

GENERAL NOTES:

- 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.
- Street light placement and the type of fixture and pole shall be in accordance with the Howard County Design Manual, Volume III (1993) and as modified by "Guidelines for Street Lights in Residential Developments (June 1993)." A minimum spacing of 20' shall be maintained between any street light and any tree.
- The existing topography is taken from an aerial survey with two (2) foot contour intervals prepared by Wings Mapping Co., Inc. dated April 23, 1992 and F-94-06 proposed grades.
- The coordinates shown herein are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System. Howard County Monument Nos. 3440001 and 3440002 were used for this project.

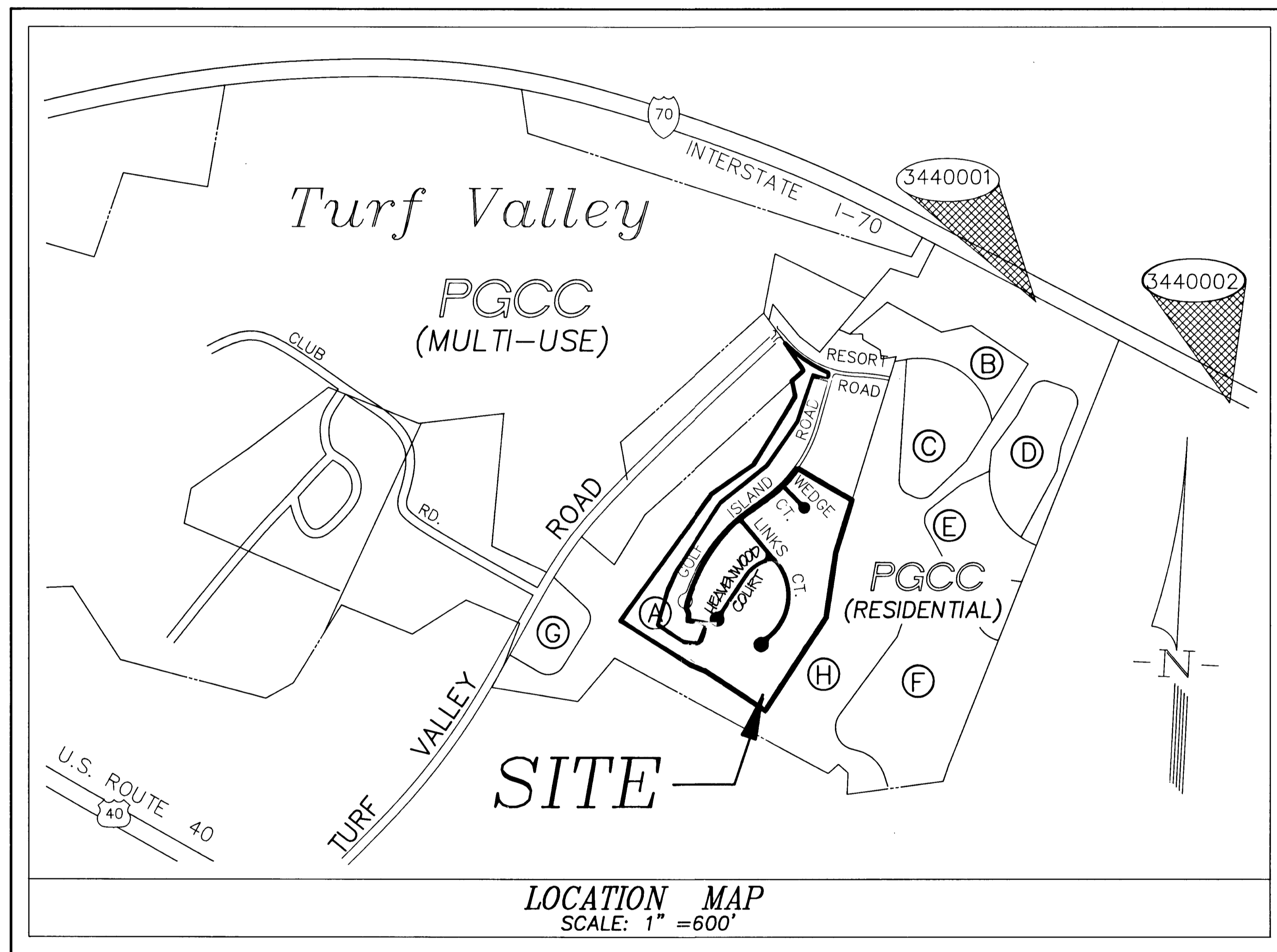
No. 3440001	N 534735.478	Elev. 486.341
	E 836285.297	
No. 3440002	N 533593.800	Elev. 462.306
	E 837983.249	
- Water is public. (Contract #24-9511-D, Little Patuxent Drainage Area)
- Sewer is public. (Contract #24-9511-D, Little Patuxent Drainage Area)
- See SDP 95-121 for all work related to the proposed regional SWM pond (Approved 10/11/95).
- Existing utilities are based on Howard County contract drawings. The contractor shall be responsible to confirm the existing utilities within the limits of construction.
- Floodplain delineation is based on Howard County DTW - Little Patuxent River Capital Project P-006, prepared by Bernard Johnson, Inc. in September 1996. There are no wetlands on this site.
- The traffic study for this project was prepared by The Traffic Group, dated March 31, 1986 and was approved on April 25, 1986. In addition, a follow-up traffic letter was prepared by the Traffic Group dated April 20, 1995 as support to SP-95-10 (approved October 2, 1995).
- Project Background Information:

Subdivision Name:	Turf Valley Vistas Resubdivision
Top Map:	18
Parcel:	P/O Parcel 8
Election District:	2nd
Total Tract Area:	29.45 Acres
Total Number of Proposed Lots:	41
Number of Buildable Lots:	40
Number of Golf Course Lots:	1
Pre. Equip. Sketch Approval Date:	October 2, 1995
DPZ Reference Number:	SP-95-10
- SUBMITTALS:

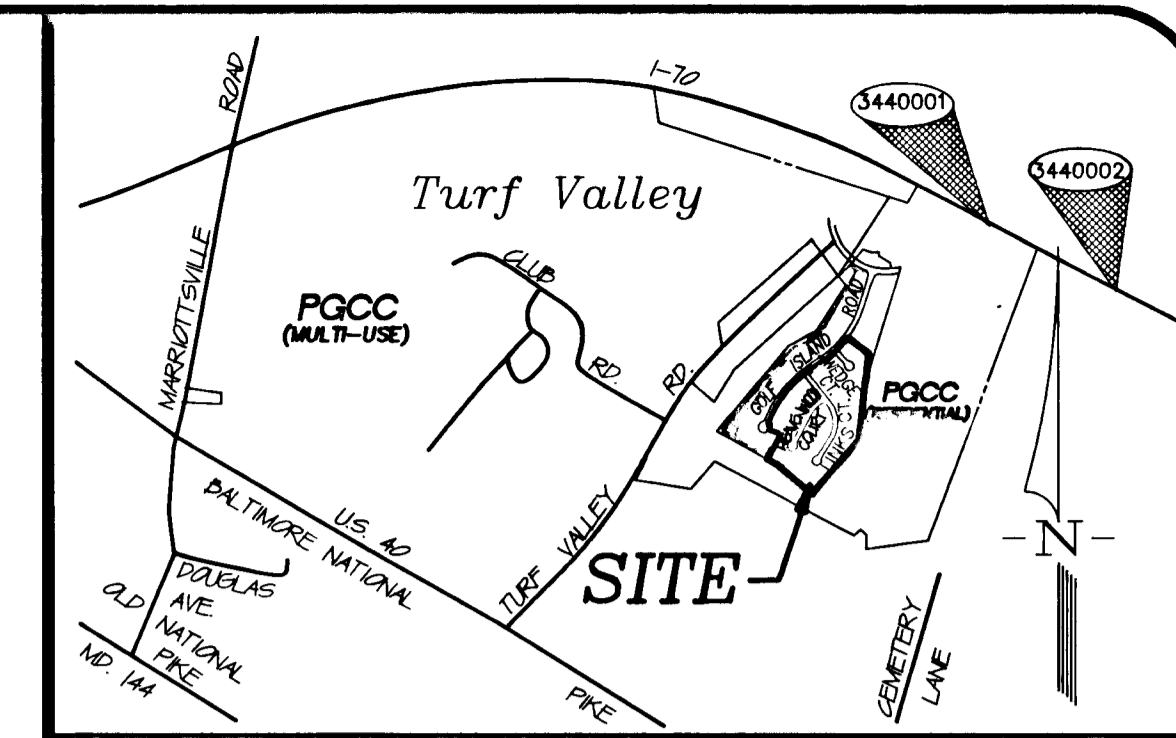
Comprehensive Sketch Plan: (PB 181)	S-86-13	Approved 3/31/86
Final Development Plan: FDP PGCC-1	3054-A-1019	Approved 9/30/88
Sketch Plan: PGCC-1 Subdistrict	S-92-15	Approved 4/9/92
DPZ Waiver Petition: PGCC-1 Subdistrict	WP-93-16	Approved 9/16/92
Preliminary Plan: PGCC-1 Subdistrict	P-93-10	Approved 1/15/93
Amended Comp. Sketch Plan: (PB-294)	S-86-13	Approved 6/9/94
Final Plan: PGCC-1 Subdistrict	F-94-06	Recorded 8/16/94
Final Development Plan: PGCC District - Residential Subdistrict	3054-A-1434	Recorded 9/8/94
Final Plan: Plat of Resubdivision Lots 89-104	F-95-49	Recorded 12/29/94
2nd Amend. Comp. Sketch Plan: (PB-300)	S-86-13	Approved 8/9/95
Prelim. Equip. Sketch Plan: Turf Valley Vistas Resubdivision	SP-95-10	Approved 10/2/95
- 40 Units Proposed Under This Plan
= 28 Units Previously Recorded Under: F-94-06
= 12 New Units Are Proposed to Meet 12 of 80 Units of the Section II Residential Phase II.D APFO Deadline.
- This plan is in conformance with the latest edition of the Americans with Disabilities Act.
- Provide 95% Compaction in all fill areas as determined by ASSHTO T-180.
- As per the FDP-PGCC District Residential Subdistrict zero lot lines are permitted provided that a minimum of 15 feet is provided between structures. Otherwise, the side setback is 7.5 feet.
- The footing for the proposed houses shall be constructed minimum 2 feet from the public drainage and utility easements.
- The minimum distance from the edge of the driveway apron to the storm drain structure shall be in accordance with the Howard County Design Manual Volume IV, detail R.2.C6.

TURF VALLEY VISTAS RESUBDIVISION

PGCC DISTRICT RESIDENTIAL SUBDISTRICT



2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 2000'

SHEET INDEX

- COVER SHEET
- LINKS COURT PLAN & PROFILE
- HEAVENWOOD COURT & WEDGE COURT PLAN & PROFILE
- STORM DRAIN PROFILES
- STORM DRAIN PROFILES
- GRADING AND SEDIMENT CONTROL PLAN
- SEDIMENT CONTROL NOTES & DETAILS
- SEDIMENT CONTROL NOTES & DETAILS
- STORM DRAIN DRAINAGE AREA MAP
- LANDSCAPING PLAN

STREET LIGHT LEGEND

HEAVENWOOD COURT STA. 0+26.00 o/s 19.00' L	100 WATT HPS VAPOR TRADITIONAIRE POST TOP FIXTURE MOUNTED ON A 14 FOOT BLACK FIBERGLASS POLE	STREET LIGHT SHALL BE PLACED 2'-4" FROM BACK OF CURB
HEAVENWOOD COURT STA. 5+70.00 o/s 18.00' R	100 WATT HPS VAPOR TRADITIONAIRE POST TOP FIXTURE MOUNTED ON A 14 FOOT BLACK FIBERGLASS POLE	STREET LIGHT SHALL BE PLACED 2'-4" FROM BACK OF CURB
LINKS COURT STA. 10+34.00 o/s 16.00' L	100 WATT HPS VAPOR TRADITIONAIRE POST TOP FIXTURE MOUNTED ON A 14 FOOT BLACK FIBERGLASS POLE	STREET LIGHT SHALL BE PLACED 2'-4" FROM BACK OF CURB



OWNER/DEVELOPER
MANGIONE ENTERPRISES OF TURF VALLEY
1205 York Road, Penthouse
Lutherville, Maryland 21093
(410)825-8400
Attn: Mr. Louis Mangione

ENGINEER
R.M. MOCHI GROUP, P.C.
3300 North Ridge Road, Suite 235
Ellicott City, Maryland 21043
(410)461-0079
Attn: Mr. Robert M. Mochi, P.E.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Andrew M. Pancke
CHIEF, BUREAU OF HIGHWAYS
10-10-96
DATE

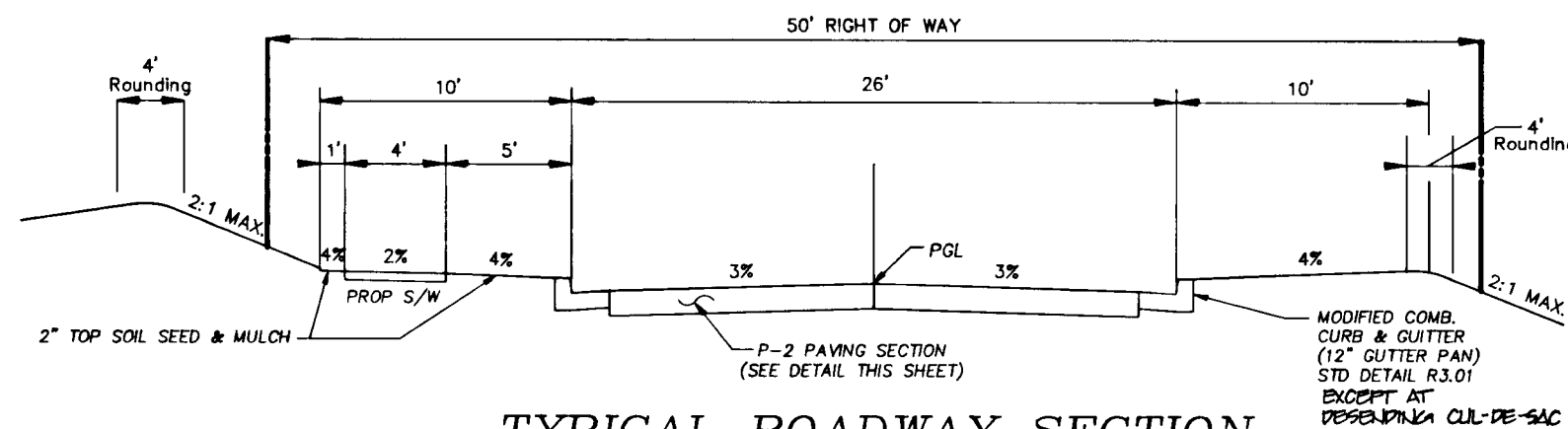
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Robert Mochi
CHIEF, DEVELOPMENT ENGINEERING DIVISION
10/10/96
DATE
Robert Blod
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH
10/22/96
DATE

date	1/31/96	approval	RMM
project	94023.13	illustration	AMY/MWZ
scale	MAS/MWZ	approval	AS NOTED

date	9/27/96	description	revisions
no.	1	2nd SUBMITTAL TO HQ, CO. DPZ	
	0	SUBMITTED TO DPZ FOR REVIEW	

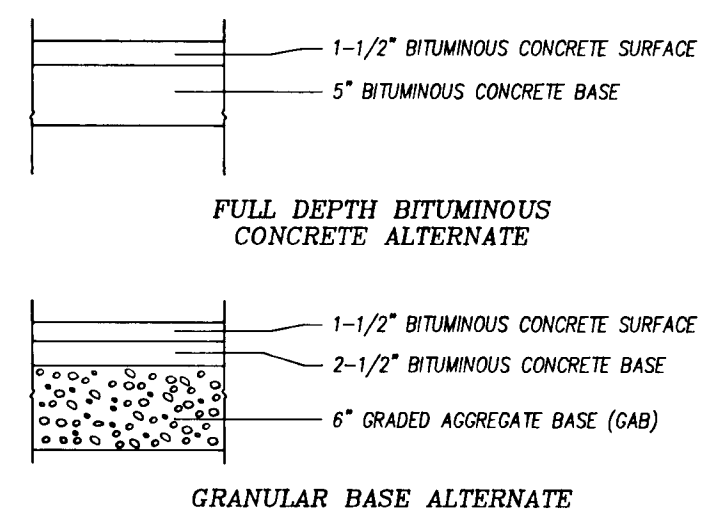
PGCC DISTRICT - RESIDENTIAL SUBDISTRICT
TURF VALLEY VISTAS RESUBDIVISION
ELECTION DISTRICT No. 2
HOWARD COUNTY, MARYLAND
COVER SHEET

R.M. MOCHI GROUP, P.C.
3300 N. Ridge Road, Suite 235
Ellicott City, MD 21043-3350
(410) 461-0079
Fax: (410) 790-6340

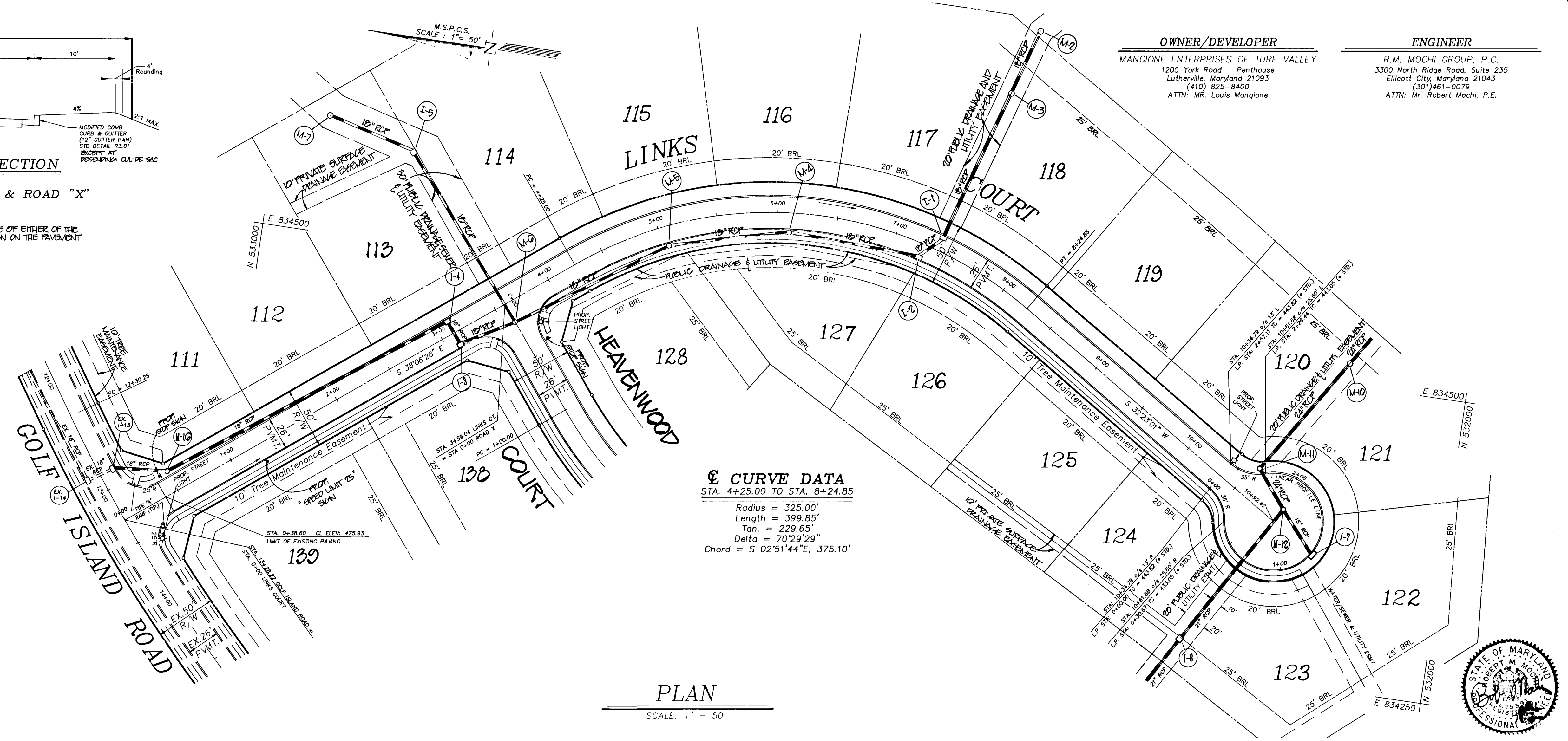


TYPICAL ROADWAY SECTION
NOT TO SCALE
LINKS COURT, WEDGE COURT, & ROAD "X"
LOCAL ROAD, CUI-DE-SAC
UNDER 250 ADT
DESIGN SPEED - 30 MPH

NOTE:
VICARIOUS SOIL SUBGRADE REQUIRE THE USE OF EITHER OF THE
APPROPRIATE BASE PAVEMENT SECTIONS AS SHOWN ON THE PAVEMENT
SECTION TABLES.



PAVING SECTION P-2
NOT TO SCALE



⊘ CURVE DATA
STA. 4+25.00 TO STA. 8+24.85
Radius = 325.00'
Length = 399.85'
Tan. = 229.65'
Delta = 70°23'29"
Chord = S 02°51'44"E, 375.10'

PLAN
SCALE: 1" = 50'

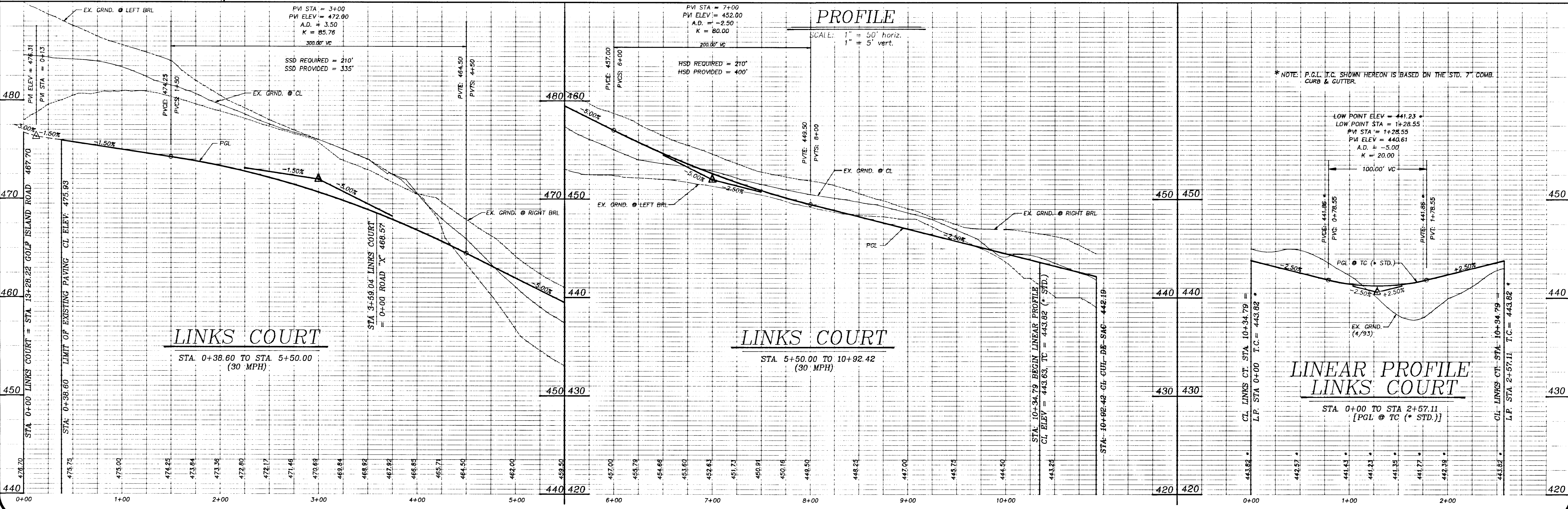
OWNER/DEVELOPER
MANGIONE ENTERPRISES OF TURF VALLEY
1205 York Road - Penthouse
Lutherville, Maryland 21093
(410) 825-8400
ATTN: MR. Louis Mangione

ENGINEER
R.M. MOCHI GROUP, P.C.
3300 North Ridge Road, Suite 235
Ellicott City, Maryland 21043
(301) 461-0079
ATTN: Mr. Robert Mochi, P.E.

APPROVED:
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Andrew M. Dauter 10/10/96
CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED:
HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Richard Blood 10/25/96
CHIEF, DIVISION OF LAND DEVELOPMENT & RESEARCH DATE

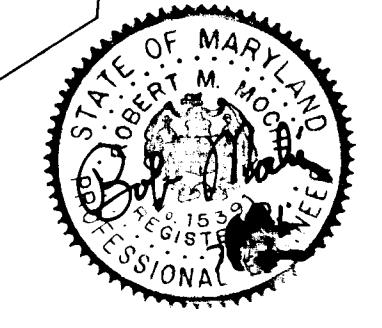
John Damann 10/10/96
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



LINKS COURT
STA. 0+38.60 TO STA. 5+50.00
(30 MPH)

LINKS COURT
STA. 5+50.00 TO STA. 10+92.42
(30 MPH)

LINEAR PROFILE LINKS COURT
STA. 0+00 TO STA. 2+57.11
[PGL @ TC (* STD.)]



Project	date	1/28/96
94023.13	illustration	engineering
	scale	AS SHOWN
	approval	RMA

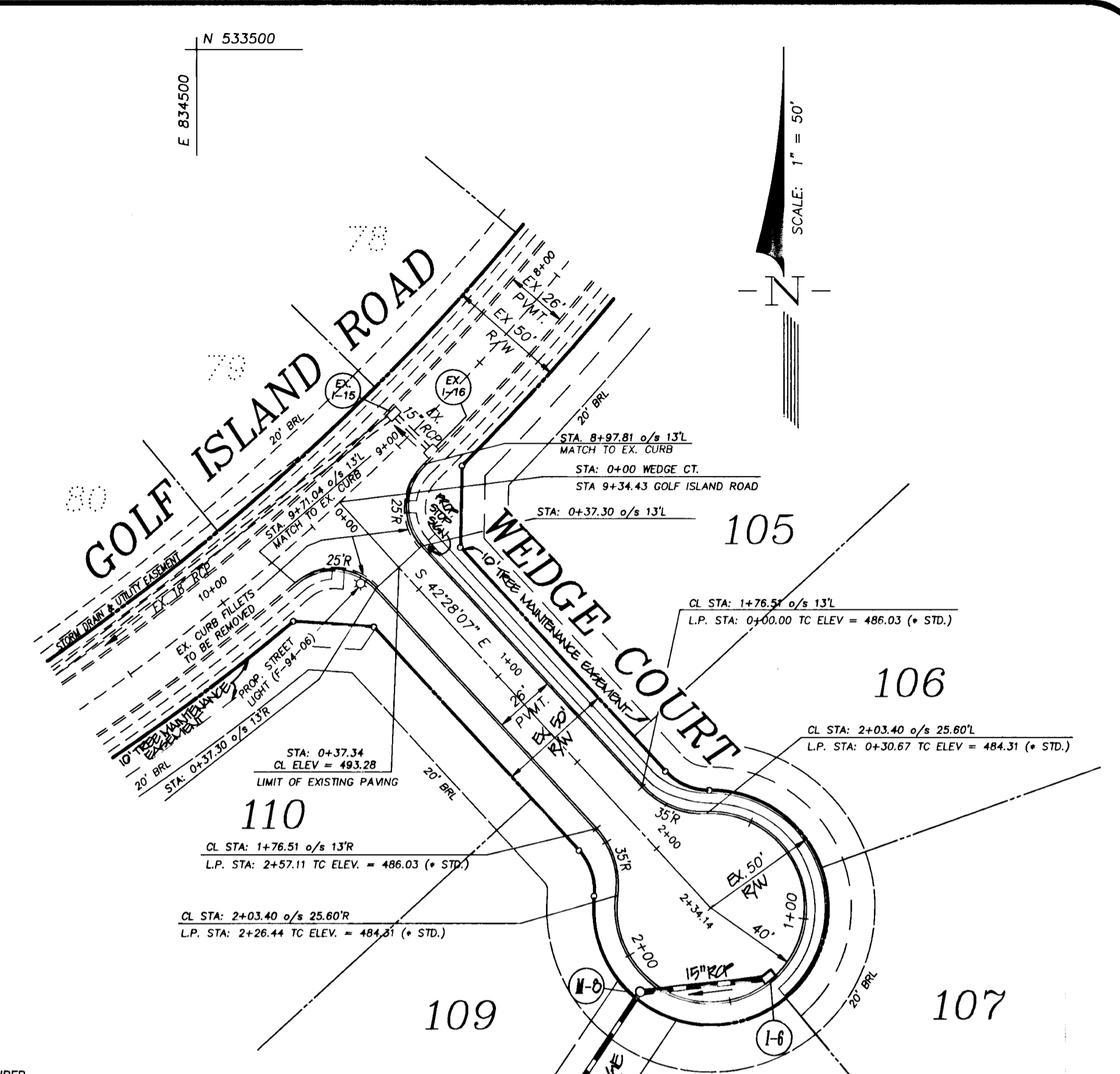
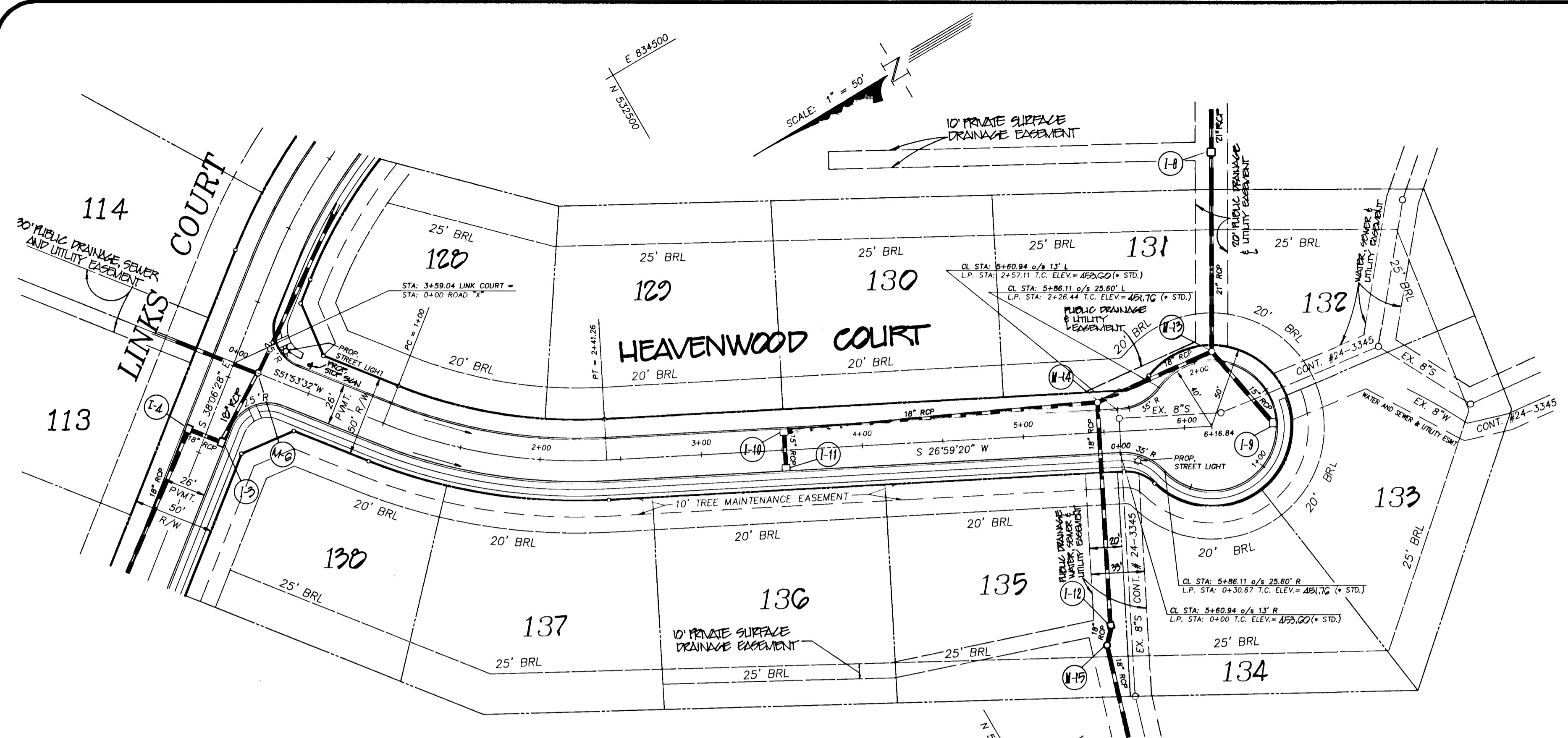
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2	10/27/96	description	revisions
3	11/27/96	description	revisions
4	12/27/96	description	revisions

PGCC District - Residential Subdistrict
TURF VALLEY VISTAS RESUBDIVISION
ELECTION DISTRICT No. 2
HOWARD COUNTY, MARYLAND

LINKS COURT PLAN & PROFILE

R.M. MOCHI GROUP, P.C.
1300 N. Ridge Road, Suite 235
Ellicott City, MD 21043-1350
Tel: (410) 750-5440
Fax: (410) 750-5440

1695

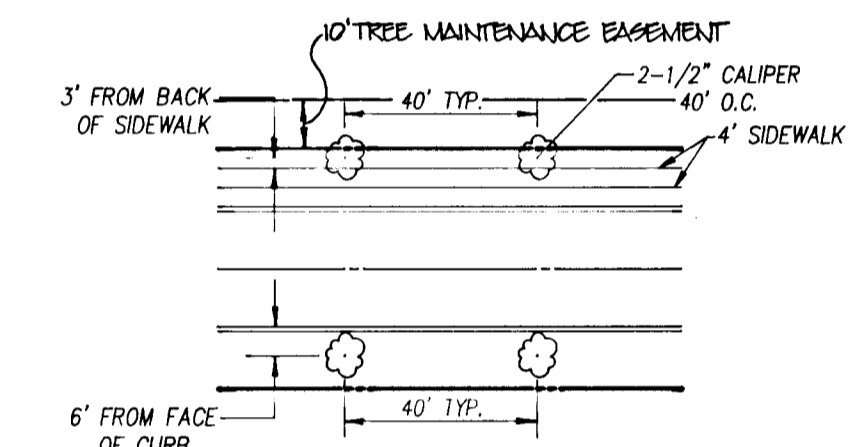
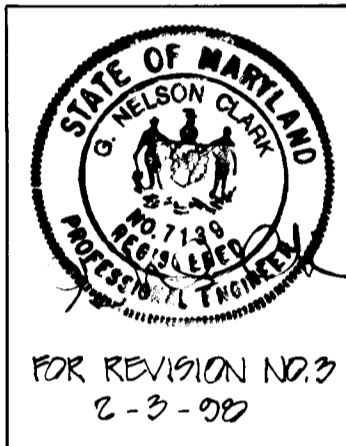


APPROVED:
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Robert M. Donohue 10-10-96
CHIEF, BUREAU OF HIGHWAYS

APPROVED:
HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Richard Blood 10/25/96
CHIEF, DIVISION OF LAND DEVELOPMENT & RESEARCH

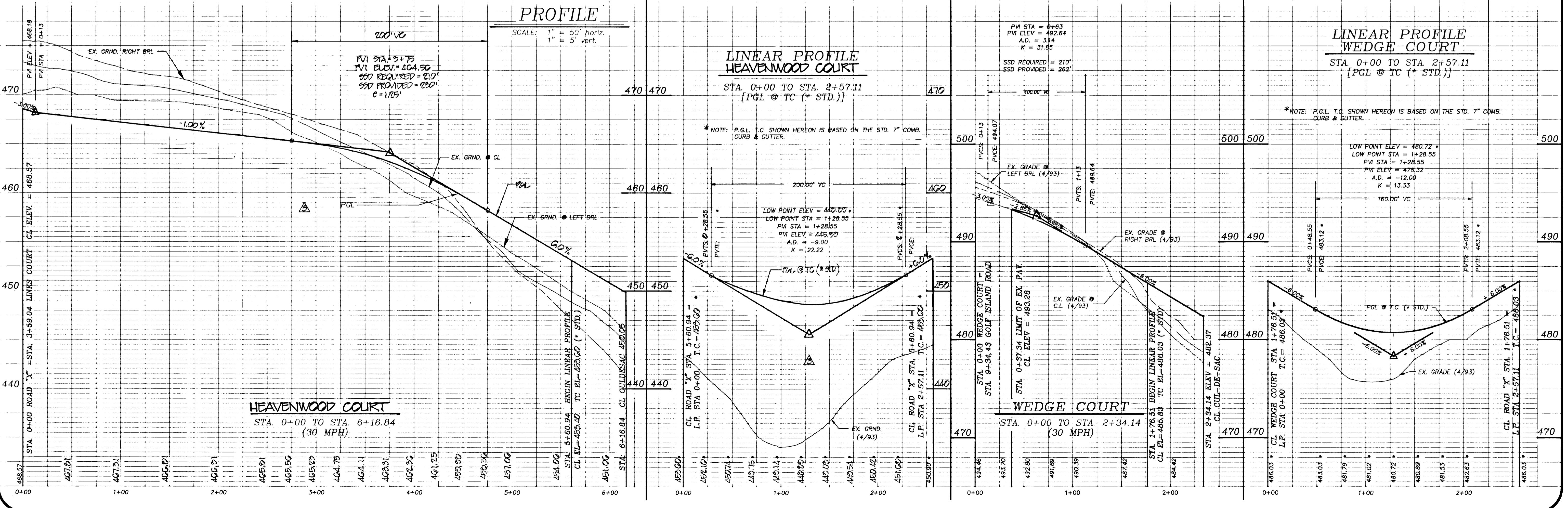
John D. ... 10/10/96
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Curve Data
STA. 1+00 to STA. 2+41.26
Radius = 325.00'
Length = 141.26'
Tan = 71.76'
Delta = 24°54'12"
Chord = S 39°26'26" W 140.15'



TREE PLANTING DETAIL
MEDIUM TREES - 2-1/2" CALIPER OR LARGER
NOT TO SCALE

PLAN
SCALE: 1" = 50'



1095

Project	94023.13	Date	1/30/96
Illustration	Engineering	Scale	AS NOTED
Author	MWZ/MAS	Approval	AMV/MWZ
Checked	AMV/MWZ	Approval	RMM

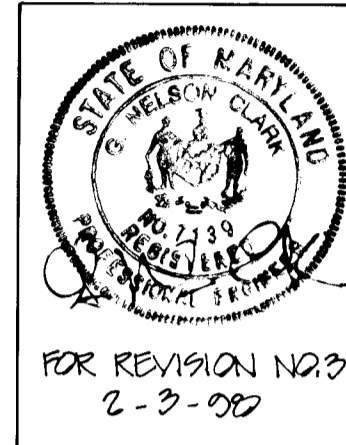
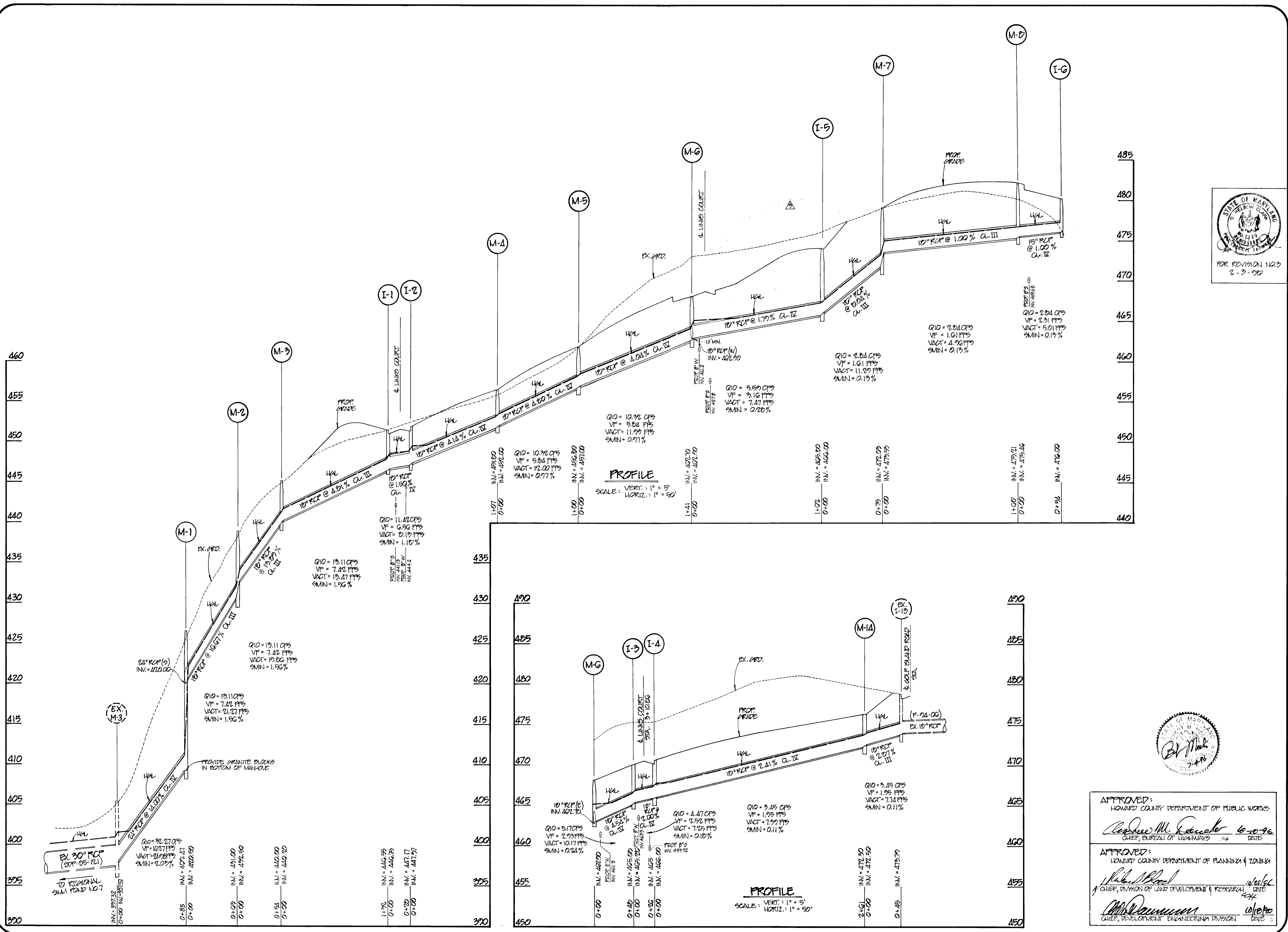
Date	1/30/96	Date	1/30/96
Submitted for Review	1/27/96	Submitted for Review	1/27/96
Submitted to DPZ for Review	1/27/96	Submitted to DPZ for Review	1/27/96
Submitted to DPZ for Review	1/27/96	Submitted to DPZ for Review	1/27/96
Submitted to DPZ for Review	1/27/96	Submitted to DPZ for Review	1/27/96

PGCC DISTRICT - RESIDENTIAL SUBDISTRICT
TURF VALLEY VISTAS RESUBDIVISION
ELECTION DISTRICT No. 2
HOWARD COUNTY, MARYLAND
ROAD "X" & WEDGE COURT PLAN & PROFILE

R.M. MOCHI GROUP, P.C.
1300 N. ...
Tel: (410) 451-5075
Fax: (410) 250-6340

1695

19-0203-0019-0203501.LDWG



APPROVED:
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Andrew M. Kauter 10-0-96
 CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED:
 HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Rick Blum 10/0/96
 CHIEF, DIVISION OF LAND DEVELOPMENT & RESEARCH DATE

APPROVED:
 HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Mike... 10/0/96
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

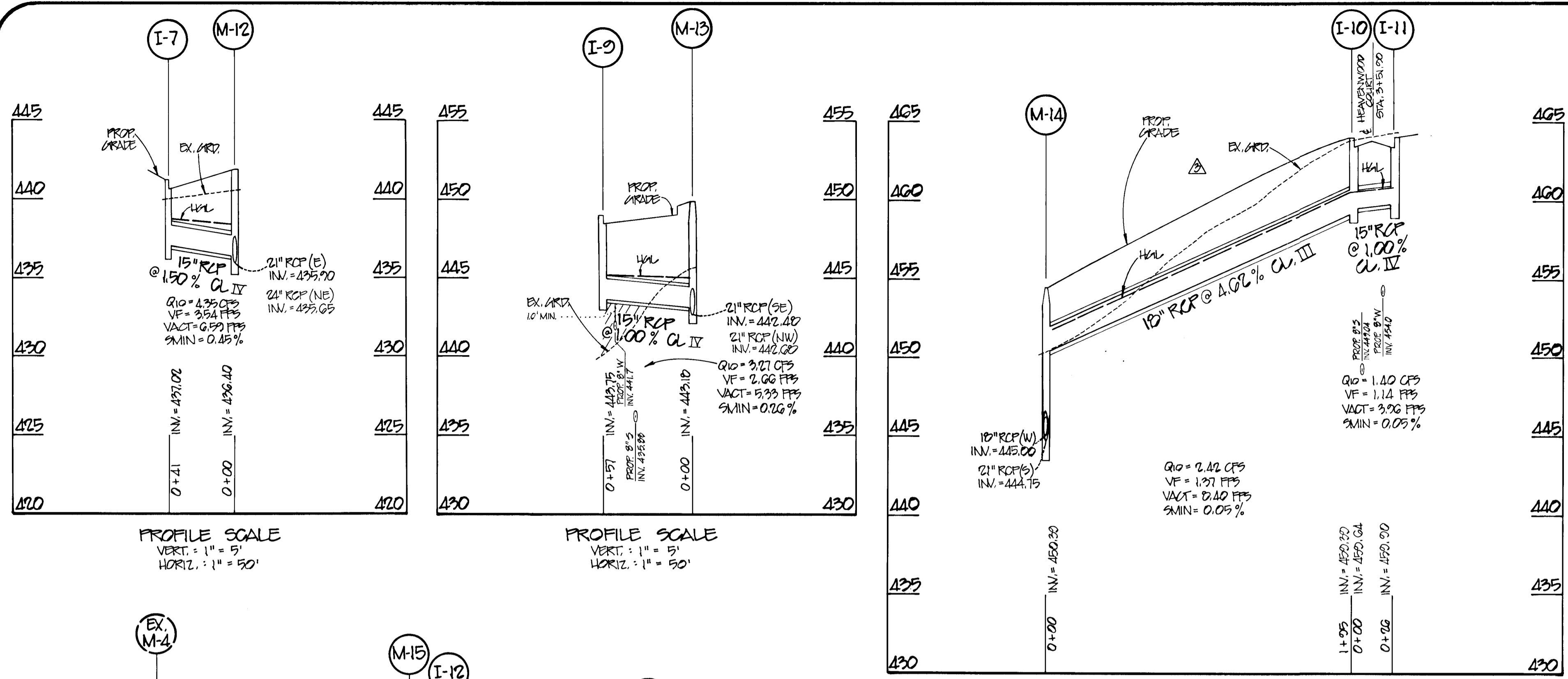
PROJ. NO.	94023.04
DATE	JAN 96
ILLUSTRATION	Engineering
SCALE	MAS
DESIGNER	AMY
CHECKER	AMY
APPROVAL	AMY
DATE	JAN 96
REVISIONS	AS NOTED RMK

NO.	1	DATE	1/1/96
DESCRIPTION	PROF. REVISED AND REPRODUCED M-G TO M-7		
NO.	2	DATE	4/29/96
DESCRIPTION	REPLACED EXISTING 18\"/>		
NO.	3	DATE	4/29/96
DESCRIPTION	18\"/>		
NO.	4	DATE	2/1/96
DESCRIPTION	18\"/>		

PGCC DISTRICT - RESIDENTIAL SUBDISTRICT
TURF VALLEY VISTAS RESUBDIVISION
 HOWARD COUNTY, MARYLAND
 ELECTION DISTRICT No. 2
STORM DRAIN PROFILES

1695

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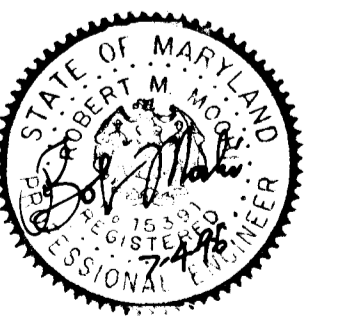
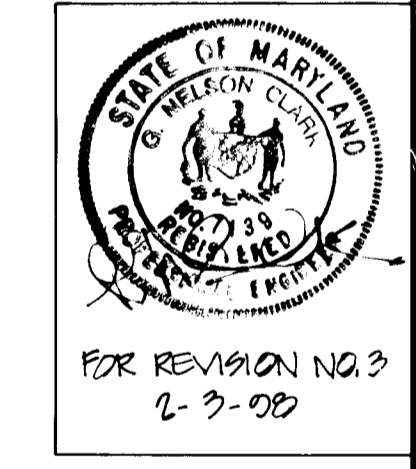
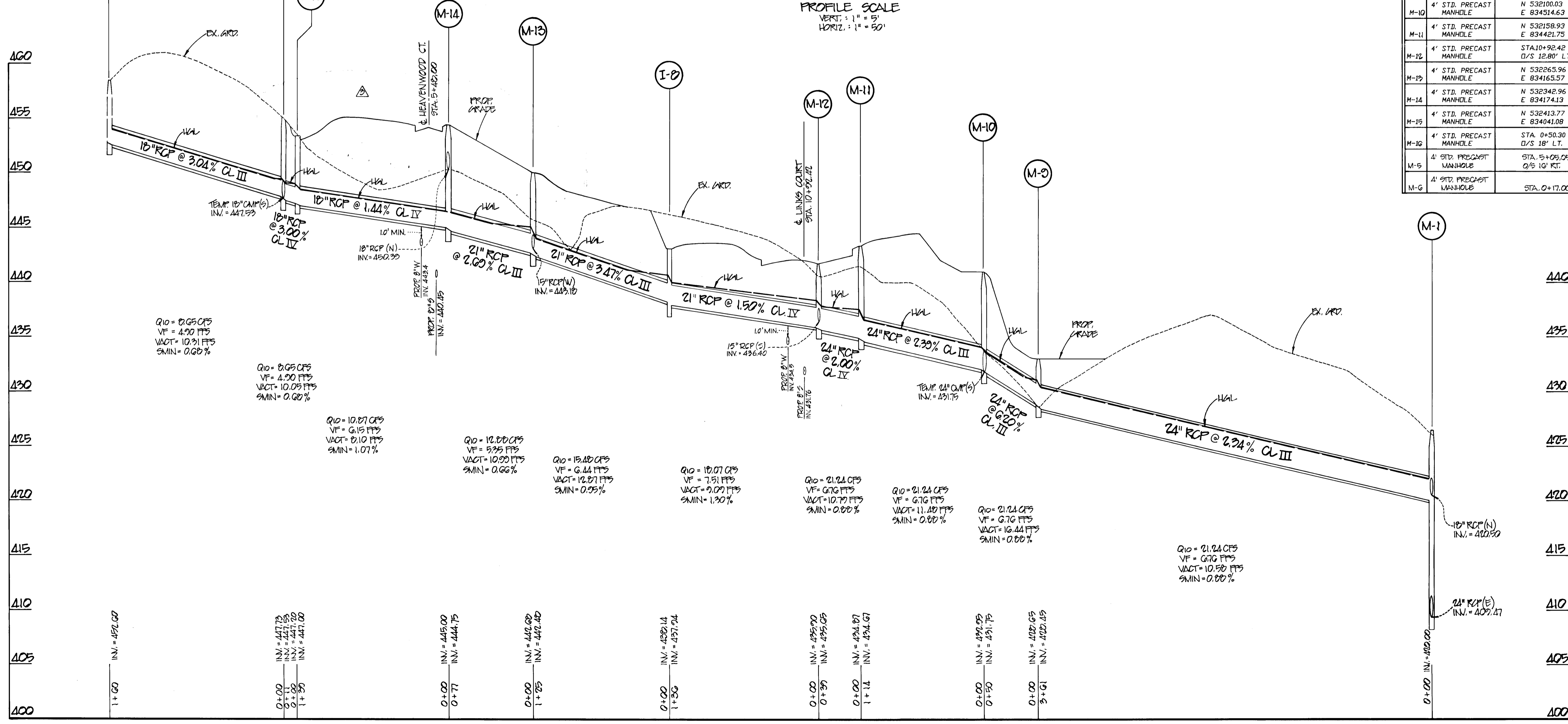
APPROVED:
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Andrew M. Donnelly 10-10-96
CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED:
HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Richard Blood 10/25/96
CHIEF, DIVISION OF LAND DEVELOPMENT & RESEARCH DATE

APPROVED:
Walter D. ... 10/28/96
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

STRUCTURE SCHEDULE

NO.	TYPE	LOCATION	ELEV.	REMARKS
I-1	TYPE S	STA. 7+36.88 D/S 13' LT.	T.C. 451.23	STD. SD 4.32
I-2	TYPE S	STA. 7+24.88 D/S 13' RT.	T.C. 451.23	STD. SD 4.32
I-3	TYPE S	STA. 3+10.86 D/S 13' RT.	T.C. 470.54	STD. SD 4.32
I-4	TYPE S	STA. 3+10.86 D/S 13' RT.	T.C. 470.54	STD. SD 4.32
I-5	TYPE S (YARD INLET)	N 532265.00 E 834575.00	TOP 474.00	STD. SD 4.22
I-6	TYPE S	L.P. STA. 1+29.23	T.C. 480.72	STD. SD 4.32
I-7	TYPE A-5	L.P. STA. 1+28.55	T.C. 441.23	STD. SD 4.01
I-8	TYPE S (YARD INLET)	N 532203.00 E 834275.71	TOP 443.00	STD. SD 4.22
I-9	TYPE A-5	L.P. STA. 1+28.45	T.C. 442.23	STD. SD 4.01
I-10	TYPE S	STA. 3+51.90 D/S 13' LT.	T.C. 403.90	STD. SD 4.32
I-11	TYPE S	STA. 3+51.90 D/S 13' RT.	T.C. 403.90	STD. SD 4.32
I-12	TYPE S (YARD INLET)	N 532405.86 E 834050.60	TOP 455.50	STD. SD 4.22
M-1	4' STD. PRECAST MANHOLE	N 532344.75 E 834795.72	RIM 426.50	STD. G 5.12
M-2	4' STD. PRECAST MANHOLE	N 532414.24 E 834770.13	RIM 426.50	STD. G 5.12
M-3	4' STD. PRECAST MANHOLE	N 532431.94 E 834690.54	RIM 445.50	STD. G 5.12
M-4	4' STD. PRECAST MANHOLE	STA. 0+10.70 D/S 13' RT.	RIM 452.92	STD. G 5.12
M-7	4' STD. PRECAST MANHOLE	N 532958.45 E 834595.95	RIM 479.00	STD. G 5.12
M-8	4' STD. PRECAST MANHOLE	N 533098.62 E 834689.17	RIM 481.94	STD. G 5.12
M-9	4' STD. PRECAST MANHOLE	N 532071.11 E 834560.23	RIM 433.50	STD. G 5.12
M-10	4' STD. PRECAST MANHOLE	N 532100.03 E 834514.63	RIM 432.00	STD. G 5.12
M-11	4' STD. PRECAST MANHOLE	N 532158.93 E 834421.75	RIM 443.40	STD. G 5.12
M-12	4' STD. PRECAST MANHOLE	STA. 0+92.42 D/S 12.80' LT.	RIM 441.78	STD. G 5.12
M-13	4' STD. PRECAST MANHOLE	N 532265.96 E 834165.57	RIM 500.15	STD. G 5.12
M-14	4' STD. PRECAST MANHOLE	N 532342.96 E 834174.13	RIM 454.44	STD. G 5.12
M-15	4' STD. PRECAST MANHOLE	N 532413.77 E 834041.08	RIM 455.00	STD. G 5.12
M-16	4' STD. PRECAST MANHOLE	STA. 0+50.30 D/S 18' LT.	RIM 476.15	STD. G 5.12
M-5	4' STD. PRECAST MANHOLE	STA. 5+05.05 D/S 13' RT.	RIM 461.80	STD. G 5.12
M-6	4' STD. PRECAST MANHOLE	STA. 0+17.00	RIM 460.10	STD. G 5.12



DATE	JAN 98
PROJECT	94023.04
ENGINEERING	AMV
ILLUSTRATION	MAS
SCALE	AS SHOWN
APPROVAL	AS NOTED

NO.	DESCRIPTION	DATE
1	REVISION	1/10/98
2	REVISION	1/27/98
3	REVISION	1/29/98
4	REVISION	2/2/98

PGCC DISTRICT - RESIDENTIAL SUBDISTRICT
TURF VALLEY VISTAS RESUBDIVISION
ELECTION DISTRICT No. 2
HOWARD COUNTY, MARYLAND

FOR REVISION NO. 3
2-2-98

R.M. MOCHI GROUP, P.C.
1300 N. Ridge Road, Suite 235
Ellicott City, MD 21047-3305
(410) 461-0079
Fax: (410) 750-6340

5.08T. NO. 4

INITIAL DRAINAGE AREA = 372 AC.
 FINAL DRAINAGE AREA = 1.14 AC.
 STORAGE REQUIRED
 WET STORAGE = 372 x 1800 = 6696 CU. FT.
 DRY STORAGE = 6,696 CU. FT.
 STORAGE PROVIDED
 WET STORAGE = 6,050 @ 431.00
 DRY STORAGE = 6,020 @ 433.50
 BOTTOM DIMENSION = 32' x 35'
 BOTTOM ELEVATION = 427.00
 SIDE SLOPES = 2:1
 TOP OF EMBANKMENT = 434.50
 EX. ORD. @ EMBANKMENT = 432.00
 CLEANOUT ELEVATION = 422.50
 WEIR CREST = 433.50
 WEIR LENGTH = 15'



FOR REVISION NO. 3
 2-3-96

5.08T. NO. 3

INITIAL DRAINAGE AREA = 4.14 AC.
 FINAL DRAINAGE AREA = 372 AC.
 STORAGE REQUIRED
 WET STORAGE = 4.14 x 1800 = 7452 CU. FT.
 DRY STORAGE = 7452 CU. FT.
 STORAGE PROVIDED
 WET STORAGE = 6333 @ 424.00
 DRY STORAGE = 11,810 @ 426.00
 BOTTOM DIMENSION = 35' x 106'
 BOTTOM ELEVATION = 422.00
 SIDE SLOPES = 2:1
 TOP OF EMBANKMENT = 427.00
 EX. ORD. @ EMBANKMENT = 425.00
 CLEANOUT ELEVATION = 422.00
 WEIR CREST = 426.00
 WEIR LENGTH = 20'

POST. NO. 2 (W/TEMP SUM)

INITIAL DRAINAGE AREA = 4.84 AC.
 FINAL DRAINAGE AREA = 6.45 AC.
 STORAGE REQUIRED
 WET STORAGE = 6.45 x 1800 = 11,610 CU. FT.
 DRY STORAGE = 11,610
 STORAGE PROVIDED
 WET STORAGE = 17,676 @ 434.25
 DRY STORAGE = 29,668 @ 437.00
 BOTTOM DIMENSION = 60' x 75'
 BOTTOM ELEVATION = 432.00
 SIDE SLOPES = 3:1 @ 2:1
 TOP OF EMBANKMENT = 435.00
 EX. ORD. @ EMBANKMENT = 437.00
 CLEANOUT ELEVATION = 433.10

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.

Robert M. Mochi, P.E. DATE: 9/27/96

DEVELOPER'S CERTIFICATE

I AM CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE IN ACCORDANCE WITH THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION OF THIS PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.

Chris Mangano DATE: 2-1-96
 SIGNATURE OF DEVELOPER

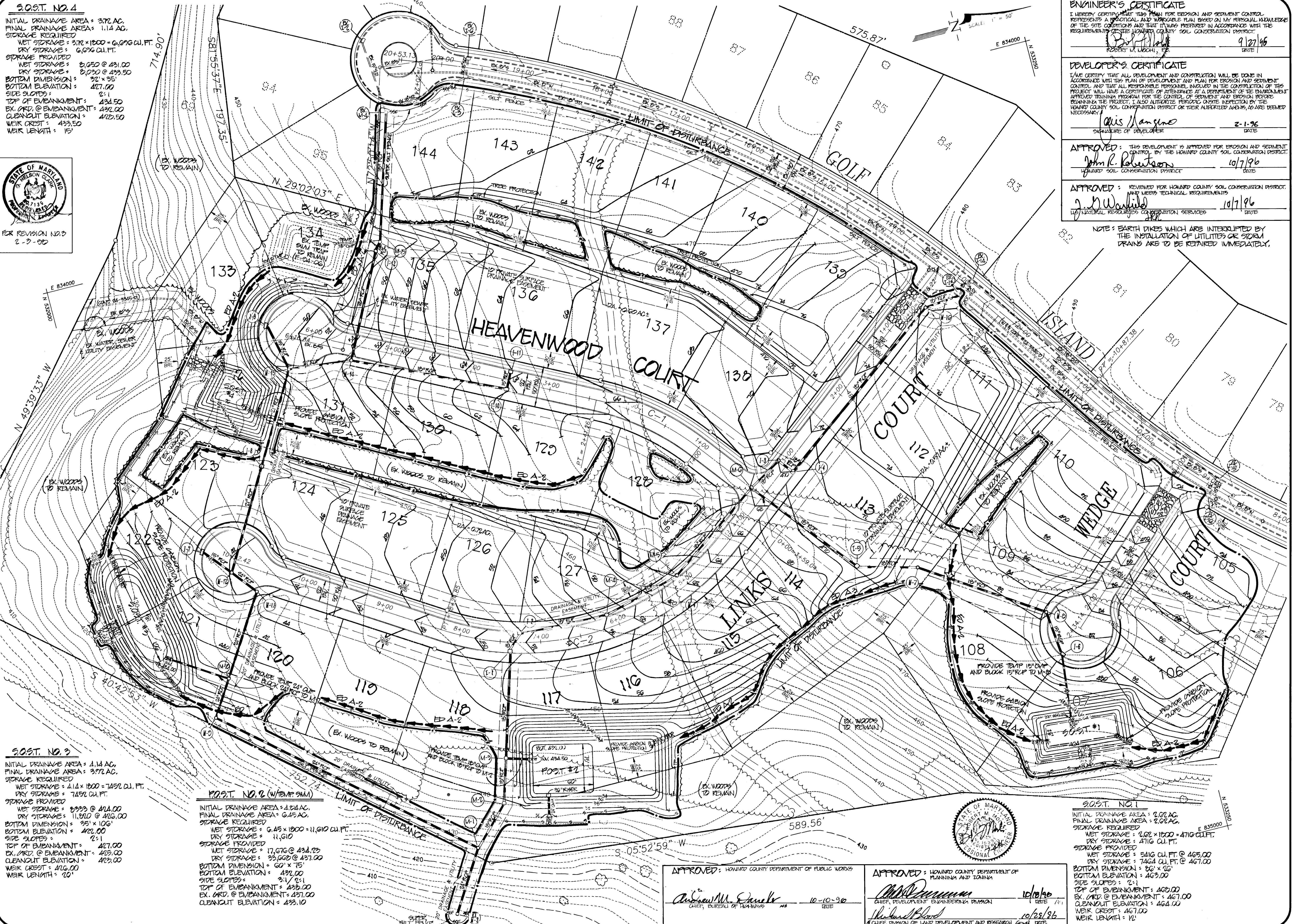
APPROVED: THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.

John R. Robertson DATE: 10/7/96
 HOWARD COUNTY SOIL CONSERVATION DISTRICT

APPROVED: REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT, AND METS TECHNICAL REQUIREMENTS.

J. J. Warkild DATE: 10/7/96
 LEAD NATUREL RESOURCES CONSERVATION SERVICES

NOTE: EARTH DIKES WHICH ARE INTERRUPTED BY THE INSTALLATION OF UTILITIES OR STORM DRAINS ARE TO BE REPAIRED IMMEDIATELY.



DATE	DESCRIPTION	BY	APPROVAL
JAN. 96	ENGINEERING	AMV	
94023.00	ILLUSTRATION	MAS	
1/10/96	REVISION	AMV	
1/17/96	REVISION	AMV	
1/22/96	REVISION	AMV	
2/2/96	REVISION	AMV	

NO.	DESCRIPTION	DATE
1	REVISION	1/10/96
2	REVISION	1/17/96
3	REVISION	1/22/96
4	REVISION	2/2/96

PGCC DISTRICT - RESIDENTIAL SUBDISTRICT
 TURF VALLEY VISTAS RESUBDIVISION
 ELECTION DISTRICT 2
 HOWARD COUNTY, MARYLAND
 GRADING & SEDIMENT CONTROL PLAN

6 OF 10

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

Andrew M. Daniels DATE: 10-10-96
 CHIEF, BUREAU OF HIGHWAYS

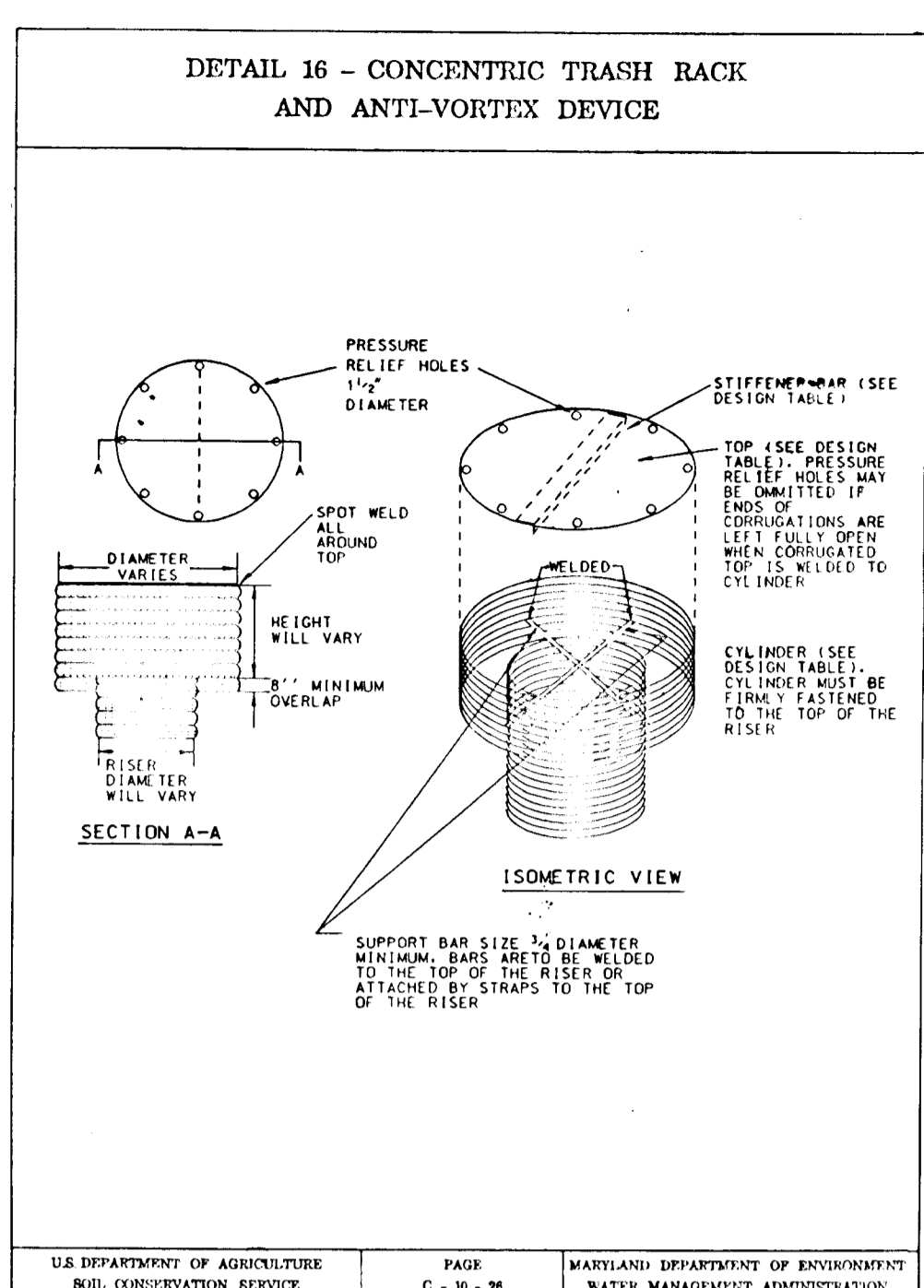
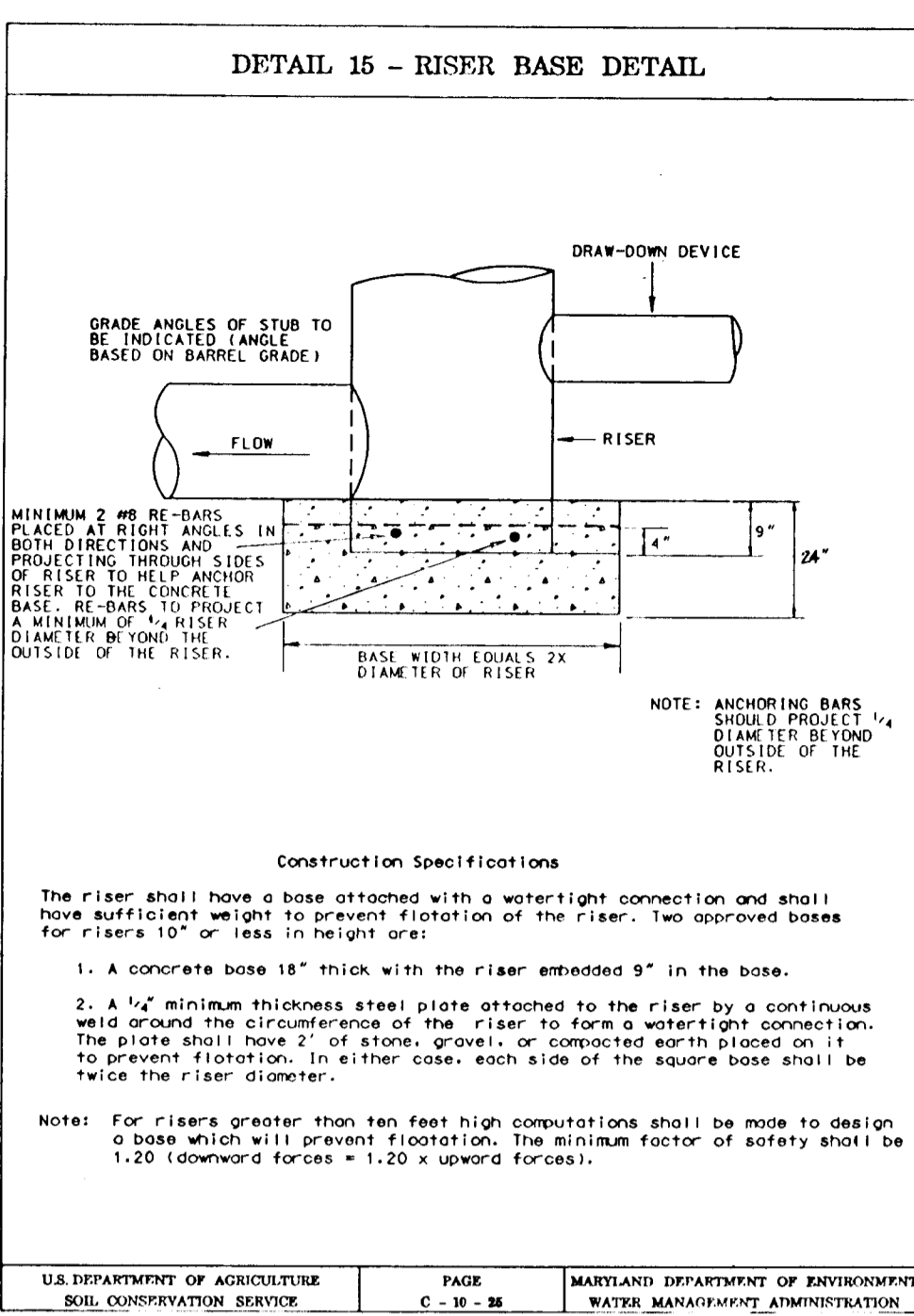
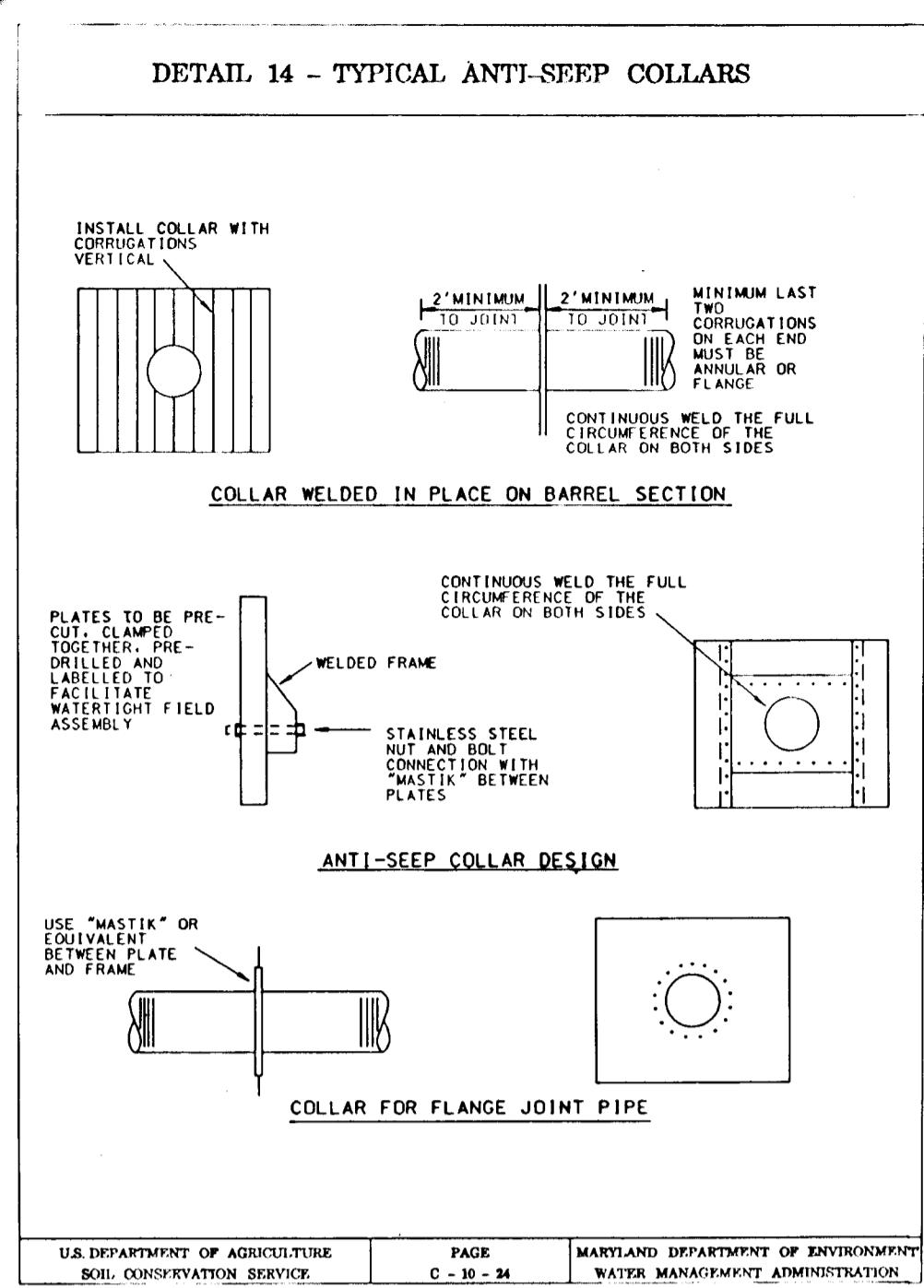
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Richard Blood DATE: 10/28/96
 CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH

5.08T. NO. 1

INITIAL DRAINAGE AREA = 2.02 AC.
 FINAL DRAINAGE AREA = 2.02 AC.
 STORAGE REQUIRED
 WET STORAGE = 2.02 x 1800 = 4716 CU. FT.
 DRY STORAGE = 4716 CU. FT.
 STORAGE PROVIDED
 WET STORAGE = 5416 CU. FT. @ 465.00
 DRY STORAGE = 7464 CU. FT. @ 467.00
 BOTTOM DIMENSION = 60' x 76'
 BOTTOM ELEVATION = 463.00
 SIDE SLOPES = 2:1
 TOP OF EMBANKMENT = 469.00
 EX. ORD. @ EMBANKMENT = 467.00
 CLEANOUT ELEVATION = 464.00
 WEIR CREST = 467.00
 WEIR LENGTH = 10'

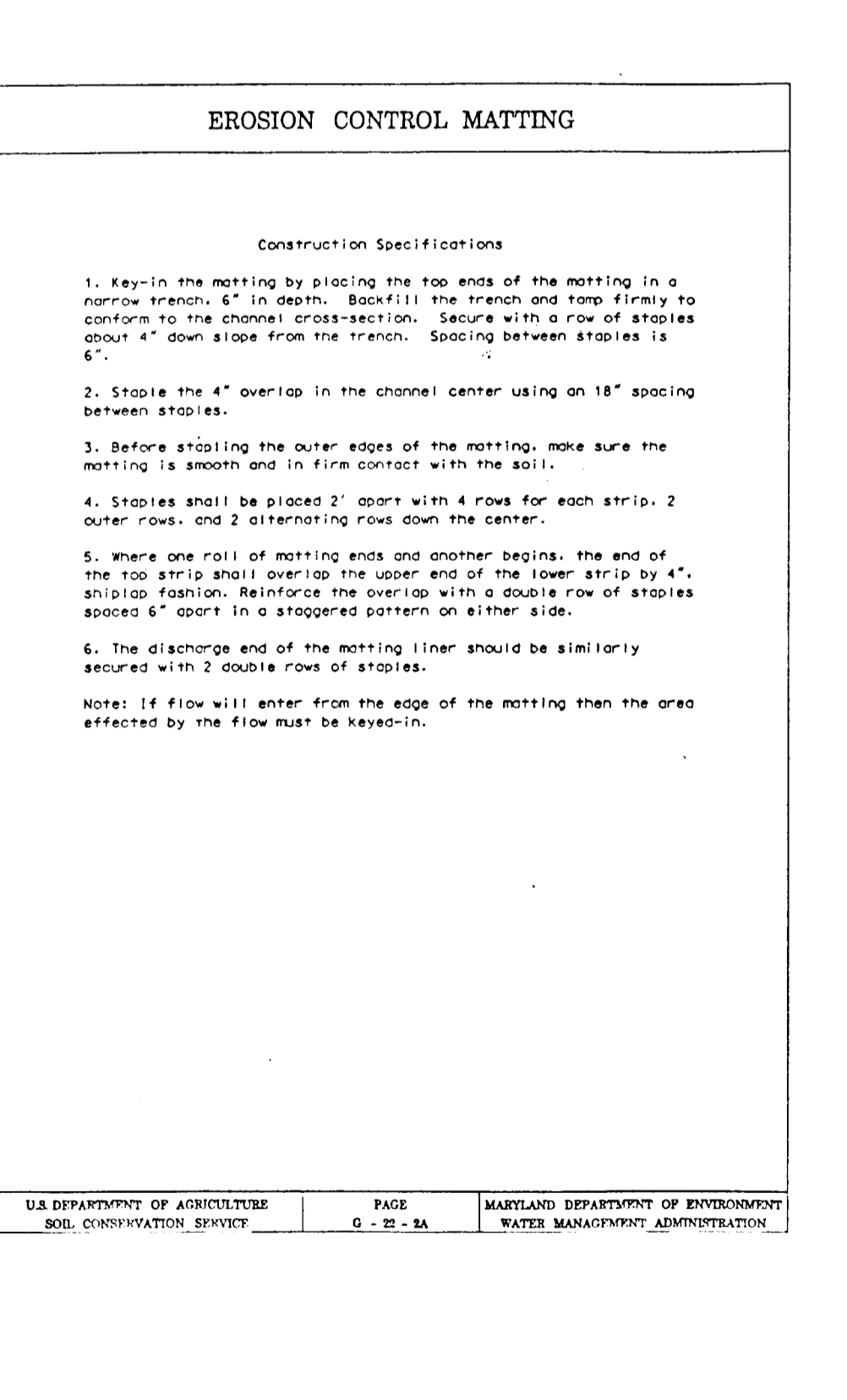
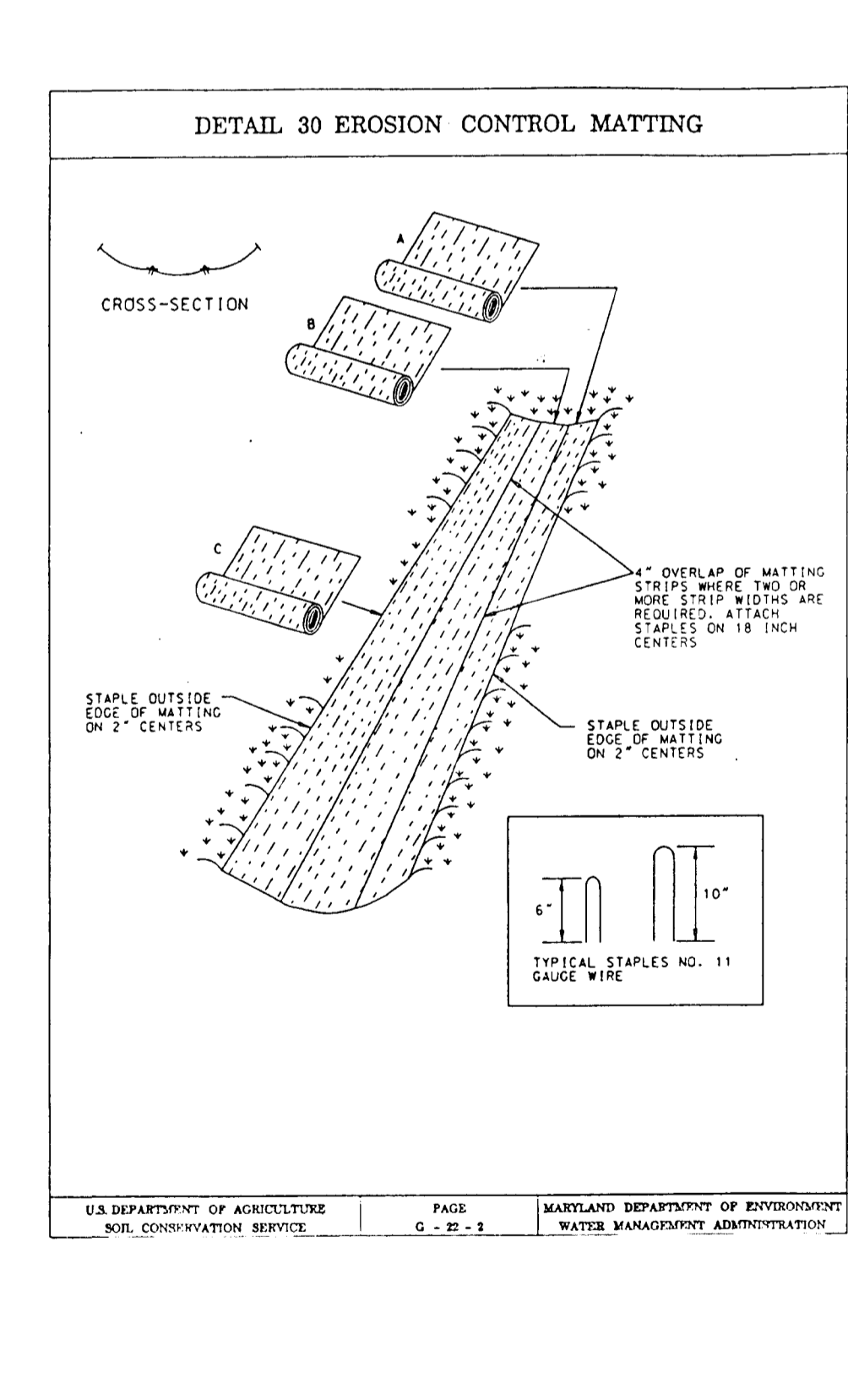
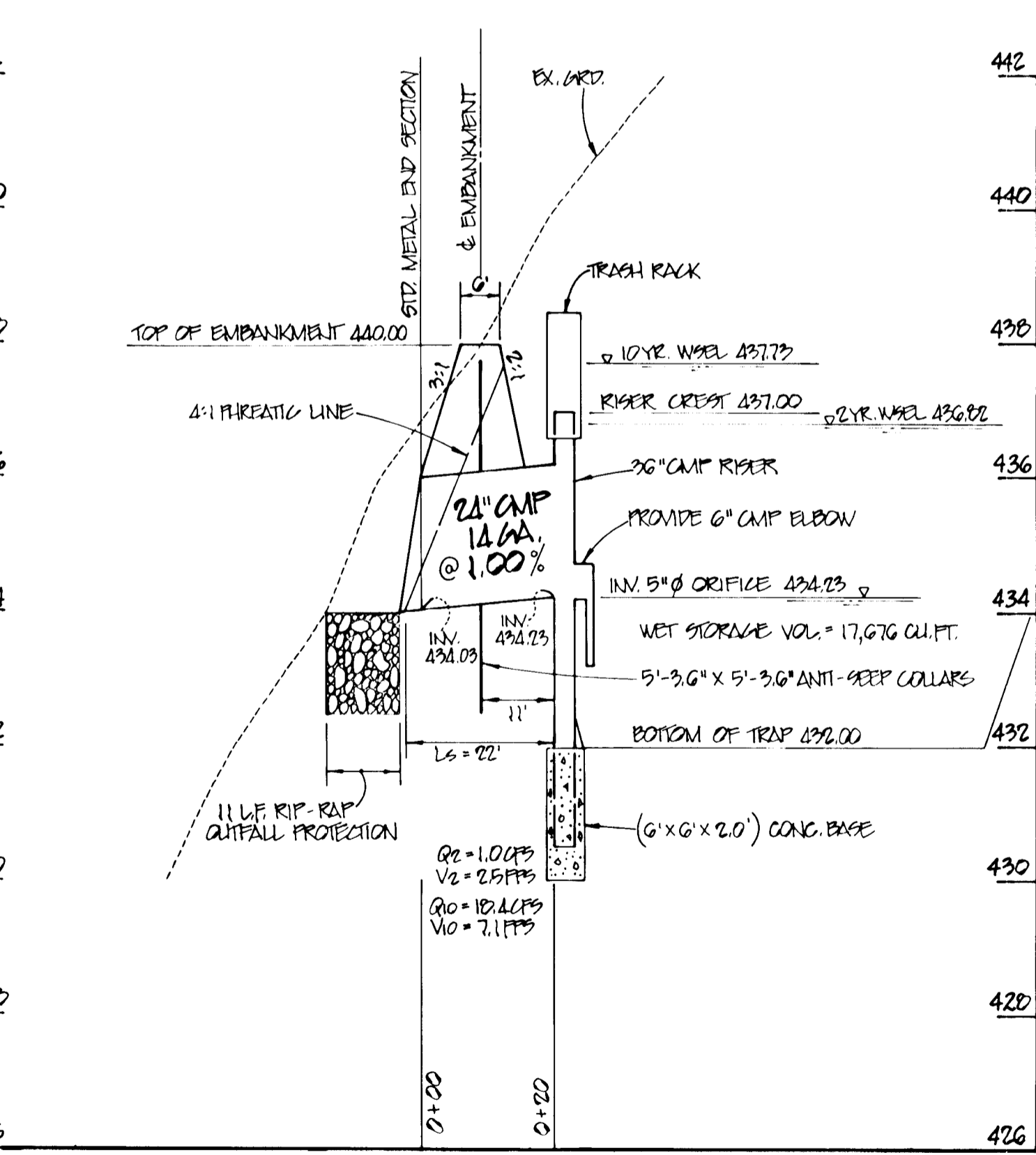
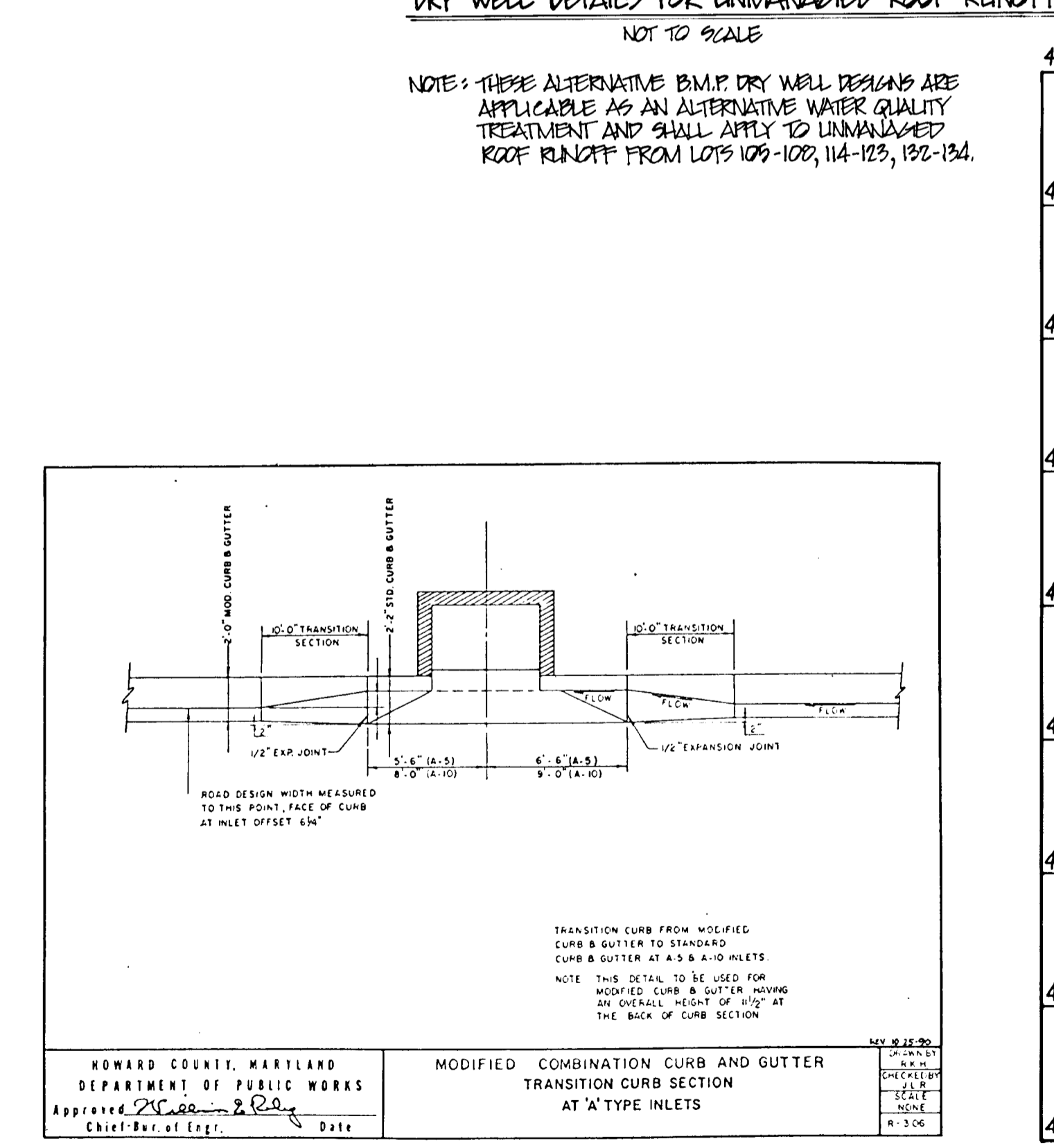
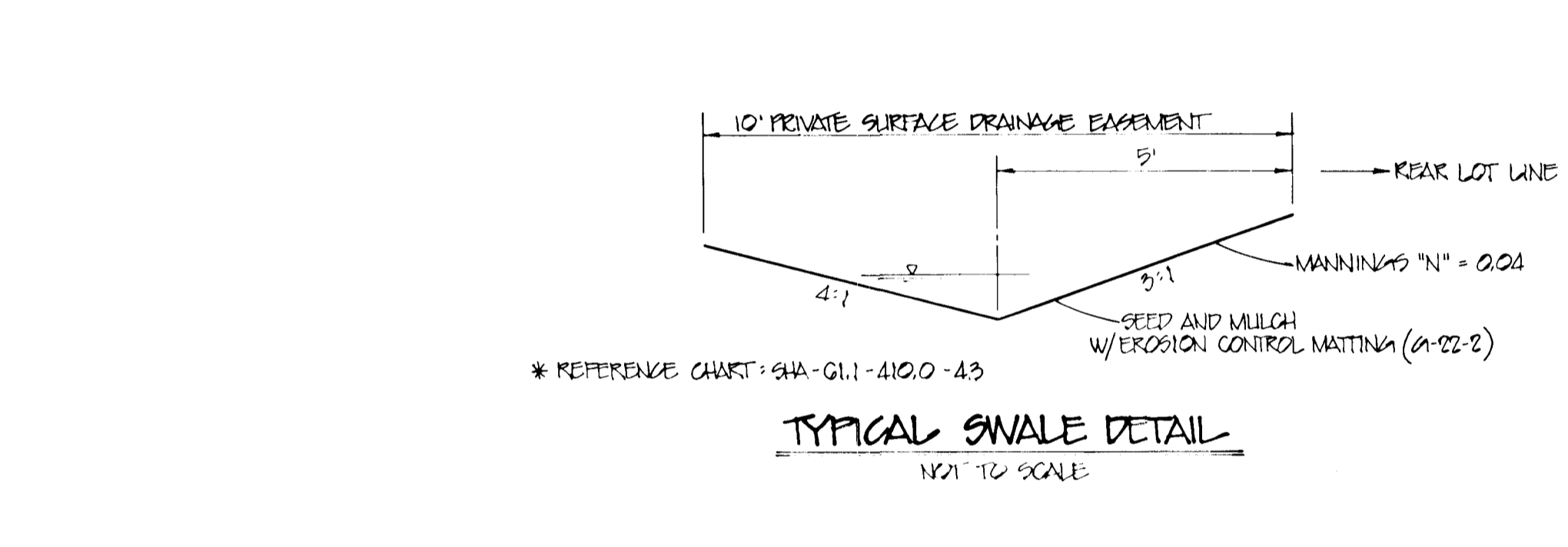
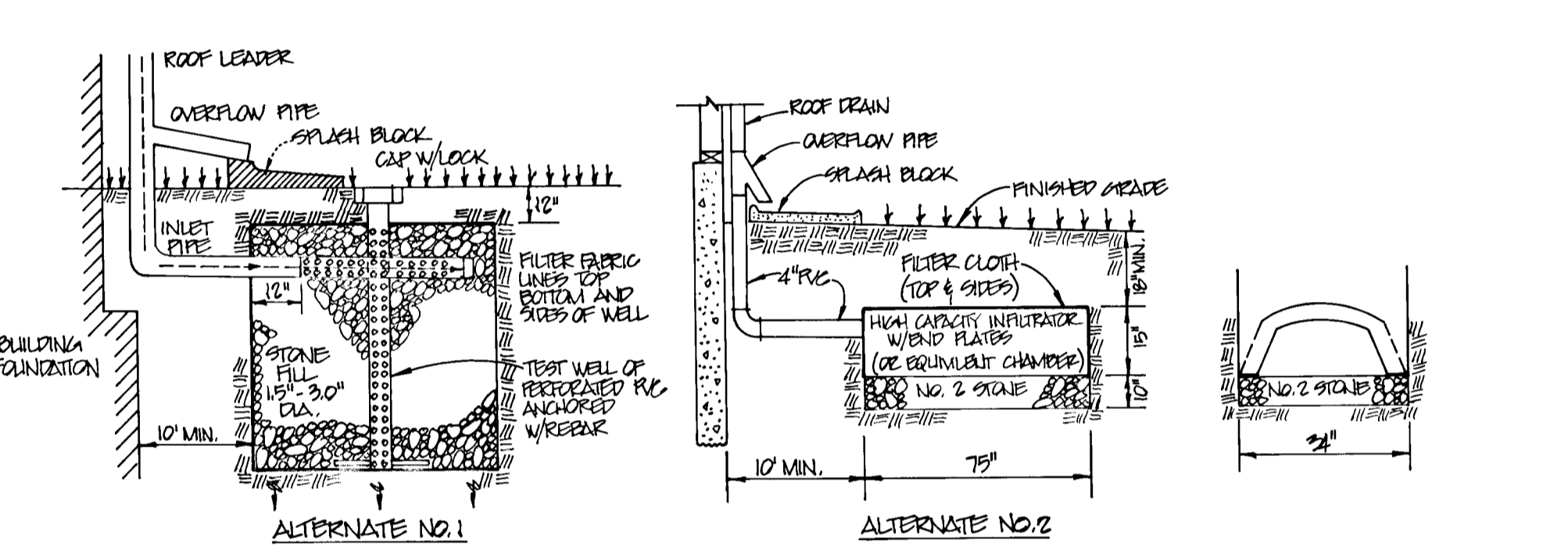
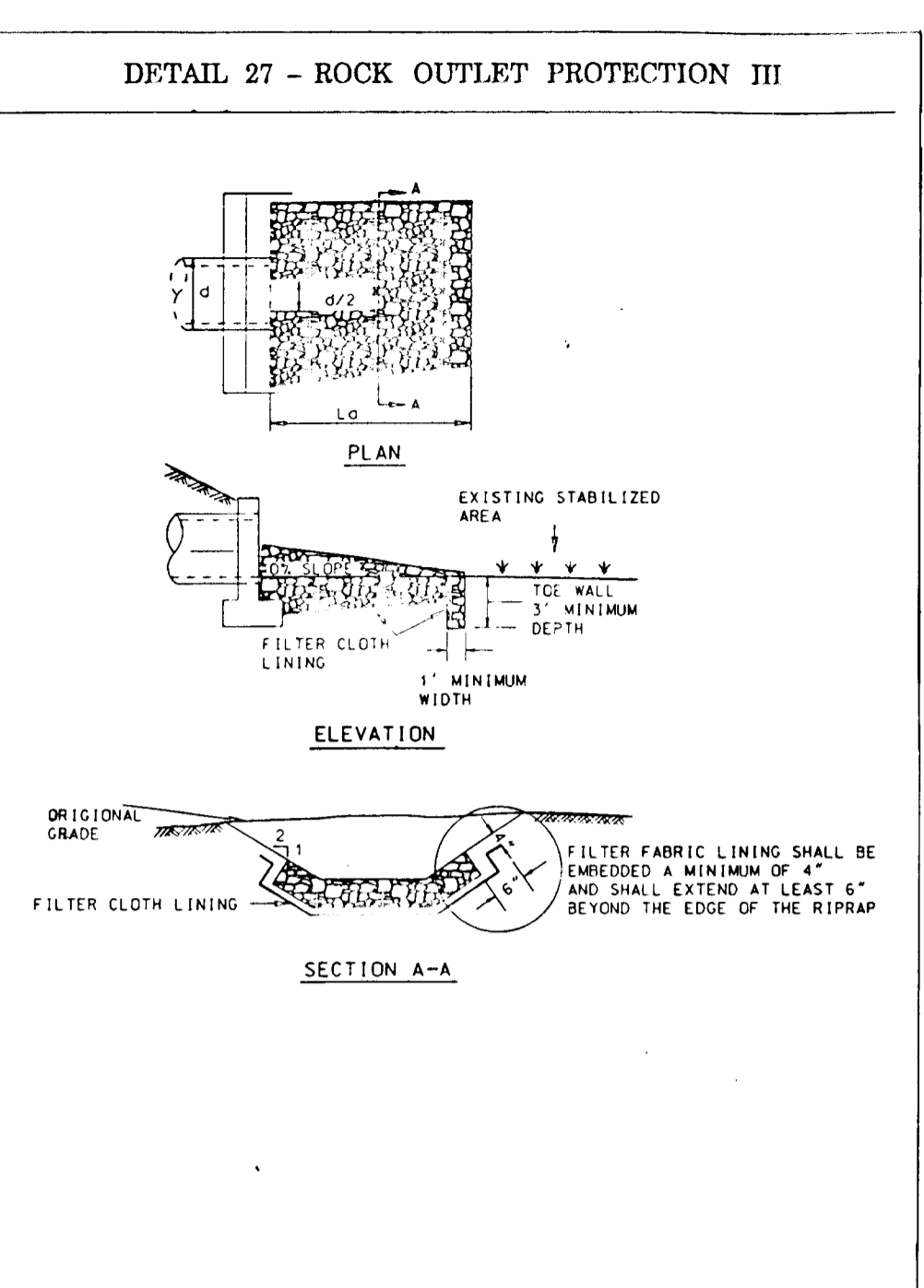
8695



DETAIL 16 CONCENTRIC TRASH RACK AND ANTI-VORTEX DEVICE (continued)

Note: The above trash rack and anti-vortex device information is only for corrugated metal pipe. Concrete risers must meet the requirements of MD 316.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE C-10-36A MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

Andrew M. Danilo 10-10-96
CHIEF, BUREAU OF HIGHWAYS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Michael Blum 10/29/96
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH

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

John R. Polunski 10/7/96
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

J. G. Wardell 10/7/96
U.S. NATURAL RESOURCES CONSERVATION SERVICES

DEVELOPER'S CERTIFICATE

I/We certify that all development and construction will be done in accordance with this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction of this project will have a certificate of attendance at a Department of the Environment approved training program for the control of sediment and erosion before beginning the project. I also authorize periodic onsite inspection by the Howard County Soil Conservation District or their authorized agents, as are deemed necessary.

Louis Hansen 2-1-96
Signature of Developer Date

ENGINEER'S CERTIFICATE

I hereby certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard County Soil Conservation District.

Robert M. Mochi, P.E. 9/27/96
Date

PGCC - RESIDENTIAL SUBDISTRICT
TURF VALLEY VISTAS RESUBDIVISION
ELECTION DISTRICT No. 2
HOWARD COUNTY, MARYLAND
SEDIMENT CONTROL NOTES & DETAILS

94023.04 JAN 96
10/10/96
2/27/96
2/28/96
2/28/96
2/28/96

APPROVED FOR WELL DETAIL PER REVIEW COMMENTS SUBMITTED TO HQ CC BY [Name] FOR SUBMITTAL TO HQ CC BY [Name]

AS NOTED BY [Name]

R.M. MOCHI GROUP, P.C.
1300 N. Ridge Road, Suite 215
Elkridge City, MD 21041-1305
(410) 461-0079
Fax: (410) 750-6340

7 OF 10

PERMANENT SEEDING NOTES

Apply to graded or cleared area not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

Seeded Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding. (If not previously loosened)

Soil Amendments: In lieu of soil test recommendations, use on the following schedules:

- 1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sf) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sf) before seeding.
2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sf) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sf) before seeding.

Seeding: For the periods March 1 through April 30 and August 1 through October 15, seed with 60 lbs per acre (1.4 lbs/1000 sf) of Kentucky 31 Tall Fescue. For the period May 1 through July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (0.05 lbs/1000 sf) of Weeping Lovegrass.

Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sf) of unrattled small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sf) of emulsified asphalt on flat areas.

Maintenance: Inspect all seeded areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redistributed where a short-term vegetative cover is needed.

Seeded Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding. (If not previously loosened)

Soil Amendments: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sf).

Seeding: For periods March 1 through April 30 and from August 15 through November 15, seed with 2-1/2 bushel per acre of annual ryegrass (3.2 lbs/1000 sf). For the period May 1 through August 14, seed with 3 lbs per acre of Weeping Lovegrass (0.07 lbs/1000 sf).

Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sf) of unrattled small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sf) of emulsified asphalt on flat areas.

Refer to the 1983 Maryland Standards and Specifications for Soil Erosion and Sediment Control for rate and methods not covered.

SEDIMENT CONTROL NOTES

1. A minimum of 48 hours notice must be given to the Howard County Office of Inspections and Permits prior to the start of any construction.

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 1983 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

3. Following initial soil disturbances or redistribution, permanent or temporary stabilization shall be completed within: a) 72 hours for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1, b) 5 calendar days as to all other disturbed or graded areas on the project site.

4. All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 Maryland Standards and Specifications for Soil Erosion and Sediment Control for Permanent Seeding (Sec. 51) Sod (Sec. 54), Temporary Seeding (Sec. 50) and Mulching (Sec. 52).

5. Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.

6. 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 Howard County Sediment Control Inspector.

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 controls must be provided, if deemed necessary by the Howard County DLP Sediment Control Inspector.

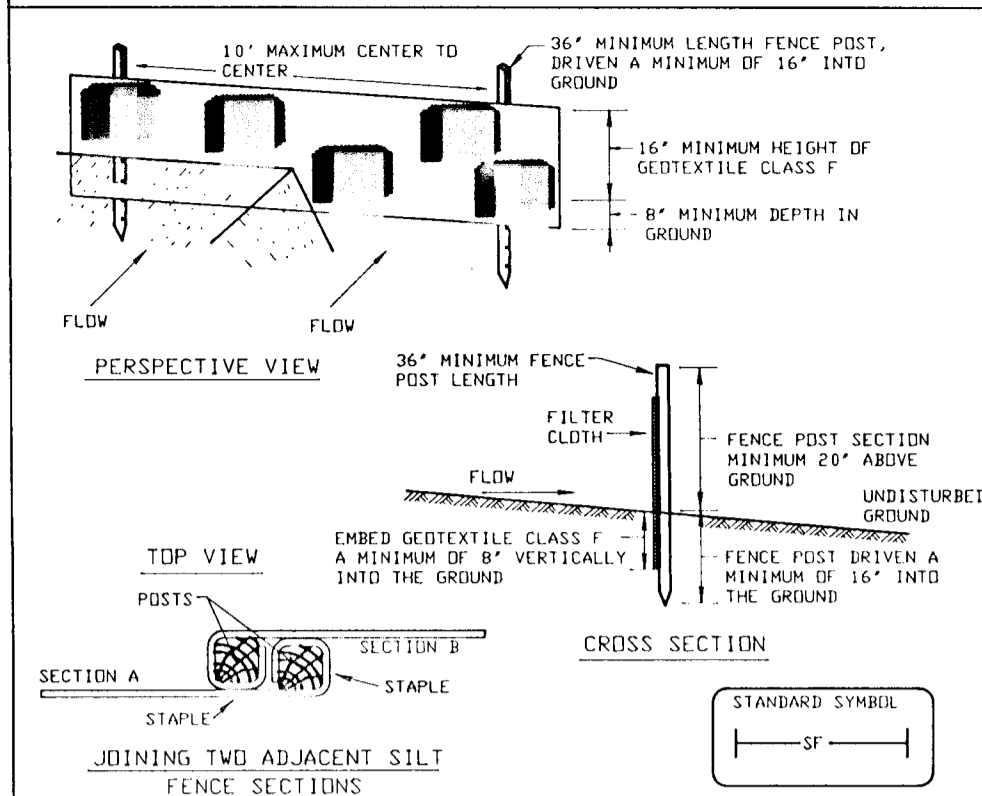
9. Quantities and estimates shown are for sediment control purposes only. Contractor shall prepare his/her own quantity estimates to his/her satisfaction.

Table with 2 columns: Site Analysis and Offsite Waste/Borrow Area. Includes rows for Total Area of Site, Area to be Disturbed, Area to be roofed or paved, Area to be vegetatively stabilized, Total Cut, Total Fill, and Offsite Waste/Borrow Area.

SEQUENCE OF CONSTRUCTION

- 1. Obtain all required grading permits, approvals and licenses from appropriate agencies.
2. Notify Howard County Construction Inspection Division (313-1880) at least five (5) working days prior to starting work on these plans.
3. Clear and grub for sediment and erosion control measures only. Install stabilized construction entrance.
4. Install tree protection fence as indicated on the plans.
5. Install sediment control measures necessary to construct the storm drain from ex. M-3 to proposed M-1.
6. Construct storm drain from existing M-3 to M-1 for the proposed outfall connection from P.O.S.T. #2.
7. Construct sediment traps, earth dikes and silt fences as indicated on the plan. No blasting will be permitted for the excavation of the traps. Where necessary, ripping and sack hammering should be utilized in the excavation of these facilities.
8. Clear and grub the remainder of the site.
9. Grade site to the proposed subgrade. Stabilize all slopes immediately upon completion of grading.
10. Remove sediments from traps when cleanout elevations are reached. All sediments must be placed upstream of an approved trapping device.
11. Construct the storm drain system diverting flow temporarily from M-3 to P.O.S.T. #2, from M-8 to P.O.S.T. #3 and from M-13 to the existing temporary swm trap shown on lot 136.
12. Construct paving for all roads.
13. All sediment control devices are to be inspected daily and after each rainfall. Repair sediment devices as required.
14. When all contributing areas to the sediment control devices and traps have been stabilized and with the permission of the sediment control inspector, the device may be removed and/or backfilled and the area brought to final design grade. Remove temporary storm drain outfalls from M-3, M-8 and M-13 prior to backfilling of traps. Stabilize all remaining areas in accordance with permanent seeding notes.
15. Notify Howard County Office of Inspections and Permits for final inspection of the completed project.

DETAIL 22 - SILT FENCE



Construction Specifications

- 1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum cut, or 1 3/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard I or U section weighing not less than 1.00 pound per linear foot.
2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F.
3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
4. Silt fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reaches 50% of the fabric height.

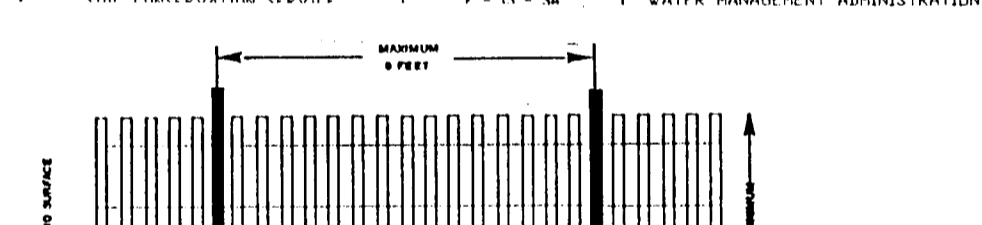
Silt Fence Design Criteria

Table with 3 columns: Slope Steepness, (Maximum) Slope Length, and (Maximum) Silt Fence Length. It lists criteria for slopes from 30:1 to 2:1 and steeper.

Note: In areas of less than 2:1 slope and sandy soils USDA general classification of silty loam or silty clay loam, maximum slope length and silt fence length will be unlimited. In these areas a silt fence may be the only perimeter control required.

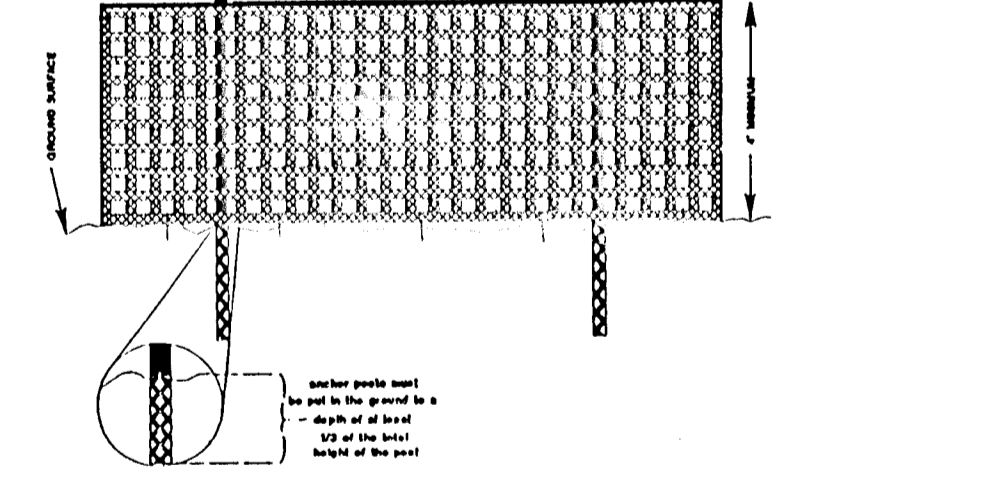
U.S. DEPARTMENT OF AGRICULTURE PAGE F-15-15A MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

SAFETY FENCE CONSTRUCTION SPECIFICATIONS



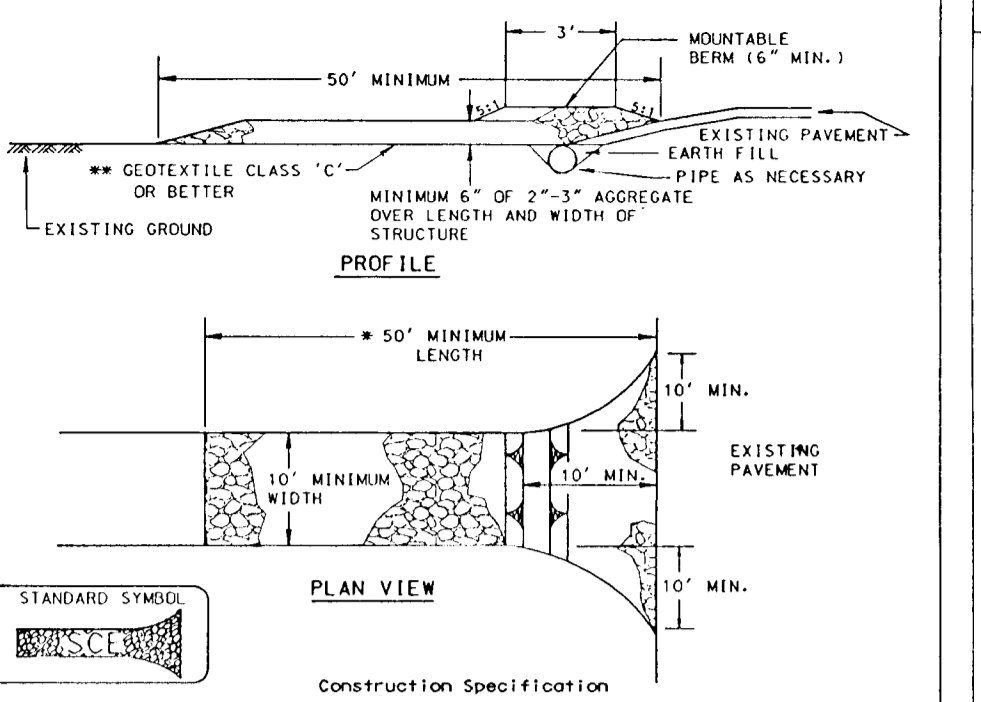
- 1. Contractor may use snow fence or blaze orange plastic mesh fence where shown on plan.
2. Safety fence to be a minimum 4 feet high.
3. Anchor post to be installed to a depth of at least 1/3 of the total height of the post.
4. Fence to be built so as not to restrict flow into or out of trap.

TREE PROTECTION FENCE DETAIL



NOT TO SCALE

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE

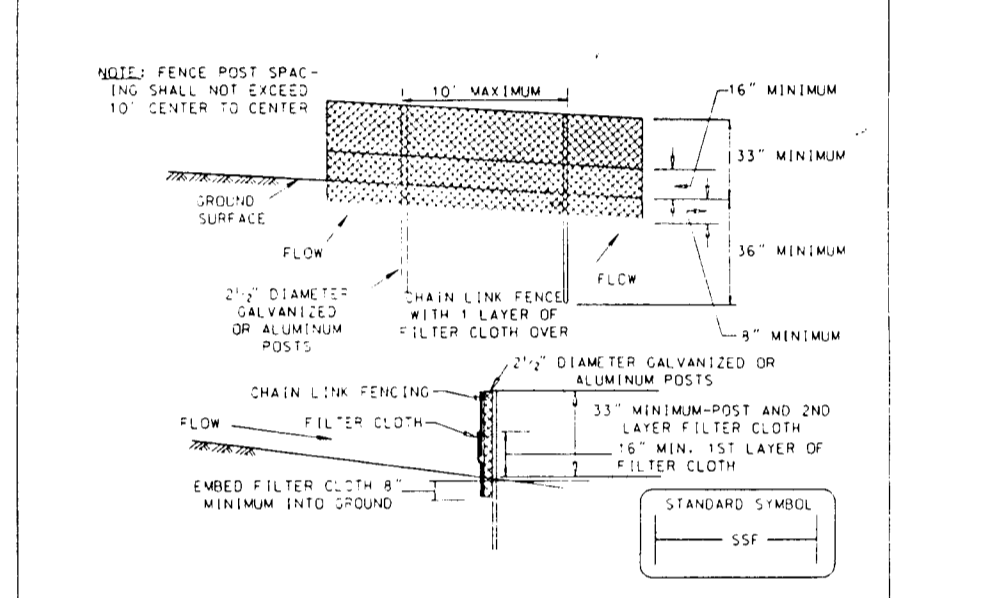


Construction Specifications

- 1. Length - minimum of 50' (100' for single residence lot).
2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.
3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. (See plan approval authority may not require single family residences to use geotextile.)
4. Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
5. Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mounting beam with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
6. Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

U.S. DEPARTMENT OF AGRICULTURE PAGE F-17-2 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 33 - SUPER SILT FENCE

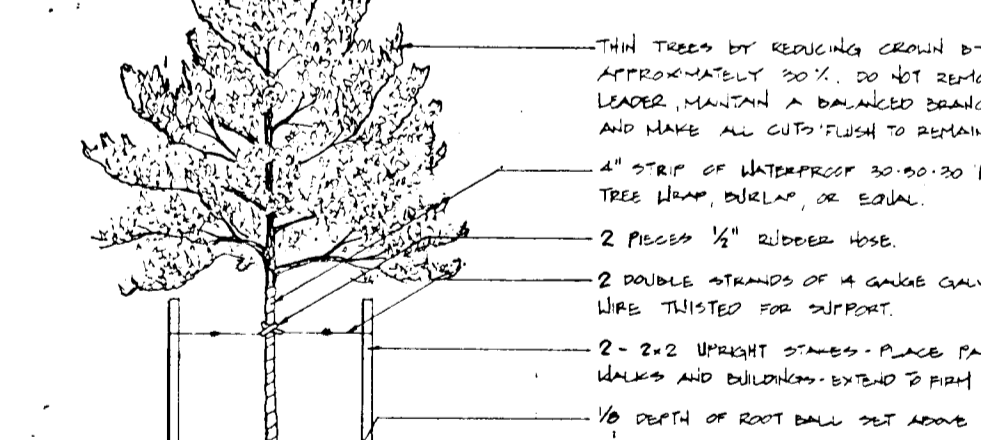


Construction Specifications

- 1. The posts do not need to be set in concrete.
2. Chain link fence shall be fastened securely to the fence posts with wire ties or staples.
3. Filter cloth shall be fastened securely to the chain link fence with 1/4" staples every 24" or the top and mid section.
4. Filter cloth shall be embedded a minimum of 6" into the ground.
5. When two sections of filter cloth join each other, they shall be overlapped by 6" and folded.
6. Maintenance shall be performed as needed and silt buildup removed when "bulges" develop in the silt fence.

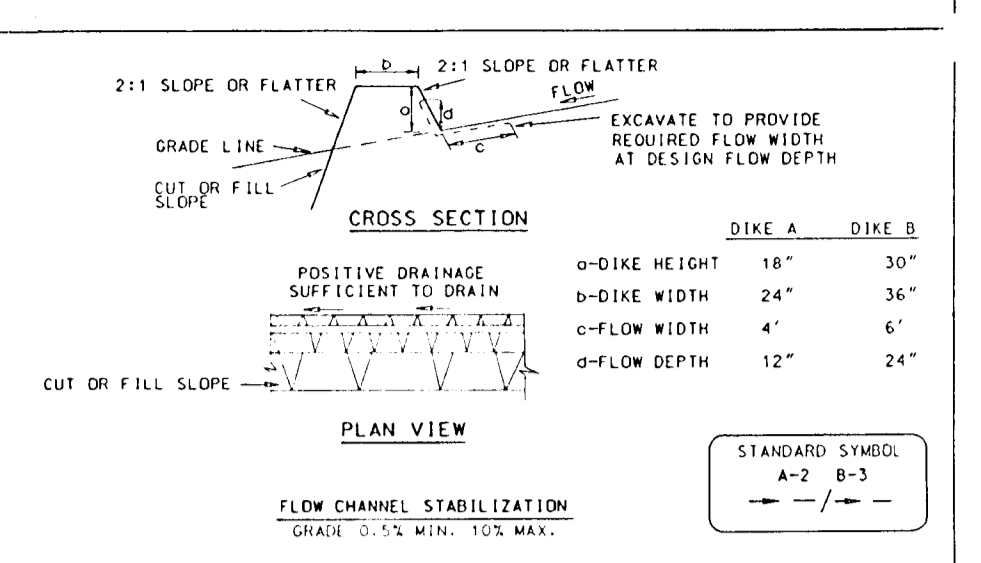
U.S. DEPARTMENT OF AGRICULTURE PAGE F-18-2 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

TREE PLANTING DETAIL



NOT TO SCALE

DETAIL 1 - EARTH DIKE

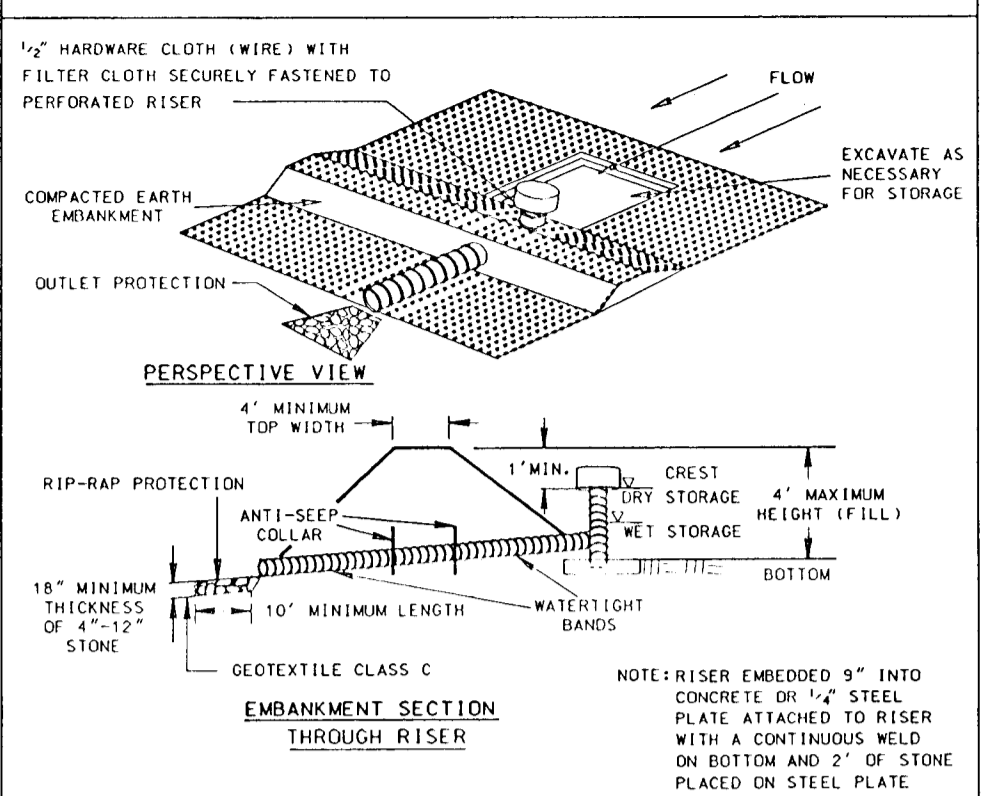


Construction Specifications

- 1. All temporary earth dikes shall have uninterrupted positive grade to an outlet. Spot elevations may be necessary for grades less than 1:1.
2. Runoff diverted from a disturbed area shall be conveyed to a sediment trapping device.
3. Runoff diverted from an undisturbed area shall outlet directly into an undisturbed, stabilized area of a non-erosive velocity.
4. All trees, brush, stumps, obstructions, and other objectionable material shall be removed and disposed of so as not to interfere with the proper functioning of the dike.
5. The dike shall be excavated or shaped to line, grade and cross section as required to meet the criteria specified herein and be free of bank projections or other irregularities which will impede normal flow.
6. Fill shall be compacted by earth moving equipment.
7. All earth removed and not needed for construction shall be placed so that it will not interfere with the functioning of the dike.
8. Inspection and maintenance must be provided periodically and after each rain event.

U.S. DEPARTMENT OF AGRICULTURE PAGE A-1-4 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 8 - PIPE OUTLET SEDIMENT TRAP - ST 1



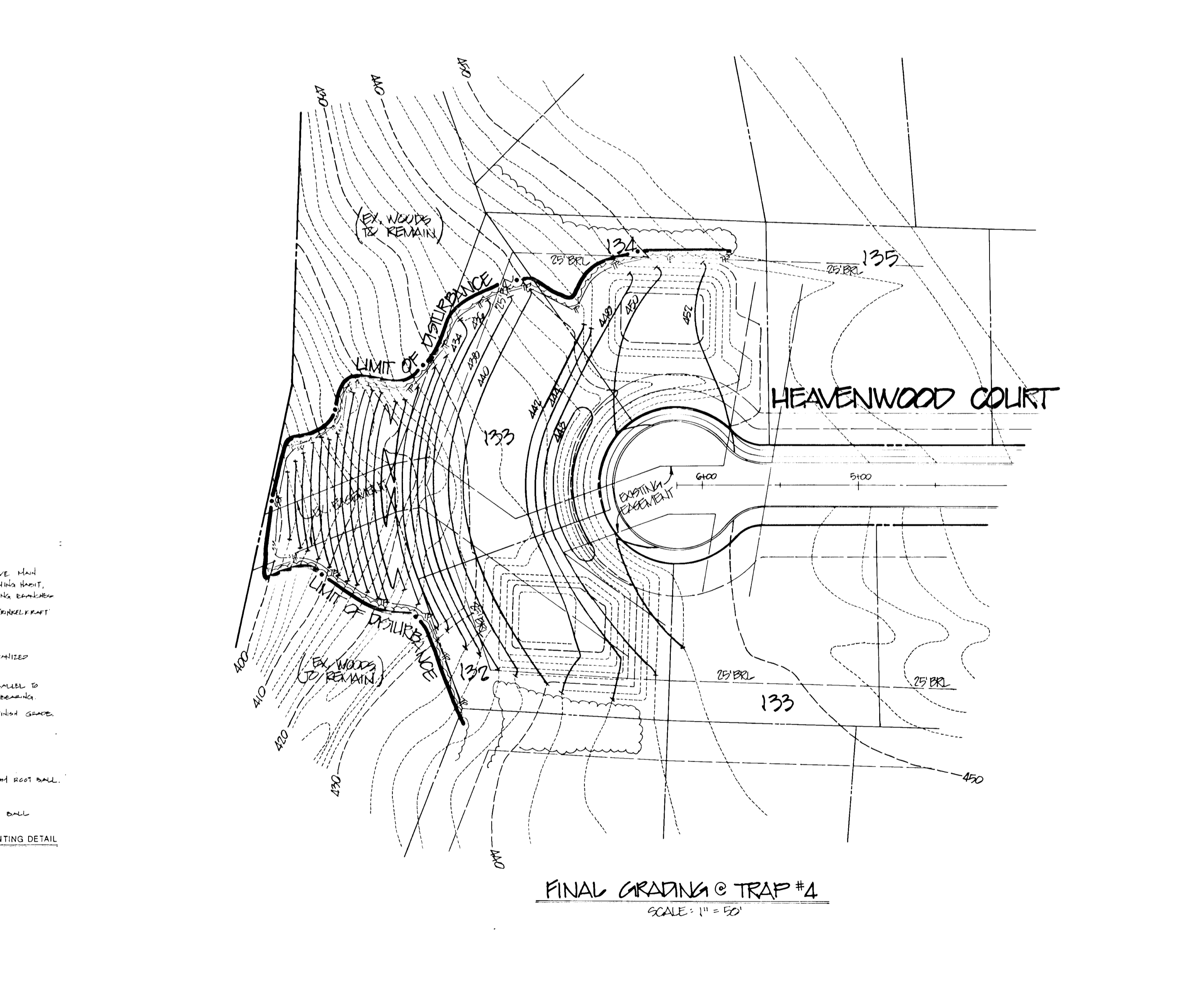
Construction Specifications

- 1. The area under the embankment shall be cleared, grubbed and stripped of any vegetation and root mat. The pool area shall be cleared.
2. The fill material for the embankment shall be free of rocks or other woody vegetation as well as oversized stones, rocks, organic material, or other objectionable material. The embankment shall be compacted by traversing with equipment while it is being constructed.
3. The total trap volume as measured from the bottom to riser crest elevation shall be 3600 cubic feet per acre of drainage area (see Table 9). The top of embankment must be 2:1 above the riser crest elevation.
4. Sediment shall be removed and the trap restored to its original dimensions when the sediment has accumulated to one-half of the wet storage depth of the trap (3000 cu ft). The sediment shall be deposited in a suitable area and in such a manner that it will not erode.
5. All earth removed and not needed for construction shall be placed so that it will not interfere with the functioning of the dike.
6. Inspection and maintenance must be provided periodically and after each rain event.

U.S. DEPARTMENT OF AGRICULTURE PAGE C-9-7 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

PIPE OUTLET SEDIMENT TRAP - ST 1

- 6. Construction operations shall be carried out in such a manner that erosion and water pollution are abated. Once constructed, the top and outside face of the embankment shall be stabilized with seed and mulch. Points of concentrated inflow shall be protected in accordance with Grade Stabilization Structure Criteria. The remainder of the interior slopes should be stabilized (one time) with seed and mulch upon trap completion and monitored and maintained erosion free during the life of the trap.
7. The structure shall be removed and area stabilized when the drainage area has been properly stabilized.
8. All cut and fill slopes shall be 2:1 or flatter.
9. All pipe connections shall be watertight.
10. Above the wet storage elevation, the riser shall be perforated with 1/2" wide by 6" long slots or 1" diameter holes spaced 6" vertically and horizontally. No perforations will be allowed within 6" of the horizontal bore.
11. The riser shall be wrapped with 1/2" hardware cloth (wire) then wrapped with Geotextile Class E. The filter cloth shall extend 6" above the highest silt and 6" below the lowest silt. Where ends of filter cloth come together, they shall be overlapped, folded and fastened to prevent bypass. Filter cloth shall be replaced as necessary to prevent clogging.
12. Straps or connecting bands shall be used to hold the filter cloth and wire fabric in place. They shall be placed at the top and bottom of the cloth.
13. Fill material around the pipe spillway shall be hand compacted in 4" layers. A minimum of 2" of non-coated backfill shall be placed over the pipe spillway before crossing it with construction equipment.
14. The riser shall be anchored with either a concrete base or steel plate base to prevent flotation. Concrete bases shall be at least twice the riser diameter and 12" deep with the riser embedded 9". Steel plate bases shall be at least twice the riser diameter, 1/2" minimum thickness and attached to the bottom of the riser by a continuous weld to form a watertight connection. Then place 2" of stone, gravel or tamped earth on the plate.
15. Anti-seep collars shall be constructed in accordance with plans (ref. table 16 and Details 13 and 14).
16. Concentric trash rack and anti-vortex device design details are on Detail 16.
17. Refer to Section D for dewatering requirements of sediment traps.
18. Outlet - An outlet shall be provided, which includes a means of conveying the discharge in an erosion free manner to an existing stable channel.
19. Where discharge occurs at the property line, local ordinances and drainage assessment requirements shall be met.



FINAL GRADING @ TRAP #4 SCALE: 1" = 50'

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS. Signature: Ed Lewis, M. Donaher, Chief, Bureau of Highways. Date: 10/10/96.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING. Signature: Richard Black, Chief, Division of Land Development and Research. Date: 10/25/96.

APPROVED: THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT. Signature: John P. Reuter, Howard Soil Conservation District. Date: 10/7/96.

APPROVED: REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS. Signature: J. J. Workfield, U.S. Natural Resources Conservation Service. Date: 10/7/96.

DEVELOPER'S CERTIFICATE. I/We certify that all development and construction will be done in accordance with this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction of this project will have a certificate of attendance at a Department of the Environment approved training program for the control of sediment and erosion before beginning the project. Signature: Robert M. Mochi, P.E. Date: 9/26/96.

ENGINEER'S CERTIFICATE. I hereby certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and the measures required in accordance with the requirements of the Howard County Soil Conservation District. Signature: Robert M. Mochi, P.E. Date: 9/26/96.

1695

Project information table including Project Name (TURF VALLEY VISTAS RESUBDIVISION), Date (JAN 96), and various approval signatures and dates.

PCCC - RESIDENTIAL SUBDISTRICT TURF VALLEY VISTAS RESUBDIVISION HOWARD COUNTY, MARYLAND ELECTION DISTRICT No. 2 SEDIMENT CONTROL NOTES & DETAILS

R.M. MOCHI GROUP, P.C. 1300 N. Ridge Road, Suite 315, Ellicott City, MD 21043-1305. (410) 461-9939 Fax: (410) 750-6340

1675

184121-00/P/04/02



OWNER/DEVELOPER
 MAINGUY INTERESTS OF TURF VALLEY
 1205 Park Road, Penthouse
 Luthersville, Maryland 21793
 (410) 425-8400
 ATTN: Mr. Louis Mangione

ENGINEER
 F.M. MOCHI GROUP, P.C.
 3300 North Ridge Road, Suite 235
 Ellicott City, Maryland 21043
 (410) 461-0079
 ATTN: Mr. Robert M. Mochi, P.E.

APPROVED
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Robert M. Mochi 10-10-96
 CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED
 HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Richard Reed 10/26/96
 CHIEF, DIVISION OF LAND DEVELOPMENT & RESEARCH DATE

Robert M. Mochi 10/26/96
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



Project No.	94023.00	Date	3/29/96
Illustrator	MWZ/LIC	Engineering	
Scale	MWZ/AMV	Approval	
Scale	1"=100'	Revisions	

No.	Description	Date
1	SUBMITTED TO DPZ FOR REVIEW	9-27-96
2	SUBMITTED TO DPZ FOR REVIEW	4-29-96
3	SUBMITTED FOR SIGNATURES	

PGCC District - Residential Subdistrict
TURF VALLEY VISTAS RESUBDIVISION
 2nd ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
STORM DRAIN DRAINAGE AREA MAP

F.M. MOCHI GROUP, P.C.
 3300 N. Ridge Road, Suite 235
 Ellicott City, MD 21043-1305
 Tel: (410) 461-0079
 Fax: (410) 750-6540

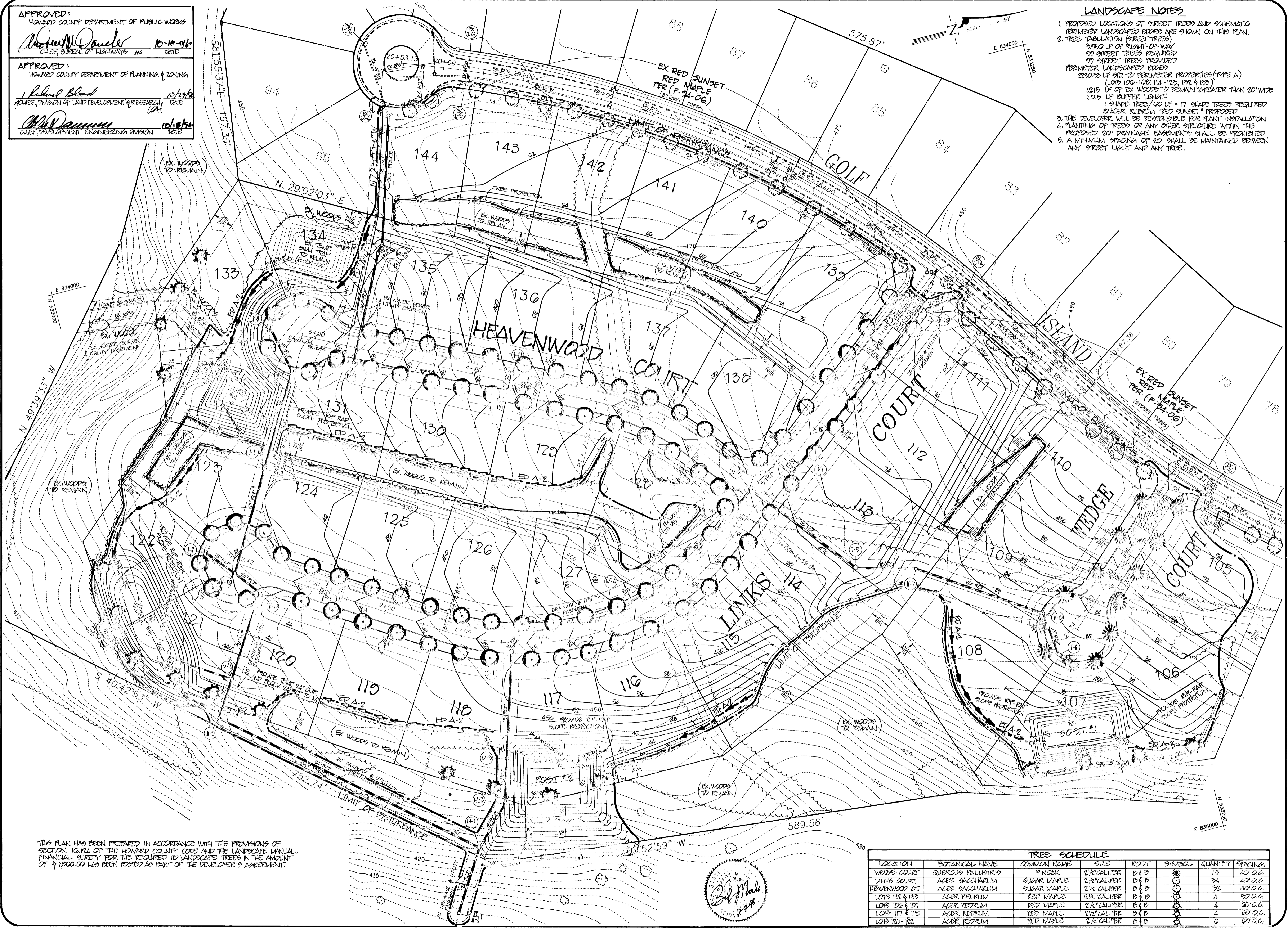
APPROVED:
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Richard M. Daniels 10-10-96
 CHIEF, BUREAU OF HIGHWAYS HS DATE

APPROVED:
 HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Rubel Blom 10/29/96
 CHIEF, DIVISION OF LAND DEVELOPMENT & RESEARCH DATE

W.D. Damm 10/18/96
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

LANDSCAPE NOTES

1. PROPOSED LOCATIONS OF STREET TREES AND SCHEMATIC PERIMETER LANDSCAPED EDGES ARE SHOWN ON THIS PLAN.
2. TREE TABULATION (STREET TREES)
 2750 LF OF RIGHT-OF-WAY
 97 STREET TREES REQUIRED
 PERIMETER LANDSCAPED EDGES
 2230.33 LF SID TO PERIMETER PROPERTIES (TYPE A)
 (LOTS 106-108, 114-123, 192 & 193)
 1215 LF OF EX. WOODS TO REMAIN GREATER THAN 20' WIDE
 1015 LF BUFFER LENGTH
 1 SHADE TREE/60 LF = 17 SHADE TREES REQUIRED
 10 ACER RUBRUM "RED SUNSET" PROPOSED
3. THE DEVELOPER WILL BE RESPONSIBLE FOR PLANT INSTALLATION
4. PLANTING OF TREES OR ANY OTHER STRUCTURE WITHIN THE PROPOSED 20' DRAINAGE EASEMENTS SHALL BE PROHIBITED.
5. A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.



THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED 10 LANDSCAPE TREES IN THE AMOUNT OF \$1,000.00 HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT.

TREE SCHEDULE							
LOCATION	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SYMBOL	QUANTITY	SPACING
WEDGE COURT	QUERCUS PALLASTRIS	PINOAK	2 1/2" CALIPER	B & B	(Symbol)	13	40' O.C.
LINKS COURT	ACER SACCHARUM	SUGAR MAPLE	2 1/2" CALIPER	B & B	(Symbol)	54	40' O.C.
HEAVENWOOD CT	ACER SACCHARUM	SUGAR MAPLE	2 1/2" CALIPER	B & B	(Symbol)	32	40' O.C.
LOTS 192 & 193	ACER REDRUM	RED MAPLE	2 1/2" CALIPER	B & B	(Symbol)	4	50' O.C.
LOTS 106 & 107	ACER REDRUM	RED MAPLE	2 1/2" CALIPER	B & B	(Symbol)	4	60' O.C.
LOTS 117 & 118	ACER REDRUM	RED MAPLE	2 1/2" CALIPER	B & B	(Symbol)	4	60' O.C.
LOTS 120-122	ACER REDRUM	RED MAPLE	2 1/2" CALIPER	B & B	(Symbol)	6	60' O.C.

project	date	approval
94023.00	JAN. 96	AMV
illustration	engineering	scale
1	MAS	1" = 50'
2	AMV	
3	AMV	
4	AMV	
5	AMV	

no.	description	date	revisions
1	SUBMITTED FOR SIGNATURES	9-27-96	
2	ADDITIONAL TO 10, 02, 07, 08	10-27-96	
3	ADDITIONAL TO 10, 02, 07, 08	10-27-96	
4	ADDITIONAL TO 10, 02, 07, 08	10-27-96	
5	ADDITIONAL TO 10, 02, 07, 08	10-27-96	

PGCC DISTRICT - RESIDENTIAL SUBDISTRICT
 TURF VALLEY VISTAS RESUBDIVISION
 HOWARD COUNTY, MARYLAND
 ELECTION DISTRICT 2
 LANDSCAPING PLAN

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