

PLANTING SPECIFICATIONS

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

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

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

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

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

Work 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 well-rotted cow or horse manure. 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.

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 20, 21, 25, 26, 29, 44, 45 & 46	NON-WOODED	5 TREES PER LOT	N/A	N/A	0	0	40	0	
LOT 28	NON-WOODED	4 TREES	N/A	N/A	0	0	4	0	
LOT 27 CORNER	NON-WOODED	5 TREES	2	3	3	2	4	3	
TOTAL TREES							48	3	

* 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	TOTAL TREES	
					SHADE TREES	EVERGREEN TREES	
27	P-1	ADJACENT TO ROADWAY	B	100.00'	2	3	5

SURETY AMOUNT FOR THIS PLAN IS IN THE AMOUNT OF \$4,850.00

- LANDSCAPING SURETY FOR LOTS 20,21,25,26,29,44,45 & 46 IS \$1,200.00 PER LOT. THE LANDSCAPING SURETY FOR LOT 28 IS \$1,200.00 PER LOT. THE LANDSCAPING SURETY FOR LOT 27 IS \$1,450.00 PER LOT. STREET TREES ARE NOT INCLUDED IN MODIFIED SCHEDULE C LANDSCAPE CALCULATIONS.
- TYPE "B" BUFFER OR PERIMETER LANDSCAPE BUFFER WILL BE CREDITED TOWARDS THE LANDSCAPE REQUIREMENTS.
- LANDSCAPING CAN NOT BE PLANTED IN PUBLIC EASEMENTS.
- FINAL PLANTING TYPE AND LOCATION IS SUBJECT TO APPROVAL BY THE ARCHITECTURAL COMMITTEE.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTING HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH HOWARD COUNTY LANDSCAPE MANUAL.
- THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION AND WHEN NECESSARY, REPAIRED OR REPLACED.
- SIZES OF PLANT MATERIALS MUST CONFORM TO THE REQUIREMENTS OF THE LANDSCAPE MANUAL, CHAPTER IV AND APPENDIX C.

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

THE QUANTITY AND GENERAL LOCATION OF TREES REQUIRED FOR INTERNAL LANDSCAPING ARE DETERMINED BY CRITERIA APPLIED BY THE ARCHITECTURAL COMMITTEE. THE COMMITTEE WILL CLASSIFY, DURING ARCHITECTURAL REVIEW, ALL LOTS AND PARCELS AS 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 CONSIDERS THE SIZE OF THE LOT, AMOUNT OF EXISTING VEGETATION AND THE TYPE AND SITING OF RESIDENTIAL UNITS. IF, DURING OR AFTER CONSTRUCTION, THE COMMITTEE DETERMINES THAT A BUILDER HAS VIOLATED ANY PROVISION OF TREE PRESERVATION, THE BUILDER WILL BE REQUIRED TO ADD NEW PLANT MATERIAL. SHADE TREE REQUIREMENTS ARE SPECIFIED BY THE FOLLOWING TABLE. DENSITIES REFER TO THE DENSITY OF THE INDIVIDUAL PARCEL.

SHADE TREE REQUIREMENTS

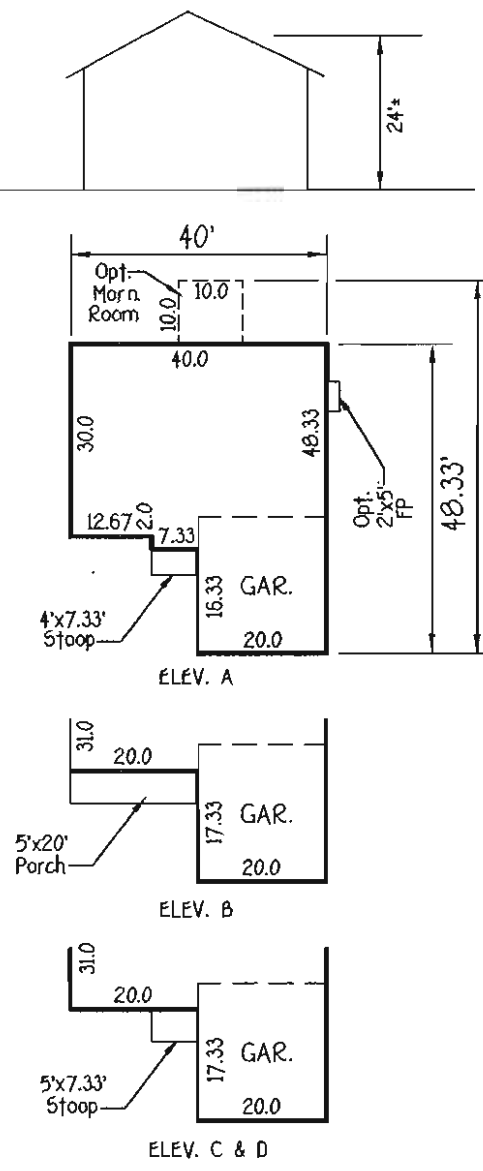
TYPE OF UNIT AND LOT SIZE	MINIMUM NUMBER OF SHADE TREES REQUIRED		
	NON WOODED	SEMI WOODED	WOODED
SMALL RESIDENTIAL LOT (4,000-7,000 SQUARE FEET) CLUSTER HOUSING	4.0/LOT	2.25/LOT	1.25/LOT
MEDIUM RESIDENTIAL LOT (7,000-13,000 SQUARE FEET) 2-4 DU./ACRE	5.0/LOT	3.0/LOT	2.0/LOT

SUBSTITUTION OF TWO FLOWERING TREES OR TWO EVERGREEN TREES FOR EACH SHADE TREE MAY BE PERMITTED 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 THIS PLAN AND LOCATED AS DETERMINED AND APPROVED BY THE ARCHITECTURAL COMMITTEE IN ACCORDANCE WITH SECTION 16.124 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 A COPY OF THE ARCHITECTURAL COMMITTEE APPROVED PLAN AND AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING FOR INSPECTION AND THE SUBSEQUENT RELEASE OF SURETY.

Bob Padgett 10-26-04
BOB PADGETT DATE

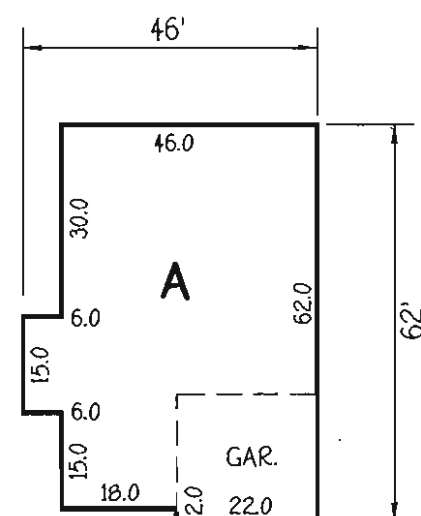


FRANKLIN

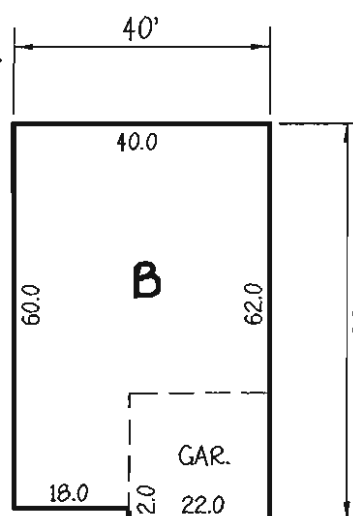
2066.90 SQ. FT. = 587.25 SQ. FT. Min. Lot Size W/All Options

HAMPTON

2039.52 SQ. FT. = 599.30 SQ. FT. Min. Lot Size W/All Options



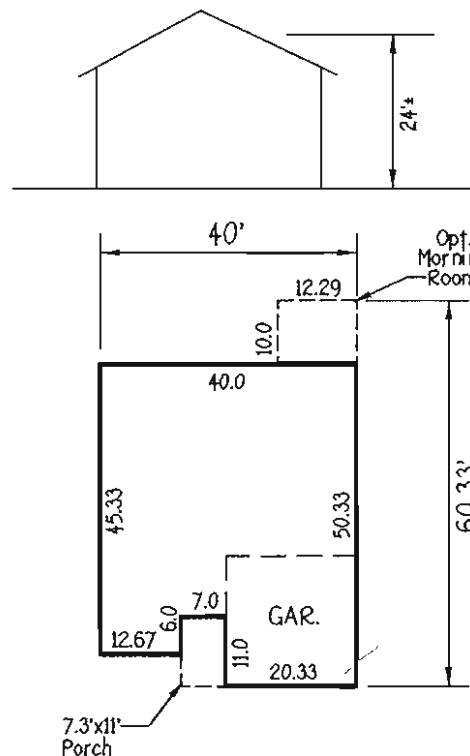
BRITTINGHAM FRANKLIN HAMPTON/ EITHER OPT. WRAP PORCH OR OPT. MORN. RM. NOT BOTH MONROE



BRITTINGHAM FRANKLIN HAMPTON/ NO WRAP PORCH MONROE

MONROE

2072.91 SQ. FT. = 582.29 SQ. FT. Min. Lot Size W/All Options



ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
20	9625 DAPPER TOWN ROW
21	9626 DAPPER TOWN ROW
25	9609 DAPPER TOWN ROW
26	9606 DAPPER TOWN ROW
27	9601 DAPPER TOWN ROW
28	8624 VINTAGE EARTH PATH
29	8625 VINTAGE EARTH PATH
44	8620 VINTAGE EARTH PATH
45	8624 VINTAGE EARTH PATH
46	8626 VINTAGE EARTH PATH

INDEX CHART	
SHEET	DESCRIPTION
SHEET 1	TITLE SHEET, HOUSE TYPES, TEMPLATES
SHEET 2	SITE DEVELOPMENT PLAN, LOTS 20,21,25-29
SHEET 3	SITE DEVELOPMENT & SEDIMENT/EROSION CONTROL PLAN, LOTS 44-46
SHEET 4	SEDIMENT/EROSION CONTROL PLAN, LOTS 20,21,25-29
SHEET 5	SEDIMENT/EROSION CONTROL NOTES & DETAILS

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
+36.2	SPOT ELEVATION
---	PROPOSED WALKOUT
---	SUPER SILT FENCE
ECH	EROSION CONTROL MATTING
L.O.D.	LIMIT OF DISTURBANCE
○	EXISTING STREET TREE TAKEN FROM F-03-099

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 10-26-04
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.

Bob Padgett 10-26-04
Signature of Developer BOB PADGETT Date

Approved for HOWARD SCD and meets Technical Requirements.

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

OWNER

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

BUILDER/DEVELOPER

THE RYLAND GROUP
601 UNIVERSITY BOULEVARD
SUITE 260
ELLCOTT CITY, MARYLAND 21043
410-480-0525

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Andy Hanover 10/7/04
Chief, Department of Planning and Zoning
John Vannoy 12/3/04
Chief, Development Engineering Division
Mark A. Leagle 12/3/04
Director - Department of Planning and Zoning

PROJECT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
EMERSON	9 & 15	PEC-MXD-3 RSC-MXD-3	47	SIXTH	6069.02
SECTION	SECTION 2 PHASE 5A		LOTS NO. 20,21,25-29 & 44-46		
PLAT	10792	10793	10797		
WATER CODE	E-15	SEWER CODE	7640000		

TITLE SHEET

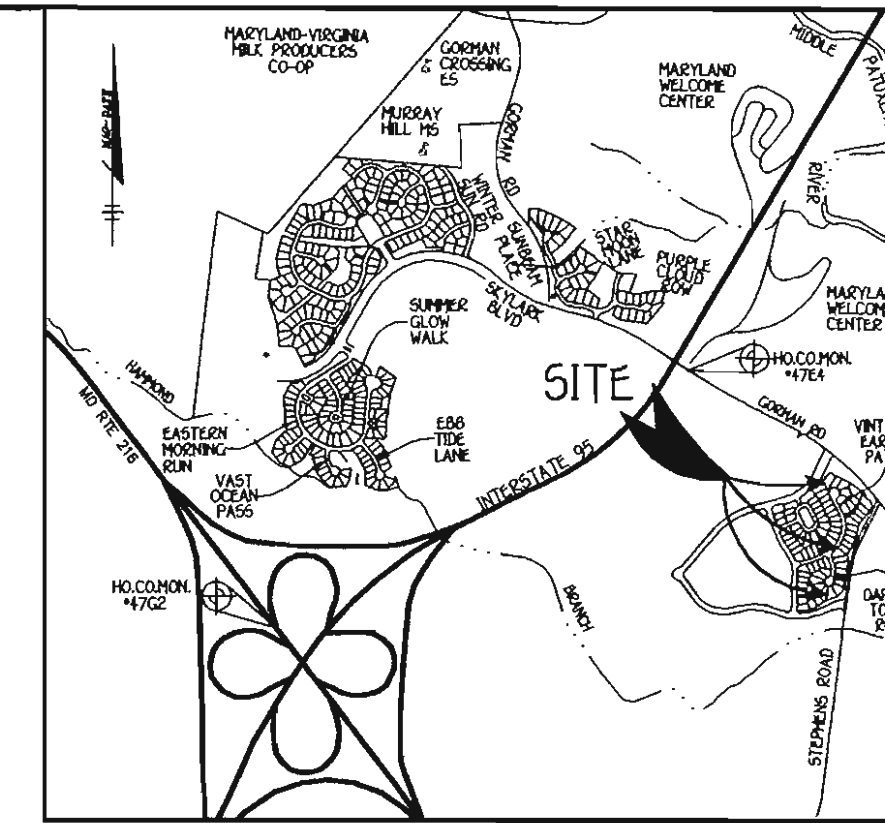
SINGLE FAMILY DETACHED
EMERSON
SECTION 2 PHASE 5A
LOTS 20,21,25-29 & 44-46

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

SHEET 1 OF 5

SDP-05-034

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
EDUCATIONAL SQUARE OFFICE PARK - 1027 BALTOUR NATIONAL PLZ
ELLCOTT CITY, MARYLAND 21042
410-461-2095

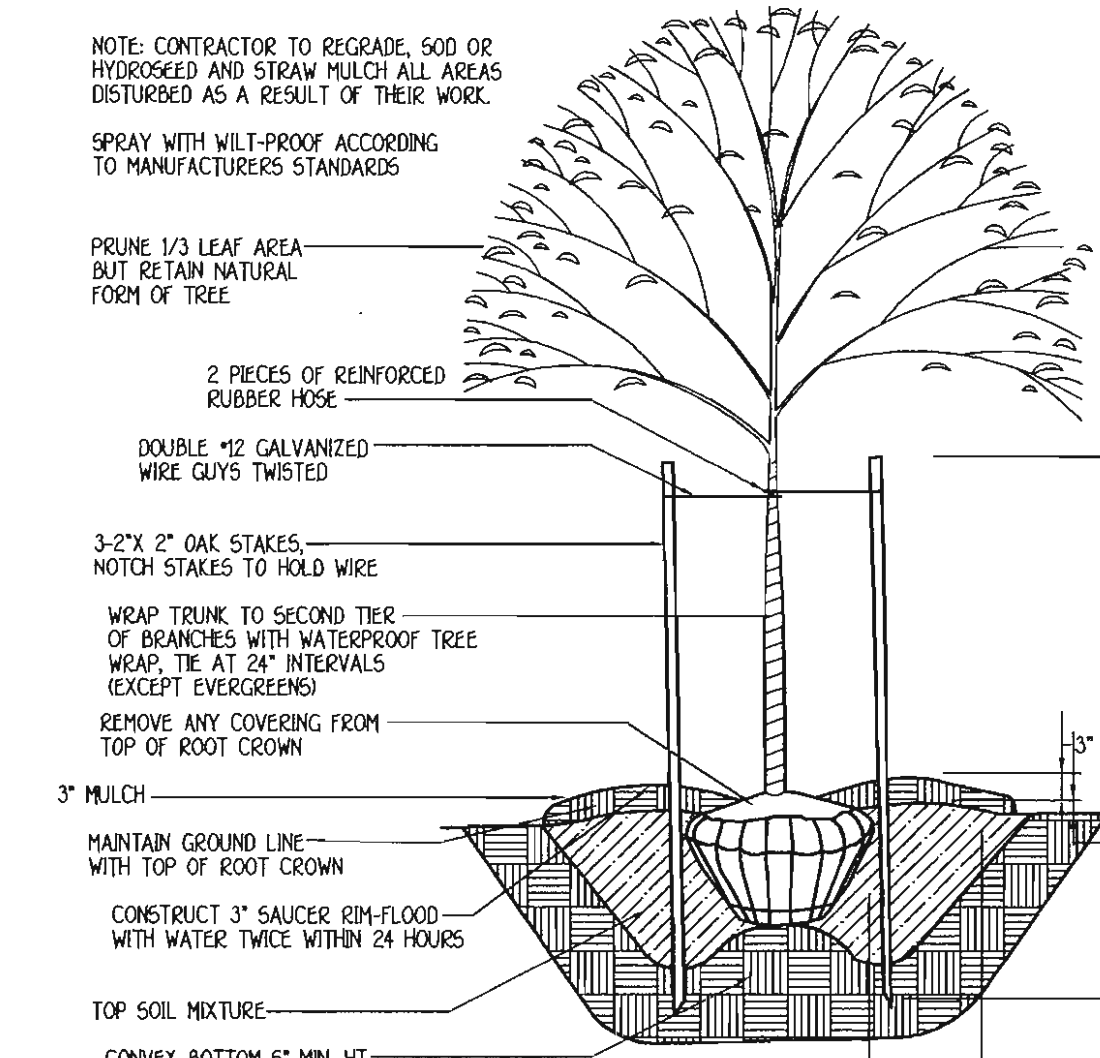


GENERAL NOTES

- SUBJECT PROPERTY ZONED PEC-MXD-3 & RSC-MXD-3 AS GRANTED BY THE ZONING BOARD ON 9/3/98 AS CASE NO. ZB-979M.
- TOTAL AREA OF SITE: 2,04 ACRES.
- TOTAL NUMBER OF LOTS SUBMITTED: 10 SFD.
- CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410)313-1800 AT LEAST (5) 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: ZB-979M, WP-99-06, WP-03-008, S-99-12, PB-339, P-02-15, F-04-53, WAS CONT. *24-4120-0.
- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE, 1999 BY DAVID REICHLIN, 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 535846.146 E 135543.224 HOWARD COUNTY MONUMENT 4762 N 535938.964 E 135224.095
- 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. 24-4120-0.
- 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 WET, EXTENDED DETENTION POND AND WILL BE OWNED BY THE PROPERTY OWNERS ASSOCIATION AND MAINTAINED BY HOWARD COUNTY.
- INTERNAL LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE DEVELOPMENT APPROVED BY THE PLANNING BOARD ON 7/1/99 PER CASE NO. 339 AND SECTION 16124 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:
LOT 28: \$1,200.00/LOT FOR 4 SHADE TREES PER LOT.
LOTS 20,21,25,26,29,44,45 & 46: \$1,500.00/LOT FOR 5 SHADE TREES PER LOT.
LOT 27: \$1,650 FOR 4 SHADE TREES AND 3 EVERGREEN TREES.
THE TOTAL LANDSCAPE SURETY REQUIRED FOR THIS S.D.P. IS \$4,850.00 FOR THE REQUIRED 48 SHADE TREES AND 3 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. 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 LOTS 19,27 & 39 AND THE POA/COMMON OPEN AREAS SHOWN HEREON AS LOTS 82 & 90 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 D06439459. THE COVENANTS FOR THE EMERSON COMMUNITY ASSOCIATION, INC. WERE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5729 FOLD 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 S-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 12B OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACKS. THE 15' MINIMUM DISTANCE BETWEEN STRUCTURES DOES NOT APPLY TO THOSE REFERENCED FEATURES NOR BETWEEN OPEN DECKS AND A DWELLING STRUCTURE OR ANOTHER DECK. AS AN ADVISORY, THE 15' DISTANCE DOES APPLY TO THE SECOND STORY OVERHANG.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12' (4" IF SERVING MORE THAN ONE RESIDENCE)
B) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/TAKE AND CHIP COATING (1/2" MIN) TURNING RADIUS.
C) STRUCTURES - (BRIDGES/CULVERTS) CAPABLE OF SUPPORTING 25 GROSS TONS (625,000 LBS.)
D) DRAINAGE ELEMENTS CAPABLE OF SAFETY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
E) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
F) MAINTENANCE REQUIREMENTS 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 ALLOWED WITH EASEMENTS FOR PUBLIC WATER, SEWER OR STORM DRAINS.

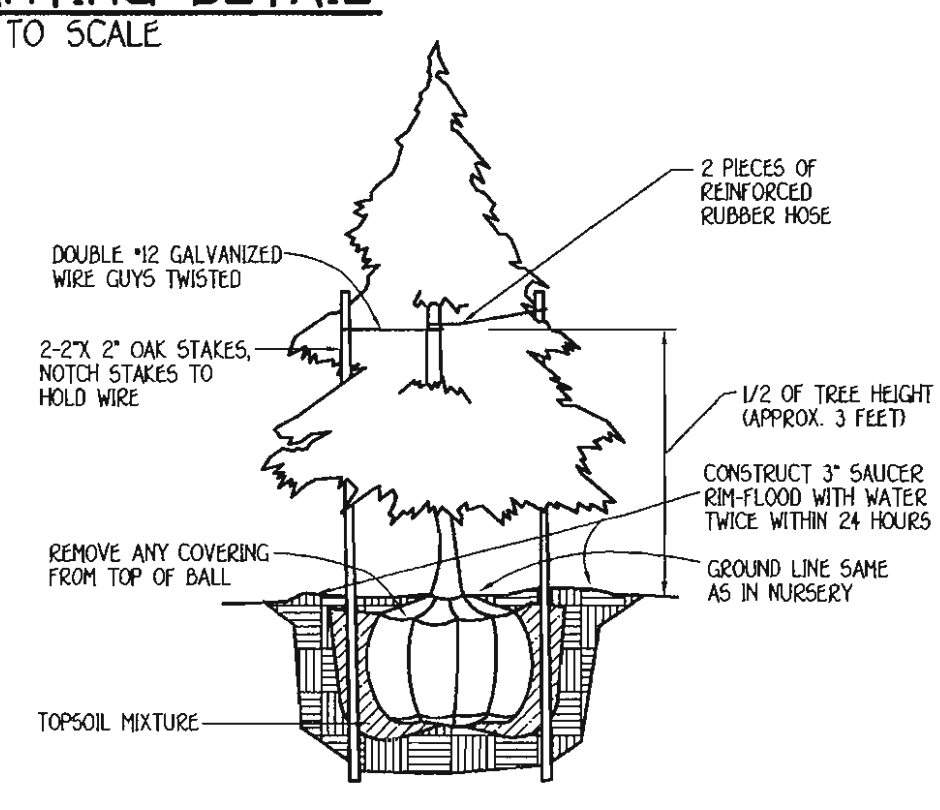
TREE PLANTING DETAIL

NOT TO SCALE



EVERGREEN PLANTING DETAIL

NOT TO SCALE



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. When soil is stabilized and infiltration of the soil is less likely to erode and more likely to allow infiltration of rainfall, thereby reducing sediment loads and runoff to downstream areas, and improving water quality and visual resources.

CONDITIONS WHERE PRACTICE APPLIES

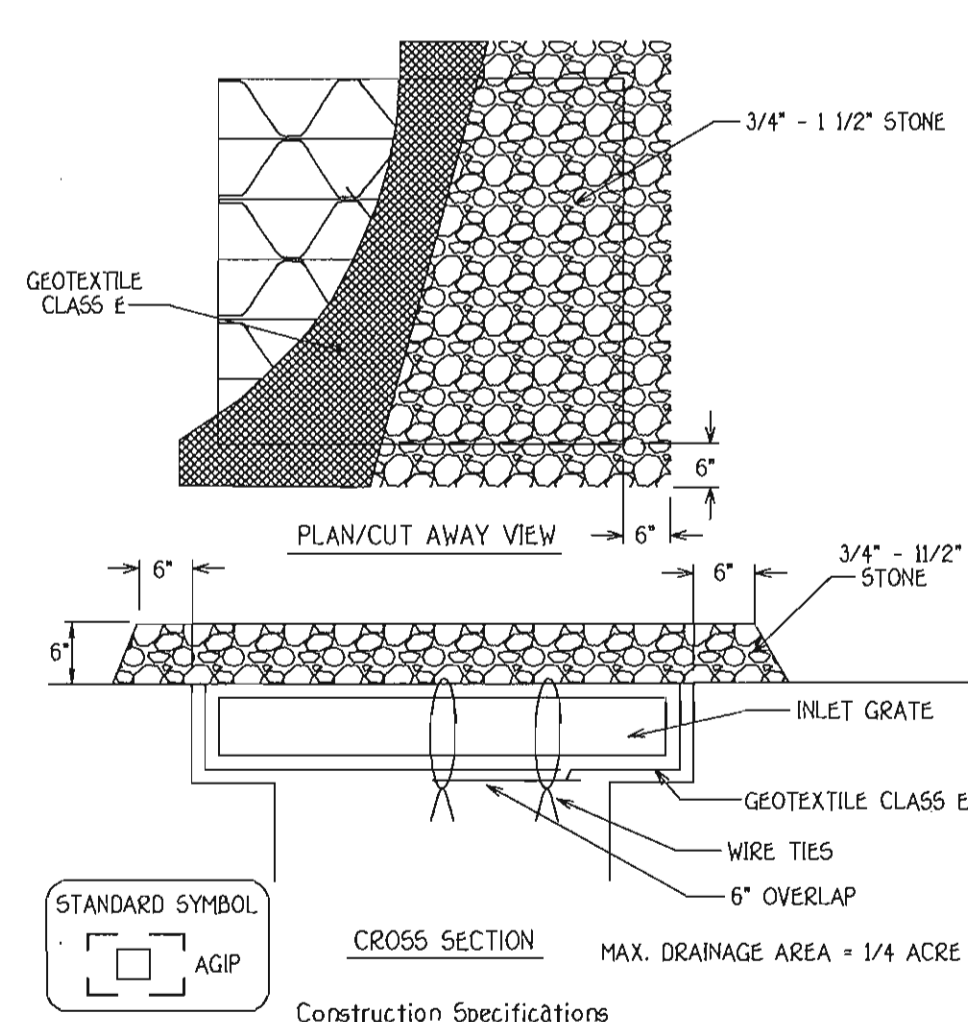
This practice shall be used on denuded areas as specified on the plans and may be used on highly erodible or critically eroding areas. This specification is divided into Temporary Seeding to quickly establish vegetative cover for short duration (up to one year), and Permanent Seeding, for long term vegetative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

EFFECTS ON WATER QUALITY AND QUANTITY

Planting vegetation in disturbed areas will have an effect on the water budget, especially on volumes and rates of runoff, infiltration, evaporation, transpiration, percolation, and groundwater recharge. Vegetation over time, will increase organic matter content and improve the water holding capacity of the soil and subsequent plant growth. Vegetation will help reduce the movement of sediment, nutrients, and other chemicals carried by runoff to receiving waters. Plants will also help protect groundwater supplies by assimilating those substances present within the root zone. Sediment control devices must remain in place during grading, seeded preparation, seeding, mulching and vegetative establishment to prevent large quantities of sediment and associated chemicals and nutrients from washing into surface waters.

SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS

- A. Site Preparation
 - i. Install erosion and sediment control structures (either temporary or permanent) such as diversions, grade stabilization structures, berms, waterways, or sediment control basins.
 - ii. Perform all grading operations at right angles to the slope. Final grading and shaping is not usually necessary for temporary seeding.
 - iii. Schedule required soil tests to determine soil amendment composition and application rates for sites having disturbed area over 5 acres.
 - B. Soil Amendments (Fertilizer and Lime Specifications)
 - i. Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer on sites having disturbed areas over 5 acres. Soil analysis may be performed by the University of Maryland or a recognized commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analysis.
 - ii. Fertilizers shall be uniform in composition, free flowing and suitable for accurate application by approved equipment. Manure may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers shall all be delivered to the site fully labeled according to the applicable state fertilizer laws and shall bear the name, trade name or trademark and warranty of the producer.
 - iii. Lime materials shall be calcium limestone (hydrated or burnt lime may be substituted) which contains at least 50% total oxides (calcium oxide plus magnesium oxide). Limestone shall be ground to such fineness that at least 50% will pass through a #100 mesh sieve and 90-100% will pass through a #20 mesh sieve.
 - iv. Incorporate lime and fertilizer into the top 3-5" of soil by disking or other suitable means.
 - C. Seeded Preparation
 - i. Temporary Seeding
 - a. Seeded preparation shall consist of loosening soil to a depth of 3" to 5" by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or rippers mounted on construction equipment. After the soil is loosened it should not be rolled or dragged smooth, but left in the roughened condition. Sloped areas (greater than 3:1) should be tracked leaving the surface in an irregular condition with ridges running parallel to the contour of the slope.
 - b. Apply fertilizer and lime as prescribed on the plans.
 - c. Incorporate lime and fertilizer into the top 3-5" of soil by disking or other suitable means.
 - ii. Permanent Seeding
 - a. Minimum soil conditions required for permanent vegetative establishment:
 1. Soil pH shall be between 6.0 and 7.0.
 2. Soluble salts shall be less than 500 parts per million (ppm).
 3. The soil shall contain less than 40% but enough fine grained material (30% silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception is if lowgrass or serotia species are to be planted, then a sandy soil (50% silt plus clay) would be acceptable.
 4. Soil shall contain 1% minimum organic matter by weight.
 5. Soil must contain sufficient pore space to permit adequate root penetration.
 6. If these conditions are not met by soils on site, adding topsoil is required in accordance with Section 21 Standard and Specification for Topsoil.
 - b. Areas previously graded in conformance with the drawings shall be maintained in a true and even grade, then scarified or otherwise loosened to a depth of 3-5" to permit infiltration of the topsoil to the surface area and to create horizontal erosion check slots to prevent topsoil to the surface area and to create horizontal erosion check slots to prevent topsoil from sliding down a slope.
 - c. Apply soil amendments as per soil test or as included on the plans.
 - d. Mix soil amendments into the top 3-5" of topsoil by disking or other suitable means. Lawn areas should be raked to smooth the surface, remove large objects like stones and branches, and ready the area for seed application. Where site conditions will not permit normal seeded preparation, loosen surface soil by dragging with a heavy chain or other equipment to roughen the surface. Steep slopes (steeper than 3:1) should be tracked by a dozer leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. The top 1-3" of soil should be loose and friable. Seeded loosening may not be necessary on newly disturbed areas.
 - D. Seed Specifications
 - i. All seed must meet the requirements of the Maryland State Seed Law. All seed shall be subject to re-testing by the inspector. All seed shall have been stored in a cool, dry place within the 6 months immediately preceding the date of sowing such material on this job.
 - ii. Note: Seed tags shall be made available to the inspector to verify type and rate of seed used.
 - iii. Incubant - The incubant for testing shall be a mixture of 1 part of a pure culture of nitrogen-fixing bacteria prepared specifically for the species. Incubants shall not be used after the date indicated on the container. Add fresh incubant as directed on package. Use four times the recommended rate when hydroseeding. Note: It is very important to keep incubant as cool as possible until used. Temperatures above 75°-80° F. can weaken bacteria and make the incubant less effective.
 - E. Methods of Seeding
 - i. Hydroseeding - Apply seed uniformly with hydroseeder (slurry includes seed and fertilizer), broadcast or drop seeded, or a cultipacker seeder.
 - a. If fertilizer is being applied at the time of seeding, the application rates amounts will not exceed the following: nitrogen maximum of 100 lbs. per acre total of soluble nitrogen P2O5 (phosphorous); 200 lbs./acre K2O (potassium); 200 lbs./acre.
 - b. Lime - use only ground agricultural limestone, (up to 3 tons per acre may be applied by hydroseeding). Normally, not more than 2 tons are applied by hydroseeding at any one time. Do not use burnt or hydrated lime when hydroseeding.
 - c. Seed and fertilizer shall be mixed on site and seeding shall be done immediately and without interruption.
 - ii. Dry Seeding - This includes use of conventional drop or broadcast spreaders.
 - a. Seed spread dry shall be incorporated into the subsoil at the rates prescribed on the Temporary or Permanent Seeding Summaries or Tables 255 or 26. The seeded area shall then be rolled with a weighted roller to provide good seed to soil contact.
 - b. Where practical, seed should be applied in two directions perpendicular to each other. Apply half the seeding rate in each direction.
 - iii. Drill or Cultipacker Seeding - Mechanized seeders that apply and cover seed with soil.
 - a. Cultipacker seeders are required to bury the seed in such a fashion as to provide at least 1/4 inch of soil covering. Seeded must be firm after planting.
 - b. Where practical, seed should be applied in two directions perpendicular to each other. Apply half the seeding rate in each direction.
 - F. Mulch Specifications (in order of preference)
 - i. Straw shall consist of thoroughly threshed wheat, rye or oat straw, reasonable bright in color, and shall not be musty, moldy, caked, decayed, or excessively dried and shall be free of noxious weed seeds as specified in the Maryland Seed Law.
 - ii. Wood Cellulose Fiber Mulch (WCFM)
 - a. WCFM shall consist of specially prepared wood cellulose processed into a uniform fibrous physical state.
 - b. WCFM shall be dyed green or contain a green dye in the package that will provide an appropriate color to facilitate visual inspection of the uniformly spread slurry.
 - c. WCFM including dye, shall contain no germination or growth inhibiting factors.
 - d. WCFM materials shall be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation and will blend with water and other additives to form a homogeneous slurry.
 - e. The mulch material shall form a blotter-like ground cover, on application, having moisture absorption and percolation properties and shall cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedlings.
 - f. WCFM material shall contain no elements or compounds at concentrations levels that will be phytotoxic.
 - g. WCFM must conform to the following physical requirements: fiber length to approximately 10 mm., diameter approximately 1 mm., pH range of 4.0 to 8.5, ash content of 10% maximum and water holding capacity of 90% minimum.
- Note: Only sterile straw mulch should be used in areas where one species of grass is desired.



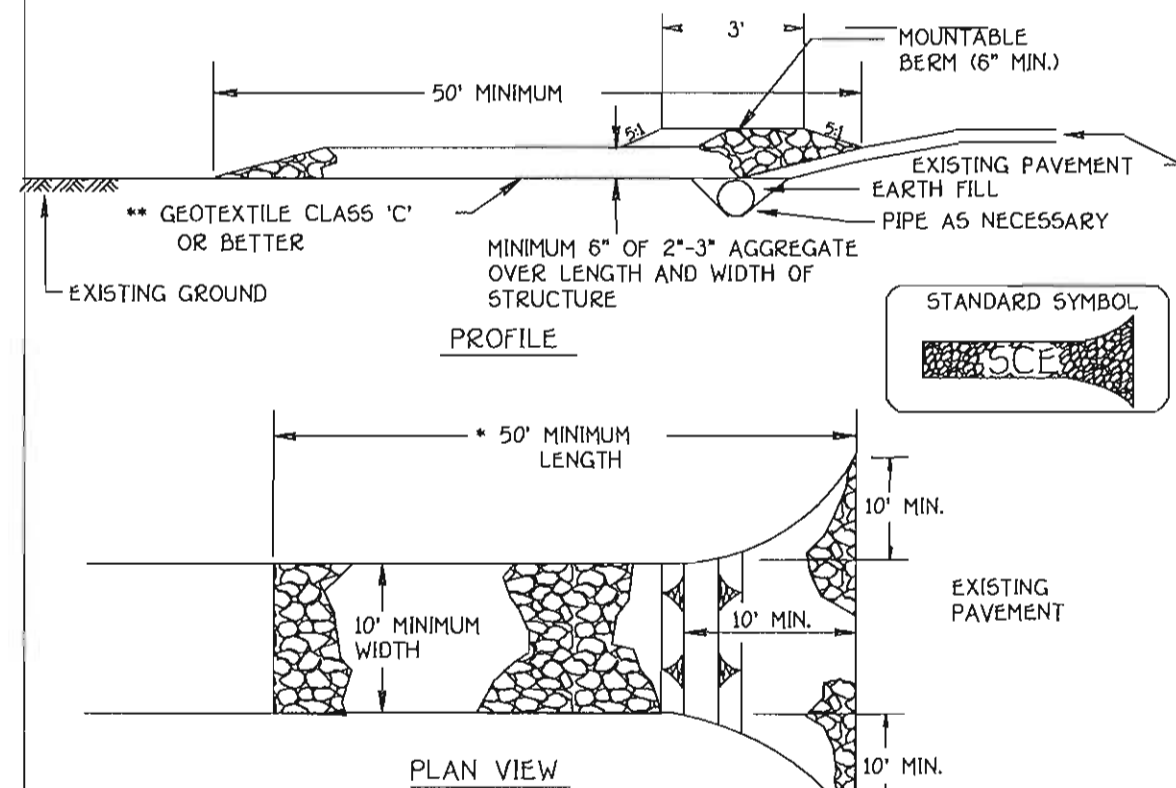
AT GRADE INLET PROTECTION
NOT TO SCALE

1. Lift grate and wrap with Geotextile Class E to completely cover all openings, then set grate back in place.
2. Place 3/4" to 1 1/2" stone, 4" to 6" thick on the grate to secure the fabric and provide additional filtration.

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 (311-1859).
- 2) ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THEREOF.
- 3) FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: a) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3:1, b) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- 4) ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- 5) ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC. 51), SOD (SEC. 54), TEMPORARY SEEDING (SEC. 50), AND MULCHING (SEC. 52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- 6) ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- 7) SITE ANALYSIS

TOTAL AREA OF SITE	2,104 ACRES
AREA DISTURBED	0,918 ACRES
AREA TO BE ROOFED OR PAVED	0,473 ACRES
AREA TO BE VEGETATIVELY STABILIZED	0,445 ACRES
TOTAL CUT	1,500 CU.YDS.
TOTAL FILL	1,500 CU.YDS.
OFFSITE WASTE/BORROW AREA LOCATION	0 CU.YDS.
- 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 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.
- 11) TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

1. Length - minimum of 50' (*30' single residence 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. **The plan approval authority may not require single family residences to use geotextile.
4. Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
5. Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.

Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

PERMANENT SEEDING NOTES

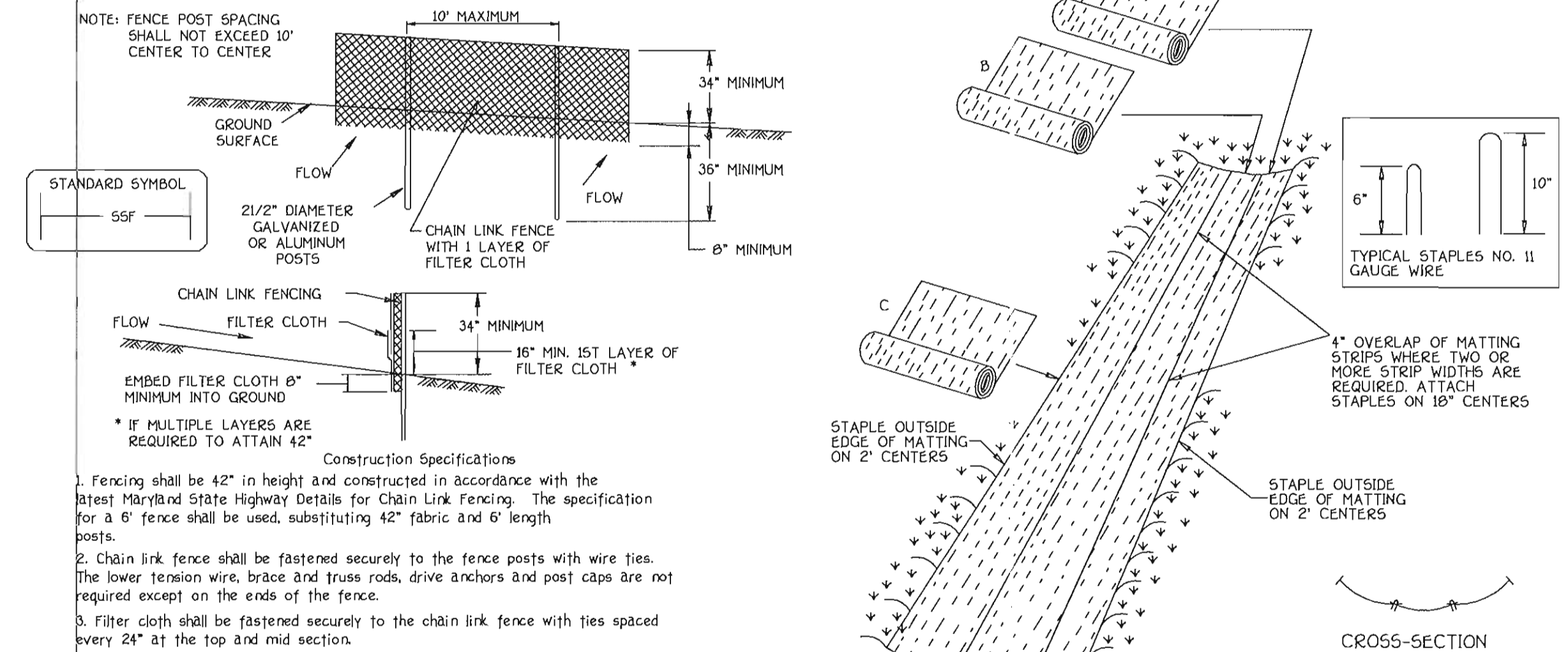
- Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.
- Seeding Preparation:** Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.
- Soil Amendments:** In lieu of soil test recommendations, use one of the following schedules:
- 1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs. per 1000 sq.ft.) and 600 lbs. per acre 10-10-10 fertilizer (14 lbs. per 1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs. per acre 30-0-0 ureaform fertilizer (9 lbs. per 1000 sq.ft.).
 - 2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs. per 1000 sq.ft.) and 1000 lbs. per acre 10-10-10 fertilizer (23 lbs. per 1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil.
- Seeding:** For the period March 1 thru April 30 and from August 15 thru October 15, seed with 2-1/2 bushels per acre of annual rye (3.2 lbs. per 1000 sq.ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (0.67 lbs. per 1000 sq.ft.). For the period November 1 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.
- Mulching:** Apply 1-1/2 to 2 tons per acre (70 to 90 lbs. per 1000 sq.ft.) of rotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal. of 5 gal. (5 gal. per 1000 sq.ft.) of emulsified asphalt on flat areas. On slopes, 8 ft. or higher, use 347 gal. per acre (8 gal. per 1000 sq.ft.) for anchoring.
- Refer to the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.
- 1) 2 tons per acre of well-anchored mulch straw and seed as soon as possible in the spring.
 - 2) Use sod.
 - 3) Seed with 60 lbs. per acre Kentucky 31 Tall Fescue and mulch with 2 tons per acre well anchored straw.
- Mulching:** Apply 1-1/2 to 2 tons per acre (70 to 90 lbs. per 1000 sq.ft.) of rotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal. of 5 gal. (5 gal. per 1000 sq.ft.) of emulsified asphalt on flat areas. On slopes, 8 ft. or higher, use 347 gal. per acre (8 gal. per 1000 sq.ft.) for anchoring.
- Maintenance:** Inspect all seeded areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES

- Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.
- Seeding Preparation:** Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.
- Soil Amendments:** Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs. per 1000 sq.ft.).
- Seeding:** For the period March 1 thru April 30 and from August 15 thru November 15, seed with 2-1/2 bushels per acre of annual rye (3.2 lbs. per 1000 sq.ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (0.67 lbs. per 1000 sq.ft.). For the period November 1 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.
- Mulching:** Apply 1-1/2 to 2 tons per acre (70 to 90 lbs. per 1000 sq.ft.) of rotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal. of 5 gal. (5 gal. per 1000 sq.ft.) of emulsified asphalt on flat areas. On slopes, 8 ft. or higher, use 347 gal. per acre (8 gal. per 1000 sq.ft.) for anchoring.
- Refer to the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

SEQUENCE OF CONSTRUCTION

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



SUPER SILT FENCE
NOT TO SCALE

1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6" fence shall be used, substituting 42" fabric and 6" length posts.
2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and frame rods, drive anchors and post caps are not required except on the ends of the fence.
3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
4. Filter cloth shall be embedded a minimum of 6" into the ground.
5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
6. Maintenance shall be performed as needed and silt buildup removed when 'bulges' develop in the silt fence, or when silt reaches 50% of fence height.
7. Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and meet the following requirements for Geotextile Class F:

Design Criteria	Tensile Strength	Tensile Modulus	Flow Rate	Filtering Efficiency	Test: MSMT 509	Test: MSMT 509	Test: MSMT 322	Test: MSMT 322
Slope	50 lbs/in (min)	20 lbs/in (min)	0.3 gal/(ft ² ·min)@ (max)	75% (min)	50	50	50	50
Slope Steepness	200	200						
Slope Length (maximum)	200 feet	200 feet						
Silt Fence Length (maximum)	Unlimited	1,500 feet						
	1,000 feet	1,000 feet						
	500 feet	500 feet						
	250 feet	250 feet						

1. Key-in the matting by placing the top ends of the matting in a narrow trench, 6" in depth. Backfill the trench and tamp firmly to conform to the channel cross-section. Secure with a row of staples about 4" down slope from the trench. Spacing between staples is 6".
2. Staple the 4" overlap in the channel center using an 18" spacing between staples.
3. Before stapling the outer edges of the matting, make sure the matting is smooth and in firm contact with the soil.
4. Staples shall be placed 2' apart with 4 rows for each strip. 2 outer rows, and 2 alternating rows down the center.
5. When one roll of matting ends and another begins, the end of the top strip shall overlap the upper end of the lower strip by 4', ship lap fashion. Reinforce the overlap with a double row of staples spaced 6" apart in a staggered pattern on either side.
6. The discharge end of the matting liner should be similarly secured with 2 double rows of staples.

Note: If flow will enter from the edge of the matting then the area effected by the flow must be kept-in.

EROSION CONTROL MATTING
NOT TO SCALE

SEDIMENT/EROSION CONTROL NOTES & DETAILS

SINGLE FAMILY DETACHED
EMERSON
SECTION 2 PHASE 5A
LOTS 20,21,25-29 & 44-46

TAX MAP NO: 47 PARCEL NO: 837 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 - 1072 BALDOR NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
410-961-3029

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: 10/26/04
Signature of Developer: *Bob Bennett* Date: 10/26/04

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: *Bob Bennett* Date: 10/26/04

Reviewed for HOWARD SCD and meets Technical Requirements.

Signature: *John Maynard* Date: 4/19/04
Signature: *John X. Platten* Date: 4/19/04

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

BUILDER/DEVELOPER
THE RYLAND GROUP
601 UNIVERSITY BOULEVARD
ELLCOTT CITY, MARYLAND 21043
410-480-0525

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: *Candy Hamilton* Date: 10/27/04
Signature: *Mark J. Wagle* Date: 10/27/04

PROJECT: EMERSON SECTION 2 PHASE 5A LOTS NO. 20,21,25-29 & 44-46

PLAN	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
104-293-004-0000	9 & 15	PEC-MXD-3 RSC-MXD-3	47	SIXTH	6069.02
WATER CODE	SEWER CODE				
E-15	7640000				

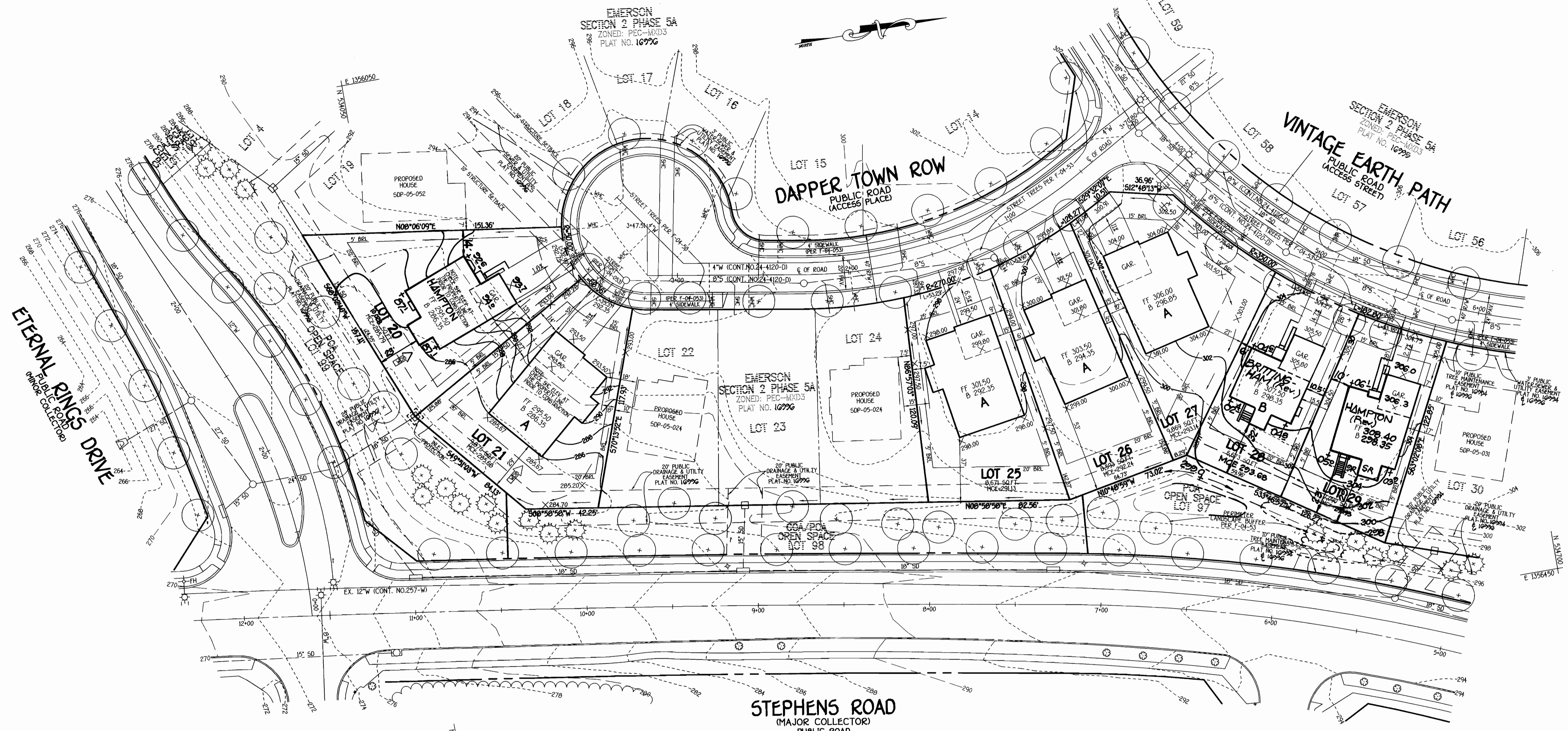
SEDIMENT/EROSION CONTROL NOTES & DETAILS

SINGLE FAMILY DETACHED
EMERSON
SECTION 2 PHASE 5A
LOTS 20,21,25-29 & 44-46

TAX MAP NO: 47 PARCEL NO: 837 GRID NO: 9 & 15
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: AUGUST, 2004

SHEET 5 OF 5

SOP-05-034



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING, CONSULTANTS & LAND SURVEYORS
 EDITORIAL SQUARE OFFICE PARK - SUITE 200 BALTIMORE NATIONAL FREE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2955

NO.	REVISION	DATE
2	Rev. hse. & grad. lot 20 to show Ex. Cond.	7-1-05
1	Rev. hse. & grad. lots 28 & 29 to show Ex. Cond.	6-24-05



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: 10-26-04
 EARL D. COLLINS
 Conservation Service

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: *Bob Pickett* Date: 10-26-04
 BOB PICKETT

Approved for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resource Conservation Service
 This development plan is approved for sediment and erosion control by the HOWARD SOIL CONSERVATION DISTRICT.

Howard SCD Date: _____

OWNER
 THE HOWARD RESEARCH & DEVELOPMENT CORP.
 10275 LITTLE PATUXENT PARKWAY
 SUITE 260
 COLUMBIA, MARYLAND 21044
 410-992-6000

BUILDER/DEVELOPER
 THE RYLAND GROUP
 6011 UNIVERSITY BOULEVARD
 SUITE 260
 ELICOTT CITY, MARYLAND 21043
 410-480-0525

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Cindy Hamilton Date: 12/17/04
 Chief, Division of Land Development

John Deacon Date: 12/13/04
 Chief, Development Engineering Division

Mark A. G. G. Date: 12/17/04
 Director - Department of Planning and Zoning

PROJECT	SECTION	LOTS NO.
EMERSON	SECTION 2 PHASE 5A	20,21,25-29 & 44-46
PLAT	BLOCK NO.	ZONE
16996 THRU 16997	9 & 15	PEC-MXD-3 RSC-MXD-3
WATER CODE	SEWER CODE	ELEC. DIST.
E-15	7640000	SIXTH
		CENSUS TR.
		6069.02

SITE DEVELOPMENT PLAN

SINGLE FAMILY DETACHED

EMERSON

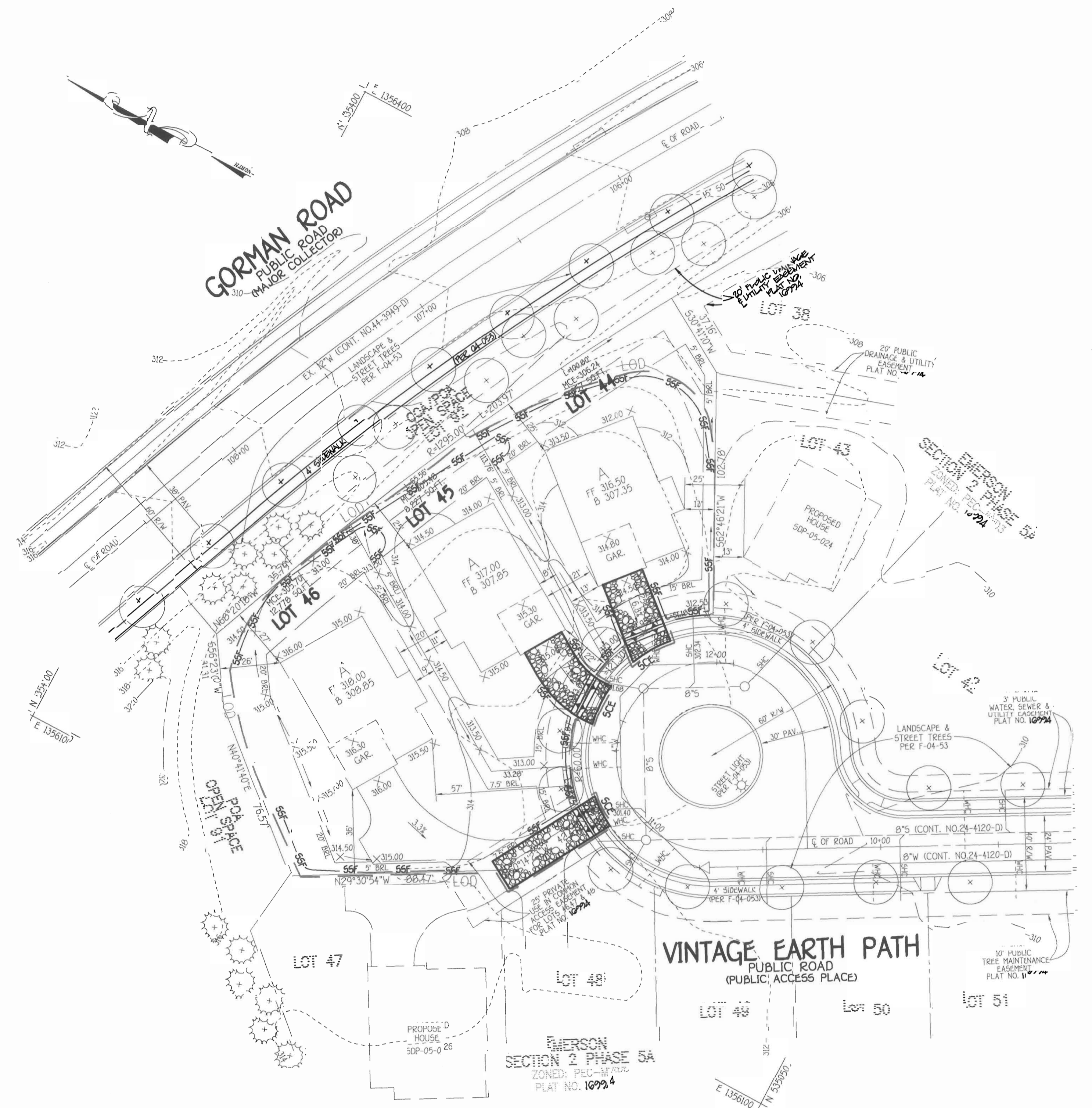
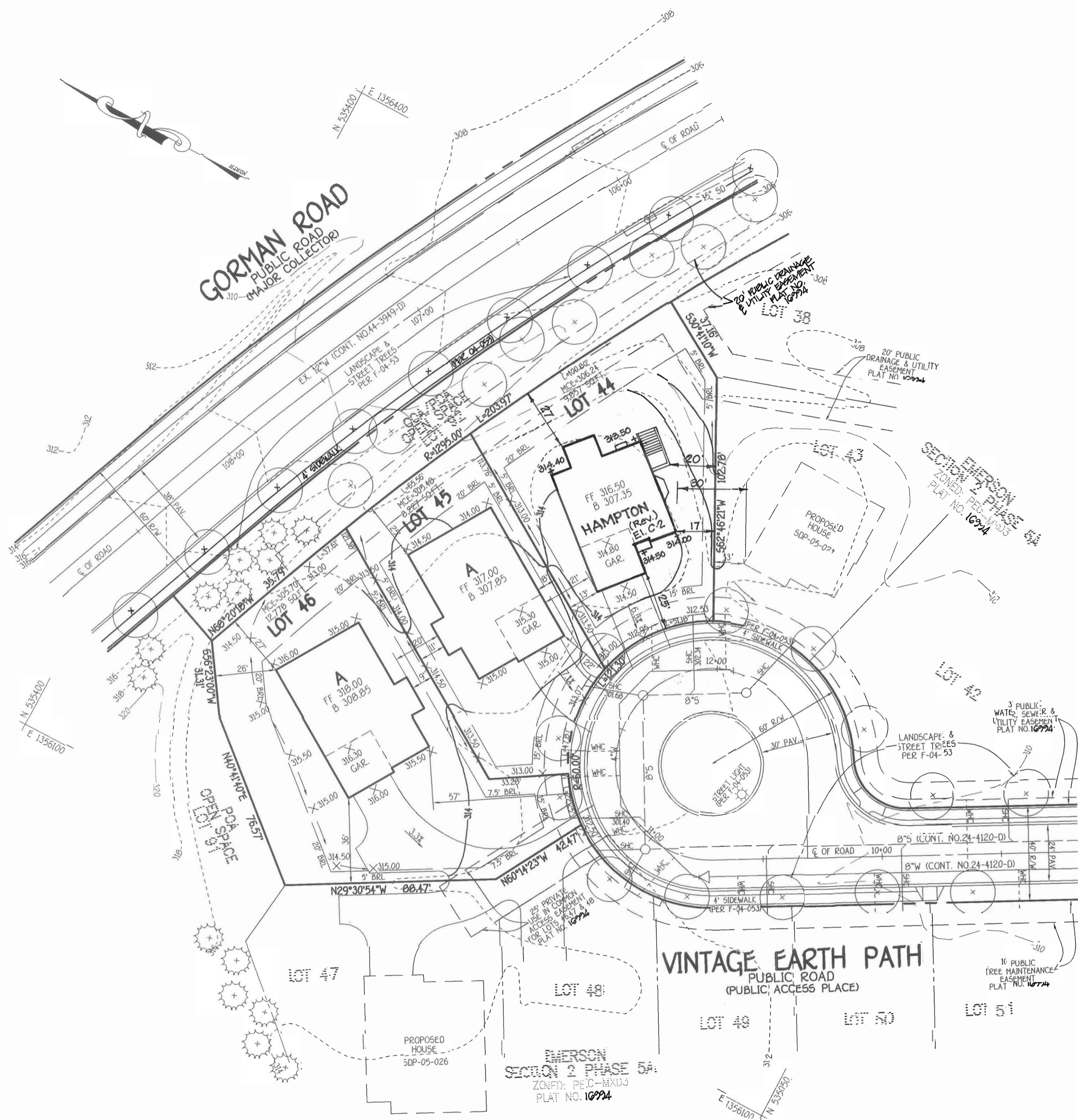
SECTION 2 PHASE 5A

LOTS 20,21,25-29 & 44-46

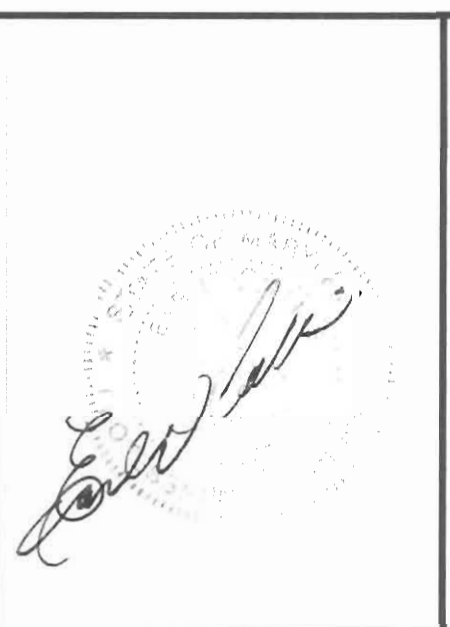
TAX MAP NO.: 47 PARCEL NO.: 037 GRID NO.: 9 & 15
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"= 30' DATE: AUGUST, 2004
 SHEET 2 OF 5

SDP-05-034

J:\50001 Emerson Property\dwg\Sdp\Phase5A\0202-6003 Sdp Lot 20,21,25-29.dwg, 10/26/2004, 1:46:52 PM



NO.	REVISION	DATE
1.	Rev hsc. 4rd. lot 44 to show Ex. Conditions	11-29-05



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: 10-26-04
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 persons 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: *Bob Pappas* Date: 10-26-04
BOB PAPPAS

Reviewed for HOWARD SCD and meets Technical Requirements. 11/19/04
Date: 11/19/04

U.S. Department of Natural Resources
Conservation Service
The development on this plan is for erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

How'd SCD: *Jim Meyer* Date: 11/19/04
John L. Bliska Date: 11/19/04

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

BUILDER/DEVELOPER
THE RYLAND GROUP
6011 UNIVERSITY BOULEVARD
SUITE 260
ELLCOTT CITY, MARYLAND 21043
410-480-0525

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development: *Judy Hamilton* Date: 12/7/04
Chief, Development Engineering Division: *Mark A. Coyle* Date: 12/13/04
Director - Department of Planning and Zoning: *Mark A. Coyle* Date: 12/7/04

PROJECT	SECTION	LOTS NO.
EMERSON	SECTION 2 PHASE 5A	20,21,25-29 & 44-46

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
10992 THRU 10997	9 & 15	PEC-MXD-3 RSC-MXD-3	47 SIXTH		6059.02

WATER CODE	SEWER CODE
E-15	7640000

SITE DEVELOPMENT & SEDIMENT/EROSION CONTROL PLAN

SINGLE FAMILY DETACHED

EMERSON

SECTION 2 PHASE 5A

LOTS 20,21,25-29 & 44-46

TAX MAP NO.: 47 PARCEL NO.: 037 GRID NO.: 9 & 15
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: AUGUST, 2004

SHEET 3 OF 5

SDP-05-03A

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