GENERAL NOTES ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT I-800-257-7777 AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK. SEE VICINITY MAP IN THE TOP RIGHT CORNER OF THIS SHEET LOCATION: ELECTION DISTRICT: 5 ZONING: MXD-3 PER ZB-995M (APPROVED ON 02-08-01), UNDERLYING ZONING IS RR-DEO AND PER THE 2/02/04 COMPREHENSIVE ZONING PLAN AREA OF BUILDABLE LOTS (Nos. 1-39 & 64-67) FOR THIS SITE DEVELOPMENT PLAN: 2.09± ACRES. FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT, OF PLANNING & ZONING FILE Nos.: S 01-17, S-06-16, ZB-995M, ZB-1039M, PB-353, PB-378, MP-01-111, MP-03-02, MP-05-12, MP-07-122, MP-08-04, P-02-12, P-07-18, F-08-54, F-08-55, F-10-06, F-10-79, F-11-47, SDP-05-036, SDP-06-67, SDP-08-56, SDP-08-58, SDP-08-114, SDP-09-60, SDP-10-02, SDP-07-43, F-08-105, F-09-16, F-09-97, P-II-001, F-12-021 TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTC). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT. 6. ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED. EXISTING TOPOGRAPHY AND FEATURES COMPILED FROM F-12-021 & G.L.N. SURVEY DONE IN APRIL/2012. 8. COORDINATES ARE BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NUMBERS 46BC & 46BD. STORMWATER MANAGEMENT, FOR BOTH QUALITY AND QUANTITY, FOR THE DEVELOPMENT PROPOSED BY THESE PLANS (WHICH IS PART OF A PHASED PROJECT) WILL BE SATISFIED BY EXISTING REGIONAL FACILITIES CONSTRUCTED UNDER F-05-112 & F-05-55. THE EXISTING FACILITY ON OPEN SPACE LOT 236 IS PUBLICLY OWNED AND MAINTAINED. THE RECHARGE OBLIGATIONS FOR THESE LOTS HAVE BEEN PROVIDED IN AN EXISTING FACILITY LOCATED ON OPEN SPACE LOT 68 IN THE WESTSIDE PUBLIC WATER AND SEWER SHALL BE UTILIZED (AS PROVIDED BY W&S CONTRACT #24-452I-D & #24-470I-D) AND THE WATER METERS IN OUTSIDE VAULTS. THE EXISTING UTILITIES SHOWN HEREIN WERE DERIVED FROM AVAILABLE PUBLIC RECORDS, THE CONTRACTOR MUST DIG TEST PITS (BY HAND) AT ALL UTILITY CROSSINGS AND CONNECTION POINTS TO VERIFY EXACT LOCATION. IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS. 12. ALL ROADS LABELED AS "PUBLIC" ARE PUBLICLY MAINTAINED ONCE THEY ARE DEDICATED. ALL ROADS LABELED AS "PRIVATE" ARE PRIVATELY MAINTAINED ANY DAMAGE TO THE ADJACENT COUNTY OWNED RIGHT-OF-WAY AND PROPERTY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. THERE ARE NO GRAVE SITES, CEMETERIES, WETLANDS, 100-YR FLOODPLAIN OR STREAM ON THE BUILDABLE LOTS SHOWN ON THIS SITE DEVELOPMENT PLAN. THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. THE FOREST CONSERVATION OBLIGATIONS WERE ADDRESSED UNDER F-08-054. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (AS SHOWN ON SHEET & TO SATISFY S-01-17 DEVELOPMENT CRITERIA AND SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL) SHALL BE POSTED AS PART OF THE GRADING PERMIT FOR EACH LOT (WHERE APPLICABLE). FOR ADDITIONAL INFORMATION ON THE LANDSCAPE SURETY SEE SHEET AND THE GRADING PERMIT CHART ON SHEET I DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS: A. WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE) B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (I-I/2"MIN.) 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) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YR. FLOOD WITH NO MORE THAN I FOOT DEPTH OVER DRIVEWAY SURFACE. MAINTENANCE - SUFFICIENT TO INSURE ALL MEATHER USE. PUBLIC REFUSE PICKUP IS PROVIDED IN THE ALLEY FOR THESE LOTS 19. BAY WINDOWS, WINDOW WELLS, CHIMNEYS, HEATING OR AIR CONDITIONING UNITS AND EXTERIOR STAIRWAYS IF NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NO MORE THAN 4 FEET INTO ANY REQUIRED SETBACK AREA IN ACCORDANCE WITH SECTION 128.A.I OF THE ZONING REGULATIONS, EXCEPT FOR THE ITEMS LISTED UNDER 4.D OF THE LOT DEVELOPMENT DATA ON THIS SHEET. 20. AS A CONSEQUENCE OF THE SKETCH PLAN, S-01-17 APPROVAL PRIOR TO 11-15-01, THIS PROJECT IS GRANDFATHERED TO THE FOURTH EDITION OF THE THE TWO 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 AND THE APPROVED MLF DEVELOPMENT CRITERIA. 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. THE ALLEYS ARE OWNED BY THE HOA AND THEY ENFORCE THE PARKING PROHIBITION IN THEIR ALLEY "RIGHT-OF-WAY" THAT'S IN THE COVENANT FOUND AT L. 8259 F. 30543 NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND IOO YEAR FLOODPLAIN. MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC ROAD RIGHTS OF WAY FOR ALL SFD AND SFA RESIDENTIAL LOTS WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED FOR THIS PROJECT UNDER S-01-17, S-06-16, PB-353, PB 378 AND ZB-945M. 24. PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZB-995M AND THE DECISION AND ORDER FOR PB CASE NO. 353 (5-01-17) AND PB CASE NO. 378 AND S-06-16. BECAUSE THERE MAY BE MODIFICATIONS TO LANDSCAPING A CERTIFIED LANDSCAPE PLAN APPROVED BY MAPLE LAWN FARMS SHALL BE FORWARDED TO THE COUNTY FOR APPROVAL PRIOR TO LANDSCAPE INSPECTION. PLANT SUBSTITUTIONS CANNOT INCLUDE SPECIES PROHIBITED BY THE HOWARD COUNTY LANDSCAPE MANUAL AND ADOPTED POLICIES. LOT DEVELOPMENT DATA PROPOSED USE OF SITE: 43 SFA RESIDENTIAL DWELLINGS PUBLIC WATER & SEWER TO BE UTILIZED (CONTR. #24-4521-D & #24-4701-D) PARKING REQUIRED PER Sec. 133. D. 2.a.: 43 SPACES/UNIT x 2 = 86 SPACES

PARKING PROVIDED: 86 GARAGE SPACES (ALL LOTS HAVE A 2-CAR GARAGE, SEE NOTE 21 ABOVE REGARDING PARKING). RECREATION OPEN SPACE FOR THIS SDP IS ADDRESSED UNDER F-06-161 (SEE OVERALL OPEN SPACE PROVISION CHART ON THIS SHEET) AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 91,168 SF OR 2.09± AC. AREA OF THIS PLAN SUBMISSION: AREA OF DISTURBANCE BY THIS SDP: 2.61± ACRES 3. LOT DESIGNATION: LOT TYPE MIN. LOT WIDTH AT FRONT BRL MAX. BUILDING HT. 4. STRUCTURE SETBACKS PER F-12-021 AND PLAT No. 11044 - 21051 LOT TYPE FRONT SETBACK SIDE SETBACK MINIMUM REAR SETBACKS 20' TO PRINCIPAL STRUCTURE. 3' FOR REAR (DETACH/ATTACH) GARAGE OR TO ACCESSORY STRUCTURES. BETWEEN SFA BUILDINGS, THE MINIMUM SETBACK DISTANCES SHALL BE 30' FRONT TO FRONT, 50' BACK TO BACK (EXCEPT ACROSS AN ALLEY), 50' BACK TO FRONT AND 6' OR AS REQUIRED BY THE BUILDING CODE FOR ALL OTHER CONDITIONS. B. OPEN DECKS MUST BE A MINIMUM OF 10' FROM REAR PROPERTY LINE, AND ARE SUBJECT TO SIDE YARD SETBACKS. C. FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE R.O.W.) SHALL BE 30' APART. D. EXCEPTIONS TO FROM SETBACK REQUIREMENTS. SECTION 128.A.I APPLIES, EXCEPT FOR THE FOLLOWING PORCHES MAY ENCROACH INTO THE FRONT YARD TO WITHIN 2' FROM THE PROPERTY LINE OR RIGHT-OF-WAY FOR TOWNHOUSES, COTTAGES AND MANORS. PORCHES MAY ENCROACH INTO THE SIDE YARD OF CORNER LOTS TO WITHIN 2' FROM RIGHT-OF-WAY FOR COTTAGES AND MANORS, WHERE A SIDE YARD ABUTS AN OPEN SPACE OR PASSAGE, PORCHES MAY ENCROACH TO WITHIN I' FROM SIDE PROPERTY LINE FOR COTTAGES AND MANORS. STOOPS AND STEPS MAY ENCROACH INTO THE FRONT AND SIDE YARDS TO WITHIN I' FROM THE FRONT PROPERTY LINE

GARDEN WALLS, FENCES, PIERS, GATES AND SIMILAR ORNAMENTS MAY BE BUILT IN THE FRONT AND SIDE YARDS NOT CLOSER THAN I'FROM THE FRONT PROPERTY LINE (WALL FOOTING MUST BE OUTSIDE THE EASMENTS); NOT GREATER THAN 48" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 72" IN HEIGHT ALONG THE SIDE AND REAR PROPERTY LINES. MASONRY VENEERS MAY ENCROACH A MAXIMUM OF SIX INCHES INTO ANY REQUIRED SETBACK PLANNING BOARD OF HOWARD COUNTY APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING PROFESSIONAL CERTIFICATION WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAMS OF THE STATE OF MARYLAND, Mulleman EXPIRATION DATE: MAY 26, 2014. Chief, Development Engineering Division 🛭 🗨 GLWGUTSCHICK LITTLE &WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK

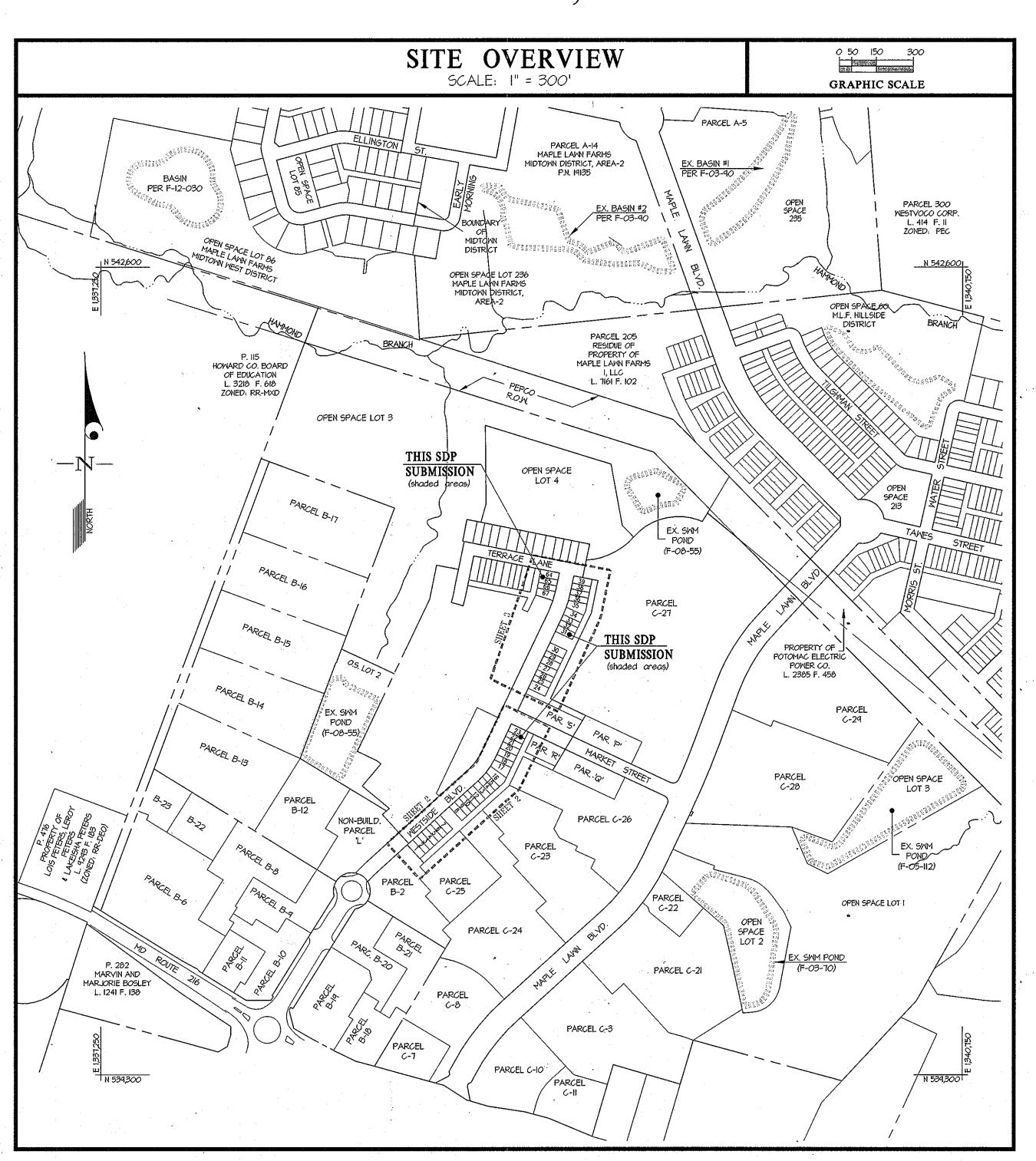
BURTONSVILLE, MARYLAND 20866

TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

:\CADO\DRAWNGS\03067\11081 (NVR)\PLAYS BY GLW\SOP (AREA 2)\11081-CS.dwg | DES. mbt | DRN. klp | CHK. mbt

MAPLE LAWN FARMS SITE DEVELOPMENT PLAN

WESTSIDE DISTRICT - AREA 2 LOT Nos. 1-39 and 64-67 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



PROPERTY OWNER (SELLER):

MAPLE LAWN FARMS I, LLC

ATTN.: TIM NAUGHTON

BALTIMORE, MD 21208

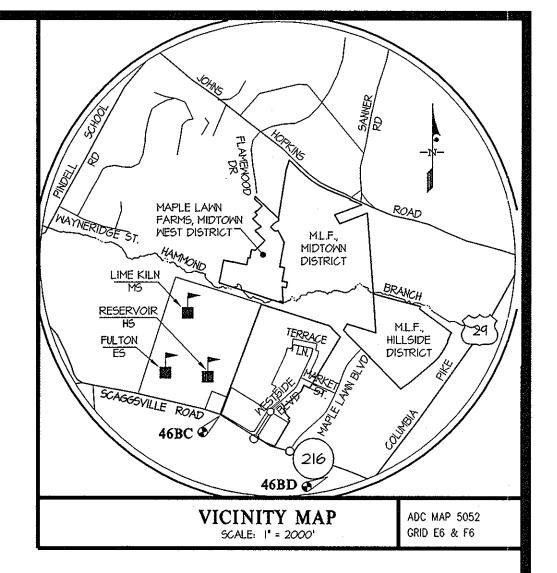
PH: 410-484-8400

ATTN.: MARK BENNETT

HOWARD COUNTY CONTROL NAD83 HORIZONTAL DATA & NVD88 VERTICAL DATA

ELEV. = 472.16 N = 539,925.13 E=1,337,205.77 STANDARD DISC ON CONCRETE MONUMENT

ELEV. = 431.17 N = 538,656.76 E=1,339,461.55



OVERALL OPEN SPACE PROVISION FOR MAPLE LAWN FARMS							
PHASE NUMBER (AND NAME)	APPROYED DPZ FILE No.	PHASE AREA GROSS ACREAGE	REQUIRED OPEN SPACE (35% OF GROSS AC.)	OPEN SPACE PROVIDED IN AC. (%) *	REQUIRED ACTIVE OPEN SPACE IN AC.**	ACTIVE RECREATION O.S. PROVIDED IN AC. (%) ***	
I (BUSINESS DISTRICT, AREA-I)	F-03-07	51.98	18.19	21.15 (40.7)	1.82		
2 (MIDTOWN DISTRICT, AREA-I)	F-03-90	37.43	13.10	15.75 (42.1)	1.31	7.52 (47.7)①	
3 (MIDTOWN DISTRICT, AREA-2)	F-04-92	58.8⊘	20.58	22.85 (38.9)	2.06		
4a (HILLSIDE DISTRICT, AREA-I)	F-05-8I	15.47	5.41	6.70 (43.3)	0.54	0.29 (4.3) ②	
46 (MIDTOWN DISTRICT, AREA-3)	F-05-139	3.12	1.09	1.23 (39.4)	0.11		
4c (BUSINESS DISTRICT, AREA-2/ HILLSIDE DISTRICT, AREA-2)	F-05-II2/II3	3.00	1.05	0.00	O.II		
5a (HILLSIDE DISTRICT, AREA-I)	F-06-43	0.00	0.00	0.00	0.00		
% (HILLSIDE DISTRICT, AREA-3) °	F-06-161	33.26	II.64	18.50 (55.4)	1,16	1.61 (8.7)	
ba (HILLSIDE DISTRICT, AREA-4)	F-08-072	15.05	5.27	5.50 (36.5)	0.53		
VA (HILLSIDE DISTRICT)	F-07-183	3.05	1.07 .	0.00	0.11		
66 (MESTSIDE DISTRICT)	F-08-54/F-08-55	90.60	31.71	26.65 (29.4)	3.17	4.76 (17.9) ③	
(HILLSIDE DISTRICT, AREA-5)	F-10-61	16.60	5.81	0.94	0.58		
a (HILLSIDE DISTRICT, AREA-5)	F-II-27	0.00	0.00	0.20 (0.0)	0.00		
66 (NESTSIDE DISTRICT, AREA-2)	F-12-21	0.00	0.00	0.67 (0.0)	0.00	0.67 (1.0) ④	
c (MIDTOWN WEST DISTRICT)	F-I2-20	1.65	0.58	0.09 (5.5)	0.06		
C (MIDTOWN WEST DISTRICT)	F-12-29	30.22	10.58	13.59 (44.9)	1.06	1.29 (9.5) (5)	
VA (MIDTOWN WEST DISTRICT)	F-I2-I5	9.37	3.28	0.00 (0.0)	0.33	0.00 (0.0)	
TOTAL		369.60	129.36	133.82 (36.2)	12.94	16.14 (12.1)	

- * THE PERCENTAGE OF OPEN SPACE PROVIDED IS BASED ON THE GROSS SITE ACREAGE. ** 10% OF THE OPEN SPACE REQUIRED MUST BE AVAILABLE FOR ACTIVE RECREATION.
- *** THE PERCENTAGE OF ACTIVE RECREATION O.S. PROVIDED IS BASED ON THE O.S. PROVIDED (CUMULATIVE TOTAL ACREAGE). 1.52 AC. = COMMUNITY CENTER (0.5, 125 - 5.01 AC.), 0.5, 126 (0.55 AC.) AND 0.5, 230 (1.96 AC.)
- (2) 0.29 AC. = PATHWAYS
- (3) 4.76 AC. = OS LOT 4 (4.76 AC.) (4) 0.67 ACRES = 05 Lot 68 (0.67 Ac.)
- (5) 1.29 ACRES = 05 Lot 85 (0.63 oC.), and 05 Lot 84 (0.66 Ac.)

LOT GROUPS	DISTURBED AREA	LANDSCAPE SURETY AMOUNT	LANDSCAPE INSPECTION FEES PAIL
1-7	0.40± AC	\$ 2,160.00	\$ 100.00
8-23	0.96± AC	\$ 4,14 <i>0.00</i>	\$ 100.00
24-30	0.45± AC	\$ J,950.00	\$ 100.00
31-39864-67	0.80± AC	\$ 3,930 <u>,00</u>	\$ 100.00
TOTAL	2.61± AC	\$ 12,180.00	\$ 400.00

APPLY FOR BUILDING PERMITS FOR ALL CONSTRUCTION AUTHORIZED ON THIS SDP WITHIN 2 YEARS OF ITS APPROVA

OT No.	STREET ADDRESS	LOT No.	STREET ADDRESS		
ı	8149 WESTSIDE BOULEVARD	24	8085 WESTSIDE BOULEVARD		
2	8147	25	8083		
3	8145	26	8081		
4.	8143	27	8079		
5	8141	28	8077		
6	8134	29	8075		
7	8137	30	8013		
8	8I33	31	8069		
9	8131	32	8061		
10	8129	33	8065		
11	8127	34	8063		
12	8125	35	8059		
13	8123	. 36	8057		
14	8121	37	8055		
15	8119	38	8053		
16	8117	39 .	8051		
17	8113				
18	8III	64	8050 WESTSIDE BOULEVARD		
. 19	8109	65	8052		
20	8101	66	8054		
21	8105	67	8056		
22	8103				
23	8101				

	PERMI'	T INFORM.	ATION	CHAI	۲Ť			
WATER CODE: E2I			1	R CODE: /				
DEVELOPMENT NAME: MAPLE LAWN FARMS				CT/AREA E DISTRICT/ EEA 2	LOT 1-39 &6		CENSUS TRACT 6051.02	ſ
PLAT 19870 and 22044/61	ZONE MXD-3	TAX MAP GRI 41446 214		ELEC. DIST	r.			
		SCALE		ZONING		G.	L. W. FILE No.	
	•	AS SHOW	N .	MXD-3	3	· 	11081	
		DATE	T/	AX MAP -	GRID		SHEET	
	,	SEDT 201	2 1.4	1_21/46	3. 7	i	1 05 7	

HOWARD COUNTY, MARYLAND

COVER SHEET PREPARED FOR: BUILDER (CONTRACT PURCHASER): MAPLE LAWN FARMS 1829 REISTERSTOWN ROAD, SUITE 300 9720 PATUXENT WOODS DR. COLUMBIA, MD 21046 WESTSIDE DISTRICT - AREA 2 PH: (410) 379-5956

ELECTION DISTRICT No. 5

SHEET INDEX

LANDSCAPE PLAN

LANDSCAPE PLAN

LOT Nos. 1-39 and 64-67

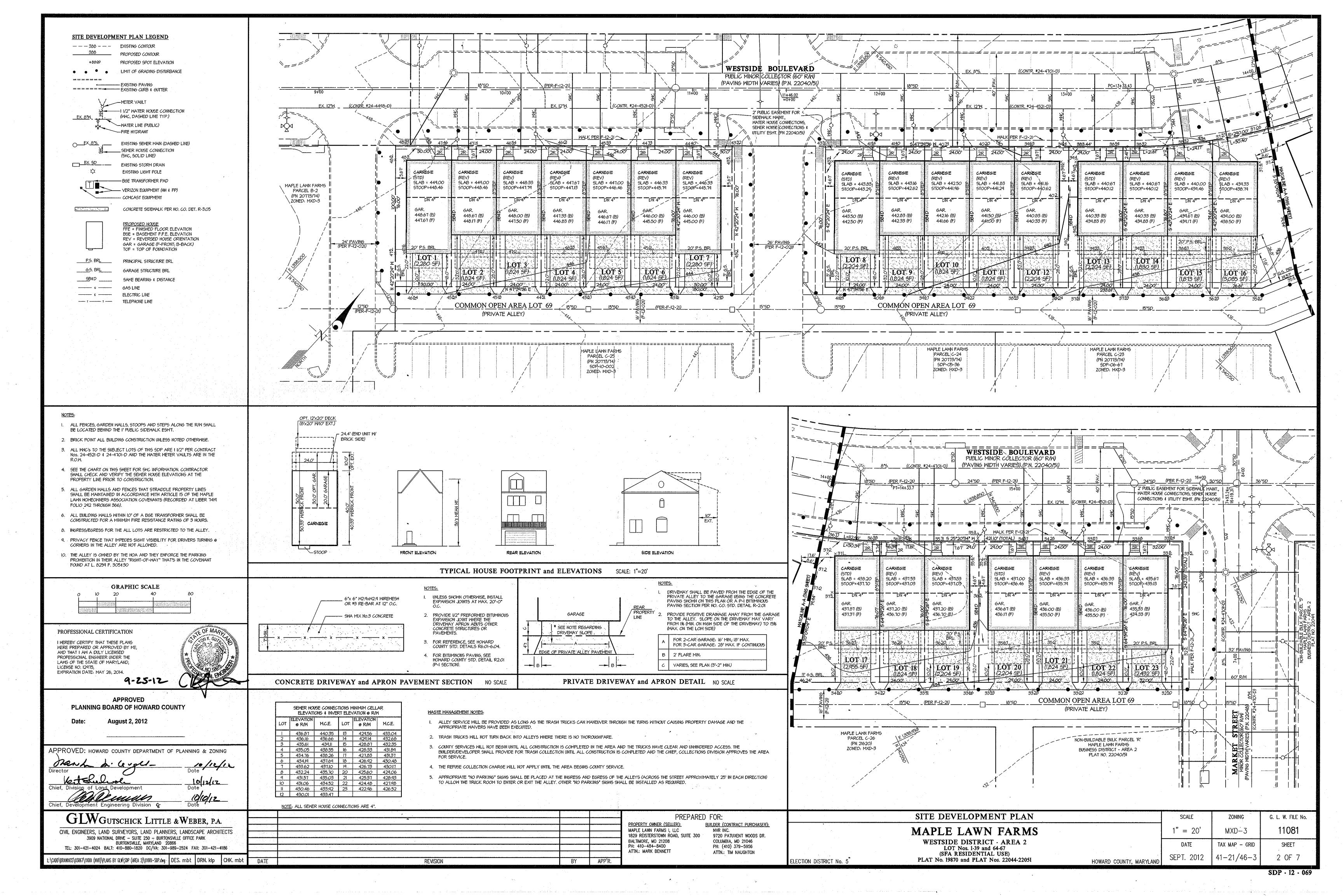
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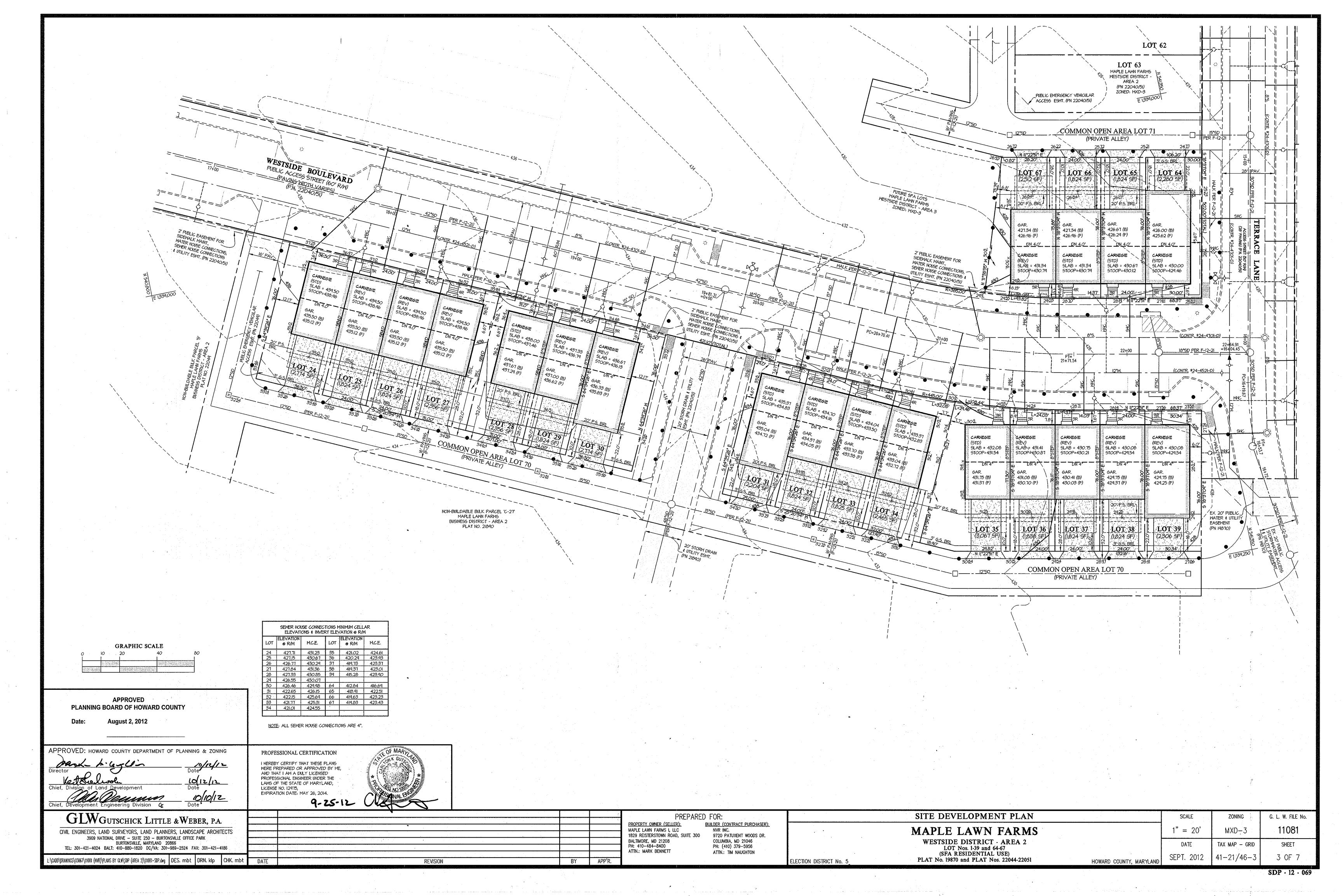
PLAT No. 19870 and PLAT Nos. 22044-22051

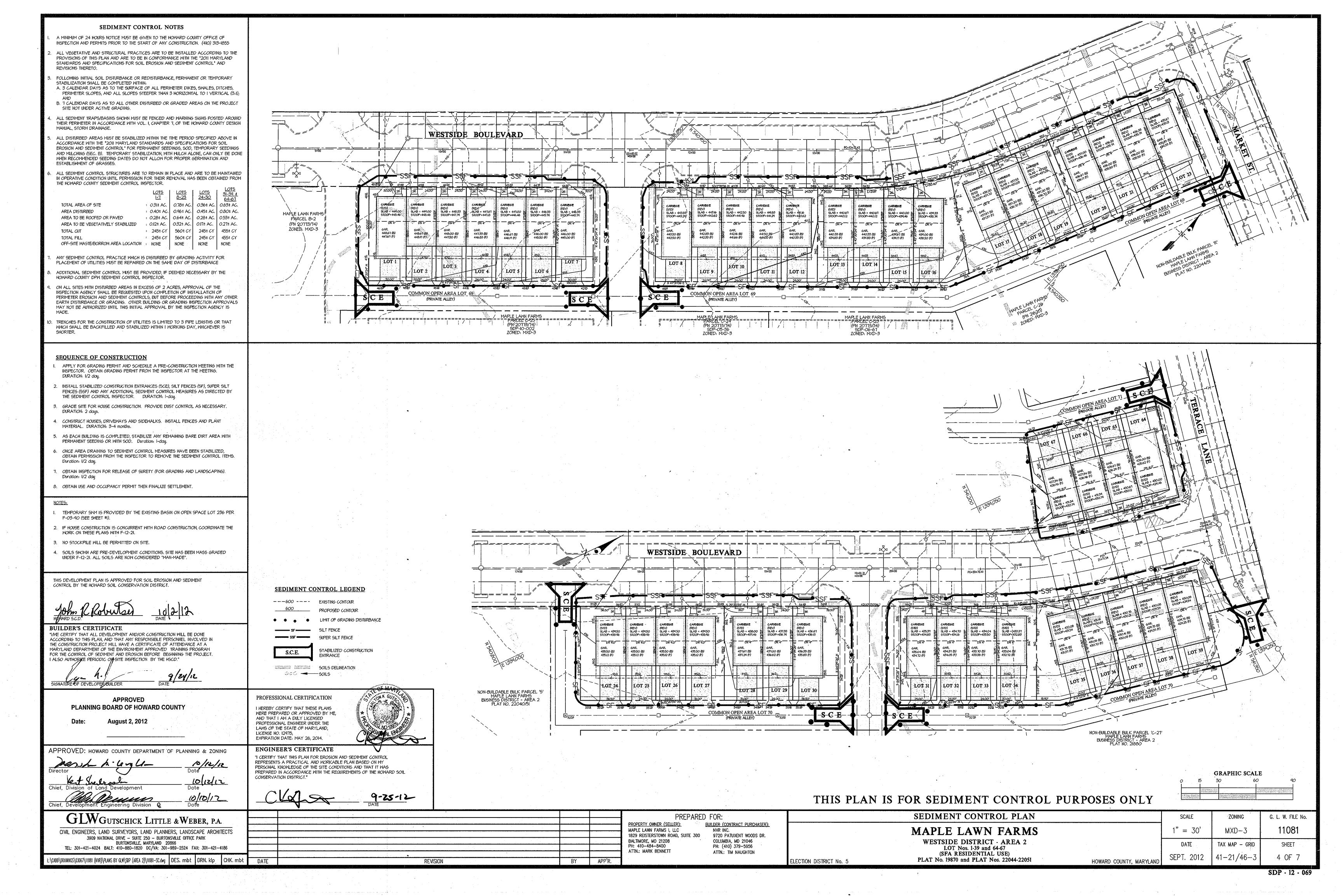
SITE DEVELOPMENT PLAN

SITE DEVELOPMENT PLAN SEDIMENT CONTROL PLAN

SEDIMENT CONTROL NOTES and DETAILS







B-4-2 STANDARD AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION. APPF

:\CADD\DRAWNGS\03067\11081 (NVR)\PLANS BY GLW\SDP (AREA 2)\11081-SC.dwg | DES: mbt | DRN. klp | CHK. mbi

THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION.	THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER.	TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS.
<u>PURPOSE</u> TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.	PURPOSE TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF	PURPOSE TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS.
CONDITIONS WHERE PRACTICE APPLIES	CONSTRUCTION, CONDITIONS WHERE PRACTICE APPLIES	CONDITIONS WHERE PRACTICE APPLIES EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR A PERIOD OF 6 MONTHS OR LESS. FOR LONGER DURATION OF TIME,
WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED.	TO THE SURFACE OF ALL PERIMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.	PERMANENT STABILIZATION PRACTICES ARE REQUIRED. CRITERIA
<u>CRITERIA</u> <u>SOIL PREPARATION</u>	<u>CRITERIA</u>	I. SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.I
TEMPORARY STABILIZATION	A. SEEDING	FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3), AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY BELOW ALONG WITH APPLICATION RATES, SEEDING DATES AND SEEDING DEPTHS. IF THIS SUMMARY IS NOT PUT ON
a. SEEDBED PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT, SUCH AS DISC HARROWS OR CHISEL PLOWS OR RIPPERS MOUNTED ON CONSTRUCTION EQUIPMENT. AFTER	SPECIFICATIONS ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW.	THE PLAN AND COMPLETED, THEN TABLE B.I PLUS FERTILIZER AND LIME RATES MUST BE PUT ON THE PLAN.
THE SOIL IS LOOSENED, IT MUST NOT BE ROLLED OR DRAGGED SMOOTH BUT LEFT IN THE ROUGHENED CONDITION. SLOPES 3:1 OR FLATTER ARE TO BE TRACKED WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE.	ALL SEED MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SEED LABORATORY. ALL SEED USED MUST HAVE BEEN TESTED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING SUCH MATERIAL ON ANY	 FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES BY THE TESTING AGENCY SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY SEEDING.
 b. APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS. c. INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. 	PROJECT. REFER TO TABLE B.4 REGARDING THE QUALITY OF SEED. SEED TAGS MUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR TO VERIFY TYPE OF SEED AND SEEDING RATE.	 WHEN STABILIZATION IS REQUIRED OUTSIDE OF A SEEDING SEASON, APPLY SEED AND MULCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION B-4-3.A.I.B
PERMANENT STABILIZATION	b. MIJLCH ALONE MAY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES ONLY IF THE GROUND IS FROZEN. THE APPROPRIATE SEEDING MIXTURE MUST BE APPLIED WHEN THE GROUND THAMS.	AND MAINTAIN UNTIL THE NEXT SEEDING SEASON. TEMPORARY SEEDING SUMMARY
a. A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE, THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE:	C. INOCULANTS: THE INOCULANT FOR TREATING LEGUME SEED IN THE SEED MIXTURES MUST BE A PURE CULTURE OF NITROGEN FIXING BACTERIA PREPARED	HARDINESS ZONE: 6b
1. SOIL PH BETWEEN 6.0 AND 7.0. 11. SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM).	SPECIFICALLY FOR THE SPECIES. INOCULANTS MUST NOT BE USED LATER THAN THE DATE INDICATED ON THE CONTAINER, ADD FRESH INOCULANTS AS DIRECTED ON THE PACKAGE, USE FOUR TIMES THE RECOMMENDED RATE WHEN	RATE LIME RATE APPLICATION SEEDING SEEDING (10–10–10)
III. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL (GREATER THAN 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A	HYDROSEEDING. NOTE: IT IS VERY IMPORTANT TO KEEP INOCULANT AS COOL AS POSSIBLE UNTIL USED. TEMPERATURES ABOVE 15 TO 80 DEGREES FAHRENHEIT CAN MEAKEN BACTERIA AND MAKE THE INOCULANT LESS EFFECTIVE.	No. SPECIES RATE (Ib/ac.) DATES DEPTHS ANNUAL 1 RYECRASS 40 Ib/ac Aug 1 to Oct 15 0.5 INCHES 436 Ib./ac. 2 tons/ac.
MODERATE AMOUNT OF MOISTURE. AN EXCEPTION: IF LOVEGRASS WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE ACCEPTABLE.	d. SOD OR SEED MUST NOT BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC	(10 lb./ (90 lb./ 1000 st)
IV. SOIL CONTAINS I.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT. V. SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.	MATERIALS. 2. APPLICATION	2 PEARL MILLET 20 lb/ac May 16 to July 31 0.5 INCHES 1,000 0.7
b. APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS.	a. DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS.	STANDARDS AND SPECIFICATIONS FOR DUST CONTROL
c. GRADED AREAS MUST BE MAINTAINED IN A TRUE AND EVEN GRADE AS SPECIFIED ON THE APPROVED PLAN, THEN SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5	 INCORPORATE SEED INTO THE SUBSOIL AT THE RATES PRESCRIBED ON TEMPORARY SEEDING TABLE B.I, PERMANENT SEEDING TABLE B.3, OR SITE-SPECIFIC SEEDING SUMMARIES. 	DEFINITION CONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION ACTIVITIES.
INCHES. d. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY	II. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER, APPLY HALF THE SEEDING RATE IN EACH DIRECTION. ROLL THE SEEDED AREA WITH A WEIGHTED ROLLER TO PROVIDE GOOD SEED TO SOIL CONTACT.	PURPOSE TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES TO REDUCE
THE RESULTS OF A SOIL TEST. e. MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER	 DRILL OR CULTIPACKER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL. 	ON AND OFF-SITE DAMAGE INCLUDING HEALTH AND TRAFFIC HAZARDS. CONDITIONS WHERE PRACTICE APPLIES
SUITABLE MEANS, RAKE LAWN AREAS TO SMOOTH THE SURFACE, REMOVE LARGE OBJECTS LIKE STONES AND BRANCHES, AND READY THE AREA FOR SEED APPLICATION, LOOSEN SURFACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR OTHER EQUIPMENT TO ROUSHEN THE	 CULTIPACKING SEEDERS ARE REQUIRED TO BURY THE SEED IN SUCH A FASHION AS TO PROVIDE AT LEAST I/4 INCH OF SOIL COVERING. SEEDBED MUST BE FIRM AFTER PLANTING. 	AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT.
SURFACE WHERE SITE CONDITIONS WILL NOT PERMIT NORMAL SEEDBED PREPARATION. TRACK SLOPES 3:1 OR FLATTER WITH TRACKED EQUIPMENT LEAVING THE SOIL IN AN IRREGULAR CONDITION WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE.	ii. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION.	SPECIFICATIONS
LEAVE THE TOP I TO 3 INCHES OF SOIL LOOSE AND FRIABLE. SEEDBED LOOSENING MAY BE UNNECESSARY ON NEWLY DISTURBED AREAS.	 HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES SEED AND FERTILIZER). 	 MULCHES: SEE SECTION B-4-2 SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS, SECTION B-4-3 SEEDING AND MULCHING, AND SECTION B-4-4 TEMPORARY STABILIZATION. MULCH MUST BE ANCHORED TO PREVENT BLOWING.
TOPSOILING	I. IF FERTILIZER IS BEING APPLIED AT THE TIME OF SEEDING, THE APPLICATION RATES SHOULD NOT EXCEED THE FOLLOWING: NITROGEN, 100 POUNDS PER ACRE TOTAL OF SOLUBLE NITROGEN, P205 (PHOSPHOROUS), 200 POUNDS	 VEGETATIVE COVER: SEE SECTION B-4-4 TEMPORARY STABILIZATION. TILLAGE: TILL TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE, BEGIN PLOWING ON WINDWARD SIDE OF SITE, CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES
TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH, SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW	PER ACRE; K2O (POTASSIUM), 200 POUNDS PER ACRE. II. LIME: USE ONLY GROUND AGRICULTURAL LIMESTONE (UP TO 3 TONS PER ACRE MAY BE APPLIED BY HYDROSEEDING). NORMALLY, NOT MORE THAN 2 TONS	APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT THAT MAY PRODUCE THE DESIRED EFFECT. 4. IRRIGATION: SPRINKLE SITE WITH WATER UNTIL THE SURFACE IS MOIST, REPEAT AS
PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION. TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THE	ARE APPLIED BY HYDROSEEDING AT ANY ONE TIME. DO NOT USE BURNT OR HYDRATED LIME WHEN HYDROSEEDING. III. MIX SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT	NEEDED. THE SITE MUST NOT BE IRRIGATED TO THE POINT THAT RUNOFF OCCURS. 5. BARRIERS: SOLID BOARD FENCES, SILT FENCES, SNOW FENCES, BURLAP FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL
STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-NRCS.	INTERRUPTION. IV. WHEN HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL.	BLOWING. 6. CHEMICAL TREATMENT: USE OF CHEMICAL TREATMENT REQUIRES APPROVAL BY THE APPROPRIATE PLAN REVIEW AUTHORITY.
TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:	B. MULCHING	APPROPRIATE FLAN REVIEW AUTHORITT.
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	I. MULCH MATERIALS (IN ORDER OF PREFERENCE)	
SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS. C. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH. D. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.	a. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR. STRAW IS TO BE FREE OF NOXIOUS WEED SEEDS AS SPECIFIED IN THE MARYLAND SEED LAW AND NOT MUSTY, MOLDY, CAKED, DECAYED, OR EXCESSIVELY DUSTY. NOTE: USE ONLY STERILE STRAW.	
AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN.	MULCH IN AREAS WHERE ONE SPECIES OF GRASS IS DESIRED. b. WOOD CELLULOSE FIBER MULCH (WCFM) CONSISTING OF SPECIALLY PREPARED	
TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING CRITERIA:	MOOD CELLULOSE PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATE. I. WCFM IS TO BE DYED GREEN OR CONTAIN A GREEN DYE IN THE PACKAGE THAT MILL PROVIDE AN APPROPRIATE COLOR TO FACILITATE VISUAL	
a. TOPSOIL MUST BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, OR LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. TOPSOIL MUST	INSPECTION OF THE UNIFORMLY SPREAD SLURRY. II. WCFM, INCLUDING DYE, MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING FACTORS.	
NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND MUST CONTAIN LESS THAN 5 PERCENT BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1.5 INCHES IN DIAMETER.	iii. WCFM MATERIALS ARE TO BE MANUFACTURED AND PROCESSED IN SUCH A MANNER THAT THE WOOD CELLULOSE FIBER MULCH WILL REMAIN IN UNIFORM SUSPENSION IN WATER UNDER AGITATION AND WILL BLEND WITH SEED,	
b. TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS, NUT SEDGE, POISON IVY, THISTLE, OR OTHERS AS	FERTILIZER AND OTHER ADDITIVES TO FORM A HOMOGENEOUS SLURRY. THE MULCH MATERIAL MUST FORM A BLOTTER-LIKE GROUND COVER, ON APPLICATION, HAVING MOISTURE ABSORPTION AND PERCOLATION	
SPECIFIED. c. TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST.	PROPERTIES AND MUST COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL WITHOUT INHIBITING THE GROWTH OF THE GRASS SEEDLINGS. IV. WCFM MATERIAL MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT	
OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.	CONCENTRATION LEVELS THAT WILL BE PHYTO-TOXIC. V. WCFM MUST CONFORM TO THE FOLLOWING PHYSICAL REQUIREMENTS: FIBER LENGTH OF APPROXIMATELY IO MILLIMETERS, DIAMETER APPROXIMATELY I	
TOPSOIL APPLICATION a. EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING	MILLIMETER, PH RANGE OF 4.0 TO 8.5, ASH CONTENT OF 1.6 PERCENT MAXIMUM AND WATER HOLDING CAPACITY OF 90 PERCENT MINIMUM.	
TOPSOIL. b. UNIFORMLY DISTRIBUTE TOPSOIL IN A 5 TO 8 INCH LAYER AND LIGHTLY COMPACT TO A MINIMUM THICKNESS OF 4 INCHES, SPREADING IS TO BE PERFORMED IN SUCH A MANNER	2. APPLICATION a. APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING.	
THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS MUST BE CORRECTED IN ORDER TO PREVENT THE	b. WHEN STRAW MULCH IS USED, SPREAD IT OVER ALL SEEDED AREAS AT THE RATE OF 2 TONS PER ACRE TO A UNIFORM LOOSE DEPTH OF 1 TO 2 INCHES. APPLY MULCH TO ACHIEVE A UNIFORM DISTRIBUTION AND DEPTH SO THAT THE	
FORMATION OF DEPRESSIONS OR WATER POCKETS. c. TOPSOIL MUST NOT BE PLACED IF THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY	SOIL SURFACE IS NOT EXPOSED. WHEN USING A MULCH ANCHORING TOOL, INCREASE THE APPLICATION RATE TO 2.5 TONS PER ACRE. C. WOOD CELLULOSE FIBER USED AS MULCH MUST BE APPLIED AT A NET DRY	
OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS)	WEIGHT OF 1500 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER TO ATTAIN A MIXTURE WITH A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.	
SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES	3. ANCHORING	
OR MORE. SOIL ANALYSIS MAY BE PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSES.	a. PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS (LISTED BY PREFERENCE), DEPENDING UPON THE SIZE OF	
FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. MANURE MAY BE SUBSTITUTED FOR FERTILIZER WITH PRIOR APPROVAL FROM THE APPROPRIATE APPROVAL AUTHORITY.	THE AREA AND EROSION HAZARD: I. A MULCH ANCHORING TOOL IS A TRACTOR DRAWN IMPLEMENT DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE A MINIMUM OF 2 INCHES.	
FERTILIZERS MUST ALL BE DELIVERED TO THE SITE FULLY LABELED ACCORDING TO THE APPLICABLE LAWS AND MUST BEAR THE NAME, TRADE NAME OR TRADEMARK AND WARRANTY OF THE PRODUCER.	THIS PRACTICE IS MOST EFFECTIVE ON LARGE AREAS, BUT IS LIMITED TO FLATTER SLOPES WHERE EQUIPMENT CAN OPERATE SAFELY. IF USED ON SLOPING LAND, THIS PRACTICE SHOULD FOLLOW THE CONTOUR.	
LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED EXCEPT WHEN HYDROSEEDING) WHICH CONTAINS AT LEAST 50 PERCENT TOTAL OXIDES (CALCIUM OXIDE PLUS MAGNESIUM OXIDE). LIMESTONE MUST BE GROUND TO	II. MOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAM, APPLY THE FIBER BINDER AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER AT A MAXIMUM OF 50 POUNDS OF	
SUCH FINENESS THAT AT LEAST 50 PERCENT WILL PASS THROUGH A #100 MESH SIEVE AND 98 TO 100 PERCENT WILL PASS THROUGH A #20 MESH SIEVE. LIME AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPORATED INTO THE TOP	MOOD CELLULOSE FIBER PER 100 GALLONS OF WATER III. SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRO-TACK), DCA-70, PETROSET, TERRA TAX II, TERRA MANUFACTURER, APPLICATION OF LIQUID	
3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS, WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THE AT THE RATE OF 4 TO 8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET)	BINDERS NEEDS TO BE HEAVIER AT THE EDGES WHERE WIND CATCHES MULCH, SUCH AS IN VALLEYS AND ON CRESTS OF BANKS. USE OF ASPHALT BINDERS	
PRIOR TO THE PLACEMENT OF TOPSOIL.	IS STRICTLY PROHIBITED. IV. LIGHTNEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER RECOMMENDATIONS, NETTING IS USUALLY AVAILABLE IN POLIS A TO IS FEET UNDER AND 300 TO 3000 FEET LONG	
	AVAILABLE IN ROLLS 4 TO 15 FEET WIDE AND 300 TO 3,000 FEET LONG.	
	DECOMMENT OF MARKING	
APPROVED PLANNING BOARD OF HOWARD COUNTY	PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE PLANS	THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Date: August 2, 2012	WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED	
	PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975,	John Roberter 10/2/12
DDDOVED.	EXPIRATION DATE: MAY 26, 2014. ENGINEER'S CERTIFICATE	BUILDER'S CERTIFICATE
PROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING	*I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY	"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN
ector Date	PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL	THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.
ef, Division of Land_Development Date	CONSERVATION DISTRICT."	I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HSCD."
Men Commen volio/12	C/25-12	Lya h. 9/24/12
ef, Development Engineering Division 😵 💮 Date	DATE	SIGNATURE OF DEVELOPER/BUILDER DATE
GLWGUTSCHICK LITTLE &WEBER, P.A.		
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK		
BURTONSWILLE, MARYLAND 20866 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186		

REVISION

B-4-3 STANDARDS AND SPECIFICATIONS FOR

SEEDING and MULCHING

B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION DEFINITION TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.

TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED SOILS. CONDITIONS WHERE PRACTICE APPLIES

EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.

CRITERIA

A. SEED MIXTURES

B-4-4 STANDARDS AND SPECIFICATIONS

<u>DEFINITION</u>

FOR TEMPORARY STABILIZATION

- a. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3) AND BASED ON THE SITE CONDITION OR PURPOSE FOUND ON TABLE B.2. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE
- SUMMARY IS TO BE PLACED ON THE PLAN. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS, OR DUNES OR FOR SPECIAL PURPOSES SUCH AS MILDLIFE OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE,
- SECTION 342 CRITICAL AREA PLANTING. FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING AGENCY. d. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (46-0-0) AT 3 1/2 POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING

2. TURFGRASS MIXTURES

- AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF
- b. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED
- KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN AREAS THAT RECEIVE INTENSIVE MANAGEMENT. IRRIGATION REQUIRED IN THE AREAS OF CENTRAL MARYLAND AND EASTERN SHORE. RECOMMENDED CERTIFIED KENTUCKY BLUEGRASS CULTIVARS SEEDING RATE: 1.5 TO 2.0 POUNDS PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.
- KENTUCKY BLUEGRAGS/PERENNIAL RYE: FULL SUN MIXTURE: FOR USE IN FULL SUN AREAS WHERE RAPID ESTABLISHMENT IS NECESSARY AND WHEN TURF WILL RECEIVE MEDIUM TO INTENSIVE MANAGEMENT. CERTIFIED PERENNIAL RYEGRASS CULTIVARS/CERTIFIED KENTUCKY BLUEGRASS SEEDING RATE: 2 POUNDS MIXTURE PER 1000 SQUARE FEET, CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE
- III. TALL FESCUE/KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN DROUGHT PRONE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MANAGEMENT IN FULL SIN TO MEDIUM SHADE RECOMMENDED MIXTURE INCLUDES; CERTIFIED TALL FESCUE CULTIVARS 45 TO 100 PERCENT, CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 0 TO 5 PERCENT. SEEDING RATE: 5 TO 8 POUNDS PER 1000 SQUARE FEET, ONE OR MORE CULTIVARS MAY BE
- IV. KENTUCKY BLUEGRASS/FINE FESCUE: SHADE MIXTURE: FOR USE IN AREAS WITH SHADE IN BLUEGRASS LAWNS. FOR ESTABLISHMENT IN HIGH QUALITY, INTENSIVELY MANAGED TURF AREA. MIXTURE INCLUDES; CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 30 TO 40 PERCENT AND CERTIFIED FINE FESCUE AND 60 TO 70 PERCENT, SEEDING RATE: 11/2 TO 3 POUNDS PER 1000 SQUARE FEET.
- SELECT TURFGRASS VARIETIES FROM THOSE LISTED IN THE MOST CURRENT UNIVERSITY OF MARYLAND PUBLICATION, AGRONOMY MEMO #11, "TURFGRASS CULTIVAR RECOMMENDATIONS FOR MARYLAND"
- CHOOSE CERTIFIED MATERIAL. CERTIFIED MATERIAL IS THE BEST GUARANTEE OF CULTIVAR PURITY. THE CERTIFICATION PROGRAM OF THE MARYLAND DEPARTMENT OF AGRICULTURE, TURF AND SEED SECTION, PROVIDES A RELIABLE MEANS OF CONSUMER PROTECTION AND ASSURES A PURE GENETIC LINE
- . IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES WESTERN MD: MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 1 (HARDINESS ZONES: 5B, CENTRAL MD: MARCH I TO MAY I5, AUGUST I5 TO OCTOBER I5 (HARDINESS ZONE: 6B)
 SOUTHERN MD, EASTERN SHORE: MARCH I TO MAY I5, AUGUST I5 TO OCTOBER I5
- TILL AREAS TO RECEIVE SEED BY DISKING OR OTHER APPROVED METHODS TO A DEPTH OF 2 TO 4 INCHES, LEVEL AND RAKE THE AREAS TO PREPARE A PROPER SEEDBED. REMOVE STONES AND DEBRIS OVER 1 1/2 INCHES IN DIAMETER. THE RESULTING SEEDBED MUST BE IN SUCH CONDITION THAT FUTURE MOVING OF GRASSES WILL POSE NO DIFFICULTY.
- k. IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER FOR PLANT GROWTH (1/2 TO I INCH EVERY 3 TO 4 DAYS DEPENDING ON SOIL TEXTURE) UNTIL THEY ARE FIRMLY ESTABLISHED. THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE LATE IN THE PLANTING SEASON, IN ABNORMALLY DRY OR HOT SEASONS, OR ON

PERMANENT SEEDING SUMMARY

	ARDINESS ZONE: 6b EED MIXTURE: #9 (Tall Fescue)	FERTILIZER						
No.	SPECIES	APPLICATION RATE	SEEDING Dates	SEEDING DEPTHS	RATE (10-20-20)	LIME RATE		
9	*Certified Tall Fescue blend (95% by weight): Falcon IV, Penn 1901 & Rebel Exeda and Certified Kentucky Bluegrass blend (5% by weight): Courtyard, Raven & Yankee	6-8 lb/ 1000 s.f.	Mar. 1 to May 15, Aug. 15 to Oct. 15	1/4 - 1/2 IN.	1.0 lb/ 1000 s.f. (45 lb/acre)	90 lb/ 1000 s.f.		
	* Other cultivars listed as "proven" in the most current UMD TT-77 may also be used							

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

- a. CLASS OF TURFGRASS SOD MUST BE MARYLAND STATE CERTIFIED. SOD LABELS MUST BE MADE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR.
 b. SOD MUST BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4 INCH, PLUS OR MINUS 1/4 INCH. AT THE TIME OF CUTTING. MEASUREMENT FOR THICKNESS MUST EXCLUDE TOP GROWTH AND THATCH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE
- c. STANDARD SIZE SECTIONS OF SOD MUST BE STRONG ENOUGH TO SUPPORT THEIR OWN MEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON THE UPPER 10 PERCENT OF THE SECTION. SOD MUST NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT
- (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL. SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD NOT TRANSPLANTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.

2. SOD INSTALLATION

- DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE SOD. LAY THE FIRST ROW OF SOD IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO IT AND TIGHTLY WEDGED AGAINST EACH OTHER. STAGGER LATERAL JOINTS TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO STRETCHED OR OVEKLAMPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE AIR DRYING OF THE ROOTS.
 WHEREVER POSSIBLE, LAY SOD WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAGGERING JOINTS. ROLL AND TAMP, PEG OR OTHERWISE SECURE THE SOD TO PREVENT SLIPPAGE ON SLOPES. ENSURE SOLID CONTACT EXISTS BETWEEN SOD ROOTS AND THE UNDERLYING SOIL SURFACE.
 WATER THE SOD IMMEDIATELY FOLLOWING ROLLING AND TAMPING UNTIL THE UNDERSIDE
- OF THE NEW SOD PAD AND SOIL SURFACE BELOW THE SOD ARE THOROUGHLY WET. COMPLETE THE OPERATIONS OF LAYING, TAMPING AND IRRIGATING FOR ANY PIECE OF SOD WITHIN EIGHT HOURS.

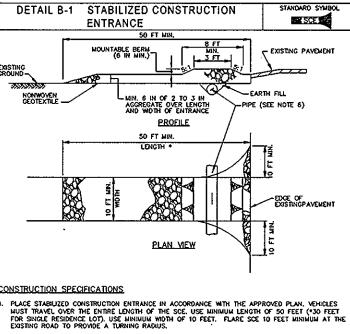
3. SOD MAINTENANCE

PH: 410-484-8400

APP'R.

BY

- a. IN THE ABSENCE OF ADEQUATE RAINFALL, WATER DAILY DURING THE FIRST WEEK OR AS OFTEN AND SUFFICIENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF 4 INCHES. WATER SOD DURING THE HEAT OF THE DAY TO PREVENT WILTING.
- b. AFTER THE FIRST WEEK, SOD WATERING IS REQUIRED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE CONTENT. C. DO NOT MOW UNTIL THE SOD IS FIRMLY ROOTED. NO MORE THAN 1/3 OF THE GRASS LEAF MUST BE REMOVED BY THE INITIAL CUTTING OR SUBSEQUENT CUTTINGS. MAINTAIN A GRASS HEIGHT OF AT LEAST 3 INCHES UNLESS OTHERWISE SPECIFIED.



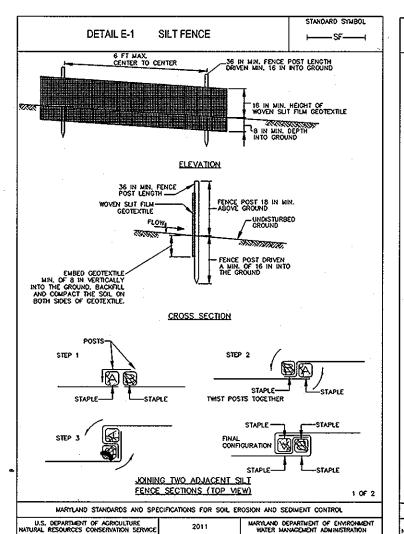
PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE, PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTAINE BERM WITH 5:1 SLOPES AND A MINIMAN OF 12 INCHES OF STONE OVER THE PIPE, PROUPE PIPE AS SECURED ON APPROVED PLAN, WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINA TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS

MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERN, AND SPECIFIED DIMENSIONS, IMMEDIATELY REMOVE STONE AND/OR SEDMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING, WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL, PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL U.S. DEPARTMENT OF AGRICULTURE 2011 WARYLAND DEPARTMENT OF ENVIRONMENT ATURAL RESOURCES CONSERVATION SERVICE 2011

- GALVANIZEO CHAIN LINK FENCE WITH WOVEN SLIT FILM GEOTEXTILE WOVEN SLIT FILM GEOTEXTILE-EMBED GEOTEXTILE AND — CHAIN LINK FENCE 8 IN MIN. INTO GROUND CONSTRUCTION SPECIFICATIONS . INSTALL 2% INCH DIAMETER CALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOO'LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36 INCHES INFO THE GROUND. FASTEN 9 GAUGE OR HEAMER GALVANIZED CHAIN LINK FENCE (2% INCH MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR HUG RINGS. WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS. EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE AUGMMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SILT FENCE. PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 25X OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN, IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FERGING AND GEOTEXTILE. MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

DETAIL E-3 SUPER SILT FENCE



DETAIL E-1 SILT FENCE |-----SF------| CONSTRUCTION SPECIFICATIONS . Use wood posts 1% x 1%, \pm % inch (innimum) square cut of sound quality hardwood. As an alternative to wooden post use standard "t" or "v" section steel posts weighing not less than 1 pound per linear foot. . USE WOVEN SUIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION. PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REPUIREMENTS IN SECTION HALL MATERIALS. . EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND. BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC. WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL. EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE. MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

2011

U.S. DEPARTMENT OF ACRICULTURE 2011 MARTLAND DEPARTMENT OF ENVIRONMENT NATURAL RESOURCES CONSERVATION SERVICE 2011 WATER MANAGEMENT ADMINISTRATION

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

SEDIMENT CONTROL PLAN PREPARED FOR: G. L. W. FILE No. ZONING BUILDER (CONTRACT PURCHASER): PROPERTY OWNER (SELLER): 11081 MAPLE LAWN FARMS MXD-3NO SCALE MAPLE LAWN FARMS I, LLC NVR INC. 1829 REISTERSTOWN ROAD, SUITE 300 9720 PATUXENT WOODS DR. BALTIMORE, MD 21208 COLUMBIA, MD 21046 WESTSIDE DISTRICT - AREA 2 TAX MAP - GRID SHEET PH: (410) 379-5956 LOT Nos. 1-39 and 64-67 ATTN.: MARK BENNETT ATTN.: TIM NAUGHTON (SFA RESIDENTIAL USE) SEPT. 2012 41-21/46-3 PLAT No. 19870 and PLAT Nos. 22044-22051 ELECTION DISTRICT No. 5 HOWARD COUNTY, MARYLAND

