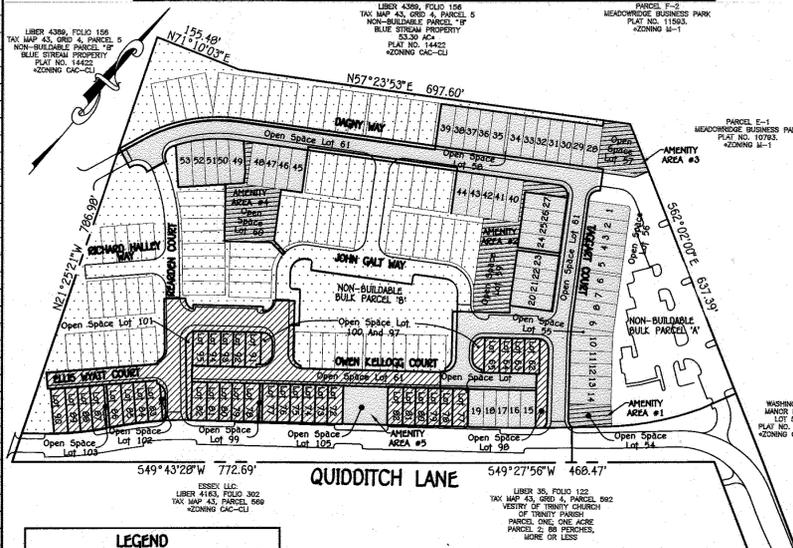


SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	SITE DEVELOPMENT PLAN
4	SEDIMENT EROSION CONTROL PHASE ONE
5-6	SEDIMENT EROSION CONTROL PHASE TWO
7	SEDIMENT EROSION CONTROL DETAIL
8	STORM DRAIN DRAINAGE AREA MAP
9	STORM DRAIN PROFILES
10	STORM WATER MANAGEMENT DETAILS
11-12	LANDSCAPE PLAN
13-14	GEOMETRY PLAN

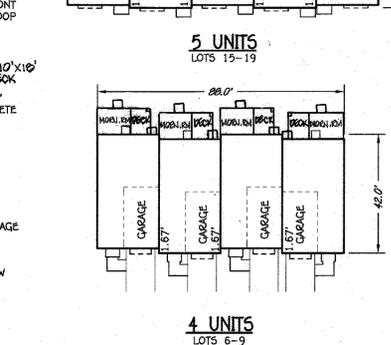
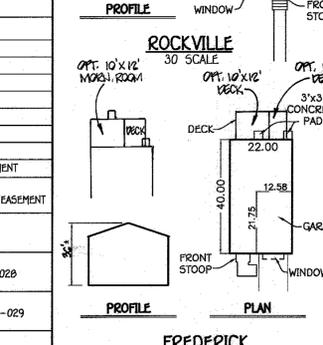
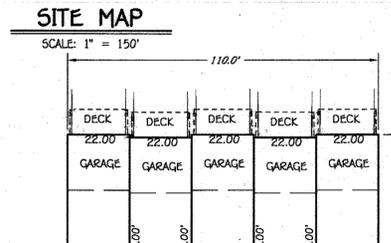
STREET SIGN CHART				
STREET NAME	STATION	OFFSET	POSTED SIGN	SIGN CODE
TAGGART COURT	0+29	20' L	STOP	R1-1
TAGGART COURT	1+37	19' R	SPEED LIMIT 25 MPH	R2-1
TAGGART COURT	4+11	17' R	STOP	R1-1
DAGNY WAY	6+71	19' R	SPEED LIMIT 25 MPH	R2-1
DAGNY WAY	0+55	25' R	STOP	R1-1
CHESSAL BROOKS WAY	1+45	17' R	STOP	R1-1
CHESSAL BROOKS WAY	0+26	17' L	STOP	R1-1
JOHN GALT WAY	6+63	17' R	STOP	R1-1

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
1	7834 TAGGART COURT
2	7832 TAGGART COURT
3	7830 TAGGART COURT
4	7828 TAGGART COURT
5	7826 TAGGART COURT
6	7822 TAGGART COURT
7	7820 TAGGART COURT
8	7818 TAGGART COURT
9	7816 TAGGART COURT
10	7812 TAGGART COURT
11	7810 TAGGART COURT
12	7808 TAGGART COURT
13	7806 TAGGART COURT
14	7804 TAGGART COURT
15	7802 TAGGART COURT
16	7974 QUIDDITCH LANE
17	7972 QUIDDITCH LANE
18	7970 QUIDDITCH LANE
19	7968 QUIDDITCH LANE
20	7819 TAGGART COURT
21	7821 TAGGART COURT
22	7823 TAGGART COURT
23	7825 TAGGART COURT
24	7827 TAGGART COURT
25	7831 TAGGART COURT
26	7833 TAGGART COURT
27	7835 TAGGART COURT
28	7710 DAGNY WAY
29	7712 DAGNY WAY
30	7714 DAGNY WAY
31	7716 DAGNY WAY
32	7718 DAGNY WAY
33	7720 DAGNY WAY
34	7722 DAGNY WAY
35	7724 DAGNY WAY
36	7726 DAGNY WAY
37	7728 DAGNY WAY
38	7730 DAGNY WAY
39	7732 DAGNY WAY
40	7734 DAGNY WAY
41	7736 DAGNY WAY
42	7738 DAGNY WAY
43	7740 DAGNY WAY
44	7742 DAGNY WAY
45	7744 DAGNY WAY
46	7746 DAGNY WAY
47	7748 DAGNY WAY
48	7750 DAGNY WAY
49	7752 DAGNY WAY
50	7754 DAGNY WAY
51	7756 DAGNY WAY
52	7758 DAGNY WAY
53	7760 DAGNY WAY

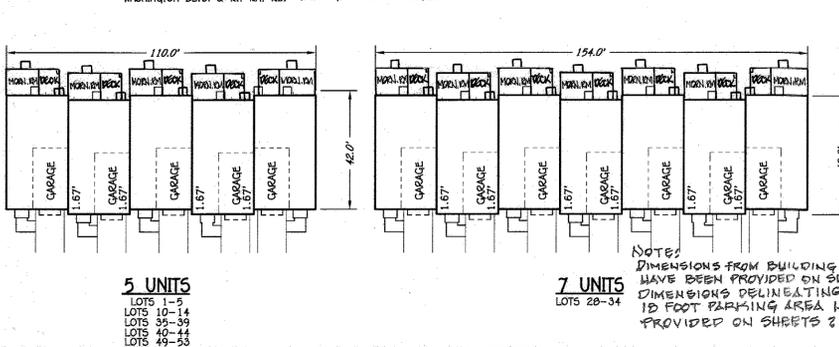
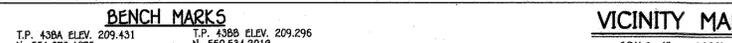
AMENITY AREA CHART				
PHASE	REQUIRED	PROVIDED	AREA #	PROGRAM
EXISTING I-III	0.50 AC.	0.51 AC.	5	PASSIVE SITTING AREA W/BENCHES, SHADE TREES AND PLANTED SWM FACILITY
EXISTING IV	0.22 AC.	0.22 AC.	1	PASSIVE SITTING AREA W/BENCHES, SHADE TREES, WALKWAY, PLANTED SWM FACILITIES AND 50'x25' OPEN PLAY AREA
			2	80'x50' OPEN PLAY AREA W/BENCHES AND SHADE TREES
			3	WALKING/SITTING AREA W/BENCHES, SHADE TREES WALKWAY, PLANTED SWM FACILITIES AND 40'x20' OPEN PLAY AREA
V	0.27 AC.	0.34 AC.	6	PASSIVE SITTING AREA W/BENCHES, SHADE TREES
FUTURE VI	0.74 AC.	0.88 AC.	7	MULTI-USE RECREATION AREA - DETAILS WITH FUTURE SDP
			8	MULTI-USE RECREATION AREA - DETAILS WITH FUTURE SDP
TOTAL	1.73 AC.	1.95 AC.		



LEGEND	
SYMBOL	DESCRIPTION
[Symbol]	PHASE I-IV SDP-15-017
[Symbol]	PHASE V SDP-15-029
[Symbol]	PHASE VI



BENCH MARKS			
T.P. 4384 ELEV. 209.431	T.P. 4388 ELEV. 209.296		
N. 591.676.4075	N. 550.534.2018		
E. 1,378.108.3982	E. 1,376.905.2050		
LOC. NEAR INTERSECTION OF WASHINGTON BLVD. & KIT LANE RD.	LOC. NEAR INTERSECTION OF WASHINGTON BLVD. & CEMETERY RD.		



NOTE: DIMENSIONS FROM BUILDING TO PROPERTY LINES HAVE BEEN PROVIDED ON SHEETS 3 AND 4. DIMENSIONS DELINEATING THE REQUIRED 10 FOOT PARKING AREA HAVE BEEN PROVIDED ON SHEETS 3 AND 4.

SITE DEVELOPMENT PLANS MORRIS PLACE LOTS 1-53, OPEN SPACE LOTS 54 THRU 61 AND NON-BUILDABLE BULK PARCELS 'A' THRU 'C' PHASES I-IV TAX MAP No. 43 GRID No. 4 PARCEL NO. 599 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

- Continued.**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IS APPLICABLE.
 - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKDAYS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE ANY DAMAGE TO PUBLIC ROADS OR EXISTING UTILITIES WILL BE CORRECTED AT CONTRACTOR'S EXPENSE.
 - TRAFFIC CONTROL DEVICES:
 - THE 82-1 COMPACTED CRUSHER RUN BASE WITH TAG AND CHIP COATING (1-1 1/2" MIN) ASSEMBLY FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE FINISH IS COMPLETED.
 - THE TRAFFIC CONTROL DEVICES LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE FIELD APPROVED BY HOWARD COUNTY TRAFFIC DIVISION (410) 313-2430 PRIOR TO THE INSTALLATION OF ANY OF THE TRAFFIC CONTROL DEVICES.
 - ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. (NMTCD)
 - ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL PERFORATED SQUARE TUBE (POST) 14 GAUGE INSERTED INTO A 2-1/2" GALVANIZED STEEL PERFORATED SQUARE TUBE SLEEVE (12 GAUGE) 3" LONG. THE ANCHOR SHALL NOT EXTEND MORE THAN TWO QUICK PUNCH HOLES ABOVE GROUND LEVEL. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
 - STREET LIGHT PLACEMENT AND TYPE OF FIXTURES AND POLES SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (2006), SECTION 5.5.A. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
 - A PRIVATE ROAD STREET NAME ASSEMBLY SHALL BE FABRICATED AND INSTALLED FOR EACH OF THE PRIVATE ROADS INTERSECTING QUIDDITCH LANE BY HOUSTY ENGINEERS, INC. AT THE DEVELOPER'S/OWNER'S EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT (410) 313-5752 FOR DETAILS AND COST ESTIMATES.
 - ALL DRIVEWAYS AND DRIVEWAYS SHALL BE PERMANENTLY SEGGED OR OTHERWISE STABILIZED.
 - ALL FILL AREAS (ROADWAYS, UNDER STRUCTURES, ETC.) TO BE COMPACTED TO A MINIMUM OF 95% COMPACTION AS REQUIRED BY ASHTO 180.
 - IN ACCORDANCE WITH SECTION 12B OF THE HOWARD COUNTY ZONING REGULATIONS, ANY DRIVEWAY OR EXISTING DRIVEWAY 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 14 FEET INTO THE FRONT OR REAR YARD SETBACK.
 - DECK POSTS, FOOTERS, AND OTHER SUPPORTS SHALL NOT BE PERMITTED WITHIN THE PRIVATE DRAINAGE & UTILITY EASEMENT, BUT CANTILEVERED DECKS ARE PERMISSIBLE.

- GENERAL NOTES**
- SUBJECT PROPERTY IS ZONED CAC-CL1 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7/28/06.
 - COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS INC. 4384 AND NO. 4388.
 - STA. 4384 N 591.676.4075 E 1,378.108.3982 ELEVATION 209.431 STA. 4388 N 550.534.2018 E 1,376.905.2050 ELEVATION 209.296
 - THIS PLAN IS BASED ON FIELD RUN MONUMENTED BOUNDARIES SURVEY PERFORMED ON OR ABOUT OCTOBER 2007, BY FISHER, COLLINS AND CARTER, INC.
 - DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD '83 GRID MEASUREMENTS.
 - TOPOGRAPHIC CONTOURS ARE BASED ON AERIAL CONTOURS MAPPING BY HARPORED AERIAL PHOTOGRAPHED ON SEPTEMBER 18, 2007 AND SUPERIMPOSED WITH A FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS AND CARTER, INC. DATED OCTOBER 24, 2007.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DEVELOPMENT TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE)
 - GRADE - 6% OF COMPACTED CRUSHER RUN BASE WITH TAG AND CHIP COATING (1-1 1/2" MIN) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
 - STRUCTURE (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (102,000 LBS) ELEMENTS - SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1' FOOT DEPTH OVER MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - PROPERTY SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILE NO'S: ECP-13-035, SDP-02-148, SDP-01-50, 5-10-02, P-13-001, WP-12-173, WP-14-068, F-14-028, F-15-047, SDP-15-029 AND W & S CONTRACT NO. 14-4777-D.
 - TO THE BEST OF OUR KNOWLEDGE, NO CEMETERIES EXIST ON SITE BY BOTH VISUAL OBSERVATION AND REVIEW OF AVAILABLE HOWARD COUNTY INFORMATION.
 - THIS PROPERTY IS NOT LOCATED IN A HISTORIC DISTRICT.
 - THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE 2004 ZONING REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 75-2005 AND THE "COMP-LITE" ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06. CONSIDERATION OF THESE LOTS OR PARCELS MUST COMPLY WITH SETBACKS AND BUFFER REQUIREMENTS IN EFFECT AT THE TIME OF SUBMISSION OF A BUILDING OR GRADING PERMIT APPLICATION.
 - THIS PROPERTY WITHIN THE METROPOLITAN DISTRICT.
 - ARTICLES OF INCORPORATION FOR THE MORRIS PLACE COMMUNITY ASSOCIATION, INC. WAS FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON SEPTEMBER 23, 2014. RECEIPT NO. P1806484.
 - THE FOREST STATE DELINEATION AND WETLAND DELINEATION REPORT FOR THIS PROJECT WAS PREPARED BY HCCARTY AND ASSOCIATES ON JUNE 2009 AND WAS APPROVED WITH THE COMPREHENSIVE SKETCH PLAN, 5-10-02 BY THE PLANNING DIRECTOR ON JUNE 2, 2010.
 - THE TRAFFIC STUDY AND THE APPROPRIATE PUBLIC FACILITIES ORDINANCE ROAD FACILITIES TEST FOR THIS SUBDIVISION WAS APPROVED WITH THE COMPREHENSIVE SKETCH PLAN, 5-10-02, BY THE PLANNING DIRECTOR, ON JUNE 7, 2010.
 - PUBLIC WATER AND SEWER WILL BE PROVIDED BY CONTRACT #14-4777-D.
 - WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 16.122.B OF THE HOWARD COUNTY CODE.
 - A PRE-SUBMISSION MEETING WAS HELD ON AUGUST 12, 2009 FOR THIS PROJECT.
 - THE 65 DBA NOISE CONTOUR LINE WAS OBTAINED FROM A NOISE STUDY PREPARED BY PAGES GROUP DATED JUNE 2009 AND IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CAN NOT BE CONSIDERED TO EXACTLY LOCATE THE 65 DBA NOISE EXPOSURE. THE 65DBA NOISE CONTOUR LINE ESTABLISHED BY THE PLANNING DIRECTOR TO ALLOCATE DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT ARE BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
 - THESE ARE NO WETLANDS, BUT THERE ARE FLOODPLAIN AREAS WITH A CONTIGUOUS AREA GREATER THAN 20,000 SQUARE FEET LOCATED ON THIS SITE DEVELOPMENT PLAN. THERE ARE NO WETLANDS ON-SITE THAT WILL BE DISTURBED OR THAT WILL REQUIRE 401 AND 404 WETLANDS PERMITS FROM THE STATE OF MARYLAND.
 - FOREST CONSERVATION HAS BEEN PROVIDED UNDER F-14-028 IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL WITH OFF-SITE REFORESTATION OF 2.59 ACRES.
 - PROJECT SUBJECT TO WP-12-173 WHICH THE PLANNING DIRECTOR ON JUNE 25, 2012 APPROVED TO WAIVE SECTION 16.144(C) REQUIRING THE SUBMISSION OF A PRELIMINARY PLAN WITHIN FOUR (4) MONTHS OF SKETCH PLAN APPROVAL AND SECTION 16.1102 REQUIRING RESIDENTIAL PRODUCTS WITH 101 PLUS HOUSING UNITS NINE (9) MONTHS AFTER STARTING DATE SUBJECT TO:
 - THE PRELIMINARY PLAN FOR PHASES I THROUGH 3 FOR 19 UNITS MUST BE SUBMITTED TO DPZ ON OR BEFORE NOVEMBER 1, 2011.
 - A 10' PUBLIC TREE MAINTENANCE EASEMENT AND A 10' PRIVATE PARKING SETBACK RUNNING ALONG THE EDGE OF THE PUBLIC TREE RIGHT-OF-WAY, AS SHOWN ON THIS PLAN OF SUBDIVISION IS RESERVED UPON ALL LOTS FRONTING ON THE SAID PUBLIC TREE RIGHT-OF-WAY. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY, WHEN NECESSARY, FOR THE SPECIFIC PURPOSE OF THE INSTALLATION, REPAIR AND MAINTENANCE OF COUNTY OWNED TREES LOCATED WITHIN THE BOUNDARIES OF THE PRIVATE LOTS. NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
 - H.O.A. COVENANTS AND RESTRICTIONS ARE RECORDED IN LIBER 16221, FOLIO 418 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
 - REFUSE COLLECTION AND SNOW REMOVAL AND ROAD MAINTENANCE FOR PRIVATE ROADS ARE PROVIDED BY THE MORRIS PLACE COMMUNITY ASSOCIATION, INC. FOR THE TOWNHOUSE LOTS FRONTING PRIVATE STREETS.
 - ALL ROADS OR STREETS PROPOSED UNDER THIS SITE DEVELOPMENT ARE PRIVATELY OWNED AND MAINTAINED BY THE MORRIS PLACE COMMUNITY ASSOCIATION, INC.
 - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND SECTION 16.124 OF THE HOWARD COUNTY CODE AND SECTION 16.124 OF THE HOWARD COUNTY CODE (PHASES I-IV) HAS BEEN PROVIDED BY A FINANCIAL SURETY IN THE AMOUNT OF \$41,000.00 BASED ON 137 SHADE TREES @ \$300/SHADE TREE.
 - THIS PROJECT COMPLES WITH THE ROUTE 1 MANUAL IN REGARDS TO THE "CAC-CL" ZONING DISTRICT.
 - ON FEBRUARY 6, 2012 AND JULY 10, 2013 THE DEPARTMENT OF PLANNING AND ZONING HAS TENTATIVELY ALLOCATED FOR THIS SUBDIVISION IN THE ROUTE 1 PLANNING AREA IN ACCORDANCE WITH THE FOLLOWING ALLOCATION SCHEDULE AND MILESTONES:

PHASE NO.	FILE NO.	ALLOCATION YEAR	NO. OF M.I.H.U. ALLOCATIONS	NO. OF M.I.H.U. ALLOCATIONS	TOTAL NO. OF ALLOCATIONS	FINAL PLANS OR SITE DEVELOPMENT PLAN
I-IV	F-14-028	2016	44	9	53	FINAL PLANS BY NOVEMBER 9, 2015
V	F-15-047	2017	28	6	34	FINAL PLANS BY 07/01/14 & 11/01/14
VI		2018	69	10	79	FINAL PLANS BY 07/01/15 & 11/01/16
TOTALS			141	25	166	-----
 - A MODERATE INCOME HOUSING UNITS (M.I.H.U.) FOR PHASE V TABULATION:
 - TOTAL PROJECT M.I.H.U. REQUIRED = 25 M.I.H.U. (166 UNITS X 15%) = 24.9 M.I.H.U.
 - M.I.H.U. FOR PHASE I THRU IV REQUIRED = 0 M.I.H.U. (53 UNITS X 15%) = 7.95 M.I.H.U.
 - A MODERATE INCOME HOUSING UNIT (M.I.H.U.) AGREEMENT AND M.I.H.U. COVENANTS HAS BEEN RECORDED IN LIBER 16221, FOLIO 477 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
 - PLAT SUBJECT TO WP-14-068 WHICH THE PLANNING DIRECTOR ON JANUARY 17, 2014 APPROVED TO WAIVE SECTION 16.120(C)(4) - SINGLE FAMILY ATTACHED LOTS SHALL HAVE A MINIMUM 15 FEET OF FRONTAGE ON A PUBLIC ROAD. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE PETITIONER OR DESIGNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF SAFE VEHICULAR ACCESS TO ALL RESIDENTIAL UNITS. THIS SHALL INCLUDE, BUT IS NOT LIMITED TO, MAINTENANCE OF THE PRIVATE ROAD PROVIDING ACCESS TO THE RESIDENTIAL UNITS, MAINTENANCE OF THE PRIVATE ROAD SYSTEM INCLUDING FOR SNOW REMOVAL AND PLOWING ON THE PRIVATE ROAD.
 - UPON COMPLETION OF ANY PORTION OF THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PETITIONER OR DESIGNER SHALL PROVIDE ROAD MAINTENANCE, PRIVATE TRASH REMOVAL SERVICES, SNOW REMOVAL TO THE DEVELOPMENT UNTIL THE ROADS ARE TRANSFERRED TO THE H.O.A.
 - ON ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF WAIVER PETITION, WP-14-068, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
 - ON ALL FUTURE SUBDIVISION PLANS, PROVIDE A BRIEF DESCRIPTION OF THE DESIGN MANUAL WAIVER, AS A GENERAL NOTE TO INCLUDE REQUESTS, ACTION AND DATE.
 - COMPLIANCE WITH THE DEVELOPMENT ENGINEERING DIVISION COMMENTS DATED JANUARY 10, 2014.
 - SUBJECT TO PROVIDING THE REQUIRED VISITOR AND OVERFLOW PARKING SPACES PER THE RESIDENTIAL UNITS ON THE SITE DEVELOPMENT PLAN(S).
 - THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION.
 - SOILS BOUNDARIES ARE BASED ON NRCS WEBSOIL SURVEY.

STREET LIGHT CHART			
STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE
TAGGART COURT	0+29	20' L	100-watt HPS VAPOR EQUIVALENT
TAGGART COURT	1+37	19' R	LED "MAPLE LAWN ACOR"
TAGGART COURT	2+12	12' L	FIXTURE MOUNTED ON A 12-FOOT BLACK FIBERGLASS POLE (WITH A SHROUD)
DAGNY WAY	6+71	19' L	100-watt HPS VAPOR EQUIVALENT
DAGNY WAY	0+55	25' R	LED "MAPLE LAWN ACOR"
DAGNY WAY	0+37	19' L	FIXTURE MOUNTED ON A 12-FOOT BLACK FIBERGLASS POLE (WITH A SHROUD)
DAGNY WAY	0+22	12' R	100-watt HPS VAPOR EQUIVALENT
DAGNY WAY	1+12	12' R	LED "MAPLE LAWN ACOR"
DAGNY WAY	1+12	12' R	FIXTURE MOUNTED ON A 12-FOOT BLACK FIBERGLASS POLE (WITH A SHROUD)
JOHN GALT WAY	6+63	17' R	100-watt HPS VAPOR EQUIVALENT
JOHN GALT WAY	6+63	17' R	LED "MAPLE LAWN ACOR"
JOHN GALT WAY	6+63	17' R	FIXTURE MOUNTED ON A 12-FOOT BLACK FIBERGLASS POLE (WITH A SHROUD)

RESIDENTIAL PARKING TABULATION			
TOTAL RESIDENTIAL PARKING REQUIRED: 382 PARKING SPACES			
TOWNHOUSES: 166 UNITS X 2 = 332 PARKING SPACES			
OVERFLOW PARKING 0.3 PER UNIT = 166 UNITS X 0.3 = 50 PARKING SPACES			
PHASES I-IV RESIDENTIAL PARKING PROVIDED: 172 PARKING SPACES			
48 FRONT LOAD TOWNHOUSES: 96 SPACES			
2 SPACES PER UNIT (1 GARAGE + 1 DRIVEWAY)			
5 REAR LOAD TOWNHOUSES: 20 SPACES			
4 SPACES PER UNIT (2 GARAGE + 2 DRIVEWAY)			
OVERFLOW SPACES: 56 SPACES PROVIDED BY ON-STREET PARKING			
EXISTING ON-STREET PARKING PER F-14-028: 53 SPACES PROVIDED BY THIS SDP: 3 SPACES			
FUTURE PHASE V RESIDENTIAL PARKING PROVIDED: 140 PARKING SPACES			
34 REAR LOAD TOWNHOUSES: 136 SPACES			
4 SPACES PER UNIT (2 GARAGE + 2 DRIVEWAY)			
OVERFLOW SPACES: 4 SPACES PROVIDED BY ON-STREET PARKING			
FUTURE PHASE VI RESIDENTIAL PARKING PROVIDED: 239 PARKING SPACES			
52 FRONT LOAD TOWNHOUSES: 104 SPACES			
2 SPACES PER UNIT (1 GARAGE + 1 DRIVEWAY)			
27 REAR LOAD TOWNHOUSES: 108 SPACES			
4 SPACES PER UNIT (2 GARAGE + 2 DRIVEWAY)			
OVERFLOW SPACES: 27 SPACES PROVIDED BY ON-STREET PARKING			
TOTAL RESIDENTIAL PARKING PROVIDED: 551 PARKING SPACES			
TOTAL ON-STREET PARKING = 87 PARKING SPACES			

COVER SHEET						
SINGLE FAMILY TOWNHOUSE MORRIS PLACE LOTS 1 THRU 53, OPEN SPACE LOTS 54 THRU 61 & NON-BUILDABLE BULK PARCELS 'A' THRU 'C' PHASES I-IV ZONED: CAC-CL1						
PREVIOUS HOWARD COUNTY FILES: ECP-13-035, SDP-02-148, SDP-01-50, 5-10-02, P-13-001, WP-12-173, WP-14-068, F-14-028, F-15-047, SDP-15-029 AND W & S CONTRACT NO. 14-4777-D.						
TAX MAP NO. 43 PARCEL NO. 599 GRID NO. 4 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: AS SHOWN DATE: AUGUST, 2015 SHEET 1 OF 14 SDP 15-017						

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL: 5000 OFFICE PARK 10272 BALTIMORE NATIONAL PARK
ALEXANDRIA CITY, MARYLAND 21042
(410) 461-2895



PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/17.

Frank John Manalangan Jr.
FRANK JOHN MANALANGAN JR. L.S. NO. 21476 DATE: 10-7-15

OWNER	DEVELOPER/BUILDER
CDG 3 B2H LP C/O CDG ASSET MANAGEMENT, LLC 8905 E. HARTFORD DRIVE SUITE 200 SCOTTSDALE, ARIZONA 85255 ATTN: STEVEN S. BENSON (480) 696-3733	BEAZER HOMES CORP 8965 GULFORD ROAD SUITE 290 COLUMBIA, MARYLAND 21046 ATTN: EDWARD GOLD (410) 720-5071

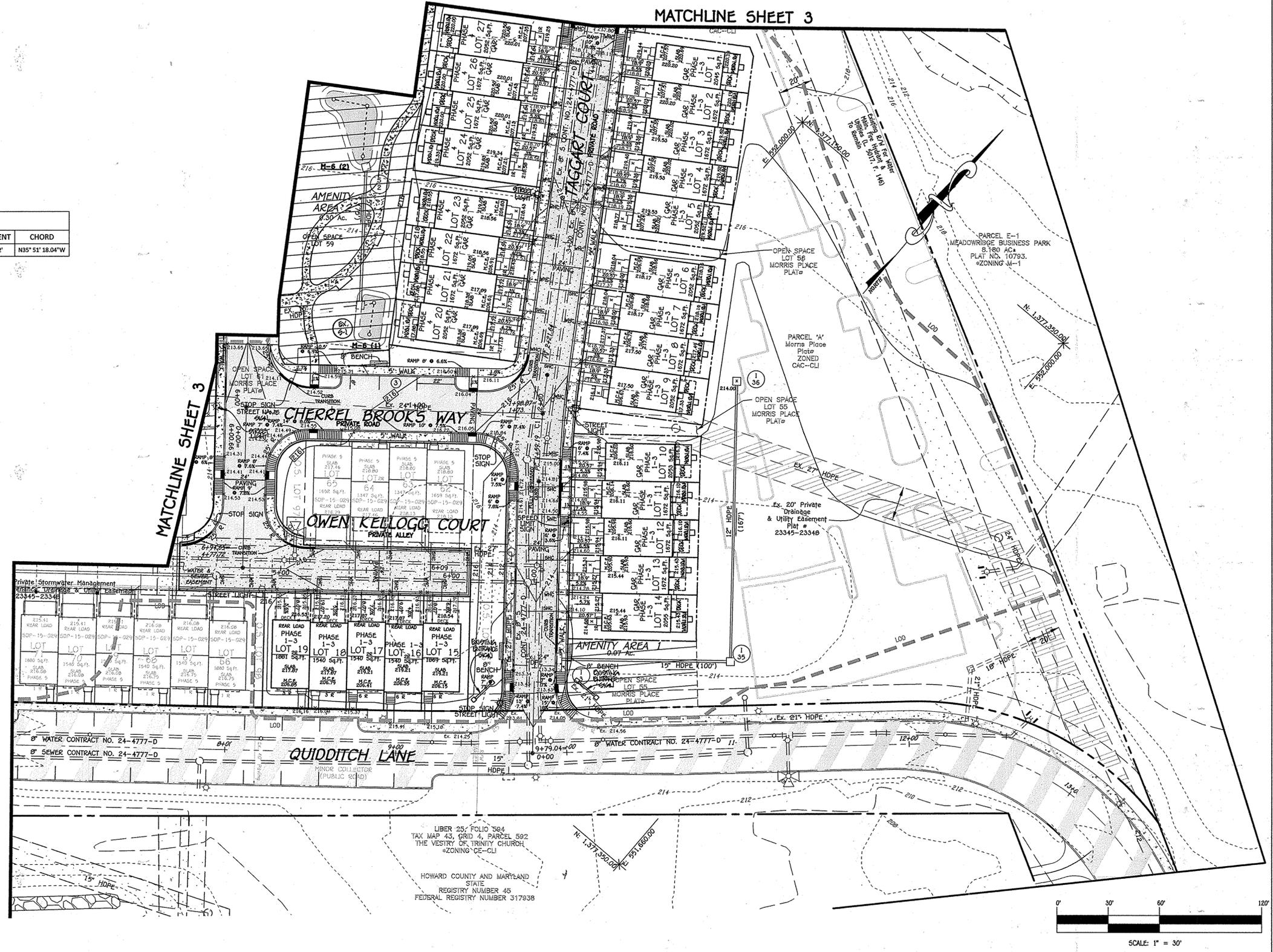
PROJECT	SECTION	LOTS NO.
MORRIS PLACE PHASES I-IV	N/A	1 THRU 53

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
23345-23348	4	CAC-CL1	43	1	6089.02

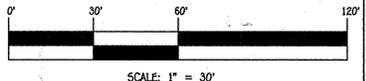
WATER CODE	SEWER CODE
C-02	7390000

NO.	REVISION	DATE
2	ADD Note commercial requirements	11/14/16
1	REVISED BEAZER, WASH. ROOM PER ARCHITECTURAL PLAN	9/9/16

PROPOSED ALIGNMENT CURVE TABLE							
CURVE #	ROAD NAME	STATION	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C1	TAGGART COURT	STA 1+59.19 TO STA 2+21.64	550.00'	62.45'	010°25'03"	62.42'	N35°51'18.04"W



LEGEND	
---	EXISTING CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
x362.2	SPOT ELEVATION
SSFTP	SILT FENCE
SSF-SSF	SUPER SILT FENCE
LOD	LIMIT OF DISTURBANCE
---	WATER AND SEWER EASEMENT
---	PRIVATE DRAINAGE & UTILITY EASEMENT
x x x	PRIVATE STORMWATER MANAGEMENT MAINTENANCE, DRAINAGE & UTILITY EASEMENT
(circle with tree)	PROPOSED TREE
(circle with tree)	EXISTING LANDSCAPING PER F-14-02B
(circle with tree)	FUTURE LANDSCAPING PER SDP-15-029
(circle with star)	STREETLIGHT



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELKLOFT CITY, MARYLAND 21042
 (410) 461-2295



PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/17.

Frank John Manalangan II 8/15/15 DATE
 FRANK JOHN MANALANGAN II, L.S. NO. 21476

OWNER
 CDCC 3 BZH LP
 C/O CDCC ASSET MANAGEMENT, LLC
 8909 E. HARTFORD DRIVE
 SUITE 200
 SCOTTSDALE, ARIZONA 85255
 ATTN: STEVEN S. BENSON
 (480) 696-3733

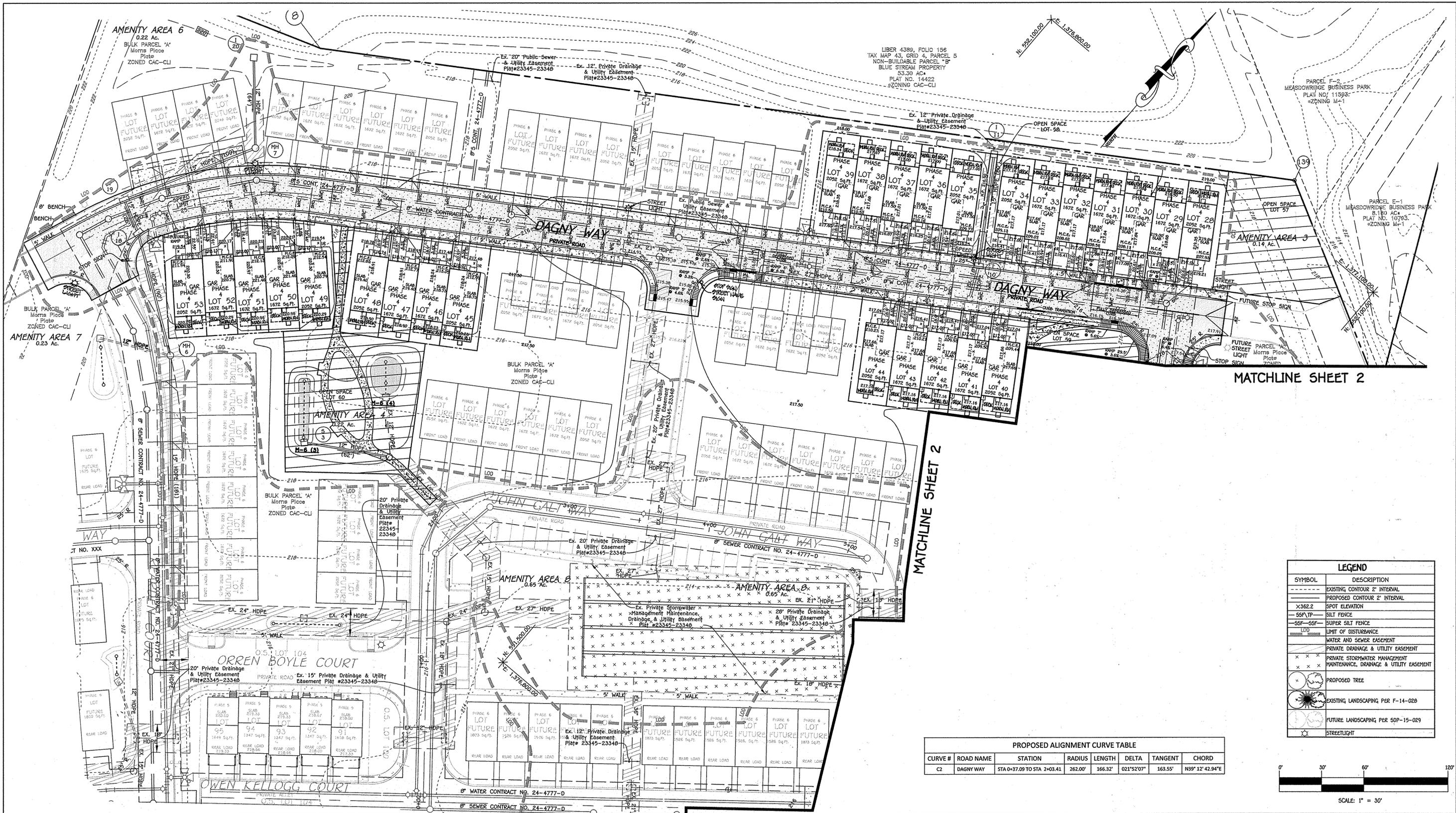
DEVELOPER/BUILDER
 BEAZER HOMES CORP
 8965 GUILDFORD ROAD
 SUITE 250
 COLUMBIA, MARYLAND 21046
 ATTN: EDWARD GOLD
 (410) 720-5071

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Kurt Schaefer 10-7-15 DATE
 Chief, Division of Land Development
W. Chai 10-2-15 DATE
 Chief, Development Engineering Division
Wally Joyce 10-7-16 DATE
 Director - Department of Planning and Zoning

PROJECT	SECTION	LOTS NO.
MORRIS PLACE PHASES I-IV	N/A	1 THRU 53
PLAT	BLOCK NO.	ZONE
23345-23348	4	CAC-CL1
TAX/ZONE	ELEC. DIST.	CENSUS TR.
43	1	6069.02
WATER CODE	SEWER CODE	
C-02	7390000	

SITE DEVELOPMENT PLAN
 SINGLE FAMILY TOWNHOUSE
MORRIS PLACE
 LOTS 1 THRU 53, OPEN SPACE LOTS 54 THRU 61 & NON-BUILDABLE BULK PARCELS 'A' THRU 'C' PHASES I-IV
 ZONED: CAC-CL1
 PREVIOUS HOWARD COUNTY FILES: ECP-13-035, SDP-82-140, SDP-91-50, 5-10-02, P-13-001, WP-12-173, WP-14-060, F-14-028, F-15-047, SDP-15-029 AND W & S CONTRACT NO. 14-4777-D.
 TAX MAP NO.: 43 PARCEL NO.: 599 GRID NO.: 4
 PREPARED BY: ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: AUGUST, 2015
 SHEET 2 OF 14 SDP 15-017

NO.	REVISION	DATE
1	REVISED DECKS, WORK ROOM PER ARCHITECTURAL PLAN	9/9/16



MATCHLINE SHEET 2

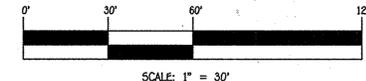
MATCHLINE SHEET 2

LEGEND

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
- - -	PROPOSED CONTOUR 2' INTERVAL
X362.2	SPOT ELEVATION
SSP/TP	SILT FENCE
SSP	SUPER SILT FENCE
LOD	LIMIT OF DISTURBANCE
---	WATER AND SEWER EASEMENT
---	PRIVATE DRAINAGE & UTILITY EASEMENT
---	PRIVATE STORMWATER MANAGEMENT MAINTENANCE, DRAINAGE & UTILITY EASEMENT
(Tree symbol)	PROPOSED TREE
(Tree symbol)	EXISTING LANDSCAPING PER F-14-02B
(Tree symbol)	FUTURE LANDSCAPING PER SDF-15-029
(Star symbol)	STREETLIGHT

PROPOSED ALIGNMENT CURVE TABLE

CURVE #	ROAD NAME	STATION	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C2	DAGNY WAY	STA 0+37.09 TO STA 2+03.41	262.00'	166.32'	021°52'07"	163.55'	N89°12'42.94"E



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELKLOFT CITY, MARYLAND 21042
 (410) 461 - 2895



PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 21476, EXPIRATION DATE: 7/14/17.

Frank John Manalangan II 8/1/15
 FRANK JOHN MANALANGAN II, L.S. NO. 21476

OWNER
 CDCG 3 B2H LP
 CDCG ASSET MANAGEMENT, LLC
 8909 E. HARTFORD DRIVE
 SUITE 200
 SCOTTSDALE, ARIZONA 85255
 ATTN: STEVEN S. BENSON
 (480) 696-3733

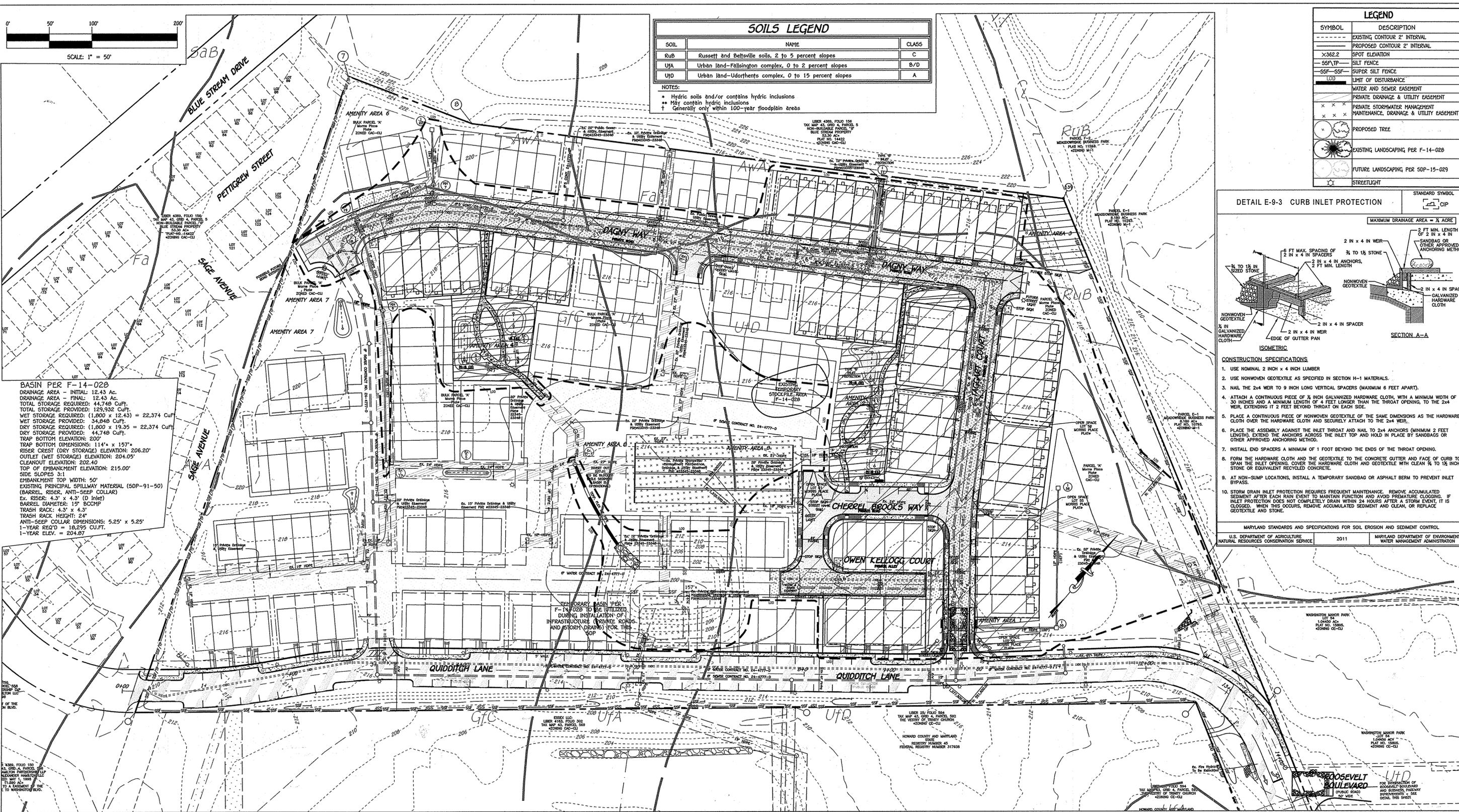
DEVELOPER/BUILDER
 BEAZER HOMES CORP
 8965 GULFORD ROAD
 SUITE 250
 COLUMBIA, MARYLAND 21046
 ATTN: EDWARD GOLD
 (410) 720-5071

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Veit Schaefer
 Chief, Division of Land Development 10-7-15
John S. ...
 Chief, Development Engineering Division 10-7-15
Walter ...
 Director - Department of Planning and Zoning 10-7-15

PROJECT	SECTION	LOTS NO.			
MORRIS PLACE PHASES I-IV	N/A	1 THRU 53			
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
23345-23346	4	CAC-CL1	43	1	6069.02
WATER CODE	SEWER CODE				
C-02	7390000				

SITE DEVELOPMENT PLAN
 SINGLE FAMILY TOWNHOUSE
MORRIS PLACE
 LOTS 1 THRU 53, OPEN SPACE LOTS 54 THRU 61 & NON-BUILDABLE BULK PARCELS 'A' THRU 'C' PHASES I-IV
 ZONED: CAC-CL1
 PREVIOUS HOWARD COUNTY FILES: ECP-13-035, SDF-82-140, SDF-91-50, 5-10-02, P-13-001, WP-12-173, WP-14-060, F-14-028, F-15-047, SDF-15-029 AND W & S CONTRACT NO. 14-4777-D.
 TAX MAP NO.: 43 PARCEL NO.: 599 GRID NO.: 4
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: AUGUST, 2015
 SHEET 3 OF 14 SDF 15-017

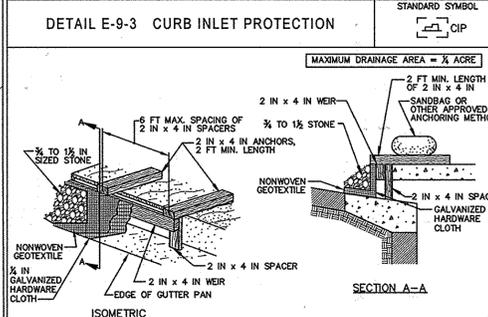
NO.	REVISION	DATE
1	RENDERED PLOTTING, MOEN, ROOM PER ARCHITECTURAL PLAN	9/2/15



SOILS LEGEND		
SOIL	NAME	CLASS
RuB	Russell and Beltsville soils, 2 to 5 percent slopes	C
UJA	Urban land-Fallsington complex, 0 to 2 percent slopes	B/D
UJD	Urban land-Udorhents complex, 0 to 15 percent slopes	A

NOTES:
 * Hydric soils and/or contains hydric inclusions
 ** May contain hydric inclusions
 † Generally only within 100-year floodplain areas

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
- - - -	PROPOSED CONTOUR 2' INTERVAL
X362.2	SPOT ELEVATION
SSP	SILT FENCE
SSP-SSP	SUPER SILT FENCE
---	LIMIT OF DISTURBANCE
---	WATER AND SEWER EASEMENT
---	PRIVATE DRAINAGE & UTILITY EASEMENT
X X X X	PRIVATE STORMWATER MANAGEMENT MAINTENANCE, DRAINAGE & UTILITY EASEMENT
(X)	PROPOSED TREE
(X)	EXISTING LANDSCAPING PER F-14-02B
(X)	FUTURE LANDSCAPING PER SDP-15-02S
(X)	STREETLIGHT



BASIN PER F-14-02B
 DRAINAGE AREA - INITIAL: 12.43 AC.
 DRAINAGE AREA - FINAL: 12.43 AC.
 TOTAL STORAGE REQUIRED: 44,749 Cuft.
 TOTAL STORAGE PROVIDED: 129,932 Cuft.
 WET STORAGE REQUIRED: (1,800 x 12.43) = 22,374 Cuft.
 WET STORAGE PROVIDED: 34,848 Cuft.
 DRY STORAGE REQUIRED: (1,800 x 19.35) = 22,374 Cuft.
 DRY STORAGE PROVIDED: 44,749 Cuft.
 TRAP BOTTOM ELEVATION: 200'
 TRAP DIMENSIONS: 114" x 157"
 RISER CREST (DRY STORAGE) ELEVATION: 206.20'
 OUTLET (WET STORAGE) ELEVATION: 204.05'
 CLEANOUT ELEVATION: 202.40'
 TOP OF EMBANKMENT ELEVATION: 215.00'
 SIDE SLOPES 3:1
 EMBANKMENT TOP WIDTH: 50'
 EXISTING PRINCIPAL SPILLWAY MATERIAL (SDP-91-50) (BARREL, RISER, ANTI-SLEEP COLLAR)
 EX. RISER: 4.3' x 4.5' (D Inlet)
 BARREL DIAMETER: 19" (D CMP)
 TRASH RACK: 4.3' x 4.3'
 TRASH RACK HEIGHT: 24"
 ANTI-SLEEP COLLAR DIMENSIONS: 5.25' x 5.25'
 1-YEAR REQ'D = 19,293 CUFT.
 1-YEAR ELEV. = 204.87'

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
 U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT AND WATER MANAGEMENT ADMINISTRATION

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10772 BALSORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2895

NO.	REVISION	DATE
1	REVISED DECKS, MOEN, ROOM PER ARCHITECTURAL PLAN	8/9/15



PROFESSIONAL CERTIFICATE
 "I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."
 Signature of Surveyor: Frank John Panchalans II Date: 8/11/15
 FRANK JOHN PANCHALANS II, L.S.
 LICENSE NO. 21476
 EXPIRATION DATE: 7/14/17

BUILDER/DEVELOPER'S CERTIFICATE
 "I/We certify that all development and construction will be done according to this plan, for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."
 Signature of Developer: Brian Knapp Date: 8/11/15
 BRIAN KNAPP

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Signature: John E. Roberts Date: 8/11/15
 JOHN E. ROBERTS
 HOWARD SCD

OWNER	DEVELOPER/BUILDER
CDG 3 BZH LP C/O CDG ASSET MANAGEMENT, LLC 8909 E. HARTFORD DRIVE SUITE 200 SCOTTSDALE, ARIZONA 85255 ATTN: STEVEN S. BENSON (480) 696-3733	BEAZER HOMES CORP 8965 GUILFORD ROAD SUITE 200 COLUMBIA, MARYLAND 21046 ATTN: EDWARD GOLD (410) 720-5071

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Signature: Robert J. ... Date: 10-7-15
 Chief, Division of Land Development
 Signature: ... Date: 10-2-15
 Chief, Engineering Division
 Signature: ... Date: 10-7-15
 Director - Department of Planning and Zoning

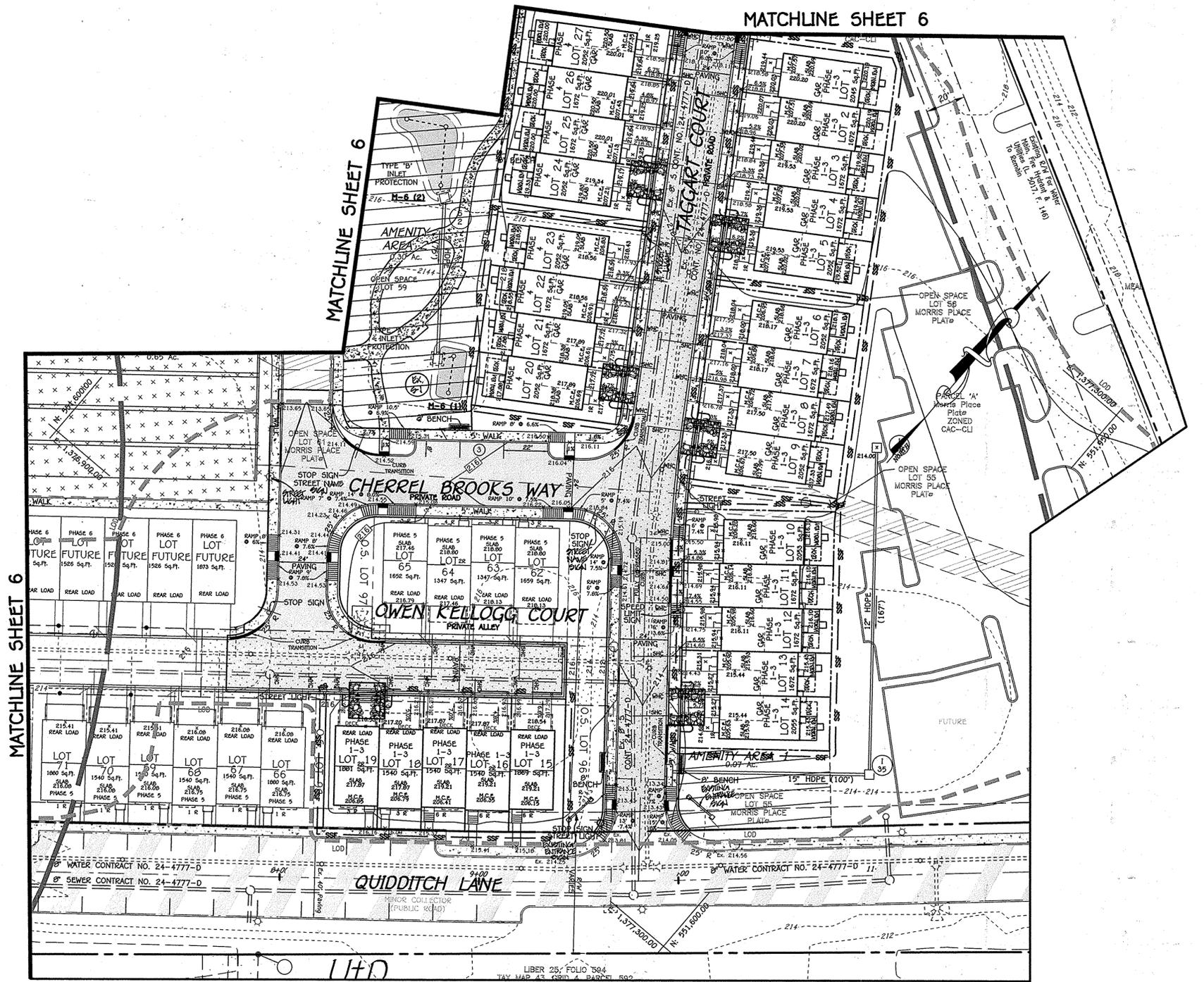
PROJECT	SECTION	LOTS NO.
MORRIS PLACE PHASES I-IV	N/A	1 THRU 53

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
23345-23348	4	CAC-CL1	43	7	6069.02

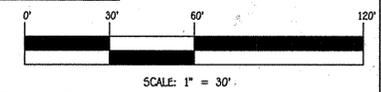
WATER CODE: C-02
 SEWER CODE: 7390000

SEDIMENT EROSION CONTROL PHASE ONE
 SINGLE FAMILY TOWNHOUSE
MORRIS PLACE
 LOTS 1 THRU 53, OPEN SPACE LOTS 54 THRU 61 & NON-BUILDABLE BULK SPACE LOTS 'A' THRU 'C' PHASES I-IV
 ZONED: CAC-CL1
 PREVIOUS HOWARD COUNTY FILES: ECP-13-035, SDP-02-140, SDP-91-50, 5-10-02, P-13-001, WP-12-173, WP-14-060, F-14-02B, F-15-047, SDP-15-029 AND W & S CONTRACT NO. 14-4777-D.
 TAX MAP NO.: 43 PARCEL NO.: 599 GRID NO.: 4
 ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: AUGUST, 2015
 SHEET 4 OF 14 50P 15-017

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
X362.2	SPOT ELEVATION
SSP-TP	SILT FENCE
SSP-SSP	SUPER SILT FENCE
---	LIMIT OF DISTURBANCE
---	WATER AND SEWER EASEMENT
---	PRIVATE DRAINAGE & UTILITY EASEMENT
---	PRIVATE STORMWATER MANAGEMENT MAINTENANCE, DRAINAGE & UTILITY EASEMENT
(X)	PROPOSED TREE
(X)	EXISTING LANDSCAPING PER F-14-02B
(X)	FUTURE LANDSCAPING PER SDP-15-029
(X)	STREETLIGHT



CONSTRUCTION OF THIS PROJECT MAY NOT BEGIN UNTIL CONTROLS BASIN FOR F-14-2B ARE INSTALLED & FUNCTIONING



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CONFIDENTIAL SQUARE OFFICE PARK - 10272 BALDOROCK NATIONAL PEE
 ELIJAH CITY, MARYLAND 21042
 (410) 461 - 2895

NO.	REVISION	DATE
1	REVISED DECKS, WORK ROOM PER ARCHITECTURAL PLAN	9/27/10



PROFESSIONAL CERTIFICATE
 "I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."
 Signature of Surveyor: *Frank John Manalansan II* Date: 8/11/15
 License No. 21476, Expiration Date: 7/14/17

BUILDER/DEVELOPER'S CERTIFICATE
 "I/we certify that all development and construction will be done according to this plan, for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."
 Signature of Developer: *Brian Knuff* Date: 8/11/15

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Signature: *Jim K. Roberts* Date: 8/11/15
 Howard SCD

OWNER
 CDG 3 BZH LP
 C/O CDG ASSET MANAGEMENT, LLC
 8965 GUILFORD ROAD
 SUITE 200
 SCOTTSDALE, ARIZONA 85255
 ATTN: STEVEN S. BENSON
 (480) 595-3733

DEVELOPER/BUILDER
 BEAZER HOMES CORP
 8965 GUILFORD ROAD
 SUITE 200
 COLUMBIA, MARYLAND 21046
 ATTN: EDWARD GOLD
 (410) 720-5071

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: *Kat Stalder* Date: 10-07-15
 Chief, Division of Land Development

Signature: *Walter* Date: 10-2-15
 Chief, Development Engineering Division

Signature: *Talagajepalli* Date: 10-7-15
 Director - Department of Planning and Zoning

PROJECT	SECTION	LOTS NO.
MORRIS PLACE PHASES I-IV	N/A	1 THRU 53

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
23345-23346	4	CAC-CLU	43	1	6069.02

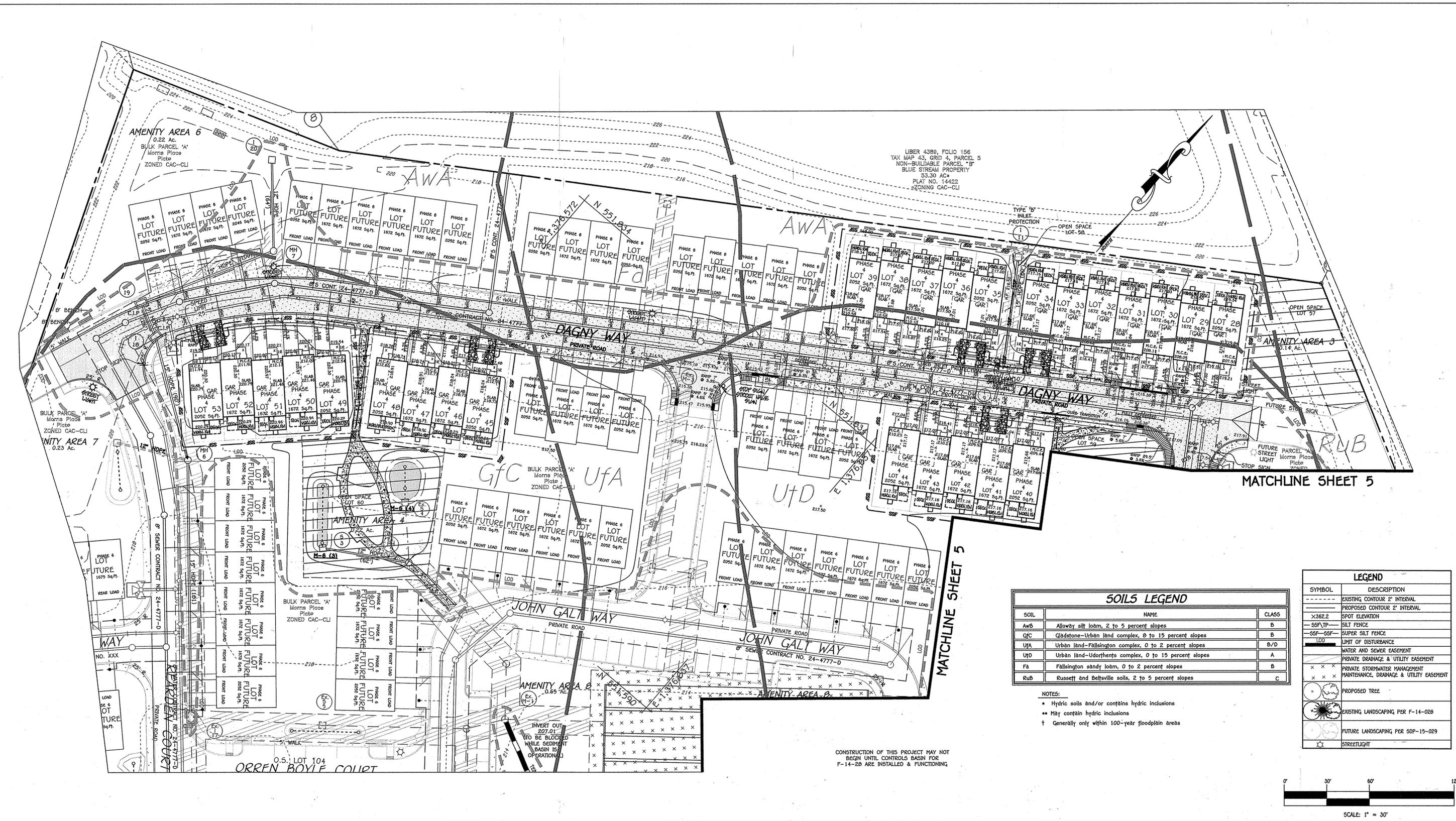
WATER CODE: C-02
 SEWER CODE: 7390000

SEDIMENT EROSION CONTROL PHASE TWO

SINGLE FAMILY TOWNHOUSE MORRIS PLACE
 LOTS 1 THRU 53, OPEN SPACE LOTS 54 THRU 61 & NON-BUILDABLE BULK PARCELS 'A' THRU 'C'
 PHASES I-IV
 ZONED: CAC-CLU

PREVIOUS HOWARD COUNTY FILES: ECP-13-035, SDP-02-148, SDP-01-50, S-10-02, P-13-001, WP-12-173, WP-14-068, F-14-028, F-15-047, SDP-15-029 AND W & S CONTRACT NO. 14-4777-D.

TAX MAP NO.: 43 PARCEL NO.: 599 GRID NO.: 4
 PREVIOUS ELECTION DISTRICT: HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: AUGUST, 2015
 SHEET 5 OF 14. SOD 15-017



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461-2295

NO.	REVISION	DATE
1	REVISION	



PROFESSIONAL CERTIFICATE

"I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

Signature of Surveyor: *Francis John Malansan II* Date: 8/15/15

Signature of Developer: *Brian Knauff* Date: 8/15/15

BUILDER/DEVELOPER'S CERTIFICATE

"I/We certify that all development and construction will be done according to this plan, for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."

Signature of Developer: *Brian Knauff* Date: 8/15/15

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

Signature: *John R. Robertson* Date: 8/15/15

Howard SCD

OWNER
CDG 3 B2H LP
C/O CDG ASSET MANAGEMENT, LLC
8965 GUILFORD ROAD
SUITE 200
SCOTTSDALE, ARIZONA 85255
ATTN: STEVEN S. BENSON
(480) 696-3733

DEVELOPER/BUILDER
BEAZER HOMES CORP
8965 GUILFORD ROAD
SUITE 200
COLUMBIA, MARYLAND 21046
ATTN: EDWARD GOLD
(410) 720-5071

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: *Victoria D...* Date: 10-7-15
Chief, Division of Land Development

Signature: *W. J. ...* Date: 10-7-15
Chief, Development Engineering Division

Signature: *Patrick J...* Date: 10-7-15
Director - Department of Planning and Zoning

PROJECT: MORRIS PLACE PHASES I-IV
SECTION: N/A
LOTS NO.: 1 THRU 53

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
23345-23348	4	CAC-CL1	43	1	6069.02

WATER CODE: C-02
SEWER CODE: 7390000

SEDIMENT EROSION CONTROL PHASE TWO

SINGLE FAMILY TOWNHOUSE MORRIS PLACE

LOTS 1 THRU 53, OPEN SPACE LOTS 54 THRU 61 & NON-BUILDABLE BULK PARCELS 'A' THRU 'C' PHASES I-IV ZONED: CAC-CL1

PREVIOUS HOWARD COUNTY FILES: ECP-13-035, SDP-82-140, SDP-91-50, 5-10-02, P-13-001, WP-12-173, WP-14-060, F-14-02B, F-15-047, SDP-15-029 AND W & S CONTRACT NO. 14-4777-D.

TAX MAP NO.: 43 PARCEL NO.: 599 GRID NO.: 4
ELECTION DISTRICT: HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: AUGUST, 2015
SHEET 6 OF 14

SDP 15-017

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

- A. SOIL PREPARATION**
- 1. TEMPORARY STABILIZATION**
- A. SEEDING PREPARATION CONSISTS OF LOOSING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE ADDITIONAL OR CONSTRUCTION EQUIPMENT, SUCH AS DISC HARROWS OR CHISEL PLOWS OR KIPPERS MOUNTED ON WHEELS. CONSTRUCTION EQUIPMENT, AFTER THE SOIL IS LOOSED, IF IT IS NOT TO BE ROLLED OR TONGUED SHOULD BE LEFT IN THE BACKGROUND CONDITION. SLOPES 3:1 OR FLATTER ARE TO BE TRACKED WITH EDGES 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.
- 2. PERMANENT STABILIZATION**
- A. SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATION ESTABLISHMENT ARE:
1. SOIL IN MINIMUM 10% OF THE AREA TO BE SEEDING.
 2. SOIL CONTAINS LESS THAN 500 PARTS PER MILLION (PPM).
 3. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL (GREATER THAN 30 PERCENT SILT PLUS CLAY) TO PROMOTE THE CAPACITY TO HOLD A MODERATE AMOUNT OF HUMUS. AN EXCESSIVE PERCENTAGE OF LONGGRASS WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE ACCEPTABLE.
 4. SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT.
 5. 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. GRADED AREAS MUST BE MAINTAINED IN A TIE-AND-DOWN GRADE AS SPECIFIED ON THE APPROVED PLAN. THEN CONSTRUCT OR OTHERWISE LOGGED TO A DEPTH OF 3 TO 5 INCHES.
- C. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN AS INDICATED BY THE RESULTS OF A SOIL TEST. D. APPLY 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 BRANCHED, AND REAP THE AREA FOR SEED APPLICATION. LOOSENING THE SOIL BY DISKING OR OTHER EQUIPMENT TO EXPOSE THE SURFACE WHERE SITE CONDITIONS WILL NOT PERMIT NORMAL SEEDING OPERATIONS. TRACK SLOPES 3:1 OR FLATTER WITH TRACKED EQUIPMENT LEAVING THE SOIL IN AN ABSOLUTE CONDITION WITH EDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE. LEAVE THE TOP 1 TO 2 INCHES OF SOIL UNDISTURBED. SEEDING LOGGING MAY BE UNNECESSARY ON NEARLY DISTURBED AREAS.

TEMPORARY SEEDING NOTES (B-4-4)

DEFINITION
TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS.

PURPOSE
TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS.

CONDITIONS WHERE PRACTICE APPLIES
EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR A PERIOD OF 6 MONTHS OR LESS. FOR LONGER DURATION OF TIME, PERMANENT STABILIZATION PRACTICES ARE REQUIRED.

CRITERIA

1. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT FUNCTION ZONE (FROM FIGURE B.3) AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY BELOW ALONG WITH APPLICATION RATES, SEEDING DATES AND SEEDING DEPTHS.
2. THIS SUMMARY IS NOT PUT ON THE PLAN AND COMPLETED, THEN TABLE B.1 PLUS FERTILIZER AND LIME RATES ARE PUT ON THE PLAN.
3. FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECORDED RATES OF THE TESTING AGENCY. SOIL TESTS ARE REQUIRED FOR ALL SEEDING.
4. WHEN STABILIZATION IS REQUIRED DURING A SEEDING SEASON, APPLY SEED AND MULCH OR STRAW MULCH ALONG AS SPECIFIED IN SECTION B-4-3.1.1.8 AND MAINTAIN UNTIL THE NEXT SEEDING SEASON.

TEMPORARY SEEDING SUMMARY

HARDINESS ZONE (FROM FIGURE B.3)	SEEDING DATE	SEEDING DEPTH	FERTILIZER RATE (10-20-20)	LIME RATE
NO. SPECIES	APPLICATION RATE (LB./AC.)			
1	76	3/1 - 5/15	45 LB./AC. (10/15/5)	2 TONS/AC (20/15/5)
2	92	8/15 - 10/15	10/15/5	
3	112			

PERMANENT SEEDING NOTES (B-4-5)

- A. SEED MIXTURES**
- 1. GENERAL USE**
- SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT FUNCTION ZONE (FROM FIGURE B.3) AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY BELOW ALONG WITH APPLICATION RATES, SEEDING DATES AND SEEDING DEPTHS. THIS SUMMARY IS TO BE PLACED ON THE PLAN.
- 2. ADDITIONAL USES**
- A. FOR SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING AGENCY. D. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FROM FERTILIZERS (46-0-0) AT 1/2 POUNDS PER 1000 SQUARE FEET OF AREA AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY.
- 3. TURFGRASSES MIXTURES**
- A. TURFGRASSES MAY BE DESIRED INCL. LAWN, PAVES, PLAYGROUNDS, AND COMPOUND SITES WHICH WILL RECEIVE A HIGH LEVEL OF MAINTENANCE.
- B. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW ON THE SITE CONDITIONS OR PURPOSES. ENTER SELECTED MIXTURES, APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
- C. CERTIFIED BLUEGRASS FULL SUN MIXTURES FOR USE IN AREAS THAT REQUIRE INTENSIVE MAINTENANCE. APPLICATION RATES IN THE PERMANENT SEEDING SUMMARY ARE 2 POUNDS PER 1000 SQUARE FEET.
- D. CERTIFIED BLUEGRASS PARTIAL SUN MIXTURES FOR USE IN AREAS THAT REQUIRE MODERATE MAINTENANCE. APPLICATION RATES IN THE PERMANENT SEEDING SUMMARY ARE 2 POUNDS PER 1000 SQUARE FEET.
- E. CERTIFIED BLUEGRASS FULL SUN MIXTURES FOR USE IN AREAS THAT REQUIRE LOW MAINTENANCE. APPLICATION RATES IN THE PERMANENT SEEDING SUMMARY ARE 2 POUNDS PER 1000 SQUARE FEET.
- F. CERTIFIED BLUEGRASS PARTIAL SUN MIXTURES FOR USE IN AREAS THAT REQUIRE MODERATE MAINTENANCE. APPLICATION RATES IN THE PERMANENT SEEDING SUMMARY ARE 2 POUNDS PER 1000 SQUARE FEET.
- G. CERTIFIED BLUEGRASS FULL SUN MIXTURES FOR USE IN AREAS THAT REQUIRE LOW MAINTENANCE. APPLICATION RATES IN THE PERMANENT SEEDING SUMMARY ARE 2 POUNDS PER 1000 SQUARE FEET.
- H. CERTIFIED BLUEGRASS PARTIAL SUN MIXTURES FOR USE IN AREAS THAT REQUIRE MODERATE MAINTENANCE. APPLICATION RATES IN THE PERMANENT SEEDING SUMMARY ARE 2 POUNDS PER 1000 SQUARE FEET.
- I. CERTIFIED BLUEGRASS FULL SUN MIXTURES FOR USE IN AREAS THAT REQUIRE LOW MAINTENANCE. APPLICATION RATES IN THE PERMANENT SEEDING SUMMARY ARE 2 POUNDS PER 1000 SQUARE FEET.
- J. CERTIFIED BLUEGRASS PARTIAL SUN MIXTURES FOR USE IN AREAS THAT REQUIRE MODERATE MAINTENANCE. APPLICATION RATES IN THE PERMANENT SEEDING SUMMARY ARE 2 POUNDS PER 1000 SQUARE FEET.
- K. CERTIFIED BLUEGRASS FULL SUN MIXTURES FOR USE IN AREAS THAT REQUIRE LOW MAINTENANCE. APPLICATION RATES IN THE PERMANENT SEEDING SUMMARY ARE 2 POUNDS PER 1000 SQUARE FEET.
- L. CERTIFIED BLUEGRASS PARTIAL SUN MIXTURES FOR USE IN AREAS THAT REQUIRE MODERATE MAINTENANCE. APPLICATION RATES IN THE PERMANENT SEEDING SUMMARY ARE 2 POUNDS PER 1000 SQUARE FEET.
- M. CERTIFIED BLUEGRASS FULL SUN MIXTURES FOR USE IN AREAS THAT REQUIRE LOW MAINTENANCE. APPLICATION RATES IN THE PERMANENT SEEDING SUMMARY ARE 2 POUNDS PER 1000 SQUARE FEET.
- N. CERTIFIED BLUEGRASS PARTIAL SUN MIXTURES FOR USE IN AREAS THAT REQUIRE MODERATE MAINTENANCE. APPLICATION RATES IN THE PERMANENT SEEDING SUMMARY ARE 2 POUNDS PER 1000 SQUARE FEET.
- O. CERTIFIED BLUEGRASS FULL SUN MIXTURES FOR USE IN AREAS THAT REQUIRE LOW MAINTENANCE. APPLICATION RATES IN THE PERMANENT SEEDING SUMMARY ARE 2 POUNDS PER 1000 SQUARE FEET.
- P. CERTIFIED BLUEGRASS PARTIAL SUN MIXTURES FOR USE IN AREAS THAT REQUIRE MODERATE MAINTENANCE. APPLICATION RATES IN THE PERMANENT SEEDING SUMMARY ARE 2 POUNDS PER 1000 SQUARE FEET.
- Q. CERTIFIED BLUEGRASS FULL SUN MIXTURES FOR USE IN AREAS THAT REQUIRE LOW MAINTENANCE. APPLICATION RATES IN THE PERMANENT SEEDING SUMMARY ARE 2 POUNDS PER 1000 SQUARE FEET.
- R. CERTIFIED BLUEGRASS PARTIAL SUN MIXTURES FOR USE IN AREAS THAT REQUIRE MODERATE MAINTENANCE. APPLICATION RATES IN THE PERMANENT SEEDING SUMMARY ARE 2 POUNDS PER 1000 SQUARE FEET.
- S. CERTIFIED BLUEGRASS FULL SUN MIXTURES FOR USE IN AREAS THAT REQUIRE LOW MAINTENANCE. APPLICATION RATES IN THE PERMANENT SEEDING SUMMARY ARE 2 POUNDS PER 1000 SQUARE FEET.
- T. CERTIFIED BLUEGRASS PARTIAL SUN MIXTURES FOR USE IN AREAS THAT REQUIRE MODERATE MAINTENANCE. APPLICATION RATES IN THE PERMANENT SEEDING SUMMARY ARE 2 POUNDS PER 1000 SQUARE FEET.
- U. CERTIFIED BLUEGRASS FULL SUN MIXTURES FOR USE IN AREAS THAT REQUIRE LOW MAINTENANCE. APPLICATION RATES IN THE PERMANENT SEEDING SUMMARY ARE 2 POUNDS PER 1000 SQUARE FEET.
- V. CERTIFIED BLUEGRASS PARTIAL SUN MIXTURES FOR USE IN AREAS THAT REQUIRE MODERATE MAINTENANCE. APPLICATION RATES IN THE PERMANENT SEEDING SUMMARY ARE 2 POUNDS PER 1000 SQUARE FEET.
- W. CERTIFIED BLUEGRASS FULL SUN MIXTURES FOR USE IN AREAS THAT REQUIRE LOW MAINTENANCE. APPLICATION RATES IN THE PERMANENT SEEDING SUMMARY ARE 2 POUNDS PER 1000 SQUARE FEET.
- X. CERTIFIED BLUEGRASS PARTIAL SUN MIXTURES FOR USE IN AREAS THAT REQUIRE MODERATE MAINTENANCE. APPLICATION RATES IN THE PERMANENT SEEDING SUMMARY ARE 2 POUNDS PER 1000 SQUARE FEET.
- Y. CERTIFIED BLUEGRASS FULL SUN MIXTURES FOR USE IN AREAS THAT REQUIRE LOW MAINTENANCE. APPLICATION RATES IN THE PERMANENT SEEDING SUMMARY ARE 2 POUNDS PER 1000 SQUARE FEET.
- Z. CERTIFIED BLUEGRASS PARTIAL SUN MIXTURES FOR USE IN AREAS THAT REQUIRE MODERATE MAINTENANCE. APPLICATION RATES IN THE PERMANENT SEEDING SUMMARY ARE 2 POUNDS PER 1000 SQUARE FEET.

PERMANENT SEEDING SUMMARY

HARDINESS ZONE (FROM FIGURE B.3)	SEEDING DATE	SEEDING DEPTH	FERTILIZER RATE (10-20-20)	LIME RATE
NO. SPECIES	APPLICATION RATE (LB./AC.)			
1	76	3/1 - 5/15	45 LB./AC. (10/15/5)	2 TONS/AC (20/15/5)
2	92	8/15 - 10/15	10/15/5	
3	112			

- B. SOD: TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER).**
- 1. GENERAL SPECIFICATIONS**
- A. CLASS OF TOPSOIL SOD MUST BE HAWKLAND STATE CERTIFIED. SOD LABELS MUST BE MADE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR.
- B. SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD NOT TRANSPORTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.
- 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 TRANSPORTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY) OF VET MAY HAVE ADVERSELY AFFECTED ITS SURVIVAL.
- E. SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD NOT TRANSPORTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.
- F. SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD NOT TRANSPORTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.
- G. SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD NOT TRANSPORTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.
- H. SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD NOT TRANSPORTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.
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- J. SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD NOT TRANSPORTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.
- K. SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD NOT TRANSPORTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.
- L. SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD NOT TRANSPORTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.
- M. SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD NOT TRANSPORTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.
- N. SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD NOT TRANSPORTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.
- O. SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD NOT TRANSPORTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.
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- V. SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD NOT TRANSPORTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.
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B-4-3 STANDARDS AND SPECIFICATIONS FOR SEEDING & MULCHING

DEFINITION
THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER.

PURPOSE
TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION.

CONDITIONS WHERE PRACTICE APPLIES
TO THE SURFACE OF ALL PERIMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.

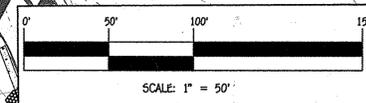
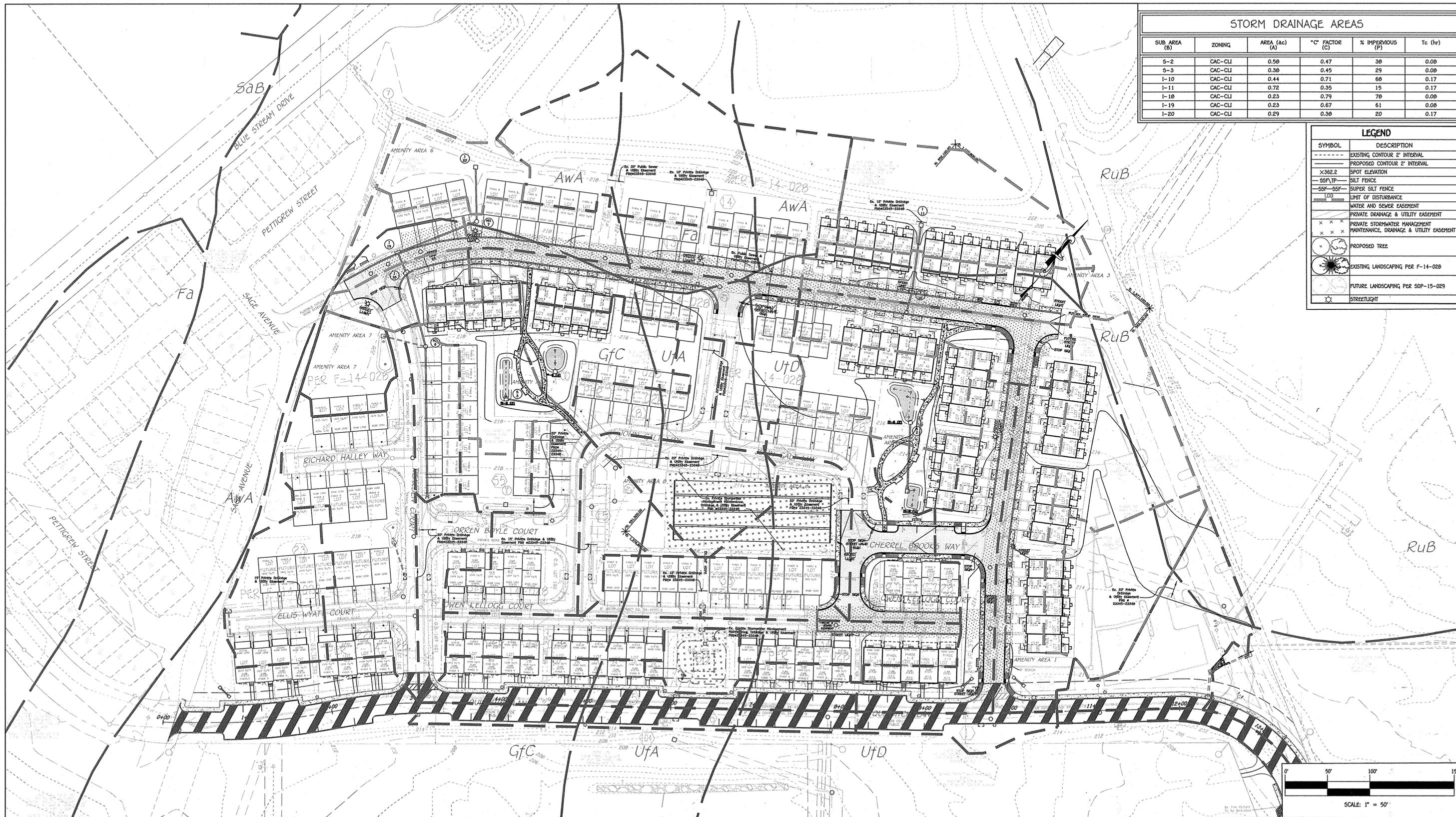
CRITERIA

1. ALL SEED MUST MEET THE REQUIREMENTS OF THE HAWKLAND 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 TESTS MUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR TO VERIFY THE TYPE OF SEED AND SEEDING RATE.
2. 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 THAW.
3. INCULCATIONS THE INCULCATOR FOR TREATING LOGGING SITES IN THE SEED MIXTURES MUST BE A PURE CULTURE OF NITROGEN FIXING BACTERIA SPECIFICALLY FOR THE SPECIES. INCULCATIONS MUST NOT BE USED LATER THAN THE DATE INDICATED ON THE CONTAINER. ADD FRESH INCULCANTS AS DIRECTED ON THE PACKAGE. USE FOUR TIMES THE RECOMMENDED RATE WHEN HYDROSEEDING. NOTE: IT IS VERY IMPORTANT TO KEEP INCULCANT AS CLOSE AS POSSIBLE UNTIL USED. TEMPERATURES ABOVE 75 TO 80 DEGREES FAHRENHEIT CAN KILL BACTERIA AND MAKE THE INCULCANT LESS EFFECTIVE.
4. SOD OR SEED MUST NOT BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STABILIZERS OR CHEMICALS USED FOR WEEDCONTROL. UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN) TO PERMIT DEGRADATION OF PHYTO-TOXIC MATERIALS.

- A. SEEDING**
- 1. SPECIFICATIONS**
1. ALL SEED MUST MEET THE REQUIREMENTS OF THE HAWKLAND 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 TESTS MUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR TO VERIFY THE TYPE OF SEED AND SEEDING RATE.
 2. 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 THAW.
 3. INCULCATIONS THE INCULCATOR FOR TREATING LOGGING SITES IN THE SEED MIXTURES MUST BE A PURE CULTURE OF NITROGEN FIXING BACTERIA SPECIFICALLY FOR THE SPECIES. INCULCATIONS MUST NOT BE USED LATER THAN THE DATE INDICATED ON THE CONTAINER. ADD FRESH INCULCANTS AS DIRECTED ON THE PACKAGE. USE FOUR TIMES THE RECOMMENDED RATE WHEN HYDROSEEDING. NOTE: IT IS VERY IMPORTANT TO KEEP INCULCANT AS CLOSE AS POSSIBLE UNTIL USED. TEMPERATURES ABOVE 75 TO 80 DEGREES FAHRENHEIT CAN KILL BACTERIA AND MAKE THE INCULCANT LESS EFFECTIVE.
 4. SOD OR SEED MUST NOT BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STABILIZERS OR CHEMICALS USED FOR WEEDCONTROL. UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN) TO PERMIT DEGRADATION OF PHYTO-TOXIC MATERIALS.
- 2. APPLICATION**
- A. DRY SEEDING THIS INCLUDES USE OF CONVENTIONAL DRUM OR BROADCAST SPREADERS.
1. INCORPORATE SEED INTO THE SUBSOIL AT THE RATES PRESCRIBED ON TEMPORARY SEEDING TABLE B.1.
 2. PERMANENT SEEDING TABLE B.1, OR SITE-SPECIFIC SEEDING SUMMARY.
 3. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION. ROLL THE SEEDED AREA WITH WEIGHTED ROLLERS TO PROVIDE GOOD SEED TO SOIL CONTACT.
 4. DRILL OR OUTDRUMMER SEEDING: MECHANIZED ROLLERS THAT APPLY AND COVER SEED WITH SOIL.
 5. LIME AND FERTILIZER: APPLY LIME AND FERTILIZER TO 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 BRANCHED, AND REAP THE AREA FOR SEED APPLICATION. LOOSENING THE SOIL BY DISKING OR OTHER EQUIPMENT TO EXPOSE THE SURFACE WHERE SITE CONDITIONS WILL NOT PERMIT NORMAL SEEDING OPERATIONS. TRACK SLOPES 3:1 OR FLATTER WITH TRACKED EQUIPMENT LEAVING THE SOIL IN AN ABSOLUTE CONDITION WITH EDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE. LEAVE THE TOP 1 TO 2 INCHES OF SOIL UNDISTURBED. SEEDING LOGGING MAY BE UNNECESSARY ON NEARLY DISTURBED AREAS.
- B. HYDROSEEDING APPLY SEED UNIFORMLY WITH HYDROSEEDER (SUDDRY INCLUDES SEED AND FERTILIZER).
1. 1/2" LIME AND BE A MINIMUM OF 6" LONG "T" SHAPED STAPLES MUST HAVE A MINIMUM OF MAIN LEG A MINIMUM 1" SECONDARY LEG AND MINIMUM 4" HEAD. WOOD STAPLES MUST BE ROUND-SHAPED HARDWOOD, 1/2" TO 2/4" LENGTH 1" X 3/4" CROSS SECTION, AND WEDGE SHAPE AT THE BOTTOM.
 2. PERFORM FINAL GRADING, TOPSOIL APPLICATION, SEEDING PREPARATION, AND PERMANENT SEEDING IN ACCORDANCE WITH SPECIFICATIONS. PLACE MATTING WITHIN 48 HOURS OF COMPLETING SEEDING OPERATIONS, UNLESS USE OF WOODEN STAPLES IS SPECIFIED ON THE APPROVED DESIGN AND SEEDING CONTROL PLAN.
 3. UNROLL MATTING IN DIRECTION OF WATER FLOW, CENTERING THE FIRST ROLL ON THE CHANNEL CENTER LINE. WOOD FROM CENTER OF CHANNEL, UNIFORM PLACING ROLLS. LAY MATTING SMOOTHLY AND OVERLAP UPON THE SEEDING SURFACE. OVERLAP STRIPPING THE MATTING.
 4. OVERLAP OR ABUT EDGES OF MATTING ROLLS PER MANUFACTURER'S RECOMMENDATIONS. FASTEN ROLL ENDS BY 6" (MINIMUM), WITH THE UPSTREAM MAT OVERLAPPING ON TOP OF THE NEXT DOWNSTREAM MAT.
 5. KEY IN THE TOP OF SLOPE END OF MAT 6 INCHES (MINIMUM) BY DRIVING A TRUSS, PLACING THE MATTING INTO THE SOIL. KEY IN THE BOTTOM OF SLOPE END OF MAT IN PLACE, PLACING THE DOWNSTREAM MATTING, AND TAPPING TO SECURE THE MAT END IN THE KEY.
 6. STAPLE/STAKE MAT IN A STAGGERED PATTERN ON A FOOT (MINIMUM) CENTERS THROUGHOUT AND 2 FOOT (MINIMUM) CENTERS ALONG SEAMS, ROWS, AND ROLL ENDS.
 7. UNROLL MATTING IN DIRECTION OF WATER FLOW, CENTERING THE FIRST ROLL ON THE CHANNEL CENTER LINE. WOOD FROM CENTER OF CHANNEL, UNIFORM PLACING ROLLS. LAY MATTING SMOOTHLY AND OVERLAP UPON THE SEEDING SURFACE. OVERLAP STRIPPING THE MATTING.
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 9. KEY IN THE TOP OF SLOPE END OF MAT 6 INCHES (MINIMUM) BY DRIVING A TRUSS, PLACING THE MATTING INTO THE SOIL. KEY IN THE BOTTOM OF SLOPE END OF MAT IN PLACE, PLACING THE DOWNSTREAM MATTING, AND TAPPING TO SECURE THE MAT END IN THE KEY.
 10. OVERLAP OR ABUT EDGES OF MATTING ROLLS PER MANUFACTURER'S RECOMMENDATIONS. FASTEN ROLL ENDS BY 6" (MINIMUM), WITH THE UPSTREAM MAT OVERLAPPING ON TOP OF THE NEXT DOWNSTREAM MAT.
 11. KEY IN THE TOP OF SLOPE END OF MAT 6 INCHES (MINIMUM) BY DRIVING A TRUSS, PLACING THE MATTING INTO THE SOIL. KEY IN THE BOTTOM OF SLOPE END OF MAT IN PLACE, PLACING THE DOWNSTREAM MATTING, AND TAPPING TO SECURE THE MAT END IN THE KEY.
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 14. OVERLAP OR ABUT EDGES OF MATTING ROLLS PER MANUFACTURER'S RECOMMENDATIONS. FASTEN ROLL ENDS BY 6" (MINIMUM), WITH THE UPSTREAM MAT OVERLAPPING ON TOP OF THE NEXT DOWNSTREAM MAT.
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 16. OVERLAP OR ABUT EDGES OF MATTING ROLLS PER MANUFACTURER'S RECOMMENDATIONS. FASTEN ROLL ENDS BY 6" (MINIMUM), WITH THE UPSTREAM MAT OVERLAPPING ON TOP OF THE NEXT DOWNSTREAM MAT.
 17. KEY IN THE TOP OF SLOPE END OF MAT 6 INCHES (MINIMUM) BY DRIVING A TRUSS, PLACING THE MATTING INTO THE SOIL. KEY IN THE BOTTOM OF SLOPE END OF MAT IN PLACE, PLACING THE DOWNSTREAM MATTING, AND TAPPING TO SECURE THE MAT END IN THE KEY.
 18. OVERLAP OR ABUT EDGES OF MATTING ROLLS PER MANUFACTURER'S RECOMMENDATIONS. FASTEN ROLL ENDS BY 6" (MINIMUM), WITH THE UPSTREAM MAT OVERLAPPING ON TOP OF THE NEXT DOWNSTREAM MAT.
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STORM DRAINAGE AREAS					
SUB AREA (B)	ZONING	AREA (Ac)	"C" FACTOR (C)	% IMPERVIOUS (P)	Tc (hr)
S-2	CAC-CL1	0.58	0.47	38	0.08
S-3	CAC-CL1	0.38	0.45	29	0.08
I-10	CAC-CL1	0.44	0.71	68	0.17
I-11	CAC-CL1	0.72	0.55	15	0.17
I-18	CAC-CL1	0.23	0.79	78	0.08
I-19	CAC-CL1	0.23	0.67	61	0.08
I-20	CAC-CL1	0.29	0.38	20	0.17

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
x362.2	SPOT ELEVATION
SSFTP	SILT FENCE
SSFSF	SUPER SILT FENCE
---	LIMIT OF DISTURBANCE
---	WATER AND SEWER EASEMENT
x x x	PRIVATE DRAINAGE & UTILITY EASEMENT
x x x	PRIVATE STORMWATER MANAGEMENT MAINTENANCE, DRAINAGE & UTILITY EASEMENT
(Tree symbol)	PROPOSED TREE
(Tree symbol)	EXISTING LANDSCAPING PER F-14-028
(Tree symbol)	FUTURE LANDSCAPING PER SDF-15-029
(Star symbol)	STREETLIGHT



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELIXOTT CITY, MARYLAND 21042
 (410) 461-2295

NO.	REVISION	DATE
1	REVISED PECKER, MORAN, ROEM PER ARCHITECTURAL PLAN	8/9/16



PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/17.
 Frank John Manalansan II, L.S. No. 21476

OWNER
 CDG 3 BZH LP
 C/O CDG ASSET MANAGEMENT, LLC
 8905 E. HARTFORD DRIVE
 SUITE 200
 SCOTTSDALE, ARIZONA 85255
 ATTN: STEVEN S. BENSON
 (480) 696-3733

DEVELOPER/BUILDER
 BEAZER HOMES CORP
 8965 GUILFORD ROAD
 SUITE 250
 COLUMBIA, MARYLAND 21046
 ATTN: EDWARD GOLD
 (410) 720-5071

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 V. J. [Signature]
 Chief, Division of Land Development 10-2-15 Date
 V. J. [Signature]
 Chief, Development Engineering Division 10-2-15 Date
 V. J. [Signature]
 Director - Department of Planning and Zoning 10-7-15 Date

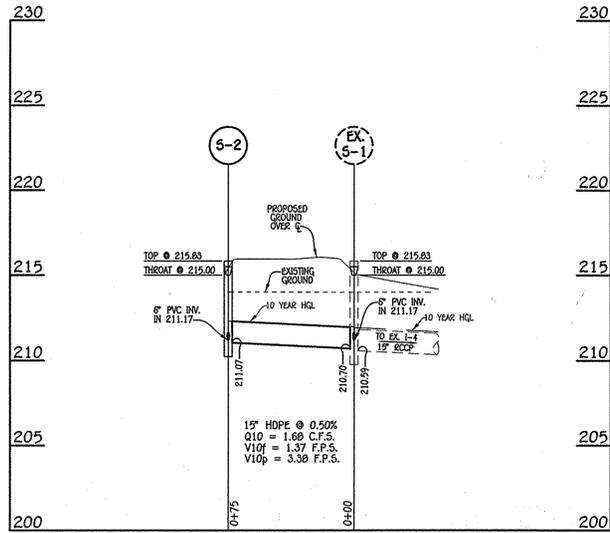
PROJECT: MORRIS PLACE PHASES I-IV
 SECTION: N/A
 LOTS NO.: 1 THRU 53

PLAT: 23345-23348	BLOCK NO.: 4	ZONE: CAC-CL1	TAX/ZONE: 43	ELEC. DIST.: 1	CENSUS TR.: 6069.02
WATER CODE: C-02			SEWER CODE: 7390000		

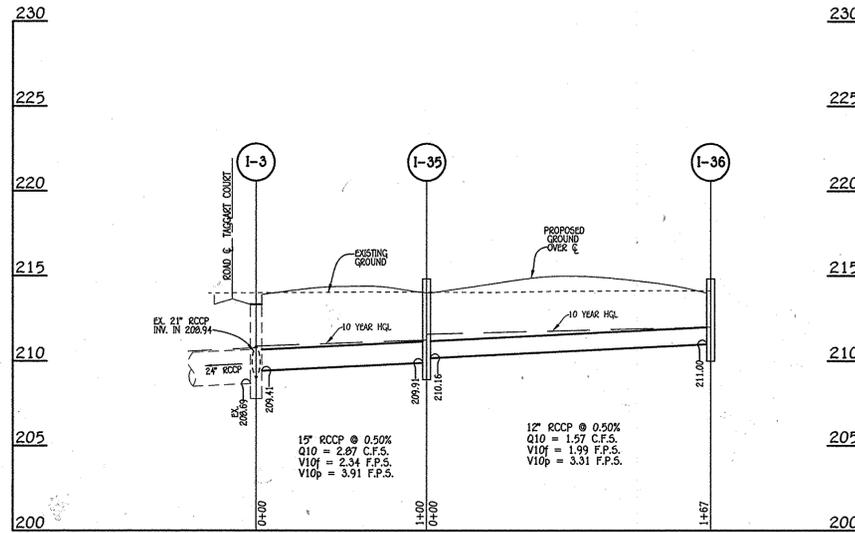
STORM DRAIN DRAINAGE AREA MAP

SINGLE FAMILY TOWNHOUSE MORRIS PLACE
 LOTS 1 THRU 53, OPEN SPACE LOTS 54 THRU 61 & NON-BUILDABLE BULK PARCELS 'A' THRU 'C' PHASES I-IV
 ZONED: CAC-CL1

PREVIOUS HOWARD COUNTY FILES: ECP-13-035, SDF-82-140, SDF-91-50, S-10-02, P-13-001, WP-12-173, WP-14-068, F-14-028, F-15-047, SDF-15-029 AND W & S CONTRACT NO. 14-4777-D.
 TAX MAP NO.: 43 PARCEL NO.: 599 GRID NO.: 4
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: AUGUST, 2015
 SHEET 8 OF 14 SDF 15-017



PROFILE
SCALE: HORIZ. 1" = 50'
VERT. 1" = 5'



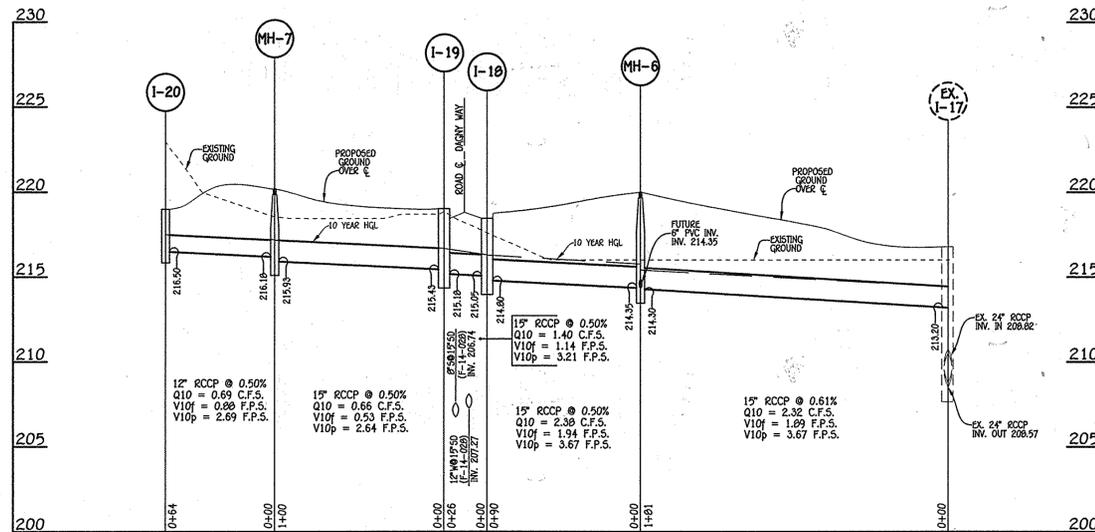
PROFILE
SCALE: HORIZ. 1" = 50'
VERT. 1" = 5'

STRUCTURE SCHEDULE							
STRUCTURE NO.	OWNERSHIP AND MAINTENANCE	TOP ELEVATION	INV IN	INV OUT	COORDINATES	TYPE	REMARKS
I-10	PUBLIC	215.40	211.05 15"	211.60 18"	N 551933.29 E 1376874.47	'A-5' INLET	D-4.01
I-11	PUBLIC	215.00	-----	212.25 15"	N 552000.83 E 1376831.28	'D' INLET	D-4.10
I-18	PUBLIC	218.46	214.05 15"	213.80 15"	N 551565.14 E 1376404.57	DOUBLE 'S' INLET	D-4.23
I-19	PUBLIC	219.03	214.43 15"	214.10 15"	N 551576.76 E 1376381.86	'A-5' INLET	D-4.01
I-20	PUBLIC	218.00	-----	213.50 12"	N 551713.00 E 1376386.45	'D' INLET	D-4.10
I-35	PUBLIC	214.83	210.16 12"	209.91 15"	N 551729.85 E 1377324.69	'D' INLET	D-4.01
I-36	PUBLIC	214.83	-----	211.00 12"	N 551859.71 E 1377219.12	'D' INLET	D-4.01
MH-6	PUBLIC	220.00	213.35 15"	213.30 15"	N 551513.51 E 1376478.58	4' STANDARD MANHOLE	G-5.12
MH-7	PUBLIC	220.20	213.93 15"	214.93 15"	N 551664.80 E 1376428.96	4' STANDARD MANHOLE	G-5.12
5-2	PUBLIC	215.00 *	211.17 6" PVC	211.07 15"	N 551810.40 E 1376977.83	'D' INLET	D-4.10
5-3	PUBLIC	217.00 *	213.17 6" PVC	213.07 12"	N 551527.78 E 1376591.09	'D' INLET	D-4.10

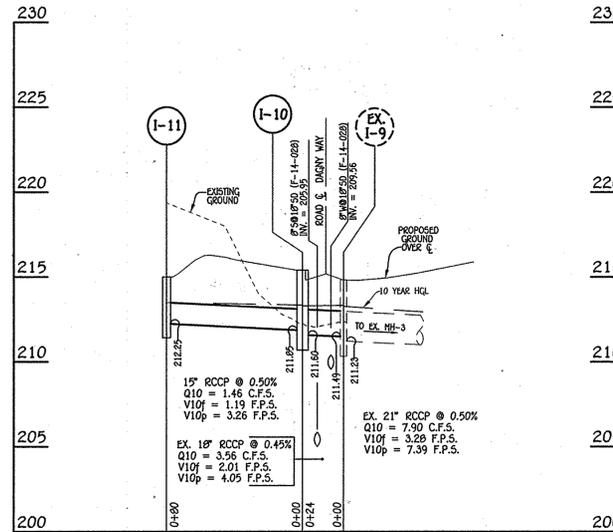
* - DENOTES THROAT OPENING ELEVATION

PIPE SCHEDULE		
SIZE	CLASS	LENGTH
12"	RCCP	289'
15"	RCCP	652'
18"	RCCP	24'
6"	SCHEDULE 40 PVC	7'
6"	PERFORATED SCHEDULE 40 PVC	63'

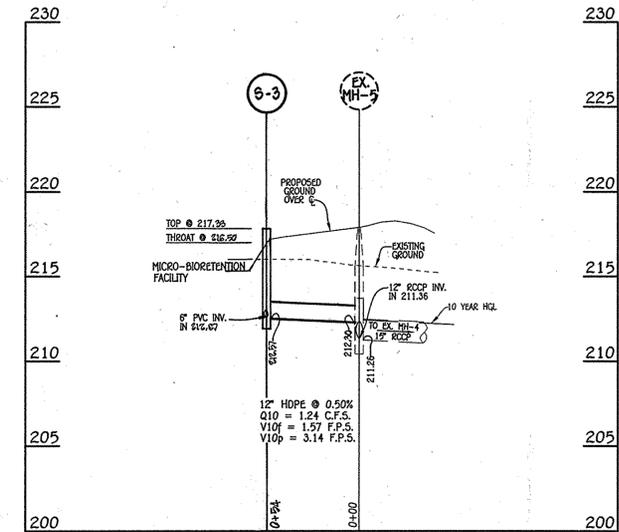
NOTE: RCCP CL. IV, MAY BE SUBSTITUTED WITH HDPE PIPE



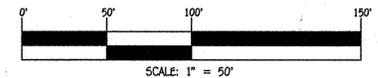
PROFILE
SCALE: HORIZ. 1" = 50'
VERT. 1" = 5'



PROFILE
SCALE: HORIZ. 1" = 50'
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PROFILE
SCALE: HORIZ. 1" = 50'
VERT. 1" = 5'



NO.	REVISION	DATE
1	REVISION 0-3 HIGHLIGHT, CORRECTED VERTICALLY & CHANGED GRADE	8/9/15



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Frank John Manalasan II DATE
FRANK JOHN MANALASAN II, L.S. NO. 21476

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COLUMBIA, MARYLAND 21046
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(410) 720-5071

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Kathleen L. ... 10-7-15
Chief, Division of Land Development Date
... 10-2-15
Chief, Development Engineering Division Date
... 10-7-16
Director - Department of Planning and Zoning Date

PROJECT: MORRIS PLACE PHASES I-IV SECTION: N/A LOTS NO.: 1 THRU 53

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
23345-23348	4	CAC-CL1	43	1	6069.02

WATER CODE: C-02 SEWER CODE: 7390000

STORM DRAIN PROFILE
SINGLE FAMILY TOWNHOUSE
MORRIS PLACE
LOTS 1 THRU 53, OPEN SPACE LOTS 54 THRU 61 & NON-BUILDABLE BULK PARCELS 'A' THRU 'C' PHASES I-IV
ZONED: CAC-CL1
PREVIOUS HOWARD COUNTY FILES: ECP-13-035, SDP-82-148, SDP-91-50, S-10-02, P-13-001, WP-12-173, WP-14-068, F-14-028, F-15-047, SDP-15-029 AND W & S CONTRACT NO. 14-4777-D.
TAX MAP NO.: 43 PARCEL NO.: 599 GRID NO.: 4
PLOT ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: AUGUST, 2015
SHEET 9 OF 14

Infiltration and Filter System Construction Specifications

Infiltration and filter systems either take advantage of existing permeable soils or create a permeable medium such as sand for WC, and Re v. In some instances where permeability is great, these facilities may be used for Qp as well. The most common systems include infiltration trenches, infiltration basins, sand filters, and organic filters.

When properly planted, vegetation will thrive and enhance the functioning of these systems. For example, pre-treatment buffers will trap sediments that often are bound with phosphorous and metals. Vegetation planted in the facility will aid in nutrient uptake and water storage. Additionally, plant roots will provide arteries for stormwater to permeate soil for groundwater recharge. Finally, successful plantings provide aesthetic value and wildlife habitat making these facilities more desirable to the public.

Design Constraints:

- > Planting buffer strips of at least 20 feet will cause sediments to settle out before reaching the facility, thereby reducing the possibility of clogging.
- > Determine areas that will be saturated with water and water table depth so that appropriate plants may be selected (hydrology will be similar to bioretention facilities, see figure A.5 and Table A.4 for planting material guidance).
- > Plants known to send down deep taproots should be avoided in systems where filter fabric is used as part of facility design.
- > Test soil conditions to determine if soil amendments are necessary.
- > Plants shall be located so that access is possible for structure maintenance.
- > Stabilize heavy flow areas with erosion control mats or srod.
- > Temporarily divert flows from seeded areas until vegetation is established.
- > See Table A.5 for additional design considerations.

Bio-retention

Soil Bed Characteristics

The characteristics of the soil for the bioretention facility are perhaps as important as the facility location, size, and treatment volume. The soil must be permeable enough to allow runoff to filter through the media, while having characteristics suitable to promote and sustain a robust vegetative cover crop. In addition, much of the nutrient pollutant uptake (nitrogen and phosphorus) is accomplished through absorption and microbial activity within the soil profile. Therefore, soils must balance their chemical and physical properties to support biotic communities above and below ground.

The planting soil should be a sandy loam, loamy sand, loam (USDA), or a loam/sand mix (should contain a minimum 35 to 60% sand, by volume). The clay content for these soils should be less than 25% by volume (Environmental Quality Resources (EQR), 1996; Engineering Technology Inc. and Biohabitats, Inc. (ETAB), 1993). Soils should fall within the SM, ML, SC classifications of the Unified Soil Classification System (USCS). A permeability of at least 1.0 feet per day (0.5"/hr) is required (a conservative value of 0.5 feet per day is used for design). The soil should be free of stones, stumps, roots, or other woody material over 1" in diameter. Brush or seeds from noxious weeds (e.g., Johnson Grass, Mugwort, Nutsedge, and Canada Thistle or other noxious weeds as specified under COMAR 15.06.01.05.) should not be present in the soils. Placement of the planting soil should be in 12 to 18 lifts that are loosely compacted (tamped lightly with a backhoe bucket or traversed by dozer tracks). The specific characteristics are presented in Table A.3.

Table A.3 Planting Soil Characteristics

Parameter	Value
pH range	5.2 to 7.00
Organic matter	1.5 to 4.0% (by weight)
Magnesium	35 lbs. per acre, minimum
Phosphorus (phosphate - P2O5)	75 lbs. per acre, minimum
Potassium (potash - K2O)	85 lbs. per acre, minimum
Soluble salts	500 ppm
Clay	10 to 25 %
Silt	30 to 55 %
Sand	35 to 60%

Mulch Layer

The mulch layer plays an important role in the performance of the bioretention system. The mulch layer helps maintain soil moisture and avoids surface sealing, which reduces permeability. Mulch helps prevent erosion, and provides a microenvironment suitable for soil biota at the mulch/soil interface. It also serves as a pretreatment layer, trapping the finer sediments, which remain suspended after the primary pretreatment.

The mulch layer should be standard landscape style, single or double shredded hardwood mulch or chips. The mulch layer should be well aged (stockpiled or stored for at least 12 months), uniform in color, and free of other materials, such as weed seeds, soil, roots, etc. The mulch should be applied to a maximum depth of three inches. Grass clippings should not be used as a mulch material.

Planting Guidance

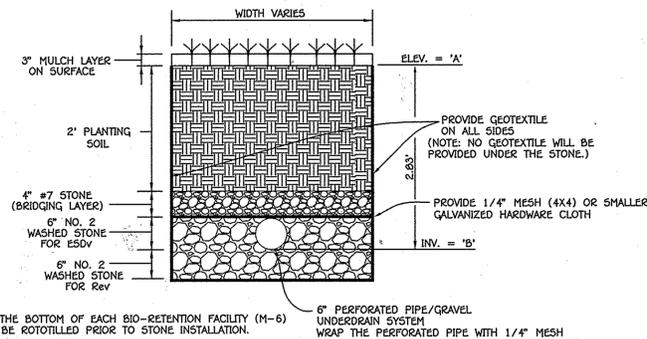
Plant material selection should be based on the goal of simulating a terrestrial forested community of native species. Bioretention simulates an upland-species ecosystem. The community should be dominated by trees, but have a distinct community of understory trees, shrubs and herbaceous materials. By creating a diverse, dense plant cover, a bioretention facility will be able to treat stormwater runoff and withstand urban stresses from insects, disease, drought, temperature, wind, and exposure.

The proper selection and installation of plant materials is key to a successful system. There are essentially three zones within a bioretention facility (Figure A.5). The lowest elevation supports plant species adapted to standing and fluctuating water levels. The middle elevation supports plants that like drier soil conditions, but can still tolerate occasional inundation by water. The outer edge is the highest elevation and generally supports plants adapted to drier conditions. A sample of appropriate plant materials for bioretention facilities are included in Table A.4. The layout of plant material should be flexible, but should follow the general principals described in Table A.5. The objective is to have a system, which resembles a random, and natural plant layout, while maintaining optimal conditions for plant establishment and growth. For a more extensive bioretention plan, consult ETAB, 1993 or Clayton and Schueler, 1997.

OPERATION AND MAINTENANCE SCHEDULE FOR BIO-RETENTION AREAS (M-6)

1. ANNUAL MAINTENANCE OF PLANT MATERIAL MULCH LAYER AND SOIL LAYER IS REQUIRED. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING.
2. SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISSESSED VEGETATION CONSIDER BEYOND TREATMENT. TREATMENT OF ALL DISEASED TREES AND SHRUBS AND REPLACEMENT OF ALL DEFICIENT STAKES AND WIRES.
3. MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.
4. SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.

FACILITY NO.	A	B
M-6 (1)	214.00	211.17
M-6 (2)	214.00	211.17
M-6 (3)	212.50	212.67
M-6 (4)	214.50	211.67



NOTE: THE BOTTOM OF EACH BIO-RETENTION FACILITY (M-6) SHALL BE ROTOTILLED PRIOR TO STONE INSTALLATION.

TYPICAL SECTION - BIO-RETENTION FACILITY (M-6)

NO SCALE

NOTES:
UNDERDRAIN PIPE SHALL BE 4" TO 6" DIAMETER, SLOTTED OR PERFORATED RIGID PLASTIC PIPE (ASTM F756, TYPE PS 28 OR AASHTO-M-278) IN A GRAVEL LAYER. THE PREFERRED MATERIAL IS SLOTTED 4" RIGID PIPE (e.g., PVC OR HDPE).

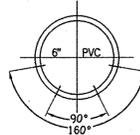
PERFORATIONS SHALL BE 3/8" DIAMETER LOCATED 6" ON CENTER WITH A MINIMUM OF FOUR HOLES PER ROW. PIPE SHALL BE WRAPPED WITH A 1/4" (No. 4 OR 4 x 4) GALVANIZED HARDWARE CLOTH.

GRAVEL LAYER SHALL BE (No. 57 STONE PREFERRED) AT LEAST 3" THICK ABOVE AND BELOW THE UNDERDRAIN.

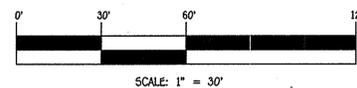
THE MAIN COLLECTOR PIPE SHALL BE AT A MINIMUM 0.5% SLOPE.

A RIGID, NON PERFORATED OBSERVATION WELL MUST BE PROVIDED (ONE PER EVERY 1,000 SQ.FT.) TO PROVIDE A CLEANOUT PORT AND MONITOR PERFORMANCE OF THE FILTER.

A 4" LAYER OF PEA GRAVEL (1/8" TO 3/8" STONE) SHALL BE LOCATED BETWEEN THE FILTER MEDIA AND UNDERDRAIN TO PREVENT MIGRATION OF FINES INTO THE UNDERDRAIN. THIS LAYER MAY BE CONSIDERED PART OF THE FILTER BED WHEN BED THICKNESS EXCEEDS 24".



SCH40 PVC PERFORATED UNDERDRAIN PIPE DETAIL FOR HORIZONTAL DRAIN PIPE
NO SCALE



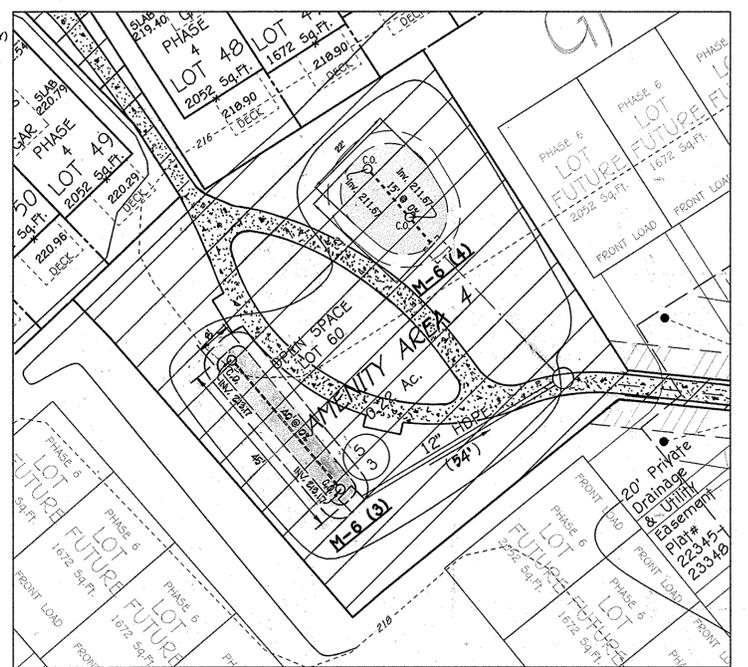
DRAINAGE AREA M-6 (1) MICRO-BIORETENTION PLANT MATERIAL		
QUANTITY	NAME	MAXIMUM SPACING (FT.)
42	MIXED PERENNIALS	1 FT.
21	SHRUBS MIXED GRASSES	2 FT.

DRAINAGE AREA M-6 (2) MICRO-BIORETENTION PLANT MATERIAL		
QUANTITY	NAME	MAXIMUM SPACING (FT.)
94	MIXED PERENNIALS	1 FT.
47	SHRUBS MIXED GRASSES	2 FT.

DRAINAGE AREA M-6 (3) MICRO-BIORETENTION PLANT MATERIAL		
QUANTITY	NAME	MAXIMUM SPACING (FT.)
42	MIXED PERENNIALS	1 FT.
21	SHRUBS MIXED GRASSES	2 FT.

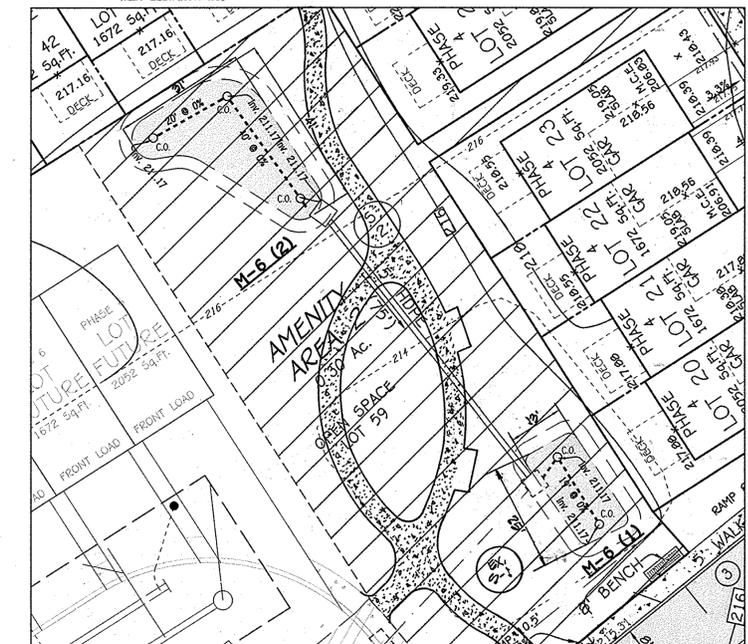
DRAINAGE AREA M-6 (4) MICRO-BIORETENTION PLANT MATERIAL		
QUANTITY	NAME	MAXIMUM SPACING (FT.)
60	MIXED PERENNIALS	1 FT.
30	SHRUBS MIXED GRASSES	2 FT.

M-6 (4)
(MICRO BIO-RETENTION FACILITY)
SCALE: 1" = 20'
DRAINAGE AREA: 17,424 SqFt.
FILTER AREA: 495 SqFt.
ELEVATION 214.5
PERIMETER 79'
WEIR ELEVATION 215.5



M-6 (3)
(MICRO BIO-RETENTION FACILITY)
SCALE: 1" = 20'
DRAINAGE AREA: 16,117 SqFt.
FILTER AREA: 359 SqFt.
ELEVATION 214
PERIMETER 101'
WEIR ELEVATION 215

M-6 (2)
(MICRO BIO-RETENTION FACILITY)
SCALE: 1" = 20'
DRAINAGE AREA: 25,265 SqFt.
FILTER AREA: 747 SqFt.
ELEVATION 214
PERIMETER 119'
WEIR ELEVATION 215



M-6 (1)
(MICRO BIO-RETENTION FACILITY)
SCALE: 1" = 20'
DRAINAGE AREA: 6,970 SqFt.
FILTER AREA: 332 SqFt.
ELEVATION 214
PERIMETER 74'
WEIR ELEVATION 215

NO.	REVISION	DATE
1	REMOVED 9-3 HEIGHT, LOWERED VERTICALLY & CHANGED GRADE	8/9/16

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL SURVIVOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/17.

Frank John Mansman II 8/1/15
FRANK JOHN MANSMAN II, L.S. NO. 21476 DATE

<p>OWNER</p> <p>CDG 3 B2H LP C/O CDG ASSET MANAGEMENT, LLC 8989 E. HARTFORD DRIVE SUITE 200 SCOTTSDALE, ARIZONA 85255 ATTN: STEVEN S. BENSON (480) 696-3733</p>	<p>DEVELOPER/BUILDER</p> <p>BEAZER HOMES CORP 8965 GUILFORD ROAD SUITE 250 COLUMBIA, MARYLAND 21046 ATTN: EDWARD GOLD (410) 720-5071</p>
--	---

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
23345-23348	4	CAC-CL1	43	1	6069.02

WATER CODE	SEWER CODE
C-02	7390000

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kathleen 10-7-15
Chief, Division of Land Development Date

John 10-8-15
Chief, Development Engineering Division Date

Frank 10-7-15
Director - Department of Planning and Zoning Date

PROJECT	SECTION	LOTS NO.
MORRIS PLACE PHASES I-IV	N/A	1 THRU 53

STORM WATER MANAGEMENT DETAILS

SINGLE FAMILY TOWNHOUSE MORRIS PLACE

LOTS 1 THRU 53, OPEN SPACE LOTS 54 THRU 61 & NON-BUILDABLE BULK PARCELS 'A' THRU 'C' PHASES I-IV

ZONED: CAC-CL1

PREVIOUS HOWARD COUNTY FILES: ECP-13-035, S0P-82-140, S0P-91-50, S-10-02, P-13-001, WP-12-173, WP-14-060, F-14-028, F-15-047, S0P-15-029 AND W & S CONTRACT NO. 14-4777-D.

TAX MAP NO.: 43 PARCEL NO.: 599 GRID NO.: 4

PURCHASER ELECTION DISTRICT HOWARD COUNTY, MARYLAND

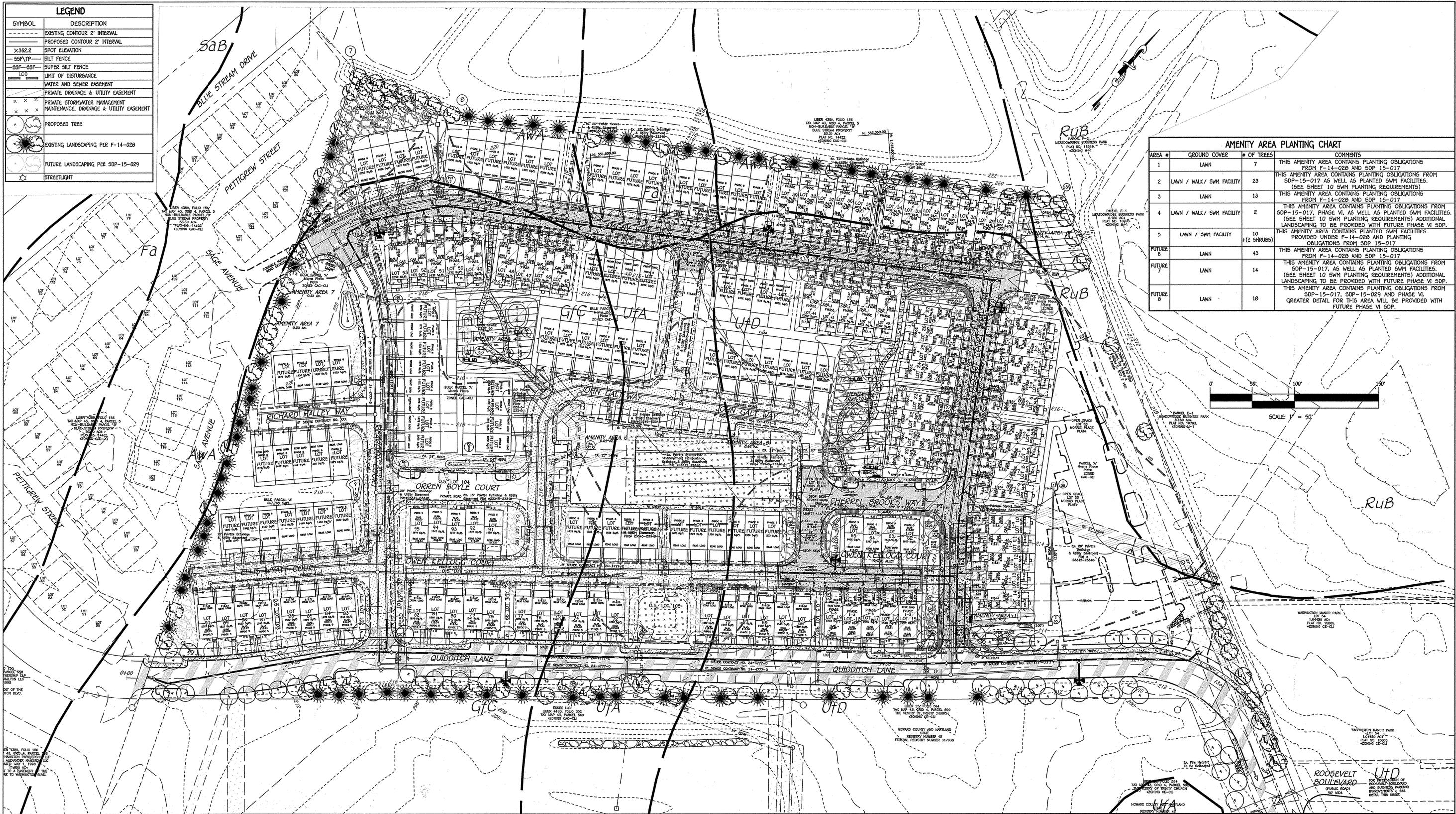
SCALE: AS SHOWN DATE: AUGUST, 2015

SHEET 10 OF 14

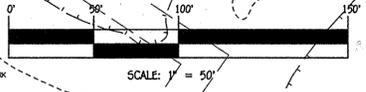
S0P 15-017

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10725 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21042
(410) 461 - 2895

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
- - -	PROPOSED CONTOUR 2' INTERVAL
X.362.2	SPOT ELEVATION
SSP	SILT FENCE
SSP-SSP	SUPER SILT FENCE
LOD	LIMIT OF DISTURBANCE
---	WATER AND SEWER EASEMENT
---	PRIVATE DRAINAGE & UTILITY EASEMENT
---	PRIVATE STORMWATER MANAGEMENT MAINTENANCE, DRAINAGE & UTILITY EASEMENT
○	PROPOSED TREE
○	EXISTING LANDSCAPING PER F-14-028
○	FUTURE LANDSCAPING PER S0P-15-029
○	STREETLIGHT



AMENITY AREA PLANTING CHART			
AREA #	GROUND COVER	# OF TREES	COMMENTS
1	LAWN	7	THIS AMENITY AREA CONTAINS PLANTING OBLIGATIONS FROM F-14-028 AND S0P-15-017
2	LAWN / WALK / SWM FACILITY	23	THIS AMENITY AREA CONTAINS PLANTING OBLIGATIONS FROM S0P-15-017 AS WELL AS PLANTED SWM FACILITIES. (SEE SHEET 10 SWM PLANTING REQUIREMENTS)
3	LAWN	13	THIS AMENITY AREA CONTAINS PLANTING OBLIGATIONS FROM F-14-028 AND S0P-15-017
4	LAWN / WALK / SWM FACILITY	2	THIS AMENITY AREA CONTAINS PLANTING OBLIGATIONS FROM S0P-15-017, PHASE VI, AS WELL AS PLANTED SWM FACILITIES. (SEE SHEET 10 SWM PLANTING REQUIREMENTS) ADDITIONAL LANDSCAPING TO BE PROVIDED WITH FUTURE PHASE VI S0P.
5	LAWN / SWM FACILITY	10	THIS AMENITY AREA CONTAINS PLANTED SWM FACILITIES PROVIDED UNDER F-14-028 AND PLANTING OBLIGATIONS FROM S0P-15-017
FUTURE 6	LAWN	43	THIS AMENITY AREA CONTAINS PLANTING OBLIGATIONS FROM F-14-028 AND S0P-15-017
FUTURE 7	LAWN	14	THIS AMENITY AREA CONTAINS PLANTING OBLIGATIONS FROM S0P-15-017, AS WELL AS PLANTED SWM FACILITIES. (SEE SHEET 10 SWM PLANTING REQUIREMENTS) ADDITIONAL LANDSCAPING TO BE PROVIDED WITH FUTURE PHASE VI S0P.
FUTURE 8	LAWN	18	THIS AMENITY AREA CONTAINS PLANTING OBLIGATIONS FROM S0P-15-017, S0P-15-029 AND PHASE VI. GREATER DETAIL FOR THIS AREA WILL BE PROVIDED WITH FUTURE PHASE VI S0P.



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL OFFICE: 10772 BALTIMORE NATIONAL PIKE
 SUITE 200, GAITHERSBURG, MARYLAND 20878
 (410) 461-2895



PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/17.

OWNER
 CDCG 3 B2H LP
 C/O CDCG ASSET MANAGEMENT, LLC
 8909 W HARTFORD DRIVE
 SUITE 200
 SCOTTSDALE, ARIZONA 85255
 ATTN: STEVEN S. BENSON
 (480) 696-3733

DEVELOPER/BUILDER
 BEAZER HOMES CORP
 8965 GUILFORD ROAD
 SUITE 250
 COLUMBIA, MARYLAND 21046
 ATTN: EDWARD GOLD
 (410) 720-5071

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kathleen Quade
 Chief, Division of Land Development
 Date: 10-7-15

Valerie J. Taylor
 Chief, Development Engineering Division
 Date: 10-7-15

Frank John Manalansan II
 Director - Department of Planning and Zoning
 Date: 10-7-15

PROJECT	SECTION	LOTS NO.
MORRIS PLACE PHASES I-IV	N/A	1 THRU 53

PLAT	BLOCK NO.	ZONE	TAX / ZONE	ELEC. DIST.	CENSUS TR.
23345-23348	4	CAC-CL1	43	1	6089.02

WATER CODE: C-02
 SEWER CODE: 7390000

LANDSCAPE PLAN
 16-7-15

SINGLE FAMILY TOWNHOUSE MORRIS PLACE
 LOTS 1 THRU 53, OPEN SPACE LOTS 54 THRU 61 & NON-BUILDABLE BULK PARCELS 'A' THRU 'C' PHASES I-IV
 ZONED: CAC-CL1

PREVIOUS HOWARD COUNTY FILES: ECP-13-035, S0P-82-140, S0P-91-50, 5-10-02, P-13-001, WP-12-173, WP-14-068, F-14-028, F-15-047, S0P-15-029 AND W & S CONTRACT NO. 14-4777-D.

TAX MAP NO.: 43 PARCEL NO.: 599 GRID NO.: 4
 PREP ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50' DATE: AUGUST, 2015
 SHEET 11 OF 14 S0P 15-017

NO.	REVISION	DATE
1	REVISED PECKES, MORRIS ROOM PER ARCHITECTURAL PLAN	9/9/16

LANDSCAPING PLANT LIST				
SYMBOL	QUANTITY	BOTANICAL AND COMMON NAME	SIZE	COMMENTS
	50	ACER RUBRUM 'ARMSTRONG' RED MAPLE	2 1/2-3" CAL.	
	86	PRUNUS SARGENTII SARGENT CHERRY	2 1/2-3" CAL.	
	10	CLETHRA ALNIFOLIA SUMMERSWEET CLETHRA	2 1/2-3" CAL.	

NOTE:
THE LANDSCAPE MANUAL SURETY IN THE AMOUNT OF \$41,100.00 FOR 136 SHADE TREES, 10 SHRUBS SHALL BE POSTED WITH THE DEVELOPERS AGREEMENT FOR THIS PLAN (SDP-15-017).

LANDSCAPE DEVELOPER'S CERTIFICATE

I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a certification of landscape installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

NSCA Date 8/1/15

This plan has been prepared in accordance with the provision of Section 16.124 of the Howard County Code and Landscape Manual. Financial surety for the required landscaping will be posted as part of the developer's agreement.

STREET TREE SCHEDULE		
QTY.	SIZE	COMMENTS
467/40 = 11.67 11.67 x 2 = 23.35 23 TREES	2 1/2-3" CAL.	40' APART (Taggart Court)
173/40 = 4.33 4.33 x 2 = 8.44 9 TREES	2 1/2-3" CAL.	40' APART (Cherrel Brooks Way)
882/40 = 22.05 22.05 x 2 = 44.10 44 TREES	2 1/2-3" CAL.	40' APART (Dagny Way)
131/40 = 3.28 3.28 x 2 = 6.56 7 TREES	2 1/2-3" CAL.	40' APART (Part of John Galt Way) sta 5+63.74 to 6+94.85

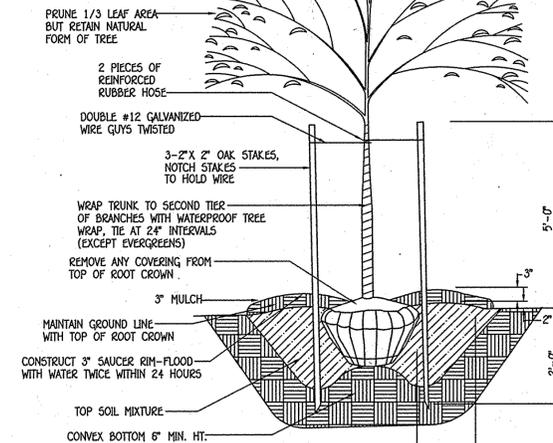
TOTAL QUANTITY = 83 STREET TREES

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
SINGLE FAMILY ATTACHED	
NUMBER OF PARKING SPACES	4
NUMBER OF TREES REQUIRED (1:10)	1

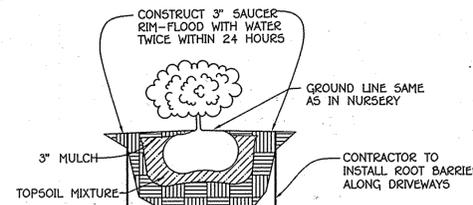
SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
SINGLE FAMILY ATTACHED	
NUMBER OF DWELLING UNITS	53
NUMBER OF TREES REQUIRED (1:10 SFA) (1:3 DU APTS)	53
NUMBER OF TREES PROVIDED	
SHADE TREES	52
SHRUBS	10

NOTE: CONTRACTOR TO REGRADE, SOO OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF THEIR WORK.

SPRAY WITH MILT-PROOF ACCORDING TO MANUFACTURERS STANDARDS



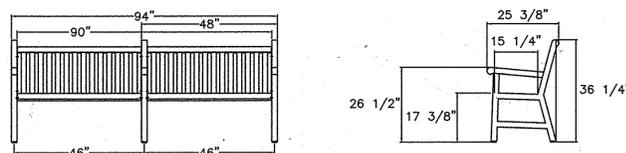
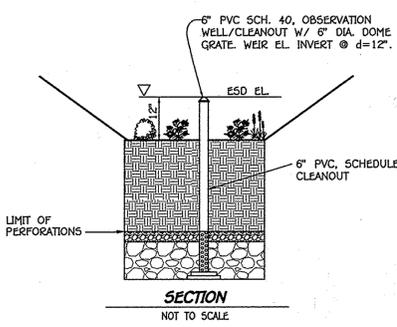
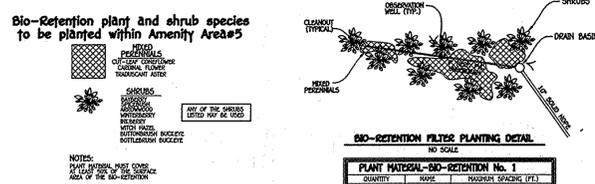
TREE PLANTING DETAIL
NOT TO SCALE



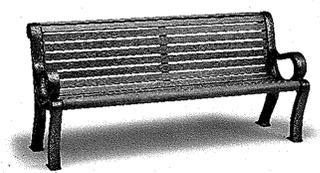
SHRUB PLANTING DETAIL
NOT TO SCALE

AMENITY AREA #5

- NOTE:**
- THE BIO-RETENTION FACILITY LOCATED WITHIN AMENITY AREA #5 HAS BEEN PROVIDED UNDER F-14-029. THE QUANTITY AND SPECIES FOR THE REQUIRED PLANTINGS TO SUPPORT THIS FACILITY ARE SHOWN BELOW.
 - THE TREE PLANTING SURROUNDING THIS FACILITY ARE TO SUPPORT THE LANDSCAPE OBLIGATION REQUIRED FOR SDP-15-029. THERE WILL BE 10 ACER RUBRUM 'ARMSTRONG', RED MAPLES PLANTED ALONG THE PERIMETER OF THIS FACILITY.
 - BENCHES WILL BE BLACK FRAMED WITH COMPOSITE SLATES THAT RESEMBLE NATURAL WOOD.



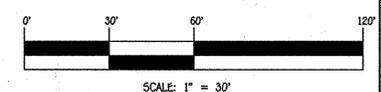
BENCH DETAILS
NOT TO SCALE



Bench
AS MANUFACTURED BY LET OR APPROVED EQUAL
with Liner and Flat Top Lid - Faux Wood Surface Mount



32 Gallon Receptacle
AS MANUFACTURED BY LET OR APPROVED EQUAL
with Liner and Flat Top Lid - Faux Wood Portable



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BATHURST NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21042
(410) 461 - 2899



PROFESSIONAL CERTIFICATION
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Frank John Manalangan II 8/1/15 DATE
FRANK JOHN MANALANGAN II, L.S. NO. 21476

OWNER
CDCG 3 BZH LP
C/O CDCG ASSET MANAGEMENT, LLC
8909 E. HARTFORD DRIVE
SUITE 200
SCOTTSDALE, ARIZONA 85255
ATTN: STEVEN S. BENSON
(480) 696-3733

DEVELOPER/BUILDER
BEAZER HOMES CORP
8965 GUILFORD ROAD
SUITE 200
COLUMBIA, MARYLAND 21046
ATTN: EDWARD GOLD
(410) 720-5071

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Victor Stepanovich 10-7-15 DATE
Chief, Division of Land Development

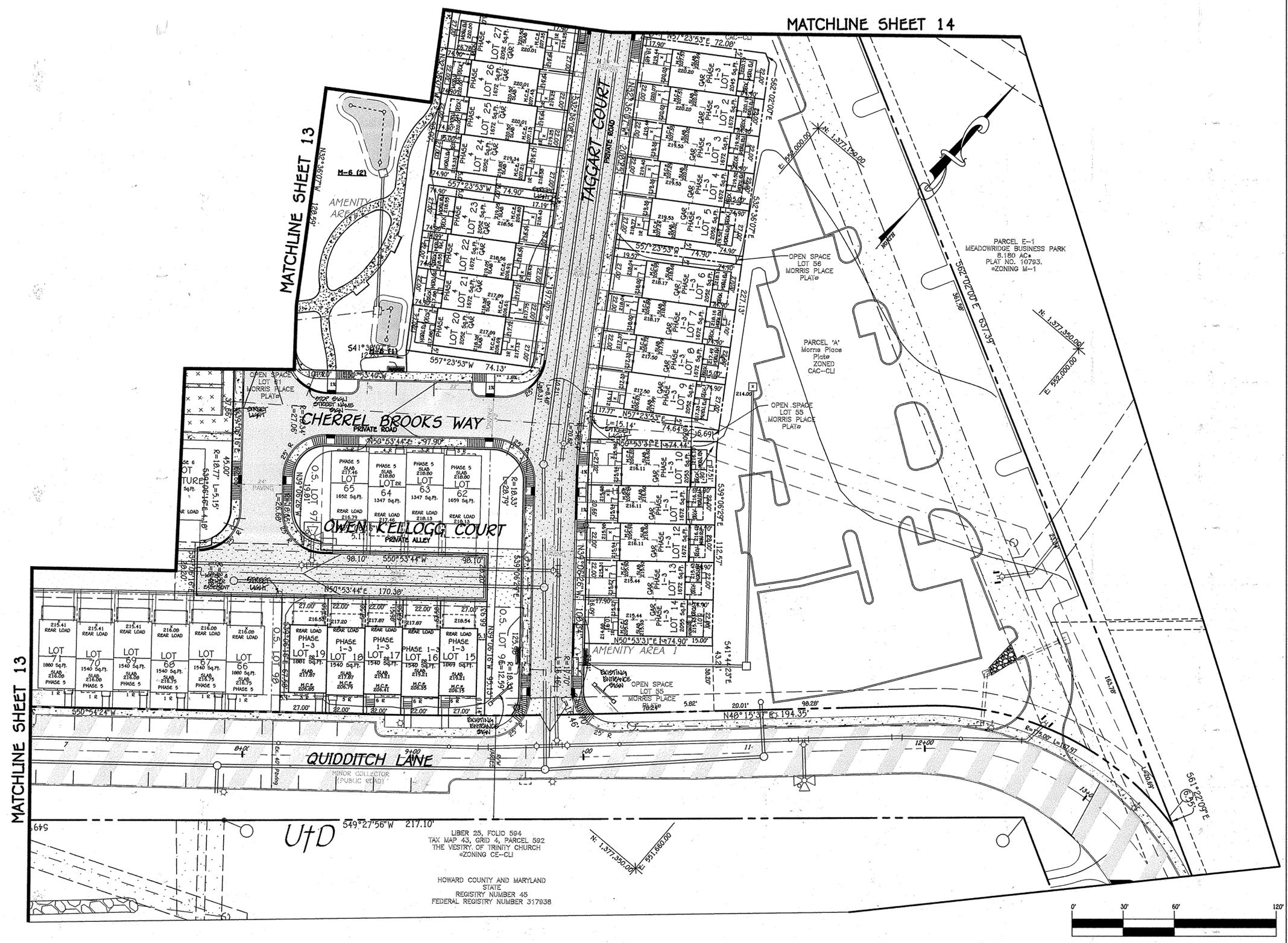
Delia Schick 10-2-16 DATE
Chief, Development Engineering Division

Patrick J. Joppe 10-7-15 DATE
Director - Department of Planning and Zoning

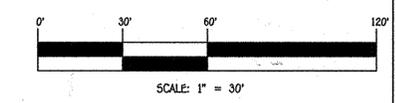
PROJECT	SECTION	LOTS NO.
MORRIS PLACE PHASES I-IV	N/A	1 THRU 53
PLAT	BLOCK NO.	ZONE
23345-23348	4	CAC-CL1
TAX/ZONE	ELEC. DIST.	CENSUS TR.
43	1	6069.02
WATER CODE	SEWER CODE	
C-02	7390000	

LANDSCAPE PLAN
SINGLE FAMILY TOWNHOUSE
MORRIS PLACE
LOTS 1 THRU 53, OPEN SPACE LOTS 54 THRU 61 & NON-BUILDABLE BULK PARCELS 'A' THRU 'C'
PHASES I-IV
ZONED: CAC-CL1
PREVIOUS HOWARD COUNTY FILES: ECP-13-035, SDP-82-148, SDP-91-50, S-10-02, P-13-001, WP-12-173, WP-14-068, F-14-028, F-15-047, SDP-15-029 AND W & S CONTRACT NO. 14-4777-D.
TAX MAP NO.: 43 PARCEL NO.: 599 GRID NO.: 4
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: AUGUST, 2015
SHEET 12 OF 14

NO.	REVISION	DATE
1	REVISED DECKS, MOEN, ROOM PER ARCHITECTURAL PLAN	8/2/16



LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
- - - -	PROPOSED CONTOUR 2' INTERVAL
X362.2	SPOT ELEVATION
SSFTP	SILT FENCE
SSFT-SSFT	SUPER SILT FENCE
LOD	LIMIT OF DISTURBANCE
---	WATER AND SEWER EASEMENT
---	PRIVATE DRAINAGE & UTILITY EASEMENT
x x x	PRIVATE STORMWATER MANAGEMENT MAINTENANCE, DRAINAGE & UTILITY EASEMENT
(Tree symbol)	PROPOSED TREE
(Tree symbol)	EXISTING LANDSCAPING PER F-14-02B
(Tree symbol)	FUTURE LANDSCAPING PER S0P-15-029
(Star symbol)	STREETLIGHT



NO.	REVISION	DATE
1	REVISED RECS, WORK ROOM PER ARCHITECTURAL PLAN	9/9/16



PROFESSIONAL CERTIFICATION
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OWNER
 CDCG 3 BZH LP
 C/O CDCG ASSET MANAGEMENT, LLC
 9909 E HARTFORD DRIVE
 SUITE 200
 SCOTTSDALE, ARIZONA 85255
 ATTN: STEVEN S. BENSON
 (480) 696-3733

DEVELOPER/BUILDER
 BEAZER HOMES CORP
 8965 GUILFORD ROAD
 SUITE 230
 COLUMBIA, MARYLAND 21046
 ATTN: EDWARD GOLD
 (410) 720-5071

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Neil Sheppard 10-7-15
 Chief, Division of Land Development Date

Paul J. ... 10-2-15
 Chief, Development Engineering Division Date

Mark Jaffe 10-7-15
 Director - Department of Planning and Zoning Date

PROJECT	SECTION	LOTS NO.
MORRIS PLACE PHASES I-IV	N/A	1 THRU 53

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
23345-23348	4	CAC-CL1	43	1	6069.02

WATER CODE: C-02
 SEWER CODE: 7390000

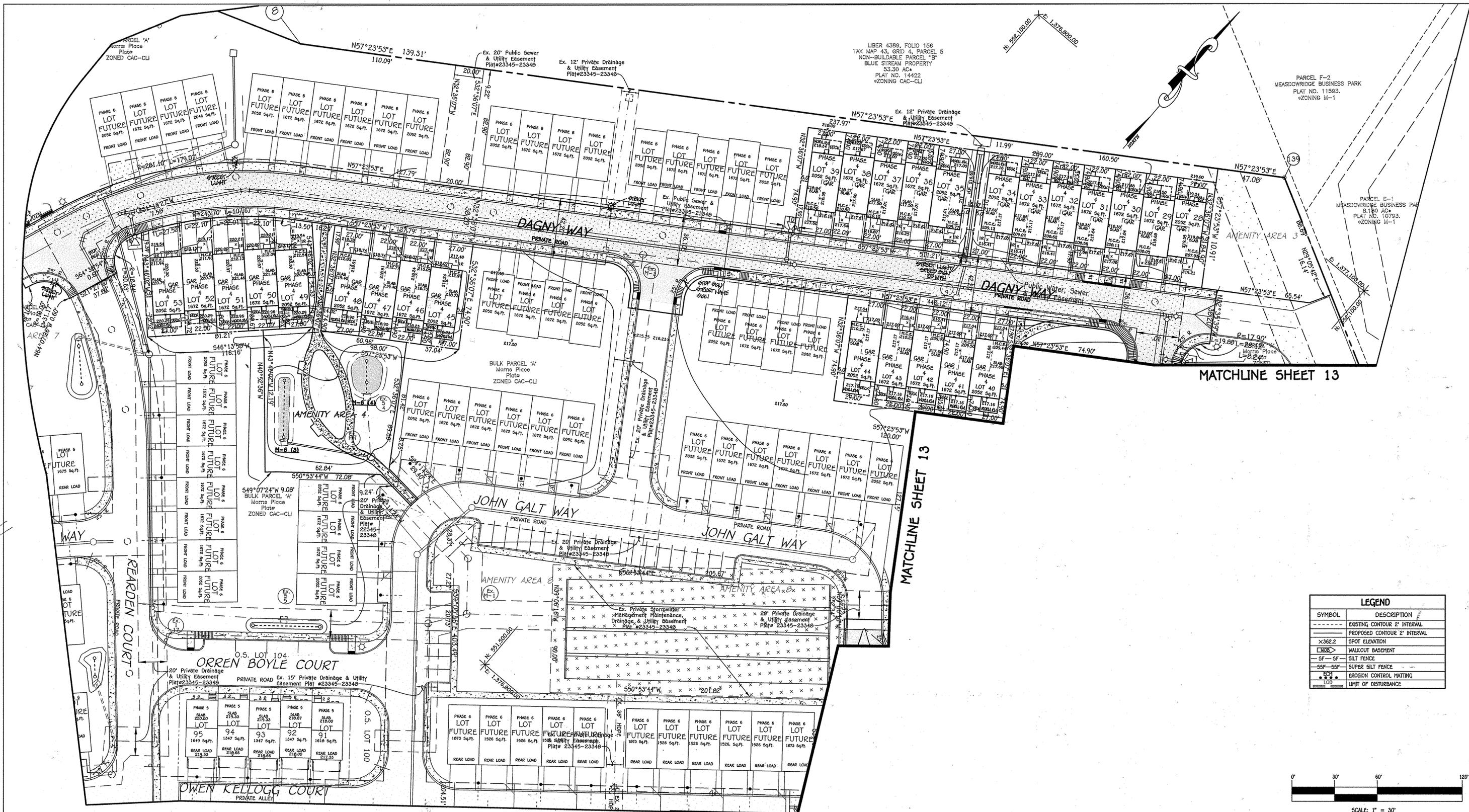
GEOMETRY PLAN

SINGLE FAMILY TOWNHOUSE MORRIS PLACE
 LOTS 1 THRU 53, OPEN SPACE LOTS 54 THRU 61 & NON-BUILDABLE BULK PARCELS 'A' THRU 'C' PHASES I-IV
 ZONED: CAC-CL1

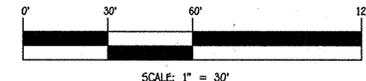
PREVIOUS HOWARD COUNTY FILES: ECP-13-035, S0P-22-140, S0P-91-50, 5-10-02, P-13-001, WP-12-173, WP-14-060, F-14-028, F-15-047, S0P-15-029 AND N & 5 CONTRACT NO. 14-4777-D.

TAX MAP NO.: 43 PARCEL NO.: 599 GRID NO.: 4
 PREP ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: AUGUST, 2015
 SHEET 13 OF 14

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
 ELKLOFT CITY, MARYLAND 21042
 (410) 461-2295



LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
x362.2	SPOT ELEVATION
CBWB	WALKOUT BASEMENT
SF-SF	SILT FENCE
SSF-SSF	SUPER SILT FENCE
EM	EROSION CONTROL MATING
LD	LIMIT OF DISTURBANCE



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 1000 NATIONAL SQUARE OFFICE PARK - 10725 BALTIMORE NATIONAL PIKE
 ELKLOFT CITY, MARYLAND 21042
 (410) 461-2895



PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/17.
 Frank John Manalansan II 8/1/15
 FRANK JOHN MANALANSAN II, L.S. NO. 21476

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Division of Land Development 10-7-15
 Chief, Development Engineering Division 10-7-15
 Director - Department of Planning and Zoning 10-7-15

GEOMETRY PLAN
 SINGLE FAMILY TOWNHOUSE
MORRIS PLACE
 LOTS 1 THRU 53, OPEN SPACE LOTS 54 THRU 61 & NON-BUILDABLE BULK PARCELS 'A' THRU 'C'
 PHASES I-IV
 ZONED: CAC-CL
 PREVIOUS HOWARD COUNTY FILES: ECP-13-035, S0P-82-140, S0P-91-50, S-10-02, P-13-001, WP-12-173, WP-14-060, F-14-028, F-15-047, S0P-15-029 AND W & S CONTRACT NO. 14-4777-D.
 TAX MAP NO.: 43 PARCEL NO.: 599 GRID NO.: 4
 PILOT ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: AUGUST, 2015
 SHEET 14 OF 14

NO.	REVISION	DATE
1	REVISED DECK, WORK ROOM PER ARCHITECTURAL PLAN	8/3/16

OWNER
 CDCG 3 B2H LP
 C/O CDCG ASSET MANAGEMENT, LLC
 8905 E HARTFORD DRIVE
 SUITE 200
 SCOTTSDALE, ARIZONA 85295
 ATTN: STEVEN S. BENSON
 (480) 596-3733

DEVELOPER/BUILDER
 BEAZER HOMES CORP
 8965 GUILFORD ROAD
 SUITE 250
 COLUMBIA, MARYLAND 21046
 ATTN: EDWARD GOLD
 (410) 720-5071

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
23345-23348	4	CAC-CL	43	1	6069.02

WATER CODE: C-02
 SEWER CODE: 7390000