#### **GENERAL NOTES**

- I. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD. COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- 2. THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- 3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-251-7777 AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK,

SEE VICINITY MAP IN THE TOP RIGHT CORNER OF THIS SHEET

TAX MAP:

- ELECTION DISTRICT: 5 ZONING: MXD-3 PER ZB-995M (APPROVED ON 02-08-01), UNDERLYING ZONING IS RR-DEO AND PER THE 2/02/04 COMPREHENSIVE ZONING PLAN AREA OF BUILDABLE LOTS (I-IO & 25-27) FOR THIS SITE DEVELOPMENT PLAN: 3.75± ACRES. FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE NOS.: 5-01-17, ZB-995M, PB-353; WP-01-111, WP-03-02, P-03-01, F-03-90, P-04-01, P-05-02, F-04-92, 5-06-16, P-07-02, ZB-1039M, PB-378, F-12-30, P-11-002, P-12-020, F-12-020, F-12-020, F-13-007,
- 5. TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTC). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- 6. ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
- 1. EXISTING TOPOGRAPHY AND FEATURES COMPILED FROM F-13-008 AND F-14-033.
- 8. COORDINATES ARE BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NUMBERS 4IEA & 46B2.
- 4. STORMWATER MANAGEMENT, FOR BOTH QUALITY AND QUANTITY, FOR THE INFRASTRUCTURE AND RESIDENTIAL LOTS WILL BE SATISFIED BY TWO REGIONAL FACILITIES CONSTRUCTED UNDER F-13-008. THE FACILITIES WILL BE P-3 PONDS WITH EXTENDED DETENTION. THEY WILL BE PUBLICLY OWNED WITH JOINT MAINTENANCE. THE TWO P-3 PONDS WILL SERVE AS SEDIMENT BASINS FOR THE GRADING SHOWN BEFORE BEING CONVERTED. THE RECHARGE REQUIREMENTS FOR THIS AREA WILL BE PROVIDED IN PRIVATELY OWNED AND MAINTAINED FACILITIES TO BE LOCATED WITHIN OPEN SPACE LOTS IO AND IIO. OPEN SPACE LOTS IO AND III WILL BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION. THE REV FACILITIES WILL BE CONSTRUCTED WITH THESE FINAL ROAD PLANS.
- PUBLIC MATER AND SEMER SHALL BE UTILIZED (AS PROVIDED BY W45 CONTRACT #24-4785-D \$ 24-4786-D) AND THE MATER METERS IN OUTSIDE VAULTS. THE EXISTING UTILITIES SHOWN HEREIN WERE DERIVED FROM AVAILABLE PUBLIC RECORDS. THE CONTRACTOR MUST DIG TEST PITS (BY HAND) AT ALL UTILITY
- CROSSINGS AND CONNECTION POINTS TO VERIFY EXACT LOCATION. IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS. 12. ALL ROADS LABELED AS "PUBLIC" ARE PUBLICLY MAINTAINED ONCE THEY ARE DEDICATED. ALL ROADS LABELED AS "PRIVATE" ARE PRIVATELY MAINTAINED

THERE ARE NO GRAVE SITES, CEMETERIES, METLANDS, 100-YR FLOODPLAIN OR STREAM ON THE BUILDABLE LOTS SHOWN ON THIS SITE DEVELOPMENT PLAN.

- ANY DAMAGE TO THE ADJACENT COUNTY OWNED RIGHT-OF-WAY AND PROPERTY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE
- ELSEWHERE WITHIN THE HILLSIDE DISTRICT OPEN SPACE THERE ARE WETLANDS, 100-YR FLOODPLAIN AND STREAMS.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. THE FOREST CONSERVATION OBLIGATIONS WERE ADDRESSED UNDER F-12-030 AND F-13-00T.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (AS SHOWN ON SHEET 6 TO SATISFY S-01-17 DEVELOPMENT CRITERIA AND SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL) SHALL BE POSTED AS PART OF THE GRADING PERMIT FOR EACH LOT (WHERE APPLICABLE). FOR ADDITIONAL INFORMATION ON THE LANDSCAPE SURETY SEE SHEET 647 AND THE GRADING PERMIT CHART ON SHEET I.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE AGGESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
- A. WIDTH 12' (16' SERVING MORE THAN ONE RESIDENCE)
- B. SURFACE 6" OF COMPACTED CRUSHER RUN BASE WYTAR AND CHIP COATING (1-1/2"PIN.) C. GEOMETRY - MAX. 14% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS.
- D. STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING) E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YR. FLOOD WITH NO MORE THAN I FOOT DEPTH OVER DRIVEWAY SURFACE. F. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- PUBLIC REFUSE PICKUP IS PROVIDED AT THE CURB FOR THESE LOTS
- . 19. : ABAY WINDOWS, WINDOW WELLS, CHIMNEYS, HEATING OR AIR CONDITIONING UNITS AND EXTERIOR STAIRWAYS IF NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NO MORE THAN 4 FEET INTO ANY REQUIRED SETBACK AREA IN ACCORDANCE WITH SECTION 128.A. OF THE ZONING REGULATIONS, EXCEPT FOR THE ITEMS LISTED UNDER 4.D OF THE LOT DEVELOPMENT DATA ON THIS SHEET.
- 20. AS A CONSEQUENCE OF THE SKETCH PLAN, S-01-17 APPROVAL PRIOR TO 11-15-01, THIS PROJECT IS GRANDFATHERED TO THE FOURTH EDITION OF THE
- THE GARAGES SHALL BE USED FOR PARKING PURPOSES ONLY AND ARE NOT PERMITTED TO BE CONVERTED TO OTHER USES IN ACCORDANCE WITH SECTION 133.D.2.a OF THE ZONING REGULATIONS AND THE APPROVED MLF DEVELOPMENT CRITERIA. UNLESS OTHERWISE PROHIBITED BY POSTED SIGNAGE OR CURB MARKING, ON-STREET PARALLEL PARKING ALONG THE CURB WITHIN THE PUBLIC RIGHTS-OF-WAY IS ALLOWED FOR VISITOR AND OVERFLOW PARKING. THE ON-STREET PARKING AREA WILL NOT BE STRIPED. THE ALLEYS ARE OWNED BY THE HOA AND THEY ENFORCE THE PARKING PROHIBITION IN THEIR ALLEY "RIGHT-OF-WAY" THAT'S IN THE COVENANT FOUND AT L. 8259 F. 305\$3
- 22. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND IOO YEAR FLOODPLAIN.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC ROAD RIGHTS OF WAY FOR ALL SFD AND SFA RESIDENTIAL LOTS WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED FOR THIS PROJECT UNDER S-01-17, S-06-16, PB-353, PB 378 AND ZB-995M.
- PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZB-995M AND THE DECISION AND ORDER FOR PB CASE NO. 353 (5-01-17) AND PB CASE No. 378 AND 5-06-16.
- BECAUSE THERE MAY BE MODIFICATIONS TO LANDSCAPING A CERTIFIED LANDSCAPE PLAN APPROVED BY MAPLE LAWN FARMS SHALL BE FORWARDED TO THE COUNTY FOR APPROVAL PRIOR TO LANDSCAPE INSPECTION, PLANT SUBSTITUTIONS CANNOT INCLUDE SPECIES PROHIBITED BY THE HOWARD COUNTY LANDSCAPE MANUAL AND
- 26. BUILDABLE LOTS SHOWN HEREON SHALL HAVE A PUBLIC EASEMENT ADJACENT TO THE PUBLIC ROAD RIGHT OF WAY, FOR THE PURPOSES OF SIDEWALK MAINTENANCE, WATER HOUSE CONNECTION AND SEWER HOUSE CONNECTION.

#### LOT DEVELOPMENT DATA

- A. PRESENT ZONING:
- B. PROPOSED USE OF SITE: 13 SFD RESIDENTIAL DWELLING PUBLIC WATER & SEWER TO BE UTILIZED (CONTR. #24-4747-D)
- D. PARKING REQUIRED PER Sec. 133.D.2.a.: 2 SPACES/UNIT x 13 = 26 SPACES PARKING PROVIDED: 26 GARAGE SPACES (ALL LOTS HAVE AT LEAST A 2-CAR GARAGE, SEE NOTE 21 ABOVE REGARDING PARKING). E. RECREATION OPEN SPACE FOR THIS SDP IS ADDRESSED UNDER F-14-033 (SEE OVERALL OPEN SPACE PROVISION CHART ON THIS SHEET).
- A. AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 155,068± SF OR 3.75± AC.
- B. AREA OF THIS PLAN SUBMISSION: 3.87± AGRES (L.O.D.) C. AREA OF DISTURBANCE BY THIS SDP: 3.87± ACRES
- 3. LOT DESIGNATION:

LOT TIPE	LOT NUMBER	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FRONT BRL	MAX. BUILDING HT.
VILLA	1-10	5,400 SQUARE FEET	54 FEET	38 FEET (MEAN HT.)
ESTATE	25-27	20,000 SQUARE FEET	120 FEET*	38 FEET (MEAN HT.)
* EXCEPT FO	OR LOTS IDENTIFIED ON	AMENDED CSP, WHICH SHALL NOT BE LESS TH	IAN 100' AT FRONT BRL.	1.
CTOUNTHDE CET	DIACKE DED E OA 14 AND	FILAT Nov. 2244E 22004		

4. STRUCTURE SETBACKS PER 5-06-16 AND PLAT Nos. 22995-23004

\*\*\* THERE IS A 10' SIDE SETBACK FOR A GARAGE.

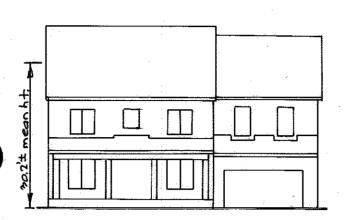
LOT TYPE	FRONT SETBACK	SIDE SETBACK	MINIMUM REAR SETBACKS
VILLA	12' MIN.	6' MIN.**	20' TO PRINCIPAL STRUCTURE. 3' FOR REAR (DETACH/ATTACH) GARAGE OR TO ACCESSORY STRUCTURES.
ESTATE	20' MIN:	20' MIN.***	20' TO PRINCIPAL STRUCTURE. 20' FOR REAR (DETACH/ATTACH) GARAGE OR TO ACCESSORY STRUCTURES.
** THERE	IS A O' SIDE SETBACK	CFOR A GARAGE.	

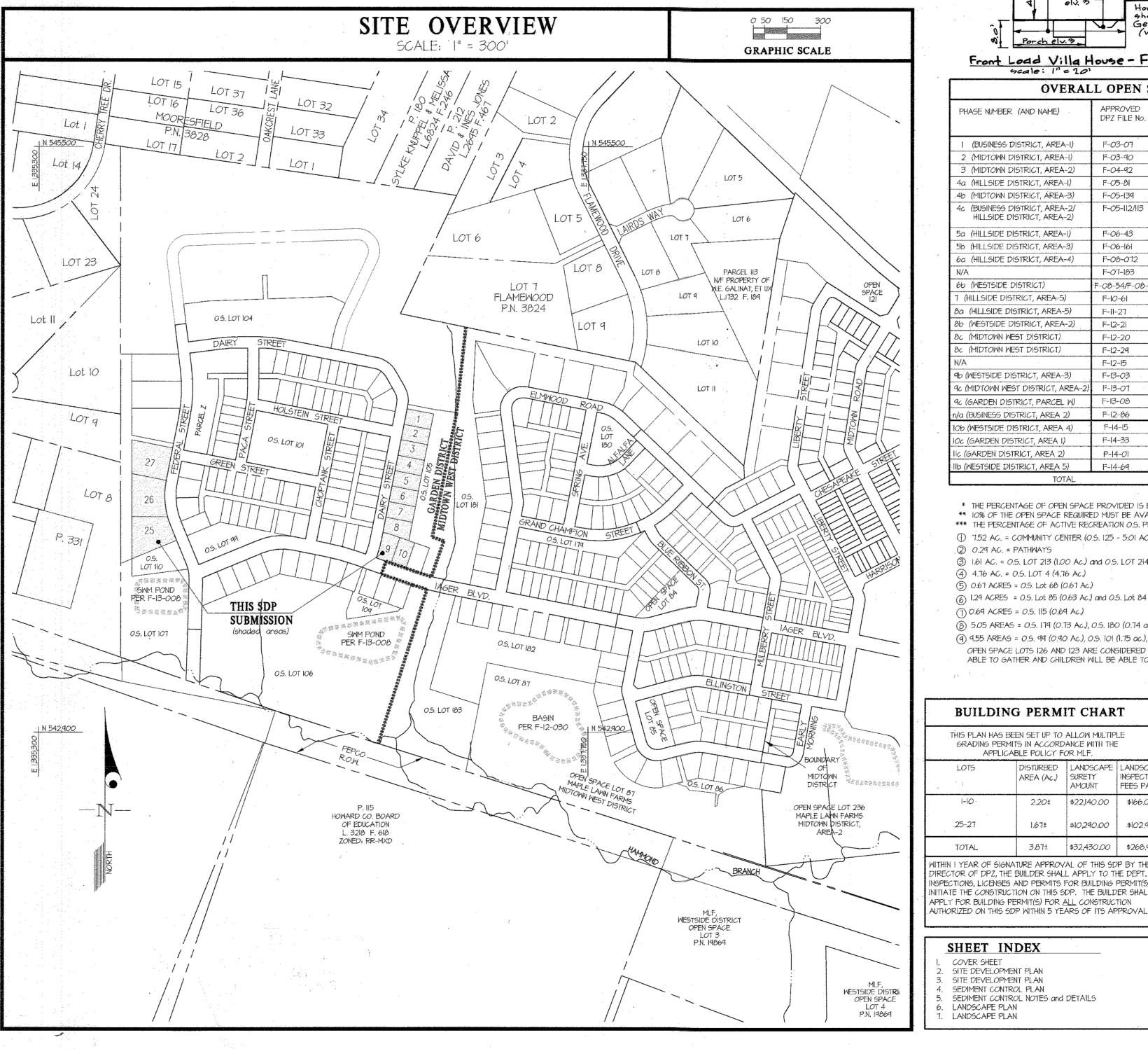
- A. A ZERO LOT LINE DWELLING UNIT MAY BE LOCATED ON ANY PROPERTY LINE WHICH IS NOT A STREET RIGHT-OF-WAY PROVIDED THAT (1) NO PART OF THE DWELLING SHALL ENGROACH ONTO THE ADJOINING LOT: (2) AN ACCESS EASEMENT FOR THE PURPOSE OF MAINTENANCE TO THE SIDE OF THE STRUCTURE SHALL BE INCLUDED IN THE DEED WHERE APPROPRIATE. SPACING BETWEEN DWELLING UNITS SHALL BE A MINIMUM OF 8'. GARAGES HOWEVER, MAY ADJOIN ALONG THE PROPERTY LINE, PROVIDED THEY COMPLY WITH ALL BUILDING AND FIRE GODE REGULATIONS.
- B. OPEN DECKS MUST BE A MINIMUM OF IO' FROM REAR PROPERTY LINE, AND ARE SUBJECT TO SIDE YARD SETBACKS.
- C. FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE R.O.W.) SHALL BE 30' APART.
- D. EXCEPTIONS TO FRONT SETBACK REQUIREMENTS. SECTION 128.A.I APPLIES, EXCEPT FOR THE FOLLOWING:
  - PORCHES MAY ENCROACH INTO THE FRONT YARD TO WITHIN 2' FROM THE FRONT PROPERTY LINE OR RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS, TO WITHIN 12' FOR ESTATES. PORCHES MAY ENCROACH INTO THE SIDE YARD OF CORNER LOTS TO WITHIN 2' FROM THE RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS, TO MITHIN 12' FOR ESTATES. WHERE A SIDE YARD ABUTS AN OPEN SPACE OR PASSAGE, PORCHES MAY ENCROACH TO WITHIN I' FROM THE SIDE PROPERTY LINE FOR COTTAGES, MANORS, AND VILLAS, TO WITHIN 12' FOR ESTATES.
  - STOOPS AND STEPS MAY ENCROACH INTO THE FRONT AND SIDE YARDS TO WITHIN I' FROM THE FRONT PROPERTY LINE.
  - GARDEN WALLS, FENCES, PIERS, GATES AND SIMILAR ORNAMENTS MAY BE BUILT IN THE FRONT AND SIDE YARDS NOT CLOSER THAN I' FROM THE FRONT PROPERTY LINE (WALL FOOTING MUST BE OUTSIDE ANY EASMENTS); NOT GREATER THAN 48" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 72" IN HEIGHT ALONG THE SIDE AND REAR PROPERTY LINES.

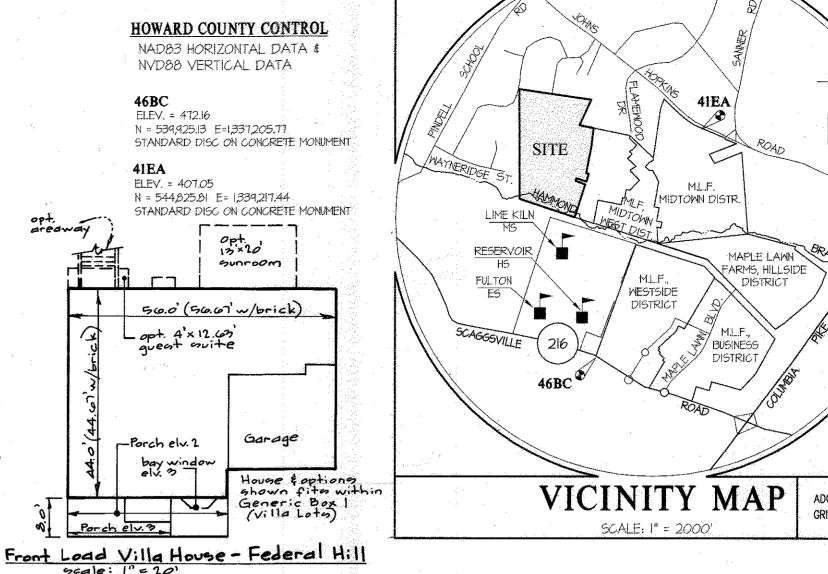
#### APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING PROFESSIONAL CERTIFICATION HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, EXPIRATION DATE: MAY 26, 2016. 3.12.15 evelopment Engineering Division

# MAPLE LAWN FARMS SITE DEVELOPMENT PLAN

GARDEN DISTRICT - AREA 1 LOTS No. 1-10 and 25-27 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND







PHASE NUMBER (AND NAME)	APPROVED DPZ FILE No.	PHASE AREA GROSS AGREAGE	REQUIRED OPEN SPACE (35% OF GROSS AC.)	OPEN SPACE PROVIDED IN AC. (%) *	REGUIRED ACTIVE OPEN SPACE IN AC.**	ACTIVE RECREATION O.S. PROVIDED IN AC. (%) ***
I (BUSINESS DISTRICT, AREA-I)	F-03-07	51.98	18.19	21.15 (40.7)	1.82	
2 (MIDTOWN DISTRICT, AREA-I)	F-03-90	37.43	13.10	15.75 (42.1)	1,31	7.52 (47.7)①
3 (MIDTOWN DISTRICT, AREA-2)	F-04-92	58.80	20.58	22.85 (38.9)	2.06	
4a (HILLSIDE DISTRICT, AREA-I)	F-05-81	15.47	5.41	6.70 (43.3)	0.54	0.29 (4.3) ②
46 (MIDTOWN DISTRICT, AREA-3)	F-05-139	3.12	1.09	1.23 (39.4)	0.11	
4c (BUSINESS DISTRICT, AREA-2/ HILLSIDE DISTRICT, AREA-2)	F-05-II2/II3	3.00	1.05	-0:00	O.II	
5a (HILLSIDE DISTRICT, AREA-I)	F-06-43	0.00	0.00	0.00	0.00	
5b (HILLSIDE DISTRICT, AREA-3)	F-06-161	33.26	11.64	18.50 (55.6)	1.16	1.61 (8.7) ③
6a (HILLSIDE DISTRICT, AREA-4)	F-08-072	15.05	5.27	5.50 (36.5)	0.53	
N/A	F-07-183	<i>3.0</i> 5	1.07	0.00	0.10	
6b (WESTSIDE DISTRICT)	F-08-54/F-08-55	90.60	31.71	26.65 (29.4)	3.17	4.76 (17.9) ④
7 (HILLSIDE DISTRICT, AREA-5)	F-10-61	16:60	5.81	0.94 (5.7)	0.58	-
8a (HILLSIDE DISTRICT, AREA-5)	F-II-27	0.00	.0.00	0.20 (0.0)	0.00	
8b (WESTSIDE DISTRICT, AREA-2)	F-I2-2	0.00	0.00	0.67 (0.0)	0.00	0.67 (100) (5)
BC (MIDTOWN WEST DISTRICT)	F-I2-20	1.65	0.58	0.09 (5.5)	0.06	
8c (MIDTOWN WEST DISTRICT)	F-12-29	30.22	10.58	13.59 (45.0)	1.06	1.29 (9.5) 6
VA	F-I2-I5	9.31	3.28	0.00 (0.0)	0.33	0.00 (0.0)
16 (MESTSIDE DISTRICT, AREA-3)	F-13-03	0.00	0.00	0.69 (0.0)	0.00	0.69 (100)
16 (MIDTOWN WEST DISTRICT, AREA-2)	F-13-07	34.08	11,93	13.59 (39.9)	1.19	5.05 (37.2) (8)
9c (GARDEN DISTRICT, PARCEL W)	F-13-08	75.79	26.53	0.00 (0.0)	2.65	0.00 (0.0)
va (BUSINESS DISTRICT, AREA 2)	F-12-86	15.46	5.41	3.74 (24.2)	0.54	0,00 (0.0)
Ob (WESTSIDE DISTRICT, AREA 4)	F-14-15	0.00	0.00	0.00 (0.0)	0.00	0.00 (0.0)
Oc (GARDEN DISTRICT, AREA I)	F-14-33	0.00	0.00	23.86 (0.0)	0.00	9.55 (40.0) (9)
IC (GARDEN DISTRICT, AREA 2)	P-14-01	0.00	0.00	5.02 (0.0)	0.00	0.00 (0.0)
b (WESTSIDE DISTRICT, AREA 5)	F-14-69	0.00	0.00	0.00 (0.0)	0.00	0.00 (0.0)
TOTAL		494.93	173.23	180.72 (36.5)	17.32	31.43 (17.4)

- \* THE PERCENTAGE OF OPEN SPACE PROVIDED IS BASED ON THE GROSS SITE ACREAGE. \*\* 10% OF THE OPEN SPACE REQUIRED MUST BE AVAILABLE FOR ACTIVE RECREATION.
- \*\*\* THE PERCENTAGE OF ACTIVE RECREATION O.S. PROVIDED IS BASED ON THE O.S. PROVIDED (GUMULATIVE TOTAL ACREAGE).
- 1.52 AC. = COMMUNITY CENTER (0.5. 125 5.01 AC.), 0.5. 126 (0.55 AC.) AND 0.5. 123 (1.96 AC.)
- (2) 0.29 AC. = PATHWAYS
- ③ 1.61 AC. = 0.5. LOT 213 (1.00 Ac.) and 0.5. LOT 214 (0.61 Ac.) 4 4.76 AC. = 0.5. LOT 4 (4.76 Ac.)
- (5) 0.67 ACRES = 0.5. Lot 68 (0.67 Ac.)
- (6) 1.29 ACRES = 0.5. Lot 85 (0.63 Ac.) and 0.5. Lot 84 (0.66 Ac.)
- (7) 0.69 ACRES = 0.5. 115 (0.69 Ac.)
- (8) 5.05 AREAS = 0.5. 179 (0.73 Ac.), 0.5. 180 (0.74 ac.), 0.5. 182 (3.58)
- (9) 9.55 AREAS = 0.5. 99 (0.90 Ac.), 0.5. 101 (1.75 ac.), 0.5. 104 (2.85) and 0.5. 107 (2.44 Ac.)
- OPEN SPACE LOTS 126 AND 123 ARE CONSIDERED RECREATIONAL SINCE RESIDENTS WILL BE ABLE TO GATHER AND CHILDREN WILL BE ABLE TO PLAY IN THESE AREAS.

 BUILDING	3 PERMI	T CHAR	T				
THIS PLAN HAS BEEN SET UP TO ALLOW MULTIPLE GRADING PERMITS IN ACCORDANCE WITH THE APPLICABLE POLICY FOR MLF.							
 LOTS	DISTURBED AREA (Ac.)	LANDSCAPE SURETY AMOUNT	LANDSCAPI INSPECTION FEES PAID				
1-10	2.20±	\$22,140.00	\$166.05				
25-27	1,67±	\$10,290.00	\$102.90				
TOTAL	3.87±	\$32,430.00	\$268.95				
WITHIN I YEAR OF SIGNADIRECTOR OF DPZ, THE INSPECTIONS, LICENSES AND INITIATE THE CONSTRUCT	BUILDER SHALI AND PERMITS F	L APPLY TO TI FOR BUILDING	HE DEPT. OF PERMIT(S) TO				

ADDRESS CHART LOT No. | STREET ADDRESS 11433 DAIRY STREE 1429 DAIRY STREE 1425 DAIRY STREET 11421 DAIRY STREE 6 | 11413 DAIRY STREET T 11409 DAIRY STREET 8 11405 DAIRY STREET 9 II5IO IAGER BOULEVARD 11506 IAGER BOULEVARD 25 | II6IO FEDERAL STREET 27 | 11630 FEDERAL STREET

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	COVER SHEET	I	
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2.	SITE DEVELOPMENT PLAN	1	
3.	SITE DEVELOPMENT PLAN	ı	-
4.	SEDIMENT CONTROL PLAN	ı	
5.	SEDIMENT CONTROL NOTES and DETAILS	ı	
ó.	LANDSCAPE PLAN	1	
1.	LANDSCAPE PLAN		
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	WATER CODE: E21			ľ	<b>SEWER CODE:</b> 7695000			
	<b>DEVELOPMENT NAME:</b> MAPLE LAMN FARMS		emperativimentus areastus <u>atrias</u>		DISTRICT/AREA RDEN DISTRICT AREA I	1	. <b>OTS</b> ¢ 25-27	CENSUS TRACT 6051.02
	<b>PLAT Nos.</b> 22995-23004	ZONE MXD-3	TAX MAP	<b>GRID</b> 15 ¢ 21	ELEC. DIST.			
-			SCA	NE	ZONING		* G. L.	W. FILE No.
			AS SI	HOWN	MXD-3		1	4051

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

3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE, MARYLAND 20866 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186 .04001\06013\SDP-SFD\HILLSIDE-Area 5\06013-CS (Area5).dwg | DES. mbt | DRN. klp

7-18-2017 add Federal Hill house footprint

PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC 1829 REISTERSTOWN ROAD, SUITE 300 BALTIMORE, MD 21208 PH: 410-484-8400 ATTN: MARK BENNETT

BUILDER (CONTRACT PURCHASER): WILLIAMSBURG GROUP, LLC 5485 HARPERS FARM ROAD, SUITE 200 COLUMBIA, MD 21044 PH: 410-997-8800 ATTN.: BOB CORBETT

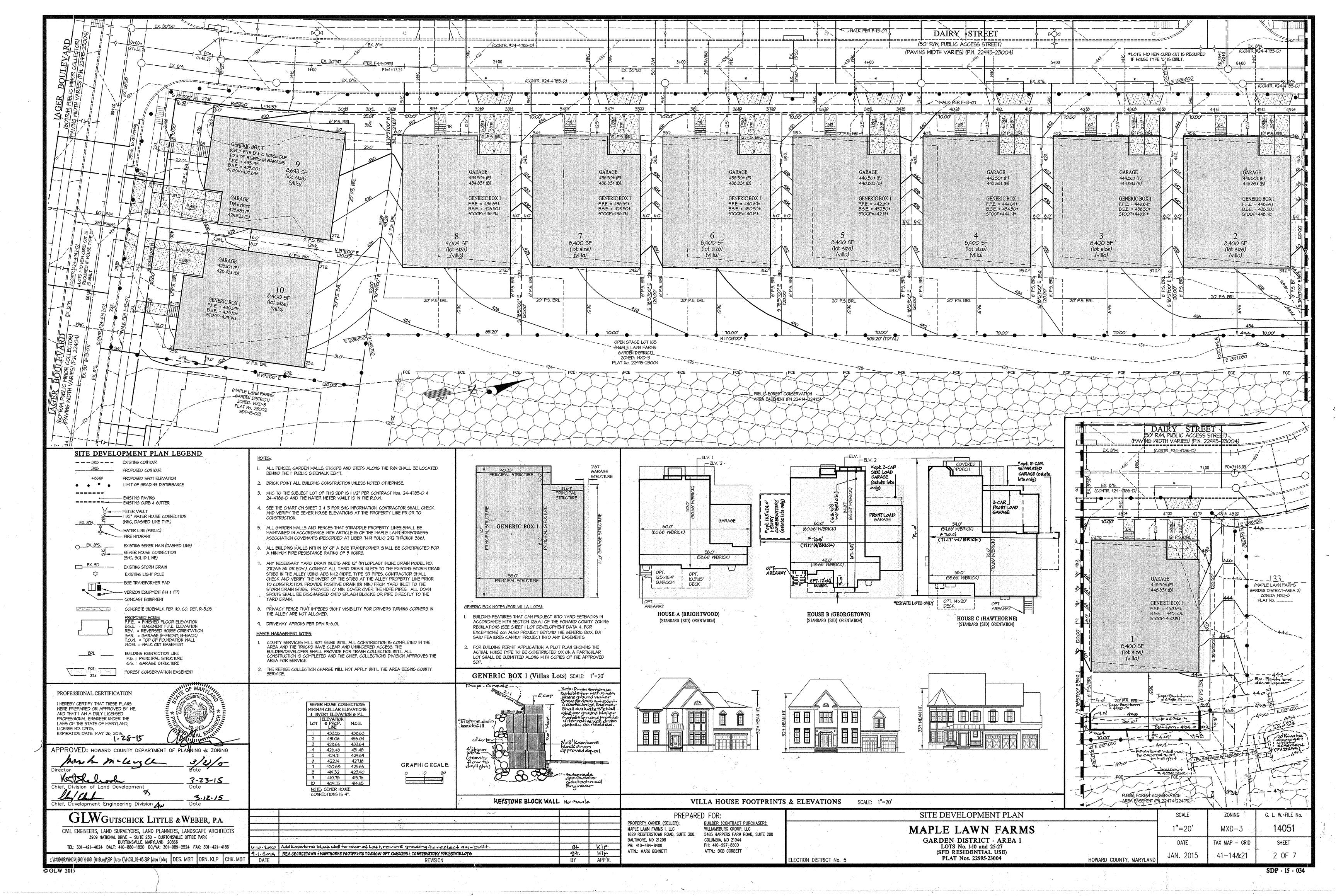
PLAT Nos. 22995-23004

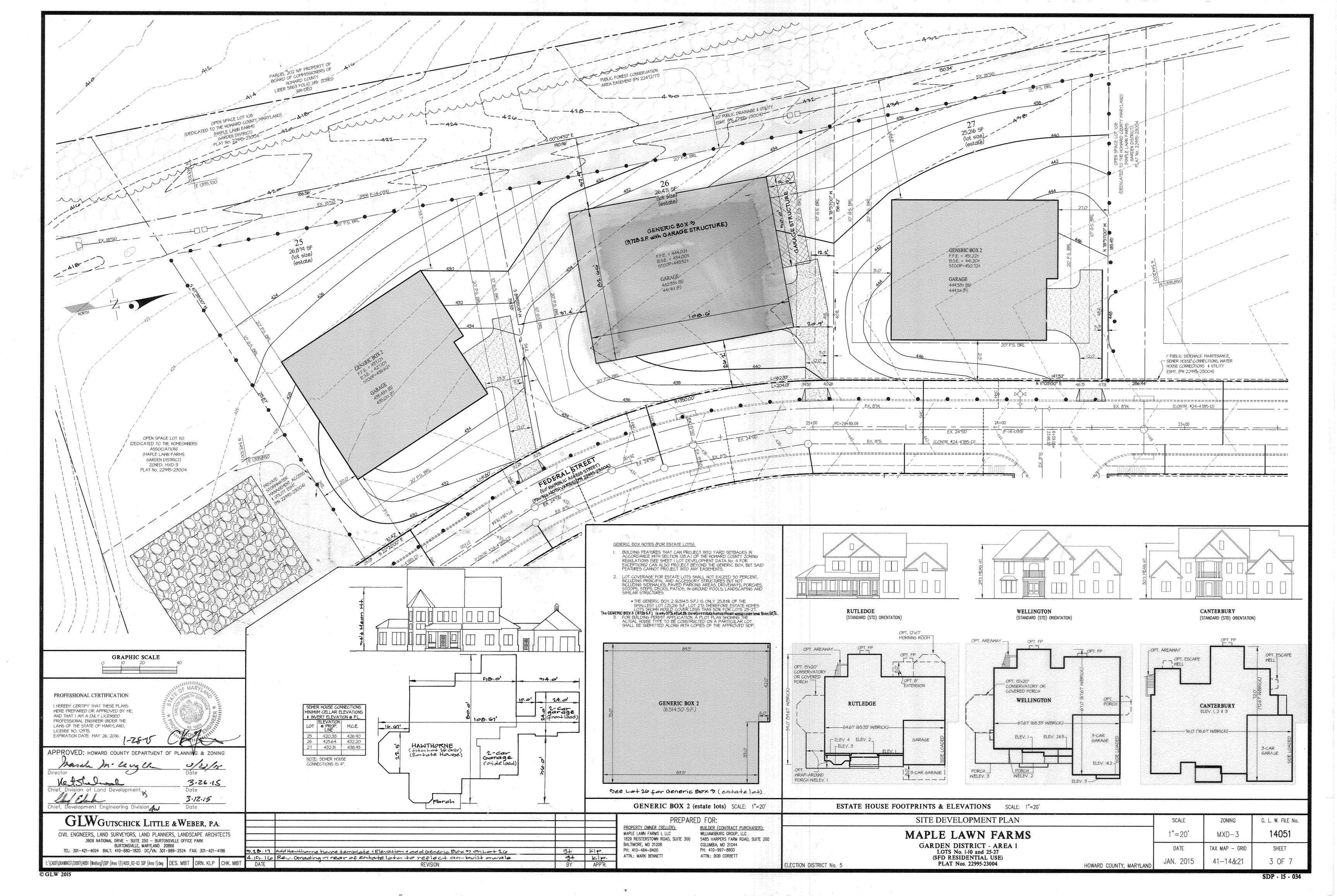
LECTION DISTRICT No. 5

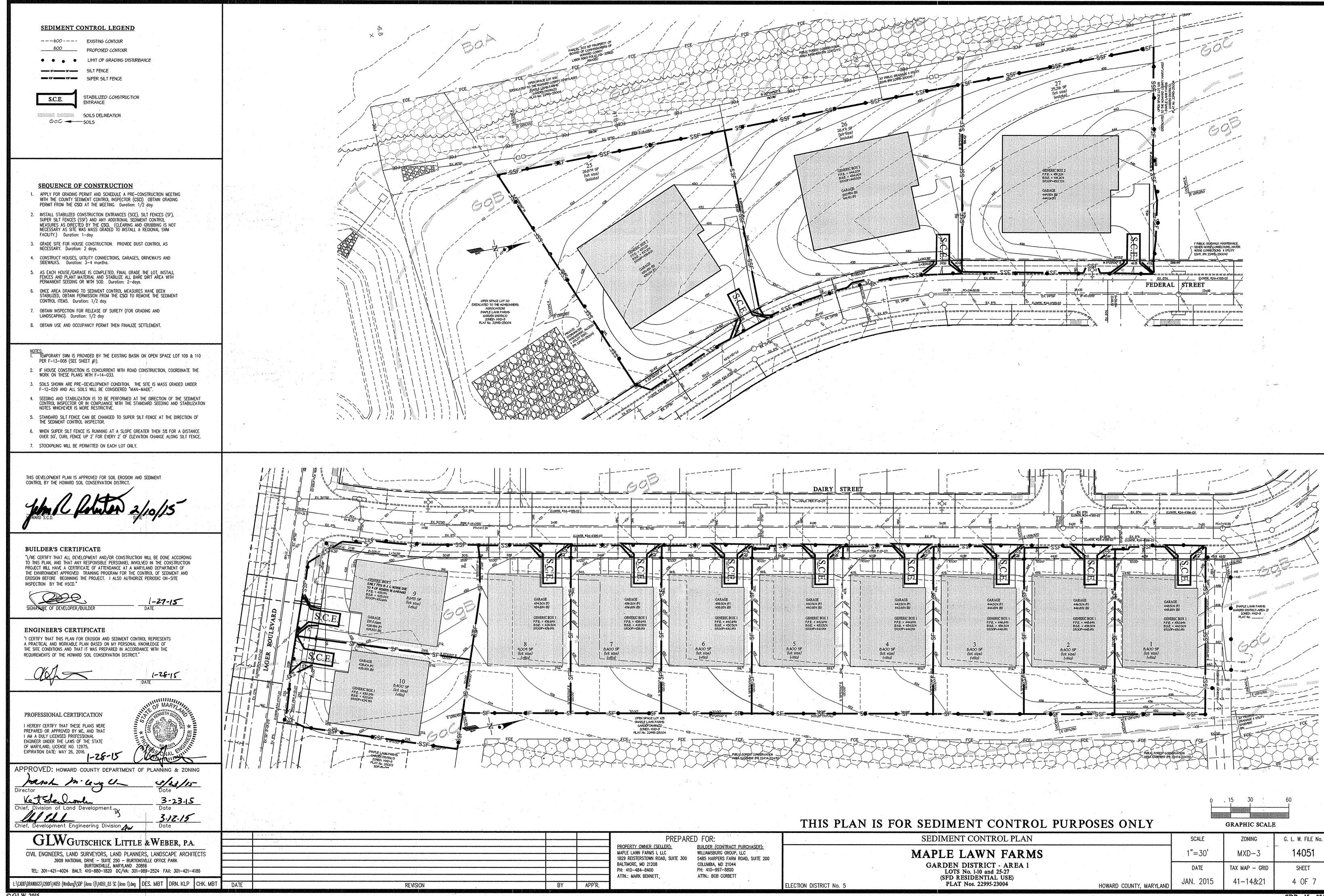
MAPLE LAWN FARMS GARDEN DISTRICT - AREA 1 LOTS No. 1-10 and 25-27 (SFD RESIDENTIAL USE)

**COVER SHEET** 

TAX MAP — GRID 41-14&21 HOWARD COUNTY, MARYLAND







#### **B-4-2 STANDARD AND SPECIFICATIONS FOR SOIL** PREPARATION, TOPSOILING, AND SOIL AMENDMENTS THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION. TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. CONDITIONS WHERE PRACTICE APPLIES WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED. 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 FOUIPMENT, SUCH AS DISC HARROWS OR CHISEL PLOWS OF 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 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. 2. PERMANENT STABILIZATION 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 1. SOIL PH BETWEEN 6.0 AND 7.0. II. 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 LOVEGRASS WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE ACCEPTABLE. IV. SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT. V. SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION. APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS 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. 3. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS MIX SOIL AMENDMENTS 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 HE SOIL IN AN IRREGULAR 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 UNNECESSARY ON NEWLY DISTURBED AREAS. TOPSOILING 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 TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SE 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 TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE: THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT LANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS. E ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE. AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN. TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING CRITERIA: OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. TOPSOIL MUST NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND MUST CONTAIN LESS THAN 5 PERCENT BY VOLUME OF CINDERS. STONES LAG. COARSE FRAGMENTS. GRAVEL, STICKS. ROOTS. TRASH, OR OTHER MATERIALS LARGER THAN 1. TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS, NUT SEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.

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

. SEEDING

**SPECIFICATIONS** 

APPLICATION

AS SPECIFIED IN THE MARYLAND SEED LAW AND NOT MUSTY, MOLDY, CAKED, AREAS WHERE ONE SPECIES OF GRASS IS DESIRED: . WOOD CELLULOSE FIBER MULCH (WCFM) CONSISTING OF SPECIALLY PREPARED WOO CELLULOSE PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATE. WCFM IS TO BE DYED GREEN OR CONTAIN A GREEN DYE IN THE PACKAGE THAT WILL PROVIDE AN APPROPRIATE COLOR TO FACILITATE VISUA INSPECTION OF THE UNIFORMLY SPREAD SLURRY. WCFM, INCLUDING DYE, MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING

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

SEEDING and MULCHING

THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER.

<u>PURPOSE</u>

TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF

CONDITIONS WHERE PRACTICE APPLIES

TO THE SURFACE OF ALL PERIMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA

NOT UNDER ACTIVE GRADING.

CRITERIA

O. ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW.

ALL SEED MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SEED LABORATORY

LL SEED USED MUST HAVE BEEN TESTED WITHIN THE 6 MONTHS IMMEDIATELY

PRECEDING THE DATE OF SOWING SUCH MATERIAL ON ANY PROJECT, REFER 1

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

. 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 THAWS.

INOCULANTS: THE INOCULANT FOR TREATING LEGUME SEED IN THE SEED MIXTURES

FOR THE SPECIES. INOCULANTS MUST NOT BE USED LATER THAN THE DATE

AND MAKE THE INOCULANT LESS FEFECTIVE.

SITE-SPECIFIC SEEDING SUMMARIES.

MUST BE FIRM AFTER PLANTING

K20 (POTASSIUM), 200 POUNDS PER ACRE

SEED AND FERTILIZER).

LIME WHEN HYDROSEEDING

HALF THE SEEDING RATE IN EACH DIRECTION.

INDICATED ON THE CONTAINER. ADD FRESH INOCULANTS AS DIRECTED ON THE

IT IS VERY IMPORTANT TO KEEP INOCULANT AS COOL AS POSSIBLE UNTIL USED

TEMPERATURES ABOVE 75 TO 80 DEGREES FAHRENHEIT CAN WEAKEN BACTERIA

ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.

INCORPORATE SEED INTO THE SUBSOIL AT THE RATES PRESCRIBED ON

WEIGHTED ROLLER TO PROVIDE GOOD SEED TO SOIL CONTACT.

b. DRILL OR CULTIPACKER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER

CULTIPACKING SEEDERS ARE REQUIRED TO BURY THE SEED IN SUCH A

. HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES

FASHION AS TO PROVIDE AT LEAST 1/4 INCH OF SOIL COVERING. SEEDBED

APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY

i. IF FERTILIZER IS BEING APPLIED AT THE TIME OF SEEDING, THE APPLICATION RATES SHOULD NOT EXCEED THE FOLLOWING: NITROGEN, 100 POUNDS PER ACRE

TOTAL OF SOLUBLE NITROGEN; P205 (PHOSPHOROUS), 200 POUNDS PER ACRE;

. LIME: USE ONLY GROUND AGRICULTURAL LIMESTONE (UP TO 3 TONS PER ACRI

APPLIED BY HYDROSEEDING AT ANY ONE TIME. DO NOT USE BURNT OR HYDRATED

MAY BE APPLIED BY HYDROSEEDING). NORMALLY, NOT MORE THAN 2 TONS ARE

iii. MIX SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT

STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AN

REASONABLY BRIGHT IN COLOR. STRAW IS TO BE FREE OF NOXIOUS WEED SEEDS

iv. WHEN HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL.

TEMPORARY SEEDING TABLE B.1, PERMANENT SEEDING TABLE B.3, OR

APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY

HALF THE SEEDING RATE IN EACH DIRECTION. ROLL THE SEEDED AREA WITH A

a. DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST

MUST BE A PURE CULTURE OF NITROGEN FIXING BACTERIA PREPARED SPECIFICALLY

PACKAGE. USE FOUR TIMES THE RECOMMENDED RATE WHEN HYDROSEEDING, NOTE:

SOD OR SEED MUST NOT BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL

STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS

III. WCFM MATERIALS ARE TO BE MANUFACTURED AND PROCESSED IN SUCH A MANNER THAT THE WOOD CELLULOSE FIBER MULCH WILL REMAIN IN UNIFORM SUSPENSION IN WATER UNDER AGITATION AND WILL BLEND WITH SEED, FERTILIZER AND OTHER ADDITIVES TO FORM A HOMOGENEOUS SLURRY. THE MULCH MATERIAL MUST FORM A BLOTTER-LIKE GROUND COVER. ON APPLICATION. HAVING MOISTURE ABSORPTION AND PERCOLATION 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 BE PHYTO-TOXIC WCFM MUST CONFORM TO THE FOLLOWING PHYSICAL REQUIREMENTS: FIBER 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.

 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 SO THAT THE SOIL SURFACE IS NOT EXPOSED. WHEN USING A MULCH ANCHORING TOOL, INCREASE T 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.

PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWIN METHODS (LISTED BY PREFERENCE), DEPENDING UPON THE SIZE OF THE AREA AND 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 FLATTEI
SLOPES WHERE EQUIPMENT CAN OPERATE SAFELY. IF USED ON SLOPING LAND, HIS 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. 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 DLR (AGRO-TACK), DCA-70, PETROSET, TERRA TAX II, TERRA 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 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.

PROFESSIONAL CERTIFICATION HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975, EXPIRATION DATE: MAY 26, 2016.

ENGINEER'S CERTIFICATE I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF HE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

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

TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS.

TO USE FAST GROWNG VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS. ONDITIONS WHERE PRACTICE APPLIES EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR PERIOD OF 6 MONTHS OR LESS. FOR LONGER DURATION OF TIME, PERMANENT STABILIZATION

PRACTICES ARE REQUIRED.

SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.1 FOR THI APPROPRIATE PLANT HARDINESS 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 LISE AND SHOW THE RECOMMENDED RATES R THE TESTING AGENCY SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY SEEDING.

TEMPORARY SEEDING SUMMARY

UNTIL THE NEXT SEEDING SEASON.

WHEN STABILIZATION IS REQUIRED OUTSIDE OF A SEEDING SEASON, APPLY SEED AND

MULCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION B-4-3.A.1.B AND MAINTAIN

HARDINESS ZONE: 66 SEED MIXTURE:						LIME RATE
No.	SPECIES	APPLICATION RATE (Ib/ac.)	SEEDING DATES	SEEDING DEPTHS	RATE (10-10-10)	CIME IVAIL
1	ANNUAL RYEGRASS	40 lb/ac	Mar. 1 to May 15, Aug. 1 to Oct. 15	0.5 INCHES	436 lb./ac.	2 tons/ac. (90 lb./
2	PEARL MILLET	20 lb/ac	May 16 to July 31	0.5 INCHES	1,000 st)	1,000 sf)

SEDIMENT CONTROL NOTES A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION. (410-313-1855).

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 THERETO. 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. 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. B-4-5), TEMPORAR SEEDING (Sec. B-4-4) AND MULCHING (Sec. B-4-3). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW

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

FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES

SITE ANALYSIS:		LOTS 1-10	LOTS 25-27
TOTAL AREA OF SITE	. :	1.95± AC.	1.80± AC.
AREA DISTURBED	:	2.20± AC.	1.67± AC.
AREA TO BE ROOFED OR PAVED	;	1.11± AC.	0.54± AC.
AREA TO BE VEGETATIVELY STABILIZED	:	1.09± AC.	1.13± AC.
TOTAL CUT	:	3,600± CY	1,200± CY
TOTAL FILL	٠:	3,600± CY	1,200± CY
OFF-SITE WASTE/BORROW AREA LOCATION	:	NONE	NONE
w (			

ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTIO APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION

TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO 3 PIPE LENGTHS OR THAT WHICH SHALL BE BACKFILLED AND STABILIZED BY THE END OF EACH WORK DAY, WHICHEVER IS SHORTER.

CHANGES OR REVISIONS TO THE SEQUENCE OF CONSTRUCTION MUST BE REVIEWED. AND APPROVED BY THE PLAN APPROVAL AUTHORITY PRIOR TO PROCEEDING WITH CONSTRUCTION.

A PROJECT IS TO BE SEQUENCED SO THAT THE GRADING ACTIVITIES BEGIN ON ONE GRADING UNIT (MAXIMUM ACREAGE OF 20 AC. PER GRADING UNIT) AT A TIME. WORK MAY PROCEED TO A SUBSEQUENT GRADING UNIT WHEN AT LEAST 50 PERCENT OF TH 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 A GIVEN TIME.

STANDARDS AND SPECIFICATIONS FOR DUST CONTROL

CONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION ACTIVITIES.

TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES TO REDUCE ON AND OFF-SITE DAMAGE INCLUDING HEALTH AND TRAFFIC HAZARDS.

CONDITIONS WHERE PRACTICE APPLIES

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

MULCHES: SEE SECTION B-4-2 SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS, SECTION B-4-3 SEEDING AND MULCHING, AND SECTION B-4-4 TEMPORARY STABILIZATION. MULCH MUST BE ANCHORED TO PREVENT BLOWNG. VEGETATIVE COVER: SEE SECTION B-4-4 TEMPORARY STABILIZATION. TILLAGE: TILL TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE, BEGIN PLOWING ON

MNOWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT THAT MAY PRODUCE THE DESIRED IRRIGATION: SPRINKLE SITE WITH WATER UNTIL THE SURFACE IS MOIST, REPEAT AS NEEDED. THE SIT MUST NOT BE IRRIGATED TO THE POINT THAT RUNOFF OCCURS. BARRIERS: SOLID BOARD FENCES, SILT FENCES, SNOW FENCES, BURLAP FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. CHEMICAL TREATMENT: USE OF CHEMICAL TREATMENT REQUIRES APPROVAL BY THE APPROPRIATE PLAN REVIEW AUTHORITY

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

1/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE

**B-4-8 STANDARDS AND SPECIFICATIONS** FOR STOCKPILE AREA

**B-4-5 STANDARDS AND SPECIFICATIONS** 

FOR PERMANENT STABILIZATION

DEFINITION

TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.

O USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER

ON DISTURBED SOILS.

CONDITIONS WHERE PRACTICE APPLIES

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

a. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE

BE PLACED ON THE PLAN.

CRITICAL AREA PLANTING.

RECOMMENDED BY THE SOIL TESTING AGENCY.

PERCENT OF THE TOTAL MIXTURE BY WEIGHT.

SUN TO MEDIUM SHADE.

APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3) AND BASED ON THE SITE

ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES

FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES

d. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (46-0-0) AT 3

CONDITION OR PURPOSE FOUND ON TABLE B.2. ENTER SELECTED MIXTURE(S), APPLICATION

ates, and seeding dates in the permanent seeding summary. The summary is to

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

1/2 POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING

N ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY.

AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND

COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE.

b. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE

CONDITIONS OR PURPOSE. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED

KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN AREAS THAT RECEIVE

INTENSIVE MANAGEMENT. IRRIGATION REQUIRED IN THE AREAS OF CENTRAL MARYLAND

AND EASTERN SHORE. RECOMMENDED CERTIFIED KENTUCKY BLUEGRASS CULTIVARS

THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35

KENTUCKY BLUEGRASS/PERENNIAL RYE: FULL SUN MIXTURE: FOR USE IN FULL SUN AREAS WHERE RAPID ESTABLISHMENT IS NECESSARY AND WHEN TURF WILL RECEIVE

CULTIVARS/CERTIFIED KENTUCKY BLUEGRASS SEEDING RATE: 2 POUNDS MIXTURE PER

1000 SOUARE FEET, CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVAR

PRONE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MANAGEMENT IN FULL

RECOMMENDED MIXTURE INCLUDES: CERTIFIED TALL FESCUE CULTIVARS 95 TO 100

PERCENT, CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 0 TO 5 PERCENT. SEEDING

KENTUCKY BLUEGRASS/FINE FESCUE: SHADE MIXTURE: FOR USE IN AREAS WITH

SHADE IN BLUEGRASS LAWNS. FOR ESTABLISHMENT IN HIGH QUALITY, INTENSIVELY MANAGED TURF AREA. MIXTURE INCLUDES; CERTIFIED KENTUCKY BLUEGRASS

SELECT TURFGRASS VARIETIES FROM THOSE LISTED IN THE MOST CURRENT

UNIVERSITY OF MARYLAND PUBLICATION, AGRONOMY MEMO #77, "TURFGRASS

CHOOSE CERTIFIED MATERIAL. CERTIFIED MATERIAL IS THE BEST GUARANTEE OF

WESTERN MD: MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 1 (HARDINESS ZONES:

CENTRAL MD: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONE

SOUTHERN MD. EASTERN SHORE: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15

TILL AREAS TO RECEIVE SEED BY DISKING OR OTHER APPROVED METHODS TO A DEPTH O 2 TO 4 INCHES, LEVEL AND RAKE THE AREAS TO PREPARE A PROPER SEEDBED. REMOVE

STONES AND DEBRIS OVER 1 1/2 INCHES IN DIAMETER. THE RESULTING SEEDBED MUST BE

PLANT GROWTH (1/2 TO 1 INCH EVERY 3 TO 4 DAYS DEPENDING ON SOIL TEXTURE) UNTIL

LATE IN THE PLANTING SEASON, IN ABNORMALLY DRY OR HOT SEASONS, OR ON ADVERSE

DATES

FERTILIZER

RATE

DEPTHS (10-20-20) LIME RATE

SEEDING

Mar. 1 to May 15, 1/4 - 1.0 lb/ 1000 90 lb/

Aug. 15 to Oct. 15 1/2 IN. s.f. 1000 s.f. (45 lb/acre)

THEY ARE FIRMLY ESTABLISHED. THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE

IN SUCH CONDITION THAT FUTURE MOWING OF GRASSES WILL POSE NO DIFFICULTY.

. IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER FOR

PERMANENT SEEDING SUMMARY

\* Other cultivars listed as "proven" in the most current UMD TI-77 may also be used.

CLASS OF TURFGRASS SOD MUST BE MARYLAND STATE CERTIFIED. SOD LABELS MUST BE

1/4 INCH, AT THE TIME OF CUTTING. MEASUREMENT FOR THICKNESS MUST EXCLUDE TOP

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.

SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS

a. DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL,

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

STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO

WHEREVER POSSIBLE, LAY SOD WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAGGERING JOINTS. ROLL AND TAMP, PEG OR OTHERWISE SECURE THE SOD TO

PREVENT SLIPPAGE ON SLOPES. ENSURE SOLID CONTACT EXISTS BETWEEN SOD ROOTS

o. In the absence of adequate rainfall, water daily during the first week or as often and sufficiently as necessary to maintain mois soil to a depth of 4 inches. Water sod during the heat of the day to prevent wilting.

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

AFTER THE FIRST WEEK, SOD WATERING IS REQUIRED AS NECESSARY TO MAINTAIN

WATER THE SOD IMMEDIATELY FOLLOWING ROLLING AND TAMPING UNTIL THE UNDERSIDE O

THE NEW SOD PAD AND SOIL SURFACE BELOW THE SOD ARE THOROUGHLY WET. COMPLETE THE OPERATIONS OF LAYING, TAMPING AND IRRIGATING FOR ANY PIECE OF SOD WITHIN

TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. ENSURE THAT SOD IS NOT

SOD NOT TRANSPLANTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR

b. SOD MUST BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4 INCH. PLUS OR MINUS.

GROWTH AND THATCH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE

SOD MUST NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT

(EXCESSIVELY, DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL.

LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE SOD.

PREVENT VOIDS WHICH WOULD CAUSE AIR DRYING OF THE ROOTS.

1000 s.f.

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

MADE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR.

SOIL SCIENTIST PRIOR TO ITS INSTALLATION.

AND THE UNDERLYING SOIL SURFACE.

ADEQUATE MOISTURE CONTENT.

CULTIVAR PURITY. THE CERTIFICATION PROGRAM OF THE MARYLAND DEPARTMENT OF

AGRICULTURE, TURF AND SEED SECTION, PROVIDES A RELIABLE MEANS OF CONSUMER

SEEDING RATE: 11/2 TO 3 POUNDS PER 1000 SQUARE FEET.

CULTIVAR RECOMMENDATIONS FOR MARYLAND"

PROTECTION AND ASSURES A PURE GENETIC LINE

IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES

HARDINESS ZONE: 6b

\*Certified Toll Fescue blend

(95% by weight): Folcon IV

Penn 1901 & Rebel Exedo

Certified Kentucky Bluegrass

Courtyard, Raven & Yankee

blend (5% by weight):

GENERAL SPECIFICATIONS

ACCEPTABLE.

SOD INSTALLATION

EIGHT HOURS.

SOD MAINTENANCE

APP'R.

and

SEED MIXTURE: #9 (Tall Fescue/ Kentucky Bluegrass)

CULTIVARS 30 TO 40 PERCENT AND CERTIFIED FINE FESCUE AND 60 TO 70 PERCENT

RATE: 5 TO 8 POUNDS PER 1000 SQUARE FEET. ONE OR MORE CULTIVARS MAY BE

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

MEDIUM TO INTENSIVE MANAGEMENT. CERTIFIED PERENNIAL RYEGRASS

SFEDING RATE: 1.5 TO 2.0 POLINDS PER 1000 SOLIARE EFFT. CHOOSE A MINIMUM OF

A MOUND OR PILE OF SOIL PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SEDIMENT CONTROL MEASURES. TO PROVIDE A DESIGNATED LOCATION FOR THE TEMPORARY STORAGE OF SOIL THAT CONTROLS THE POTENTIAL FOR EROSION, SEDIMENTATION, AND CHANGES TO DRAINAGE PATTERNS CONDITIONS WHERE PRACTICE APPLIES STOCKPILE AREAS ARE UTILIZED WHEN IT IS NECESSARY TO SALVAGE AND STORE

SOIL FOR LATER USE. THE STOCKPILE LOCATION AND ALL RELATED SEDIMENT CONTROL PRACTICES MUST BE CLEARLY INDICATED ON THE

EROSION AND SEDIMENT CONTROL PLAI THE FOOJPRINT 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 RUNOFF FROM THE STOCKPILE AREA MUST DRAIN TO A SUITABLE SEDIMENT

CONTROL PRACTICE. ACCESS THE STOCKPILE AREA FROM THE UPGRADE SIDE 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 WHERE RUNOFF CONCENTRATES ALONG THE TOE OF THE STOCKPILE FILL, AN APPROPRIATE EROSION/SEDIMENT CONTROL PRACTICE MUST BE USED TO INTERCEPT THE DISCHARGE.

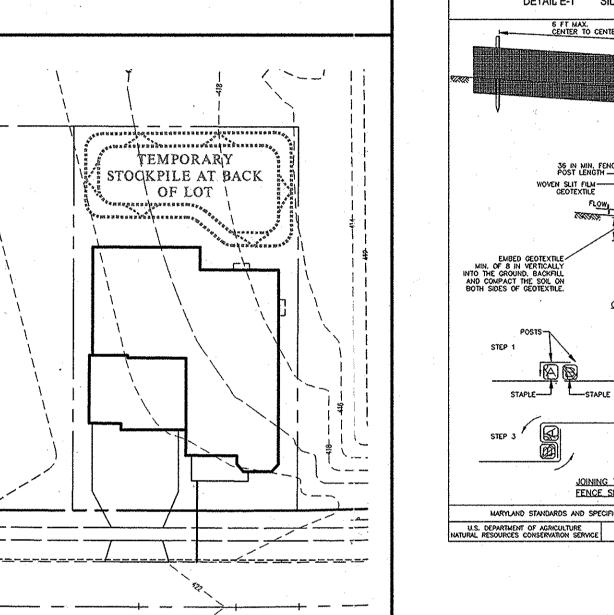
STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 3/7 DAY STABILIZATION REQUIREMENT AS WELL AS STANDARD B-4-1 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY STABILIZATION. IF THE STOCKPILE IS LOCATED ON AN IMPERVIOUS SURFACE, A LINER SHOULD

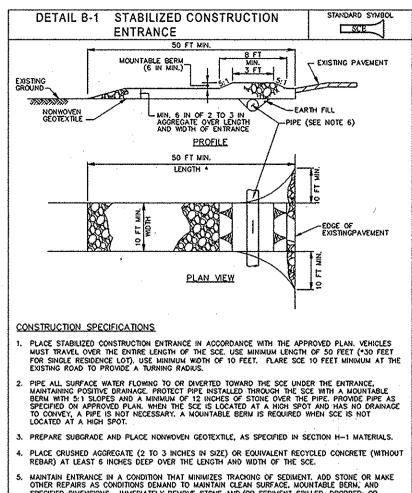
BE PROVIDED BELOW THE STOCKPILE TO FACILITATE CLEANUP. STOCKPILES CONTAINING CONTAMINATED MATERIAL MUST BE COVERED WITH IMPERMEABLE MAINTENANCE
THE STOCKPILE AREA MUST CONTINUOUSLY MEET THE REQUIREMENTS FOR

ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION, SIDE SLOPES MUST BE MAINTAINED AT NO STEEPER THA 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 LAND GRADING.

STOCKPILING WILL BE PERMITTED ON EACH LOT ONLY.

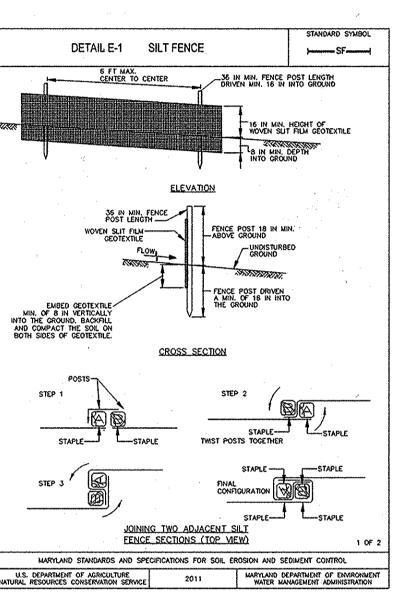
TYPICAL TEMPORARY STOCKPILE DETAIL





MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS 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.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL



STANDARD SYMBOL DETAIL E-3 SUPER SILT FENCE ----SSF----GALVANIZED CHAIN LINK FENCE WITH WOVEN SLIT FILM GEOTEXTILE ELEVATION CHAIN LINK FENCING-WOVEN SLIT FILM GEOTEXTILE. FLOW CROSS SECTION CONSTRUCTION SPECIFICATIONS INSTALL 2% INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOO LENGTH SPACED NO FURTHER THAN 10 FEET APART, DRIVE THE POSTS A MINIMUM OF 36 INCHES INTO THE GROUND. FASTEN 9 GAUGE OR HEAVIER GALVANIZEO CHAIN LINK FENCE (2% INCH MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR HUG RINGS: FASTEN WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, SECURELY TO TH UPSLOPE SIDE OF CHAIN LINK FENCE WITH TIES SPACED EVERY 24 BYCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 8 INCHES INTO THE GROUND. WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS.

EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 4S DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SILT FENCE.

DETAIL E-1 SILT FENCE

CONSTRUCTION SPECIFICATIONS

PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN, IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FENCING AND GEOTEXTILE.

. USE WOOD POSTS 1% X 1%  $\pm$  % INCH (MINIMUM) SQUARE CUT OF SQUIND QUALITY HARDWOOD. AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "I" OR "U" SECTION STEEL POSTS WEIGHING NO LESS THAN 1 POUND PER UNEAR FOOT.

USE 36 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APAR

. USE WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILI SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION.

EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND. BACKFILL AND COMPACTIVE SOIL ON BOTH SIDES OF FABRIC,

'. EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE.

REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN, IF UNDERMINING OCCURS, REMSTALL FENCE.

WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, THIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

STANDARD SYMBOL

-----SF-------

			1
DETAIL E-1	SILT FENCE	STANDARD S	
S FT MAX. CENTER TO CE	NTER ORIV	IN MIN. FENCE POST LENGTH NEN MIN. 16 IN INTO GROUND  16 IN MIN. HEIGHT OF WOVEN SUT FILM GEOTEXTILE 18 IN MIN. DEPTH INTO GROUND	:
	ELEVATION		
36 IN MIN. F POST LENGTH WOVEN SLIT FILM— GEOTEXTILE  FLO  EMBED GEOTEXTILE  MIN. OF 8 IN VERTICALLY INTO THE GROUND. BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF GEOTEXTILE.	WFENCE_ABOVE	POST 18 IN MIN. GROUND  UNDSTURBED GROUND  POST DRIVEN OF 16 IN INTO ROUND	
,	CROSS SECTION		
STEP 1  STAPLE  STAPLE	STE TWIST PO	STAPLE STAPLE	
STEP 3 JOININ	FINAL CONF	STAPLE STAPLE	
FENCE	SECTIONS (TOP VI	EW	1 OF 2
MARYLAND STANDARDS AND SPE		ROSION AND SEDIMENT CONTROL  MARYLAND DEPARTMENT OF ENV	180NWENT
U.S. DEPARTMENT OF AGRICULTURE TURAL RESOURCES CONSERVATION SERVICE	2011	WATER WAVAGEMENT ADMINIST	RATION
		and the second second	

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL FROSION AND SEDIMENT CONTROL

## THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

TOR SEDIMENT CONTROL TORIOS	LO ONLI		A <sup>1</sup>	
SEDIMENT CONTROL NOTES and DETAILS		SCALE	ZONING	G. L. W. FILE No.
MAPLE LAWN FARMS		1"=20'	MXD-3,	14051
GARDEN DISTRICT - AREA 1 LOTS No. 1-10 and 25-27		DATE	TAX MAP — GRID	SHEET
(SFD RESIDENTIAL USE)	HOWARD COUNTY, MARYLAND	JAN. 2015	41-14&21	5 OF 7

### 3-23-15 Land Developmer 3.1Z.15 Chief, Development Engineering Division

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK

BURTONSVILLE, MARYLAND 20866

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

L:\CADD\DRAKINGS\12001\14051 (\text{\text{KimBurg}\\SDP (Area 1)\14051\_03 SC (Area 1).dmg | DES. MBT | DRN. KLP | CHK. MBT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

L SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL

SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF

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

EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL.

EEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. AN

IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS MUST BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.

OPSOIL 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 T

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

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

EXCEPT WHEN HYDROSEEDING) WHICH CONTAINS AT LEAST 50 PERCENT TOTAL OXIDES (CALCIUM OXIDE

PERCENT WILL PASS THROUGH A #100 MESH SIEVE AND 98 TO 100 PERCENT WILL PASS THROUGH A

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 GROUND LIMESTONE AT THE AT THE RATE OF 4 TO 8

FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR ACCURATE

LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED

PLUS MAGNESIUM OXIDE). LIMESTONE MUST BE GROUND TO SUCH FINENESS THAT AT LEAST 50

TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.

TOPSOIL APPLICATION

: SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS)

NAME OR TRADEMARK AND WARRANTY OF THE PRODUCER.

ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSES

BUILDER'S CERTIFICATE

1-27-15 SIGNATURE OF DEVELOPER/BUILDER DATE

GRASS HEIGHT OF AT LEAST 3 INCHES UNLESS OTHERWISE SPECIFIED. PREPARED FOR: PROPERTY OWNER (SELLER):

MAPLE LAWN FARMS I. LLC WILLIAMSBURG GROUP, LLC 1829 REISTERSTOWN ROAD, SUITE 300 BALTIMORE, MD 21208 COLUMBIA, MD 21044 PH: 410-484-8400 PH: 410-997-8800 ATTN.: MARK BENNETT ATTN.: BOB CORBETT

BUILDER (CONTRACT PURCHASER): 5485 HARPERS FARM ROAD, SUITE 200

ELECTION DISTRICT No. 5

