#### **GENERAL NOTES** THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK, ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS ALTERNATIVE COMPLIANCE REQUESTS THE SUBJECT PROPERTY IS ZONED R-SC IN ACCORDANCE WITH THE 2013 COMPREHENSIVE ZONING PLAN.

THE EXISTING BOUNDARY AND ON-SITE TOPOGRAPHY IS BASED ON A SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED OCTOBER 2017. EXISTING CONTOURS ON-SITE ASSUME PROPOSED GRADES FROM F-19-031 HAVE BEEN ESTABLISHED.

IN ACCORDANCE WITH SECTION 128.0 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS. PORCHES OR DECKS, OPEN OR

THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS BM 47GC AND BM 47H2 WERE USED FOR THIS PROJECT.
THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE EVELOPMENT PLAN, ALTERNATIVE COMPLIANCE, OR BUILDING AND GRADING PERMITS.

STORMWATER MANAGEMENT WAS REVIEWED AND APPROVED UNDER F-19-031. STORMWATER MANAGEMENT FOR THIS PROJECT IS PROVIDED BY THE USE OF MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA.

- REFER TO THE STORMWATER MANAGEMENT INFORMATION CHART FOR FACILITIES CONSTRUCTED UNDER F-19-031 AND THE STORMWATER MANAGEMENT PRACTICE CHART FOR THE FACILITIES TO BE CONSTRUCTED UNDER THIS PLAN.

THE PROPOSED UNITS SHALL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS, TOPOGRAPHIC SURVEY, PUBLIC WATER AND SEWER EXTENSION PLANS, AND AS-BUILT DRAWINGS. UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED TO THE EXISTING UTILITIES AS A RESULT OF CONTRACTOR'S OPERATIONS SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.

ANY DAMAGE TO THE COUNTY'S RIGHTS-OF-WAY, PAVING, OR EXISTING UTILITIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. SHC ELEVATIONS ARE LOCATED AT THE PROPERTY LINE/EDGE OF EASEMENT. THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING

ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK

1-800-252-1133 BGE (CONSTRUCTION SERVICES) 410-637-8713 BGE (EMERGENCY) 410-685-0123 410-313-4900 COLONIAL PIPELINE CO 410-795-1390

MISS UTILITY 1-800-257-777 STATE HIGHWAY ADMINISTRATION 410-531-5533 1-800-743-0033 15. THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.

- THERE WERE EXISTING DWELLINGS LOCATED ON PARCEL 100 AND ON PARCEL 428. REFER TO F-19-031 - THERE WAS A HISTORIC HOUSE C.1904 THAT CAME TO THE OCTOBER 6, 2016 HPC HEARING FOR ADVISORY COMMENTS, HPC-16-81.

THE HPC ADVISED TO RETAIN THE HOUSE BUT THE HOUSE WAS DEMOLISHED. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE WETLANDS, STREAM(S) OR THEIR REQUIRED BUFFERS. FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.

-WATER SERVICE CONNECTIONS (WHC) FOR THESE HOMES IS PROVIDED BY PUBLIC CONTRACT NO. 24-5033-D. -SEWER SERVICE CONNECTIONS (SHC) FOR THESE HOMES IS PROVIDED BY PUBLIC CONTRACT NO. 24-5033-D.

WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. ALL WATER HOUSE CONNECTIONS SHALL BE OUTSIDE METER SETTING UNLESS OTHERWISE NOTED ON THE PLANS OR IN SPECIFICATIONS.

O THE BEST OF THE OWNER'S KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES LOCATED ON THIS PROPERTY CLOVIS PLACE IS CLASSIFIED AS A PRIVATE ACCESS PLACE. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE

FOLLOWING MINIMUM REQUIREMENTS: A) WIDTH - (12' [16' SERVING MORE THAN ONE RESIDENCE])

SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1"-1/2 MIN.) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)

DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE STRUCTURE CLEARANCES - MINIMUM 12 FEET

MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE THERE IS NO 100-YR FLOODPLAIN LOCATED WITHIN THE LIMITS OF THIS SITE.

STEEP SLOPES ARE LOCATED AND SHOWN HEREON. A SIMPLIFIED FOREST STAND DELINEATION AND ENVIRONMENTAL RESOURCES ASSESSMENT WAS PERFORMED BY JOHN CANOLES OF ECO-SCIENCE PROFESSIONALS, INC., DATED MARCH 31, 2016. THE SITE WAS REVISITED FOR FURTHER INVESTIGATION ON AUGUST 04, 2016.

-THERE ARE NO WETLANDS, STREAMS AND/OR BUFFERS LOCATED WITHIN THE LIMITS OF THIS SITE. -THERE ARE NO WETLANDS ON SITE THAT WILL BE DISTURBED OR THAT WILL REQUIRE 401 AND 404 WETLANDS PERMITS FROM THE STATE OF MARYLAND. FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL A PORTION OF THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION MANUAL. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION

EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED. TOTAL FOREST CONSERVATION OBLIGATION OF THIS PROJECT FULFILLED UNDER F-19-031. FINANCIAL SURETY FOR THE REQUIRED REFORESTATION = \$ 6,099 (0.28 AC OR 12,197 SF @ \$0.50/SF) WAS POSTED UNDER F-19-031.

THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, INC., DATED SEPTEMBER 07, 2016, AND WAS APPROVED ON FEBRUARY 08, 2017. A NOISE STUDY IS NOT REQUIRED. THIS PROJECT IS LOCATED OVER 1,000 FEET FROM ROUTE 216 (MINOR ARTERIAL) AND THEREFORE A NOISE STUDY IS NOT REQUIRED. GEOTECHNICAL INVESTIGATIONS WERE COMPLETED AS PART OF THE P-18-001 PRELIMINARY PLAN SUBMISSION. THE ENVIRONMENTAL CONCEPT PLAN (ECP-17-015) WAS APPROVED ON FEBRUARY 08, 2017.

A SKETCH PLAN (S-17-001) WAS APPROVED ON MAY 4, 2017. A PRELIMINARY PLAN (P-18-001) WAS APPROVED ON AUGUST 3, 2018.

THE LANDSCAPE PLAN WAS PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL UNDER F-19-031. STREET TREES WERE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(E)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL UNDER

38. IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE OPEN SPACE REQUIREMENTS FOR THIS R-SC PROJECT IS 25% OF THE GROSS AREA (2.97 AC. GROSS AREA x 25% = 0.74 AC.). IN ACCORDANCE WITH SECTION 16.121(A)(4) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS RECREATION OPEN SPACE IS NOT REQUIRED FOR PROJECTS WITH 10 DWELLING UNITS. REFER TO

37. IN ACCORDANCE WITH SECTION 110.0.E OF THE 10/06/13 COMPREHENSIVE ZONING REGULATIONS, THIS SUBDIVISION IS SUBJECT TO MODERATI INCOME HOUSING UNITS. A MIHU AGREEMENT IN ACCORDANCE WITH SECTION 13.402 OF THE HOWARD COUNTY CODE WERE RECORDED UNDER #-21-019. THE MIHU

REQUIREMENTS FOR THIS SUBDIVISION WILL THE CONSTRUCTION OF 1 UNIT - LOT 2 (10% OF 10 UNITS), REFER TO 1.19916 F.126. IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL - VOLUME 3, CHAPTER 2 - SECTION 2.9.B. AND THE HOWARD COUNTY ZONING REGULATIONS SECTION 133.0.D.2.a, OFF-STREET PARKING IS REQUIRED AT 2.0 SPACES PER UNIT. VISITOR PARKING IS REQUIRED AT 0.5 SPACES PER UNIT. SEE TABULATION, THIS SHEET.

STREET LIGHTING PROVIDED UNDER F-19-031 TRASH AND RECYCLING COLLECTION TO BE PUBLIC AND MUST BE GROUPED AT THE CURB AT THE END OF GRASSY ISLANDS, WITHIN 5' OF THE EDGE OF THE ROAD, FOR COLLECTIONS WILL NOT BEGIN UNTIL ALL OF THE CONSTRUCTION IS CLEARED ENOUGH TO ALLOW THE TRUCK ACCESS. TEMPORARY

COLLECTIONS MAY BE MADE AT THE COUNTY ROADWAY UNTIL CONSTRUCTION IS COMPLETE THE H.O.A. WILL BE RESPONSIBLE TO REQUIRE NO PARKING IN THE TEE TURNAROUND OR CURBS NEAR THE TEE THE COUNTY WILL STOP COLLECTIONS ON THE ROAD IF PARKING PROBLEMS BEGIN. - A DAMAGE WAIVER IN THE HOA AGREEMENT WITH HOWARD COUNTY WAS COMPLETED UNDER F-19-031.

THIS PROJECT IS SUBJECT TO AA CASE NO. 18-002; THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING SIGNED THE DECISION AND ORDER ON APRIL 30, 2018 GRANTING AN ADMINISTRATIVE ADJUSTMENT FROM

- SECTION 110.0,D.4.c(1)(b) - REDUCE THE REQUIRED 50' OTHER USE SETBACK FROM VICINAL PROPERTIES TO 40.60' FOR A TEE TURNAROUND (18.8% REDUCTION) SECTION 110.0.D.4.c(2)(b) - REDUCE THE REQUIRED 20' OTHER USE SETBACK FROM THE PROJECT BOUNDARY TO 16.6' FOR A SIDEWALK. (17.0% REDUCTION) THIS PROJECT IS SUBJECT TO A DESIGN MANUAL WAIVER. ON FEBRUARY 27, 2018, THE CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION APPROVED THE REQUEST TO WAIVE THE REQUIREMENTS OF DESIGN MANUAL VOLUME III, APPENDIX A "PUBLIC ROADWAY DESIGN CRITERIA" ALLOWING A REDUCTION TO THE MINIMUM CURVE RADIUS OF 210 FEET TO 70.69, 118.26 AND 153.96 FEET ALONG THE PRIVATE ROAD CLOVIS PLACE. APPROVAL IS SUBJECT TO PROVIDING "NO PARKING" SIGNAGE ALONG THE

43. THIS PROJECT IS SUBJECT TO A DESIGN MANUAL WAIVER. ON MARCH 5, 2018, THE DEPUTY DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS DENIED THE REQUEST TO WAIVE THE REQUIREMENTS OF DESIGN MANUAL VOLUME II, - SECTION 4.3.B.3.B TO ONLY PROVIDE FIRST FLOOR SEWER SERVICE AND FOR A REDUCTION IN THE PUBLIC

THE PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON SEPTEMBER 27, 2016 AT 6:00 PM AT THE NORTH LAUREL COMMUNITY CENTER. SOIL TYPES SHOWN HEREON ARE IN ACCORDANCE WITH THE SOIL SURVEY HOWARD COUNTY, MARYLAND.

THE HOMEOWNERS ASSOCIATION DOCUMENTS HAVE BEEN RECORDED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION AS RECORDING REFERENCE NUMBER D19428531 ON FEB 13, 2019. HOMEOWNERS ASSOCIATION COVENANTS AND RESTRICTIONS WERE RECORDED SIMULTANEOUSLY WITH F-19-031 AS

LIBER 19285 FOLIO 99, ON APRIL 8, 2019.

THE FINAL ROAD CONSTRUCTION PLANS (F-19-031) WERE APPROVED ON OCTOBER 30, 2019.
THIS PROJECT IS SUBJECT TO WP-17-067. ON FEBRUARY 28, 2017, THE PLANNING DIRECTOR APPROVED THE REQUEST FOR AN ALTERNATIVE COMPLIANCE OF SECTION 16.1205(A)(7) WHICH REQUIRES RETENTION AND PROTECTION OF STATE CHAMPION TREES, TREES 75 PERCENT OF THE DIAMETER OF STATE CHAMPION TREES, AND TREES 30 INCHES IN DIAMETER OR LARGER. SECTION 16.120(c)(4) WHICH REQUIRES SINGLE-FAMILY ATTACHED LOTS HAVE A MINIMUM OF 15 FEET OF FRONTAGE ON A PUBLIC ROAD OR FRONTAGE ON A COMMONLY OWNED AREA CONTAINING A PARKING AREA OR PRIVATE ROAD NOT EXCEEDING A LENGTH OF 200 FEET MEASURED FROM THE EDGE OF THE PUBLIC RIGHT-OF-WAY ALONG THE CENTERLINE OF THE PRIVATE ROAD. SECTION 16.132(A)(2)(I) WHICH REQUIRES A PROPERTY OWNER THAT OWNS LAND ON ONLY ONE SIDE OF A LOCAL OR MINOR COLLECTOR ROAD TO CONSTRUCT ONE SIDE OF THE ROAD UP TO ONE-HALF OF THE FULL DESIGNATED PAVEMENT WIDTH: OR (AT THE COUNTY'S SOLE OPTION) CONTRIBUTE TO THE COUNTY THE FUNDS NECESSARY TO DO SUCH CONSTRUCTION. SECTION 16.134(C)(1) WHICH REQUIRES A DEVELOPER TO EXTEND SIDEWALK CONSTRUCTION UP TO 250 FEET BEYOND THE PROPOSED DEVELOPMENT TO THE NEAREST PUBLIC SIDEWALK OR PATHWAY OR PAY THE COST OF SUCH CONSTRUCTION CONTINUATION OF THE SIDEWALK IS NECESSARY TO PROVIDE SAFE PEDESTRIAN TRAVEL OR TO COMPLETE A SIDEWALK OR PATHWAY SYSTEM. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

- REMOVAL OF THE FIVE (5) SPECIMEN TREES WILL REQUIRE REPLACEMENT MITIGATION AT A RATIO OF TWO (2) LARGER CALIPER NATIVE TREE SPECIES (AT LEAST THREE (3) INCHES DBH) FOR EACH SPECIMEN TREE REMOVED (10 TREES TOTAL). THE MITIGATION PLANTING CAN BE PROVIDED AS PART OF THE REQUIRED PERIMETER LANDSCAPING FOR THIS PROJECT. YOU MUST SUBMIT A SUPPLEMENTAL PLAN WITH YOUR FINAL SUBMISSION PLAN FOR THIS PROPERTY THAT SHOWS HOW YOU PLAN TO ADDRESS THIS ALTERNATIVE FOREST CONSERVATION MITIGATION.

SPECIMEN TREES 6, 7, AND 8 MUST BE PROTECTED DURING CONSTRUCTION. A REGISTERED ARBORIST MUST INSPECT THE TREES AND IMPLEMENT RECOMMENDATIONS FOR PROFESSIONAL PRUNING OF ROOTS AND FOLIAGE. ALL PRUNING MUST BE PERFORMED BY A MARYLAND LICENSED TREE EXPERT. TREE PROTECTION FENCING MUST BE INSTALLED AROUND THE ENTIRE PERIMETER OF EACH SPECIMEN TREE TO THE GREATEST EXTENT POSSIBLE TO PREVENT ROOT AND FOLIAGE DAMAGE DURING CONSTRUCTION. ALTERNATIVE DESIGNS OF THE SITE MUST BE CONDUCTED BY THE CONSULTANT IN ORDER TO MINIMIZE ROOT DAMAGE. SUBMISSION OF A FINAL PLAN APPLICATION, INCLUDING A FINAL SUBDIVISION PLAT AND A SUPPLEMENTAL PLAN.

- THE PETITIONER SHALL IDENTIFY PRIVATE MEANS OF ACCESS AS A "PRIVATE STREET". THE PETITIONER SHALL CONSTRUCT THE PRIVATE STREET TO THE MINIMUM PUBLIC ROAD STANDARDS OR AS APPROVED BY THE DEVELOPMENT ENGINEERING DIVISION AND THE DEPARTMENT OF PUBLIC WORKS.

- THE PRIVATE STREET SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE APPROPRIATE HOMEOWNER'S ASSOCIATION. - ROAD IMPROVEMENTS SHALL BE PROVIDED ON SUPERIOR AVENUE ALONG THE PROPERTY FRONTAGE AND CONTINUE WEST TO THE WESTERN PROPERTY LINE OF THE VENABLE PROPERTY, TAX MAP 50, PARCEL 421, LOT 1 IN ACCORDANCE WITH THE DEVELOPMENT ENGINEERING DIVISION (DED) COMMENT WHICH STATES: "AFTER REVIEW OF THE SUBMITTED INFORMATION REQUESTING AN ALTERNATIVE COMPLIANCE REQUEST OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.132(A)(2)(I) WHICH REQUIRES THE OWNER TO CONSTRUCT UP TO ONE-HALF OF THE PAVEMENT WIDTH OR CONTRIBUTE TO A COUNTY FUND TOWARDS SUCH CONSTRUCTION, THIS DIVISION HAS NO OBJECTION TO THE ALTERNATIVE COMPLIANCE REQUEST OF THIS REQUIREMENT ALONG OLD SCAGGSVILLE ROAD SUBJECT PROVIDING THAT THE IMPROVEMENTS BE DONE ALONG SUPERIOR AVENUE FROM THE PROPERTY FRONTAGE WEST TO THE WESTERN PROPERTY LINE OF THE VENABLE PROPERTY, TAX MAP 50, PARCEL 421, LOT 1

- SIDEWALK AND ASSOCIATED CURB AND GUTTER SHALL BE PROVIDED ALONG SUPERIOR AVENUE ALONG THE PROPERTY FRONTAGE AND CONTINUE WEST TO THE WESTERN PROPERTY LINE OF THE VENABLE PROPERTY, TAX MAP 50, PARCEL 421, LOT 1 IN ACCORDANCE WITH THE ATTACHED DED AND OFFICE OF TRANSPORTATION COMMENTS WHICH STATES "AFTER REVIEW OF THE SUBMITTED INFORMATION REQUESTING AN ALTERNATIVE COMPLIANCE REQUEST OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.134(C)(1) WHICH REQUIRES SIDEWALK ALONG PROPERTY FRONTAGE, THIS DIVISION HAS NO OBJECTION TO THE ALTERNATIVE COMPLIANCE REQUEST TO NOT REQUIRE SIDEWALK ALONG OLD SCAGGSVILLE ROAD SUBJECT TO PROVIDING SIDEWALK AND ASSOCIATED CURB AND GUTTER ALONG SUPERIOR AVENUE FROM THE PROPERTY FRONTAGE WEST TO THE WESTERN PROPERTY LINE OF THE VENABLE PROPERTY, TAX MAP 50, PARCEL 421, LOT 1. THE OFFICE OF TRANSPORTATION RECOMMENDS APPROVAL FOR THIS ALTERNATIVE COMPLIANCE PROVIDED THE APPLICANT PROVIDES THE IMPROVEMENTS AS DESCRIBED IN THE APPLICANT'S REQUEST.

ON MAY 30, 2018, THE PLANNING DIRECTOR APPROVED THE REQUEST FOR RECONSIDERATION OF WP-17-067 REMOVING THE PREVIOUS CONDITIONS #7 & 8 ASSOCIATED

49. AN ACCESS EASEMENT WHICH BLANKETS CLOVIS PLACE (PRIVATE ROAD) HAS BEEN ESTABLISHED FROM SUPERIOR AVENUE TO PROVIDE UNRESTRICTED ACCESS TO THE HOMESITE ON PARCEL 97. REFER TO PLAT 25398-25400. ACCESS EASEMENT IS RECORDED UPON THE LAND RECORDS OF HOWARD COUNTY AT LIBER 19285 FOLIO 96.

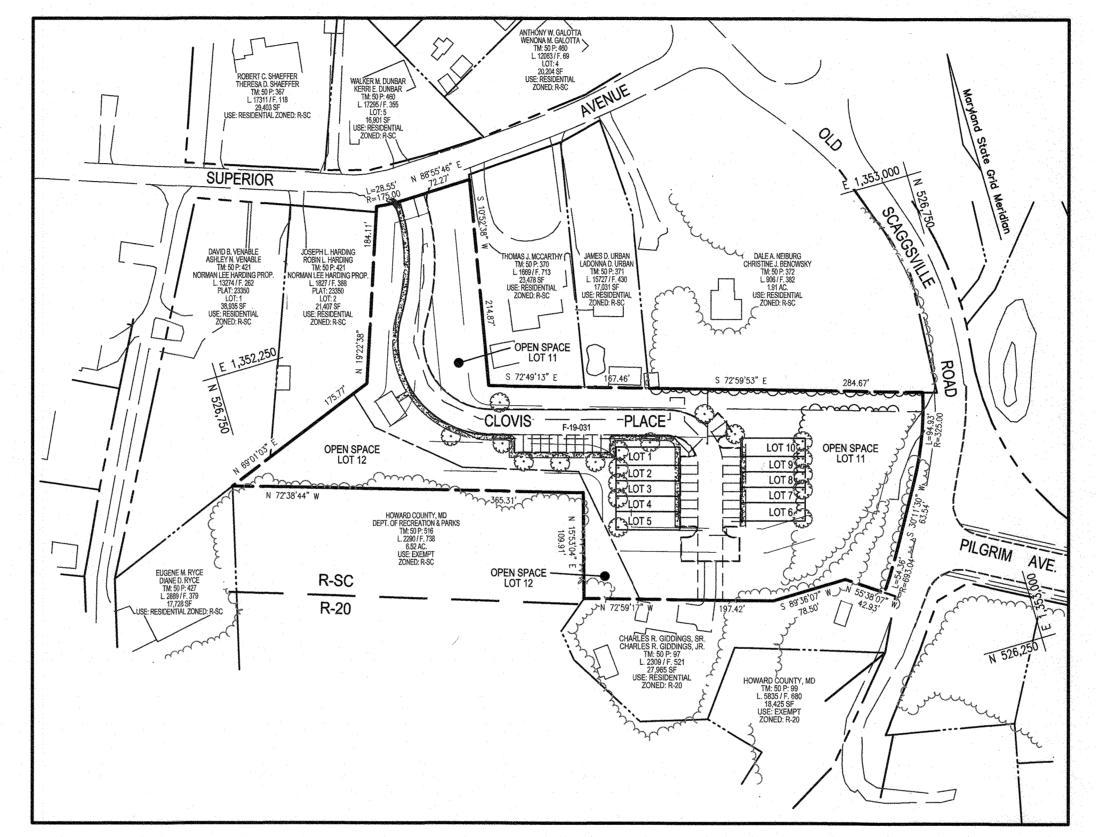
# APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING OPMENT ENGINEERING DIVISION CHIEF, DIVISION OF LAND DEVELOPMENT 11-18-26

# SITE DEVELOPMENT PLAN FALCON PLACE

(SINGLE FAMILY ATTACHED - RESIDENTIAL) HOWARD COUNTY, MARYLAND

NOTE THE EXISTING CONTOURS SHOWN HEREON HAVE BEEN ESTABLISHED UNDER THE FINAL SUPPLEMENTAL PLAN FOR FALCON PLACE, LOTS 1-10 & OPEN SPACE LOTS 11-12 (F-19-031)

LEGEND		:
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	ADJACENT PROPERTY LIN	۱É
	LOT LINE	
	EXISTING EDGE OF PAVE	MEN
minimum under understübligen absolution understübligen anderstübligen anderstübli	EXISTING CURB AND GU	ITER
	. EXISTING TREELINE	



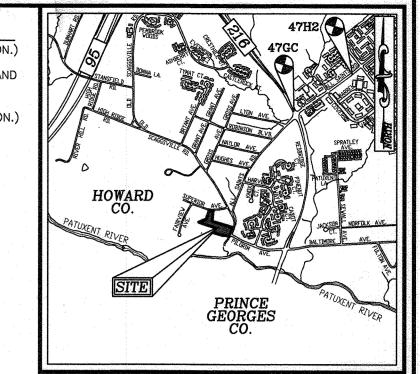
LOCATION MAP

SCALE: 1"=100'

#### **BENCHMARKS**

HOWARD COUNTY BENCHMARK 47GC (CONC. MON.) N 528939.75 E 1354223.59 ELEV. 226.32 LOCATION: ISLE AT INTERSECTION OF RT. 216 AND ALL SAINTS RD.

HOWARD COUNTY BENCHMARK 47H2 (CONC. MON.) N 529706.44 E 1355445.38 ELEV. 256.12 LOCATION: ALL SAINTS RD. 0.4 MI. SOUTH OF



VICINITY MAP SCALE: 1"=2,000'

ADC MAP COORDINATE: PAGE: 40, GRID: A8

		DESCRIPTION	SHEET N
		COVER SHEET	1 OF 4
		LAYOUT SHEET AND GENERIC HOUSE BOXES & DETAILS SHEET	2 OF 4
		GRADING AND SOIL EROSION & SEDIMENT CONTROL PLAN SHEET	3 OF 4
SDATA		GRADING, SOIL EROSION & SEDIMENT CONTROL PLAN NOTES & DETAILS SHEET	4 OF 4
אוחטנ			

#### SITE ANALYSIS

TOTAL PROJECT AREAS AREA OF PLAN SUBMISSION: TOTAL NET AREA:

PRESENT ZONING DESIGNATION: PROPOSED USES FOR SITE AND

FLOOR SPACE ON EACH LEVEL OF BUILDING PER USE:

H. TOTAL NUMBER OF UNITS ALLOWED

ON THIS SUBMISSION:

TENANTS ON SITE PER USE:

NUMBER OF PARKING SPACES REQUIRED BY HO.CO. ZONING REGULATIONS:

NUMBER OF PARKING SPACES PROVIDED

REQUIRED BY SUBDIVISION & LAND

M. OPEN SPACE ON SITE: AREA OF RECREATION OPEN SPACE

DEVELOPMENT REGULATIONS

O. BUILDING COVERAGE OF SITE: P. APPLICABLE DPZ FILE REFERENCES:

ANY OTHER INFORMATION WHICH MAY

R. FLOOR AREA RATIO:

0.264 AC (LOTS 1-10)

LIMIT OF DISTURBANCE:

RESIDENTIAL - SINGLE FAMILY ATTACHED (SFA)

FOR PROJECT AS SHOWN ON FINAL PLAT: 10 BUILDABLE LOTS (THIS SDP) TOTAL NUMBER OF UNITS PROPOSED:

10 BUILDABLE LOTS (THIS SDP) MAXIMUM NUMBER OF EMPLOYEES,

2.5 PER UNIT SEE PARKING TABULATION HEREON

3 PARKING SPACES PER SFA REFER TO F-19-031 = 2.69 AC

> = 4,000 SF REQUIRED 6,614 SF PROVIDED REFER TO F-19-031

REFER TO LOT COVERAGE CHART ON SHT 2 ECP-17-015, S-17-001, WP-17-067

P-18-001, CONTRACT NO. 24-5033-D AA-18-002, F-19-031, F-21-019

TAX MAP 50, GRID 02, PARCELS 100 & 428 6TH ELECTION DISTRICT

MODERATE INCOME HOUSING UNITS	(MIHU) ALLOCATION EXEMPTIONS TRACKING
TOTAL NUMBER OF LOTS/UNITS PROPOSED	10
NUMBER OF MIHU REQUIRED	1*
NUMBER OF MIHU PROVIDED ONSITE (EXEMPT FROM APFO ALLOCATIONS)	1-L+2
NUMBER OF APFO ALLOCATIONS REQUIRED (REMAINING LOTS/UNITS)	8**
MIHU FEE-IN-LIEU (INDICATE LOT/UNIT NUMBERS)	, N/A

\* REQUIREMENT MET PER AGREEMENT FOUND AT L. 1996 F. 125 \*\* CREDIT 2 UNITS (2 EXISTING HOMES) REFER TO F-19-031

SHEET INDEX

MIHU AGREEMENT PLEASE NOTE THAT ALL LOTS (LOTS 1-10) IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU REQUIREMENT. 10 TOWNHOUSE UNITS X 10%= 1 UNIT THE DEVELOPER HAS DESIGNATED LOT 2 AS THE 1 MIHU TO FULFILL

MAGNOLIA MANOR, LLC 3675 PARK AVE., SÚITE 301 ELLICOTT CITY, MD 21043

DEVELOPER TRINITY HOMES MARY LAND, LLC 3675 PARK AVE., SUITE 301 ELLICOTT CITY, MD 21043

PARKING TABULATION: TOTAL NUMBER OF DWELLING UNITS PROPOSED: 10 SINGLE FAMILY ATTACHED (SFA) = 10 LOTS

1. PARKING SPACES REQUIRED: 2 SPACES PER UNIT

2. VISITOR PARKING REQUIRED: 0.5 SPACES PER UNIT

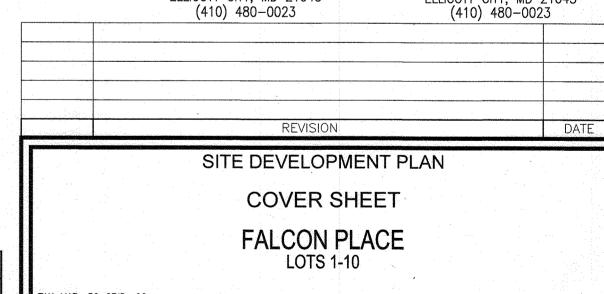
10 x 0.5 = 5 SPACES REQUIRED TOTAL PARKING SPACES REQUIRED: 25 TOTAL PARKING SPACES PROVIDED: 30

 $10 \times 2 = 20$  SPACES REQUIRED

STOR	MWATER MANAC	SEMENT PRACTICES			
LOT NO.	ADDRESS	FACILITY TYPE & MDE NO.			
1	9300 CLOVIS PLACE	NO ON-LOT PRACTICE			
2	9302 CLOVIS PLACE	NO ON-LOT PRACTICE NO ON-LOT PRACTICE			
3	9304 CLOVIS PLACE				
4	9306 CLOVIS PLACE	NO ON-LOT PRACTICE			
5	9308 CLOVIS PLACE	NO ON-LOT PRACTICE			
6	9309 CLOVIS PLACE	NO ON-LOT PRACTICE			
7	9307 CLOVIS PLACE	NO ON-LOT PRACTICE			
8	9305 CLOVIS PLACE	NO ON-LOT PRACTICE			
9	9303 CLOVIS PLACE	NO ON-LOT PRACTICE			
10	9301 CLOVIS PLACE	NO ON-LOT PRACTICE			

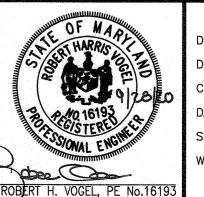
PE	RMIT IN	IFOR	MATIC	ON CHAI	RT		
SUBDIVISION NAME SECTION/ AREA FALCON PLACE - F-19-031 N/A							
LOT/ PARCELS LOTS 1 - 10							
PLAT REF # (25398-25400)	BLOCK NO	ZONE	TAX MAP	ELECT DIST	CENSUS TR		
(20090-20400)	2	R-SC	50	6TH	6069.06		

WATER / SEWER # 24-5033-D

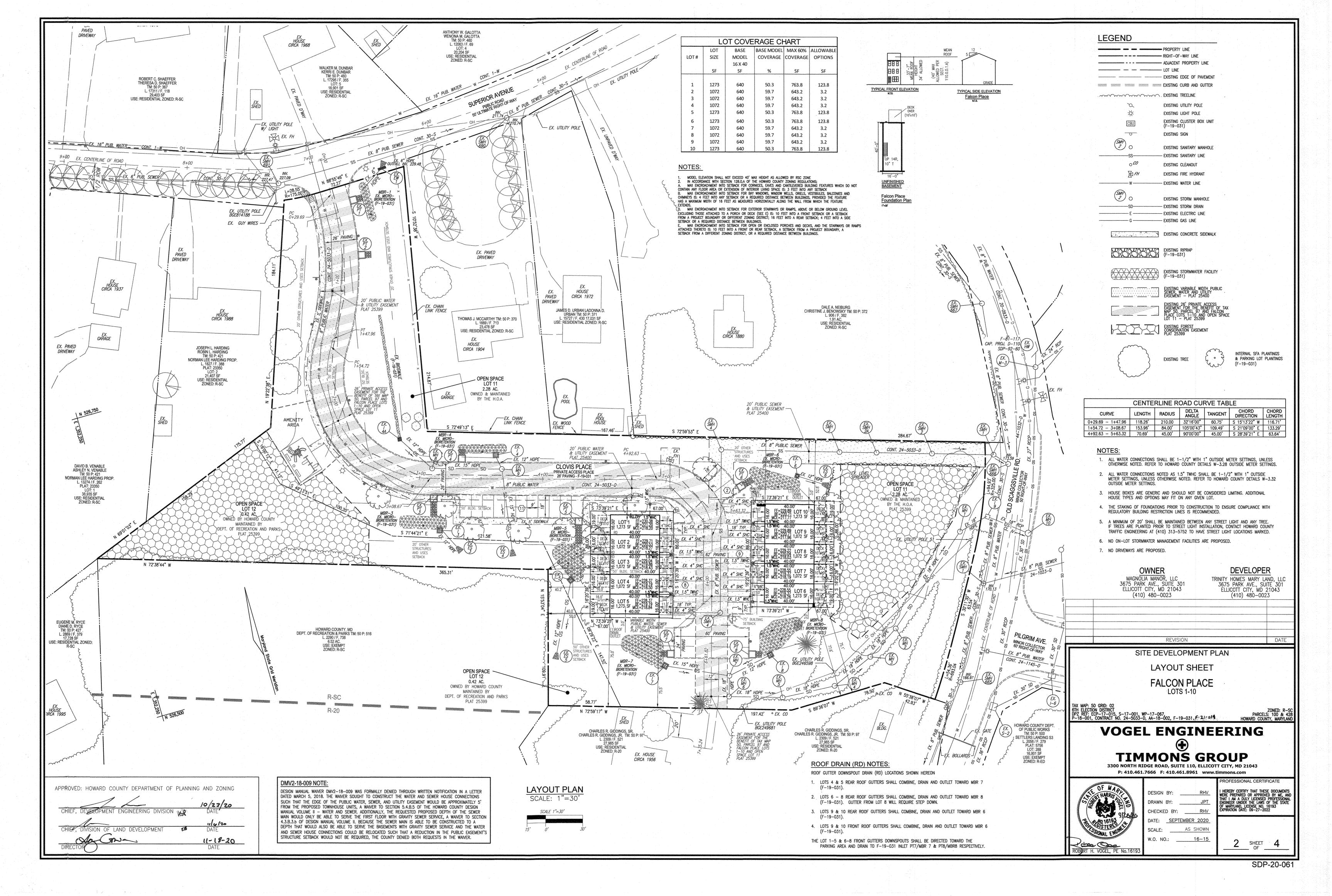


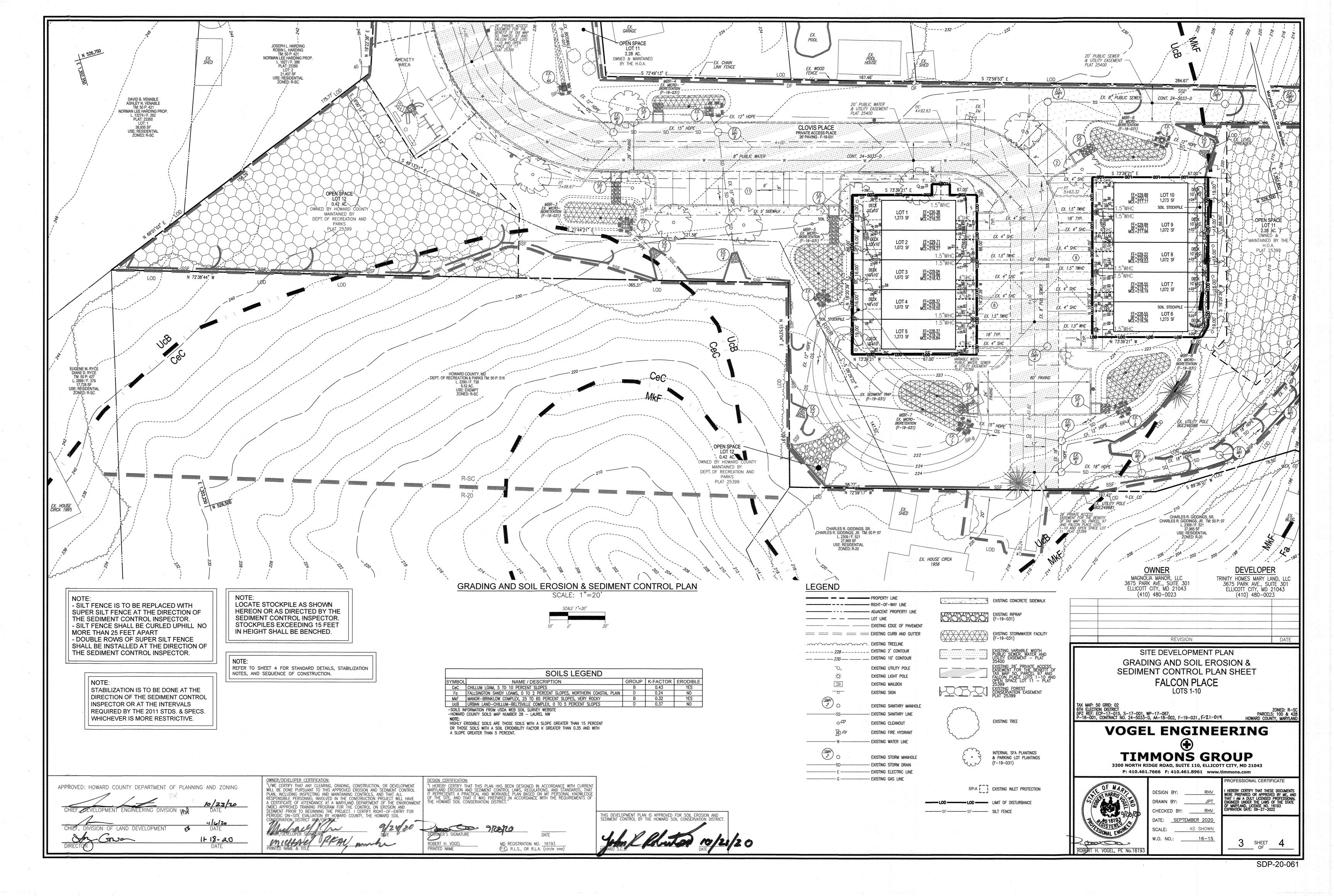
ELECTION DISTRICT
REF: ECP-17-015, S-17-001, WP-17-067,
8-001, CONTRACT NO. 24-5033-D, AA-18-002, F-19-031, F-21-019 **VOGEL ENGINEERING** 

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



		PROFESSIONAL CERT
IGN BY:	RHV	I HEREBY CERTIFY THAT THE WERE PREPARED OR APPRO
WN BY:	JPT_	THAT I AM A DULY LICENSE ENGINEER UNDER THE LAWS
CKED BY:	RHV	OF MARYLAND, LICENSE NO. EXPIRATION DATE: 09-27-2
E: SEPTI	EMBER 2020	
LE:	AS SHOWN	
NO.:	16-15	<b>1</b> SHEET





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

- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION, (313-1855).
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT AND REVISIONS THERETO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 3 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 7 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL FROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC. B-4-5). TEMPORARY SEEDING (SEC. B-4-4) AND MULCHING (SEC. B-4-3). TEMPORARY STABILIZATION WITH MILICH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- - 0.26 (10 LOTS) ACRES 0.26 ACRES\*\* 0.20 ACRES TOTAL AREA OF SITE ARFA DISTURBED AREA TO BE ROOFED OR PAVED 0.20 ACRES

    0.06 ACRES AREA TO BE VEGETATIVELY STABILIZED OFFSITE WASTE/BORROW AREA LOCATION
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACK FILLED AND STABILIZED WITHIN ONE WORKING DAY,
- A PROJECT IS TO BE SEQUENCED SO THAT GRADING ACTIVITIES BEGIN ON ONE GRADING UNIT (MAXIMUM ACREAGE OF 20 ACRES 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 ENFORCEMENT AUTHORITY. UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE APPROVAL AUTHORITY, NO MORE THAN 30 ACRES CUMULATIVELY MAY BE DISTURBED ATA GIVEN TIME.
- ESTIMATE ONLY; CONTRACTOR SHALL VERIFY QUANTITIES TO HIS OWN SATISFACTION. AREA INCLUDES EXISTING OLD SCAGGSVILLE ROAD RIGHT-OF-WAY

#### B-4-4 STANDARDS AND SPECIFICATIONS TEMPORARY STABILIZATION

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

TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS. CONDITIONS WHERE PRACTICE APPLIES

EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR A PERIOD OF 6 MONTHS OR LESS. FOR LONGER DURATION OF TIME, PERMANENT STABILIZATION PRACTICES ARE REQUIRED.

> 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, SEFFING DATES AND SEFFING DEPTHS IF THIS SLIMMARY IS NOT PHT ON THE PLAN AND COMPLETED, THEN TABLE 8.1 PLUS FERTILIZER AND LIME RATES MUST BE PUT 2. FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES BY THE TESTING AGENCY. SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY 3. WHEN STABILIZATION IS REQUIRED OUTSIDE OF A SEEDING SEASON, APPLY SEED AND MULCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION B-4-3.A.1.B AND MAINTAIN UNTIL THE NEXT SEEDING SEASON

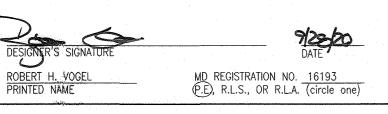
#### TEMPORARY SEEDING SUMMARY

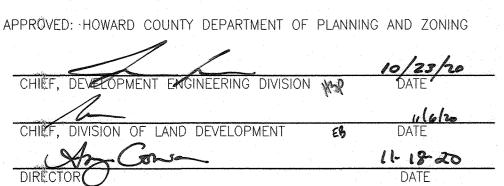
		HARDINESS Z SEED MIXTUR	ONE (FROM FIGURE E (FROM TABLE B.	B.3):Z01 1):	NE 6b	FELIZER RATE	LIME RATE
	NO	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS	(10-20-20)	LINIL IVAIL
	1	COOL SEASON ANNUAL RYEGRASS OR EQUAL	40 LB / AC	MAR 1 TO MAY 15 AUG 1 TO OCT 15	1/2 IN.	436 LB/AC (10 LB PER 1000 SF )	2 TONS/AC (90 LB PER 1000 SF )
-	2	WARM SEASON FOXTAIL MILLET OR EQUAL	30 LB / AC	MAY 16 TO JUL 31	1/2 IN.		

SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT. VER/DEVELOPER CERTIFICATION: "I/WE 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 CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT ) APPROVED TRAINING PROGRAM FOR THE CONTROL ON EROSION AND EDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL

THIS PLAN IS APPROVED FOR SMALL POND CONSTRUCTION, AND

DESIGN 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."





TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.

"MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED SOILS.

B-4-5 STANDARDS AND SPECIFICATIONS

PERMANENT STABILIZATION

EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.

CONDITIONS WHERE PRACTICE APPLIES

A SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TARLE 8.3 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE 8.3) AND BASED ON THE SITE CONDITION OR PURPOSE FOUND ON TABLE 8.2. ENTER SELECTED MIXTURE(S) APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. TI SUMMARY IS TO BE PLACED ON THE PLAN. B. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES. STREAM BANKS, OR DUNES OR FOR SPECIAL PURPOSES SUCH AS WILDLIFE OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 - CRITICAL AREA PLANTING. C. FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING AGENCY.

D. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (46-0-0) AT 3-1/2 POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY. A. AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS

AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE B SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE ENTER SELECTED MIXTURE(S). APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED I. KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN AREAS THAT RECEIVE

INTENSIVE MANAGEMENT. IRRIGATION REQUIRED IN THE AREAS OF CENTRAL MARYLAND AND FASTERN SHORE RECOMMENDED CERTIFIED KENTUCKY BLUFGRASS CULTIVARS SEEDING RATE: 1.5 TO 2.0 POUNDS PER 1000 SQUARE FEET. CHOOSE A MINIMUM THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT. II. 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

SOUARE 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 FUI SUN TO MEDIUM SHADE, RECOMMENDED MIXTURE INCLUDES: CERTIFIED TAIL FESCUE CULTIVARS 95 TO 100 PERCENT. CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 0 TO 5 PERCENT. SEEDING RATE: 5 TO 8 POUNDS PER 1000 SQUARE FEET. ONE OR MORE CULTIVARS MAY BE BLENDED.

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

SELECT TURFGRASS VARIETIES FROM THOSE LISTED IN THE MOST CURRENT UNIVERSITY OF MARYLAND PUBLICATION, AGRONOMY MEMO #77, "TURFGRASS CULTIVAR RECOMMENDATIONS FOR MARYLAND" CHOOSE CERTIFIED MATERIAL. CERTIFIED MATERIAL IS THE BEST GUARANTEE OF CULTIVAR PURITY THE CERTIFICATION PROGRAM OF THE MARYLAND DEPARTMENT OF AGRICULTURE, TURF AND SEED SECTION, PROVIDES A RELIABLE MEANS OF CONSUMER PROTECTION AND ASSURES A PURE GENETIC

C. IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES

- WESTEM MD: MARCH 15 TO JUNE 1, AUGUST ITO OCTOBER 1 (HARDINESS ZONES: SB, 6A) - CENTRAL MD: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONE: 6B) SOUTHERN MD, EASTERN SHORE: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONES: 7A, 7B)

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 1¼ 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 (1/2 TO 1 INCH EVERY 3 TO 4 DAYS DEPENDING ON SOIL TEXTHRE) LINTIL THEY ARE FIRMLY ESTABLISHED. THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE LATE IN THE PLANTING SEASON, IN ABNORMALLY DRY OR HOT SEASONS, OR ON ADVERSE SITES.

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

A. CLASS OF TURFGRASS SOD MUST BE MARYLAND STATE CERTIFIED. SOD LABELS MUST BE MADE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR. B. SOD MUST BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4 INCH. PLUS OR MINUS 1/4 INCH. AT THE TIME OF CUTTING MEASUREMENT FOR THICKNESS MUST EXCLUDE TOP GROWTH AND THATCH, BROKEN PADS AND TOM OR UNEVEN ENDS WILL NOT BE C. STANDARD SIZE SECTIONS OF SOD MUST BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON THE UPPER 10 PERCENT OF THE SECTION. D. SOD MUST NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SLIBVIVAL È. SOD MUST BE HARVESTÉD, 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. 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 MORE UNIFORM GROWTH AND STRENGTH, ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE AIR DRYING OF THE ROOTS. 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 SLIPPAGE ON SLOPES. ENSURE SOLID 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 PAD AND SOIL SURFACE BELOW THE SOD ARE THOROUGHLY WET. COMPLETE THE OPERATIONS OF LAYING, TAMPING AND IRRIGATING FOR ANY PIECE OF SOD WITHIN EIGHT

SOD MAINTENANCE A. IN THE ABSENCE OF ADEQUATE RAINFALL, WATER DAILY DURING THE FIRST WEEK OR AS OFTEN AND SUFFICIENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF 4 INCHES, WATER SOD DURING THE HEAT OF THE DAY TO PREVENT WILTING. B. AFTER THE FIRST WEEK, SOD WATERING IS REQUIRED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE CONTENT. C. DO NOT MOW UNTIL THE 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.

### PERMANENT SEEDING SUMMARY

HARDINESS ZONE (FROM FIGURE B.3): ZONE 6b FELIZER RATE SEED MIXTURE (FROM TABLE B.3): 9 (10-20-20)								LIME RATE
0	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS	N	P <sub>2</sub> 0 <sub>5</sub>	K <sub>2</sub> 0	
	COOL SEASON TALL FESCUE & KENTUCKY BLUEGRASS OR EQUAL	T.F. 60 LB / AC K.B. 40 LB / AC	MAR 1 TO MAY 15 AUG 15 TO OCT 15	1/4-1/2 IN.	(1 LB PER	(2 LB PER	(2 LB PER	2 TONS/AC (90 LB PER 1000 SF )

B-4-8 STANDARDS AND SPECIFICATIONS FOR

STOCKPILE AREA

A MOUND OR PILE OF SOIL PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SEDIMENT CONTROL MEASURES.

TO PROVIDE A DESIGNATED LOCATION FOR THE TEMPORARY STORAGE OF SOIL THAT CONTROLS THE POTENTIAL FOR EROSION, SEDIMENTATION, AND CHANGES TO DRAINAGE PATTERNS

CONDITIONS WHERE PRACTICE APPLIES

STOCKPILE AREAS ARE UTILIZED WHEN IT IS NECESSARY TO SALVAGE AND STORE SOIL FOR LATER USE.

THE STOCKPILE LOCATION AND ALL RELATED SEDIMENT CONTROL PRACTICES MUST BE CLEARLY INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN. 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 RUNOFF FROM THE STOCKPILE AREA MUST DRAIN TO A SUITABLE SEDIMENT 4. ACCESS THE STOCKPILE AREA FROM THE UPGRADE SIDE.

CLEAR WATER RUNOFF INTO THE STOCKPILE AREA MUST BE MINIMIZED BY USE OF A DIVERSION DEVICE SUCH AS AN EARTH DIKE, TEMPORARY SWALE OR DIVERSION FENCE. PROVISIONS MUST BE MADE FOR DISCHARGING CONCENTRATED FLOW IN A NON-EROSIVE MANNER. WHERE RUNOFF CONCENTRATES ALONG THE TOE OF THE STOCKPILE FILL, AN APPROPRIATE EROSION/SEDIMENT CONTROL PRACTICE MUST BE USED TO INTERCEPT THE DISCHARGE STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 3/7 DAY STABILIZATION REQUIREMENT AS WELL AS STANDARD B-4-1 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY STABILIZATION.

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.

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

SOIL PREPARATION, TOPSOILING AND SOIL AMENDMENTS

DEFINITION

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

R-4-2 STANDARDS AND SPECIFICATIONS

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

RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE.

B. APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS C. INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SLITABLE MEANS

. PERMANENT STABILIZATION A. A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE, THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE: I. SOIL PH BETWEEN 6.0 AND 7.0.

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 RE 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

D. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY E. MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS, RAKE LAWN AREAS TO SMOOTH THE SURFACE REMOVE LARGE OBJECTS. LIKE STONES AND BRANCHES, AND READY THE AREA FOR SEED APPLICATION, LOOSEN SURFACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR OTHER EQUIPMENT TO ROUGHEN THE SURFACE WHERE SITE CONDITIONS WILL NOT PERMIT NORMAL SEEDBED PREPARATION. TRACK SLOPES 3:1 OR FLATTER WITH TRACKED EQUIPMENT LEAVING THE 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.

I. 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 CONCEM HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

SEEDBED LOOSENING MAY BE UNNECESSARY ON NEWLY DISTURBED AREAS.

. TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THI 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 3. 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 B. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FLIRNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT . THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH. D. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE

4. AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND 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 LESS THAN 5 PERCENT BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 11/2 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 COMPAC 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 THI 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 PREPARATION.

C. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS) I. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION
RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE. SOIL ANALYSIS MAY BE PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSES. 2. FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT, MANURE MAY BE SUBSTITUTED FOR FERTILIZER WITH PRIOR APPROVAL FROM THE APPROPRIATE APPROVAL AUTHORITY FERTILIZERS MUST ALL BE DELIVERED TO THE SITE FULLY LABELED ACCORDING TO THE APPLICABLE LAWS AND MUST BEAR THE NAME, TRADE NAME OR TRADEMARK AND WARRANTY OF THE PRODUCER.

3. LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED EXCEPT WHEN HYDROSEEDING) WHICH CONTAINS AT LEAST 50 PERCENT TOTAL OXIDES (CALCIUM OXIDE PLUS MAGNESIUM OXIDE). LIMESTONE MUST BE GROUND TO SUCH FINENESS THAT AT LEAST 50 PERCENT WILL PASS THROUGH A #100 MESH SIEVE AND 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. 5. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED 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.

## SEEDING AND MULCHING

DEFINITION

1.SPECIFICATIONS PROJECT, REFER TO TABLE B.4 REGARDING THE QUALITY OF SEED. SEED TAGS MUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR TO VERIFY TYPE OF SEED AND SEEDING RATE. B. MULCH ALONE MAY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES ONLY IF THE GROUND IS FROZEN. THE APPROPRIATE SEEDING MIXTURE MUST BE APPLIED WHEN THE GROUND 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 COOL AS POSSIBLE UNTIL USED. TEMPERATURES ABOVE 75 TO 80 DEGREES FAHRENHEIT CAN WEAKEN BACTERIA AND MAKE THE INOCULANT LESS EFFECTIVE D. SOD OR SEED MUST NOT BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO ERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.

I. INCORPORATE SEED INTO THE SUBSOIL AT THE RATES PRESCRIBED ON TEMPORARY SEEDING TABLE 8.1. PERMANENT SEEDING TABLE 8.3. OR SITE-SPECIFIC SEEDING SUMMARIES. II. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING SEED TO SOIL CONTACT.

RATE IN EACH DIRECTION. C. HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES SEED AND P205 (PHOSPHOROÚS), 200 POUNDS PER ACRE; K20 (POTASSIUM), 200 POUNDS PER ACRE.

AT LEAST 1/4 INCH OF SOIL COVERING. SEEDBED MUST BE FIRM AFTER PLANTING.

III. MIX SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT INTERRUPTION. IV. WHEN HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL. B. MULCHING I. MUICH MATERIALS (IN ORDER OF PREFERENCE) 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:

2. APPLICATION 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

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 SIZE OF THE AREA AND EROSION HAZARD: 1. 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 FIBER MAY BE USED FOR ANCHORING STRAW, APPLY THE FIBER BINDER AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER AT A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER. III. SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRO-TACK), DCA-70, PETROSET, TERRA TAX II, TERRA TACK AR OR OTHER APPROVED EQUAL MAY BE USED. FOLLOW APPLICATION RATES AS SPECIFIED BY THE MANUFACTURER APPLICATION OF LIQUID BINDERS NEEDS TO BE HEAVIER AT THE EDGES

WHERE WIND CATCHES MULCH, SUCH AS IN VALLEYS AND ON CRESTS OF BANKS. USE OF ASPHALT BINDERS IS STRICTLY PROHIBITED IV. LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER RECOMMENDATIONS. NETTING IS USUALLY AVAILABLE IN ROLLS 4 TO 15 FEET WIDE AND 300 TO 3,000 FEET

B-4-3 STANDARDS AND SPECIFICATIONS

THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER.

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

TO THE SURFACE OF ALL PERIMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE

A. SEEDING A. ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW. ALL SEED MUST BE TO RE-TESTING BY A RECOGNIZED SEED LABORATORY. ALL SEED USED MUST HAVE BEEN TESTED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING SUCH MATERIAL ON ANY

RATE IN EACH DIRECTION. ROLL THE SEEDED AREA WITH A WEIGHTED ROLLER TO PROVIDE GOOD B. DRILL OR CULTIPACKER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL. I. CULTIPACKING SEEDERS ARE REQUIRED TO BURY THE SEED IN SUCH A FASHION AS TO PROVIDE

II. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING I. IF FERTILIZER IS BEING APPLIED AT THE TIME OF SEEDING, THE APPLICATION RATES SHOULD NOT EXCEED THE FOLLOWING: NITROGEN, 100 POUNDS PER ACRE TOTAL OF SOLUBLE NITROGEN; 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. A. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, LYE, OAT, OR BARLEY AND REASONABLY

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 A UNIFORM FIBROUS PHYSICAL STATE. I. WCFM IS TO BE DYED GREEN 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, INCLUDING DYE, MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING FACTORS III. WCFM MATERIALS ARE TO BE MANUFACTURED AND PROCESSED IN SUCH A MANNER THAT THE WOOD CELLULOSE FIBER MULCH WILL REMAIN IN UNIFORM SUSPENSION IN WATER UNDER AGITATION AND WILL BLEND WITH SEED, FERTILIZER AND OTHER ADDITIVES TO FORM A HOMOGENEOUS SLURRY. THE MULCH MATERIAL MUST FORM A BLOTTER-LIKE GROUND COVER, ON APPLICATION, HAVING MOISTURE ABSORPTION AND PERCOLATION PROPERTIES AND MUST COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL WITHOUT INHIBITING THE GROWTH OF THE GRASS SEEDLINGS. IV. WCFM MATERIAL MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT CONCENTRATION LEVELS THAT WILL BE 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.

UNIFORM DISTRIBUTION AND DEPTH SO THAT THE SOIL SURFACE IS NOT EXPOSED. WHEN USING

MULCH 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.

NOTE: ANY CHANGES OR REVISIONS TO THE SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE PLAN APPROVAL AUTHORITY PRIOR TO PROCEEDING WITH CONSTRUCTION.

SEQUENCE OF CONSTRUCTION

LEAST 24 HOURS BEFORE STARTING ANY WORK. (1 DAY)

DRY UTILITIES (CABLE, GAS ELECTRIC) MUST BE INSTALLED AFTER ROAD

CONSTRUCTION AND PRIOR TO THE INSTALLATION OF THE F-19-031

DEVELOPER / CONTRACTOR SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE

APPROPRIATE ENFORCEMENT AUTHORITY PRIOR TO BEGINNING CONSTRUCTION. (1 DAY)

NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS (410-313-1880) AT

ANY F-19-031 STORMWATER MANAGEMENT FACILITIES IN PLACE SHALL BE PROTECTED

FROM RECEIVING SEDIMENT LADEN WATERS FROM HOME CONSTRUCTION ACTIVITIES.

IN ACCORDANCE WITH DETAILS HEREON, INSTALL SEDIMENT CONTROL MEASURES

OR INSTALL AS DIRECTED BY SEDIMENT CONTROL INSPECTOR (1 DAY)

AS SHOWN IN PLAN VIEW (SHEET 3), UTILIZE EXISTING CONTROLS OF F-19-031

AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR TO PROCEED,

F-19-031 WORK SHALL PLACE SITE TO GRADE WHERE HOUSE EXCAVATION STOCKPILING

10. CONSTRUCT HOUSES. THE FIRST FLOOR ELEVATIONS CANNOT BE MORE THAN 1' HIGHER

11. FINE GRADE LOT AS DETAILED HEREIN AND PER SPOT ELEVATIONS AS SHOWN TO BE

IN CONFORMANCE WITH STORMWATER MANAGEMENT SCHEME APPROVED FOR THE

12. UPON COMPLETION OF HOME CONSTRUCTION AND WITH PERMISSION OF THE SEDIMENT

WITH ALL ON-LOT DISTURBANCES COMPLETED, STABILIZE WITH PERMANENT SEEDING

AFTER PERMISSION HAS BEEN GIVEN BY SEDIMENT CONTROL INSPECTOR, REMOVE

ANY REMAINING E/S CONTROLS AND STABILIZE THE DISTURBED AREAS FROM THE

AFOREMENTIONED DISTURBANCES WITH PERMANENT SEEDING MIXTURE AND STRAW

CONTROL INSPECTOR, COMPLETE ANY REMAINING FINE GRADING. (2 DAYS)

13. ADD TOPSOIL PER THE SPECIFICATIONS SHOWN HEREON. (1 DAY)

MIXTURE AND STRAW MULCH, OR EQUAL. (1 DAY)

OR 0.2' LOWER THAN THE ELEVATIONS SHOWN ON THIS PLAN. (6 MONTHS)

SHALL BE LIMITED TO TOWNHOUSE GROUPS. STOCKPILES SHALL BE STABILIZED AS DETAILED

1. OBTAIN GRADING PERMIT. - 1 DAY

MICRO BIO RETENTION FACILITIES.

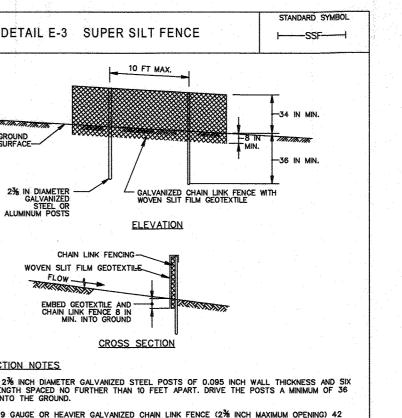
PROJECT. (2 DAYS)

MULCH. (1 DAY)

STAKEOUT LIMITS OF DISTURBANCE. - 1 DAY

INSTALL STABILIZED CONSTRUCTION ENTRANCE. (1 DAY)

ROUGH GRADE FOR HOUSE CONSTRUCTION. (2 DAYS)



CONSTRUCTION NOTES 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 WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, SECURELY TO THE UPSLOPE SIDE OF CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 8 INCHES INTO THE

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 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

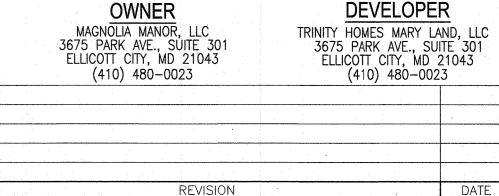
2011

DETAIL E-1 SILT FENCE ⊢----SF------I CENTER TO CENTER 36 IN MIN. FENCE POST LENGTH DRIVEN MIN. 16 IN INTO GROUND **ELEVATION** WOVEN SLIT FILM----GEOTEXTILE CROSS SECTION STAPLE-TWIST POSTS TOGETHER STAPLE-JOINING TWO ADJACENT SILT FENCE SECTIONS (TOP VIEW MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL 2011

STANDARD SYMBOL

STANDARD SYMBOL

DETAIL E-1 SILT FENCE |----SF-----| CONSTRUCTION SPECIFICATIONS USE 36 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET 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 THE SOIL ON BOTH SIDES OF FABRIC. 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 OF THE SILT FENCE. 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, REINSTALL FENCE. MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL 2011

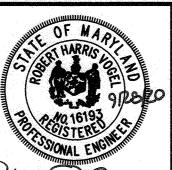


SITE DEVELOPMENT PLAN GRADING, SOIL EROSION & SEDIMENT CONTROL PLAN **NOTES & DETAILS FALCON PLACE** 

LOTS 1-10

REF: ECP-17-015, S-17-001, WP-17-067, -001, CONTRACT NO. 24-5033-D. AA-18-002, F-19-031, F-21-019 **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



OBBRT H. VOGEL, PE No.1619

DESIGN BY: DRAWN BY: CHECKED BY: DATE: SEPTEMBER 2020 SCALE: W.O. NO.: 16-15

AS SHOWN

HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AN THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2022 SHEET \_\_\_ OF \_\_

ROFESSIONAL CERTIFICATE