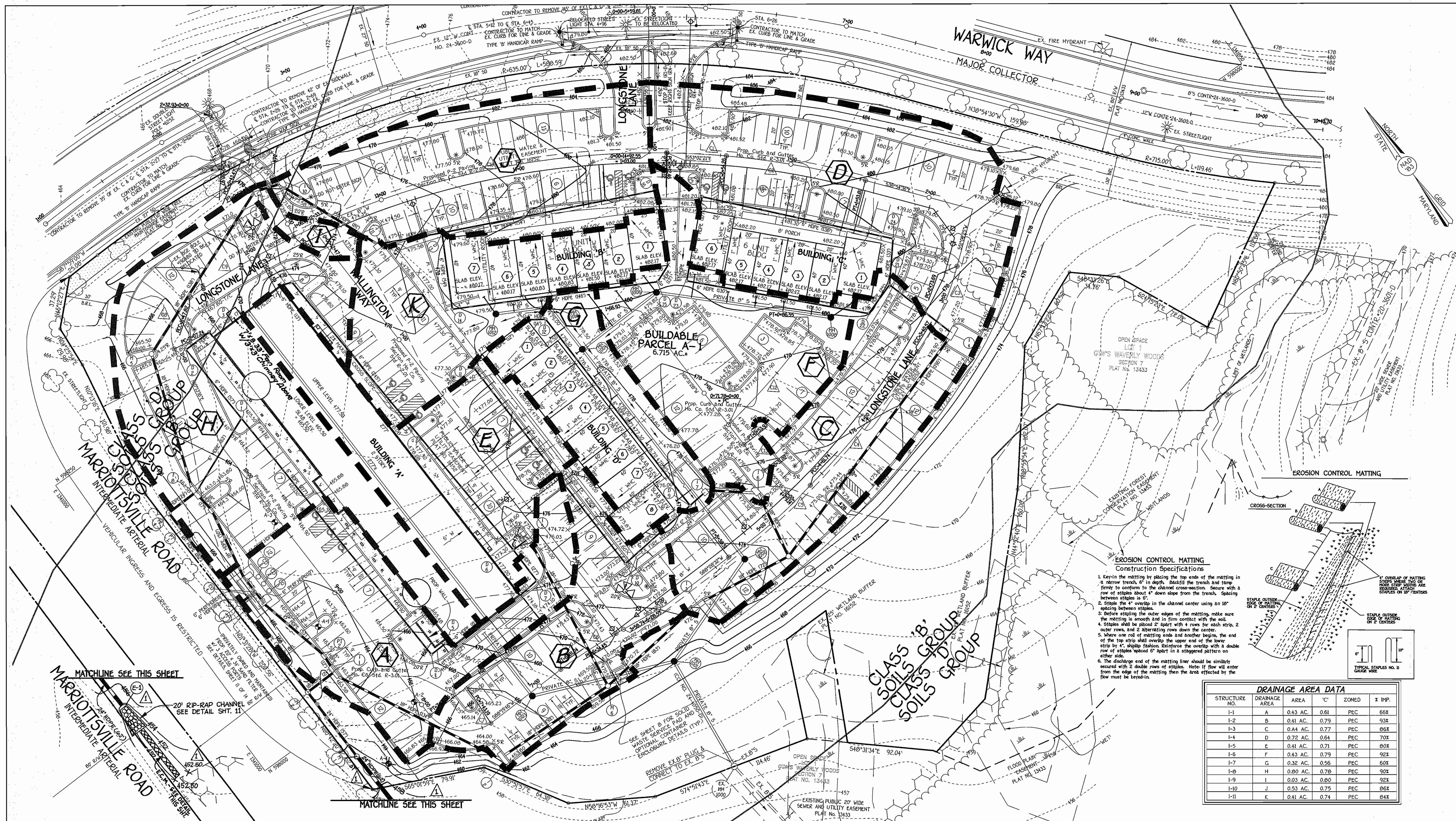
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chief, Division of Land Development: [Signature] Date: 11/5/03
Chief, Development Engineering Division: [Signature] Date: 10/10/03
Director - Department of Planning and Zoning: [Signature] Date: 11/15/03

PROJECT: GTW'S WAVERLY WOODS SECTION: 7 LOTS NO.: PARCEL '1A'

PLAT: 16151-16152 BLOCK NO.: 5 & 10 ZONE: PEC TAX/ZONE: 16 ELEC. DIST.: 3rd CENSUS TR.: 6030.00
WATER CODE: H 05 SEWER CODE: 5992000

LANDSCAPE PLAN
GTW'S WAVERLY WOODS
SECTION 7
PARCEL 'A-1'
BUILDING 'A', BUILDING 'B' UNITS 1-7,
BUILDING 'C' UNITS 1-6, & BUILDING 'D' UNITS 1-8
TAX MAP No: 16 P/O PARCEL: 424
THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 40' DATE: OCTOBER 10, 2003
SHEET 12 OF 14

SDP-03-046



DRAINAGE AREA DATA					
STRUCTURE NO.	DRAINAGE AREA	AREA	CF	ZONED	IMP.
1-1	A	0.43 AC.	0.61	PEC	66X
1-2	B	0.41 AC.	0.79	PEC	93X
1-3	C	0.44 AC.	0.77	PEC	86X
1-4	D	0.72 AC.	0.64	PEC	70X
1-5	E	0.41 AC.	0.71	PEC	80X
1-6	F	0.43 AC.	0.79	PEC	92X
1-7	G	0.32 AC.	0.56	PEC	60X
1-8	H	0.80 AC.	0.78	PEC	90X
1-9	I	0.03 AC.	0.80	PEC	92X
1-10	J	0.53 AC.	0.75	PEC	86X
1-11	K	0.41 AC.	0.74	PEC	84X

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL FREE
 ELLECIOTT CITY, MARYLAND 21142
 (410) 461-2395

DRAFT: J. LAMKE
 DESIGN: R. ISAACS
 CHECK: C. CROVO SR.

NO.	REVISION	DATE
2	Add Fan Room & Chimney to Bldg. 'A'	9-9-08
1	REVISE STORM DRAIN OUTFALL TO TIE TO EX. 681	1/20/06

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: [Signature] Date: 11/13/08

DEVELOPER'S CERTIFICATE
 I/we certify that all development and construction will be done according to this plan, for sedimentation, 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: [Signature] Date: 10-13-03

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]

Signature: [Signature] Date: [Date]

OWNER / DEVELOPER
 WAVERLY WOODS DEVELOPMENT CORPORATION
 c/o LAND DESIGN & DEVELOPMENT
 8000 HAIN STREET
 ELLECIOTT CITY, MARYLAND 21143
 (410) 480-9105

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development: [Signature] Date: 11/15/08
 Chief, Department Engineering Division: [Signature] Date: 10/26/08
 Director - Department of Planning and Zoning: [Signature] Date: 12/10/08

PROJECT: GTW'S WAVERLY WOODS SECTION 7 PARCEL 'A-1'
 BLOCK NO. 4 ZONE PEC TAX/ZONE 16 ELEC. DIST. 3rd CENSUS TR. 6030.00
 WATER CODE H 05 SEWER CODE 5992000

STORMDRAIN DRAINAGE AREA MAP

GTW'S WAVERLY WOODS
 SECTION 7
 PARCEL 'A-1'
 BUILDING 'A', BUILDING 'B' UNITS 1-7,
 BUILDING 'C' UNITS 1-6, & BUILDING 'D' UNITS 1-8

TAX MAP No: 16 P/O PARCEL: 424
 THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: OCTOBER 10, 2003
 SHEET 7 OF 14

SDR-03-046