

**GENERAL NOTES**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARD AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF INSPECTION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-1111 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, BUREAU OF UTILITIES AT (410) 313-4400 AT LEAST FIVE WORKING DAYS PRIOR TO STARTING ANY EXCAVATION WORK.
- PROJECT BACKGROUND:  
LOCATION: SEE VICINITY MAP IN THE UPPER RIGHT HAND CORNER OF THIS SHEET  
TAX MAP: 3T  
ELECTION DISTRICT: 1  
ZONING: R-A-15 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING  
THIS PLAN IS GRANDFATHERED TO THE 12/28/09 ZONING REGULATIONS, HOWEVER THE PROJECT IS UTILIZING THE 10/6/2013 ZONING REGULATIONS FOR SETBACKS FROM VICINAL PROPERTIES  
AREA OF BUILDABLE LOTS FOR THIS SITE DEVELOPMENT PLAN: 3,241 AC.  
FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: S 04-01, MP 04-105, F 06-014, MP 06-045, ZRA-65, F 04-08A, P-10-004, F-10-048, SDP-12-45, MP-16-138, F-11-026, F-13-084, F-16-128, MP-04-105, F-16-116
- THE CEMETERY INVENTORY MAP DOES NOT SHOW ANY CEMETERIES WITHIN THE PROJECT LIMITS (PHASE 8).
- THE SCENIC ROADS MAP DOES NOT INDICATE ANY SCENIC ROADS IN THE VICINITY.
- THE HISTORIC SITES MAP DOES NOT SHOW ANY HISTORICAL SITES WITHIN THE PROJECT LIMITS (PHASE 8).
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE COORDINATE SYSTEM. HOWARD COUNTY BENCHMARKS 316A AND 314A WERE USED FOR THIS PROJECT.
- BOUNDARY INFORMATION IS FROM BOUNDARY SURVEYS BY GUTSCHICK, LITTLE, & WEBER, P.A., DATED MAY, 2003.
- SOILS DATA WAS TAKEN FROM THE SOIL SURVEY OF HOWARD COUNTY, MARYLAND ISSUED MARCH, 2000.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM AERIAL TOPOGRAPHY PREPARED BY MCKENZIE-SNYDER DURING MARCH, 2003 AND PREVIOUS SHIPLEY'S GRANT DEVELOPMENT PLANS.
- THE METALOG DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY BY EXPLORATION RESEARCH, INC. JURISDICTIONAL DETERMINATION AND VERIFICATION OF DELINEATION OF WATERS OF THE UNITED STATES BY U.S. ARMY CORPS OF ENGINEERS ON 3/28/03. THE STUDY WAS APPROVED WITH S-04-01 ON 2/15/03. THERE ARE NO STREAMS OR WETLANDS WITHIN THE LIMITS OF PHASE 8.
- THE 100-YEAR FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY GUTSCHICK, LITTLE, & WEBER DATED JUNE 2006, AND WAS APPROVED IN SEPTEMBER 2006 AS PART OF F-06-01. THERE IS NO FLOODPLAIN WITHIN THE LIMITS OF PHASE 8.
- A NOISE STUDY WAS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. DATED JULY 4, 2015. THE STUDY WAS APPROVED ON 8/24/2015. THE NOISE IS BEING MITIGATED BY 6' NOISE FENCES TO REDUCE BACKYARD NOISE LEVELS. THE REMAINDER IS MITIGATED BY ARCHITECTURAL MATERIALS AT THE HOMES THEMSELVES. THE 65DBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 DBA NOISE EXPOSURE. THE 65DBA NOISE LINE ESTABLISHED BY HOWARD COUNTY TO ALEXIT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS.
- A TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP IN A REPORT DATED JANUARY 26, 2004 AND WAS APPROVED ON FEBRUARY 15, 2005 WITH S-04-01. ALL OF THE REQUIRED OFF-SITE IMPROVEMENTS HAVE BEEN COMPLETED WITH PREVIOUS PHASES. A LETTER FROM THE TRAFFIC GROUP DATED JANUARY 23, 2014 STATES THAT THE TOWNHOUSE UNITS SHOWN IN PHASE 7 AND 8 ON THE FORMER CHAPEL AND OFFICE PARCELS GENERATE LESS TRAFFIC THAN ASSUMED IN THE ORIGINAL TRAFFIC STUDY. THIS LETTER WAS APPROVED ON JANUARY 20, 2015 WITH S-15-003.
- THE GEO-TECHNICAL REPORT WAS PROVIDED BY SPECIALIZED ENGINEERING DATED JULY 6, 2015.
- EXISTING UTILITIES WERE TAKEN FROM AVAILABLE HOWARD COUNTY RECORDS AND PREVIOUS SHIPLEY'S GRANT DEVELOPMENT PLANS.
- THE PROJECT IS WITHIN THE METROPOLITAN DISTRICT.
- PUBLIC WATER AND SEWER SHALL BE UTILIZED (AS PROVIDED BY THIS CONTRACT Nos. 14-493-D & 44-4424-D) AND THE WATER METERS IN OUTSIDE VAULTS FOR THE SFA AND INSIDE FOR THE COMMUNITY BUILDING.
- ALL ROADS LABELED AS "PUBLIC" ARE PUBLICLY MAINTAINED ONCE THEY ARE DEDICATED. ALL ROADS LABELED AS "PRIVATE" ARE PRIVATELY MAINTAINED BY A HOMEOWNER ASSOCIATION.
- THE FOREST CONSERVATION REQUIREMENT FOR THIS SFP IS PROVIDED BY F-06-014 (P.N. 1079-10730) AND F-16-116 (P.N. 24236-1-24237A). FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE GRADING PERMIT APPLICATIONS AS NOTED ON THE GRADING PERMIT CHART ON THIS SHEET. SEE SHEETS 6 & 7 FOR MORE INFORMATION. THE TOTAL SURETY IS IN THE AMOUNT OF \$28,940.00. THE LANDSCAPE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- A PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON 11/26/2013 IN COMPLIANCE WITH SECTION 16.128 OF THE REGULATIONS.
- STORMWATER MANAGEMENT FOR THIS PHASE IS PROVIDED BY EXISTING FACILITY 'D' LOCATED ON OPEN SPACE LOT D-1. FACILITY 'D' IS A PERMANENT ROCK NET FACILITY TYPE P-2 PER MDC 2002. THIS FACILITY PROVIDES NO CPV, AND SAFE PASSAGE OF THE 100 YEAR STORM. FACILITY 'D' WAS DESIGNED AND APPROVED UNDER F-06-88. FACILITY 'D' IS JOINTLY MAINTAINED BY HOWARD COUNTY AND THE HOA.
- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES I AND II. A STORMWATER MANAGEMENT ADMINISTRATIVE PLAN DATED JUNE 6, 2002 DETERMINED THAT THE PROJECT MET THE CRITERIA OUTLINED IN THE MDC STORMWATER MANAGEMENT REGULATIONS GUIDELINES PRELIMINARILY APPROVED WITH S-04-04 ON 2/15/03, AND RECEIVED FINAL APPROVAL WITH F-06-88 ON 10/23/04. FACILITY 'D' IS CURRENTLY FUNCTIONING AS A BASIN FOR TEMPORARY STORMWATER MANAGEMENT AND ALL CONSTRUCTION FOR FACILITY 'D' WILL BE COMPLETED PRIOR TO MAY 4, 2017.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
A) WIDTH - 12' (6' SERVING MORE THAN ONE RESIDENCE)  
B) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN)  
C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MAX. 45' TURNING RADIUS  
D) STRUCTURE (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25,000 LBS (12.5 TONS)  
E) DRAINAGE ELEMENTS - SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE  
F) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- ALL OUTSIDE LIGHTING SHALL COMPLY WITH ZONING REGULATION SECTION 134 WHICH REQUIRES LIGHTS TO BE INSTALLED TO DIRECT/REFLECT LIGHT DOWNWARDS AND INWARDS ON SITE AWAY FROM ALL ADJOINING PUBLIC STREETS AND RESIDENTIAL AREAS. NO OUTDOOR PARKING LOT LIGHTING IS PROPOSED.
- TRASH FOR THIS SITE SHALL BE COLLECTED BY A PRIVATE REFUSE COLLECTION COMPANY.
- ALL BUILDING FOUNDATIONS MUST BE BRICK POINTED UNLESS NOTED OTHERWISE.
- ANY DAMAGE TO THE ADJACENT COUNTY OWNED RIGHT-OF-WAY AND PROPERTY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
- BAY WINDOWS, WINDOW WELLS, CHIMNEYS, HEATING OR AIR CONDITIONING UNITS, BALCONIES, ORIELS, VESTIBLES AND EXTERIOR STAIRWAYS IF NOT MORE THAN 6 FEET IN WIDTH MAY PROJECT NO MORE THAN 4 FEET INTO ANY REQUIRED SETBACK AREA IN ACCORDANCE WITH SECTION 12B.A.1 OF THE ZONING REGULATIONS.
- PER ZONING SECTION 12.0.6, 10% OF THE TOTAL NUMBER OF UNITS, 1 UNITS, MUST BE DEDICATED AS MHUs. THE MIN LOTS WILL BE LOTS D-162, D-160, D-171, D-176, D-187, D-193 & D-194. SEE UNIT TABULATION ON THIS SHEET FOR ADDITIONAL INFORMATION.
- ALL UNITS HAVE 2 CAR GARAGES. ALL UNITS WITH DRIVEWAYS LESS THAN 10' IN LENGTH FROM THE BUILDING EDGE TO THE SIDEWALK OR CURB MUST ONLY USE THEIR GARAGE FOR THE TWO REQUIRED PARKING SPACES.
- SHIPLEY'S GRANT PHASE 8 IS GRANDFATHERED TO THE EXCEPTION FOR SECTION 5.4. RESIDENTIAL NEIGHBORHOOD DEVELOPMENT NOTED IN SECTION 133.C.4 OF THE 2004 ZONING REGULATIONS WHICH ALLOW DRIVEWAYS TO BE LESS THAN 9 FEET IN LENGTH FROM THE GARAGE TO THE SIDEWALK.
- ON MAY 12, 2016 A DESIGN MANUAL REQUESTING A CHANGE OF SECTION 5.4. RESIDENTIAL NEIGHBORHOOD DEVELOPMENT B.5 OF THE HOWARD COUNTY WATER AND SEWER DESIGN MANUAL, VOLUME II, REQUIRING A MINIMUM 10 FOOT HORIZONTAL CLEARANCE BETWEEN ANY PERMANENT STRUCTURE AND THE EDGE OF A PUBLIC UTILITY EASEMENT WAS APPROVED WITH THE FOLLOWING CONDITIONS: REAR DECKS SHALL NOT BE PERMITTED FOR LOTS D-161 THRU D-171 AND LOTS D-186 THRU D-196. ANY PROPOSED FUTURE DECKS FOR LOTS D-170 AND D-171, SHALL BE A MAXIMUM SIZE OF 8 FEET DEEP FROM THE UNIT.
- BUILDING CONSTRUCTION MATERIALS MUST BE USED TO REDUCE INTERIOR SOUND TO 45 DBA IN RESIDENTIAL UNITS AS NEARBY THE EXISTING 65 DBA NOISE LINE.
- FOR DRIVEWAY ENTRANCES IN THE PUBLIC RIGHT OF WAY REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME VI, STANDARD DETAIL, 6.01.
- BUILDING LENGTH, BUILDINGS EXCEEDING THE 120 FOOT LENGTH LIMIT HAVE BEEN APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING TO SIGNIFICANT BUILDING ARTICLES IN ACCORDANCE WITH SECTION 112.D.10. OF THE ZONING REGULATIONS. SEE BUILDING LENGTH EXHIBIT ON FILE UNDER THIS SITE PLAN.
- FOR THE RECORD SHIPLEY'S GRANT COMMUNITY ASSOCIATION COVENANTS SEE L107R.F.01. SEE SECTION 11.0(C) FOR THE BLANKET EASEMENT REGARDING THE REPAIR AND MAINTENANCE OF ALL UTILITIES AND OTHER SHARED FEATURES.

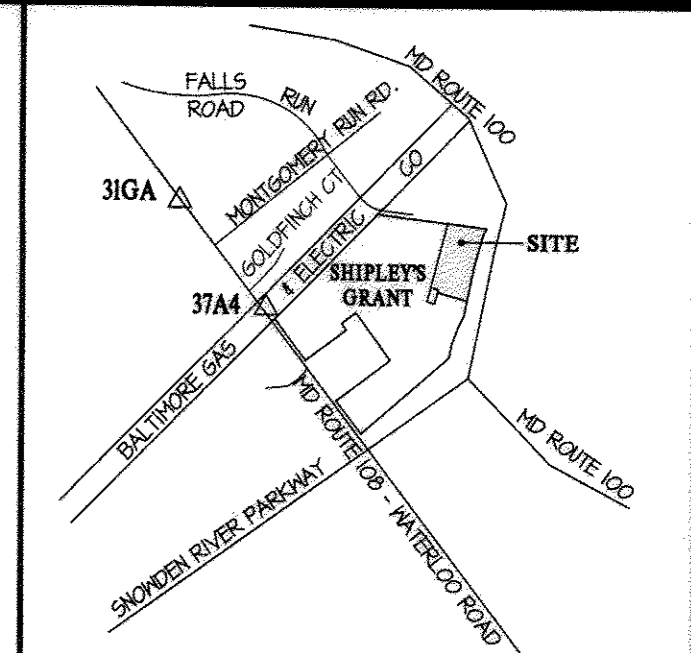
# SITE DEVELOPMENT PLAN

# SHIPLEY'S GRANT

## PHASE VIII - LOTS D-151 thru D-217 and OPEN SPACE LOT D-218

**SHEET INDEX**

- COVER SHEET
- SITE DEVELOPMENT PLAN
- SITE DEVELOPMENT PLAN
- SEDIMENT CONTROL PLAN
- PERMIT CONTROL NOTES AND DETAILS
- LANDSCAPE PLAN
- LANDSCAPE PLAN



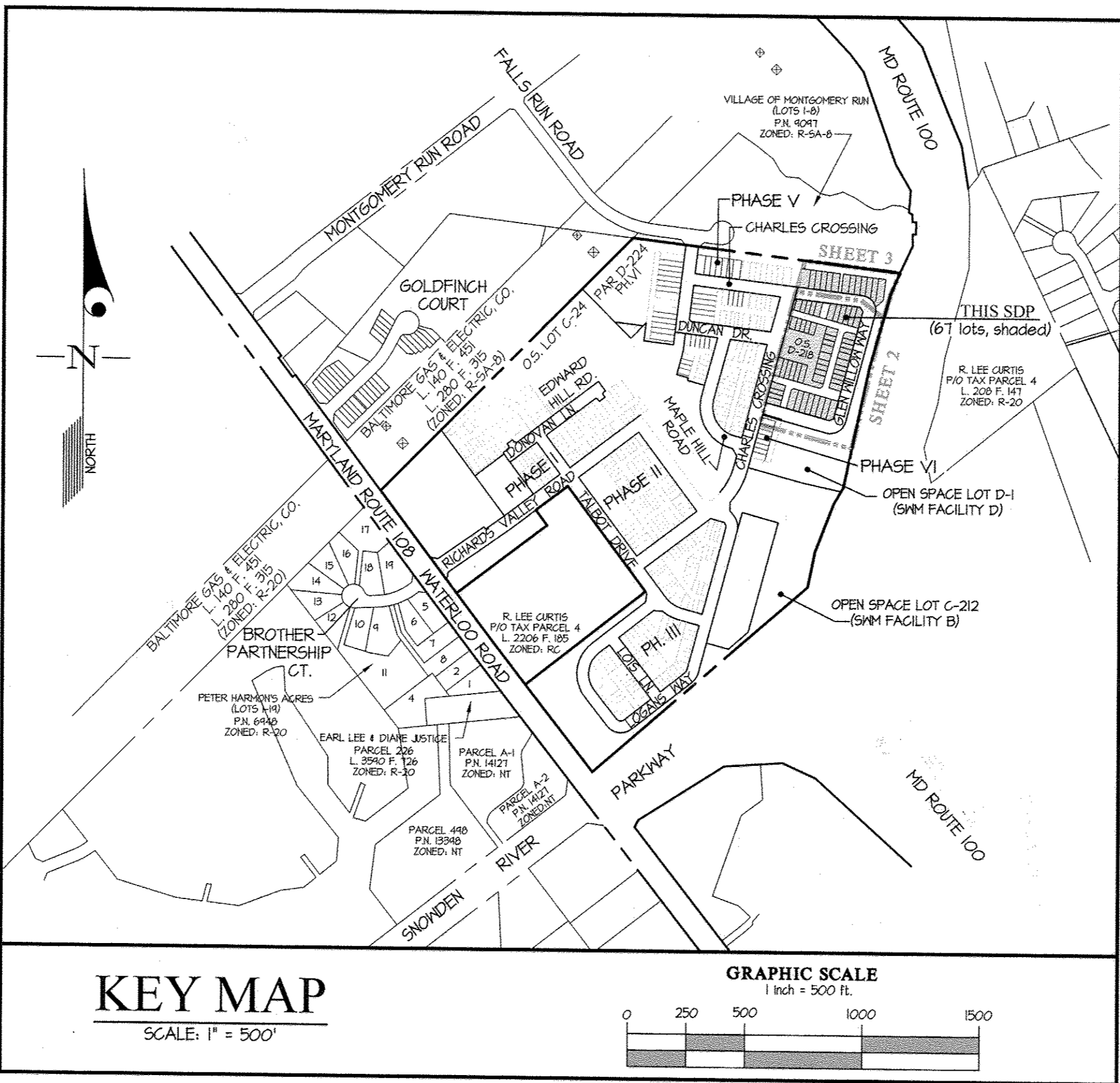
**VICINITY MAP** SCALE: 1" = 2000'

**Howard County Control Stations**

**316A** STANDARD DISC ON CONCRETE MONUMENT  
N 564425.75, E 1361067.65 ELEV. = 51165

**314A** STANDARD DISC ON CONCRETE MONUMENT  
N 563285.41, E 1361171.65 ELEV. = 49126

ADC MAP PAGE: 26 GRID A-B



**LOT DEVELOPMENT DATA**

I. GENERAL SITE ANALYSIS DATA

A. PRESENT ZONING: R-A-15  
 B. PROPOSED USE OF SITE: 67 TOWNHOUSE (SFA) UNITS AND COMMUNITY BUILDING  
 C. PUBLIC WATER AND PRIVATE SEWER TO BE UTILIZED (CONTR. NOS. 14-493-D & 44-4424-D)  
 D. PARKING REQUIRED PER ZONING AND DMV (11 TABLE 2.11):  
 TOTAL REQUIRED FOR GUEST & POOL = 49 PARKING SPACES

POOL PARKING CALCULATIONS:  
 TOTAL NUMBER OF PERSONS PERMITTED IN THE POOL AT ONE TIME BY THE HEALTH DEPARTMENT = 1800 SF x 1 PERSON / 12 SF = 150 PEOPLE (SEE NOTE RIGHT)  
 POOL PARKING REQUIRED @ 1 SPACE / 10 PERSONS PERMITTED IN THE POOL AT ONE TIME BY THE HEALTH DEPARTMENT = 15 SPACES  
 PARKING REQUIRED:  
 A. SFA UNITS : 134 PARKING SPACES (67 UNITS x 2.0)  
 B. GUEST PARKING: 34 PARKING SPACES (67 UNITS x 0.5 (PER F-16-116))  
 POOL PARKING : 15 PARKING SPACES (SEE POOL PARKING CALCULATIONS ABOVE)  
 TOTAL REQUIRED FOR GUEST & POOL = 49 PARKING SPACES

PARKING PROVIDED:  
 A. SFA UNITS : 134 GARAGE PARKING SPACES (2 SPACES IN EACH UNIT/GARAGE x 67 UNITS)  
 B. GUEST & POOL : 43 PARALLEL SPACES ON GLEN HILLON WAY + 1 PARKING SPACES ON SWEET CORN DRIVE + 3 PARKING SPACES ON HIDDEN GARDEN LANE  
 TOTAL PROPOSED FOR GUEST & POOL = 53 PARKING SPACES

E. OPEN SPACE: SEE DEVELOPMENT TRACKING CHART ON THIS SHEET

2. AREA TABULATION  
 A. AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 3,241 AC. (PLAT No. 2421A-2421A)  
 B. AREA OF THIS PLAN SUBMISSION: 3,581 ACRES (L.O.D.)  
 C. AREA OF DISTURBANCE BY THIS SFP: 3,581 ACRES

3. LOT DESIGNATION:

DEVELOPMENT TYPE	MAX. BUILDING HT.	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FROM BRL
PRINCIPAL STRUCTURES	35'	N/A	N/A
ACCESSORY STRUCTURES	15'	N/A	N/A

**SETBACK REQUIREMENTS**

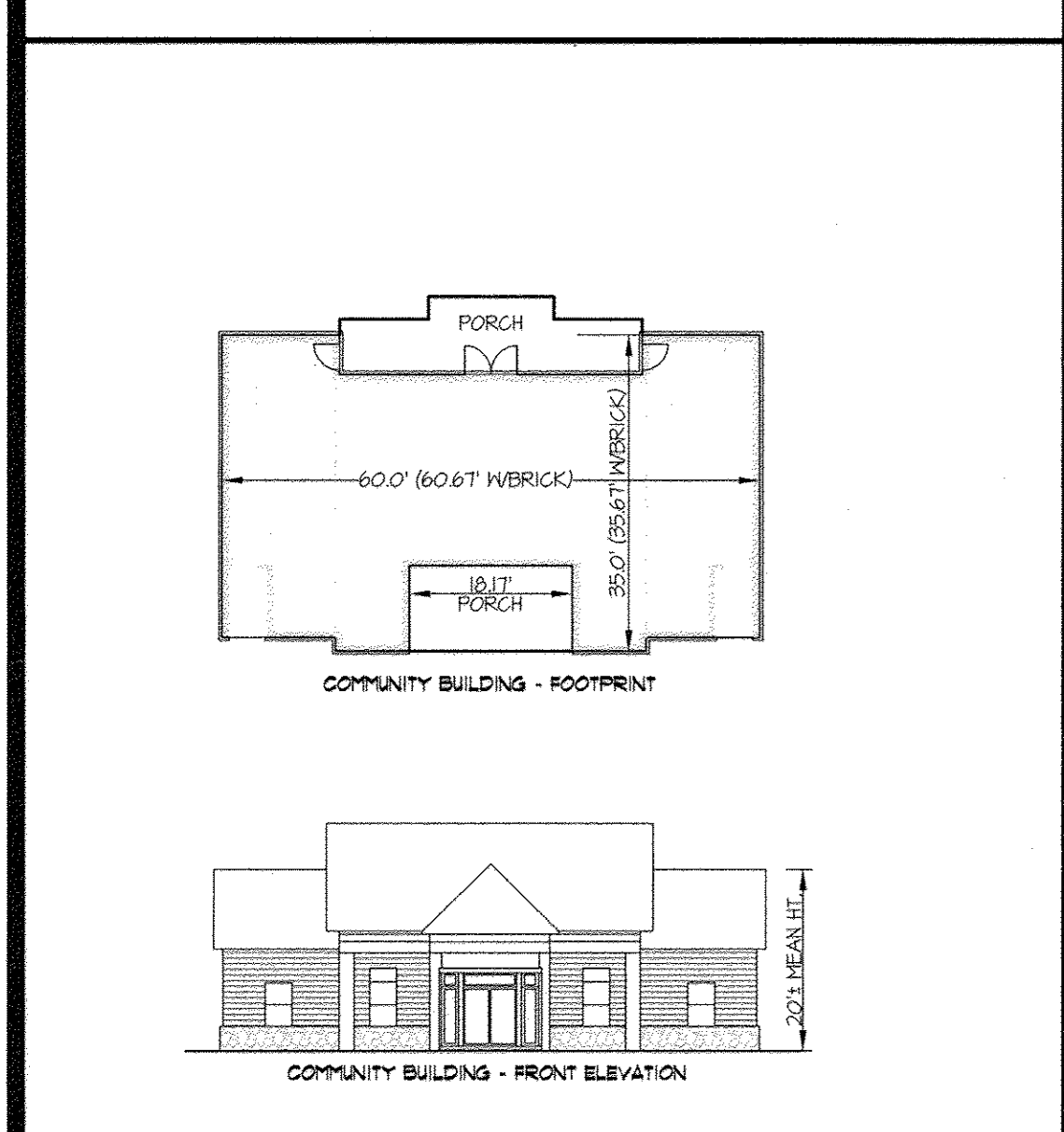
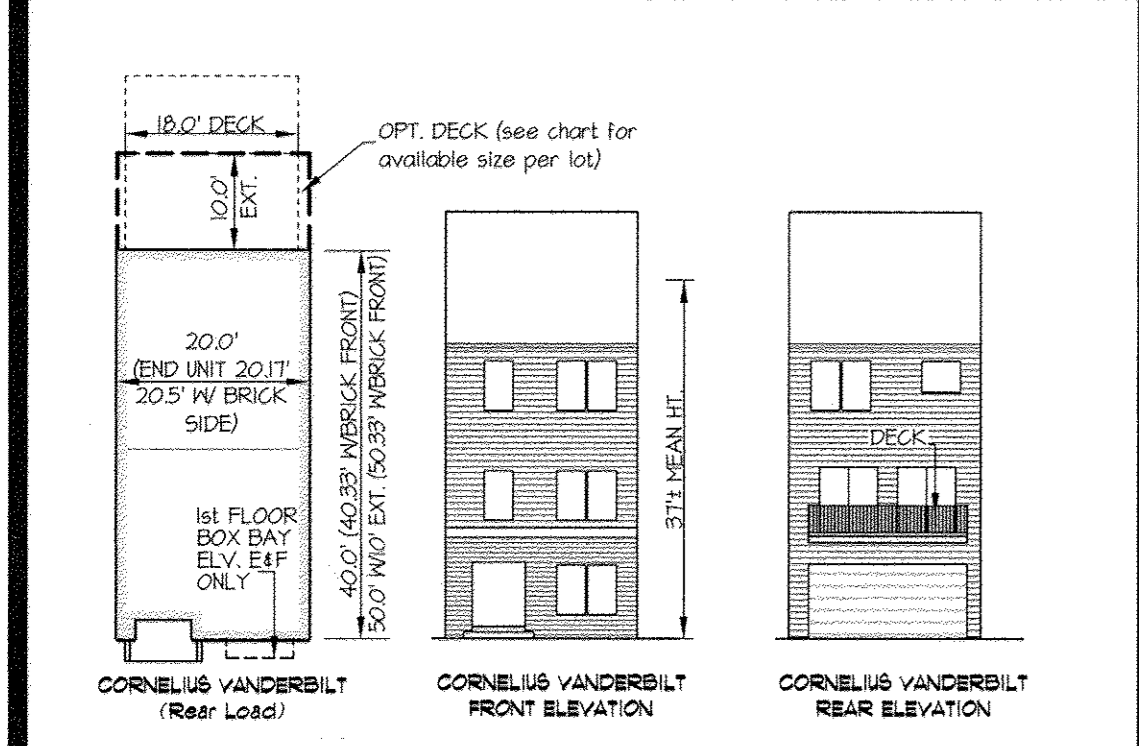
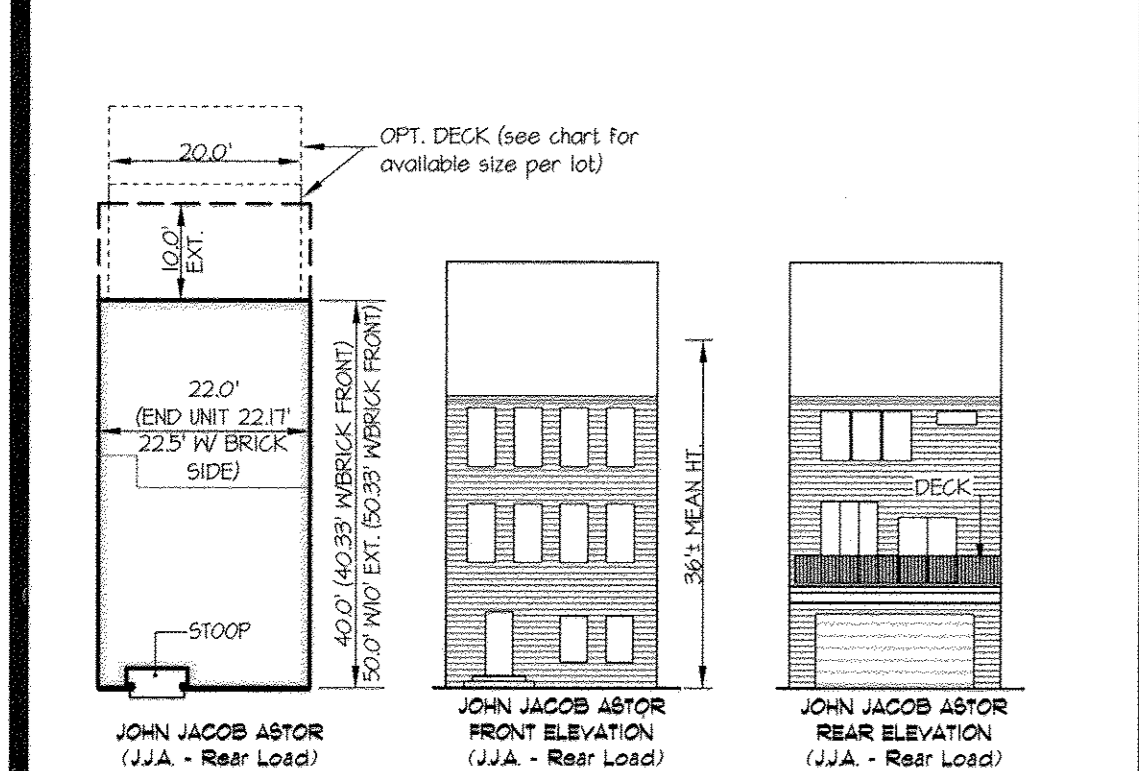
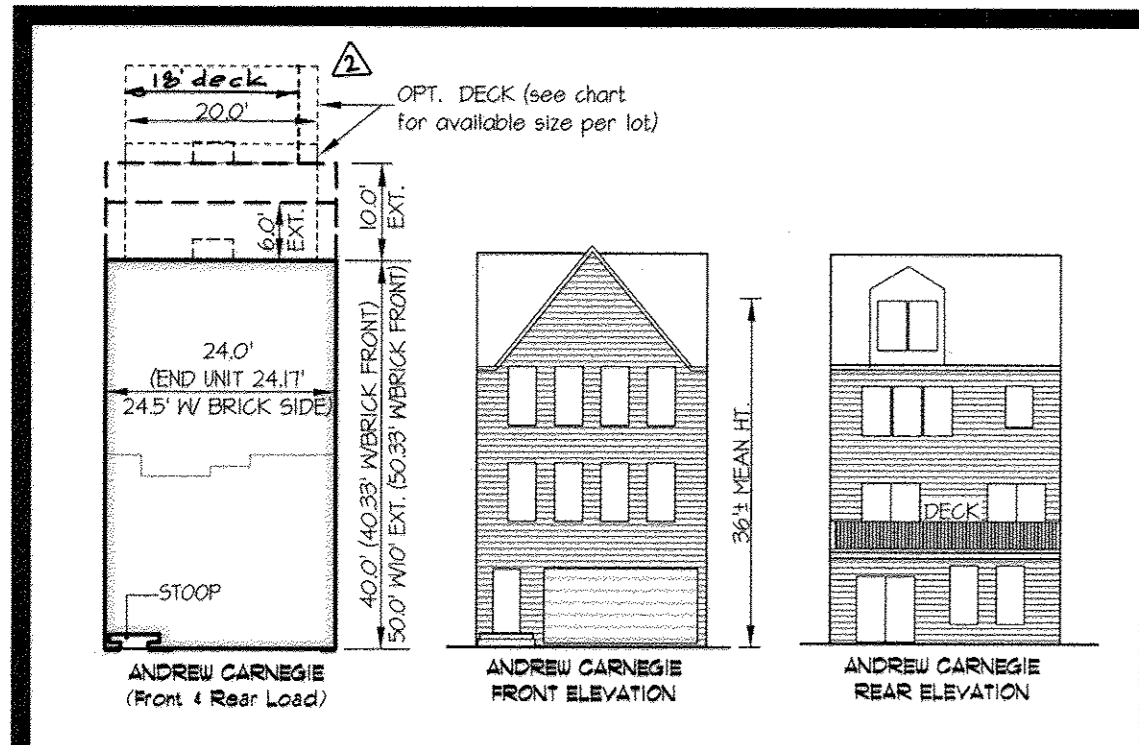
PER 112.D.4 (R-A-15) AND 12B.B.4 (TRADITIONAL RESIDENTIAL NEIGHBORHOODS)

SETBACK TYPE	SETBACK
FROM EXTERNAL ARTERIAL OR MAJOR COLLECTOR PUBLIC STREET RIGHT OF WAY	SINGLE FAMILY ATTACHED: 75'
(1) STRUCTURES	(a) FRONT OR SIDE: 30'
(2) USES	(a) REAR: 50'
	(b) FRONT OR SIDE: 30'
FROM OTHER EXTERNAL PUBLIC STREET RIGHT OF WAY	(1) STRUCTURES: (a) SFA FRONT OR SIDE: 20'
(2) USES	(a) REAR: 40'
FROM INTERNAL PUBLIC STREET RIGHT OF WAY	FRONT OR SIDE: 0'
FROM INTERNAL ALLEY RIGHT OF WAY	SIDE OR REAR: 0'
FROM VICINAL PROPERTIES - FOR ALL STRUCTURES AND USES IN A SFA DEVELOPMENT PROJECTS	1. FROM RG, RR, R-10, R-12, R-15, R-18, R-20, R-22, R-24, R-26, R-28, R-30, R-32, R-34, R-36, R-38, R-40, R-42, R-44, R-46, R-48, R-50, R-52, R-54, R-56, R-58, R-60, R-62, R-64, R-66, R-68, R-70, R-72, R-74, R-76, R-78, R-80, R-82, R-84, R-86, R-88, R-90, R-92, R-94, R-96, R-98, R-100, R-102, R-104, R-106, R-108, R-110, R-112, R-114, R-116, R-118, R-120, R-122, R-124, R-126, R-128, R-130, R-132, R-134, R-136, R-138, R-140, R-142, R-144, R-146, R-148, R-150, R-152, R-154, R-156, R-158, R-160, R-162, R-164, R-166, R-168, R-170, R-172, R-174, R-176, R-178, R-180, R-182, R-184, R-186, R-188, R-190, R-192, R-194, R-196, R-198, R-200, R-202, R-204, R-206, R-208, R-210, R-212, R-214, R-216, R-218, R-220, R-222, R-224, R-226, R-228, R-230, R-232, R-234, R-236, R-238, R-240, R-242, R-244, R-246, R-248, R-250, R-252, R-254, R-256, R-258, R-260, R-262, R-264, R-266, R-268, R-270, R-272, R-274, R-276, R-278, R-280, R-282, R-284, R-286, R-288, R-290, R-292, R-294, R-296, R-298, R-300, R-302, R-304, R-306, R-308, R-310, R-312, R-314, R-316, R-318, R-320, R-322, R-324, R-326, R-328, R-330, R-332, R-334, R-336, R-338, R-340, R-342, R-344, R-346, R-348, R-350, R-352, R-354, R-356, R-358, R-360, R-362, R-364, R-366, R-368, R-370, R-372, R-374, R-376, R-378, R-380, R-382, R-384, R-386, R-388, R-390, R-392, R-394, R-396, R-398, R-400, R-402, R-404, R-406, R-408, R-410, R-412, R-414, R-416, R-418, R-420, R-422, R-424, R-426, R-428, R-430, R-432, R-434, R-436, R-438, R-440, R-442, R-444, R-446, R-448, R-450, R-452, R-454, R-456, R-458, R-460, R-462, R-464, R-466, R-468, R-470, R-472, R-474, R-476, R-478, R-480, R-482, R-484, R-486, R-488, R-490, R-492, R-494, R-496, R-498, R-500, R-502, R-504, R-506, R-508, R-510, R-512, R-514, R-516, R-518, R-520, R-522, R-524, R-526, R-528, R-530, R-532, R-534, R-536, R-538, R-540, R-542, R-544, R-546, R-548, R-550, R-552, R-554, R-556, R-558, R-560, R-562, R-564, R-566, R-568, R-570, R-572, R-574, R-576, R-578, R-580, R-582, R-584, R-586, R-588, R-590, 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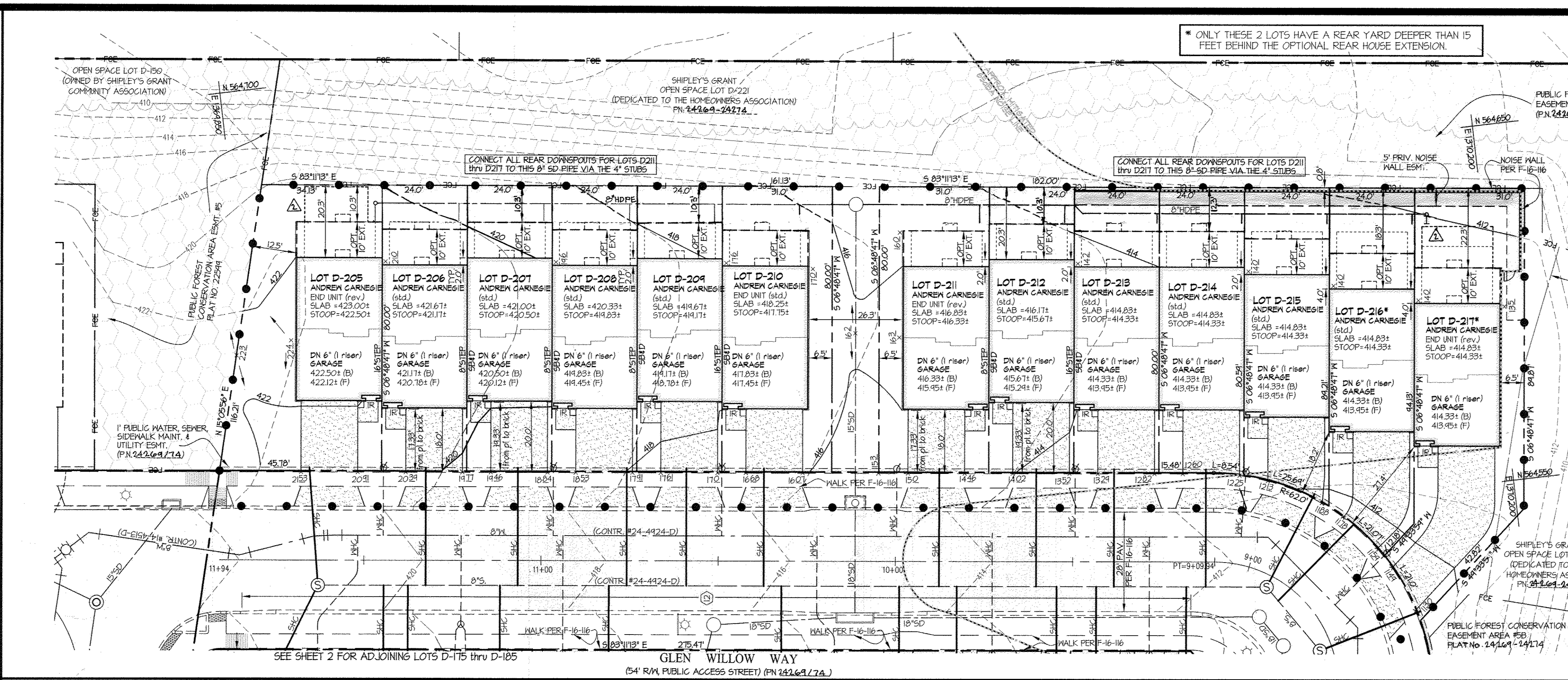




**TYPICAL HOUSE FOOTPRINTS and ELEVATIONS** SCALE: 1" = 20'  
 FOR EACH SFA UNIT, OPTIONAL BUILDING FEATURES (SUCH AS DECKS, EXTENSIONS, ETC.) ARE ONLY AVAILABLE IF THEY ARE SHOWN ON THIS SITE DEVELOPMENT PLAN.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: *Nathan Joffe* 8-3-17  
 Chief, Division of Land Development: *J. Mark Lewis* 8-3-17  
 Chief, Development Engineering Division: *John Chisholm* 7-14-17

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186



PLAN VIEW SCALE: 1" = 20'

**Shipley's Grant (Ph VIII) - House Extensions & Deck Fit MATRIX**

Lot No.	House Extension Availability [Maximum ext. size shown in (#)]	LARGEST DECK POSSIBLE (F.L.) (NDA = No Deck Available)		Lot No.	House Extension Availability [Maximum ext. size shown in (#)]	LARGEST DECK POSSIBLE (F.L.) (NDA = No Deck Available)	
		With No 10' House Extension	With 10' House Extension			With No 10' House Extension	With 10' House Extension
D-151	Yes (10')	10	NDA	D-186	No	NDA	
D-152	Yes (10')	10	NDA	D-187	No	NDA	
D-153	Yes (10')	10	NDA	D-188	No	NDA	
D-154	Yes (10')	10	NDA	D-189	No	NDA	
D-155	Yes (10')	12	6	D-190	No	NDA	
D-156	Yes (10')	12	8	D-191	No	NDA	
D-157	Yes (10')	12	6	D-192	No	NDA	
D-158	Yes (10')	12	8	D-193	No	NDA	
D-159	Yes (10')	12	6	D-194	No	NDA	
D-160	Yes (10')	12	8	D-195	No	NDA	
D-161	NO	NDA		D-196	No	NDA	
D-162	NO	NDA		D-197	Yes (10')	12	10
D-163	NO	NDA		D-198	Yes (10')	12	12
D-164	NO	NDA		D-199	Yes (10')	12	12
D-165	NO	NDA		D-200	Yes (10')	12	12
D-166	NO	NDA		D-201	Yes (10')	12	12
D-167	NO	NDA		D-202	Yes (10')	12	12
D-168	NO	NDA		D-203	Yes (10')	12	12
D-169	NO	NDA		D-204	Yes (10')	12	12
D-170	NO	NDA		D-205	Yes (10')	10	10 (10' wide)
D-171	NO	NDA		D-206	Yes (10')	12	NDA
D-172	NO	NDA		D-207	Yes (10')	10	NDA
D-173	NO	NDA		D-208	Yes (10')	12	NDA
D-174	NO	NDA		D-209	Yes (10')	10	NDA
D-175	NO	NDA		D-210	Yes (10')	12	NDA
D-176	NO	NDA		D-211	Yes (10')	12	NDA
D-177	NO	NDA		D-212	Yes (10')	10	NDA
D-178	Yes (10')	8	NDA	D-213	Yes (10')	10	NDA
D-179	Yes (10')	8	NDA	D-214	Yes (10')	10	NDA
D-180	Yes (10')	12	10	D-215	Yes (10')	12	NDA
D-181	Yes	12	10	D-216	Yes (10')	12	6
D-182	Yes	12	10	D-217	Yes (10')	12	12 (12' wide)
D-183	Yes	12	12				
D-184	Yes	12	12				
D-185	Yes	12	12				

\*NO FIREPLACE IF HOUSE EXTENSION IS BUILT.

**Shipley's Grant (Ph VIII) - Lot Size**

Lot No.	Lot Size	Lot No.	Lot Size
D-151	1599 s.f.	D-186	1454 s.f.
D-152	1220 s.f.	D-187	1060 s.f.
D-153	1220 s.f.	D-188	1060 s.f.
D-154	1586 s.f.	D-189	1060 s.f.
D-155	1960 s.f.	D-190	1495 s.f.
D-156	1600 s.f.	D-191	1484 s.f.
D-157	1600 s.f.	D-192	1060 s.f.
D-158	1600 s.f.	D-193	1060 s.f.
D-159	1600 s.f.	D-194	1060 s.f.
D-160	1960 s.f.	D-195	1060 s.f.
D-161	1611 s.f.	D-196	1325 s.f.
D-162	1090 s.f.	D-197	2720 s.f.
D-163	1090 s.f.	D-198	2214 s.f.
D-164	1090 s.f.	D-199	2214 s.f.
D-165	1586 s.f.	D-200	2214 s.f.
D-166	1586 s.f.	D-201	2214 s.f.
D-167	1090 s.f.	D-202	2214 s.f.
D-168	1090 s.f.	D-203	2214 s.f.
D-169	1632 s.f.	D-204	2799 s.f.
D-170	1308 s.f.	D-205	3196 s.f.
D-171	1047 s.f.	D-206	1920 s.f.
D-172	1047 s.f.	D-207	1920 s.f.
D-173	1047 s.f.	D-208	1920 s.f.
D-174	1308 s.f.	D-209	1920 s.f.
D-175	1269 s.f.	D-210	2480 s.f.
D-176	1081 s.f.	D-211	2480 s.f.
D-177	1139 s.f.	D-212	1920 s.f.
D-178	1198 s.f.	D-213	1920 s.f.
D-179	1644 s.f.	D-214	1922 s.f.
D-180	1935 s.f.	D-215	2015 s.f.
D-181	1655 s.f.	D-216	2315 s.f.
D-182	1725 s.f.	D-217	3386 s.f.
D-183	1796 s.f.		
D-184	1866 s.f.		
D-185	2302 s.f.		

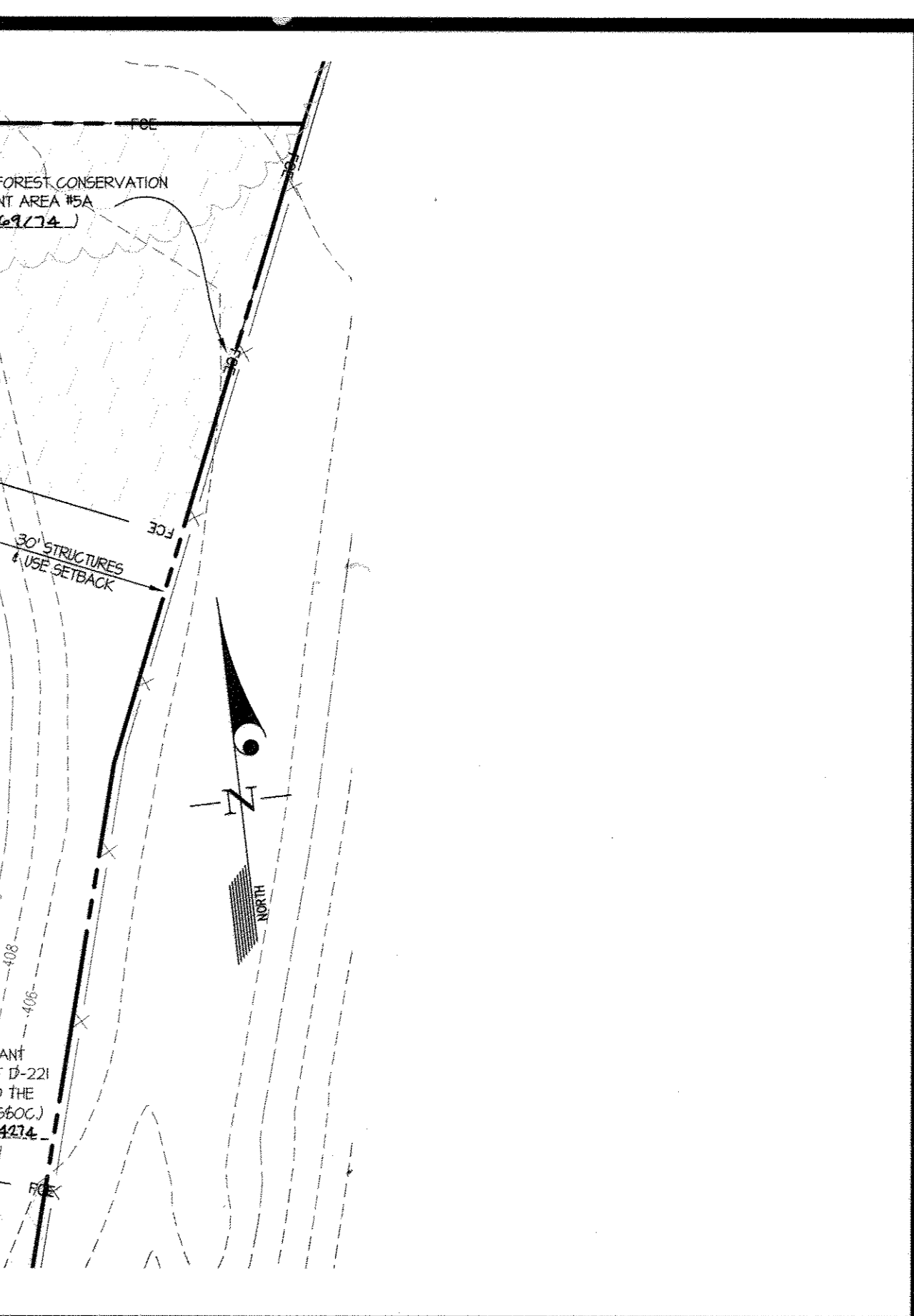
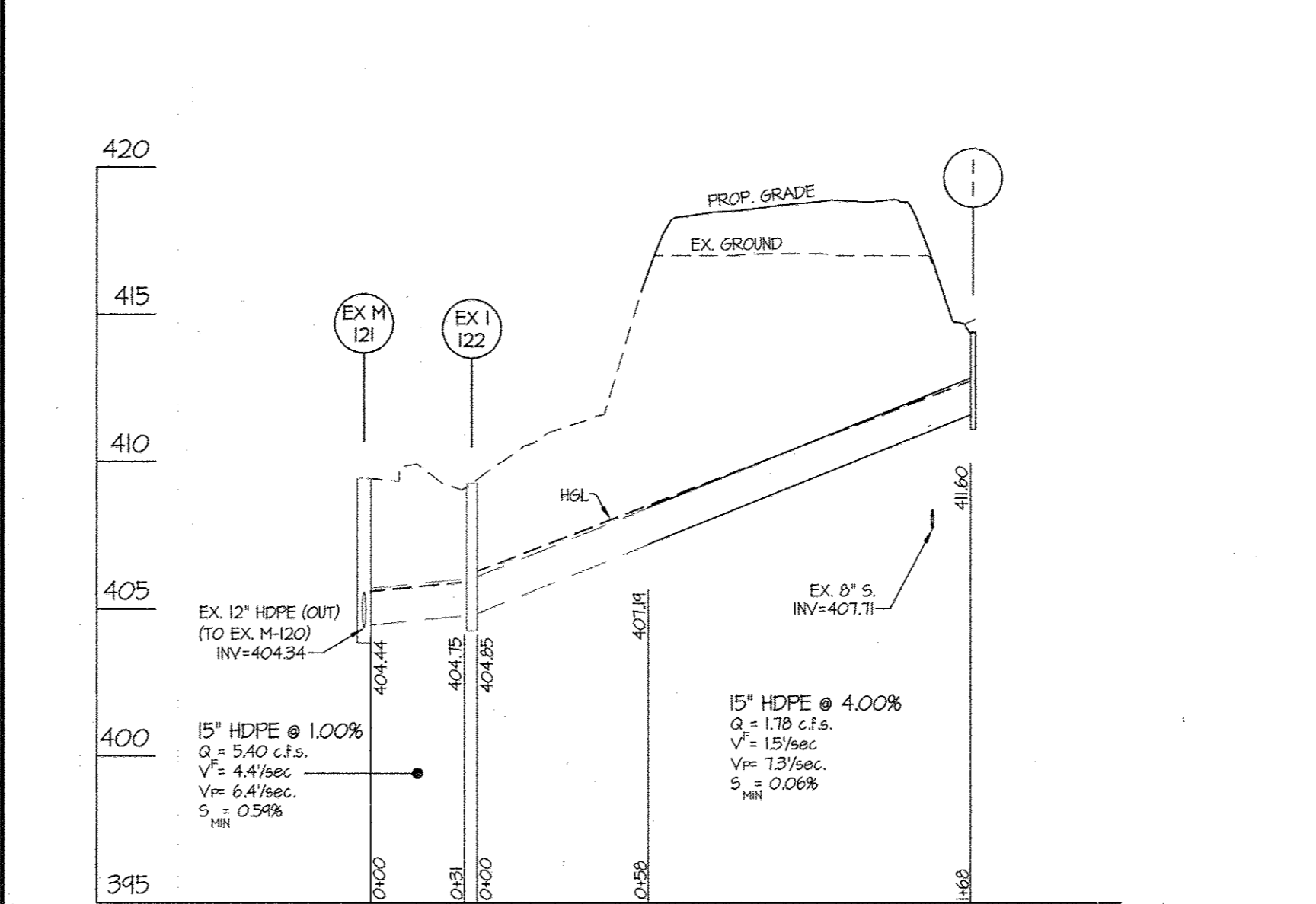
**STRUCTURE SCHEDULE (STORM DRAIN)**

NO	TYPE	WIDTH (IN/DEP)	TOP ELEVATION		INVERT		STD. DETAIL	LOCATIONS	REMARKS
			UPPER	LOWER	UPPER	LOWER			
I-1	15" NYLOPLAST	12"	414.40	---	---	411.60	NYLOPLAST DRAIN BASIN OR EQUIVALENT		15" STANDARD SQUARE GRATE

**PIPE SCHEDULE (STORM DRAIN)**

SIZE	TYPE	QUANTITY (LF)	REMARKS
15"	HDPE	110	

HDPE INDICATES HIGH DENSITY POLYETHYLENE PIPE, SUCH AS N-12 BY ADS, OR H-0 BY HANCOX OR AN APPROVED EQUAL.  
 TRENCH BEDDINGS TO BE PROVIDED PER HOWARD COUNTY DETAIL 6.201, TRENCH FOR P.V.C. PIPE AND HDPE.



STORM DRAIN DRAINAGE AREA MAP SCALE: 1" = 50'

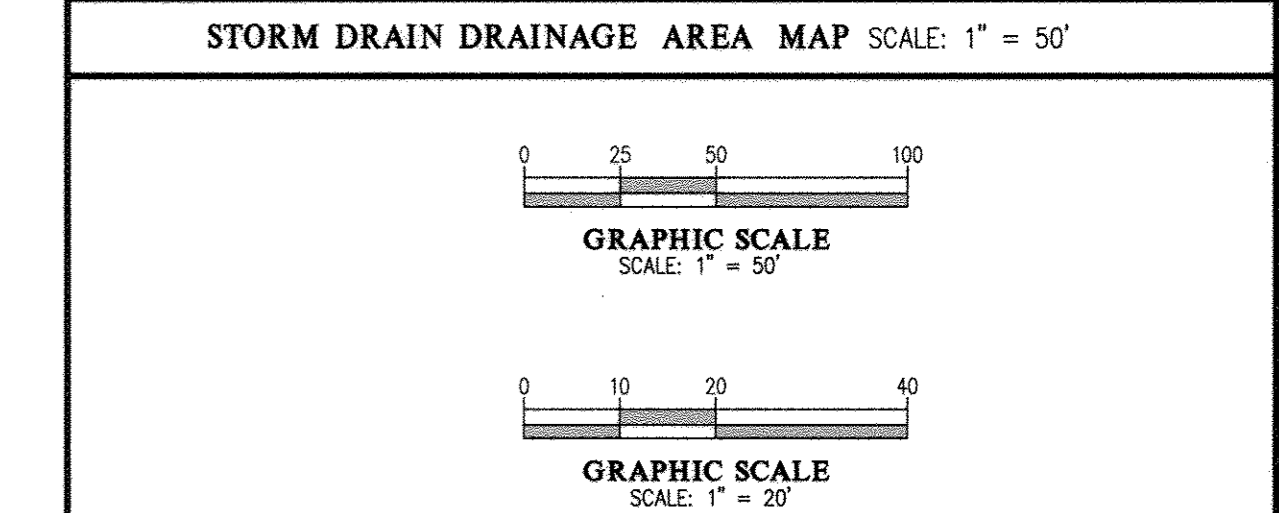
**LEGEND**

STORM DRAIN DRAINAGE DIVIDE

**C FACTOR COMPUTATIONS**

STRUCTURE	AREA (AC)	C	IMPERVIOUS
I-1	0.28	0.58	56%
EX I-122	0.58	0.54	50%

NOTE: ALL SOILS ON SITE ARE TYPE 'B'



**PREPARED FOR:**  
 OWNER/DEVELOPER (S. LOT D-218): BA Waterloo Townhomes, LLC c/o Bozzuto Homes, Inc. 6406 Ivy Lane, Suite 700 Greenbelt, MD 20770 301-220-0100 Attn: Chris Block  
 BUILDER (Lots D-151 thru D-217): NVR INC. 9720 Potomac Woods Dr. Columbia, MD 21046 Phone: 410-379-5956 Attn: Robert Grothmann

**PROFESSIONAL CERTIFICATION**  
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12878, EXPIRATION DATE: MAY 26, 2018  
 6/15/17 [Signature]

**SITE DEVELOPMENT PLAN**  
**SHIPLEY'S GRANT**  
 PHASE VIII - LOTS D-151 thru D-217 (SFA RESIDENTIAL USE) and OPEN SPACE LOT D-218 (Community Building)  
 PLAT No. 24264-24274

SCALE: AS SHOWN ZONING: R-A-15 G. L. W. FILE No.: 16021  
 DATE: MAY, 2017 TAX MAP - GRID: 37 - 1&2 SHEET: 3 of 7  
 HOWARD COUNTY, MARYLAND ELECTION DISTRICT No. 1

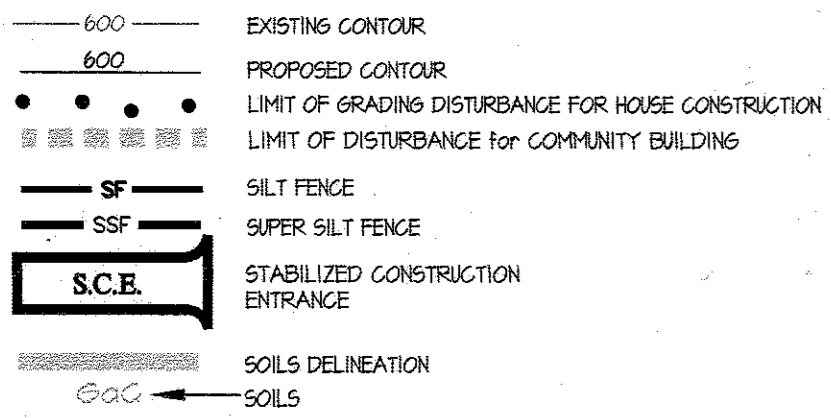


**SEQUENCE OF CONSTRUCTION**

1. APPLY FOR GRADING PERMIT AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE COUNTY SEDIMENT CONTROL INSPECTOR (CSCI). OBTAIN GRADING PERMIT FROM THE CSCI AT THE MEETING. Duration: 1/2 day.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCES (SCE), SILT FENCES (SF), SUPER SILT FENCES (SSF) AND ANY ADDITIONAL SEDIMENT CONTROL MEASURES AS DIRECTED BY THE CSCI. (CLEARING AND GRUBBING IS NOT NECESSARY AS SITE HAS MASS GRADED TO INSTALL A REGIONAL SHM FACILITY). Duration: 1 day.
3. GRADE SITE FOR HOUSE CONSTRUCTION. PROVIDE DUST CONTROL AS NECESSARY. Duration: 2 days.
4. CONSTRUCT HOUSES, UTILITY CONNECTIONS, GARAGES, DRIVEWAYS AND SIDEWALKS. Duration: 3-4 months.
5. AS EACH HOUSE/GARAGE IS COMPLETED, FINAL GRADE THE LOT, INSTALL FENCES AND PLANT MATERIAL AND STABILIZE ALL BARE DIRT AREA WITH PERMANENT SEEDING OR WITH SOG. Duration: 2 days.
6. ONCE AREA DRAINING TO SEDIMENT CONTROL MEASURES HAVE BEEN STABILIZED, OBTAIN PERMISSION FROM THE CSCI TO REMOVE THE SEDIMENT CONTROL ITEMS. Duration: 1/2 day.
7. OBTAIN INSPECTION FOR RELEASE OF SURETY (FOR GRADING AND LANDSCAPING). Duration: 1/2 day.
8. OBTAIN USE AND OCCUPANCY PERMIT THEN FINALIZE SETTLEMENT.

- NOTES:**
1. TEMPORARY SHM IS PROVIDED BY EXISTING FACILITY 'D' ON OPEN SPACE LOT D-1 PER F-04-006 (SEE SHEET #1).
  2. IF HOUSE CONSTRUCTION IS CONCURRENT WITH ROAD CONSTRUCTION, COORDINATE THE WORK ON THESE PLANS WITH F-16-116.
  3. SOILS SHOWN ARE PRE-DEVELOPMENT CONDITION. THE SITE IS MASS GRADED UNDER F-16-116 AND ALL SOILS WILL BE CONSIDERED "MANMADE".
  4. SEEDING AND STABILIZATION IS TO BE PERFORMED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR IN COMPLIANCE WITH THE STANDARD SEEDING AND STABILIZATION NOTES WHICHEVER IS MORE RESTRICTIVE.

**SEDIMENT CONTROL LEGEND**



Soils (on site)	Map Unit Name	Type	K Factor
6gC	Glenside loam, 8 to 15 percent slopes	B	0.20
5aB	Sassafras loam, 2 to 5 percent slopes	B	0.31

HOWARD COUNTY SOIL MAP NUMBER: 19 - SAVAGE NE

**BUILDER'S CERTIFICATE (SFA LOTS D-151 thru D-217)**  
 I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND 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 HSCD.

*[Signature]* 5/16/17  
 SIGNATURE OF BUILDER (SFA LOTS D-151 thru D-217) DATE

**BUILDER'S CERTIFICATE (O.S. LOT D-218, Community Bldg.)**  
 I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND 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 HSCD.

*[Signature]* 5-12-17  
 SIGNATURE OF DEVELOPER/BUILDER (O.S. LOT D-218) DATE

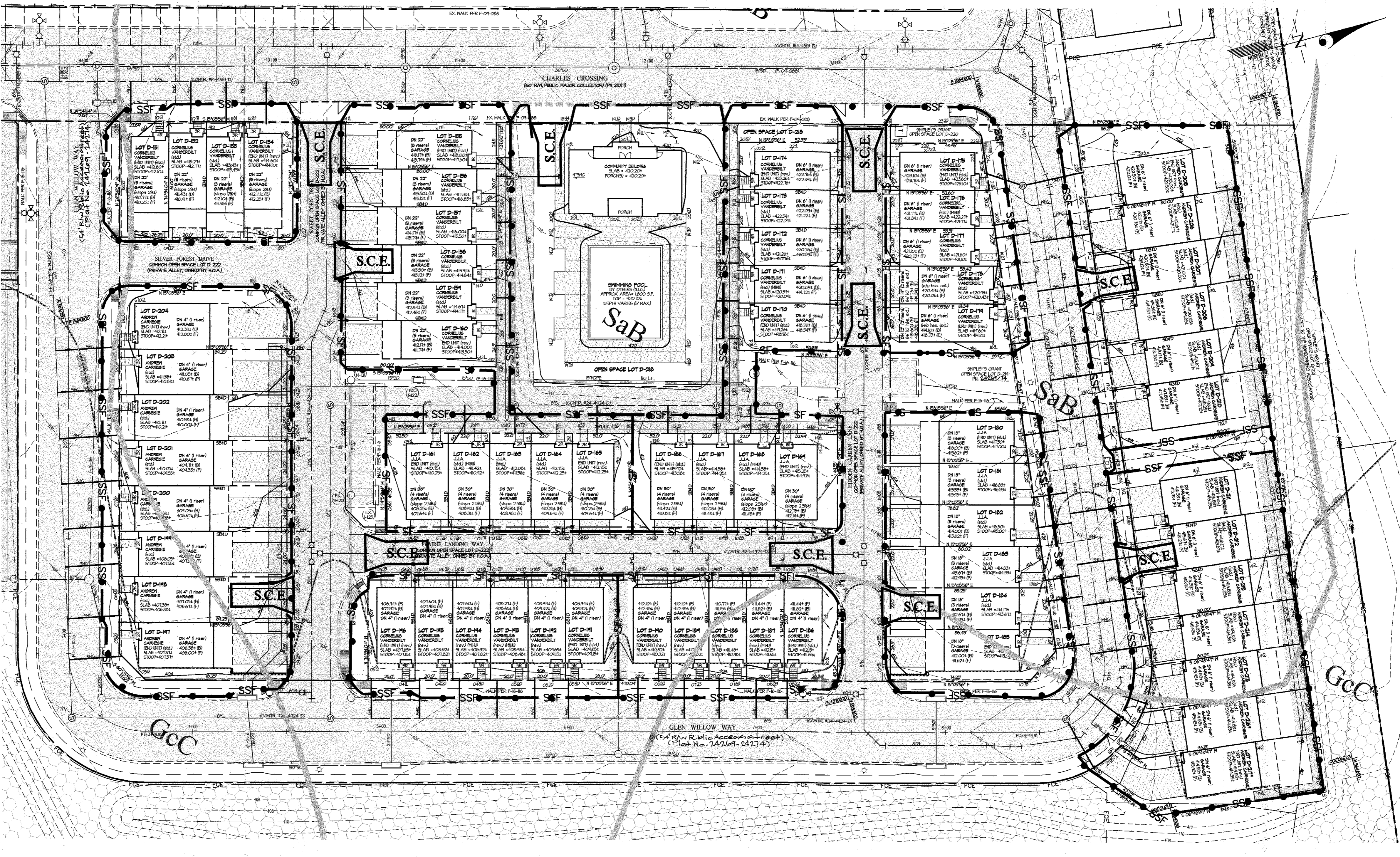
**ENGINEER'S CERTIFICATE**  
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

*[Signature]* 6/15/17  
 ENGINEER'S SIGNATURE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
*[Signature]* 6/28/17  
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*[Signature]* 8-3-17  
 Director Date  
*[Signature]* 8-3-17  
 Chief, Division of Land Development Date  
*[Signature]* 7/14/17  
 Chief, Development Engineering Division Date

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20886  
 TEL: 301-421-4024 FAX: 301-421-4186



NO STOCKPIILING PERMITTED ON SITE

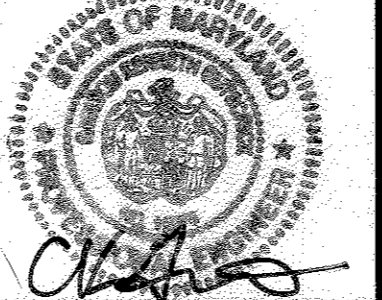


THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

**SEDIMENT CONTROL PLAN**  
**SHIPLEY'S GRANT**  
 PHASE VIII - LOTS D-151 thru D-217 (SFA RESIDENTIAL USE)  
 and OPEN SPACE LOT D-218 (Community Building)  
 PLAT No. 24267-24274

SCALE	ZONING	G. L. W. FILE No.
1"=30'	R-A-15	16021
DATE	TAX MAP - GRID	SHEET
MAY, 2017	37 - 1&2	4 of 7

**PROFESSIONAL CERTIFICATION**  
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975, EXPIRATION DATE: MAY 26, 2018.  
*[Signature]* 6/15/17



**PREPARED FOR:**  
 OWNER/DEVELOPER (O.S. LOT D-218): BA Waterloo Townhomes, LLC  
 c/o Bozzuto Homes, Inc. 9720 Potomac Woods Dr. Columbia, MD 21046  
 Phone: 410-379-5856 301-220-0100  
 Attn: Chris Block



B-4.2 STANDARD AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

DEFINITION THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION.

PROCESSES TO PROVIDE A SUITABLE AND DURABLE SURFACE FOR VEGETATIVE GROWTH.

CONDITIONS WHERE PRACTICE APPLIES WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED.

A. SOIL PREPARATION

1. TEMPORARY STABILIZATION

a. SEEDING PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY...

b. SOIL MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SOIL LABORATORY...

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

2. PERMANENT STABILIZATION

a. SOIL TESTS TO BE REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE...

b. SOIL PH 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. SOILS LESS THAN 40 PERCENT CLAY (BY WEIGHT) FINELY GRAINED MATERIAL...

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

v. SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.

vi. 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...

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...

f. SOIL MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SOIL LABORATORY...

B. TOPSOILING

a. TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION...

b. TOPSOIL MUST BE FREED OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERBERIS GRASS, QUACK GRASS, JAROSIN GRASS...

c. TOPSOIL SUBSTITUTES OR AMENDMENTS AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST...

d. TOPSOIL APPLICATION

a. EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL...

b. UNIFORM DISTRIBUTION OF TOPSOIL IN A 5 TO 8 INCH LAYER AND LIGHTLY COMPACT TO A MINIMUM THICKNESS OF 4 INCHES...

c. TOPSOIL MUST NOT BE PLACED IF THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION...

C. SOIL AMENDMENTS FERTILIZER AND LIME SPECIFICATIONS

a. LIME MUST BE APPLIED TO CORRECT THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE...

b. FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FINE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT...

c. LIME MATERIALS MUST BE GROUND LIMESTONE (IMPROVED) OR BURNT LIME WHICH MAY BE SUBSTITUTED EXCEPT WHEN HYDROSEEDING WHICH CONTAINS AT LEAST 50 PERCENT TOTAL OXIDES...

d. LIME AND FERTILIZER ARE TO BE FINELY DISTRIBUTED AND INCORPORATED INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS...

B-4.3 STANDARDS AND SPECIFICATIONS FOR SEEDING AND 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 CONTROL DIKES AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.

A. SEEDING

a. ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW...

b. ADDITIONAL PLANNING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS OR DUNES...

c. MULCH ALONE MAY BE APPLIED DURING THE FALL AND SPRING SEEDING DATES...

d. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (46-0-0) AT 3 1/2 POUNDS PER 1000 SQUARE FEET...

2. TURFGRASS MIXTURES

a. AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES...

b. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSES...

i. KENTUCKY BLUEGRASS: FULL SUN MIXTURE; FOR USE IN AREAS THAT RECEIVE INTENSIVE MAINTENANCE...

ii. TALL FESCUE: FULL SUN MIXTURE; FOR USE IN DROUGHT PRONE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MAINTENANCE...

iii. MIXTURES: MIXTURES INCLUDES: CERTIFIED TALL FESCUE CULTIVARS 60 TO 100 PERCENT, CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 40 TO 50 PERCENT...

iv. KENTUCKY BLUEGRASS/SHADE FESCUE: MIXTURE; FOR USE IN AREAS WITH SHADE IN STREAMS, LAWNS, OR FOR ESTABLISHMENT IN HIGH QUALITY, INTENSIVELY MANAGED TURF AREAS...

v. SOIL TESTS TO BE REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE...

vi. SOIL PH 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. SOILS LESS THAN 40 PERCENT CLAY (BY WEIGHT) FINELY GRAINED MATERIAL...

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

v. SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.

vi. 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...

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...

f. SOIL MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SOIL LABORATORY...

B. MULCHING

a. MULCH MATERIALS (IN ORDER OF PREFERENCE)

i. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY...

ii. WOOD CELLULOSE FIBER MULCH (MULCH) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATE...

iii. WORM MANURE: WORM MANURE MUST BE MANUFACTURED AND PROCESSED IN SUCH A MANNER THAT THE WOOD CELLULOSE FIBER MULCH WILL REMAIN IN UNIFORM SUSPENSION...

iv. WORM MANURE: WORM MANURE MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT CONCENTRATION LEVELS THAT WILL BE PHYTO-TOXIC...

v. WORM MANURE: WORM MANURE MUST CONFORM TO THE FOLLOWING PHYSICAL REQUIREMENTS: FIBER LENGTHS APPROXIMATELY 10 MILLIMETERS, DIAMETER APPROXIMATELY 1 MILLIMETER...

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 2 TO 2 1/2 INCHES...

c. WOOD CELLULOSE FIBER MULCH MUST BE APPLIED AT A NET DRY WEIGHT OF 1500 POUNDS PER ACRE...

d. WOOD CELLULOSE FIBER MULCH MUST BE APPLIED AT A NET DRY WEIGHT OF 1500 POUNDS PER ACRE...

e. WOOD CELLULOSE FIBER MULCH MUST BE APPLIED AT A NET DRY WEIGHT OF 1500 POUNDS PER ACRE...

f. WOOD CELLULOSE FIBER MULCH MUST BE APPLIED AT A NET DRY WEIGHT OF 1500 POUNDS PER ACRE...

g. WOOD CELLULOSE FIBER MULCH MUST BE APPLIED AT A NET DRY WEIGHT OF 1500 POUNDS PER ACRE...

h. WOOD CELLULOSE FIBER MULCH MUST BE APPLIED AT A NET DRY WEIGHT OF 1500 POUNDS PER ACRE...

i. WOOD CELLULOSE FIBER MULCH MUST BE APPLIED AT A NET DRY WEIGHT OF 1500 POUNDS PER ACRE...

j. WOOD CELLULOSE FIBER MULCH MUST BE APPLIED AT A NET DRY WEIGHT OF 1500 POUNDS PER ACRE...

k. WOOD CELLULOSE FIBER MULCH MUST BE APPLIED AT A NET DRY WEIGHT OF 1500 POUNDS PER ACRE...

l. WOOD CELLULOSE FIBER MULCH MUST BE APPLIED AT A NET DRY WEIGHT OF 1500 POUNDS PER ACRE...

m. WOOD CELLULOSE FIBER MULCH MUST BE APPLIED AT A NET DRY WEIGHT OF 1500 POUNDS PER ACRE...

B-4.4 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

DEFINITION TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.

PURPOSE TO USE LONG-LEAF PERENNIAL GRASSES AND SOIL TO ESTABLISH PERMANENT GRASS COVER ON DISTURBED SOILS.

CONDITIONS WHERE PRACTICE APPLIES EXPOSED SOILS WHERE GRASS COVER IS NEEDED FOR 6 MONTHS OR MORE.

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 HARDNESS ZONE...

b. ADDITIONAL PLANNING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS OR DUNES...

c. MULCH ALONE MAY BE APPLIED DURING THE FALL AND SPRING SEEDING DATES...

d. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (46-0-0) AT 3 1/2 POUNDS PER 1000 SQUARE FEET...

2. TURFGRASS MIXTURES

a. AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES...

b. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSES...

i. KENTUCKY BLUEGRASS: FULL SUN MIXTURE; FOR USE IN AREAS THAT RECEIVE INTENSIVE MAINTENANCE...

ii. TALL FESCUE: FULL SUN MIXTURE; FOR USE IN DROUGHT PRONE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MAINTENANCE...

iii. MIXTURES: MIXTURES INCLUDES: CERTIFIED TALL FESCUE CULTIVARS 60 TO 100 PERCENT, CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 40 TO 50 PERCENT...

iv. KENTUCKY BLUEGRASS/SHADE FESCUE: MIXTURE; FOR USE IN AREAS WITH SHADE IN STREAMS, LAWNS, OR FOR ESTABLISHMENT IN HIGH QUALITY, INTENSIVELY MANAGED TURF AREAS...

v. SOIL TESTS TO BE REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE...

vi. SOIL PH 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. SOILS LESS THAN 40 PERCENT CLAY (BY WEIGHT) FINELY GRAINED MATERIAL...

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

v. SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.

vi. 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...

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...

f. SOIL MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SOIL LABORATORY...

B. PERMANENT SEEDING SUMMARY

HARDNESS ZONE: 6b

SEED MIXTURE: #9 (Tall Fescue/Kentucky Bluegrass)

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SEEDING AND 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 EXPOSED SOILS WHERE GRASS COVER IS NEEDED FOR 6 MONTHS OR MORE.

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 HARDNESS ZONE...

b. ADDITIONAL PLANNING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS OR DUNES...

c. MULCH ALONE MAY BE APPLIED DURING THE FALL AND SPRING SEEDING DATES...

d. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (46-0-0) AT 3 1/2 POUNDS PER 1000 SQUARE FEET...

2. TURFGRASS MIXTURES

a. AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES...

b. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSES...

i. KENTUCKY BLUEGRASS: FULL SUN MIXTURE; FOR USE IN AREAS THAT RECEIVE INTENSIVE MAINTENANCE...

ii. TALL FESCUE: FULL SUN MIXTURE; FOR USE IN DROUGHT PRONE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MAINTENANCE...

iii. MIXTURES: MIXTURES INCLUDES: CERTIFIED TALL FESCUE CULTIVARS 60 TO 100 PERCENT, CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 40 TO 50 PERCENT...

iv. KENTUCKY BLUEGRASS/SHADE FESCUE: MIXTURE; FOR USE IN AREAS WITH SHADE IN STREAMS, LAWNS, OR FOR ESTABLISHMENT IN HIGH QUALITY, INTENSIVELY MANAGED TURF AREAS...

v. SOIL TESTS TO BE REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE...

vi. SOIL PH 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. SOILS LESS THAN 40 PERCENT CLAY (BY WEIGHT) FINELY GRAINED MATERIAL...

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

v. SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.

vi. 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...

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...

f. SOIL MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SOIL LABORATORY...

B. PERMANENT SEEDING SUMMARY

HARDNESS ZONE: 6b

SEED MIXTURE: #9 (Tall Fescue/Kentucky Bluegrass)

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SEDIMENT CONTROL NOTES

1. A PRE-CONSTRUCTION MEETING MUST OCCUR WITH THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS...

2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL...

3. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION IS REQUIRED WITHIN THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER CONTROLS...

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...

5. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAVE BEEN OBTAINED FROM THE C.D.

6. SITE ANALYSIS

7. ANY SEDIMENT CONTROL PRACTICES WHICH 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 C.D. THE SITE AND ALL CONTROLS SHALL BE INSPECTED BY THE CONTRACTOR WEEKLY...

9. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN AND SHALL BE BACK-FILLED AND STABILIZED BY THE END OF EACH WORKDAY...

10. ANY MAJOR CHANGES OR REVISIONS TO THE PLAN OR SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE HSDC PRIOR TO PROCEEDING WITH CONSTRUCTION...

11. DISTURBANCE SHALL NOT OCCUR OUTSIDE THE L.O.D. A PROJECT IS TO BE SEQUENCED SO THAT GRADING ACTIVITIES BEING ON ONE GRADING UNIT AT A TIME...

12. WASH WATER FROM ANY EQUIPMENT, VEHICLES, WHEELS, PAVEMENT, AND OTHER SOURCES MUST BE TREATED IN A SEDIMENT BASIN OR OTHER APPROVED WASHOUT STRUCTURE.

13. TOPSOIL SHALL BE STOCKPILED AND PRESERVED ON-SITE FOR REDISTRIBUTION ONTO FINAL GRADE.

14. ALL SILT FENCE AND SUPER SILT FENCE SHALL BE PLACED ON THE CONTOUR, AND BE IMBERICATED AT 25' MAXIMUM INTERVALS, WITH LOWER ENDS CURLED UPHILL BY 2' IN ELEVATION.

15. STREAM CHANNELS MUST NOT BE DISTURBED DURING THE FOLLOWING RESTRICTED TIME PERIODS (INCLUSIVE):

16. A COPY OF THIS PLAN, THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND ASSOCIATED PERMITS SHALL BE ON-SITE AND AVAILABLE WHEN THE SITE IS ACTIVE.

B-4.4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

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 GRASS COVER IS NEEDED FOR A PERIOD OF 6 MONTHS OR LESS.

A. SEED MIXTURES

1. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDNESS ZONE...

2. ADDITIONAL PLANNING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS OR DUNES...

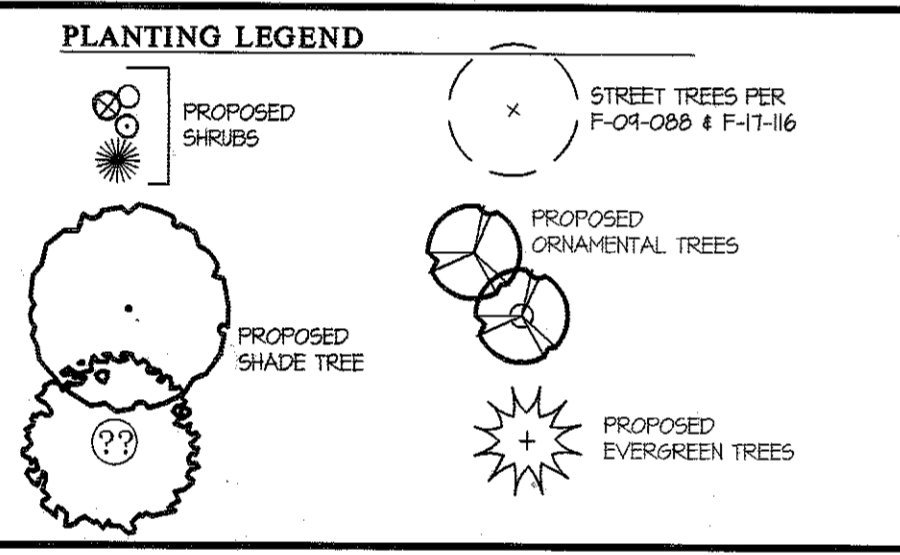
3. MULCH ALONE MAY BE APPLIED DURING THE FALL AND SPRING SEEDING DATES...

4. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (46-0-0) AT 3 1/2 POUNDS PER 1000 SQUARE FEET...

B. PERMANENT SEEDING SUMMARY



- LANDSCAPE NOTES**
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE & THE HOWARD COUNTY LANDSCAPE MANUAL.
  - CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET NO.1 SHALL APPLY.
  - FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY RELOCATIONS ARE REQUIRED.
  - PLANT QUANTITIES SHOWN ON THE PLANT LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE.
  - ALL PLANT MATERIAL SHALL BE FULL HEAVY, WELL FORKED, SYMMETRICAL AND CONFORM TO THE A.A.K. SPECIFICATIONS. IN ADDITION ALL REQUIRED PLANTING FOR THE LANDSCAPE ISLANDS IN THE PARKING LOT SHALL CONFORM TO THE HOWARD COUNTY LANDSCAPE MANUAL. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THIS PLAN. SEE THIS SHEET & SHEET 1 FOR PLANTING DETAILS.
  - NO SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HOWARD COUNTY DPZ AND THE OWNER OR HIS REPRESENTATIVE.
  - ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED SHALL BE SOODED OR SEEDED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATION. A MINIMUM OF 4" OF TOPSOIL SHALL BE PROVIDED TO ALL PLANTING AREAS.
  - THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING IF HE/SHE ENCOUNTERS SOIL DRAINAGE CONDITIONS THAT MAY BE DETRIMENTAL TO THE GROWTH OF THE PLANTS.
  - ALL EXPOSED EARTH WITHIN THE LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH PER THE PLANTING DETAILS.
  - DO NOT PLANT WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT.
  - VERIFY THE LOCATION AND DEPTH OF THE COMMUNICATION LINES (WET) WITHIN THE 4' R/W PRIOR TO ANY PLANTING WITHIN THIS R/W. THE CONTRACTOR SHALL CONTACT GUN FOR ANY NECESSARY RELOCATION OF PLANT MATERIALS.
  - THE SCHEDULES ON THIS SHEET ARE PROVIDED FOR LANDSCAPE SURETY CALCULATION PURPOSES. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE GRADING PERMITS FOR THE BUILDING CONSTRUCTION APPLICATIONS IN THE AMOUNT OF \$ 36,940.00 FOR THE FOLLOWING PLANTS:  
 80 SHADE TREES @ \$300/TREE = \$24,000.00  
 20 EVERGREEN TREES @ \$150/TREE = \$3,000.00  
 6 SHRUBS @ \$30/SHRUB = \$180.00  
 TO REQUEST A LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE POSTED LANDSCAPE SURETY, SUBMIT A WRITTEN REQUEST OF LANDSCAPE INSPECTION, ALONG WITH A COPY OF THE ONE YEAR LANDSCAPE PLANT WARRANTY, TO THE DIVISION OF LAND DEVELOPMENT, HO. CO. DEPT. OF PLANNING AND ZONING.
  - THE OWNER, TENANT, AND THEIR RESPECTIVE AGENTS, IF ANY, SHALL JOINTLY AND SEVERALLY BE RESPONSIBLE FOR THE MAINTENANCE OF THE REQUIRED LANDSCAPING. ALL REQUIRED PLANTINGS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND, WHEN NECESSARY, REPLACED WITH COMPARABLE NEW PLANT MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS.
  - AT THE TIME OF INSTALLATION, ALL PLANTS SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPING MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
  - THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES, AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND, WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.



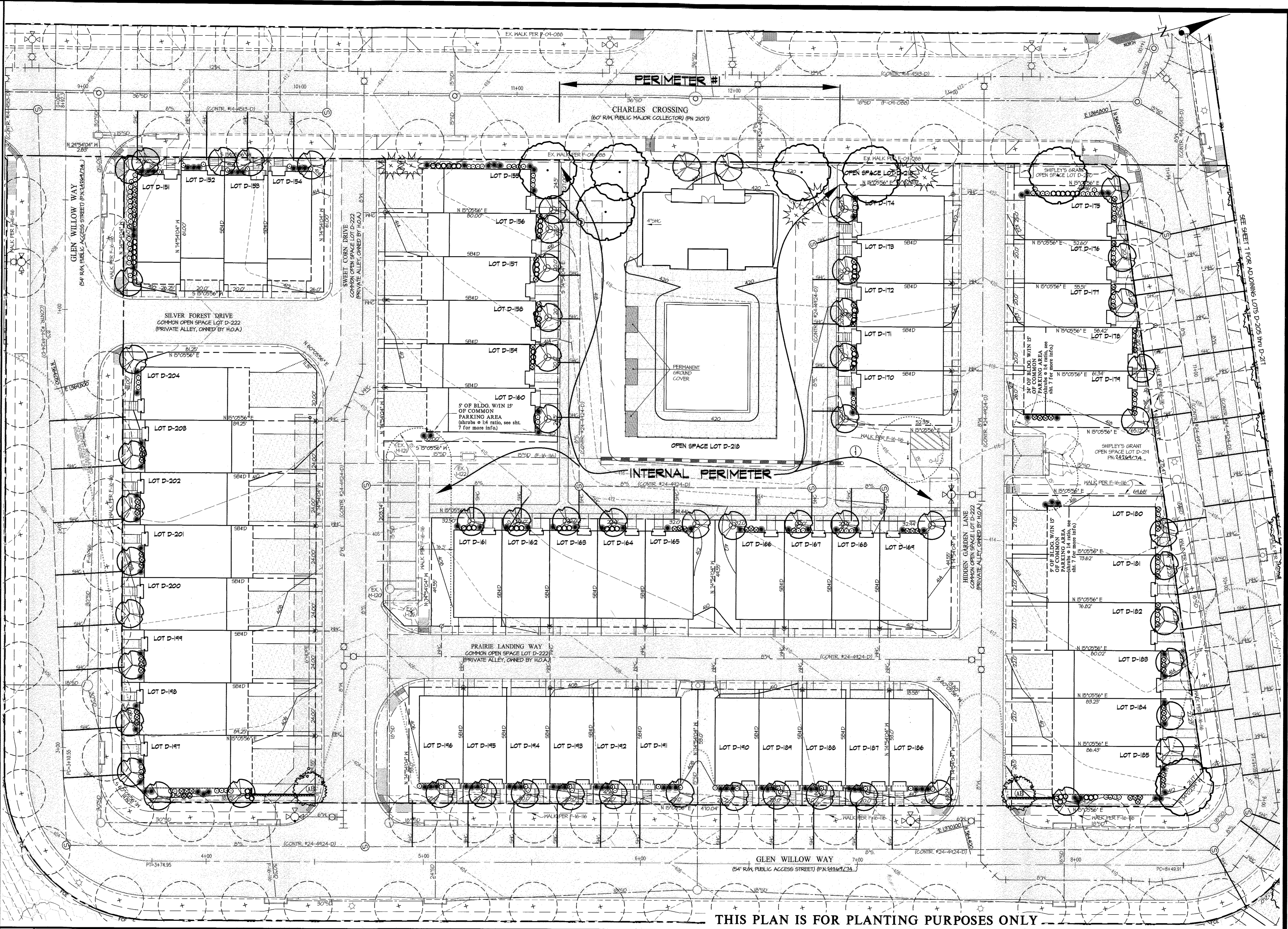
STATE OF MARYLAND  
 Michael B. Tom  
 6.15.17  
 LA JUDGE

**BUILDER'S CERTIFICATE (SFA LOTS D-151 thru D-217)**  
 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 AND THE M/LF LANDSCAPE DESIGN CRITERIA. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.  
 NAME: *Bob Hauer* DATE: 5/16/17

**DEVELOPER'S CERTIFICATE (OS LOT D-218, Comm. Bldg.)**  
 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 AND THE M/LF LANDSCAPE DESIGN CRITERIA. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.  
 NAME: *Li* DATE: 5.12.17

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Nathan Joffe* 8-3-17  
 Director  
*T. Mark Forks* 8-3-17  
 Chief, Division of Land Development  
*Ellen* 7.14.17  
 Chief, Development Engineering Division

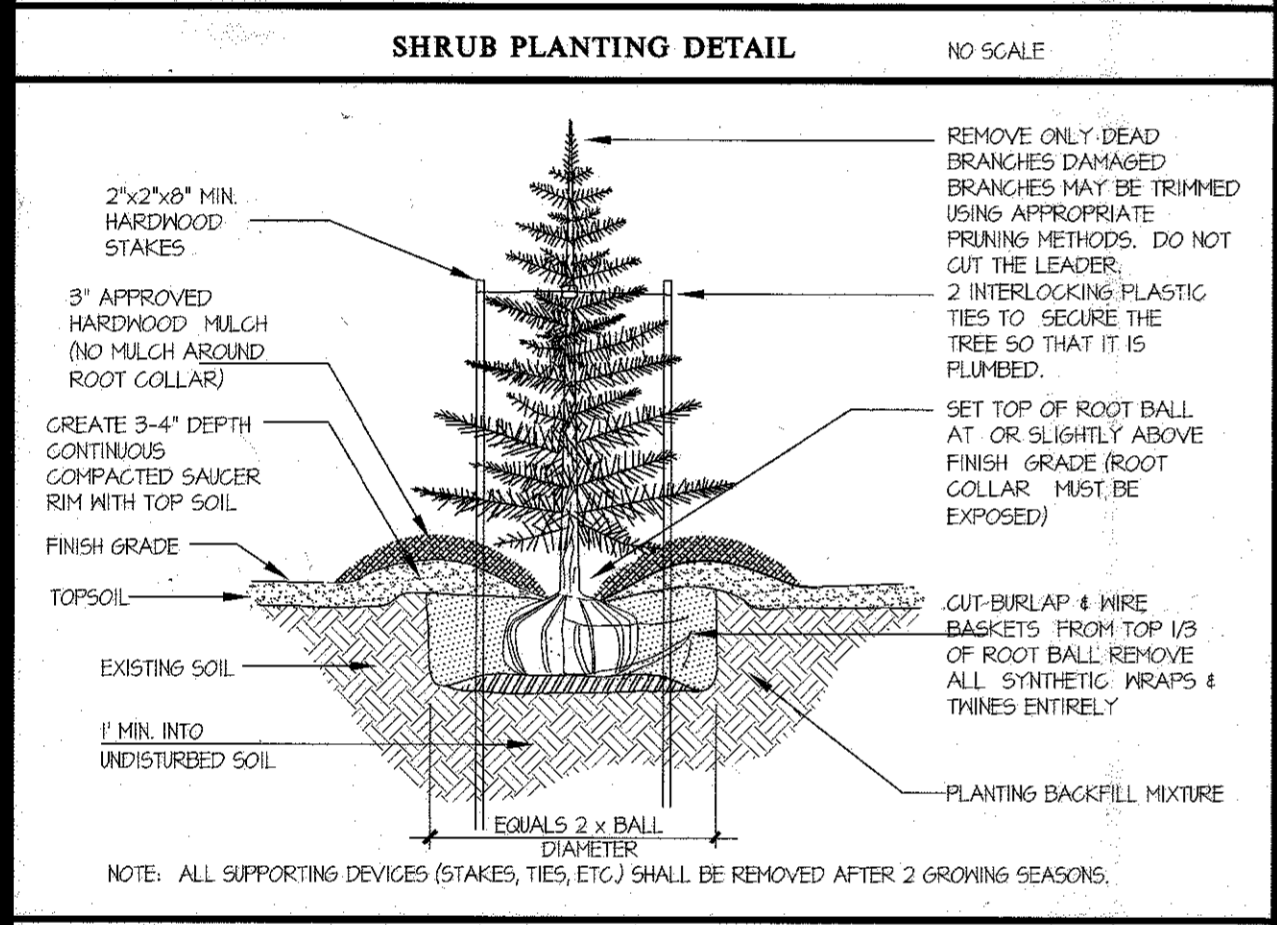
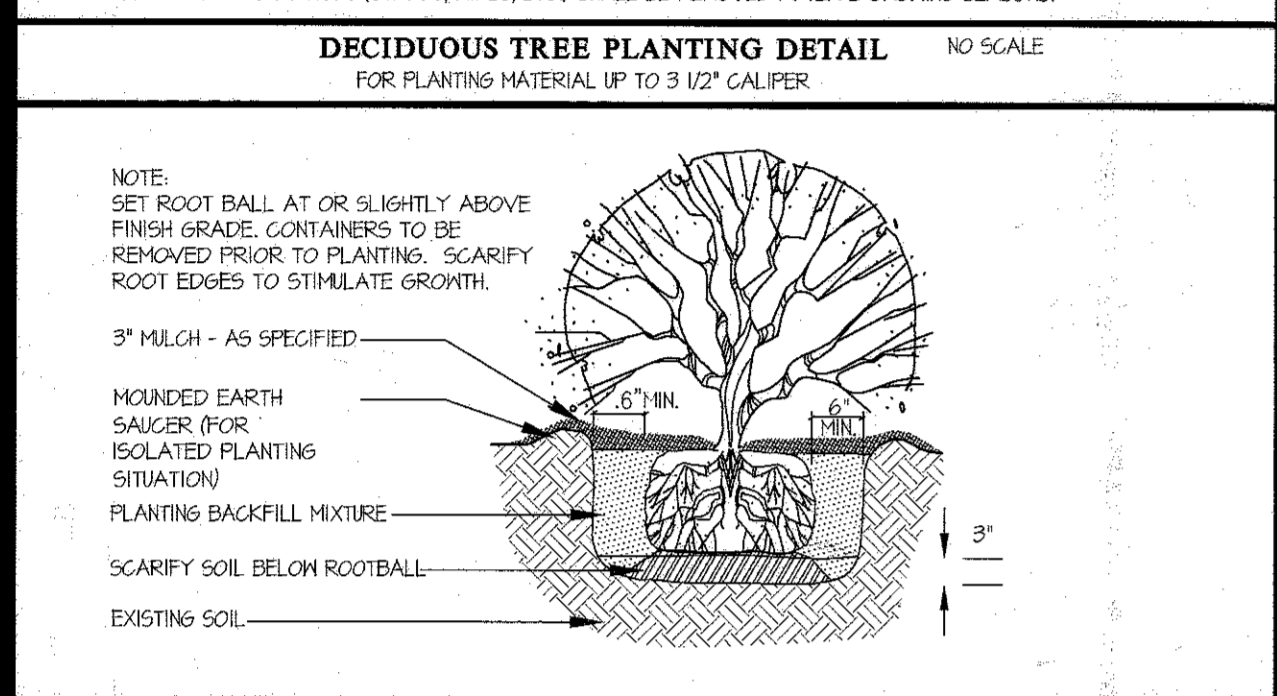
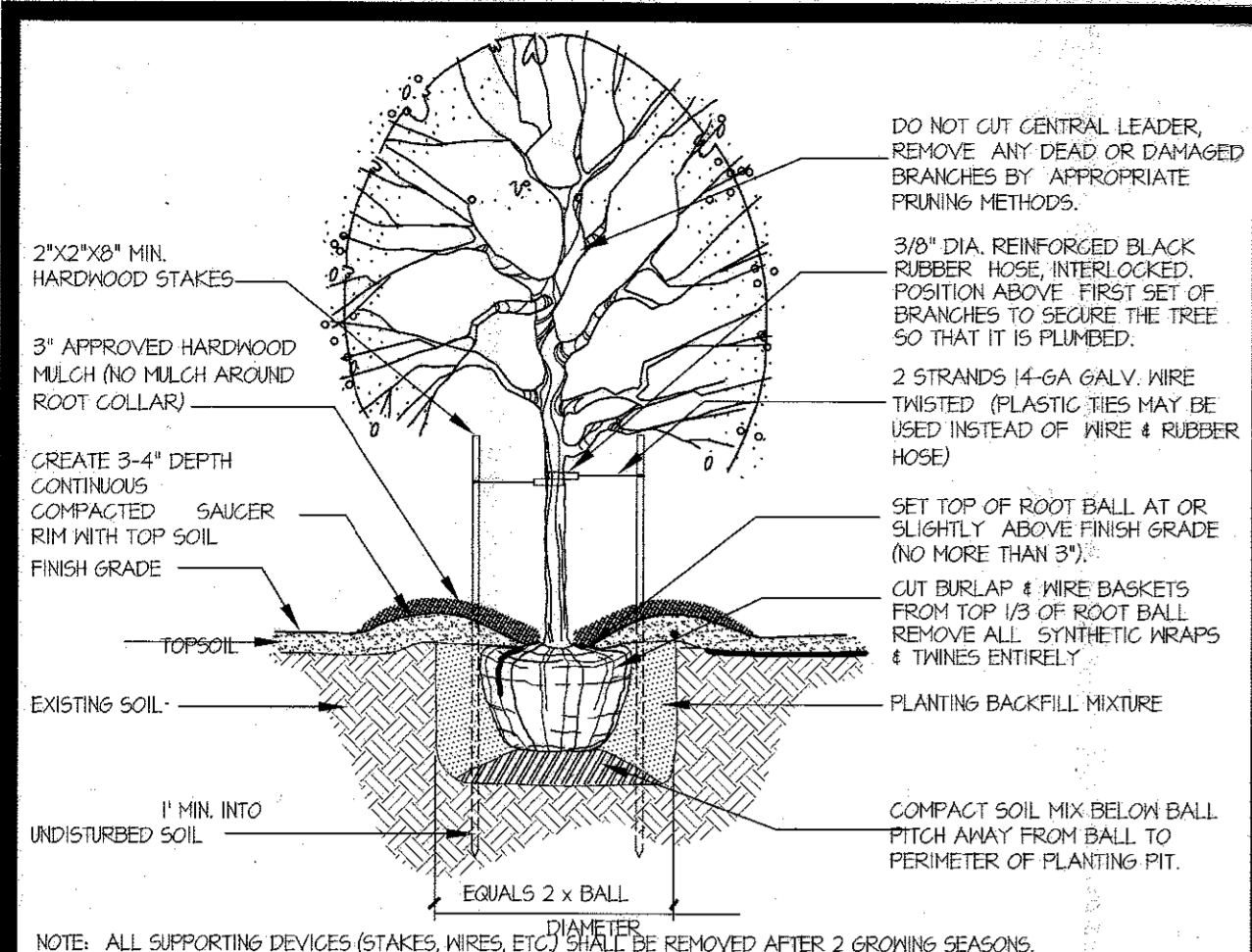
**GLWGUTSCHICK LITTLE & WEBER, PA.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 200 - BURTNSVILLE OFFICE PARK  
 BURTNSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186



THIS PLAN IS FOR PLANTING PURPOSES ONLY

OWNER/DEVELOPER (O.S. LOT D-218): BA Waterloo Townhomes, LLC c/o Bozzuto Homes, Inc. Greenbelt, MD 20770 301-220-0100 Attn: Chris Block	BUILDER (Lots D-151 thru D-217): NWR INC. 9720 Patuxent Woods Dr. Columbia, MD 21046 Phone: 410-379-5956 Attn: Robert Grothmann	PREPARED FOR: LANDSCAPE PLAN <b>SHIPLEY'S GRANT</b> PHASE VIII - LOTS D-151 thru D-217 (SFA RESIDENTIAL USE) and OPEN SPACE LOT D-218 (Community Building) PLAT No. 24269-24274	SCALE 1"=20'	ZONING R-A-15	G. L. W. FILE No. 16021
DATE	REVISION	BY	DATE	TAX MAP - GRID 37 - 1&2	SHEET 6 of 7





**BUILDER'S CERTIFICATE (SFA LOTS D-151 thru D-217)**

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 AND THE H.F. LANDSCAPE DESIGN CRITERIA. WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME: *Michael E. Tran* DATE: 5/16/17

**DEVELOPER'S CERTIFICATE (O.S. LOT D-218, Comm. Bldg.)**

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 AND THE H.F. LANDSCAPE DESIGN CRITERIA. WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME: *Michael E. Tran* DATE: 5-12-17

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Valerie Jyllie* Date: 8-3-17

Chief, Division of Land Development: *John F. Kus* Date: 8-3-17

Chief, Development Engineering Division: *Chad P. ...* Date: 7-14-17

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
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TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

**SCHEDULE-A: PERIMETER LANDSCAPE EDGE (for SFA Lots D-151 thru D-217)**

PERIMETER #	Lot D-151	Lot D-155	Lot D-174	Lot D-175	Lot D-185	Lot D-191	Lot D-217	TOTAL
USE SITUATION	ADJACENT TO ROADWAY (SFA SIDE OF STRUCTURE TO ROADWAY)							
LANDSCAPE BUFFER TYPE	TYPE 'C'	TYPE 'C'	TYPE 'C'	TYPE 'C'	TYPE 'C'	TYPE 'C'	TYPE 'C'	TYPE 'C' PER F-16-16
LINEAR FEET OF ROADWAY PERIMETER	50.0'	50.0'	40.0'	40.0'	50.0'	50.0'		
CREDIT FOR EX. VEGETATION (YES, NO; LINEAR FEET; DESCRIBE BELOW IF NEEDED)	NONE	NONE	NONE	NONE	NONE	NONE		
CREDIT FOR WALL, FENCE OR BERM (YES, NO; LINEAR FEET; DESCRIBE BELOW IF NEEDED)	N/A	NONE	NONE	NONE	NONE	NONE		
NUMBER OF PLANTS REQUIRED								
SHADE TREES	2 (1:40)	2 (1:40)	1 (1:40)	1 (1:40)	2 (1:40)	2 (1:40)		10
EVERGREEN TREES	3 (1:20)	3 (1:20)	2 (1:20)	2 (1:20)	3 (1:20)	3 (1:20)		16
ORNAMENTALS	0	0	0	0	0	0		0
SHRUBS	0	0	0	0	0	0		0
NUMBER OF PLANTS PROVIDED								
SHADE TREES	0	1	1	1	2	1		6
EVERGREEN TREES	0	2	2	0	0	0		4
SHRUBS	0	0	0	0	0	0		0
SUBSTITUTIONS MADE								
ORNAMENTALS	2 (for 1 shade)		0	0	1 (for 1 evg.)	2 (for 2 evg.)		5
SHRUBS	40 (for 1 shade & 3 evg.)	20 (for 1 shade & 1 evg.)	0	0	20 (for 2 evg.)	20 (for 1 shade & 1 evg.)		110

**SCHEDULE-C: RESIDENTIAL INTERNAL LANDSCAPING**

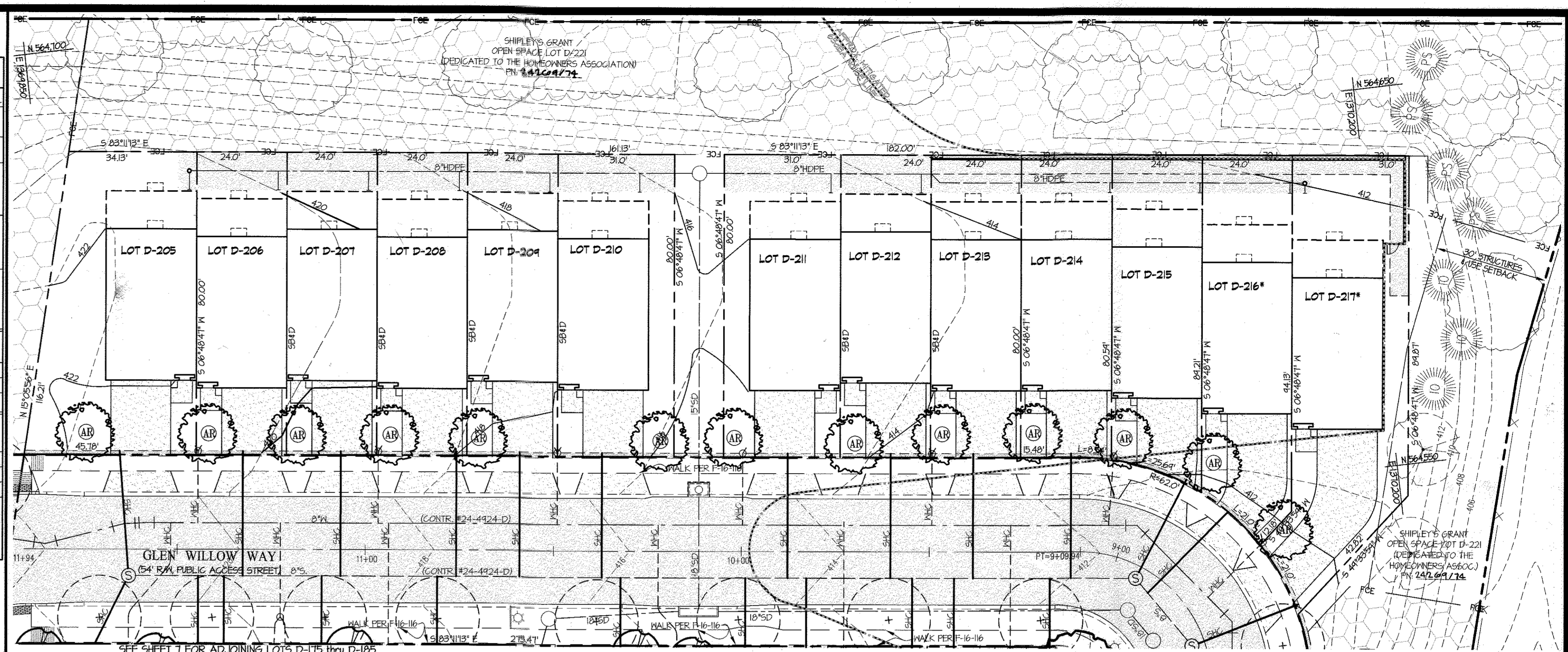
NUMBER OF DWELLING UNITS	61 SINGLE FAMILY ATTACHED UNITS
NUMBER OF TREES REQUIRED (1 per SFA)	61 SHADE TREES
** NUMBER OF SHRUBS REQUIRED	6 SHRUBS (by Lots D-160, D-174 & D-180, SEE NOTE BELOW)
NUMBER OF TREES PROVIDED	
SHADE TREES	13 SHADE TREES (on Lots D-205 thru D-211)
OTHER TREES (21 substitutions with ornamental or evergreen trees)	** 54 ORNAMENTALS (for 21 shade trees)
** SHRUBS PROVIDED	6 SHRUBS (by Lots D-160, D-174 & D-180, SEE NOTE BELOW)
OTHER SUBSTITUTIONS	** 320 SHRUBS (for 32 shade trees)

NOTE: 1 ORNAMENTAL & 5 SHRUBS FOR 1 SHADE TREE ON 54 LOTS (Lots D-151 thru D-204)

\*\* THE 25 SHRUBS ARE PROVIDED AS AN ALTERNATIVE COMPLIANCE FOR SFA HOMES ON LOTS D-160, D-174 & D-180 BEING LESS THAN 15 FEET FROM THE COMMON PARKING AREA. SHRUBS ARE PLANTED AT A 1:4 RATIO OF LENGTH OF HOUSE WITHIN 15 FEET OF THE COMMON PARKING AREA.

**PLANT LIST**

SYMBOL	QTY	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	SIZE	COMMENTS
○	1	BETULA NIGRA 'HERITAGE' / HERITAGE RIVER BIRCH	10'-12' MIN. HT.	
○	13	ACER X FREEMANII 'ARMSTRONGS' / ARMSTRONGS MAPLE	2.5'-3' CAL.	B4B
○	2	ACER RUBRUM 'BOYHALL' / BOYHALL MAPLE		
○	5	ILEX X NELLIE R. STEVENS/NELLIE R. STEVENS HOLLY THUJA PLICATA 'SPRING GROVE' / SPRING GROVE ARBORVITAE	6'-8' HT.	
○	41	MAGNOLIA STELLATA / STAR MAGNOLIA LAGERSTROEMIA INDICA / CRAPE MYRTLE (NANCHEZ, TUSCARORA, PURPUREA) CORNUS KOUSA / KOUSA DOGWOOD	1.5'-2' CAL. OR 8'-10' HT.	B4B
○	20	LAGERSTROEMIA INDICA / CRAPE MYRTLE (TUSCARORA)		
○	152	JUNIPERUS HORIZONTALIS VAR. / JUNIPER VAR. 'BARK HARBOR', 'ANDORRA', 'WILTON BLUE ROSE' NANDINA DOMESTICA / NANDINA VAR. 'FIREPOWER', 'DOMESTICA' ILEX GRANATA 'SOFT TOUCH' / DWARF JAPANESE HOLLY 'SOFT TOUCH' JUNIPERUS PROCESSIONIS 'NANA' / DWARF JAPANESE GARDEN JUNIPER ILEX GLABRA 'COMPACTA' / DWARF INKBERRY POTENTILLA FRUTICOSA 'SUNSET' / SUNSET POTENTILLA GARTOPFERIS GLANDONENSIS/DARK KINGH' BLUE BEARD	18"-24" SFR.	CONTAINER
○	82	DEUTZIA GRACILIS/ SLENDER DEUTZIA ILEX GRENATA 'NELLIE' / DWARF JAPANESE HOLLY ILEX GLABRA 'COMPACTA' / DWARF INKBERRY MAHONIA AQUIFOLIUM / OREGON GRAPE HOLLY BUXUS SEMPERVIRENS 'SUFFRUTICOSA' / DWARF ENGLISH BOXWOOD CHAMAECYPARIS FRISIFERA / GOLD MOSS FALSE CYPRESS	30"-36" SFR.	CONTAINER
○	60	MAHONIA BEALEI / LEATHERLEAF MAHONIA OSYRIS HETEROPHYLLUS 'SULTICE' / SHEET HOLLY RHODODENDRON HYBRID VAR. (CAT. ALBENI CAT. GRANDIFLORA, ENGLISH ROSEHM, ROSEHM ELEGANS) RHODODENDRON 'P.J.M.' P.J.M. RHODODENDRON TAXUS COPSIDATA 'NANA' / DWARF JAPANESE YEW	24"-30" SFR.	CONTAINER
○	121	ILEX VERTICILLATA VAR. / WINTERBERRY HOLLY VAR. ('RED SPRITE', 'WINTER RED' OR 'SPARKLEBERRY') BUXUS MICROPHYLLA / WINTERGREEN BOXWOOD BUXUS GREEN VELVET / GREEN VELVET BOXWOOD ILEX GRENATA 'STEEPS' / SHEET HOLLY NANDINA DOMESTICA / NANDINA HEAVENLY BAMBOO PRUNUS LAUROCERASUS OTTO LYTKEN / OTTO LYTKEN CHERRY LAUREL PRUNUS LAUROCERASUS 'SCARABENUS' / SCARAB LAUREL THUJA OCCIDENTALIS 'SHERAL GREEN' / SHERAL GREEN ARBORVITAE	3'-4' HT.	CONTAINER



**TABULATION OF LANDSCAPE FOR REQUIRED LANDSCAPE SURETY FOR LOTS D-151 thru D-217**

	SCHD-A	SCHD-C	TOTAL
TOTAL SHADE TREES REQUIRED	10	67	77
TOTAL EVERGR. TREES REQUIRED	16	0	16
TOTAL SHRUBS REQUIRED	0	6	6

\$ 23,000.00 SURETY REQUIRED FOR 77 SHADE TREES AT \$300/TREE  
 \$ 2,400.00 SURETY REQUIRED FOR 16 EVERGREEN TREES AT \$150/TREE  
 \$ 240.00 SURETY REQUIRED FOR 6 SHRUBS AT \$40/SHRUB  
 \$ 25,140.00 TOTAL LANDSCAPE SURETY REQUIRED (to be posted w/ the grading permit application for LOTS D-151 thru D-217)

**TABULATION OF LANDSCAPE FOR REQUIRED LANDSCAPE SURETY FOR O.S. LOT D-218 (Community Bldg.)**

	SCHD-A	SCHD-C	TOTAL
TOTAL SHADE TREES REQUIRED	3	0	3
TOTAL EVERGR. TREES REQUIRED	2	0	2
TOTAL SHRUBS REQUIRED	0	0	0

\$ 400.00 SURETY REQUIRED FOR 3 SHADE TREES AT \$130/TREE  
 \$ 300.00 SURETY REQUIRED FOR 2 EVERGREEN TREES AT \$150/TREE  
 \$ 1,200.00 TOTAL LANDSCAPE SURETY REQUIRED (to be posted w/ the grading permit application for O.S. LOT D-218 (Community Building))

**SCHEDULE-A: PERIMETER LANDSCAPE EDGE (for O.S. Lot D-218)**

PERIMETER #	II
USE SITUATION	ADJACENT TO ROADWAY
LANDSCAPE BUFFER TYPE	TYPE 'B'
LINEAR FEET OF ROADWAY PERIMETER FRONTAGE/BLDG.	124.2'
CREDIT FOR EX. VEGETATION (YES, NO; LINEAR FEET; DESCRIBE BELOW IF NEEDED)	NONE
CREDIT FOR WALL, FENCE OR BERM (YES, NO; LINEAR FEET; DESCRIBE BELOW IF NEEDED)	N/A
NUMBER OF PLANTS REQUIRED	
SHADE TREES	3 (1:50)
EVERGREEN TREES	4 (1:40)
ORNAMENTALS	0
SHRUBS	0
NUMBER OF PLANTS PROVIDED	
SHADE TREES	3
EVERGREEN TREES	2
SHRUBS	0
SUBSTITUTIONS MADE	
ORNAMENTALS	2 (for 2 evg.)

**SPECIFICATIONS: PLANT MATERIALS AND PLANTING METHODS**

A. **PLANT MATERIALS**  
THE LANDSCAPE CONTRACTOR SHALL FURNISH AND INSTALL AND/OR DIG, BALL, BURLAP AND TRANSPLANT ALL OF THE PLANT MATERIALS CALLED FOR ON DRAWINGS AND/OR LISTED IN THE PLANT SCHEDULE.

1. **PLANT NAMES**  
PLANT NAMES USED IN THE PLANT SCHEDULE SHALL CONFORM WITH 'AAN' STANDARDS.

2. **PLANT STANDARDS**  
ALL PLANT MATERIAL SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE 'USA STANDARD FOR NURSERY STOCK' LATEST EDITION AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (HERE-AFTER REFERRED TO AS 'AAN' STANDARDS). ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, SHALL HAVE A NORMAL HABIT OF GROWTH AND SHALL BE FIRST QUALITY, SOUND, VIGOROUS, WELL-BRANCHED AND WITH HEALTHY, WELL-FURNISHED ROOT SYSTEMS. THEY SHALL BE FREE OF DISEASE, INSECT PESTS AND MECHANICAL INJURIES.

ALL PLANTS SHALL BE NURSERY GROWN AND SHALL HAVE BEEN GROWN UNDER THE SAME CLIMATE CONDITIONS AS THE LOCATION OF THIS PROJECT FOR AT LEAST TWO YEARS BEFORE PLANTING. NEITHER HELED-IN PLANTS NOR PLANTS FROM COLD STORAGE WILL BE ACCEPTED.

3. **PLANT MEASUREMENTS**  
ALL PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED IN THE PLANT SCHEDULE.

A. CALIPER MEASUREMENTS SHALL BE TAKEN SIX INCHES (6") ABOVE GRADE FOR TREES UP TO FOUR-INCH (4") CALIPER AND TWELVE (12") ABOVE GRADE FOR TREES GREATER THAN FOUR INCHES (4") IN CALIPER.

B. MINIMUM BRANCHING HEIGHT FOR ALL SHADE TREES SHALL BE SIX FEET (6'), MAXIMUM EIGHT FEET (8').

C. CALIPER, HEIGHT, SPREAD AND SIZE OF BALL SHALL BE GENERALLY AS FOLLOWS:

CALIPER	HEIGHT	SPREAD	SIZE OF BALL
2" - 2.5"	12'-14'	5'-6'	28" DIAMETER
3" - 3.5"	14'-16'	6'-8'	32" DIAMETER
3.5" - 4"	14'-16'	8'-10'	36" DIAMETER
4" - 4.5"	16'-18'	8'-10'	40" DIAMETER
4.5" - 5"	16'-17'	10'-12'	44" DIAMETER
5" - 5.5"	16'-20'	10'-12'	48" DIAMETER
5.5" - 6"	18'-20'	12'-14'	52" DIAMETER

ALL PLANT MATERIAL SHALL GENERALLY AVERAGE THE MEDIAN FOR THE SIZE RANGES INDICATED ABOVE AS INDICATED IN THE 'AAN' STANDARDS.

4. **PLANT IDENTIFICATION**  
LEGIBLE LABELS SHALL BE ATTACHED TO ALL SHADE TREES, MINOR TREES, SPECIMEN SHRUBS AND BUNDLES OR BOXES OF OTHER PLANT MATERIAL GIVING THE BOTANICAL AND COMMON NAMES, SIZE AND QUANTITY OF EACH. EACH SHIPMENT OF PLANTS SHALL BEAR CERTIFICATES OF INSPECTION AS REQUIRED BY FEDERAL, STATE AND COUNTY AUTHORITIES.

5. **PLANT INSPECTION**  
THE OWNER MAY REQUEST, AT LEAST TEN (10) DAYS PRIOR TO THE INSTALLATION OF ANY PROPOSED PLANT MATERIAL, TO INSPECT ALL PROPOSED PLANT MATERIAL AT THE SOURCE OF ORIGIN.

B. **PLANTING METHODS**  
ALL PROPOSED PLANT MATERIAL THAT MEET THE SPECIFICATIONS IN SECTION A ARE TO BE PLANTED IN ACCORDANCE WITH THE FOLLOWING METHODS DURING THE PROPER PLANTING SEASONS AS DESCRIBED IN THE FOLLOWING.

1. **PLANTING SEASONS**  
THE PLANTING OF DECIDUOUS TREES, SHRUBS AND VINES SHALL BE FROM MARCH 1ST TO JUNE 15TH AND FROM SEPTMBER 15TH TO DECEMBER 15TH. PLANTING OF EVERGREENS SHALL BE CONTINUED DURING THE WINTER MONTHS PROVIDING THERE IS NO FROST IN THE GROUND AND FROST-FREE TOPSOIL PLANTING MIXTURES ARE USED.

THE PLANTING OF EVERGREEN PLANT MATERIAL SHALL BE FROM MARCH 15TH TO JUNE 15TH AND FROM AUGUST 15TH TO DECEMBER 15TH. NO PLANTING SHALL BE DONE WHEN THE GROUND IS FROZEN OR EXCESSIVELY MOIST. NO FROZEN OR WET TOPSOIL SHALL BE USED AT ANY TIME.

2. **CRASSING**  
ALL PLANT MATERIAL SHALL BE DUG, BALLED AND BURLAPPED (B4B) IN ACCORDANCE WITH THE 'AAN STANDARDS'.

3. **EXCAVATION OF PLANT PITS**  
THE LANDSCAPING CONTRACTOR SHALL EXCAVATE ALL PLANT PITS, HEDGE TRENCHES AND SHRUB BEDS IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

A. LOCATIONS OF ALL PROPOSED PLANT MATERIAL SHALL BE STAKED AND APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT BEFORE ANY OF THE PROPOSED PLANT MATERIAL IS INSTALLED BY THE LANDSCAPE CONTRACTOR.

B. ALL PITS SHALL BE GENERALLY CIRCULAR IN OUTLINE, VERTICAL SIDES, DEPTH SHALL NOT BE LESS THAN 6" DEEPER THAN THE ROOT BALL DIAMETER SHALL NOT BE LESS THAN TWO TIMES THE DIAMETER OF THE ROOT BALL AS SET FORTH IN THE FOLLOWING SCHEDULE.

C. IF AREAS ARE DESIGNATED AS SHRUB BEDS OR HEDGE TRENCHES, THEY SHALL BE EXCAVATED TO AT LEAST 18" DEPTH MINIMUM. AREAS DESIGNATED FOR GROUND COVERS AND VINES SHALL BE EXCAVATED TO AT LEAST 12" IN DEPTH MINIMUM.

D. DIAMETER AND DEPTH OF TREE PITS SHALL BE GENERALLY AS FOLLOWS:

PLANT SIZE	ROOT BALL	PIT DIA.	PIT DEPTH
2" - 2.5" CAL.	28"	56"	24"
3" - 3.5" CAL.	32"	64"	28"
3.5" - 4" CAL.	36"	72"	32"
4" - 4.5" CAL.	40"	80"	36"
4.5" - 5" CAL.	44"	88"	40"
5" - 5.5" CAL.	48"	96"	44"
5.5" - 6" CAL.	52"	104"	48"

A 20% COMPACTION FIGURE OF THIS SOIL TO BE REMOVED IS ASSIGNED AND WILL BE ALLOWED IN CALCULATION OF EXTRA TOPSOIL. THE TABULATED PIT SIZES ARE FOR PURPOSES OF UNIFORM CALCULATION AND SHALL NOT OVERRIDE THE SPECIFIED DEPTHS BELOW THE BOTTOMS OF THE ROOT BALLS.

4. **STAKING, GUYING AND WRAPPING**  
ALL PLANT MATERIAL SHALL BE STAKED OR GUYED, AND WRAPPED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

A. STAKES SHALL BE SOUND WOOD 2" X 2" ROUGH SAWN OAK OR SIMILAR DURABLE WOODS, OR LENGTHS, MINIMUM 7'-0" FOR MAJOR TREES AND 5'-0" MINIMUM FOR MINOR TREES.

B. WIRE AND CABLE: WIRE SHALL BE #10 GA. GALVANIZED OR BETHANIZED ANNEALED STEEL WIRE. FOR TREES OVER 3" CALIPER, PROVIDE 5/16" 1-STRAND CABLE GALVNM PLATED STEEL WITH GALVANIZED 'EYE' THIMBLES OF WIRE AND HOSE ON TREES UP TO 3" IN CALIPER.

C. HOSE SHALL BE #12 PLY REINFORCED RUBBER HOSE, MINIMUM 1/2" I.D. 'ELASTIC LOCK TIES' OR 'TRAIL'S TREES BRACES' MAY BE USED IN PLACE OF WIRE AND HOSE ON TREES UP TO 3" IN CALIPER.

D. ALL TREES UNDER 3" IN CALIPER ARE TO BE PLANTED AND STAKED IN ACCORDANCE WITH THE ATTACHED PLANTING DETAILS.

5. **PLANT FRISING, EDGING AND MULCHING**  
A. EACH TREE SHRUB OR VINE SHALL BE PRUNED IN AN APPROPRIATE MANNER TO ITS PARTICULAR REQUIREMENTS, IN ACCORDANCE WITH ACCEPTED STANDARD PRACTICE. BROKEN OR BRUISED BRANCHES SHALL BE REMOVED WITH CLEAN CUTS FLUSH WITH THE ADJACENT TRUNK OR BRANCHES. ALL CUTS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED ANTISEPTIC TREE WOUND DRESSING.

B. ALL TREES AND SHRUB BEDS SHALL BE EDGED AND CULTIVATED TO THE LINES SHOWN ON THE DRAWINGS. THE AREAS AROUND ISOLATED PLANTS SHALL BE EDGED AND STAKED TO THE FULL DIAMETER OF THE PIT. SOIL WHICH HAS BEEN REMOVED AND STAKED SHALL BE USED TO TRIM THE EDGES OF ALL EXCAVATED AREAS TO THE NEAT LINES OF THE PLANT PIT. SAUCERS, THE EDGES OF SHRUB AREAS, HEDGE TRENCHES AND VINE POCKETS.

C. AFTER CULTIVATION ALL PLANT MATERIALS SHALL BE MULCHED WITH A 3" LAYER OF FINE SHREDDED PINE BARK, PEAT, OR ANOTHER APPROVED MATERIAL OVER THE ENTIRE AREA OF THE BED OR SAUCER.

6. **PLANT INSPECTION AND ACCEPTANCE**  
THE DESIGN REVIEW COMMITTEE SHALL BE RESPONSIBLE FOR INSPECTING ALL PLANTING PROJECTS ON A PERIODIC BASIS TO ASSURE THAT ALL WORK IS PROCEEDING IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.

7. **PLANT GUARANTEE**  
ALL PLANT MATERIAL SHALL BE GUARANTEED FOR THE DURATION OF ONE FULL GROWING SEASON, AFTER FINAL INSPECTION AND ACCEPTANCE OF THE WORK IN THE PLANTING PROJECT. PLANTS SHALL BE ALIVE AND IN SATISFACTORY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD.

A. FOR THIS PURPOSE, THE 'GROWING SEASON' SHALL BE THAT PERIOD BETWEEN THE END OF THE 'SPRING' PLANTING SEASON AND THE COMMENCEMENT OF THE 'FALL' PLANTING SEASON.

B. GUARANTEE FOR PLANTING PERFORMED AFTER THE SPECIFIED END OF THE 'SPRING' PLANTING SEASON SHALL BE EXTENDED THROUGH THE END OF THE NEXT FOLLOWING 'SPRING' PLANTING SEASON.

**SODDING**  
ALL SODDING SHALL BE IN ACCORDANCE TO THE 'LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS' LATEST EDITION, APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON AND THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS.

ALL SOD SHALL BE STRONGLY ROOTED SOIL, NOT LESS THAN TWO YEARS OLD AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. PROVIDE ONLY SOD CAPABLE OF GROWTH DEVELOPMENT WHEN PLANTED AND IN STRIPS NOT MORE THAN 18" WIDE X 4' LONG. PROVIDE SOD COMPOSED PRINCIPALLY OF IMPROVED STRAIN KENTUCKY BLUEGRASS, SUCH AS, COLUMBIA, VICTA, OR ESCORT.

**THIS PLAN IS FOR PLANTING PURPOSES ONLY**

**LANDSCAPE PLAN**

**SHIPLEY'S GRANT**  
PHASE VIII - LOTS D-151 thru D-217 (SFA RESIDENTIAL USE)  
and OPEN SPACE LOT D-218 (Community Building)  
PLAT No. 242,094,174

SCALE	ZONING	G. L. W. FILE No.
1"=20'	R-A-15	16021
DATE	TAX MAP - GRID	SHEET
MAY, 2017	37 - 1&2	7 of 7

ELECTION DISTRICT No. 1

HOWARD COUNTY, MARYLAND