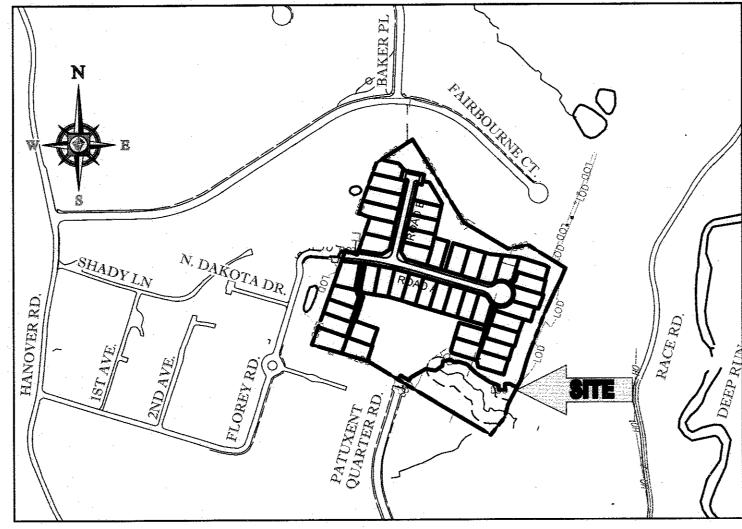
STANDAF	FOR ENTIRE PLAN SET	LEGEND	SIANDAL	FOR ENTIRE PLAN (NOT TO SCALE	SET
EVICTING NOTE	(NOT TO SCALE)  TYPICAL NOTE TEXT	PROPOSED NOTE	EXISTING NOTE	TYPICAL NOTE 1	
EXISTING NOTE	ONSITE PROPERTY LINE / R.O.W. LINE	PROPOSED NOTE	SHOW SE SE SESSIONE IN THE DESIGNATION OF SESSION	soils line	
	NEIGHBORING PROPERTY LINE /			- WETLAND BUFF	FER
	INTERIOR PARCEL LINE  EASEMENT			STREAM BUFF	ER
	LINE		~~~~~~	TREELINE	<u></u>
	LINE		(TDD)	TO BE REMOV	
		CURB AND GUTTER	(TBR)	FOREST	
	CONCRETE CURB & GUTTER	DEPRESSED CURB AND GUTTER		CONSERVATION /	
				INLET	- +
	UTILITY POLE WITH LIGHT			REFORESTATI AREA	+
Contract and an additional and a second and a	POLE LIGHT		4	SPECIMEN TREE REMOVED IN ACCORDANCE WIT	N TH THE
0	UTILITY POLE	0		CONDITIONS ( APPROVAL OF WP	
Φ	ACORN LIGHT	, <b>\$</b>		PERENNIAL STR	REAM
W	TYPICAL SIGN	·		INTERMITTEN STREAM	IT .
	CONTOUR LINE	190		LIMIT OF FIELD RUN SURVEY	
	SANITARY SEWER	SL		WATER QUALI FACILITY DRAIN	
	UNDERGROUND WATER LINE		ROADWA	Y INFORM	IATIO
	UNDERGROUND ELECTRIC LINE	E			DESIGN SPE
6	UNDERGROUND		ROAD A PUBLIC A	CCESS STREET	30 MPH
OH	GAS LINE  OVERHEAD	OH		ACCESS PLACE	25 MPH
7	WIRE			SUMMAR	
	TELEPHONE LINE UNDERGROUND		"SITE AREA" ESDv	25,404 S.F. (REQU	14.76 AC. JIRED), 29,581
	CABLE LINE - STORM		Rev.	2 147 C.F. (REQU	
	SEWER		CPv QP <sub>10</sub> POI #1		CFS, PROP. 4
	SANITARY SEWER MAIN	\$	QP <sub>100</sub> POI #1	EX: 94.13	CFS, PROP.
<u>A</u>	HYDRANT	7	QP10 POI #2	EX: 26.26 CFS (PEI	
<u> </u>	SANITARY MANHOLE		QP100 POI #2	27. 40.40 01 0 (1 21	
	STORM MANHOLE		SITE ANALY	SIS DATA	/TAR
⊗ <sup>WM</sup>	WATER METER	•	TOTAL PROJECT AREA		7 1741)
WV M	WATER VALVE	•	AREA OF WETLANDS AND AREA OF 100-YR FLOODPL AREA OF FOREST		
D	TYPICAL END SECTION		AREA OF STEEP SLOPES (: AREA OF DEDICATION (RC INTERMITTENT STREAM &	AD R/W)	
	HEADWALL OR ENDWALL	<b>J</b> OR	HIGHLY ERODIBLE SOILS (INUMBER OF UNITS ALLOW	K> 0.35) ED	
	YARD INLET		NUMBER OF RESIDENTIAL LIMIT OF DISTURBED AREA PRESENT ZONING DESIGN	A ATION	
<b>©</b> `]	CURB INLET	<b>©</b> 1	PROPOSED USE: SINGLE F IMPERVIOUS COVER	AMILY DETACHED DV	VELLINGS
0	CLEAN	0	OPEN	SPACE CHAI	RT
<u>E</u>	OUT	(E)	LOT No.	OWNER COUNTY DEPARTMENT	PURP OPEN S
	MANHOLE TELEPHONE	<u> </u>	43 OF RE	CREATION AND PARKS  OWNERS ASSOCIATION	OPEN S
	MANHOLE ELECTRIC		1		
[B]	BOX	B		LOT SIZE CH	ART MINIMUM LOT SIZE
	PEDESTAL		LOT NO GROSS AREA (S.F.)  2 8,076  3 8,014	454 780	7,622 7,234
	MONITORING WELL		4 9,121 5 10,930	1,024	8,097 9,642
	BENCHMARK	<b>9</b>	6 8,978 7 8,884	1,291	7,687 7,893
•	BORING	•	17 7,675 18 8,162	460 713	7,215 7,449
	FLOODPLAIN		19 8,695 20 7,962 21 7,879	805 562 319	7,890 7,400 7,560
	STEEP SLOPES (>25%)	1	22 7.506 25 7,493	78 78	7,428 7,415
	STEEP SLOPES (15%-25%)		26 8,349	718	7,631
	IMPERVIOUS AREA			SHEET I	NDEX
·	MICROBIORETENTION FACILITY NUMBER	(1)	SH	EET TITLE	
	LIMIT OF DISTURBANCE	LOD LOD	COVER SHEET  EXISTING CONDITIONS & DEM	OLITION PLAN (INCLU	DING SOILS
	TREE CLEARING AREA		INFORMATION) SKETCH PLAN		
		$\times \times \times \times \times \times$	GRADING AND UTILITY PLAN		
			LANDSCAPE PLAN SWM LANDSCAPE PLAN		

# SKETCH PLAN REDD & SIPES PROPERTIES

LOTS 1-42 & OPEN SPACE LOTS 43 & 44

**LOCATION OF SITE** 

5920 FLOREY ROAD ELKRIDGE, MD 1ST ELECTION DISTRICT TAX MAP 38, GRID 9, PARCELS 756 & 340 HOWARD COUNTY



LOCATION MAP

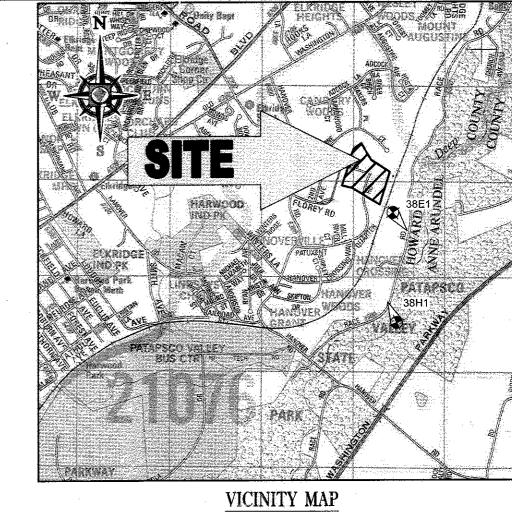
- 40. ALL STRUCTURES WILL BE REMOVED PRIOR TO FINAL RECORDATION OF THE FINAL PLAT AND BEFORE THE RELEASE OF ANY BUILDING PERMITS.
- 1. PARKING WILL BE RESTRICTED TO ONE SIDE OF THE PUBLIC ROAD(S) WITH 24' PAVEMENT WIDTH.
- 2. OPEN SPACE LOT 43 SHALL BE DEDICATED TO HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS. OPEN SPACE LOT 44 SHALL BE OWNED BY THE HOMEOWNERS ASSOCIATION. 43. A CERTIFIED LANDSCAPE PLAN WILL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE
- 44. IN ACCORDANCE WITH SECTION 109.0.E OF THE ZONING REGULATIONS, AT LEAST 10% OF THE DWELLINGS IN EACH R-12 DEVELOPMENT SHALL BE MODERATE INCOME HOUSING UNITS, THIS REQUIREMENTS WILL BE MET THROUGH PAYMENT OF A FEE-IN-LIEU AT THE FINAL SUBDIVISION PLAN STATE.

LOT 2	8,076 S.F.
LOT 3	8,013 S.F.
LOT 4	9,120 S.F.
LOT 5	10,930 S.F.
LOT 6	8,978 S.F.
LOT 10	7,316 S.F.
LOT 12	7,237 S.F.
LOT 16	7,221 S.F.
LOT 17	7,675 S.F.
LOT 18	8,162 S.F.
LOT 19	8,695 S.F.
LOT 20	7,962 S.F.
LOT 21	7,879 S.F.
LOT 22	7,506 S.F.
LOT 23	7,589 S.F.
LOT 24	7,225 S.F.
LOT 25	7,493 S.F.
LOT 26	8,349 S.F.
LOT 27	7,522 S.F.
LOT 28	8,542 S.F.
LOT 29	8,400 S.F.
LOT 30	8,400 S.F.
LOT 31	7,260 S.F.
LOT 32	7,935 S.F.
LOT 33	7,200 S.F.
LOT 34	7,200 S.F.
LOT 35	7,200 S.F.
LOT 36	7,355 S.F.
LOT 37	7,242 S.F.
LOT 38	8,625 S.F.
LOT 39	9,033 S.F.
LOT 40	9,293 S.F.
LOT 41	7,866 S.F.
LOT 42	8,310 S.F.
TOTAL =	334,346 S.F

LOT SIZE CHART

LOT 1

9,161 S.F.



COPYRIGHT ADC THE MAP PEOPLE PERMIT USE NO. 20602153-5 ADC MAP 35, GRID F3

GENERAL NOTES THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED

THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATES SYSTEM. HOWARD COUNTY MONUMENT Nos. 38E1 AND 38H1 WERE USED FOR THIS PROJECT.

WATER IS PUBLIC, CONT. # 14-1404-D

EXISTING UTILITIES ARE BASED ON FIELD RUN SURVEY PERFORMED BY BOHLER ENGINEERING, DATED 5-08-15 AND HOWARD COUNTY RECORD PLANS

THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THESE PLAN IS AN APPROXIMATION OF THE SIZE, SHAPE AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS BEEN DESIGN AND ACTUAL DESIGN MAY CHANGE, ALTERING THE NUMBER IF UNITS ALLOCATED FOR THIS DEVELOPMENT.

SUBJECT PROPERTY ZONED R-12 PER THE 19/06/13 COMPREHENSIVE ZONING REGULATION

ROPERTY INFORMATION:
GROSS AREA OF TRACT = 15.41 AC.
AREA OF FLOODPLAIN = 0 AC.
AREA OF 55% OR GREATER SLOPES = 0.65 AC. (0.50 AC. WILL BE DISTURBED)
NET AREA OF TRACT = 14.76 AC.
AREA OF PROPOSED RW DEDICATION = 1.39 AC.
NUMBER OF LOTS/PARCELS PROPOSED: 44 (TOTAL)
BUILDABLE LOTS = 42
OPEN SPACE LOT(S) = 2
OPEN SPACE REQUIRED: 6.164 AC. (40% OF GROSS AREA)
OPEN SPACE PROVIDED: 6.348 AC. GROSS OPEN SPACE (6.314 AC. OPEN SPACE CREDITED)
RECREATIONAL OPEN SPACE REQUIREMENT:

OPEN SPACE PROVIDED: 0.348 AC. SRVSS OPEN SPACE (6.314).
RECREATIONAL OPEN SPACE REQUIREMENT:
200 S.F. / UNIT = 200 X 42 = 8,400 S.F.
RECREATIONAL OPEN SPACE PROVIDED:
20,898 S.F. IN RECREATIONAL OPEN SPACE AREAS
400 S.F. (2 BENCHES @ 200 S.F. / BENCH)
360 S.F. PAVED PATHWAYS @ 3 S.F. / 1 L.F. (120 L.F.)
TOTAL RECREATIONAL OPEN SPACE PROVIDED = 21,658 S.F.

THE ADEQUATE ROAD FACILITIES TEST EVALUATION FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, DATED 2/2/16. UPDATED: THIS PROPERTY IS LOCATED INSIDE OF THE METROPOLITAN DISTRICT.

13. THERE IS A CEMETERY ONSITE. PER A LETTER FROM THE OFFICE OF THE STATE'S ATTORNEY FOR HOWARD COUNTY, DATED SEPT. 21, 2015. THE DISINTERMENT OF ANY REMAINS & TOMBSTONES IS AUTHORIZED. REINTERMENT OF THE REMAINS WITH IDENTIFYING TOMBSTONE SHALL BE MADE AT MEADOW RIDGE MEMORIAL PARK, 7250 WASHINGTON BLVD. ELKRIDGE, MD. 21075.

14. ALTERNATIVE COMPLIANCE REQUEST WP-16-150 FOR THE FOLLOWING: PENDING

SPECIMEN TREES ARE TO REMAIN UNDISTURBED UNLESS REASONABLE EFFORTS HAVE BEEN MADE TO PROTECT THEM.

GRADING NOT PERMITTED WITHIN FIFTY FEET OF AN INTERMITTENT STREAM BANK SECTION 16.1304(A)(1);

ACCOMMODATE THE CEMETERY BY PLACING IT IN A NON-BUILDABLE LOT. GRADING REMOVAL OF VEGETATIVE COVER AND TREES, ON EXISTING STEEP SLOPES WHEN GREATER THAN 20,000 SF OF CONTIGUOUS SLOPES.

15. EXISTING WELL AND SEPTIC SYSTEMS MUST BE PROPERLY ABANDONED AND HOWARD COUNTY HEALTH DEPARTMENT NOTIFIED PRIOR TO THE HEALTH DEPARTMENTS SIGNATURE ON THE FINAL PLAT.

16. AN APPLICATION PEVIEW PACKAGE HAS BEEN SENT TO THE MARYLAND DEPARTMENT OF AVIATION FOR REVIEW AND APPROVAL. AT THE TIME OF THIS SUBMISSION, BOHLER ENGINEERING HAS NOT RECEIVED CONFIRMATION OF APPROVAL.

17. THE SKETCH PLAN HAS BEEN REVIEWED BY CSX REAL PROPERTY, CSX REAL PROPERTY PROVIDED COMMENTS RECOMMENDING DWELLINGS BE SET BACK AT LEAST 50° FROM THE CSX RAILROAD RW FOR THE MITIGATION OF VIBRATION AND PROVIDING A NOISE BARRIER FOR NOISE MITIGATION. BOTH THESE RECOMMENDATIONS ARE ADDRESSED WITH THIS PLAN.

18. A NOISE STUDY HAS BEEN PERFORMED BY ROBERT VOGAL ENGINEERING, INC. DATED 2/8/16 AND A NOISE BARRIER PROVIDED FOR NOISE MITIGATION.

A) THE R1-1 ("STOP") SIGN AND THE STREET NAME SIGN (SNS) ASSEMBLY FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETED.

B) THE TRAFFIC CONTROL DEVICE LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE FIELD APPROVED BY HOWARD COUNTY TRAFFIC DIVISION (410-313-2430) PRIOR TO THE INSTALLATION OF ANY OF THE TRAFFIC CONTROL DEVICES.

C) ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MDMUTCD).

D) ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED ("QUICK PUNCH"), SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. THE ANCHOR SHALL NOT EXTEND MORE THAN TWO "QUICK PUNCH" HOLES ABOVE GROUND LEVEL. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.

STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURES AND POLES SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (2006), SECTION 5.5.A. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.

THREE (3) PRIVATE RANGE OF ADDRESS SIGN ASSEMBLIES SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT

22. ALL TRAFFIC CONTROL SIGNS SHALL BE PLACED IN FRONT OF TREE LOCATIONS FOR MAXIMUM SIGHT VISIBILITY. NO TREE CAN BE INSTALLED WITHIN 30' OF ANY STOP SIGN (APPROACH DIRECTION). WHERE SIGNS NEED TO BE PLACED BEHIND THE SIDEWALK, ADDITIONAL SPACING BETWEEN TREES MAY BE REQUIRED AT THOSE LOCATIONS. 23. STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY SPECIFICATIONS. WATER QUALITY AND RECHARGE

VOLUMES WILL BE PROVIDED BY MICRO-BIORETENTION FACILITIES, BIORETENTION FACILITIES AND MD-378 WET POND TO MEET MDE REQUIREMENTS FACILITIES TREATING ONLY AREAS FROM PRIVATE PROPERTY WILL BE OWNED AND MAINTAINED BY PROPERTY OWNERS AND HOA. FACILITIES TREATING AREAS WITHIN PUBLIC R/W WILL BE PLACED IN EASEMENTS AND WILL BE MAINTAINED BY HOA. HOWARD COUNTY WILL MAINTAIN PIPES AND PROPERTY OWNERS/HOA WILL MAINTAIN FACILITY SURFACES.

24. LAND DEDICATED TO HOWARD COUNTY, MARYLAND, FOR PURPOSES OF THE PUBLIC ROAD (1.39 ACRES).

25. PRIOR CASE NUMBERS ASSOCIATED WITH THIS PROJECT INCLUDE F-05-094, CONT. # 14-4220-D, WP-16-150, & ECP-16-008.

26. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE AMENDED ZONING REGULATIONS PER COUNCIL BILL NO. 75-2003. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION

27. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE

FOLLOWING (MINIMUM) REQUIREMENTS: WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE) SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING

GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 TURNING RADIUS STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (H 25 LOADING)

DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE. STRUCTURE CLEARANCES - MINIMUM 12 FEET G. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE

28. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREA (SUBJECT TO APPROVAL OF WP-16-150). 29. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION,

RHONDA REDD

SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT

30. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122 B OF THE HOWARD COUNTY CODE.

JOHNNY SIPES PO BOX 8465 DAVID SIPES ELKRIDGE, MD 21075 850 MARRIOTTSVILLE RD MARRIOTTSVILLE, MD 2110

DEVELOPER: ELM STREET DEVELOPMENT 5074 DORSEY HALL ROAD, SUITE 205 COLUMBIA, MD 21042 CONTACT: JASON VAN KIRK PHONE: (410) 720-3021

FREDERICK SIPES, JR.

GRID: 9 ZONED: R-12 PARCELS: 756 & 340 1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SHEET TITLE:

38. THE R1-1 ("STOP") SIGN AND THE STREET NAME SIGN (SNS) ASSEMBLY FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE 39. FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY RETENTION OF 1.62 ACRES OF ON-SITE, EXITING FOREST AND 5.8 ACRES IN AN APPROVED FOREST CONSERVATION BANK. THE SURETY AMOUNT FOR THE 1.62 ACRES OF RETENTION WILL BE \$0.00. TOTAL FOREST OBLIGATION FOR THIS SUBDIVISION VIA RETENTION AND OFF-SITE BANK FOR THIS SUBDIVISION IS 7.4 ACRES.

GENERAL NOTES (cont.)

SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE

UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE

GREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID

AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF

SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID

OT/SVPARCELS, DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC

32. GRADING AND DISTURBANCE OF ENVIRONMENTAL FEATURES AS APPLICABLE FOR OUTFALL LOCATIONS AND/OR UTILITY CONSTRUCTION IS CONSIDERED ESSENTIAL DISTURBANCE. NO OTHER GRADING, DISTURBANCE OR VEGETATIVE REMOVAL IS

34. THE SHARED DRIVEWAY ACCESS AND MAINTENANCE OBLIGATION AGREEMENTS FOR THE 16' DRIVEWAYS WHICH SERVE LOTS 2-7, 17-22,

35. TRASH PAD MAINTENANCE AND LANDSCAPE SCREENING SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS WHICH ACCESS ONTO THE APPLICABLE SHARED DRIVEWAYS AND SHALL BE MADE A PART OF THE USE-IN-COMMON MAINTENANCE AGREEMENTS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS WILL NOT BE RESPONSIBLE FOR UPKEEP.

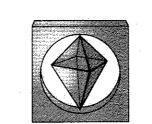
25-26 WILL BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY SIMULTANEOUSLY WITH THE RECORDATION OF THE

PERMITTED IN WETLANDS, STREAMS, THEIR BUFFERS, FLOOD PLAIN CR FOREST CONSERVATION EASEMENT AREAS

33. A PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON JULY 21, 2015 AT 6:30 PM AT ROCKBURN ELEMENTARY SCHOOL.

36. A LANDSCAPING SURETY WILL BE REQUIRED AS PART OF THE DEVELOPER'S AGREEMENT AT FINAL PLAN STAGE.

37. HIGHLY ERODABLE SOILS EXIST ON SITE. SEDIMENT CONTROL PLANS WILL ADDRESS THE EROSION CONCERNS.



ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801 **TOWSON, MARYLAND 21204** 

PREPARED BY

Phone: (410) 821-7900 (410) 821-7987

www.BohlerEngineering.com CONTACT: BRANDON ROWE, P.E. BENCHMARK

ELEV. 32.408' N 557,794,508 E 1,393570.083 GEODETIC SURVEY CONTROL - 38H1 ELEV. 32,172' N 556,638,910 E 1,393,225.652

GEODETIC SURVEY CONTROL - 38E1

SECTION/AREA: N/A DEED # 11617/00197 & 11175/00393 PREVIOUS FILE No.: F-05-094 CONTR. 14-4220-D WP-16-150

SUBDIVISION NAME: TBD

ECP-16-008

I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE OCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 40808. EXPIRATION DATE: 7/3/2017.

S-16-001

+++++

+++++

REVISIONS

AVATORS, DESIGNERS, OR ANY PERSON PREPARING.

TURB THE EARTH'S SURFACE ANYWHERE IN THE STATI N VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, A

DELAWARE CALL - 811 N 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257

A 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-

NOT APPROVED FOR

CONSTRUCTION

SKETCH PLAN

REDD & SIPES

**PROPERTIES** 

LOTS 1-42 & **OPEN SPACE LOTS 43&44** 

LOCATION OF SITE

5920 FLOREY ROAD

ELKRIDGE, MD

IST ELECTION DISTRICT

TAX MAP 38, GRID 9,

PARCELS 756 & 340

HOWARD COUNTY

901 DULANEY VALLEY ROAD,

TOWSON, MARYLAND 21204

Phone: (410) 821-7900

www.BohlerEngineering.com

**COVER SHEET** 

(410) 821-7987

AS SHOWN

DRAWN BY:

SCALE:

COMMENT

ULL CONFORMANCE WITH LOCAL REGUL H/2015/ND152015/ORANNOS/PLAN SETS/SKETCH PLAN/ND152015505.DING PRINTED BY: PRUTCHER 10.04.16 @ 8:48 AM LAST SAVED BY: PRUTCHER

T IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT

**TENTATIVELY APPROVED** 

DEPARTMENT OF PLANNING AND ZONING

HOWARD COUNTY

ORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION, SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE 1 HE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION, FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTION. 42 SPACES/UNIT (2 GARAGE & 2 DRIVEWAY SPACES) = 168 SPACES CEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND

REQUIRED PARKING (@ 2.5 SPACES PER SFD UNIT) = 105

PER SECTION 133.0 D.2.A OF THE ZONING REGULATIONS

TOTAL REQUIRED SPACES = 105 SPACES

NUMBER OF SINGLE DETACHED LOTS FOR THIS SKETCH PLAN = 42

STANDARD DRAWING LEGEND

ROADWAY INFORMATION CHART

**ESD SUMMARY TABLE** 

SITE ANALYSIS DATA / TABULATION

DESIGN SPEED

25,404 S.F. (REQUIRED), 29,581 S.F. (PROVIDED

2 147 C.F. (REQUIRED), 2,530 C.F. (PROVIDED)

INCLUDED IN ESDV

EX: 53.72 CFS, PROP: 46.29 CFS

EX: 94.13 CFS, PROP. 82.73 CFS

EX: 26.26 CFS (PER CANBURY), PROP. 17.48 CFS

EX: 40.46 CFS (PER CANBURY), PROP. 22.19 CFS

50 FT.

50 FT.

0.99 AC.

14.76 AC.

4.04 AC.

SHEET NUMBER

3

5

6

R-12

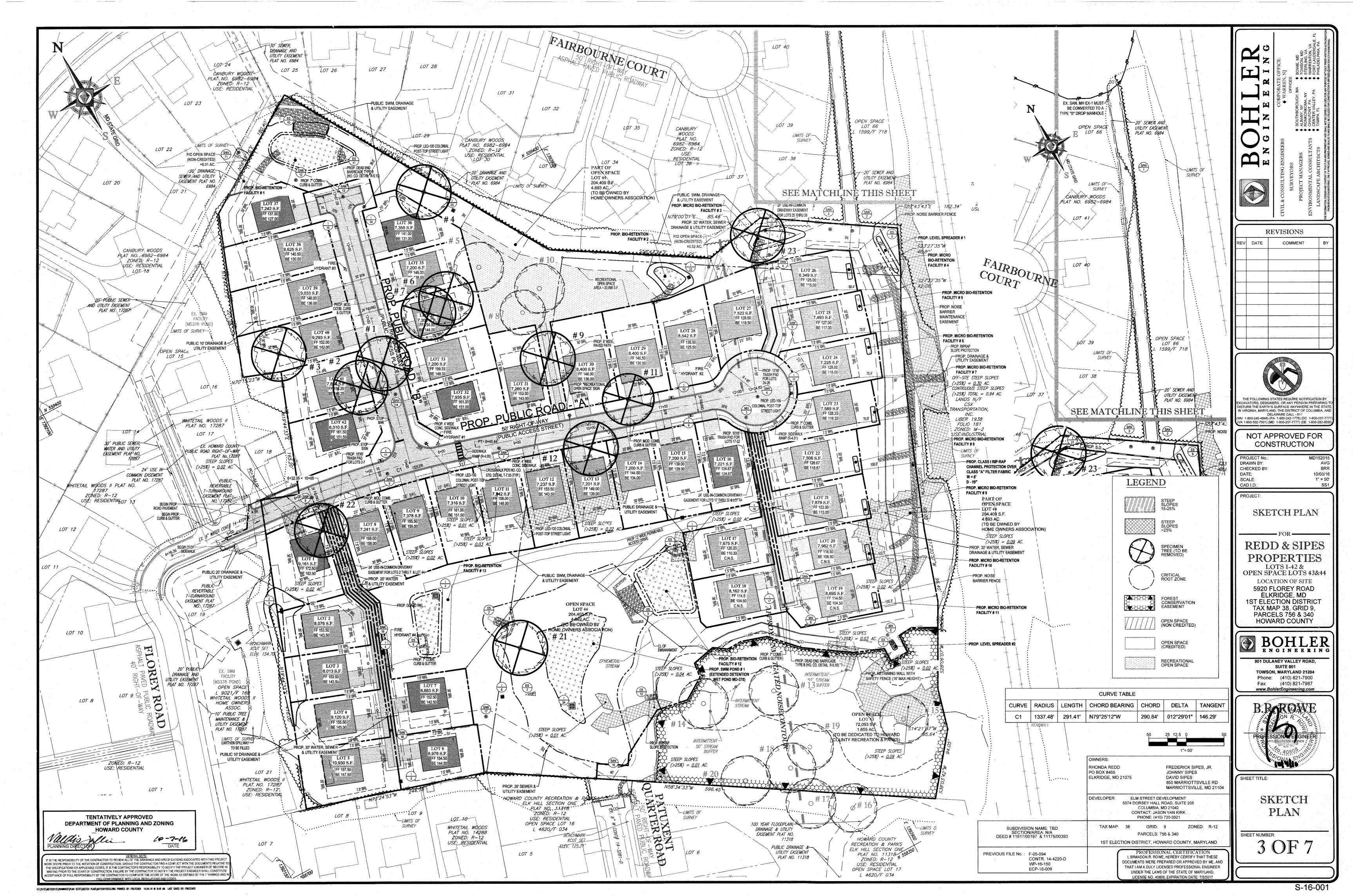
OPEN SPACE

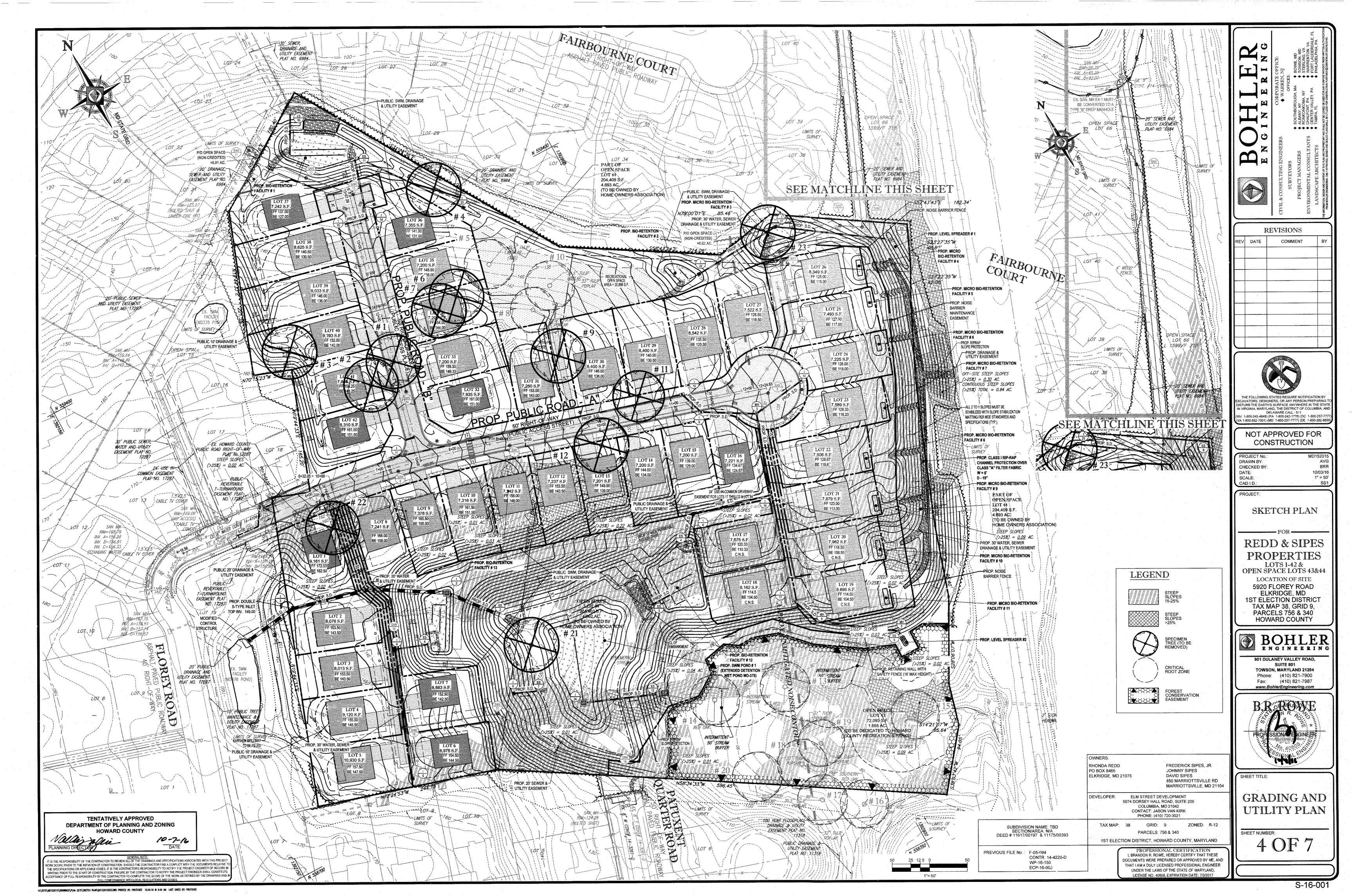
LOTINO GROSS AREA (S.F.) PIPESTEM AREA (S.F.) MINIMUM LOT SIZE (S.F.)

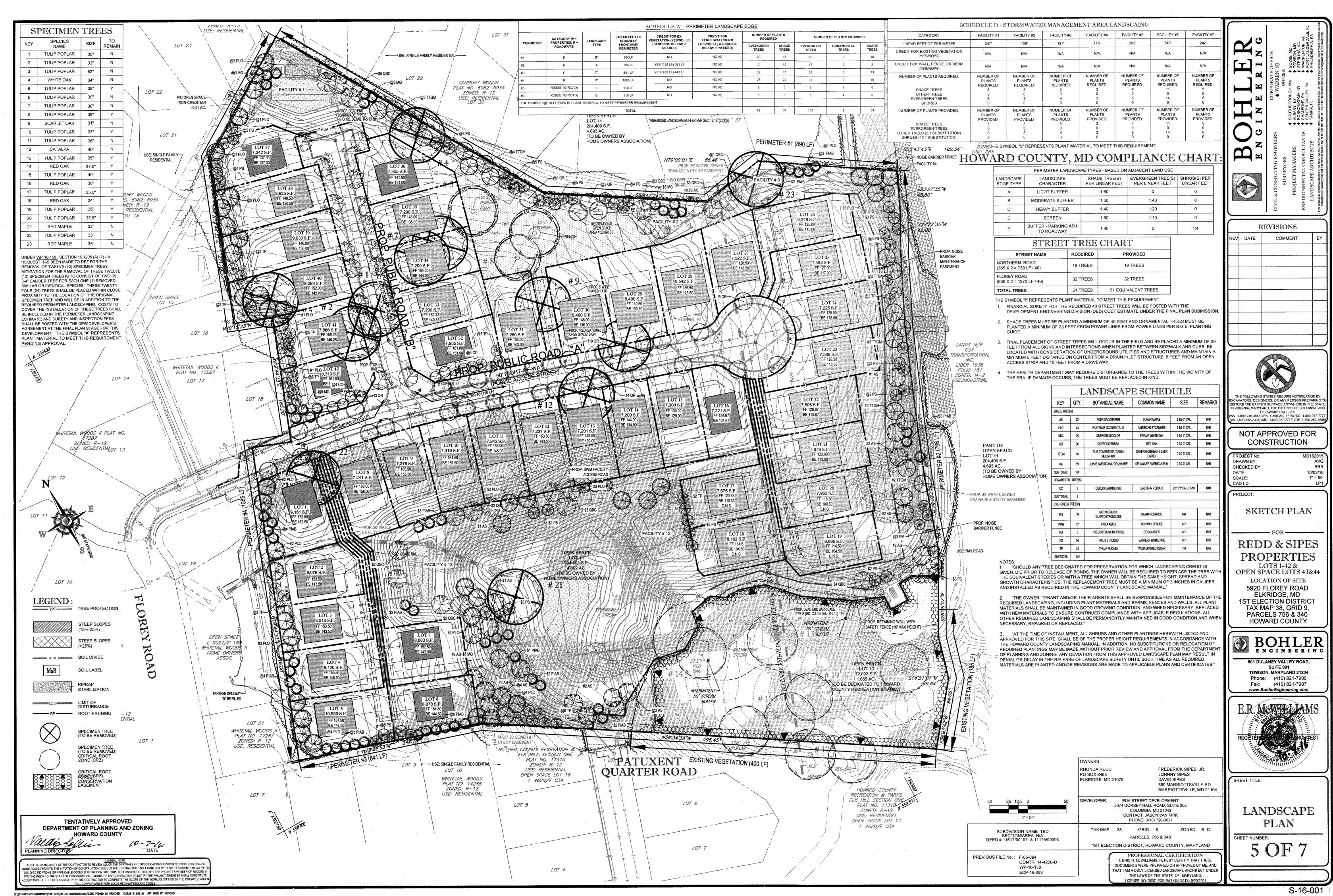
SINGLE FAMILY DEATTACHED PARKING ANALYSIS

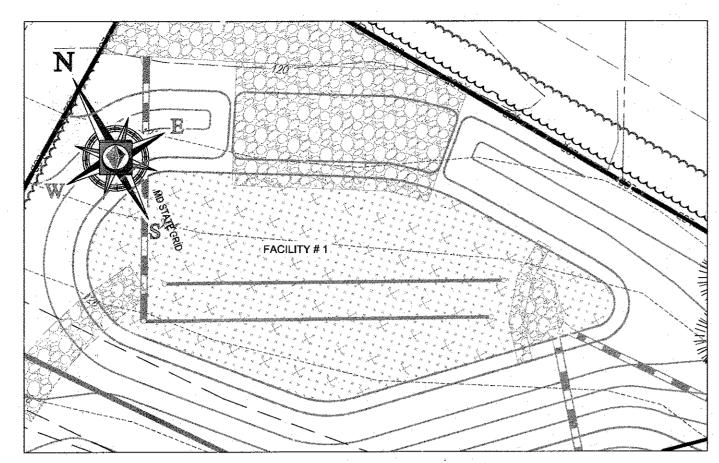
PROPOSED NOTE



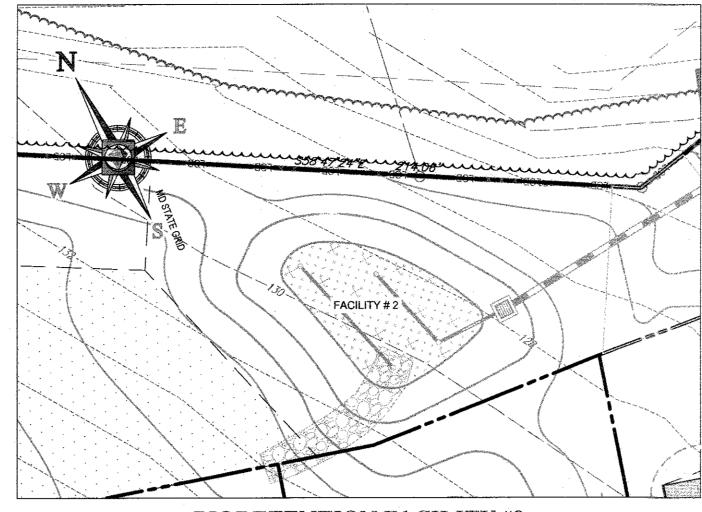




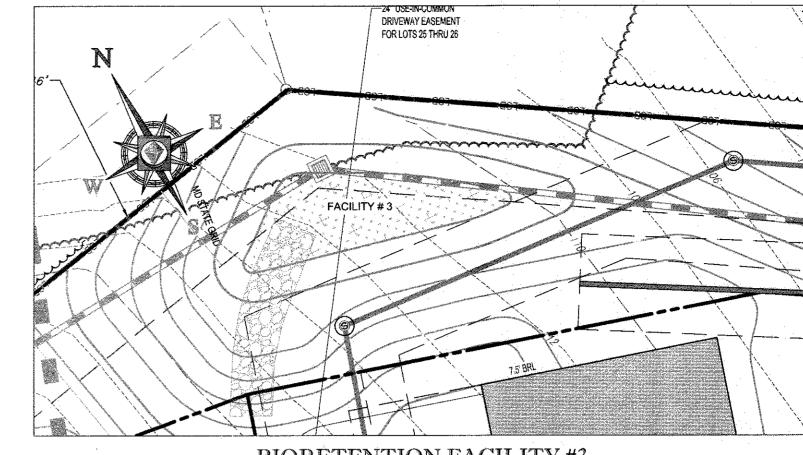




**BIORETENTION FACILITY #1** 



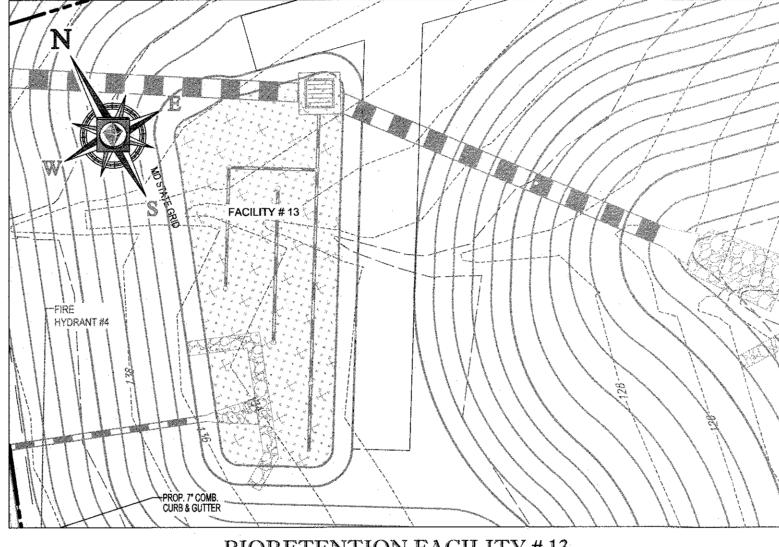
BIORETENTION FACILITY #2

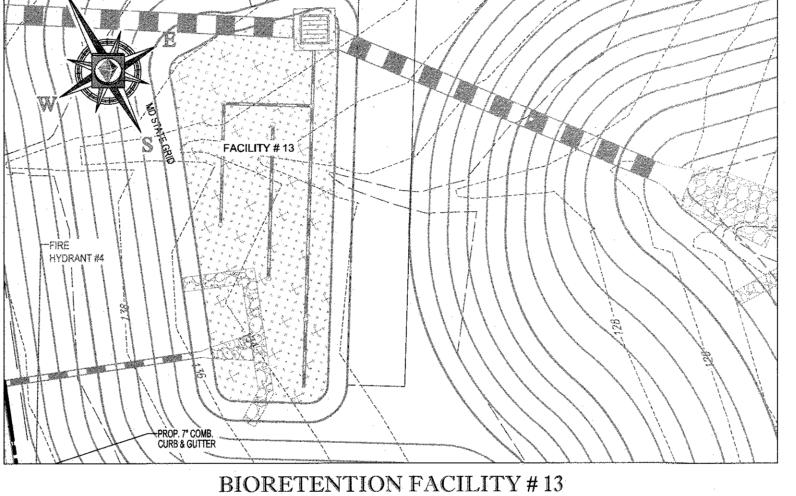


**BIORETENTION FACILITY #3** 



**BIORETENTION FACILITY #12** 







THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL. 811

(WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

10/03/16 1" = 20'

PROJECT No.: DRAWN BY:

DATE: SCALE:

CAD I.D.:

SOUTH
ALBAN
ARONKO
CHALFG
CENTE
TAMPA

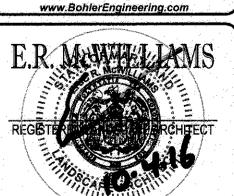
REVISIONS

COMMENT

LOTS 1-42 & OPEN SPACE LOTS 43&44 LOCATION OF SITE 5920 FLOREY ROAD ELKRIDGE, MD **1ST ELECTION DISTRICT** TAX MAP 38, GRID 9, PARCELS 756 & 340 HOWARD COUNTY



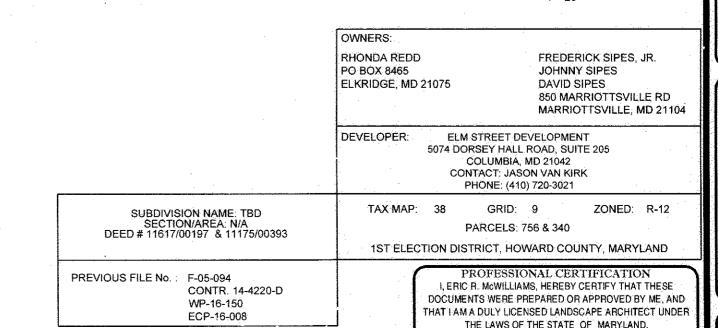
901 DULANEY VALLEY ROAD, TOWSON, MARYLAND 21204 Phone: (410) 821-7900 Fax: (410) 821-7987

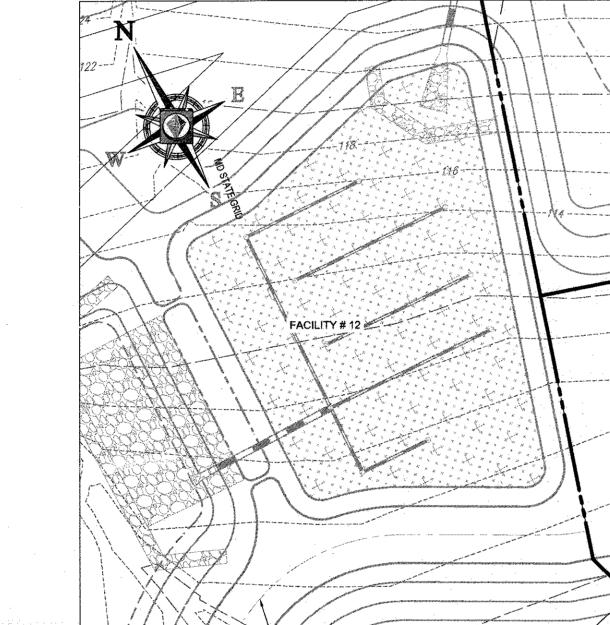


SHEET TITLE:

SWMLANDSCAPE PLAN

4. .*.	4										
	BIORETENTION AREAS PLANTING SCHEDULE										
	SPECIES		TYPE	SPACING	SIZE	FACILITY 1	FACILITY 2	FACILITY 3	FACILITY 12	FACILITY 13	TOTAL
	BOTANICAL NAME	COMMON NAME	1175	SPACING	SIZE	(3068 S.F.)	(784 S.F.)	(682 S.F.)	(4377 S.F.)	(2300 S.F.)	, O I AL
	HIBISCUS MOSCHEUTOS	SWAMP ROSE MALLOW	PERENNIAL	12" O.C.	PLUG	245	62	54	315	189	865
	CORNUS AMMOMUM	SILKY DOGWOOD	SHRUB	30" O.C.	1 GAL. CONT.	122	31	27	150	94	424
1	LOBELIA CARDINALIS	CARDINAL FLOWER	PERENNIAL	12" O.C.	PLUG	245	62	54	315	184	860
	ARONIA ARBUTIFOLIA	CHOKEBERRY	SHRUB	30" O.C.	1 GAL. CONT.	122	31	27	150	94	424
	RUDBECKIA LACINIATA	TALL CONEFLOWER	PERENNIAL	12" O.C.	PLUG	245	62	54	315	189	865
SOCIATED WITH THIS PROJECT	JUNCUS EFFUSUS	SOFT RUSH	PERENNIAL	12" O.C.	PLUG	552	141	122	710	426	1951
HECT ENGINEER OF RECORD IN ENGINEER SHALL CONSTITUTE	SCIRPUS ACUTUS	HARDSTEMMED BULLRUSH	PERENNIAL	12" O.C.	PLUG	552	141	122	710	426	1951





THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3697, EXPIRATION DATE: 9/20/2018

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOC WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

LEGEND:

TREE PROTECTION

SOIL DIVIDE

RP ROOT PRUNING

STEEP SLOPES (15%-25%)

STEEP SLOPES

SOIL LABEL

SPECIMEN TREE (TO BE REMOVED)

SPECIMEN TREE (TO BE REMOVED) CRITICAL ROOT ZONE (CRZ)

TENTATIVELY APPROVED

DEPARTMENT OF PLANNING AND ZONING

H\2015\MD152015\DRWWNKS\PLAN SETS\SKETCH PLW\ND152015LP3.DMC PRINTED BY: PBUTCHER 10.04.16 @ 850 AM LAST SAVED BY: PBUTCHER

HOWARD COUNTY

S-16-001

# LANDSCAPE SPECIFICATIONS

HE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

## A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF

- 3. TOPSOIL NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
- ). LAWN ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM SIX INCH (6") THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES.
- 1.1. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED. 1.2. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS. 1.3. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.
- D. MULCH THE MULCH AROUND THE PERIMETER OF THE BUILDING SHALL BE A 3" LAYER OF DOUBLE SHREDDED BLACK CEDAR MULCH ONLY. ALL OTHER AREAS SHALL BE MULCHED WITH A 3" LAYER OF DOUBLE SHREDDED DARK BROWN HARDWOOD BARK MULCH, UNLESS
- OTHERWISE STATED ON THE LANDSCAPE PLAN. E. FERTILIZER
- 1.1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT. ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY 1.2. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT.
- A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY. PLANT MATERIAL
- 1.1. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1). LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- 1.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL. 1.3. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
- TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 11/4", WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE
- 1.5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE. 1.6. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE
- GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH. 1.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

TRANSPORTATION'S SPECIFICATIONS.

A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR

WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

## A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND

DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE

CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE

MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE

LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE

CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

#### CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.

- A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY "VISI-FENCE", OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.
- WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
- D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.

- LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL, SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON
- : THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
- TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
- MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF

## L UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.

- B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1"±).
- ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE
- ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

- A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT
- BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PHAND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.
- ALL PLANTING AND LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA):
- 1.1. 20 POUNDS 'GROW POWER' OR APPROVED EQUAL 1.2. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP
- E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS

- 9. PLANTING

  A. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PÉRIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.
- B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR
- C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS.
- D. ALL PLANTING CONTAINERS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.
- E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
- F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:
- 1.1. PLANTS: MARCH 15 TO DECEMBER 15 1.2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1

ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.

- G. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION, CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.
- H. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON

PLATANUS X ACERIFOLIA BETULA VARIETIES POPULOUS VARIETIES PRUNUS VARIETIES CARPINUS VARIETIES CRATAEGUS VARIETIES PYRUS VARIETIES QUERCUS VARIETIE KOELREUTERIA LIQUIDAMEER STYRACIFLUA TILIA TOMENTOSA

LIRIODENDRON TULIPIFERA ZELKOVA VARIETIES

. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:

- 1 PART COMPOSTED COW MANURE BY VOLUME 3 PARTS TOPSOIL BY VOLUME 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS: A) 2 TABLETS PER 1 GALLON PLANT
- B) 3 TABLETS PER 5 GALLON PLANT C) 4 TABLETS PER 15 GALLON PLANT D) LARGER PLANTS: 2 TABLETS PER 1/2" CALIPER OF TRUNK
- J. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY
- K. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.
- L. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE
- M. GROUND COVER AREAS SHALL RECEIVE A 1/4" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.
- N. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND
- O. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.
- P. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS

#### ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.

- B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.
- C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.
- D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.
- E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.
- F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES

#### A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOL ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.

- B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.
- C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS

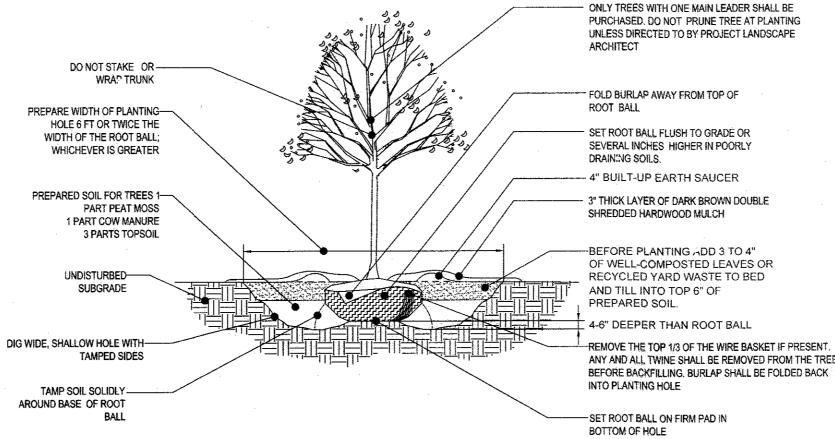
- . THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY, CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED. REPRESENTATIVE
- B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT
- TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE
- D. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

### A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.

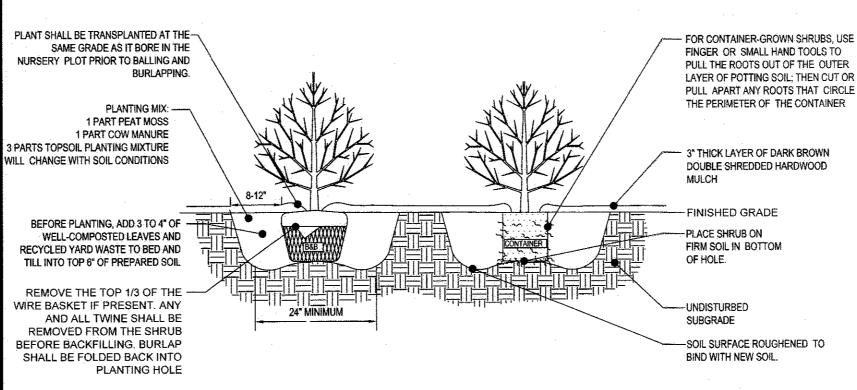
B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED

#### ONLY TREES WITH ONE MAIN LEADER SHALL BE PURCHASED, DO NOT PRUNE TREE AT PLANTING UNLESS DIRECTED TO BY PROJECT LANDSCAPE ARCHITECT DO NOT STAKE OR WRAP FOLD BURLAP AWAY FROM TOP OF ROOT BALL SET ROOT BALL FLUSH TO GRADE OR PREPARE WIDTH OF -SEVERAL INCHES HIGHER IN PLANTING HOLE 6 FT OR POORLY DRAINING SOILS. TWICE THE WIDTH OF THE ROOT BALL: WHICHEVER IS 4" BUILT-UP EARTH SAUCER GREATER 3" THICK LAYER OF DARK BROWN DOUBLE SHREDDED HARDWOOD MULCH PREPARED SOIL FOR TREES 1 PART PEAT MOSS 1 PART COW BEFORE PLANTING ADD 3 TO 4" MANURE 3 PARTS TOPSOIL OF WELL-COMPOSTED LEAVES OR RECYCLED YARD WASTE TO BED AND TILL INTO TOP 6" OF PREPARED SOIL. 4-6" DEEPER THAN ROOT BALL UNDISTURBED-SUBGRADE REMOVE THE TOP 1/3 OF THE WIRE BASKET IF PRESENT, ANY AND ALL TWINE SHALL BE DIG WIDE, SHALLOW HOLE WITH-REMOVED FROM THE TREE BEFORE TAMPED SIDES BACKFILLING, BURLAP SHALL BE FOLDED BACK INTO PLANTING HOLE TAMP SOIL SOLIDLY AROUND BASE OF-ROOT BALL - SET ROOT BALL ON FIRM PAD IN REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

# EVERGREEN TREE PLANTING DETAIL



REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT. DECIDUOUS TREE PLANTING DETAIL



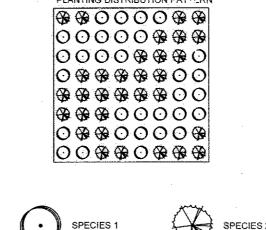
REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT **DECIDUOUS AND EVERGREEN** SHRUB PLANTING DETAIL NOT TO SCALE

## PLANTING ZONES FOR BIORETENTION FACILITIES HIGHEST ZONE SPECIES ADAPTED TO STANDING AND FLUCTUATING WATER LEVELS OLERANT TO FLUCTUATING WATER LEVEL OPTIONAL CURTAIN DRAIN

AREA TO BE PLANTED WITH MIXED PERENNIALS LISTED

HERBACEOUS PERENNIALS TO BE PLANTED 18" O.C. IN GROUPS BETWEEN 15 TO CO PLUGS ALL BIORETENTION AREAS ARE TO BE MULCHED WITH A 4" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH. PLACEMENT OF THE PLANTING SOIL SHOULD BE IN 12" TO 18" LIFTS THAT ARE LOOSELY COMPACTED (TAMPED LIGHTLY WITH A BACKHOE BUCKET OR TRAVERSED BY DOZER TRACKS.

> TYPICAL PLANTING FOR **BIORETENTION AREAS**

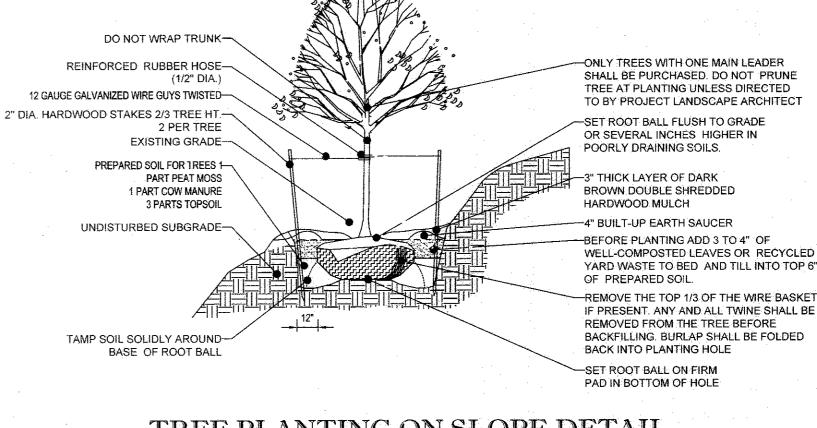


TYPICAL CLUMP BIORETENTION



NATURALLY OCCURRING POPULATIONS TEND TO BE FOUND IN INFORMAL GROUPINGS. A CLUSTER OF PLANTS IS REALLY A MOSAIC OF DIFFERENT SPECIES GROUPS. THE OBJECTIVE IS TO SELECT THE APPROPRIATE SPECIES AND DISTRIBUTION PATTERN FOR A CHOSEN SITE THAT MIMIC NATURAL PATTERNS.

> PLANTING DISTRIBUTION PATTERN DETAIL



# TREE PLANTING ON SLOPE DETAIL

# SEEDING SPECIFICATIONS

PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.

PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS. SEEDING RATES: 1/2 LB/1,000 SQ FT PERENNIAL RYEGRASS

NOTE: TREE STAKING TO BE REMOVED AFTER 2

GROWING SEASONS

1 LB/1.000 SQ FT KENTUCKY BLUEGRASS RED FESCUE 1 1/2 LBS/1,000 SQ FT 1 1/2 LBS/1 000 SQ FT SPREADING FESCUE 14 LBS/1.000 SQ F7 FERTILIZER (20:10:10) 90 LBS/1.000 SQ F1

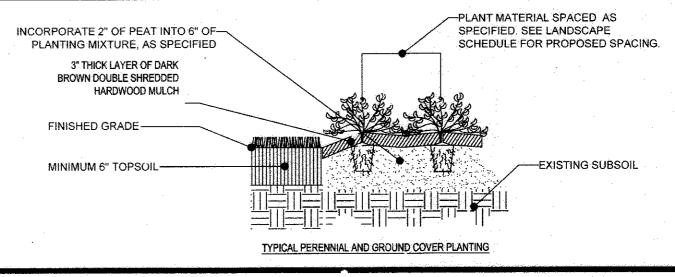
GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.

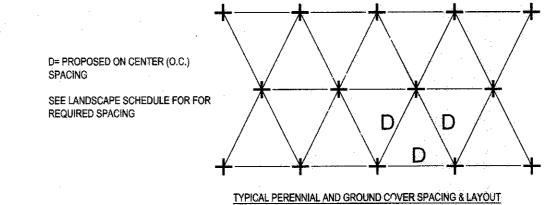
## OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK. THE OWNER IS FULLY RESPONSIBLE FOR ALI FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE, BUSHES. SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING AL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE KEMOVED IMMEDIATELY FROM VEHICULAR: PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE





PERENNIAL/GROUND COVER PLANTING DETAIL NOT TO SCALE

CONTR. 14-4220-D

WP-16-150

ECP-16-008

RHONDA REDD FREDERICK SIPES, JR. PO BOX 8465 JOHNNY SIPES

ELM STREET DEVELOPMENT DEVELOPER: 5074 DORSEY HALL ROAD, SUITE 205 COLUMBIA, MD 21042 CONTACT: JASON VAN KIRK PHONE: (410) 720-3021 GRID: 9 ZONED: R-12 TAX MAP: 38

ELKRIDGE, MD 21075

SUBDIVISION NAME: TBD SECTION/AREA: N/A DEED # 11617/00197 & 11175/00393 PARCELS: 756 & 340 1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND PREVIOUS FILE No.: F-05-094

I ERIC R. McWILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND HAT LAM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3697, EXPIRATION DATE: 9/20/201

DAVID SIPES

850 MARRIOTTSVILLE RD MARRIOTTSVILLE, MD 2110

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REVISIONS DATE COMMENT



VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA: AI DELAWARE CALL - 811 W 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7 /A 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8

NOT APPROVED FOR CONSTRUCTION

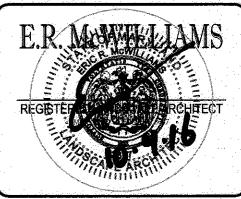
DRAWN BY CHECKED BY SCALE: CADID

SKETCH PLAN

**REDD & SIPES PROPERTIES** 

LOTS 1-42 & OPEN SPACE LOTS 43&44 LOCATION OF SITE 5920 FLOREY ROAD ELKRIDGE, MD 1ST ELECTION DISTRICT TAX MAP 38. GRID 9. PARCELS 756 & 340 **HOWARD COUNTY** 

901 DULANEY VALLEY ROAD, TOWSON, MARYLAND 21204 Phone: (410) 821-7900 Fax: (410) 821-7987 www.BohlerEngineering.com



LANDSCAPE NOTES & **DETAILS** 

HAZOTS/NDT52DTS/DRANNINGS/PLAN SETS/SKETCH PLAN/NDT52DTSLP3.DNG PRINTED BY: PRUTCHER 10.04.16 @ 8:50 AM LAST SAVED BY: PRUTCHER

T IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJEC

TENTATIVELY APPROVED

IN SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION, SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN RITING PRIOR TO THE START OF CONSTRUCTION, FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUT EPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND II

DEPARTMENT OF PLANNING AND ZONING