

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 above shown on the plant list and the American Association of Nurserymen (A.A.N.) standards. Plant material shall be healthy, vigorous, free from defects, decay, departing roots, sun scald injuries, abrasions of the bark, plant diseases, 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 heated-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 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 plant list take precedence.

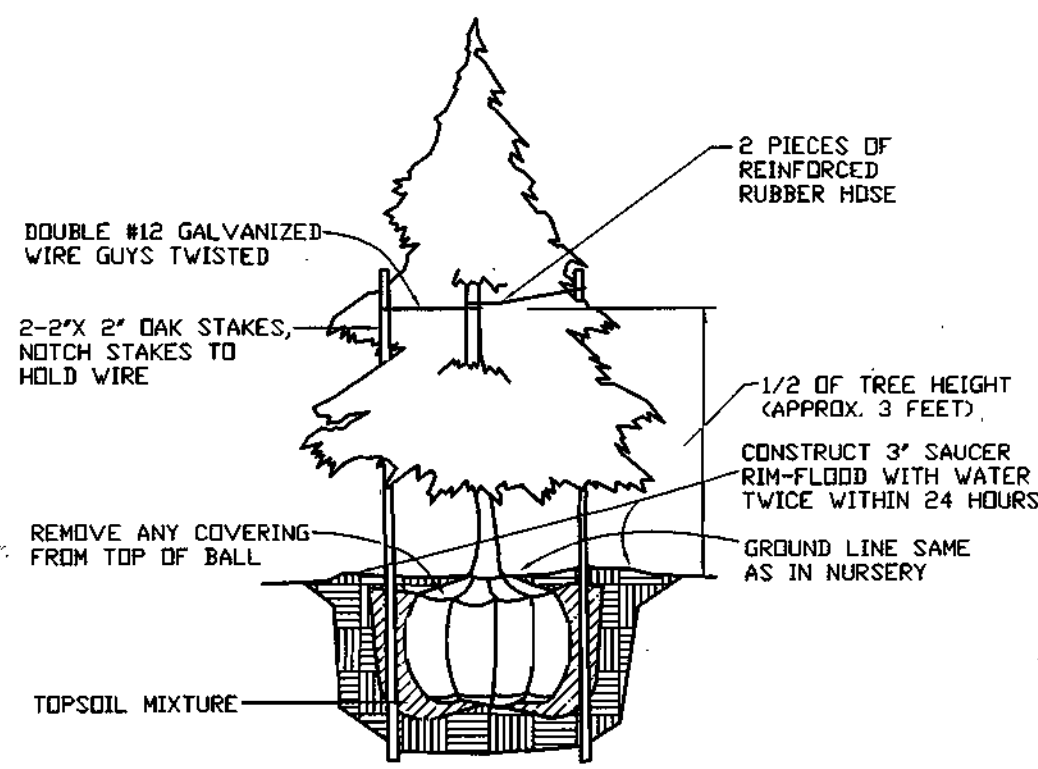
All shrubs shall be planted in continuous trenches or prepared planting beds and mulched with composted hardwood mulch as details and specified except where noted on plan.

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

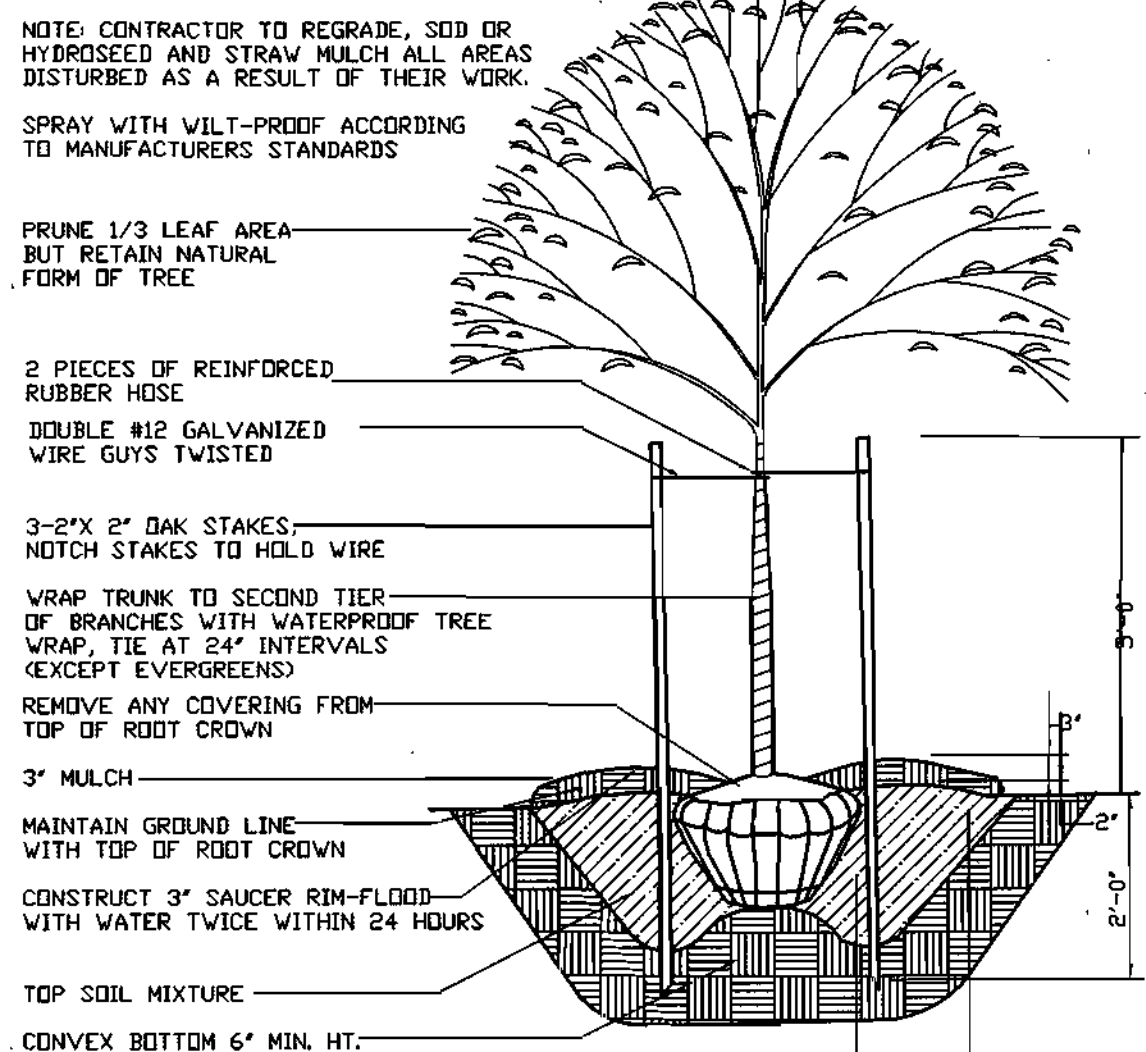
Planting mix shall be as follows: Deciduous Plants - Two parts topsoil, one part well-rotted cow or horse manure. Add 3 lbs. of standard fertilizer per cubic yard of planting mix. Evergreen Plants - Two parts topsoil, one part humus or other approved organic material. Add 3 lbs. of evergreen fertilizer 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 designated to receive plants and match 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.



EVERGREEN PLANTING DETAIL
NOT TO SCALE



TREE PLANTING DETAIL
NOT TO SCALE

NOTE: CONTRACTOR TO REGRADE, SOD OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF THEIR WORK.

SPRAY WITH WILT-PROOF ACCORDING TO MANUFACTURERS' STANDARDS

PRUNE 1/3 LEAF AREA BUT RETAIN NATURAL FORM OF TREE

SURETY AMOUNT FOR THIS PLAN IS IN THE AMOUNT OF \$13,200.00

1. LANDSCAPING SURETY FOR LOTS 18-20 & 29-34 IS \$15,000 PER LOT.

2. TYPE "B" BUFFER OR PERIMETER LANDSCAPE BUFFER WILL BE CREDITED TOWARDS THE LANDSCAPING REQUIREMENTS.

3. LANDSCAPING CAN NOT BE PLANTED IN ANY PUBLIC EASEMENTS.

4. FINAL PLANTING TYPE AND LOCATION IS SUBJECT TO APPROVAL BY THE ARCHITECTURAL COMMITTEE.

5. AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTING HEREIN LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH HOWARD COUNTY LANDSCAPE MANUAL.

6. 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.

7. 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 FOR CLUSTER HOUSE)	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 18-20, 29, 30, 32-34	NON-WOODED	5 TREES PER LOT	N/A	N/A	0	0	5	0
LOT #9	NON-WOODED	4 TREES PER LOT	N/A	N/A	0	0	4	0
LOT #1	NON-WOODED	5 TREES PER LOT	3	4	5	0	3	4
TOTAL TREES							12	4

* 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.

B. James Greenfield 10-1-03
B. JAMES GREENFIELD DATE

SCHEDULE A PERIMETER LANDSCAPE EDGE

LOT NO.	PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	NUMBER OF PLANTS REQUIRED	SHADE TREES	EVERGREEN TREES	TOTAL TREES
31	P-1	ADJACENT TO ROADWAY	B	1611'	3	4	7	

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 10-1-03
Signature of Engineer EARL D. COLLINS DATE

BUILDER/DEVELOPER'S CERTIFICATE

I/WE certify that all development and construction will be done according to this plan and 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.

B. James Greenfield 10-1-03
Signature of Developer B. JAMES GREENFIELD DATE

INDEX CHART

SHEET	DESCRIPTION
SHEET 1	TITLE SHEET, HOUSE TYPES, TEMPLATES
SHEET 2	SITE DEVELOPMENT PLAN LOTS 18-20 & 29-34
SHEET 3	SEDIMENT/EROSION CONTROL PLAN LOTS 18-20 & 29-34
SHEET 4	SEDIMENT/EROSION CONTROL NOTES & DETAILS

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
18	10229 SUMMER GLOW WALK
19	10224 SUMMER GLOW WALK
20	10220 SUMMER GLOW WALK
29	10208 SNOWDRIFT DOWNS
30	10204 SNOWDRIFT DOWNS
31	10200 SNOWDRIFT DOWNS
32	8551 EASTERN MORNING RUN
33	8555 EASTERN MORNING RUN
34	8559 EASTERN MORNING RUN

ENGINEER'S CERTIFICATE

Reviewed for HOWARD SCD and meets Technical Requirements.

Jim May 10-9-03
Signature of Engineer JIM MAY DATE

BUILDER/DEVELOPER

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

LEGEND

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Cathy Hamilton 10/1/03
Chief, Division of Land Development DATE

Paul D. ... 10/1/03
Chief, Development Engineering Division MK DATE

Paul A. ... 10/1/03
Director - Department of Planning and Zoning DATE

PROJECT EMERSON
SECTION SECTION 2 PHASE 4
LOTS NO. 18-20 & 29-34

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16077	B	PEC-MXD-3	47	SIXTH	6068.02

WATER CODE E-15
SEWER CODE 7640000

TITLE SHEET

SINGLE FAMILY DETACHED EMERSON

SECTION 2 PHASE 4

LOTS 18-20 & 29-34

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

SHEET 1 OF 4

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10772 BALDOR NATIONAL FEE
ELLSWORTH CITY, MARYLAND 21117
(410) 483-2895

OWNER

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

OWNER

COLUMBIA BUILDERS
P.O. BOX 999
COLUMBIA, MARYLAND 21044
410-730-3940

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Cathy Hamilton 10/1/03
Chief, Division of Land Development DATE

Paul D. ... 10/1/03
Chief, Development Engineering Division MK DATE

Paul A. ... 10/1/03
Director - Department of Planning and Zoning DATE

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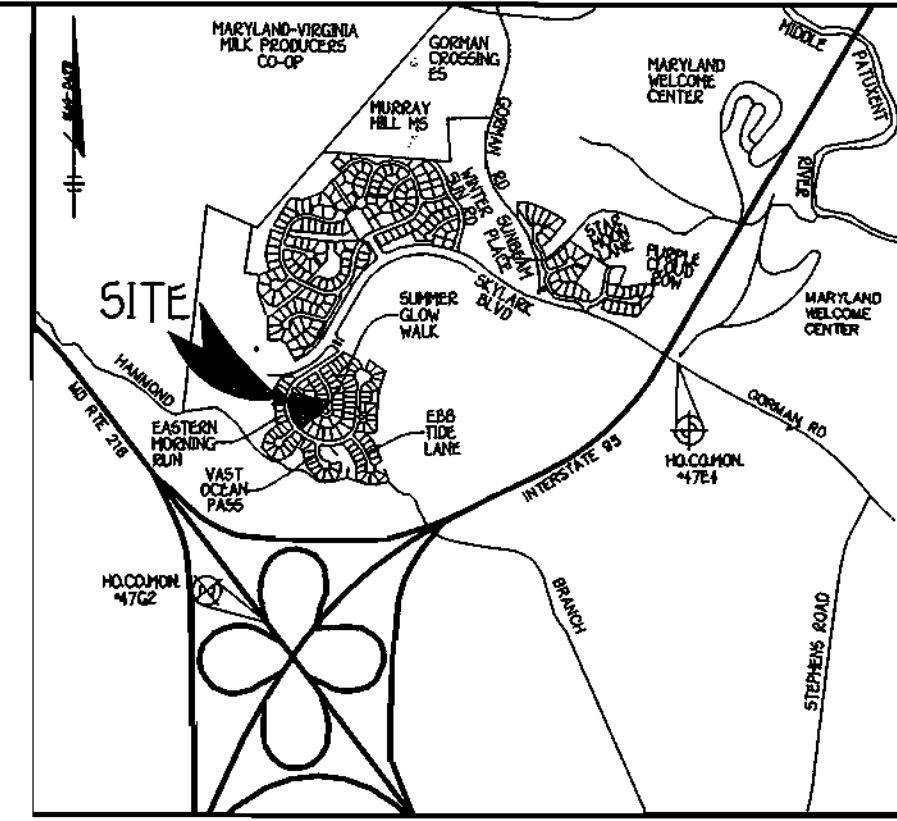
OWNER

COLUMBIA BUILDERS
P.O. BOX 999
COLUMBIA, MARYLAND 21044
410-730-3940

BENCH MARKS

TP 4761 ELEV 339.00
N. 535846.149
E. 1355431.224
LOC. NEAR I-95 BRIDGE ALONG GORHAM ROAD

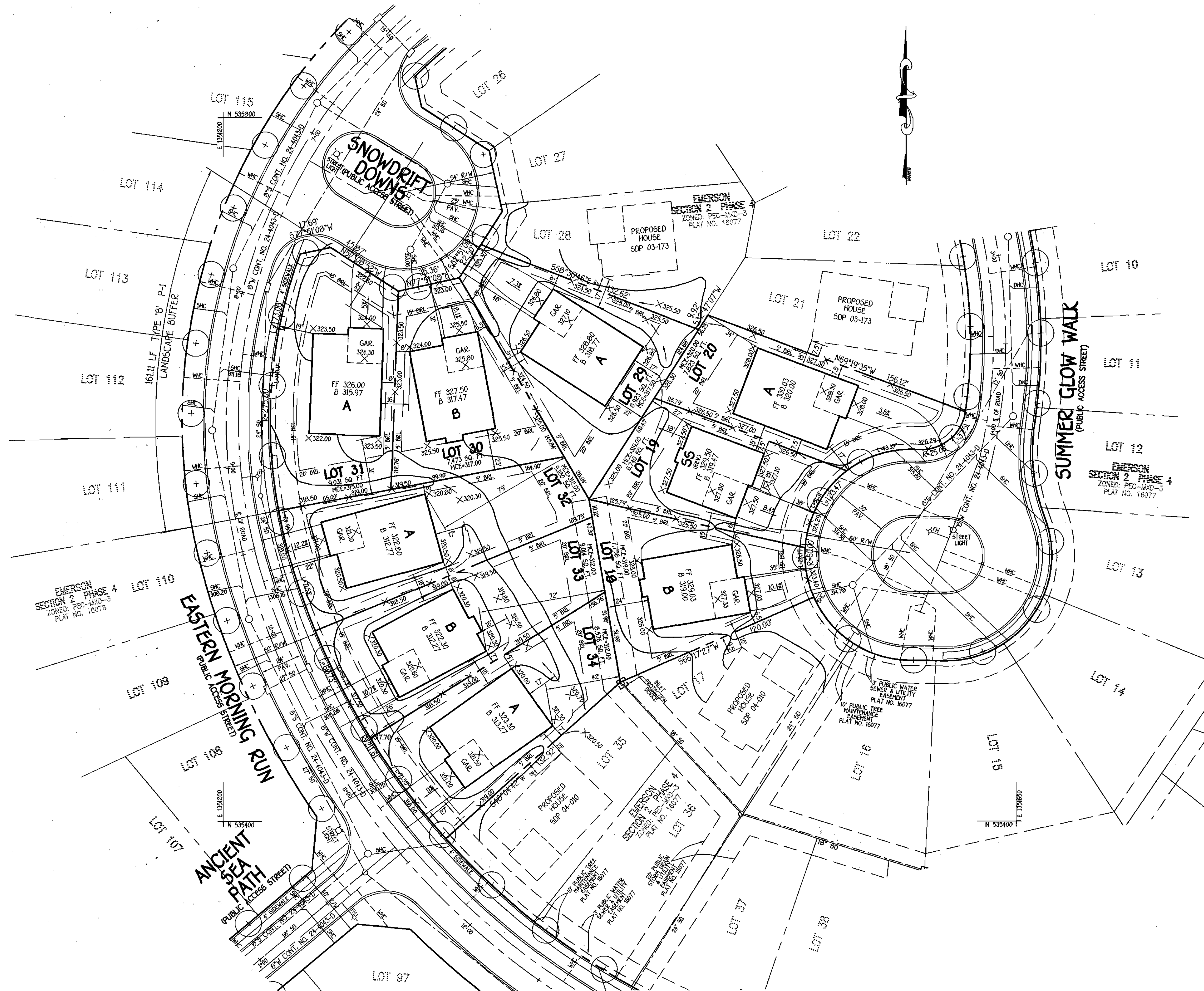
TP 4762 ELEV. 363.53
N. 532938.964
E. 1351224.095
LOC. NEAR MD. RTE 216 WEST NEAR EXIT RAMP TO I-95



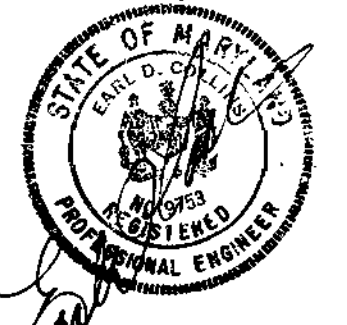
GENERAL NOTES

- SUBJECT PROPERTY ZONED PEC-MXD-3 AS GRANTED BY THE ZONING BOARD ON 9/3/98 AS CASE NO. ZB-9799.
- TOTAL AREA OF SITE: 1.71 ACRES
- TOTAL NUMBER OF LOTS SUBMITTED: 9 SFD
- THE CONTRACTOR OR DEVELOPER SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT 410-319-1890 24 HOURS PRIOR TO THE COMMENCEMENT OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: ZB-9799, W-99-96, S-99-12, PB-339, F-02-15, F-03-13, M-5 CONT. 24-04-3-3
- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE, 1999 BY DAFT MCCUNE WALKER, INC.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS. HOWARD COUNTY MONUMENT 4764 N 535846.149 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. 24-043-0.
- CONTRACTOR WILL CHECK SEWER HOOD 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 \$13,200.00 FOR 42 SHADE TREES AND 4 EVERGREEN 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 NO. 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 5-9-92 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 9' 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 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 90-2001.
- 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' 6" IF SERVING MORE THAN ONE RESIDENCE
B) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/ TAR AND CHIP COATING 0-1/2" MINU TURNING RADIUS
C) GEOMETRY MAXIMUM 1% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS
D) STRUCTURES - (BRIDGES/CULVERTS) CAPABLE OF SUPPORTING 25 GROSS TONS (TRUCK-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.

SDP-04-029



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 3072 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 MD 96 - 2005



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: 10-1-03
 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: *D. James Greenfield* Date: 10-1-03
 D. JAMES GREENFIELD

Reviewed for HOWARD SCD and meets Technical Requirements.
 U.S.D.A.-Natural Resources Conservation Service
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Date: *[Signature]*

Howard SCD Date: _____

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

BUILDER/DEVELOPER
 COLUMBIA BUILDERS
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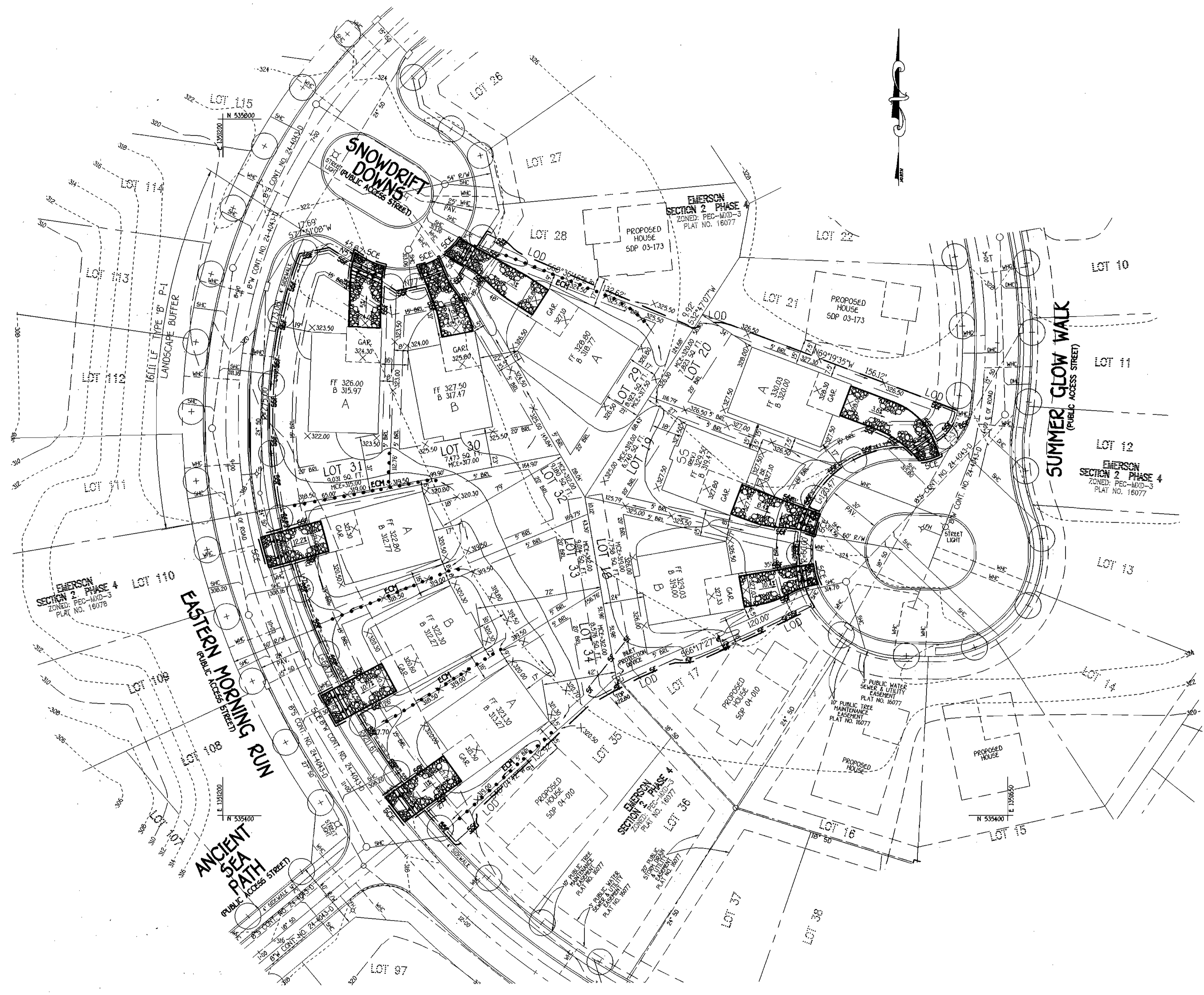
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Division of Planning and Development
 Chief, Development Engineering Division
 Director - Department of Planning and Zoning
 Date: 10/17/03
 Date: 10/16/03
 Date: 11/20/03

PROJECT	EMERSON	SECTION	SECTION 2 PHASE 4	LOTS NO.	18-20, 29-34
PLAT	16077	BLOCK NO.	8	ZONE	PEC-MXD-3
TAX/ZONE	47	ELEC. DIST.	SIXTH	CENSUS TR.	606B.02
WATER CODE	E-15	SEWER CODE	7640000		

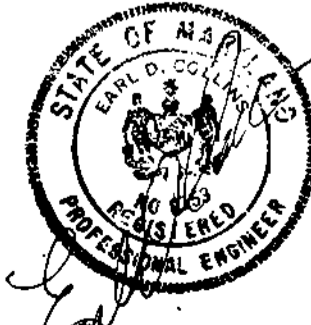
SITE DEVELOPMENT PLAN
 SINGLE FAMILY DETACHED
EMERSON
 SECTION 2 PHASE 4
 LOTS 18-20 & 29-34
 TAX MAP NO.: 47 PARCEL NO.: 3, 462 & 837 GRID NO.: B
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: AUGUST, 2003
 SHEET 2 OF 4

SDP-04-029

J:\50001 Emerson Property\Map\Site\Phase4\1653 Columbia Sdp Lot 18-20 829-34.dwg, 10/07/2003 10:59:25 AM



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALDWIN NATIONAL FREE
 ELICOTT CITY, MARYLAND 21042
 (410) 661-2299



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 10-1-03
 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.

James Greenfield 10-1-03
 Signature of Developer D. JAMES GREENFIELD Date

Reviewed for HOWARD SCD and meets Technical Requirements.
Jim Marler 10-9-03
 U.S.G.A. Natural Resources Conservation Service Date

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
John R. Holmsten 10-9-03
 Howard SCD Date

OWNER
 THE HOWARD RESEARCH & DEVELOPMENT CORP.
 P.O. BOX 999
 COLUMBIA, MARYLAND 21044
 410-992-6000

BUILDER/DEVELOPER
 COLUMBIA BUILDERS
 P.O. BOX 999
 ELLICOTT CITY, MARYLAND 21044
 410-730-3940

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Cindy Hamilton 10/17/03
 Chief, Division of Land Development Date

Bob Zimmerman 10/16/03
 Chief, Development Engineering Division MK Date

Paul D. Ayler 10/20/03
 Director - Department of Planning and Zoning Date

PROJECT	EMERSON	SECTION	SECTION 2 PHASE 4	LOTS NO.	18-20, 29-34
PLAT	16077	BLOCK NO.	8	ZONE	PEC-MXD-3
TAX/ZONE	47	ELEC. DIST.	SIXTH	CENSUS TR.	6068.02
WATER CODE	E-15	SEWER CODE	7640000		

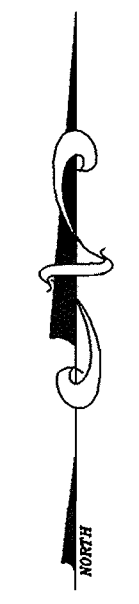
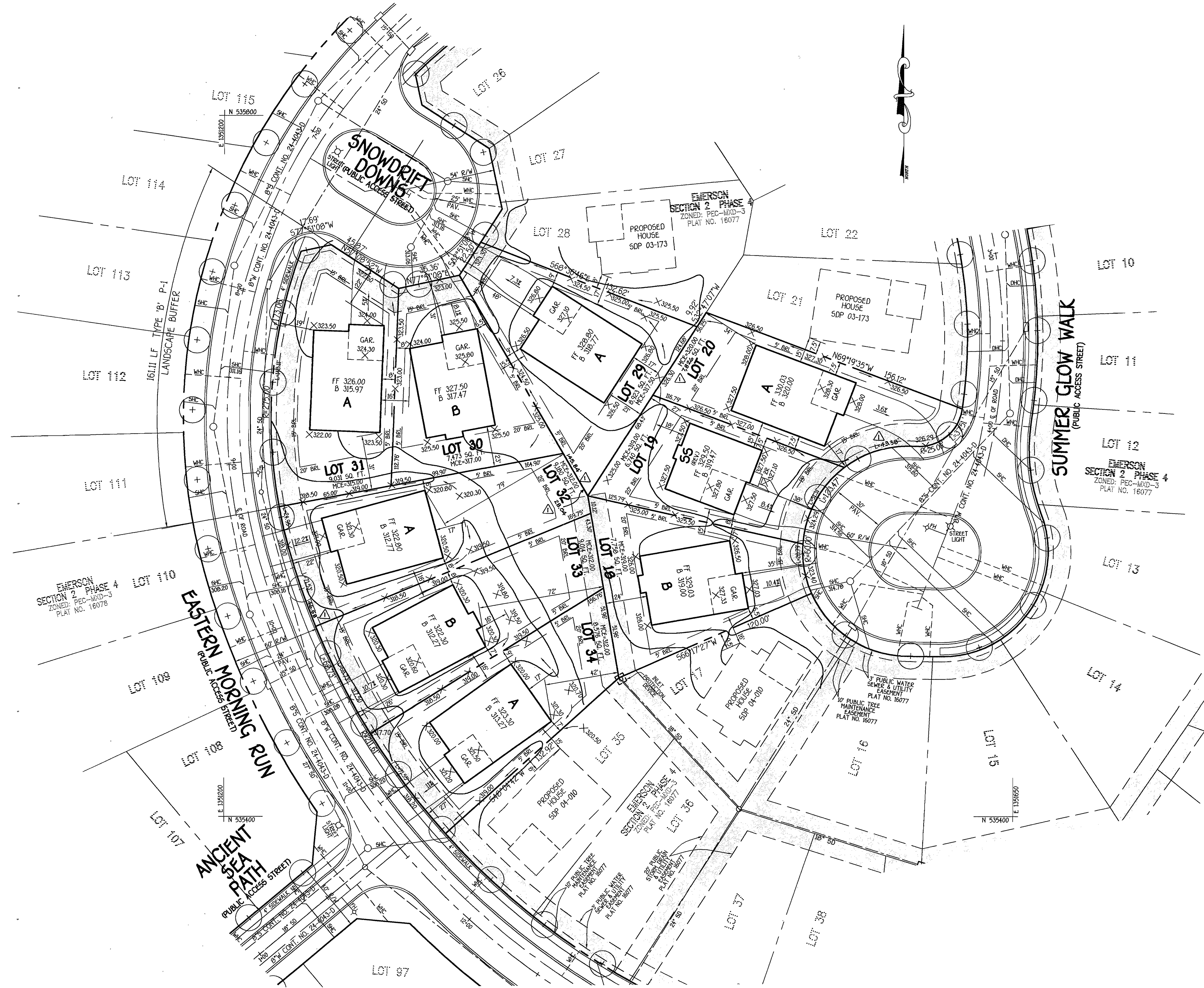
SEDIMENT/EROSION CONTROL PLAN

SINGLE FAMILY DETACHED
EMERSON
 SECTION 2 PHASE 4
 LOTS 18-20 & 29-34

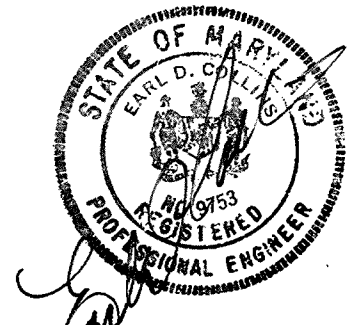
TAX MAP NO.: 47 PARCEL NO.: 3, 462 & 837 GRID NO.: 8
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: AUGUST, 2003
 SHEET 3 OF 4

SDP-04-029

J:\50001 Emerson Property\AngSec2Phase4\1685 Columbia\1685 Columbia\1685 Columbia Sec 18-20 & 29-34.dwg, 10/17/2003 10:43:24 AM



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 410-461-2292



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: 10-1-03
 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: *D. James Greenfield* Date: 10-1-03
 D. JAMES GREENFIELD

Reviewed for HOWARD SCD and meets Technical Requirements.
 U.S.D.A.-Natural Resources Conservation Service Date: 10/1/03
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Signature: *[Signature]* Date: 10/1/03
 HOWARD SCD

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

BUILDER/DEVELOPER
 COLUMBIA BUILDERS
 P.O. BOX 999
 ELLICOTT CITY, MARYLAND 21044
 410-730-3940

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Cinda Hammit 10/17/03
 Chief, Division of Land Development
Chris Dammon 10/16/03
 Chief, Development Engineering Division
Paul D. Lopez 10/16/03
 Director - Department of Planning and Zoning

PROJECT	SECTION	LOTS NO.
EMERSON	SECTION 2 PHASE 4	18-20, 29-34

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

WATER CODE	SEWER CODE
E-15	7640000

SITE DEVELOPMENT PLAN
 SINGLE FAMILY DETACHED DWELLINGS
EMERSON
 SECTION 2 PHASE 4
 LOTS 18-20 & 29-34

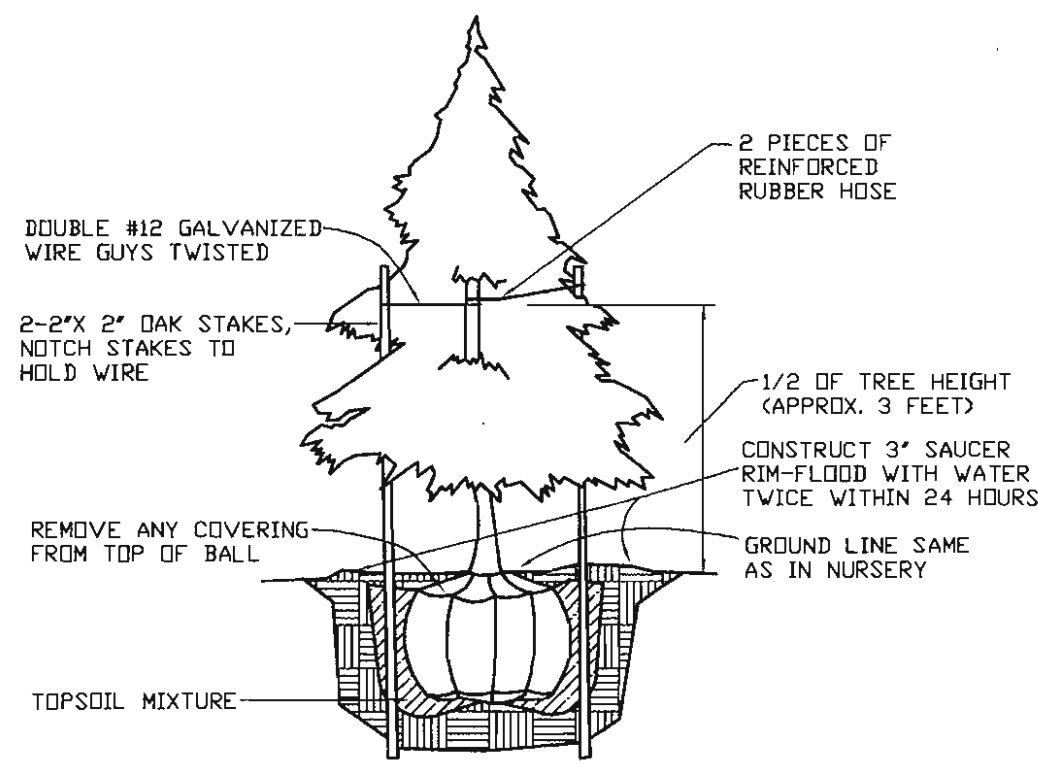
TAX MAP NO.: 47 PARCEL NO.: 1053 GRID NO.: 8
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: AUGUST, 2003
 SHEET 2 OF 4

SDP-04-029

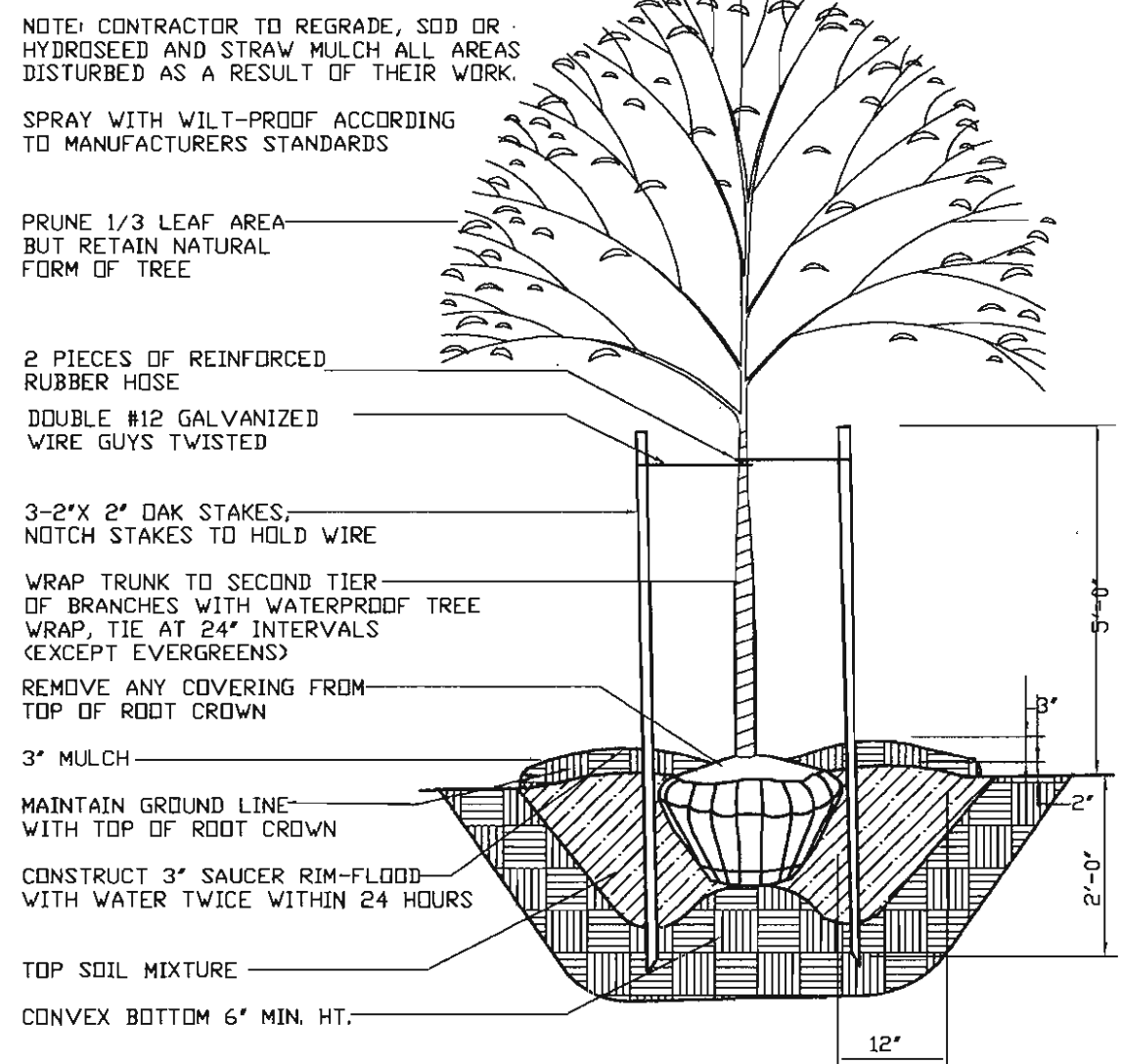
J:\50001 Emerson Property\JungSec2Phase4\1653 Columbia Sdp Lot 18-20 8-29-34.dwg, 10/01/2003 10:59:25 AM

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 shade shown on the plant list and the American Association of Nurserymen (A.A.N.) 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 deformations. Plant material that is weak or which has been cut back from longer grades to meet specified requirements will be rejected. Trees with forked leaders will not be accepted. All plants shall be freshly dug; no heated-in plants from cold storage will be accepted. Unless otherwise specified, all general conditions, planting operations, details and planting specifications shall conform to the "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 editions, including all legends. 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 detailed 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 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.



EVERGREEN PLANTING DETAIL
NOT TO SCALE



TREE PLANTING DETAIL
NOT TO SCALE

SURETY AMOUNT FOR THIS PLAN IS IN THE AMOUNT OF \$13,200.00.

- LANDSCAPING SURETY FOR LOTS 18,20 & 29-34 IS \$15,000 PER LOT.
- LANDSCAPING SURETY FOR LOT 19 IS \$2,000 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 LANDSCAPING REQUIREMENTS.
- LANDSCAPING CAN NOT BE PLANTED IN ANY 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, BEMS 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 ARCHITECTURAL REVIEW, 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

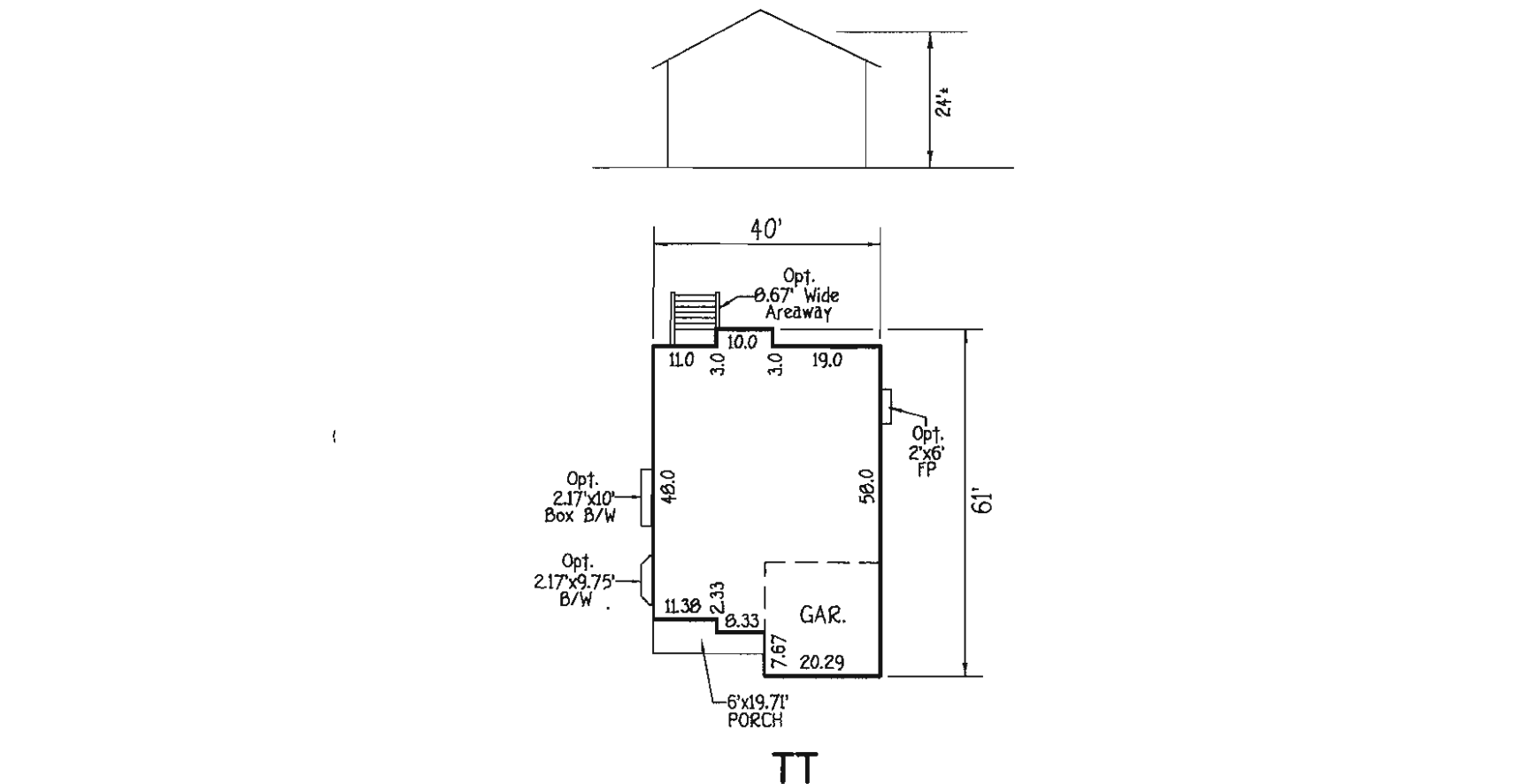
TYPE OF UNIT AND LOT SIZE	MINIMUM NUMBER OF SHADE TREES REQUIRED		
	NON WOODED	SEMI WOODED	WOODED
SMALL RESIDENTIAL LOT (4,000 - 7,000 SQUARE FEET FOR CLUSTER HOUSES)	4.0/LOT	2.25/LOT	1.25/LOT
MEDIUM RESIDENTIAL LOT (7,000-13,000 SQUARE FEET; 2-4 DUPLICATE)	5.0/LOT	3.0/LOT	2.0/LOT

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.

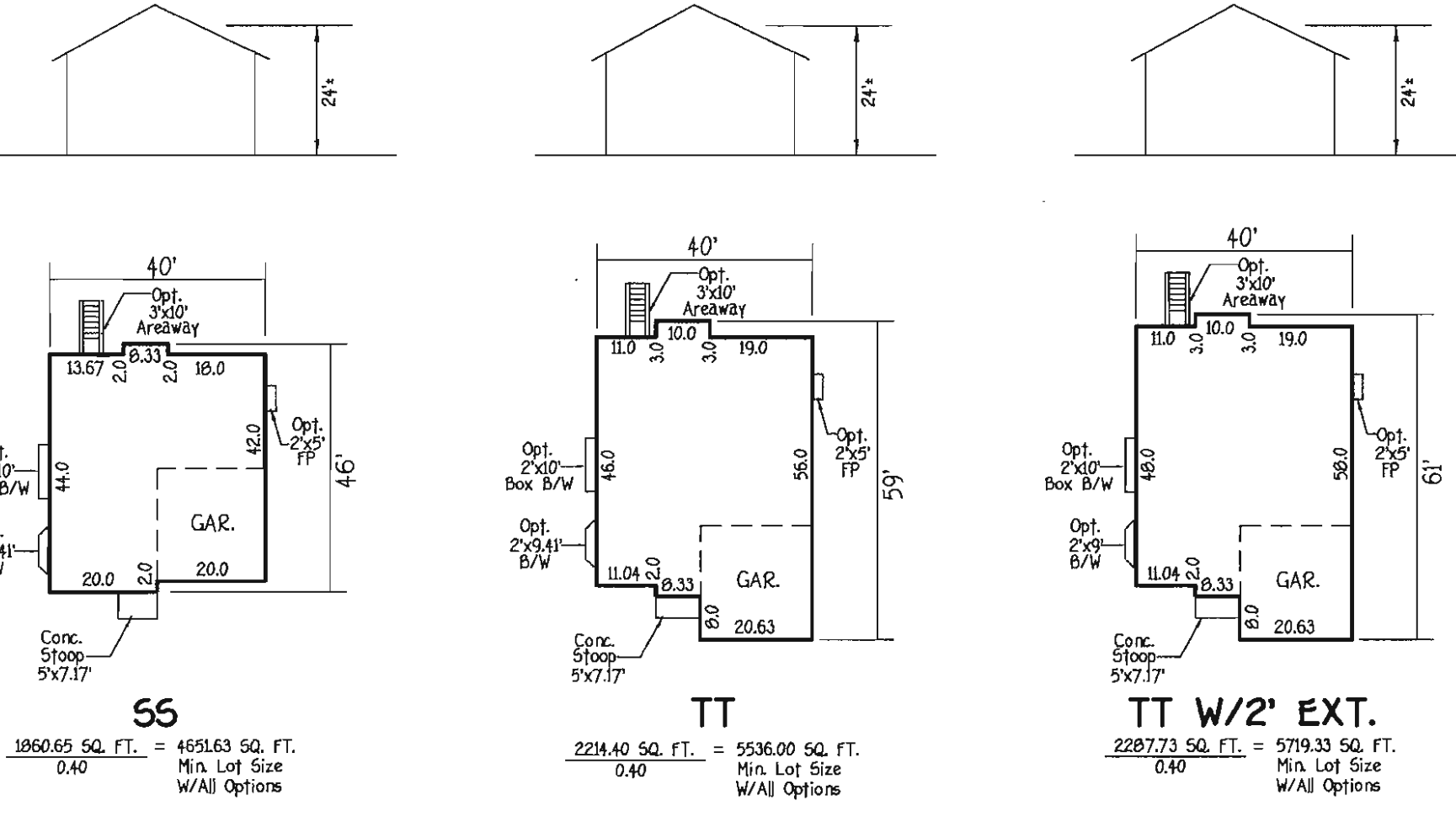
LOT NO.	LOT CLASSIFICATION	INTERNAL LANDSCAPING REQUIRED (# OF SHADE TREES)	TYPE B REQUIRED		SHADE TREE CREDIT *	REMAINING SHADE TREE OBLIGATION	TOTAL TREES REQUIRED	
			SHADE	EVERGREEN			SHADE	EVERGREEN
LOTS 18,20 29,30,32-34	NON-WOODED	5 TREES PER LOT	N/A	N/A	0	0	35	0
LOT 19	NON-WOODED	4 TREES PER LOT	N/A	N/A	0	0	4	0
LOT 31	NON-WOODED	5 TREES PER LOT	3	4	5	0	3	4
TOTAL TREES							42	4

* 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.

LOT NO.	PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	SHADE TREES	EVERGREEN TREES	TOTAL TREES
31	P-1	ADJACENT TO ROADWAY	B	161.1'	3	4	7



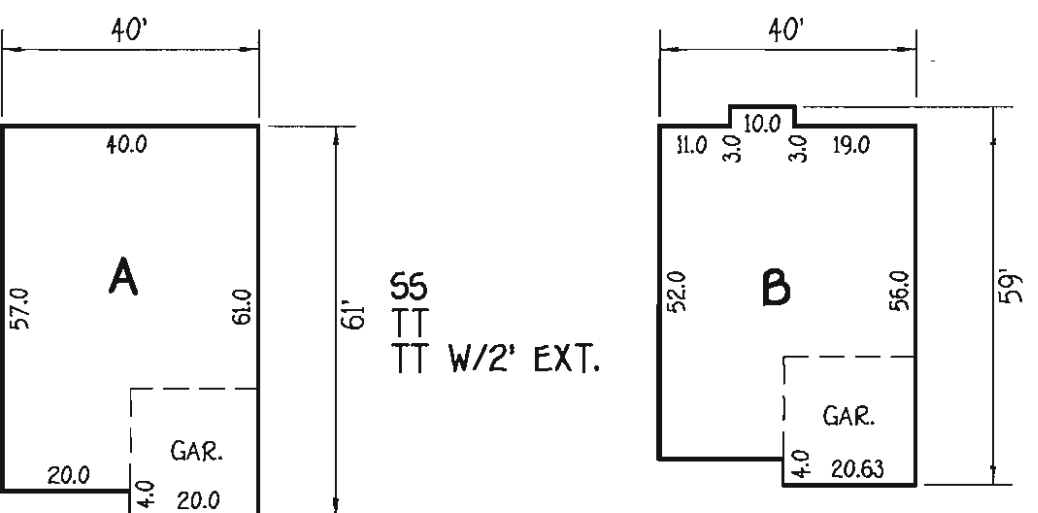
TT LOT 29
229.40 SQ. FT. = 5736.00 SQ. FT.
0.40 Min. Lot Size W/All Options



55
1860.65 SQ. FT. = 4591.63 SQ. FT.
0.40 Min. Lot Size W/All Options

TT
221.40 SQ. FT. = 5536.00 SQ. FT.
0.40 Min. Lot Size W/All Options

TT W/2' EXT.
2287.73 SQ. FT. = 5719.33 SQ. FT.
0.40 Min. Lot Size W/All Options



SHEET	DESCRIPTION
SHEET 1	TITLE SHEET, HOUSE TYPES, TEMPLATES
SHEET 2	SITE DEVELOPMENT PLAN, LOTS 18-20 & 29-34
SHEET 3	SEDIMENT/EROSION CONTROL PLAN LOTS 18-20 & 29-34
SHEET 4	SEDIMENT/EROSION CONTROL NOTES & DETAILS

SYMBOL	DESCRIPTION
-----	EXISTING CONTOUR 2' INTERVAL
+362.2	SPOT ELEVATION
(WBC)	PROPOSED WALKOUT
-SF - SF-	SILT FENCE
-SF - SF-	SUPER SILT FENCE
ECH	EROSION CONTROL MATTING
L/D	LIMIT OF DISTURBANCE
(X)	EXISTING STREET TREE TAKEN FROM F-03-13

LOT NUMBER	STREET ADDRESS
18	10128 SUMMER GLOW WALK
19	10124 SUMMER GLOW WALK
20	10120 SUMMER GLOW WALK
29	10108 SNOWDRIFT DOWNS
30	10104 SNOWDRIFT DOWNS
31	10100 SNOWDRIFT DOWNS
32	8551 EASTERN MORNING RUN
33	8555 EASTERN MORNING RUN
34	8559 EASTERN MORNING RUN

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.
B. James Greenfield 10-1-03
B. JAMES GREENFIELD 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 B. Collins 10-1-03
Signature of Engineer EARL B. COLLINS 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 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.
B. James Greenfield 10-1-03
Signature of Developer B. JAMES GREENFIELD Date

Reviewed for HOWARD SCD and meets Technical Requirements.
John M. M... 10-9-03
U.S. Fish & Wildlife Conservation Service Date
This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
John R. Robinson 10-9-03
Howard SCD Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Leidy Hamilton 10/12/03
Chief, Division of Land Development Date
Chris D... 10/12/03
Chief, Development Engineering Division MK Date
Reid A... 10/21/03
Director - Department of Planning and Zoning Date

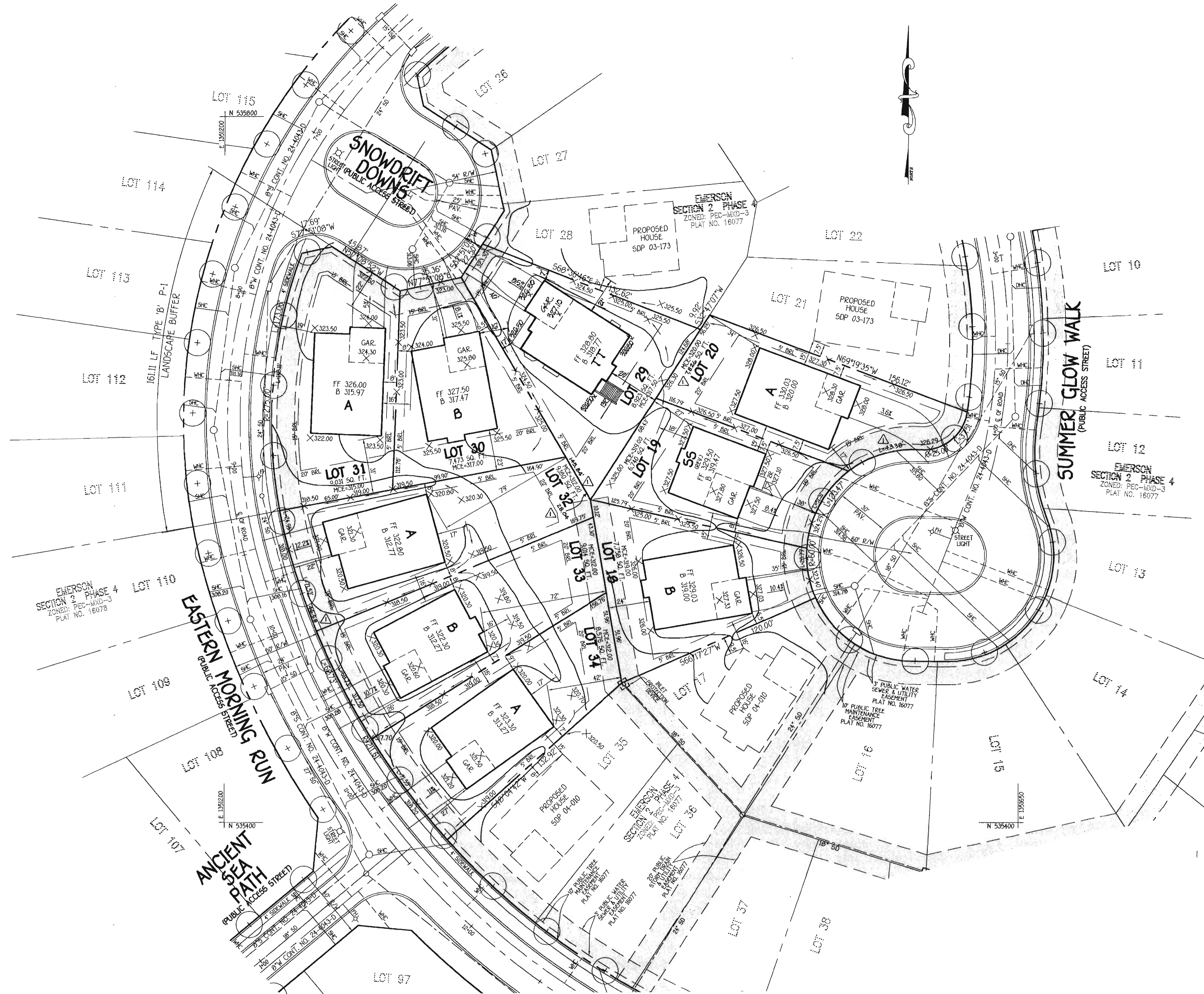
PROJECT	SECTION	LOTS NO.
EMERSON	SECTION 2 PHASE 4	18-20 & 29-34

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16077	B	PEC-MXD-3	47	SIXTH	606B.02

WATER CODE	SEWER CODE
E-15	7640000

TITLE SHEET
SINGLE FAMILY DETACHED
EMERSON
SECTION 2 PHASE 4
LOTS 18-20 & 29-34
TAX MAP NO: 47 PARCEL NO: 3, 462 & 837 GRID NO: B
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: AUGUST, 2003
SHEET 1 OF 4

1. ADD W/2' EXT. FOR LOT 29
NO. REVISION DATE
11/7/04

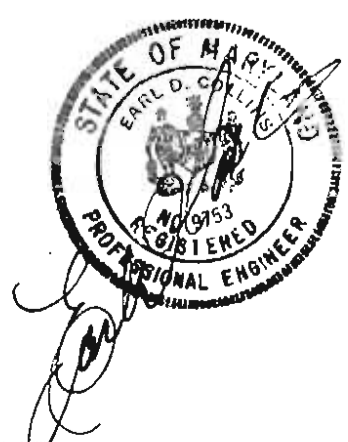


EMERSON SECTION 2 PHASE 4 ZONED: PEC-MXD-3 PLAT NO. 16078

EMERSON SECTION 2 PHASE 4 ZONED: PEC-MXD-3 PLAT NO. 16077

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10712 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21044
 410-481-2555

NO.	REVISION	DATE
2	REV. HPE & CRP LOT 25	11/17/04
1	FOR LOTS 20, 30 & 32	
	REVISED LOT DIMENSIONS + LOT AREAS	2-24-04



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: 10-1-03
 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: *D. James Greenfield* Date: 10-1-03
 D. JAMES GREENFIELD

Reviewed for HOWARD SCD and meets Technical Requirements.
 U.S.D.A.-Natural Resources Conservation Service Date: _____
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT. Date: _____
 Approved by HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
OWNER
 THE HOWARD RESEARCH & DEVELOPMENT CORP.
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044
 410-992-5000
BUILDER/DEVELOPER
 COLUMBIA BUILDERS
 P.O. BOX 999
 ELICOTT CITY, MARYLAND 21044
 410-730-3940

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Cindy Hamstra 10/17/03 Date
 Chief, Division of Land Development
 Chad Dammann 10/16/03 Date
 Chief, Development Engineering Division
 David M. Langer 11/24/04 Date
 Director - Department of Planning and Zoning
 PROJECT: EMERSON SECTION 2 PHASE 4
 SECTION 2 PHASE 4
 LOTS NO. 18-20, 29-34

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

WATER CODE	SEWER CODE
E-15	7640000

SITE DEVELOPMENT PLAN
 SINGLE FAMILY DETACHED DWELLINGS
EMERSON
 SECTION 2 PHASE 4
 LOTS 18-20 & 29-34
 TAX MAP NO.: 47 PARCEL NO.: 1053 GRID NO.: 8
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: AUGUST, 2003
 SHEET 2 OF 4

SDP-04-029

J:\50001\Emerson\Property\Site\Phase4\1683 Columbia\883 Columbia\Site\Lots 18-20, 29-34.dwg, 10/01/2003 10:59:25 AM