ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA

- 2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF INSPECTION AT (410) 313-1880 AT LEAST FIVE (5)
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT I-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, BUREAU OF UTILITIES AT (410) 313-4900 AT LEAST FIVE WORKING DAYS PRIOR TO STARTING ANY EXCAVATION WORK.
- PROJECT BACKGROUND

LOCATION: SEE VICINITY MAP IN THE UPPER RIGHT HAND CORNER OF THIS SHEET

ELECTION DISTRICT:

ZONING: R-A-15 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING THIS PLAN IS GRANDFATHERED TO THE 1/28/06 ZONING REGULATIONS, HOWEVER THE PROJECT IS UTILIZING THE 10/6/2013 ZONING REGULATIONS FOR SETBACKS FROM VICINAL PROPERTIES

AREA OF BUILDABLE PARCEL FOR THIS SITE DEVELOPMENT PLAN: 1.7817 AC.

FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS. S 04-09, WP 04-105, F 06-019, WP 06-045, ZRA-65, F 09-088, P-10-004, F-10-048. SDP-12-45, WP-16-138, F-11-026, F-13-089, F-16-128

TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT

. ALL CURB RADII ARE 5' UNLESS NOTED OTHERWISE. ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED,

EXISTING TOPOGRAPHY WAS DERIVED FROM THE APPROVED PLANS FOR CONSTRUCTION UNDER F-10-048, AERIAL TOPOGRAPHY BY MCKENZIE SNYDER, INC. ON 3/23/03 AND FIELD RUN TOPOGRAPHY BY GLW IN JUNE, 2016. ALL TOPOGRAPHY IS REPRESENTED BY 2-FOOT CONTOUR INTERVALS.

COORDINATES AND BEARINGS ARE BASED UPON THE MD STATE PLANE SYSTEM (NAD '83). HORIZONTAL AND VERTICAL DATUM IS BASED ON HOWARD COUNTY CONTROL STATIONS: 31GA, 37A4

HIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE 3/13/2013 ON WHICH DATE DEVELOPER AGREEMENT #44-4740-D WAS FILED AND ACCEPTED. SEWER IS PRIVATE PER THIS SDP. THE PRIVATE SEWER CONNECTS INTO THE EXISTING PUBLIC SEWER ON SITE PER

EXISTING UTILITIES WERE TAKEN FROM AVAILABLE HOWARD COUNTY RECORDS AND PREVIOUS SHIPLEY'S GRANT DEVELOPMENT PLANS,

STORMWATER MANAGEMENT POND 'D' IS PROVIDED UNDER F-09-088 AND IS A WET EXTENDED DETENTION POND (TYPE P-2). POND 'D' HAS BEEN DESIGNED TO PROVIDE WQV, CPV, I-YR ATTENUATION, AND SAFE PASSAGE OF THE 100-YR STORM. POND 'D' IS A MD-378 HAZARD CLASS A FACILITY. FACILITY 'D' WILL BE A PUBLIC FACILITY ON HOMEOWNERS ASSOCIATION OWNED PROPERTY (OPEN SPACE LOT

STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II. IT WAS DETERMINED THAT THE PROJECT MET THE CRITERIA OUTLINED IN THE MDE STORMWATER MANAGEMENT REGULATIONS GUIDELINES FOR IMPLEMENTATION FOR ACCEPTANCE OF THE 2000 DESIGN CRITERIA AND GRANTED A WAIVER. THIS PLAN RECEIVED PRELIMINARY PLAN APPROVAL (P-08-001) ON 9/25/2008 AND FINAL PLAN APPROVAL (F-09-088) ON 10/27/2009. THIS PLAN IS ALSO SUBJECT TO THE EXPIRATION OF THIS WAIVER UNLESS ALL

THE WETLAND DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY BY EXPLORATION RESEARCH, INC. JURISDICTIONAL DETERMINATION AND VERIFICATION OF DELINEATION OF WATERS OF THE U.S. BY U.S. ARMY CORPS OF ENGINEERS ON 3/28/03. THE STUDY WAS APPROVED WITH S-04-09 ON 2/15/05. THERE ARE NO STREAMS OR WETLANDS WITHIN THE LIMITS OF PARCEL D-224.

THE HISTORIC SITES MAP DOES NOT SHOW ANY HISTORICAL SITES WITHIN THE PROJECT LIMITS (PARCEL D-224)

THIS PARCEL DOES NOT APPEAR ON THE COUNTY'S CEMETERY INVENTORY AS HAVING CEMETERIES OR BURIAL GROUNDS. ALSO, THERE IS NO PHYSICAL EVIDENCE OF EITHER CEMETERIES OR BURIAL

). BOUNDARY INFORMATION IS FROM BOUNDARY SURVEYS BY GUTSCHICK, LITTLE, AND WEBER, P.A., DATED MAY, 2003.

1. SOILS DATA WAS TAKEN FROM THE SOIL SURVEY OF HOWARD COUNTY, MARYLAND ISSUED MARCH, 2008.

THE 100-YEAR FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY GUTSCHICK, LITTLE, & WEBER DATED JUNE 2006, AND WAS APPROVED IN SEPTEMBER 2006 AS PART OF F-06-019. THERE IS

NOISE STUDY WAS DONE BY, WYLE LABORATORIES. DATED MAY 12, 2005 AND UPDATED JULY 12, 2005 AS PART OF S-04-09. AN ADDITIONAL NOISE STUDY WAS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. DATED JULY 9, 2015 AS PART OF PHASE 8. THE STUDY WAS APPROVED ON 8/24/2015. THE NOISE LINE FROM BOTH OF THESE STUDIES DID NOT IMPACT PARCEL D-224.

21. A GEO-TECHNICAL REPORT IS NOT REQUIRED FOR THIS PLAN.

22. THE SCENIC ROADS MAP DOES NOT INDICATE ANY SCENIC ROADS WITHIN OR ADJACENT TO THE PROJECT LIMITS

THE ORIGINAL ASSUMPTIONS.

24. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, AND 100 YEAR FLOODPLAIN AREAS, UNLESS PERMITTED UNDER AN APPROVED WAIVER PETITION OR DETERMINED TO BE ESSENTIAL OR NECESSARY BY DP7

25. A FOREST STAND DELINEATION PLAN WAS SUBMITTED AND APPROVED FOR THE AREA COVERED BY THIS PLAN UNDER S 04-09 FEBRUARY 15, 2005. A FOREST CONSERVATION PLAN WAS SUBMITTED AND APPROVED FOR THE AREA COVERED BY THIS PLAN UNDER F-06-019 & F-16-128.

26. FOREST CONSERVATION FOR THIS SITE HAS BEEN PROVIDED UNDER F-06-019 AND SUBSEQUENT PLATS F 08-117, F-09-88, F-10-060 AND F-11-026

7. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENTS AS NOTED ON SHEET 9. THE SURETY IS IN THE AMOUNT OF \$19,650.00. THE LANDSCAPE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL,

28. CONTRACTOR TO FIELD LOCATE ALL EXISTING UTILITY CONNECTIONS. SHOULD SUBSTANTIAL DISCREPANCIES ARISE, THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER BEFORE MAKING ADJUSTMENTS.

29. USE TRENCH BEDDING CLASS "C" FOR STORM DRAINS.

30. PAVED AREAS INDICATED ARE PRIVATE EXCEPT AS NOTED

ALL PROPOSED RAMPS SHALL BE IN ACCORDANCE WITH CURRENT A.D.A. STANDARDS. ALL HANDICAP ACCESSIBLE SIDEWALKS SHALL HAVE A TWO PERCENT MAXIMUM CROSS SLOPE. PROVIDE A FIVE-FOOT BY FIVE-FOOT LEVEL (2 PERCENT MAX.) LANDING AT THE TOP AND BOTTOM OF ALL RAMPS AND BUILDING ENTRANCES AND EXITS. PROVIDE DETECTABLE WARNING SURFACE ON ALL RAMPS IN ACCORDANCE WITH HOWARD COUNTY STANDARD DETAIL R 4.07

2. MAINTAIN 2 % CROSS-SLOPES ON SIDEMALKS, PER STANDARD DETAILS. WHERE SIDEMALK IS. ADJACENT TO BUILDING SLOPE AWAY FROM BUILDING, AND UTILIZE EXPANSION JOINT MATERIAL AND SEALER IN THE JOINT BETWEEN THE SIDEWALK AND THE BUILDING WALL,

33. ALL OUTSIDE LIGHTING SHALL COMPLY WITH ZONING REGULATION SECTION 134 WHICH REQUIRES LIGHTS TO BE INSTALLED TO DIRECT/REFLECT LIGHT DOWNWARDS AND INWARDS ON SITE AWAY FROM ALL ADJOINING PUBLIC STREETS AND RESIDENTIAL AREAS. NO OUTDOOR PARKING LOT LIGHTING IS PROPOSED.

34. TRASH FOR THIS SITE SHALL BE COLLECTED BY A PRIVATE REFUSE COLLECTION COMPANY.

35. 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

WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE)

SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (I-I I/2" MIN) GEOMETRY - MAX. 15% GRADE, MAX 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS

STRUCTURE (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)

DRAINAGE ELEMENTS - SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN I FOOT DEPTH OVER DRIVEWAY SURFACE

6.14.17

MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE

36. ALL BUILDING FOUNDATIONS MUST BE BRICK POINTED UNLESS NOTED OTHERWISE 37. ANY DAMAGE TO THE ADJACENT COUNTY OWNED RIGHT-OF-WAY AND PROPERTY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE

38. THE HOMEOWNER'S ASSOCIATION FOR PARCEL D-224 IS THE SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC. THE ARTICLES OF INCORPORATION FOR THE ASSOCIATION WERE FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON MAY 22, 2007 (RECEIPT NO. DII935723). THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE ASSOCIATION ARE RECORDED IN LIBER 10779 AT FOLIO 671 AND LIBER 11765 AT FOLIO 91. THE ANNEXATION OF PARCEL D INTO THE COMMUNICATION ASSOCIATION IS RECORDED IN LIBER 16763 AT FOLIO 169

19. BAY WINDOWS, WINDOW WELLS, CHIMNEYS, HEATING OR AIR CONDITIONING UNITS, BALCONIES, ORIELS, VESTIBULES AND EXTERIOR STAIRWAYS IF NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NO MORE

THAN 4 FEET INTO ANY REQUIRED SETBACK AREA IN ACCORDANCE WITH SECTION 128.A.I OF THE ZONING REGULATIONS O. PER A LETTER DATED APRIL 8, 2011, FROM HOWARD COUNTY HOUSING TO HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING, A MIHU AGREEMENT IS NOT REQUIRED BY HOWARD COUNTY HOUSING FOR THIS SITE DEVELOPMENT PLAN. THE 6 PROJECTED APARTMENT MIHU'S FOR PARCEL E-4 (ALONG WITH OTHER MIHU TRANSFERS FROM THE SHIPLEY'S GRANT SITE) HAVE BEEN TRANSFERRED TO THE

RESIDENCES OF ELLICOTT GARDENS (SDP 07-038) BY A LETTER FROM HOWARD COUNTY HOUSING TO BENDER PROPERTY II, LLC AND BA WATERLOO TOWNHOMES, LLC DATED NOVEMBER 16, 2009. THE ONLY REMAINING MIHU OBLIGATION FOR THE SHIPLEY'S GRANT SITE IS TO PROVIDE 6 MIHU TOWNHOUSES IN PHASES V AND/OR VI OF THE PROJECT.

II. ON MARCH 16, 2010, WP-10-107, APPROVED THE WAIVERS FOR THE FOLLOWING: SECTION 16.116(A)(2)(1) AND (11) REQUEST TO BE PERMITTED TO GRADE WITHIN THE 50 AND 75 FEET STREAM BUFFERS AS SHOWN ON THE WP-10-107 EXHIBIT/PLAN, SUBJECT TO THE FOLLOWING CONDITIONS IN THE APPROVAL LETTER:

THE STREAM BUFFER AREAS CLEARED AND GRADED PER THIS WAIVER PETITION APPROVAL

A. SHALL NOT EXCEED THE LIMITS SHOWN ON THE WP-10-107 EXHIBIT/PLAN, AND; B. SHALL BE AFFORESTED IN ACCORDANCE WITH THE F-06-019 FOREST CONSERVATION PLAN.

THE F-10-048 ROAD PLANS SHALL BE REVISED:

Chief, Development Engineering Division

A. PER THE ATTACHED DED COMMENT #1 DATED 03/02/10, WHICH STATES "THE AREA BEING GRADED SHALL BE PROTECTED BY VEGETATIVE COVER AND AFFORESTED ONCE THE CONSTRUCTION OF MAPLE HILL ROAD AND THE PAD SITE LOCATED ON PARCEL D-224, AS SHOWN IN THE EXHIBIT ACCOMPANYING THIS WAIVER REQUEST, IS COMPLETE. THE STABILIZATION OF THESE AREAS SHALL BE DONE PRIOR TO APPLYING FOR BUILDING PERMITS. B. TO PROVIDE SSF OR TPF ALONG THE LOD WHERE IT IS LOCATED WITHIN THE STREAM BUFFERS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONIN

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

:\CADD\DRAMNGS\03006\PHASE VI\16022 (NV-D80 Condo)\SDP\16022 (01) CS.dmg | DES. dds | DRN. dds | CHK.

42. STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993)." A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY

ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) - 3'LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.

4. BUILDING LENGTH:BUILDINGS EXCEEDING THE 120' LENGTH LIMIT HAVE BEEN APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING TO SIGNIFICANT BUILDING ARTICULATION IN ACCORDANCE WITH SECTION 112.D.I.e. OF

10. INCLUDES ADDITIONAL TND OS ADDED BY REDLINE TO SDP-10-082 IN JANUARY 2013 THE ZONING REGULATIONS. SEE BUILDING LENGTH EXHIBIT ON FILE UNDER THIS SITE PLAN.
SEE SHEET 10 FOR ALTERNATIVE COMPLIANCE WP-18-139 INFORMATION & CONDITIONS OF APPROVAL

122/19 /1 Sheet 10 added to show 6' Pathway in Open space Lot C-64 9t. 1000

PREPARED FOR: OWNER/DEVELOPER (Seller): BA Waterloo Townhomes, LLC NVR INC. c/o Bozzuto Homes, Inc. 6406 lvv Lane, Suite 700 Greenbelt, MD 20770

9. INCLUDES ADDITIONAL TND OS ADDED BY REDLINE TO SDP-07-047 IN JANUARY 2013

PARCEL NUMBER

HOWARD COUNTY FILE No.

F 07-043/SDP-07-047

F 07-059/SDP-07-048

F 08-006/SDP-10-082

F 10-048/SDP-12-061

F 14-123/SDP-14-063⁵

AMENITY CREDITS 78

WITH A (*) NEXT TO THE LOT NUMBER

301-220-0100

BY APP'R.

Attn.: Chris Block

F 09-088/SDP-10-082, SDP-10-87

DEVELOPMENT TRACKING CHART AND SITE ANALYSIS NOTES

2. PERCENT OPEN SPACE PROVIDED IS OF THE GROSS AREA.

PARCEL D-2/S-14-003/P-15-002/F-16-116

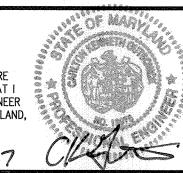
1. MINIMUM REQUIRED OPEN SPACE (O/S) IS CALCULATED AS 25% OF THE GROSS AREA.

3. MINIMUM REQUIRED RECREATION OPEN SPACE (ROS) FOR PHASE I-VI IS CALCULATED AS 400 SF PER UNIT.

4. MINIMUM REQUIRED TRADITIONAL NEIGHBORHOOD O/S IS CALCULATED AS 20% OF THE REQUIRED OPEN SPACE.

PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE PLANS WERE 9720 Patuxent Woods Dr. PREPARED OR APPROVED BY ME. AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER. Columbia, MD 21046 UNDER THE LAWS OF THE STATE OF MARYLAND, Phone: 410-379-5956 Attn.: TIM NAUGHTON EXPIRATION DATE: MAY 26, 2018

FOR THESE MAJOR RECREATIONAL FACILITIES. IF A CREDIT VALUE IS INCREASED, A REDLINE TO THIS PLAN WILL BE REQUIRED TO UPDATE THE CHART AND THE CREDIT VALUES.





LECTION DISTRICT No. 1

DEVELOPMENT TRACKING CHART AND SITE ANALYSIS FOR R-A-15 ZONE AREAS

[9,100 S.F. ³] 0 S.F.

10/S1 REQ'D 0/S PROV. 2 0/S REQ'D

CUMULATIVE TOTAL | 55.20 AC. | 1.86 AC. | 53.34 AC. | 13.80 AC. | 19.08 AC. (35%)| 209,000 S.F. | 211,833 S.F. | 2.76 AC./120,224 SF | 2.93 AC./127,678 S.F.

RECREATION OPEN SPACE TABULATION LOCATION AREA (Sq. Ft.) PARCEL D-224 1,750

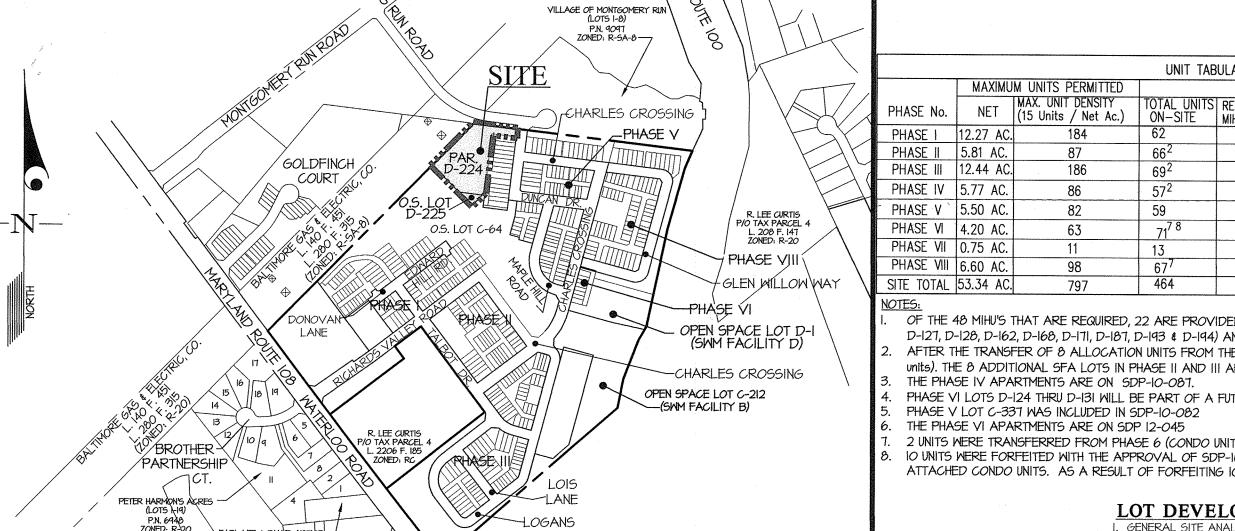
STANDARD DISC ON CONCRETE MONUMENT N 564,925.75, E 1,367,067.65

STANDARD DISC ON CONCRETE MONUMENT N 563,835.91, E 1367,971.65

PHASE VI, BUILDABLE PARCEL D-224 and OPEN SPACE LOT D-225 20 TOWNHOUSE CONDOMINIUM DWELLING UNITS

SITE DEWELOPMENT PLAN

SHIPLEY'S GRA



GRAPHIC SCALE

APPROVED | 13.63 AC. | 1.36 AC. | 12.27 AC. | 3.41 AC. | 8.26 AC. (60%)|24,800 S.F.³| 57,503 S.F.

| APPROVED | 5.81 AC. | 0.00 AC. | 5.81 AC. | 1.45 AC. | 0.65 AC. (11%) | 24,800 S.F.⁵ | 28,248 S.F.

APPROVED | 12.94 AC. | 0.50 AC. | 12.44 AC. | 3.24 AC. | 6.19 AC. (48%) | 26,000 S.F.³ | 27.840 S.F.

PLANS SLIRMITTED | 6.60 AC. | 0.00 Ac. | 6.60 AC. | 1.65 AC. | 1.77 AC. (27%) 46,300 S.F. 6 | 24,680 S.F.

APPROVED | 5.77 AC. | 0.00 AC. | 5.77 AC. | 1.44 AC. | 1.68 AC. (30%) | 26,000 S.F.³ | 6,591 S.F.

APPROVED | 5.50 AC. | 0.00 AC. | 5.50 AC. | 1.38 AC. | 0.44 AC. (9%) | 23,600 S.F. | 0 S.F.

5. MINIMUM REQUIRED RECREATION OPEN SPACE FOR PHASE VII (PER THE 2013 COMPREHENSIVE ZONING PLAN WHICH REQUIRES AN ADDITIONAL 300 SF ROS PER LOT FOR LOTS WITHOUT A 15 FT USABLE YARD) - 13 LOTS x 700 SF = 9,100 SF.

6. MINIMUM REQUIRED RECREATION OPEN SPACE FOR PHASE VIII (PER THE 2013 COMPREHENSIVE ZONING REGULATIONS EFFECTIVE 10/06/13 WHICH REQUIRES AN ADDITIONAL 300 SF ROS PER LOTS WHICH DO NOT HAVE A 15 FT USABLE YARD) -

65 LOTS x 700 SF = 45,500 SF + 2 LOTS x 400 SF = 800 SF FOR A TOTAL OF 46,300 SF. SEE REQUIRED RECREATION OPEN SPACE CALCULATIONS IN SITE ANALYSIS ABOVE. LOTS WITHOUT A 15' USUABLE YARD ARE SHOWN ON SHEET 2

7. 13,520 SF OF RECREATION OPEN SPACE HAS BEEN INCLUDED USING AMENITY FEATURE AREA CREDITS APPROVED BY DPZ (PER THE 6/15/2012 POLICY MEMO), INCLUDING 3,960 SF FOR A COMMUNITY CENTER, 3,960 SF FOR A COMMUNITY

POOL, 2,000 SF FOR A GAZEBO, 2000SF FOR A TOT LOT, AND 1,600 SF FOR BENCHES AS OUTLINED IN A LETTER TO DPZ DATED 1/17/2013. CREDITS FOR THE COMMUNITY CENTER AND POOL MAY BE INCREASED IF A REGULATION OR A DPZ

8. 32,355 SF OF RECREATION OPEN SPACE HAS BEEN INCLUDED USING AMENITY FEATURE AREA CREDITS APPROVED BY DPZ (PER THE 6/15/2012 POLICY MEMO), INCLUDING 5,520 SF FOR A COMMUNITY CENTER, 5,520 SF FOR A COMMUNITY POOL (4,740 SF EACH FOR THE POOL AND COMMUNITY CENTER IN PHASE 8 AND 780 SF EACH WAS ADDED FOR THE COMMUNITY CENTER AND POOL ON LOT C-135 FOR THE 78 LOTS IN PHASES 7 & 8 THAT WERE NOT INCLUDED IN THE

ORIGINAL CREDIT), AND 21,315 SF FOR ASPHALT PATHWAYS AS OUTLINED IN A LETTER TO DPZ DATED 10/1/2014 CREDITS FOR THE COMMUNITY CENTER AND POOL MAY BE INCREASED IF A REGULATION OR A DPZ POLICY INCREASES THE VALUE

100 YR.

FLOODPLAIN

POLICY INCREASES THE VALUE FOR THESE MAJOR RECREATIONAL FACILITIES. IF A CREDIT VALUE IS INCREASED, A REDLINE TO THIS PLAN WILL BE REQUIRED TO UPDATE THE CHART AND THE CREDIT VALUES.

APPROVED | 0.75 AC. | 0.00 AC. | 0.75 AC. | 0.19 AC. | 0.0 AC.

F 11-026/SDP-12-061, SDP-12-045, SDP-16-079 APPROVED 4.20 AC. 0.00 AC. 4.20 AC. 1.05 AC. 0.09 AC. (2%) 28,400 S.F.³ 21,146 S.F.

STATUS

			UNIT TAB	ULATION					
	MAXIMUM UNITS PERMITTED PROPOSED R-A-15 UNITS								
PHASE No.	NET	MAX. UNIT DENSITY (15 Units / Net Ac.)		REQUIRED MIHU's @ 10%	MARKET RATE SFA UNITS	MIHU ON-SITE	OFF-SITE	CONDOMINIUM/ APARTMENT UNITS	PROPOSED UNIT DENSITY
PHASE I	12.27 AC.	184	62	6.	54	8	0	0	5.1 UNITS/NET AC.
PHASE II	5.81 AC.	87	66 ²	6	66 ²	0	8	0	10.7 (11.4) UNITS/NET AC.
PHASE III	12.44 AC.	186	69 ²	7	69 ²	0	6	0	5.2 (5.5) UNITS/NET AC.
PHASE IV	5.77 AC.	86	57 ²	7	17	0	6	40 ²	11.3 (9.9) UNITS/ NET AC.
PHASE V	5.50 AC.	82	59	6	55	4	4	0	10.5 UNITS/ NET AC.
PHASE VI	4.20 AC.	63	71 ^{7 8}	7	49	2	2	20 ^{7 8}	19.3 UNITS/ NET AC.
PHASE VII	0.75 AC.	11	13	1	12	1	0	0	17.3 UNITS/ NET AC.
PHASE VIII	6.60 AC.	98	67 ⁷	7	61	6	0	0	10.2 UNITS/ NET AC.
SITE TOTAL	53.34 AC.	797	464	47	383	21	26	60	8.7 UNITS/NET AC.
NOTEC									······································

OF THE 48 MIHU'S THAT ARE REQUIRED. 22 ARE PROVIDED ON-SITE (on Lots B-5, C-3, C-4, C-11, C-12, C-19, C-20, C-32, C-33, D-43, D-44, D-48, D-49

D-127, D-128, D-162, D-168, D-171, D-187, D-193 & D-194) AND 26 ARE TO BE PROVIDED OFF-SITE. AFTER THE TRANSFER OF 8 ALLOCATION UNITS FROM THE PHASE IV APARTMENTS TO 8 SFA UNITS IN PHASES II AND III (each with 4 additional SFA

units). THE 8 ADDITIONAL SFA LOTS IN PHASE II AND III ARE CREATED BY PLAT Nos. 21038-41.

PHASE VI LOTS D-124 THRU D-131 WILL BE PART OF A FUTURE SDP (INCLUDED IN UNIT TABULATION).

2 UNITS WERE TRANSFERRED FROM PHASE 6 (CONDO UNITS) TO PHASE 8 WITH THE SUBMISSION OF THE PHASE 8 FINAL PLANS ON 5/16/2016 IO UNITS WERE FORFEITED WITH THE APPROVAL OF SDP-16-079 WHEN THE MULIT FAMILY CONDO UNITS IN PHASE 6 WERE REVISED TO SINGLE FAMILY ATTACHED CONDO UNITS. AS A RESULT OF FORFEITING IO UNITS, THE TOTAL NUMBER OF MIHUS REQUIRED HAS BEEN REDUCED BY

LOT DEVELOPMENT DATA

R-A-15 B. PROPOSED USE OF SITE: 20 TOWNHOUSE (SFA) CONDOMINUM UNITS

SURFACE SPACES (9'x18' ea.) = 87 SPACES TOTAL

PUBLIC WATER AND PRIVATE SEWER TO BE UTILIZED (CONTR. NO. 44-4740-D). D. PARKING REQUIRED PER ZONING AND DMV III (table 2.11): (2 spaces/unit + 0.3 spaces/unit) x 20

PARKING PROVIDED: 40 GARAGE SPACES (2 in each unit) + 40 DRIVEWAY SPACES (2 on each driveway that are at least 18' deep from back of sidewalk or curb flow line) + 7 COMMON

E. OPEN SPACE: SEE DEVELOPMENT TRACKING CHART

. AREA TABULATION A. AREA OF THIS PARCEL: 1.7817± AC. (PLAT No. 21322) AREA OF THIS PLAN SUBMISSION: 1.7817 ACRES . AREA OF DISTURBANCE BY THIS SDP: 2.0 ACRES

COVER SHEET

PLAT No. 24249 - 24250

3. LOT DESIGNATION:

TND O/S

PROVIDED

0.99 AC. /43,157 S.F.

0.15 AC./6,591 S.F.

10 AC./O S.F.

0.68 AC./29.686 S.F.

0.29 AC./12,567 S.F.

0.28 AC./11,979 S.F.

0.21 AC./9.148 S.F.

0.29 AC./12,654 S.F. | 0.85 AC./37,124 S.F

0.65 AC./28,183 S.F. | 0.37 AC./16,126 S.F

0.33 AC./14,375 S.F. | 0.57 AC./24,680 S.F

DEVELOPMENT TYPE MAX. BUILDING HT. MINIMUM LOT SIZE | MIN. LOT WIDTH AT FROM BRL PRINCIPAL STRUCTURES ACCESSORY STRUCTURES

REAR TO FACE. THE PLANNING DIRECTOR IS ALLOWING THIS PHASE IS UTILIZING THE 10/6/2013 SETBACK FOR VICINAL PROPERTIES WHILE THE REMAINING SETBACKS ADHERE TO THE 7/28/2006 GRANDEATHERED SETBACKS

-PARCEL D-224

VICINITY MAP

ADC MAP PAGE: 28 GRID A-8

SHEET INDEX

2. SITE DEVELOPMENT PLAN

4. SEDIMENT CONTROL PLAN

8. LANDSCAPE PLAN

10. PATHWAY PLAN /

PER 112.D.4 (R-A-15) AND 128.G.4 (TRADITIONAL RESIDENTIAL NEIGHBORHOODS

SETBACK TYPE

PUBLIC STREET RIGHT OF WAY

(b) REAR

(c) REAR

(2) USES

STRUCTURES

BUILDING TO BUILDING

FACE TO FACE

REAR TO REAR.

(a) FRONT OR SIDE

FROM EXTERNAL ARTERIAL OR MAJOR COLLECTOR

FROM OTHER EXTERNAL PUBLIC STREET RIGHT OF WAY

(b) SFA FRONT OR SIDE

FROM INTERNAL PUBLIC STREET RIGHT OF WAY

FROM VICINAL PROPERTIES - FOR ALL STRUCTURES AND USES IN A SFA DEVELOPMENT PROJECTS

I. FROM RC, RR, R-20, R-12, R-ED or R-SC DISTRICT

2. FROM R-A-15 AND OTHER ZONING DISTRICT

FACE TO SIDE/ REAR TO SIDE....

REAR TO REAR ACROSS AN ALLEY

OR A SINGLE FAMILY AREA OF A PGCC, NT OR MXD DISTRICT

(c) OTHER STRUCTURE OR USES

(c) OTHER STRUCTURE OR USES

FRONT OR SIDE

FROM INTERNAL ALLEY RIGHT OF WAY SIDE OR REAR

5. SEDIMENT CONTROL NOTES and DETAILS

6. STORM DRAIN DRAINAGE AREA MAP

7. STORM DRAIN & SEWER PROFILES

9. LANDSCAPE NOTES and DETAILS

3. CURB and PAVING DELINEATION PLAN / SITE DETAILS

SINGLE FAMILY

ATTACHED

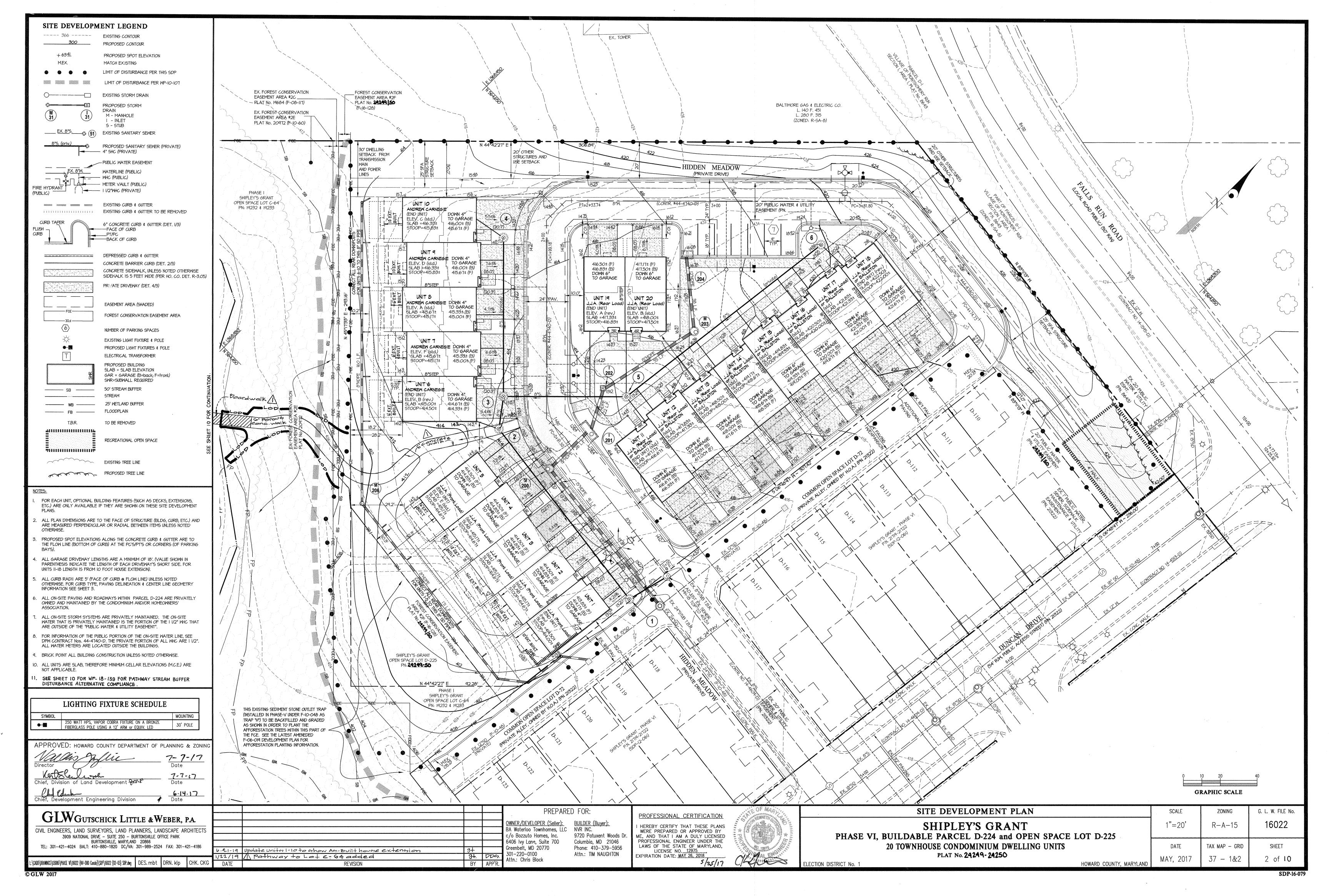
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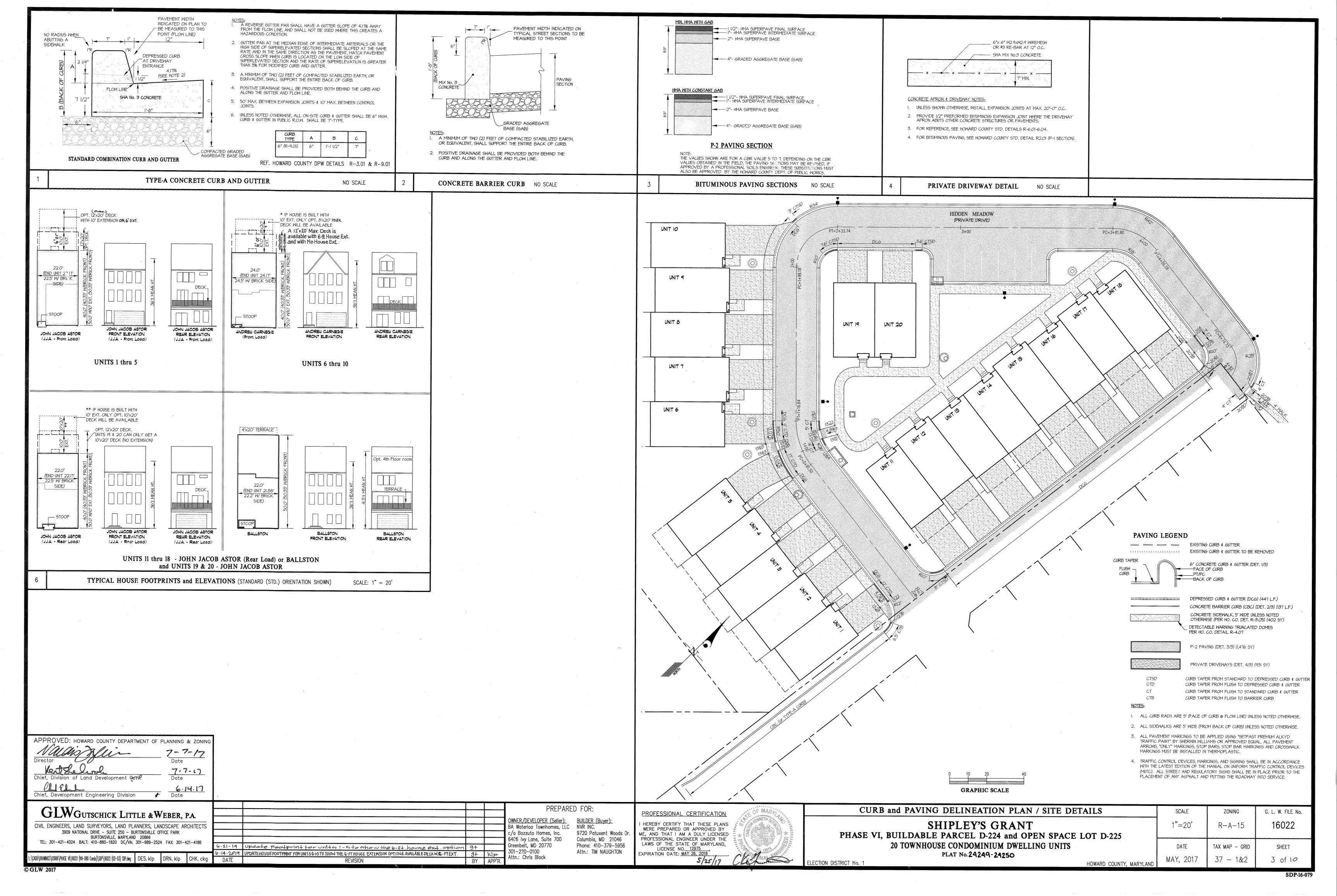
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2	6013 HIDDEN MEADOW	12	6012 HIDDEN MEADOW
3	6015 HIDDEN MEADOW	13	6014 HIDDEN MEADOW
4	6017 HIDDEN MEADOW	14	6016 HIDDEN MEADOW
5	6019 HIDDEN MEADOW	15	6018 HIDDEN MEADOW
		16	6020 HIDDEN MEADOW
6	6023 HIDDEN MEADOW	17	6022 HIDDEN MEADOW
7	6025 HIDDEN MEADOW	18	6024 HIDDEN MEADOW
8	6027 HIDDEN MEADOW		
9	6029 HIDDEN MEADOW	19	6030 HIDDEN MEADOW
10	6031 HIDDEN MEADOW	20	6032 HIDDEN MEADOW

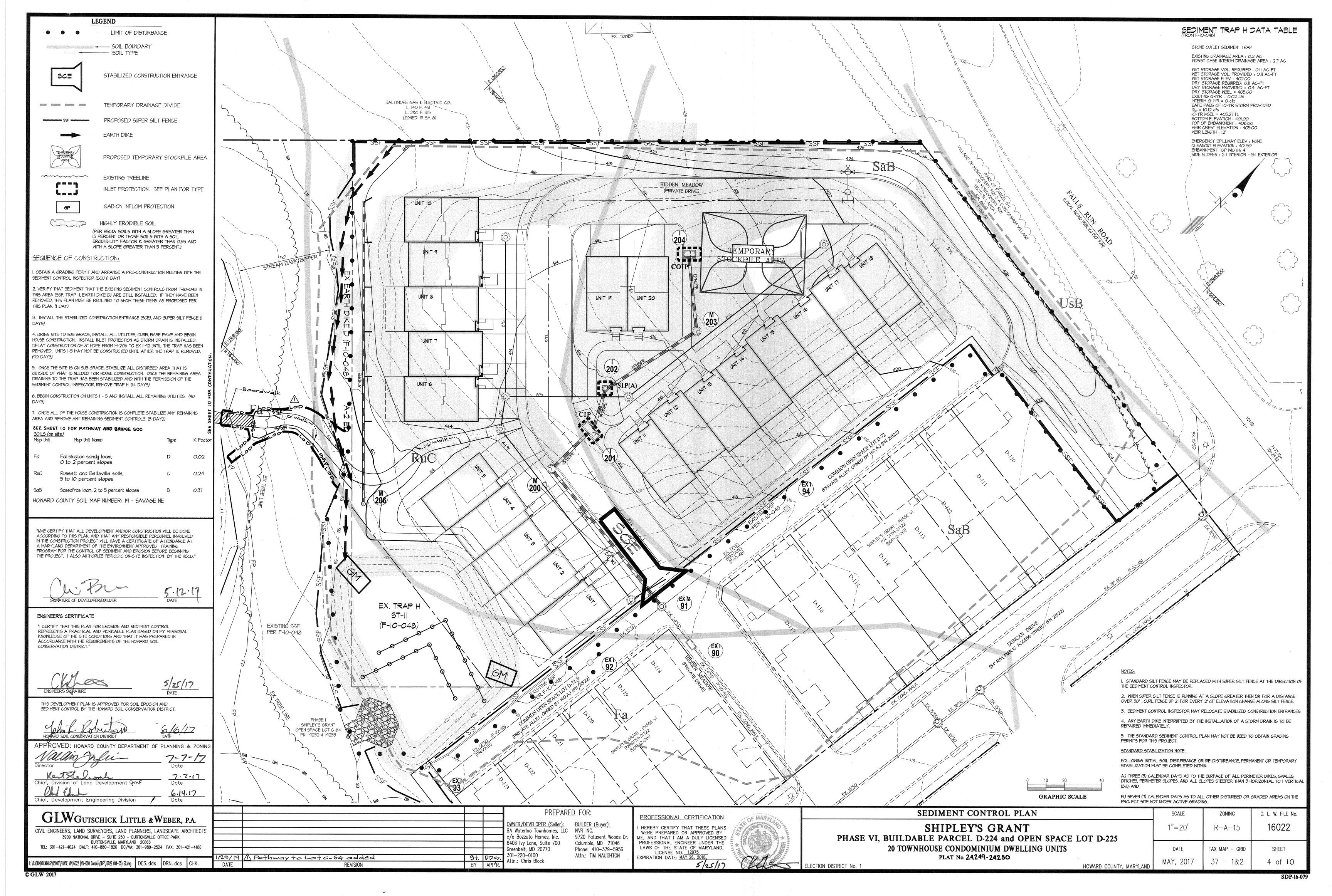
	PERMIT INFORMATION CHART							
SUBDIVISION NA SHIPLEY'S GR				IOWAREA IASE VI	PARCEL PARCEL D-224 \$ 0.5. LOT D-225			
PLAT No. 24249/50	ZONE R-A-15	TAX MAP 37	BLOCK & 2	ELEC. DIST. I	CENSUS TRACT 6011.02			
WATER CODE:	D07		SEWER C	ODE: 278000	00			
			SCALE	ZONING	G. L. W. FILE No.			
T			AS SHOWN	R-A-15	16022			

SHIPLEY'S GRANT A2 2UOMN PHASE VI, BUILDABLE PARCEL D-224 and OPEN SPACE LOT D-225 20 TOWNHOUSE CONDOMINIUM DWELLING UNITS

K-A-13TOUZZ TAX MAP - GRID 37 - 1&2 1 of 10 HOWARD COUNTY, MARYLANS







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

. SOIL PREPARATION

. TEMPORARY STABILIZATION . SEEDBED PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLI AGRICULTURAL OR CONSTRUCTION EQUIPMENT, SUCH AS DISC HARROWS OR CHISEL PLOWS OR RIPPERS MOUNTE 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

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: I. 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)

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

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. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL

MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. RAK LAWN AREAS TO SMOOTH THE SURFACE, REMOVE LARGE OBJECTS LIKE STONES AND BRANCHES. AND READY TH AREA FOR SEED APPLICATION, LOOSEN SURFACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR OTHER FOLIPMEN TO ROUGHEN THE SURFACE WHERE SITE CONDITIONS WILL NOT PERMIT NORMAL SEEDBED PREPARATION. TRACK SLOPES 3:1 OR FLATTER WITH TRACKED EQUIPMENT LEAVING THE SOIL IN AN IRREGULAR CONDITION WITH RIDGE: 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.

TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE

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. 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 GROWTH 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. THE 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:

TOPSOIL MUST BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, OR LOAMY SAND. 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 FRACMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1.5 INCHES IN DIAMETER.

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.

TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST ANI APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.

EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL. . UNIFORMLY DISTRIBUTE TOPSOIL IN A 5 TO 8 INCH LAYER AND LIGHTLY COMPACT TO A MINIMUM THICKNESS OF 4 INCHES, SPREADING IS TO BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WIT 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 TOPSOIL MUST NOT BE PLACED IF THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING

AND SEEDBED PREPARATION

SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS)

SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE. SOIL ANALYSIS MAY BE PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSES FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY

APPROPRIATE EQUIPMENT. MANURE MAY BE SUBSTITUTED FOR FERTILIZER WITH PRIOR APPROVAL FROM THE APPROPRIATE APPROVAL AUTHORITY. FERTILIZERS MUST ALL BE DELIVERED TO THE SITE FULLY LABELED ACCORDING TO THE APPLICABLE LAWS AND MUST BEAR THE NAME, TRADE NAME OR TRADEMARK AND WARRANTY OF THE PRODUCER. LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED EXCEPT WHEN HYDROSEEDING) WHICH CONTAINS AT LEAST 50 PERCENT TOTAL OXIDES (CALCIUM OXIDE PLUS MAGNESIUM

OXIDE). LIMESTONE MUST BE GROUND TO SUCH FINENESS THAT AT LEAST 50 PERCENT WILL PASS THROUGH A

SOIL BY DISKING OR OTHER SUITABLE MEANS. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED O

HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THE AT THE RATE OF 4 TO 8 TONS/ACRE (200-400 POUNDS

AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPORATED INTO THE TOP 3 TO 5 INCHES OF

THIS PLAN IS FOR SEDIMENT

CONTROL PURPOSES ONLY

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND

MARD SOIL CONSERVATION DISTRICT

Division of Land Development 🗫

Chief, Development Engineering Division

SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

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

\CADD\DRAMINGS\03006\PHASE VI\16022 (NV-D80 Condo)\SDP\16022 (04-05) SC.dwg | DES. dds | DRN. dds | CHK.

#100 MESH SIEVE AND 98 TO 100 PERCENT WILL PASS THROUGH A #20 MESH SIEVE.

PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.

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

THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER.

DEFINITION

TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION CONDITIONS WHERE PRACTICE APPLIES

TO THE SURFACE OF ALL PERIMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NO

UNDER ACTIVE GRADING.

CRITERIA

. SPECIFICATIONS

ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW. AL SEED MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SEED LABORATORY. AL SEED USED MUST HAVE BEEN TESTED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDIN IE DATE OF SOWING SUCH MATERIAL ON ANY PROJECT. REFER TO TABLE B.4 REGARDING THE QUALITY OF SEED. SEED TAGS MUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR TO VERIFY TYPE OF SEED AND SEEDING RATE. b. MULCH ALONE MAY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES

ONLY IF THE GROUND IS FROZEN. THE APPROPRIATE SEEDING MIXTURE MUST BE INOCULATES: THE INOCULATE FOR TREATING LEGUME SEED IN THE SEED MIXTURES MUST BE A PURE CULTURE OF NITROGEN FIXING BACTERIA PREPARED SPECIFICALL' FOR THE SPECIES. INOCULATES MUST NOT BE USED LATER THAN THE DATE INDICATE ON THE CONTAINER. ADD FRESH INOCULATES AS DIRECTED ON THE PACKAGE. USE FOUR TIMES THE RECOMMENDED RATE WHEN HYDROSEEDING. NOTE: IT IS VERY IMPORTANT TO KEEP INOCULATE AS COOL AS POSSIBLE UNTIL USED. TEMPERATURES

ABOVE 75 TO 80 DEGREES FAHRENHEIT CAN WEAKEN BACTERIA AND MAKE THE

INOCULATE LESS FFFFCTIVI . SOD OR SEED MUST NOT BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOII STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.

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

INCORPORATE SEED INTO THE SUBSOIL AT THE RATES PRESCRIBED OF TEMPORARY SEEDING TABLE B.1, PERMANENT SEEDING TABLE B.3, OR SITE-SPECIFIC SEEDING SUMMARIES. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HAL

WEIGHTED ROLLER TO PROVIDE GOOD SEED TO SOIL CONTACT. DRILL OR CULTIPACKER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER

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

CULTIPACKING SEEDERS ARE REQUIRED TO BURY THE SEED IN SUCH A FASHION AS TO PROVIDE AT LEAST 1/4 INCH OF SOIL COVERING. SEEDBED MUST BE FIRM APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF

HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES SEE AND FERTILIZER). IF FERTILIZER IS BEING APPLIED AT THE TIME OF SEEDING, THE APPLICATION RATES SHOULD NOT EXCEED THE FOLLOWING: NITROGEN, 100 POUNDS PER ACRE TOTAL OF SOLUBLE NITROGEN; P205 (PHOSPHOROUS), 200 POUNDS PER ACRE; K20 (POTASSIUM), 200 POUNDS PER ACRE. LIME: USE ONLY GROUND AGRICULTURAL LIMESTONE (UP TO 3 TONS PER 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 HYDRATEI

iii. MIX SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT NTERRUPTION. iv. WHEN HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL.

B. MULCHING

MULCH MATERIALS (IN ORDER OF PREFERENCE)

LIME WHEN HYDROSFEDING

THE SEEDING RATE IN EACH DIRECTION.

a. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR. STRAW IS TO BE FREE OF NOXIOUS WEED SEEDS AS SPECIFIED IN THE MARYLAND SEED LAW AND NOT MUSTY MOIDY CAKED DECAYED R EXCESSIVELY DUSTY. NOTE: USE ONLY STERILE STRAW MULCH IN AREAS WHERE ONE SPECIES OF GRASS IS DESIRED. WOOD CELLULOSE FIBER MULCH (WCFM) CONSISTING OF SPECIALLY PREPARED WOOD LLULOSE PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATE. WCFM IS TO BE DYED GREEN OR CONTAIN A GREEN DYE IN THE PACKAGE T WILL PROVIDE AN APPROPRIATE COLOR TO FACILITATE VISUAL INSPECTION OF THE UNIFORMLY SPREAD SLURRY.

WCFM, INCLUDING DYE, MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING 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 WILLUH MATERIAL MILET FORM A REOTTER-LIKE CROLIND COVER ON APPLICATION, HAVING MOISTURE ABSORPTION AND PERCOLATION PROPERTIES AT

APPROXIMATELY 10 MILLIMETERS, DIAMETER APPROXIMATELY 1 MILLIMETER, PH RANGE OF 4.0 TO 8.5, ASH CONTENT OF 1.6 PERCENT MAXIMUM AND WATER

UST COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL WITHOUT NHIBITING 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

HOLDING CAPACITY OF 90 PERCENT MINIMUM. APPLICATION

APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING. WHEN STRAW MULCH IS USED, SPREAD IT OVER ALL SEEDED AREAS AT THE RATE OF TONS PER ACRE TO A UNIFORM LOOSE DEPTH OF 1 TO 2 INCHES. APPLY MULCH ACHIEVE A UNIFORM DISTRIBUTION AND DEPTH SO THAT THE SOIL SURFACE IS OT EXPOSED. WHEN USING A MULCH ANCHORING TOOL, INCREASE THE APPLICATION WOOD CELLULOSE FIBER USED AS MULCH MUST BE APPLIED AT A NET DRY WEIGHT 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.

DEVELOPER'S/BUILDER'S CERTIFICATE

والمال

ENGINEER'S CERTIFICATE

DISTRICT.

DATE

6.14.17

Date

SIGNATURE OF DEVELOPER/BUILDER

ANCHORING PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS (LISTED BY PREFERENCE), DEPENDING UPON THE SIZE OF THE AREA AND A MULCH ANCHORING TOOL IS A TRACTOR DRAWN IMPLEMENT DESIGNED PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE A MINIMUM OF 2 INCHES. THI PRACTICE IS MOST EFFECTIVE ON LARGE AREAS, BUT IS LIMITED TO FLATTER SLOPES WHERE EQUIPMENT CAN OPERATE SAFELY. IF USED ON SLOPING LAND, PRACTICE SHOULD FOLLOW THE CONTOUR. WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. APPLY THI 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 CELLULOS FIBER PER 100 GALLONS OF WATER I. SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRO-TACK), DCA-70, PETROSE 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

5.12.1

TO MANUFACTURER RECOMMENDATIONS. NETTING IS USUALLY AVAILABLE IN ROLLS

TO 15 FEET WIDE AND 300 TO 3,000 FEET LONG.

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE

FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE

"I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL

PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HSCD."

REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL

ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION

KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN

124/19 ALOD for Pathway added

ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN

THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING PROGRAM

B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

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

TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS. CONDITIONS WHERE PRACTICE APPLIES EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR A PERIOD OF 6 MONTHS OR LESS. FOR LONGER DURATION OF TIME, PERMANENT STABILIZATION PRACTICES ARE REQUIRED.

SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3), AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY BELOW ALONG WITH APPLICATION RATES SEEDING DATES AND SEEDING DEPTHS. IF THIS SUMMARY IS NOT PUT ON THE PLAN AND COMPLETED, THEN TABLE B.1 PLUS FERTILIZER AND LIME RATES MUST BE PUT ON THE PLAN. FOR SITES HAVING SOIL TESTS PERFORMED. USE AND SHOW THE RECOMMENDED RATES B

THE TESTING AGENCY SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY SEEDING. WHEN STABILIZATION IS REQUIRED OUTSIDE OF A SEEDING SEASON, APPLY SEED AND MULCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION B-4-3.A.1.B AND MAINTAIN UNTIL THE NEXT SEEDING SEASON.

		TEMP	PORARY SEEDING SU	MMARY		
	HARDINESS : SEED MIXTUR	FERTILIZER RATE				
No.	SPECIES	APPLICATION RATE (lb/ac.)				LIME RATE
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 sf)	1,000 sf)

HOWARD SOIL CONSERVATION DISTRICT (HSCD) STANDARD SEDIMENT CONTROL NOTES

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

PRIOR TO THE START OF EARTH DISTURBANCE, UPON COMPLETION OF THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. PRIOR TO THE START OF ANOTHER PHASE OF CONSTRUCTION OR OPENING OF ANOTHER GRADING

d. PRIOR TO THE REMOVAL OR MODIFICATION OF SEDIMENT CONTROL PRACTICES

OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE, OTHER RELATED STATE AND FEDERAL PERMITS SHALL BE REFERENCED, TO ENSURE COORDINATION AND TO AVOID CONFLICTS WITH THIS PLAN.

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 IS REQUIRED WITHIN THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO I VERTICAL (3:1); AND SEVEN (1) CALENDAR DAYS AS TO ALL OTHER DISTURBED AREAS ON THE PROJECT SITE EXCEPT FOR THOSE AREAS UNDER ACTIVE GRADING.

4. 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 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 (SEC. B-4-1) SPECIFICATIONS SHALL BE ENFORCED IN AREAS WITH >15' OF CUT AND/OR FILI 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 RECEIVE SOIL STABILIZATION MATTING (SEC. B-4-6)

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.

. SITE ANALYSIS:

TOTAL AREA OF SITE 1.78± AC. AREA DISTURBED 2.05 AC. * FOR ESTIMATING AREA TO BE ROOFED OR PAVED 1.09 AC. PURPOSES ONLY. AREA TO BE VEGETATIVELY STABILIZED 1.02 AC. CONTRACTOR TO VERIFY ACTUAL VALUES. TOTAL CUT 16.700± CY* TOTAL FILL 4,700± CY* OFF-SITE WASTE/BORROW ANY SITE WITH AN AREA LOCATION ACTIVE GRADING PERMIT

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 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

* INSPECTION TYPE (ROUTINE, PRE-STORM EVENT, DURING RAIN EVENT) * NAME AND TITLE OF INSPECTOR

* WEATHER INFORMATION (CURRENT CONDITIONS AS WELL AS TIME AND AMOUNT OF LAST RECORDED PRECIPITATION) * BRIEF DESCRIPTION OF PROJECT'S STATUS (E.G., PERCENT COMPLETE) AND/OR 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 * MONITORING/SAMPLIN

MAINTENANCE AND/OR CORRECTIVE ACTION PERFORMED * OTHER INSPECTION ITEMS AS REQUIRED BY THE GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES (NPDES, MDE).

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

IO. ANY MAJOR CHANGES OR REVISIONS TO THE PLAN OR SEQUENCE OF CONSTRUCTION MUST 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.

II. DISTURBANCE SHALL NOT OCCUR OUTSIDE THE L.O.D. A PROJECT IS TO BE SEQUENCED SO THAT 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 THE DISTURBED AREA IN THE PRECEDING GRADING UNIT HAS BEEN STABILIZED AND APPROVED BY THE CID UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE HSCD, NO MORE THAN 30 ACRES CUMULATIVELY MAY BE DISTURBED AT A GIVEN TIME.

WASH WATER FROM ANY EQUIPMENT, VEHICLES, WHEELS, PAVEMENT, AND OTHER SOURCES MUST BE TREATED IN A SEDIMENT BASIN OR OTHER APPROVED WASHOUT STRUCTURE.

13. TOPSOIL SHALL BE STOCKPILED AND PRESERVED ON-SITE FOR REDISTRIBUTION ONTO FINAL GRADE 14. 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.

STREAM CHANNELS MUST NOT BE DISTURBED DURING THE FOLLOWING RESTRICTED TIME PERIODS (INCLUSIVE): * USE | AND IP MARCH | - JUNE 15 * USE III AND IIIP OCTOBER I - APRIL 30

* USE IV MARCH I - MAY 31 16. 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

WNER/DEVELOPER (Seller):

c/o Bozzuto Homes, Inc.

6406 Ivy Lane, Suite 700

Greenbelt, MD 20770

301-220-0100

Attn.: Chris Block

9+. 009.

APP'R.

3A Waterloo Townhomes, LLC

PREPARED FOR:

BUILDER (Buyer):

9720 Patuxent Woods D

Columbia, MD 21046

Phone: 410-379-5956

Attn.: TIM NAUGHTON

NVR INC.

B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION

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

CONDITIONS WHERE PRACTICE APPLIES EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE

A. SEED MIXTURES

a. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3) AND BASED ON THE SITE CONDITION OR PURPOSE FOUND ON TABLE B.2. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES

STREAM BANKS, OR DUNES OR FOR SPECIAL PURPOSES SUCH AS WILDLIFE OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 CRITICAL AREA PLANTING. FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING AGENCY. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (46-0-0) AT 3

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

a. AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE.

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

SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE

> KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN AREAS THAT RECEIVE INTENSIVE MANAGEMENT, IRRIGATION REQUIRED IN THE AREAS OF CENTRAL MARYLAND AND EASTERN SHORE. RECOMMENDED CERTIFIED KENTUCKY BLUEGRASS CULTIVARS SEEDING RATE: 1.5 TO 2.0 POUNDS PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.

KENTUCKY BLUEGRASS/PERENNIAL RYE: FULL SUN MIXTURE: FOR USE IN FULL SUN AREAS WHERE RAPID ÉSTABLISHMENT IS NECESSARY AND WHEN TURF WILL RECEIVE MEDIUM TO INTENSIVE MANAGEMENT. CERTIFIED PERENNIAL RYEGRASS 000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT

iii. TALL FESCUE/KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN DROUGHT PRONE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MANAGEMENT IN FULL SUN TO 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.

KENTUCKY BLUEGRASS/FINE FESCUE: SHADE MIXTURE: FOR USE IN AREAS WITH SHADE IN BLUEGRASS LAWNS. FOR ESTABLISHMENT IN HIGH QUALITY, INTENSIVELY MANAGED TURF AREA. MIXTURE INCLUDES; CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 30 TO 40 PERCENT AND CERTIFIED FINE FESCUE AND 60 TO 70 PERCENT. SEEDING RATE: 11/2 TO 3 POUNDS PER 1000 SQUARE FEET.

SELECT TURFGRASS VARIETIES FROM THOSE LISTED IN THE MOST CURRENT UNIVERSITY OF MARYLAND PUBLICATION, AGRONOMY MEMO #77, "TURFGRASS CULTIVAR RECOMMENDATIONS FOR MARYLAND" CHOOSE CERTIFIED MATERIAL. CERTIFIED MATERIAL IS THE BEST GUARANTEE OF

CULTIVAR PURITY. THE CERTIFICATION PROGRAM OF THE MARYLAND DEPARTMENT OF AGRICULTURE, TURF AND SEED SECTION, PROVIDES A RELIABLE MEANS OF CONSUMER PROTECTION AND ASSURES A PURE GENETIC LINI IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES

WESTERN MD: MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 1 (HARDINESS ZONES: 5B, CENTRAL MD: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONE: 6B) 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 OF 2 TO 4 INCHES, LEVEL AND RAKE THE AREAS TO PREPARE A PROPER SEEDBED, REMOVE STONES AND DEBRIS OVER 1 1/2 INCHES IN DIAMETER. THE RESULTING SEEDBED MUST BE IN k. IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER FOR PLANT

GROWTH (1/2 TO 1 INCH EVERY 3 TO 4 DAYS DEPENDING ON SOIL TEXTURE) UNTIL THEY ARE FIRMLY ESTABLISHED. THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE LATE IN THE PLANTING SEASON, IN ABNORMALLY DRY OR HOT SEASONS, OR ON ADVERSE SITES.

PERMANENT SEEDING SUMMARY

SPECIES	APPLICATION RATE		SEEDING DATES	SEEDING DEPTHS	RATE (10-20-20)	LIME RATE
*Certified Tall Fescue blend (95% by weight): Falcon IV, Penn 1901 & Rebel Exeda and Certified Kentucky Bluegrass blend (5% by weight): Courtyard, Raven & Yankee	6-8 lb/ 1000 s.f.	Mar. Aug.	1 to May 15, 15 to Oct. 15	1/4 - 1/2 IN.	1.0 lb/ 1000 s.f. (45 lb/acre)	90 lb/ 1000 s.1

Other cultivars listed as "proven" in the most current UMD TT-77 may also be used B. SOD: TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER).

I. GENERAL SPECIFICATIONS

CLASS OF TURFGRASS SOD MUST BE MARYLAND STATE CERTIFIED. SOD LABELS MUST BE MADE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR. b. SOD MUST BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4 INCH. PLUS OR MINUS 1/4 INCH, AT THE TIME OF CUTTING. MEASUREMENT FOR THICKNESS MUST EXCLUDE TOP GROWTH AND THATCH, BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE 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 NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL e. SOD MUST BÉ HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD IOT TRANSPLANTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.

2. SOD INSTALLATION

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

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. AFTER THE FIRST WEEK, SOD WATERING IS REQUIRED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE CONTENT. 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.

PROFESSIONAL CERTIFICATION

HEREBY CERTIFY THAT THESE PLANS

WERE PREPARED OR APPROVED BY

ME, AND THAT I AM A DULY LICENSED

PROFESSIONAL ENGINEER UNDER THE

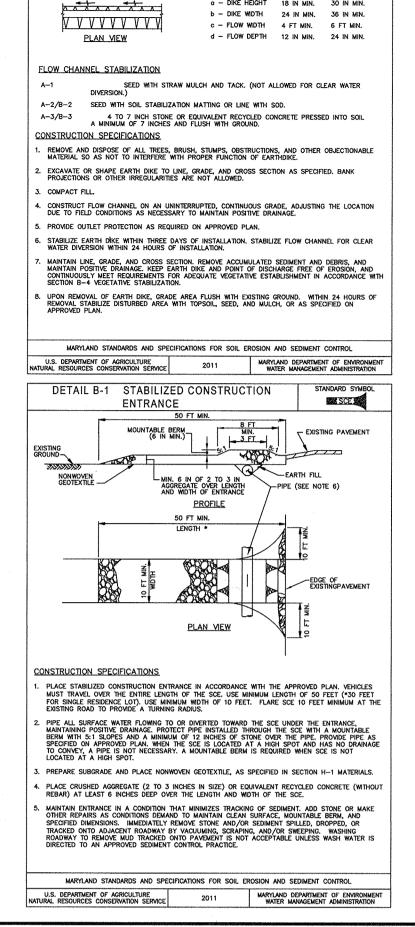
LAWS OF THE STATE OF MARYLAND,

LICENSE NO. 1297

EXPIRATION DATE: MAY 26, 20

ELECTION DISTRICT No. 1

OF MARY;



DETAIL C-1 EARTH DIKE

CONTINUOUS GRADE 0.5% MIN. TO 10% MAX. SLOPE

CROSS SECTION

b ______2:1 SLOPE OR FLATTER

PLACE DESIGNATION (82 07-1) ke

DIKE TYPE

o - DIKE HEIGHT 18 IN MIN. 30 IN MIN.

H-5 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 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

B-4-8 STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA

DEFINITION

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 PLAN

HE FOOTPRINT OF THE STOCKPILE MUST BE SIZED TO ACCOMMODATE THE ANTICIPATED

VOLUME OF MATERIAL AND BASED ON A SIDE SLOPE RATIO NO STEEPER THAN 2:1. BENCHING MUST BE PROVIDED IN ACCORDANCE WITH SECTION B-3 LAND GRADING. RUNOFF FROM THE STOCKPILE AREA MUST DRAIN TO A SUITABLE SEDIMENT CONTROL 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

WHERE RUNOFF CONCENTRATES ALONG THE TOE OF THE STOCKPILE FILL. AN APPROPRIATE EROSION/SEDIMENT CONTROL PRACTICE MUST BE USED TO INTERCEPT THE 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 F 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 SHEETING.

HE STOCKPILE AREA MUST CONTINUOUSLY MEET THE REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION. SIDE SLOPES MUST BE MAINTAINED AT NO STEEPER THAN A 2:1 RATIO. THE STOCKPILE AREA MUST BE KEPT FREE OF EROSION, IF THE VERTICAL HEIGHT OF A STOCKPILE EXCEEDS 20 FEET FOR 2:1 SLOPES, 30 FEET FOR 3:1 SLOPES, OR 40 FEET FOR 4:1 SLOPES, BENCHING MUST BE PROVIDED IN ACCORDANCE WITH SECTION B-3 LAND GRADING.

PLAT No. 24249-24250

MAINTENANCE

DETAIL E-3 SUPER SILT FENCE DETAIL D-3-2 GABION INFLOW PROTECTION 10 FT MAX. GROUND SURFACE--- GALVANIZED CHAIN LINK FENCE W WOVEN SLIT FILM GEOTEXTILE CHAIN LINK FENCING-WOVEN SLIT FILM GEOTEXTILE-FLOW CROSS SECTION INSTRUCTION SPECIFICATIONS PROFILE ALONG CENTERLINE 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 POSITS A MINIMUM OF 36 INCHES FASTEN 9 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (2% INCH MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR HUG RINGS. CONSTRUCTION SPECIFICATIONS PROVIDE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION $H\!-\!1$ MATERIALS, UNDER THE BOTTOM AND ALONG SIDES OF ALL GABION BASKETS. USE BASKETS MADE OF MINIMUM 11 GAUGE WIRE. CONSTRUCT GABION INFLOW PROTECTION BY ARRANGING 9 X 3 X 1 FOOT GABION BASKETS TO FORM A TRAPEZOIDAL SECTION WITH A 3 FOOT BOTTOM WIDTH, 1 FOOT MINIMUM DEPTH, 3 FOOT SIDE WALLS, AND 2:1 OR FLATTER SIDE SLOPES, FILL GABION BASKETS WITH 4 TO 7 INCH STONE OR EQUIVALENT RECYCLED CONCRETE WITHOUT REBAR OR WEIR MESH. 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 45 DECREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SILT FENCE. INSTALL ENTRANCE AND EXIT SECTIONS AS SHOWN ON THE PROFILE. INSTALL GABIONS IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THA 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. MAINTAIN LINE, GRADE, AND CROSS SECTION. REMOVE ACCUMULATED SEDIMENT AND DEBRIS. KEEP POINTS OF INFLOW AND OUTFLOW FREE OF EROSION. MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTRO STANDARD SYMBOL DETAIL G-1-2 STONE/RIPRAP OUTLET DETAIL G-1-2 STONE/RIPRAP OUTLET ST-II SEDIMENT TRAP ST-II SEDIMENT TRAP ST-II CONSTRUCT TRAP IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE AVOIDED. CLEAR, GRUB, AND STRIP ANY VEGETATION AND ROOT MAT FROM THE AREA UNDER THE EMBANKMEN AND TRAP BOTTOM. USE FILL MATERIAL FREE OF ROOTS, WOODY VEGETATION, OVERSIZED STONES, ROCKS, ORGANIC MATERIAL, OR OTHER OBJECTIONABLE MATERIAL FOR THE EMBANKMENT. MAKE ALL CUT AND FILL SLOPES 2:1 OR FLATTER. PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS, OVER THE BOTTOM AND SIDES OF OUTLET AND APRON PRIOR TO PLACEMENT OF RIPRAP, OVERLAP SECTIONS OF GEOTEXTILE AT LEAST 1 FOOT WITH THE SECTION NEARER TO THE TRAP PLACED ON TOP, EMBED GEOTEXTILE AT LEAST 6 INCHES INTO EXISTING GROUND AT ENTRANCE OF OUTLET CHANNEL. DISCHARGE TO STABLE AREA OR RECEIVING CHANNEL USE CLEAN 4 TO 7 INCH RIPRAP TO CONSTRUCT THE WEIR, USE CLASS I RIPRAP FOR THE APRON, USE OF RECYCLED CONCRETE EQUIVALENT IS ACCEPTABLE, PLACE 1 FOOT OF CLEAN 1/4 TO 1/2 INCH STONE OR EQUIVALENT RECYCLED CONCRETE ON THE UPSTREAM FACE OF THE WEIR. ISOMETRIC VIEW CONSTRUCT AND MAINTAIN THE OUTLET ACCORDING TO APPROVED PLAN, AND IN SUCH A MANNER THAT EROSION AT OR BELOW THE OUTLET DOES NOT OCCUR. -4 FT MIN. WIDTH OF 1/2 IN MIN. THICKNES 19 IN MIN. THICKNESS OF CLASS 1 RIPRAP 1. REMOVE SEDIMENT AND RESTORE TRAP TO ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO CLEANOUT ELEVATION (50% OF WET STORAGE DEPTH), DEPOSIT REMOVED SEDIMENT IN AN APPROVED AREA AND IN SUCH A MANNER THAT IT WILL NOT FRODE. KEEP POINTS OF INFLOW AND OUTFLOW AS WELL AS INTERIOR OF THE TRAP FREE FROM EROSION, AND REMOVE ACCUMULATED DEBRIS. MAINTAIN EMBANKMENTS TO CONTINUOUSLY MEET REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION 8-4 VEGETATIVE STABILIZATION. REMOVE ANY TREES, BRUSH, OR OTHER WOOD'V YEGETATION GROWING ON EMBANKMENT OR NEAR PRINCIPAL SPILLWAY. MAINTAIN LINE, GRADE, AND CROSS SECTION. OUTLET ELEVATION FLOW TETOPAC EXISTING---APRON 10 FT MIN. NONWOVEN GEOTEXTILE 4 TO 7 IN STONE - WHEN DEWATERING TRAP, PASS REMOVED WATER THROUGH AN APPROVED SEDIMENT CONTROL
PRACTICE SECTION A-A S. UPON REMOVAL, GRADE AND STABILIZE THE AREA OCCUPIED BY TRAP. TOP OF EMBANKMEN EXISTING NONWOVEN GEOTEXTILE

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

DETAIL E- 9-1 STANDARD INLET PROTECTION

NOTCH ELEVATION

9 GAUGE CHAIN — LINK FENCE (TYP.)

ISOMETRIC VIEW

SECTION FOR TYPE A AND B

DETAIL E- 9-6 COMBINATION INLET

PROTECTION

ZINLET GRATE A

6 IN OVERLAP-

SECTION

WIRE TIES-

NONWOVEN GEOTEXTILE-

6 FT MAX. SPACING OF 2 IN x 4 IN SPACERS

2 IN x 4 IN WEIR

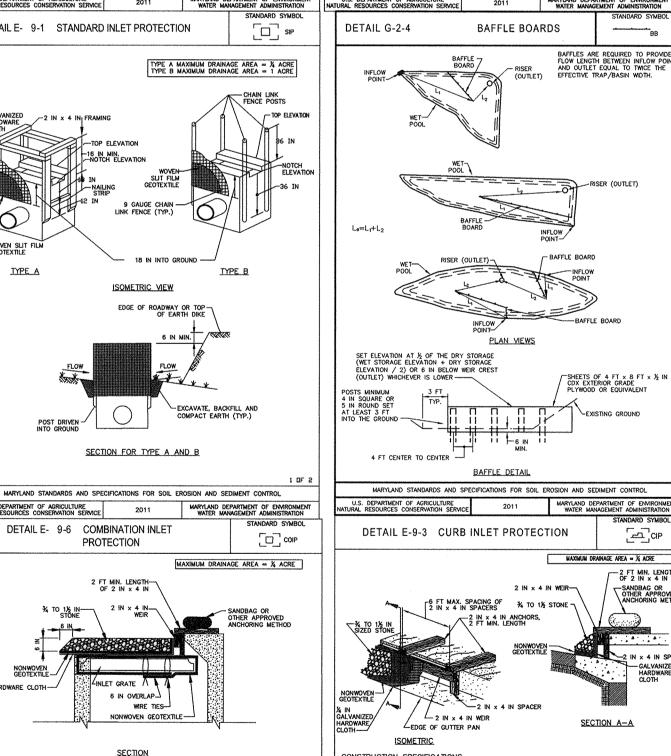
18 IN INTO GROUND --

TYPE B

- NAILING STRIP

WOVEN SLIT FILM GEOTEXTILE

TYPE A



MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL FROSION AND SEDIMENT CONTROL

CONSTRUCTION SPECIFICATIONS USE NOMINAL 2 INCH x 4 INCH LUMBE 2. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS. 3. NAIL THE 2x4 WEIR TO 9 INCH LONG VERTICAL SPACERS (MAXIMUM 6 FEET APART).

ATTACH A CONTINUOUS PIECE OF 1/4 INCH GALVANIZED HARDWARE CLOTH, WITH A MINIMUM WIDTH OF 30 INCHES AND A MINIMUM LENGTH OF 4 FEET LONGER THAN THE THROAT OPENING, TO THE 2×4 WER, EXTENDING IT 2 FEET BEYOND THROAT ON EACH SIDE. PLACE A CONTINUOUS PIECE OF NONWOVEN GEOTEXTILE OF THE SAME DIMENSIONS AS THE HARDWARE CLOTH OVER THE HARDWARE CLOTH AND SECURELY ATTACH TO THE 2x4 WEIR. PLACE THE ASSEMBLY AGAINST THE INLET THROAT AND NAIL TO 2x4 ANCHORS (MINIMUM 2 FEET LENGTH). EXTEND THE ANCHORS ACROSS THE INLET TOP AND HOLD IN PLACE BY SANDBAGS OR OTHER APPROVED ANCHORING METHOD. INSTALL END SPACERS A MINIMUM OF 1 FOOT BEYOND THE ENDS OF THE THROAT OPENING.

FORM THE HARDWARE CLOTH AND THE GEOTEXTILE TO THE CONCRETE GUTTER AND FACE OF CURB TO SPAN THE INLET OPENING. COVER THE HARDWARE CLOTH AND GEOTEXTILE WITH CLEAN $\frac{7}{3}$ TO $1\frac{1}{2}$ INCH STONE OR EQUIVALENT RECYCLED CONCRETE. . AT NON-SUMP LOCATIONS, INSTALL A TEMPORARY SANDBAG OR ASPHALT BERM TO PREVENT INLET BYPASS.

10. STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING. INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT I CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL 2011 MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION SCALE ZONING G. L. W. FILE No.

SEDIMENT CONTROL NOTES AND DETAILS SHIPLEY'S GRANT PHASE VI, BUILDABLE PARCEL D-224 and OPEN SPACE LOT D-225 20 TOWNHOUSE CONDOMINIUM DWELLING UNITS

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

¼ IN GALMNIZED----HARDWARE CLOTH

GRATE WRAPPED

16022 AS SHOWN R-A-15SHEET TAX MAP - GRID 37 - 1&25 of 10 HOWARD COUNTY, MARYLAND

GP 6

CROSS SECTION

ST-II

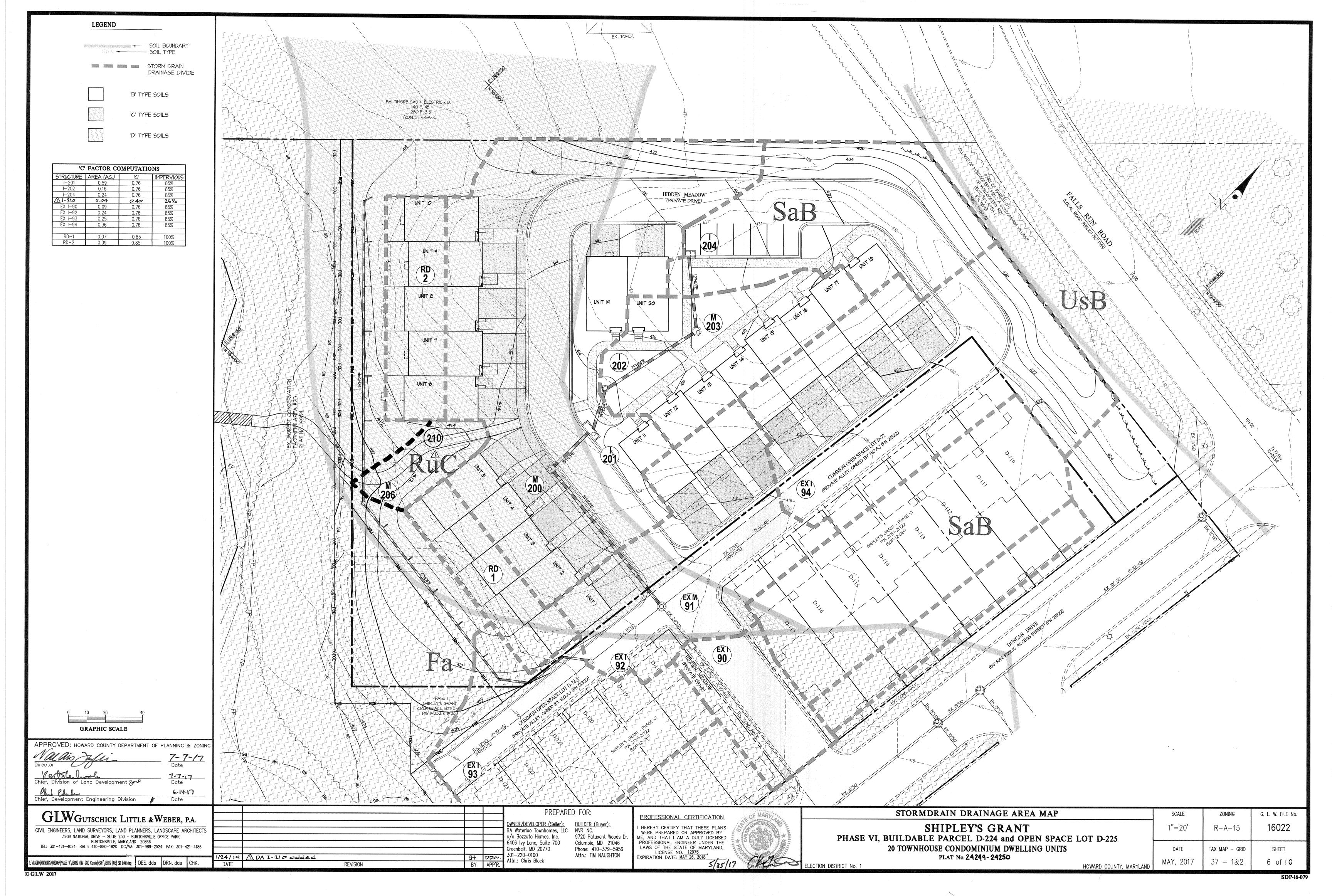
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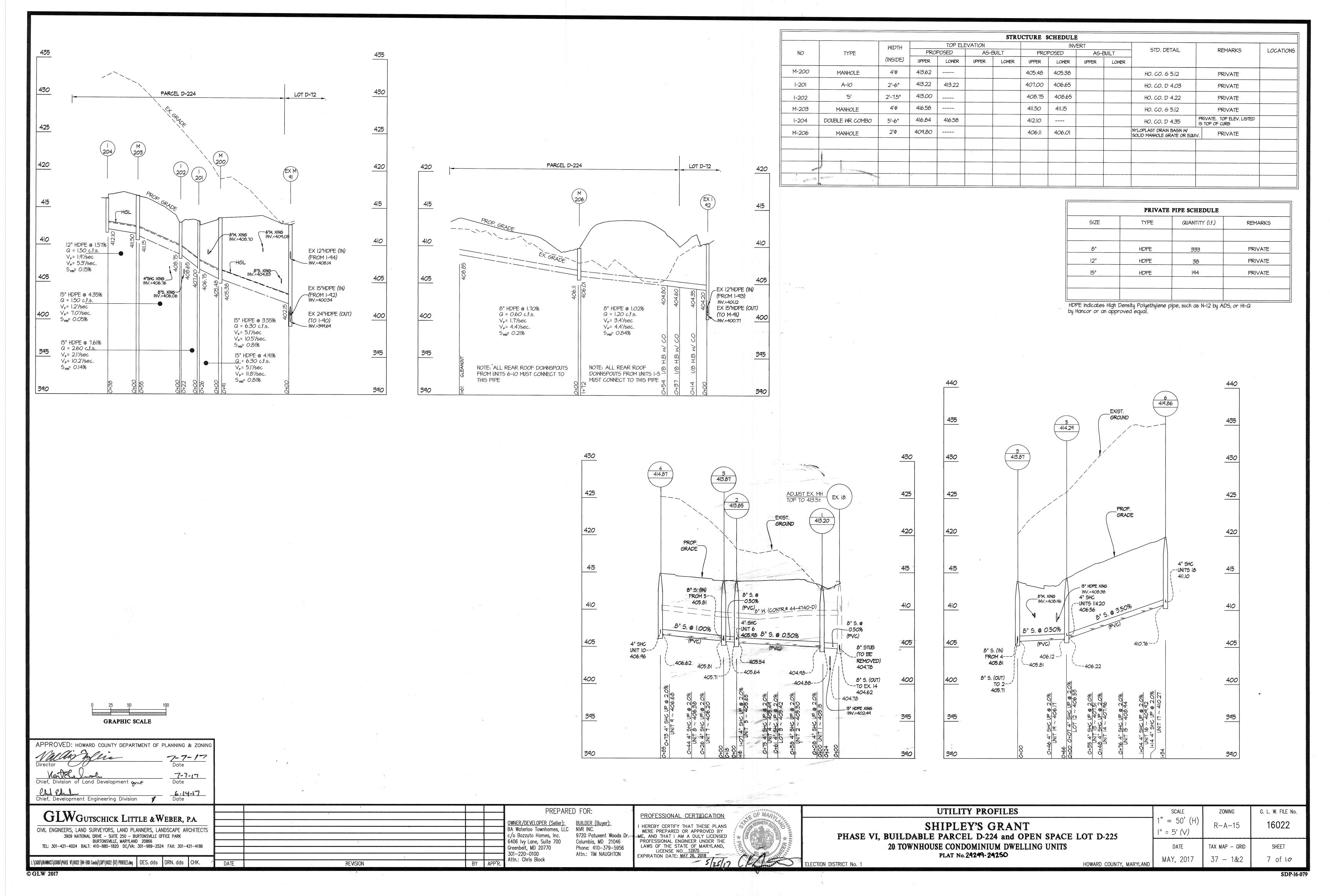
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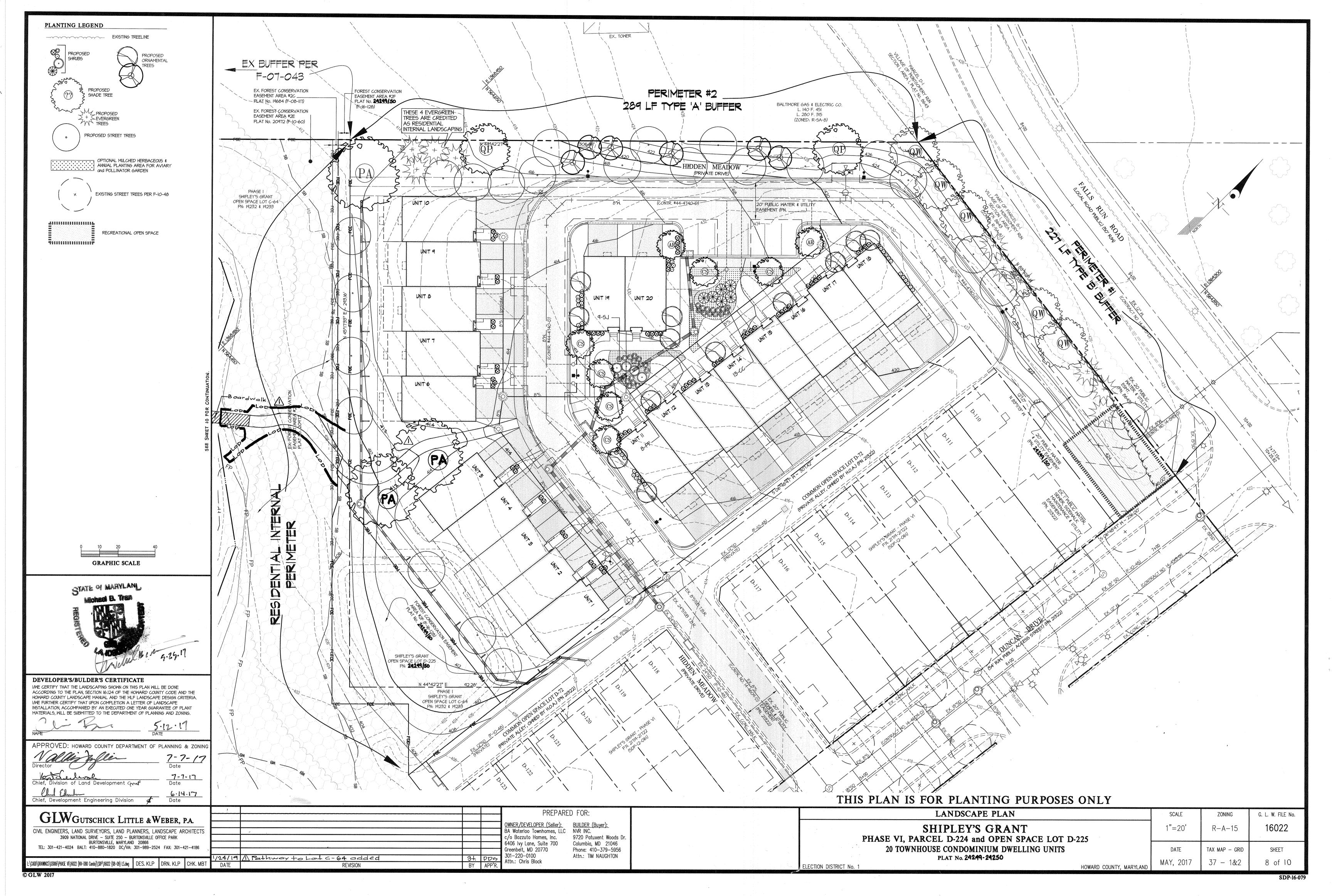
ISOMETRIC VIEW

ENTRANCE SECTION

COMPACTED EMBANKMENT







SPECIFICATIONS: PLANT MATERIALS AND PLANTING METHODS 4. <u>STAKING, GUYING AND WRAPPING:</u> ALL PLANT MATERIAL SHALL BE STAKED OR GUYED, AND WRAPPED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS THE LANDSCAPE CONTRACTOR SHALL FURNISH AND INSTALL AND/OR DIG, BALL, BURLAP AND B. PLANTING METHODS: ALL PROPOSED PLANT MATERIALS THAT MEET THE SPECIFICATIONS IN SECTION A ARE TO BE TRANSPLANT ALL OF THE PLANT MATERIALS CALLED FOR ON DRAWINGS AND/OR LISTED IN THE PLANT DO NOT CUT CENTRAL LEADER. PLANTED IN ACCORDANCE WITH THE FOLLOWING METHODS DURING THE PROPER PLANTING SEASONS REMOVE ANY DEAD OR DAMAGED A. STAKES: SHALL BE SOUND WOOD 2" X 2" ROUGH SAWN OAK OR SIMILAR DURABLE WOODS, OR LENGTHS, MINIMUM 7'-O" FOR BRANCHES BY APPROPRIATE MAJOR TREES AND 5'-O" MINIMUM FOR MINOR TREES. PLANT NAMES USED IN THE PLANT SCHEDULE SHALL CONFORM WITH "AAN" STANDARDS. PRUNING METHODS. PLANTING SEASONS: THE PLANTING OF DECIDUOUS TREES, SHRUBS AND VINES SHALL BE FROM MARCH IST TO JUNE 15TH B. WIRE AND CABLE: WIRE SHALL BE #10 GA. GALVANIZED OR BETHANIZED ANNEALED STEEL WIRE. FOR TREES OVER 3" CALIPER, "X2"X8" MIN. 3/8" DIA. REINFORCED BLACK PROVIDE 5/16" TURN BUCKLES, EYE AND EYE WITH 4" TAKE-UP. FOR TREES OVER 5" CALIPER, PROVIDE 3/16", 7 STRAND CABLE HARDWOOD ALL PLANT MATERIAL SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE "USA STANDARD FOR HARDWOOD STAKES-AND FROM SEPTEMBER 15TH TO DECEMBER 15TH. PLANTING OF DECIDUOUS MATERIAL MAY BE CADMIUM PLATED STEEL, WITH GALVANIZED "EYE" THIMBLES OF WIRE AND HOSE ON TREES UP TO 3" IN CALIPER. RUBBER HOSE, INTERLOCKED. STAKES NURSERY STOCK" LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (HERE-CONTINUED DURING THE WINTER MONTHS PROVIDING THERE IS NO FROST IN THE GROUND AND POSITION ABOVE FIRST SET OF AFTER REFERRED TO AS AAN STANDARDS). ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND FROST-FREE TOPSOIL PLANTING MIXTURES ARE USED HOSE: SHALL BE NEW, 2 PLY REINFORCED RUBBER HOSE, MINIMUM 1/2" I.D. "PLASTIC LOCK TIES" OR "PAUL'S TREES BRACES" MAY BRANCHES TO SECURE THE TREE SO " APPROVED HARDWOOD 3" APPROVED VARIETY, SHALL HAVE A NORMAL HABIT OF GROWTH AND SHALL BE FIRST QUALITY, SOUND, VIGOROUS, BE USED IN PLACE OF WIRE AND HOSE ON TREES UP TO 3" IN CALIPER. WELL-BRANCHED AND WITH HEALTHY, WELL-FURNISHED ROOT SYSTEMS. THEY SHALL BE FREE OF DISEASE MULCH (NO MULCH AROUND THAT IT IS PLUMBED. HARDWOOD MULCH THE PLANTING OF EVERGREEN MATERIAL SHALL BE FROM MARCH 15TH TO JUNE 15TH AND FROM (NO MULCH AROUND NSECT PESTS AND MECHANICAL INJURIES. AUGUST 15TH TO DECEMBER 1ST. NO PLANTING SHALL BE DONE WHEN THE GROUND IS FROZEN OR ROOT COLLAR) -D. ALL TREES UNDER 3" IN CALIPER ARE TO BE PLANTED AND STAKED IN ACCORDANCE WITH THE ATTACHED PLANTING DETAILS. 2 STRANDS 14-GA GALV, WIRE EXCESSIVELY MOIST. NO FROZEN OR WET TOPSOIL SHALL BE USED AT ANY TIME. ROOT COLLAR) TWISTED (PLASTIC TIES MAY BE _ PLANTS SHALL BE NURSERY GROWN AND SHALL HAVE BEEN GROWN UNDER THE SAME CLIMATE CONDITIONS AS 5. PLANT PRUNING, EDGING AND MULCHING: A. EACH TREE, SHRUB OR VINE SHALL BE PRUNED IN AN APPROPRIATE MANNER TO ITS PARTICULAR REQUIREMENTS, IN ACCORDANCE USED INSTEAD OF WIRE & RUBBER CREATE 3-4" DEPTH THE LOCATION OF THIS PROJECT FOR AT LEAST TWO YEARS BEFORE PLANTING. NEITHER HEELED-IN PLANTS NOR REATE 3-4" DEPTH -CONTINUOUS ALL PLANT MATERIAL SHALL BE DUG, BALLED AND BURLAPPED (B&B) IN ACCORDANCE WITH THE "AAN PLANTS FROM COLD STORAGE WILL BE ACCEPTED. HOSE) SET TOP OF ROOT BALL AT OR CONTINUOUS COMPACTED SAUCER COMPACTED SAUCER ADJACENT TRUNK OR BRANCHES. ALL CUTS OVER I" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED ANTISEPTIC TREE WOUND PLANT MEASUREMENTS: ALL PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED IN THE PLANT SCHEDULE. SLIGHTLY ABOVE FINISH GRADE (NO RIM WITH TOP SOIL RIM WITH TOP SOIL 3. <u>EXCAVATION OF PLANT PITS</u>: THE LANDSCAPING CONTRACTOR SHALL EXCAVATE ALL PLANT PITS, VINE PITS, HEDGE TRENCHES MORE THAN 3"). FINISH GRADE ---. ALL TRENCHES AND SHRUB BEDS SHALL BE EDGED AND CULTIVATED TO THE LINES SHOWN ON THE DRAWING. THE AREAS AROUND CUT BURLAP & WIRE BASKETS FROM FINISH GRADE A. CALIPER MEASUREMENTS SHALL BE TAKEN SIX INCHES (6") ABOVE GRADE FOR TREES UP TO FOUR-INCH AND SHRUB BEDS IN ACCORDANCE WITH THE FOLLOWING SCHEDULF: ISOLATED PLANTS SHALL BE EDGED AND CULTIVATED TO THE FULL DIAMETER OF THE PIT. SOD WHICH HAS BEEN REMOVED AND TOP 1/3 OF ROOT BALL REMOVE ALL (4") CALIPER AND TWELVE (12") ABOVE GRADE FOR TREES GREATER THAN FOUR INCHES (4") IN CALIPER. STACKED SHALL BE USED TO TRIM THE EDGES OF ALL EXCAVATED AREAS TO THE NEAT LINES OF THE PLANT PIT SAUCERS, THE TOPSOIL SYNTHETIC WRAPS & TWINES A. LOCATIONS OF ALL PROPOSED PLANT MATERIAL SHALL BE STAKED AND APPROVED IN THE EDGES OF SHRUB AREAS, HEDGE TRENCHES AND VINE POCKETS. FIELD BY THE LANDSCAPE ARCHITECT BEFORE ANY OF THE PROPOSED PLANT MATERIAL IS B. MINIMUM BRANCHING HEIGHT FOR ALL SHADE TREES SHALL BE SIX FEET (6'), MAXIMUM EIGHT FEET (8'). INSTALLED BY THE LANDSCAPE CONTRACTOR. XISTING SOIL -AFTER CULTIVATION, ALL PLANT MATERIALS SHALL BE MULCHED WITH A 3" LAYER OF FINE, SHREDDED PINE BARK, PEAT MOSS, OR - PLANTING BACKFILL MIXTURE EXISTING SOIL -C. CALIPER, HEIGHT, SPREAD AND SIZE OF BALL SHALL BE GENERALLY AS FOLLOWS: ANOTHER APPROVED MATERIAL OVER THE ENTIRE AREA OF THE BED OR SAUCER. B. ALL PITS SHALL BE GENERALLY CIRCULAR IN OUTLINE, VERTICAL SIDES; DEPTH SHALL NOT BE CALIPER HEIGHT SPREAD SIZE OF BALL LESS THAN 6" DEEPER THAN THE ROOT BALL, DIAMETER SHALL NOT BE LESS THAN TWO TIMES THE LANT INSPECTION AND ACCEPTANCE: THE DESIGN REVIEW COMMITTEE SHALL BE RESPONSIBLE FOR INSPECTING ALL PLANTING PROJECTS ON A PERIODIC BASIS TO ASSURE 12'-14' 5'-6' 28" DIAMETER DIAMETER OF THE ROOT BALL AS SET FORTH IN THE FOLLOWING SCHEDULE. UNDISTURBED SOIL I' MIN. INTO COMPACT SOIL MIX BELOW BALL 14'-16' 6'-8' 32" DIAMETER HAT ALL WORK IS PROCEEDING IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. UNDISTURBED SOIL C. IF AREAS ARE DESIGNATED AS SHRUB BEDS OR HEDGE TRENCHES, THEY SHALL BE EXCAVATED PITCH AWAY FROM BALL TO 14'-16' 8'-10' 36" DIAMETER TO AT LEAST 18" DEPTH MINIMUM. AREAS DESIGNATED FOR GROUND COVERS AND VINES SHALL PLANT GUARANTEE: ALL PLANT MATERIAL SHALL BE GUARANTEED FOR THE DURATION OF ONE FULL GROWING SEASON, AFTER FINAL INSPECTION AND A SEASON, AFTER FINAL INSPECTION AND A SEASON, AFTER FINAL INSPECTION AND A SEASON OF THE DURATION AS A SEASON OF THE DURATION OF THE DURATION AS A SEASON OF THE DURATION OF THE DURATION AS A SEASON OF THE DURATION OF THE DURATION AS A SEASON OF THE DURATION AS A SE PERIMETER OF PLANTING PIT. EQUALS 2 x BALL 16'-18' 8'-10' 40" DIAMETER BE EXCAVATED TO AT LEAST 12" IN DEPTH MINIMUM. EQUALS 2 x BALL 45"-5" 16'-17' 10'-12' 44" DIAMETER ACCEPTANCE OF THE WORK IN THE PLANTING PROJECT. PLANTS SHALL BE ALIVE AND IN SATISFACTORY GROWING CONDITION AT THE NOTE: ALL SUPPORTING DEVICES (STAKES, TIES, ETC.) SHALL BE REMOVED AFTER 2 GROWING SEASONS. D. DIAMETER AND DEPTH OF TREE PITS SHALL GENERALLY BE AS FOLLOWS: 16'-20' 10'-12' 48" DIAMETER NOTE: ALL SUPPORTING DEVICES (STAKES, WIRES, ETC.) SHALL BE REMOVED AFTER 2 GROWING SEASONS PLANT SIZE ROOT BALL PIT DIA. PIT DEPTH 5.5"- 6" 18'-20' 12'-14' 52" DIAMETER DECIDUOUS TREE PLANTING DETAIL A. FOR THIS PURPOSE, THE "GROWING SEASON" SHALL BE THAT PERIOD BETWEEN THE END OF THE "SPRING" PLANTING SEASON, AND EVERGREEN TREE PLANTING DETAIL ALL PLANT MATERIAL SHALL GENERALLY AVERAGE THE MEDIAN FOR THE SIZE RANGES INDICATED ABOVE AS THE COMMENCEMENT OF THE "FALL" PLANTING SEASON. FOR PLANTING MATERIAL UP TO 3 1/2" CALIPER 3" - 3.5"CAL. INDICATED IN THE "AAN" STANDARDS. 3.5"- 4" CAL. GUARANTEE FOR PLANTING PERFORMED AFTER THE SPECIFIED END OF THE "SPRING" PLANTING SEASON, SHALL BE EXTENDED ANT IDENTIFICATION: LEGIBLE LABELS SHALL BE ATTACHED TO ALL SHADE TREES, MINOR TREES, SPECIMEN SHRUBS AND BUNDLES 4" - 4.5"CAL. THROUGH THE END OF THE NEXT FOLLOWING "SPRING" PLANTING SEASON. 4.5"- 5" CAL. OR BOXES OF OTHER PLANT MATERIAL GIVING THE BOTANICAL AND COMMON NAMES, SIZE AND QUANTITY OF SET ROOT BALL AT OR SLIGHTLY ABOVE 5" - 5.5"CAL. EACH. EACH SHIPMENT OF PLANTS SHALL BEAR CERTIFICATES OF INSPECTION AS RÉQUIRED BY FEDERAL, FINISH GRADE, CONTAINERS TO BE ALL SODDING SHALL BE IN ACCORDANCE TO THE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN PRIOR TO PLANTING CUT 5.5"- 6" CAL. 104" STATE AND COUNTY AUTHORITIES. REMOVED PRIOR TO PLANTING. SCARIFY AREAS" LATEST EDITION, APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON AND THE POT-BOUND ROOTS. AFTER ROOT EDGES TO STIMULATE GROWTH. AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS. PLANTING, THE ENTIRE GROUND A 20 % COMPACTION FIGURE OF THESOIL TO BE REMOVED IS ASSUMED AND WILL BE ALLOWED IN COVER BED SHALL BE THE OWNER MAY REQUEST, AT LEAST TEN (IO) DAYS PRIOR TO THE INSTALLATION OF ANY PROPOSED PLANT CALCULATION OF EXTRA TOPSOIL. THE TABULATED PIT SIZES ARE FOR PURPOSES OF UNIFORM ALL SOD SHALL BE STRONGLY ROOTED SOD, NOT LESS THAN TWO YEARS OLD AND FREE OF WEEDS AND UNDESIRABLE NATIVE THOROUGHLY WATERED. 3" MULCH - AS SPECIFIED -MATERIAL, TO INSPECT ALL PROPOSED PLANT MATERIAL AT THE SOURCE OF ORIGIN. CALCULATION AND SHALL NOT OVERRIDE THE SPECIFIED DEPTHS BELOW THE BOTTOMS OF THE GRASSES. PROVIDE ONLY SOD CAPABLE OF GROWTH DEVELOPMENT WHEN PLANTED AND IN STRIPS NOT MORE THAN 18" WIDE X 4" LONG. PROVIDE SOD COMPOSED PRINCIPALLY OF IMPROVED STRAIN KENTUCKY BLUEGRASS, SUCH AS, COLUMBIA, VICTA, OR ESCORT. BACKFILL WITH PREPARED-SOIL MIX -MOUNDED EARTH LANDSCAPE NOTES SAUCER (FOR 13 TOPSOIL ISOLATED PLANTING 13 FXISTING SOIL THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE 1/3 ORGANIC AMENDMENTS SITUATION) SCHEDULE-A: PERIMETER LANDSCAPE EDGE HOWARD COUNTY CODE & THE HOWARD COUNTY LANDSCAPE MANUAL. SCHEDULE-B: PARKING LOT INTERNAL LANDSCAPING PLANTING BACKFILL MIXTURE -SCARIFY TO 3" DEPTH-CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING PERIMETER # UNDISTURBED SOIL _ UNIT 18 UNIT 19 TOTAL SCARIFY SOIL BELOW ROOTBALL-WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET NO NUMBER OF PARKING SPACES 7 COMMON SURFACE SPACES USE SITUATION ADJACENT TO ADJACENT TO EXISTING SOIL-PERIMETER PROPERTIES | PERIMETER PROPERTIES ADJACENT TO ROADWAY (SFA SIDE OF STRUCTURE TO ROADWAY) FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE NUMBER OF SHADE TREES REQUIRED (SFA ADJ. TO SFA) SHRUB PLANTING DETAIL (SFA ADJ. TO OTHER GROUNDCOVER PLANTING DETAIL STARTING PLANTING WORK. CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY USES) (I PER IO RES. SPACES) RELOCATIONS ARE REQUIRED. LANDSCAPE BUFFER TYPE TYPE B TYPE A TYPE C TYPE C TYPE C PLANT QUANTITIES SHOWN ON THE PLANT LIST ARE PROVIDED FOR THE CONVENIENCE NUMBER OF TREES PROVIDED OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON LINEAR FEET OF THE PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL 227 ROADWAY/ PERIMETER FRONTAGE/BLDG PLANT LIST TAKE PRECEDENCE. OTHER TREES (2:1 SUBSTITUTION) SYMBOL QTY. NAMES (BOTANICAL / SCIENTIFIC) ROOT/COMMENTS ALL PLANT MATERIAL SHALL BE FULL, HEAVY, WELL FORMED, SYMMETRICAL, AND CONFORM TO THE A.A.N. SPECIFICATIONS. IN ADDITION, ALL REQUIRED PLANTING FOR CREDIT FOR EX. VEGETATION SHADE TREES THE LANDSCAPE ISLANDS IN THE PARKING LOT SHALL CONFORM TO THE HOWARD NONE NONE NONE NONE (YES, NO; LINEAR FEET; DESCRIBE COUNTY LANDSCAPE MANUAL. ALL PLANT MATERIAL SHALL BE INSTALLED IN BELOW IF NEEDED) 23 ACER RUBRUM 'AUTUMN BLAZE'/ AUTUMN BLAZE RED MAPLE ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THIS PLAN. SEE THIS SHEET 2 1/2-3" CAL | B&B (STREET TREE FOR PLANTING DETAILS. 5 QUERCUS PHELLOS / WILLOW OAK 2 1/2-3" CAL CREDIT FOR WALL, FENCE OR BERM NO SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HOWARD COUNTY QUERCUS PALUSTRIS/ PIN OAK (YES, NO; LINEAR FEET; DESCRIBE DPZ AND THE OWNER OR HIS REPRESENTATIVE NONE NONE 2 1/2-3" CAL | B&B BELOW IF NEEDED) ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, QUERCUS 'CRIMSON SPIRE' / CRIMSON SPIRE OA 2 1/2-3" CAL | B&B PAVED, OR MULCHED SHALL BE SODDED OR SEEDED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATION. A MINIMUM OF 4" OF TOPSOIL SHALL BE 3 PLATANUS ACERIFOLIA / LONDON PLANETREE 2 1/2-3" CAL B\$B NUMBER OF PLANTS REQUIRED PROVIDED TO ALL PLANTING AREAS. 5 (1:50) SHADE TREES 5 (1:60) 1 (1:40) 1 (1:40) 1 (1:40) ACER RUBRUM 'AUTUMN BLAZE'/ AUTUMN BLAZE RED MAPLE 2 1/2-3" CAL B&B THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING IF HE/SHE ENCOUNTERS SOIL EVERGREEN TREES 3 (1:20) 3 (1:20) 3 (1.20) DRAINAGE CONDITIONS THAT MAY BE DETRIMENTAL TO THE GROWTH OF THE PLANTS. EVERGREEN TREES **ORNAMENTALS**

ORN. FOR 3 SHADE TREES 2 ORN. FOR I SHADE TREE 2 ORN. FOR I SHADE TREE 2 ORN. FOR I SHADE TREE

*30 SHRUBS FOR 3 EVGs.

TOTAL SHRUBS REQUIRED

SCHEDULE-C: RESIDENTIAL INTERNAL LANDSCAPING					
20 SINGLE FAMILY ATTACHED UNITS					
20 SHADE TREES					
IO SHRUBS (BY UNIT 20, SEE NOTE BELOW)					
IO SHADE TREES 6 ORNAMENTAL TREES (for 3 shade trees) 4 EVERGREEN TREES (for 2 shade trees)					
IO SHRUBS (BY UNIT 20, SEE NOTE BELOW)					

* NOTE: THE IO SHRUBS ARE PROVIDED AS AN ALTERNATIVE COMPLIANCE FOR UNIT 20 BEING LESS THAN 15 FEET FROM THE COMMON PARKING AREA.

PRIVATE STREET TREE REQUIREMENTS

** SOME OF THE SHRUBS HAVE BEEN RELOCATED TO THE AVIARY & POLLINATOR GARDEN

LOCATION	LENGTH OF CURB (L.F.)	CALCULATED NUMBER of TREES REQUIRED	NUMBR of TREES PROVIDED
ALONG HIDDEN MEADOW	927 LF. (Excluding the 7 parking space portion)	23 (approximately one tree per 40 lf.)	23*

* DUE TO THE REQUIRED CLEARANCE (OF IO') FROM DRIVEWAYS AND TREE PLANTING PROHIBITION WITHIN A PUBLIC WATER & UTILITY EASEMENT, MOST OF THE 30 PRIVATE STREETS ARE LOCATED ELSEWHERE (along the perimeter of Parcel D-80).

NOTE: STREET TREES SHALL BE PLANTED 6 FEET BEHIND THE CURB WHEN THERE ARE NO SIDEWALKS. STREET TREES MAY NOT BE PLANTED WITHIN 5 FEET OF A DRAIN INLET

STRUCTURE, 5 FEET OF AN OPEN SPACE ACCESS STRIP OR 10 FEET OF A DRIVEWAY.

TABULATION OF LANDSCAPE & PRIVATE STREET TREES FOR REQUIRED LANDSCAPE SURETY SCHD.-A SCHD.-B SCHD.-C HIDDEN MEADOW TOTAL TOTAL SHADE TREES REQUIRED 23 TOTAL EVGRN. TREES REQUIRED

** 30 SHRUBS

\$ 17,100.00 SURETY REQUIRED FOR 57 SHADE TREES AT \$300/TREE \$ 2,250.00 SURETY REQUIRED FOR 15 EVERGREEN TREES AT \$150/TREE \$ 300.00 SURETY REQUIRED FOR 10 SHRUBS AT \$30/SHRUB

TOTAL LANDSCAPE SURETY REQUIRED (to be posted w/ the Developer Agreement)

PREPARED FOR:

9720 Patuxent Woods D

Columbia, MD 21046

Phone: 410-379-5956

Attn.: TIM NAUGHTON

OWNER/DEVELOPER (Seller):

c/o Bozzuto Homes, Inc.

6406 lvy Lane, Suite 700

Greenbelt, MD 20770

301-220-0100

Attn.: Chris Block

BA Waterloo Townhomes, LLC NVR INC.

** 30 SHRUBS FOR 3 EVG

SOME OF THE REQUIRED SHADE TREES (UP TO A MAXIMUM OF 50%) MAY BE SUBSTITUTED. SUCH

NUMBER OF PLANTS PROVIDED

SHADE TREES

EVERGREEN TREES

SUBSTITUTIONS MADE

1:50 1:20

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONIN

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\DRAMMSS\03006\PHASE VI\16022 (NY-D80 Condo)\SDP\16022 (08-09) LS.dmg | DES. KLP | DRN. KLP | CHK. MBT

ALL EXPOSED EARTH WITHIN THE LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH

VERIFY THE LOCATION AND DEPTH OF THE COMMUNICATION LINE(S) WITHIN THE AT&T

R/W PRIOR TO ANY PLANTING WITHIN THIS R/M. THE CONTRACTOR SHALL CONTACT

THE SCHEDULES ON THIS SHEET ARE PROVIDED FOR LANDSCAPE SURETY CALCULATION

AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$ 19.350.00 FOR

PURPOSES. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED

TO REQUEST A LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE POSTED

THE OWNER, TENANT, AND THEIR RESPECTIVE AGENTS, IF ANY, SHALL JOINTLY AND

SEVERALLY BE RESPONSIBLE FOR THE MAINTENANCE OF THE REQUIRED LANDSCAPIN

ALL REQUIRED PLANTINGS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND

WHENEVER NECESSARY, REPLACED WITH COMPARABLE NEW PLANT MATERIALS TO

REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPING MANUAL.

ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE

WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND

ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN

DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL

THE OWNER TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE

FENCES, AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWIN

OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS,

CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE

CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN

NECESSARY, REPAIRED OR REPLACED.

REQUIRED MATERIALS ARE PLANTED OR REVISIONS ARE MADE TO APPLICABLE PLANS

AT THE TIME OF INSTALLATION, ALL PLANTS SHALL BE OF THE PROPER HEIGHT

LANDSCAPE SURETY, SUBMIT A WRITTEN REQUEST OF LANDSCAPE INSPECTION, ALONG WITH A COPY OF THE ONE YEAR LANDSCAPE PLANT WARRANTY, TO THE DIVISION OF

SHREDDED HARDWOOD MULCH PER THE PLANTING DETAILS.

GLW FOR ANY NECESSARY RELOCATION OF PLANT MATERIALS.

57 SHADE TREES at \$300/TREE = \$ 17,100,00

15 EVERGREEN TREES AT \$150/TREE = \$ 2,250.00

LAND DEVELOPMENT, HO. CO. DEPT. OF PLANNING AND ZONING.

ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS.

THE FOLLOWING PLANTS:

DO NOT PLANT WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT

6.14.17 Chief. Development Engineering Division

DEVELOPER'S/BULDER'S CERTIFICATE I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT

ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL AND THE MLF LANDSCAPE DESIGN CRITERIA. MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING. 🎏

REVISION

SUBSTITUTION FOR DIFFERENT TYPE OF PLANT MATERIALS ARE AS FOLLOWS: 2 ORNAMENTALS or 2 EVERGREENS FOR I SHADE TREE

or 10 SHRUBS FOR I SHADE TREE OR EVERGREEN TREE. SUBSTITUTIONS WOULD NOT CHANGE THE TOTAL SURETY REQUIRED (I.E, \$300.00 = I SHADE TREE = 2 ORNAMENTAL OR 2 EVERGREEN = 10 SHRUBS)

> LANDSCAPE NOTES and DETAILS SCALE G. L. W. FILE No. SHIPLEY'S GRANT NO SCALE R - A - 15PHASE VI, PARCEL D-224 and OPEN SPACE LOT D-225 20 TOWNHOUSE CONDOMINIUM DWELLING UNITS TAX MAP - GRID SHEET PLAT No. 24249- 24250 37 - 1&2 9 of 10 HOWARD COUNTY, MARYLAND

THIS PLAN IS FOR PLANTING PURPOSES ONLY

ELECTION DISTRICT No. 1

ID ILEX X NELLIE R. STEVENS/NELLIE R. STEVENS HOLLY

CERCIS CANADENSIS / EASTERN REDBUD

DEUTZIA GRACILIS/ SLENDER DEUTIZIA

WILTONI BLUE RUG'

OPTIONAL HERBACEOUS & ANNUAL PLANTINGS FOR AVIARY & POLLINATOR GARDEN

CARYOPTERIS CLANDONENSIS/'DARK KNIGHT' BLUE BEAF

ILEX CRENATA 'HELLEI' / DWARF JAPANESE HOLLY ILEX GLABRA 'COMPACTA' / DWARF INKBERRY

MAHONIA AQUIFOLIUM / OREGON GRAPE HOLLY

BUDDLEIA 'BICOLOR'/ RAINBOW BUTTERFLY BUSH

VIBURNUM CARLESII / KOREAN SPICE VIBURNUM

HEMEROCALLIS 'JOAN SENIOR' DAYLILY

MONARDA DIDYMA / BEE BALM DIGITALIS PURPUREA / FOXGLOVE

SPIRAEA JAPONICA 'GOLDMOUND' / GOLDMOUND SPIREA

CARYOPTERIS CLANDONENSIS/'DARK KNIGHT' BLUE BEARD

POTENTILLA FRUTICOSA 'SUNSET' / SUNSET POTENTILLA

HERMEROCALLIS 'STRAWBERRY GANDY' DAYLILY

RUDBECKIA HIRTA 'AUTUMN COLOR' BLACK-EYED SUSAN

ZINNEAS (VARIETIES: ENVY, QUEEN RED LIME, TEQUILA LIME)

OTHER AS SELECTED & APPROVED BY THE MAJORITY OF RESIDENTS)

LAVANDULA X INTERMEDIA 'PROVENCE' LAVENDER ECHINACEA PURPUREA MAXIMA / EHCHINACEA

HEMEROCALLIS 'CHERRY CHEEKS' DAYLILY

COTONEASTER DAMMERII 'CORAL BEAUTY'/ CORAL BEAUTY COTONEASTER

OTONEASTER HORIZONTALIS 'TOM THUMB' / TOM THUMB COTONEASTER JUNIPERUS HORIZONTALIS VAR. / JUNIPER VAR.; 'BAR HARBOR', 'ANDORRA'.

BUXUS SEMPERVIRENS 'SUFFRUTICOSA' / DWARF ENGLISH BOXWOOD

LAGERSTROEMIA INDICA 'NATCHEZ'/ CRAPE MYRTLE 'NATCHEZ'

B&B. MULTI-STEM W/

MIN. CLEAR TRUNK

MIN. CLEAR TRUNK

 $2 - 2 \frac{1}{2}$ CAL B&B, TREE FORM W

18"-24" SPR CONTAINER

30"-36" SPR. CONTAINER

24"-30" SPR. CONTAINER

24"-30" SPR. CONTAINER

18"-24" SPR. | CONTAINER

18" O.C. CONTAINER

ORNAMENTAL TREES

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SHRUBS (CHOOSE FROM THE FOLLOWING)

SHRUBS (FOR HUMMINGBIRD & BUTTERFLY GARDENS)

REMOVE ONLY DEAD

BRANCHES DAMAGED

USING APPROPRIATE

CUT THE LEADER.

PLUMBED.

EXPOSED)

BRANCHES MAY BE TRIMME

PRUNING METHODS. DO NO

2 INTERLOCKING PLASTIC

SET TOP OF ROOT BALL

AT OR SLIGHTLY ABOVE

FINISH GRADE (ROOT

COLLAR MUST BE

CUT BURLAP & WIRE

TWINES ENTIRELY

BASKETS FROM TOP 1/3

OF ROOT BALL REMOVE

ALL SYNTHETIC WRAPS

-PLANTING BACKFILL MIXTURE

TIES TO SECURE THE

TREE SO THAT IT IS