

DIMENSIONS FROM BUILDING TO PROPERTY LINES HAVE BEEN PROVIDED ON SHEET Ø. DIMENSIONS DELINEATING THE REQUIRED 18 FOOT PARKING AREA HAVE BEEN PROVIDED ON

	<u> </u>	·	. 1 1
	LEGI	END	
5YMBOL		DESCRIPTION	
	PHASE I-IV	5DP-15-017	1
	PHASE V	50P-15-029	
	PHASE VI		

5pace

CONCRETE

DESCRIPTION

EXISTING LANDSCAPING PER F-14-028

PUBLIC WATER & SEWER UTILITY EASEMEN'

& 50P-15-017

EXISTING CONTOUR 2' INTERVAL

EROSION CONTROL MATTING

LIMIT OF DISTURBANCE

PROPOSED CONTOUR 2' INTERVAL

LEGEND

SPOT ELEVATION

STREET LIGHT

SUPER SILT FENCE

SILT FENCE

SYMBOL

 \times 362.2

— 5F — 5F —

-55F-55F-

5TOOP----

549°43'28"W 772.69

ESSEX LLC: LIBER 4163, FOLIO 302 TAX MAP 43, PARCEL 569 «ZONING CAC—CLI

STREET ADDRESS CHART						
LOT NO.	STREET ADDRESS		LOT NO.	STREET ADDRESS		
62	7807 CHERREL BROOKS WAY	I	89"	7902 QUIDDITCH LANE		
63	7805 CHERREL BROOKS WAY	11	90	7900 QUIDDITCH LANE		
64	7803 CHERREL BROOKS WAY	11	91	7809 ORREN BOYLE COURT		
65	7801 CHERREL BROOKS WAY	11	92	7807 ORREN BOYLE COURT		
66	7964 QUIDDITCH LANE	П	93	7805 ORREN BOYLE COURT		
67	7962 QUIDDITCH LANE		94	7803 ORREN BOYLE COURT		
68	7960 QUIDDITCH LANE		95	7801 ORREN BOYLE COURT		
69	7950 QUIDDITCH LANE		106	7780 DAGNY WAY		
70	7956 QUIDDITCH LANE		107	7778 DAGNY WAY		
71	7954 QUIDDITCH LANE	П	108	7776 DAGNY WAY		
72	7942 QUIDDITCH LANE	\prod	109	7774 DAGNY WAY		
73	7940 QUIDDITCH LANE		110	7770 DAGNY WAY		
74	7938 QUIDDITCH LANE		111	7768 DAGNY WAY		
75	7936 QUIDDITCH LANE		112	7766 DAGNY WAY		
76	7934 QUIDDITCH LANE		113	7764 DAGNY WAY		
77	7932 QUIDDITCH LANE		114	7762 DAGNY WAY		
78	7928 QUIDDITCH LANE		115	7760 DAGNY WAY		
79	7926 QUIDDITCH LANE	11	116	7756 DAGNY WAY		
80	7924 QUIDDITCH LANE		117	7754 DAGNY WAY		
81	7922 QUIDDITCH LANE		118	7752 DAGNY WAY		
82	7920 QUIDDITCH LANE		119	7750 DAGNY WAY		
93	7916 QUIDDITCH LANE		120	7746 DAGNY WAY		
84	7914 QUIDDITCH LANE		121	7744 DAGNY WAY		
85	7912 QUIDDITCH LANE		122	7742 DAGNY WAY		
86	7910 QUIDDITCH LANE		123	7740 DAGNY WAY		
87	7906 QUIDDITCH LANE		124	7730 DAGNY WAY		
88	7904 QUIDDITCH LANE		WATER METER	MIE QUIDDITCH LANE		

Open Space

PARCEL ONE, ONE ACRE PARCEL 2, 88 PERCHES,

CONCRETE

DECK

22.00

GARAGE

ROCKVILLE

5TOOP---

6 UNITS

30 SCALE

5TOOP

DATE

FRANK MANALANSAN, II

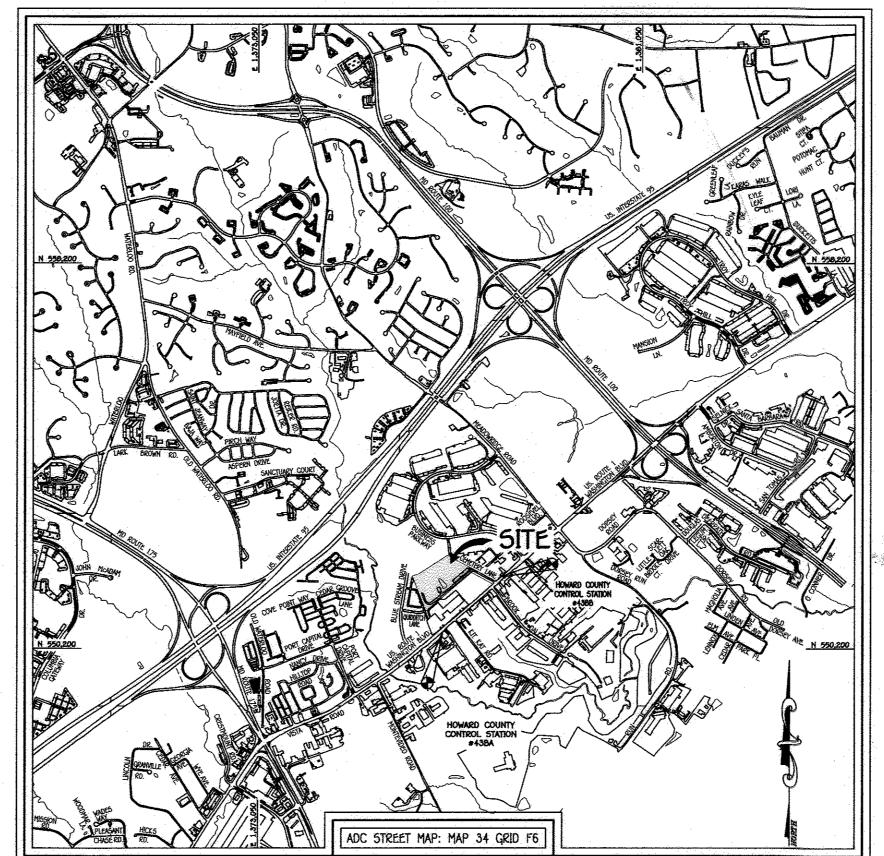
MEADOWRIDGE BUSINESS PARK PLAT NO. 10793.

WASHINGTON
WANCE PARK LOT 54
PLAT NO. 15805
*ZONING CE-CU

SITE DEVELOPMENT PLAN MORRIS PLACE

LOTS 62 THRU 95 AND OPEN SPACE LOTS 96 104 PHASE V

TAX MAP No. 43 GRID No. 4 PARCEL NO. 599 HOWARD COUNTY, MARYLAND FIRST ELECTION DISTRICT



TOWNHOUSES: 2 SPACES PER UNIT 166 UNITS X 2 = 332 PARKING SPACES OVERFLOW PAKING 0.3 PER UNIT 166 UNITS X 0.3 = 50 PARKING SPACES EXISTING PHASES I-IV RESIDENTIAL PARKING PROVIDED: 172 PARKING SPACES 48 FRONT LOAD TOWNHOUSES: 96 SPACES 2 SPACES PER UNIT (1 GARAGE + 1 DRIVEWAY) 5 REAR LOAD TOWNHOUSES: 20 SPACES 4 SPACES PER UNIT (2 GARAGE + 2 DRIVEWAY OVERFLOW SPACES: 56 SPACES PROVIDED BY ON-STREET PARKING EXISTING ON-STREET PARKING PER F-14-020: 53 SPACES PROPOSED BY THIS 5DP: 3 SPACES

RESIDENTIAL PARKING TABULATION

PHASE V RESIDENTIAL PARKING PROVIDED: 140 PARKING SPACES 34 REAR LOAD TOWNHOUSES: 136 SPACES 4 SPACES PER UNIT (2 GARAGE + 2 DRIVEWAY) OVERFLOW SPACES: 4 SPACES PROVIDED BY ON-STREET PARKING FUTURE PHASE VI RESIDENTIAL PARKING PROVIDED: 239 PARKING SPACES 52 FRONT LOAD TOWNHOUSES: 104 SPACES 2 SPACES PER UNIT (1 GARAGE + 1 DRIVEWAY) 27 REAR LOAD TOWNHOUSES: 100 SPACES 4 SPACES PER UNIT (2 GARAGE + 2 DRIVEWAY) OVERFLOW SPACES: 27 SPACES PROVIDED BY ON-STREET PARKING OTAL RESIDENTIAL PARKING PROVIDED: 551 PARKING SPACES TOTAL TOWNHOUSES: 464 SPACES TOTAL ON-STREET PARKING = 07 PARKING SPACES

VICINITY MAP

T.P. 43BB ELEV. 209.296 V. 550,534.2018 E. 1,376,905.2050 LOC. NEAR INTERSECTION OF WASHINGTON BLVD. & CEMETERY RD.

LOC. NEAR INTERSECTION OF

WASHINGTON BLVD. & KIT KAT RD.

BENCH MARKS

T.P. 43BA ELEV. 209.431

N. 551,676,4075

E. 1,378,108.3982

		AME	NITY A	REA CHART
PHASE	REQUIRED	PROVIDED	AREA #	PROGRAM
existing I—III	0.50 AC.	0.51 AC.	5	PASSIVE SITTING AREA W/BENCHES, SHADE TREES AND PLANTED SWM FACILITY
existing iv	0.22 AC.	0.22 AC.	1	PASSIVE SITTING AREA W/BENCH AND SHADE TREES
				WALKING/SITTING AREA W/BENCHES, SHADE TREES WALKWAY, PLANTED SWM FACILITIES AND 50'x25'* OPEN PLAY AREA 80'x50'* OPEN PLAY AREA W/BENCH AND SHADE TREES WALKING/SITTING AREA W/BENCHES, SHADE TREES WALKWAY, PLANTED BIO-RENTENTION FACILITIES AND 40'x20' OPEN PLAY ARE
V	0.27 AC.	0.34 AC.	6	PASSIVE SITTING AREA W/BENCHES SHADE TREES
FUTURE VI	0.74 AC.	0.86 AC.	. 7	MULTI-USE RECREATION AREA - DETAILS WITH FUTURE SDP
			8	MULTI-USE RECREATION AREA - DETAILS WITH FUTURE SOP
TOTAL	1.73 AC.	1.95 AC.		

PLAT SUBJECT TO WP-14-060 WHICH THE PLANNING DIRECTOR ON JANUARY 2014 APPROVED TO WAIVE SECTION 16.120(C)(4) -SINGLE FAMILY ATTACHED LOTS SHALL HAVE A MINIMUM 15 FEET OF FRONTAGE ON A PUBLIC ROAD. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS 1). THE PETITIONER OR DESIGNEE SHALL BE RESPONSIBLE FOR MAINTENANCE OF SAFE VEHICULAR ACCESS TO ALL RESIDENTIAL UNITS. THIS SHALL INCLUDE, BUT IS NOT LIMITED TO, MAINTENANCE OF THE PRIVATE ROAD PROVIDING ACCESS TO THE RESIDENTIAL UNITS, MAINTENANCE OF THE PRIVATE ROAD SYSTEM INCLUDING FOR SNOW REMOVAL AND PLOWING ON

2). UPON COMPLETION OF ANY PORTION OF THE PROPOSED ESIDENTIAL DEVELOPMENT, THE PETITIONER OR DESIGNEE SHALL PROVIDE COAD MAINTENANCE, PRIVATE TRASH REMOVAL SERVICES, SNOW REMOVAL TO THE DEVELOPMENT UNTIL THE ROADS ARE TRANSFERRED TO THE H.O.A. 3). ON ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT plans, provide a brief description of waiver petition, wp-14-068, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE

REGULATIONS, ACTION AND DATE. 4). ON ALL FUTURE SUBDIVISION PLANS, PROVIDE A BRIEF DESCRIPTION THE DESIGN MANUAL WAIVER, AS A GENERAL NOTE TO INCLUDE REQUESTS, ACTION AND DATE

5). COMPLIANCE WITH THE DEVELOPMENT ENGINEERING DIVISION COMMENTS DATED JANUARY 10, 2014. 6). SUBJECT TO PROVIDING THE REQUIRED VISITOR AND OVERFLOW PARKING SPACES FOR THE RESIDENTIAL UNITS ON THE SITE DEVELOPMENT

36. THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON.

39. A MODERATE INCOME HOUSING UNIT (M.LH.U.) AGREEMENT AND M.LH.U. COVENANTS WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT. 40. SOILS BOUNDARIES ARE BASED ON NRCS WEBSOIL SURVEY. TOPOGRAPHIC CONTOURS ARE BASED ON AERIAL CONTOURS MAPPING BY HARFORD AERIAL PHOTOGRAPHED ON SEPTEMBER 18, 2007 AND SUPPLEMENTED WITH A FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS

AND CARTER, INC. DATED OCTOBER 24, 2007. 42. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND

SPECIFICATIONS IS APPLICABLE. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING 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 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE. ANY DAMAGE TO PUBLIC ROADS OR EXISTING UTILITIES WILL BE CORRECTED AT TRAFFIC CONTROL DEVICES:

A. THE RI-1 (STOP) SIGN AND THE STREET NAME SIGN (SNS) ASSEMBLY FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETED.

B, THE TRAFFIC CONTROL DEVICE LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE FIELD APPROVED BY HOWARD COUNTY TRAFFIC DIVISION (410) 313-2430 PRIOR TO THE INSTALLATION OF ANY OF THE TRAFFIC CONTROL DEVICES. C. ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN

ACCORDANCE WITH THE LATEST EDITION OF THE MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. (MdMUTCD)

D. ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED (QUICK PUNCH), SQUARE TUBE (POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. THE ANCHOR SHALL NOT EXTEND MORE THAN TWO QUICK PUNCH HOLES ABOVE GROUND LEVEL A GALVANIZED STEEL POLE CAP SHALL BE

46. STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURES AND POLES SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (2006), SECTION 5.5.A. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN

ANY STREET LIGHT AND ANY TREE. 47. A PRIVATE ROAD STREET NAME SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED (FOR EACH OF THE PRIVATE ROADS INTERSECTING QUIDDITCH LANE) BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE

DEVELOPERS/OWNERS EXPENSE CONTACT HOWARD COUNTY TRAFFIC DIMISION AT (410) 313-5752 FOR DETAILS AND COST ESTIMATES. 48. ALL SWALES AND SLOPES SHALL BE PERMANENTLY SEEDED OR OTHERWISE 49. ALL FILL AREAS (ROADWAYS, UNDER STRUCTURES, ECT.) TO BE COMPACTED

TO A MINIMUM OF 95% COMPACTION AS REQUIRED BY ASHTO 180. 50. 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 OR REAR YARD SETBACK.

THERE ARE NO FLOODPLAIN OR WETLANDS LOCATED WITHIN SUBMISSION LIMITS FOR MORRIS PLACE, APFO PHASE V. TRAFFIC STUDY PREPARED BY TRAFFIC GROUP WAS APPROVED UNDER

53 THE MORRIS PLACE PROJECT, WHICH INCLUDES PHASES I TORNYI, IS SUBJECT TO SECTION 127.5.E.3.2 OF THE ZONING REGULATIONS OF HOWARD COUNTY. THIS SECTION STATES, "THE PHASING OF RESIDENTIAL AND COMMERCIAL CONSTRUCTION APPROVAL TO ALLOW A REDUCTION IN THE REQUIRED COMMERCIAL SPACE FOR RESIDENTIAL UNIT. HOWEVER, IF THE ADJOINING LUSKINS PROPERTY (PARCEL 569), WHICH HAS FRONTA POINTE 1 IS LATER INTEGRATED WITH THIS SUBDIVISION. 300 SQUARE FEET OF COMMERCIAL SPACE FOR 50 % OF THE TOTAL RESIDENTIAL UNITS SHALL BE CONSTRUCTED PRIOR TO . COMMENCING & ROUGHLY PROPORTIONALLY AMOUNT OF COMMERCIAL CONSTRUCTION AND OPEN SPACE AMERICA AREAS."

MOUNTED ON TOP OF EACH POST.

STREET LIGHT CHART (PRIVATE)				
STATION	OFF5ET	FIXTURE/POLE TYPE		
4+31	25' R			
3+18	20' R	100-WATT "COLONIAL" SODIUM		
1+60	20' L	VAPOR POST TOP FIXTURE MOUNTED ON A 14-FOOT		
1+50	13' R	BLACK FIBERGLASS POLE.		
	5TATION 4+31 3+18 1+60	STATION OFFSET 4+31 25' R 3+10 20' R 1+60 20' L		

SITE ANALYSIS DATA CHART

A. TOTAL AREA OF THIS SUBMISSION = 2.22 AC. ±. B. LIMIT OF DISTURBED AREA = 2.51 AC.+. C. PRESENT ZONING DESIGNATION = CAC-CLI & CE-CLI (PER 10/06/2013 COMPREHENSIVE ZONING PLAN

). PROPOSED USE: RESIDENTIAL BUILDING COVERAGE OF SITE: 40% F. PREVIOUS HOWARD COUNTY FILES: 5DP-82-148, 5DP-91-50, 5-10-02, WP-12-173, P-13-001, F-14-028,

5DP-15-017, F-15-047 G. TOTAL AREA OF FLOODPLAIN LOCATED ON SITE 0.00 AC± H. TOTAL AREA OF SLOPES IN EXCESS OF 15% = 0.00 AC= I. NET TRACT AREA = 2.35 AC.±.

(TOTAL SITE AREA - FLOODPLAIN - STEEP SLOPES AREA) TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0 AC. ± . TOTAL AREA OF FOREST = 0 AC+ TOTAL GREEN OPEN AREA = 0.89 AC+

M. TOTAL IMPERVIOUS AREA = 1.33 AC+ N. TOTAL AREA OF SEVERELY ERODIBLE SOILS = 0 AC. ±

5CALE: 1" = 30"

GENERAL NOTES

SUBJECT PROPERTY IS ZONED CAC-CLI AND CE-CLI PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP. LITE ZONING AMENDMENTS EFFECTIVE 07/28/06.

2. COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 438A AND NO. 438B. STA. 438A N 551,676.4075 E 1,376,106.3982 ELEVATION 209.431 STA. 438B N 550,534.2010 E 1,376,905.2050 ELEVATION 209.296

3. THIS PLAN IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER 2007, BY FISHER, COLLINS AND CARTER, INC. 4. DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD '83 GRID MEASUREMENT 5. 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

SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1 1/2" MIN) GEOMETRY - MAX. 15% GRADE, MAX 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS STRUCTURE (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING) DRAINAGE ELEMENTS - SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER

MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE PROPERTY SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILE NO'S: ECP-13-035, 5DP-91-50, 5-10-02, P-13-001, WP-12-173, WP-14-060, F-14-020, 5DP-15-017, W & 5 CONTRACT

NO.14-4777-D AND CONTRACT NO 14-4897-D. TO THE BEST OF OUR KNOWLEDGE, NO CEMETERIES EXIST ON SITE BY BOTH VISUAL OBSERVATION AND REVIEW

OF AVAILABLE HOWARD COUNTY INFORMATION.
THERE IS NO FLOODPLAIN WITHIN THE LIMITS OF THIS FINAL PLAT SUBMITTAL. TRAFFIC STUDY DATED JANUARY, 2012 WAS PREPARED BY THE TRAFFIC GROUP, INC. AND WAS APPROVED ON MARCH 14, 2013.

10. THIS PROPERTY IS NOT LOCATED IN A HISTORIC DISTRICT. 11. THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE 2004 ZONING REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 75-2003 AND THE "COMP-LITE" ZONING REGULATION AMENDMENTS EFFECTIVE 7/26/06. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS OR PARCELS MUST COMPLY WITH SETBACKS AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF A BUILDING OR GRADING PERMIT APPLICATION.

THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. ARTICLES OF INCORPORATION FOR THE MORRIS PLACE COMMUNITY ASSOCIATION, INC. WAS FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON SEPTEMBER 23, 2014, RECEIPT 14. THE EXISTING BUILDINGS AND ACCESSORY STRUCTURES HAVE BEEN BE REMOVED PRIOR TO RECORDATION OF

15. THE FOREST STAND DELINEATION AND WETLAND DELINEATION REPORT FOR THIS PROJECT WAS PREPARED BY MCCARTHY AND ASSOCIATES ON JUNE, 2009 AND WAS APPROVED WITH THE COMPREHENSIVE SKETCH PLAN, 5-10-002 BY THE PLANNING DIRECTOR ON JUNE 7, 2010.

THE TRAFFIC STUDY AND THE APFO (ADEQUATE PUBLIC FACILITIES ORDINANCE) ROAD FACILITIES TEST FOR THIS SUBDIVISION WAS APPROVED WITH THE COMPREHENSIVE SKETCH PLAN, 5-10-002, BY THE PLANNING DIRECTOR, ON JUNE 7, 2010.

17. PUBLIC WATER AND SEWER IS PROVIDED VIA CONTRACT NOS. 14-4777-D AND 14-4897-D

18. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.8 OF THE HOWARD COUNTY CODE. 19. A PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON AUGUST 12, 2009 FOR THIS PROJECT. 20. THE 65 dBA NOISE CONTOUR LINE WAS OBTAINED FROM A NOISE STUDY PREPARED BY MARS GROUP DATED

JUNE, 2009 AND IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CAN NOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dba NOISE EXPOSURE. THE 65DBA NOISE CONTOUR LINE REQUIREMENT WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS. BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. 21. THERE ARE NO WETLANDS, STREAMS, 100 YEAR FLOODPLAIN OR STEEP SLOPES WITH A CONTIGUOUS AREA GREATER THAN 20,000 SQUARE FEET LOCATED ON THIS SITE DEVELOPMENT PLAN. THERE ARE NO WETLANDS ON-SITE THAT WILL BE DISTURBED OR THAT WILL REQUIRE 401 AND 404 WETLANDS PERMITS FROM THE STATE

22. FOREST CONSERVATION HAS BEEN PROVIDED UNDER F-14-029 IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL WITH OFF-SITE REFORESTATION OF 2.59 23. NO FOREST RESOURCES EXIST ON THIS SITE PER THE FOREST STAND DELINEATION REPORT DATED JUNE, 2009

PREPARED BY MCCARTHY AND ASSOCIATES. 24. PLAT SUBJECT TO WP-12-173 WHICH THE PLANNING DIRECTOR ON JUNE 25, 2012 APPROVED TO WAIVE SECTION 16.144(G) REQUIRING THE SUBMISSION OF A PRELIMINARY PLAN WITHIN FOUR (4) MONTHS OF SKETCH PLAN APPROVAL AND SECTION 16.1106(D) REQUIRING RESIDENTIAL PROJECTS WITH 101 PLUS HOUSING UNITS NINE (9) MONTHS AFTER STARTING DATE SUBJECT TO: 1) THE PRELIMINARY PLAN FOR PHASES 1 THROUGH 3 FOR 19 UNITS MUST BE SUBMITTE

OR BEFORE NOVEMBER 1, 2012.

25. A 10' PUBLIC TREE MAINTENANCE EASEMENT AND A 10' PRIVATE PARKING SETBACK RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY, AS SHOWN ON THIS PLAN OF SUBDIVISION IS RESERVED UPON ALL LOTS.

THIS BASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO FRONTING ON THE SAID PUBLIC ROAD RIGHT-OF-WAY. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY, WHEN NECESSARY, FOR THE SPECIFIC PURPOSE OF THE INSTALLATION, REPAIR AND MAINTENANCE OF COUNTY OWNED TREES LOCATED WITHIN THE BOUNDARIES OF THE PRIVATE LOTS. NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.

THE LOTS CREATED BY THIS SUBDIMISION PLAT AREA SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAY ALL OR PART OF THE DEVELOPER'S COST OF THE INSTALLATION OF THE WATER AND SEWER FACILITIES, PURSUANT TO THE HOWARD COUNTY CODE SECTION 10.112. THIS FEE OR ASSESSMENT, WHICH RUNS WITH THE LAND, IS A CONTRACTUAL OBLIGATION BETWEEN THE DEVELOPER AND EACH OWNER OF THIS PROPERTY AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF HOWARD COUNTY.

27. H.O.A. COVENANTS AND RESTRICTIONS ARE RECORDED IN LIBER 16621, FOLIO 418 AMONG THE LAND RECORDS 28. REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE FOR PRIVATE ROADS ARE PROVIDED BY THE MORRIS PLACE COMMUNITY ASSOCIATION, INC. FOR THE TOWNHOUSE LOTS FRONTING PRIVATE STREETS.

CEMETERY LANE AND QUIDDITCH LANE ARE PUBLIC ROADS MAINTAINED BY HOWARD COUNTY, MARYLAND. ALL THIS PLAN IS SUBJECT TO A LETTER DATED MARCH 16, 2010 WHICH THE PLANNING DIRECTOR GRANTED

RESIDENTIAL UNIT. HOWEVER, IF THE ADJOINING LUSKINS PROPERTY (PARCEL 569), WHICH HAS FRONTAGE ON ROUTE 1 IS LATER INTEGRATED WITH THIS SUBDIVISION, 300 SQUARE FEET OF COMMERCIAL SPACE FOR EACH RESIDENTIAL UNIT MAY BE REQUIRED. OR WHAT REGULATIONS DICTATE AT THAT TIME 31. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL LANDSCAPING OBLIGATIONS FOR THIS SITE DEVELOPMENT (APFO PHASE V) HAS BEEN PROVIDED BY A FINANCIAL SURETY IN THE AMOUNT OF \$19,200.00 BASED ON 64 SHADE TREES @ \$300/5HADE TREE. INTERNAL RESIDENTIAL AND PARKING LANDSCAPING, AS WELL AS PRIVATE ROAD STREET

TREES WILL BE ARE POSTED AS PART OF THE GRADING PERMIT FOR THIS SITE DEVELOPMENT PLAN.
32. THIS PROJECT COMPLIES WITH THE ROUTE 1 MANUAL IN REGARDS TO THE "CAC-CL" ZONING DISTRICT. 33. ON FEBRUARY 6, 2012 AND JULY 10, 2013 THE DEPARTMENT OF PLANNING AND ZONING HAS TENTATIVELY ALLOCATED FOR THIS SUBDIVISION IN THE ROUTE 1 PLANNING AREA IN ACCORDANCE WITH THE FOLLOWING ALLOCATION SCHEDULE AND MILESTONES:

PHASE NO.	FILE NO.	ALLOCATION YEAR	KUUILI	NO. OF M.I.H.U. ALLOCATIONS	TOTAL NO. OF ALLOCATIONS	FINAL PLANS OR SITE DEVELOPMENT PLAN
I-IV	F-14-020	2016	44	9	53	FINAL PLAN5 BY NOVEMBER 9, 2013
٧	F-15-047	2017	28	6	34	SITE DEVELOPMENT PLAN BETWEEN 07/01/14 & 11/01/14
VI		2018	69	10	79	5ITE DEVELOPMENT PLAN BETWEEN 07/01/15 & 11/01/10
	TOTAL5		141	25	166	

34. AMENITY AREA REQUIREMENTS PROVIDED WITH SDP FOR APFO PHASES I THRU IV AND PHASE V. SEE AMENITY AREA CHART THIS SHEET.

35. STORMWATER MANAGEMENT FOR THIS REDEVELOPMENT PROJECT HAS BEEN PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE MARYLAND DEPARTMENT OF ENVIRONMENT STORM WATER DESIGN MANUAL, VOLUMES I AND II, REVISED 2009, ON F-14-028. THERE WILL BE NO SWM DEVICES CONSTRUCTED UNDER THIS SITE DEVELOPMENT PLAN. 36. MODERATE INCOME HOUSING UNITS (M.I.H.U.) FOR PHASE V TABULATION:

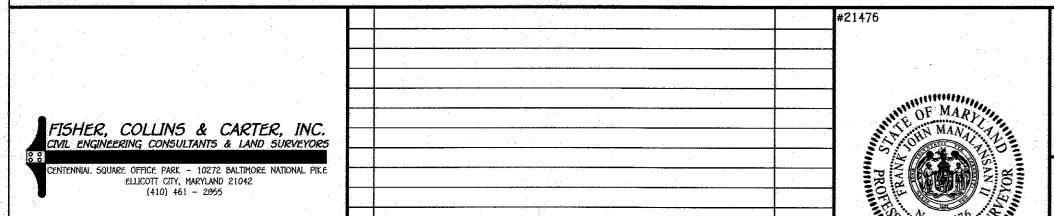
A. TOTAL PROJECT M.I.H.U. REQUIREMENT = 25 M.I.H.U.

(166 UNITS X 15%) = 24.9 M.I.H.U.B. M.I.H.U. FOR PHASE I THRU IV REQUIRED = 8 M.I.H.U. (53 UNITS X 15%) = 7.95 M.I.H.U.

C. M.I.H.U. FOR PHASE V REQUIRED = 5 M.I.H.U. (34 UNITS x 15%)= 5.10 M.I.H.U.

D. TOTAL M.I.H.U. PROVIDED IN PHASE I THRU IV AND PHASE V = 13 M.I.H.U.

PHASE VI (SDP-16-001) CONTAINS 79 UNITS TOTALING 166 UNITS. NO MORE THAN 83 RESIDENTIAL UNITS (50% OF THE TOTAL UNITS) MAY OBTAIN BUILDING PERMITS UNTIL EITHER CONSTRUCTION OF A PROPORTIONAL AMOUNT OF COMMERCIAL SPACE HAS COMMENCED HAVING RECEIVED A BUILDING PERMIT IN ACCORDANCE WITH SECTION 127.5.E.3.* OR A FEE IN LIEU PAYMENT FOR NOT PROVIDING COMMERCIAL SPACE IS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING AND PAID TO 110WARD COUNTY. MARYLAND,



ADDED STREET ADDRESS FOR IRRIGATION WATER MISTER

CONCRETE

5 UNITS

JOHN GALT WAY

NON-BUILDABLE BULK PARCEL 'B

OWEN KELLOGG COURT

PROFESSIONAL CERTIFICATION HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 21476, EXPIRATION DATE: 7/14/17.

FRANK JOHN MANALANSAN II, L.S. NO. 21476

OWNER CDCG 3 BZH LP, C/O CDCG ASSET MANAGEMENT, LLC 8585 E. HARTFORD DRIVE **SUITE 200** SCOTTSDALE, AZ 85255

ATTN: STEVEN S. BENSON

(480) 696-3733

DEVELOPER/BUILDER BEAZER HOMES CORP 8965 GUILFORD ROAD **5UITE 290** COLUMBIA, MD 21046 ATTN: EDWARD GOLD (410) 720-5071

C-02

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

Value

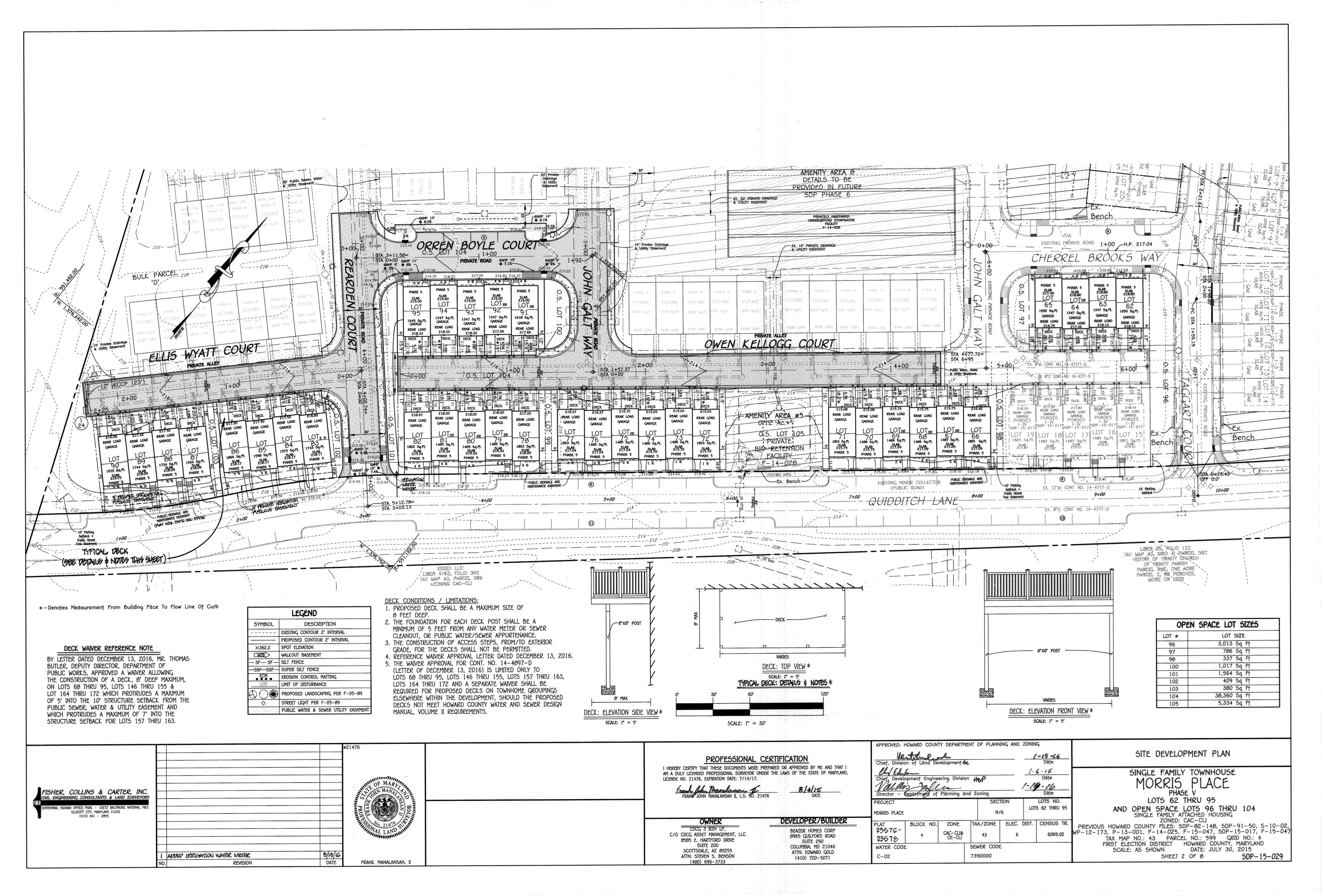
Director - Department of Planning and Zoning PROJECT **SECTION** LOTS NO. LOTS 62 THRU 95 MORRIS PLACE N/A BLOCK NO. ZONE TAX/ZONE ELEC. DIST. | CENSUS TR 23576-CAC-CLI& 23578 WATER CODE SEWER CODE

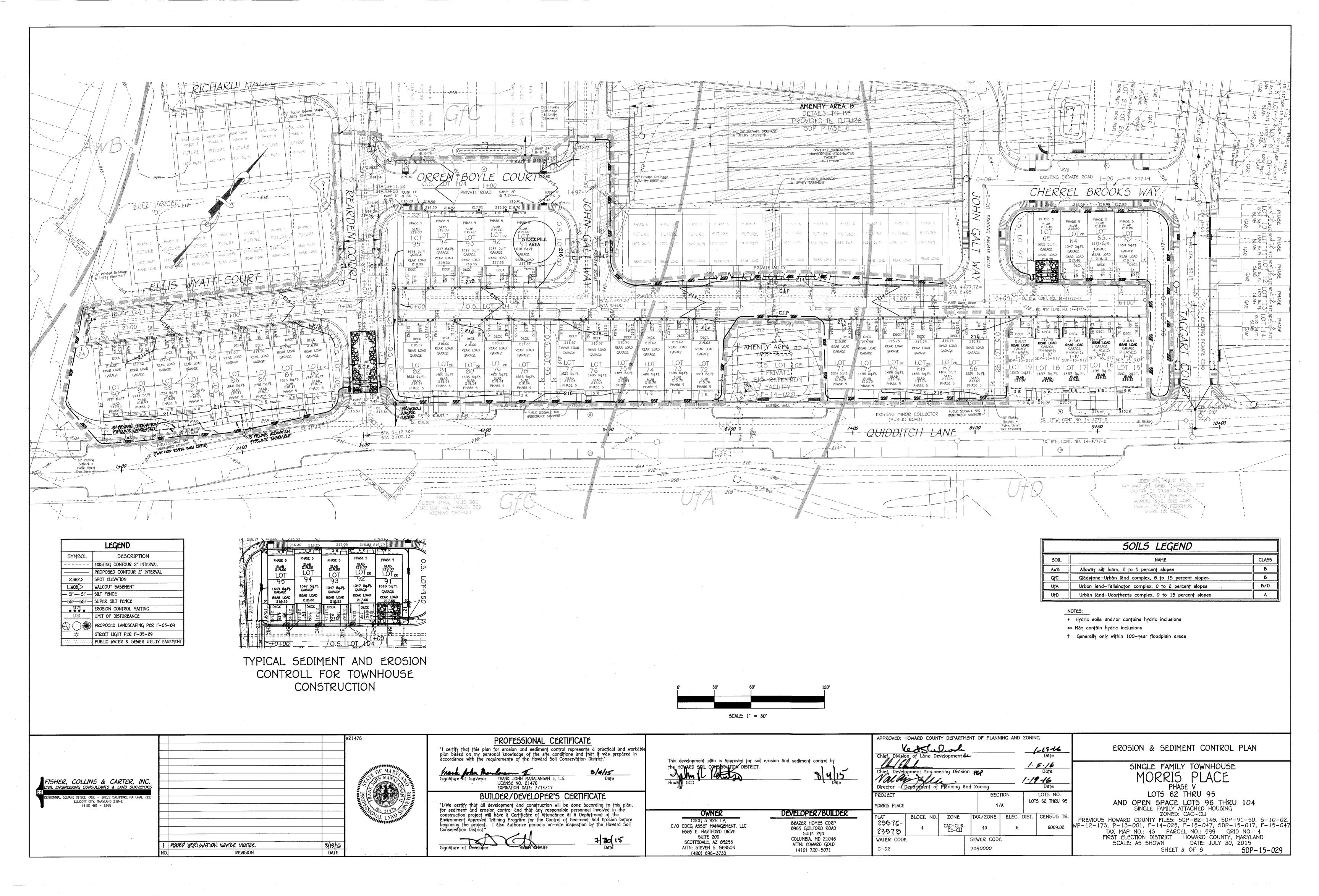
7390000

COVER SHEET SINGLE FAMILY TOWNHOUSE PHASE V

LOTS 62 THRU 95 AND OPEN SPACE LOTS 96 THRU 104 SINGLE FAMILY ATTACHED HOUSING ZONED: CAC-CLI

PREVIOUS HOWARD COUNTY FILES: 5DP-82-148, 5DP-91-50, 5-10-02, WP-12-173, P-13-001, F-14-025, F-15-047, 5DP-15-017, F-15-047 TAX MAP NO.: 43 PARCEL NO.: 599 GRID NO.: 4 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND DATE: JULY 30, 2015 SCALE: AS SHOWN SHEET 1 OF 8 5DP-15-029





SOIL PREPARATION, TOPSOILING AND SOIL AMENDMENTS (B-4-2)

A. SOIL PREPARATION 1. TEMPORARY STABILIZATION

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 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 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. 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: I. SOIL PH BETWEEN 6.0 AND 7.0. L SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM).

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 MODERATE AMOUNT OF MOISTURE. AN EXCEPTION: IF LOYEGRASS WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE

IV. SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT.

V. SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION. B. APPLICATION OF AMENOMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS. 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 INCHES.

D. APPLY SOIL AMENOMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST E. MIX SOIL AMENOMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER 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 ROUGHEN THE Surface where site conditions will not permit normal seedbed preparation. Track slopes 3:1 or flatter with tracked equipment leaving the soil in an irrequiar condition with ridges running parallel to the contour of the slope. Leave the top 1 to 3 inches of soil loose and friable. Seedbed loosening may be

1. TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS to provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content,

LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION. 2. TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND In the representative soil profile section in the soil survey published by usda-nrcs.

3. TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE: A. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.

B. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO 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.

4. Areas having slopes steeper than 2:1 require special consideration and design. 5. TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING CRITERIA: A TOPSOIL MUST BE A LOAM, SANDY LOAM, CLAY LOAM, SELT LOAM, SANDY CLAY LOAM, OR LOAMY SAND. OTHER

SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATI APPROVAL AUTHORITY. TOPSOIL MUST 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 1/2 INCHES IN DIAMETER B. TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACK GRASS, JOHNSON

GRASS, NUT SEDGE, POISON MY, THISTLE, OR OTHERS AS SPECIFIED. C. TOPSOIL SUBSTITUTES OR AMENOMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL. A EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING 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 that sodding or seeding can proceed with a minimum of dditional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations must be corrected in order to prevent the formation of depressions or water pockets. C. TOPSOIL MUST NOT BE PLACED IF THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED

C. SOIL AMENDMENTS (FERTILIZER & LIME SPECIFICATIONS) 1. 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 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 98 TO 100 PERCENT WILL PASS THROUGH A #20 MESH SIEVE. 4. LIME AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPORATED INTO THE TOP 3 TO 5 INCHES OF SOIL 81 5. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THE

rate of 4 to 8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil DUST CONTROL

DEFINITION CONTROLLING DUST BLOWING AND MOVEMENT ON CONSTRUCTION SITES AND ROADS.

<u>PURPOSE</u> TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCE ON AND OFF-SITE DAMAGE, HEALTH HAZARDS AND IMPROVE TRAFFIC SAFETY.

CONDITIONS WHERE PRACTICE APPLIES

THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT

<u>5PECIFICATIONS</u>

TEMPORARY METHODS 1. MULCHES - SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRIMPED OR TACKED TO PREVENT BLOWING. . VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER.

3. TILLAGE — TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF THE SITE. CHISEL—TYPE PLOWS SPACED ABOUT 12" APART, SPRING-TOOTHED HARROWS AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

4. IRRIGATION - THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS MOIST. REPEAT AS NEEDED. AT NO TIME SHOULD THE SITE BE IRRIGATED TO THE POINT THAT RUNOFF BEGINS TO FLOW. 5. BARRIERS - SOLID BOARD FENCES SILT FENCES, SNOW FENCES, BURLAP FENCES, STRAW BALE DIKES AND

SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CONTROLLING SOIL BLOWING. CURRENTS AND SOIL BLOWING. CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 10 TIMES THEIR HEIGHT ARE EFFECTIVE IN 6. CALCIUM CHLORIDE - APPLY AT RATES THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.

1. PERMENENT VEGETATION - SEE STANDARDS FOR PERMANENT VEGETATIVE COVER AND PERMANENT STABILIZATION WITH SOD. EXISTING TREES OR LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE.

2. TOPSOILING - COVERING WITH LESS EROSIVE SOIL MATERIALS. SEE STANDARDS FOR TOPSOILING. 3. STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL. SEQUENCE OF CONSTRUCTION

OBTAIN A GRADING PERMIT. (2 WEEKS) NOTIFY "MISS UTILITY" AT LEAST 48 HOURS BEFORE BEGINNING ANY WORK AT 1-800-257-7777. NOTIFY THE HOWARD COUNTY OFFICE OF CONSTRUCTION/INSPECTION AT 410-313-1330 AT LEAST 24 HOURS BEFORE

STARTING WORK. REQUEST A PRE-CONSTRUCTION MEETING WITH THE APPROPRIATE ENFORCEMENT AUTHORITY. THE INFRASTRUCTURE PROPOSED UNDER F- 14-028 AND SDP- 15-017 MUST BE

COMPLETED PRIOR TO BEGINNING CONSTRUCTION FOR THIS PLAN. INSTALL THE STABILIZED CONSTRUCTION ENTRANCE, SUPER SILT FENCE, AND INLET PROTECTION. (1 WEEK)

INSTALL WATER AND SEWER LINES, STORM DRAIN AND PIPING, AND GRADE SITE TO

SUB-GRADE. WITHIN THE SAME SPECIFIED AREA. (1 MONTH) CONSTRUCT CURB & GUTTER AND INSTALL ROAD BASE COURSE. (2 WEEKS) GRADE AND STABILIZE WITH TEMPORARY SEEDING THE BUILDING PADS. (1 MONTHS) 9. INSTALL FINISHED SURFACE COURSE, SIDEWALKS AND STREET TREES. (2 WEEKS)

11. OBTAIN APPROVAL OF APPROPRIATE ENFORCEMENT AUTHORITY PRIOR TO REMOVAL OF SEDIMENT CONTROLS. (3 DAYS) 12. REMOVAL OF CONTROLS AND STABILIZATION OF AREAS THAT ARE DISTURBED BY

10. CONTRACTOR SHALL REMOVE ALL OLD AND NEW JUNK, TRASH

REMOVAL OF SEDIMENT CONTROLS. NOTE: THE CONTRACTOR SHALL INSPECT AND PROVIDE NECESSARY MAINTENANCE AFTER EACH RAINFALL AND ON A DAILY BASIS. REMOVE SEDIMENT FROM ALL

TEMPORARY SEEDING NOTES (B-4-4)

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.

1. SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.1 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 THE PLAN AND COMPLETED, THEN TABLE B.1 PLUS FERTILIZER AND TIME PATES MUST BE PUT ON THE PLAN. 2. For sties having soil tests performed, use and show the recommended rates by the testing agency, soil tests are not required for temporary seeding.

3. 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.B and maintain until the next seeding season.

TEMPODADY SEEDING SUMMADY

iardiness Beed Mixtu	ZONE (FROM FIGURE RE (FROM TABLE B.1	FERTILIZER RATE (10-20-20)	LIME RATE		
SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS		
BARLEY	96		1"	496 19 416	a 70)/6 (40
OAT5	72	3/1 - 5/15, 8/15 - 10/15	1"	436 LB/AC (10 LB/ 1000 SF)	2 TON5/AC (90 LB/ 1000 SF)
RYE	112		1*	1000 57)	1000 311

PERMANENT SEEDING NOTES (B-4-5) A. SEED MIXTURES

1. GENERAL USE

A SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE 8.3 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE 8.3) AND BASED ON THE SITE CONDITION OR PURPOSE FOUND ON TABLE 8.2. ENTER SELECTED MIXTURE(S). APPLICATION RATES AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN. B. 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 342 — CRITICAL AREA PLANTING.

C. 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 SUMMAR

2. TURFGRASS MIXTURES A. AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE. 8. 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 on the plan. I. KENTUCKY BLUEGRASS: FUIL. 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.

II. KENTUCKY BLUEGRASS/PERENNIAL RYE: FULL SUN MIXTURE: FOR USE IN FULL SUN AREAS WHERE RAPID ESTABLISHMENT IS NECESSARY AND WHEN TURF WILL RECEIVE MEDIUM TO INTENSIVE MANAGEMENT. certified perennial 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 BY WEIGHT. III. TALL FESCUE/KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN DROUGHT PRONE AREAS AND/OR for areas receiving low to medium management in full sun to medium shade. Recommended

moxture includes; certified tall fescue 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.

N. KENTUCKY BLUEGRASS/FINE FESCUE: SHADE MIXTURE: FOR USE IN AREAS WITH SHADE IN BLUEGRASS LAWNS. FOR ESTABLISHMENT IN HIGH QUALITY, INTENSIVELY MANAGED TURF AREA. MOTURE INCLUDES; CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 30 TO 40 PERCENT AND CERTIFIED FINE FESCUE AND 60 TO 70 PERCENT. SEEDING RATE: 1 1/2 TO 3 POUNDS PER 1000 SQUARE FEET.

SELECT TURFGRASS VARIETIES FROM THOSE LISTED IN THE MOST CURRENT UNIVERSITY OF MARYLAND PUBLICATION, AGRONOMY MEMO #77, "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
C. IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES WESTERN MD: MARCH 15 TO JUNE 1, AUGUST 1 TO

OCTOBER 1 (HARDINESS ZONES: 58, 6A) CENTRAL MD: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONE: 68) SOUTHERN MD, EASTERN SHORE: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 1 D. 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 I INCHES IN DIAMETER THE RESULTING SEEDBED MUST BE IN SUCH CONDITION THAT FUTURE MOWING OF SEASSES WILL POSE NO DIFFICULTY.

E. IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER FOR PLANT GROWTH (1/2 to 1 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 adverse sites.

PERMANENT SEEDING SUMMARY

		ONE (FROM FIGURE DE (FROM TABLE B.:		FERTILIZER RATE (10-20-20)			lime rate	
NO.	5PECIES	APPLICATION RATE (LB/AC)	SEEDING Dates	SEEDING DEPTHS	N	P205	K ₂ 0	
B	TALL FESCUE	100	MAR. 1-MAY 15 AUG. 15-OCT. 15	1/4-1/2 IN.	45 LBS. PER ACRE (1.0 LB/ 1000 SF)	90 LB/AC (2 LB/ 1000 SF)	90 LB/AC (2 LB/ 1000 SF)	2 TON5/AC (90 LB/ 1000 SF)

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

1. GENERAL SPECIFICATIONS A CLASS OF TURFORASS SOD MUST BE MARYLAND STATE CERTIFIED. SOD LABELS MUST BE MADE AVAILABLE TO THE B. SOD MUST BE MACHINE CUT AT A UNIFORM SOIL THICKNESS TO 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 OF UNEVEN ENDS WILL NOT BE ACCEPTABLE.

C. STANDARD SIZE SECTIONS OF SOD MUST BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON THE UPPER 10 PERCENT OF THE SECTION. D. 500 MUST NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OF WET) MAY ADVERSELY AFFECT ITS SURVIVAL. E. 50D 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 A DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE 500. B. 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

PREVENT VOIDS WHICH WOULD CAUSE AIR DRYING OF THE ROOTS. WHEREVER POSSIBLE, LAY SOO WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAGGERING JOINTS. roll and tamp, peg or otherwise secure the soo to prevent slippage on slopes. Ensure solid contact EXISTS BETWEEN SOO ROOTS AND THE UNDERLYING SOIL SURFACE D. WATER THE 50D IMMEDIATELY FOLLOWING ROLLING AND TAMPING UNTIL THE UNDERSIDE OF THE NEW 50D PAD AND SOIL SURFACE BELOW THE 50D ARE THOROUGHLY WET. COMPLETE THE OPERATIONS OF LAYING, TAMPING, AND

irrigating for any piece of 500 within eight hours. 3. SOD MAINTENANCE A. IN THE ASSENCE 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 SOO DURING THE HEAT OF THE DAY TO PREVENT WILTING 8. AFTER THE FIRST WEEK, 500 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

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). SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER

HOWARD SOIL CONSERVATION DISTRICT STANDARD SEDIMENT CONTROL NOTES

1) A MINIMUM OF 49 HOURS NOTICE MUST BE CIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIMSION PRIOR TO THE START OF ANY CONSTRUCTION (410-313-1055).

2) ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN conformance with the most current maryland standards and specifications for soil erosion and sediment control

3) FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: a) 3 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, b) 7 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE. 4) ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 2011 MARYLANI

STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC. B-4-5), TEMPORARY selding (sec. 8—4—4) and mulching (sec. 8—4—3). Temporary stabilization with mulch alone can only be done when RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES. 5) ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

6) SITE ANALYSIS: TOTAL AREA OF SITE AREA DISTURBED AREA TO BE ROOFED OR PAVED 2.51 ACRES 1.33 ACRES 1.10 ACRES AREA TO BE VEGETATIVELY STABILIZED 900 CU.YOS.

2,374 CU.YD5. OFFSITE WASTE/BORROW AREA LOCATION 7) ANY SEDIMENT CONTROL PRACTICE THAT IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.

9) ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR. 9) on all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH disturbance or grading, other building or grading inspection approvals may not be authorized until this initial APPROVAL BY THE INSPECTION AGENCY IS MADE.

10) TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND

STABILIZED BY THE END OF EACH WORKDAY, WHICHEVER IS SHORTER. 11) ANY CHANGES OR REVISIONS TO THE SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE PLAN APPROVAL AUTHORITY PRIOR TO PROCEEDING WITH CONSTRUCTION. 12) A PROJECT IS TO BE SEQUENCED SO THAT GRADING ACTIVITIES BEGIN ON ONE GRADING UNIT (HAXIMUM ACREAGE OF 20 ACRE PER GRADING UNIT) AT A TIME. WORK MAY PROCEED TO A SUBSEQUENT GRADING UNIT WHEN AT LEAST 50 PERCENT OF THE DISTURBED AREA IN THE PROCEEDING 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

B-4-3 STANDARDS AND SPECIFICATIONS FOR SEEDING & 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 PERIMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING. A. SEEDING

1. SPECIFICATIONS A. ALL SEED MUST MEET THE REQUIREMENT OF THE MARYLAND STATE SEED LAW. ALL SEED MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SEED LABORATORY, ALL SEED USED MUST HAVE BEEN TESTED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING SUCH MATERIAL ON ANY PROJECT. REFER TO TABLE B.4 REGARDING THE QUALITY OF SEED. SEED TAGS MUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR TO VERIFY TYPE OF SEED AND SEEDING RATE.

B. Mulch alone may be applied between the fall and spring seeding dates only if the ground is frozei THE APPROPRIATE SEEDING MIXTURE MUST BE APPLIED WHEN THE GROUND THAWS. C. INOCULANTS: THE INOCULANT FOR TREATING LEGIME SEED IN THE SEED MIXTURES MUST BE A PURE CULTURE OF NITROGEN FIXING BACTERIA PREPARED 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

HYDROSEEDING, NOTE: IT IS VERY IMPORTANT TO KEEP INOCULANT AS COOL AS POSSIBLE UNTIL USED. TEMPERATURES ABOVE 75 TO 80 DEGREES FAHRENHEIT CAN WEAKEN BACTERIA AND MAKE THE INOCULANT LESS EFFECTIVE. D. SOO OR SEED MUST NOT BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEEDCONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.

2. APPLICATION A. DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS. 1. INCORPORATE SEED INTO THE SUBSOIL AT THE RATES PRESCRIBED ON TEMPORARY SEEDING TABLE B.1,

LEAST 1/4 INCH OF SOIL COVERING, SEEDBED MUST BE FIRM AFTER PLANTING.

PERMANENT SEEDING TABLE 8.3, OR SITE—SPECIFIC SEEDING SUMMARIES. II. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER, APPLY HALF THE SEEDING RATE IN EACH DIRECTION. ROLL THE SEEDED AREA WITH WEIGHTED ROLLER TO PROVIDE GOOD SEED TO SOIL CONTACT. B. DRILL OR CULTIPACKER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL L CULTIPACKING SEEDERS ARE REQUIRED TO BURY THE SEED IN SUCH A FASHION AS TO PROVIDE A

EACH DIRECTION. C. HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES SEED AND FERTILIZER). 1. 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; P, O5 (PHOSPHORUS), 200 POUNDS PER ACRE; K20 (POTASSIUM), 200 POUNDS PER ACRE. IL LIME: USE ONLY GROUND AGRICULTURAL LIMESTONE (UP TO 3 TONS PER ACRE MAY BE APPLIED BY

II. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN

HYDROSEEDING). NORMALLY, NOT MORE THAN 2 TONS ARE APPLIED BY HYDROSEEDING AT ANY ONE THE, DO NOT USE BURNT OR HYDRATED LIME WHEN HYDROSEEDING. III. MIX SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT INTERRUPTION. IV. WHEN HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL.

B. MULCHING 1. MULCH MATERIALS (IN ORDER OF PREFERENCE)

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 MULCH IN AREAS WHERE ONE SPECIES OF GRASS IS DESIRED. 8. WOOD CELLULOSE FIBER MULCH (WCFM) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE PROCESSED INTO UNIFORM FIBROUS PHYSICAL STATE.

I. WCFM IS TO BE DYED GREEN OR CONTAIN A GREEN DYE IN THE PACKAGE THAT WILL PROVIDE AN APPROPRIATE COLOT TO FACILITATE VISUAL INSPECTION OF THE UNIFORMLY SPREAD SLURRY. II. WCFM, INCLUDING DYE, MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING FACTORS. III. WCFM MATERIALS ARE TO BE MANUFACTURED AND PROCESSED IN SUCH A MANNER THAT THE WOOD CELLULOSE FIBERst

MULCH WILL REMAIN IN UNIFORM SUSPENSION IN WATER UNDER AGITATION AND WILL BLEND WITH SEED, FERTILIZER AND OTHER ADDITIVES TO FORM A HOMOGENEOUS SLURRY. THE MULCH MATERIAL MUST FORM A BLOTTER-LIKE GROUND COVER. ON APPLICATION, HAVING MOISTURE ASSORPTION AND PERCOLATION 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 CONCENTRATION LEVELS THAT WILL BY PHYTO-TOXIC. V. WOFM MUST CONFORM TO THE FOLLOWING PHYSICAL REQUIREMENTS: FIBER LENGTH OF APPROXIMATELY 10 MILLIMETERS,

DIAMETER APPROXIMATELY 1 MILLIMETER, PH RANGE OF 4.0 TO 8.5, ASH CONTENT OF 1.6 PERCENT MAXIMUM AND WATER

HOLDING CAPACITY OF 90 PERCENT MINIMUM. 2. APPLICATION A. APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING.

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 50 THAT THE 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 TO 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. 3. ANCHORING

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 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. 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. II. WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. APPLY THE FIBER BINDER AT A NET DRY WEIGHT OF 750 POUNDS

PER ACRE. MEX THE WOOD CELLULOSE FIBER WITH WATER AT A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER

III. SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRO-TACK), DCA-70, PETROSET, TERRA TAX II, TERRA TACK AR, OR OTHER APPROVED EQUAL MAY BE USED. FOLLOW APPLICATION RATES AS SPECIFIED BY THE MANUFACTURER. APPLICATION OF LIQUID 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 IS STRICTLY PROHIBITED. IV. LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER RECOMMENDATIONS.

B-4-8 STANDARDS AND SPECIFICATIONS

STOCKPILE AREA

<u>Definition</u> A mound or pile of soil protected by appropriately designed erosion and sediment control measures. <u>Purpose</u>

To provide a designated location for the temporary storage of soil that controls the potential for erosion, sedimentation, and changes to drainage patterns.

Criteria

Conditions Where Practice Applies Stockpile areas are utilized when it is necessary to salvage and store soil for later use.

TISTISTISTISTIS I

1. The stockpile location and all related sediment control practices must be clearly indicated on the erosion and sediment control plan. 2. The footprint of the stockpile must be sized to accommodate the anticipated volume of material and based on a side slope ratio no steeper than 2:1. Benching must be provided in accordance with Section B-3 Land Grading. 3. Runoff from the stockpile area must drain to a suitable sediment control practice. 4. Access the stockpile area from the upgrade side. 5. Clear water runoff into the stockpile area must be minimized by use of a diversion device such as

an earth dike, temporary swale or diversion fence. Provisions must be made for discharging concentrated flow in a non-erosive manner. 6. Where runoff concentrates along the toe of the stockpile fill. An appropriate erosion/sediment control practice must be used to intercept the discharge.

7. Stockpiles must be stabilized in accordance with the 3/7 day stabilization requirement as well as Standard B-4-1 Incremental Stabilization and Standard B-4-4 Temporary Stabilization 8. If the stockpile is located on an impervious surface, a liner should be provided below the stockpile to facilitate cleanup. Stockpiles containing contaminated material must be covered with impermeable Maintenance

ELEVATION

CONSTRUCTION SPECIFICATIONS

1. INSTALL 2 3/6" DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36" INTO THE

2. FASTEN 9 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (2 3/8" MAXIMUM OPENING) 42" IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR HUG RINGS.

3. FASTEN WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, SECURELY TO THE UPSLOPE SIDE OF CHAIN LINK FENCE WITH TIES SPACED EVERY 24" AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 8" INTO THE GROUND.

4. WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6°, FOLDED AND STAPLED TO PREVENT SEDIMENT BY PASS.

45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS

6. PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT

7. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMENT

REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL

SUPER SILT FENCE

NOT TO SCALE

SEEDING

DEPTH 2

(INCHES)

1.0

1.0

0.5

0.5

THAT INHIBIT THE GERMINATION AND GROWTH OF OTHER PLANTS. IF IT MUST BE USED AS A NURSE CROP, SEED AT 1/3 OF THE RATE LISTED ABOVE.

SEEDING RATE 1.

LB./AC. LB./1000 FT

72

120

112

30

ADJUSTMENTS ARE USUALLY NOT NEEDED FOR THE COOL-SEASON GRASSES.

OATS ARE THE RECOMMENDED NURSE CROP FOR WARM-SEASON GRASSES.

2. FOR SANDY SOILS, PLANT SEEDS AT TWICE THE DEPTH LISTED ABOVE.

. 2.2

1.7

2.8

2.8

0.7

0.5

Geotextile used meets the requirements in Section H-1 materials.

5. EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT

CHAIN LINK FENCING

CROSS SECTION

WOVEN SLIT FILM GEOTEXTILE

EMBED GEOTEXTILE AND CHAIN LINK FENCE & MIN. A

FLOW

of the super silt fence

PLANT SPECS

COOL-SEASON GRASSES

ANNUAL RYEGRASS (LOLIUM PERÈNNE SSP. MUTIFLORUM)

BARLEY (HORDEUM VULGARE)

WHEAT (TRITICUM AESTIVUM)

CEREAL RYE (SECALE CEREALE)

WARM-SEASON GRASSES

FOXTAIL MILLET (SETARIA ITALICA)

PEARL MILLET (PENNISETUM GLAUCUM)

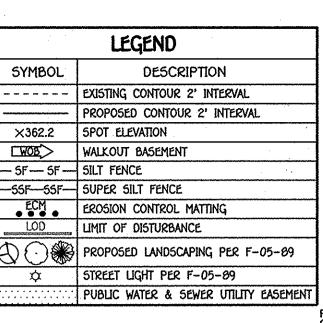
OATS (AVENA SATIVA)

CHAIN LINK FENCING AND GEOTEXTILE

STANDARD SYMBOL

----55F----

The stockpile area must continuously meet the requirements for Adequate Vegetative Establishment in accordance with Section B-4 Vegetative Stabilization. Side slopes must be maintained at no steeper than a 2:1 ratio. The stockpile area must be kept free of erosion. If the vertical height of a stockpile exceeds 20 feet for 2:1 slopes, 30 feet for 3:1 slopes, or 40 feet for 4:1 slopes, benching must be provided in accordance with Section B-3



PLAN/CUT AWAY VIEW

-1/4" HARDWARE CLOTH

CROSS SECTION

AT-GRADE INLET PROTECTION

NOT TO SCALE

RECOMMENDED SEEDING DATES BY PLANT HARDINESS ZONE 3/

6b

MAR. 15 TO MAY 31; AUG. 1 TO SEPT. 30 MAR. 1 TO MAY 15; AUG. 1 TO OCT. 15 FEB. 15 TO APR. 30; AUG. 15 TO NOV. 30

MAR. 15 TO MAY 31; AUG. 1 TO SEPT. 30 | MAR. 1 TO MAY 15; AUG. 1 TO OCT. 15 | FEB. 15 TO APR. 30; AUG. 15 TO NOV. 30

MAR. 15 TO MAY 31; AUG. 1 TO SEPT. 30 | MAR. 1 TO MAY 15; AUG. 1 TO OCT. 15 | FEB. 15 TO APR. 30; AUG. 15 TO NOV. 30

MAR. 15 TO MAY 31; AUG. 1 TO SEPT. 30 | MAR. 1 TO MAY 15; AUG. 1 TO OCT. 15 | FEB. 15 TO APR. 30; AUG. 15 TO NOV. 30

MAR. 15 TO MAY 31; AUG. 31 TO OCT. 31 | MAR. 1 TO MAY 15; AUG. 1 TO NOV. 15 | FEB. 15 TO APR. 30; AUG. 15 TO DEC. 15

MAY 16 TO JULY 31

MAY 16 TO JULY 31

CONSTRUCTION SPECIFICATIONS

. Use nonwoven geotextile as specified in section H-1 material

ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

TIES AND SET GRATE BACK IN PLACE.

TEMPORARY SEEDING FOR SITE STABILIZATION

5b AND 6a

JUNE 1 TO JULY 31

JUNE 1 TO JULY 3:

Division of Land Development 🕰

Development Engineering Division

ZONE

CAC-CLI& CE-CLI

SEWER CODE

7390000

Director - Department of Planning and Zoning

BLOCK NO.

1. SEEDING RATES FOR THE WARM-SEASON GRASSES ARE IN POUNDS OF PURE LIVE SEED (PLS). ACTUAL PLANTING RATES SHALL BE ADJUSTED TO REFLECT PERCENT SEED GERMINATION AND PURITY, AS TESTED.

SEEDING RATES LISTED ABOVE ARE FOR TEMPORARY SEEDINGS, WHEN PLANTED ALONE, WHEN PLANTED AS A NURSE CROP WITH PERMANENT SEED MIXES, USE 1/3 OF THE SEEDING RATE LISTED ABOVE FOR BARLEY,

GENERALLY SHOULD NOT BE USED AS A NURSE CROP, UNLESS PLANTING WILL OCCUR IN VERY LATE FALL BEYOND THE SEEDING DATES FOR OTHER TEMPORARY SEEDINGS. CEREAL RYE HAS ALLELOPATHIC PROPERTIES

PROJECT

MORRIS PLACE

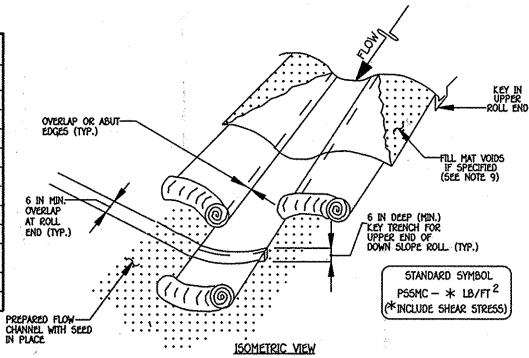
73576-

23578

WATER CODE

C-02

OATS AND WHEAT. FOR SMALLER-SEEDED GRASSES (ANNUAL RYEGRASS, PEARL MILLET, FOXTAIL MILLET). DO NOT EXCEED MORE THAN 5% (BY WEIGHT) OF THE OVERALL PERMANENT SEEDING MIX. CEREAL RYE



CONSTRUCTION SPECIFICATIONS

1. USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS. 2. USE PERMANENT SOIL STABILIZATION MATTING MADE OF OPEN WEAVE SYNTHETIC, NON-DEGRADABLE FIBERS OR ELEMENTS OF UNIFORM THICKNESS AND DISTRIBUTION THROUGHOUT. CHEMICALS USED IN THE MAT MUST BE non-leaching and non-toxic to vegetation and seed germination and non-injurious to the skin. If present, netting must be extruded plastic with a maximum mesh opening of 2"x2" and sufficiently BONDED OR SEWN ON 2" CENTERS ALONG LONGITUDINAL AXIS OF THE MATERIAL TO PREVENT SEPARATION OF THE NET FROM THE PARENT MATERIAL.

3. SECURE MATTING USING STEEL STAPLES OR WOOD STAKES, STAPLES MUST BE "U" OR "T" SHAPED STEEL WIRE HAVING A MINIMUM GAUGE OF NO. 11 AND NO. 0 RESPECTIVELY. "U" SHAPED STAPLES MUST AVERAGE 1" TO 1 1/2" WIDE AND BE A MINIMUM OF 6" LONG. "T" SHAPED STAPLES MUST HAVE A MINIMUM 8" MAIN LEG. A MINIMUM 1" SECONDARY LEG. AND MINIMUM 4" HEAD. WOOD STAKES MUST BE ROUGH-SAWN HARDWOOD, 12" TO 24" LENGTH 1" X 3" CROSS SECTION, AND WEDGE SHAPE AT THE BOTTOM.

4. PERFORM FINAL GRADING, TOPSOIL APPLICATION, SEEDBED PREPARATION, AND PERMANENT SEEDING IN ACCORDANCE WITH SPECIFICATIONS. PLACE MATTING WITHIN 48 HOURS OF COMPLETING SEEDING OPERATIONS, unless end of workday stabilization is specified on the approved erosion and sediment control plan. 5. UNROLL MATTING IN DIRECTION OF WATER FLOW, CENTERING THE FIRST ROLL ON THE CHANNEL CENTER LINE.

work from center of channel outward when placing rolls. Lay matting smoothly and firmly upon THE SEEDED SURFACE. AVOID STRETCHING THE MATTING. 6. OVERLAP OR ABUT EDGES OF MATTING ROLLS PER MANUFACTURER RECOMMENDATIONS. OVERLAP ROLL ENDS BY 6" (MINIMUM), WITH THE UPSTREAM MAT OVERLAPPING ON TOP OF THE NEXT DOWNSTREAM MAT. 7. KEY IN THE TOP OF SLOPE END OF MAT 6 INCHES (MINIMUM) BY DIGGING A TRENCH, PLACING THE MATTING

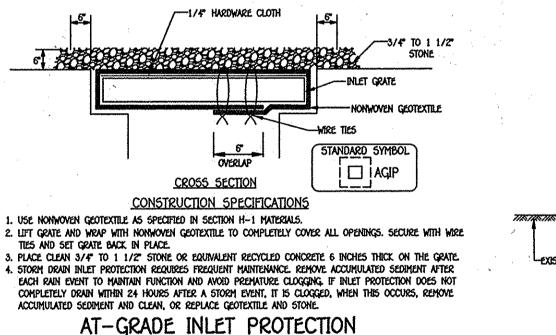
ROLL END IN THE TRENCH, STAPLING THE MAT IN PLACE, REPLACING THE EXCAVATED MATERIAL, AND TAMPING TO SECURE THE MAT END IN THE KEY. 8. STAPLE/STAKE MAT IN A STAGGERED PATTERN ON 4 FOOT (MAXIMUM) CENTERS THROUGHOUT AND

ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION 8-4 VEGETATIVE STABILIZATION.

2 FOOT (HAXINUM) CENTERS ALONG SEAMS, JOINTS, AND ROLL ENDS.

9. IF SPECIFIED BY THE DESIGNER OR MANUFACTURER AND DEPENDING ON THE TYPE OF MAT BEING INSTALLED, ONCE THE MATTING IS KEYED AND STAPLED IN PLACE, FILL THE MAT VOIDS WITH TOP SOIL OR GRANULAR MATERIAL AND LIGHTLY COMPACT OR ROLL TO MAXIMIZE SOIL/MAT CONTACT WITHOUT CRUSHING MAT. 10. ESTABLISH AND MAINTAIN VEGETATION SO THAT REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT

> PERMANENT SOIL STABILIZATION MATTING CHANNEL APPLICATION NOT TO SCALE



7a AND 7b

MAY 1 TO AUGUST 14

MAY 1 TO AUGUST 14

PIPE AS NECESSARY PROFILE * 50' MINIMUM LENGTH PLAN VIEW STANDARD SYMBOL SCE WAR

EHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF O FEET (*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE CE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS. 2. 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 MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OWER THE PIPE PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE 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

CONSTRUCTION SPECIFICATION

. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN.

I. PLACE CRUSHED ACCREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE. 5. MARTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPARS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT 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 STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

SCALE: 1" = 30'

3. THE PLANTING DATES LISTED ARE AVERAGES FOR EACH ZONE AND MAY REQUIRE ADJUSTMENT TO REFLECT LOCAL CONDITIONS, ESPECIALLY NEAR THE BOUNDARIES OF THE ZONE. APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

TAX/ZONE | ELEC. DIST. | CENSUS T

1-19-66

1-19-16

Date

LOTS NO.

LOTS 62 THRU 95

EROSION & SEDIMENT CONTROL NOTES AND DETAILS

SINGLE FAMILY TOWNHOUSE MORRIS PLACE PHASE V

LOTS 62 THRU 95 AND OPEN SPACE LOTS 96 THRU 104 SINGLE FAMILY ATTACHED HOUSING

ZONED: CAC-CLI PREVIOUS HOWARD COUNTY FILES: 5DP-82-148, 5DP-91-50, 5-10-02, $\sqrt{P-12-173}$, P-13-001, F-14-025, F-15-047, 5DP-15-017, F-15-047TAX MAP NO.: 43 PARCEL NO.: 599 GRID NO.: 4 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND DATE: JULY 30, 2015 SCALE: AS SHOWN SHEET 4 OF 8 50P-15-029

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." 8/4/15

PROFESSIONAL CERTIFICATI

NETTING IS USUALLY AVAILABLE IN ROLLS 4-15 FEET WIDE AND 300 TO 3,000 FEET LONG.

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

7 30 15

This development plan is approved for soil erosion and sediment control by

BEAZER HOMES CORP 8965 GUILFORD ROAD SUITE 290 COLUMBIA, MD 21046 ATTN: EDWARD GOLD (410) 720-5071 (480) 696-3733

OWNER DEVELOPER/BUILDER SUITE 200 ATTN: STEVEN 5. BENSON

CDCG 3 BZH LP. C/O CDCG ASSET MANAGEMENT, LLC

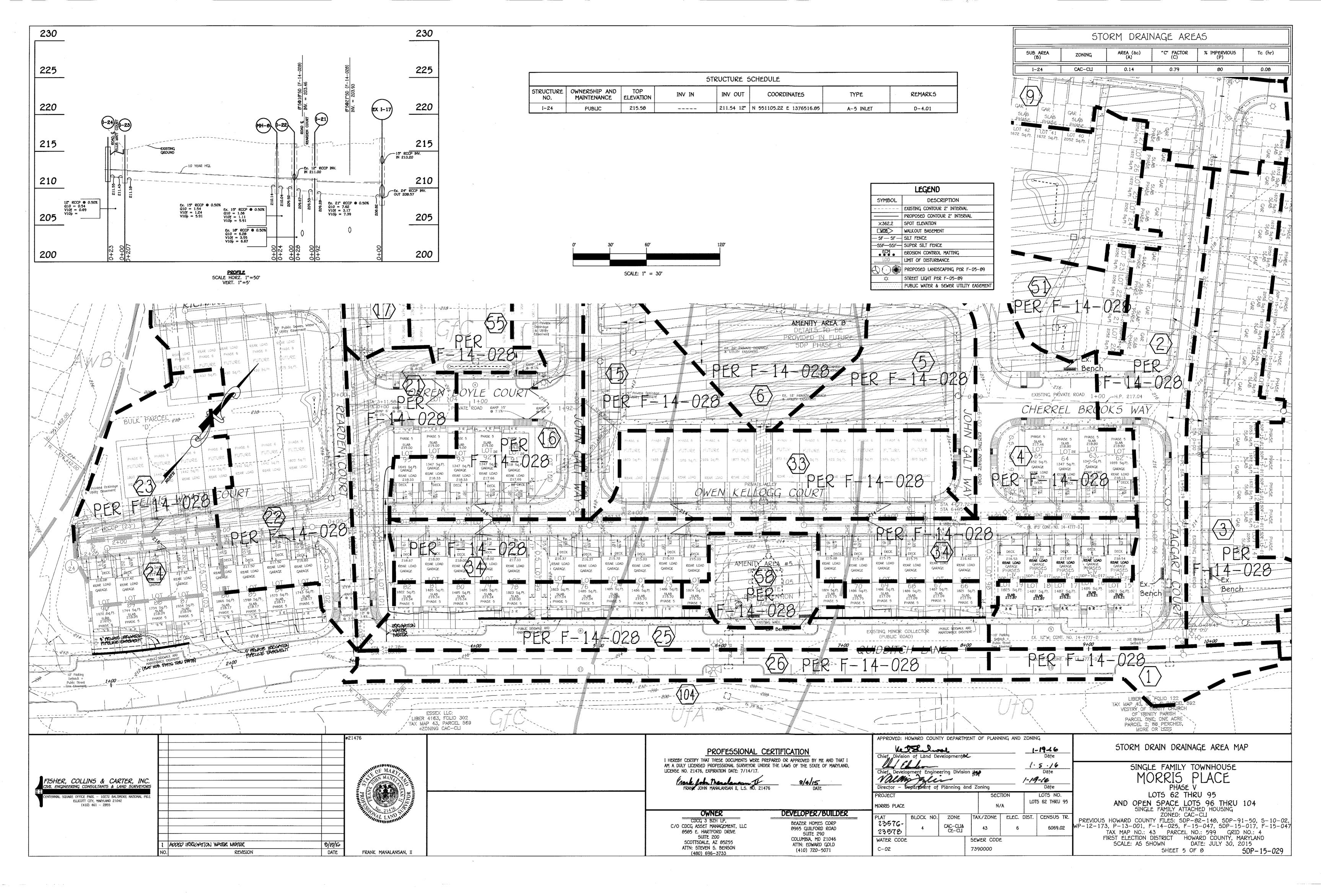
8585 E. HARTFORD DRIVE SCOTTSDALE, AZ 85255

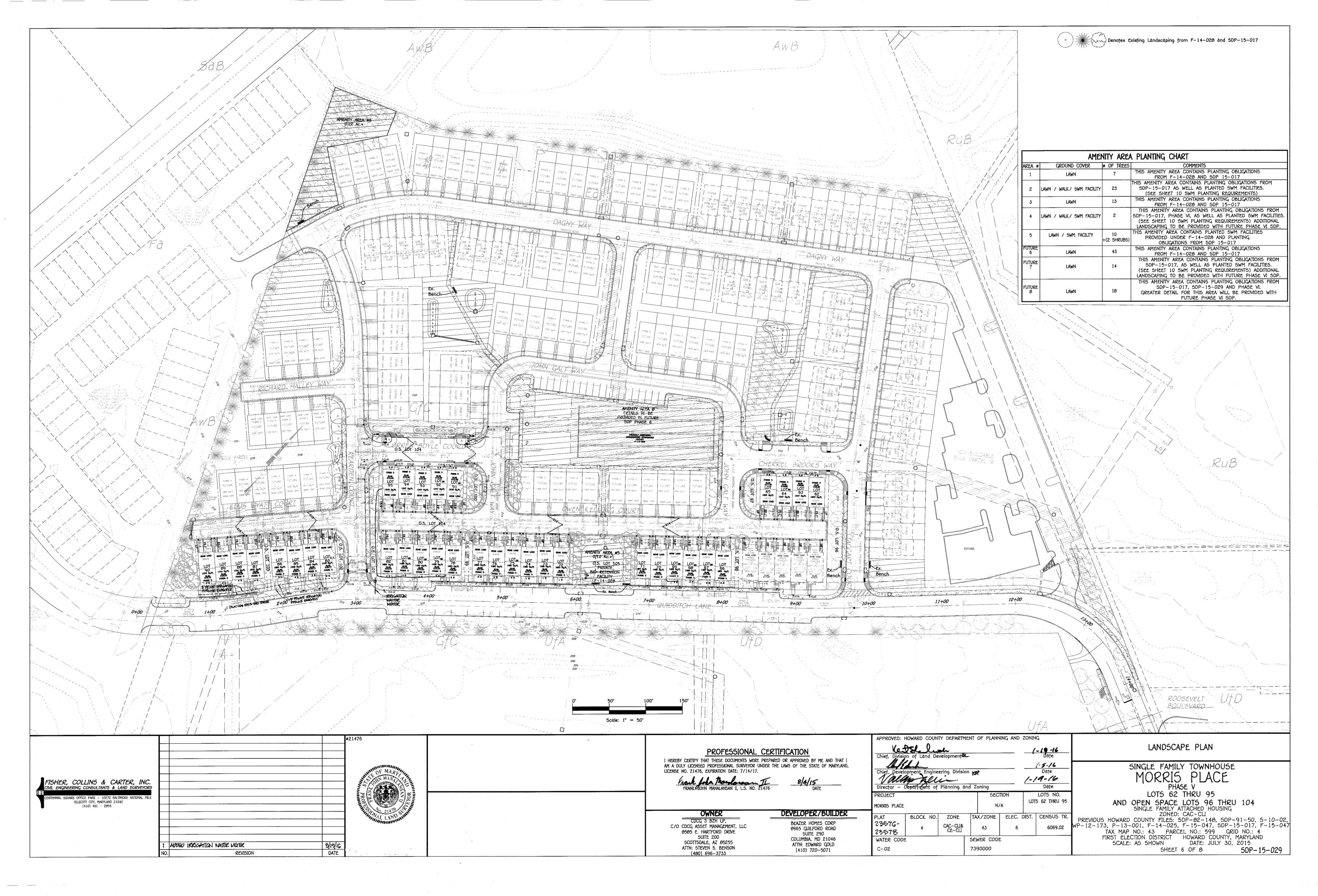
Signature of Surveyor FRANK JOHN MANALANSAN II, L.S. LICENSE NO. 21476 FISHER, COLLINS & CARTER, INC VIL ENGINEERING CONSULTANTS & LAND SURVEYORS ELLICOTT CITY, MARYLAND 21042

REVISION

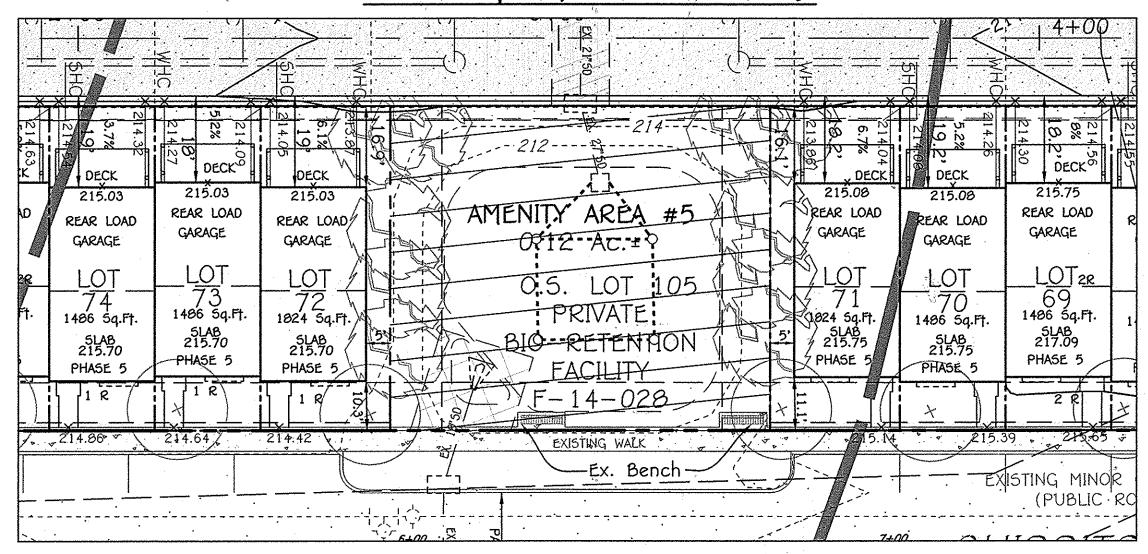
DATE

OTHERWISE SPECIFIED.





EXISTING AMENITY AREA #5



1. THE BIO-RETENTION FACILITY LOCATED WITHIN AMENITY AREA #5 HAS BEEN PROVIDED UNDER F-14-028. THE QUANTITY AND SPECIES FOR

THE REQUIRED PLANTINGS TO SUPPORT THIS FACILITY ARE SHOWN BELOW.

2. THE TREE PLANTING SURROUNDING THIS FACILITY ARE TO SUPPORT THE LANDSCAPE OBLIGATION REQUIRED FOR SDP-15-029. THERE WILL BE 10 ACER RUBRUM 'ARMSTRONG', RED MAPLES PLANTED ALONG THE PERIMETER OF THSI FACILITY.

3. BENCHES WILL BE BLACK FRAMED WITH COMPOSITE SLATES THAT RESEMBLE NATURAL WOOD.

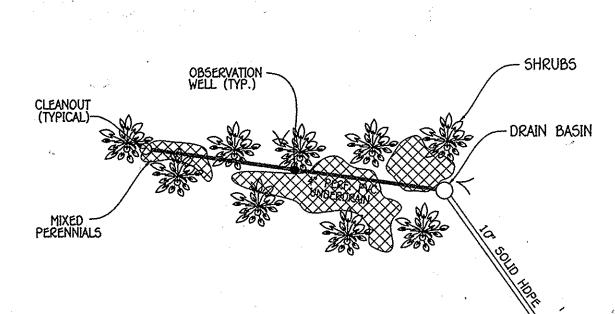
Bio-Retention plant and shrub species

to be planted within Amenity Area#5



WINTERBERR INKBERRY

ANY OF THE SHRUBS LISTED MAY BE USED WITCH HAZEL BUTTONBRUSH BUCKEYE BOTTLEBRUSH BUCKEYE



BIO-RETE	NOITH	FILTER	PLANTING	DETAIL
		NO SCALE	1 1	

PLANT MATERIAL-BIO-RETENTION No. 1					
QUANTITY	NAME	MAXIMUM SPACING (FT.)			
232	MIXED PERENNIALS	1 FT.			
116	SHRUB5	2 FT.			

	LANDSCAPING PLANT LIST						
5YMBOL	QUANTITY	BOTANICAL AND COMMON NAME	SIZE	COMMENT5			
0	35	ACER RUBRUM 'ARMSTRONG' RED MAPLE	2 1/2-3" CAL.				
+	29	PRUNUS SARGENTII SARGENT CHERRY	2 1/2-3" CAL.				
0	20	CLETHRA ALNIFOLIA SUMMERSWEET CLETHRA	2 1/2-3" CAL.				

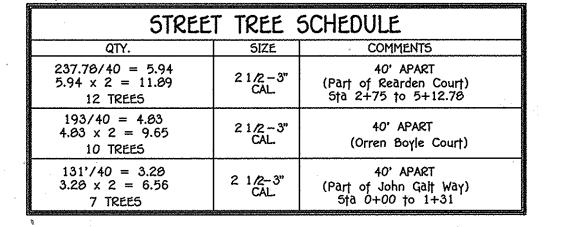
THE LANDSCAPE MANUAL. SURETY IN THE AMOUNT OF \$19,200.00 FOR 62 SHADE TREES, 20 SHRUBS SHALL BE POSTED WITH THE DEVELOPERS AGREEMENT FOR THIS PLAN (5DP-15-029).

LANDSCAPE DEVELOPER'S CERTIFICATE

I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a certification of landscape installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

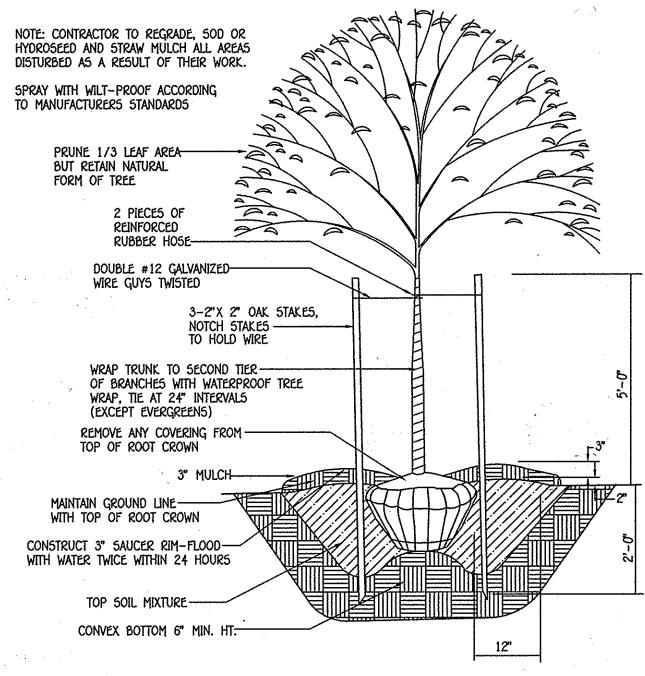


This plan has been prepared in accordance with the provision of Section 16.124 of the Howard County Code and Landscape Manual. Financial surety for the required landscaping will be posted as part of the developor's agreement.



SCHEDULE B PARKING LOT INTERNAL LANDSCAPING							
SINGLE FAMILY ATTACHED							
NUMBER OF PARKING SPACES 4							
NUMBER OF TREES REQUIRED (1:10)							

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING				
	SINGLE FAMILY ATTACHED			
NUMBER OF DWELLING UNITS	.32			
NUMBER OF TREES REQUIRED (1:DU SFA) (1:3 DU APTS)	34			



TREE PLANTING DETAIL

PLANTING SPECIFICATIONS

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

ALL PLANT MATERIAL, UNLESS OTHERWISE SPECIFIED, SHALL BE NURSERY GROWN, UNIFORMLY BRANCHED, HAVE A VIGOROUS ROOT SYSTEM, AND SHALL CONFORM TO THE SPECIES, SIZE, ROOT AND SHAPE SHOWN ON THE PLANT LIST AND THE AMERICAN ASSOCIATION OF NURSERYMEN (AM) STANDARDS. PLANT MATERIAL SHALL BE HEALTHY, VICOROUS, FREE FROM DEFECTS, DECAY, DISFIGURING, ROOTS, SUN SCALD BULKIES, ABRASIONS OF THE BARK, PLANT DISEASE, BISECT PEST EGGS, BORRES AND ALL FORMS OF BISECT INFESTATIONS OR OBJECTIONABLE DISFIGUREMENTS. PLANT MATERIAL THAT IS WEAK OR WHICH HAS BEEN CUT BACK FROM LARGER GRADES TO MEET SPECIFIED REQUIREMENTS WILL BE REJECTED. TREES WITH FORKED LEADERS WILL NOT BE ACCEPTED. ALL PLANTS SHALL BE FRESHLY DUG, NO HEALED—IN PLANTS FROM COLD STORAGE WILL BE ACCEPTED.

unless otherwise specified, all general conditions, planting operations, detabls and planting specification shall conform to "landscape specification guidelines" for baltimore—washington metropolitan areas", (hereinafter "landscape guidelines") approved by the landscape contractors association of metropolitan washington and the potomac chapter of the american society of landscape architect, latest edition, including all agenda.

CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER DATE OF ACCEPTANCE IN ACCORDANCE WITH THE APPROPRIATE SECTION OF THE LANDSCAPE GUIDELINES CONTRACTOR'S ATTENTION IS DIRECTED TO THE MAINTENANCE REQUIREMENTS FOUND WITHIN THE ONE YEAR SPECIFICATIONS INCLUDING WATERING AND REPLACEMENT OF SPECIFIED PLANT MATERIAL.

CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES, UTILITY CONTRACTORS AND "MISS UTILITY" A MARMUM OF 48 HOURS PRIOR TO BEGINNING ANY WORK.

CONTRACTOR MAY MAKE MINOR ADJUSTMENTS IN SPACING AND LOCATION OF PLANT MATERIAL TO AVOID CONFLICTS WITH UTILITIES. DAMAGE TO EXISTING STRUCTURE AND UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR. PROTECTION OF EXISTING VEGETATION TO REMAIN SHALL BE ACCOMPLISHED BY THE TEMPORARY INSTALLATION OF 4 FOOT HIGH SNOW FENCE OR BLAZE ORANGE SAFETY FENCE AT

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIAL IN THE PROPER PLANTING SEASON FOR EACH PLANT TYPE. ALL PLANTING IS TO BE COMPLETED WITHIN THE GROWING

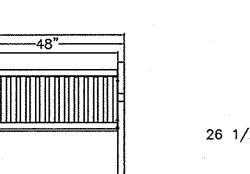
PLANT QUANTITIES ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON PLAN AND THOSE SHOWN OF THE PLANT LIST, THE QUANTITIES ON THE PLAN TAKE PRECEDENCE

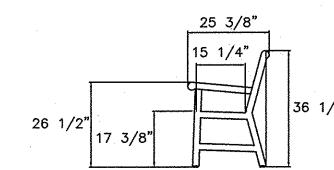
all shrubs shall be planted in continuous trenches or prepared planting beds and mulched with composted hardwood mulch as details and specified except POSITIVE DRAINAGE SHALL BE MAINTAINED IN PLANTING 8605 2 PERCENT SLOPE).

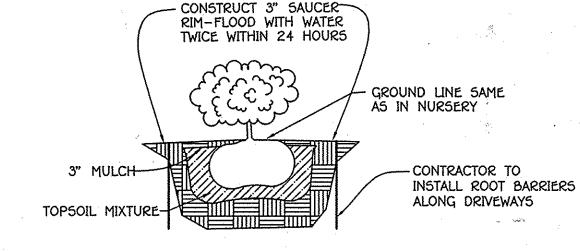
PLANTING MIX SHALL BE AS FOLLOWS: DECIDUOUS PLANTS — TWO PARTS TOPSOIL, ONE PART WELL—ROTTED COW OR HORSE MANURE. ADD 3 LBS. OF STANDARD FERTILIZER PER CUBIC YARD OF PLANTING MIX. EVERGREEN PLANTS — TWO PARTS TOPSOIL, ONE PART HUMUS OR OTHER APPROVED ORGANIC MATERIAL. ADD 3 LBS. OF EVERGREEN (ACIDIC) FERTILIZER PER CUBIC YARD OF PLANTING MIX. TOPSOIL SHALL CONFORM TO THE LANDSCAPE GUIDELINES. WEED CONTROL: INCORPORATE A PRE-EMERGENT HERBICIDE INTO THE PLANTING BED FOLLOWING RECOMMENDED RATES ON THE LABEL. CAUTION: BE SURE TO CAREFULLY CHECK THE CHEMICAL USED TO ASSURE ITS ADAPTABILITY TO THE SPECIFIC GROUND COVER TO BE TREATED.

ALL AREAS WITHIN CONTRACT LIMITS DISTURBED DURING OR PRIOR TO CONSTRUCTION NOT DESIGNATED TO RECEIVE PLANTS AND MULCH SHALL BE FINE GRADED AND SEEDED. this plan is intended for landscape use only. See other plan sheets for more information on grading, sediment control, layout, etc CONTRACTOR TO INSTALL ROOT BARRIER ALONG DRIVEWAYS



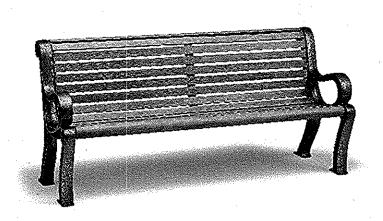






BENCH DETAILS

SHRUB PLANTING DETAIL NOT TO SCALE







32 Gallon Receptacle
AS MANUFACTURED BY KRT
OR APPROVED EQUAL with Liner and Flat Top Lid — Faux Wood Portable

7	√ E5D E	<u>L.</u>	
	17.7		
		6" PVC, 5CHEDULE CLEANOUT	40
LIMIT OF PERFORATIONS			ν.
	SECTION		

NOT TO SCALE

5CALE: 1" = 30"

-6" PVC 5CH. 40, OBSERVATION

WELL/CLEANOUT W/ 6" DIA. DOME

GRATE. WEIR EL. INVERT @ d=12"

OWNER

CDCG 3 BZH LP,

C/O CDCG ASSET MANAGEMENT, LLC

0505 E. HARTFORD DRIVE

5UTE 200

SCOTTSDALE, AZ 85255

ATTN: STEVEN 5. BENSON

(480) 696-3733

PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/17.

(410) 720-5071

WATER CODE

C-02

DEVELOPER/BUILDER BEAZER HOMES CORP 8965 GUILFORD ROAD SUITE 290 COLUMBIA, MD 21046 ATTN: EDWARD GOLD

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING KetBulen Chief, Division of Land Development Director - Department of Planning and Zoning 1-19-16 PROJECT LOTS 62 THRU 95 10RRIS PLACE BLOCK NO. ZONE TAX/ZONE | ELEC. DIST. | CENSUS 2357G-CAC-CLI& 43 23578

SEWER CODE

7390000

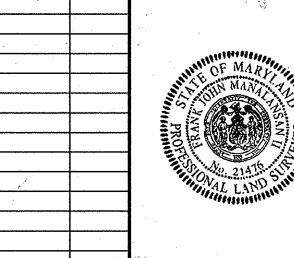
LANDSCAPE PLAN DETAILS

SINGLE FAMILY TOWNHOUSE MORRIS PLACE PHASE V

LOTS 62 THRU 95 AND OPEN SPACE LOTS 96 THRU 104 SINGLE FAMILY ATTACHED HOUSING

ZONED: CAC-CLI PREVIOUS HOWARD COUNTY FILES: SDP-02-140, SDP-91-50, S-10-02, WP-12-173, P-13-001, F-14-025, F-15-047, SDP-15-017, F-15-047 TAX MAP NO.: 43 PARCEL NO.: 599 GRID NO.: 4 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: AS SHOWN DATE: JULY 30, 2015 SHEET 7 OF 8 5DP-15-029





DATE

