

B. LIMIT OF DEVELOPABLE AREA = 5.535 AC.± (LOTS 2-5)
C. LIMIT OF DISTURBED AREA = 100,386 SQ.FT. OR 2.30 AC.±

BUILDING COVERAGE OF SITE: 8,100 SQ.FT. OR 0.19 AC.+

TOTAL AREA OF SLOPES: 25% OR GREATER = 0.00 AC. +

(TOTAL SITE AREA - FLOODPLAIN - STEEP SLOPES AREA)

TOTAL GREEN OPEN AREA = 5.005 AC.±
TOTAL IMPERVIOUS AREA = 23,077 5Q.FT.± OR 0.53 AC.±

BUILDING COVERAGE OF SITE: 0.64 AC+ OR 12%

CALVERT

TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0.00 AC. ±

(3 UNITS X 4 (2 CAR GARAGE + 2 SPACES IN DRIVE) = 12

WP-12-005. F-11-041, F-19-034, ECP-19-069

TOTAL AREA OF FLOODPLAIN: 0.00 AC.

OPEN SPACE ON SITE: 0.00 AC.+

. NET TRACT AREA = 5.535 AC.±

-PARKING SPACE REQUIRED

-PARKING SPACES PROVIDED

5. PARKING TABULATION

TOTAL AREA OF STREAMS: 0.00 AC. ±

Q. AREA OF ERODIBLE SOILS = 4.23 AC. ±

(3 UNITS X 2 SPACES/UNIT): 6 SPACES

AREA OF PROPOSED LOTS: 5.535 AC. ±

TOTAL PARKING REQUIRED: 6 SPACES

I. TOTAL AREA OF FOREST = 2.5 AC.+

PRESENT ZONING DESIGNATION = R-20 (PER 10/06/13 COMPREHENSIVE

PREVIOUS HOWARD COUNTY FILES: SP-09-010, BA-86-031, BA-10-008V,

15%-24.99% = 0.14 AC.±

PROPOSED USE: RESIDENTIAL SUBDIVISION (SINGLE FAMILY UNITS)

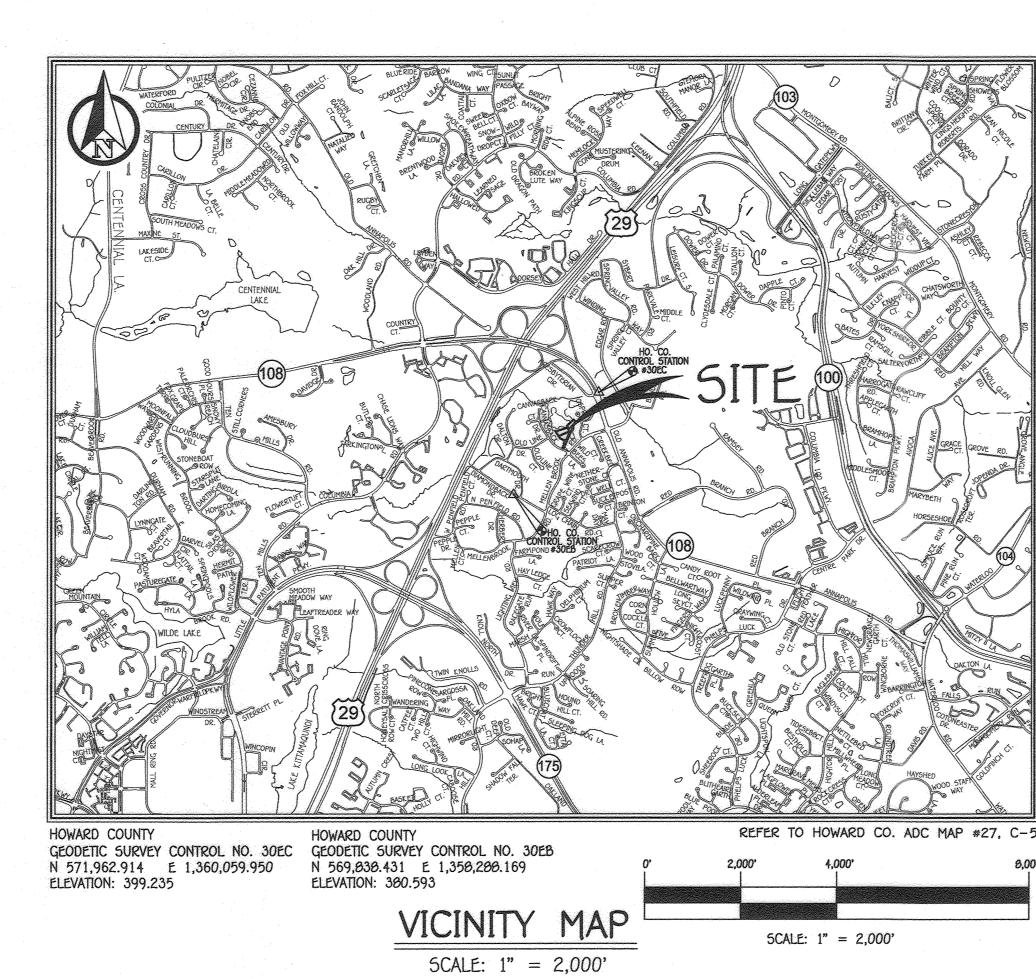
## SITE DEVELOPMENT PLAN

# JORDAN OVERLOOK

## LOTS 2 THRU 5

ZONED: R-20TAX MAP NO.:30 PARCEL NO.:309 GRID NO.:10 SIXTH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND



				50IL5 LEGEND					
	MINIMUM LC	IT SIZE CL	IAOT I	50IL	NAME	CLA55	'K'VALUE		
	I III AII IVI I L			BaA	Baile silt loam, 0 to 3 percent slopes	<b>D</b>	0.49		
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE	GhB	Glenelg—Urban land complex, 0 to 8 percent slopes	В	0.43		
2	27,908 5q.ff.	2,685 5q.ff.	25,223 5q.ff.	GhC	Glenelg-Urban land complex, 8 to 15 percent slopes	8	0.43		
3	3.747 Ac. 24,278 5q.ff.	0.077 Ac. 4,190 5q.ff.	3.679 Ac. 20,080 5q.ff.	GuB	Glenville-Urban land-Udorthents complex, 0 to 8 percent slopes		0.49		
5	25,681 5q.ff.		20,296 5q.ff.	MaC	Manor loam, 8 to 15 percent slopes	8	0.32		

LEGEND					
SYMBOL	DESCRIPTION				
	EXISTING CONTOUR 2' INTERVAL				
and the second s	EXISTING CONTOUR 10' INTERVAL				
	PROPOSED CONTOUR 10' INTERVAL				
	PROPOSED CONTOUR 2' INTERVAL				
× 448.5	SPOT ELEVATION				
18" 50	EXISTING STORM DRAIN				
15"RCCP	PROPOSED STORM DRAIN PIPE				
EX. F.H.	EXISTING WATER LINE				
<u>8"5</u> —⊙	EXISTING SEWER LINE				
<i>8</i> °5	PROPOSED SEWER				
OV → OV	PROPOSED WATER				
	EXISTING CABLE LINE				
	EXISTING GAS LINE				
	EXISTING OVERHEAD WIRE				

ADDRESS CHART

9215 JORDAN RIVER ROAD

9219 JORDAN RIVER ROAD

4 9214 JORDAN RIVER ROAD

5 9211 JORDAN RIVER ROAD

OT NUMBER STREET ADDRESS

EXISTING OVERHEAD WIRE PROPOSED PAVING/PATH PROPOSED SIDEWALKS FOREST CONSERVATION EASEMENT (REFORESTATION) FOREST CONSERVATION EASEMENT FENCING LIMIT OF DISTURBANCE - 55F SUPER SILT FENCE ---- SF---- | SILT FENCE EXISTING TREE LINE PROPOSED TREE LINE

DRYWELL (M-5)-TYPICAL

SOIL LINES AND TYPES

	EXISTING WETLANDS & WETLAND BUFFER
	BIO RETENTION FACILITY  (F-6) OR (M-6)  AS NOTED
00	PROPOSED ROOF LEADER
<b>*</b>	DENOTES EXISTING TREES TO BE REMOVED
	DENOTES EXISTING TREES TO REMAIN

5.0

EES TO BE REMOVED REES TO REMAIN CRITICAL ROOT ZONE DENOTES 15%-24.9% SLOPES

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING 3-10-21 Director Department of Planning and Zoning PARCEL NO. JORDAN OVERLOOK PLAT 23115- BLOCK NO. ZONE TAX/ZONE | ELEC. DIST. CENSUS TR 6066.01 R-20 24881 PREVIOUS HOWARD COUNTY FILES: 5P-09-010, BA-60-031, BA-10-000V, WP-12-005, F-11-041, F-19-034,

THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE 10-06-13 ZONING REGULATIONS PER COUNCIL BILL NO. 32-2013. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS OR PARCELS MUST COMPLY WITH SETBACKS AND BUFFER

REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF A BUILDING OR GRADING PERMIT APPLICATION. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 30EC & 30EB WERE USED FOR THIS PROJECT. HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS:

HOWARD COUNTY MONUMENT NO. 30EC E 1,360,059,950 ELEV. = 399,235

HOWARD COUNTY MONUMENT NO. 30EB N 569 838 431 E 1,350,200.169 ELEV. = 380.593 THE SUBJECT PROPERTY IS ZONED R-20 PER 0/06/13 COMPREHENSIVE ZONING REGULATIONS.

BACKGROUND INFORMATION: A. SUBDIVISION NAME: JORDAN OVERLOOK

B. TAX MAP NO. 30 C. PARCEL NO. 309

D. ZONING: R-20

E. ELECTION DISTRICT: SIXTH F. GROSS AREA OF TRACT = 5.535 AC. G. NUMBER OF BUILDABLE LOTS: 4

H. NUMBER OF OPEN SPACE LOTS: 0 I. AREA OF BUILDABLE LOTS: 5.535 AC.

J. AREA OF OPEN SPACE LOTS: 0.00 AC. K. AREA OF ROAD R/W TO BE DEDICATED: 0.0 AC.

L PREVIOUS FILE NUMBERS: SP-09-010, BA-00-031, BA-10-000V, WP-12-005, F-11-041, F-19-034,

M. AREA OF FLOODPLAIN = 0.000 AC. N. AREA OF 25% OR GREATER SLOPES = 0.000 AC.

O. NET AREA OF TRACT = 5.535 AC. ±

FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD R/W LINE AND NOT ONTO THE PIPESTEM LOT

DRIVEWAY (5) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:

A WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE) B. SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING C. GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHAGE AND MINIMUM OF 45 FOOT TURNING

D. STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING) E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT

DEPTH OVER DRIVEWAY SURFACE F. STRUCTURES CLEARANCES - MINIMUM 12 FEET

G. MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE. FOREST STAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS INC.

8. A FIELD REVIEW OF THE SITE HAS CONFIRMED THAT NO STREAMS OR BUFFERS ARE PRESENT ON-SITE, AS CERTIFIED BY ECO-SCIENCE PROFESSIONALS, INC. THE EXISTING SPRING HOUSE ON LOT 3 IS TO REMAIN.

10. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE STREAM, WETLANDS OR THEIR REQUIRED

. FOREST CONSERVATION REQUIREMENTS HAVE BEEN ADDRESSED WITH F-11-041 12. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.

13. PUBLIC WATER AND SEWER SHALL BE UTILIZED WITHIN THIS DEVELOPMENT. CONTRACT NO. 24-4483-D PUBLIC WATER AND SEWER ARE IN THE LITTLE PATUXENT DRAINAGE AREA. . SOILS INFORMATION TAKEN FROM NRCS WEB SOIL SURVEY.

15. BOUNDARY OUTLINE BASED ON FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. DATED

16. TOPOGRAPHIC CONTOURS BASED ON FIELD RUN SURVEY BY FISHER, COLLINS AND CARTER INC. DATED 17. STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE MARYLAND

DEPARTMENT OF ENVIRONMENT STORM WATER DESIGN MANUAL, VOLUMES I & II, REVISED 2009. WE ARE PROVIDING STORM WATER MANAGEMENT BY THE USE OF NINE (9) DRYWELLS (M-5) AND THREE (3) MICRO-BIORETENTION (M-6) FACILITIES TO MEET AND EXCEED THE REQUIRED ESD VOLUME. 18. B.R.L. DENOTES BUILDING RESTRICTION LINE.

19. THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HILLIS-CARNES ENGINEERING ASSOCIATES

20. A PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON MAY 22, 2019 FOR THIS PROJECT. 21. THERE ARE NO 100 YEAR FLOODPLAINS OR STEEP SLOPES LOCATED ON THIS PROPERTY.

22. ALL LOT/PARCEL AREAS ARE MORE OR LESS.

23. DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD '83 GRID. 24. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE

25. ANY SWM FACILITY LOCATED ON A LOT WILL BE OWNED AND MAINTAINED BY THE OWNER OF THAT PARTICULAR LOT. ALL ON LOT DEVICES WILL BE SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS OF A RECORDED DECLARATION OF COVENANT 26. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD

COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY OF \$9,600.00 FOR 29 SHADE TREES (12 TREES ARE BEING PROVIDED TO REPLACE THE REMOVAL OF 6 SPECIMEN TREES), 2 EVERGREEN TREES AND 20 SHRUBS. A SURETY OF \$2,400.00 WAS PREVIOUSLY POSTED AS PART OF THE WATER AND SEWER DEVELOPERS AGREEMENT. THE LANDSCAPING SHOWN TO BE INSTALLED UNDER THIS SITE DEVELOPMENT PLAN HAS BEEN MODIFIED FROM THE PREVIOUSLY REVIEWED AND APPROVED THE SUPPLEMENTAL PLAN (F-11-041) THE REMAINING \$7,200.00 OF LANDSCAPE SURETY WILL BE COLLECTED AT THE TIME OF THE GRADING PERMIT.

27. A NOISE STUDY IS NOT REQUIRED BECAUSE THE PROJECT DOES NOT FALL WITHIN THE GUIDELINES OF DESIGN MANUAL, VOLUME III, ROADS AND BRIDGES, SECTION 5.2, F.2. 28. A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY

BUREAU OF HIGHWAYS AT THE DEVELOPERS/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5752 FOR DETAILS AND COST ESTIMATES.

29. THE JORDAN OVERLOOK PROJECT IS SUBJECT TO AN ALTERNATIVE COMPLIANCE APPLICATION (WP-20-011), APPROVED ON JUNE 10, 2020, SUPERSEDED BY A REVISED LETTER DATED JULY 8, 2020 AND ALTERNATIVE COMPLIANCE FINAL DECISION ACTION REPORT WITH RESPECT TO SECTIONS 16.1205(a)(3), ALLOWING THE REMOVAL OF 6 SPECIMEN TREES IN ORDER TO PROVIDE ACCESS TO AND DEVELOP THE SUBJECT PROPERTY

SECTION 16.120(b)(4)(iii)(b) OF THE SUBDIMISION AND LAND REGULATIONS TO ALLOW FOREST CONSERVATION EASEMENTS ON LOTS LESS THAN 10 ACRES.

APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

WITH SINGLE FAMILY LOTS AND

. A 35 FOOT ENVIRONMENTAL BRL SHALL BE PROVIDED FROM THE ENVIRONMENTAL BUFFER AND FOREST CONSERVATION EASEMENTS (FROM WHICHEVER EXTENDS FURTHER INTO THE LOTS).

THE SPECIMEN TREE REMOVAL IS SUBJECT ONLY TO THE REQUESTED TREES ST-1, ST-2, ST-3, ST-4, ST-17, AND ST-18. ANOTHER ALTERNATIVE COMPLIANCE REQUEST MUST BE SUBMITTED TO PROPOSE THE REMOVAL OF ANY ADDITIONAL SPECIMEN TREES. IF AT ALL POSSIBLE, THE SPECIMEN TREES SHOULD BE PRESERVED, AND TREE PROTECTION MEASURES PROVIDED DURING CONSTRUCTION. PROVIDE (12) REPLACEMENT TREES OF 2 1/2" TO 3" CALIPER ON SITE IN PLACE OF THE REMOVED TREES AS MITIGATION.

THE RELOCATION OF THE FOREST CONSERVATION EASEMENT ON THE PROPERTY WILL RESULT IN A NET INCREASE IN FOREST CONSERVATION EASEMENT AREA ON-SITE, EXISTING MATURE FOREST AREA IN THE EASEMENT IS BEING REPLACED WITH MATURE FOREST AREA ON-SITE AND ADDITIONAL NON-CREDITED FOREST AREA IS BEING ADDED TO THE EASEMENT FOR AN OVERALL NET INCREASE. THE TOTAL EASEMENT WILL INCLUDE 1.25 ACRES OF CREDITED FOREST CONSERVATION EASEMENT AND 0.33 ACRES OF NON-CREDITED EASEMENT.

4. THE ALTERNATIVE COMPLIANCE FILE NUMBER, REQUESTED SECTIONS, DECISION DATE AND CONDITIONS OF APPROVAL SHALL BE INDICATED ON THE PLAT AS A GENERAL NOTE.

THE APPLICANT SHALL OBTAIN ALL REQUIRED AUTHORIZATION AND PERMITS FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THE U.S. ARMY CORPS OF ENGINEERS FOR DISTURBANCE WITHIN WETLANDS, WETLAND BUFFERS, STREAM, STREAM BUFFER, AND 100-YEAR FLOODPLAIN. REFERENCE ALL REQUIRED MDE AND/OR USACOE PERMITS OR TRACKING NUMBERS ON ALL ASSOCIATED PLANS AND BUILDING OR GRADING

FISHER, COLLINS & CARTER, INC. VIL ENGINEERING CONSULTANTS & LAND SURVEYOR **REVISION** 

DRYWELL MICRO-BIO BIO

LOT NO. (M-5) (M-6) (F-6) NUMBER NUMBER NUMBER

LOT 2 3

LOT 5 3

LOT 3

LOT 4

CHAMBERLAIN III

STORMWATER MANAGEMENT PRACTICES BY LOT

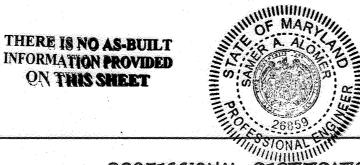
REMARKS

DRIVEWAY DRAINS TO BIO ON LOT



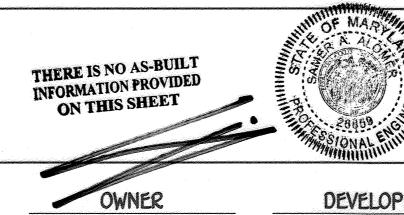
RIDGELY

OPT. -12'x20' COVERRED PORCH



PROFESSIONAL CERTIFICATION 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: 7/14/21.

11/16/20



DEVELOPER DORSEY FAMILY HOMES 5. JORDAN PROPERTY, LLC 10717 BIRMINGHAM WAY 8318 FORREST STREET SUITE B SUITE 200 WOODSTOCK, MD 21163 ELLICOTT CITY, MD 21043 (410) 465-7200 (410) 992-4600

TITLE SHEET

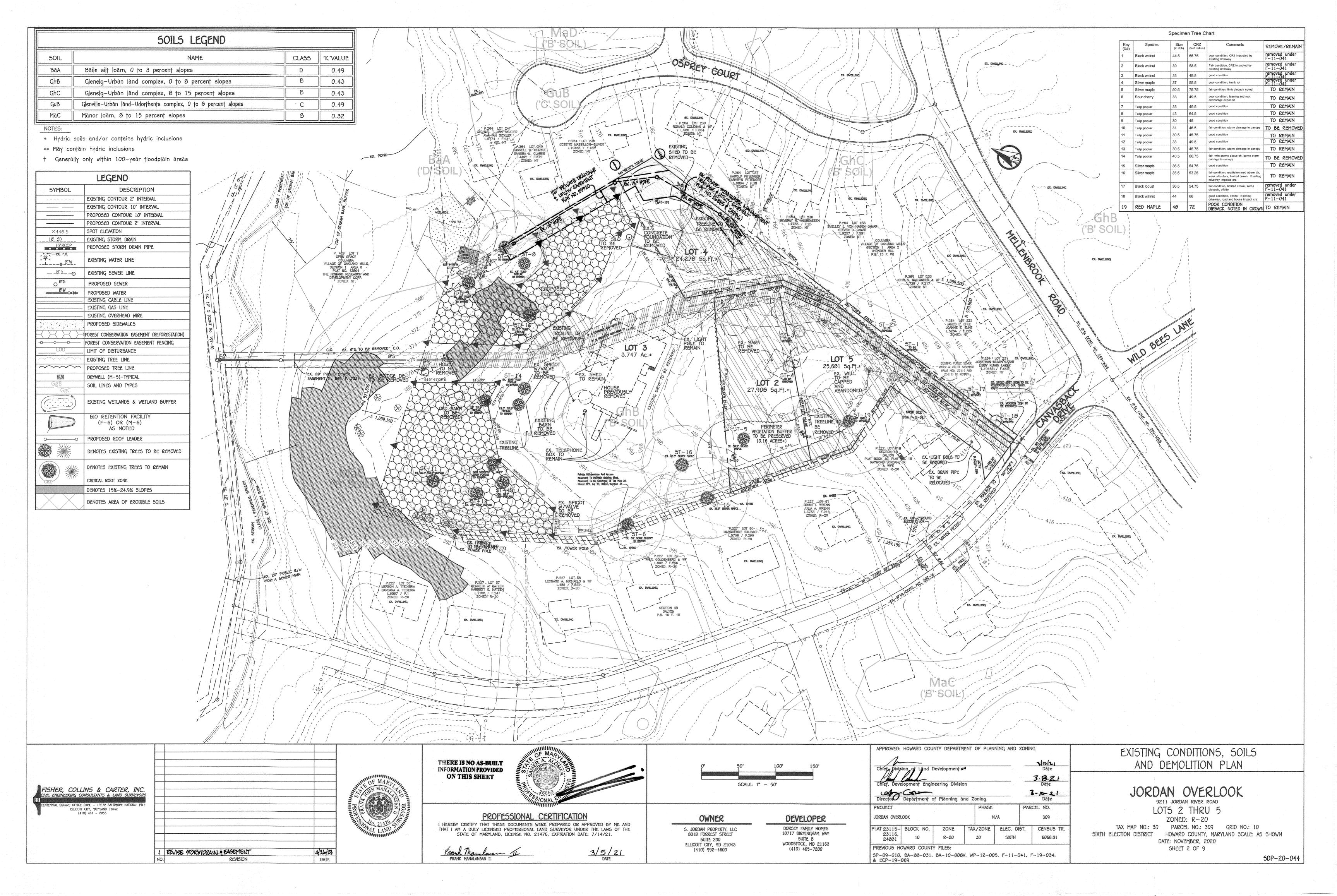
JORDAN OVERLOOK

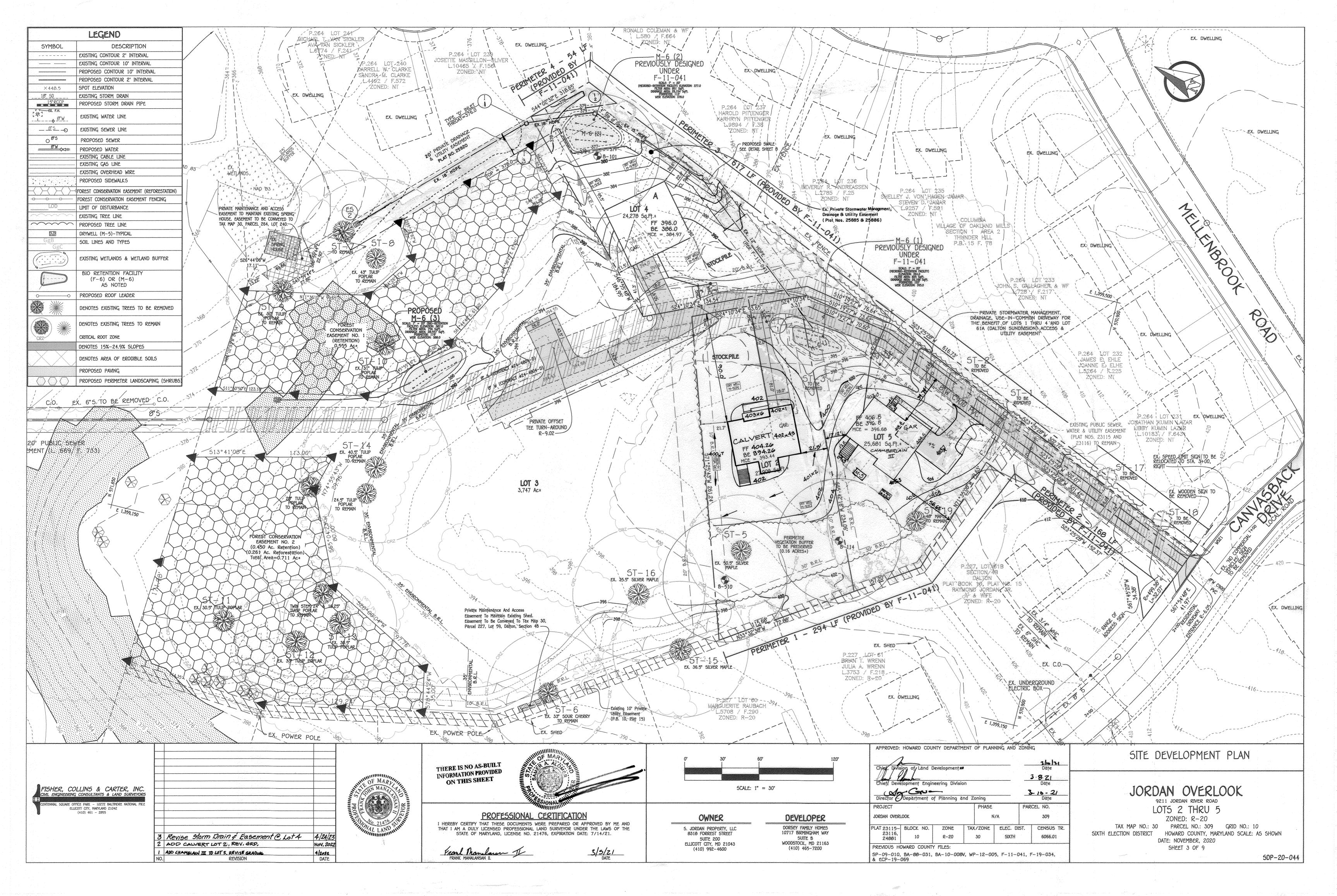
9211 JORDAN RIVER ROAD

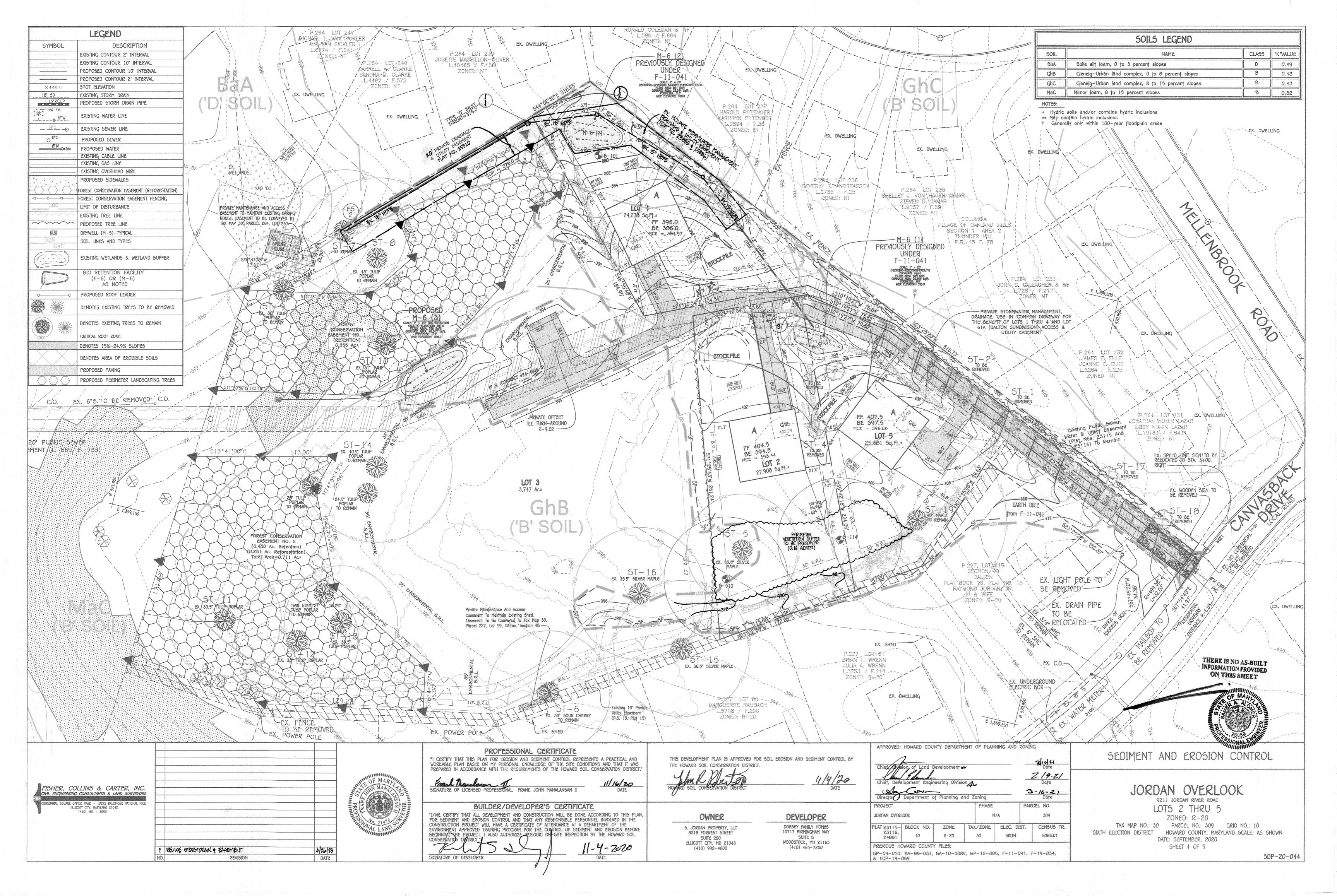
ZONED: R-20 TAX MAP NO.: 30 PARCEL NO.: 309 GRID NO.: 10 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: AS SHOWN DATE: NOVEMBER, 2020

SHEET 1 OF 9

50P-20-044







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 POLIPHENT. SUCH AS DISC HARROWS OR CHISEL PLOWS OR RIPPERS MOUNTED ON CONSTRUCTION EQUIPMENT. AFTER THE SOIL IS LOOSENED, IT MUST NOT BE ROLLED OR DRAGGED SMOOTH BUT LEFT IN THE ROUGHENED CONDITION. SLOPES 3:1 OR FLATTER ARE TO BE TRACKED WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE.

B. APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS. . 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 SOU DH RETWEEN 60 AND 70

II. SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM). III. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL (GREATER THAN 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION: IF LOVEGRASS WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE ACCEPTABLE.

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

B. APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS. 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.

E. MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. RAKE LAWN AREAS TO SMOOTH THE SURFACE, REMOVE LARGE OBJECTS LIKE STONES AND BRANCHES, AND READY THE AREA FOR SEED APPLICATION, LOOSEN SURFACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR OTHER EQUIPMENT TO ROUGHEN THI SURFACE WHERE SITE CONDITIONS WILL NOT PERMIT NORMAL SEEDBED PREPARATION. TRACK SLOPES 3:1 OR FLATTER with tracked equipment leaving the soil in an irregular condition with Ridges running parallel to the CONTOUR OF THE SLOPE. LEAVE THE TOP 1 TO 3 INCHES OF SOIL LOOSE AND FRIABLE. SEEDBED LOOSENING MAY BE UNNECESSARY ON NEWLY DISTURBED AREAS.

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. LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION. . TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND

IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-NRCS. . TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE: 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 FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.

C. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH. D. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE. . 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 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 1955 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 IVY, 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 8 INCH LAYER AND LIGHTLY COMPACT TO A MINIMUM THICKNESS OF 4 INCHES. SPREADING IS TO BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS MUST BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS. C. TOPSOIL MUST NOT BE PLACED IF THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION. WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED

. 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 CROUND TO SUCH FINENESS THAT AT LEAST 50 PERCENT WILL PASS THROUGH A \$100 MESH SIEVE AND 98 TO 100 PERCENT WILL PASS THROUGH A #20 MESH SIEVE 4. 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.

IN 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

CONTROLLING DUST BLOWING AND MOVEMENT ON CONSTRUCTION SITES AND ROADS.

<u>PURPOSE</u> TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCE ON AND OFF-SITE DAMAGE, HEALTH HAZARDS 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.

TEMPORARY METHODS 1. MULCHES - SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRIMPED OR TACKED TO PREVENT BLOWING.

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

#### STANDARD STABILIZATION NOTE

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

TEMPORARY SEEDING NOTES (8-4-4)

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 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 8.1 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3), AND ENTER THEM IN THE TEMPORARY seeding summary below along with application rates, seeding dates and seeding depths. THIS SUMMARY IS NOT PUT ON THE PLAN AND COMPLETED, THEN TABLE 8.1 PLUS FERTILIZER AND LIME RATES MUST BE PUT ON THE PLAN.

 FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES BY THE
TESTING AGENCY, SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY SEEDING.
 WHEN STABILIZATION IS REQUIRED OUTSIDE OF A SEEDING SEASON, APPLY SEED AND MULCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION 8-4-3.A.I.B AND MAINTAIN UNTIL THE NEXT SEEDING SEASON. TEMPODADY SEEDING SLIMMADY

Hardiness Seed Mixtu	ZONE (FROM FIGURE RE (FROM TABLE B.1	8.3): <u>6b</u> ):	-	FERTILIZER RATE (10-20-20)	LIME RATE	
5PECIES	APPLICATION RATE (L8/AC)	SEEDING DATES	SEEDING DEPTHS			
COOL SE	ISON GRASSES				,	
BARLEY	96		1"		A 7015 (10	
OATS	72	3/01 - 5/15 8/01 - 10/15	1"	436 LB/AC (10 LB/ 1000 SF)	2 TONS/AC (90 LB/ 1000 SF)	
RYE	112	0,01 10/1)	1"	1000 51)		
WARM 56	ASON GRASSES	de la come de la comencia de la com	(1000000000000000000000000000000000000	<u> </u>		
FOXTAIL MILLET	30		0.5°	436 LB/AC (10 LB/	2 TONS/AC (90 LB/	
PEARL MILLET	20	5/16 - 7/31	0.5°	1000 SF)	1000 SF)	

#### PERMANENT SEEDING NOTES (8-4-5) A. SEED MIXTURES

1. GENERAL USE A SELECT ONE OR MORE OF THE SPECIES OR MOXIURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3) AND BASED ON THE SITE CONDITION OR PURPOSE FOUND ON TABLE B.2. ENTER SELECTED MIXTURE(5), 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 AMENOMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY. 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. 8. 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. I. KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN AREAS THAT RECEIVE INTENSIVE MANAGEMENT. irrigation required in the areas of central maryland and eastern shore. Recommended CERTIFIED KENTUCKY BLUEGRASS CULTIVARS SEEDING RATE: 1.5 TO 2.0 POUNDS PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT. I. 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 RYEGRASS CULTIVARS/CERTIFIED KENTUCKY BLUEGRASS SEEDING RATE: 2 POUNDS MIXTURE PER 1000 SQUARE FEET, CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.

III. TALL FESCUE/KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN DROUGHT PRONE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MANAGEMENT IN FULL SUN TO MEDIUM SHADE. RECOMMENDED MOXTURE INCLUDES; CERTIFIED TALL FESCUE CULTIVARS 95 TO 100 PERCENT, CERTIFIED KENTUCKY SLUEGRASS CULTIVARS 0 TO 5 PERCENT. SEEDING RATE: 5 TO 8 POUNDS PER 1000 SQUARE FEET.

ONE OR MORE CULTIVARS MAY BE BLENDED.

V. 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; NOTIFIED 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 MACYLAND DEPARTMENT OF AGRICULTURE, TURF AND SEED SECTION, PROVIDES A RELIABLE MEANS OF CONSUMER PROTECTION AND ASSURES A PURE GENETIC LINE IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES WESTERN MD: MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 1 (HARDINESS ZONES: 58, 6A) CENTRAL MD: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONE: 68) SOUTHERN MD, EASTERN SHORE: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 19

D. TILL AREAS TO RECEIVE SEED BY DISKING OR OTHER APPROVED METHODS TO A DEPTH OF 2 TO 4 INCHES. LEVEL AND RAKE THE AREAS TO PREPARE A PROPER SEEDBED, REMOVE STONES AND DEBRIS OVER 1 1/2 INCHES IN DIAMETER THE RESULTING SEEDBED MUST BE IN SUCH CONDITION THAT FUTURE MOWING OF GRASSES WILL POSE NO DIFFICULTY. E. IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER FOR PLANT GROWTH

2 TO 1 INCH EVERY 3 TO 4 DAYS DEPENDING ON SOIL TEXTURE) UNTIL THEY ARE FIRMLY ESTABLISHED THIS 15 ESPECIALLY TRUE WHEN SEEDINGS ARE MADE LATE IN THE PLANTING SEASON, IN ABNORMALLY DRY OR HOT SEASONS, OR ON ADVERSE SITES. DEOMANISHIT SEEDING SLIMMAOV

SEE	AUTXIN (	ONE (FROM FIGURE E (FROM TABLE B.:	8.3): <u>6b</u> 3): <u>8</u>	FERTILIZE	LIME RATE				
NO.	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS	N	P205	K <sub>2</sub> 0		
	COOL	SEASON GRASSES				<del></del>			
8	TALL PESCUE	100	MAR 1-MAY 15 AUG 1-OCT 15	1/4-1/2 N.	45 LBS. PER ACRE (1.0 LB/ 1000 SF)	(2 L8/ 1000 SF)	90 LB/AC (2 LB/ 1000 SF)	2 TONS/AC (90 LB/ 1000 SF)	
	Warm	SEASON/COOL SEA	ason grass Mix			<u> </u>			
8	TALL PESCUE	100	MAR 1-MAY 15 MAY 16-JUN 15	1/4-1/2 IN.	45 LBS. PER ACRE (1.0 LB/ 1000 SF)	(2 L8/ 1000 SF)	90 LB/AC (2 LB/ 1000 5F)	2 TONS/AC (90 LB/ 1000 SF)	

B. 50D: 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. 50D MUST BE MACHINE CUT AT A UNIFORM SOIL THICKNESS TO 3/4 INCH, PLUS OR MINUS 1/4 INCH, AT THE TIME OF UNEVEN ENDS WILL NOT BE ACCEPTABLE . 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. 500 MUST NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OF WET) MAY

DVFRSELY 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.

. During periods of excessively high temperature or in areas having dry subsoil, lightly irrigate the SUBSOIL IMMEDIATELY PRIOR TO LAYING THE 500. 8. 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 SOD WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAGGERING JOINTS. ROLL AND TAMP, PEG OR OTHERWISE SECURE THE 50D TO PREVENT SLIPPAGE ON SLOPES. ENSURE SOLID CONTACT EXISTS BETWEEN 500 ROOTS AND THE UNDERLYING SOIL 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 SOO 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

DATE

REVISION

#### STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING (8-4-3)

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.

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 DATE OF SOWING SUCH MATERIAL OH ANY PROJECT. REFER TO TABLE 8.4 REGARDING THE QUALITY OF SEED, SEED TAGS NUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR to verify type of seed and seeding rate.

CRITERIA

8. MULCH ALONE MAY BE APPLIED BETWEEN THE FALL AND SPRING SEPOING DATES ONLY IF THE GROUND IS FROZEN. THE APPROPRIATE SEEDING MIXTURE MUST BE APPLIED WHEN THE GROUND THANS. 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. INOCULANTS MUST NOT BE USED LATER THAN THE DATE INDICATED ON THE CONTAINER, ADD FRESH INOCULANTS AS DIRECTED ON THE PACKAGE. USE FOUR TIMES THE RECOMMENDED RATE WHEN HYDROSEEDING, NOTE: IT IS VERY IMPORTANT TO KEEP INOCULANT AS COOK 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 8.3, 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

B. DRILL OR CULTIPACKER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL

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 EACH DIRECTION. c. Hydroseeding: Apply seed uniformly with hydroseeder (slurry includes seed and fertilizer). . If fextilizer 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; P 0 (PHOSPHORUS),

200 POUNDS PER ACRE; K. O (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. II. MIX SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT INTERRUPTION.

n. When hydroseeding do not incorporate seed into the soil.

WITHOUT INHIBITING THE GROWTH OF THE GRASS SEEDLINGS.

UNIFORM FIBROUS PHYSICAL STATE.

8. MURCHING 1. MUICH HATERIALS (IN ORDER OF PREFERENCE) A. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, DAT, 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

1. 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. IL WCFM, INCLUDING DYE, MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING FACTORS. BI. WOFM 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 ASSORPTION AND PERCOLATION PROPERTIES AND MUST COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL

IV. WOFM 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 8.5, ASH CONTENT OF 1.6 PERCENT HAXIMUM AND WATER HOLDING CAPACITY OF 90 PERCENT MINIMUM.

A. APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING. B. WHEN STRAW MULCH IS USED, SPREAD IT OVER ALL SEEDED AREAS AT THE RATE OF 2 TONS PER ACRE TO A UNIFORM LOOSE DEPTH OF 1 TO 2 INCHES. APPLY MULCH TO ACHIEVE A UNIFORM DISTRIBUTION AND DEPTH SO THAT THE SOIL SURFACE IS NOT EXPOSED, WHEN USING A MULCH ANCHORING TOOL, INCREASE THE APPLICATION RATE TO 2.5 TONS 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 100 GALLONS OF WATER. 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 OF THE AREA AND EROSION HAZARD: L. 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 II. WOOD CELLULOSE FIRES MAY BE USED FOR ANCHORING STRAW APPLY THE FIRES 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. TERR TACK AR OR OTHER APPROVED FOUND 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

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.

## FOR STOCKPILE AREAS B-4-8

DEFINITION 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.

CUTTING, MEASUREMENT FOR THICKNESS MUST EXCLUDE TOP GROWTH AND THATCH, BROKEN PADS AND TORN OR 1. 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 B-3 LAND GRADING. 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 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 8-4-4 TEMPORARY STABILIZATION.

MAINTENANCE 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, OR 30 FEET FOR 3;1 SLOPES, OR 40 FEET FOR ALL PARTS, BENCHING MUST BE PROVIDED IN

6. 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 SHEETING.

ACCORDANCE WITH SECTION 8-3 LAND GRADING. THERE IS NO AS-BUIL1 INFORMATION PROVIDED ON THIS SHEET

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

SEQUENCE OF CONSTRUCTION

OBTAIN A GRADING PERMIT AND HOLD PRE-CONSTRUCTION MEETING WITH COUNTY INSPECTOR. (14 DAYS

NOTIFY "MISS UTILITY" AT LEAST 40 HOURS BEFORE BEGINNING ANY WORK AT 1-800-257-7777. (7 DAYS)

NOTIFY THE HOWARD COUNTY OFFICE OF CONSTRUCTION/ INSPECTION AT 410-313-1330 AT

4. WITH PERMISSION FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, COMMENCE ROUGH

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

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

WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, THE SEDIMENT CONTROL DEVICES

COMMENCE CONSTRUCTION BUILDING, ACCESS DRIVEWAYS, PARKING AREAS AND UTILITIES.

WITH PERMISSION FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR COMMENCE

GRADING SITE WITH INTERIM CONDITION BIO RETENTION FACILITY, IF REQUIRED.

CONVERSION AND FINALIZE INSTALLATION BIO-RETENTION FACILITY M-6 (1)

OWNER

5. JORDAN PROPERTY, LLC

**6318 FORREST STREET** 

SUITE 200

ELLICOTT CITY, MD 21043

(410) 992-4600

LEAST 24 HOURS BEFORE STARTING WORK.

MAY BE REMOVED.

3. INSTALL THE STABILIZED CONSTRUCTION ENTRANCE AND SILT FENCE

FINE GRADE SITE AND INSTALL PERMANENT SEEDING.

TYPICAL STAPLES NO. 11

CONSTRUCTION SPECIFICATIONS

1. KEY-IN THE MATTING BY PLACING THE TOP ENDS OF THE MATTING IN A NARROW TRENCH, 6° IN DEPTH. BACKFILL THE TRENCH AND TAMP FIRMLY TO CONFORM TO THE CHANNEL CROSS-SECTION. SECURE WITH A ROW OF STAPLES ABOUT 4° DOWN SLOPE FROM THE TRENCH. SPACING BETWEEN STAPLES IS 6°.

2. STAPLE THE 4° OVERLAP IN THE CHANNEL CENTER USING AN 18° SPACING BETWEEN

STAPLES.

3. BEFORE STAPLING THE OUTER EDGES OF THE MATTING, MAKE SURE THE MATTING IS SMOOTH AND IN FIRM CONTACT WITH THE SOIL.

A STAPLES SHALL BE PLACED 2' APART WITH 4 ROWS FOR EACH STRIP, 2 OUTER ROWS, AND 2 ALTERNATING ROWS DOWN THE CENTER.

5. WHERE ONE ROLL OF MATTING RIDGS AND ANOTHER BEGINS, THE END OF THE TOP STRIP SHALL OVERLAP THE UPPER END OF THE LOWER STRIP BY 4", SHIPLAP

PASHION. REMPORCE THE OVERLAP WITH A DOUBLE ROW OF STAPLES SPACED 6° APART IN A STAGGERED PATTERN ON EITHER SIDE.

5. THE DISCHARGE END OF THE MATTING LINER SHOULD BE SIMILARLY SECURED WITH 2 DOUBLE ROWS OF STAPLES. NOTE: IF FLOW WILL ENTER FROM THE EDGE OF THE MATTING THEN THE AREA EFFECTED BY THE FLOW NUST BE KEYED—IN.

EROSION CONTROL MATTING

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

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.

PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE CID.

AVOID CONFLICTS WITH THIS PLAN.

6. SITE ANALYSIS:

TOTAL ARPA OF SITE:

AREA TO BE ROOFED OR PAVED:

ON THE SAME DAY OF DISTURBANCE.

PHOTOGRAPH5

MONITORING/SAMPLING

HSCD-APPROVED FIELD CHANGES.

(INCLUSIVE):

ACTIVITIES (NPDES, MDE).

area to be vegetatively stabilized:

OFFSITE WASTE/BORROW AREA LOCATION: N/A

NAME AND TITLE OF INSPECTOR

IDENTIFICATION OF PLAN DEFICIENCIES

AREA DISTURBED:

TOTAL CUT: TOTAL FILL:

SPOIMENT CONTROL AND REVISIONS THERETO

INSPECTION DIVISION (CID), 410-313-1855 AFTER THE FUTURE LOD AND PROTECTED AREAS ARE MARKED CLEARLY IN THE

FIELD. A MINIMUM OF 46 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

OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION

2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE

3, FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION IS REQUIRED WITHIN

AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND SEVEN (7) CALENDAR DAYS AS TO ALL OTHER

4. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 2011

8-4-2), PERMANENT SEEDING (SEC. 8-4-5), TEMPORARY SEEDING (SEC. 8-4-4) AND MULCHING (SEC. 8-4-3).

THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES,

TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES IF THE

CONCENTRATED FLOW, STEEP SLOPE, AND HIGHLY ERODIBLE AREAS SHALL RECEIVE SOIL STABILIZATION MATTING (SEC. 8-4-6).

5. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE, AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL

7. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED

9. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE CID. THE SITE AND A11 CONTROLS SHALL

WEATHER INFORMATION (CURRENT CONDITIONS AS WELL AS TIME AND AMOUNT OF LAST RECORDED PRECIPITATION)

OTHER INSPECTION ITEMS AS REQUIRED BY THE GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION

trenches for the construction of utilities is limited to three PIPE Lengths or that which can and shall be

10. ANY MAJOR CHANGES OR REVISIONS TO THE PLAN OR SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY

ON ONE GRADING UNIT (MAXIMUM ACREAGE OF 20 AC. PER GRADING UNIT) AT A TIME, WORK MAY PROCEED TO A

WASH WATER FROM ANY EQUIPMENT, VEHICLES, WHEELS, PAVEMENT, AND OTHER SOURCES MUST BE TREATED IN A

14. ALL SILT FENCE AND SUPER SILT FENCE SHALL BE PLACED ON-THE-CONTOUR, AND BE IMBRICATED AT 25' MINIMUM

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.

THE HSCD PRIOR TO PROCEEDING WITH CONSTRUCTION. MINOR REVISIONS MAY ALLOWED BY THE HSCD PER THE LIST OF

DISTURBANCE SHALL NOT OCCUR OUTSIDE THE LO.D. A PROJECT IS TO BE SEQUENCED SO THAT GRADING ACTIVITIES BEGIN

STABILIZED AND APPROVED BY THE HSCD. UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE HSCD, NO MORE THAN 30

SUBSEQUENT GRADING UNIT WHEN AT LEAST 50 PERCENT OF THE DISTURBED AREA IN THE PRECEDING GRADING UNIT HAS BEEN

BE INSPECTED BY THE CONTRACTOR WEEKLY: AND THE NEXT DAY AFTER EACH RAIN EVENT. A WRITTEN REPORT BY THE

BRIEF DESCRIPTION OF PROJECT'S STATUS (E.G., PERCENT COMPLETE) AND/OR CURRENT ACTIMITIES

COMPLIANCE STATUS REGARDING THE SEQUENCE OF CONSTRUCTION AND STABILIZATION REQUIREMENTS

GROUND IS FROZEN, INCREMENTAL STABILIZATION (SEC. 8-4-1) SPECIFICATIONS SHALL BE ENFORCED IN AREAS WITH >15'

OF CUT AND/OR FILL, STOCKPILES (SEC. B-4-0) IN EXCESS OF 20 FT. MUST BE BENCHED WITH STABLE OUTLET. ALL

agency is made. Other related state and federal permits shall be referenced, to ensure coordination and to

TO BE IN CONFORMANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR TOPSOIL (SEC.

5.54 ACRES

2.23 ACRES

0.53 ACRES

5.01 ACRE

1439 CU. Y05. 1372 CU. Y05.

CONTRACTOR, MADE AVAILABLE UPON REDUEST, IS PART OF EVERY INSPECTION AND SHOULD INCLUDE:

Inspection date
 Inspection type (routine, pre-storm event, during rain event)

IDENTIFICATION OF SEDIMENT CONTROLS THAT REQUIRE MAINTENANCE

MAINTENANCE AND/OR CORRECTIVE ACTION PERFORMED

ACRES CUMULATIVELY MAY BE DISTURBED AT A GIVEN TIME.

SEDIMENT BASIN OR OTHER APPROVED WASHOUT STRUCTURE.

. USE I AND IP MARCH 1 - JUNE 15

USE IV MARCH 1 - MAY 31

• USE III AND IIIP OCTOBER 1 - APRIL 30

INTERVALS, WITH LOWER PNOS CURLED UPHILL BY 2' IN ELEVATION.

IDENTIFICATION OF MISSING OR IMPROPERLY INSTALLED SEDIMENT CONTROLS

BACK-FILLED AND STABILIZED BY THE END OF EACH WORKDAY, WHICHEVER IS SHORTER.

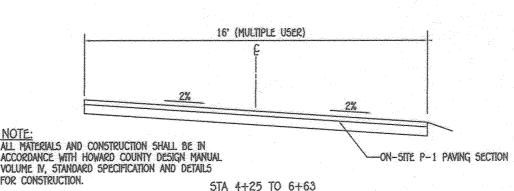
13. TOPSOIL SHALL BE STOCKPILED AND PRESERVED ON-SITE FOR REDISTRIBUTION ONTO FINAL GRADE.

15. STREAM CHANNELS MUST NOT BE DISTURBED DURING THE FOLLOWING RESTRICTED TIME PERIODS

DISTURBED AREAS ON THE PROJECT SITE EXCEPT FOR THOSE AREAS UNDER ACTIVE GRADING.

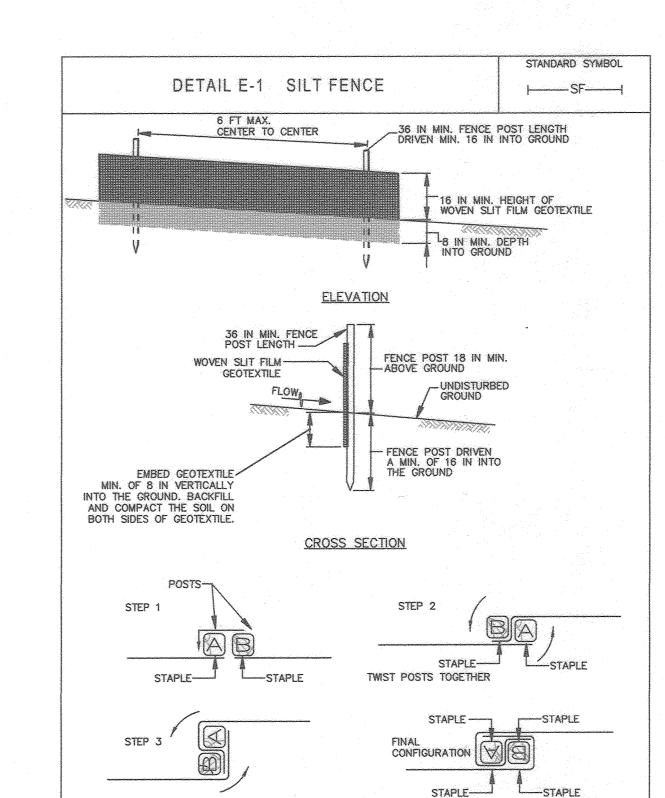
16' (MULTIPLE USER) all materials and construction shall be I ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL VOLUME IV. STANDARD SPECIFICATION AND DETAILS ON-SITE P-1 PAVING SECTION-

STA 0+00 TO 3+75 TYPICAL PRIVATE USE-IN-COMMON DRIVE CROSS SLOPE SECTION



TYPICAL PRIVATE USE-IN-COMMON DRIVE CROSS SLOPE SECTION

DRIVEWAY STATIONS 3+75 TO 4+25 AND TRANSITIONAL SECTIONS



CONSTRUCTION SPECIFICATIONS

& ECP-19-069

. USE WOOD POSTS 1% X 1%  $\pm$  %6 INCH (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD. AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT

JOINING TWO ADJACENT SILT

FENCE SECTIONS (TOP VIEW)

. USE 36 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART. USE WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION.

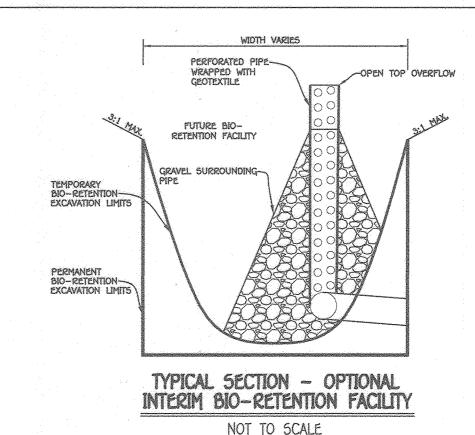
PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.

EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND. BACKFILL AND COMPACT WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.

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

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

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL U.S. DEPARTMENT OF AGRICULTURE MARYLAND DEPARTMENT OF ENVIRONMENT NATURAL RESOURCES CONSERVATION SERVICE WATER MANAGEMENT ADMINISTRATION



STANDARD SYMBO DETAIL B-1 STABILIZED SCE **CONSTRUCTION ENTRANCE** - EXISTING PAYEMENT -EARTH FILL MIN. 6 IN OF 2 TO 3 IN AGGREGATE OVER LENGTH AND WIDTH OF ENTRANCE -PIPE (SEE NOTE 6) PROFILE 50 FT MIN. PLAN\_VIEW CONSTRUCTION SPECIFICATIONS

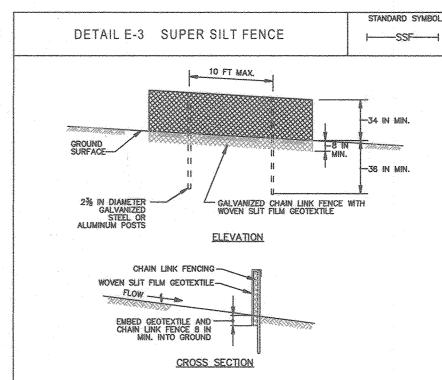
. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (\*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.

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 BERM 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 (WITHOUT 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



INSTALL 2% 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 TIES OR HUG RINGS.

WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS. EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SILT FENCE.

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

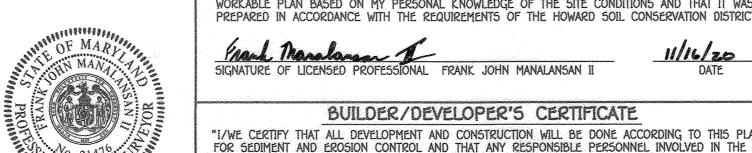
SEDIMENT & EROSION CONTROL

NOTES AND DETAILS

FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS NNIAL SQUARE OFFICE PARK — 10272 BALTIMORE NATIONAL PIKE (410) 461 - 2855

SCALE: 1" = 30'





PROFESSIONAL CERTIFICATI I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT:

11/16/20 5ignature of Licensed Professional Frank John Manalansan I BUILDER/DEVELOPER'S CERTIFICATE 'I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN

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." SIGNATURE OF DEVELOPER

DEVELOPER DORSEY FAMILY HOMES 10717 BIRMINGHAM WAY SUITE B WOODSTOCK, MD 21163 (410) 465-7200

(7 DAYS)

(3 DAYS)

(6 MONTHS)

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING 3/0/4 Chief. Division of Land Development NH Chief, Development Engineering Division Cn\_ 3-10-21 Department of Planning and Zoning Director / PROJECT PHASE PARCEL NO. JORDAN OVERLOOK 309 ZONE CENSUS TR PLAT 23115- BLOCK NO. TAX/ZONE ELEC. DIST. 23116 R-20 6066.01 PREVIOUS HOWARD COUNTY FILES: 5P-09-010, BA-00-031, BA-10-000V, WP-12-005, F-11-041, F-19-034,

JORDAN OVERLOOK 9211 JORDAN RIVER ROAD

LOTS 2 THRU 5

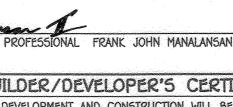
ZONED: R-20 TAX MAP NO.: 30 PARCEL NO.: 309 GRID NO.: 10 HOWARD COUNTY, MARYLAND SCALE: AS SHOWN SIXTH ELECTION DISTRICT DATE: SEPTEMBER, 2020

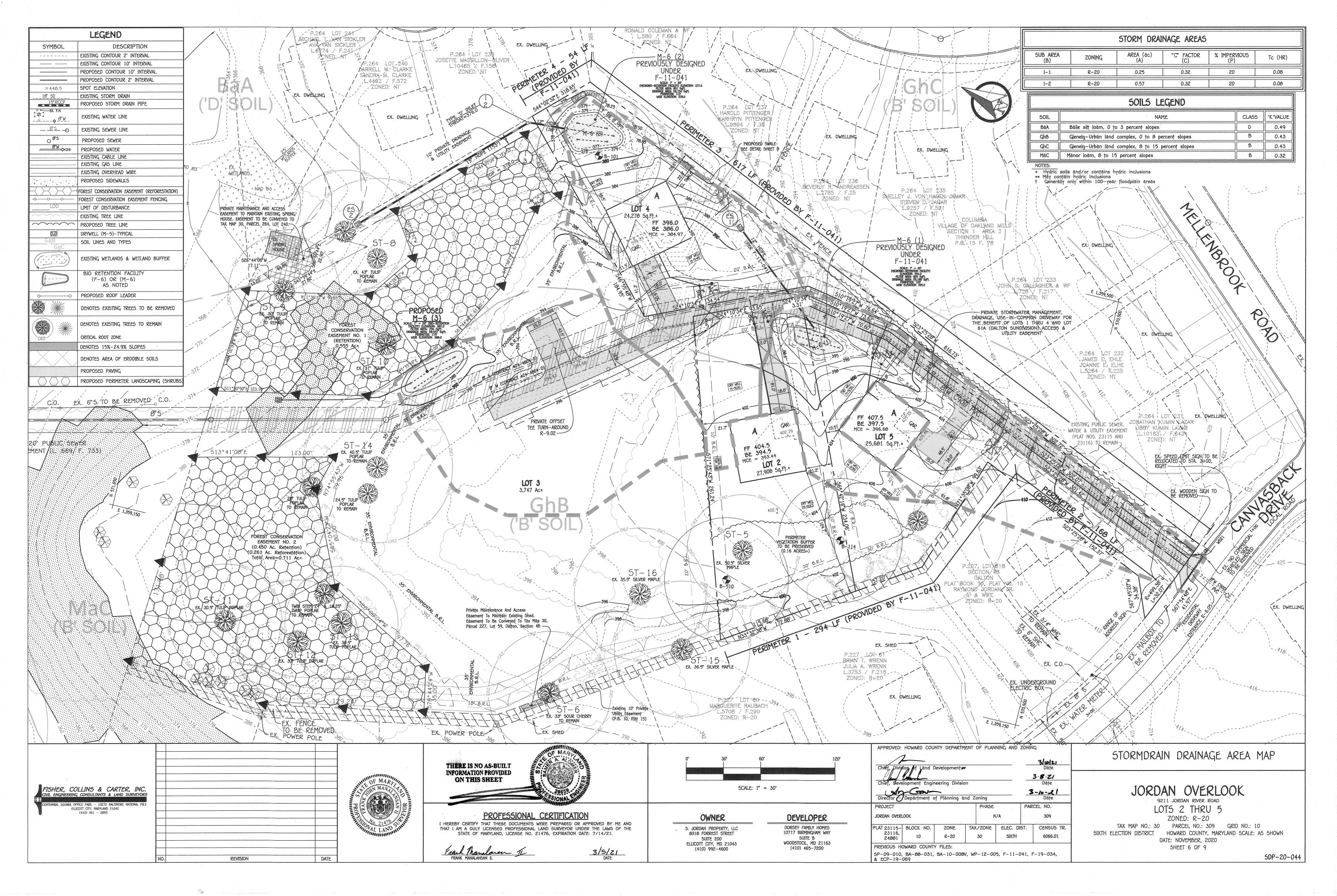
SHEET 5 OF 9

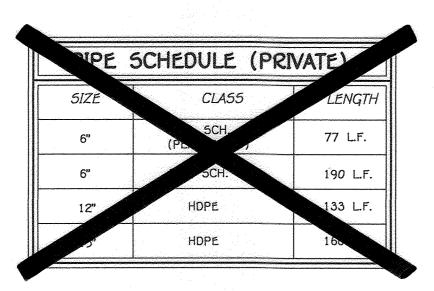
50P-20-044

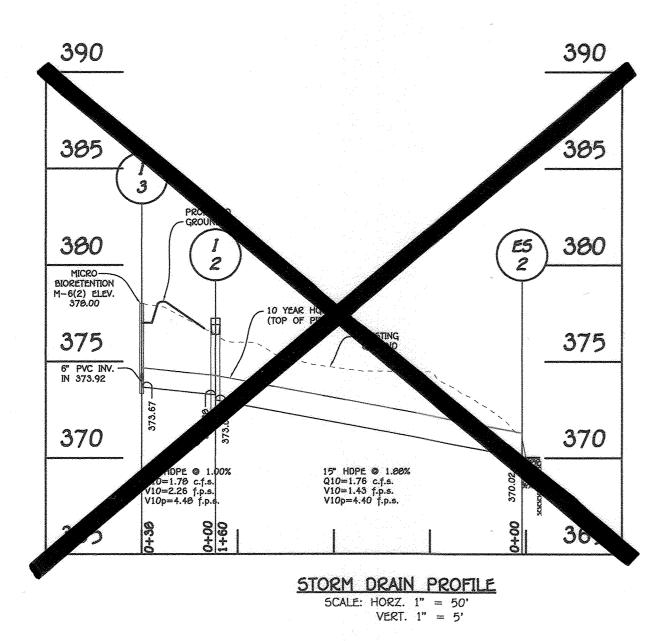


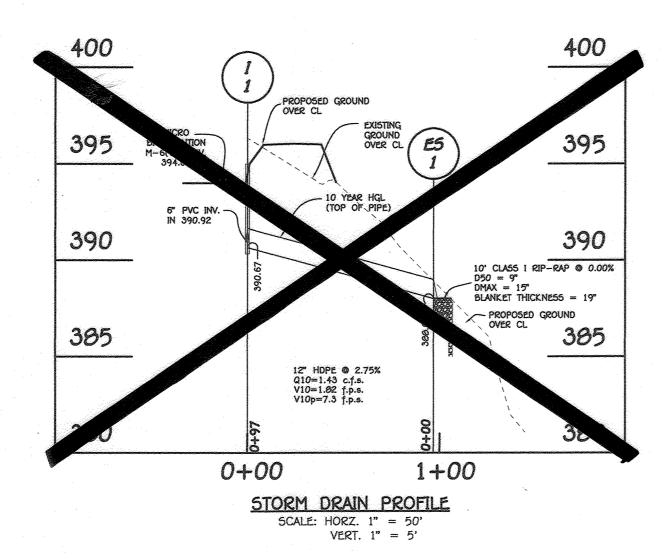






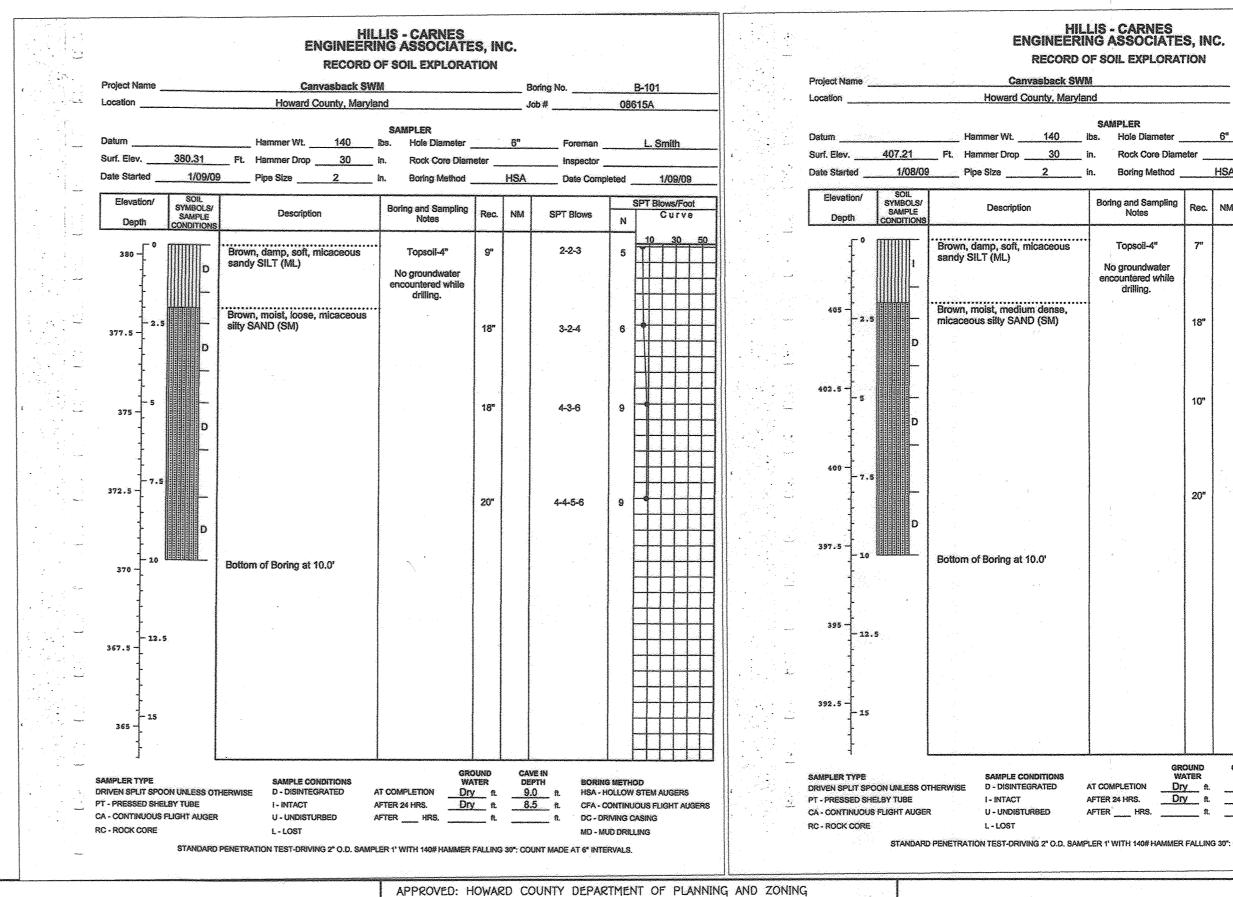


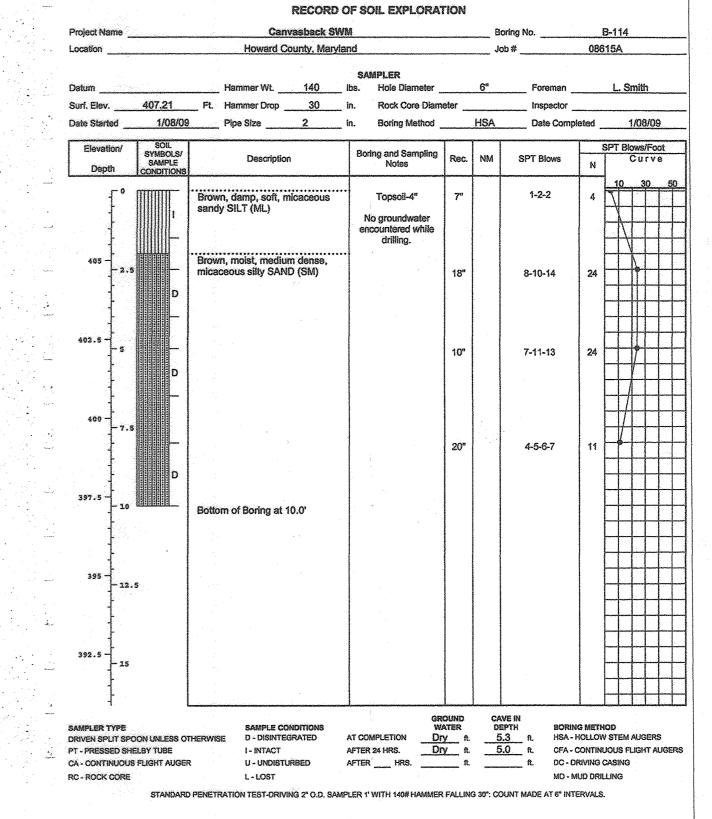


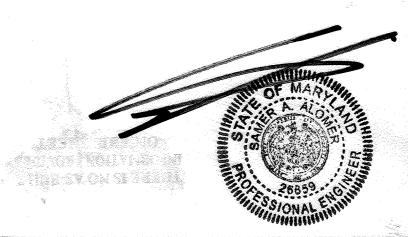


			5TRUC	CTURE SCHEDULE							
STRUCTURE NO.	TOP ELEVATION	INV.IN		LOCA NAME	TION /COORINATE)	ROAD CT		TYPE AND WIDTH	REMARKS	OWNERSHIP	
I-1	395.00	390.92 (6")	390.67 (12")	N 574				'5' INLET	D - 4.22	PRIVATE	
I-2	376.40	373.28 (12")		7/1,397	E 1,359,527		Company Processing	'D' INLET	D - 4.10	PRIVATE	
I-3	377.00	344	3/3.67 (12")	N 571,359	E 1,359,531		===		D - 4.22	PRIVATE	
5-1		000.00 (12")		N 571,207	E 1,359,483			12" FLARED END SECTION		PRIVATE	
	3/1.02	370.02 (15")		N 571,516	£ 1,359,411			15" FLARED END SECTION	**		

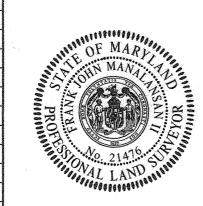
\*\* - ADS (ADVANCED DRAINAGE SYSTEMS) OR EQUAL NOTE: ALL STRUCTURES ARE PRIVATE







FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS ELLICOTT CITY, MARYLAND 21042 (410) 461 - 2855 REMOVE STORM DRAIN PROFILES & SCHEDLILES 4/26/23 DATE



つを終す。 If the face highly the plant of complying PROFESSIONAL CERTIFICATION

THERE IS NO AS-BUILT

INFORMATION PROVIDED

ON THIS SHEET

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: 7/14/21. 11/16/20 DATE

OWNER \* 5. JORDAN PROPERTY, LLC 0310 FORREST STREET SUITE 200 ELLICOTT CITY, MD 21043 (410) 992-4600

DEVELOPER DORSEY FAMILY HOMES 10717 BIRMINGHAM WAY SUITE B WOODSTOCK, MD 21163 (410) 465-7200

& ECP-19-069

3110/21 Dațe Z.19.21 Chief, Development Engineering Division du Director Department of Planning and Zoning 3-10-21 PARCEL NO. JORDAN OVERLOOK N/A 309 CENSUS TR. PLAT 23115- BLOCK NO. ZONE TAX/ZONE | ELEC. DIST. 23116, 6066.01 10 R-20 5IXTH 24881 PREVIOUS HOWARD COUNTY FILES: 5P-09-010, BA-86-031, BA-10-006V, WP-12-005, F-11-041, F-19-034,

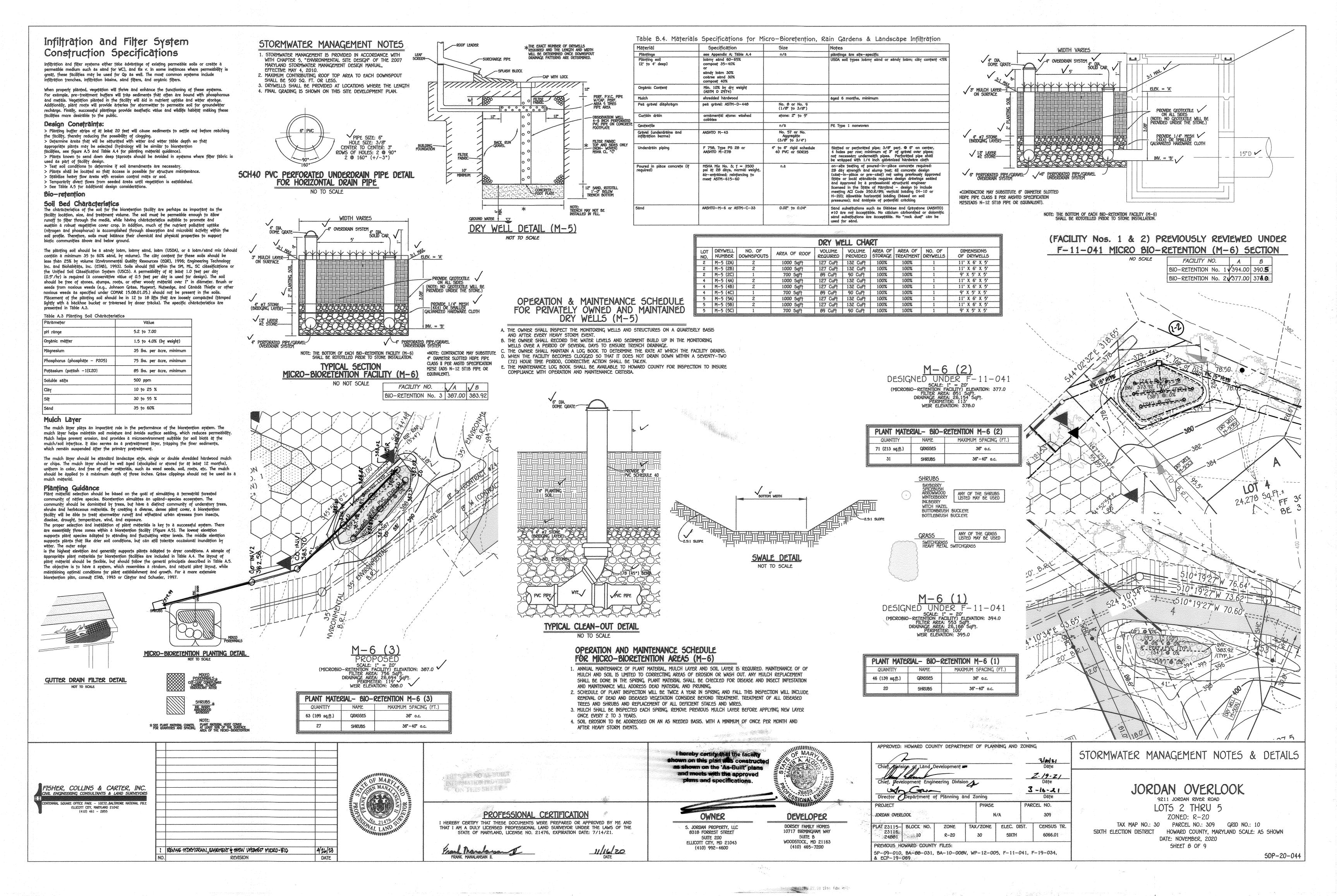
STORMDRAIN PROFILES & BORING LOGS

JORDAN OVERLOOK 9211 JORDAN RIVER ROAD

LOTS 2 THRU 5 ZONED: R-20 TAX MAP NO.: 30 PARCEL NO.: 309 GRID NO.: 10 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: AS SHOWN DATE: NOVEMBER, 2020

SHEET 7 OF 9

5DP-20-044



"At the time of plant installation, all trees listed and approved on the Landscape Plan, shall comply with the proper height requirement in accordance with the Howard County Landscape Manual. In addition, no substitutions or relocations of the required plantings may be made without prior review and approval from the Department of Planning and Zoning. Any deviations from the 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 the road drawing plans".

"The Owner, tenants and/or their agents shall be responsible for maintenance of the required perimeter landscaping. 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 the other required landscaping shall be permanently maintained in good condition, and when necessary, repaired or replaced".

### 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 DISFIGUREMENTS. 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 GUARANTEE 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.

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

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

ALL AREAS WITHIN CONTRACT LIMITS DISTURBED DURING OR PRIOR TO CONSTRUCTION NOT DESIGNATED TO RECEIVE PLANTS AND MULCH SHALL BE FINE GRADED AND SEEDED.

A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY LIGHT AND TREE.

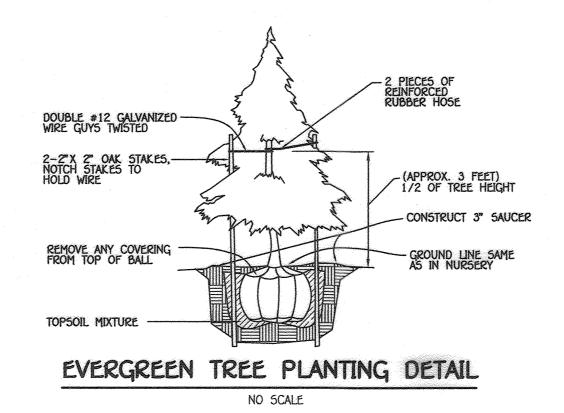
#### PRE-CONSTRUCTION MEETING

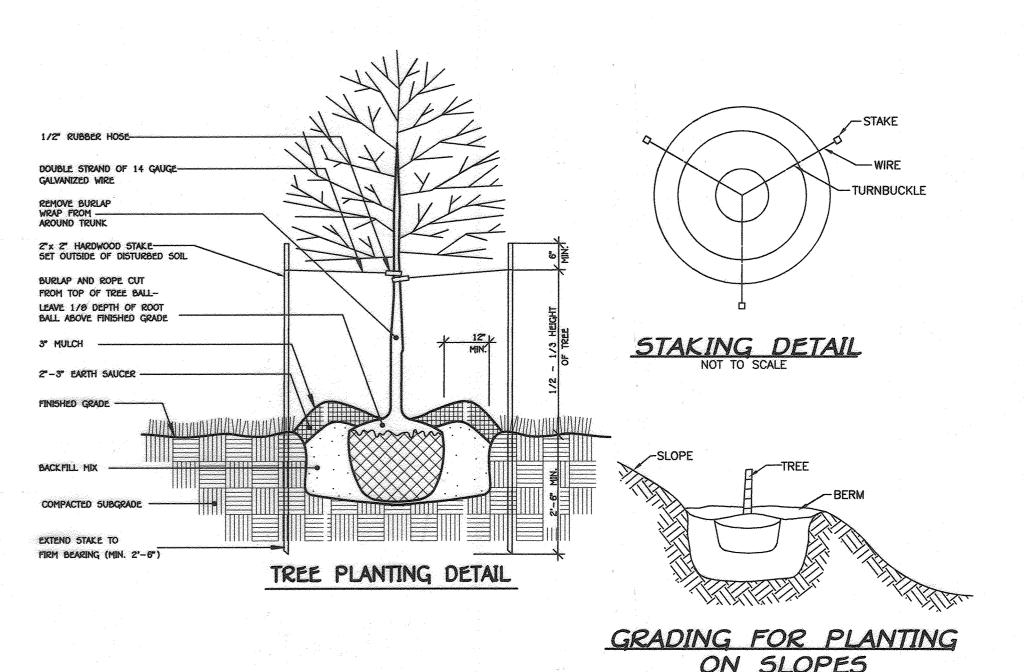
- AFTER THE BOUNDARIES OF THE FOREST RETENTION AREAS HAVE BEEN FIELD LOCATED AND MARKED, AND AFTER THE FOREST PROTECTION DEVICES HAVE BEEN INSTALLED. BUT BEFORE ANY OTHER DISTURBANCE HAS TAKEN PLACE ON SITE, A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE ON SITE. THE DEVELOPER, CONTRACTOR OR PROJECT MANAGER, AND HOWARD COUNTY INSPECTORS SHALL ATTEND. THE PURPOSE OF THIS
  - A. TO IDENTIFY THE LOCATIONS OF THE FOREST RETENTION AREAS, SPECIMEN TREES WITHIN 50 FEET OF THE LIMIT OF DISTURBANCE, LIMITS OF CONSTRUCTION, EMPLOYEE PARKING AREAS AND EQUIPMENT STAGING AREAS;
  - B. INSPECT ALL FLAGGED BOUNDARIES AND PROTECTION DEVICES; C. MAKE ALL NECESSARY ADJUSTMENTS;
- D. ASSIGN RESPONSIBILITIES AS APPROPRIATE AND DISCUSS PENALTIES.

#### CONSTRUCTION MONITORING

- THE SITE SHALL BE INSPECTED PERIODICALLY DURING THE CONSTRUCTION PHASE OF THE PROJECT. A QUALIFIED PROFESSIONAL SHALL BE RESPONSIBLE FOR IDENTIFYING DAMAGE TO PROTECTED FOREST AREAS OR INDIVIDUAL TREES WHICH MAY HAVE BEEN CAUSED BY CONSTRUCTION ACTIVITIES, SUCH AS SOIL COMPACTION, ROOT INJURY, TRUNK WOUNDS, LIMB INJURY, OR STRESS CAUSED BY FLOODING OR DROUGHT CONDITIONS. ANY SUCH DAMAGE THAT MAY OCCUR SHALL BE REMEDIED IMMEDIATELY USING APPROPRIATE
- 3. THE CONSTRUCTION PROCEDURE SHALL NOT DAMAGE AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE AS DESIGNATED ON THE PLANS. ANY DAMAGE SHALL BE RESTORED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE DESIGN TEAM OR

MEASURES. SEVERE PROBLEMS MAY REQUIRE CONSULTATION WITH A PROFESSIONAL

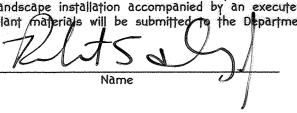


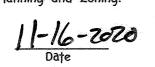


SHRUB PLANTING DETAIL

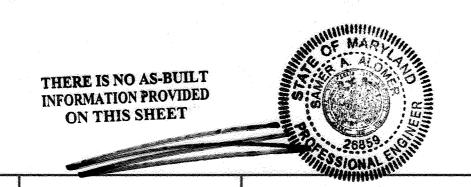
#### LANDSCAPE DEVELOPER'S CERTIFICATE

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.





REVISION



	SCHEDULE	A - PERIMETER	LANDSCAPE EDGE		TOTAL
PERIMETER	P-1	P-2	P-3	P-4	
CATEGORY	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	
LANDSCAPE TYPE	Α.	A	A	Α	
LINEAR FEET OF PERIMETER	294 L.F.	168 L.F.	617 LF.	54 L.F.	
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES	(294'/60' = 4.9) = 5 0	$(160^{\circ}/60^{\circ} = 2.0) = 3$	(617°/60° = 10.3) = 11 0	(54'/60' = 0.9) = 1 0	20
CREDIT FOR WALL, FENCE OR BERM		0	0	0	
CREDIT FOR EXISTING VEGETATION			i de de la companya d		
SHADE TREES EVERGREEN TREES	0	0	0	0	0 0
NUMBER OF PLANTS PROVIDED		-			
SHADE TREES	4	3	9	1	17
EVERGREEN TREES (SUBSTITUTE 2:1)	2	0	0	0	2
SHRUBS (SUBSTITUTE 10:1)	0	0	20	0	20

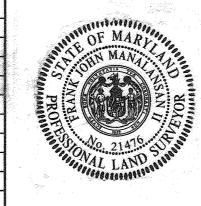
PER CONDITION #2 (	OF MP_20_011	DOOME	(12) DEDI ACEMENT	TOFFS	OF '	2 1/" TO	2"
PLK CUNULIUM #A	OF MILLYOLDIT	1 KUVIUL	(IL) KLI LYULIJLIYI		OI I	L /2 10	v
CALIPER ON SITE IN	PLACE OF THE	REMOVED	TREES AS MITIGATIO	ON.			

(410) 992-4600

LANDSCAPING PLANT LIST								
TOTAL	SIZE							
17		ACER RUBRUM 'RED SUNSET' RED SUNSET RED MAPLE	2 1/2" – 3" CALIPER FULL CROWN, B&B					
2	A Market	ILEX 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY	5' - 6' HT. B&B					
20		CLETHRA ALNIFOLIA SUMMERSWEET CLETHRA	2-1/2' - 3' HIEGHT					
12		PRUNUS SARGENTII SARGENT CHERRY	2 1/2" – 3' CALIPER FULL CROWN, B&B					

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY of \$9,600.00 FOR 29 SHADE TREES (12 TREES ARE BEING PROVIDED TO REPLACE THE REMOVAL OF 6 SPECIMEN TREES), 2 EVERGREEN TREES AND 20 SHRUBS. A SURETY OF \$2,400.00 WAS PREVIOUSLY POSTED AS PART OF THE WATER AND SEWER DEVELOPERS AGREEMENT. THE LANDSCAPING SHOWN TO BE INSTALLED UNDER THIS SITE DEVELOPMENT PLAN HAS BEEN MODIFIED FROM THE PREVIOUSLY REVIEWED AND APPROVED THE SUPPLEMENTAL PLAN (F-11-041).

FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS ELLICOTT CITY, MARYLAND 21042



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: 7/14/21.

11/16/20

OWNER 5. JORDAN PROPERTY, LLC **6318 FORREST STREET SUITE 200** ELLICOTT CITY, MD 21043

DEVELOPER DORSEY FAMILY HOMES 10717 BIRMINGHAM WAY SUITE B WOODSTOCK, MD 21163 (410) 465-7200

Chief, Deve	lopment Engine	eering Divis	ion du		3/10/21 Date 2/9-2/ Date 3-(1-2/ Date
PROJECT			PHASE		PARCEL NO.
JORDAN OVERL	OOK		N	/A	309
PLAT 23115- 23116, 24001	BLOCK NO.	ZONE R-20	TAX/ZONE	ELEC. DIST	CENSUS TR. 6066.01

SP-09-010, BA-88-031, BA-10-008V, WP-12-005, F-11-041, F-19-034,

LANDSCAPING NOTES & DETAILS

## JORDAN OVERLOOK

9211 JORDAN RIVER ROAD LOTS 2 THRU 5 ZONED: R-20

SHEET 9 OF 9

TAX MAP NO.: 30 PARCEL NO.: 309 GRID NO.: 10 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: AS SHOWN DATE: NOVEMBER, 2020

5DP-20-044