- 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 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 1-800-251-7777 AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK
- ZONING: R-ED PER 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7-28-06. AREA OF BUILDABLE LOTS (NOS. 193-196, 160-161, 213-210), 220) FOR THIS SITE DEVELOPMENT PLAN: 2.60± ACRES. FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE NOS.: SP-10-005, PB390, WP-11-076 & F-13-103
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN PROCESSED
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY BENCHMARKS 41DC AND 47EB WERE USED FOR THIS
- ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED.

- STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE MDE STORMWATER DESIGN MANUAL. BASED ON TABLE 5.3, THIS SITE HAS A TARGET PE OF 1,8". IN ORDER TO FULFILL THE STORMWATER MANAGEMENT REQUIREMENTS A COMBINATION OF ROOFTOP DISCONNECT (N-I), SHEET FLOW TO BUFFER (N-3), DRY WELLS MANAGEMENT REQUIREMENTS A COMBINATION OF ROOFTOP DISCONNET (N-1), PAREL FLOW TO BUFFER (N-3), DAT YELLS (M-5), RAIN BARRELS (M-1), POROUS PAVEMENT (A-2), GRASS SWALES (M-8), MICRO-BIORETENTION (M-6), AND A SAND FILTER (F-1) WILL BE USED. ALL OF THE ESD STORMWATER DEVICES ON BUILDABLE LOTS WILL BE PRIVATELY OWNED AND MAINTAINED, ALL MICRO-BIORETENTION FACILITIES IN A PUBLIC EASEMENT AND THE SAND FILTER WILL BE JOINTLY MAINTAINED BY HOWARD COUNTY AND THE HOA. THE HOA WILL BE RESPONSIBLE FOR THE ROUTINE MAINTENANCE FOR THE POROUS SIDEMALKS. ALL "ON-LOT" STORMWATER MANAGEMENT DEVICES ARE SUBJECT TO THE RECORDED D.O.C.
- 10. FINAL DIMENSIONS AND LOCATION OF STORMWATER DEVICES TO BE SHOWN ON BUILDING PERMIT PLOT PLAN, WHEN ACTUAL HOUSE TO BE BUILT IS DETERMINED.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION, THE FOREST CONSERVATION OBLIGATIONS WERE ADDRESSED UNDER F-13-103.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PUBLIC ROADS AND PROPERTY LINES WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING REGULATIONS ADOPTED JULY, 2006.
- 13. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (19.400.00 AS SHOWN ON SHEET 5 TO SATISFY SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL) SHALL BE POSTED AS PART OF THE GRADING PERMIT FOR LOTS SHOWN ON THIS SOP (WHERE APPLICABLE). FOR ADDITIONAL INFORMATION ON THE LANDSCAPE SURETY SEE SHEETS 5 & 6.
- 15. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:

  A. WIDTH 12' (16' SERVING MORE THAN ONE RESIDENCE)
- B. SURFACE 6" OF COMPACTED CRUSHER RIN BASE WTAR AND CHIP COATING (I-I/2"MIN. C. GEOMETRY MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS.
- ). STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YR. FLOOD WITH NO MORE THAN I FOOT DEPTH OVER DRIVEWAY SURFACE.
- F. MAINTENANCE SUFFICIENT TO INSURE ALL WEATHER USE.
- FOR 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. 17. ANY DAMAGE TO THE ADJACENT COUNTY OWNED RIGHT-OF-WAY AND PROPERTY SHALL BE CORRECTED AT THE

- 19. IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS. PORCHES, OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.

## LOT DEVELOPMENT DATA

- . GENERAL SITE ANALYSIS DATA
- A. PRESENT ZONING: R-ED PER 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7-28-06.
- B. PROPOSED USE OF SITE: 14 SFD RESIDENTIAL DWELLINGS C. PUBLIC WATER & SEWER TO BE UTILIZED (CONTR. 24-469I-D)
- PARKING REQUIRED AND PROVIDED: SEE CHART BELOW
- E. RECREATION OPEN SPACE FOR THIS SDP IS ADDRESSED UNDER F-14-103 (SEE OVERALL OPEN SPACE PROVISION CHART ON THIS SHEET
- A. AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 113,298 SF OR 2.60 AC. B. AREA OF THIS PLAN SUBMISSION: 3.0 ± ACRES (L.O.D.)
- C. AREA OF DISTURBANCE BY THIS SDP: 3.01 ACRES

# SINGLE FAMILY ATTACHED PARKING ANALYSIS

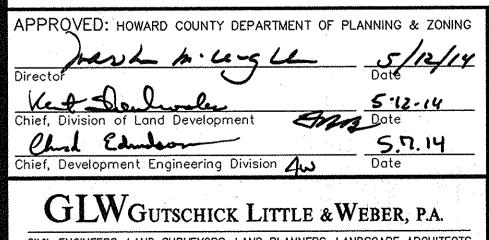
NUMBER OF SINGLE-FAMILY DETACHED LOTS FOR THIS SDP = 14

REQUIRED PARKING (@ 2 SPACES PER UNIT) = 28 SPACES REQUIRED OVERFLOW PARKING (@ 0.5 SPACES/UNIT PER DMV 3, TABLE 2.11) = 7 SPACES

TOTAL REQUIRED SPACES = 35 SPACES PARKING PROVIDED:

4 SPACES/UNIT (2 GARAGE \$ 2 DRIVEWAY) = 56 SPACES

LOT INFORMATION					
LOT TYPE	LOTS	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FRONT BRL		
SINGLE FAMILY DETACHED	193-196, 204-205,213- <b>219</b> & 220	6,000 SQUARE FEET	50'	]	

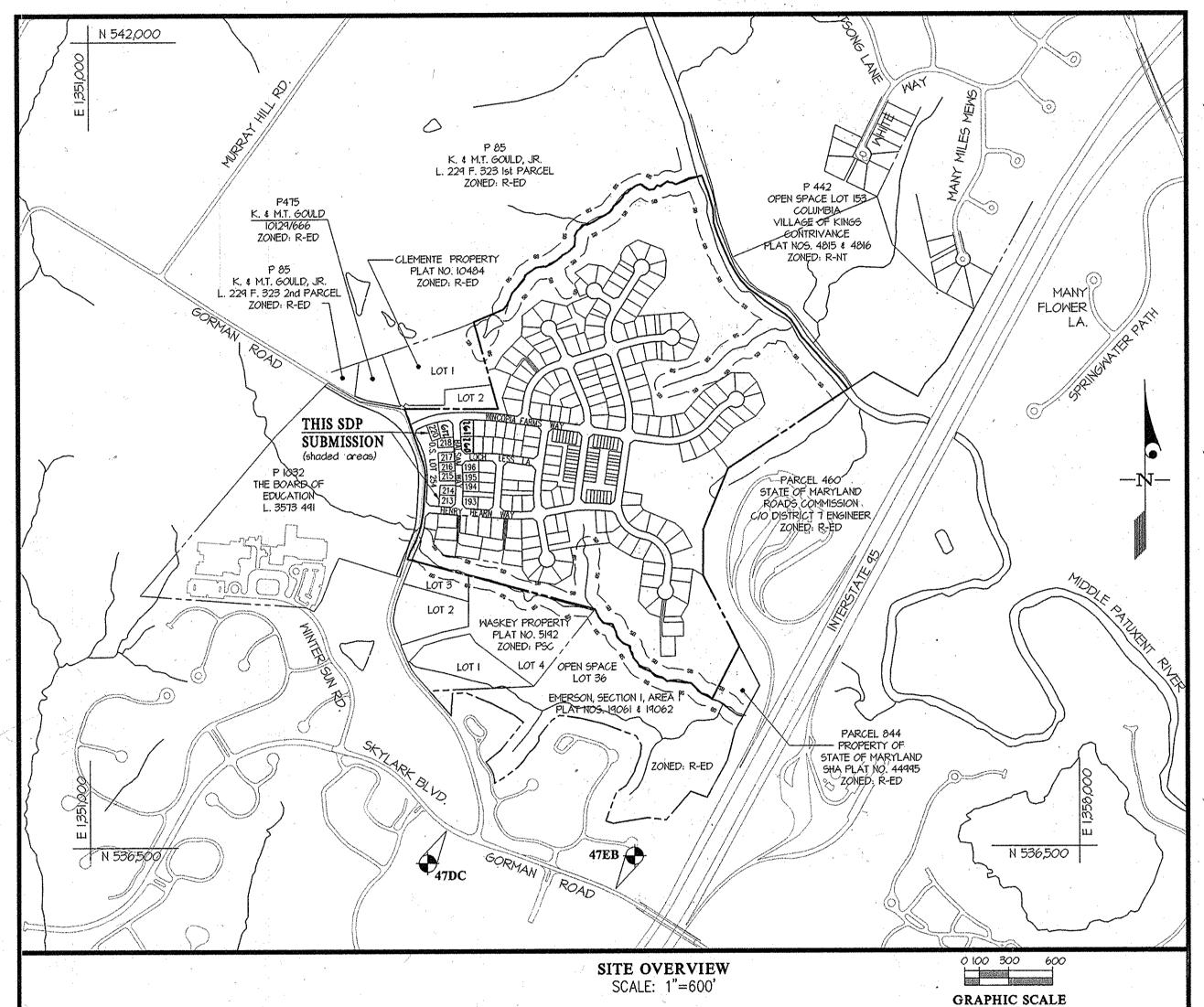


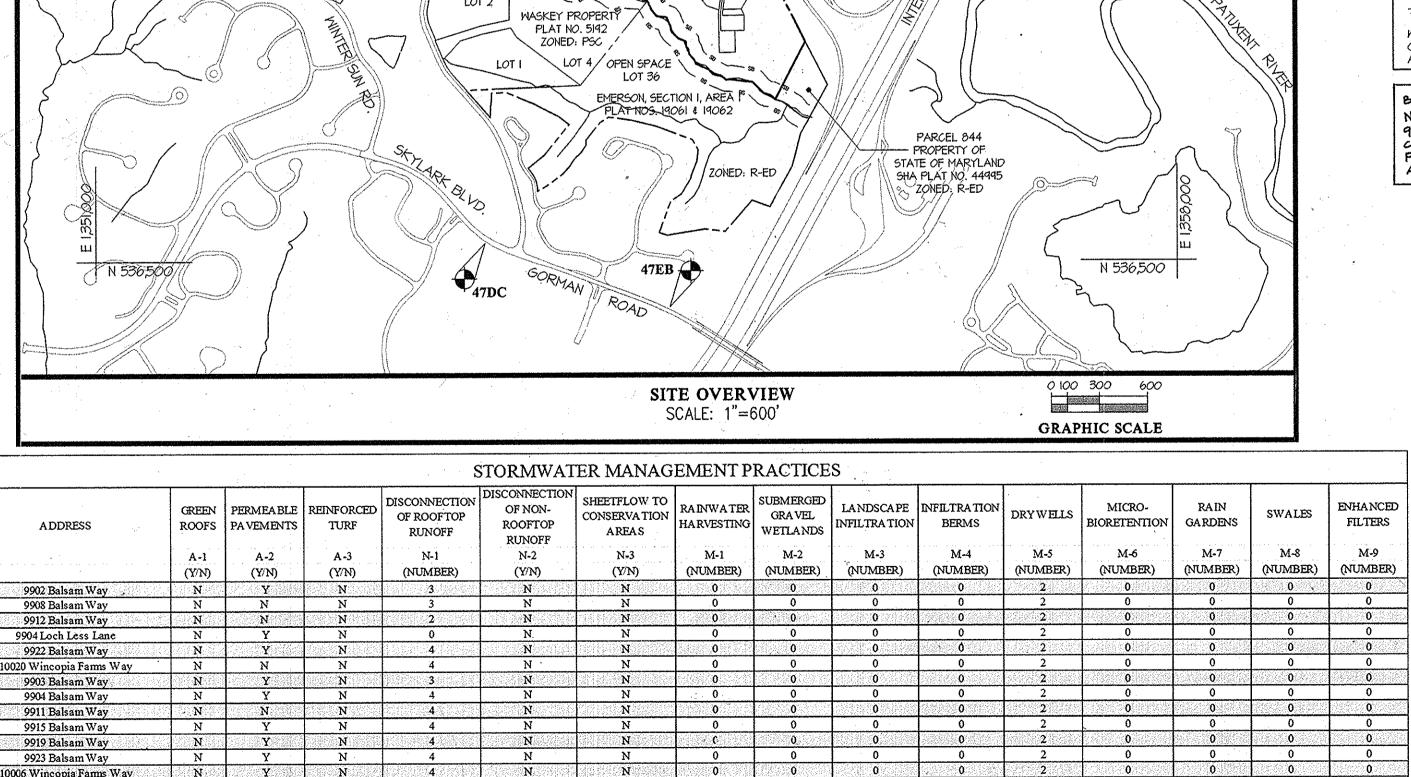
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE, MARYLAND 20866

TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186 .\CADD\DRAMMS\(08052\SDPs\SDPs\BEAZER (08052)\SDP (PHASE 1)\08052\_01 (SS.bry | DES. dds | DRN. KLP | CHK. CKG

WINCOPIA FARMS SITE DEVELOPMENT PLAN

LOT Nos. 193-196, 260-261, 213-219 and 220 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND





PROFESSIONAL CERTIFICATION

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. 12975

EXPIRATION DATE: May 26, 2014

HEREBY CERTIFY THAT THESE PLANS

N

klp

9+

BY APP'R.

.27.2015 add the Oxford III & the Hampden III house footprints & elevations

2015-01 Reaub. Loto 204 + 205, new lot numbers are 200 + 201 2014-08 Add NVRs Lot 219

Y | N

PREPARED FOR:

BEAZER HOMES CORP.

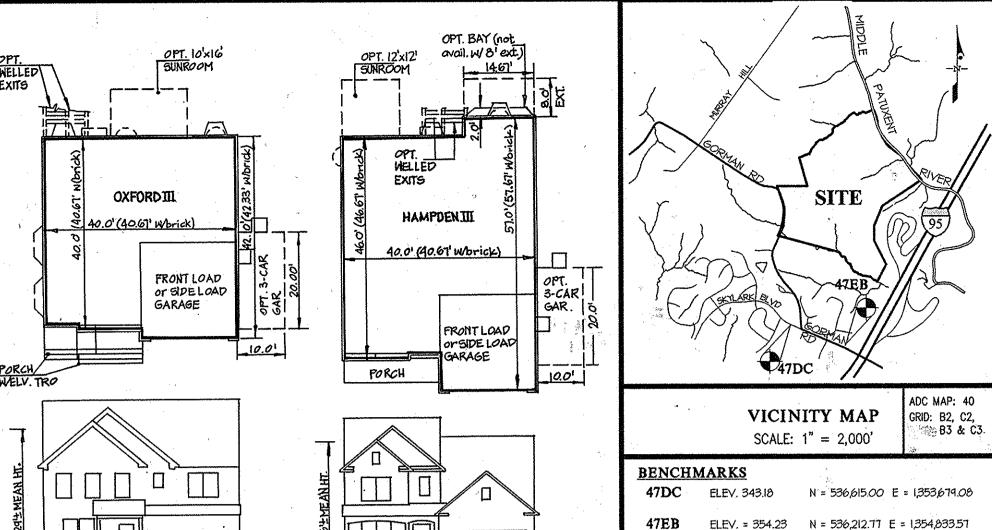
8965 GUILFORD ROAD

SUITE 290

COLUMBIA, MD 21046

PH.: 410-381-3222

ATTN.: BRIAN KNAUFF



RECREATIONAL OPEN SPACE CHART						
CRITERIA	REQUIRED	PROVIDED	WHERE PROVIDED			
400 SF PER SFA LOT X 49 LOTS	19,600 SF (0.45 Ac.)	, , , , , , , , , , , , , , , , , , ,	and the same of th			
300 SF PER SFØ LOT X ITI LOTS	51,300 SF (1.18 Ac.)					
	70,900 SF (1.63 Ac.)	6.75 Ac.	OS LOTS 227 AND 250			
	CRITERIA 400 SF PER SFA LOT X 49 LOTS	CRITERIA REQUIRED  400 SF PER SFA LOT X 49 LOTS 19,600 SF (0.45 Ac.)  300 SF PER SFD LOT X 171 LOTS 51,300 SF (1.18 Ac.)	CRITERIA         REQUIRED         PROVIDED           400 SF PER SFA LOT X 49 LOTS         19,600 SF (0.45 Ac.)            300 SF PER SFD LOT X I'II LOTS         51,300 SF (1.18 Ac.)			

SETBACK REQUIREMENTS					
SETBACK TYPE	SETBACK SINGLE FAMILY DETACHED				
PROJECT BOUNDARY	3⊘'				
EXTERNAL PUBLIC R/W	75'				
FRONT/SIDE ON INTERNAL PUBLIC R/W	20'				
FRONT (PRINCIPAL STRUCTURE)	20'				
SIDE (PRINCIPAL STRUCTURE)	7.5'				
REAR (PRINCIPAL STRUCTURE)	. 25'				
FACE TO FACE	N/A				
FACE TO SIDE / REAR TO SIDE	N/A				
SIDE TO SIDE	N/A				
REAR TO REAR	N/A ``				
REAR TO FACE	N/A				

LOT GROUP:	DISTURBED AREA	LANDSCAPE SURETY AMOUNT	LANDSCAPE INSPECTION FEI	ES PAI
193-196, <b>260-261</b> , 213-218 & 220	266± AC	\$4,500.00	\$ 100.00	
219	0.30± AC.	\$900.00	\$ 100.00	
TOTAL	2.96 AC.	\$ 5,400.00	\$ 200.00	

Builder (For Lot 219) NYR INC. 9720 Patuxent Woods Dr Columbia, Md 21046 Ph .: 410-379-5956 Attn.: Tim Naughton

### SHEET INDEX COVER SHEET SITE DEVELOPMENT PLAN SITE DEVELOPMENT PLAN SEDIMENT CONTROL PLAN . LANDSCAPE PLAN 6. LANDSCAPE PLAN

	ADDRESS	CHAR	T s s
LOT No.	STREET ADDRESS	LOT No.	STREET ADDRESS
143	,9902 BALSAM WAY	213	9903 BALSAM WAY
194	9908	214	9907
195	4412	215	9911
		216	<b>A</b> 915
196	9904 LOCH LESS LANE	217	વવાવ
·		218	9923
260	9922 BALSAM WAY	219	10010 Wincopia Farmer Way
		220	10006 WINCOPIA FARMS WAY
261	10020 WINCOPIA FARMS WAY		·
·			

L								
	WATER CODE: E2I	*			SEWER, CODE:			
	DEVELOPMENT NAME: WINCOPIA FARMS				DISTRICT/AREA N/A 143 213		LOTS CENSUS TRAC -196, <b>2 60 764</b> 8- <b>219</b> 6 220 6051.02	
	PLAT (PN 22732 - 22752.	ZONE R-ED	TAX MAP 47	GRID 3	ELEC. DIST	·		
			SCA	LE	ZONING		G. L.	W. FILE No.
			AS SH	NWOH	R-ED	والعواد أأرأ	. 0	8052
			DA.	TE.	TAX MAP -	GRID		SHEET

HOWARD COUNTY, MARYLAND

PERMIT INFORMATION CHART

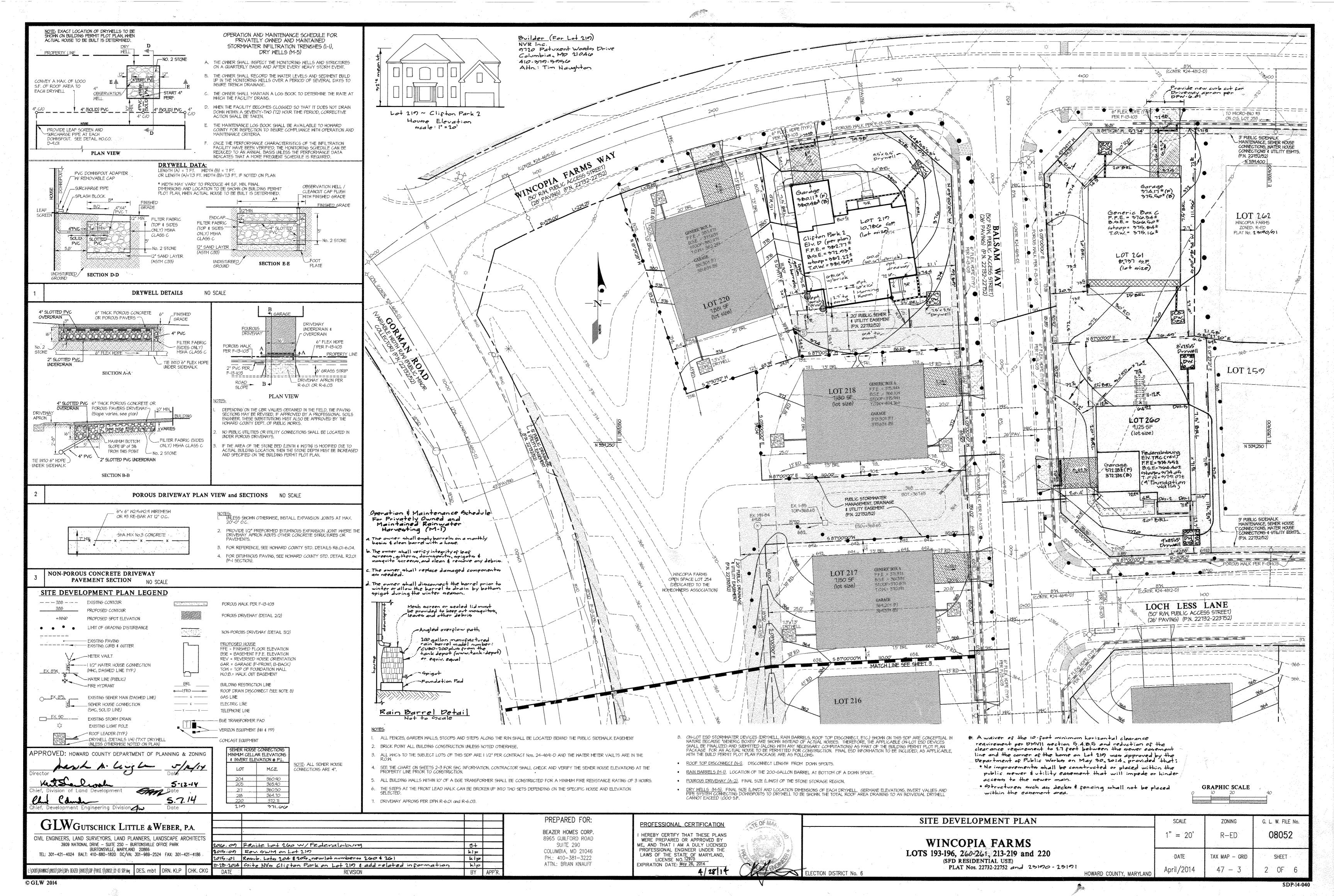
**COVER SHEET** 

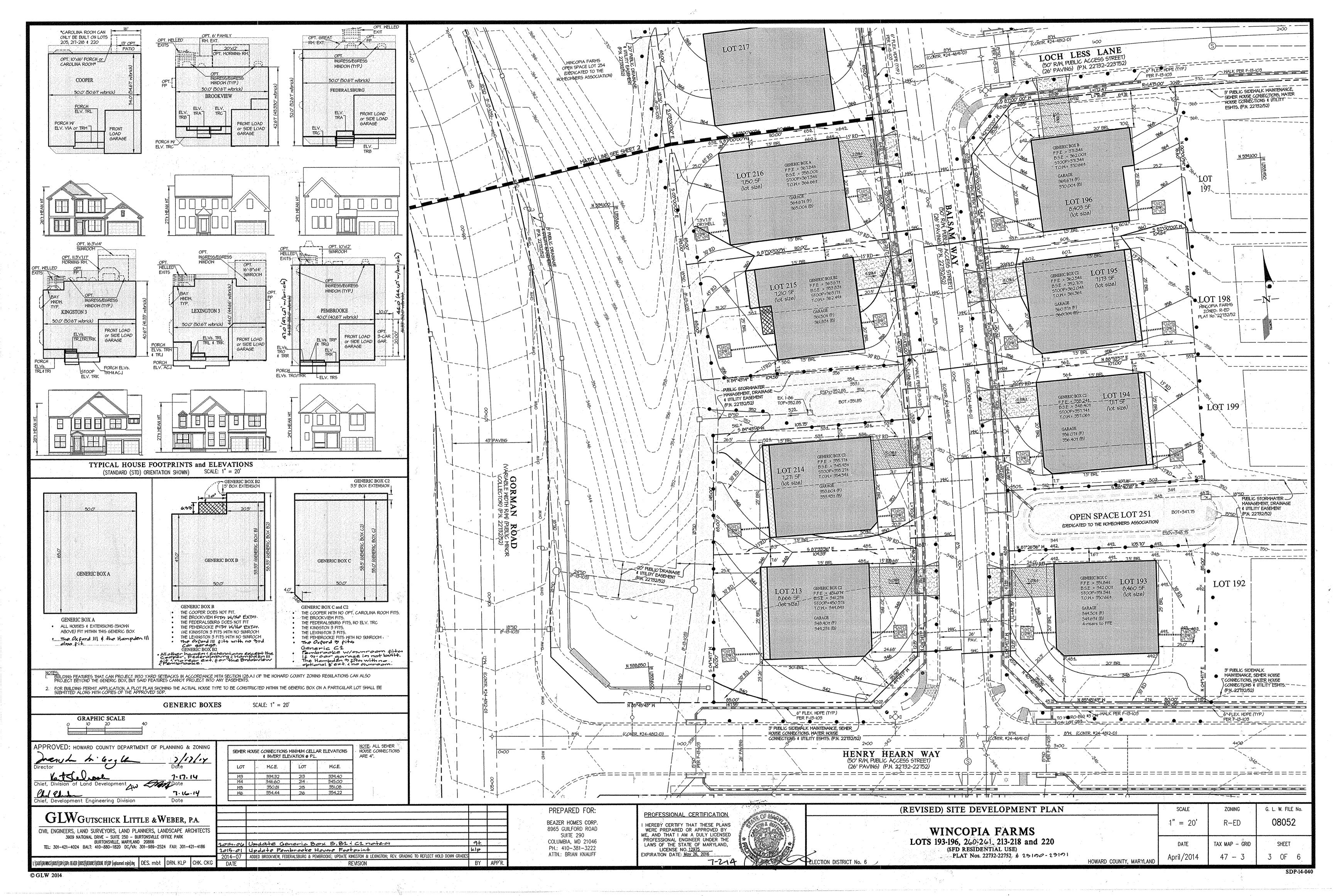
WINCOPIA FARMS

and the state of t

LOTS 193-196, 260-261, 213-219 and 220 (SFD RESIDENTIAL USE) PLAT Nos. 22732 - 22752. and 23100-23101

© GLW 2014





### **B-4-2 STANDARD AND SPECIFICATIONS FOR SOIL** B-4-3 STANDARDS AND SPECIFICATIONS FOR **B-4-4 STANDARDS AND SPECIFICATIONS B-4-5 STANDARDS AND SPECIFICATIONS** DETAIL B-1 STABILIZED CONSTRUCTION MELSCE AND ENTRANCE SEEDING and MULCHING FOR PERMANENT STABILIZATION PREPARATION, TOPSOILING, AND SOIL AMENDMENTS FOR TEMPORARY STABILIZATION DEFINITION DEFINITION DEFINITION GRAPHIC SCALE EXISTING PAVENEN 1 3 FT 1 TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS. THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION. THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER. TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION. ARRIAN <u>PURPOSE</u> -EARTH FILL MIN. 6 IN OF 2 TO 3 IN AGGREGATE OVER LENGTH AND WOTH OF ENTRANCE O USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOIL TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. O USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER -- PIPE (SEE NOTE 8) CONDITIONS WHERE PRACTICE APPLIES EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR A PERIOD OF 6 MONTHS OR LESS. FOR LONGER DURATION OF TIME, PERMANENT STABILIZATION PRACTICES ARE REQUIRED. ON DISTURBED SOILS. PROFILE CONDITIONS WHERE PRACTICE APPLIES CONDITIONS WHERE PRACTICE APPLIES 50 FT MIN. CONDITIONS WHERE PRACTICE APPLIES WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED. FFE + 81634 BSE + 36650 STOOP+31534 TOM+ 815461 TO THE SURFACE OF ALL PERIMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING. CRITERIA EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE. SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.I CRITERIA 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 CRITERIA A. SOIL PREPARATION PATR 22732/52) . SEED MIXTURES A. SEEDING TEMPORARY STABILIZATION . SPECIFICATIONS TESTS PERFORMED, USE AND SHOW THE RECOMMEND a. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE LOT 205 / SEEDBED PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY THE REQUIREMENTS OF THE MARYLAND STATE SEE PLAN VIEW APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3) AND BASED ON THE SITE MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION FOUIPMENT. SUCH AS DISC HARROWS LAW. ALL SEED MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SE CONDITION OR PURPOSE FOUND ON TABLE B.2. ENTER SELECTED MIXTURE(S). APPLICATION OR CHISEL PLOWS OR RIPPERS MOUNTED ON CONSTRUCTION EQUIPMENT. AFTER THE SOIL IS LABORATORY. ALL SEED USED MUST HAVE BEEN TESTED WITHIN THE 6 WHEN STABILIZATION IS REQUIRED OUTSIDE OF A SEEDING SEASON, APPLY SEED LOOSENED, IT MUST NOT BE ROLLED OR DRAGGED SMOOTH BUT LEFT IN THE ROUGHENED RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO AND MULCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION B-4-3.A.1.B BE PLACED ON THE PLAN. CONDITION, SLOPES 3:1 OR FLATTER ARE TO BE TRACKED WITH RIDGES RUNNING PARALLEL ANY PROJECT. REFER TO TABLE B.4 REGARDING THE QUALITY OF SEED. SEED TAGS MUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR TO AND MAINTAIN UNTIL THE NEXT SEEDING SEASON. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES STREAM BANKS, OR DUNES OR FOR SPECIAL PURPOSES SUCH AS WILDLIFE OR AESTHETIC . APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS. 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 MOTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS. D. MULCH ALONE MAY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES ONLY IF THE GROUND IS FROZEN. THE APPROPRIATE SEEDING MIXTURE MUST BE APPLIED WHEN THE GROUND THAWS. INCOLLANTS: THE INOCULANT FOR TREATING LEGUME SEED IN THE SEED IN THE SEED. TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR FERTILIZER - CRITICAL AREA PLANTING OTHER SUITABLE MEANS. SEED MIXTURE FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RATE PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE ORANIAGE, PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERN WITH S.I. SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE MIPE, PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN, WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAG TO CONVEY, A PIPE, IS NOT NECESSARY, A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT. SEEDING RECOMMENDED BY THE SOIL TESTING AGENCY. 2. PERMANENT STABILIZATION SPECIES RATE (Ib/oc.) MIXTURES MUST BE A PURE CULTURE OF NITROGEN FIXING BACTERIA PREPARED SPECIFICALLY FOR THE SPECIES. INOCULANTS MUST NOT BE USED LATER THAN THE DATE INDICATED ON THE CONTAINER. ADD FRESH INOCULANTS AS DIRECTED ON THE PACKAGE. USE FOUR TIMES THE RECOMMENDED RATE WHEN HYDROSEEDING. NOTE: IT IS VERY IMPORTANT TO KEEP INOCULANT AS COOL AS POSSIBLE UNTIL USED. TEMPERATURES ABOVE FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (46-0-0) AT 3 DATES a. A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE /2 POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE: Aug. 1 to Oct. 15 0.5 INCHES 436 lb./ac. IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY. 40 lb/ac RYEGRASS PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE; AS SPECIFIED IN SECTION H-1 MATERIALS. \_\_\_ (10 lb./ (90 lb./ I. SOIL PH BETWEEN 6.0 AND 7.0. TURFGRASS MIXTURES 20 lb/ac | May 16 to July 31 | 0.5 INCHES | 1,000 sf) 1,000 sf) REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE. TO 80 DEGREES FAHRENHEIT CAN WEAKEN BACTERIA AND MAKE THE II. SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM). AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND 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 SPRILED, DROPPED, OR LOT 204 COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE. SOD OR SEED MUST NOT BE PLACED ON SOIL WHICH HAS BEEN TREATED SEDIMENT CONTROL NOTES III. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT FNOUGH FINE GRAINED MATERIAL WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION (GREATER THAN 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A b. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF N 539,250 MODERATE AMOUNT OF MOISTURE. AN EXCEPTION: IF LOVEGRASS WILL BE PLANTED, THEN CONDITIONS OR PURPOSE. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED PRIOR TO THE START OF ANY CONSTRUCTION. (410-313-1855). A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE ACCEPTABLE. APPLICATION. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE IV, SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT. MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SECIMENT CONTROL DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN AREAS THAT RECEIVE MOST CURRENT "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION MARYLAND DEPARTMENT OF ENVIRONM WATER MANAGEMENT ADMINISTRATIO 2011 V, SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION. INTENSIVE MANAGEMENT, IRRIGATION REQUIRED IN THE AREAS OF CENTRAL AND SEDIMENT CONTROL" AND REVISIONS THERETO. INCORPORATE SEED INTO THE SUBSOIL AT THE RATES PRESCRIBED ON TEMPORARY SEEDING TABLE B.1, PERMANENT SEEDING TABLE B.3, OR SITE—SPECIFIC SEEDING SUMMARIES. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. MARYLAND AND EASTERN SHORE, RECOMMENDED CERTIFIED KENTUCKY BLÜEGRASS STANDARD SYMBOL . APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR CHITIVARS SEEDING RATE: 15 TO 20 POLINDS PER 1000 SOHARE FEET CHOOSE A DETAIL E-3 SUPER SILT FENCE MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 ABOVE CONDITIONS. TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A. 3 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B. 7 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT. APPLY HALF THE SEEDING RATE IN EACH DIRECTION, ROLL THE SEEDED 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. AREA WITH A WEIGHTED ROLLER TO PROVIDE GOOD SEED TO SOIL KENTUCKY BLUEGRASS/PERENNIAL RYE: FULL SUN MIXTURE: FOR USE IN FULL SUN AREAS WHERE RAPID ESTABLISHMENT IS NECESSARY AND WHEN TURF WILL RECEIVE . APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE MEDIUM TO INTENSIVE MANAGEMENT. CERTIFIED PERENNIAL RYEGRASS DRILL OR CULTIPACKER SEEDING: MECHANIZED SEEDERS THAT APPLY AND ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED CULTIVARS/CERTIFIED KENTUCKY BLUEGRASS SEEDING RATE: 2 POUNDS MIXTURE PEF ABOVE IN ACCORDANCE WITH THE "2011 MARYLAND STANDARDS AND 000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS CULTIPACKING SEEDERS ARE REQUIRED TO BURY THE SEED IN SUCH A SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" FOR PERMANENT WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT. FASHION AS TO PROVIDE AT LEAST 1/4 INCH OF SOIL COVERING. SEEDBED MUST BE FIRM AFTER PLANTING. ITABLE MEANS. RAKE LAWN AREAS TO SMOOTH THE SURFACE, REMOVE LARGE OBJECTS SEEDING (Sec. B-4-5), TEMPORARY SEEDING (Sec. B-4-4) AND MULCHING (Sec B-4-3). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES. KE STONES AND BRANCHES. AND READY THE AREA FOR SEED APPLICATION, LOOSE) APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. 60' RM RELC ACCES STREET! (26' PAVING) (PX 22132/52 iii. TALL FESCUE/KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN DROUGHT SURFACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR OTHER FOUIPMENT TO ROUGHEN TH APPLY HALF THE SEEDING RATE IN EACH DIRECTION. URFACE WHERE SITE CONDITIONS WILL NOT PERMIT NORMAL SEEDBED PREPARATION, TRACK PRONE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MANAGEMENT IN FULL OPES 3:1 OR FLATTER WITH TRACKED EQUIPMENT LEAVING THE SOIL IN AN IRREGULAR : HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE 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 RECOMMENDED MIXTURE INCLUDES; CERTIFIED TALL FESCUE CULTIVARS 95 TO 100 INCLUDES SEED AND FERTILIZER). I. IF FERTILIZER IS BEING APPLIED AT THE TIME OF SEEDING, THE PERCENT, CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 0 TO 5 PERCENT. SEEDING **FILEVATION** BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR UNNECESSARY ON NEWLY DISTURBED AREAS. RATE: 5 TO 8 POUNDS PER 1000 SQUARE FEET. ONE OR MORE CULTIVARS MAY BE APPLICATION RATES SHOULD NOT EXCEED THE FOLLOWING: NITROGEN, 100 POUNDS PER ACRE TOTAL OF SOLUBLE NITROGEN; P205 Beazers Loto: 103-106,204-205,213-218 Lot 210 CHAIN LINK FENCING-(PHOSPHOROUS), 200 POUNDS PER ACRE; K20 (POTASSIUM), 200 POUNDS TOTAL AREA OF SITE 2.35± AC. 0.25 ac WOVEN SLIT FILM CECTEXTILE-TOPSOILING KENTUCKY BLUEGRASS/FINE FESCUE: SHADE MIXTURE: FOR USE IN AREAS WITH WARRIED TO SHADE IN BLUEGRASS LAWNS. FOR ESTABLISHMENT IN HIGH QUALITY, INTENSIVELY MANAGED TURF AREA. MIXTURE INCLUDES; CERTIFIED KENTUCKY BLUEGRASS AREA DISTURBED 2.66± A 030 00 LIME: USE ONLY GROUND AGRICULTURAL LIMESTONE (UP TO 3 TONS TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT NOTES: 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 PER ACRE MAY BE APPLIED BY HYDROSEEDING). NORMALLY, NOT MORE THAN 2 TONS ARE APPLIED BY HYDROSEEDING AT ANY ONE TIME. DO NOT AREA TO BE ROOFED OR PAVED 1.14± AC. 0.10 00 CULTIVARS 30 TO 40 PERCENT AND CERTIFIED FINE FESCUE AND 60 TO 70 0.20 dc AREA TO BE VEGETATIVELY STABILIZED : 1.52± AC. TEMPORARY SWM IS PROVIDED PERCENT. SEEDING RATE: 11/2 TO 3 POUNDS PER 1000 SQUARE FEET. USE BURNT OR HYDRATED LIME WHEN HYDROSEEDING MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION. MIX SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND 300 cy TOTAL CUT 3,450± CY UNDER F-13-103. CROSS SECTION WITHOUT INTERRUPTION. 300 CY 3,450± CY iv. WHEN HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL. 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 CONSTRUCTION SPECIFICATIONS 2000 SELECT TURFGRASS VARIETIES FROM THOSE LISTED IN THE MOST CURRENT INSTALL 2% INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX LENGTH SPACED NO FURTHER THAN 10 FEET APART, DRIVE THE POSTS A MINIMUM OF 35 INCHES INTO THE GROUND. OFF-SITE WASTE/BORROW AREA LOCATION : NONE CONCURRENT WITH ROAD UNIVERSITY OF MARYLAND PUBLICATION, AGRONOMY MEMO #77, "TURFGRASS ECTION IN THE SOIL SURVEY PUBLISHED BY USDA-NRCS. CONSTRUCTION, COORDINATE THE B. MULCHING CULTIVAR RECOMMENDATIONS FOR MARYLAND" WORK ON THESE PLANS WITH TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE: F-13-103. . MULCH MATERIALS (IN ORDER OF PREFERENCE) CHOOSE CERTIFIED MATERIAL. CERTIFIED MATERIAL IS THE BEST GUARANTEE OF SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY FASTEN WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, SECURELY TO THE UPSLOPE SIDE OF CHAIN LINK FENCE WITH THES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 8 INCHES INTO THE GROUND. CULTIVAR PURITY. THE CERTIFICATION PROGRAM OF THE MARYLAND DEPARTMENT OF THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR NO STOCKPILE WILL BE PERMITTED AGRICULTURE, TURF AND SEED SECTION, PROVIDES A RELIABLE MEANS OF CONSUMER BARLEY AND REASONABLY BRIGHT IN COLOR, STRAW IS TO BE FREE OF NOXIOUS WEED SEEDS AS SPECIFIED IN THE MARYLAND SEED LAW AND NOT MUSTY, MOLDY, CAKED, DECAYED, OR EXCESSIVELY DUSTY, NOTE: USE ONL' b. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO 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 PROTECTION AND ASSURES A PURE GENETIC LINE ON SITE. WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO PREVENT SECRMENT BY PASS. SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE. IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES EXTEND BOTH ENDS OF THE SUPER SRT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SRT FENCE. SEEDING AND STABILIZATION IS TO STERILE STRAW MULCH IN AREAS WHERE ONE SPECIES OF GRASS IS WESTERN MD: MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 1 (HARDINESS ZONES: BE PERFORMED AT THE DIRECTION . WOOD CELLULOSE FIBER MULCH (WCFM) CONSISTING OF SPECIALLY PREPARE OF THE SEDIMENT CONTROL PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTRE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS. AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN. CÉNTRAL MD: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONE: ELLULOSE PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATE. INSPECTOR OR IN COMPLIANCE TO BE DYED GREEN OR CONTAIN A GREEN DYE IN THE 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, REINSTALL CHAIN LINK FENCING AND GEOTEXTILE. WITH THE STANDARD SEEDING AND TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING CRITERIA: PACKAGE THAT WILL PROVIDE AN APPROPRIATE COLOR TO FACILITATE VISUAL INSPECTION OF THE UNIFORMLY SPREAD SLURF SOUTHERN MD, EASTERN SHORE: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 STABILIZATION NOTES WHICHEVER IS MORE RESTRICTIVE. WCFM, INCLUDING DYE, MUST CONTAIN NO GERMINATION OR GROWTH a. TOPSOIL MUST BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, OR ANY CHANGES OR REVISIONS TO THE SEQUENCE OF CONSTRUCTION MUST B REVIEWED AND APPROVED BY THE PLAN APPROVAL AUTHORITY PRIOR TO INHIBITING FACTORS. THE AREAS TO RECEIVE SEED BY DISKING OR OTHER APPROVED METHODS TO A DEPTH 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 WCFM MATERIALS ARE TO BE MANUFACTURED AND PROCESSED IN SUCH A MANNER THAT THE WOOD CELLULOSE FIBER MULCH WILL REMAIN IN UNIFORM SUSPENSION IN WATER UNDER ACITATION AND WILL BLEND OF 2 TO 4 INCHES, LEVEL AND RAKE THE AREAS TO PREPARE A PROPER SEEDBED. 2011 MARYLAND DEPARTMENT OF ENVIRONMEN WATER MANAGEMENT ADMINISTRATION Px 22732/52 PROCEEDING WITH CONSTRUCTION. 201×35/26 REMOVE STONES AND DERRIS OVER 1 1/2 INCHES IN DIAMETER. THE RESULTING SEFORED A MIXTURE OF CONTRASTING TEXTURED SURSONS AND MUST CONTAIN LESS THAN MUST BE IN SUCH CONDITION THAT FUTURE MOVING OF GRASSES WILL POSE NO ERCENT BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, WITH SEED, FERTILIZER AND OTHER ADDITIVES TO FORM A A PROJECT IS TO BE SEQUENCED SO THAT THE GRADING ACTIVITIES BEGIN ON ONE GRADING UNIT (MAXIMUM ACREAGE OF 20 AC. PER GRADING UNIT) AT A TIME. WORK MAY PROCEED TO A SUBSEQUENT GRADING UNIT WHEN AT LEAST 50 PERCENT OF THE DISTURBED AREA IN THE PRECEDING GRADING UNIT HAS BEEN STABILIZED AND APPROVED BY THE ENFORCEMENT AUTHORITY. UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE APPROVAL AUTHORITY, NO MORE THAN 30 ACRES CUMULATIVELY MAY BE DISTURBED AT A GIVEN TIME. DETAIL E-1 SILT FENCE IOMOGENEOUS SLURRY. THE MULCH MATERIAL MUST FORM A BLOTTER-LIKE GROUND COVER, ON APPLICATION, HAVING MOISTURE BEORPTION AND PERCOLATION PROPERTIES AND MUST COVER AND ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1.5 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 k. IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER FOR 36 IN MIN, FENCE POST LENGTH DRIVEN MIN. 16 IN INTO GROUND OLD GRASS SEED IN CONTACT WITH THE SOIL WITHOUT INHIBITING PLANT GROWTH (1/2 TO 1 INCH EVERY 3 TO 4 DAYS DEPENDING ON SOIL TEXTURE) UNTIL THEY ARE FIRMLY ESTABLISHED. THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE. THE GROWTH OF THE GRASS SEEDLINGS. WCFM MATERIAL MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT CONCENTRATION LEVELS THAT WILL BE PHYTO—TOXIC. WCFM MUST CONFORM TO THE FOLLOWING PHYSICAL REQUIREMENTS: LATE IN THE PLANTING SEASON, IN ABNORMALLY DRY OR HOT SEASONS, OR ON ADVERSE TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR TIS IN MIN. HEIGHT OF WOVEN SLIT FILM GEOTEXTILE SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL. STANDARDS AND SPECIFICATIONS FOR DUST CONTROL PERMANENT SEEDING SUMMARY APPROXIMATELY 10 MILLIMETERS, DIAMETER APPROXIMATELY 1 MILLIMETER, PH RANGE OF 4.0 TO 8.5, ASH CONTENT OF 1.6 PERCENT MAXIMUM AND WATER HOLDING CAPACITY OF 90 PERCENT MINIMUM. CONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION ACTIVITIES. TOPSOIL APPLICATION HARDINESS ZONE: 6b SEED MIXTURE: #9 (Tall Fescue / Kentucky Bluegrass) TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES TO REDUCE ON A OFF—SITE DAMAGE INCLUDING HEALTH AND TRAFFIC HAZARDS: FERTILIZER. 2. EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL. ELEVATION . APPLICATION DUNFORMLY 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 RATE OPEN SPACE LOT 251 DEDICATED TO THE HOMEONERS ASSOCIATION CONDITIONS WHERE PRACTICE APPLIES AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT. (10-20-20) LIME RATE SPECIES APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING. WHEN STRAW MULCH IS USED, SPREAD IT OVER ALL SEEDED AREAS AT THE RATE OF 2 TONS PER ACRE TO A UNIFORM LOOSE DEPTH OF 1 TO 2 DATES SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM FENCE POST 18 IN MIN. -ABOVE-GROUND \*Certified Tall Fescue TOPSOILING OR OTHER OPERATIONS MUST BE CORRECTED IN ORDER TO PREVENT THE blend (95% by weight): Falcon IV, Penn 1901 & Rebel Exeda UNDISTURBED TORMATION OF DEPRESSIONS OF WATER POCKETS THAT THE SOIL SURFACE IS NOT EXPOSED. WHEN USING A MULCH ANCHORING TOOL, INCREASE THE APPLICATION RATE TO 2.5 TONS PER ACRE 6-8 lb/ Mar. 1 to May 15, 1/4 - 1.0 lb/ 1000 90 lb/ 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 MULCHES: SEE SECTION B-4-2 SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS, SECTION B-4-3 SEEDING AND MULCHING, AND SECTION B-4-4 TEMPORARY STABILIZATION. MULCH MUST BE ANCHORED TO PREVENT BLOWING. NAME OF THE PARTY ond Certified Kentucky 1/2 IN. WOOD CELLULOSE FIBER USED AS MULCH MUST BE APPUED AT A NET DRY lug. 15 to Oct. 15 95E - 34841 85E - 342004 51009-331841 1084-30861 OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION. WEIGHT OF 1500 POUNDS PER ACRE, MIX THE WOOD CELLULOSE FIBER WITH WATER TO ATTAIN A MIXTURE WITH A MAXIMUM OF 50 POUNDS OF WOOD (45 lb/acre) FENCE POST DRIVEN A. MIN. OF 16 IN INTO THE GROUND VECETATIVE COVER: SEE SECTION B-4-4 TEMPORARY STABILIZATION. TILLAGE: TILL TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. BEGIN PLOWING ON WINDWARD SIDE OF SITE, CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT THAT MAY Bluegrass blend (5% by SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS) CELLULOSE FIBER PER 100 GALLONS OF WATER. SPRING-TOUTHED HAIROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT THAT MAY PRODUCE THE DESIRED EFFECT. RRIGATION: SPRINKLE SITE WITH WATER UNTIL THE SURFACE IS MOIST, REPEAT AS NEEDED. THE SITE MUST NOT BE IRRIGATED TO THE POINT THAT RUNOFF OCCURS. BARRIERS: SOLID BOARD FENCES, SILT FENCES, SNOW FENCES, BURLAP FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWNG. CHEMICAL TREATMENT: USE OF CHEMICAL TREATMENT REQUIRES APPROVAL BY THE APPROPRIATE PLAN REVIEW AUTHORITY. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES \* Other cultivars listed as "proven" in the most current UND TI-77 may also be used FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE o. PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE CROSS\_SECTION SOIL ANALYSIS MAY BE PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL . SOD: TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER). LABORATORY, SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR THE FOLLOWING METHODS (LISTED BY PREFERENCE), DEPENDING UPON SIZE OF THE AREA AND EROSION HAZARD: A MULCH ANCHORING TOOL IS A TRACTOR DRAWN IMPLEMENT GENERAL SPECIFICATIONS ERTILIZERS 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. DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE A MINIMUM OF 2 INCHES. THIS PRACTICE IS MOST EFFECTIVE ON LARGE AREAS, BUT IS LIMITED TO FLATTER SLOPES WHERE EQUIPMENT CAN OPERATE SAFELY. IF USED ON SLOPING LAND, THIS PRACTICE SHOULD a. CLASS OF TURFGRASS SOD MUST BE MARYLAND STATE CERTIFIED. SOD LABELS MUST BE MADE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR. 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 b: SOO MUST BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4 INCH, PLUS OR Builder (For Lot 210) 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 NOT BE LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE NYR Inc. WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. APPLY THE FIBER BINDER AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER AT A MAXIMUM OF POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER. SUBSTITUTED EXCEPT WHEN HYDROSEEDING) WHICH CONTAINS AT LEAST 50 PERCENT TOTAL STAPLE ---0720 Paturent Woods br HENRY HEARN WAY GO RM RELK ACCES STREET (26) PANNE) PN 21732/51) 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 c. STANDARD SIZE SECTIONS OF SOD MUST BE STRONG ENOUGH TO SUPPORT THEIR OWN Columbia, MD 21040 WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON THE UPPER 10 PERCENT OF THE SECTION. 00 PERCENT WILL PASS THROUGH A #20 MESH SIEVE. iii. SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRO-TACK), DCA-70, PETROSET, TERRA TAX II, TERRA MANUFACTURER. APPLICATION OF LIQUID BINDERS NEEDS TO BE HEAVIER AT THE EDGES WHERE WIND CATCHES MULCH, SUCH AS IN VALLEYS AND ON CRESTS OF BANKS. PH: 410-370-5056 SEQUENCE OF CONSTRUCTION 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. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THE SOD MUST NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT STAPLE Attn: Tim Nouchton EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL. JOINING TWO ADJACENT SILT APPLY FOR A GRADING PERMIT AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE COUNTY SEDIMENT CONTROL INSPECTOR (CSCI). SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. FENCE SECTIONS (TOP VIEW) D NOT TRANSPLANTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OBTAIN GRADING PERMIT FROM THE CSCI AT THE MEETING. Duration: 1/2 day. AT THE RATE OF 4 TO 8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. USE OF ASPHALT BINDERS IS STRICTLY PROHIBITED. IV. LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH THIS PLAN IS FOR MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION. ACCORDING TO MANUFACTURER RECOMMENDATIONS. NETTING IS USUALLY MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION FOR EACH LOT UNDER GOING CONSTRUCTION, INSTALL THE STABILIZED CONSTRUCTION ENTRANCES (SCE), SILT FENCES (—SF—) AND SUPER SILT FENCES SOD INSTALLATION AVAILABLE IN ROLLS 4 TO 15 FEET WIDE AND 300 TO 3,000 FEET LONG. SEDIMENT CONTROL (-SSF-). UPGRAde OR INSTALL ADDITIONAL SEDIMENT CONTROL MEASURES AS DIRECTED BY THE CSCI. UPGRAGE SILT FENCE TO SUPER SILT FENCE TO STANDARD SYMBOL INTERCEPT DRAINAGE AREA TO AN EXISTING POROUS DRIVEWAY OR ONE UNDER GOING CONSTRUCTION ON AN ADJACENT LOT, Duration: 1-day. a. DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL DETAIL E-1 SILT FENCE PURPOSES ONLY ENGINEER'S CERTIFICATE LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE SOD LAY THE FIRST ROW OF SOD IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED EXCAVATE AND GRADE THE SITE FOR HOUSE CONSTRUCTION. PROVIDE DUST CONTROL AS NECESSARY. Durotion: 2 days CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS PARALLEL TO IT AND TIGHTLY WEDGED AGAINST EACH OTHER. STAGGER LATERAL JOINTS THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONSTRUCTION SPECIFICATIONS PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH, ENSURE THAT SOD IS NOT CONSTRUCT THE FOUNDATION, INSTALL UTILITY CONNECTIONS, BUILD THE HOUSE AND INSTALL THE DRYWELLS. Duration: 3-4 months. CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT. HE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE USE WOOD POSTS 13 X 13 X ± 36 INCH (MINIMUN) SQUARE CUT OF SQUIND QUALITY HARDWOOD, AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "I" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT. STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO SEDIMENT CONTROL LEGEND EQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT." PREVENT VOIDS WHICH WOULD CAUSE AIR DRYING OF THE ROOTS. 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 NOTE: ONCE THE ROOF GUTTER AND DOWN SPOUTS ARE INSTALLED, PIPE THEM TO THE DRYWELLS. A REGULAR IMPERVIOUS, (NON-POROUS) Builder's Certificate 2. Use 36 inch mbrinum posts driven 16 inch minimum into ground no more than 6 feet apart DRIVEWAY MAY BE INSTALLED AT ANY TIME DURING HOUSE CONSTRUCTION; HOWEVER, DELAY INSTALLING ANY POROUS DRIVEWAY OR POROUS --- 600 -- EXISTING CONTOUR 'I/we certify that all development and/or . USE WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION. PREVENT SLIPPAGE ON SLOPES. ENSURE SOLID CONTACT EXISTS BETWEEN SOD ROOTS 4-14-14 SIDEWALK UNTIL THE DRAINAGE AREA TO THAT TYPE OF PAVEMENT IS STABILIZED (SEE S.O.C. #6) THE UNDERLYING SOIL SURFACE. construction will be done according to this plan, PROPOSED CONTOUR WATER THE SOD IMMEDIATELY FOLLOWING ROLLING AND TAMPING UNTIL THE UNDERSIDE O AS EACH HOUSE NEARS COMPLETION, FINE GRADE THE LOT, INSTALL PLANT MATERIALS AND STABILIZE ALL BARE DIRT AREA WITH PERMANENT SEEDING OR that any responsible personnel involved in the THE NEW SOD PAD AND SOIL SURFACE BELOW THE SOD ARE THOROUGHLY WET. LIMIT OF GRADING DISTURBANCE WITH SOD (SEE SOC #6). Duration: 2-days. construction project will have a certificate of COMPLETE THE OPERATIONS OF LAYING, TAMPING AND IRRIGATING FOR ANY PIECE OF SOD EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND. BACKFILL AND COMPACT THE SQL ON BOTH SIDES OF FABRIC. APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING **BUILDER'S CERTIFICATE** attendance at a Maryland Department of the WITHIN EIGHT HOURS. IF THE "ON-LOT" AREAS DRAINING TO A POROUS DRIVEWAY OR POROUS SIDEWALK SECTION ARE STABILIZED (WITH SOD OR WELL ESTABLISHED TURF FROM I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE environment approved training program for the WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL. PERMANENT SEEDING.) OBTAIN PERMISSION FROM THE CSCI TO INSTALL THE POROUS DRIVEWAY AND APPROPRIATE POROUS SIDEWALK SECTIONS. SEE SOC#2 SUPER SILT FENCE CCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED control of Gediment and erosion before FOR -SSF- REQUIREMENT WHEN ADJACENT LOT UPHILL OF THE POROUS DRIVEWAY IS NOT STABILIZED. Duration: 1-2 days. HE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A o. IN THE ABSENCE OF ADEQUATE RAINFALL, WATER DAILY DURING THE FIRST WEEK OR AS beginning the project. I also authorize MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED. TRAINING PROGRAM FO OFTEN AND SUFFICIENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF 4 STABILIZED CONSTRUCTION periodic on-site inspection by the HOCD. ONCE THE AREA DRAINING TO THE SEDIMENT CONTROL MEASURES HAVE BEEN STABILIZED, OBTAIN PERMISSION FROM THE CSCI TO REMOVE THE SEDIMENT S.C.E. THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT, INCHES WATER SOD DURING THE HEAT OF THE DAY TO PREVENT WILTING ENTRANCE CONTROL ITEMS. Duration: 1/2 day. ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HSCD." 5-12-14 b. AFTER THE FIRST WEEK, SOD WATERING IS REQUIRED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE CONTENT. rief, Division of Land Development . OBTAIN INSPECTION FOR RELEASE OF SURETY (FOR GRADING AND LANDSCAPING). Durotion: 1/2 day DO NOT MOW UNTIL THE SOD IS FIRMLY ROOTED. NO MORE THAN 1/3 OF THE GRASS LEAF MUST BE REMOVED BY THE INITIAL CUTTING OR SUBSEQUENT CUTTINGS. MAINTAIN A SOILS DELINEATION MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL 8 58 16 5.7.14 GOC -----SOILS GRASS HEIGHT OF AT LEAST 3 INCHES UNLESS OTHERWISE SPECIFIED OBTAIN USE AND OCCUPANCY PERMIT FOR SETTLEMENT. 201: MARYLAND DEPARTMENT OF EMPRONMED WATER MANAGEMENT ADMINISTRATION nief, Development Engineering Division signature of Builder for Lot 210 SEDIMENT CONTROL PLAN PREPARED FOR: SCALE ZONING G. L. W. FILE No. GLWGUTSCHICK LITTLE & WEBER, P.A PROFESSIONAL CERTIFICATION BEAZER HOMES CORP 08052 ' = 40'R-ED HEREBY CERTIFY THAT THESE PLANS 8965 GUILFORD ROAD CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS WERE PREPARED OR APPROVED BY WINCOPIA FARMS SUITE 290 ME, AND THAT I AM A DULY LICENSED 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK PROFESSIONAL ENGINEER UNDER THE BURTONSVILLE, MARYLAND 20866 COLUMBIA, MD 21046 LOTS 193-196, 260-261, 213-219 and 220 LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186 TAX MAP - GRID SHEET PH.: 410-381-3222 (SFD RESIDENTIAL USE) EXPIRATION DATE: May 26, 2014 ATTN .: BRIAN KNAUFF PLAT Nos. 22732 - 22752. 4 23100 - 23101 8-18-2014 loite NVR0 Clifton Park on Lot 210 & add its mediment control k p April/2014 47 - 3OF 6 (ADD) | PRANINS | (PESS) | STR. | STR. | (1885) | STR | PHASE 1) (1885) | D. S. dos | DRN. KLP | CHK. CKG 4-14-14 BY APP'R ELECTION DISTRICT No. HOWARD COUNTY, MARYLAND © GLW 2014

