SITE DEVELOPMENT PLAN
MORRIS PLACE
LOTS 62 THRU 95 AND OPEN SPACE LOTS 96 104
PHASE V
TAX MAP No. 43 GRID No. 4 PARCEL NO. 599
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
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STREET ADDRESS CHART

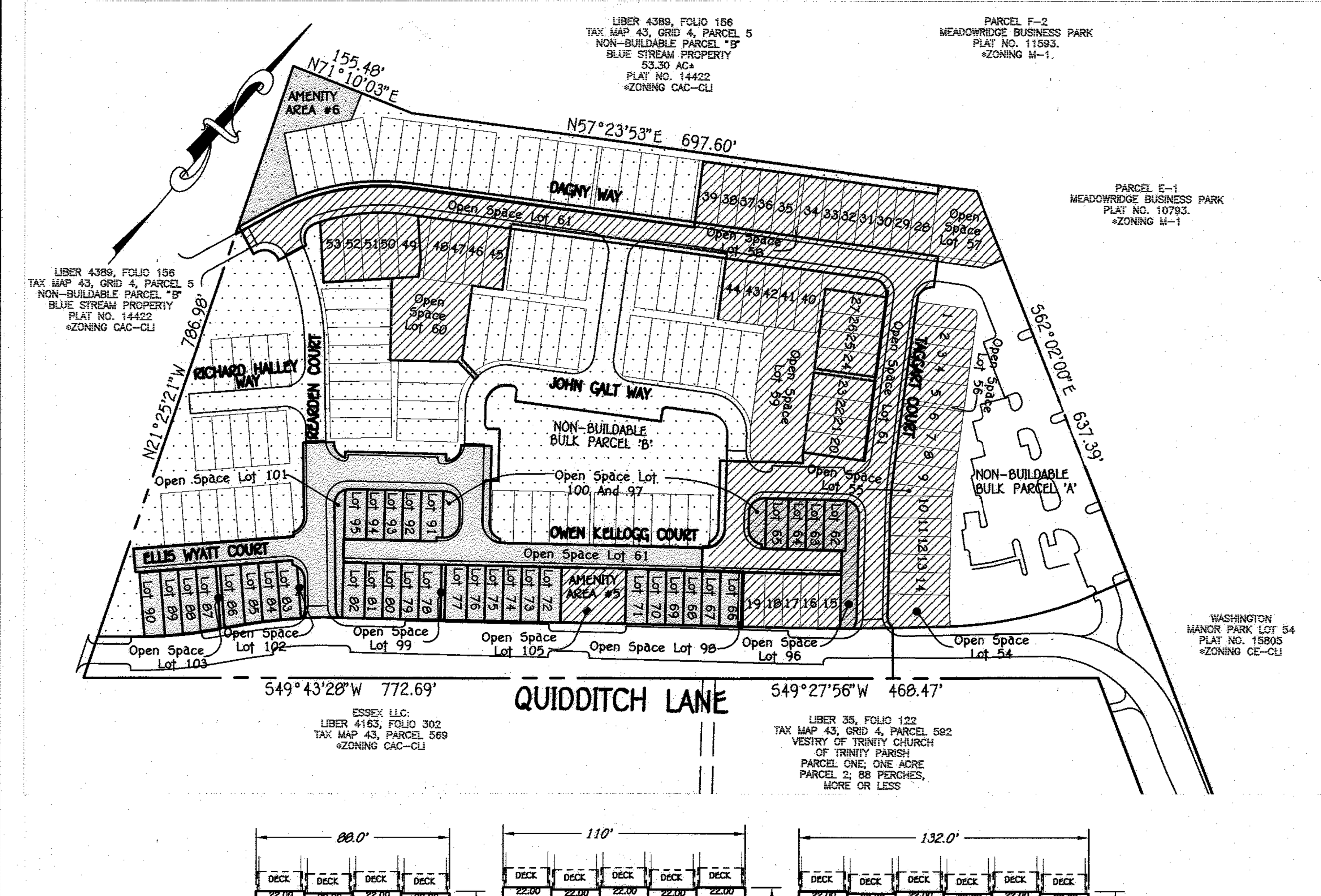
LOT NO.	STREET ADDRESS	LOT NO.	STREET ADDRESS
62	7807 CHERREL BROOKS WAY	89	7902 QUIDDITCH LANE
63	7805 CHERREL BROOKS WAY	90	7900 QUIDDITCH LANE
64	7803 CHERREL BROOKS WAY	91	7809 ORREN BOYLE COURT
65	7801 CHERREL BROOKS WAY	92	7807 ORREN BOYLE COURT
66	7964 QUIDDITCH LANE	93	7805 ORREN BOYLE COURT
67	7962 QUIDDITCH LANE	94	7803 ORREN BOYLE COURT
68	7960 QUIDDITCH LANE	95	7801 ORREN BOYLE COURT
69	7958 QUIDDITCH LANE	106	7780 DAGNY WAY
70	7956 QUIDDITCH LANE	107	7778 DAGNY WAY
71	7954 QUIDDITCH LANE	108	7776 DAGNY WAY
72	7942 QUIDDITCH LANE	109	7774 DAGNY WAY
73	7940 QUIDDITCH LANE	110	7770 DAGNY WAY
74	7938 QUIDDITCH LANE	111	7768 DAGNY WAY
75	7936 QUIDDITCH LANE	112	7766 DAGNY WAY
76	7934 QUIDDITCH LANE	113	7764 DAGNY WAY
77	7932 QUIDDITCH LANE	114	7762 DAGNY WAY
78	7928 QUIDDITCH LANE	115	7760 DAGNY WAY
79	7926 QUIDDITCH LANE	116	7756 DAGNY WAY
80	7924 QUIDDITCH LANE	117	7754 DAGNY WAY
81	7922 QUIDDITCH LANE	118	7752 DAGNY WAY
82	7920 QUIDDITCH LANE	119	7750 DAGNY WAY
83	7916 QUIDDITCH LANE	120	7746 DAGNY WAY
84	7914 QUIDDITCH LANE	121	7744 DAGNY WAY
85	7912 QUIDDITCH LANE	122	7742 DAGNY WAY
86	7910 QUIDDITCH LANE	123	7740 DAGNY WAY
87	7906 QUIDDITCH LANE	124	7738 DAGNY WAY
88	7904 QUIDDITCH LANE	WATER METER IRRIGATION	7918 QUIDDITCH LANE

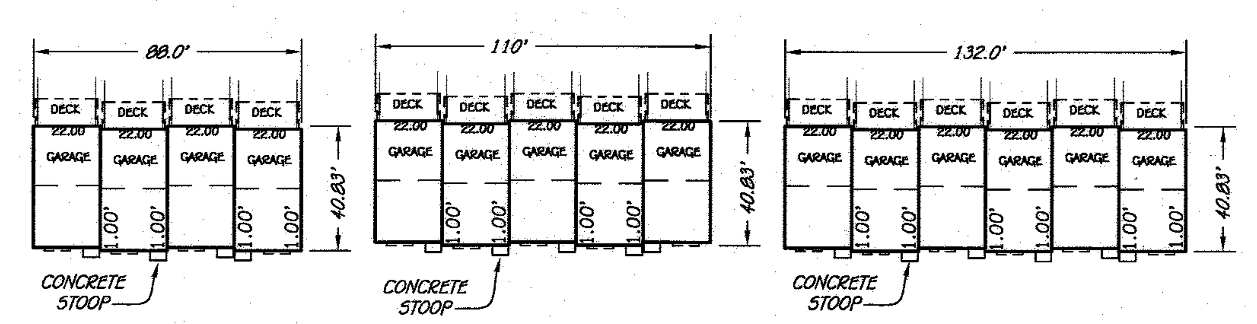
NOTE:
DIMENSIONS FROM BUILDING TO PROPERTY LINES HAVE BEEN PROVIDED ON SHEET 8.

DIMENSIONS DELINEATING THE REQUIRED 18 FOOT PARKING AREA HAVE BEEN PROVIDED ON SHEET 2.

LEGEND

SYMBOL	DESCRIPTION
(hatched)	PHASE I-IV SDP-15-017
(shaded)	PHASE V SDP-15-029
(dotted)	PHASE VI

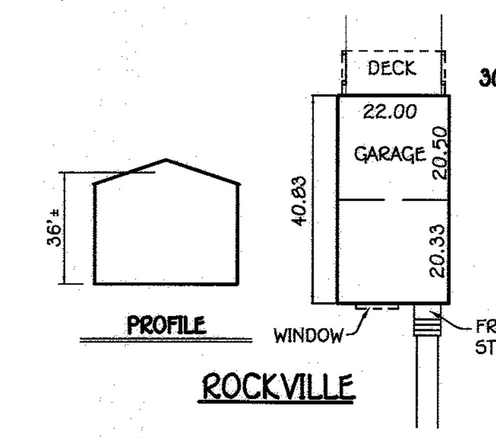




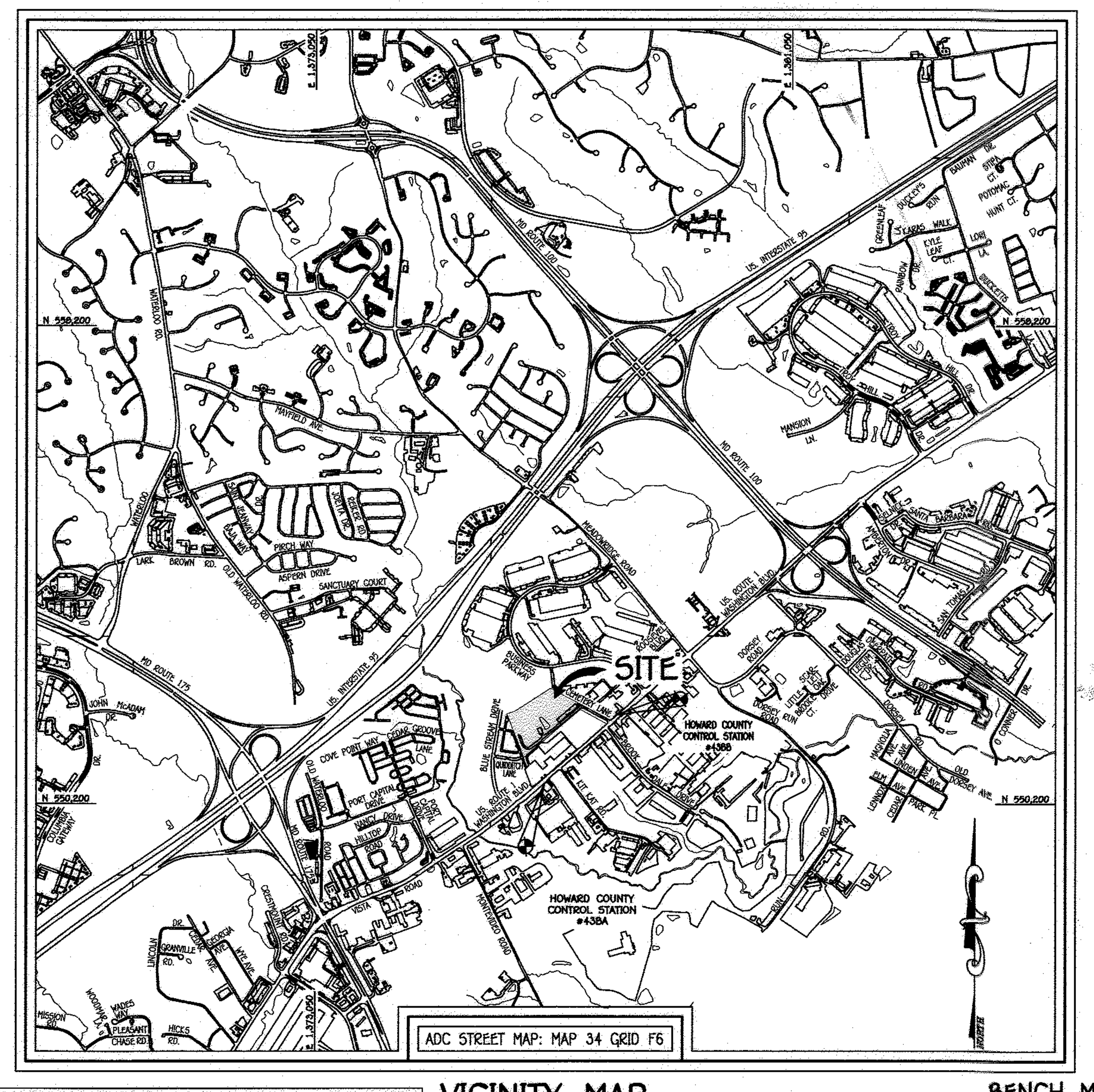
4 UNITS 5 UNITS 6 UNITS

LEGEND

SYMBOL	DESCRIPTION
- - - - - -	EXISTING CONTOUR 2' INTERVAL
————	PROPOSED CONTOUR 2' INTERVAL
×362.2	SPOT ELEVATION
—SF— SF—	SILT FENCE
—SSF—SSF—	SUPER SILT FENCE
ECM	EROSION CONTROL MATTING
LOD	LIMIT OF DISTURBANCE
	EXISTING LANDSCAPING PER F-14-028 & SDP-15-017
☼	STREET LIGHT
	PUBLIC WATER & SEWER UTILITY EASEMENT



ROCKVILLE



VICINITY MAP
SCALE: 1" = 1200'

BENCH MARKS
T.P. 43BA ELEV. 209.431
N. 551,676.4075
E. 1,378,108.3982
LOC. NEAR INTERSECTION OF WASHINGTON BLVD. & KIT KAT RD.

T.P. 43BB ELEV. 209.296
N. 550,534.2018
E. 1,376,905.2050
LOC. NEAR INTERSECTION OF WASHINGTON BLVD. & CEMETERY RD.

RESIDENTIAL PARKING TABULATION

TOTAL RESIDENTIAL PARKING REQUIRED: 382 PARKING SPACES TOWNHOUSES: 2 SPACES PER UNIT 166 UNITS X 2 = 332 PARKING SPACES OVERFLOW PAKING 0.3 PER UNIT 166 UNITS X 0.3 = 50 PARKING SPACES
EXISTING 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 PROPOSED BY THIS SDP: 3 SPACES
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 TOWNHOUSES: 464 SPACES TOTAL ON-STREET PARKING = 87 PARKING SPACES

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/BENCH AND SHADE TREES
			2	WALKING/SITTING AREA W/BENCHES, SHADE TREES WALKWAY, PLANTED SWM FACILITIES AND 50'x25'± OPEN PLAY AREA
			3	80'x50'± OPEN PLAY AREA W/BENCH AND SHADE TREES
			4	WALKING/SITTING AREA W/BENCHES, SHADE TREES WALKWAY, PLANTED BIO-RENTENTION 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.		

General Notes Continued:

37. 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:
    1). THE PETITIONER OR DESIGNEE 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.
    2). UPON COMPLETION OF ANY PORTION OF THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PETITIONER OR DESIGNEE SHALL PROVIDE ROAD MAINTENANCE, PRIVATE TRASH REMOVAL SERVICES, SNOW REMOVAL TO THE DEVELOPMENT UNTIL THE ROADS ARE TRANSFERRED TO THE H.O.A.
    3). 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.
    4). ON ALL FUTURE SUBDIVISION PLANS, PROVIDE A BRIEF DESCRIPTION OF THE DESIGN MANUAL WAIVER, AS A GENERAL NOTE TO INCLUDE REQUESTS, ACTION AND DATE.
    5). COMPLIANCE WITH THE DEVELOPMENT ENGINEERING DIVISION COMMENTS DATED JANUARY 10, 2014.
    6). SUBJECT TO PROVIDING THE REQUIRED VISITOR AND OVERFLOW PARKING SPACES FOR THE RESIDENTIAL UNITS ON THE SITE DEVELOPMENT PLAN(S).
38. THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON.
39. A MODERATE INCOME HOUSING UNIT (M.I.H.U.) AGREEMENT AND M.I.H.U. COVENANTS WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.
40. SOILS BOUNDARIES ARE BASED ON NRCS WEBSOIL SURVEY.
41. TOPOGRAPHIC CONTOURS ARE BASED ON AERIAL CONTOURS MAPPING BY HARFORD AERIAL PHOTOGRAPHED ON SEPTEMBER 18, 2007 AND SUPPLEMENTED WITH A FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS AND CARTER, INC. DATED OCTOBER 24, 2007.
42. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IS APPLICABLE.
43. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
44. 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.
45. TRAFFIC CONTROL DEVICES:
    A. THE R1-1 (STOP) SIGN AND THE STREET NAME SIGN (SNS) ASSEMBLY FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETED.
    B. THE TRAFFIC CONTROL DEVICE 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.
    C. ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. (MdMUTCD)
    D. ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED (QUICK PUNCH), 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.
46. STREET LIGHT PLACEMENT AND THE 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.
47. A PRIVATE ROAD STREET NAME SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED (FOR EACH OF THE PRIVATE ROADS INTERSECTING QUIDDITCH LANE) BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT (410) 313-5752 FOR DETAILS AND COST ESTIMATES.
48. ALL SWALES AND SLOPES SHALL BE PERMANENTLY SEEDED OR OTHERWISE STABILIZED
49. ALL FILL AREAS (ROADWAYS, UNDER STRUCTURES, ECT.) TO BE COMPACTED TO A MINIMUM OF 95% COMPACTION AS REQUIRED BY ASHTO 180.
50. IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS. PORCHES, OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
51. THERE ARE NO FLOODPLAIN OR WETLANDS LOCATED WITHIN SUBMISSION LIMITS FOR MORRIS PLACE, APFO PHASE V.
52. TRAFFIC STUDY PREPARED BY TRAFFIC GROUP WAS APPROVED UNDER F-14-028.
53. THE MORRIS PLACE PROJECT, WHICH INCLUDES PHASES I THRU VI, IS SUBJECT TO SECTION 127.5.E.3.e OF THE ZONING REGULATIONS OF HOWARD COUNTY. THIS SECTION STATES, "THE PHASING OF RESIDENTIAL AND COMMERCIAL CONSTRUCTION AND OPEN SPACE AMENITY AREAS SHOULD BE ROUGHLY PROPORTIONAL, NO MORE THAN 50% OF THE TOTAL RESIDENTIAL UNITS SHALL BE CONSTRUCTED PRIOR TO COMMENCING & ROUGHLY PROPORTIONALLY AMOUNT OF COMMERCIAL CONSTRUCTION AND OPEN SPACE AMENITY AREAS".

STREET LIGHT CHART (PRIVATE)

STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE
REARDEN COURT	4+31	25' R	100-WATT "COLONIAL" SODIUM VAPOR POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.
	3+18	20' R	
ORREN BOYLE COURT	1+60	20' L	
OWEN KELLOGG COURT	1+50	13' R	

SITE ANALYSIS DATA CHART

A. TOTAL AREA OF THIS SUBMISSION = 2.22 AC.±.
B. LIMIT OF DISTURBED AREA = 2.51 AC.±.
C. PRESENT ZONING DESIGNATION = CAC-CLI & CE-CLI (PER 10/06/2013 COMPREHENSIVE ZONING PLAN
D. PROPOSED USE: RESIDENTIAL
E. BUILDING COVERAGE OF SITE: 40%
F. PREVIOUS HOWARD COUNTY FILES: SDP-82-148, SDP-91-50, S-10-02, WP-12-173, P-13-001, F-14-028, SDP-15-017, F-15-047
G. TOTAL AREA OF FLOODPLAIN LOCATED ON SITE 0.00 AC±
H. TOTAL AREA OF SLOPES IN EXCESS OF 15% = 0.00 AC±
I. NET TRACT AREA = 2.35 AC.±. (TOTAL SITE AREA - FLOODPLAIN - STEEP SLOPES AREA)
J. TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0 AC.±
K. TOTAL AREA OF FOREST = 0 AC±
L. TOTAL GREEN OPEN AREA = 0.89 AC±
M. TOTAL IMPERVIOUS AREA = 1.33 AC±
N. TOTAL AREA OF SEVERELY ERODIBLE SOILS = 0 AC.±

0' 30' 60' 120'
SCALE: 1" = 30'

GENERAL NOTES

1. SUBJECT PROPERTY IS ZONED CAC-CLI AND CE-CLI PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP. LITE ZONING AMENDMENTS EFFECTIVE 07/28/06.
2. COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 43BA AND NO. 43BB.
   STA. 43BA N 551,676.4075 E 1,378,108.3982 ELEVATION 209.431
   STA. 43BB N 550,534.2018 E 1,376,905.2050 ELEVATION 209.296
3. THIS PLAN IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER 2007, BY FISHER, COLLINS AND CARTER, INC.
4. DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD '83 GRID MEASUREMENT.
5. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
   WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE)
   SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR 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 (H25 LOADING)
   DRAINAGE ELEMENTS - SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
   MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
6. PROPERTY SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILE NO'S: ECP-13-035, SDP-91-50, S-10-02, P-13-001, WP-12-173, WP-14-068, F-14-028, SDP-15-017, W & S CONTRACT NO.14-4777-D AND CONTRACT NO 14-4897-D.
7. TO THE BEST OF OUR KNOWLEDGE, NO CEMETERIES EXIST ON SITE BY BOTH VISUAL OBSERVATION AND REVIEW OF AVAILABLE HOWARD COUNTY INFORMATION.
8. THERE IS NO FLOODPLAIN WITHIN THE LIMITS OF THIS FINAL PLAT SUBMITTAL.
9. TRAFFIC STUDY DATED JANUARY, 2012 WAS PREPARED BY THE TRAFFIC GROUP, INC. AND WAS APPROVED ON MARCH 14, 2013.
10. THIS PROPERTY IS NOT LOCATED IN A HISTORIC DISTRICT.
11. THIS PLAT 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. 75-2003 AND THE "COMP-LITE" ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS OR PARCELS MUST COMPLY WITH SETBACKS AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF A BUILDING OR GRADING PERMIT APPLICATION.
12. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
13. 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. D16094062.
14. THE EXISTING BUILDINGS AND ACCESSORY STRUCTURES HAVE BEEN BE REMOVED PRIOR TO RECORDATION OF THE FINAL PLAT FOR F-14-028.
15. THE FOREST STAND DELINEATION AND WETLAND DELINEATION REPORT FOR THIS PROJECT WAS PREPARED BY MCCARTHY AND ASSOCIATES ON JUNE, 2009 AND WAS APPROVED WITH THE COMPREHENSIVE SKETCH PLAN, S-10-002 BY THE PLANNING DIRECTOR ON JUNE 7, 2010.
16. THE TRAFFIC STUDY AND THE APFO (ADEQUATE PUBLIC FACILITIES ORDINANCE) ROAD FACILITIES TEST FOR THIS SUBDIVISION WAS APPROVED WITH THE COMPREHENSIVE SKETCH PLAN, S-10-002, BY THE PLANNING DIRECTOR, ON JUNE 7, 2010.
17. PUBLIC WATER AND SEWER IS PROVIDED VIA CONTRACT NOS. 14-4777-D AND 14-4897-D
18. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
19. A PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON AUGUST 12, 2009 FOR THIS PROJECT.
20. THE 65 dBA NOISE CONTOUR LINE WAS OBTAINED FROM A NOISE STUDY PREPARED BY MARS 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 REQUIREMENT WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
21. THERE ARE NO WETLANDS, STREAMS, 100 YEAR FLOODPLAIN OR STEEP SLOPES 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.
22. 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.
23. NO FOREST RESOURCES EXIST ON THIS SITE PER THE FOREST STAND DELINEATION REPORT DATED JUNE, 2009 PREPARED BY MCCARTHY AND ASSOCIATES.
24. PLAT SUBJECT TO WP-12-173 WHICH THE PLANNING DIRECTOR ON JUNE 25, 2012 APPROVED TO WAIVE SECTION 16.144(G) REQUIRING THE SUBMISSION OF A PRELIMINARY PLAN WITHIN FOUR (4) MONTHS OF SKETCH PLAN APPROVAL AND SECTION 16.1106(D) REQUIRING RESIDENTIAL PROJECTS WITH 101 PLUS HOUSING UNITS NINE (9) MONTHS AFTER STARTING DATE SUBJECT TO:
    1) THE PRELIMINARY PLAN FOR PHASES 1 THROUGH 3 FOR 19 UNITS MUST BE SUBMITTED TO DPZ ON OR BEFORE NOVEMBER 1, 2012.
25. A 10' PUBLIC TREE MAINTENANCE EASEMENT AND A 10' PRIVATE PARKING SETBACK RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY, AS SHOWN ON THIS PLAN OF SUBDIVISION IS RESERVED UPON ALL LOTS FRONTING ON THE SAID PUBLIC ROAD 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.
26. THE LOTS CREATED BY THIS SUBDIVISION PLAT AREA SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAY ALL OR PART OF THE DEVELOPER'S COST OF THE INSTALLATION OF THE WATER AND SEWER FACILITIES, PURSUANT TO THE HOWARD COUNTY CODE SECTION 18.112. THIS FEE OR ASSESSMENT, WHICH RUNS WITH THE LAND, IS A CONTRACTUAL OBLIGATION BETWEEN THE DEVELOPER AND EACH OWNER OF THIS PROPERTY AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF HOWARD COUNTY.
27. H.O.A. COVENANTS AND RESTRICTIONS ARE RECORDED IN LIBER 16621, FOLIO 418 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
28. REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE FOR PRIVATE ROADS ARE PROVIDED BY THE MORRIS PLACE COMMUNITY ASSOCIATION, INC. FOR THE TOWNHOUSE LOTS FRONTING PRIVATE STREETS.
29. CEMETERY LANE AND QUIDDITCH LANE ARE PUBLIC ROADS MAINTAINED BY HOWARD COUNTY, MARYLAND. ALL OTHER ROADS OR STREETS ARE PRIVATELY OWNED AND MAINTAINED BY THE MORRIS PLACE COMMUNITY ASSOCIATION, INC.
30. THIS PLAN IS SUBJECT TO A LETTER DATED MARCH 16, 2010 WHICH THE PLANNING DIRECTOR GRANTED APPROVAL TO ALLOW A REDUCTION IN THE REQUIRED COMMERCIAL SPACE TO 200 SQUARE FEET PER RESIDENTIAL UNIT. HOWEVER, IF THE ADJOINING LUSKINS PROPERTY (PARCEL 569), WHICH HAS FRONTAGE ON ROUTE 1 IS LATER INTEGRATED WITH THIS SUBDIVISION, 300 SQUARE FEET OF COMMERCIAL SPACE FOR EACH RESIDENTIAL UNIT MAY BE REQUIRED, OR WHAT REGULATIONS DICTATE AT THAT TIME.
31. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. LANDSCAPING OBLIGATIONS FOR THIS SITE DEVELOPMENT (APFO PHASE V) HAS BEEN PROVIDED BY A FINANCIAL SURETY IN THE AMOUNT OF $19,200.00 BASED ON 64 SHADE TREES @ $300/SHADE TREE. INTERNAL RESIDENTIAL AND PARKING LANDSCAPING, AS WELL AS PRIVATE ROAD STREET TREES WILL BE ARE POSTED AS PART OF THE GRADING PERMIT FOR THIS SITE DEVELOPMENT PLAN.
32. THIS PROJECT COMPLIES WITH THE ROUTE 1 MANUAL IN REGARDS TO THE "CAC-CLI" ZONING DISTRICT.
33. 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 ROUTE 1 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, 2013
V	F-15-047	2017	28	6	34	SITE DEVELOPMENT PLAN BETWEEN 07/01/14 & 11/01/14
VI		2018	69	10	79	SITE DEVELOPMENT PLAN BETWEEN 07/01/15 & 11/01/16
TOTALS			141	25	166	------

34. AMENITY AREA REQUIREMENTS PROVIDED WITH SDP FOR APFO PHASES I THRU IV AND PHASE V. SEE AMENITY AREA CHART THIS SHEET.
35. STORMWATER MANAGEMENT FOR THIS REDEVELOPMENT PROJECT HAS BEEN PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE MARYLAND DEPARTMENT OF ENVIRONMENT STORM WATER DESIGN MANUAL, VOLUMES I AND II, REVISED 2009, ON F-14-028. THERE WILL BE NO SWM DEVICES CONSTRUCTED UNDER THIS SITE DEVELOPMENT PLAN.
36. MODERATE INCOME HOUSING UNITS (M.I.H.U.) FOR PHASE V TABULATION:
    A. TOTAL PROJECT M.I.H.U. REQUIREMENT = 25 M.I.H.U. (166 UNITS X 15%) = 24.9 M.I.H.U.
    B. M.I.H.U. FOR PHASE I THRU IV REQUIRED = 8 M.I.H.U. (53 UNITS X 15%) = 7.95 M.I.H.U.
    C. M.I.H.U. FOR PHASE V REQUIRED = 5 M.I.H.U. (34 UNITS x 15%)= 5.10 M.I.H.U.
    D. TOTAL M.I.H.U. PROVIDED IN PHASE I THRU IV AND PHASE V = 13 M.I.H.U.

MORRIS PLACE, PHASES I THRU IV (SDP-15-017) CONTAINS 53 UNITS; PHASE V (SDP-15-029) CONTAINS 34 UNITS; AND PHASE VI (SDP-16-001) CONTAINS 79 UNITS TOTALING 166 UNITS. NO MORE THAN 83 RESIDENTIAL UNITS (50% OF THE TOTAL UNITS) MAY OBTAIN BUILDING PERMITS UNTIL EITHER CONSTRUCTION OF A PROPORTIONAL AMOUNT OF COMMERCIAL SPACE HAS COMMENCED HAVING RECEIVED A BUILDING PERMIT IN ACCORDANCE WITH SECTION 127.5.E.3.e OR A FEE IN LIEU PAYMENT FOR NOT PROVIDING COMMERCIAL SPACE IS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING AND PAID TO HOWARD COUNTY, MARYLAND.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

NO.	REVISION	DATE
1	ADDED STREET ADDRESS FOR IRRIGATION WATER METER	8/19/16

#21476
STATE OF MARYLAND FRANK JOHN MANALANSAN II No. 21476 PROFESSIONAL LAND SURVEYOR
FRANK MANALANSAN, II

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 (signature) 8-4-15
FRANK JOHN MANALANSAN II, L.S. NO. 21476 DATE

OWNER
CDCG 3 BZH LP,
C/O CDCG ASSET MANAGEMENT, LLC
8585 E. HARTFORD DRIVE
SUITE 200
SCOTTSDALE, AZ 85255
ATTN: STEVEN S. BENSON
(480) 696-3733

DEVELOPER/BUILDER
BEAZER HOMES CORP
8965 GUILFORD ROAD
SUITE 290
COLUMBIA, MD 21046
ATTN: EDWARD GOLD
(410) 720-5071

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

(signature) 1-19-16
Chief, Division of Land Development — Date

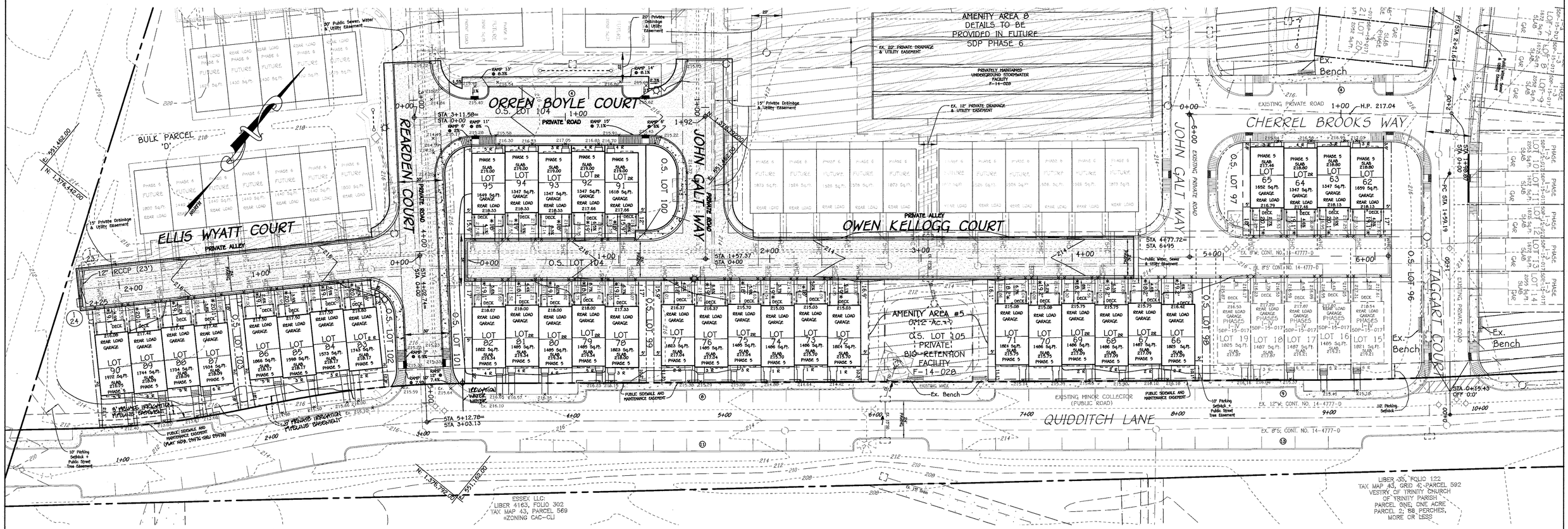
(signature) 1-5-16
Chief, Development Engineering Division HSP — Date

(signature) 1-19-16
Director - Department of Planning and Zoning — Date

PROJECT			SECTION		LOTS NO.
MORRIS PLACE			N/A		LOTS 62 THRU 95
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
23576-23578	4	CAC-CLI& CE-CLI	43	6	6069.02
WATER CODE			SEWER CODE		
C-02			7390000		

COVER SHEET

SINGLE FAMILY TOWNHOUSE
MORRIS PLACE
PHASE V
LOTS 62 THRU 95
AND OPEN SPACE LOTS 96 THRU 104
SINGLE FAMILY ATTACHED HOUSING
ZONED: CAC-CLI
PREVIOUS HOWARD COUNTY FILES: SDP-82-148, SDP-91-50, S-10-02, WP-12-173, P-13-001, F-14-025, F-15-047, SDP-15-017, F-15-047
TAX MAP NO.: 43 PARCEL NO.: 599 GRID NO.: 4
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY 30, 2015



*-Denotes Measurement From Building Face To Flow Line Of Curb

LEGEND

SYMBOL	DESCRIPTION
- - - - - -	EXISTING CONTOUR 2' INTERVAL
———	PROPOSED CONTOUR 2' INTERVAL
×362.2	SPOT ELEVATION
WOR	WALKOUT BASEMENT
—SF— SF—	SILT FENCE
—SSF— SSF—	SUPER SILT FENCE
ECM	EROSION CONTROL MATTING
LOD	LIMIT OF DISTURBANCE
	PROPOSED LANDSCAPING PER F-05-89
	STREET LIGHT PER F-05-89
	PUBLIC WATER & SEWER UTILITY EASEMENT

OPEN SPACE LOT SIZES

LOT #	LOT SIZE
96	3,013 Sq Ft
97	786 Sq Ft
98	337 Sq Ft
100	1,017 Sq Ft
101	1,564 Sq Ft
102	409 Sq Ft
103	380 Sq Ft
104	38,360 Sq Ft
105	5,334 Sq Ft

0' 30' 60' 120'

SCALE: 1" = 30'

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CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

NO.	REVISION	DATE
1	ADDED IRRIGATION WATER METER	8/10/16

#21476

STATE OF MARYLAND
FRANK JOHN MANALANSAN II
No. 21476
PROFESSIONAL LAND SURVEYOR

FRANK MANALANSAN, II

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FRANK JOHN MANALANSAN II, L.S. NO. 21476 — DATE 8/4/15

OWNER
CDCG 3 BZH LP.
C/O CDCG ASSET MANAGEMENT, LLC
8585 E. HARTFORD DRIVE
SUITE 200
SCOTTSDALE, AZ 85255
ATTN: STEVEN S. BENSON
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8965 GUILFORD ROAD
SUITE 290
COLUMBIA, MD 21046
ATTN: EDWARD GOLD
(410) 720-5071

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development	Date 1-19-16
Chief, Development Engineering Division	Date 1-6-15
Director - Department of Planning and Zoning	Date 1-19-16

PROJECT	SECTION	LOTS NO.
MORRIS PLACE	N/A	LOTS 62 THRU 95

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
23576-23578	4	CAC-CLI/A CE-CLI	43	6	6069.02

WATER CODE	SEWER CODE
C-02	7390000

SITE DEVELOPMENT PLAN

SINGLE FAMILY TOWNHOUSE

MORRIS PLACE

PHASE V

LOTS 62 THRU 95

AND OPEN SPACE LOTS 96 THRU 104

SINGLE FAMILY ATTACHED HOUSING

ZONED: CAC-CLI

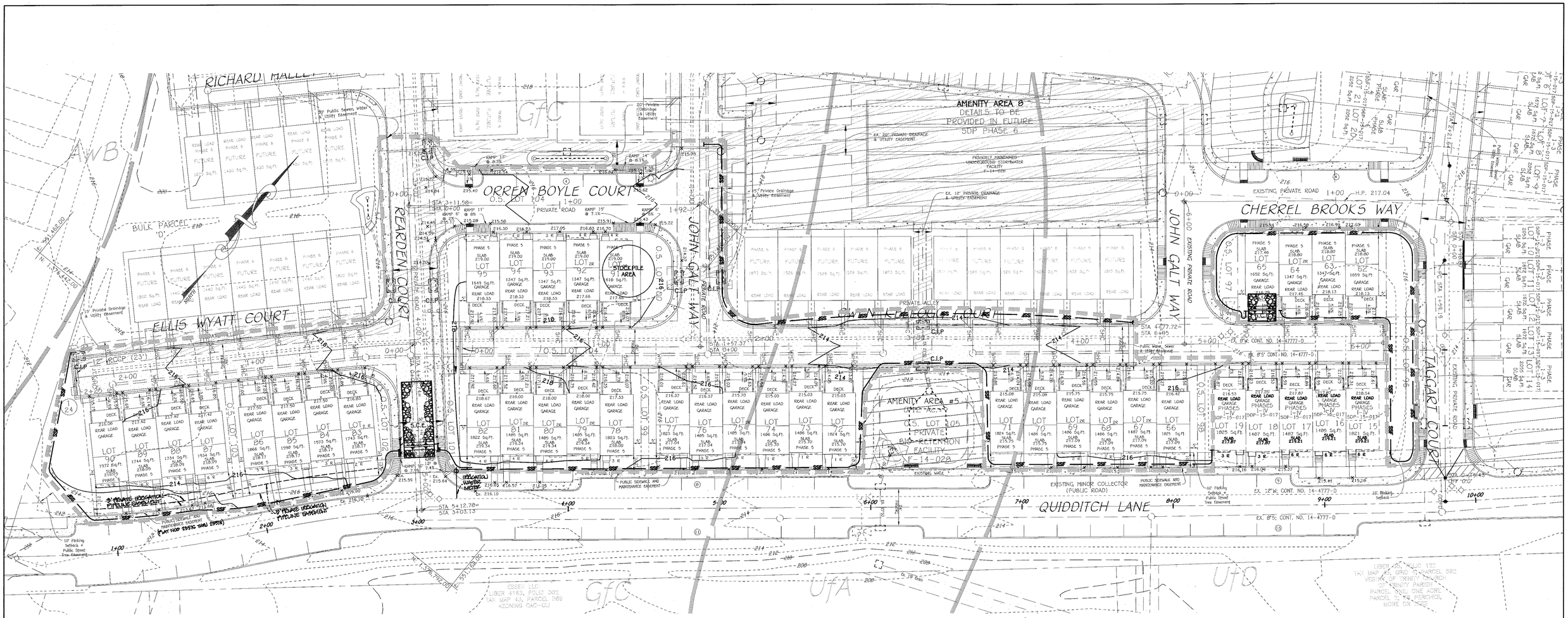
PREVIOUS HOWARD COUNTY FILES: SDP-82-148, SDP-91-50, S-10-02, WP-12-173, P-13-001, F-14-025, F-15-047, SDP-15-017, F-15-047

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

FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN DATE: JULY 30, 2015

SHEET 2 OF 8 SDP-15-029



LEGEND

SYMBOL	DESCRIPTION
	EXISTING CONTOUR 2' INTERVAL
	PROPOSED CONTOUR 2' INTERVAL
×362.94	SPOT ELEVATION
WOS	WALKOUT BASEMENT
—SF— SF—	SILT FENCE
—SSF— SSF—	SUPER SILT FENCE
ECM	EROSION CONTROL MATTING
LOD	LIMIT OF DISTURBANCE
	PROPOSED LANDSCAPING PER F-05-89
☼	STREET LIGHT PER F-05-89
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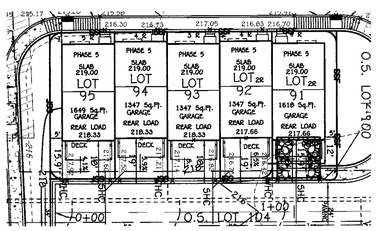

TYPICAL SEDIMENT AND EROSION CONTROLL FOR TOWNHOUSE CONSTRUCTION

0' 30' 60' 120'

SCALE: 1" = 30'

SOILS LEGEND

SOIL	NAME	CLASS
AwB	Alloway silt loam, 2 to 5 percent slopes	B
GfC	Gladstone-Urban land complex, 8 to 15 percent slopes	B
UfA	Urban land-Fallsington complex, 0 to 2 percent slopes	B/D
UfD	Urban land-Udorthents 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

FISHER, COLLINS & CARTER, INC.
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NO.	REVISION	DATE
1	ADDED IRRIGATION WATER METER.	8/10/16

#21476

STATE OF MARYLAND FRANK JOHN MANALANSAN II No. 21476 PROFESSIONAL LAND SURVEYOR

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, L.S. LICENSE NO. 21476 EXPIRATION DATE: 7/14/17 — Date 8/4/15

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 CNAUFF — Date 7/30/15

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

Howard SCD — Date 8/4/15

OWNER
CDCQ 3 BZH LP,
C/O CDCQ ASSET MANAGEMENT, LLC
8985 E. HARTFORD DRIVE
SUITE 200
SCOTTSDALE, AZ 85255
ATTN: STEVEN S. BENSON
(480) 696-3733

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ATTN: EDWARD GOLD
(410) 720-5071

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development — Date 1-19-16
Chief, Development Engineering Division — Date 1-5-16
Director - Department of Planning and Zoning — Date 1-19-16

PROJECT	SECTION	LOTS NO.
MORRIS PLACE	N/A	LOTS 62 THRU 95

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
23576-23578	4	CAC-CLI& CE-CLI	43	6	6069.02

WATER CODE	SEWER CODE
C-02	7390000

EROSION & SEDIMENT CONTROL PLAN

SINGLE FAMILY TOWNHOUSE
MORRIS PLACE
PHASE V
LOTS 62 THRU 95
AND OPEN SPACE LOTS 96 THRU 104
SINGLE FAMILY ATTACHED HOUSING
ZONED: CAC-CLI
PREVIOUS HOWARD COUNTY FILES: SDP-82-148, SDP-91-50, S-10-02, WP-12-173, P-13-001, F-14-025, F-15-047, SDP-15-017, F-15-047
TAX MAP NO.: 43 PARCEL NO.: 599 GRID NO.: 4
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY 30, 2015
SHEET 3 OF 8 SDP-15-029

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

A. SOIL PREPARATION

1. TEMPORARY STABILIZATION
   A. SEEDBED PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT, SUCH AS DISC HARROWS OR CHISEL PLOWS OR RIPPERS MOUNTED ON CONSTRUCTION EQUIPMENT. AFTER THE SOIL IS LOOSENED, IT MUST NOT BE ROLLED OR DRAGGED SMOOTH BUT LEFT IN THE ROUGHENED CONDITION. SLOPES 3:1 OR FLATTER ARE TO BE TRACKED WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE.
   B. APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS.
   C. INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.
2. PERMANENT STABILIZATION
   A. A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE:
      I. SOIL PH BETWEEN 6.0 AND 7.0.
      II. SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM).
      III. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL (GREATER THAN 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION: IF LOVEGRASS WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE ACCEPTABLE.
      IV. SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT.
      V. SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.
   B. APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS.
   C. GRADED AREAS MUST BE MAINTAINED IN A TRUE AND EVEN GRADE AS SPECIFIED ON THE APPROVED PLAN, THEN SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES.
   D. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST.
   E. MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. RAKE LAWN AREAS TO SMOOTH THE SURFACE, REMOVE LARGE OBJECTS LIKE STONES AND BRANCHES, AND READY THE AREA FOR SEED APPLICATION. LOOSEN SURFACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR OTHER EQUIPMENT TO ROUGHEN THE SURFACE WHERE SITE CONDITIONS WILL NOT PERMIT NORMAL SEEDBED PREPARATION. TRACK SLOPES 3:1 OR FLATTER WITH TRACKED EQUIPMENT LEAVING THE SOIL IN AN IRREGULAR CONDITION WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE. LEAVE THE TOP 1 TO 3 INCHES OF SOIL LOOSE AND FRIABLE. SEEDBED LOOSENING MAY BE UNNECESSARY ON NEWLY DISTURBED AREAS.

B. TOPSOILING

1. TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.
2. TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-NRCS.
3. TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
   A. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
   B. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
   C. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
   D. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
4. AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN.
5. TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING CRITERIA:
   A. TOPSOIL MUST BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, OR LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. TOPSOIL MUST NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND MUST CONTAIN LESS THAN 5 PERCENT BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2 INCHES IN DIAMETER.
   B. TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS, NUT SEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
   C. TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.
6. TOPSOIL APPLICATION
   A. EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL.
   B. UNIFORMLY DISTRIBUTE TOPSOIL IN A 5 TO 8 INCH LAYER AND LIGHTLY COMPACT TO A MINIMUM THICKNESS OF 4 INCHES. SPREADING IS TO BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS MUST BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
   C. TOPSOIL MUST NOT BE PLACED IF THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.

C. SOIL AMENDMENTS (FERTILIZER & LIME SPECIFICATIONS)

1. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE. SOIL ANALYSIS MAY BE PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSES.
2. FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. MANURE MAY BE SUBSTITUTED FOR FERTILIZER WITH PRIOR APPROVAL FROM THE APPROPRIATE APPROVAL AUTHORITY. FERTILIZERS MUST ALL BE DELIVERED TO THE SITE FULLY LABELED ACCORDING TO THE APPLICABLE LAWS AND MUST BEAR THE NAME, TRADE NAME OR TRADEMARK AND WARRANTY OF THE PRODUCER.
3. LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED EXCEPT WHEN HYDROSEEDING) WHICH CONTAINS AT LEAST 50 PERCENT TOTAL OXIDES (CALCIUM OXIDE PLUS MAGNESIUM OXIDE). LIMESTONE MUST BE GROUND TO SUCH FINENESS THAT AT LEAST 50 PERCENT WILL PASS THROUGH A #100 MESH SIEVE AND 98 TO 100 PERCENT WILL PASS THROUGH A #20 MESH SIEVE.
4. LIME AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPORATED INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.
5. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THE RATE OF 4 TO 8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.

DUST CONTROL

DEFINITION

CONTROLLING DUST BLOWING AND MOVEMENT ON CONSTRUCTION SITES AND ROADS.

PURPOSE

TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCE ON AND OFF-SITE DAMAGE, HEALTH HAZARDS AND IMPROVE TRAFFIC SAFETY.

CONDITIONS WHERE PRACTICE APPLIES

THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT.

SPECIFICATIONS

TEMPORARY METHODS
1. MULCHES – SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRIMPED OR TACKED TO PREVENT BLOWING.
2. VEGETATIVE COVER – SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER.
3. TILLAGE – TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF THE SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12" APART, SPRING-TOOTHED HARROWS AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
4. IRRIGATION – THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS MOIST. REPEAT AS NEEDED. AT NO TIME SHOULD THE SITE BE IRRIGATED TO THE POINT THAT RUNOFF BEGINS TO FLOW.
5. BARRIERS – SOLID BOARD FENCES SILT FENCES, SNOW FENCES, BURLAP FENCES, STRAW BALE DIKES AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CONTROLLING SOIL BLOWING. CURRENTS AND SOIL BLOWING. CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 10 TIMES THEIR HEIGHT ARE EFFECTIVE IN
6. CALCIUM CHLORIDE – APPLY AT RATES THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.

PERMANENT METHODS
1. PERMENENT VEGETATION – SEE STANDARDS FOR PERMANENT VEGETATIVE COVER AND PERMANENT STABILIZATION WITH SOD. EXISTING TREES OR LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE.
2. TOPSOILING – COVERING WITH LESS EROSIVE SOIL MATERIALS. SEE STANDARDS FOR TOPSOILING.
3. STONE – COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

SEQUENCE OF CONSTRUCTION

1. OBTAIN A GRADING PERMIT. (2 WEEKS)
2. NOTIFY "MISS UTILITY" AT LEAST 48 HOURS BEFORE BEGINNING ANY WORK AT 1-800-257-7777. NOTIFY THE HOWARD COUNTY OFFICE OF CONSTRUCTION/INSPECTION AT 410-313-1330 AT LEAST 24 HOURS BEFORE STARTING WORK.
3. REQUEST A PRE-CONSTRUCTION MEETING WITH THE APPROPRIATE ENFORCEMENT AUTHORITY.
4. THE INFRASTRUCTURE PROPOSED UNDER F-14-028 AND SDP-15-017 MUST BE COMPLETED PRIOR TO BEGINNING CONSTRUCTION FOR THIS PLAN.
5. INSTALL THE STABILIZED CONSTRUCTION ENTRANCE, SUPER SILT FENCE, AND INLET PROTECTION. (1 WEEK)
6. INSTALL WATER AND SEWER LINES, STORM DRAIN AND PIPING, AND GRADE SITE TO SUB-GRADE. WITHIN THE SAME SPECIFIED AREA. (1 MONTH)
7. CONSTRUCT CURB & GUTTER AND INSTALL ROAD BASE COURSE. (2 WEEKS)
8. GRADE AND STABILIZE WITH TEMPORARY SEEDING THE BUILDING PADS. (1 MONTHS)
9. INSTALL FINISHED SURFACE COURSE, SIDEWALKS AND STREET TREES. (2 WEEKS)
10. CONTRACTOR SHALL REMOVE ALL OLD AND NEW JUNK, TRASH.
11. OBTAIN APPROVAL OF APPROPRIATE ENFORCEMENT AUTHORITY PRIOR TO REMOVAL OF SEDIMENT CONTROLS. (3 DAYS)
12. REMOVAL OF CONTROLS AND STABILIZATION OF AREAS THAT ARE DISTURBED BY REMOVAL OF SEDIMENT CONTROLS.

NOTE: THE CONTRACTOR SHALL INSPECT AND PROVIDE NECESSARY MAINTENANCE AFTER EACH RAINFALL AND ON A DAILY BASIS. REMOVE SEDIMENT FROM ALL SEDIMENT AND EROSION CONTROL STRUCTURES SHOWN HEREON.

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 SEED MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3), AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY BELOW ALONG WITH APPLICATION RATES, SEEDING DATES AND SEEDING DEPTHS. IF THIS SUMMARY IS NOT PUT ON THE PLAN AND COMPLETED, THEN TABLE B.1 PLUS FERTILIZER AND LIME RATES MUST BE PUT ON THE PLAN.
2. FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES BY THE TESTING AGENCY. SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY SEEDING.
3. WHEN STABILIZATION IS REQUIRED OUTSIDE OF A SEEDING SEASON, APPLY SEED AND MULCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION B-4-3.A.1.B AND MAINTAIN UNTIL THE NEXT SEEDING SEASON.

TEMPORARY SEEDING SUMMARY

HARDINESS ZONE (FROM FIGURE B.3): 6B SEED MIXTURE (FROM TABLE B.1):				FERTILIZER RATE (10-20-20)	LIME RATE
SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS		
BARLEY	96	3/1 – 5/15, 8/15 – 10/15	1"	436 LB/AC (10 LB/ 1000 SF)	2 TONS/AC (90 LB/ 1000 SF)
OATS	72		1"		
RYE	112		1"		

PERMANENT SEEDING NOTES (B-4-5)

A. SEED MIXTURES

1. GENERAL USE
   A. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3) AND BASED ON THE SITE CONDITION OR PURPOSE FOUND ON TABLE B.2. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
   B. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS, OR DUNES OR FOR SPECIAL PURPOSES SUCH AS WILDLIFE OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 – CRITICAL AREA PLANTING.
   C. FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING AGENCY. D. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (46-0-0) AT 3 1/2 POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY.
2. TURFGRASS MIXTURES
   A. AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE.
   B. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
      I. KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN AREAS THAT RECEIVE INTENSIVE MANAGEMENT. IRRIGATION REQUIRED IN THE AREAS OF CENTRAL MARYLAND AND EASTERN SHORE. RECOMMENDED CERTIFIED KENTUCKY BLUEGRASS CULTIVARS SEEDING RATE: 1.5 TO 2.0 POUNDS PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.
      II. KENTUCKY BLUEGRASS/PERENNIAL RYE: FULL SUN MIXTURE: FOR USE IN FULL SUN AREAS WHERE RAPID ESTABLISHMENT IS NECESSARY AND WHEN TURF WILL RECEIVE MEDIUM TO INTENSIVE MANAGEMENT. CERTIFIED PERENNIAL RYEGRASS CULTIVARS/CERTIFIED KENTUCKY BLUEGRASS SEEDING RATE: 2 POUNDS MIXTURE PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.
      III. TALL FESCUE/KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN DROUGHT PRONE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MANAGEMENT IN FULL SUN TO MEDIUM SHADE. RECOMMENDED MIXTURE INCLUDES; CERTIFIED TALL FESCUE CULTIVARS 95 TO 100 PERCENT, CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 0 TO 5 PERCENT. SEEDING RATE: 5 TO 8 POUNDS PER 1000 SQUARE FEET. ONE OR MORE CULTIVARS MAY BE BLENDED.
      IV. KENTUCKY BLUEGRASS/FINE FESCUE: SHADE MIXTURE: FOR USE IN AREAS WITH SHADE IN BLUEGRASS LAWNS. FOR ESTABLISHMENT IN HIGH QUALITY, INTENSIVELY MANAGED TURF AREA. MIXTURE INCLUDES; CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 30 TO 40 PERCENT AND CERTIFIED FINE FESCUE AND 60 TO 70 PERCENT. SEEDING RATE: 1 1/2 TO 3 POUNDS PER 1000 SQUARE FEET.

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

   C. IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES WESTERN MD: MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 1 (HARDINESS ZONES: 5B, 6A) CENTRAL MD: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONE: 6B) SOUTHERN MD, EASTERN SHORE: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONES: 7A, 7B)
   D. TILL AREAS TO RECEIVE SEED BY DISKING OR OTHER APPROVED METHODS TO A DEPTH OF 2 TO 4 INCHES, LEVEL AND RAKE THE AREAS TO PREPARE A PROPER SEEDBED. REMOVE STONES AND DEBRIS OVER 1 1/2 INCHES IN DIAMETER THE RESULTING SEEDBED MUST BE IN SUCH CONDITION THAT FUTURE MOWING OF GRASSES WILL POSE NO DIFFICULTY.
   E. IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER FOR PLANT GROWTH (1/2 TO 1 INCH EVERY 3 TO 4 DAYS DEPENDING ON SOIL TEXTURE) UNTIL THEY ARE FIRMLY ESTABLISHED. THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE LATE IN THE PLANTING SEASON, IN ABNORMALLY DRY OR HOT SEASONS, OR ON ADVERSE SITES.

PERMANENT SEEDING SUMMARY

HARDINESS ZONE (FROM FIGURE B.3): 6B SEED MIXTURE (FROM TABLE B.3): 8					FERTILIZER RATE (10-20-20)			LIME RATE
NO.	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS	N	P_2O_5	K_2O	
8	TALL FESCUE	100	MAR. 1–MAY 15 AUG. 15–OCT. 15	1/4–1/2 IN.	45 LBS. PER ACRE (1.0 LB/ 1000 SF)	90 LB/AC (2 LB/ 1000 SF)	90 LB/AC (2 LB/ 1000 SF)	2 TONS/AC (90 LB/ 1000 SF)

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

1. GENERAL SPECIFICATIONS
   A. CLASS OF TURFGRASS SOD MUST BE MARYLAND STATE CERTIFIED. SOD LABELS MUST BE MADE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR.
   B. SOD MUST BE MACHINE CUT AT A UNIFORM SOIL THICKNESS TO 3/4 INCH, PLUS OR MINUS 1/4 INCH, AT THE TIME OF CUTTING. MEASUREMENT FOR THICKNESS MUST EXCLUDE TOP GROWTH AND THATCH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE.
   C. STANDARD SIZE SECTIONS OF SOD MUST BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON THE UPPER 10 PERCENT OF THE SECTION.
   D. SOD MUST NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OF WET) MAY ADVERSELY AFFECT ITS SURVIVAL.
   E. SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD NOT TRANSPLANTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.
2. SOD INSTALLATION
   A. DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE SOD.
   B. LAY THE FIRST ROW OF SOD IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO IT AND TIGHTLY WEDGED AGAINST EACH OTHER. STAGGER LATERAL JOINTS TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE AIR DRYING OF THE ROOTS.
   C. WHEREVER POSSIBLE, LAY SOD WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAGGERING JOINTS. ROLL AND TAMP, PEG OR OTHERWISE SECURE THE SOD TO PREVENT SLIPPAGE ON SLOPES. ENSURE SOLID CONTACT EXISTS BETWEEN SOD ROOTS AND THE UNDERLYING SOIL SURFACE.
   D. WATER THE SOD IMMEDIATELY FOLLOWING ROLLING AND TAMPING UNTIL THE UNDERSIDE OF THE NEW SOD PAD AND SOIL SURFACE BELOW THE SOD ARE THOROUGHLY WET. COMPLETE THE OPERATIONS OF LAYING, TAMPING, AND IRRIGATING FOR ANY PIECE OF SOD WITHIN EIGHT HOURS.
3. SOD MAINTENANCE
   A. IN THE ABSENCE OF ADEQUATE RAINFALL, WATER DAILY DURING THE FIRST WEEK OR AS OFTEN AND SUFFICIENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF 4 INCHES. WATER SOD DURING THE HEAT OF THE DAY TO PREVENT WILTING.
   B. AFTER THE FIRST WEEK, SOD WATERING IS REQUIRED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE CONTENT.
   C. DO NOT MOW UNTIL THE SOD IS FIRMLY ROOTED. NO MORE THAN 1/3 OF THE GRASS LEAF MUST BE REMOVED BY THE INITIAL CUTTING OR SUBSEQUENT CUTTINGS. MAINTAIN A GRASS HEIGHT OF AT LEAST 3 INCHES UNLESS OTHERWISE SPECIFIED.

STANDARD STABILIZATION NOTE

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN:

A.) THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1).

B.) SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.

HOWARD SOIL CONSERVATION DISTRICT

STANDARD SEDIMENT CONTROL NOTES

1) A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (410-313-1855).
2) ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERETO.
3) FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: a) 3 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, b) 7 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
4) ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC. B-4-5), TEMPORARY SEEDING (SEC. B-4-4) AND MULCHING (SEC. B-4-3). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
5) ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
6) SITE ANALYSIS:

TOTAL AREA OF SITE	2.22 ACRES
AREA DISTURBED	2.51 ACRES
AREA TO BE ROOFED OR PAVED	1.33 ACRES
AREA TO BE VEGETATIVELY STABILIZED	1.18 ACRES
TOTAL CUT	900 CU.YDS.
TOTAL FILL	2,374 CU.YDS.
OFFSITE WASTE/BORROW AREA LOCATION	N/A

7) ANY SEDIMENT CONTROL PRACTICE THAT IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
8) ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
9) ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
10) TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED BY THE END OF EACH WORKDAY, WHICHEVER IS SHORTER.
11) ANY CHANGES OR REVISIONS TO THE SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE PLAN APPROVAL AUTHORITY PRIOR TO PROCEEDING WITH CONSTRUCTION.
12) A PROJECT IS TO BE SEQUENCED SO THAT GRADING ACTIVITIES BEGIN ON ONE GRADING UNIT (MAXIMUM ACREAGE OF 20 ACRE PER GRADING UNIT) AT A TIME. WORK MAY PROCEED TO A SUBSEQUENT GRADING UNIT WHEN AT LEAST 50 PERCENT OF THE DISTURBED AREA IN THE PROCEEDING GRADING UNIT HAS BEEN STABILIZED AND APPROVED BY THE ENFORCEMENT AUTHORITY. UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE APPROVAL AUTHORITY, NO MORE THAN 30 ACRES CUMULATIVELY MAY BE DISTURBED AT A GIVEN TIME.

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.

A. SEEDING

CRITERIA

1. SPECIFICATIONS
   A. ALL SEED MUST MEET THE REQUIREMENT OF THE MARYLAND STATE SEED LAW. ALL SEED MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SEED LABORATORY. ALL SEED USED MUST HAVE BEEN TESTED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING SUCH MATERIAL ON ANY PROJECT. REFER TO TABLE B.4 REGARDING THE QUALITY OF SEED. SEED TAGS MUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR TO VERIFY TYPE OF SEED AND SEEDING RATE.
   B. MULCH ALONE MAY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES ONLY IF THE GROUND IS FROZEN. THE APPROPRIATE SEEDING MIXTURE MUST BE APPLIED WHEN THE GROUND THAWS.
   C. INOCULANTS: THE INOCULANT FOR TREATING LEGUME SEED IN THE SEED MIXTURES MUST BE A PURE CULTURE OF NITROGEN FIXING BACTERIA PREPARED SPECIFICALLY FOR THE SPECIES. INOCULANTS MUST NOT BE USED LATER THAN THE DATE INDICATED ON THE CONTAINER. ADD FRESH INOCULANTS AS DIRECTED ON THE PACKAGE. USE FOUR TIMES THE RECOMMENDED RATE WHEN HYDROSEEDING. NOTE: IT IS VERY IMPORTANT TO KEEP INOCULANT AS COOL AS POSSIBLE UNTIL USED. TEMPERATURES ABOVE 75 TO 80 DEGREES FAHRENHEIT CAN WEAKEN BACTERIA AND MAKE THE INOCULANT LESS EFFECTIVE.
   D. SOD OR SEED MUST NOT BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEEDCONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.
2. APPLICATION
   A. DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS.
      I. INCORPORATE SEED INTO THE SUBSOIL AT THE RATES PRESCRIBED ON TEMPORARY SEEDING TABLE B.1, PERMANENT SEEDING TABLE B.3, OR SITE-SPECIFIC SEEDING SUMMARIES.
      II. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION. ROLL THE SEEDED AREA WITH WEIGHTED ROLLER TO PROVIDE GOOD SEED TO SOIL CONTACT.
   B. DRILL OR CULTIPACKER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL.
      I. CULTIPACKING SEEDERS ARE REQUIRED TO BURY THE SEED IN SUCH A FASHION AS TO PROVIDE AT LEAST 1/4 INCH OF SOIL COVERING. SEEDBED MUST BE FIRM AFTER PLANTING.
      II. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION.
   C. HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES SEED AND FERTILIZER).
      I. IF FERTILIZER IS BEING APPLIED AT THE TIME OF SEEDING, THE APPLICATION RATES SHOULD NOT EXCEED THE FOLLOWING: NITROGEN, 100 POUNDS PER ACRE TOTAL OF SOLUBLE NITROGEN; P_2O_5 (PHOSPHORUS), 200 POUNDS PER ACRE; K_2O (POTASSIUM), 200 POUNDS PER ACRE.
      II. LIME: USE ONLY GROUND AGRICULTURAL LIMESTONE (UP TO 3 TONS PER ACRE MAY BE APPLIED BY HYDROSEEDING). NORMALLY, NOT MORE THAN 2 TONS ARE APPLIED BY HYDROSEEDING AT ANY ONE TIME. DO NOT USE BURNT OR HYDRATED LIME WHEN HYDROSEEDING.
      III. MIX SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT INTERRUPTION.
      IV. WHEN HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL.

B. MULCHING

1. MULCH MATERIALS (IN ORDER OF PREFERENCE)
   A. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR. STRAW IS TO BE FREE OF NOXIOUS WEED SEEDS AS SPECIFIED IN THE MARYLAND SEED LAW AND NOT MUSTY, MOLDY, CAKED, DECAYED, OR EXCESSIVELY DUSTY. NOTE: USE ONLY STERILE STRAW MULCH IN AREAS WHERE ONE SPECIES OF GRASS IS DESIRED.
   B. WOOD CELLULOSE FIBER MULCH (WCFM) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE PROCESSED INTO UNIFORM FIBROUS PHYSICAL STATE.
      I. WCFM IS TO BE DYED GREEN OR CONTAIN A GREEN DYE IN THE PACKAGE THAT WILL PROVIDE AN APPROPRIATE COLOT TO FACILITATE VISUAL INSPECTION OF THE UNIFORMLY SPREAD SLURRY.
      II. WCFM, INCLUDING DYE, MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING FACTORS.
      III. WCFM MATERIALS ARE TO BE MANUFACTURED AND PROCESSED IN SUCH A MANNER THAT THE WOOD CELLULOSE FIBER MULCH WILL REMAIN IN UNIFORM SUSPENSION IN WATER UNDER AGITATION AND WILL BLEND WITH SEED, FERTILIZER AND OTHER ADDITIVES TO FORM A HOMOGENEOUS SLURRY. THE MULCH MATERIAL MUST FORM A BLOTTER-LIKE GROUND COVER, ON APPLICATION, HAVING MOISTURE ABSORPTION AND PERCOLATION PROPERTIES AND MUST COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL WITHOUT INHIBITING THE GROWTH OF THE GRASS SEEDLINGS.
      IV. WCFM MATERIAL MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT CONCENTRATION LEVELS THAT WILL BY PHYTO-TOXIC.
      V. WCFM MUST CONFORM TO THE FOLLOWING PHYSICAL REQUIREMENTS: FIBER LENGTH OF APPROXIMATELY 10 MILLIMETERS, DIAMETER APPROXIMATELY 1 MILLIMETER, PH RANGE OF 4.0 TO 8.5, ASH CONTENT OF 1.6 PERCENT MAXIMUM AND WATER HOLDING CAPACITY OF 90 PERCENT MINIMUM.
2. APPLICATION
   A. APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING.
   B. WHEN STRAW MULCH IS USED, SPREAD IT OVER ALL SEEDED AREAS AT THE RATE OF 2 TONS PER ACRE TO A UNIFORM LOOSE DEPTH OF 1 TO 2 INCHES. APPLY MULCH TO ACHIEVE A UNIFORM DISTRIBUTION AND DEPTH SO THAT THE SOIL SURFACE IS NOT EXPOSED. WHEN USING A MULCH ANCHORING TOOL, INCREASE THE APPLICATION RATE TO 2.5 TONS PER ACRE.
   C. WOOD CELLULOSE FIBER USED AS MULCH MUST BE APPLIED TO A NET DRY WEIGHT OF 1500 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER TO ATTAIN A MIXTURE WITH A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.
3. ANCHORING
   A. PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS (LISTED BY PREFERENCE), DEPENDING UPON THE SIZE OF THE AREA AND EROSION HAZARD:
      I. A MULCH ANCHORING TOOL IS A TRACTOR DRAWN IMPLEMENT DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE A MINIMUM OF 2 INCHES. THIS PRACTICE IS MOST EFFECTIVE ON LARGE AREAS, BUT IS LIMITED TO FLATTER SLOPES WHERE EQUIPMENT CAN OPERATE SAFELY. IF USED ON SLOPING LAND, THIS PRACTICE SHOULD FOLLOW THE CONTOUR.
      II. WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. APPLY THE FIBER BINDER AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER AT A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.
      III. SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRO-TACK), DCA-70, PETROSET, TERRA TAX II, TERRA TACK AR, OR OTHER APPROVED EQUAL MAY BE USED. FOLLOW APPLICATION RATES AS SPECIFIED BY THE MANUFACTURER. APPLICATION OF LIQUID BINDERS NEEDS TO BE HEAVIER AT THE EDGES WHERE WIND CATCHES MULCH, SUCH AS IN VALLEYS AND ON CRESTS OF BANKS. USE OF ASPHALT BINDERS IS STRICTLY PROHIBITED.
      IV. LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER RECOMMENDATIONS. NETTING IS USUALLY AVAILABLE IN ROLLS 4-15 FEET WIDE AND 300 TO 3,000 FEET LONG.

B-4-8 STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA

Definition

A mound or pile of soil protected by appropriately designed erosion and sediment control measures.

Purpose

To provide a designated location for the temporary storage of soil that controls the potential for erosion, sedimentation, and changes to drainage patterns.

Conditions Where Practice Applies

Stockpile areas are utilized when it is necessary to salvage and store soil for later use.

Criteria

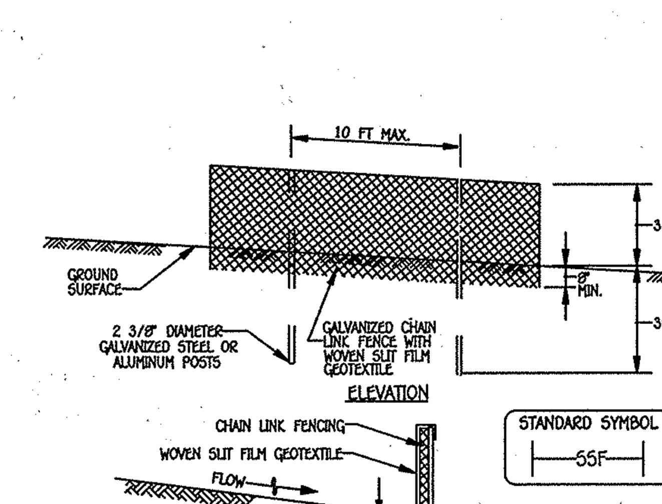
1. The stockpile location and all related sediment control practices must be clearly indicated on the erosion and sediment control plan.
2. The footprint of the stockpile must be sized to accommodate the anticipated volume of material and based on a side slope ratio no steeper than 2:1. Benching must be provided in accordance with Section B-3 Land Grading.
3. Runoff from the stockpile area must drain to a suitable sediment control practice.
4. Access the stockpile area from the upgrade side.
5. Clear water runoff into the stockpile area must be minimized by use of a diversion device such as an earth dike, temporary swale or diversion fence. Provisions must be made for discharging concentrated flow in a non-erosive manner.
6. Where runoff concentrates along the toe of the stockpile fill, an appropriate erosion/sediment control practice must be used to intercept the discharge.
7. Stockpiles must be stabilized in accordance with the 3/7 day stabilization requirement as well as Standard B-4-1 Incremental Stabilization and Standard B-4-4 Temporary Stabilization.
8. If the stockpile is located on an impervious surface, a liner should be provided below the stockpile to facilitate cleanup. Stockpiles containing contaminated material must be covered with impermeable sheeting.

Maintenance

The stockpile area must continuously meet the requirements for Adequate Vegetative Establishment in accordance with Section B-4 Vegetative Stabilization. Side slopes must be maintained at no steeper than a 2:1 ratio. The stockpile area must be kept free of erosion. If the vertical height of a stockpile exceeds 20 feet for 2:1 slopes, 30 feet for 3:1 slopes, or 40 feet for 4:1 slopes, benching must be provided in accordance with Section B-3 Land Grading.

LEGEND

SYMBOL	DESCRIPTION
- - - - - - -	EXISTING CONTOUR 2' INTERVAL
———	PROPOSED CONTOUR 2' INTERVAL
×362.2	SPOT ELEVATION
WOB	WALKOUT BASEMENT
— SF — SF —	SILT FENCE
—SSF—SSF—	SUPER SILT FENCE
ECM	EROSION CONTROL MATTING
LOD	LIMIT OF DISTURBANCE
	PROPOSED LANDSCAPING PER F-05-89
☼	STREET LIGHT PER F-05-89
	PUBLIC WATER & SEWER UTILITY EASEMENT

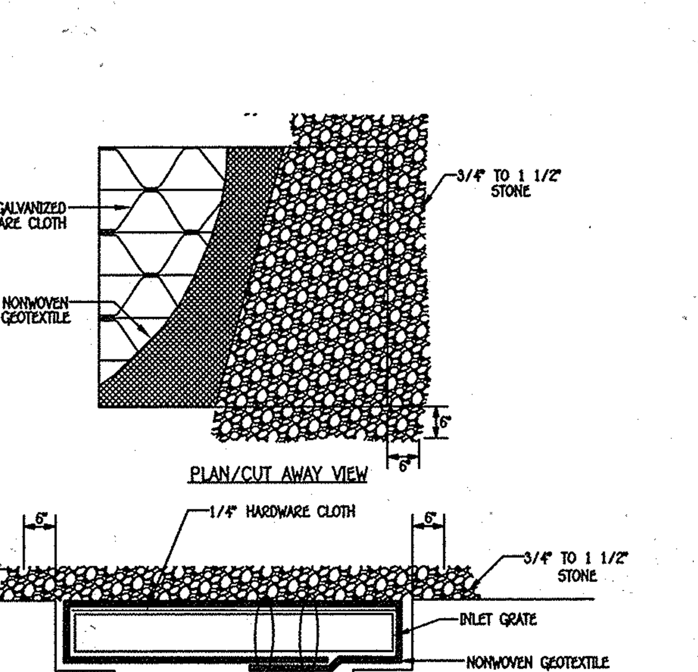


CONSTRUCTION SPECIFICATIONS

1. INSTALL 2 3/8" DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36" INTO THE GROUND.
2. FASTEN 9 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (2 3/8" MAXIMUM OPENING) 42" IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR HUG RINGS.
3. FASTEN WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, SECURELY TO THE UPSLOPE SIDE OF CHAIN LINK FENCE WITH TIES SPACED EVERY 24" AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 8" INTO THE GROUND.
4. WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6", FOLDED AND STAPLED TO PREVENT SEDIMENT BY PASS.
5. EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SILT FENCE.
6. PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
7. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FENCING AND GEOTEXTILE.

SUPER SILT FENCE

NOT TO SCALE

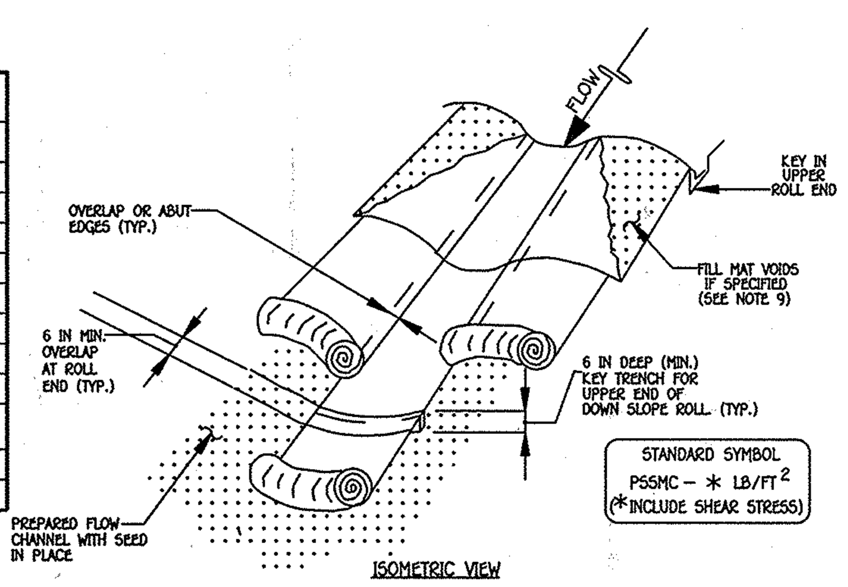


CONSTRUCTION SPECIFICATIONS

1. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.
2. LIFT GRATE AND WRAP WITH NONWOVEN GEOTEXTILE TO COMPLETELY COVER ALL OPENINGS. SECURE WITH WIRE TIES AND SET GRATE BACK IN PLACE.
3. PLACE CLEAN 3/4" TO 1 1/2" STONE OR EQUIVALENT RECYCLED CONCRETE 6 INCHES THICK ON THE GRATE.
4. STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING. IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

AT-GRADE INLET PROTECTION

NOT TO SCALE

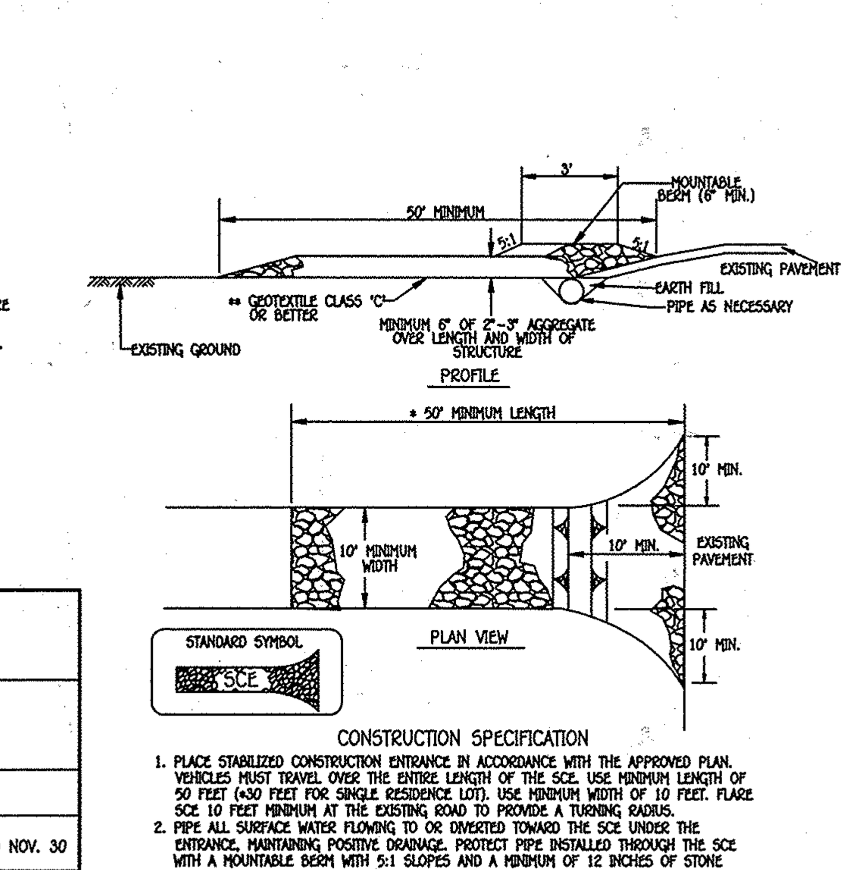


CONSTRUCTION SPECIFICATIONS

1. USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS.
2. USE PERMANENT SOIL STABILIZATION MATTING MADE OF OPEN WEAVE SYNTHETIC, NON-DEGRADABLE FIBERS OR ELEMENTS OF UNIFORM THICKNESS AND DISTRIBUTION THROUGHOUT. CHEMICALS USED IN THE MAT MUST BE NON-LEACHING AND NON-TOXIC TO VEGETATION AND SEED GERMINATION AND NON-INJURIOUS TO THE SKIN. IF PRESENT, NETTING MUST BE EXTRUDED PLASTIC WITH A MAXIMUM MESH OPENING OF 2"x2" AND SUFFICIENTLY BONDED OR SEWN ON 2" CENTERS ALONG LONGITUDINAL AXIS OF THE MATERIAL TO PREVENT SEPARATION OF THE NET FROM THE PARENT MATERIAL.
3. SECURE MATTING USING STEEL STAPLES OR WOOD STAKES. STAPLES MUST BE "U" OR "T" SHAPED STEEL WIRE HAVING A MINIMUM GAUGE OF NO. 11 AND NO. 8 RESPECTIVELY. "U" SHAPED STAPLES MUST AVERAGE 1" TO 1 1/2" WIDE AND BE A MINIMUM OF 6" LONG. "T" SHAPED STAPLES MUST HAVE A MINIMUM 8" MAIN LEG, A MINIMUM 1" SECONDARY LEG, AND MINIMUM 4" HEAD. WOOD STAKES MUST BE ROUGH-SAWN HARDWOOD, 12" TO 24" LENGTH 1" X 3" CROSS SECTION, AND WEDGE SHAPE AT THE BOTTOM.
4. PERFORM FINAL GRADING, TOPSOIL APPLICATION, SEEDBED PREPARATION, AND PERMANENT SEEDING IN ACCORDANCE WITH SPECIFICATIONS. PLACE MATTING WITHIN 48 HOURS OF COMPLETING SEEDING OPERATIONS, UNLESS END OF WORKDAY STABILIZATION IS SPECIFIED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
5. UNROLL MATTING IN DIRECTION OF WATER FLOW, CENTERING THE FIRST ROLL ON THE CHANNEL CENTER LINE. WORK FROM CENTER OF CHANNEL OUTWARD WHEN PLACING ROLLS. LAY MATTING SMOOTHLY AND FIRMLY UPON THE SEEDED SURFACE. AVOID STRETCHING THE MATTING.
6. OVERLAP OR ABUT EDGES OF MATTING ROLLS PER MANUFACTURER RECOMMENDATIONS. OVERLAP ROLL ENDS BY 6" (MINIMUM), WITH THE UPSTREAM MAT OVERLAPPING ON TOP OF THE NEXT DOWNSTREAM MAT.
7. KEY IN THE TOP OF SLOPE END OF MAT 6 INCHES (MINIMUM) BY DIGGING A TRENCH, PLACING THE MATTING ROLL END IN THE TRENCH, STAPLING THE MAT IN PLACE, REPLACING THE EXCAVATED MATERIAL, AND TAMPING TO SECURE THE MAT END IN THE KEY.
8. STAPLE/STAKE MAT IN A STAGGERED PATTERN ON 4 FOOT (MAXIMUM) CENTERS THROUGHOUT AND 2 FOOT (MAXIMUM) CENTERS ALONG SEAMS, JOINTS, AND ROLL ENDS.
9. IF SPECIFIED BY THE DESIGNER OR MANUFACTURER AND DEPENDING ON THE TYPE OF MAT BEING INSTALLED, ONCE THE MATTING IS KEYED AND STAPLED IN PLACE, FILL THE MAT VOIDS WITH TOP SOIL OR GRANULAR MATERIAL AND LIGHTLY COMPACT OR ROLL TO MAXIMIZE SOIL/MAT CONTACT WITHOUT CRUSHING MAT.
10. ESTABLISH AND MAINTAIN VEGETATION SO THAT REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.

PERMANENT SOIL STABILIZATION MATTING CHANNEL APPLICATION

NOT TO SCALE



CONSTRUCTION SPECIFICATION

1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

TABLE B.1 TEMPORARY SEEDING FOR SITE STABILIZATION

PLANT SPECS	SEEDING RATE 1/		SEEDING DEPTH 2/ (INCHES)	RECOMMENDED SEEDING DATES BY PLANT HARDINESS ZONE 3/		
	LB./AC.	LB./1000 FT.²		5b AND 6a	6b	7a AND 7b
COOL-SEASON GRASSES						
ANNUAL RYEGRASS (LOLIUM PERENNE SSP. MUTIFLORUM)	40	1.0	0.5	MAR. 15 TO MAY 31; AUG. 1 TO SEPT. 30	MAR. 1 TO MAY 15; AUG. 1 TO OCT. 15	FEB. 15 TO APR. 30; AUG. 15 TO NOV. 30
BARLEY (HORDEUM VULGARE)	96	2.2	1.0	MAR. 15 TO MAY 31; AUG. 1 TO SEPT. 30	MAR. 1 TO MAY 15; AUG. 1 TO OCT. 15	FEB. 15 TO APR. 30; AUG. 15 TO NOV. 30
OATS (AVENA SATIVA)	72	1.7	1.0	MAR. 15 TO MAY 31; AUG. 1 TO SEPT. 30	MAR. 1 TO MAY 15; AUG. 1 TO OCT. 15	FEB. 15 TO APR. 30; AUG. 15 TO NOV. 30
WHEAT (TRITICUM AESTIVUM)	120	2.8	1.0	MAR. 15 TO MAY 31; AUG. 1 TO SEPT. 30	MAR. 1 TO MAY 15; AUG. 1 TO OCT. 15	FEB. 15 TO APR. 30; AUG. 15 TO NOV. 30
CEREAL RYE (SECALE CEREALE)	112	2.8	1.0	MAR. 15 TO MAY 31; AUG. 31 TO OCT. 31	MAR. 1 TO MAY 15; AUG. 1 TO NOV. 15	FEB. 15 TO APR. 30; AUG. 15 TO DEC. 15
WARM-SEASON GRASSES						
FOXTAIL MILLET (SETARIA ITALICA)	30	0.7	0.5	JUNE 1 TO JULY 31	MAY 16 TO JULY 31	MAY 1 TO AUGUST 14
PEARL MILLET (PENNISETUM GLAUCUM)	20	0.5	0.5	JUNE 1 TO JULY 31	MAY 16 TO JULY 31	MAY 1 TO AUGUST 14

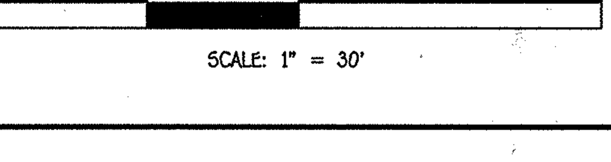
NOTES:

1. SEEDING RATES FOR THE WARM-SEASON GRASSES ARE IN POUNDS OF PURE LIVE SEED (PLS). ACTUAL PLANTING RATES SHALL BE ADJUSTED TO REFLECT PERCENT SEED GERMINATION AND PURITY, AS TESTED. ADJUSTMENTS ARE USUALLY NOT NEEDED FOR THE COOL-SEASON GRASSES.

   SEEDING RATES LISTED ABOVE ARE FOR TEMPORARY SEEDINGS, WHEN PLANTED ALONE. WHEN PLANTED AS A NURSE CROP WITH PERMANENT SEED MIXES, USE 1/3 OF THE SEEDING RATE LISTED ABOVE FOR BARLEY, OATS AND WHEAT. FOR SMALLER-SEEDED GRASSES (ANNUAL RYEGRASS, PEARL MILLET, FOXTAIL MILLET). DO NOT EXCEED MORE THAN 5% (BY WEIGHT) OF THE OVERALL PERMANENT SEEDING MIX. CEREAL RYE GENERALLY SHOULD NOT BE USED AS A NURSE CROP, UNLESS PLANTING WILL OCCUR IN VERY LATE FALL BEYOND THE SEEDING DATES FOR OTHER TEMPORARY SEEDINGS. CEREAL RYE HAS ALLELOPATHIC PROPERTIES THAT INHIBIT THE GERMINATION AND GROWTH OF OTHER PLANTS. IF IT MUST BE USED AS A NURSE CROP, SEED AT 1/3 OF THE RATE LISTED ABOVE.

   OATS ARE THE RECOMMENDED NURSE CROP FOR WARM-SEASON GRASSES.

2. FOR SANDY SOILS, PLANT SEEDS AT TWICE THE DEPTH LISTED ABOVE.
3. THE PLANTING DATES LISTED ARE AVERAGES FOR EACH ZONE AND MAY REQUIRE ADJUSTMENT TO REFLECT LOCAL CONDITIONS, ESPECIALLY NEAR THE BOUNDARIES OF THE ZONE.



SCALE: 1" = 30'

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK – 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 – 2855

NO.	REVISION	DATE

#21476

STATE OF MARYLAND · FRANK JOHN MANALANSAN II · No. 21476 · PROFESSIONAL LAND SURVEYOR

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, L.S. LICENSE NO. 21476 EXPIRATION DATE: 7/14/17 — 8/4/15 Date

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 — 7/30/15 Date

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

Howard SCD — 8/4/15 Date

OWNER

CDCG 3 BZH LP,
C/O CDCG ASSET MANAGEMENT, LLC
8585 E. HARTFORD DRIVE
SUITE 200
SCOTTSDALE, AZ 85255
ATTN: STEVEN S. BENSON
(480) 696-3733

DEVELOPER/BUILDER

BEAZER HOMES CORP
8965 GUILFORD ROAD
SUITE 290
COLUMBIA, MD 21046
ATTN: EDWARD GOLD
(410) 720-5071

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development — 1-15-16 Date

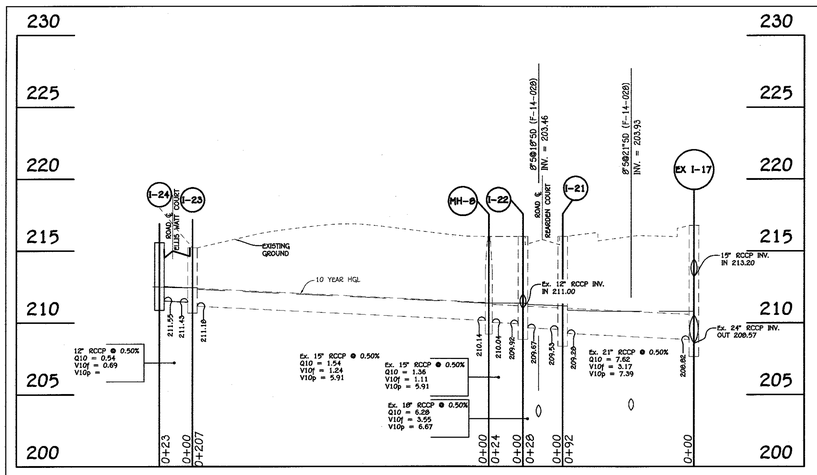
Chief, Development Engineering Division — 1.5.16 Date

Director – Department of Planning and Zoning — 1-19-16 Date

PROJECT			SECTION		LOTS NO.
MORRIS PLACE			N/A		LOTS 62 THRU 95
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
23576-23578	4	CAC-CLI& CE-CLI	43	6	6069.02
WATER CODE			SEWER CODE		
C-02			7390000		

EROSION & SEDIMENT CONTROL NOTES AND DETAILS

SINGLE FAMILY TOWNHOUSE
MORRIS PLACE
PHASE V
LOTS 62 THRU 95
AND OPEN SPACE LOTS 96 THRU 104
SINGLE FAMILY ATTACHED HOUSING
ZONED: CAC-CLI
PREVIOUS HOWARD COUNTY FILES: SDP-82-148, SDP-91-50, S-10-02, WP-12-173, P-13-001, F-14-025, F-15-047, SDP-15-017, F-15-047
TAX MAP NO.: 43 PARCEL NO.: 599 GRID NO.: 4
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY 30, 2015
SHEET 4 OF 8 SDP-15-029



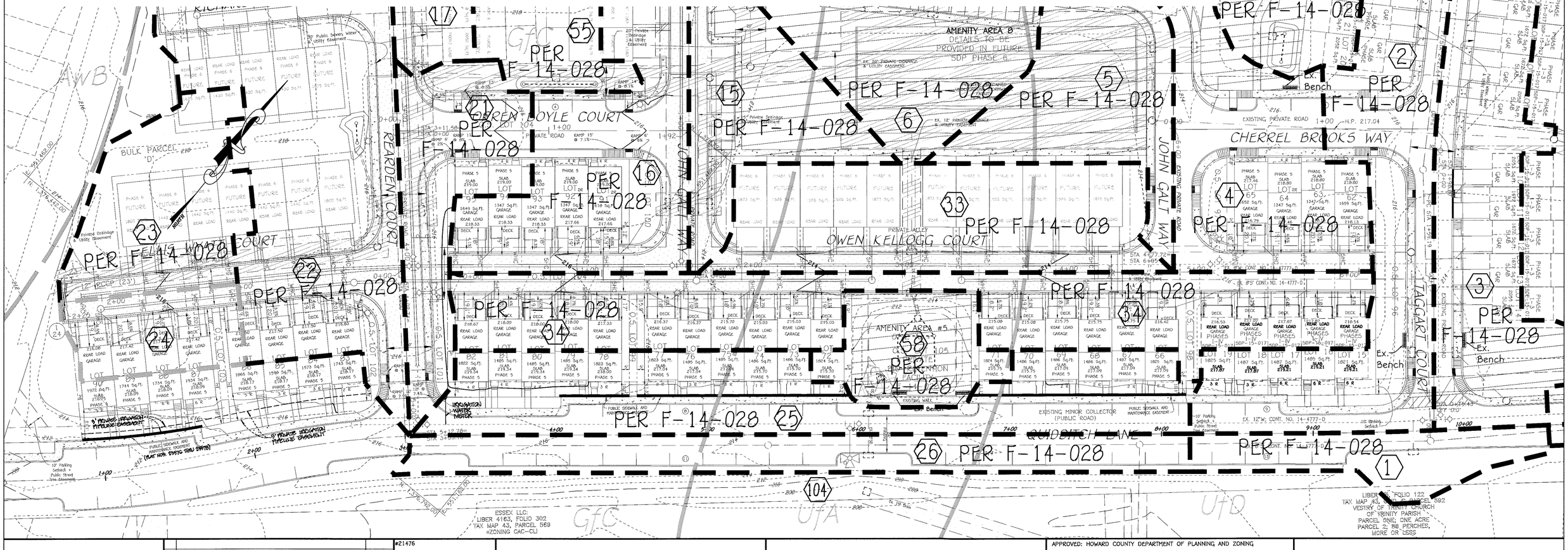
PROFILE
SCALE HORZ. 1"=50'
VERT. 1"=5'

STRUCTURE SCHEDULE							
STRUCTURE NO.	OWNERSHIP AND MAINTENANCE	TOP ELEVATION	INV IN	INV OUT	COORDINATES	TYPE	REMARKS
I-24	PUBLIC	215.58	-----	211.54 12"	N 551105.22 E 1376516.85	A-5 INLET	D-4.01

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING CONTOUR 2' INTERVAL
	PROPOSED CONTOUR 2' INTERVAL
×362.2	SPOT ELEVATION
WO	WALKOUT BASEMENT
—SF—	SILT FENCE
—SSF—	SUPER SILT FENCE
	EROSION CONTROL MATTING
LOD	LIMIT OF DISTURBANCE
	PROPOSED LANDSCAPING PER F-05-89
	STREET LIGHT PER F-05-89
	PUBLIC WATER & SEWER UTILITY EASEMENT

0' 30' 60' 120'
SCALE: 1" = 30'

STORM DRAINAGE AREAS					
SUB AREA (B)	ZONING	AREA (ac) (A)	"C" FACTOR (C)	% IMPERVIOUS (P)	Tc (hr)
I-24	CAC-CLI	0.14	0.79	80	0.08



NO.	REVISION	DATE
1	ADDED IRRIGATION WATER METER	8/17/16

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CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
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(410) 461 - 2855

#21476
STATE OF MARYLAND FRANK JOHN MANALANSAN II No. 21476 PROFESSIONAL LAND SURVEYOR
FRANK MANALANSAN, II

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 — DATE 8/4/15

OWNER
CDCG 3 BZH LP.
C/O CDCG ASSET MANAGEMENT, LLC
8585 E. HARTFORD DRIVE
SUITE 200
SCOTTSDALE, AZ 85255
ATTN: STEVEN S. BENSON
(480) 696-3733

DEVELOPER/BUILDER
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COLUMBIA, MD 21046
ATTN: EDWARD GOLD
(410) 720-5071

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development	1-19-16 Date
Chief, Development Engineering Division	1-5-16 Date
Director - Department of Planning and Zoning	1-19-16 Date

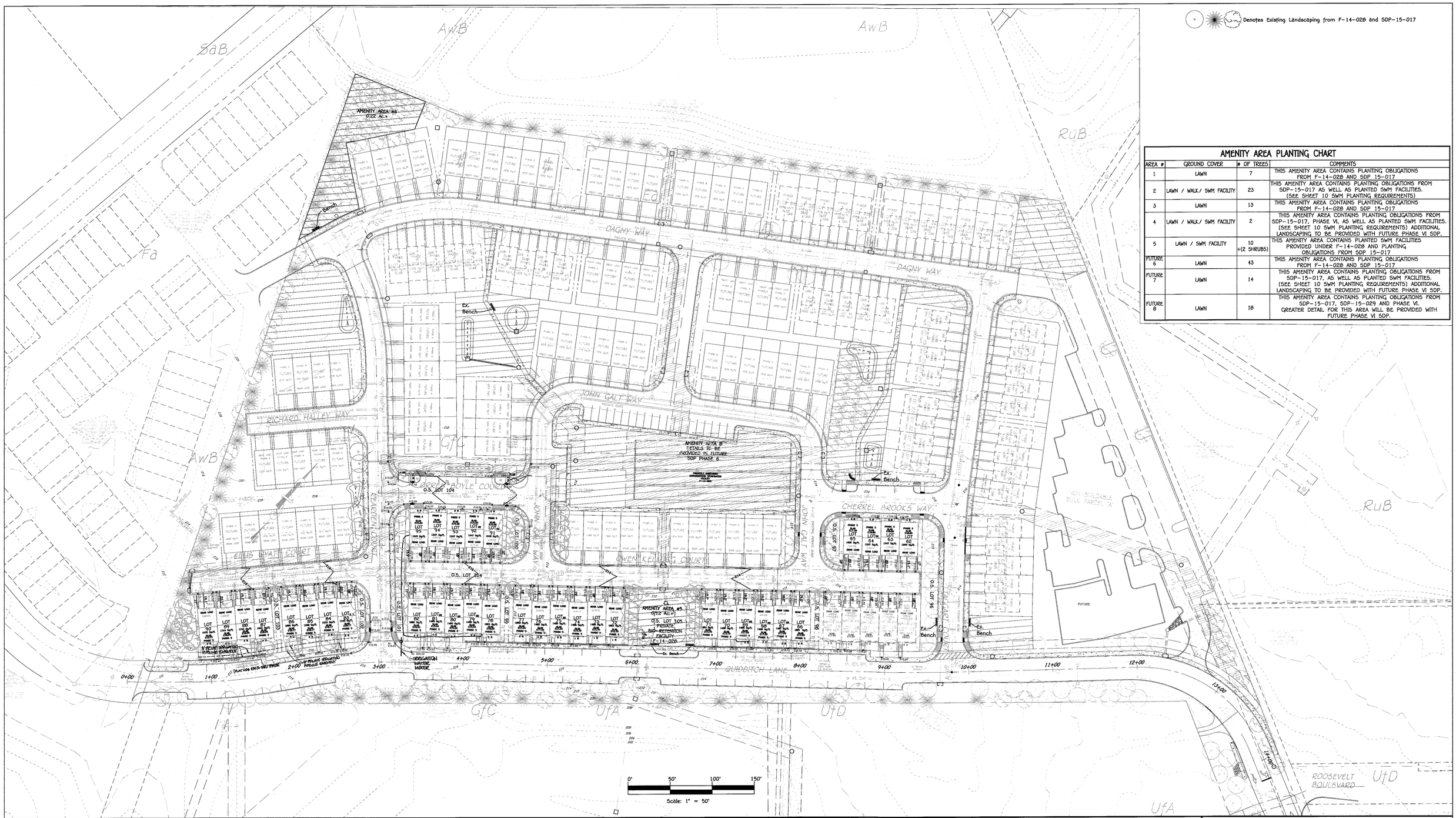
PROJECT		SECTION		LOTS NO.
MORRIS PLACE		N/A		LOTS 62 THRU 95
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
23576-23578	4	CAC-CLI & CE-CLI	43	6	6069.02
WATER CODE		SEWER CODE		
C-02		7390000		

STORM DRAIN DRAINAGE AREA MAP

SINGLE FAMILY TOWNHOUSE
MORRIS PLACE
PHASE V
LOTS 62 THRU 95
AND OPEN SPACE LOTS 96 THRU 104
SINGLE FAMILY ATTACHED HOUSING
ZONED: CAC-CLI

PREVIOUS HOWARD COUNTY FILES: SDP-82-148, SDP-91-50, S-10-02, WP-12-173, P-13-001, F-14-025, F-15-047, SDP-15-017, F-15-047
TAX MAP NO.: 43 PARCEL NO.: 599 GRID NO.: 4
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY 30, 2015
SHEET 5 OF 8 SDP-15-029

Denotes Existing Landscaping from F-14-028 and SDP-15-017



AMENITY AREA PLANTING CHART

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

FISHER, COLLINS & CARTER, INC.
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NO.	REVISION	DATE
1	ADDED IRRIGATION WATER METER	8/10/16

#21476

STATE OF MARYLAND
FRANK JOHN MANALANSAN II
No. 21476
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FRANK JOHN MANALANSAN II, L.S. NO. 21476 — DATE 8/4/15

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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development	1-19-16 Date
Chief, Development Engineering Division	1-5-16 Date
Director - Department of Planning and Zoning	1-19-16 Date

PROJECT	SECTION	LOTS NO.
MORRIS PLACE	N/A	LOTS 62 THRU 95

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
23576-23578	4	CAC-CLI& CE-CLI	43	6	6069.02

WATER CODE	SEWER CODE
C-02	7390000

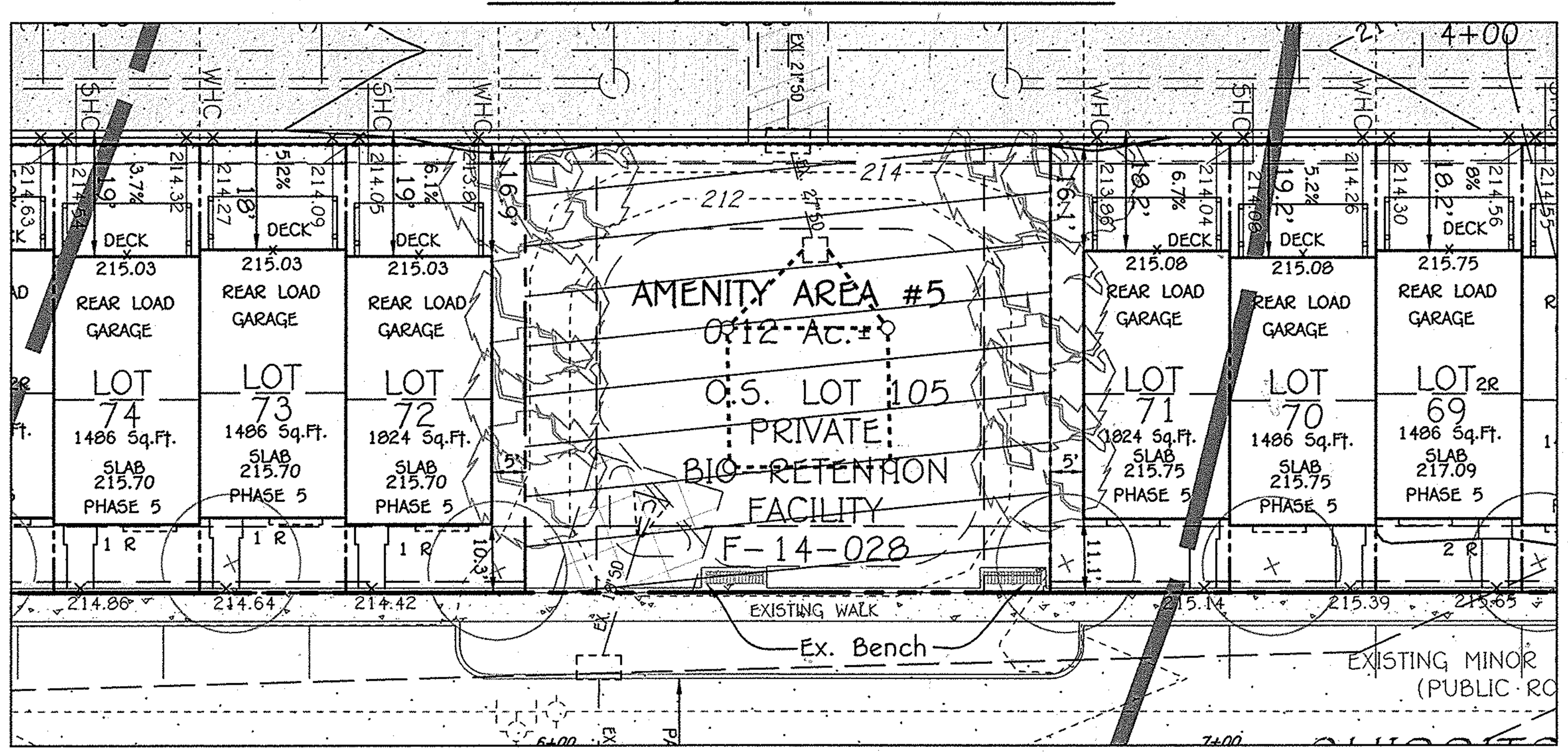
LANDSCAPE PLAN

SINGLE FAMILY TOWNHOUSE
MORRIS PLACE
PHASE V
LOTS 62 THRU 95
AND OPEN SPACE LOTS 96 THRU 104
SINGLE FAMILY ATTACHED HOUSING
ZONED: CAC-CLI

PREVIOUS HOWARD COUNTY FILES: SDP-82-140, SDP-91-50, S-10-02, WP-12-173, P-13-001, F-14-025, F-15-047, SDP-15-017, F-15-047
TAX MAP NO.: 43 PARCEL NO.: 599 GRID NO.: 4
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY 30, 2015
SHEET 6 OF 8

SDP-15-029

EXISTING AMENITY AREA #5



NOTE:
1. THE BIO-RETENTION FACILITY LOCATED WITHIN AMENITY AREA #5 HAS BEEN PROVIDED UNDER F-14-028. THE QUANTITY AND SPECIES FOR THE REQUIRED PLANTINGS TO SUPPORT THIS FACILITY ARE SHOWN BELOW.
2. 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 THSI FACILITY.
3. BENCHES WILL BE BLACK FRAMED WITH COMPOSITE SLATES THAT RESEMBLE NATURAL WOOD.

STREET TREE SCHEDULE

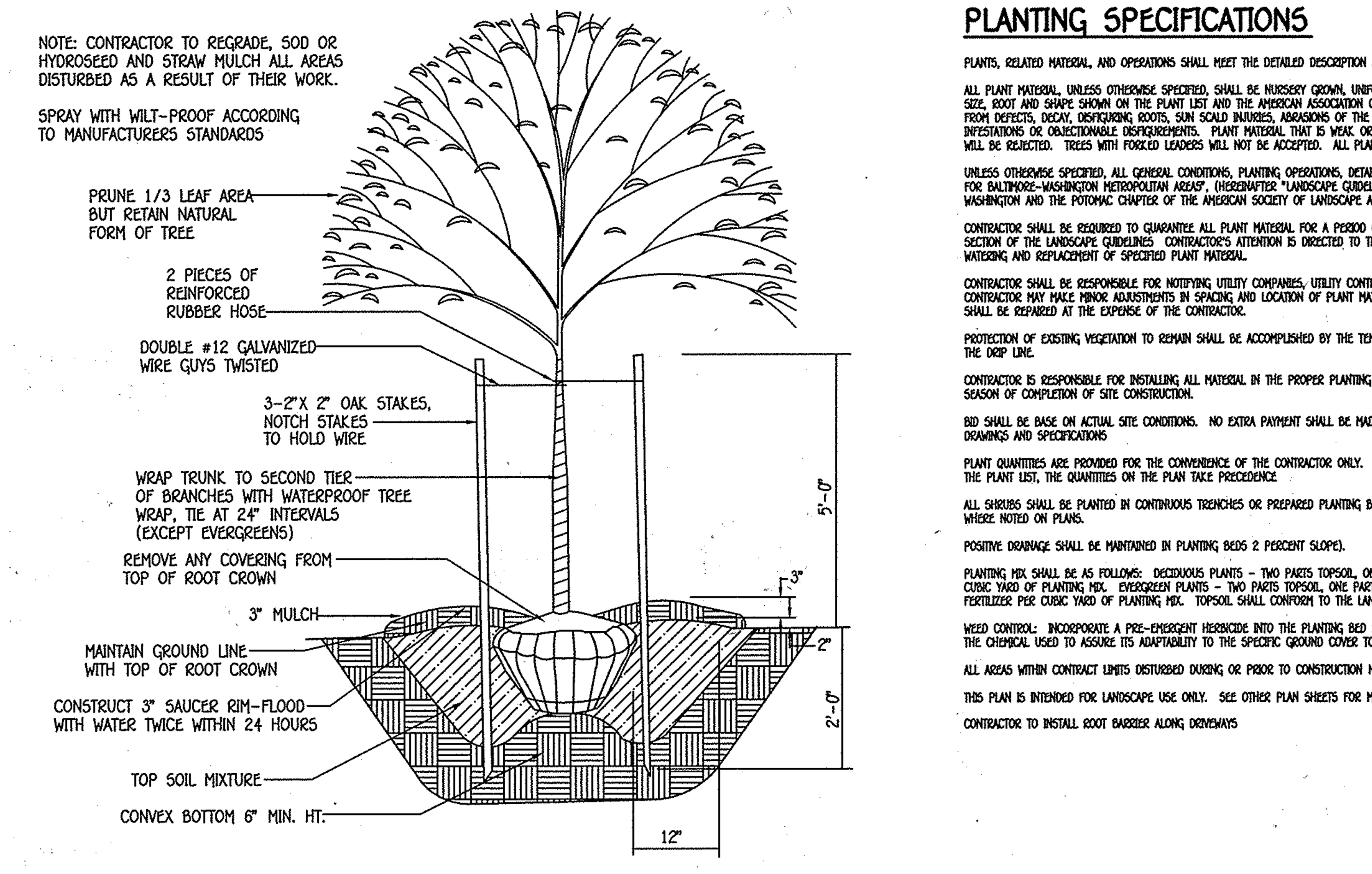
QTY.	SIZE	COMMENTS
237.78/40 = 5.94 5.94 x 2 = 11.89 12 TREES	2 1/2-3" CAL.	40' APART (Part of Rearden Court) Sta 2+75 to 5+12.78
193/40 = 4.83 4.83 x 2 = 9.65 10 TREES	2 1/2-3" CAL.	40' APART (Orren Boyle Court)
131'/40 = 3.28 3.28 x 2 = 6.56 7 TREES	2 1/2-3" CAL.	40' APART (Part of John Galt Way) Sta 0+00 to 1+31

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	32
NUMBER OF TREES REQUIRED (1:DU SFA) (1:3 DU APTS)	34



TREE PLANTING DETAIL

NOT TO SCALE

PLANTING SPECIFICATIONS

PLANTS, RELATED MATERIAL, AND OPERATIONS SHALL MEET THE DETAILED DESCRIPTION AS GIVEN ON THE PLANS AND AS DESCRIBED HEREIN.

ALL PLANT MATERIAL, UNLESS OTHERWISE SPECIFIED, SHALL BE NURSERY GROWN, UNIFORMLY BRANCHED, HAVE A VIGOROUS ROOT SYSTEM, AND SHALL CONFORM TO THE SPECIES, SIZE, ROOT AND SHAPE SHOWN ON THE PLANT LIST AND THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, FREE FROM DEFECTS, DECAY, DISFIGURING ROOTS, SUN SCALD INJURIES, ABRASIONS OF THE BARK, PLANT DISEASE, INSECT PEST EGGS, BORERS AND ALL FORMS OF INSECT INFESTATIONS OR OBJECTIONABLE DISFIGUREMENTS. PLANT MATERIAL THAT IS WEAK OR WHICH HAS BEEN CUT BACK FROM LARGER GRADES TO MEET SPECIFIED REQUIREMENTS WILL BE REJECTED. TREES WITH FORKED LEADERS WILL NOT BE ACCEPTED. ALL PLANTS SHALL BE FRESHLY DUG; NO HEALED-IN PLANTS FROM COLD STORAGE WILL BE ACCEPTED.

UNLESS OTHERWISE SPECIFIED, ALL GENERAL CONDITIONS, PLANTING OPERATIONS, DETAILS AND PLANTING SPECIFICATION SHALL CONFORM TO "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS", (HEREINAFTER "LANDSCAPE GUIDELINES") APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON AND THE POTOMAC CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECT, LATEST EDITION, INCLUDING ALL AGENDA.

CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER DATE OF ACCEPTANCE IN ACCORDANCE WITH THE APPROPRIATE SECTION OF THE LANDSCAPE GUIDELINES CONTRACTOR'S ATTENTION IS DIRECTED TO THE MAINTENANCE REQUIREMENTS FOUND WITHIN THE ONE YEAR SPECIFICATIONS INCLUDING WATERING AND REPLACEMENT OF SPECIFIED PLANT MATERIAL.

CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES, UTILITY CONTRACTORS AND "MISS UTILITY" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING ANY WORK. CONTRACTOR MAY MAKE MINOR ADJUSTMENTS IN SPACING AND LOCATION OF PLANT MATERIAL TO AVOID CONFLICTS WITH UTILITIES. DAMAGE TO EXISTING STRUCTURE AND UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.

PROTECTION OF EXISTING VEGETATION TO REMAIN SHALL BE ACCOMPLISHED BY THE TEMPORARY INSTALLATION OF 4 FOOT HIGH SNOW FENCE OR BLAZE ORANGE SAFETY FENCE AT THE DRIP LINE.

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIAL IN THE PROPER PLANTING SEASON FOR EACH PLANT TYPE. ALL PLANTING IS TO BE COMPLETED WITHIN THE GROWING SEASON OF COMPLETION OF SITE CONSTRUCTION.

BID SHALL BE BASE ON ACTUAL SITE CONDITIONS. NO EXTRA PAYMENT SHALL BE MADE FOR WORK ARISING FROM SITE CONDITIONS DIFFERING FROM THOSE INDICATED ON DRAWINGS AND SPECIFICATIONS

PLANT QUANTITIES ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN TAKE PRECEDENCE

ALL SHRUBS SHALL BE PLANTED IN CONTINUOUS TRENCHES OR PREPARED PLANTING BEDS AND MULCHED WITH COMPOSTED HARDWOOD MULCH AS DETAILS AND SPECIFIED EXCEPT WHERE NOTED ON PLANS.

POSITIVE DRAINAGE SHALL BE MAINTAINED IN PLANTING BEDS 2 PERCENT SLOPE).

PLANTING MIX SHALL BE AS FOLLOWS: DECIDUOUS PLANTS - TWO PARTS TOPSOIL, ONE PART WELL-ROTTED COW OR HORSE MANURE. ADD 3 LBS. OF STANDARD FERTILIZER PER CUBIC YARD OF PLANTING MIX. EVERGREEN PLANTS - TWO PARTS TOPSOIL, ONE PART HUMUS OR OTHER APPROVED ORGANIC MATERIAL. ADD 3 LBS. OF EVERGREEN (ACIDIC) FERTILIZER PER CUBIC YARD OF PLANTING MIX. TOPSOIL SHALL CONFORM TO THE LANDSCAPE GUIDELINES.

WEED CONTROL: INCORPORATE A PRE-EMERGENT HERBICIDE INTO THE PLANTING BED FOLLOWING RECOMMENDED RATES ON THE LABEL. CAUTION: BE SURE TO CAREFULLY CHECK THE CHEMICAL USED TO ASSURE ITS ADAPTABILITY TO THE SPECIFIC GROUND COVER TO BE TREATED.

ALL AREAS WITHIN CONTRACT LIMITS DISTURBED DURING OR PRIOR TO CONSTRUCTION NOT DESIGNATED TO RECEIVE PLANTS AND MULCH SHALL BE FINE GRADED AND SEEDED.

THIS PLAN IS INTENDED FOR LANDSCAPE USE ONLY. SEE OTHER PLAN SHEETS FOR MORE INFORMATION ON GRADING, SEDIMENT CONTROL, LAYOUT, ETC.

CONTRACTOR TO INSTALL ROOT BARRIER ALONG DRIVEWAYS

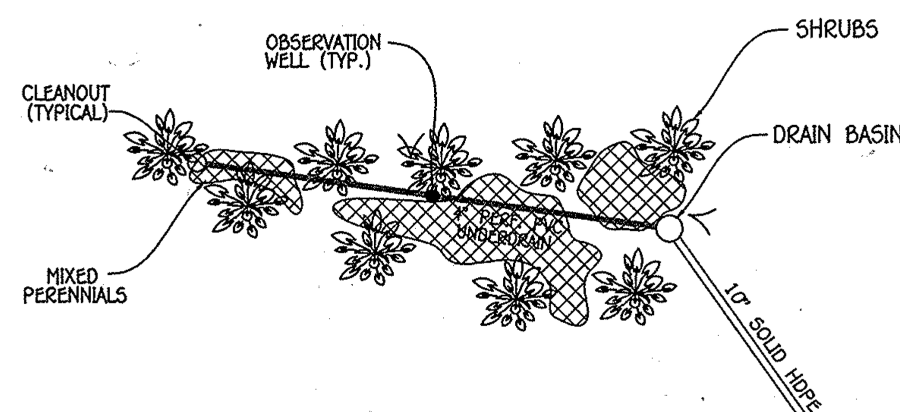
Bio-Retention plant and shrub species to be planted within Amenity Area#5

MIXED PERENNIALS
CUT-LEAF CONEFLOWER
CARDINAL FLOWER
TRADUSCANT ASTER

SHRUBS
BAYBERRY
SPICEBUSH
ARROWWOOD
WINTERBERRY
INKBERRY
WITCH HAZEL
BUTTONBRUSH BUCKEYE
BOTTLEBRUSH BUCKEYE

ANY OF THE SHRUBS LISTED MAY BE USED

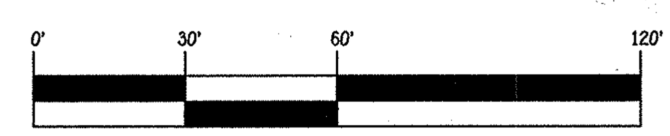
NOTES:
PLANT MATERIAL MUST COVER AT LEAST 50% OF THE SURFACE AREA OF THE BIO-RETENTION



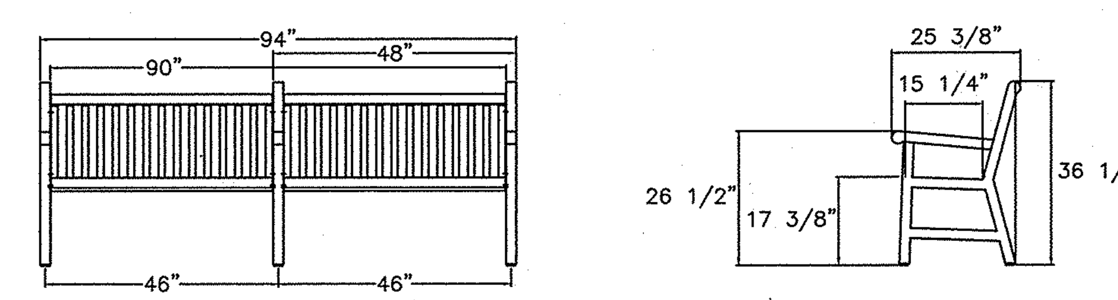
BIO-RETENTION FILTER PLANTING DETAIL

NO SCALE

PLANT MATERIAL-BIO-RETENTION No. 1		
QUANTITY	NAME	MAXIMUM SPACING (FT.)
232	MIXED PERENNIALS	1 FT.
116	SHRUBS	2 FT.

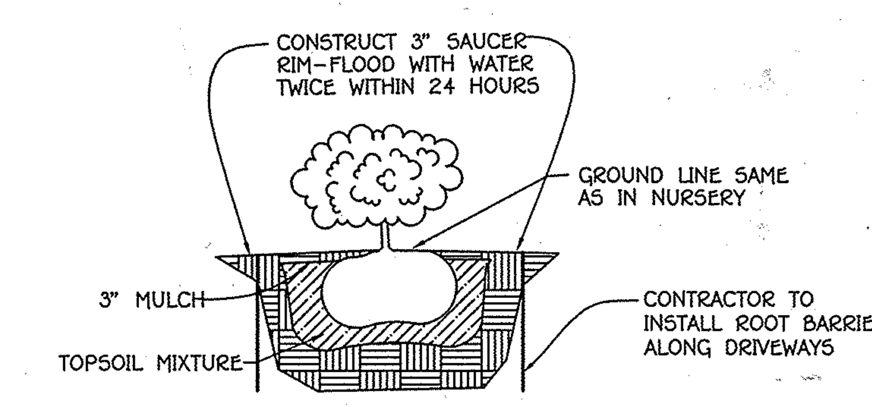


SCALE: 1" = 30'



BENCH DETAILS

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE

LANDSCAPING PLANT LIST

SYMBOL	QUANTITY	BOTANICAL AND COMMON NAME	SIZE	COMMENTS
	35	ACER RUBRUM 'ARMSTRONG' RED MAPLE	2 1/2-3" CAL.	
	29	PRUNUS SARGENTII SARGENT CHERRY	2 1/2-3" CAL.	
	20	CLETHRA ALNIFOLIA SUMMERSWEET CLETHRA	2 1/2-3" CAL.	

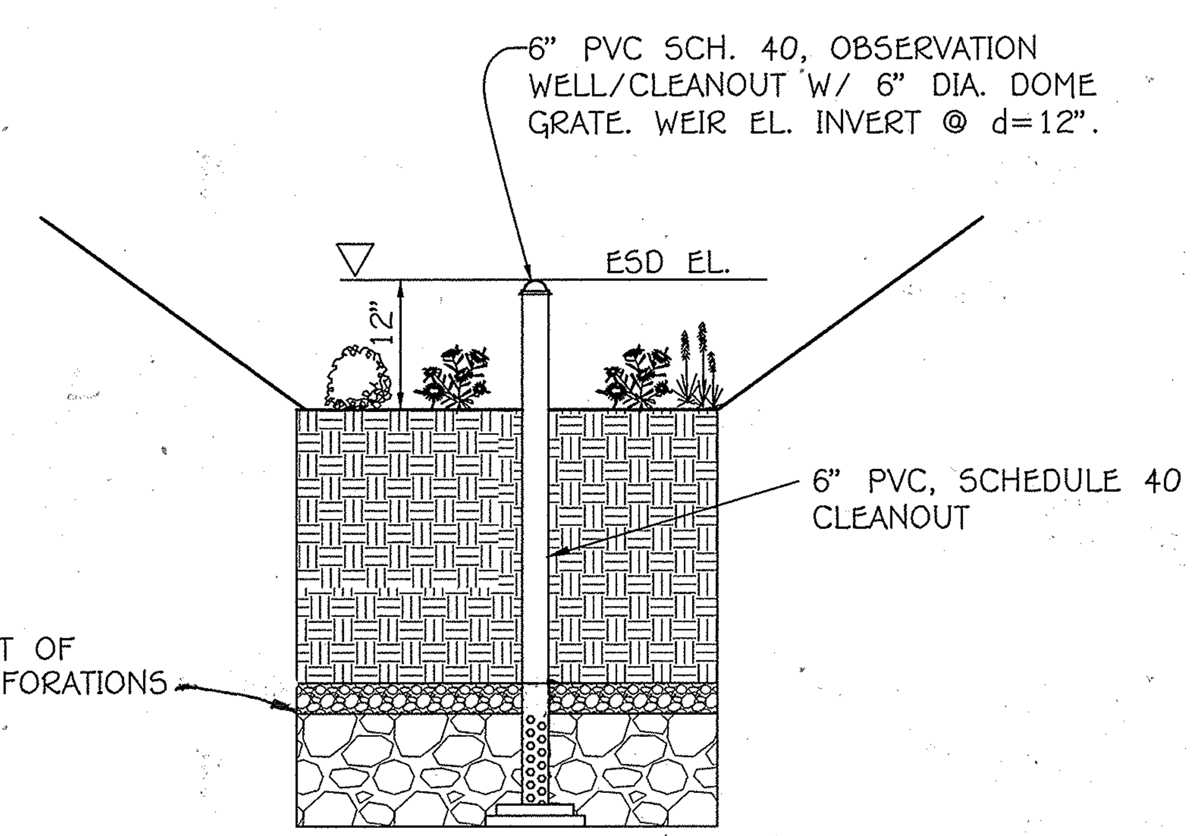
NOTE:
THE LANDSCAPE MANUAL. SURETY IN THE AMOUNT OF $19,200.00 FOR 62 SHADE TREES, 20 SHRUBS SHALL BE POSTED WITH THE DEVELOPERS AGREEMENT FOR THIS PLAN (SDP-15-029).

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.

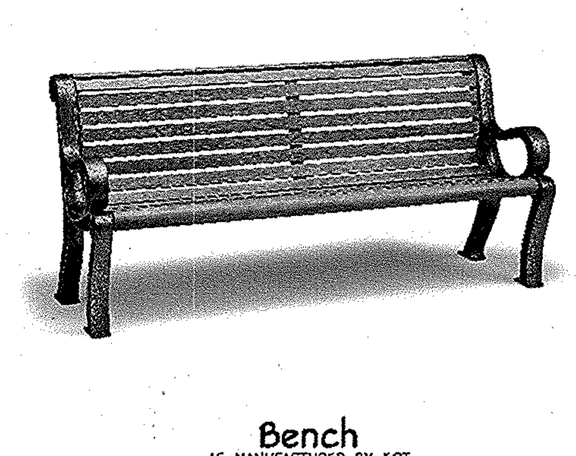
[signature] 7/30/15
Date

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 developor's agreement.

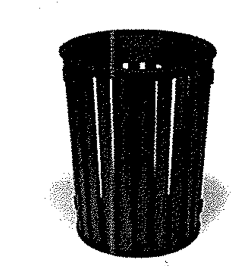


SECTION

NOT TO SCALE



Bench
AS MANUFACTURED BY KRT
OR APPROVED EQUAL
Faux Wooc
Surface Mount



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

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

NO.	REVISION	DATE

#21476

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.

[signature] FRANK JOHN MANALANSAN II, L.S. NO. 21476 — 8/4/15 DATE

OWNER
CDCG 3 BZH LP,
C/O CDCG ASSET MANAGEMENT, LLC
8585 E. HARTFORD DRIVE
SUITE 200
SCOTTSDALE, AZ 85255
ATTN: STEVEN S. BENSON
(480) 696-3733

DEVELOPER/BUILDER
BEAZER HOMES CORP
8965 GUILFORD ROAD
SUITE 290
COLUMBIA, MD 21046
ATTN: EDWARD GOLD
(410) 720-5071

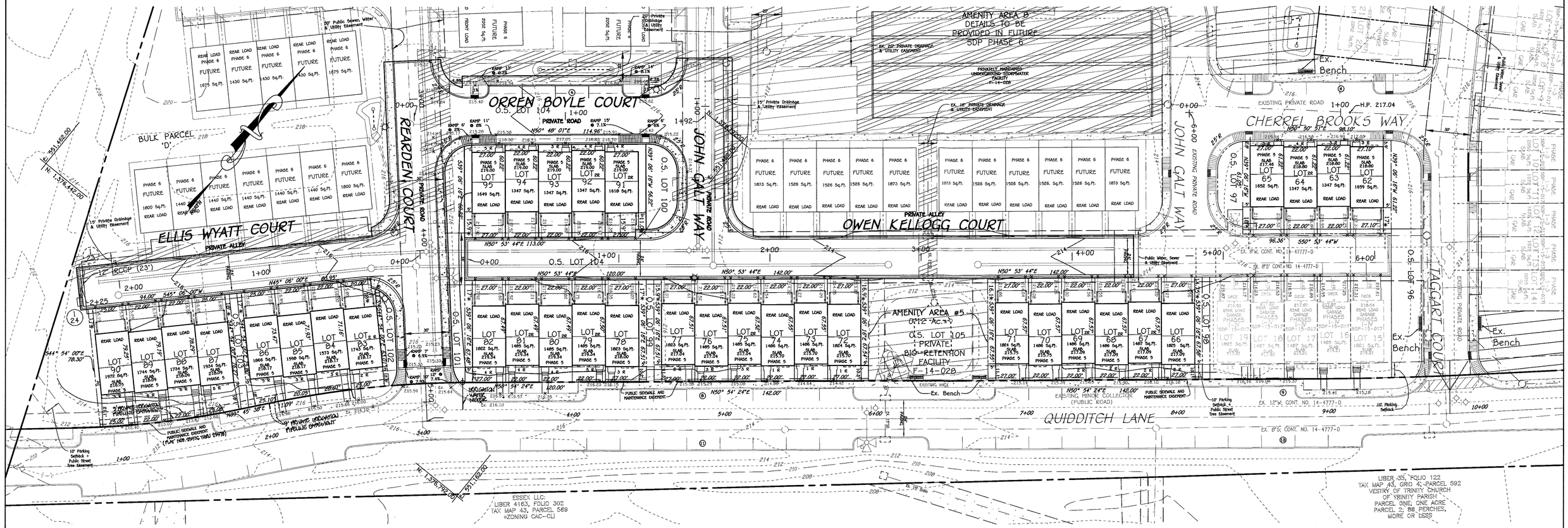
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[signature] Chief, Division of Land Development — 1-19-16 Date
[signature] Chief, Development Engineering Division — 1-5-16 Date
[signature] Director - Department of Planning and Zoning — 1-19-16 Date

PROJECT			SECTION		LOTS NO.
MORRIS PLACE			N/A		LOTS 62 THRU 95
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
23576-23578	4	CAC-CLI& CE-CLI	43	6	6069.02
WATER CODE			SEWER CODE		
C-02			7390000		

LANDSCAPE PLAN DETAILS

SINGLE FAMILY TOWNHOUSE
MORRIS PLACE
PHASE V
LOTS 62 THRU 95
AND OPEN SPACE LOTS 96 THRU 104
SINGLE FAMILY ATTACHED HOUSING
ZONED: CAC-CLI
PREVIOUS HOWARD COUNTY FILES: SDP-82-148, SDP-91-50, S-10-02, WP-12-173, P-13-001, F-14-025, F-15-047, SDP-15-017, F-15-047
TAX MAP NO.: 43 PARCEL NO.: 599 GRID NO.: 4
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY 30, 2015
SHEET 7 OF 8 SDP-15-029



*-Denotes Measurement From Building Face To Nearest Property Line.

LEGEND

SYMBOL	DESCRIPTION
- - - - - -	EXISTING CONTOUR 2' INTERVAL
———	PROPOSED CONTOUR 2' INTERVAL
×362.2	SPOT ELEVATION
WO	WALKOUT BASEMENT
—SF—SF—	SILT FENCE
—SSF—SSF—	SUPER SILT FENCE
ECM	EROSION CONTROL MATTING
LOD	LIMIT OF DISTURBANCE
	PROPOSED LANDSCAPING PER F-05-89
☼	STREET LIGHT PER F-05-89
	PUBLIC WATER & SEWER UTILITY EASEMENT

0' 30' 60' 120'

SCALE: 1" = 30'

FISHER, COLLINS & CARTER, INC.
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NO.	REVISION	DATE
1	ADDED IRRIGATION WATER METER	8/12/16

#21476

STATE OF MARYLAND
FRANK JOHN MANALANSAN II
No. 21476
PROFESSIONAL LAND SURVEYOR

FRANK MANALANSAN, II

PROFESSIONAL CERTIFICATION

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PROJECT	SECTION	LOTS NO.
MORRIS PLACE	N/A	LOTS 62 THRU 95

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
23576-23578	4	CAC-CLI & CE-CLI	43	6	6069.02

WATER CODE	SEWER CODE
C-02	7390000

GEOMETERY PLAN

SINGLE FAMILY TOWNHOUSE

MORRIS PLACE

PHASE V

LOTS 62 THRU 95

AND OPEN SPACE LOTS 96 THRU 104

SINGLE FAMILY ATTACHED HOUSING

ZONED: CAC-CLI

PREVIOUS HOWARD COUNTY FILES: SDP-82-148, SDP-91-50, S-10-02, WP-12-173, P-13-001, F-14-025, F-15-047, SDP-15-017, F-15-047

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SHEET 8 OF 8 SDP-15-029