

# SITE DEVELOPMENT PLAN

## THE LEGENDS AT

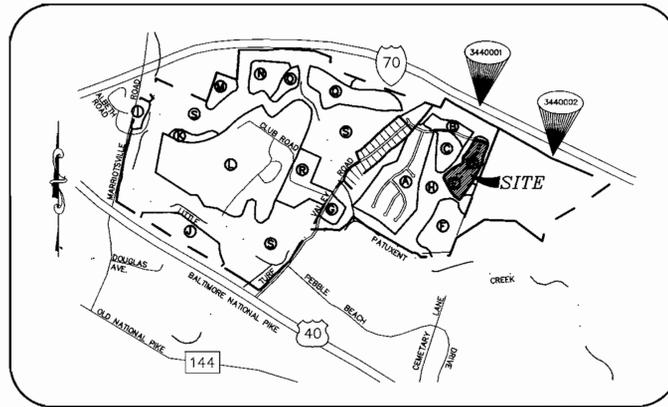
### TURF VALLEY

#### 2nd ELECTION DISTRICT

#### HOWARD COUNTY, MARYLAND

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1 OF 4	COVER SHEET
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4 OF 4	SEDIMENT CONTROL NOTES AND DETAILS

ADDRESS CHART		ADDRESS CHART	
LOT NO.	STREET ADDRESS	LOT NO.	STREET ADDRESS
60	2602 LEGENDS WAY	93	2640 LEGENDS WAY
61	2604 LEGENDS WAY	94	2642 LEGENDS WAY
62	2606 LEGENDS WAY	95	2644 LEGENDS WAY
63	2608 LEGENDS WAY	96	2646 LEGENDS WAY
64	2610 LEGENDS WAY	97	2648 LEGENDS WAY
65	2614 LEGENDS WAY	98	2650 LEGENDS WAY
66	2616 LEGENDS WAY	99	2654 LEGENDS WAY
67	2618 LEGENDS WAY	100	2656 LEGENDS WAY
68	2622 LEGENDS WAY	101	2658 LEGENDS WAY
69	2624 LEGENDS WAY	102	2660 LEGENDS WAY
70	2626 LEGENDS WAY	103	2662 LEGENDS WAY
71	2628 LEGENDS WAY	104	2677 LEGENDS WAY
72	2630 LEGENDS WAY	105	2675 LEGENDS WAY
73	2632 LEGENDS WAY	106	2673 LEGENDS WAY
74	2635 LEGENDS WAY	107	2671 LEGENDS WAY
75	2633 LEGENDS WAY	108	2669 LEGENDS WAY
76	2631 LEGENDS WAY	109	2667 LEGENDS WAY
77	2629 LEGENDS WAY	110	2665 LEGENDS WAY
78	2627 LEGENDS WAY	111	2663 LEGENDS WAY
79	2625 LEGENDS WAY	112	2661 LEGENDS WAY
80	2621 LEGENDS WAY	113	2659 LEGENDS WAY
81	2619 LEGENDS WAY	114	2657 LEGENDS WAY
82	2617 LEGENDS WAY	115	2653 LEGENDS WAY
83	2615 LEGENDS WAY	116	2651 LEGENDS WAY
84	2613 LEGENDS WAY	117	2649 LEGENDS WAY
85	2611 LEGENDS WAY	118	2645 LEGENDS WAY
86	2607 LEGENDS WAY	119	2643 LEGENDS WAY
87	2605 LEGENDS WAY	120	2641 LEGENDS WAY
88	2603 LEGENDS WAY	121	2639 LEGENDS WAY
92	2638 LEGENDS WAY		



**VICINITY MAP**  
SCALE: 1" = 2000'

**MIN. SEWER ELEVATION CHART**

LOT	MIN. BSMT.	LOT	MIN. BSMT.
60	462.85	93	450.14
61	462.44	94	449.73
62	462.18	95	448.85
63	462.04	96	447.95
64	461.77	97	447.39
65	461.50	98	446.61
66	461.06	99	446.07
67	460.90	100	445.14
68	459.60	101	446.22
69	458.75	102	446.25
70	458.17	103	445.78
71	457.27	104	445.55
72	456.65	105	445.96
73	454.36	106	446.58
74	455.75	107	447.28
75	457.37	108	447.29
76	457.87	109	447.21
77	458.87	110	447.24
78	459.37	111	446.50
79	460.12	112	446.60
80	461.20	113	446.96
81	461.27	114	447.09
82	461.37	115	447.57
83	461.58	116	447.40
84	461.72	117	447.78
85	461.98	118	448.35
86	462.18	119	448.64
87	462.40	120	448.88
88	462.79	121	449.16
92	451.42		

**MIN LOT SIZE TABULATION**

MODEL TYPE	AREA OF BUILDING (SQ.FT.)	MIN. LOT SIZE (AREA/0.6)
SUSQUEHANNA WITHOUT OPTIONAL MORNING ROOM	1898	3164
SUSQUEHANNA WITH OPTIONAL MORNING ROOM	2076	3460
SEVERN WITHOUT OPTIONAL MORNING ROOM	1830	3050
SEVERN WITH OPTIONAL MORNING ROOM	2007	3345



**ELEVATIONS**

**APPROVED**  
**PLANNING BOARD**  
of HOWARD COUNTY

DATE: 1/13/2000

**GENERAL NOTES:**

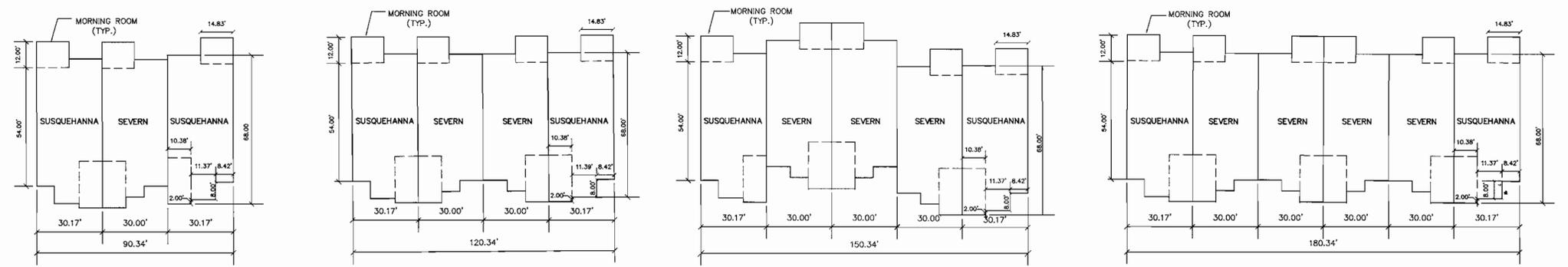
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTIONS DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:
  - MISS UTILITY 1-800-257-7777
  - C&P TELEPHONE COMPANY (410) 725-9976
  - HOWARD COUNTY BUREAU OF UTILITIES (410) 313-4900
  - AT&T CABLE LOCATION DIVISION (410) 393-3533
  - BALTIMORE GAS & ELECTRIC (410) 685-0123
  - STATE HIGHWAY ADMINISTRATION (410) 531-5533
  - HOWARD COUNTY DEPT. OF PUBLIC WORKS/CONSTRUCTION INSPECTION DIVISION (410) 313-1880
- PROJECT BACKGROUND:
  - LOCATION: 2ND ELECTION DISTRICT, TAX MAP 16, BLOCK 17, P/O PARCEL B.
  - ZONING: PGCC
  - TOTAL TRACT AREA: 13.33 Ac.±
  - LIMIT OF DISTURBED AREA: 5.76 Ac.±
  - PROPOSED USE: SFA
  - TOTAL NO. OF UNITS ALLOWED: 58
  - TOTAL NO. OF UNITS PROPOSED: 56
  - DATE PREVIOUS PLANS APPROVED AND DPZ REFERENCE #:
  - PB-181, AMENDED 5-86-13 (P.B. 294), FDP-PGCC, FDP-RESIDENTIAL SUBDISTRICT, PB-6/23/94, F-94-06 (RESORT ROAD), SDP-95-121 (REGIONAL SWM POND), S-94-45, 2ND AMENDED 5-86-13 (P.B. 300), SP-95-14, F-96-107, F-96-150, F-96-151, SP-97-12, F-98-107, F-98-91
  - DEED REFERENCE: L0920 F.250

- TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL PHOTOGRAPHIC MAPPING PREPARED BY MAPPING ASSOCIATES DATED OCTOBER 1986, AND FIELD TOPOGRAPHY BY MILDENBERG, BOENDER AND ASSOC., INC. ON NOVEMBER 1997.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 1861 AND 24C2.
  - STA. No. 3440001 N 534,735.478 E 836,296.297 EL. 486.341
  - STA. No. 3440002 N 533,593.800 E 837,983.249 EL. 462.306
- WATER AND SEWER ARE PUBLIC, CONNECTED TO PROJECT # 24-354B & 24-354D.
- WATER METERS SHALL BE LOCATED INSIDE BUILDINGS.
- NO FLOODPLAIN EXISTS ON-SITE.
- NO BURIAL GROUNDS OR CEMETERY SITES EXIST ON-SITE.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- THIS PROJECT IS EXEMPT FROM HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS UNDER SECTION 16.1202(b) OF THE COUNTY CODE.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS AND STREAM BUFFERS, EXCEPT AS SHOWN ON APPROVED PLANS.
- NO MORNING ROOM ALLOWED ON LOTS: 72, 73 AND 92-98 AND 101-102.
- SETBACKS, BULK CRITERIA, AND SUPPLEMENTAL REGULATIONS ARE CONTAINED IN FDP-PGCC (RESIDENTIAL SUBDISTRICT) PLAT NO. 3054A-1611
- CONVERSION OF THE GARAGE AREA INTO LIVABLE SPACE IS PROHIBITED FOR ALL UNITS.
- TOTAL PARKING SPACES REQUIRED: 112  
TOTAL PARKING SPACES PROVIDED: 130
- STORM WATER MANAGEMENT WILL BE MET BY THE REGIONAL POND PREVIOUSLY SUBMITTED UNDER SDP-95-121.
- SURETY FOR REQUIRED PLANTINGS, IN THE AMOUNT OF \$ 8,100.00, WILL BE POSTED WITH THE GRADING PERMIT.
- USE RESIDENTIAL DRIVEWAY ENTRANCE HOWARD COUNTY STD. R-6.03 UNLESS OTHERWISE NOTED.
- NO STRUCTURE SHALL BE CONSTRUCTED WITHIN THE EXISTING 20' DRAINAGE EASEMENT BEHIND LOTS 92-103.
- SNOW REMOVAL FOR PRIVATE ROAD (LOTS 115-121) WILL BE THE RESPONSIBILITY OF THE H.O.A.
- USE 2 CLUSTER MAILBOXES ON SLABS FOR ALL LOTS.
- TRASH COLLECTION FOR LOTS 115 THROUGH 121 WILL BE AT RIGHT-OF-WAY OF LEGENDS WAY.

26. The Howard County Planning Board approved this site development plan on January 13, 2000. The approval included allowing the building length to exceed the 120' maximum up to 180.34' for buildings with 6 units, and to allow the following lots to exceed the 60% minimum lot coverage:  
 Lot 115 (41.8%), Lot 116 (70.0%), Lot 117 (61.5%), Lot 118 (61.2%), Lot 119 (61.4%), Lot 120 (62.4%), and Lot 121 (61.2%).

27. The driveways in front of Lots 115-121 are reserved solely for the owners of each respective lot, for parking purposes. Refer also to HDA Declaration of Covenants, which are to be recorded in the Land Records of Howard County.

**OWNER**  
MANGIONE ENTERPRISES OF TURF VALLEY, L.P.  
1205 YORK ROAD, PENTHOUSE  
LUTHERVILLE, MARYLAND 21093  
(410) 825-8400



PERMIT INFORMATION CHART					
SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #			
THE LEGENDS AT TURF VALLEY	PHASE 1 AND 2	80-88 AND 92-121			
PLAT # OR L/T	BLOCK #	ZONE	TAX MAP	ELEC. DIST.	CENSUS TRACT
13963-13966	17	PGCC	16	2ND	8022
WATER CODE	H07	SEWER CODE	5992000		
PROPOSED IMPROVEMENTS:	SFA				

**DEVELOPER'S CERTIFICATE**  
I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO ALLOWED FINANCIAL ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

*[Signature]* 2/1/00  
DATE

**ENGINEER'S CERTIFICATE**  
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON THE SITE CONDITIONS AND THAT IT WAS PREPARED BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND.

*[Signature]* 2/1/00  
DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

*[Signature]* 2/2/00  
DATE

USDA - NATURAL RESOURCE CONSERVATION SERVICE

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

*[Signature]* 2/2/00  
DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*[Signature]* 2/24/00  
DATE  
*[Signature]* 2/23/00  
DATE  
*[Signature]* 3/3/00  
DATE

date	FEB 2000	engineering	MMP	approval
project	98076	illustration	MMP	scale
				NTS

date		description	revisions

**THE LEGENDS AT TURF VALLEY**  
TAX MAP 16 - P/O PARCEL 8 - BLOCK 17  
HOWARD COUNTY, MARYLAND  
SECOND ELECTION DISTRICT  
COVER SHEET

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
5072 Jorsey Hall Drive, Suite 202, Beltsville, Maryland 21042  
(410) 997-0296 Fax: (301) 621-5521 Wash. (410) 997-0298 Fax.

**HOWARD SOIL CONSERVATION DISTRICT  
PERMANENT SEEDING NOTES**

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING; IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:

- PREFERRED - APPLY 2 TONS PER ACRES DOLOMITIC LIMESTONE (92 LBS./1000 SQ.FT.) AND 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS. PER ACRE 30-0-0 UREAFORM FERTILIZER (9 LBS./1000 SQ.FT.).
- ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1000 SQ.FT.) AND 1000 LBS. PER ACRE 10-10-10 FERTILIZER (23 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL.

SEEDING - FOR THE PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS. PER ACRE 1.4 LBS./1000 SQ.FT. OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS. PER ACRE OF FESCUE PER ACRE AND 2 LBS. PER ACRE (.05 LBS./1000 SQ.FT.) OF WEEDING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY: OPTION (1) - 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) - USE SOD. OPTION (3) - SEED WITH 60 LBS./ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

MULCHING - APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNROTTED SMALL GRAM STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ.FT.) FOR ANCHORING.

MAINTENANCE - INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

**TEMPORARY SEEDING NOTES**

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING; IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: APPLY 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT.).

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU OCTOBER 15, SEED WITH 2-1/2 BUSHEL PER ACRE OF ANNUAL RYE (3.2 LBS./1000 SQ.FT.) FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS. PER ACRE OF WEEDING LOVEGRASS (.07 LBS./1000 SQ.FT.). FOR THE PERIOD NOVEMBER 16 THRU NOVEMBER 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOD.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNROTTED WEE FREE SMALL GRAM STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GAL PER ACRE (5 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GAL PER ACRE (8 GAL/1000 SQ.FT.) FOR ANCHORING.

REFER TO THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR ADDITIONAL RATES AND METHODS NOT COVERED.

**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 "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", AND REVISIONS THERETO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1991 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC.51), SOD (SEC. 54), TEMPORARY SEEDING (SEC. 50) AND TEMPORARY STABILIZATION WITH MULCH 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 PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:
 

TOTAL AREA OF SITE:	13.33	ACRES
AREA DISTURBED:	5.76	ACRES
AREA TO BE ROOFED OR PAVED:	3.03	ACRES
AREA TO BE VEGETATIVELY STABILIZED:	2.73	ACRES
TOTAL CUT:	12,500	CU. YDS.
TOTAL FILL:	12,500	CU. YDS.
- THESE QUANTITIES ARE FOR PERMIT PURPOSES ONLY. CONTRACTOR IS REQUIRED TO PROVIDE HIS OWN QUANTITY MEASUREMENTS.
- 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 CONTROL, 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, WHICHEVER IS SHORTER.

**STANDARD AND SPECIFICATIONS FOR TOPSOIL**

**DEFINITION**

PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.

**PURPOSE**

TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

**CONDITIONS WHERE PRACTICE APPLIES**

- THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
  - THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
  - THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
  - THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
  - THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
- FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.

**CONSTRUCTION AND MATERIAL SPECIFICATIONS**

- TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.
- TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
  - TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND, OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CON-TRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CONDSERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.
  - TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSON-SON GRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
  - WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.
  - FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
    - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
  - FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
    - ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
      - PH FOR TOPSOILS SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE PH TO 6.5 OR HIGHER.
      - ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
      - TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
      - NO SOD OR SEED SHALL 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 PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.
    - NOTE: 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.
    - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND, OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CON-TRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CONDSERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.

TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSON-SON GRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.

WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.

FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:

PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:

- ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
  - PH FOR TOPSOILS SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE PH TO 6.5 OR HIGHER.
  - ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
  - TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
  - NO SOD OR SEED SHALL 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 PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.
- NOTE: 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.
- PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

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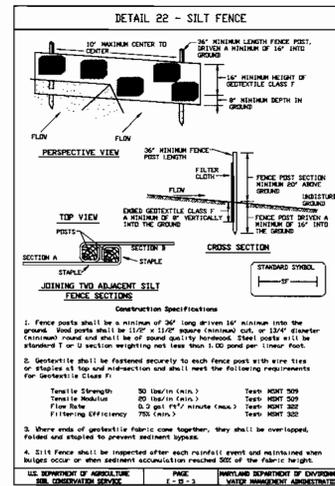
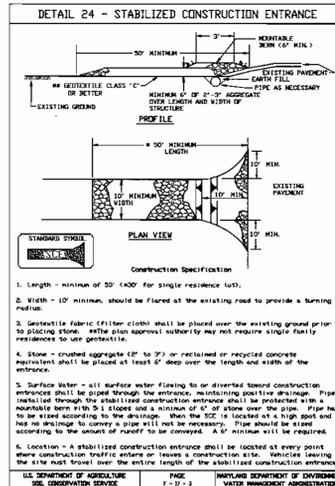
**TOPSOIL APPLICATION**

- WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.
- GRADE ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBERT 4" - 8" HIGHER IN ELEVATION.
- TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4" TO 8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL 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 SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
- TOPSOIL SHALL NOT BE PLACED WHILE 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.
- ALTERNATIVE FOR PERMANENT SEEDING - INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW:
  - COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
    - COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS WHO ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 26.04.06.
    - COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHOROUS, AND 0.2 PERCENT POTASSIUM AND HAVE A PH OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.
    - COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET.
  - COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT THE RATE OF 4 LB/1,000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING, MD-VA, PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES. REVISED 1973.

**SEQUENCE OF CONSTRUCTION**

- OBTAIN GRADING PERMIT
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES, WITH MOUNTABLE BERMS, AT LOCATIONS SHOWN. (1 DAY)
- CONSTRUCT SUPER SILT FENCES AND SILT FENCES.
- CONSTRUCT INLET PROTECTION.
- BRING SITE TO GRADE. (90 DAYS)
- STABILIZE ALL DISTURBED AREAS. BUILDER SHALL CLEAN THE RECEIVING SWM POND OF ANY SEDIMENT ATTRIBUTED TO DISTURBANCE UNDER THIS PLAN. (5 DAYS)
- WHEN ALL CONTRIBUTING DRAINAGE AREAS TO SEDIMENT CONTROL DEVICES HAVE BEEN STABILIZED AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE REMAINING DISTURBED AREAS. (3 DAYS)
- BUILDER SHALL CLEAN THE RECEIVING SWM POND OF ANY SEDIMENT ATTRIBUTED TO DISTURBANCE UNDER THIS PLAN.

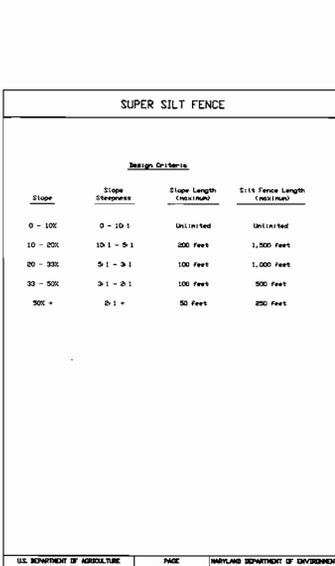
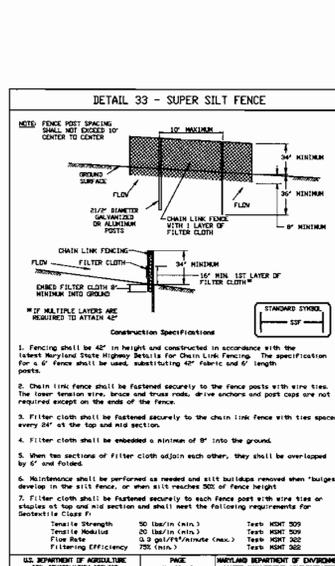


**SILT FENCE**

**Silt Fence Design Criteria**

Slope Steepness	Slope Length (Maximum)	Silt Fence Length (Minimum)
Flatter than 50:1	Unlimited	Unlimited
50:1 to 10:1	125 feet	1,000 feet
10:1 to 5:1	100 feet	750 feet
5:1 to 3:1	60 feet	500 feet
3:1 and steeper	25 feet	125 feet

Note: In areas of less than 2:1 slope and steady soils USDA general classification system, soil Class A) maximum slope length and silt fence length will be unlimited. In these areas a silt fence may be the only permanent control measure.



**DEVELOPERS CERTIFICATE**

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

Signature: *Cheryl Simon* Date: 2/23/00

**ENGINEER'S CERTIFICATE**

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL MEETS THE DESIGN CONDITIONS AND THAT IT WAS PREPARED BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND.

Signature: *Cheryl Simon* Date: 2/23/00

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Signature: *Cheryl Simon* Date: 2/23/00

USDA - NATURAL RESOURCE CONSERVATION SERVICE

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

Signature: *Cheryl Simon* Date: 2/23/00

HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Signature: *Cheryl Simon* Date: 2/23/00

CHEF, PERMITS ENGINEERING DIVISION

Signature: *Cheryl Simon* Date: 2/23/00

CHEF, DIVISION OF LAND DEVELOPMENT

Signature: *Cheryl Simon* Date: 2/23/00

**APPROVED**

DATE: 1/13/2000

**OWNER**

MANGIONE ENTERPRISES OF TURF VALLEY, L.P.  
1205 YORK ROAD, PENTHOUSE  
LUTHERVILLE, MARYLAND 21093  
(410) 825-8400

Project: FEB 2000  
Illustration: 98076  
MAP scale: N.T.S.  
date: 2/23/00  
description: REVISIONS

THE LEGENDS AT TURF VALLEY  
TAX MAP 16 - P/O PARCEL 8 - BLOCK 17  
SECOND ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SEDIMENT CONTROL NOTES AND DETAILS

Engineers: **MILDENBERG, BOENDER & ASSOC., INC.**  
Surveyors: *Cheryl Simon*  
Planners: *Cheryl Simon*  
5072 Dorsley Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0296 Cell: (301) 621-5521 Wash. (410) 997-0296 Fax.

4 OF 4

**LANDSCAPE REQUIREMENT PLANTING SCHEDULE**

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
27		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
TOTAL				
27 TREES				

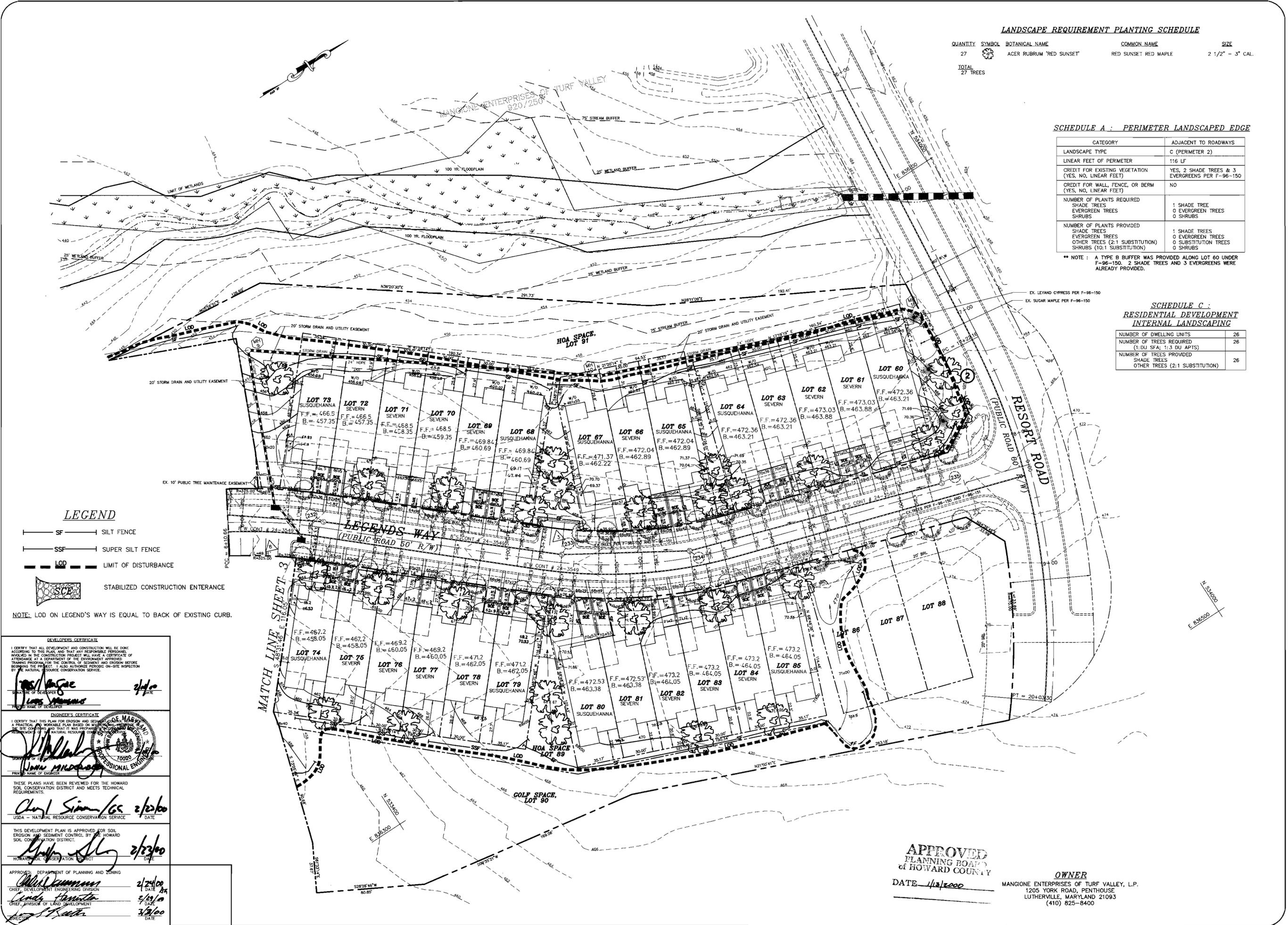
**SCHEDULE A : PERIMETER LANDSCAPED EDGE**

CATEGORY	ADJACENT TO ROADWAYS
LANDSCAPE TYPE	C (PERIMETER 2)
LINEAR FEET OF PERIMETER	116 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 2 SHADE TREES & 3 EVERGREENS PER F-96-150
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO
NUMBER OF PLANTS REQUIRED	
SHADE TREES	1 SHADE TREE
EVERGREEN TREES	0 EVERGREEN TREES
SHRUBS	0 SHRUBS
NUMBER OF PLANTS PROVIDED	
SHADE TREES	1 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES
OTHER TREES (2:1 SUBSTITUTION)	0 SUBSTITUTION TREES
SHRUBS (10:1 SUBSTITUTION)	0 SHRUBS

\*\* NOTE : A TYPE B BUFFER WAS PROVIDED ALONG LOT 60 UNDER F-96-150. 2 SHADE TREES AND 3 EVERGREENS WERE ALREADY PROVIDED.

**SCHEDULE C : RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING**

NUMBER OF DWELLING UNITS	26
NUMBER OF TREES REQUIRED (1:DU SFA: 1:3 DU APIS)	26
NUMBER OF TREES PROVIDED	
SHADE TREES	26
OTHER TREES (2:1 SUBSTITUTION)	0 SHRUBS



**LEGEND**

- SF SILT FENCE
- SSF SUPER SILT FENCE
- LOD LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE

NOTE: LOD ON LEGEND'S WAY IS EQUAL TO BACK OF EXISTING CURB.

**DEVELOPER'S CERTIFICATE**

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

*[Signature]* DATE: 2/19/00

**ENGINEER'S CERTIFICATE**

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL IS A PRACTICAL AND WORKABLE PLAN BASED ON WISDOM AND EXPERIENCE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

*[Signature]* DATE: 2/19/00

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

USDA - NATURAL RESOURCE CONSERVATION SERVICE

DATE: 2/23/00

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*[Signature]* DATE: 2/24/00

*[Signature]* DATE: 2/19/00

*[Signature]* DATE: 2/19/00

**APPROVED**  
PLANNING BOARD  
of HOWARD COUNTY

DATE: 1/13/2000

**OWNER**  
MANGIONE ENTERPRISES OF TURF VALLEY, LP.  
1205 YORK ROAD, PENTHOUSE  
LUTHERVILLE, MARYLAND 21093  
(410) 825-8400

date	description	revision
FEB. 2000	engineering	1
98076	illustration	MMP
	scale	1"=90'

no.	description	date
	REVISE FLOOR ELEVATIONS	8/22/00

**THE LEGENDS AT TURF VALLEY**  
TAX MAP 16 - P/O PARCEL 8 - BLOCK 17  
SECOND ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SITE DEVELOPMENT PLAN

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