SITE DEVELOPMENT PLAN WESTMOUNT

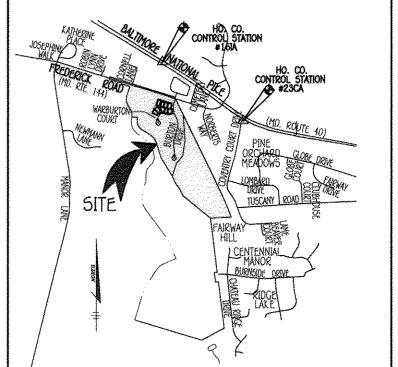
PHASE 1

LOTS 38 THRU 46

ZONED: R-ED (RESIDENTIAL ENVIRONMENTAL DEVELOPMENT) TAX MAP No. 23 P/O PARCEL NO. 149 GRID No's. 6 & 12 HOWARD COUNTY, MARYLAND

BENCH MARKS T.P. 16IA ELEV. 462,988 N. 589,509,368 E. 1,346,343.632 LOC. NEAR INTERSECTION OF MD. RTE. 40 & CEMETERY LANE T.P. 23CA ELEV. 402,187

N. 550,035.645 E. 1,348,385.607 LOC. NEAR 1-95 BRIDGE LOC. NEAR INTERSECTION OF



SCALE: 1" = 2000' HO. CO. ADC MAP 11, GRID 0-7, D-0 & E-7, E-0

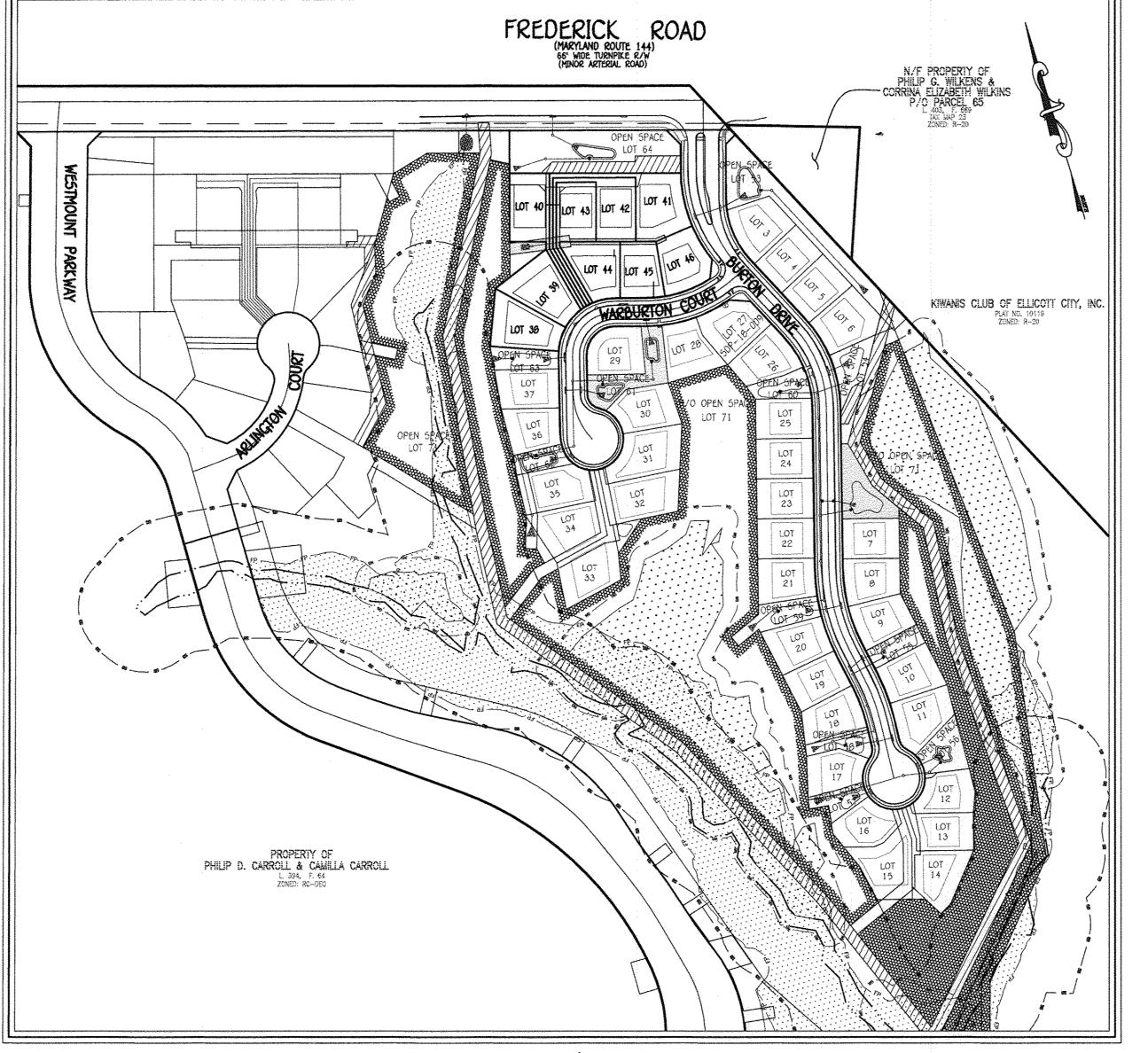
SITE ANALYSIS DATA

- . TOTAL AREA OF SITE = 1.87 AC.± TOTAL AREA OF THIS SUBMISSION = 1.87 AC. *
- LIMIT OF DISTURBED AREA = 1.91 AC. * PRESENT ZONING DESIGNATION = R-ED
- PROPOSED USE: SINGLE FAMILY DETACHED
- FLOOR SPACE ON EACH LEVEL OF BUILDING: N/A . TOTAL NUMBER OF UNITS : 9 UNITS
- . TOTAL NUMBER OF PARKING SPACES REQUIRED = 23 SPACES TOTAL NUMBER OF PARKING SPACES PROVIDED = 36 SPACES
- OPEN SPACE ON SITE: N/A
- BUILDING COVERAGE OF SITE: 26%
- PREVIOUS HOWARD COUNTY FILES: F-07-124, F-11-058, ZB-1087M, WP-11-132, ECP-14-058, 5P-14-008, WP-15-038, WP-16-001, WP-16-143, PB408, THE DRRA IS RECORDED IN LIBER 12722, FOLIO 248,
- & 50P-16-009 M. TOTAL AREA OF FLOODPLAIN: 0.00 AC.+
- N. TOTAL AREA OF SLOPES IN EXCESS OF 25% = 0.000 AC. ±
- AREA OF WETLANDS = 0.00 AC.+
- AREA OF FOREST = 0.00 AC. ± Q. IMPERVIOUS AREA = 45% AC. *

	STORMWATER MANAGEMENT PRACTICES										
LOT NO.	STREET ADDRESS	DRY WELLS M-5 (Y/N)	MICRO BIO-RETENTION M-6 (Y/N)	GRASS SWALE M-0 (Y/N)	NON-ROOFTOP DISCONNECITON N-2 (Y/N)						
38	10620 WARBURTON COURT	Y(3)	Y (PROVIDED UNDER F-15-087)								
39	10616 WARBURTON COURT	Y(3)	Y (PROVIDED UNDER F-15-007)								
40	3311 MORTON LANE	Y(3)		Y (PROVIDED UNDER F-15-087)	Y (PROVIDED UNDER F-15-007)						
41	3315 MORTON LANE	Y(3)	Y (PROVIDED UNDER F-15-007)	Y (PROVIDED UNDER F-15-087)							
42	3319 MORTON LANE	Y(3)		Y (PROVIDED UNDER F-15-087)							
43	3323 MORTON LANE	Y(3)		Y (PROVIDED UNDER F-15-007)							
44	10610 WARBURTON COURT	Y(3)	Y (PROVIDED UNDER F-15-087)								
45	10606 WARBURTON COURT	Y(3)	Y (PROVIDED UNDER F-15-087)								
46	10602 WARBURTON COURT	Y(3)	Y (PROVIDED UNDER F-15-087)								

LEG	ENO
5YMBOL	DESCRIPTION
44 <u>0</u>	EXISTING CONTOUR 2' INTERVAL
450	EXISTING CONTOUR 10' INTERVAL
-448	PROPOSED CONTOUR 2' INTERVAL
	PROPOSED CONTOUR 10' INTERVAL
×444.5	SPOT ELEVATION
	DRYWELL (M-5)-TYPICAL
	LIMIT OF DISTURBANCE
55F	SUPER SILT FENCE
	FLOOD PLAIN
	STREAM BUFFER
	STREET TREES PER F-15-087
0 * 53	PERIMETER LANDSCAPE TREES PER F-15-007
	EXISTING BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED

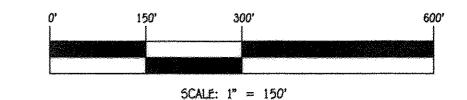
ADDRESS CHART							
LOT NUMBER	STREET ADDRESS						
38	10620 WARBURTON COURT						
39	10616 WARBURTON COURT						
40	3311 MORTON LANE						
41	3315 MORTON LANE						
42	3319 MORTON LANE						
43	3323 MORTON LANE						
44	10610 WARBURTON COURT						
45	10606 WARBURTON COURT						
46	10602 WARBURTON COURT						



LOCATION MAP SCALE: 1" = 150'

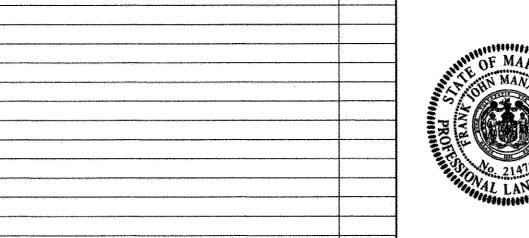
GENERAL NOTES

- SUBJECT PROPERTY ZONED R-ED PER THE 10/06/13 COMPREHENSIVE ZONING PLAN.
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410)313-1880 AT LEAST (5) FIVE WORKING DAYS PRIOR TO THE START OF WORK. 3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS
- PRIOR TO ANY EXCAVATION WORK. 4. THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: F-07-124, F-11-050, ZB-1007M. WP-11-132, ECP-14-050, 5P-14-000, WP-15-030, WP-16-001, WP-16-143, PB400, THE
- DRRA IS RECORDED IN LIBER 12722, FOLIO 248, & 5DP-18-009. 5. THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT SEPTEMBER, 2001 BY FISHER, COLLINS & CARTER INC. AND SUPPLEMENTED WITH THE
- PLAT TITLED "WESTMOUNT PHASE 1" AND RECORDED AS 24123 24138 AMONG THE LAND 6. TOPOGRAPHY SHOWN IS BASED ON FINAL ROAD CONSTRUCTION, GRADING AND STORMWATER
- MANAGEMENT PLANS F-15-087. 7. HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS. HOWARD COUNTY MONUMENT 16IA N 509,509.360 E 1,346,343.632
- HOWARD COUNTY MONUMENT 23CA N 558,035.645 E 1,348,385.607 6. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S
- 9. THIS PLAN IS FOR HOUSE SITING AND GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION, FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-15-087. FOR APPROVED WATER AND SEWER CONTRACT
- F-15-007. FINANCIAL SURETY FOR THE REQUIRED 2 SHADE TREES, AND 2 EVERGREEN TREES \$900.00 FOR LANDSCAPING PROVIDED UNDER THIS SITE DEVELOPMENT PLAN.
- 12. FOREST CONSERVATION REQUIREMENTS HAVE BEEN ADDRESSED WITH F-15-087. 13. FOR DRIVEWAY ENTRANCE DETAILS REFER TO HO. CODES MANUAL VOL. IV DETAILS R.6.03 &
- 14. OPEN SPACE REQUIREMENTS FOR THESE LOTS HAVE BEEN PROVIDE UNDER. F-15-007.
- 15. THIS SOP IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 50-2001.
- 16. IN ACCORDANCE WITH SECTION 120 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16' FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACKS. THE 15' MINIMUM DISTANCE BETWEEN STRUCTURES DOES NOT APPLY TO THOSE REFERENCED FEATURES NOR BETWEEN OPEN DECKS AND A DWELLING STRUCTURE OR ANOTHER DECK. AS AN ADVISORY,
- THE 15' DISTANCE DOES APPLY TO THE SECOND STORY OVERHANG. 17. STORMWATER MANAGEMENT WILL BE PROVIDED BY 271/DRY WELLS (M-5) TO BE OWNED AND MAINTAINED BY THE LOT OWNER WHERE THAT PARTICULAR DRY WELL IS LOCATED AND WILL BE SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS OF THE DECLARATION OF COVENANTS RECORDED IN THE LAND RECORDS OF HOWARD COUNTY. THIS SITE DEVELOPMENT IS ALSO SUPPORTED BY BIO-RETENTION PROVIDED BY F-15-087.
- 18. THE PROJECT IS NOT SUBJECT TO THE PROVISIONS OF MODERATE INCOME HOUSING UNITS (MIHU) BASED ON THE DEVELOPER'S RIGHTS AND RESPONSIBILITIES AGREEMENT (DRRA)
- RECORDED AT LIBER 12722 FOLIO 248 ON 9/17/2010. 19. 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' IF SERVING MORE THAN ONE RESIDENCE)
- B.) SURFACE 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.)
- C.) GEOMETRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT
- D.) STRUCTURES (BRIDGES/CULVERTS) CAPABLE OF SUPPORTING 25 GROSS TONS
- E.) DRAINAGE ELEMENTS CAPABLE OF SAFETY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
- F.) STRUCTURE CLEARANCES MINIMUM 12 FEET
- G.) MAINTENANCE SUFFICIENT TO INSURE ALL WEATHER USE. 20. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS,
- FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS 21. FLAG AND PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND
- NOT ONTO THE PIPESTEM LOT DRIVEWAY. 22. THE 65DBA NOISE LINE ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- 23. SUBJECT PROPERTY IS ZONED R-ED AND IS SUBJECT TO COUNCIL BILL NO. 2, "SECTION 128.0.A.1.]. OF THE ZONING REGULATIONS (CB-2-2012) WHICH ALLOWS SUNROOMS AND ROOM EXTENSIONS NOT MORE THAN 10 FEET INTO THE REAR SETBACK ALONG NOT MORE THAN 60% OF THE REAR FACE OF THE DWELLING ON A LOT WHICH ADJOINS OPEN SPACE ALONG A MAJORITY OF THE REAR LOT LINE FOR R-ED LOTS RECORDED AFTER THE EFFECTIVE DATE OF 5/13/12," DUE TO RESTRICTIONS, LOT 30 IS THE ONLY LOT FROM THIS SUBMISSION TO WHICH THIS BILL CAN BE APPLIED.



TITLE SHEET







PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE

	Chief Division of Land Development Chief Development Engineering Division Director - Department of Planning and Zoning PROJECT PHASE					1-2-68 Date /Z:ZZ-17 Date /-3-/8 Date PARCEL NO.
O ALSO (OLIII OSO	WESTMOUNT	Lavage No. 1	7016	1 =10 (50)(5	1 1 20 010	71
OWNER/BUILDER BEAZER HOMES, LLC 8965 GUILFORD ROAD — SUITE 290	PLAT 24127	BLOCK NO. 6 & 12	ZONE R-ED	TAX/ZONE 23	ELEC. DIST	. CENSUS TR. 605102
COLUMBIA, MARYLAND 21046 (765) 894-0182	F-07-124, F-	OWARD COUNTY 11-050, ZB-1007 PB400, THE DRRA I	M, WP-11-132			'-15-038, WP-16-081, DP-10-009

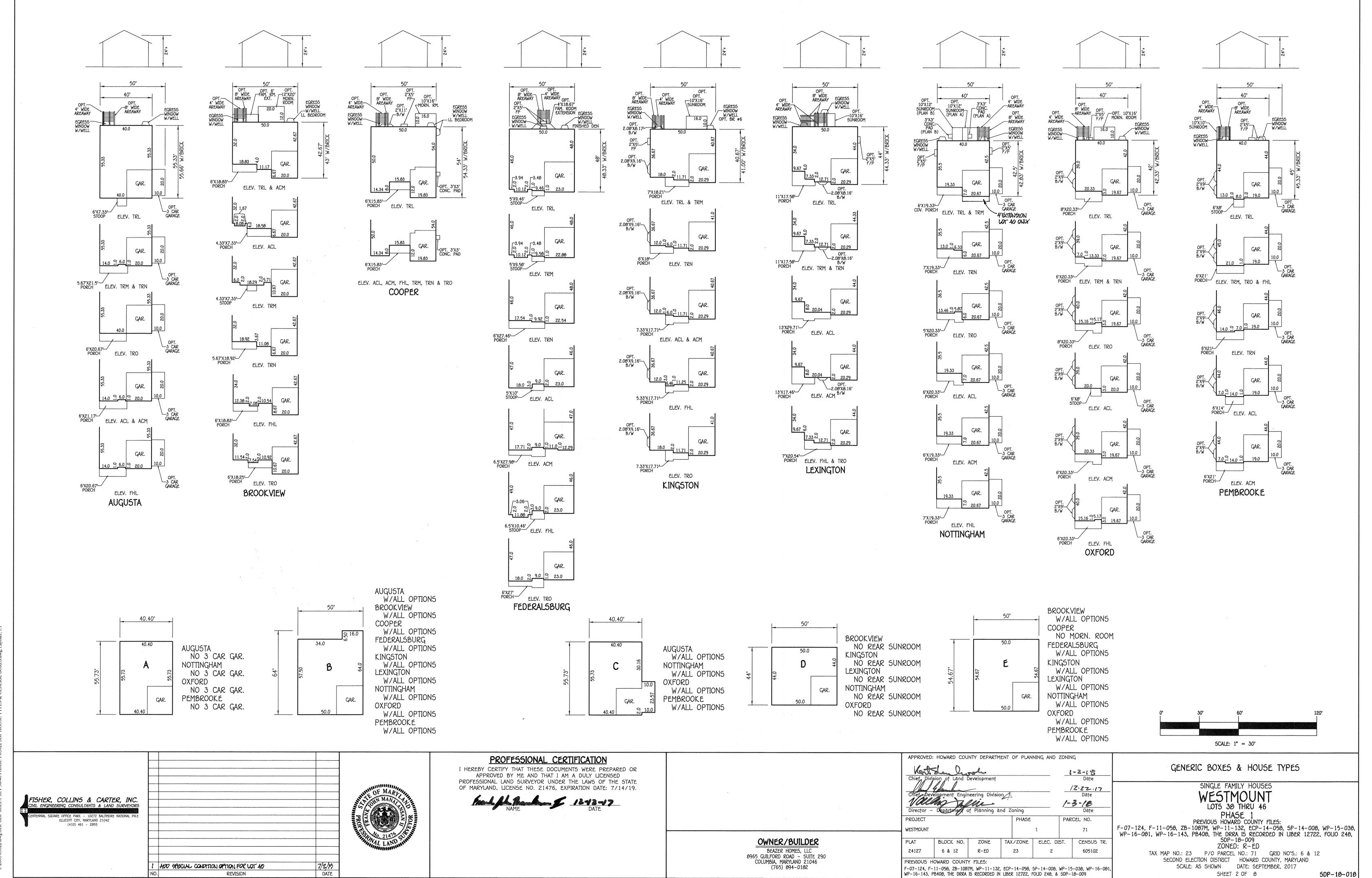
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

-	
	SINGLE FAMILY HOUSES
***************************************	WESTMOUNT
	LOTS 30 THRU 46
-	PHASE 1
	PREVIOUS HOWARD COUNTY FILE F-07-124, F-11-050, ZB-1007M, WP-11-132, ECP-14-0
	WP-16-081, WP-16-143, PB408, THE DRRA IS RECORDED

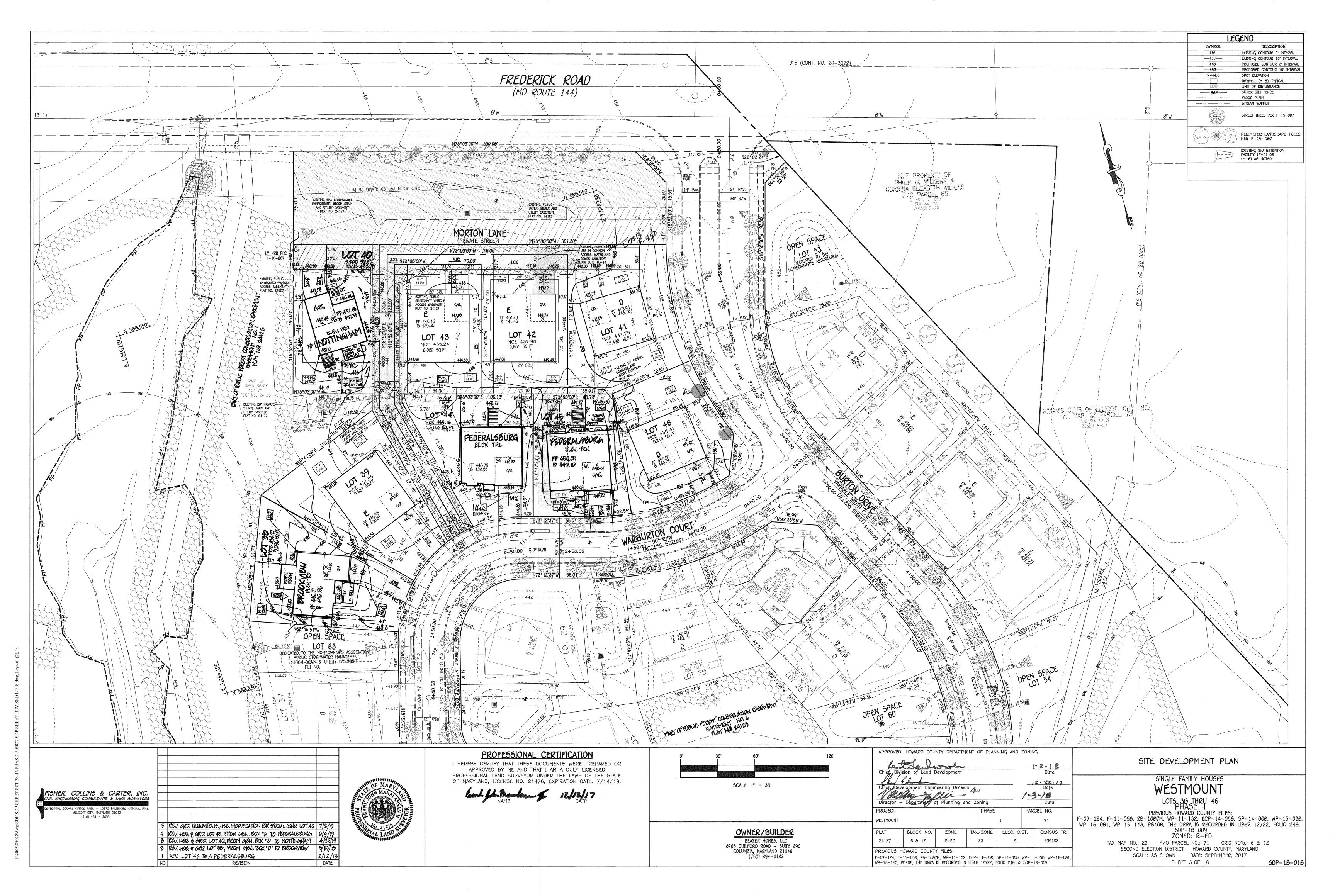
DWARD COUNTY FILES: 11-132, ECP-14-050, SP-14-000, WP-15-030, DRRA IS RECORDED IN LIBER 12722, FOLIO 248, 50P-18-009 ZONED: R-ED

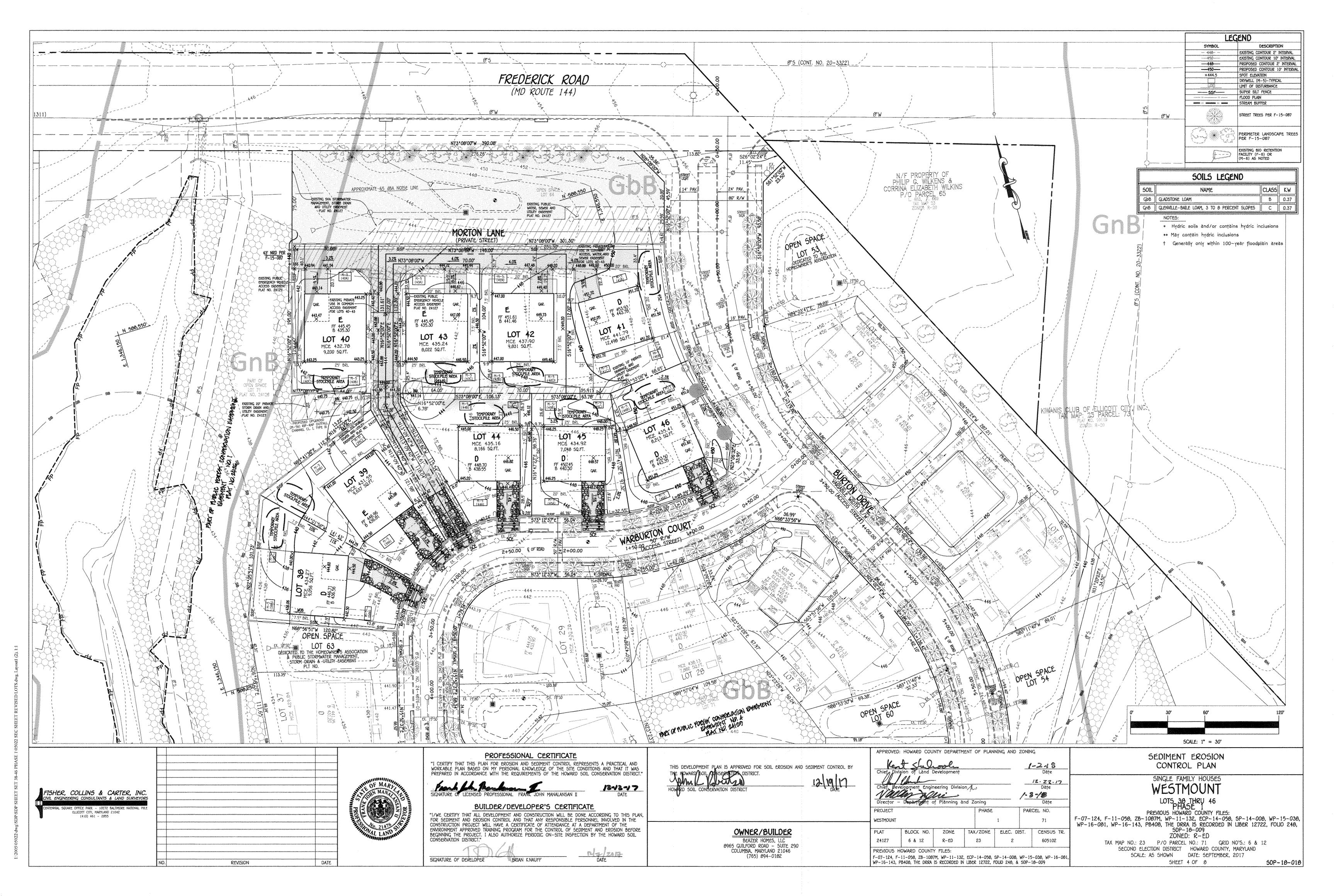
TAX MAP NO.: 23 P/O PARCEL NO.: 71 GRID NO'S.: 6 & 12 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: AS SHOWN DATE: SEPTEMBER, 2017 SHEET 1 OF 8

50P-18-018



2005/05022/dw/\SPD\SDD\SDD\SDD\SHEFT SET 38_46 DHASE 1\05022 SDD HOJISE TVDES & CENEDIC BOYES dwg 1 200041 1.1





A. SOIL PREPARATION

1. TEMPORARY STABILIZATION A SEEDBED PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE agricultural or construction equipment, such as disc harrows or chisel plows or rippers mounted on CONSTRUCTION EQUIPMENT. AFTER THE SOIL IS LOOSENED, IT MUST NOT BE ROLLED OR DRAGGED SMOOTH BUT LEFT IN THE ROUGHENED CONDITION. SLOPES 3:1 OR FLATTER ARE TO BE TRACKED WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE.

8. APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS. C. INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. 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. IL SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM).

III. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL (GREATER THAN 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION: IF LOVEGRASS WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE

IV. SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT. V. SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.

B. APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS . Graded areas must be maintained in a true and even grade as specified on the approved plan, then SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES.

D. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST. e. MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. RAKE LAWN REAS TO SMOOTH THE SURFACE, REMOVE LARGE OBJECTS LIKE STONES AND BRANCHES, AND READY THE AREA FOI 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 FOUIPMENT LEAVING THE 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 priable. Seedbed loosening may be

B. TOPSOILING

1. TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, TOW NUTRIENT LEVELS LOW PH. MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION. 2. TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-NRCS. 3. TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR PLATTER SLOPES WHERE:

A. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH. B. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FLIGHTSH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS C. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.

D. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE. 4. AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN.

5. TOPSON SPECIFICATIONS: SOIL TO BE USED AS TOPSON MUST MEET THE FOLLOWING CRITERIA A 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 1/2 INCHES IN DIAMETER. B. TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACK GRASS, JOHNSON

GRASS, NUT SEDGE, POISON MY, THISTLE, OR OTHERS AS SPECIFIED. C. TOPSOIL SUBSTITUTES OR 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

6. TOPSOIL APPLICATION A EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL. B. UNIFORMLY DISTRIBUTE TOPSOIL IN A 5 TO Ø 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 grading and seedbed C. SOIL AMENDMENTS (FERTILIZER & LIME SPECIFICATIONS) 1. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND

FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE. SOIL ANALYSIS MAY BE PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSES. 2. 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. 3. LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED EXCEPT WHEN HYDROSEEDING) WHICH CONTAINS AT LEAST 50 PERCENT TOTAL OXIDES (CALCIUM OXIDE PLUS MAGNESIUM OXIDE). LIMESTONE MUST BE GROUND TO SUCH FINENESS THAT AT LEAST 50 PERCENT WILL PASS THROUGH A #100 MESH SIEVE AND 90 TO 100 PERCENT WILL PASS THROUGH A #20 MESH SIEVE

4. LIME AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPORATED INTO THE TOP 3 TO 5 INCHES OF SOIL BY 5. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THE RATE OF 4 TO 0 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL

DUST CONTROL

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

TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCE ON AND OFF-SITE DAMAGE, HEALTH HAZAROS AND IMPROVE TRAFFIC SAFETY.

CONDITIONS WHERE PRACTICE APPLIES THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON AND OFF-SITE

DAMAGE IS LIKELY WITHOUT TREATMENT,

2. VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER.

OR TACKED TO PREVENT BLOWING.

TEMPORARY METHODS 1. MULCHES - SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRIMPED

3. TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS AN EMERGENCY MEASURE WHICH should be used before soil blowing starts. Begin plowing on windward side of the site. Chisel-type PLOWS SPACED ABOUT 12" APART, SPRING-TOOTHED HARROWS AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT. 4. IRRIGATION - THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL

THE SURFACE IS MOIST. REPEAT AS NEEDED. AT NO TIME SHOULD THE SITE BE IRRIGATED TO THE POINT THAT RUNOFF BEGINS TO FLOW. 5. Barriers – Solio Board Fences silt fences, snow fences, Burlap Fences, Straw Bale dikes and SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CONTROLLING SOIL BLOWING, CURRENTS AND SOIL BLOWING.

CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 10 TIMES THEIR HEIGHT ARE EFFECTIVE IN 6. CALCIUM CHLORIDE - APPLY AT RATES THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT. PERMANENT METHODS 1. PERMENENT VEGETATION - SEE STANDARDS FOR PERMANENT VEGETATIVE COVER AND PERMANENT STABILIZATION

WITH SOD, EXISTING TREES OR LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE. 2. TOPSOILING -- COVERING WITH LESS EROSIVE SOIL MATERIALS, SEE STANDARDS FOR TOPSOILING. 3. STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL

TEMPORARY SEEDING NOTES (B-4-4)

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

PURPOSE. TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS. CONDITIONS WHERE PRACTICE APPLIES EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR A PERSON OF 6 MONTHS OR LESS.

FOR LONGER DURATION OF TIME, PERMANENT STABILIZATION PRACTICES ARE REQUIRED. 1. SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE 8.3), AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY BELOW ALONG WITH APPLICATION RATES, SEEDING DATES AND SEEDING DEPTHS. IF THIS SUMMARY IS NOT PUT ON THE PLAN AND COMPLETED, THEN TABLE B.I PLUS FERTILIZER

AND LIME RATES MUST BE PUT ON THE PLAN. 2. FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES BY THE TESTING AGENCY. SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY SEEDING. 3. WHEN STABILIZATION IS REQUIRED OUTSIDE OF A SEEDING SEASON, APPLY SEED AND MULCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION 8-4-3.4.1.8 AND MAINTAIN UNTIL THE NEXT SEEDING SEASON

TEMPORARY SEEDING SUMMARY

HARDINESS ZONE (FROM FIGURE 8.3): 68 SEED MIXTURE (FROM TABLE 8.1): FERTILIZER RATE LIME RATE (10-20-20) SPECIES APPLICATION RATE SEEDING DATES 96 1** 436 LB/AC (10 LB/ 1000 SF) 3/1 - 5/15, 1° 8/15 - 10/15 1° 72 112

PERMANENT SEEDING NOTES (B-4-5)

A. SEED MIXTURES

1. GENERAL USE

A SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE 8.3) AND BASED ON THE SITE CONDITION OR PURPOSE FOUND ON TABLE 8.2. enter selected mixture(s), application rates, and seeding dates in the permanent seeding summary. THE SUMMARY IS TO BE PLACED ON THE PLAN. B. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES. STREAM BANKS

OR DUNES OR FOR SPECIAL PURPOSES SUCH AS WILDLIFE OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 - CRITICAL AREA PLANTING. C. FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL testing agency. D. for areas receiving low maintenance, apply urea form fertilizer (46–0–0) at 3 1/2 POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY. 2. TURFGRASS MIXTURES

A. AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE. B. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE, ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT

seeding summary. The summary is to be placed on the plan. . Kentucky bluegrass: full sun mixture: for use in areas that receive intensive managemen 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.

IL KENTUCKY BLUEGRASS/PERENNIAL RYE: FULL SUN MIXTURE: FOR USE IN FULL SUN AREAS WHERE RAPIO establishment is necessary and when turf will receive medium to intensive management. CERTIFIED PERENNIAL RYEGRASS CULTIVARS/CERTIFIED KENTUCKY BLUEGRASS SEEDING RATE: 2 POUNOS mixture per 1000 square feet, choose a minimum of three Kentucky Bluegrass cultivars with ACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT. . TALL FESCUE/KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN DROUGHT PRONE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MANAGEMENT IN FULL SLIN TO MEDIUM SHADE RECOMMENDED

MIXTURE INCLUDES: CERTIFIED TALL FESCUE CULTIVARS 95 TO 100 PERCENT, CERTIFIED KENTUCKY BLUEGRASS CULTIVARS O TO 5 PERCENT. SEEDING RATE: 5 TO 8 POUNDS PER 1000 SQUARE FEET ONE OR MORE CULTIVARS MAY BE BLENDED.

IV. 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: 1 1/2 to 3 pounds per 1000 square feet SELECT TURFGRASS VARIETIES FROM THOSE LISTED IN THE MOST CURRENT UNIVERSITY OF MARYLAND Publication, agronomy memo #77, "Turfgrass cultivar recommendations for maryland" CHOOSE CERTIFIED MATERIAL CERTIFIED MATERIAL IS THE BEST GUARANTEE OF CULTIVAR PURITY. THE CERTIFICATION PROGRAM OF THE MARYLAND DEPARTMENT OF AGRICULTURE, TURF AND SEED SECTION, PROVIDES A RELIABLE MEANS OF CONSUMER PROTECTION AND ASSURES A PURE GENETIC LINE

C. IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES WESTERN MD: MARCH 15 TO JUNE 1. AUGUST 1

OCTOBER 1 (HARDINESS ZONES: 5B, 6A) 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 19 (HARDINESS ZONES: 7A, 78) O. 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 INCHES IN DIAMETER THE RESULTING SEEDBED MUST BE IN SUCH CONDITION THAT FUTURE MOWING OF

GRASSES WILL POSE NO DIFFICULTY. E. IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SLEDINGS 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.

		ONE (FROM FIGURE IE (FROM TABLE B.;		FERTILIZE	LIME RATE			
NO,	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS	***	P205	K20	
8	TALL FESCUE	100	MAR. 1-MAY 15 AUG. 15-OCT. 15	1/4-1/2 IN.	45 LBS. PER ACRE (1.0 LB/ 1000 SF)	90 LB/AC (2 LB/ 1000 SF)	90 LB/AC (2 LB/ 1000 SF)	2 TON5/AC (90 LB/ 1000 SF)

B. 500: TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER).

1. GENERAL SPECIFICATIONS

A 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 TO 3/4 INCH, PLUS OR MINUS 1/4 INCH, AT THE TIME OF cutting, measurement for thickness must exclude top growth and thatch, broken pads and torn or

UNEVEN ENDS WILL NOT BE ACCEPTABLE. C. STANDARD SIZE SECTIONS OF 50D MUST BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON THE UPPER 10 PERCENT OF THE SECTION D. SOD MUST NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OF WET) MAY ADVERSELY AFFECT ITS SURVIVAL E. SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD NOT TRANSPLANTED

WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION. 500 INSTALLATION A DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE 500. B. LAY THE FIRST ROW OF SOD IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO IT AND TIGHTLY

WEDGED AGAINST EACH OTHER. STAGGER LATERAL JOINTS TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH.

ensure that 500 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. C. WHEREVER POSSIBLE, LAY 500 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 500 roots and the underlying 501l surface. D. 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 500 WITHIN EIGHT HOURS. 3. SOD MAINTENANCE A. 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. B. AFTER THE FIRST WEEK, SOD WATERING IS REQUIRED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE CONTENT. C. DO NOT MOW UNTIL THE 50D IS FIRMLY ROOTED. NO MORE THAN 1/3 OF THE GRASS LEAF MUST BE REMOVED BY THE INITIAL CUTTING OR SUBSEQUENT CUTTINGS. MAINTAIN A GRASS HEIGHT OF AT LEAST 3 INCHES UNLESS

STANDARD STABILIZATION NOTE

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN: A) THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES. AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1). 8.) SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER

B-4-8 STANDARDS AND SPECIFICATIONS

FOR STOCKPILE AREA A mound or pile of soil protected by appropriately designed erosion and sediment control measures.

Purpose 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.

Criteria 1. The stockpile location and all related sediment control practices must be clearly indicated on the erosion and sediment control plan.

2. The footprint of the stockpile must be sized to accommodate the anticipated volume of material and based on a side slope ratio no steeper than 2:1. Benching must be provided in accordance with Section 8-3 Land Grading. 3. Runoff from the stockpile area must drain to a suitable sediment control practice 4. Access the stockpile area from the upgrade side.

5. Clear water runoff into the stockpile area must be minimized by use of a diversion device such as an earth dike, temporary swale or diversion fence. Provisions must be made for discharging concentrated flow in a non-erosive manner. 6. Where runoff concentrates along the toe of the stockpile fill, an appropriate erosion/sediment control practice must be used to intercept the discharge.

7. Stockpiles must be stabilized in accordance with the 3/7 day stabilization requirement as well as Standard B-4-1 Incremental Stabilization and Standard B-4-4 Temporary Stabilization. 0. If the stockpile is located on an impervious surface, a liner should be provided below the stockpile to facilitate cleanup. Stockpiles containing contaminated material must be covered with impermeable

The stockpile area must continuously meet the requirements for Adequate Vegetative Establishment in accordance with Section 8-4 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 8-3

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

DEFINITION

THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER.

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

CONDITIONS WHERE PRACTICE APPLIES

TO THE SURFACE OF ALL PERIMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING. . SEEDING 1. SPECIFICATIONS

A. ALL SEED MUST MEET THE REQUIREMENT OF THE MARYLAND STATE SEED LAW. ALL SEED MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SEED LABORATORY, ALL SEED USED MUST HAVE BEEN TESTED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE AVAILABLE UPON REQUEST TO THE INSPECTOR TO VERIFY TYPE OF SEED AND SEEDING RATE.

DATE OF SOWING SUCH MATERIAL ON ANY PROJECT, REFER TO TABLE 8.4 RECARDING THE QUALITY OF SEED, SEED TAGS MUST BE 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 APPLIED WHEN THE GROUND THAWS. . 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 INOCHI ANT AS COOL AS POSSIBLE UNTIL USED, TEMPERATURES ABOVE 75 TO 80 DEGREES FAHRENHEIT CAN WEAKEN BACTERIA AND MAKE THE INOCULANT LESS EFFECTIVE. D. 500 OR SEED MUST NOT BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR

WEEDCONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.

2. APPLICATION A. DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS.

I. INCORPORATE SEED INTO THE SUBSOIL AT THE RATES PRESCRIBED ON TEMPORARY SEEDING TABLE B.1, PERMANENT SEEDING TABLE B.3, OR SITE-SPECIFIC SEEDING SUMMARIES. II. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER, APPLY HALF THE SEEDING RATE IN EACH DIRECTION. ROLL THE SEEDED AREA WITH WEIGHTED ROLLER TO PROVIDE GOOD SEED TO SOIL CONTACT. B. DRILL OR CULTIPACKER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL

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

C. HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES SEED AND FERTILIZER). 1. IF FERTILIZER IS BEING APPLIED AT THE TIME OF SEEDING, THE APPLICATION RATES SHOULD NOT EXCEED THE FOLLOWING: NITROGEN, 100 POUNDS PER ACRE TOTAL OF SOLUBLE NITROGEN; P20 (PHOSPHORUS), 200 POUNDS PER ACRE; K20 (POTASSIUM), 200 POUNDS PER ACRE. II. 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 HYDRATED LIME WHEN HYDROSEEDING. III. MIX SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT INTERRUPTION. IV. WHEN HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL

B. MULCHING

1, MULCH MATERIALS (IN ORDER OF PREFERENCE) A. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR. STRAW IS TO BE FREE OF NOXIOUS WEED SEEDS AS SPECIFIED IN THE MARYLAND SEED LAW AND NOT MUSTY, MOLDY, CAKED, DECAYED,

OR EXCESSIVELY DUSTY. NOTE: USE ONLY STERILE STRAW MULCH IN AREAS WHERE ONE SPECIES OF GRASS IS DESIRED. B. WOOD CELLULOSE FIBER MULCH (WCFM) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE PROCESSED INTO UNIFORM FIBROUS PHYSICAL STATE.

I. WOFM IS TO BE DYED GREEN OR CONTAIN A GREEN DYE IN THE PACKAGE THAT WILL PROVIDE AN APPROPRIATE COLOT TO FACILITATE VISUAL INSPECTION OF THE UNIFORMLY SPREAD SLURRY.

II. WCFM, INCLUDING DYE, MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING FACTORS. III. WCFM MATERIALS ARE TO BE MANUFACTURED AND PROCESSED IN SUCH A MANNER THAT THE WOOD CELLULOSE FIBER mulch will remain in Uniform Suspension in Water Under Agitation and will blend with seed, Fertilizer and OTHER ADDITIVES TO FORM A HOMOGENEOUS SLURRY. THE MULCH MATERIAL MUST FORM A BLOTTER-LIKE GROUND COVER, ON APPLICATION, HAVING MOISTURE ABSORPTION AND PERCOLATION PROPERTIES AND MUST COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL WITHOUT INHIBITING THE GROWTH OF THE GRASS SEEDLINGS.

IV. WCFM MATERIAL MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT CONCENTRATION LEVELS THAT WILL BY PHYTO-TOXIC. V. WCFM MUST CONFORM TO THE FOLLOWING PHYSICAL REQUIREMENTS: FIBER LENGTH OF APPROXIMATELY 10 MILLIMETERS. DIAMETER APPROXIMATELY 1 MILLIMETER, PH RANGE OF 4.0 TO 0.5, ASH CONTENT OF 1.6 PERCENT MAXIMUM AND WATER HOLDING CAPACITY OF 90 PERCENT MINIMUM.

2 APPLICATION . APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING.

100 GALLONS OF WATER.

8. WHEN STRAW MULCH IS USED, SPREAD IT OVER ALL SEEDED AREAS AT THE RATE OF 2 TONS PER ACRE TO A UNIFORM LOOSE DEPTH OF 1 TO 2 INCHES. APPLY MULCH TO ACHIEVE A UNIFORM DISTRIBUTION AND DEPTH 50 THAT THE SOIL SURFACE IS NOT EXPOSED, WHEN USING A MULCH ANCHORING TOOL, INCREASE THE APPLICATION RATE TO 2.5 TONS PER ACRE. C. WOOD CELLULOSE FIBER USED AS MULCH MUST BE APPLIED TO A NET DRY WEIGHT OF 1500 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER TO ATTAIN A MIXTURE WITH A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER

. ANCHORING A. PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS (LISTED BY PREFERENCE), DEPENDING UPON THE SIZE OF5THE AREA AND EROSION HAZARD: I. A MULCH ANCHORING TOOL IS A TRACTOR DRAWN IMPLEMENT DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE

A MINIMUM OF 2 INCHES. THIS PRACTICE IS MOST EFFECTIVE ON LARGE AREAS, BUT IS LIMITED TO FLATTER SLOPES WHERE equipment can operate safely. If used on sloping land, this practice should follow the contour. IL WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW, APPLY THE FIBER BINDER AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER AT A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER

100 GALLONS OF WATER. III. SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRO-TACK), DCA-70, PETROSET, TERRA TAX II, TERRA TACK AR, OR OTHER APPROVED EQUAL MAY BE USED, FOLLOW APPLICATION RATES AS SPECIFIED BY THE MANUFACTURER, APPLICATION OF LIQUID BINDERS NEEDS TO BE HEAVIER AT THE EDGES WHERE WIND CATCHES MULCH, SUCH AS IN VALLEYS AND ON CRESTS OF BANKS. USE OF ASPHALT BINDERS IS STRICTLY PROHIBITED.

IV. LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER RECOMMENDATIONS. NETTING IS USUALLY AVAILABLE IN ROLLS 4-15 FEET WIDE AND 300 TO 3,000 FEET LONG.

HOWARD SOIL CONSERVATION DISTRICT (HSCD) STANDARD SEDIMENT CONTROL NOTES

1. 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

b. Upon completion of the installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading,

c. Prior to the start of another phase of construction or opening of another grading unit, 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

2. All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. and revisions thereto. 3. 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 1 vertical (3:1); and seven (7) 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. 8-4-1) specifications shall be enforced in areas with >15' of cut and/or fill. Stockpiles (Sec. 8-4-8) 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).

5. All sediment control structures are to remain in place, and are to be maintained in operative condition until permission for their removal has been obtained from the CIO.

6. Site Analysis For Total Site Area: Total Area of Site: 1.87+/- Acres LOD Total Area Disturbed: 1.91+/- Acres Area to be roofed or paved: 0.85+/- Acres

Area to be vegetatively stabilized: 0.10+/- Acres Total Cut: 205 Cu.Yds.+/-Total Fill: - Cu. Yds. N/A Offsite waste/borrow area location: ___

7. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.

8. 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 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/sampling · Maintenance and/or corrective action performed

· Other inspection items as required by the General Permit for Stormwater Associated with Construction Activities (NPDES, MDE). 9. 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. 10. 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.

11. 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 arading unit when at least 50 percent of the disturbed area in the preceding grading unit has been stabilized and approved by the HSCD. Unless otherwise specified and approved by the HSCD, no more than 30 acres cumulatively may be disturbed at a given time.

12. 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. 15. Stream channels must not be disturbed during the following restricted time periods

• Use 1 and 1P March 1 - June 15 • Use III and IIIP October 1 - April 30 Use N March 1 - 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 active.

TABLE B.1 TEMPORARY SEEDING FOR SITE STABILIZATION

PLANT SPECS	SEEDING RATE 1/		SEEDING DEPTH 2/	RECOMMENDED	SEEDING DATES BY PLANT HARDINESS ZONE 3/				
	LB./AC.	LB./1000 FT. ²	(1) (n) (e)	5b AND 6a	6b	7a AND 7b			
COOL-SEASON GRASSES					:				
ANNUAL RYEGRASS (LOLIUM PERENNE SSP. MUTIFLORUM)	40	1.0	0.5	MAR. 15 TO MAY 31; AUG. 1 TO SEPT. 30	MAR. 1 TO MAY 15; AUG. 1 TO OCT. 15	FEB. 15 TO APR. 30; AUG. 15 TO NOV. 30			
BARLEY (HORDEUM VULGARE)	96	2.2	1.0	MAR. 15 TO MAY 31; AUG. 1 TO SEPT. 30	MAR. 1 TO MAY 15; AUG. 1 TO OCT. 15	FEB. 15 TO APR. 30; AUG. 15 TO NOV. 30			
OATS (AVENA SATIVA)	72	1.7	1.0	MAR. 15 TO MAY 31; AUG. 1 TO SEPT. 30	MAR. 1 TO MAY 15; AUG. 1 TO OCT. 15	FEB. 15 TO APR. 30; AUG. 15 TO NOV. 30			
WHEAT (TRITICUM AESTIVUM)	120	2.8	1.0	MAR. 15 TO MAY 31; AUG. 1 TO SEPT. 30	MAR. 1 TO MAY 15; AUG. 1 TO OCT. 15	FEB. 15 TO APR. 30; AUG. 15 TO NOV. 30			
CEREAL RYE (SECALE CEREALE)	112	2.8	1.0	MAR. 15 TO MAY 31; AUG. 31 TO OCT. 31	MAR. 1 TO MAY 15; AUG. 1 TO NOV. 15	FEB. 15 TO APR. 30; AUG. 15 TO DEC. 15			
WARM-SEASON GRASSES									
FOXTAIL MILLET (SETARIA ITALICA)	30	0.7	0.5	JUNE 1 TO JULY 31	MAY 16 TO JULY 31	MAY 1 TO AUGUST 14			
PEARL MILLET (PENNISETUM GLAUCUM)	20	0.5	0.5	JUNE 1 TO JULY 31	MAY 16 TO JULY 31	MAY 1 TO AUGUST 14			

1. SEEDING RATES FOR THE WARM-SEASON GRASSES ARE IN POUNDS OF PURE LIVE SEED (PLS). ACTUAL PLANTING RATES SHALL BE ADJUSTED TO REFLECT PERCENT SEED GERMINATION AND PURITY, AS TESTED. ADJUSTMENTS ARE USUALLY NOT NEEDED FOR THE COOL-SEASON GRASSES.

SEEDING RATES LISTED ABOVE ARE FOR TEMPORARY SEEDINGS, WHEN PLANTED ALONE. WHEN PLANTED AS A NURSE CROP WITH PERMANENT SEED MIXES, USE 1/3 OF THE SEEDING RATE LISTED ABOVE FOR BARLEY, OATS AND WHEAT. FOR SMALLER-SEEDED GRASSES (ANNUAL RYEGRASS, PEARL MILLET, FOXTAIL MILLET). DO NOT EXCEED MORE THAN 5% (BY WEIGHT) OF THE OVERALL PERMANENT SEEDING MIX, CEREAL RYE GENERALLY SHOULD NOT BE USED AS A NURSE CROP, UNLESS PLANTING WILL OCCUR IN VERY LATE FALL BEYOND THE SEEDING DATES FOR OTHER TEMPORARY SEEDINGS. CEREAL RYE HAS ALLELOPATHIC PROPERTIES that inhibit the germination and growth of other plants. If it must be used as a nurse crop, seed at 1/3 of the rate listed above.

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY

OWNER/BUILDER BEAZER HOMES, LLC 8965 GUILFORD ROAD - SUITE 290 COLUMBIA, MARYLAND 21046

(765) 894-0182

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING 1-2 -62 12-22-17 Chief Development Engineering Division alling flu 1-3-18 partition of Planning and Zoning PROJECT PARCEL NO. PHASE WESTMOUNT BLOCK NO. ZONE TAX/ZONE | ELEC. DIST. CENSUS TR 24127 6 & 12 R-ED 605102 PREVIOUS HOWARD COUNTY FILES

STANDARD SYMBOL DETAIL B-1 STABILIZED SCE CONSTRUCTION ENTRANCE EXISTING PAVEMENT -FARTH FRE -PIPE (SEE NOTE 6) PROFILE 50 FT MIN. ENGTH 1 PLAN VIEW CONSTRUCTION SPECIFICATIONS PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. PLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD 10 PROVIDE A TURNING RADIUS.

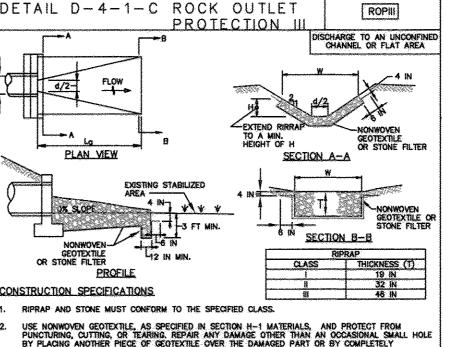
2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE, PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERN WITH 5.1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE, PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY, A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS

PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOU

REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

2011



USE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS, AND PROTECT FROM PUNCTURING, CUTTING, OR TEARING, REPAIR ANY DAMAGE OTHER THAN AN OCCASIONAL SMALL HOLE BY PLACING ANOTHER PIECE OF GEOTEXTILE OVER THE DAMAGED PART OR BY COMPLETELY REPLACING THE GEOTEXTILE, PROVIDE A MINIMUM OF ONE FOOT OVERLAP FOR ALL REPAIRS AND FOR JOINING TWO PIECES OF GEOTEXTILE TOGETHER. PREPARE THE SUBGRADE FOR GEOTEXTILE OR STONE FILTER (% TO 1% INCH MINIMUM STONE FOR 6 INCH MINIMUM DEPTH) AND RIPRAP TO THE REQUIRED LINES AND GRADES, COMPACT ANY FILL REQUIRED IN THE SUBGRADE TO A DENSITY OF APPROXIMATELY THAT OF THE SURROUNDING UNDISTURBED MATERIAL.

DETAIL E-3 SUPER

CHAIN LINK FENCING

WOVEN SLIT FILM GEOTEXTILE-

FLOW ____

GROUND SURFACE

CONSTRUCTION SPECIFICATIONS

SILT FENCE

ELEVATION

CROSS SECTION

INSTALL 23 INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36 INCHES INTO THE GROUND.

FASTEN 9 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (2% INCH MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE ITES OR HUG RINGS.

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

PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.

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

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

2011

-34 IN MIN.

GALVANIZED CHAIN LINK FENCE WITH WOVEN SLIT FILM GEOTEXTILE

EXTEND GEOTEXTILE AT LEAST 6 INCHES BEYOND EDGES OF RIPRAP AND EMBED AT LEAST 4 INCHES AT SIDES OF RIPRAP.

CONSTRUCT RIPRAP OUTLET TO FULL COURSE THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO AVOID DISPLACEMENT OF UNDERLYING MATERIALS. PLACE STONE FOR RIPRAP OUTLET IN A MANNER THAT WILL ENSURE THAT IT IS REASONABLY HOMOGENOUS WITH THE SMALLER STONES AND SPALLS FILLING THE VOIDS BETWEEN THE LARGER STONES PLACE RIPRAP IN A MANNER TO PREVENT DAMAGE TO THE FILTER BLANKET OR GEOTEXTILE, HAND PLACE TO THE EXTENT NECESSARY. WHERE NO ENDWALL IS USED, CONSTRUCT THE UPSTREAM END OF THE APRON SO THAT THE WIDTH I TWO TIMES THE DIAMETER OF THE OUTLET PIPE, AND EXTEND THE STONE UNDER THE OUTLET BY A MINIMUM OF 18 INCHES.

WARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

CONSTRUCT APRON WITH OX SLOPE ALONG ITS LENGTH AND WITHOUT OBSTRUCTIONS. PLACE STONE SO THAT IT BLENDS IN WITH EXISTING GROUND. MAINTAIN LINE, GRADE, AND CROSS SECTION. KEEP CUTLET FREE OF EROSION. REMOVE ACCUMULATED SEDIMENT AND DEBRIS. AFTER HIGH FLOWS INSPECT FOR SCOUR AND RIPRAP DISLODGED RIPRAP. MAKE NECESSARY REPAIRS IMMEDIATELY.

5, CONSTRUCT BUILDING. 6. INSTALL DRYWELLS.

SEQUENCE OF CONSTRUCTION 1. OBTAIN A GRADING PERMIT AND HOLD PRE-CONSTRUCTION MEETING WITH COUNTY INSPECTOR. 2. NOTIFY "MISS UTILITY" AT LEAST 48 HOURS BEFORE BEGINNING ANY WORK AT 1-800-257-7777. NOTIFY THE HOWARD COUNTY OFFICE OF CONSTRUCTION/ INSPECTION AT 410-313-1330 AT LEAST 24 HOURS BEFORE STARTING WORK. 3. INSTALL THE STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE, AND SUPER-SILT FENCE.

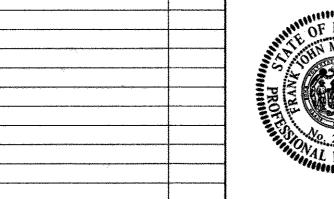
NOTE: THE CONTRACTOR SHALL INSPECT AND PROVIDE NECESSARY MAINTENANCE EACH RAINFALL AND ON A

(2 DAYS) EXPAND ROCK OUTFALL PROTECTION AT EXISTING STORM DRAIN END SECTION (SEE SHEET 3) 4. ROUGH GRADE AROUND HOUSE SITE AND INSTALL TEMPORARY SEEDING, IF REQUIRED. (3 DAYS) (4 MONTHS 7. FINE CRADE SITE AND INSTALL PERMANENT SEEDING. 8. ALL FINAL GRADES AND STABILIZATION SHOULD BE COMPLETED BEFORE ANY REMOVAL OF CONTROLS. WHEN ALL CONTRIBUTING AREAS TO THE SEDIMENT CONTROL DEVICES HAVE BEEN STABILIZED AND WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, THE SEDIMENT CONTROL DEVICES MAY BE REMOVED. (3 DAYS)

SCALE: 1" = 30"

(7 DAY5)

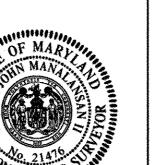
FISHER, COLLINS & CARTER, INC. AL ENGINEERING CONSULTANTS & LAND SURVEYORS (410) 461 - 2855

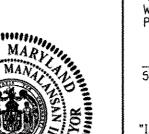


Land Grading.

REVISION









SIGNATURE OF DEVELOPER

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

BRIAN KNAUFF

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

1242-17

F-07-124, F-11-050, ZB-1007M, WP-11-132, ECP-14-050, 5P-14-000, WP-15-030, WP-16-001 WP-16-143, P8400, THE DRRA IS RECORDED IN LIBER 12722, FOUI 240, & 50P-10-009

CONTROL NOTES AND DETAILS SINGLE FAMILY HOUSES WESTMOUNT LOTS 38 THRU 46

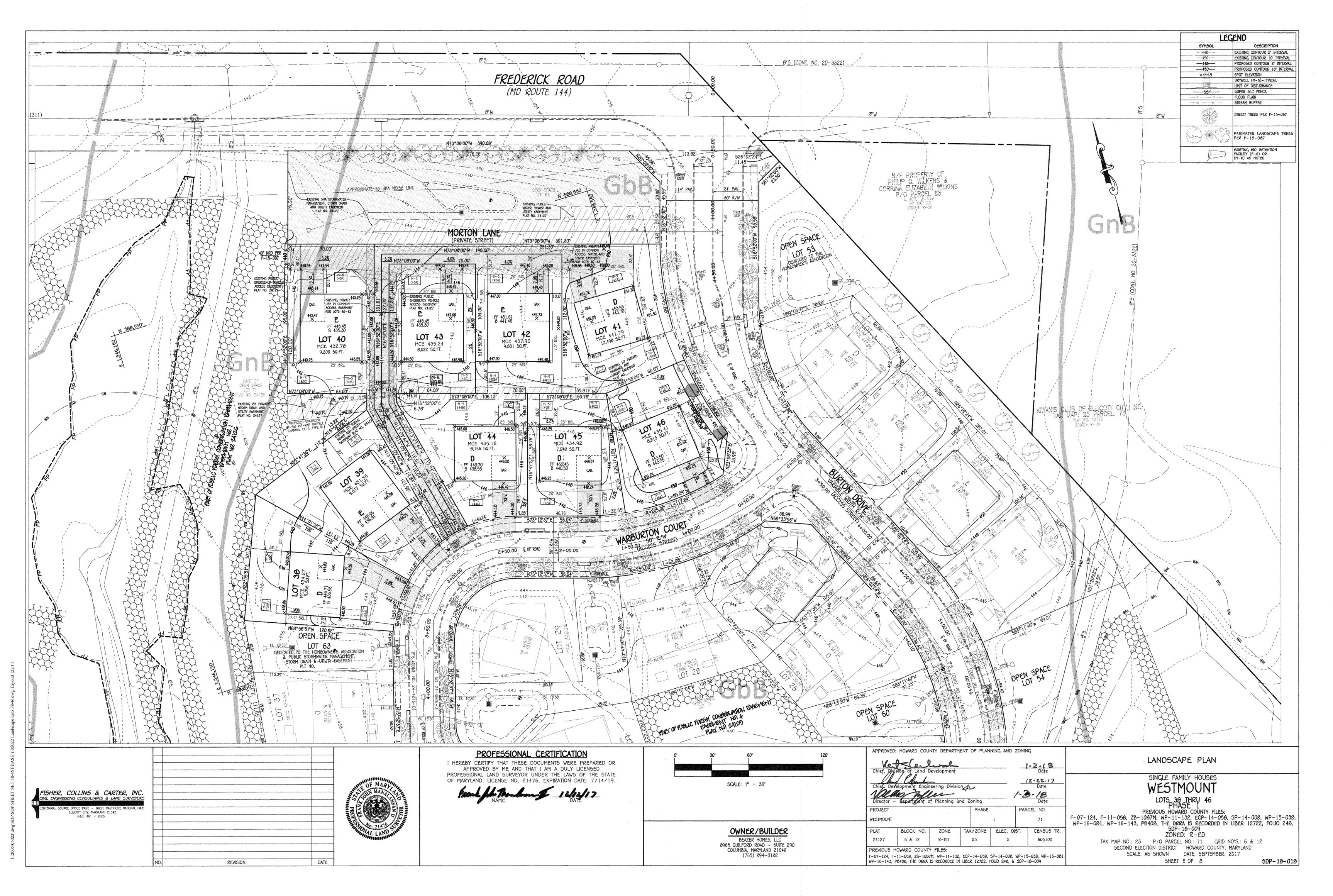
SEDIMENT AND EROSION

PREVIOUS HOWARD COUNTY FILES: F-07-124, F-11-050, ZB-1087M, WP-11-132, ECP-14-050, 5P-14-000, WP-15-030, WP-16-001, WP-16-143, PB400, THE DRRA IS RECORDED IN LIBER 12722, FOLIO 240, 50P-10-009 ZONED: R-ED

TAX MAP NO.: 23 P/O PARCEL NO.: 71 GRID NO'5.: 6 & 12 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: AS SHOWN DATE: SEPTEMBER, 2017 SHEET 5 OF 8

5DP-18-018





TREE PLANTING DETAIL

EVERGREEN PLANTING DETAIL

NOT TO SCALE

PLANTING SPECIFICATIONS

Plants, related material, and operations shall meet the detailed description as given on the plans and as described herein. All plant material, unless otherwise specified, shall be nursery grown, uniformly branched, have a vigorous root system, and shall conform to the species. size, root and shape shown on the plant list and the American Association of Nurserymen (AAN) Standards. Plant material shall be healthy, vigorous, free from defects, decay, disfiguring roots, sun scald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable distinurements. Plant material that is weak or which has been cut back from larger grades to meet specified requirements will be rejected. Trees with forked leaders will not be accepted. All plants shall be freshly dug; no healed-in plants from cold storage will be accepted. Unless otherwise specified, all general conditions, planting operations, details and planting specification shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Areas", (hereinafter "Landscape Guidelines") approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architect, latest edition, including all agenda.

Contractor shall be required to quarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section of the Landscape Guidelines Contractor's attention is directed to the maintenance requirements found within the one year specifications including watering and replacement of specified plant material.

Contractor shall be responsible for notifying utility companies, utility contractors and "Miss Utility" a minimum of 48 hours prior to beginning any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Damage to existing structure and utilities shall be repaired at the expense of the Contractor.

Protection of existing vegetation to remain shall be accomplished by the temporary installation of 4 foot high snow fence or blaze orange safety fence at Contractor id responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within the growing

season of completion of site construction. Bid shall be base on actual site conditions. No extra payment shall be made for work arising from site conditions differing from those indicated on drawings and specifications

Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plan take precedence

All shrubs shall be planted in continuous trenches or prepared planting beds and mulched with composted hardwood mulch as details and specified except where noted on plans.

Positive drainage shall be maintained in planting beds 2 percent slope).

Planting mix shall be as follows: Deciduous Plants - Two parts topsoil, one part well-rotted cow or horse manure. Add 3 lbs. of standard fertilizer per cubic yard of planting mix. Evergreen Plants - two parts topsoil, one part humus or other approved organic material. Add 3 lbs. of evergreen (acidic) fertilizer per cubic yard of planting mix. Topsoil shall conform to the Landscape Guidelines.

Weed Control: Incorporate a pre-emergent herbicide into the planting bed following recommended rates on the label. Caution: Be sure to carefully check the chemical used to assure its adaptability to the specific ground cover to be treated.

All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded and seeded. This plan is intended for landscape use only. see other plan sheets for more information on grading, sediment control, layout, etc.

LANDSCAPE NOTES

- 1. THE PERIMETER LANDSCAPE OBLIGATION IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL, A LANDSCAPE SURETY IN THE AMOUNT OF \$900.00 BASED ON TWO (2) SHADE TREES @ \$300/SHADE TREE, TWO (2) EVERGREEN TREES @ \$150/EVERGREEN TREE, AND NO SHRUBS @ \$30/SHRUB SHALL BE BONDED AS PART OF THE DPW GRADING PERMIT
- 2. AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPING MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- 3. THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED landscaping shall be permanently maintained in good condition, and when necessary, repaired or replaced.
- 4. FOR ANY TREE DESIGNATED FOR PRESERVATION, FOR WHICH CREDIT IS GIVEN, BE REMOVED OR DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR IF THE TREE IS LISTED AS A PROHIBITED OR INVASIVE SPECIES ON THE DPZ TREE LIST IT SHOULD BE REPLACED WITH A RECOMMENDED TREE SPECIES WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 3 INCHES IN CALIPER AND INSTALLED AS REQUIRED IN THE

SCHEDULE A PERIMETER LANDSCAPE EDGE								
PERIMETER	R-1	TOTAL						
LANDSCAPE TYPE	В							
LINEAR FEET OR ROADWAY FRONTAGE/PERIMETER	69.53	69						
Credit for existing vegetation (yes, no linear feet) (describe below if needed)	NO	NO						
CREDIT FOR WALL, FENCE OR BERM (YES, NO LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO						
NUMBER OF PLANTS REQUIRED SHADE TREES: 1 PER 50 LINEAR FEET EVERGREEN TREES: 1 PER 40 LINEAR FEET SHRUBS: N/A	2 2 -	2 2 -						
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES SHRUBS	2 2 -	2 2 -						

	PERIME	TER	LAND5CAPE	PLANT	LI5T
QTY.	KEY		NAME		SIZE
2		A COLOR OF THE COL	ACER GINNALA (AMAR MAPLE)		2.5 - 3.0° CAL FULL CROWN, 8&8
2			PINUS STROBUS (WHITE PINE)	and the state of t	10' HT, 8&8

LANDSCAPE DEVELOPER'S CERTIFICATE

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



FISHER, COLLINS & CARTER, INC.

ELLICOTT CITY, MARYLAND 21042 (410) 461 - 2055



REVISION

DATE

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/19.



(OWNER/BUILDER	
****	BEAZER HOMES, LLC	
8965	GUILFORD ROAD - SUITE 2	290
C	OLUMBIA, MARYLAND 21046	
	(765) 894-0182	

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Chief Div	spon of Land C)evelonment		**************************************	1-2-1 8 Date				
Cinej, Util		/							
Llen 9 km 12-22.17									
Chief, Dev	elopment Engir	neering Divisio	n Awa		Dațe				
1100h	10/99	lli	•		1-3-18				
Director -	Department	of Planning a	nd Zoning		Date	**************************************			
PROJECT	**************************************	allen med 19 eks med het die kollen der die Stere dat en allen erwene Moderne kommen.	PHASE		PARCEL NO.				
VESTMOUNT			enera konsentiran	1	71				
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DI	ST. CENSUS	TR.			
LA	1 1	R-ED	23	2	605102				

WP-16-143, PB408, THE DRRA IS RECORDED IN LIBER 12722, FOLIO 248, & 50P-18-009

LANDSCAPE NOTES AND DETAILS

5CALE: 1" = 30'

SINGLE FAMILY HOUSES LOTS 38 THRU 46

PREVIOUS HOWARD COUNTY FILES: -07-124, F-11-056, ZB-1087M, WP-11-132, ECP-14-056, 5P-14-008, WP-15-036, WP-16-081, WP-16-143, PB408, THE DRRA IS RECORDED IN LIBER 12722, FOLIO 248, 50P-18-009

ZONED: R-ED TAX MAP NO.: 23 P/O PARCEL NO.: 71 GRID NO'5.: 6 & 12 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: AS SHOWN DATE: SEPTEMBER, 2017

50P-10-010

SHEET 7 OF 8

THE FOLLOWING ITEMS SHOULD BE ADDRESSED DURING CONSTRUCTION OF PROJECTS WITH DRY WELLS:

EROSION AND SEDIMENT CONTROL:

FINAL GRADING FOR PROPOSED DRY WELLS SHOULD NOT TAKE PLACE UNTIL THE SURROUNDING SITE IS COMPLETELY STABILIZED. IF THIS CANNOT BE ACCOMPLISHED, RUNOFF FROM DISTURBED AREAS SHALL BE DIVERTED.

EXCAVATION SHOULD BE CONDUCTED IN DRY CONDITIONS WITH EQUIPMENT LOCATED OUTSIDE OF THE PRACTICE TO MINIMIZE BOTTOM AND SIDEWALL COMPACTION. CONSTRUCTION OF A DRY WELL SHALL BE PERFORMED WITH LIGHTWEIGHT, WIDE-TRACKED EQUIPMENT TO MINIMIZE DISTURBANCE AND COMPACTION. EXCAVATED MATERIALS SHALL BE PLACED IN A CONTAINED AREA.

UNDERGROUND CHAMBER: A SUBSURFACE PREFABRICATED CHAMBER MAY BE USED. DRY WELL BOTTOM:

THE BOTTOM SHALL BE AS LEVEL AS POSSIBLE TO MINIMIZE POOLED WATER IN SMALL AREAS THAT MAY REDUCE OVERALL INFILTRATION AND LONGEVITY.

FILTER CLOTH SHALL NOT BE INSTALLED ON THE BOTTOM OF THE WELL. NON-WOVEN FILTER CLOTH SHOULD BE USED TO LINE THE TOP AND SIDES OF THE DRY WELL TO PREVENT THE PORE SPACE BETWEEN THE STONES FROM BEING BLOCKED BY THE SURROUNDING NATIVE MATERIAL.

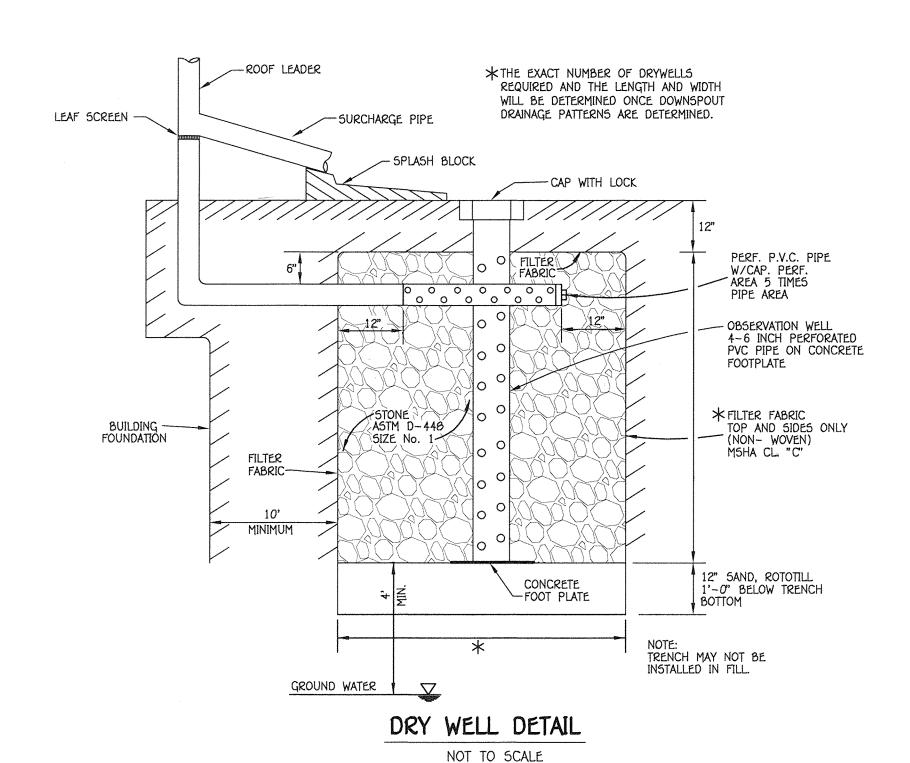
THE AGGREGATE SHALL BE COMPOSED OF AN 10 TO 40-INCH LAYER OF CLEAN WASHED, OPEN GRADED MATERIAL WITH 40% POROSITY (E.G., ASTM D448 4, 5, OR 6 STONE OR EQUAL).

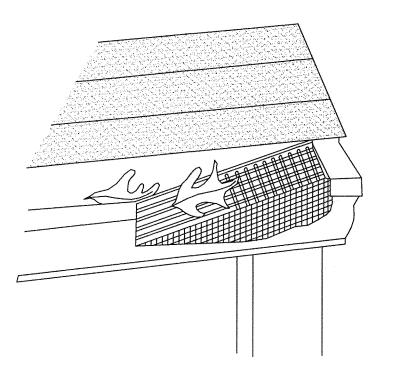
STORMWATER MANAGEMENT NOTES

- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH WITH CHAPTER 5, "ENVIRONMENTAL SITE DESIGN" OF THE 2007 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL,
- EFFECTIVE MAY 4, 2010. 2. MAXIMUM CONTRIBUTING ROOF TOP AREA TO EACH DOWNSPOUT SHALL BE 1,000 SQ. FT. OR LESS.
- 3. DRYWELLS SHALL BE PROVIDED AT LOCATIONS WHERE THE LENGTH OF DISCONNECTION IS LESS THAN 75' AT 5%. THE SIZE AND CONSTRUCTION OF THE DRYWELL SHALL BE IN ACCORDANCE WITH
- THE DETAIL SHOWN ON THIS SHEET. 4. FINAL GRADING IS SHOWN ON THIS SITE DEVELOPMENT PLAN.

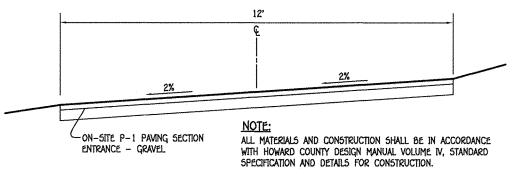
OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DRY WELLS (M-5)

- A. THE OWNER SHALL INSPECT THE MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS
- AND AFTER EVERY HEAVY STORM EVENT. B. THE OWNER SHALL RECORD THE WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS OVER A PERIOD OF SEVERAL DAYS TO ENSURE TRENCH DRAINAGE.
- C. THE OWNER SHALL MAINTAIN A LOG BOOK TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
- D. WHEN THE FACILITY BECOMES CLOGGED SO THAT IT DOES NOT DRAIN DOWN WITHIN A SEVENTY-TWO (72) HOUR TIME PERIOD, CORRECTIVE ACTION SHALL BE TAKEN.
- E. THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.



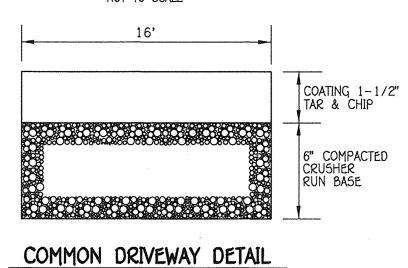


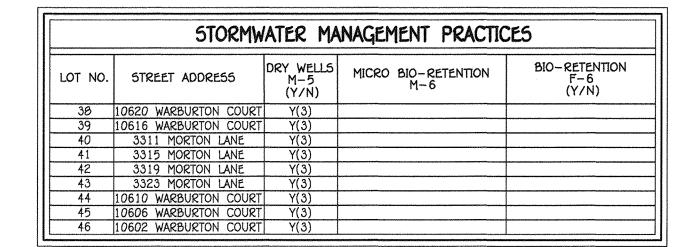
GUTTER DRAIN FILTER DETAIL NOT TO SCALE



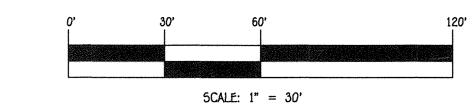
TYPICAL PRIVATE DRIVE CROSS SLOPE SECTION NOT TO SCALE

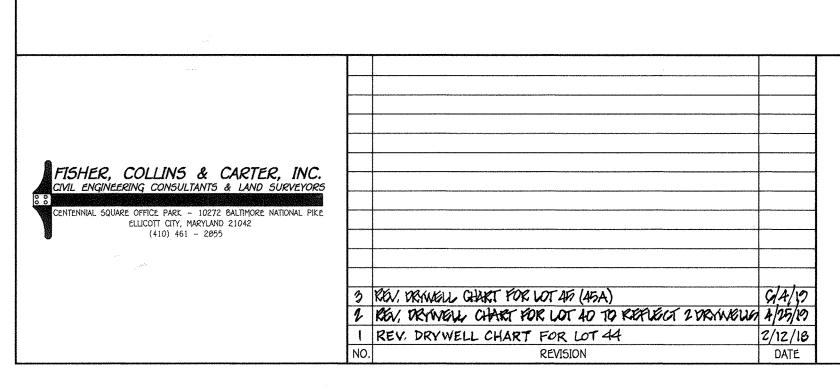
NOT TO SCALE





	DRY WELL CHART										
ADDRE55	LOT NO.	DRYWELL NUMBER	NO. OF DOWNSPOUTS	AREA OF ROOF	VOLUME REQUIRED	VOLUME PROVIDED	AREA OF STORAGE	AREA OF TREATMENT	NO. OF DRYWELLS	DIMENSIONS OF DRYWELLS	
10620 1/4001/0701	38	M-5 (38A)	2	770 SqFt	110 CuFt	110 CuFt	100%	100%	1	11' X 5' X 5'	
10620 WARBURTON COURT	38	M-5 (38B)	2	880 SqFt	125 CuFt	126 CuFt	100%	100%	1	9' X 7' X 5'	
GOOR1	38	M-5 (30C)	1	550 SqF†	78 CuFt	60 CuFt	100%	100%	1	0' X 5' X 5'	
40040 14001107011	39	M-5 (39A)	2	957 5qF†	136 CuFf	140 CuFt	100%	100%	1	10' X 7' X 5'	
10616 WARBURTON COURT	39	M-5 (39B)	2	984 5qFt	140 CuF†	144 CuFt	100%	100%	1	9' X 8' X 5'	
OOORI	39	M-5 (39C)	1	793 5qFt	113 CuFf	120 Cuff	100%	100%	1	10' X 6' X 5'	
3311 MORTON LANE	40	M-5 (40B)	2	984 5qFt	140 CuFt	144 CuFf	100%	100%	1	9' X 8' X 5'	
	40	M-5 (40C)	1	793 SqFt	113 CuFf	120 CuF†	100%	100%	1	10' X 6' X 5'	
3315 MORTON LANE	41	M-5 (41A)	2	770 SqFt	110 CuFf	110 CuFt	100%	100%	1	11' X 5' X 5'	
	41	M-5 (418)	2	000 SqFt	125 CuFf	126 CuFt	100%	100%	1	9' X 7' X 5'	
	41	M-5 (41C)	1	550 SqFt	78 CuFt	80 CuFt	100%	100%	1	<i>8</i> ' X 5' X 5'	
	42	M-5 (42A)	2	957 5qF†	136 CuFf	140 CuFf	100%	100%	1	10' X 7' X 5'	
3319 MORTON LANE	42	M-5 (42B)	2	984 SqFt	140 CuFt	144 Cuff	100%	100%	1	9' X Ø' X 5'	
	42	M-5 (42C)	1	793 5qF†	113 CuFf	120 CuFf	100%	100%	1	10' X 6' X 5'	
	43	M-5 (43A)	2	957 SqFt	136 CuFt	140 CuFt	100%	100%	1	10' X 7' X 5'	
3323 MORTON LANE	43	M-5 (43B)	2	984 SqFt	140 CuFt	144 CuFt	100%	100%	1	9' X Ø' X 5'	
	43	M-5 (43C)	1	793 SqFt	113 CuFf	120 CuFt	100%	100%	1	10' X 6' X 5'	
10010 1/100110701	44	M-5 (44A)	2	846 SqFt	121 Cuft	121 Cuff	100%	100%	1	11' × 5.5' × 5'	
10610 WARBURTON COURT	44	M-5 (44B)	3	929 5qFt	119 Cuft	126 CuFf	100%	100%	1	10' x 7' x 5'	
	44	M-5 (44C)	Z	600 SqFt	86 CuFt	94 Cuft	100%	100%	1	8.5' × 7.5' × 5'	
10000 1 (10011070)	45	M-5 (45A)	2	1000 SqFt	143 Cuff	150 Cuft	100%	100%	1	15' X 5' X 5'	
10606 WARBURTON COURT	45	5-5 (46B)	2	000 5qFt	125 CuFf	126 CuFf	100%	100%	1	9' X 7' X 5'	
000101	45	M-5 (45C)	1	550 SqFt	78 CuFt	80 CuFf	100%	100%	1	8' X 5' X 5'	
10000 \ 100011070\	46	M-5 (46A)	2	770 5gFt	110 Cu针	110 CuFt	100%	100%	1	11' X 5' X 5'	
10602 WARBURTON COURT	46	M-5 (468)	2	000 SqF†	125 CuFt	126 CuFt	100%	100%	1	9' X 7' X 5'	
00001	46	M-5 (46C)	1	550 SqFf	78 CuFt	80 CuFt	100%	100%	1	8' X 5' X 5'	







PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/19.

OWNER/BUILDER
BEAZER HOMES, LLC 8965 GUILFORD ROAD - SUITE 290
COLUMBIA, MARYLAND 21046 (765) 894-0182

1 Vad	Kle. 0.					(-2-18	
Chief, Div	Chief, Division of Land Development						
	I Edm					12-22-17	
Chief. Dev	Chief Development Engineering Division						
11/1/20	197 101		•		1-	3.18	
Director -	Department	of Planning a	nd Zoning		-	Date	
PROJECT	PHASE				PARCEL NO.		
WESTMOUNT	WESTMOUNT				1		F-I
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DI	5T.	CENSUS TR.	
24127	6 & 12	R-ED	23	2		605102	
PREVIOUS H	OWARD COUNT	l Y FILE5:	L				
F-07-124, F-			ECP-14-058, LIBER 12722, F			5-038, WP-16-081,	

STORMWATER MANAGEMENT NOTES & DETAILS

SINGLE FAMILY HOUSES WESTMOUNT LOTS 30 THRU 46

PHASE 1
PREVIOUS HOWARD COUNTY FILES:
F-07-124, F-11-050, ZB-1007M, WP-11-132, ECP-14-050, SP-14-000, WP-15-030, WP-16-001, WP-16-143, PB400, THE DRRA IS RECORDED IN LIBER 12722, FOLIO 248, 50P-18-009 ZONED: R-ED

TAX MAP NO.: 23 P/O PARCEL NO.: 71 GRID NO'5.: 6 & 12 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: AS SHOWN DATE: SEPTEMBER, 2017

SHEET 8 OF 8

5DP-18-018