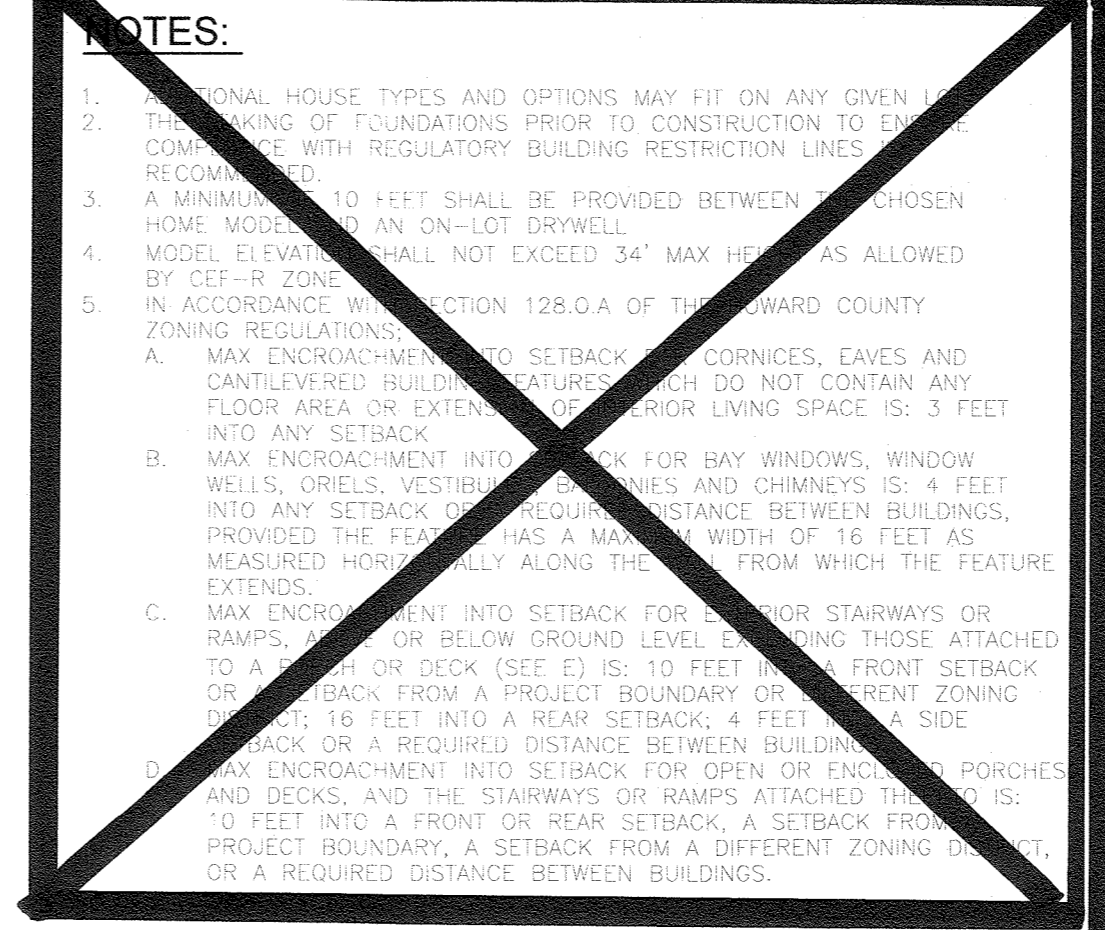


CEF-R REGULATIONS:

- A. PERMITTED USES:
 - SINGLE FAMILY ATTACHED (SFA) DWELLING UNITS
 - SINGLE FAMILY DETACHED (SFD) DWELLING UNITS
- B. ACCESSORY USES:
 THE FOLLOWING ARE PERMITTED ACCESSORY USES IN THIS CEF-R DISTRICT. MORE THAN ONE ACCESSORY USE SHALL BE PERMITTED ON A LOT, PROVIDED THAT THE COMBINATION OF ACCESSORY USES REMAINS SECONDARY, INCIDENTAL, AND SUBORDINATE TO THE PRINCIPAL USE.
- ANY USE NORMALLY AND CUSTOMARILY INCIDENTAL TO SINGLE FAMILY DETACHED AND SINGLE FAMILY ATTACHED DWELLINGS. ACCESSORY STRUCTURES ARE SUBJECT TO THE REQUIREMENTS OF HOWARD COUNTY ZONING REGULATIONS SECTION 128.0.A.
 - THE HOUSING BY A RESIDENT FAMILY OF:
 - NOT MORE THAN FOUR NON-TRANSIENT ROOMERS OR BOARDERS, OR
 - NOT MORE THAN EIGHT MENTALLY AND/OR PHYSICALLY DISABLED PERSON OR PERSONS 62 YEARS OF AGE OR OLDER, PROVIDED THE USE IS REGISTERED, LICENSED OR CERTIFIED BY THE STATE OF MARYLAND, OR
 - A COMBINATION OF A AND B ABOVE, PROVIDED THAT THE TOTAL NUMBER OF PERSONS HOUSED IN ADDITION TO THE RESIDENT FAMILY DOES NOT EXCEED EIGHT
 - HOME OCCUPATIONS, SUBJECT TO THE REQUIREMENTS OF HOWARD COUNTY ZONING REGULATIONS SECTION 128.0.C.
 - HOME CARE, PROVIDED THAT IF HOME CARE IS COMBINED WITH HOUSING OF MENTALLY OR PHYSICALLY DISABLED PERSONS OR PERSONS 62 YEARS OF AGE OR OLDER, AS ALLOWED BY PARAGRAPH 2.B ABOVE, THE TOTAL NUMBER OF PERSONS RECEIVING HOME CARE AT ANY ONE TIME PLUS THE NUMBER OF PERSONS BEING HOUSED SHALL NOT EXCEED EIGHT.
 - SMALL WIND ENERGY SYSTEM, BUILDING MOUNTED, ON SINGLE FAMILY DETACHED DWELLINGS, SUBJECT TO THE REQUIREMENTS OF HOWARD COUNTY ZONING REGULATIONS SECTION 128.0.L.
 - ACCESSORY SOLAR COLLECTORS
- C. GENERAL BULK REGULATIONS (PARCEL 145, B-1 & C ONLY):
- | REQUIRED | PROVIDED |
|---|--|
| 1. MAXIMUM DENSITY:
a. FROM EXTERNAL PROPERTY LINES (ADJACENT TO SFD UNITS):
b. FROM EXTERNAL PROPERTY LINES (ADJACENT TO ALL OTHERS):
c. FROM EXTERNAL ROOFS (OF WAYS) | 2.75 DWELLING UNITS/GROSS ACRE
105'
30'
30' |
| 2. MINIMUM DISTANCE BETWEEN SINGLE FAMILY ATTACHED BUILDINGS AND SINGLE FAMILY DETACHED BUILDINGS:
a. FACE TO FACE:
b. FACE TO REAR/TO SIDE:
c. SIDE TO SIDE:
d. REAR TO REAR:
e. REAR TO FACE | 30'
30'
15'
15'
100' |
- D. SINGLE FAMILY DETACHED BULK REGULATIONS (PARCEL 145, B-1 & C ONLY):
- | REQUIRED | PROVIDED |
|--|--|
| 1. MINIMUM LOT SIZE | 7,200 SF |
| 2. MINIMUM WIDTH AT BUILDING RESTRICTION LINES | 60' |
| 3. BUILDING SETBACKS (SEE ITEM 1) | 60' |
| a. FRONT:
b. CORNER LOTS:
i. FROM RIGHT-OF-WAY:
ii. TOTAL OF BOTH SIDE YARDS:
c. SIDE (INTERIOR LOTS):
i. FROM LOT LINES:
ii. TOTAL OF BOTH SIDE YARDS:
d. REAR - PRINCIPAL STRUCTURE:
e. REAR - ACCESSORY STRUCTURE:
f. USE* SETBACK:
*USES INCLUDE DRIVEWAYS, PATIOS, AND LANDSCAPE STRUCTURES (PERGOLAS AND AREAS INCLUDED) | 20'
20'
15'
25'
15'
7.5'
15'
30'
30'
10'
10' |
| 4. MAXIMUM HEIGHT:
a. PRINCIPAL STRUCTURE:
b. ACCESSORY STRUCTURES:
c. GARAGE:
d. MAXIMUM LOT COVERAGE:
e. MAXIMUM BUILDING EXPOSURE:
f. SIDE SETBACKS FOR DECKS & PORCHES:
g. INTERNAL LOT LINE:
h. EXTERNAL LOT LINE | 34'
15'
15'
60%
60%
180'
1'
1' |
- E. SINGLE FAMILY ATTACHED BULK REGULATIONS (PARCEL 145, B-1 & C ONLY):
- | REQUIRED | PROVIDED |
|---|--|
| 1. MINIMUM LOT SIZE | 1,840 SF |
| 2. MAXIMUM UNITS PER STRUCTURE | 7 UNITS |
| 3. BUILDING SETBACKS (SEE ITEM 1):
a. FRONT:
b. SIDE (ADJACENT TO RIGHT-OF-WAY):
c. SIDE (EXTERNAL LOT LINE):
d. SIDE (INTERNAL LOT LINE):
e. REAR - PRINCIPAL STRUCTURE:
f. REAR - ACCESSORY STRUCTURE:
g. MAXIMUM HEIGHT:
i. PRINCIPAL STRUCTURE:
ii. ACCESSORY STRUCTURES:
iii. GARAGE:
4. MAXIMUM BUILDING EXPOSURE:
5. SIDE SETBACKS FOR DECKS & PORCHES:
h. INTERNAL LOT LINE:
i. EXTERNAL LOT LINE | 1,840 SF
7 UNITS
20'
20'
5'
5'
10'
10'
40'
15'
60%
180'
1'
1' |
- F. OPEN SPACE:
 PARCEL 145, B-1: 30.69 AC. PARCEL 412 = PARCEL A (W.R. GRACE TO HOWARD COUNTY) = 31.39 AC. PARCEL 145, C-1 (W.R. GRACE) = 3.001 AC.
- G. ON-SITE AMENITY AREA/RECREATIONAL AREA: 1,000 SF/UNIT (4.22 AC.) SEE NOTE 49 (2.9 OPEN RECREATIONAL AREA PLUS AMENITY CREDITS * ON PARCELS 145, B-1 & C AND PARCEL 412-PARCEL A)
- H. MIHU (MODERATE INCOME HOUSING UNITS):
 1. NUMBER OF UNITS TO BE MIHU: 10% (19 UNITS) 10% (19 SFA UNITS)
 2. CERTAIN EXCEPTIONS TO SETBACKS ARE APPLICABLE PURSUANT TO HOWARD COUNTY ZONING REGULATIONS, SECTION 128.0.A.1.

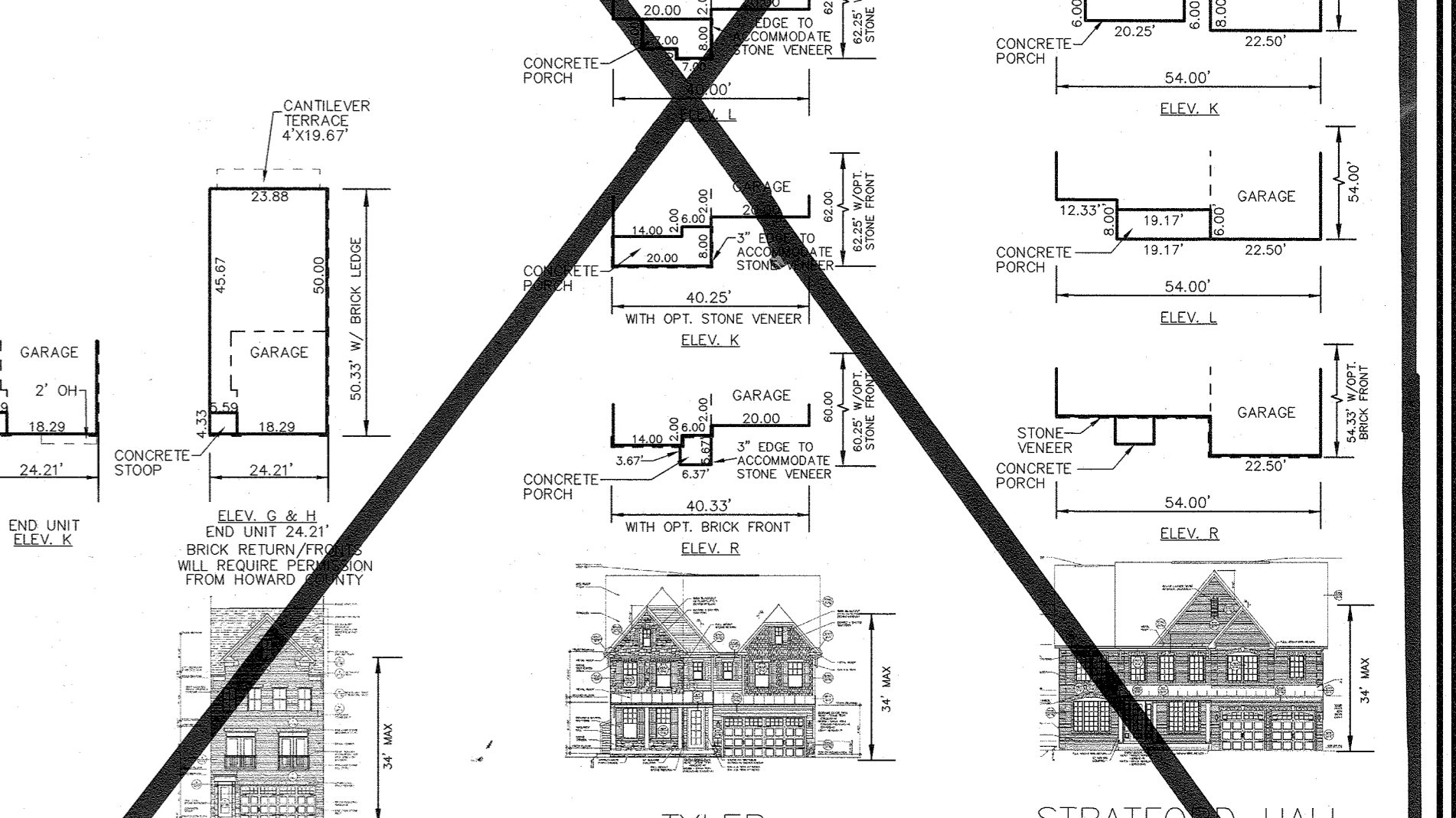
GENERAL NOTES (CONTINUED)

48. THIS PROJECT IS SUBJECT TO WF-16-038, ON DECEMBER 5, 2016; THE PLANNING DIRECTOR APPROVED THE REQUEST FOR ALTERNATIVE COMPLIANCE TO SECTION 16.1205(A)(7)&(10) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WHICH REQUIRES THE RETENTION OF STATE CHAMPION TREES, TREES 75% OF THE DIAMETER OF STATE CHAMPION TREES, AND TREES 30" IN DIAMETER OR LARGER. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
- APPROVAL IS TO REMOVE 41 SPECIMEN TREES IDENTIFIED ON THE ALTERNATIVE COMPLIANCE EXHIBIT. A SEPARATE ALTERNATIVE COMPLIANCE REQUEST MUST BE SUBMITTED AND APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING FOR ANY OTHER SPECIMEN TREE TO BE REMOVED, UNLESS OTHERWISE NOTED IN THE CONDITIONS OF APPROVAL.
 - SPECIMEN TREES WHERE THE CRITICAL ROOT ZONE IS IMPACTED BY THE LIMIT OF DISTURBANCE WILL REQUIRE PRE, DURING, AND POST CONSTRUCTION PRACTICES AND MEASURES TO MINIMIZE IMPACT TO THE TREES. THESE SPECIFIC PRACTICES WILL BE IDENTIFIED WITHIN THE FINAL SUBDIVISION PLAN AND SHALL BE IMPLEMENTED AND/OR SUPERVISED IN THE FIELD BY A CERTIFIED ARBORIST.
 - SPECIMEN TREES WHERE THE CRITICAL ROOT ZONE IS IMPACTED BY THE LIMIT OF DISTURBANCE, AND INDICATED IN THE ALTERNATIVE COMPLIANCE EXHIBIT TO BE IN POOR OR FAIR CONDITION, MAY BE REMOVED UNDER THIS ALTERNATIVE COMPLIANCE REQUEST IF A CERTIFIED ARBORIST DETERMINES THE TREE IS IMPROBABLE OR THE TREE MAY BE A POTENTIAL HAZARD TO THE DEVELOPMENT. PRIOR TO REMOVING THE TREE, THE APPLICANT SHALL SUBMIT A REPORT FROM THE CERTIFIED ARBORIST TO THE DEPARTMENT OF PLANNING AND ZONING DETAILING THE TREE CONDITION, THE PRACTICES EXAMINED TO SAVE THE TREE, AND THE REASONING FOR THE TREE'S REMOVAL.
 - REMOVAL OF THE 41 SPECIMEN TREES WILL REQUIRE MITIGATION AS ADDITIONAL LANDSCAPE PLANTINGS OR 1" CALIPER FOREST CONSERVATION PLANTINGS, OR A COMBINATION THEREOF. MITIGATION THEREOF WILL BE DETERMINED BY THE DEPARTMENT OF PLANNING AND ZONING DURING THE REVIEW OF THE PRELIMINARY PLAN OR FINAL PLAN WHEN SITE DESIGN IS FURTHER ENGINEERED.
- F-18-041 MET THE OBLIGATION BY PROVIDING 1" CALIPER FOREST CONSERVATION PLANTINGS.**
49. IN ACCORDANCE WITH THE ZB-1104M CEF-R REGULATIONS, THIS SUBDIVISION IS SUBJECT TO MODERATE INCOME HOUSING UNITS. A MIHU AGREEMENT AND MIHU COVENANTS WILL BE REQUIRED IN ACCORDANCE WITH SECTION 13.402 OF THE HOWARD COUNTY CODE. THE MIHU REQUIREMENTS FOR THIS SUBDIVISION WILL BE 19 UNITS (10% OF 184 UNITS).
 - PHASE 1 REQUIRES 129 X 10% = 13 UNITS
 - PHASE 2 REQUIRES 55 X 10% = 6 UNITS
- NO MODERATE INCOME HOUSING UNITS ARE PROPOSED ON THIS "MODEL HOME" SITE DEVELOPMENT PLAN.**
50. ALL SIDEWALKS ADJACENT TO THE PROJECT SHALL BE TRAFFIC BEARING FOR THE LIMITS OF THE PUBLIC EASEMENT. REINFORCEMENT SHALL BE IN ACCORDANCE WITH HOWARD COUNTY DETAIL R-6.03.
51. TRAFFIC CONTROL DEVICES:
 A. THE 81 (V)STOPS SIGNS AND STREET NAME SIGNS (SNS) ASSEMBLIES FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETE.
 B. THE TRAFFIC CONTROL DEVICE LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE FIELD APPROVED BY HOWARD COUNTY TRAFFIC DIVISION (410-313-2430) PRIOR TO THE INSTALLATION OF ANY OF THE TRAFFIC CONTROL DEVICES.
 C. ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
 D. ALL SIGN POST USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, ("QUICK PUNCH") SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-3/8" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE - 3" LONG). THE ANCHOR SHALL NOT EXTEND MORE THAN TWO "QUICK PUNCH" HOLES ABOVE GROUND LEVEL. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON THE TOP OF EACH POST.
52. STREET LIGHTING IN ACCORDANCE WITH SECTION 16.135 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE HOWARD COUNTY DESIGN MANUAL AND THE ZONING BOARD DECISION AND ORDER ZB-1104-M HAS BEEN PROVIDED UNDER F-18-041. STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURES AND POLES SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III, SECTION 5.5.A. A MINIMUM OF 20 FEET SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
53. ON APRIL 18, 2019, THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING DETERMINED THE EXISTING ENCROACHMENT FOR THE STORM DRAIN OCCURRING ALONG GRACE DRIVE, THE DISTURBANCE REQUIRED TO CONNECT TO PUBLIC SEWER, AND THE RECONSTRUCTION OF THE OFF SITE POND TO MEET MD-378 STANDARDS ARE NECESSARY DISTURBANCE.
54. ON JUNE 22, 2017 THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING DETERMINED THAT THE DISTURBANCE OF STEEP SLOPES FOR INSTALLATION OF A SANITARY SEWER IS NECESSARY FOR REASONABLE DEVELOPMENT OF THE PROPERTY.
55. NO STREET TREE CAN BE PLANTED WITHIN 30' OF A PROPOSED "STOP" SIGN LOCATION.
56. THIS PROJECT IS SUBJECT TO WF-17-108, ON JULY 20, 2017; THE PLANNING DIRECTOR APPROVED THE REQUEST FOR ALTERNATIVE COMPLIANCE WITH SUBSECTION 16.144(C) OF THE CODE, REQUIRING A PRELIMINARY PLAN FOR PHASE 2:
 APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 F-18-041 CEDAR CREEK - PHASE 1
 1. THE DEVELOPER SHALL SUBMIT A FINAL PLAN APPLICATION BASED ON P-17-002, ONCE APPROVED, AND SHALL RECORD A SUBDIVISION PLAT WITH THE LAND RECORDS OFFICE OF HOWARD COUNTY BASED ON SAID FINAL PLAN. THE FINAL PLAN SHALL INCLUDE PHASE 1 AND PHASE 2 OF THE SIMPSON OAKS SUBDIVISION. THE PHASE 1 FINAL PLAN SHALL SHOW NON-BUILDABLE SPACE LOTS, NON-BUILDABLE OPEN SPACE LOTS AND ROAD CONSTRUCTION DRAWINGS FOR THE ENTIRE PROJECT. THE PHASE 2 FINAL PLAN WILL ONLY SHOW THE RESUBDIVISION OF NON-BUILDABLE LOTS.
 57. THE DEVELOPER WILL BE RESPONSIBLE FOR CONSTRUCTING A NATURAL SURFACE TRAIL AND SUSPENSION BRIDGE FOR THIS SUBDIVISION THROUGH OPEN SPACE LOT 140 TO THE ROBINSON NATURE CENTER. SEE DETAIL R-18-041.
 THIS PROJECT IS SUBJECT TO WF-20-010, ON SEPTEMBER 12, 2019; THE PLANNING DIRECTOR APPROVED THE REQUEST FOR ALTERNATIVE COMPLIANCE TO SECTION 16.144(G) WHICH REQUIRES THE DEVELOPER TO PAY ALL REQUIRED FEES TO THE COUNTY WITHIN 120 DAYS OF RECEIVING APPROVAL OF THE FINAL PLAN AND, IF SUBJECT TO A DEVELOPER AGREEMENT OR MAJOR FACILITY AGREEMENT, SHALL POST ALL MONIES AND FILE APPROPRIATE SURETY COVERING THE DEVELOPER'S FINANCIAL OBLIGATIONS FOR THE REQUIRED PUBLIC OR PRIVATE IMPROVEMENTS THE PLANNING DIRECTOR ALSO APPROVED THE REQUEST FOR AN ALTERNATIVE COMPLIANCE OF SECTION 16.144(G) WHICH REQUIRES THE DEVELOPER TO SUBMIT THE FINAL SUBDIVISION PLAT TO THE DEPARTMENT OF PLANNING AND ZONING FOR SIGNATURES AND RECORDED WITHIN 180 DAYS OF FINAL PLAN APPROVAL.
 APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 F-18-041 CEDAR CREEK - PHASE 1
 1. THE DEVELOPER SHALL PAY ALL REQUIRED FEES TO THE COUNTY; AND, IF SUBJECT TO A DEVELOPER AGREEMENT OR MAJOR FACILITY AGREEMENT, SHALL POST ALL MONIES AND FILE APPROPRIATE SURETY COVERING THE DEVELOPER'S FINANCIAL OBLIGATIONS FOR THE REQUIRED PUBLIC OR PRIVATE IMPROVEMENTS AS INDICATED WITHIN THE ALTERNATIVE COMPLIANCE APPROVAL LETTER FROM KENT SHEUBROOKS, DIVISION CHIEF, DIVISION OF LAND DEVELOPMENT, DATED JULY 11, 2019, WITHIN 60 DAYS OF THE PREVIOUS DEADLINE DATE OF AUGUST 18, 2019 (OR UNTIL OCTOBER 17, 2019).
 2. THE DEVELOPER SHALL SUBMIT THE FINAL SUBDIVISION PLAT TO THE DEPARTMENT OF PLANNING AND ZONING FOR SIGNATURES AND RECORDED AS INDICATED WITHIN THE EMAIL FROM KENT SHEUBROOKS, DIVISION CHIEF, DIVISION OF LAND DEVELOPMENT, DATED JULY 11, 2019, WITHIN 60 DAYS OF THE PREVIOUS DEADLINE DATE OF SEPTEMBER 17, 2019 (OR UNTIL NOVEMBER 16, 2019).
 F-18-109 CEDAR CREEK - PHASE 2
 1. THE DEVELOPER SHALL SUBMIT THE FINAL SUBDIVISION PLAT TO THE DEPARTMENT OF PLANNING AND ZONING FOR SIGNATURES AND RECORDED AS INDICATED WITHIN THE DPZ TECHNICALLY COMPLETE LETTER DATED APRIL 11, 2019, WITHIN 60 DAYS OF THE PREVIOUS DEADLINE DATE OF OCTOBER 7, 2019.
 59. THIS PROJECT IS SUBJECT TO WF-20-035, ON OCTOBER 18, 2019; THE PLANNING DIRECTOR APPROVED THE REQUEST FOR ALTERNATIVE COMPLIANCE TO SECTION 16.144(G) WHICH REQUIRES THE DEVELOPER TO PAY ALL REQUIRED FEES TO THE COUNTY WITHIN 120 DAYS OF RECEIVING APPROVAL OF THE FINAL PLAN AND, IF SUBJECT TO A DEVELOPER AGREEMENT OR MAJOR FACILITY AGREEMENT, SHALL POST ALL MONIES AND FILE APPROPRIATE SURETY COVERING THE DEVELOPER'S FINANCIAL OBLIGATIONS FOR THE REQUIRED PUBLIC OR PRIVATE IMPROVEMENTS THE PLANNING DIRECTOR ALSO APPROVED THE REQUEST FOR AN ALTERNATIVE COMPLIANCE OF SECTION 16.144(G) WHICH REQUIRES THE DEVELOPER TO SUBMIT THE FINAL SUBDIVISION PLAT TO THE DEPARTMENT OF PLANNING AND ZONING FOR SIGNATURES AND RECORDED WITHIN 180 DAYS OF FINAL PLAN APPROVAL.
 APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 F-18-041 CEDAR CREEK - PHASE 1
 1. THE DEVELOPER SHALL PAY ALL REQUIRED FEES TO THE COUNTY; AND, IF SUBJECT TO A DEVELOPER AGREEMENT OR MAJOR FACILITY AGREEMENT, SHALL POST ALL MONIES AND FILE APPROPRIATE SURETY COVERING THE DEVELOPER'S FINANCIAL OBLIGATIONS FOR THE REQUIRED PUBLIC OR PRIVATE IMPROVEMENTS AS INDICATED WITHIN THE ALTERNATIVE COMPLIANCE APPROVAL LETTER FROM KENT SHEUBROOKS, DIVISION CHIEF, DIVISION OF LAND DEVELOPMENT, DATED SEPTEMBER 12, 2019, WITHIN 60 DAYS OF THE PREVIOUS DEADLINE DATE OF OCTOBER 17, 2019 (OR UNTIL DECEMBER 18, 2019).
 2. THE DEVELOPER SHALL SUBMIT THE FINAL SUBDIVISION PLAT TO THE DEPARTMENT OF PLANNING AND ZONING FOR SIGNATURES AND RECORDED AS INDICATED WITHIN THE ALTERNATIVE COMPLIANCE APPROVAL LETTER FROM KENT SHEUBROOKS, DIVISION CHIEF, DIVISION OF LAND DEVELOPMENT, DATED SEPTEMBER 12, 2019, WITHIN 60 DAYS OF THE PREVIOUS DEADLINE DATE OF NOVEMBER 16, 2019 (OR UNTIL JANUARY 15, 2020).
 F-18-109 CEDAR CREEK - PHASE 2
 1. THE DEVELOPER SHALL SUBMIT THE FINAL SUBDIVISION PLAT TO THE DEPARTMENT OF PLANNING AND ZONING FOR SIGNATURES AND RECORDED AS INDICATED WITHIN THE ALTERNATIVE COMPLIANCE APPROVAL LETTER FROM KENT SHEUBROOKS, DIVISION CHIEF, DIVISION OF LAND DEVELOPMENT, DATED SEPTEMBER 12, 2019, WITHIN 60 DAYS OF THE PREVIOUS DEADLINE DATE OF DECEMBER 7, 2019 (OR UNTIL FEBRUARY 5, 2020).
60. ADDITIONAL OPEN SPACE IS BEING PROVIDED ON THE VILLAGE OF HICKORY RIDGE - SECTION 3 AREA 14 - PARCEL A - PARCEL A - PLAT MDR NO. 13640. PARCEL A SHALL BE DEDICATED TO HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS BY W.R. GRACE. PARCEL 'A' IS KNOWN AS TAX MAP 35, PARCEL 412. PARCEL 'A' IS CONVEYING 31.39 ACRES OF OPEN SPACE TO THE "CEDAR CREEK" PROJECT.
61. IN AN EMAIL DATED NOVEMBER 18, 2019, KENT SHEUBROOKS, DIVISION CHIEF, DIVISION OF LAND DEVELOPMENT, GRANTED A 90 DAY EXTENSION FOR THE COMPLETION OF THE DEVELOPER'S AGREEMENTS AND SUBMISSION OF THE SDP ORIGINALS FOR SDP-19-022, "CEDAR CREEK" TO ON OR BEFORE FEBRUARY 17, 2020.
62. IN AN EMAIL DATED DECEMBER 18, 2019, TANYA MAENHART, ACTING CHIEF, DIVISION OF LAND DEVELOPMENT, GRANTED A 60 DAY EXTENSION FOR THE COMPLETION OF THE DEVELOPER'S AGREEMENTS, PAYMENT OF FEES AND SUBMITTAL OF PLAT MYNARS FOR F-18-041, "CEDAR CREEK" (ALSO WF-20-035) TO ON OR BEFORE FEBRUARY 14, 2020.



JOHN JACOB ASTOR

SCALE: 1"=30'
 FF TO BF = -0.00'
 BF TO GAR SPOT ELEV = -0.67'



TYSON

SCALE: 1"=30'
 FF TO BF = -0.84'
 FF TO GAR SPOT ELEV = -1.85'



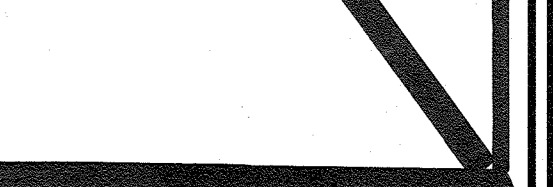
TYLER

SCALE: 1"=30'
 FF TO BF = -0.84'
 FF TO GAR SPOT ELEV = -1.85'



STRATFORD HALL

SCALE: 1"=30'
 FF TO BF = -0.84'
 FF TO GAR SPOT ELEV = -1.85'



N-1. DISCONNECTION OF ROOFTOP RUNOFF

- CONSTRUCTION CRITERIA:**
 THE FOLLOWING ITEMS SHOULD BE ADDRESSED DURING THE CONSTRUCTION OF PROJECTS WITH PLANNED ROOFTOP DISCONNECTIONS:
- EROSION AND SEDIMENT CONTROL: EROSION AND SEDIMENT CONTROL PRACTICES (E.G., SEDIMENT TRAPS) SHALL NOT BE LOCATED IN VEGETATED AREAS RECEIVING DISCONNECTED RUNOFF
 - SITE DISTURBANCE: CONSTRUCTION VEHICLES AND EQUIPMENT SHOULD AVOID AREAS RECEIVING DISCONNECTED RUNOFF TO MINIMIZE DISTURBANCE AND COMPACTION. SHOULD AREAS RECEIVING DISCONNECTED RUNOFF BECOME COMPACTED, SCARPING THE SURFACE OR ROTOTILLING THE SOIL TO A DEPTH OF FOUR TO SIX INCHES SHALL BE PERFORMED TO ENSURE PERMEABILITY. ADDITIONALLY, AMENDMENTS MAY BE NEEDED FOR TIGHT, CLAYEY SOILS.
- INSPECTION:**
 A FINAL INSPECTION SHALL BE CONDUCTED BEFORE USE AND OCCUPANCY APPROVAL TO ENSURE THAT SIZING FOR TREATMENT AREAS HAVE BEEN MET AND PERMANENT STABILIZATION HAS BEEN ESTABLISHED.
- MAINTENANCE CRITERIA:**
 MAINTENANCE OF AREAS RECEIVING DISCONNECTED RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE AREAS RECEIVING RUNOFF SHOULD BE PROTECTED FROM FUTURE COMPACTION (E.G., BY PLANTING TREES OR SHRUBS ALONG THE PERIMETER). IN COMMERCIAL AREAS, FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.
- HOWARD COUNTY - OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DISCONNECTION OF ROOFTOP RUNOFF (N-1), DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2)**
- A. MAINTENANCE OF AREAS RECEIVING DISCONNECTED RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE OWNER SHALL ENSURE THE AREAS RECEIVING RUNOFF ARE PROTECTED FROM FUTURE COMPACTION OF IMPERVIOUS AREA. IN COMMERCIAL AREAS, FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.

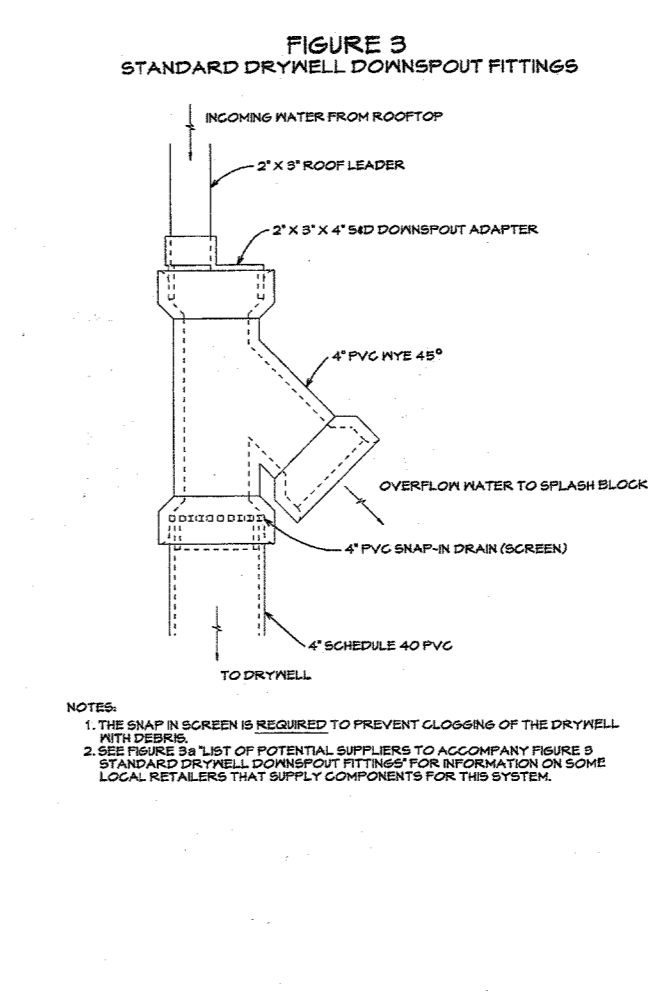
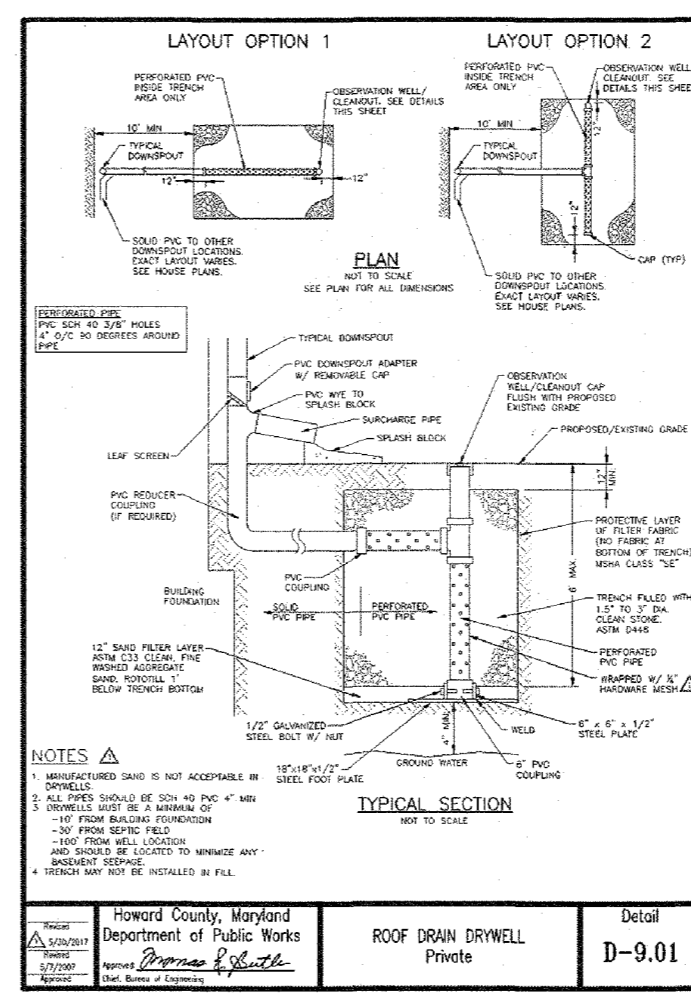
ON-LOT DRYWELL - DESIGN ELEVATION CHART

SWM DA	LOT #	DW LOCATION	NUMBER OF DW'S	PROP GRADE*	TOP STONE*	INV STONE*	INV SAND*	SURFACE SIZE FT X FT	STONE DEPTH FT	SAND DEPTH FT
DA-1	1	R	1	402.20	401.20	397.20	396.20	9.5' X 9.5'	4	1
DA-1	1	R	1	402.00	401.00	397.00	396.00	9.5' X 9.5'	4	1
DA-3B	2	F	1	403.64	402.64	398.64	397.64	10' X 11'	4	1
DA-1	2	R	1	401.90	400.90	396.90	395.90	9.5' X 9.5'	4	1
DA-1	2	R	1	404.00	403.00	399.00	398.00	9.5' X 9.5'	4	1

* ELEVATIONS ARE APPROXIMATE AND MAY VARY BASED ON OVERLOT FINE GRADING
 R= REAR OF LOT
 F= FRONT OF LOT

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

- THE MONITORING WELLS AND STRUCTURES SHALL BE INSPECTED ON A QUARTERLY BASIS AND AFTER EVERY LARGE STORM EVENT.
- WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS SHALL BE RECORDED OVER A PERIOD OF SEVERAL DAYS TO INSURE TRENCH DRAINAGE.
- A LOG BOOK SHALL BE MAINTAINED TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
- WHEN THE FACILITY BECOMES CLOGGED SO THAT IT DOES NOT DRAIN DOWN WITHIN THE 72 HOUR TIME PERIOD, CORRECTIVE ACTION SHALL BE TAKEN.
- THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.
- ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION FACILITY HAVE BEEN VERIFIED, THE MONITORING SCHEDULE CAN BE REDUCED TO AN ANNUAL BASIS UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.



NO.	REVISION	DATE
1	REVISE THE PLAN TO REPLACE THE PREVIOUS HOUSE MODELS ON LOTS 1, 2 - 2-9-20 AND 47-51 WITH A GENERIC BOX AND ADD ARCHITECTURAL MODELS	

(REVISED) SITE DEVELOPMENT PLAN
 AND STORMWATER MANAGEMENT NOTES & DETAILS
CEDAR CREEK - PHASE 1
 LOTS 1, 2, 47-51
 2 SFA, AND 5 SFA

TAX MAP 35 GRID 21
 5TH ELECTION DISTRICT

ZONED: CEF-R

P/O PARCEL 145
 HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING
 +
TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

PROFESSIONAL CERTIFICATE
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 EXPIRATION DATE: 09-27-2020

DESIGN BY: EDS/IH
 CHECKED BY: IH
 DRAWN BY: EDS
 DATE: DECEMBER 2019
 SCALE: AS SHOWN
 W.O. NO.: 15-55

2 SHEET OF 6

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

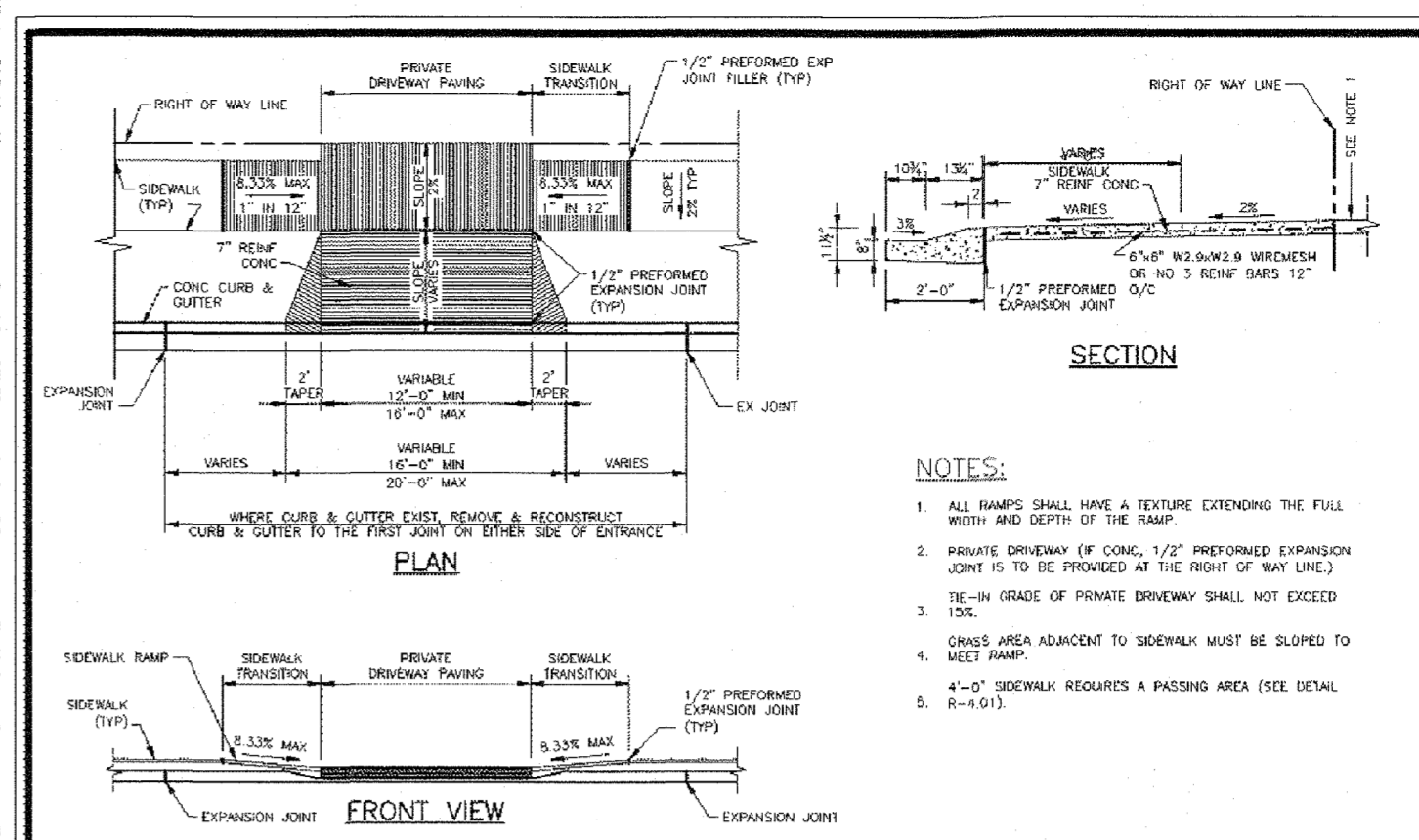
[Signature] 12.20
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 1.3.20
 CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 1.3.20
 DIRECTOR

ON-LOT STORMWATER MANAGEMENT PRACTICES

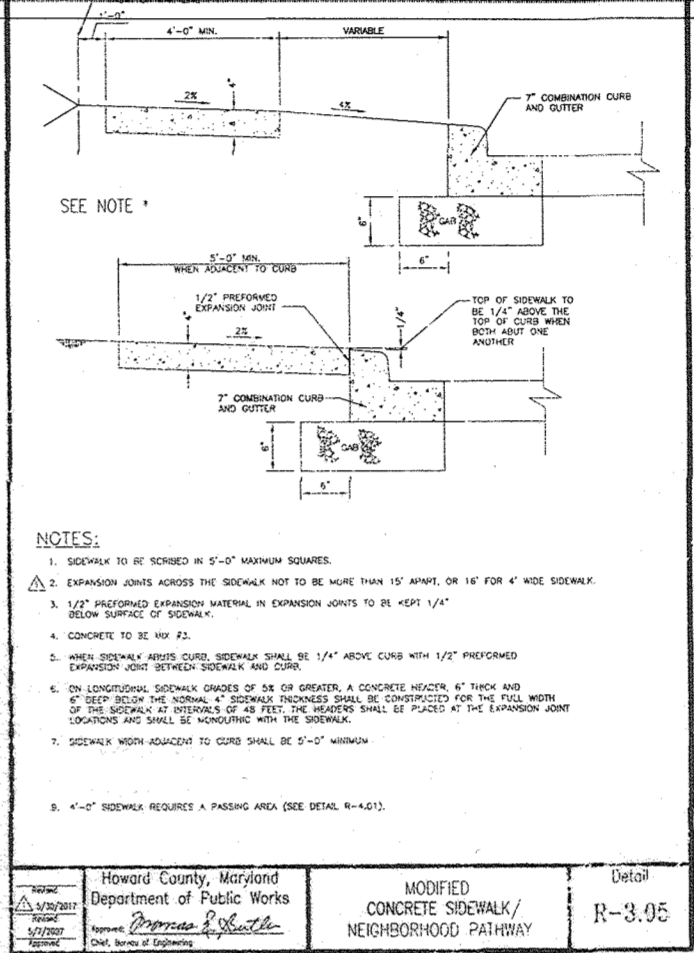
Lot Number	Project Phase	M-5 Drywell	M-1 Rain Barrel	N-1 Rooftop Disconnect
Lot 1	PHASE 1	2	-	2
Lot 2	PHASE 1	3	-	1
Lot 47	PHASE 1	-	-	-
Lot 48	PHASE 1	-	-	2
Lot 49	PHASE 1	-	-	2
Lot 50	PHASE 1	-	-	2
Lot 51	PHASE 1	-	-	2



Howard County, Maryland
Department of Public Works
Approved: *Pratt & Spitzer*
Chief, Office of Engineering

RESIDENTIAL DRIVEWAY ENTRANCE
Modified Concrete Curb and Gutter
Submittal - Setback from Street

Detail
R-6.03



Howard County, Maryland
Department of Public Works
Approved: *Pratt & Spitzer*
Chief, Office of Engineering

MODIFIED
CONCRETE SIDEWALK/
NEIGHBORHOOD PATHWAY

Detail
R-3.05

LEGEND:

	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	EXISTING CURB AND GUTTER
	CURB AND GUTTER
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING MAILBOX
	EXISTING SIGN
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY LINE
	EXISTING CLEANOUT
	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	EXISTING STORM DRAIN
	EXISTING TREE LINE (FIELD LOCATED)
	TREE LINE
	EXISTING FENCE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	NOISE LINE
	STORMWATER MANAGEMENT FACILITY (M-6, M-8)
	F-18-D41
	DRY WELL (M-5)
	EXISTING CONCRETE SIDEWALK
	EXISTING PUBLIC DRAINAGE AND UTILITY EASEMENT
	EXISTING PRIVATE DRAINAGE AND UTILITY EASEMENT
	EXISTING WETLAND
	EXISTING 10' TREE MAINTENANCE EASEMENT
	10' CONTOUR
	2' CONTOUR
	SPOT ELEVATION
	ROOF LEADER DISCONNECT
	EXISTING TREES
	F-18-D41

- NOTE:**
1. TYPICAL DRIVEWAY WIDTH SHOWN HEREON IS 16 FEET WIDE FOR THE PROPOSED 2 CAR GARAGE. WIDTH SUBJECT TO CHANGE WITH BUILDER RESITE.
 2. DRIVEWAYS: THE SHOWN DRIVEWAY LOCATION CANNOT CHANGE UNLESS NOTED ON THIS SDP CONFIRMING THAT THE GRADING AND DRIVEWAY SLOPES WILL REMAIN THE SAME WHETHER THE DRIVEWAY IS ON THE RIGHT OR LEFT SIDE OF THE HOUSE. ONLY ONE DRIVEWAY ORIENTATION CAN BE SHOWN FOR CORNER LOTS.
- NOTES:**
1. REFER TO SHEET 2 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.
 2. REFER TO SHEET 2 FOR ROOFTOP DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.
- NOTES:**
1. ALL WATER CONNECTIONS SHALL BE 1-1/2" WITH 1" OUTSIDE METER SETTINGS, UNLESS OTHERWISE NOTED. REFER TO HOWARD COUNTY DETAILS W-3.28 OUTSIDE METER SETTINGS.

OWNER
SIMPSON OAKS CRP3, LLC
4750 OWINGS MILLS BOULEVARD
OWINGS MILLS, MARYLAND 21117
410-356-9900

BUILDER
NVR HOMES
9720 PATUXENT WOODS DRIVE
COLUMBIA, MD 21046
(410) 379-5956

NO.	REVISION	DATE
1	REVISE THE PLAN TO REPLACE THE PREVIOUS HOUSE MODELS ON LOTS 1, 2 AND 47-51 WITH A GENERIC BOX AND ADD ARCHITECTURAL MODELS	7-29-20

(REVISED) SITE DEVELOPMENT PLAN
SITE LAYOUT PLAN
CEDAR CREEK - PHASE 1
LOTS 1, 2, 47-51
2 SFD, AND 5 SFA

TAX MAP 35 GRID 21
5TH ELECTION DISTRICT

ZONED: CEF-R

P/O PARCEL 145
HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.451.7666 F: 410.451.8961 www.timmons.com

PROFESSIONAL CERTIFICATE

DESIGN BY: EDS/IH
DRAWN BY: IH
CHECKED BY: EDS
DATE: DECEMBER 2019
SCALE: AS SHOWN
W.O. NO.: 15-55

I HEREBY CERTIFY THAT THESE DOCUMENTS 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. 16193, EXPIRATION DATE: 09-27-2020

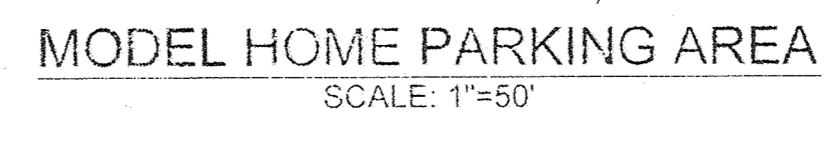
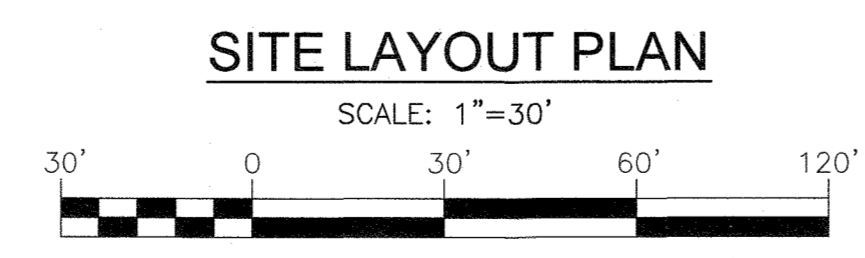
3 SHEET OF 6

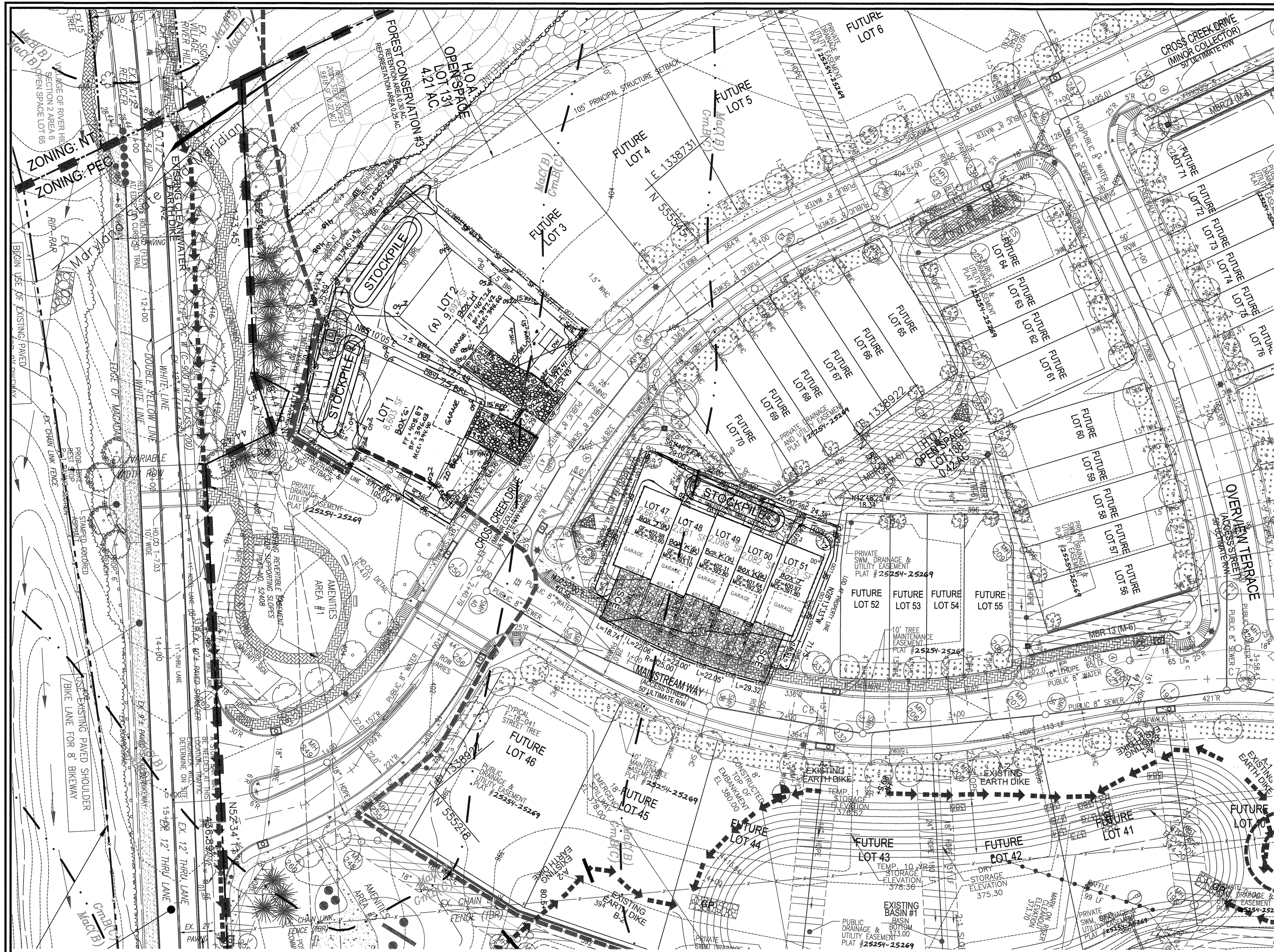
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chadwick 1-2-20
CHIEF, DEVELOPMENT/ENGINEERING DIVISION DATE

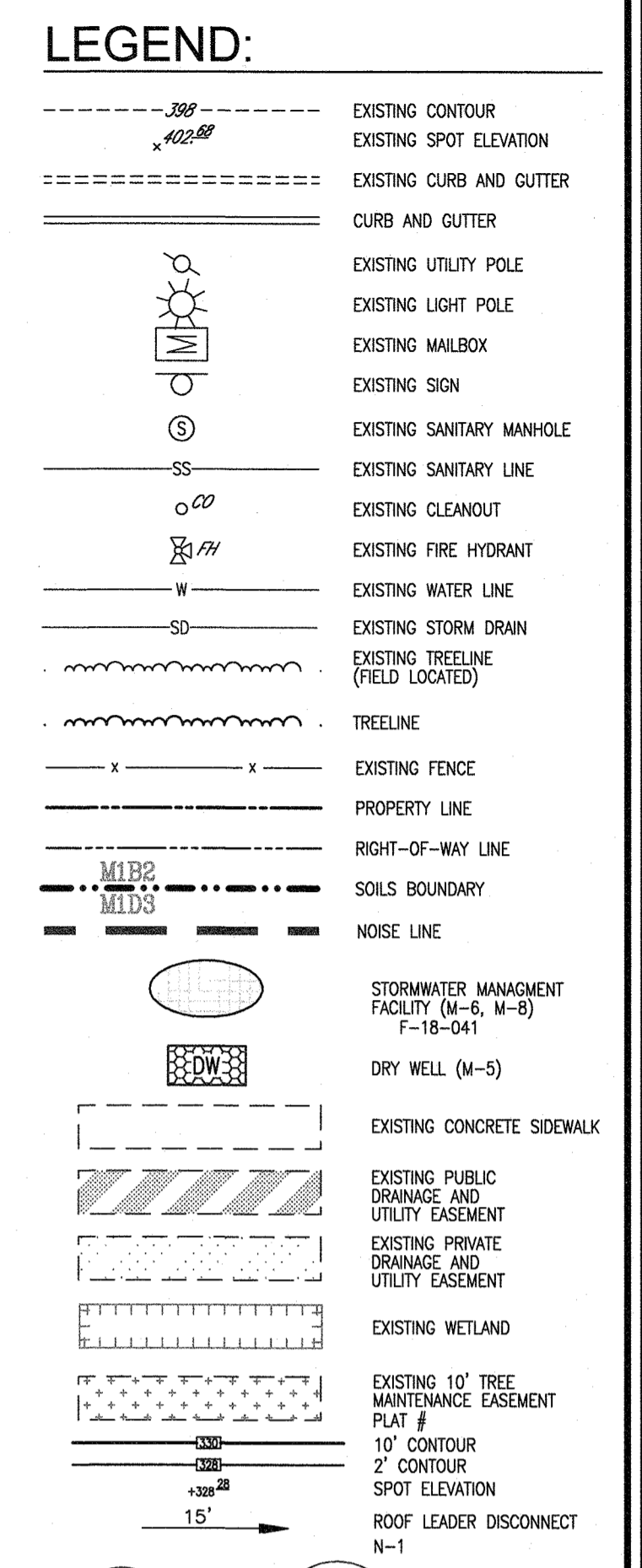
J. M. ... 1-3-20
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

... 1-3-20
DIRECTOR DATE





NOTE:
- SILT FENCE SHALL BE CURLED UPHILL NO MORE THAN 35 FEET APART



SOIL EROSION & SEDIMENT CONTROL PLAN NOTES

- REFER TO SHEET 5 FOR SEQUENCE OF CONSTRUCTION ORDER AT THE END OF EACH WORKING DAY.
- REFER TO SHEETS 5 FOR STANDARD DETAILS AND STABILIZATION NOTES.
- IF REQUIRED BY SEDIMENT CONTROL INSPECTOR, SUPER SILT FENCE SHALL REPLACE STANDARD SILT FENCE WHERE FENCING INTERCEPTS CONCENTRATED FLOWS.

NOTES

- ALL EARTH DIKES ARE TO BE PLACED IN WORKING ORDER AT THE END OF EACH WORKING DAY.
- IMBRICATE SF/SSF IN 35' SEGMENTS AS REQUIRED UPHILL BY 2" IN ELEVATION.

NOTES:

- REFER TO SHEET 2 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.
- REFER TO SHEET 2 FOR ROOF TOP DISCONNECTION CRITERIA. DOWNSPOUTS SHALL BE LOCATED WHERE SHOWN HEREON AT MINIMUM AND DIRECTED AT THE GROUND SURFACE TO FLOW IN THE DIRECTION SHOWN.

NOTES:

- ALL WATER CONNECTIONS SHALL BE 1-1/2" WITH 1" OUTSIDE METER SETTINGS, UNLESS OTHERWISE NOTED. REFER TO HOWARD COUNTY DETAILS W-328 OUTSIDE METER SETTINGS.

OWNER: SIMPSON OAKS CRP3, LLC
 4750 OWINGS MILLS BOULEVARD
 OWINGS MILLS, MARYLAND 21117
 410-358-9900

BUILDER: NVR HOMES
 9720 PATENTWOOD DR
 COLUMBIA, MD 21046
 (410) 379-5956

NO.	REVISION	DATE
1	REVISE THE PLAN TO REPLACE THE PREVIOUS HOUSE MODELS ON LOTS 1, 2 AND 47-51 WITH A GENERIC BOX AND ARCHITECTURAL MODELS	7-29-30

(REVISED) SITE DEVELOPMENT PLAN
 SOILS MAP, GRADING AND SOIL EROSION & SEDIMENT CONTROL PLAN
CEDAR CREEK - PHASE 1
 LOTS 1, 2, 47-51
 2 SFD, AND 5 SFA

TAX MAP 35 GRID 21 ZONED: CEF-R P/O PARCEL 145 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

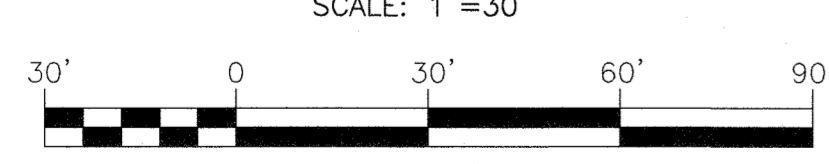
VOGEL ENGINEERING
 TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410.461.7656 F: 410.461.8961 www.timmons.com

DESIGN BY: EDS/IH
 DRAWN BY: IH
 CHECKED BY: EDS
 DATE: DECEMBER 2019
 SCALE: AS SHOWN
 W.O. NO.: 15-55

PROFESSIONAL CERTIFICATE
 I HEREBY CERTIFY THAT THESE DOCUMENTS 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. 16193, EXPIRATION DATE: 09-27-2020

ROBERT H. VOGEL, PE No. 16193

GRADING AND SOIL EROSION & SEDIMENT CONTROL PLAN



NOTE: STOCKPILING WILL BE PERMITTED ONSITE.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 1-2-20
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 1-3-20
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 1-3-20
 DIRECTOR DATE

OWNER/DEVELOPER CERTIFICATION:
 I HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDC.

[Signature] 12/16/19
 OWNER/DEVELOPER SIGNATURE DATE
 Brent Harauer Regional Land Development Manager
 PRINTED NAME & TITLE

DESIGNER CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] 12/26/19
 DESIGNER'S SIGNATURE DATE
 ROBERT H. VOGEL
 PRINTED NAME

NO. REGISTRATION NO. 16193
 R.L.S., OR R.L.A. (circle one)

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

[Signature] 12/27/19

MAPPED SOILS TYPES - CLARKSVILLE SE MAP #23

SYMBOL	NAME / DESCRIPTION	GROUP	HYDRIC	PERCENT SLOPE	K FACTOR	PERM POTENTIAL	CLIFF SLOPE POTENTIAL
EBA	BALE SILT LOAM, 0 TO 3 PERCENT SLOPES	D	YES	NO	0.32	NO	YES
GaB	GLENNLE LOAM, 0 TO 3 PERCENT SLOPES	B	NO	NO	0.20	YES	NO
GcB	GLENNLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	NO	NO	0.37	YES	NO
GcB	GLENNLE-SILT LOAM, 0 TO 8 PERCENT SLOPES	C	PARTIAL*	PARTIAL*	0.37	NO	PARTIAL
MgC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	NO	NO	0.24	YES	NO

TAKEN FROM: USDA, SCS-WEB SOIL SURVEY, HOWARD COUNTY

NOTE: HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT

*BALE COMPONENT OF GcB, ERODIBILITY FACTOR IS 0.32 AND IS CONSIDERED HYDRIC

**HOWARD SOIL CONSERVATION DISTRICT
STANDARD SEDIMENT CONTROL NOTES**

- A PRE-CONSTRUCTION MEETING MUST OCCUR WITH THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, CONSTRUCTION INSPECTION DIVISION (CID), 410-311-1855 AFTER THE FUTURE LOT AND PROTECTED AREAS ARE MARKED CLEARLY IN THE FIELD. A MINIMUM OF 48 HOURS NOTICE TO COME MUST BE GIVEN AT THE FOLLOWING STAGES:
 - 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 UNIT.
 - 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 THEREOF.
- 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, DICES, SWALES, DITCHES, PERMETER 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 THESE AREAS UNDER ACTIVE GRADING.
- PERMANENT STABILIZATION SHALL BE ESTABLISHED 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-4-3), TEMPORARY SEEDING (SEC. B-4-4) AND MULCHING (SEC. B-4-5).
- TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES IF THE GROUND IS FROZEN, INTERMEDIATE STABILIZATION (SEC. B-4-1) SPECIFICATIONS SHALL BE ENFORCED IN AREAS WITH >15% OF CUTTING AND FILL STOCKPILES (SEC. B-4-8) IN EXCESS OF 20 FT. MUST BE BENEATH WITH STABLE OUTLET, ALL CONCENTRATED FLOW, STEEP SLOPE, AND HIGHLY ERODIBLE AREAS SHALL BE STABILIZED IMMEDIATELY. APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY, THE SUMMARY IS TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE CID.

- AREA OF SITE: 0.68 ACRES
AREA DISTURBED: 0.77 ACRES
AREA TO BE ROOFED OR PAVED: 0.30 ACRES
AREA TO BE VEGETATIVELY STABILIZED: 0.41 ACRES
TOTAL CUT: 833 CU YDS. TOTAL
TOTAL FILL: 1378 CU YDS. TOTAL
OFFSITE WASTE/BORROW AREA LOCATION: CONSITE
- REFER TO ITEM 1 BELOW
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY OR 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 TIME (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, MD).
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE (3) PIPE LENGTHS OR THAT WHICH CAN BE BACK-FILLED AND STABILIZED BY THE END OF EACH WORKDAY, WHICHEVER IS SHORTER.
- ANY MAJOR CHANGES OR REVISIONS TO THE PLAN OR SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE HDDO PRIOR TO PROCEEDING WITH CONSTRUCTION. MINOR REVISIONS MAY ALLOWED BY THE CID FOR THE USE OF HDDO-APPROVED FIELD CHANGES.
- ALL DISTURBANCE SHALL NOT OCCUR OUTSIDE OF THE LOT. A PROJECT IS TO BE SCHEDULED 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 CID, NO MORE THAN 30 ACRES CONSECUTIVELY MAY BE DISTURBED AT A GIVEN TIME.
- WASH WATER FROM ANY EQUIPMENT, VEHICLES, PAVEMENT, AND OTHER SOURCES MUST BE TREATED IN A SEDIMENT BASIN OR OTHER APPROVED WASHOUT STRUCTURE.
- TOPSOIL SHALL BE STOCKPILED AND PRESERVED ON-SITE FOR RE-DISTRIBUTION ONTO FINAL GRADE.
- ALL SILT FENCE AND SUPER SILT FENCE SHALL BE PLACED ON-THE-COUNTOUR, AND BE IMMERSED AT 25" MINIMUM INTERVALS, WITH LOWER ENDS CIRCLED UPWIND BY 18" IN ELEVATION.
- STREAM CHANNELS MUST NOT BE DISTURBED DURING THE FOLLOWING RESTRICTED TIME PERIODS (INCLUDES):
 - USE I AND IF MARCH 1 - JUNE 15
 - USE II AND IF OCTOBER 1 - APRIL 30
 - USE IV MARCH 1 - MAY 31
- 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.

**B-4-5 STANDARDS AND SPECIFICATIONS
FOR
PERMANENT STABILIZATION**

DEFINITION
TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.

PURPOSE
TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED SOILS.

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

CRITERIA
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 HARDNESS ZONE (FROM FIGURE B.3) AND BASED ON THE SITE CONDITION OR PURPOSES FOUND ON TABLE B.2E. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY, THE SUMMARY IS TO BE PLACED ON THE PLAN.

2. TURFGRASS MIXTURES
A. SEED MIXTURES WHERE TURFGRASS MAY BE DESIRED INCLUDING 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 PURPOSES (ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY, THE SUMMARY IS TO BE PLACED ON THE PLAN).

3. KENTUCKY BLUEGRASS/PERENNIAL RYE FULL SUN MIXTURE FOR USE IN FULL SUN AREAS WHERE RAPID ESTABLISHMENT IS NECESSARY AND WHEN TURF WILL RECEIVE MEDIUM TO INTENSIVE MANAGEMENT. CERTIFIED PERENNIAL PREGRASS CULTIVARS AND CERTIFIED KENTUCKY BLUEGRASS SEEDING RATE: 2 POUNDS MIXTURE PER 1000 SQUARE FEET. CHOOSE A SEEDING RATE OF 1.5 TO 2 POUNDS MIXTURE PER 1000 SQUARE FEET RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.

4. TALL FESCUE/KENTUCKY BLUEGRASS FULL SUN MIXTURE FOR USE IN DROUGHT PRONE AREAS AND/OR AREAS RECEIVING LOW TO MEDIUM MANAGEMENT IN FULL SUN TO MEDIUM SHADE. RECOMMENDED MIXTURE INCLUDES: CERTIFIED TALL FESCUE CULTIVARS 95 TO 100 PERCENT, CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 5 TO 5 PERCENT. SEEDING RATE: 5 TO 6 POUNDS PER 1000 SQUARE FEET. CHOOSE A SEEDING RATE OF 1.5 TO 2 POUNDS MIXTURE PER 1000 SQUARE FEET RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.

5. IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES
- WESTERN MD: MARCH 15 TO JUNE 1, AUGUST 10 TO OCTOBER 1 (HARDNESS ZONES: 5B, 6A)
- CENTRAL MD: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDNESS ZONES: 6B)
- SOUTHERN MD: CASTLETON: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDNESS ZONES: 7A, 7B)

6. 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 1/4 INCHES IN DIAMETER. THE RESULTING SEEDBED MUST BE IN SUCH CONDITION THAT FUTURE MOWING OF GRASSES WILL PROCEED WITHOUT DIFFICULTY. E. IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEEDED SEEDINGS WITH ADEQUATE WATER FOR PLANT GROWTH (1/2 TO 1 INCH EVERY 3 TO 4 DAYS DEPENDING ON SOIL TEXTURE) UNTIL AREAS ARE FULLY ESTABLISHED. THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE LATE IN THE PLANTING SEASON, IN ANOMALY DRY OR HOT CONDITIONS, OR ON ADVERSE SITES.

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

8. GENERAL SPECIFICATIONS
A. CLASS OF TURFGRASS SOD MUST BE MARYLAND STATE CERTIFIED. SOD LABELS MUST BE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR.
B. SOD MUST BE MACHINE CUT AT A MINIMUM SOIL THICKNESS OF 3/4 INCH PLUS OR MINUS 1/8 INCH AT THE TIME OF CUTTING. MEASUREMENT FOR THICKNESS MUST EXCLUDE TOP GROUND AND TRATCH. BROKEN PANS AND TOM OR UNEVEN ENDS WILL NOT BE ACCEPTABLE.
C. STANDARD SIZE SECTIONS OF SOD MUST BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SPUNNED VERTICALLY WITH A FIRM GRASP ON THE UPPER 10 PERCENT OF THE SECTION.
D. SOD MUST NOT BE HARVESTED OR TRANSPORTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL.
E. SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD NOT TRANSPORTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.

9. SOD INSTALLATION
A. DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE SOD.
B. LAY THE FIRST ROW OF SOD IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO IT AND TIGHTLY WEDGED AGAINST EACH OTHER. STAGGER LATERAL JOINTS TO PROMOTE UNIFORM GROWTH AND STRENGTH. ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TOGETHER IN ORDER TO PREVENT JOINTS WHICH WOULD CAUSE AIR DRIVING OF THE ROOTS.
C. 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 SURFACE ON SLOPES. ENSURE SOIL CONTACT EXISTS BETWEEN SOD ROOTS AND THE UNDERLYING SOIL SURFACE.
D. WATER THE SOD IMMEDIATELY FOLLOWING ROLLING AND TAMPING UNTIL THE UNDERSIDE OF THE NEW SOD AND SOIL SURFACE BELOW THE SOD ARE THOROUGHLY WET. COMPLETE THE OPERATIONS OF LAYING, TAMPING, AND IRRIGATING FOR ANY PIECE OF SOD WITHIN 48 HOURS.

10. SOD MAINTENANCE
A. IN THE ABSENCE OF ADEQUATE RAINFALL, WATER DAILY DURING THE FIRST WEEK OR AS OFTEN AND SUFFICIENTLY NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF 1 INCH. ADEQUATE WATER 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 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.

FOR ALTERNATES, REFER TO THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL - PAGES B-26 - B-32

PERMANENT SEEDING SUMMARY

NO.	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS	FERTILIZER RATE (10-20-20)			LIME RATE
					N	P ₂ O ₅	K ₂ O	
9	COOL SEASON TALL FESCUE KENTUCKY BLUEGRASS OR EQUAL	17.0 LB / AC K.B. 40 LB / AC P.R. 20 LB / AC	MAR 1 TO MAY 15 AUG 15 TO OCT 15	1/4"-1/2" MIN. 1/2" MIN.	45 LB/AC (1000 SF)	90 LB/AC (2 LB PER 1000 SF)	2 TONS/AC (90 LB PER 1000 SF)	
4	MINOR COOL SEASON GRASS MIXTURES OR EQUAL	15 LB / AC C.R.F. 20 LB / AC C.R.F. 5 LB / AC	MAR 1 TO MAY 16 TO JUNE 15					

FOR ALTERNATES, REFER TO THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL - PAGES B-26 - B-32

OWNER/DEVELOPER CERTIFICATION:
I, THE CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING THE NECESSARY MAINTENANCE CONTROLS, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL AND SEDIMENTATION PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR CONSTRUCTION SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT, AND/OR MDE.

DESIGNER CERTIFICATION:
THIS CERTIFICATION IS VALID IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND STANDARDS THAT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON THE DATA OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
DATE: 1-2-20
DATE: 1-3-20
DATE: 1-3-20

OWNER/DEVELOPER SIGNATURE:
Robert H. Vogel
PRINTED NAME & TITLE: Robert H. Vogel, Professional Engineer

DESIGNER SIGNATURE:
12/26/19
DATE: 12/26/19

DESIGNER SIGNATURE:
12/27/19
DATE: 12/27/19

**B-4-2 STANDARDS AND SPECIFICATIONS
FOR
SOIL PREPARATION, TOPSOILING AND SOIL AMENDMENTS**

DEFINITION
THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION.

PURPOSE
TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.

CONDITIONS WHERE PRACTICE APPLIES
WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED.

CRITERIA
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 DISKS, HARROWS OR CHISEL PLOWS, OR RIPPERS MOUNTED ON CONSTRUCTION EQUIPMENT. AFTER THE SOIL IS LOOSENED, IT MUST NOT BE ROLLED OR DRAGGED SOUTH BUT LEFT IN THE FOLLOWING CONDITION. SLOPES 3:1 OR FLATTER ARE TO BE TRACKED WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE.
B. APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS.
C. INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.

2. PERMANENT STABILIZATION
A. A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE:
I. SOIL PH BETWEEN 6.0 AND 7.5.
II. SOILABLE SALTS LESS THAN 500 PARTS PER MILLION (PPM).
III. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRANULATED MATERIAL (GREATER THAN 200 SIET) PLUS LOAM TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE, AN EXCEPTION: IF LOESS/BRASS CLAY WOULD BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE ACCEPTABLE.
IV. SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT.
V. SOIL CONTAINS SUFFICIENT FREE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.

3. SOIL AMENDMENTS
A. SOIL AMENDMENTS TO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. RAKE LAWN AREAS TO SMOOTH THE SURFACE. REMOVE LARGE OBJECTS LIKE STONES AND BRANCHES, AND READY THE AREA FOR SOIL APPLICATION. LOOSEN SURFACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR OTHER EQUIPMENT TO ROUGHEN THE SURFACE WHERE SITE CONDITIONS WILL NOT PERMIT NORMAL SEEDING.
B. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST.
C. GRADED AREAS MUST BE MAINTAINED IN A TRUE AND EVEN GRADE AS SPECIFIED ON THE APPROVED PLAN, THEN SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES.
D. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST.

4. TOPSOILING
I. TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS TO PROVIDE A SUITABLE SOIL MEDIUM FOR GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.
II. TOPSOIL SHALL BE OBTAINED FROM AN EXISTING SITE OR FROM A SOURCE THAT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE APPLIED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTIONS IN THE SOIL SURVEY PUBLISHED BY USDA-NRCS.
III. TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
A. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
B. SOIL AMENDMENTS ARE TOO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
C. ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
D. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
E. AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN.

5. TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING CRITERIA:
A. TOPSOIL MUST BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY SILT CLAY LOAM, OR LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED.
B. BY THE APPROPRIATE AUTHORITY. TOPSOIL MUST NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND MUST CONTAIN LESS THAN 5 PERCENT BY WEIGHT OF SAND, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROCKS, TRASH, OR OTHER MATERIALS LARGER THAN 1/8 INCH IN DIAMETER.
C. TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERBERIS GRASS, QUACK GRASS, JOHNSON GRASS, BUT SEDGE, PISON VIL, HUSTLE, OR OTHERS AS SPECIFIED.
D. TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE AUTHORITY, 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 8 INCH LAYER AND LIGHTLY COMPACT TO A MINIMUM THICKNESS OF 4 INCHES. SPREADING IS TO BE PERFORMED IN SUCH A MANNER THAT SEEDING OR SOILING 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 MUCY CONDITION WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDING PREPARATION.

7. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS)
A. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATES AND APPLICATION RATES FOR BOTH LIME AND FERTILIZERS 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 ANALYSIS.
B. FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. MANURE MAY BE SUBSTITUTED FOR FERTILIZERS WITH PRIOR APPROVAL FROM THE APPROPRIATE AUTHORITY. FERTILIZERS MUST ALL BE DELIVERED TO THE SITE FULLY LABELED ACCORDING TO THE APPLICABLE LAWS AND MUST BEAR THE NAME, TRADE NAME OR BRAND NAME AND WARRANTY OF THE PRODUCER.
C. LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR TREATED LIME MAY BE SUBSTITUTED EXCEPT WHEN HYDROSEEDING) WHICH CONTAINS AT LEAST 90 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 AND 100 TO 100 PERCENT WILL PASS THROUGH A #200 MESH.
D. LIME AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPORATED INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.
E. LIMITS ON THE AMOUNT OF EITHER HEAVILY ACIDIC OR COMPOUND OF HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THE RATE OF 4 TO 8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.

FOR ALTERNATES, REFER TO THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL - PAGES B-26 - B-32

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

CRITERIA
A. SEEDING
1. SPECIFICATIONS
A. ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW. ALL SEED MUST BE SUBJECT TO "D"-TESTING BY A RECOGNIZED SEED LABORATORY. ALL SEED MUST HAVE BEEN TESTED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING SUCH MATERIAL ON THE PLAN. REFER TO TABLE B.4 REGARDING THE QUALITY OF SEED. SEED TAGS MUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR TO VERIFY THE TYPE OF SEED AND SEEDING RATE.
B. SEED OR SEED MIXTURE MUST BE PLACED ON THE FALL AND SPRING SEEDING DATES ONLY IF THE SOIL IS FROZEN. THE APPROPRIATE SEEDING MIXTURE MUST BE APPLIED WHEN THE GROUND THAW.
C. 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.
D. SOIL TEMPERATURES ABOVE 75 TO 80 DEGREES FAHRENHEIT CAN WEAKEN BACTERIA AND MAKE THE INOCULANT LESS EFFECTIVE.
E. SOIL TEMPERATURES ABOVE 75 TO 80 DEGREES FAHRENHEIT CAN WEAKEN BACTERIA AND MAKE THE INOCULANT LESS EFFECTIVE.
F. CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN) TO PERMIT DISPERSION OF PHITO-TOXIC MATERIALS.

2. 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 SUMMARY, INCLUDING 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 PLACED ON THE PLAN.
II. FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES BY THE TESTING AGENCY. SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY SEEDING.
III. WHEN STABILIZATION IS REQUIRED OUTSIDE OF A SEEDING SEASON, APPLY SEED AND MULCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION B-4-3.1.1.B AND MAINTAIN UNTIL THE NEXT SEEDING SEASON.

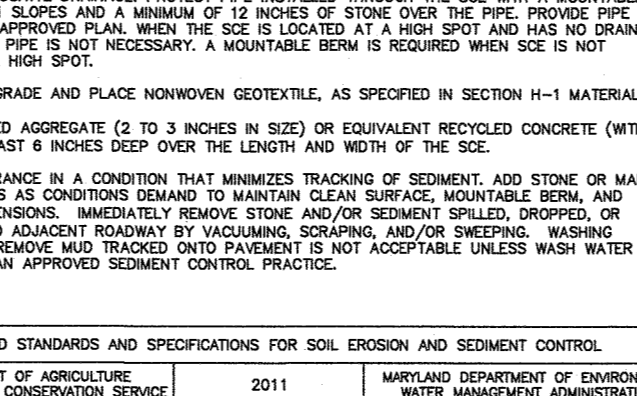
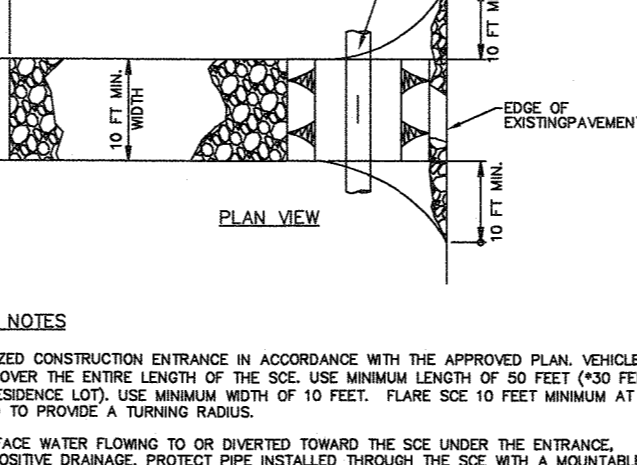
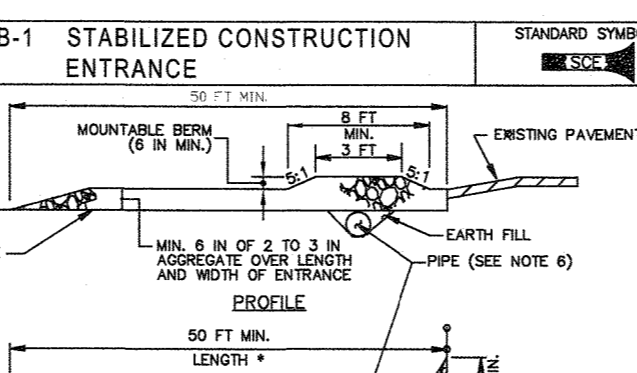
3. HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES SEED AND FERTILIZER).
I. IF FERTILIZER IS BEING APPLIED AT THE TIME OF SEEDING, THE APPLICATION RATES SHOULD EXCEED THE FOLLOWING: NITROGEN, 100 POUNDS PER ACRE TOTAL OF SOLUBLE NITROGEN; P2O5 (PHOSPHORUS), 200 POUNDS PER ACRE; K2O (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. MULCH AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT INTERMISSION.
IV. WHEN HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL.

4. MULCHING
I. MULCH MATERIALS (IN ORDER OF PREFERENCE):
A. STRAW CONSISTING OF THOROUGHLY TRESHED WHOLE, VET. QAT, 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, MOULD, decayed, OR EXCESSIVELY DUSTY. NOTE: USE ONLY 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 A UNIFORM FIBROUS PHYSICAL STATE.
I. WCFM IS TO BE DRYED OR CONTAIN A GREEN DYE IN THE PACKAGE THAT WILL PROVIDE AN APPROPRIATE COLOR TO FACILITATE VISUAL INSPECTION OF THE UNIFORMLY SPREAD SLURRY.
II. WCFM MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. MANURE MAY BE SUBSTITUTED FOR FERTILIZERS WITH PRIOR APPROVAL FROM THE APPROPRIATE AUTHORITY.
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 MUST FORM A BLOTTER-LIKE GROUND COVER, ON APPLICATION, HAVING MOISTURE ABSORPTION AND PERCOLATION PROPERTIES AND MUST COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL WITHOUT INHIBITING THE GROWTH OF THE GRASS SEEDLINGS.
IV. WCFM MATERIAL MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT CONCENTRATION LEVELS THAT WILL BE PHITO-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 8.5, ASH CONTENT OF 1.6 PERCENT MAXIMUM AND WATER HOLDING CAPACITY OF 90 PERCENT MINIMUM.

5. APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING.
A. WHEN STRAW MULCH IS USED, SPREAD IT OVER ALL SEEDED AREAS AT THE RATE OF 2 TONS PER ACRE TO A UNIFORM LOOSE DEPTH OF 1 TO 2 INCHES. APPLY MULCH TO ACHIEVE A UNIFORM DISTRIBUTION AND DEPTH SO THAT THE SOIL SURFACE IS NOT EXPOSED, WHEN USING WCFM.
I. WCFM ANCHORING TOOL, INCREASE THE APPLICATION RATE TO 2.5 TONS PER ACRE.
C. WOOD CELLULOSE FIBER USED AS MULCH MUST BE APPLIED AT A NET DRY WEIGHT OF 1500 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER TO ATTAIN A MIXTURE WITH A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.
3. ANCHORING
A. PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS (LISTED BY PREFERENCE), DEPENDING UPON THE TYPE OF THE AREA AND EROSION HAZARD:
I. A MULCH ANCHORING TOOL IS A TRACTOR (OR ANOTHER EQUIPMENT) DESIGNED TO FLURRY AND ANCHOR MULCH INTO THE SOIL SURFACE A MINIMUM OF 2 INCHES. THIS PRACTICE IS MOST EFFECTIVE ON LARGE AREAS, BUT IS LIMITED TO AREAS WHERE EQUIPMENT CAN OPERATE SAFELY. IF USED ON SLOPING LAND, THIS PRACTICE SHOULD FOLLOW THE CONTOUR.
II. WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. APPLY THE FIBER BINDER AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER AT A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.
II. SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (MORO-TACK), DCA-70, PESTROST, TERZA TAC II, TERZA TACK 40 OR OTHER APPROVED EQUAL MAY BE USED. FOLLOW APPLICATION RATES AS SPECIFIED BY THE MANUFACTURER. APPLICATION OF LIQUID BINDERS NEED TO BE HEAVIER AT THE EDGES WHERE WIND CATCHES MULCH, SUCH AS IN VALLEYS AND ON CRESTS OF BANKS. USE OF ASPHALT BINDERS IS STRICTLY PROHIBITED.
IV. LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER RECOMMENDATIONS. NETTING IS USUALLY AVAILABLE IN ROLLS 4 TO 15 FEET WIDE AND 300 TO 3,000 FEET LONG.

FOR ALTERNATES, REFER TO THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL - PAGES B-26 - B-32

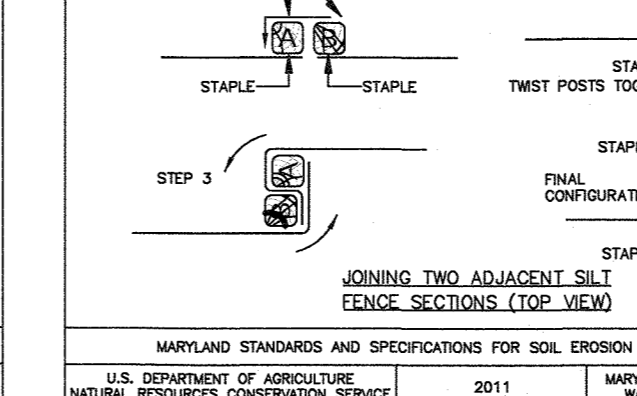
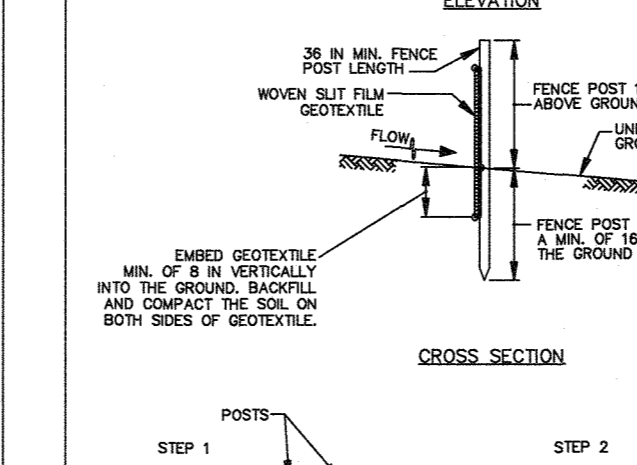
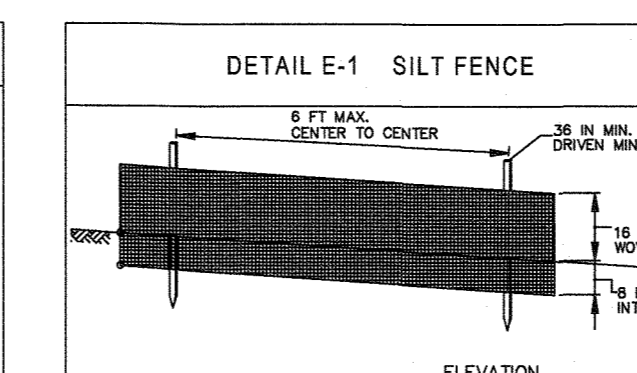
FOR ALTERNATES, REFER TO THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL - PAGES B-26 - B-32



MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE 2011

MARYLAND DEPARTMENT OF ENVIRONMENT AND WATER MANAGEMENT ADMINISTRATION



MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE 2011

MARYLAND DEPARTMENT OF ENVIRONMENT AND WATER MANAGEMENT ADMINISTRATION

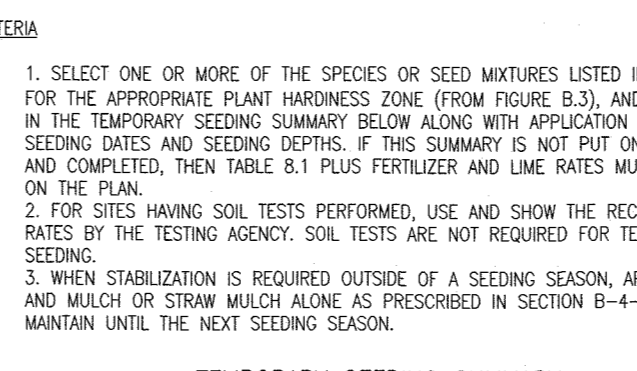
**B-4-4 STANDARDS AND SPECIFICATIONS
FOR
TEMPORARY STABILIZATION**

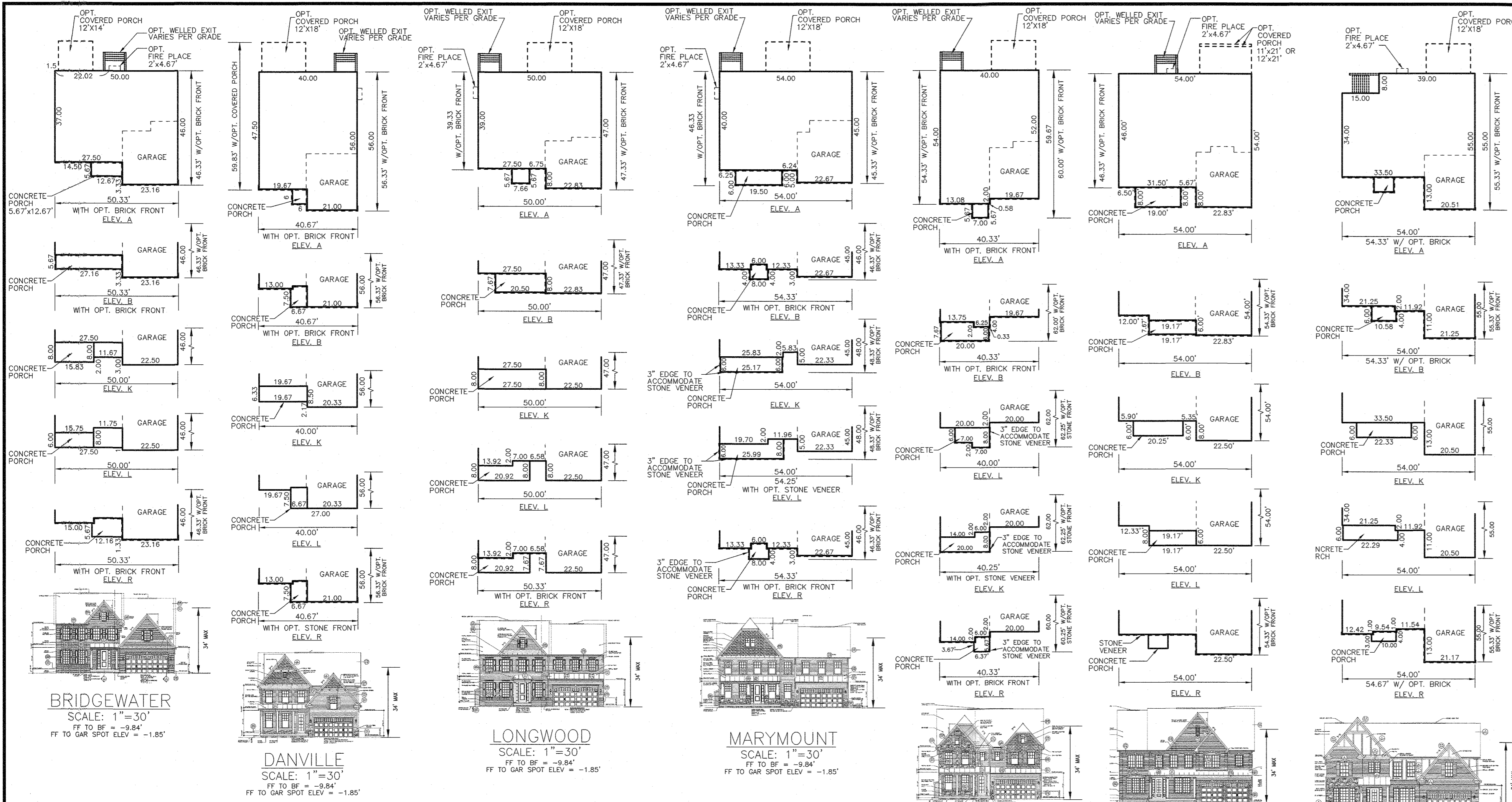
DEFINITION
TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS.

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 PERIOD OF 6 MONTHS OR LESS. FOR LONGER DURATION OF TIME, PERMANENT STABILIZATION PRACTICES ARE REQUIRED.

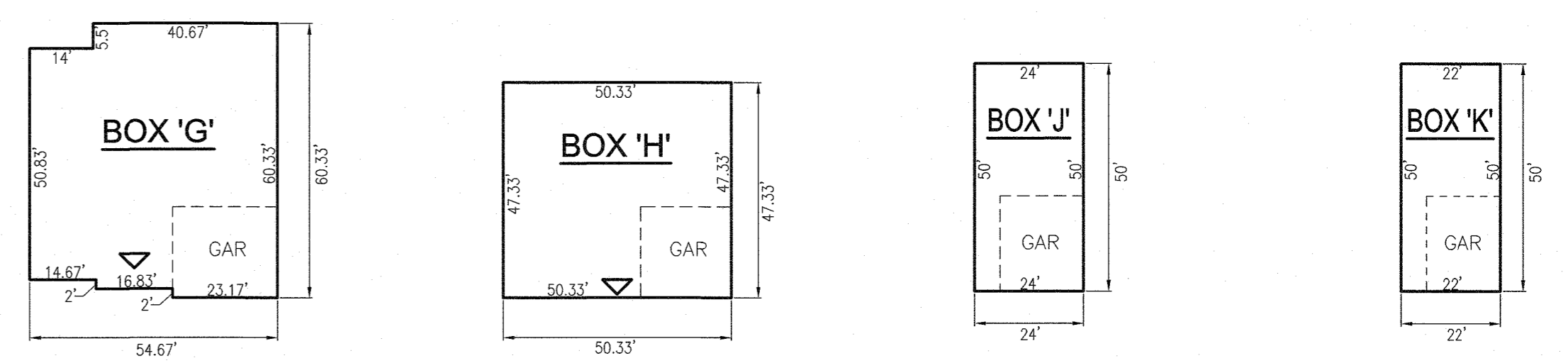
CRITERIA
1. SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FIGURE B.3), AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY BELOW ALONG WITH APPLICATION RATES, SEEDING DATES AND SEEDING DEPTHS. IF THIS SUMMARY IS NOT PUT ON THE PLAN AND COMPLETED, THEN TABLE B.1 PLUS FERTILIZER AND LIME RATES MUST BE PLACED 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 B-4-4.1.1.B AND MAINTAIN UNTIL THE NEXT SEEDING SEASON.





NOTE:
 GENERIC HOUSE BOXES ARE SHOWN IN ACCORDANCE WITH HOWARD COUNTY GUIDELINES AND DO NOT LIMIT MODEL TYPES AND OPTIONS THAT MAY FIT ON ANY INDIVIDUAL LOT.

**GENERIC HOUSE BOX OPTIONS:
 THE GENERIC HOUSE BOXES DO NOT NEED TO SHOW AVAILABLE OPTIONS (CHIMNEYS, BAY WINDOWS, EAVES, DECKS, PORCHES, ETC. AND CERTAIN SUNROOMS AND ROOM EXTENSIONS FOR THE R-ED AND R-20 ZONING DISTRICT LOTS USING THE R-ED REGULATIONS) THAT ARE PERMITTED TO ENCRoACH INTO THE SIDE OR REAR YARD BRICKS PROVIDED THE SETBACK ENCRoACHMENTS COMPLY WITH THE REQUIREMENTS OF SECTION 128.0 OF THE ZONING REGULATIONS.

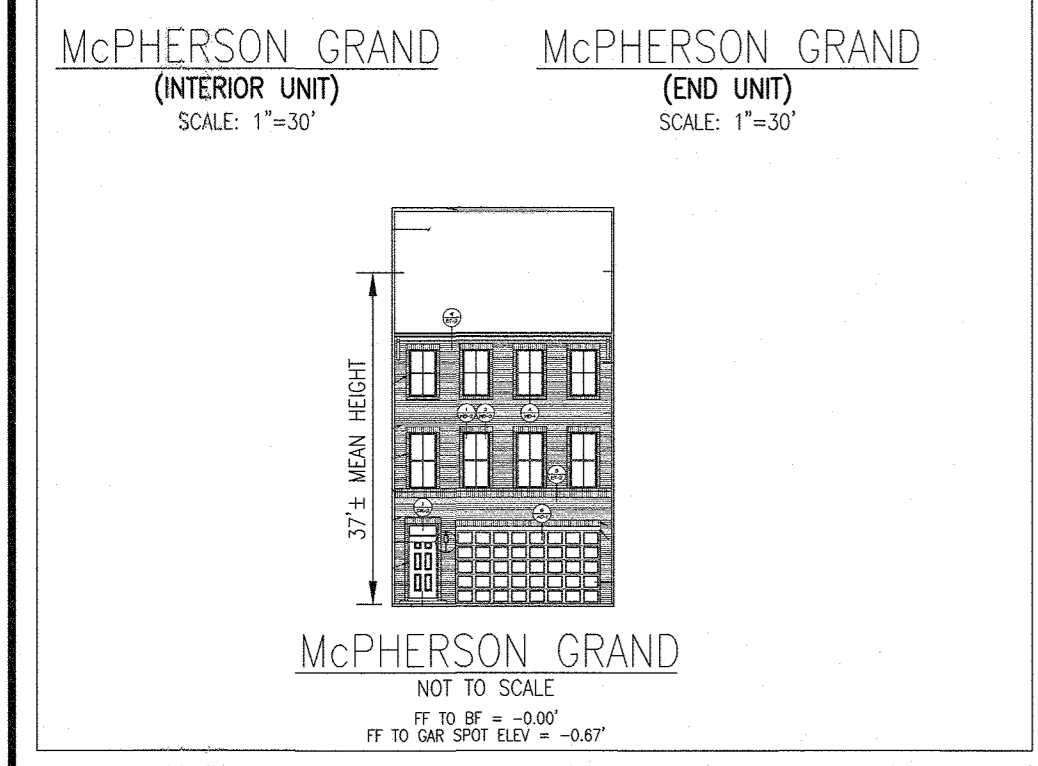
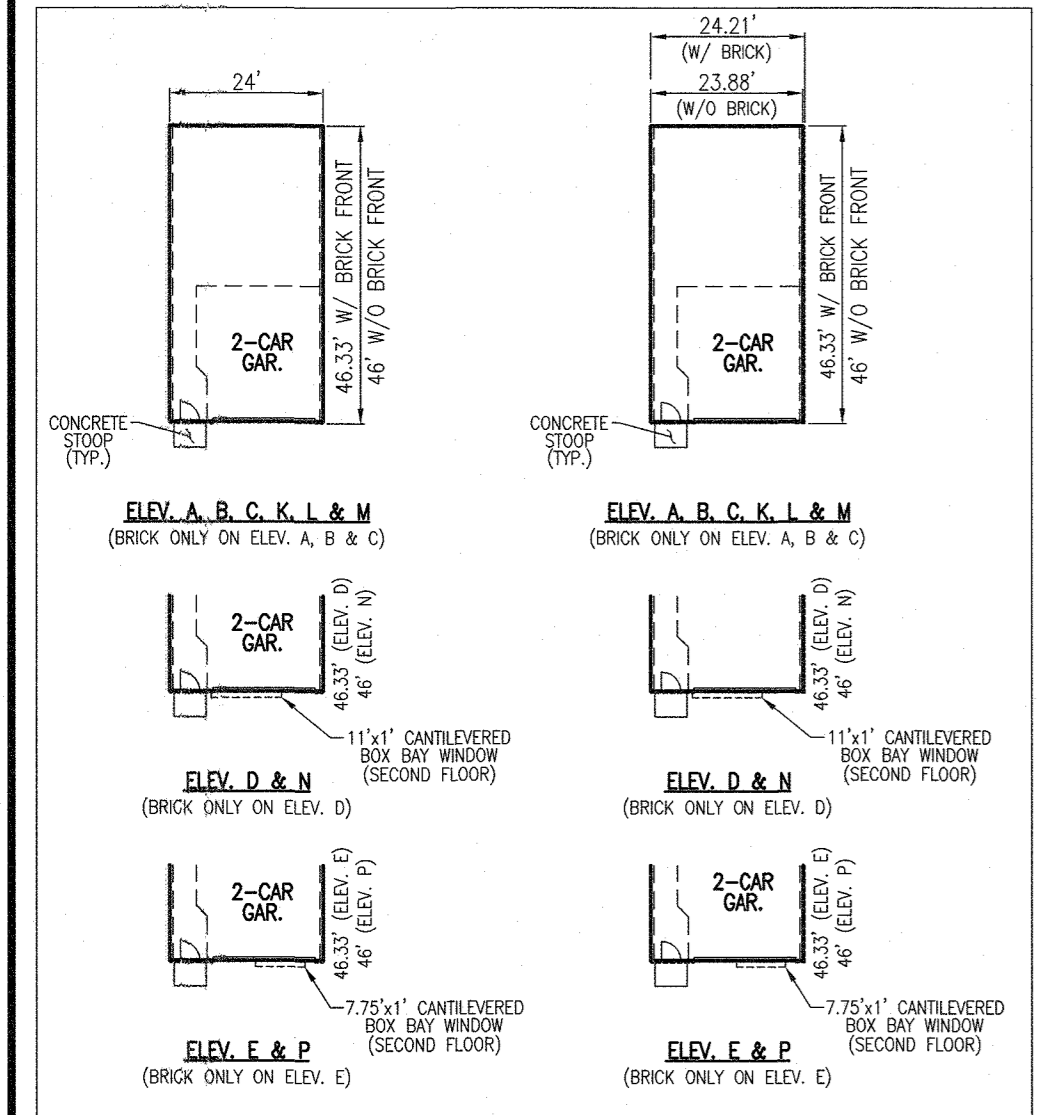


- FITS:
 BRIDGEWATER
 MIN FOOTPRINT 50' X 46'
 - ALL ELEVATIONS
 - COVERED PORCH POSSIBLE**
 - WELLED EXIT POSSIBLE (STEPS)
- DANVILLE
 MIN FOOTPRINT 40' X 56'
 - ALL ELEVATIONS
 - COVERED PORCH POSSIBLE**
 - WELLED EXIT POSSIBLE (STEPS)
- LONGWOOD
 MIN FOOTPRINT 50' X 47'
 - ALL ELEVATIONS
 - COVERED PORCH POSSIBLE**
 - WELLED EXIT POSSIBLE (STEPS)
- MARYMOUNT
 MIN FOOTPRINT 54' X 45'
 - ALL ELEVATIONS
 - COVERED PORCH POSSIBLE**
 - WELLED EXIT POSSIBLE (STEPS)
- TYLER
 MIN FOOTPRINT 40' X 54'
 - ALL ELEVATIONS
 - COVERED PORCH POSSIBLE**
 - WELLED EXIT POSSIBLE (STEPS)
- STRATFORD HALL
 MIN FOOTPRINT 54' X 54'
 - ALL ELEVATIONS
 - COVERED PORCH POSSIBLE**
 - WELLED EXIT POSSIBLE (STEPS)
- RADFORD
 MIN FOOTPRINT 54' X 55'
 - ALL ELEVATIONS
 - COVERED PORCH POSSIBLE**
 - WELLED EXIT POSSIBLE (STEPS)

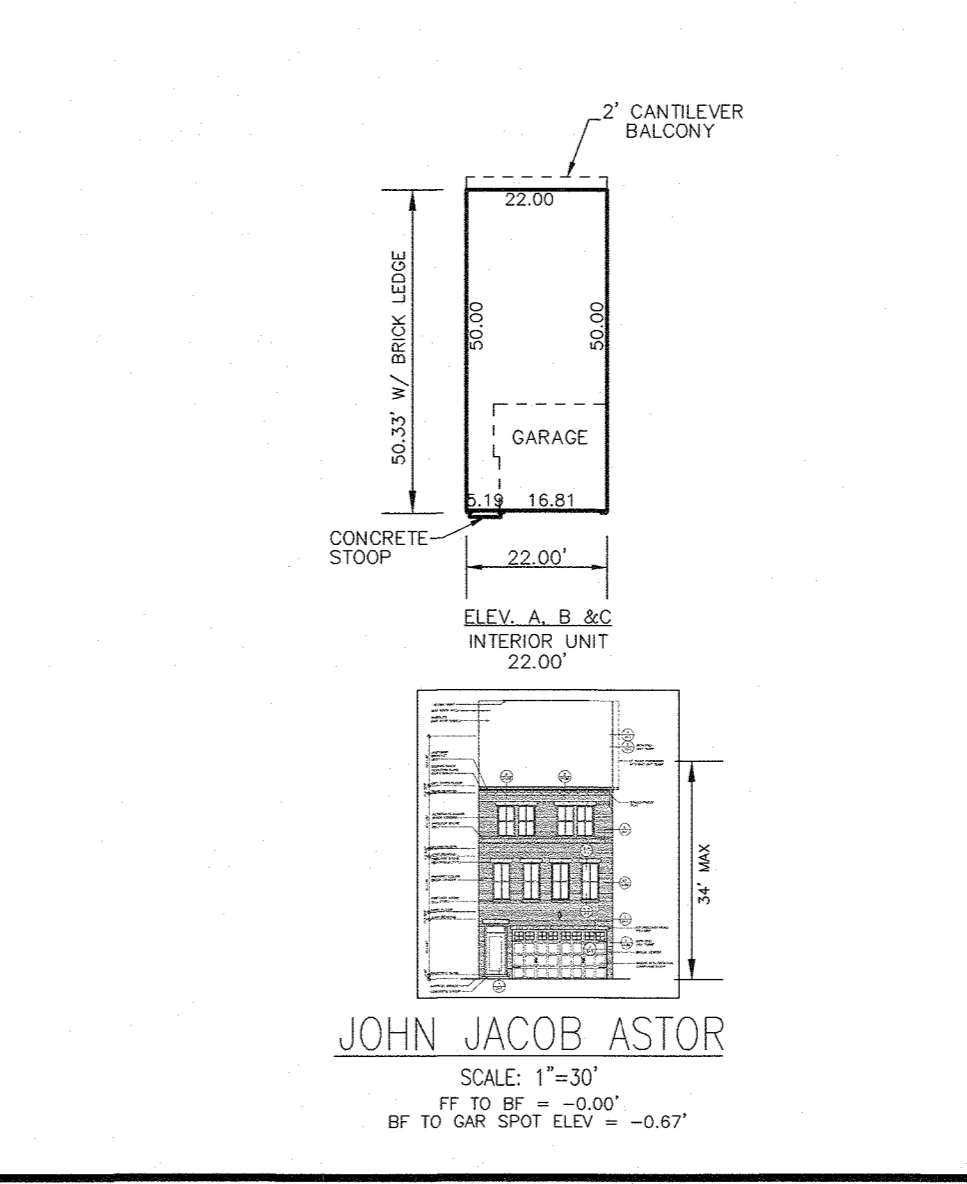
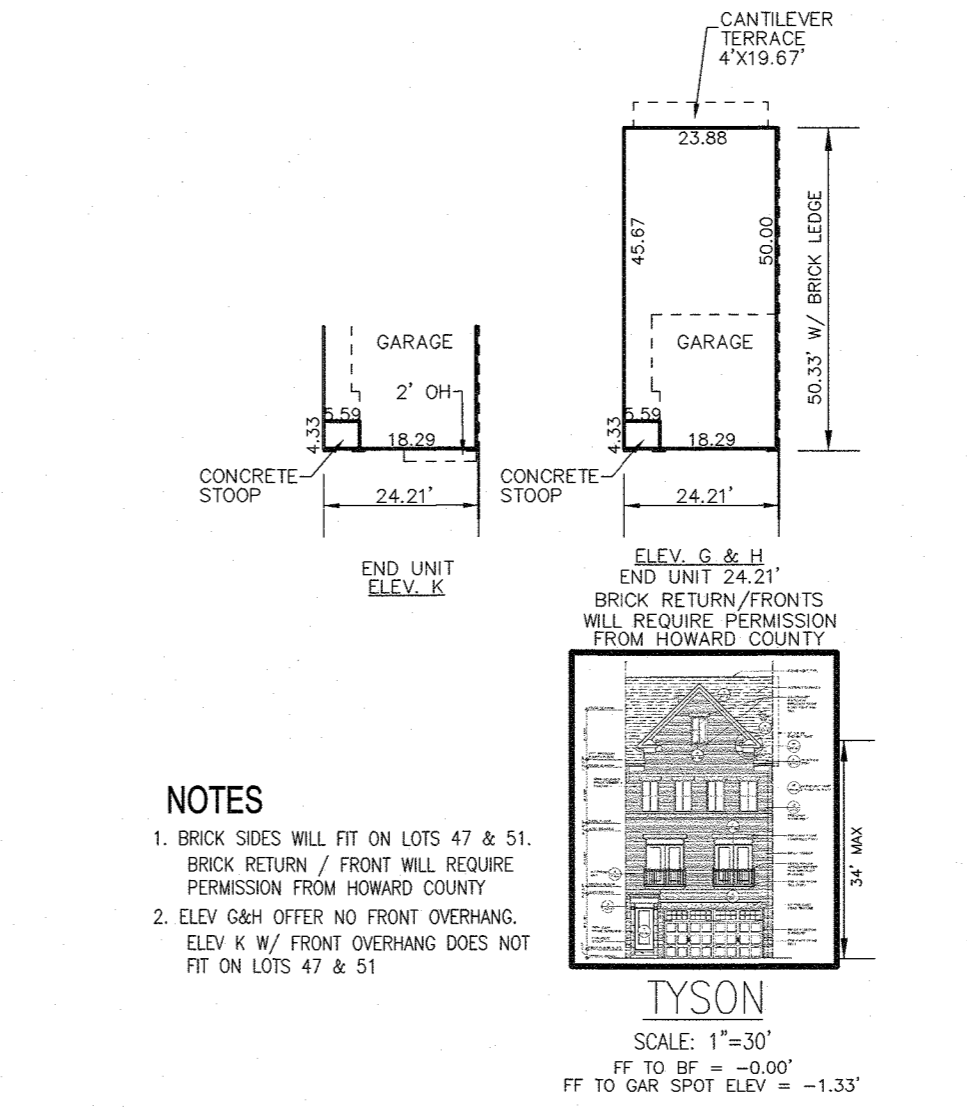
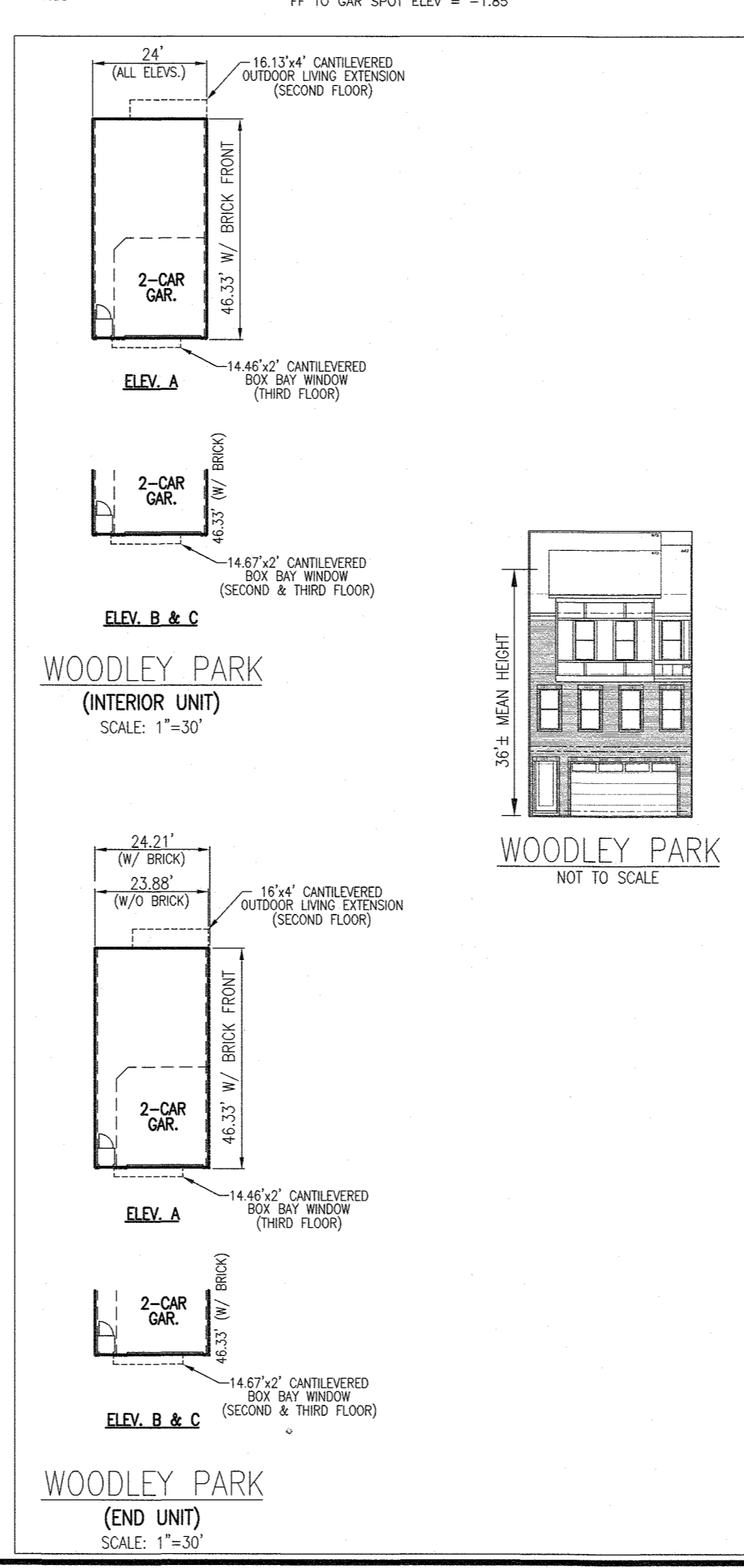
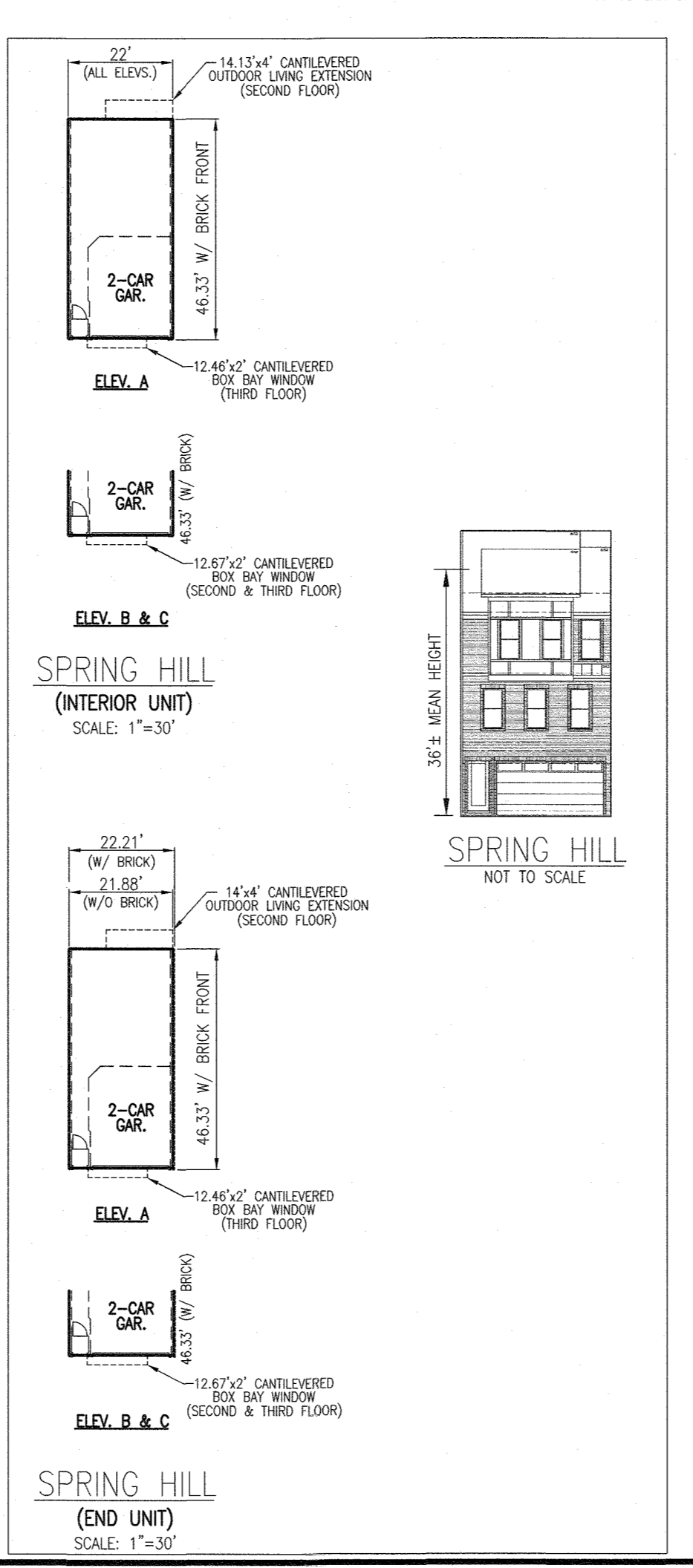
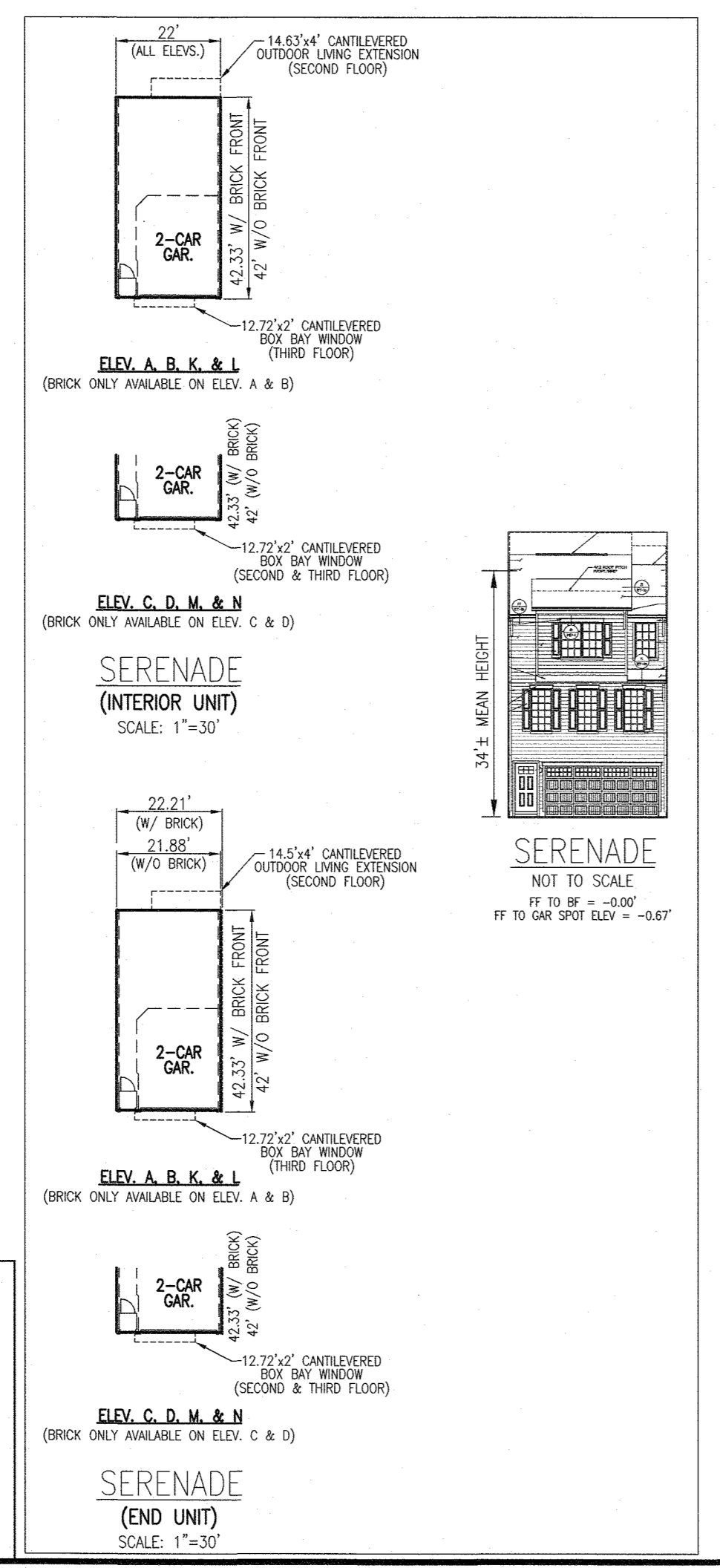
- FITS:
 BRIDGEWATER
 MIN FOOTPRINT 50' X 46'
 - ALL ELEVATIONS
 - COVERED PORCH POSSIBLE**
 - WELLED EXIT POSSIBLE (STEPS)
- LONGWOOD
 MIN FOOTPRINT 50' X 47'
 - ALL ELEVATIONS
 - COVERED PORCH POSSIBLE**
 - WELLED EXIT POSSIBLE (STEPS)

- FITS:
 M'PHERSON GRAND
 MIN FOOTPRINT 23.88' X 46'
 - ALL ELEVATIONS
 - NO SIDE BRICK WITH END UNIT
- SERENADE
 MIN FOOTPRINT 21.88' X 42'
 - ALL ELEVATIONS
 - ALL OPTIONS POSSIBLE
- SPRING HILL
 MIN FOOTPRINT 21.88' X 46.33'
 - ALL ELEVATIONS
 - NO SIDE BRICK WITH END UNIT
- JOHN JACOB ASTOR
 MIN FOOTPRINT 21.88' X 50'
 - ALL ELEVATIONS
 - NO BRICK ON FRONT OR SIDE
- TYSON
 MIN FOOTPRINT 23.88' X 50'
 - ALL ELEVATIONS
 - NO BRICK ON FRONT OR SIDE

"R" REVERSE HOUSE BOX



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 9/2/20
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 9/14/20
 DIRECTOR



- NOTES:
 1. BRICK SIDES WILL FIT ON LOTS 47 & 51.
 BRICK RETURN / FRONT WILL REQUIRE PERMISSION FROM HOWARD COUNTY.
 2. ELEV G&H OFFER NO FRONT OVERHANG. ELEV K & W FRONT OVERHANG DOES NOT FIT ON LOTS 47 & 51.

- NOTES:
 1. ADDITIONAL HOUSE TYPES AND OPTIONS MAY FIT ON ANY GIVEN LOT.
 2. THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.
 3. A MINIMUM OF 10 FEET SHALL BE PROVIDED BETWEEN THE CHOSEN HOME MODEL AND AN ON-LOT DRYWELL.
 4. MODEL ELEVATION SHALL NOT EXCEED 34' MAX HEIGHT AS ALLOWED BY CE7-R ZONE.
 5. IN ACCORDANCE WITH SECTION 128.0.A OF THE HOWARD COUNTY ZONING REGULATIONS:
 A. MAX ENCRoACHMENT INTO SETBACK FOR CORNICES, EAVES AND CANTILEVERED FEATURES WHICH DO NOT CONTAIN ANY FLOOR AREA OR EXTENSION OF INTERIOR LIVING SPACE IS: 3 FEET INTO ANY SETBACK.
 B. MAX ENCRoACHMENT INTO SETBACK FOR BAY WINDOWS, WINDOW WELLS, ORIELS, VESTIBULES, BALCONIES AND CHIMNEYS IS: 4 FEET INTO ANY SETBACK OR A REQUIRED DISTANCE BETWEEN BUILDINGS, PROVIDED THE FEATURE HAS A MAXIMUM WIDTH OF 16 FEET AS MEASURED HORIZONTALLY ALONG THE WALL FROM WHICH THE FEATURE EXTENDS.
 C. MAX ENCRoACHMENT INTO SETBACK FOR EXTERIOR STAIRWAYS OR RAMPS, ABOVE OR BELOW GROUND LEVEL EXCLUDING THOSE ATTACHED TO A PORCH OR DECK (SEE E) IS: 10 FEET INTO A FRONT SETBACK OR A SETBACK FROM A PROJECT BOUNDARY OR DIFFERENT ZONING DISTRICT; 16 FEET INTO A REAR SETBACK; 4 FEET INTO A SIDE SETBACK OR A REQUIRED DISTANCE BETWEEN BUILDINGS.
 D. MAX ENCRoACHMENT INTO SETBACK FOR OPEN OR ENCLOSED PORCHES AND DECKS, AND THE STAIRWAYS OR RAMPS ATTACHED THERETO IS: 10 FEET INTO A FRONT OR REAR SETBACK, A SETBACK FROM A PROJECT BOUNDARY, A SETBACK FROM A DIFFERENT ZONING DISTRICT, OR A REQUIRED DISTANCE BETWEEN BUILDINGS.
 E.

OWNER: SIMPSON OAKS CRP3, LLC
 4750 OWINGS MILLS BOULEVARD
 OWINGS MILLS, MARYLAND 21117
 410-358-9900

BUILDER: NVR HOMES
 9720 PATUXENT WOODS DRIVE
 COLUMBIA, MD 21046
 (410) 375-5056

REVISE THE PLAN TO REPLACE THE PREVIOUS HOUSE MODELS ON LOTS 1, 2, 7-29-20 AND 47-51 WITH A GENERIC BOX AND ADD ARCHITECTURAL MODELS

NO.	REVISION	DATE

(REVISED) SITE DEVELOPMENT PLAN
 HOUSE TYPES &
 HOUSE BOX MATRIX PLAN
CEDAR CREEK - PHASE 1
 LOTS 1, 2, 47-51
 2 SFD, AND 5 SFA

TAX MAP 35 GRID 21 ----- ZONED: CE7-R ----- P/O PARCEL 145
 5TH ELECTION DISTRICT ----- HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING
 +
TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

PROFESSIONAL CERTIFICATE
 I HEREBY CERTIFY THAT THESE DOCUMENTS 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. 16193, EXPIRATION DATE: 08-27-2020.

DESIGN BY: EDS/IH
 DRAWN BY: IH
 CHECKED BY: EDS
 DATE: JULY 2020
 SCALE: AS SHOWN
 W.O. NO.: 15-55

ROBERT H. VOGEL, PE No.16193

6 SHEET OF 6