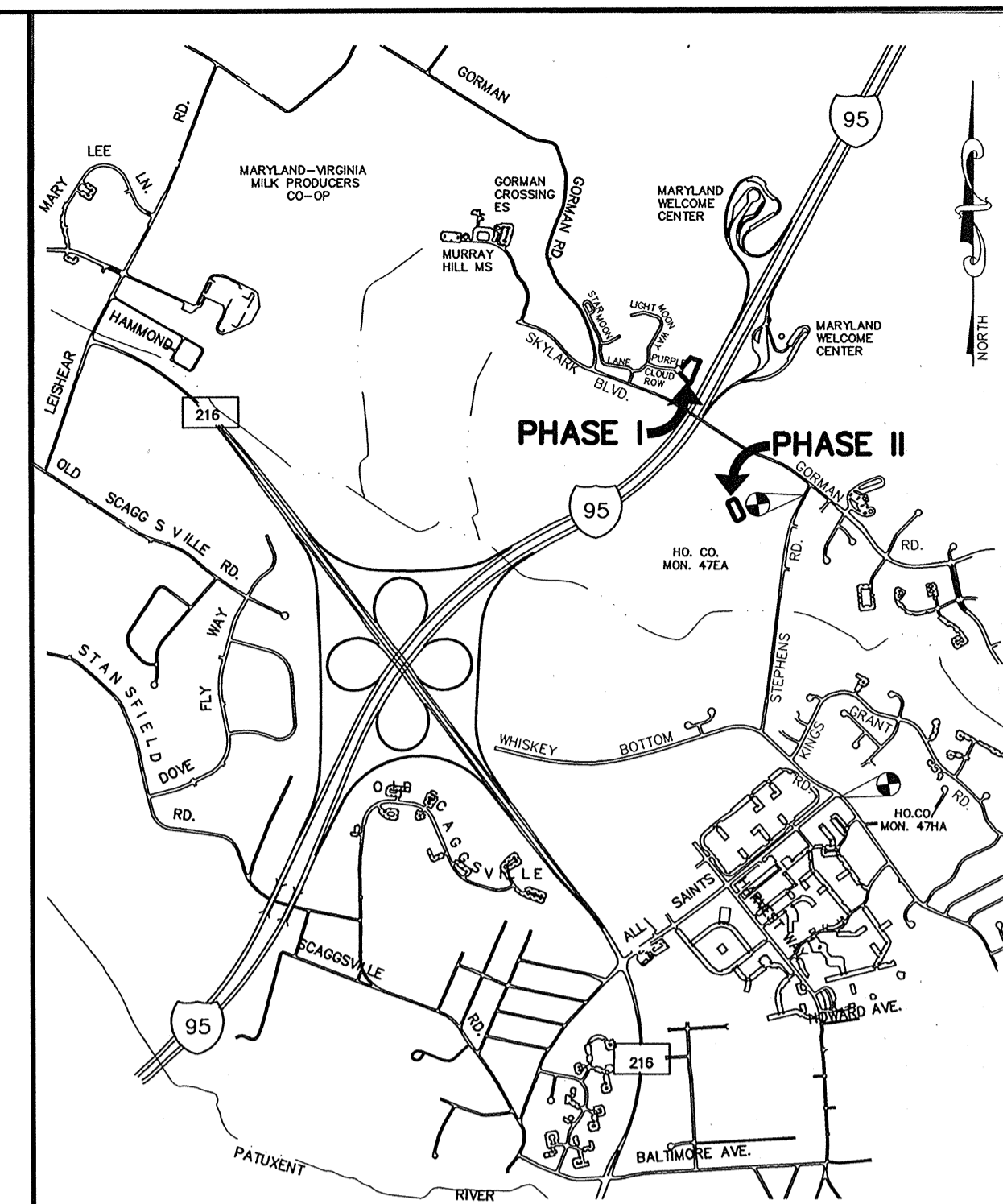


SHEET INDEX	
NO	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	SITE DEVELOPMENT PLAN
4	LANDSCAPE PLAN
5	LANDSCAPE PLAN
6	DETAILS
7	LANDSCAPE NOTES & DETAILS

SITE DEVELOPMENT PLAN EMERSON

SECTION 1, AREA 1, OPEN SPACE LOT 37, PURPLE CLOUD ROW POCKET PARK, PHASE I & SECTION 2, PHASE 5A (SECTION 3, AREA 3), OPEN SPACE LOT 88, HADDON PARK, PHASE II 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND



GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/ CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) 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 BEING DONE.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM AVAILABLE HOWARD COUNTY RECORDS AND SURVEY PROVIDED BY DAFT-MCCUNE-WALKER, INC. TOPOGRAPHY IS NOT FIELD RUN BY PHR+A.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 37C AND 36B WERE USED FOR THIS PROJECT.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITIES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION.
- THE BOUNDARY FOR THIS PROJECT IS BASED ON RECORD PLATS F-01-140 & F-04-53.
- SUBJECT PROPERTY ZONED MXD-3 & R-ED PER 02-02-04 COMPREHENSIVE ZONING PLAN.
- ALL ELEVATIONS SHOWN ARE BASED ON THE U.S.C. AND G.S. MEAN SEA LEVEL DATUM, 1929.
- SEE DEPARTMENT OF PLANNING AND ZONING FILE NO'S. F-04-53, SDP-05-01B, SDP-05-031, SDP-05-052, SDP-05-055, PB-346, PB-339, PB-359, ZB-979M, S-99-12, P-01-16, P-03-13, S-00-12, F-01-140, SDP-05-24, SDP-05-42, SDP-05-61, SDP-02-46, SDP-02-49, AND SDP-02-42.
- THE FOREST CONSERVATION REQUIREMENTS FOR THIS PROJECT WERE PREVIOUSLY ADDRESSED FOR THIS UNDER F-01-140 AND F-04-53.
- STORM WATER MANAGEMENT WAS PREVIOUSLY ADDRESSED FOR THIS PROJECT UNDER F-01-140 AND F-04-53.
- THE MINIMUM STRUCTURE SETBACK RESTRICTIONS FROM PROPERTY LINES AND PUBLIC ROAD RIGHT-OF-WAYS ARE TO BE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT CRITERIA PER S-99-12, PB-339 AND PB-359 FOR THE PHASE II, HADDON PARK (MXD-3) AND IN ACCORDANCE WITH THE "R-ED" ZONING REGULATIONS FOR THE PHASE I, PURPLE CLOUD ROW POCKET PARK.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES ARE PERMITTED WITHIN WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS AND FOREST CONSERVATION EASEMENTS.
- MAINTENANCE FOR THE TOT LOTS WILL BE THE RESPONSIBILITY OF THE EMERSON HOME OWNERS ASSOCIATION.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.

STANDARD SEDIMENT CONTROL NOTES

- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (313-1855).
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERETO.
- 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.
- ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THE PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 7, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- 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, SOD, TEMPORARY SEEDING, AND MULCHING (SEC. G.). TEMPORARY STABILIZATION WITH MULCH ALONE SHALL ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- 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.
- SITE ANALYSIS:

	PURPLE CLOUD ROW POCKET PARK	HADDON PARK
TOTAL AREA OF SITE	3.34 ACRES	0.69 ACRES
AREA DISTURBED	0.16 ACRES	0.63 ACRES
AREA TO BE PAVED	0.04 ACRES	0.13 ACRES
AREA TO BE VEGETATIVELY STABILIZED	0.06 ACRES	0.34 ACRES
TOTAL CUT	160 CU. YARDS	370 CU. YARDS
TOTAL FILL	0 CU. YARDS	0 CU. YARDS

OFFSITE WASTE AREA LOCATION TO HAVE ACTIVE GRADING PERMIT
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- 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.
- 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.
- SITE GRADING WILL BEGIN ONLY AFTER ALL PERIMETER SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED AND ARE IN A FUNCTIONING CONDITION.
- SEDIMENT WILL BE REMOVED FROM TRAPS WHEN ITS DEPTH REACHES CLEAN OUT ELEVATION SHOWN ON THE PLANS.
- CUT AND FILL QUANTITIES PROVIDED UNDER SITE ANALYSIS DO NOT REPRESENT BID QUANTITIES. THESE QUANTITIES DO NOT DISTINGUISH BETWEEN TOPSOIL, STRUCTURAL FILL OR EMBANKMENT MATERIAL, NOR DO THEY REFLECT CONSIDERATION OF UNDERCUTTING OR REMOVAL OF UNSUITABLE MATERIAL. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH SITE CONDITIONS WHICH MAY AFFECT THE WORK.

BENCHMARKS

CONTROL STATION 47EA
ELEVATION 315.266
N 535,063.631 E 1,357,283.989
LOCATED NORTH OF SCHOOL
PARKING LOT EAST OF GORMAN
ROAD

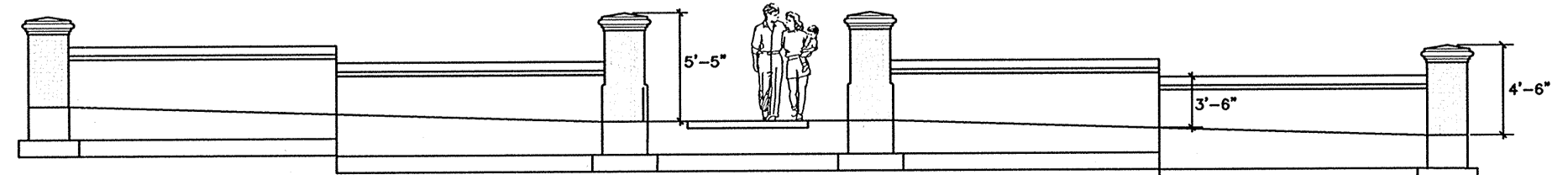
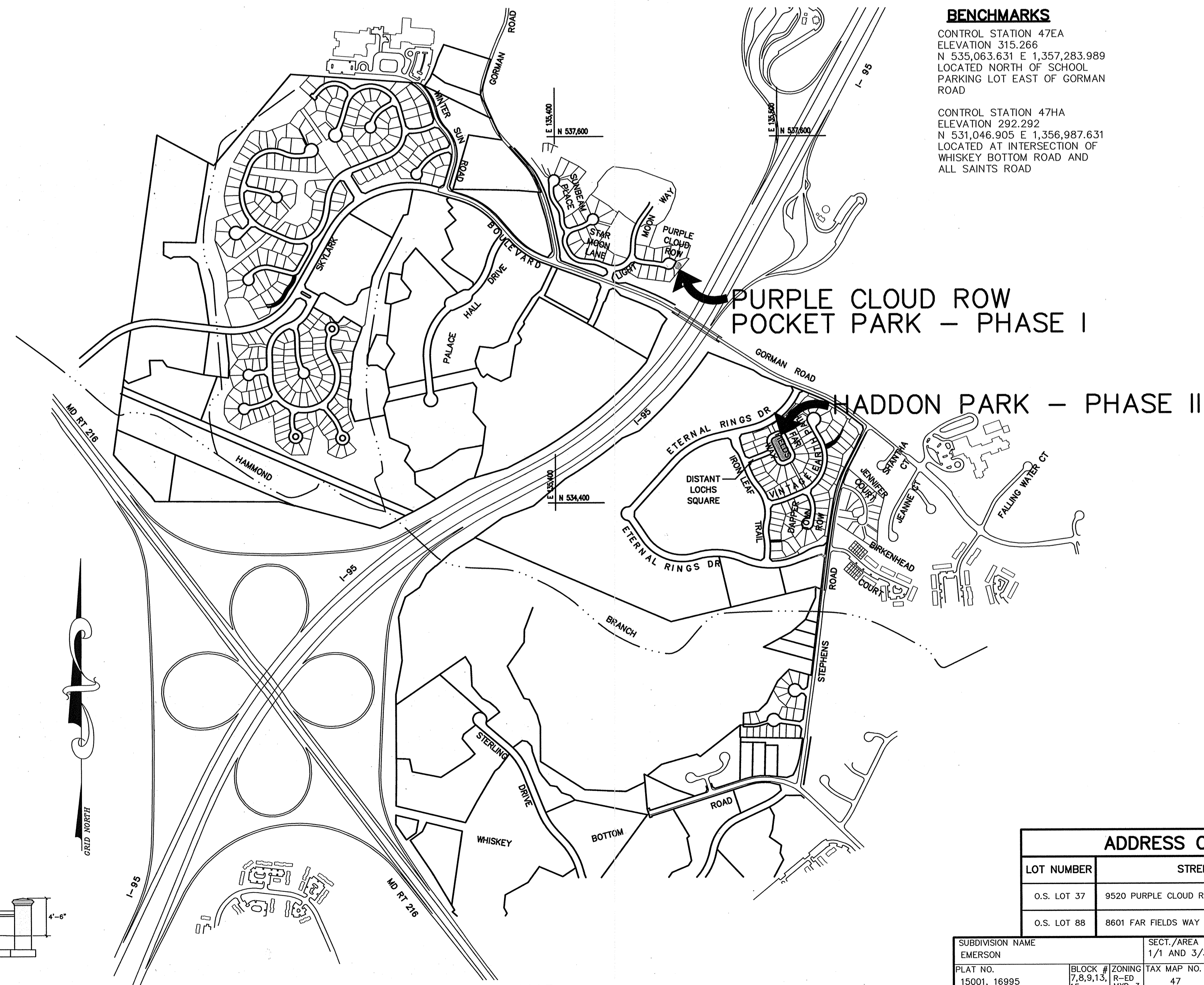
CONTROL STATION 47HA
ELEVATION 292.292
N 531,046.905 E 1,356,987.631
LOCATED AT INTERSECTION OF
WHISKEY BOTTOM ROAD AND
ALL SAINTS ROAD

VICINITY MAP

SCALE: 1"=200'
COPYRIGHT AND THE MAP PEOPLE
PERMITTED USE NO. 20894285

AREA TABULATION CHART

AREA OF SITE:		
PURPLE CLOUD ROW POCKET PARK (O.S. LOT 37)	3.34 AC	(145,490.4 SF)
HADDON PARK (O.S. LOT 88)	0.69 AC	(30,056.4 SF)
LIMIT OF DISTURBED AREA:		
PURPLE CLOUD ROW POCKET PARK	0.16 AC	(6,969.6 SF)
HADDON PARK	0.63 AC	(27,442.8 SF)
PRESENT ZONING	R-ED & MXD-3	
EXISTING USES	OPEN SPACE	
PROPOSED USES	TOT LOTS	



FREE STANDING BRICK ENTRANCE WALL ELEVATION
NOT TO SCALE

OVERALL MAP
SCALE: 1"=600'

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
O.S. LOT 37	9520 PURPLE CLOUD ROW
O.S. LOT 88	8601 FAR FIELDS WAY

SUBDIVISION NAME EMERSON	SECT./AREA 1/1 AND 3/3	PARCEL O.S. LOTS 37 & 88
PLAT NO. 15001, 16995	BLOCK # 7,8,9,13,15	ZONING R-ED MXD-3
TAX MAP NO. 47	ELECT. DIST. 06	CENSUS TRACT 6068-02 & 6068-02
WATER CODE N/A	SEWER CODE N/A	

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
<i>Mark Payne</i>	1/28/05
DIRECTOR	DATE
<i>Mark Payne</i>	1/28/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK	DATE
<i>Candy Hamilton</i>	1/28/05
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE

DATE	NO.	REVISION

OWNER/DEVELOPER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
THE ROUSE BUILDING
10275 LITTLE PATUMENT PARKWAY
COLUMBIA, MARYLAND 21044
410-992-6000

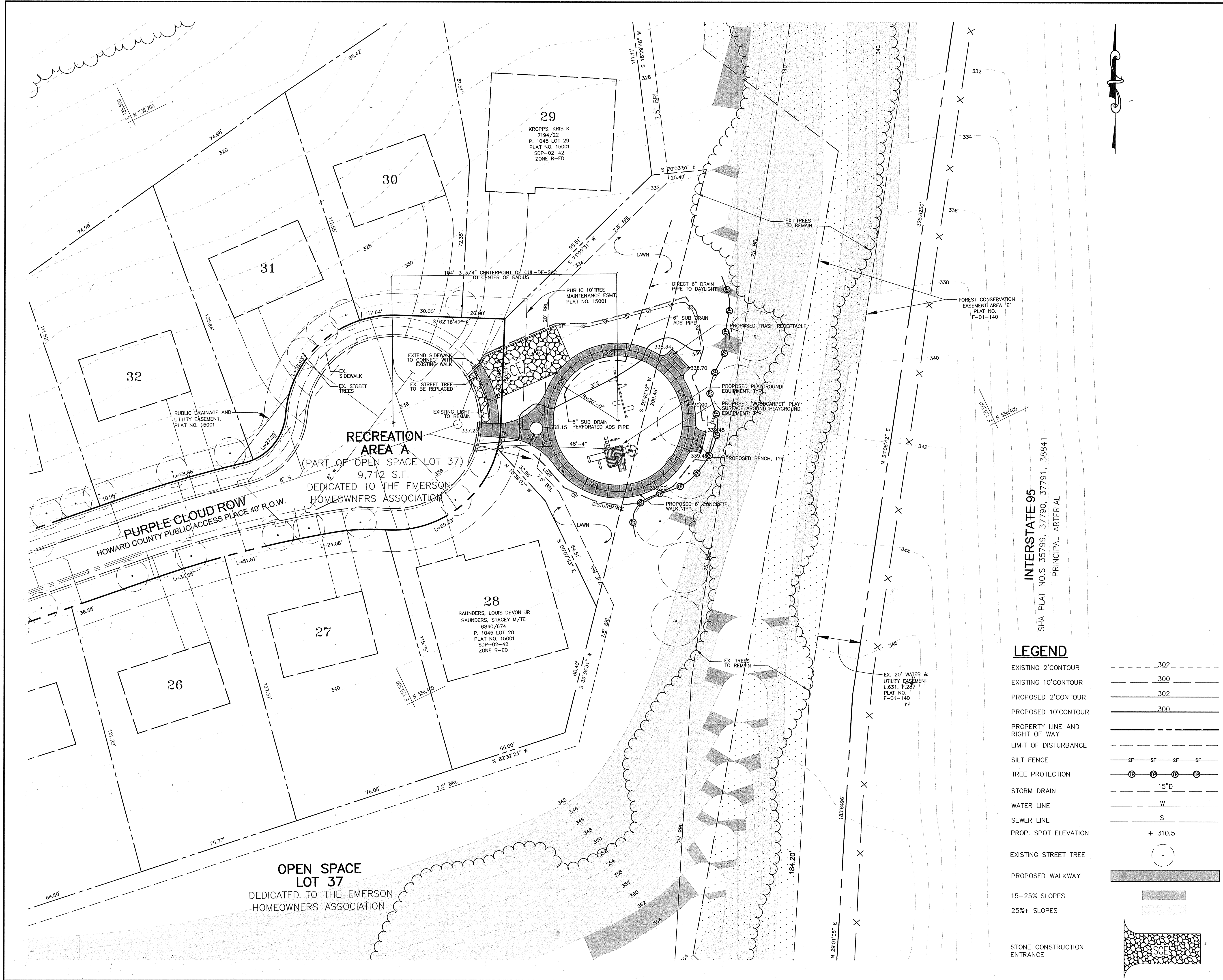
PROJECT	EMERSON SECTION 1 AREA 1 & SECTION 3 AREA 3 PROPOSED TOT LOTS
AREA	TAX MAP 47 BLOCK 7,8,9,13,15
ZONED:	MXD-3 & R-ED PARCEL: O.S. LOTS 37 & 88
	6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE	TITLE SHEET
-------	-------------

Patton Harris Rust & Associates, PC
Engineers, Surveyors, Planners, Landscape Architects.

PHR+A
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

DESIGNED BY : PHRA
DRAWN BY : JSN
CHECKED BY : PJS
PROJECT NO : 22456-1-6
DATE : AUGUST 8, 2005
SCALE : AS NOTED
DRAWING NO. 1 OF 7



NOTES:
 1. PLEASE SEE HNTB BUILDING PERMIT PLANS FOR ALL CONSTRUCTION DETAILS & LAYOUT DIMENSIONING.
 2. SILT FENCE IS TO BE INSTALLED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

PHASE I SEQUENCE OF CONSTRUCTION:
 1. OBTAIN GRADING PERMIT.
 2. INSTALL SILT FENCE.
 3. EXCAVATE FOR TOT LOT. INSTALL TOT LOT MATERIAL TO STABILIZE AREA.
 4. CONSTRUCT WALKWAYS.
 5. COMPLETE CONSTRUCTION AND STABILIZE ALL REMAINING DISTURBED AREA IN ACCORDANCE WITH PERMANENT SEEDING NOTES.
 6. UPON PERMISSION FROM SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL.

BY THE DEVELOPER:
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, 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 INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.
 Paul G. Cavanaugh 9/3/05
 DEVELOPER DATE

BY THE ENGINEER:
 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.
 Anne C. Leming 10-03-05
 ENGINEER DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.
 Jim Meyer 10/24/05
 NATURAL RESOURCE CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 John R. Robertson 10/24/05
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
 David H. Cagle 10/24/05
 DIRECTOR DATE
 Allen DeMunnin 10/24/05
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MKR DATE
 Cindy Hamilton 10/25/05
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION

OWNER/DEVELOPER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 THE ROUSE BUILDING
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044
 410-992-6000

PROJECT
EMERSON SECTION 1 AREA 1 & SECTION 3
AREA 3 PROPOSED TOT LOTS
 AREA TAX MAP 47 BLOCK 7,8,9,13,15
 ZONED: MXD-3 & R-ED PARCEL: O.S. LOTS 37 & 88
 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SITE DEVELOPMENT PLAN

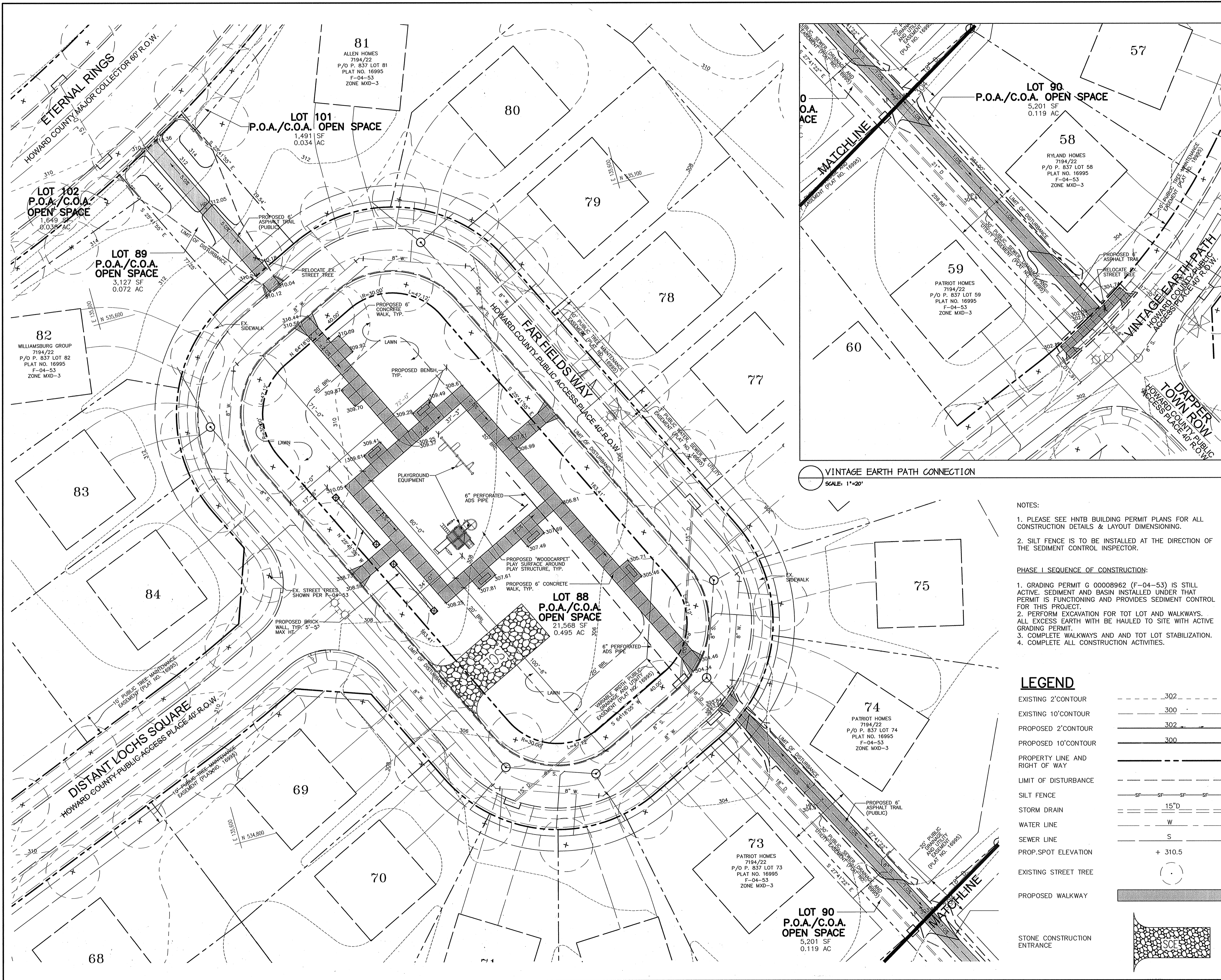
Patton Harris Rust & Associates, PC
 Engineers, Surveyors, Planners, Landscape Architects.
 PHRA
 8818 Centre Park Drive
 Columbia, MD 21045
 T 410.997.8800
 F 410.997.9282

DATE: 10-03-05	DESIGNED BY: PHRA
DRAWN BY: JSN	CHECKED BY: PJS
PROJECT NO: 22456-1-6	DATE: AUGUST 8, 2005
SCALE: 1"=20'	DRAWING NO. 2 OF 7

INTERSTATE 95
 SHA PLAT NO.S 35799, 37790, 37791, 38841
 PRINCIPAL ARTERIAL

LEGEND

EXISTING 2' CONTOUR	---	302
EXISTING 10' CONTOUR	---	300
PROPOSED 2' CONTOUR	---	302
PROPOSED 10' CONTOUR	---	300
PROPERTY LINE AND RIGHT OF WAY	---	
LIMIT OF DISTURBANCE	---	
SILT FENCE	—SF—SF—SF—SF—	
TREE PROTECTION	—(T)—(T)—(T)—(T)—	
STORM DRAIN	---	
WATER LINE	---	
SEWER LINE	---	
PROP. SPOT ELEVATION	+ 310.5	
EXISTING STREET TREE	—(T)—	
PROPOSED WALKWAY	---	
15-25% SLOPES	---	
25%+ SLOPES	---	
STONE CONSTRUCTION ENTRANCE	---	



VINTAGE EARTH PATH CONNECTION
SCALE: 1"=20'

- NOTES:
- PLEASE SEE HNTB BUILDING PERMIT PLANS FOR ALL CONSTRUCTION DETAILS & LAYOUT DIMENSIONING.
 - SILT FENCE IS TO BE INSTALLED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.
- PHASE I SEQUENCE OF CONSTRUCTION:
- GRADING PERMIT G 00008962 (F-04-53) IS STILL ACTIVE. SEDIMENT AND BASIN INSTALLED UNDER THAT PERMIT IS FUNCTIONING AND PROVIDES SEDIMENT CONTROL FOR THIS PROJECT.
 - PERFORM EXCAVATION FOR TOT LOT AND WALKWAYS. ALL EXCESS EARTH WITH BE HAULED TO SITE WITH ACTIVE GRADING PERMIT.
 - COMPLETE WALKWAYS AND AND TOT LOT STABILIZATION.
 - COMPLETE ALL CONSTRUCTION ACTIVITIES.

LEGEND

EXISTING 2' CONTOUR	---	302
EXISTING 10' CONTOUR	---	300
PROPOSED 2' CONTOUR	---	302
PROPOSED 10' CONTOUR	---	300
PROPERTY LINE AND RIGHT OF WAY	---	
LIMIT OF DISTURBANCE	---	
SILT FENCE	---SF---	
STORM DRAIN	---	15"D
WATER LINE	---	W
SEWER LINE	---	S
PROP. SPOT ELEVATION	---	+ 310.5
EXISTING STREET TREE	---	
PROPOSED WALKWAY	---	
STONE CONSTRUCTION ENTRANCE	---	

BY THE DEVELOPER :

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, 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 INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

Paul G. Cavanaugh 03/10/05
DEVELOPER DATE

BY THE ENGINEER :

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.

Aimee C. Lavin 10/03/05
ENGINEER DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

Jim Meyer 10/24/05
NATURAL RESOURCES CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

John R. Robertson 10/20/05
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Frank Ziegler 10/20/05
DIRECTOR DATE

Chris DeCunzio 10/20/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

Caroly Hamilton 10/20/05
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION

OWNER/DEVELOPER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
THE ROUSE BUILDING
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
410-992-6000

PROJECT

EMERSON SECTION 1 AREA 1 & SECTION 3 AREA 3 PROPOSED TOT LOTS

AREA TAX MAP 47 BLOCK 7,8,9,13,15
ZONED: MXD-3 & R-ED PARCEL: O.S. LOTS 37 & 88
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE

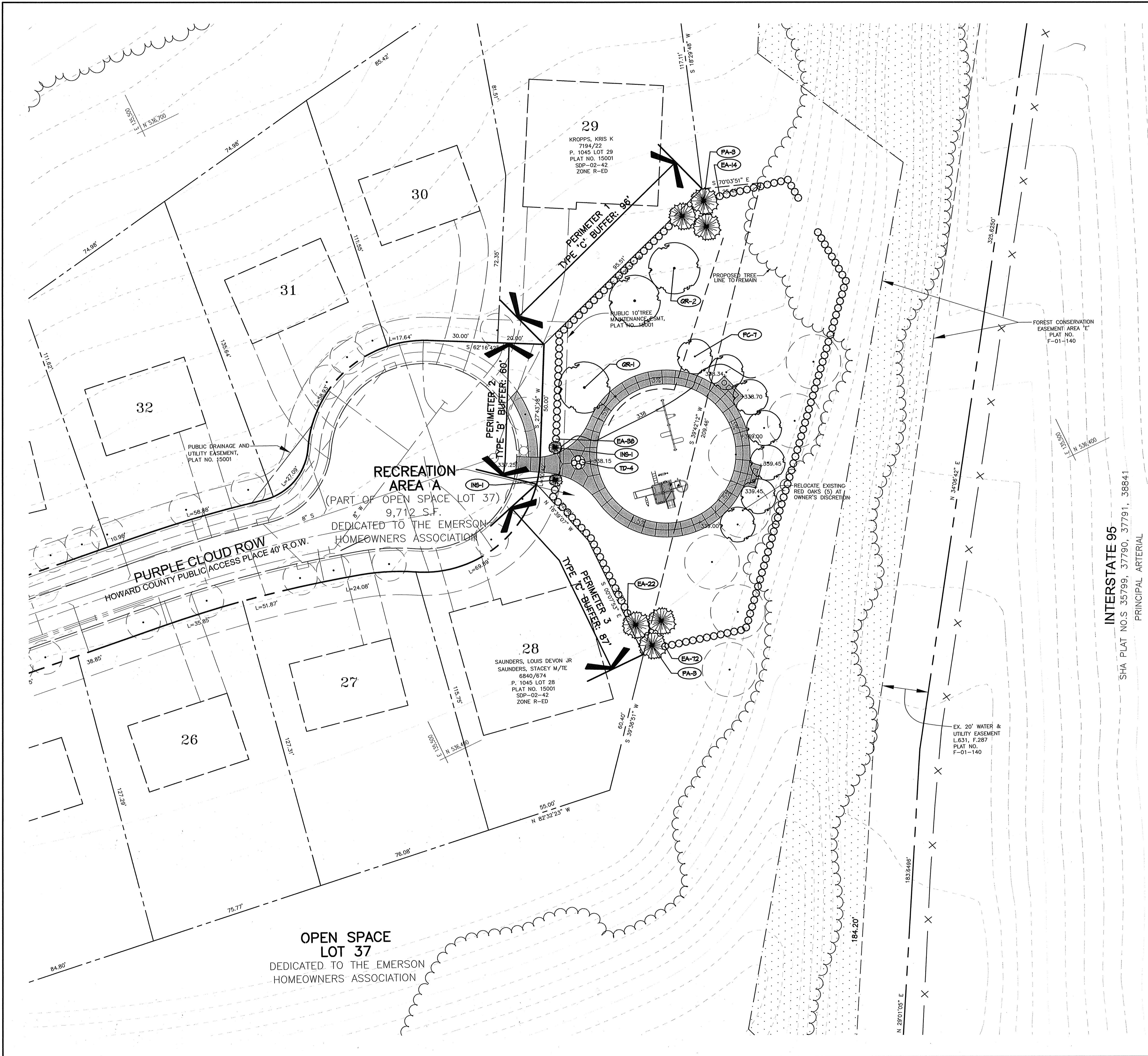
SITE DEVELOPMENT PLAN

Patton Harris Rust & Associates, PC
Engineers, Surveyors, Planners, Landscape Architects.

PHRA 8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

10-03-05
DATE

DESIGNED BY : PHRA
DRAWN BY : JSN
CHECKED BY : PJS
PROJECT NO : 22456-1-6
DATE : AUGUST 8, 2005
SCALE : 1"=20'
DRAWING NO. 3 OF 7



LEGEND	
EX. TREELINE	
PROP. TREELINE	
PROPERTY LINE	
CONTOUR LINES	
EX. BUILDING	
PROP. SHADE TREE	
PROP. EVERGREEN TREE	
PROP. SHRUBS	
PERIMETER LANDSCAPE REQUIREMENT	
PERIMETER LANDSCAPE EDGE LIMITS	
TREE PROTECTION	

NOTE:
FOR LANDSCAPE NOTES AND DETAILS, SEE SHEET 7.

DEVELOPER'S/BUILDER'S CERTIFICATE.
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

SIGNATURE DATE 9/14/05

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
	10/24/05
DIRECTOR	DATE
	10/24/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
	10/24/05
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE

DATE	NO.	REVISION
------	-----	----------

OWNER/DEVELOPER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
THE ROUSE BUILDING
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
410-992-6000

PROJECT
**EMERSON SECTION 1 AREA 1 & SECTION 3
AREA 3 PROPOSED TOT LOTS**

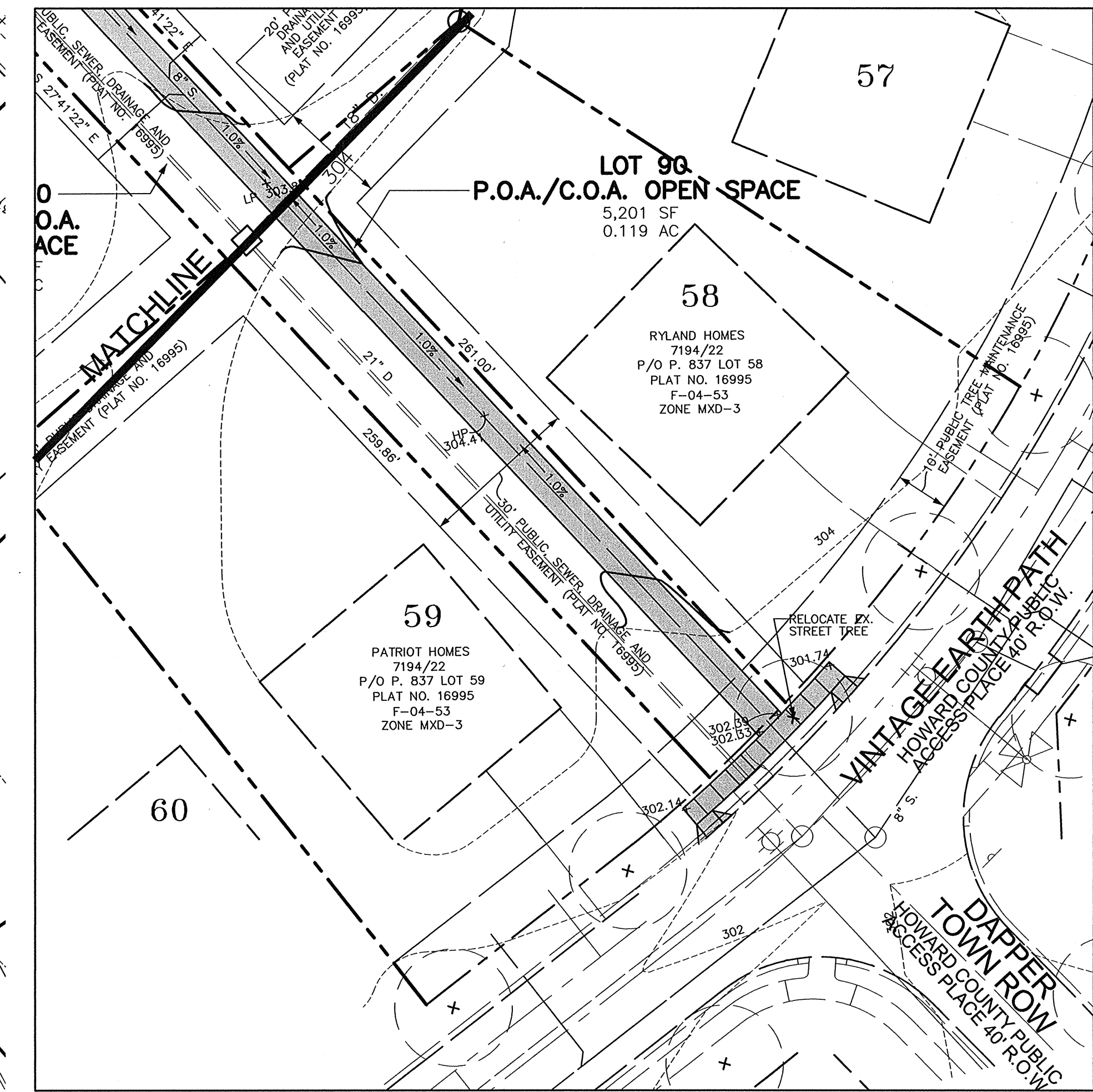
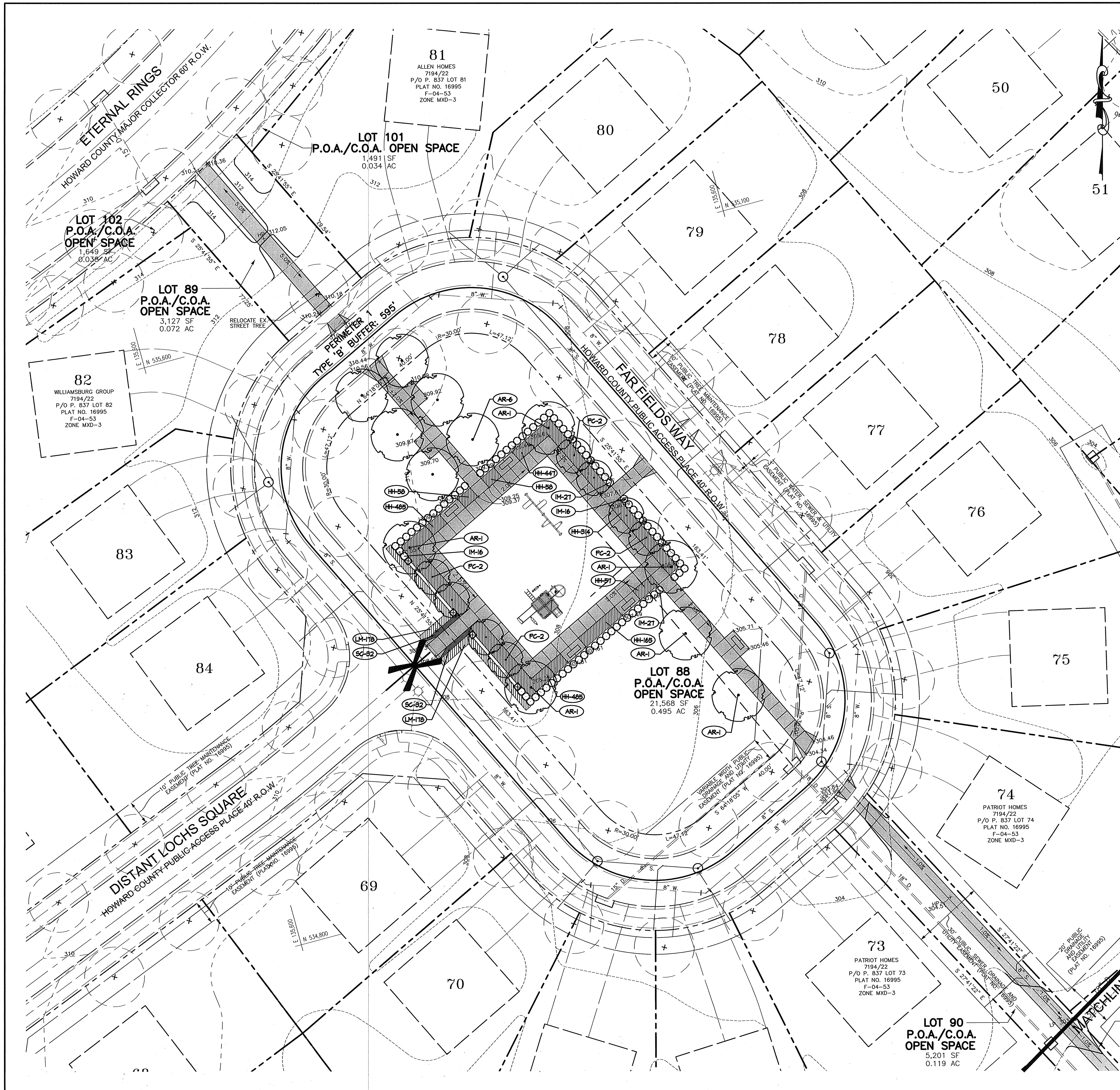
AREA TAX MAP 47 BLOCK 7,8,9,13,15
ZONED: MXD-3 & R-ED PARCEL: O.S. LOTS 37 & 88
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE
LANDSCAPE PLAN

Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
PHRA
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

	DESIGNED BY : PHRA
	DRAWN BY : JSN
	CHECKED BY : PJS
	PROJECT NO : 22456-1-6
	DATE : AUGUST 8, 2005
	SCALE : 1"=20'
DRAWING NO. 4 OF 7	

INTERSTATE 95
SHA PLAT NO. S 35799, 37790, 37791, 38841
PRINCIPAL ARTERIAL



VINTAGE EARTH PATH CONNECTION
SCALE: 1"=20'

DEVELOPER'S/BUILDER'S CERTIFICATE:
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

[Signature] 9/14/05
SIGNATURE DATE

NOTE:
FOR LANDSCAPE NOTES AND DETAILS, SEE SHEET 7.

LEGEND	
EX. TREELINE	
PROP. TREELINE	
PROPERTY LINE	
CONTOUR LINES	
EX. BUILDING	
PROP. SHADE TREE	
PROP. EVERGREEN TREE	
PROP. SHRUBS	
PERIMETER LANDSCAPE REQUIREMENT	
PERIMETER LANDSCAPE EDGE LIMITS	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

[Signature] 9/14/05
DIRECTOR DATE

[Signature] 10/20/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

[Signature] 9/20/05
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE NO.	REVISION

OWNER/DEVELOPER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
THE ROUSE BUILDING
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
410-992-6000

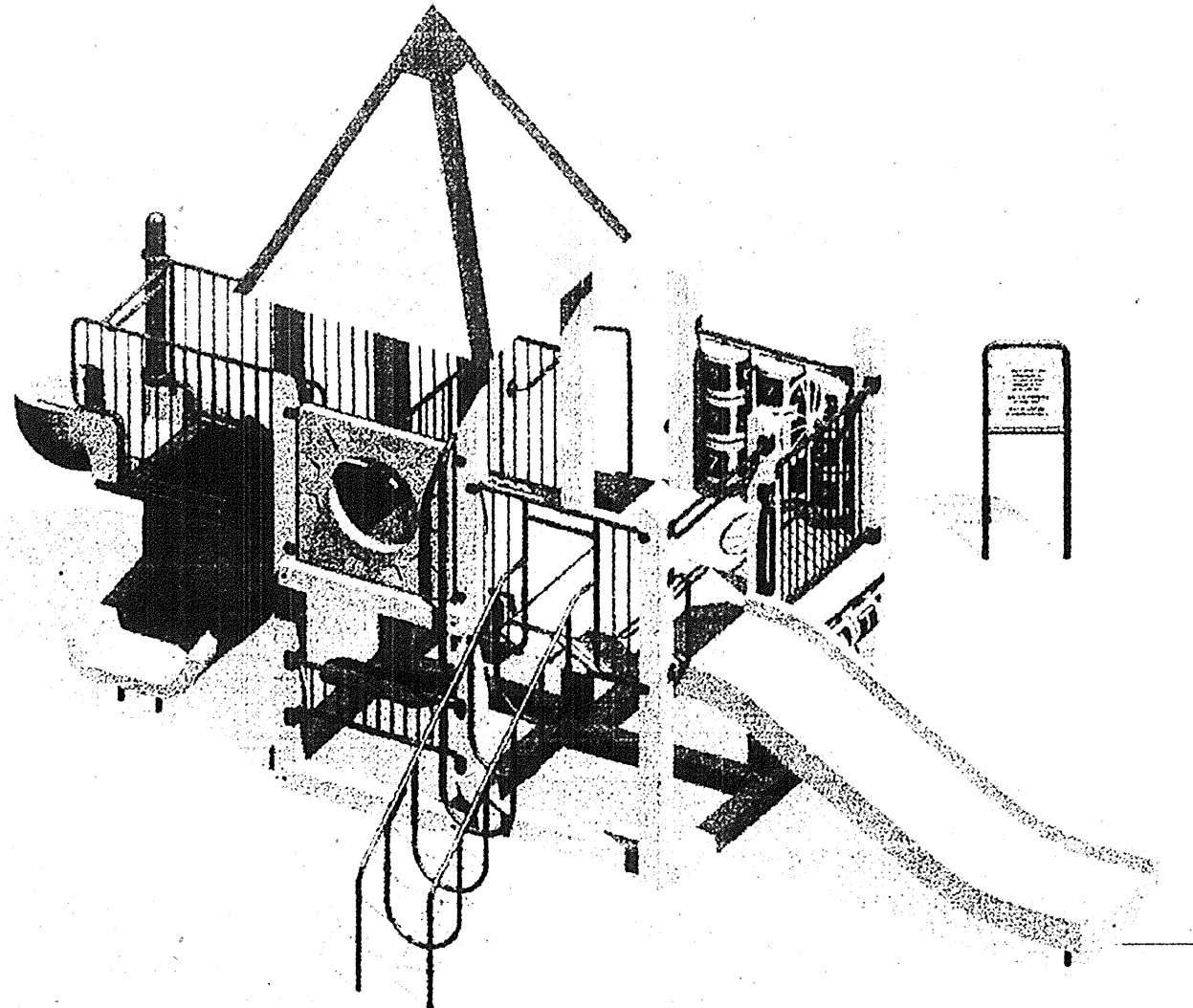
PROJECT
**EMERSON SECTION 1 AREA 1 & SECTION 3
AREA 3 PROPOSED TOT LOTS**

AREA TAX MAP 47 BLOCK 7,8,9,13,15
ZONED: MXD-3 & R-ED PARCEL: O.S. LOTS 37 & 88
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE
LANDSCAPE PLAN

Patton Harris Rust & Associates, p.c.
Engineers, Surveyors, Planners, Landscape Architects.
PHRA 8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

10/3/05 DATE
DESIGNED BY: PHRA
DRAWN BY: JSN
CHECKED BY: PJS
PROJECT NO: 22456-1-6
DATE: AUGUST 8, 2005
SCALE: 1"=20'
DRAWING NO. 5 OF 7



PLAY STRUCTURE
 MANUFACTURED BY:
 COLUMBIA CASCADE:
 1-503-223-1157
 MODEL: TIMBERFORM-2-4669
 COLOR: ACCESSORIES-
 EVERGREEN & COFFEE TAN
 DECKS- WOOD
 PLASTIC- TAN

PLAY STRUCTURE
 NOT TO SCALE

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION - LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS - APPLY 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS. PER 1000 SQ.FT.).

SEEDING - FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 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 (0.07 LBS. PER 1000 SQ.FT.). FOR THE PERIOD NOVEMBER 16 THRU FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOD.

MULCHING - APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS. PER 1000 SQ.FT.) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GAL. PER ACRE (5 GAL. PER 1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES, 8 FT. OR HIGHER, USE 347 GAL. PER ACRE (8 GAL. PER 1000 SQ.FT.) FOR ANCHORING.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION - LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS - IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:

- 1) PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS. PER 1000 SQ.FT.) AND 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS. PER 1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS. PER ACRE 30-0-0 UREAFORM FERTILIZER (9 LBS. PER 1000 SQ.FT.).
- 2) ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS. PER 1000 SQ.FT.) AND 1000 LBS. PER ACRE 10-10-10 FERTILIZER (23 LBS. PER 1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.

SEEDING - FOR THE PERIOD MARCH 1 THRU APRIL 30 AND FROM AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS. PER ACRE (1.4 LBS. PER 1000 SQ.FT.) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS. KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS. PER ACRE (0.05 LBS. PER 1000 SQ.FT.) OF WEEPING LOVEGRASS. DURING THE PERIOD OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY ONE OF THE FOLLOWING OPTIONS:

- 1) 2 TONS PER ACRE OF WELL-ANCHORED MULCH STRAW AND SEED AS SOON AS POSSIBLE IN THE SPRING.
- 2) USE SOD.
- 3) SEED WITH 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 UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GAL. PER ACRE (5 GAL. PER 1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES, 8 FT. OR HIGHER, USE 347 GAL. PER ACRE (8 GAL. PER 1000 SQ.FT.) FOR ANCHORING.

MAINTENANCE - INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

21.0 STANDARD AND SPECIFICATIONS FOR TOPSOIL

DEFINITION
 PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.

PURPOSE
 TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

CONDITIONS WHERE PRACTICE APPLIES
 I. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
 --a. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
 --b. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
 --c. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
 --d. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.

II. FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.

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

II. TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
 --I. TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1-1/2" IN DIAMETER.
 --II. TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
 --III. WHERE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.

III. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
 --I. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

III. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
 --I. ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
 --a. PH FOR TOPSOIL SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE PH TO 6.5 OR HIGHER.
 --b. ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
 --c. TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
 --d. NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL, UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.

NOTE: TOPSOIL SUBSTITUTES TO AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY MAY BE USED IN LIEU OF NATURAL TOPSOIL.
 --II. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

V. TOPSOIL APPLICATION
 --I. WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.
 --II. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBERT 4" - 8" HIGHER IN ELEVATION.
 --III. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4" - 8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
 --IV. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.

VI. ALTERNATIVE FOR PERMANENT SEEDING - INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW:
 --I. COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITE HAVING DISTURBED AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 --a. COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS THAT ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 26.04.06.
 --b. COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHORUS, AND 0.2 PERCENT POTASSIUM AND HAVE A PH OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.
 --c. COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET.
 --d. COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT THE RATE OF 4 LB/1,000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE. REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING. MD-VA, PUB. #1. COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES. REVISED 1973.

BY THE DEVELOPER:
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, 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 INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.
 Paul G. Caranough 8/31/05
 DEVELOPER DATE

BY THE ENGINEER:
 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.
 Aimee C. Reinigh 10/03/05
 ENGINEER DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.
 Jim M. Muzny 10/20/05
 NATURAL RESOURCES CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 John R. Roberts 10/20/05
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
 Park R. Wyle 10/20/05
 DIRECTOR DATE
 Chris R. Cummins 10/20/05
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE
 Cindy Hamilton 10/20/05
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

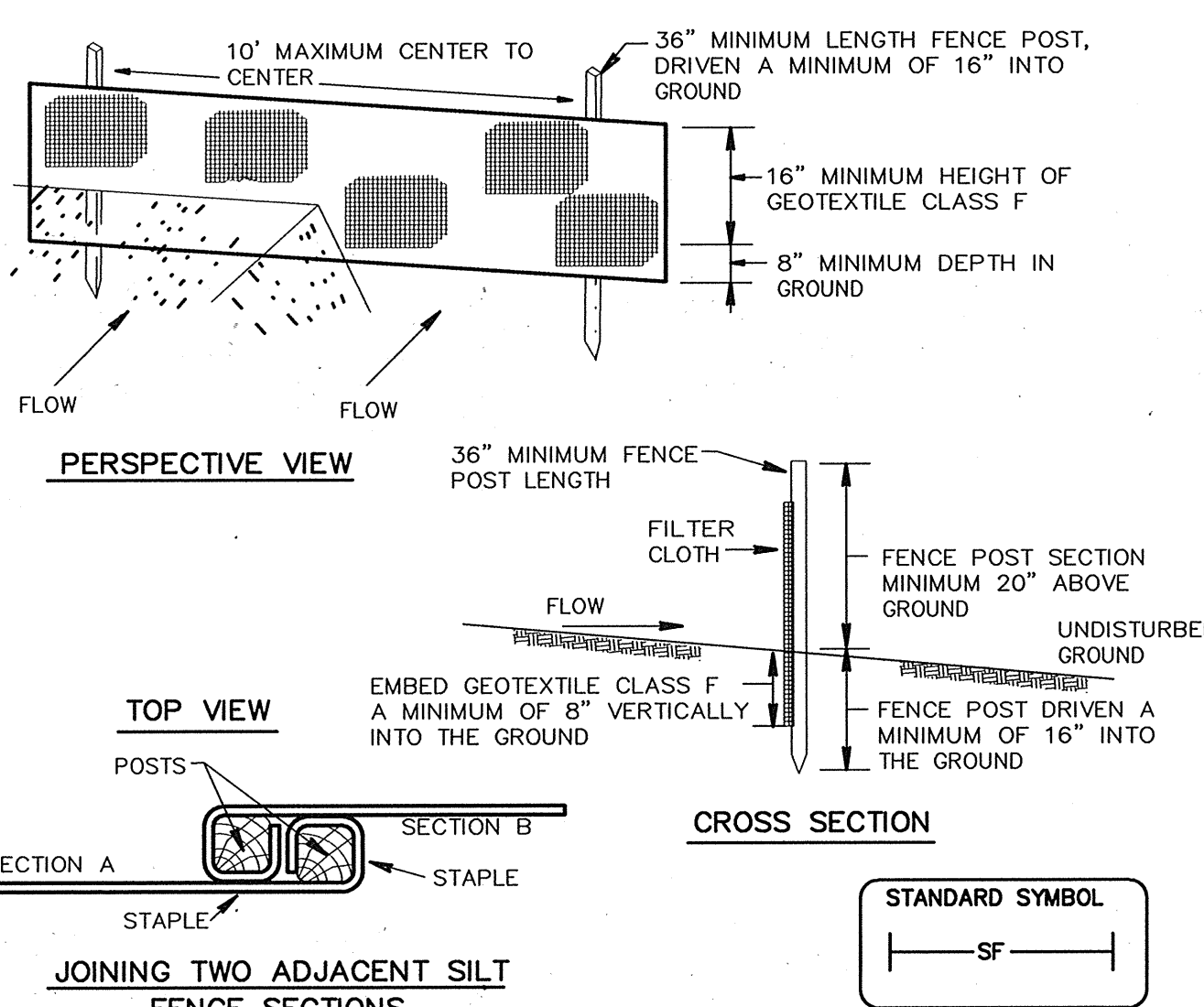
DATE NO. REVISION
 OWNER/DEVELOPER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 THE ROUSE BUILDING
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044
 410-992-6000

PROJECT
EMERSON SECTION 1 AREA 1 & SECTION 3 AREA 3 PROPOSED TOT LOTS
 AREA TAX MAP 47 BLOCK 7,8,9,13,15
 ZONED: MXD-3 & R-ED PARCEL: O.S. LOTS 37 & 88
 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE
DETAILS
 Patton Harris Rust & Associates, P.C.
 Engineers, Surveyors, Planners, Landscape Architects.
 PHRA
 8818 Centre Park Drive
 Columbia, MD 21045
 T 410.997.8900
 F 410.997.9282

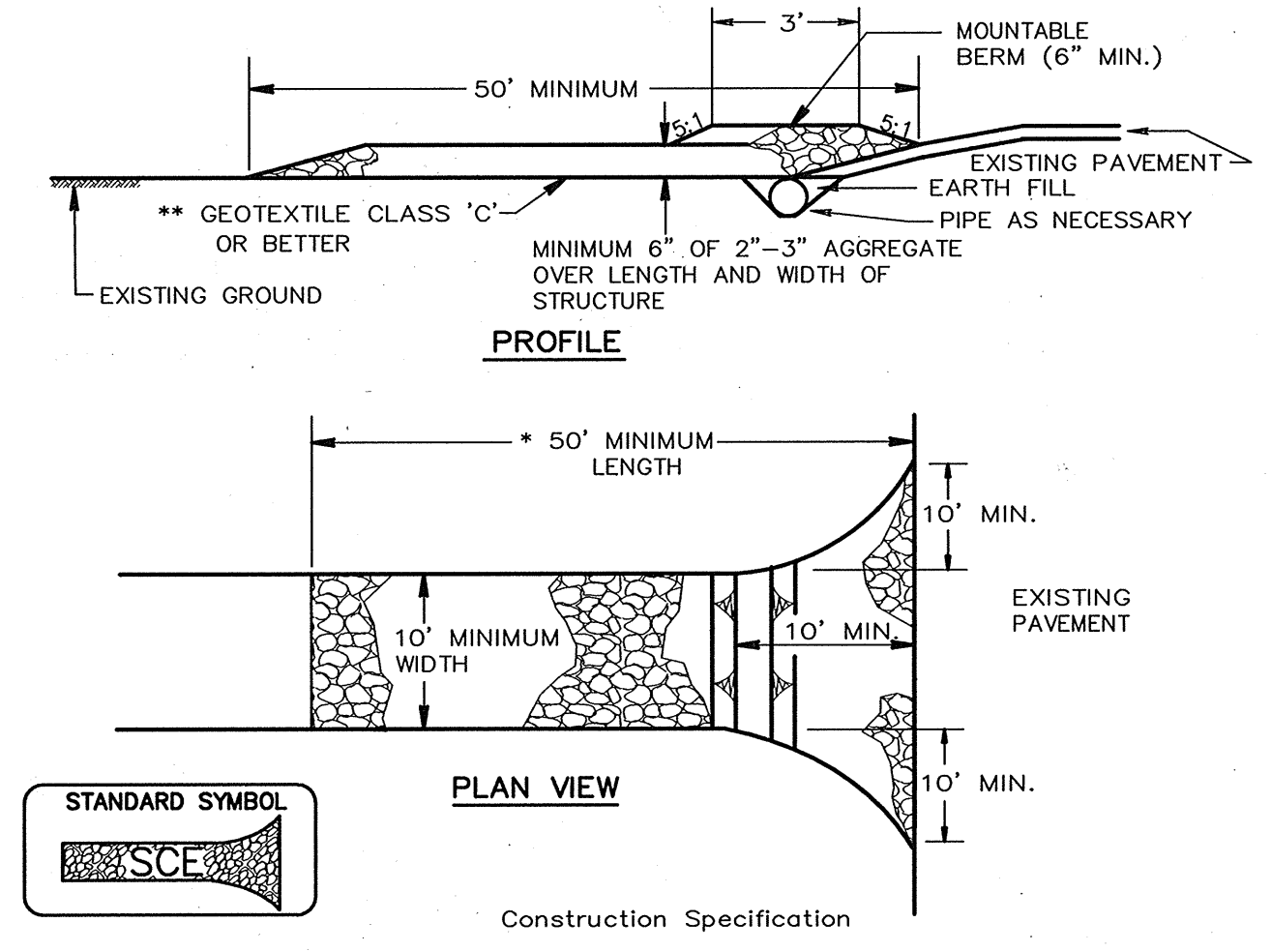
10-03-05
 DATE
 DESIGNED BY: PHRA
 DRAWN BY: JSN
 CHECKED BY: PJS
 PROJECT NO: 22456-1-6
 DATE: AUGUST 8, 2005
 SCALE: NOT TO SCALE
 DRAWING NO. 6 OF 7

DETAIL 22 - SILT FENCE



- Construction Specifications
1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum) cut, or 1 3/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 1.00 pound per linear foot.
 2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:
 Tensile Strength 50 lbs/in (min.) Test: MSMT 509
 Tensile Modulus 20 lbs/in (min.) Test: MSMT 509
 Flow Rate 0.3 gal ft²/minute (max.) Test: MSMT 322
 Filtering Efficiency 75% (min.) Test: MSMT 322
 3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
 4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE

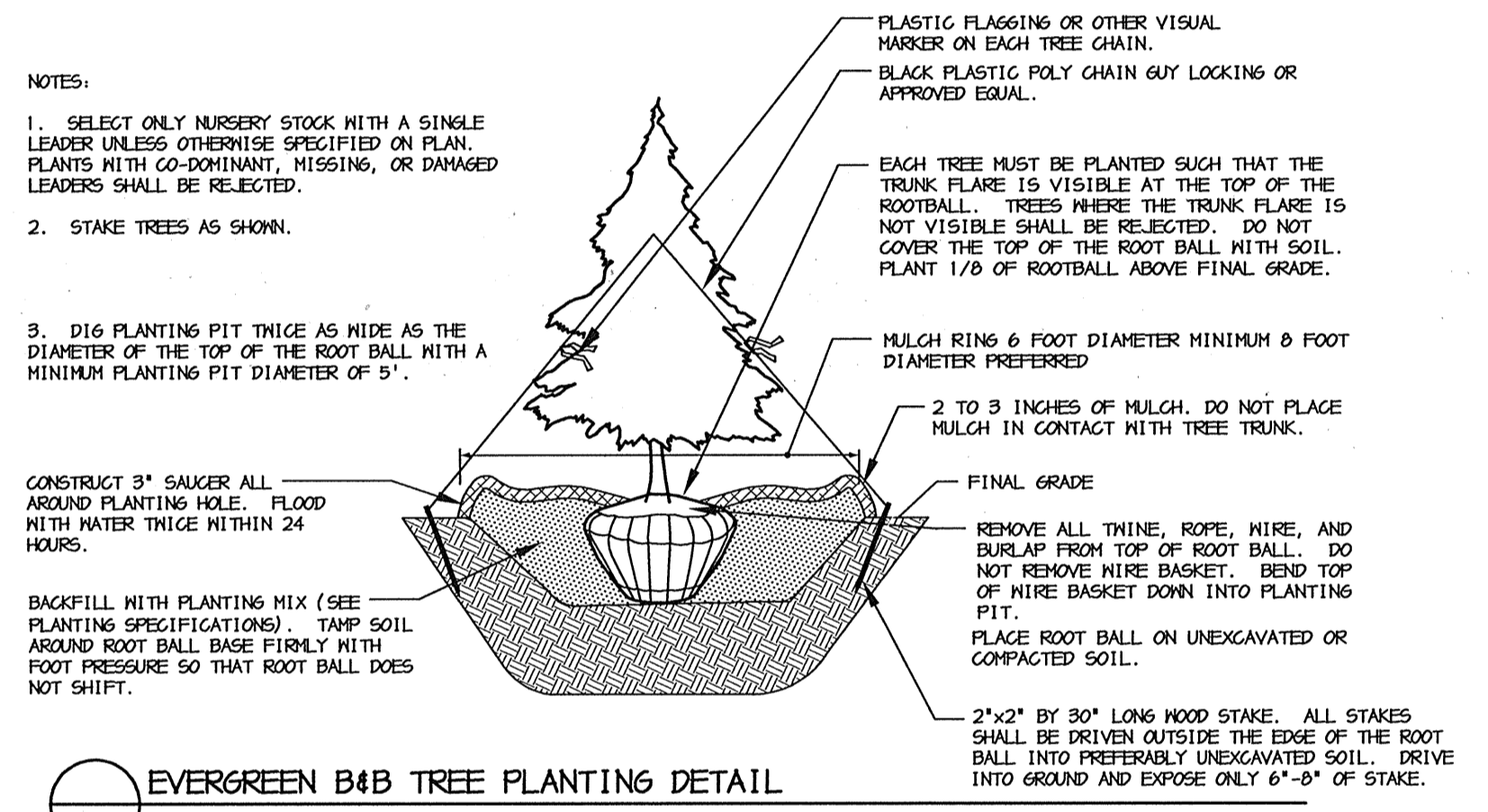


- Construction Specification
1. Length - minimum of 50' (*30' for single residence lot).
 2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.
 3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. **The plan approval 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.
 6. 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.

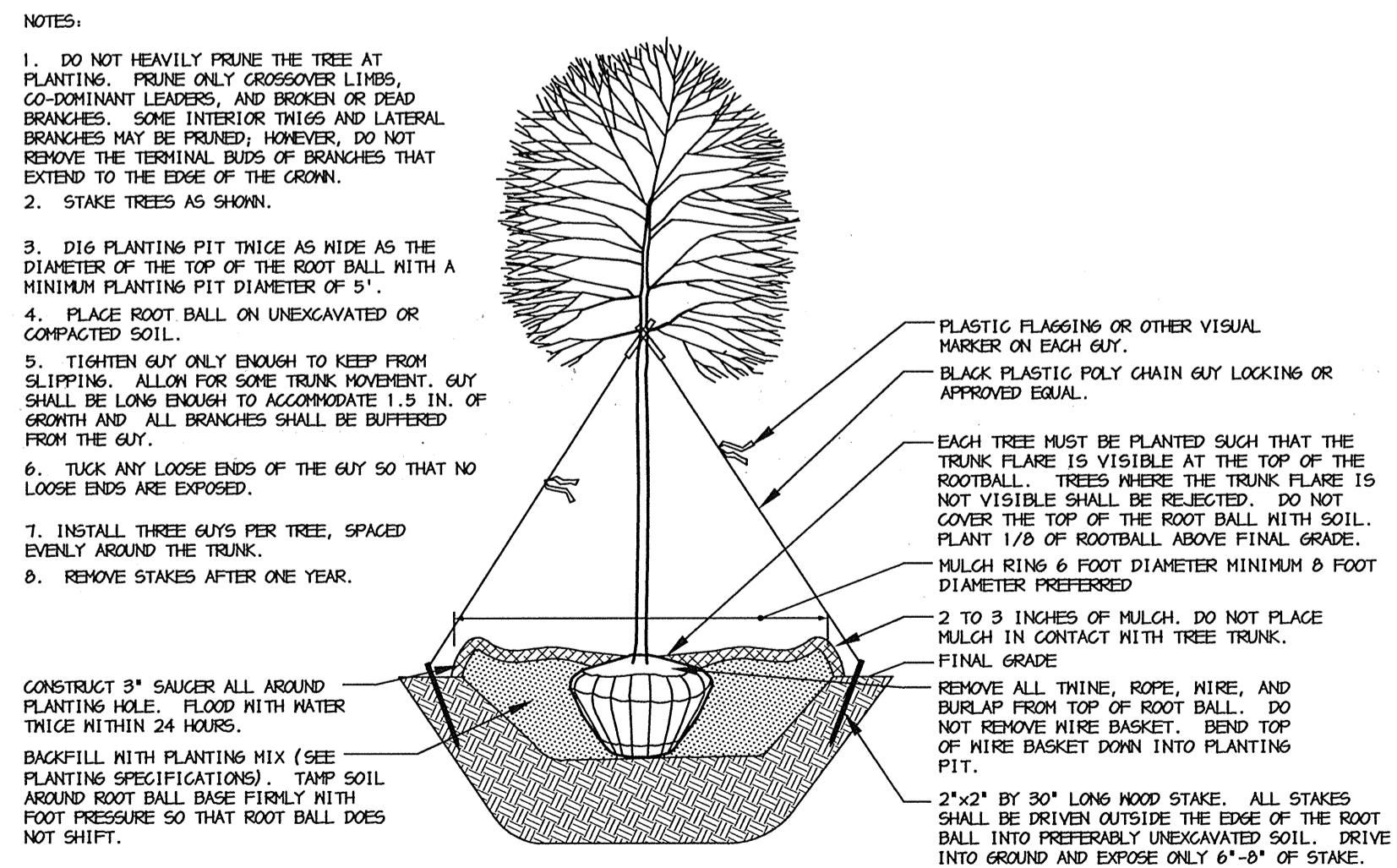
PURPLE CLOUD ROW POCKET PARK LANDSCAPING PLANT LIST						
SYMBOL	QTY.	SCIENTIFIC/COMMON NAME	SIZE	ROOT	REMARKS	
QR	3	QUERCUS RUBRA RED OAK	12'-14" HT.	B&B	FULL	
PC	7	PRUNUS CERASIFERA 'NEWPORT' NEWPORT PURPLE LEAF PLUM	12'-14" HT.	B&B	FULL	
PA	6	PICEA ABIES NORWAY SPRUCE	10'-12" HT.	B&B	FULL	
INS	2	ILEX x NELLIE R. STEVENS' NELLIE STEVENS HOLLY	6'-8" HT.	B&B	FULL	
EA	146	EUONYMUS ALATUS 'COMPACTUS' DWARF EUONYMUS	36" HT.	B&B	FULL, 3' O.C.	
TD	4	TAXUS MEDIA 'DENSIFORMIS' DENSE JAPANESE YEW	18-24" HT.	B&B	FULL, 3' O.C.	

HADDON PARK LANDSCAPING PLANT LIST						
SYMBOL	QTY.	SCIENTIFIC/COMMON NAME	SIZE	ROOT	REMARKS	
AR	12	ACER RUBRUM 'RED SUNSET' RED SUNSET MAPLE	12'-14" HT.	B&B	FULL	
PC	8	PRUNUS CERASIFERA 'NEWPORT' NEWPORT PURPLE LEAF PLUM	13'-15" HT.	B&B	FULL	
IM	74	ILEX x MESERVEAE 'CHINA GIRL' CHINA GIRL HOLLY (FEMALE VARIETY)	2-3" HT.	CONT.	FULL, 3' O.C.	
IM2	12	ILEX x MESERVEAE 'CHINA BOY' CHINA BOY HOLLY (MALE VARIETY)	2-3" HT.	CONT.	SEE NOTE	
LM	356	LIRIOPE MUSCARI 'BIG BLUE' BIG BLUE LILY TURF	4" POT	CONT.	12" O.C.	
HH	2069	HEDERA HELIX 'BALTIKA' BALTIK IVY	2 1/4" PEAT POT	CONT.	10" O.C.	
SC	TBD	SEASONAL COLOR	TO BE SELECTED BY OWNER			

NOTE:
FOR EVERY 5 ILEX x MESERVEAE 'CHINA GIRL' (FEMALE VARIETY) THE CONTRACTOR WILL PROVIDE 1 ILEX x MESERVEAE 'CHINA BOY' (MALE VARIETY) TO ENSURE CROSS-POLLINATION. 1 MALE VARIETY WILL BE CONSISTENTLY SPACED EVERY 5 FEMALE VARIETY.



EVERGREEN B&B TREE PLANTING DETAIL
NOT TO SCALE



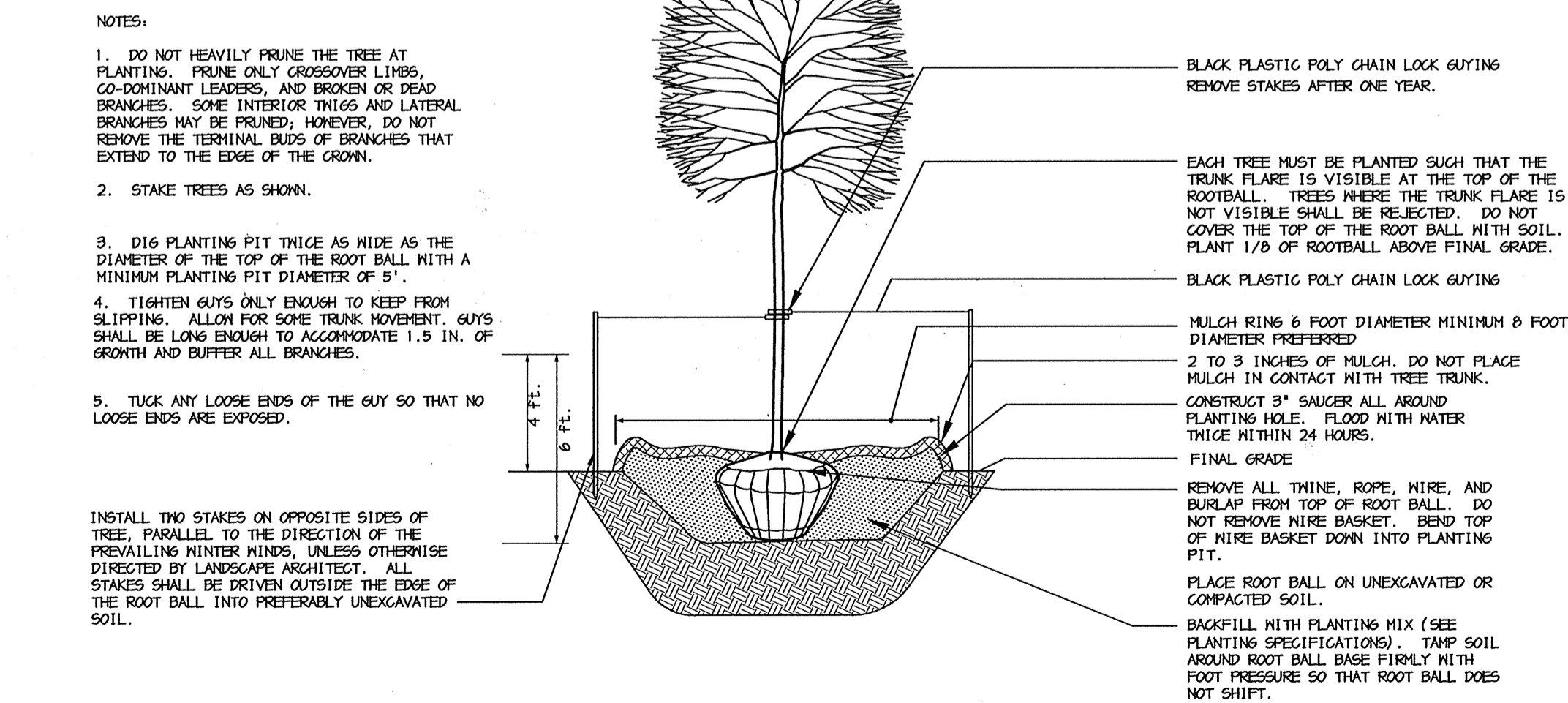
DECIDUOUS B&B TREE PLANTING DETAIL (TREES 3" CAL. OR LARGER)
NOT TO SCALE

PURPLE CLOUD ROW POCKET PARK SCHEDULE A - PERIMETER LANDSCAPE EDGE			ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO ROADWAY
PERIMETER			1 & 3	2
LANDSCAPE TYPE			C	B
LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER			±103'	±60'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)			NO	NO
CREDIT FOR WALL, FENCE, BERM OR DRIVE AISLE (YES/NO/LINEAR FEET)			NO	NO
LINEAR FEET REMAINING			±103'	±60'
NUMBER OF PLANTS REQUIRED:				
SHADE TREES			4	1
EVERGREEN TREES			0	2
FLOWERING TREES			0	0
SHRUBS			0	0
NUMBER OF PLANTS PROVIDED:				
SHADE TREES			2	1
EVERGREEN TREES			6	2
FLOWERING TREES			1	0
SHRUBS			47	13

SUBSTITUTION NOTES:
1. PERIMETERS 1 & 3: 47 SHRUBS WERE SUBSTITUTED FOR 2 SHADE TREES AND 2 EVERGREEN TREES. 1 FLOWERING TREE WAS SUBSTITUTED FOR 1 EVERGREEN TREE.
2. HRD AND HOWARD COUNTY TO COORDINATE REGARDING TREE/SHRUB AMOUNTS AND LOCATION.

HADDON PARK (FAR FIELDS WAY) SCHEDULE A - PERIMETER LANDSCAPE EDGE		ADJACENT TO ROADWAY
PERIMETER		1
LANDSCAPE TYPE		B
LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER		±595'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)		NO
CREDIT FOR WALL, FENCE, BERM OR DRIVE AISLE (YES/NO/LINEAR FEET)		NO
LINEAR FEET REMAINING		±595'
NUMBER OF PLANTS REQUIRED:		
SHADE TREES		12
EVERGREEN TREES		15
FLOWERING TREES		0
SHRUBS		0
NUMBER OF PLANTS PROVIDED:		
SHADE TREES		12
EVERGREEN TREES		0
FLOWERING TREES		0
SHRUBS		86

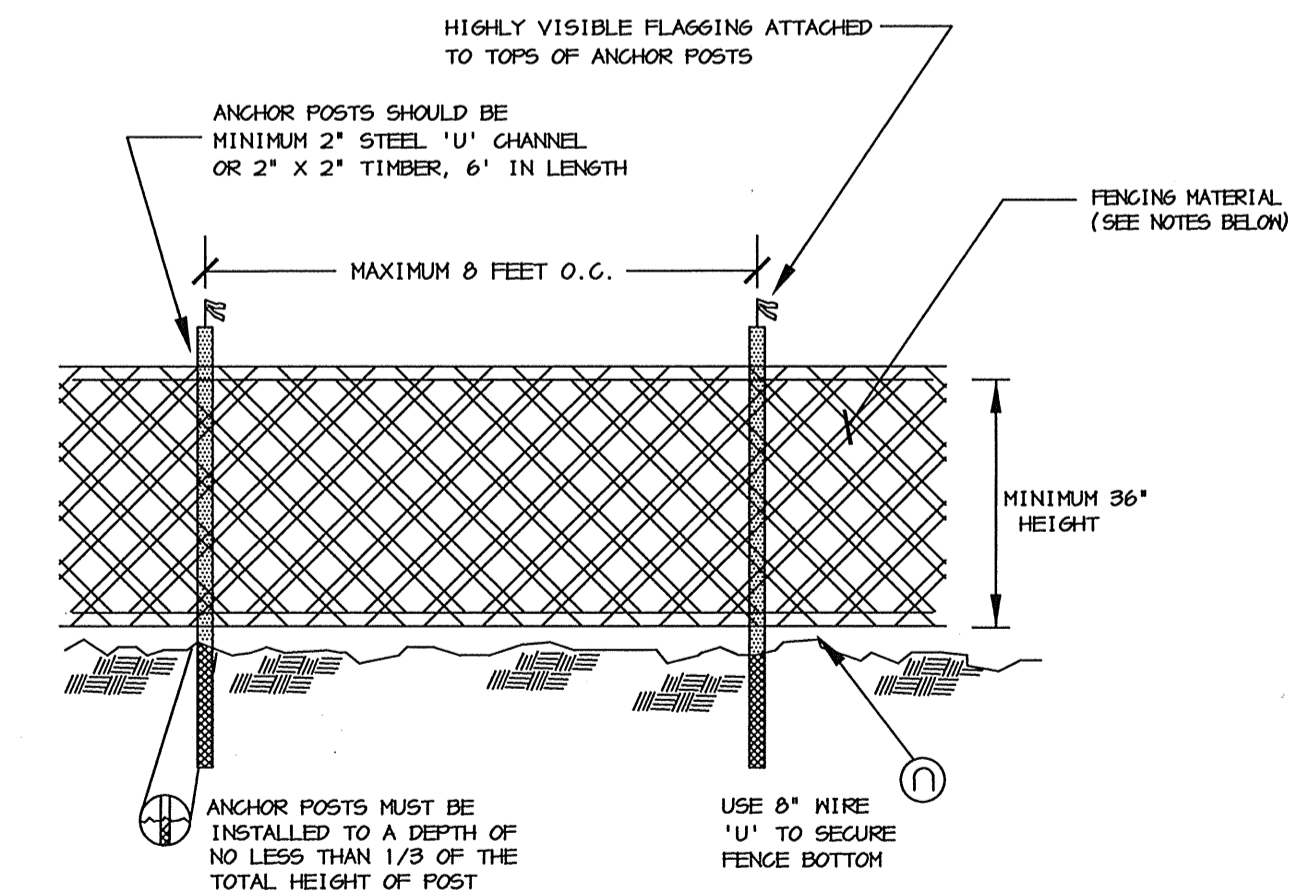
SUBSTITUTION NOTES:
1. PERIMETER 1: 80 SHRUBS WERE SUBSTITUTED FOR 0 EVERGREEN TREES.
2. PERIMETER 1: 7 ORNAMENTAL TREES WERE SUBSTITUTED FOR 7 EVERGREEN TREES.
3. HRD AND HOWARD COUNTY TO COORDINATE REGARDING TREE/SHRUB AMOUNTS AND LOCATION.



DECIDUOUS B&B TREE PLANTING DETAIL (TREES 3" CAL. OR SMALLER)
NOT TO SCALE

PLANTING SPECIFICATIONS

- Plants, related material, and operations shall meet the detailed description, as given on the plans and as described herein. Where discrepancies exist between Standards & Guidelines referenced within these specifications and the Howard County Landscape Manual, the latter takes precedence.
- All plant material, unless otherwise specified, that is not nursery grown, uniformly branched, does not have a vigorous root system, and does not conform to the most recent edition of the American Association of Nurserymen (AAN) Standards will be rejected. Plant material that is not healthy, vigorous, free from defects, decay, disfiguring roots, sunscald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable disfigurements will be rejected. 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 be rejected. All B & B plants shall be freshly dug; no healed-in plants or plants from cold storage will be accepted.
- Unless otherwise specified, all general conditions, planting operations, details and planting specifications shall conform to the most recent edition of the "Landscape Specification Guidelines by the Landscape Contractors Association of MD, DC, & VA", (hereinafter "Landscape Guidelines") approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architects.
- Contractor shall guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section on 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 all relevant and appropriate utility companies, utility contractors, and "Miss Utility" a minimum of 48 hours prior to the beginning of any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Major changes will require the approval of the landscape architect. Damage to existing structure and utilities shall be repaired at the expense of the Contractor.
- Protection of existing vegetation to remain shall be accomplished via the temporary installation of 4 foot high snow fence at the drip line, see detail.
- Contractor is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within growing season of completion of site construction. Do not plant Pinus strobus or X Cupressocyparis leylandii between November 15 and March 15. Landscape plants are not to be installed before site is graded to final grade.
- Contractor to regrade, fine grade, sod, hydroseed and straw mulch all areas disturbed by their work.
- Bid shall be based on actual site conditions. No extra payment shall be made for work arising from actual 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. Where discrepancies on the plan exist between the symbols and the callout leader, the number of symbols take precedence.
- All shrubs and groundcover areas shall be planted in continuous planting beds, prepared as specified, unless otherwise indicated on plans. (See Specification 13). Beds to be mulched with minimum 2" and maximum 3" of composted, double-shredded hardwood mulch throughout.
- Positive drainage shall be maintained on planting beds (minimum 2 percent slope).
- Bed preparation shall be as follows: Till into a minimum depth of 6" 1 yard of Compro or Leafgro per 200 SF of planting bed, and 1 yard of topsoil per 100 SF of bed. Add 3 lbs of standard 5-10-5 fertilizer per cubic yard of planting mix and till. Ericaceous plants (Azaleas, Rhododendrons, etc.): top dress after planting with iron sulfate or comparable product according to package directions. Taxus baccata 'Repandens' (English weeping yews): Top dress after planting with 1/4 to 1/2 cup lime each.
- Planting mix: For trees not in a prepared bed, mix 50% Compro or Leafgro with 50% soil from tree hole to use as backfill, see tree planting detail.
- Weed & insect control: Incorporate a pre-emergent herbicide into the planting bed following recommended rates on the label. For tree planting, apply a pre-emergent on top of soil and root ball before mulching. Caution: For areas to be planted with a ground cover, be sure to carefully check the chemical used to assure its adaptability to the specific groundcover to be treated. Maintain the mulch weed-free for the extent of the warranty period. Under no circumstances is a pesticide containing chlorpyrifos to be used as a means of pest control.
- Water: All plant material planted shall be watered thoroughly the day of planting. All plant material not yet planted shall be properly protected from drying out until planted. At a minimum, water unplanted plant material daily and as necessary to avoid dessication.
- Pruning: Do not heavily prune trees and shrubs at planting. Prune only broken, dead, or diseased branches.
- All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded, grass seed planted, and covered with straw mulch.



- NOTES:**
- BLAZE ORANGE MESH OR SUPER SILT FENCE FOR TREE PROTECTION DEVICE, ONLY.
 - BOUNDARIES OF PROTECTION AREA WILL BE ESTABLISHED PRIOR TO GRADING AND SEDIMENT CONTROL.
 - AVOID DAMAGE TO CRITICAL ROOT ZONE. DO NOT DAMAGE OR SEVER LARGE ROOTS WHEN INSTALLING POSTS.
 - FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

TREE PROTECTION FENCING
NOT TO SCALE

- GENERAL NOTES:**
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
 - FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$9,000.00.
17 SHADE TREES @ \$300 = \$5,100
0 ORNAMENTAL TREES @ \$150 = \$0
26 EVERGREEN TREES @ \$150 = \$3,900
 - THIS PLAN IS FOR LANDSCAPING PURPOSES ONLY.
 - CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
 - ALL MATERIAL SELECTED SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE "USA STANDARD FOR NURSERY STOCK", LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - ALL MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE MINIMUM STANDARDS CITED IN THE LATEST EDITION OF "LANDSCAPE SPECIFICATION GUIDELINES" PUBLISHED BY THE LANDSCAPE CONTRACTORS ASSOCIATION.
 - AT THE TIME OF INSTALLATION, ALL SHRUBS AND OTHER PLANTINGS SHALL BE OF THE PROPER HEIGHT AND/OR SPREAD REQUIREMENTS IN ACCORDANCE WITH THIS PLAN AND THE HOWARD COUNTY LANDSCAPE MANUAL.
 - NO SUBSTITUTIONS OR RELOCATION OF PLANTS MAY BE MADE WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY. ANY DEVIATION FROM THIS LANDSCAPE PLAN MAY RESULT IN A REQUIREMENT FOR SUBMITTAL OF AN OFFICIAL "REDLINE REVISION" TO THE SITE DEVELOPMENT PLAN(S) AND/OR DENIAL IN THE RELEASE OF LANDSCAPE SURETY.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

[Signature] 1/26/05
DIRECTOR DATE

[Signature] 10/26/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION MKK DATE

[Signature] 10/28/05
CHIEF, DIVISION OF LAND DEVELOPMENT VS DATE

DATE NO. REVISION

OWNER/DEVELOPER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
THE ROUSE BUILDING
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
410-992-6000

PROJECT
EMERSON SECTION 1 AREA 1 & SECTION 3
AREA 3 PROPOSED TOT LOTS

AREA TAX MAP 47 BLOCK 7,8,9,13,15
ZONED: MXD-3 & R-ED PARCEL: O.S. LOTS 37 & 88
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE
LANDSCAPE NOTES & DETAILS

Patton Harris Rust & Associates, p.c.
Engineers, Surveyors, Planners, Landscape Architects.
PHRA
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

10/3/05
DATE
DESIGNED BY: PHRA
DRAWN BY: JSN
CHECKED BY: PJS
PROJECT NO: 22456-1-6
DATE: AUGUST 8, 2005
SCALE: AS NOTED
DRAWING NO. 7 OF 7

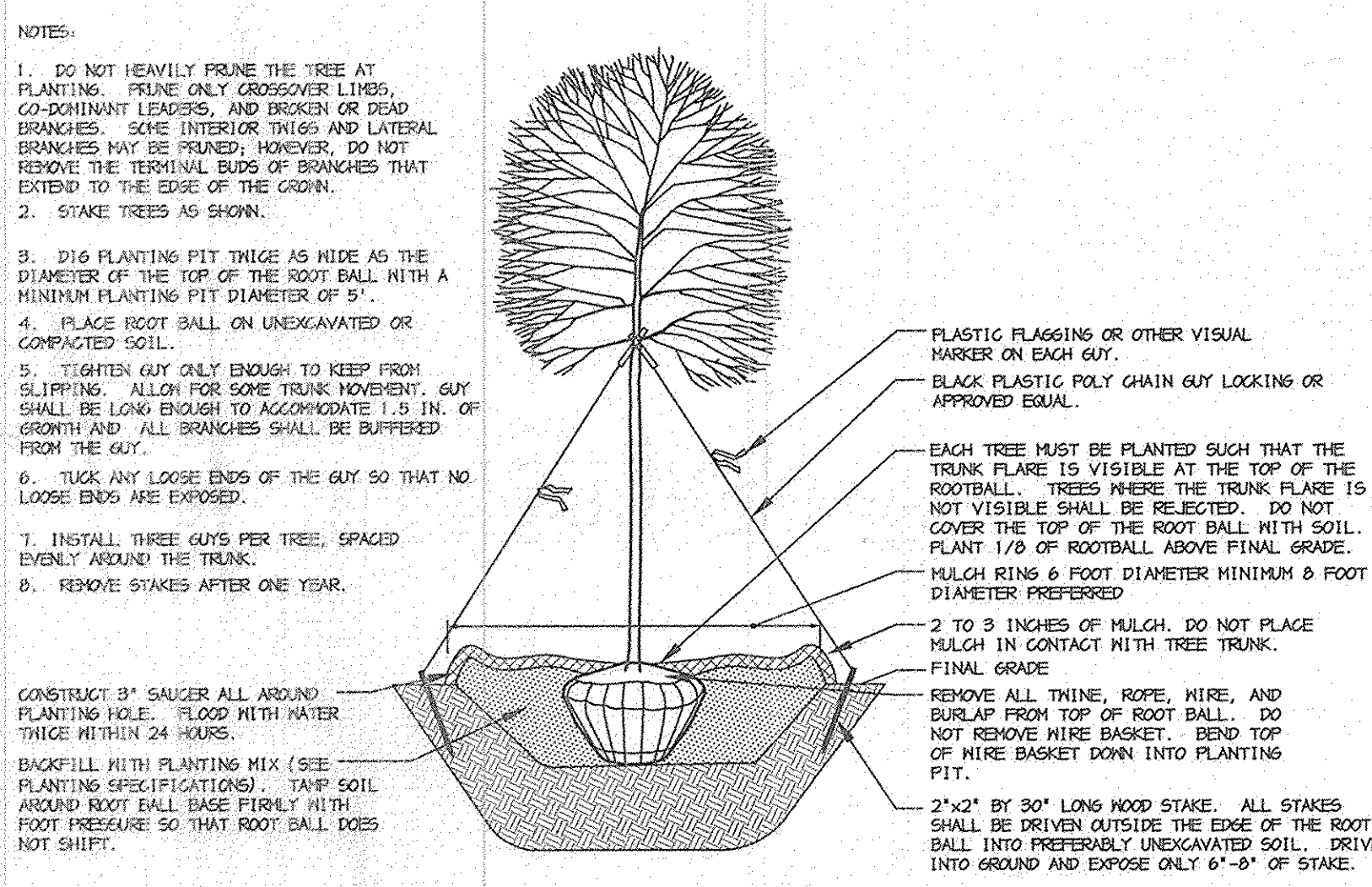
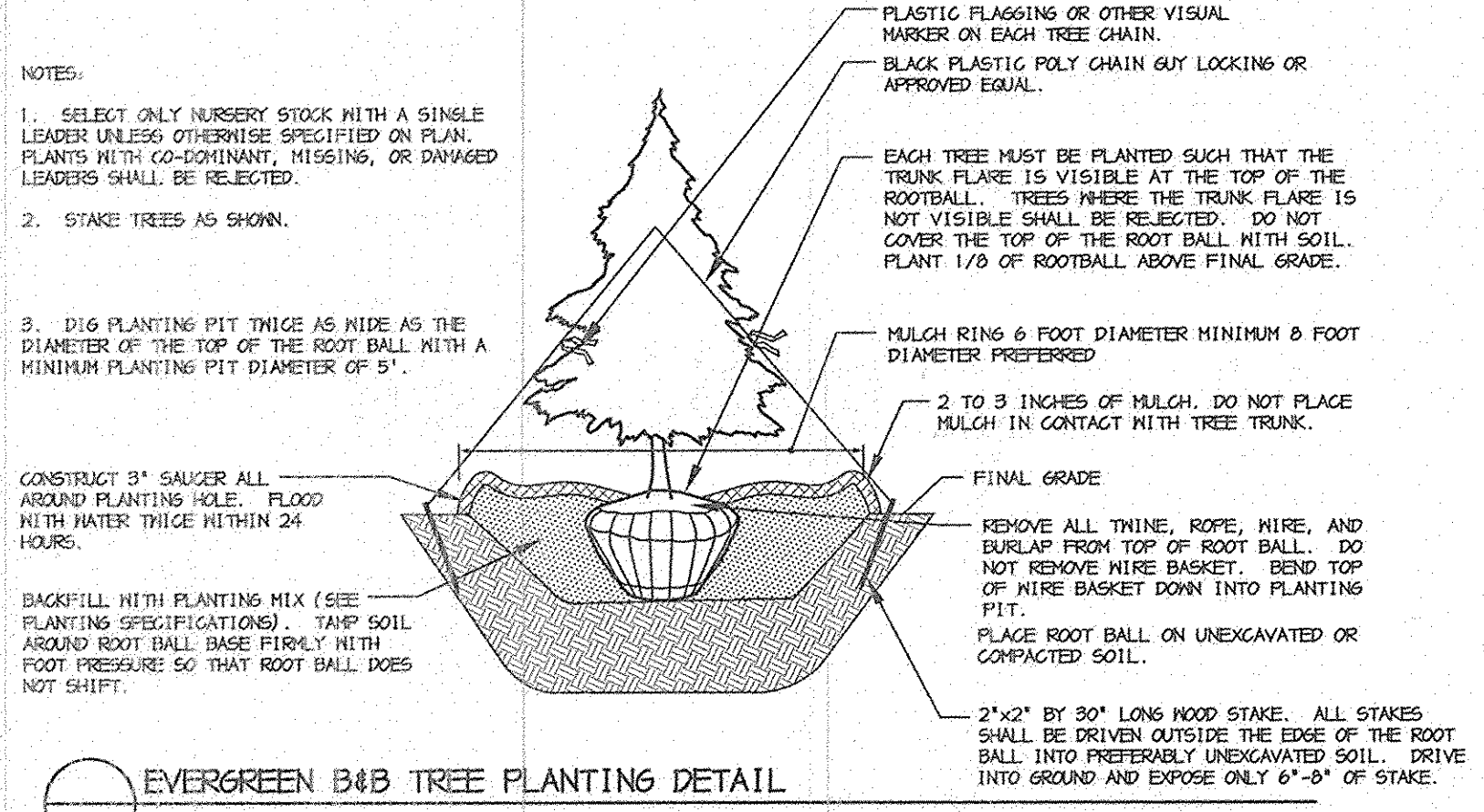
PURPLE CLOUD ROW POCKET PARK LANDSCAPING PLANT LIST

SYMBOL	QTY.	SCIENTIFIC / COMMON NAME	SIZE	ROOT	REMARKS
CR	3	QUERCUS RUBRA	12'-14' HT.	B&B	FULL
PC	7	PRUNUS CERASIFERA 'NEWPORT'	12'-14' HT.	B&B	FULL
PA	6	PRUNUS CERASIFERA 'NEWPORT'	10'-12' HT.	B&B	FULL
INS	2	WELLIE R. STEVENS' NELLIE STEVENS HOLLY	6'-8' HT.	B&B	FULL
EA	146	EUNYMIUS ALATUS 'COMPACTUS'	36" HT.	B&B	FULL 3' O.C.
	4	TAXUS MEDIA 'DENSIFORMIS' DENSE JAPANESE YEW	18-24" HT.	B&B	FULL 3' O.C.

HADDON PARK LANDSCAPING PLANT LIST

SYMBOL	QTY.	SCIENTIFIC / COMMON NAME	SIZE	ROOT	REMARKS
AR	12	ACER RUBRUM 'RED SUNSET'	12'-14' HT.	B&B	FULL
PC	8	PRUNUS CERASIFERA 'NEWPORT'	13'-15' HT.	B&B	FULL
IM	74	ILEX x MESERVEAE 'CHINA GIRL'	2-3' HT.	CONT.	FULL 3' O.C.
IM2	12	ILEX x MESERVEAE 'CHINA BOY'	2-3' HT.	CONT.	SEE NOTE
LM	356	LIRIOPE MUSCARI 'BIG BLUE'	4" POT	CONT.	12' O.C.
HH	2069	HEDERA HELIX 'BALTICA'	2 1/4" PEAT POT	CONT.	10" O.C.
SC	180	SEASONAL COLOR	TO BE SELECTED BY OWNER		

NOTE:
FOR EVERY 5 ILEX x MESERVEAE 'CHINA GIRL' (FEMALE VARIETY) THE CONTRACTOR WILL PROVIDE 1 ILEX x MESERVEAE 'CHINA BOY' (MALE VARIETY) TO ENSURE CROSS-POLLINATION, 1 MALE VARIETY WILL BE CONSISTENTLY SPACED EVERY 5 FEMALE VARIETY.



PURPLE CLOUD ROW POCKET PARK SCHEDULE A - PERIMETER LANDSCAPE EDGE

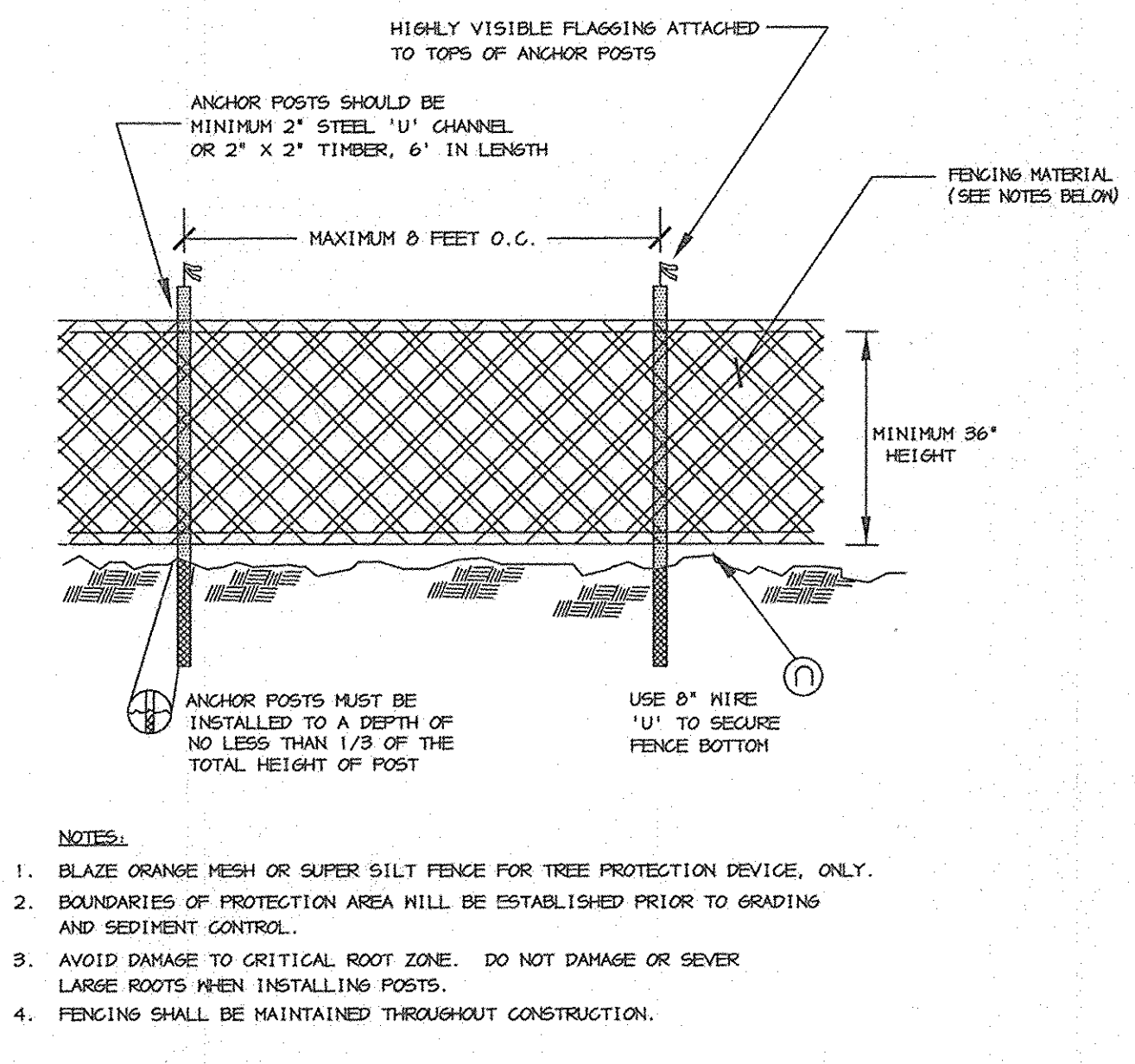
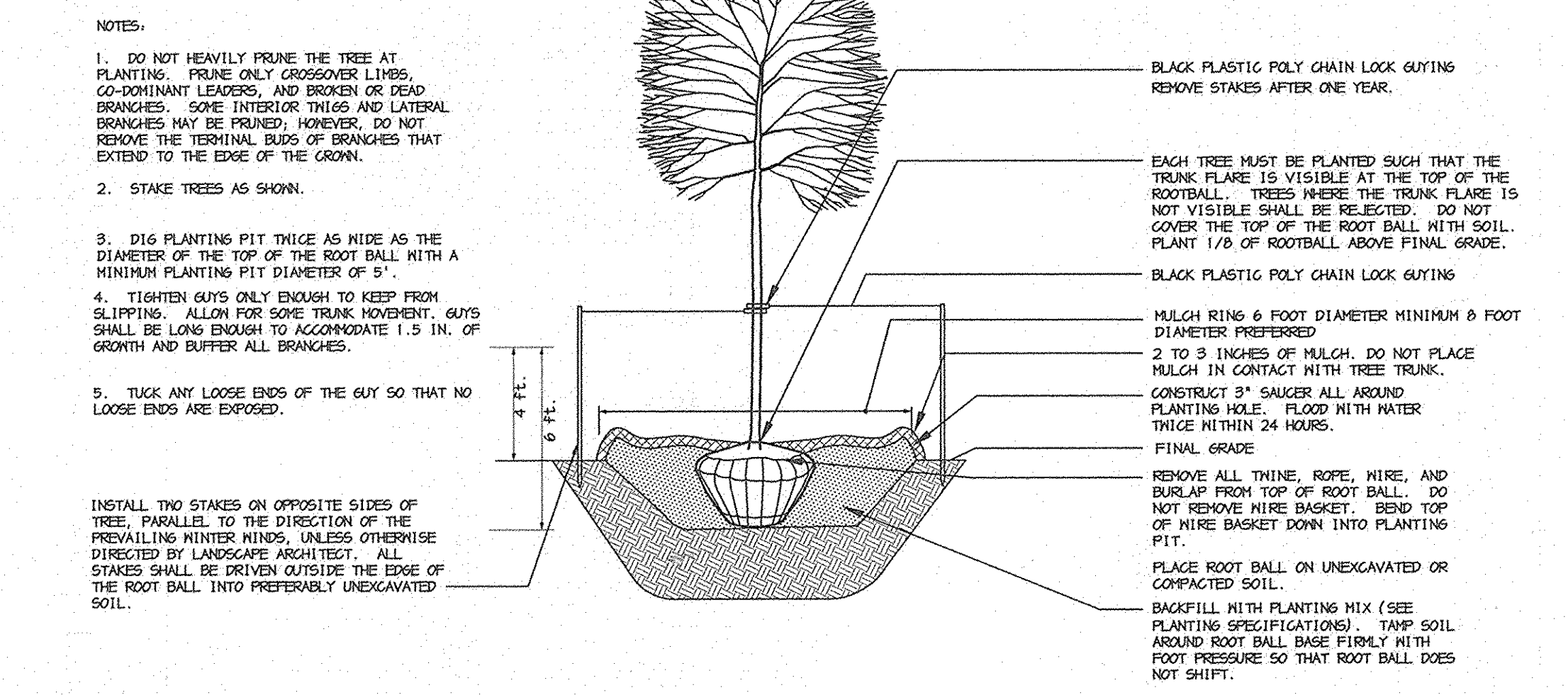
	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO ROADWAY
PERIMETER	1 & 3	2
LANDSCAPE TYPE	C	B
LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	±153'	±60'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO
CREDIT FOR WALL, FENCE, BERM OR DRIVE AISLE (YES/NO/LINEAR FEET)	NO	NO
LINEAR FEET REMAINING	±93'	±60'
NUMBER OF PLANTS REQUIRED: SHADE TREES EVERGREEN TREES FLOWERING TREES SHRUBS	4 4 0 0	1 2 0 0
NUMBER OF PLANTS PROVIDED: SHADE TREES EVERGREEN TREES FLOWERING TREES SHRUBS	2 6 1 47	2 0 0 13

SUBSTITUTION NOTES:
1. PERIMETERS 1 & 3: 47 SHRUBS WERE SUBSTITUTED FOR 2 SHADE TREES AND 2 EVERGREEN TREES. 1 FLOWERING TREE WAS SUBSTITUTED FOR 1 EVERGREEN TREE.
2. HRD AND HOWARD COUNTY TO COORDINATE REGARDING TREE/SHRUB AMOUNTS AND LOCATION.

HADDON PARK (FAR FIELDS WAY) SCHEDULE A - PERIMETER LANDSCAPE EDGE

	ADJACENT TO ROADWAY
PERIMETER	1
LANDSCAPE TYPE	B
LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	±545'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO
CREDIT FOR WALL, FENCE, BERM OR DRIVE AISLE (YES/NO/LINEAR FEET)	NO
LINEAR FEET REMAINING	±545'
NUMBER OF PLANTS REQUIRED: SHADE TREES EVERGREEN TREES FLOWERING TREES SHRUBS	12 15 0 0
NUMBER OF PLANTS PROVIDED: SHADE TREES EVERGREEN TREES FLOWERING TREES SHRUBS	12 0 6 86

SUBSTITUTION NOTES:
1. PERIMETER 1: 80 SHRUBS WERE SUBSTITUTED FOR 8 EVERGREEN TREES.
2. PERIMETER 1: 7 ORNAMENTAL TREES WERE SUBSTITUTED FOR 7 EVERGREEN TREES.
3. HRD AND HOWARD COUNTY TO COORDINATE REGARDING TREE/SHRUB AMOUNTS AND LOCATION.



PLANTING SPECIFICATIONS

- Plants, related material, and operations shall meet the detailed description, as given on the plans and as described herein. Where discrepancies exist between Standards & Guidelines referenced within these specifications and the Howard County Landscape Manual, the latter takes precedence.
- All plant material, unless otherwise specified, that is not nursery grown, uniformly branched, does not have a vigorous root system, and does not conform to the most recent edition of the American Association of Nurserymen (AAN) Standards will be rejected. Plant material that is not healthy, vigorous, free from defects, decay, disfiguring roots, sunscald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable disfigurements will be rejected. 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 be rejected. All B & B plants shall be freshly dug; no heeled-in plants or plants from cold storage will be accepted.
- Unless otherwise specified, all general conditions, planting operations, details and planting specifications shall conform to the most recent edition of the "Landscape Specification Guidelines by the Landscape Contractors Association of MD, DC, & VA", (hereinafter "Landscape Guidelines") approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architects.
- Contractor shall guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section on 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 all relevant and appropriate utility companies, utility contractors, and "Miss Utility" a minimum of 48 hours prior to the beginning of any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Major changes will require the approval of the landscape architect. Damage to existing structure and utilities shall be repaired at the expense of the Contractor.
- Protection of existing vegetation to remain shall be accomplished via the temporary installation of 4 foot high snow fence at the drip line, see detail.
- Contractor is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within growing season of completion of site construction. Do not plant Pinus strobus or Xpressocyparis leylandii between November 15 and March 15. Landscape plants are not to be installed before site is graded to final grade.
- Contractor to regrade, fine grade, sod, hydroseed and straw mulch all areas disturbed by their work.
- Bid shall be based on actual site conditions. No extra payment shall be made for work arising from actual 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. Where discrepancies on the plan exist between the symbols and the callout leader, the number of symbols take precedence.
- All shrubs and groundcover areas shall be planted in continuous planting beds, prepared as specified, unless otherwise indicated on plans. (See Specification 13). Beds to be mulched with minimum 2" and maximum 3" of composted, double-shredded hardwood mulch throughout.
- Positive drainage shall be maintained on planting beds (minimum 2 percent slope).
- Bed preparation shall be as follows: Till into a minimum depth of 6" 1 yard of Compro or Leafgro per 200 SF of planting bed, and 1 yard of topsoil per 100 SF of bed. Add 3 lbs of standard 5-10-5 fertilizer per cubic yard of planting mix and till. Ericaceous plants (Azaleas, Rhododendrons, etc.): top dress after planting with iron sulfate or comparable product according to package directions. Taxus baccata 'Repandens' (English weeping yews): Top dress after planting with 1/4 to 1/2 cup lime each.
- Planting mix: For trees not in a prepared bed, mix 50% Compro or Leafgro with 50% soil from tree hole to use as backfill, see tree planting detail.
- Weed & insect control: Incorporate a pre-emergent herbicide into the planting bed following recommended rates on the label. For tree planting, apply a pre-emergent on top of soil and root ball before mulching. Caution: For areas to be planted with a ground cover, be sure to carefully check the chemical used to assure its adaptability to the specific groundcover to be treated. Maintain the mulch weed-free for the extent of the warranty period. Under no circumstances is a pesticide containing chlorpyrifos to be used as a means of pest control.
- Water: All plant material planted shall be watered thoroughly the day of planting. All plant material not yet planted shall be properly protected from drying out until planted. At a minimum, water unplanted plant material daily and as necessary to avoid desiccation.
- Pruning: Do not heavily prune trees and shrubs at planting. Prune only broken, dead, or diseased branches.
- All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded, grass seed planted, and covered with straw mulch.

- GENERAL NOTES:**
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
 - FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$9,000.00. \$850.00
 - SHADE TREES @ \$300 = \$5,100. \$3600.00
 - ORNAMENTAL TREES @ \$150 = \$0
 - EVERGREEN TREES @ \$150 = \$3,900. \$2250.00
 - THIS PLAN IS FOR LANDSCAPING PURPOSES ONLY.
 - CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
 - ALL MATERIAL SELECTED SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE "USA STANDARD FOR NURSERY STOCK", LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - ALL MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE MINIMUM STANDARDS CITED IN THE LATEST EDITION OF "LANDSCAPE SPECIFICATION GUIDELINES" PUBLISHED BY THE LANDSCAPE CONTRACTORS ASSOCIATION.
 - AT THE TIME OF INSTALLATION, ALL SHRUBS AND OTHER PLANTINGS SHALL BE OF THE PROPER HEIGHT AND/OR SPREAD REQUIREMENTS IN ACCORDANCE WITH THIS PLAN AND THE HOWARD COUNTY LANDSCAPE MANUAL.
 - NO SUBSTITUTIONS OR RELOCATION OF PLANTS MAY BE MADE WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY. ANY DEVIATION FROM THIS LANDSCAPE PLAN MAY RESULT IN A REQUIREMENT FOR SUBMITTAL OF AN OFFICIAL "REDLINE REVISION" TO THE SITE DEVELOPMENT PLAN(S) AND/OR DENIAL IN THE RELEASE OF LANDSCAPE SURETY.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
 Director: *Mark A. Angell* 11/26/05
 Chief, Development Engineering Division: *John P. ...* 10/26/05
 Chief, Division of Land Development: *Carole Hammett* 10/28/05

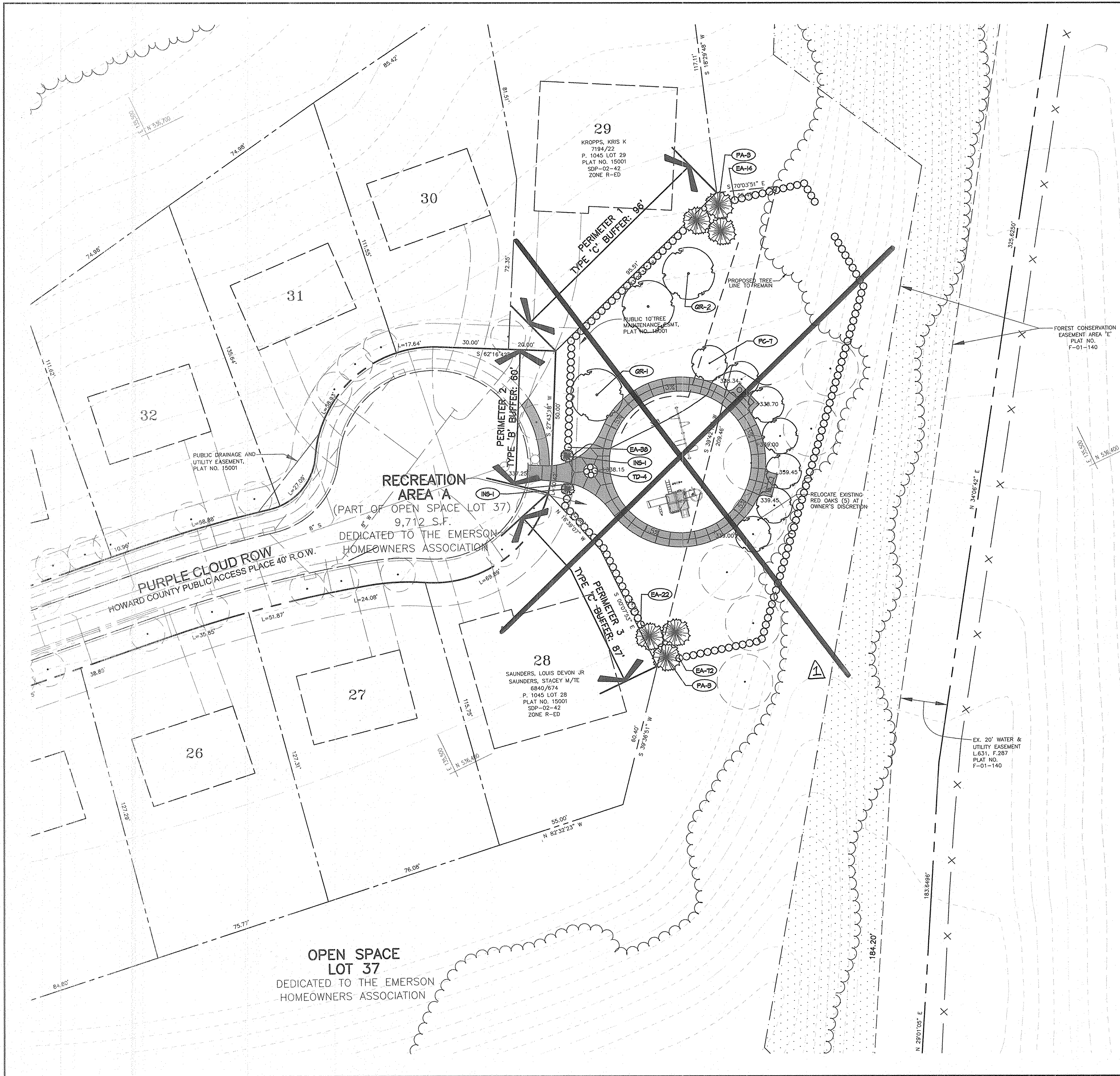
Deleted Landscape Plant List and Schedule A for Purple Cloud Row one revised landscape surety.
 DATE NO. REVISION
 OWNER/DEVELOPER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 THE ROUSE BUILDING
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044
 410-992-6000

PROJECT
EMERSON SECTION 1 AREA 1 & SECTION 3 AREA 3 PROPOSED TOT LOTS
 AREA TAX MAP 47 BLOCK 7,8,9,13,15
 ZONED: MXD-3 & R-ED PARCEL: O.S. LOTS 37 & 88
 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE
LANDSCAPE NOTES & DETAILS

Patton Harris Rust & Associates, P.C.
 Engineers, Surveyors, Planners, Landscape Architects.
 PHRA
 8818 Centre Park Drive
 Columbia, MD 21045
 T 410.997.8900
 F 410.997.9282

10/3/05 DATE
 DESIGNED BY: PHRA
 DRAWN BY: JSN
 CHECKED BY: PJS
 PROJECT NO: 22456-1-6
 DATE: AUGUST 8, 2005
 SCALE: AS NOTED
 DRAWING NO. 7 OF 7



LEGEND	
EX. TREELINE	
PROP. TREELINE	
PROPERTY LINE	
CONTOUR LINES	
EX. BUILDING	
PROP. SHADE TREE	
PROP. EVERGREEN TREE	
PROP. SHRUBS	
PERIMETER LANDSCAPE REQUIREMENT	
PERIMETER LANDSCAPE EDGE LIMITS	
TREE PROTECTION	

NOTE:
FOR LANDSCAPE NOTES AND DETAILS, SEE SHEET 7.

DEVELOPER'S/BUILDER'S CERTIFICATE.
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

[Signature] 9/14/05
SIGNATURE DATE

INTERSTATE 95
SHA PLAT NO.S 35799, 37790, 37791, 38841
PRINCIPAL ARTERIAL

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
<i>[Signature]</i> DIRECTOR	10/14/05 DATE
<i>[Signature]</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION MKK	10/26/05 DATE
<i>[Signature]</i> CHIEF, DIVISION OF LAND DEVELOPMENT VS	10/29/05 DATE

11/10/05 Delete tot lot on Purple cloud Row
DATE NO. REVISION

OWNER/DEVELOPER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
THE ROUSE BUILDING
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
410-992-6000

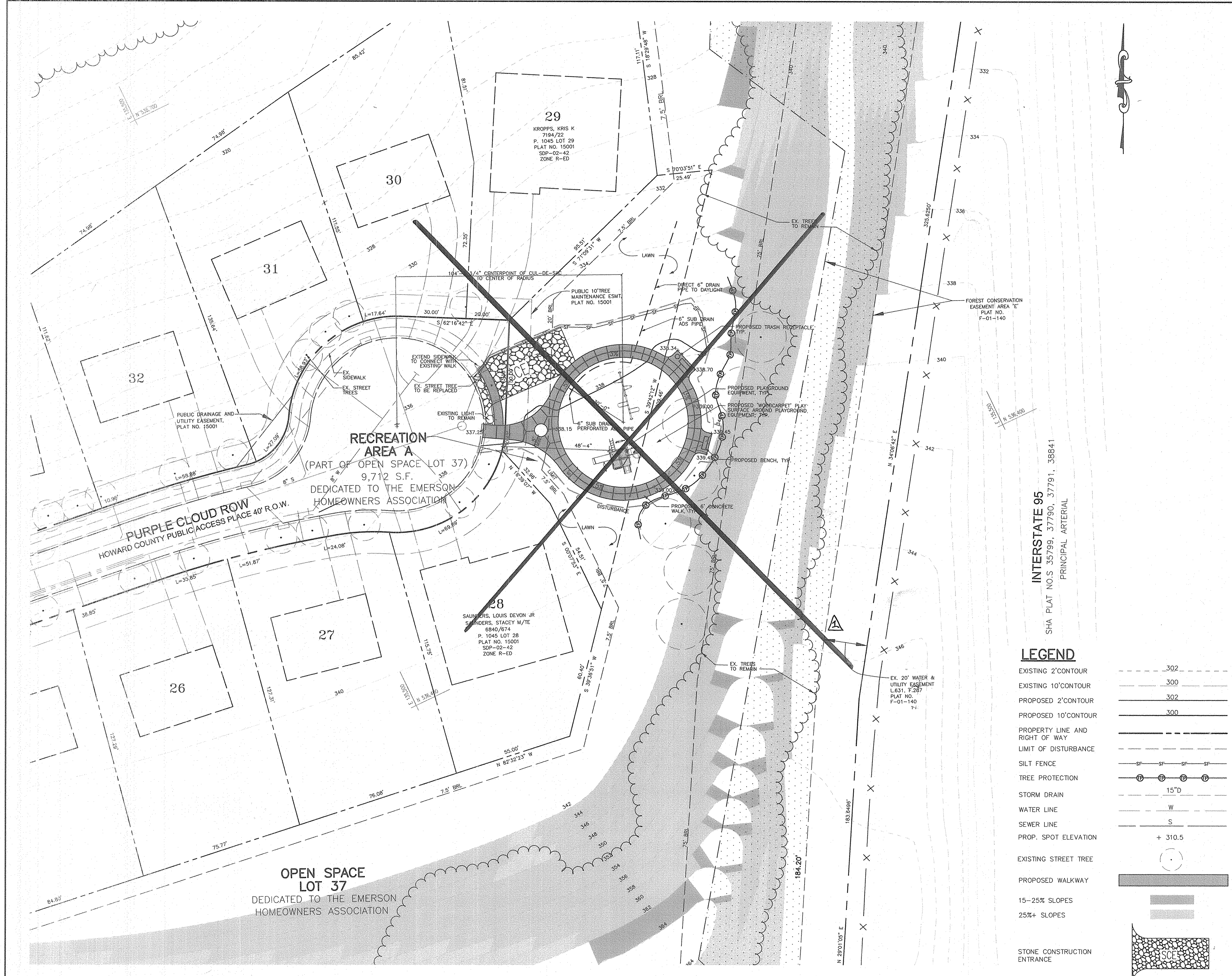
PROJECT
EMERSON SECTION 1 AREA 1 & SECTION 3
AREA 3 PROPOSED TOT LOTS

AREA TAX MAP 47 BLOCK 7,8,9,13,15
ZONED: MXD-3 & R-ED PARCEL: O.S. LOTS 37 & 88
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE
LANDSCAPE PLAN

Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
PHRA
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

10/3/05 DATE	DESIGNED BY : PHRA
	DRAWN BY : JSN
	CHECKED BY : PJS
	PROJECT NO : 22456-1-6
	DATE : AUGUST 8, 2005
	SCALE : 1"=20'
	DRAWING NO. 4 OF 7



- NOTES:
- PLEASE SEE HNTB BUILDING PERMIT PLANS FOR ALL CONSTRUCTION DETAILS & LAYOUT DIMENSIONING.
 - SILT FENCE IS TO BE INSTALLED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.
- PHASE I SEQUENCE OF CONSTRUCTION:
- OBTAIN GRADING PERMIT.
 - INSTALL SILT FENCE.
 - EXCAVATE FOR TOT LOT. INSTALL TOT LOT MATERIAL TO STABILIZE AREA.
 - CONSTRUCT WALKWAYS.
 - COMPLETE CONSTRUCTION AND STABILIZE ALL REMAINING DISTURBED AREA IN ACCORDANCE WITH PERMANENT SEEDING NOTES.
 - UPON PERMISSION FROM SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL.

BY THE DEVELOPER :

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, 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 INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

Paul G. Cananagh 8/3/05
DEVELOPER DATE

BY THE ENGINEER :

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.

Archie C. Remington 10-03-05
ENGINEER DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

Jim Myler 10/24/05
NATURAL RESOURCES CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

John R. Robertson 10/24/05
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

David L. Weyler 10/24/05
DIRECTOR DATE

William D. Williams 10/26/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

Cindy Hamilton 10/25/05
CHIEF, DIVISION OF LAND DEVELOPMENT W DATE

4/14/06 1 Delete tot lot on Purple Cloud Row

DATE	NO.	REVISION

OWNER/DEVELOPER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
THE ROUSE BUILDING
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
410-992-6000

PROJECT

**EMERSON SECTION 1 AREA 1 & SECTION 3
AREA 3 PROPOSED TOT LOTS**

AREA TAX MAP 47 BLOCK 7,8,9,13,15
ZONED: MXD-3 & R-ED PARCEL: O.S. LOTS 37 & 88
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE

SITE DEVELOPMENT PLAN

Patton Harris Rust & Associates, PC
Engineers, Surveyors, Planners, Landscape Architects.

PHRA 8818 Centre Park Drive
Columbia, MD 21045
T 410.997.6900
F 410.997.9282

10-03-05

DESIGNED BY : PHRA

DRAWN BY : JSN

CHECKED BY : PJS

PROJECT NO : 22456-1-6

DATE : AUGUST 8, 2005

SCALE : 1"=20'

DRAWING NO. 2 OF 7

Archie C. Remington

INTERSTATE 95
SHA PLAT NO.S 35799, 37790, 37791, 38841
PRINCIPAL ARTERIAL

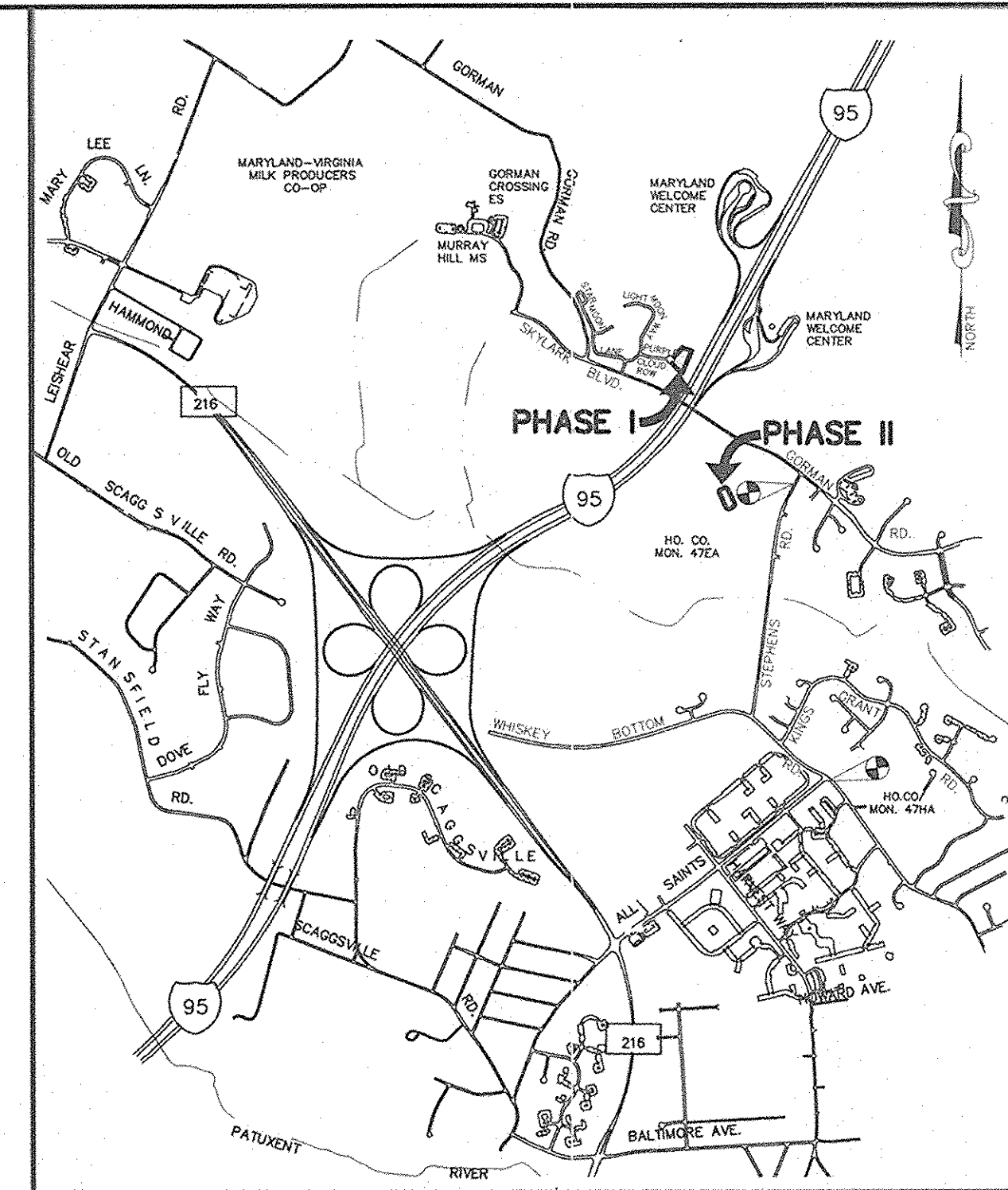
LEGEND

- EXISTING 2' CONTOUR 302
- EXISTING 10' CONTOUR 300
- PROPOSED 2' CONTOUR 302
- PROPOSED 10' CONTOUR 300
- PROPERTY LINE AND RIGHT OF WAY
- LIMIT OF DISTURBANCE
- SILT FENCE
- TREE PROTECTION
- STORM DRAIN 15"D
- SEWER LINE W
- PROP. SPOT ELEVATION + 310.5
- EXISTING STREET TREE
- PROPOSED WALKWAY
- 15-25% SLOPES
- 25%+ SLOPES
- STONE CONSTRUCTION ENTRANCE

SHEET INDEX	
NO	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	SITE DEVELOPMENT PLAN
4	LANDSCAPE PLAN
5	LANDSCAPE PLAN
6	DETAILS
7	LANDSCAPE NOTES & DETAILS

SITE DEVELOPMENT PLAN EMERSON

SECTION 1, AREA 1, OPEN SPACE LOT 37, ~~PURPLE CLOUD ROW POCKET PARK,~~ PHASE I & SECTION 2, PHASE 5A (SECTION 3, AREA 3), OPEN SPACE LOT 88, HADDON PARK, PHASE II 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND



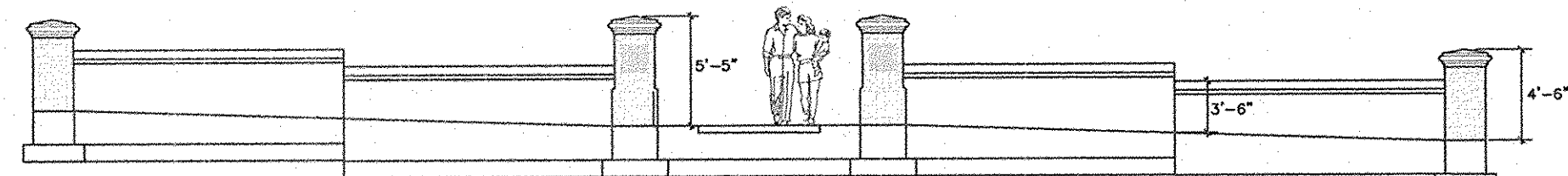
GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/ CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) 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 BEING DONE.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM AVAILABLE HOWARD COUNTY RECORDS AND SURVEY PROVIDED BY DAFT-McCUNE-WALKER, INC. TOPOGRAPHY IS NOT FIELD RUN BY PHR+A.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 37IC AND 36IB WERE USED FOR THIS PROJECT.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITIES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION.
- THE BOUNDARY FOR THIS PROJECT IS BASED ON RECORD PLATS F-01-140 & F-04-53.
- SUBJECT PROPERTY ZONED MXD-3 & R-ED PER 02-02-04 COMPREHENSIVE ZONING PLAN.
- ALL ELEVATIONS SHOWN ARE BASED ON THE U.S.C. AND G.S. MEAN SEA LEVEL DATUM, 1929.
- SEE DEPARTMENT OF PLANNING AND ZONING FILE NO'S. F-04-53, SDP-05-018, SDP-05-031, SDP-05-052, SDP-05-055, PB-346, PB-339, PB-359, ZB-979M, S-99-12, P-01-16, P-03-13, S-00-12, F-01-140, SDP-05-24, SDP-05-42, SDP-05-61, SDP-02-46, SDP-02-49, AND SDP-02-42.
- THE FOREST CONSERVATION REQUIREMENTS FOR THIS PROJECT WERE PREVIOUSLY ADDRESSED FOR THIS UNDER F-01-140 AND F-04-53.
- STORM WATER MANAGEMENT WAS PREVIOUSLY ADDRESSED FOR THIS PROJECT UNDER F-01-140 AND F-04-53.
- THE MINIMUM STRUCTURE SETBACK RESTRICTIONS FROM PROPERTY LINES AND PUBLIC ROAD RIGHT-OF-WAYS ARE TO BE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT CRITERIA PER S-99-12, PB-339 AND PB-359 FOR THE PHASE II, HADDON PARK (MXD-3) AND IN ACCORDANCE WITH THE "R-ED" ZONING REGULATIONS FOR THE PHASE I, PURPLE CLOUD ROW POCKET PARK.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES ARE PERMITTED WITHIN WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS AND FOREST CONSERVATION EASEMENTS.
- MAINTENANCE FOR THE TOT LOTS WILL BE THE RESPONSIBILITY OF THE EMERSON HOME OWNERS ASSOCIATION.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.

STANDARD SEDIMENT CONTROL NOTES

- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (313-1855).
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERETO.
- 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.
- ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THE PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 7, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- 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, SOD, TEMPORARY SEEDING, AND MULCHING (SEC. G.). TEMPORARY STABILIZATION WITH MULCH ALONE SHALL ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- 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.
- SITE ANALYSIS:

	PURPLE CLOUD ROW POCKET PARK	HADDON PARK
TOTAL AREA OF SITE	3.34 ACRES	0.69 ACRES
AREA DISTURBED	0.16 ACRES	0.63 ACRES
AREA TO BE PAVED	0.04 ACRES	0.13 ACRES
AREA TO BE VEGETATIVELY STABILIZED	0.06 ACRES	0.34 ACRES
TOTAL CUT	160 CU. YARDS	370 CU. YARDS
TOTAL FILL	0 CU. YARDS	0 CU. YARDS
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- 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.
- 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.
- SITE GRADING WILL BEGIN ONLY AFTER ALL PERIMETER SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED AND ARE IN A FUNCTIONING CONDITION.
- SEDIMENT WILL BE REMOVED FROM TRAPS WHEN ITS DEPTH REACHES CLEAN OUT ELEVATION SHOWN ON THE PLANS.
- CUT AND FILL QUANTITIES PROVIDED UNDER SITE ANALYSIS DO NOT REPRESENT BID QUANTITIES. THESE QUANTITIES DO NOT DISTINGUISH BETWEEN TOPSOIL, STRUCTURAL FILL OR EMBANKMENT MATERIAL, NOR DO THEY REFLECT CONSIDERATION OF UNDERCUTTING OR REMOVAL OF UNSUITABLE MATERIAL. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH SITE CONDITIONS WHICH MAY AFFECT THE WORK.



FREE STANDING BRICK ENTRANCE WALL ELEVATION
NOT TO SCALE

BENCHMARKS

CONTROL STATION 47EA
ELEVATION 315.266
N 535,063.631 E 1,357,283.989
LOCATED NORTH OF SCHOOL
PARKING LOT EAST OF GORMAN
ROAD

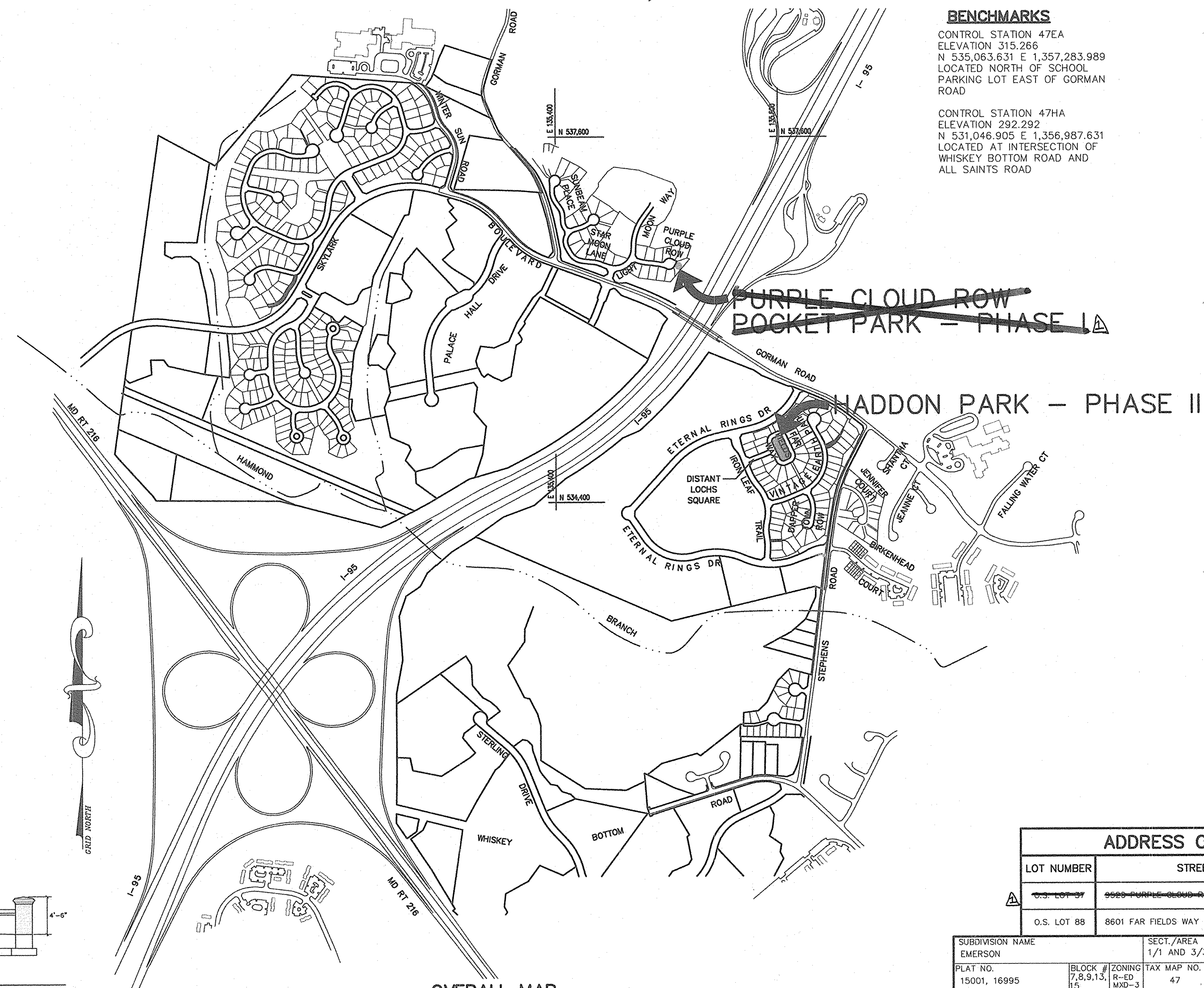
CONTROL STATION 47HA
ELEVATION 292.292
N 531,046.905 E 1,356,987.631
LOCATED AT INTERSECTION OF
WHISKEY BOTTOM ROAD AND
ALL SAINTS ROAD

VICINITY MAP

SCALE: 1"=200'
COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NO. 20894285

AREA TABULATION CHART

AREA OF SITE:	
PURPLE CLOUD ROW POCKET PARK (O.S. LOT 37)	0.34 AC (146,984 SF)
HADDON PARK (O.S. LOT 88)	0.69 AC (30,056.4 SF)
LIMIT OF DISTURBED AREA:	
PURPLE CLOUD ROW POCKET PARK	0.16 AC (6,969.6 SF)
HADDON PARK	0.63 AC (27,442.8 SF)
PRESENT ZONING	R-ED & MXD-3
EXISTING USES	OPEN SPACE
PROPOSED USES	TOT LOTS



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Mark A. Uyle 10/28/05
DIRECTOR DATE
William J. ... 10/26/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE
Chris Hamilton 10/25/05
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

1/14/06 1 Revised area tabulation and site analysis to eliminate tot lot on Purple Cloud Row
DATE NO. REVISION

OWNER/DEVELOPER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
THE ROUSE BUILDING
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
410-992-6000

PROJECT
EMERSON SECTION 1 AREA 1 & SECTION 3
AREA 3 PROPOSED TOT LOTS

AREA TAX MAP 47 BLOCK 7,8,9,13,15
ZONED: MXD-3 & R-ED PARCEL: O.S. LOTS 37 & 88
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE
TITLE SHEET

Patton Harris Rust & Associates, PC
Engineers, Surveyors, Planners, Landscape Architects.
PHR+A
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

10-03-05 DATE
DESIGNED BY: PHRA

DRAWN BY: JSN

CHECKED BY: PJS

PROJECT NO: 22456-1-6

DATE: AUGUST 8, 2005

SCALE: AS NOTED

DRAWING NO. 1 OF 7

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
0.34 LOT 37	9925 PURPLE CLOUD ROW
O.S. LOT 88	8601 FAR FIELDS WAY

SUBDIVISION NAME EMERSON	SECT./AREA 1/1 AND 3/3	PARCEL O.S. LOTS 37 & 88
PLAT NO. 15001, 16995	BLOCK # 7,8,9,13,15	ZONING R-ED MXD-3
TAX MAP NO. 47	ELECT. DIST. 06	CENSUS TRACT 6068-02 & 6069-02
WATER CODE N/A	SEWER CODE N/A	

