SITE DEVELOPMENT PLAN SHIPLEY'S GRANT

O.TI AC

30,879 SQ. FT

0.44 AC

SHIPLEY'S GRANT

0.75 AC

(ZONED B-I)

18,969 SQ. FT

4.95 AC (TOTAL IS 5.08,

RETENTION-2.6IAC)

0.09 AC

3,744 SQ. FT

0.07 AC -

SHIPLEY'S GRANT

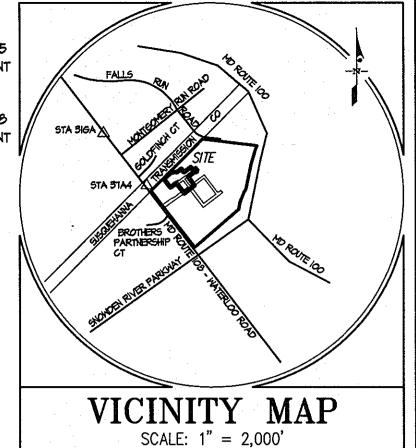
3.38 AC

(ZONED B-I)

2,885 SQ. FT.

HOWARD COUNTY CONTROL STATIONS ELEV. = 511.65 STANDARD DISC ON CONCRETE MONUMENT N 564,925.75 E 1367,067.65 ELEV. = 437.28

STANDARD DISC ON CONCRETE MONUMENT N 563,835.91 E 1,367,971.65



BUILDING RESTRICTION ANALYSIS

(HOWARD COUNTY ZONING REGULATIONS SECTIONS 112D. AND 128G.)

REQUIRED FRONT OR SIDE SETBACK FROM AN INTERNAL STREET RIGHT-OF-WAY SHALL BE O' FOR RESIDENTIAL USES.

2. REQUIRED FRONT OR SIDE SETBACK FROM AN ALLEY RIGHT-OF-WAY SHALL BE O' FOR ACCESSORY STRUCTURES.

REQUIRED SIDE OR REAR SETBACKS FROM AN ALLEY RIGHT-OF-WAY FOR A PRINCIPAL STRUCTURE WITH AN INTEGRAL GARAGE SHALL BE O'.

4. MININUM BUILDING SEPARATION FOR REAR TO REAR CONDITION SHALL BE 60'. THE MINIMUM REAR TO REAR DISTANCE FOR STRUCTURES ON OPPOSITE SIDES OF AN ALLEY MAY BE REDUCED TO 30'.

5. MINMUM BUILDING SEPARATION FOR FACE TO FACE CONDITION SHALL BE 30'. MINMUM BUILDING SEPARATION FOR FACE TO SIDE OR REAR TO SIDE CONDITION

7. MINMUM BUILDING SEPARATION FOR SIDE TO SIDE CONDITION SHALL BE 15'.

6. MINMUM BUILDING SEPARATION FOR REAR TO FACE CONDITION SHALL BE 100'

SHEET INDEX COVER SHEET

2-4 SITE DEVELOPMENT PLAN

SEDIMENT AND EROSION PLAN

SEDIMENT AND EROSION NOTES AND DETAILS

LANDSCAPE PLAN

LANDSCAPE NOTES AND DETAILS

ADDRESS CHART

LOT No. STREET ADDRESS LOT No. | STREET ADDRESS C-I 6063 TALBOT DRIVE C-30 5859 DONOVAN LANE C-31 5861 6061 C-32 5863 C-3 6059 C-33 5865 C-4 6057 C-34 5867 C-5 6055 C-35 5860 DONOVAN LN C-6 6053 C-7 6051 C-36 576/ RICHARDS VALLEY RD C-8 5010 LILLBURN PLACE C-9 5<u>6/2</u> C-10 5614 C-40 5769 RICHARDS VALLEY RD C-11 5616 C-12 5618 C-13 5620 C-41 6044 TALBOT DRIVE 5622 5624 C-43 6040 C-44 6038 C-45 6036 C-16 5840 DONOVAN LANE C-17 5848 C-46 6034 C-47 GO32 TALBOT DRIVE C-18 5850 C-19 5852 <u>c-20</u> 5854 C-48 G115 EDWARD HILL ROAD C-49 6117 C-21 5856 C-50 6119 C-22 5858 C-23 5860 C-52 6123 C-24 GO 31 TALBOT DRIVE C-53 6125 C-25 6033 C-54 6127 c-26 6035 c-21 6037 C-55 GOZB TALBOT DR C-28 6039 C-56 6026 C-29 6041 C-57 6024 C-58 6022 SECTION/AREA LOT/PARCEL NO. SUBDIVISION NAME: SHIPLEY'S GRANT - PHASE I C-1 THRU C-58

124 | 6.8 UNITS / AC. 0 COVER SHEET

R-A-15 UNIT TABULATION PROPOSED R-A-15 UNITS MAXIMUM NUMBER OF UNITS PERMITTED MAX. UNIT DENSITY REQUIRED STD. SFA MIHU SFA APT. PHASE No. PROPOSED UNIT (15 UNITS/NET AC) MIHU'S @ 10% UNITS UNITS UNITS | 12.39 AC. *****50 *58 | *4.7 UNITS / AC 185 0 PHASE I 6.2 *58 | *11.3 UNITS / AC. 5.84 AC. 87 0 PHASE II 18.32 AC. 12.4 108

* THE NUMBERS ON PHASE I AND II ARE ADJUSTED ON THE SITE PLANS DUE TO UNITS C-59 THRU C-62 BEING INCLUDED WITH PHASE II, SO THAT THE WHOLE TH STICK IS ALL ON ONE PHASE. THE TOTALS REMAIN THE SAME.

SITE ANALYSIS

GENERAL SITE DATA A. PRESENT ZONING: R-A-15

GRANT

PARCEL D

PLAT No. 18431

(ZONED R-A-15)

B. PROPOSED USED FOR SITE AND STRUCTURE: SINGLE FAMILY ATTACHED

C. TOTAL NUMBER OF UNITS ALLOWED: 58 TOTAL NUMBER OF UNITS PROVIDED: 58 AREA TABULATION

A. SITE AREA: 2.06± AC. FOR 47 BUILDABLE LOTS B. AREA OF PLAN SUBMISSION: 3.25± AC.

C. LIMIT OF DISTURBANCE: 3.25± AC.

RECREATIONAL OPEN SPACE IS PROVIDED UNDER F-07-43 \$ F-07-59.

PARKING TABULATION:

A. PARKING REQUIRED: 58 UNITS X 2 SPACES PER UNIT = 116 SPACES

B. PARKING PROVIDED: 2 CAR GARAGE SPACES X 40 = 80 SPACES

I CAR GARAGE SPACES X IS = IS SPACES I CAR DRIVEWAY TANDEM SPACES = 12 SPACES 2 CAR DRIVEWAY TANDEM SPACES = 8 SPACES RESERVED MIHU SPACES = 6 SPACES TOTAL SPACES PROVIDED = 124

FOREST CONSERVATION LEGEND

ON-SITE AFFORESTATION AREA FLOODPLAIN FOREST RETENTION

(NO CREDIT FOR RETENTION)

NET TRACT FOREST RETENTION

AFFORESTATION AREA IN THE FLOODPLAIN

FOREST CONSERVATION EASEMENT

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 12464, EXPIRATION DATE: 05/28/09.

39,810 SQ. FT.

DEVELOPMENT TRACKING CHART AND SITE ANALYSIS

EXISTING SHIPLEY'S

CREDITED THO OPEN SPACE

CREDITED RECREATIONAL

ELECTION DISTRICT No. 1

OPEN SPACE

CEMETARY

PROPERTY OF LOIS

LUCILLE CURTIS

(ZONED RC)

		R-A-I5 ZONE AREAS											B-I ZONE	POR ZONE				
PHASE No.	CO. FILE No.	cnocc	100 YR.	\	SFA	MIN.	CREDITED	NON-CREDITED	TOTAL O/S	MIN. REQ'D.	REC. 0/5	MIN. REQ'D.	TND 0/5	APT.	PUBLIC	PRIVATE	GROSS	GROSS
			FLOOD PLAIN	NET	LOTS	REQ'D. 0/5	O/S PROV. 2	0/5 PROVIDED	PROVIDED	REC. 0/5	PROVIDED	TND 0/5 4	PROVIDED A	PARCELS	ROADS	ROADS	ACREAGE	ACREAGE
PHASE I	P 06-001/ F-01-043/	13.75 AC.	1.36 AC.	12.39 AC.	2.15 AC.	3.4 AC.	8.2 AC. (60%)	0.3 AC.	8.5 AC.	24,800 S.F.	56,4T1 S.F.	0.7 AC/29612 S.F.	1.0AG/4955449.F	O AC.	2.1 AC.	0.9 AC.	4.2 AC.*	O AC.
	SDP-01-047				**(2.06 AC.)							·						O AC.
PHASE II	P 06-004/ F-01-059	5.84 AC.	O Ac.	5.84 AC.			0.6 AC. (10%)	0.1 AC.	0.7 AC.	24,800 S.F.	28,248 S.F.	0.3 AC/13,068 S.F.	0.9 AC./40,144 S.F.	O AC.	2.1 AC.	0.7 AC.	O Ac.	O AC.
	SDP-01-048				**(2.45 AC.)									<u> </u>			<u> </u>	
CUMUL	ATIVE TOTAL	19.59 AC.	1.36 AC.	18.32 AC.	451 AC.	4.9 AC.	8.8 AC. (45%)	0.4 AC.	9.2 AC.	49,600 S.F.	<i>8</i> 5,493 S.F.	I.O AC/42680 S.F.	1,92 Ac./83,6084.F.	O AC.	4.2 AC.	1.6 AC.	4.2 AC.	O AC.

* PARCELS 'A' AND 'B' PREVIOUSLY RECORDED UNDER F 06-019

** THE NUMBERS ON PHASE I AND II ARE ADJUSTED ON THE SITE PLANS DUE TO UNITS 6-59 THRU 6-62 BEING INCLUDED WITH PHASE II, SO THAT THE WHOLE TH STICK IS ALL ON ONE PHASE. THE TOTALS REMAIN THE SAME.

I. MINIMUM REQUIRED OPEN SPACE (O/S) IS CALCULATED AS 25% OF THE GROSS AREA.

2. PERCENT OPEN SPACE PROVIDED IS OF THE GROSS AREA.

3. MINIMUM REQUIRED RECREATION OPEN SPACE (ROS) IS CALCULATED AS 400 S.F. PER UNIT.

4. MINIMUM REQUIRED TRADITIONAL NEIGHBORHOOD O/S IS CALCULATED AS 20% OF THE REQUIRED OPEN SPACE.

PPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

GENERAL NOTES «

LOCATION: SEE VICINITY MAP IN THE TOP RIGHT CORNER OF THIS SHEET

ZONING: R-A-15 PER COMPREHENSIVE ZONING PLAN, 02-02-04

PERPENDICULAR OR RADIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED.

EXISTING TOPOGRAPHY AND FEATURES COMPILED FROM F-06-19 AND F-07-43.

PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.

LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.

TAX MAP: 37 ELECTION DISTRICT:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY

THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT

THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK.

DEVICES (MUTC). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.

ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED

CROSSINGS AND CONNECTION POINTS TO VERIFY EXACT LOCATION. IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS.

FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN. ALSO SEE WP-06-45.

(**) ON MARCH 23, 2006, MP-06-45, APPROVED THE WAIVERS FOR THE FOLLOWING: SECTION 16.116(a)(1)

REQUEST TO BE PERMITTED TO GRADE WITHIN 25 FEET OF A WETLAND; SECTION 16.116(a)(2)(II), REQUEST TO BE PERMITTED TO GRADE WITHIN 15 FEET OF A PERENNIAL STREAM; SECTION 16.119(FXI), REQUEST TO BE PERMITTED

TO OBTAIN VEHICULAR ACCESS FROM MINOR ARTERIAL ROAD INSTEAD OF A LESSER CLASSIFICATION ROAD FOR A PROPOSED SUBDIVISION THAT FRONTS ON MINOR AND PRINCIPLE ARTERIAL ROADS AND LOCAL ROAD.

SECTION 16.120(c)(1), REQUEST TO BE PERMITTED TO CREATE COMMERCIAL AND APARTMENT/MULTIFAMILY PARCELS WITHOUT A MINIMUM OF 60 FEET OF FRONTAGE ON AN APPROVED PUBLIC ROAD, AND SECTION

16.114.(f) REQUEST TO BE PERMITTED TO NOT SUBMIT AND OBTAIN APPROVAL OF THE REQUIRED PRELIMINARY PLAN FOR A MAJOR SUBDIVISION BEFORE SUBMITTING THE REQUIRED FINAL PLANPLAT. SUBJECT TO THE

SINGLE FAMILY ATTACHED LOTS TO HAVE AT LEAST 15' OF FRONTAGE ONTO A PUBLIC ROAD RIGHT-OF-WAY;

I, THE DISTURBANCE TO THE STREAM AND STREAM BUFFER RELATED TO THE PEDESTRIAN BRIDGES SHALL BE

ASSOCIATED WITH THE BRIDGES, AND SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE SUBDIVISION

2. IF IT IS DETERMINED BY THE DED THAT SIGHT DISTANCE IS INADEQUATE AT THE INTERSECTIONS FOR WHICH

TRUNCATION AS WAYED, THEN THE APPROPRIATE EASEMENTS MUST BE ADDED TO THE PLANPLAT.

ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:

B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2"MIN.)

C. GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS.

D. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)

24. THERE SHALL BE NO LIMITS ON THE MAXIMUM LOT COVERAGE FOR ATTACHED UNITS, PER ZONING REGS. 1286.3 g.

SITE WITH THE LOT AUTHORIZED FOR EACH SPACE INDICATED ON EACH SIGN FOR EACH SPACE.

SECTION 16.119.E.(5), WHICH REQUIRES TRUNCATION OF PUBLIC ROAD RIGHT-OF-WAY BOUNDARIES WHERE

PUBLIC ROADS INTERSECT (AT CORNER LOTS); AND SECTION 16.116.A.2.(1) WHICH PROHIBITS DISTURBANCE TO

STREAMS AND STREAM BUFFERS, TO ALLOW CONSTRUCTION OF TWO PEDESTRIAN BRIDGES TO CROSS THE

MINIMIZED. THE PRELIMINARY PLAN SHALL SHOW THE LIMIT OF DISTURBANCE AND PROPOSED GRADING

2. THE STREAM AND WETLAND BUFFERS SHALL BE AFFORESTED IN ACCORDANCE WITH THE FOREST

8. (*) ON JULY 14, 2004, WP 04-105, A WAIVER OF SECTION 16.120.C.(4) WAS GRANTED WHICH REQUIRES

STREAMS. SUBJECT TO THE FOLLOWING 2 CONDITIONS IN THE APPROVAL LETTER:

FOLLOWING 4 CONDITIONS IN THE APPROVAL LETTER: 1. COMPLIANCE WITH THE DED COMMENTS OF 2/14/06.

CONSERVATION PLAN FOR FINAL PLAN/PLAT, F-06-19.

A. WIDTH - 12Y14' SERVING MORE THAN ONE RESIDENCE)

CAR GARAGES WITH NO USABLE DRIVEWAYS.

THIS SUBDIVISION/PROJECT.

MAINTENANCE - SUFFICIENT TO INSURE ALL MEATHER USE.

25. ALL BUILDING FOUNDATIONS MUST BE BRICKPOINTED UNLESS NOTED OTHREWISE.

3. THE APPLICANT MUST OBTAIN ALL REQUIRED STATE/COE PERMITS.

13. ANY DAMAGE TO THE ADJACENT COUNTY OWNED RIGHT-OF-WAY AND PROPERTY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

4. THE STREAM AND WETLAND BUFFER DISTURBANCES SHALL NOT EXCEED THE ONE SHOWN ON THE WP-06-45 EXHIBIT OF 2/2/06.

DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE

20. THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY

22. BAY WINDOWS, WINDOW WELLS, CHIMNEYS, HEATING OR AIR CONDITIONING UNITS AND EXTERIOR STAIRWAYS IF NOT MORE THAN 16 FEET IN

E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YR. FLOOD WITH NO MORE THAN I FOOT DEPTH OVER DRIVENAY SURFACE.

APPROVAL AND IMPLEMENTATION OF F-06-19. ALL FOREST CONERVATION OBLIGATIONS FOR PHASE I WERE ADDRESSED UNDER F-06-19.

WIDTH MAY PROJECT NO MORE THAN 4 FEET INTO ANY REQUIRED SETBACK AREA IN ACCORDANCE WITH SECTION 128 A.I. OF THE ZONING

27. THE ADDITIONAL STREET PARKING SPACES DESIGNATED FOR LOTS C-3 C-4, C-11, C-12, C-19 AND C-20 SHALL BE IDENTIFIED/ SIGNED ON THE

23. THE TWO CAR GARAGES WITH DRIVEWAYS LESS THAN 18 FEET IN LENGTH AND ALL ONE CAR GARAGES SHALL BE USED FOR PARKING PURPOSES ONLY AND

ARE NOT PERMITTED TO BE CONVERTED TO OTHER USES IN ACCORDANCE WITH SECTION 133.D.2.a OF THE ZONING REGULATIONS. UNLESS OTHERWISE

PROHIBITED BY POSTED SIGNAGE OR CURB MARKING, ON-STREET PARALLEL PARKING ALONG THE CURB WITHIN THE PUBLIC RIGHTS-OF-WAY IS ALLOWED FOR VISITOR AND OVERFLOW PARKING. THE ON-STREET PARKING AREA WILL NOT BE STRIPED, WITH THE EXCEPTION OF THE PARKING SPACES THAT ARE TO BE

DESIGNATED BY SIGNS AND POSSIBLY STRIPING ON THIS SITE FOR THE EXCLUSIVE USE BY UNITS C-3, C-4, C-11, C-12, C-19 AND C-20 THAT ONLY HAVE ONE

PERIMETER LANDSCAPING AND REQUIRED STREET TREES SHALL BE PROVIDED AND IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DRAWINGS, F-07-43 AND F-07-59. LANDSCAPE SURETY IN THE AMOUNT OF \$21,900.00 FOR THE LANDSCAPE PLAN ON SHEET T OF THIS PLAN SHALL BE POSTED AS A PART OF THE

THE MIHU AGREEMENT AND MIHU COVENANTS AND RESTRICTIONS RECORDATION NUMBERS ARE: L. 10858 F. 348-354 L.10858 F. 355-366.

THE APPROVED SKETCH AND PRELIMINARY PLANS FOR THIS SUBDIVISION/PROJECT INDICATED THE 50' AND 15' STREAM BUFFERS REFERENCED FROM THE

REFERENCED FROM THE STREAMBANKS, TO ALLOW THE STREAMBUFFERS ON RESIDENTIAL LOTS LESS THAN 10 ACRES IN SIZE, AND NOT TO REQUIRE THE 35'

(6.120/b)(4)(iii), THIS "GRANDFATHERING" POLICY DECISION WAS BASED ON EARLIER APPROVALS OF THE RELATED SKETCH AND PRELIMINARY PLANS FOR

WAS MADE AT THE FINAL PLAT AND SITE DEVELOPMENT PLAN STAGES OF THIS SUBDIVISION/PROJECT TO INDICATE THE 50' AND 15' STREAM BUFFERS

STRUCTURE SETBACK REFERENCED FROM A STREAM BUFFER LOCATED ON A RESIDENTIAL LOT AS NORMALLY REQUIRED BY SUBDIVISION SECTION

CENTERLINES OF THE STREAMS, WHICH DID NOT CAUSE THE STREAM BUFFERS TO BE LOCATED ON ANY RESIDENTIAL LOTS. A DPZ AND HSCD POLICY DECISION

PUBLIC REFUSE PICKUP WILL BE PROVIDED ALONG COUNTY ROADWAYS ONLY. IT IS THE RESPONSIBILITY OF THE HOA FOR PRIVATE REFUSE

FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE NOS.: 5-04-09, WP-04-105(*), P-06-1 (PHASE I),

TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL

8. COORDINATES ARE BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NUMBERS 3IGA & 3TA4.

STORMWATER MANAGEMENT IS PROVIDED BY FACILITY B (ON PARCEL C-12, LOCATED ADJACENT TO MD RTE. 100 AND SNOWDEN RIVER PARKWAY) CONSTRUCTED

UNDER F-06-19, IT IS A WET EXTENDED DETENTION POND (TYPE P- 4) THE POND WILL BE PUBLICLY OWNED AND JOINTLY MAINTAINED BY HOWARD COUNTY AND THE

THE EXISTING UTILITIES SHOWN HEREIN WERE DERIVED FROM AVAILABLE PUBLIC RECORDS. THE CONTRACTOR MUST DIG TEST PITS (BY HAND) AT ALL UTILITY

12. ALL ROADS LABELED AS "PUBLIC" ARE PUBLICLY MAINTAINED ONCE THEY ARE DEDICATED. ALL ROADS LABELED AS "PRIVATE" ARE PRIVATELY MAINTAINED

AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER,

THERE ARE NO GRAVE SITES, CEMETERIES, WETLANDS, 100-YR FLOODPLAIN OR STREAM ON THE BUILDABLE LOTS (Nos. C-1 THRU C-47) SHOWN ON THIS SITE

THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED UNDER F-06-19 TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE

16. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR

10. PUBLIC WATER AND SEMER SHALL BE UTILIZED (AS PROVIDED BY WAS CONTRACT NOS. 24-4355-D). WATER METERS ARE LOCATED INSIDE THE SFA

AREA OF BUILDABLE LOTS (Nos. C-I THRU C-58) FOR THIS SITE DEVELOPMENT PLAN: 2.06± ACRES.

P-06-4 (PHASE II), WP-06-45 (**), F-06-19 & F-01-01, F-01-43, F-01-59, PLAT NOS. 19234 \$ 19235.

WGUTSCHICK LITTLE &WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE, MARYLAND 20866 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186 101/2010 TNO Open Opace Added to on Lot C-600 A WOLL DOO :\CADD\DRAWNGS\03006\PHASE !\SDP\05030SDP01.dwg | DES. HKJ | DRN. HKJ | CHK. MBT DATE BY REVISION

PREPARED FOR: BA WATERLOO TOWNHOMES, LLC C/O BOZZUTO HOMES, INC. 7850 WALKER DRIVE SUITE 400 GREENBELT, MARYLAND 20770 ATTN: GERMANO GOMEZ 301-623-3653

SHIPLEY'S GRANT PHASE I LOTS C-1 THRU C-58

G. L. W. FILE No. SCALE ZONING 05030 AS SHOWN RA-15 SHEET." TAX MAP - GRID JUNE, 2007 HOWARD COUNTY, MARYLAND

31

SEWER CODE:

RA-15

GRID#

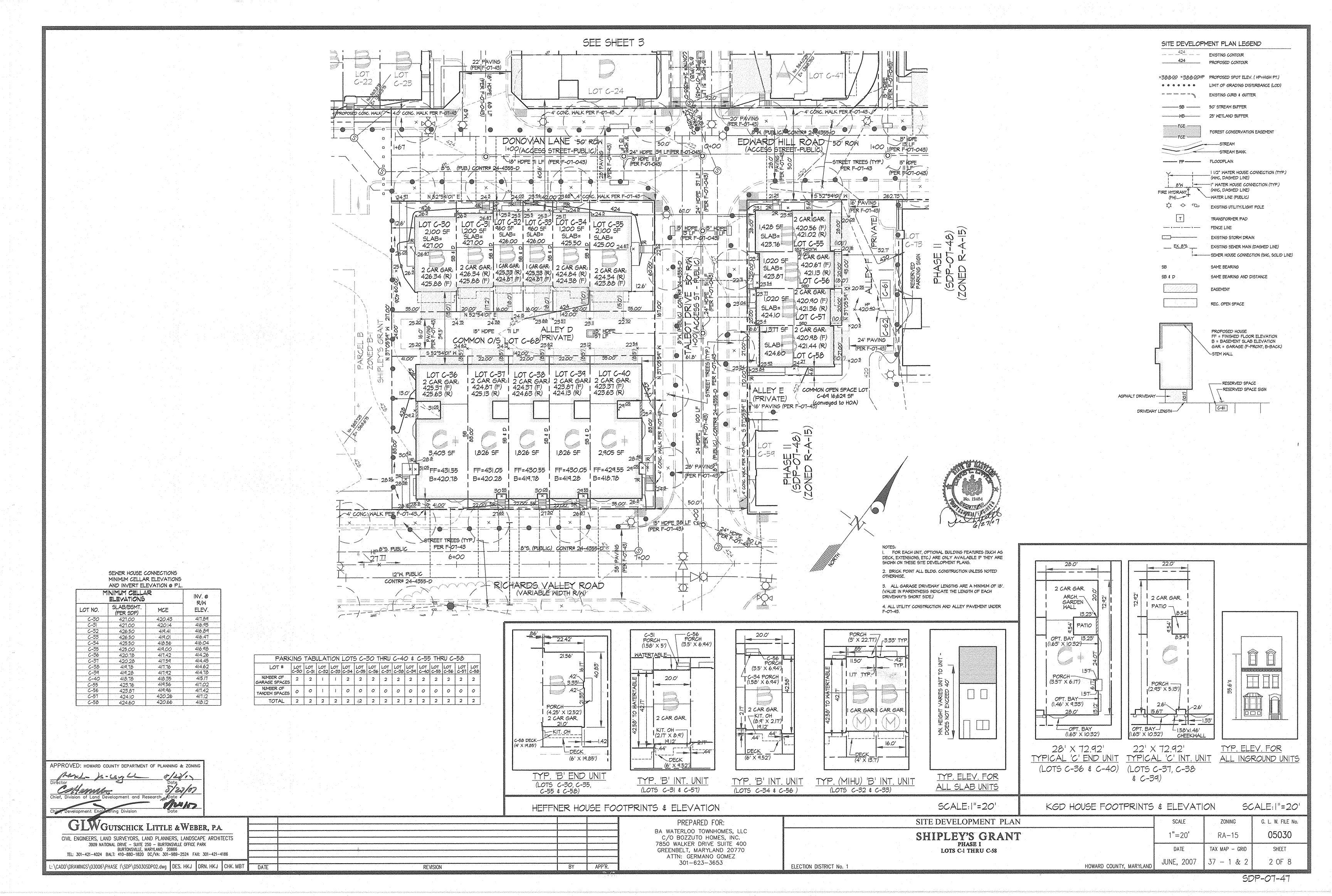
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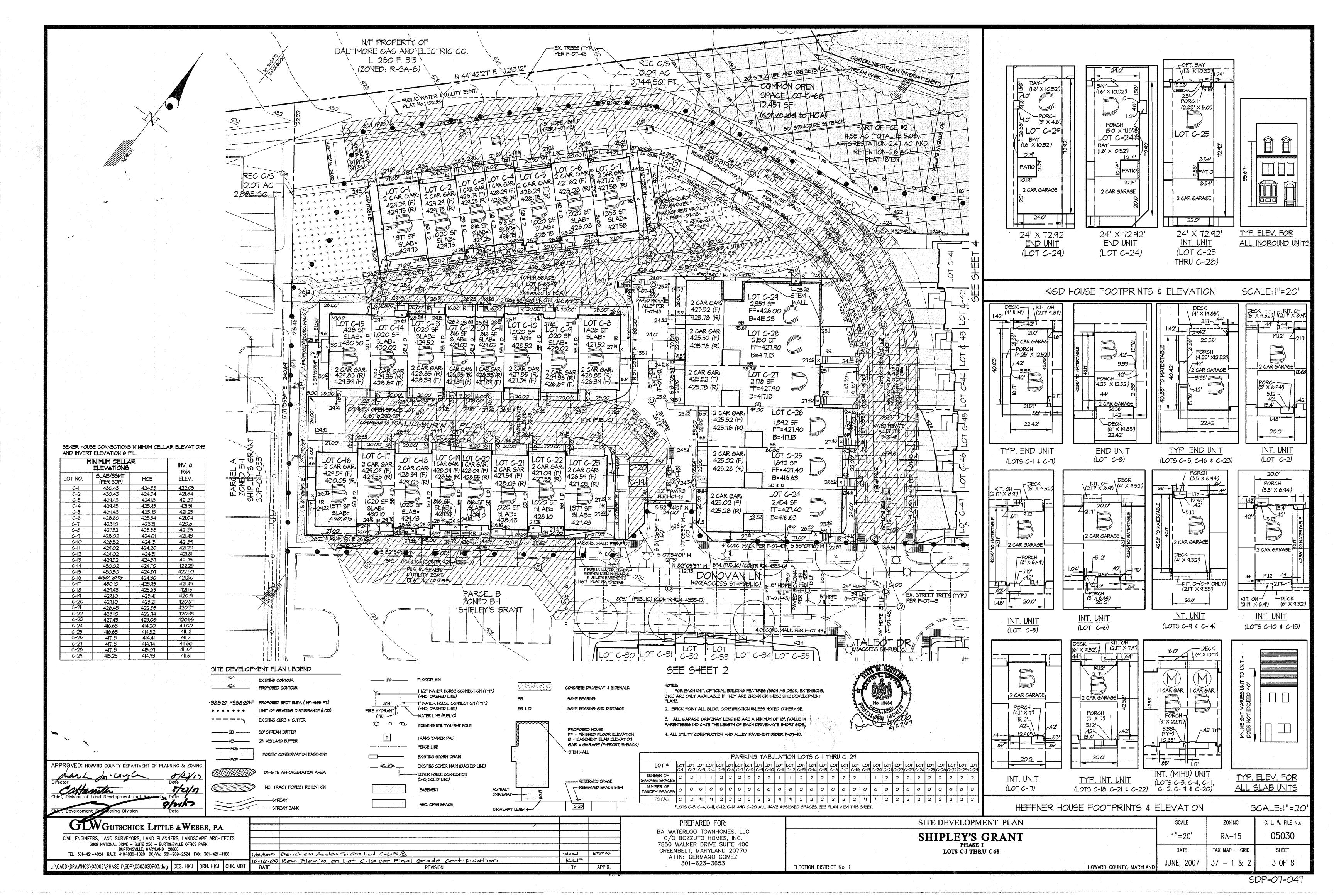
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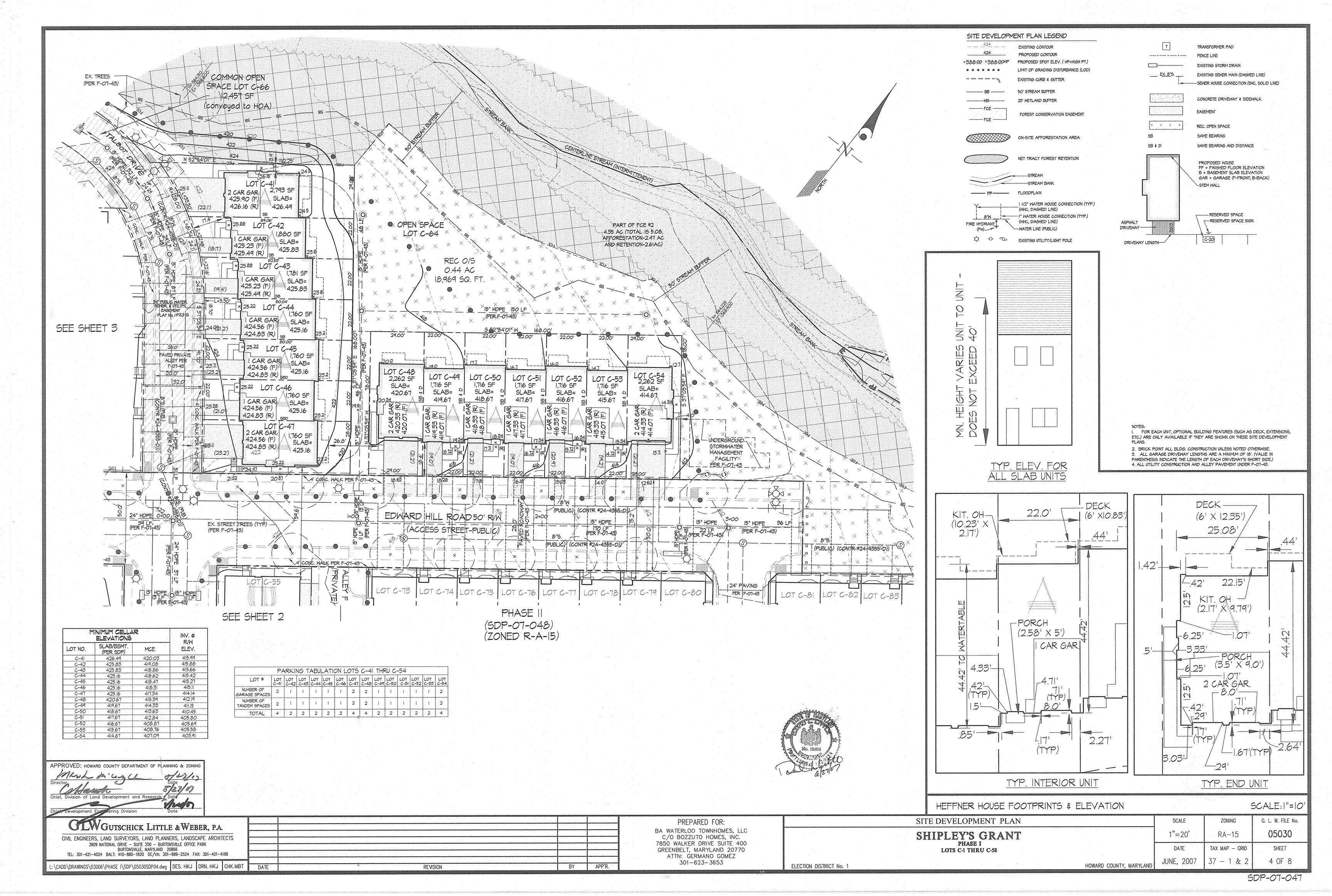
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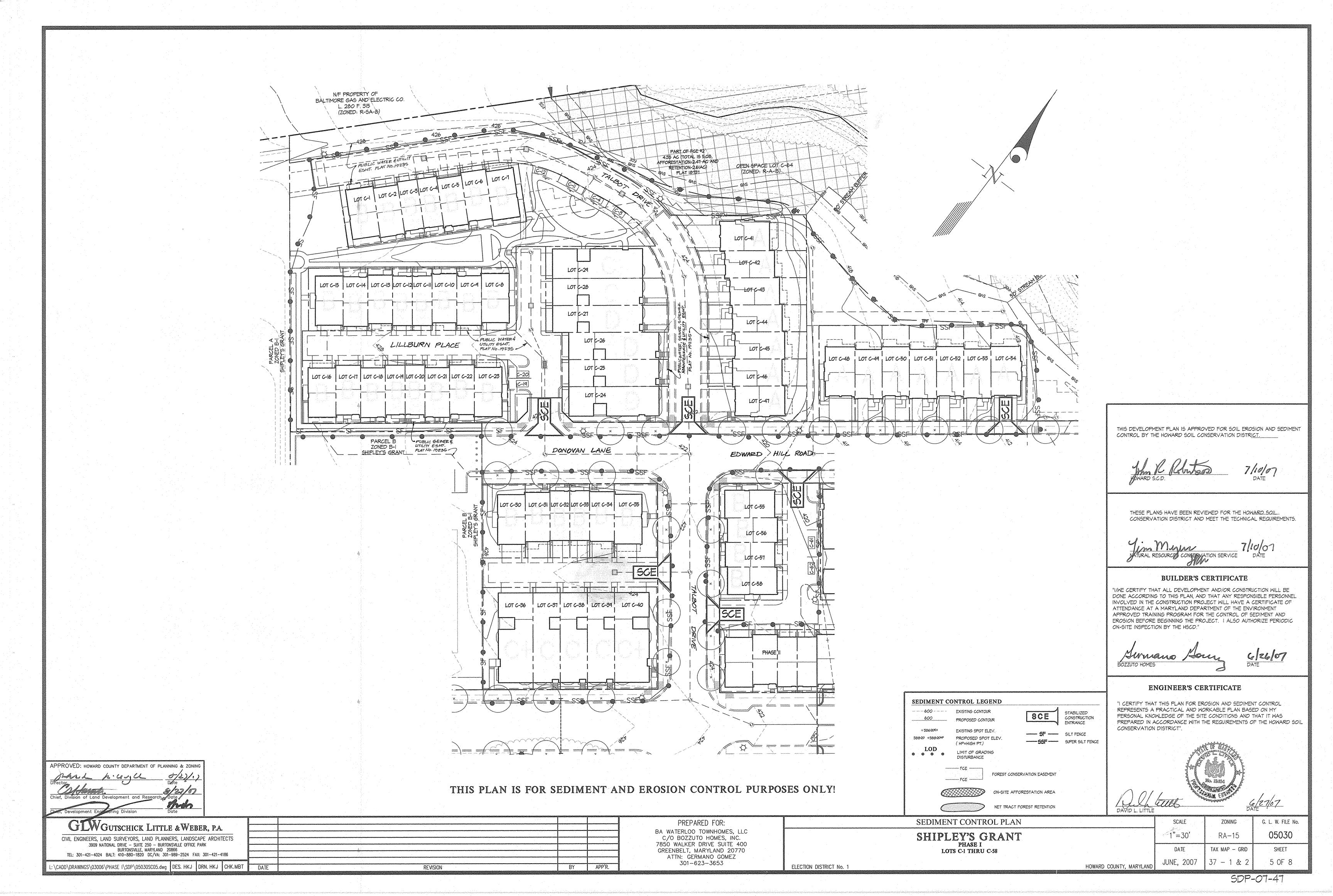
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2780000









SEDIMENT CONTROL NOTES

- I. A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY OFFICE OF INSPECTION AND PERMITS PRIOR TO THE START OF ANY CONSTRUCTION. (410) 313-1855
- 2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS

FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERETO.

- 3. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES AND PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1. B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- 4. ALL SEDIMENT TRAPS/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, STORM DRAINAGE.
- 5. 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 SEEDINGS, SOD, TEMPORARY SEEDINGS AND MULCHING (SEC. G), TEMPORARY STABILIZATION, WITH MULCH ALONE, CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT
- 6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

3.25± AC.

1.77± ACRES

3,286± CU, YDS.

7. SITE ANALYSIS: C-1 - C-58

: 2.06± AC. TOTAL AREA OF SITE AREA DISTURBED AREA TO BE ROOFED OR PAVED AREA TO BE VEGETATIVELY STABILIZED : 0.29± ACRES

TOTAL CUT TOTAL FILL : 3,286± CU. YDS. OFF-SITE WASTE/BORROW AREA LOCATION: NONE

8. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY

9. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY DPW SEDIMENT CONTROL INSPECTOR.

- 10. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- II. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO 3 PIPE LENGTHS OR THAT WHICH SHALL BE BACKFILLED AND STABILIZED WITHIN I WORKING DAY, WHICHEVER IS SHORTER.
- 12. NO STOCKPILING PERMITTED ON THIS SITE.

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY

SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT).

SEEDING: FOR PERIODS MARCH I THRU APRIL 30 AND FROM AUGUST IS THRU OCTOBER 15, SEED WITH 2-1/2 BUSHEL PER ACRE OF ANNUAL RYE (3.2 LBS./1000 SQ.FT.). FOR THE PERIOD MAY I THRU AUGUST 14, SEED WITH 3 LBS PER ACRE OF WEEPING LOVEGRASS (OT LBS/1000 SQ FT). FOR THE PERIOD NOVEMBER 16 THRU FEBRUARY 28 PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (TO TO 90 LBS/1000 SQ FT) OF UNROTTED, WEED-FREE, SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GAL PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES, 8 FT OR HIGHER, USE 348 GAL PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREA NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED. SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY

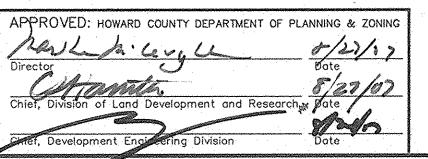
SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES

- 1) PREFERRED APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQUARE FEET) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (14) LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS PER ACRE 30-0-0 UREA-FORM FERTILIZER (9 LBS/1000 SQ FT).
- 2) ACCEPTABLE APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ FT) AND 1000 LBS PER ACRE OF 10-10-10 FERTILIZER (23 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.

SEEDING: FOR THE PERIODS MARCH I THRU APRIL 30, AND AUGUST I THRU OCTOBER 15, SEED WITH 60 LBS PER ACRE (1.4 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY I THRU JULY SI, SEED WITH 60 LBS KENTUCKY 31 TALL FESCUE PER AGRE AND 2 LBS PER AGRE (.05 LBS/1000 SQ FT) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY: OPTION (I) 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOD. OPTION (3) SEED WITH 60 LBS/ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (TO TO 90 LBS/1000 SQ FT) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING, ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES & FEET OR HIGHER, USE 348 GALLONS PER ACRE (& GAL/1000 SQ FT) FOR

MAINTENANCE: INSPECT ALL SEEDED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.



W GUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE, MARYLAND 20866 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

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STANDARD AND SPECIFICATIONS FOR TOPSOIL

PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT

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 SLOPE WHERE:
- A. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
- B. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIED OF MOISTURE AND PLANT NUTRIENTS.
- C. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
- I. 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

THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.

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 RESPECTIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.
- II. TOPSOIL SPECIFICATIONS SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING: A. TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY A 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 I 1/2" IN DIAMETER.
- B. TOPSOIL MUST BE FREE OF PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
- C. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE IF 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.
- III. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
- A. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).
- IV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES.
- A. ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING.
- 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. TOPSOIL HAVING SOLUBLE SALT GREATER THAN 500 PARTS PER MILL SHALL NOT
- 4. NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHOTO-TOXIC MATERIALS.
- 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.
- B. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).
- 1. TOPSOIL APPLICATION
- A. WHEN TOPSOILLING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSION, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND
- B. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBEIT 4"-8" HIGHER IN ELEVATION.
- C. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4'-8' LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILLING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS
- D. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS FROZEN OR UNDER MUDDY CONDITIONS, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.
- VI. ALTERNATIVE FOR PERMANENT SEEDING INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS
- A. COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING
- . COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS THAT ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 26.04.06.
- 2. COMPOSTED SLUDGE SHALL CONTAIN AT LEAST I PERCENT NITROGEN, 15 PERCENT PHOSPHORUS, AND 0.2 PERCENT POTASSIUM AND HAVE A PH OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.
- 3. COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF I TON/1,000 SQUARE FEET. B. COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT A RATE OF 4LB/1,000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.
- REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING, MD-VA PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES, REVISED 1973.

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION

REVISION

DISTRICT AND MEET THE TECHNICAL REQUIREMENTS.

BY THE HSCD."

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

ENGINEER'S CERTIFICATE

SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE

BUILDER'S CERTIFICATE

ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL

INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE

ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED

TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE

BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION

REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT".

"I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A

PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE

SEQUENCE OF CONSTRUCTION

I. APPLY FOR GRADING PERMIT AND SCHEDULE A PRE-CONSTRUCTION

2. INSTALL STABILIZED CONSTRUCTION ENTRANCES (SCE), SILT FENCES (SF),

3. GRADE SITE FOR HOUSE CONSTRUCTION. PROVIDE DUST CONTROL AS

5. AS EACH BUILDING IS COMPLETED, STABILIZE ANY REMAINING BARE DIRT

6. ONCE AREAS DRAINING TO SEDIMENT CONTROL MEASURES HAVE BEEN

STABILIZED, OBTAIN PERMISSION FROM THE INSPECTOR TO REMOVE THE

1. OBTAIN INSPECTION FOR RELEASE OF SURETY (FOR GRADING AND

8. OBTAIN USE AND OCCUPANCY PERMIT THEN FINALIZE SETTLEMENT.

MEETING WITH THE INSPECTOR, OBTAIN GRADING PERMIT FROM THE

SUPER SILT FENCES (SSF) AND INLET PROTECTION (AGIP).

AREA WITH PERMANENT SEEDING OR WITH SOD.

4. CONSTRUCT HOUSES, DRIVEWAYS AND SIDEWALKS. INSTALL

INSPECTOR AT THE MEETING.

SEDIMENT CONTROL ITEMS.

LANDSCAPING

LANDSCAPING).

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APP'R.

BY

PREPARED FOR: BA WATERLOO TOWNHOMES, LLC C/O BOZZUTO HOMES, INC. 7850 WALKER DRIVE SUITE 400 GREENBELT, MARYLAND 20770 ATTN: GERMANO GOMEZ 301-623-3653

DETAIL 33 - SUPER SILT FENCE NOTE: FENCE POST SPACING 10' MAXIMUM SHALL NOT EXCEED 10' CENTER TO CENTER 34" MINIMUM TINTINTIN TO THE OF GROUND 1 SURFACE 36" MINIMUM FLOW 21/2" DIAMETER GALVANIZED CHAIN LINK FENC OR ALUMINUM WITH 1 LAYER OF FILTER CLOTH CHAIN LINK FENCING -FLOW ____ FILTER CLOTH -TRIKIK -- 16" MIN. 1ST LAYER OF FILTER CLOTH EMBED FILTER CLOTH 8" _____ TRIKTA MINIMUM INTO GROUND STANDARD SYMBOL * IF MULTIPLE LAYERS ARE REQUIRED TO ATTAIN 42" -- SSF ---Construction Specifications 1. 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 2. 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. 3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section. 4. Filter cloth shall be embedded a minimum of 8" into the ground. 5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded. 6, 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 7. 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: 50 lbs/in (min.) Test: MSMT 509 Tensile Strength Tensile Modulus 20 lbs/in (min.) Test: MSMT 509 0.3 gal/ft /mirute (max.) Test: MSMT 322 Flow Rate Filtering Efficiency 75% (min.) Test: MSMT 322 MARYLAND DEPARTMENT OF ENVIRONMENT U.S. DEPARTMENT OF AGRICULTURE WATER MANAGEMENT ADMINISTRATION SOIL CONSERVATION SERVICE

Controlling dust blowing and movement on construction sites and roads.

To prevent blowing and movement of dust from exposed soil surfaces, reduce on and off-site damage, health hazards, and improve traffic safety.

DUST CONTROL

DEFINITION

CONDITIONS WHERE PRACTICE APPLIES

This practice is applicable to areas subject to dust blowing and movement where on and off-site damage is likely without treatment.

SPECIFICATIONS

Temporary Methods

Mulches - See standards for vegetative stabilization with mulches only. Mulch should be crimped or tacked to prevent blowing.

- 2. Vegetative Cover See standards for temporary vegetative cover.
- Tillage To roughen surface and bring clods to the surface. This is an emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12" apart, spring-toothed harrows, and similar plows are examples of equipment which may produce the desired effect.
- Irrigation This is generally done as an emergency treatment. Site is sprinkled with water until the surface is moist. Repeat as needed At no time should the site be irrigated to the point that runoff begins to flow.
- Barriers Solid board fences, silt fences, snow fences, straw bales, and similar material can be used to control air currents and soil blowing. Barriers placed at right angle to prevailing currents at intervals at about ten times their height are effective in controlling soil blowing. Calcium Chloride - Apply at rates that will keep surface moist. May need treatment.

Permanent Methods

- Permanent Vegetation See standards for permanent vegetative cover, and permanent stabilization with sod. Existing trees or large shrubs may afford valuable protection if left in place. 2. Topsoiling - Covering with less erosive soil material. See standards for top soil.
- 3. Stone Cover surface with crushed stone or gravel.

Agriculture Handbook 346. Wind Erosion Forces in the United States and Their Use in Predicting Soil Loss.

2. Agriculture Information Bulletin 354. How to Control Wind Erosion, USDA_ARS.

DETAIL 22 - SILT FENCE

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE - MOUNTABLE BERM (6" MIN.) - 50' MINIMUM EXISTING PAVEMENT ** GEOTEXTILE CLASS 'C' --- PIPE AS NECESSARY OR BETTER MINIMUM 6" OF 2"-3" AGGREGATE OVER LENGTH AND WIDTH OF STRUCTURE **PROFILE** ' MINIMUM LENGTH PAVEMENT MUMINIM C STANDARD SYMBOL RASCE 900 Construction Specification . Length - minimum of 50' (*30' for single residence lot). ... Width — 10' minimum, should be flared at the existing road to provide a turning-3. 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. 4. 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. 5. 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 mountable 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. 6. Location — A stabilized construction entrance shall be located at every point

where construction traffic enters or leaves a construction site. Vehicles leaving

U.S. DEPARTMENT OF AGRICULTURE

ELECTION DISTRICT No. 1

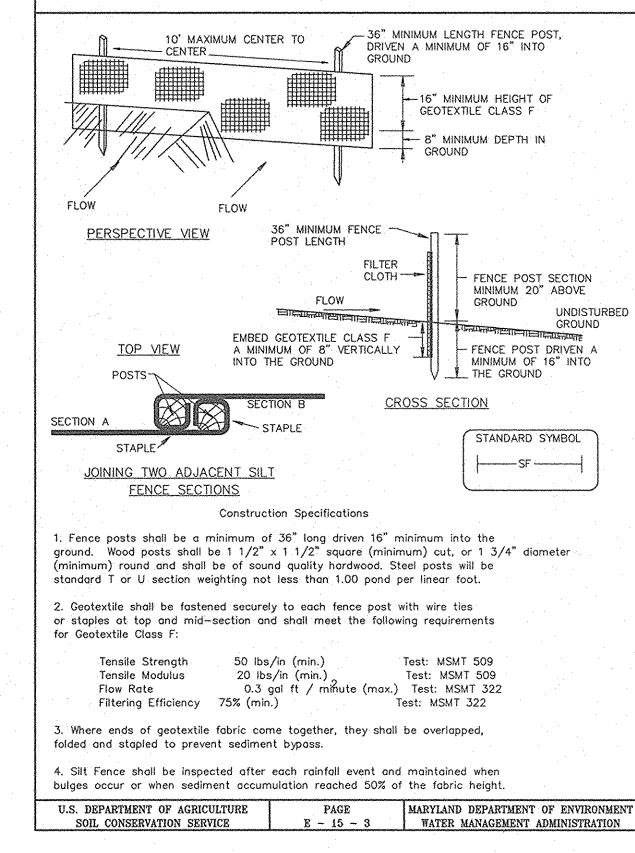
SOIL CONSERVATION SERVICE

the site must travel over the entire length of the stabilized construction entrance.

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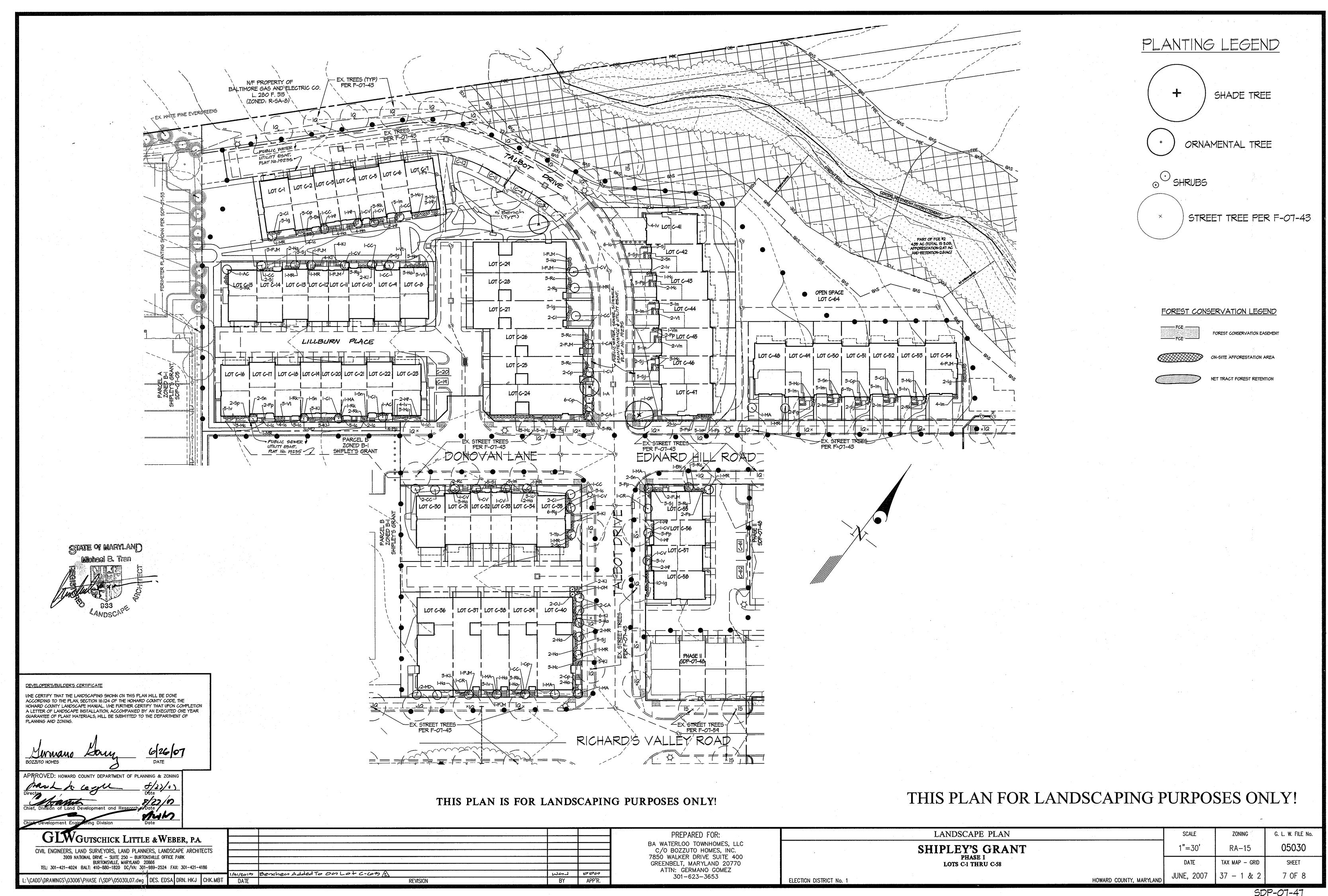
MARYLAND DEPARTMENT OF ENVIRONMENT

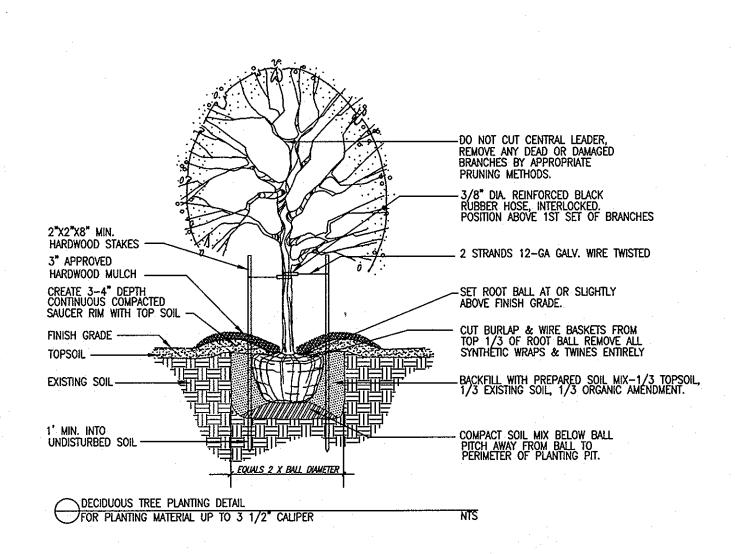
WATER MANAGEMENT ADMINISTRATION

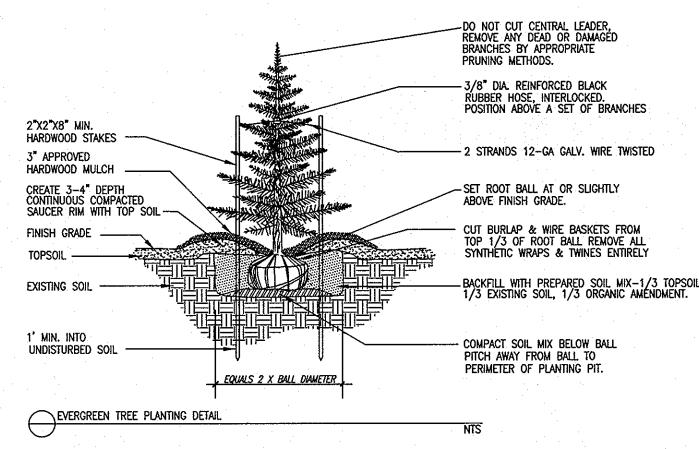


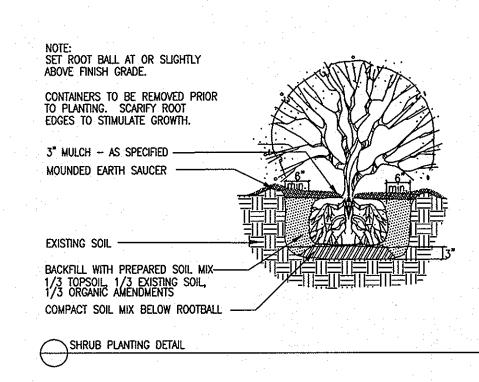
THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL PURPOSES ONLY!

SEDIMENT CONTROL PLAN G. L. W. FILE No. SCALE ZONING 05030 SHIPLEY'S GRANT RA-15 PHASE I DATE TAX MAP - GRID SHEET LOTS C-1 THRU C-58 JUNE, 2007 HOWARD COUNTY, MARYLAND



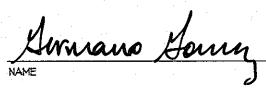




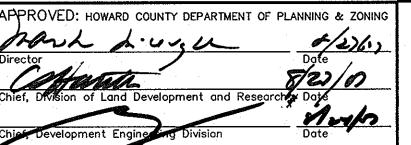


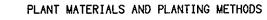
DEVELOPER'S/BUILDER'S CERTIFICATE

IME CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE, THE HOWARD COUNTY LANDSCAPE MANUAL. I/ME 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.



626 07





A. Plant Materials

The landscape contractor shall furnish and install and/or dig, ball, burlap and transplant all of the plant materials called for on drawings and/or listed in the

1. Plant Names

Plant names used in the Plant Schedule shall conform with "Standardized Plant Names," latest edition.

2. Plant Standards

All plant moterial shall be equal to or better than the requirements of the "USA Standard for Nursery Stock" latest edition, as published by the American Association of Nurserymen (hereafter referred to as AAN Standards). All plants shall be typical of their species and variety, shall have a normal habit of growth and shall be first quality, sound, vigorous, well-branched and with healthy, well-furnished root systems. They shall be free of disease, insect pests and mechanical injuries.

All plants shall be nursery grown and shall have been grown under the same climate conditions as the location of this project fo at least two years before planting. Neither heeled-in plants nor plants from cold storage will be accepted.

3. Plant Measurements

All plants shall conform to the measurements specified in the Plant Schedule as approved by

- a. Caliper measurements shall be taken six inches (6") above grade for trees under four-inch (4") caliper and twelve (12") above grade for trees four inches (4") in caliper and over
- Minimum branching height for all trees shall be six feet (6'), maximum eight feet (8').
- Minimum size for planting shade trees shall be 3-3?" caliper, 14'-16' in height.
- Minimum size for planting minor or intermediate focus trees (pines, crabapples, etc.) shall be 3"-3? caliper, 10'-12' in height.
- Minimum size for planting shrubs shall be 18" - 24" spread unless noted otherwise.
- Caliper, height, spread and size of ball shall be generally as follows:

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

All plant material shall generally average the median for the size ranges indicated above as indicated in the "AAN Standards"

4. Plant Identification

Legible labels shall be attached to all shade trees, minor trees, specimen shrubs and bundles of boxes of other plant material giving the botanical and common names, size and quantity of each. Each shipment of plants shall bear certificates of inspection as required by Federal, State and County

5. Plant Inspection

The ARC may, upon request by the builder or developer, at least ten (10) days prior to the installation of any proposed plant material, inspect all proposed plant material at the source

B. Planting Methods

All proposed plant materials that meet the specifications in Section A are to be planted in accordance with the following methods during the proper planting seasons as described in the following:

1. Planting Seasons

The planting of deciduous trees, shrubs and vines shall be from March 1st to June 15th and from September 15th to December 15th. Planting of deciduous material may be continued during the winter months providing there is no frost in the ground and frost-free topsoil planting mixtures are used.

The planting of evergreen material shall be from March 15th to June 15th and from August 15th to December 1st. No planting shall be done when ground is frozen or excessively moist. No frozen or wet topsoil shall be used ⊜at any time.

2. Digging

STATE OF MARYLAND

Michael B. Tran

All plant material shall be dug, balled and burlapped (B+B) in accordance with the "AAN Standards".

Excavation of Plant Pits

The landscaping contractor shall excavate all plant pits, vine pits, hedge trenches and shrub beds in accordance with the following

- a. Locations of all proposed plant material shall be staked and approved in the field by the landscape architect before any of the proposed plant material is installed by the landscape contractor.
- All pits shall be generally circular in outline, vertical sides; depth shall not be less than 6" deeper than the root ball, diameter shall not be less than two times the diameter of the root ball as set forth in the following schedule.

c. If areas are designated as shrub beds or hedge trenches, they shall be excavated to at least 18" depth minimum. Areas designated for ground covers and vines shall be excavated to at least 12" in depth minimum.

d. Diameter and depth of tree pits shall generally be as follows:

DEPTH DIAMETER 3" - 3.5" cal. 3.5"-4" cal. 4" - 4.5" cal. 4.5"-5" cal. 5" - 5.5" cal. 5.5"-6" cal.

A 20% compaction figure of the soil to be removed is assumed and will be allowed in calculation of extra topsoil. The tabulated pit sizes are for purposes of uniform calculation and shall not override the specified depths below the bottoms of the root balls.

4. Staking, Guying and Wrapping

All plant material shall be staked or guyed, and wrapped in accordance with the following specifications:

- a. Stakes: Shall be sound wood 2" x 2" rough sawn oak or similar durable woods, or lengths, minimum 7'-0" for major trees and 5'-0" minimum for
- b. Wire and Cable: Wire shall be #10 ga. galvanized or bethanized annealed steel wire. For trees over 3" caliper, provide 5/16" turn buckles, eye and eye with 4" takeup. For trees over 5" caliper, provide 3/16", 7 strand cable cadmium plated steel, with galvanized "eye" thimbles of wire and hose on trees up to 3" in
- c. Hose: Shall be new, 2 ply reinforced rubber hose, minimum 1/2 I.D. "Plastic Lock Ties" or "Paul's Trees Braces" may be used in place of wire and hose on trees up to 3" in caliper.
- d. All trees under 3" in caliper are to be planted and staked in accordance with the attached "Typical Tree Staking Detail". All trees over 3" in caliper are to be planted and guyed in accordance with the attached "Typical Tree Guying

5. Plant Pruning, Edging and Mulching

- a. Each tree, shrub or vine shall be pruned in an appropriate manner to its particular requirements, in accordance with accepted standard practice. Broken or bruised branches shall be removed with clean cuts flush with the adjacent trunk or branches. All cuts over 1" in diameter shall be painted with an approved antiseptic tree wound dressina.
- All trenches and shrub beds shall be edged and cultivated to the lines shown on the drawing. The areas around isolated plants shall be edged and cultivated to the full diameter of the pit. Sod which has been removed and stacked shall be used to trim the edges of all excavated areas to the neat lines of the plant pit saucers, the edges of shrub areas, hedge trenches and vine pockets.
- c. After cultivation, all plant materials shall be mulched with a 2" layer of fine, shredded pine bark, peat moss, or another approved material over the entire area of the bed or soucer.

6. Plant Inspection and Acceptance

The ARC shall be responsible for inspecting all planting projects on a periodic basis to assure that all work is proceeding in accordance with the approved plans and specifications.

7. Plant Guarantee

All plant material shall be guaranteed for the duration of one full growing season, after final inspection and acceptance of the work in the planting project. Plants shall be alive and in satisfactory growing condition at the end of the guarantee period.

- For this purpose, the "growing season" shall be that period between the end of the "Spring" planting season, and the commencement of the "Fall" planting
- b. Guarantee for planting performed after the specified end of the "Spring" planting season, shall be extended through the end of the next following "Spring" planting season.

Sodding

All sodding shall be in accordance to the "Landscape Specification Guidelines for Baltimore-Washington metropolitan Areas" latest edition, approved by the Landscape Contractors Association of Metropolitan Washington and the American Society of Landscape Architects.

All sod shall be strongly rooted sod, not less than two years old and free of weeds and undesirable native grasses. Provide only sod capable of growth development when planted and in strips not more than 18" wide x 4" long. Provide sod composed principally of improved strain Kentucky bluegrass, such as, Columbia, Victa, or

PLANT LIST QTY! SYM. NAMES (BOTANICAL / SCIENTIFIC) SIZE/COMMENTS SHADE TREES 2 3" - 3" CAL. MIN. ACER RUBRUM 'RED SUNSET' / RED SUNSET MAPLE QP QUERCUS PHELLOS / 'WILLOW OAK' SUNSET 2 引 - 3" CAL. MIN. ORNAMENTAL TREES 2 ½" CAL. MIN. 2 AC AMALANCJIER CANADENSIS / SERVICEBERRY 2분 CAL. MIN. BETULA NIGRA 'HERITAGE' / HERITAGE RIVER BIRCH 2 5" CAL. MIN. CA CERCIS CANADENSIS 'ALBA' / WHITE EASTERN REDBUD 2岁 CAL. MIN. 10 1 00 CERCIS CANADENSIS / REDBUD 2 ½" CAL. MIN. CHIONANTHUS VIRGINICUS / WHITE FRINGETREE CV 2 | CR CRATAEGUS VIRIDIS 'WINTER KING' / WINTER KING 2 5" CAL. MIN. HAWTHORN 12 | MR 2 ½" CAL. MIN. MAGNOLIA STELLATA / STAR MAGNOLIA 2 ½" CAL. MIN. MALUS 'SPRING SNOW' / SPRING SNOW CRABAPPLE 3 | MD 2 ½" CAL. MIN. MALUS 'SNOWDRIFT' / SNOWDRIFT CRABAPPLE SHRUBS-DECIDIOUS CP CALLICARPA AMERICANA / AMERICAN BEAUTY BERRY 18"- 24" MIN. SPREAD CLETHRA ALNIFOLIA 'HUMMINGBIRD' / HUMMINGBIRD 24"- 30" MIN. SPREAD SUMMERSWEET FOTHERGILLA GARDENII 'MT. AIRY'/ DWARF 2 | Fa 18"- 24" MIN. SPREAD FOTHERGILLA 18"- 24" MIN. SPREAD 29 Ha HYDRANGEA 'ANNABELLE' / ANNABELLE HYDRANGEA HYDRANGEA MACROPHYLA / FOREVER PINK 18"- 24" MIN. SPREAD Hm HYDRANGEA ITEA VIRGINICA 'HENRY'S GARNET' / HENRY'S 18"- 24" MIN. SPREAD 26 GARNET ITEA POTENTILLA FRUITICOSA 'SUNSET' / SUNSET POTENTILLA 24"- 30" MIN. SPREAD 20 | Rk ROSA KNOCKOUT / KNOCKOUT ROSE 18"- 24" MIN. SPREAD RHODENDRON X 'YAKU PRINCESS' / YAKU 24"- 30" MIN. SPREAD PRINCESS RHODODENRON RHODENDRON X 'SCARLET WONDER DWARF' / 18"- 24" MIN. SPREAD SCARLET WONDER DWARF RHODODENDRON 40 18"- 24" MIN. SPREAD SKIMMIA JANPONICA / JAPANESE SKIMMIA SPIRAEA NIPPONICA 'SNOWMOUND' / SNOWMOUND SPIREA 18"- 24" MIN, SPREAD SPIRAEA 'LITTLE PRINCESS' / JAPANESE Sp 26"- 30" MIN. SPREAD VIBURNUM PLICATUM TOMENTOSUM 'SHASTA' / 30"- 36" MIN. SPREAD SHASTA DOUBLEFILE VIBURNUM WEIGELA FLORIDA 'VARIEGATA NANA' / 24"- 30" MIN. SPREAD VAREGATED DWARF WEIGELA 3 | Ym | VIBURNUM LANTANA 'MOHICAN' / MOHICAN VIBURNUM 24"- 30" MIN. SPREAD SHRUBS-EVERGREEN BUXUS SEMPERVIRENS 'SUFFRUTICOSA' / 18"- 24" MIN. SPREAD ENGLISH BOXWOOD 53 ILEX CRENATA 'HELLERI' / HELLERI HOLLY 18"- 24" MIN. SPREAD 18 ILEX GLABRA / INKBERRY (SPECIES) 18"- 24" MIN. SPREAD KALMIA LATIFOLIA/ MOUNTAIN LAUREL 18"- 24" MIN. SPREAD ILLEX OPCACA 'JERSEY PRINCESS'/ JERSEY 4'-5" HT. LO PRINCESS AMERICAN HOLLY

ILLEX OPCACA (MALE)/ MALE AMERICAN HOLLY

PJM RHODENDENDRON/ RHODENDENDRON

PIERIS JAPONICA 'PRELUDE' / PRELUDE

PIERIS

TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW

MAHONIA AQUIFOLIUM COMPACTA

COMPACT OREGON GRAPE HOLLY

ILEX X MONDO / LITTLE RASCAL HOLLY

ELECTION DISTRICT No. 1

SCHEDULE A	LOT C-24	LOT C-35	LOT C-40	LOT C-47	LOT C-55
PERIMETER LANDSCAPE CATEGORY	BUFFER SIDE BUILDING FROM PUBLIC ROADWAY	EUFFER SIDE BUILDING FROM PUBLIC ROADWAY	EUFFER SIDE EUILDING FROM FUBLIC ROADWAY	BUFFER SIDE BUILDING FROM PUBLIC ROADWAY	BUFFER SIDE BUILDING FROM PUBLIC ROADWAY
BUFFER TYPE	c	C	c	C	C
SIDE/REAR BUILDING LENGTH	73	41	13	41	41
CREDIT FOR EXISTING VEGETATION (YES/NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NONE	NONE	NONE	NONE	NONE
CREDIT FOR WALL, FENCE, OR BERM (YES/NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NONE	NONE	NONE	NONE	NONE -
PLANTINGS REQUIRED					
SHADE TREES EVERGREEN TREES SHRUBS	2 4 0	1 2 0	2 4 0	1 2 0	2
PLANTINGS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES SHRUBS SUBSTITUTIONS OTHER (2:1 SUB.)	I O 3 35 2 ORN FOR I SHADE I ORN FOR 5 EVER	O O 3 15 2 ORN, FOR 1 SHADE 1 ORN, FOR 5 EVER	O O 6 3O 4 ORN, FOR 2 SHADE 2 ORN, FOR 1 EVER.	1 0 0 20	O O 3 15 2 ORN, FOR I SHADE I ORN, FOR 5 EVER
SHRUBS (10:1 SUB.)	35 SHRUBS FOR 45 EVER.	15 SHRUBS FOR 15 EVER.	30 SHRUBS FOR 3 EVER	20 SHRUBS FOR 2 EVER	15 SHRUBS FOR 1.5 EVER

THE BUFFER, THE AMOUNT PROVIDED INCLUDES PLANTINGS ON THE FRONT OF THE LOT.

I SHADE TREE
I STAVE INCE
I NONE

SCHEDULE-C: RESIDENTIA	L INTERNAL LANDSCAPING
NUMBER OF DWELLING UNITS	58
NUMBER OF TREES REQUIRED (I PER SFA DU, I PER 3 APTS DU)	58
NUMBER OF TREES PROVIDED SHADE TREES	0
OTHER TREES (2:1 SUBSTITUTION)	38 ORNAMENTALS FOR 19 SHADE TREES
SHRUBS (10:1 SUBSTITUTION)	390 SHRUBS FOR 39 SHADE TREES

	REQUIRED LANDSCAPE SURETY								
	SCHEDULES			TOTAL OF EACH	SURETY/PLANT	TOTAL SURETY FO			
PLANT TYPE	А	В	C	PLANT TYPE	REQUIRED	EACH PLANT TYPE			
SHADE TREES	7	1 -	58	66	\$300.00	00.008PIE			
EVERGREEN TREES	14	0	0	14	\$150.00	\$0.00			
ORNAMENTAL TREES	0	0	0	0	\$150.00	\$2,00.00			
SHRUBS	0	0	0	0	\$30.00	\$0.00			
				TOTAL SURE	Y REQUIRED	\$21,900.00			

LANDSCAPING NOTES

- 1. This plan has been prepared in accordance with Section 16.124 of the Howard County Code and Chapter VI (Alternative Compliance) of the Howard
- 2. Contractor shall notify all utilities at least (5) five days before starting work. All General Notes, especially those regarding utilities, on Sheet 1 shall apply.
- 3. Field verify underground utility locations and existing conditions before starting planting work. Contact engineer / landscape architect if any relocations are required.
- of the contractor only. If discrepancies exist between quantities shown on the plan and those shown on the plant list, the quantities on the plan shall take precedence.

4. Plant quantities shown on Plant List are provided for the convenience

- 5. All plant material shall be full, heavy, well formed, and symmetrical, and conform to the A.A.N. Specifications, and be installed in accordance with project specifications.
- 6. No substitution shall be made without written consent of the owner or his representative.
- 7. All areas disturbed by construction activities but not otherwise planted, paved, or mulched shall be seeded or sodded in accordance with the project specifications.
- 8. The contractor shall notify the owner in writing if he/she encounters soil drainage conditions which may be detrimental to the growth of the
- 9. All exposed earth within limits of planting beds shall be mulched with
- shredded hardwood mulch per Planting Details. 10. Schedule C - RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING Financial surety for the required landscaping shall be posted in the amount of \$21,900.00 as part of the Grading permit

Dank Marie

11. Planting provided: Shade Trees (proposed): 3 Ornamental Trees (proposed): 54 Srubs (proposed): 495

A Section of the sect

THIS PLAN IS FOR LANDSCAPING PURPOSES ONLY!

GLWGUTSCHICK LITTLE &WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE, MARYLAND 20866 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186 :\CADD\DRAWNGS\03006\PHASE I\SDP\05030L08.dwg | DES. EDSA | DRN. HKJ | CHK.MBT REVISION BY APP'R.

PREPARED FOR: BA WATERLOO TOWNHOMES, LLC C/O BOZZUTO HOMES, INC. 7850 WALKER DRIVE SUITE 400 GREENBELT, MARYLAND 20770 ATTN: GERMANO GOMEZ 301-623-3653

OM

19

42

56

LANDSCAPE PLAN SHIPLEY'S GRANT PHASE I LOTS C-1 THRU C-58

4'-5" HT.

24"- 30" MIN, SPREAD

18"- 24" MIN. SPREAD

18"- 24" MIN. SPREAD

24"- 30" MIN. SPREAD

18"- 24" MIN. SPREAD

SCALE G. L. W. FILE No. NONE RA-15 SHEET DATE TAX MAP - GRID JUNE, 2007 HOWARD COUNTY, MARYLAND

SDP-07-47