

**GENERAL NOTES**

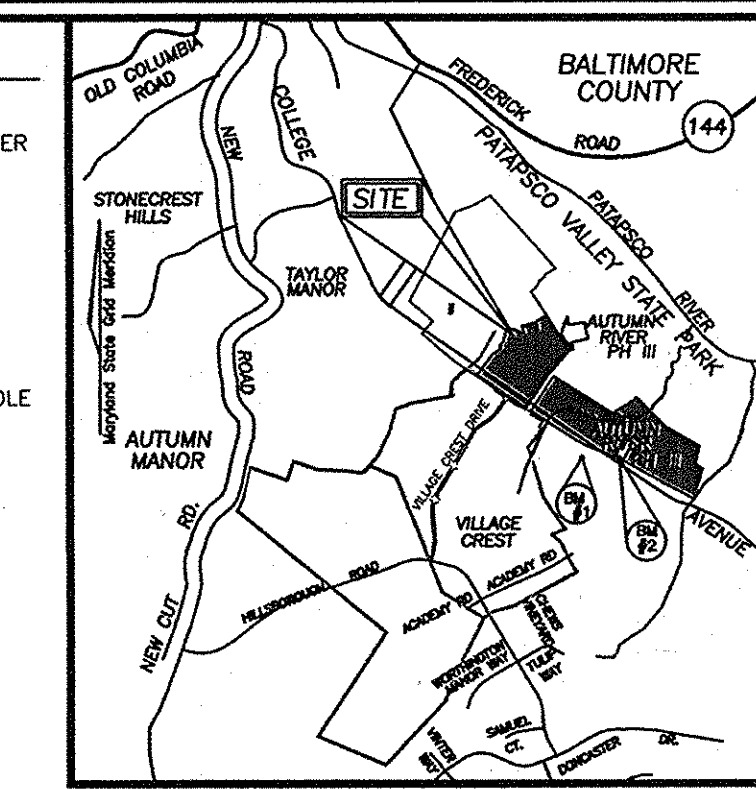
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE UNLESS WAIVERS HAVE BEEN APPROVED.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:  
MISS UTILITY 1-800-257-7777  
VERIZON TELEPHONE COMPANY: 1-410-954-6281  
HOWARD COUNTY BUREAU OF UTILITIES: 410-313-2366  
AT&T CABLE LOCATION DIVISION: 1-800-393-3553  
B.G.&E. CO. CONTRACTOR SERVICES: 410-850-4620  
B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 410-787-4620  
STATE HIGHWAY ADMINISTRATION: 410-531-5533
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- THE PROJECT BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PREPARED BY FISHER, COLLINS & CARTER, INC. DATED FEBRUARY 14, 2000, WHICH WAS VERIFIED AS CORRECT BY ROBERT H. VOGEL ENGINEERING, INC. IN MARCH 2010.
- THE COORDINATES SHOWN HEREON ARE BASED UPON HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY MONUMENT NOS. 2411 AND 2413 WERE USED FOR THIS PROJECT.
- THE SUBJECT PROPERTY IS ZONED R-ED PER THE 2004 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENT DATE 10/06/2006.
- THIS SUBDIVISION COMPLIES WITH THE AMENDED 4TH EDITION OF THE SUBDIVISION AND ZONING REGULATIONS, BOTH AS AMENDED BY COUNCIL BILL 75-2003.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON AN AERIAL PHOTOGRAPHIC SURVEY PREPARED BY WINGS AERIAL MAPPING COMPANY, INC. PHOTOGRAPHED MARCH 1995 AND FINAL GRADES PER F-10-067.
- EXISTING UTILITIES LOCATED FROM F-10-067 ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER EXTENSION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTORS INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. LOT 6 CURRENTLY HAS A WELL AND SEPTIC SYSTEM. THE WELL AND SEPTIC SYSTEM WILL BE PROPERLY ABANDONED AND THE DWELLING WILL BE CONNECTED TO PUBLIC WATER AND SEWER WITHIN 90 DAYS OF AVAILABILITY.
- SOIL TYPES SHOWN HEREON ARE IN ACCORDANCE WITH THE WEB SOIL SURVEY, HOWARD COUNTY MARYLAND. SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER.
- IN ACCORDANCE WITH THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- SECTION 128A.1.1 OF THE ZONING REGULATIONS (CB-2-2012) ALLOWS SUNROOMS AND ROOM EXTENSIONS TO EXTEND NOT MORE THAN 10 FEET INTO THE REAR SETBACK ALONG NOT MORE THAN 60% OF THE REAR FACE OF A DWELLING ON A LOT WHICH ADJOINS OPEN SPACE ALONG A MAJORITY OF THE REAR LOT LINE FOR R-ED LOTS RECORDED AFTER THE EFFECTIVE DATE OF CB-2-2012 (MAY 13, 2012).
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
A) WIDTH - 14 FEET (16 FEET IF SERVING MORE THAN ONE RESIDENCE)  
B) SURFACE - 6 INCHES OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING  
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS  
D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)  
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE  
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET  
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- LOTS 75-77, 82-83, 88-89, 100-101, AND 104-107 WILL UTILIZE A USE-IN-COMMON DRIVEWAY. HOWARD COUNTY STANDARD DETAIL NO. R-60-06 WILL BE UTILIZED FOR THE ENTRANCE AT THE INTERSECTION OF THE PUBLIC ROAD AND EACH USE-IN-COMMON DRIVEWAY. THE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENTS ARE TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND UNDER F-10-067. THE MAINTENANCE AGREEMENT FOR THE USE-IN-COMMON  
LOTS BETWEEN LOTS 88 & 89 WAS RECORDED WITH F-09-021.
- REFUSE COLLECTION, SNOW REMOVAL, AND MAINTENANCE FOR LOTS 75, 76, 77, 82, 83, 100, 101 SHALL BE PROVIDED AT THE JUNCTION OF PRIVATE USE-IN-COMMON ACCESS EASEMENT AND THE RIGHT-OF-WAY OF PROPOSED ROAD, (TALL WILLOWS ROAD OR AUTUMN RIVER DRIVE), AND AT THE JUNCTION OF THE PRIVATE USE-IN-COMMON ACCESS EASEMENT AND THE RIGHT-OF-WAY OF COLLEGE AVENUE FOR LOTS 104-107.
- A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF TRAFFIC DIVISION AT 410-531-5752 FOR DETAILS AND COST ESTIMATES.
- THERE ARE NO EXISTING STRUCTURES LOCATED ON SITE TO BE REMOVED.
- A GRAVE SITE EXISTS ON PREVIOUS BULK PARCEL 'A', PLAT 14514. THE ACCOMMODATION OF AND ACCESS TO THE CEMETERY ON BULK PARCEL 'A' WAS APPROVED BY THE PLANNING BOARD ON JANUARY 27, 1999 WITH SKETCH PLAN S-98-16. THE GRAVE SITE IS LOCATED ON CURRENT OPEN SPACE LOT 94 TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO HISTORIC STRUCTURES LOCATED ON THIS PROPERTY.
- NO STEEP SLOPES OVER 20.00% SF CONTIGUOUS ARE LOCATED ON SITE.
- A TRAFFIC IMPACT ANALYSIS WAS PREPARED BY THE TRAFFIC GROUP AND APPROVED ON FEBRUARY 8, 1999 UNDER S-98-16.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THIS PROJECT IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- THIS SITE IS CURRENTLY SERVED BY PUBLIC WATER VIA CONTRACT NO. 14-4520-D.
- THIS SITE IS CURRENTLY SERVED BY PUBLIC SEWER VIA CONTRACT NO. 14-4520-D.
- WATER AND SEWER FOR THIS PROJECT WILL BE PROVIDED FOR THIS PROJECT UNDER THE PROVISIONS OF SECTION 18.12.2.B OF THE HOWARD COUNTY CODE. WATER SHED IS THE PATASCO RIVER. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- STREAMS SHOWN ON-SITE ARE BASED ON A FIELD INVESTIGATION PREPARED BY CHESAPEAKE ENVIRONMENTAL DATED MARCH, 1995, AS SHOWN ON S-98-016, P-08-006, F-10-067.
- THE 100-YR FLOODPLAIN DRAINAGE AND UTILITY EASEMENT SHOWN ON-SITE IS BASED ON A FLOODPLAIN STUDY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. DATED OCT. 2007.
- FOREST STAND DELINEATION PLAN PREPARED BY CHESAPEAKE ENVIRONMENTAL AND APPROVED ON 10, 1999 UNDER P-99-16, DATED JUNE 2004. (FOR LOTS 1, 2, 3 & BULK PARCEL 'A' AND FOR OPEN SPACE LOT 4 AND BULK PARCEL 'B').
- IN ACCORDANCE WITH SECTION 18.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION A FOREST CONSERVATION PLAN PREPARED BY CHESAPEAKE ENVIRONMENTAL AND APPROVED ON NOVEMBER 10, 1999 UNDER P-99-16. (FOR LOTS 1, 2, 3 & BULK PARCEL 'A' AND FOR OPEN SPACE LOT 4 AND BULK PARCEL 'B').
- LANDSCAPING HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL WITH 2 SHADE TREES, 2 EVERGREEN TREES/ORNAMENTAL TREES WITH A LANDSCAPE SURETY IN THE AMOUNT OF \$900.00 WILL BE POSTED UNDER A BUILDERS GRADING PERMIT FOR LOT 79.
- STREET TREES WERE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(a)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$21,300.00 TO BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR THE REQUIRED 71 PUBLIC TREES.
- PART OF THE DEVELOPER'S AGREEMENT FOR THE REQUIRED 71 PUBLIC STREET TREES UNDER F-10-067.
- STORM WATER MANAGEMENT IS PROVIDED FOR THIS DEVELOPMENT BY MICRO POOL EXTENDED DETENTION FACILITY LOCATED IN OPEN SPACE LOT 87. THE FACILITY IS HAZARD CLASS 'A' AND WILL BE PRIVATELY OWNED BY HOA AND SWM FACILITY TO BE JOINTLY MAINTAINED BY HOA AND HOWARD COUNTY PUBLIC WORKS. REFER TO F-10-067 - STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE MARYLAND STORMWATER DESIGN MANUAL VOLUMES I AND II. IT WAS DETERMINED THAT THIS PROJECT MET THE CRITERIA OUTLINED IN THE MDE STORMWATER MANAGEMENT REGULATIONS GUIDANCE FOR IMPLEMENTATION FOR ACCEPTANCE OF THE 2000 DESIGN CRITERIA AND GRANTED A WAIVER. THIS PLAN RECEIVED PRELIMINARY APPROVAL (P08-006) ON (9/4/09) AND FINAL APPROVAL (F-10-067) ON (12/9/2010). THIS PLAN IS ALSO SUBJECT TO THE EXPIRATION OF THIS WAIVER UNLESS ALL STORMWATER MANAGEMENT IS CONSTRUCTED BY MAY 4, 2017.
- THE ON-LOT RAIN GARDENS (M-7) FOR LOTS 88 & 89 AND DRY WELLS (M-5 FOR LOTS 104-107 ARE SUBJECT TO PRIVATE DECLARATION OF COVENANTS. SEE SHEET 9 (F-10-067) AND HEREON FOR QUANTITY AND ELEVATIONS.
- THE PROPOSED DWELLINGS SHALL HAVE AN AUTOMATIC FIRE PROTECT SPRINKLER SYSTEM.
- A DESIGN MANUAL WAIVER HAS BEEN SUBMITTED AND APPROVED, DATED AUGUST 7, 2008, TO WAIVE SECTION 4.3 OF VOLUME II OF HOWARD COUNTY DESIGN MANUAL REQUIRING GRAVITY SEWER SERVICE TO THE BASEMENT OR LOWEST FLOOR OF THE LOTS CREATED THROUGH THE SUBDIVISION. DUE TO THE ENVIRONMENTAL CONSTRAINTS ON THE SITE, THE DEPTH OF THE SEWER WAS REQUIRED TO BE IN EXCESS OF 20 FEET TO ALLOW FIRST FLOOR GRAVITY SEWER SERVICE TO LOTS 73 THROUGH 77. BASEMENT GRAVITY SEWER SERVICE TO THE REFERENCED LOTS WOULD REQUIRE THAT THE SEWER SYSTEM BE LOWERED TO A DEPTH OF 30 FEET. A WAIVER REQUEST OF BASEMENT GRAVITY SEWER SERVICE TO LOTS 73 THROUGH 77 AND THE USE OF SEWER HOUSE CONNECTIONS ON A 1 PERCENT SLOPE WITH BASEMENT SEWER SERVICE TO BE PROVIDED BY PRIVATE ON-SITE PUMPS.
- THE APPROVAL OF PRIVATE ON-SITE PUMPING UNITS IS UNDER THE CHARGE OF THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS. PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF INSPECTION, LICENSES AND PERMITS BEFORE CONSTRUCTION.
- A DESIGN MANUAL WAIVER TO WAIVE VOLUME IV, DETAIL R-1.02 WHICH REQUIRES A 50 FOOT WIDE RIGHT-OF-WAY FOR A PUBLIC ACCESS PLACE AND PUBLIC ACCESS STREET, HAS BEEN SUBMITTED AND APPROVED, DATED OCTOBER 15, 2008. APPROVAL WAS BASED ON THE FOLLOWING:  
A. THE PLAN WAS ORIGINALLY DESIGNED AND APPROVED UNDER SEPARATE REGULATIONS WHICH ONLY REQUIRED A 40' RIGHT-OF-WAY. UPDATING THE PLAN TO CURRENT STANDARDS WOULD HAVE A SIGNIFICANT EFFECT ON THE SUBDIVISION AS ALREADY APPROVED.  
B. THE REQUEST TO ALLOW THE 40' RIGHT-OF-WAY WIDTH IS APPROVED BUT THE MINIMUM PAVEMENT WIDTH MUST REMAIN.
- THE ACCOMMODATION OF AND ACCESS TO THE GRAVE SITE (OPEN SPACE 94) WAS APPROVED BY THE PLANNING BOARD ON JANUARY 27, 1999. SEE NOTE 40.
- TOTAL 33 UNITS ARE PROPOSED UNDER THIS PLAN.
- THE PEDESTRIAN AND MAINTENANCE ACCESS FOR OPEN SPACE LOT 94 WILL ONLY OCCUR AT THE PUBLIC ROAD FRONTAGE.

# SITE DEVELOPMENT PLAN AUTUMN RIVER PHASE III

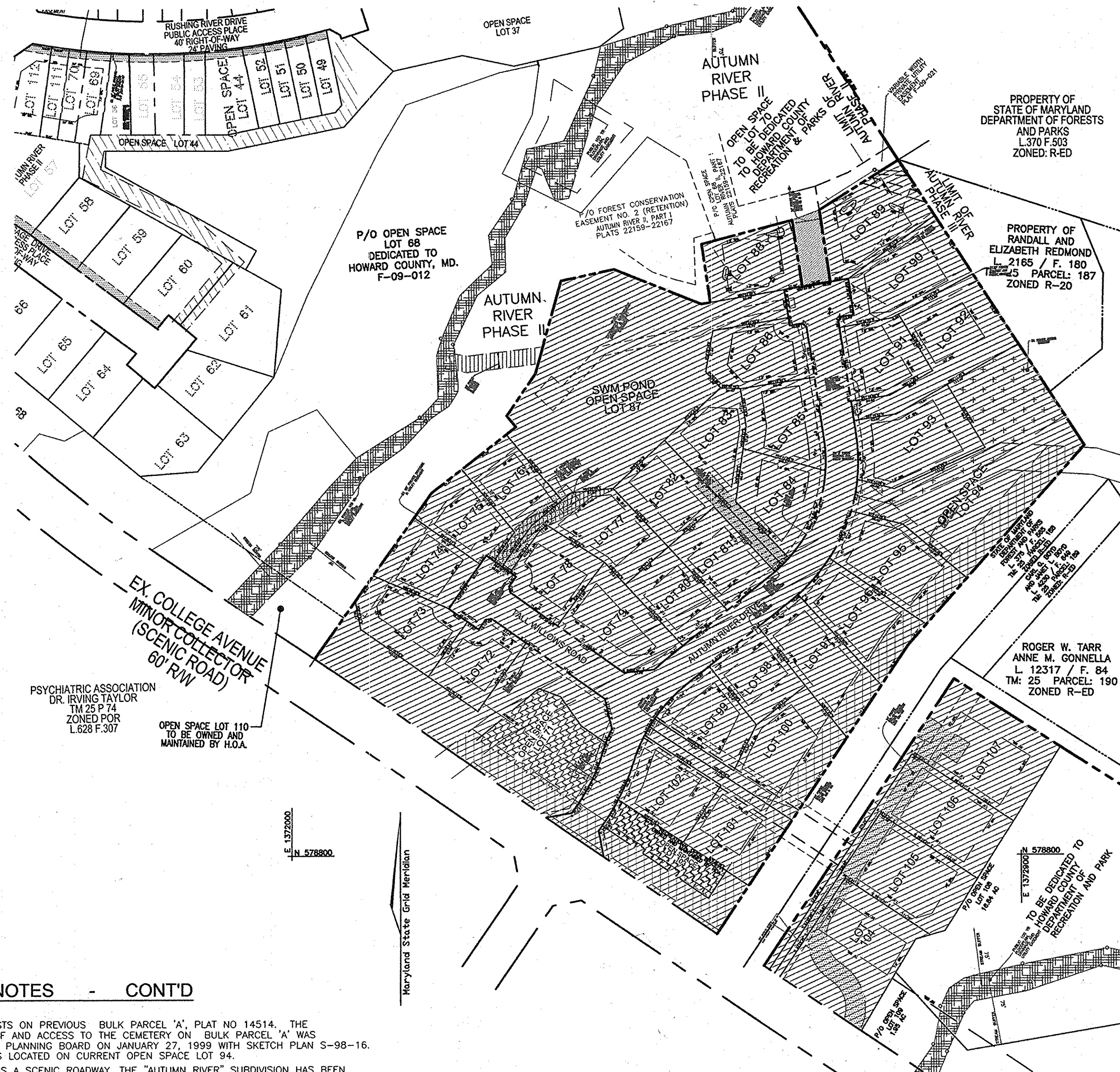
LOTS 72-86, 88-93, 95-102, 104-107 AND  
OPEN SPACE LOTS 71, 87, 94, 103, 108, AND 109  
HOWARD COUNTY, MARYLAND

**LEGEND**

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE OF EXISTING STREAM
- EXISTING CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING STREET SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- EXISTING TREE LINE
- EXISTING FENCE
- EXISTING STREET TREE
- EXISTING SIDEWALK
- EX. FOREST CONSERVATION EASEMENT
- EX. PRIVATE 24' USE-IN-COMMON ACCESS EASEMENT
- EX. PUBLIC DRAINAGE & UTILITY EASEMENT
- EX. ENTRANCE FEATURE EASEMENT
- GRAVE SITE ACCESS EASEMENT



**VICINITY MAP**  
SCALE 1"=2000'  
ADC MAP/GRID NO: 4816 D10



**SHEET INDEX**

COVER SHEET	DESCRIPTION	SHEET NO.
LAYOUT SHEET		1 OF 8
LAYOUT SHEET		2 OF 8
SOILS, GRADING, EROSION, AND SEDIMENT CONTROL PLAN		3 OF 8
SOILS, GRADING, EROSION, AND SEDIMENT CONTROL PLAN		4 OF 8
SOILS, GRADING, EROSION, AND SEDIMENT CONTROL PLAN		5 OF 8
SOILS, GRADING, EROSION, AND SEDIMENT CONTROL PLAN-DETAILS		6 OF 8
HOUSE BOXES & HOUSE TYPES		7 OF 8
STORMWATER MANAGEMENT DETAILS AND MISC. DETAILS		8 OF 8

**BENCHMARKS**  
HOWARD COUNTY BENCHMARK #2411 (CONC. MON.)  
N. 57298.65, E. 1366075.16 ELEV. = 437.12  
HOWARD COUNTY BENCHMARK #2413 (CONC. MON.)  
N. 580648.90, E. 1364974.47 ELEV. = 463.77

**ADDRESS CHART**

UNIT/BUILDING	STREET ADDRESS	UNIT/BUILDING	STREET ADDRESS
LOT 71	OPEN SPACE	LOT 90	8348 AUTUMN RIVER DRIVE
LOT 72	4107 TALL WILLOWS ROAD	LOT 91	8344 AUTUMN RIVER DRIVE
LOT 73	4111 TALL WILLOWS ROAD	LOT 92	8340 AUTUMN RIVER DRIVE
LOT 74	4115 TALL WILLOWS ROAD	LOT 93	8336 AUTUMN RIVER DRIVE
LOT 75	4118 TALL WILLOWS ROAD	LOT 94	OPEN SPACE
LOT 76	4114 TALL WILLOWS ROAD	LOT 95	8332 AUTUMN RIVER DRIVE
LOT 77	4110 TALL WILLOWS ROAD	LOT 96	8328 AUTUMN RIVER DRIVE
LOT 78	4106 TALL WILLOWS ROAD	LOT 97	8324 AUTUMN RIVER DRIVE
LOT 79	4102 TALL WILLOWS ROAD	LOT 98	8320 AUTUMN RIVER DRIVE
LOT 80	8319 AUTUMN RIVER DRIVE	LOT 99	8316 AUTUMN RIVER DRIVE
LOT 81	8323 AUTUMN RIVER DRIVE	LOT 100	8312 AUTUMN RIVER DRIVE
LOT 82	8327 AUTUMN RIVER DRIVE	LOT 101	8308 AUTUMN RIVER DRIVE
LOT 83	8331 AUTUMN RIVER DRIVE	LOT 102	8304 AUTUMN RIVER DRIVE
LOT 84	8335 AUTUMN RIVER DRIVE	LOT 103	OPEN SPACE
LOT 85	8339 AUTUMN RIVER DRIVE	LOT 104	4229 COLLEGE AVENUE
LOT 86	8343 AUTUMN RIVER DRIVE	LOT 105	4227 COLLEGE AVENUE
LOT 87	OPEN SPACE	LOT 106	4225 COLLEGE AVENUE
LOT 88	8347 AUTUMN RIVER DRIVE	LOT 107	4223 COLLEGE AVENUE
LOT 89	8352 AUTUMN RIVER DRIVE	LOT 108	OPEN SPACE
		LOT 109	OPEN SPACE

**OWNER**  
AUTUMN RIVER CORPORATION  
4100 COLLEGE AVE.  
ELLCOTT CITY MD 21043  
(410) 465-3500

**DEVELOPER**  
AUTUMN DEVELOPMENT CORPORATION  
C/O LAND DESIGN & DEVELOPMENT, INC.  
5300 DORSEY HALL DR STE 102  
ELLCOTT CITY MD 21042-7819  
ATTN: MR. DONALD R. ZEUBER  
(443) 367-0422

**BUILDER**  
NV HOMES  
9720 PATUXENT WOODS DRIVE  
COLUMBIA, MARYLAND 21046  
796-0908

NO.	REVISION	DATE
1	REVISE HOUSE TYPES ON LOTS 73, 80, 81, 85, 93, 95, AND 101, ADD LOTS 104-107 TO THIS SDP, AND ADD THE REMINGTON PLACE II TO THE HOUSE TYPES SHEET	07/25/14
2	REVISE HOUSE TYPE, GRADING, AND SWM PRACTICES ON LOTS 89, 92, 98, 102, AND 107	12/23/14

**GENERAL NOTES - CONT'D**

- A GRAVE SITE EXISTS ON PREVIOUS BULK PARCEL 'A', PLAT NO 14514. THE ACCOMMODATION OF AND ACCESS TO THE CEMETERY ON BULK PARCEL 'A' WAS APPROVED BY THE PLANNING BOARD ON JANUARY 27, 1999 WITH SKETCH PLAN S-98-16. THE GRAVE SITE IS LOCATED ON CURRENT OPEN SPACE LOT 94.
- COLLEGE AVENUE IS A SCENIC ROADWAY, THE "AUTUMN RIVER" SUBDIVISION HAS BEEN DEVELOPED ACCORDING TO THE REGULATIONS SET FORTH IN SECTION 16.125 OF THE HOWARD COUNTY LAND DEVELOPMENT REGULATIONS.

**SITE ANALYSIS DATA CHART**

A. TOTAL PROJECT AREA:	1,352,425.20 S.F. OR 31.05 AC.
B. AREA OF PLAN SUBMISSION:	1,352,425.20 S.F. OR 31.05 AC.
C. LIMIT OF DISTURBED AREA:	737 AC
D. PRESENT ZONING DESIGNATION:	R-ED
E. PROPOSED USES FOR SITE AND STRUCTURES:	SINGLE FAMILY DETACHED (33)
F. TOTAL NUMBER OF UNITS ALLOWED:	N/A
G. TOTAL NUMBER OF UNITS PROPOSED:	33
H. NUMBER OF PARKING SPACES REQUIRED:	66 SPACES
TOTAL NUMBER OF DWELLING UNITS PROPOSED: 33	
1. OFF-STREET PARKING SPACES REQUIRED: 2 SPACES PER UNIT = 66 SPACES	
I. NUMBER OF PARKING SPACES PROVIDED:	
SFD = 1 GARAGE/2 DRIVEWAY	
1 SPACE IN GARAGE = 33 SPACES (FOR 33 UNITS)	
2 SPACES ON DRIVEWAY = 66 SPACES (FOR 33 UNITS)	
TOTAL OFF STREET PARKING SPACES PROVIDED: = 99 SPACES OFF-STREET	
OVERFLOW/GUEST PARKING SPACES REQ'D 0.5 SP PER SFD UNIT X 33 = 17 SPACES REQUIRED	
TOTAL OVERFLOW PARKING SPACES PROVIDED: = 33 SPACES (DRIVEWAYS)	
* NOTE: ADDITIONAL UN-CALCULATED PARKING PROVIDED ON-STREET	
J. OPEN SPACE ON-SITE:	PROVIDED UNDER F-10-067
K. AREA OF RECREATION OPEN SPACE:	PROVIDED UNDER F-10-067
L. BUILDING COVERAGE:	N/A
M. DPZ FILE REFERENCES:	SEE TITLE BLOCK

**PERMIT INFORMATION CHART**

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCEL #
AUTUMN RIVER PHASE III	N/A	172 & 279
PLAT # OR L/F	BLOCK NO.	ZONE
22688 22673	14 & 21	R-ED
TAX MAP	ELECT. DIST.	CENSUS TR.
25	2ND	6027.00

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Phil Calabro* 11-5-14  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kate Schuch* 11-06-14  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*David A. Long* 11/6/14  
DIRECTOR DATE

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET TEL: 410.461.7666  
ELLCOTT CITY, MD 21043 FAX: 410.461.8961

**PROFESSIONAL CERTIFICATE**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. MY LICENSE NUMBER IS 16193 AND MY EXPIRATION DATE IS 09-27-2016.

DESIGN BY: TH/EDS  
DRAWN BY: JER  
CHECKED BY: RV/EDS  
DATE: JUNE 2014  
SCALE: AS SHOWN  
W.O. NO.: 04-145

1 SHEET OF 8

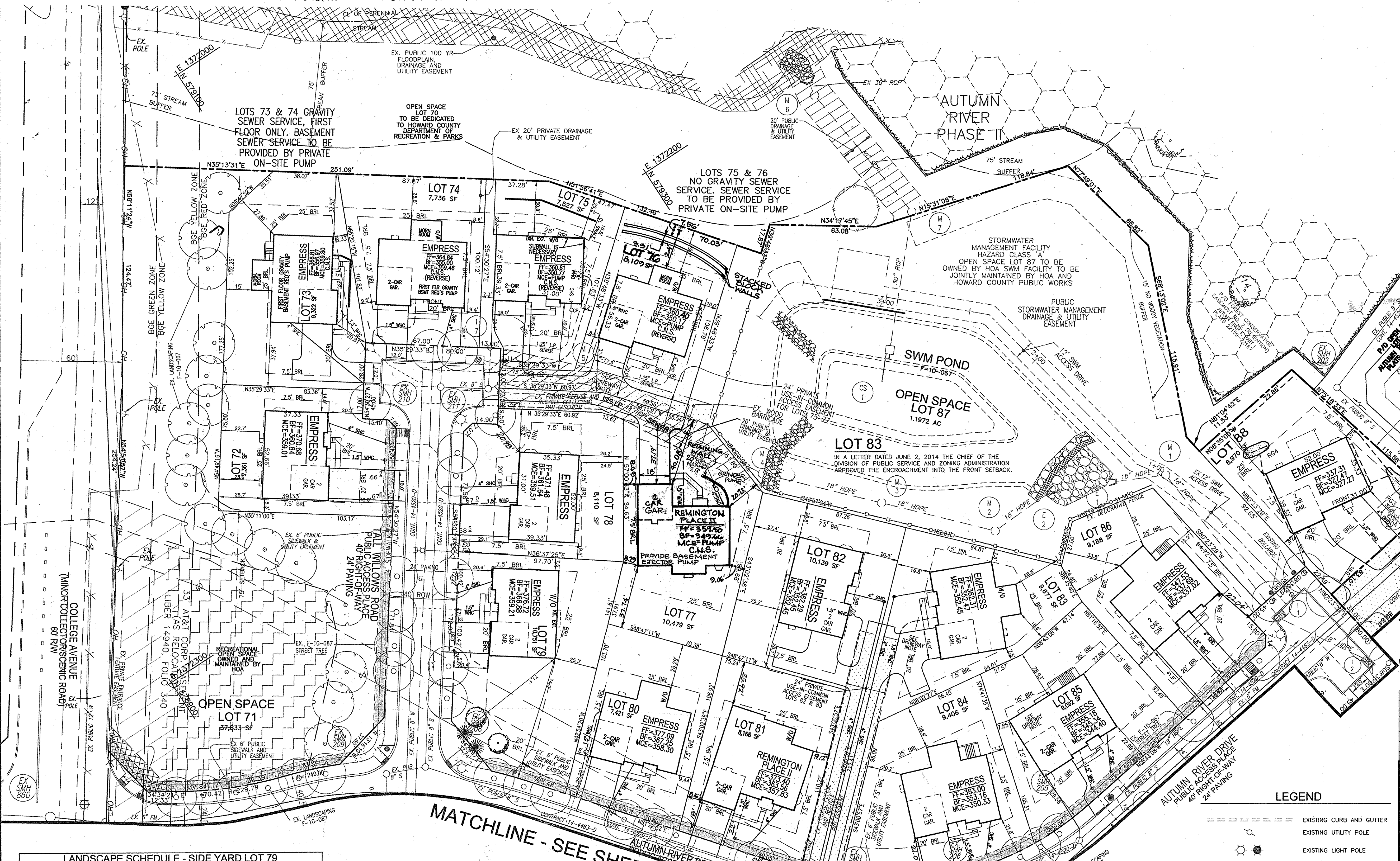
**NOTE:**  
 1. ALL WATER CONNECTIONS SHALL BE 1-1/2" WITH 1" OUTSIDE METER SETTINGS, UNLESS OTHERWISE NOTED. REFER TO HOWARD COUNTY DETAILS W-3.28 OUTSIDE METER SETTINGS.

**LOT 75**  
 IN A LETTER DATED MAY 27, 2014 THE CHIEF OF THE DIVISION OF PUBLIC SERVICE AND ZONING ADMINISTRATION APPROVED THE ENCROACHMENT INTO THE SIDE SETBACKS.

**LAYOUT SHEET**  
 SCALE: 1"=30'

**LOT 73**  
 THE BUILDING ADDITION ENCROACHMENT INTO THE REAR BRL OF LOT 73 IS ALLOWED PER SECTION 128.0A.1.J OF THE OCTOBER 6, 2013 HOWARD COUNTY ZONING REGULATIONS.

**DRIVEWAY NOTE:**  
 1. INDIVIDUAL HOUSE SITES SHALL PROVIDE PRIVATE DRIVEWAYS A MINIMUM 18 FOOT DEPTH FROM THE FACE OF GARAGE TO THE EDGE OF THE USE-IN-COMMON DRIVEWAY OR BACK OF SIDEWALK SO THAT A CAR, IF PARKED IN THE DRIVEWAY, WILL NOT OVERHANG INTO THE PAVED AREA OF THE SHARED DRIVEWAY OR SIDEWALK. THE SHARED DRIVEWAY OR SIDEWALK SHALL PROVIDE ADEQUATE UNOBSTRUCTED ACCESS TO ALL DWELLINGS AT ALL TIMES AS REQUIRED BY HOWARD COUNTY DEPARTMENT OF FIRE & RESCUE.



A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS/OWNERS EXPENSE. FOR LOTS 75-77, 82-83 AND 88-89 CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5752 FOR DETAILS AND COST ESTIMATES.

**NOTES:**  
 1. REFER TO SHEET 3 FOR LANDSCAPING DETAILS  
 2. REFER TO SHEET 6 FOR GENERIC HOUSE BOX MODEL FIT. HOUSE BOXES ARE GENERIC AND SHOULD NOT BE CONSIDERED LIMITING. ADDITIONAL HOUSE TYPES AND OPTIONS MAY FIT ON ANY GIVEN LOT.  
 3. SEE SHEET 8 FOR THE RAIN GARDEN PLANT LISTS AND DETAILS.

**NOTE**  
 ALL STREET TREES FOR THIS PROJECT WERE PROVIDED UNDER F-10-067

**OWNER**  
 AUTUMN RIVER CORPORATION  
 4100 COLLEGE AVE.  
 ELLICOTT CITY MD 21043  
 (410) 465-3500

**DEVELOPER**  
 AUTUMN DEVELOPMENT CORPORATION  
 C/O LAND DESIGN & DEVELOPMENT, INC.  
 5300 DORSEY HALL DR STE 102  
 ELLICOTT CITY MD 21042-7819  
 ATTN: MR. DONALD R. REUVER  
 (443) 367-0422

**BUILDER**  
 NV HOMES  
 9720 PATUXENT WOODS DRIVE  
 COLUMBIA, MARYLAND 21046  
 796-0908

NO.	REVISION	DATE
1	REVISE HOUSE TYPES ON LOTS 73, 80, 81, 85, 93, 95, AND 101. ADD LOTS 104-107 TO THIS SDP, AND ADD THE REMINGTON PLACE II TO THE HOUSE TYPES SHEET	07/25/14
2	REVISE HOUSE TYPES AND GRADING ON LOTS 77 + 104	02/16/15
3	ADD STACKED BLOCK WALLS & REVISE GRADING LOT 76	07/07/15
4	REVISE REMINGTON WALLS TO BE BUILT BY THE BUILDER AND REMOVE REMINGTON PLACE II	8/18/15

**SITE DEVELOPMENT PLAN**  
**LAYOUT SHEET**  
 AUTUMN RIVER - PHASE III  
 LOTS 72-86, 88-93, 95-102, 104-107 AND  
 OPEN SPACE LOTS 71, 87, 94, 103, 108, AND 109  
 HOWARD COUNTY, MARYLAND

S-98-16, P-99-16, F-00-131, F-01-08, P.B.325, P.B.148, PLAT#15794 & 15795, PLAT#14513 TO 14515, P-07-016, P-08-006, WP-09-063, F-09-021, F-10-067.  
 TAX MAP #25 GRID 14 & 21 PARCELS 172 & 279  
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL**  
**ENGINEERS • SURVEYORS • PLANNERS**  
 8407 MAIN STREET  
 ELLICOTT CITY, MD 21043 TEL: 410.461.7666  
 FAX: 410.461.1961

**PROFESSIONAL CERTIFICATE**  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
 EXPIRATION DATE: 06-30-2018

DESIGN BY: TW/EDS  
 DRAWN BY: JER  
 CHECKED BY: JER  
 DATE: JUNE 2014  
 SCALE: AS SHOWN  
 W.O. NO.: 04-145

2 SHEET OF 8

**LANDSCAPE SCHEDULE - SIDE YARD LOT 79**

KEY	QUAN.	BOTANICAL NAME	SIZE	REMARKS
AR	2	ACER RUBRUM OCTOBER GLORY RED MAPLE	2 1/2" - 3" CAL.	B & B
PS	2	PINUS STROBUS EASTERN WHITE PINE	6'-8" HT.	B & B

PLANTINGS SHOWN HEREON ARE THE RESPONSIBILITY OF THE BUILDER TO INSTALL DURING THE CONSTRUCTION OF THE HOME ON LOT 79

**SCHEDULE A: PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJACENT TO PERIMETER PROPERTIES
PERIMETER/FRONTAGE DESIGNATION	B
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	83'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO
NUMBER OF PLANTS REQUIRED (LF REMAINING)	83
SHADE TREES	0
EVERGREEN TREES	1:40 3
SHRUBS	
NUMBER OF PLANTS PROVIDED	
SHADE TREES	2
EVERGREEN TREES	2
OTHER TREES (2:1 SUBSTITUTION)	1
SHRUBS (10:1 SUBSTITUTION)	1
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED	

**GENERAL NOTES:**

- LANDSCAPING HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL WITH 2 SHADE TREES, 2 EVERGREEN TREES/ORNAMENTAL TREES WITH A LANDSCAPE SURETY IN THE AMOUNT OF \$900.00 WILL BE POSTED WITH A BUILDERS GRADING PERMIT FOR LOT 79
- PUBLIC STREET TREES WERE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(c)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL UNDER F-10-067
- THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH THE LANDSCAPE MANUAL. IN ADDITION, NO PLANTING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPLACED OR REFINISHED.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS LISTED HEREWITH AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DEFERMENT OF THE RELEASE OF LANDSCAPING SURETY. ALL REQUIRED PLANT MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFIED.
- THE FRONT PORCH, FIREPLACE AND EGRESS WELL ENCROACHMENT INTO THE FRONT AND REAR BRL'S OF LOT 73 IS ALLOWED PER SECTION 128.0A.1.J OF OCTOBER 6, 2013 HOWARD COUNTY ZONING REGULATIONS.

**LANDSCAPE SCHEDULE NOTE:**

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

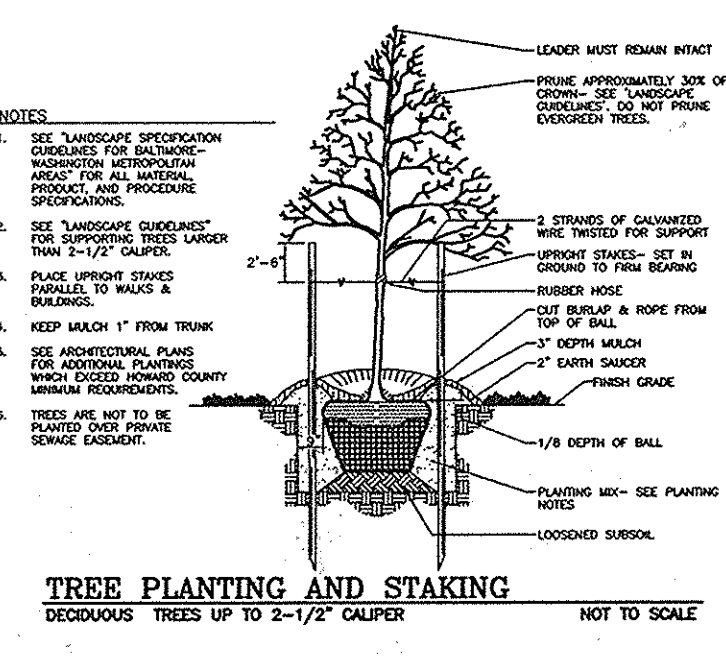
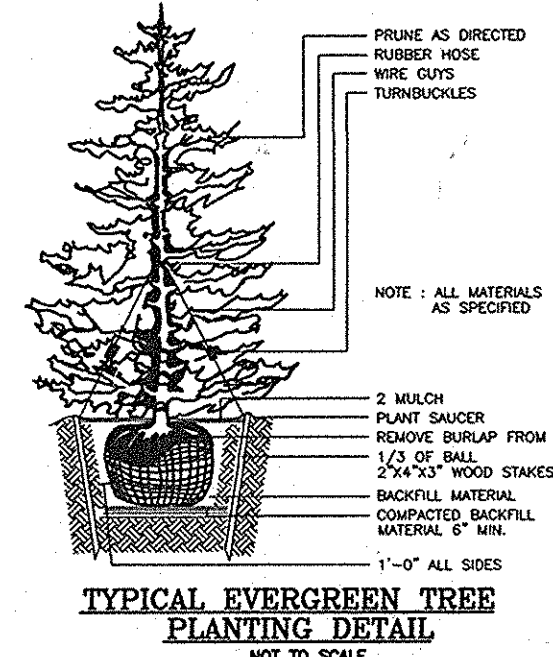
*John C. ...* 11-5-14  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Walter ...* 11-06-14  
 CHIEF, DIVISION OF LAND DEVELOPMENT

*Robert H. Vogel* 11/6/14  
 DIRECTOR

**LANDSCAPE NOTES**

- THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- SHOULD ANY TREE DESIGNATED FOR PRESERVATION FOR WHICH LANDSCAPING CREDIT IS GIVEN, DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR WITH A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD, AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 3 INCHES IN CALIPER AND INSTALLED AS REQUIRED IN THE HOWARD COUNTY LANDSCAPE MANUAL.



**NOTE:**

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

**NOTE**

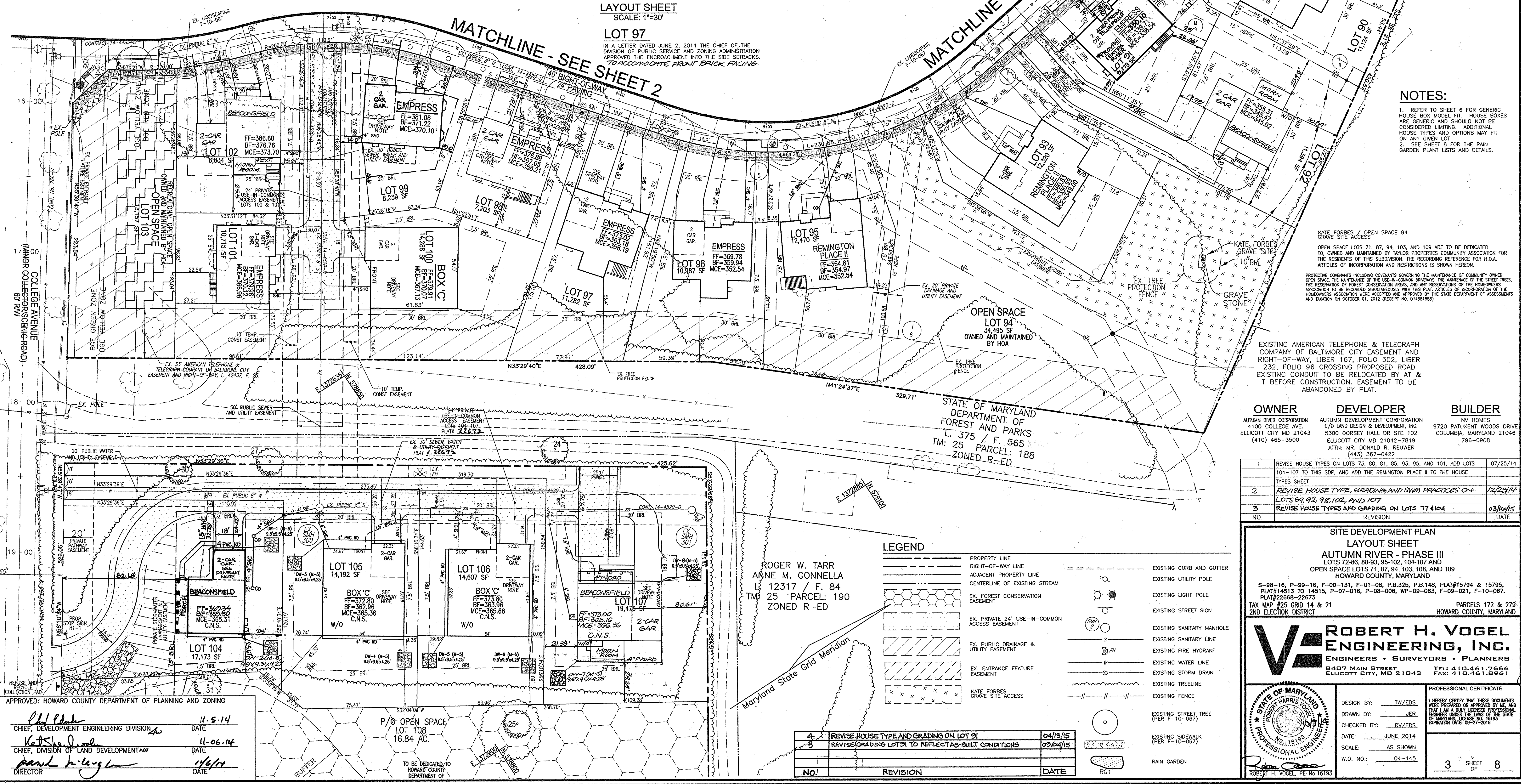
ALL STREET TREES FOR THIS PROJECT WERE PROVIDED UNDER F-10-067

**NOTE:**

A PRIVATE RANGE OF ADDRESS SIGN SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPER'S/OWNER'S EXPENSE FOR LOTS 100 & 101 AND 104-107. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5752 FOR DETAILS AND COST ESTIMATES.

**DRIVEWAY NOTE:**

- INDIVIDUAL HOUSE SITES SHALL PROVIDE PRIVATE DRIVEWAYS A MINIMUM 18 FOOT DEPTH FROM THE FACE OF GARAGE TO THE EDGE OF THE USE-IN-COMMON DRIVEWAY OR BACK OF SIDEWALK SO THAT A CAR, IF PARKED IN THE DRIVEWAY, WILL NOT OVERHANG INTO THE PAVED AREA OF THE SHARED DRIVEWAY OR SIDEWALK. THE SHARED DRIVEWAY OF SIDEWALK SHALL PROVIDE ADEQUATE UNOBSTRUCTED ACCESS TO ALL DWELLINGS AT ALL TIMES AS REQUIRED BY HOWARD COUNTY DEPARTMENT OF FIRE & RESCUE.



**NOTES:**

- REFER TO SHEET 6 FOR GENERIC HOUSE BOX MODEL FIT. HOUSE BOXES ARE GENERIC AND SHOULD NOT BE CONSIDERED LIMITING. ADDITIONAL HOUSE TYPES AND OPTIONS MAY FIT ON ANY GIVEN LOT.
- SEE SHEET 8 FOR THE RAIN GARDEN PLANT LISTS AND DETAILS.

KATE FORBES / OPEN SPACE 94 GRAVE SITE ACCESS  
OPEN SPACE LOTS 71, 87, 94, 103, AND 109 ARE TO BE DEDICATED TO, OWNED AND MAINTAINED BY TAYLOR PROPERTIES COMMUNITY ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION. THE RECORDING REFERENCE FOR H.O.A. ARTICLES OF INCORPORATION AND RESTRICTIONS IS SHOWN HEREON.  
PROTECTIVE COVENANTS INCLUDING COVENANTS GOVERNING THE MAINTENANCE OF COMMUNITY OWNED OPEN SPACE, THE MAINTENANCE OF THE USE-IN-COMMON DRIVEWAYS, THE MAINTENANCE OF THE STREET TREES, THE PRESERVATION OF FOREST CONSERVATION AREAS, AND ANY PRESERVATIONS OF THE HOWARD COUNTY ASSOCIATION TO BE RECORDED SIMULTANEOUSLY WITH THIS FINAL APPLICATION OF INCORPORATION OF THE HOMEOWNERS ASSOCIATION WERE ACCEPTED AND APPROVED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON OCTOBER 01, 2012 (RECORD NO. D1481858).

EXISTING AMERICAN TELEPHONE & TELEGRAPH COMPANY OF BALTIMORE CITY EASEMENT AND RIGHT-OF-WAY, LIBER 167, FOLIO 502, LIBER 232, FOLIO 96 CROSSING PROPOSED ROAD. EXISTING CONDUIT TO BE RELOCATED BY AT & T BEFORE CONSTRUCTION. EASEMENT TO BE ABANDONED BY PLAT.

**OWNER**  
AUTUMN RIVER CORPORATION  
4100 COLLEGE AVE.  
ELLCOTT CITY MD 21043  
(410) 465-3500

**DEVELOPER**  
AUTUMN DEVELOPMENT CORPORATION  
C/O LAND DESIGN & DEVELOPMENT, INC.  
5300 DORSEY HALL DR STE 102  
ELLCOTT CITY MD 21042-7819  
ATTN: MR. DONALD R. REUWER  
(443) 367-0422

**BUILDER**  
INV HOMES  
9720 PATUXENT WOODS DRIVE  
COLUMBIA, MARYLAND 21046  
796-0908

1	REVISE HOUSE TYPES ON LOTS 73, 80, 81, 85, 93, 95, AND 101, ADD LOTS 104-107 TO THIS SDP, AND ADD THE REMINGTON PLACE II TO THE HOUSE TYPES SHEET	07/25/14
2	REVISE HOUSE TYPE, GRADING AND SWM PRACTICES ON LOTS 99, 92, 98, 102, AND 107	12/29/14
3	REVISE HOUSE TYPES AND GRADING ON LOTS 77 & 104	03/10/15
NO.	REVISION	DATE

**SITE DEVELOPMENT PLAN**  
**LAYOUT SHEET**  
**AUTUMN RIVER - PHASE III**  
LOTS 72-86, 88-93, 95-102, 104-107 AND  
OPEN SPACE LOTS 71, 87, 94, 103, 108, AND 109  
HOWARD COUNTY, MARYLAND  
S-98-16, P-99-16, F-00-131, F-01-08, P.B.325, P.B.148, PLAT#15794 & 15795, PLAT#14513 TO 14515, P-07-016, P-08-006, WP-09-063, F-09-021, F-10-067.  
TAX MAP #25 GRID 14 & 21 PARCELS 172 & 279  
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL ENGINEERS, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET  
ELLCOTT CITY, MD 21043  
TEL: 410.461.7666  
FAX: 410.461.8961

DESIGN BY: TW/EDS  
DRAWN BY: JER  
CHECKED BY: RV/EDS  
DATE: JUNE 2014  
SCALE: AS SHOWN  
W.O. NO.: 04-145

STATE OF MARYLAND PROFESSIONAL ENGINEER  
ROBERT H. VOGEL, PE, No. 16193

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. MY EXPIRATION DATE IS 06-30-2018.

3 SHEET OF 8

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division  
Chief, Division of Land Development  
Director

11-5-14  
11-06-14  
1/6/14

4	REVISE HOUSE TYPE AND GRADING ON LOT 91	04/13/15
5	REVISE GRADING LOT 91 TO REFLECT AS-BUILT CONDITIONS	09/24/15
NO.	REVISION	DATE

NOTE: STOCKPILING WILL BE PERMITTED ONLY ON LOTS.

NOTE: A DOUBLE ROW OF "SUPER" SILT FENCE IS TO BE INSTALLED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

**NOTES:**

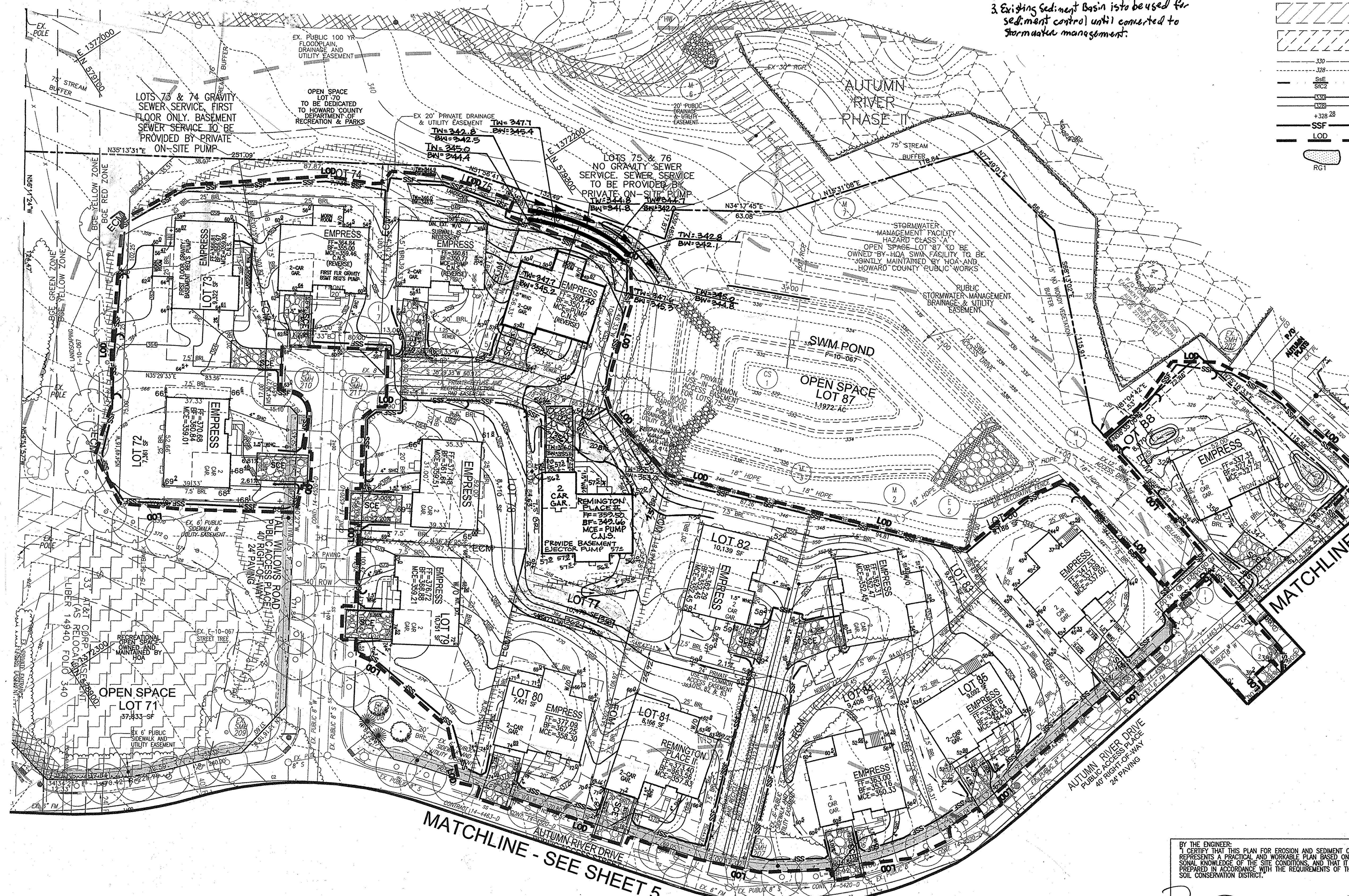
- CONTRACTOR TO PROVIDE IMMEDIATE REPAIR OF ANY EARTH DIKES INTERRUPTED DURING CONSTRUCTION.
- EITHER TEMPORARY OR PERMANENT STABILIZATION IS TO BE PERFORMED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR AT THE INTERVALS REQUIRED BY THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, WHICH EVER IS MORE RESTRICTIVE.
- Existing Sediment Basin is to be used for sediment control until converted to stormwater management.

**LEGEND**

	PROPERTY LINE		PRIVATE SIGN EASEMENT
	RIGHT-OF-WAY LINE		EXISTING CURB AND GUTTER
	ADJACENT PROPERTY LINE		EXISTING UTILITY POLE
	CENTERLINE OF EXISTING STREAM		EXISTING LIGHT POLE
	EX. FOREST CONSERVATION EASEMENT		EXISTING STREET SIGN
	EX. PRIVATE 24' USE-IN-COMMON ACCESS EASEMENT		EXISTING SANITARY MANHOLE
	EX. PUBLIC DRAINAGE & UTILITY EASEMENT		EXISTING SANITARY LINE
	EX. ENTRANCE FEATURE EASEMENT		EXISTING FIRE HYDRANT
	EXISTING 10' CONTOUR		EXISTING WATER LINE
	EXISTING 2' CONTOUR		EXISTING STORM DRAIN
	SOILS		EXISTING TREE LINE
	PROPOSED 10' CONTOUR		EXISTING FENCE
	PROPOSED 2' CONTOUR		EXISTING STREET TREE (PER F-10-067)
	PROPOSED SPOT ELEVATION		EXISTING SIDEWALK (PER F-10-067)
	PROPOSED SILT FENCE		PROPOSED STABILIZED CONSTRUCTION ENTRANCE
	PROPOSED LIMIT OF DISTURBANCE		PROPOSED EROSION CONTROL MATTING
	RAIN GARDEN		MODERATE SLOPES (15% - 24.99%)
			STEEP SLOPE (>25%)

**SOILS LEGEND**

SYMBOL	NAME / DESCRIPTION	GROUP
Ade2	ALDINO SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	D
Apc2	ALDINO SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	D
Br2	BRANDYWINE LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
BrD2	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	C
BrD3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	C
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
LeB2	LEGORE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
Lpc3	LEGORE SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	C
Mf2	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
MdD	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
Msf	MANOR LOAM AND RELAY VERY STONY SILT LOAMS, 3 TO 25 PERCENT SLOPES	B
Nc2	NESHAMINY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
ReC2	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	B
St	STONY LAND	B
WaB	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D



MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 5

<b>OWNER</b> AUTUMN RIVER CORPORATION 4100 COLLEGE AVE. ELLICOTT CITY MD 21043 (410) 465-3500	<b>DEVELOPER</b> AUTUMN DEVELOPMENT CORPORATION C/O LAND DESIGN & DEVELOPMENT, INC. 5300 DORSEY HALL DR STE 102 ELLICOTT CITY MD 21042-7819 ATTN: MR. DONALD R. REUWER (443) 367-0422	<b>BUILDER</b> NV HOMES 9720 PATUXENT WOODS DRIVE COLUMBIA, MARYLAND 21046 796-0908
-----------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------

1	REVISE HOUSE TYPES ON LOTS 73, 80, 81, 85, 93, 95, AND 101, ADD LOTS 104-107 TO THIS SDP, AND ADD THE REMINGTON PLACE II TO THE HOUSE TYPES SHEET	07/25/14
2	REVISE HOUSE TYPES AND GRADING ON LOTS 77 & 104	03/16/15
3	ADD STACKED BLOCK WALL AND REVISE GRADING LOT 76	07/07/15
4	ADD GRADING ON LOT 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107	8/18/15
NO.	REVISION	DATE

**SITE DEVELOPMENT PLAN**  
**SOILS, GRADING, EROSION, AND SEDIMENT CONTROL PLAN**  
**AUTUMN RIVER - PHASE III**  
LOTS 72-86, 88-93, 95-102, 104-107 AND  
OPEN SPACE LOTS 71, 87, 94, 103, 108, AND 109  
HOWARD COUNTY, MARYLAND  
S-98-18, P-98-16, F-00-131, F-01-08, P.B.325, P.B.148, PLAT#15794 & 15795,  
PLAT#14513 TO 14515, P-07-016, P-08-008, WP-09-063, F-09-021, F-10-067,  
PLAT#22868-22873  
TAX MAP #25 GRID 14 & 21 PARCELS 172 & 279  
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8901

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

*[Signature]*  
SIGNATURE OF ENGINEER 10/7/14  
DATE

BY THE DEVELOPER:  
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

*[Signature]*  
SIGNATURE OF DEVELOPER 10/2/14  
DATE

PROFESSIONAL CERTIFICATE  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 18193, EXPIRES 09-30-2018.

DESIGN BY: TW/EDS  
DRAWN BY: JER  
CHECKED BY: RV/EDS  
DATE: JUNE 2014  
SCALE: AS SHOWN  
W.O. NO.: 04-145

4 SHEET OF 8

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

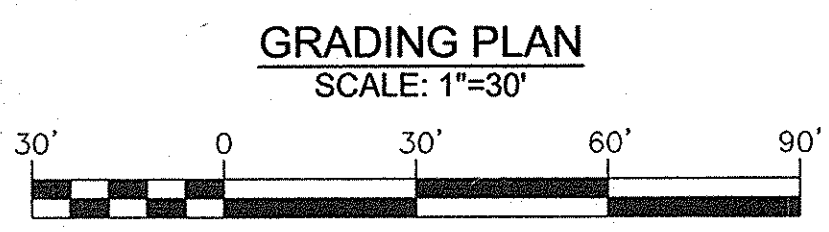
*[Signature]* 11.5.14  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 11-06-14  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*[Signature]* 11/6/14  
DIRECTOR DATE

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

*[Signature]* 10/28/14  
HOWARD S.C.D. DATE



**LEGEND**

PROPERTY LINE	EXISTING CURB AND GUTTER
RIGHT-OF-WAY LINE	EXISTING UTILITY POLE
ADJACENT PROPERTY LINE	EXISTING LIGHT POLE
CENTRLINE OF EXISTING STREAM	EXISTING STREET SIGN
EX. FOREST CONSERVATION EASEMENT	EXISTING SANITARY MANHOLE
EX. PRIVATE 24' USE-N-COMMON ACCESS EASEMENT	EXISTING FIRE HYDRANT
EX. PUBLIC DRAINAGE & UTILITY EASEMENT	EXISTING WATER LINE
EX. ENTRANCE FEATURE EASEMENT	EXISTING STORM DRAIN
EXISTING FENCE	EXISTING TREELINE
EXISTING 10' CONTOUR	EXISTING STREET TREE (PER F-10-067)
EXISTING 2' CONTOUR	EXISTING SIDEWALK (PER F-10-067)
PROPOSED 10' CONTOUR	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
PROPOSED 2' CONTOUR	
PROPOSED SPOT ELEVATION	
PROPOSED SILT FENCE	
PROPOSED LIMIT OF DISTURBANCE	
PROPOSED EROSION CONTROL MATTING	
MODERATE SLOPES (15% - 24.99%)	
STEEP SLOPE (>25%)	

**Table 1.1: Temporary Seeding for Site Stabilization**

Plant Species	Seeding Rate <sup>1</sup>		Recommended Seeding Dates by Plant Hardiness Zone <sup>2</sup>			
	lb/1000 ft <sup>2</sup>	Seeds (lb/1000 ft <sup>2</sup> )	5b and 6a	6b	7a and 7b	
<b>Cool-Season Grasses</b>						
Annual Ryegrass ( <i>Lolium perenne</i> spp. multivarium)	40	1.0	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 15 to Nov 30	Feb 15 to Apr 30; Aug 15 to Nov 30	
Hardy Upland Ryegrass	96	2.2	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 15 to Nov 30	Feb 15 to Apr 30; Aug 15 to Nov 30	
Orchard Grass	72	1.7	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 15 to Nov 30	Feb 15 to Apr 30; Aug 15 to Nov 30	
Wheat ( <i>Triticum aestivum</i> )	120	2.8	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 15 to Nov 30	Feb 15 to Apr 30; Aug 15 to Nov 30	
Clover (e.g., <i>Trifolium repens</i> )	120	2.8	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 15 to Nov 30	Feb 15 to Apr 30; Aug 15 to Nov 30	
<b>Warm-Season Grasses</b>						
Annual Ryegrass (annual ryegrass)	30	0.7	Jun 1 to Jul 31	May 15 to Jul 31	May 1 to Aug 14	
Perennial Ryegrass ( <i>Lolium perenne</i> )	20	0.5	Jun 1 to Jul 31	May 15 to Jul 31	May 1 to Aug 14	

**NOTES:**  
1. Seeding rates for the warm-season grasses are in pounds of Pure Live Seed (PLS). Annual planting rates shall be adjusted to reflect ground seed germination and purity, as well as soil conditions.  
2. Seeding rates listed above are for bare ground only. When placed on a surface with pavement, rock, or other material, do not exceed more than 2% (by weight) of the overall permanent seeding mix. Cover of ground should be used as a guide for seeding rates. Seeding rates listed above are for bare ground only. When placed on a surface with pavement, rock, or other material, do not exceed more than 2% (by weight) of the overall permanent seeding mix. Cover of ground should be used as a guide for seeding rates. Seeding rates listed above are for bare ground only. When placed on a surface with pavement, rock, or other material, do not exceed more than 2% (by weight) of the overall permanent seeding mix. Cover of ground should be used as a guide for seeding rates.  
3. For steady soils, plant seeds at twice the depth listed above.  
4. The planting dates listed are averages for each zone and may require adjustment to reflect local conditions, especially near the boundaries of the zones.

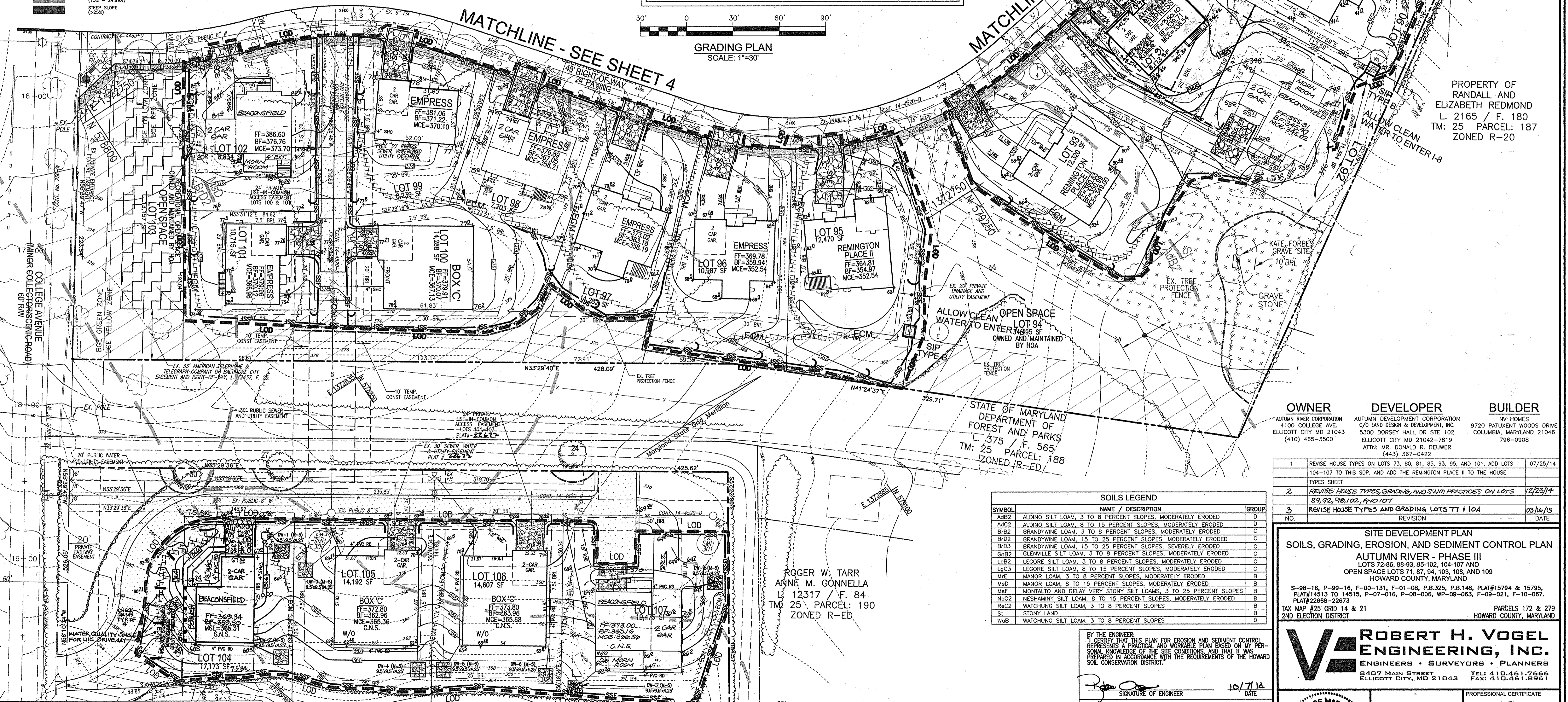
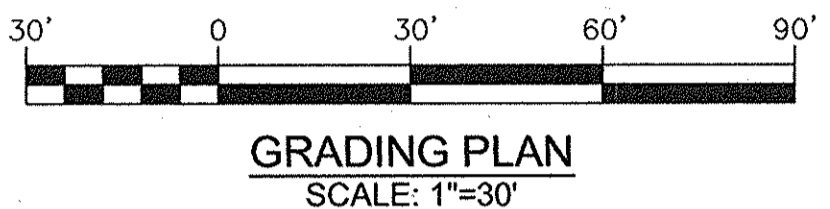
**NOTE:**  
- SILT FENCE IS TO BE REPLACED WITH SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.  
- SILT FENCE SHALL BE CURLED UPHILL NO MORE THAN 35 FEET APART  
- DOUBLE ROWS OF SUPER SILT FENCE SHALL BE INSTALLED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

**Standard Stabilization Note**  
Following initial soil disturbance or re-disturbance, permanent or temporary stabilization must be completed within:  
a.) Three (3) calendar days as to the surface of all perimeter dikes, swales, ditches, perimeter slopes, and all slopes steeper than 3 horizontal to 1 vertical (3:1); and  
b.) Seven (7) calendar days as to all other disturbed or graded areas on the project site not under active grading.

**NOTES:**  
1. CONTRACTOR TO PROVIDE IMMEDIATE REPAIR OF ANY EARTH DIKES INTERRUPTED DURING CONSTRUCTION.  
2. EITHER TEMPORARY OR PERMANENT STABILIZATION IS TO BE PERFORMED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR AT THE INTERVALS REQUIRED BY THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, WHICH EVER IS MORE RESTRICTIVE.

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

**NOTE: STOCKPILING WILL BE PERMITTED ONLY ON LOTS.**



PROPERTY OF RANDALL AND ELIZABETH REDMOND  
L. 2165 / F. 180  
TM: 25 PARCEL: 187  
ZONED R-20

STATE OF MARYLAND  
DEPARTMENT OF FOREST AND PARKS  
L. 375 / F. 565  
TM: 25 PARCEL: 188  
ZONED R-ED

ROGER W. TARR  
ANNE M. GONNELLA  
L. 12317 / F. 84  
TM: 25 PARCEL: 190  
ZONED R-ED

**SOILS LEGEND**

SYMBOL	NAME / DESCRIPTION	GROUP
AaB2	ALDINO SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	D
AaC2	ALDINO SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	D
BbB2	BRANDYWINE LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
BbD2	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	C
BbD3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	C
CbB2	GLENNVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
LcB2	LEGORE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
LcC3	LEGORE SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	C
MfE	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
MfD	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
Msf	MONTALTO AND RELAY VERY STONY SILT LOAMS, 3 TO 25 PERCENT SLOPES	B
NcC2	NESHAMINY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
RcC2	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	B
St	STONY LAND	D
Wob	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D

OWNER	DEVELOPER	BUILDER
AUTUMN RIVER CORPORATION 4100 COLLEGE AVE. ELLCOTT CITY MD 21043 (410) 465-3500	AUTUMN DEVELOPMENT CORPORATION C/O LAND DESIGN & DEVELOPMENT, INC. 5300 DORSEY HALL DR STE 102 ELLCOTT CITY MD 21042-7819 ATTN: MR. DONALD R. REUWER (443) 367-0422	IV HOMES 9720 PATUXENT WOODS DRIVE COLUMBIA, MARYLAND 21046 796-0908

NO.	REVISION	DATE
1	REVISE HOUSE TYPES ON LOTS 73, 80, 81, 85, 93, 95, AND 101, ADD LOTS 104-107 TO THIS SDP, AND ADD THE REMINGTON PLACE II TO THE HOUSE TYPES SHEET	07/25/14
2	REVISE HOUSE TYPES, GRADING, AND SWM PRACTICES ON LOTS 89, 92, 98, 102, AND 107	12/23/14
3	REVISE HOUSE TYPES AND GRADING LOTS 77 & 104	03/16/15

**SITE DEVELOPMENT PLAN**  
**SOILS, GRADING, EROSION, AND SEDIMENT CONTROL PLAN**  
**AUTUMN RIVER - PHASE III**  
LOTS 72-86, 88-93, 95-102, 104-107 AND OPEN SPACE LOTS 71, 87, 94, 103, 108, AND 109  
HOWARD COUNTY, MARYLAND  
S-98-16, P-99-16, F-00-131, F-01-08, P.B.325, P.B.148, PLAT#15794 & 15795, PLAT#14513 TO 14515, P-07-016, P-08-006, WP-09-063, F-09-021, F-10-067.  
PLAT#2868-22873  
TAX MAP #25 GRID 14 & 21 PARCELS 172 & 279 HOWARD COUNTY, MARYLAND  
2ND ELECTION DISTRICT

**ROBERT H. VOGEL ENGINEERING, INC.**  
**ENGINEERS • SURVEYORS • PLANNERS**  
8407 MAIN STREET  
ELLCOTT CITY, MD 21043  
TEL: 410.461.7666  
FAX: 410.461.8961

**PROFESSIONAL CERTIFICATE**  
DESIGN BY: TW/EDS  
DRAWN BY: JER  
CHECKED BY: RV/EDS  
DATE: JUNE 2014  
SCALE: AS SHOWN  
W.O. NO.: 04-145  
I HEREBY CERTIFY THAT THESE DOCUMENTS 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. 16193.  
5 SHEET OF 8

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Chi Chi* 11-5-14  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
*Kat Shandrew* 11-06-14  
CHIEF, DIVISION OF LAND DEVELOPMENT  
*Paula S. Lough* 11/4/14  
DIRECTOR

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
*John K. Robertson* 10/29/14  
HOWARD S.C.D.

NO.	REVISION	DATE
4	REVISE HOUSE TYPE AND GRADING ON LOT 91	04/13/15
5	REVISE GRADING LOT 91 TO REFLECT AS-BUILT CONDITIONS	09/04/15

BY THE ENGINEER:  
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.  
*[Signature]* 10/7/14  
SIGNATURE OF ENGINEER DATE

BY THE DEVELOPER:  
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.  
*[Signature]* 10/21/14  
SIGNATURE OF DEVELOPER DATE

**HOWARD SOIL CONSERVATION DISTRICT  
STANDARD SEDIMENT CONTROL NOTES**

- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION, (313-1855).
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND REVISIONS THEREOF.
- FOLLOWING INITIAL SOIL DISTURBANCE OR RESTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: (A) 3 CALENDAR DAYS FOR ALL PERMANENT SEDIMENT CONTROL STRUCTURES, DICES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, (B) 7 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC. 8-4-3), TEMPORARY SEEDING (SEC. 8-4-4) AND MULCHING (SEC. 8-4-5). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMANENT STABILIZATION HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
7. SITE ANALYSIS:
  - TOTAL AREA OF SITE: 31.05 ACRES
  - AREA TO BE ROOFED OR PAVED: 2.58 ACRES
  - AREA TO BE VEGETATIVELY STABILIZED: 28.47 ACRES
  - TOTAL CUT: 24,000 CU. YDS.
  - TOTAL FILL: 24,000 CU. YDS.
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR SOIL EROSION AND SEDIMENT CONTROL MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 20 ACRES, APPROVAL OF THE INSPECTOR AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERMANENT EROSION AND SEDIMENT CONTROL, 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 INSPECTOR AGENCY IS MADE.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACK FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.
12. A PROJECT IS TO BE SEQUENCED SO THAT GRADING ACTIVITIES BEGON ON ONE GRADING UNIT (MAXIMUM ACREAGE OF 20 ACRES PER GRADING UNIT) AT A TIME. WORK MAY PROCEED TO A SUBSEQUENT UNIT WHEN AT LEAST 50 PERCENT OF THE DISTURBED AREA IN THE PRECEDING GRADING UNIT HAS BEEN STABILIZED AND APPROVED BY THE ENFORCEMENT AUTHORITY, UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE APPROVAL AUTHORITY. NO MORE THAN 30 ACRES CUMULATIVELY MAY BE DISTURBED AT ANY ONE TIME.
- ESTIMATE ONLY CONTRACTOR SHALL VERIFY QUANTITIES TO HIS OWN SATISFACTION. TO BE DETERMINED BY CONTRACTOR, WITH PRE-APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, WITH AN APPROVED AND ACTIVE GRADING PERMIT.

**B-4-5 STANDARDS AND SPECIFICATIONS  
FOR PERMANENT STABILIZATION**

- DEFINITION**  
TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.
- PURPOSE**  
TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED AREAS.
- CONDITIONS WHERE PRACTICE APPLIES**  
EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.
- CRITERIA**
- GENERAL USE
    - SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FIGURE 8.3) 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 WILDLIFE OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 542 - CRITICAL AREA PLANTING.
    - FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING AGENCY.
    - FOR AREAS RECEIVING LOW MAINTENANCE, APPLY USA FORM FERTILIZER (46-0-0) AT 1 1/2 POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY.
  - TURFGRASSES
    - AREAS WHERE TURFGRASS WILL BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, PUBLISHED COMMONWEALTH SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE.
    - SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITION OR PURPOSE. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
    - KENTUCKY BLUEGRASS: FULL SUN MIXTURE. FOR USE IN AREAS THAT RECEIVE INTENSIVE MAINTENANCE. 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 BLUEGRASS/PERENNIAL RYE: FULL SUN MIXTURE. FOR USE IN FULL SUN PRONE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MAINTENANCE IN FULL SUN TO MEDIUM SHADE. RECOMMENDED CERTIFIED PERENNIAL RYEGRASS CULTIVARS 95 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 BLENDED.
    - KENTUCKY BLUEGRASS/FESCUE: SHADE MIXTURE. FOR USE IN AREAS WITH SHADE IN BLUEGRASS LAWNS. FOR ESTABLISHMENT IN HIGH QUALITY, INTENSIVELY MAINTAINED TURF. AREA MIXTURES INCLUDE CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 30 TO 40 PERCENT AND CERTIFIED FESCUE AND 60 TO 70 PERCENT. SEEDING RATE: 1.9 TO 3 POUNDS PER 1000 SQUARE FEET.
- NOTES:**  
SELECT TURFGRASS VARIETIES FROM THOSE LISTED IN THE MOST CURRENT UNIVERSITY OF MARYLAND PUBLICATION, AGRONOMY HANDBOOK #77, "TURFGRASS CULTURE RECOMMENDATIONS FOR MARYLAND." CHOOSE CERTIFIED MATERIAL. CERTIFIED MATERIAL IS THE BEST GUARANTEE OF CULTURE PURITY. THE CERTIFICATION PROGRAM OF THE MARYLAND DEPARTMENT OF AGRICULTURE, TURF AND SOIL SECTION, PROVIDES A RELIABLE MEANS OF CONSUMER PROTECTION AND ASSURES A PURE GENETIC LINE.
- IDEAL TIMES OF SEEDING FOR TURF GRASSES
    - WESTERN MD: MARCH 15 TO JUNE 1, AUGUST 10 TO OCTOBER 1 (HARDNESS ZONE: SB, GA)
    - CENTRAL MD: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDNESS ZONE: SB)
    - SOUTHERN MD, EASTERN SHORE: MARCH 10 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDNESS ZONE: 7A, 7B)
  - TALL AREAS TO RECEIVE SEED BY DISKING OR OTHER APPROVED METHODS TO A DEPTH OF 2 TO 4 INCHES. LEVEE AREAS TO PREPARE A PROPER SEEDBED. REMOVE STONES AND DEBRIS OVER 1/4 INCHES IN DIAMETER. THE RESULTING SEEDBED MUST BE IN SUCH CONDITION THAT FUTURE MOWING OF GRASSES WILL PROCEED WITHOUT DIFFICULTY. IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEEDED SEEDINGS WITH ADEQUATE WATER FOR PLANT GROWTH (1/2 TO 1 INCH EVERY 3 TO 4 DAYS DEPENDING ON SOIL TEXTURE) UNTIL THEY ESTABLISH. SEEDINGS ARE ESPECIALLY VULNERABLE TO DROUGHT AND WIND IN THE PLANTING SEASON, IN ABNORMALLY DRY OR HOT SEASONS, OR ON ADVERSE SITES.
- GENERAL SPECIFICATIONS
    - CLASS: TURFGRASS SOIL MUST BE MARYLAND STATE CERTIFIED. SOIL LABELS MUST BE MADE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR.
    - SOIL MUST BE MOISTENED OUT AT A UNIFORM SOIL THICKNESS OF 3/4 INCH, PLUS OR MINUS 1/8 INCH, AT THE TIME OF CUTTING. MEASUREMENT FOR THICKNESS MUST EXCLUDE TOP GROWTH AND THATCH. BROKEN PAWS AND TORN OR UNVEN ENDS WILL NOT BE ACCEPTABLE.
    - STANDARD SIZE SECTIONS OF SOIL MUST BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SHAPE AND SHAPE WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON THE UPPER 10 PERCENT OF THE SECTION.
    - SOIL MUST NOT BE HARVESTED OR TRANSPORTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL.
    - SOIL OPERATIONS OF LAYING, TAMPING AND IRRIGATING FOR ANY PIECE OF SOIL WITHIN EIGHT HOURS.
  - SOIL MAINTENANCE
    - IN THE ABSENCE OF ADEQUATE RAINFALL, WATER ONLY DURING THE FIRST WEEK OR AS OFTEN AND SUFFICIENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF 4 INCHES. WATER SO DURING THE HEAT OF THE DAY TO PREVENT WILTING.
    - AFTER THE FIRST WEEK, SO WATERING IS REQUIRED AS NECESSARY TO MAINTAIN MOISTURE CONTENT.
    - DO NOT MOW UNTIL THE SOIL IS FIRMLY ROOTED. NO MORE THAN 1/3 OF THE GRASS LEAF MUST BE REMOVED BY THE MOWER. CUTTING OR SUBSEQUENT CUTTINGS, MAINTAIN A GRASS HEIGHT OF AT LEAST 3 INCHES UNLESS OTHERWISE SPECIFIED.

**B-4-4 STANDARDS AND SPECIFICATIONS  
FOR TEMPORARY STABILIZATION**

- DEFINITION**  
TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS.
- PURPOSE**  
TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS.
- CONDITIONS WHERE PRACTICE APPLIES**  
EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR A PERIOD OF 6 MONTHS OR LESS. FOR LONGER DURATION OF TIME, PERMANENT STABILIZATION PRACTICES ARE REQUIRED.
- CRITERIA**
- SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FIGURE 8.3), 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 THE PLAN AND COMPLETED, THEN TABLE B.1 PLUS FERTILIZER AND LIME RATES MUST BE PUT ON THE PLAN.
  - FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES BY THE TESTING AGENCY. SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY SEEDING.
  - WHEN STABILIZATION IS REQUIRED OUTSIDE OF A SEEDING SEASON, APPLY SEED AND MULCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION B-4-3.1.1.B AND MAINTAIN UNTIL THE NEXT SEEDING SEASON.

**TEMPORARY SEEDING SUMMARY**

NO.	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS	FERTILIZER RATE (10-20-20)		LIME RATE
					N	P <sub>2</sub> O <sub>5</sub> K <sub>2</sub> O	
1	COOL SEASON PERENNIALS OR EQUINE	40 LB / AC	MAY 15 TO OCT 15	1/2 IN	436 LB/AC (100 LB PER 1000 SF)	2 TONS/AC (200 LB PER 1000 SF)	
2	WARM SEASON FOXTAIL MIXED EQUAL	30 LB / AC	MAY 16 TO JUL 31	1/2 IN			

**PERMANENT SEEDING SUMMARY**

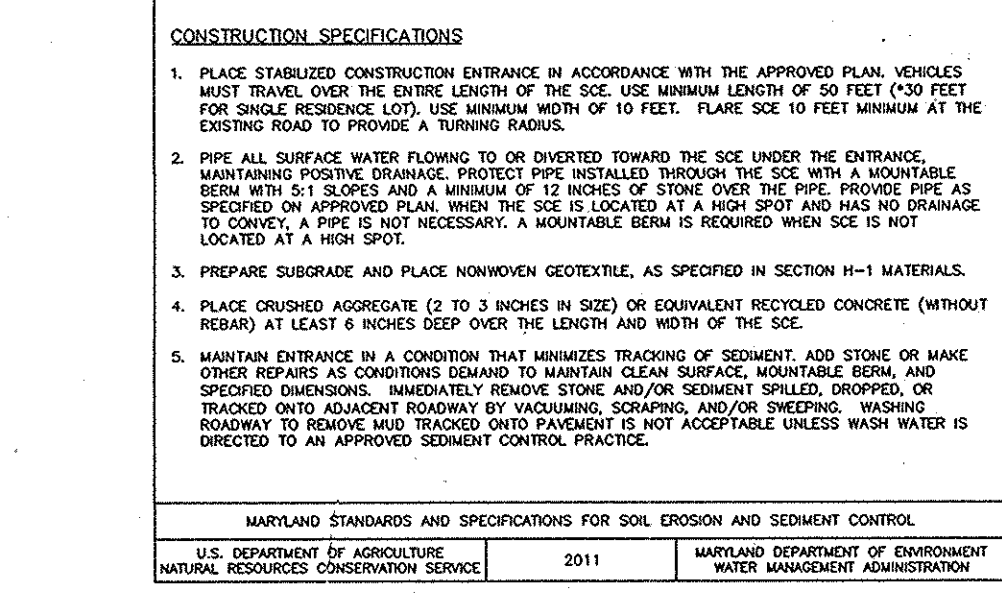
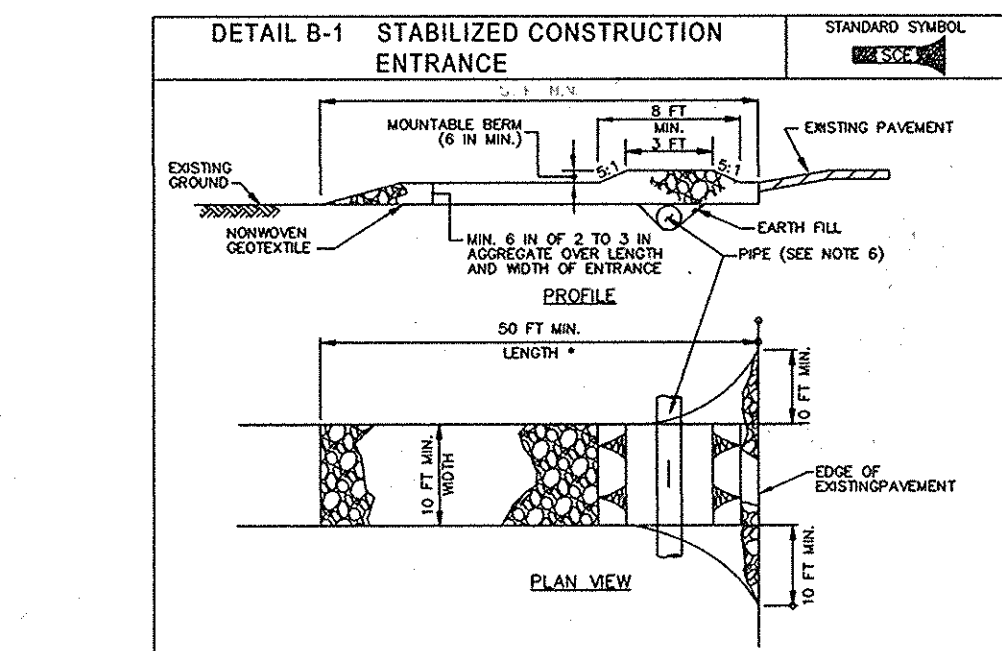
NO.	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS	FERTILIZER RATE (10-20-20)			LIME RATE
					N	P <sub>2</sub> O <sub>5</sub>	K <sub>2</sub> O	
1	COOL SEASON PERENNIALS OR EQUINE	1.5 TO 2.0 LB / AC	MAY 15 TO OCT 15	1/4-1/2 IN	45 LB/AC (100 LB PER 1000 SF)	200 LB/AC (200 LB PER 1000 SF)	2 TONS/AC (200 LB PER 1000 SF)	
2	WARM SEASON PERENNIALS OR EQUINE	1.5 TO 2.0 LB / AC	MAY 15 TO OCT 15	1/4-1/2 IN	45 LB/AC (100 LB PER 1000 SF)	200 LB/AC (200 LB PER 1000 SF)	2 TONS/AC (200 LB PER 1000 SF)	

**B-4-3 STANDARDS AND SPECIFICATIONS  
FOR SEEDING AND MULCHING**

- DEFINITION**  
THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER.
- PURPOSE**  
TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION.
- CONDITIONS WHERE PRACTICE APPLIES**  
TO THE SURFACE OF ALL PERMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.
- CRITERIA**
- SEEDING
    - GENERAL SPECIFICATIONS
      - ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE LAW. ALL SEED MUST BE SUBMITTED TO BE TESTED BY A RECOGNIZED SEED LABORATORY. ALL SEED MUST HAVE BEEN TESTED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SEEDING. SUCH MATERIAL ON ANY PROJECT REFER TO TABLE B.4 REGARDING THE QUALITY OF SEED. SEED TACS MUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR TO VERIFY TYPE OF SEED AND SEEDING RATE.
      - MULCH 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 THAW.
      - INOCULANTS: THE INOCULANT FOR FIXATING LEGUME SEED IN THE SEED MIXTURES MUST BE A PURE CULTURE. NITROGEN FIXING BACTERIA PRODUCED SPECIFICALLY FOR THE SPECIES.
      - INOCULANTS MUST NOT BE USED LATER THAN THE DATE INDICATED ON THE CONTAINER. ADD FRESH INOCULANTS AS DIRECTED BY THE MANUFACTURER. SEEDING MIXTURES MUST BE HYDROSEEDING. NOTE: IT IS VERY IMPORTANT TO KEEP INOCULANT AS COOL AS POSSIBLE UNTIL USED. TEMPERATURES ABOVE 70 TO 80 DEGREES FAHRENHEIT CAN KILL BACTERIA AND MAKE FERTILIZER INEFFECTIVE.
      - SOIL 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 DEGRADATION OF PHTO-TOXIC MATERIALS.
    - APPLICATION
      - DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DRIP OR BROADCAST SPREADERS.
      - INCORPORATE SEED INTO THE SUBSOIL AT THE RATES PRESCRIBED ON TEMPORARY SEEDING TABLE B.1, PERMANENT SEEDING TABLE B.3, OR SITE-SPECIFIC SEEDING SUMMARIES.
      - APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION. ROLL THE SEEDING AREA WITH A WEIGHTED ROLLER TO PROVIDE GOOD SEED TO SOIL CONTACT.
      - DRILL OR CULPACKING SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL. CULPACKING SEEDERS ARE REQUIRED TO BURY THE SEED IN SUCH A FASHION AS TO PROVIDE AT LEAST 1/4 INCH OF SOIL COVER. SEEDBED MUST BE FIRM AFTER PLANTING.
      - APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION.
      - HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES SEED AND FERTILIZER).
      - 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 P2O5 (PHOSPHORUS), 200 POUNDS PER ACRE. K2O (POTASSIUM), 200 POUNDS PER ACRE.
      - LIME: USE ONLY ON DRAINAGE AGRICULTURAL LIMESTONE (UP TO 3 TONS PER ACRE MAY BE APPLIED BY HYDROSEEDING), NORMALLY NOT MORE THAN 2 TONS PER ACRE. APPLY BY HYDROSEEDING AT ANY ONE TIME. DO NOT USE BURNT OR HYDRATED LIME WHEN HYDROSEEDING.
      - MIX SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT INTERRUPTION.
      - WHEN HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL.
  - MULCHING
    - MULCH MATERIALS (IN ORDER OF PREFERENCE)
      - A STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BROWN IN COLOR. STRAW IS TO BE FREE OF NOXIOUS WEED SEEDS AS SPECIFIED IN THE MARYLAND STATE LAW AND NOT MUSTY, MOULDY, CAKED, DECAYED, OR EXCESSIVELY DUSTY. NOTE: USE ONLY STEER STRAW MULCH IN AREAS WHERE SOME SPECIES OF GRASS IS DESIRED.
      - WOOD CELLULOSE FIBER MULCH (NFCM) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATE.
      - WOOD IS TO BE DRY (GREEN OR CONTAIN A GREEN DYE IN THE PACKAGE THAT WILL PROVIDE AN APPROPRIATE COLOR TO FULFILL VISUAL INSPECTION OF THE UNIFORM SPREAD SLURRY).
      - WOOD, INCLUDING DYE, MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING FACTORS.
      - WOOD MATERIALS ARE TO BE MANUFACTURED AND PROCESSED IN SUCH A MANNER THAT THE WOOD CELLULOSE FIBER MULCH WILL REMAIN IN WATER UNDER AGITATION AND WILL BLEND WITH SEED, FERTILIZER AND OTHER ADDITIVES TO FORM A HOMOGENEOUS SLURRY. THE MULCH MATERIAL MUST FORM A BUTTER-LIKE GROUND COVER, ON APPLICATION, HAVING MOISTURE ABSORPTION AND PERCOLATION PROPERTIES AND MUST COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL WITHOUT INHIBITING THE GROWTH OF THE GRASS SEEDS.
      - WOOD MATERIALS MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT CONCENTRATION LEVELS THAT WILL BE PHYTO-TOXIC.
      - WOOD MUST CONFORM TO THE FOLLOWING PHYSICAL REQUIREMENTS: FIBER LENGTH OF APPROXIMATELY 10 MILLIMETERS, DIAMETER APPROXIMATELY 1 MILLIMETER, PH RANGING FROM 4.0 TO 8.5, ASH CONTENT OF 1.6 PERCENT MAXIMUM AND WATER HOLDING CAPACITY OF 90 PERCENT MINIMUM.
    - APPLICATION
      - MULCH ANCHORING TOOL: INCREASE THE APPLICATION RATE TO 2.5 TONS PER ACRE.
      - WOOD CELLULOSE FIBER USED AS MULCH MUST BE APPLIED AT A NET DRY 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.
    - ANCHORING
      - 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 IN PREFERENCE), DEPENDING UPON THE SIZE OF THE AREA AND EROSION HAZARD:
        - A MULCH ANCHORING TOOL IS A TRACTOR DRAWN IMPLEMENT DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE A MINIMUM OF 2 INCHES. THIS PRACTICE IS MOST EFFECTIVE ON LARGE AREAS, BUT IS LIMITED TO FLATTER SLOPES WHERE EQUIPMENT CAN OPERATE SAFELY. IF USED ON SLOPING LAND, THIS PRACTICE SHOULD FOLLOW THE CONTOUR.
        - WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. 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 WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.
        - SYNTHETIC BINDERS SUCH AS ACRYLIC ULR (AGRO-TACH), DCA-70, PETROSEAL, TERMA TAC, TERMA TACK OR OTHER APPROVED EQUAL MAY BE USED. FLOW APPLICATION RATES AS SPECIFIED BY THE MANUFACTURER. APPLICATION OF LIQUID BINDERS NEEDS TO BE HEAVY AT THE EDGES WHERE WIND CATCHES MULCH, SUCH AS IN VALETS AND ON CRESTS OF BANKS. USE OF ASPHALT BINDERS IS STRICTLY PROHIBITED.
        - LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER RECOMMENDATIONS. NETTING IS USUALLY AVAILABLE IN ROLLS 4 TO 15 FEET WIDE AND 300 TO 3,000 FEET LONG.

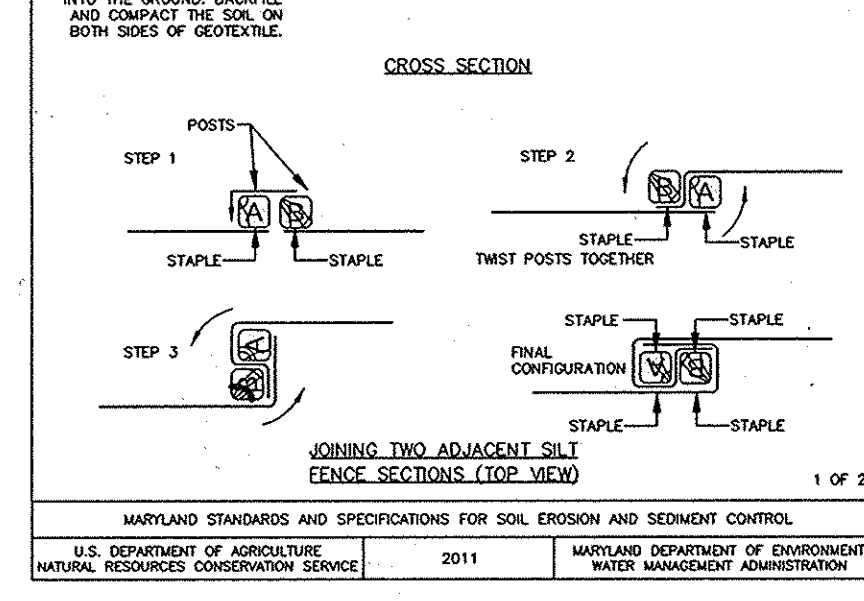
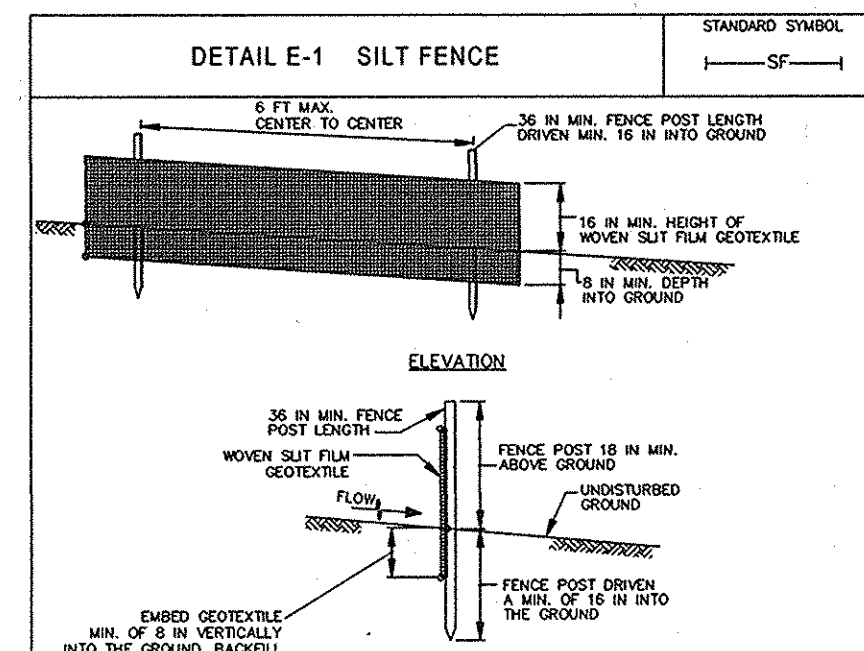
**R-4-2 STANDARDS AND SPECIFICATIONS  
FOR SOIL PREPARATION, TOPSOILING AND SOIL AMENDMENTS**

- DEFINITION**  
THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION.
- PURPOSE**  
TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.
- CONDITIONS WHERE PRACTICE APPLIES**  
WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED.
- CRITERIA**
- SOIL PREPARATION
    - TEMPORARY STABILIZATION
      - SEEDING PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURE OR CONSTRUCTION EQUIPMENT, SUCH AS DISC HARROWS OR CRIPPLE PLOW, OR BY PROPOSED UNCONSTRUCTION EQUIPMENT.
      - AFTER 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 ROVERS RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE.
      - APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS.
      - INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.
    - PERMANENT STABILIZATION
      - A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE:
        - SOIL MUST BE A LOAM, SANDY LOAM, CLAY LOAM, SANDY CLAY LOAM, OR LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED.
        - SOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS GRASSES, STALKS, GRASS, JOHNSON GRASS, RUST SEED, POISON IVY, HIBBLE, OR OTHERS AS SPECIFIED.
        - SOIL MUST BE FREE OF NOXIOUS SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A CULPACKED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. AMENDMENTS MAY BE USED IN LEU OF NATURAL TOPSOIL.
      - TOPSOIL APPLICATION
        - EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL.
        - 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 THAT SOILING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY BIRGOCULATIONS IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS MUST BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
        - 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 OTHERWISE BE DETRIMENTAL TO PROPER GRASSING AND SEEDBED PREPARATION.
      - SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS)
        - SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE. SOIL ANALYSIS MAY BE PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSES.
        - 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. 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.
        - 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 SUCH FINENESS THAT AT LEAST 50 PERCENT WILL PASS THROUGH A #100 MESH SIEVE AND 90 TO 100 PERCENT WILL PASS THROUGH A #20 MESH SIEVE.
        - LIME AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPORATED INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.
        - WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, SPREAD 3000 GROUND LIMESTONE AT THE RATE OF 4 TO 8 TONS/ACRE (400-800 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.



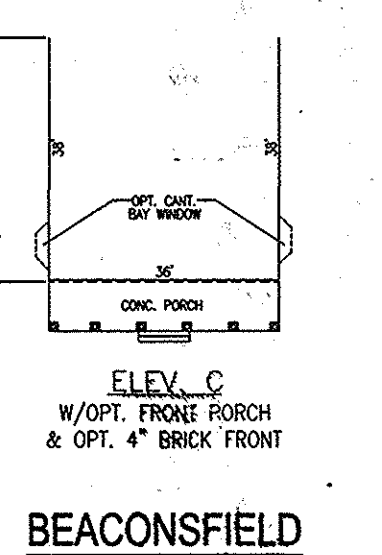
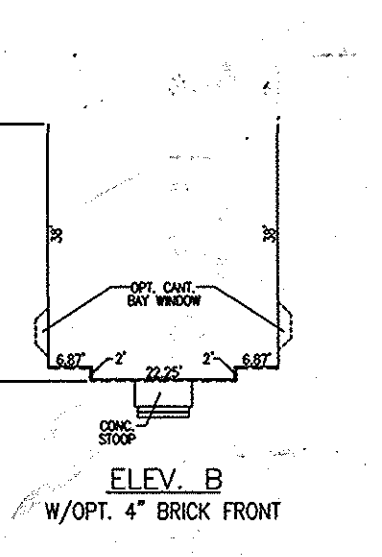
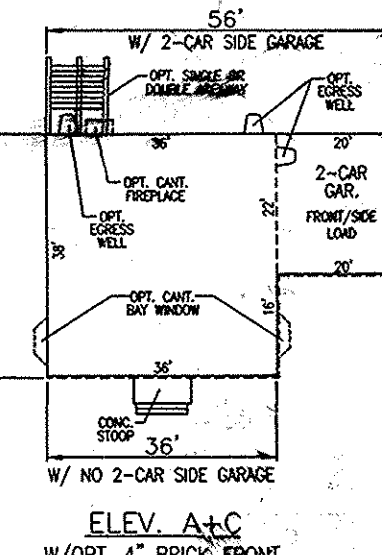
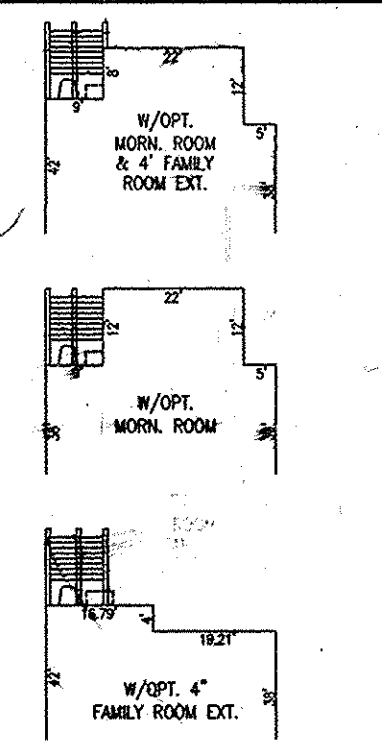
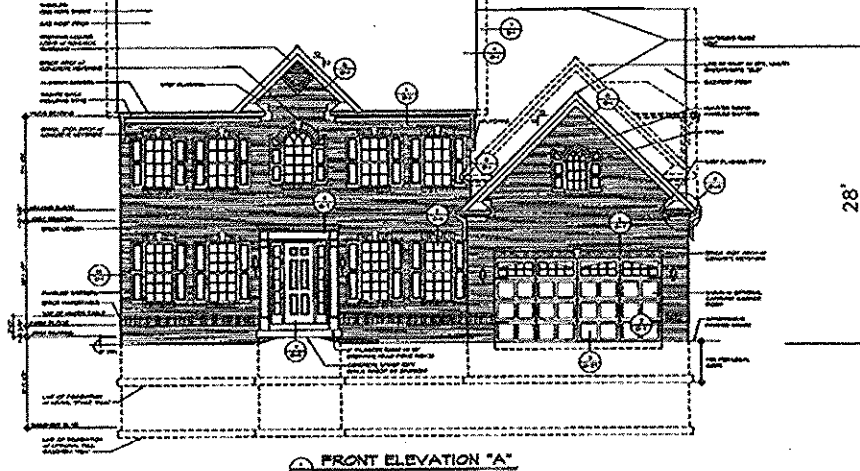
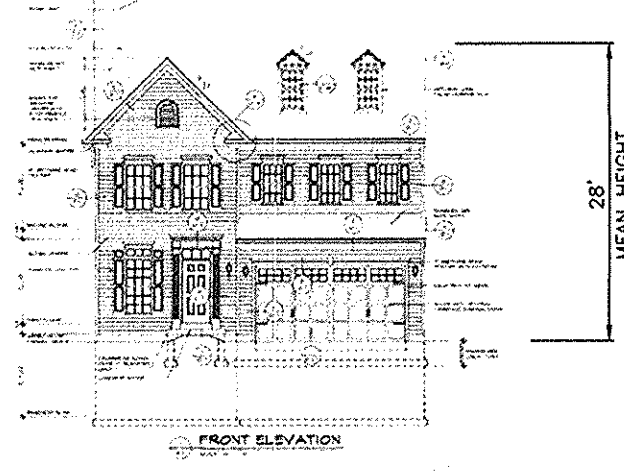
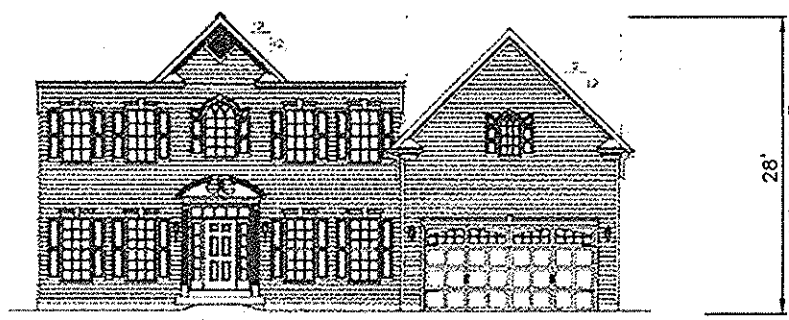
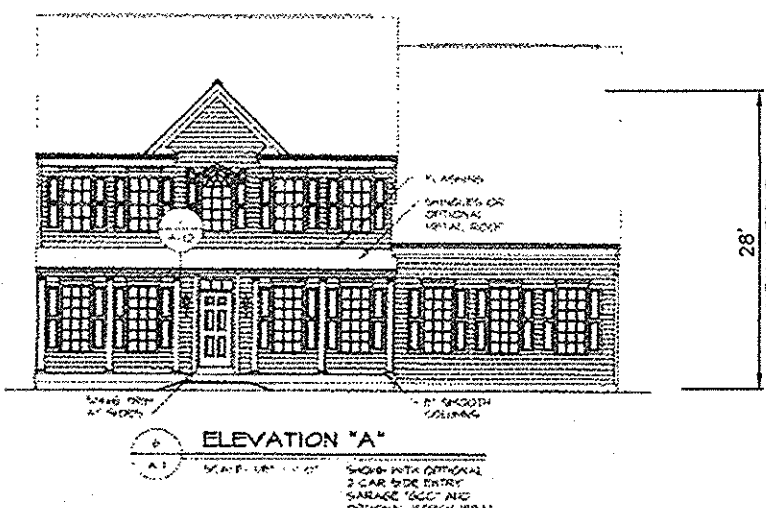
**B-4-3 STANDARDS AND SPECIFICATIONS  
FOR SEEDING AND MULCHING**

- DEFINITION**  
THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER.
- PURPOSE**  
TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION.
- CONDITIONS WHERE PRACTICE APPLIES**  
TO THE SURFACE OF ALL PERMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.
- CRITERIA**
- SEEDING
    - GENERAL SPECIFICATIONS
      - ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE LAW. ALL SEED MUST BE SUBMITTED TO BE TESTED BY A RECOGNIZED SEED LABORATORY. ALL SEED MUST HAVE BEEN TESTED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SEEDING. SUCH MATERIAL ON ANY PROJECT REFER TO TABLE B.4 REGARDING THE QUALITY OF SEED. SEED TACS MUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR TO VERIFY TYPE OF SEED AND SEEDING RATE.
      - MULCH 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 THAW.
      - INOCULANTS: THE INOCULANT FOR FIXATING LEGUME SEED IN THE SEED MIXTURES MUST BE A PURE CULTURE. NITROGEN FIXING BACTERIA PRODUCED SPECIFICALLY FOR THE SPECIES.
      - INOCULANTS MUST NOT BE USED LATER THAN THE DATE INDICATED ON THE CONTAINER. ADD FRESH INOCULANTS AS DIRECTED BY THE MANUFACTURER. SEEDING MIXTURES MUST BE HYDROSEEDING. NOTE: IT IS VERY IMPORTANT TO KEEP INOCULANT AS COOL AS POSSIBLE UNTIL USED. TEMPERATURES ABOVE 70 TO 80 DEGREES FAHRENHEIT CAN KILL BACTERIA AND MAKE FERTILIZER INEFFECTIVE.
      - SOIL 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 DEGRADATION OF PHTO-TOXIC MATERIALS.
    - APPLICATION
      - DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DRIP OR BROADCAST SPREADERS.
      - INCORPORATE SEED INTO THE SUBSOIL AT THE RATES PRESCRIBED ON TEMPORARY SEEDING TABLE B.1, PERMANENT SEEDING TABLE B.3, OR SITE-SPECIFIC SEEDING SUMMARIES.
      - APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION. ROLL THE SEEDING AREA WITH A WEIGHTED ROLLER TO PROVIDE GOOD SEED TO SOIL CONTACT.
      - DRILL OR CULPACKING SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL. CULPACKING SEEDERS ARE REQUIRED TO BURY THE SEED IN SUCH A FASHION AS TO PROVIDE AT LEAST 1/4 INCH OF SOIL COVER. SEEDBED MUST BE FIRM AFTER PLANTING.
      - APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION.
      - HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES SEED AND FERTILIZER).
      - 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 P2O5 (PHOSPHORUS), 200 POUNDS PER ACRE. K2O (POTASSIUM), 200 POUNDS PER ACRE.
      - LIME: USE ONLY ON DRAINAGE AGRICULTURAL LIMESTONE (UP TO 3 TONS PER ACRE MAY BE APPLIED BY HYDROSEEDING), NORMALLY NOT MORE THAN 2 TONS PER ACRE. APPLY BY HYDROSEEDING AT ANY ONE TIME. DO NOT USE BURNT OR HYDRATED LIME WHEN HYDROSEEDING.
      - MIX SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT INTERRUPTION.
      - WHEN HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL.
  - MULCHING
    - MULCH MATERIALS (IN ORDER OF PREFERENCE)
      - A STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BROWN IN COLOR. STRAW IS TO BE FREE OF NOXIOUS WEED SEEDS AS SPECIFIED IN THE MARYLAND STATE LAW AND NOT MUSTY, MOULDY, CAKED, DECAYED, OR EXCESSIVELY DUSTY. NOTE: USE ONLY STEER STRAW MULCH IN AREAS WHERE SOME SPECIES OF GRASS IS DESIRED.
      - WOOD CELLULOSE FIBER MULCH (NFCM) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATE.
      - WOOD IS TO BE DRY (GREEN OR CONTAIN A GREEN DYE IN THE PACKAGE THAT WILL PROVIDE AN APPROPRIATE COLOR TO FULFILL VISUAL INSPECTION OF THE UNIFORM SPREAD SLURRY).
      - WOOD, INCLUDING DYE, MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING FACTORS.
      - WOOD MATERIALS ARE TO BE MANUFACTURED AND PROCESSED IN SUCH A MANNER THAT THE WOOD CELLULOSE FIBER MULCH WILL REMAIN IN WATER UNDER AGITATION AND WILL BLEND WITH SEED, FERTILIZER AND OTHER ADDITIVES TO FORM A HOMOGENEOUS SLURRY. THE MULCH MATERIAL MUST FORM A BUTTER-LIKE GROUND COVER, ON APPLICATION, HAVING MOISTURE ABSORPTION AND PERCOLATION PROPERTIES AND MUST COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL WITHOUT INHIBITING THE GROWTH OF THE GRASS SEEDS.
      - WOOD MATERIALS MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT CONCENTRATION LEVELS THAT WILL BE PHYTO-TOXIC.
      - WOOD MUST CONFORM TO THE FOLLOWING PHYSICAL REQUIREMENTS: FIBER LENGTH OF APPROXIMATELY 10 MILLIMETERS, DIAMETER APPROXIMATELY 1 MILLIMETER, PH RANGING FROM 4.0 TO 8.5, ASH CONTENT OF 1.6 PERCENT MAXIMUM AND WATER HOLDING CAPACITY OF 90 PERCENT MINIMUM.
    - APPLICATION
      - MULCH ANCHORING TOOL: INCREASE THE APPLICATION RATE TO 2.5 TONS PER ACRE.
      - WOOD CELLULOSE FIBER USED AS MULCH MUST BE APPLIED AT A NET DRY 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.
    - ANCHORING
      - 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 IN PREFERENCE), DEPENDING UPON THE SIZE OF THE AREA AND EROSION HAZARD:
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        - WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. 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 WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.
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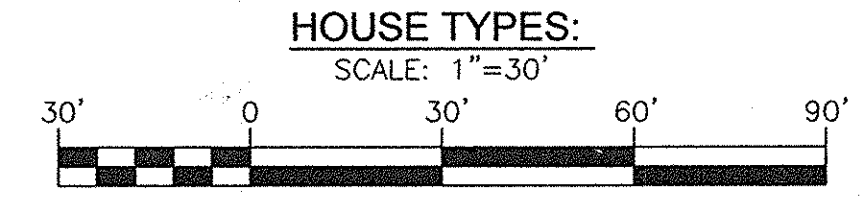
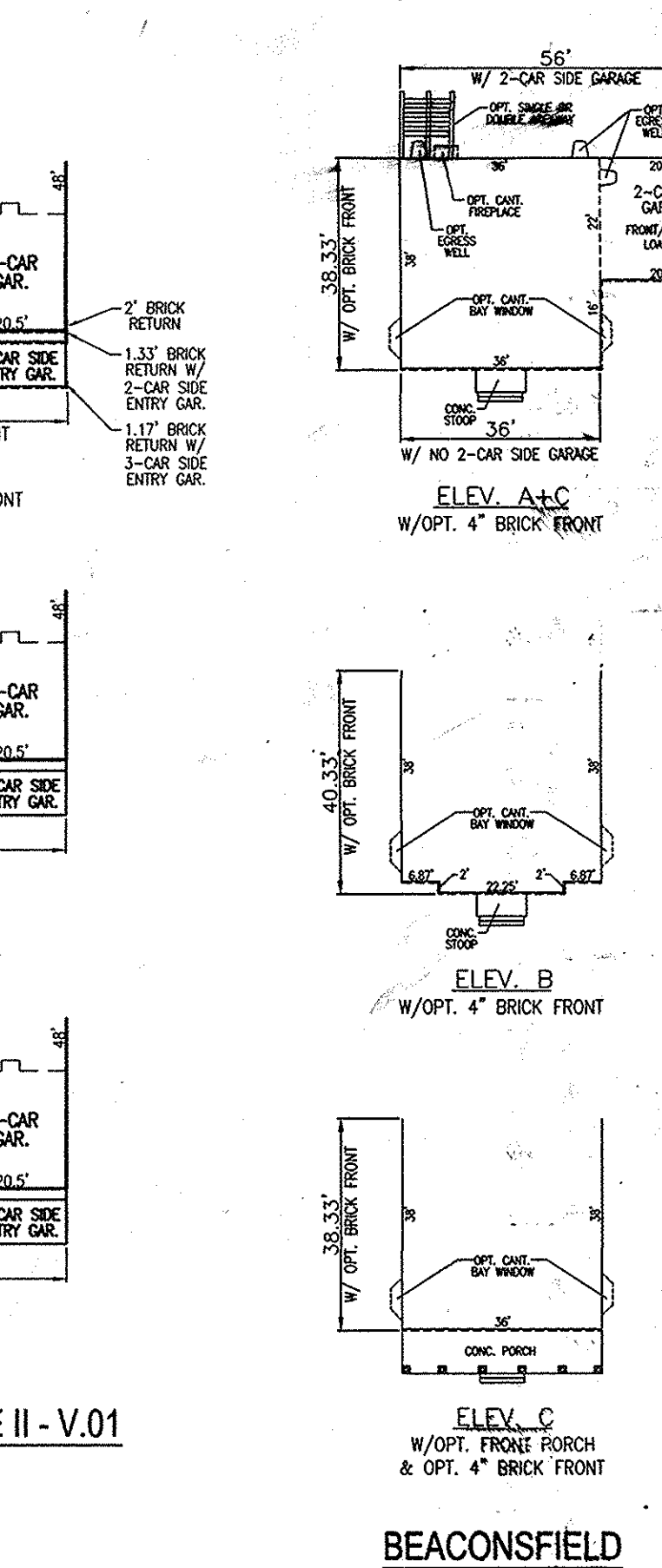
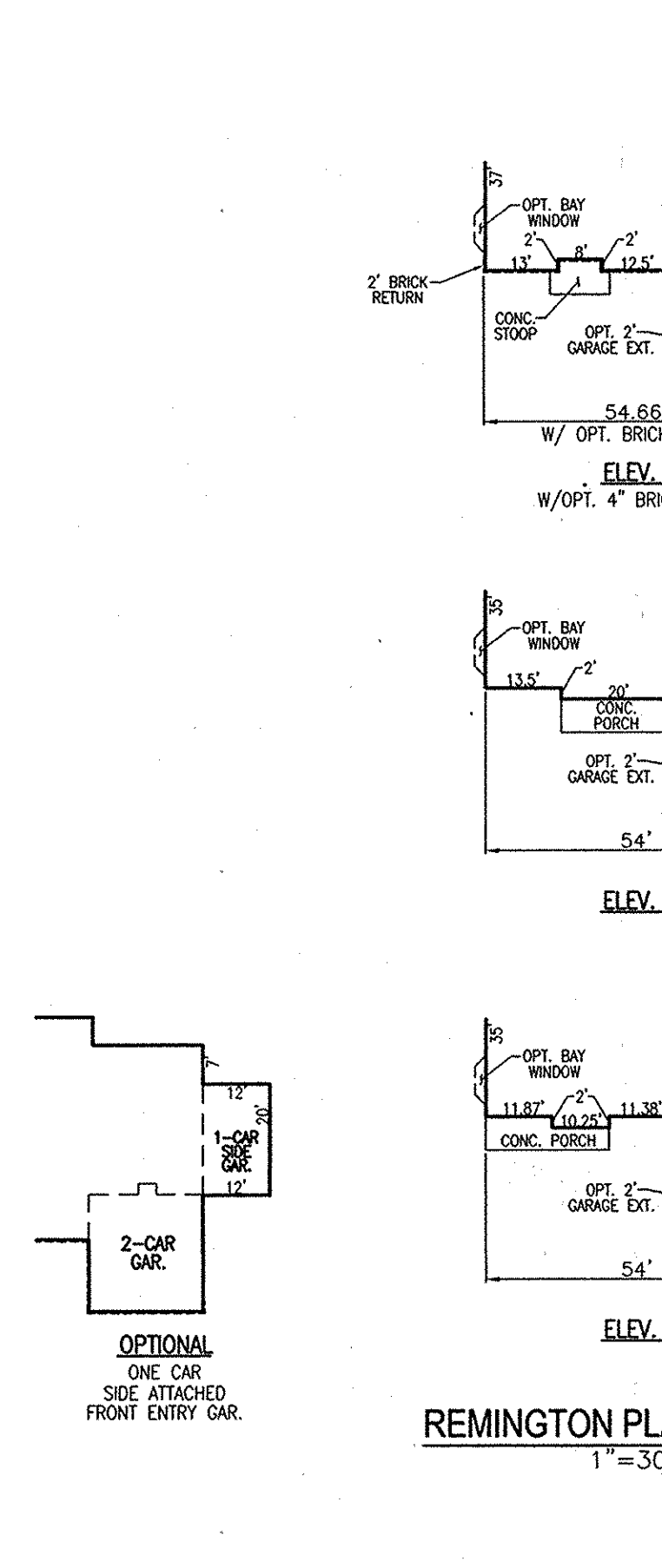
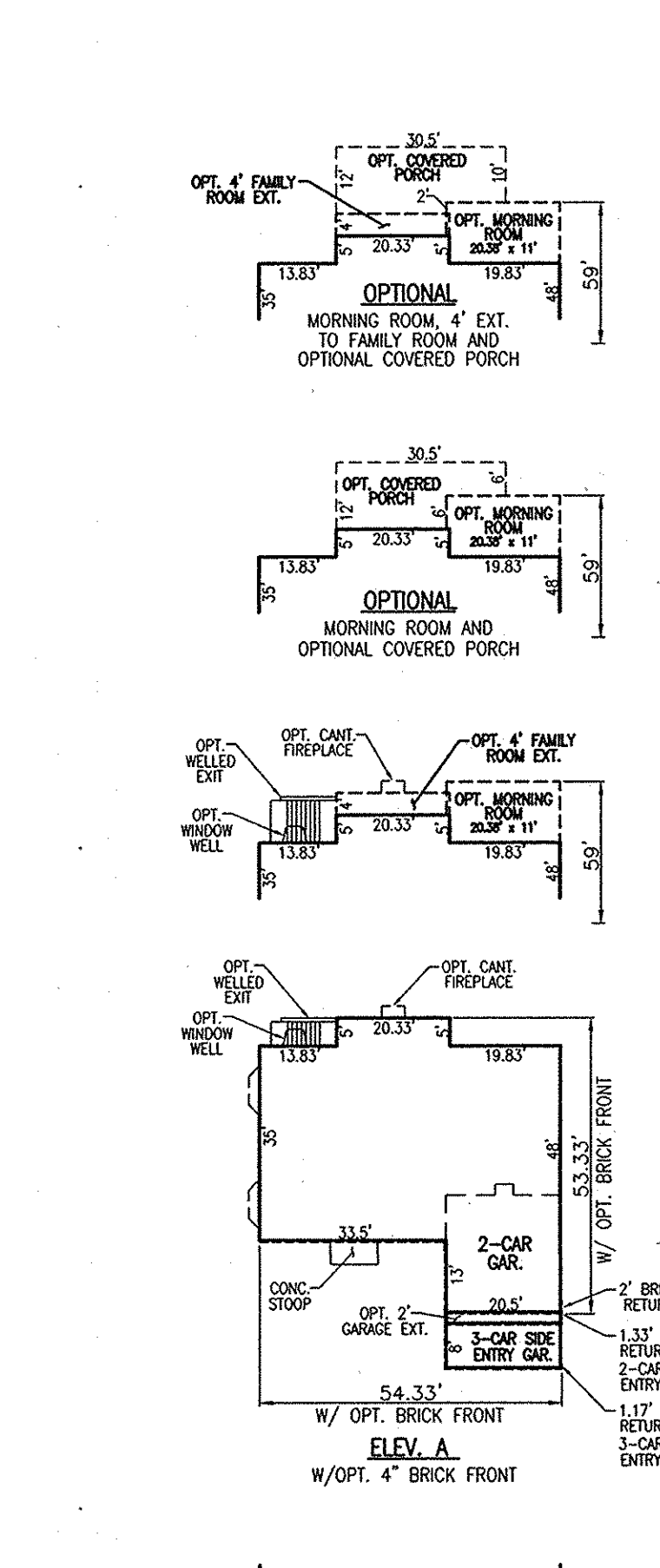
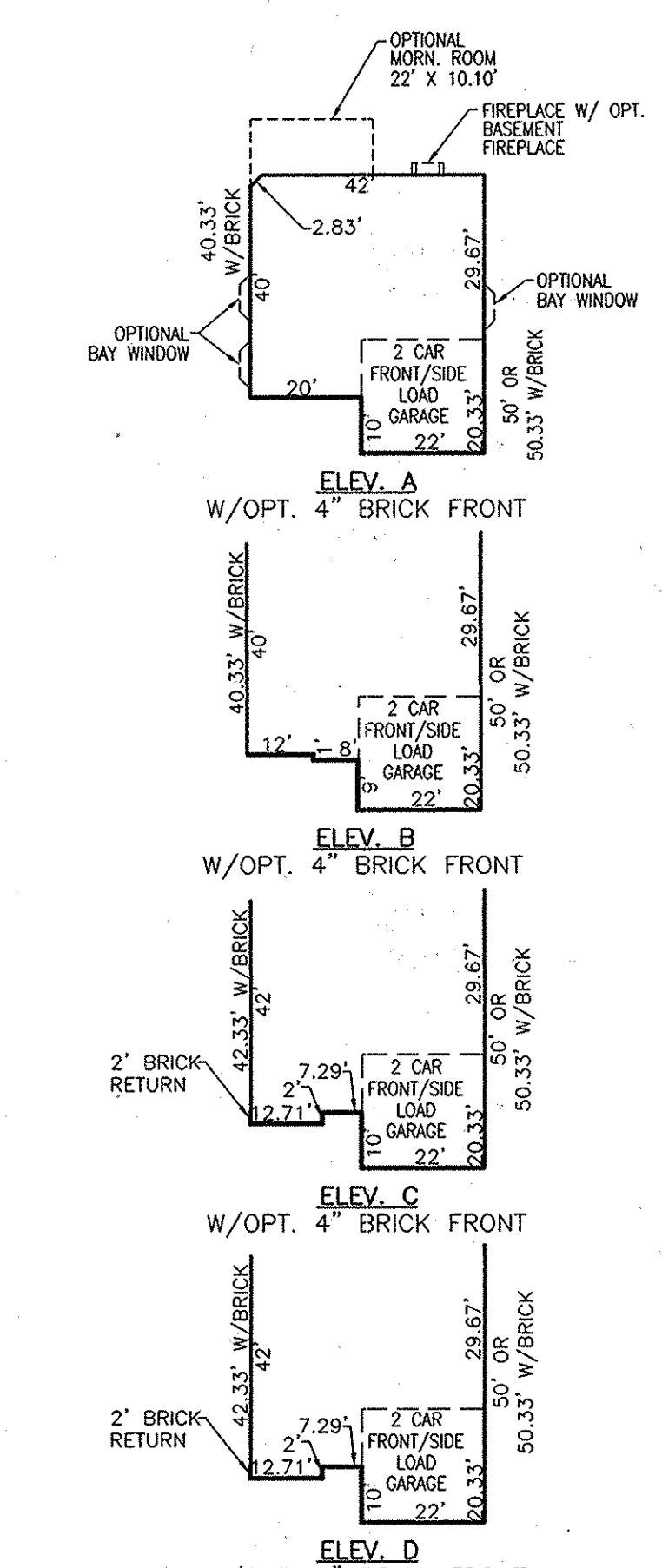
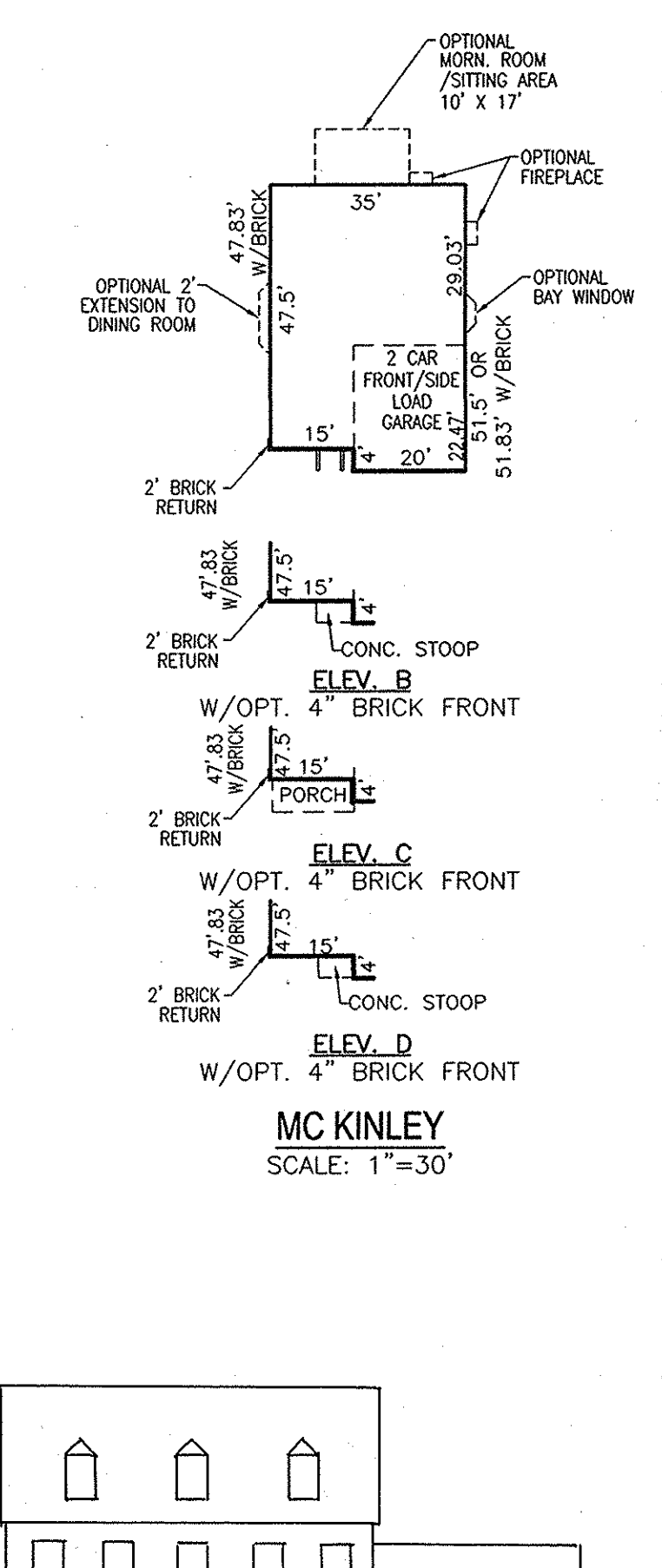
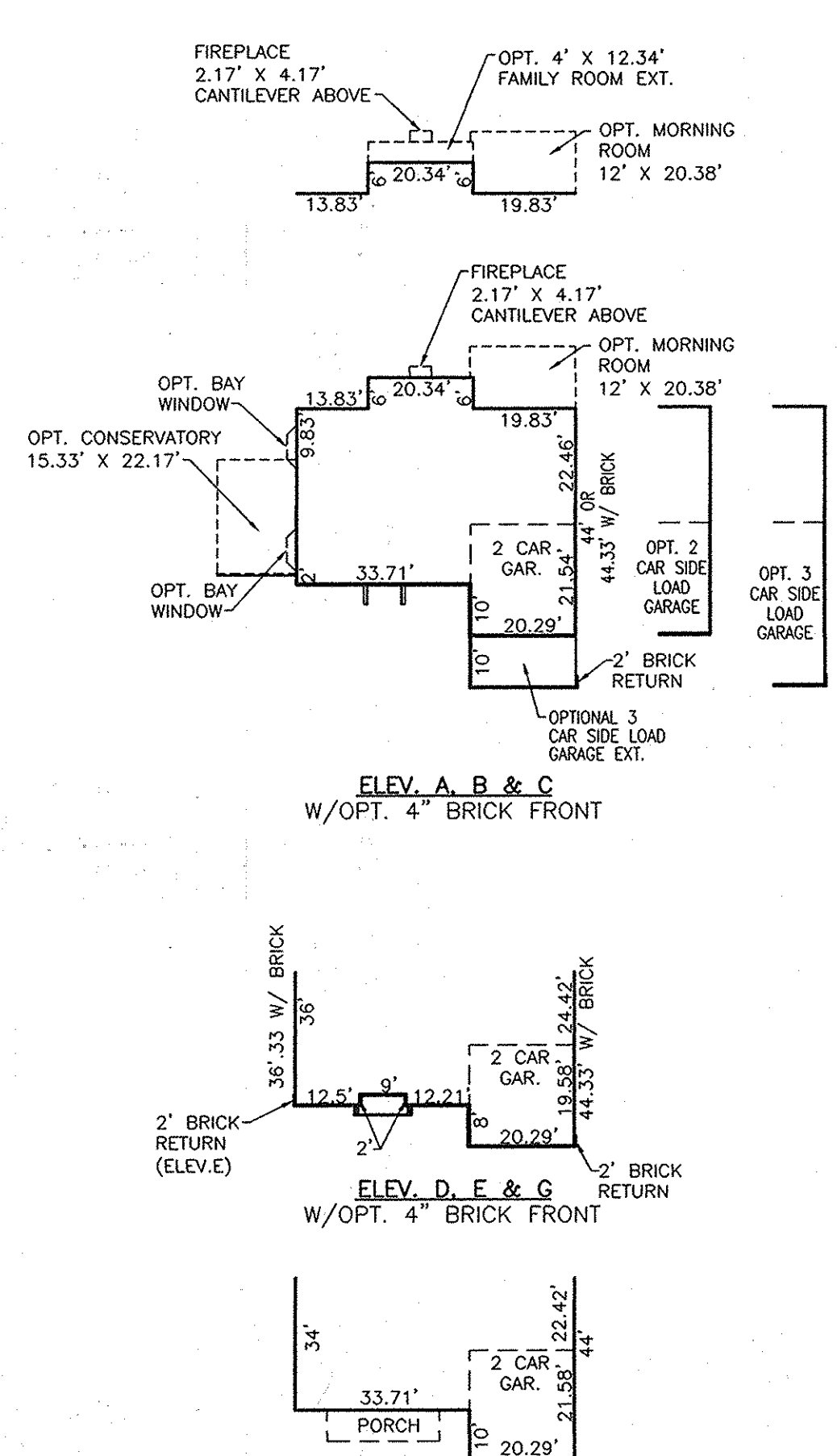
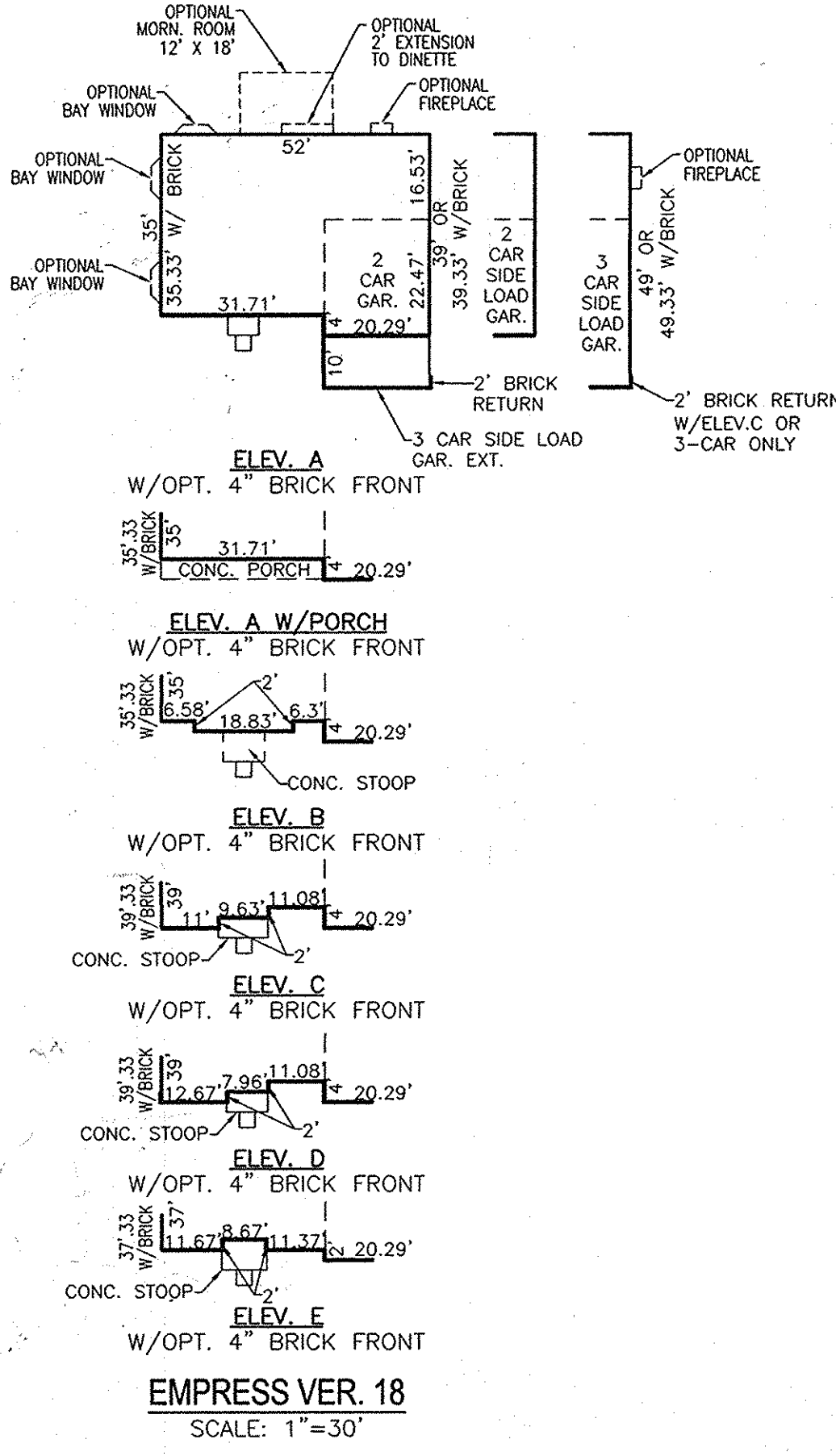
EMPRESS  
NTS

REMINGTON PLACE  
NTS

MC KINLEY  
NTS

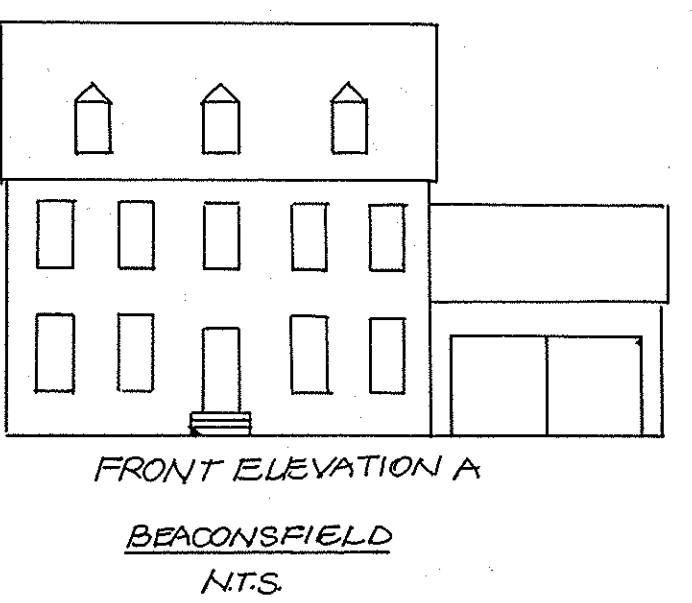
ROOSEVELT  
NTS

REMINGTON PLACE II  
NTS

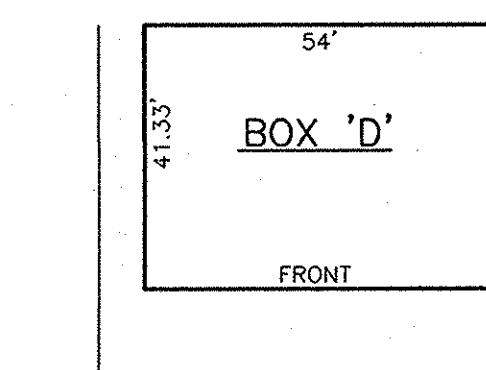
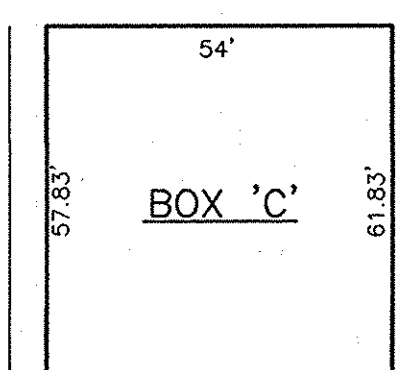
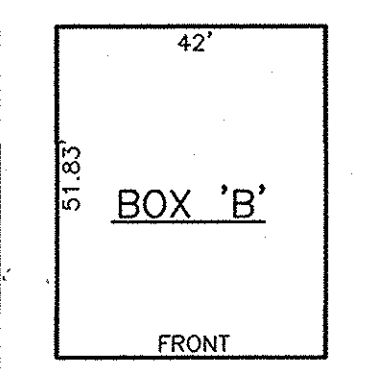
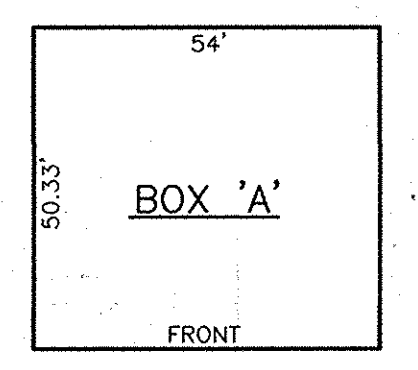


HOUSE TYPES:  
SCALE: 1"=30'

REMINGTON PLACE VER. 19  
SCALE: 1"=30'



FRONT ELEVATION A  
BEACONSFIELD  
NTS



FITS:  
NO BEACONSFIELD  
NO MCKINLEY  
NO CHAPEL HILL  
NO REMINGTON PLACE II

FITS:  
NO CHAPEL HILL  
MCKINLEY  
ALL ELEV EXCEPT ELEV C  
NO REMOR. RM

FITS:  
MCKINLEY  
ALL ELEV  
ALL OPTIONS

FITS:  
NO BEACONSFIELD  
NO MCKINLEY  
NO ROOSEVELT  
NO REMINGTON PLACE  
NO REMINGTON PLACE II  
NO CHAPEL HILL

ROOSEVELT  
ALL ELEV  
NO REAR OPTIONS

ROOSEVELT  
ALL ELEV  
NO REAR OPTIONS  
NO SIDE OPTIONS

REMINGTON PLACE  
ALL ELEV  
NO SIDE OPTIONS  
NO REAR OPTIONS  
NO 3 CAR SIDE GAR W/  
REAR OPTIONS

EMPRESS  
ALL ELEV EXCEPT ELEV B  
NO SIDE FP W/ SIDE I  
NO MORN ROOM  
NO 3 CAR SIDE GAR  
NO SIDE BW W/ SIDE

REMINGTON PLACE II  
ALL ELEV  
NO SIDE FP W/ SIDE BW  
NO MORN ROOM  
NO 3 CAR SIDE GAR  
NO SIDE BW W/ SIDE FP

EMPRESS  
ALL ELEV  
NO SIDE FP W/ SIDE BW  
NO SIDE BW W/ SIDE FP

CHAPEL HILL  
ALL ELEV NO BRICK  
NO 3 CAR GARAGE  
NO BEACONSFIELD

- NOTE: 1. MODEL ELEVATION SHALL NOT EXCEED 28' MEAN HEIGHT AS ALLOWED BY R-ED ZONE
- 2. IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS. PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT FRONT OR REAR YARD SETBACK.
- 3. SECTION 128.A.1.1 OF THE ZONING REGULATIONS (CB-2-2012) WHICH ALLOWS SUNROOMS AND ROOM EXTENSIONS TO EXTEND NOT MORE THAN 10 FEET INTO THE REAR SETBACK ALONG NOT MORE THAN 60% OF THE REAR FACE OF A DWELLING ON A LOT WHICH ADJOINS OPEN SPACE ALONG A MAJORITY OF THE REAR LOT LINE FOR R-ED LOTS RECORDED AFTER THE EFFECTIVE DATE OF C B-2-2012 (MAY 13, 2012).
- 4. GENERIC HOUSE BOX MODEL FIT SHOWN HEREON
- 5. HOUSE BOX IS GENERIC AND SHOULD NOT BE CONSIDERED LIMITING. ADDITIONAL HOUSE TYPES AND OPTIONS MAY FIT ON ANY GIVEN LOT.
- 6. THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
Chief, Development Engineering Division  
Chief, Division of Land Development  
Director

OWNER: AUTUMN RIVER CORPORATION  
DEVELOPER: AUTUMN DEVELOPMENT CORPORATION  
BUILDER: NV HOMES

Table with 3 columns: NO., REVISION, DATE. Contains revision history for the house types.

SITE DEVELOPMENT PLAN  
AUTUMN RIVER - PHASE III  
LOTS 72-86, 88-93, 95-102, 104-107 AND  
OPEN SPACE LOTS 71, 87, 94, 103, 108, AND 109  
HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET  
ELLCOTT CITY, MD 21043

PROFESSIONAL CERTIFICATE  
DESIGN BY: TW/EDS  
DRAWN BY: JER  
CHECKED BY: RV/EDS  
DATE: JUNE 2014  
SCALE: AS SHOWN  
W.O. NO.: 04-145

