

PLANTING SPECIFICATIONS

Plants, related material and operations shall meet the detailed description as given on the plans and as described herein.

All plant material, unless otherwise specified, shall be nursery grown, uniformly branched, have a vigorous root system, and shall conform to the species, size, root and shape shown on the plant list and the American Association of Nurserymen (AAN) Standards. Plant material shall be healthy, vigorous, free from defects, decay, disfiguring roots, sun scald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable disfigurements. Plant material that is weak or which has been cut back from larger grades to meet specified requirements will be rejected. Trees with forked leaders will not be accepted. All plants shall be freshly dug, no heeled-in plants from cold storage will be accepted. Unless otherwise specified, all general conditions, planting operations, details and planting specifications shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Area" (hereinafter "Landscape Guidelines") approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architect, latest edition, including all addenda.

Contractor shall be required to guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section of the Landscape Guidelines. Contractor's attention is directed to the maintenance requirements found within the one year specifications including watering and replacement of specified plant material.

Contractor shall be responsible for notifying utility companies, utility contractors and "Miss Utility" a minimum of 48 hours prior to beginning any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Damage to existing structure and utilities shall be repaired at the expense of the Contractor.

Protection of existing vegetation to remain shall be accomplished by the temporary installation of 4 foot high snow fence or blaze orange safety fence at the drip line.

Contractor is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within the growing season of completion of site construction.

Bid shall be based on actual site conditions. No extra payment shall be made for work arising from site conditions differing from those indicated on drawings and specifications.

Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plan take precedence.

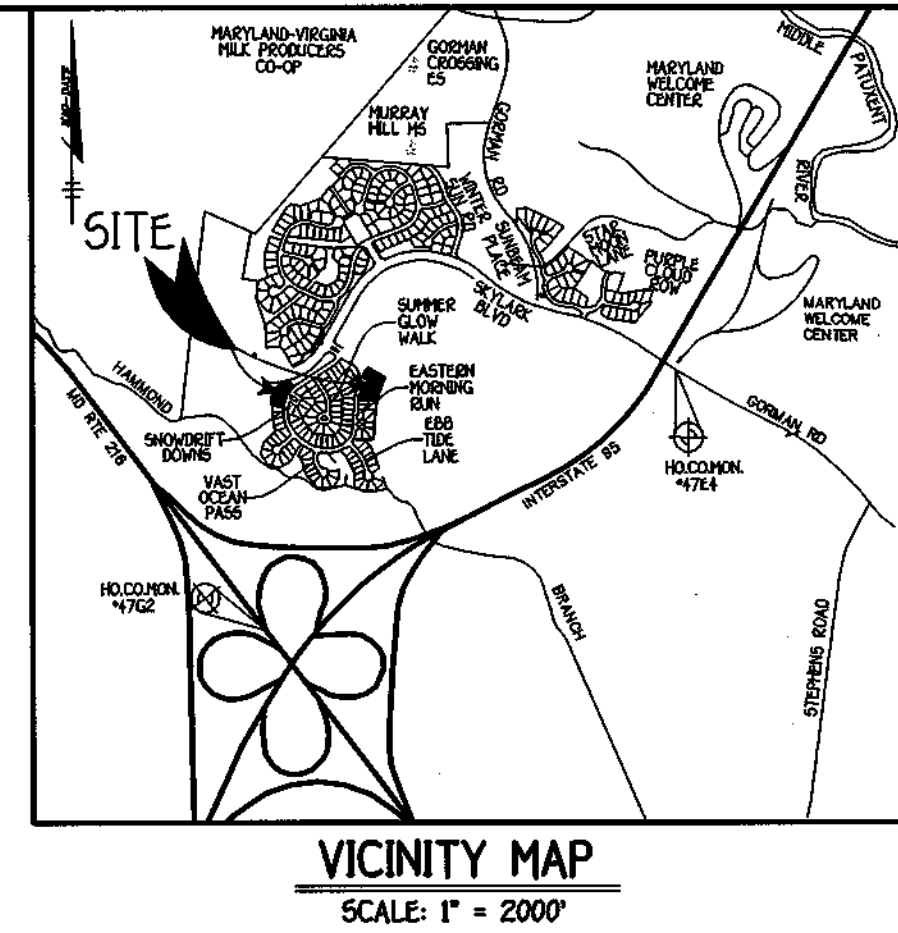
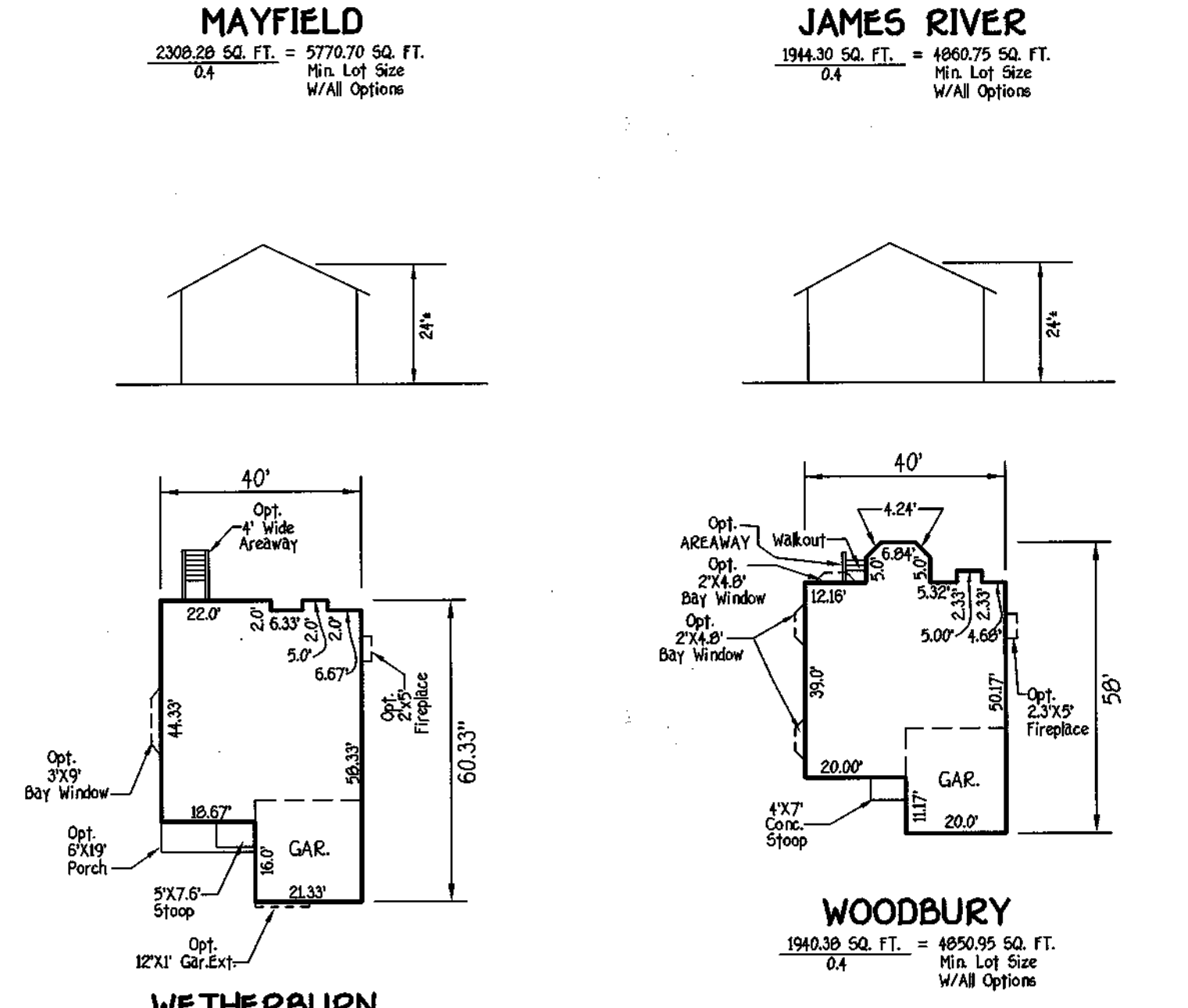
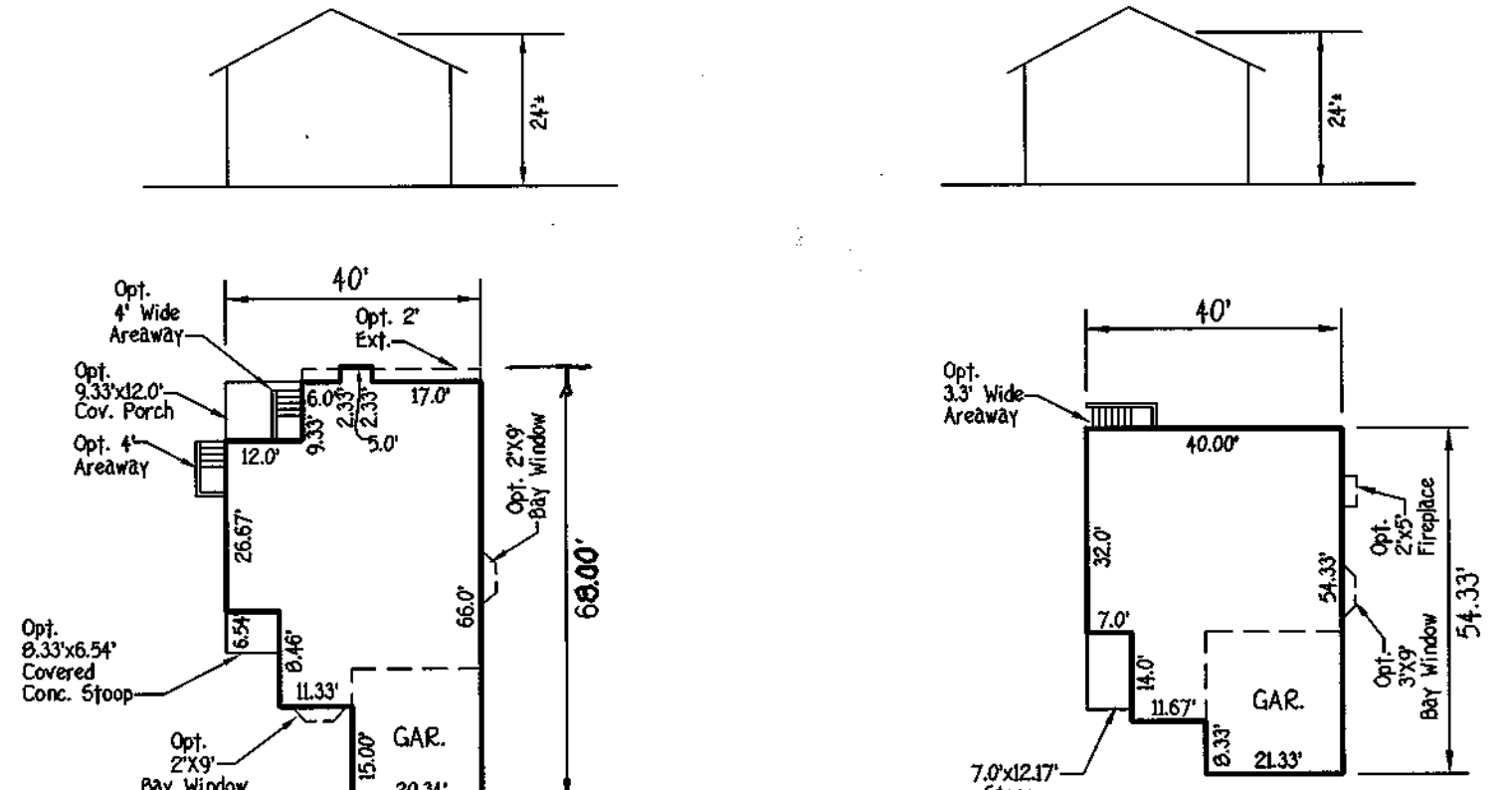
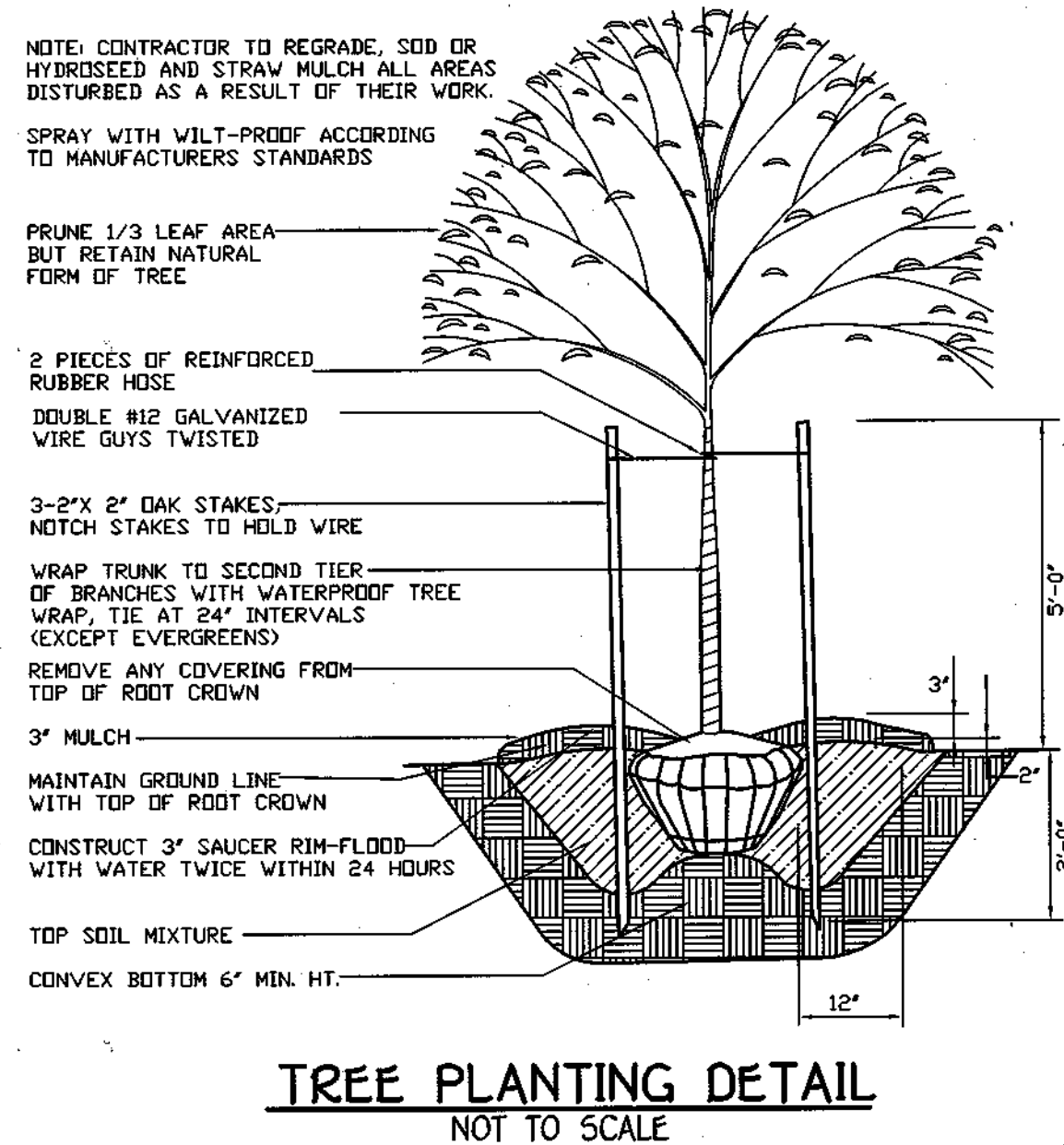
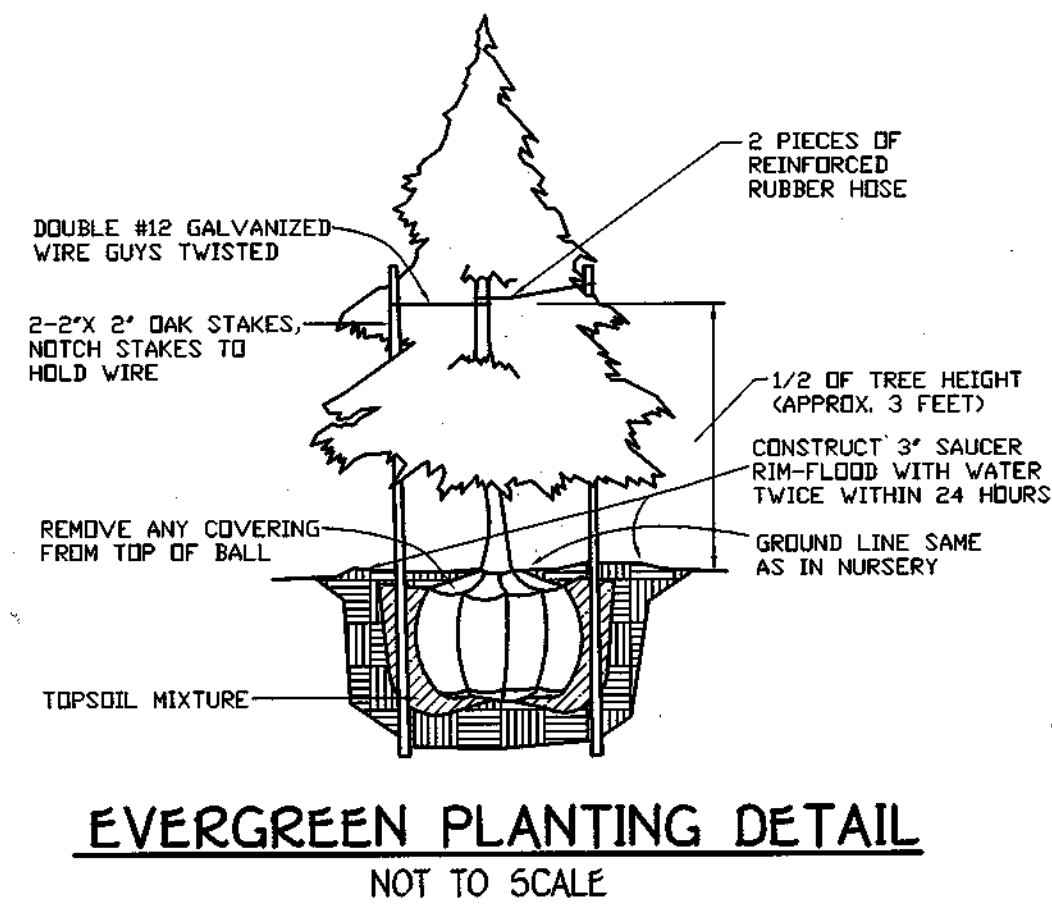
All shrubs shall be planted in continuous trenches or prepared planting beds and mulched with composted hardwood mulch as details and specified except where noted on plans.

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

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

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

All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded and seeded. This plan is intended for landscape use only; see other plan sheets for more information on grading, sediment control, layout, etc.



BENCH MARKS

T.P. 47E4 ELEV. 339.00
N. 535,846.146
E. 1355,431.224
LOC. NEAR I-95 BRIDGE ALONG GORMAN ROAD

T.P. 47E2 ELEV. 363.53
N. 532,938.954
E. 1,351,224.095
LOC. NEAR MD. RTE. 216 WEST NEAR EXIT RAMP TO I-95

GENERAL NOTES

- SUBJECT PROPERTY ZONED PEC-MXD-3 AS GRANTED BY THE ZONING BOARD ON 9/3/98 AS CASE NO. Z979M.
- TOTAL AREA OF SITE: 1.782 ACRES
- TOTAL NUMBER OF LOTS SUBMITTED: 10 SFD
- THE CONTRACTOR OR DEVELOPER SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410) 313-1800 24 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: ZD-979M, WP 99-96, 5 99-12, PB-339, P-02-15, F-03-13, W&S CONT. #24-1043-D.
- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE, 1999 BY DART MEASUREMENTS, INC.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS.
- HOWARD COUNTY MONUMENT 47E4 N 535,846.146 E 1,355,431.224
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THIS PLAN IS FOR HOUSE SITING AND GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION.
- FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-03-13 AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 24-1043-D.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- STORMWATER MANAGEMENT WILL BE PROVIDED AS APPROVED ON THE ROAD CONSTRUCTION DRAWINGS FILED UNDER F-03-13.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISION OF SECTION 16124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL AND DEVELOPMENT CRITERIA APPROVED BY THE PLANNING BOARD 7-1-99 PER CASE NO. PB-339 REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$13,000.00 FOR 46 INTERIOR LANDSCAPING TREES.
- PERIMETER LANDSCAPING AND STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL AND DEVELOPMENT CRITERIA APPROVED BY THE PLANNING BOARD 7-1-99 PER CASE NO. PB-339 AS SHOWN ON THE APPROVED ROAD CONSTRUCTION DRAWINGS UNDER F-03-13.
- FOREST CONSERVATION REQUIREMENTS HAVE BEEN ADDRESSED WITH F-03-13.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO HO. CODES MANUAL VOL. IV DETAILS R.6.03 & R.6.05.
- OPEN SPACE REQUIREMENTS FOR THESE LOTS HAVE BEEN PROVIDED UNDER F-03-13.
- MINIMUM BUILDING RESTRICTION SETBACKS FROM PROPERTY LINES AND PUBLIC ROAD RIGHTS-OF-WAY ARE TO BE IN ACCORDANCE WITH THE DEVELOPMENT CRITERIA APPROVED WITH THE COMPREHENSIVE SKETCH PLAN 5-99-12 AND THE DECISION AND ORDER FOR PB-339 APPROVED ON JULY 1, 1999.
- THE MINIMUM SETBACKS FOR STRUCTURES SHALL BE AS FOLLOWS:
FRONT SETBACK 15' FROM THE RIGHT-OF-WAY TO THE HOUSE OR GARAGE.
SIDE SETBACK 5' TO THE PROPERTY LINE WITH A MINIMUM OF 15' BETWEEN STRUCTURES.
REAR SETBACK 10' FROM THE PROPERTY LINE TO AN OPEN DECK.
20' FROM THE PROPERTY LINE TO THE HOUSE.
ANY DEVIATION FROM THESE SETBACK REQUIREMENTS WILL REQUIRE SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.
- LOT COVERAGE BY BUILDINGS WITHIN SINGLE FAMILY USE AREAS SHALL NOT EXCEED 40%. NO LIMITATION IS IMPOSED UPON THE AREA USED FOR SIDEWALKS, PAVED PARKING AREAS, PATIOS, DECKS, LANDSCAPING AND SIMILAR MINOR STRUCTURE.
- AS A CONSEQUENCE OF THIS SUBMISSION, ON JUNE 25, 2003, THIS SDP IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 50-2001.
- IN ACCORDANCE WITH SECTION 12B OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 80 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACKS. THE 15' MINIMUM DISTANCE BETWEEN STRUCTURES DOES NOT APPLY TO THOSE REFERENCED FEATURES NOR BETWEEN OPEN DECKS AND A DWELLING STRUCTURE OR ANOTHER DECK. AS AN ADVISORY, THE 15' DISTANCE DOES APPLY TO THE SECOND STORY OVERHANG.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12' 1/4" IF SERVING MORE THAN ONE RESIDENCE
B) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/ TAR AND CHIP COATING (1/2" MIN) TURNING RADIUS.
C) GEOMETRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.
D) STRUCTURES - (BRIDGES/CULVERTS) CAPABLE OF SUPPORTING 25 GROSS TONS PER 100 SQ. YD.
E) DRAINAGE ELEMENTS CAPABLE OF SAFETY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE SUFFICIENT TO INSURE ALL WEATHER USE.

- SURETY AMOUNT FOR THIS PLAN IS IN THE AMOUNT OF \$13,000.00
- LANDSCAPING SURETY FOR LOTS 57-61 & 116 IS \$1,500.00 PER LOT. LANDSCAPING SURETY FOR LOTS 56 & 113-115 IS \$1,200.00 PER LOT. STREET TREES ARE NOT INCLUDED IN MODIFIED SCHEDULE C LANDSCAPE CALCULATIONS.
 - TYPE "B" BUFFER OR INTERIOR LANDSCAPE BUFFER WILL BE CREDITED TOWARDS THE LANDSCAPE REQUIREMENTS.
 - LANDSCAPING CAN NOT BE PLANTED IN PUBLIC EASEMENTS.
 - FINAL PLANTING TYPE AND LOCATION IS SUBJECT TO APPROVAL BY THE ARCHITECTURAL COMMITTEE.
 - AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTING HEREWIT LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH HOWARD COUNTY LANDSCAPE MANUAL.
 - THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BENCHES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION AND WHEN NECESSARY, REPAIRED OR REPLACED.
 - SIZES OF PLANT MATERIALS MUST CONFORM TO THE REQUIREMENTS OF THE LANDSCAPE MANUAL, CHAPTER IV AND APPENDIX C.

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

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

SHADE TREE REQUIREMENTS

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

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

MODIFIED SCHEDULE C LANDSCAPE CHART

LOT NO.	LOT CLASSIFICATION	INTERNAL LANDSCAPING REQUIRED (# OF SHADE TREES)	TYPE B REQUIRED		SHADE TREE CREDIT *	REMAINING SHADE TREE OBLIGATION	TOTAL TREES REQUIRED	
			SHADE	EVERGREEN			SHADE	EVERGREEN
LOTS 57-61 & 116	NON-WOODED	5 TREES PER LOT	N/A	N/A	0	0	30	0
LOT 56 & 113-115	NON-WOODED	4 TREES PER LOT	N/A	N/A	0	0	16	0
TOTAL TREES							46	0

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

BUILDER/DEVELOPER'S CERTIFICATE

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

ROBERT CORBETT
8/18/03
DATE

ENGINEER'S CERTIFICATE

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

EARL D. COLLINS
8-18-03
Date

BUILDER/DEVELOPER'S CERTIFICATE

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

ROBERT CORBETT
8/18/03
Date

Reviewed for HOWARD SCD and meets Technical Requirements.

8/27/03
Date

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

8/27/03
Date

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

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

9/4/03
Date

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

PROJECT
EMERSON SECTION 2 PHASE 4 LOTS NO. 56-61 & 113-116

PLAT
16077 & 16078

BLOCK NO.
B

ZONE
PEC-MXD-3

TAX/ZONE
47

ELEC. DIST.
6

CENSUS TR.
6068.02

WATER CODE
E-15

SEWER CODE
7640000

TITLE SHEET

SINGLE FAMILY DETACHED EMERSON SECTION 2 PHASE 4 LOTS 56-61 & 113-116

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

LEGEND

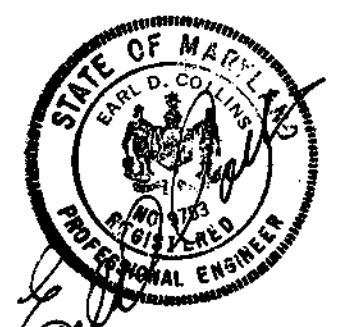
SYMBOL	DESCRIPTION
-----	EXISTING CONTOUR 2' INTERVAL
+362.2	SPOT ELEVATION
-----	PROPOSED WALKOUT
-6F - 6F-	SILT FENCE
-6SF - 6SF-	SUPER SILT FENCE
-----	FOREST CONSERVATION EASEMENT
-----	EROSION CONTROL MATTING
LOD	LIMIT OF DISTURBANCE
○	EXISTING STREET TREE TAKEN FROM F-03-13

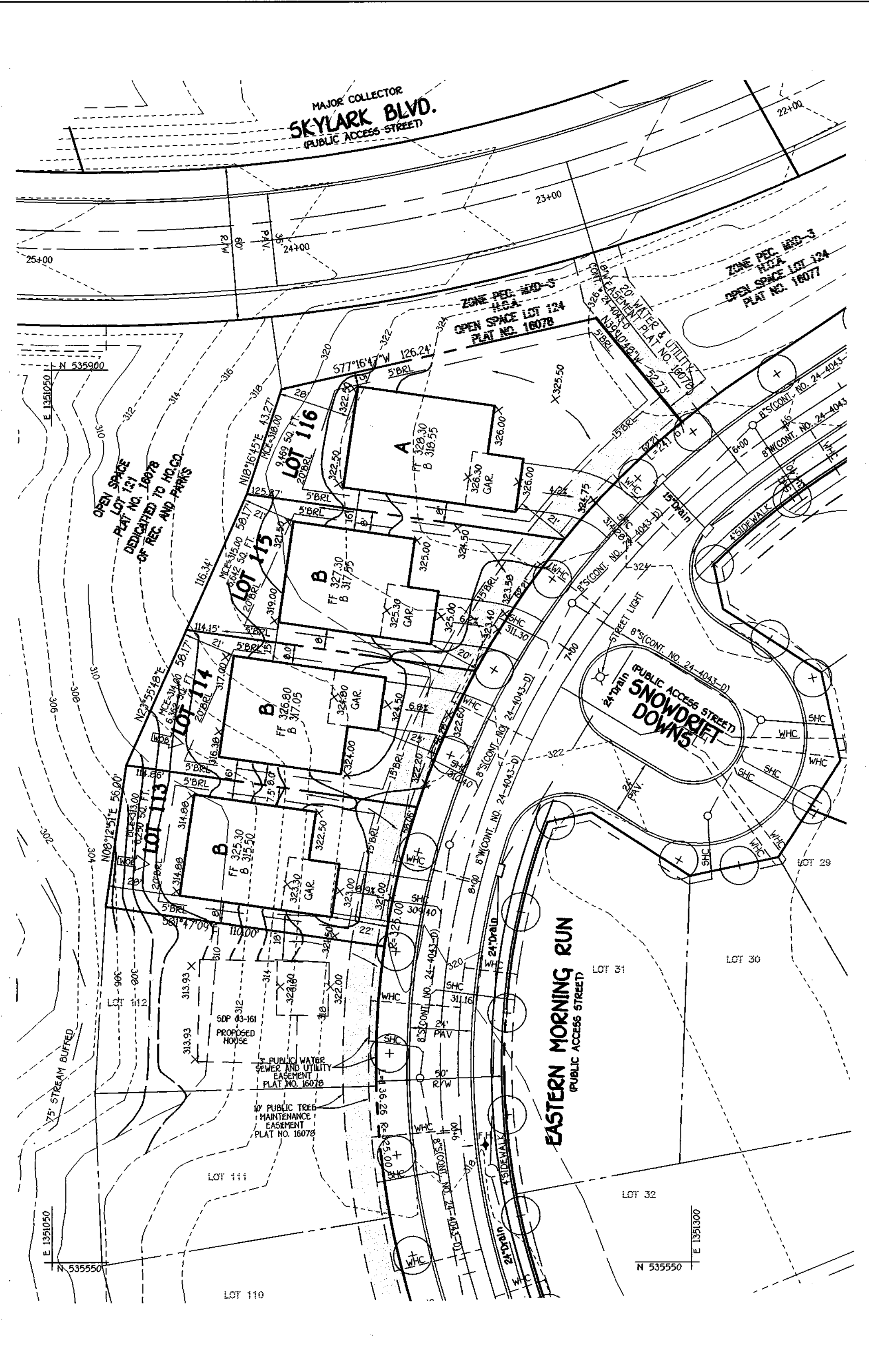
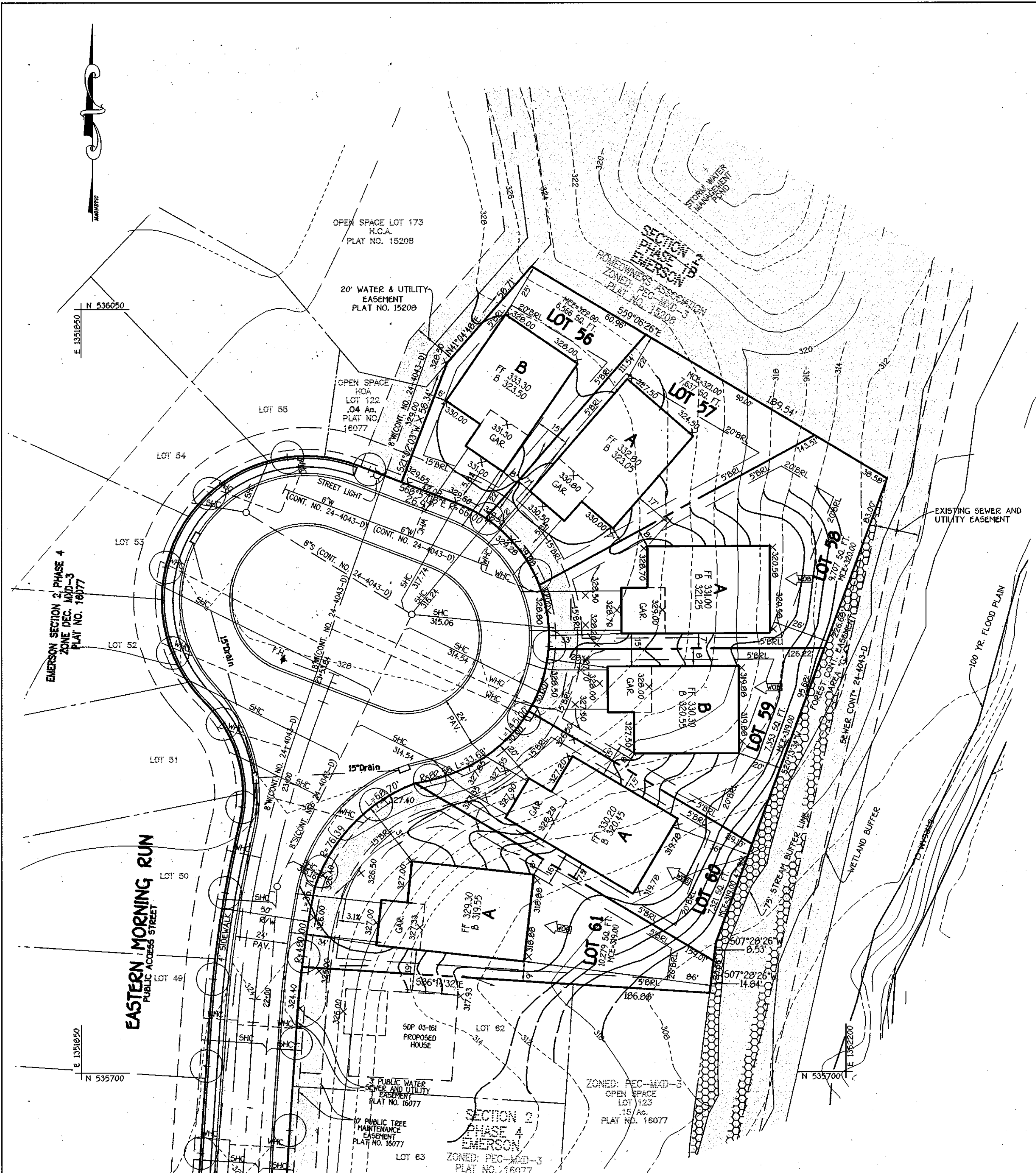
ADDRESS CHART

LOT NUMBER	STREET ADDRESS
56	8642 EASTERN MORNING RUN
57	8638 EASTERN MORNING RUN
58	8634 EASTERN MORNING RUN
59	8630 EASTERN MORNING RUN
60	8626 EASTERN MORNING RUN
61	8622 EASTERN MORNING RUN
113	8530 EASTERN MORNING RUN
114	8534 EASTERN MORNING RUN
115	8530 EASTERN MORNING RUN
116	8526 EASTERN MORNING RUN

INDEX CHART

SHEET	DESCRIPTION
SHEET 1	TITLE SHEET, HOUSE TYPES, TEMPLATES
SHEET 2	SITE DEVELOPMENT PLAN, LOTS 56-61 & 113-116
SHEET 3	SEDIMENT/EROSION CONTROL PLAN LOTS 56-61 & 113-116
SHEET 4	SEDIMENT/EROSION CONTROL NOTES & DETAILS





FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10275 BALTIMORE NATIONAL PIKE
 ELKLOTT CITY, MARYLAND 21042
 (410) 461-2255

NO.	REVISION	DATE

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

Earl D. Collins 8/18/03
 Signature of Engineer EARL D. COLLINS Date

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

Robert Corbett 8/18/03
 Signature of Developer ROBERT CORBETT Date

Reviewed for HOWARD SCD and meets Technical Requirements.

John M. ... 8/27/03
 U.S.D.C. Natural Resources Conservation Service Date

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

John E. ... 8/27/03
 Howard SCD Date

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

BUILDER/DEVELOPER
 WILLIAMSBURG GROUP, LLC
 5495 HARRIS FARM ROAD
 COLUMBIA, MARYLAND 21044
 410-997-0800

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Cindy Kanister 9/4/03
 Chief, Planning and Development Date

John ... 9/4/03
 Chief, Development Engineering Division Date

Paul ... 9/5/03
 Director - Department of Planning and Zoning Date

PROJECT	SECTION	LOTS NO.
EMERSON	SECTION 2 PHASE 4	56-61 & 113-116

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16076 & 16079	B	PEC-HXD-3	47	6	6060.02

WATER CODE	SEWER CODE
E-15	7640000

SITE DEVELOPMENT PLAN

SINGLE FAMILY DETACHED

EMERSON

SECTION 2 PHASE 4

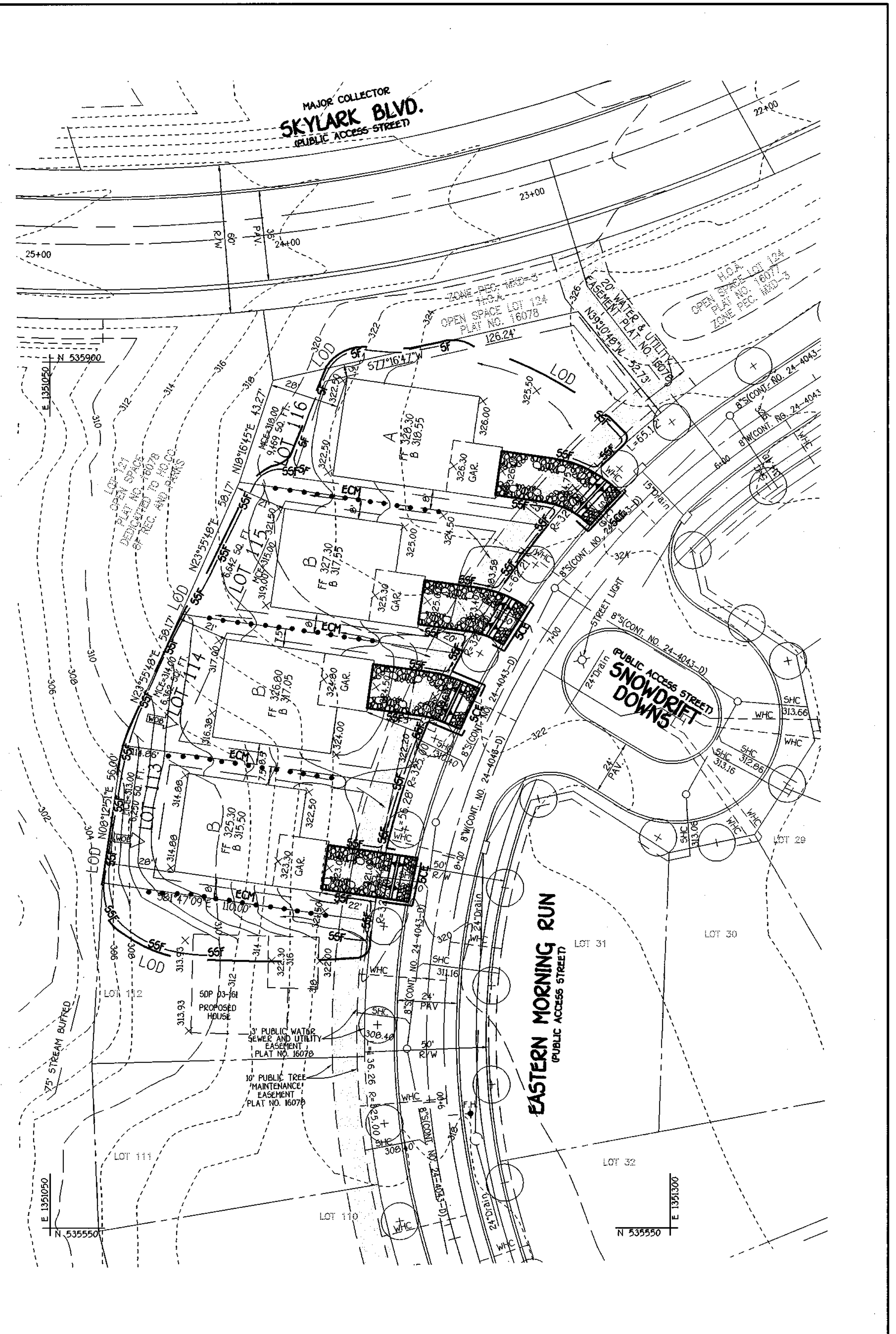
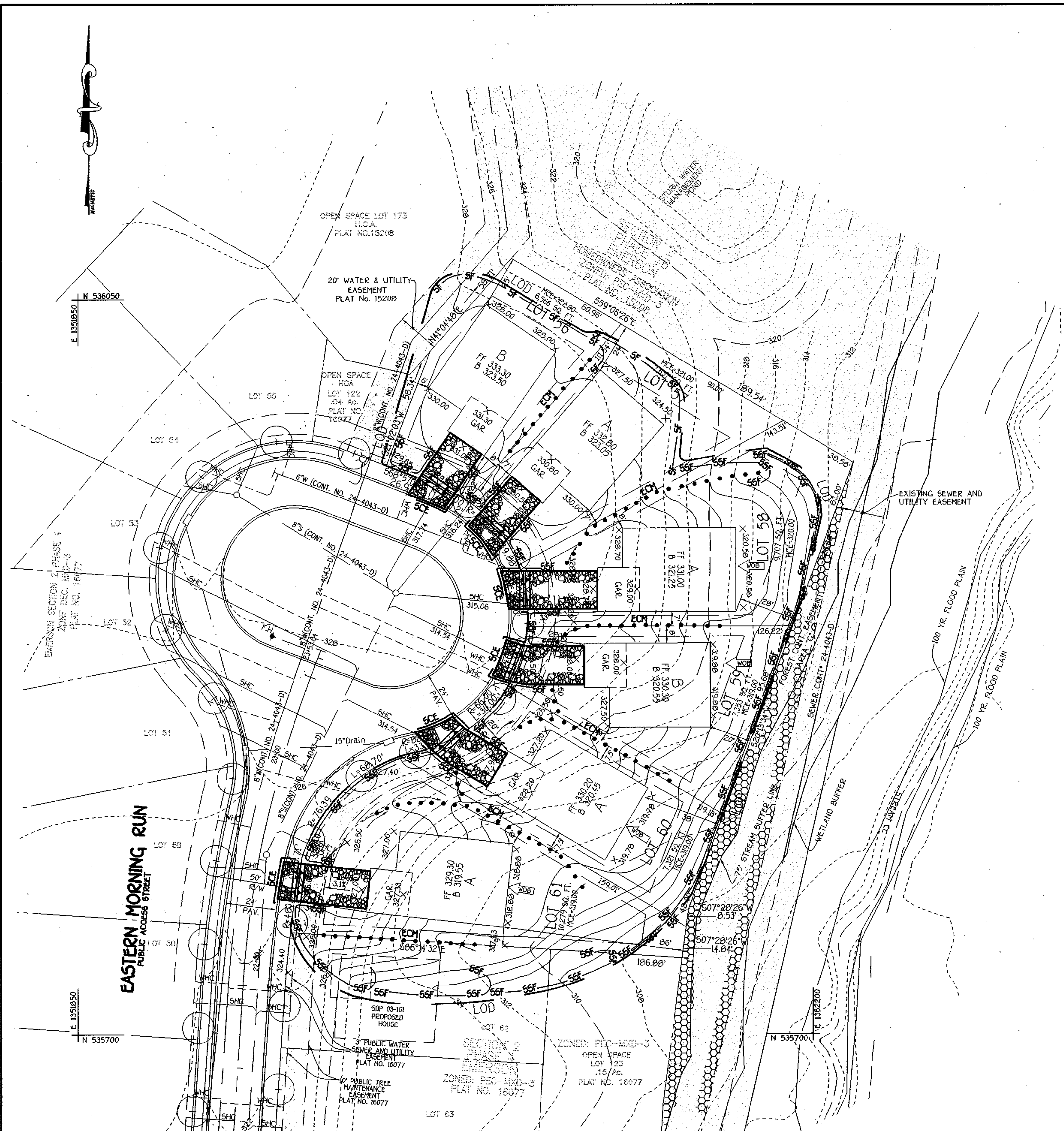
LOTS 56-61 & 113-116

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

SHEET 2 OF 4

SDP 03-172

J:\50001 Emerson Property\long\Sec2\Phase4\50001 Base Sheet.dwg, 8/18/2003 12:04:25 PM



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 1827 BALTIMORE NATIONAL PIKE
ELKOTT CITY, MARYLAND 21042
410-461-2999

STATE OF MARYLAND
REGISTERED PROFESSIONAL ENGINEER

NO.	REVISION	DATE

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

Earl D. Collins R.18.03
Signature of Engineer EARL D. COLLINS Date

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

Robert Corbett 8/12/03
Signature of Developer ROBERT CORBETT Date

Reviewed for HOWARD SCD and meets Technical Requirements.

Jim Mays 8/27/03
U.S.D.A. Natural Resources Conservation Service Chief, Division Date

This development plan is approved for soil erosion and sediment control by HOWARD SOIL CONSERVATION DISTRICT.

John K. Watson 8/27/03
Howard SCD Date

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

BUILDER/DEVELOPER
WILLIAMSBURG GROUP, LLC
5495 HARRIS FARM ROAD
COLUMBIA, MARYLAND 21044
410-997-0800

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Cindy Kerst 9/1/03
Chief, Division and Development Date

John A. Gagliardi 9/3/03
Chief, Development Engineering Division Date

John A. Gagliardi 9/15/03
Director - Department of Planning and Zoning Date

PROJECT	SECTION	LOTS NO.
EMERSON	SECTION 2 PHASE 4	56-61 & 113-116

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16076 & 16079	6	PEC-MXD-3	47	6	6068.02

WATER CODE	SEWER CODE
E-15	7640000

SEDIMENT/EROSION CONTROL PLAN

**SINGLE FAMILY DETACHED
EMERSON
SECTION 2 PHASE 4
LOTS 56-61 & 113-116**

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

SHEET 3 OF 4

SDP 03-172

J:\50001 Emerson Property\long\SDP\Phase4\16077\16077.dwg, 9/16/2003 12:01:17 PM

20.0 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION DEFINITION

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

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

CONDITIONS WHERE PRACTICE APPLIES

This practice shall be used on denuded areas as specified on the plans and may be used on highly erodible or critically eroding areas. This practice includes temporary seeding to quickly establish vegetative cover for short duration (up to one year), and Permanent Seeding for long term vegetative cover. Examples of applicable areas for Temporary Seeding are temporary Soil Stockpiles, cleared areas being left idle between construction phases, earth dikes, etc. and for Permanent Seeding are lawns, dms, cut and fill slopes and other areas at final grade, former stockpiles and staging areas, etc.

EFFECTS ON WATER QUALITY AND QUANTITY

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

Sediment control devices must remain in place during grading, seedbed preparation, seeding, mulching and vegetative establishment to prevent large quantities of sediment and associated chemicals and nutrients from washing into surface waters.

SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS

- A. Site Preparation
 - i. Install erosion and sediment control structures (either temporary or permanent) such as diversions, grade stabilization structures, berms, waterways, or sediment control basins.
 - ii. Perform all grading operations at right angles to the slope. Final grading and shaping is not usually necessary for temporary seeding.
 - iii. Schedule required soil tests to determine soil amendment composition and application rates for sites having disturbed areas over 5 acres.
- B. Soil Amendments (Fertilizer and Lime Specifications)
 - i. Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer on sites having disturbed areas over 5 acres. Soil analysis may be performed by the University of Maryland or a recognized commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analyses.
 - ii. Fertilizers shall be uniform in composition, free flowing and suitable for accurate application by approved equipment. Manure may be substituted for fertilizer with prior approval from the appropriate regulatory authority. Fertilizers shall all be fully labeled according to the applicable state fertilizer laws and shall bear the name, trade name or trademark and warranty of the producer.
 - iii. Lime materials shall be ground limestone hydrated or burnt lime may be substituted which contains at least 50% total oxide calcium and magnesium oxide. Limestone shall be ground to such fineness that at least 50% will pass through a #100 mesh sieve and 90-100% will pass through a #20 mesh sieve.
 - iv. Incorporate lime and fertilizer into the top 3-5" of soil by disking or other suitable means.
- C. Seedbed Preparation
 - i. Temporary Seeding
 - a. Seedbed preparation shall consist of loosening soil to a depth of 3" to 5" by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or rippers mounted on construction equipment. After the soil is loosened it should not be rolled or dragged smooth, but left in the roughened condition. Slopes shall not be greater than 3:1 should be tracked leaving the surface in an irregular condition with ridges running parallel to the contour of the slope.
 - b. Apply fertilizer and lime as prescribed on the plans.
 - c. Incorporate lime and fertilizer into the top 3-5" of soil by disking or other suitable means.
 - ii. Permanent Seeding
 - a. Minimum soil conditions required for permanent vegetative establishment:
 - 1. Soil pH shall be between 6.0 and 7.0.
 - 2. Soluble salts shall be less than 500 parts per million (ppm).
 - 3. The soil shall contain less than 40% fine grained material (>30% silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception is for loesslike or serecia loesslike soils to be planted, then a sandy soil (<30% silt plus clay) would be acceptable.
 - 4. Soil shall contain 1.5% minimum organic matter by weight.
 - 5. Soil must contain sufficient pore space to permit adequate root penetration.
 - 6. If these conditions cannot be met by soils on site, adding topsoil is required in accordance with Section 21 Standard and Specification for Topsoil.
 - b. Areas previously graded in conformance with the drawings shall be maintained in a true and even grade, then scarified or otherwise loosened to a depth of 3-5" to permit bonding of the topsoil to the surface area and to create horizontal erosion check slots to prevent topsoil from sliding down a slope.
 - c. Apply soil amendments as per soil test or as included on the plans.
 - d. Mix soil amendments into the top 3-5" of topsoil by disking or other suitable means. Lawn areas should be raked to smooth the surface, remove large objects like stones and branches, and ready the area for seed and applications. Where site conditions do not permit normal seedbed preparation, loosen surface soil by dragging with a heavy chain or other equipment to roughen the surface. Steep slopes (steeper than 3:1) should be tracked by a dozer leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. The top 1-3" of soil should be loose and friable. Seeded loosening may not be necessary on newly disturbed areas.

- D. Seed Specifications
 - i. All seed must meet the requirements of the Maryland State Seed Law. All seed shall be subject to re-testing by a registered seed inspector. All seed which has been tested within the 6 months immediately preceding the date of sowing such material on this job.
 - ii. Note: Seed tags shall be made available to the inspector to verify type and rate of seed used.
 - iii. Inoculant: The inoculant to be used shall be of a type specifically prepared for the species. Inoculants shall not be used later than the date indicated on the container. Add fresh inoculant as directed on package. Use four times the recommended rate when hydroseeding. Note: It is very important to keep inoculant as cool as possible until used. Temperatures above 75°-80° F. can weaken bacteria and make the inoculant less effective.
- E. Methods of Seeding
 - i. Hydroseeding: Apply seed uniformly with hydroseeder (slurry includes seed and fertilizer), broadcast or drop seeded, or a cutpacker seeder.
 - a. If fertilizer is being applied at the time of seeding, the application rates amounts will not exceed the following: nitrogen maximum of 100 lbs. per acre total of soluble nitrogen P205 (phosphorous): 200 lbs/acre; K2O (potassium): 200 lbs/acre.
 - b. Lime - use only ground agricultural limestone, 1/2 to 3 tons per acre may be applied by hydroseeding. Normally, not more than 2 tons are applied by hydroseeding at any one time. Do not use burnt or hydrated lime when hydroseeding.
 - c. Seed and fertilizer shall be mixed on site and seeding shall be done immediately and without interruption.
 - ii. Dry Seeding: This includes use of conventional drop or broadcast spreaders.
 - a. Seed spread dry shall be incorporated into the soil at the rates prescribed on the Temporary or Permanent Seeding Summaries or Tables 265 or 26. The seeded area shall then be rolled with a weighted roller to provide good seed to soil contact.
 - b. Where practical, seed shall be applied in two directions perpendicular to each other. Apply half the seeding rate in each direction.
 - iii. Drill or Cutpacker Seeding: Mechanized seeders that apply and cover seed with soil.
 - a. Cutpacker seeders are required to bury the seed in such a fashion as to provide at least 1/4 inch of soil covering. Seeded must be firm after planting.
 - b. Where practical seed should be applied in two directions perpendicular to each other. Apply half the seeding rate in each direction.
- F. Mulch Specifications (in order of preference)
 - i. Straw shall consist of thorough threshed wheat, rice or oat straw, reasonable bright in color, and shall not be treated with herbicide or excessively dusty and shall be free of noxious weed seeds as specified in the Maryland Seed Law.
 - ii. Wood Cellulose Fiber Mulch (WCFM)
 - a. WCFM shall consist of specially prepared wood cellulose processed into a uniform fibrous physical state.
 - b. WCFM shall be dried green or contain a green dye in the package that will provide an appropriate color to facilitate visual inspection of the uniform spread slurry.
 - c. WCFM, including dye, shall contain no germination or growth inhibiting factors. WCFM materials shall be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation and will blend with seed, fertilizer and other additives to form a homogeneous slurry. The mulch material shall form a blotter-like ground cover on application, having moisture absorption and percolation properties and shall cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedlings.
 - d. WCFM material shall contain no dehydrants or compounds at concentrations levels that will be phytotoxic.
 - e. WCFM must conform to the following physical requirements: fiber length to approximately 10 mm., diameter approximately 1 mm., pH range of 4.0 to 8.5, ash content of 1.0% maximum and water holding capacity of 90% minimum.

SEDIMENT CONTROL NOTES

- 1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (313-5555).
- 2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERETO.
- 3. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
 - a) 7 CALENDAR DAYS FOR ALL PERMETER SEDIMENT CONTROL STRUCTURES.
 - b) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- 4. ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- 5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC. 50), SOD (SEC. 54), TEMPORARY SEEDING (SEC. 50), AND MULCHING (SEC. 52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- 6. 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.
- 7. SITE ANALYSIS:

TOTAL AREA OF SITE	1782 ACRES
AREA TO BE ROOFED OR PAVED	1782 ACRES
AREA TO BE VEGETATIVELY STABILIZED	0.660 ACRES
TOTAL CUT	1290 CU.YDS.
TOTAL FILL	6057 CU.YDS.
- 8. ANY OFFSITE WASTE/DISSOLVE AREA LOCATION 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 LIMITED APPROVAL BY THE INSPECTION AGENCY IS MADE.
- 9. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

PERMANENT SEEDING NOTES

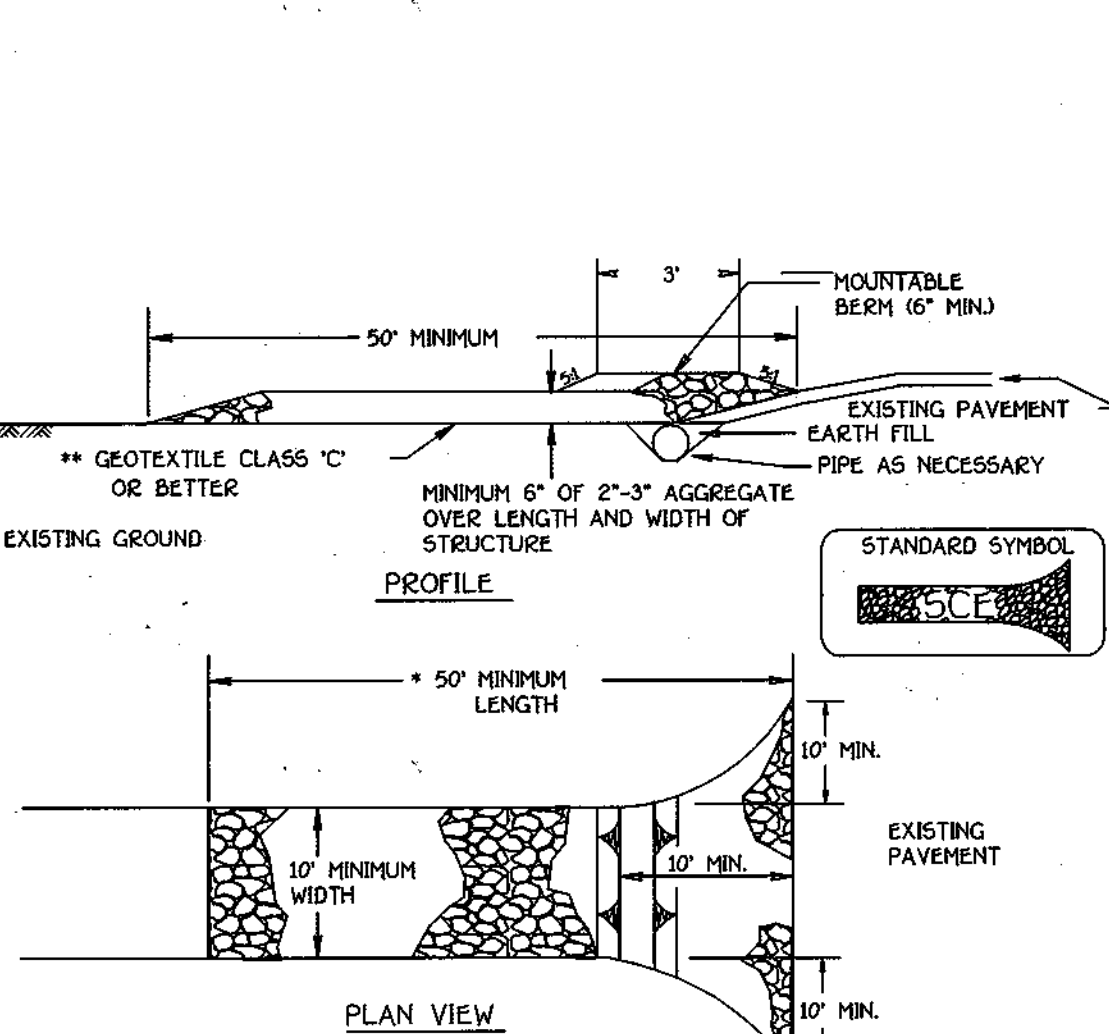
- Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.
- Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.
- Soil Amendments: In lieu of soil test recommendations, use one of the following schedules:
 - 1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs. per 1000 sq.ft.) and 600 lbs. per acre 10-10-10 fertilizer (14 lbs. per 1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs. per acre 30-0-0 ureaform fertilizer (9 lbs. per 1000 sq.ft.)
 - 2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs. per 1000 sq.ft.) and 1000 lbs. per acre 10-10-10 fertilizer (23 lbs. per 1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil.
- Seeding: For the period March 1 thru April 30 and from August 1 thru October 15, seed with 60 lbs. per acre (1.4 lbs. per 1000 sq.ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs. Kentucky 31 Tall Fescue per acre and 2 lbs. per acre (0.05 lbs. per 1000 sq.ft.) of weeping lovegrass. During the period October 16 thru February 28, protect site by one of the following options:
 - 1) 2 tons per acre of well-anchored mulch straw and seed as soon as possible in the spring.
 - 2) Use sod.
 - 3) Seed with 80 lbs. per acre Kentucky 31 Tall Fescue and mulch with 2 tons per acre well anchored straw.
- Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs. per 1000 sq.ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal. per acre (5 gal. per 1000 sq.ft.) of emulsified asphalt on flat areas. On slopes, 8 ft. or higher, use 347 gal. per acre (8 gal. per 1000 sq.ft.) for anchoring.
- Refer to the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

TEMPORARY SEEDING NOTES

- Apply to graded or cleared areas likely to be redistributed where a short-term 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: Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs. per 1000 sq.ft.).
- Seeding: For periods March 1 thru April 30 and from August 1 thru November 15, seed with 2-1/2 bushels per acre of annual rye (3.2 lbs. per 1000 sq.ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (0.07 lbs. per 1000 sq.ft.). For the period November 16 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. per 1000 sq.ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal. per acre (5 gal. per 1000 sq.ft.) of emulsified asphalt on flat areas. On slopes, 8 ft. or higher, use 347 gal. per acre (8 gal. per 1000 sq.ft.) for anchoring.
- Refer to the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

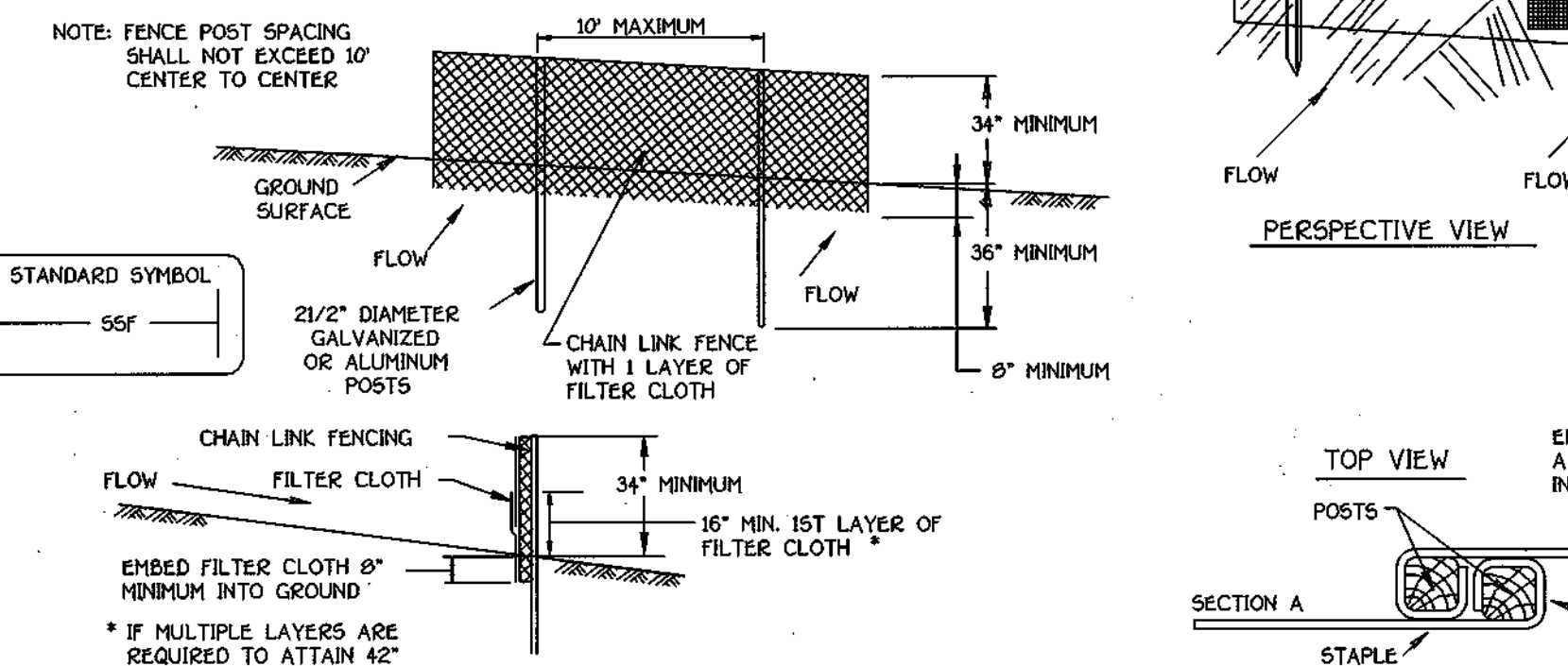
SEQUENCE OF CONSTRUCTION

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



- Construction Specification**
- Length - minimum of 50' (30' for single residence lot).
 - Width - 10' minimum, should be flared at the existing road to provide a turning radius.
 - Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. **The plan approval authority may not require single family residences to use geotextile.
 - Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
 - Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
- Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



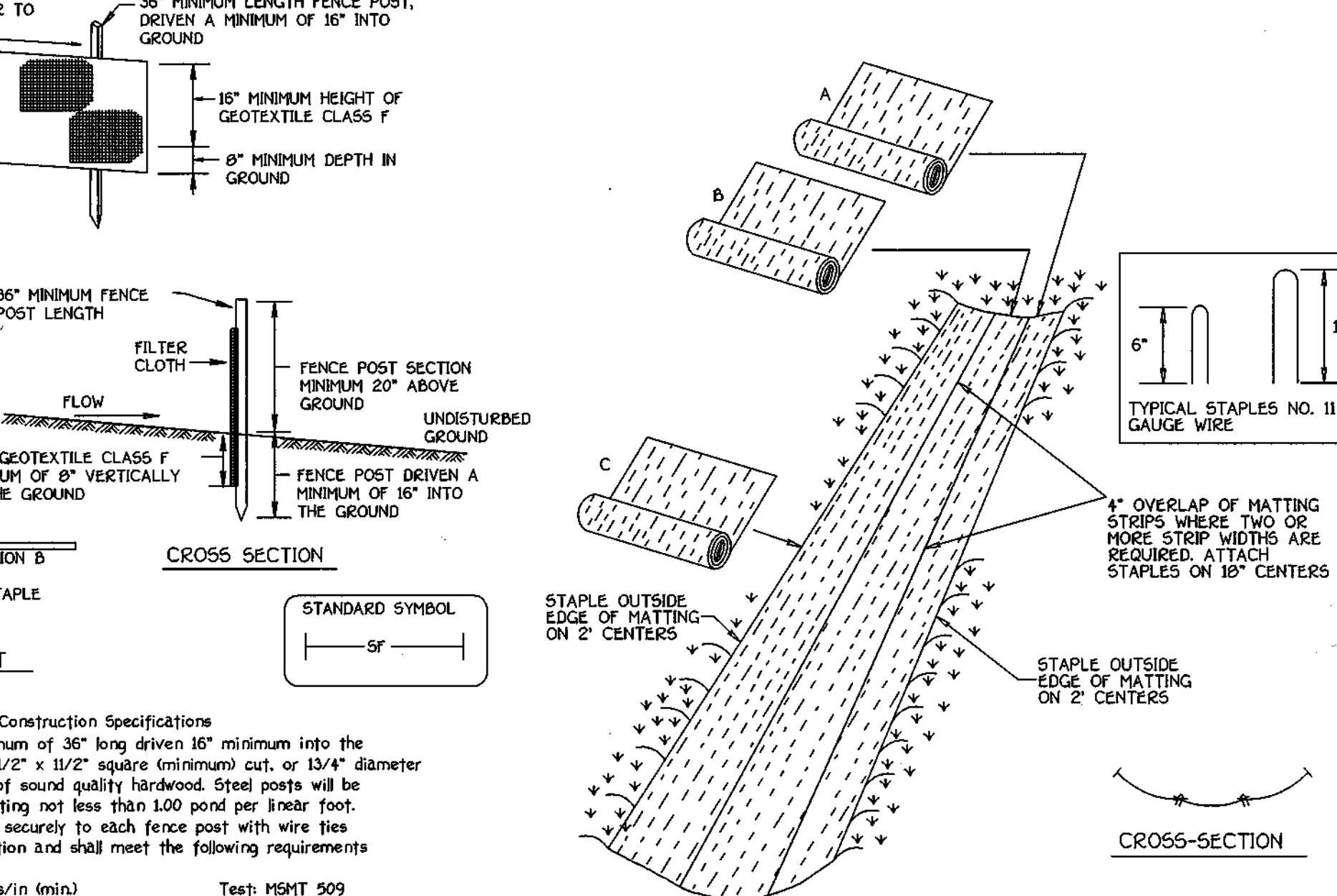
- Construction Specifications**
- Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6' length posts.
 - Chain link fence will be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.
 - Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
 - Filter cloth shall be embedded a minimum of 6" into the ground.
 - When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
 - Maintenance shall be performed as needed and silt buildup removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height.
 - Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:
- | | | |
|----------------------|---------------------------------------|----------------|
| Tensile Strength | 50 lbs/in (min) | Test: MSMT 509 |
| Tensile Modulus | 20 lbs/in (min) | Test: MSMT 509 |
| Flow Rate | 0.3 gal/ft ² /minute (max) | Test: MSMT 322 |
| Filtering Efficiency | 75% (min) | Test: MSMT 322 |

Silt Fence Design Criteria

Slope Steepness	Slope Length	Silt Fence Length
Flatter than 50:1	unlimited	unlimited
50:1 to 10:1	125 feet	1,000 feet
10:1 to 5:1	100 feet	750 feet
5:1 to 3:1	60 feet	500 feet
3:1 to 2:1	40 feet	250 feet
2:1 and steeper	20 feet	125 feet

Note: In areas of less than 2% slope and sandy soils (USDA general classification system, soil class A) maximum slope length and silt fence length will be unlimited. In these areas a silt fence may be the only perimeter control required.

SUPER SILT FENCE
NOT TO SCALE



- Construction Specifications**
- Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum cut), or 1 3/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighing not less than 100 pound per linear foot.
 - Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:
- | | | |
|----------------------|---------------------------------------|----------------|
| Tensile Strength | 50 lbs/in (min) | Test: MSMT 509 |
| Tensile Modulus | 20 lbs/in (min) | Test: MSMT 509 |
| Flow Rate | 0.3 gal/ft ² /minute (max) | Test: MSMT 322 |
| Filtering Efficiency | 75% (min) | Test: MSMT 322 |
- Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
 - Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

SILT FENCE
NOT TO SCALE

EROSION CONTROL MATTING
NOT TO SCALE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
10775 BALTIMORE NATIONAL FREE
ELLETTT CITY, MARYLAND 21042
410-461-2252

NO.	REVISION	DATE

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

Earl D. Collins
Signature of Engineer EARL D. COLLINS Date: 8/8/03

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

Robert Corbett
Signature of Developer ROBERT CORBETT Date: 8/18/03

Reviewed for HOWARD SCD and meets Technical Requirements.

Jim Miller
U.S.D. Natural Resources Conservation Service Date: 8/27/03

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

John Miller
Howard SCD Date: 8/27/03

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

BUILDER/DEVELOPER
WILLIAMSBURG GROUP, LLC
5495 HARRIS FARM ROAD
COLUMBIA, MARYLAND 21044
410-997-8900

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chris Hanisch
Chief, Planning and Development Date: 7/4/03

David Dammann
Chief, Development Engineering Division Date: 8/10/03

David A. Geyer
Director - Department of Planning and Zoning Date: 8/5/03

PROJECT: EMERSON SECTION 2 PHASE 4 LOTS NO. 56-61 & 113-116

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
1676 & 1679	B	PEC-MXD-3	47	SIXTH	6068.02
WATER CODE			SEWER CODE		
E-15			7640000		

SEDIMENT/EROSION CONTROL NOTES & DETAILS

SINGLE FAMILY DETACHED EMERSON

SECTION 2 PHASE 4
LOTS 56-61 & 113-116

TAX MAP NO.: 47 PARCEL NO.: 3, 462 & 837 GRID NO.: B
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JUNE, 2003
SHEET 4 OF 4

SDP 03-172

PLANTING SPECIFICATIONS

Plants, related material, and operations shall meet the detailed description as given on the plans and as described herein. All plant material, unless otherwise specified, shall be nursery grown, uniformly branched, have a vigorous root system, and shall conform to the species, size, root and shape shown on the plant list and the American Association of Nurserymen (AAN) Standards. Plant material shall be healthy, vigorous, free from defects, decay, distorting roots, soil-borne diseases, insect pest eggs, borers and all forms of insect infestation or objectionable disfigurements. Plant material that is weak or which has been cut back from larger grades to meet specific requirements will be rejected. Trees with forked leaders will not be accepted. All plants shall be freshly dug, no heeled-in plants from cold storage will be accepted. Unless otherwise specified, all general conditions, planting operations, details and planting specification shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Area", hereinafter "Landscape Guidelines" approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architects, latest edition, including all appendices. Contractor shall be required to guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section of the Landscape Guidelines. Contractor's attention is directed to the maintenance requirements found within the one year specifications including watering and replacement of specified plant material. Contractor shall be responsible for notifying utility companies, utility contractors and "Miss Utility" a minimum of 48 hours prior to beginning any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Damage to existing structure and utilities shall be repaired at the expense of the Contractor. Protection of existing vegetation to remain shall be accomplished by the temporary installation of 4 foot high snow fence or blaze orange safety fence at the drip line. Contractor is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within the growing season of completion of site construction. Bid shall be based on actual site conditions. No extra payment shall be made for work arising from site conditions differing from those indicated on drawings and specifications. Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plan take precedence. All shrubs shall be planted in continuous trenches or prepared planting beds and mulched with composted hardwood mulch as details and specified except where noted on plans. Positive drainage shall be maintained in planting beds 2 percent slope.

Planting mix shall be as follows: Deciduous Plants - Two parts topsoil, one part well-rotted cow or horse manure. Add 3 lbs. of standard fertilizer per cubic yard of planting mix. Evergreen Plants - two parts topsoil, one part humus or other approved organic material. Add 3 lbs. of evergreen fertilizer per cubic yard of planting mix. Topsoil shall conform to the Landscape Guidelines. Weed Control: Incorporate a pre-emergent herbicide into the planting bed following recommended rates on the label. Caution: Be sure to carefully check the chemical used to assure its adaptability to the specific ground cover to be treated. All areas within contract limits disturbed during or prior to construction not receive plants and mulch shall be fine graded and seeded. This plan is intended for landscape use only. See other plan sheets for more information on grading, sediment control, layout, etc.

SURETY AMOUNT FOR THIS PLAN IS IN THE AMOUNT OF \$13,800.00

- LANDSCAPING SURETY FOR LOTS 57-61 & 116 IS \$1,500.00 PER LOT.
- LANDSCAPING SURETY FOR LOTS 56 & 113-115 IS \$1,200.00 PER LOT.
- STREET TREES ARE NOT INCLUDED IN MODIFIED SCHEDULE C LANDSCAPE CALCULATIONS.
- TYPE 'B' BUFFER OR PERIMETER LANDSCAPE BUFFER WILL BE CREDITED TOWARDS THE LANDSCAPE REQUIREMENTS.
- LANDSCAPING CAN NOT BE PLANTED IN PUBLIC EASEMENTS.
- FINAL PLANTING TYPE AND LOCATION IS SUBJECT TO APPROVAL BY THE ARCHITECTURAL COMMITTEE.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTING HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH HOWARD COUNTY LANDSCAPE MANUAL.
- THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BENCHES, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION AND WHEN NECESSARY, REPAIRED OR REPLACED.
- SIZES OF PLANT MATERIALS MUST CONFORM TO THE REQUIREMENTS OF THE LANDSCAPE MANUAL, CHAPTER IV AND APPENDIX C.

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

THE QUANTITY AND GENERAL LOCATION OF TREES REQUIRED FOR INTERNAL LANDSCAPING ARE DETERMINED BY CRITERIA APPLIED BY THE ARCHITECTURAL COMMITTEE. THE COMMITTEE WILL CLASSIFY, DURING ARCHITECTURAL REVIEW, ALL LOTS AND PARCELS AS 1) NON-WOODED, 2) SEMI-WOODED, 3) WOODED. SUCH CLASSIFICATION SHALL TAKE INTO ACCOUNT THE EXISTING TREE COVER AND THE POTENTIAL FOR SAVING TREES IN CONNECTION WITH GRADING AND SITING. THIS CRITERIA ALSO CONSIDER THE SIZE OF THE LOT, AMOUNT OF EXISTING VEGETATION AND THE TYPE AND SITING OF RESIDENTIAL UNITS. IF, DURING OR AFTER CONSTRUCTION, THE COMMITTEE DETERMINES THAT A BUILDER HAS VIOLATED ANY PROVISION OF TREE PRESERVATION, THE BUILDER WILL BE REQUIRED TO ADD NEW PLANT MATERIAL. SHADE TREE REQUIREMENTS ARE SPECIFIED BY THE FOLLOWING TABLE. DENSITIES REFER TO THE DENSITY OF THE INDIVIDUAL PARCEL.

SHADE TREE REQUIREMENTS

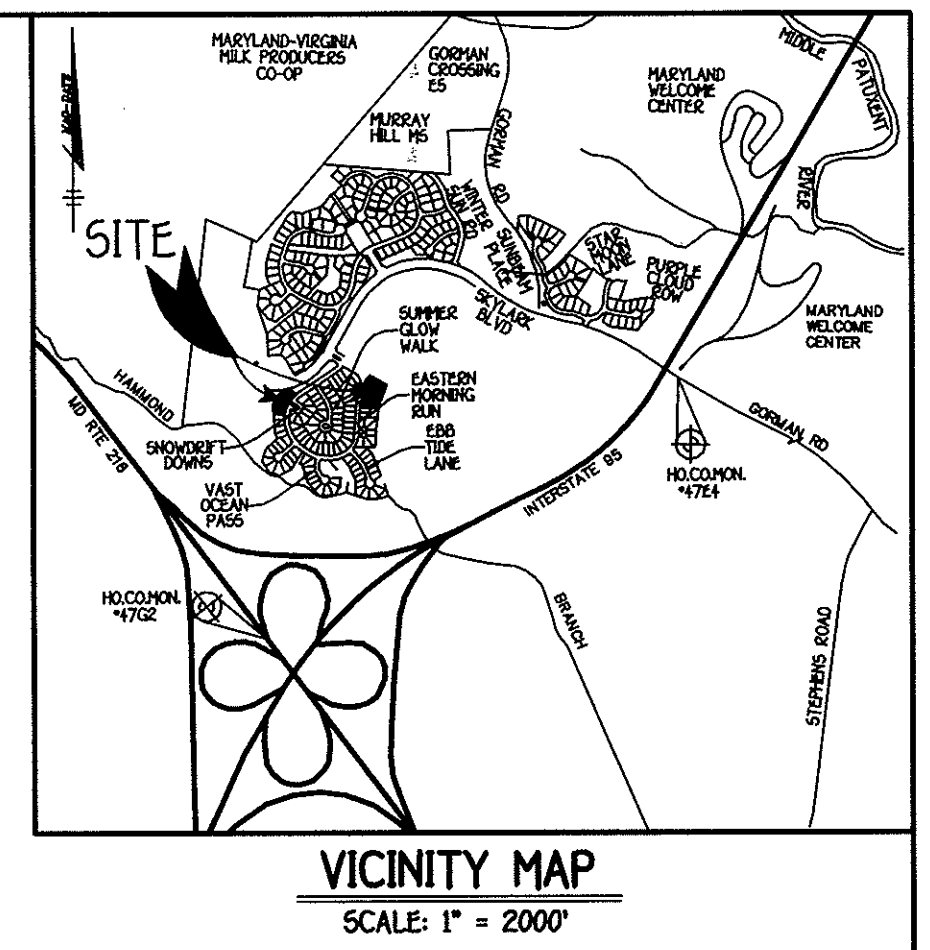
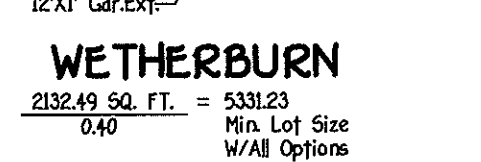
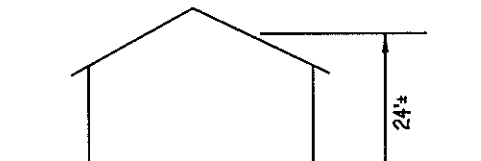
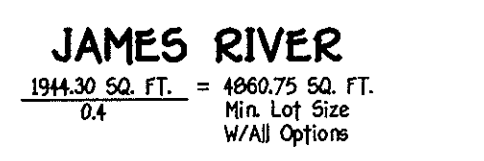
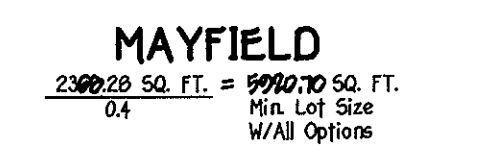
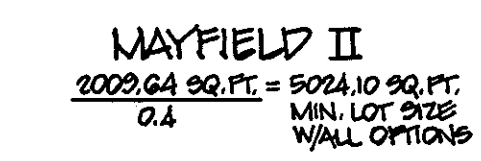
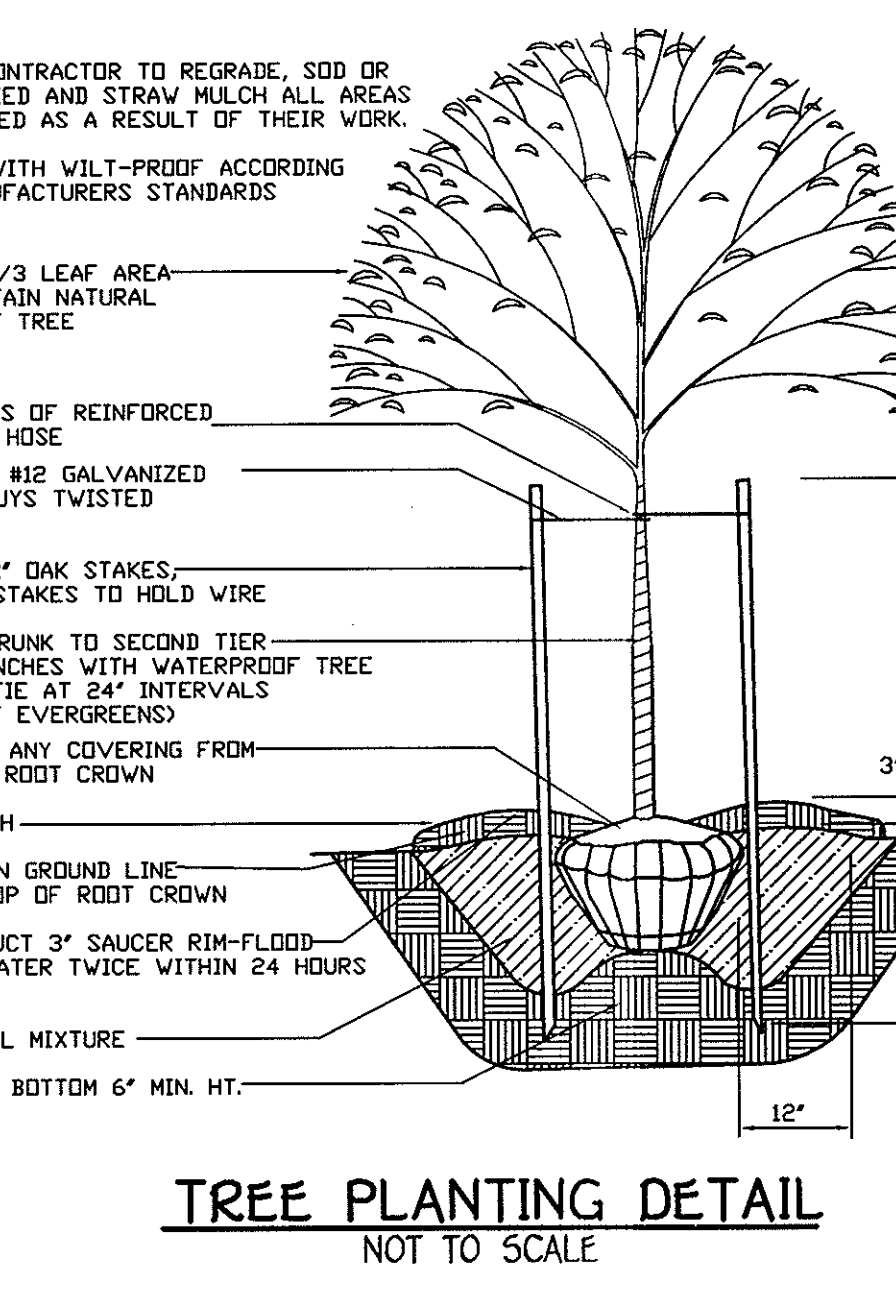
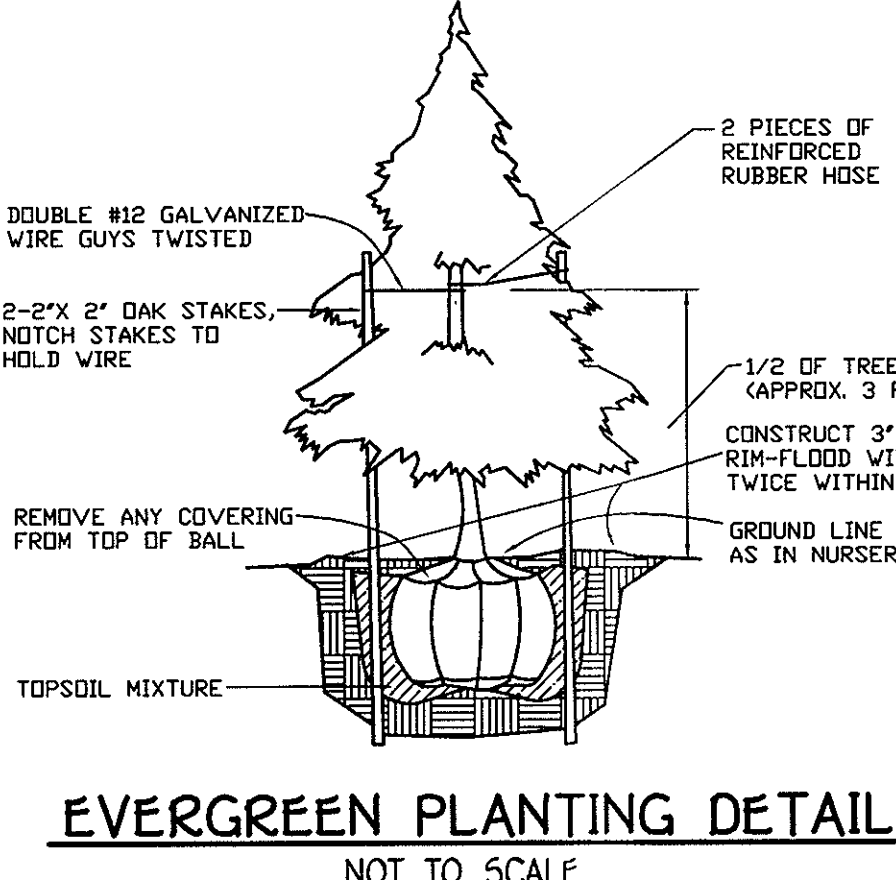
TYPE OF UNIT AND LOT SIZE	MINIMUM NUMBER OF SHADE TREES REQUIRED		
	NON WOODED	SEMI WOODED	WOODED
SMALL RESIDENTIAL LOT (4,000-7,000 SQUARE FEET) CLUSTER HOUSING	4.0/LOT	2.25/LOT	1.25/LOT
MEDIUM RESIDENTIAL LOT (7,000-13,000 SQUARE FEET) 2-4 DU/ACRE	5.0/LOT	3.0/LOT	2.0/LOT

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

MODIFIED SCHEDULE C LANDSCAPE CHART

LOT NO.	LOT CLASSIFICATION	INTERNAL LANDSCAPING REQUIRED (# OF SHADE TREES)	TYPE B REQUIRED		SHADE TREE CREDIT *	REMAINING SHADE TREE OBLIGATION	TOTAL TREES REQUIRED	
			SHADE	EVERGREEN			SHADE	EVERGREEN
LOTS 57-61 & 116	NON-WOODED	5 TREES PER LOT	N/A	N/A	0	0	30	0
LOT 56 & 113-115	NON-WOODED	4 TREES PER LOT	N/A	N/A	0	0	16	0
TOTAL TREES							46	0

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



- ### BENCH MARKS
- T.P. 4762 ELEV. 339.00
 - N. 535,846.148
 - E. 1,355,431.224
 - LOC. NEAR I-95 BRIDGE ALONG GORHAM ROAD
 - T.P. 4762 ELEV. 363.53
 - N. 532,938.964
 - E. 1,351,224.095
 - LOC. NEAR MD. RTE. 216 WEST NEAR EXIT RAMP TO I-95

GENERAL NOTES

- SUBJECT PROPERTY ZONED PEC-MXD-3 AS GRANTED BY THE ZONING BOARD ON 9/3/98 AS CASE NO. Z997M.
- TOTAL AREA OF SITE: 1,782 ACRES
- TOTAL NUMBER OF LOTS SUBMITTED: 10 SFD
- THE CONTRACTOR OR DEVELOPER SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410) 313-1060 24 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: ZB-979M, WP 99-96, 5 99-12, PB-39, P-02-15, F-03-13, WAS CONT. #24-4043-D.
- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE, 1999 BY DAFT MCCLUNE WALKER, INC.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS. HOWARD COUNTY MONUMENT 4764 N 535846.148 E 1355431.224 HOWARD COUNTY MONUMENT 4762 N 532938.964 E 1351224.095
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THIS PLAN IS FOR HOUSE SITING AND GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-03-13. AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 24-4043-D.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- STORMWATER MANAGEMENT WILL BE PROVIDED AS APPROVED ON THE ROAD CONSTRUCTION DRAWINGS FILED UNDER F-03-13.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISION OF SECTION 16124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL AND DEVELOPMENT CRITERIA APPROVED BY THE PLANNING BOARD 7-1-99 PER CASE NO. PB-339 REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$13,800.00 FOR 45 INTERIOR LANDSCAPING TREES.
- PERIMETER LANDSCAPING AND STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AND DEVELOPMENT CRITERIA APPROVED BY THE PLANNING BOARD 7-1-99 PER CASE NO. PB-339 AS SHOWN ON THE APPROVED ROAD CONSTRUCTION DRAWINGS FILED UNDER F-03-13.
- FOREST CONSERVATION REQUIREMENTS HAVE BEEN ADDRESSED WITH F-03-13.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO HO. CODES MANUAL VOL. IV DETAILS R.6.03 & R.6.05.
- OPEN SPACE REQUIREMENTS FOR THESE LOTS HAVE BEEN PROVIDED UNDER F-03-13.
- MINIMUM BUILDING RESTRICTION SETBACKS FROM PROPERTY LINES AND PUBLIC ROAD RIGHTS-OF-WAY ARE TO BE IN ACCORDANCE WITH THE DEVELOPMENT CRITERIA APPROVED WITH THE COMPREHENSIVE SKETCH PLAN 5-99-12 AND THE DECISION AND ORDER FOR PB-339 APPROVED ON JULY 1, 1999.
- THE MINIMUM SETBACKS FOR STRUCTURES SHALL BE AS FOLLOWS:
 - FRONT SETBACK: 15' FROM THE RIGHT-OF-WAY TO THE HOUSE OR GARAGE
 - REAR SETBACK: 10' FROM THE PROPERTY LINE TO A MINIMUM OF 15' BETWEEN STRUCTURES
 - REAR SETBACK: 10' FROM THE PROPERTY LINE TO AN OPEN DECK
 - 20' FROM THE PROPERTY LINE TO THE HOUSE
- ANY DEVIATION FROM THESE SETBACK REQUIREMENTS WILL REQUIRE SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.
- LOT COVERAGE BY BUILDINGS WITHIN SINGLE FAMILY DETACHED LAND USE AREAS SHALL NOT EXCEED 40%. NO LIMITATION IS IMPOSED UPON THE AREA USED FOR SIDEWALKS, PAVED PARKING AREAS, PATIOS, DECKS, LANDSCAPING AND SIMILAR MINOR STRUCTURES.
- AS A CONSEQUENCE OF THIS SUBMISSION, ON JUNE 25, 2003, THE S.D.P. IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 50-200L.
- IN ACCORDANCE WITH SECTION 120 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 10 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACKS. THE 15' MINIMUM DISTANCE BETWEEN STRUCTURES DOES NOT APPLY TO THOSE REFERENCED FEATURES NOR BETWEEN OPEN DECKS AND A DWELLING STRUCTURE OR ANOTHER DECK. AS AN ADVISORY, THE 15' DISTANCE DOES APPLY TO THE SECOND STORY OVERHANG.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WIDTH - 12' (4" IF SERVING MORE THAN ONE RESIDENCE)
 - B) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/14R AND CHIP COATING 1/2" MIN TURNING RADIUS.
 - C) GEOMETRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.
 - D) STRUCTURES - (BRIDGES/CULVERTS) CAPABLE OF SUPPORTING 25 GROSS TONS (255-LADING)
 - E) DRAINAGE ELEMENTS CAPABLE OF SAFETY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - G) MAINTENANCE SUFFICIENT TO INSURE ALL WEATHER USE.

BUILDER/DEVELOPER'S CERTIFICATE

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

Signature: *Robert Corbett* Date: 8/18/03

ENGINEER'S CERTIFICATE

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

Signature: *Earl D. Collins* Date: 8-18-03

BUILDER/DEVELOPER'S CERTIFICATE

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

Signature of Developer: *Robert Corbett* Date: 8/18/03

OWNER

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

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: *Cindy Kanetz* Date: 9/4/03
Chief, Division of Land Development

Signature: *Michael A. Leary* Date: 9/10/03
Chief, Development Engineering Division

Signature: *Michael A. Leary* Date: 9/10/03
Director - Department of Planning and Zoning

PROJECT: EMERSON SECTION 2 PHASE 4 LOTS NO. 56-61 & 113-116

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16077 & 16078	8	PEC-MXD-3	47	6	6068.02
WATER CODE	SEWER CODE				
E-15	7640000				

TITLE SHEET

SINGLE FAMILY DETACHED
EMERSON
SECTION 2 PHASE 4
LOTS 56-61 & 113-116

TAX MAP NO: 47 PARCEL NO.: 3, 462 & 837 GRID NO.: 8
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: JUNE, 2003
SHEET 1 OF 4

LEGEND

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
+362.2	SPOT ELEVATION
UWD>	PROPOSED WALKOUT
-SF-SF-	SILT FENCE
-SSF-SSF-	SUPER SILT FENCE
XXXXXX	FOREST CONSERVATION EASEMENT
ECH	EROSION CONTROL MATTING
LOD	LIMIT OF DISTURBANCE
(C)	EXISTING STREET TREE TAKEN FROM F-03-13

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
56	8642 EASTERN MORNING RUN
57	8638 EASTERN MORNING RUN
58	8634 EASTERN MORNING RUN
59	8630 EASTERN MORNING RUN
60	8626 EASTERN MORNING RUN
61	8622 EASTERN MORNING RUN
113	8538 EASTERN MORNING RUN
114	8534 EASTERN MORNING RUN
115	8530 EASTERN MORNING RUN
116	8526 EASTERN MORNING RUN

INDEX CHART

SHEET	DESCRIPTION
SHEET 1	TITLE SHEET, HOUSE TYPES, TEMPLATES
SHEET 2	SITE DEVELOPMENT PLAN, LOTS 56-61 & 113-116
SHEET 3	SEDIMENT/EROSION CONTROL PLAN LOTS 56-61 & 113-116
SHEET 4	SEDIMENT/EROSION CONTROL NOTES & DETAILS



PLANTING SPECIFICATIONS

Plants, related material, and operations shall meet the detailed description as given on the plans and as described herein. All plant material, unless otherwise specified, shall be nursery grown, uniformly branched, have a vigorous root system, and shall conform to the species, size, root and shape shown on the plant list and the American Association of Nurserymen (AAN) Standards. Plant material shall be healthy, vigorous, free from defects, decay, disfiguring roots, sun scald injuries, distortions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable disfigurements. Plant material that is weak or which has been cut back from larger grades to meet specified requirements will be rejected. Trees with forked leaders will not be accepted. All plants shall be freshly dug, no heeled-in plants from cold storage will be accepted. Unless otherwise specified, all general conditions, planting operations, details and planting specification shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Area", hereinafter "Landscape Guidelines" approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architects, latest edition, including all amendments.

Contractor shall be required to guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section of the Landscape Guidelines. Contractor's attention is directed to the maintenance requirements found within the one year specifications including watering and replacement of specified plant material.

Contractor shall be responsible for notifying utility companies, utility contractors and "Miss Utility" a minimum of 48 hours prior to beginning any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Damage to existing structure and utilities shall be repaired at the expense of the Contractor.

Protection of existing vegetation to remain shall be accomplished by the temporary installation of 4 foot high snow fence or blaze orange safety fence at the drip line.

Contractor is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within the growing season of completion of site construction.

Bid shall be based on actual site conditions. No extra payment shall be made for work arising from site conditions differing from those indicated on drawings and specifications.

Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plant list take precedence.

All shrubs shall be planted in continuous trenches or prepared planting beds and mulched with composted hardwood mulch as details and specified except where noted on plans.

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

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

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

All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded and seeded. This plan is intended for landscape use only. See other plan sheets for more information on grading, sediment control, layout, etc.

SURETY AMOUNT FOR THIS PLAN IS IN THE AMOUNT OF \$13,800.00

- LANDSCAPING SURETY FOR LOTS 57-61 & 116 IS \$15,000.00 PER LOT. LANDSCAPING SURETY FOR LOTS 56 & 113-115 IS \$12,000.00 PER LOT. STREET TREES ARE NOT INCLUDED IN MODIFIED SCHEDULE C LANDSCAPE CALCULATIONS.
- TYPE 'B' BUFFER OR PERIMETER LANDSCAPE BUFFER WILL BE CREDITED TOWARDS THE LANDSCAPE REQUIREMENTS.
- LANDSCAPING CAN NOT BE PLANTED IN PUBLIC EASEMENTS.
- FINAL PLANTING TYPE AND LOCATION IS SUBJECT TO APPROVAL BY THE ARCHITECTURAL COMMITTEE.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTING HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH HOWARD COUNTY LANDSCAPE MANUAL.
- THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERMES, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION AND WHEN NECESSARY, REPAIRED OR REPLACED.
- SIZES OF PLANT MATERIALS MUST CONFORM TO THE REQUIREMENTS OF THE LANDSCAPE MANUAL, CHAPTER IV AND APPENDIX C.

KEY PROPERTY DEVELOPMENT CRITERIA, APPROVED 7/1/99

SECTION VII RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING

THE QUANTITY AND GENERAL LOCATION OF TREES REQUIRED FOR INTERNAL LANDSCAPING ARE DETERMINED BY CRITERIA APPLIED BY THE ARCHITECTURAL COMMITTEE. THE COMMITTEE WILL CLASSIFY, DURING ARCHITECTURAL REVIEW, ALL LOTS AND PARCELS AS 1) NON-WOODED; 2) SEMI-WOODED; 3) WOODED. SUCH CLASSIFICATION SHALL TAKE INTO ACCOUNT THE EXISTING TREE COVER AND THE POTENTIAL FOR SAVING TREES IN CONNECTION WITH GRADING AND SITING. THIS CRITERIA ALSO CONSIDER THE SIZE OF THE LOT, AMOUNT OF EXISTING VEGETATION AND THE TYPE AND SITING OF RESIDENTIAL UNITS. IF, DURING OR AFTER CONSTRUCTION, THE COMMITTEE DETERMINES THAT A BUILDER HAS VIOLATED ANY PROVISION OF TREE PRESERVATION, THE BUILDER WILL BE REQUIRED TO ADD NEW PLANT MATERIAL. SHADE TREE REQUIREMENTS ARE SPECIFIED BY THE FOLLOWING TABLE. DENSITIES REFER TO THE DENSITY OF THE INDIVIDUAL PARCEL.

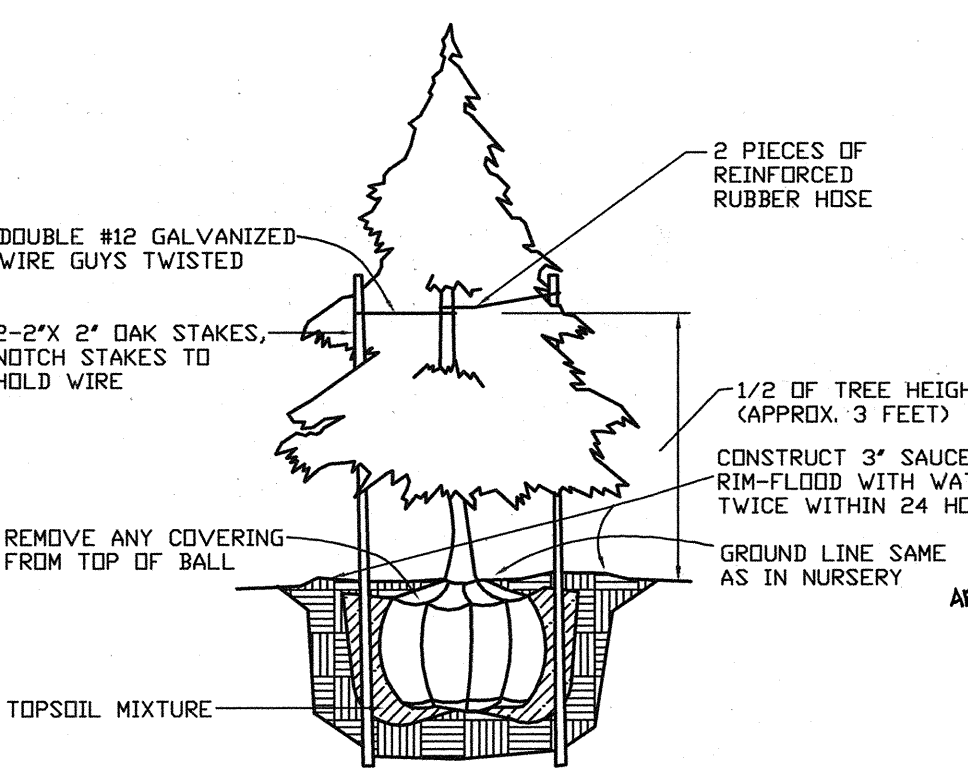
TYPE OF UNIT AND LOT SIZE	MINIMUM NUMBER OF SHADE TREES REQUIRED		
	NON WOODED	SEMI WOODED	WOODED
SMALL RESIDENTIAL LOT (4,000-7,000 SQUARE FEET) CLUSTER HOUSING	4.0/LOT	2.25/LOT	1.25/LOT
MEDIUM RESIDENTIAL LOT (7,000-13,000 SQUARE FEET) 2-4 DU./ACRE	5.0/LOT	3.0/LOT	2.0/LOT

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

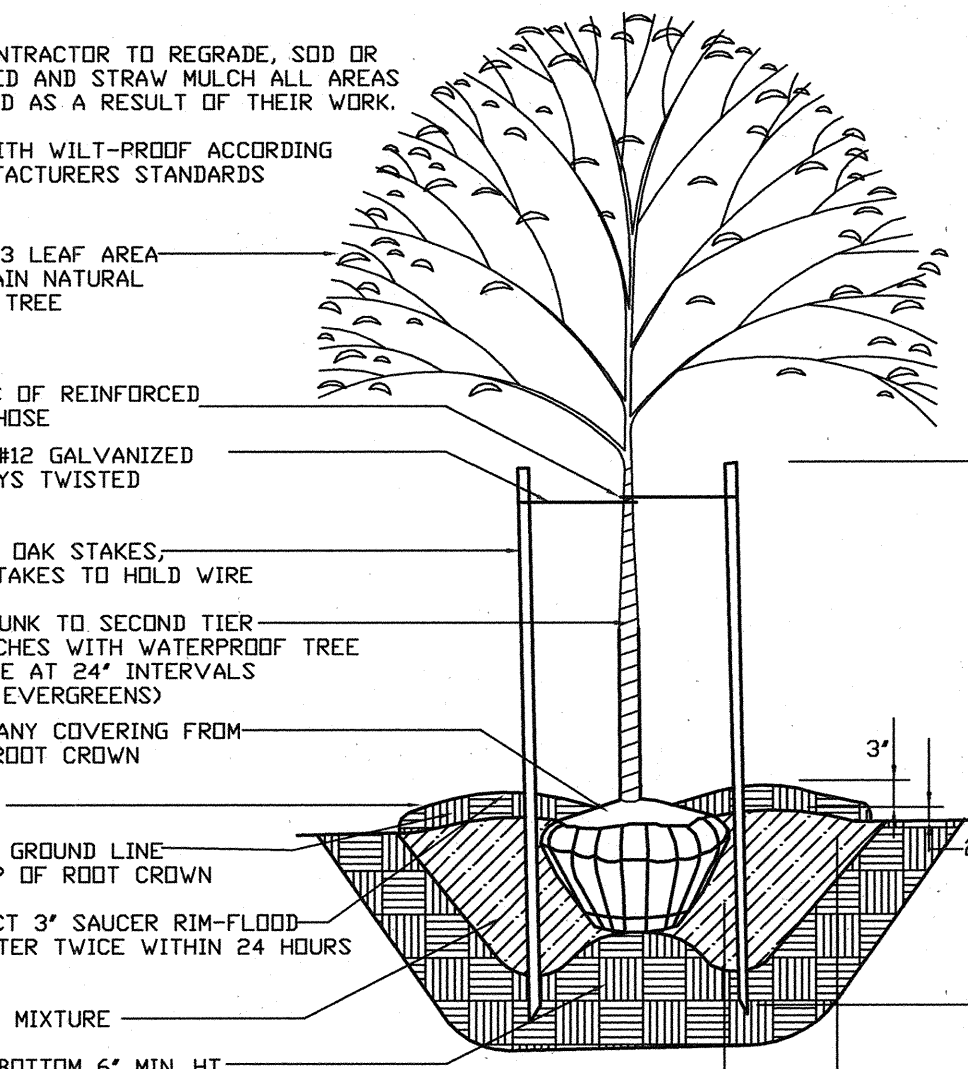
BUILDER/DEVELOPER'S CERTIFICATE

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

ROBERT CORBETT DATE 8/18/03



EVERGREEN PLANTING DETAIL
NOT TO SCALE



TREE PLANTING DETAIL
NOT TO SCALE

MODIFIED SCHEDULE C LANDSCAPE CHART								
LOT NO.	LOT CLASSIFICATION	INTERNAL LANDSCAPING REQUIRED (# OF SHADE TREES)	TYPE B REQUIRED		SHADE TREE CREDIT *	REMAINING SHADE TREE OBLIGATION	TOTAL TREES REQUIRED	
			SHADE	EVERGREEN			SHADE	EVERGREEN
LOTS 57-61 & 116	NON-WOODED	5 TREES PER LOT	N/A	N/A	0	0	30	0
LOT 56 & 113-115	NON-WOODED	4 TREES PER LOT	N/A	N/A	0	0	16	0
TOTAL TREES							46	0

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

MAYFIELD II
2002.64 sq. ft. = 9024.10 sq. ft.
0.4
W/All Options

MAYFIELD
2380.29 sq. ft. = 9900.10 sq. ft.
0.4
W/All Options

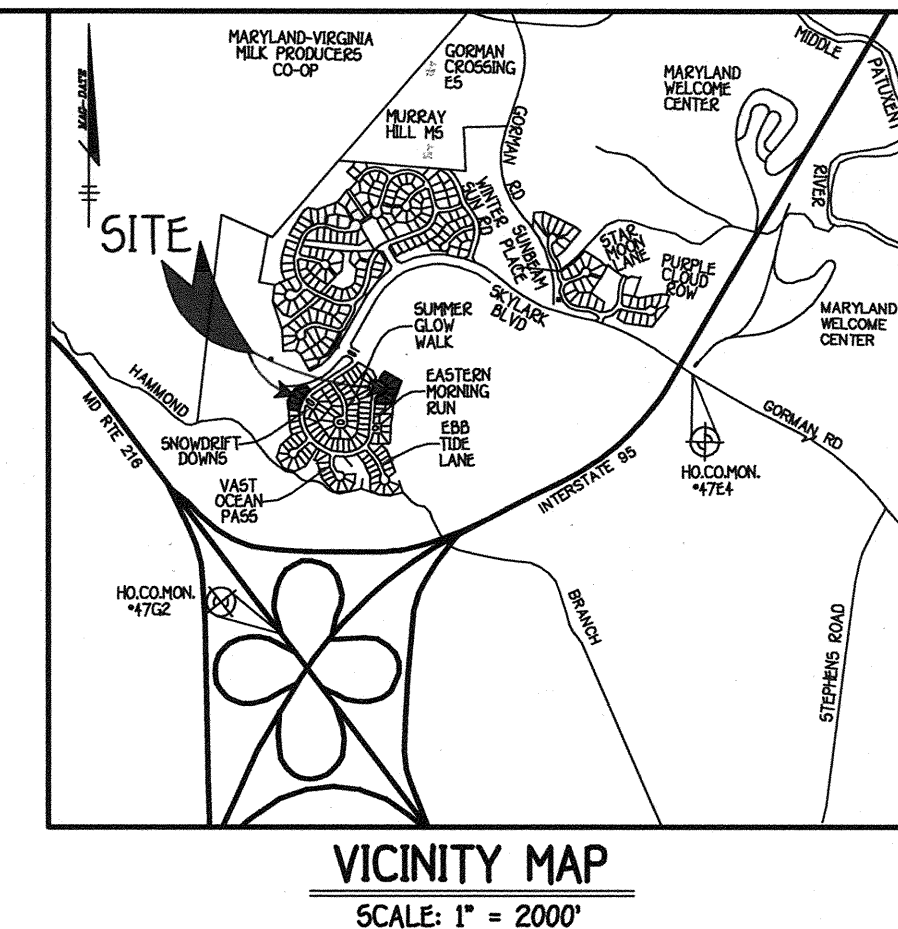
2472.28 sq. ft. @ 190.70 sq. ft. min
0.4
Lot Size with all Options & 6' Fm. Rem. Ext.

JAMES RIVER
1944.30 sq. ft. = 4860.75 sq. ft.
0.4
W/All Options

WOODBURY
1940.38 sq. ft. = 4850.95 sq. ft.
0.4
Min Lot Size W/All Options

WETHERBURN
2324.19 sq. ft. = 5332.3
0.4
Min Lot Size W/All Options

JAMES RIVER WETHERBURN WOODBURY



VICINITY MAP
SCALE: 1" = 200'

BENCH MARKS

T.P. 4764 ELEV 339.00
N. 535,046.14
E. 1,354,431.24
LOC. NEAR I-95 BRIDGE ALONG GORHAM ROAD

T.P. 4762 ELEV. 363.53
N. 532,930.964
E. 1,351,224.095
LOC. NEAR MD. RTE. 216 WEST NEAR EXIT RAMP TO I-95

GENERAL NOTES

- SUBJECT PROPERTY ZONED PEC-MXD-3 AS GRANTED BY THE ZONING BOARD ON 9/3/98 AS CASE NO. 28979M.
- TOTAL AREA OF SITE: 1.782 ACRES
- TOTAL NUMBER OF LOTS SUBDIVIDED: 10 SFD
- THE CONTRACTOR OR DEVELOPER SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410) 313-1860 24 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: ZB-979M, WP 99-96, 5 99-12, PB-399, P-02-15, F-03-13, WAS CONT. #24-4043-D.
- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE, 1999 BY DAFT MCLENE WALKER, INC.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS. HOWARD COUNTY MONUMENT 4764 N 535046.140 E 1354431.224 HOWARD COUNTY MONUMENT 4762 N 532930.964 E 1351224.095
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THIS PLAN IS FOR HOUSE SITING AND GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION.
- FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-03-13, AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 24-4043-D.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- STORMWATER MANAGEMENT WILL BE PROVIDED AS APPROVED ON THE ROAD CONSTRUCTION DRAWINGS FILED UNDER F-03-13.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISION OF SECTION 16124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL AND DEVELOPMENT CRITERIA APPROVED BY THE PLANNING BOARD 7-1-99 PER CASE NO. PB-339 REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$13,800.00 FOR 46 INTERIOR LANDSCAPING TREES.
- PERIMETER LANDSCAPING AND STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AND DEVELOPMENT CRITERIA APPROVED BY THE PLANNING BOARD 7-1-99 PER CASE NO. PB-339 AS SHOWN ON THE APPROVED ROAD CONSTRUCTION DRAWINGS FILED UNDER F-03-13.
- FOREST CONSERVATION REQUIREMENTS HAVE BEEN ADDRESSED WITH F-03-13.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO HD. CODES MANUAL, VOL. IV DETAILS R.6.03 & R.6.05.
- OPEN SPACE REQUIREMENTS FOR THESE LOTS HAVE BEEN PROVIDED UNDER F-03-13.
- MINIMUM BUILDING RESTRICTION SETBACKS FROM PROPERTY LINES AND PUBLIC ROAD RIGHTS-OF-WAY ARE TO BE IN ACCORDANCE WITH THE DEVELOPMENT CRITERIA APPROVED WITH THE COMPREHENSIVE SKETCH PLAN 5-99-12 AND THE DECISION AND ORDER FOR PB-339 APPROVED ON JULY 1, 1999.
- THE MINIMUM SETBACKS FOR STRUCTURES SHALL BE AS FOLLOWS:
FRONT SETBACK 15' FROM THE RIGHT-OF-WAY TO THE HOUSE OR GARAGE.
SIDE SETBACK 5' TO THE PROPERTY LINE WITH A MINIMUM OF 15' BETWEEN STRUCTURES.
REAR SETBACK 20' FROM THE PROPERTY LINE TO AN OPEN DECK.
20' FROM THE PROPERTY LINE TO THE HOUSE.
ANY DEVIATION FROM THESE SETBACK REQUIREMENTS WILL REQUIRE SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.
- LOT COVERAGE BY BUILDINGS WITHIN SINGLE FAMILY DETACHED LAND USE AREAS SHALL NOT EXCEED 40%. NO LIMITATION IS IMPOSED UPON THE AREA USED FOR SIDEWALKS, PAVED PARKING AREAS, PATIOS, DECKS, LANDSCAPING AND SIMILAR MINOR STRUCTURE.
- AS A CONSEQUENCE OF THIS SUBMISSION ON JUNE 25, 2003, THIS S.D.P IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 50-2001.
- IN ACCORDANCE WITH SECTION 12B OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 18' FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACKS. THE 15' MINIMUM DISTANCE BETWEEN STRUCTURES DOES NOT APPLY TO THOSE REFERENCED FEATURES NOR BETWEEN OPEN DECKS AND A DWELLING STRUCTURE OR ANOTHER DECK. AS AN ADVISORY, THE 15' DISTANCE DOES APPLY TO THE SECOND STORY OVERHANG.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH = 12' (14' IF SERVING MORE THAN ONE RESIDENCE)
B) SURFACE = 6" OF COMPACTED CRUSHER RUN BASE WITH R AND CHIP COATING (1-1/2" MIN) 125-LOADING
C) GEOMETRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.
D) STRUCTURES = (BRIDGES/CULVERTS) CAPABLE OF SUPPORTING 25 GROSS TONS 125-LOADING
E) DRAINAGE ELEMENTS CAPABLE OF SAFETY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE SUFFICIENT TO INSURE ALL WEATHER USE.

INDEX CHART	
SHEET	DESCRIPTION
SHEET 1	TITLE SHEET, HOUSE TYPES, TEMPLATES
SHEET 2	SITE DEVELOPMENT PLAN, LOTS 56-61 & 113-116
SHEET 3	SEDIMENT/EROSION CONTROL PLAN LOTS 56-61 & 113-116
SHEET 4	SEDIMENT/EROSION CONTROL NOTES & DETAILS

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
+362.2	SPOT ELEVATION
WALK	PROPOSED WALKOUT
SF - SF	SILT FENCE
SGF - SGF	SUPER SILT FENCE
FC	FOREST CONSERVATION EASEMENT
ECM	EROSION CONTROL MATTING
LOT	LIMIT OF DISTURBANCE
⊙	EXISTING STREET TREE TAKEN FROM F-03-13

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
56	8642 EASTERN MORNING RUN
57	8638 EASTERN MORNING RUN
58	8634 EASTERN MORNING RUN
59	8630 EASTERN MORNING RUN
60	8626 EASTERN MORNING RUN
61	8622 EASTERN MORNING RUN
113	8538 EASTERN MORNING RUN
114	8534 EASTERN MORNING RUN
115	8530 EASTERN MORNING RUN
116	8526 EASTERN MORNING RUN

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
ELKLOTT CITY, MARYLAND 21042
410.463.2255

ENGINEER'S CERTIFICATE
I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
Signature of Engineer: EARL D. COLLINS Date: 8-18-03

BUILDER/DEVELOPER'S CERTIFICATE
I/WE certify that all development and construction will be done according to this plan, for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
Signature of Developer: ROBERT CORBETT Date: 8/18/03

REVISIONS

NO.	REVISION	DATE
1	Added 6' x 20' FR. Ext. to Mayfield Model; elim Mayfield Model from Behria Box "A"	5-3-02
2	ADD MAYFIELD II & THE 6' F.M. ROOM EXT. TO MAYFIELD	4/9/02

Reviewed for HOWARD SCD and meets Technical Requirements.
Signature: Jim Meyer Date: 8/27/03
Signature: Earl D. Collins Date: 8-18-03
Signature: Robert Corbett Date: 8/18/03

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

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Signature: Cindy Harsh Date: 9/4/03
Signature: [Signature] Date: 9/3/02
Signature: [Signature] Date: 9/17/02

PROJECT
EMERSON SECTION 2 PHASE 4 LOTS NO. 56-61 & 113-116

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16077 & 16078	8	PEC-MXD-3	47	6	6068.02

WATER CODE
E-15 7640000

TITLE SHEET

SINGLE FAMILY DETACHED

EMERSON

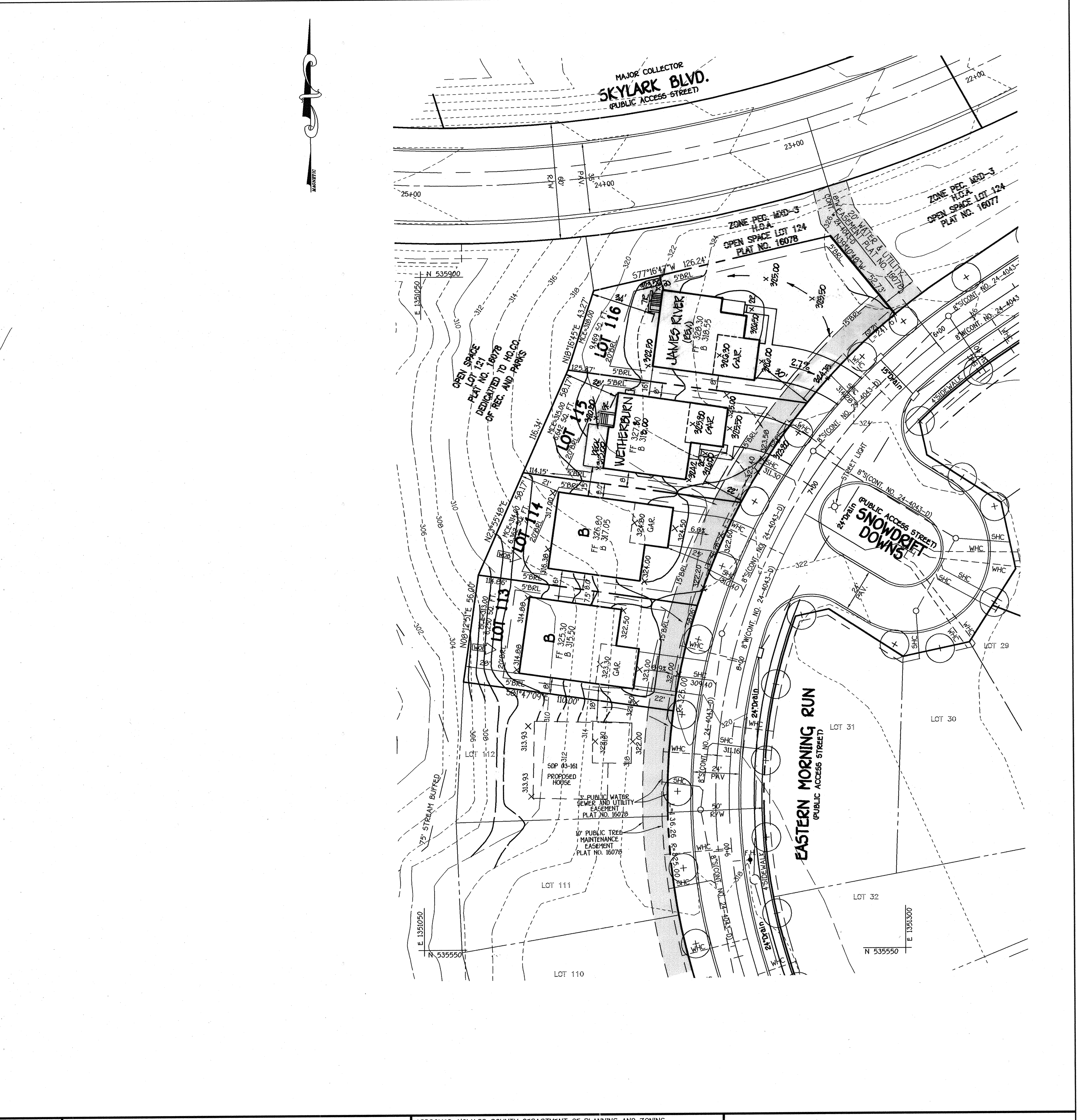
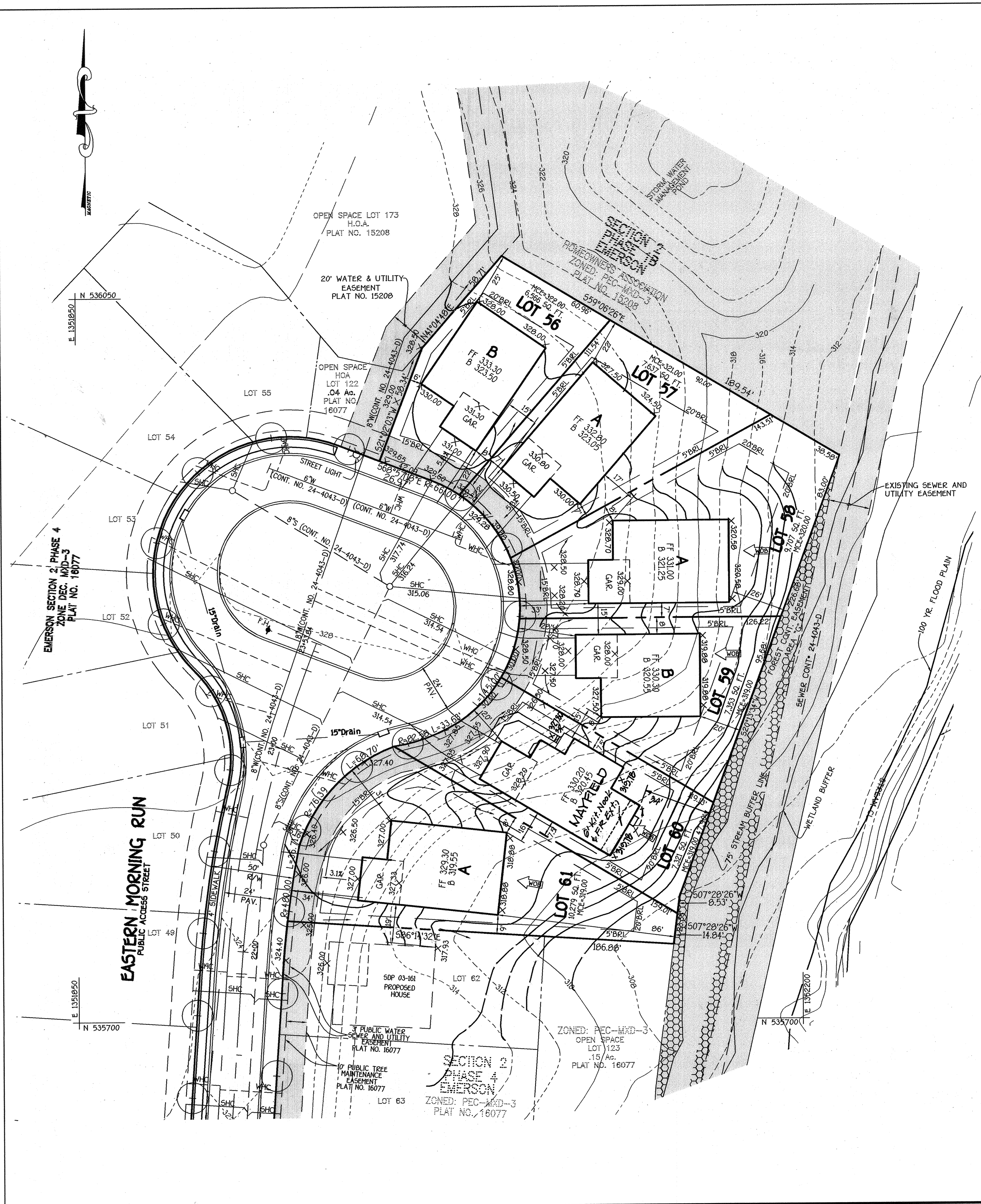
SECTION 2 PHASE 4

LOTS 56-61 & 113-116

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

SHEET 1 OF 4

SDP 03-172



J:\50001 Emerson Property\dwg\Sec2Phase4\1858 Williamsburg\50001 BASE SHEET.dwg, 8/19/2003 12:04:25 PM

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10722 BALTIMORE NATIONAL PIKE
 ELKLOTT CITY, MARYLAND 21042
 410.481.2955

NO.	REVISION	DATE
2	Added 'A' Exit to hse on Lot 60	8-9-04
1	REV. HSE & GAR. LOTS 115 & 116	8/10/04
1	REV. HSE & GAR. LOTS 60 & 116	8/10/04



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

Signature of Engineer: *Earl D. Collins* Date: 8-18-02
 EARL D. COLLINS

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

Signature of Developer: *Robert Corbett* Date: 8/18/03
 ROBERT CORBETT

Reviewed for HOWARD SCD and meets Technical Requirements.

Signature: *Jana Meyer* Date: 8/27/03
 U.S.D. - Natural Resources Conservation Service

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

Signature: *John K. Hartman* Date: 8/27/03
 HOWARD SCD

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

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: *Andy Kamstra* Date: 9/4/03
 Chief, Division of Land Development

Signature: *John Dammann* Date: 9/16/03
 Chief, Development Engineering Division

Signature: *Mark A. Wright* Date: 9/5/03
 Director - Department of Planning and Zoning

PROJECT	SECTION	LOTS NO.
EMERSON	SECTION 2 PHASE 4	56-61 & 113-116

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16076 & 16079	B	PEC-MXD-3	47	6	6068.02

WATER CODE	SEWER CODE
E-15	7640000

SITE DEVELOPMENT PLAN

SINGLE FAMILY DETACHED

EMERSON

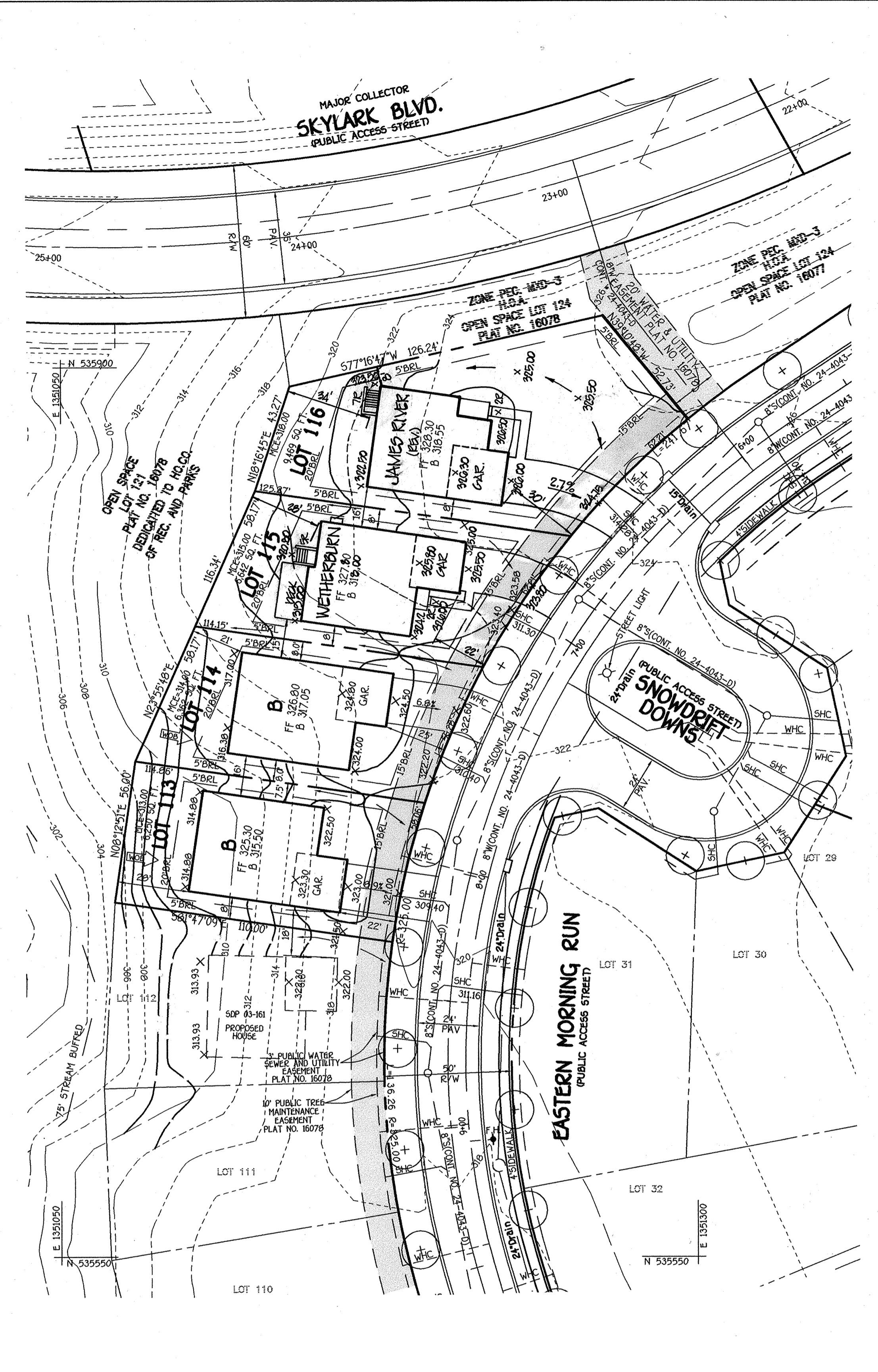
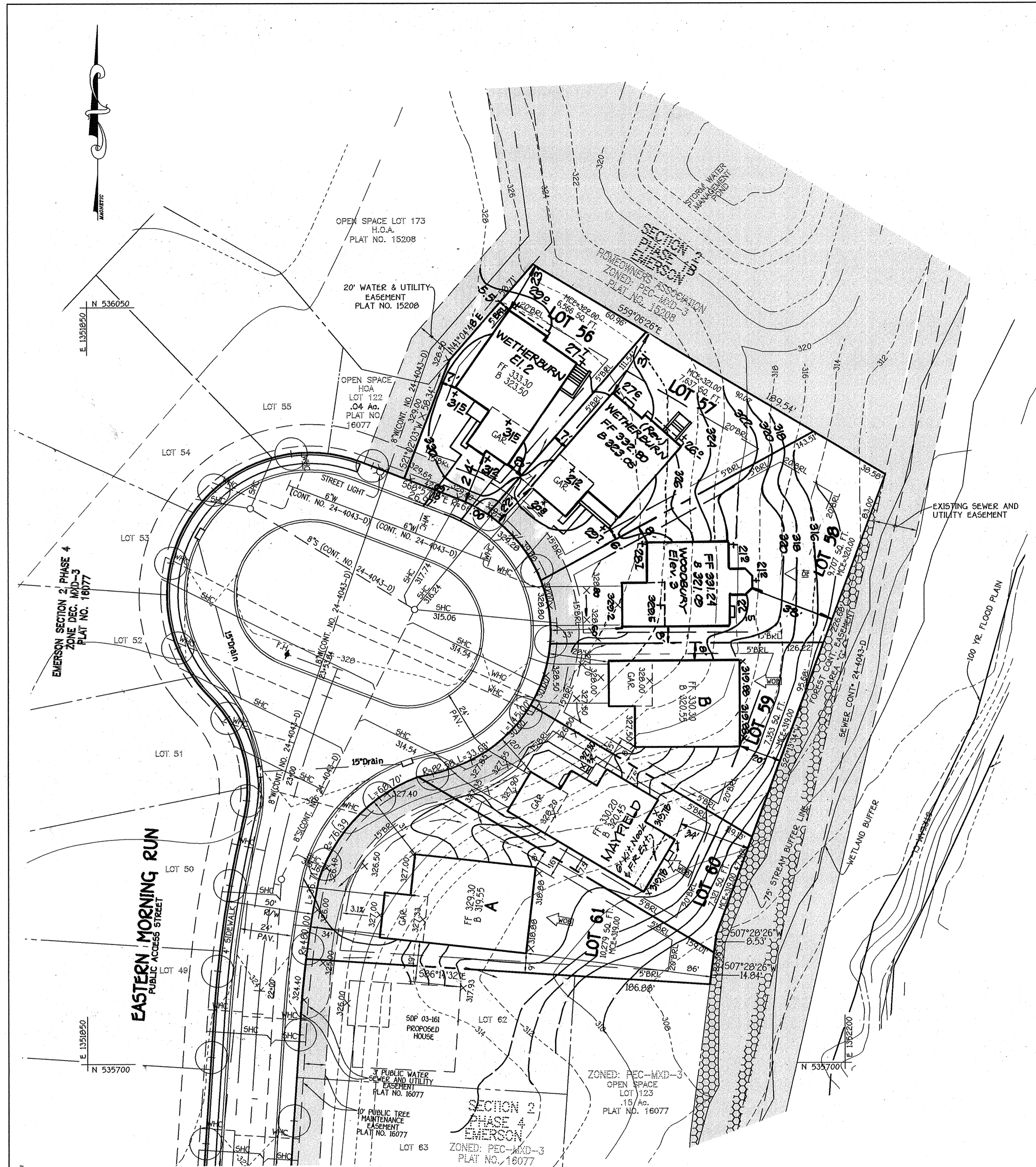
SECTION 2 PHASE 4

LOTS 56-61 & 113-116

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

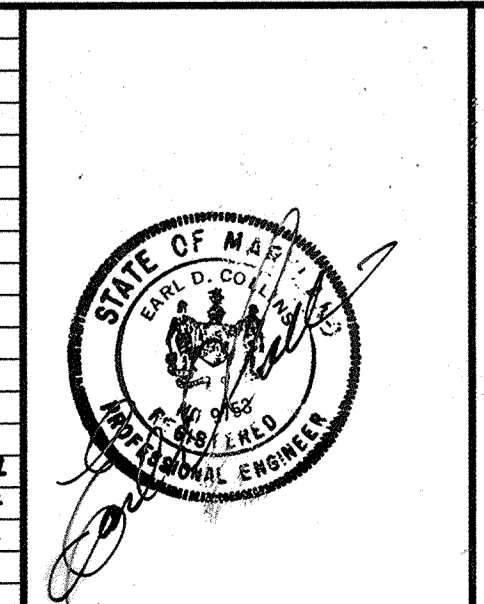
SHEET 2 OF 4

SDP 03-172



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 12727 BALDROCK NATIONAL PKWY
 ELICOTT CITY, MARYLAND 21042
 410-991-2955

NO.	REVISION	DATE
5	Rev. Use, Add Lot 66 to show As-Built Cond.	8-2-04
4	Rev. Use, Add Lots 57 & 58 to show Ex. Cond.	7-13-04
3	Added 6' Ex. to base of Lot 60	5-9-04
2	REV. USE & ADD LOTS 110 & 116	3/10/04
1	REV. USE & ADD LOTS 60 & 116	2/10/04



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

Signature of Engineer: *Earl D. Collins* Date: 8-18-03
 EARL D. COLLINS Date

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

Signature of Developer: *Robert Corbett* Date: 8/18/03
 ROBERT CORBETT Date

Reviewed for HOWARD SCD and meets Technical Requirements.

Signature: *Jim Mays* Date: 8/27/03
 U.S.D.C. Natural Resources Conservation Service
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

Signature: *John K. Hartman* Date: 8/27/03
 HOWARD SCD

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

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: *Candy Hamilton* Date: 9/4/03
 Chief, Division of Development

Signature: *Paul D. Wynn* Date: 9/16/03
 Chief, Development Engineering Division MK

Signature: *Paul D. Wynn* Date: 9/15/03
 Director - Department of Planning and Zoning

PROJECT	SECTION	LOTS NO.
EMERSON	SECTION 2 PHASE 4	56-61 & 113-116

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16076 & 16079	8	PEC-MXD-3	47	6	6068.02

WATER CODE	SEWER CODE
E-15	7640000

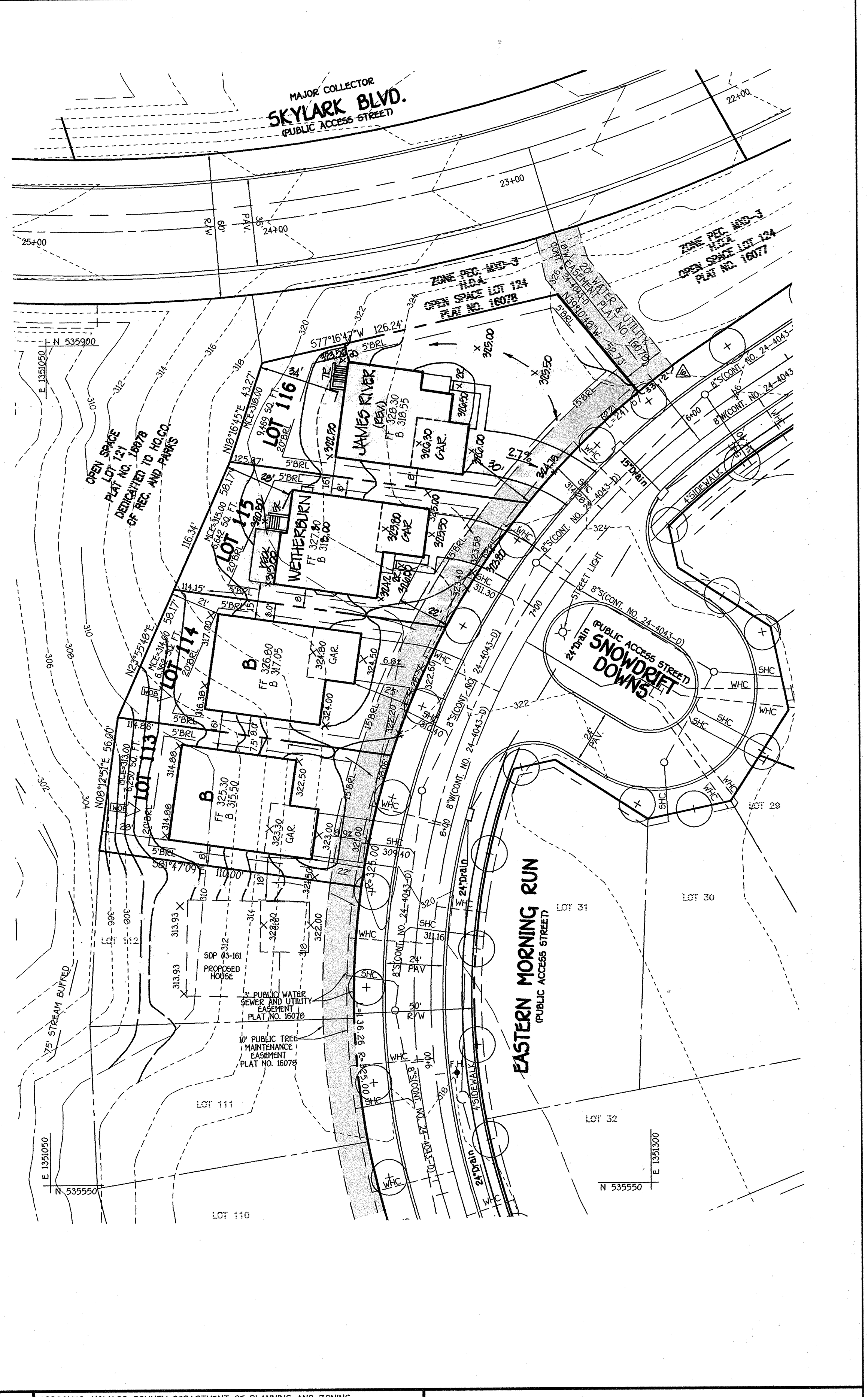
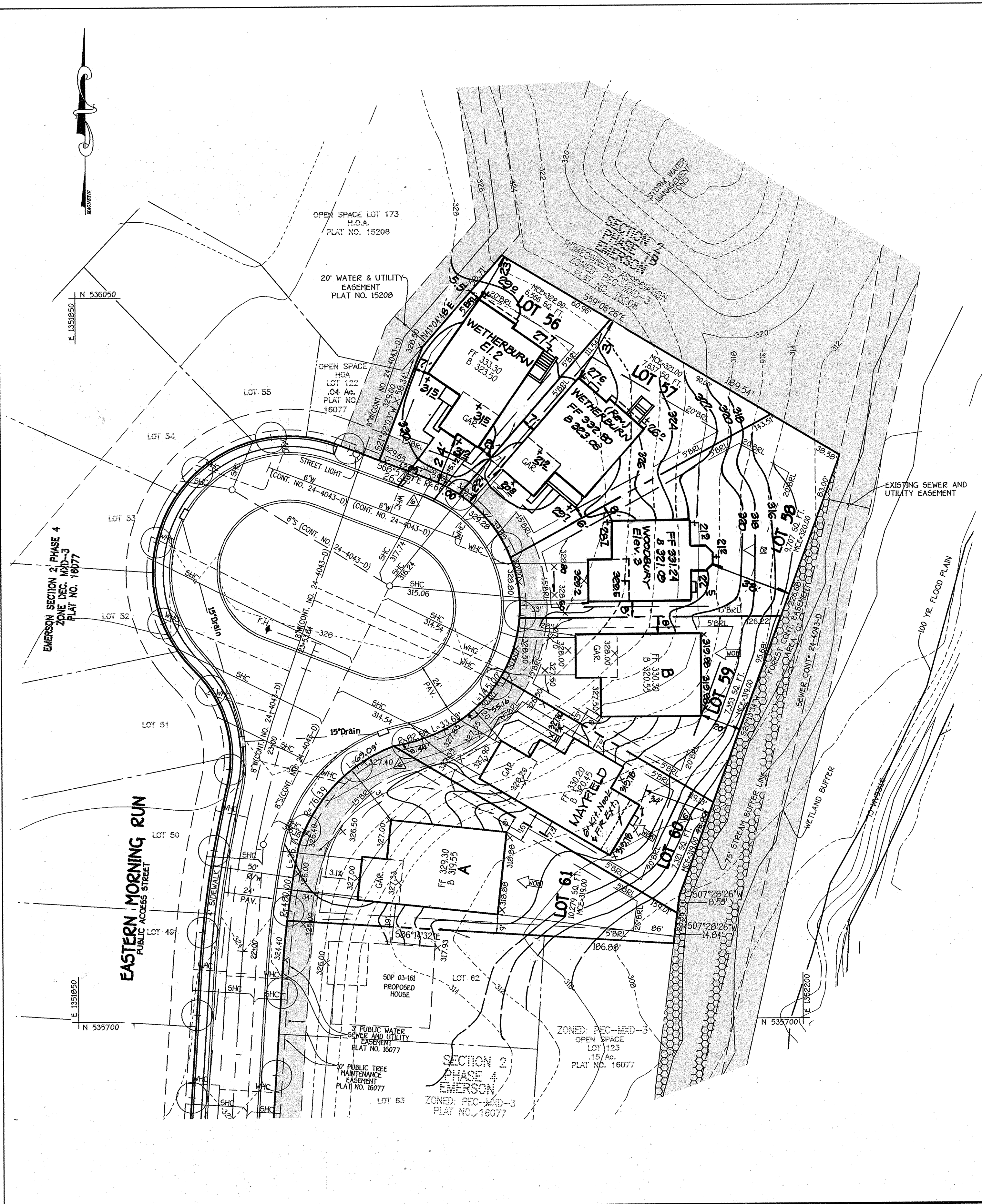
SITE DEVELOPMENT PLAN

SINGLE FAMILY DETACHED
EMERSON
 SECTION 2 PHASE 4
 LOTS 56-61 & 113-116

TAX MAP NO: 47 PARCEL NO: 3, 462 & 837 GRID NO: 8
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: JUNE, 2003
 SHEET 2 OF 4

SDP 03-172

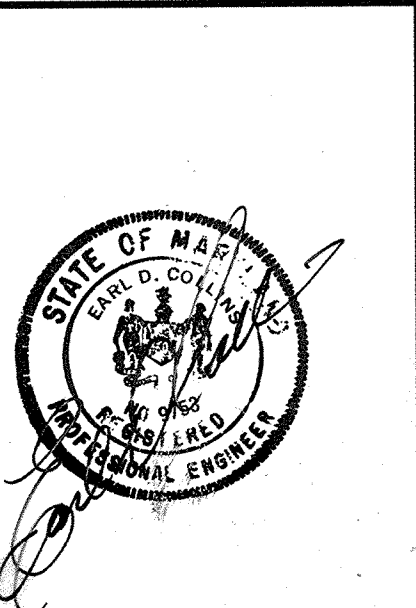
J:\50001 Emerson Property\sdg\Site\Phase4\1838 Williamsburg\50001 BASE SHEET.dwg, 8/18/2003, 12:04:25 PM



J:\150001 Emerson Property\dwg\Site2\Phase4\1558 Williamsburg\05001 BASE SHEET.dwg, 8/18/2003 2:04:25 PM

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10722 MALIBU NATIONAL PKWY
 ELKOTTS CITY, MARYLAND 21042
 410 461 - 2955

NO.	REVISION	DATE
6	66, 60, 61 + WATER/UTILITY EASEMENT	2-24-04
5	REVISED LOT DIMENSIONS + LOT AREAS FOR LOTS 56, 60, 61	8-2-04
4	REV. HSE. & GED. LOTS 56 TO SHOW AS-BUILT COND.	7-13-04
3	REV. HSE. & GED. LOTS 57 & 58 TO SHOW EX. COND.	5-2-04
2	Added 6' Bit to hse of Lot 60	2/10/04
1	REV. HSE. & GED. LOTS 113 & 116	2/10/04
0	REV. HSE. & GED. LOTS 60 & 116	2/10/04



ENGINEER'S CERTIFICATE
 I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
 Signature of Engineer: *Earl D. Collins* Date: 8-18-03
 EARL D. COLLINS
DEVELOPER'S CERTIFICATE
 I/We certify that all development and construction will be done according to this plan for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
 Signature of Developer: *Robert Corbett* Date: 8/18/03
 ROBERT CORBETT

Reviewed for HOWARD SCD and meets Technical Requirements.
 Signature: *Jim Meyer* Date: 8/27/03
 U.S.D. - Natural Resources Conservation Service
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Signature: *John K. Watson* Date: 8/27/03
 HOWARD SCD
OWNER
 THE HOWARD RESEARCH & DEVELOPMENT CORP.
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044
 410-992-6000
BUILDER/DEVELOPER
 WILLIAMSBURG GROUP, LLC
 5485 HARPERS FARM ROAD
 COLUMBIA, MARYLAND 21044
 410-997-8800

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Signature: *Andy Kamstra* Date: 9/1/03
 Chief, Division of Planning and Zoning
 Signature: *Mike Dammann* Date: 9/1/03
 Chief, Development Engineering Division
 Signature: *David A. Wight* Date: 9/5/03
 Director - Department of Planning and Zoning
 PROJECT: EMERSON SECTION 2 PHASE 4 LOTS NO. 56-61 & 113-116

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16076 & 16079	B	PEC-MXD-3	47	6	6068.02

WATER CODE	SEWER CODE
E-15	7640000

SITE DEVELOPMENT PLAN
 SINGLE FAMILY DETACHED DWELLINGS
EMERSON
 SECTION 2 PHASE 4
 LOTS 56-61 & 113-116
 TAX MAP NO: 47 PARCEL NO: 1053 GRID NO: B
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: JUNE, 2003
 SHEET 2 OF 4

SDP 03-172

PLANTING SPECIFICATIONS

Plants, related material, and operations shall meet the detailed description as given on the plans and as described herein. All plant material, unless otherwise specified, shall be nursery grown, uniformly branched, have a vigorous root system, and shall conform to the species, size, root and shape shown on the plant list and the American Association of Nurserymen (AAN) Standards. Plant material shall be healthy, vigorous, free from defects, decay, disfiguring roots, sun scald injuries, abrasions of the bark, plant diseases, insect pest eggs, borers and all forms of insect infestations or objectionable damage. Plant material that is weak or which has been cut back from larger grades to meet specified requirements will be rejected. Trees with forked leaders will not be accepted. All plants shall be freshly dug; no heeled-in plants from cold storage will be accepted. Unless otherwise specified, all general conditions, planting operations, details and planting specifications shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Areas," (hereinafter "Landscape Guidelines") approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architects, latest edition, including all updates. Contractor shall be required to guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section of the Landscape Guidelines. Contractor's attention is directed to the maintenance requirements found within the one year specifications including watering and replacement of specified plant material. Contractor shall be responsible for notifying utility companies, utility contractors and "Miss Utility" a minimum of 48 hours prior to beginning any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Damage to existing structure and utilities shall be repaired at the expense of the Contractor. Protection of existing vegetation to remain shall be accomplished by the temporary installation of 4 foot high snow fence or blaze orange safety fence at the drip line. Contractor is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within the growing season of completion of site construction. Bid shall be based on actual site conditions. No extra payment shall be made for work arising from site conditions differing from those indicated on drawings and specifications. Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plan take precedence. All shrubs shall be planted in continuous trenches or prepared planting beds and mulched with composted hardwood mulch as details and specified except where noted on plans. Positive drainage shall be maintained in planting beds 2 percent slope.

Planting mix shall be as follows: Deciduous Plants - Two parts topsoil, one part well-rotted cow or horse manure. Add 3 lbs. of standard fertilizer per cubic yard of planting mix. Evergreen Plants - Two parts topsoil, one part humus or other approved organic material. Add 3 lbs. of evergreen specific fertilizer per cubic yard of planting mix. Topsoil shall conform to the Landscape Guidelines. Weed Control - Incorporate a pre-emergent herbicide into the planting bed following recommended rates on the label. Caution: Be sure to carefully check the chemical used to assure its adaptability to the specific ground cover to be treated. All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded and seeded. This plan is intended for landscape use only. See other plan sheets for more information on grading, sediment control, layout, etc.

- SURETY AMOUNT FOR THIS PLAN IS IN THE AMOUNT OF \$13,000.00
- LANDSCAPING SURETY FOR LOTS 57-61 & 113 IS \$4,000.00 PER LOT.
 - LANDSCAPING SURETY FOR LOTS 56 & 113-115 IS \$4,000.00 PER LOT.
 - STREET TREES ARE NOT INCLUDED IN MODIFIED SCHEDULE C LANDSCAPE CALCULATIONS.
 - TYPE 'B' BUFFER OR PERIMETER LANDSCAPE BUFFER WILL BE CREDITED TOWARDS THE LANDSCAPE REQUIREMENTS.
 - LANDSCAPING CAN NOT BE PLANTED IN PUBLIC EASEMENTS.
 - FINAL PLANTING TYPE AND LOCATION IS SUBJECT TO APPROVAL BY THE ARCHITECTURAL COMMITTEE.
 - AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTING HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH HOWARD COUNTY LANDSCAPE MANUAL.
 - THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERRIES FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION AND WHEN NECESSARY, REPAIRED OR REPLACED.
 - SIZES OF PLANT MATERIALS MUST CONFORM TO THE REQUIREMENTS OF THE LANDSCAPE MANUAL, CHAPTER IV AND APPENDIX C.

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

THE QUANTITY AND GENERAL LOCATION OF TREES REQUIRED FOR INTERNAL LANDSCAPING ARE DETERMINED BY CRITERIA APPLIED BY THE ARCHITECTURAL COMMITTEE. THE COMMITTEE WILL CLASSIFY, DURING ARCHITECTURAL REVIEW, ALL LOTS AND PARCELS AS 1) NON-WOODED; 2) SEMI-WOODED; 3) WOODED. SUCH CLASSIFICATION SHALL TAKE INTO ACCOUNT THE EXISTING TREE COVER AND THE POTENTIAL FOR SAVING TREES IN CONNECTION WITH GRADING AND SITING. THIS CRITERIA ALSO CONSIDER THE SIZE OF THE LOT, AMOUNT OF EXISTING VEGETATION AND THE TYPE AND SITING OF RESIDENTIAL UNITS. IF, DURING OR AFTER CONSTRUCTION, THE COMMITTEE DETERMINES THAT A BUILDER HAS VIOLATED ANY PROVISION OF TREE PRESERVATION, THE BUILDER WILL BE REQUIRED TO ADD NEW PLANT MATERIAL. SHADE TREE REQUIREMENTS ARE SPECIFIED BY THE FOLLOWING TABLE. DENSITIES REFER TO THE DENSITY OF THE INDIVIDUAL PARCEL.

SHADE TREE REQUIREMENTS

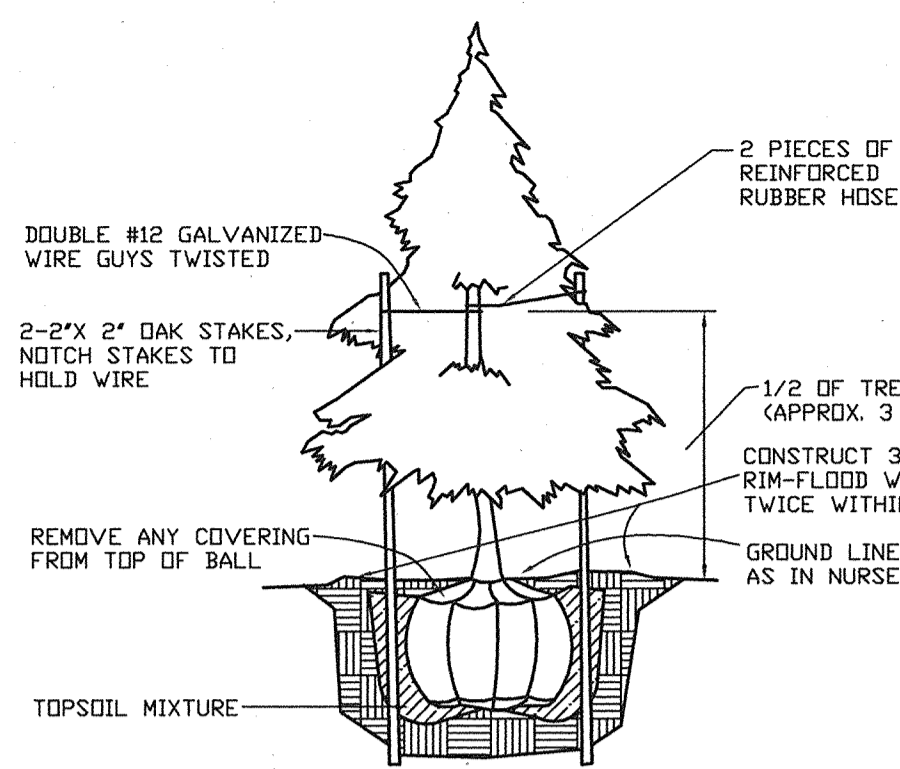
TYPE OF UNIT AND LOT SIZE	MINIMUM NUMBER OF SHADE TREES REQUIRED		
	NON WOODED	SEMI WOODED	WOODED
SMALL RESIDENTIAL LOT (4,000-7,000 SQUARE FEET) CLUSTER HOUSING	4.0/LOT	2.25/LOT	1.25/LOT
MEDIUM RESIDENTIAL LOT (7,000-13,000 SQUARE FEET) 2-4 DU./ACRE	5.0/LOT	3.0/LOT	2.0/LOT

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

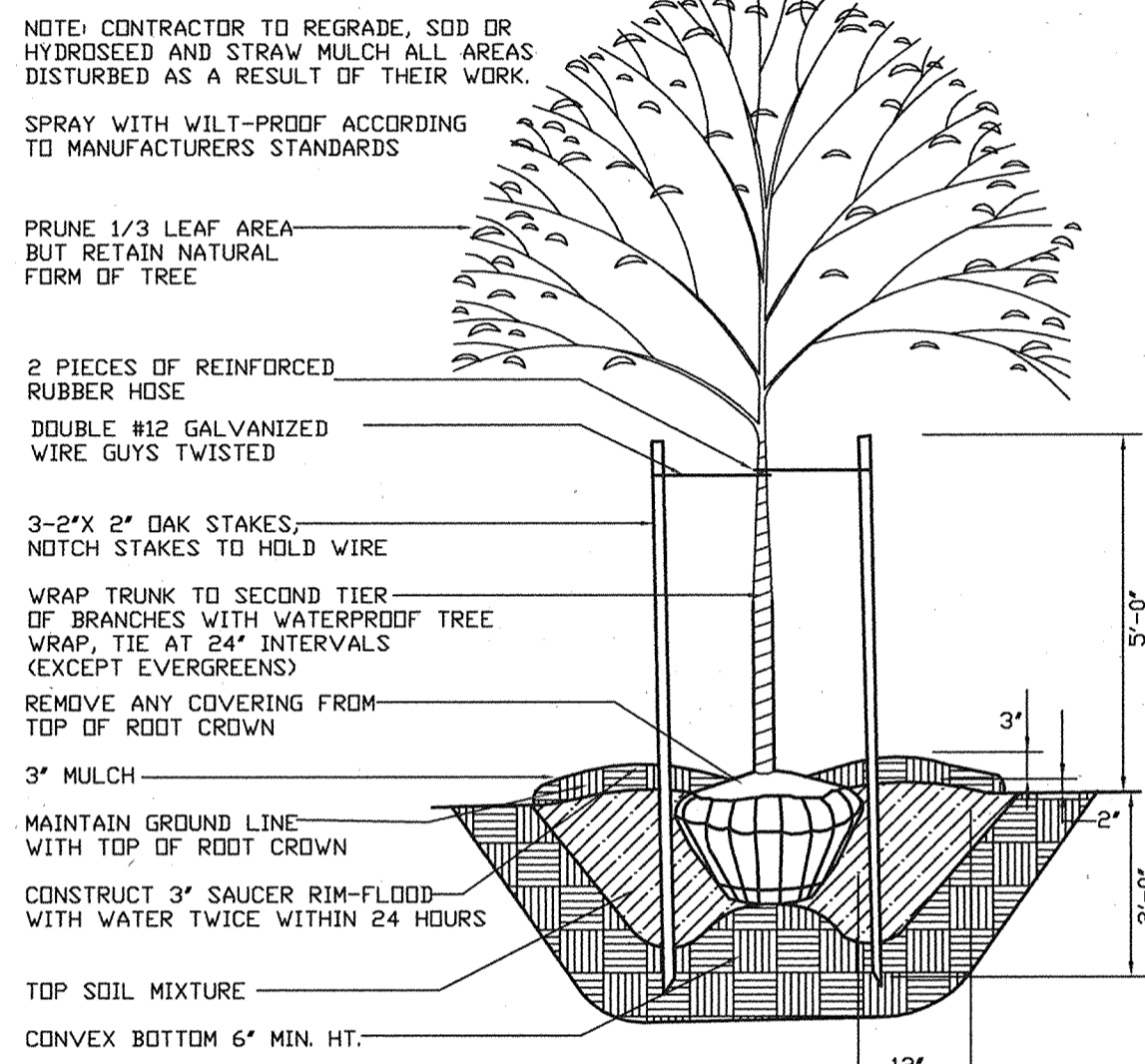
BUILDER/DEVELOPER'S CERTIFICATE

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

ROBERT CORBETT DATE 8/18/03



EVERGREEN PLANTING DETAIL
NOT TO SCALE

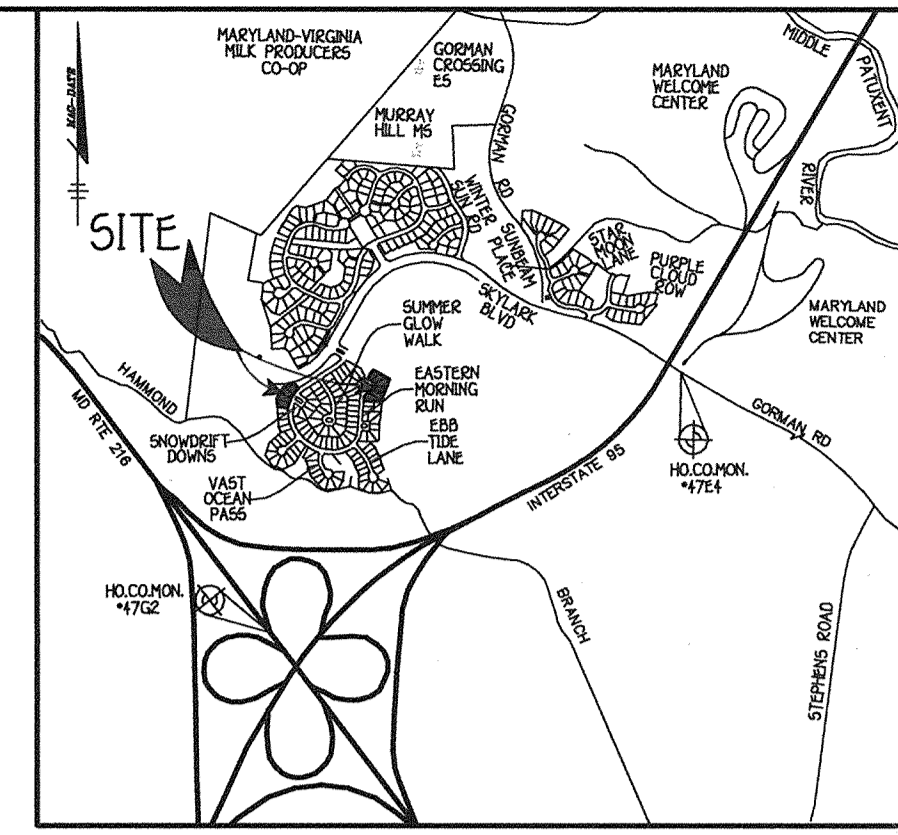
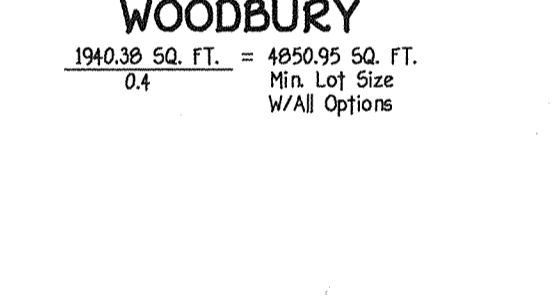
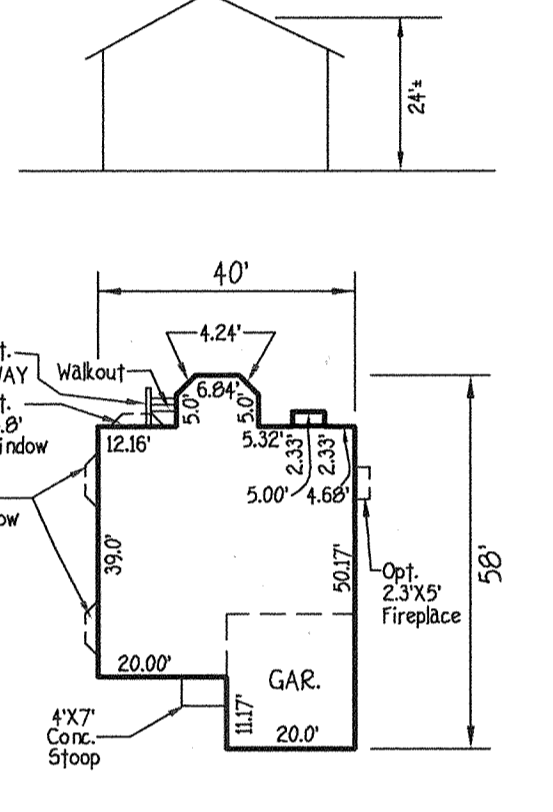
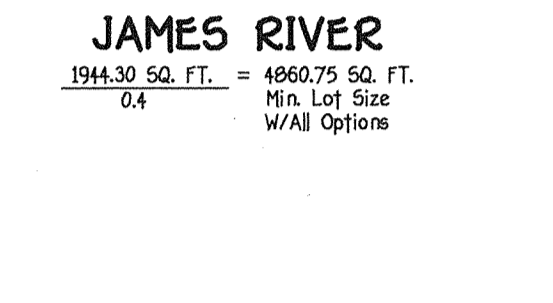
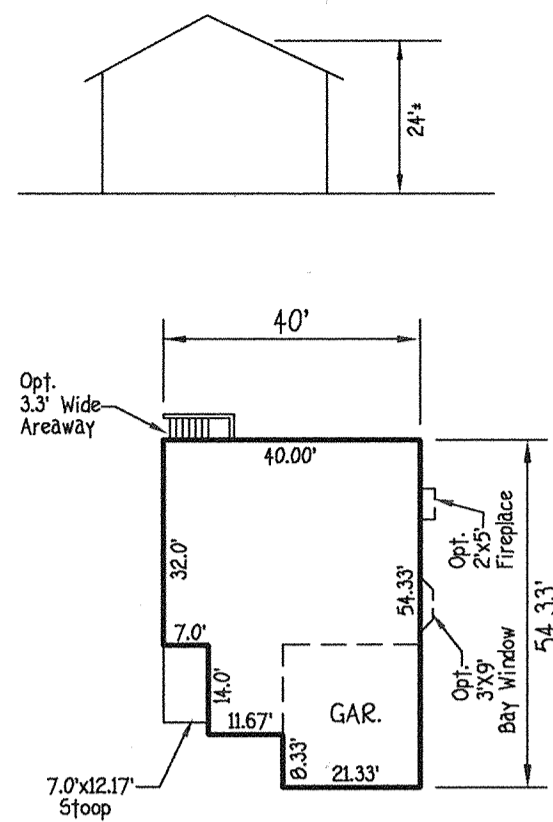
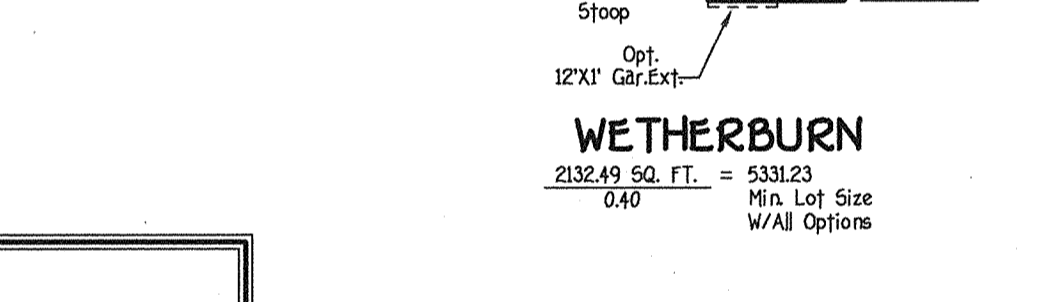
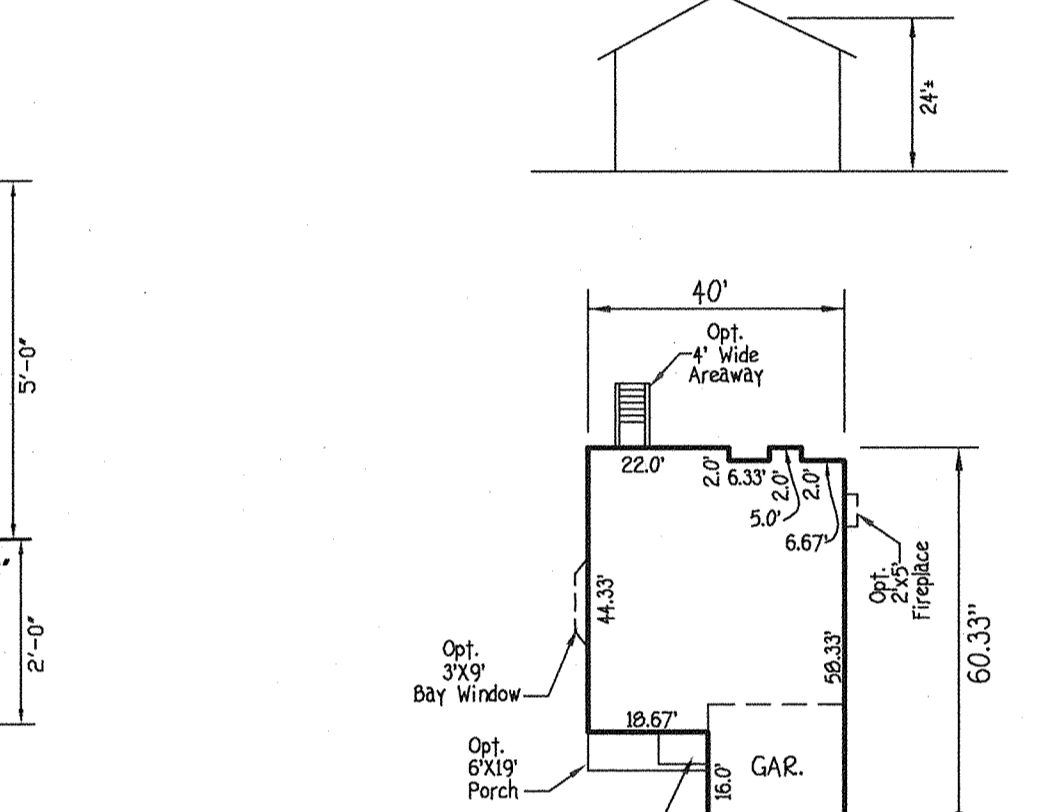
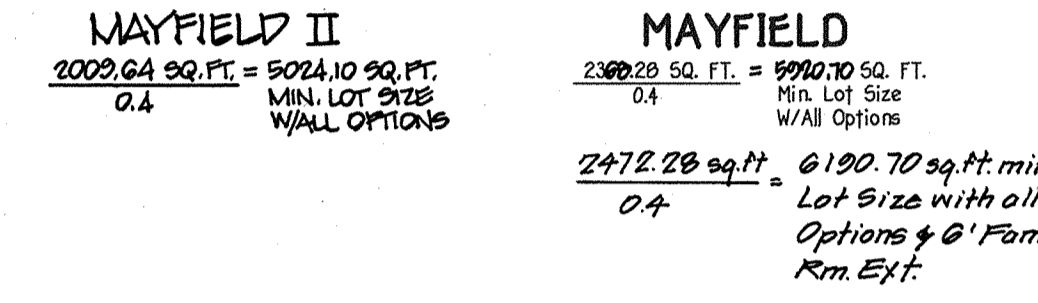
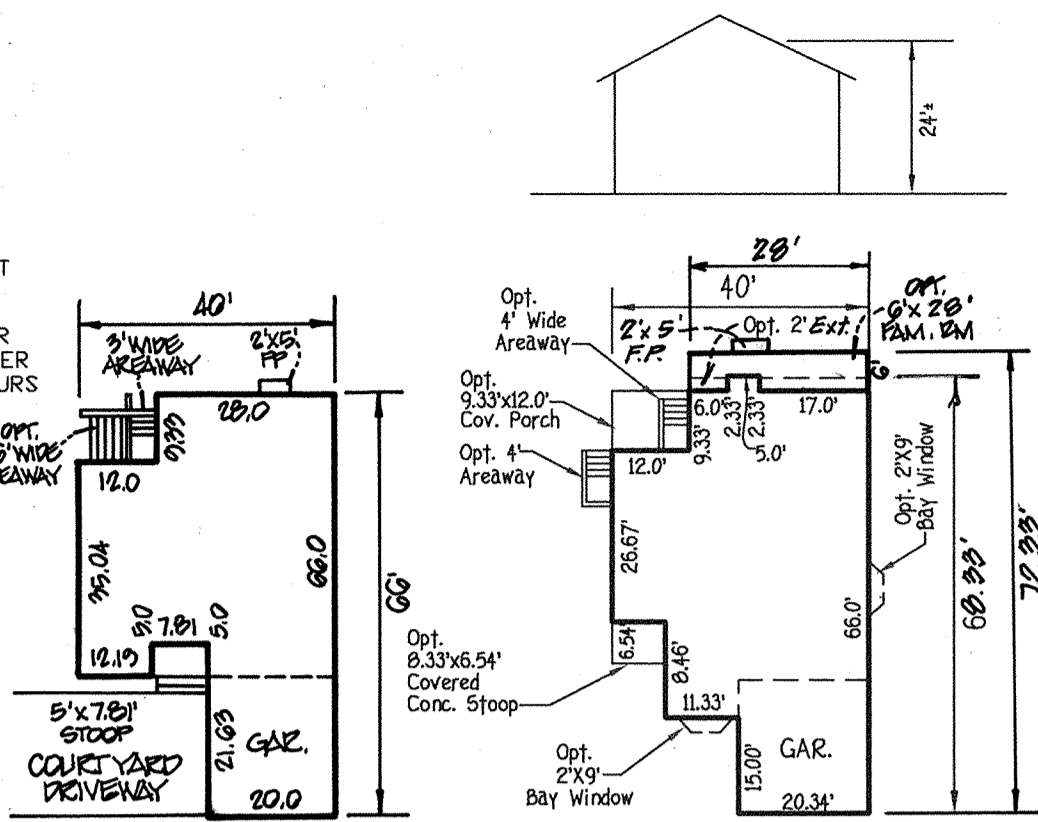


TREE PLANTING DETAIL
NOT TO SCALE

MODIFIED SCHEDULE C LANDSCAPE CHART

LOT NO.	LOT CLASSIFICATION	INTERNAL LANDSCAPING REQUIRED (# OF SHADE TREES)	TYPE B REQUIRED		SHADE TREE CREDIT *	REMAINING SHADE TREE OBLIGATION	TOTAL TREES REQUIRED	
			SHADE	EVERGREEN			SHADE	EVERGREEN
LOTS 57-61 & 113	NON-WOODED	5 TREES PER LOT	N/A	N/A	0	0	30	0
LOT 56 & 113-115	NON-WOODED	4 TREES PER LOT	N/A	N/A	0	0	16	0
TOTAL TREES							46	0

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



BENCH MARKS

T.P. 4764 ELEV. 339.00
N. 535.945.146
E. 1.355.431.224
LOC. NEAR I-95 BRIDGE ALONG GORHAM ROAD

T.P. 4762 ELEV. 363.53
N. 532.938.964
E. 1.351.224.095
LOC. NEAR MD. RTE 216 WEST NEAR EXIT RAMP TO I-95

GENERAL NOTES

- SUBJECT PROPERTY ZONED PEC-MXD-3 AS GRANTED BY THE ZONING BOARD ON 9/3/98 AS CASE NO. Z99799.
- TOTAL AREA OF SITE: 1792 ACRES.
- TOTAL NUMBER OF LOTS SUBMITTED: 10 5FD
- THE CONTRACTOR OR DEVELOPER SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410) 313-1000 24 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: ZB-979M, WP 99-96, 5 99-12, PB-399, P-02-15, F-03-13, W65 CONT. #24-4043-D.
- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE, 1999 BY DAFT MCCLINE WALKER, INC.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS.
- HOWARD COUNTY MONUMENT 4764 N. 535945.146 E. 1355432.224 HOWARD COUNTY MONUMENT 4762 N. 532938.964 E. 1351224.095
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THIS PLAN IS FOR HOUSE SITING AND GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY OF THIS SDP ARE NOT USED FOR CONSTRUCTION FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-03-13, AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 24-4043-D.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- STORMWATER MANAGEMENT WILL BE PROVIDED AS APPROVED ON THE ROAD CONSTRUCTION DRAWINGS FILED UNDER F-03-13.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISION OF SECTION 16124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL AND DEVELOPMENT CRITERIA APPROVED BY THE PLANNING BOARD 7-1-99 PER CASE NO. PB-339 REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$13,000.00 FOR 46 INTERIOR LANDSCAPING TREES.
- PERIMETER LANDSCAPING AND STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL AND DEVELOPMENT CRITERIA APPROVED BY THE PLANNING BOARD 7-1-99 PER CASE NO. PB-339 AS SHOWN ON THE APPROVED ROAD CONSTRUCTION DRAWINGS FILED UNDER F-03-13.
- FOREST CONSERVATION REQUIREMENTS HAVE BEEN ADDRESSED WITH F-03-13.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO HD CODES MANUAL VOL. IV DETAILS 2.6.03 & 2.6.05.
- OPEN SPACE REQUIREMENTS FOR THESE LOTS HAVE BEEN PROVIDED UNDER F-03-13.
- MINIMUM BUILDING RESTRICTION SETBACKS FROM PROPERTY LINES AND PUBLIC ROAD RIGHTS-OF-WAY ARE TO BE IN ACCORDANCE WITH THE DEVELOPMENT CRITERIA APPROVED WITH THE COMPREHENSIVE SKETCH PLAN 5-99-12 AND THE DECISION AND ORDER FOR PB-339 APPROVED ON JULY 1, 1999.
- THE MINIMUM SETBACKS FOR STRUCTURES SHALL BE AS FOLLOWS:
FRONT SETBACK 15' FROM THE RIGHT-OF-WAY TO THE HOUSE OR GARAGE.
SIDE SETBACK 5' TO THE PROPERTY LINE WITH A MINIMUM OF 15' BETWEEN STRUCTURES
REAR SETBACK 10' FROM THE PROPERTY LINE TO AN OPEN DECK
20' FROM THE PROPERTY LINE TO THE HOUSE.
ANY DEVIATION FROM THESE SETBACK REQUIREMENTS WILL REQUIRE SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.
- LOT COVERAGE BY BUILDINGS WITHIN SINGLE FAMILY DETACHED LAND USE AREAS SHALL NOT EXCEED 40%. NO LIMITATION IS IMPOSED UPON THE AREA USED FOR SIDEWALKS, PAVED PARKING AREAS, PATIOS, DECKS, LANDSCAPING AND SIMILAR MINOR STRUCTURE.
- AS A CONSEQUENCE OF THIS SUBMISSION, ON JUNE 25, 2003, THIS SDP IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 50-2001.
- IN ACCORDANCE WITH SECTION 12B OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16' FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACKS. THE 15' MINIMUM DISTANCE BETWEEN STRUCTURES DOES NOT APPLY TO THOSE REFERENCED FEATURES NOR BETWEEN OPEN DECKS AND A DWELLING STRUCTURE OR ANOTHER DECK. AS AN ADVISORY, THE 15' DISTANCE DOES APPLY TO THE SECOND STORY OVERHANG.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12' (4" IF SERVING MORE THAN ONE RESIDENCE)
B) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/1/4\"/>

INDEX CHART

SHEET	DESCRIPTION
SHEET 1	TITLE SHEET, HOUSE TYPES, TEMPLATES
SHEET 2	SITE DEVELOPMENT PLAN, LOTS 56-61 & 113-116
SHEET 3	SEDIMENT/EROSION CONTROL PLAN LOTS 56-61 & 113-116
SHEET 4	SEDIMENT/EROSION CONTROL NOTES & DETAILS

LEGEND

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

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
56	0642 EASTERN MORNING RUN
57	0638 EASTERN MORNING RUN
58	0634 EASTERN MORNING RUN
59	0630 EASTERN MORNING RUN
60	0626 EASTERN MORNING RUN
61	0622 EASTERN MORNING RUN
113	0530 EASTERN MORNING RUN
114	0534 EASTERN MORNING RUN
115	0530 EASTERN MORNING RUN
116	0526 EASTERN MORNING RUN

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10275 BALTIMORE NATIONAL PIKE
ELKLOTT CITY, MARYLAND 21042
410 481 - 2255

ENGINEER'S CERTIFICATE
I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
Signature of Engineer: EARL D. COLLINS Date: 8-18-03

BUILDER/DEVELOPER'S CERTIFICATE
I/We certify that all development and construction will be done according to this plan for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
Signature of Developer: ROBERT CORBETT Date: 8/18/03

Added 6'x20' FR Ext. to Mayfield Model, elim 5-3-04
Mayfield Model From Gehria Box "A"
ADD MAYFIELD II & THE 6'x20' FR. ROOM EXT. TO MAYFIELD 0/9/04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chief, Division of Land Development
Date: 9/4/03

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

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

PROJECT
EMERSON SECTION 2 PHASE 4 LOTS NO. 56-61 & 113-116

PLAT
16077 & 16078

BLOCK NO.
B

ZONE
PEC-MXD-3

TAX/ZONE
47

ELEC. DIST.
6

CENSUS TR.
6068.02

WATER CODE
E-15

SEWER CODE
7640000

TITLE SHEET

SINGLE FAMILY DETACHED EMERSON

SECTION 2 PHASE 4 LOTS 56-61 & 113-116

TAX MAP NO: 47 PARCEL NO.: 3, 462 & 037 GRID NO.: 0
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"= 30' DATE: JUNE, 2003
SHEET 1 OF 4

SDP 03-172

PLANTING SPECIFICATIONS

Plants, related material, and operations shall meet the detailed description as given on the plans and as described herein.

All plant material, unless otherwise specified, shall be nursery grown, uniformly branched, have a vigorous root system, and shall conform to the species, size, root and shape shown on the plan. It shall be free from insect infestation, disease, decay, and other defects. Plant material shall be healthy, vigorous, free from defects, decay, disfiguring roots, sun scald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable disfigurements. Plant material that is weak or which has been cut back from larger grades than most specified requirements will be rejected. Trees with forked leaders will not be accepted. All plants shall be freshly dug; no heeled-in plants from cold storage will be accepted. Unless otherwise specified, all general conditions, planting operations, details and planting specifications shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Area", the "Landscape Guidelines" approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architects, latest edition, including all agenda.

Contractor shall be required to guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section of the Landscape Guidelines. Contractor's attention is directed to the maintenance requirements found within the one year specifications including watering and replacement of specified plant material.

Contractor shall be responsible for notifying utility companies, utility contractors and "Miss Utility" a minimum of 48 hours prior to beginning any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Damage to existing structure and utilities shall be repaired at the expense of the Contractor.

Protection of existing vegetation to remain shall be accomplished by the temporary installation of 4 foot high snow fence or blaze orange safety fence at the drip line.

Contractor is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within the growing season of completion of site construction.

Bid shall be based on actual site conditions. No extra payment shall be made for work arising from site conditions differing from those indicated on drawings and specifications.

Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plan take precedence.

All shrubs shall be planted in continuous trenches or prepared planting beds and mulched with composted hardwood mulch as details and specified except where noted on plans.

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

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

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

All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded and seeded. This plan is intended for landscape use only; see other plan sheets for more information on grading, sediment control, layout, etc.

- SURETY AMOUNT FOR THIS PLAN IS IN THE AMOUNT OF \$13,800.00
- LANDSCAPING SURETY FOR LOTS 57-61 & 116 IS \$1,500.00 PER LOT. LANDSCAPING SURETY FOR LOTS 56 & 113-115 IS \$1,200.00 PER LOT. STREET TREES ARE NOT INCLUDED IN MODIFIED SCHEDULE C LANDSCAPE CALCULATIONS.
 - TYPE "B" BUFFER OR PERIMETER LANDSCAPE BUFFER WILL BE CREDITED TOWARDS THE LANDSCAPE REQUIREMENTS.
 - LANDSCAPING CAN NOT BE PLANTED IN PUBLIC EASEMENTS.
 - FINAL PLANTING TYPE AND LOCATION IS SUBJECT TO APPROVAL BY THE ARCHITECTURAL COMMITTEE.
 - AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTING HEREMITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH HOWARD COUNTY LANDSCAPE MANUAL.
 - THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERMS FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION AND WHEN NECESSARY, REPAIRED OR REPLACED.
 - SIZES OF PLANT MATERIALS MUST CONFORM TO THE REQUIREMENTS OF THE LANDSCAPE MANUAL, CHAPTER IV AND APPENDIX C.

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

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

SHADE TREE REQUIREMENTS

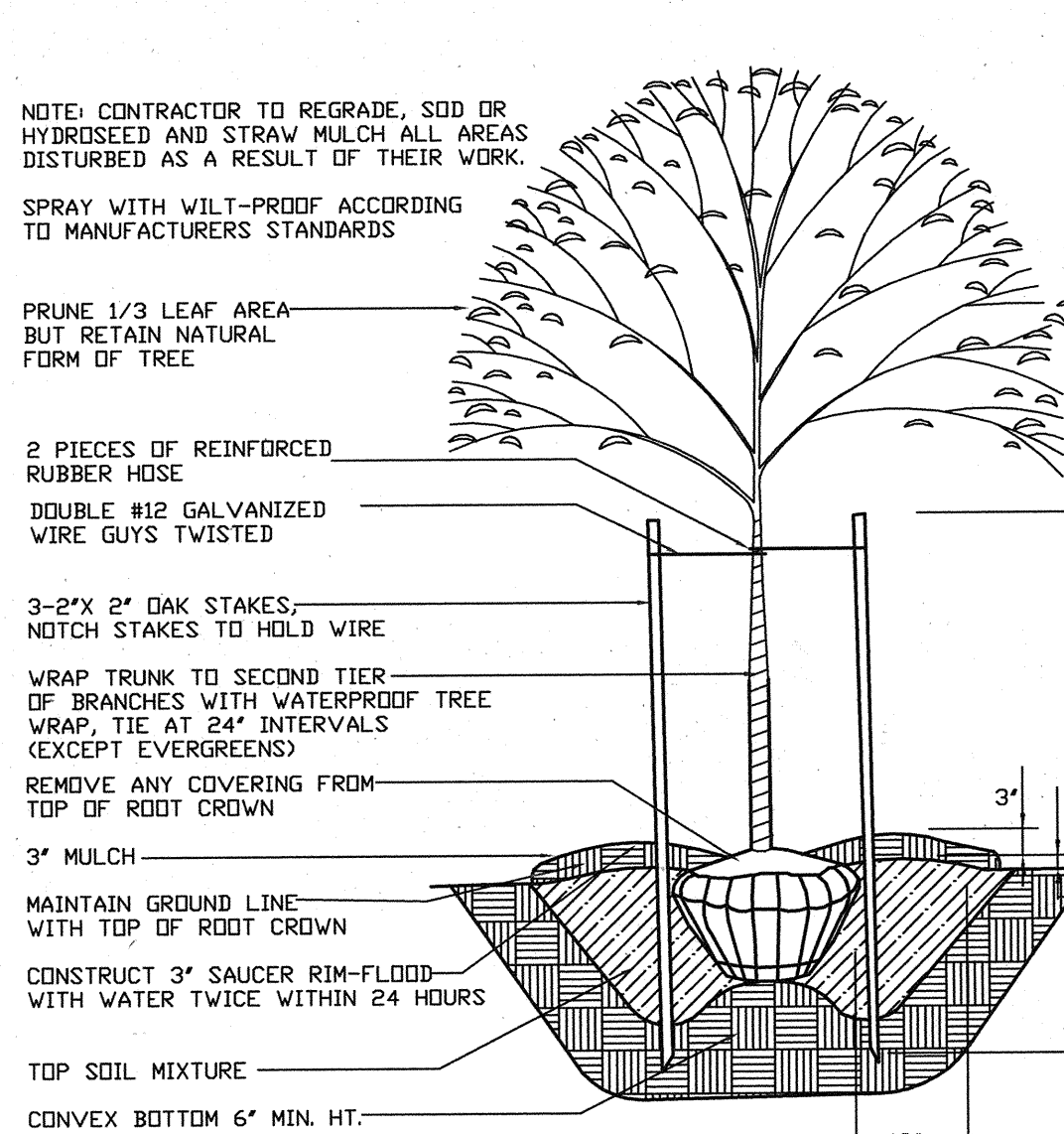
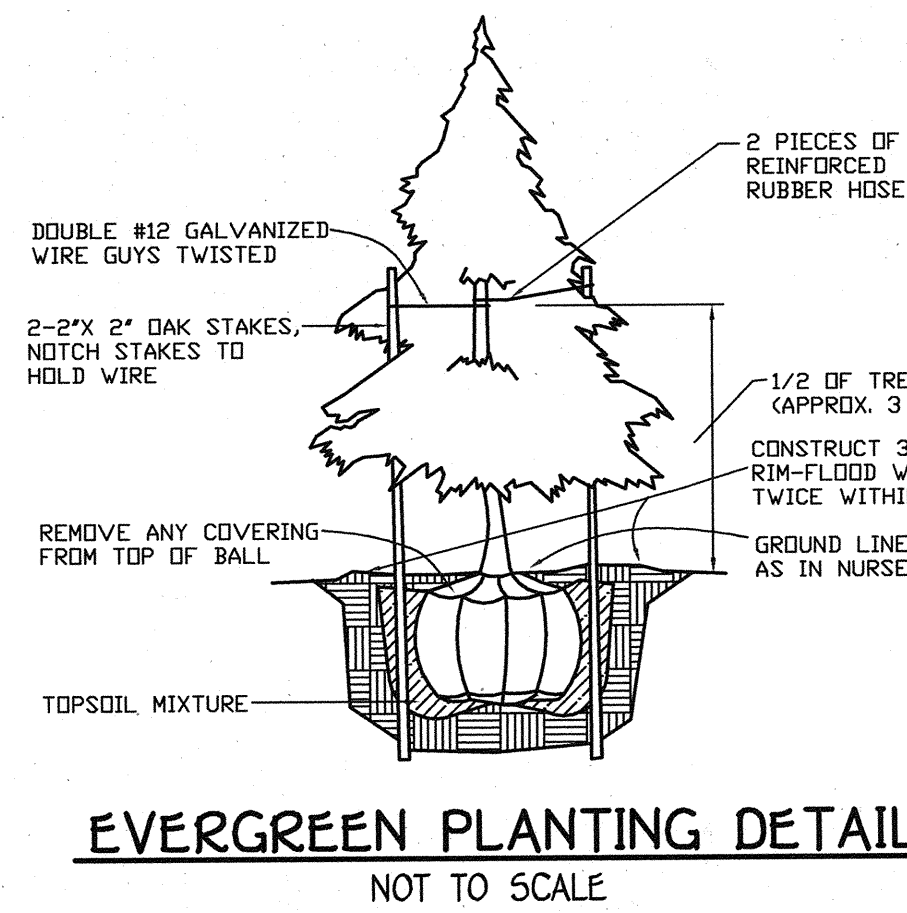
TYPE OF UNIT AND LOT SIZE	MINIMUM NUMBER OF SHADE TREES REQUIRED		
	NON WOODED	SEMI WOODED	WOODED
SMALL RESIDENTIAL LOT (4,000-7,000 SQUARE FEET) CLUSTER HOUSING	4.0/LOT	2.25/LOT	1.25/LOT
MEDIUM RESIDENTIAL LOT (7,000-13,000 SQUARE FEET) 2-4 DU./ACRE	5.0/LOT	3.0/LOT	2.0/LOT

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

BUILDER/DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT THE REQUIRED LANDSCAPING WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

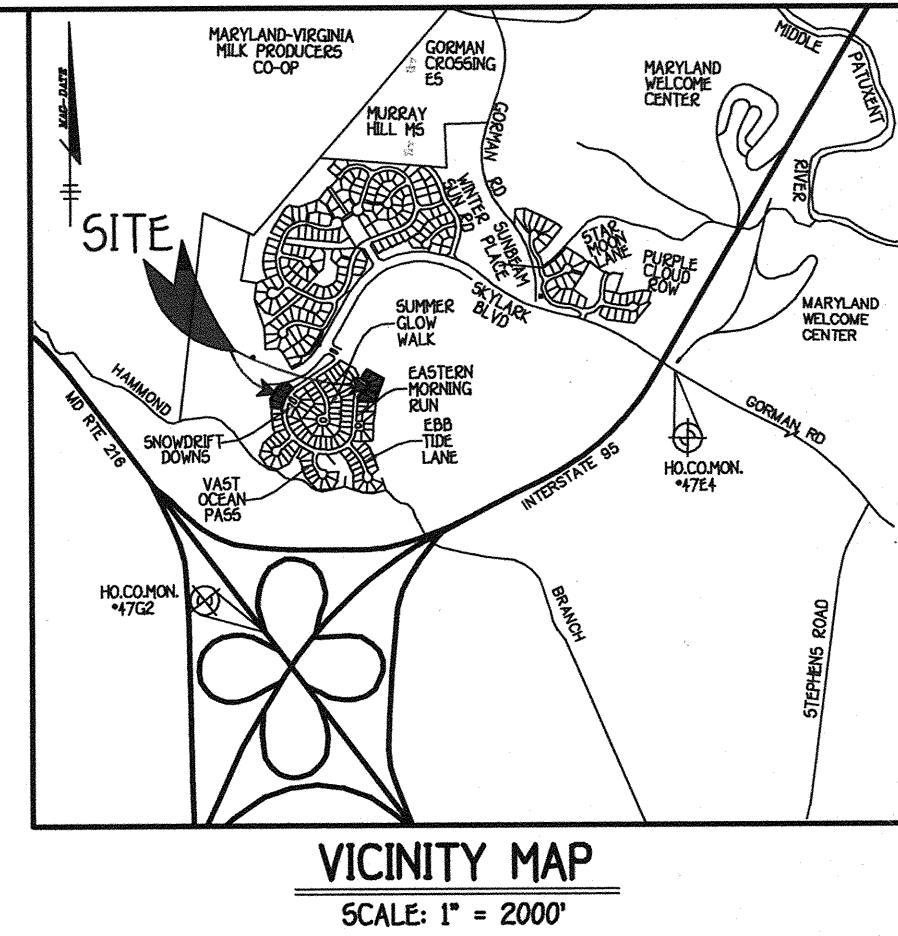
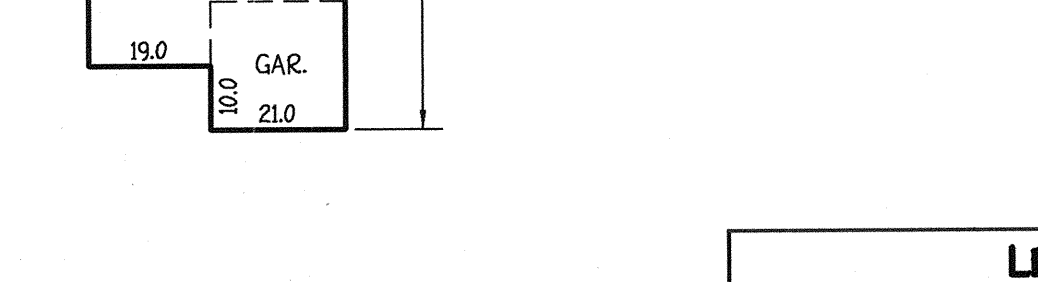
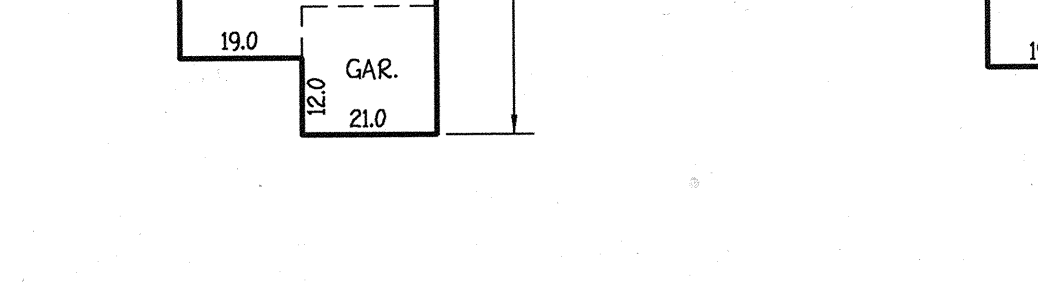
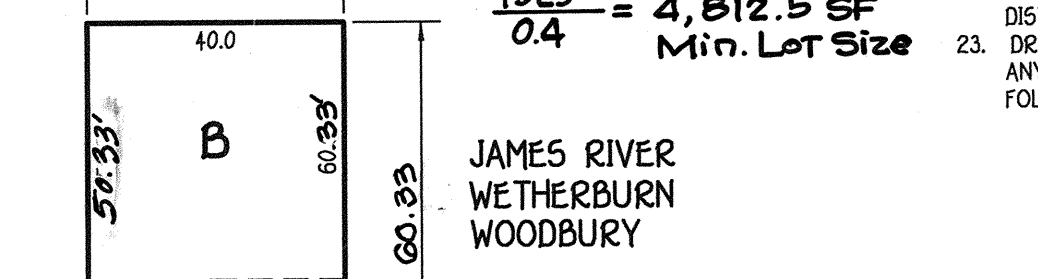
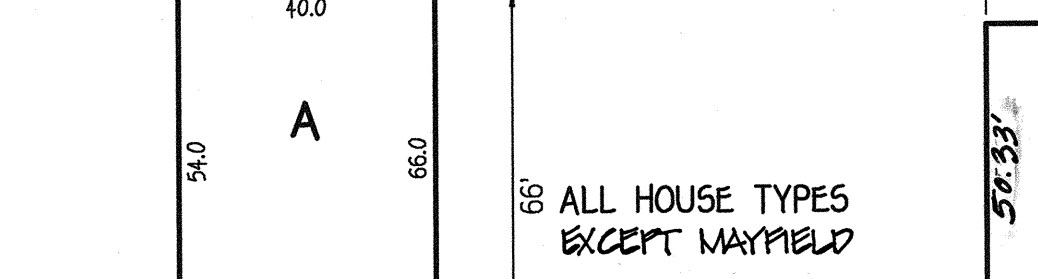
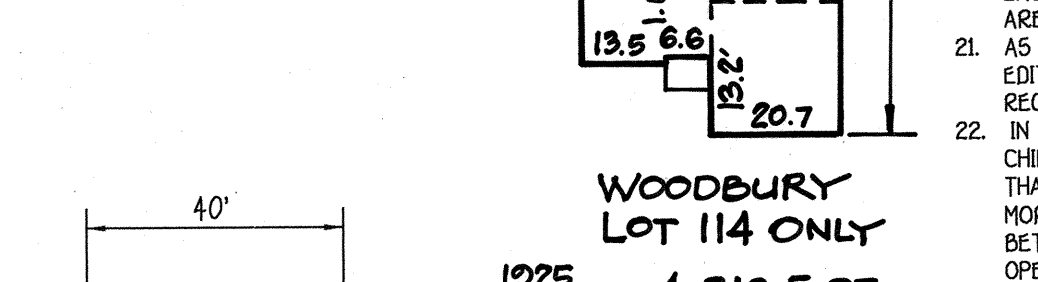
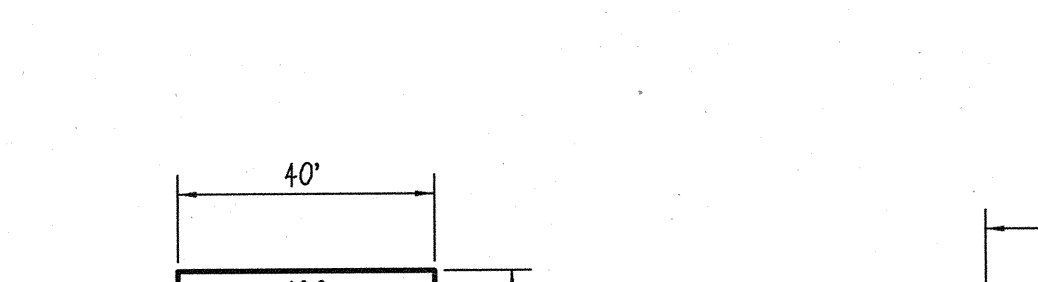
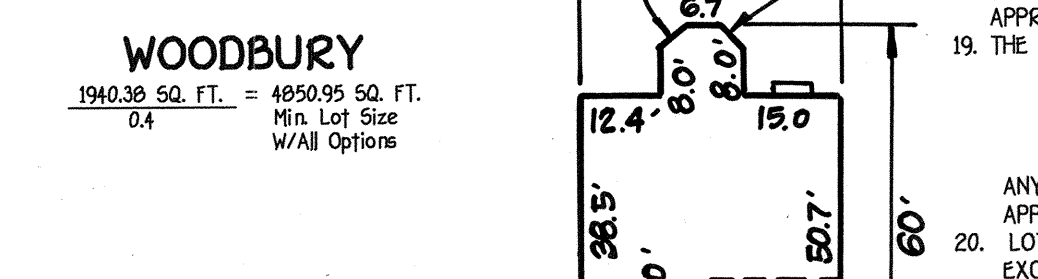
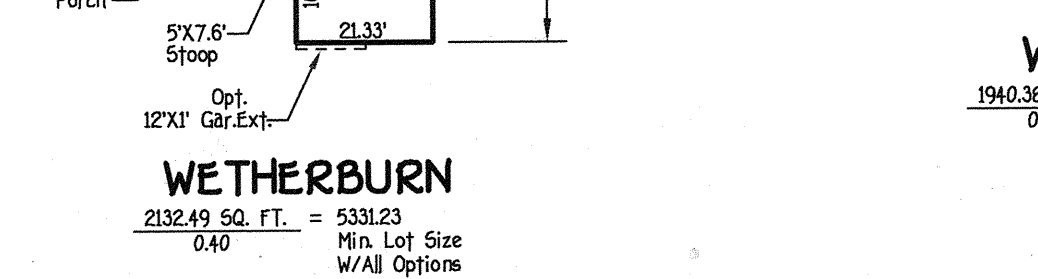
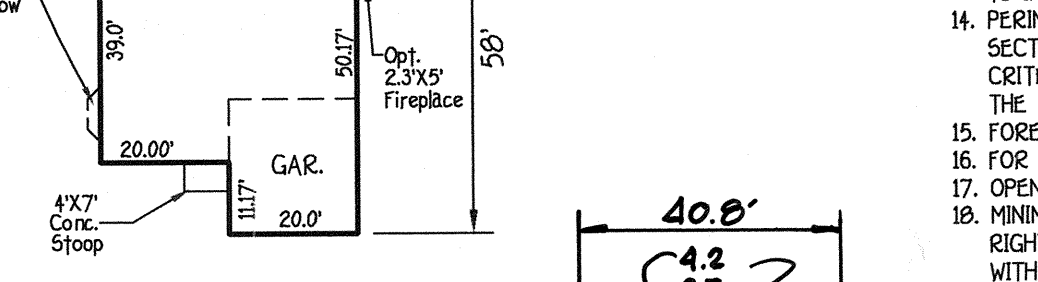
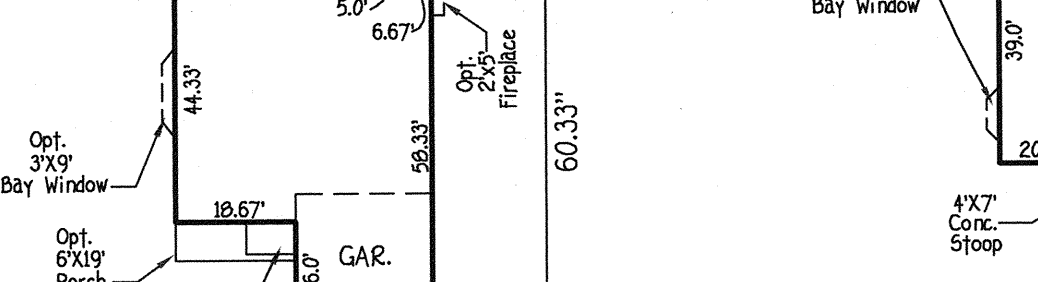
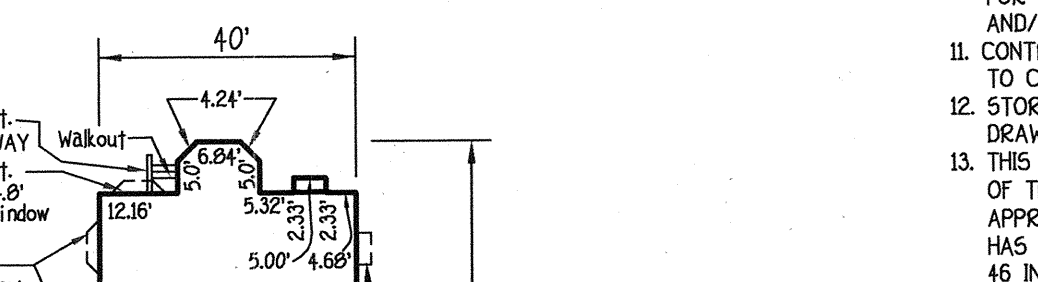
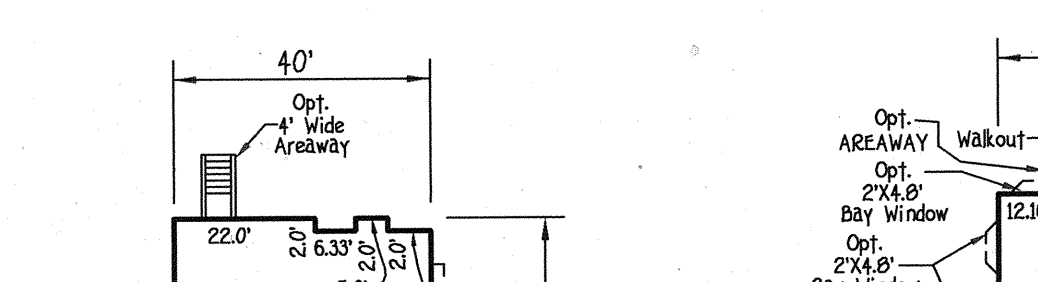
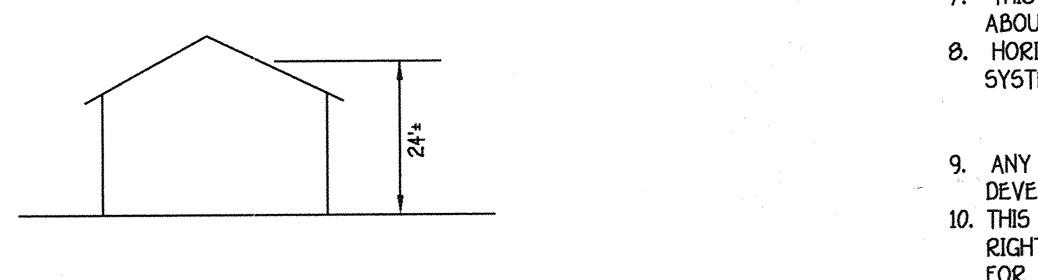
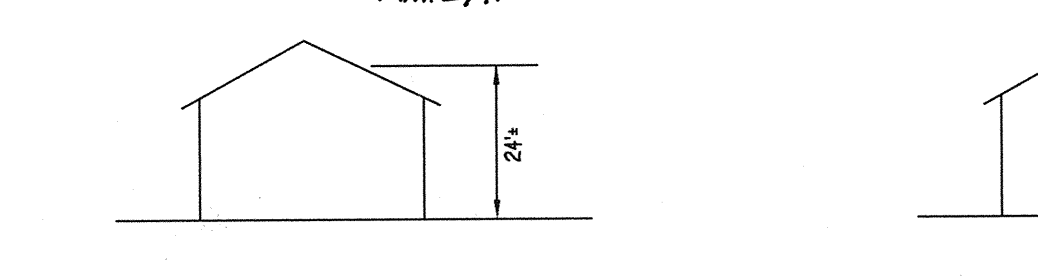
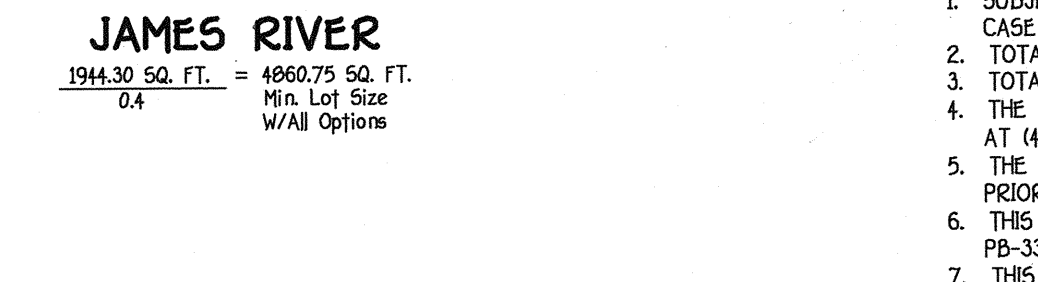
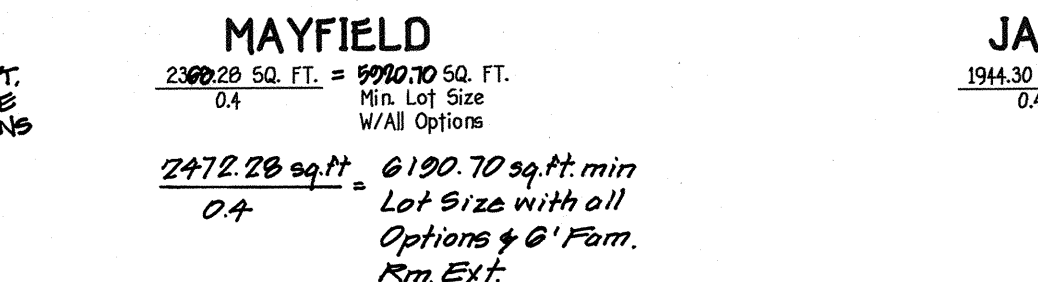
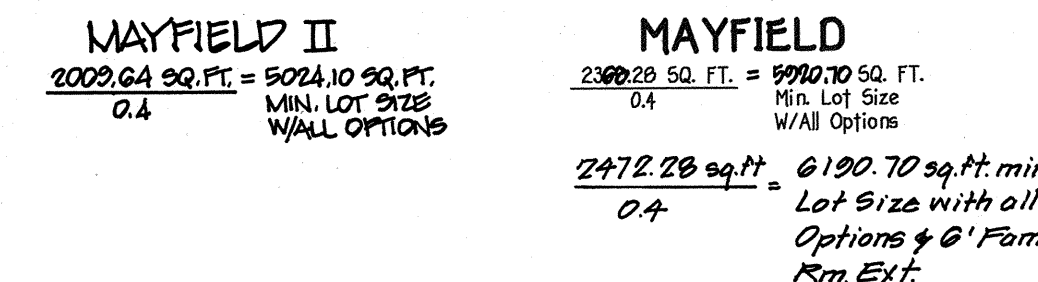
ROBERT CORBETT
DATE: 8/18/03



MODIFIED SCHEDULE C LANDSCAPE CHART

LOT NO.	LOT CLASSIFICATION	INTERNAL LANDSCAPING REQUIRED (# OF SHADE TREES)	TYPE B REQUIRED		SHADE TREE CREDIT *	REMAINING SHADE TREE OBLIGATION	TOTAL TREES REQUIRED	
			SHADE	EVERGREEN			SHADE	EVERGREEN
LOTS 57-61 & 116	NON-WOODED	5 TREES PER LOT	N/A	N/A	0	0	30	0
LOT 56 & 113-115	NON-WOODED	4 TREES PER LOT	N/A	N/A	0	0	16	0
TOTAL TREES							46	0

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



BENCH MARKS

T.P. 47E4 ELEV. 339.00
N. 535946148
E. 1355431224
LOC. NEAR I-95 BRIDGE ALONG GORMAN ROAD

T.P. 47G2 ELEV. 363.53
N. 532938964
E. 1351224095
LOC. NEAR MD. RTE 216 WEST NEAR EXIT RAMP TO I-95

GENERAL NOTES

- SUBJECT PROPERTY ZONED PEC-MXD-3 AS GRANTED BY THE ZONING BOARD ON 9/3/99 AS CASE NO. ZB9794
- TOTAL AREA OF SITE: 1782 ACRES
- TOTAL NUMBER OF LOTS SUBMITTED: 10 SFD
- THE CONTRACTOR OR DEVELOPER SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT 1401 315-1890 24 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: ZB-9794, WP 99-56, 5 99-12, PB-339, F-02-15, F-03-13, WAS CONT. "24-043-0.
- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE, 1999 BY DAFT MCCLUNE WALKER, INC.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS.
- HOWARD COUNTY MONUMENT 47E4 N 535946148 E 1355431224 HOWARD COUNTY MONUMENT 47G2 N 532938964 E 1351224095
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THIS PLAN IS FOR HOUSE SITING AND GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY ARE NOT USED FOR CONSTRUCTION.
- FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-03-13 AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 24-043-0.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- STORMWATER MANAGEMENT WILL BE PROVIDED AS APPROVED ON THE ROAD CONSTRUCTION DRAWINGS FILED UNDER F-03-13.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISION OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL AND DEVELOPMENT CRITERIA APPROVED BY THE PLANNING BOARD 7-1-99 PER CASE NO. PB-339 REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$13,800.00 FOR 45 INTERIOR LANDSCAPING TREES.
- PERIMETER LANDSCAPING AND STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AND DEVELOPMENT CRITERIA APPROVED BY THE PLANNING BOARD 7-1-99 PER CASE NO. PB-339 AS SHOWN ON THE APPROVED ROAD CONSTRUCTION DRAWINGS FILED UNDER F-03-13.
- FOREST CONSERVATION REQUIREMENTS HAVE BEEN ADDRESSED WITH F-03-13.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO HO. CODES MANUAL VOL. IV DETAILS R.6.03 & R.6.05.
- OPEN SPACE REQUIREMENTS FOR THESE LOTS HAVE BEEN PROVIDED UNDER F-03-13.
- MINIMUM BUILDING RESTRICTION SETBACKS FROM PROPERTY LINES AND PUBLIC ROAD RIGHTS-OF-WAY ARE TO BE IN ACCORDANCE WITH THE DEVELOPMENT CRITERIA APPROVED WITH THE COMPREHENSIVE SKETCH PLAN 5-99-12 AND THE DECISION AND ORDER FOR PB-339 APPROVED ON JULY 1, 1999.
- THE MINIMUM SETBACKS FOR STRUCTURES SHALL BE AS FOLLOWS:
FRONT SETBACK: 15' FROM THE RIGHT-OF-WAY TO THE HOUSE OR GARAGE.
SIDE SETBACK: 5' TO THE PROPERTY LINE WITH A MINIMUM OF 15' BETWEEN STRUCTURES.
REAR SETBACK: 10' FROM THE PROPERTY LINE TO AN OPEN DECK
20' FROM THE PROPERTY LINE TO THE HOUSE.
- ANY DEVIATION FROM THESE SETBACK REQUIREMENTS WILL REQUIRE SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.
- LOT COVERAGE BY BUILDINGS WITHIN SINGLE FAMILY DETACHED LAND USE AREAS SHALL NOT EXCEED 40%. NO LIMITATION IS IMPOSED UPON THE AREA USED FOR SIDEWALKS, PAVED PARKING AREAS, PATIOS, DECKS, LANDSCAPING AND SIMILAR MINOR STRUCTURES.
- AS A CONSEQUENCE OF THIS SUBMISSION ON JUNE 25, 2003, THIS SDP IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 50-2001.
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACKS. THE 15' MINIMUM DISTANCE BETWEEN STRUCTURES DOES NOT APPLY TO THOSE REFERENCED FEATURES NOR BETWEEN OPEN DECKS AND A DWELLING STRUCTURE OR ANOTHER DECK. AS AN ADVISORY, THE 15' DISTANCE DOES APPLY TO THE SECOND STORY OVERHANG.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12' (4" IF SERVING MORE THAN ONE RESIDENCE)
B) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/1/4" AND CHIP COATING 1/2" MIN) TURNING RADII.
C) GEOMETRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADII.
D) STRUCTURES - BRIDGES/CULVERTS CAPABLE OF SUPPORTING 25 GROSS TONS (25-TONS-LOADING)
E) DRAINAGE ELEMENTS CAPABLE OF SAFETY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE SUFFICIENT TO INSURE ALL WEATHER USE.

LEGEND

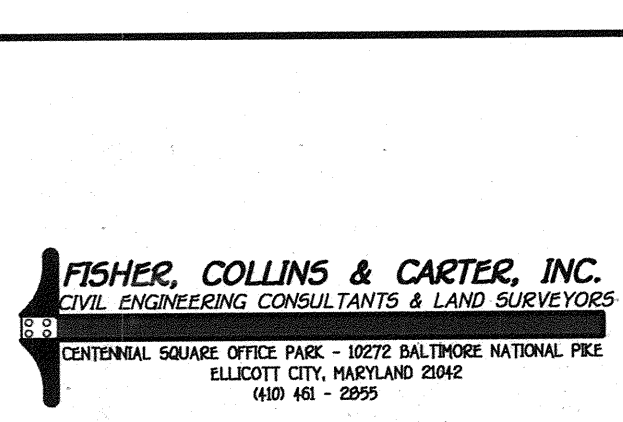
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
+	SPOT ELEVATION
---	PROPOSED WALKOUT
---	SILT FENCE
---	SUPER SILT FENCE
---	FOREST CONSERVATION EASEMENT
---	EROSION CONTROL MATTING
---	LIMIT OF DISTURBANCE
---	EXISTING STREET TREE TAKEN FROM F-03-13

ADDRESS CHART

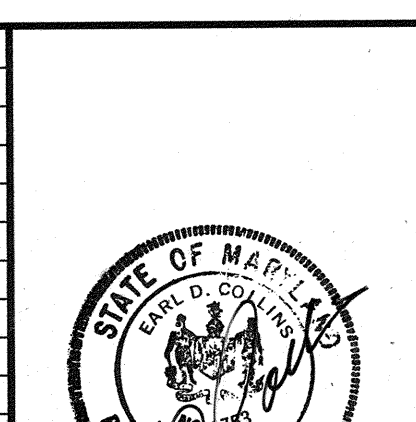
LOT NUMBER	STREET ADDRESS
56	8642 EASTERN MORNING RUN
57	8638 EASTERN MORNING RUN
58	8634 EASTERN MORNING RUN
59	8630 EASTERN MORNING RUN
60	8626 EASTERN MORNING RUN
61	8622 EASTERN MORNING RUN
62	8618 EASTERN MORNING RUN
63	8538 EASTERN MORNING RUN
114	8534 EASTERN MORNING RUN
115	8530 EASTERN MORNING RUN
116	8526 EASTERN MORNING RUN

INDEX CHART

SHEET	DESCRIPTION
SHEET 1	TITLE SHEET, HOUSE TYPES, TEMPLATES
SHEET 2	SITE DEVELOPMENT PLAN, LOTS 56-61 & 113-116
SHEET 3	SEDIMENT/EROSION CONTROL PLAN LOTS 56-61 & 113-116
SHEET 4	SEDIMENT/EROSION CONTROL NOTES & DETAILS



NO.	REVISION	DATE
4	Add Woodbury For Lot 114	10/22/03
3	Added 0' 10" F.R. Ext. to Mayfield Model; elim Mayfield Model from Beheria Box "A"	8/3/04
1	ADD MAYFIELD II & THE 0' F.R. FROM EXT. TO MAYFIELD	4/9/03



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

Signature of Engineer: Earl D. Collins
Date: 8-18-03

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

Signature of Developer: Robert Corbett
Date: 8/18/03

Reviewed for HOWARD SCD and meets Technical Requirements.
Signature: Jim Meyer
Date: 8/27/03

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
Signature: Jim Meyer
Date: 8/27/03

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

BUILDER/DEVELOPER
WILLIAMSBURG GROUP, LLC
2485 HARRIS FARM ROAD
COLUMBIA, MARYLAND 21044
410-997-8800

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Signature: Candy Khamath
Date: 9/4/03

Chief, Division of Land Development
Signature: [Signature]
Date: 9/2/03

Chief, Engineering Division
Signature: [Signature]
Date: 9/5/03

Director - Department of Planning and Zoning
Signature: [Signature]

PROJECT: EMERSON
SECTION: SECTION 2 PHASE 4
LOTS NO.: 56-61 & 113-116

PLAT: 16077 & 16078
BLOCK NO.: 8
ZONE: PEC-MXD-3
TAX/ZONE: 47
ELEC. DIST.: 6
CENSUS TR.: 6068.02

WATER CODE: E-15
SEWER CODE: 7640000

TITLE SHEET
SINGLE FAMILY DETACHED
EMERSON
SECTION 2 PHASE 4
LOTS 56-61 & 113-116

TAX MAP NO: 47 PARCEL NO: 3, 462 & 837 GRID NO: 8
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: JUNE, 2003
SHEET 1 OF 4

