

DEVELOPMENT CRITERIA PER APPROVED PDP "ZB-973-M"

	SINGLE-FAMILY DETACHED	SINGLE-FAMILY ATTACHED
NET LOT AREA	6,000 SF.	N/A
FRONT YARD (MIN)	10'	N/A
LOT WIDTH MINIMUM AT FRONTAGE	25'	N/A
LOT WIDTH MINIMUM AT BUILDING RESTRICTION LINE	40'	N/A
REAR YARD MINIMUM WITH OR WITHOUT PERPENDICULAR PAVING	25'	N/A
SIDE YARDS (MIN)		
ONE	0'	N/A
BOTH	0'	N/A
MIN. SPACE BETWEEN END BUILDINGS*	N/A	12'
MAXIMUM HEIGHT	35'	30'
*MIN. SEPARATION BETWEEN BUILDINGS WILL BE PROVIDED PER APPLICABLE FIRE CODE AT FINAL DESIGN PLANS.		
MINIMUM BUILDING SETBACKS		
	SFD	SFA
FROM ARTERIAL STREET (RTE. 29) R.O.W.	N/A	N/A
FROM LOCAL STREET R.O.W.	10'	10'
FROM ACCESS STREET R.O.W.	10'	10'
FROM MULTI-FAMILY/COMM. DRIVEWAY FACE OF CURB	N/A	11'
FROM RESIDENTIAL STREET FACE OF CURB	N/A	10'
FROM R-2 ZONING	N/A	50'
FROM B-2 ZONING	N/A	35'
FROM OFF-SITE OPEN SPACE	N/A	35'
FROM PUMP STATION BUILDING (FRONT)	20'	20'
FROM PUMP STATION BUILDING (SIDE)	5'	5'
FROM PUMP STATION BUILDING (REAR)	25'	25'

\* DOES NOT INCLUDE STORMWATER MANAGEMENT FACILITIES, PRIVATE OR PUBLIC STREETS OR THEIR RIGHT OF WAYS, OR UTILITIES.

DENSITY ANALYSIS

RESIDENTIAL DENSITY ALLOWED PER MXD-6 OVERLAY DISTRICT:	41,078 AC. GROSS ACRES
AREA WITHIN THE MXD-6 ZONE	4 UNITS/ACRE
RESIDENTIAL ALLOWED	170 UNITS MAXIMUM (+ SEE NOTE BELOW)
TOTAL NUMBER OF UNITS ALLOWED	246 UNITS

RESIDENTIAL DENSITY PROPOSED:

AREA WITHIN THE MXD-6 ZONE	41,078 AC. GROSS ACRES
RESIDENTIAL PROPOSED	4 UNITS/ACRE
TOTAL NUMBER OF UNITS PROPOSED	170 UNITS MAXIMUM (+ SEE NOTE BELOW)

COMMERCIAL DENSITY ALLOWED:

COMMERCIAL AREA WITHIN THE MXD-6 ZONE	10.84 AC.
TOTAL EMPLOYMENT SQUARE FOOTAGE ALLOWED @ 0.5 FAR MAXIMUM	236,095 SF.
TOTAL RETAIL SQUARE FOOTAGE ALLOWED @ 2.50 SF. PER GROSS ACRE MAXIMUM	10,602 SF.

COMMERCIAL DENSITY PROPOSED:

COMMERCIAL AREA WITHIN THE MXD-6 ZONE	10.84 AC.
MAXIMUM DENSITY PROPOSED @ 0.46 FAR	218,652 SF.

\* INCLUDES A MAXIMUM OF 10,602 SF. OF RETAIL USE.

OPEN SPACE ANALYSIS

GROSS AREA OF THE SITE WITHIN THE MXD-6 ZONE	41,078 AC.
AREA IN RESIDENTIAL	12.16 AC.
AREA IN EMPLOYMENT/RETAIL	10.84 AC.

OPEN SPACE PER MXD OVERLAY DISTRICT:

AREA WITHIN THE MXD OVERLAY DISTRICT	41,078 AC.
MINIMUM AREA REQUIRED	352
REQUIRED OPEN SPACE AREA	14,308 AC.

OPEN SPACE PROPOSED:

PROPOSED OPEN SPACE AREA PROVIDED	16.60 AC.
FORMAL GREENS/COMMUNITY PARK	1.30 AC.
RESIDENTIAL/COMMERCIAL OPEN SPACE	10.55 AC.
OPEN SPACE DEDICATION TO HOWARD COUNTY RECREATION AND PARKS	4.749 AC.
ACTIVE RECREATIONAL OPEN SPACE REQUIRED	16.7 AC.
(10% OF GROSS OPEN SPACE AREA)	

ACTIVE/PASSIVE RECREATIONAL OPEN SPACE PROVIDED:

EXTENT FOR PEDESTRIAN JOGGING/BIKING PATHWAY	2,200 L.F. x 4' WIDE x 3.5 FT. PER 1 S.F. = 26,400 SQ.FT. or 0.61 AC.
CREDIT FOR GAZEBO	
PICNIC TABLE - 4 BENCHES = 1300 SQ.FT. or 0.03 AC.	
CREDIT FOR PASSIVE WOODED ENVIRONMENTAL AREA ON O.S. LOT 11 = 4.62 AC. OF FOREST CONSERVATION	

TOTAL ACTIVE RECREATIONAL OPEN SPACE PROVIDED FOR PHASE I = 5.26 AC.

TOTAL ACTIVE RECREATIONAL OPEN SPACE PROVIDED FOR PHASE II = 0.30 AC. (AT FOCAL POINT)

FOR PHASE 3 NO ADDITIONAL RECREATIONAL OPEN SPACE WILL BE PROVIDED.

EMPLOYMENT ANALYSIS

OFFICE/RETAIL			
RETAIL PROPOSED	10,602 SF.		
OFFICE PROPOSED	208,050 SF.		
TOTAL EMPLOYMENT PROPOSED	218,652 SF.		

POTENTIAL JOBS GENERATED

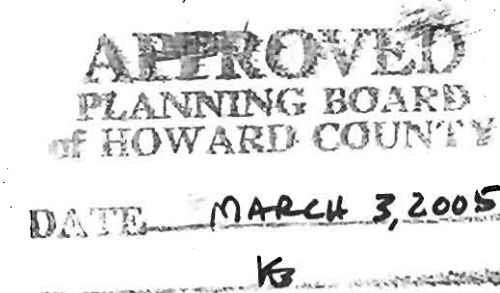
EMPLOYMENT USE	AREA (SF.)	EMPLOYEE (SF.)	POTENTIAL JOBS GENERATED
RETAIL OFFICE	10,602	1 PER 400 SF.	26
OFFICE	208,050	1 PER 200 SF.	1,040
TOTAL POTENTIAL JOBS			1,066

\* NOTE: IN ACCORDANCE WITH SECTION 127-C.6.b. OF THE HOWARD COUNTY ZONING REGULATIONS, 17 OF THE SFA DWELLING UNITS ARE PROPOSED AS MODERATE INCOME HOUSING UNITS BASED ON 10% OF THE TOTAL DWELLING UNITS FOR THIS MXD ZONING DEVELOPMENT.

DEVELOPMENT CRITERIA ADDENDUM "ZB-973-M"

THIS PLAN IS SUBJECT TO THE FOLLOWING DEVELOPMENT CRITERIA ADDENDUM ITEMS AS SIGNED BY THE HOWARD COUNTY ZONING BOARD CERTIFICATE DATED OCTOBER 28, 2005:

- JOINT ADDENDUM DOCUMENT TO PDP AND CRITERIA - CONCERNS THE HOURS OF THE RETAIL AREAS, EXTERIOR LIGHTING, LANDSCAPING OF THE SWM PONDS, THE INSTALLATION OF JOGGING PATHS IN THE OPEN SPACE AND PLACEMENT OF SEVEN (7) OR MORE SFD HOUSES ALONG THE PROPERTY BORDER WITH THE ADJACENT CHERRYTREE FARM NEIGHBORHOOD.
- ADDENDUM "I" TO AGREEMENT - CONCERNS THE INSTALLATION OF A BERM, DENSE SCREENING SHRUBBERY AND A 6' HIGH SOLID BOARD FENCE BETWEEN THE PROPOSED RETAIL/COMMERCIAL AREA AND THE ADJACENT EXISTING NEIGHBORHOODS.
- RESIDENTIAL & COMMERCIAL CONSTRUCTION PHASING - CONCERNS THE ZONING BOARD'S DECISION THAT ALL OF THE RESIDENTIAL AND NO MORE THAN 50% OF THE COMMERCIAL DEVELOPMENT FOR THE FIRST PHASE MAY BE COMPLETED BEFORE THE U.S. ROUTE 29/MD. ROUTE 216 INTERCHANGE IS COMPLETED AND OPEN FOR TRAFFIC.
- PERMITTED AND PROHIBITED USES - CONCERNS THE USES PERMITTED AS A MATTER OF RIGHT FOR THE MXD DISTRICT AS PER THE FOR AND B-1 ZONING DISTRICTS, SFA DWELLING UNITS AND ONE SFD DWELLING UNIT PER LOT, EXCEPT CERTAIN USES PROHIBITED SUCH AS FAST FOOD RESTAURANTS, ADULT BOOK OR VIDEO STORES AND CARNIVALS, ETC.



# SITE DEVELOPMENT PLAN

# CHERRYTREE PARK

(PHASE 3)

## BULK PARCEL 'G-1'

(UNITS 107 THRU 160)

### (SINGLE FAMILY ATTACHED CONDOMINIUMS)

### ZONED MXD-6

## TAX MAP No. 46 PARCEL No. 156 GRID NO. 4

## SIXTH ELECTION DISTRICT

## HOWARD COUNTY, MARYLAND

TRAFFIC CONTROL SIGNAGE (PRIVATE)

ROAD NAME	STATION	OFFSET	SIGN	SIGN CODE
MERLOT LANE	0+36	16' LT.	STOP	R1-1
MERLOT LANE	1+57	14' RT.	STOP	R1-1
PAMELA WAY	5+30	14' RT.	STOP	R1-1
BERRY PLACE	0+52	14' LT.	STOP	R1-1
LOOP ROAD (ICE CRYSTAL DRIVE)	0+36	15' LT.	STOP	R1-1
LOOP ROAD (ICE CRYSTAL DRIVE)	2+56	25' RT.	STOP	R1-1

NOTE: SEE GENERAL NOTE 25, THIS SHEET, FOR SIGN POSTS.

STREET LIGHT CHART (PRIVATE)

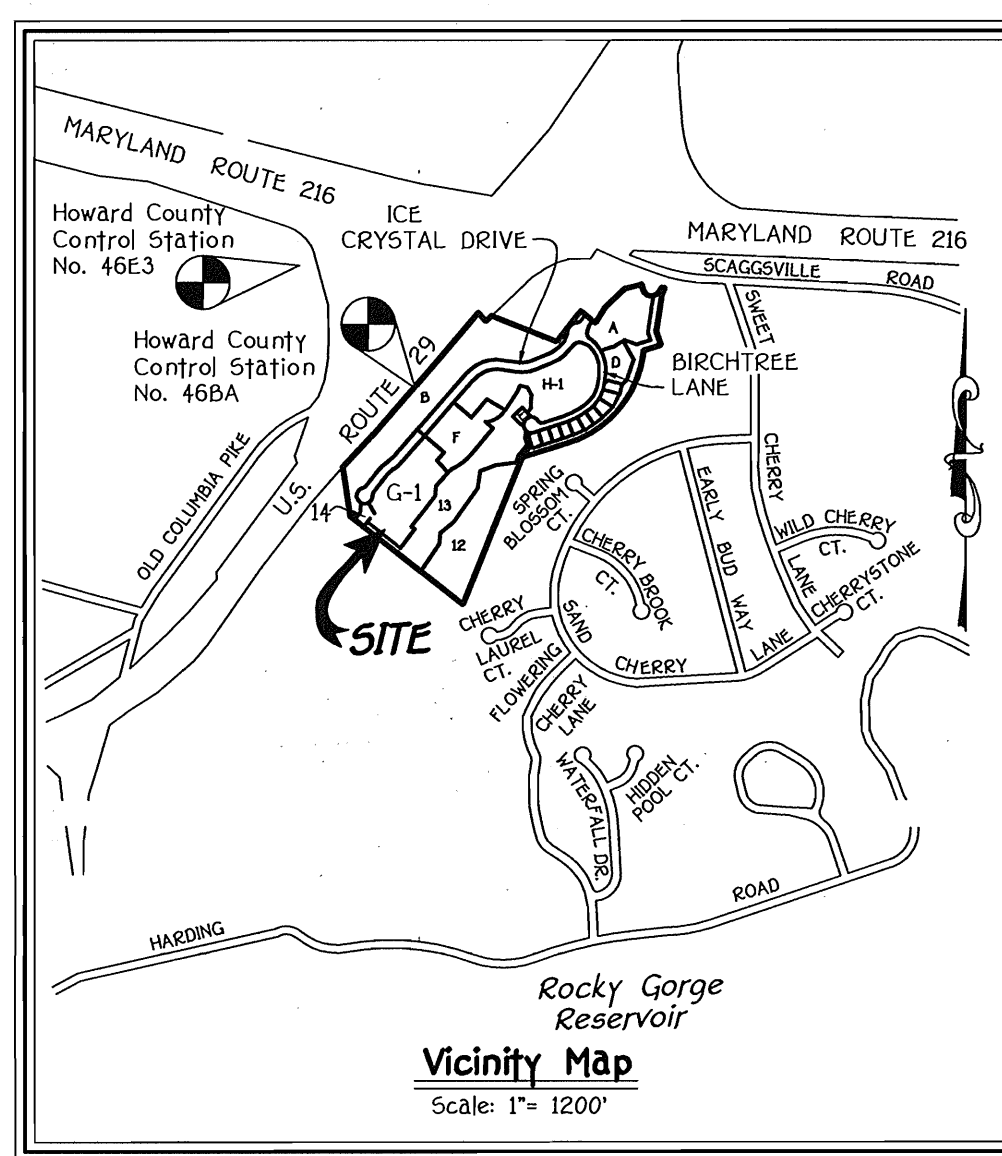
STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE
PAMELA WAY	C.L. STA. 3+00	14'	100-WATT "TRADITIONAIRE" H.P.S. VAPOR FIXTURE, POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.
PAMELA WAY	C.L. STA. 5+67	26'	100-WATT "TRADITIONAIRE" H.P.S. VAPOR FIXTURE, POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.

PHASING TABULATION

PHASE	ALLOCATION YEAR	NUMBER OF RESIDENTIAL UNITS	AREA OF OFFICE AND RETAIL (SQ. FT.)
1	2003	84	18,652 *
2	2005	32	150,000
3	2006	54	50,000

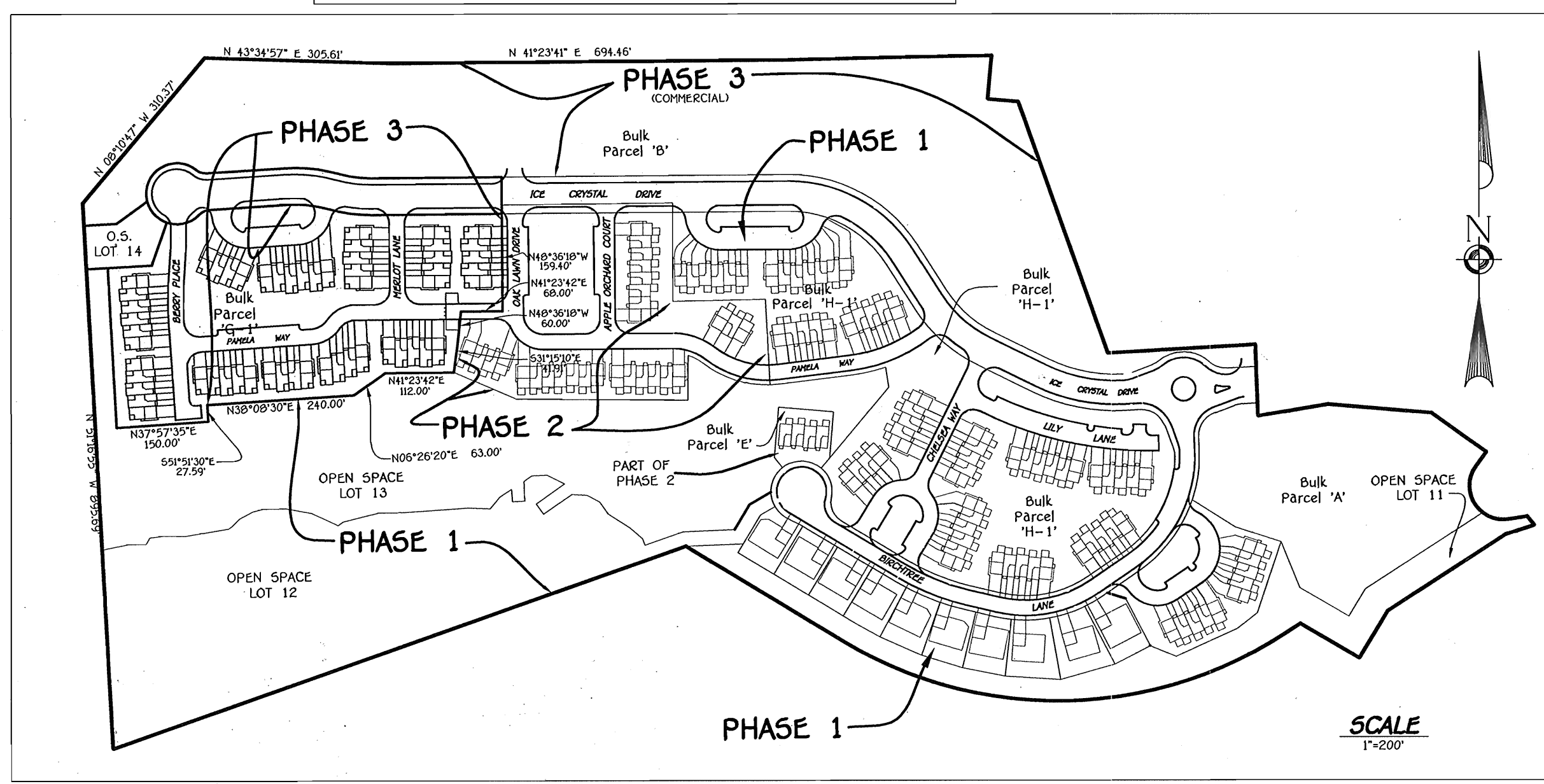
\* OFFICE/RETAIL COMPONENT OF PHASE 1 NOT PART OF SITE PLAN.

\* NOTE: 50% OF THE MODERATELY PRICED DWELLING UNITS (MPDU) OR 9 UNITS HAVE BEEN CONSTRUCTED UNDER PHASE 1 OF THIS DEVELOPMENT. THREE ADDITIONAL UNITS WERE CONSTRUCTED UNDER PHASE 2 AND THE REMAINING 5 UNITS WILL BE CONSTRUCTED UNDER THIS PHASE 3.



STREET ADDRESS CHART

UNIT No.	STREET ADDRESS	UNIT No.	STREET ADDRESS
107	0480 PAMELA WAY	140	0505 ICE CRYSTAL DRIVE
108	0482 PAMELA WAY	141	0507 ICE CRYSTAL DRIVE
109	0484 PAMELA WAY	142	0509 ICE CRYSTAL DRIVE
110	0486 PAMELA WAY	143	0511 ICE CRYSTAL DRIVE
111	0488 PAMELA WAY	144	0513 ICE CRYSTAL DRIVE
112	0492 PAMELA WAY	145	0515 ICE CRYSTAL DRIVE
113	0494 PAMELA WAY	146	0519 ICE CRYSTAL DRIVE
114	0496 PAMELA WAY	147	0521 ICE CRYSTAL DRIVE
115	0498 PAMELA WAY	148	0523 ICE CRYSTAL DRIVE
116	0502 PAMELA WAY	149	0525 ICE CRYSTAL DRIVE
117	0504 PAMELA WAY	150	0330 BERRY PLACE
118	0506 PAMELA WAY	151	0332 BERRY PLACE
119	0508 PAMELA WAY	152	0334 BERRY PLACE
120	0512 PAMELA WAY	153	0336 BERRY PLACE
121	0514 PAMELA WAY	154	0338 BERRY PLACE
122	0516 PAMELA WAY	155	0330 BERRY PLACE
123	0518 PAMELA WAY	156	0332 BERRY PLACE
124	0520 PAMELA WAY	157	0336 BERRY PLACE
125	0202 OAK LAWN DRIVE	158	0338 BERRY PLACE
126	0204 OAK LAWN DRIVE	159	0330 BERRY PLACE
127	0206 OAK LAWN DRIVE	160	0332 BERRY PLACE
128	0208 OAK LAWN DRIVE		
129	0210 OAK LAWN DRIVE		
130	0303 MERLOT LANE		
131	0305 MERLOT LANE		
132	0307 MERLOT LANE		
133	0309 MERLOT LANE		
134	0311 MERLOT LANE		
135	0302 MERLOT LANE		
136	0304 MERLOT LANE		
137	0306 MERLOT LANE		
138	0308 MERLOT LANE		
139	0310 MERLOT LANE		



PARKING ANALYSIS

- PARKING SPACES REQUIRED:
  - 2 PARKING SPACES PER DWELLING UNIT (SFA) (54 x 2 = 108)
  - 0.3 PARKING SPACES UNIT - 0.3 x 54 = 17 SPACES
  - TOTAL SPACES REQUIRED = 125
- PARKING SPACES PROVIDED:
  - GARAGE UNITS (54) = PARKING SPACES
  - OUTCALL PIPE AND CHANNEL WITHIN THE STREAM AND WETLANDS BUFFERS ARE SUBJECT TO OBTAINING ALL NECESSARY WATER QUALITY CERTIFICATES AND PERMITS FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, IF APPLICABLE.
  - ALL GRADING AND CONSTRUCTION ACTIVITIES LOCATED WITHIN THE STREAM AND WETLANDS BUFFERS SHALL BE MINIMIZED AND IN COMPLIANCE WITH APPROVED GRADING AND SEDIMENT CONTROL PLANS AND PERMITS. BEST MANAGEMENT PRACTICES FOR WORKING WITHIN THE STREAM AND WETLANDS BUFFER AREAS SHALL BE USED FOR GRADING, CLEARING AND CONSTRUCTION ACTIVITIES FOR THE PROPOSED STORM DRAIN OUTCALL CHANNEL. STABILIZATION SHALL BE INITIATED IMMEDIATELY UPON COMPLETION OF THE CONSTRUCTION ACTIVITIES.

SHEET INDEX

Sheet No.	Description
1	TITLE SHEET
2	SITE DEVELOPMENT, GRADING AND SEDIMENT CONTROL PLAN
3	DRAINAGE AREA MAP AND LANDSCAPE PLAN
4	PRIVATE ROAD PROFILES
5	STORM DRAIN PROFILES
6	SEDIMENT CONTROL NOTES AND DETAILS
7	STORM WATER MANAGEMENT PROFILES AND DETAILS
8	SOILS MAP & PICKET FENCE / WALL DETAIL
9	PRIVATE SEWER PROFILES

TITLE SHEET

**CHERRYTREE PARK**  
**PHASE 3**  
**BULK PARCEL 'G-1'**  
 (UNITS 107 THRU 160)  
 ZONED: MXD-6

TAX MAP No. 46 PARCEL: 156  
 SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: APRIL 4, 2005  
 SHEET 1 OF 9

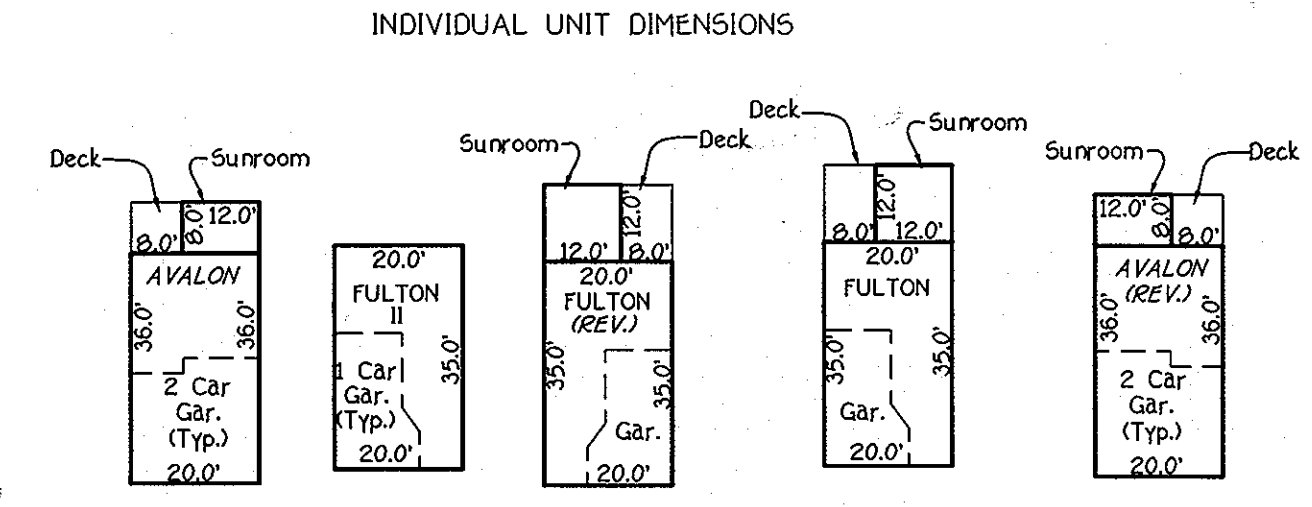
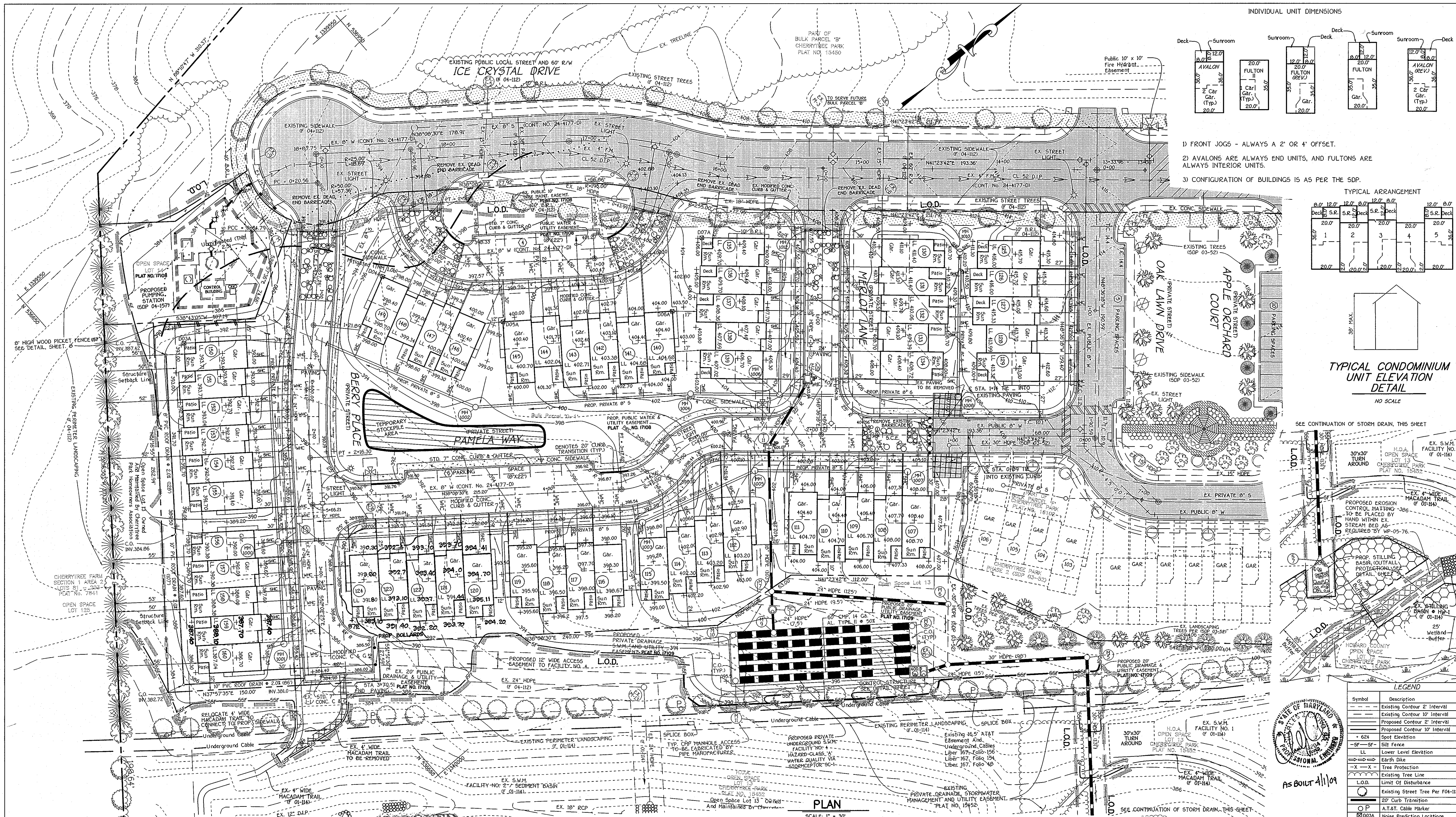
ENGINEER'S CERTIFICATE  
 I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.  
 Signature: *[Signature]* Date: 4-4-05  
 DEVELOPER'S CERTIFICATE  
 I/We certify that the development and construction will be done according to this plan for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.  
 Signature of Developer (Print name below signature) Date: 8-8-05  
 BY: U.S. HOME  
 MR. PHILIP F. BARBER, DIVISION PRESIDENT

Approved for HOWARD SCD and meets Technical Requirements:  
 Signature: *[Signature]* Date: 9-15-05  
 Signature: *[Signature]* Date: 9-15-05  
 OWNER / DEVELOPER  
 CHERRYTREE II LLC  
 C/O U.S. HOME  
 SUITE 300  
 10230 NEW HAMPSHIRE AVENUE  
 SILVER SPRING MARYLAND 20903  
 C/O MR. PHILIP F. BARBER, DIVISION PRESIDENT

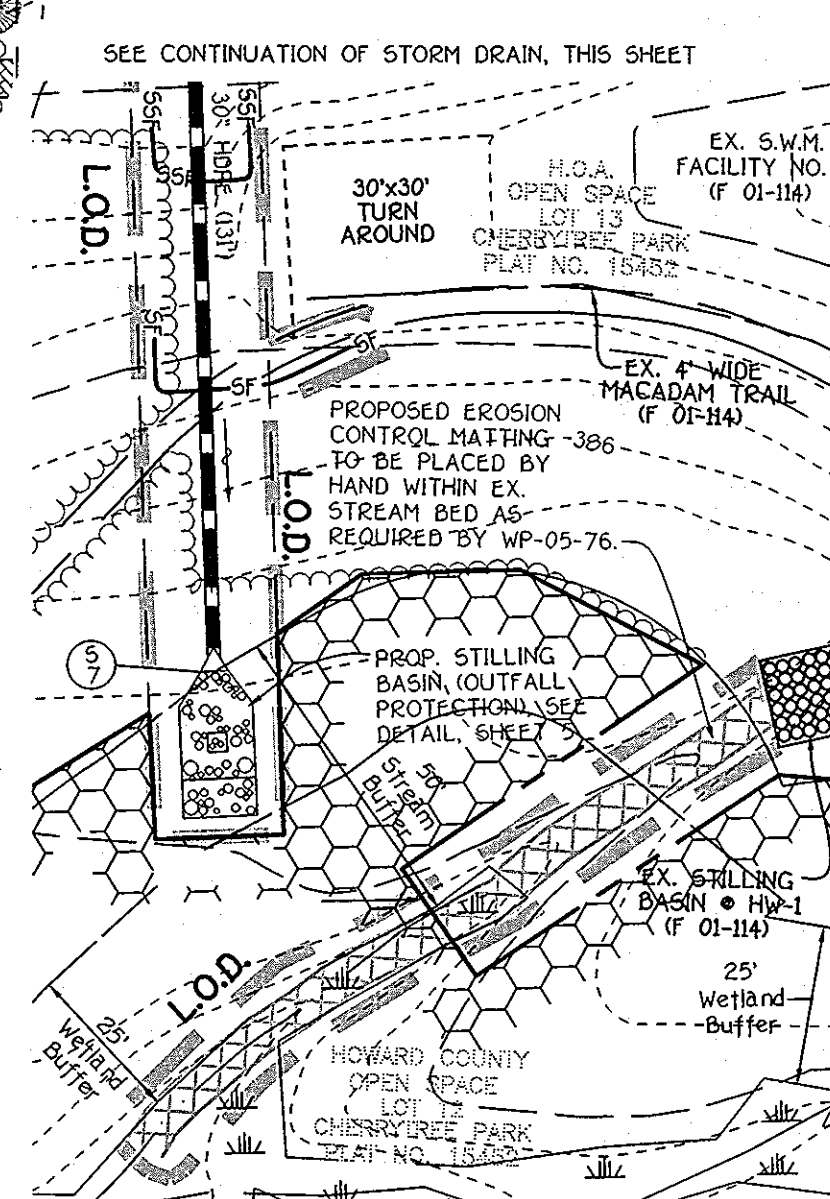
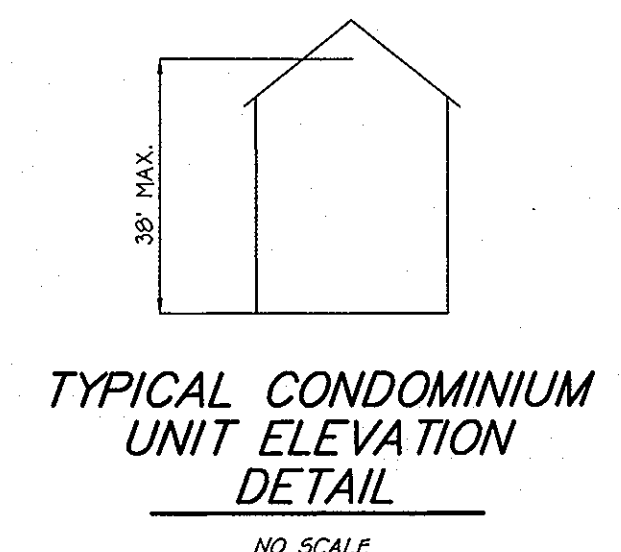
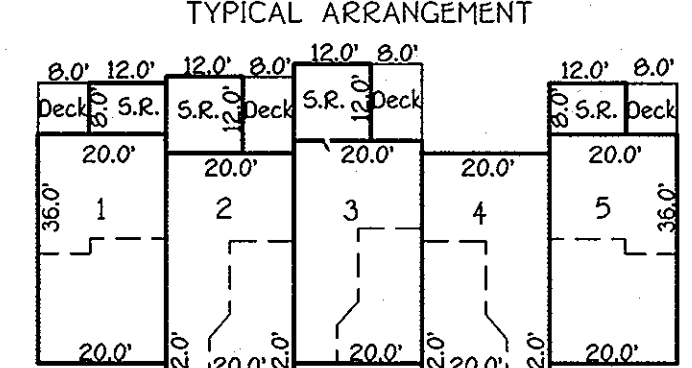
APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 Signature: *[Signature]* Date: 9/26/05  
 Chief, Division of Land Development  
 Signature: *[Signature]* Date: 9/26/05  
 Signature: *[Signature]* Date: 9/26/05  
 Director - Department of Planning and Zoning  
 PROJECT: CHERRYTREE PARK SECTION/AREA: PHASE 3 LOT NO.: UNITS 107 THRU 160  
 PLAT NO.: 15449 - 15454, 17107 - 17112 ZONE: MXD-6 TAX: 46 ELEC. DIST.: 6TH CENSUS TR.: 6068.02  
 WATER CODE: E18 SEWER CODE: 7602000







- 1) FRONT JOGS - ALWAYS A 2' OR 4' OFFSET.
- 2) AVALONS ARE ALWAYS END UNITS, AND FULTONS ARE ALWAYS INTERIOR UNITS.
- 3) CONFIGURATION OF BUILDINGS IS AS PER THE SDP.



**LEGEND**

Symbol	Description
---	Existing Contour 2' Interval
---	Existing Contour 10' Interval
---	Proposed Contour 2' Interval
---	Proposed Contour 10' Interval
+	Spot Elevation
-624	Silt Fence
LL	Lower Level Elevation
Earth Dike	Earth Dike
X-X	Tree Protection
L.O.D.	Existing Tree Line
---	Limit Of Disturbance
---	Existing Street Tree Per F04-12
○	20' Curb Transition
○	A.T.&T. Cable Marker
⊗	Noise Prediction Locations

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELKTON CITY, MARYLAND 20622  
 410-461-2895

NO.	REVISION	DATE
3	Rev. 09/1 Units 120-124 to show ex. cond. 9-25-05	9-25-05
2	Rev. 11/15 Units 120-124 to show ex. cond. 9-27-05	9-27-05
1	Rev. FF Elev. Lots 120-124	7-3-05

**PLANNING BOARD OF HOWARD COUNTY**  
 APPROVED  
 DATE: 3/3/05  
 VS

**ENGINEER'S CERTIFICATE**  
 I certify that the 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.  
 DATE: 3/3/05  
 VS  
 Signature of Engineer (Print name below signature) \_\_\_\_\_  
 Date: 4-4-05

**DEVELOPER'S CERTIFICATE**  
 I/We certify that all development and construction will be done according to this plan for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.  
 Signature of Developer (Print name below signature) \_\_\_\_\_  
 CHERRYTREE II LLC  
 BY: U.S. HOME VICE-PRESIDENT  
 Date: 9-5-05

Reviewed for HOWARD SCD and meets Technical Requirements.  
 Jim Meyer 9-15-05  
 U.S. Natural Resource Conservation Service  
 Conservation Service  
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
 John R. Barber 9-15-05  
 Howard SCD

**OWNER / DEVELOPER**  
 CHERRYTREE II LLC  
 C/O U.S. HOME  
 SUITE 300  
 10230 NEW HAMPSHIRE AVENUE  
 SILVER SPRING MARYLAND 20903  
 C/O MR. PHILIP F. BARBER, DIVISION PRESIDENT

APPROVED DEPARTMENT OF PLANNING AND ZONING  
 Chief, Division of Land Development  
 Chief, Department Engineering Division  
 Director - Department of Planning and Zoning

PROJECT	SECTION/AREA	LOT NO.
CHERRYTREE PARK	PHASE 3	UNITS 107 THRU 160

PLAT NO.	BLOCK NO.	ZONE	TAX	ELEC. DIST.	CENSUS TR.
15449 - 15454, 17107 - 17112	4	MXD-6	46	6TH	6068.02

WATER CODE	SEWER CODE
E18	7602000

**SITE DEVELOPMENT, GRADING AND SEDIMENT CONTROL PLAN**  
**CHERRYTREE PARK PHASE 3**  
**BULK PARCEL 'G-1'**  
 (UNITS 107 THRU 160)  
 ZONED: MXD-6  
 TAX MAP NO: 46 PARCEL: 156  
 SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: APRIL 4, 2005  
 SHEET 2 OF 9 SDP 05-22

**AS-BUILT**



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 WILL 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.

**SURETY NOTE:**

"THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL". FINANCIAL SURETY FOR THE 105 REQUIRED LANDSCAPE TREES HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$31,500.00.

DRAINAGE AREA DATA					
STRUCTURE NO.	DRAINAGE AREA	AREA	'C'	ZONED	± IMP.
EX. I-1	A	0.29 acres	0.69	MXD-6	74X
EX. I-2	B	0.48 acres	0.45	MXD-6	36X
EX. I-3	C	0.58 acres	0.62	MXD-6	63X
EX. I-4	D	0.16 acres	0.69	MXD-6	74X
EX. I-5	E	0.23 acres	0.71	MXD-6	76X
EX. I-6	I	0.17 acres	0.70	MXD-6	74X
EX. I-7	F	0.55 acres	0.70	MXD-6	74X
EX. I-8	G	0.95 acres	0.64	MXD-6	66X
EX. I-9	H	0.37 acres	0.68	MXD-6	72X
EX. I-10	J	0.35 acres	0.68	MXD-6	72X
PROP. I-11	K	0.52 acres	0.74	MXD-6	75X

SCHEDULE C RESIDENTIAL DEVELOPMENT		INTERNAL LANDSCAPING
NUMBER OF DWELLING UNITS		54 SFA
NUMBER OF TREES REQUIRED (1 DU SFA: 1.3 DU APTS)		54
NUMBER OF SHADE TREES PROVIDED		54
SHADE TREES		54
OTHER TREES (2:1 SUBSTITUTION)		0

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES (PRIVATE)	10 PARKING SPACES
NUMBER OF TREES REQUIRED (110 P.S.)	1
NUMBER OF SHADE TREES PROVIDED	1
SHADE TREES	1
OTHER TREES (2:1 SUBSTITUTION)	0

**DEVELOPER'S/OWNER'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 LANDSCAPE MANUAL. 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.

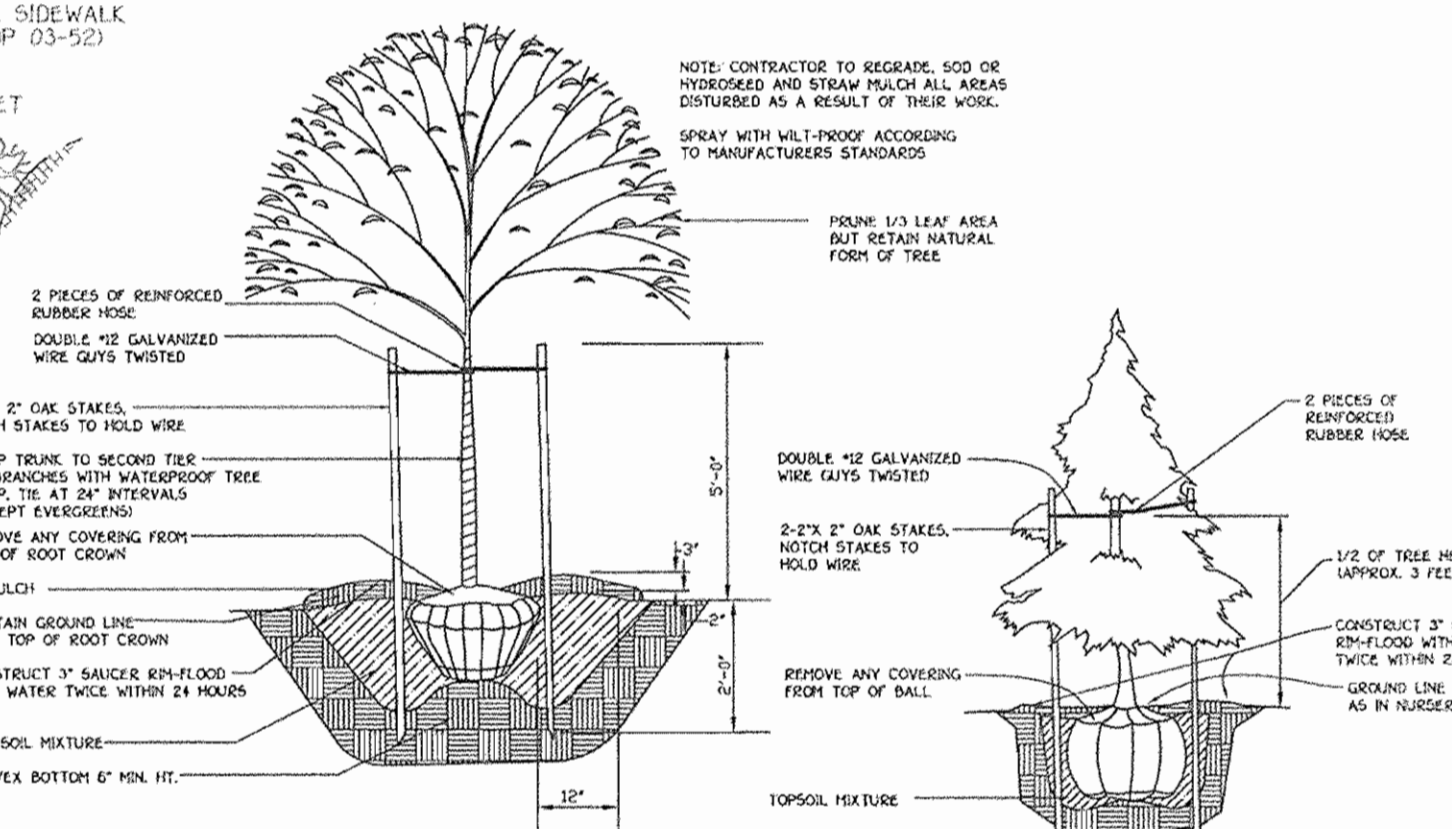
DEVELOPER'S/OWNER'S NAME: *Cherrytree II LLC* DATE: **9-9-05**

PRIVATE STREET TREE SCHEDULE				
SYMBOL	QUANTITY	BOTANICAL AND COMMON NAME	SIZE	COMMENTS
○	22	ACER RUBRUM 'OCTOBER GLORY' RED MAPLE	2 1/2" - 3" CAL.	LOCATED ALONG PAMELA WAY
○	16	PLATANUS OCCIDENTALIS 'BLOODGOOD' LONDON PLANE TREE	2 1/2" - 3" CAL.	LOCATED ALONG BERRY PLACE
○	8	ACER RUBRUM 'ARMSTRONG' RED MAPLE	2 1/2" - 3" CAL.	LOCATED ALONG MERLOT LANE
○	4	QUERCUS COCCINEA 'SCARLET OAK'	2 1/2" - 3" CAL.	LOCATED ALONG OAK LAWN DRIVE

**STREET TREE SUMMARY:**

PAMELA WAY STA. 1+14 TO 5+54 = 440 LF. / 40 FT. PER TREE x 2 SIDES = 22 STREET TREES REQUIRED  
 MERLOT LANE STA. 0+19 TO 1+77 = 158 LF. / 40 FT. PER TREE x 2 SIDES = 8 STREET TREES REQUIRED  
 BERRY PLACE STA. 0+50 TO 3+70 = 320 LF. / 40 FT. PER TREE x 2 SIDES = 16 STREET TREES REQUIRED  
 OAK LAWN DRIVE STA. 0+30 TO 1+89 = 159 LF. / 40 FT. PER TREE x 1 SIDE ONLY = 4 STREET TREES ON SOUTH SIDE  
 (SOUTH SIDE WAS PLANTED IN PHASE 2)  
 TOTAL NUMBER OF STREET TREES REQUIRED = 50 TREES  
 TOTAL NUMBER OF STREET TREES PROVIDED = 50 TREES

LANDSCAPING PLANT LIST			
QTY.	KEY	NAME	SIZE
55	○	ACER SACCHARUM 'GREEN MOUNTAIN' (SUGAR MAPLE)	2 - 2 1/2" CALIPER FULL CROWN, B&B



**PLANTING SPECIFICATIONS**

Plants, related material, and operations shall meet the detailed description as given on the plan and as described herein.

All plant material, unless otherwise specified, shall be nursery grown, uniformly branched, have a vigorous root system, and shall conform to the species, size, root and shade shown on the plan and the American Society of Horticulturalists' standards. Plant material shall be healthy, vigorous, free from sun scald, disease, and insect damage. Branches of the bare root stock shall be pruned to the ground level and all forms of insect infestation or undesirable development. Plant material shall be in a size which has been cut back from larger sizes to meet special requirements will be rejected. Trees with trunk diameters shall be accepted. All plants shall be healthy and free from insect damage.

Unless otherwise specified, all general conditions, planting operations, details and planting specifications shall conform to "Landscape Installation Guidelines for Baltimore-Washington Metropolitan Area", published by the Landscape Guilds' Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architects, latest edition, including all appendices.

Contractor shall be required to replace all plant material for a period of one year after date of acceptance in accordance with the appropriate section of the Landscape Guidelines. Contractor's attention is directed to the maintenance requirements found within the use and specifications, including watering and replacement of specified plant material.

Contractor shall be responsible for retaining utility companies, utility contractors and "T&U Utility" a minimum of 48 hours prior to beginning any work. Contractor shall make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Damage to existing structure and utilities shall be repaired at the expense of the Contractor.

Protection of existing vegetation to remain shall be accomplished by the temporary installation of a 4 foot high white fence or other suitable safety fence at the dig line.

Contractor is responsible for installing all material in the proper planting holes for each plant type. All planting is to be completed within the growing season or completion of site construction. The hole to be made to suit the conditions. No work shall be done for work being done from one condition differing from those indicated on drawings and specifications.

Plant quantities are provided for the contractor's use. If discrepancies exist between quantities shown on plan and those shown on the plan list, the quantities on the plan list shall prevail.

All shrubs shall be planted in continuous branches or grouped planting beds and mulched with composted hardwood mulch as details and specified except where noted on plan.

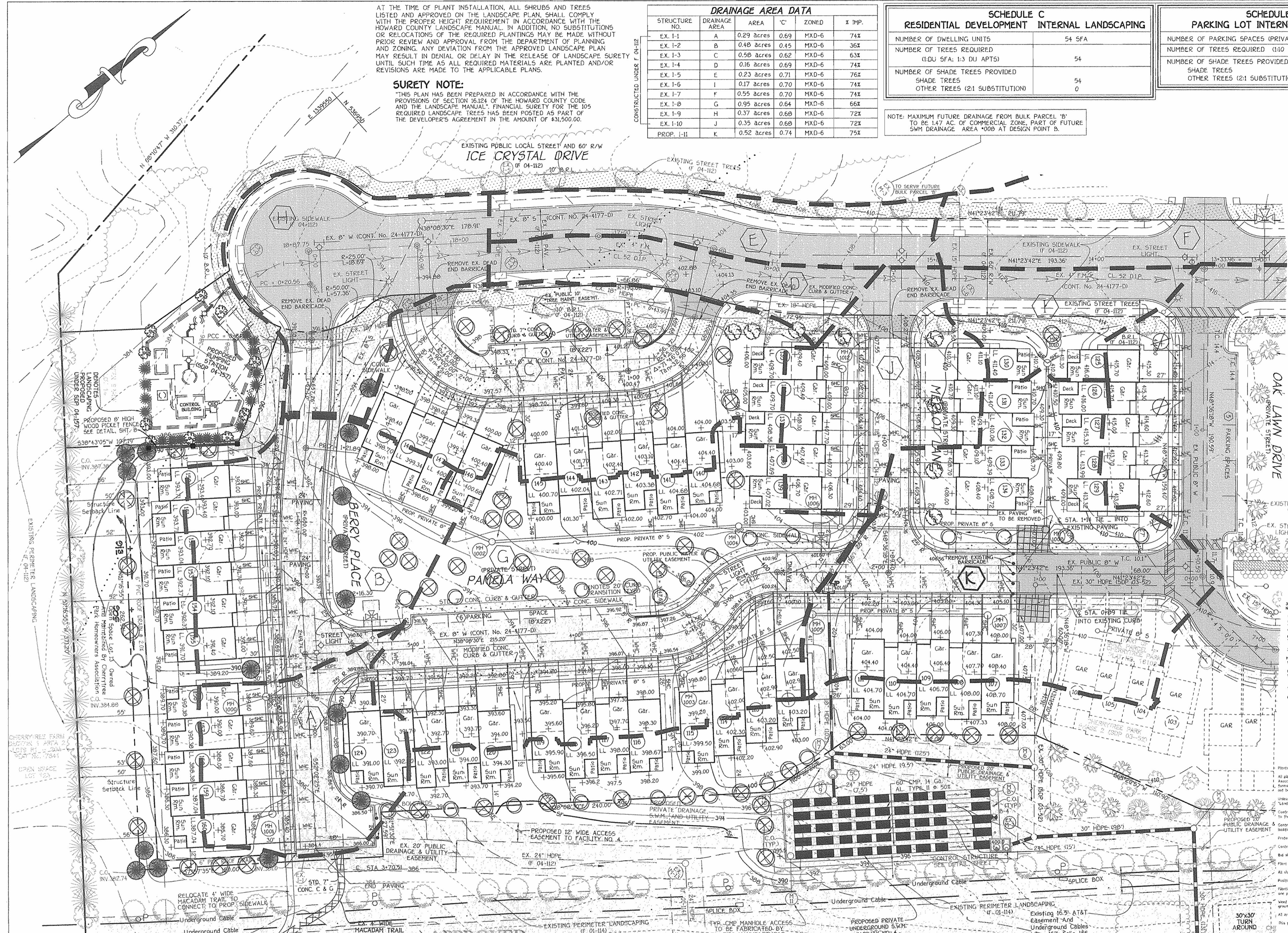
Protective drainage shall be maintained in planting beds 2 percent slope.

Planting mix shall be as follows: Deciduous Plants - Two parts topsoil, one part vermiculite, one part perlite, one part peat moss, one part compost. Evergreen Plants - Two parts topsoil, one part perlite, one part peat moss, one part vermiculite, one part compost. Add 3 lbs. of slow release fertilizer per cubic yard of planting mix. Topsoil shall conform to the Landscape Guidelines.

Wood Control: Incorporate a pre-emergent herbicide into the planting bed following recommended rates on the label. Caution: Be sure to carefully check the chemical used to insure its specific use and label.

All areas within contract limits disturbed during or prior to construction and designed to receive plants and mulch shall be fine graded and seeded.

This plan is intended for landscape use only. See other plan sheets for more information on grading, sediment control, etc.



**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 13272 LITTLETON NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21112  
 (410) 401-2855

**PLANNING BOARD OF HOWARD COUNTY**  
 DATE: 3/3/05  
 15

**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: *W. J. Vitvitsky* Date: 4-4-05

**DEVELOPER'S CERTIFICATE**  
 I/We certify that all development and construction will be done according to this plan for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.  
 Signature of Developer (Print name below signature): *Cherrytree II LLC* Date: 8-5-05  
 Signature of Developer (Print name below signature): *MR. PHILIP F. BARBER* Date: 8-5-05  
 MR. PHILIP F. BARBER, VICE - PRESIDENT

**APPROVED**

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service  
 Date: *9/16/05*  
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
 Howard SCD Date: *9/16/05*

**OWNER / DEVELOPER**  
 CHERRYTREE II LLC  
 C/O U S HOME  
 SUITE 300  
 10230 NEW HAMPSHIRE AVENUE  
 SILVER SPRING MARYLAND 20903  
 C/O MR. PHILIP F. BARBER, DIVISION PRESIDENT

**DEPARTMENT OF PLANNING AND ZONING**  
 Chief, Division of Land Development: *Condy Hamilton* Date: *9/16/05*  
 Chief, Development Engineering Division: *Mark A. Lujan* Date: *9/16/05*  
 Director - Department of Planning and Zoning: *Mark A. Lujan* Date: *9/16/05*

PROJECT	SECTION/AREA	LOT NO.
CHERRYTREE PARK	PHASE 3	UNITS 107 THRU 160

PLAT NO.	BLOCK NO.	ZONE	TAX	ELEC. DIST.	CENSUS TR.
15449 - 15454, 17107 - 17112	4	MXD-6	46	6TH	6068.02

WATER CODE	SEWER CODE
E10	7602000

**DRAINAGE AREA MAP, LANDSCAPE PLAN AND SOILS MAP**

**CHERRYTREE PARK PHASE 3 BULK PARCEL 'G-1'**  
 (UNITS 107-160) (SINGLE FAMILY ATTACHED CONDOMINIUMS)  
 ZONED: MXD-6  
 TAX MAP No: 46 PARCEL: 156  
 SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: 1"=30' DATE: APRIL 4, 2005

SHEET 3 OF 9 **SDP 05-22**





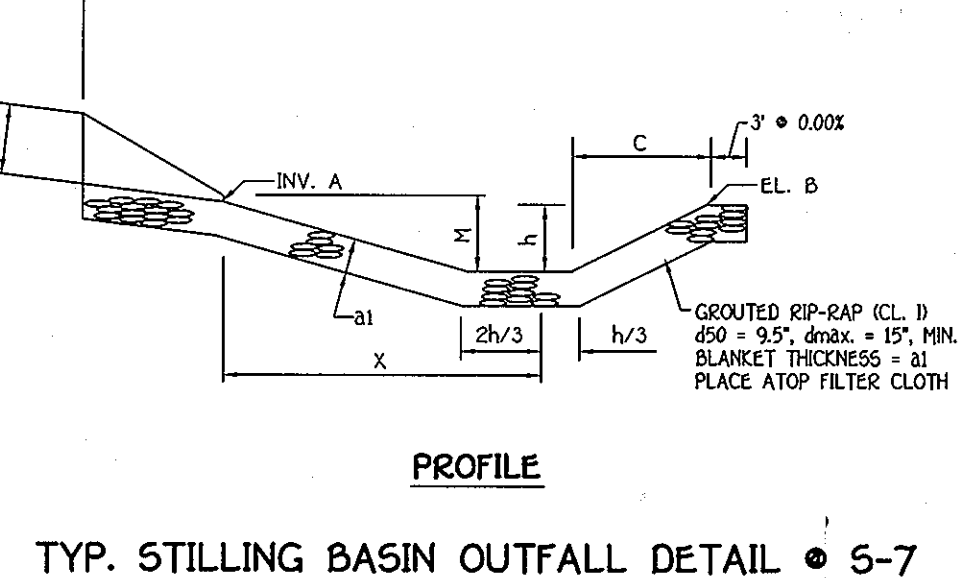
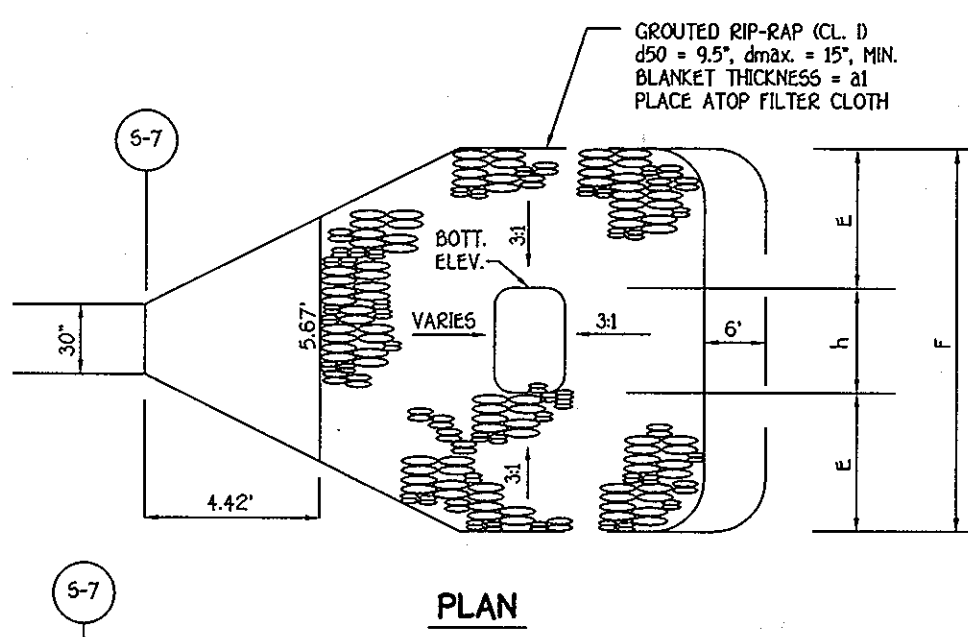
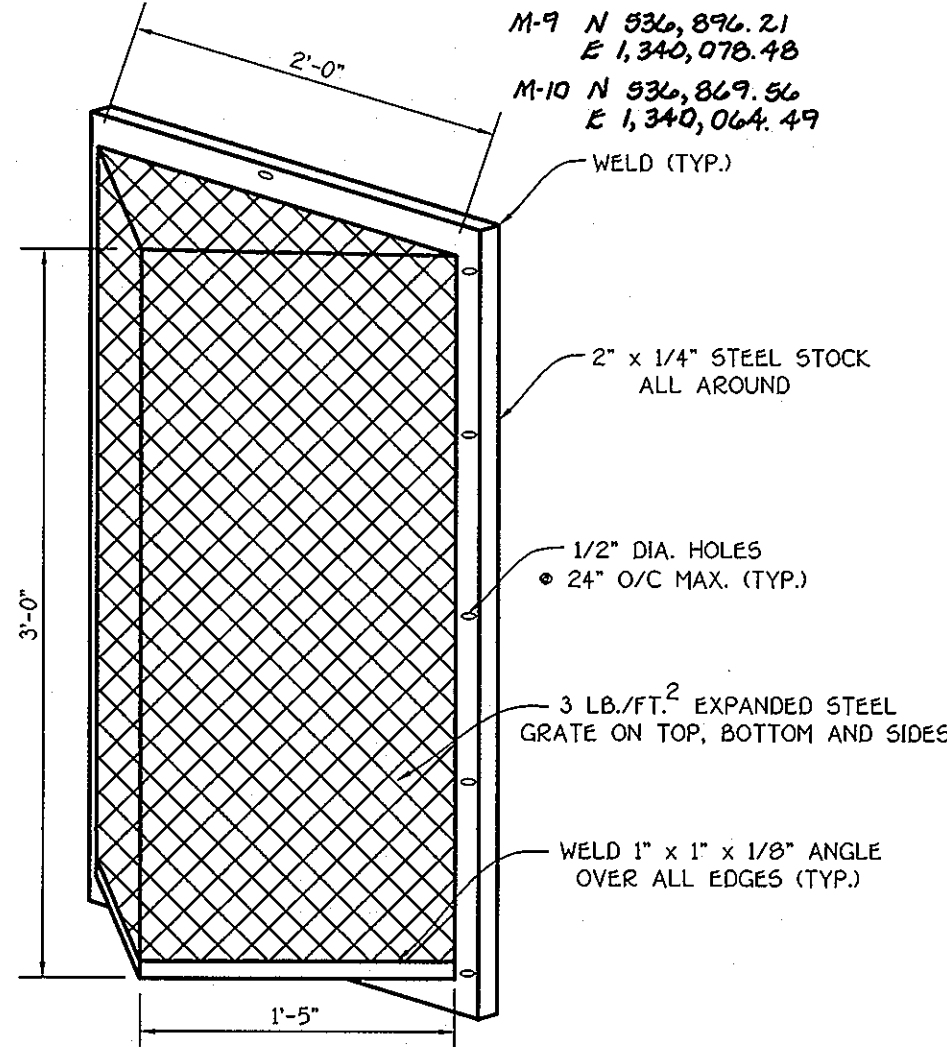
STRUCTURE SCHEDULE								
STRUCTURE NO.	TOP ELEVATION	INV. IN	INV. OUT	ROAD NAME	ROAD STA.	OFFSET	TYPE	REMARKS
I-11	401.00 AT FLOWLINE	395.24	394.74	PAMELA WAY	2+30	12' LT.	WR INLET	SD - 4.30
M-5	405.6	386.02	385.82		N 537,090.86 E 1,340,037.84		STD. PRECAST MANHOLE	G-5.13 w/ G-5.15
M-6	407.67	392.103 391.79	391.81 (EX.) 76		N 537,090.86 E 1,340,037.84		STD. PRECAST MANHOLE	G-5.13 w/ G-5.15
M-7	401.08	391.88 2.77	391.88 18, 392.74		N 536,833.88 E 1,340,037.74		STD. PRECAST MANHOLE	G-5.13
M-8	402.88 4.36	387.78 8.16	387.78 8.16		N 536,833.88 E 1,340,037.74		CMP MANHOLE ACCESS	FABRICATED
M-9	397.88 8.72	388.88 90.97	388.88 82		N 536,833.88 E 1,340,037.74		CMP MANHOLE ACCESS	FABRICATED
M-10	398.88 9.54	388.88 99	388.88 99		N 536,833.88 E 1,340,037.74		CMP MANHOLE ACCESS	FABRICATED
M-11	396.50	388.31	388.31		N 536,833.88 E 1,340,037.74		CMP MANHOLE ACCESS	FABRICATED
C5-1	400.00	387.78 63	387.78 43		N 536,833.88 E 1,340,037.74		CONTROL STRUCTURE	SEE DETAILS, SHT. 7
5C-1	401.00 32	391.88 02	391.88 02		N 536,833.88 E 1,340,037.74		PRECAST STORMCEPTOR	MODEL STC 2400
5-7	383.17	380.67	380.67		N 536,833.88 E 1,340,037.74		H.D.P.E. END SECTION	** A.D.S. FLARED END SECT.

\*\* - A.D.S. - ADVANCED DRAINAGE SYSTEMS OR EQUIVALENT  
LONDON, OHIO  
1-800-733-9554

PIPE SCHEDULE		
SIZE	CLASS	LENGTH
18"	HDPE	159'
24"	HDPE	260'
30"	HDPE	244'
60"	CMP, 14 GA. AL II	643'

**NOTES:**

- TRASH RACK TO BE CENTERED OVER OPENING.
- STEEL TO CONFORM TO ASTM A-36.
- ALL SURFACES TO BE COATED WITH ZRC COLD GALVANIZING COMPOUND AFTER WELDING.
- TRASH RACK TO BE FASTENED TO THE WALL WITH 1/2" MASONRY ANCHORS. TRASH RACK TO BE REMOVABLE.



STILLING BASIN DATA										
STRUCTURE NO.	INV. A	EL. B	EL. C	D	E	F	H	M	N	X
5-7	380.50	380.00	378.50	4.20	2.5'	4.20	11.5'	3.0'	1.92'	19'

**STORMWATER MANAGEMENT SUMMARY TABLE OF DISCHARGES**

EXISTING CONDITIONS			
DRAINAGE AREA	2-YEAR STORM	10-YEAR STORM	100-YEAR STORM
*001 - D.P. "A"	1.4 C.F.S.	8.1 C.F.S.	18.5 C.F.S.
*002 - D.P. "B"	12.1 C.F.S.	52.2 C.F.S.	109.0 C.F.S.
*003 - D.P. "C"	2.4 C.F.S.	12.4 C.F.S.	27.4 C.F.S.
*004 - D.P. "D"	1.7 C.F.S.	5.5 C.F.S.	10.4 C.F.S.

PROPOSED CONDITIONS			
DRAINAGE AREA	2-YEAR STORM	10-YEAR STORM	100-YEAR STORM
*001 - D.P. "A"	1.1 C.F.S.	3.7 C.F.S.	7.3 C.F.S.
*002 - D.P. "B"	IN: 29.0 C.F.S. OUT: 1.0 C.F.S.	IN: 63.1 C.F.S. OUT: 8.9 C.F.S.	IN: 103.0 C.F.S. OUT: 47.8 C.F.S.
*003 - D.P. "C"	8.6 C.F.S.	18.4 C.F.S.	29.8 C.F.S.
*004 - D.P. "D"	1.5 C.F.S.	4.0 C.F.S.	7.0 C.F.S.
*005 - D.P. "B"	IN: 10.7 C.F.S. (SWM POND NO. 2)	IN: 25.5 C.F.S. OUT: 7.3 C.F.S.	IN: 43.2 C.F.S. OUT: 26.8 C.F.S.
*006 - D.P. "B"	7.8 C.F.S.	26.4 C.F.S.	51.4 C.F.S.
*007 - D.P. "B"	9.9 C.F.S.	23.6 C.F.S.	10.4 C.F.S.
*008 - D.P. "B"	IN: 7.5 C.F.S. (SWM POND NO. 4)	IN: 13.7 C.F.S. OUT: 8.0 C.F.S.	IN: 40.2 C.F.S. OUT: 17.7 C.F.S.
TOTAL FOR D.P. "B"	20.2 C.F.S.	69.8 C.F.S.	180.3 C.F.S.

NOTE: THE SUMMARY TABLE REPRESENTS THE DEVELOPMENT THROUGH PHASE 3 OF THIS PROJECT WITHIN STUDY AREA OR DESIGN POINT "B". AS OF THIS DATE, FEBRUARY 2, 2004, ONLY PONDS 1, 2 AND 4 OF THE 4 PONDS ARE REFLECTED IN THE NUMBERS ABOVE.

**CONCRETE STORMCEPTOR ORDER REQUEST FORM**

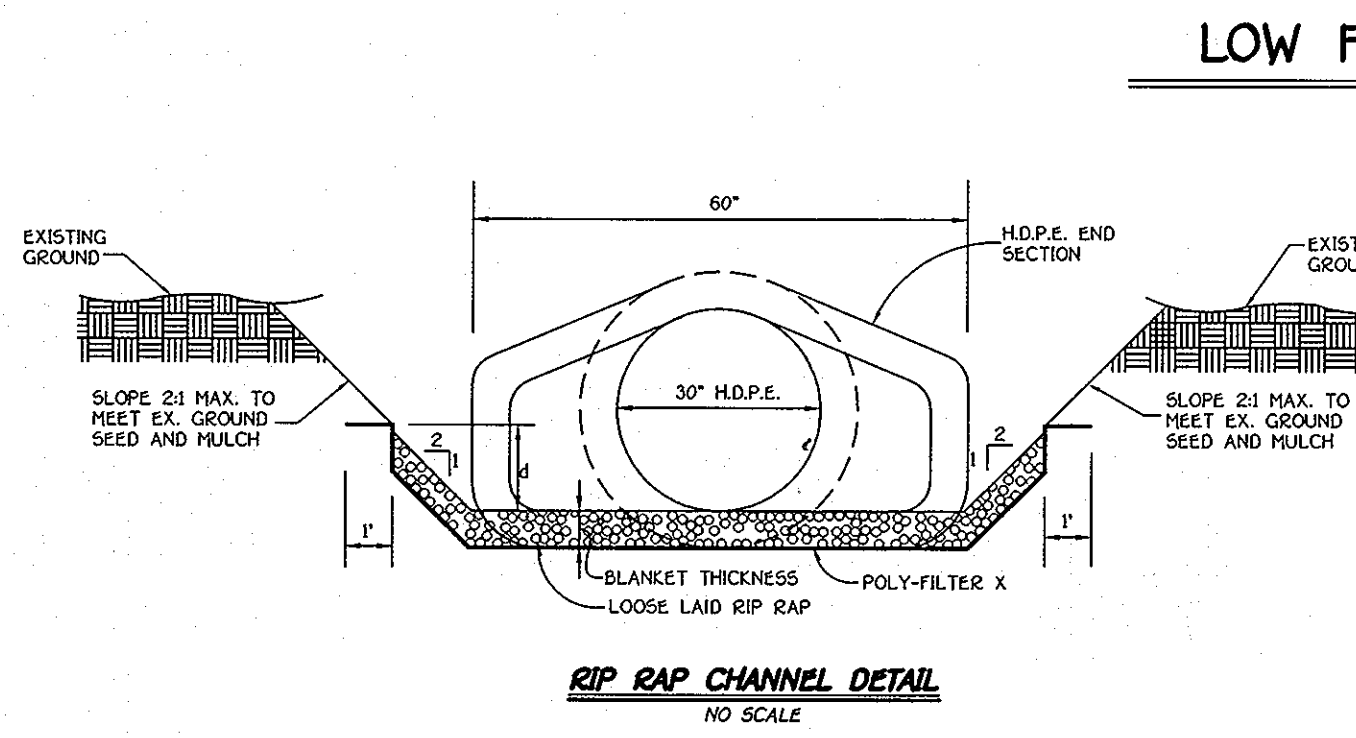
CONTRACTOR INFORMATION  
NAME: GAINES CO.  
ADDRESS: 112 WESTMINSTER RD.  
CITY: REISTERSTOWN  
STATE: MARYLAND  
ZIP CODE: 21136  
CONTACT: GEDDIE GRAMMER  
PHONE: 410-833-9833  
FAX: 410-833-9823

OWNER INFORMATION  
NAME: US HOME-CHRIS FREDERICH  
PHONE: 301-431-2400  
FAX: 301-408-0443

STORMCEPTOR MODEL: 900, 1200, 1800, 2400  
INSERT SIZE: DISC, 22", 32", 44", CUSTOM  
MANHOLE NUMBER: SC-1, 403.00, 393.30, 391.10, 391.10  
FINISH TOP ELEVATION (FT): 403.00, 393.30, 391.10, 391.10  
TOP SLAB ELEVATION (FT): 393.30, 391.10, 391.10, 391.10  
INLET PIPE INVERT (FT): 391.10, 391.10, 391.10, 391.10  
OUTLET PIPE INVERT (FT): 391.10, 391.10, 391.10, 391.10  
PIPE TYPE: HDPE  
PIPE INSIDE DIAM. (IN. I.D.): 24  
PIPE OUTSIDE DIAM. (IN. O.D.): 24

PROJECT NAME: CHERRYTREE PARK - PHASE 3  
APPROXIMATE TIME FRAME UNTIL REQUIRED DELIVERY (WEEKS):  
DELIVERY ADDRESS: STREET: ICE CRYSTAL DRIVE  
CITY: SCAGGSVILLE STATE: MD ZIP CODE: 20723  
DESIGNER COMPANY: FISHER, COLLINS AND CARTER, INC.  
DESIGNER CONTACT: ALDO M. VITUCCI PHONE: 410-461-2855 FAX: 410-750-3784

PLEASE FAX THIS ORDER TO HYDRO CONDUIT C/O CAMEX (410) 327-9556  
ATTENTION: ANDREW VIROSTEK PHONE: (410) 327-3400  
FOR TECHNICAL ASSISTANCE PLEASE CALL STORMCEPTOR CONTACT AT (301) 762-9361 OR TOLL FREE AT 1 (800) 762-4703  
ALL LIFTING APPARATUS TO BE PROVIDED BY THE INSTALLATION CONTRACTOR

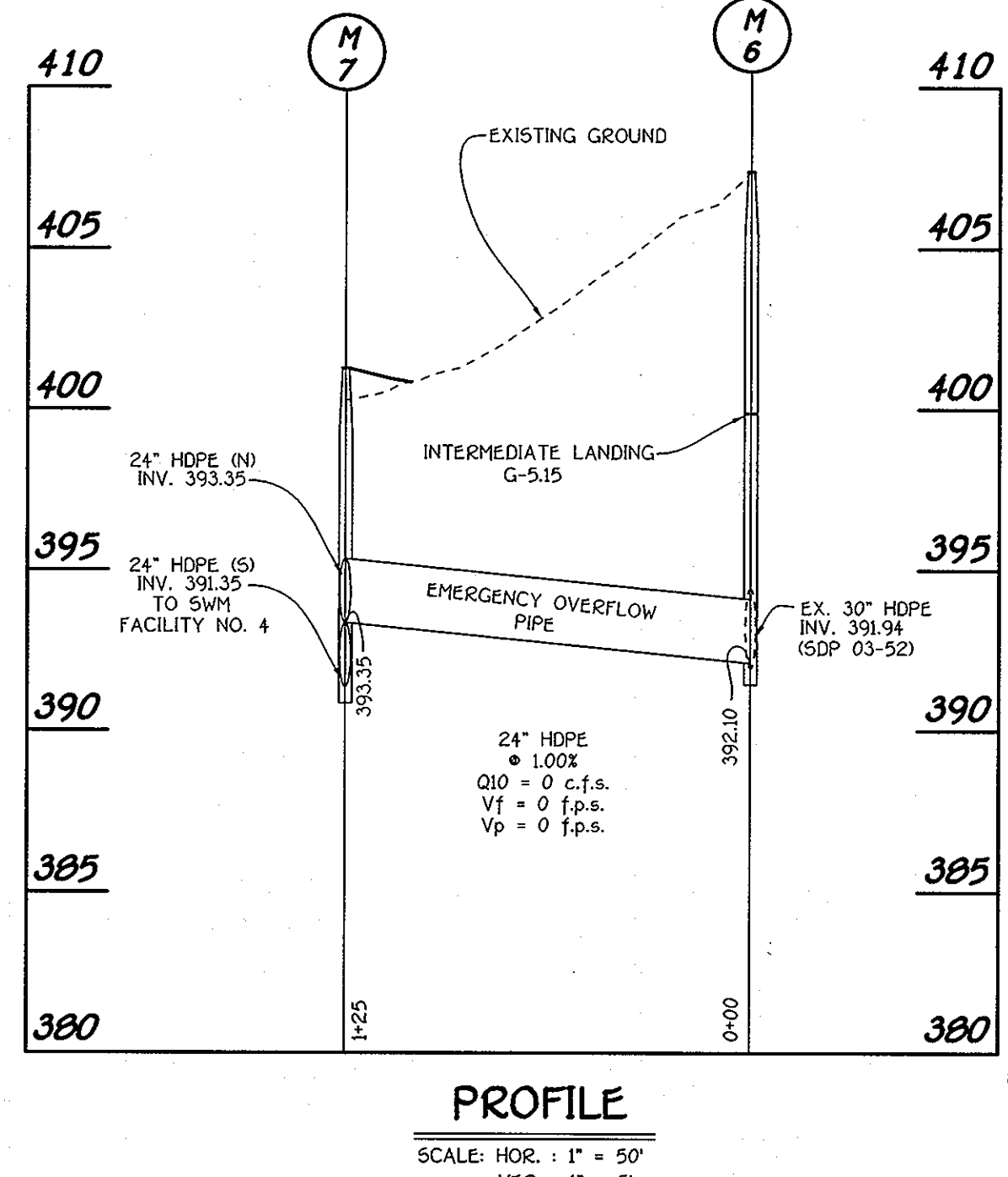


RIP-RAP CHANNEL DESIGN DATA												
STRUCTURE	AREA	WETTED PERIMETER	R	R 2/3	S	5/2	W	d	N	V	Q10	Q100
5-7	4.52	8.15	0.5546	0.6737	0.005	0.0707	5.0	0.70	0.04	1.77	8.00	9.5'

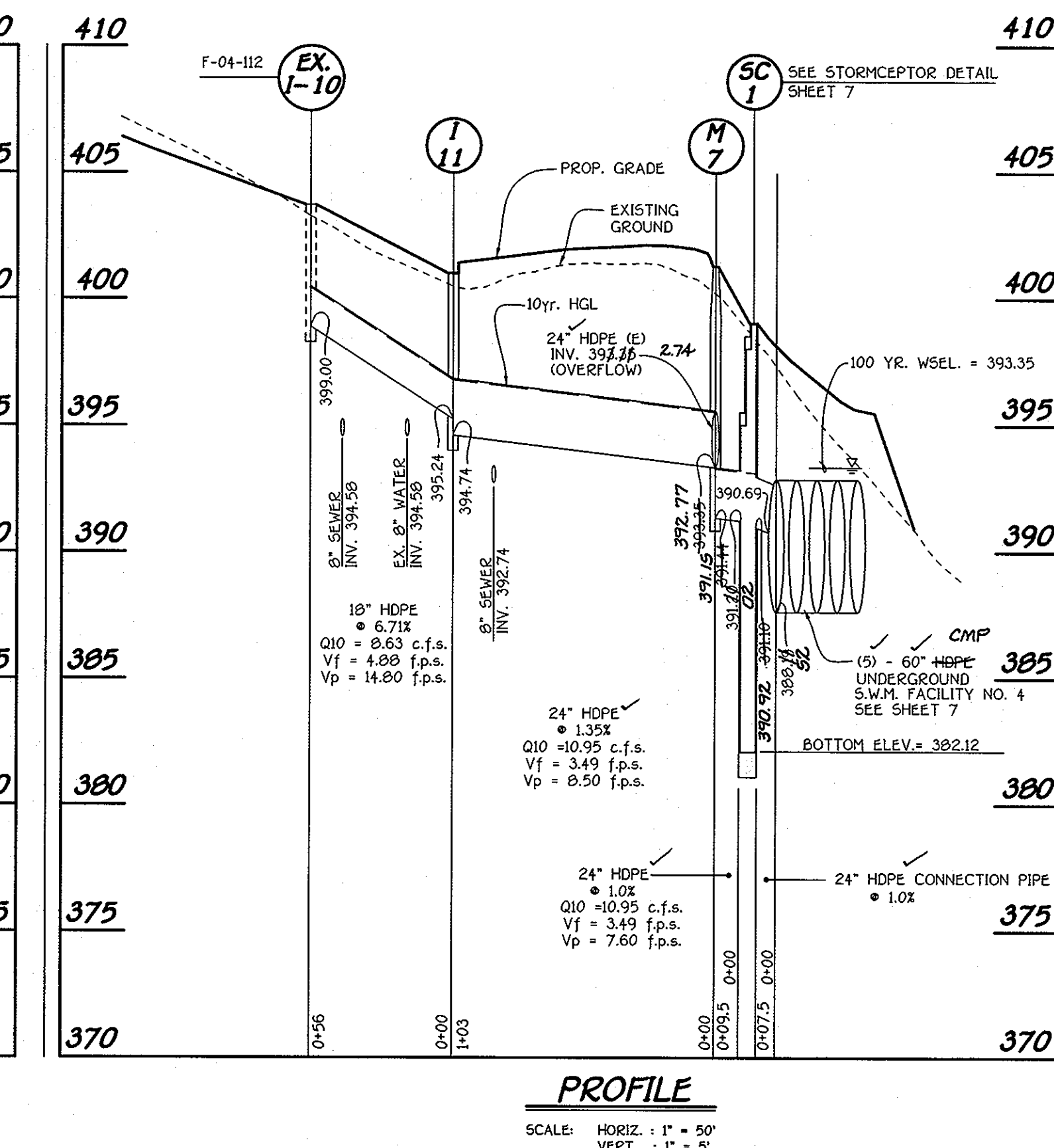
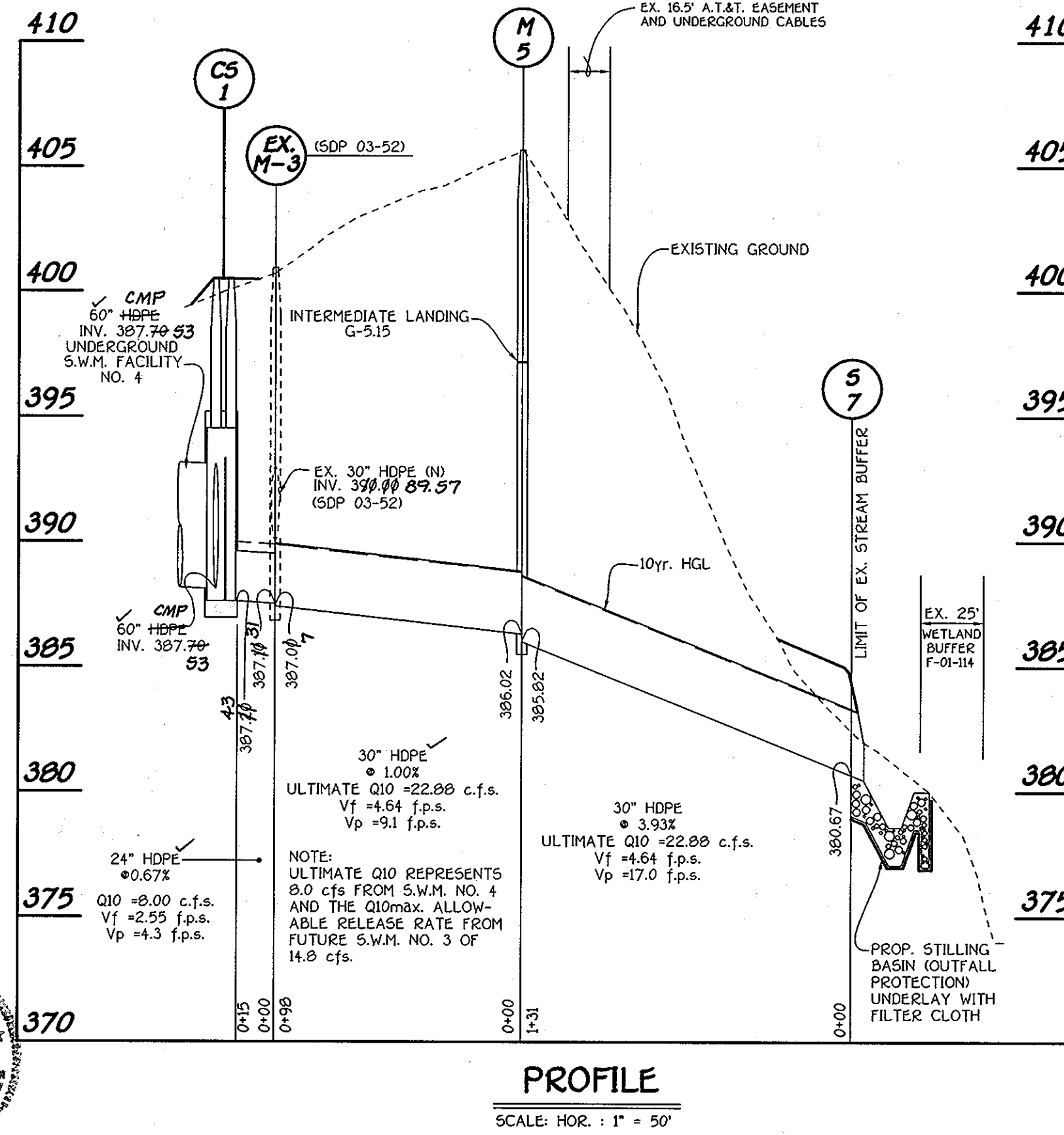
**CONSTRUCTION SPECIFICATIONS FOR RIP-RAP OUTFALLS**

- The subgrade for the filter, riprap or gabion shall be prepared to the required lines and grades. Any fill required in the subgrade shall be compacted to a density of approximately that of the surrounding undisturbed material.
- The rock or gravel shall conform to the specified grading limits when installed respectively in the riprap or filter.
- Filter cloth shall be protected from punching, cutting or tearing. Any damage other than an occasional hole shall be repaired by placing another piece of cloth over the damaged part or by completely replacing the cloth. All overlaps whether for repairs or for joining two pieces of cloth shall be a minimum of one foot.
- Stone for the riprap or gabion outlets may be placed by equipment. Both shall be constructed to the full course thickness in one operation and in such a manner as to avoid displacement of underlying materials. The stone for riprap or gabion outlets shall be delivered and placed in a manner that will insure that it is reasonably homogeneous with the smaller stones and spalls filling the voids between the larger stones. Riprap shall be placed in a manner to prevent damage to the filter blanket or filter cloth. Hand placement will be required to the extent necessary to prevent damage to the permanent works.

APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE: 3/2/05  
[Signature]



AS BUILT 4/1/09  
[Professional Engineer Seal]



**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10222 BALTIMORE NATIONAL PIKE  
ELICOTT CITY, MARYLAND 21042  
410 461-2855

NO.	REVISION	DATE

HOWARD COUNTY  
PLANNING BOARD  
[Seal]

**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: [Signature] Date: 4-4-05  
**DEVELOPER'S CERTIFICATE**  
I certify that the development and construction will be done according to this plan for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.  
Signature of Developer (Print name below signature) Date: 8-5-05  
BY: U.S. HOME  
MR. PHILIP F. BARBER, DIVISION PRESIDENT

Reviewed for HOWARD SCD and meets Technical Requirements.  
U.S.D.A.-Natural Resources Conservation Service  
This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
Signature: [Signature] Date: [Date]  
**OWNER / DEVELOPER**  
CHERRYTREE II LLC  
C/O U.S. HOME  
SUITE 300  
10230 NEW HAMPSHIRE AVENUE  
SILVER SPRING MARYLAND 20903  
C/O MR. PHILIP F. BARBER, DIVISION PRESIDENT

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
Chief, Division of Planning and Development  
Signature: [Signature] Date: 9/26/05  
Chief, Development Engineering Division  
Signature: [Signature] Date: 9/26/05  
Director - Department of Planning and Zoning  
Signature: [Signature] Date: 9/26/05  
PROJECT: CHERRYTREE PARK SECTION/AREA: PHASE 3 LOT NO.: UNITS 107 THRU 160  
PLAT NO.: 15449 - 15454, 17107 - 17112 ZONE: MXD-6 TAX: 46 ELEC. DIST.: 6TH CENSUS TR.: 6068.02  
WATER CODE: E10 SEWER CODE: 7602000

**STORM DRAIN PROFILES AND DETAILS**  
**CHERRYTREE PARK PHASE 3 BULK PARCEL 'G-1'**  
UNITS 107 THRU 160  
ZONED: MXD-6  
TAX MAP No: 46 PARCEL: 156  
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: APRIL 4, 2005  
SHEET 5 OF 9 **SDP 05-22**

**AS-BUILT**



## 20.0 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

### DEFINITION

Using vegetation as cover for barren soil to protect it from forces that cause erosion.

### PURPOSE

Vegetative stabilization specifications are used to promote the establishment of vegetation on exposed soil. When soil is stabilized with vegetation, the soil is less likely to erode, allowing infiltration of rainfall, thereby reducing sediment loads and runoff to downstream areas, and improving wildlife habitat and visual resources.

### CONDITIONS WHERE PRACTICE APPLIES

This practice shall be used on denuded areas as specified on the plans and may be used on highly erodible or critically eroding areas. This specification is divided into Temporary Seeding, to quickly establish vegetative cover for short duration (up to one year), and Permanent Seeding, for long term vegetative cover. Examples of applicable areas for Temporary Seeding are Temporary Soil Stockpiles, cleared areas being left between construction phases, earth dikes, etc. and for Permanent Seeding are lawns, dunes, cut and fill slopes and other areas at final grade, former stockpile and staging areas, etc.

### EFFECTS ON WATER QUALITY AND QUANTITY

Planting vegetation in disturbed areas will have an effect on the water budget, especially on volumes and rates of runoff, infiltration, evaporation, transpiration, percolation, and groundwater recharge. Vegetation, over time, will increase organic matter content and improve the water holding capacity of the soil and subsequent plant growth. Vegetation will help reduce the movement of sediment, nutrients, and other chemicals carried by runoff to receiving waters. Plants will also help protect groundwater supplies by assimilating those substances present within the root zone. Sediment control devices must remain in place during grading, seeded preparation, seeding, mulching and vegetative establishment to prevent large quantities of sediment and associated chemicals and nutrients from washing into surface waters.

### SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS

#### A. Site Preparation

- Install erosion and sediment control structures (either temporary or permanent) such as diversions, grade stabilization structures, berms, waterways, or sediment control basins.
- Perform all grading operations at right angles to the slope. Final grading and shaping is not usually necessary for temporary seeding.
- Schedule required soil tests to determine soil amendment composition and application rates for sites having disturbed areas over 5 acres.

#### B. Soil Amendments (Fertilizer and Lime Specifications)

- Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer on sites having disturbed areas over 5 acres. Soil analysis may be performed by the University of Maryland or a commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analyses.
- Fertilizers shall be uniform in composition, free flowing and suitable for accurate application by approved equipment. Moisture may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers shall all be delivered to the site fully labeled according to the applicable state fertilizer laws and shall bear the name, trade name or trademark and warranty of the producer.

#### C. Lime Materials

- Lime materials shall be ground limestone hydrated or burnt lime may be substituted which contains at least 50% total oxidized calcium oxide plus magnesium oxide. Limestone oxide shall be ground to such fineness that at least 50% will pass through a #100 mesh sieve and 98-100% will pass through a #20 mesh sieve.
- Apply lime and fertilizer into the top 3-5" of soil by disk or other suitable means.

#### D. Seeded Preparation

- Seeded preparation shall consist of loosening soil to a depth of 3" to 5" by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or rippers mounted on construction equipment. After the soil is loosened it should not be rolled or disked smooth, but left in the roughened condition. Sloped areas (greater than 3:1) should be tracked leaving the surface in an irregular condition with ridges running parallel to the contour of the slope.
- Apply fertilizer and lime as prescribed on the plans.
- In corporate lime and fertilizer into the top 3-5" of soil by disk or other suitable means.

#### E. Permanent Seeding

- Minimum soil conditions required for permanent vegetative establishment:
  - Soil pH shall be between 6.0 and 7.0.
  - Soluble salts shall be less than 500 parts per million (ppm).
  - The soil shall contain less than 40% clay, but enough fine grained material (silt plus clay) to provide adequate water holding capacity to hold moderate amount of moisture. An exception is if lovegrass or sericea lepedeza is to be planted, then a sandy soil (<30% silt plus clay) would be acceptable.
  - Soil shall contain 1.5% minimum organic matter by weight.
  - Soil must contain sufficient pore space to permit adequate root penetration.
  - If these conditions cannot be met by soils on site, adding topsoil is required in accordance with Section 21 Standard and Specification for Topsoil.
- Areas previously graded in conformance with the drawings shall be maintained in a true and even grade, then scarified or otherwise loosened to a depth of 3-5" to permit bonding of the topsoil to the surface area and to create horizontal erosion check slots to prevent topsoil from sliding down a slope.

#### F. Soil Amendments

- Apply soil amendments as per soil test or as included on the plans.
- Mix soil amendments into the top 3-5" of topsoil by disk or other suitable means. Lawn areas should be raked to smooth the surface, remove large objects like stones and branches, and ready the area for seed application. Where site conditions will not permit normal seeded preparation, loosen surface soil by dragging with a heavy chain or other equipment to roughen the surface. Steep slopes (steeper than 3:1) should be tracked by a dozer leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. The top 1-3" of soil should be loose and friable. Seeded loosening may not be necessary on newly disturbed areas.

#### G. Seed Specifications

- All seed must meet the requirements of the Maryland State Seed Law. All seed shall be subject to re-testing by a recognized seed laboratory. All seed used shall have been tested within the 6 months immediately preceding the date of sowing such material on the job.
- Note: Seed tags shall be made available to the inspector to verify type and rate of seed used.
- Inoculant - The inoculant for treating legume seed in the seed mixtures shall be a pure culture of nitrogen-fixing bacteria prepared specifically for the species. Inoculant shall be used later than the date indicated on the container. Add fresh inoculant as directed on package. Use four times the recommended rate when seed is treated with inoculant. Soil samples taken for engineering purposes may also be used for chemical analyses.

#### H. Methods of Seeding

- Hydroseeding - Seed uniformly with hydroseeder (slurry includes seed and fertilizer), broadcast or drop seeded, or a cutlapper seeder.
  - If fertilizer is being applied at the time of seeding, the application rates amounts will not exceed the following: nitrogen, maximum of 100 lbs. per acre total of soluble nitrogen; P205 (phosphorus) 200 lbs/acre; K2O (potassium) 200 lbs/acre.
  - Lime - use only ground agricultural lime, up to 3 tons per acre may be applied by hydroseeding. Normally, not more than 2 tons are applied by hydroseeding at any one time. Do not use burnt or hydrated lime when hydroseeding.
- Seed and fertilizer shall be mixed on site and seeding shall be done immediately and without interruption.

#### I. Dry Seeding

- This includes use of conventional drop or broadcast spreaders.
  - Seed spread dry shall be incorporated into the subsoil at the rates prescribed on the Temporary or Permanent Seeding Summaries or Tables 25B or 26. The seeded area shall then be rolled with a weighted roller to provide good seed to soil contact.
  - Where practical, seed should be applied in two directions perpendicular to each other. Apply half the seeding rate in each direction.
- Drill or Cutlapper Seeding - Mechanized seeders that apply and cover seed with soil.
  - Cutlapper seeders are required to bury the seed in such a fashion as to provide at least 1/4 inch of soil covering. Seeded must be firm after planting.
  - Where practical, seed should be applied in two directions perpendicular to each other. Apply half the seeding rate in each direction.

#### J. Mulch Specifications (in order of preference)

- Straw shall consist of thoroughly threshed wheat, rye or oat straw, reasonable bright in color, and shall not be musty, moldy, caked, decayed, or crushed and shall be free of noxious weed seeds as specified in the Maryland Seed Law.
- Wood Cellulose Fiber Mulch (WCFM) -
  - WCFM shall consist of specially prepared wood cellulose processed into a uniform fibrous physical state.
  - WCFM shall be dyed green or contain a green dye in the package that will provide an appropriate color to facilitate visual inspection of the uniformity, spread, and coverage.
  - WCFM, including dye, shall contain no germination or growth inhibiting properties and will blend with seed, fertilizer and other additives to form a homogeneous slurry. The mulch material shall form a blotter-like ground cover, on application, having moisture absorption and percolation properties and shall cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedlings.
  - WCFM materials shall contain no elements or compounds at concentration levels that will be phytotoxic.
  - WCFM must conform to the following physical requirements: fiber length to approximately 10 mm., diameter approximately 1 mm., pH range of 4.0 to 8.5, ash content of 16% maximum and water holding capacity of 90% minimum.

#### K. Seeding Rates

- Only straw mulch should be used in areas where one species of grass is desired.
- Mulching Seeded Areas - Mulch shall be applied to all seeded areas immediately after seeding.
  - If grading is completed outside of the seeding season, mulch along shall be applied as prescribed in this section and maintained until the seeding season returns and seeding can be performed in accordance with these specifications.
  - When straw mulch is used, it shall be spread over all seeded areas at the rate of 2 tons/acre. Mulch shall be applied to a uniform loose depth of between 1" and 2". Coverage shall be uniform in distribution and depth so that the soil surface is not exposed. If a mulch anchoring tool is to be used, the rate should be increased to 2.5 tons/acre.
- Wood cellulose fiber mulch shall be applied at a mulch depth of 1.500 lbs. per acre. The wood cellulose fiber shall be mixed with water, and the mixture shall contain a maximum of 50 lbs. of wood cellulose fiber per 100 gallons of water.

#### L. Securing Straw Mulch (Mulch Anchoring)

- Mulch anchoring shall be performed immediately following mulch application to minimize loss by wind or water. This may be done by one of the following methods listed by preference, depending upon site of area and erosion hazard:
  - A mulch anchoring tool is a tractor drawn implement designed to punch and anchor mulch into the soil surface a minimum of two (2) inches. This practice is most effective on large areas, but is limited to flatter slopes where equipment can operate safely. If used on sloping areas, this practice should be used on the contour if possible.
  - Wood cellulose fiber may be used for anchoring straw. The fiber binder shall be applied at a net dry weight of 100 pounds/acre. The fiber binder shall be mixed with water and the mixture shall contain a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water.
  - Application of liquid binders should be heavier at the edges where wind catches mulch, such as ditches and cutbacks of banks. The remainder of anchoring after binders are applied, Synthetic binders - such as Acrylic DLR (Ago-Tack), Urethane-A-Tack, Terra Tax II, Terra Tack AK or other approved equal may be used at rates recommended by the manufacturer to anchor mulch.
  - Lightweight plastic netting may be stapled over the mulch according to manufacturer's recommendations. Netting is usually available in rolls 4' to 15' feet wide and 300' to 3,000' feet long.

#### M. Incremental Stabilization - Cut Slopes

- All cut slopes shall be dressed, prepared, seeded and mulched as the work progresses. Slopes shall be excavated and stabilized in equal increments not to exceed 15'.
- Construction sequence (refer to Figure 3 below):
  - Excavate and stabilize all temporary swales, side ditches, or berms that will be used to convey runoff from the excavation.
  - Perform Phase 1 excavation, dress, and stabilize.
  - Perform Phase 2 excavation, dress and stabilize. Overseed Phase 1 areas as necessary.
  - Perform final phase excavation, dress and stabilize. Overseed previously seeded areas as necessary.

#### N. Note

Once excavation has begun the operation should be continuous from grubbing through the completion of grading and placement of topsoil (if required) and permanent seed and mulch. Any interruptions in the operation of completing the operation out of the seeding season will necessitate the application of temporary stabilization.

#### O. Embankments shall be constructed in lifts as prescribed on the plans.

- Slopes shall be stabilized immediately when the vertical height of the multiple lifts reaches 15', or when grading operation ceases as prescribed in the plans.
- At the end of each day, temporary berms and pipe slope drains should be constructed along the top edge of the embankment to divert runoff around the fill and convey it down the slope in a non-erosive manner to a sediment trapping device.
- Construction sequence (refer to Figure 4 below):
  - Excavate and stabilize all temporary swales, side ditches, or berms that will be used to divert runoff around the fill. Construct slope silt fence on low side of fill as shown in Figure 5, unless other methods show other methods shall be used on this area.
  - Place Phase 1 embankment, dress and stabilize.
  - Place Phase 2 embankment, dress and stabilize.
  - Place final phase embankment, dress and stabilize. Overseed previously seeded areas as necessary.

#### P. Note

Once the placement of fill has begun the operation should be continuous from grubbing through the completion of grading and placement of topsoil (if required) and permanent seed and mulch. Any interruptions in the operation or completing the operation out of the seeding season will necessitate the application of temporary stabilization.

### SECTION 2 - TEMPORARY SEEDING

#### A. Seed Mixtures - Temporary Seeding

- Select one or more of the species or mixtures listed in Table 26 for the appropriate Plant Hardness Zone (from Figure 5) and enter them in the Temporary Seeding Summary below, along with application rates, seeding dates and seeding depths. If this summary is not put on the plans and completed, then Table 25 must be put on the plans.
- For sites having soil tests performed, the rates shown on this table shall be deleted and the rates recommended by the testing agency shall be written in. Soil tests are not required for Temporary Seeding.

Seed Mixture (Hardness Zone -- 5B --)		Application Rate (lb/acre)		Seeding Dates		Seeding Depths		Fertilizer Rate (lb/1000sf)		Lime Rate	
No.	Species										
1	RYE	140		3/15 - 5/31	1" - 2"	600 lb/acre		2 tons/acre			
2	BARLEY OR RYE PLUS FOXTAIL MILLOTT	150		6/1 - 7/31	1"	05 lb/1000sf		000 lb/1000sf			

### SECTION 3 - PERMANENT SEEDING

#### A. Seed Mixtures - Permanent Seeding

- Select one or more of the species or mixtures listed in Table 25 for the appropriate Plant Hardness Zone (from Figure 5) and enter them in the Permanent Seeding Summary below, along with application rates and seeding dates. Seeding rates can be estimated using Table 26. If this summary is not put on the construction plans and completed, then Table 25 must be put on the plans. Additional planting specifications for exceptional sites such as shorelines, streambanks, or dunes or for special purposes such as wildlife habitat, aesthetic treatment, and erosion control are found in the Technical Guide, Section 342 - Critical Area Planting. For special lawn maintenance areas, see Sections IV 50d and V Turfgrass.
- For sites having disturbed area over 5 acres, the rates shown on this table shall be deleted and the rates recommended by the soil testing agency shall be written in.
- For areas receiving low maintenance, apply ureform fertilizer (46-0-0) at 3 1/2 lbs/1000 sf, 11-0-20 lbs/acre, in addition to the above soil amendments shown in the table below, to be performed at the time of seeding.

Seed Mixture (Hardness Zone -- 5B --)		Application Rate (lb/acre)		Seeding Dates		Seeding Depths		Fertilizer Rate (lb/1000sf)		Lime Rate	
Species											
TALL FESCUE (95A)	125			3/15 - 6/1	1" - 2"	90 lb/acre		175 lb/acre	175 lb/acre	2 tons/acre	
KENTUCKY BLUEGRASS (5X)	10			6/1 - 10/31	1"	0.2 lb/1000sf		4 lb/1000sf	4 lb/1000sf		
PERENNIAL RYEGRASS (10Z)	10			6/1 - 10/31	1"	0.2 lb/1000sf		4 lb/1000sf	4 lb/1000sf		
TALL FESCUE (90X)	120			3/15 - 6/1	1" - 2"	90 lb/acre		175 lb/acre	175 lb/acre	2 tons/acre	
HARD FESCUE (22X)	30			6/1 - 10/31	1"	0.2 lb/1000sf		4 lb/1000sf	4 lb/1000sf		

### SEDIMENT CONTROL NOTES

- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (319.25).
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE CONFORMANT WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND REVISIONS THERETO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 31, 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAP-BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. I, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, WORKING DRAWING 12.01.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, FOR PERMANENT SEEDING (SEC. 50), TEMPORARY SEEDING (SEC. 50), AND MULCHING (SEC. 52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER SEEDING AND ESTABLISHMENT OF GRASS.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMSSION FOR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:
 

TOTAL AREA OF SITE	4,079 ACRES
AREA TO BE ROOFED OR PAVED	4.77 ACRES
AREA TO BE VEGETATIVELY STABILIZED	1.72 ACRES
TOTAL CUT	13,500 CU.YDS.
TOTAL FILL	13,500 CU.YDS.
- ON-SITE BORROW AREA LOCATION: N/A.
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION AND ESTABLISHMENT OF PERMANENT EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OF THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

### TOPSOIL SPECIFICATIONS

#### Definition

Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

#### Purpose

To provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

#### Conditions Where Practice Applies

- This practice is limited to areas having 2:1 or flatter slopes where:
  - The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
  - The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant growth.
  - The original soil to be vegetated contains material toxic to plant growth.
  - The soil is so acidic that treatment with limestone is not feasible.
- For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

#### Construction and Material Specifications

- Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experiment Station.
- Topsoil Specifications - Soil to be used as topsoil must meet the following:
  - Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 1/2" in diameter.
  - Topsoil must be free of plants or plant parts such as Bermuda grass, buckwheat, Johnsongrass, nutcase, poison ivy, thistle, or others as specified.
  - Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at a rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.
    - For sites having disturbed areas under 5 acres: Place topsoil (if required) and apply soil amendments as specified in 10.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
    - For sites having disturbed areas over 5 acres:
      - On soil meeting topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following procedures:
        - pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.
        - Organic content of topsoil shall be not less than 1.5 percent by weight.

#### SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMITS. (2 WEEKS)
- NOTIFY "MHS UTILITY" AT LEAST 48 HOURS BEFORE BEGINNING ANY WORK AT 1-800-257-7777. NOTIFY HOWARD COUNTY OFFICE OF CONSTRUCTION/INSPECTION DIVISION AT 410-313-1870 AT LEAST 24 HOURS BEFORE STARTING ANY WORK. IN ADDITION, NOTIFY AT&T PRIOR TO ANY ACTIVITY WITHIN THEIR EASEMENT.

- INSTALL ALL STABILIZED CONSTRUCTION ENTRANCES, SILT FENCE AND SUPER-SILT FENCE. (1 WEEK)
- AFTER PERMISSION IS GRANTED BY THE SEDIMENT CONTROL INSPECTOR GRADE SITE TO SUBGRADE AND STABILIZE USING TEMPORARY SEEDING NOTES. (2 WEEKS)
- CONSTRUCT PRIVATE 5MM FACILITY NO. 4, PRIVATE STORM DRAINS AND ALL OTHER UTILITIES. (1 WEEK)
- CONSTRUCT CONDOMINIUMS. UTILIZE DUST CONTROL. (TIME VARIES)

- THE CONTRACTOR SHALL INSPECT AND PROVIDE NECESSARY MAINTENANCE ON ALL SEDIMENT AND EROSION CONTROL STRUCTURES SHOWN HEREON AFTER EACH RAINFALL AND ON A DAILY BASIS. REMOVE SEDIMENT FROM THE EX. SED. BASIN NO. 1 WHEN CLEANOUT ELEVATIONS ARE REACHED. ALL SEDIMENT MUST BE PLACED UPSTREAM OF AN APPROVED TRAP DEVICE.
- INSTALL ROADWAY BASE COURSE PAVING. (1 WEEK)
- STABILIZE ALL DISTURBED AREAS. (1 DAY)
- APPLY TACK COAT TO BASE COURSE PAVING AND LAY SURFACE COURSE. (1 WEEK)

- WHEN ALL CONTRIBUTING AREAS TO THE SEDIMENT CONTROL DEVICES HAVE BEEN STABILIZED AND WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, THE DEVICES MAY BE REMOVED AND/OR BACKFILLED AND THE REMAINING AREAS BROUGHT TO FINAL GRADE. (4 WEEKS) 5MM/BASIN NOS. 1 AND 2 CAN REMAIN IN PLACE AS BASINS FOR A PERIOD OF 3 YEARS SO THEY CAN BE UTILIZED FOR FUTURE PHASES OF THIS DEVELOPMENT.
- UPON COMPLETION OF CONDO CONSTRUCTION, STABILIZE AREAS AND REMOVE TEMPORARY DEVICES. (1 DAY)

- NOTIFY HOWARD COUNTY OFFICE OF INSPECTIONS AND PERMITS FOR A FINAL INSPECTION OF THE COMPLETED PROJECT.

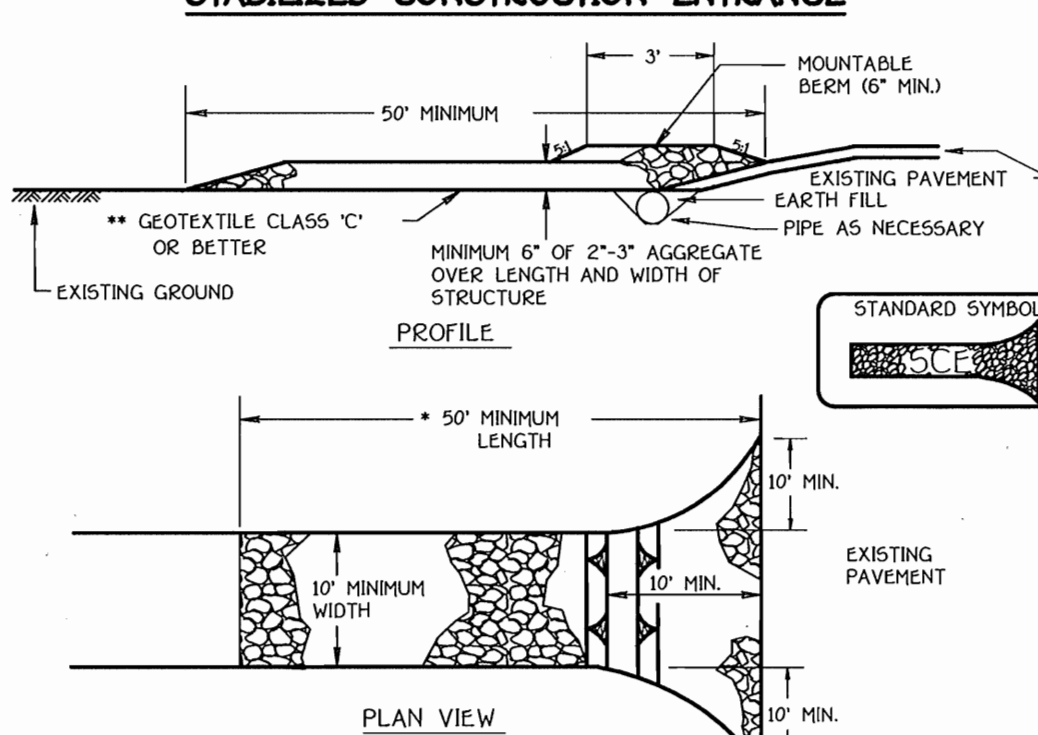
#### NOTE:

- NOTIFY MR. MILT SCHMIDT, A.T.&T. COMMUNICATIONS TECHNICIAN AT (410)-336-2859 PRIOR TO SCHEDULING ANY WORK ON OR NEAR THE EXISTING A.T.&T. EASEMENT.

- DESIGN CRITERIA:
 

Slope	Slope Steepness	Slope Length (maximum)	Silt Fence Length (maximum)
0 - 10%	0 - 101	Unlimited	Unlimited
10 - 20%	101 - 51	200 feet	1,500 feet
20 - 33%	51 - 31	100 feet	1,000 feet
33 - 50%	31 - 21	100 feet	500 feet
50% +	21 +	50 feet	250 feet

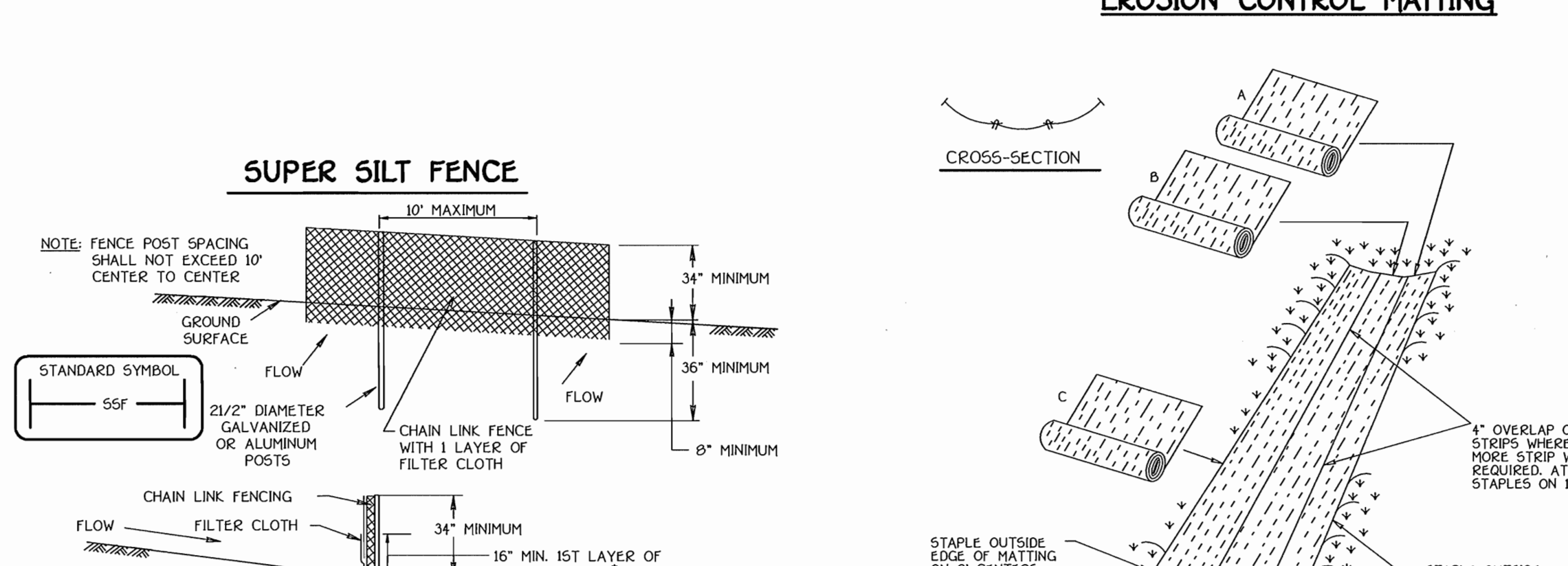
### STABILIZED CONSTRUCTION ENTRANCE



Construction Specifications

- Length - minimum of 50' (430' for single residence lot).
- Width - 10' minimum should be flared at the existing road to provide a turning radius.
- Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. \*\*The plan approval authority may not require single family residences to use geotextile.
- Stone - crushed aggregate #2 to #3 or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
- Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mounded berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
- Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

### EROSION CONTROL MATTING



Construction Specifications

- Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6' length posts.
- Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.
- Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
- Filter cloth shall be embedded a minimum of 8" into the ground.
- When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
- Maintenance shall be performed as needed and silt buildups removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height.
- Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:
 

Tensile Strength	50 lbs/in (min)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min)	Test: MSMT 509
Flow Rate	0.3 gal/(ft <sup>2</sup> ·min)(max)	Test: MSMT 322
Filtering Efficiency	75% (min)	Test: MSMT 322

#### Design Criteria

- Key-in the matting by placing the top ends of the matting in a narrow trench, 6" in depth. Backfill the trench and tamp firmly to conform to the channel cross-section. Secure with a row of staples spaced 6" apart in a staggered pattern on either side.
- Staple the 4" overlap in the channel center using an 18" spacing between staples.
- Before stapling the outer edges of the matting, make sure the matting is smooth and in firm contact with the soil.
- Staples shall be placed 2' apart with 4 rows for each strip, 2 outer rows, and 2 alternating rows down the center.
- Where one roll of matting ends and another begins, the end of the top strip shall overlap the upper end of the lower strip by 4", and the fabric shall overlap with a double row of staples spaced 6" apart in a staggered pattern on either side.
- The discharge end of the matting liner should be similarly secured with 2 double rows of staples.

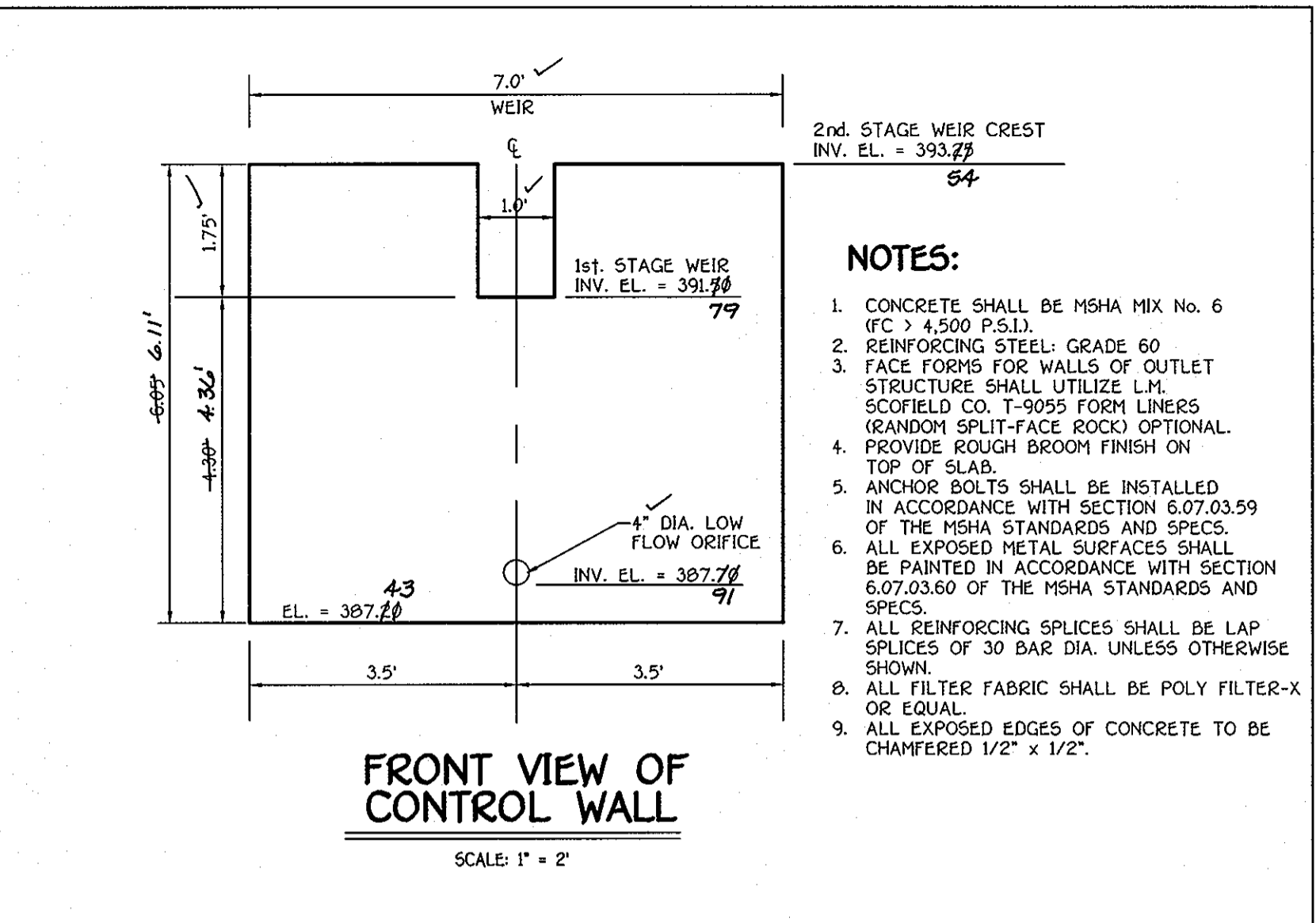
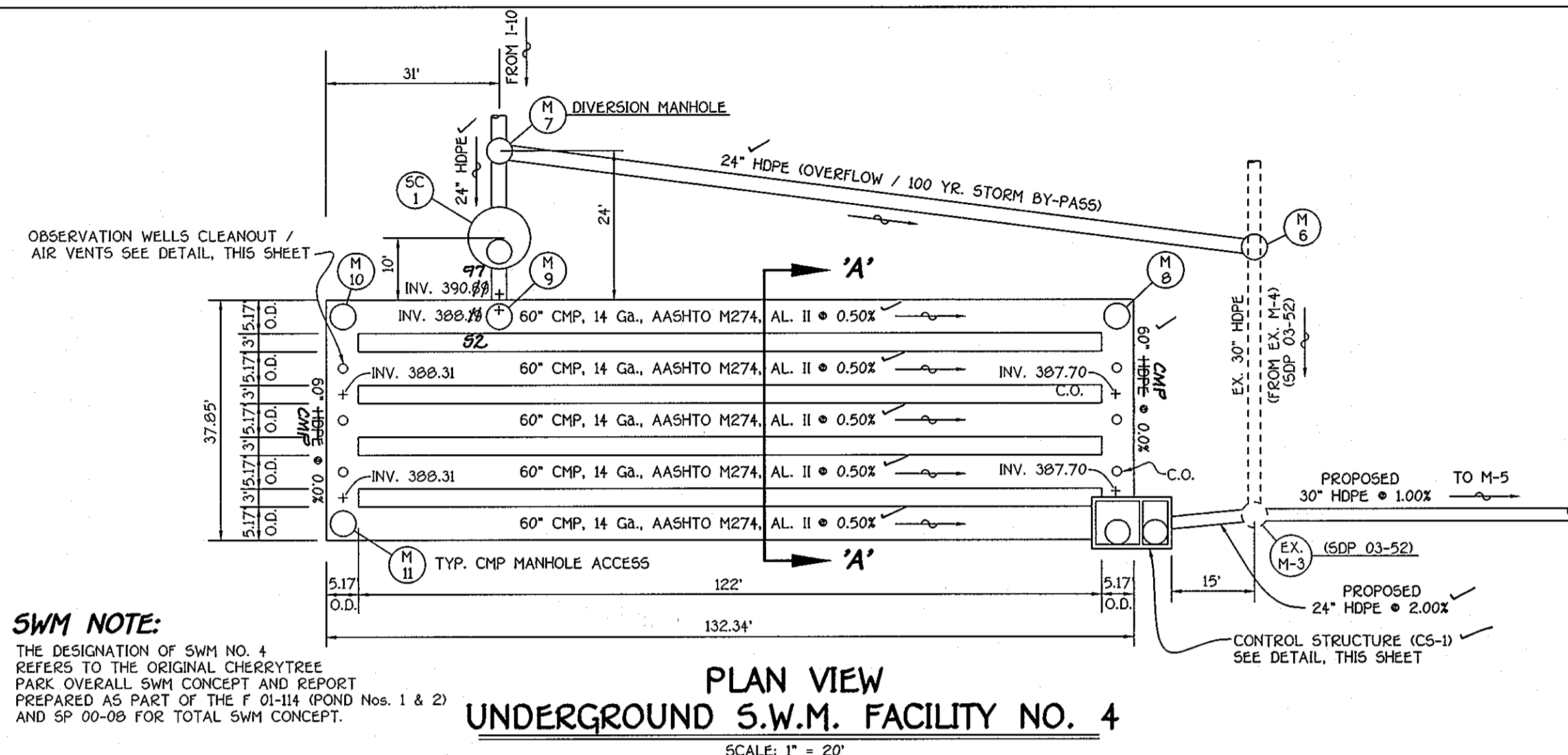
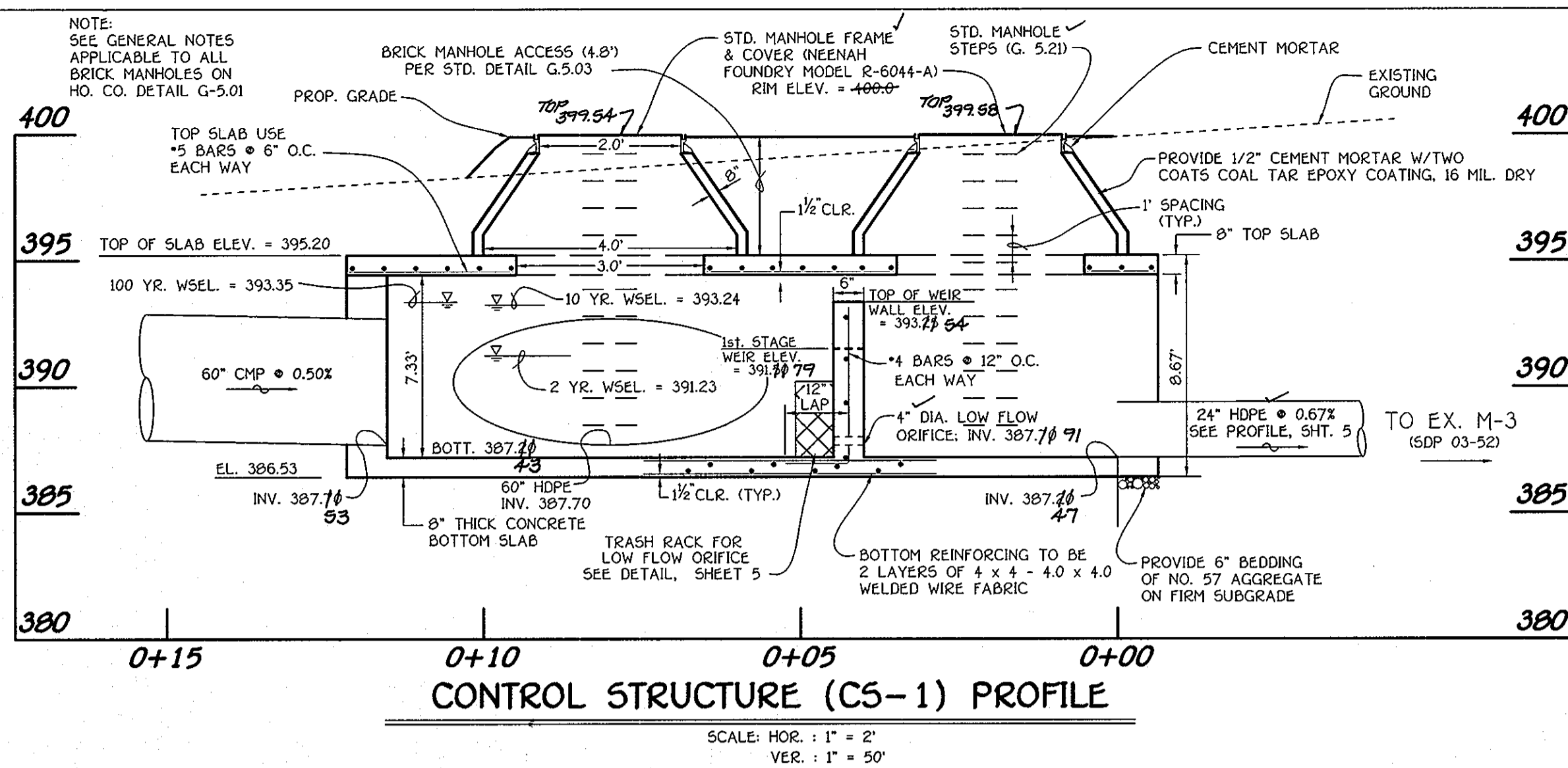
Note: If flow will enter from the edge of the matting then the area affected by the flow must be kept-in.

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 1077 BALDWIN NATIONAL PARK  
ELLSWORTH CITY, MARYLAND 21042  
410 484 - 2855

**PLANNING BOARD OF HOWARD COUNTY**  
DATE: 3/3/05

**ENGINEER'S CERT**





**OPERATION AND MAINTENANCE SCHEDULE FOR H.O.A. OWNED AND MAINTAINED UNDERGROUND S.W.M. FACILITY NO. 4**

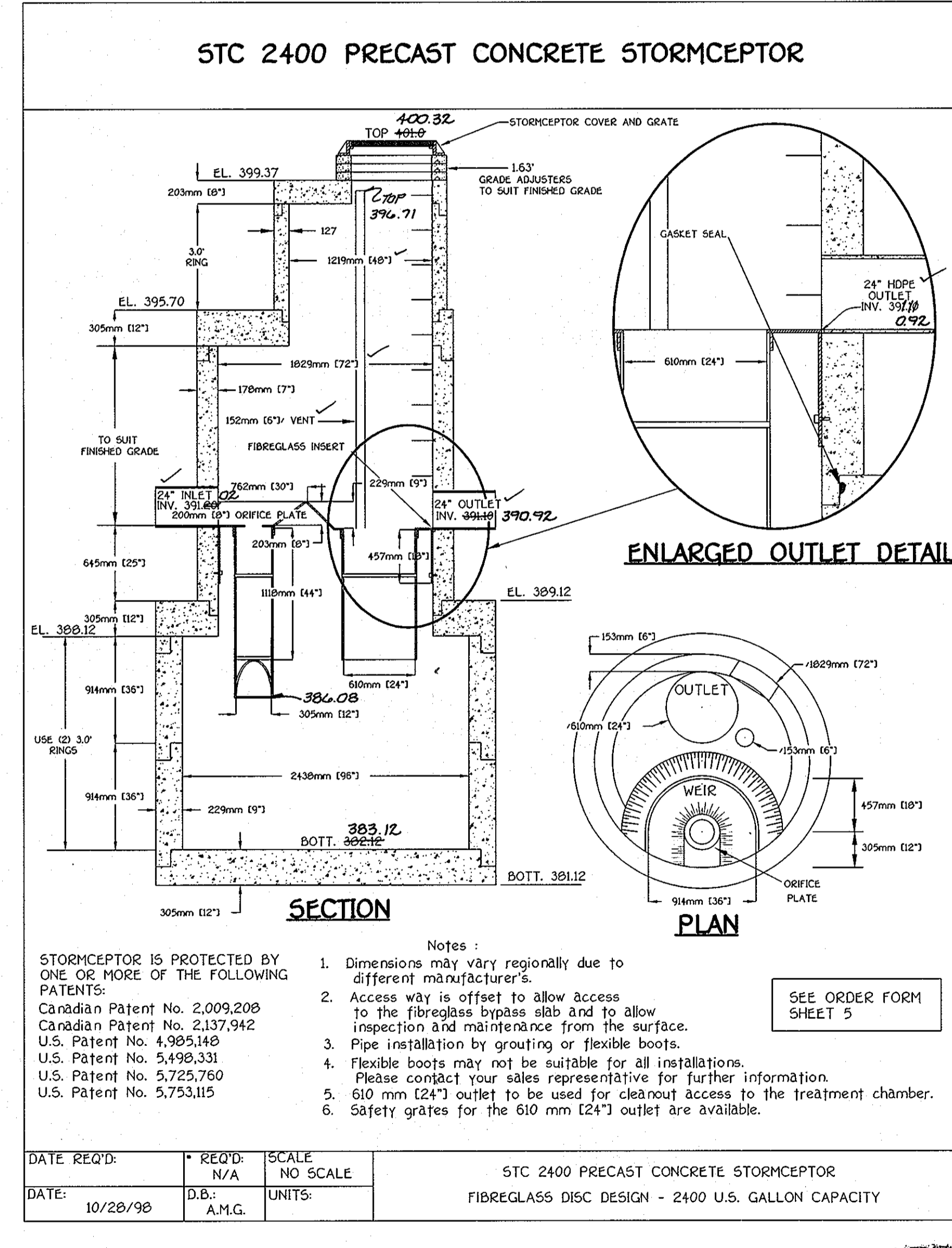
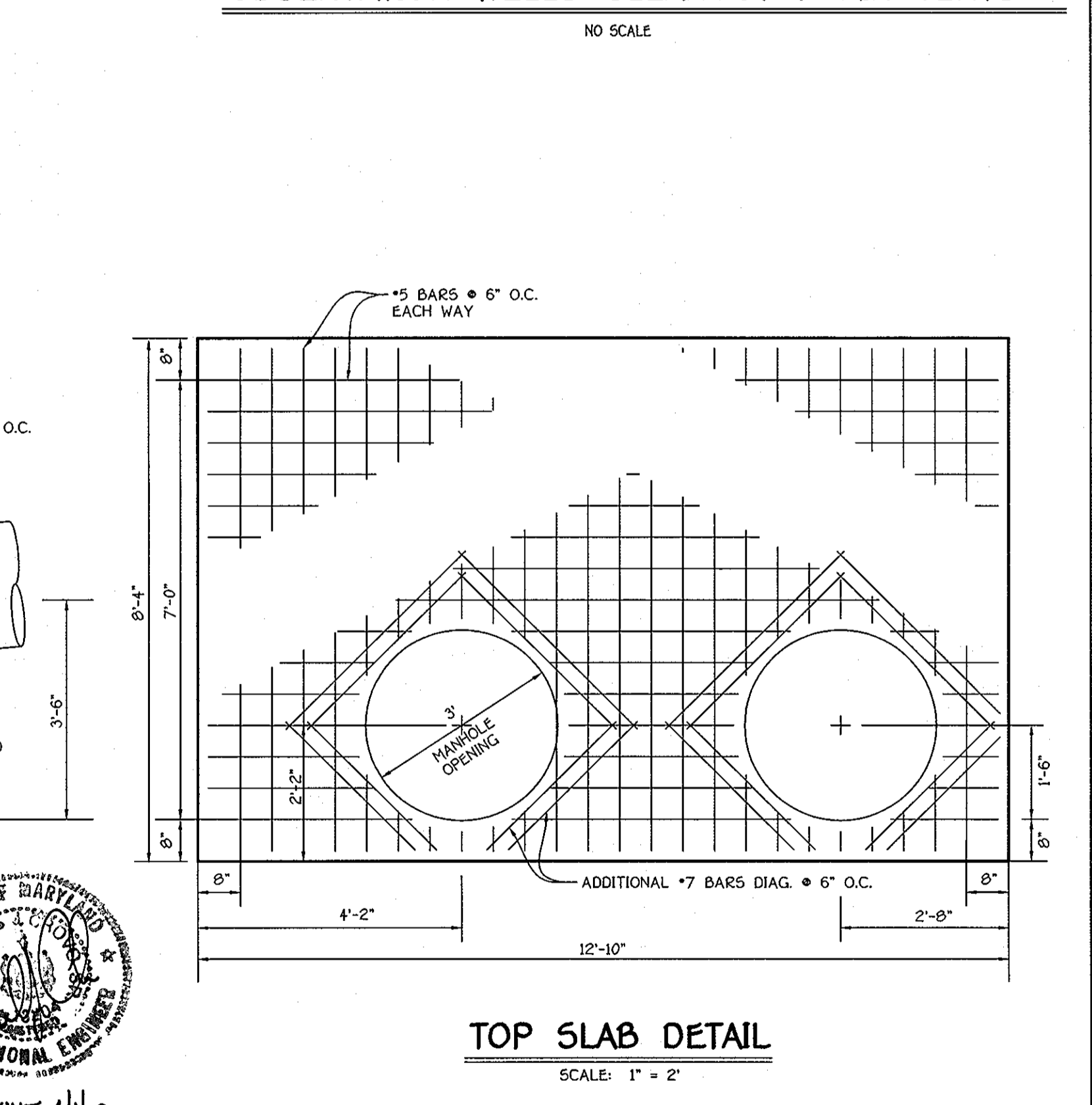
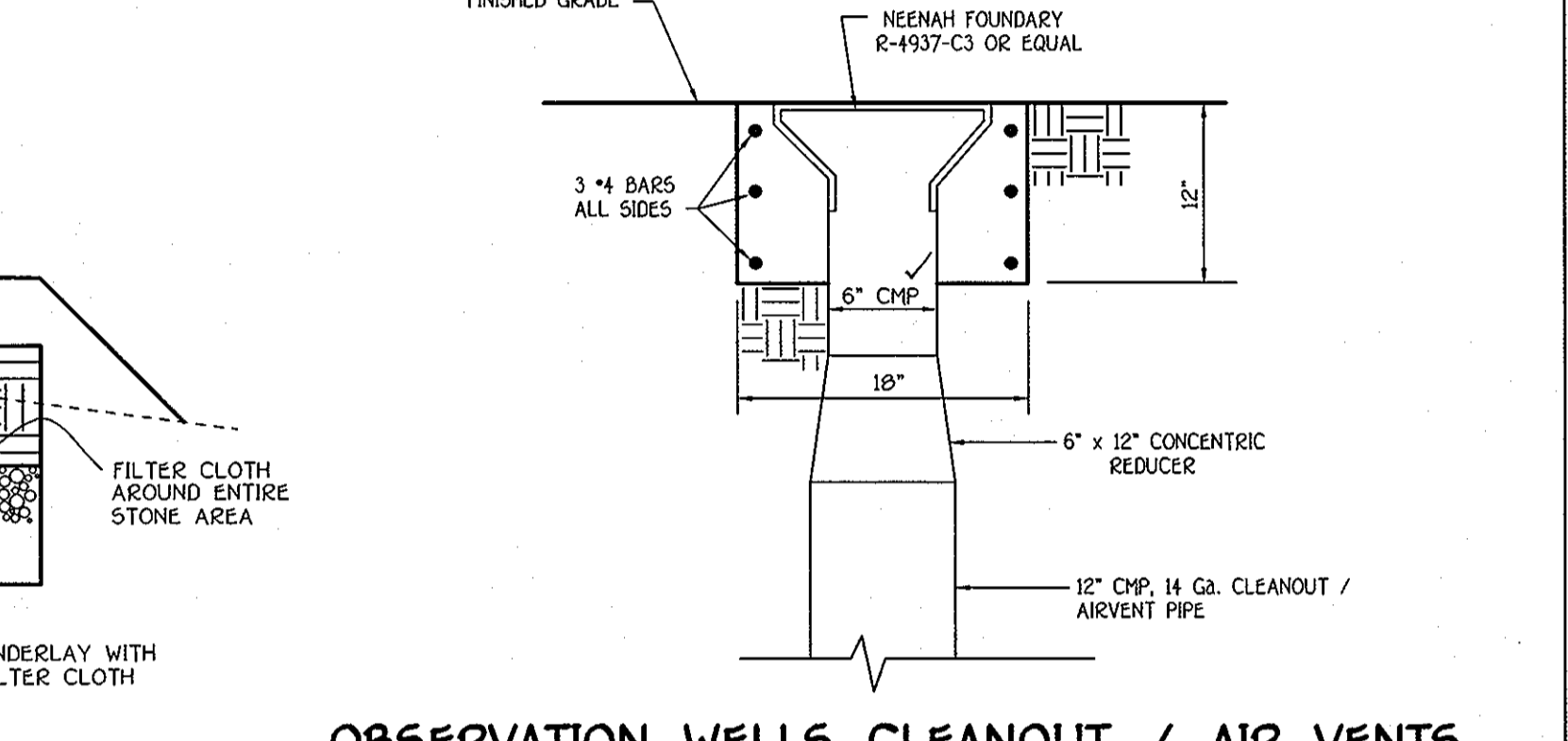
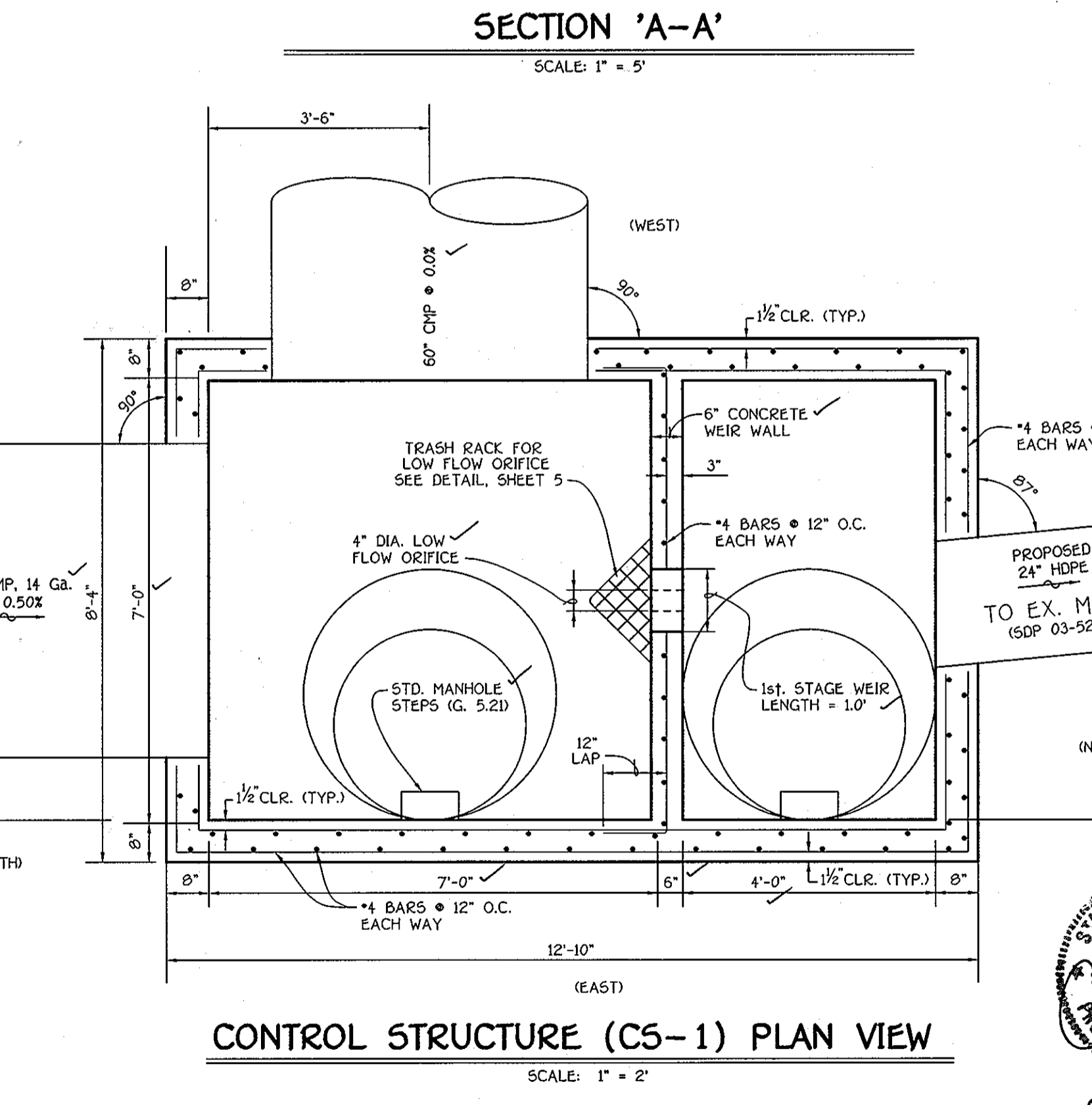
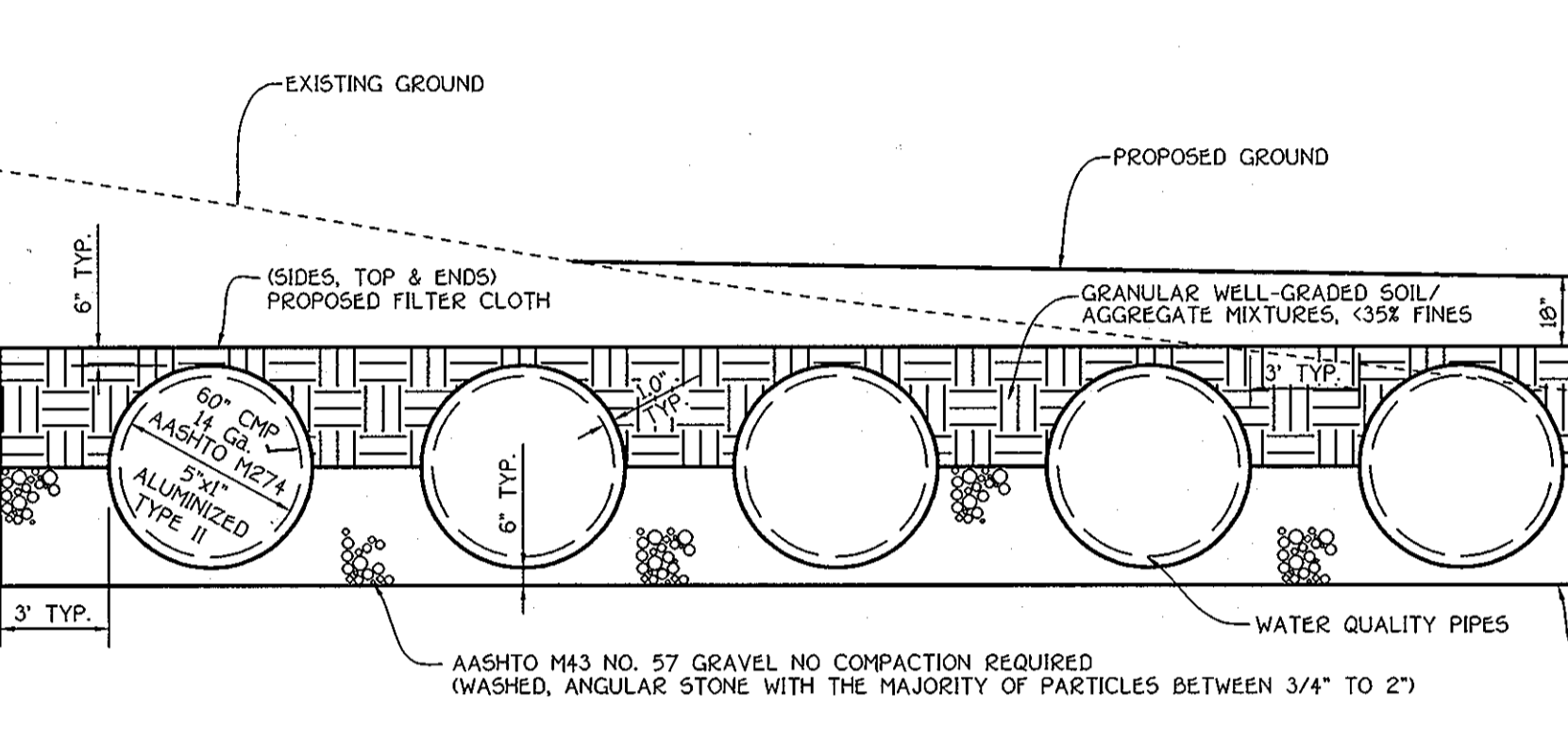
- A. H.O.A. ROUTINE MAINTENANCE RESPONSIBILITIES:**
1. THE UNDERGROUND S.W.M. FACILITY SHALL BE INSPECTED ANNUALLY AND AFTER MAJOR STORMS. INSPECTIONS SHOULD BE PERFORMED DURING WET WEATHER TO DETERMINE IF THE FACILITY IS FUNCTIONING PROPERLY.
  2. MAINTENANCE OF THE 66-INCH PIPES SHALL BE PERFORMED BY FLUSHING THE SYSTEM THROUGH THE CLEAN-OUTS PROVIDED AND BY VACUUMING AT MANHOLE M-10. THE DISCHARGE ORIFICE OF THE UNDERGROUND S.W.M. FACILITY SHALL BE TEMPORARILY BLOCKED DURING SAID MAINTENANCE OPERATION.
  3. DISPOSAL OF MATERIAL SHALL BE IN ACCORDANCE WITH SIMILAR B.M.P. THAT RANGE FROM DISPOSAL IN A SANITARY LANDFILL TO INCINERATION IN A LICENSED FACILITY. PETROLEUM WASTE PRODUCTS SHOULD BE REMOVED BY A LICENSED WASTE MANAGEMENT COMPANY.
- B. H.O.A. NON-ROUTINE MAINTENANCE:**
1. STRUCTURAL COMPONENTS OF THE UNDERGROUND FACILITY SUCH AS THE STORMCEPTOR, MANHOLES, PIPES AND ORIFICE SHALL BE REPAIRED UPON DETECTION OF ANY DAMAGE. THE COMPONENTS SHOULD BE INSPECTED DURING ROUTINE MAINTENANCE OPERATIONS. INSPECTION REPORTS SHALL BE KEPT UNTIL THE NEXT SUBSEQUENT INSPECTION.
  2. PROBLEMS IDENTIFIED DURING INSPECTION WILL BE PROMPTLY CORRECTED. MAJOR PROBLEMS SHALL ALSO BE BROUGHT TO THE ATTENTION OF THE HOWARD COUNTY DEPT. OF PUBLIC WORKS TO INSURE THAT PUBLIC SAFETY IS MAINTAINED. BLOCKED DURING SAID MAINTENANCE OPERATION.

**MAINTENANCE NOTES WATER QUALITY STRUCTURE WASTE**

1. Water quality structures will require periodic cleaning. Owners of these facilities will have to clean them as needed.
2. Maintenance of these facilities will consist of cleaning out the stormceptor and disposal of the waste and repair of the facility as needed. Periodic inspections of these facilities will be made by the owner.
3. The disposal of the liquid and solid matter shall be as follows:
  - A. All liquid material in the stormceptor shall be pumped into a suitable tank truck and disposed of at an approved sanitary district discharge manhole or be taken to an approved sewage treatment plant for discharge.
  - B. The solid material shall be landfilled in an approved sanitary landfill.
4. The inlet pipes and structural parts shall be repaired as needed.
5. Stormceptor inlet and outlet assembly shall be periodically inspected. Blockages shall be removed and disposed of as required in 3B above.

**OPERATION AND MAINTENANCE SCHEDULE FOR STORMCEPTOR WATER QUALITY DEVICE**

1. Stormceptor water quality structures will require periodic inspection and cleaning to maintain operation and function. Owners will have the stormceptor unit inspected yearly or as required by Howard County, utilizing the Stormceptor Inspection/Monitoring Form. Inspections can be done by using a clear Plexiglas tube ("sludge judge") to extract a water column sample. When sediment depths exceed the specified level (Table 9 of Technical Manual) then cleaning of the unit is required.
2. Stormceptor water quality structures must be checked and cleaned immediately after petroleum spills, contact appropriate regulatory agencies.
3. Maintenance of Stormceptor units should be done by a vacuum truck which will remove the water, sediment, debris, floating hydrocarbons and other materials in unit. The proper cleaning and disposal of the removed materials and liquid must be followed.
4. Inlet and outlet pipes must be checked for any obstructions and if any obstructions are found they must be removed. Structural parts of the Stormceptor will be repaired as needed.
5. Owner shall retain and make Stormceptor Inspection/Monitoring Forms available to Howard County officials upon their request.



DATE REQ'D:	REQ'D:	SCALE:	STC 2400 PRECAST CONCRETE STORMCEPTOR
10/28/98	N/A	NO SCALE	FIBREGLASS DISC DESIGN - 2400 U.S. GALLON CAPACITY
DATE:	D.B.:	UNITS:	
	A.M.G.		

**ENGINEER'S CERTIFICATE**

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

Signature of Engineer (Print name below signature) *Philip F. Barber* Date **4-4-05**

**DEVELOPER'S CERTIFICATE**

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

Signature of Developer (Print name below signature) *U.S. Home* Date **8-5-05**

BY: U.S. HOME  
MR. PHILIP F. BARBER, DIVISION PRESIDENT

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development *Carol Hamilton* Date **9/16/05**

Chief, Development Engineering Division *Mark J. ...* Date **9/22/05**

Director - Department of Planning and Zoning *...* Date **7/21/05**

Howard SCD

**OWNER / DEVELOPER**  
CHERRYTREE II LLC  
C/O U.S. HOME  
SUITE 300  
10230 NEW HAMPSHIRE AVENUE  
SILVER SPRING, MARYLAND 20903  
C/O MR. PHILIP F. BARBER, DIVISION PRESIDENT

PROJECT:	SECTION/AREA:	LOT NO.:
CHERRYTREE PARK	PHASE 3	UNITS 107 THRU 160
PLAT NO.:	BLOCK NO.:	ZONE:
15449 - 15454, 17107 - 17112	4	MXD-6
TAX:	ELEC. DIST.:	CENSUS TR.:
46	6TH	6068.02
WATER CODE:	SEWER CODE:	
E18	7602000	

**STORMWATER MANAGEMENT DETAILS**

**CHERRYTREE PARK PHASE 3 BULK PARCEL 'G-1'**

UNITS 107 THRU 160  
ZONED: MXD-6  
TAX MAP No: 46 PARCEL: 156  
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: A5 SHOWN DATE: APRIL 4, 2005

SHEET 7 OF 9 **SDP 05-22**

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL ENGINEERING OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELICOTT CITY, MARYLAND 21117  
4100 461 - 2825

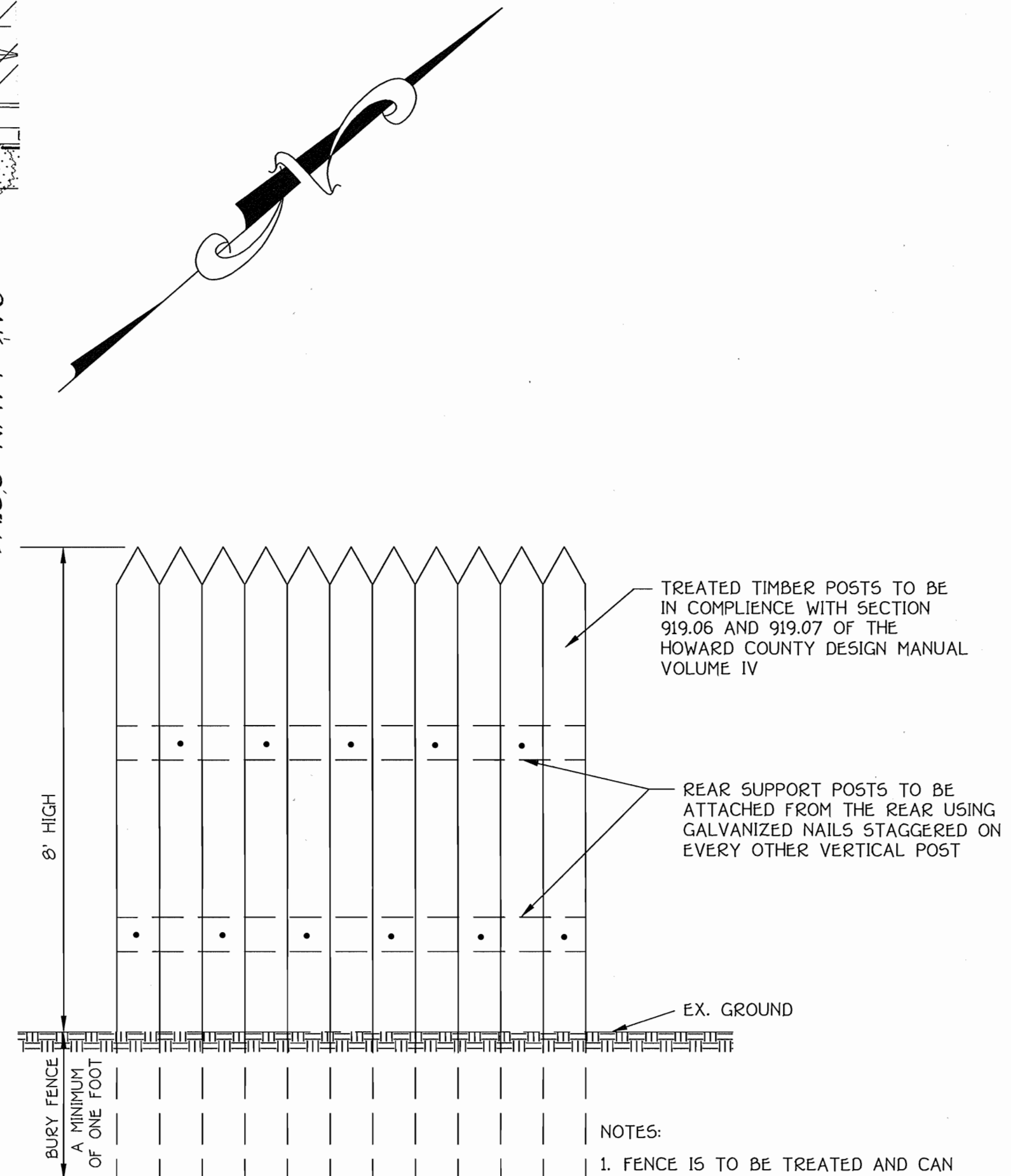


**AS-BUILT**

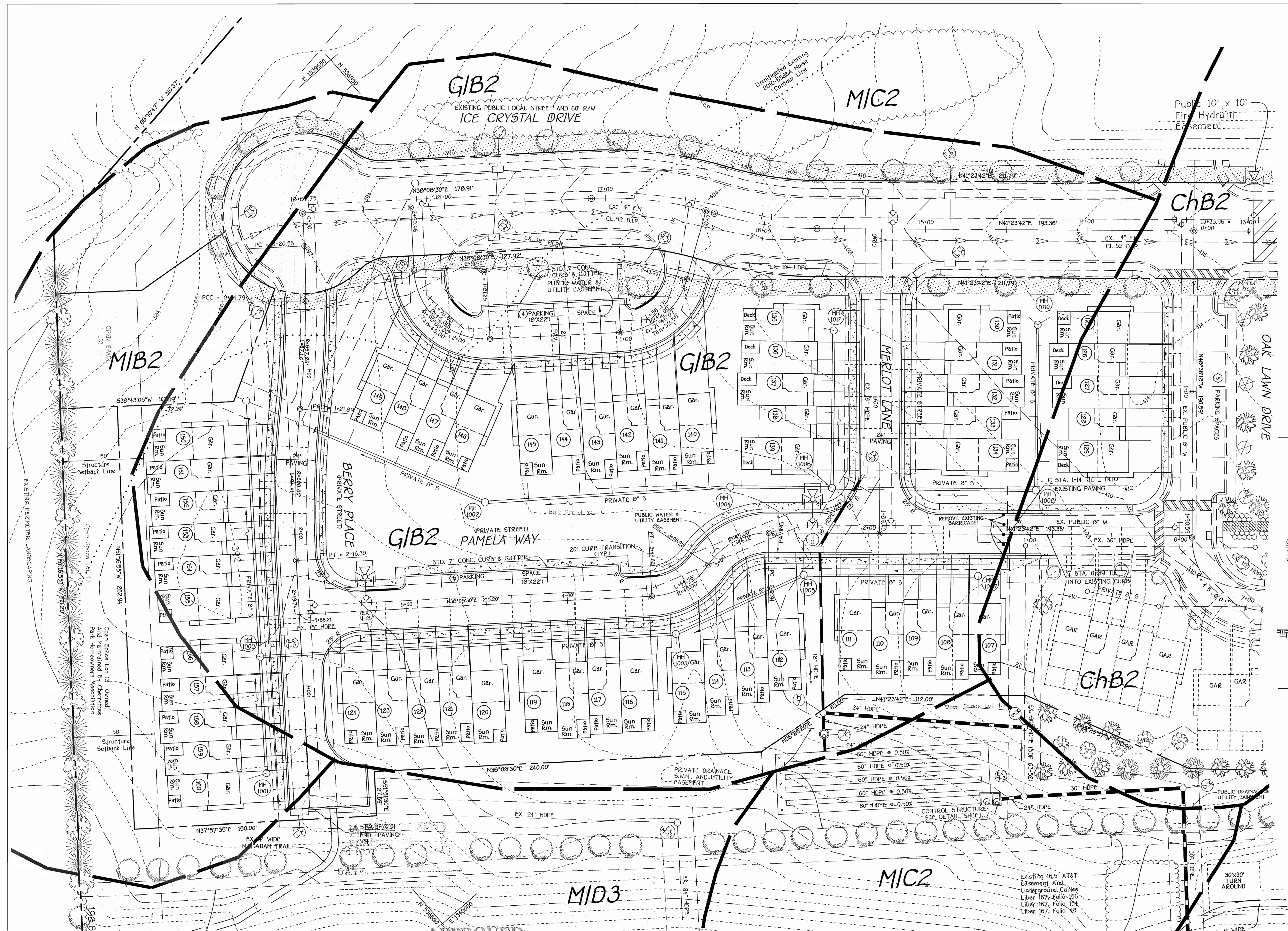


SOILS LEGEND		
SOIL	NAME	CLASS
**Ba	Baile silt loam	D
ChB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded	B
GIB2	Glenelg loam, 3 to 8 percent slopes, moderately eroded	B
GIC2	Glenelg loam, 8 to 15 percent slopes, moderately eroded	B
GID2	Glenelg loam, 15 to 25 percent slopes, moderately eroded	B
GIA	Glenelg loam, 0 to 3 percent slopes	B
MB2	Manor loam, 3 to 8 percent slopes, moderately eroded	B
MIC2	Manor loam, 8 to 15 percent slopes, moderately eroded	B
MID2	Manor loam, 15 to 25 percent slopes, moderately eroded	B
MID3	Manor loam, 15 to 25 percent slopes, severely eroded	B

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



**8' HIGH WOOD PICKET WALL DETAIL**  
 NO SCALE



THIS PLAN IS FOR SOILS INFORMATION ONLY.

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL FREE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461 - 2855

NO.	REVISION	DATE

PLANNING BOARD OF HOWARD COUNTY  
 DATE: 3/3/05

**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: [Signature] Date: 4-4-05  
**DEVELOPER'S CERTIFICATE**  
 I/We certify that all development and construction will be done according to this plan for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.  
 Signature of Developer (Print name below signature): [Signature] Date: 8-5-05  
 Signature of U.S. HOME: [Signature]  
 MR. BY: U.S. HOME  
 VICE - PRESIDENT

Reviewed for HOWARD SCD and meets Technical Requirements.  
 U.S.D.A.-Natural Resources Conservation Service  
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
 Howard SCD Date: [Signature]  
**OWNER / DEVELOPER**  
 CHERRYTREE II LLC  
 C/O U S HOME  
 SUITE 300  
 10230 NEW HAMPSHIRE AVENUE  
 SILVER SPRING MARYLAND 20903  
 C/O MR. PHILIP F. BARBER, DIVISION PRESIDENT

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 [Signature]  
 Chief, Division of Land Development  
 [Signature]  
 Chief, Development Engineering Division  
 [Signature]  
 Director - Department of Planning and Zoning  
 PROJECT: CHERRYTREE PARK  
 SECTION/AREA: PHASE 3  
 LOT NO.: UNITS 107 THRU 160  
 PLAT NO.: 15449 - 15454, 17107 - 17112  
 BLOCK NO.: 4  
 ZONE: MXD-6  
 TAX: 46  
 ELEC. DIST.: 6TH  
 CENSUS TR.: 6068.02  
 WATER CODE: E18  
 SEWER CODE: 7602000

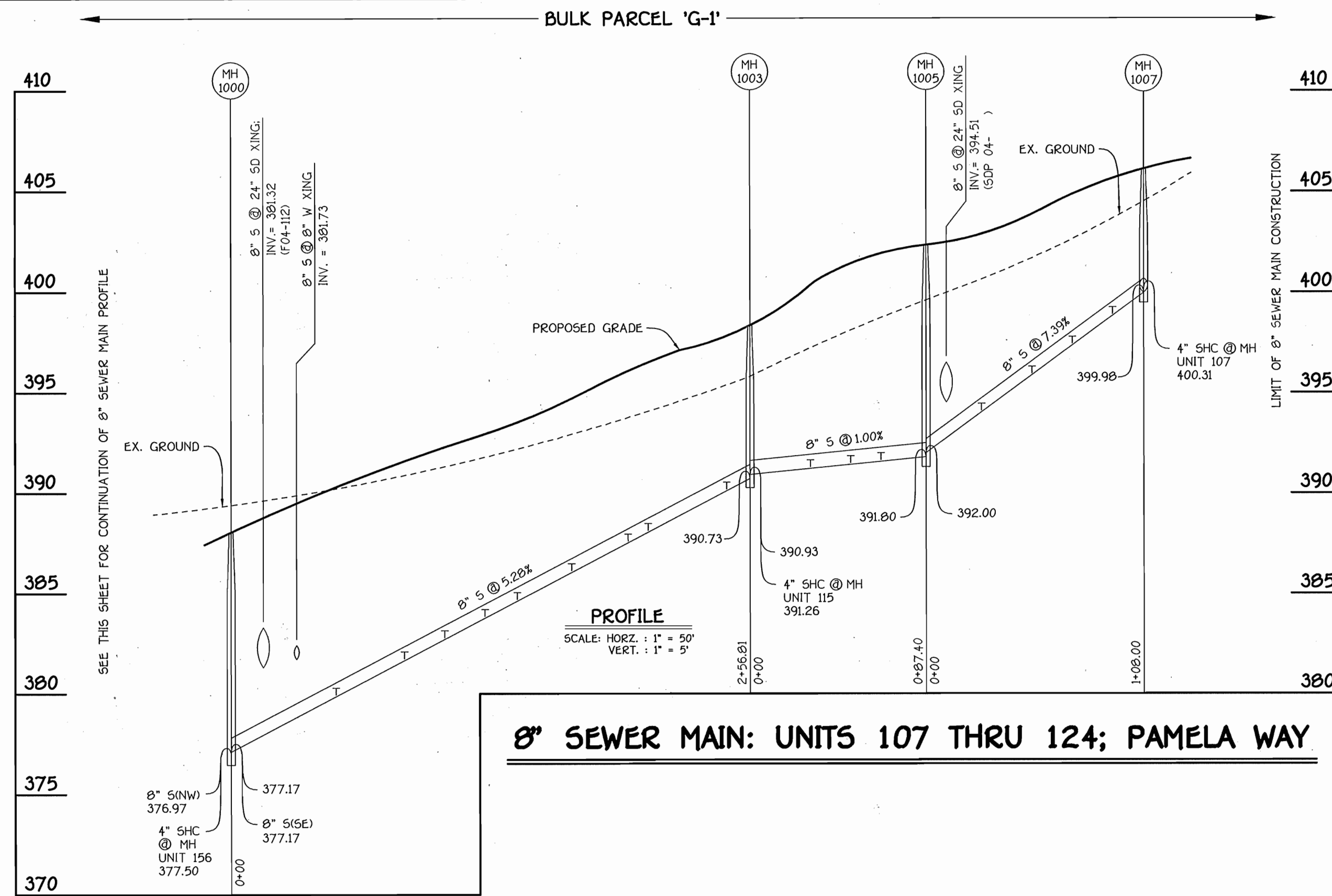
SOILS MAP & PICKET FENCE / WALL DETAIL  
**CHERRYTREE PARK PHASE 3 BULK PARCEL 'G-1'**  
 (UNITS 107-160) (SINGLE FAMILY ATTACHED CONDOMINIUMS)  
 ZONED: MXD-6  
 TAX MAP No: 46 PARCEL: 156  
 SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: 1"=30' DATE: APRIL 4, 2005  
 SHEET 8 OF 9 SDP 05-22



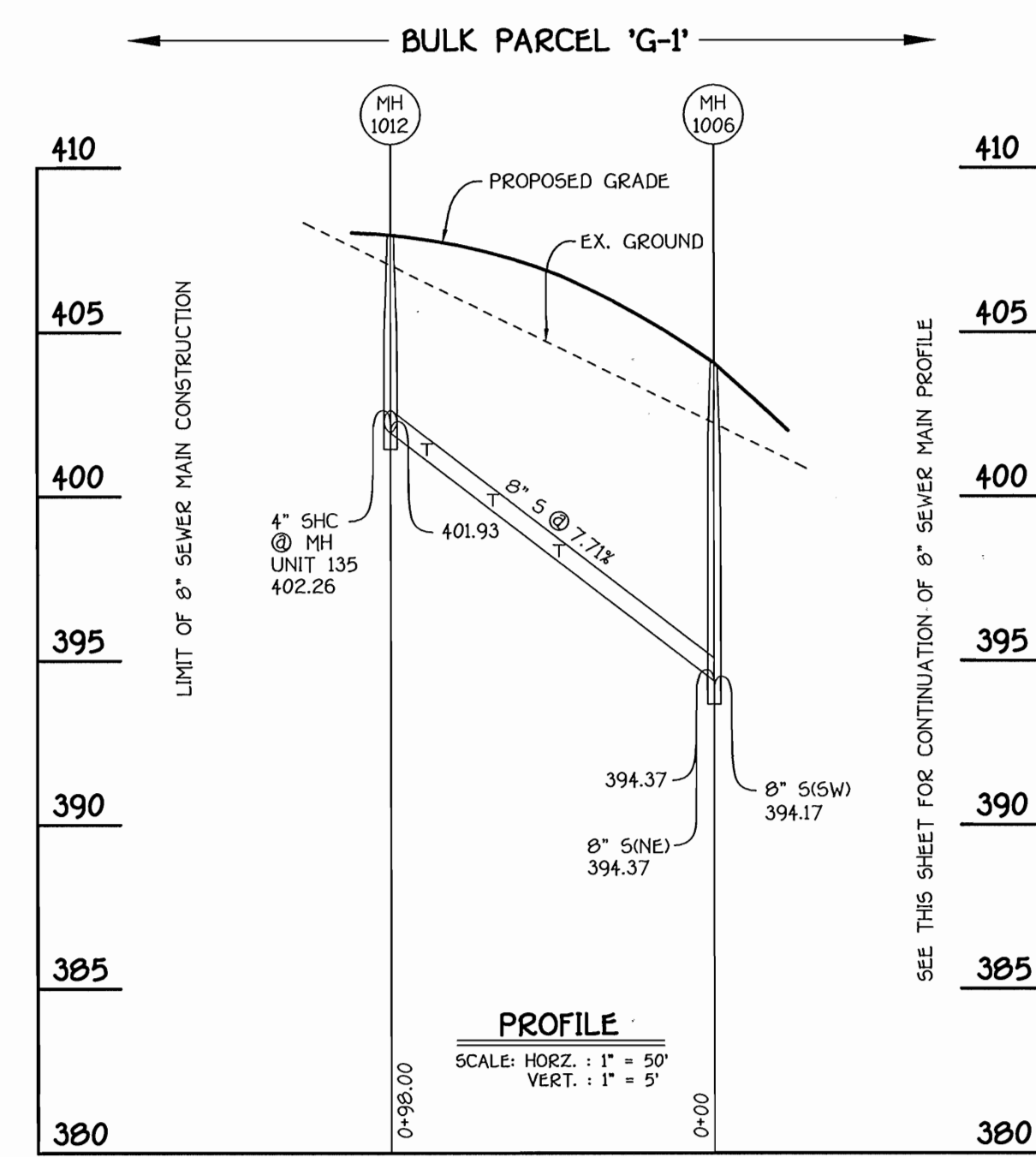
SHC INVERT @ 5' FROM BUILDING			M.C.E.
STATION	UNIT	ELEVATION	
MH 900 TO MH 1000			
0+27 RT.	150	376.38	395.66
0+39 RT.	151	376.44	383.65
0+59 RT.	152	376.54	383.71
0+79 RT.	153	376.64	383.85
0+99 RT.	154	376.74	383.91
1+25 RT.	155	376.87	384.08
@ MH 1000 RT.	156	377.17	384.38
MH 1000 TO MH 1001			
0+15 RT.	157	377.35	384.52
0+35 RT.	158	377.49	384.70
0+55 RT.	159	377.63	384.80
@ MH 1001 RT.	160	378.02	385.25
MH 1000 TO MH 1003			
0+52 RT.	124	379.95	386.50
0+86 RT.	123	381.88	387.90
1+06 RT.	122	382.94	388.76
1+26 RT.	121	383.99	389.54
1+42 RT.	120	384.84	390.27
1+69 RT.	119	386.26	391.25
1+97 RT.	118	387.74	392.47
2+07 RT.	117	388.27	392.84
2+46 RT.	116	390.33	394.50
@ MH 1003 RT.	115	390.97	395.01
MH 1003 TO MH 1005			
0+30 RT.	114	391.30	396.72
0+50 RT.	113	393.50	397.77
0+65 RT.	112	391.65	398.58
MH 1005 TO MH 1007			
0+28 RT.	111	394.10	400.93
0+53 RT.	110	395.95	401.97
0+73 RT.	109	397.43	402.73
0+93 RT.	108	398.91	403.57
@ MH 1007 RT.	107	400.31	404.27
MH 905 TO MH 1002			
0+32 LT.	149	385.67	389.77
0+64 LT.	148	387.33	391.33
0+84 LT.	147	388.37	392.41
1+04 LT.	146	394.41	398.47
MH 1002 TO MH 1004			
0+27 LT.	145	391.21	395.54
0+59 LT.	144	391.85	396.43
0+79 LT.	143	392.25	396.92
1+00 LT.	142	392.67	397.60
1+19 LT.	141	393.05	398.04
1+39 LT.	140	393.45	398.73
MH 1004 TO MH 1006			
0+07 LT.	139	394.08	399.44
MH 1008 TO MH 1010			
0+14 LT.	134	400.99	405.01
0+18 RT.	129	401.32	405.38
0+46 LT.	133	402.16	406.16
0+50 RT.	128	402.28	406.24
0+66 LT.	132	402.76	406.72
0+70 RT.	127	402.88	406.88
0+86 LT.	131	403.36	407.36
0+90 RT.	126	403.48	407.44
@ MH 1010 LT.	130	404.13	408.19
@ MH 1010 RT.	125	404.13	408.21
MH 1006 TO MH 1012			
0+47 LT.	138	396.54	403.55
0+67 LT.	137	399.71	404.55
0+87 LT.	136	401.25	404.47
@ MH 1012 LT.	135	402.26	406.30

MANHOLE TABULATION CHART			
NO.	NORTHING	EASTING	RIM ELEVATION
1000	536673.83	1339800.79	388.07
1001	536628.31	1339859.13	384.80
1002	536841.69	1339819.88	397.83
1003	536876.92	1339959.22	398.35
1004	536962.62	1339912.41	401.97
1005	536960.87	1339983.54	402.35
1006	537009.56	1339954.28	404.06
1007	537041.89	1340054.94	406.36
1008	537103.67	1340038.21	407.43
1010	537172.25	1339961.36	409.99
1012	537074.79	1339881.14	407.95

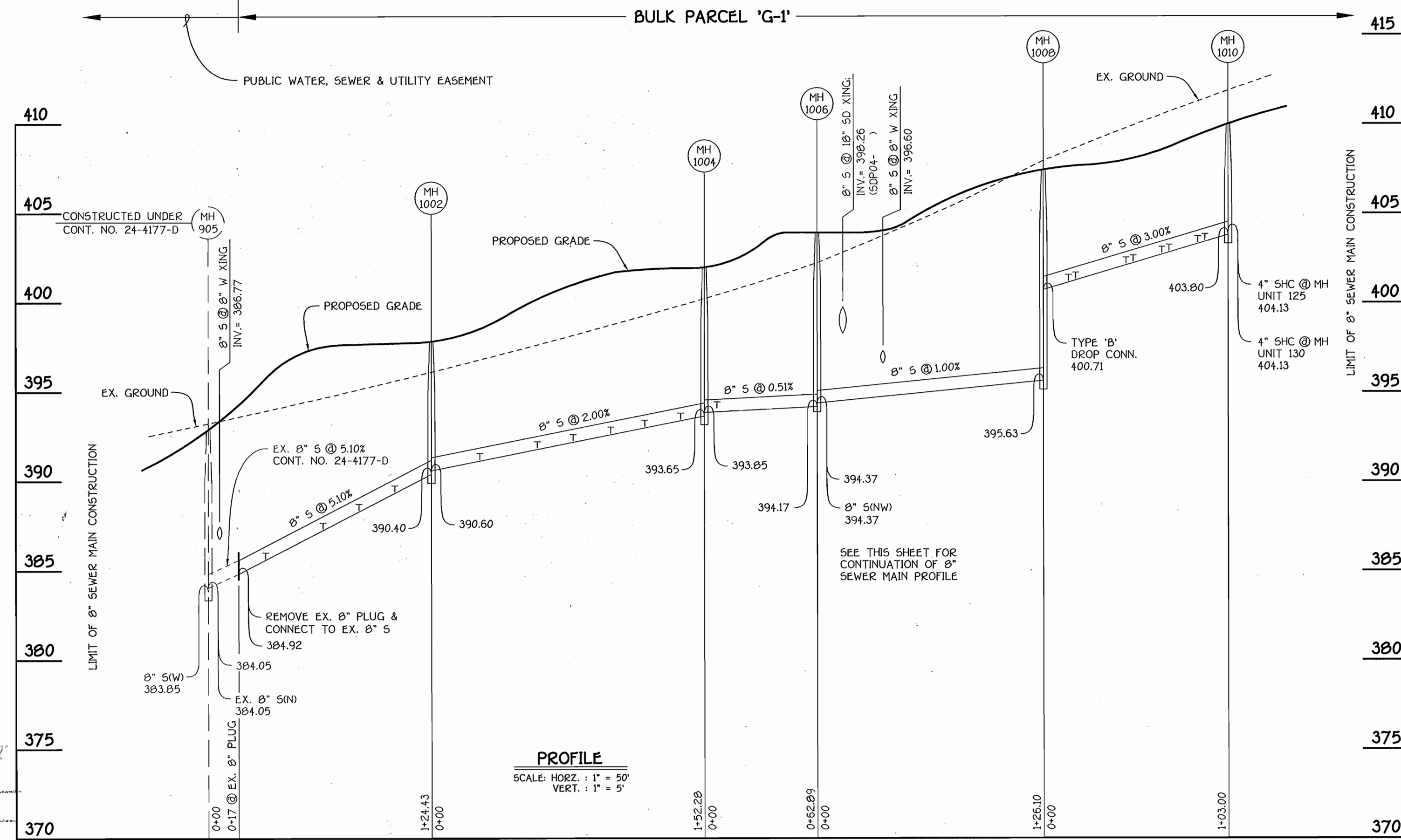
APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE: 3/3/05  
vs



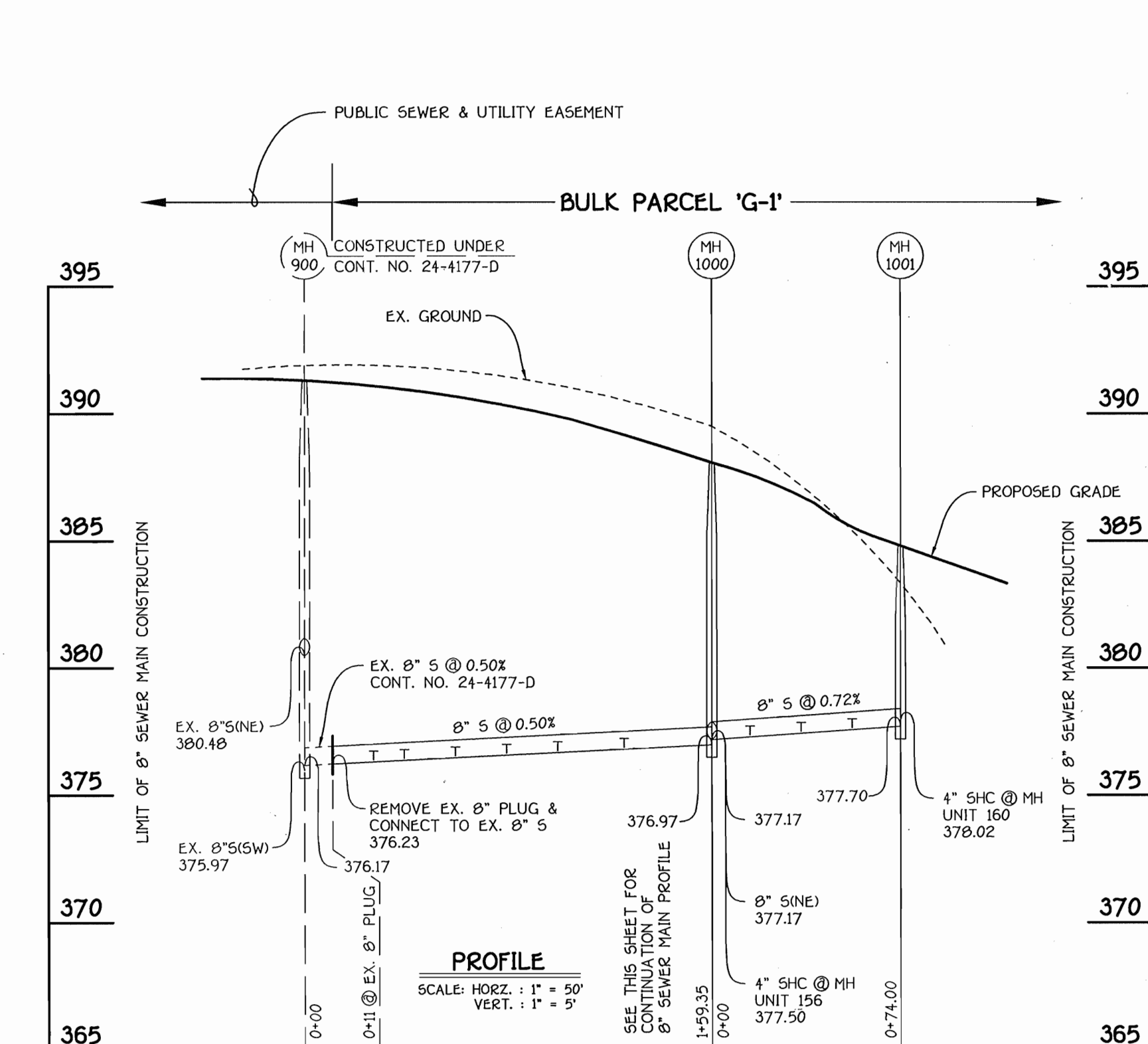
8" SEWER MAIN: UNITS 107 THRU 124; PAMELA WAY



8" SEWER MAIN: UNITS 135 THRU 139; MERLOT LANE



8" SEWER MAIN: UNITS 125 THRU 134; OAK LAWN DRIVE & MERLOT LANE & UNITS 140 THRU 149; LOOP AT ICE CRYSTAL DRIVE



8" SEWER MAIN: UNITS 150 THRU 160; BERRY PLACE

FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE  
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410 410 - 2855



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Signature of Developer (Print name below signature): [Signature] Date: 8-3-05  
BY: U.S. HOME  
MR. [Signature] VICE - PRESIDENT

Reviewed for HOWARD SCD and meets Technical Requirements.  
U.S.D.A.-Natural Resources Conservation Service  
Date: [Signature] Date: [Signature]  
This development plan is approved for erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
Howard SCD  
**OWNER / DEVELOPER**  
CHERRYTREE II LLC  
C/O U S HOME  
SUITE 300  
10230 NEW HAMPSHIRE AVENUE  
SILVER SPRING MARYLAND 20903  
C/O MR. PHILIP F. BARBER, DIVISION PRESIDENT

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
Chief, Division of Land Development: [Signature] Date: 9/26/05  
Chief, Development Engineering Division: [Signature] Date: 9/26/05  
Director - Department of Planning and Zoning: [Signature] Date: 9/26/05  
PROJECT: CHERRYTREE PARK SECTION/AREA: PHASE 3 LOT NO.: UNITS 107 THRU 160  
PLAT NO.: 15449 - 15454, 17107 - 17112 BLOCK NO.: 4 ZONE: MXD-6 TAX: 46 ELEC. DIST.: 6TH CENSUS TR.: 6068.02  
WATER CODE: E18 SEWER CODE: 7602000

PRIVATE SEWER MAIN PROFILES  
**CHERRYTREE PARK PHASE 3 BULK PARCEL 'G-1'**  
(UNITS 107-160) (SINGLE FAMILY ATTACHED CONDOMINIUMS)  
ZONED: MXD-6  
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SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: APRIL 4, 2005  
SHEET 9 OF 9 SDP 05-22