

GENERAL NOTES

- 1. ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS PLUS MSHA STANDARDS AND SPECIFICATIONS... 2. THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS...

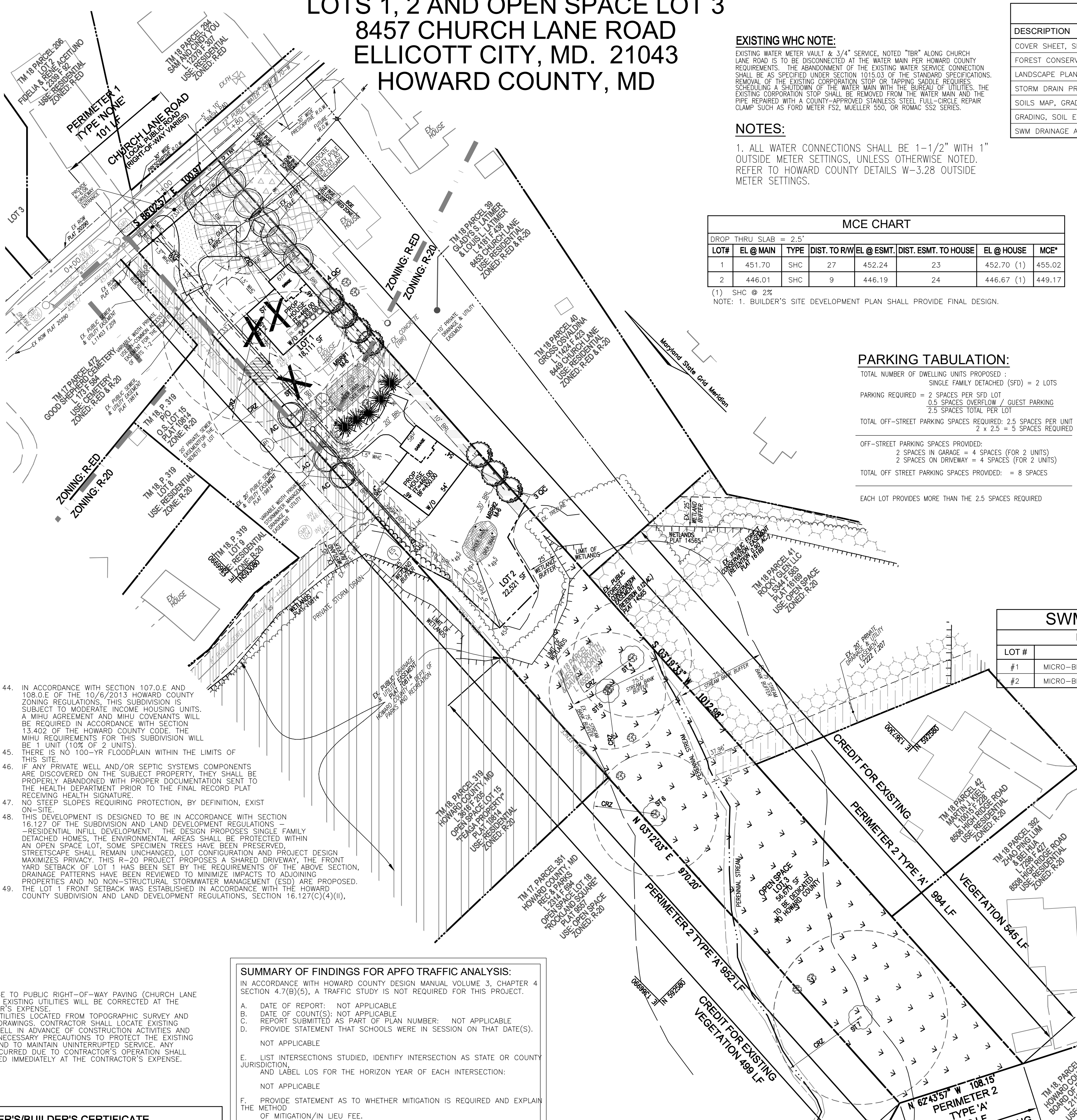
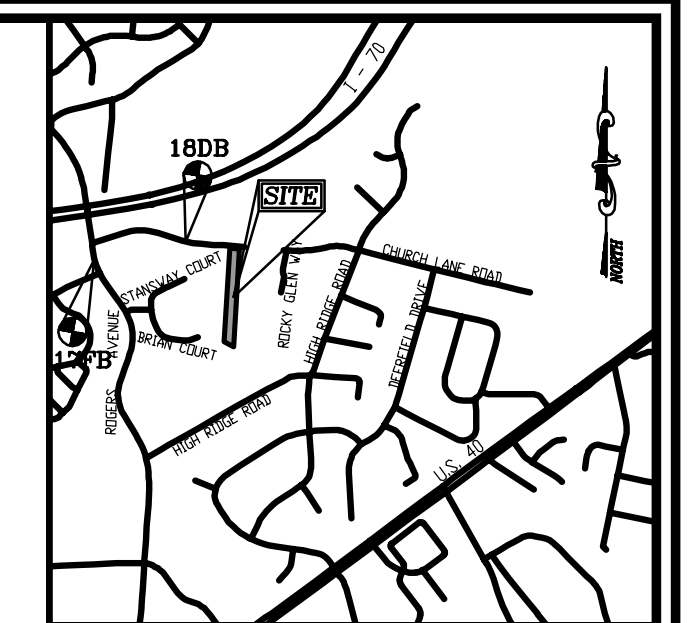
MINIMUM LOT SIZE CHART table with columns: LOT, GROSS AREA SF, PIPESTEM AREA SF, NET AREA SF, MIN. LOT SIZE SF

FINAL SUPPLEMENTAL PLAN HORVATH PROPERTY LOTS 1, 2 AND OPEN SPACE LOT 3 8457 CHURCH LANE ROAD ELLICOTT CITY, MD. 21043 HOWARD COUNTY, MD

NOTE: - HOUSES MAY NOT BE BUILT USING THIS PLAN.

BENCHMARKS COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 17FB, 180B.

SHEET INDEX table with columns: DESCRIPTION, SHEET NO.



EXISTING WHC NOTE: EXISTING WATER METER VAULT & 3/4" SERVICE, NOTED "TBR" ALONG CHURCH LANE ROAD IS TO BE DISCONNECTED AT THE WATER MAIN PER HOWARD COUNTY REQUIREMENTS...

NOTES: 1. ALL WATER CONNECTIONS SHALL BE 1-1/2" WITH 1" OUTSIDE METER SETTINGS, UNLESS OTHERWISE NOTED. REFER TO HOWARD COUNTY DETAILS W-3.28 OUTSIDE METER SETTINGS.

MCE CHART table with columns: LOT#, EL @ MAIN, TYPE, DIST. TO RW, EL @ ESMT, DIST. ESMT. TO HOUSE, EL @ HOUSE, MCE'

PARKING TABULATION: TOTAL NUMBER OF DWELLING UNITS PROPOSED: SINGLE FAMILY DETACHED (SFD) = 2 LOTS. PARKING REQUIRED = 2 SPACES PER SFD LOT...

LEGEND: BGE "GREEN ZONE" TREE HEIGHT LIMITED (TREE HEIGHT 25' MAX.), BGE "YELLOW ZONE" TREE HEIGHT LIMITED (TREE HEIGHT 25-40' MAX.), MICRO-BIORETENTION (M-6), EXISTING FOREST CONSERVATION EASEMENT (RETENTION) PLATS 14565 AND 16169...

SWM PRACTICE CHART table with columns: LOT #, ESD PRACTICE, ADDRESS

MODERATE INCOME HOUSING UNITS table with columns: ZONING, MIHU %, UNITS, MIHU UNITS

MIHU AGREEMENT: PLEASE NOTE THAT ALL LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU FE-IN-HU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

OWNER/DEVELOPER: ZABLAH REAL ESTATE, LLC, HUSAM ALBATTRAWI, 224 N. FRANKLINTOWN ROAD, BALTIMORE, MD 21223 (443) 841-8920

SITE ANALYSIS DATA CHART

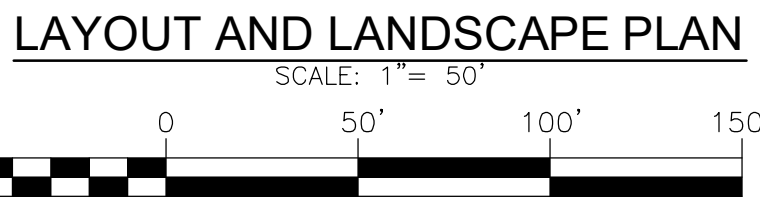
SITE ANALYSIS DATA CHART table with columns: AREA OF PLAN SUBMISSION, DEDICATED RIGHT-OF-WAY, LOTS 1-2, OPEN SPACE LOT 3, ELECTION DISTRICT, LOCATION, AREA OF WETLANDS AND BUFFERS, AREA OF STREAM AND BUFFERS, AREA OF FLOODPLAIN, AREA OF FOREST, AREA OF MODERATE SLOPES (15% TO 24.9%), AREA OF STEEP SLOPES (25% & GREATER), NET AREA (GROSS-STEEP SLOPES & FLOODPLAIN), LIMIT OF DISTURBED AREA, EXISTING USES FOR SITE, PROPOSED USES FOR SITE, PRESENT ZONING DESIGNATION, OPEN SPACE REQUIRED, OPEN SPACE PROPOSED, TOTAL NUMBER OF UNITS ALLOWED, TOTAL NUMBER OF UNITS PROPOSED, DP2 FILE REFERENCES, PROPOSED WATER SYSTEM, PROPOSED SEWER SYSTEM, MINIMUM LOT AREA

NOTE: 1. ANY DAMAGE TO PUBLIC RIGHT-OF-WAY PAVING (CHURCH LANE ROAD) OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. 2. EXISTING UTILITIES LOCATED FROM TOPOGRAPHIC SURVEY AND AS-BUILT DRAWINGS, CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE...

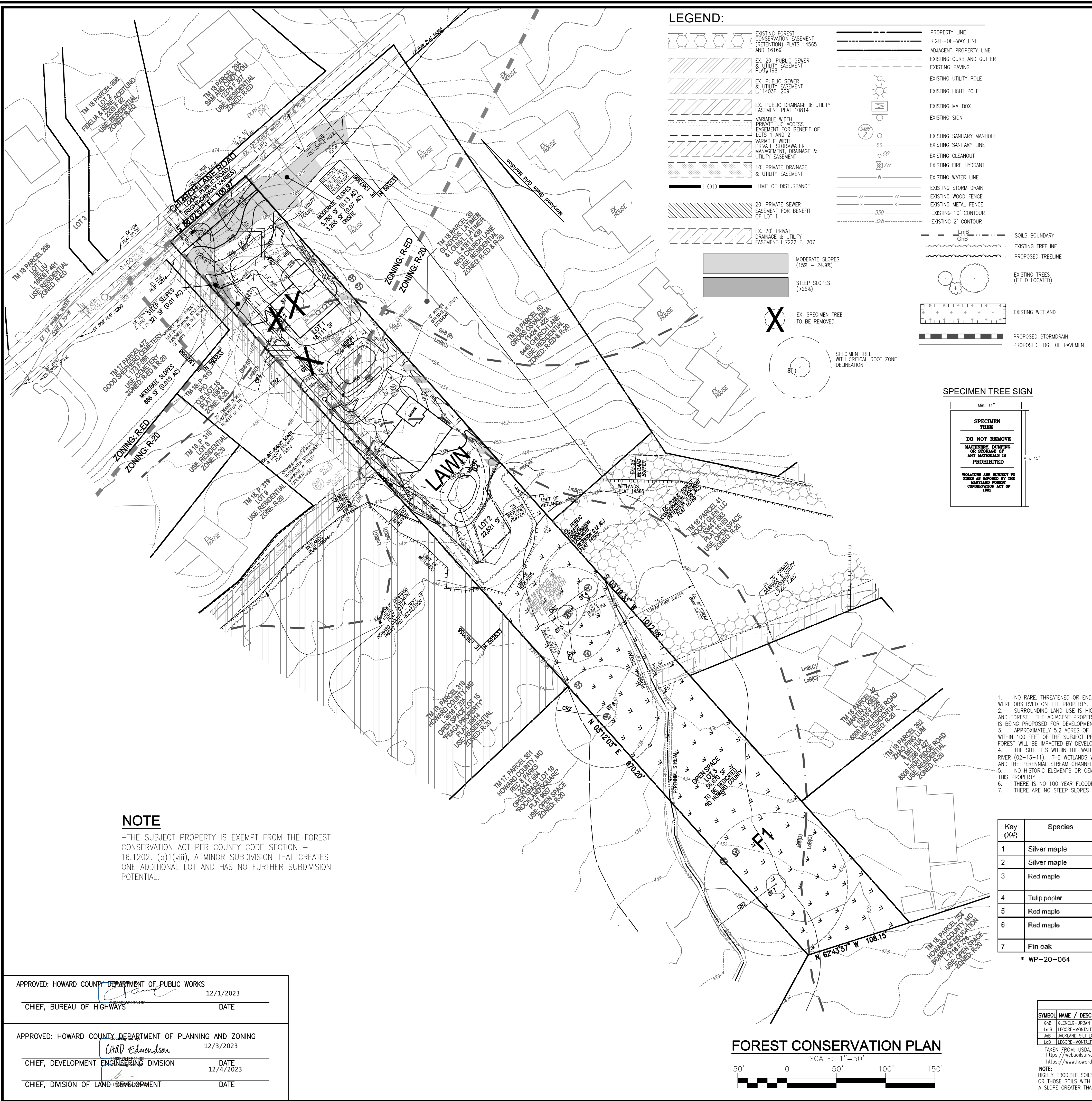
SUMMARY OF FINDINGS FOR APFO TRAFFIC ANALYSIS: IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL VOLUME 3, CHAPTER 4 SECTION 4.7(B)(5), A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT. A. DATE OF REPORT: NOT APPLICABLE. B. DATE OF COUNTY(S): NOT APPLICABLE. C. REPORT SUBMITTED AS PART OF PLAN NUMBER: NOT APPLICABLE. D. PROVIDE STATEMENT THAT SCHOOLS WERE IN SESSION ON THAT DATE(S): NOT APPLICABLE. E. LIST INTERSECTIONS STUDIED, IDENTIFY INTERSECTION AS STATE OR COUNTY JURISDICTION, AND LABEL LOS FOR THE HORIZON YEAR OF EACH INTERSECTION: NOT APPLICABLE. F. PROVIDE STATEMENT AS TO WHETHER MITIGATION IS REQUIRED AND EXPLAIN THE METHOD OF MITIGATION/IN LIEU FEE: NOT APPLICABLE.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, CHIEF, BUREAU OF HIGHWAYS, DATE 12/1/2023. APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING, CHIEF, DEVELOPMENT ENGINEERING DIVISION, DATE 12/3/2023. CHIEF, DIVISION OF LAND DEVELOPMENT, DATE 12/7/2023.

DEVELOPER'S/BUILDER'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 (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

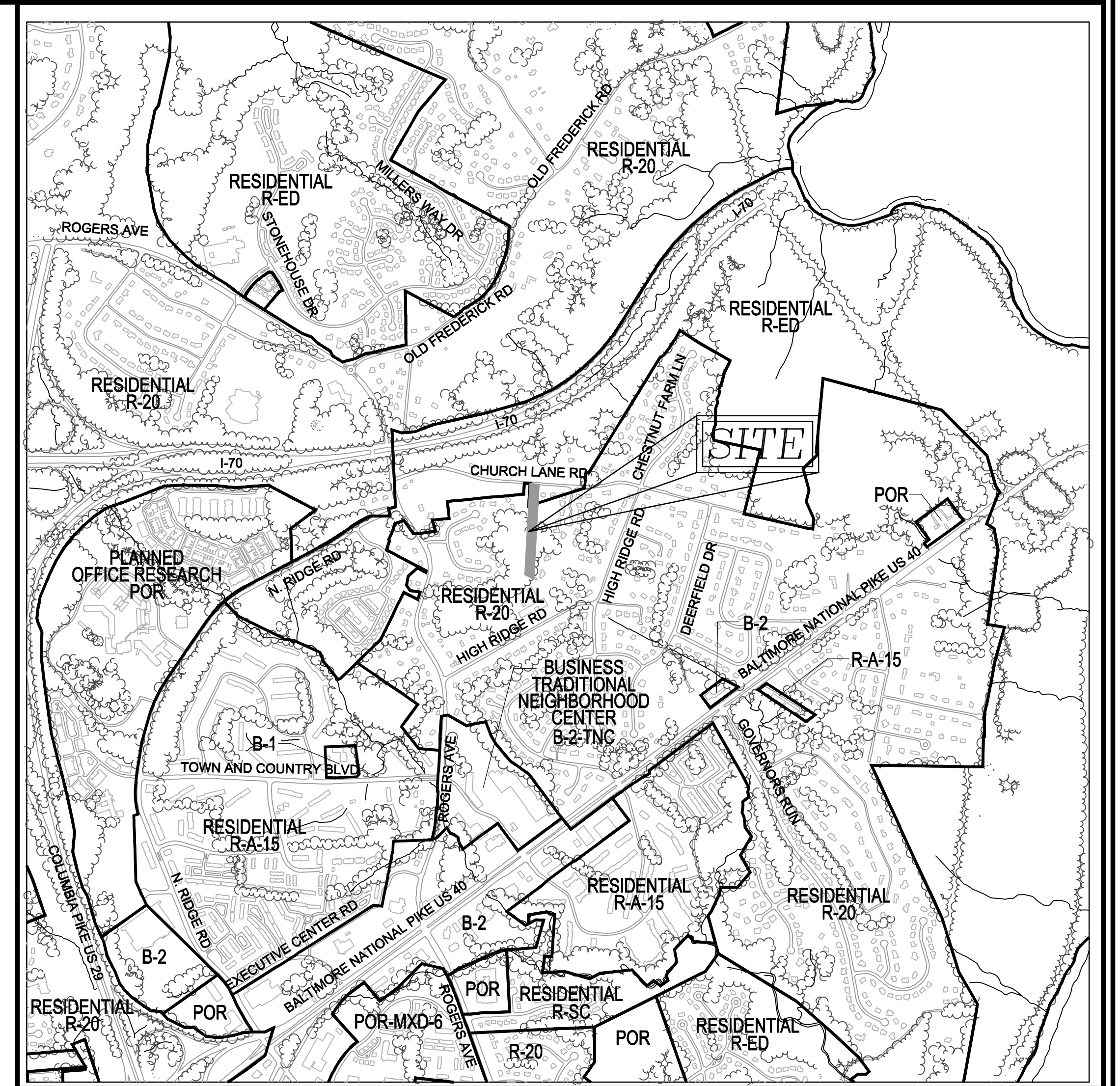
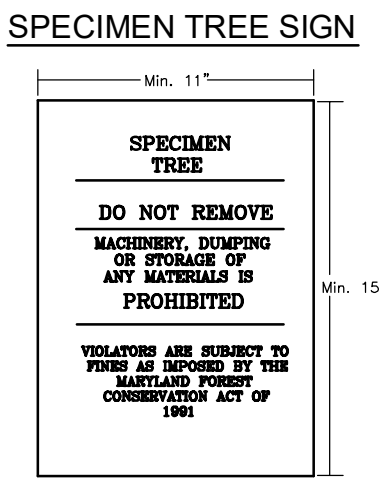


FINAL SUPPLEMENTAL PLAN COVER SHEET, SITE LAYOUT, AND LANDSCAPE PLAN HORVATH PROPERTY LOTS 1, 2 AND OPEN SPACE LOT 3 8457 CHURCH LANE ROAD ELLICOTT CITY, MD 21043 ZONED: R-ED & R-20 L 16650/F.00291 PARCEL 38 HOWARD COUNTY, MARYLAND VOGEL ENGINEERING & TIMMONS GROUP 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043 P: 410.461.7666 F: 410.461.8961 www.timmons.com



LEGEND:

- EXISTING FOREST CONSERVATION EASEMENT (RETENTION) PLATS 14565 AND 16169
- EX. 20' PUBLIC SEWER & UTILITY EASEMENT PLAT 19814
- EX. PUBLIC SEWER & UTILITY EASEMENT L 11400F, 207
- EX. PUBLIC DRAINAGE & UTILITY EASEMENT PLAT 10814
- VARIABLE WIDTH PRIVATE ACCESS EASEMENT FOR BENEFIT OF LOTS 1 AND 2
- VARIABLE WIDTH PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- 10' PRIVATE DRAINAGE & UTILITY EASEMENT
- 20' PRIVATE SEWER EASEMENT FOR BENEFIT OF LOT 1
- EX. 20' PRIVATE DRAINAGE & UTILITY EASEMENT L 7222 F, 207
- MODERATE SLOPES (15% - 24.9%)
- STEEP SLOPES (>25%)
- EX. SPECIMEN TREE TO BE REMOVED
- SPECIMEN TREE WITH CRITICAL ROOT ZONE DELINEATION
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING CURB AND GUTTER
- EXISTING PAVING
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- EXISTING WOOD FENCE
- EXISTING METAL FENCE
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- SOILS BOUNDARY
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING TREES (FIELD LOCATED)
- EXISTING WETLAND
- PROPOSED STORMDRAIN
- PROPOSED EDGE OF PAVEMENT



GENERAL NOTES

WATERSHED NAME: PATAPSCO RIVER
WATERSHED NUMBER: 021309061017

VICINITY MAP

SCALE: 1"=1,000'
ADC MAP COORDINATE: 21-B4 & B5

A. GROSS SITE AREA	(PROJECT SITE LOTS 1-2): 2.27 AC.
	(PROJECT SITE LOT 3): 0.93 AC.
	(DEDICATED RIGHT-OF-WAY): 1.30 AC.
NET SITE AREA:	0.04 AC.
B. AREA OF 100-YEAR FLOODPLAIN:	2.27 AC. (PROJECT SITE)
C. AREA OF WETLANDS AND BUFFERS(ONSITE):	0.00 AC. (PROJECT SITE)
D. AREA OF STREAM AND BUFFERS(ONSITE):	1.18 AC. (PROJECT SITE)
E. AREA OF > 25% STEEP SLOPES:	0.80 AC. (PROJECT SITE)
F. ZONED:	0.00 AC.
G. EXISTING FOREST:	1.20 AC. (FSD)
H. EXISTING USE:	R-ED/R-20
	RESIDENTIAL
	RESIDENTIAL

- NO RARE, THREATENED OR ENDANGERED SPECIES OR THEIR HABITAT WERE OBSERVED ON THE PROPERTY.
- SURROUNDING LAND USE IS HIGH DENSITY RESIDENTIAL DEVELOPMENT AND FOREST. THE ADJACENT PROPERTY IS CURRENTLY UNDEVELOPED BUT IS BEING PROPOSED FOR DEVELOPMENT.
- APPROXIMATELY 5.2 ACRES OF FOREST IS CURRENTLY PRESENT WITHIN 100 FEET OF THE SUBJECT PROPERTY. SOME OF THIS OFFSITE FOREST WILL BE IMPACTED BY DEVELOPMENT OF ADJACENT PROPERTY.
- THE SITE LIES WITHIN THE WATERSHED OF THE LITTLE PATENT RIVER (02-13-11). THE WETLANDS WILL REQUIRE A 25 FOOT BUFFER AND THE PERENNIAL STREAM CHANNEL REQUIRES A 75 FOOT BUFFER.
- NO HISTORIC ELEMENTS OR CEMETERIES ARE KNOWN TO OCCUR ON THIS PROPERTY.
- THERE IS NO 100 YEAR FLOODPLAIN PRESENT ON THE PROPERTY.
- THERE ARE NO STEEP SLOPES PRESENT ON THE PROPERTY.

Specimen Tree Chart

Key (#)	Species	Size (in.dia)	CRZ (feet radius)	Comments	
1	Silver maple	50.5	75.75	fair condition, limb dieback	* TO BE REMOVED
2	Silver maple	32.5	48.75	fair condition, trunk rot	* TO BE REMOVED
3	Red maple	39	58.5	poor condition, trunk and limb rot	* TO BE REMOVED
4	Tulip poplar	33	49.5	good condition	TO REMAIN
5	Red maple	32.5	48.75	good condition	TO REMAIN
6	Red maple	34.5	51.75	poor condition, dead twin and trunk rot	TO REMAIN
7	Pin oak	48.5	72.75	good condition	TO REMAIN

* WP-20-064

MAPPED SOILS TYPES

SYMBOL NAME / DESCRIPTION	GROUP	HYDRC	HYDRA	HYDRA	Kw	BRK FROM/LAND	<15% SLOPE W/ EROSION POTENTIAL
GMB (LENELO-U) URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	NO	NO	NO	0.43	NO	YES
LMB (LEGRO-M) MONTAILE SILT (LOAMS), 3 TO 8 PERCENT SLOPES	C	NO	NO	NO	0.64	YES	YES
LDB (LEGRO-M) MONTAILE SILT (LOAMS), 3 TO 8 PERCENT SLOPES	D	NO	NO	NO	0.37	YES	YES
LcB (LEGRO-M) MONTAILE-U) URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	C	NO	NO	NO	0.64	NO	YES

TAKEN FROM: USDA, NRCS-WEB SOIL SURVEY, HOWARD COUNTY
https://websoilsurvey.sc.egov.usda.gov
https://www.howardocd.org/documents

NOTE: HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

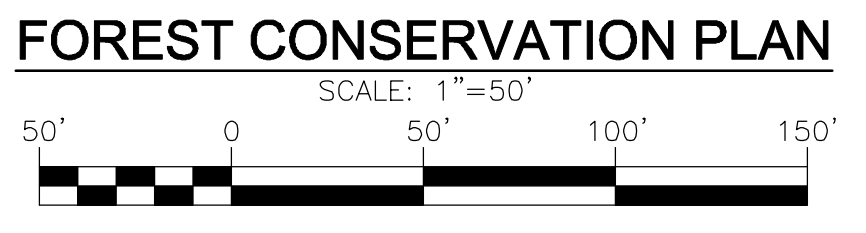
NOTE

-THE SUBJECT PROPERTY IS EXEMPT FROM THE FOREST CONSERVATION ACT PER COUNTY CODE SECTION 16.1202. (b)(1)(viii), A MINOR SUBDIVISION THAT CREATES ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
12/1/2023
CHIEF, BUREAU OF HIGHWAYS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
12/3/2023
CHIEF, DEVELOPMENT ENGINEERING DIVISION

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
12/4/2023
CHIEF, DIVISION OF LAND DEVELOPMENT



FINAL SUPPLEMENTAL PLAN FOREST CONSERVATION PLAN

HORVATH PROPERTY

LOTS 1, 2 AND OPEN SPACE LOT 3
8457 CHURCH LANE ROAD
ELLCOTT CITY, MD 21043
ZONED: R-ED & R-20
L 16550/ F 00291

TAX MAP 18 BLOCK 13
2ND ELECTION DISTRICT

PARCEL 38
HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING

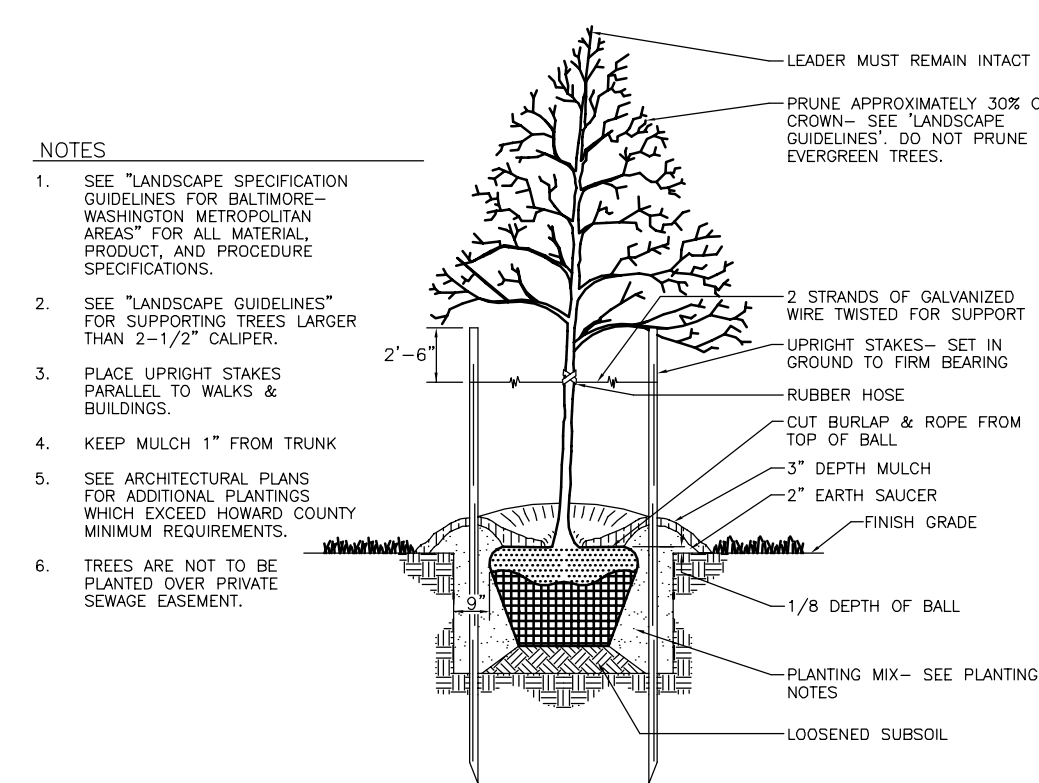
TIMMONS GROUP

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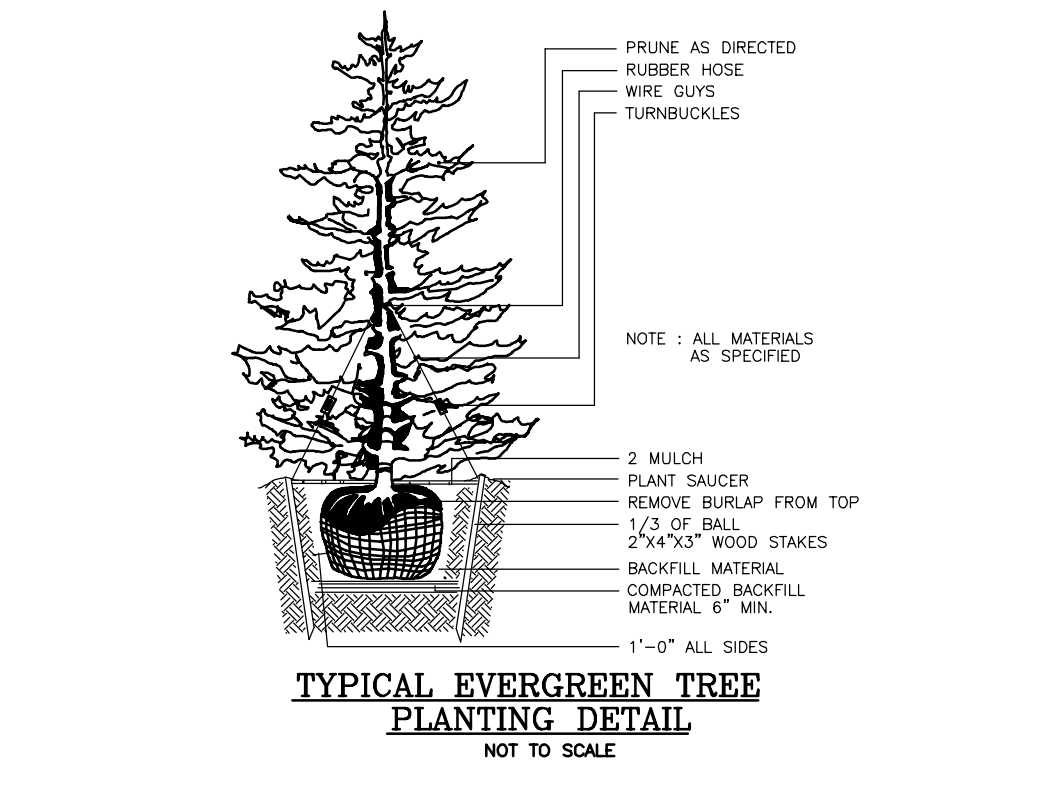
DESIGN BY: RVE
DRAWN BY: IMH
CHECKED BY: RHW
DATE: AUGUST 2023
SCALE: AS SHOWN
W.O. NO.: 16-05

PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE: 08-27-2024

2 OF 8



TREE PLANTING AND STAKING
DECIDUOUS TREES UP TO 2-1/2" CALIPER NOT TO SCALE



TYPICAL EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

GENERAL NOTES:

1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
2. FINANCIAL SURETY IN THE AMOUNT OF \$6,300.00 FOR THE REQUIRED 15 SHADE TREES (4,500), 8 SHADE TREES (SPECIMEN TREE REPLACEMENT) (1,800) SHALL BE POSTED WITH THE BUILDERS GRADING PERMIT.
3. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, ALTERNATIVE COMPLIANCE OR BUILDING AND GRADING PERMITS.
4. NO LANDSCAPING TO BE INSTALLED WITHIN ANY PUBLIC EASEMENT FOR WATER, SEWER, OR STORMWATER.
5. ANY EXISTING STREET TREES DAMAGED OR DESTROYED DURING CONSTRUCTION WILL BE REPLACED BY THE CONTRACTOR.

LANDSCAPING NOTES:

1. AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN, SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.
2. THE OWNER, 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.
3. SHOULD ANY TREE DESIGNATED FOR PRESERVATION FOR WHICH LANDSCAPING CREDIT IS GIVEN, DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR WITH A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD, AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 3 INCHES IN CALIPER AND INSTALLED AS REQUIRED IN THE HOWARD COUNTY LANDSCAPE MANUAL.
4. PLANTINGS SHOWN HEREON ARE THE RESPONSIBILITY OF THE DEVELOPER TO INSTALL DURING THE CONSTRUCTION OF THE FINAL PLAN.
5. SURETY FOR THE PROPOSED LANDSCAPING SHALL BE BASED ON THE NUMBER OF PLANTINGS REQUIRED.
6. THE REMOVAL OF TREES 30' OR GREATER DBH IS PROHIBITED WITHOUT COUNTY APPROVAL.

BGE'S POLICIES GOVERNING THE PLACEMENT OF LANDSCAPING AND STREET TREES IN PROXIMITY TO BGE'S POWER LINES OR TRANSMISSION RIGHT-OF-WAY ARE BASED ON BGE'S PUBLISHED "PLANTING ZONE CONCEPT" WHICH STIPULATES THE MAXIMUM ALLOWABLE SIZE OF PLANT MATERIALS FOR THREE DEFINED ZONES. AS THE DISTANCE FROM BGE EQUIPMENT INCREASES, SO DOES THE SIZE OF THE ALLOWABLE PLANT MATERIALS. THESE THREE ZONES AREA DEFINED AS FOLLOWS:

ZONE	DISTANCE FROM THE BGE POWER LINE OR TRANSMISSION RIGHT-OF-WAY	MAXIMUM HEIGHT OF VEGETATION
GREEN	UP TO 20 FEET	25 FEET
YELLOW	BETWEEN 20 FEET AND 45 FEET	40 FEET
RED	BEYOND 45 FEET	ABOVE 40 FEET

B & E NOTES:

1. BGE RESERVES THE RIGHT TO TRIM, TOP OR CUT DOWN ANY TREE IN PROXIMITY TO THE LINE THAT IN THE OPINION OF BGE SHALL BE DANGEROUS TO THE SAFE AND RELIABLE DELIVERY OF ELECTRICITY.
2. THE DEPARTMENT OF PLANNING AND ZONING MAY AUTHORIZE THE TRIMMING OR REMOVAL OF TREES OR VEGETATION IMMEDIATELY ADJACENT TO THE BGE R/W OR EASEMENT, IF BGE DETERMINES THE TREES ARE COMPROMISING THE SAFETY OF A TRANSMISSION LINE LOCATED WITHIN THEIR UTILITY, R/W OR EASEMENT, IF BGE INTENDS TO TRIM OR REMOVE TREES WITHIN A FOREST CONSERVATION EASEMENT, A LETTER SPECIFYING THE LOCATION AND SCOPE OF WORK NEEDS TO BE SENT TO BGE AT LEAST 30 DAYS IN ADVANCE OF UNDERSTANDING THE WORK. BGE UNDERSTANDS CONSTELLATION ENERGY'S NEED TO PROTECT ITS TRANSMISSION LINES AND WILL NOT UNREASONABLE WITHHOLD PERMISSION.
3. CALL MISS UTILITY TO MARK UP THE LOCATION OF EXISTING GAS LINE BEFORE PLANTING ALONG TREES CHURCH LANE ROAD & PLANT STREET TREES 10'AWAY FROM EXISTING GASLINE AS REQUIRED.

SCHEDULE 'A' PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS & PERIMETER PROPERTIES	TOTAL
PERIMETER/FRONTAGE DESIGNATION	2	
LANDSCAPE TYPE	A	
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	101'	2,054'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	YES 1,152'
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO
NUMBER OF PLANTS REQUIRED		902'
SHADE TREES	--	1:60 15
EVERGREEN TREES	--	15
NUMBER OF PLANTS PROVIDED		
SHADE TREES	--	15
EVERGREEN TREES	--	15
OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION) DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	--	--

LANDSCAPE SCHEDULE - REQUIRED PLANTING

SYMB.	KEY	QUAN.	BOTANICAL NAME	SIZE	CAT.
QC	7	7	QUERCUS COCCINEA SCARLET OAK	2.5"-3" CAL	B & B
AC	3	3	ACER RUBRUM 'OCTOBER GLORY' 'OCTOBER GLORY RED MAPLE'	2.5"-3" CAL	B & B
TM	5	5	ACER BURGERSIANUM TRIDENT MAPLE	1.5"-3" CAL. MAX.HGHT=25'	B & B
PA	5	5	THUJA OCCIDENTALIS 'PYRAMIDALIS' EMERALD GREEN PYRAMIDAL ARBORVITAE	6 - 8' HT	B & B

NOTE: WITH PERMISSION FROM HOWARD COUNTY, PLANTINGS SPECIFIED HEREON MAY BE SUBSTITUTED WITH APPROVED SPECIES LISTED IN APPENDIX B & C OF THE HOWARD COUNTY LANDSCAPE MANUAL.

LANDSCAPE SCHEDULE NOTE:

1. ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH HRD PLANTING SPECIFICATIONS.
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
3. FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
4. CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

NOTES:

1. IN THE DIRECTION FACING A TRAFFIC CONTROL SIGN:
 - 1) THERE SHALL BE A MINIMUM OF 40' BETWEEN THE SIGN FACE AND CLOSEST TREE FOR ALL STOP SIGNS.
 - 2) THERE SHALL BE A MINIMUM OF 35' BETWEEN THE SIGN FACE AND CLOSEST TREE FOR ALL SIGNS OTHER THAN A STOP SIGN.
 - 3) A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.

OWNER/DEVELOPER
ZAGLAH REAL ESTATE, LLC
HUSAM ALBATTRAWI
224 N. FRANKLINTOWN ROAD
BALTIMORE, MD 21223
(443) 841-8920

NO.	REVISION	DATE

FINAL SUPPLEMENTAL PLAN
LANDSCAPE PLAN
NOTES & DETAILS

HORVATH PROPERTY
LOTS 1, 2 AND OPEN SPACE LOT 3
8457 CHURCH LANE ROAD
ELLCOTT CITY, MD. 21043
ZONED: R-ED & R-20
L16550/ F.00291

TAX MAP 18 BLOCK 13 2ND ELECTION DISTRICT PARCEL 38 HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com

DESIGN BY: RVE
DRAWN BY: IMH
CHECKED BY: RHV
DATE: AUGUST 2023
SCALE: AS SHOWN
W.O. NO.: 16-05

PROFESSIONAL CERTIFICATE
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3 SHEET OF 8

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
12/1/2023
CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
12/3/2023
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

12/4/2023
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DEVELOPER'S/BUILDER'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 (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DiscSigned by: *Rob Vogel* 9/28/2023
SIGNATURE OF DEVELOPER DATE

MAPPED SOILS TYPES					<15% SLOPE	
SYMBOL NAME / DESCRIPTION	GROUP	HYDRO	HYDROLOGIC	Kw	PERMEABILITY	EROSION POTENTIAL
GHB GLENN-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	NO	NO	0.43	NO	YES
LMB LEZORE-MONTALTO SILT LOAMS, 3 TO 8 PERCENT SLOPES	C	NO	NO	0.64	YES	YES
HPB HICKLAND SILT LOAM, 3 TO 8 PERCENT SLOPES	C	NO	NO	0.57	YES	YES
LEB LEZORE-MONTALTO-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	C	NO	NO	0.64	NO	YES

TAKEN FROM: USDA, NRCS-WEB SOIL SURVEY, HOWARD COUNTY
 https://websoilsurvey.sc.egov.usda.gov
 https://www.howardcounty.org/documents

NOTE:
 HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL FERTILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT

LEGEND:

	PROPERTY LINE		STORM DRAIN
	RIGHT-OF-WAY LINE		STORM DRAIN INLET
	ADJACENT PROPERTY LINE		EDGE OF PAVEMENT
	EXISTING CURB AND GUTTER		EXISTING WETLAND
	EXISTING UTILITY POLE		MODERATE SLOPES (15% - 24.9%)
	EXISTING LIGHT POLE		STEEP SLOPES (>25%)
	EXISTING MAILBOX		PROPOSED TREE LINE
	EXISTING SIGN		PROPOSED 10' CONTOUR
	EXISTING SANITARY MANHOLE		PROPOSED 2' CONTOUR
	EXISTING SANITARY LINE		STABILIZED CONSTRUCTION ENTRANCE
	EXISTING CLEANOUT		SUPER SILT FENCE
	EXISTING FIRE HYDRANT		LIMIT OF DISTURBANCE
	EXISTING WATER LINE		EARTH DIKE
	EXISTING 10' CONTOUR		STANDARD INLET PROTECTION
	EXISTING 2' CONTOUR		GABION INFLOW PROTECTION
	SOILS		REMOVABLE PUMPING STATION
	EXISTING TREE LINE (FIELD LOCATED)		EXISTING FOREST CONSERVATION EASEMENT (RETENTION) PLATS 14565 AND 16169
	EXISTING TREES (FIELD LOCATED)		EX. 20' PUBLIC SEWER & UTILITY EASEMENT PLAT 19814
	EXISTING FENCE		EX. PUBLIC SEWER & UTILITY EASEMENT L-11403F, 209
	EXISTING METAL FENCE		VARIABLE WIDTH PRIVATE LJC ACCESS EASEMENT FOR BENEFIT OF LOTS 1 AND 2
	CENTERLINE OF EXISTING STREAM		VARIABLE WIDTH PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
	SPECIMEN TREE WITH CRITICAL ROOT ZONE DELINEATION		10' PRIVATE DRAINAGE & UTILITY EASEMENT
	EX. SPECIMEN TREE TO BE REMOVED		20' PRIVATE SEWER EASEMENT FOR BENEFIT OF LOT 1
	TRAP DRAINAGE AREA		EX. 20' PRIVATE DRAINAGE & UTILITY EASEMENT L-7222 F, 207

SEQUENCE OF CONSTRUCTION

- NOTE: HOUSES MAY NOT BE BUILT USING THIS PLAN.
- OBTAIN GRADING PERMIT. (1 DAY)
 - DEVELOPER / CONTRACTOR SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE APPROPRIATE ENFORCEMENT AUTHORITY PRIOR TO BEGINNING CONSTRUCTION. (1 DAY)
 - NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS (410-313-1880) AT LEAST 24 HOURS BEFORE STARTING ANY WORK. (1 DAY)
 - STAKEOUT LIMITS OF DISTURBANCE. (3 DAYS)
 - INSTALL STABILIZED CONSTRUCTION ENTRANCE, AS SHOWN HEREON. (1 DAY)
 - CLEAR AND GRUB ON-SITE AREA FOR THE INSTALLATION OF PERIMETER CONTROLS. (1 DAY)
 - INSTALL PERIMETER FENCING AS SHOWN HEREON OR AS DIRECTED BY SEDIMENT CONTROL INSPECTOR. CONSTRUCT SEDIMENT TRAP PER THE DETAILS AND SPECIFICATIONS SHOWN ON THESE PLANS. CONSTRUCT EARTH DIKES AS SHOWN ON PLAN TO DIRECT SITE DISTURBANCES TO THE TRAP. (1 DAY)
 - STABILIZE THE DISTURBED AREAS FROM THE AFOREMENTIONED DISTURBANCES WITH TEMPORARY SEEDING MIXTURE AND STRAW MULCH. (1 DAY)
 - THE SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT TRAP WHEN THE CLEANOUT ELEVATION HAS BEEN REACHED. (1 DAY)
 - THE CONTRACTOR SHALL INSPECT AND PROVIDE NECESSARY MAINTENANCE ON THE SEDIMENT AND EROSION CONTROLS SHOWN HEREON AFTER EACH RAINFALL AND ON A DAILY BASIS. (1 DAY)
 - THE SEDIMENT TRAP SHALL BE DEWATERED BY PUMPING. THE ACCUMULATED SEDIMENT SHALL BE PLACED UP GRADE FROM THE STRUCTURE IN SUCH A MANNER AS NOT TO INTERFERE WITH CONSTRUCTION OPERATIONS OR CAUSE EROSION DOWN GRADE FROM THE STRUCTURE. (2 DAYS)
 - WITH TRAP IN PLACE AND FUNCTIONING AND WITH THE WITH PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, BEGIN GRADING OPERATIONS COMMON AND INSTALLATION OF THE WATER & SEWER SERVICE CONNECTIONS AND TIES TO THE EXISTING WATER & SEWER MAINS. (2 WEEKS)
 - WORK WITHIN THE CHURCH LANE ROAD RIGHT-OF-WAY SHALL BE COMPLETED IN ACCORDANCE WITH MD 104-02.02 & MD 104-02.10
 - THE CONTRACTOR SHALL INSPECT AND PROVIDE NECESSARY MAINTENANCE ON THE SEDIMENT AND EROSION CONTROLS SHOWN HEREON AFTER EACH RAINFALL AND ON A DAILY BASIS. (1 DAY)
 - WITH PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, AND ITEM #11 COMPLETED, CONSTRUCT STORM DRAIN SYSTEM FROM ES-1 TO MH-1 AND OUTLET DRAIN FROM MH-1 TO MBR#2. PLACE USE-IN-COMMON DRIVEWAY TO SUBGRADE AND INSTALL BASE PAVEMENT. (2 DAYS)
 - INSTALL USE-IN-COMMON DRIVEWAY SIDE SWALES AND STABILIZE WITH PERMANENT SEEDING MIXTURE AND STRAW MULCH. (4 DAYS)
 - WITH CONTRIBUTING AREA STABILIZED WITH A 2" STAND OF GRASS, CONSTRUCT ESO MICRO-BURSTENTION FACILITIES WHICH RECEIVE ROAD RUNOFF OR RUNOFF FROM STABILIZED AREAS. IMMEDIATELY STABILIZE ANY CONTRIBUTING FACILITY SIDE SLOPES WITH SOD AND SURROUND FACILITY WITH SILT FENCE. (2 DAYS EACH)
 - BEGIN CONSTRUCTION OF INDIVIDUAL HOMES (REFER TO ASSOCIATED BUILDER SDP). PROTECT ANY INSTALLED ESO FACILITIES FROM RECEIVING DIRTY RUNOFF.
 - UPON COMPLETION OF PROJECT HOME CONSTRUCTION AND WITH PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, COMPLETE ANY REMAINING FINE GRADING IN ACCORDANCE WITH STORMWATER MANAGEMENT CRITERIA, ADD TOPSOIL PER THE SPECIFICATIONS SHOWN HEREON, AND STABILIZE DISTURBED AREAS WITH PERMANENT SEEDING MIXTURE AND STRAW MULCH. (5 DAYS)
 - INSTALL LANDSCAPING AND FOREST CONSERVATION REQUIREMENTS. (3 DAYS)
 - AFTER PERMISSION HAS BEEN GIVEN BY SEDIMENT CONTROL INSPECTOR, REMOVE ANY REMAINING PERIMETER E/S CONTROLS AND STABILIZE THESE DISTURBED AREAS WITH PERMANENT SEEDING MIXTURE AND STRAW MULCH. (1 WEEK)
- NOTE: ANY CHANGES OR REVISIONS TO THE SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE PLAN APPROVAL AUTHORITY PRIOR TO PROCEEDING WITH CONSTRUCTION.

NOTE:
 LOCATE STOCKPILE AS SHOWN HEREON OR AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR. ANY STOCKPILES EXCEEDING 15 FEET IN HEIGHT SHALL BE BENCHED.

NOTE:
 STABILIZATION IS TO BE DONE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR AT THE INTERVALS REQUIRED BY THE 2011 STDS. & SPECS. WHICHEVER IS MORE RESTRICTIVE.

NOTE:
 - SILT FENCE IS TO BE REPLACED WITH SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.
 - SILT FENCE SHALL BE CURLED UPHILL NO MORE THAN 35 FEET APART
 - DOUBLE ROWS OF SUPER SILT FENCE SHALL BE INSTALLED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

NOTE:
 EITHER PERMANENT OR TEMPORARY STABILIZATION IS TO BE APPLIED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR REGARDLESS OF DAYS/DATES IN THE STANDARD SEDIMENT CONTROL NOTES AND/OR SEEDING SPECIFICATIONS.

- EROSION AND SEDIMENT CONTROL NOTES:
- EITHER PERMANENT OR TEMPORARY STABILIZATION IS TO BE APPLIED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR REGARDLESS OF DAYS/DATES IN THE STANDARD SEDIMENT CONTROL NOTES AND/OR SEEDING SPECIFICATIONS.
 - AT NO TIME DURING CONSTRUCTION WILL FENCING BE ALLOWED TO INTERCEPT CONCENTRATED FLOWS
 - A DOUBLE ROW OF SSF MAY BE REQUIRED IN THE PROXIMITY OF THE ENVIRONMENTAL AREAS
 - SOILS ON-SITE ARE CONSIDERED HIGHLY ERODIBLE BY THE HOWARD SOIL CONSERVATION DISTRICT. MORE STRINGENT SEEDING AND STABILIZATION METHODS MAY BE EXPECTED AT SITE DEVELOPMENT STAGE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 CHIEF, BUREAU OF HIGHWAYS DATE 12/1/2023

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 12/3/2023

CHIEF, DIVISION OF LAND DEVELOPMENT DATE

OWNER/DEVELOPER CERTIFICATION:
 I/WE CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE.

DocuSigned by:
 Ramadan Zabliah 11/15/2023

Printed Name & Title: Ramadan Zabliah

DESIGN CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICE AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

DocuSigned by:
 Robert H. Vogel 11/15/2023

Printed Name: ROBERT H. VOGEL DATE: 11/15/2023

MD REGISTRATION NO. 16193
 (E), R.L.S., OR R.L.A. (Circle one)

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

DocuSigned by:
 Alexander Bratovich 11/29/2023

Printed Name: HOWARD S.C.D. DATE: 11/29/2023

SOILS MAP, GRADING, SOIL EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 50'

NOTE:
 - HOUSES MAY NOT BE BUILT USING THIS PLAN.

OWNER/DEVELOPER
 ZABLIAH REAL ESTATE, LLC
 HUSAM ALBATHRAWI
 224 N. FRANKLINTOWN ROAD
 BALTIMORE, MD 21223
 (443) 841-8920

NO.	REVISION	DATE

FINAL SUPPLEMENTAL PLAN
 SOILS MAP, GRADING, SOIL EROSION & SEDIMENT CONTROL PLAN
HORVATH PROPERTY
 LOTS 1, 2 AND OPEN SPACE LOT 3
 8457 CHURCH LANE ROAD
 ELLICOTT CITY, MD. 21043
 ZONED: R-ED & R-20
 L-16550/F-00291

TAX MAP 18 BLOCK 13
 2ND ELECTION DISTRICT

PARCEL 38
 HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING

TIMMONS GROUP

3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

PROFESSIONAL CERTIFICATE

DESIGN BY: RVE
 DRAWN BY: IMH
 CHECKED BY: RHW
 DATE: AUGUST 2023
 SCALE: AS SHOWN
 W.O. NO.: 18-05

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE 08-22-2024

5 SHEET OF 8

HOWARD SOIL CONSERVATION DISTRICT STANDARD SEDIMENT CONTROL NOTES

- 1. A PRE-CONSTRUCTION MEETING MUST OCCUR WITH THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, CONSTRUCTION INSPECTION DIVISION (CID), 410-313-1855 AFTER THE FUTURE LEO AND PROTECTED AREAS ARE MARKED CLEARLY IN THE FIELD. A MINIMUM OF 48 HOUR NOTICE TO MUST BE GIVEN AT THE FOLLOWING STAGES: A. PRIOR TO THE START OF EARTH DISTURBANCE. B. UPON COMPLETION OF THE INSTALLATION OF PERMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. C. PRIOR TO THE START OF ANOTHER PHASE OF CONSTRUCTION OR OPENING OF ANOTHER GRADING UNIT. D. PRIOR TO THE REMOVAL OF PERMETER STRUCTURES.

- 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 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND REVISIONS HERETO. 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 PERMETER CONTROLS, DIKES, SWALES, DITCHES, PERMETER SLOPES, AND ALL SLOPES STEEPER THAN 1:1 HORIZONTAL TO 1 VERTICAL (3:1); AND SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED AREAS ON THE SAME DAY OF DISTURBANCE.

- 4. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR TOPSOIL (SEC. B-4-2), PERMANENT SEEDING (SEC. B-4-3), AND TEMPORARY SEEDING (SEC. B-4-4) AND MULCHING (SEC. B-4-5). 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 CID.

Table with 2 columns: Item, Description. Includes details for 6. SITE ANALYSIS: TOTAL AREA OF SITE, AREA DISTURBED, AREA TO BE REFORESTED OR PLANTED, etc.

- 7. ANY SEDIMENT CONTROL PRACTICE 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 CID, THE STATE AND ALL CONTROLS SHALL BE INSPECTED BY THE CONTRACTOR WEEKLY, AND THE NEXT DAY AFTER EACH RAIN EVENT A WRITTEN REPORT BY THE CONTRACTOR, MADE AVAILABLE UPON REQUEST, IS PART OF EVERY INSPECTION AND SHOULD INCLUDE: INSPECTION DATE, TIME OF INSPECTION (PRE-Storm Event, DURING Rain Event), NAME AND TITLE OF INSPECTOR, WEATHER INFORMATION (PRECIPITATION CONDITIONS AS WELL AS TIME AND AMOUNT OF LAST RECORDED PRECIPITATION), BRIEF DESCRIPTION OF PROJECTS STATUS (E.G., PERCENT COMPLETE) AND/OR CURRENT ACTIVITIES, EVIDENCE OF SEDIMENT DISCHARGES, IDENTIFICATION OF PLAN DEFICIENCIES, IDENTIFICATION OF MISSING OR IMPROPERLY INSTALLED SEDIMENT CONTROLS COMPLIANCE STATUS REGARDING THE SEQUENCE OF CONSTRUCTION AND STABILIZATION REQUIREMENTS, PHOTOGRAPHS, MONITORING/SAMPLING, MAINTENANCE AND/OR CORRECTIVE ACTION PERFORMED, OTHER INSPECTION FEEDBACK AS REQUIRED BY THE CID, AND A PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES (INPES, MDE).

11. DISTURBANCE SHALL NOT OCCUR OUTSIDE THE L.O.D. A PROJECT IS TO BE SEQUENCED SO THAT GRADING ACTIVITIES BEGON ON ONE GRADING UNIT (MAXIMUM AREA OF 20 AC. PER GRADING UNIT) AT A TIME, WORK MAY PROCEED TO A SUBSEQUENT GRADING UNIT WHEN AT LEAST 50 PERCENT OF THE DISTURBED AREA IN THE PRECEDING GRADING UNIT HAS BEEN STABILIZED AND APPROVED BY THE CID, UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE CID, NO MORE THAN 30 ACRES CUMULATIVELY MAY BE DISTURBED AT A GIVEN 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 PREPARED ON-SITE FOR REDISTRIBUTION ONTO FINAL GRADE. 14. ALL SILT FENCE AND SUPER SILT FENCE SHALL BE PLACED DOWN-THE-COUNTOUR, AND BE IMBERICATED AT 25' MINIMUM INTERVALS, WITH LOWER ENDS CURLED UPHILL BY 2' IN ELEVATION. 15. STREAM CHANNELS MUST NOT BE DISTURBED DURING THE FOLLOWING RESTRICTED TIME PERIODS (INCLUDES): - USE I AND II MARCH 1 - JUNE 15 - USE II AND III OCTOBER 1 - APRIL 30 - USE IV MARCH 1 - MAY 31

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. REV. 8/2015

OWNER/DEVELOPER CERTIFICATION: I/WE CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL BE CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL ON EROSION AND SEDIMENTATION PRIOR TO BEGINNING THE PROJECT. I CERTIFY THAT ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE. 9/28/2023

DESIGNER'S SIGNATURE: Robert H. Vogel, MD REGISTRATION NO. 16193, P.E., R.L.S., OR R.L.A. (circle one) 9/29/2023

B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

DEFINITION: TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION. PURPOSE: TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. CONDITIONS WHERE PRACTICE APPLIES: EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE. CRITERIA: A. SEED MIXTURES: 1. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FIGURE B.3) AND BASED ON THE SITE CONDITION OR PURPOSE FLOWN 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. 2. FOR AREAS REQUIRING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (44-0-0) AT 1-1/2 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. 3. TURFGRASS MIXTURES: A. AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDES 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 PURPOSES (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 PERENNIAL PERGRASS 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. 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 PERGRASS 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 PERENNIAL PERGRASS CULTIVARS/ CERTIFIED KENTUCKY BLUEGRASS SEEDING RATE: 2 POUNDS MIXTURE PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS TO 50 PERCENT SEEDING RATE. CHOOSE 1/2 POUNDS PER 1000 SQUARE FEET, ONE OR MORE CULTIVARS MAY BE BLENDED. IV. KENTUCKY BLUEGRASS/RYE FESCUE SHADE MIXTURE: FOR USE IN AREAS WITH SHADE TO INTERMEDIATE LIGHT. RECOMMENDED PERENNIAL PERGRASS CULTIVARS/ CERTIFIED KENTUCKY BLUEGRASS SEEDING RATE: 2 POUNDS MIXTURE PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS TO 50 PERCENT SEEDING RATE. CHOOSE 1/2 POUNDS PER 1000 SQUARE FEET, ONE OR MORE CULTIVARS MAY BE BLENDED.

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 CONCRETE HAVE LOW NUTRIENT CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION. 2. TOPSOIL SHOULD BE APPLIED TO AREAS WHERE THE EXISTING TOPSOIL DOES NOT MEET 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 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. 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 REACH 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 CRITERIA. 5. TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST BE THE FOLLOWING: 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. B. UNIFORMITY 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 SEEDING 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 OTHERWISE IS DETRIMENTAL TO PROPER GRADING AND SEEDING PREPARATION. C. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS): 1. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATES 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 ANALYSIS. 2. FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FINE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. MANURE MAY BE SUBSTITUTED FOR FERTILIZER WITH PROPER ADJUSTMENT OF THE APPLICATION RATE. 3. FERTILIZERS MUST ALL BE DELIVERED TO THE SITE FULLY LABELED ACCORDING TO THE APPLICABLE LAWS AND MUST BEAR THE NAME, TRADE NAME AND TRADEMARK AND WARRANTY OF THE PRODUCER. 4. LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNED LIME) IS SUBSTITUTED EXCEPT WHEN HYDROSSEEDING 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 90 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 1 TO 8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.

DEFINITION: THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION. PURPOSE: TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. CONDITIONS WHERE PRACTICE APPLIES: WHEN VEGETATIVE STABILIZATION IS TO BE ESTABLISHED. CRITERIA: 1. TEMPORARY STABILIZATION: A. SEEDING 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 LOOSENEED, IT MUST NOT BE ROLLED OR DRAGGED SOUTH BUT LEFT IN THE LOOSENEED CONDITION. SLOPES 3:1 OR FLATTER ARE TO BE TRACKED WITH RIDGES RUNNING PARALLEL TO THE COURSE 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. TOPSOILING: 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: SOIL PH BETWEEN 4.5 AND 7.0. II. SOIL SALTS LESS THAN 500 PARTS PER MILLION (PPM). III. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL TO PROVIDE MORE THAN 30 PERCENT SILT PLUS CLAY TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE, AN EXCEPTION IS: LOVEGRASS WHICH WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WILL BE PLANTED. IV. SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT. V. MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS, BRANCH LAWN AREAS TO SMOOTH THE SURFACE, REMOVE LARGE OBJECTS LIKE STONES AND BRACKLES, AND READY THE AREA FOR SEED APPLICATION. LOOSEN GRADED AREAS BY DRAGGING OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS. 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 REACH 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 CRITERIA. 5. TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST BE THE FOLLOWING: 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. B. UNIFORMITY 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 SEEDING 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 OTHERWISE IS DETRIMENTAL TO PROPER GRADING AND SEEDING PREPARATION. C. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS): 1. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATES 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 ANALYSIS. 2. FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FINE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. MANURE MAY BE SUBSTITUTED FOR FERTILIZER WITH PROPER ADJUSTMENT OF THE APPLICATION RATE. 3. FERTILIZERS MUST ALL BE DELIVERED TO THE SITE FULLY LABELED ACCORDING TO THE APPLICABLE LAWS AND MUST BEAR THE NAME, TRADE NAME AND TRADEMARK AND WARRANTY OF THE PRODUCER. 4. LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNED LIME) IS SUBSTITUTED EXCEPT WHEN HYDROSSEEDING 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 90 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 1 TO 8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.

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PERMANENT SEEDING SUMMARY table with columns: HARDNESS ZONE, SEED MIXTURE, APPLICATION RATE, SEEDING DATES, SEEDING DEPTHS, FERTILIZER RATE, LIME RATE.

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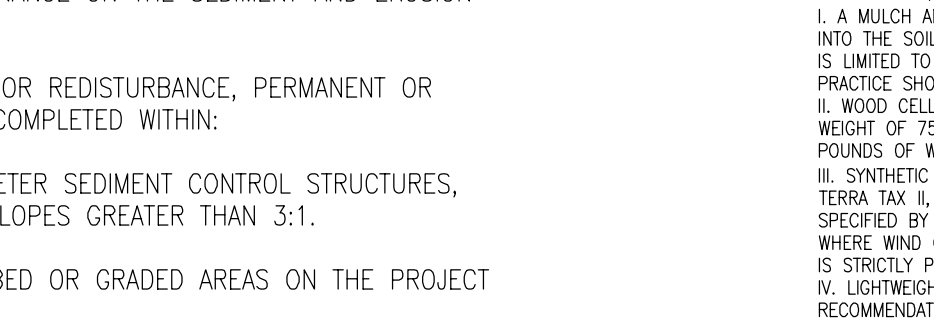
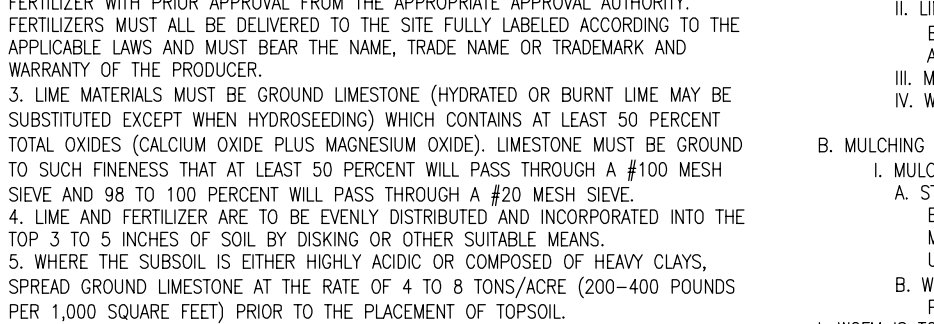
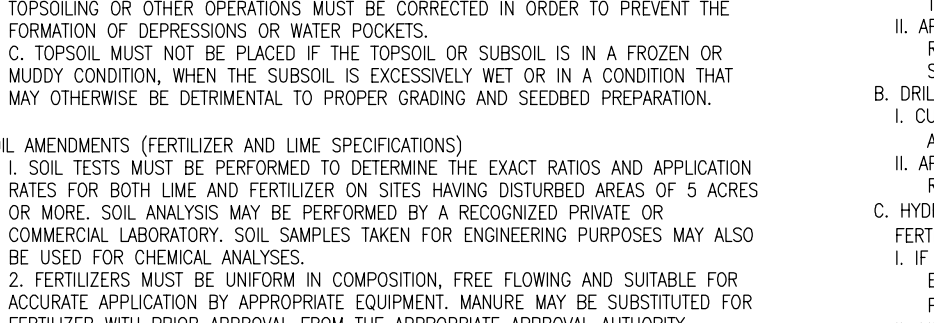
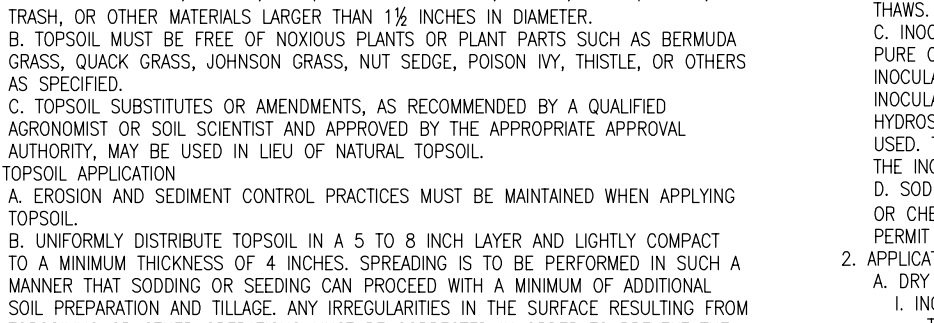
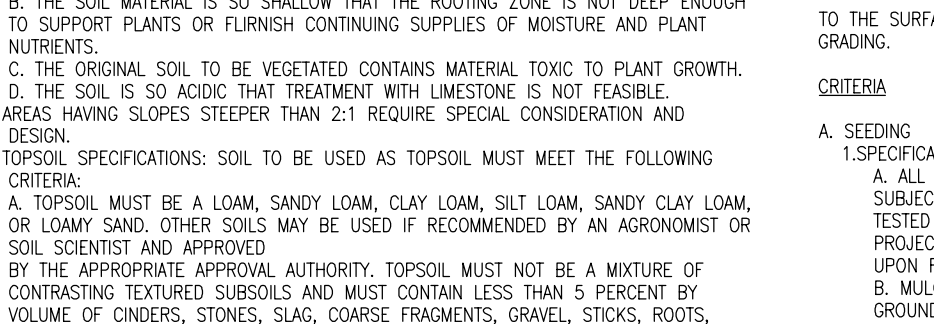
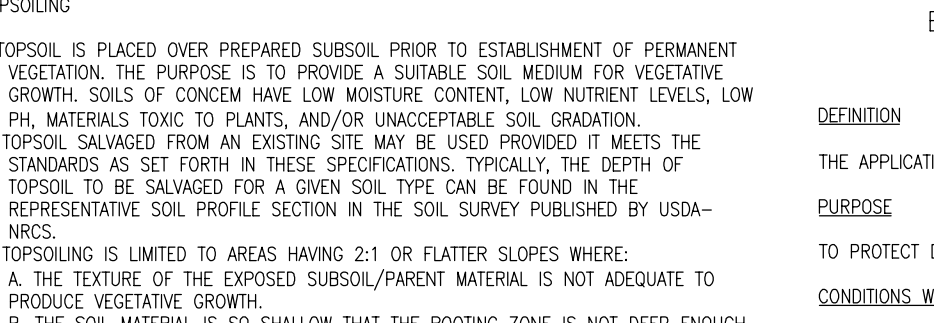
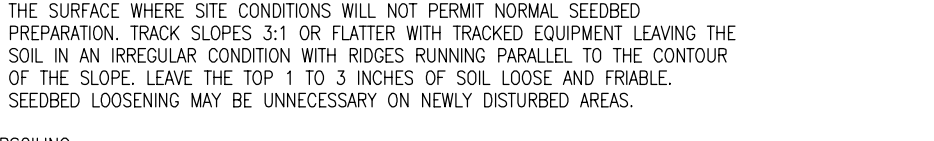
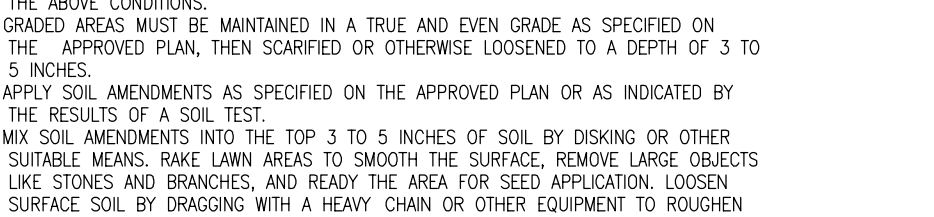
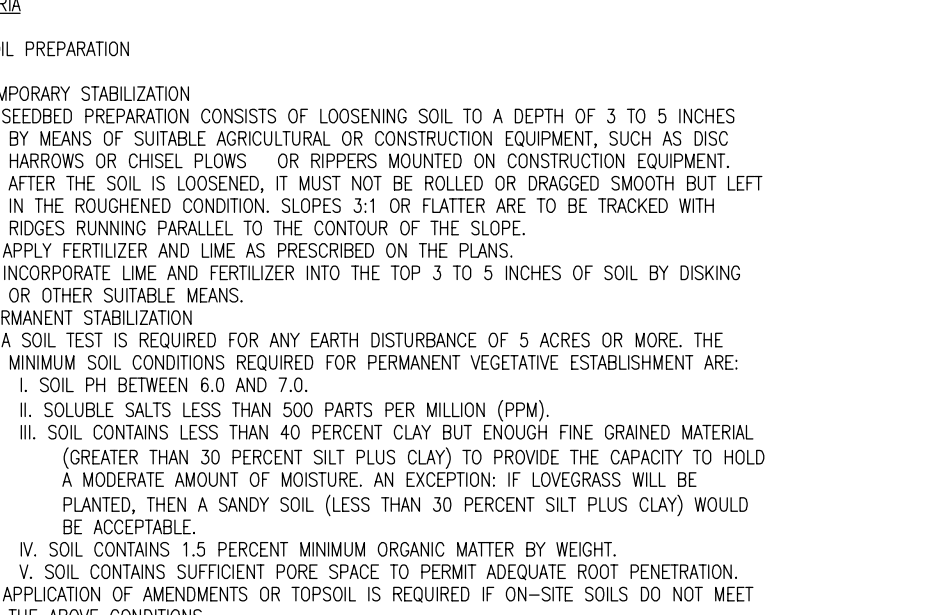
NOTES

DURING GRADING AND AFTER EACH RAINFALL, THE CONTRACTOR SHALL INSPECT AND PROVIDE THE NECESSARY MAINTENANCE ON THE SEDIMENT AND EROSION CONTROL MEASURES SHOWN HEREON. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, 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.

THIS SEEDING PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT. Designated by: Alexander Bratovic 11/29/2023

B-4-2 STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING AND SOIL AMENDMENTS

DEFINITION: THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION. PURPOSE: TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. CONDITIONS WHERE PRACTICE APPLIES: WHEN VEGETATIVE STABILIZATION IS TO BE ESTABLISHED. CRITERIA: 1. TEMPORARY STABILIZATION: A. SEEDING 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 LOOSENEED, IT MUST NOT BE ROLLED OR DRAGGED SOUTH BUT LEFT IN THE LOOSENEED CONDITION. SLOPES 3:1 OR FLATTER ARE TO BE TRACKED WITH RIDGES RUNNING PARALLEL TO THE COURSE 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. TOPSOILING: 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: SOIL PH BETWEEN 4.5 AND 7.0. II. SOIL SALTS LESS THAN 500 PARTS PER MILLION (PPM). III. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL TO PROVIDE MORE THAN 30 PERCENT SILT PLUS CLAY TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE, AN EXCEPTION IS: LOVEGRASS WHICH WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WILL BE PLANTED. IV. SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT. V. MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS, BRANCH LAWN AREAS TO SMOOTH THE SURFACE, REMOVE LARGE OBJECTS LIKE STONES AND BRACKLES, AND READY THE AREA FOR SEED APPLICATION. LOOSEN GRADED AREAS BY DRAGGING OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS. 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 REACH 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 CRITERIA. 5. TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST BE THE FOLLOWING: 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. B. UNIFORMITY 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 SEEDING 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 OTHERWISE IS DETRIMENTAL TO PROPER GRADING AND SEEDING PREPARATION. C. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS): 1. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATES 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 ANALYSIS. 2. FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FINE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. MANURE MAY BE SUBSTITUTED FOR FERTILIZER WITH PROPER ADJUSTMENT OF THE APPLICATION RATE. 3. FERTILIZERS MUST ALL BE DELIVERED TO THE SITE FULLY LABELED ACCORDING TO THE APPLICABLE LAWS AND MUST BEAR THE NAME, TRADE NAME AND TRADEMARK AND WARRANTY OF THE PRODUCER. 4. LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNED LIME) IS SUBSTITUTED EXCEPT WHEN HYDROSSEEDING 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 90 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 1 TO 8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.



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 PERMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING. CRITERIA: A. SEEDING: 1. SPECIFICATIONS MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW. ALL SEED MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SEED LABORATORY. ALL SEED USED MUST HAVE BEEN TESTED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING SUCH MATERIAL ON ANY PROJECT. REFER TO TABLE B.4 REGARDING THE QUALITY OF SEED. SEED TAGS MUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR TO VERIFY THE TYPE OF SEED AND SEEDING RATE. 2. SEEDING RATES: SEEDING RATES FOR EACH SPECIES OF SEED TO BE SOWN MUST BE AVAILABLE TO THE APPLICABLE AUTHORITY. TOPSOIL MUST NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND MUST CONTAIN LESS THAN 5 PERCENT BY VOLUME OF CONCRETE, STONES, SLAG, COMBUSTIBLES, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1/8 INCHES IN DIAMETER. B. TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERNARDIA GRASS, BLACK GRASS, JOHNSON GRASS, NUT SEED, POISON IVY, TRIFOLIUM, 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. UNIFORMITY 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 SEEDING 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 OTHERWISE IS DETRIMENTAL TO PROPER GRADING AND SEEDING PRE

