GENERAL NOTES

- SUBJECT PROPERTY IS ZONED "PGCC" PER THE 2/02/04 COMPREHENSIVE ZONING PLAN AND THE "COMP. LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
- GROSS AREA OF SITE SUBJECT TO SUBDIVISION = 3.31 AC.± AREA OF PROPOSED PUBLIC RW: 0.41 AC±
- NUMBER OF PROPOSED BUILDABLE LOTS: 18 AREA OF PROPOSED BUILDABLE LOTS: 1.71 AC± NUMBER OF PROPOSED OPEN SPACE LOTS: 4
- AREA OF PROPOSED OPEN SPACE LOTS: 1.19 AC±
- OPEN SPACE REQUIRED (15% OF GROSS AREA OF SITE SUBJECT TO SUBDIVISION): 3.31 AC. x 15% = 0.50 AC. CREDITED OPEN SPACE PROVIDED: 0.69 AC.± NON-CREDITED OPEN SPACE PROVIDED: 0.50 AC.± TOTAL OPEN SPACE PROVIDED: 1.19 AC.±
- PUBLIC WATER AND PUBLIC SEWER WILL BE USED WITHIN THIS SITE. WATER AND SEWER SERVICE WILL BE PROVIDED BY AN
- 0. HOWARD COUNTY SOILS MAP 15. TOPOGRAPHY IS BASED ON WINGS AERIAL MAPPING CO., INC. ON OR ABOUT JANUARY, 2006
- 12. BOUNDARY SURVEY PREPARED BY MILDENBERG, BOENDER & ASSOCIATES ON OR ABOUT MARCH, 2006.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES OR AGENCIES AT LEAST FIVE (5) WORKING DAY
- BEFORE STARTING WORK SHOWN ON THESE PLANS: STATE HIGHWAY ADMINISTRATION
- **BGE(UNDERGROUND DAMAGE CONTROL**
- HOWARD COUNTY, DEPT. OF PUBLIC WORKS, BUREAU OF UTILITIES
- 1 800 743 0033/410 224 9210 PREVIOUS HOWARD COUNTY FILE NUMBERS: S-86-013; S-94-045; S-04-012; SP-97-012; SP-06-013; F-94-006; F-96-107; F-96-150

- ADDITION TO MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING
- SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.

- ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING REQUIREMENTS
 - 3) GEOMETRY MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS; 4) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING): 5) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER
- 6) MAINTENANCE SUFFICIENT TO ENSURE ALL WEATHER USE GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE
- STORMWATER MANAGEMENT FOR THIS PHASE IS PROVIDED BY A REGIONAL STORMWATER MANAGEMENT POND ONSTRUCTED UNDER SDP-95-121, AND BY DRY SWALES. WQV, REV AND CPV REQUIREMENTS ARE PROVIDED FOR THE AREAS THAT DRAIN TO THE REGIONAL STORMWATER MANAGEMENT FACILITY BY THE FACILITY. WOV AND REV REQUIREMENTS ARE PROVIDED FOR THE AREAS THAT DO NOT DRAIN TO THE REGIONAL FACILITY BY DRY SWALES. CPV IS NOT REQUIRED FOR THESE AREAS BECAUSE THE 1 YEAR PEAK RUNOFF IS LESS THAN 2 CFS. SEE THE STORMWATER MANAGEMENT REPORT FO
- SDP-95-121 FOR DESIGN COMPUTATIONS FOR THE REGIONAL STORMWATER MANAGEMENT FACILITY. 2. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$6,600.00 (22 SHADE TREES @ \$300.00 EACH). STREET TREES, INTERNAL LANDSCAPE TREES AND PERIMETER LANDSCAPE TREES WILL BE PLANTED AT THE SITE DEVELOPMENT PLAN STAGE. LANDSCAPING FOR LOTS 85 THRU 102 WILL BE PROVIDED FOR AT THE SITE DEVELOPMENT PLAN STAGE IN ACCORDANCE WITH SECTION 16.124 OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL.
- 33. 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 IS NOT REQUIRED FOR THIS PROJECT SINCE IT IS MORE THAN FIVE HUNDRED FEET (500') FROM A PRINCIPAL OR INTERMEDIATE ARTERIAL HIGHWAY AND SINCE THE HEAVY TRUCK TRAFFIC ON INTERSTATE ROUTE 70 DOES NOT EXCEED
- AN ADT OF TEN THOUSAND (10,000) VEHICLES. 35. THIS PROJECT IS SUBJECT TO CRITERIA ESTABLISHED BY THE SECOND AMENDMENT TO THE TURF VALLEY RESIDENTIAL SUBDISTRICT FINAL DEVELOPMENT PLAN.
- 66. OPEN SPACE LOTS 103-105 TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. 37. GOLF SPACE LOT 106 TO BE OWNED AND MAINTAINED BY MANGIONE ENTERPRISES AT TURF VALLEY LIMITED PARTNERSHIP. 8. PARKING FOR THIS DEVELOPMENT IS REQUIRED AT THE RATE OF 2.3 SPACES PER UNIT (TWO SPACES FOR EACH UNIT STANDARD AND 0.3 SPACES FOR EACH UNIT OVERFLOW

REQUIRED PARKING: PROPOSED PARKING: 51 (36 SPACES WITHIN GARAGES/ON DRIVEWAYS, 15 EXISTING PARKING SPACES ALONG VERDI COURT) 99. PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME. (PAUL M. SILL, P.E.) AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32025, EXPIRATION DATE: JUNE 06, 2009.

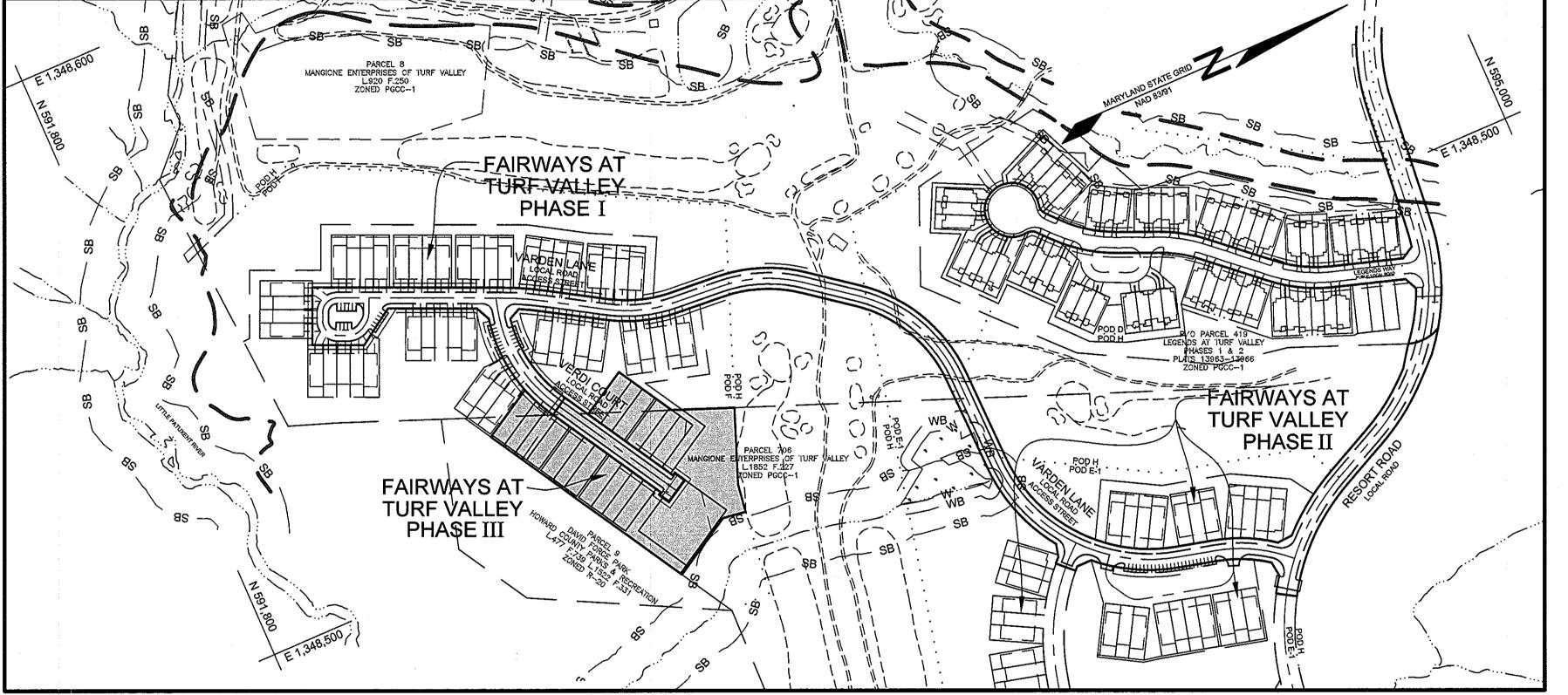
IO. THIS PROJECT HAS BEEN DESIGNED IN COMPLIANCE WITH THE SECOND

- AMENDMENT TO THE TURF VALLEY RESIDENTIAL SUBDISTRICT FINAL DEVELOPMENT 11. THE PLACEMENT OF THE GOLF EASEMENTS ON LOTS 96 & 97 IS MEANT AS A WARNING TO ANY FUTURE HOME BUYERS OF POSSIBLE ERRANT GOLF BALLS. THE STANDARD IN THE INDUSTRY IS TO KEEP USABLE SPACES 150 FEET FROM THE CENTER OF THE FAIRWAYS. WE HAVE ATTEMPTED TO KEEP 200 FEET FROM THE CENTER LINE OF THE FAIRWAYS BUT WHERE THIS IS NOT POSSIBLE, WE HAVE ADDED THESE EASEMENTS. NO GOLF COURSE FUNCTIONS SUCH AS PLAYER OR
- CART TRESPASS IS ALLOWED. 12. THE FOREST CONSERVATION ACT REQUIREMENTS FOR THIS PROJECT WILL BE MET WITH 0.44 ACRES OF 'OFFSITE' RETENTION ON EXEMPT PORTIONS OF TURF VALLEY. THE OFFSITE RETENTION AREAS WILL BE ON OPEN SPACE LOT 104 OF THE VILLAGES OF TURF VALLEY PHASE 2 AND WILL BE PLACED IN A FOREST CONSERVATION EASEMENT SHOWN ON THE FINAL PLAT OF THE VILLAGES OF TURF VALLEY PHASE 2 (F-08-084). THE RETAINED AREAS WILL BE POSTED WITH APPROPRIATE PROTECTIVE
- 43. THIS PLAN IS SUBJECT TO WAIVER PETITION, WP-09-048, TO WAIVE SECTION 16.1202(a)(1) OF THE HOWARD COUNTY CODE AND WAS APPROVED ON NOVEMBER
- 26, 2008, SUBJECT TO THE FOLLOWING CONDITIONS: 1. PETITIONER IS ADVISED THAT WAIVER PETITION APPROVAL APPLIES ONLY TO TEMPORARY DEFERRAL FOR ESTABLISHING ON- OR OFF-SITE FOREST CONSERVATION EASEMENTS FOR DEVELOPMENT OF TURF VALLEY 4TH AMENDED CSP, PARCEL 706. EACH SUBSEQUENT PHASE OF DEVELOPMENT MUST ESTABLISH THE REQUIRED AREA OF FOREST CONSERVATION EASEMENTS AND PROVIDE THE NECESSARY AREA OF FOREST RETENTION AND AFFORESTATION PLANTING AS REQUIRED BY THE FOREST CONSERVATION WORKSHEET FOR THE DEVELOPMENT TO SATISFY IT'S OBLIGATION. THE ENTIRE AREA OF FOREST CONSERVATION OBLIGATION FOR PARCEL 706 MUST BE PROVIDED WITH THE PROCESSING AND RECORDING OF THE LAST PHASE OF
- DEVELOPMENT LOCATED ON PARCEL 706. 2. PETITIONER MUST MEET ALL APPLICABLE DEADLINE AND MILESTONE DATES IN ACCORDANCE WITH SECTIONS 16.144 AND 16.156 OF THE HOWARD COUNTY

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING

PRELIMINARY EQUIVALENT SKETCH PLAN FAIRWAYS AT TURF VALLEY

PHASE III, LOTS 85-102 AND OPEN SPACE LOTS 103-105, AND GOLF OPEN SPACE LOT 106 A RESUBDIVISION OF FAIRWAYS AT TURF VALLEY PHASE I NON-BUILDABLE BULK PARCEL D POD 'F' SECTION IV : RESIDENTIAL PHASE IV E HOWARD COUNTY, MARYLAND



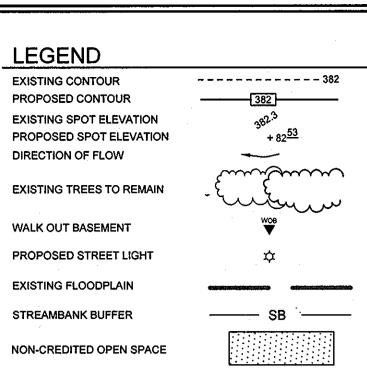
LOCATION MAP

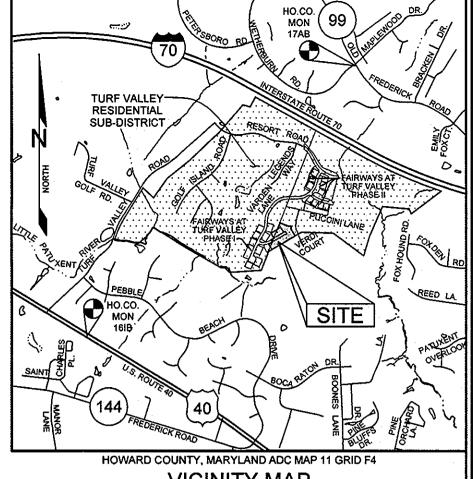
т				PHASE	SECTION II RESIDENTIAL PHASE IIA (EXEMPT)	SECTION II RESIDENTIAL PHASE IIB (10/10/92)	SECTION II RESIDENTIAL PHASE IIC (06/30/94)	SECTION III RESIDENTIAL PHASE IIC (06/30/94)	SECTION II RESIDENTIAL PHASE IID (06/30/95)	SECTION III RESIDENTIAL PHASE IIIA (06/30/95)	SECTION III RESIDENTIAL PHASE IIID (06/30/97)	SECTION IV RESIDENTIAL PHASE IVA (06/30/02)	SECTION IV RESIDENTIAL PHASE IVB (06/30/02)	SECTION IV RESIDENTIAL PHASE IVC (09/30/98)	SECTION IV RESIDENTIAL PHASE IVD (06/30/05)	SECTION IV RESIDENTIAL PHASE IVD (06/30/06)	SECTION IV RESIDENTIAL PHASE IVE (07/31/07)	SECTION IV RESIDENTIAL PHASE IVE (07/31/08)	TOTAL (APPROVED)
'	NAME	SECTION	FILE#	UNITS	35	66	60	70	80	70	18	131	110	125	115	41	200	265	1,386 UNITS
	TURF VALLEY VILLAS	: '	S-94-046	95															Α
	TURF VALLEY VILLAS	PHASE 1, AREA D, LOT 4	S-94-046	95												1			.,
	TURF VALLEY VILLAS	AREA D, LOT 4	P-95-026	95															~ ,
Ī	TURF VALLEY VILLAS	SEC 1, PARCEL A, POD L	SP-95-013	162			·												
	TURF VALLEY VILLAS	PHASE 1, PARCEL B, C & D	F-97-069	162	35 UNITS		60 UNITS		66 UNITS	1 UNIT									162 UNITS (MULTI-USE SUBDISTRICT)
	TURF VALLEY VILLAS	SEC. 2, PARCEL B, POD L	SP-95-024	69				ì											
r I	TURF VALLEY VILLAS	SEC. 2, PARCEL B, POD L	SP-95-024	69													•		
<i>'</i> .	TURF VALLEY VILLAS	SEC. 2, PARCEL B, POD L	SP-95-026	69									}						
≣S [TURF VALLEY VILLAS	PHASE 2, SEC. 2, PARCEL E	F-97-158	69		<u> </u>				69 UNITS									69 UNITS (MULTI-USE SUBDISTRICT)
. [TURF VALLEY	LOTS 1-67	S-92-015	66															· · · · · · · · · ·
2	TURF VALLEY	LOTS 1-69, PHASE I & II	P-93-010	66															
/E	TURF VALLEY	AREA 1-C, LOTS 1-67, PARCEL C	F-94-006	63											1				
	TURF VALLEY	AREA 1-C, LOTS 1-68, PARCEL C	F-94-006	62		62 UNITS													62 UNITS (RESIDENTIAL SUBDISTRICT)
L	TURF VALLEY	LOTS 69-104 (RESUB LOTS 2-28, 59-67)		0															
Γ	TURF VALLEY VISTAS	LOTS 105-147 (RESUB LOTS 29-58, 69)		14															
>	TURF VALLEY VISTAS	LOTS 105-147 (RESUB LOTS 29-58, 69)		14															
L	TURF VALLEY VISTAS	LOTS 105-145 (RESUB LOTS 2-28)	F-96-107	12					12 UNITS										12 UNITS (RESIDENTIAL SUBDISTRICT)
	TURF VALLEY	POD D, LOTS 1-76	S-94-045	70															
	TURF VALLEY	POD D, LOTS 1-68	S-94-045	64															
	TURF VALLEY	POD D	SP-95-014	54															
ND	TURF VALLEY	POD D & E, LOTS 1-58	SP-95-014	54															
- 1	TURF VALLEY	PH. I, P/O AREAS B,C,D,H, LOTS 1-35	F-96-150	32							•								
тΙ	TURF VALLEY	PH. II, POD D & P/O E, LOTS 36-59	F-96-151	22			2												
OF	TURF VALLEY	PH. I, P/O AREAS B,C,D,H LOTS 1-35	F-96-150	32															
Ť	THE LEGENDS AT TURF VALLEY	PH. II, POD D & P/O E, LOTS 36-59	F-96-151	22				22 UNITS											22 UNITS (RESIDENTIAL SUBDISTRICT)
IN	THE LEGENDS AT TURF VALLEY	PH. I, P/O AREAS B,C,D,H, LOTS 1-35		32									,						
	THE LEGENDS AT TURF VALLEY	PH. I, LOTS 60-91	F-96-151	29				29 UNITS											29 UNITS (RESIDENTIAL SUBDISTRICT)
	THE LEGENDS AT TURF VALLEY	PH. III, LOTS 60-76	\$P-97-012	16													1		
	THE LEGENDS AT TURF VALLEY	PH. III, LOTS 60-76	F-98-091	8							8 UNITS								8 UNITS (RESIDENTIAL SUBDISTRICT)
	OAKMONT AT TURF VALLEY	POD M, S, K	S-99-002	125	,														
l	OAKMONT AT TURF VALLEY	POD M, S, K, L	P-00-021	125										ļ.					Series and the series
	OAKMONT AT TURF VALLEY	P/O PODS K,L,S-PAR. Q-X	F-02-082	150								10 m							
	OAKMONT AT TURF VALLEY	P/O PODS K,L,S-PAR. Q-X	SDP-07-062	192								42 UNITS		125 UNITS		25 UNITS			192 UNITS (MULTI-USE SUBDISTRICT)
	VILLAGES AT TURF VALLEY	P/O PODS K-O, Q&S	S-03-001	241	,						1								
	VILLAGES AT TURF VALLEY	P/O PODS K-P, Q&S	P-06-013	241									1						
	VILLAGES AT TURF VALLEY	PHASE 1	F-08-060	63															
. [VILLAGES AT TURF VALLEY	PHASE 2	F-08-084	75															
	VILLAGES AT TURF VALLEY	PHASE 3	F-08-085	59] .	:											
· [VILLAGES AT TURF VALLEY	PHASE 4	F-08-086	23								89 UNITS	110 UNITS	ļ			21 UNITS		220 UNITS (MULTI-USE SUBDISTRICT)
	TURF VALLEY PODS B & C	PODS B & C	S-04-012	115*															
	GREEN OVERLOOK AT TURF VALLEY	PODS B & C	P-06-010	69*												1		1	
[VANTAGE CONDIMINIUMS AT TURF VALLEY		F-08-057	69*			1		ļ. <u></u>						69 UNITS				69 UNITS (RESIDENTIAL SUBDISTRICT)
	FAIRWAYS AT TURF VALLEY	POD F	SP-06-013							•					04.10	40.17.77			AT IMPTO (DECIDENTIAL CURRENTS)
ļ	FAIRWAYS AT TURF VALLEY, PHASE I	PHASE I, POD F	F-07-158	47			<u> </u>	ļ			ļ				31 UNITS**	16 UNITS	00.111170		47 UNITS (RESIDENTIAL SUBDISTRICT)
ļ	FAIRWAYS AT TURF VALLEY, PHASE II	PHASE II, POD E-1	SP-08-006														33 UNITS		l s
ļ	FAIRWAYS AT TURF VALLEY, PHASE III	PHASE III, POD F	SP-08-005				<u> </u>		1		-	-				<u> </u>	18 UNITS		
- 1	TURF VALLEY CLUBHOUSE	PHASE I, POD L	S-08-001	128		<u>l</u> .	<u> </u>	l	<u> </u>		<u> </u>		1			[128 UNITS	<u> </u>	

NOTE: *46 UNITS TRANSFERRED FROM PODS 8 & C TO POD F PURSUANT TO THE CONFIRMATION LETTER DATED 12/21/05 FROM MARSHA MCLAUGHLIN, DIRECTOR, DEPARTMENT OF PLANNING AND ZONING

**FIFTEEN UNITS WERE DELETED ON THE FINAL PLANS. F-07-158. DUE TO PLAN REVISIONS.

TURF VALLEY - RESIDENTIAL PHASING PLAN





VICINITY MAP

		BEN	ICHMAR	KS
NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
16IB	590,475.2538	1,344,753.9350	469.892	11.5' SOUTHWEST OF WBL RT. 40, 20.8' WEST OF PK NAIL IN SHOULDER, 66.4' SOUTH OF LAST POST IN GUARDRAIL
17AB	598,435.249	1,348,615.2482	508.469	SE OF INTERSECTION OF RTE. 99 AND WETHERBURN ROAD, 14.8' WEST OF FENCE POST, 35' NE OF MANHOLE

	SHEET INDEX
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY ROAD PROFILE
3	PRELIMINARY EQUIVALENT SKETCH PLAN
4	PRELIMINARY GRADING, SEDIMENT AND EROSION CONTROL PLAN
5	STORM DRAIN DRAINAGE AREA MAP
6	PRELIMINARY LANDSCAPE PLAN
7	FOREST CONSERVATION PLAN
8	FOREST CONSERVATION PLAN - OFFSITE FCE
9	FOREST CONSERVATION PLAN - OFFSITE FCE

٠		SITE ANALYSIS	DATA CHART				
	TOTAL PROJECT AREA 3.28 AC±	AREA OF SUBMISSION 3.28 AC.±	DISTURBED AREA 178,556 SF±	PRESENT ZONING PGCC-1			
	PROPOSED USE RESIDENTIAL	FLOOR SPACE PER USE NA	TOTAL UNITS ALLOWED 18	TOTAL UNITS PROPOSED 18			
	MAX. # EMPLY/TENANTS NA	PARKING SPACES REQ. 2 PER DWELLING	PARKING SPACES PROV. 2 PER DWELLING	HC SPACES PROVIDED NA			
	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED *	REC. O.S. REQUIRED NA	REC. O.S. PROVIDED NA			
	BUILDING COVERAGE 45,176 SF±	FLOOR AREA RATIO NA	S-86-013; S-94-045; S-04-0 F-94-006; F-96-107; F-96-15 SDP-95-121; CONTR.#44-1 CONTR. #24-4485-D; CON	50; F-96-151; F-07-158; 562-D, CONTR.#24-3549-D;			

*SEE GENERAL NOTE NO. 7

1	
ROAD NAME CLASSIFICATION PAVING TYPE DESIGN SPEED LIMITS OF CONSTRUCTION RM	200
VERDI COURT ACCESS STREET P-2 30 3+09.43 TO 6+56.49 50'	

STF	REET LIGHT	TABLE	
FIXTURE TYPE	POLE TYPE	LOCATION	STREET
100 WATT HPS VAPOR PREMIER POST TOP MOUNTED	14' BLACK FIBERGLASS	Ç STA. 3+63 15' LEFT	VERDI COURT
100 WATT HPS VAPOR PREMIER POST TOP MOUNTED	14' BLACK FIBERGLASS	Ç STA. 6+58 0′	VERDI COURT
NOTE: LIGHT POLE LOCATION			

OWNER/DEVELOPER

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

COVER SHEET

FAIRWAYS AT TURF VALLEY

PHASE III LOTS 85-102, OPEN SPACE LOTS 103-105 & GOLF OPEN SPACE LOT 106 POD 'F' SECTION IV: RESIDENTIAL PHASE IV E A RESUBDIVISION OF FAIRWAYS AT TURF VALLEY PHASE I

2ND ELECTION DISTRICT

NON-BUILDABLE BULK PARCEL D PART OF PARCELS 8 AND 706 HOWARD COUNTY, MARYLAND

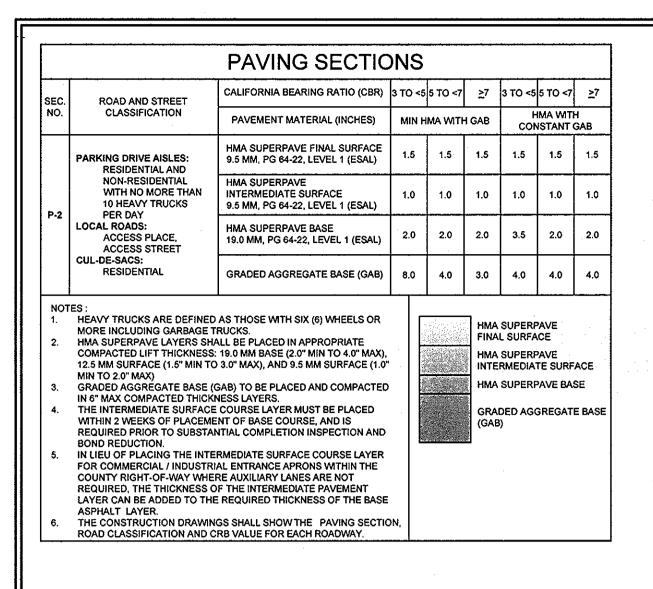


Sill · Adcock & Engineers · Surveyors · Planners

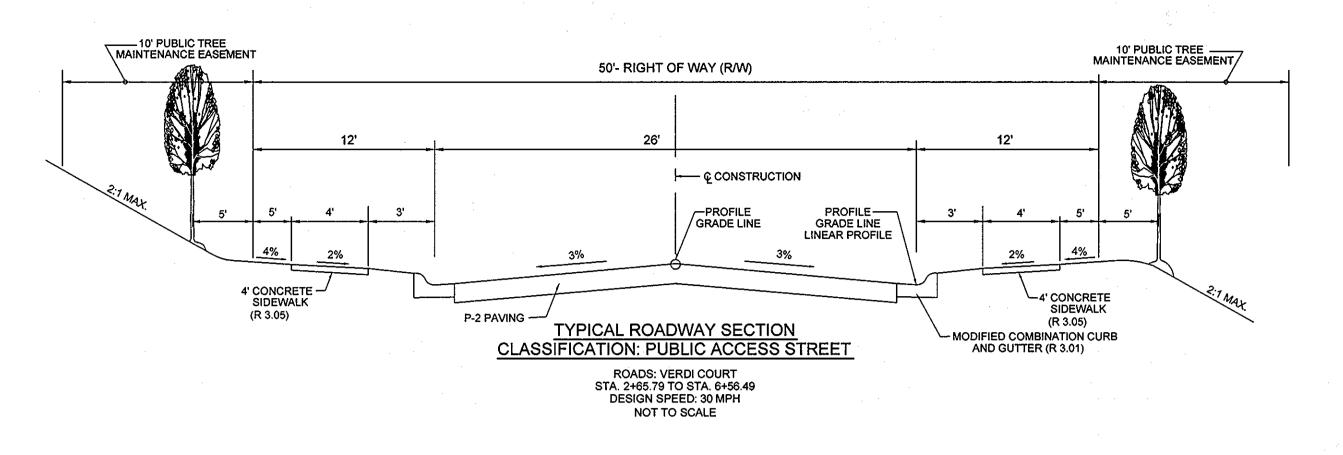
DRAWN BY: MRM CHECKED BY: PS SCALE: AS SHOWN DATE: <u>JANUARY 31, 2009</u> PROJECT#: _____06-025 SHEET#: 1 of 9

SP-08-005

DESIGN BY: PS



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING



OWNER/DEVELOPER

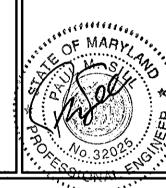
MANGIONE ENTERPRISES OF TURF VALLEY, LP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410.825.8400

PRELIMINARY ROAD PROFILE VERDI COURT FAIRWAYS AT TURF VALLEY

PHASE III LOTS 85-102, OPEN SPACE LOTS 103-105 & GOLF OPEN SPACE LOT 106 POD 'F' SECTION IV : RESIDENTIAL PHASE IV E A RESUBDIVISION OF FAIRWAYS AT TURF VALLEY PHASE I NON-BUILDABLE BULK PARCEL D

TAX MAP 16 GRID 16
2ND ELECTION DISTRICT

PART OF PARCELS 8 AND 706 HOWARD COUNTY, MARYLAND



Sill · Adcock & Associates · LLC

Engineers · Surveyors · Planners
3300 North Ridge Road, Suite 160
Ellicott City, Maryland 21043
Phone: 443.325.7682 Fax: 443.325.7685

DESIGN BY: PS

DRAWN BY: MRM

CHECKED BY: PS

SCALE: AS SHOWN

DATE: JANUARY 31, 2009

PROJECT #: 06-025

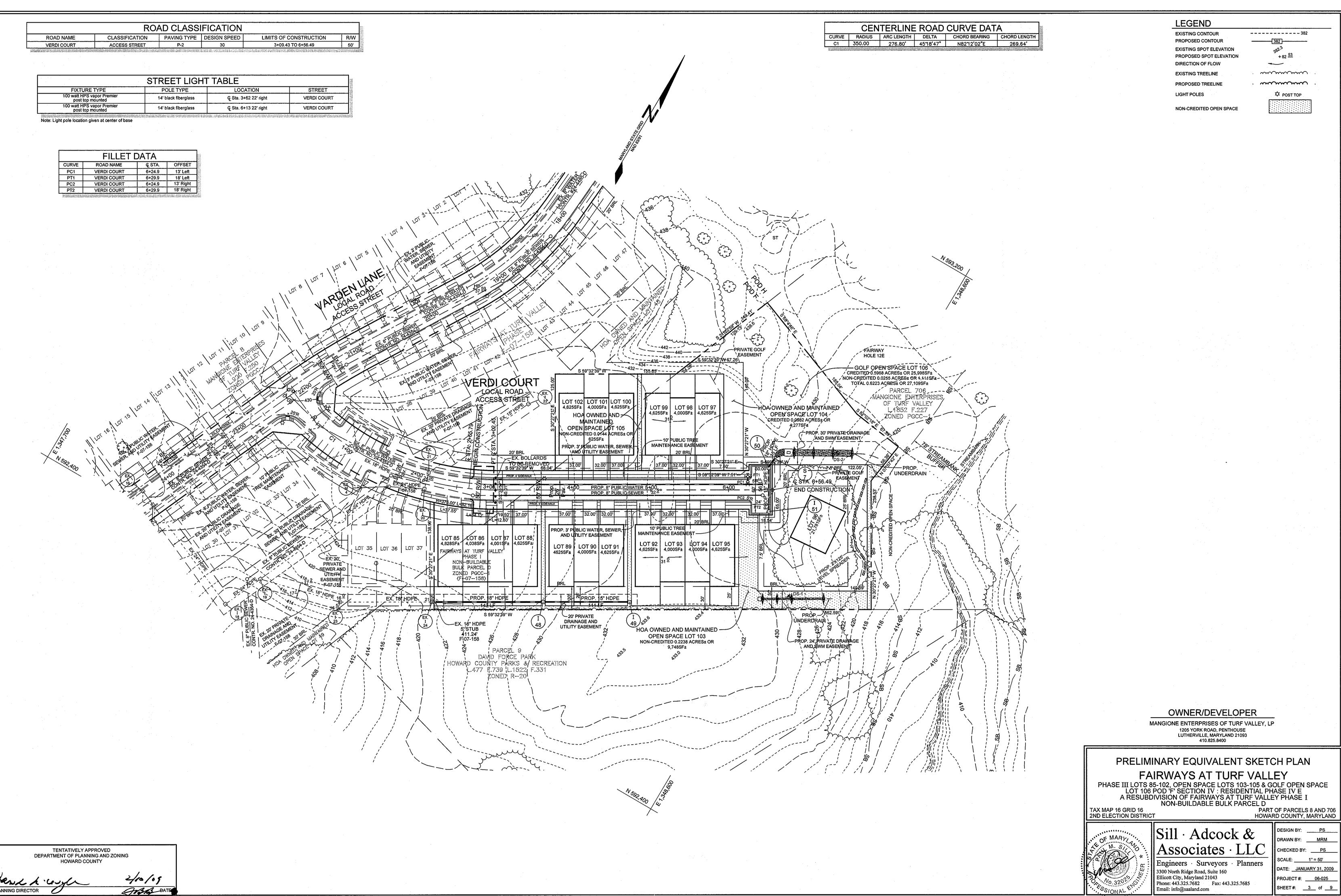
SHEET #: 2 OF 9

Email: info@saaland.com HIGH POINT ELEV = 432.61 PVI STA = 5+15.48 PVI ELEV = 434.11 SSD = 209.88' CORRECTION = -1.50' 150.00' VC LOW POINT STA = 2+10.47 PVI STA = 2+10.47 PVI ELEV = 421.91 CORRECTION = +2.65 _EXISTING-265.00' VC GROUND AT GROUND AT PGL EXISTING GROUND AT-VERDI COURT

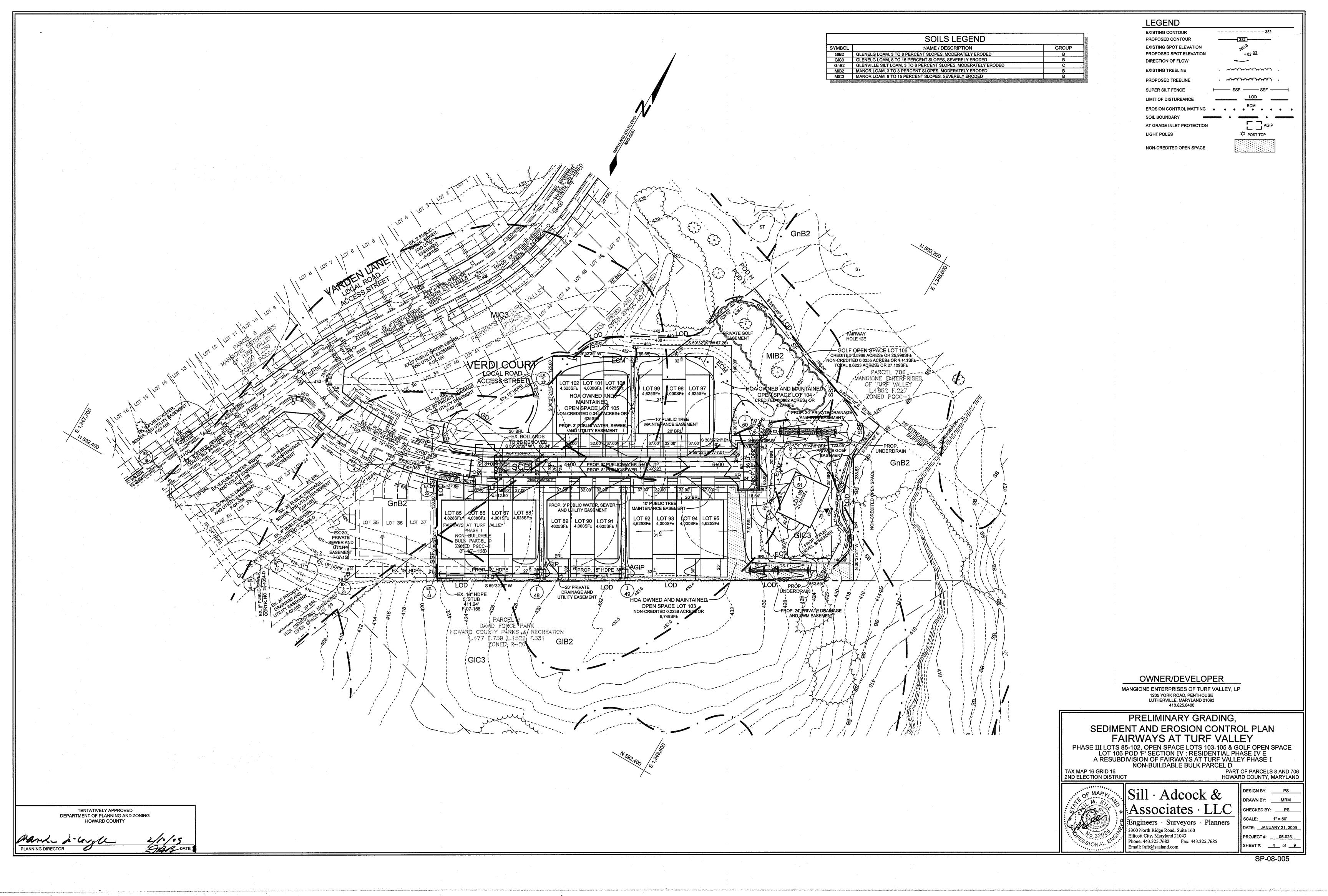
(PUBLIC ACCESS STREET)

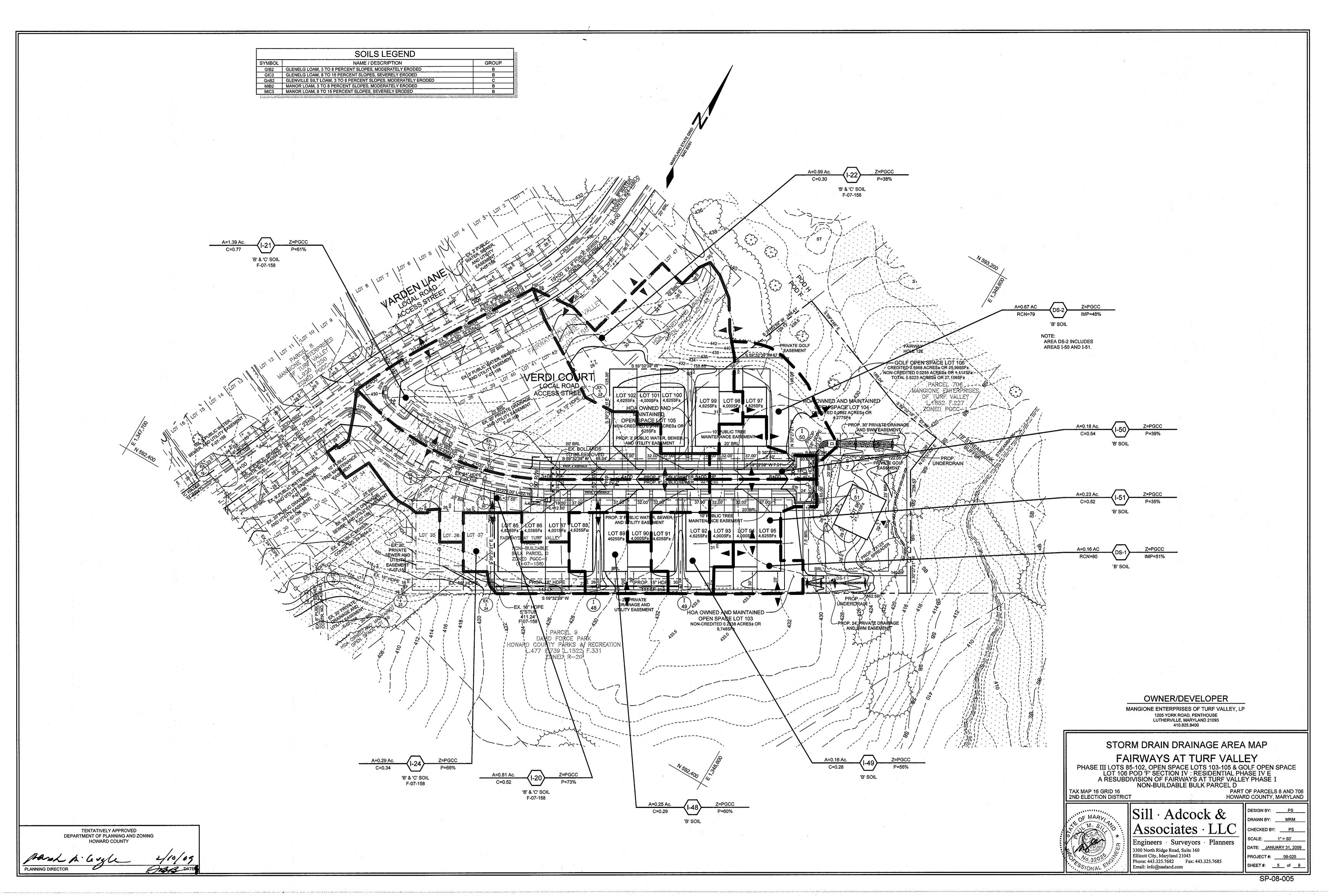
DESIGN-SPEED: 30MPH

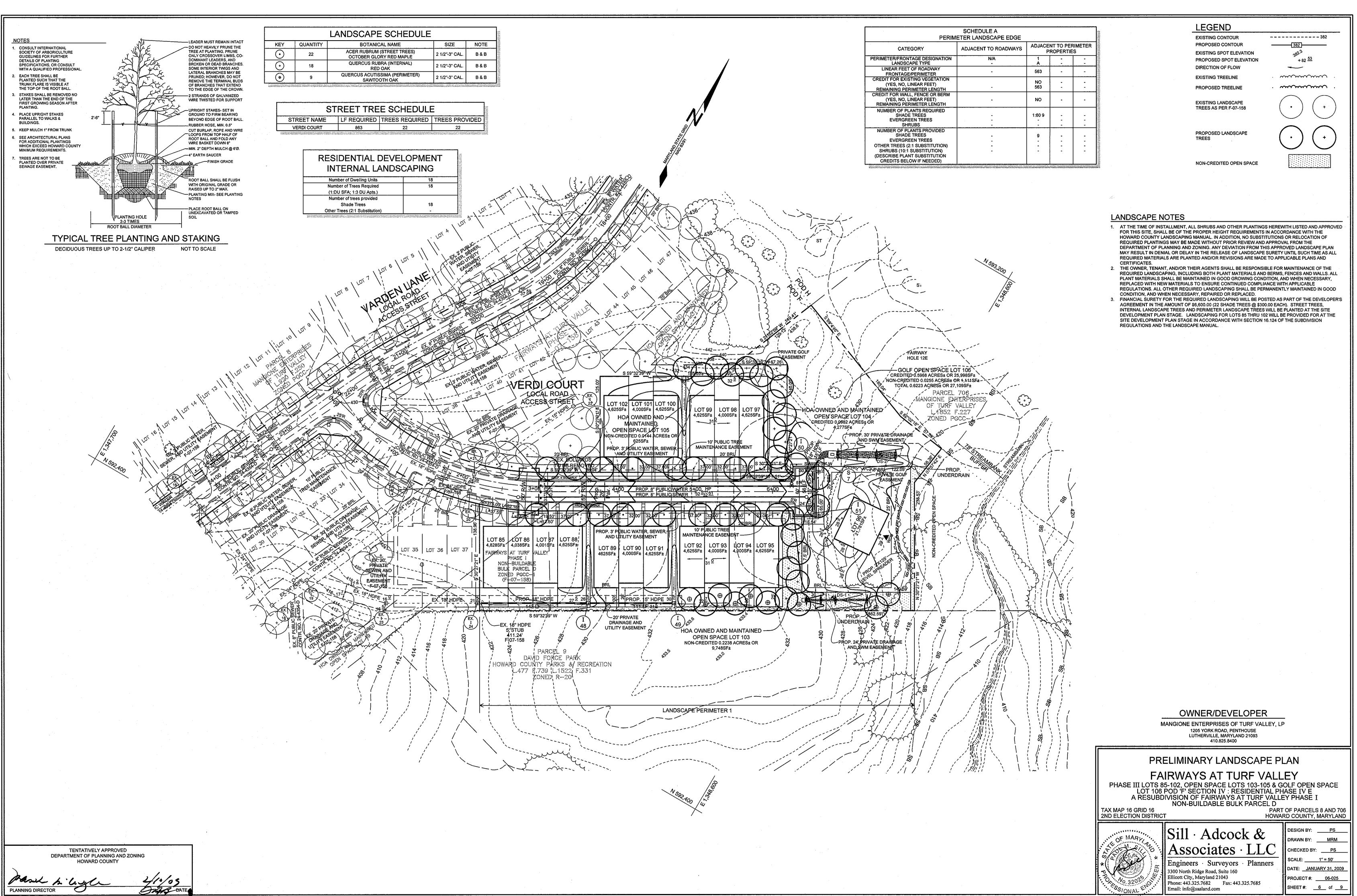
ROAD PROFILE
SCALE- HORIZONTAL: 1"=50"



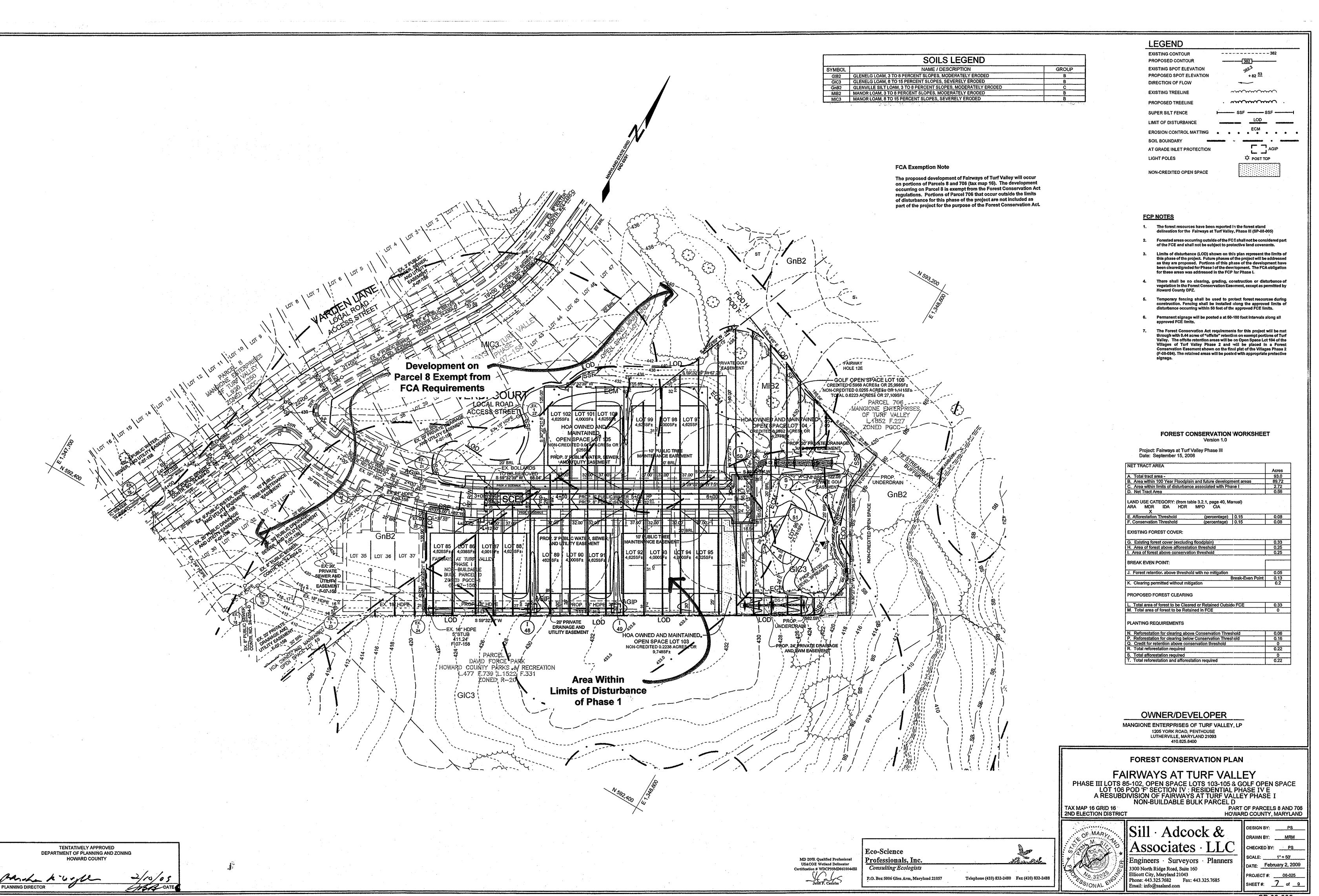
SP-08-005







SP-08-005



SP-08-005

CONSTRUCTION PERIOD PROTECTION PROGRAM

A. Forest Protection Techniques

1. Soil Protection Area (Critical Root Zone)

The soil protection area, or critical root zone, of a tree is that portion of the soil column where most of a its roots may be found. The majority of roots responsible for water and nutrient uptake are located just below the soil surface. Temporary fencing shall be placed around the critical root zone of the forest in areas where the forest limits occur within 25 feet of the limit of disturbance.

Fencing and Signage

Existing forest limits occurring within 25 feet of the limits of disturbance shall be protected using temporary protective fencing. Permanent signage shall be placed around the afforestation area prior to plant installation, as shown on the plan.

Upon staking of limits of disturbance a pre-construction meeting will be held between the developer, contractor and appropriate County inspector. The purpose of the meeting will be to verify that all sediment control is in order, and to notify the contractor of possible penalties for non-

C. Storage Facilities/Equipment Cleaning

All equipment storage, parking, sanitary facilities, material stockpiling, etc. associated with onstruction of the project will be restricted to those areas outside of the proposed Forest Conservation Easement. Cleaning of equipment will be limited to area within the LOD of the proposed homesites. Wastewater resulting from equipment cleaning will be controlled to prevent runoff into environmentally

D. Sequence of Construction

The following timetable represents the proposed timetable for development of the subject property. The items outlined in the Forest Conservation Plan will be enacted within two (2) years of subdivision approval.

Below find a proposed sequence of construction.

 Install all signage and sediment control devices.
 Hold pre-construction meeting between developer, contractor and County inspector. 3. Build access roads, install water and sewer, and construct houses. Stabilize all disturbed areas accordingly.

4. Remove sediment control. 5. Hold post-construction meeting with County inspectors to assure compliance with FCP. Submit Certification of Retention.

E. Construction Monitoring

Eco-Science Professionals, or another qualified professional designated by the developer, will monitor construction of the project to ensure that all activities are in compliance with the Forest Conservation Plan.

Upon completion of construction, Eco-Science Professionals, or another qualified professional designated by the developer, will notify the County that construction has been completed and arrange for a post-construction meeting to review the project site. The meeting will allow the County inspector to verify

POST-CONSTRUCTION MANAGEMENT PLAN

Howard County requires a two year post-construction management plan be prepared as part of the Forest Conservation Plan. The plan goes into effect upon acceptance of the construction certification of completion by the County. Eco-Science Professionals, or another qualified professional designated by the developer, will be responsible for implementation of the post-construction management plan.

The following items will be incorporated into the plan for the subject property:

A. Fencing and Signage

Permanent signage indicating the limits of the retention/planting area shall be maintained.

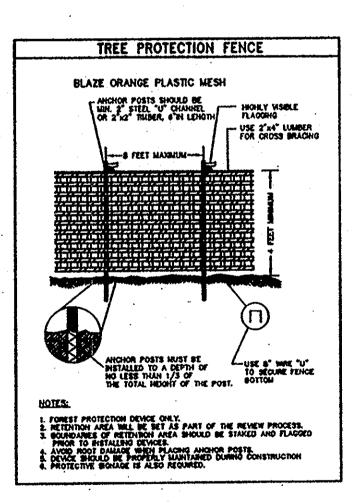
B. General Site Inspections Site inspections will be performed to insure that retention of the forest is met in accordance with this plan and that the forest edge remains healthy and stable.

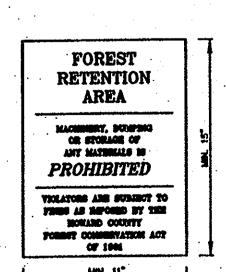
The developer will provide appropriate materials to property owners informing them of the location and purpose of the forest conservation easement. Materials may include site plans and information explaining the intent of the forest conservation law.

At the end of the two year post-construction management period, Eco-Science Professionals, or another qualified professional, will submit to the administrator of the Howard County Forest Conservation Program certification that all retention/afforestation requirements have been met. Upon acceptance of this certification, the County will release the developer from all future obligations and release the developer's

FOREST CONSERVATION FASEMENTS

Easements are a legal means of providing permanent protection of forests, farmland and open space. In accordance with the criteria outlined in the Howard County Forest Conservation Manual, a forest conservation easement will be recorded for the retention areas the subject property. Submission of the easements for recordation will occur prior to commencement of construction activitie





Forest onservation Area REFORESTATION PROJECT Trees For Your Future LIIN. 11"

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING

Fairways at Turf Valley **Forest Conservation Credit Calculations**

Phase	Proposed onsite Retention	Reforestation/ Afforestation Required	Reforestation/ Afforestation Credit Provided Offsite*	FCE Credit Recorded but not Utilized by Phase and location of FCE easement**
Phase 1	0.3 acres	2.8 acres	3.52 acres	0.22 acres reforestation 1.0 acres retained forest Plat of Revision Parcel D - F-09-22
Phase 2	0 acres	1.12 acres	1.12 acres	0 acres
Phase 3	0 acres	0.22 acres	0.22 acres	0.48 acres retained forest Open Space Lot 104, Villages of Turf Valley Phase 2
	*			
	Total FCE	credit not yet util	ized for project	0.96 acres FCE credit

FOREST CONSERVATION NOTES:

PARCEL 401: THE TOTAL FOREST CONSERVATION OBLIGATION AMOUNT OF 4.48 CRES SHALL BE MET BY THE RETENTION OF 2.03 AC. OF NET TRACT AREA FOREST WITHIN A FOREST CONSERVATION EASEMENT ON PARCEL 401 AND BY THE OFFSME RETENTION OF 4.90 AC. OF FOREST WITHIN A FOREST CONSERVATION EASEMENT OF WHICH ONLY 2.45 AC. IS CREDITED (SINCE THIS RETENTION IS OFFISITE IT IS CREDITED AT 2:1 RATIO). FINANCIAL SURETY FOR THE REQUIRED FOREST CONSERVATION HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREFMENT IN THE AMOUNT OF \$42,888.80 (\$0.20 PER SOLLARE FOOT) JEE FCP NOTE ? PARCEL 8 4-594: THIS PORTION OF THE PROJECT IS EXEMPT FROM HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS UNDER SECTION 16.1202(b) OF THE COUNTY CODE SINCE IT IS A PLANNED UNIT DEVELOPMEN ONDER S-86-13.

2. ANY FOREST CONSERVATION EASEMENT (FCE) AREA SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF HOWARD COUNTY WHICH RESTRICT THE DISTURBANCE AND USE OF THESE AREAS.

3. THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 18.1200 OF THE HOWARD COUNTY CODE, FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED

4. LIMITS OF DISTURBANCE SHALL BE RESTRICTED TO AREAS OUTSIDE THE LIMIT OF TEMPORARY FENCING OR THE FCE BOUNDARY, WHICHEVER IS GREATER. 5. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENT, EXCEPT AS PERMITTED BY HOWARD COUNTY DPZ.

6. NO STOCKPILES, PARKING AREAS, EQUIPMENT CLEANING AREAS, ETC. SHALL OCCUR WITHIN AREAS DESIGNATED AS FOREST CONSERVATION EASEMENTS.

7. TEMPORARY FENCING SHALL BE USED TO PROTECT FOREST RESOURCES DURING CONSTRUCTION. THE FENCING SHALL BE PLACED ALONG ALL FCE RETENTION BOUNDARIES WHICH OCCUR WITHIN 15 FEET OF THE PROPOSED LIMITS OF DISTURBANCE.

8. PERMANENT SIGNAGE SHALL BE PLACED 50-100' APART ALONG THE BOUNDARIES OF ALL AREAS INCLUDED IN FOREST CONSERVATION EASEMENTS. 9. PORTIONS OF THE SITE OCCURRING WITHIN THE 100-YEAR FLOODPLAIN ARE NOT INCLUDED AS PART OF THE NET TRACT AREA OF THE SITE. AREAS OF FLOODPLAIN FOREST OCCURRING WITHIN THE LIMITS OF A FOREST CONSERVATION EASEMENT WILL BE PROTECTED BY THE EASEMENT RESTRICTIONS BUT HAVE NOT BEEN CREDITED TOWARD THE PROJECTS FCA

10. THE FOREST CONSERVATION WATERSHED FOR THIS PROJECT IS THE LITTLE PATUXENT RIVER (UPPER) #2131105A.

11. THERE ARE NO RARE, THREATENED OR ENDANGERED SPECIES LOCATED ON THIS SITE. THERE ARE NO SPECIMEN OR CHAMPION TREES LOCATED ON THIS SITE. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HISTORIC STRUCTURES LOCATED ON THIS SITE.

12. THE PROTECTIVE SIGNAGE SHALL STAY ON-SITE IN PERPETUITY.

		Parcel 4	01, Villages at Tu	rf Valley, Ph	ase 2		
			Retention credited	Non-credited		Priority	Total Easement
Easement #	·	Retention	toward obligation	retention	Planting	Areas	Area
1		0.23	0.23	0	0	0.10	0.23
2	Onsite credit at	1.54	1.54	0.08	ō	Ö	1.62
- - - - 	1:1	0.26	0.26	Ö	0	0.24	0.28
<u> </u>		2.52	1.26	0	0	0.42	2.52
5		0.56	0.28	0.26	ō	0.76	0.82
6	Offsite credit at 2:1	0.80	0.40	Ō	Ō	0.71	0.80
····· - 7 ···		0.23	0.115	Õ	Ō	Ō	0.23
8		0.79	0.395	Ö	0	0.12	0.79
TOTALS		6.93	4.48	0.34	0	2.35	7.27
	*Àil areas are in a	acres	and the second second				
	• • • • • • • • • • • • • • • • • • • •						a ag igun appar mi ná thái dhi à
				<u> </u>			<u> </u>
		Forest (Conservation (Summary -	Table		
,			ys at Turf Valley,			•	·
			Retention credited	Non-credited		Priority	Total Easement
Easement #		Retention	toward obligation	retention	Planting	Areas	Area
	Offsite credit at	}			,		
9	2:1	1.74	0.87	0.21	0.71	0.84	2.63

OFFSITE FCE NOTES:

Fairways at Turf Valley, Phase II

Note the 1.12 acre reforestation obligation for Fairways at Turf Valley, Phase II will be met in FCE #9. This obligation will be met by 0.71 acres of reforestation and 0.82 acres of offsite retention.

Fairways at Turf Valley, Phase III

The 0.22 acre reforestation obligation for Fairways at Turf Valley, Phase III will be met by retaining 0.44 acres of offsite retention in FCE #9.

FCE #9 has 0.48 acres of retention (0.24 acres of offsite retention credit) that is not being utilized by Fairways at Turf Valley II and III.

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

FOREST CONSERVATION PLAN - OFFSITE FCE FAIRWAYS AT TURF VALLEY

PHASE III LOTS 85-102, OPEN SPACE LOTS 103-105 & GOLF OPEN SPACE LOT 106 POD 'F' SECTION IV : RESIDENTIAL PHASE IV E A RESUBDIVISION OF FAIRWAYS AT TURF VALLEY PHASE I NON-BUILDABLE BULK PARCEL D

TAX MAP 16 GRID 16 2ND ELECTION DISTRICT

Email: info@saaland.com

Sill Adcock & Associates · LLC Engineers Surveyors Planners 3300 North Ridge Road, Suite 160 Ellicott City, Maryland 21043 Phone: 443,325,7682 Fax: 443,325,7685

SP-08-005

HOWARD COUNTY, MARYLAND

DRAWN BY:

DESIGN BY: PS

CHECKED BY: PS

DATE: February 2, 2009

PROJECT #: _____08-025___

SHEET#: 8 of 9

Eco-Science Professionals, Inc.

ECOLOGISTS CONSULTING

P.O. Box 5006 Glan Arm, MD 21057 (410) 592-6752

