A THE WARNAUTON STALL WHET THE DUKEAU OF ENGINEERING/CONSTRU	ICTION INSPECTION DIVISION AT (AIO) BIB-IBBO AT LEAST
FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.	UCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST
 THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT I-800-257-7777 AT PROJECT BACKGROUND: 	LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK.
LOCATION: SEE VICINITY MAP IN THE TOP RIGHT CORNER OF TAX MAP: 41	F THIS SHEET
ELECTION DISTRICT: 5 ZONING: MXD-3 PER ZB-995M (APPROVED ON 02-08-01), UNDERLYIN AREA OF BUILDABLE LOTS (Nos. 118-124 & 129-156) FOR THIS SITE DEV	KG ZONING IS RR-DEO AND PER THE 2/02/04 COMPREHENSIVE ZONING PLAN.
FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNT PB-378, WP-01-III, WP-03-02, WP-05-12, WP-07-122, WP-08-04, P-02-1	TY DEPT. OF PLANNING & ZONING FILE Nos.: 5 01-17, 5-06-16, ZB-995M, ZB-1039M, PB-353, -12, P-07-18, F-08-54, F-08-55, F-10-06, F-10-79, F-11-47, SDP-06-67, SDP-08-56, SDP-08-58,
	CORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL
DEVICES (MUTC). ALL STREET AND REGULATORY SIGNS SHALL BE IN PL 6. ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB OR FACE OF BUILDIN	ING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED
PERPENDICULAR OR RADIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTI 2. EXISTING TOPOGRAPHY AND FEATURES COMPILED FROM F-06-161, F-08	
q STORMWATER MANAGEMENT, FOR BOTH QUALITY AND QUANTITY, FOR TH	M AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NUMBERS 46BC & 46BD. HE DEVELOPMENT PROPOSED BY THESE PLANS (WHICH IS PART OF A PHASED PROJECT) WILL BE
	PACE LOT 3 IN THE WESTSIDE DISTRICT UNDER F-08-55. THE EXISTING FACILITY ON OPEN SPACE ONS FOR THESE LOTS HAVE BEEN PROVIDED IN AN EXISTING FACILITY LOCATED ON OPEN SPACE F-12-021.
2. PUBLIC WATER AND SEWER SHALL BE UTILIZED (AS PROVIDED BY W&S O	CONTRACT #24-4749-D & #24-4780-D) AND THE WATER METERS IN OUTSIDE VAULTS.
CROSSINGS AND CONNECTION POINTS TO VERIFY EXACT LOCATION, IM	
 ALL ROADS LABELED AS "PUBLIC." ARE PUBLICLY MAINTAINED ONCE TH BY A HOMEOWNER ASSOCIATION. 	HEY ARE DEDICATED. ALL ROADS LABELED AS "PRIVATE" ARE PRIVATELY MAINTAINED
3. ANY DAMAGE TO THE ADJACENT COUNTY OWNED RIGHT-OF-WAY AND P 4. THERE ARE NO GRAVE SITES, CEMETERIES, WETLANDS, 100-YR FLOODPL	ROPERTY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
ELSEWHERE WITHIN THE WESTSIDE DISTRICT OPEN SPACE THERE ARE WE THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 (ETLANDS, 100-YR FLOODPLAIN AND STREAMS.
THE FOREST CONSERVATION OBLIGATIONS WERE ADDRESSED UNDER F-	
	TED AS PART OF THE GRADING PERMIT FOR EACH LOT (WHERE APPLICABLE).
DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND O ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MIN	
 A. WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE) B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WTAR AND CHILL C. GEOMETRY - MAX, 14% GRADE, MAX, 10% GRADE CHANGE AND MIN. 	
D. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 C E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YR. FLC	GROSS TONS (H25 LOADING)
F. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE. . PUBLIC REFUSE PICKUP IS PROVIDED IN THE ALLEY FOR LOTS 118-124 \$	124-156.
	IG UNITS AND EXTERIOR STAIRWAYS IF NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT DANCE WITH SECTION 128.A.I OF THE ZONING REGULATIONS, EXCEPT FOR THE ITEMS
	O II-15-01, THIS PROJECT IS GRANDFATHERED TO THE FOURTH EDITION OF THE
. THE TWO CAR GARAGES SHALL BE USED FOR PARKING PURPOSES ONLY	Y AND ARE NOT PERMITTED TO BE CONVERTED TO OTHER USES IN ACCORDANCE WITH ILF DEVELOPMENT CRITERIA. UNLESS OTHERWISE PROHIBITED BY POSTED SIGNAGE OR
CURB MARKING, ON-STREET PARALLEL PARKING ALONG THE CURB WITH THE ON-STREET PARKING AREA WILL NOT BE STRIPED. THE ALLEYS ARE	IIN THE PUBLIC RIGHTS-OF-WAY IS ALLOWED FOR VISITOR AND OVERFLOW PARKING. E OWNED BY THE HOA AND THEY ENFORCE THE PARKING PROHIBITION IN THEIR ALLEY
"RIGHT-OF-WAY" THAT'S IN THE COVENANT FOUND AT L. 8259 F. 305\$3 2. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100	D NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S)
3. MINIMIM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND	D TEAR FLOODPLAIN. D THE PUBLIC ROAD RIGHTS OF WAY FOR ALL SFD AND SFA RESIDENTIAL LOTS WILL BE CRITERIA APPROVED FOR THIS PROJECT UNDER 5-01-17, 5-06-16, PB-353, PB 378 AND ZB-995M.
	ID ORDER FOR ZB-995M AND THE DECISION AND ORDER FOR PB CASE NO. 353 (S-01-17) AND PB
	IC EASEMENT ADJACENT TO THE PUBLIC ROAD RIGHT OF WAY, FOR THE PURPOSES OF SIDEWALK
 BECAUSE THERE MAY BE MODIFICATIONS TO LANDSCAPING A CERTIFIED FOR APPROVAL PRIOR TO LANDSCAPE INSPECTION. PLANT SUBSTITUTIC ADOPTED POLICIES. 	D LANDSCAPE PLAN APPROVED BY MAPLE LAWN FARMS SHALL BE FORWARDED TO THE COUNTY ONS CANNOT INCLUDE SPECIES PROHIBITED BY THE HOWARD COUNTY LANDSCAPE MANUAL AND
LOT DEVELOPMENT DATA	
GENERAL SITE ANALYSIS DATA	
A. PRESENT ZONING: MXD-3 PER ZB-995M B. PROPOSED USE OF SITE: 35 SFA RESIDENTIAL DWELLINGS C. PUBLIC WATER & SEWER TO BE UTILIZED (CONTR. #24-4749-D & #	#24-4780-D)
D. PARKING REQUIRED PER Sec.133.D.2.a.: 2 SPACES/UNIT × 35 = 10 PARKING PROVIDED: 70 GARAGE SPACES (ALL LOTS HAVE AT L	IO SPACES LEAST A 2-CAR GARAGE. SEE NOTE 21 ABOVE REGARDING PARKING).
. AREA TABULATION	F-06-161 (SEE OVERALL OPEN SPACE PROVISION CHART ON THIS SHEET).
 A. AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 92,059± SF OF B. AREA OF THIS PLAN SUBMISSION: 2.53± ACRES (L.O.D.) C. AREA OF DISTURBANCE BY THIS SDP: 2.53± ACRES 	R 2.II + AC, the second s
LOT DESIGNATION:	
LOT TYPE LOT NUMBERS MINIMUM LOT SIZE	
TOWNHOME 118-124 \$ 129-156 N/A	N/A 50 FEET (MEAN HT.)
. STRUCTURE SETBACKS PER F-12-021 AND PLAT Nos. 22044-22051 LOT TYPE FRONT SETBACK SIDE SETBACK MINIMUM REAR SE	ITBACK9
TOWNHOME O' NONE 20' TO PRINCIPAL	L STRUCTURE. 3' FOR REAR (DETACH/ATTACH) GARAGE OR TO ACCESSORY STRUCTURES.
TO FRONT AND 6' OR AS REQUIRED BY THE BUILDING CODE FOR A	
 B. OPEN DECKS MUST BE A MINIMUM OF IO' FROM REAR PROPERTY LI C. FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACR 	
D. EXCEPTIONS TO FRONT SETBACK REQUIREMENTS. SECTION 128A.	/4
VILLAS; TO WITHIN 12' FOR ESTATES. PORCHES MAY ENCROACE	FROM THE FRONT PROPERTY LINE OR RIGHT-OF-WAY FOR COTTAGES, MANORS, AND HINTO THE SIDE YARD OF CORNER LOTS TO WITHIN 2' FROM THE RIGHT-OF-WAY FOR WHERE A SIDE YARD ABUTS AN OPEN SPACE OR PASSAGE, PORCHES MAY ENCROACH TO
 COTTAGES, PANORS, AND VIELAS; TO WITHIN 12 FOR ESTATES. WITHIN I' FROM THE SIDE PROPERTY LINE FOR COTTAGES, MAN STOOPS AND STEPS MAY ENCROACH INTO THE FRONT AND SID 	IORS, AND VILLAS; TO WITHIN 12' FOR ESTATES.
GARDEN WALLS, FENCES, PIERS, GATES AND SIMILAR ORNAMEN FRONT PROPERTY LINE (WALL FOOTING MUST BE OUTSIDE ANY	NTS MAY BE BUILT IN THE FRONT AND SIDE YARDS NOT CLOSER THAN I' FROM THE EASMENTS); NOT GREATER THAN 48" IN HEIGHT ALONG THE FRONT PROPERTY LINE
AND NOT GREATER THAN 72" IN HEIGHT ALONG THE SIDE AND F MASONRY VENEERS MAY ENCROACH A MAXIMUM OF SIX INCHES	REAR PROPERTY LINES.
	E. HABITABLE SPACE AND/OR OPEN/ENCLOSED DECKS MAY BE BUILT OVER
APPROVED PLANNING BOARD OF HOWARD COUNTY	ATTACHED GARAGES. IN THOSE CASES, THE GARAGE SETBACKS SHALL GOVERN.
Date: April 3, 2014	
	ZONING
PROVED: HOWARD COUNTY DEPARTMENT OF PLANNING &	TROTESSIONAL CERTITICATION
Max, 1 k land 1 L/S	I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED
ert Senlingen 6-0	9-14 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND,
Let Development G-0 h. Combon of Land Development G-0 h. Combon G-0 Date G.4.14	9-14 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975, EXPIRATION DATE: MAY 26, 2016.
etQuodeG-04f. Division of Land DevelopmentDatehCambrof. Development Engineering DivisionDate	9-14 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975, EXPIRATION DATE: MAY 26, 2016. 5/9/14
etDevelopmentG-04f. Division of Land DevelopmentDatehCdmbsof. Development Engineering DivisionDate	9-14 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975, EXPIRATION DATE: MAY 26, 2016. 5/9/14
ef, Division of Land Development Date had Sampson 6.4.14	9-14 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975, EXPIRATION DATE: MAY 26, 2016. 5/9/14

DATE

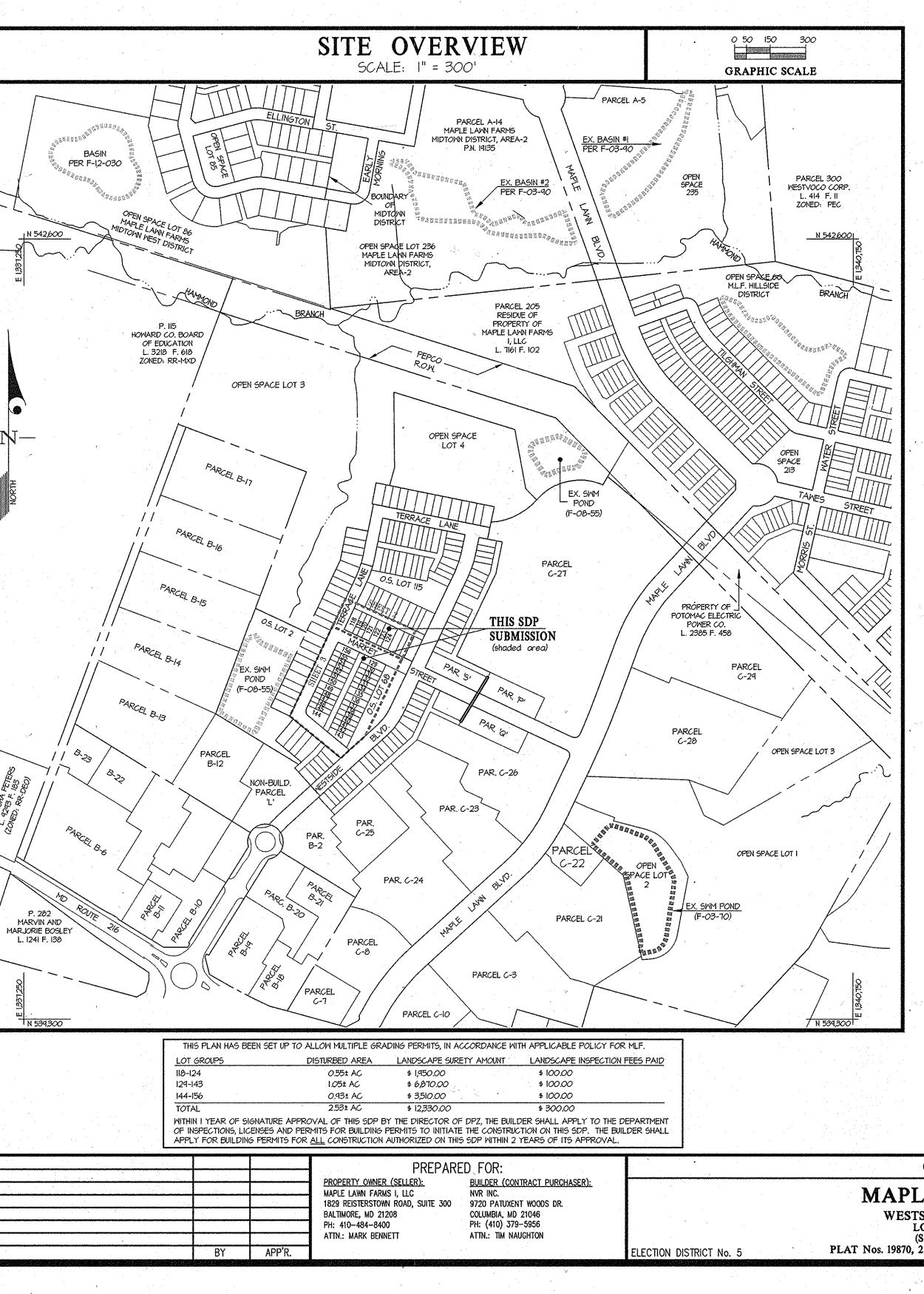
L\CADD\ORANNCS\03067\11081 (NVR)\PLANS BY GLW\SOP (AREA 4)\11081_01_CS (Area 4).drg DES. mbt DRN. klp CHK. mbt

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REVISION

MAPLE LAWN FARMS SITE DEVELOPMENT PLAN WESTSIDE DISTRICT - AREA 4 LOT Nos. 118-124 and 129-156 FIFTH ELECTION DISTRICT

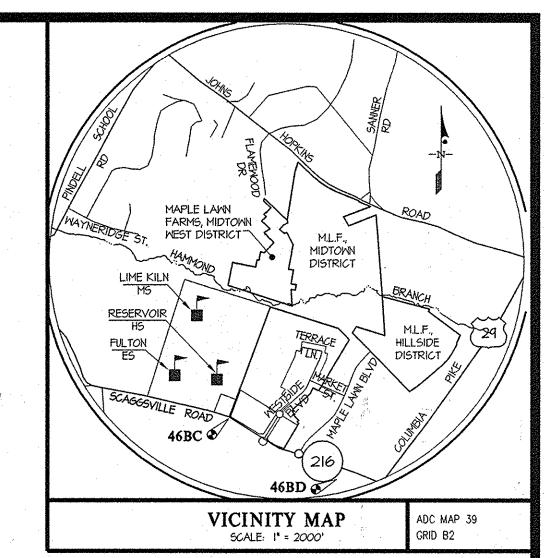
HOWARD COUNTY, MARYLAND



HOWARD COUNTY CONTROL NAD83 HORIZONTAL DATA & NVD88 VERTICAL DATA

46BC ELEV. = 472.16 N = 539,925.13 E=1,337,205.17 STANDARD DISC ON CONCRETE MONUMENT

46BD ELEV. = 431.17 N = 530,656.76 E=1,339,461.55 STANDARD DISC ON CONCRETE MONUMENT



OVERAL	L OPEN SP	ACE PROV	ISION FOR	MAPLE L	AWN FARMS	
PHASE NUMBER (AND NAME)	APPROVED DPZ FILE No.	PHASE AREA GROSS ACREAGE	REQUIRED OPEN SPACE (35% OF GROSS AC.)	OPEN SPACE PROVIDED IN AC. (%) *	REQUIRED ACTIVE OPEN SPACE IN AC.**	ACTIVE RECREATION O.S. PROVIDED IN AC. (%) ***
I (BUSINESS DISTRICT, AREA-I)	F-03-07	51.98	18.19	21.15 (40.7)	1.82	
2 (MIDTOWN DISTRICT, AREA-I)	F-03-90	37.43	13.10	15.75 (42.1)	1,31	7.52 (47.7)①
3 (MIDTOWN DISTRICT, AREA-2)	F-04-92	58.80	20.58	22.85 (38.9)	2.06	
4a (HILLSIDE DISTRICT, AREA-I)	F-05-81	15.47	5.41	6.70 (43.3)	0.54	0.29 (4.3) ②
4b (MIDTOWN DISTRICT, AREA-3)	F-05-139	3.12	1.09	1.23 (39.4)	0.11	·
4c (BUSINESS DISTRICT, AREA-2/ HILLSIDE DISTRICT, AREA-2)	F-05-112/113	3.00	1.05	0.00	<i>O</i> .II	
5a (HILLSIDE DISTRICT, AREA-I)	F-06-43	0.00	0.00	0.00	0.00	
56 (HILLSIDE DISTRICT, AREA-3)	F-06-161	33.26	11.64	18.50 (55.6)	1.16	1.61 (8.7) 3
6a (HILLSIDE DISTRICT, AREA-4)	F-08-072	15.05	5.27	5.50 (36.5)	0.53	······································
N/A	F-07-183	3.05	1.07	0.00	0.10	
66 (WESTSIDE DISTRICT)	F-08-54/F-08-55	90.60	31.71	26.65 (29.4)	3.17	4.76 (17.9) ④
7 (HILLSIDE DISTRICT, AREA-5)	F-10-61	16.60	5.81	0.94 (5.7)	0.58	1
8a (HILLSIDE DISTRICT, AREA-5)	F-11-27	0.00	0.00	0.20 (0.0)	0.00	A.
86 (WESTSIDE DISTRICT, AREA-2)	F-12-21	0.00	0.00	0.67 (0.0)	0.00	0.67 (100) (5)
8c (MIDTOWN WEST DISTRICT)	F-12-20	1.65	0.58	0.09 (5.5)	0.06	
8c (MIDTOWN WEST DISTRICT)	F-12-29	30.22	10.58	13.59 (45.0)	1.06	1.29 (9.5) 6
N/A	F-12-15	9.37	3.28	0.00 (0.0)	0.33	0.00 (0.0)
96 (WESTSIDE DISTRICT, AREA-3)	F-13-03	0.00	0.00	0.69 (0.0)	0.00	0.69 (100) ①
96 (MIDTOWN WEST DISTRICT, AREA-2)	F-13-07	34.08	11.43	13.59 (39.9)	1.19	5.05 (37.2) 🛞
9d (GARDEN DISTRICT)	F-13-08	75.79	26.53	0.00 (0.0)	2.65	0.00 (0.0)
Na (BUSINETS DISTRICT) AREA 2	F-12-86	15.46	5.41	3.74 (24.2)	0.54	0.00 (0.0)
100 (WONTS LOS DIATRICT - ARA 4)	F-14-15	0.00	0.00	0.00 (0.0)	0.00	0.00 (0.0)
IOC (GARDENS DISTANT - AREA !)	F-14-33	0.00	0.00	23.86 (0.0)	0.00	9.55 (40.0) (9)
IC (GARDEN DUTDET - ARCA 2)	P- 14-01	0.00	0.00	5.02 (0.0)	0.00	0.00 (0.0)
116 (DESTRICE DISTRICT - AREA 5)	F-14-49	0.00	0.00	0.00 (0.0)	0.00	0.00 (0.0)
TOTAL		494,93	173.23	180.72 (36.5)	17.32	31.43 (17.4)

* THE PERCENTAGE OF OPEN SPACE PROVIDED IS BASED ON THE GROSS SITE ACREAGE. ** 10% OF THE OPEN SPACE REQUIRED MUST BE AVAILABLE FOR ACTIVE RECREATION.

*** THE PERCENTAGE OF ACTIVE RECREATION O.S. PROVIDED IS BASED ON THE O.S. PROVIDED (CUMULATIVE TOTAL ACREAGE).

1.52 AC. = COMMUNITY CENTER (O.S. 125 - 5.01 AC.), O.S. 126 (0.55 AC.) AND O.S. 123 (1.96 AC.)

2 0.29 AC. = PATHWAYS

(3) 1.61 AC. = OS LOT 213 (1.00 Ac.) and OS LOT214 (0.61 Ac.)

(4) 4.76 AC. = 05 LOT 4 (4.76 Ac.)

(5) 0.67 ACRES = 05 Lot 68 (0.67 Ac.)

6 1.29 ACRES = 05 Lot 85 (0.63 Ac.) and 05 Lot 84 (0.66 Ac.)

() 0.69 ACRES = 05 115 (0.69 Ac.)

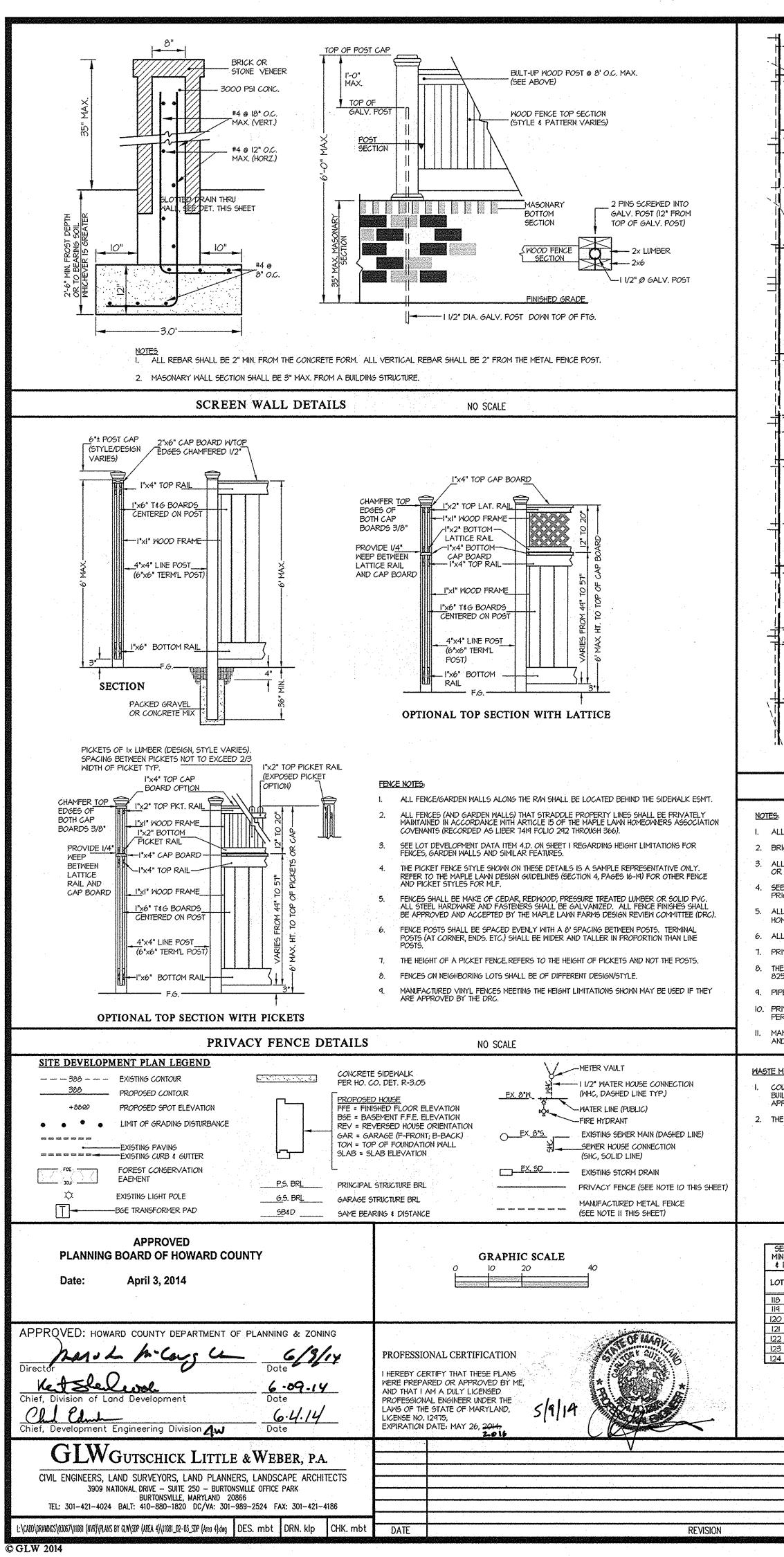
(a) 5.05 AREAS = 05 179 (0.73 Ac.), 05 180 (0.74 ac.), 05 182 (3.58)

(9) 9.55 AREAS = 05 99 (0.90 Ac.), 05 101 (1.75 ac.), 05 104 (2.85) and 05 107 (2.44 Ac.)

OPEN SPACE LOTS 126 AND 123 ARE CONSIDERED RECREATIONAL SINCE RESIDENTS WILL BE ABLE TO GATHER AND CHILDREN WILL BE ABLE TO PLAY IN THESE AREAS.

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	 				ADDRESS	CHAR	Т	
	SHEET INDEX	LOT No.	STREET ADDRES	S		LOT No.	STREET ADDRESS	
\rightarrow	1. COVER SHEET	118	IIZII MARKET	STREET		137	8120 WESTSIDE	BOULEVARD
OT 3	2. SITE DEVELOPMENT PLAN 3. SITE DEVELOPMENT PLAN	119	11273		*	138	8122	
	 4. SEDIMENT CONTROL PLAN 5. LANDSCAPE PLAN 	120	11275			139	8124	
	6. LANDSCAPE PLAN 6. LANDSCAPE PLAN	121	112.77			140	8126	
ر المسلم المسلم الم		122	112.81			141	8128	
		123	11283	,		142	8130	
		124	11285	<u>†</u>		143	8132	
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						144	11295 TERRACE	LANE
						145	11293	<u>.</u>
		<u> </u>		· · · · · · · · · · · · · · · · · · ·		146	11291	
K		129	8102 WESTSID	E BOULEVA	RD	147	11289	
\langle		130	8104			148	11287	New York
		131	8106 .			149	11285	
) 132	8108			150	11283	
		133	8110	 		151	11281	
1340,750		134	8112			152	11279	
340		135	8114	·		153	11277	
. iu. f	•	136	8118	<u> </u>		154	11275	
534,300		[155	11273	
		ļ				156	11271	
			`, P	PERMI	INFORM	TION	CHART	
		WATER E21	CODE:			SEWER 76950	CODE:	
			opment name: .awn farms	·		WESTSIDE	T/AREA LO DISTRICT/ 110-12- EA 4 129-15	4.8 605100
		PLAT		ZONE	TAX MAP GRID		ELEC. DIST.	
		19870, 220 22307/11 \$	12016/19	MXD-3	418.46 2183	3	5 :	
	COVER SHEET				SCALE		ZONING	G. L. W. FILE No.
	PLE LAWN FARMS		· · ·		AS SHOWN		MXD-3	11081
WE	STSIDE DISTRICT - AREA 4 LOT Nos. 118-124 and 129-156				DATE	TA	X MAP - GRID	SHEET
PLAT Nos. 1987	(SFA RESIDENTIAL USE) 70, 22044-22051, 22307-22311 & 22816-22819	HOWAR	D COUNTY, MA		MAY 2014	41	-21/46-3	1 OF 6

SDP - 14 - 048



f

I. ALL FENCES, GARDEN WALLS, STOOPS AND STEPS ALONG THE R/W SHALL BE LOCATED BEHIND THE I' PUBLIC SIDEWALK ESM'T.

2. BRICK POINT ALL BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.

3. ALL WHC'S TO THE LOTS COVERED BY THIS SDP ARE I 1/2" PER CONTRACT Nos. 24-4749-D & 24-4780-D AND THE WATER METER VAULTS ARE IN THE R.O.W. OR PUBLIC WATER & UTILITY EASEMENT. 4. SEE THE CHART ON THIS SHEET FOR SHC INFORMATION. CONTRACTOR SHALL CHECK AND VERIFY THE SEWER HOUSE ELEVATIONS AT THE PROPERTY LINE

PRIOR TO CONSTRUCTION. ALL GARDEN WALLS AND FENCES THAT STRADDLE PROPERTY LINES SHALL BE MAINTAINED IN ACCORDANCE WITH ARTICLE 15 OF THE MAPLE LAWN

HOMEOWNERS ASSOCIATION COVENANTS (RECORDED AT LIBER 1419 FOLIO 292 THROUGH 366). 6. ALL BUILDING WALLS WITHIN 10' OF A BGE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATING OF 3 HOURS.

7. PRIVACY FENCE THAT IMPEDES SIGHT VISIBILITY FOR DRIVERS TURNING CORNERS IN THE ALLEY ARE NOT ALLOWED.

8. THE ALLEY IS OWNED BY THE HOA AND THEY ENFORCE THE PARKING PROHIBITION IN THEIR ALLEY "RIGHT-OF-WAY" THAT'S IN THE COVENANT FOUND AT L. 8259 F. 305430

9. PIPE ALL ROOF DOWN SPOUTS IN THE REAR COURTYARD AND CONNECT THEM TO THE 8" STORM DRAIN LATERAL IN THE ALLEY.

IO. PRIVACY FENCING IN REAR AND SIDE YARDS SHALL BE A MAXIMUM OF 72" IN HEIGHT (INCLUDING ANY LATTICE OR SPACED PICKET PORTION IN FENCES), PER MAPLE LAWN, DESIGN GUIDELINES, SECTION 4A. PAGES 15-17. ALSO, SEE PRIVACY FENCE DETAILS ON THIS SHEET. MANUFACTURED METAL FENCING SHALL BE BETWEEN 32" AND 48" IN HEIGHT WITH PICKETS BETWEEN 32" AND 42" AND TERMINAL POSTS UP TO 48" MAXIMUM AND 42" MAXIMUM ALONG PUBLIC RIGHT-OF-WAYS PER MAPLE LAWN, DESIGN GUIDELINES, SECTION 4A. PAGES 15-17

WASTE MANAGEMENT NOTES:

COUNTY SERVICES WILL NOT BEGIN UNTIL ALL CONSTRUCTION IS COMPLETED IN THE AREA AND THE TRUCKS HAVE CLEAR AND UNHINDERED ACCESS. THE BUILDER/DEVELOPER SHALL PROVIDE FOR TRASH COLLECTION UNTIL ALL CONSTRUCTION IS COMPLETED AND THE CHIEF, COLLECTIONS DIVISION APPROVES THE AREA FOR SERVICE.

2. THE REFUSE COLLECTION CHARGE WILL NOT APPLY UNTIL THE AREA BEGINS COUNTY SERVICE.

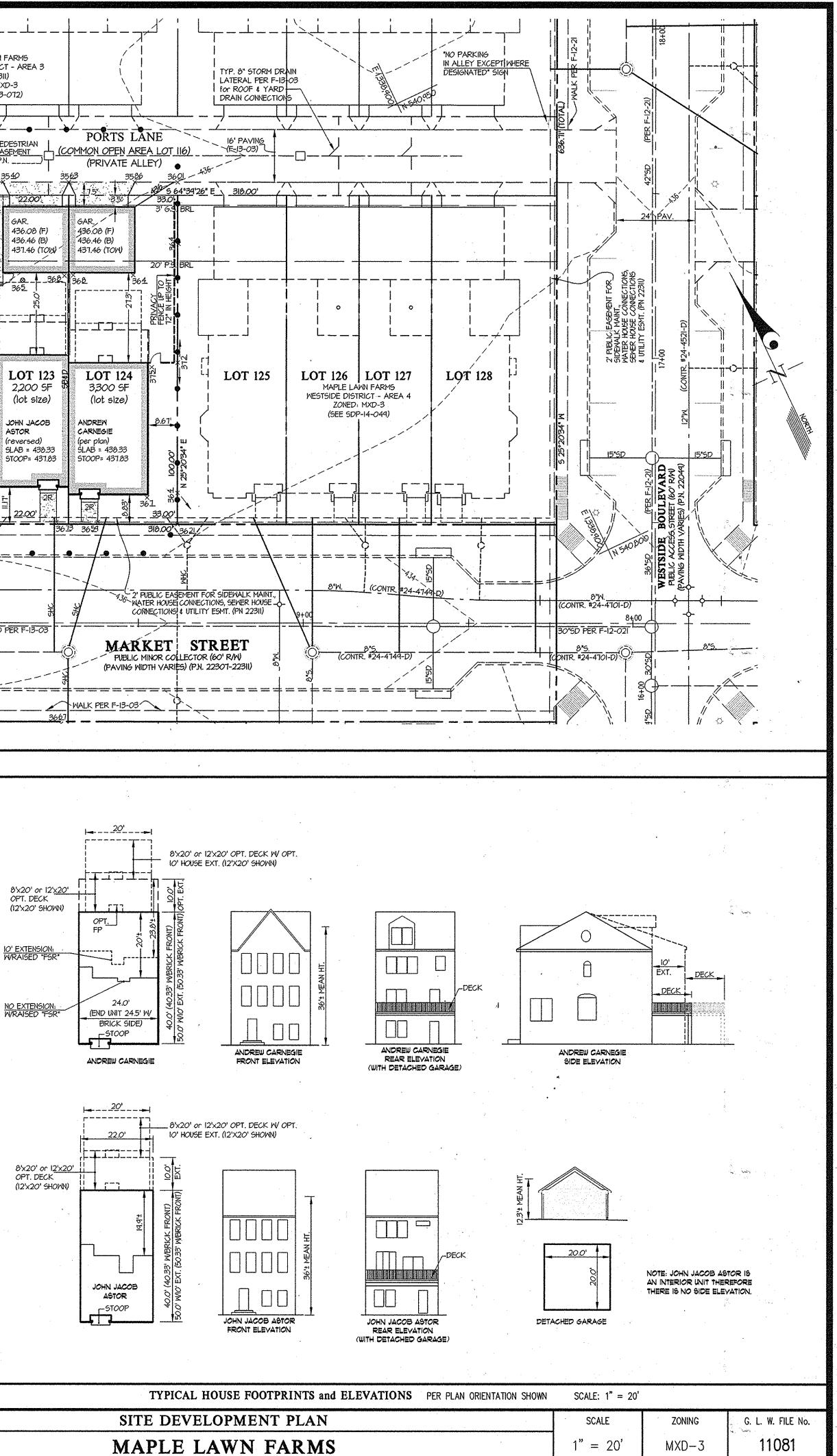
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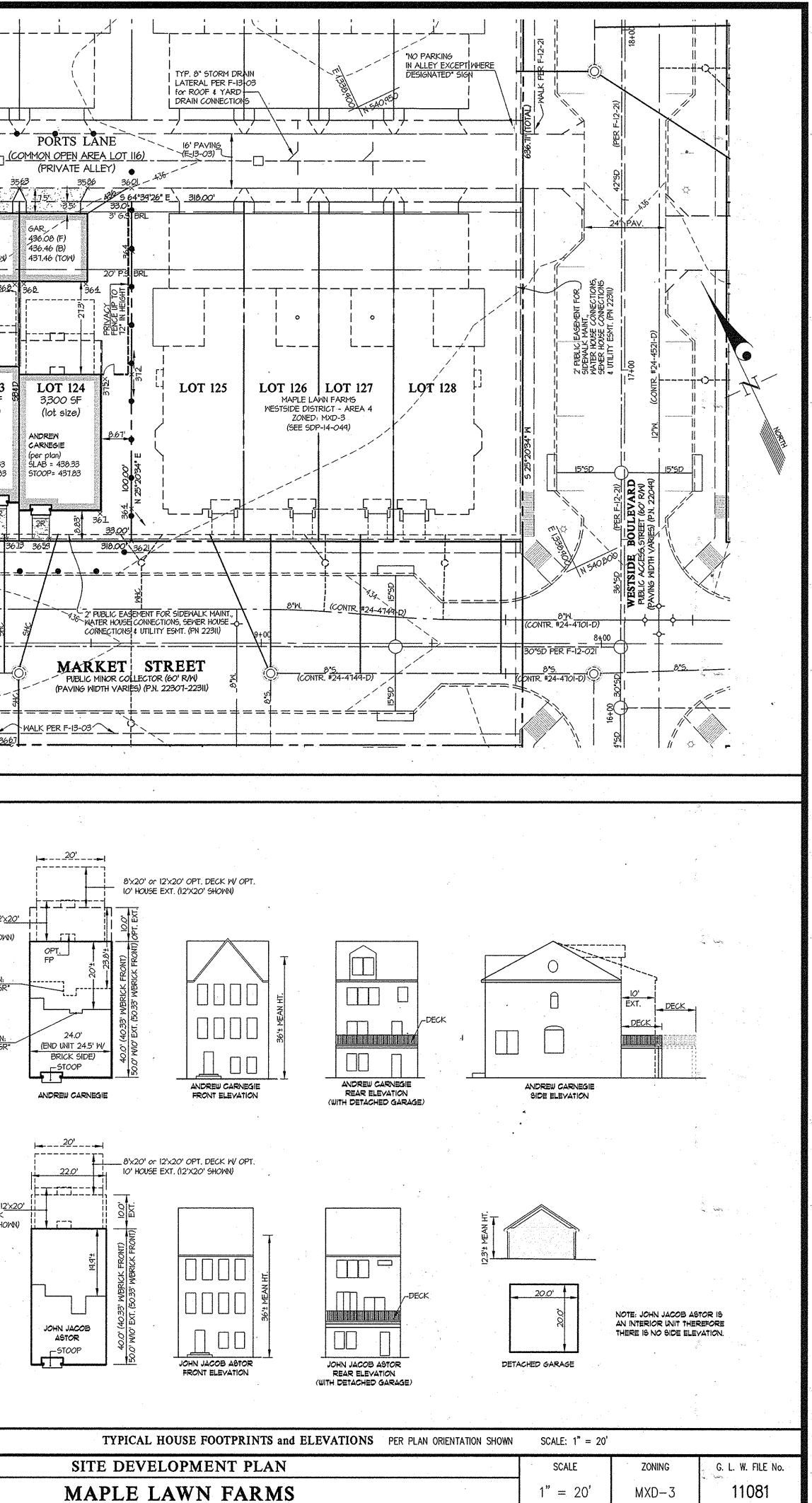
APP'R.

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WER HOUSE CONNECTIONS IMM CELLAR ELEVATION INVERT ELEVATION @ R/M ELEVATION @ R/W M.C.E.	5		*	ν.
4I7.82 421.34 427.52 431.12 427.58 431.18 428.01 431.61 428.13 431.73 428.62 432.22 428.62 432.38	NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".			
<u> </u>				
		PREPAR <u>PROPERTY OWNER (SELLER):</u> MAPLE LAWN FARMS I, LLC 1829 REISTERSTOWN ROAD, SUITE 300 BALTIMORE, MD 21208	ED FOR: <u>BUILDER (CONTRACT PURCHASER):</u> NVR INC. 9720 PATUXENT WOODS DR. COLUMBIA, MD 21046	

PH: 410-484-8400

ATTN .: MARK BENNETT





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SITE	D
MAP	L
WES	L
	(S

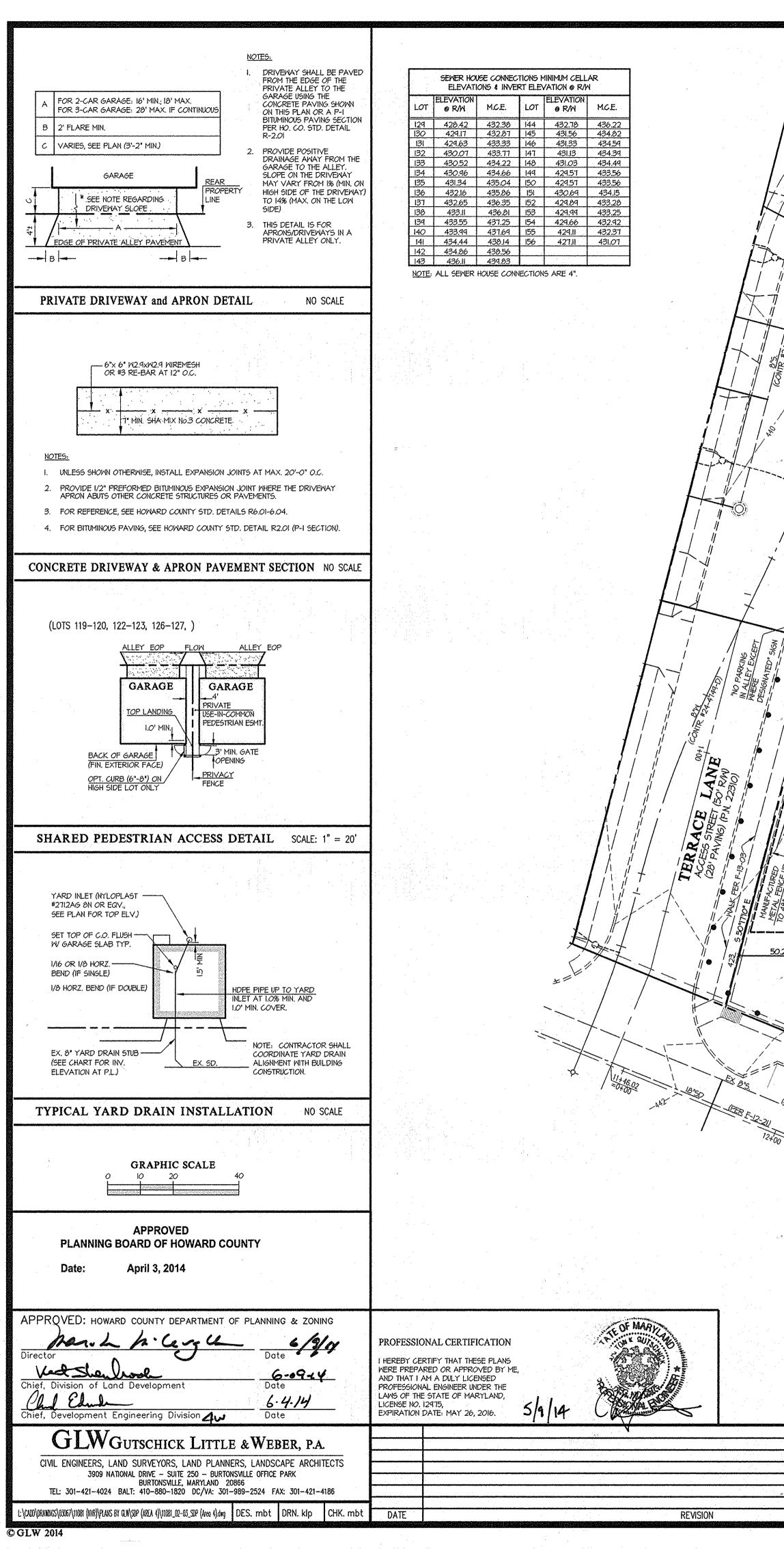
ECTION DISTRICT No. 5

PH: (410) 379-5956

ATTN .: TIM NAUGHTON

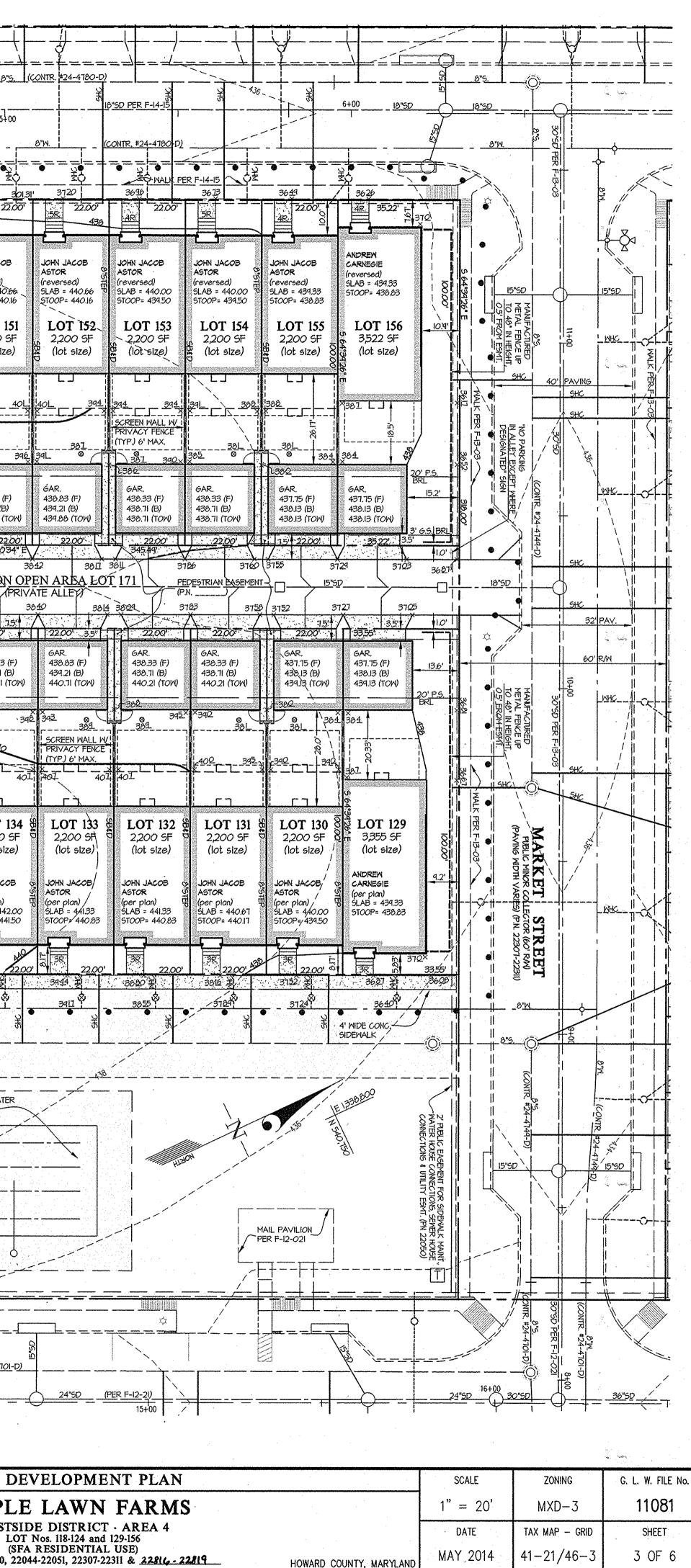
SIDE DISTRICT - AREA 4 SHEET DATE TAX MAP - GRID OT Nos. 118-124 and 129-156 SFA RESIDENTIAL USE) 41-21/46-MAY 2014 2 OF 6 PLAT Nos. 19870, 22044-22051, 22307-22311 & 22816 - 22819 HOWARD COUNTY, MARYLAND

SDP • 14 • 048



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				/	/		/				
		815		}	18'5D	-138-31-1	TERRAC	E LANE			8"5. 50 5
	R" S	3+00	PT= 3+20.35			4+00		STREET (50' R/W)	PAV.		₹ 5+00
4-4-4		X - H		= = = = = = = = = = = = = = = = = = =	+	3051	3833	3819 5 25°20'34° V		3757	37 <u>4</u> 3 3
	Fitte		15.78 5R	58 22.00' 0	5R 22.00 440	5R 22.00	22.0' 0	5R 31.00 ⁻ 440 1.6	- 438 3	0'1.67'	22.0
<u> </u>	14	Heff	ANDREW CARNEGIE (per plan) SLAB = 442:83 STOOP= 442:33	JOHN JACOB ASTOR % (reversed) SLAB = 442.83 STOOP= 442.33	JOHN JACOB ASTOR (reversed) SLAB = 442.17 STOOP= 441.67	JOHN JACOB ASTOR (reversed) SLAB = 442.17 STOOP= 441.67	JOHN JACOB ASTOR (reversed) SLAB = 441.50 STOOP= 441.00	ANDREW CARNEGIE (reversed) SLAB = 441.50 STOOP= 441.00	<u>р.67' 6.67'</u> А с ш	NDREW ARNEGIE her plan) LAB = 441.33 TOOP= 440.83	JOHN JACOB ASTOR (reversed) SLAB = 440.66 STOOP= 440.16
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10,10	WLK PER F	33.7' 20' P.5. BRL	418	41 <u>0</u> 418 ©	41 <u>0</u> 413×	(TYP.) 6' MAX.	404	401 , 403	ж 20' Р.5 БКЦ	402 C	39 <u>4</u> 8 1393
Course on the state	4 5 5 5 410221 4105	<u>3' 6.5.</u> BRL 50.27'	GAR. 441.08 (F) 441.46 (B) 442.13 (TOW)	GAR. 441.08 (F) 441.46 (B) 442.13 (TOW)	GAR. 440.50 (F) 440.88 (B) 441.55 (TOW)	GAR. 440.50 (F) 440.88 (B) 441.55 (TOW)	GAR. 440.00 (F) 440.38 (B) 441.05 (TOW)	GAR. 440.00 (F) 440.38 (B) 441.05 (TOW) 3.5' 31.0	' 9.0'	GAR. 439.33 (F) 439.71 (B) 440.38 (TOW)	GAR. 438,83 (F) 439,21 (B) 439,88 (TOP
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METAL FINE TO 48" IN HEIGHT OS'FROM ESM.	ANDREW CARNEGIE (reversed) SLAB = 445.00 STOOP= 444.50	JOHN JACOB ASTOR (per plan) SLAB = 445.00 STOOP= 444.50	S JOHN JACOB ASTOR (per plan) SLAB = 444,33 STOOP= 443,83	JOHN JACOB ASTOR (per plan) SLAB = 444.33 STOOP= 443.83	5 5 5 5 5 5 5 5 5 5 5 5 5 5	JOHN JACOB ASTOR (per plan) SLAB = 443.67 STOOP 443.17	5 5 5 5 5 5 5 5 5 5 5 5 5 5	ANDREW CARNEGIE (per plan) SLAB = 443.00 STOOP= 442.50	<u>0.07 0.07</u>	ANDREM CARNEGIE ଦୁ (reversed) ଏମ SLAB = 442.67 ଅ STOOP= 442.17	JOHN JACOB ASTOR (per plan) SLAB = 442.0 STOOP= 441.5
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	- <u>PROPERTY OWNER (SELLER):</u> - MAPLE LAWN FARMS I, LLC 1829 REISTERSTOWN ROAD, SUITE 300	BUILDER (CONTRACT PURCHASER): NVR INC. 9720 PATUXENT WOODS DR.		MAPL
	BALTIMORE, MD 21208 PH: 410-484-8400 ATTN.: MARK BENNETT	COLUMBIA, MD 21046 PH: (410) 379-5956 ATTN.: TIM NAUGHTON		WESTS LC
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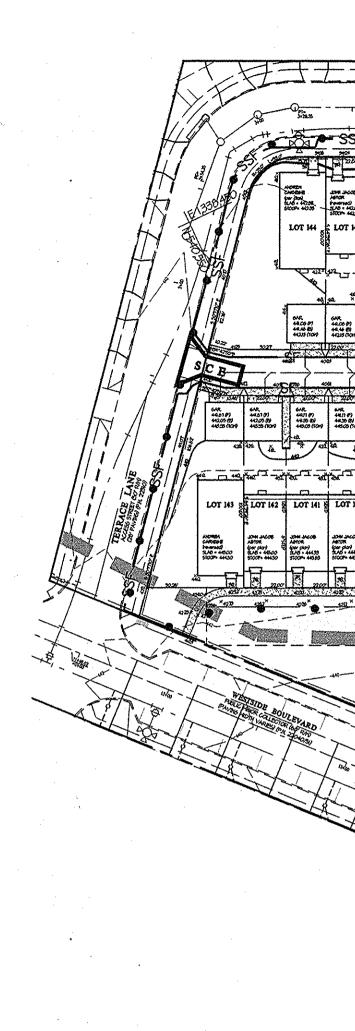


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B-4-2 STANDARD AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS	B-4-3 STANDARDS AND SPECIFICATIONS FOR SEEDING and MULCHING	B-4-4 STA FOR T
DEFINITION THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION.	<u>DEFINITION</u> THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER.	to stabilize distu
PURPOSE TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. <u>CONDITIONS WHERE PRACTICE APPLIES</u>	PURPOSE TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION.	TO USE FAST GROWING CONDITIONS WHERE PRACTICE A PERIOD OF 6 MONTHS OR LE
WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED.	CONDITIONS WHERE PRACTICE APPLIES TO THE SURFACE OF ALL PERIMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.	
CRITERIA A. SOIL PREPARATION	CRITERIA	1. SELECT ONE OR MORE OF APPROPRIATE PLANT HART TEMPORARY SEEDING SUMI
 TEMPORARY STABILIZATION 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. b. APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS. c. INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. 	 A. SEEDING SPECIFICATIONS ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW. ALL SEED MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SEED LABORATORY. ALL SEED USED MUST HAVE BEEN TESTED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING SUCH MATERIAL ON ANY PROJECT. REFER TO TABLE B.4 REGARDING THE QUALITY OF SEED. SEED TAGS MUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR TO VERIFY TYPE OF SEED AND SEEDING RATE. 	AND SEEDING DEPTHS. IF THEN TABLE B.1 PLUS FER FOR SLIFS HAVING SOIL TO
2. PERMANENT STABILIZATION a. A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE:	 b. 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. c. INOCULANTS: THE INOCULANT FOR TREATING LEGUME SEED IN THE SEED MIXTURES MUST BE A PURE CULTURE OF NITROGEN FIXING BACTERIA PREPARED SPECIFICALLY 	HARDINESS ZONE: 66
1. SOIL PH BETWEEN 6.0 AND 7.0. 11. SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM).	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 75 TO 80 DEGREES FAHRENHEIT CAN WEAKEN BACTERIA	SEED MIXTURE: No. SPECIES RATE (III
 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 CLAY) WOULD BE ACCEPTABLE. IV. SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT. 	AND MAKE THE INOCULANT LESS EFFECTIVE. d. SOD OR SEED MUST NOT BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS. 2. APPLICATION	1 ANNUAL RYEGRASS 40 lb/ 2 PEARL MILLET 20 lb/
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.	 DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS. 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. 	SE 1. A MINIMUM OF 48 HOURS OF INSPECTION, LICENSES
 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 SOIL TEST. 	 ii. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION. ROLL THE SEEDED AREA WITH A WEICHTED ROLLER TO PROVIDE GOOD SEED TO SOIL CONTACT. b. DRILL OR CULTIPACKER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL. 	2. ALL VEGETATIVE AND STR PROVISIONS OF THIS PLAN "MARYLAND STANDARDS /
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	 CULTIPACKING SEEDERS ARE REQUIRED TO BURY THE SEED IN SUCH A FASHION AS TO PROVIDE AT LEAST 1/4 INCH OF SOIL COVERING. SEEDBED MUST BE FIRM AFTER PLANTING. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION. 	AND REVISIONS THERETO. 3. FOLLOWING INITIAL SOIL D STABILIZATION SHALL BE A. 3 CALENDAR DAYS FO PERIMETER SLOPES AN B. 7 DAYS AS TO ALL O
SLOPE, LEAVE THE TOP 1 TO 3 INCHES OF SOIL LOOSE AND FRIABLE. SEEDBED LOOSENING MAY BE UNNECESSARY ON NEWLY DISTURBED AREAS. B. TOPSOILING	 C. HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES SEED AND FERTILIZER). i. IF FERTILIZER IS BEING APPLIED AT THE TIME OF SEEDING, THE APPLICATION RATES SHOULD NOT EXCEED THE FOLLOWING: NITROGEN, 100 POUNDS PER ACRE TOTAL OF SOLUBLE NITROGEN; P205 (PHOSPHOROUS), 200 POUNDS PER ACRE; K20 (POTASSIUM), 200 POUNDS PER ACRE. 	4. ALL DISTURBED AREAS MI ACCORDANCE WITH THE " EROSION AND SEDIMENT (SEEDING (Sec. B-4-4) A MULCH ALONE CAN ONLY FOR PROPER GERMINATION
 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 SOIL GRADATION. 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 	 I. LIME: USE ONLY GROUND AGRICULTURAL LIMESTONE (UP TO 3 TONS PER ACRE MAY BE APPLIED BY HYDROSEEDING). NORMALLY, NOT MORE THAN 2 TONS ARE APPLIED BY HYDROSEEDING AT ANY ONE TIME. DO NOT USE BURNT OR HYDRATED LIME WHEN HYDROSEEDING. III. MIX SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT INTERRUPTION. 	5. ALL SEDIMENT CONTROL S MAINTAINED IN OPERATIVE OBTAINED FROM THE HOW 6. SITE ANALYSIS:
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:	iv. WHEN HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL. <u>B. MULCHING</u> 1. MULCH MATERIALS (IN ORDER OF PREFERENCE)	TOTAL AREA OF SITE AREA DISTURBED AREA TO BE ROOFED OR PA
 o. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH. b. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS. c. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH. d. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE. 	a. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR 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 ONLY STERILE STRAW MULCH IN AREAS WHERE ONE SPECIES OF GRASS IS DESIRED.	AREA TO BE VEGETATIVELY TOTAL CUT TOTAL FILL OFF-SITE WASTE/BORROW A
 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 	 WOOD CELLULOSE FIBER MULCH (WCFM) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATE. WCFM IS TO BE DYED GREEN OR CONTAIN A GREEN DYE IN THE PACKAGE THAT WILL PROVIDE AN APPROPRIATE COLOR TO FACILITATE VISUAL INSPECTION OF THE UNIFORMLY SPREAD SLURRY. WCFM, INCLUDING DYE, MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING FACTORS. 	 ANY SEDIMENT CONTROL PLACEMENT OF UTILITIES ADDITIONAL SEDIMENT COI HOWARD COUNTY SEDIMENT
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 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 SPECIFIED.	iii. 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 AGITATION AND WILL BLEND WITH SEED, FERTILIZER AND OTHER ADDITIVES TO FORM A HOMOGENEOUS SLURRY. THE MULCH MATERIAL MUST FORM A BLOTTER-LIKE GROUND COVER, ON APPLICATION, HAVING MOISTURE ABSORPTION AND PERCOLATION PROPERTIES AND MUST COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL	9. ON ALL SITES WITH DISTU INSPECTION AGENCY SHAL PERIMETER EROSION AND EARTH DISTURBANCE OR MAY NOT BE AUTHORIZED MADE.
 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 TOPSOIL. 6. TOPSOIL APPLICATION 	WITHOUT INHIBITING THE GROWTH OF THE GRASS SEEDLINGS. IV. WCFM MATERIAL MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT CONCENTRATION LEVELS THAT WILL BE PHYTO-TOXIC. V. WCFM MUST CONFORM TO THE FOLLOWING PHYSICAL REQUIREMENTS: FIBER LENGTH OF APPROXIMATELY 10 MILLIMETERS, DIAMETER APPROXIMATELY 1 MILLIMETER, PH	 TRENCHES FOR THE CONS WHICH SHALL BE BACKFIL WHICHEVER IS SHORTER. ANY CHANGES OR REVISIC AND APPROVED BY THE F CONSTRUCTION.
 G. EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL. 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, 	RANGE OF 4.0 TO 8.5, ASH CONTENT OF 1.6 PERCENT MAXIMUM AND WATER HOLDING CAPACITY OF 90 PERCENT MINIMUM. 2. APPLICATION a. APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING. b. WHEN STRAW MULCH IS USED, SPREAD IT OVER ALL SEEDED AREAS AT THE RATE	12. A PROJECT IS TO BE SEC GRADING UNIT (MAXIMUM PROCEED TO A SUBSEQUE DISTURBED AREA IN THE BY THE ENFORCEMENT AU APPROVAL AUTHORITY, NO
WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION. C. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS) 1. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH	OF 2 TONS PER ACRE TO A UNIFORM LOOSE DEPTH OF 1 TO 2 INCHES. APPLY MULCH TO ACHIEVE A UNIFORM DISTRIBUTION AND DEPTH SO THAT THE SOIL SURFACE IS NOT EXPOSED. WHEN USING A MULCH ANCHORING TOOL, INCREASE THE APPLICATION RATE TO 2.5 TONS PER ACRE. c. WOOD CELLULOSE FIBER USED AS MULCH MUST BE APPLIED AT A NET DRY 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 CELLULOSE FIBER	A GIVEN TIME. STANDA F
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	PER 100 GALLONS OF WATER. 3. ANCHORING o. PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING	CONTROLLING THE SUS TO PREVENT BLOWING AND MO OFF-SITE
 THE SITE FULLY LABELED ACCORDING TO THE APPLICABLE LAWS AND MUST BEAR THE NAME, TRADE NAME OR TRADEMARK AND WARRANTY OF THE PRODUCER. 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 	METHODS (LISTED BY PREFERENCE), DEPENDING UPON THE SIZE OF THE AREA AND EROSION HAZARD: i. A MULCH ANCHORING TOOL IS A TRACTOR DRAWN IMPLEMENT 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,	AREAS SUBJECT TO DUST BLOWN 1. MULCHES: SEE SECTION B4
 #20 MESH SIEVE. 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 AT THE RATE OF 4 TO 8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. GRAPHIC SCALE 	THIS PRACTICE SHOULD FOLLOW THE CONTOUR. ii. 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 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER. iii. SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRO-TACK), DCA-70, PETROSET, TERRA TAX II, TERRA MANUFACTURER. APPLICATION OF LIQUID BINDERS	B-4-3 SEEDING AND MULCH ANCHORED TO PREVENT BLC VEGETATIVE COVER: SEE SE 3. TILLAGE: TILL TO ROUGHEN WINDWARD SIDE OF SITE. CH HARROWS, AND SIMILAR PLO EFFECT.
	NEEDS TO BE HEAVIER AT THE EDGES WHERE WIND CATCHES MULCH, SUCH AS IN VALLEYS AND ON CRESTS OF BANKS. USE OF ASPHALT BINDERS IS STRICTLY PROHIBITED. IV. LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER RECOMMENDATIONS. NETTING IS USUALLY AVAILABLE IN ROLLS 4 TO 15 FEET WIDE AND 300 TO 3,000 FEET LONG.	 IRRIGATION: SPRINKLE SITE MUST NOT BE IRRIGATED TO BARRIERS: SOLID BOARD FEI SIMILAR MATERIAL CAN BE I CHEMICAL TREATMENT: USE PLAN REVIEW AUTHORITY.
APPROVED PLANNING BOARD OF HOWARD COUNTY	PROFESSIONAL CERTIFICATION	THIS DEVELOPMENT PLAN CONTROL BY THE HOWAF
Date: April 3, 2014	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, 2016.	HOW D'S.C.D.
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING Director Director Dote	ENGINEER'S CERTIFICATE "I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE	BUILDER'S CERTI "I/WE CERTIFY THAT ALL DEV TO THIS PLAN, AND THAT AN PROJECT WILL HAVE A CERTIF
Chief, Division of Land Development Date Chief, Development Encineering Division 1. Date	REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."	THE ENVIRONMENT APPROVED EROSION BEFORE BEGINNING INSPECTION BY THE HSCD."
Chief, Development Engineering Division du Date GLWGUTSCHICK LITTLE & WEBER, P.A.	V. UAIE	JININ UNITOR DEVELUPER/
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		
E\CADD\DRAWWAS\03367\11081 (HIR)\PLANS BY QUX\SOP (AREA 4)\11081_04_SC (Area 4).dwg DES. mbt DRN. klp CHK. mbt GLW 2014	DATE	REVISION

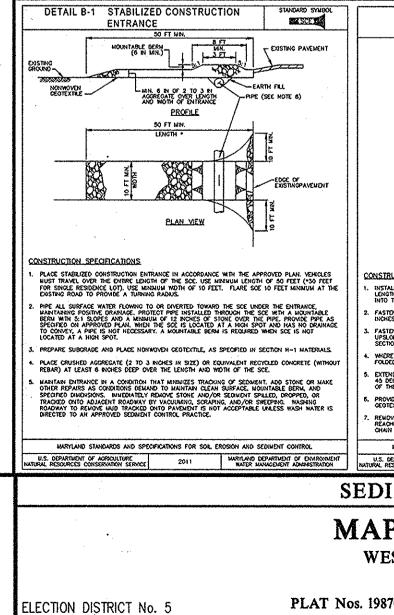
B-4-4 STANDARDS AND SPECIFICATION		B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION
TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6	AONTHS.	TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION. PURPOSE
<u>PURPOSE</u> USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTU IS WHERE PRACTICE APPLIES EXPOSED SOILS WHERE GROUND COV OF 6 MONTHS OR LESS. FOR LONGER DURATION OF TIME, PERMAN PRACTICES ARE REQUIRED. <u>CRITERIA</u>	ER IS NEEDED FOR	TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED SOILS. <u>CONDITIONS WHERE PRACTICE APPLIES</u> EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.
T ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN T OPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3), AND ENTER ORARY SEEDING SUMMARY BELOW ALONG WITH APPLICATION RATES SEEDING DEPTHS. IF THIS SUMMARY IS NOT PUT ON THE PLAN AN TABLE B.1 PLUS FERTILIZER AND LIME RATES MUST BE PUT ON T	THEM IN THE C, SEEDING DATES D COMPLETED, HE PLAN.	CRITERIA A. SEED MIXTURES 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
SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOM- ESTING AGENCY SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY STABILIZATION IS REQUIRED OUTSIDE OF A SEEDING SEASON, APP H OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION $B-4-3.A$. THE NEXT SEEDING SEASON.	seeding. 'Ly seed and	 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 PLAN. 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
TEMPORARY SEEDING SUMMARY		 c. FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING AGENCY. d. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (46-0-0) AT 3 1/2 POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING
APPLICATION SEEDING SEEDING (10-	NLIZER ATE 10-10)	IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY. 2. TURFGRASS MIXTURES
PECIES RATE (lb/ac.) DATES DEPTHS NUAL GRASS 40 lb/ac Mar. 1 to May 15, Aug. 1 to Oct. 15 0.5 INCHES 436 (10)	lb./ac. 2 tons/ac.) lb./ (90 lb./ 00 sf) 1,000 sf)	 AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE. 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 BE PLACED ON THE PLAN.
SEDIMENT CONTROL NOTES NIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD CO ISPECTION, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION F T OF ANY CONSTRUCTION. (410-313-1855).	UNTY DEPARTMENT PRIOR TO THE	i. 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.
VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED A ISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THI YLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND S REVISIONS THERETO.	E MOST CURRENT SEDIMENT CONTROL"	ii. KENTUCKY BLUEGRASS/PERENNIAL RYE: FULL SUN MIXTURE: FOR USE IN FULL SUN AREAS WHERE 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 TOTAL MIXTURE BY WEIGHT.
UIZATION SHALL BE COMPLETED WITHIN: CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCT ERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD S RDANCE WITH THE "2011 MARYLAND STANDARDS AND SPECIFICATI	TURES, DIKES, PROJECT SITE. SPECIFIED ABOVE IN	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: 5 TO 8 POUNDS PER 1000 SQUARE FEET. ONE OR MORE CULTIVARS MAY BE
ION AND SEDIMENT CONTROL" FOR PERMANENT SEEDING (Sec. B- ING (Sec. B-4-4) AND MULCHING (Sec. B-4-3). TEMPORARY ST H ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATE PROPER GERMINATION AND ESTABLISHMENT OF GRASSES. SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND A TAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REP	4-5), TEMPORARY ABILIZATION WITH IS DO NOT ALLOW RE TO BE	BLENDED. 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: 11/2 TO 3 POUNDS PER 1000 SQUARE FEET.
INED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR. ANALYSIS: $118-124$ $129-143$ 144 AREA OF SITE : 0.47± AC. 0.86± AC. 0.78	$\begin{array}{c c} & & & \\ \hline 10TAL \\ \hline 0TS & & OF \\ \hline -156 & LOTS \\ \hline 11 & AC. \\ \hline 2.53\pm & AC. \\ \hline 2.53\pm & AC. \\ \hline \end{array}$	NOTES: SELECT TURFGRASS VARIETIES FROM THOSE LISTED IN THE MOST CURRENT UNIVERSITY OF MARYLAND PUBLICATION, AGRONOMY MEMO #77, "TURFGRASS CULTUMER RECOMMENDATIONS FOR MARY AND"
O BE VEGETATIVELY STABILIZED $: 0.27\pm$ AC. $0.43\pm$ AC. $0.41\pm$ CUT $: 416\pm$ CY $870\pm$ CY $760\pm$	0± CY 2,046± CY 0± CY 2,046± CY	PROTECTION AND ASSURES A PURE GENETIC LINE
SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING A EMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DI TIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESS RD COUNTY SEDIMENT CONTROL INSPECTOR.	I CTIVITY FOR STURBANCE	5B, 6A) <u>CENTRAL MD</u> : MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONE: 6B) <u>SQUTHERN MD. EASTERN SHORE</u> : MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONES: 7A, 7B)
LL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPRO COTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INST, AETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDIN H DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSP NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPE	ALLATION OF IG WITH ANY OTHER ECTION APPROVALS	 J. 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 1 1/2 INCHES IN DIAMETER. THE RESULTING SEEDBED MUST BE IN SUCH CONDITION THAT FUTURE MOWING OF GRASSES WILL POSE NO DIFFICULTY. k. IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER FOR PLANT GROWTH (1/2 TO 1 INCH EVERY 3 TO 4 DAYS DEPENDING ON SOIL TEXTURE) UNTIL
CHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO 3 PIPE H SHALL BE BACKFILLED AND STABILIZED BY THE END OF EACH W HEVER IS SHORTER. CHANGES OR REVISIONS TO THE SEQUENCE OF CONSTRUCTION MU APPROVED BY THE PLAN APPROVAL AUTHORITY PRIOR TO PROCES TRUCTION.	/ORK DAY, ST BE REVIEWED	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. <u>PERMANENT SEEDING SUMMARY</u> .
OJECT IS TO BE SEQUENCED SO THAT THE GRADING ACTIVITIES BE ING UNIT (MAXIMUM ACREAGE OF 20 AC. PER GRADING UNIT) AT EED TO A SUBSEQUENT GRADING UNIT WHEN AT LEAST 50 PERCE IRBED AREA IN THE PRECEDING GRADING UNIT HAS BEEN STABILIZ HE ENFORCEMENT AUTHORITY. UNLESS OTHERWISE SPECIFIED AND OVAL AUTHORITY, NO MORE THAN 30 ACRES CUMULATIVELY MAY /EN TIME.	A TIME. WORK MAY NT OF THE ED AND APPROVED APPROVED BY THE	HARDINESS ZONE: 6b SEED MIXTURE: #9 (Tall Fescue/ Kentucky Bluegrass) No. SPECIES APPLICATION SEEDING DATES SEEDING DEPTHS 9 *Certified Tall Fescue blend (95% by weight): Falcon IV,
STANDARDS AND SPECIFICATIONS FOR DUST CONTROL ODEFINITION CONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION		Penn 1901 & Rebel Exeda and Certified Kentucky Bluegrass blend (5% by weight): Courtyard, Raven & Yonkee 6-8 lb/ 1000 s.f. Mar. 1 to May 15, Aug. 15 to Oct. 15 1/4 - 1/2 IN. 1.0 lb/ 1000 s.f. 90 lb/ 1000 s.f.
PURPOSE EVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES T OFF-SITE DAMAGE INCLUDING HEALTH AND TRAFFIC HAZARDS. CONDITIONS WHERE PRACTICE APPLIES	O REDUCE ON AND	 * Other cultivars listed as "proven" in the most current UND TT-77 may also be used B. SOD: TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER). 1. GENERAL SPECIFICATIONS
JBJECT TO DUST BLOWING AND MOVEMENT WHERE ON AND OFF-SITE DAMA TREATMENT. <u>SPECIFICATIONS</u> CHES: SEE SECTION B-4-2 SOL PREPARATION, TOPSOILING, AND SOIL AME	NDMENTS, SECTION	 c. 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 3/4 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 NOT BE ACCEPTABLE.
-3 SEEDING AND MULCHING, AND SECTION B-4-4 TEMPORARY STABILIZATIO HORED TO PREVENT BLOWING. TATIVE COVER: SEE SECTION B-4-4 TEMPORARY STABILIZATION. IGE: TILL TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. BEGI WARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APAR ROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT THAT MAY PRODU CT.	n plowing on T, spring-toothed Joe the desired	 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. e. SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS.
ATION: SPRINKLE SITE WITH WATER UNTIL THE SURFACE IS MOIST. REPEAT I NOT BE IRRIGATED TO THE POINT THAT RUNOFF OCCURS. RIERS: SOLID BOARD FENCES, SILT FENCES, SNOW FENCES, BURLAP FENCES, AR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING MICAL TREATMENT: USE OF CHEMICAL TREATMENT REQUIRES APPROVAL BY I REVIEW AUTHORITY.	, straw bales, and D.	 SOU NOT INARSPEARIED INITIAL THIS PERIOD MISSI DE APPROVED DE AN AGRONOMIST ON SOIL SCIENTIST PRIOR TO ITS INSTALLATION. SOD INSTALLATION DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE SOD. LAY THE FIRST ROW OF SOD IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED
DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIM TROL BY THE HOWARD SOIL CONSERVATION DISTRICT.	ENT	PARALLEL TO IT AND TIGHTLY WEDGED AGAINST EACH OTHER. STAGGER LATERAL JOINTS TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. ENSURE THAT SOD IS 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
DER'S CERTIFICATE	<u>114</u>	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.
RTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE D PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEP/ RONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF S BEFORE BECHNNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON BY THE HSCD."	CONSTRUCTION ARTMENT OF SEDIMENT AND	 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 WILTING. 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 1/3 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.
		PREPARED FOR:
		PROPERTY OWNER (SELLER): BUILDER (CONTRACT PURCHASER): MAPLE LAWN FARMS I, LLC NVR INC. 1829 REISTERSTOWN ROAD, SUITE 300 9720 PATUXENT WOODS DR. BALTIMORE, MD 21208 COLUMBIA, MD 21046 PH: 410-484-8400 PH: (410) 379-5956 ATTN.: MARK BENNETT ATTN.: TIM NAUGHTON
ION	BY	APP'R.



SEQUENCE OF CONSTRUCTION

- 1. APPLY FOR GRADING PERMIT AND SCHEDULE A PRE-CONSTRUCTION COUNTY SEDIMENT CONTROL INSPECTOR (CSCI) OBTAIN GRADING P CSCI AT THE MEETING. Duration: 1/2 day.
- 2. INSTALL STABILIZED CONSTRUCTION ENTRANCES (SCE), SILT FENCES FENCES (SSF) AND ANY ADDITIONAL SEDIMENT CONTROL MEASURES A THE CSCI. (CLEARING AND GRUBBING IS NOT NECESSARY AS SITE W TO INSTALL A REGIONAL SWM FACILITY.) Duration: 1-day.
- GRADE SITE FOR HOUSE CONSTRUCTION. PROVIDE DUST CONTROL A Duration: 2 days.
- CONSTRUCT HOUSES, UITILITY CONNECTIONS, GARAGES, DRIVEWAYS AN Duration: 3-4 months.
- AS EACH HOUSE/GARAGE IS COMPLETED, FINAL GRADE THE LOT, INS PLANT MATERIAL AND STABILIZE ALL BARE DIRT AREA WITH PERMANI WITH SOD. Duration: 2-days.
- 6. ONCE AREA DRAINING TO SEDIMENT CONTROL MEASURES HAVE BEEN OBTAIN PERMISSION FROM THE CSCI TO REMOVE THE SEDIMENT CONT Duration: 1/2 day.
- 7. OBTAIN INSPECTION FOR RELEASE OF SURETY (FOR GRADING AND L Duration: 1/2 day
- 8. OBTAIN USE AND OCCUPANCY PERMIT THEN FINALIZE SETTLEMENT.

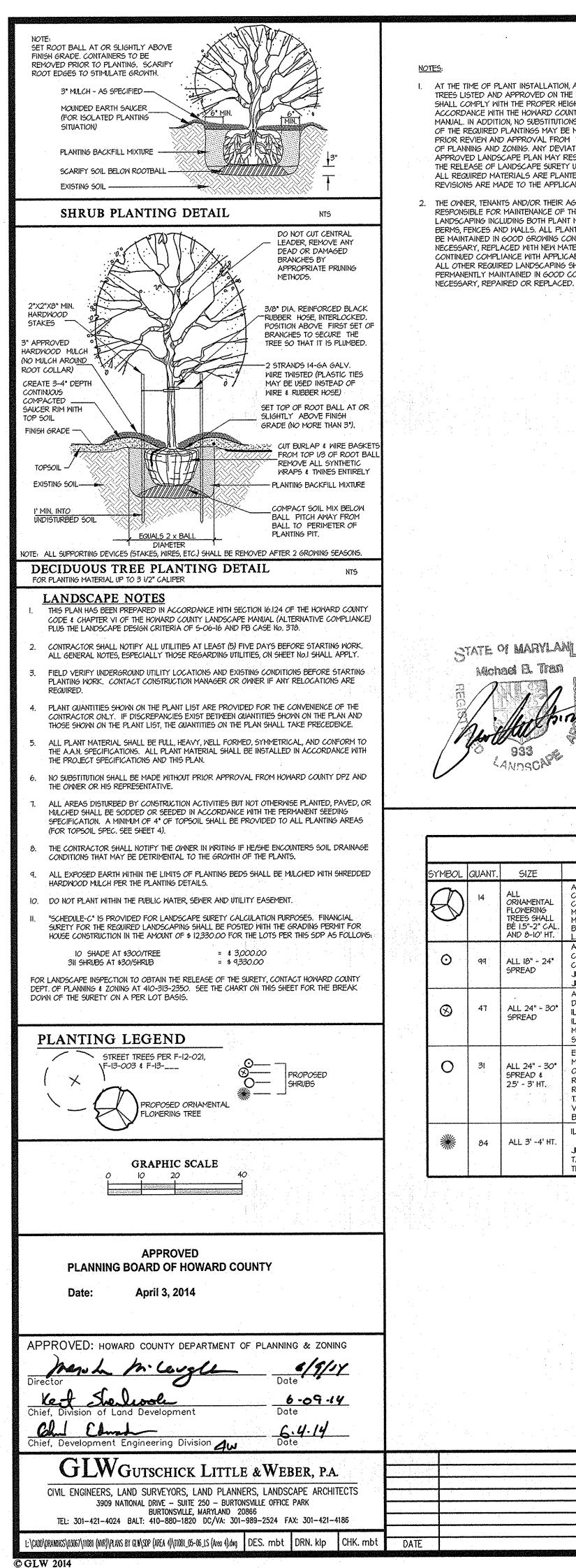
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LOT 140 & LOT 139 & LOT 135 & LOT 137 & LOT 136 & V & LOT 135 & LOT 13					
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NOTES:			SEDIN	IENT CONTROL	LEGEND
	ARY SWM IS PROVIDED BY THE EXISTING BASIN ON PACE LOT 3 & 60 PER F-05-112 & F-08-55. (SEE 11)	A		DO EXISTING CO	
S AS DIRECTED BY CONSTRU	E CONSTRUCTION IS CONCURRENT WITH ROAD JCTION, COORDINATE THE WORK ON THESE PLANS WITH			• UMIT OF G	RADING DISTURBANCE
	CKPILE WILL BE PERMITTED ON SITE.			SUPER SILT	FENCE
4. SOILS SI	HOWN ARE PRE-DEVELOPMENT CONDITION. THE SITE		1		1
	IN MASS GRADED F-08-054/55. ALL SOILS ARE NOW RED "MAN-MADE".		· · · ·		ED CONSTRUCTION
AND SIDEWALKS. CONSIDE 5. SEEDING DIRECTIC DIRECTIC	RED "MAN-MADE". 3 AND STABILIZATION IS TO BE PERFORMED AT THE 3N OF THE SEDIMENT CONTROL INSPECTOR OR IN		189550 1	ENTRANC	
AND SIDEWALKS. CONSIDE 5. SEEDING INSTALL FENCES AND DIRECTIC ANENT SEEDING OR COMPLIA STABILIZ	RED "MAN-MADE". 3 AND STABILIZATION IS TO BE PERFORMED AT THE		189550 1	ENTRANC	E LINEATION
AND SIDEWALKS. CONSIDE INSTALL FENCES AND DIRECTIC ANENT SEEDING OR COMPLIA STABILIZED,	RED "MAN-MADE". 3 AND STABILIZATION IS TO BE PERFORMED AT THE 3N OF THE SEDIMENT CONTROL INSPECTOR OR IN 3NCE WITH THE STANDARD SEEDING AND		189550 1	ENTRANC	E
AND SIDEWALKS. CONSIDE INSTALL FENCES AND DIRECTIC ANENT SEEDING OR COMPLIA STABILIZED,	RED "MAN-MADE". 3 AND STABILIZATION IS TO BE PERFORMED AT THE 3N OF THE SEDIMENT CONTROL INSPECTOR OR IN 3NCE WITH THE STANDARD SEEDING AND		189550 1	ENTRANC	E LINEATION
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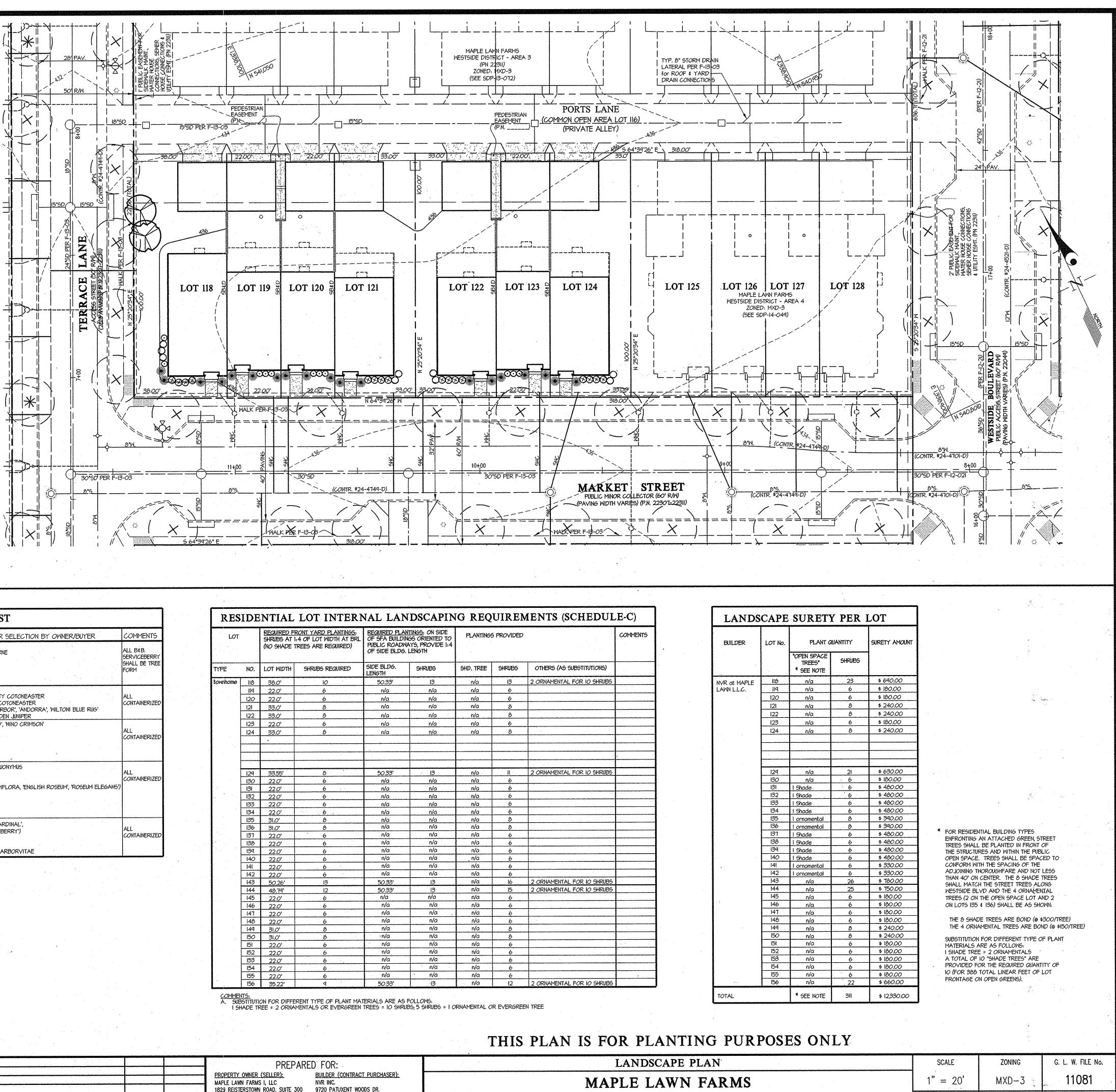
NOTES:

- I. AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN, SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.
- 2. THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIAL TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN

STATE OF MARYLAND

PLANT LIST							
SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS			
\bigcirc	14	ALL ORNAMENTAL FLOWERING TREES SHALL BE 1.5"-2" CAL. AND 8-10' HT.	AMELANCHER CANADENSIS/ SHADBLOW SERVICEBERRY CRATAEGUS VIRDIS 'WINTER KING' WINTER KING HAWTHORNE CERCIS CANADENSIS / EASTERN REDBUD MAGNOLIA SOULANGIANA/ SAUCER MAGNOLIA MAGNOLIA STELLATA / STAR MAGNOLIA BETULA NIGRA / RIVER BIRCH LAGERSTROEMIA INDICA / CRAPE MYRTLE 'TONTO'	ALL B&B. SERVICEBERI SHALL BE TR FORM			
0	99	ALL 18" - 24" SPREAD	AZALEA VAR.: 'GUMPO PINK', 'GUMPO WHITE', 'KAEMPO' COTONEASTER DAMMERII 'CORAL BEAUTY'/ CORAL BEAUTY COTONEASTER COTONEASTER HORIZONTALIS 'TOM THUMB' / TOM THUMB COTONEASTER JUNIPERUS HORIZONTALIS VAR. / JUNIPER VAR.: 'BAR HARBOR', 'ANDORRA', 'WILTONI BLUE RUG' JUNIPERUS PROCUMBENS 'NANA' / DWARF JAPANESE GARDEN JUNIPER	ALL CONTAINERIZ			
\otimes	47	ALL 24" - 30" SPREAD	AZALEA VAR.: 'DELAWARE VALLEY WHITE', 'HERSHEY RED', 'HINO CRIMSON' DEUTZIA GRACILIS/ SLENDER DEUTIZIA ILEX CRENATA 'HELLEI' / DWARF JAPANESE HOLLY ILEX GLABRA 'COMPACTA' / DWARF INKBERRY MAHONIA AQUIFOLIUM / OREGON GRAPE HOLLY SPIREA NIPPONICA 'SNOWMOUND' / SNOWMOUND SPIREA	ALL CONTAINERIZ			
0	31	All 24" - 30" Spread & 2.5' - 3' ht.	EUONYMUS KIAUTSCHOVICUS 'MANHATTAN' / MANHATTAN EUONYMUS MAHONIA BEALEI / LEATHERLEAF MAHONIA OSMANTHUS HETEROPHYLLUS 'GULFTIDE' / SWEET HOLLY RHODODENDRON HYBRID VAR. (CAT. ALBUM, CAT. GRANDIFLORA, 'ENGLISH ROSEUM', 'ROSEUM ELEGANS') RHODODENDRON 'PJM'/ PJM RHODODENDRON TAXUS CUSPIDATA 'NANA' / DWARF JAPANESE YEW VIEURNUM CALESI / KOREAN SPICE VIEURNUM BUXUS SEMPERVIRENS / BOXWOOD	ALL CONTAINERIZ			
*	84	ALL 3' -4' HT.	ILEX VERTICILLATA VAR/ WINTERBERRY HOLLY VAR. ('CARDINAL', 'JIM DANDY', ' RED SPRITE', 'WINTER RED' or 'SPARKLEBERRY') JUNIPERUS CHINENSIS 'BLUE POINT / BLUE POINT JUNIPER TAXUS MEDIA 'HICKSII' / HICKS YEW THUNA OCCIDENTIALIS 'EMERAL GREEN' / EMERAL GREEN ARBORVITAE	ALL CONTAINERIZ			

REVISION



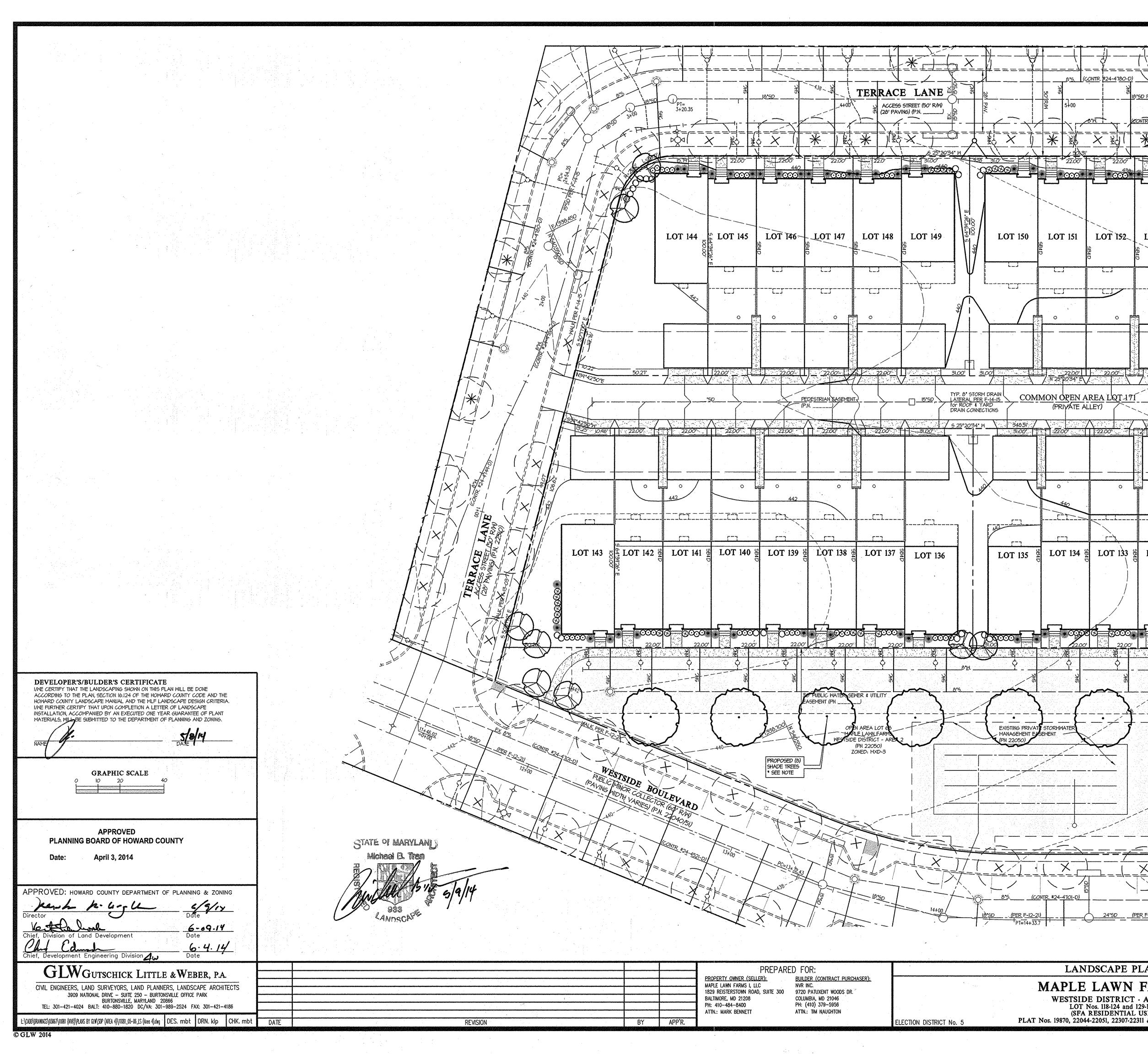
				•	
		PREPARE	ED FOR:		LANDSCAPE PLAN
	· · · · · · · · · · · · · · · · · · ·	- <u>PROPERTY OWNER (SELLER):</u> - MAPLE LAWN FARMS I, LLC 1829 REISTERSTOWN ROAD, SUITE 300	BUILDER (CONTRACT PURCHASER): NVR INC. 9720 PATUXENT WOODS DR.		MAPLE LAWN FARM
		BALTIMORE, MD 21208 PH: 410-484-8400	COLUMBIA, MD 21046 PH: (410) 379-5956 ATTN.: TIM NAUGHTON		WESTSIDE DISTRICT · AREA 4 LOT Nos. 118-124 and 129-156
BY	APP'R.	ATTN.: MARK BENNETT	ATTIN.: IIM NAUGITION	ELECTION DISTRICT No. 5	(SFA RESIDENTIAL USE) PLAT Nos. 19870, 22044-22051, 22307-22311 & <u>22816-</u>

DATE TAX MAP - GRID MAY 2014 41-21/46-3 9870, 22044-22051, 22307-22311 & 22816-22919 HOWARD COUNTY, MARYLAND

SDP - 14 - 048

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		·····			PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC	BUILDER (CONTRACT PURCHASER): NVR INC.		M
	\$				1829 REISTERSTOWN ROAD, SUITE 300 BALTIMORE, MD 21208	9720 PATUXENT WOODS DR. COLUMBIA, MD 21046		1917
·					PH: 410-484-8400 ATTN: MARK BENNETT	PH: (410) 379-5956 ATTN.: TIM NAUGHTON		
n an	- <u> </u>		BY	APP'R.			ELECTION DISTRICT No. 5	PLAT Nos.

			4. (* 	
LANDSCAPE PLAN		SCALE	ZONING	G. L. W. FILE No.
PLE LAWN FARMS		1" = 20'	MXD-3	11081
ESTSIDE DISTRICT - AREA 4 LOT Nos. 118-124 and 129-156		DATE	TAX MAP - GRID	SHEET
(SFA RESIDENTIAL USE) 9870, 22044-22051, 22307-22311 & <u>22816 - 22819</u>	HOWARD COUNTY, MARYLAND	MAY 2014	41-21/46-3	6 OF 6
				SDP - 14 - 048

OPEN AREA LOT 171 PEDESTRIAN EASEMENT 15"SD	
	ADD PERFICIENCE
OT 134 & LOT 133 & LOT 132 & LOT 131 & LOT 130 0	
	STRI STRI
2200' 2200' 2200' 2200' 2200' 2200' 2200'	
WATER	
	CONTR #24-47447.D) #24-47447-D) #24-47447-D) #24-47447-D) #24-47447-D) #24-47447-D) #25 S S S S S S S S S S S S S S S S S S S
	UTILITY ESMI
MAIL PAVILION PER F-12-021	THE EMALK MALINIT
	8"M CONTR. #24-4701-D) 80"SD PER F-12-021 0NTR. #24-4701-D) 16+00
<u>24"5D</u> (PER F-12-21) 15+00 +	$= 24"SD \xrightarrow{16+00} 30"SD \xrightarrow{16} - 36"SD \xrightarrow{16} - 7$

CONTR. #24-4780 * N PER F-14-15 · 译 X XX15"SD LOT 152 LOT 153 LOT 151 LOT 154 LOT 155 LOT 156 نہ <u>ما</u> أسسنا O'I PAVINO 6_3 r-1/ 0 0 0 0

22.00 22.00 35.22

|米

22.00' 345.49'

18"50 PER F-14-1

*

__<u>18*SD</u>

6+00

 $b_{\underline{X}}$

18"50