

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SUPPLEMENTAL TOPOGRAPHY, AND LANDSCAPE PLAN
3	STORMWATER MANAGEMENT DETAILS AND NOTES
4	OFFSITE FOREST CONSERVATION PLAN

# SUPPLEMENTAL, LANDSCAPE, & FOREST CONSERVATION PLAN TURLEY'S OVERLOOK

LOTS 1 THRU 3

ZONING: R-20

TAX MAP No. 31 GRID No. 16 PARCEL No. 739

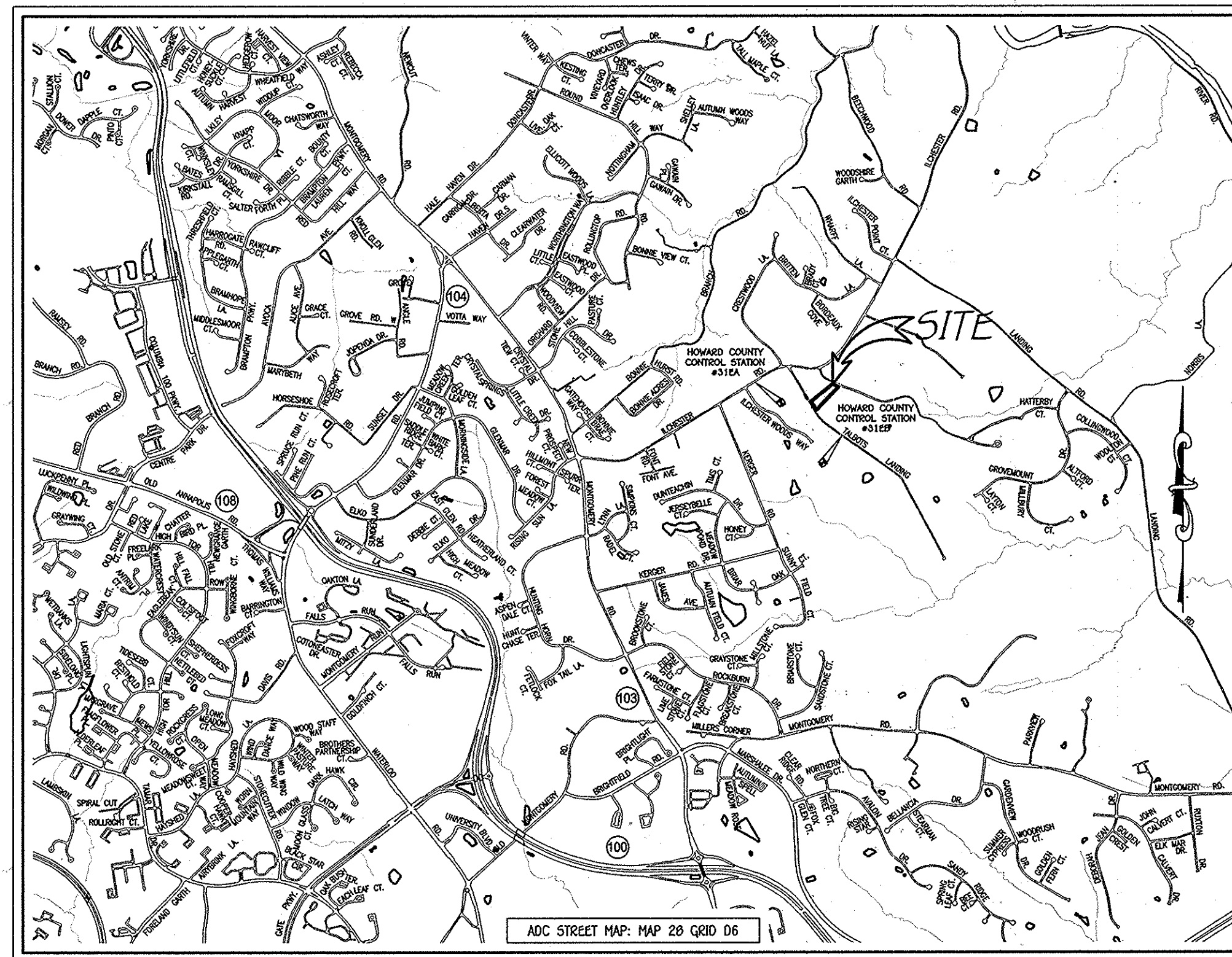
FIRST ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

LEGEND	
SYMBOL	DESCRIPTION
---492---	EXISTING CONTOUR 2' INTERVAL
---490---	EXISTING CONTOUR 10' INTERVAL
---492---	PROPOSED CONTOUR 2' INTERVAL
---490---	PROPOSED CONTOUR 10' INTERVAL
+499.50	SPOT ELEVATION
---5F---	SILT FENCE
---55F---	SUPER SILT FENCE
---	DRAINAGE LIMITS
---	SOILS LIMIT
L.O.D.	LIMIT OF DISTURBANCE
---	PROPOSED TREES
---	EXISTING TREELINE
---	PROPOSED TREELINE

### FOREST CONSERVATION WORKSHEET VERSION 1.0

PROJECT: TURLEY OVERLOOK  
DATE: DECEMBER 27, 2013

NET TRACT AREA	ACRES
A. TOTAL TRACT AREA	1.55
B. DEDUCTIONS (AREA WITHIN 100 YEAR FLOODPLAIN)	0
C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION	0
D. NET TRACT AREA	1.55
LAND USE CATEGORY: HIGH DENSITY RESIDENTIAL	
E. AFFORESTATION THRESHOLD (NET TRACT AREA (C) x 15%)	0.23
F. CONSERVATION THRESHOLD (NET TRACT AREA (C) x 20%)	0.31
EXISTING FOREST COVER	
G. EXISTING FOREST COVER WITHIN THE NET TRACT AREA	0.26
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD	0
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD	0
BREAKEVEN POINT	
J. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION	0
K. CLEARING PERMITTED WITHOUT MITIGATION	0
PROPOSED FOREST CLEARING	
L. TOTAL AREA OF FOREST TO BE CLEARED OR RETAINED OUTSIDE PCE	0.26
M. TOTAL AREA OF FOREST TO BE RETAINED	0
PLANTING REQUIREMENTS	
N. REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD	0
O. REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD	0.52
P. CREDIT FOR RETENTION ABOVE THE CONSERVATION THRESHOLD	0
R. TOTAL REFORESTATION REQUIRED	0.52
S. TOTAL AFFORESTATION REQUIRED	0
T. TOTAL PLANTING REQUIREMENT (R + S)	0.52



VICINITY MAP  
SCALE: 1" = 2000'

#### BENCHMARK INFORMATION

B.M.#1 - HOWARD COUNTY CONTROL STATION #31EA - HORIZONTAL - (NAD '83)  
(LOCATED ALONG THE SOUTH SIDE OF ILLCHESTER ROAD, APPROX. 2' BEHIND EDGE OF WALK,  
20.7' NORTH OF WIRE FENCE ALONG TRANSMISSION LINE RIGHT-OF-WAY)  
N 569,541.1675  
E 1,374,816.0130  
ELEVATION = 468.842 - VERTICAL - (NAVD '88)

B.M.#2 - HOWARD COUNTY CONTROL STATION #31EB - HORIZONTAL - (NAD '83)  
(LOCATED ALONG THE SOUTH SIDE OF TALBOT LANDING, APPROX. 19' FROM CENTERLINE OF ROAD &  
APPROX. 196' WEST OF DRIVE WAY ENTRANCE #5160)  
N 569,731.0270  
E 1,376,273.5589  
ELEVATION = 452.628 - VERTICAL - (NAVD '88)

#### GENERAL NOTES

- SUBJECT PROPERTY ZONED R-20 PER THE 10/6/2013 COMPREHENSIVE ZONING PLAN. COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROVIDED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31EA AND 31EB AND AS PUBLISHED ON A PLAT ENTITLED "TALBOT PHASE 1" WORKSHEET 11-1 AND 11-2 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NOS. 20362 AND 20363.
- STATION NO. 31EA NORTH 569,541.124 EAST 1,374,815.936  
STATION NO. 31EB NORTH 568,730.984 EAST 1,374,817.91
- THIS PLAN IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH, 2011 BY FISHER, COLLINS & CARTER, INC. THE EXISTING TOPOGRAPHY IS TAKEN FROM A FIELD RUN SURVEY (WITH MAXIMUM TWO FOOT) CONTOUR INTERVALS PREPARED BY FISHER, COLLINS & CARTER, INC. ON ABOUT MARCH, 2011.
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- CONCRETE MONUMENT SET WITH CAP F.C.C. 100'.
- IRON PIPE OR IRON BAR FOUND.
- ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- CONCRETE MONUMENT SET WITH CAP F.C.C. 100'.
- CONCRETE MONUMENT OR STONE FOUND.
- ALL LOT/PARCEL AREAS ARE MORE OR LESS (±).
- DISTANCES SHOWN ARE BASED ON SURVEY MEASUREMENT AND NOT REDUCED TO NAD '83 GRID MEASUREMENT.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE, AND NOT INTO THE PIPESTEM LOT DRIVEWAY.
- 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 FOR THE FOLLOWING (MINIMUM) REQUIREMENTS:  
A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).  
B) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHED RUN BASE WITH TAR AND CHIP COATING. (1 - 1/2" MINIMUM).  
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS.  
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (825-LBS/TON).  
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER SURFACE.  
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.  
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER.
- NO CONSTRUCTIBLES EXIST ON THIS SITE BASED ON A VISUAL SITE VISIT AND BASED ON AN EXAMINATION OF THE HOWARD COUNTY CEMETERY INVENTORY MAP. NO HISTORIC STRUCTURES EXIST ON SITE.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY ZONING REGULATIONS.
- THE 30' PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT AND MAINTENANCE AGREEMENT FOR THE BENEFIT OF LOTS 1 THRU 3 WILL BE RECORDED SIMULTANEOUSLY WITH THE RECORDED OF THE PLAN.
- PUBLIC WATER AND SEWER ALLOCATIONS WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- WATER IS PUBLIC. LOTS WILL HAVE CONNECTIONS PROVIDED UNDER CONTRACT #14-4775-0.
- SEWER IS PUBLIC. SEWER MAIN WITH CONNECTIONS FOR THE LOTS IS BEING PROVIDED UNDER CONTRACT #14-4775-0.
- THIS PLAN IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 32-2013 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRAZING PERMIT AND PER THE COMP-LITE ZONING REGULATIONS DATED JULY 28, 2008.
- PROVIDES DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: ECP-13-021, F-13-084, ECP-13-075.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- THERE ARE NO EXISTING STRUCTURES ON THIS SITE.
- THE LOTS CREATED BY THIS SUBDIVISION PLAN ARE SUBJECT TO A FEE OR ASSESSMENT WITH TERRAPIN WATER AND SEWER, LLC TO COVER OR DEFRAY ALL OR PART OF THE DEVELOPER'S COST OF THE INSTALLATION OF THE WATER AND SEWER FACILITIES, PURSUANT TO THE HOWARD COUNTY CODE SECTION 18.112. THIS FEE OR ASSESSMENT, WHICH RUNS WITH THE LAND, IS A CONTRACTUAL OBLIGATION BETWEEN THE DEVELOPER AND EACH OWNER OF THIS PROPERTY AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF HOWARD COUNTY.
- THERE ARE NO FLOODPLAIN, WETLANDS, STREAMS OR STREAM BUFFERS, 15-24.9% SLOPES, OR 25% OR GREATER SLOPES ON THIS SITE.
- THERE ARE NO DISTURBANCES TO ENVIRONMENTAL FEATURES AS THERE ARE NO ENVIRONMENTAL FEATURES LOCATED ON THE PROPERTY.
- NO HISTORIC STRUCTURES EXIST ON THIS SITE BASED ON THE HOWARD COUNTY HISTORIC SITES INVENTORY LIST.
- APPROVAL OF A SITE DEVELOPMENT PLAN IS REQUIRED FOR THE DEVELOPMENT OF ALL RESIDENTIAL LOTS WITHIN THIS SUBDIVISION PRIOR TO ANY GRADING OR BUILDING PERMITS FOR NEW HOUSE CONSTRUCTION IN ACCORDANCE WITH SECTION 16.155 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- WETLANDS DELINEATION, FOREST STAND DELINEATION REPORT AND FOREST CONSERVATION PLAN PREPARED ON SEPTEMBER 28, 2012 BY ECO-SCIENCE PROFESSIONALS, INC.
- OPEN SPACE REQUIREMENTS ARE PROVIDED BY A FEE-IN-LIEU PAYMENT OF \$3,000.00.
- THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127-RESIDENTIAL INFILL DEVELOPMENT-OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPER OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BERMS, FENCES, SIMILAR HOUSING UNIT TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSES.
- NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT PER HOWARD COUNTY DESIGN MANUAL, VOLUME III, SECTION 5.2(F).
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT, SINCE IT IS A MINOR SUBDIVISION.
- A COMMUNITY MEETING WAS CONDUCTED ON JULY 10, 2012 FOR THE PURPOSE OF THE DEVELOPER TO PROVIDE INFORMATION TO THE COMMUNITY REGARDING THE PROPOSED RESIDENTIAL DEVELOPMENT AND TO ALLOW THE COMMUNITY TO ASK QUESTIONS AND TO MAKE COMMENTS, PER SECTION 16.128(D), OF THE SUBDIVISION REGULATIONS.
- LANDSCAPING FOR LOTS 1 THRU 3 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. LANDSCAPE SURETY FOR HOWARD COUNTY DESIGN MANUAL, VOLUME III, SECTION 5.2(F). (1) SHADE TREES @ \$300/SHADE TREE, (2) EVERGREEN TREE @ \$150/EVERGREEN TREE, (3) SHRUBS @ \$30/SHRUB) HAS BEEN POSTED AS PART OF THE BUILDING / GRADING PERMIT.
- THE FOREST CONSERVATION REQUIREMENTS OF SECTION 16.120 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR TURLEY'S OVERLOOK, BUILDABLE LOTS 1 THRU 3, IS PROVIDED BY OFF-SITE REFORESTATION OF 0.52 ACRES ON ROSSBERRY ROAD AT 410-313-2430 FOR DETAILS AND COST ESTIMATES.
- INSIGN POSTS: ALL SIGN POST USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON 2" GALVANIZED STEEL PERFORATED, SQUARE PUNCH TUBE POST (14 GAUGE).
- SIGN POSTS: ALL SIGN POST USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON 2" GALVANIZED STEEL PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. THE ANCHOR SHALL NOT EXTEND MORE THAN TWO (2) QUICK PUNCH HOLES ABOVE GROUND LEVEL. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- PRIVATE RANGE OF ADDRESS SIGNS AND/OR PRIVATE ROAD STREET NAME SIGNS (SNS) SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPER'S / OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-2430 FOR DETAILS AND COST ESTIMATES.
- DRIVEWAYS FOR LOTS 1 THRU 3 SHALL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY STANDARD DETAIL R-6.06 IN THE VOL. IV DESIGN MANUAL.
- SOILS INFORMATION BASED ON NRCS WEB SOIL SURVEY FOR HOWARD COUNTY, MARYLAND.
- ROAD IMPROVEMENTS INCLUDING ROAD WIDENING, STREET TREES, AND SIDEWALKS WERE COMPLETED UNDER THE TURLEY'S MEADOW SUBDIVISION, F-13-084.
- TRASH / REFUSE COLLECTION PAD WILL BE MAINTAINED BY THE PROPERTY OWNERS (IF AN HOA) IS NOT PROPOSED. THE MAINTENANCE OF THIS COLLECTION AREA SHOULD BE REFERENCED IN THE PRIVATE USE-IN-COMMON ACCESS AGREEMENT.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- 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.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION-OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- STORMWATER MANAGEMENT REQUIREMENTS FOR LOTS 1 THRU 3 WILL BE MET USING ENVIRONMENTAL SITE DESIGN TO THE MAXIMUM EXTENT POSSIBLE IN ACCORDANCE WITH THE MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I & II, EFFECTIVE IN MAY OF 2010. THE PROPOSED PRACTICES WILL BE LOCATED ON THE INDIVIDUAL LOTS AS FOLLOWS:  
LOT 1: ROOFTOP DISCONNECTION (N-1) FOR THE PROPOSED HOUSE AND GRASS SWALE (M-8) FOR THE PROPOSED DRIVEWAY.  
LOT 2: MICRO-BIORETENTION (M-6), ROOFTOP DISCONNECTION (N-1) FOR THE PROPOSED HOUSE, AND GRASS SWALE (M-8) FOR THE PROPOSED DRIVEWAY.  
LOT 3: MICRO-BIORETENTION (M-6), ROOFTOP DISCONNECTION (N-1) FOR THE PROPOSED HOUSE, AND GRASS SWALE (M-8) FOR THE PROPOSED DRIVEWAY.  
USE-IN-COMMON DRIVEWAY: NON-ROOFTOP DISCONNECTION (N-2) AND GRASS SWALE (M-8) FOR THE PROPOSED DRIVEWAY.
- THESE PRACTICES SHALL BE PRIVATELY OWNED AND MAINTAINED IN ACCORDANCE WITH INDIVIDUAL DECLARATIONS OF COVENANTS.
- MODERATE INCOME HOUSING UNIT (M.I.H.U.) TABULATION:  
a. M.I.H.U. REQUIRED = (3 LOTS x 10%) = 0.3 M.I.H.U.  
b. M.I.H.U. PROPOSED = DEVELOPER WILL PURSUE ALTERNATIVE COMPLIANCE BY PAYING A FEE-IN-LIEU TO THE HOWARD COUNTY HOUSING DEPARTMENT FOR THE UNITS REQUIRED BY THE DEVELOPMENT.  
c. AN EXECUTED M.I.H.U. AGREEMENT WITH THE HOWARD COUNTY HOUSING DEPARTMENT WILL BE COMPLETED PRIOR TO RECORD OF THIS PLAN.
- WAIVER PETITION, WP-14-146, WAS APPROVED ON JUNE 16, 2014 TO WAIVE SECTION 16.120(B)(6)(V)(C) TO PERMIT PIPESTEMS TO BE CREATED ON BOTH SIDES OF A FRONTAGE LOT IN THE SAME SUBDIVISION. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:  
1. COMPLIANCE WITH ALL SSC AGENCY COMMENTS GENERATED WITH THE REVIEW OF THE FINAL PLAN, F-14-079.  
2. THE APPLICANT MUST PROVIDE A LANDSCAPING BUFFER ALONG THE ENTIRE USE-IN-COMMON DRIVEWAY BETWEEN THE DRIVEWAY AND THE ADJOINING TURLEY'S MEADOW SUBDIVISION, LOTS 1 & 4, WITH A SINGLE ROW OF THUNIA PLICATA (Giant Arborvitae "Green Giant") TREES, OR AN EQUIVALENT SPECIES, AT A SPACING OF 15-20 FEET ON CENTER. THE PROPOSED USE-IN-COMMON DRIVEWAY MUST MAINTAIN AT LEAST A 10 FOOT DISTANCE FROM THE PROJECT BOUNDARY, AT ALL POINTS, TO ENSURE ADEQUATE ROOM FOR THE LANDSCAPING BUFFER. THE LANDSCAPING TREES SHALL BE SHOWN AS PART OF THE LANDSCAPE PLAN FOR F-14-079 AND SHALL BE BONDED WITH THE LANDSCAPING OBLIGATION.
- BACKGROUND INFORMATION:  
a. TAX MAP NO. 31  
b. PARCEL NO. 739  
c. ZONING R-20  
d. ELECTION DISTRICT: FIRST  
e. GROSS AREA OF TRACT = 1.546 AC.  
f. NUMBER OF BUILDABLE LOTS: 3  
g. NUMBER OF OPEN SPACE LOTS: 0  
h. NUMBER OF NON-BUILDABLE BULK PARCELS: 0  
i. NUMBER OF BUILDABLE BULK PARCELS: 0  
j. NUMBER OF NON-BUILDABLE BULK PARCELS: 0  
k. AREA OF BUILDABLE LOTS: 1.546 AC.  
l. AREA OF OPEN SPACE LOTS: 0.00 AC.  
m. AREA OF NON-BUILDABLE BULK PARCELS: 0.00 AC.  
n. AREA OF BUILDABLE BULK PARCEL: 0.00 AC.  
o. AREA OF NON-BUILDABLE PARCEL: 0.00 AC.  
p. AREA OF ROADWAY TO BE DEDICATED: 0.00 AC.  
q. AREA OF FLOODPLAIN = 0.00 AC.  
r. AREA OF 25% OR GREATER SLOPES = 0.00 AC.  
s. NET AREA OF TRACT = 1.546 AC.

FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 1072 BALTIMORE NATIONAL PIKE  
ELKOTT CITY, MARYLAND 21042  
(410) 461-2855

Approved: Department Of Planning And Zoning

*Ket Shalender* 8-28-14  
Chief, Division of Land Development  
*Chad* 8-28-14  
Chief, Development Engineering Division

#### PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38386, EXPIRATION DATE: 1/12/16.

*Stephanie J. Tute* 8/7/14  
Stephanie J. Tute, Signature Of Professional Engineer



#### DEVELOPER

PATAPSCO BUILDERS, LLC  
SUSAN H. TURLEY  
2018 127TH TERRACE E.  
FULTON, MARYLAND 20759-2303  
240-375-1052

#### OWNER

ALFRED P. TURLEY &  
SUSAN H. TURLEY  
2018 127TH TERRACE E.  
PARRISH, FLORIDA 34219  
941-776-8619

TITLE SHEET  
TURLEY'S OVERLOOK  
LOTS 1 THRU 3

ZONED R-20 TAX MAP NO.: 0031 GRID NO.: 0016

PARCEL NO.: 739

FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN DATE: AUGUST, 2014

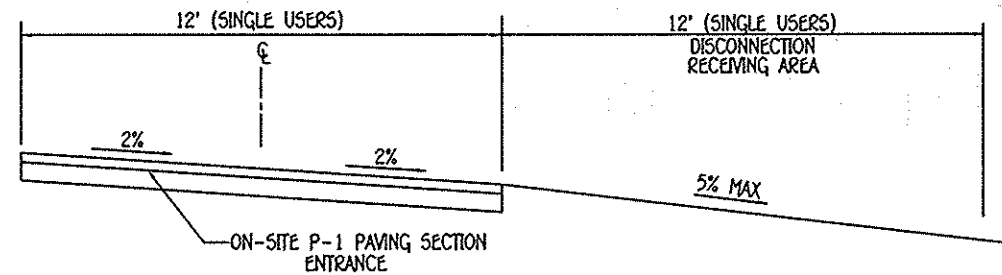
SHEET 1 OF 4

F-14-079



SWM NOTE: MICRO-BIORETENTION FACILITIES ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE INDIVIDUAL HOMEOWNERS.

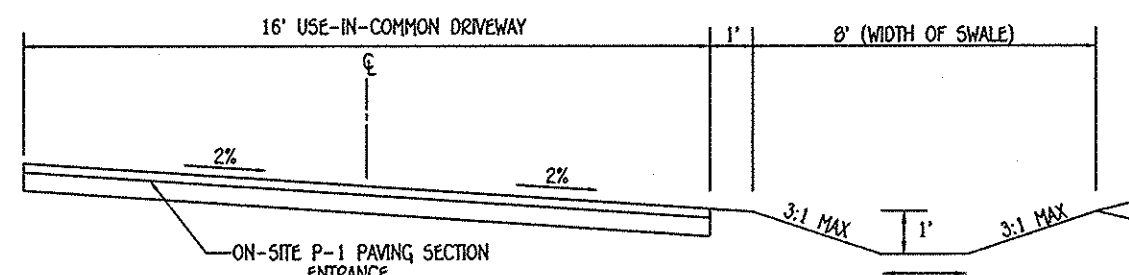
Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
2	21,962 Sq. Ft.	1,742 Sq. Ft.	20,220 Sq. Ft.
3	24,334 Sq. Ft.	3,580 Sq. Ft.	20,754 Sq. Ft.



**TYPICAL PRIVATE DRIVE CROSS SLOPE SECTION**  
NOT TO SCALE

**OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED, DISCONNECTION OF NONROOFTOP RUNOFF (N-2)**

1. MAINTENANCE OF AREAS RECEIVING DISCONNECTION RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE AREAS RECEIVING RUNOFF SHOULD BE PROTECTED FROM FUTURE COMPACTOR OR DEVELOPMENT OF IMPERVIOUS AREA. IN COMMERCIAL AREAS FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.



**USE-IN-COMMON DRIVEWAY & SWALE CROSS SLOPE SECTION**  
NOT TO SCALE

QTY.	KEY	NAME	SIZE
5	○	ACER RUBRUM 'OCTOBER GLORY' (OCTOBER RED MAPLE)	2.5' - 3' CAL. FULL CROWN, B&B
8	○	TILIA CODATA 'GREENSPIRE' (GREENSPIRE LITTLELEAF LINDEN)	2.5' - 3' CAL. FULL CROWN, B&B
8	○	ILEX 'NELLIE R. STEVENS' (NELLIE R. STEVENS HOLLY)	5' - 6' HT. B&B
14	○	THUJA PLICATA (GIANT ARBOVITAE 'GREEN GIANT')	B&B
17	○	THUJA OCCIDENTALIS 'PYRAMIDALIS' (PYRAMIDAL ARBOVITAE)	5' - 6' HT. B&B (15' SP.)
6	○	TAXUS MEDIA 'HICKSII' (HICKS YEW)	2.5' - 3' HT. B&B

TOTAL: 13 SHADE TREES, 39 EVERGREENS, 6 SHRUBS  
NOTE THAT 23 EVERGREENS HAVE BEEN PROPOSED ADJACENT TO TURLEY'S MEADOW, LOT 1 AS A BUFFER TO THE PROPOSED COMMON DRIVEWAY PER WAIVER PETITION SUBMITTED.

PERIMETER	P-1	P-2A	P-2B	P-3	P-4	TOTAL
CATEGORY	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO ROADWAY	TRASH PAD BUFFER	
LANDSCAPE TYPE	B	A	N/A	N/A		
LINEAR FEET OF PERIMETER	110 L.F.	290 L.F.	252 L.F.	172 L.F.	16 L.F.	
CREDIT FOR EXISTING VEGETATION						
SHADE TREES (SMALL/MEDIUM DECIDUOUS TREES (2:1 SUBSTITUTION))	0	0	0	0	0	
NUMBER OF PLANTS REQUIRED	2 / 3	5	6 / 13	N/A	16'4" = 4 SHRUBS	13
SHADE TREES (SMALL/MEDIUM DECIDUOUS TREES (2:1 SUB.))	(110'/50' = 2.2 OR 2)	(290'/40' = 7.25 OR 7)	(252'/20' = 12.6 OR 12)		4 SHRUBS	13
EVERGREEN TREES	(110'/40' = 2.75 OR 3)	(290'/20' = 14.5 OR 14)	(252'/10' = 25.2 OR 25)			4 (SHRUBS)
NUMBER OF PLANTS PROVIDED	2	5	6	N/A		13
SHADE TREES (SMALL/MEDIUM DECIDUOUS TREES (2:1 SUB.))	3	0	13			16
SHRUBS					6	6

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CORPORAL SQUARE OFFICE PARK - 10772 BALDWIN NATIONAL PIKE  
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*Stephanie J. Turley* 8/7/14  
Stephanie J. Turley, Signature of Professional Engineer DATE

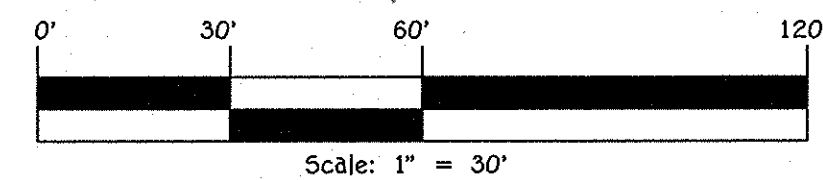


**DEVELOPER**

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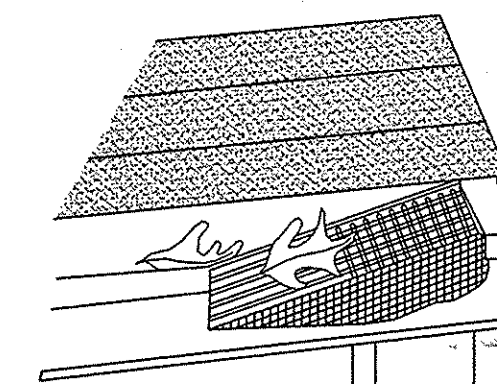
**OWNER**

ALFRED P. TURLEY &  
SUSAN H. TURLEY  
2018 127th TERRACE E.  
PARRISH, FLORIDA 34219  
941-776-8615



SOIL	NAME	CLASS	K FACTOR
ChB	Chillum-Russett loam, 2 to 5 percent slopes	B	0.37
ChC	Chillum-Russett loams, 5 to 10 percent slopes	B	0.37
SaC	Sassafras loam, 5 to 10 percent slopes	B	0.24

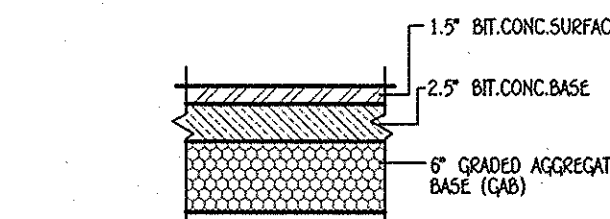
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---492---	PROPOSED CONTOUR 2' INTERVAL
---490---	PROPOSED CONTOUR 10' INTERVAL
+499.50	SPOT ELEVATION
-SF--SF-	SILT FENCE
-SSF--SSF-	SUPER SILT FENCE
---	DRAINAGE LIMITS
---	SOILS LIMIT
---	L.O.D.
○	PROPOSED TREES
○	EXISTING TREELINE
○	PROPOSED TREELINE



**GUTTER DRAIN FILTER DETAIL**  
NOT TO SCALE

**STORMWATER MANAGEMENT NOTES**

- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH CHAPTER 5, "ENVIRONMENTAL SITE DESIGN" OF THE 2007 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL, EFFECTIVE MAY 4, 2010.
- MAXIMUM CONTRIBUTING ROOF TOP AREA TO EACH DOWNSPOUT SHALL BE 1,000 SQ. FT. OR LESS.
- DRIVELLS SHALL BE PROVIDED AT LOCATIONS WHERE THE LENGTH OF DISCONNECTION IS LESS THAN 75' AT 2% THE SIZE AND CONSTRUCTION OF THE DRIVELL SHALL BE IN ACCORDANCE WITH THE DETAIL SHOWN ON THIS SHEET.
- FINAL GRADING IS SHOWN ON THE SITE DEVELOPMENT PLAN.



**P-1 DRIVEWAY PAVING SECTION**  
NOT TO SCALE

**Developer's/Builder's Certificate**

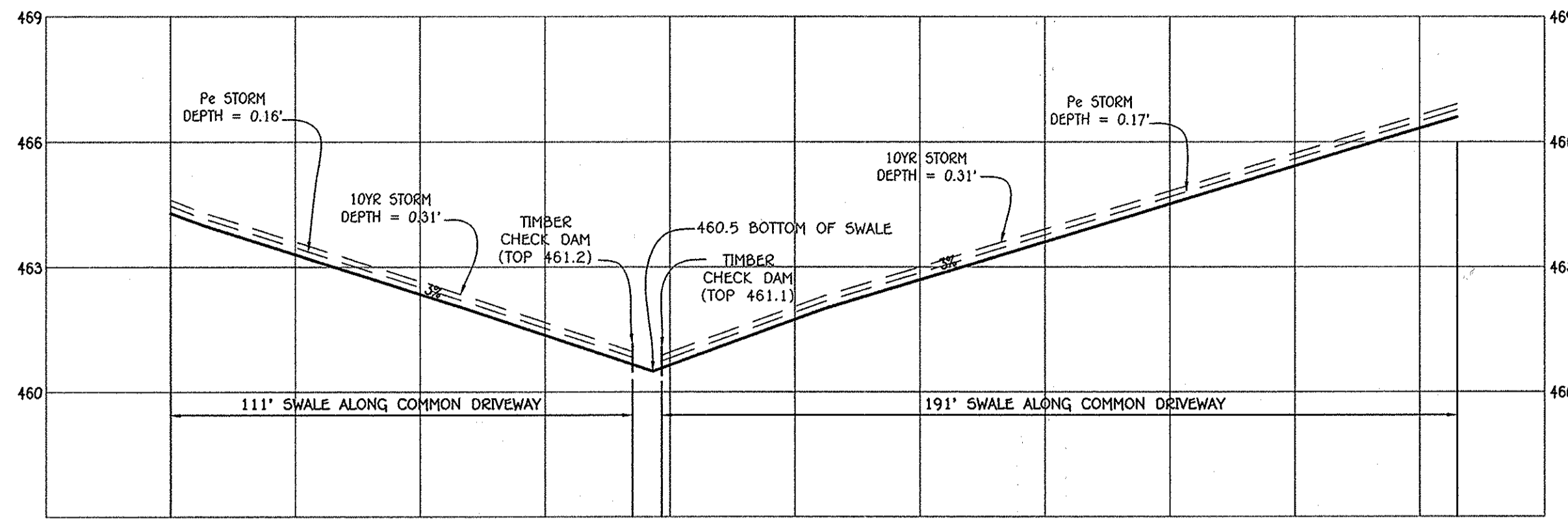
I/We certify that the landscaping shown on this plan will be done according to Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a letter of Landscape Installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

*[Signature]* 08/12/14  
Developer/Builder Date

**SUPPLEMENTAL, TOPOGRAPHY AND LANDSCAPE PLAN  
TURLEY'S OVERLOOK  
LOTS 1 THRU 3**

ZONED R-20 TAX MAP NO.: 0031 GRID NO.: 0016  
PARCEL NO.: 739  
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1" = 30' DATE: AUGUST, 2014  
SHEET 2 OF 4 F-14-079





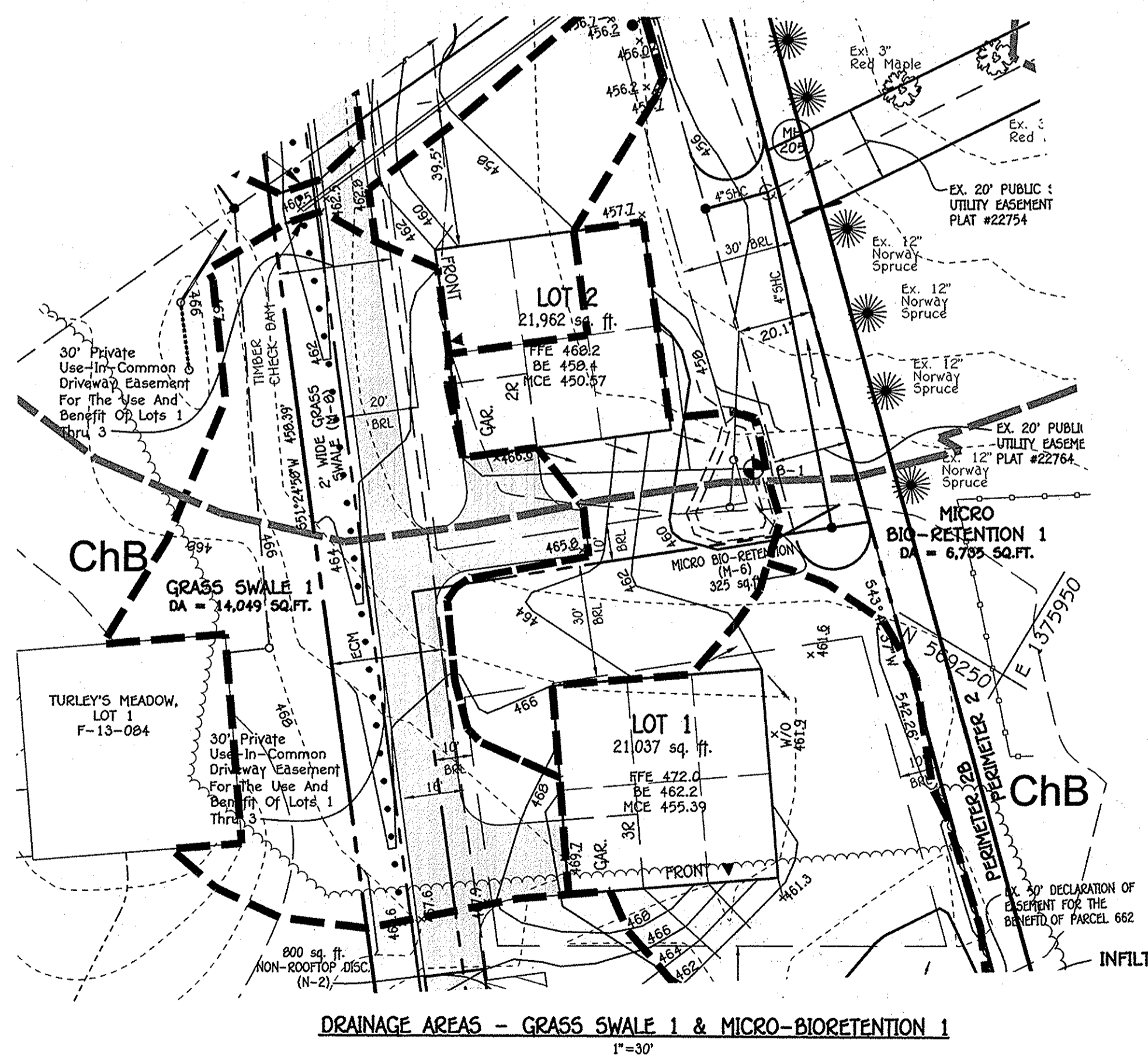
PROFILE THROUGH GRASS SWALE (M-8)

HORIZONTAL SCALE: 1"=30'  
VERTICAL SCALE: 1"=3'

FUTURE SEQUENCE OF CONSTRUCTION

- OBTAIN A GRADING PERMIT. (2 WEEKS)
- NOTIFY "MISS UTILITY" AT LEAST 48 HOURS BEFORE BEGINNING ANY WORK AT 1-800-257-7777. NOTIFY THE HOWARD COUNTY OFFICE OF CONSTRUCTION/INSPECTION AT 410-313-1330 AT LEAST 24 HOURS BEFORE STARTING WORK.
- INSTALL THE STABILIZED CONSTRUCTION ENTRANCE. INSTALL SILT FENCE & SUPER-SILT FENCE. (2 DAYS)
- ROUGH GRADE SITE. (1 DAY)
- INSTALL CULVERT AND ASSOCIATED RIPRAP & SUPER SILT FENCE UNDER COMMON DRIVEWAY. (1 DAY)
- BASE PAVE DRIVEWAY AND INSTALL GRASS SWALE WITH TIMBER CHECK DAMS ALONG COMMON DRIVEWAY. (1 WEEK)
- CONSTRUCT HOUSES. (6 MONTHS)
- INSTALL MICRO-BIORETENTION AND INFILTRATION BERMS AS EACH LOT'S CONSTRUCTION IS COMPLETE. (1 WEEK PER LOT)
- ALL FINAL GRADES AND STABILIZATION SHOULD BE COMPLETED BEFORE ANY REMOVAL OF CONTROLS. WHEN ALL CONTRIBUTING AREAS TO THE SEDIMENT CONTROL DEVICES HAVE BEEN STABILIZED AND WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, THE SEDIMENT CONTROL DEVICES MAY BE REMOVED AND THE REMAINING AREAS BROUGHT TO FINAL GRADE. STABILIZE ALL AREAS IN ACCORDANCE WITH PERMANENT SEEDING NOTES. (3 DAYS)
- NOTIFY HOWARD COUNTY OFFICE OF INSPECTIONS AND PERMITS FOR FINAL INSPECTION OF THE COMPLETED PROJECT ALONG WITH SUBMISSION OF ANY REQUIRED "AS-BUILT" PLANS. (1 WEEK)

NOTE: THE CONTRACTOR SHALL INSPECT AND PROVIDE NECESSARY MAINTENANCE EACH RAINFALL AND ON A DAILY BASIS.



DRAINAGE AREAS - GRASS SWALE 1 & MICRO-BIORETENTION 1

FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10272 BALDWIN NATIONAL PIKE  
ELKOTT CITY, MARYLAND 21042  
(410) 461-2899

Approved: Department of Planning And Zoning

Chief, Division of Land Development  
Chief, Development Engineering Division

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38386, EXPIRATION DATE: 1/12/16.

Stephanie J. Turf, Signature of Professional Engineer  
DATE: 8/7/14

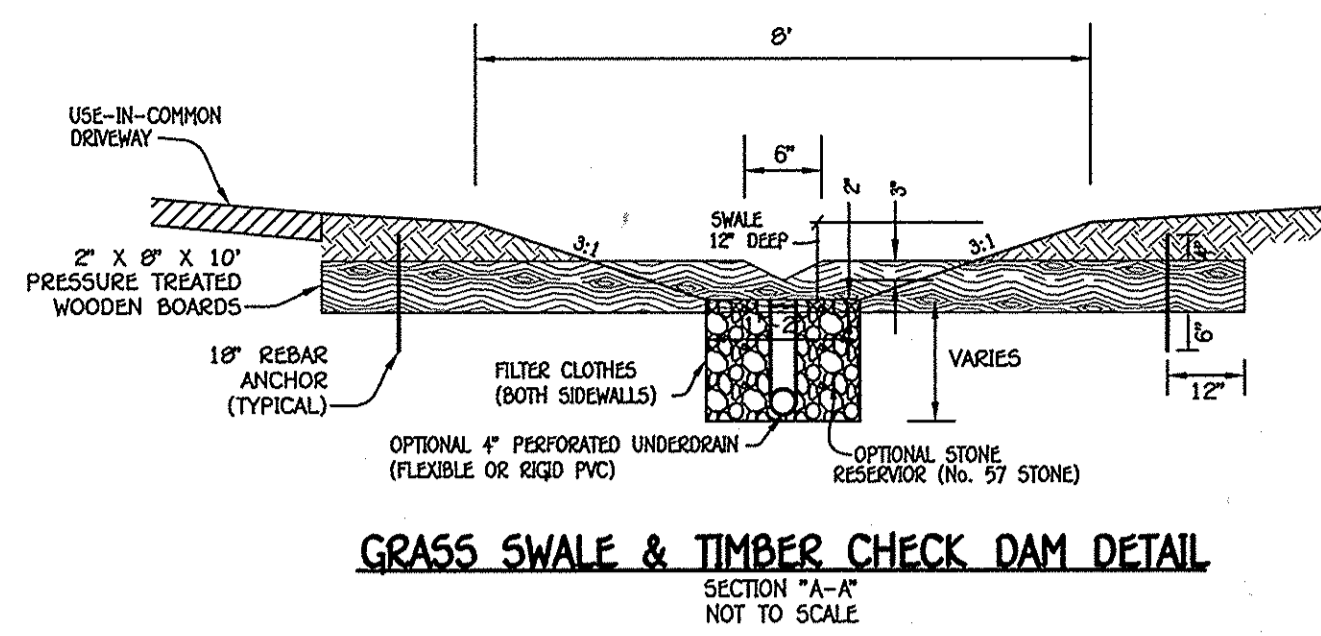


DEVELOPER

PATAPSCO BUILDERS, LLC  
7013 HEANDERING STREAM WAY  
FULTON, MARYLAND 20759-2303  
240-375-1052

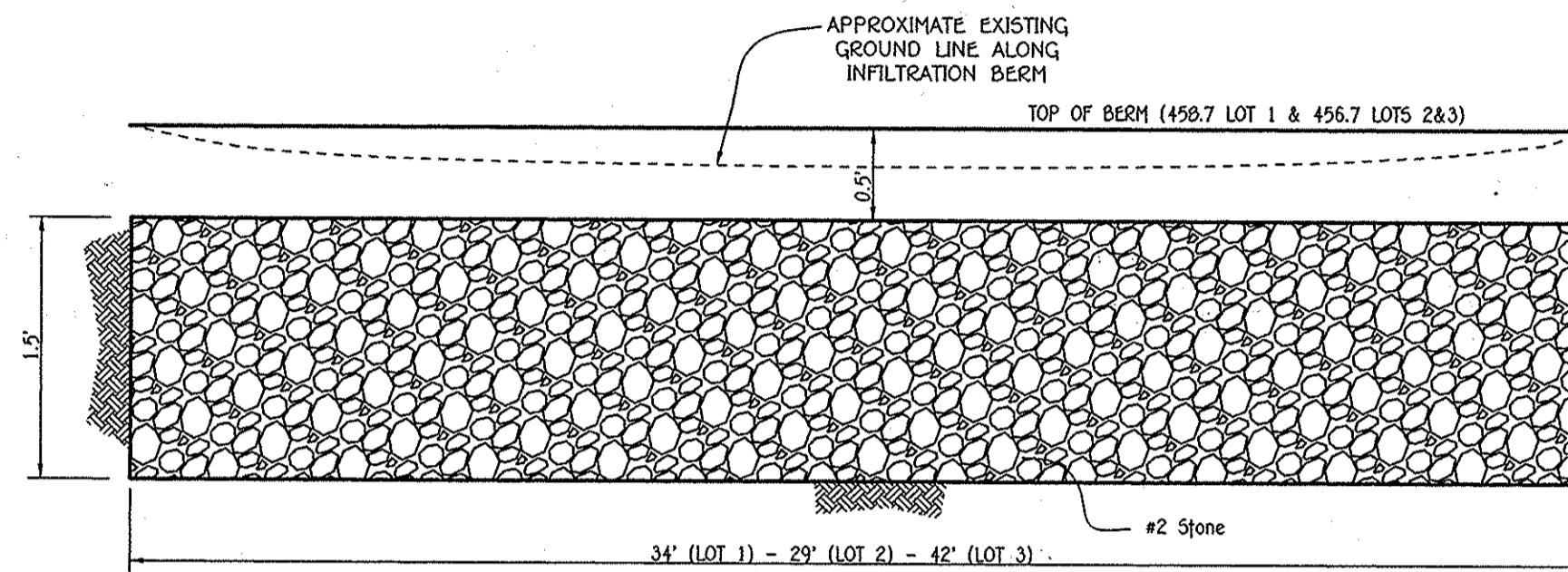
OWNER

ALFRED P. TURLEY & SUSAN H. TURLEY  
2018 127th TERRACE E.  
PARRISH, FLORIDA 34219  
941-776-0615



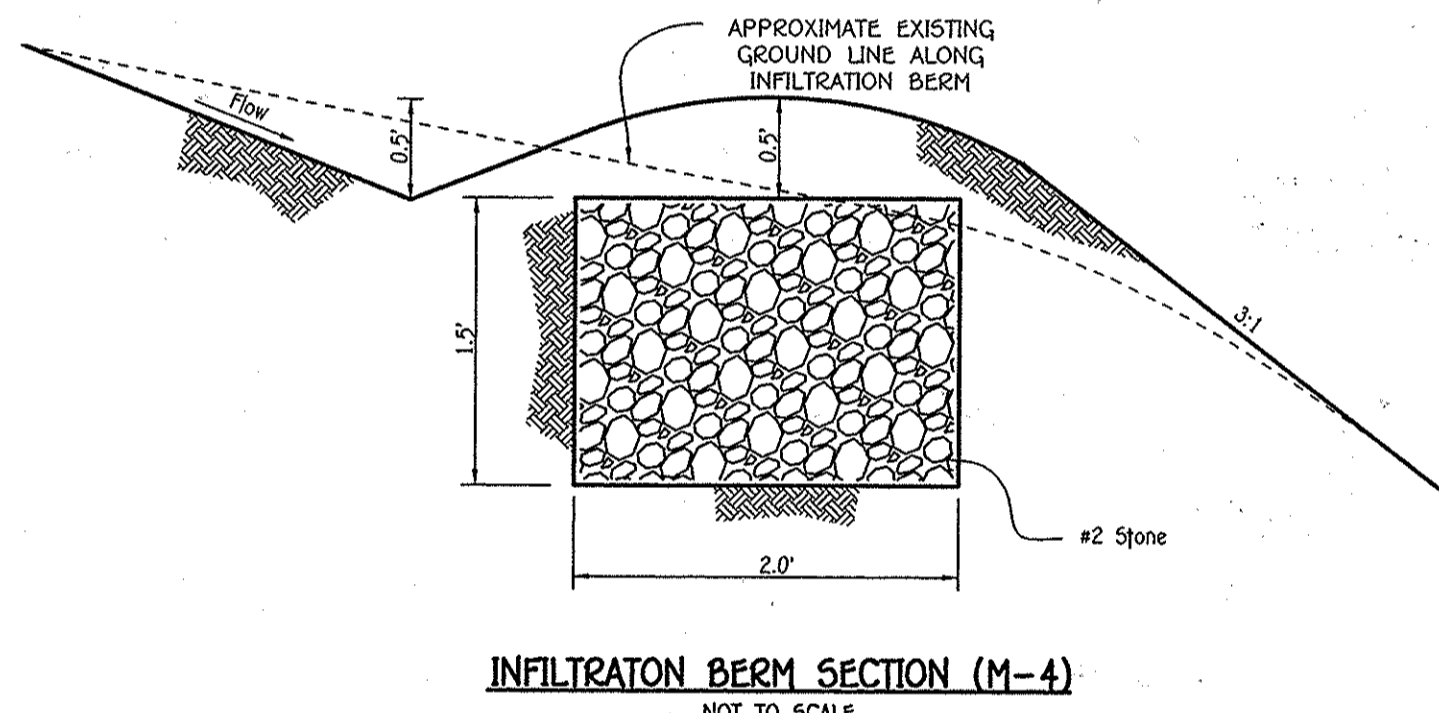
GRASS SWALE & TIMBER CHECK DAM DETAIL

SECTION "A-A"  
NOT TO SCALE



INFILTRATION BERM SECTION ALONG TOP OF BERM (M-4)

NOT TO SCALE



INFILTRATION BERM SECTION (M-4)

NOT TO SCALE

OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED INFILTRATION BERM, (M-4)

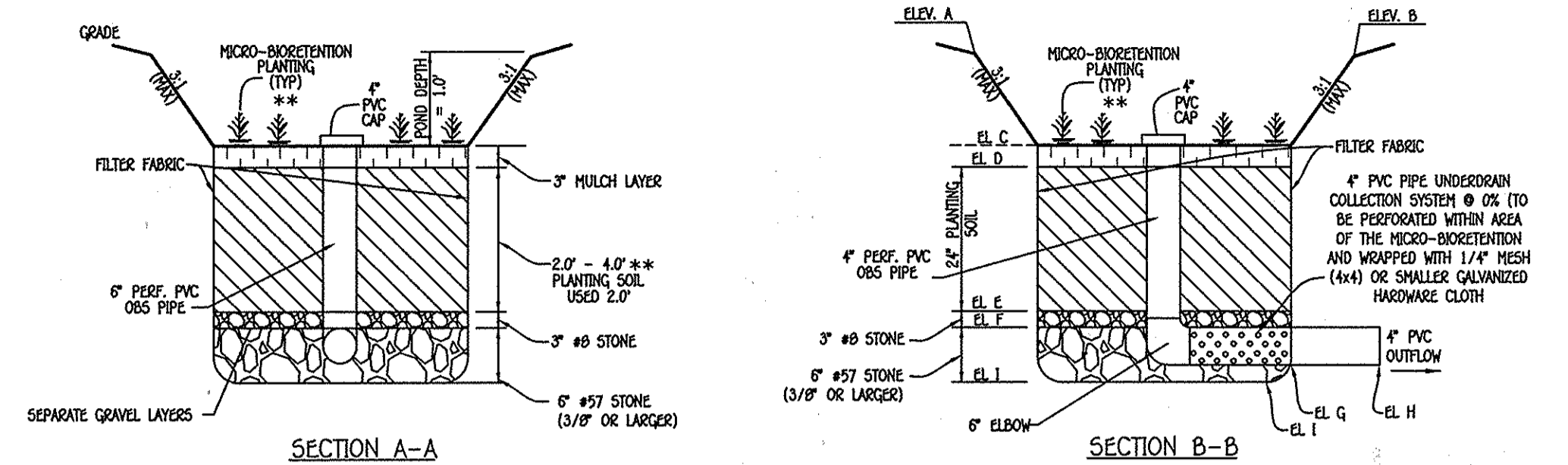
- THE OWNER SHALL INSPECT THE BERM REGULARLY TO ENSURE THAT PONDING WATER DOES NOT CREATE NUISANCE CONDITIONS.
- SIGNS OF CONCENTRATED FLOW AND OTHER SURFACE EROSION SHOULD BE REPAIRED TO PROMOTE SHEET FLOW.
- THE OWNER SHALL ENSURE A DENSE MAT OF VEGETATION IS PRESENT AT ALL TIMES. BERMS SHOULD BE PLANTED WITH MEADOW VEGETATION AND SHRUBS. TURF GRASS MAY BE USED ON BERMS THAT ARE TO BE MOWN. VEGETATION SHOULD BE REPLACED AS NEEDED.

OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED OPEN CHANNEL SYSTEMS - GRASS SWALES, (M-8)

- THE OPEN CHANNEL SYSTEM SHALL BE INSPECTED ANNUALLY AND AFTER MAJOR STORMS. INSPECTIONS SHALL BE PERFORMED DURING WET WEATHER TO DETERMINE IF THE FACILITY IS FUNCTIONING PROPERLY.
- THE OPEN CHANNEL SHALL BE MOWN A MINIMUM OF AS NEEDED DURING THE GROWING SEASON TO MAINTAIN A MAXIMUM GRASS HEIGHT OF LESS THAN 6 INCHES.
- DEBRIS AND LITTER SHALL BE REMOVED DURING REGULAR MOWING OPERATIONS AND AS NEEDED.
- VISIBLE SIGNS OF EROSION IN THE OPEN CHANNEL SYSTEM SHALL BE REPAIRED AS SOON AS IT IS NOTICED.
- REMOVE SILT IN THE OPEN CHANNEL SYSTEM WHEN IT EXCEEDS 25% OF THE ORIGINAL MOW.
- INSPECT CHECK DAMS TWICE A YEAR FOR STRUCTURAL INTEGRITY. RESTORE CHECK DAMS TO ORIGINAL CONDITION AS APPLICABLE.

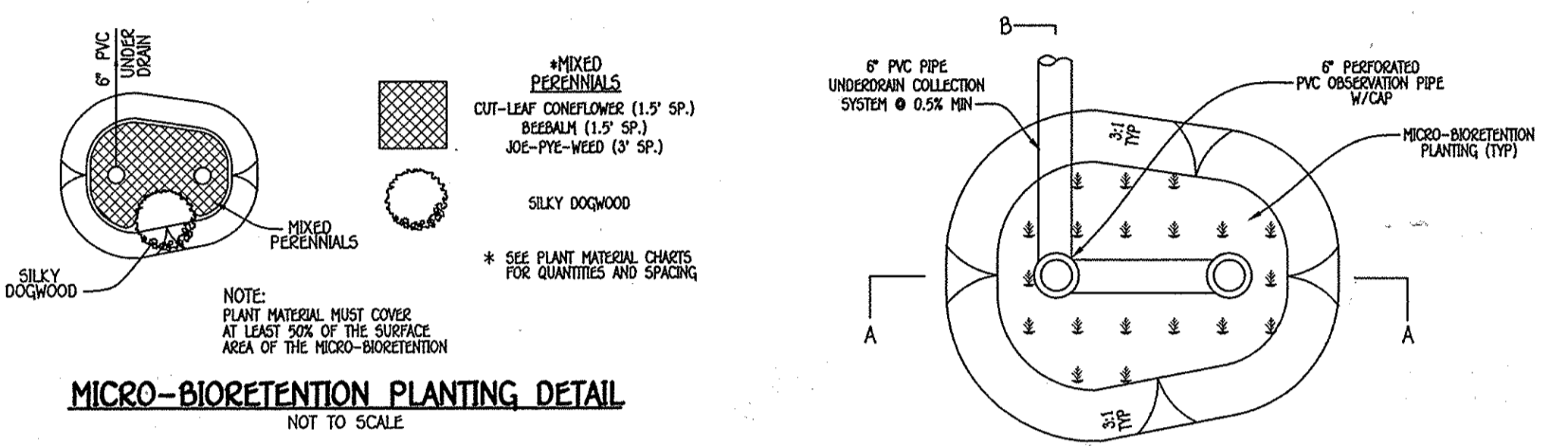
OPERATION & MAINTENANCE SCHEDULE FOR MICRO-BIORETENTION (M-6)

- THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUME 2, TABLE A.4.1 AND 2.
- THE OWNER SHALL PERFORM A PLANT IN THE SPRING AND IN THE FALL OF EACH YEAR. DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, REPLACE DEAD PLANT MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL, TRIM DISEASED TREES AND SHRUBS AND REPLACE ALL DEFICIENT STAKES AND WIGGS.
- THE OWNER SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS. THE PREVIOUS MULCH LAYER SHALL BE REMOVED BEFORE THE NEW LAYER IS APPLIED.
- THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.



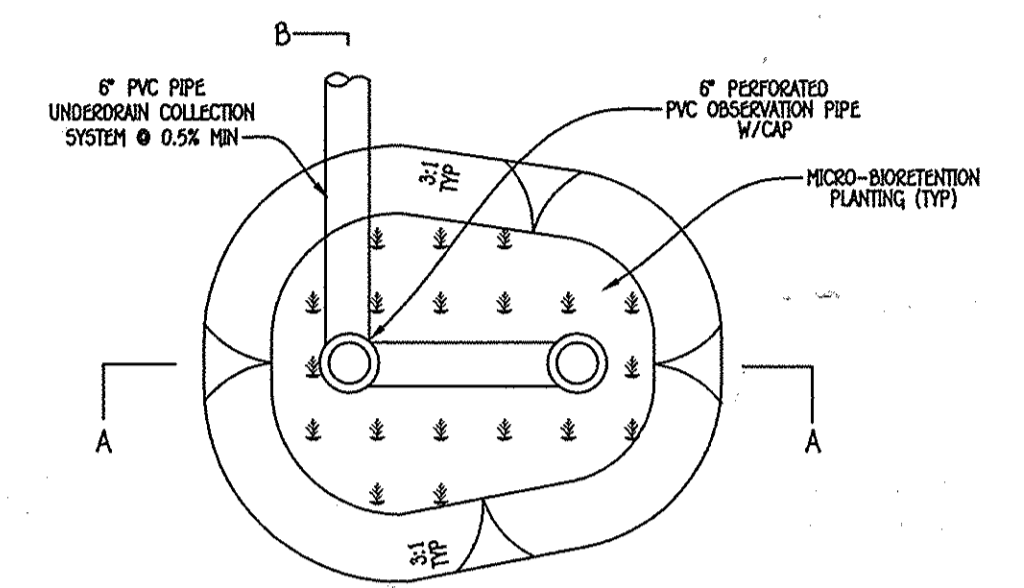
MICRO-BIORETENTION DETAIL (M-6)

NOT TO SCALE



MICRO-BIORETENTION PLANTING DETAIL

NOT TO SCALE



PLAN

NOT TO SCALE

Table B.4. Materials Specifications for Micro-Bioretenation, Rain Gardens & Landscape Infiltration

Material	Specification	Size	Notes
Plantings	see Appendix A, Table A.4	n/a	plantings are site-specific
Planting soil (2" to 4" deep)	loamy sand 60-65% compost 35-40% or sandy loam 30% coarse sand 30% compost 40%		USDA soil types loamy sand or sandy loam; clay content <5%
Organic Content	Min. 10% by dry weight (ASTM D 2974)		
Mulch	shredded hardwood		aged 6 months, minimum
Pea gravel diaphragm	pea gravel: ASTM-D-448	No. 8 or No. 9 (1/8" to 3/8")	
Curtain drain	ornamental stone: washed cobbles	stone: 2" to 5"	
Geotextile	n/a	n/a	PE Type 1 nonwoven
Gravel (underdrains and infiltration berms)	AASHTO M-43	No. 57 or No. Aggregate (3/8" to 3/4")	
Underdrain piping	1" 750, Type PS 20 or AASHTO M-270	4" to 6" rigid schedule 40 PVC or SDR25	Slotted or perforated pipe; 3/8" pert. @ 6" on center; 4 holes per row; minimum of 3" of gravel over pipes; not necessary underdrain pipes. Perforated pipe shall be wrapped with 1/4 inch galvanized hardware cloth
Poured in place concrete (if required)	MSHA Mix No. 3; f = 3500 psi at 28 days, normal weight, air-entrained; reinforcing to meet ASTM-615-60	n/a	on-site testing of poured-in-place concrete required: 28 day strength and slump test; all concrete design (cast-in-place or pre-cast) not using previously approved sand or local aggregate requires design drawings sealed and approved by a professional structural engineer licensed in the State of Maryland; design to include meeting ACI Code 308.2R-95; vertical loading E8-10 or H-20; allowable horizontal loading (based on soil pressures); and analysis of potential cracking
Sand	AASHTO-M-6 or ASTM-C-33	0.075" to 0.04"	Sand substitutions such as Diabase and Graystone (AASHTO) #10 are not acceptable. No calcium carbonated or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.

STORMWATER MANAGEMENT SUMMARY

AREA = 1.946 ACRES  
ROD = 95  
TARGET PE = 1.6"

AREA ID	ADDRESS	SWM TREATMENT PROVIDED
LOT 1	7502 LEAFY TREE LANE	GRASS SWALE (M-8) & ROOFTOP DISCONNECTION (N-1) WITH INFILTRATION BERM (M-4)
LOT 2	7506 LEAFY TREE LANE	MICRO-BIORETENTION (M-6), GRASS SWALE (M-8), & ROOFTOP DISCONNECTION (N-1) WITH INFILTRATION BERM (M-4)
LOT 3	7510 LEAFY TREE LANE	MICRO-BIORETENTION (M-6), GRASS SWALE (M-8), & ROOFTOP DISCONNECTION (N-1) WITH INFILTRATION BERM (M-4)

STORMWATER MANAGEMENT DETAILS AND NOTES

TURLEY'S OVERLOOK LOTS 1 THRU 3

ZONED R-20 TAX MAP NO.: 0031 GRID NO.: 0016

PARCEL NO.: 739

FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN DATE: AUGUST, 2014

SHEET 3 OF 4

F-14-079



