

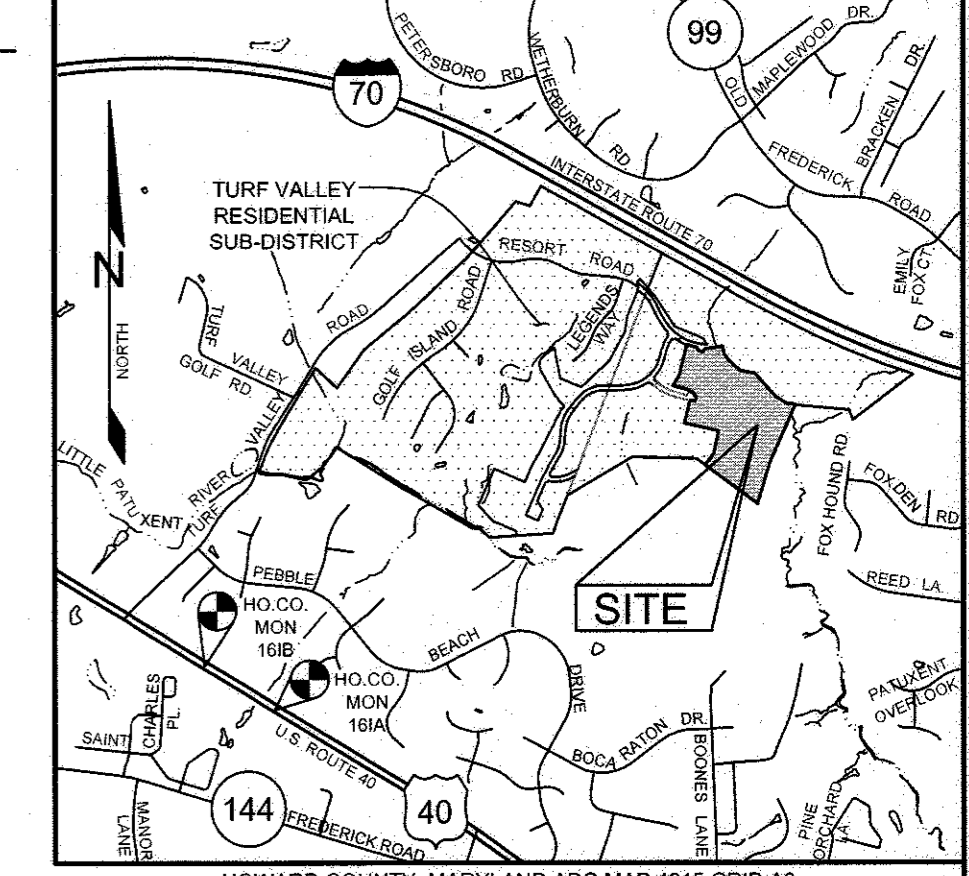
GENERAL NOTES

- 1. SUBJECT PROPERTY IS ZONED PGCC-1 PER THE 10/06/2013 COMPREHENSIVE ZONING PLAN. SKETCH PLAN APPROVAL DATE: 1/10/2011
2. GROSS AREA OF SITE SUBJECT TO SUBDIVISION = 24.14 AC. ±
3. AREA OF PROPOSED PUBLIC R/W: 2.10 AC ±
4. NUMBER OF PROPOSED BULKABLE LOTS: 72
5. AREA OF PROPOSED BULKABLE LOTS: 9.649 AC ±
6. NUMBER OF PROPOSED BULK PARCELS: 1
7. AREA OF PROPOSED BULK PARCEL: 3.74 AC ±
8. NUMBER OF OPEN SPACE LOTS: 4
9. AREA OF PROPOSED OPEN SPACE LOTS: 8.56 AC ±
10. OPEN SPACE REQUIRED: (15% OF GROSS AREA OF SITE SUBJECT TO SUBDIVISION): 24.14 AC. x 15% = 3.62 AC.
CREDITED OPEN SPACE PROVIDED: 7.06 AC ±
NON-CREDITED OPEN SPACE PROVIDED: 1.50 AC ±
TOTAL OPEN SPACE PROVIDED: 8.56 AC ±
11. OPEN SPACE LOTS 73-75 TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. OPEN SPACE LOT 76 WILL NOT RECEIVE CREDIT.
12. GOLF SPACE LOT 76 TO BE OWNED AND MAINTAINED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP
13. NON-BUILDABLE BULK PARCEL 'G' TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
14. NUMBER OF PROPOSED SINGLE FAMILY DETACHED LOTS: 30
15. NUMBER OF PROPOSED SINGLE-FAMILY ATTACHED LOTS: 42
16. THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
17. LOTS WILL BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER. PUBLIC WATER AND PUBLIC SEWER WILL BE EXTENDED FROM CONTRACT #24-4671-D, 24-4354-D, AND 20-1890-D.
18. SOILS HAVE BEEN TAKEN FROM THE NRCS WEB SOIL SURVEY WEBSITE.
19. EXISTING TOPOGRAPHY IS BASED ON WINGS AERIAL MAPPING CO., INC. WITH 2 FOOT CONTOUR INTERVAL ON OR ABOUT JANUARY, 2006.
20. BOUNDARY SURVEY PREPARED BY MILDENBERG, BOENDER & ASSOCIATES ON OR ABOUT MARCH, 2006.
21. THERE ARE NO HISTORIC STRUCTURES OR CEMETERIES WITHIN THE PROJECT BOUNDARY.
22. 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 BENCHMARK ENGINEERING, INC. DATED SEPTEMBER 2016. WETLANDS SHOWN ARE IN ACCORDANCE WITH THOSE SHOWN ON THE FOURTH AMENDMENT TO THE TURF VALLEY COMPREHENSIVE SKETCH PLAN (S-86-13, PB 368), APPROVED JULY, 28, 2006.
23. PREVIOUS HOWARD COUNTY FILE NUMBERS: S-11-004, ECP-11-062, SP-08-006, ECP-11-053, CONTR.#24-4671-D, CONTR.#24-4354-D, F-07-158, F-10-084, WP-09-211, WP-15-111.
24. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
25. 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 CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
26. GEOTECHNICAL EXPLORATION AND TESTING HAS BEEN PERFORMED BY HILLIS-CARNES IN APRIL, 2016. IF FUTURE INVESTIGATIONS SHOW SOIL CONDITIONS FOR ANY OF THE STORMWATER MANAGEMENT TREATMENTS SHOWN, EITHER UNDERDRAINS WILL BE PROVIDED OR A DIFFERENT PRACTICE WILL BE SUBSTITUTED.
27. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NUMBERS 161A AND 161B WERE USED FOR THIS PROJECT.
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 AREAS.
29. STORMWATER MANAGEMENT IS PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH THE 2000 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 MICRO-BIOTENTION, DRY WELLS, SHEET PILE TO CONSERVATION AREAS, AND PERVIOUS PAVEMENT. ALL FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED. SITE'S TARGET P6 AND RCN NUMBERS ARE MET BY THE USE OF THESE PRACTICES. THEREFORE CPV IS NOT REQUIRED. STORMWATER MANAGEMENT FOR A PORTION OF THIS DEVELOPMENT IS PROVIDED BY A REGIONAL STORMWATER MANAGEMENT POND CONSTRUCTED UNDER SDP-95-121. WQV, REV- AND CPV REQUIREMENTS FOR THE AREAS THAT DRAIN TO THE REGIONAL STORMWATER MANAGEMENT FACILITY ARE PROVIDED BY THAT FACILITY. SEE THE STORMWATER MANAGEMENT REPORT FOR SDP-95-121 FOR DESIGN COMPUTATIONS FOR THE REGIONAL STORMWATER MANAGEMENT FACILITY.
30. A PRELIMINARY FOREST CONSERVATION PLAN HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.1200 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE FOREST CONSERVATION MANUAL.
31. 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.
32. APPROVED PHASING CHART FOR THIS DEVELOPMENT IS ON RECORD IN DPZ FILES.
33. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES OR AGENCIES AT LEAST FIVE (5) WORKING DAYS BEFORE STARTING WORK SHOWN ON THESE PLANS:
STATE HIGHWAY ADMINISTRATION 410.531.5533
BOE (CONTRACTOR SERVICES) 410.850.4620
BOE (UNDERGROUND DAMAGE CONTROL) 410.787.9068
MISS UTILITY 1.800.257.7777
COLONIAL PIPELINE COMPANY 410.795.1390
HOWARD COUNTY, DEPT. OF PUBLIC WORKS, BUREAU OF UTILITIES 410.313.4900
HOWARD COUNTY HEALTH DEPARTMENT 410.313.2640
AT&T 1.800.252.1133
VERIZON 1.800.743.0033/410.224.9210
34. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
35. ANY DAMAGE TO PUBLIC RIGHT-OF-WAYS, PAVING OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
36. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
37. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
38. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY IN ADDITION TO MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
39. 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 CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
40. ALL HOPE PIPE SPECIFICATION AND INSTALLATION SHALL MEET AASHTO M-252 TYPE S, M-294 TYPE S AND ASTM D2321, RESPECTIVELY.
41. SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. DRIVEWAY PAVING TO BE HOWARD COUNTY STANDARD P-1 PAVING SECTION. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOIL TEST, PRIOR TO CONSTRUCTION.
42. TRAFFIC CONTROL DEVICES:
A) THE R-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.
43. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING REQUIREMENTS:
1) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
2) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM).
3) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS.
4) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H2S-LOADING).
5) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
6) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
44. ALL DITCHES AND SWALES WILL HAVE EROSION CONTROL MATTING.
45. FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$8,700 (14 SHADE TREES @ \$300.00 EACH, 30 EVERGREEN TREES @ \$150.00 EACH). STREET TREES AND INTERNAL LANDSCAPE TREES WILL BE PLANTED AT THE SITE DEVELOPMENT PLAN STAGE. LANDSCAPING FOR LOTS 1 THRU 42 WILL BE PROVIDED FOR AT THE SITE DEVELOPMENT PLAN STAGE IN ACCORDANCE WITH SECTION 16.124 OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL.
46. 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.
47. STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (2006), SECTION 5.5.A. A MINIMUM SPACING OF TWENTY FEET (20') SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE. SEE STREET LIGHT CHART, THIS SHEET.
48. THIS PROJECT IS SUBJECT TO THE CRITERIA ESTABLISHED BY THE SECOND AMENDMENT TO THE TURF VALLEY RESIDENTIAL SUBDISTRICT FINAL DEVELOPMENT PLAN, RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NUMBER 20266 AND 2028.
GENERAL NOTES CONTINUE THIS SHEET...

PRELIMINARY PLAN
TURF VALLEY, POD E-1
LOTS 1-72, OPEN SPACE LOTS 73-76 AND
NON-BUILDABLE BULK PARCEL 'G'
HOWARD COUNTY, MARYLAND

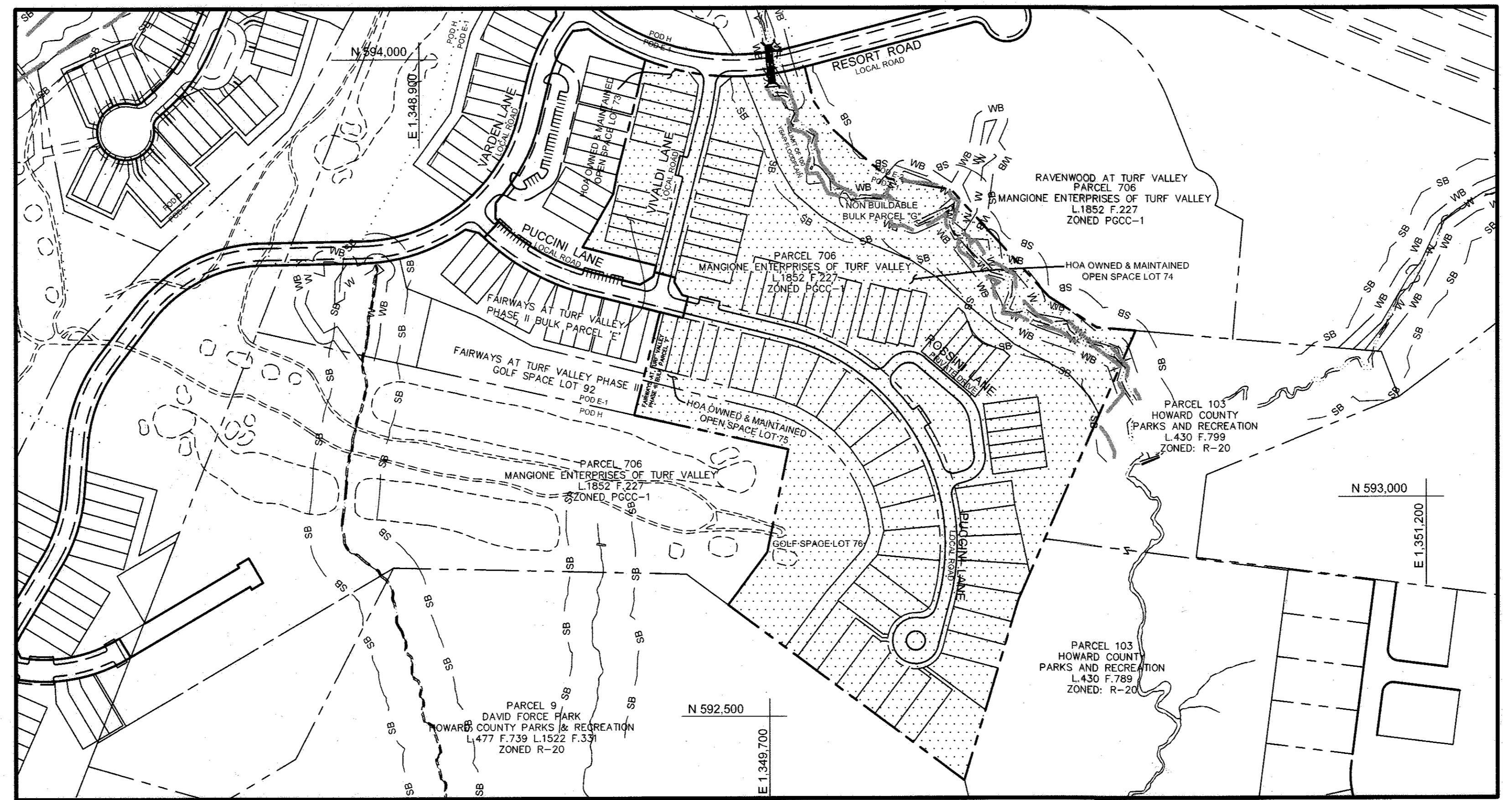
LEGEND

- EXISTING FLOODPLAIN
EXISTING STREAM BUFFER
EXISTING WETLAND BOUNDARY
EXISTING WETLAND BUFFER
EXISTING WETLANDS
EXISTING STREAM BANK



BENCHMARKS table with columns: NUMBER, NORTHING, EASTING, ELEVATION, DESCRIPTION. Includes benchmarks 161B and 161A.

SHEET INDEX table with columns: SHEET NO., DESCRIPTION. Lists sheets 1 through 9 covering cover sheet, road plan, profiles, grading, and landscape plans.



- GENERAL NOTES CONTINUED...
49. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PARKING LOTS INCLUDING PAVEMENT, STRIPING, CURB LITTER PICKUP AND SIDEWALKS.
50. A PRIVATE ROAD STREET NAME SIGN ASSEMBLY OR A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS' OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC CONTROL DIVISION AT 410-313-5752 FOR DETAILS AND COST ESTIMATES.
51. TURF VALLEY, POD E-1 (S-11-004) CONSTITUTES 74 UNITS/LOTS WHICH MET THE SKETCH PLAN MILESTONE DATES OF 12/10/09 THRU 9/9/11 FOR 74 OF THE 127 UNITS/LOTS. SECTION IV, RESIDENTIAL PHASE IV, AS ESTABLISHED BY THE REVISED PHASING PLAN DATED 7/14/08. THIS PLAN PROPOSES 72 UNITS/LOTS. THE 2 REMAINING UNITS FROM S-11-004 ARE BEING TRANSFERRED TO VILLAGES AT TURF VALLEY PHASE 3 (F-08-085) TO REPLACE SOME OF THE 35 UNITS WHICH TRANSFERRED TO VILLAGES AT TURF VALLEY PHASE 5.
52. WAIVER PETITION WP-15-111 APPROVED ON APRIL 1, 2015 APPROVING WAIVER TO SUBSECTION 16.1449(3)(ii) APPROVAL SUBJECT TO SUBMITTING PRELIMINARY PLANS TO THE DEPARTMENT OF PLANNING & ZONING ON OR BEFORE JUNE 5, 2016.
53. THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY BENCHMARK ENGINEERING, INC. IN SEPTEMBER 2016.
54. 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.
55. HOMEOWNER ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL THE HEAD-IN PARKING AREAS.
56. ALL DRIVEWAYS WILL BE CONSTRUCTED AS PER HO. CO. STD. DETAIL R-6.03.
57. THE DEPARTMENT OF PLANNING AND ZONING HAS DETERMINED THAT INSTALLATION OF THE SEWER IN THE STREAM BUFFER BETWEEN LOTS 37 AND 38 IS A NECESSARY DISTURBANCE IN ACCORDANCE WITH SUBSECTION 16.116(c) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

STORMWATER MANAGEMENT SUMMARY table with columns: CATEGORY, VALUE. Includes Gross Area of Property (24.14 ACS), Area Under Floodplain (3.22 ACS), etc.

HOUSING TYPE CHART table with columns: SINGLE FAMILY DETACHED LOTS, TOWNHOUSE. Shows 30 detached and 42 townhouses.

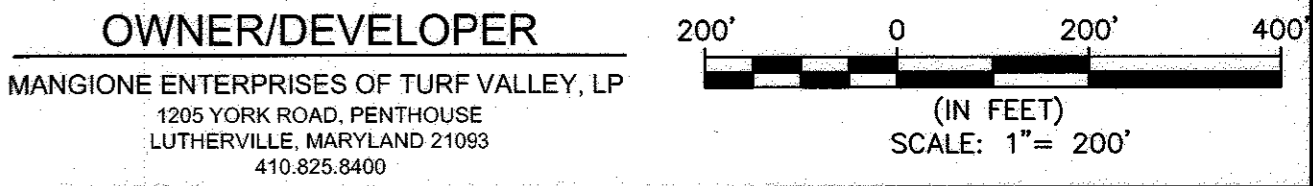
ROAD CENTERLINE DATA table with columns: LINE, LENGTH, BEARING. Shows data for line L1.

CENTERLINE ROAD CURVE DATA table with columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT, CHORD BEARING, CHORD LENGTH. Shows data for curves C1 through C6.

ROAD CLASSIFICATION table with columns: ROAD NAME, CLASSIFICATION, PAVING TYPE, DESIGN SPEED, LIMIT OF CONSTRUCTION, R/W. Shows classifications for Puccini Lane and Vivaldi Lane.

STREET LIGHT TABLE table with columns: FIXTURE TYPE, POLE TYPE, LOCATION, STREET. Shows lighting specifications for various streets.

PARKING TABULATION:
PARKING REQUIRED:
42 SINGLE-FAMILY ATTACHED (SFA) UNITS (2.3 SPACES PER UNIT) = 97
30 SINGLE-FAMILY DETACHED (SFD) UNITS (2 SPACES PER UNIT) = 60
PARKING PROVIDED:
SPACES WITHIN GARAGES/DRIVEWAYS OF SFA (2 SPACES EACH SFA) = 84
SPACES WITHIN THE PARKING LOTS = 15
TOTAL PARKING SPACES PROVIDED FOR SFA = 99
SPACES WITHIN GARAGES/DRIVEWAYS OF SFD (2 SPACES EACH SFD) = 60
TOTAL PARKING SPACES PROVIDED FOR SFD = 60



OWNER/DEVELOPER: MANGIONE ENTERPRISES OF TURF VALLEY, LP
1205 YORK ROAD, PENTHOUSE
LUTHERVILLE, MARYLAND 21093
410.825.8490
COVER SHEET
TURF VALLEY, POD E-1
LOTS 1-72, OPEN SPACE LOTS 73-76, NON-BUILDABLE BULK PARCEL G
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

Professional Engineer seal for KCI Technologies, Inc. and project details including date (NOVEMBER 11, 2016), project number (131600389), and sheet number (1 of 9).

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
PLANNING DIRECTOR: [Signature] DATE: 11-21-16

LEGEND

- EXISTING FLOODPLAIN
- EXISTING STREAM BUFFER
- EXISTING WETLAND BOUNDARY
- EXISTING WETLAND BUFFER
- EXISTING WETLANDS
- PROPOSED ROAD PAVEMENT
- EXISTING STREAM BANK
- PROP. PUBLIC SEWER
- PROP. PUBLIC WATER
- PROP. PUBLIC STORM
- PROP. PUBLIC EASEMENT
- PROP. SETBACK LINE
- PROPERTY LINE
- PROPOSED STREETLIGHT
- PROPOSED STREET SIGN

PARCEL 103
HOWARD COUNTY
PARKS AND RECREATION
L.430 F.799
ZONED: R-20

PARCEL 103 430/789
HOWARD COUNTY PARKS & RECREATION
ZONED R-20

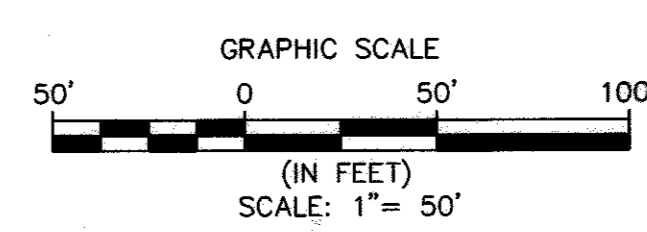
PARCEL 9
DAVID FORCE PARK
HOWARD COUNTY PARKS & RECREATION
L.477 F.739 L.1522 F.331
ZONED R-20

ROAD PLAN
TURF VALLEY, POD E-1
LOTS 1-72, OPEN SPACE LOTS 73-76, NON-BUILDABLE BULK PARCEL G
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 PART OF PARCEL 706
2ND ELECTION DISTRICT ZONED: PGCC-1 HOWARD COUNTY, MARYLAND

DESIGN BY: MG/SK
DRAWN BY: MG/SK
CHECKED BY: DVK
SCALE: 1"=50'
DATE: NOVEMBER 11, 2016
PROJECT #: 131600389
SHEET #: 2 of 9

KCI TECHNOLOGIES
ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS
3300 NORTH RIDGE ROAD
ELICOTT CITY, MD 21043
PHONE: (410) 203-9800
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www.kci.com



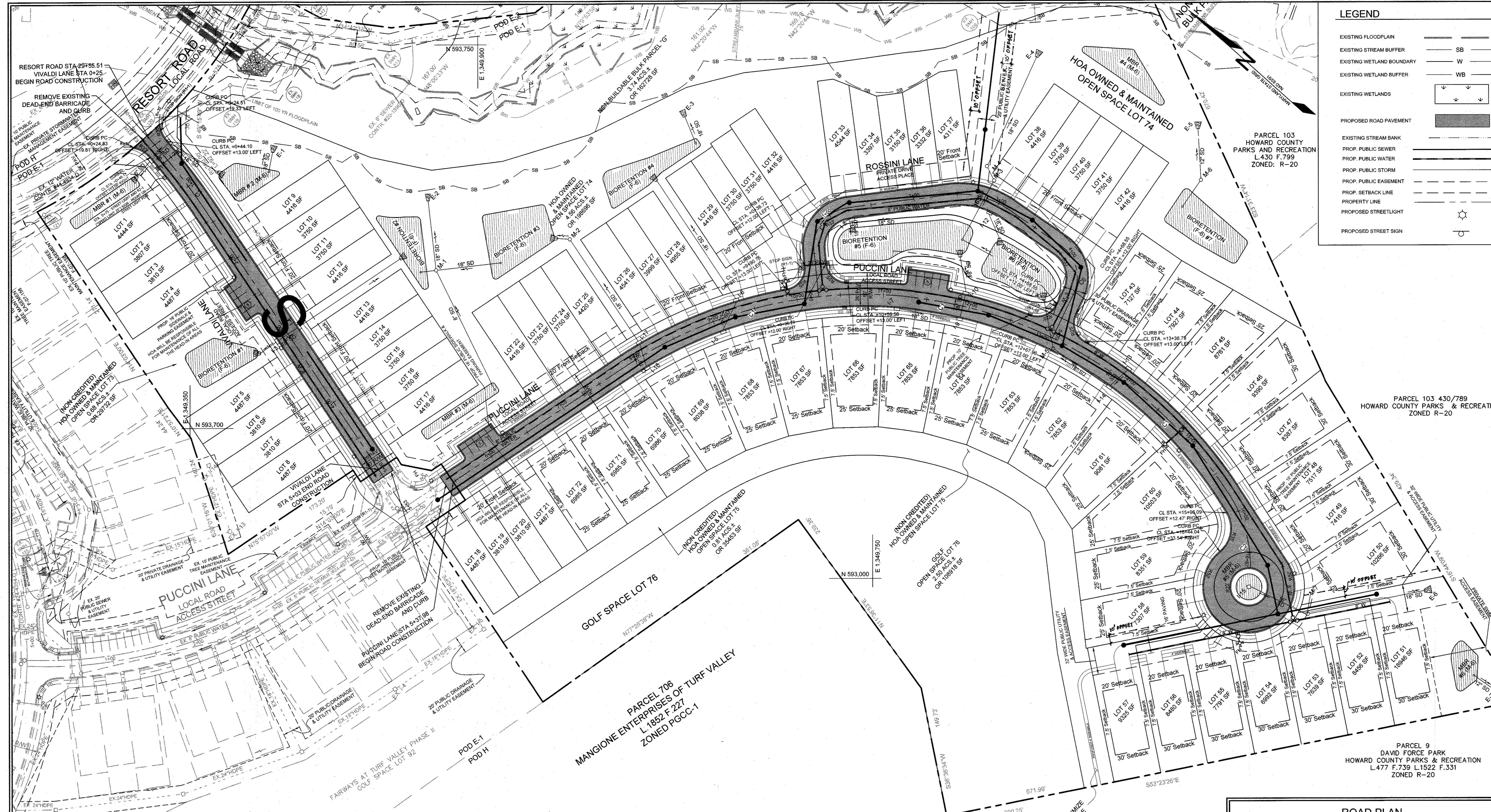
CENTERLINE ROAD CURVE DATA

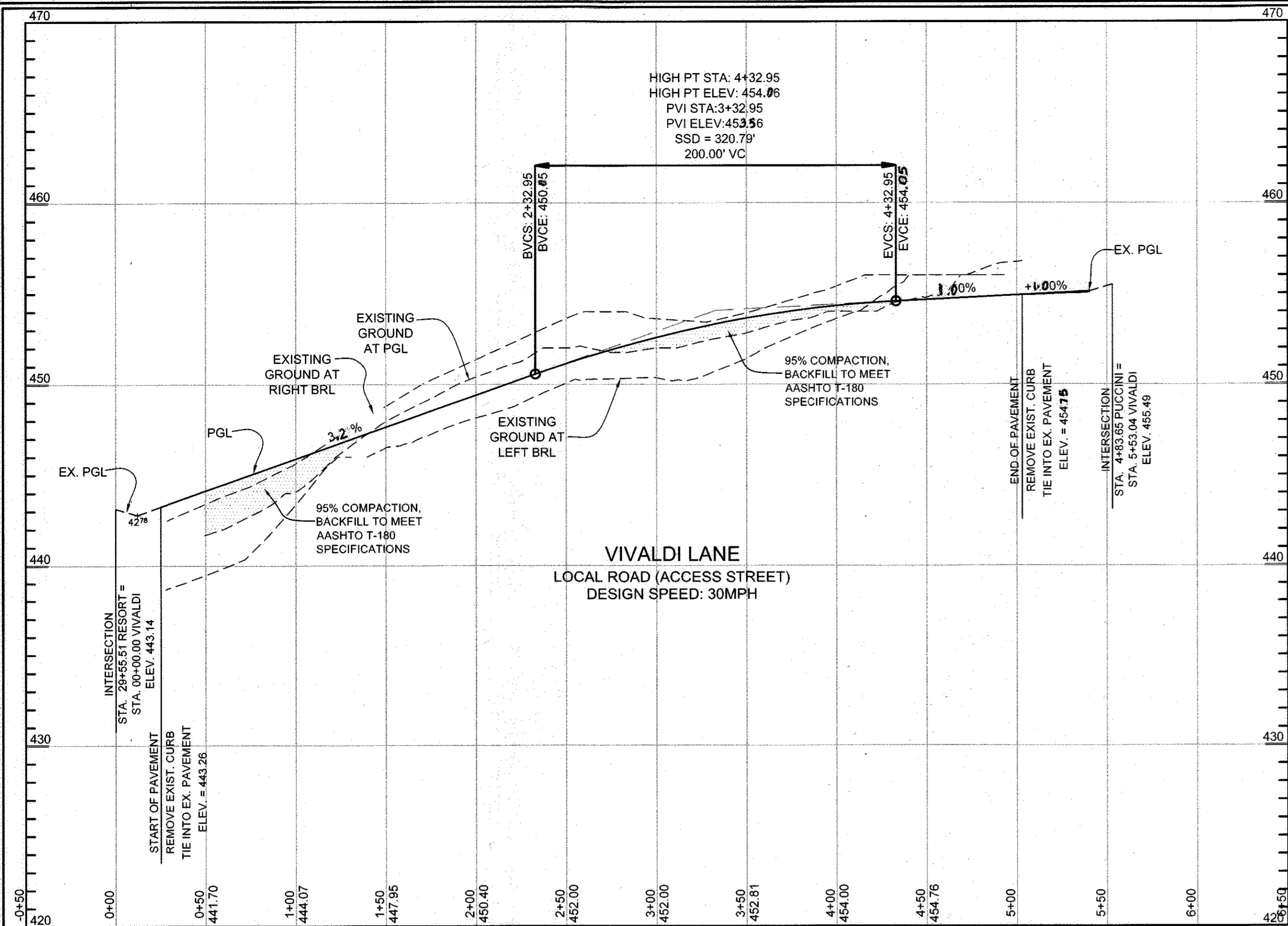
| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD BEARING | CHORD LENGTH |
|-------|---------|---------|-----------|---------|---------------|--------------|
| C1 | 791.27 | 500.00' | 90°40'22" | 505.88' | S 30°36'50" E | 711.25' |
| C2 | 115.45' | 163.94' | 40°20'58" | 60.25' | S 34°53'50" E | 113.08' |
| C3 | 102.99' | 765.00' | 07°48'57" | 51.60' | S 14°03'00" W | 102.91' |
| C4 | 99.44' | 45.00' | 88°24'52" | 60.25' | N 86°06'47" E | 62.75' |
| C5 | 73.69' | 100.00' | 42°13'06" | 38.61' | S 28°34'14" E | 72.03' |
| C6 | 63.72' | 45.00' | 81°08'00" | 38.52' | S 33°06'20" W | 58.53' |

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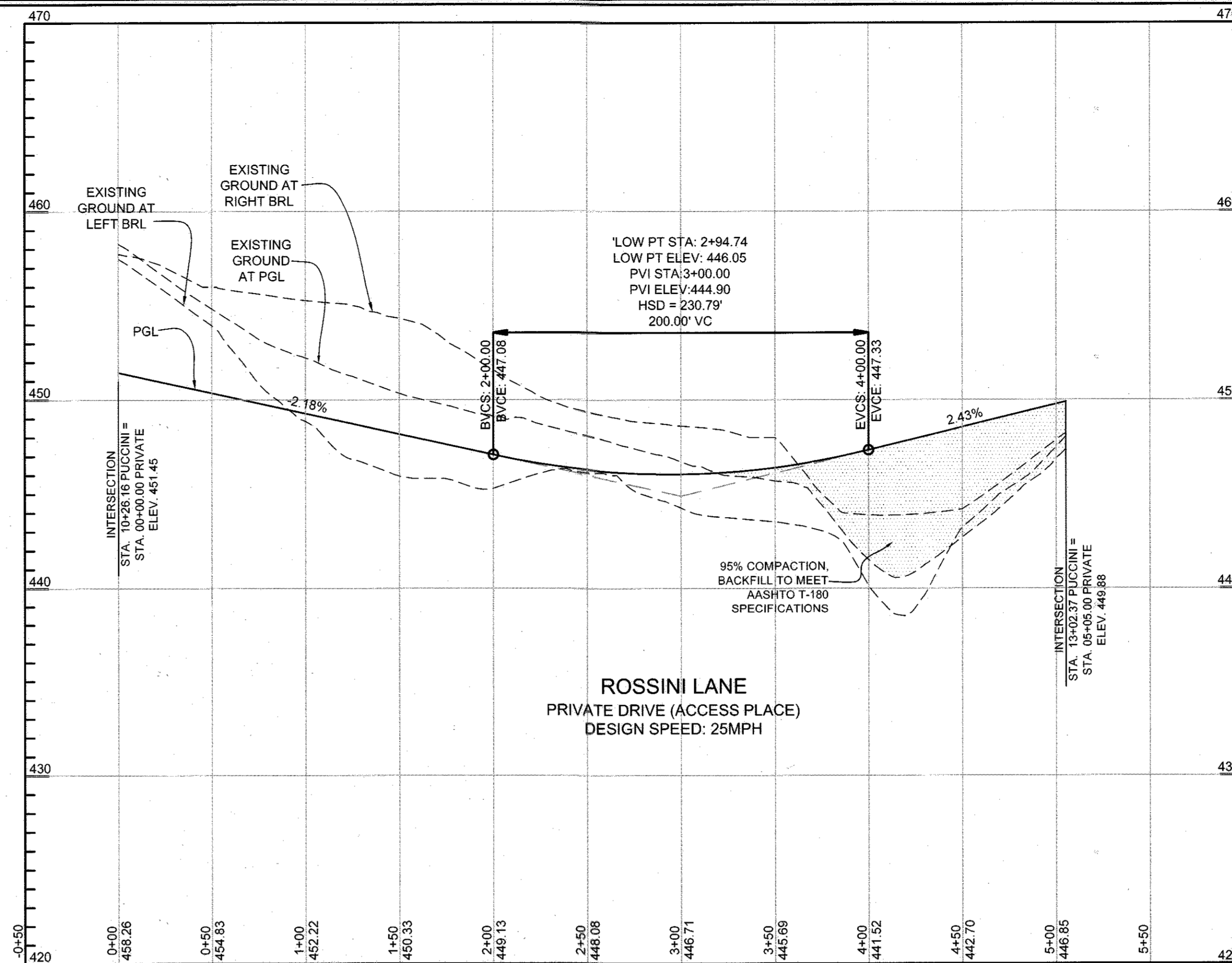
TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Valley Planning
PLANNING DIRECTOR
DATE: 11-21-16

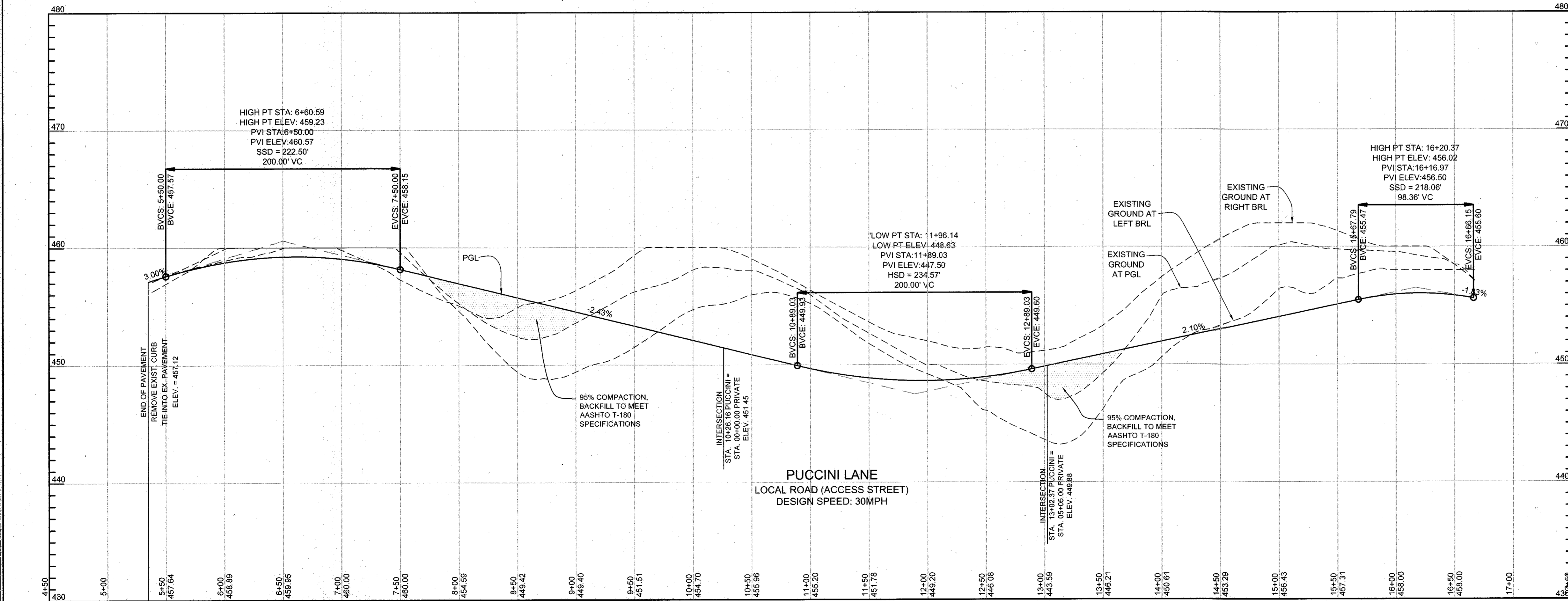




ROAD PROFILE - VIVALDI LANE
SCALE: HORIZONTAL: 1"=50'
VERTICAL: 1"=5'



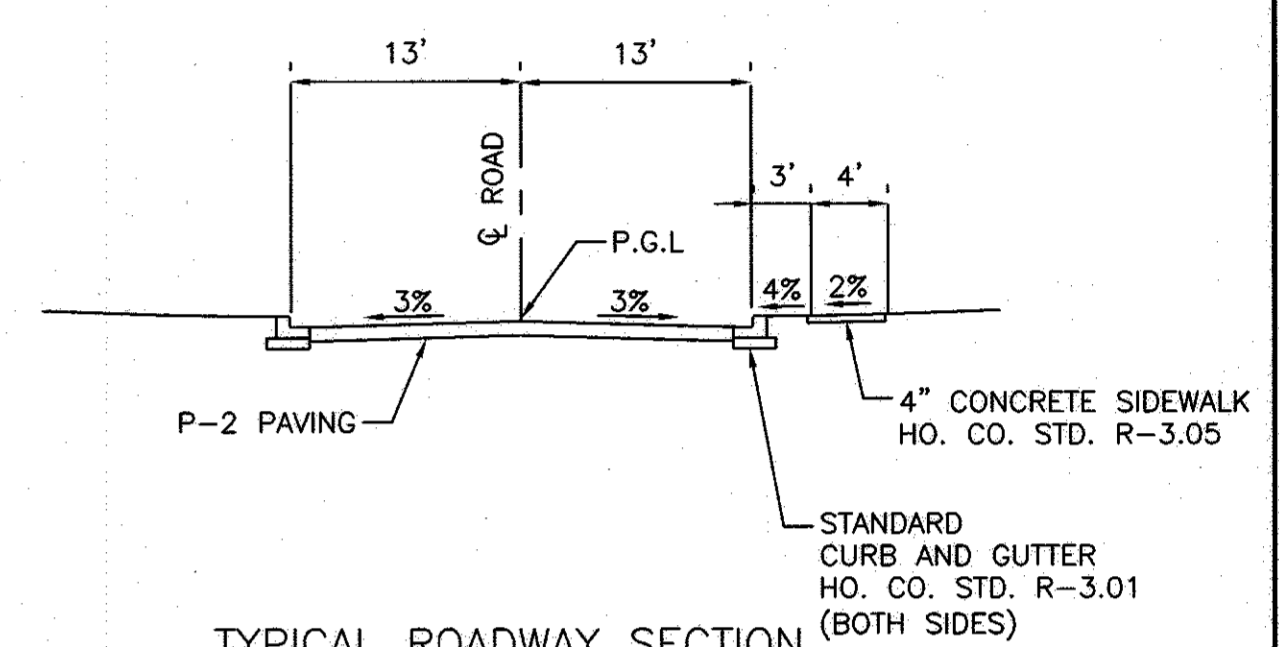
ROAD PROFILE - PRIVATE ROAD
SCALE: HORIZONTAL: 1"=50'
VERTICAL: 1"=5'



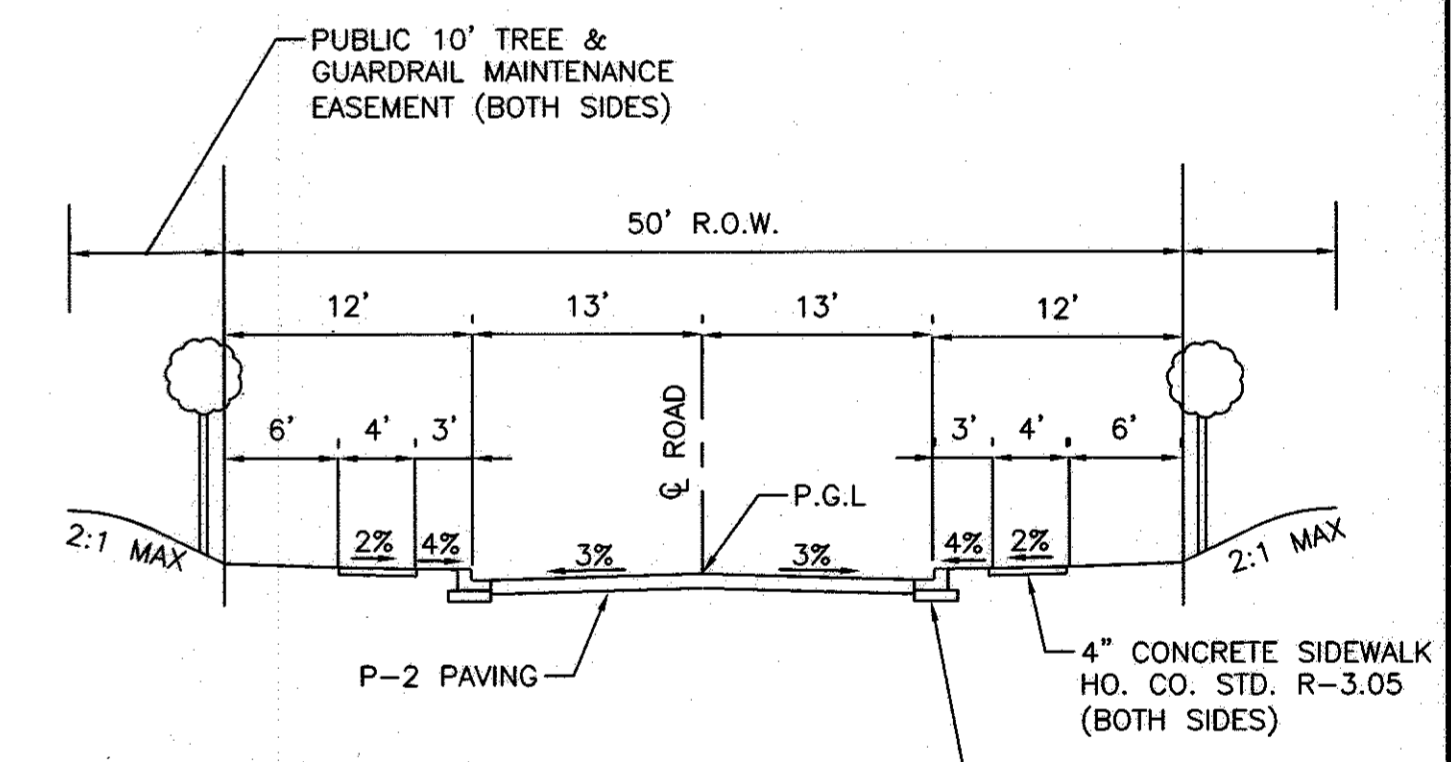
ROAD PROFILE - PUCCINI LANE
SCALE: HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

| PAVING SECTIONS | | | | | | |
|--|---|---|--------------|----------------|----------------|-----|
| SEC. NO. | ROAD AND STREET CLASSIFICATION | CALIFORNIA BEARING RATIO (CBR) | TO <5% TO <7 | 7 TO <8% TO <7 | 8 TO <8% TO <7 | 27 |
| P-2 | PARKING DRIVE AISLES: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY | HMA SUPERPAVE FINAL SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL) | 1.5 | 1.5 | 1.5 | 1.5 |
| | | HMA SUPERPAVE INTERMEDIATE SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL) | 1.0 | 1.0 | 1.0 | 1.0 |
| | | HMA SUPERPAVE BASE 19.0 MM, PG 64-22, LEVEL 1 (ESAL) | 2.0 | 2.0 | 2.0 | 2.0 |
| LOCAL ROADS: ACCESS PLACE, ACCESS STREET, CUL-DE-SACS: RESIDENTIAL | HMA SUPERPAVE FINAL SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL) | 1.5 | 1.5 | 1.5 | 1.5 | |
| | GRADED AGGREGATE BASE (GAB) | 8.0 | 4.0 | 3.0 | 4.0 | |

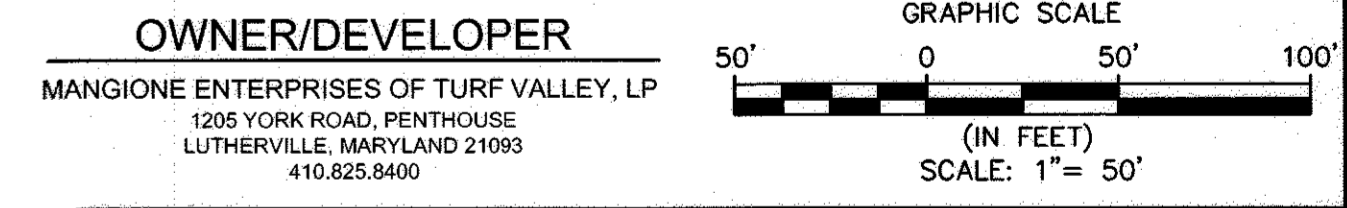
- NOTES:
- HEAVY TRUCKS ARE DEFINED AS THOSE WITH SIX (6) WHEELS OR MORE INCLUDING GARBAGE TRUCKS.
 - HMA SUPERPAVE LAYERS SHALL BE PLACED IN APPROPRIATE COMPACTED LIFT THICKNESS: 19.0 MM BASE (2.0" MIN TO 4.0" MAX), 12.5 MM SURFACE (1.5" MIN TO 3.0" MAX), AND 9.5 MM SURFACE (1.0" MIN TO 2.0" MAX).
 - GRADED AGGREGATE BASE (GAB) TO BE PLACED AND COMPACTED IN 8" MAX COMPACTED THICKNESS LAYERS.
 - THE INTERMEDIATE SURFACE COURSE LAYER MUST BE PLACED WITHIN 2 WEEKS OF PLACEMENT OF BASE COURSE, AND IS REQUIRED PRIOR TO SUBSTANTIAL COMPLETION INSPECTION AND BOND REDUCTION.
 - IN LIEU OF PLACING THE INTERMEDIATE SURFACE COURSE LAYER FOR COMMERCIAL INDUSTRIAL ENTRANCE APRONS WITHIN THE COUNTY RIGHT-OF-WAY WHERE AUXILIARY LANES ARE NOT REQUIRED, THE THICKNESS OF THE INTERMEDIATE PAVEMENT LAYER CAN BE ADDED TO THE THICKNESS OF THE BASE ASPHALT LAYER.
 - THE CONSTRUCTION DRAWINGS SHALL SHOW THE PAVING SECTION, ROAD CLASSIFICATION AND CBR VALUE FOR EACH ROADWAY.



TYPICAL ROADWAY SECTION
CLASSIFICATION: PRIVATE DRIVE
SCALE: 1"=10'
ROADS: ROSSINI LANE
STA. 0+00 TO STA. 05+05
DESIGN SPEED: 30 MPH

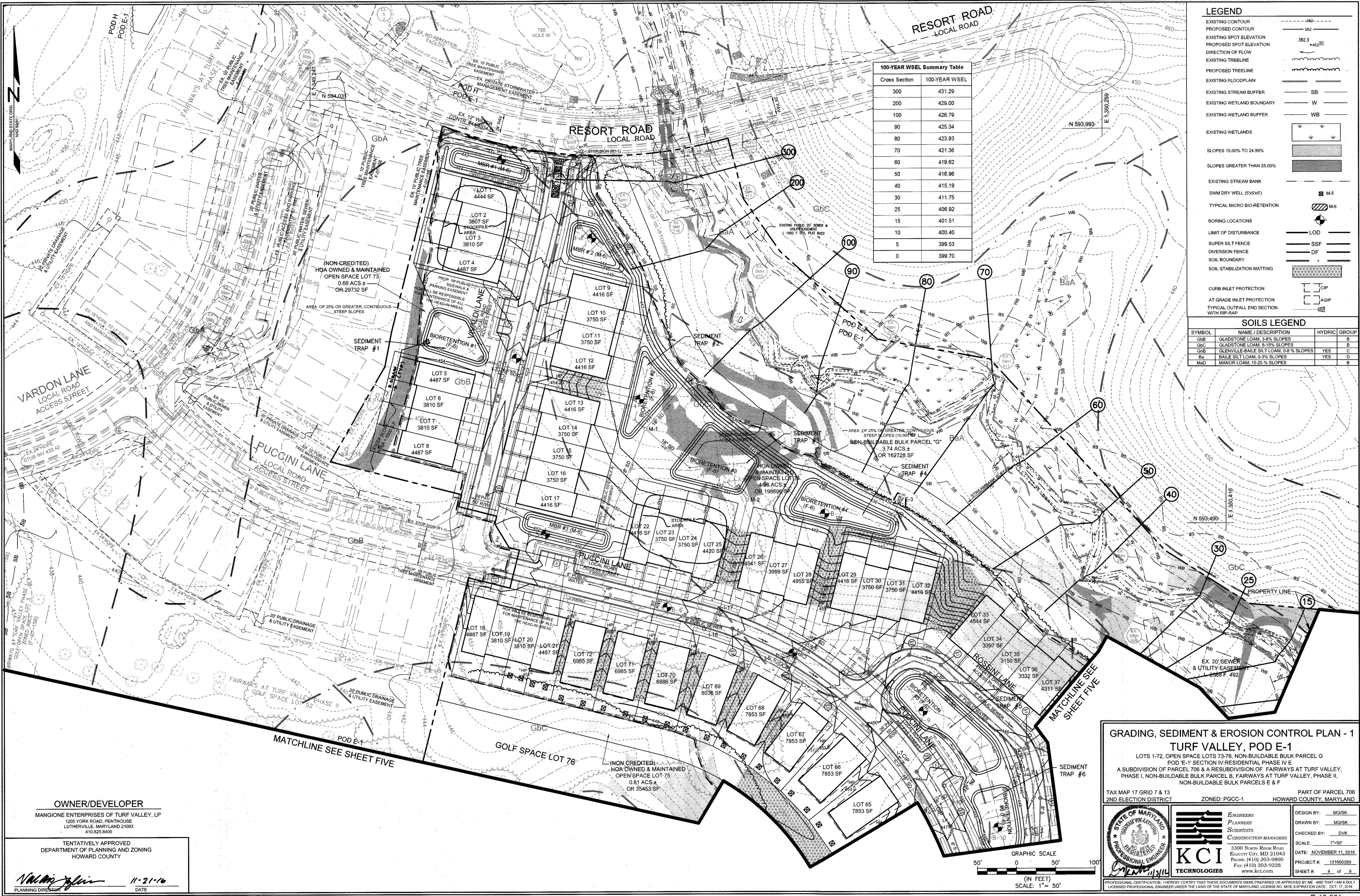


TYPICAL ROADWAY SECTION
CLASSIFICATION: PUBLIC ACCESS STREET
SCALE: 1"=10'
ROADS: PUCCINI LANE
STA. 5+38 TO STA. 16+67
DESIGN SPEED: 30 MPH
VIVALDI LANE
STA. 0+25 TO 5+03
DESIGN SPEED: 30 MPH



ROAD PROFILES
TURF VALLEY, POD E-1
LOTS 1-72, OPEN SPACE LOTS 73-76, NON-BUILDABLE BULK PARCEL G
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 PART OF PARCEL 706
2ND ELECTION DISTRICT ZONED: PGCC-1 HOWARD COUNTY, MARYLAND

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Nadine J. Davis
PLANNING DIRECTOR
11-21-10
DATE



100-YEAR WSEL Summary Table

| Cross Section | 100-YEAR WSEL |
|---------------|---------------|
| 300 | 431.29 |
| 200 | 428.00 |
| 100 | 426.79 |
| 90 | 425.34 |
| 80 | 423.93 |
| 70 | 421.36 |
| 60 | 419.62 |
| 50 | 418.96 |
| 40 | 415.19 |
| 30 | 411.75 |
| 25 | 408.92 |
| 15 | 401.51 |
| 10 | 400.40 |
| 5 | 399.53 |
| 0 | 399.70 |

LEGEND

- EXISTING CONTOUR: --- 382 ---
- PROPOSED CONTOUR: --- 382.3 ---
- EXISTING SPOT ELEVATION: 382.3
- PROPOSED SPOT ELEVATION: 446.20
- DIRECTION OF FLOW: --->---
- EXISTING TREELINE: ~~~~~
- PROPOSED TREELINE: ~~~~~
- EXISTING FLOODPLAIN: ---
- EXISTING STREAM BUFFER: SB
- EXISTING WETLAND BOUNDARY: W
- EXISTING WETLAND BUFFER: WB
- EXISTING WETLANDS: [Symbol]
- SLOPES 15.00% TO 24.99%: [Symbol]
- SLOPES GREATER THAN 25.00%: [Symbol]
- EXISTING STREAM BANK: [Symbol]
- SWM DRY WELL (5'x5'x5'): M-5
- TYPICAL MICRO-BIO-RETENTION: M-6
- BORING LOCATIONS: [Symbol]
- LIMIT OF DISTURBANCE: LOD
- SUPER SILT FENCE: SSF
- DIVERSION FENCE: DF
- SOIL BOUNDARY: [Symbol]
- SOIL STABILIZATION MATTING: [Symbol]
- CURB INLET PROTECTION: CIP
- AT GRADE INLET PROTECTION: AGIP
- TYPICAL OUTFALL END SECTION WITH RIP-RAP: [Symbol]

SOILS LEGEND

| SYMBOL | NAME / DESCRIPTION | HYDRIC | GROUP |
|--------|--|--------|-------|
| GbB | GLADSTONE LOAM, 3-8% SLOPES | | B |
| GbC | GLADSTONE LOAM, 8-15% SLOPES | | B |
| GbB | GLENVILLE-BAILE SILT LOAM, 0-8% SLOPES | YES | C |
| Ba | BAILE SILT LOAM, 0-3% SLOPES | YES | D |
| MaD | MANOR LOAM, 15-25% SLOPES | | B |

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

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

PLANNING DIRECTOR 11-21-16
 DATE

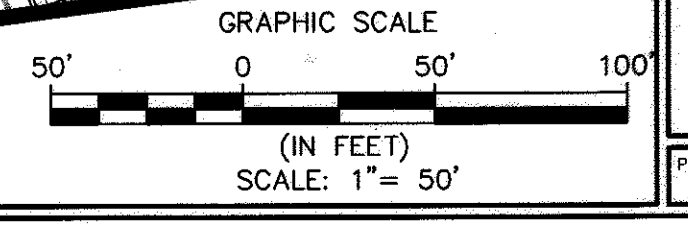
GRADING, SEDIMENT & EROSION CONTROL PLAN - 1
TURF VALLEY, POD E-1
 LOTS 1-72, OPEN SPACE LOTS 73-76, NON-BUILDABLE BULK PARCEL G
 POD 'E-1' SECTION IV: RESIDENTIAL PHASE IV E
 A SUBDIVISION OF PARCEL 706 & A RESUBDIVISION OF FAIRWAYS AT TURF VALLEY, PHASE I, NON-BUILDABLE BULK PARCEL B, FAIRWAYS AT TURF VALLEY, PHASE II, NON-BUILDABLE BULK PARCELS E & F

TAX MAP 17 GRID 7 & 13 PART OF PARCEL 706
 2ND ELECTION DISTRICT ZONED: PGCC-1 HOWARD COUNTY, MARYLAND

DESIGN BY: MG/SK
 DRAWN BY: MG/SK
 CHECKED BY: DVK
 SCALE: 1"=50'
 DATE: NOVEMBER 11, 2016
 PROJECT #: 131600389
 SHEET #: 4 of 9

KCI TECHNOLOGIES
 3300 North Ridge Road
 Elksoft Ctr. MD 21104-3
 Phone: (410) 203-9800
 Fax: (410) 203-9228
 www.kci.com

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, 2018





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
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- EXISTING STREAM BANK
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- TYPICAL MICRO BIO-RETENTION
- BORING LOCATIONS
- LIMIT OF DISTURBANCE
- SUPER SILT FENCE
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- CURB INLET PROTECTION
- AT GRADE INLET PROTECTION
- TYPICAL OUTFALL END SECTION WITH RIP-RAP

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| Ba | BAILE SILT LOAM, 0-3% SLOPES | YES | D |
| MaD | MANOR LOAM, 15-25% SLOPES | | B |

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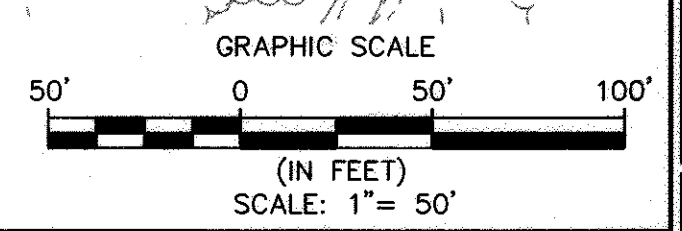
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LUTHERVILLE, MARYLAND 21093
410.825.8400

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

[Signature]
PLANNING DIRECTOR
DATE: 11-21-16

PARCEL 9
DAVID FORCE PARK
HOWARD COUNTY PARKS & RECREATION
L.477, F.739, L.1522, F.331
ZONED R-20

PARCEL 103 430/789
HOWARD COUNTY PARKS & RECREATION
ZONED R-20



GRADING, SEDIMENT & EROSION CONTROL PLAN - 2
TURF VALLEY, POD E-1
LOTS 1-72, OPEN SPACE LOTS 73-76, NON-BUILDABLE BULK PARCEL G
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NON-BUILDABLE BULK PARCELS E & F

TAX MAP 17 GRID 7 & 13
2ND ELECTION DISTRICT
ZONED: PGCC-1
PART OF PARCEL 706
HOWARD COUNTY, MARYLAND

KCI TECHNOLOGIES
ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS
3300 NORTH RIDGE ROAD
BELLEVUE CITY, MD 21043
PHONE: (410) 203-9800
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DESIGN BY: MG/SK
DRAWN BY: MG/SK
CHECKED BY: DVK
SCALE: 1"=50'
DATE: NOVEMBER 11, 2016
PROJECT #: 131600389
SHEET #: 5 of 9

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. 8618, EXPIRATION DATE: OCT. 17, 2018)

HOWARD SOIL CONSERVATION DISTRICT (HSCD)
STANDARD SEDIMENT CONTROL NOTES

B-4.2 STANDARDS AND SPECIFICATIONS

FOR

SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

Definition

The process of preparing the soils to sustain adequate vegetative stabilization.

Purpose

To provide a suitable soil medium for vegetative growth.

Conditions Where Practice Applies

Where vegetative stabilization is to be established.

Criteria

A. Soil Preparation

1. Temporary Stabilization

- Seedbed preparation consists of loosening soil to a depth of 3 to 5 inches by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or rippers mounted on construction equipment. After the soil is loosened, it must not be rolled or dragged smooth but left in the roughened condition. Slopes 3:1 or flatter are to be tracked with ridges running parallel to the contour of the slope.
 - Apply fertilizer and lime as prescribed on the plans.
 - Incorporate lime and fertilizer into the top 3 to 5 inches of soil by disking or other suitable means.
- A soil test is required for any earth disturbance of 5 acres or more. The minimum soil conditions required for permanent vegetative establishment are:
 - Soil pH between 6.0 and 7.0.
 - Soluble salts less than 500 parts per million (ppm).
 - Soil contains less than 40 percent clay but enough fine grained material (greater than 30 percent silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception: if lovegrass will be planted, then a sandy soil (less than 30 percent silt plus clay) would be acceptable.
 - Soil contains 1.5 percent minimum organic matter by weight.
 - Soil contains sufficient pore space to permit adequate root penetration.
 - Application of amendments or topsoil is required if on-site soils do not meet the above conditions.
 - Graded areas must be maintained in a true and even grade as specified on the approved plan, then scarified or otherwise loosened to a depth of 3 to 5 inches.
 - Apply soil amendments as specified on the approved plan or as indicated by the results of a soil test.
 - Mix soil amendments into the top 3 to 5 inches of soil by disking or other suitable means. Rake lawn areas to smooth the surface, remove large objects like stones and branches, and ready the area for seed application. Loosen surface soil by dragging with a heavy chain or other equipment to roughen the surface where site conditions will not permit normal seedbed preparation. Track slopes 3:1 or flatter with tracked equipment leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. Leave the top 1 to 3 inches of soil loose and friable. Seedbed loosening may be unnecessary on newly disturbed areas.

B. Topsoiling

- Topsoil is placed over prepared subsoil prior to establishment of permanent vegetation. The purpose is to provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.
- Topsoil salvaged from an existing site may be used provided 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-NRCS.
- Topsoiling 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.
 - Areas having slopes steeper than 2:1 require special consideration and design.
- Topsoil Specifications: Soil to be used as topsoil must meet the following criteria:
 - Topsoil must be a loam, sandy loam, clay loam, silt loam, sandy clay loam, or loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Topsoil must not be a mixture of contrasting textured subsoils and must contain less than 5 percent by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 1/2 inches in diameter.
 - Topsoil must be free of noxious plants or plant parts such as Bermuda grass, quack grass, Johnson grass, nut sedge, poison ivy, thistle, or others as specified.
 - 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.
- Topsoil Application
 - Erosion and sediment control practices must be maintained when applying topsoil.
 - Uniformly distribute topsoil in a 5 to 8 inch layer and lightly compact to a minimum thickness of 4 inches. Spreading is to be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations must be corrected in order to prevent the formation of depressions or water pockets.
 - Topsoil must not be placed if the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

C. Soil Amendments (Fertilizer and Lime Specifications)

- Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer on sites having disturbed areas of 5 acres or more. Soil analysis may be performed by a recognized private or commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analyses.
- Fertilizers must be uniform in composition, free flowing and suitable for accurate application by appropriate equipment. Manual may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers must all be delivered to the site fully labeled according to the applicable laws and must bear the name, trade name or trademark and warranty of the producer.
- Lime materials must be ground limestone (hydrated or burnt lime may be substituted except when hydrosedimentation which contains at least 50 percent total oxides (calcium oxide plus magnesium oxide). Limestone must be ground to such fineness that at least 50 percent will pass through a #100 mesh sieve and 98 to 100 percent will pass through a #20 mesh sieve.
- Lime and fertilizer are to be evenly distributed and incorporated into the top 3 to 5 inches of soil by disking or other suitable means.
- Where the subsoil is either highly acidic or composed of heavy clays, spread ground limestone at the rate of 4 to 8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil.

VEGETATIVE ESTABLISHMENT

Following initial soil disturbances or redistribution, permanent or temporary stabilization shall be completed within three calendar days for the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes, and all slopes greater than 3 horizontal to 1 vertical (3:1) and seven days for all other disturbed or graded areas on the project site.

1. Permanent Seeding:

- Soil Tests: Lime and fertilizer will be applied per soil tests results for sites greater than 5 acres. Soil tests will be done at completion of initial rough grading or as recommended by the sediment control inspector. Rates and analyses will be provided to the grading inspector as well as the contractor. Occurrence of acid sulfate soils (grayish black color) will require covering with a minimum of 12 inches of clean soil with 6 inches minimum capping of top soil. No stockpiling of material is allowed. If needed, soil tests should be done before and after a 6-week incubation period to allow oxidation of sulfates. The minimum soil conditions required for permanent vegetative establishment are:
 - Soil pH shall be between 6.0 and 7.0.
 - Soluble salts shall be less than 500 parts per million (ppm).
 - The soil shall contain less than 40% clay but enough fine grained material (> 30% silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception is if lovegrass or sericea lespedeza is to be planted, then a sandy soil (< 30% silt plus clay) would be acceptable.
 - Soil shall contain 1.5% minimum organic matter by weight.
 - Soil must contain sufficient pore space to permit adequate root penetration.
 - If these conditions cannot be met by soils on site, adding topsoil is required in accordance with the Standard and Specification for Soil Preparation, Topsoiling and Soil Amendments from the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control or amendments made as recommended by a certified agronomist.
- Seedbed Preparation: Area to be seeded shall be loose and friable to a depth of at least 3-5 inches. The top layer shall be loosened by raking, disking or other acceptable means before seeding occurs. For sites less than 5 acres, apply 100 pounds dolomitic limestone and 21 pounds of 10-10-10 fertilizer per 1,000 square feet. Harrow or disk lime and fertilizer into the soil to a depth of at least 3-5 inches on slopes flatter than 3:1.
- Seeding: Apply 5-6 pounds per 1,000 square feet of tall fescue between February 1 and April 30 or between August 15 and October 31. Apply seed uniformly on a moist firm seedbed with a cyclone seeder, cultipacker seeder or hydroseeder (slurry includes seeds and fertilizer, recommended on steep slopes only). Maximum seed depth should be 1/4 inch in clayey soils and 1/2 inch in sandy soils when using other than the hydroseeder method. Irrigate where necessary to support adequate growth until vegetation is firmly established. If other seed mixes are to be used, select from Table B3 and B5 of the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.
- Mulching: Mulch shall be applied to all seeded areas immediately after seeding. During the time periods when seeding is not permitted, mulch shall be applied immediately after grading. Mulch shall be unrotted, unchopped, small grain straw applied at a rate of 2 tons per acre or 90 pounds per 1,000 square feet (2 bales). If a mulch-anchoring tool is used, apply 2.5 tons per acre. Mulch materials shall be relatively free of all kinds of weeds and shall be completely free of prohibited noxious weeds. Spread mulch uniformly, mechanically or by hand, to a depth of 1-2 inches.
- Securing Straw Mulch: Straw mulch shall be secured immediately following mulch application to minimize movement by wind or water. The following methods are permitted:
 - Use a mulch-anchoring tool which is designed to punch and anchor mulch into the soil surface to a minimum depth of 2 inches. This is the most effective method for securing mulch, however, it is limited to relatively flat areas where equipment can operate safely.
 - Wood cellulose fiber may be used for anchoring straw. Apply the fiber binder at a net dry weight of 750 pounds per acre. If mixed with water, use 50 pounds of wood cellulose fiber per 100 gallons of water.
 - Liquid binders may be used. Apply at higher rates at the edges where wind catches mulch, such as in valleys and on crests of slopes. The remainder of the area should appear uniform after binder application. Binders listed in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control or approved equal shall be applied at rates recommended by the manufacturers.
 - Lightweight plastic netting may be used to secure mulch. The netting will be stapled to the ground according to manufacturer's recommendations.

2. Temporary Seeding:

- Lime: 100 pounds of dolomitic limestone per 1,000 square feet.
Fertilizer: 15 pounds of 10-10-10 per 1,000 square feet.
Seed: Perennial rye - 0.92 pounds per 1,000 square feet (February 1 through April 30 or August 15 through October 31).
Millet - 0.92 pounds per 1,000 square feet (May 1 through August 15).
Same as 1 D and E above.
- Mulch:
Same as 1 D and E above.

3. No fills may be placed on frozen ground. All fill is to be placed in approximately horizontal layers, each layer having a loose thickness of not more than 8 inches. All compaction requirements are in accordance to Anne Arundel County Standard Specifications for Construction as well as the AA County Design Manual and Standard Details. Fills for pond embankments shall be compacted as per MD-378 Construction Specifications. All other fills shall be compacted sufficiently so as to be stable and prevent erosion and slippage.

4. Permanent Sod:

Installation of sod should follow permanent seeding dates. Seedbed preparation for sod shall be as noted in section (B) above. Permanent sod is to be tall fescue, state approved sod; lime and fertilizer per permanent seeding specifications and lightly irrigate soil prior to laying sod. Sod is to be laid on the contour with all ends tightly abutting. Joints are to be staggered between rows. Water and roll or tamp sod to insure positive root contact with the soil. All slopes steeper than 3:1, as shown, are to be permanently sodded or protected with an approved erosion control netting. Additional watering for establishment may be required. Sod is not to be installed on frozen ground. Sod shall not be transplanted when moisture content (dry or wet) and/or extreme temperature may adversely affect its survival. In the absence of adequate rainfall, irrigation should be performed to ensure establishment of sod.

5. Mining Operations:

Sediment control plans for mining operations must include the following seeding dates and mixtures: For seeding dates of February 1 through April 30 and August 15 through October 31, use seed mixture of tall fescue at the rate of 2 pounds per 1,000 square feet and sericea lespedeza at the minimum rate of 0.5 pounds per 1,000 square feet.

6. Topsoil shall be applied as per the Standard and Specifications for Soil Preparation, Topsoiling, and Soil Amendments from the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

SEQUENCE OF CONSTRUCTION

- Obtain grading permit. - 1 day
- Notify Howard County DPW, Construction Inspection Division (CID) (313-1855) at least 24 hours before starting any work. - 1 day
- Install stabilized construction entrance, perimeter super silt fence, and inlet protection to existing inlets 1-6, 1-7 on Puccini Lane, and 1-2 on Resort Road. - 1 week
- With Inspector's approvals, clear and grub site to LOD and construct sediment traps. - 30 days
- Rough grade site and begin road construction. - 1 month
- Construct water, sewer, and storm drain system. Provide inlet protection at all inlets - 2 months
- Fine Grade site and complete road construction. - 1 month
- Stabilize all disturbed areas with seed and mulch - 2 weeks
- Convert sediment traps to bioretention facilities, and stabilize any disturbed area. - 3 weeks
- With approval of Inspector, remove super silt fence and stabilize. - 1 week

STOCKPILE AREA

PURPOSE

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

CRITERIA

- THE STOCKPILE LOCATION AND ALL RELATED SEDIMENT CONTROL PRACTICES MUST BE CLEARLY INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN. THE FOOTPRINT OF THE STOCKPILE MUST BE SIZED TO ACCOMMODATE THE ANTICIPATED VOLUME OF MATERIAL AND BASED ON A SIDE SLOPE RATIO NO STEEPER THAN 2:1. BENCHING MUST BE PROVIDED IN ACCORDANCE WITH SECTION B-3 LAND GRADING.
- RUNOFF FROM THE STOCKPILE AREA MUST DRAIN TO A SUITABLE SEDIMENT CONTROL PRACTICE.
- ACCESS THE STOCKPILE AREA FROM THE UPGRADE SIDE.
- CLEAR WATER RUNOFF INTO THE STOCKPILE AREA MUST BE MINIMIZED BY USE OF A DIVERSION DEVICE SUCH AS AN EARTH DIKE, TEMPORARY SWALE OR DIVERSION FENCE. PROVISIONS MUST BE MADE FOR DISCHARGING CONCENTRATED FLOW IN A NON-EROSIVE MANNER.
- WHERE RUNOFF CONCENTRATES ALONG THE TOE OF THE STOCKPILE FILL, AN APPROPRIATE EROSION/SEDIMENT CONTROL PRACTICE MUST BE USED TO INTERCEPT THE DISCHARGE.
- STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 3/7 DAY STABILIZATION REQUIREMENT AS WELL AS STANDARD B-4-1 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY STABILIZATION.
- IF THE STOCKPILE IS LOCATED ON AN IMPERVIOUS SURFACE, A LINER SHOULD BE PROVIDED BELOW THE STOCKPILE TO FACILITATE CLEANUP. STOCKPILES CONTAINING CONTAMINATED MATERIAL MUST BE COVERED WITH IMPERMEABLE SHEETING.

MAINTENANCE

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

OWNER/DEVELOPER

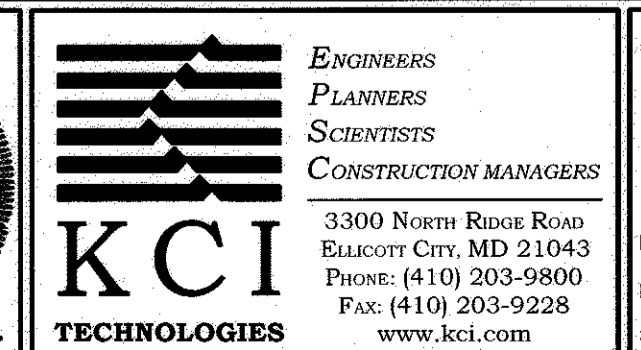
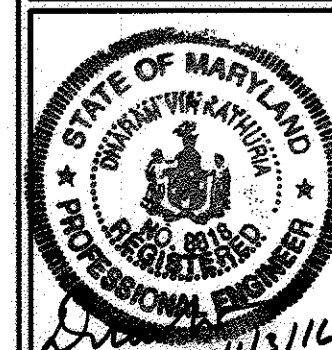
MANGIONE ENTERPRISES OF TURF VALLEY, LP
1205 YORK ROAD, PENTHOUSE
LUTHERVILLE, MARYLAND 21093
410.825.8400

SEDIMENT AND EROSION CONTROL NOTES

TURF VALLEY, POD E-1

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NON-BUILDABLE BULK PARCELS E & F

TAX MAP 17 GRID 7 & 13
2ND ELECTION DISTRICT
ZONED: PGCC-1
HOWARD COUNTY, MARYLAND
PART OF PARCEL 706



DESIGN BY: MG/SK
DRAWN BY: MG/SK
CHECKED BY: DVK
SCALE: AS SHOWN
DATE: NOVEMBER 11, 2016
PROJECT #: 131600289
SHEET #: 6 of 9

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. 8818, EXPIRATION DATE: OCT. 17, 2018

1. A pre-construction meeting must occur with the Howard County Department of Public Works, Construction Inspection Division (CID), 410-313-1855 after the future LOD and protected areas are marked clearly in the field. A minimum of 48 hour notice to CID must be given at the following stages:

- Prior to the start of earth disturbance.
- Upon completion of the installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading.
- Prior to the start of another phase of construction or opening of another grading unit.
- Prior to the removal or modification of sediment control practices.

Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made. Other related state and federal permits shall be referenced, to ensure coordination and to avoid conflicts with this plan.

2. All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, and revisions thereto.

3. Following initial soil disturbance or re-disturbance, permanent or temporary stabilization is required within three (3) calendar days as to the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes, and all slopes steeper than 3 horizontal to 1 vertical (3:1); and seven (7) calendar days as to all other disturbed areas on the project site except for those areas under active grading.

4. All disturbed areas must be stabilized within the time period specified above in accordance with the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for topsoil (Sec. B-4-2), permanent seeding (Sec. B-4-5), temporary seeding (Sec. B-4-4) and mulching (Sec. B-4-3). Temporary stabilization with mulch alone can only be applied between the fall and spring seeding dates if the ground is frozen. Incremental stabilization (Sec. B-4-1) specifications shall be enforced in areas with >15' of cut and/or fill. Stockpiles (Sec. B-4-8) in excess of 20 ft. must be benched with stable outlet. All concentrated flow, steep slope, and highly erodible areas shall receive soil stabilization matting (Sec. B-4-6).

5. All sediment control structures are to remain in place, and are to be maintained in operative condition until permission for their removal has been obtained from the CID.

6. Site Analysis:
Total Area of Site: 24.14 +/- Acres
Area Disturbed: 16.6 +/- Acres
Area to be roofed or paved: 7.3 +/- Acres
Area to be vegetatively stabilized: 9.3 +/- Acres
Total Cut: balanced on site Cu. Yds.
Total Fill: balanced on site Cu. Yds.
Off-site waste/borrow area location: N/A

7. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.

8. Additional sediment control must be provided, if deemed necessary by the CID. The site and all controls shall be inspected by the contractor weekly, and the next day after each rain event. A written report by the contractor, made available upon request, is part of every inspection and should include:

- Inspection date
- Inspection type (routine, pre-storm event, during rain event)
- Name and title of inspector
- Weather information (current conditions as well as time and amount of last recorded precipitation)
- Brief description of project's status (e.g., percent complete) and/or current activities
- Evidence of sediment discharges
- Identification of plan deficiencies
- Identification of sediment controls that require maintenance
- Identification of missing or improperly installed sediment controls
- Compliance status regarding the sequence of construction and stabilization requirements
- Photographs
- Monitoring/sampling
- Maintenance and/or corrective action performed
- Other inspection items as required by the General Permit for Stormwater Associated with Construction Activities (NPDES, MDE).

9. Trenches for the construction of utilities is limited to three pipe lengths or that which can and shall be back-filled and stabilized by the end of each workday, whichever is shorter.

10. Any major changes or revisions to the plan or sequence of construction must be reviewed and approved by the HSCD prior to proceeding with construction. Minor revisions may be allowed by the CID per the list of HSCD-approved field changes.

11. Disturbance shall not occur outside the L.O.D. A project is to be sequenced so that grading activities begin on one grading unit (maximum acreage of 20 ac. per grading unit) at a time. Work may proceed to a subsequent grading unit when at least 50 percent of the disturbed area in the preceding grading unit has been stabilized and approved by the CID. Unless otherwise specified and approved by the CID, no more than 30 acres cumulatively may be disturbed at a given time.

12. Wash water from any equipment, vehicles, wheels, pavement, and other sources must be treated in a sediment basin or other approved washout structure.

13. Topsoil shall be stockpiled and preserved on-site for redistribution onto final grade.

14. All Silt Fence and Super Silt Fence shall be placed on-the-contour, and be imbricated at 25' minimum intervals, with lower ends curled uphill by 2' in elevation.

15. Stream channels must not be disturbed during the following restricted time periods (inclusive):

- Use I and IP March 1 - June 15
- Use III and IIIP October 1 - April 30
- Use IV March 1 - May 31

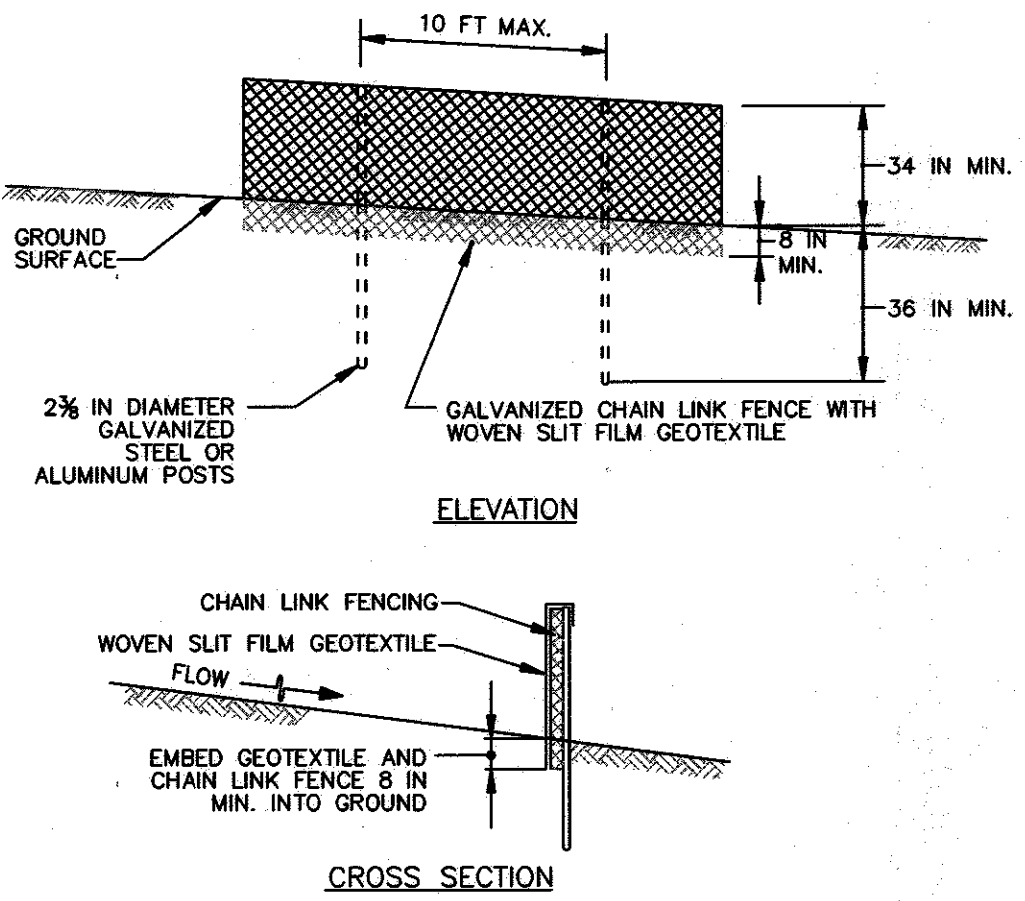
16. A copy of this plan, the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, and associated permits shall be on-site and available when the site is active.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR
DATE: 11-21-16

DETAIL E-3 SUPER SILT FENCE

STANDARD SYMBOL
SSF

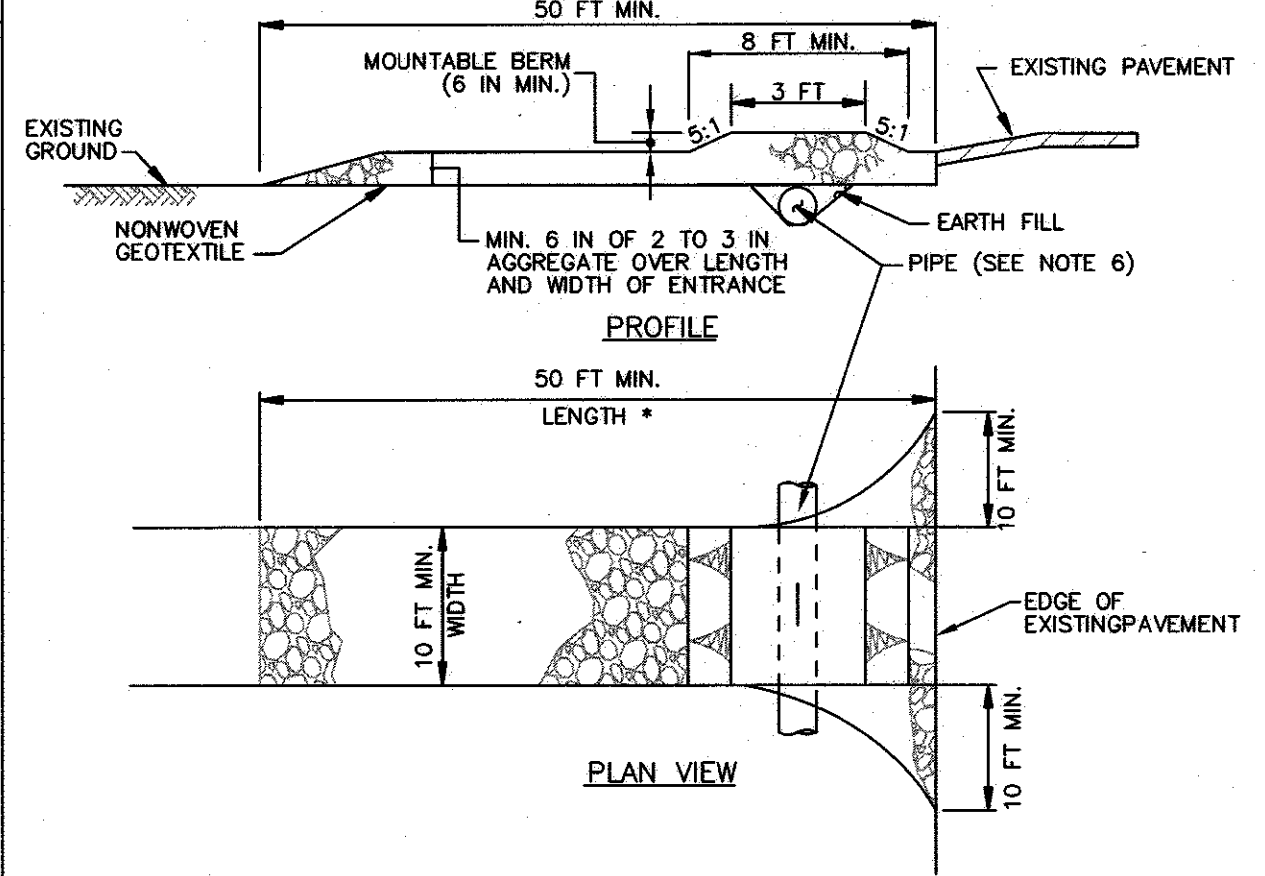


- CONSTRUCTION SPECIFICATIONS**
- INSTALL 2 1/2 INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36 INCHES INTO THE GROUND.
 - FASTEN 9 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (2% INCH MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR HUG RINGS.
 - FASTEN WOVEN SILT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, SECURELY TO THE UPSLOPE SIDE OF CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 8 INCHES INTO THE GROUND.
 - WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS.
 - EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SILT FENCE.
 - PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
 - REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FENCING AND GEOTEXTILE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE

STANDARD SYMBOL
SCE

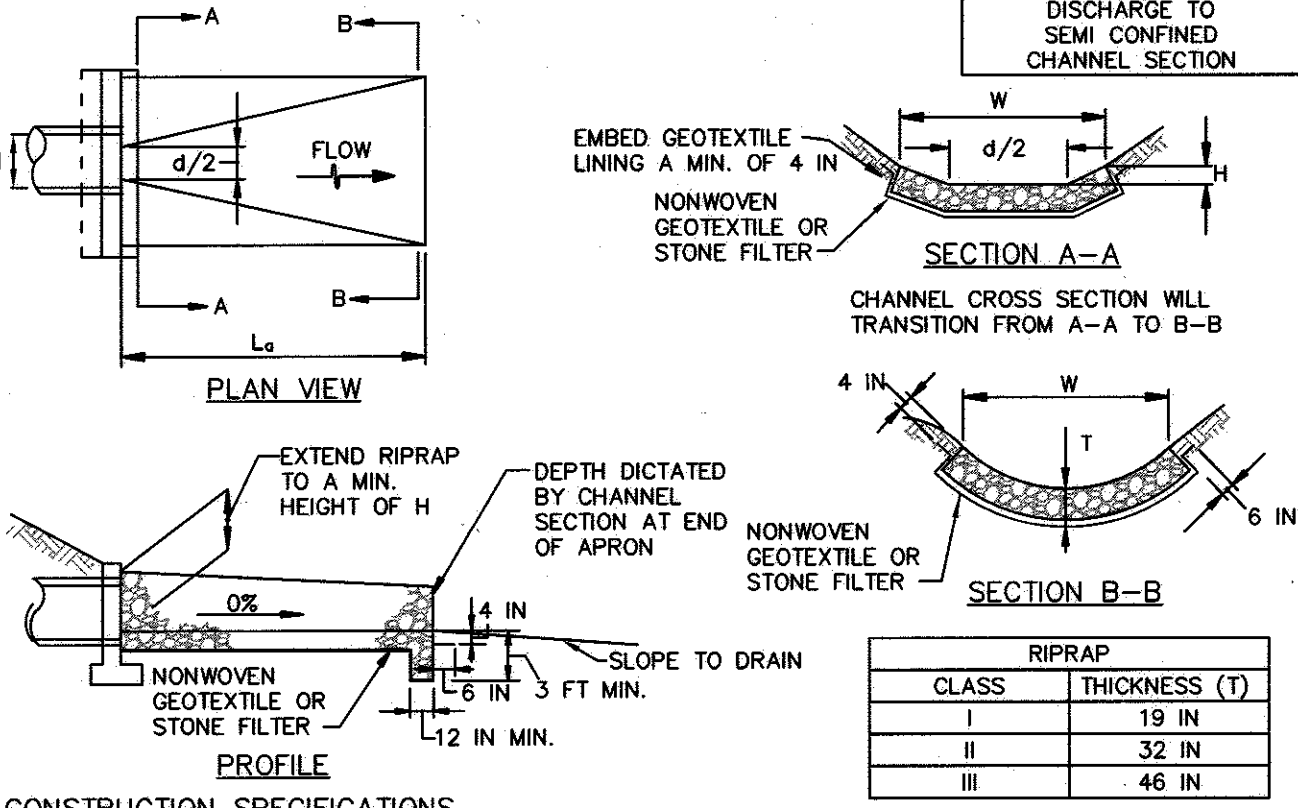


- CONSTRUCTION SPECIFICATIONS**
- PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
 - PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH S:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN, WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
 - PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
 - PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
 - MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL D-4-1-A ROCK OUTLET PROTECTION I

STANDARD SYMBOL
ROPI

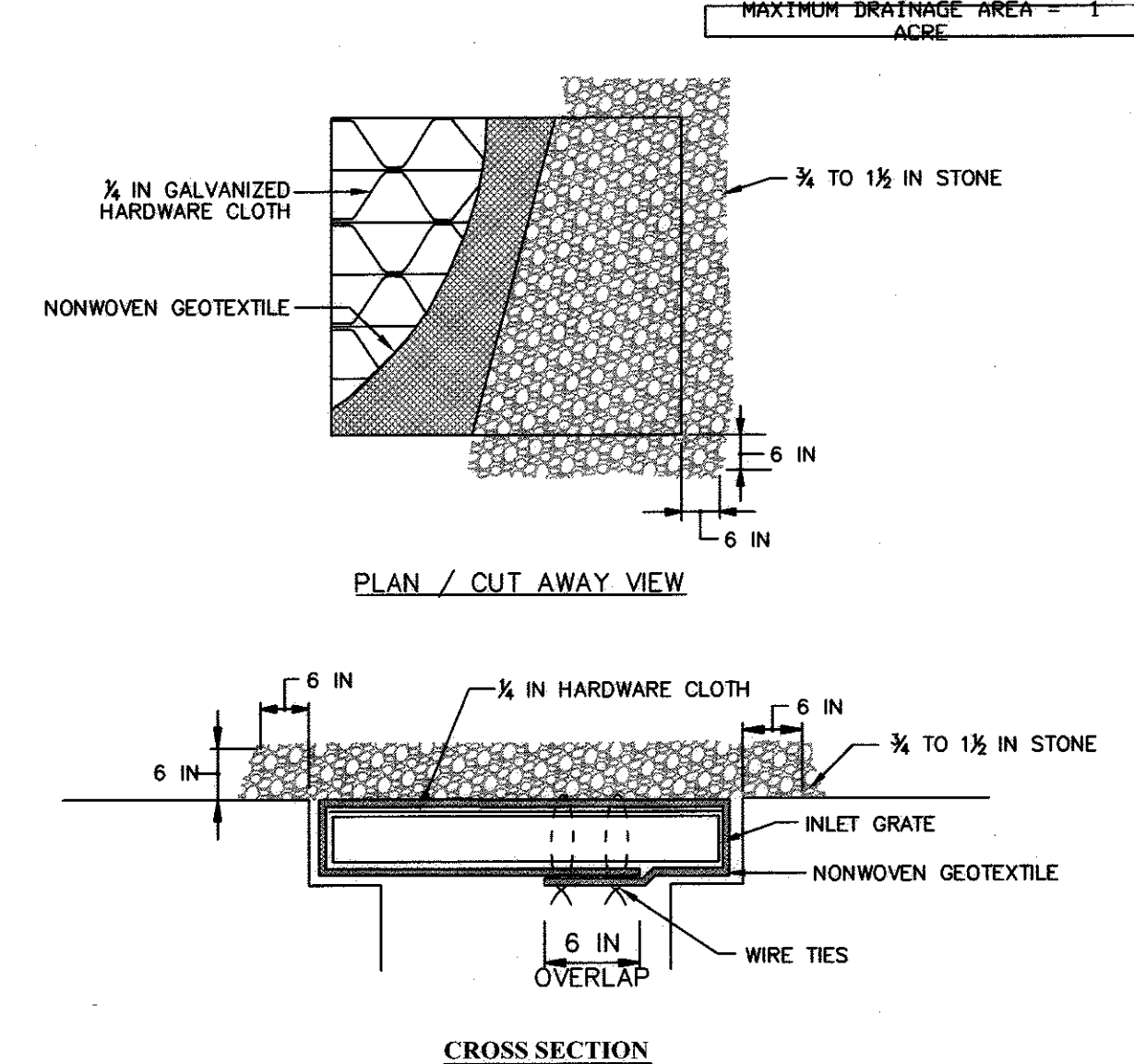


- CONSTRUCTION SPECIFICATIONS**
- RIPRAP AND STONE MUST CONFORM TO THE SPECIFIED CLASS.
 - USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, AND PROTECT FROM PUNCTURING, CUTTING, OR TEARING. REPAIR ANY DAMAGE OTHER THAN AN OCCASIONAL SMALL HOLE BY PLACING ANOTHER PIECE OF GEOTEXTILE OVER THE DAMAGED PART OR BY COMPLETELY REPLACING THE GEOTEXTILE. PROVIDE A MINIMUM OF ONE FOOT OVERLAP FOR ALL REPAIRS AND FOR JOINING TWO PIECES OF GEOTEXTILE TOGETHER.
 - PREPARE THE SUBGRADE FOR GEOTEXTILE OR STONE FILTER (3/4 TO 1 1/2 INCH STONE FOR 6 INCH MINIMUM DEPTH) AND RIPRAP TO THE REQUIRED LINES AND GRADES. COMPACT ANY FILL REQUIRED IN THE SUBGRADE TO A DENSITY OF APPROXIMATELY THAT OF THE SURROUNDING UNDISTURBED MATERIAL.
 - EXTEND GEOTEXTILE AT LEAST 6 INCHES BEYOND EDGES OF RIPRAP AND EMBED AT LEAST 4 INCHES AT SIDES OF THE RIPRAP.
 - CONSTRUCT RIPRAP OUTLET TO FULL COURSE THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO AVOID DISPLACEMENT OF UNDERLYING MATERIALS. PLACE STONE FOR RIPRAP OUTLET IN A MANNER THAT WILL ENSURE THAT IT IS REASONABLY HOMOGENEOUS WITH THE SMALLER STONES AND SPALLS FILLING THE VOIDS BETWEEN THE LARGER STONES. PLACE RIPRAP IN A MANNER TO PREVENT DAMAGE TO THE STONE FILTER BLANKET OR GEOTEXTILE. HAND PLACE TO THE EXTENT NECESSARY.
 - WHERE NO ENDWALL IS USED, CONSTRUCT THE UPSTREAM END OF THE APRON SO THAT THE WIDTH IS TWO TIMES THE DIAMETER OF THE OUTLET PIPE, AND EXTEND THE STONE UNDER THE OUTLET BY A MINIMUM OF 18 INCHES.
 - CONSTRUCT APRON WITH 0% SLOPE ALONG ITS LENGTH AND WITHOUT OBSTRUCTIONS. PLACE STONE SO THAT IT BLENDS IN WITH EXISTING GROUND.
 - MAINTAIN LINE, GRADE, AND CROSS SECTION. KEEP OUTLET FREE OF EROSION. REMOVE ACCUMULATED SEDIMENT AND DEBRIS. AFTER HIGH FLOWS INSPECT FOR SCOUR AND DISLOGGED RIPRAP. MAKE NECESSARY REPAIRS IMMEDIATELY.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
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DETAIL E-9-2 AT-GRADE INLET PROTECTION

STANDARD SYMBOL
AGIP

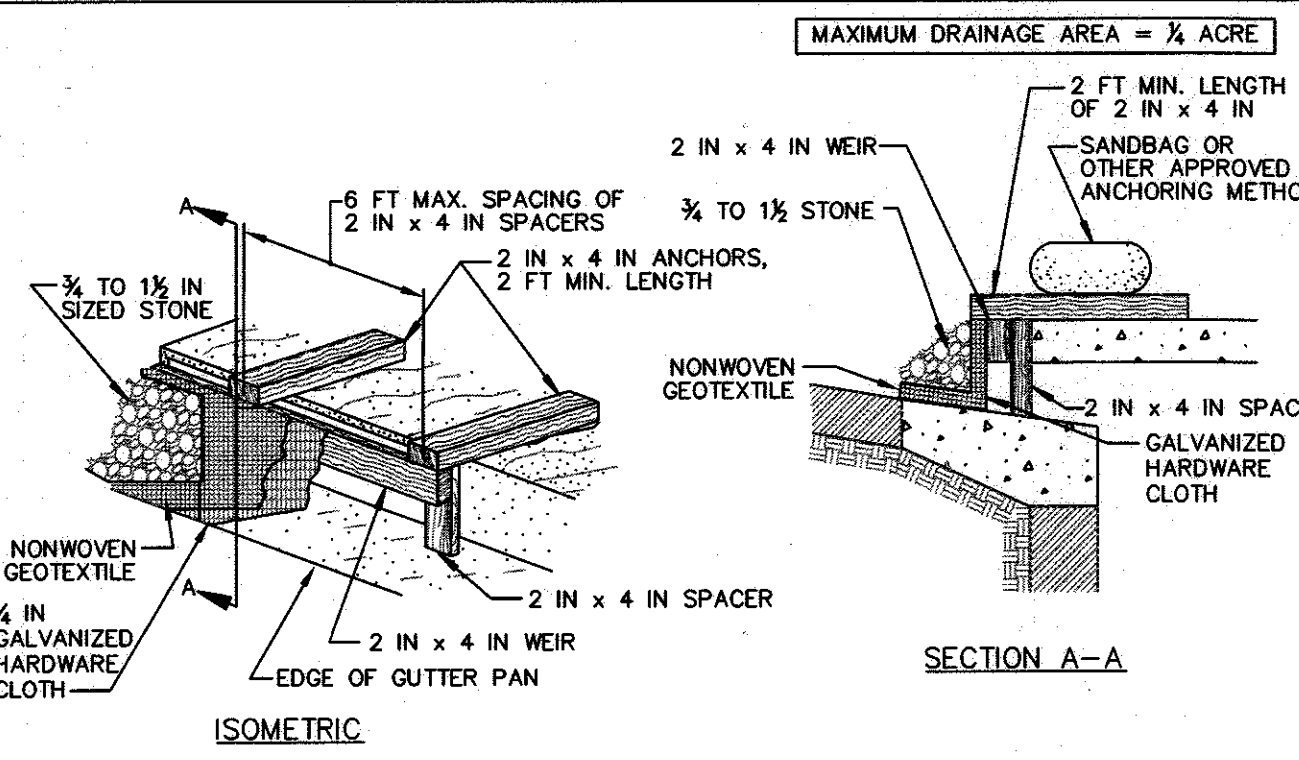


- CONSTRUCTION SPECIFICATIONS**
- USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.
 - LIFT GRATE AND WRAP WITH NONWOVEN GEOTEXTILE TO COMPLETELY COVER ALL OPENINGS. SECURE WITH WIRE TIES AND SET GRATE BACK IN PLACE.
 - PLACE CLEAN 3/4 TO 1 1/2 INCH STONE OR EQUIVALENT RECYCLED CONCRETE 6 INCHES THICK ON THE GRATE.
 - STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING. IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL E-9-3 CURB INLET PROTECTION

STANDARD SYMBOL
CIP

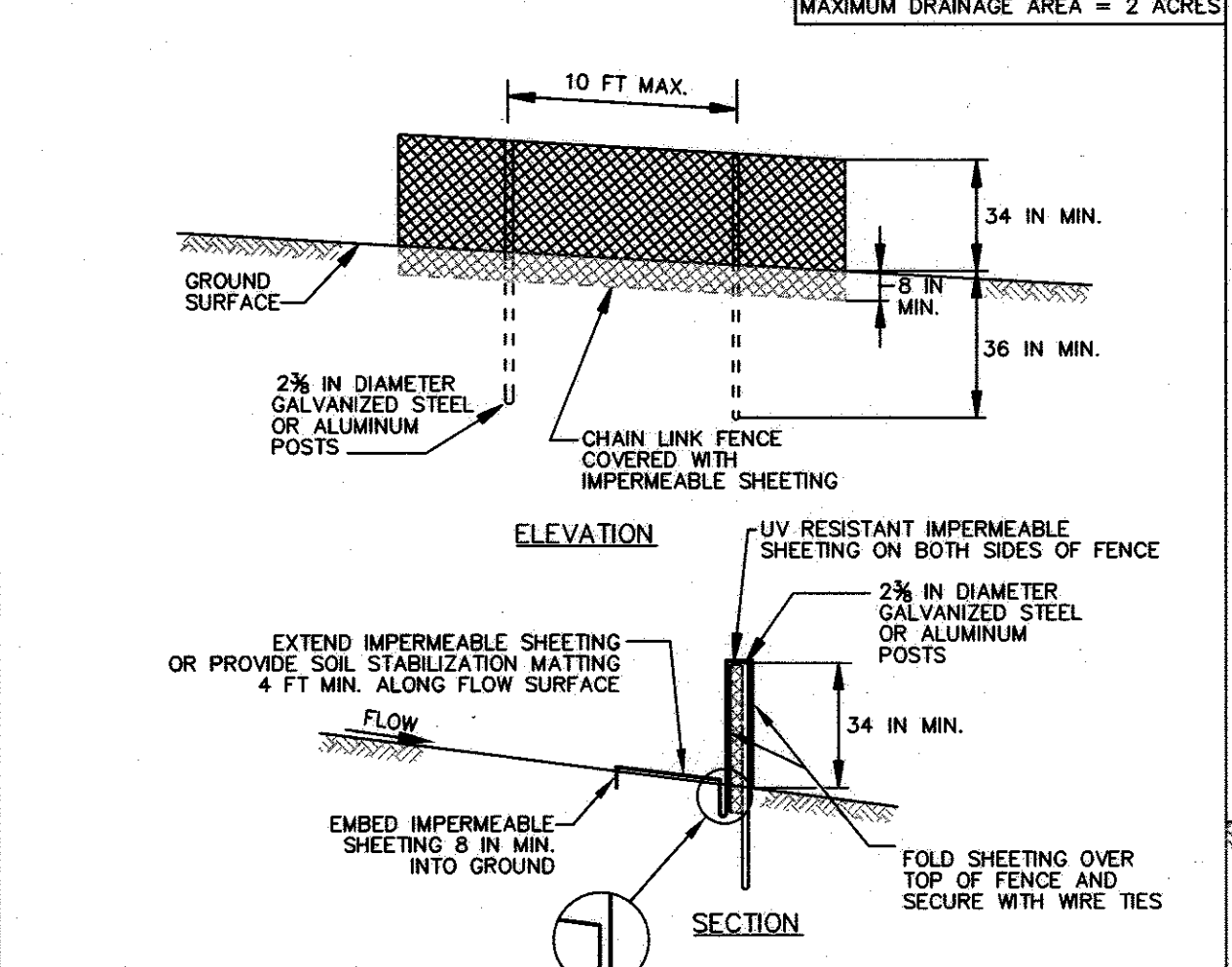


- CONSTRUCTION SPECIFICATIONS**
- USE NOMINAL 2 INCH X 4 INCH LUMBER.
 - USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.
 - NAIL THE 2x4 WEIR TO 9 INCH LONG VERTICAL SPACERS (MAXIMUM 6 FEET APART).
 - ATTACH A CONTINUOUS PIECE OF 1/2 INCH GALVANIZED HARDWARE CLOTH, WITH A MINIMUM WIDTH OF 30 INCHES AND A MINIMUM LENGTH OF 4 FEET LONGER THAN THE THROAT OPENING, TO THE 2x4 WEIR, EXTENDING IT 2 FEET BEYOND THROAT ON EACH SIDE.
 - PLACE A CONTINUOUS PIECE OF NONWOVEN GEOTEXTILE OF THE SAME DIMENSIONS AS THE HARDWARE CLOTH OVER THE HARDWARE CLOTH AND SECURELY ATTACH TO THE 2x4 WEIR.
 - PLACE THE ASSEMBLY AGAINST THE INLET THROAT AND NAIL TO 2x4 ANCHORS (MINIMUM 2 FEET LENGTH). EXTEND THE ANCHORS ACROSS THE INLET TOP AND HOLD IN PLACE BY SANDBAGS OR OTHER APPROVED ANCHORING METHOD.
 - INSTALL END SPACERS A MINIMUM OF 1 FOOT BEYOND THE ENDS OF THE THROAT OPENING.
 - FORM THE HARDWARE CLOTH AND THE GEOTEXTILE TO THE CONCRETE GUTTER AND FACE OF CURB TO SPAN THE INLET OPENING. COVER THE HARDWARE CLOTH AND GEOTEXTILE WITH CLEAN 3/4 TO 1 1/2 INCH STONE OR EQUIVALENT RECYCLED CONCRETE.
 - AT NON-SUMP LOCATIONS, INSTALL A TEMPORARY SANDBAG OR ASPHALT BERM TO PREVENT INLET BYPASS.
 - STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING. IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL C-9 DIVERSION FENCE

STANDARD SYMBOL
DF

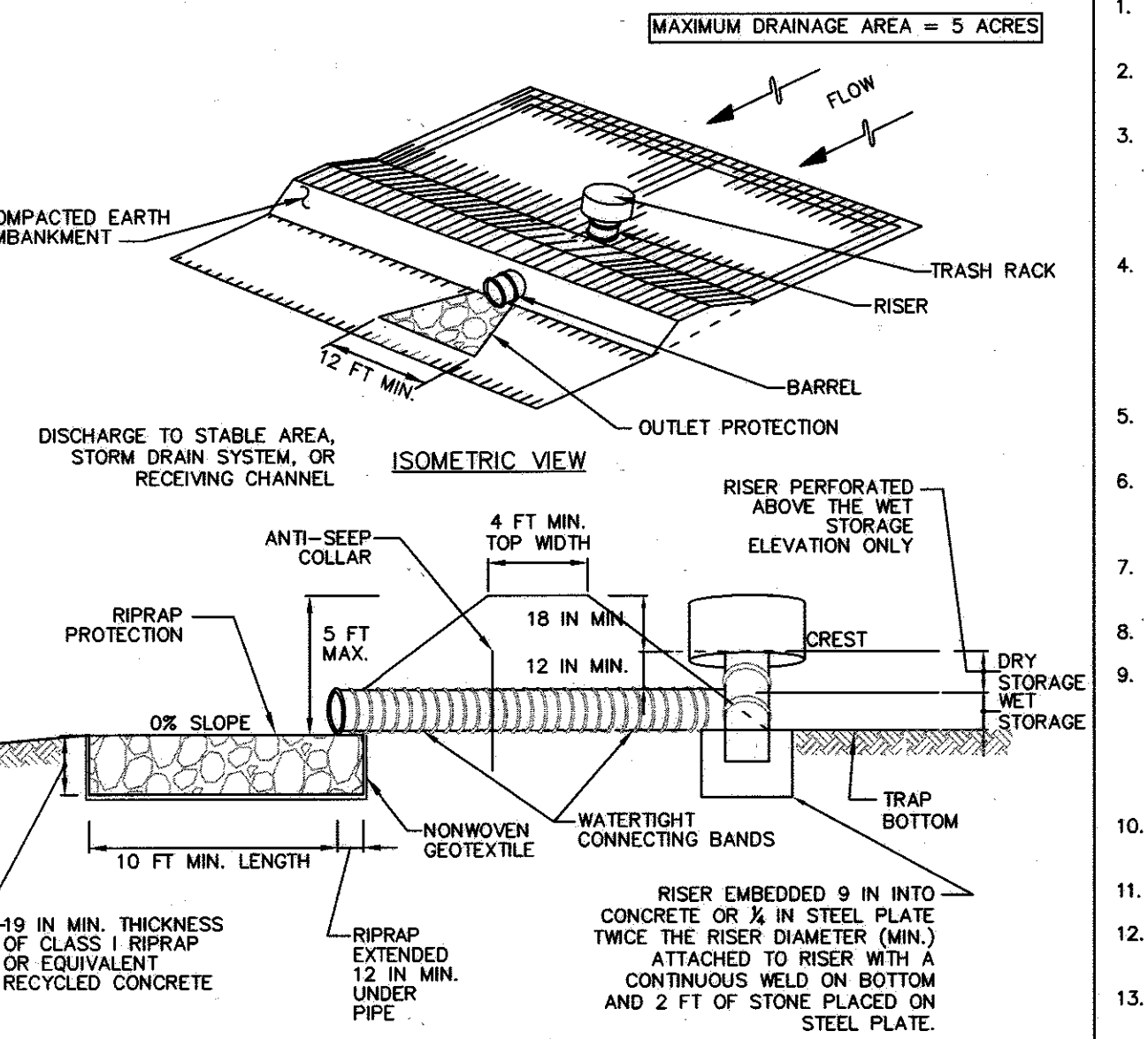


- CONSTRUCTION SPECIFICATIONS**
- USE 42 INCH HIGH, 9 GAUGE OR THICKER CHAIN LINK FENCING (2% INCH MAXIMUM OPENING).
 - USE 2 1/2 INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. THE POSTS DO NOT NEED TO BE SET IN CONCRETE.
 - FASTEN CHAIN LINK FENCE SECURELY TO THE FENCE POSTS WITH WIRE TIES.
 - SECURE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING TO CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT TOP, MID SECTION, AND BELOW GROUND SURFACE.
 - EXTEND SHEETING A MINIMUM OF 4 FEET ALONG FLOW SURFACE AND EMBED END A MINIMUM OF 8 INCHES INTO GROUND. SOIL STABILIZATION MATTING MAY BE USED IN LIEU OF IMPERMEABLE SHEETING ALONG FLOW SURFACE.
 - WHEN TWO SECTIONS OF SHEETING ADJOIN EACH OTHER, OVERLAP BY 6 INCHES AND FOLD WITH SEAM FACING DOWNGRADE.
 - KEEP FLOW SURFACE ALONG DIVERSION FENCE AND POINT OF DISCHARGE FREE OF EROSION. REMOVE ACCUMULATED SEDIMENT AND DEBRIS. MAINTAIN POSITIVE DRAINAGE. REPLACE IMPERMEABLE SHEETING IF TORN. IF UNDERMINING OCCURS, REINSTALL FENCE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL G-1-1 PIPE OUTLET SEDIMENT TRAP ST-1

STANDARD SYMBOL
ST-1



- CONSTRUCTION SPECIFICATIONS**
- CONSTRUCT TRAP IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE AVOIDED.
 - CLEAR, GRUB, AND STRIP ANY VEGETATION AND ROOT MAT FROM THE AREA UNDER THE EMBANKMENT AND TRAP BOTTOM.
 - PERFORATE THE RISER WITH 1 INCH DIAMETER HOLES SPACED 6 INCHES ON CENTER WITH THE LOWEST PERFORATIONS AT THE NET STORAGE ELEVATION OR PROVIDE A HORIZONTAL OR VERTICAL DRAW-DOWN DEVICE PERFORATED ACCORDING TO APPROVED PLAN. DO NOT PERFORATE THE RISER WITHIN 6 INCHES OF THE TOP OF THE HORIZONTAL BARREL.
 - SET RISER/BARREL ASSEMBLY PRIOR TO EMBANKMENT CONSTRUCTION. MAKE ALL PIPE CONNECTIONS WATERTIGHT. OFFSET RISER FROM EMBANKMENT TO ACCOMMODATE PLACEMENT OF THE TRASH RACK. ANCHOR THE RISER WITH EITHER A REINFORCED CONCRETE BASE OR STEEL PLATE BASE TO PREVENT FLOTATION. MAKE CONCRETE BASES AT LEAST TWICE THE RISER DIAMETER AND 18 INCHES THICK WITH THE RISER EMBEDDED 9 INCHES.
 - USE FILL MATERIAL FREE OF ROOTS, WOODY VEGETATION, OVERSIZED STONES, ROCKS, ORGANIC MATERIAL, OR OTHER OBJECTIONABLE MATERIAL FOR THE EMBANKMENT.
 - HAND COMPACT IN 4 INCH LAYERS FILL MATERIAL AROUND THE PIPE SPILLWAY. PLACE A MINIMUM OF 2 FEET OF HAND COMPACTED BACKFILL OVER THE PIPE SPILLWAY BEFORE CROSSING IT WITH CONSTRUCTION EQUIPMENT.
 - CONSTRUCT TOP OF EMBANKMENT 1 FOOT MINIMUM ABOVE RISER CREST. COMPACT THE EMBANKMENT BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
 - MAKE ALL CUT AND FILL SLOPES 2:1 OR FLATTER.
 - WRAP THE RISER WITH 1/2 INCH GALVANIZED HARDWARE CLOTH THEN WRAP WITH NONWOVEN GEOTEXTILE. DO NOT WRAP WITH MORE THAN ONE LAYER OF GEOTEXTILE. EXTEND HARDWARE CLOTH AND GEOTEXTILE AT LEAST 6 INCHES ABOVE THE HIGHEST PERFORATIONS AND AT LEAST 6 INCHES BELOW THE LOWEST PERFORATIONS. OVERLAP, FOLD AND FASTEN WHERE ENDS OF GEOTEXTILE COME TOGETHER TO PREVENT BYPASS. REPLACE GEOTEXTILE AS NECESSARY TO PREVENT CLOGGING.
 - USE STRAPS OR CONNECTING BANDS AT THE TOP AND BOTTOM OF THE GEOTEXTILE TO HOLD THE GEOTEXTILE AND HARDWARE CLOTH IN PLACE.
 - USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.
 - STABILIZE THE EMBANKMENT AND INTERIOR SLOPES WITH SEED AND MULCH. STABILIZE POINTS OF CONCENTRATED INFLOW AS SHOWN ON APPROVED PLAN.
 - CONSTRUCT AND MAINTAIN THE OUTLET ACCORDING TO THE APPROVED PLAN AND IN SUCH A MANNER THAT EROSION AT OR BELOW THE OUTLET DOES NOT OCCUR.
 - REMOVE SEDIMENT AND RESTORE TRAP TO ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO CLEANOUT ELEVATION (50% OF WET STORAGE DEPTH). DEPOSIT REMOVED SEDIMENT IN AN APPROVED AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE. KEEP POINTS OF INFLOW AND OUTFLOW AS WELL AS INTERIOR OF THE TRAP FREE FROM EROSION, AND REMOVE ACCUMULATED DEBRIS. MAINTAIN EMBANKMENTS TO CONTINUOUSLY MEET REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION. REMOVE ANY TREES, BRUSH, OR OTHER WOODY VEGETATION GROWING ON EMBANKMENT OR NEAR PRINCIPAL SPILLWAY. MAINTAIN LINE, GRADE, AND CROSS SECTION. MAINTAIN WATER TIGHT CONNECTIONS. REPLACE GEOTEXTILE AROUND PERFORATED RISER IF DRY STORAGE VOLUME DOES NOT DRAW DOWN WITHIN 10 HOURS.
 - WHEN DEWATERING TRAP, PASS REMOVED WATER THROUGH AN APPROVED SEDIMENT CONTROL PRACTICE.
 - UPON REMOVAL, GRADE AND STABILIZE THE AREA OCCUPIED BY TRAP.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

- CONSTRUCTION SPECIFICATIONS**
- CONSTRUCT TRAP IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE AVOIDED.
 - CLEAR, GRUB, AND STRIP ANY VEGETATION AND ROOT MAT FROM THE AREA UNDER THE EMBANKMENT AND TRAP BOTTOM.
 - PERFORATE THE RISER WITH 1 INCH DIAMETER HOLES SPACED 6 INCHES ON CENTER WITH THE LOWEST PERFORATIONS AT THE NET STORAGE ELEVATION OR PROVIDE A HORIZONTAL OR VERTICAL DRAW-DOWN DEVICE PERFORATED ACCORDING TO APPROVED PLAN. DO NOT PERFORATE THE RISER WITHIN 6 INCHES OF THE TOP OF THE HORIZONTAL BARREL.
 - SET RISER/BARREL ASSEMBLY PRIOR TO EMBANKMENT CONSTRUCTION. MAKE ALL PIPE CONNECTIONS WATERTIGHT. OFFSET RISER FROM EMBANKMENT TO ACCOMMODATE PLACEMENT OF THE TRASH RACK. ANCHOR THE RISER WITH EITHER A REINFORCED CONCRETE BASE OR STEEL PLATE BASE TO PREVENT FLOTATION. MAKE CONCRETE BASES AT LEAST TWICE THE RISER DIAMETER AND 18 INCHES THICK WITH THE RISER EMBEDDED 9 INCHES.
 - USE FILL MATERIAL FREE OF ROOTS, WOODY VEGETATION, OVERSIZED STONES, ROCKS, ORGANIC MATERIAL, OR OTHER OBJECTIONABLE MATERIAL FOR THE EMBANKMENT.
 - HAND COMPACT IN 4 INCH LAYERS FILL MATERIAL AROUND THE PIPE SPILLWAY. PLACE A MINIMUM OF 2 FEET OF HAND COMPACTED BACKFILL OVER THE PIPE SPILLWAY BEFORE CROSSING IT WITH CONSTRUCTION EQUIPMENT.
 - CONSTRUCT TOP OF EMBANKMENT 1 FOOT MINIMUM ABOVE RISER CREST. COMPACT THE EMBANKMENT BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
 - MAKE ALL CUT AND FILL SLOPES 2:1 OR FLATTER.
 - WRAP THE RISER WITH 1/2 INCH GALVANIZED HARDWARE CLOTH THEN WRAP WITH NONWOVEN GEOTEXTILE. DO NOT WRAP WITH MORE THAN ONE LAYER OF GEOTEXTILE. EXTEND HARDWARE CLOTH AND GEOTEXTILE AT LEAST 6 INCHES ABOVE THE HIGHEST PERFORATIONS AND AT LEAST 6 INCHES BELOW THE LOWEST PERFORATIONS. OVERLAP, FOLD AND FASTEN WHERE ENDS OF GEOTEXTILE COME TOGETHER TO PREVENT BYPASS. REPLACE GEOTEXTILE AS NECESSARY TO PREVENT CLOGGING.
 - USE STRAPS OR CONNECTING BANDS AT THE TOP AND BOTTOM OF THE GEOTEXTILE TO HOLD THE GEOTEXTILE AND HARDWARE CLOTH IN PLACE.
 - USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.
 - STABILIZE THE EMBANKMENT AND INTERIOR SLOPES WITH SEED AND MULCH. STABILIZE POINTS OF CONCENTRATED INFLOW AS SHOWN ON APPROVED PLAN.
 - CONSTRUCT AND MAINTAIN THE OUTLET ACCORDING TO THE APPROVED PLAN AND IN SUCH A MANNER THAT EROSION AT OR BELOW THE OUTLET DOES NOT OCCUR.
 - REMOVE SEDIMENT AND RESTORE TRAP TO ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO CLEANOUT ELEVATION (50% OF WET STORAGE DEPTH). DEPOSIT REMOVED SEDIMENT IN AN APPROVED AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE. KEEP POINTS OF INFLOW AND OUTFLOW AS WELL AS INTERIOR OF THE TRAP FREE FROM EROSION, AND REMOVE ACCUMULATED DEBRIS. MAINTAIN EMBANKMENTS TO CONTINUOUSLY MEET REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION. REMOVE ANY TREES, BRUSH, OR OTHER WOODY VEGETATION GROWING ON EMBANKMENT OR NEAR PRINCIPAL SPILLWAY. MAINTAIN LINE, GRADE, AND CROSS SECTION. MAINTAIN WATER TIGHT CONNECTIONS. REPLACE GEOTEXTILE AROUND PERFORATED RISER IF DRY STORAGE VOLUME DOES NOT DRAW DOWN WITHIN 10 HOURS.
 - WHEN DEWATERING TRAP, PASS REMOVED WATER THROUGH AN APPROVED SEDIMENT CONTROL PRACTICE.
 - UPON REMOVAL, GRADE AND STABILIZE THE AREA OCCUPIED BY TRAP.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

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

SEDIMENT AND EROSION CONTROL DETAILS
TURF VALLEY, POD E-1
LOTS 1-72, OPEN SPACE LOTS 73-76, NON-BUILDABLE BULK PARCEL G
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 PART OF PARCEL 706
2ND ELECTION DISTRICT ZONED: PGCC-1 HOWARD COUNTY, MARYLAND

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

N. J. ...
PLANNING DIRECTOR
11-21-16
DATE

STATE OF MARYLAND
CONSTRUCTION MANAGERS
KCI TECHNOLOGIES

ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS

DESIGN BY: MG/SK
DRAWN BY: MG/SK
CHECKED BY: DVK
SCALE: AS SHOWN
DATE: NOVEMBER 11, 2016
PROJECT #: 131600389
SHEET #: 7 of 9

3300 North Ridge Road
Ellicott City, MD 21043
PHONE: (410) 203-9800
FAX: (410) 203-9228
www.kci.com

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. 8618, EXPIRATION DATE: OCT. 17, 2018

LEGEND

| | | |
|------------------------------------|-----|-------|
| EXISTING CONTOUR | --- | 382 |
| PROPOSED CONTOUR | --- | 382.3 |
| EXISTING SPOT ELEVATION | + | 82.3 |
| PROPOSED SPOT ELEVATION | + | 82.3 |
| DIRECTION OF FLOW | → | |
| EXISTING TREELINE | ~ | |
| PROPOSED TREELINE | ~ | |
| EXISTING STREET TREES PER F-07-158 | ○ | |
| PROPOSED LANDSCAPING | ○ | |

LANDSCAPE NOTES

- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPING MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$8,700 (14 SHADE TREES @ \$300.00 EACH; 30 EVERGREEN TREES @ \$150.00 EACH). STREET TREES AND INTERNAL LANDSCAPE TREES WILL BE PLANTED AT THE SITE DEVELOPMENT PLAN STAGE. LANDSCAPING FOR LOTS 1 THRU 42 WILL BE PROVIDED FOR AT THE SITE DEVELOPMENT PLAN STAGE IN ACCORDANCE WITH SECTION 16.124 OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL.

PERIMETER LANDSCAPE EDGE

| CATEGORY | PERIMETER | | TREES PROVIDED |
|---|-----------|--------|----------------|
| | 1 | 2 | |
| Landscape Type | A | A | |
| Linear Foot of Roadway/Frontage/Perimeter | 672' | 1,100' | |
| Number of Plants Required | | | |
| Shade Trees | 11 | 18 | 0 |
| Evergreen Trees | 0 | 0 | 0 |
| Credit for Existing Vegetation | N | N | |
| Shade Trees | 0 | 0 | 0 |
| Evergreen Trees | 0 | 0 | 0 |
| Other (20' wide landscape buffer) | 0 | 0 | 0 |
| Number of Plants Provided | | | |
| Shade Trees | 11 | 18 | 14 |
| Evergreen Trees | 0 | 0 | 30 |

STREET TREE SCHEDULE

| STREET NAME | LF REQUIRED | TREES REQUIRED | TREES PROVIDED |
|--------------|-------------|------------------|----------------|
| PUCCINI LANE | 1,206 | 30 (1 per 40 LF) | 30 |
| VIVALDI LANE | 468 | 12 (1 per 40 LF) | 12 |



LANDSCAPE SCHEDULE

| KEY | QUANTITY | BOTANICAL NAME | SIZE | NOTE |
|-----|----------|---|------------------|-------|
| ○ | 29 | ACER RUBRUM OCTOBER GLORY RED MAPLE | 2 1/2" - 3" CAL. | B & B |
| ○ | 29 | QUERCUS RUBRA RED OAK | 2 1/2" - 3" CAL. | B & B |
| ● | 30 | PINUS THUNBERGIANA JAPANESE BLACK PINE | 6'-8" HT. | CONT. |

RESIDENTIAL DEVELOPMENT PARKING LOT LANDSCAPING

| | |
|-----------------------------|----|
| Number of Parking Spaces | 15 |
| Number of trees required | |
| 1 Shade Trees per 10 Spaces | 2 |
| Shade Trees provided | 2 |

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HOWARD COUNTY

11-21-16
DATE

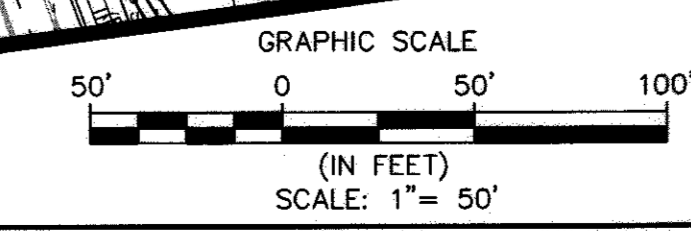
LANDSCAPE PLAN - 1
TURF VALLEY, POD E-1
LOTS 1-72, OPEN SPACE LOTS 73-76, NON-BUILDABLE BULK PARCEL G
POD 'E-1' SECTION IV, RESIDENTIAL PHASE IV E
A SUBDIVISION OF PARCEL 706 & A RESUBDIVISION OF FAIRWAYS AT TURF VALLEY,
PHASE B, NON-BUILDABLE BULK PARCEL B, FAIRWAYS AT TURF VALLEY, PHASE II,
NON-BUILDABLE BULK PARCELS E & F

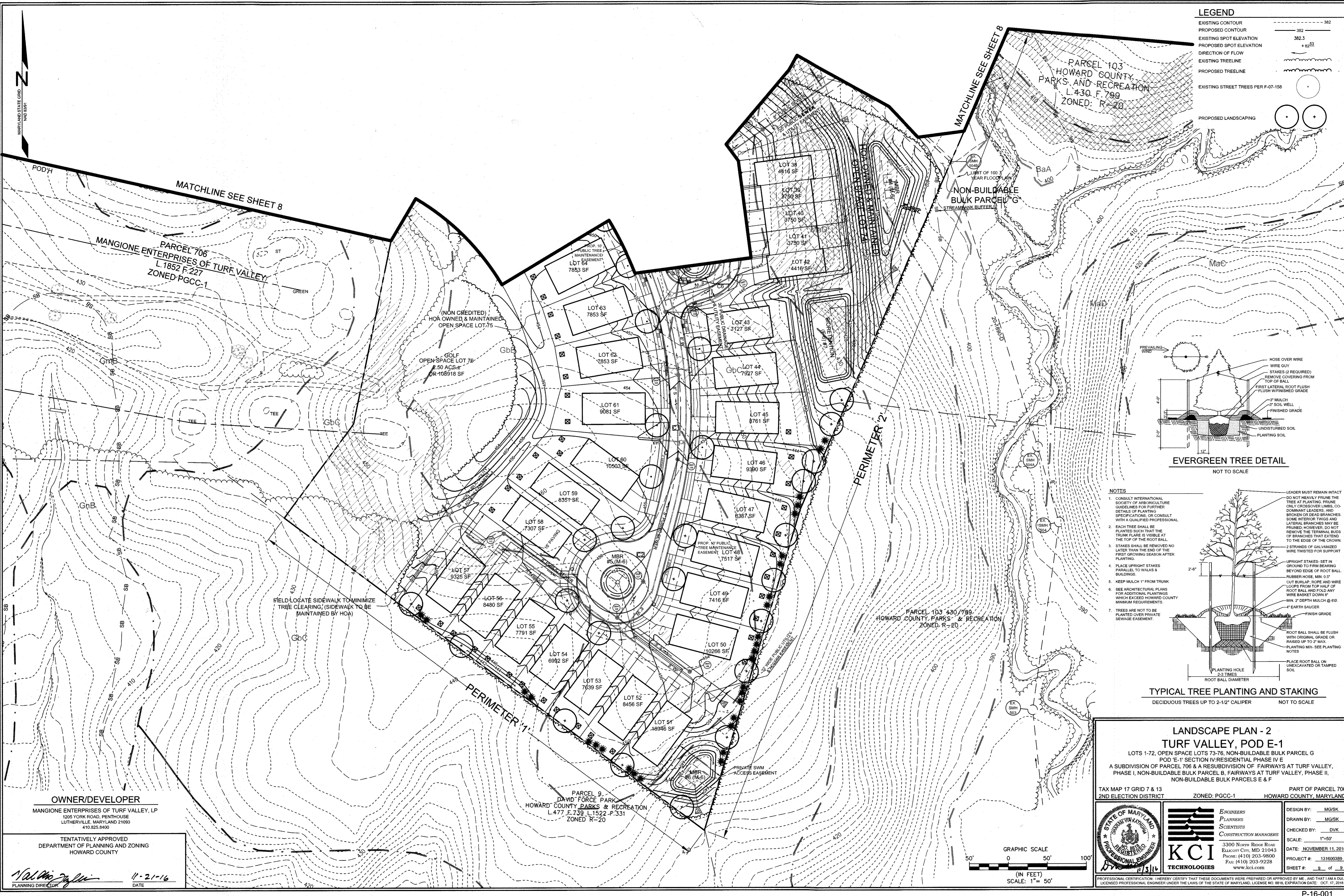
TAX MAP 17 GRID 7 & 13
2ND ELECTION DISTRICT
ZONED: PGCC-1
PART OF PARCEL 706
HOWARD COUNTY, MARYLAND

DESIGN BY: MGS/K
DRAWN BY: MGS/K
CHECKED BY: DWK
SCALE: 1"=50'
DATE: NOVEMBER 11, 2016
PROJECT #: 131600389
SHEET #: 8 of 9

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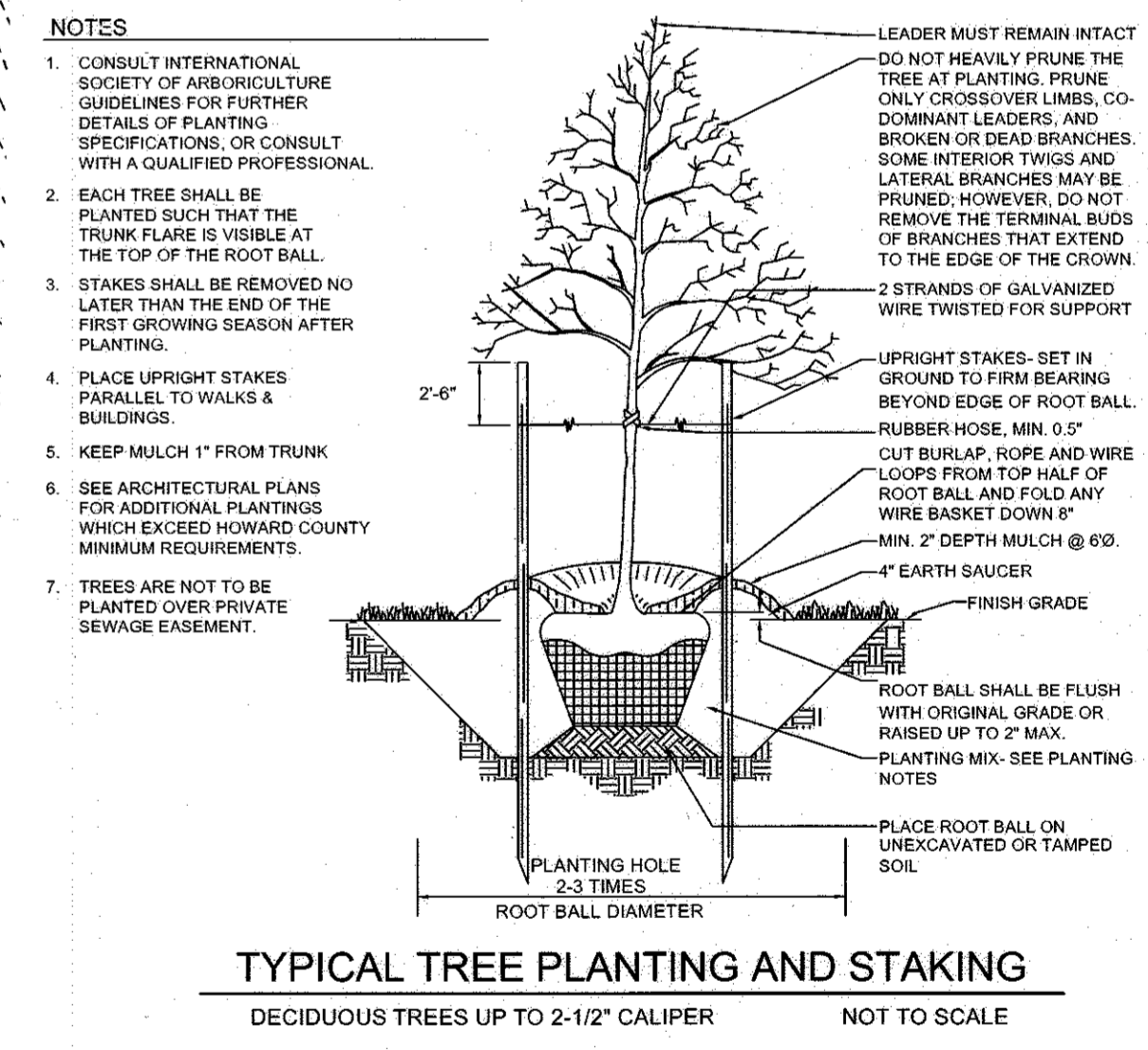
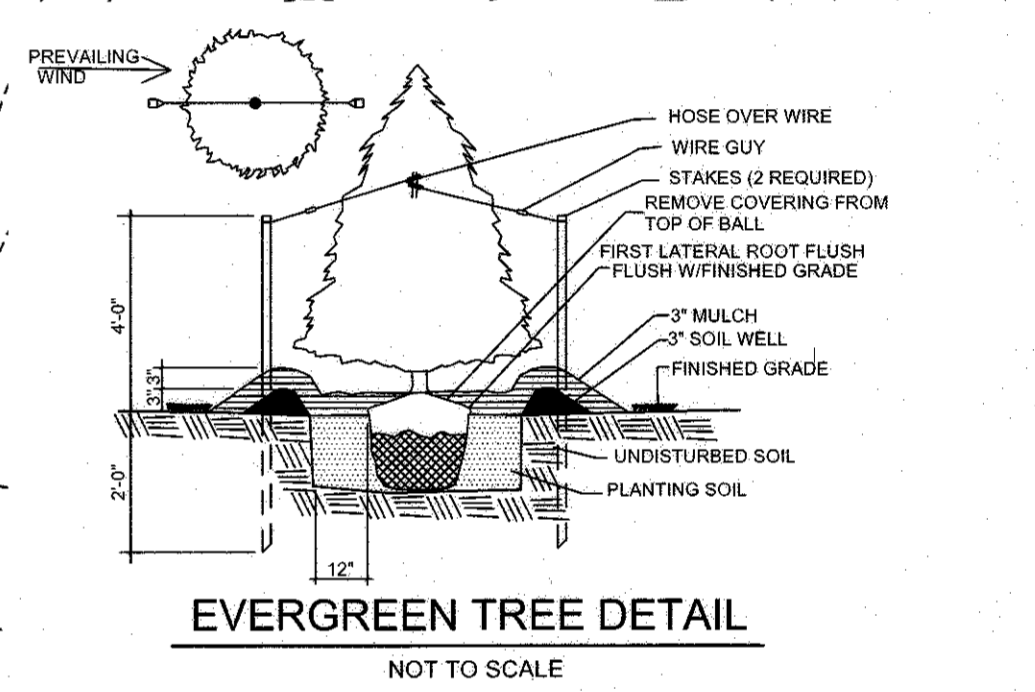
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LEGEND

| | | |
|------------------------------------|-----|--------|
| EXISTING CONTOUR | --- | 382 |
| PROPOSED CONTOUR | --- | 382.5 |
| EXISTING SPOT ELEVATION | ○ | 382.5 |
| PROPOSED SPOT ELEVATION | ○ | +82.53 |
| DIRECTION OF FLOW | → | |
| EXISTING TREELINE | ~ | |
| PROPOSED TREELINE | ~ | |
| EXISTING STREET TREES PER F-07-158 | ○ | |
| PROPOSED LANDSCAPING | ○ | |



- NOTES**
- CONSULT INTERNATIONAL SOCIETY OF ARBORICULTURE GUIDELINES FOR FURTHER DETAILS OF PLANTING SPECIFICATIONS, OR CONSULT WITH A QUALIFIED PROFESSIONAL.
 - EACH TREE SHALL BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL.
 - STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
 - PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
 - KEEP MULCH 1" FROM TRUNK.
 - SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
 - TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.

LANDSCAPE PLAN - 2
TURF VALLEY, POD E-1
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POD 'E-1' SECTION IV RESIDENTIAL PHASE IV E
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TAX MAP 17 GRID 7 & 13
2ND ELECTION DISTRICT

ZONED: PGCC-1

PART OF PARCEL 706
HOWARD COUNTY, MARYLAND

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HOWARD COUNTY

Val Mc...
PLANNING DIRECTOR

11-21-16
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