

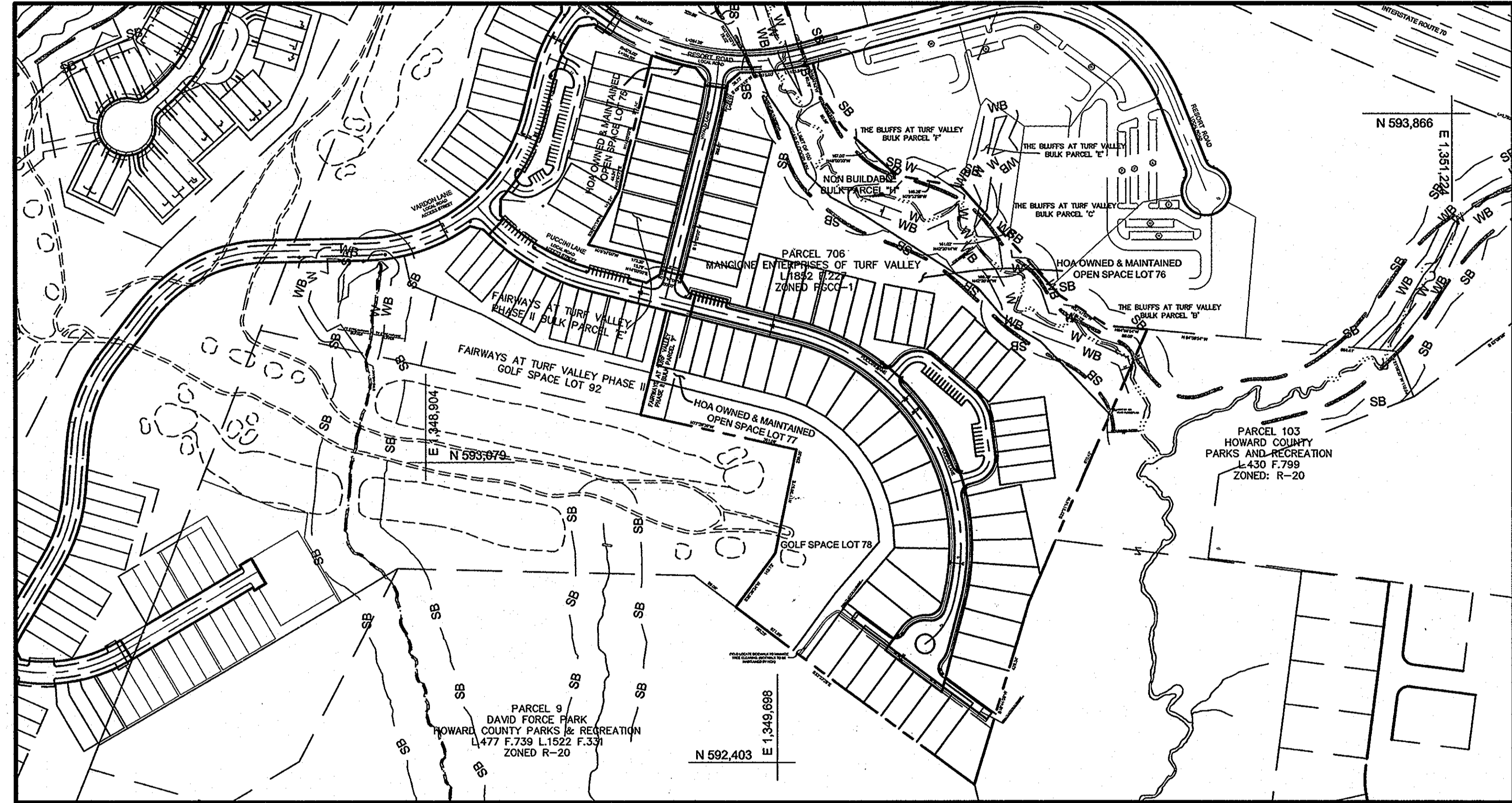
**GENERAL NOTES**

- SUBJECT PROPERTY IS ZONED "PGCC-1" PER THE 2020/204 COMPREHENSIVE ZONING PLAN AND THE "COMP. LITE" ZONING AMENDMENTS EFFECTIVE 7/2008.
- GROSS AREA OF SITE SUBJECT TO SUBDIVISION = 24.09 AC.±
- AREA OF PROPOSED PUBLIC RW: 2.11 AC.±
- NUMBER OF PROPOSED BUILDABLE LOTS: 74
- AREA OF PROPOSED BUILDABLE LOTS: 10.29 AC.±
- NUMBER OF PROPOSED BULK PARCELS: 1
- AREA OF PROPOSED BULK PARCEL: 3.22 AC.±
- NUMBER OF OPEN SPACE LOTS: 4
- AREA OF PROPOSED OPEN SPACE LOTS: 8.47 AC.±
- OPEN SPACE REQUIRED: (15% OF GROSS AREA OF SITE SUBJECT TO SUBDIVISION): 24.09 AC. x 15% = 3.61 AC.±
- NON-CREDITED OPEN SPACE PROVIDED: 6.82 AC.±
- NON-CREDITED OPEN SPACE PROVIDED: 1.65 AC.±
- TOTAL OPEN SPACE PROVIDED: 8.47 AC.±
- OPEN SPACE LOTS 75-77 TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. OPEN SPACE LOT 75 WILL NOT RECEIVE CREDIT.
- GOLF SPACE LOT 78 TO BE OWNED AND MAINTAINED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP.
- NUMBER OF PROPOSED SINGLE FAMILY DETACHED LOTS: 31
- NUMBER OF PROPOSED TOWN HOUSES: 43
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- LOTS WILL BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER. PUBLIC WATER AND PUBLIC SEWER WILL BE EXTENDED FROM CONTRACT #24-4671-D AND 24-4364-D.
- SOILS HAVE BEEN TAKEN FROM THE NRCS WEB SOIL SURVEY WEBSITE.
- TOPOGRAPHY IS BASED ON WINGS AERIAL MAPPING CO., INC. ON OR ABOUT JANUARY, 2006.
- BOUNDARY SURVEY PREPARED BY MILDENBERG, BOENDER & ASSOCIATES ON OR ABOUT MARCH, 2006.
- THERE ARE NO HISTORIC STRUCTURES WITHIN THE PROJECT BOUNDARY.
- WETLAND LIMITS SHOWN ARE BASED ON A STUDY CONDUCTED BY EXPLORATION RESEARCH, INC. AND VERIFIED BY ECO-SCIENCE PROFESSIONALS, INC. ON OCTOBER 24, 2007. 100-YEAR FLOODPLAIN LIMITS SHOWN ARE BASED ON A STUDY PREPARED BY MILDENBERG, BOENDER & ASSOCIATES, INC. WETLAND AND 100-YEAR FLOODPLAIN LIMITS SHOWN ARE IN ACCORDANCE WITH THOSE SHOWN ON THE FOURTH AMENDMENT TO THE TURF VALLEY COMPREHENSIVE SKETCH PLAN (S-86-13, PB 388), APPROVED JULY, 28, 2006.
- PREVIOUS HOWARD COUNTY FILE NUMBERS: SP-09-006; ECP-11-053, CONTR.#24-4671-D, CONTR.#24-4364-D; F-07-158; F-10-084; WF-09-211.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- EXISTING UTILITIES ARE LOCATED BY THE USE OF ANY OR ALL OF THE FOLLOWING: ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER PLANS AND OTHER AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTORS 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 DUE TO THE CONTRACTORS OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE.
- PRELIMINARY GEOTECHNICAL INFORMATION HAS BEEN TAKEN FROM THE NRCS WEB SOIL SURVEY WEBSITE. IF FUTURE INVESTIGATIONS SHOW UNSATISFACTORY SOIL CONDITIONS FOR ANY OF THE STORMWATER MANAGEMENT TREATMENTS SHOWN, EITHER UNDERDRAINS WILL BE PROVIDED OR A DIFFERENT PRACTICE WILL BE SUBSTITUTED.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NUMBERS 16A AND 16B WERE USED FOR THIS PROJECT.
- 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 AREAS.
- STORMWATER MANAGEMENT IS PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH THE 2006 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II, AS AMENDED BY THE MARYLAND STORMWATER ACT OF 2007. STORMWATER OBLIGATIONS ARE BEING MET BY THE USE OF BIO-RETENTION FACILITIES, RAIN GARDENS, LANDSCAPE INFILTRATION, DRY WELLS AND PERVIOUS PAVEMENT. ALL FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED. WE ARE ABLE TO MEET THE SITES TARGET P<sub>90</sub> AND R<sub>90</sub> NUMBERS BY THE USE OF THESE PRACTICES. THEREFORE C<sub>90</sub> IS NOT REQUIRED.
- THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THESE PLANS IS AN APPROXIMATION OF THE SIZE, SHAPE, AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE, ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
- A PRELIMINARY LANDSCAPE PLAN WILL BE PROVIDED AT THE PRELIMINARY PLAN STAGE IN ACCORDANCE WITH SECTION 16.124 OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL.
- A PRELIMINARY FOREST CONSERVATION PLAN WILL BE PROVIDED AT THE PRELIMINARY PLAN STAGE IN ACCORDANCE WITH SECTION 16.1202 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE FOREST CONSERVATION MANUAL.
- STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1997)". A MINIMUM SPACING OF TWENTY FEET (20') SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A TWO INCH (2") GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (14 GAUGE) THREE FEET (3') LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY TRAFFIC GROUP, DATED JANUARY 07, 2005 AND WAS APPROVED UNDER THE 4TH AMENDED COMPREHENSIVE SKETCH PLAN ON APRIL 27, 2006.
- A NOISE STUDY FOR THIS PROJECT IS NOT APPLICABLE.
- PARKING REQUIRED: 43 TOWNHOUSE UNITS (2.3 SPACES PER UNIT) = 99
- TOTAL PARKING SPACES REQUIRED = 99
- PARKING PROVIDED: 86 SPACES WITHIN GARAGES/DRIVEWAYS OF TOWNHOUSE (2 SPACES EACH TOWNHOUSE)
- 30 SPACES WITHIN THE PARKING LOTS
- TOTAL PARKING SPACES PROVIDED = 116
- NON-BUILDABLE BULK PARCELS "H" TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THIS PROJECT HAS BEEN DESIGNED IN COMPLIANCE WITH THE SECOND AMENDMENT TO THE TURF VALLEY RESIDENTIAL SUB-DISTRICT FINAL DEVELOPMENT PLAN.
- APPROVED PHASING CHART FOR THIS DEVELOPMENT IS ON RECORD IN DPZ FILES.
- THE COMMON BOUNDARY BETWEEN TURF VALLEY, POD E-1 AND THE BLUFFS AT TURF VALLEY (S-11-002) IS PRELIMINARY AND REMAINS SUBJECT TO CHANGE. THE BOUNDARY WILL BECOME FINAL UPON RECORDATION OF RESPECTIVE FINAL SUBDIVISION PLATS.

# SKETCH PLAN

## TURF VALLEY, POD E-1

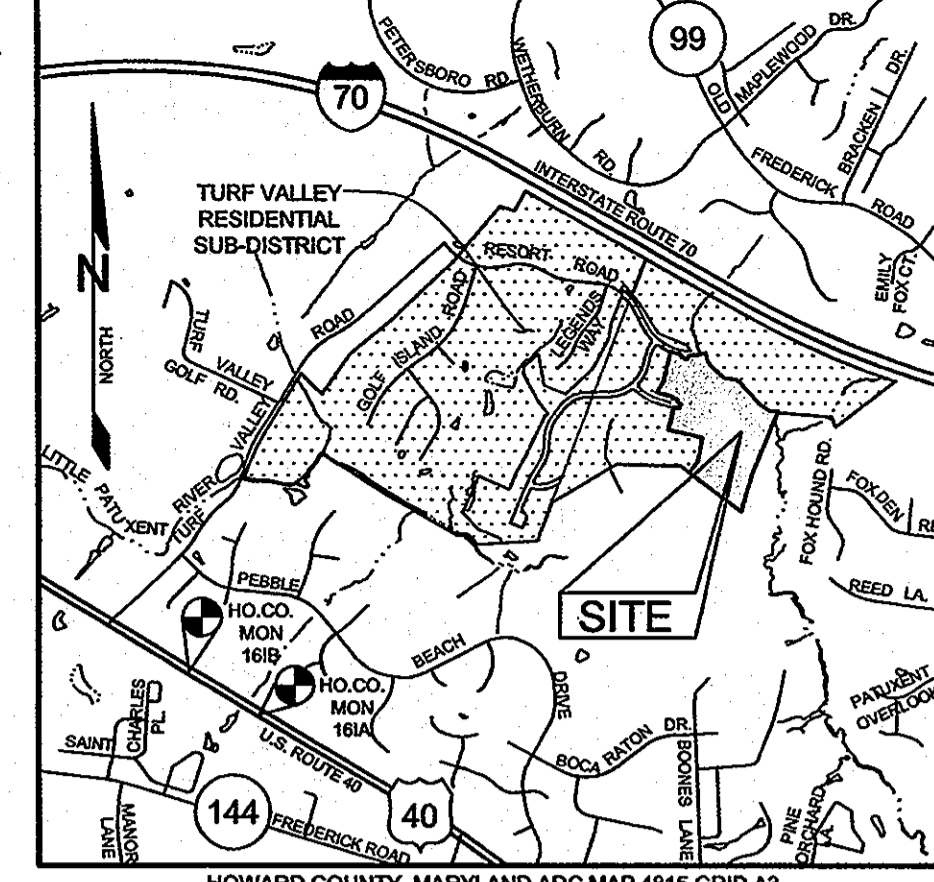
### LOTS 1-74, OPEN SPACE LOTS 75-78 AND NON-BUILDABLE BULK PARCEL 'H' HOWARD COUNTY, MARYLAND



**LOCATION MAP**  
SCALE: 1"=200'

**LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING FLOODPLAIN
- EXISTING STREAM BUFFER
- EXISTING WETLAND BOUNDARY
- EXISTING WETLAND BUFFER
- EXISTING WETLANDS
- SLOPES 15.00% TO 24.99%
- SLOPES GREATER THAN 25.00%
- EXISTING STREAM BANK
- SWM RAIN BARREL (5'x5'x5')
- SWM DRY WELL (5'x5'x5')
- TYPICAL MICRO BIO-RETENTION
- TYPICAL LANDSCAPE INFILTRATION



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

**BENCHMARKS**

NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
161B	590,475.2538	1,344,753.9350	469.892	11.5' SOUTHWEST OF WBL RT. 40, 20.8' WEST OF PK NAIL IN SHOULDER, 68.4' SOUTH OF LAST POST IN GUARDRAIL
161A	589,509.366	1,346,343.63	463.797	RT. 40, 0.35 MI WEST OF RT. 144 JOINT

**HOUSING TYPE CHART**

SINGLE FAMILY DETACHED LOTS	TOWNHOUSE
31	43

**CENTERLINE ROAD CURVE DATA**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	791.27'	500.00'	90°35'20"	S 30°36'50" E	711.24'
C2	115.43'	165.00'	40°04'10"	S 34°53'50" W	113.05'

**ROAD CLASSIFICATION**

ROAD NAME	CLASSIFICATION	PAVING TYPE	DESIGN SPEED	R/W
PUCCINI LANE	ACCESS STREET	P-2	30	50'
VIVALDI LANE	ACCESS STREET	P-2	30	50'

**SHEET INDEX**

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SKETCH PLAN
3	SKETCH PLAN

**OWNER/DEVELOPER**  
MANGIONE ENTERPRISES OF TURF VALLEY, LP  
1295 YORK ROAD, PENTHOUSE  
LUTHERVILLE, MARYLAND 21093  
410.825.8400

**COVER SHEET**  
**TURF VALLEY, POD E-1**  
LOTS 1-74, OPEN SPACE LOTS 75-78, NON-BUILDABLE BULK PARCEL H  
POD E-1 SECTION IV RESIDENTIAL PHASE IV E  
A SUBDIVISION OF PARCEL 706 & A RESUBDIVISION OF FAIRWAYS AT TURF VALLEY, PHASE I, NON-BUILDABLE BULK PARCEL B, FAIRWAYS AT TURF VALLEY, PHASE II, NON-BUILDABLE BULK PARCELS E & F

TAX MAP 17 GRID 7 & 13  
2ND ELECTION DISTRICT

STATE OF MARYLAND PROFESSIONAL ENGINEER

**KCE ENGINEERING, INC.**  
3300 North Ridge Road, Suite 315  
Ellicott City, Maryland 21043  
Phone: 410.203.9800 Fax: 410.203.9228  
Email: kce.eng@verizon.net

DESIGN BY: MG/SK  
DRAWN BY: MG/SK  
CHECKED BY: DVK  
SCALE: AS SHOWN  
DATE: NOV. 7, 2011  
PROJECT #: 11108.00  
SHEET #: 1 of 3

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 8918, EXPIRATION DATE: OCT. 17, 2012

**BULK REGULATIONS**

(ALSO SEE SECTION 128.A, SUPPLEMENTARY BULK REGULATIONS, AND 128.B, APPLICATION OF BULK REGULATIONS.)

FOR ALL USES IN THE PGCC RESIDENTIAL SUBDISTRICT, THE FOLLOWING MAXIMUM LIMITATIONS SHALL APPLY.

- A) HEIGHT**
- (1) PRINCIPAL STRUCTURES:
    - (a) SINGLE FAMILY DETACHED AND ATTACHED..... 34 FEET
    - (b) APARTMENT BUILDINGS IN RESIDENTIAL SUBDISTRICT..... 40 FEET
    - (c) OTHER..... 34 FEET
  - (2) ACCESSORY STRUCTURES..... 15 FEET
  - (3) EXCEPT SPIRES, BELFRIES, CHIMNEYS, FLAG POLES, MONUMENTS, STACKS, STEEPLES, RADIO AND TELEVISION ANTENNAE, OBSERVATION TOWERS, WINDMILLS, BARN, WATER AND GRAIN STORAGE FACILITIES, SILOS, OUTDOOR ATHLETIC STRUCTURES, LINES AND POLES OR OTHER SUPPORTING STRUCTURES FOR ELECTRIC, TELEPHONE, TELEGRAPH OR CATV TRANSMISSION OR DISTRIBUTION..... NO LIMIT
- B) LOT COVERAGE FOR STRUCTURES WITHIN SINGLE FAMILY ATTACHED PROJECTS DEVELOPED WITH ONE UNIT PER LOT..... 60 PERCENT**
- C) DENSITY**
- (1) FOR RESIDENTIAL SUB-DISTRICT..... 1.75 DWELLING UNITS PER GROSS ACRE
- D) MAXIMUM UNITS PER STRUCTURE**
- (1) SINGLE FAMILY ATTACHED DWELLING UNITS..... 8 UNITS PER STRUCTURE
  - (2) APARTMENTS LESS THAN 40 FEET IN HEIGHT..... 24 UNITS PER STRUCTURE
  - (3) APARTMENTS 40 FEET OR GREATER IN HEIGHT..... 120 UNITS PER STRUCTURE
- E) BUILDING LENGTH - RESIDENTIAL STRUCTURE..... 120 FEET**  
HOWEVER, THE PLANNING BOARD MAY APPROVE A GREATER LENGTH, UP TO A MAXIMUM OF 300 FEET, BASED ON A DETERMINATION THAT THE DESIGN OF THE BUILDING WILL MITIGATE THE VISUAL IMPACT OF THE INCREASED LENGTH.
- F) MINIMUM LOT SIZE REQUIREMENTS**
- (1) SINGLE FAMILY DETACHED DWELLINGS..... 6000 SQ. FT.
  - (2) EXCEPT ZERO LOT LINE DWELLINGS..... 4000 SQ. FT.
  - (3) SINGLE FAMILY SEMI-DETACHED DWELLINGS..... 4000 SQ. FT.
- G) MINIMUM LOT WIDTH AT BUILDING RESTRICTION LINE**
- (1) SINGLE FAMILY DETACHED DWELLINGS..... 60 FEET
  - (2) EXCEPT ZERO LOT LINE DWELLINGS..... 40 FEET
  - (3) SINGLE FAMILY SEMI-DETACHED DWELLINGS..... 40 FEET

**H) MINIMUM SETBACK REQUIREMENTS; EXCEPT THAT STRUCTURES MAY BE CONSTRUCTED AT ANY LOCATION WITHIN SUCH SETBACK IF SUCH CONSTRUCTION IS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE PLANNING BOARD.**

- (1) FROM ARTERIAL ROADS**
- (a) RESIDENTIAL STRUCTURES (ALL)..... 50 FEET
  - (b) NON-RESIDENTIAL STRUCTURES..... 30 FEET
  - (c) ACCESSORY USES..... 25 FEET
  - (d) PARKING..... 25 FEET
- (2) FROM COLLECTOR ROADS AND LOCAL STREETS**
- (a) RESIDENTIAL STRUCTURES (ALL)..... 20 FEET
  - (b) NON-RESIDENTIAL STRUCTURES..... 20 FEET
  - (c) ACCESSORY USES..... 10 FEET
- (3) NON-PGCC ADJACENT PROPERTIES**
- (a) FROM RESIDENTIAL DISTRICTS
    - (i) RESIDENTIAL STRUCTURES (ALL)..... 30 FEET
    - (ii) NON-RESIDENTIAL USES..... 20 FEET
    - (iii) ACCESSORY USES..... 10 FEET
  - (b) FROM NON-RESIDENTIAL DISTRICTS
    - (i) RESIDENTIAL STRUCTURES (ALL)..... 20 FEET
    - (ii) NON-RESIDENTIAL USES..... 20 FEET
    - (iii) ACCESSORY USES..... 10 FEET
- (4) FROM LOT LINES - STRUCTURES AND USES IN ALL DEVELOPMENT PROJECTS EXCEPT SINGLE FAMILY ATTACHED:**
- (a) PRINCIPAL STRUCTURES - RESIDENTIAL
    - (i) SIDE..... 7.5 FEET
    - (ii) EXCEPT ZERO LOT LINE DWELLINGS..... 0 FEET (A MINIMUM OF 15 FEET MUST BE PROVIDED BETWEEN STRUCTURES)
    - (iii) REAR..... 25 FEET
  - (b) DETACHED ACCESSORY GARAGES OR SHEDS - RESIDENTIAL
    - (i) SIDE..... 0 FEET
    - (ii) REAR..... 0 FEET
    - (iii) OTHER ACCESSORY STRUCTURES TO RESIDENTIAL USES..... 7.5 FEET
  - (c) REAR..... 7.5 FEET
- I) MINIMUM DISTANCES BETWEEN ATTACHED DWELLING UNITS AND APARTMENT BUILDINGS, PROVIDED IMPROVEMENTS THEREON ARE CONSTRUCTED IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.**
- (1) FACE TO FACE..... 30 FEET
  - (2) FACE TO SIDE / REAR TO SIDE..... 30 FEET
  - (3) SIDE TO SIDE..... 15 FEET
  - (4) REAR TO REAR..... 80 FEET
  - (5) REAR TO FACE..... 100 FEET

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Thomas J. Sutter* 11/3/11  
PLANNING DIRECTOR DATE



**LEGEND**

EXISTING CONTOUR	
PROPOSED CONTOUR	
EXISTING SPOT ELEVATION	
PROPOSED SPOT ELEVATION	
DIRECTION OF FLOW	
EXISTING TREELINE	
PROPOSED TREELINE	
EXISTING FLOODPLAIN	
EXISTING STREAM BUFFER	
EXISTING WETLAND BOUNDARY	
EXISTING WETLAND BUFFER	
EXISTING WETLANDS	
SLOPES 15.00% TO 24.99%	
SLOPES GREATER THAN 25.00%	
EXISTING STREAM BANK	
SWM RAIN BARREL (5'x5'x6')	
SWM DRY WELL (5'x5'x5')	
TYPICAL MICRO BIO-RETENTION	
TYPICAL LANDSCAPE INFILTRATION	

**SKETCH PLAN**  
**TURF VALLEY, POD E-1**  
 LOTS 1-74, OPEN SPACE LOTS 75-78, NON-BUILDABLE BULK PARCEL H  
 POD 'E-1' SECTION IV-RESIDENTIAL PHASE IV E  
 A SUBDIVISION OF PARCEL 706 & A RESUBDIVISION OF FAIRWAYS AT TURF VALLEY,  
 PHASE I, NON-BUILDABLE BULK PARCEL B, FAIRWAYS AT TURF VALLEY, PHASE II,  
 NON-BUILDABLE BULK PARCELS E & F

TAX MAP 17 GRID 7 & 13  
 2ND ELECTION DISTRICT  
 PART OF PARCEL 706  
 HOWARD COUNTY, MARYLAND

		DESIGN BY: MGS/K DRAWN BY: MGS/K CHECKED BY: DWK SCALE: 1"=50' DATE: NOV. 7, 2011 PROJECT #: 11106.00 SHEET #: 2 of 3
	<b>KCE ENGINEERING, INC.</b> 3300 North Ridge Road, Suite 315 Beltsville, Maryland 21043 Phone: 410.203.9800 Fax: 410.203.9228 Email: kce.eng@verizon.net	
	PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 8816, EXPIRATION DATE: OCT. 17, 2012	
	D. W. Miller 11/3/11 DATE	
	OWNER/DEVELOPER MANGIONE ENTERPRISES OF TURF VALLEY, LP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410.825.8400	

OWNER/DEVELOPER  
 MANGIONE ENTERPRISES OF TURF VALLEY, LP  
 1205 YORK ROAD, PENTHOUSE  
 LUTHERVILLE, MARYLAND 21093  
 410.825.8400

TENTATIVELY APPROVED ZONING  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY  
 11/3/11 DATE

**LEGEND**

EXISTING CONTOUR		382
PROPOSED CONTOUR		382
EXISTING SPOT ELEVATION		+82.55
PROPOSED SPOT ELEVATION		+82.55
DIRECTION OF FLOW		
EXISTING TREELINE		
PROPOSED TREELINE		
EXISTING FLOODPLAIN		
EXISTING STREAM BUFFER		SB
EXISTING WETLAND BOUNDARY		W
EXISTING WETLAND BUFFER		WB
EXISTING WETLANDS		
SLOPES 15.00% TO 24.99%		
SLOPES GREATER THAN 25.00%		
EXISTING STREAM BANK		
SWM RAIN BARREL (6'x5'x6')		
SWM DRY WELL (6'x5'x5')		
TYPICAL MICRO BIO-RETENTION		
TYPICAL LANDSCAPE INFILTRATION		



TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

*Thomas & Buttle*  
 PLANNING DIRECTOR

11/3/11  
 DATE

**OWNER/DEVELOPER**  
 MANGIONE ENTERPRISES OF TURF VALLEY, LP  
 1205 YORK ROAD, PENTHOUSE  
 LUTHERVILLE, MARYLAND 21093  
 410.825.8400

**SKETCH PLAN**  
**TURF VALLEY, POD E-1**  
 LOTS 1-74, OPEN SPACE LOTS 75-78, NON-BUILDABLE BULK PARCEL H  
 POD 'E-1' SECTION IV RESIDENTIAL PHASE IV E  
 A SUBDIVISION OF PARCEL 706 & A RESUBDIVISION OF FAIRWAYS AT TURF VALLEY,  
 PHASE I, NON-BUILDABLE BULK PARCEL B, FAIRWAYS AT TURF VALLEY, PHASE II,  
 NON-BUILDABLE BULK PARCELS E & F

TAX MAP 17 GRID 7 & 13  
 2ND ELECTION DISTRICT

PART OF PARCEL 706  
 HOWARD COUNTY, MARYLAND

DESIGN BY: MG/SK  
 DRAWN BY: MG/SK  
 CHECKED BY: DVK  
 SCALE: 1"=50'  
 DATE: NOV. 7, 2011  
 PROJECT #: 11109.00  
 SHEET #: 3 of 3

**KCE ENGINEERING, INC.**  
 3300 North Ridge Road, Suite 315  
 Ellicott City, Maryland 21043  
 Phone: 410.203.9800 Fax: 410.203.9228  
 Email: kce.eng@verizon.net

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 9816, EXPIRATION DATE: OCT. 17, 2012.