GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS
- THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- 3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT I-800-257-7777 AT LEAST 48-HOURS PRIOR TO ANY EXCAYATION WORK.
- SEE VICINITY MAP IN THE TOP RIGHT CORNER OF THIS SHEET

ZONING: MXD-3 PER ZB-995M (APPROVED ON 02-08-01), UNDERLYING ZONING IS RR-DEO AND PER THE 2/02/04 COMPREHENSIVE ZONING PLAN. AREA OF BUILDABLE LOTS (Nos. 56-59, 62, 163, 166-160 & 171) FOR THIS SITE DEVELOPMENT PLAN: 2,21± ACRES. FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE NOS.: S-01-17, ZB-945M, 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, SDP-12-012, SDP-12-17, SDP-12-51, SDP-12-52.

- 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,
- 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.

P-II-002, P-I2-001, F-I2-020, F-I2-029, F-I3-007, F-I4-033, F-I4-II8 & F-I5-040

- 7. EXISTING TOPOGRAPHY AND FEATURES COMPILED FROM F-06-161, F-08-072 & G.L.W. SURVEY DONE IN MAY/2009.
- 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 109 AND 110. OPEN SPACE LOTS 110 AND III WILL BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION. THE REV FACILITIES WILL BE CONSTRUCTED WITH THE FINAL ROAD PLANS.
- 10. PUBLIC WATER AND SEWER SHALL BE UTILIZED (AS PROVIDED BY W&S CONTRACT #24-4785-D, #24-4786-D & #24-4834-D) AND THE WATER METERS IN OUTSIDE VAULTS. THE EXISTING UTILITIES SHOWN HEREIN WERE DERIVED FROM AVAILABLE PUBLIC RECORDS. THE CONTRACTOR MUST DIG TEST PITS (BY HAND) AT ALL UTILITY
- CROSSINGS AND CONNECTION POINTS TO VERIFY EXACT LOCATION, IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS. 12. ALL ROADS LABELED AS "PUBLIC" ARE PUBLICLY MAINTAINED ONCE THEY ARE DEDICATED. ALL ROADS LABELED AS "PRIVATE" ARE PRIVATELY MAINTAINED
- 13. ANY DAMAGE TO THE ADJACENT COUNTY OWNED RIGHT-OF-WAY AND PROPERTY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- THERE ARE NO GRAVE SITES, CEMETERIES, WETLANDS, IOO-YR: FLOODPLAIN OR STREAM ON THE BUILDABLE LOTS SHOWN ON THIS SITE DEVELOPMENT PLAN
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. THE FOREST CONSERVATION OBLIGATIONS WERE ADDRESSED UNDER F-12-30, P-13-007 4 F-13-008.

ELSEWHERE WITHIN THE GARDEN DISTRICT OPEN SPACE THERE ARE WETLANDS, 100-YR FLOODPLAIN AND STREAMS.

- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (AS SHOWN ON SHEETS 64.7 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 SHEETS 647 AND THE GRADING PERMIT CHART ON SHEET
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
- A. WIDTH 12' (16' SERVING MORE THAN ONE RESIDENCE) B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITAR AND CHIP COATING (I-I/2"MIN.)
- 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.
- 18. PUBLIC REFUSE PICKUP IS PROVIDED IN THE ALLEY FOR THESE LOTS.
- 19. BAY WINDOWS, WINDOW WELLS, CHIMNEYS, HEATING OR AIR CONDITIONING UNITS AND EXTERIOR STAIRWAYS IF NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NO MORE THAN 4 FEET INTO ANY REQUIRED SETBACK, AREA IN ACCORDANCE WITH SECTION 128.0.A.1 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, 5-01-17 APPROVAL PRIOR TO 11-15-01, THIS PROJECT IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE TWO CAR GARAGES SHALL BE USED FOR PARKING PURPOSES ONLY AND ARE NOT PERMITTED TO BE CONVERTED TO OTHER USES IN ACCORDANCE WITH SECTION 133.D.2.a OF THE ZONING REGULATIONS AND THE APPROVED MLF DEVELOPMENT CRITERIA. UNLESS OTHERWISE PROHIBITED BY POSTED SIGNAGE OR CURB MARKING, ON-STREET PARALLEL PARKING ALONG THE CURB WITHIN THE PUBLIC RIGHTS-OF-WAY IS ALLOWED FOR VISITOR AND OVERFLOW PARKING. THE ON-STREET PARKING AREA WILL NOT BE STRIPED. THE ALLEYS ARE OWNED BY THE HOA AND THEY ENFORCE THE PARKING PROHIBITION IN THEIR ALLEY "RIGHT-OF-WAY" THAT'S IN THE COVENANT FOUND AT L. 8259 F. 30543
- 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.
- 24. PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZB-995M AND THE DECISION AND ORDER FOR PB CASE NO. 353 (5-01-17) AND PB CASE NO. 378 AND 5-06-16.
- 25. 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.
- 26. BECAUSE THERE MAY BE MODIFICATIONS TO LANDSCAPING A CERTIFIED LANDSCAPE PLAN APPROVED BY MAPLE LAWN FARMS SHALL BE FORWARDED TO THE COUNTY FOR APPROVAL PRIOR TO LANDSCAPE INSPECTION, PLANT SUBSTITUTIONS CANNOT INCLUDE SPECIES PROHIBITED BY THE HOWARD COUNTY LANDSCAPE MANUAL AND ADOPTED POLICIES.

LOT DEVELOPMENT DATA

GENERAL SITE ANALYSIS DATA

- A. PRESENT ZONING: MXD-3 PER ZB-995M
- B. PROPOSED USE OF SITE: 12 SFD RESIDENTIAL DWELLINGS C. PUBLIC WATER & SEMER TO BE UTILIZED (CONTR. #24-4785-D & #24-4786-D)
- D. PARKING REGUIRED PER Sec. 133.O.D.2.a.: 2 SPACES/UNIT x 12 = 24 SPACES PARKING PROVIDED: 24 GARAGE SPACES (ALL LOTS HAVE AT LEAST A 2-CAR GARAGE. SEE NOTE 21 ABOVE REGARDING PARKING).
- E. REGREATION 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: 96,322± SF OR 2.21± AC. B. AREA OF THIS PLAN SUBMISSION: 2.82± ACRES (L.O.D.)
- C. AREA OF DISTURBANCE BY THIS SDP: 2.82± ACRES

3. LOT DESIGNATION:

LOT TYPE	LOT NUMBERS	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FRONT BRE	MAX. BUILDING HT,
VILLA	56-59, 62, 71, 77, 163, 166-168 ¢ 171	5,400 SQUARE FEET	54 FEET	38 FEET (MEAN HT.)
1/11 h 1 /37/	* ACTE (SEE)	 	*	**************************************

VILLA LOTS ARE SED

4. STRUCTURE SETBACKS PER S-06-16 AND PLAT Nos 22996 \$ 23305

and consistent of the second o	·		
LOT TYPE	FRONT SETBACK	SIDE SETBACS MINIMUM REAR SETBACKS	****
VILLA	12' MIN.	6' EXCEPT FOR GARAGES 20' TO PRINCIPAL STRUCTURE. 3' FOR REAR (DETACH/ATTACH) GARAGE OR TO ACCESSORY STRUCTURES.	
1 1 1		WHICH MAY BE O'	

- 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 ENCROACH 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 CODE 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 SETBACK REQUIREMENTS. EXCEPT FOR THE FOLLOWING, SECTION 128.A.I APPLIES:
 - 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 WITHIN 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 EASEMENTS; NOT GREATER THAN 48" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 72" IN HEIGHT ALONG THE SIDE AND REAR PROPERTY LINES. MASONRY VENEERS MAY ENCROACH A MAXIMUM OF 6 INCHES INTO ANY

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING 5-24-16 5.20.16 nief, Development Engineering Division 🗸 🕠

GLWGutschick Little & Weber, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

.04001\06013\SDP-SFD\HILLSIDE-Area 5\06013-CS (Area5).dwg | DES. mbt | DRN. klp

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 PROFESSIONAL CERTIFICATION 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.

ipril 2017 Add NVR Homes as the Builder for Lots 168 : 171

June 2016 Add NVR Homen an the Builder for Lot 166

Nov. 2016 Add NVR Homes as the Builder for Lots 77, 16m, 56, 59 = 62

Nov. 2016 ADD NVR Homea an the Builder for Lota 57, 58:167

SHEET INDEX

SITE DEVELOPMENT PLAN SITE DEVELOPMENT PLAN SITE DETAILS SEDIMENT CONTROL PLAN LANDSCAPE PLAN LANDSCAPE PLAN

N 545,500

LOT 23

Lot 10

LOTA

N 542,900

Lot II

THIS SDP

LOT 110

<2222222</2

SWM POND

PER F-13-008

TEESEN!

0.5. LOT 107

SUBMISSION

FEDERAL

0.5, LOT 104

0.5. LOT 106

9+

9+.

71

حداما

PER F-13-008

HOWARD CO. BOARD

OF EDUCATION

L. 3218 F. 618 ZONED: RR-MXD

POSSIBLE BUILDER: NAME (CONTRACT PURCHASER) / ADDRESS LIST

PREPARED FOR: PROPERTY OWNER (DEVELOPER/SELLER):

1829 REISTERSTOWN ROAD, SUITE 300

MAPLE LAWN FARMS I, LLC

BALTIMORE, MD 21208

ATTN.: MARK BENNETT

PH: 410-484-8400

MAPLE LAWN FARMS

SITE DEVELOPMENT PLAN

GARDEN DISTRICT - AREAS 1 and 3

LOT Nos. (Area 1) 56-59, 62, 71, 77 / LOT Nos. (Area 3) 163, 166-168 and 171

FIFTH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

SITE OVERVIEW

LOT 5

FLAMEWOOD

P.N. 3824

0.5. LOT 182

O.S. LOT 87

0.5. LOT 183

SCALE: |" = 300"

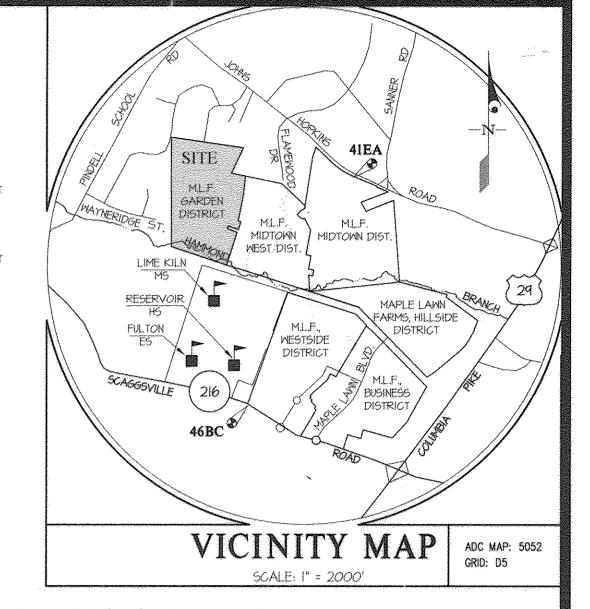
MITCHELL and BEST, 1686 E. GUDE DRIVE, ROCKVILLE, MARYLAND 20855. CONTACT: ROBERT MITCHELL @ PHONE: 301-762-4511 NVR HOMES, 9720 PATUXENT WOODS DRIVE, COLUMBIA, MARYLAND 21046. CONTACT: TIM NAUGHTON @ PHONE: 410-379-5956
WILLIAMSBURG GROUP, 5485 HARPERS FARM ROAD, SUITE 200, COLUMBIA, MARYLAND 21044. CONTACT: BOB CORBETT @ PHONE: 410-997-8800

HOWARD COUNTY CONTROL

NAD83 HORIZONTAL DATA & NVD88 VERTICAL DATA

ELEV. = 472.16 N = 589,925,13 E=1387,205,77 STANDARD DISC ON CONCRETE MONIMENT

ELEV. = 407.05 N = 544.825.81 E= 1.339.217.44 STANDARD DISC ON CONCRETE MONUMENT



PHASE NUMBER (AND NAME)	APPROVED DPZ FILE No.	PHASE AREA GROSS ACREAGE	REQUIRED OPEN SPACE (35% OF GROSS AC.)	OPEN SPACE PROVIDED IN AC. (%) *	REQUIRED ACTIVE OPEN SPACE IN AC.**	ACTIVE RECREATION O.S. PROVIDED IN AC. (%) ***
I (BUSINESS DISTRICT, AREA-I)	F-03-07	51.98	18.19	21,15 (40.7)	1.82	
2 (MIDTOWN DISTRICT, AREA-I)	F-03-90	31,43	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 (38.4)	2.06	
4a (HILLSIDE DISTRICT, AREA-I)	F-05-8I	15.47	5.41	6.70 (43.3)	0.54	0.29 (4.3) ②
46 (MIDTOWN DISTRICT, AREA-3)	F-05-139	3.12	1.09	1,23 (39.4)	O:II	
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	$\frac{1}{2} \int_{\mathbb{R}^{N}} \int_{\mathbb{R}^$
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-08-012	15.05	5,27	5.50 (36.5)	0.53	
N/A	F-01-183	3.05	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
(HILLSIDE DISTRICT, AREA-5)	F-10-61	16.60	5.81	0.94 (5.7)	0.58	rymmat projimatel i conservidous ur nus estiminativamé. Besta granitativa un interfedid de menunte minemente en internete materiale en entre en del describe de menunte
a (HILLSIDE DISTRICT, AREA-5)	F-II-27	0.00	0.00	0.20 (0.0)	0.00	
66 (WESTSIDE DISTRICT, AREA-2)	F-12-21	0.00	0.00	0.67 (0.0)	0.00	0.67 (100) (5)
C (MIDTOWN WEST DISTRICT)	F-12-20	1.65	0.58	0.09 (5.5)	0.06	
3c (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	9.37	3.28	0.00 (0.0)	0.33	0.00 (0.0)
Ib (WESTSIDE DISTRICT, AREA-3)	F-13-03	0.00	0.00	0.69 (0.0)	0.00	0.69 (100)
IC (MIDTOWN WEST DISTRICT, AREA-2)	F-13-07	34.08	11.93	13.59 (39.9)	[US	5.05 (37.2) (8)
IC (GARDEN DISTRICT, PARCEL W)	F-13-08	75.79	26.53	0.00 (0.0)	2.65	0.00 (0.0)
(a (BUSINESS DISTRICT, AREA 2)	F-12-86	15.46	5,41	3.74 (24,2)	0.54	0.00 (0.0)
Db (MESTSIDE 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	8.49 (35.6) (9)
c (GARDEN DISTRICT, AREA 2)	P-14-01	0.00	0.00	5.02 (0,0)	0.00	0.00 (0.0)
b (MESTSIDE 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	30.31 (16.8)

- ** 10% OF THE OPEN SPACE REQUIRED MUST BE AVAILABLE FOR ACTIVE RECREATION.
- *** THE PERCENTAGE OF ACTIVE RECREATION O.S. PROVIDED IS BASED ON THE O.S. PROVIDED (CUMULATIVE TOTAL ACREAGE). 152 AC. = COMMUNITY CENTER (0.5. 125 - 5.01 AC.), 0.5. 126 (0.55 AC.) AND 0.5. 123 (1.96 AC.)
-) 1.61 AC. = 0.5. LOT 213 (1.00 Ac.) and 0.5. LOT 214 (0.61 Ac.) 4.76 AC. = 0.5. LOT 4 (4.76 Ac.)

O.29 AC, = PATHWAYS

0 50 150 300

GRAPHIC SCALE

LOT 5

LOT 6

PARCEL 113

NF PROPERTY OF

WE GALINAT ET UX

MAPLE LAWN FARMS

MIDTOWN DISTRICT.

AREA-2

LOT 10

LOT II

WESTSIDE DISTRICT OPEN SPACE LOT 3

P.N. 19869

LECTION DISTRICT No. 5

- 0.67 ACRES = 0.5. Lot 68 (0.67 Ac.)) 1.29 ACRES = 0.5. Lot 85 (0.63 Ac.) and 0.5. Lot 84 (0.66 Ac.)
- (T) 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) 8.49 AREAS = 0.5, 99 (0.90 Ac.), 0.5, 101 (1:75 ac.), 0.5, 104 (2:85) and 0.5, 107 (2:99 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.

NITHIN I YEAR OF SIGNATURE APPROVAL OF THIS SOP BY THE DIRECTOR OF DPZ, BUILDERS SHALL APPLY TO THE DEPT. OF INSPECTIONS, LICENSES AND PERMITS FOR BUILDING PERMITS TO NITIATE THE CONSTRUCTION ON THIS SOP. THE BUILDERS SHALL APPLY FOR BUILDING PERMITS FOR ALL CONSTRUCTION AUTHORIZED ON THIS SOP WITHIN 5 YEARS OF ITS APPROVA HIS PLAN HAS BEEN SET UP TO ALLOW MULTIPLE GRADING PER 1/175 DETERMINED AT AREA (Ac.) SURETY FFES PAID TALOMA THIS SHEET) 6 NVR Homes 0.23± \$2,250.00 \$100.00 NVR HOMES 0.241 \$2,940.00 \$100,00 NVR " 0.24± \$3,270,00 \$100,00 0.26± \$2,250.00 \$100.00 0.25± \$2,430.00 \$100.00 0.22± \$2,880.00 \$100.00 0.22± \$2,880.00 \$100.00 0241 \$2,250.00 \$100.00 67 NVR HOMEG 0.21t \$2,250.00 \$100.00 168 NVR HOMEG 0.25t \$2,940.00 \$100.00 171 NVR HOMES 0.24± \$2,880.00 \$100.00

2.82± \$31500.00 \$1,200.00

			ADDRESS	CHAR'	T		.,···=135 ######=
OT No.	STREE	T ADDRESS		LOT No.	STRE	ET ADDRESS	ja, kiring inggo
%	11511	HOLSTEIN STREET		163	11635	FEDERAL STREET	
57	11507			166	11647		
58	11503	•		167	11651		
59	11464	DAIRY STREET		168	11482	DAIRY STREET	
52	11452	DAIRY STREET		171	11470	DAIRY STREET	
7)	11603	PAGA STREET					
17	11615	PACA STREET					
		PERMI	T INFORM	ATION	СН	ART	
WATER	CODE:			SEWER	CODE:		

	PERMI'	I INFO	RMA	TION	CHAI	RΤ		
WATER CODE: E21				SEWER 76450				
DEVELOPMENT NAME: MAPLE LAWN FARMS				DISTRIC GARDEN AREA	DIST/	56-59, 6 166-168	0TS 2, 163, 4 Ti	CENSUS TRACT 6051,02
PLAT No. 12995 - 23004 23304 - 23307	ZONE MXD-3	TAX MAP 41	GRID 15 &	21	ELEC. DIST 5			
		SC/	NE		ZONING		G. L	, W. FILE No.
		AC C	I CALLA	1	141/0	,		16015

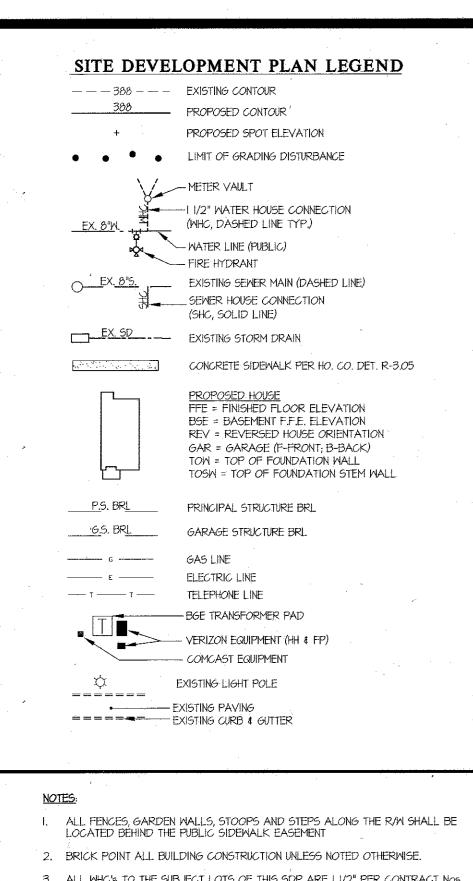
41-14&21

AS SHOWN HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS GARDEN DISTRICT - AREAS 1 and 3 (SFD RESIDENTIAL USE)

COVER SHEET

LOT Nos. (Area 1) 56-59, 62, 71, 77 / LOT Nos. (Area 3) 163, 166-168 and 171 PLAT Nos. 22995-23004 and 23304-23307



- 3. ALL WHC'S TO THE SUBJECT LOTS OF THIS SDP ARE 1 1/2" PER CONTRACT Nos. 24-4785-D & 24-4786-D AND THE WATER METER VAULTS ARE IN THE R.O.W.
- 4. SEE THE CHART ON SHEETS 2-3 FOR SHG INFORMATION. CONTRACTOR SHALL CHECK AND VERIFY THE SEMER HOUSE ELEVATIONS AT THE PROPERTY LINE PRIOR TO CONSTRUCTION.
- 5. ALL GARDEN WALLS AND FENCES THAT STRADDLE PROPERTY LINES SHALL BE MAINTAINED IN ACCORDANCE WITH ARTICLE 15 OF THE MAPLE LAWN HOMEOWNERS ASSOCIATION COVENANTS (RECORDED AT LIBER 7419 FOLIO 292
- 6. ALL BUILDING WALLS WITHIN 10' OF A BGE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATING OF 3 HOURS.
- 7. ANY NECESSARY YARD DRAIN INLETS ARE 12" (NYLOPLAST INLINE DRAIN MODEL. NO. 2712AG 8N OR EQV.). CONNECT ALL YARD DRAIN INLETS TO THE EXISTING STORM DRAIN STUBS IN THE ALLEY USING ADS N-12 (HDPE, TYPE 'S') PIPES. CONTRACTOR SHALL CHECK AND VERIFY THE INVERT OF THE STUBS AT THE ALLEY PROPERTY LINE PRIOR TO CONSTRUCTION, PROVIDE POSITIVE DRAIN (1% MIN.) FROM YARD INLET TO THE STORM DRAIN STUBS. PROVIDE LO' MIN. COVER OVER THE HDPE PIPES. ALL DOWN SPOUTS SHALL BE DISCHARGED ONTO SPLASH BLOCKS OR PIPE DIRECTLY TO THE YARD DRAIN.
- 8. INGRESS/EGRESS FOR THE ALL LOTS ARE RESTRICTED TO THE ALLEY.
- 9. PRIVACY FENCE THAT IMPEDES SIGHT VISIBILITY FOR DRIVERS TURNING CORNERS IN THE ALLEY ARE NOT ALLOWED.
- IO. THE ALLEY IS 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.

II. THE STEPS AT THE FRONT LEAD WALK CAN BE BROKEN UP INTO TWO SETS DEPENDING ON THE SPECIFIC HOUSE AND ELEVATION SELECTED.

WASTE MANAGEMENT NOTES:

- I. ALLEY SERVICE WILL BE PROVIDED AS LONG AS THE TRASH TRUCKS CAN MANEUVER THROUGH THE TURNS WITHOUT CAUSING PROPERTY DAMAGE AND THE APPROPRIATE WAIVERS HAVE BEEN EXECUTED.
- 2. TRASH TRUCKS WILL NOT TURN BACK INTO ALLEYS WHERE THERE IS NO THOROUGHFARE (LOT 168).
- 3. COUNTY SERVICES WILL NOT BEGIN UNTIL ALL CONSTRUCTION IS COMPLETED IN THE AREA AND THE TRUCKS HAVE CLEAR AND UNHINDERED ACCESS. THE BUILDER/DEVELOPER SHALL PROVIDE FOR TRASH COLLECTION UNTIL ALL CONSTRUCTION IS COMPLETED AND THE CHIEF, COLLECTIONS DIVISION APPROVES
- 4. THE REFUSE COLLECTION CHARGE WILL NOT APPLY UNTIL THE AREA BEGINS
- 5. APPROPRIATE "NO PARKING" SIGNS SHALL BE PLACED AT THE INGRESS AND EGRESS OF THE ALLEYS (ACROSS THE STREET APPROXIMATELY 25' IN EACH DIRECTION) TO ALLOW THE TRUCK ROOM TO ENTER OR EXIT THE ALLEY. OTHER "NO PARKING" SIGNS SHALL BE INSTALLED AS REQUIRED.

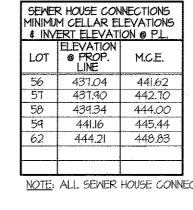
GRAPHIC SCALE

PROFESSIONAL CERTIFICATION

I 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.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING 5-24-16 Date 5-24-16 Date Chief, Development Engineering Division 4w 5.20.16



		CS ₁ S ₁ S (CONTR. #24-4786-D)		SALES AND
======================================	PC= 13+74.73 14+00 EX. 8*W.	13+00 (50' R/W, PUBLIC PAVING VARIES)	Y STREET \$ 4 12+00 (P.N. 22995-23004)	
55,00	R=525,00' L=100,13' 5760 L=100,13' 5760	WALK PER F-14	5891 10.00' 148	N 544550 TE
N544600 N54600 P5.	BRI 38 542 456-489	25 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	540. 12' P.5. BRL 1 542. 57. 15. 15. 15. 15. 15. 15. 15. 15. 15. 15	-456
589 <u>4</u>	LOT 59 1915 SF (lot size) (villa)	LOT 61 APLE LAWN FARN DEN DISTRICT - AF ZONED: MXD-3 AT No. 22945-236 (SEE SDP-15-020) BY	(VIIIG) SENERIC BOX A F.F.E.= 46120±	MATER HOUSE CONNECTION, SEMER HOUSE CONNECTION SEMENT HOUSE CONNECTION \$ UTILITY EASEMENT (PN 22905-23004) \$ 250P-15-049)
SOO PACA (50' RAM, PUB (ANIMO VARIE)	SENERIC BOX B FFE = 46130t BSE = 45130t STOOP=46080t	0.03 WNERS ASSOC:)	B.5E.= 451.20t STOOP=460 T0t Sid (9) (DN II-I3 risers) GARAGE	MAPLI GARDEN ZO ZO PLAT N (SEE
TREET S) (PM. 22aa	(DN 4-4 risers) (SARAGE 451451 (B) 451601 (F)	dPEN SPACE LOT CHECKEN	454,lit (B) 453.76t (F)	
13 TREET 13 TO 15 TO 1	120' P.S. BRI 100 EO.II S	(OED CATE	20' P.5. BRL 0.60 35 35 35 35 35 35 35 35 35 35 35 35 35	
(CONTR. 8 W (CONTR	3' 65. BRI 85.38 5230 SV	COMMON OPEN AREA LOT 112 EX. 15*SD EX. 15*SD	70.00'	3' G.S. BRL 1
CONTR. #24	5451 5380 FX 15"5D PER F-14-033) 518 51 51 51 51 51 51 51 51 51 51 51 51 51	5043 5059 5010 508 3' G.S. BRL 75.00'	511L 5136 521T	
# # # # # # # # # # # # # # # # # # #	ALLE SU NEW 52'40" M 83' 3'65. BR Garage	20° P.S. BRL 20° P.S. BRL	10 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
	X532 X532 X532 3333 X532 3333 X532 X532	GARAGE 451.41: (F)	SARAGE	450 448
	Morning P. Fam. Rm. Em 532 ABINGOHIRE	451.64± (B) 451.64± (B) (CO) (CO) (CO)	451.24± (F) 451.57± (B) 出 200.60。 日 7	MN FARMS NICT - AREA MXD-3 2945-23004 2-15-048)
375	STOOP = 454.771± SHO SHO STOOP = 454.771± TOW = 454.771±	## FFE = 453.40± ## BSE = 443.40± ## STOOP=452.90± ## COT 57	SENERIC BOX A F.F.E. = 453.50± B.S.E. = 443.50± STOOP = 453.00± STOOP = 453.00±	MAPLE LA GARDEN DISTI ZONED: PLAT NO. 22 (SEE SDF
DS.,5 X3 05.,5	1-8R /12PG	(lot size) (Altic) TO THE PLAT NO.	60' LOT 56 1,350 SF (lot size) (villa)	I' PUBLIC SIDEWALK MAINTENANCE, WATER HOUSE CONNECTION, SEWER HOUSE CONNECTION & UTILITY EASEMENT (PN 22995-23004)
Z. EX E'SD	150 1969 1R	12' P.5. BRL 88 830 41'60 WALK PER F-14 033 4'160	7 12' P.5. BRL 448 495 495 448 10.00' 6R 2 4854 4854 4854	<u> </u>
3400	EX. 15"5D SON 544350		EX. 8"S. (CONTR. #24-4786-D) HOLSTEIN STREET	
6+59.52 2+83.98	6+00 6+00 8 AQ	5+00 X3 X3 X3 X4	(50' R/W, PUBLIC ACCESS STREET) 4+00	N 544300 7 3+ (CONTR. #24-4786-D)

ELECTION DISTRICT No. 5

LOI	LINE	M,C.E.	
56	437.04	441.62	
57	437.90	442.70	1
58	439.34	444.00	
59	441.16	445.44	
62	444.21	448.83	
		·	-
NOTE.	ALL SEVER	HOUSE CON	J JECTIONS A

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

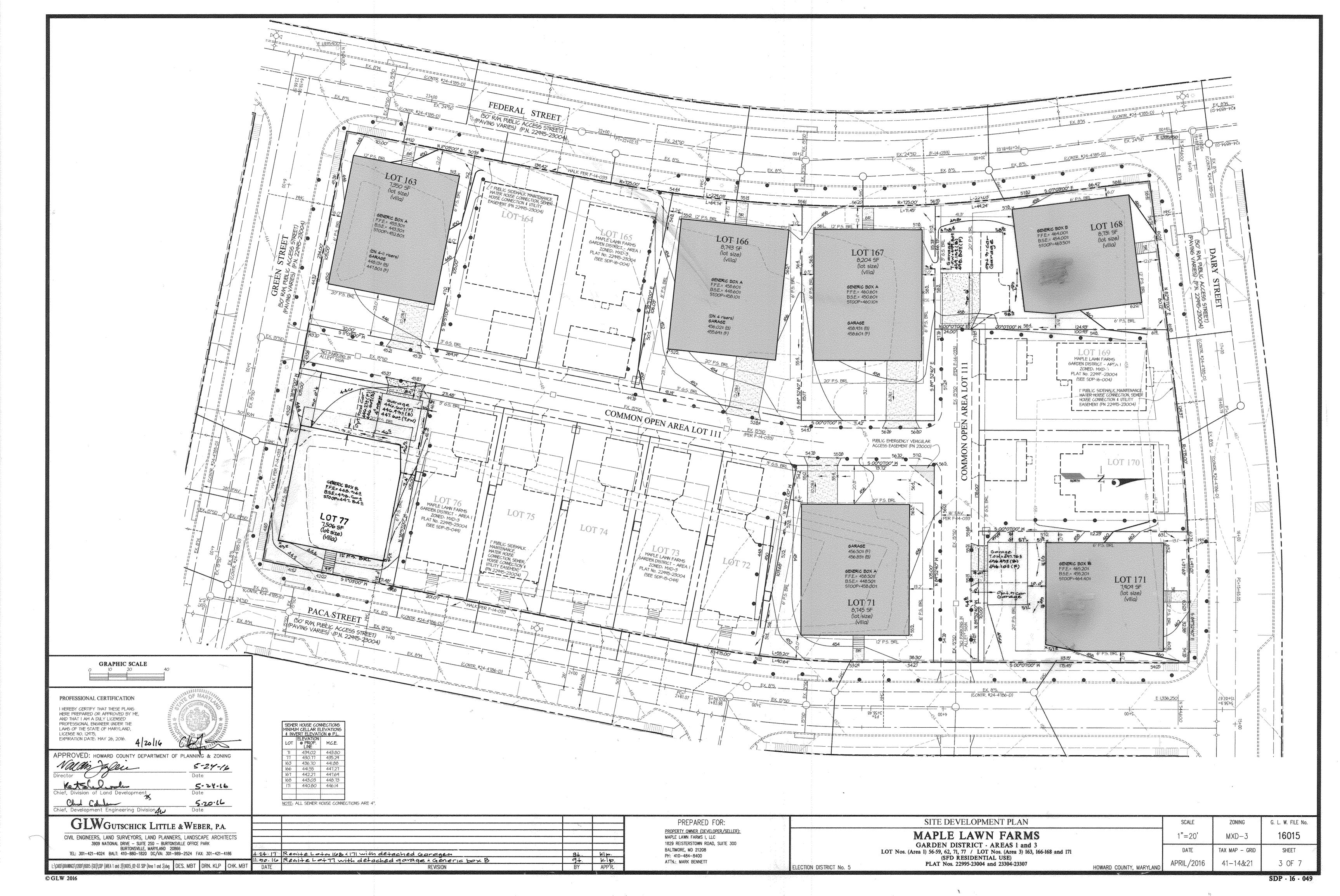
L:\CADD\DRAMMGS\12001\16015 (GE)\SDP (AREA 1 and 3)\16015_02-03 SDP (Area 1 and 3).dmg | DES. MBT | DRN. KLP | CHK. MBT

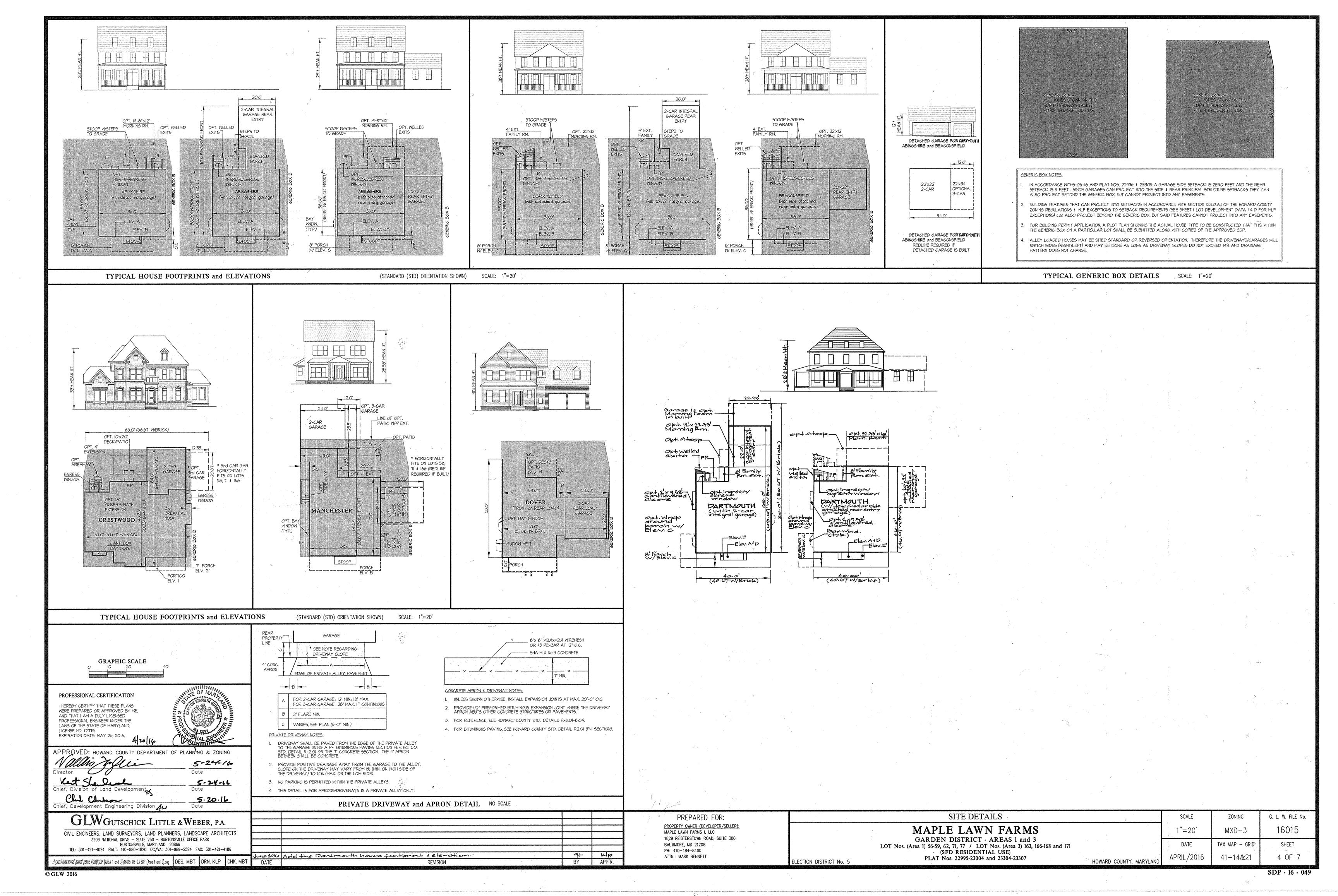
Nov. 2016	gite Lot 58 with an Abingohire House: a detached garage	94.	KIP	
DATE	REVISION	BY	APP'R.	

PREPARED FOR:
PROPERTY OWNER (DEVELOPER/SELLER):
MAPLE LAWN FARMS I, LLC
1829 REISTERSTOWN ROAD, SUITE 300
BALTIMORE, MD 21208
PH: 410-484-8400
ATTN.: MARK BENNETT
 and the second s

SITE DEVELOPMENT PLAN MAPLE LAWN FARMS GARDEN DISTRICT - AREAS 1 and 3 LOT Nos. (Area 1) 56-59, 62, 71, 77 / LOT Nos. (Area 3) 163, 166-168 and 171 (SFD RESIDENTIAL USE) PLAT Nos. 22995-23004 and 23304-23307

	SCALE	ZONING	G. L. W. FILE No.
	1"=20'	MXD-3	16015
	DATE	TAX MAP — GRID	SHEET
HOWARD COUNTY, MARYLAND	APRIL/2016	41-14&21	2 OF 7





SEQUENCE OF CONSTRUCTION **B-4-8 STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA B-4-2 STANDARD AND SPECIFICATIONS FOR SOIL B-4-3 STANDARDS AND SPECIFICATIONS FOR B-4-5 STANDARDS AND SPECIFICATIONS B-4-4 STANDARDS AND SPECIFICATIONS** A MOUND OR PILE OF SOIL PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SEDIMENT CONTROL MEASURES. APPLY FOR GRADING PERMIT AND SCHEDULE A PRE-CONSTRUCTION MEETING PREPARATION, TOPSOILING, AND SOIL AMENDMENTS SEEDING and MULCHING FOR PERMANENT STABILIZATION FOR TEMPORARY STABILIZATION WI'H THE COUNTY SEDIMENT CONTROL INSPECTOR (CSCI) OBTAIN GRADING TO PROVIDE A DESIGNATED LOCATION FOR THE TEMPORARY STORAGE OF SOIL THAT CONTROLS THE POTENTIAL FOR EROSION, SEDIMENTATION, AND CHANGES TO DRAINAGE PATTERNS. DEFINITION) STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS. TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION. 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 THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION. CONDITIONS WHERE PRACTICE APPLIES STOCKPILE AREAS ARE UTILIZED WHEN IT IS NECESSARY TO SALVAGE AND STORE SOIL FOR LATER US INSTALL STABILIZED CONSTRUCTION ENTRANCES (SCE), SILT FENCES (SF), SUP THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER. TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED SOILS. CONDITIONS WHERE PRACTICE APPLIES EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE. SILT FENCES (SSF) AND ANY ADDITIONAL SEDIMENT CONTROL MEASURES AS DIFFECTED BY THE CSCI. (CLEARING AND GRUBBING IS NOT NECESSARY AS SITE TEMPORARY WAS MASS GRADED TO INSTALL A REGIONAL SWM FACILITY.) Duration: 1-day THE STOCKPILE LOCATION AND ALL RELATED SEDIMENT CONTROL PRACTICES MUST BE CLEARLY INDICATED ON THE EROSION AND SEDIMENT STOCKPILE AT PRACTICES ARE REQUIRED. TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONTROL PLAN. THE FOOTPRINT OF THE STOCKPILE MUST BE SIZED TO ACCOMMODATE THE ANTICIPATED VOLUME OF MATERIAL AND BASED ON A SIDE SLOPE SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.1 FOR TH CONSTRUCTION. GRADE SITE FOR HOUSE CONSTRUCTION. PROVIDE DUST CONTROL AS BACK OF LOT CONDITIONS WHERE PRACTICE APPLIES NECESSARY. Duration: 2 days. RATIO NO STEEPER THAN 2:1. BENCHING MUST BE PROVIDED IN ACCOMMODATE THE ANTIGHTED 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 HUST 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. 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 LIME RATES MUST BE PUT ON THE PLAN. CONDITIONS WHERE PRACTICE APPLIES . SEED MIXTURES CONSTRUCT HOUSES, UITILITY CONNECTIONS, GARAGES, DRIVEWAYS AND SIDEWALKS. Duration: 3-4 months. MHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED. TO THE SURFACE OF ALL PERIMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA a. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3) AND BASED ON THE SITE CONDITION OR PURPOSE FOUND ON TABLE B.2. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE NOT UNDER ACTIVE GRADING. FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES BY THE TESTING AGENCY SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY SEEDING. WHEN STABILIZATION IS REQUIRED OUTSIDE OF A SEEDING SEASON, APPLY SEED AND AS EACH HOUSE/GARAGE IS COMPLETED, FINAL GRADE THE LOT, INSTALL FENCES AND PLANT MATERIAL AND STABILIZE ALL BARE DIRT AREA WITH PERMANENT SEEDING OR WITH SOD. Duration: 2—days. WHERE RUNOFF CONCENTRATES ALONG THE TOE OF THE STOCKPILE FILL, AN APPROPRIATE EROSION/SEDIMENT CONTROL PRACTICE MUST BE A. SOIL PREPARATION 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. MULCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION B-4-3.A.1.B AND MAINTAIN 1. TEMPORARY STABILIZATIO IF THE STOCKPILE IS LOCATED ON AN IMPERVIOUS SURFACE, A LINER SHOULD BE PROVIDED BELOW THE STOCKPILE TO FACILITATE CLEANUP. STOCKPILES CONTAINING CONTAININATED MATERIAL MUST BE COVERED WITH IMPERMEABLE SHEETING. ONCE AREA DRAINING TO SEDIMENT CONTROL MEASURES HAVE BEEN STABILIZE OBTAIN PERMISSION FROM THE CSCI TO REMOVE THE SEDIMENT CONTROL ITEMS G. 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 TO THE CONTOUR OF THE SLOPE. 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 SLITTABLE MEANS. 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 . SPECIFICATIONS TEMPORARY SEEDING SUMMARY Duration: 1/2 day. ALL SEED HUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW. ALL SEED HUST 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 BY TE FERTILIZER OBTAIN INSPECTION FOR RELEASE OF SURETY (FOR GRADING AND FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED 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, TYPICAL TEMPORARY STOCKPILE DETAIL SEED MIXTURE: BY THE SOIL TESTING AGENCY. RATE LANDSCAPING). Duration: 1/2 day FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (46-0-0) AT 3 1/2 (10-10-10) BENCHING MUST BE PROVIDED IN ACCORDANCE WITH SECTION B-3 LAND GRADING POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY. OBTAIN USE AND OCCUPANCY PERMIT THEN FINALIZE SETTLEMENT. SPECIES RATE (lb/ac DATES 2. PERMANENT STABILIZATION Mar. 1 to May 15. DETAIL E-3 SUPER SILT FENCE DETAIL E-1 SILT FENCE DETAIL E-1 SILT FENCE -----SF-----Aug. 1 to Oct. 15 | 0.5 INCHES | 436 lb./ac. 2 40 lb/ac MULCH ALCNE 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. TURFGRASS MIXTURES RYEGRASS 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: (10 lb./ CONTER TO CONTER SE IN MOL PENCE POST LENGTH DRIVEN LEN. 16 IN INTO GROUND MOUNTABLE BERN (6 RN MIN.)] 10 FT WAX 1,000 sf) 1,000 sf) May 16 to July 31 0.5 INCHES USE WOOD POSTS IF, X IN, \pm %, INCH (MERGRAM) SQUARE OUT OF SQUAD QUALITY HARDWOOD. AS AN ALTERNATIVE TO MODOCH POST USE STANDARD "T" OR "V" SECTION STEEL POSTS MOGHING NOT LESS THAN 1 FOUND PER LIBERAR FOOT. 20 lb/ac PEARL MILLET COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE. INOCULANTS: THE INOCULANT FOR TREATING LEGUME 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 YEAKEN BACTERIA AND MAKE THE INOCULANT LESS EFFECTIVE AND MAKE THE MAKE THE INOCULANT LESS EFFECTIVE AND MAKE THE INOCULANT LESS EFF I. SOIL PH BETWEEN 6.0 AND 7.0. MOVEN SUIT FRUM GEOTEXTILE USE 36 INCH MINIMUM POSTS DRIVEN 18 INCH MINIMUM BITO GROUND NO MORE THAN 6 FEET APART. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE -PIPE (SEE HOTE 8) 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. USE WOVEN SUIT PILLI GEOTEXTRE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN CECTEXTRE SECURELY TO UPSLOTE SIDE OF FENCE POSTS WITH MIRE TIES OR STAPLES AT TOP AND MO-SECTION. II. SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM). SEDIMENT CONTROL NOTES SURFACE-A PRE-CONSTRUCTION MEETING MUST OCCUR WITH THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, CONSTRUCTION INSPECTION DIVISION (CID), 410-313-1855 AFTER THE FUTURE LOD AND PROTECTED AREAS ARE MARKED CLEARLY IN THE FIELD. A MINIMUM OF 48 HOUR NOTICE TO CID MUST BE GIVEN AT THE FOLLOWING STAGES: a. PRIOR TO THE START OF EARTH DISTURBANCE, b. UPON COMPLETION OF THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE III. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL (GREATER THAN PROVED MANUFACTURE CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWNO THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS. 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN AREAS THAT RECEIVE INTENSIVE MANAGEMENT. IRRIGATION REQUIRED IN THE AREAS OF CENTRAL MARYLAND AND EASTERN SHORE. RECOMMENDED CERTIFIED KENTUCKY BLUEGRASS CULTIVARS SEEDING RATE: 1.5 TO 2.0 POUNDS PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY CALVANIZED CHAIN LINK FENCE WITH WOVEN SUIT FILM GEOTEXTILE . BUBBO GEOTECTILE A INFORMAL OF 8 INCHES VERTICALLY INTO THE GROUND, BACKFILL AND COMPACTIVE SOIL ON BOTH 1908S OF FARRO. MOISTURE. AN EXCEPTION: IF LOVEGRASS WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 35 N MAN FENCE 1. SOD OR SEED MUST NOT BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH PERCENT SILT PLUS CLAY) WOULD BE ACCEPTABLE. WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, TWIST, AND STAPLE TO POST \mathbf{R}_{\perp} ACCORDANCE WITH T4S DETAIL. WOVEN SUTTEM FONCE POST 18 IN MEN. SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME IV. SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT. HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC / CROUND EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MINIM FENCE ALKINADED TO PREVOIT RENOT FROM COINC AROUND THE ENDS OF THE SILT FENCE. NOW, OR GRADING, c. PRIOR TO THE START OF ANOTHER PHASE OF CONSTRUCTION OR OPENING OF WOVEN SUIT FILM GEOTECHILE REMOVE ACCUMULATED SEDMENT AND DEBRIS WHEN BULGES DEVELOP IN SLT FENCE OR WHEN SEDMENT REACHES 15% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORM, IF UNDERSIDING COCCURS SENIORIZED TENTOS. V. SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION. now-ANOTHER GRADING UNIT, d. PRIOR TO THE REMOVAL OR MODIFICATION OF SEDIMENT CONTROL PRACTICES. 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 APPLICATION PLAN YEY - FENCE POST DRIVEN A LISH, OF 18 IN INTO THE GROUND APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS. 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. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNT THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE. OTHER RELATED STATE FEDERAL PERMITS SHALL BE REFERENCED, TO ENSURE COORDINATION AND TO AVOID CONFLICTS WITH THIS PLAN. DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST PREADERS. INCORPORATE SEED INTO THE SUBSOIL AT THE RATES PRESCRIBED ON TEMPCRARY SEEDING TABLE B.1, PERMANENT SEEDING TABLE B.3, OR SITE—"SPECIFIC SEEDING SUMMARIES. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION. ROLL THE SEEDED AREA WITH A WEIGHTED ROLLER TO PROVIDE GOOD SEED TO SOIL CONTACT. 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. INSTALL 2% INCH DIAMETER CALVANZED STEEL POSTS OF 0,005 INCH WALL THOORESS AND SIX FOO LENGTH SPACED NO FURTHER THAN 10 FEET APART, DRIVE THE POSTS A MINIMAM OF 36 INCHES INTO THE GROUND. d. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 2011 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: 3 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, 7 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE. PPE ALL SUPPLIES WATER FLOWERS TO OR CHIEFTED TOWNSO THE SEC UNDER THE ENTERNANCE PROTECT PRES AND ALL SUPPLIES AND ALL SUPPL iii. TALL FESCUE/KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN DROUGHT PRONE FASTEN 9 CAUGE OR HEAVER CALVANZED CHAIN LINK FENCE (2% INCH MAGINIAN OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR HUG RINGS. AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MANAGEMENT IN FULL SUN TO FASTEN WOVEN SUIT FILM GEOTECTRIE AS SPECIFED IN SECTION H-1 MATERIALS, SECURELY TO THE UPSIOPE SIDE OF CHAIN LIKE FEDOR WITH THES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION, EMBELD CEDITALE AND CHAIN LIKE FEDOR. A INSTANT OF 8 INCHES INTO THE CROWNO. e. 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 THE SURFACE STORMAL SEEDBED PREPARATION. RECOMMENDED MIXTURE 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. prepare subgrade and place honwoven geotextile, as specified in section H=1 materi DRILL OR CULTIPACKER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL. . Where ends of the geotextile come together, the ends shall be overlapped by 8 inches, folded, and stapled to prevent sediment by pass. PLACE CRUSHED ACCRECATE (2 TO 3 INCHES IN SIZE) OR ECURVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SOC. CULTIFACKING SEEDERS ARE REQUIRED TO BURY THE SEED IN SUCH A EXTEND BOTH ENDS OF THE SUPER SET FENCE A MARKAUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE AUGMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SELT FENCE. FASHION AS TO PROVIDE AT LEAST 1/4 INCH OF SOIL COVERING. SEEDBED MUST BE FIRM AFTER PLANTING. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION. KENTUCKY BLUEGRASS/FINE FESCUE: SHADE MIXTURE: FOR USE IN AREAS WITH SHADE IN BLUEGRASS LAWNS. FOR ESTABLISHMENT IN HIGH QUALITY, INTENSIVELY MANAGED TURF AREA. MIXTURE INCLUDES; CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 30 TO 40 PERCENT 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. PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEODEVILLE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION IS REQUIRED WITHIN THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPE REMOVE ACCUMULATED SEDMENT AND DEBRIS WHEN BUILDES DEVELOP IN FENCE OR WHEN SEDMENT REACHES 25X OF FENCE HEIGHT, REPLACE GEOTECTILE IF TORN, IF UNDERSHIPS OCCURS, REINSTALL CHAN LINK PERIONO AND GEOTECHIE. AND CERTIFIED FINE FESCUE AND 60 TO 70 PERCENT. SEEDING RATE: 11/2 TO 3 POUNDS PER 1000 SQUARE FEET. STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED AREAS ON THE PROJECT SITE EXCEPT FOR THOSE AREAS . HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES SEED AND FERTILIZER). 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 S. DEPARTMENT OF ACRECULTURE 2011 WHYNAMO DEPARTMENT OF DAMRONMENT U.S. DEPARTMENT OF ACRECULTURE 2011 WHYNAMO DEPARTMENT OF DAMRONMENT U.S. DEPARTMENT OF ACRECULTURE 2011 WHYNAMO DEPARTMENT OF DAMRONMENT U.S. DEPARTMENT OF ACRECULTURE 2011 WHYNAMO DEPARTMENT OF DAMRONMENT U.S. DEPARTMENT OF ACRECULTURE 2011 WHYNAMO DEPARTMENT OF DAMRONMENT U.S. DEPARTMENT OF ACRECULTURE 2011 WHYNAMO DEPARTMENT OF DAMRONMENT U.S. DEPARTMENT OF ACRECULTURE 2011 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 SELECT TURFGRASS VARIETIES FROM THOSE LISTED IN THE MOST CURRENT UNIVERSITY OF HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR MARYLAND PUBLICATION, AGRONOMY MEMO #77, "TURFGRASS CULTIVAR RECOMMENDATIONS EROSION AND SEDIMENT CONTROL FOR TOPSOIL (Sec. B - 4-2), PERMANENT SEEDING (Sec. B - 4-5), TEMPORARY SEEDING (SEC. B - 4-4) AND MULCHING (SEC. B - 4-3), TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES IF THE GROUND IS FROZEN, INCREMENTAL STABILIZATION K20 (POTASSIUM), 200 POUNDS PER ACRE. 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. DAIRY STREET LIME: USE ONLY GROUND AGRICULTURAL LIMESTONE (UP TO 3 TONS PER 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 ACRE MAY BE APPLIED BY HYDROSEEDING). NORMALLY, NOT MORE THAN 2 TONS ARE APPLIED BY HYDROSEEDING AT ANY ONE TIME. DO NOT USE BURNT OR AVING VARIES) (P.N. 22995-2 (SEC. B-4-1) SPECIFICATIONS SHALL BE ENFORCED IN AREAS WITH >15 OF CUT AND/OR FILL. STOCKPILES (SEC. B-4-8) IN EXCESS OF 20 FT. MUST BE BENCHED WITH STABLE OUTLET. ALL CONCENTRATED FLOW, STEEP SLOPE, AND HIGHLY ERODIBLE AREAS SHALL ____ S 289 -III. MIX SLED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE: INTERRUPTION. RECEIVE SOIL STABILIZATION MATTING (SEC. B-4-6). iv. WHEN HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL. TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE WESTERN MD: MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 1 (HARDINESS ZONES: 58, 6A 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 CID. 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. ENTRAL MD: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONE: 6B) OUTHERN MD, EASTERN SHORE: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 3. MULCHING LOT 62 TOTAL FOR THE 12 LOTS PER THIS SOP . MULCH MATERI/LS (IN ORDER OF PREFERENCE) SITE ANALYSIS: SEE CHART BELOW FOR INDIVIDUAL LOT TILL AREAS TO RECEIVE SEED BY DISKING OR OTHER APPROVED METHODS TO A DEPTH OF 2 4 INCHES, LEVEL AND RAKE THE AREAS TO PREPARE A PROPER SEEDBED. REMOVE STONES A a. Straw consisting of thoroughly threshed wheat, Rye, Oat, or Barley and Reascnably 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. AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN. 2.21± AC. DEBRIS OVER 1 1/2 INCHES IN DIAMETER. THE RESULTING SEEDBED MUST BE IN SUCH CONDITION AREA DISTURBED 2.82± AC. AREA TO BE ROOFED OR PAVED 0.90± AC. IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER FOR PLANT TOPSOIL MUST BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, OR LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. TOPSOIL MUST NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND MUST CONTAIN LESS THAN 5 PERCENT BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1.5 INCHES IN AREA TO BE VEGETATIVELY STABILIZED 1.92± AC. . WOOD CELL/LOSE FIBER MULCH (WCFM) CONSISTING OF SPECIALLY PREPARED WOOD CELL/LOSE PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATE. 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 2.900± CY 2,900± CY WCFM IS TO BE DYED GREEN OR CONTAIN A GREEN DYE IN THE PACKAGE THAT MILL PROVIDE AN APPROPRIATE COLOR TO FACILITATE VISUAL INSPECTION OF THE UNIFORMLY SPREAD SLURRY. PLANTING SEASON, IN ABNORMALLY DRY OR HOT SEASONS, OR ON ADVERSE SITES. N1544550_ OFF-SITE WASTE/BORROW AREA LOCATION : NONE ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE. INCLUDING DYE, MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING FACTORS. HARDINESS ZONE: 6b . 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. INHIBITING FACTORS. iii. WCFM MATERIALS ARE TO BE MANUFACTURED AND PROCESSED IN SUCH A MANNI'R 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 HOLD COVERS SEED IN CONTACT WITH THE COM-ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE CID. THE SITE AND ALL CONTROLS SHALL BE INSPECTED BY THE CONTRACTOR WEEKLY; AND THE NEXT DAY AFTER EACH RAIN EVENT. A WRITTEN REPORT BY THE CONTRACTOR, MADE AVAILABLE UPON REQUEST, IS PART OF EVERY INSPECTION AND SHOULD INCLUDE: • INSPECTION DATE SEED MIXTURE: #9 (Tall Fescue/ Kentucky Bluegrass) FERTILIZER TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL. (10-20-20) LIME RATE DATES DEPTHS · INSPECTION TYPE (ROUTINE, PRE-STORM EVENT, DURING RAIN EVENT) *Certified Toll Fescue blend AND NUST COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL WITHOUT INHIBITING THE GROWTH OF THE GRASS SEEDLINGS. 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 NAME AND TITLE OF INSPECTOR TOPSOIL APPLICATION (95% by weight): Falcon IV, . WEATHER INFORMATION (CURRENT CONDITIONS AS WELL AS TIME AND AMOUNT OF LAST O. 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 ADDITIONAL 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 CRADING AND SEFDRED PREPARATION. Mar. 1 to May 15, | 1/4 - | 1.0 lb/ 1000 | 90 lb/ Penn 1901 & Rebel Exeda RECORDED PRECIPITATION) BRIEF DESCRIPTION OF PROJECTS STATUS (E.G., PERCENT COMPLETE) AND/OR CURRENT ACTIVITIES Aug. 15 to Oct. 15 1/2 IN. 1 1000 s.f. s.f. 1000 s.f. Certified Kentucky Bluegrass (45 lb/acre) CURRENT ACTIVITIES • EVIDENCE OF SEDIMENT DISCHARGES • IDENTIFICATION OF PLAN DEFICIENCIES • IDENTIFICATION OF SEDIMENT CONTROLS THAT REQUIRE MAINTENANCE • IDENTIFICATION OF MISSING OR IMPROPERLY INSTALLED SEDIMENT CONTROLS • COMPLIANCE STATUS REGARDING THE SEQUENCE OF CONSTRUCTION AND STABILIZATION REQUIREMENTS • PHOTOGRAPHS blend (5% by weight): Courtyard, Raven & Yankee CENGIN 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. * Other cultivars listed as "proven" in the most current UMD TT-77 may also be used . APPLICATION LOT 58 LOT 57 LOT 56 B. SOD: TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER). 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 THE APPLICATION RATE TO 2.5 TONS PER ACRE. c. WOOD CELL JLOSE 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. MONITORING/SAMPLING C. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS) GENERAL SPECIFICATIONS MAINTENANCE AND/OR CORRECTIVE ACTION PERFORMED OTHER INSPECTION ITEMS AS REQUIRED BY THE GENERAL PERMIT FOR STORMWATER SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE. SOIL ANALYSIS MAY BE PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSES. FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. MANURE MAY BE SUBSTITUTED FOR FERTILIZER WITH PRIOR APPROVAL FROM THE APPROPRIATE APPROVAL AUTHORITY. FERTILIZERS MUST ALL BE DELIVERED TO THE SITE FULLY LABELED ACCORDING TO THE APPLICABLE LAWS AND MUST BEAR THE NAME, TRADE NAME OR TRADEMARK AND WARRANTY OF THE PRODUCER. CLASS OF TURFGRASS SOD MUST BE MARYLAND STATE CERTIFIED. SOD LABELS MUST BE MADE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR. ASSOCIATED WITH CONSTRUCTION ACTIVITIES (NPDES, MDE). AVAILABLE TO THE JOB FOREMAN AND INSPECTOR. SOD MUST BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4 INCH, PLUS OR MINUS 1/4 INCH, AT THE TIME OF CUTTING. MEASUREMENT FOR THICKNESS MUST EXCLUDE TOP GROWTH AND THATCH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. 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. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN AND SHALL BE BACK-FILLED AND STABILIZED BY THE END OF EACH WORKDAY, WHICHEVER IS SHORTER. HOLSTEIN STREET ANY MAJOR CHANGES OR REVISIONS TO THE PLAN OR SEQUENCE OF CONSTRUCTION MUS BE REVIEWED AND APPROVED BY THE HSCD PRIOR TO PROCEEDING WITH CONSTRUCTION. MINOR REVISIONS MAY ALLOWED BY THE CID PER THE LIST OF HSCD-APPROVED FIELD CHANGES. CELLULOSE FIBER PER 100 GALLONS OF WATER. SOD MUST NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED EXCEPT OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL. SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD NO TRANSPLANTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST WHEN HYDROSEEDING) WHICH CONTAINS AT LEAST 50 PERCENT TOTAL OXIDES (CALCIUM OXIDE PLUS DISTURBANCE SHALL NOT OCCUR OUTSIDE THE L.O.D. A PROJECT IS TO BE SEQUENCED SO THAT GRADING ACTIMITIES 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 THE DISTURBED AREA IN THE PRECEDING GRADING UNIT HAS BEEN STABILIZED AND APPROVED BY THE CID. UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE CID, NO MORE THAN 30 ACRES CUMULATIVELY MAY BE DISTURBED AT PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LCISS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE 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. LIME AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPORATED INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR PRIOR TO ITS INSTALLATION. OTES: TEMPORARY SWM IS PROVIDED BY THE EXISTING BASIN ON FOLLOWING METHODS (LISTED BY PREFERENCE), DEPENDING UPON THE SIZE OF THE AREA AND EROSION HAZARD: i. A MIJICH 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. WOO) 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 MAYIMIM OF 50 POUNDS OF WOOD. OPEN SPACE LOT 87 PER F-12-030 (SEE SHEET #1). SOD INSTALLATION COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THE AT THE RATE OF 4 TO 8 TONS/ACRE O. DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE SOD. 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. 2. IF HOUSE CONSTRUCTION IS CONCURRENT WITH ROAD CONSTRUCTION, COORDINATE THE WORK ON THESE PLANS WITH (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. WASH WATER FROM ANY EQUIPMENT, VEHICLES, WHEELS, PAVEMENT, AND OTHER SOURCES MUST BE TREATED IN A SEDIMENT BASIN OR OTHER APPROVED WASHOUT STRUCTURE. ENGINEER'S CERTIFICATE 3. SOILS SHOWN ARE PRE-DEVELOPMENT CONDITION. THE SITE IS MASS GRADED UNDER F-12-029 AND ALL SOILS WILL BE TOPSOIL SHALL BE STOCKPILED AND PRESERVED ON-SITE FOR REDISTRIBUTION ONTO FINAL GRADE. FIBER BINDER AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. MIX THE WOOL CELLULOSE FIBER WITH WATER AT A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER. iii. SYN HETIC 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 ASPHALT BINDERS IS STRICTLY PROHIBITED. iv. 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. "I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS CONSIDERED "MAN-MADE". WHEREVER POSSIBLE, LAY SOD WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAGGERING JOINTS. ROLL AND TAMP, PEG OR OTHERWISE SECURE THE SOD TO PREVENT SLIPPAGE ON SLOPES. ENSURE SOLID CONTACT EXISTS BETWEEN SOD ROOTS AND THE UNDERLYING SOIL SURFACE. A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF ALL SILT FENCE AND SUPER SILT FENCE SHALL BE PLACED ON-THE-CONTOUR, AND BE IMBRICATED AT 25'MINIMUM INTERVALS, WITH LOWER ENDS CURLED UPHILL BY 2'IN ELEVATION. SEEDING AND STABILIZATION IS TO BE PERFORMED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR IN COMPLIANCE WITH THE STANDARD SEEDING AND STABILIZATION NOTES WHICHEVER IS MORE RESTRICTIVE. THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT." WATER THE SOD IMMEDIATELY FOLLOWING ROLLING AND TAMPING UNTIL THE UNDERSIDE OF THE NEW SOD PAD AND SOIL SURFACE BELOW THE SOD ARE THOROUGHLY WET. COMPLETE THE OPERATIONS OF LAYING, TAMPING AND IRRIGATING FOR ANY PIECE OF SOD WITHIN EIGHT HOURS. STREAM CHANNELS MUST NOT BE DISTURBED DURING THE FOLLOWING RESTRICTED TIME PERIODS (INCLUSIVE): • USE I AND IP MARCH 1 - JUNE 15 • USE III AND IIIP OCTOBER 1 - APRIL 30 • USE IV MARCH 1 - MAY 31 SOD MAINTENANCE SEDIMENT CONTROL LEGEND IN THE ABSENCE OF ADEQUATE RAINFALL, WATER DAILY DURING THE FIRST WEEK OR AS OFTEN AND SUFFICIENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF 4 INCHES. WATER SOD DURING THE HEAT OF THE DAY TO PREVENT WILTING. A COPY OF THIS PLAN, THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND ASSOCIATED PERMITS SHALL BE ON-SITE AND AVAILABLE WHEN THE SITE IS ACTIVE. EXISTING CONTOUR ---- 600 ----PROFESSIONAL CERTIFICATION AFTER THE FIRST WEEK, SOD WATERING IS REQUIRED AS NECESSARY TO MAINTAIN ADEQUATE BUILDER'S CERTIFICATE SITE ANALYSIS (per lot) DO NOT MOW UNTIL THE SOD IS FIRMLY ROOTED. NO MORE THAN 1/3 OF THE GRASS LEAF MUST BE REMOVED BY THE INITIAL CUTTING OR SUBSEQUENT CUTTINGS. MAINTAIN A GRASS HEIGHT OF AT LEAST 3 INCHES UNLESS OTHERWISE SPECIFIED. LIMIT OF GRADING DISTURBANCE I HEREBY CERTIFY THAT THESE PLANS WERE 1/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE LOT No. PREPARED OR APPROVED BY ME, AND THAT ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE I AM A DULY LICENSED PROFESSIONAL CONSTRUCTION PEOJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND 56 | 57 | 58 | 59 | 62 | 71 | 77 | 163 | ENGINEER UNDER THE LAWS OF THE STATE DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL STANDARDS AND SPECIFICATIONS FOR DUST CONTROL SUPER SILT FENCE 0.17 Ac. | 0.18 Ac. | 0.20 Ac. | 0.18 Ac. | 0.17 Ac. | 0.20 Ac. | 0.17 Ac. | 0.17 Ac. | 0.20 Ac. | 0.19 Ac. | 0.20 Ac. | 0.18 Ac. | 2.21 Ac OTAL AREA OF SITE OF MARYLAND, LICENSE NO. 12975, OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE EXPIRATION DATE: MAY 26, 2016. CONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION ACTIVITIES. STABILIZED CONSTRUCTION ENTRANCE PERIODIC ON-SITE INSPECTION BY THE HSCD." AREA DISTURBED).23 Ac, | 0.23 Ac, | 0.24 Ac, | 0.24 Ac, | 0.26 Ac, | 0.25 Ac, | 0.22 Ac, | 0.22 Ac, | 0.24 Ac, | 0.21 Ac, | 0.25 Ac, | 0.24 Ac, | 2.82 Ac S.C.E. (COORDINATE ACTUAL S.C.E. WITH GARAGE TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES TO REDUCE ON AND OFF-SITE DAMAGE INCLUDING HEALTH AND TRAFFIC HAZARDS. LOCATION) .075 Ac. | 0.075 A SOILS DELINEATION AREAS SUBJECT TO DUST BLOWNG AND MOVEMENT WHERE ON AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT. G∂G **--** SOILS APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING SPECIFICATIONS TOTAL CUT 245 S.F. | 245 S.F. | 245 S.F. | 225 S.F. | 225 S.F. | 195 S.F. | 195 S.F. | 265 S.F. | 2900 S. MULCHES: SEE SECTION B-4-2 SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS, SECTION B-4-3 SEEDING AND MULCHING, AND SECTION B-4-4 TEMPORARY STABILIZATION. MULCH MUST BE ANCHORED TO PREVENT BLOWING. VEGETATIVE COVER: SEE SECTION B-4-4 TEMPORARY STABILIZATION. TILLAGE: TILL TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT THAT MAY PRODUCE THE DESIRED EFFECT. IRRIGATION: SPRINKLE SITE WITH WATER UNTIL THE SURFACE IS MOIST. REPEAT AS NEEDED. THE SITE 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. GREEN STREET THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT 5-24-16 TOTAL FILL 245 S.F | 245 S.F | 225 S.F | 225 S.F | 195 S.F | 195 S.F | 265 S.F | 265 S.F | 265 S.F | 265 S.F OFF-SITE WASTE/BORRO Date N/A AREA LOCATION 5-24-16 GRAPHIC SCALE POSSIBLE BUILDER NAME (CONTRACT PURCHASER) / ADDRESS LIST: 1. MITCHELL and BEST, 1686 E. GUDE DRIVE, ROCKVILLE, MARYLAND 20855. CONTACT: ROBERT MITCHELL @ PHONE: 301-762-9511 2. NVR HOMES, 9720 PATUXENT WOODS DRIVE, COLUMBIA, MARYLAND 21046. CONTACT: TIM NAUGHTON @ PHONE: 410-379-5956 3. WILLIAMSBURG GROUP, 5485 HARPERS FARM ROAD, SUITE 200, COLUMBIA, MARYLAND 21044. CONTACT: BOB CORBETT @ PHONE: 410-997-8800 5.20.16 THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY Chief, Development Engineering Division SEDIMENT CONTROL PLAN GLWGUTSCHICK LITTLE &WEBER, P.A. PREPARED FOR: G. L. W. FILE No. ZONING PROPERTY OWNER (DEVELOPER/SELLER): MAPLE LAWN FARMS 16015 1"=50" MXD-3MAPLE LAWN FARMS I, LLC CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 1829 REISTERSTOWN ROAD, SUITE 300 GARDEN DISTRICT - AREAS 1 and 3 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE, MARYLAND 20866 DATE TAX MAP - GRID BALTIMORE, MD 21208 LOT Nos. (Area 1) 56-59, 62, 71, 77 / LOT Nos. (Area 3) 163, 166-168 and 171 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186 PH: 410-484-8400 (SFD RESIDENTIAL USE) 5 OF 7 ATTN.: MARK BENNETT APRIL/2016 41-14&21 PLAT Nos. 22995-23004 and 23304-23307 :\CADD\DRAHINGS\12001\16015 (CE)\SDP (AREA 1 and 3)\16015_05 SC (Area 1 and 3).drg | DES. MBT | DRN. KLP | CHK. MBT HOWARD COUNTY, MARYLAND BY APP'R. ELECTION DISTRICT No. 5 REVISION ©GLW 2016

SDP - 16 - 049

SHEET

LANDSCAPE NOTES

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE & CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL (ALTERNATIVE COMPLIANCE) PLUS THE LANDSCAPE DESIGN CRITERIA OF 5-06-16 AND PB CASE No. 378.
- CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPÉCIALLY THOSE REGARDING UTILITIES, ON SHEET NO. I SHALL APPLY.
- FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY RELOCATIONS ARE REQUIRED.
- PLANT QUANTITIES SHOWN ON THE PLANT LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE PLAN AND THOSE SHOWN ON THE PLANT LIST, THE

QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE.

- ALL PLANT MATERIAL SHALL BE FULL, HEAVY, WELL FORMED, SYMMETRICAL, AND CONFORM TO THE A.A.N. SPECIFICATIONS. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THIS
- 6. NO SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HOWARD COUNTY DPZ AND THE OWNER OR HIS REPRESENTATIVE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED SHALL BE SODDED OR SEEDED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATION. A MINIMUM OF 4" OF TOPSOIL SHALL BE PROVIDED TO ALL PLANTING AREAS (FOR TOPSOIL
- THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING IF HE/SHE ENCOUNTERS SOIL DRAINAGE CONDITIONS THAT MAY BE DETRIMENTAL TO THE
- 9. ALL EXPOSED EARTH WITHIN THE LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH PER THE PLANTING DETAILS.
- 10. DO NOT PLANT WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT, "SCHEDULE-C" IS PROVIDED FOR LANDSCAPE SURETY CALCULATION PURPOSES. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE

OF \$ 31,500.00 FOR THE LOTS PER THIS SDP AS FOLLOWS:

POSTED WITH THE GRADING PERMIT FOR HOUSE CONSTRUCTION IN THE AMOUNT

810 SHRUBS AT \$30/SHRUB 24 TREES AT \$300.00/TREE

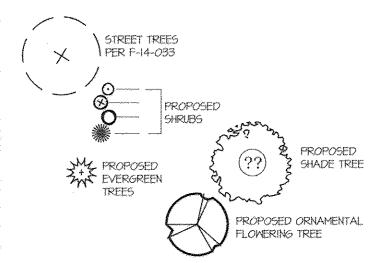
= \$ 24,300.00 = **\$** 7,200.00

FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEFT, OF PLANNING & ZONING AT 410-313-2350. SEE THE CHART ON THIS SHEET FOR THE BREAK DOWN OF THE SUPETY ON A PER LOT BASIS.

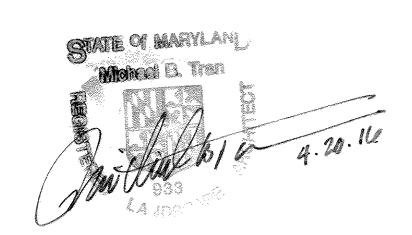
AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN, SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING, ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.

THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN 600D GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIAL TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.

PLANTING LEGEND



GRAPHIC SCALE



hief, Development Engineering Division

DEVELOPER'S/BULDER'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 AND THE MLF LANDSCAPE DESIGN CRITERIA. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

5-24-16

5-24-16 5.20.16

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

			PLANT LIST	
SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
	************************************			ALL B \$ B
AA OR		ALL SHADE TREES SHALL BE 2.5"-3" CAL. AND 12' MIN. HT.	ACER X FREEMANII 'ARMSTRONG' / ARMSTRONG MAPLE QUERCUS ROBUR X. Q. ALBA 'CRIMSCHMIDT' / CRIMSON SPIRE OAK	ad parameter and a parameter a
0	20	ALL ORNAMENTAL FLOWERING TREES SHALL BE 1.5"-2" CAL. AND 0-10' HT.	AMELANCHER CANADENSIS/ SHADBLOW SERVICEBERRY CERCIS CANADENSIS / EASTERN REDBUD MAGNOLIA SOULANGIANA/ SAUCER MAGNOLIA BETULA NIGRA / RIVER BIRCH LAGERSTROEMIA INDICA / CRAPE MYRTLE 'TONTO'	ALL B&B. SERVICEBERRY SHALL BE TREE FORM
**************************************	21	ALL EVERGREEN TREES SHALL BE 6-8' HT.	ILEX X NELLIE R. STEVENS / NELLIE R. STEVENS HOLLY THUJA PLICATA 'SPRING GROVE' / SPRING GROVE ARBORVITEA	ALL B&B. INTACT LEADER
0	235	ALL 18" - 24" SPREAD	AZALEA VAR.: 'GUMPO PINK', 'GUMPO WHITE', 'KAEMPO' COTONEASTER DAMMERII 'CORAL BEAUTY' CORAL BEAUTY COTONEASTER COTONEASTER HORIZONTALIS 'TOM THUMB' / TOM THUMB COTONEASTER JUNIPERUS HORIZONTALIS VAR. / JUNIPER VAR.: 'BAR HARBOR', 'ANDORRA', 'WILTONI BLUE RUG' JUNIPERUS PROCUMBENS 'NANA' / DWARF JAPANESE GARDEN JUNIPER LONICERA NITIDA 'BRILONI' / EDMEE GOLD (TM) HONEYSUCKLE PPI5234	ALL CONTAINERIZED
8	4 5	ALL 24" - 30" SPREAD	AZALEA VAR.: 'DELAWARE VALLEY WHITE', 'HERSHEY RED', 'HINO CRIMSON' DEUTZIA GRACILIG/ SLENDER DEUTIZIA ILEX CRENATA 'HELLEI' / DWARF JAPANESE HOLLY ILEX GLABRA 'COMPACTA' / DWARF INKBERRY MAHONIA AQUIFOLIUM / OREGON GRAPE HOLLY SPIREA NIPPONICA 'SNOWMOUND' / SNOWMOUND SPIREA BUXUG SEMPERVIRENS 'SUFFRUTICOSA' / DWARF ENGLISH BOXWOOD	ALL CONTAINERIZED
0	135	ALL 24" - 30" SPREAD \$ 25' - 3' HT.	EUONYMUS KIAUTSCHOVICUS 'MANHATTAN' / MANHATTAN EUONYMUS MAHONIA BEALEI / LEATHERLEAF MAHONIA OSMANTHUS HETEROPHYLLUS 'GULFTIDE' / SWEET HOLLY RHODODENDRON HYBRID VAR. (CAT. ALBUM, CAT. GRANDIFLORA, 'ENGLISH ROSEUM', 'ROSEUM ELEGANS') RHODODENDRON 'PJM'/ PJM RHODODENDRON TAXUS CUSPIDATA 'NANA' / DWARF JAPANESE YEW VIBURNUM CALESI / KOREAN SPICE VIBURNUM	ALL CONTAINERIZED
**	114	ALL 3' -4' HT.	ILEX VERTICILLATA VAR./ MINTERBERRY HOLLY VAR. ('CARDINAL', 'JIM DANDY', 'RED SPRITE', 'MINTER RED' or 'SPARKLEBERRY') JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER TAXUS MEDIA 'HICKSHI' / HICKS YEM TAXUS CUSPIDATA 'FLUSHING' / FLUSHING YEM TAXUS MEDIA 'VIRIDIS' / VIRIDIS YEM THUJA OCCIDENTIALIS 'EMERAL GREEN' / EMERAL GREEN ARBORVITAE BUXUS MICROPHYLLA / MINTERGREEN BOXMOOD	ALL CONTAINERIZED

RESIDENTIAL LANDSCAPE	EPERIME	TER REC	UIREM	ENTS (S	CHEDU	LE-A)
use situation	SIDE OF S	OFD ORIENTED	TO ROADY	K AY		
LANDSCAPE TYPE		TREATMENT F				
PERIMETER LOCATION	L <i>O</i> T 58	LOT 59	LOT T1	LOT 163	LOT 168	LOT ITI
SIDE LENGTH OF BUILDING EXPOSED TO ROADWAY	81,33' •	81.33' •	&I.33' ♦	81.33' •	8i.33' •	81.33' •
CREDIT FOR EXISTING VEGETATION	WA	N/A	N/A	N/A	WA	N/A
CREDIT FOR WALL, FENCE OR BERM	N/A	ΝΆ	N/A	N/A	N/A	NA
NUMBER OF PLANTS REQUIRED SHADE TREES			SER SCHED			
EVERGREEN TREES SHRUBS	N/A 21	N/A 2I	N/A 21		N/A 2l	N/A 2I
NUMBER OF PLANTS PROVIDED		1,11	ED COUED	III E Z	s ,	
SHADE TREES EVERGREEN TREES	0	PI	ER SCHED O	ULE-U	0	0
OTHER TREES (@ 2:1 SUBSTITUTION)	0	. 0	0	0	0	O
SHRUBS (10:1 SUBSTITUTION)	-4	5	EE SCHEDL	LE-C	-	

. THE OPTIONAL EXTENDED BUILDING FEATURES ARE INCLUDED IN THE BUILDING LENGTH VALUE SHOWN,

RESIDENTIAL LOT INTERNAL LANDSCAPING REQUIREMENTS (SCHEDULE-C)

LOT		REQUIRED FRONT YARD PLANTINGS; SHRUBS AT 1:4 OF LOT WIDTH AT BRL		REQUIRED SIDE & REAR YARD PLANTINGS: MANOR LOTS: I SHADE TREE PER LOT PLUS SHRUBS AT I:4 OF SIDE & REAR BLDG. LENGTHS YILLA LOTS: 2 SHADE TREES PER LOT PLUS SHRUBS AT I:4 OF SIDE & REAR BLDG. LENGTHS					COMMENT
TYPE	NO.	LOT WIDTH	SHRUBS REQUIRED	BLDG, LENGTH5 (5)	SHRUBS REQUIRED	SHD. TREE	SHRUB5	OTHERS (AS SUBSTITUTIONS)	
VILLA	56	70.0'	18	[81.33'(side)+66' (rear)] 148'	37	2	45	2 EVERGREENS FOR 10 SHRUBS	A,C&D
	57	75.0'	19	[81.33'(side)+66' (rear)] 148'	37	2	36	2 EVERGREENS FOR 10 SHRUBS, I SHADE TREE FOR 10 SHRUBS	ACAD
	* 58	79.69'	20	[81.33'(side)+66' (rear)] 148'	37	2	53	2 ORNAMENTALS FOR 10 SHRUBS, 3 EVERGREENS FOR 15 SHRUBS	ABC&D
	* 59	81.96'	31	[81.33'(side)+66' (rear)] 148'	37	2	54	2 ORNAMENTALS FOR 10 SHRUBS, 3 EVERGREENS FOR 15 SHRUBS	ABC&D
	62	70.0'	18	[81.33'(side)+66' (rear)] 148'	37	2	45	2 EVERGREENS FOR 10 SHRUBS	A,C4D
	71	93,5'	24	[81.33'(side)+66' (rear)] 148'	37	2	36	2 ORNAMENTALS FOR 10 SHRUBS, 3 EVERGREENS FOR 15 SHRUBS	AC4D
	* 77	71,48'	18	[81.33'(side)+66' (rear)] 148'	37	2	60	3 ORNAMENTALS FOR 15 SHRUBS	ABC D
	* 163	70.0'	lδ	[81.33'(side)+66' (rear)] 148'	37	2	61	3 ORNAMENTALS FOR 15 SHRUBS	ABCAD
	166	69.74'	lδ	[81.33'(side)+66' (rear)] 148'	37	2	45	2 ORNAMENTALS FOR 10 SHRUBS	AC\$D
	167	71.45'	18	[81.33'(side)+66' (rear)] 148'	31	2	45	2 ORNAMENTALS FOR IO SHRUBS	ACAD
				ta		T	1		

LANDSCAPE SURETY PER LOT

BUILDER (TO BE DETERMINED AT PERMIT	LOT No.	PLANT QUANTITY		SURETY AMO
PLOT PLAN STAGE)		SHADE TREE	SHRUBS	
WR Homen	56	2	55	\$2,250.00
IVR HOMES	57 [,]	2	56	\$2,280.00
IVR HOMEO	* 58	2	78	\$2,940.00
IVR "	* 59	. 2.	89	\$3,270.00
IVR .	62	2	55	\$2,250.00
NVR HOMES	71	2	61	\$2,430.00
WR "	* 77	2	76	\$2,880.00
UR "	* 163	.2	76	\$2,880.00
JURHOMEO	166	2	55	\$2,250.00
NVR HOMEO	167	2	55	\$2,250.00
NR Homea	* 168	2	78	\$2,940.00
WRHOMEA	* [7]	2	76	\$2,880.00

April 2017 Add NVR Homes as the Builder for Lota 168:171

Line 2016 Add NVR Homes as the Builder for Lot 166

Nov. 2016 Add NVR Homes as the Builder for Lots 77,169,56,59 + Coz

Nov. 2016 Add NVR Homes as the Builder for Lota 57, 58:167

810

\$31,500.00

OMMENTS:

SUBSTITUTION FOR DIFFERENT TYPE OF PLANT MATERIALS ARE AS FOLLOWS:

9+.

KIP.

9+ KIP

BY APP'R.

I SHADE TREE = 2 ORNAMENTALS OR EVERGREEN TREES = 10 SHRUBS; 5 SHRUBS = 1 ORNAMENTAL OR EVERGREEN TREE

B. PLANT MATERIALS HAVE BEEN RELOCATED TO A DIFFERENT PART OF THE YARD WITHIN THE SAME LOT FOR SPATIAL DESIGN PURPOSES.

C. PLANT QUANTITIES FROM SCHEDULE-A ARE INCLUDED AND ACCOUNTED WITH SCHEDULE-C PROPOSED PLANT QUANTITIES TO SIMPLIFY SUBSTITUTIONS. D. LONGEST BUILDING LENGTH AND WIDTH USED IN SIDE/REAR YARD CALCULATIONS.

* CORNER LOT

NOTE: SHRUBS, EVERGREEENS & TREES SHOWN ARE CONCEPTUAL AND LOCATION OF SHRUBS, EVERGREENS & TREES MAY VARY, SHRUBS MUST BE PLANTED NEAR FOUNDATION OF HOUSE THAT IS BUILT.

POSSIBLE BUILDER NAME (CONTRACT PURCHASER) / ADDRESS LIST:

MITCHELL and BEST, 1686 E. GUDE DRIVE, ROCKVILLE, MARYLAND 20855. CONTACT: ROBERT MITCHELL @ PHONE: 301-762-4511 NVR HOMES, 9720 PATUXENT WOODS DRIVE, COLUMBIA, MARYLAND 21046. CONTACT: TIM NAUGHTON @ PHONE: 410-379-5956
WILLIAMSBURG GROUP, 5485 HARPERS FARM ROAD, SUITE 200, COLUMBIA, MARYLAND 21044. CONTACT: BOB. CORBETT @ PHONE: 410-997-8800

THIS PLAN IS FOR PLANTING PURPOSES ONLY

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

FLECTION DISTRICT No. 5

LOT 58

LANDSCAPE PLAN SCALE G. L. W. FILE No. MAPLE LAWN FARMS 16015 1"=20' MXD-3GARDEN DISTRICT - AREAS 1 and 3 SHEET DATE TAX MAP - GRID LOT Nos. (Area 1) 56-59, 62, 71, 77 / LOT Nos. (Area 3) 163, 166-168 and 171 (SFD RESIDENTIAL USE) APRIL/2016 6 OF 7 41-14&21 PLAT Nos. 22995-23004 and 23304-23307 HOWARD COUNTY MARYLAND

COMMON OPEN AREA LOT 112

LOT 57

N 78°57′00 М

EX. 8"5. (CONTR. #24-4186-D)

DAIRY STREET

(50' R/W, PUBLIC ACCESS STREET)

PAVING VARIES) (P.N. 22995-23004)

LOT 62

LOT 56

HOLSTEIN STREET

(50' R/W, PUBLIC ACCESS STREET) 4+00 (PAVING VARIES) (P.N. 22995-23004)

EX. 8"W. (CONTR. #24

`kagsggffassensegs

