

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 (A.A.N.) Standards. Plant material shall be healthy, vigorous, free from defects, decay, distorting parts, sun scald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestation or objectionable deformations. 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 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 plan take precedence.

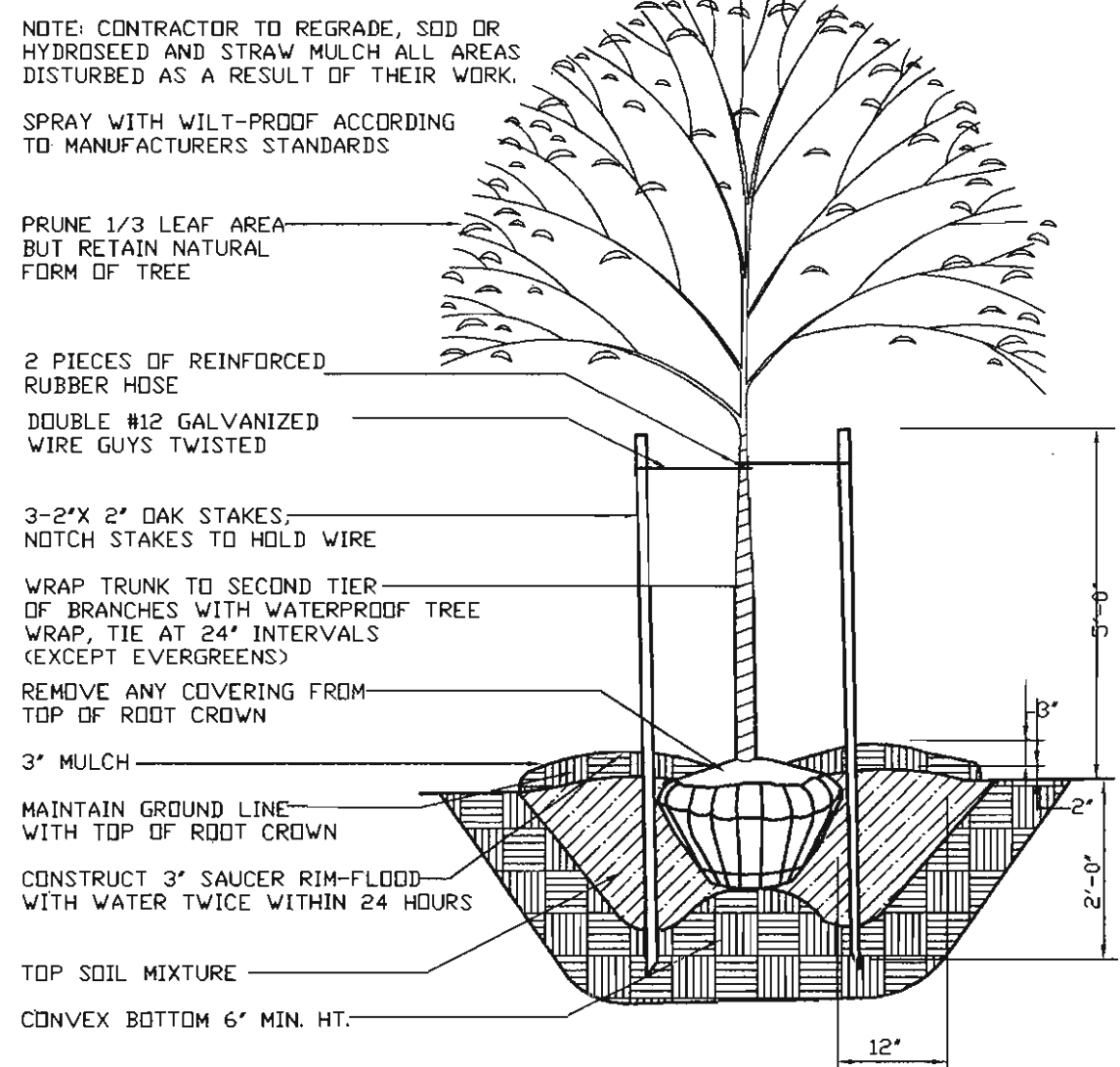
All shrubs shall be planted in continuous trenches or prepared planting beds and mulched with composted hardwood mulch as details and specified except where noted on plans.

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

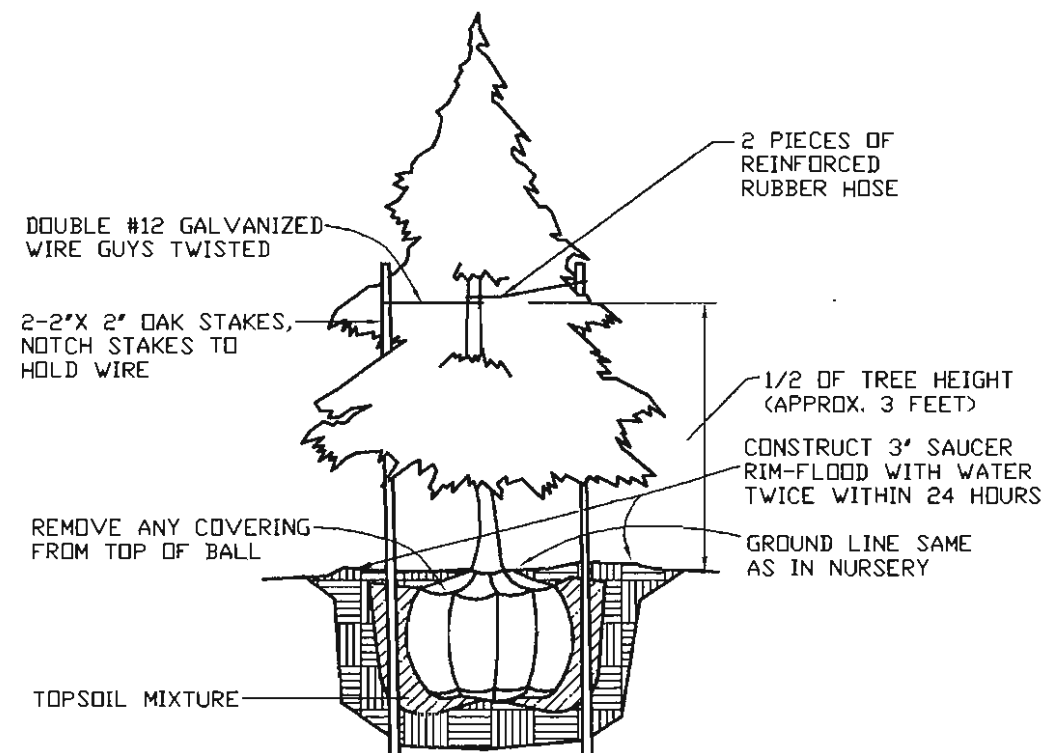
Planting mix shall be as follows: Deciduous Plants - Two parts topsoil, one part well-rotted cow or horse manure. Add 3 lbs. of standard fertilizer per cubic yard of planting mix. Evergreen Plants - Two parts topsoil, one part humus or other approved organic material. Add 3 lbs. of evergreen fertilizer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

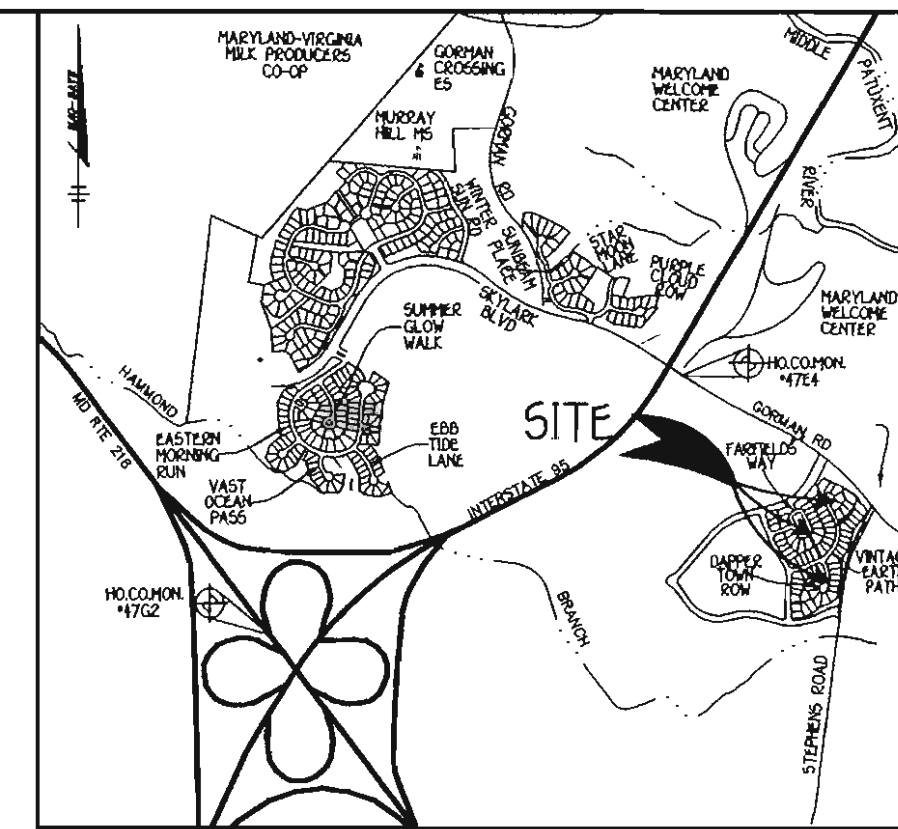
All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded and seeded. This plan is intended for landscape use only. See other plan sheets for more information on grading, sediment control, layout, etc.



TREE PLANTING DETAIL
NOT TO SCALE



EVERGREEN PLANTING DETAIL
NOT TO SCALE



VICINITY MAP
SCALE: 1" = 200'

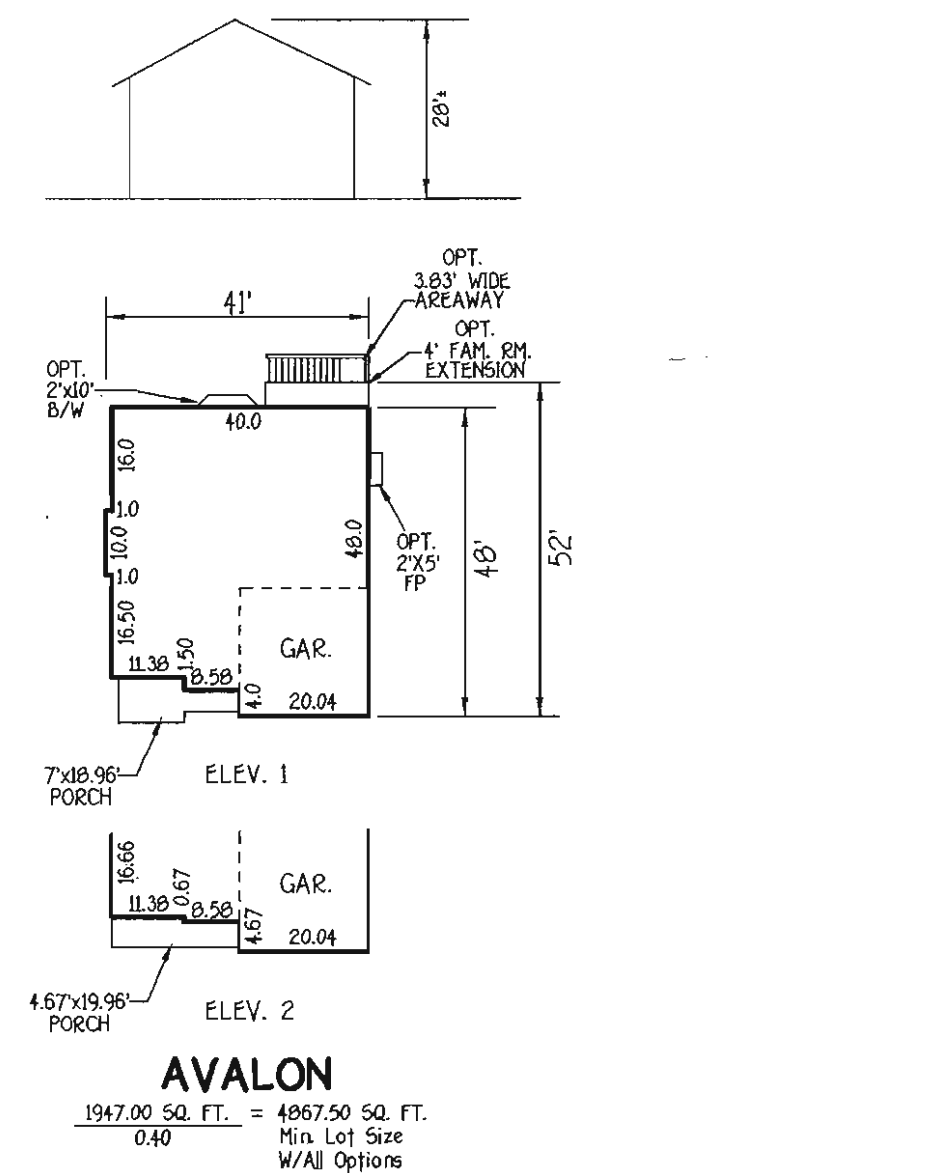
BENCH MARKS

TP 4764 ELEV 339.00
N 535,946.14
E 1355,431.224
LOC. NEAR I-95 BRIDGE
ALONG GORMAN ROAD

TP 4762 ELEV. 363.53
N 532,938.964
E 1351,224.095
LOC. NEAR MD. RTE 216 WEST
NEAR EXIT RAMP TO I-95

GENERAL NOTES

- SUBJECT PROPERTY ZONED PEC-MXD-3 & RSC-MXD-3 AS GRANTED BY THE ZONING BOARD ON 9/3/00 AS CASE NO. 28-9794.
- TOTAL AREA OF SITE: 1.471 ACRES
- TOTAL NUMBER OF LOTS SUBMITTED: 8 (5D)
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410)313-1880 - AT LEAST 60 FIVE WORKING DAYS PRIOR TO THE START OF WORK
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: 28-9794, WP 99-96, WP 03-088, 5 99-12, PB-339, P-02-15, F-04-53, WAS COMPLETED BY HOWARD COUNTY.
- 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 535946.148 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-04-53 AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 24-4120-D.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- STORMWATER MANAGEMENT FOR THIS PLAN WILL BE ADDRESSED WITH THE INSTALLATION OF ONE STORMWATER MANAGEMENT FACILITY WHICH WILL CONTROL THE RUNOFF PER THE LATEST APPROVED DESIGN STANDARDS. THE FACILITY WILL BE A WEI, EXTENDED DETENTION POND AND WILL BE OWNED BY THE PROPERTY OWNERS ASSOCIATION AND MAINTAINED BY HOWARD COUNTY.
- INTERNAL LOT LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE DEVELOPMENT APPROVED BY THE PLANNING BOARD ON 7/1/99 PER CASE NO. PB-339 AND SECTION B124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. ADDITION TO THE INTERNAL LOT LANDSCAPING, CORNER LOTS SHALL PROVIDE A TYPE "B" PERIMETER LANDSCAPE BUFFER. THE FOLLOWING PER LOT SURETY IS REQUIRED TO BE POSTED AS PART OF THE BUILDER'S GRADING PERMIT:
 - LOTS 22,23 & 24: 41,200.00/LOT FOR 4 SHADE TREES PER LOT.
 - LOTS 43,56,57 & 74: 41,500.00/LOT FOR 5 SHADE TREES PER LOT.
 - CORNER LOT 42: 41,500 FOR 4 SHADE AND 2 EVERGREEN TREES.
- THE TOTAL LANDSCAPE SURETY REQUIRED FOR THIS S.D.P. IS \$12,600.00 FOR THE REQUIRED 41 SHADE TREES AND 2 EVERGREEN TREES.
- PERIMETER LANDSCAPING AND STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION B124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AND DEVELOPMENT CRITERIA APPROVED BY THE PLANNING BOARD 7-99 PER CASE NO. PB-339 AS SHOWN ON THE APPROVED ROAD CONSTRUCTION DRAWINGS FILED UNDER F-04-53.
- FOREST CONSERVATION REQUIREMENTS HAVE BEEN ADDRESSED WITH F-04-53.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO HO. CODES MANUAL VOL. IV DETAILS R.6.03 & R.6.05.
- THE POA OPEN SPACE SHOWN HEREON AS LOT 99 AND THE POA/COMMON OPEN AREAS SHOWN HEREON AS LOTS 92 AND 98 ARE HEREBY DEDICATED TO A PROPERTY ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION. THE ARTICLES OF INCORPORATION HAVE BEEN FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION WITH INCORPORATION NUMBER 006439459. THE COVENANTS FOR THE EMERSON COMMUNITY ASSOCIATION, INC. WERE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5728 FOLIO 46A.
- MINIMUM BUILDING RESTRICTION SETBACKS FROM PROPERTY LINES AND PUBLIC ROAD RIGHTS-OF-WAY ARE TO BE IN ACCORDANCE WITH THE DEVELOPMENT CRITERIA APPROVED WITH THE COMPREHENSIVE SKETCH PLAN 5-99-12 AND THE DECISION AND ORDER FOR PB-339 APPROVED ON JULY 1, 1999.
- THE MINIMUM SETBACKS FOR STRUCTURES SHALL BE AS FOLLOWS:
 - FRONT SETBACK: 15' FROM THE RIGHT-OF-WAY TO THE HOUSE OR GARAGE.
 - SIDE SETBACK: 5' TO THE PROPERTY LINE WITH A MINIMUM OF 15' BETWEEN STRUCTURES
 - REAR SETBACK: 10' FROM THE PROPERTY LINE TO AN OPEN DECK; 20' FROM THE PROPERTY LINE TO THE HOUSE.
- ANY DEVIATION FROM THESE SETBACK REQUIREMENTS WILL REQUIRE SITE DEVELOPMENT PLAN APPROVAL BY THE HOWARD COUNTY PLANNING BOARD.
- LOT COVERAGE BY BUILDINGS WITHIN SINGLE FAMILY DETACHED LAND USE AREAS SHALL NOT EXCEED 40%. NO LIMITATION IS IMPOSED UPON THE AREA USED FOR SIDEWALKS, PAVED PARKING AREAS, PATIOS, DECKS, LANDSCAPING AND SIMILAR MINOR STRUCTURE.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL NO. 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
- 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 WITH TAR AND CHIP COATING (1/2" MIN) 1025-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
 - E) DRAINAGE ELEMENTS CAPABLE OF SAFELY 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.
- IN ACCORDANCE WITH THE APPROVED DEVELOPMENT CRITERIA FOR SINGLE FAMILY DETACHED LAND USES AREAS, NO LESS THAN TWO (2) OFF-STREET PARKING SPACES SHALL BE PROVIDED ON EACH LOT. SUCH SPACES MAY CONSIST OF GARAGE AND/OR DRIVEWAY SPACES.
- LANDSCAPING REQUIREMENTS MAY NOT BE MET WITHIN EASEMENTS FOR PUBLIC WATER, SEWER OR STORM DRAINS.



COMMON DRIVEWAY DETAIL
NOT TO SCALE

MODIFIED SCHEDULE C LANDSCAPE CHART							
LOT NO.	LOT CLASSIFICATION	INTERNAL LANDSCAPING REQUIRED (# OF SHADE TREES)	TYPE B REQUIRED		REMAINING SHADE TREE OBLIGATION	TOTAL TREES REQUIRED	
			SHADE	EVERGREEN		SHADE	EVERGREEN
LOTS 43,56, 57 & 74	NON-WOODED	5 TREES PER LOT	N/A	N/A	0	25	0
LOTS 22, 23 & 24	NON-WOODED	4 TREES PER LOT	N/A	N/A	0	12	0
LOT 42 CORNER	NON-WOODED	5 TREES	1	2	2	4	2
TOTAL TREES						41	2

* 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.

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
42 CORNER	P-1	ADJACENT TO ROADWAY	B	63	1	2	3

SURETY AMOUNT FOR THIS PLAN IS IN THE AMOUNT OF \$12,600.00

- LANDSCAPING SURETY FOR LOTS 22,23 & 24 IS \$12,000.00 PER LOT.
- LANDSCAPING SURETY FOR LOTS 43,56,57 & 74 IS \$15,000.00 PER LOT.
- LANDSCAPING SURETY FOR LOT 42 IS \$15,000.00.
- 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.
- LANDSCAPE 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 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, BERRY 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; D) SEMI-WOODED; D) 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.

BUILDER/DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT THE REQUIRED LANDSCAPING WILL BE DONE ACCORDING TO THE PLAN, SECTION B124 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.

Dana D Borg 10/7/04
DANA BORG DATE

INDEX CHART

SHEET	TITLE/DESCRIPTION
SHEET 1	TITLE SHEET, HOUSE TYPES, TEMPLATES
SHEET 2	SITE DEVELOPMENT & SEDIMENT/EROSION CONTROL PLAN, LOTS 22-24
SHEET 3	SITE DEVELOPMENT PLAN LOTS 42,43,56,57 & 74
SHEET 4	SEDIMENT/EROSION CONTROL PLAN, LOTS 42,43,56,57 & 74
SHEET 5	SEDIMENT/EROSION CONTROL NOTES & DETAILS

LEGEND

SYMBOL	DESCRIPTION
----	EXISTING CONTOUR 2' INTERVAL
+362.2	SPOT ELEVATION
WALK	PROPOSED WALKOUT
-SF -SF-	SILT FENCE
-SSF -SSF-	SUPER SILT FENCE
ECH	EROSION CONTROL MATTING
LOD	LIMIT OF DISTURBANCE
(*)	EXISTING STREET TREE TAKEN FROM F-04-53

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
22	9621 DAPPER TOWN ROW
23	9617 DAPPER TOWN ROW
24	9613 DAPPER TOWN ROW
42	8692 VINTAGE EARTH PATH
43	8696 VINTAGE EARTH PATH
56	8629 VINTAGE EARTH PATH
57	8625 VINTAGE EARTH PATH
74	8692 FAR FIELDS WAY

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 10/7/04
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, 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.

Dana D Borg 10/7/04
Signature of Developer DANA BORG DATE

Reviewed for HOWARD SCD and meets Technical Requirements.

Jan Moyer 11/4/04
U.S. Natural Resources Conservation Service Date

Jhm 11/4/04
this development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT. Date

Jhm K Peterson 11/4/04
Howard SCD Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Jeff Shaddock 11/9/04
Chief, Planning and Zoning Date

MK 11/10/04
Chief, Development Engineering Division Date

MK 11/12/04
Director - Department of Planning and Zoning Date

TITLE SHEET

SINGLE FAMILY DETACHED
EMERSON
SECTION 2 PHASE 5A
LOTS 22-24,42,43,56,57 & 74

TAX MAP NO.: 47 PARCEL NO.: B37 GRID NO.: 9 & 15
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: AUGUST, 2004

SHEET 1 OF 5

SDP-05-02A

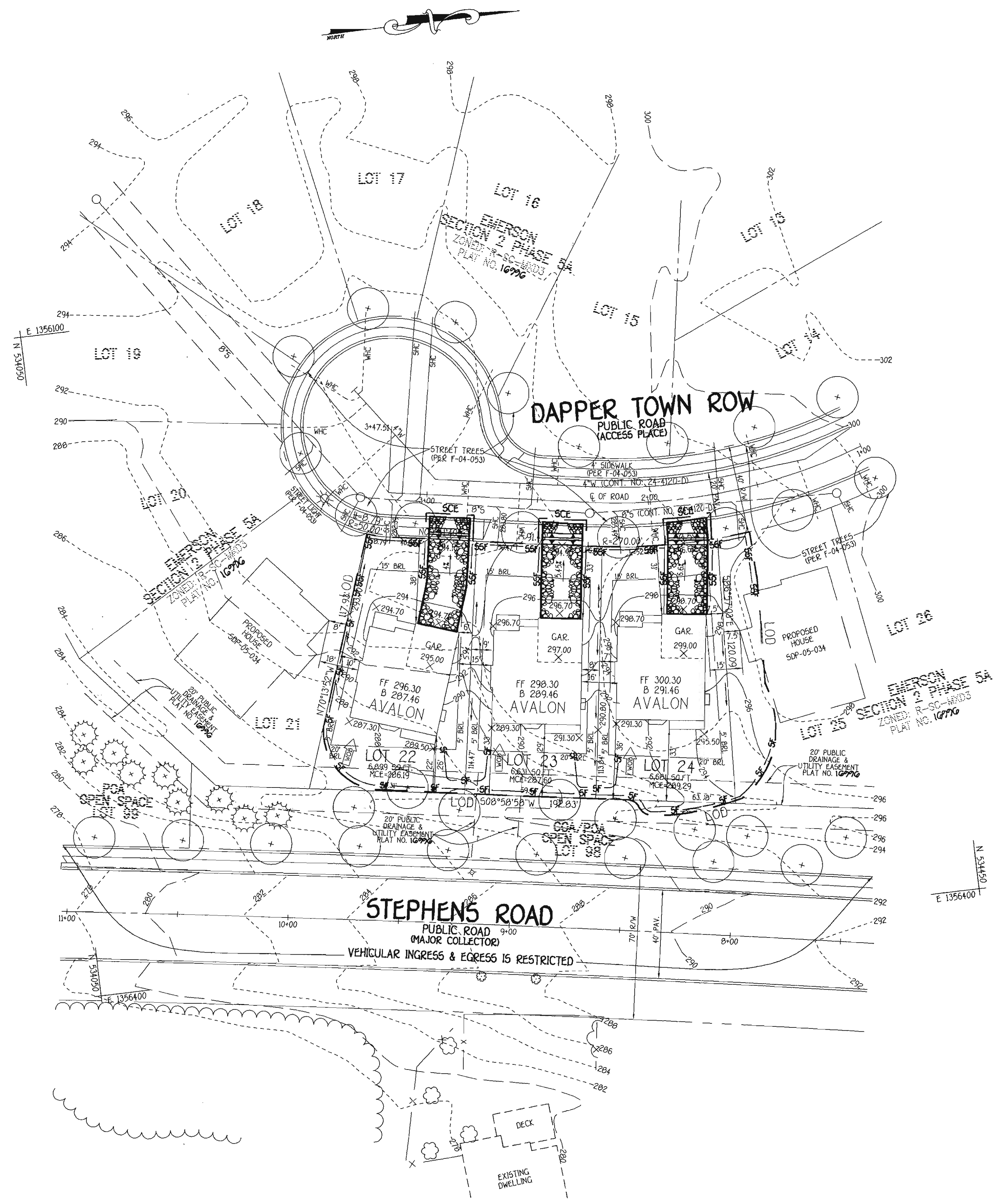
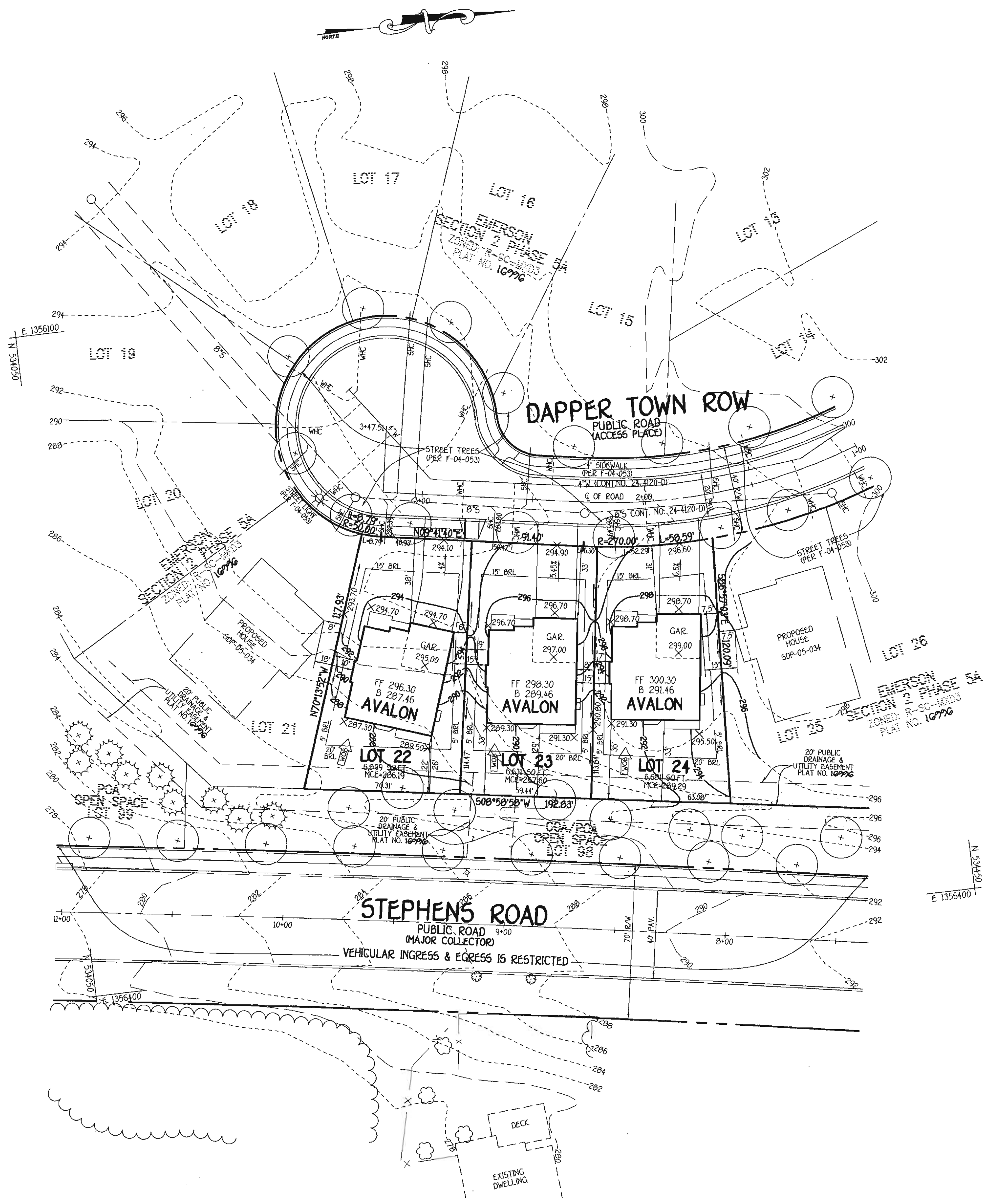
FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL FREE
ELKWOOD CITY, MARYLAND 21742
(410) 661 - 2955



NO.	REVISION	DATE

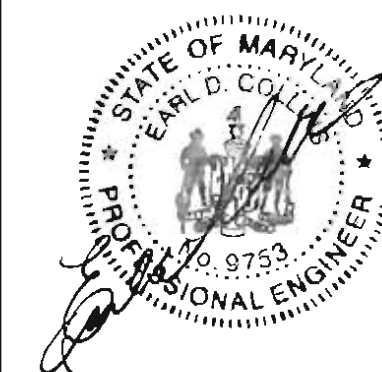
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
107972-107971	9 & 15	PEC-MXD-3 RSC-MXD-3	47	SIXTH	6069.02
WATER CODE E-15			SEWER CODE 7640000		

OWNER	BUILDER/DEVELOPER
THE HOWARD RESEARCH & DEVELOPMENT CORP. 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044 410-992-6000	DOUGLAS HOMES P.O. BOX 628 ELLCOTT CITY, MARYLAND 21041 410-750-0522



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10275 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2555

NO.	REVISION	DATE



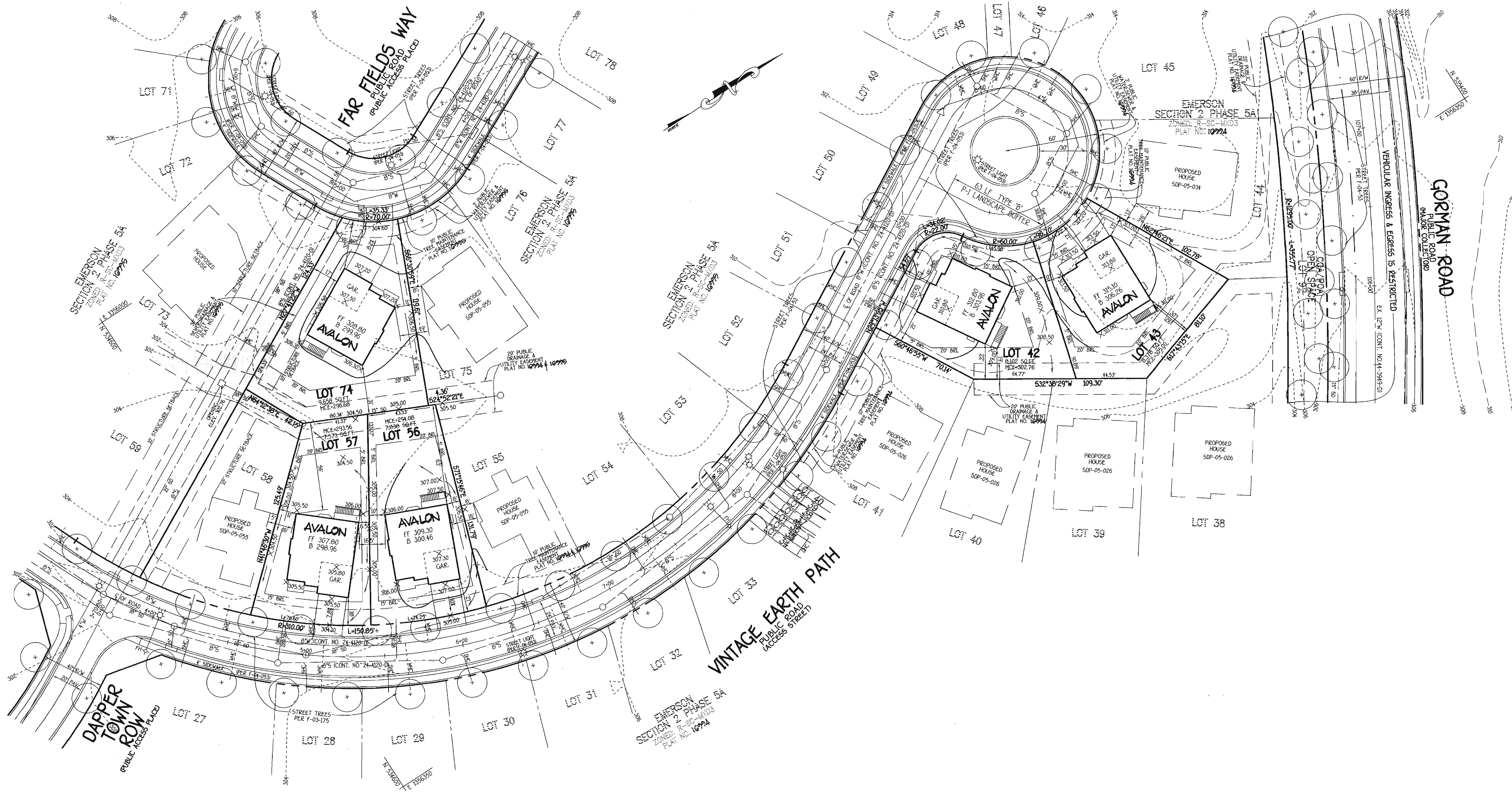
ENGINEER'S CERTIFICATE
 "I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."
 Signature of Engineer: *Earl D. Collins* Date: 10/7/04
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: *Diana Borg* Date: 10/7/04

Reviewed for HOWARD SCD and meets Technical Requirements.
 U.S.D. Natural Resources Conservation Service
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 How SCD
OWNER
 THE HOWARD RESEARCH & DEVELOPMENT CORP.
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044
 410-992-6000
BUILDER/DEVELOPER
 DOUGLAS HOMES
 P.O. BOX 628
 ELLICOTT CITY, MARYLAND 21041
 410-750-0522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Planning and Development
 Chief, Development Engineering Division
 Director - Department of Planning and Zoning
 PROJECT: EMERSON SECTION 2 PHASE 5A
 BLOCK NO. 9 & 15
 ZONE PEC-MXD-3 RSC-MXD-3
 TAX/ZONE 47
 ELEC. DIST. SIXTH
 CENSUS TR. 6069.02
 WATER CODE E-15
 SEWER CODE 7640000

SITE DEVELOPMENT & SEDIMENT/EROSION CONTROL PLAN
 SINGLE FAMILY DETACHED
EMERSON
 SECTION 2 PHASE 5A
 LOTS 22-24, 42, 43, 56, 57 & 74
 TAX MAP NO.: 47 PARCEL NO.: 837 GRID NO.: 9 & 15
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: AUGUST, 2004
 SHEET 2 OF 5

SDP-05-024



J:\50001 Emerson Property\dwg\Phase5A\0502-6005 Sdp.Lots 42,43,44,45,46,47,48,49,50,51,52,53,54,55,56,57,58.dwg, 10/8/2004, 3:03:02 PM

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461-2855

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

Earl D. Collins 10/7/04
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 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.

Dana D. Bory 10/7/04
Signature of Developer DANA BORG Date

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.

Howard SCD Date

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

BUILDER/DEVELOPER
DOUGLAS HSN415
P.O. BOX 620
ELLCOTT CITY, MARYLAND 21041
410-750-0522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kyle S. ... 11/3/04
Chief, Division of Planning and Development Date

... 11/3/04
Chief, Development Engineering Division Date

... 11/14/04
Director - Department of Planning and Zoning Date

PROJECT	SECTION	LOTS NO.
EMERSON	SECTION 2 PHASE 5A	22-24, 42, 43, 56, 57 & 74

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
102992-102997	9 & 15	PEC-MXD-3 RSC-MXD-3	47	SIXTH	6068.02

WATER CODE	SEWER CODE
E-15	7640000

SITE DEVELOPMENT PLAN

SINGLE FAMILY DETACHED

EMERSON

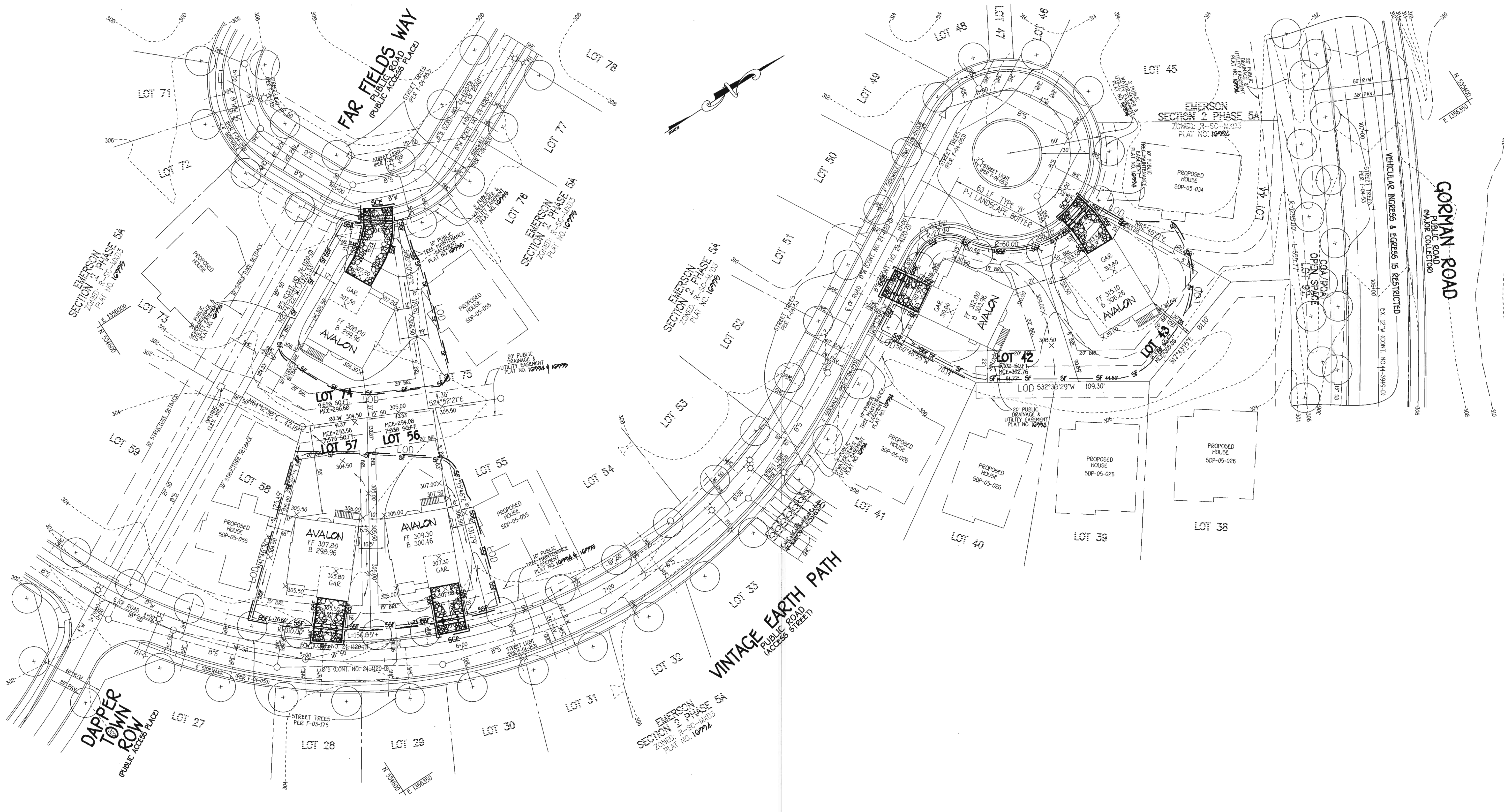
SECTION 2 PHASE 5A

LOTS 22-24, 42, 43, 56, 57 & 74

TAX MAP NO.: 47 PARCEL NO.: 837 GRID NO.: 9 & 15
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: AUGUST, 2004

SHEET 3 OF 5

SDP-05-02A



J:\50001 Emerson Property\dwg\Sec2Phase5A\0502-6005 Sec.Lots.42,43,56,58,74.dwg, 10/27/2004 3:05:02 PM

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10275 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21044
 (410) 861-2955

NO.	REVISION	DATE



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

Signature of Engineer: *Earl D. Collins* Date: 10.7.04
 EARL D. COLLINS

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: *Dana Borg* Date: 10/7/04
 DANA BORG

Reviewed for HOWARD SCD and meets Technical Requirements.

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

Signature: *Jim Myron* Date: 11/1/04
 Signature: *John R. Peltier* Date: 11/1/04

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

BUILDER/DEVELOPER
 DOUGLAS HOMES
 P.O. BOX 620
 ELLICOTT CITY, MARYLAND 21041
 410-750-0522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Planning and Development: *K. DeLoach* Date: 11/8/04
 Chief, Development Engineering Division: *Mark* Date: 11/6/04
 Director - Department of Planning and Zoning: *Frank* Date: 11/11/04

PROJECT	SECTION	LOTS NO.
EMERSON	SECTION 2 PHASE 5A	22-24,42,43,56,57 & 74

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
109972-109977	9 & 15	PEC-MXD-3 RSC-MKD-3	47	SIXTH	6069.02

WATER CODE: E-15
 SEWER CODE: 7640000

SEDIMENT/EROSION CONTROL PLAN

SINGLE FAMILY DETACHED
EMERSON
 SECTION 2 PHASE 5A
 LOTS 22-24,42,43,56,57 & 74

TAX MAP NO.: 47 PARCEL NO.: 837 GRID NO.: 9 & 15
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"= 30' DATE: AUGUST, 2004
 SHEET 4 OF 5

SDP-05-02A

20.0 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION DEFINITION

Using vegetation as cover for barren soil to protect it from forces that cause erosion. PURPOSE: Vegetative stabilization specifications are used to promote the establishment of vegetation on exposed soil...

SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS. A. Site Preparation: 1. Install erosion and sediment control structures... B. Soil Amendments: 1. Soil tests must be performed to determine the exact ratios and application rates... C. Seeded Preparation: 1. Temporary Seeding: a. Seeded preparation shall consist of loosening soil...

G. Mulching Seeded Areas - Mulch shall be applied to all seeded areas immediately after seeding. H. Securing Straw Mulch (Mulch Anchoring): 1. Mulch anchoring shall be performed immediately following mulch application... I. Stabilized Construction Entrance: 1. Length - minimum of 50' x 30' for single vehicle lot... J. SUPER SILT FENCE: 1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing...

SEDIMENT CONTROL NOTES

- 1) A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSING AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION... 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...

PERMANENT SEEDING NOTES

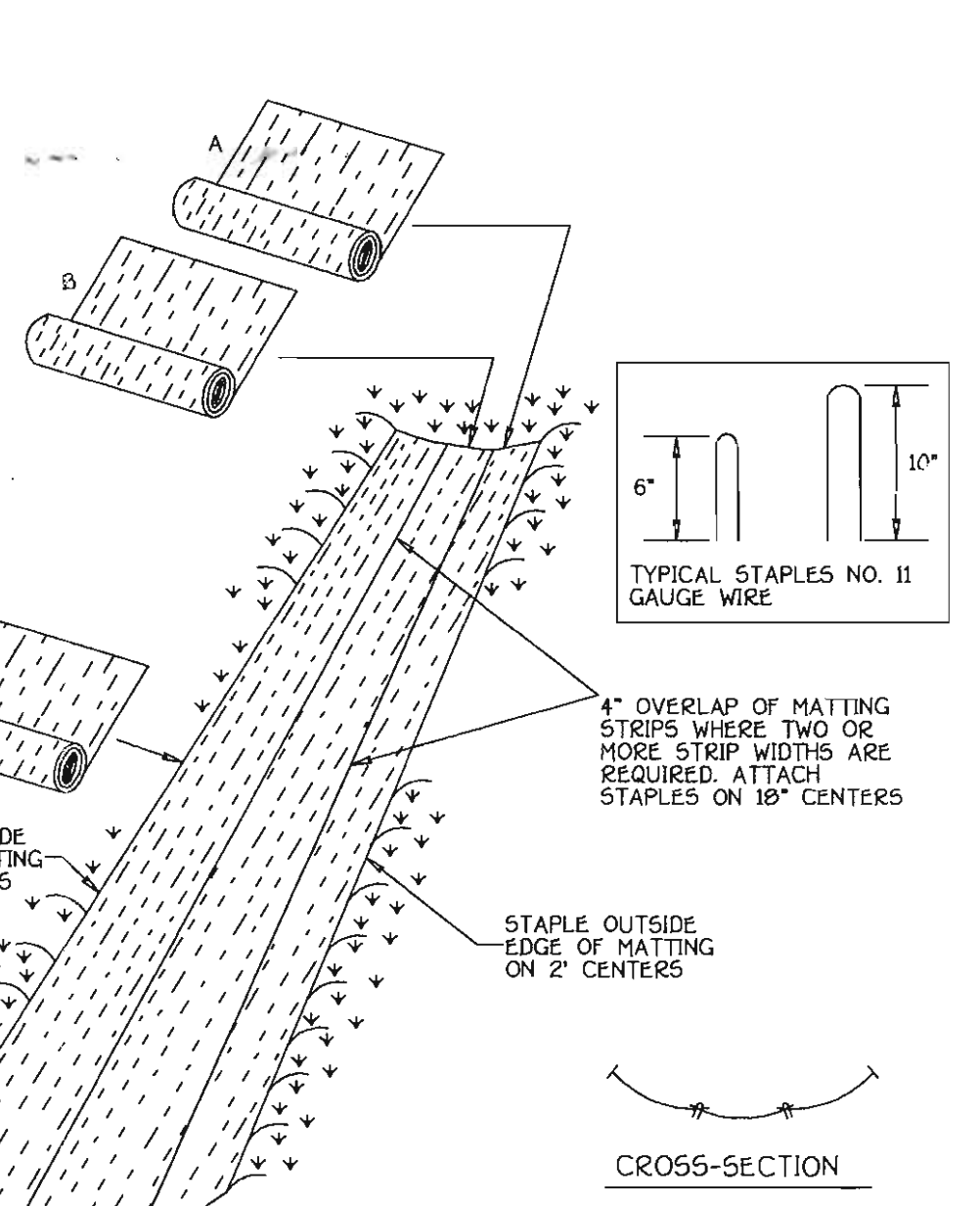
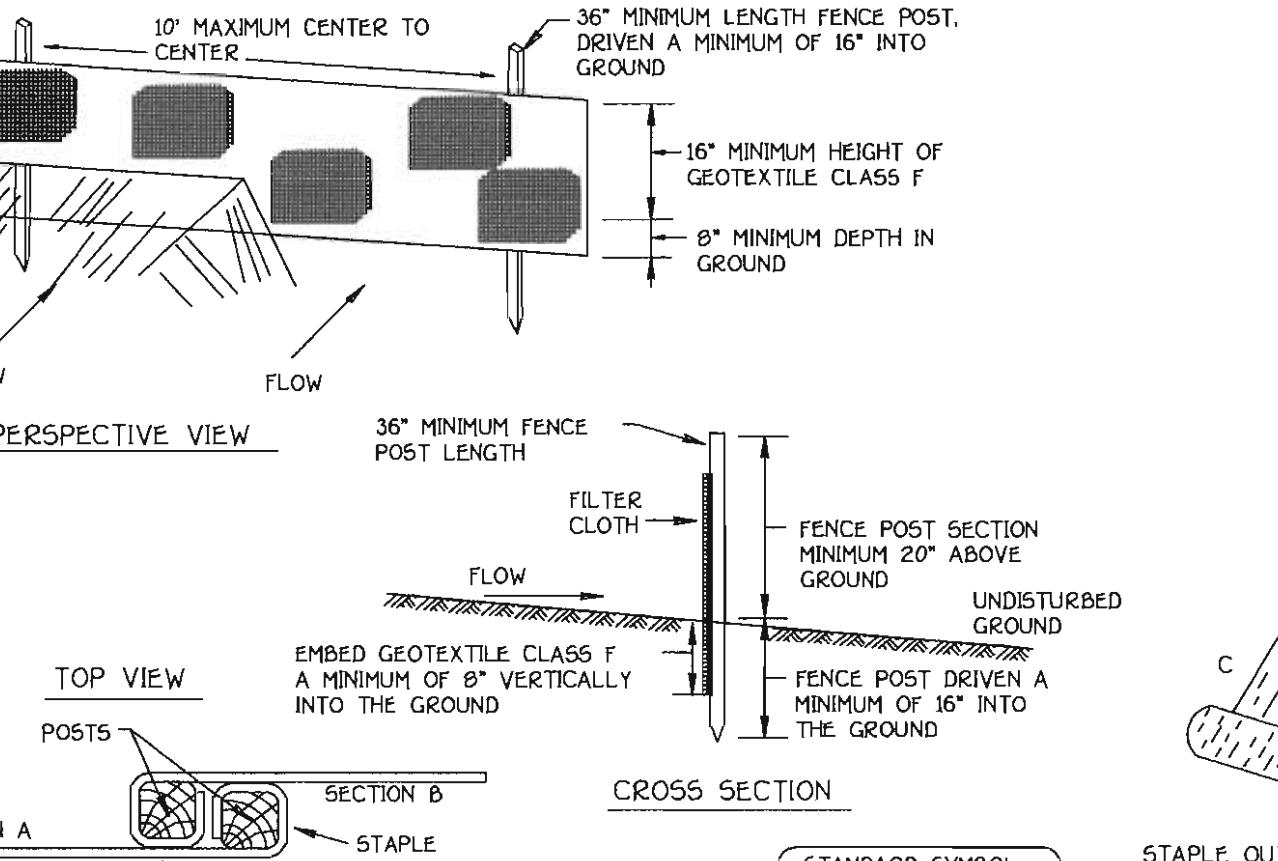
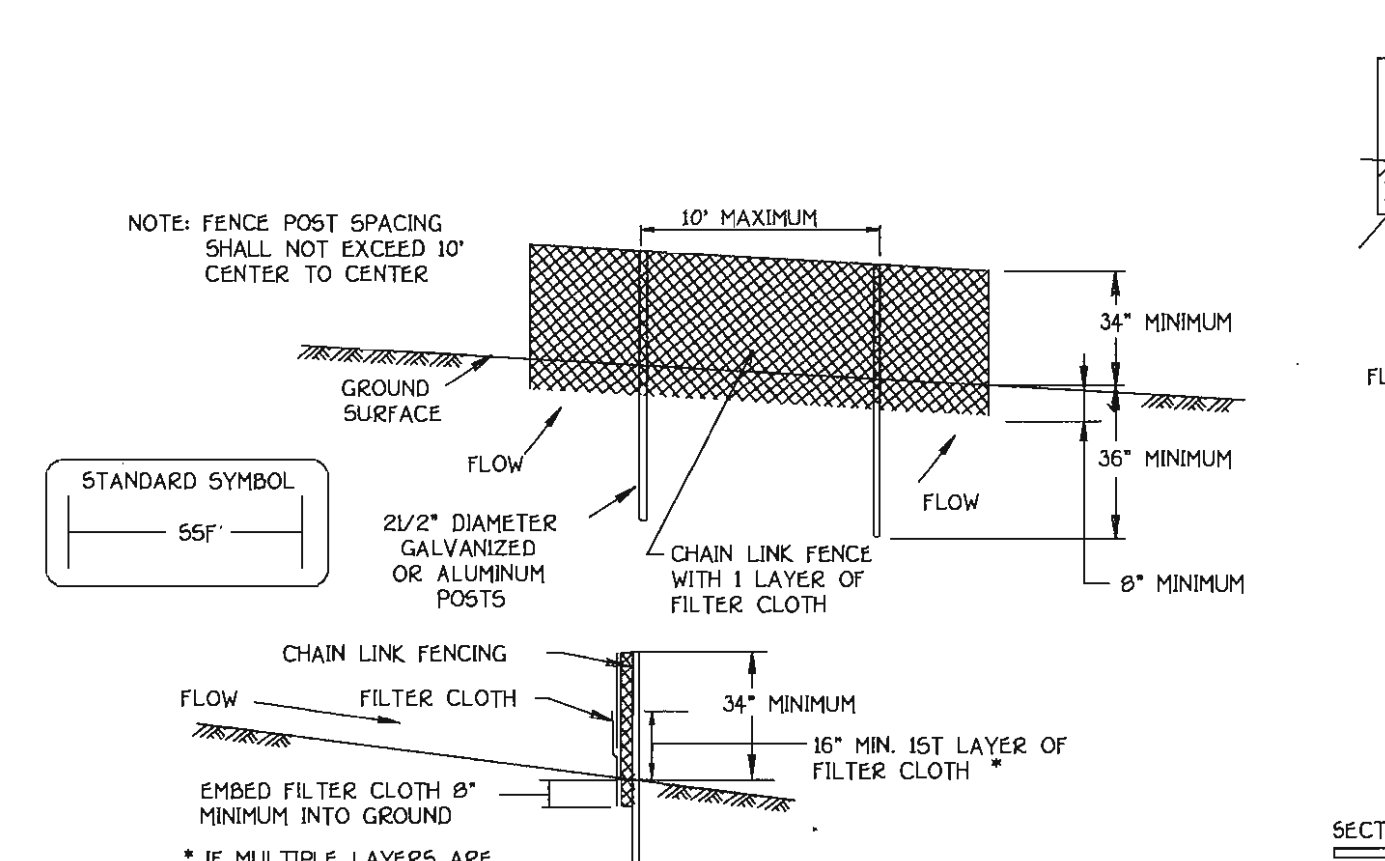
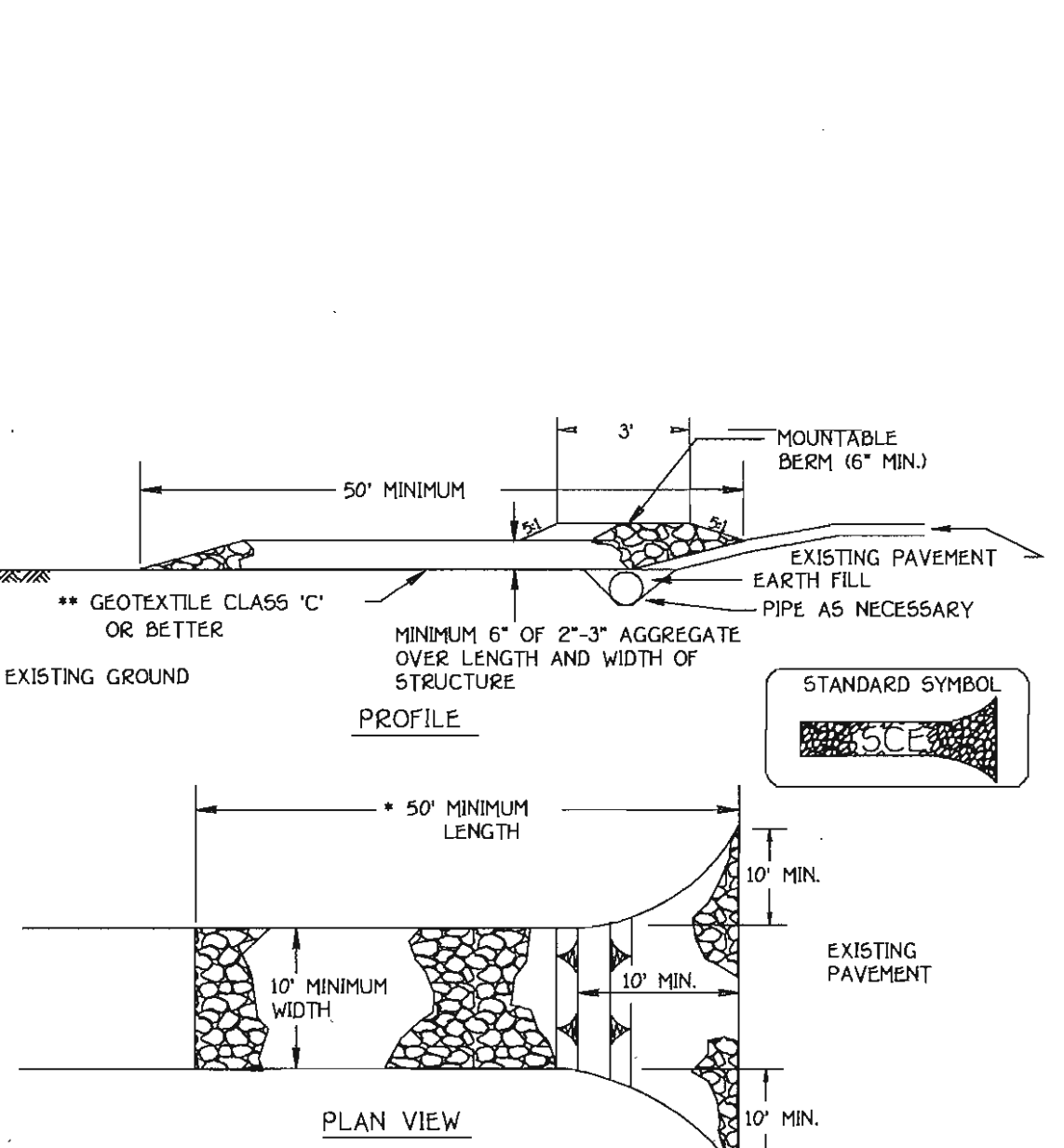
Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed. Seeded Preparation: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding... Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs. per 1000 sq.ft.) of unrotted small grain straw immediately after seeding...

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redistributed where a short-term vegetative cover is needed. Seeded Preparation: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding... 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...

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 PERMISSON IS GRANTED BY E/S CONTROL INSPECTOR. 7 DAYS



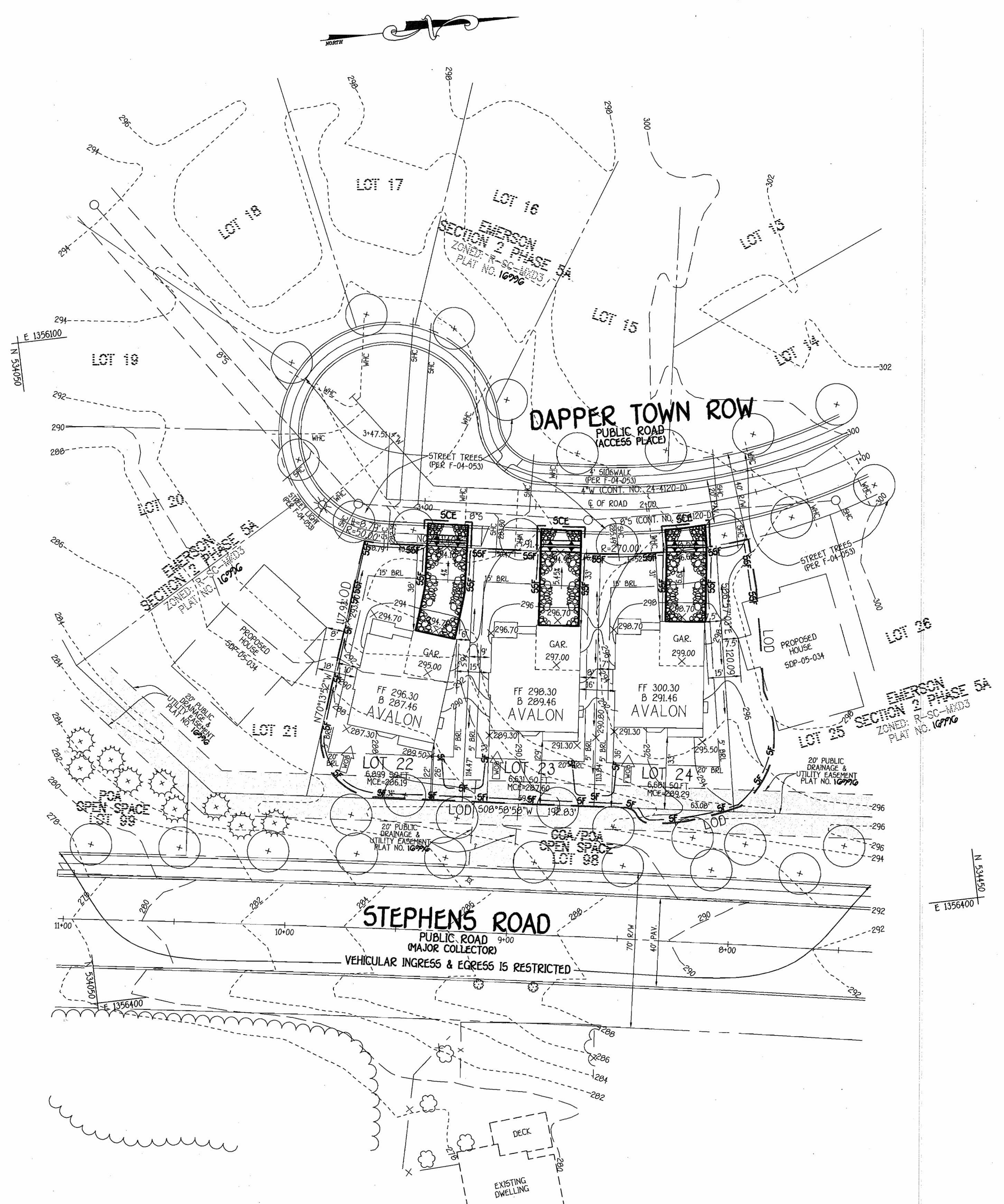
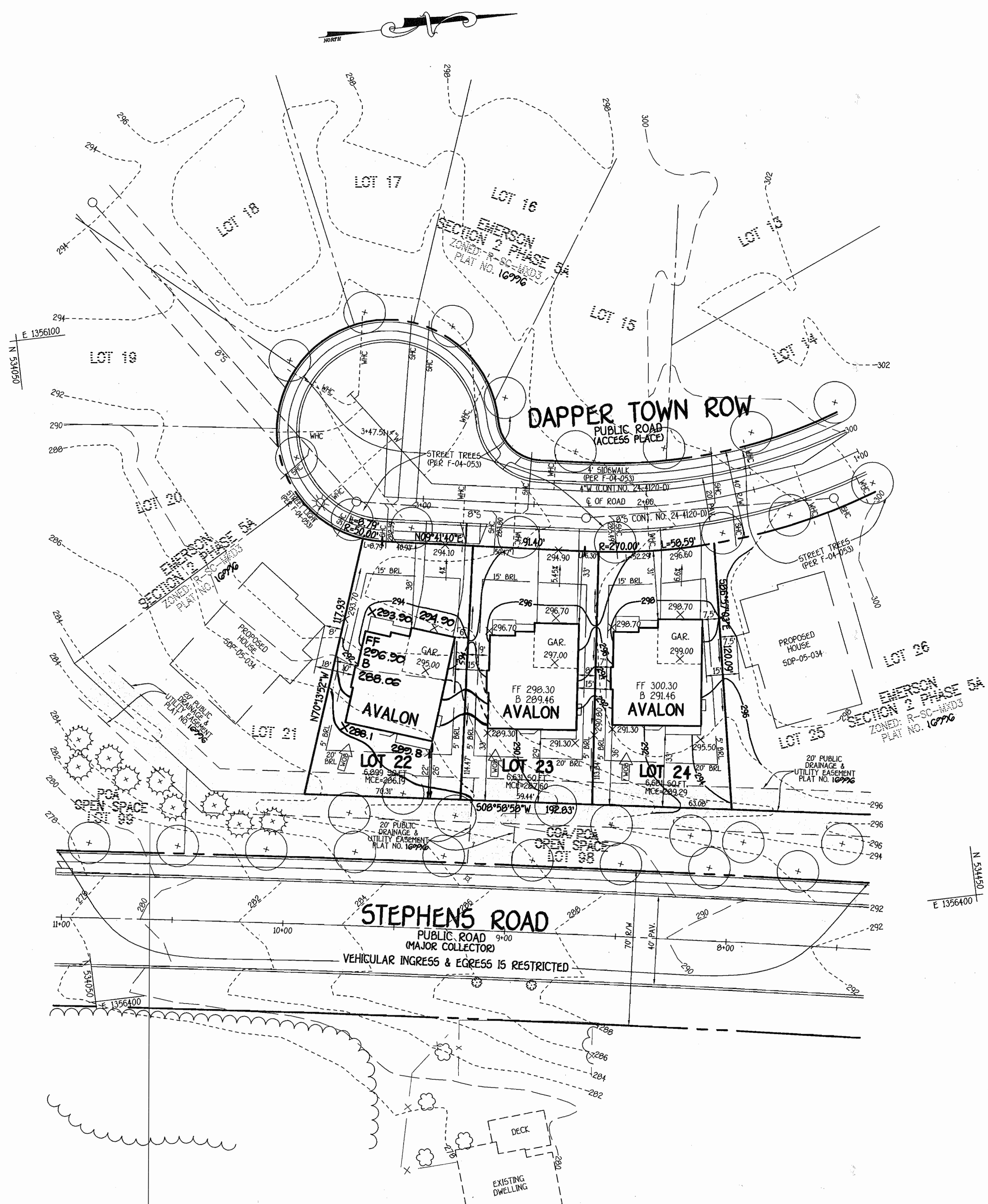
Construction Specifications for Stabilized Construction Entrance: 1. Length - minimum of 50' x 30' for single vehicle lot. 2. Width - 10' minimum, should be flared at the existing road to provide a turning radius. 3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone... Construction Specification for Super Silt Fence: 1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing...

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... DEVELOPER'S CERTIFICATE: I hereby certify that all development and construction will be done according to this plan for sediment and erosion control...

OWNER: THE HOWARD RESEARCH & DEVELOPMENT CORP. 10275 LITTLE PATUXENT PARKWAY, COLUMBIA, MARYLAND 21044. BUILDER/DEVELOPER: DOUGLAS HOMES, P.O. BOX 628, ELLICOTT CITY, MARYLAND 21041.

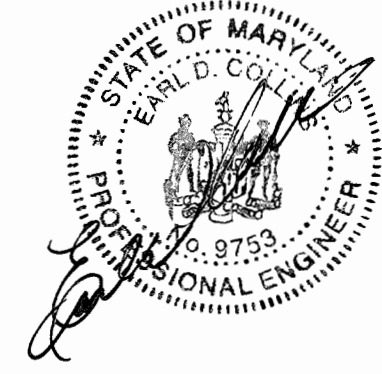
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING. PROJECT: EMERSON. SECTION 2 PHASE 5A. PLAT: 10992-10997. BLOCK NO.: 9 & 15. ZONE: PEC-MXD-3 RSC-MXD-3. TAX/ZONE: 47. ELEC. DIST.: SIXTH. CENSUS TR.: 6069.02.

SEDIMENT/EROSION CONTROL NOTES & DETAILS. SINGLE FAMILY DETACHED EMERSON SECTION 2 PHASE 5A LOTS 22-24,42,43,56,57 & 74. TAX MAP NO.: 47. PARCEL NO.: 037. GRID NO.: 9 & 15. SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND. SCALE: AS SHOWN. DATE: AUGUST, 2004. SHEET 5 OF 5.



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 410-461-3999

NO.	REVISION	DATE
1	Rev. grd. lot 22 to show Ex. Conditions	12-16-05



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: 10/9/04
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: *Diana Borg* Date: 10/7/04

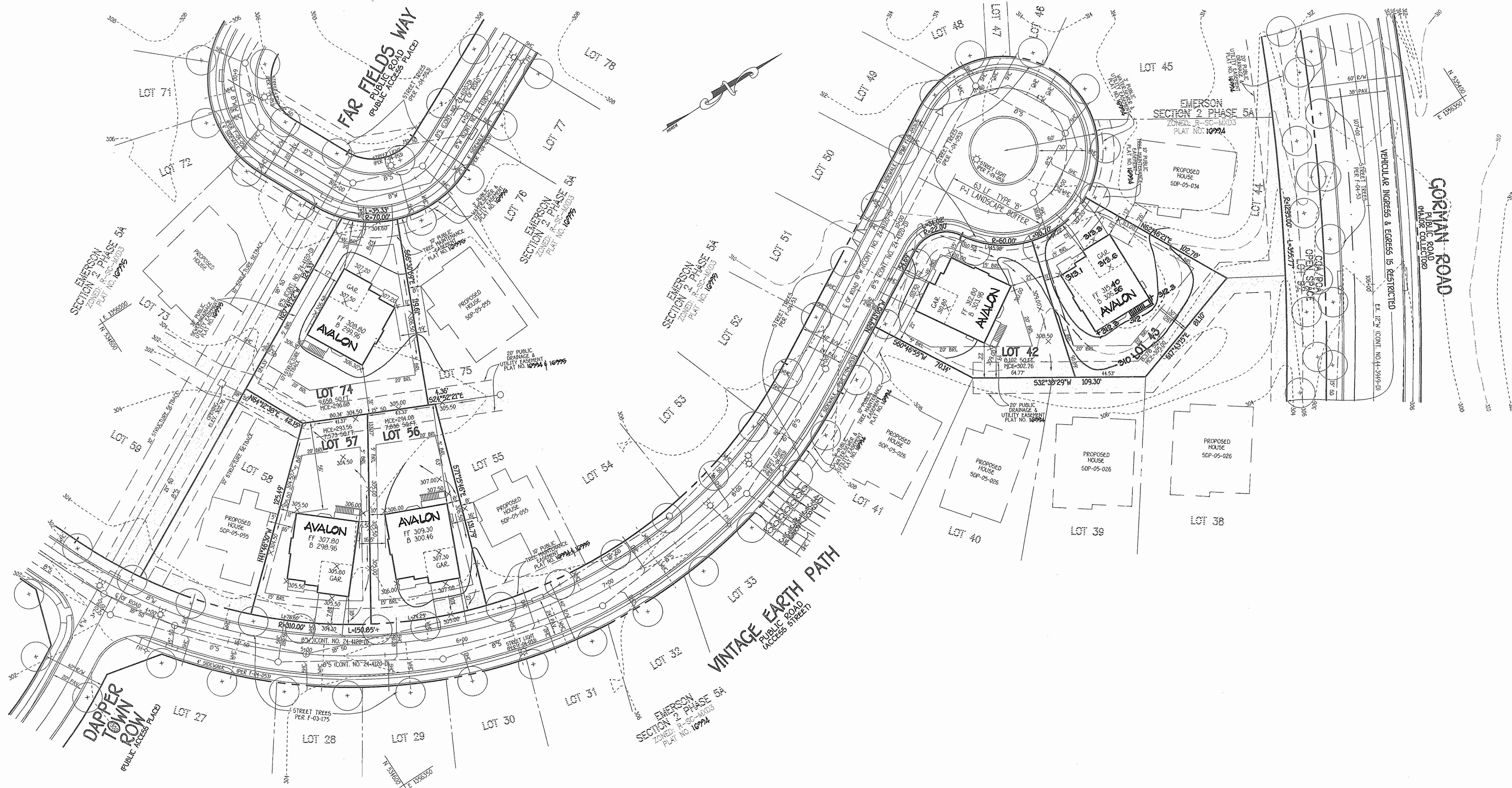
Reviewed for HOWARD SCD and meets Technical Requirements.
 U.S.D. Natural Resources Conservation Service
 The development plan is approved for soil erosion and sediment control by HOWARD SOIL CONSERVATION DISTRICT.
 How. SCD
 Date: 11/4/04
 Date: 11/4/04
OWNER
 THE HOWARD RESEARCH & DEVELOPMENT CORP.
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044
 410-992-6000
BUILDER/DEVELOPER
 DOUGLAS HOMES
 P.O. BOX 629
 ELLICOTT CITY, MARYLAND 21041
 410-750-0522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Division of Land Development
 Chief, Development Engineering Division
 Director - Department of Planning and Zoning
 PROJECT: EMERSON SECTION 2 PHASE 5A
 SECTION 2 PHASE 5A
 LOT5 NO. 22-24,42,43, 56,57 & 74
 PLAT: 10996-10997
 BLOCK NO.: 9 & 15
 ZONE: PEC-MXD-3 RSC-MXD-3
 TAX/ZONE: 47
 ELEC. DIST.: SIXTH
 CENSUS TR.: 6069.02
 WATER CODE: E-15
 SEWER CODE: 7640000

SITE DEVELOPMENT & SEDIMENT/EROSION CONTROL PLAN
 SINGLE FAMILY DETACHED
EMERSON
 SECTION 2 PHASE 5A
 LOTS 22-24,42,43,56,57 & 74
 TAX MAP NO.: 47 PARCEL NO.: 837 GRID NO.: 9 & 15
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"= 30' DATE: AUGUST, 2004
 SHEET 2 OF 5

SDP-05-024

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FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING, CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTHORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2055

NO.	REVISION	DATE
1	Rev. hsc. of grad. lot 43 to show Existing Cond. G-2-05	



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: 10/7/04
BUILDER/DEVELOPER'S CERTIFICATE
 "We certify that all development and construction will be done according to this plan for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."

Signature of Developer: *Dana B. Borg* Date: 10/7/04

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.
 Howard SCD Date: _____

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

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development Date: 11/8/04
 Chief, Development Engineering Division Date: 11/8/04
 Director - Department of Planning and Zoning Date: 11/1/04

PROJECT	SECTION	LOTS NO.
EMERSON	SECTION 2 PHASE 5A	22-24, 42, 43, 56, 57 & 74

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	SIXTH	CENSUS TR.
102992-10997	9 & 15	REC-MXD-3 RES-MXD-3	47			6068.02

WATER CODE: E-15 SEWER CODE: 7640000

SITE DEVELOPMENT PLAN

SINGLE FAMILY DETACHED
EMERSON
 SECTION 2 PHASE 5A
 LOTS 22-24, 42, 43, 56, 57 & 74

TAX MAP NO.: 47 PARCEL NO.: 837 GRID NO.: 9 & 15
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"= 30' DATE: AUGUST, 2004
 SHEET 3 OF 5

SDP-05-02A