	MINIMUM LOT	SIZE CHART	
LOT NUMBER/PARCEL	GROSS AREA (SF)	PIPESTEM AREA (SF)	MINIMUM LOT SIZE (SF)
7	138,784	8,010	130,774
8	130,685	0	130,685
Α .	212,009	0	212,009

GENERAL NOTES:

- THE SUBJECT PROPERTY IS ZONED POR (PLANED OFFICE RESEARCH) AND RR-DEO (RURAL RESIDENTIAL) PER THE COMPREHENSIVE ZONING PLAN ADOPTED
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH ARE BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COLINTY MONIMENT 14FC AND 14CB WAS USED FOR THIS PROPERTY
- BOUNDARY OUTLINE BASED ON FIELD RUN BOUNDARY SURVEY BY D.S. THALER & ASSOCIATES, LLC. DATED NOVEMBER 16, 2016. TOPOGRAPHY SHOWN IS FROM HOWARD COUNTY GIS DATA 2' CONTOUR INTERVAL. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST HOWARD COUNTY AND MARYLAND STATE HIGHWAY ADMINISTRATION STANDARDS AND
- SPECIFICATIONS WERE APPLICABLE THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS/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 800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.
- STORMWATER MANAGEMENT FOR THIS PROJECT IS PRIVATE, NON-STRUCTURAL, FOR LOT 7 AND WILL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNER OF
- STORMWATER MANAGEMENT FOR THIS PROJECT IS BASED ON THE GUIDELINES ESTABLISHED BY THE 2000 MARYLAND STORMWATER MANAGEMENT MANUAL
- VOLUME I & II, REVISED MAY 2009, CHAPTER 5 ENVIRONMENTAL SITE DESIGN (ESD). 10. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN THE AREA OF OVERHEAD POWER LINES. THE EXISTING DWELLING LOCATED ON LOT 8 WILL REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED
- AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS. 12. WP-17-127 WAS APPROVED ON 6/29/17 FOR ALTERNATIVE COMPLIANCE TO SECTION 16.120.a(2), WHICH STATES NONRESIDENTIAL LOTS SHALL NOT HAVE DIRECT ACCESS FROM ARTERIAL HIGHWAYS AND SECTION 16.120.c(2)i, WHICH STATES A SINGLE FAMILY DETACHED LOTS SHALL HAVE A MINIMUM OF 20 FEET OF PUBLIC ROAD FRONTAGE, APPROVAL IS SUBJECT TO: 1.) A NOTE SHALL BE PLACED ON FUTURE SUBDIVISION PLAT STATING THAT ACCESS IS RESTRICTED ALONG ROUTE 9 FRONTAGE EXCEPT FOR THE APPROVED USE-IN-COMMON DRIVEWAY ENTRANCE FOR THE TWO RESIDENTIAL LOTS AND THAT ACCESS POINTS WILL BE ACCESS EASEMENT FOR THE PROPOSED LOT 7 (NOW SHOWN AS LOT 8) SHALL BE RECORDED ON THE FUTURE SUBDIVISION PLAT AND A USE-IN-COMMON
- MAINTENANCE AGREEMENT SHALL BE RECORDED IN LAND RECORDS SUBSEQUENTLY WITH THE RECORDATION OF THE SUBDIVISION PLAT. 3.) THE SUBMISSION OF A SUBDIVISION PLAN IS REQUIRED TO RESUBDIVIDE LOT 1 INTO LOTS 6 & 7 (NOW LOTS 7 & 8) AND PARCEL 'A.' 4.) COMPLIANCE WITH THE ATTACHED STATE HIGHWAY ARE NOT PERMITTED ON LOTS LESS THAN 10 ACRES IN SIZE WAS DENIED 13. WP-19-030 WAS APPROVED ON 12/17/18 FOR ALTERNATIVE COMPLIANCE TO SECTION 16.120(B)(4)(iii)(b), SECTION 16.144(m) AND SECTION 16.1205(a)(7) SUBJECT TO; 1. F-18-066 SHALL BE RESUBMITTED TO THE DEPARTMENT OF PLANNING & ZONING WITHIN 135 DAYS FROM THE DATE OF REVISION REQUEST LETTER (ON OR BEFORE MARCH 7, 2019). 2.) THE PROPOSED FOREST CONSERVATION PLANTING SHALL INCLUDE A VARIETY OF STOCK SIZES. AT LEAST 25% OF THE REQUIRED PLANTINGS

ON LOT 7 & 8 SHALL INCLUDE A MINIMUM OF 1" CALIPER TREES. TREE SHELTERS SHALL BE UTILIZED ON ALL PLANTINGS TO PROTECT FROM DEER AND OTHER POTENTIAL DAMAGES, 3.) A MINIMUM OF 10' SHALL BE PROVIDED BETWEEN THE PROPOSED FOREST CONSERVATION EASEMENTS AND THE SEWAGE DISPOSAL

- AREAS ON LOT 7 & 8, 4.) A MINIMUM OF 10' SHALL BE PROVIDED BETWEEN THE PROPOSED FOREST CONSERVATION EASEMENTS AND PROPOSED ACCESS EASEMENT FOR THE SHARED DRIVEWAY FOR LOT 7 & 8.5.) A MINIMUM OF 100' SHALL BE PROVIDED BETWEEN THE PROPOSED FOREST CONSERVATION EASEMENT AND ANY DWELLING ON LOT 7 & 8.6.) THE EXISTING UNDERGROUND ELECTRIC LINE MUST BE REMOVED FROM WITHIN THE PROPOSED FOREST CONSERVATION EASEMENT AREAS PRIOR TO RECORDATION OF THE PLAT. 7.) A DEED OF FOREST CONSERVATION EASEMENT, FOREST CONSERVATION AGREEMENT AND SURETY FOR ONSITE MITIGATION MUST BE EXECUTED WITH THE REAL ESTATE SERVICES DIVISION OF THE DEPARTMENT OF PUBLIC WORKS PRIOR TO SUBMISSION OF PLAT ORIGINALS. 8.) A 2-YEAR POST CONSTRUCTION SURVIVAL AND MAINTENANCE PERIOD WILL BE REQUIRED ONCE THE PROPOSED FOREST CONSERVATION PLANTINGS ARE INSTALLED. PRIOR TO RELEASE OF THE REQUIRED SURETY, THE DEVELOPER MUST SUBMIT DOCUMENTATION TO THE COUNTY THAT POST CONSTRUCTION EDUCATIONAL MATERIALS WERE DISTRIBUTED BY THE DEVELOPER TO EDUCATE THE NEW RESIDENCE OF THE SUBDIVISION REGARDING THE PROPER USE OF THE FOREST CONSERVATION EASEMENT AREAS. THE DEVELOPER'S FOREST CONSERVATION EASEMENT RESPONSIBILITIES AND THE EVENTUAL TRANSFER OF THE LONG-TERM MAINTENANCE RESPONSIBILITIES OF THE OWNERS. 9.) THE ALTERNATIVE COMPLIANCE APPROVAL APPLIES ONLY TO SPECIMEN
- TREE #6 AS SHOWN ON THE ALTERNATIVE COMPLIANCE PLAN EXHIBIT. THE REMOVAL OF ANY OTHER SPECIMEN TREES ON THE PROPERTY IS NOT PERMITTED UNLESS IT CAN BE SUFFICIENTLY DEMONSTRATED BY THE APPLICANT TO BE JUSTIFIED. 10.) THE REMOVAL OF SPECIMENTREE #6 WILL REQUIRE MITIGATION BY PLANTING TWO NATIVE SHADE TREES ONSITE. THE TREES SHALL HAVE A MINIMUM OF 3" CALIPER AND SHALL BE SHOWN ON THE FINAL LANDSCAPING AND FORES CONSERVATION PLANS. THE TREES WILL BE BONDED WITH THE REQUIRED FOREST CONSERVATION SURETY.
- 14. DRIVEWAYS SHALL BE PROVIDED PRIOR TO THE 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:

16' FOR DRIVE SERVING MORE THAN ONE RESIDENCE. 12' FOR DRIVE SERVING ONE RESIDENCE. 6" COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING

MAX 15% GRADE MAX 10% GRADE CHANGE AND MIN 45' TURNING RADIU GEOMETRY

- STRUCTURES (CULVERTS/BRIDGES): CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING) DRAINAGE ELEMENTS: CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE. SUFFICIENT TO INSURE ALL WEATHER USE 15. FLAG AND PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND
- ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY. PRIVATE WATER (WELL) AND ON-SITE SEWAGE DISPOSAL (SEPTIC) WILL BE UTILIZED WITHIN THIS SUBDIVISION WELLS FOR PARCEL "A" AND LOT 7 SHALL BE DRILLED BY A LICENSED WELL DRILLER PRIOR TO RECORD PLAT SUBMISSION FOR SIGNATURE PER HOWARD COUNTY
- HEALTH DEPARTMENT REQUIREMENTS. IT WILL NOT BE CONSIDERED GOVERNMENT DELAY IF THE WELLS ARE NOT COMPLETED PRIOR TO SUBMISSION'S MILESTONE DATE. PRIOR TO DRILLING THE WELL DRILLER WILL CONTACT HOWARD COUNTY BUREAU OF ENVIRONMENTAL OF HEALTH TO SCHEDULE AN ON-SITE CROSS-HATCHING DESIGNATES A PRIVATE SEWAGE DISPOSAL AREA. THIS PRIVATE SEWAGE AREA IS AT LEAST 10,000 S.F. PER LOT AS REQUIRED BY MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03), IMPROVEMENTS OF ANY NATURE IN THESES AREAS ARE
- RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE AREAS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE AREA. RECORDATION OF A MODIFIED 19. PRIOR TO RECORD PLAT OR BUILDING PERMIT APPROVAL, WHICHEVER MAY OCCUR FIRST, A REPLACEMENT SEPTIC SYSTEM DRAINFIELD MUST BE INSTALLED TO SERVE THE EXISTING RESIDENCE ON PROPOSED LOT 8. AND THE SEPTIC SYSTEM DRAINFIELD WHICH HAS SERVED THE EXISTING RESIDENCE MUST BE PROPERLY
- ABANDONED AS IT IS LOCATED ON THE AREA FOR PROPOSED LOT 7. AN ONSITE SEWAGE DISPOSAL SYSTEM PLAN MUST BE SUBMITTED AND APPROVED PRIOR TO HEALTH DEPARTMENT RELEASE OF THE PERMIT TO INSTALL THE REPLACEMENT TRENCHES. THE INSTALLATION PERMIT SHALL BE CONDITIONED SO THAT AT THE TIME OF DRAINFIELD REPLACEMENT THE EXISTING SEPTIC TANK MUST BE PUMPED DRY AND INSPECTED FOR INTEGRITY A PROCEDURE WHICH MAY RESULT IN REQUIREMENT FOR A WATERTIGHT TEST. SHOULD THE TANK FAIL INSPECTION, IT SHALL BE REPLACED WITH A SEPTIC TANK OF EQUAL CAPACITY ANY FUTURE CONSTRUCTION PROPOSALS MUST INCLUDE ILLUSTRATION OF 3 DRAINFIELD SYSTEMS WITHIN THE RESPECTIVE SEWAGE DISPOSAL AREA (SDA) A
- PROPOSED DISCHARGE OF 5000 GALLONS OR MORE WILL REQUIRE A GROUNDWATER DISCHARGE PERMIT. ANY PROPOSED DISCHARGE OF 1500 GALLONS OR MORE WILL REQUIRE INSTALLATION OF AN INDIVIDUALLY DESIGNED BEST AVAILABLE TECHNOLOGY (BAT) SYSTEM FOR THAT DISCHARGE. 21. ANY PROPOSED MODIFICATION EXTENDING THE BOUNDARIES OF THE SDA ILLUSTRATED ON THIS PLAN WILL REQUIRE WET-SEASON TESTING PRIOR TO APPRO
- THE MARYLAND DEPARTMENT OF THE ENVIRONMENT HAS APPROVED A VARIANCE FOR THE NEIGHBORING WELL HO-88-1499 AND WELL LOCATIONS ON PARCEL 'A' TO BE DOWN GRADIENT AND OVER 200 FEET DISTANCE FROM THE SEWAGE DISPOSAL AREA ON PARCEL 'A' PURSUANT TO THE FOLLOWING CONDITIONS. 22.1. WELL INSTALLATION ON PARCEL 'A' IS TO HAVE STEEL CASING TO EXTEND TO AT LEASE 50 FEET DEPTH, OR 10 FEET INTO COMPETENT BEDROCK WHICHEVER
- 22.2. ALL DRAINFIELDS INSTALLED IN THE APPROVED SDA ON PARCEL 'A' MUST BE DESIGNED FOR PRESSURE DISTRIBUTION OR EQUIVALENT, 23.1. THE NITROGEN DILUTION AREA REMAINS UNDISTURBED, PARKING, BUILDINGS, AND OTHER IMPROVEMENTS MAY REDUCE THE MAXIMUM DAILY FLOW FOR
- 23.2. THE ONSITE SEWAGE DISPOSAL SYSTEM IS TO BE DESIGNED WITH AN INDIVIDUALLY ENGINEERED BAT THAT REDUCES NITROGEN BY AT LEAST 70%. 23.3. THE ON-SITE SEWAGE DISPOSAL AREA WILL BE LARGE ENOUGH FOR THREE SYSTEMS CONSISTING OF 1,493 LINEAR FEET OF LOW PRESSURE DOSED TRENCHING PER SYSTEM, SYSTEM DESIGN IS BASED ON THREE FOOT WIDE TRENCHES, 0.8 GALLONS PER SQUARE FOOT APPLICATION RATE, AND BOTTOM AREA ONLY DESIGN. MAXIMUM DAILY FLOW WILL BE REDUCED IF 4,479 LINEAR FEET OF TRENCHING DOSE NOT FIT WITHIN THE ON-SITE SEWAGE DISPOSAL
- 24. THE EXISTING BARN LOCATED ON PARCEL "A" SHALL BE REMOVED PRIOR TO RECORD PLAT SIGNATURE BY THE HEALTH DEPARTMENT. AFTER REMOVAL OF THE BARN, AND BEFORE APPROVING THE PROPOSED SUBDIVISION, THE APPROVING AUTHORITY MAY REQUIRE ADDITIONAL SOIL EVALUATION IN THE AREA CURRENTLY
- 25. THE 20' ACCESS & UTILITY EASEMENT IS DESIGNATED FOR THE FORCE MAIN COMPONENT OF OSDS FOR LOT 7 CROSSES THE 24' ACCESS & UTILITY EASEMENT FOR LOT 8. THE 20' ACCESS & UTILITY EASEMENT GRANTS PRIORITY USE FOR INSTALLATION AND REPAIR OF THE FORCED MAIN COMPONENT FOR LOT 7 OSDS WITH EXCEPTION FOR OCCURRENCE OF AN EMERGENCY REQUIRING VEHICLE ACCESS TO THE VICINITY OF LOT 8. SHALL BE DESCRIBED IN AN EASEMENT TO BE RECORDED SIMULTANEOUS WITH RECORD PLAT.
- 26. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST
- MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED. THE FOREST CONSERVATION OBLIGATION IS 1.9 ACRES. THE OBLIGATION WILL BE FULFILLED BY PROVIDING 1.7 ACRES OF ON-SITE AFFORESTATION AND
- EQUIVALENT OF 0.2 ACRES WILL BE PURCHASED FROM THE SEGAL PROP. FOREST CONSERVATION BANK (SDP-16-0). THE OFF-SITE FOREST BANK WILL
- 28. SURETY FOR AFFORESTATION IS \$37,026.00 (74,052 SF @ 0.50), PER WP-19-030, SURETY FOR SPECIMEN TREE MITIGATION IS \$600.00. TOTAL SURETY OF 37,626.00 WILL BE POSTED WITH THE DEVELOPERS AGREEMENT. 29. THE FOREST CONSERVATION REQUIREMENTS FOR THIS SUBDIVISION SHALL BE ADDRESSED PRIOR TO THE ISSUANCE OF A GRADING PERMIT 30. THE DEVELOPER RESERVES UNTO ITSELF, IT SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER AND SEWER, STORM DRAINAGE AND FOREST CONSERVATION (DESIGNATED "FOREST CONSERVATION AREA") LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE
- AFORESAID LOT/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THI DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- LANDSCAPING FOR LOTS 7 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL, EXISTING TREES ON LOT 7 ARE TO BE USED FOR LANDSCAPING CREDIT. LOT 8 IS AN EXISTING RESIDENCE AND LANDSCAPING IS NOT REQUIRED. LANDSCAPING FOR PARCEL "A" WILL BE PROVIDED WITH A FUTURE DEVELOPMENT PLAN 32. THIS SUBDIVISION IS NOT SUBJECT TO A NOISE STUDY
- THIS SUBDIVISION DOES NOT GENERATE SUFFICIENT TRIPS TO REQUIRE A TRAFFIC STUDY.
- A USE IN COMMON MAINTENANCE AGREEMENT WILL BE RECORDED IN THE LAND RECORDS SIMULTANEOUSLY WITH THIS PLAT. THIS PROJECT IS NOT WITHIN THE METROPOLITAN DISTRICT.
- THERE ARE SEVEN (7) SPECIMEN TREES LOCATED ON THE PROPERTY (SEE SPECIMEN TREE TABLE ON SHEET 4). 37. NO SLOPES STEEPER THAN 15% ARE FOUND ON THIS PROPERTY. 38. THE MARYLAND RESOURCE INVENTORY NOR THE NATIONAL HERITAGE PROGRAM IDENTIFIED CRITICAL HABITATS WITHIN OR ADJACENT TO THE SUBJECT
- PROPERTY. A LETTER FROM MARYLAND DEPARTMENT OF NATURAL RESOURCES DATED FEBRUARY 23, 2016 CONFIRMS THAT NO RARE, THREATENED OR ENDANGERED SPECIES HAVE BEEN IDENTIFIED ON THIS SITE. 39. NO PERENNIAL OR INTERMITTENT STREAMS ARE FOUND ON THIS PROPERTY.
- THERE ARE NO HISTORIC SITES LISTED ON THE FEDERAL HISTORIC REGISTER OF HISTORIC PLACES, MARYLAND INVENTORY OF HISTORIC PROPERTIES OR HOWARD COUNTY HISTORIC SITES ON THE SUBJECT PROPERTY. 41. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO BURIAL GROUNDS LOCATED ON THIS PROPERTY.
- 42. THIS PROPERTY IS LOCATED AT THE TOP OF A RIDGE WITH THE NORTHEAST PORTION IN THE MIDDLE PATUXENT WATERSHED AND SOUTH WESTERN PORTION IN
- 43. A FIELD INVESTIGATION FOR THE PRESENCE OR ABSENCE OF NON-TIDAL WETLAND PERFORMED BY KEVIN GARVEY, RLA ON FEBRUARY 4, 2015 DID NOT FIND THE THREE INDICATORS OF HYDROLOGY, SOILS OR VEGETATION REQUIRED BY THE ARMY CORPS OF ENGINEERS. 44. FEMA FLOOD INSURANCE RATE MAP 24027C0045D DATED NOVEMBER 6, 2013 SHOWS NO FLOODPLAIN ON THE PROPERTY
- 45. A FOREST STAND DELINEATION WAS PERFORMED BY KEVIN GARVEY, RLA, ON FEBRUARY 4, 2015 AND UPDATED APRIL 4, 2017. NO FOREST WAS FOUND ON THIS PROPERTY. THERE IS A MATURE FOREST SOUTH OF THE SOUTHERN PROPERTY LINE. 46 IN ACCORDANCE WITH SECTION 105 0 F OF THE ZONING REGULATIONS AT LEAST 10% OF THE DWELLINGS IN THIS DEVELOPMENT SHALL BE MODERATE INCOME. HOUSING UNITS. THIS PROJECT HAS ELECTED TO SATISFY THE MIHU REQUIREMENT BY A FEE-IN-LIEU PAYMENT. THE EXECUTED MIHU AGREEMENT WILL BE
- RECORDED SIMULTANEOUSLY WITH THE RECORDATION OF THIS PLAT. LOT 7 IS SUBJECT TO MIHU REQUIREMENTS. LOT 8 IS EXEMPT SINCE IT CONTAINS AN
- 47 THE SUBJECT PROPERTY IS A RESUBDIVISION CREATING A 5TH RESIDENTIAL LOT OF THE GREEN MEADOWS SUBDIVISION AND IS LOCATED IN THE COUNTY'S DESIGNATED TIER AREA III IN ACCORDANCE WITH THE PLAN HOWARD 2030 AND IS SUBJECT TO STATE LAW, SB-236, "THE SUSTAINABLE GROWTH AND
- AGRICULTURAL PRESERVATION ACT OF 2012 REQUIRING APPROVAL FROM THE HOWARD COUNTY PLANNING BOARD. 48. ROAD IMPROVEMENTS ALONG MD ROUTE 97 WILL BE REVIEWED WITH A SITE DEVELOPMENT PLAN FOR FUTURE DEVELOPMENT ON PAR EL *A*. 49. IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE SUBDIVISION REGULATIONS, THE OPEN SPACE REQUIREMENT FOR THIS RR-DEO ZONED SUBDIVISION WILL BE
- FULFILLED BY THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$1,500.00. THIS PLAT IS SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILES ECP-17-054, WP-17-127 AND WP-19-030.
- A PRE-SUBMISSION COMMUNITY MEETING WAS HELD AT THE HOWARD COUNTY LIBRARY GLENWOOD BRANCH ON JANUARY 13, 2016 AT 6:00 PM. 52. THE PLANNING BOARD APPROVED THIS MAJOR SUBDIVISION ON 9-5-19

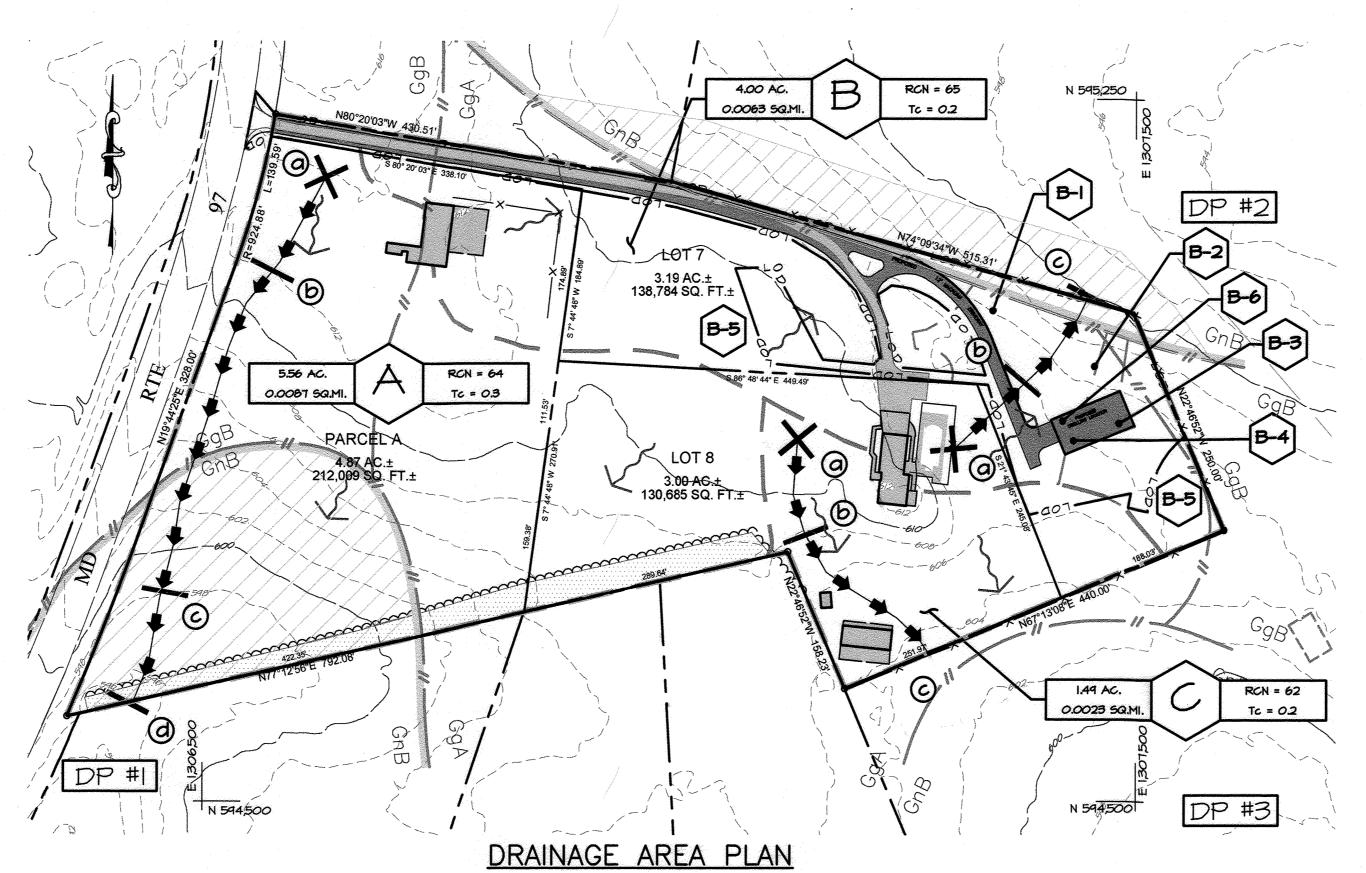
APPROVED: DEPARTMENT OF PLANNING AND ZONING

PROFESSIONAL CERTIFICATION: HEREBY CERTIFY THESE, DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT, I AM A DULY LICENSED PROFESSIONAL ONGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, ALCENSE SHOOTH EXPIRATION DATE: *# 50460 1-12-21

SUPPLEMENTAL INFORMATION PLAN

GREEN MEADOWS LOTS 7 - 8 AND PARCEL A

HOWARD COUNTY, MARYLAND



Α	GROSS PROPERTY AREA	11.06 ACRE
В	AREA OF ROAD DEDICATION	0.00 ACRE
C	TOTAL AREA OF LOD (PROJECT AREA)	1.46 ACRE
D	PRESENT ZONING	
	RR-DEO	6.19 ACRE
	POR (RESERVED FOR FUTURE DEVELOPMENT)	4.87 ACRE
E	PREVIOUS HOWARD COUNTY FILES	ECP-17-054 WP-17-127 WP-19-030
F	PROPOSED USE	RESIDENTIAL
G	TOTAL AREA OF LOTS/BUILDABLE PARCELS	11.06 ACRE
Н	TOTAL GREEN OPEN AREA	10.42 ACRE
1	TOTAL IMPERVIOUS AREA	0.62 ACRE
J	TOTAL STREAM BUFFER	0.00 ACRE
K	TOTAL WETLAND	0.00 ACRE
L	TOTAL AREA OF WETLAND BUFFER	0.00 ACRE
М	TOTAL 100 YR FLOODPLAIN	0.00 ACRE
N	TOTAL FOREST	0.00 ACRE
0	TOTAL AREA OF STEEP SLOPE 15%+	0,00 ACRE
Р	TOTAL AREA OF ERODIBLE SOIL	0.14 ACRE

DRAINAGE AREA DESIGNATION	PRACTICE	DRAINAGE AREA TOTAL (SF)	IMPERVIOUS AREA (SF)	ESDv PROVIDED (CF)	Pe PROVIDED
A *	-	242,321	1,983	-	-
B-1	DRY WELL (LEVEL SPREADER/DIAPHRAGM	21,244	3,015	324	1.00
B-2***	ROOFTOP DISCONNECTION	7516	800	87	1.00
B-3 **	DRYWELL	800	800	64	1.01
B-4 **	DRYWELL	800	800	64	1.01
B-5	DISCONNECTION	143,080	21,043	2178	1.00
B-6**	DRYWELL	800	800	64	1.01
C.	DISCONNECTION	64,917	3,748	566	1.00

* STORMWATER MANAGEMENT FOR PARCEL A WILL BE PROVIDED WITH FUTURE DEVELOPMENT. ** DRY WELLS WILL BE PROVIDED WHERE THE LENGTH OF DISCONNECTION IS LESS THAN 75' WITH 5% MAXIMUM SLOPE. THE MAXIMUM DRAINAGE AREA TO EACH DRY WELL SHALL NOT EXCEED 1000 S.F. DRY WELLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS. *** MAXIMUM CONTRIBUTING ROOF TOP AREA TO ROOF TOP DISCONNECTION IS 500 SQUARE FEET.

PRIVATELY OWNED DRY WELL (M-5) OPERATION AND MAINTENANCE SCHEDULE

- THE OWNER SHALL INSPECT MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS AND AFTER EVERY LARGE RAIN EVENT. 2. THE OWNER SHALL RECORD THE WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS OVER A PERIOD OF SEVERAL DAYS TO
- ENSURE TRENCH DRAINAGE. THE OWNER SHALL MAINTAIN A LOG BOOK TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
- 4. WHEN THE FACILITY BECOMES CLOGGED SO THAT IT DOES NOT DRAIN DOWN WITHIN A SEVENTY-TWO (72) HOUR TIME PERIOD, CORRECTIVE
- THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.
- 6. ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION FACILITY HAVE BEEN VERIFIED, THE MONITORING SCHEDULE CAN BE REDUCED TO AN ANNUAL BASIS UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.

B' SOIL

'C' 501L

WOODS

OPEN SPACE

KEVIN & MARIA GARVEY 2605 ROUTE 97 GLENWOOD, MD 21738

OWNER/DEVELOPER

SEC. 16:102. - APPLICABILITY. RESUBDIVISIONS EXEMPT FROM SKETCH AND PRELIMINARY PLAN

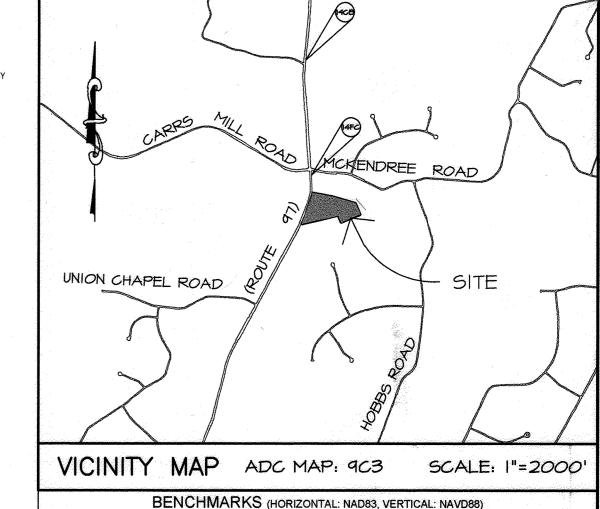
RESUBDIVISION PLAN APPROVAL IS REQUIRED IN ORDER TO MODIFY A PREVIOUSLY RECORDED PLAT FOR RESIDENTIAL AND NONRESIDENTIAL PROPERTIES BY ADDING OR DELETING LOTS OR MODIFYING LOT LINES. A RESUBDIVISION IS EXEMPT FROM THE SKETCH PLAN AND PRELIMINARY PLAN

THERE ARE NO PUBLIC ROAD IMPROVEMENTS REQUIRED: AND THERE IS NO ADDITION TO THE AREA PREVIOUSLY RECORDED, EXCEPT FOR THE INCLUSION OF DEEDED ACREAGE WHICH ONLY PROVIDES THE SITE WITH

INITIAL SUBMISSIONS OF SUCH RESUBDIVISIONS MAY BE AT THE FINAL PLAN STAGE 2. RESUBDIVISION LOTS SHALL BE RENUMBERED USING THE NEXT HIGHEST UNRECORDED LOT NUMBER IN THE SUBDIVISION.

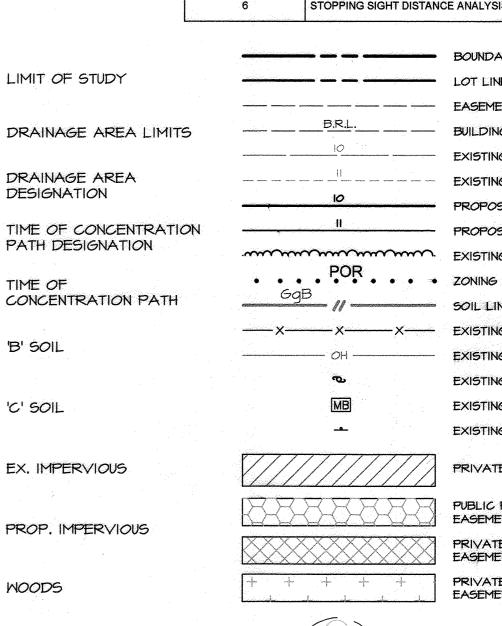
MODERATE INCOME HOUSING UNIT (MIHU) ALLOCA	ATION EXEMPTION TRACKING
TOTAL NUMBER OF LOTS/UNITS PROPOSED	2
NUMBER OF MIHU REQUIRED	1
NUMBER OF MIHU PROVIDED ONSITE (EXEMPT FROM APFO ALLOCATIONS)	0
NUMBER OF APFO ALLOCATIONS REQUIRED (REMAINING LOTS/UNITS)	*1
MIHU FEE-IN-LIEU (INDICATED LOT/UNIT NUMBERS)	1 (LOT 7)

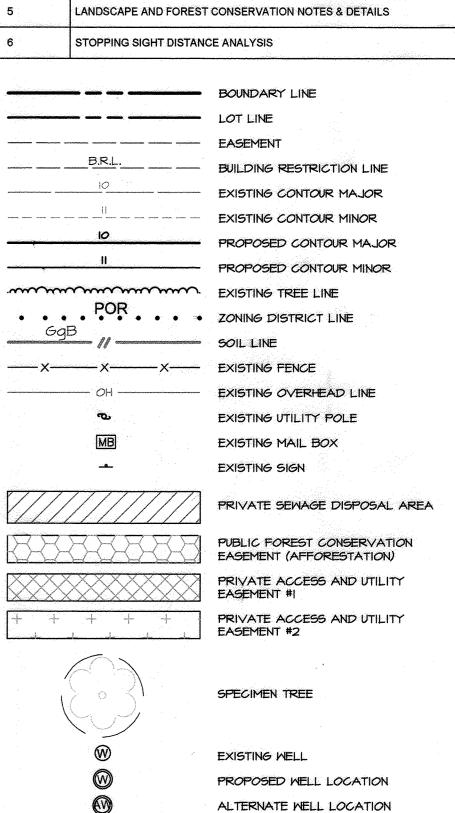
* EXISTING DWELLING ON LOT 8 IS TO REMAIN.

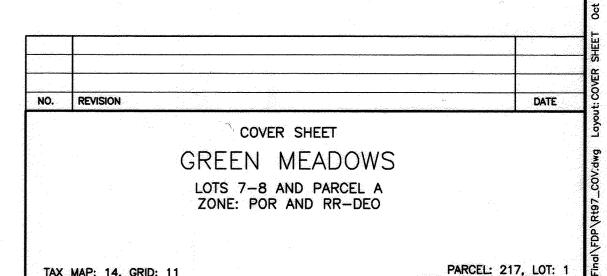


	STA.	NORTHING	EASTING	ELEVATION
	14FC	595630.340	1306560,213	619.264
	14CB	598079.749	1306428.279	590.999
		SHEET IND	EX	
SHEET NO.			DRAWING	
1	COVER SHEET	a ar an ann an ghainn ann, an ann, ann an agus an agus an agus an air seol an air aig aig an an air Ta ann an a	et en	

STORMWATER MANAGEMENT, GRADING AND SEDIMENT & EROSION CONTROL PLAN SEDIMENT & EROSION CONTROL NOTES & DETAILS LANDSCAPE AND FOREST CONSERVATION PLAN LANDSCAPE AND FOREST CONSERVATION NOTES & DETAILS STOPPING SIGHT DISTANCE ANALYSIS







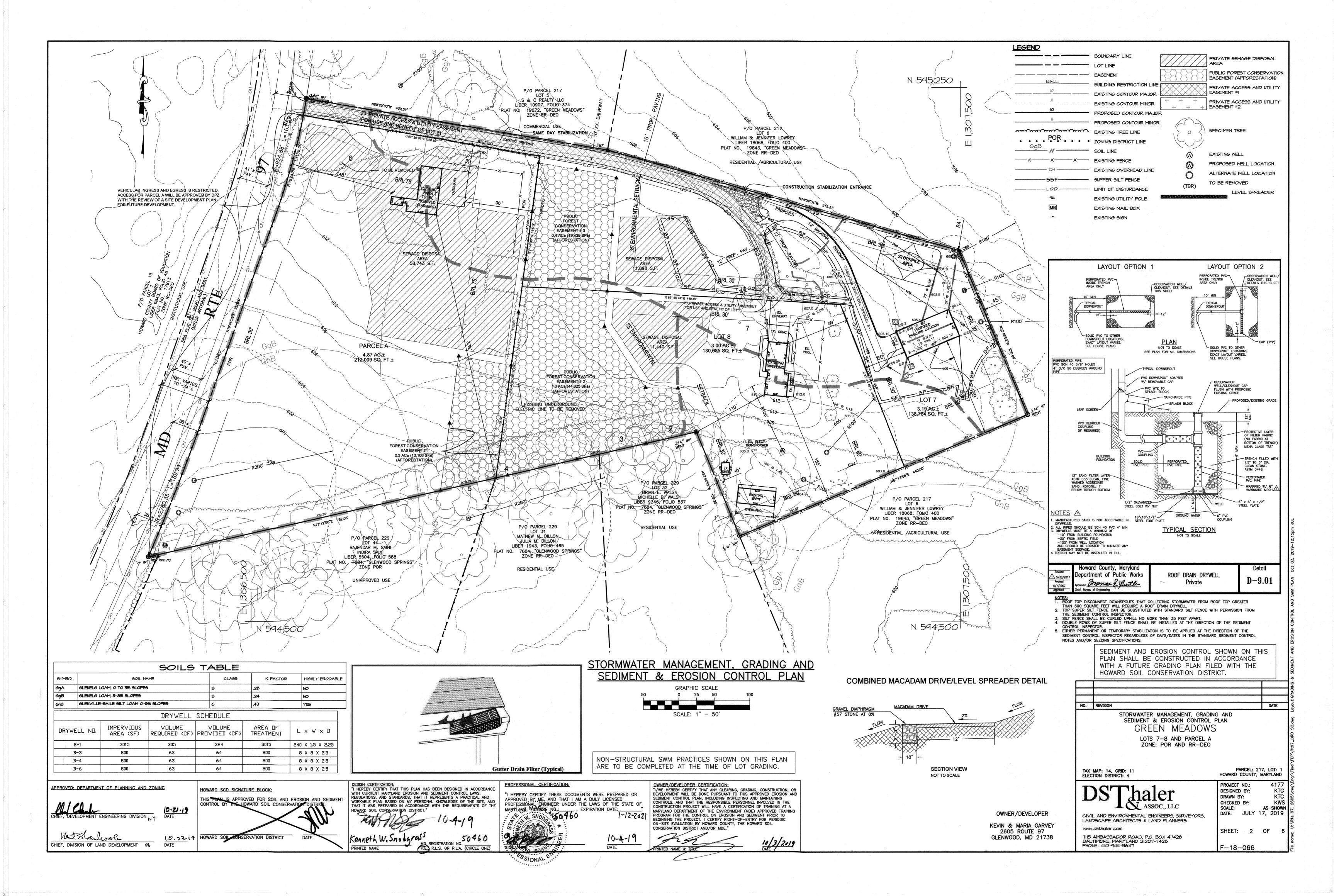
TAX MAP: 14, GRID: 11 ELECTION DISTRICT: 4

CIVIL AND ENVIRONMENTAL ENGINEERS, SURVEYORS, LANDSCAPE ARCHITECTS & LAND PLANNERS mmw.dsthaler.com 7II5 AMBASSADOR ROAD, P.O. BOX 47428 BALTIMORE, MARYLAND 21207-7428 PHONE: 410-944-3647

PROJECT NO .: DESIGNED BY: KTG KTG DRAWN BY: CHECKED BY: KWS SCALE: AS SHOWN JULY 17, 2019 DATE: 1 OF . SHEET:

F-18-066

HOWARD COUNTY, MARYLAND



. A MINIMUM OF 48 HOURS NOTICE MUST BE GIJEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSE AND PERMITS SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (313-1855). 2. All VEGETATION 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. 3. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: {A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3:1, (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 7, 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, SOD, TEMPORARY SEEDING, AND MULCHING (SEC. G), TEMPORARY STABILIZATION WITH MULCH ALONE SHALL 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 TOTAL AREA: AREA DISTURBED: AREA TO BE ROOFED OR PAVED : AREA TO BE VEGETATIVELY STABILIZED: OFFSITE WASTE/BORROW AREA LOCATION: TO BE DETERMINED 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 PRIMETER 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 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. 12. ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES. •TO BE DETERMINED BY CONTRACTOR, WITH PRE-APPROVAL OF THE SEDIMENT CONTROL INSPECTOR WITH AN DETAIL E-3 SUPER SILT FENCE H-SSF---I -8 IN GALVANIZED CHAIN LINK FENCE WITH WOVEN SLIT FILM GEOTEXTILE ELEVATION WOVEN SLIT FILM GEOTEXTILE-FLOW -CROSS SECTION CONSTRUCTION SPECIFICATIONS INSTALL 2% INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOLLORGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36 INCHES 5. FASTEN WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, SECURELY TO THE UPSLOPE SIDE OF CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 8 INCHES INTO THE GROUND. WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS. PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMEN REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTAL CHAIN LINK FENCING AND GEOTEXTILE. MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL 2011 DETAIL B-1 STABILIZED CONSTRUCTION SCE ENTRANCE -PIPE (SEE NOTE 6 **PROFILE** LENGTH * PLAN VIEW CONSTRUCTION SPECIFICATIONS . PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN, VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN, WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE. MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL 2011 APPROVED: DEPARTMENT OF PLANNING AND ZONING HOWARD SCD SIGNATURE BLOCK: THIS PLAN IS APPROVED FOR SOIL AND EROSION AND SEDIMENT HOWARD SOIL CONSERVATION

B-4-2 SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

DEFINITION THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION. PURPOSE TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. CONDITIONS WHERE PRACTICE APPLIES WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED.

A. SOIL PREPARATION

a. SEEDBED PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES 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 MUST NOT BE ROLLED OR DRAGGED SMOOTH BUT LEFT IN THE ROUGHENED CONDITION. SLOPES 3:1 OR FLATTER ARE TO BE TRACKED WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE.

c. INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.

2.PERMANENT STABILIZATION d. A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE:

SOIL PH BETWEEN 6.0 AND 7.0.

b. APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS.

ii. SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM). iii. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL (GREATER THAN 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION: IF LOVEGRASS WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS

iv. SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT.

v. SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION. b. APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS.

c. GRADED AREAS MUST BE MAINTAINED IN A TRUE AND EVEN GRADE AS SPECIFIED ON THE APPROVED PLAN, THEN SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES. d. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A

e. MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. RAKE LAWN AREAS TO SMOOTH THE SURFACE, REMOVE LARGE OBJECTS LIKE STONES AND BRANCHES, AND READY THE AREA FOR SEED APPLICATION. LOOSEN SURFACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR OTHER EQUIPMENT TO ROUGHEN THE SURFACE WHERE SITE CONDITIONS WILL NOT PERMIT NORMAL SEEDBED PREPARATION. TRACK SLOPES 3:1 OR FLATTER WITH TRACKED EQUIPMENT LEAVING THE SOIL IN AN IRREGULAR CONDITION WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE, LEAVE THE TOP 1 TO 3 INCHES OF SOIL LOOSE AND FRIABLE. SEEDBED LOOSENING MAY BE UNNECESSARY ON NEWLY

1. TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS 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 2.TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED 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-NRCS. 3.TOPSOILING 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

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 4.AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN. 5.TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING CRITERIA:

a. TOPSOIL MUST BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, OR LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. TOPSOIL MUST NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND MUST CONTAIN LESS THAN 5 PERCENT BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 11/2 INCHES IN DIAMETER. b. TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACK GRASS,

JOHNSON GRASS, NUT SEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED. c. TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL

6.TOPSOIL APPLICATION a. EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL. b. UNIFORMLY DISTRIBUTE TOPSOIL IN A 5 TO 8 INCH LAYER AND LIGHTLY COMPACT TO A MINIMUM THICKNESS OF 4 INCHES. SPREADING IS TO 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 MUST BE

CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS. c. TOPSOIL MUST NOT BE PLACED IF 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 AND SEEDBED PREPARATION.

C. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS)

SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE. SOIL ANALYSIS MAY BE PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSES. 2.FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. MANURE MAY BE SUBSTITUTED FOR FERTILIZER WITH PRIOR APPROVAL FROM THE APPROPRIATE APPROVAL AUTHORITY. FERTILIZERS MUST ALL BE DELIVERED TO THE SITE FULLY LABELED ACCORDING TO THE APPLICABLE LAWS AND MUST BEAR THE NAME, TRADE NAME OR TRADEMARK AND WARRANTY OF THE PROPRIETE.

OF THE PRODUCER. 3.LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED EXCEPT WHEN HYDROSEEDING) WHICH CONTAINS AT LEAST 50 PERCENT TOTAL OXIDES (CALCIUM OXIDE PLUS MAGNESIUM OXIDE). LIMESTONE MUST BE GROUND TO SUCH FINENESS THAT AT LEAST 50 PERCENT WILL PASS THROUGH A #100 MESH SIEVE AND 98 TO 100 PERCENT WILL PASS THROUGH A #20 MESH SIEVE. 4.LIME AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPORATED INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. 5.WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THE RATE OF 4 TO 8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF

SEQUENCE OF CONSTRUCTION AFFORESTATION PLANTING WILL BE INSTALLED PRIOR TO OBTAINING A GRADING PERMIT.

2. OBTAIN GRADING PERMIT. NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS (410.313.1880) AT LEAST 24 HOURS BEFORE

4. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE. (1 DAY) 5. INSTALL SILT FENCE. (2 DAYS)

6. AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR TO PROCEED, ROUGH GRADE SITE. (4 BEGIN CONSTRUCTION OF BUILDINGS. (8 MONTHS)

8. AS BUILDING CONSTRUCTION CONTINUES, INSTALL INITIAL SEPTIC TRENCHES AND WELL LINES TO BUILDINGS. (2 9. WITH SEPTIC TRENCHES IN PLACE AND WELL LINES COMPLETE INSTALL CURB AND GUTTER AND SIDEWALKS. (2

10. COMPLETE BUILDING CONSTRUCTION AND FINE GRADE SITE. (3 DAYS)

11. WITH SEDIMENT CONTROL INSPECTORS APPROVAL, STABILIZE DISTURBED AREAS. (2 DAYS) 12. WITH THE SITE STABILIZED INSTALL PRETREATMENT AND INFILTRATION BASIN. (2 WEEKS)

13. WHEN PIPES AND STONE ARE IN PLACE BACKFILL AS NECESSARY AND STABILIZE AREA. (2 DAYS) 14. INSTALL SITE LANDSCAPING. (4 DAYS)

15. UPON STABILIZATION OF ALL DISTURBED AREAS AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR. REMOVE ALL SEDIMENT CONTROL DEVICES. (3 DAYS)

DURING GRADING AND AFTER EACH RAINFALL, THE CONTRACTOR SHALL INSPECT AND PROVIDE THE NECESSARY MAINTENANCE ON THE SEDIMENT AND EROSION CONTROL MEASURES SHOWN HEREON. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE PERMANENT OR TEMPORARY STABILIZATION SHALL BE B-1 <u>Standards and specifications for stabilized construction entrance</u>
Definition — A layer of aggregate that is underlain with nonwoven geotextile at points of ingress and egress of the CONSTRUCTION SITE.

PURPOSE - TO REDUCE TRACKING OF SEDIMENT ONTO ROADWAYS AND PROVIDE A STABLE AREA FOR ENTRANCE TO OR EXIT FROM ONDITIONS WHERE PRACTICE APPLIES - STABILIZED CONSTRUCTION ENTRANCES MUST BE LOCATED AT ALL POINTS OF CONSTRUCTION

NGRESS AND EGRESS. DESIGN CRITERIA WHERE POSSIBLE, LOCATE THE STABILIZED CONSTRUCTION ENTRANCES AT THE HIGH SIDE OF THE PROJECT AREA. FOR SINGLE FAMILY RESIDENTIAL LOTS, LOCATE THE ENTRANCE AT THE PERMANENT DRIVEWAY. STABILIZED CONSTRUCTION ENTRANCES CANNOT BE INSTALLED OVER PAVEMENT.

MINIMUM LENGTH IS 50 FEET (30 FEET FOR SINGLE FAMILY RESIDENTIAL LOTS).

MINIMUM WIDTH IS 10 FEET, FLARE ENTRANCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.

THE ORIENTATION OF THE STABILIZED CONSTRUCTION ENTRANCE MAY VARY FROM A STRAIGHT LINE TO A CURVE OR "T" SHAPE DEPENDING ON THE TOPOGRAPHY AND RIGHT-OF-WAY. ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE STABILIZED CONSTRUCTION ENTRANCE (SCE) MUST BE PIPED UNDER THE ENTRANCE. SIZE THE PIPE TO CONVEY THE RUNOFF GENERATED BY THE 2-YEAR, 24-HOUR FREQUENCY STORM AT MINIMUM. THE MINIMUM PERMISSIBLE PIPE SIZE IS 6 INCHES. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A DIRECT SOLUTION OF THE MINIMUM PERMISSIBLE PIPE SIZE IS 6 INCHES. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A DIRECT SOLUTION.

THE SCE MUST BE MAINTAINED IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. THIS MAY REQUIRE ADDING STONE OR MAKING OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN A CLEAN SURFACE, THE MOUNTABLE BERM, AND THE SPECIFIED DIMENSIONS. ALL STONE OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO THE ADJACENT ROADWAY MUST BE REMOVED IMMEDIATELY BY VACUUMING, SCRAPING, AND/OR SWEEPING, WASHING THE ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS THE WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

B-2 STANDARDS AND SPECIFICATIONS FOR WASH RACK OPTION.

DEFINITION - A SYSTEM USED IN CONJUNCTION WITH A STABILIZED CONSTRUCTION ENTRANCE (SCE) FOR WASHING MUD OFF CONSTRUCTION VEHICLE WHEELS. PURPOSE - TO REDUCE TRACKING WHEREVER CONDITIONS REQUIRE WASHING THE CONSTRUCTION VEHICLE WHEELS PRIOR TO EXITING CONDITIONS WHERE PRACTICE APPLIES - SCE WITH WASH RACKS ARE LOCATED AT POINTS OF INGRESS AND EGRESS WHERE TRACKING

VACUUMING, ETC.).

DESIGN CRITERIA

1. SCE WITH WASH RACK MUST DRAIN TO AN APPROVED SEDIMENT TRAPPING DEVICE.

2. SCE WITH WASH RACK CANNOT BE INSTALLED OVER EXISTING PAVEMENT.

3. WASH RACK MUST BE DESIGNED OF MATERIAL THAT IS CONSTRUCTED AND MANUFACTURED TO WITHSTAND THE ANTICIPATED TRAFFIC LOADS. WASH RACKS MAY BE OF CONCRETE, STEEL, OR OTHER MATERIALS. MAINTENANCE
THE AREA UNDER THE WASH RACK MUST BE MAINTAINED FREE OF ACCUMULATED SEDIMENT. IF DAMAGED, THE WASH RACK MUST BE

OF MUD AND SEDIMENT CANNOT BE REMOVED THROUGH THE USE OF CONVENTIONAL MAINTENANCE PRACTICES (E.G., SWEEPING,

B-4-4 TEMPORARY STABILIZATION

DEFINITION TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS. TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS. CONDITIONS WHERE PRACTICE APPLIES EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR A PERIOD OF MONTHS OR LESS. FOR LONGER DURATION OF TIME, PERMANENT STABILIZATION PRACTICES

1. SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3), AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY BELOW ALONG WITH APPLICATION RATES, SEEDING DATES AND SEEDING DEPTHS. IF THIS SUMMARY IS NOT PUT ON THE PLAN AND COMPLETED, THEN TABLE B.1 PLUS FERTILIZER AND LIME RATES MUST BE PUT ON THE PLAN.

2. FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES BY THE TESTING AGENCY. SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY SEEDING. 3. WHEN STABILIZATION IS REQUIRED OUTSIDE OF A SEEDING SEASON, APPLY SEED AND MULCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION B-4-3.A.1.B AND MAINTAIN UNTIL THE NEXT SEEDING SEASON.

TEMPORARY SEEDING SUMMARY

	NESS ZONE: <u>6B</u> (FERTILIZER RATE	LIME RATE			
10.	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS	(10-20-20)	
	BARLEY	96	3/1-5/15	14-12 IN	436 LB/AC	2 TONS/AC
	OATS	72	8/15-10/15	14- 1/2 IN	(10 LB/	(90 LB/
	RYE	112	8/15-10/15	14- ½ IN	1000 SF)	1000 SF)

B-4-5 <u>STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION</u>
DEFINITION — TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.
PURPOSE — TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED SOILS.
CONDITIONS WHERE PRACTICE APPLIES — EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.

1. GENERAL USE
a. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3) AND BASED ON THE SITE CONDITION OR PURPOSE FOUND ON TABLE B.2. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE

b. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS, OR DUNES OR FOR SPECIAL PURPOSES SUCH AS WILDLIFE OR AESTHETIC TREATMENT MAY BE FOUND IN USDA—NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 - CRITICAL AREA PLANTING.

c. FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING

d. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (46-0-0) AT 3 ½ POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY.

2. TURFGRASS MIXTURES

 a. AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL
RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE.
 b. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO

KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN AREAS THAT RECEIVE INTENSIVE MANAGEMENT. IRRIGATION REQUIRED IN THE AREAS OF CENTRAL MARYLAND AND EASTERN SHORE. RECOMMENDED CERTIFIED KENTUCKY BLUEGRASS CULTIVARS SEEDING RATE: 1.5 TO 2.0 POUNDS PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT. ii. KENTUCKY BLUEGRASS/PERENNIAL RYE: FULL SUN MIXTURE: FOR USE IN FULL SUN AREAS WHERE B.22 RAPID ESTABLISHMENT IS NECESSARY AND WHEN TURF WILL RECEIVE MEDIUM TO INTENSIVE MANAGEMENT. CERTIFIED PERENNIAL

RYEGRASS CULTIVARS/CERTIFIED KENTUCKY BLUEGRASS SEEDING RATE: 2 POUNDS MIXTURE PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE

III. TALL FESCUE/KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN DROUGHT PRONE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MANAGEMENT IN FULL SUN TO MEDIUM SHADE. RECOMMENDED MIXTURE INCLUDES; CERTIFIED TALL FESCUE CULTIVARS 95 TO 100 PERCENT, CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 0 TO 5 PERCENT. SEEDING RATE:

iv. Kentucky bluegrass/fine fescue: Shade Mixture: for use in areas with shade in bluegrass lawns. For establishment in high quality, intensively managed turf area. Mixture includes; certified kentucky bluegrass cultivars 30 to 40 percent and certified fine fescue and 60 to 70 percent. Seeding rate: 1½ to 3 pounds

NOTES: SELECT TURFGRASS VARIETIES FROM THOSE LISTED IN THE MOST CURRENT UNIVERSITY OF MARYLAND PUBLICATION, AGRONOMY MEMO #77, "TURFGRASS CULTIVAR RECOMMENDATIONS FOR MARYLAND" CHOOSE CERTIFIED MATERIAL. CERTIFIED MATERIAL IS THE BEST GUARANTEE OF CULTIVAR PURITY. THE CERTIFICATION PROGRAM OF THE MARYLAND DEPARTMENT OF AGRICULTURE, TURF AND SEED SECTION, PROVIDES A RELIABLE MEANS OF CONSUMER PROTECTION AND

c. IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES WESTERN MD: MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER HARDINESS ZONES: 5B, 6A) CENTRAL MD: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONE: 6B) SOUTHERN MD, EASTERN SHORE: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONES: 7A, 7B).

d. TILL AREAS TO RECEIVE SEED BY DISKING OR OTHER APPROVED METHODS TO A DEPTH OF 2 TO 4 INCHES, LEVEL AND RAKE THE AREAS TO PREPARE A PROPER SEEDBED. REMOVE STONES AND DEBRIS OVER 1½ INCHES IN DIAMETER. THE RESULTING SEEDBED MUST BE IN SUCH CONDITION THAT FUTURE MOWING OF GRASSES WILL

e. IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER FOR PLANT GROWTH (1/2 TO 1 INCH EVERY TO 4 DAYS DEPENDING ON SOIL TEXTURE) UNTIL THEY ARE FIRMLY ESTABLISHED. THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE LATE IN THE PLANTING SEASON, IN ABNORMALLY DRY OR HOT SEASONS, OR ON ADVERSE SITES.

		PE	ERMANENT SE	EDING SU	IMMARY			
HARDINESS ZONE: 6B (FROM FIGURE B.3) FERTILIZER RATE (10-20-20) SEED MIXTURE: 8 (FROM TABLE B.1)								
NO.	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS	N	P ₂ O ₅	K2 0	LIME RATE
8	TALL FESCUE	100	3/1-5/15	14- 1/2 IN	45 LB/AC	90 LB/AC	90 LB/AC	2 TONS/AC
-			8/15-10/15		(1.0 LB/ 1000 SF)	(2 LB/ 1000 SF)	(2 LB/ 1000 SF)	(90 LB/ 1000 SF)
				1				

B. SOD: TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER).

G. CLASS OF TURFGRASS SOD MUST BE MARYLAND STATE CERTIFIED. SOD LABELS MUST BE MADE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR.

b. SOD MUST BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF % INCH, PLUS OR MINUS 1/4 INCH, AT THE TIME OF CUTTING MEASUREMENT FOR THICKNESS MUST EXCLUDE TOP GROWTH AND THATCH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL ON THE ACCEPTABLE.

C. STANDARD SIZE SECTIONS OF SOD MUST BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON THE UPPER 10 PERCENT OF THE SECTION.

d. SOD MUST NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL

SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD NOT TRANSPLANTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.

G. DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE SOD.
 B. LAY THE FIRST ROW OF SOD IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO IT AND TIGHTLY WEDGED

AGAINST EACH OTHER, STAGGER LATERAL JOINTS TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. ENSURE THAT SOD NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE AIR DRYING OF THE ROOTS.

C. WHEREVER POSSIBLE, LAY SOD WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAGGERING JOINTS. ROLL AND TAMP, PEG OR OTHERWISE SECURE THE SOD TO PREVENT SLIPPAGE ON SLOPES. ENSURE SOLID CONTACT EXISTS BETWEEN

SOD ROOTS AND THE UNDERLYING SOIL SURFACE.

d. WATER THE SOD IMMEDIATELY FOLLOWING ROLLING AND TAMPING UNTIL THE UNDERSIDE OF THE NEW SOD PAD AND SOIL SURFACE BELOW THE SOD ARE THOROUGHLY WET. COMPLETE THE OPERATIONS OF LAYING, TAMPING AND IRRIGATING FOR ANY PIECE OF SOD WITHIN EIGHT HOURS.

3. SOD MAINTENANCE

a. IN THE ABSENCE OF ADEQUATE RAINFALL, WATER DAILY DURING THE FIRST WEEK OR AS OFTEN AND SUFFICIENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF 4 INCHES. WATER SOD DURING THE HEAT OF THE DAY TO PREVENT

b. AFTER THE FIRST WEEK, SOD WATERING IS REQUIRED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE CONTENT.

c. DO NOT MOW UNTIL THE SOD IS FIRMLY ROOTED. NO MORE THAN ½ OF THE GRASS LEAF MUST BE REMOVED BY THE INITIAL CUTTING OR SUBSEQUENT CUTTINGS. MAINTAIN A GRASS HEIGHT OF AT LEAST 3 INCHES UNLESS OTHERWISE SPECIFIED.



DATE

4177

AS SHOWN

SHEET: 3 OF

F-18-066

KTG

KTG

KWS

OWNER/DEVELOPER

KEVIN & MARIA GARVEY 2605 ROUTE 97 GLENWOOD, MD 21738 CIVIL AND ENVIRONMENTAL ENGINEERS, SURVEYORS, LANDSCAPE ARCHITECTS & LAND PLANNERS 7115 AMBASSADOR ROAD, P.O. BOX 47428 BALTIMORE, MARYLAND 21207-7428 PHONE: 410-944-3647

DESIGN CERTIFICATION: WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MR REGISTRATION NO.
P.E. R.L.S. OR R.L.A. (CIRCLE ONE)

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME. AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO .: EXPIRATION DATE:_ OF MARYLA

10-4-2019

MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL ON EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE."

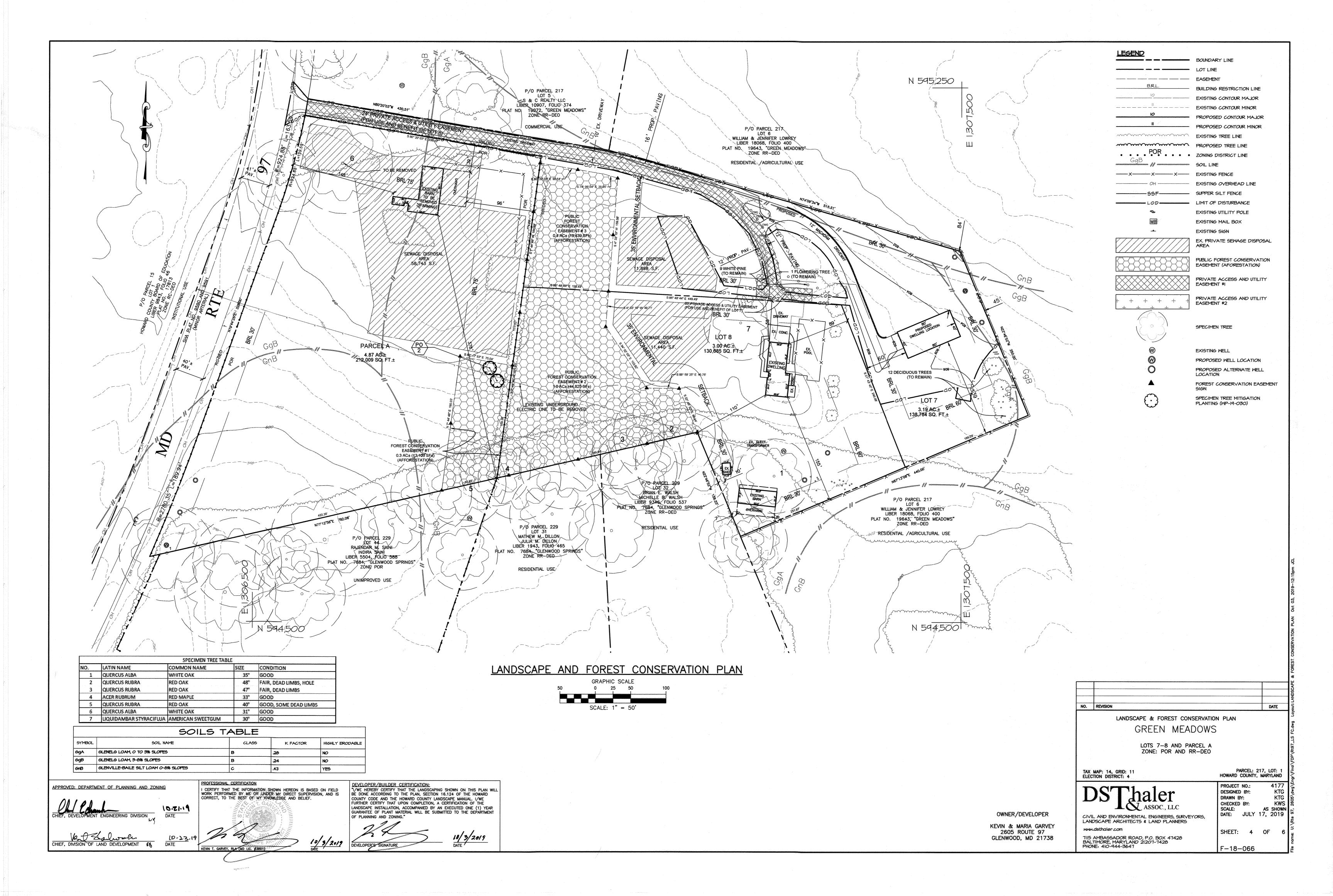
OWNER/DEVELOPER CERTIFICATION:

I/WE HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND

SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT THE RESPONSIBLE PERSONNEL INVOLVED IN THE

CONSTRUCTION PROJECT WILL HAVE A CERTIFICATION OF TRAINING AT A

10/3/2019

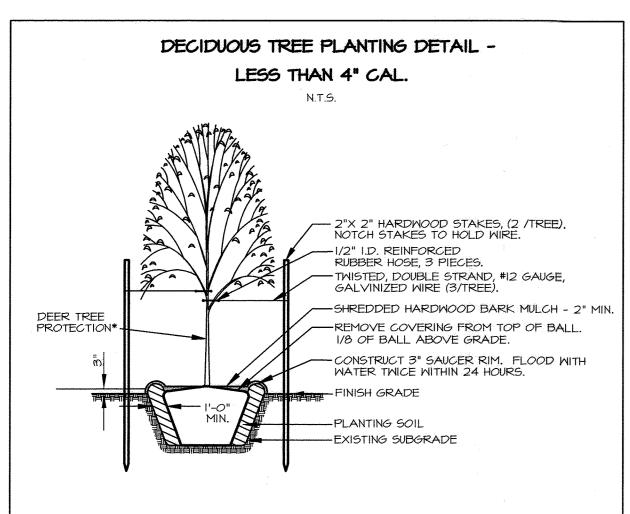


OT 7 E EDGE
ADJACENT TO PERIMETER PROPERTIES
LOT 7 A
1,046'
*YES 17
NO
1:60 = 17
- - - - 17

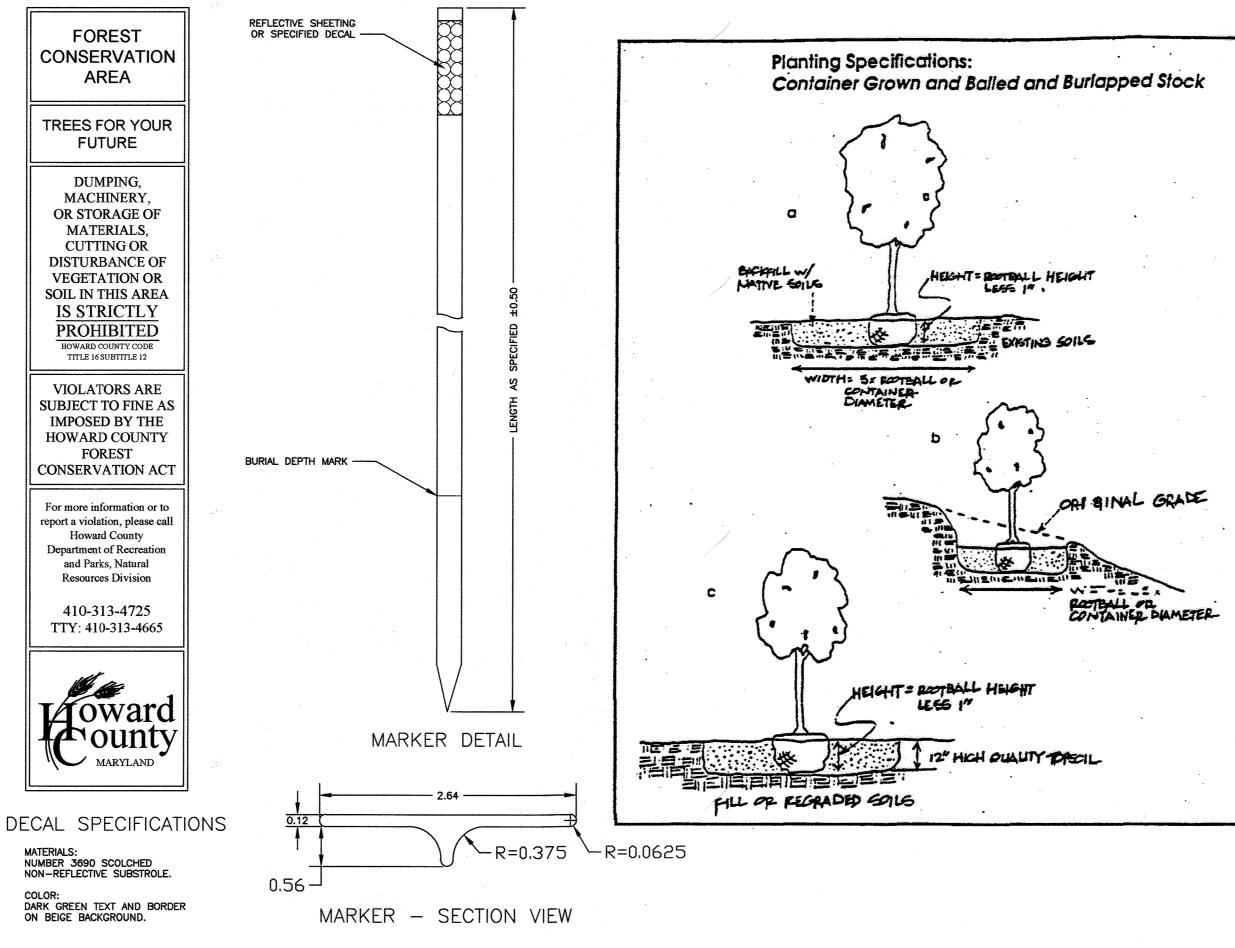
* CREDIT FOR RETENTION OF 12 EACH EXISTING SHADE TREES, 9-14" DIA., 9 EACH EXISTING EVERGREEN TREES, 25-30' HT AND

LANDSCAPE NOTES:

- 1. LOT 8 IS EXEMPT FROM PERIMETER LANDSCAPING DUE TO THE EXISTING DWELLING WHICH IS TO
- 2. LANDSCAPING FOR PARCEL A IS TO BE PROVIDED WITH A FUTURE SITE DEVELOPMENT PLANTHIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF HOWARD COUNTY CODE AND LANDSCAPE MANUAL AND IS TO BE USED FOR PLANT INSTALLATION PURPOSES ONLY.
- 3. MITIGATION PLANTING OF 2 EACH SHADE TREES (3-3 1 CAL.) FOR REMOVAL OF SPECIMEN TREE #6
- WILL BE PLANTED ON PARCEL "A" PER WP-19-030. 4. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO
- START OF WORK. ALL GENERAL NOTES FROM SHEET 1 SHALL APPLY. 5. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES AND EXISTING CONDITIONS
- BEFORE THE START OF WORK, CONTACT THE CONSTRUCTION MANAGER IF ANY PLANT RELOCATIONS ARE
- 6. PLANT LOCATIONS MAY NEED TO VARY DUE TO FINAL SITE CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF SWALES. 7. THE DEPARTMENT OF PLANNING AND ZONING MUST REVIEW AND APPROVE ALL SUBSTITUTIONS AND/OR
- RELOCATION PRIOR TO PLANTING. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER OR HIS REPRESENTATIVE.
- 8. AT THE TIME OF INSTALLATION, ALL SHRUBS AND OTHER PLANTINGS LISTED HEREON AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF THE LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIAL ARE PLANTED AN/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- 9. PLANT QUANTITIES SHOWN ON THE PLANT LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF THERE ARE DISCREPANCIES BETWEEN QUANTITIES SHOWN ON THE PLAN AND THOSE SHOWN ON THE PLAN LIST, QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE. THE CONTRACTOR SHALL VERIFY THE PLANT QUANTITIES PRIOR TO BIDDING.
- 10. ALL PLANT MATERIAL SHALL BE FULL AND HEAVY, WELL FORMED AND SYMMETRICAL, CONFORM TO THE AMERICAN NURSERY MEN ASSOCIATION STANDARDS AND INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- 11. ALL AREA DISTURBED BY CONSTRUCTION ACTIVITIES, NOT WITHIN PLANTING, WILL BE FINISH GRADED AND SEEDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- 12. ALL PLANTINGS AND PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH PER PLANTING DETAILS.
- 13. THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE REQUIRED LANDSCAPING. PLANT MATERIAL, BERMS, FENCES AND WALLS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY REPAIRED OR REPLACED.
- 14. SHOULD ANY TREE DESIGNATED FOR PRESERVATION FOR WHICH LANDSCAPE CREDIT IS GIVEN, DI PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR WITH A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD, AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 3 INCHES IN CALIPER AND INSTALLED AS REQUIRED IN THE HOWARD COUNTY LANDSCAPE MANUAL.

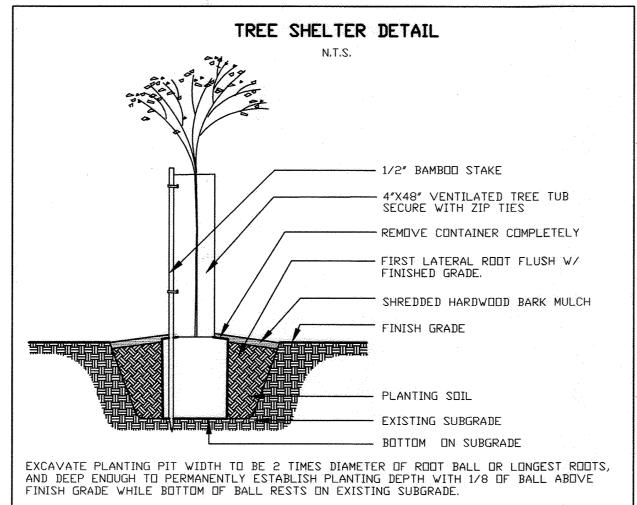


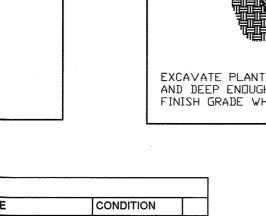
SPECIMEN TREE MITIGATION PLANTING *



FCE CARSONITE MARKER

NOT TO SCALE





B&B

* SPECIMEN TREE #6 IS LOCATED WITHIN AN APPROVED PRIVATE SEWAGE DISPOSAL AREA ON PARCEL "A". THE REMOVAL OF SPECIMEN TREE #6 IS APPROVED UNDER WP-19-030.

BOTANICAL NAME / COMMON NAME

Platanus occidentalis / American Sycamore

FOREST CONSERVATION PLANTING

FC	E NO. 1 AFFORESTATION PROVIDED (PARCEL "A"):	0.3 ACRE
	PLANTING UNITS REQUIRED (200/AC @1" CAL.):	60 UNITS
	PLANTING PROVIDED:	60 UNITS
FC	E NO. 2 AFFORESTATION PROVIDED (LOT 8):	1.0 ACRE
	PLANTING UNITS REQUIRED (200/AC @ 1" CAL.):	200 UNITS
/	PLANTING PROVIDED:	200 UNITS
FC	E NO. 3 AFFORESTATION PROVIDED (LOT 7):	0.4 ACRE
	PLANTING UNITES REQUIRED (200/AC @ 1" CAL.):	80 UNITS
	PLANTING PROVIDED:	80 UNITS
TO	TAL AFFORESTATION PROVIDED ON-SITE:	1.7 ACRE

ATIVE TREES	OTY.	BOTANICAL NAME / COMMON NAME Acer rubrum / Red Maple	<u>SIZE</u> - / 2" CAL	CONDITION CONT.
•	10	Juniperus virginiana / Eastern Red Cedar	1 - 1 1/ 2" CAL	CONT.
	10	Liriodendron tulipifera / Tulip Tree	1 - 1 1/ 2" CAL	CONT.
3	10	Nyssa sylvatica / Sour Gum	1-11/2" CAL	CONT.
4	10	Quercus alba / White Oak	1 - 1 1/ 2" CAL	CONT.
₹	10	Quercus rubra / Red Oak	1 - 1 1/ 2" CAL	CONT.

34	Juniperus virginiana / Eastern Red Cedar	1 - 1 1/ 2" CAL	CONT.
33	Liriodendron tulipitera / Tulip Tree	1 - 1 1/ 2" CAL	CONT.
33	Nyssa sylvatica / Sour Gum	1-11/2" CAL	CONT.
99	Quercus alba / White Oak	1-11/2" CAL	CONT.
98	Quercus rubra / Red Oak	1-11/2" CAL	CONT.
	53 53	Nysea sylvatica / Sour Gum Guercus alba / White Oak	33 Nysea sylvatica / Sour Gum 1 - 1 1/ 2" CAL 33 Guercus alba / White Oak 1 - 1 1/ 2" CAL

ATIVE TREES	<u>@TY</u> 4	BOTANICAL NAME / COMMON NAME Acer rubrum / Red Maple	SIZE - / 2" CAL	CONDITION
Æ	14	Juniperus virginiana / Eastern Red Cedar	1-11/2" CAL	CONT.
. T	13	Liriodendron tulipifera / Tulip Tree	1-11/2" CAL	CONT.
15	13 -	Nyssa sylvatica / Sour Gum	1-11/2" CAL	CONT.
RA	13	Quercus alba / White Oak	1-11/2" CAL	CONT.
R.	iS	Quercus rubra / Red Oak	1-11/2" CAL	CONT.

FORESTATION WARRANTY AND MAINTENANCE NOTES: 1. A MINIMUM 75% SURVIVAL RATE FOR FORESTATION IS REQUIRED AT THE END OF A 24 MONTH MAINTENANCE PERIOD. NATIVE SEEDLINGS, 12" AND

- 2. TO DETERMINE THE SUCCESS OF THE PLANTING, MONTHLY VISITS WILL BE CONDUCTED DURING THE FIRST GROWING SEASON. THE VISITS WILL BE DETERMINE IF SUPPLEMENTAL WATERING, PEST CONTROL OR OTHER MEASURES ARE REQUIRED TO PROMOTE SURVIVABILITY. WINTER AND SUMMER KILLS WILL BE DOCUMENTED IN THE SPRING AND AUTUMN
- 3. AN ASSESSMENT OF MONITORING AFTER THE FIRST GROWING SEASON WILL ASSIST IN MAKING RECOMMENDATIONS FOR REINFORCEMENT PLANTING IF REQUIRED.

	FCE	NO. 1 AFFORESTATION PROVIDED (PARCEL "A"):	0.3 ACRE
		PLANTING UNITS REQUIRED (200/AC @1" CAL.):	60 UNITS
		PLANTING PROVIDED:	60 UNITS
	FCE	NO. 2 AFFORESTATION PROVIDED (LOT 8):	1.0 ACRE
	/	PLANTING UNITS REQUIRED (200/AC @ 1" CAL.):	200 UNITS
,/		PLANTING PROVIDED:	200 UNITS
	FCE	NO. 3 AFFORESTATION PROVIDED (LOT 7):	0.4 ACRE
		PLANTING UNITES REQUIRED (200/AC @ 1" CAL.):	80 UNITS
		DI ANTINO PROVIDED	OO LIMITO

TREES	QTY 10	BOTANICAL NAME / COMMON NAME Acer rubrum / Red Maple	SIZE - / 2" CAL	CONDITION CONT.
	10	Juniperus virginiana / Eastern Red Cedar	1 - 1 1/ 2" CAL	CONT.
	10	Liriodendron tulipifera / Tulip Tree	1 - 1 1/ 2" CAL	CONT.
	10	Nyssa sylvatica / Sour Gum	1 - 1 1/ 2" CAL	CONT.
	10	Quercus alba / White Oak	1 - 1 1/ 2" CAL	CONT.
	10	Quercus rubra / Red Oak	1-11/2" GAL	CONT.

PLANT SCHEDULE FOREST CONSERVATION EASEMENT # 2

NATIVE TREES AR	<u>QTY</u> 34	BOTANICAL NAME / COMMON NAME Acer rubrum / Red Maple	SIZE - / 2" CAL	CONDITION
Æ	94	Juniperus virginiana / Eastern Red Cedar	1 - 1 1/ 2" CAL	CONT.
LT	33	Liriodendron tulipitera / Tulip Tree	1 - 1 1/ 2" CAL	CONT.
NS	33	Nyssa sylvatica / Sour Gum	1-11/2" CAL	CONT.
GA	93	Quercus alba / White Oak	1 - 1 1/ 2" CAL	CONT.
ar	93	Quercus rubra / Red Oak	1-11/2" CAL	CONT.

TALLER, FROM NATURAL REGENERATION MAY BE COUNTED FOR UP TO 50%

- OF THE TOTAL SURVIVAL RATE. RESPECTFULLY.

FOREST CONSERVATION WORKSHEET POR ZONING DISTRICT TRACT AREA

NET TRACT AREA:

E. Afforestation Threshold...

F. Conservation Threshold..

EXISTING FOREST COVER:

BREAK EVEN POINT (BEP):

G. Existing forest cover (excluding floodplain).

H. Area of forest above afforestaion threshold

I. Area of forest above conservation threshold.

K. Clearing permitted without mitigation...

PROPOSED FOREST CLEARING:

L. Total area of forest to be cleared.

M. Total area of forest to be retained..

PLANTING REQUIREMENTS:

R. Total reforestation required...

S. Total afforestation required...

J. Forest retention above threshold with no mitigation (BEP)

N. Reforestation for clearing above conservation threshold...=

P. Reforestation for clearing below conservation threshold...=

Q. Credit for retention above conservation threshold......=

T. Total reforestation and afforestation required....

- A. Total tract area..
- B. Area within 100 year floodplain C. Area to remain in agricultural production. D. Net tract area.....

zoning, and limit to only one entry.

LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)

Input the number "1" under the appropriate land use

IDA

0 0 0

HDR

MPD

 $15\% \times D =$

15% x D =

B. Area within 100 year floodplain.

0.0

C. Area to remain in agricultural production.. D. Net tract area...

FOREST CONSERVATION WORKSHEET

RR-DEO ZONING DISTRICT TRACT AREA

NET TRACT AREA:

A. Total tract area...

6.2

LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)

Input the number "1" under the appropriate land use zoning, and limit to only one entry.

500004-70-747750000000000000000000000000	00000 00-10-10-10-1-1-1-10-10-10-10-10-10-10-1	
E. Afforestation Threshold	20% x D =	1.2
F. Conservation Threshold	25% x D =	1.5

EXISTING FOREST COVER:

G. Existing forest cover (excluding floodplain)=	0.0
H. Area of forest above afforestaion threshold=	0.0
I. Area of forest above conservation threshold=	0.0

BREAK EVEN POINT (BEP)

J. Forest retention above threshold with no mitigation (BEP)=	0.0
K. Clearing permitted without mitigation=	0.0

PROPOSED FOREST CLEARING:

L. Total area of	forest to b	e cleared.		<i>_</i> =
M. Total area of	forest to I	oe retained	J	

PLANTING REQUIREMENTS:

I D WY II TO THE GOTTLEWE		
N. Reforestation for clearing	ng above conservation threshold=	
P. Reforestation for clearing	ng below conservation threshold=	_
Q. Credit for retention abo	ve conservation threshold=	
R Total reforestation requ	ired =	_

CURVILINEAR

- R. Total reforestation required... S. Total afforestation required..
- T. Total reforestation and afforestation required..
- 0.0

RANDOMIZED PLANTING

FOREST CONSERVATION NOTES 1. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF

- SECTION 16.2000 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- THE FOREST CONSERVATION OBLIGATION IS 1.9 ACRES. THE OBLIGATION WILL BE FULFILLED BY PROVIDING 1.7 ACRES OF ON-SITE AFFORESTATION AND 0.2 ACRE EQUIVALENT OFF-SITE FOREST CONSERVATION BANK (SDP-16-027 CATTAIL MEADOWS) WILL BE PURCHASED.
- 3. THE FOREST CONSERVATION REQUIREMENTS FOR THIS SUBDIVISION SHALL BE ADDRESSED PRIOR TO THE ISSUANCE OF A GRADING PERMIT.
- 4. SURETY FOR AFFORESTATION IS \$37,026.00 (74,052 SF @ 0.50), PER WP-19-030, SURETY FOR SPECIMEN TREE MITIGATION IS \$600.00. TOTAL SURETY OF \$37,626.00 WILL BE POSTED WITH THE DEVELOPERS AGREEMENT. 5. THE DEVELOPER RESERVES UNTO ITSELF, IT SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER AND SEWER, STORM DRAINAGE AND FOREST CONSERVATION (DESIGNATED
- "FOREST CONSERVATION AREA") LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOT/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- 6. ANY FOREST CONSERVATION EASEMENT (FCE) AREA SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF HOWARD COUNTY WHICH RESTRICT
- THE DISTURBANCE AND USE OF THIS AREA. LIMIT OF DISTURBANCE SHALL BE RESTRICTED TO AREAS OUTSIDE THE LIMIT OF TEMPORARY
- FENCING OR THE BOUNDARY OF THE FCE, WHICHEVER IS GREATER. 8. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE
- FOREST CONSERVATION EASEMENT, EXCEPT AS PERMITTED BY HOWARD COUNTY DPZ. 9. NO STOCKPILES, PARKING AREAS, EQUIPMENT CLEANING AREAS, ETC. SHALL OCCUR WITHIN AREAS DESIGNATED AS FOREST CONSERVATION EASEMENTS.
- 10. TEMPORARY FENCING SHALL BE USED TO PROTECT FOREST RESOURCES DURING CONSTRUCTION. THE FENCING SHALL BE PLACED ALONG ALL FEC RETENTION BOUNDARIES WHICH OCCUR WITHIN 15 FEET OF THE PROPOSED LIMIT OF DISTURBANCE.
- 11. PERMANENT SIGNAGE SHALL BE PLACED 50'-100' APART ALONG THE BOUNDARIES OF ALL AREAS INCLUDED IN THE FOREST CONSERVATION EASEMENTS.
- 12. THE FOREST CONSERVATION WATERSHEDS FOR THIS PROJECT IS THE MIDDLE PATUXENT (02131106) AND BRIGHTON DAM (02131108). 13. THERE ARÉ NO RARE, THREATENED OR ENDÁNGERED SPECIES LOCATED ON THIS SITE.
- 14. THERE ARE NO HISTORIC SITES LISTED ON THE FEDERAL HISTORIC REGISTER OF HISTORIC PLACES, MARYLAND INVENTORY OF HISTORIC PROPERTIES OR HOWARD COUNTY HISTORIC SITES ON THE SUBJECT PROPERTY.

FORESTATION PLANTING NOTES:

- THE PREFERRED PLANTING SEASON IS LATE WINTER TO EARLY SPRING. PLANTING TIME WILL VARY FROM YEAR TO YEAR BUT MAY GENERALLY BEGIN IN LATE WINTER WHEN THE GROUND IS NO LONGER FROZEN. ALTERNATE PLANTING DATES MAY BE CONSIDERED DEPENDING ON SEASONAL CONDITIONS. 2. PLAT MATERIAL SHOULD BE INSPECTED PRIOR TO PLANTING. PLANTS THAT DO NOT CONFORM TO THE
- STANDARD NURSERYMEN SPECIFICATIONS FOR SIZE, FORM, VIGOR, ROOTS, TRUNK WOUNDS, INSECTS AND DISEASE SHOULD BE REPLACED. 3. PLANT MATERIAL GREATER THAN 1" CALIPER SHOULD MEET OR EXCEED THE REQUIREMENTS OF THE AMERICAN NURSERYMEN SPECIFICATIONS, I.E. SHOULD BE TYPICAL OF THE SPECIES AND VARIETY, HAVE NORMAL HABIT OF GROWTH, BE FIRST QUALITY, SOUND, VIGOROUS, WELL BRANCHED, HAVE HEALTHY, WELL
- FURNISHED ROOT SYSTEMS, AND GE FREE OF DISEASE, INSECT PESTS AND MECHANICAL INJURIES. PRIOR TO PLANTING, STOCK PILED PLANT MATERIAL WILL BE PLACED IN THE SHADE, KEPT MOIST AND PROTECTED AGAINST DESICCATION AT ALL TIMES. 5. PLAINT MATERIAL WILL BE PLANTED IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS FOUND ON THIS
- 6. PLANT MATERIAL SHOULD BE WATERED DURING PLANTING AND MAY REQUIRE WEEKLY WATERING THROUGH OUT THE FIRST GROWING SEASON DEPENDING ON THE RAINFALL.

PLANT LOCATIONS WILL BE DETERMINED BY A QUALIFIED FORESTRY PROFESSIONAL FROM UTILIZING THE FOLLOWING METHODOLOGY

PLANT COMMUNITY LAYOUT

PLANT PLACEMENT DETAIL

NOT TO SCALE

- MIX PLANT SPECIES IN THE STAGING AREA. THE QUALIFIED FORESTRY PROFESSIONAL WILL THE GUIDE CURVILINEAR LINE.
- SET PARALLEL CURVILINEAR LINES AT 11'
- INTERVALS. PLANTS WILL BE PLANTED AT RANDOM SPACING ALONG THE CURVILINEAR LINES
- UTILIZING THE FOLLOWING RANDOM NUMBERS AS FOOT SPACING ALONG LINE,

SEE RECORDED PLAT FOR FOREST CONSERVATION BEARINGS AND DISTANCES.

Il an in the Italian	+ 1 - 4 · · · · · · · · · · · · · · · · · ·	

	7	
NO.	REVISION	DATE
	LANDSCAPE & FOREST CONSERVATION NOTES & DETAILS	
	Buildoune & Tollest Consellation Notes & Delines	
	CREEN MEADOWS	

GIVELIN MILADOWS LOTS 7-8 AND PARCEL A

ZONE: POR AND RR-DEO

TAX MAP: 14, GRID: 11

ELECTION DISTRICT: 4

ASSOC., LLC CIVIL AND ENVIRONMENTAL ENGINEERS, SURVEYORS, LANDSCAPE ARCHITECTS & LAND PLANNERS

TII5 AMBASSADOR ROAD, P.O. BOX 47428 BALTIMORE, MARYLAND 21207-7428 PHONE: 410-944-3647

5 OF SHEET: -18-066

PARCEL: 217, LOT:

4177

AS SHOWN

KTG KTG

KWS

HOWARD COUNTY, MARYLAND

DATE: JULY 17, 2019

PROJECT NO .:

DESIGNED BY:

CHECKED BY:

DRAWN BY:

SCALE:

KEVIN & MARIA GARVEY 2605 ROUTE 97 GLENWOOD, MD 21738

OWNER/DEVELOPER

DEVELOPER/BUILDER CERTIFICATION: APPROVED: DEPARTMENT OF PLANNING AND ZONING I CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS "I/WE HEREBY 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 CERTIFICATION OF THE CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF. LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR 10.21.19 GUARANTEE OF PLANT MATERIAL WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING." 10/3/2019 DEVELOPER'S SIGNATI

