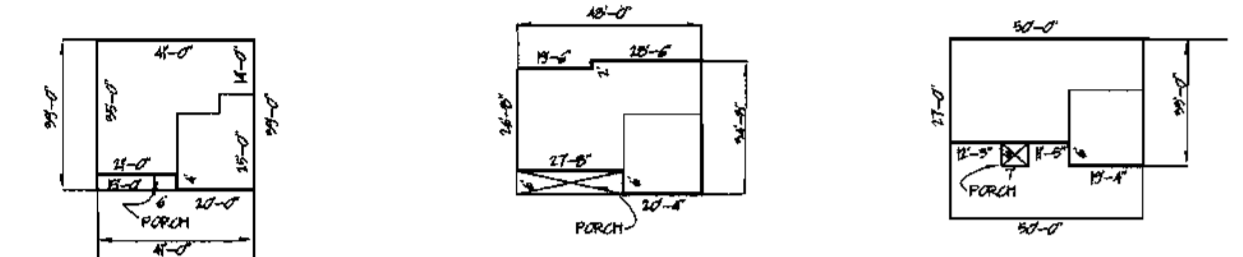
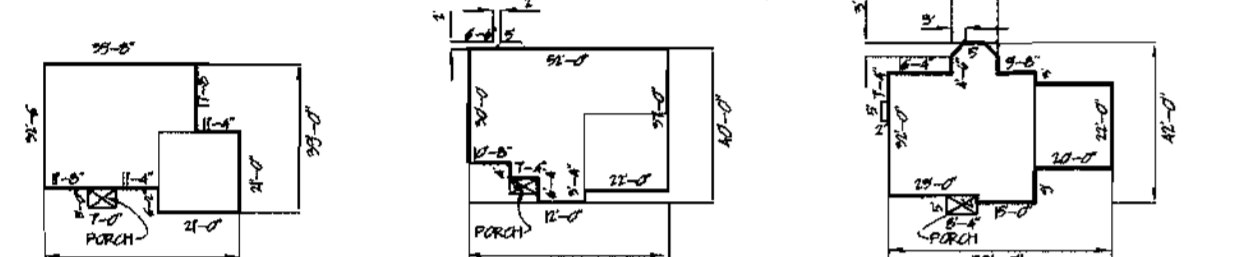


THE ALEXANDRIA MARIE (LOTS 3, 5, 8, 4)



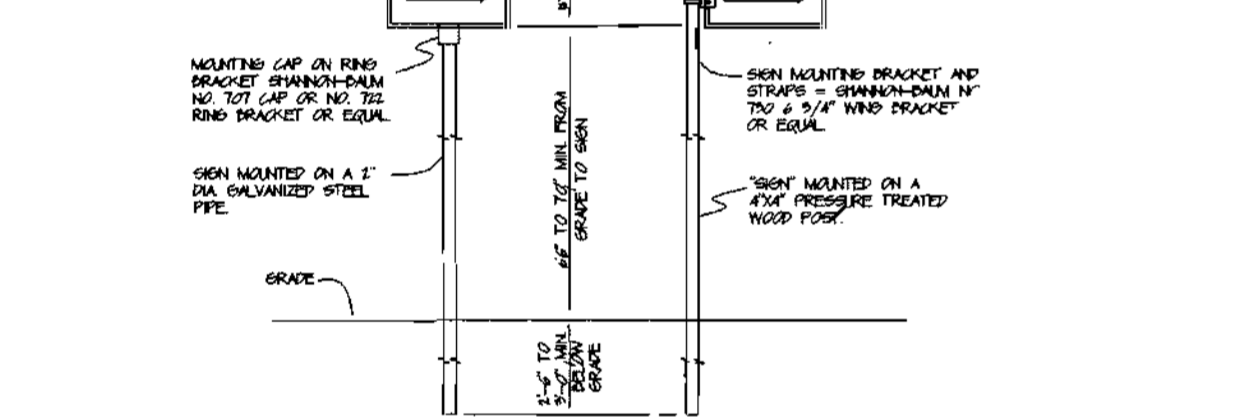
THE GABRIELLE DIANE (LOTS 8, 5)



THE ALLISON MARIE (LOTS 2, 3, 5, 6, 7)

THE CHRISTOPHER JACK (LOTS 2, 4, 5, 7, 8)

THE HANNA PALLINE (LOTS 1, 2, 4, 5, 7, 8)



THE AARON TYLER (LOTS 3, 5, 8)

THE ELIZABETH ANN (LOTS 5, 5)

THE LAUREN MARIE (LOTS 4)

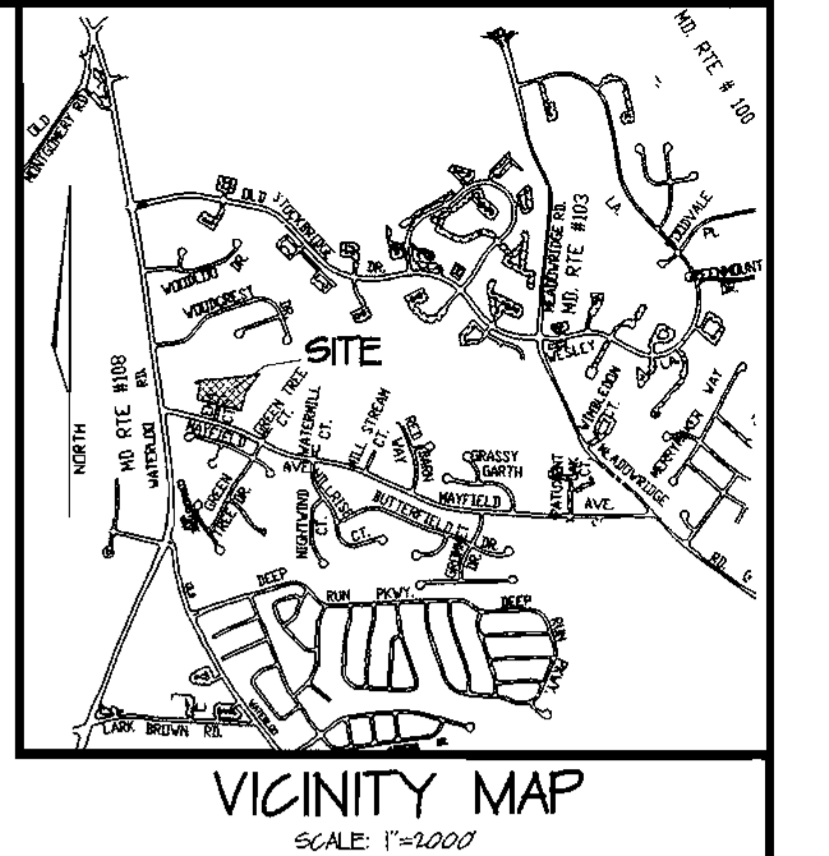
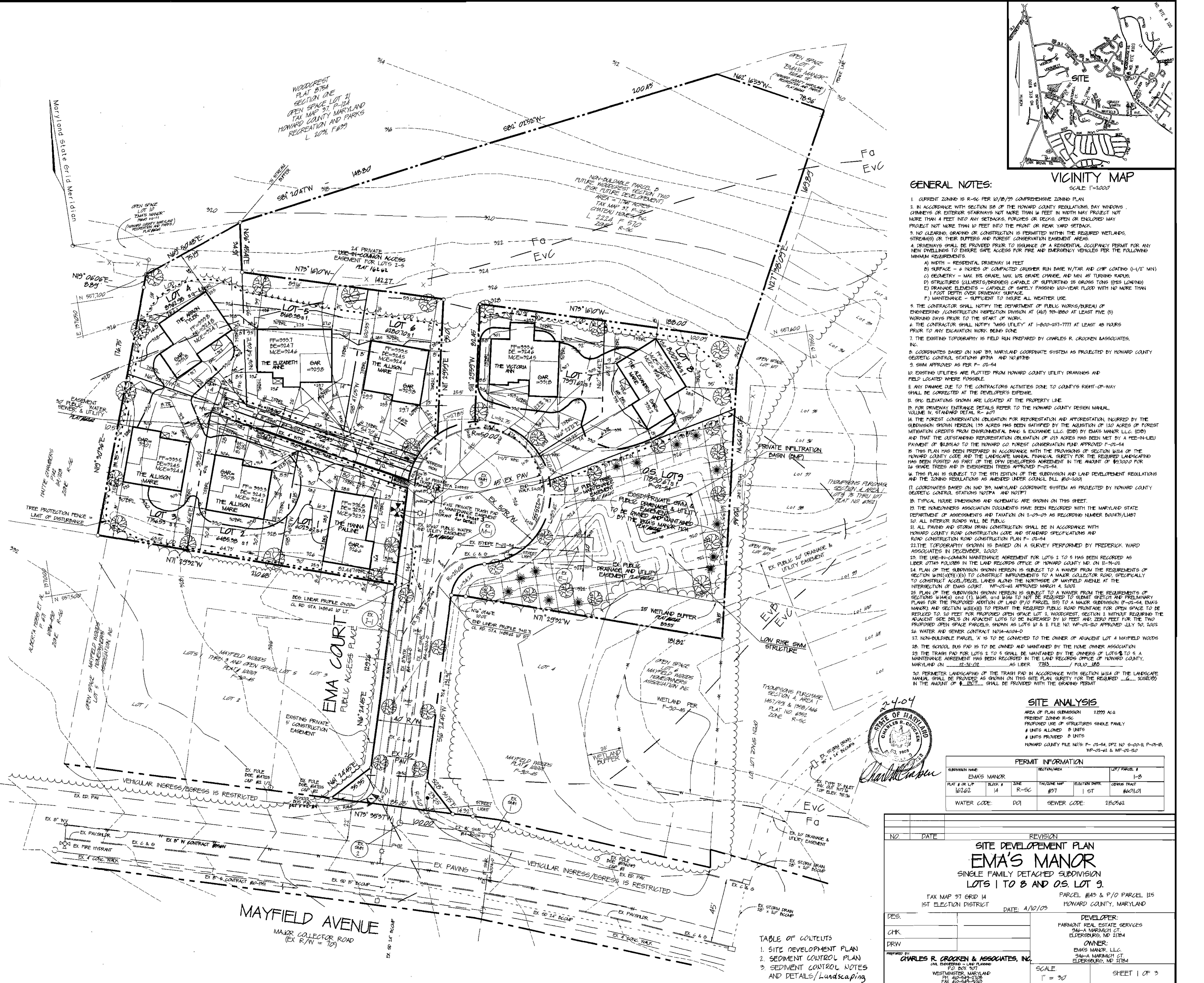
PROPOSED HOUSE MODELS SCALE 1" = 50'

SIGN OPTION NUMBER 1 AND NUMBER 2

SIGN DESIGN AND INSTALLATION DETAIL NO SCALE

LOT #	STREET ADDRESS
1	6315 EMA COURT
2	6319 "
3	6323 "
4	6327 "
5	6331 "
6	6335 "
7	6339 "
8	6343 EMA COURT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 DATE: 3/1/04  
 CHECKED: DATE: 7/2/14  
 DATE: 3/15/14



VICINITY MAP SCALE 1" = 2000'

- GENERAL NOTES:**
- CURRENT ZONING IS R-5C PER 10/10/99 COMPREHENSIVE ZONING PLAN.
  - IN ACCORDANCE WITH SECTION 18.0 OF THE HOWARD COUNTY REGULATIONS, DAY WINDOWS, CORNERS 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 SETBACK.
  - NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
  - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A RESIDENTIAL OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES FOR THE FOLLOWING MINIMUM REQUIREMENTS:
    - A) WIDTH - RESIDENTIAL DRIVEWAY 14 FEET
    - B) SURFACE - 4 INCHES OF COMPACTED CRUSHER RUN BASE WITH 4" OF COATING (3/4" MIN) GEOMETRY - 10% SIDE GRADE WITH 10% GRADE CHANGE, AND MIN 45' TURNING RADIUS
    - C) STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (125 TONS LOADING)
    - D) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
    - E) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
  - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING / CONSTRUCTION INSPECTION DIVISION AT (410) 318-2800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
  - THE CONTRACTOR SHALL NOTIFY "MMS UTILITY" AT (800) 457-7771 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
  - THE EXISTING TOPOGRAPHY IS FIELD RUN PREPARED BY CHARLES R. CROCKEN ASSOCIATES, INC.
  - COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS #9794 AND #9897B.
  - EXISTING UTILITIES ARE PLOTTED FROM HOWARD COUNTY UTILITY DRAWINGS AND FIELD LOCATED WHERE POSSIBLE.
  - IF ANY DAMAGE DUE TO THE CONTRACTOR'S ACTIVITIES DONE TO COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
  - SPV ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE.
  - FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-407.
  - THE FOREST CONSERVATION REGULATION FOR REFORESTATION AND ATTORRESTATEMENT INCURRED BY THE SUBDIVISION SHOWN HEREON, 133 ACRES HAS BEEN SATISFIED BY THE ACQUISITION OF 132 ACRES OF FOREST MITIGATION CREDITS FROM ENVIRONMENTAL BANK & EXCHANGE LLC (EBE) BY EMAS MANOR LLC (EMAS) AND THAT THE OBTAINING REFORESTATION CREDITATION OF 219 ACRES HAS BEEN MET BY A TREE-IN-LIEU PAYMENT OF \$82840 TO THE HOWARD CO FOREST CONSERVATION FUND APPROVED 7-21-04.
  - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 18.0 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE CIVIL DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$10,000 FOR 26 SHADE TREES AND 19 EVERGREEN TREES APPROVED 7-21-04.
  - THIS PLAN IS SUBJECT TO THE 6TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL #20-2007.
  - COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS #9794 AND #9897B.
  - TYPICAL HOUSE DIMENSIONS AND SCHEMATIC ARE SHOWN ON THIS SHEET.
  - THE HOMEOWNERS ASSOCIATION DOCUMENTS HAVE BEEN RECORDED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 2-03-05 AS RECORDING NUMBER DC0045/LAB7.
  - ALL INTERIOR ROADS WILL BE PUBLIC.
  - ALL PAVEMENT AND STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH HOWARD COUNTY ROAD CONSTRUCTION CODE AND STANDARD SPECIFICATIONS AND ROAD CONSTRUCTION PLAN P-02-04.
  - THE TOPOGRAPHY SHOWN IS BASED ON A SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES IN DECEMBER, 2002.
  - THE USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 2 TO 5 HAS BEEN RECORDED AS LIDER 07145 PLOTTED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY MD ON 12-31-02.
  - PLAN OF THE SUBDIVISION SHOWN HEREON IS SUBJECT TO A WAIVER FROM THE REQUIREMENTS OF SECTION 18.0(A)(1) TO CONSTRUCT IMPROVEMENTS TO A MAJOR COLLECTOR ROAD SPECIFICALLY TO CONSTRUCT ACCEL/DECEL LANES ALONG THE NORTHSIDE OF MAYFIELD AVENUE AT THE INTERSECTION OF EMAS COURT, WP-02-02 APPROVED MARCH 4, 2002.
  - PLAN OF THE SUBDIVISION SHOWN HEREON IS SUBJECT TO A WAIVER FROM THE REQUIREMENTS OF SECTIONS 18.0(A)(1) AND 18.0(A)(2) TO PERMIT THE REQUIRED PUBLIC ROAD FRONTAGE FOR OPEN SPACE TO BE REDUCED TO 30 FEET FOR PROPOSED OPEN SPACE LOT 3 W/O/C/REQUIREMENTS WITHOUT REQUIRING THE ADJACENT SIDE DRILLS ON ADJACENT LOTS TO BE INCREASED BY 10 FEET AND ZERO FEET FOR THE TWO PROPOSED OPEN SPACE PARCELS, SHOWN AS LOTS 1 & 8. FILE NO. WP-02-02 APPROVED JULY 30, 2002.
  - WATER AND SEWER CONTRACT NO. H-02-00-000.
  - NON-BUILDABLE PARCEL 'A' IS TO BE CONVEYED TO THE OWNER OF ADJACENT LOT 4 MAYFIELD WOODS ASSOCIATES IN DECEMBER, 2002.
  - THE SCHOOL BUS PAD IS TO BE OWNED AND MAINTAINED BY THE HOME OWNER ASSOCIATION.
  - THE TRASH PAD FOR LOTS 2 TO 5 SHALL BE MAINTAINED BY THE OWNERS OF LOTS 2 TO 5 A MAINTENANCE AGREEMENT HAS BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND ON 12-31-02 AS LIDER 07145 PLOTTED.
  - 30 PERMETER LANDSCAPING OF THE TRASH PAD IS TO BE PROVIDED IN ACCORDANCE WITH SECTION 18.0(A) OF THE LANDSCAPE MANUAL. SHALL BE PROVIDED AS SHOWN ON THIS SITE PLAN SURETY FOR THE REQUIRED LANDSCAPING IN THE AMOUNT OF \$10,000. SHALL BE PROVIDED WITH THE GRADING PERMIT.

**SITE ANALYSIS**  
 AREA OF PLAN SUBMISSION: 1399 ACRES  
 PRESENT ZONING: R-5C  
 PROPOSED USE OF STRUCTURES: SINGLE FAMILY  
 # UNITS ALLOWED: 8 UNITS  
 # UNITS PROVIDED: 8 UNITS  
 HOWARD COUNTY FILE NO'S: P-02-04, DPZ NO 5-02-11, P-02-05, WP-02-02 & WP-02-02

**PERMIT INFORMATION**

APPLICATION NAME: EMAS MANOR	SECTION/AREA: 1-B
PLAN # OR LOT #: 16262	BLK #: 14
ZONE: R-5C	1/2" ZONE MAP: #97
ELECTION YEAR: 1 ST	CONTRACT #:
WATER CODE: D01	SEWER CODE: 2160621

NO.	DATE	REVISION

**SITE DEVELOPMENT PLAN**  
**EMA'S MANOR**  
 SINGLE FAMILY DETACHED SUBDIVISION  
 LOTS 1 TO 8 AND 0.5 LOT 9.

TAX MAP 37 GRID 14  
 1ST ELECTION DISTRICT

DATE: 4/10/03

PARCEL #149 & P/O PARCEL 125  
 HOWARD COUNTY, MARYLAND

DESIGNER: CHARLES R. CROCKEN & ASSOCIATES, INC.  
 100 BOX 307  
 WESTMINSTER, MARYLAND  
 410-543-2328

DEVELOPER: FARMONT REAL ESTATE SERVICES  
 246 MARLBOROUGH CT  
 ELDERSBURG, MD 21784

OWNER: EMAS MANOR, LLC  
 246 MARLBOROUGH CT  
 ELDERSBURG, MD 21784

SCALE: 1" = 30'

SHEET 1 OF 3

50P-04-00

**TABLE OF CONTENTS**

- SITE DEVELOPMENT PLAN
- SEDIMENT CONTROL PLAN
- SEDIMENT CONTROL NOTES AND DETAILS/LANDSCAPING



These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements for the Soil and Sediment Control.

NRCS DATE

These plans for Soil and Sediment Control meet the requirements of the Howard County Soil Conservation District

Howard Soil Conservation District DATE

**DEVELOPER'S/BUILDER'S CERTIFICATE**

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION OF THE 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 COUNTY CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENT AS ARE NECESSARY."

*Ray Rachuda* 2-9-04 DATE  
RAY RACHUDA DEVELOPER

**ENGINEER'S CERTIFICATION**

"I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY KNOWLEDGE OF THE SITE CONDITIONS THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT"

*Charles R. Crocken* 2-4-04 DATE  
CHARLES R. CROCKEN, PE REG. NO. 7502

APPROVED, HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Michael J. ...* 2/3/04 DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK

*Condy Hamilton* 2/14/04 DATE  
CHIEF, DIVISION OF LAND DEVELOPMENT

*James de ...* 2/15/04 DATE  
DIRECTOR

**SEDIMENT CONTROL PLAN**  
**EMA'S MANOR**  
SINGLE FAMILY DETACHED SUBDIVISION  
LOTS 1 TO 9 AND 055 LOT 3

TAX MAP 97 GRID W 1ST ELECTION DISTRICT DATE: 4/10/09 PARCEL #145 & P/10 PARCEL 125 HOWARD COUNTY, MARYLAND

DEVELOPER: FARMPORT REAL ESTATE SERVICES 246-A WARMING CT. ELDERSBURG, MD 21784

OWNER: EMA'S MANOR, LLC 246-A WARMING CT. ELDERSBURG, MD 21784

Prepared by: CHARLES R. CROCKEN AND ASSOCIATES, INC. Civil Engineering - Land Planning PO Box 307 Westminster, MD 21157 Tel: (410) 543-2728 Fax: (410) 543-3089

TAX MAP 97 PARCEL #145 & P/10 PROJECT NO. DESIGNED BY: C.H.C. DATE: JUNE 2009 CHN. C.R.C. SCALE: 1" = 30' DRAWING NO. 2 OF 3

*Charles R. Crocken* PROFESSIONAL ENGINEER NO. 7283

**PERMANENT SEEDING NOTES**

Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed. Seeded Preparation: Loosen upper 3 inches of soil by raking, discing, or other suitable means before seeding, unless otherwise loosened.

Soil Amendments: In lieu of soil test recommendations, use the following schedules:

1) Preferred - apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (25 lbs/1000 sq ft) before seeding. Harrow or disc into upper 3 inches of soil. At time of seeding, apply 400 lbs. per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq ft).

2) Acceptable - apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (25 lbs/1000 sq ft) before seeding. Harrow or disc into upper 3 inches of soil one of the following schedules.

Seeding - For the periods March 1 through April 30, and Aug. 1 through Oct. 15, seed with 40 lbs/acre (14 lbs/1000 sq ft) of Kentucky 31 tall fescue. For the period May 1 through July 31, seed with 40 lbs/acre of Kentucky 31 tall fescue and 2 lbs per acre (6 lbs/1000 sq ft) of weeping lovegrass. For the period Oct. 15 through Feb. 28, protect by Option (1) 2 tons/acre of well-anchored straw mulch and seed as soon as possible in the spring. Option (2) use sod. Option (3) seed with 40 lbs/acre of Kentucky 31 tall fescue and mulch with 2 tons/acre of well-anchored straw.

Mulching - Apply 1/2 to 2 tons/acre (70 to 300 lbs/100 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 200 gallons/acre (50 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 3 feet or higher use 340 gallons/acre (85 gallons/1000 sq ft) for anchoring.

Maintenance - Inspect all seeded areas and make needed repairs, replacements, and reseedings. For the period Nov. 16 through Feb. 28, protect site by applying 2 tons/acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

**TEMPORARY SEEDING NOTES**

Apply to graded or cleared areas likely to be re-disturbed where a short-term vegetative cover is needed.

Seeded Preparation: Loosen upper three inches of soil by raking, discing, or other acceptable means before seeding, unless previously loosened.

Soil Amendments: Apply 400 lbs/acre 10-10-10 fertilizer (14 lbs/1000 sq ft).

Seeding: For periods March 1 through April 30 and August 15 through Nov. 15, seed with 2 1/2 bushels/acre (92 lbs/1000 sq ft) of annual rye. For the period May 1 through Nov. 14, seed with 3 lbs/acre (27 lbs/1000 sq ft) of weeping lovegrass.

Mulching: Apply 1/2 to 2 tons/acre (70 to 300 lbs/100 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 200 gallons/acre (50 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 3 feet or higher use 340 gallons/acre (85 gallons/1000 sq ft) for anchoring. Refer to 1999 Maryland Standards for Soil Erosion and Sediment Control for rates and methods not covered.

**TOPSOL SPECIFICATIONS**  
I. TOPSOL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY THE DEPTH OF TOPSOL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-NRCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.

II. TOPSOL SPECIFICATIONS - SOIL TO BE USED AS TOPSOL MUST MEET THE FOLLOWING:

i. TOPSOL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SANDY CLAY LOAM, LOAMY SAND, OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOL SHALL NOT BE A Mixture OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CRACKS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1/2" IN DIAMETER.

ii. TOPSOL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS PERILLA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.

iii. WHERE THE SUBSOIL IS EITHER HEAVILY ACIDIC OR COMPOSED OF HEAVY CLAYS, GRAVEL LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (1000-1600 POUNDS PER 1000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOL. LINE SHALL BE DISTURBED UNIFORMLY OVER DESIGNATED AREAS AND INCORPORATED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS.

**STANDARD SEDIMENT CONTROL NOTES**

1) A minimum of 48 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction (410-318-1855).

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 1989 Maryland Standards and Specifications for Soil Erosion and Control.

3) Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3%, 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 perimeters in accordance with Vol. 1, Chap 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 1989 Maryland Standards and Specifications for soil erosion and sediment control for permanent seedings (Sec. 51), sod (Sec. 54), temporary seeding (Sec. 52), and mulching (Sec. 53). 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 - 21999 acres  
Area disturbed - 15 acres  
Area to be roofed or paved - 0.49 acres  
Area to be vegetatively stabilized - 1.07 acres  
Total cut - 430 cu. yds.  
Total fill - 430 cu. yds. {SINGLE FAMILY LOT  
Onsite waste/borrow area location - n/a

8) Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.

9) Additional sediment controls must be provided if deemed necessary by the Howard County DPW Sediment Control Inspector.

10) On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.

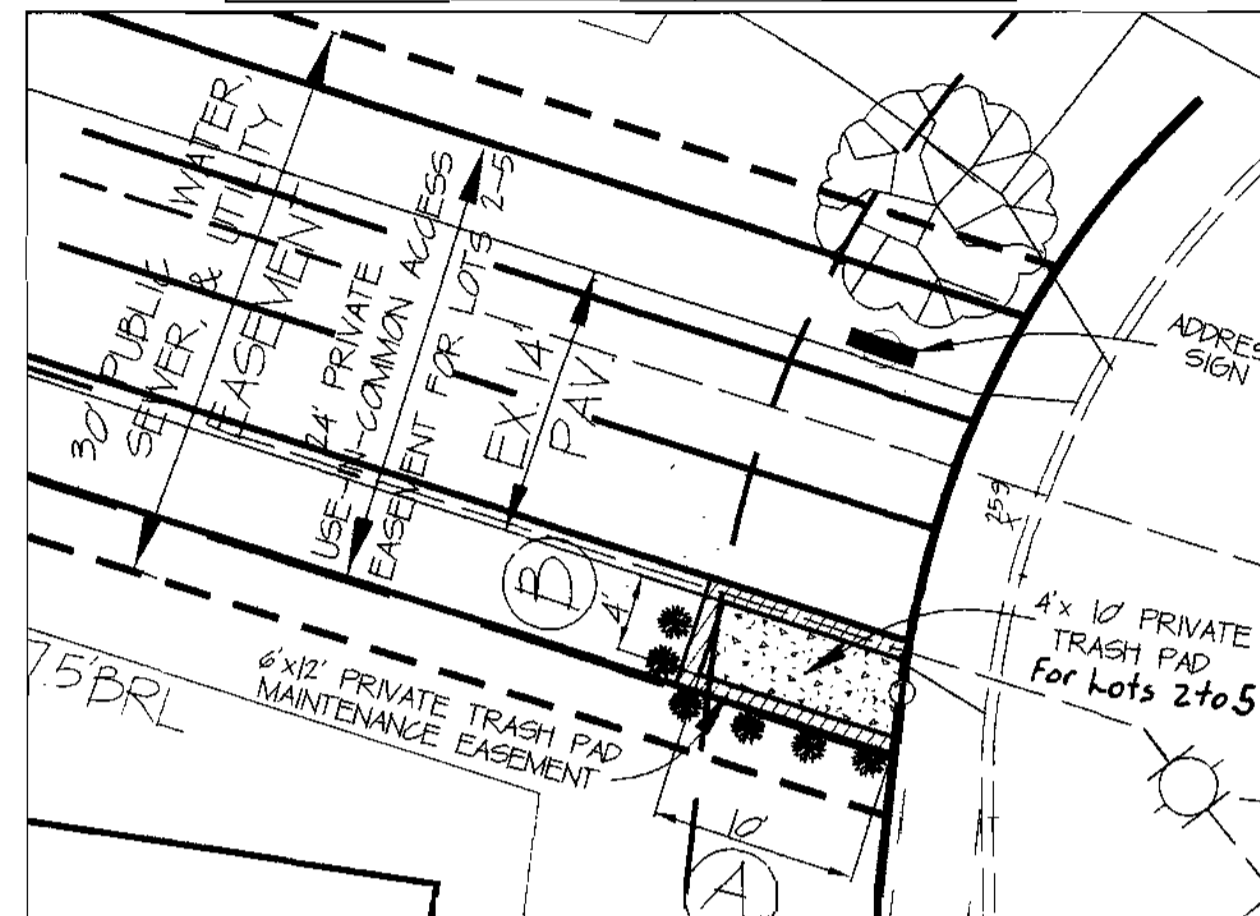
SCHEDULE A PERIMETER LANDSCAPE EDGE FOR TRASH PAD		TRASH PAD SCREENING	
CATEGORY		A	B
Perimeter/Prong Designation			
Linear Feet of Roadway		10	4
Frontage/Perimeter		10	4
Number of Plants Required		4	2
EMERGENCY SCRUBS (1:3) (2 TO 4 IN HOBT)			
Credit for Existing Vegetation		N/A	N/A
Shade Trees			
Evergreen Trees			
LPOT 20' LANDSCAPE EDGE		N/A	N/A
Number of Plants Provided		4	2
Shrubs (2:1 Substitution)			

**LANDSCAPE NOTE:**  
THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING PLANT MATERIALS, PERIMS, 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. OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION AND WHEN NECESSARY, REPAIRED OR REPLACED.

**DEVELOPER'S/BUILDER'S CERTIFICATE**

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, REGIONAL MAP OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF NOTICE ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

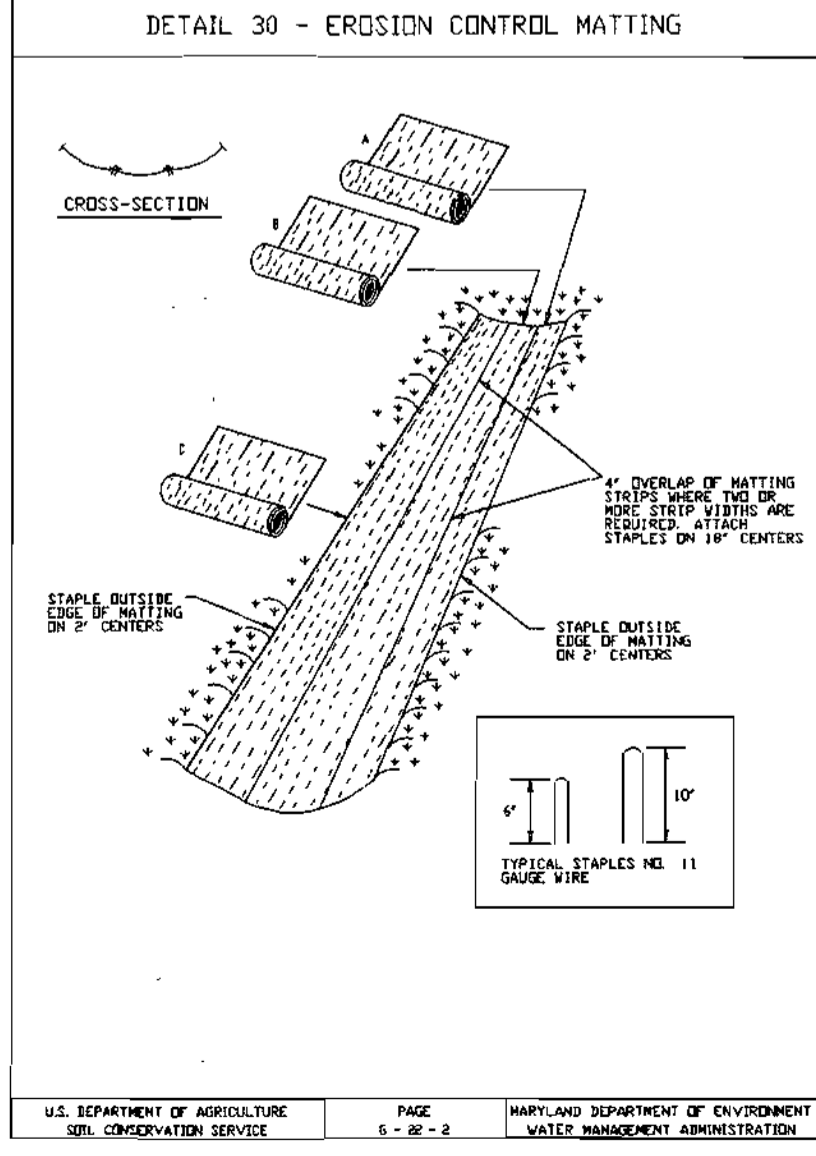
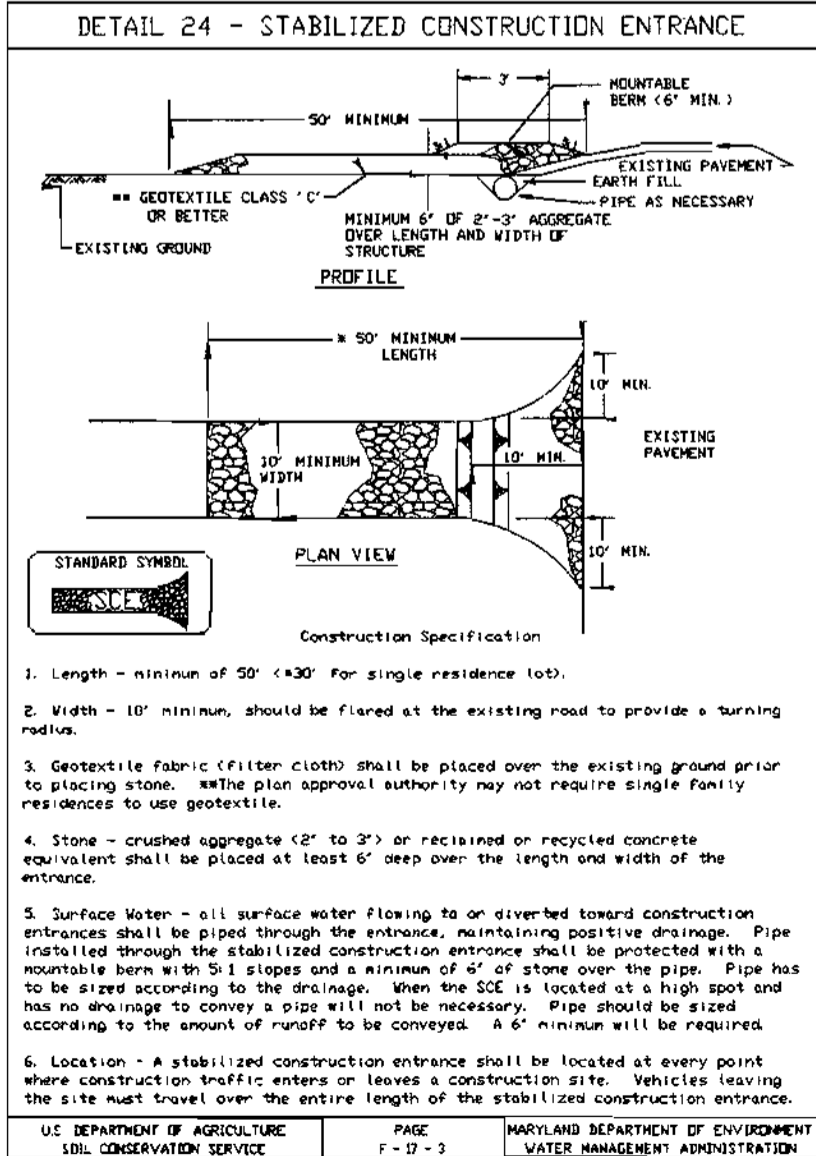
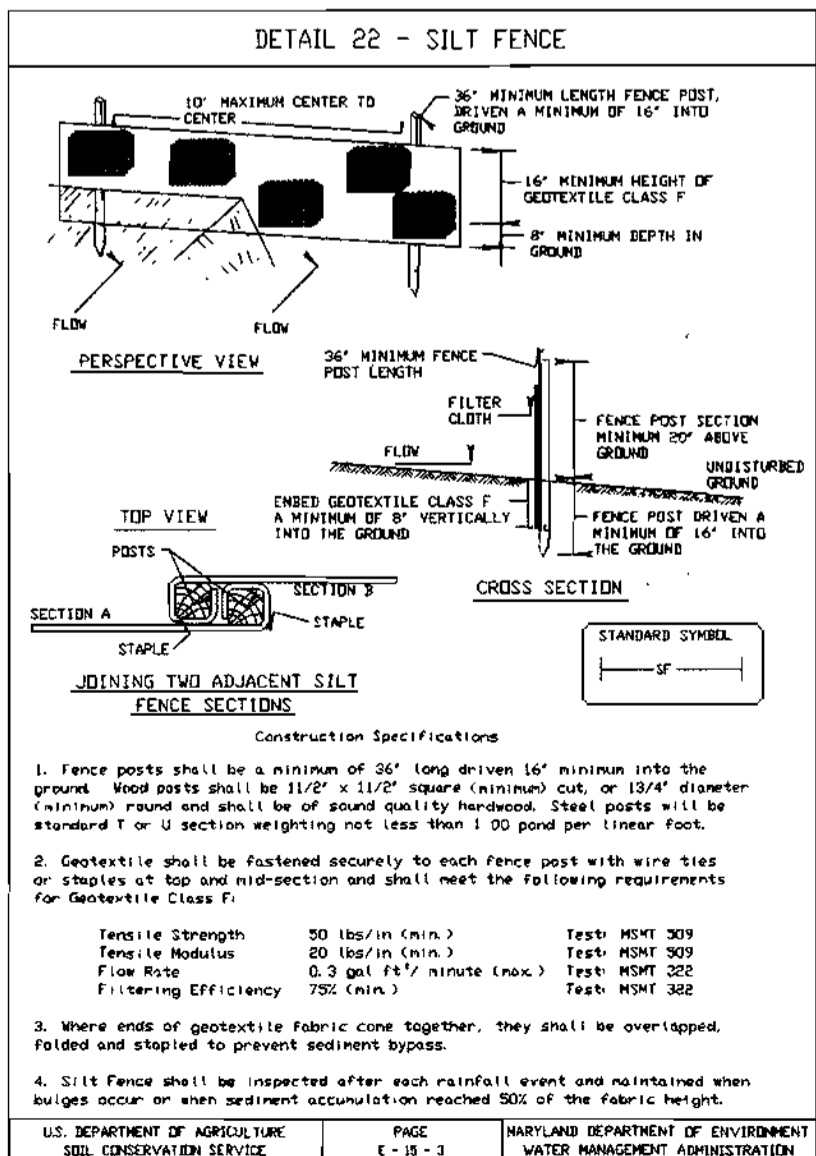
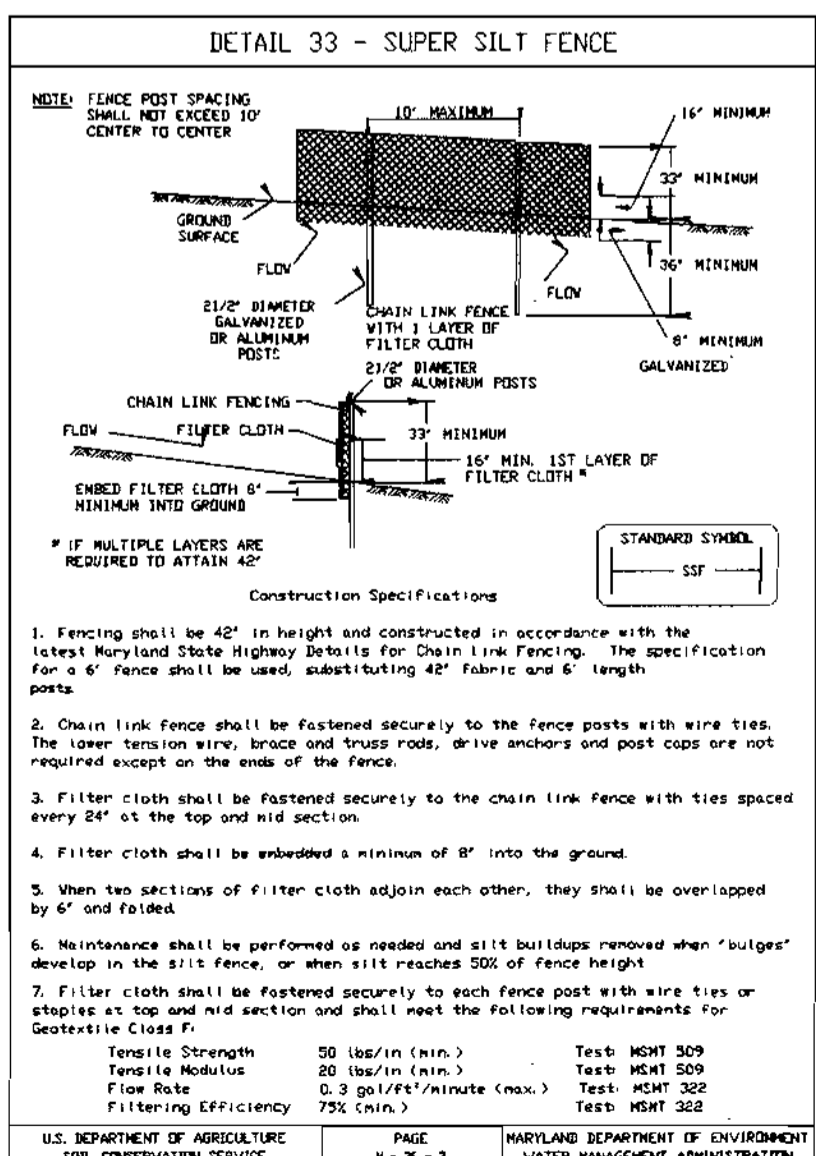
*Ray Rachuba* 2-9-04  
RAY RACHUBA  
DEVELOPER DATE



TRASH PAD SCREENING DETAIL  
SCALE 1"=10'

THIS LIST INCLUDES LANDSCAPE MATERIAL FOR PERIMETER LANDSCAPE EDGE

PLANT LIST				
SYMBOL	QUANTITY	BOTANICAL/Common NAME	SIZE	REMARKS
	4	Leucaena leucostachya/PERFORMING YEW	5' - 4 HT.	9 02



- REQUIRED SEQUENCE OF CONSTRUCTION - (SINGLE FAMILY LOTS)**
- OBTAIN GRADING PERMIT - (3 DAYS)
  - CLEAR AND GRUB FOR INSTALLATION OF TEMPORARY SEDIMENT CONTROL MEASURES, SILT FENCE AND STONE CONSTRUCTION ENTRANCE - (3 DAYS)
  - INSTALL TEMPORARY SEDIMENT CONTROL MEASURES - (1 DAYS)
  - UPON APPROVAL OF SEDIMENT CONTROL INSPECTOR CLEAR AND GRUB - (1 DAYS) SITE FOR CONSTRUCTION OF DWELLING, DRIVEWAY AND SIDEWALKS
  - GRADE SITE AND CONSTRUCT DWELLINGS, DRIVEWAYS AND SIDEWALKS - (2 WEEKS) PER THE PLAN
  - STABILIZE ALL DISTURBED AREAS WITH SEED AND MULCH PER SCS - (2 DAYS) STANDARD NOTES.
  - UPON APPROVAL OF THE SEDIMENT CONTROL INSPECTOR REMOVE ALL - (1 DAYS) TEMPORARY SEDIMENT CONTROL MEASURES AND STABILIZE ALL DISTURBED AREAS AS PER PERMANENT SEEDING NOTES.

These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements for the Soil and Sediment Control.

*John Ayers, Jr.* 2/1/04  
DATE

These plans for Soil and Sediment Control meet the requirements of the Howard County Soil Conservation District.

*John Ayers, Jr.* 2/1/04  
DATE  
Howard Soil Conservation District

**DEVELOPER'S/BUILDER'S CERTIFICATE**

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION OF THE 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 COUNTY CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENT AS ARE NECESSARY.

*Ray Rachuba* 2-9-04  
RAY RACHUBA  
DEVELOPER DATE

**ENGINEER'S CERTIFICATION**

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

*Charles R. Crocken* 2-4-04  
CHARLES R. CROCKEN, PE  
REG. NO. 75622 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Charles Hamilton* 2/12/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

*Cindy Hamilton* 2/12/04  
CHIEF, DIVISION OF LAND DEVELOPMENT 98 DATE

*Derek J. Wynn* 2/15/04  
DIRECTOR DATE

DEVELOPER: FARMONT REAL ESTATE SERVICES, 246-A MARINCH CT, ELDERSBURG, MD 21784

OWNER: ENMA'S MANOR, LLC, 246-A MARINCH CT, ELDERSBURG, MD 21784

TAX MAP 97 GRID 14, 1ST ELECTION DISTRICT, PARCEL #43 & P/O PARCEL 159, HOWARD COUNTY, MARYLAND

DATE: 4/10/05

Prepared by: CHARLES R. CROCKEN AND ASSOCIATES, INC., Civil Engineering - Land Planning, PO Box 3071, Westminster, MD 21157, Tel: (410) 540-2108, Fax: (410) 540-2065

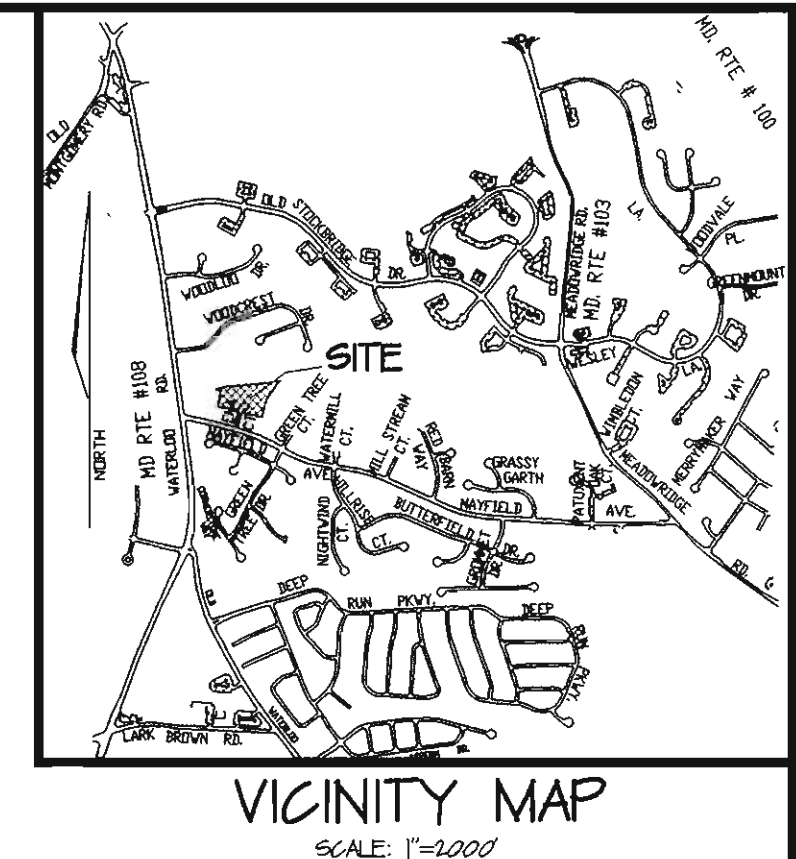
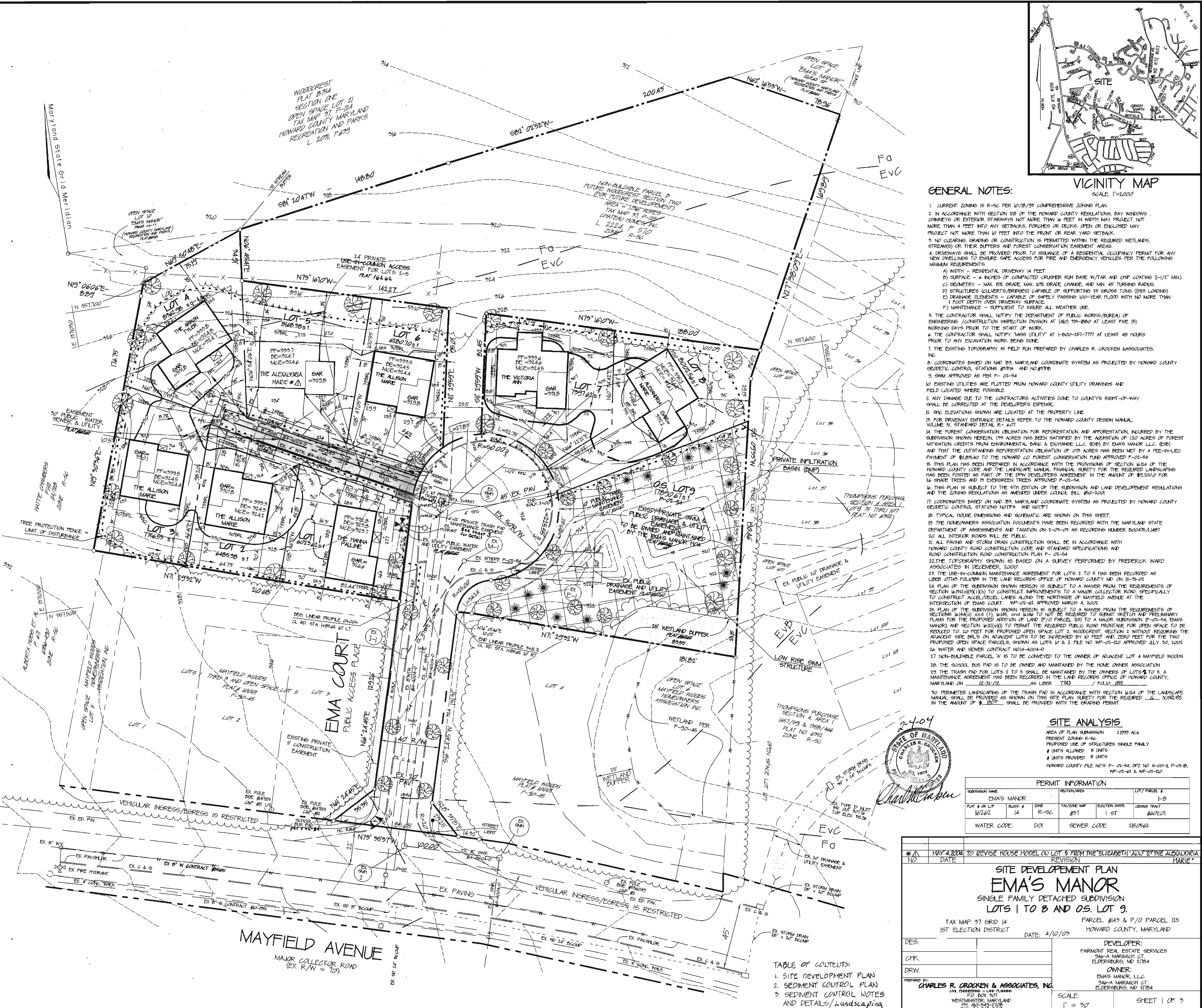
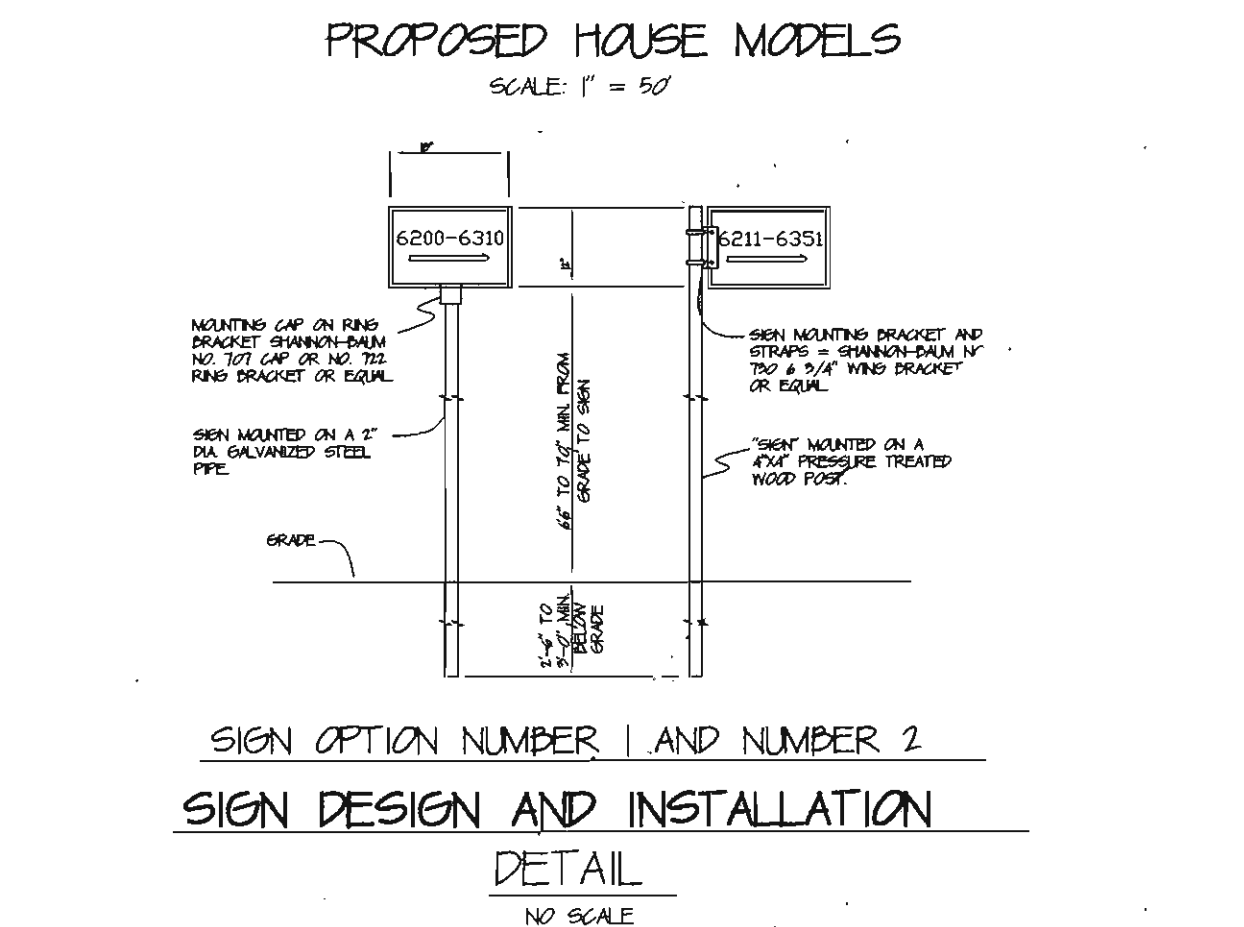
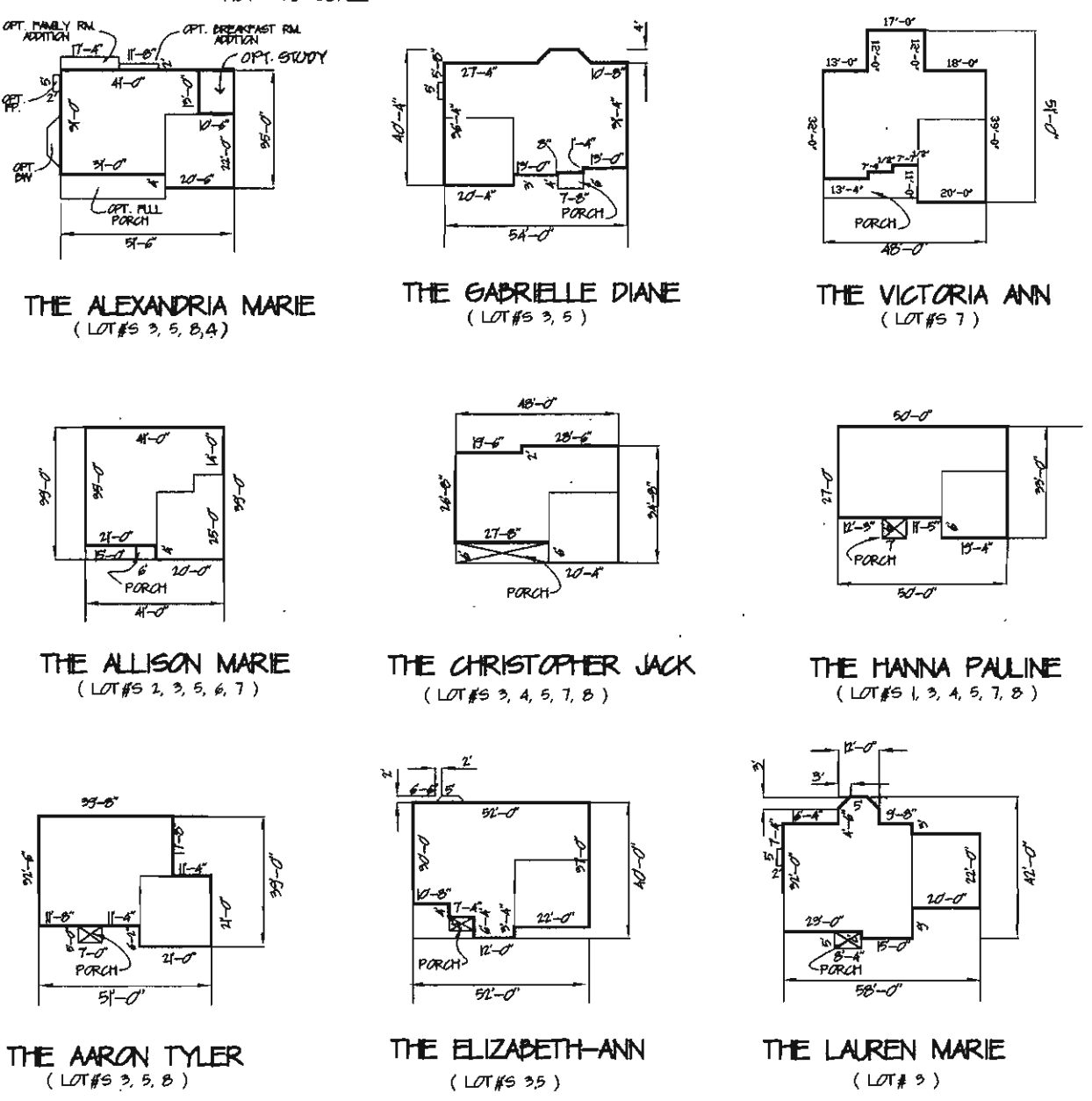
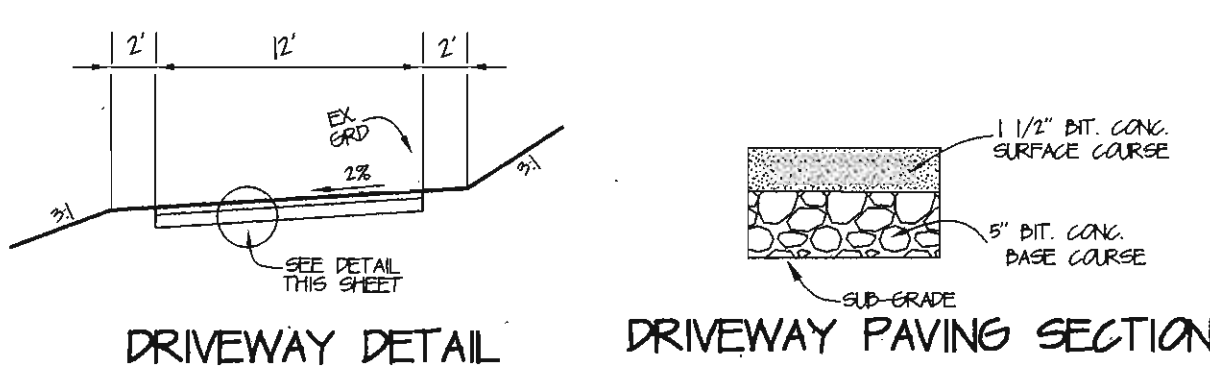
TAX MAP 97 PARCEL #43 & P/O 159 PROJECT NO.:

DESIGNED BY: DATE: JUNE 2003

SCALE: 1" = 50'

DRAWING NO. 3 OF 3

SDP-04-09



- GENERAL NOTES:**
- CURRENT ZONING IS R-5C PER 10/18/99 COMPREHENSIVE ZONING PLAN.
  - IN ACCORDANCE WITH SECTION 102 OF THE HOWARD COUNTY REGULATIONS, DAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJEKT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJEKT NOT MORE THAN 12 FEET INTO THE FRONT OR REAR YARD SETBACKS.
  - NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
  - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A RESIDENTIAL OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    - WIDTH - RESIDENTIAL DRIVEWAY 14 FEET
    - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE W/ TAR AND CHIP COATING (1 1/2" MIN)
    - GEOMETRY - MAX 1% GRADE, MAX 1% GRADE CHANGE, AND MAX 4% TURNING RADII.
    - STRUCTURES (GULLIES, DROPPERS) CAPABLE OF SUPPORTING 25 TONS (815 LBS) LOADS.
    - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1" FOOT DEPTH OVER DRIVEWAY SURFACE ALL WEATHER USE.
    - MAINTENANCE - SUFFICIENT TO INSURE.
  - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING /CONSTRUCTION INSPECTION DIVISION AT (410) 382-2800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
  - THE CONTRACTOR SHALL NOTIFY "WMS UTILITY" AT 1-800-257-7771 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
  - THE EXISTING TOPOGRAPHY IS FIELD RUN PREPARED BY CHARLES R. CROCKEN & ASSOCIATES, INC.
  - COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS #871A AND #0871B.
  - SHM APPROVAL AS PER F-02-54.
  - EXISTING UTILITIES ARE PLOTTED FROM HOWARD COUNTY UTILITY DRAWINGS AND FIELD LOCATED WHERE AVAILABLE.
  - ANY DAMAGE DUE TO THE CONTRACTOR'S ACTIVITIES DONE TO COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
  - EXC ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE.
  - FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-301.
  - THE FOREST CONSERVATION OBLIGATION FOR REFORESTATION AND APPROPRIATION INCURRED BY THE SUBDIVISION SHOWN HEREIN 130 ACRES HAS BEEN SATISFIED BY THE ACQUISITION OF 120 ACRES OF FOREST MITIGATION CREDITS FROM ENVIRONMENTAL BANK & EXCHANGE LLC (EBX) BY EMA'S MANOR, LLC (EMA) AND THAT THE OUTSTANDING REFORESTATION OBLIGATION OF 019 ACRES HAS BEEN MET BY A FEE-IN-LIEU PAYMENT OF \$239,140 TO THE HOWARD COUNTY FOREST CONSERVATION TRUST APPROVED F-02-54.
  - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 102A OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$20,000 FOR 24 SHADY TREES AND 19 EVERGREEN TREES APPROVED.
  - THIS PLAN IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL 80-2001.
  - COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS #871A AND #0871B.
  - TYPICAL HOUSE DIMENSIONS AND SCHEMATIC ARE SHOWN ON THIS SHEET.
  - THE HOMEOWNERS ASSOCIATION DOCUMENTS HAVE BEEN RECORDED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 2-09-09 AS RECORDING NUMBER DC0476.087.
  - ALL INTERIOR ROADS WILL BE PUBLIC.
  - ALL PAVING AND STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH HOWARD COUNTY ROAD CONSTRUCTION CODE AND STANDARD SPECIFICATIONS AND ROAD CONSTRUCTION ROAD CONSTRUCTION PLAN F-02-54.
  - THE TOPOGRAPHY SHOWN IS BASED ON A SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES IN DECEMBER, 2000.
  - THE USE-IN-COMMUN MAINTENANCE AGREEMENT FOR LOTS 2 TO 5 HAS BEEN RECORDED AS LIBER 0749 FOLIO 89 IN THE LAND RECORDS OFFICE OF HOWARD COUNTY NO. 02-24-02.
  - THE PLAN OF THE SUBDIVISION SHOWN HEREIN IS SUBJECT TO A WAIVER FROM THE REQUIREMENTS OF SECTION 104(B)(1)(b) TO CONSTRUCT IMPROVEMENTS TO A MAJOR COLLECTOR ROAD, SPECIFICALLY TO CONSTRUCT ACCESS/EGRESS LINES ALONG THE NORTHWEST CORNER OF THE INTERSECTION OF EMA COURT, MP-02-03 APPROVED MARCH 4, 2002.
  - THE PLAN OF THE SUBDIVISION SHOWN HEREIN IS SUBJECT TO A WAIVER FROM THE REQUIREMENTS OF SECTION 104(B)(1)(b) AND (1)(c) AND (1)(d) AND (1)(e) AND (1)(f) AND (1)(g) AND (1)(h) AND (1)(i) AND (1)(j) AND (1)(k) AND (1)(l) AND (1)(m) AND (1)(n) AND (1)(o) AND (1)(p) AND (1)(q) AND (1)(r) AND (1)(s) AND (1)(t) AND (1)(u) AND (1)(v) AND (1)(w) AND (1)(x) AND (1)(y) AND (1)(z) TO PERMIT THE REQUIRED PUBLIC ROAD FRONTAGE FOR OPEN SPACE TO BE REDUCED TO 20 FEET FOR PROPOSED OPEN SPACE LOT 2, WOODCREST SECTION 2 WITHOUT REQUIRING THE ADJACENT SIDE DRIS ON ADJACENT LOTS TO BE INCREASED BY 10 FEET AND 2500 FEET FOR THE TWO PROPOSED OPEN SPACE PARCELS, SHOWN AS LOTS 12 & 13 FILE NO. MP-02-10 APPROVED JULY 30, 2002.
  - WATER AND SEWER CONTRACT NO. 4-00-04-10.
  - THE NON-BUILDABLE PARCEL "X" IS TO BE CONVEYED TO THE OWNER OF ADJACENT LOT 4 MAINTENED WOODS.
  - THE SCHOOL BUS PAD IS TO BE OWNED AND MAINTAINED BY THE HOME OWNER ASSOCIATION.
  - THE TRASH PAD FOR LOTS 2 TO 5 SHALL BE MAINTAINED BY THE OWNERS OF LOTS 2 TO 5. A MAINTENANCE AGREEMENT HAS BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND ON 12-31-02 AS LIBER 7783 FOLIO 188.
  - PERIMETER LANDSCAPING OF THE TRASH PAD IN ACCORDANCE WITH SECTION 102A OF THE LANDSCAPE MANUAL SHALL BE PROVIDED AS SHOWN ON THIS SITE PLAN SURETY FOR THE REQUIRED 6 1/2" x 20" x 20" IN THE AMOUNT OF \$ 1,000.

**SITE ANALYSIS**

AREA OF PLAN SUBDIVISION	2199 AC
PRESIDENT ZONING	R-5C
PROPOSED USE OF STRUCTURES	SINGLE FAMILY
# UNITS ALLOWED	8 UNITS
# UNITS PROVIDED	8 UNITS
HOWARD COUNTY FILE NO.	F-02-54, DEZ NO. 5-20-11, P-01-85, MP-02-10 & MP-02-10-2

**PERMIT INFORMATION**

REVISION NAME	REVISION #	LOT # PARCEL #
EMA'S MANOR		1-9
PLAT # & DATE	BLK #	ZONE
162.62	14	R-5C
		FOLDER MAP #
		#97
		ELECTION YEAR
		1 ST
		LOT #
		#601.01
		SEWER CODE
		260562

**TABLE OF CONTENTS:**

- SITE DEVELOPMENT PLAN
- SEDIMENT CONTROL PLAN
- SEDIMENT CONTROL NOTES AND DETAILS/Landscaping

**SITE DEVELOPMENT PLAN**  
**EMA'S MANOR**  
SINGLE FAMILY DETACHED SUBDIVISION  
LOTS 1 TO 8 AND 0.5 LOT 9.

TAX MAP 97 GRID 14  
1ST ELECTION DISTRICT

PARCEL #149 & P/O PARCEL 125  
HOWARD COUNTY, MARYLAND

DATE: 4/10/09

DEVELOPER:  
FARMOUT REAL ESTATE SERVICES  
246-A MARMICH CT.  
ELDENBURG, MD 21784

OWNER:  
EMA'S MANOR, LLC  
246-A MARMICH CT.  
ELDENBURG, MD 21784

SCALE:  
1" = 30'

SHEET 1 OF 3

**ADDRESS CHART**

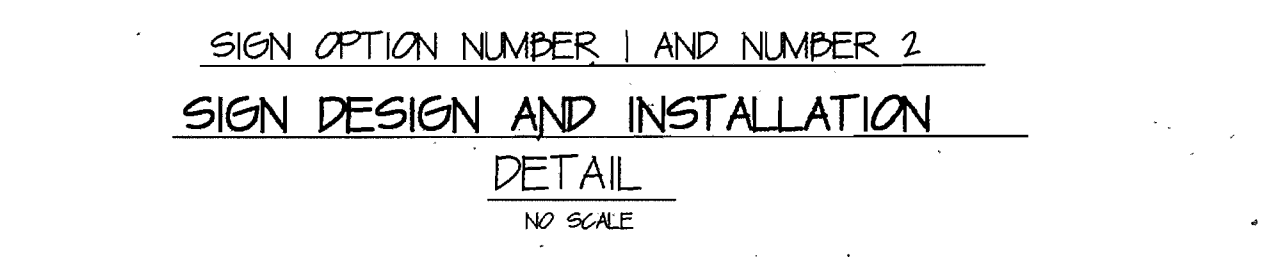
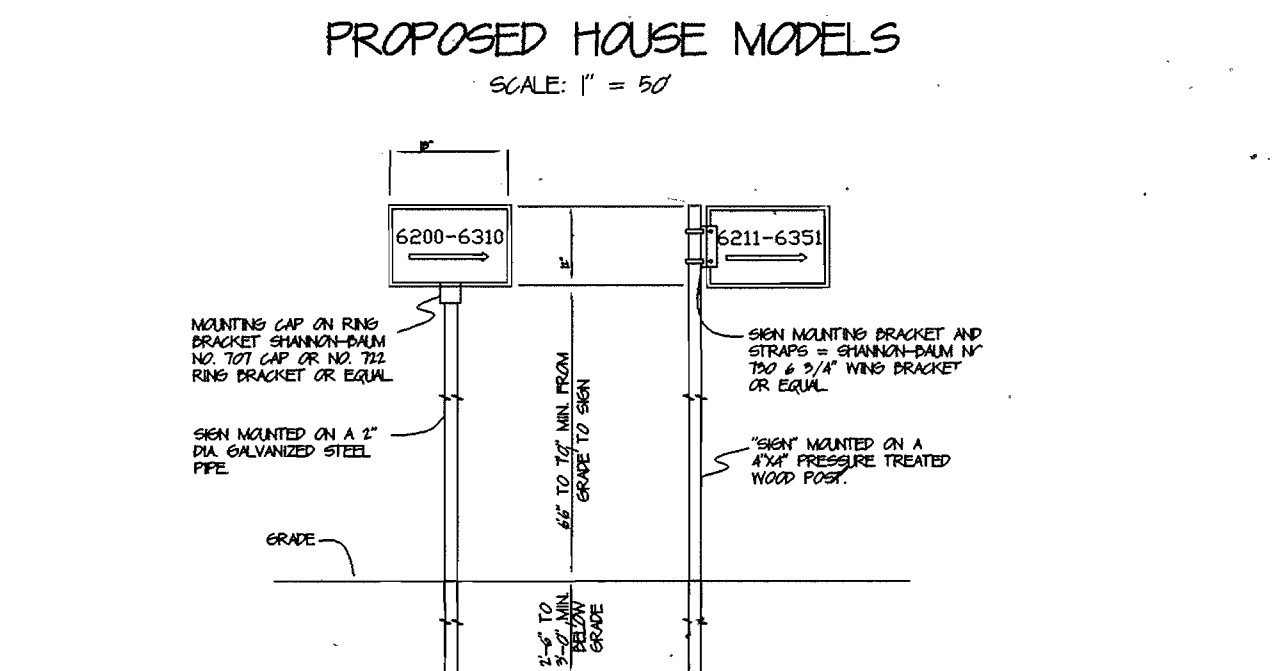
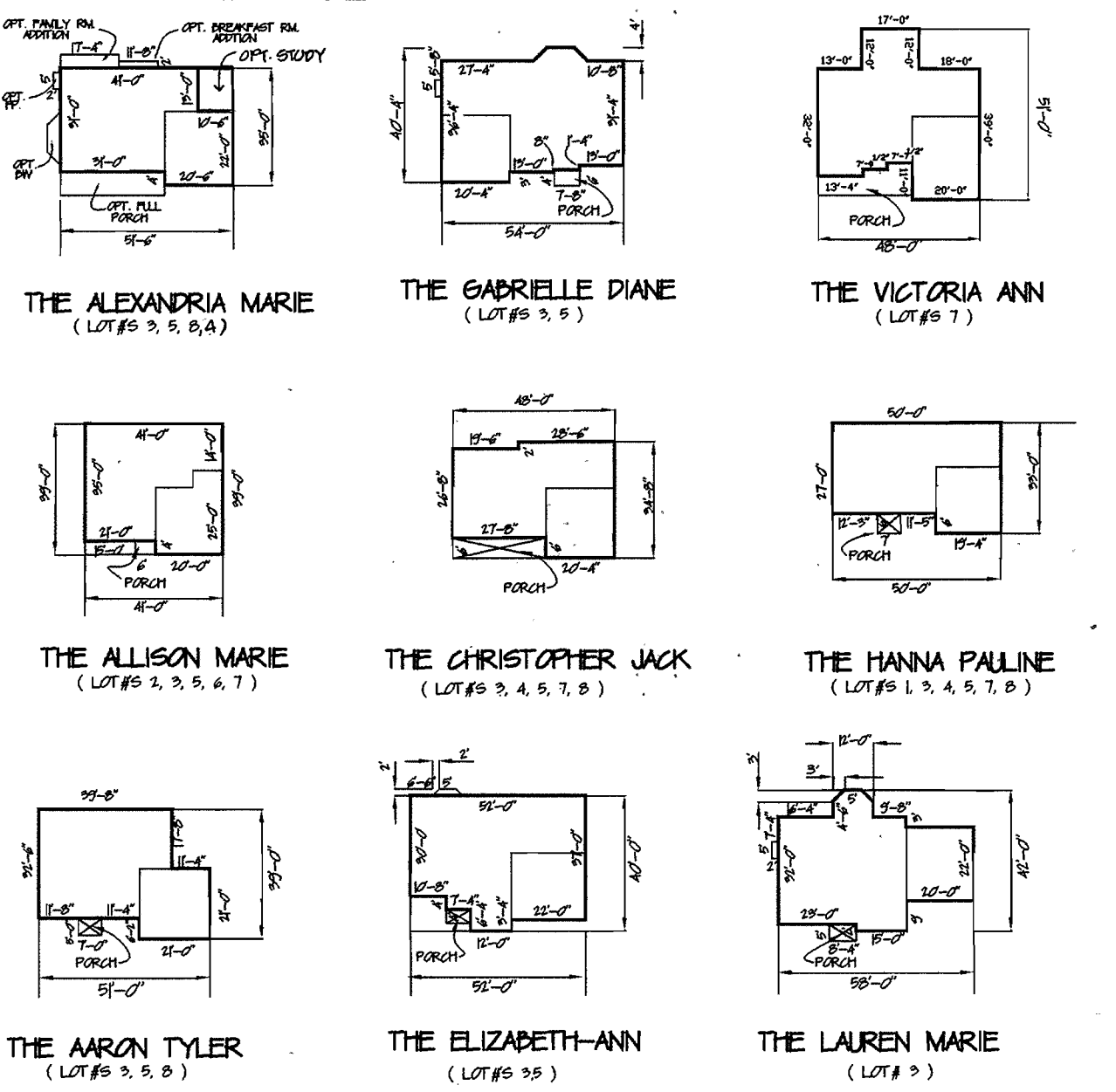
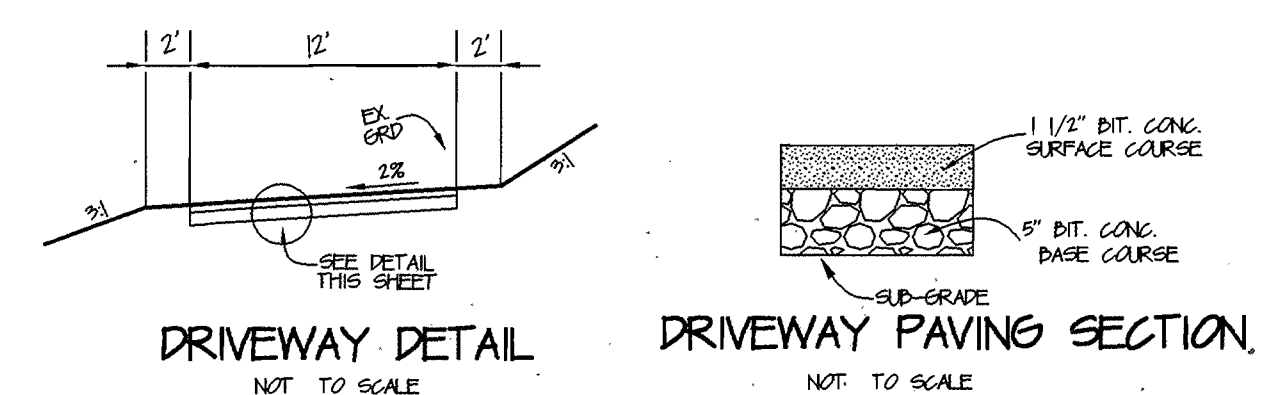
LOT #	STREET ADDRESS
1	6315 EMA COURT
2	6319 " "
3	6323 " "
4	6327 " "
5	6331 " "
6	6335 " "
7	6339 " "
8	6326 EMA COURT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

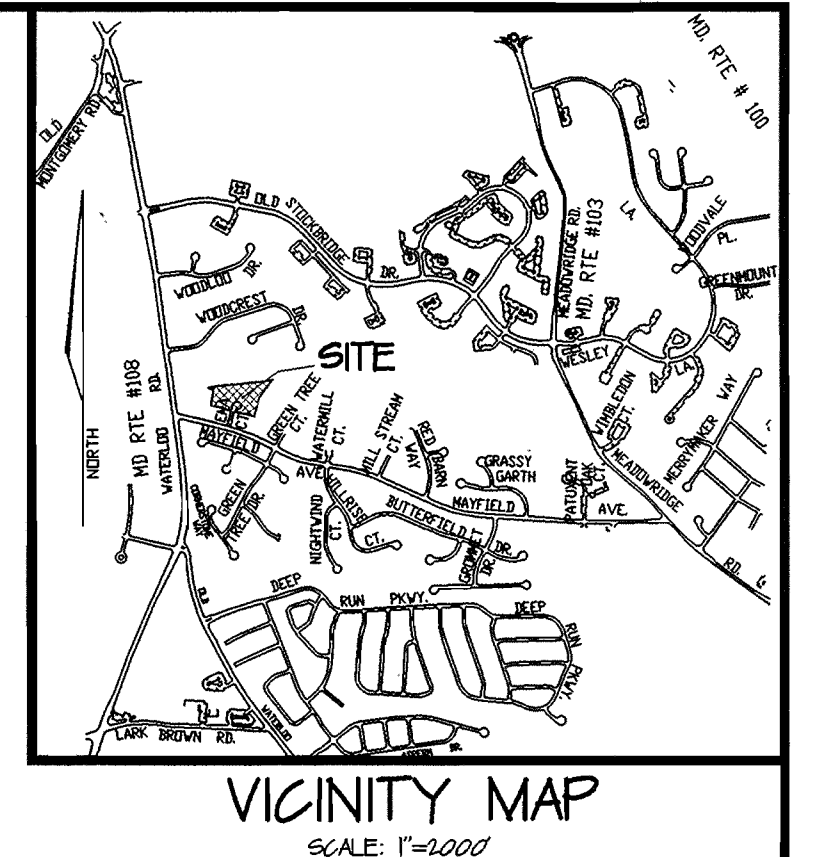
*Charles R. Crocken* 3/1/04 DATE  
CHIEF DEVELOPER ENGINEERING DIVISION MKK

*Cindy Hammett* 3/12/09 DATE  
CHIEF DIVISION OF LAND DEVELOPMENT

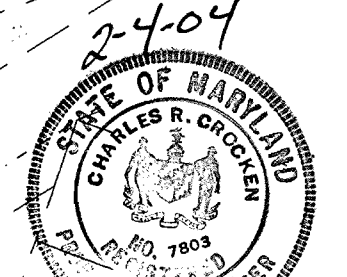
*Park A. Wright* 3/15/09 DATE  
DIRECTOR



ADDRESS CHART	
LOT #	STREET ADDRESS
1	6315 EMA COURT
2	6319 " "
3	6323 " "
4	6327 " "
5	6331 " "
6	6335 " "
7	6339 " "
8	6326 EMA COURT



- GENERAL NOTES:**
- CURRENT ZONING IS R-5C PER 10/18/93 COMPREHENSIVE ZONING PLAN.
  - IN ACCORDANCE WITH SECTION 12B OF THE HOWARD COUNTY REGULATIONS, DAY 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.
  - NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
  - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A RESIDENTIAL OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES FOR THE FOLLOWING MINIMUM REQUIREMENTS:
    - WIDTH - RESIDENTIAL DRIVEWAY 14 FEET
    - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE W/ TAR AND CHIP COATING (1-1/2" MIN.)
    - GEOMETRY - MAX 1% GRADE, MAX 10% GRADE CHANGE, AND MAX 5% TURNING RADIUS
    - STRUCTURES (CULVERTS, BRIDGES) CAPABLE OF SUPPORTING 35 GROSS TONS (MTR LOADS)
    - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN FOOT DEPTH OVER DRIVEWAY SURFACE
    - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
  - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/DIVISION OF ENGINEERING (CONSTRUCTION INSPECTION DIVISION AT (410) 319-2880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
  - THE CONTRACTOR SHALL NOTIFY "MGS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
  - THE EXISTING TOPOGRAPHY IS FIELD PREPARED BY CHARLES R. CROCKEN & ASSOCIATES, INC.
  - COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS #871A AND #871B.
  - SHM APPROVED AS PER F-01-54.
  - EXISTING UTILITIES ARE PLOTTED FROM HOWARD COUNTY UTILITY DRAWINGS AND FIELD LOCATED WHERE POSSIBLE.
  - ANY DAMAGE DUE TO THE CONTRACTOR'S ACTIVITIES DUE TO COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
  - SHC ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE.
  - FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV STANDARD DETAIL R-4511.
  - THE FOREST CONSERVATION OBLIGATION FOR REFORESTATION AND AFForestation INCURRED BY THE SUBDIVISION SHOWN HEREIN 139 ACRES HAS BEEN SATISFIED BY THE ACQUISITION OF 120 ACRES OF FOREST MITIGATION CREDITS FROM ENVIRONMENTAL DANC & EXCHANGE LLC (EDD) BY EMAS MANOR LLC (EMM) AND THAT THE OUTSTANDING REFORESTATION OBLIGATION OF 019 ACRES HAS BEEN MET BY A FEE-IN-LIEU PAYMENT OF \$25,940 TO THE HOWARD COUNTY FOREST CONSERVATION FUND APPROVED F-01-54.
  - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 12B OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE SHM DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$20,000 FOR 24 SHrub TREES AND 19 EVERGREEN TREES APPROVED.
  - THIS PLAN IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL #80-2021.
  - COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS #871A AND #871B.
  - TYPICAL HOUSE DIMENSIONS AND SCHEMATIC ARE SHOWN ON THIS SHEET.
  - THE HOMEOWNERS ASSOCIATION DOCUMENTS HAVE BEEN RECORDED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 2-29-03 AS RECORDING NUMBER 0045/1487.
  - ALL INTERIOR ROADS WILL BE PUBLIC.
  - ALL PAVING AND STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH HOWARD COUNTY ROAD CONSTRUCTION CODE AND STANDARD SPECIFICATIONS AND ROAD CONSTRUCTION ROAD CONSTRUCTION PLAN F-01-54.
  - THE TOPOGRAPHY SHOWN IS BASED ON A SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES IN DECEMBER, 2000.
  - THE USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 2 TO 5 HAS BEEN RECORDED AS LIBER 07149 FOLIO 185 IN THE LAND RECORDS OFFICE OF HOWARD COUNTY MD. ON 12-31-02.
  - PLAN OF THE SUBDIVISION SHOWN HEREIN IS SUBJECT TO A WAIVER FROM THE REQUIREMENTS OF SECTION 12B(1)(X)(I) TO CONSTRUCT IMPROVEMENTS TO A MAJOR COLLECTOR ROAD SPECIFICALLY TO CONSTRUCT ACCEL. DECEL. LANES ALONG THE NORTHERLY OF MAYFIELD AVENUE AT THE INTERSECTION OF EMAS COURT. WP-01-54 APPROVED MARCH 4, 2002.
  - PLAN OF THE SUBDIVISION SHOWN HEREIN IS SUBJECT TO A WAIVER FROM THE REQUIREMENTS OF SECTION 12B(1)(X)(I) TO PERMIT THE REQUIRED PUBLIC ROAD FRONTAGE FOR OPEN SPACE TO BE REDUCED TO 20 FEET FOR PROPOSED OPEN SPACE LOT 1, WOODCREST SECTION 2 WITHOUT REQUIRING THE ADJACENT SIDE DRILLS ON ADJACENT LOTS TO BE INCREASED BY 10 FEET AND 200 FEET FOR THE TWO PROPOSED OPEN SPACE PARCELS SHOWN AS LOTS 10 & 11 FILE NO. WP-01-50 APPROVED JULY 30, 2002.
  - WATER AND SEWER CONTRACT #2014-0024-1.
  - NON-PAIDABLE PARCEL 'K' IS TO BE CONVEYED TO THE OWNER OF ADJACENT LOT 4 MAYFIELD WOODS.
  - THE SCHOOL BUS PAD IS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
  - THE TRASH PAD FOR LOTS 2 TO 5 SHALL BE MAINTAINED BY THE OWNERS OF LOTS 2 TO 5. A MAINTENANCE AGREEMENT HAS BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND ON 12-31-02 AS LIBER 7783 FOLIO 185.
  - PERMETER LANDSCAPING OF THE TRASH PAD IN ACCORDANCE WITH SECTION 12B OF THE LANDSCAPE MANUAL SHALL BE PROVIDED AS SHOWN ON THIS SITE PLAN SURETY FOR THE REQUIRED 24 - 3000000 IN THE AMOUNT OF \$ 10000 - SHALL BE PROVIDED WITH THE GRADING PERMIT.



**SITE ANALYSIS**

AREA OF PLAN SUBMISSION 1299 ACRES  
 PROPOSED ZONING R-5C  
 PROPOSED USE OF STRUCTURES SINGLE FAMILY  
 # UNITS ALLOWED 8 UNITS  
 # UNITS PROVIDED 8 UNITS  
 HOWARD COUNTY FILE NO'S: F-01-54, PZ NO. 6-0-01, P-01-18, WP-01-50 & WP-01-50

**PERMIT INFORMATION**

REVISION NAME:	SECTION/AREA:	LOT/ PARCEL #:
EMAS MANOR		1-8
PLAN # & DATE:	FLOOR #:	ZONING MAP:
16262	14	R-5C
		#71
		1 ST
		#60101
WATER CODE:	SEWER CODE:	
001	2160562	

**SITE DEVELOPMENT PLAN**  
**EMA'S MANOR**  
 SINGLE FAMILY DETACHED SUBDIVISION  
 LOTS 1 TO 8 AND O.S. LOT 9.

TAX MAP 97 GRID 14  
 1ST ELECTION DISTRICT

PARCEL #149 & P/O PARCEL 125  
 HOWARD COUNTY, MARYLAND

DATE: 4/10/03

DEVELOPER: FARMINGTON REAL ESTATE SERVICES  
 346-A MARMONCH CT.  
 ELSPENSBURG, MD 21784

OWNER: EMAS MANOR, LLC  
 346-A MARMONCH CT.  
 ELSPENSBURG, MD 21784

PREPARED BY: CHARLES R. CROCKEN & ASSOCIATES, INC.  
 346 WESTMINSTER, MARYLAND  
 WESTMINSTER, MARYLAND  
 TEL: 410-583-3323  
 FAX: 410-583-3323

SCALE: 1" = 30'

SHEET 1 OF 3

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Charles R. Crocken* 3/4/04 DATE  
 CHIEF DEVELOPMENT ENGINEERING DIVISION MKK

*Cindy Hammett* 3/12/04 DATE  
 CHIEF DIVISION OF LAND DEVELOPMENT

*Mark A. Wright* 3/15/04 DATE  
 DIRECTOR

**TABLE OF CONTENTS:**

- SITE DEVELOPMENT PLAN
- SEDIMENT CONTROL PLAN
- SEDIMENT CONTROL NOTES AND DETAILS/Landscaping