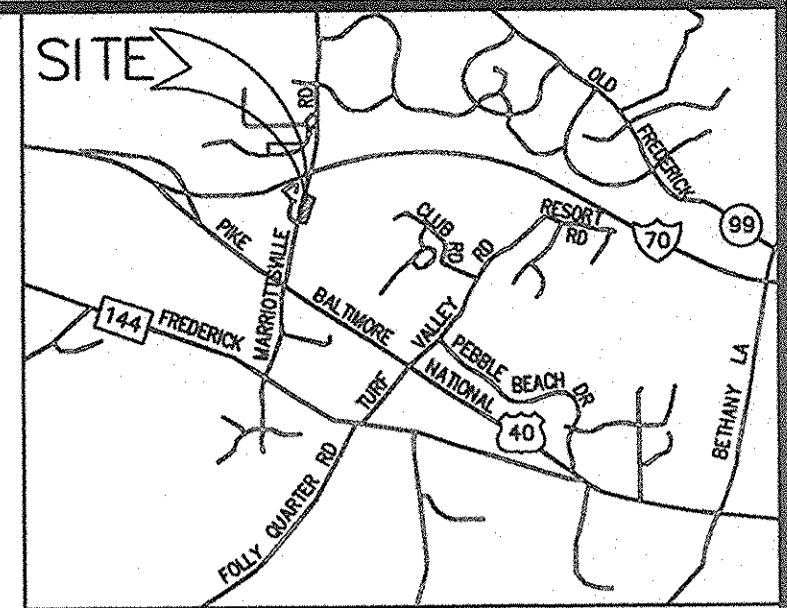
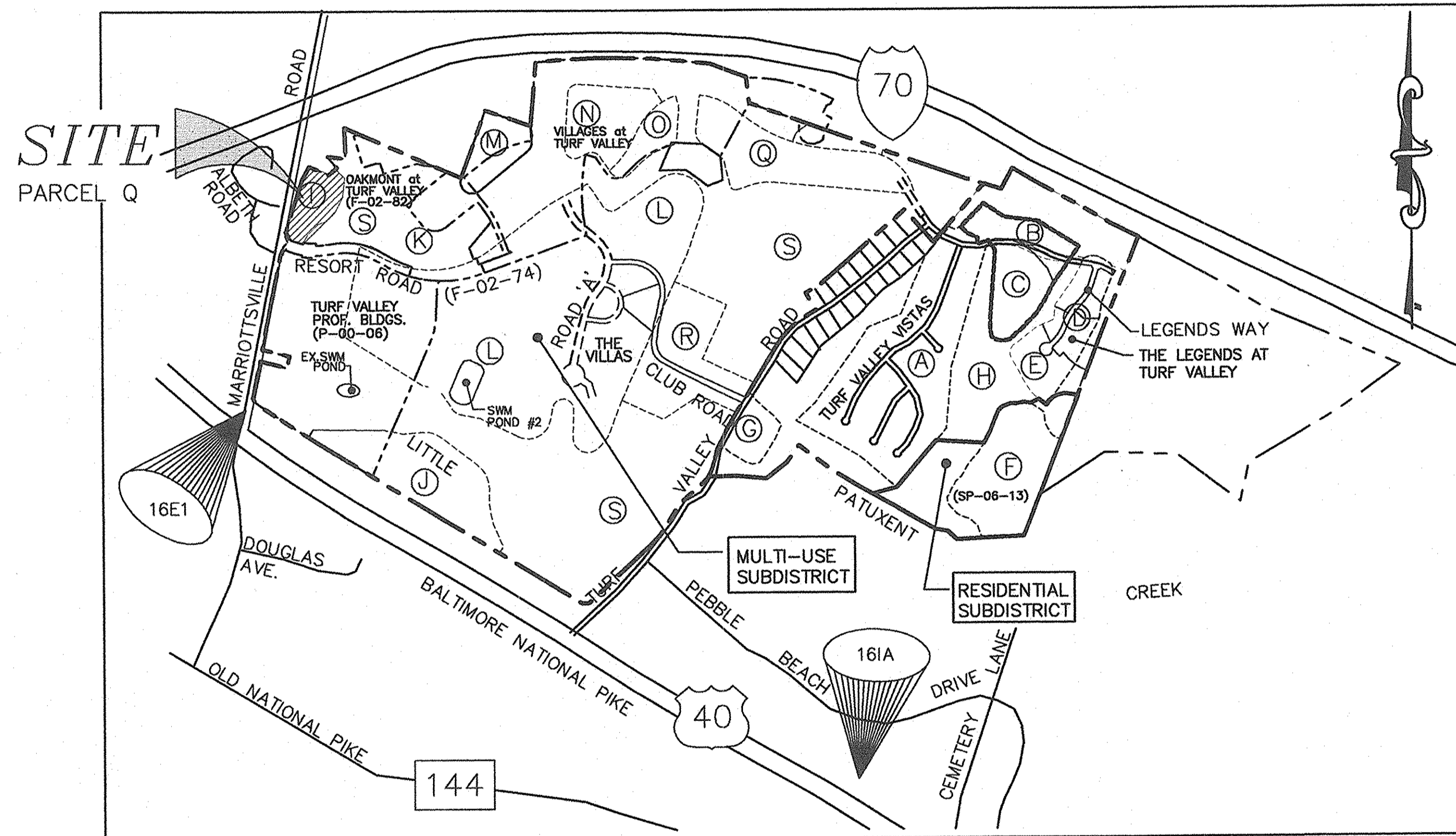


TURF VALLEY, LORIENT MASS GRADING PLAN



VICINITY MAP
SCALE 1"=1 MILE

- GENERAL NOTES**
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS OTHERWISE SHOWN BY WAIVERS INDICATED.
 - PROJECT BACKGROUND: TAX MAP 16 - P/O PARCEL 8- GRID 16 & 17; POD I per S-86-13; (4th AMENDED)
 LOCATION: PARCEL Q per F-02-82
 ZONING: PGCC MULTI-USE SUBDISTRICT
 ELECTION DISTRICT: SECOND
 DPZ REFERENCE: S-86-13; 1st AMENDED S-86-13 (PB 294); 2nd AMENDED S-86-13 (PB 300); 3rd AMENDED S-86-13 (PB 351); 4th AMENDED S-86-13 (PB 368)
 PLAT #3054-A-1434; PLAT #3054-A(1510-1511); F-94-06; SDP-95-12; S-94-45; SP-95-14; F-96-107; F-96-150; F-96-151; SP-97-12; F-02-74; F-02-82; S-04-12
 DEED REFERENCE: LIBER 0920, FOLIO 250
 AREA OF TRACT: 6.07 ACRES
 LIMIT OF SUBMISSION: 6.07 ACRES
 OPEN SPACE REQUIRED: 15 % OF 6.07 ACRES = 0.91 ACRES
 OPEN SPACE PROVIDED: 23.22 ACRES (PARCELS V, W & X) PER F-02-82
 RIGHT OF WAY DEDICATION: NONE
 TOTAL NUMBER OF UNITS PROPOSED: NONE
 LIMIT OF DISTURBED AREA: 3.4 ACRES
 - 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.
 - CONTRACTOR TO VERIFY ELEVATIONS IN FIELD BEFORE BEGINNING ANY CONSTRUCTION.
 - BRL DENOTES BUILDING RESTRICTION LINE.
 - THERE ARE NO FLOODPLAINS ON SITE. FLOODPLAIN STUDY IS ON FILE WITH THE COUNTY UNDER F-02-74, WHICH HAS BEEN APPROVED BY THE COUNTY.
 - THERE ARE NO WETLANDS ON SITE. COMPLETE WETLAND REPORT IS ON FILE WITH THE COUNTY UNDER PLAT ENTITLED OAKMONT AT TURF VALLEY WHICH HAS BEEN APPROVED BY THE COUNTY.
 - TOPOGRAPHIC INFORMATION IS BASED ON AERIAL TOPOGRAPHIC SURVEY BY WINGS AERIAL MAPPING CO., INC. DATED APRIL 23, 1992. VERTICAL DATUM IS NAD'83.
 - COORDINATES BASED ON NAD'83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO: 16 E1 & 16 IA.
 STA. No. 16 E1 N 593,250.960 EL. 463.981
 E 1,340,192.70
 STA. No. 16 IA N 593,509.366 EL. 463.085
 E 1,346,343.63
 - BOUNDARY INFORMATION IS BASED ON FINAL DEVELOPMENT PLAN FOR TURF VALLEY, PGCC DISTRICT, MULTI-USE SUBDISTRICT (PLAT # 3054-A-1510, 1511).
 - PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC SEWER IS AVAILABLE FROM THE WAVERLY SEWER INTERCEPTOR (#24-3447). PROJECT WILL BE SERVICED THROUGH #44-3480, SUBJECT TO APPROVAL OF WATER EXTENSION PLANS BY THE DEPARTMENT OF PUBLIC WORKS.
 - STORMWATER MANAGEMENT WILL BE PROVIDED UNDER SITE DEVELOPMENT PLAN (SDP) FOR THE SAME PROJECT.
 - NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON SITE.
 - THIS PROJECT IS SUBJECT TO THE TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, INC. DATED JANUARY 7, 2005.
 - THIS PROJECT IS EXEMPT FROM HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS UNDER SECTION 16.1202(b)(iv) OF THE COUNTY CODE BECAUSE IT IS A PLANNED UNIT DEVELOPMENT WHICH HAS PRELIMINARY DEVELOPMENT PLAN APPROVAL AND 50% OR MORE OF THE LAND IS RECORDED AND SUBSTANTIALLY DEVELOPED BEFORE DECEMBER 31, 1992.
 - BULK REGULATIONS:
 PERMITTED USES: ALL USES AS PER TURF VALLEY PGCC DISTRICT, MULTI-USE SUBDISTRICT
 FINAL DEVELOPMENT PLAN (PLAT #3054-A-1510,1511)
 PROPOSED USE: VEGETATED.
 PERMITTED SETBACKS:
 FROM ARTERIAL ROADS
 NON-RESIDENTIAL STRUCTURES - 30 FEET
 PARKING - 25 FEET
 FROM COLLECTORS AND LOCAL STREETS
 NON-RESIDENTIAL STRUCTURES - 30 FEET FROM 60 FT. ROW
 20 FEET FROM 50 FT. ROW
 FROM NON-PGCC ADJACENT PROPERTIES
 FROM RESIDENTIAL DISTRICTS - 75 FEET
 FROM ALL OTHER DISTRICTS - 30 FEET
 FROM LOT LINES WITHIN PGCC MULTI-USE DISTRICT
 SINGLE FAMILY DETACHED (SIDE) - 7.5 FEET
 ZERO LOT LINE & ALL OTHER USES (SIDE) - 0 FEET
 A MINIMUM OF 15 FT. MUST BE PROVIDED BTW. STRUCTURES
 RESIDENTIAL (REAR) - 20 FEET
 - PARKING REQUIREMENTS AS PER ZONING SECTION 133.0(8): NONE. NO STRUCTURE OR LAND USE IS BEING PROPOSED FOR WHICH PARKING IS REQUIRED.
 - PARKING PROVIDED: NONE
 - SLOPES GREATER THAN 15% HAVE BEEN SHOWN ON-SITE. CONTIGUOUS STEEP SLOPES 25% AND MORE ARE LESS THAN 20,000 SF.
 - THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE JANUARY 8, 2002 AND TO THE ZONING REGULATIONS EFFECTIVE APRIL 13, 2004 PER SECTION 126(H)(1).
 - NO COVERAGE REQUIREMENT IS IMPOSED UPON NON-RESIDENTIAL USES, EXCEPT IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.
 - THERE IS AN EXISTING HOUSE AND WELL AND SEPTIC FIELD, WHICH ARE TO REMAIN.
 - THE SUBJECT PROPERTY IS ZONED PGCC PER THE 2/2/04 COMPREHENSIVE ZONING PLAN.
 - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING & NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100-YEAR FLOODPLAIN.



USES FOR TURF VALLEY PARCEL Q (POD I) SITE
 AREA PROJECTED LAND USE
 POD I ALL PERMITTED USES IN THE PGCC MULTI-USE SUBDISTRICT PER PLAT # 3054-A-1510
 POD S GOLF AND/OR OPEN SPACE PER PLAT # 3054-A-1510

LOCATION MAP
 SCALE : 1" = 1000'
 ADC MAP NO. 11, GRID A3

SHEET INDEX	
SHEET NO.	TITLE
1 OF 4	COVER SHEET
2 OF 4	GRADING PLAN
3 OF 4	SEDIMENT & EROSION CONTROL PLAN
4 OF 4	SEDIMENT & EROSION CONTROL NOTES & DETAILS

HOWARD COUNTY GEODETIC SURVEY CONTROLS		
COUNTY MONUMENT	NORTHING, EASTING	ELEVATION
16IA	N 589509.3660, E 1346343.6300	463.0850'
16E1	N 593250.9600, E 1340192.7000	463.9810'

ADDRESS CHART	
LOT/PARCEL #	STREET ADDRESS
Q	11150 RESORT ROAD

PERMIT INFORMATION CHART				
Subdivision Name	Section/Area	Lot/Parcel No.		
OAKMONT at TURF VALLEY	N/A	PODS I/P/O K/L & S		
Plat # of L/E	Grid #	Zoning	Tax Map No.	Elect. Distr.
18773-18775	16 & 17	PGCC	16	Second
Water Code	Sewer Code			
H-06	5992000			

COVER SHEET

**TURF VALLEY, LORIENT
(MASS GRADING PLAN)**

PARCEL Q (per F-02-82) MULTI-USE SUBDISTRICT
 PLAT 18773 - 18775
 TAX MAP 16 - P/O PARCEL 8- GRID 16 & 17;
 POD I per S-86-13 (4th AMENDED)
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

KCE ENGINEERING, INC.
 EXECUTIVE CENTER
 3300 NORTH RIDGE ROAD, SUITE 315
 ELLICOTT CITY, MARYLAND 21043
 PHONE (410) 203-9800 FAX (410) 203-9228

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 4/17/08
 Chief, Development Engineering Division Date

[Signature] 4/21/08
 Chief, Division of Land Development Date

[Signature] 4/22/08
 Director Date

APPROVED
 PLANNING BOARD
 of HOWARD COUNTY
 DATE 3/13/08

OWNER
 MANGIONE ENTERPRISES OF TURF VALLEY
 LIMITED PARTNERSHIP
 1205 YORK ROAD, PENTHOUSE
 LUTHERVILLE, MARYLAND 21093
 PHONE (410) 825-8400

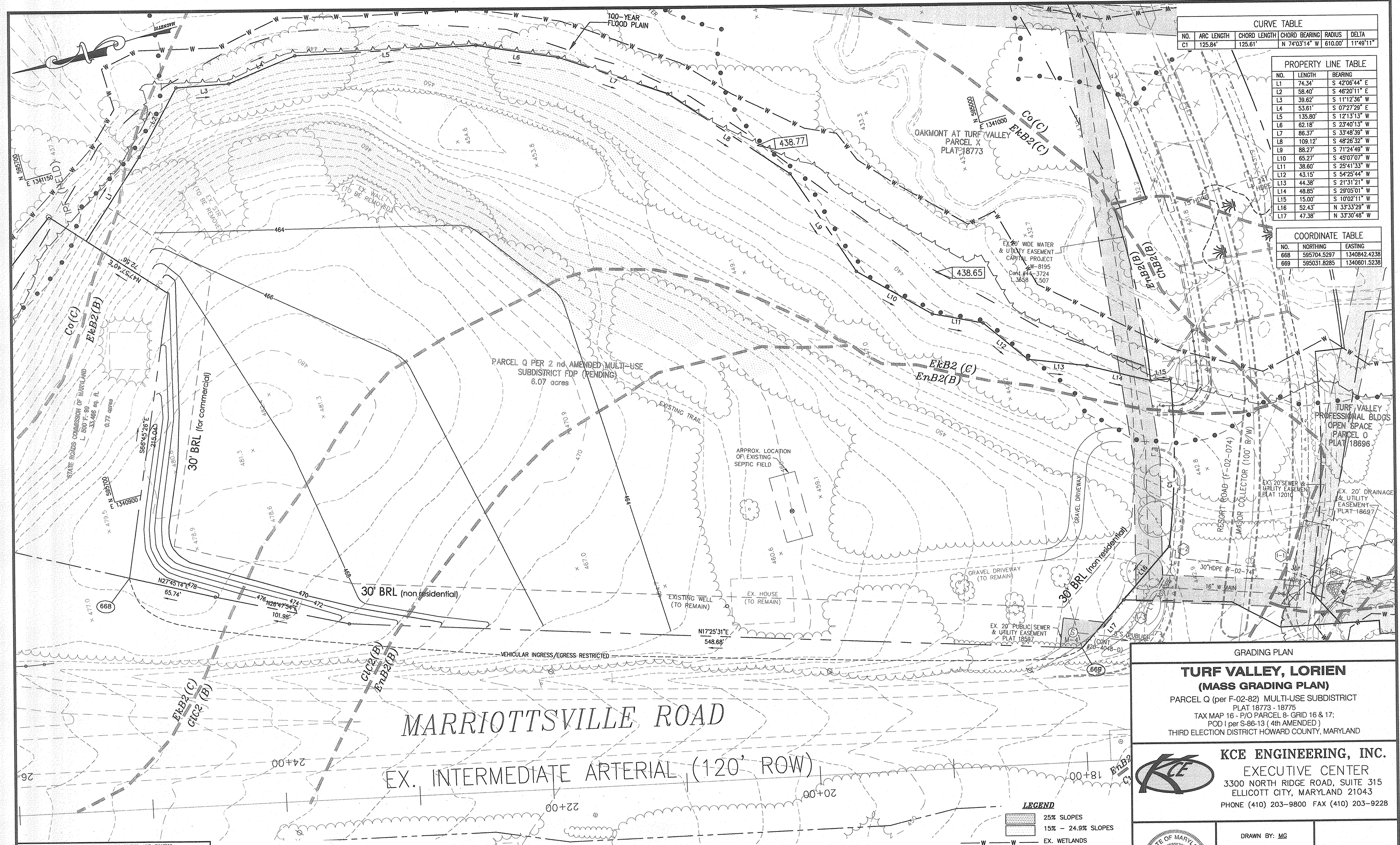
DRAWN BY: MG
 CHECKED BY: DVK
 SCALE: AS SHOWN
 DATE: 03/17/2008

SHEET:
1 OF 4

CURVE TABLE					
NO.	ARC LENGTH	CHORD LENGTH	CHORD BEARING	RADIUS	DELTA
C1	125.84'	125.61'	N 74°03'14" W	610.00'	11°49'11"

PROPERTY LINE TABLE		
NO.	LENGTH	BEARING
L1	74.34'	S 42°06'44" E
L2	58.40'	S 46°20'11" E
L3	39.62'	S 11°12'36" W
L4	53.61'	S 07°27'28" E
L5	135.80'	S 12°13'13" W
L6	62.18'	S 23°40'13" W
L7	86.37'	S 33°48'39" W
L8	109.12'	S 48°26'32" W
L9	88.27'	S 71°24'48" W
L10	65.27'	S 45°07'07" W
L11	38.60'	S 25°41'33" W
L12	43.15'	S 54°25'44" W
L13	44.38'	S 21°31'21" W
L14	48.85'	S 29°05'01" W
L15	15.00'	S 10°02'11" W
L16	52.43'	N 33°33'29" W
L17	47.38'	N 33°30'48" W

COORDINATE TABLE		
NO.	NORTHING	EASTING
668	595704.5297	1340842.4238
669	595031.8285	1340601.5238



GRADING PLAN

TURF VALLEY, LORIE
(MASS GRADING PLAN)

PARCEL Q (per F-02-82) MULTI-USE SUBDISTRICT
PLAT 18773 - 18775
TAX MAP 16 - P/O PARCEL 8- GRID 16 & 17;
POD I per S-86-13 (4th AMENDED)
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

KCE ENGINEERING, INC.

EXECUTIVE CENTER
3300 NORTH RIDGE ROAD, SUITE 315
ELLICOTT CITY, MARYLAND 21043
PHONE (410) 203-9800 FAX (410) 203-9228

DRAWN BY: MG
CHECKED BY: DVK
SCALE: 1"=30'
DATE: 03/17/2008

SHEET:
2 OF 4

APPROVED: *[Signature]* 4/17/08
Chief, Development Engineering Division

[Signature] 4/16/08
Chief, Division of Land Development

[Signature] 4/22/08
Director

SOIL LEGEND:

SOIL	TYPE	DESCRIPTION
E1B2	C	ELIOAK SILT LOAM, 3 TO 8 % SLOPES, MODERATELY ERODED
E2B2	B	ELINBORO LOAM, 8 TO 15 % SLOPES, MODERATELY ERODED
E3C2	B	GLEBELG LOAM, 8 TO 15 % SLOPES, MODERATELY ERODED
CO	C	CODORUS SILT LOAM

HOWARD COUNTY SOIL MAP # 9

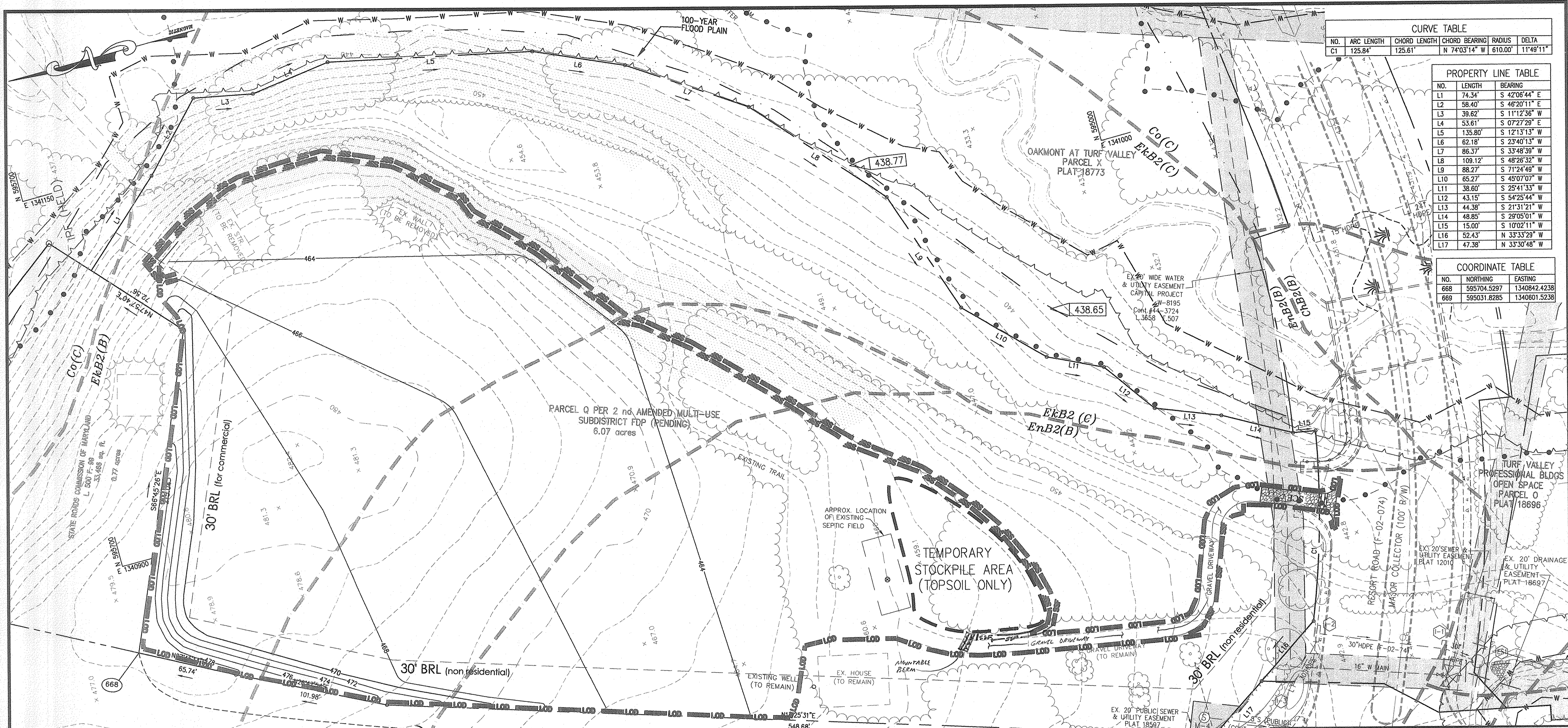
APPROVED
PLANNING BOARD
OF HOWARD COUNTY

DATE: 3/13/08

OWNER
MANGIONE ENTERPRISES OF TURF VALLEY
LIMITED PARTNERSHIP
1205 YORK ROAD, PENTHOUSE
LUTHERVILLE, MARYLAND 21093
PHONE (410) 825-8400

LEGEND

	25% SLOPES
	15% - 24.9% SLOPES
	EX. WETLANDS
	EX. WETLAND BUFFER
	EX. STREAM
	EX. STREAM BUFFER
	EX. 100-YEAR FLOODPLAIN
	SOIL TYPES
	EXISTING EASEMENTS
	EX. WATER



CURVE TABLE					
NO.	ARC LENGTH	CHORD LENGTH	CHORD BEARING	RADIUS	DELTA
C1	125.84'	125.61'	N 74°03'14" W	610.00'	11°49'11"

PROPERTY LINE TABLE		
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COORDINATE TABLE		
NO.	NORTHING	EASTING
668	595704.5297	1340842.4238
669	595031.8285	1340601.5238

NOTE: TO IMPROVE CLARITY, LIMIT OF DISTURBANCE (LOD) LINE IS NOT SHOWN AT LOCATIONS WHERE SILT FENCE IS USED. IN THESE AREAS, SILT FENCE (SF) LINE ALSO DENOTES THE LIMIT OF DISTURBANCE (LOD).
 CONTRACTOR SHALL INSTALL AND/OR RESET ADDITIONAL LENGTH OF SILT IF REQUIRED BY THE SEDIMENT CONTROL INSPECTOR.

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE: 3/13/08

OWNER
 MANGIONE ENTERPRISES OF TURF VALLEY
 LIMITED PARTNERSHIP
 1205 YORK ROAD, PENTHOUSE
 LUTHERVILLE, MARYLAND 21093
 PHONE (410) 825-8400

ENGINEER'S CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION 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 SOIL CONSERVATION DISTRICT.
 SIGNATURE OF ENGINEER: V. R. KATHURIA, P.E.
 DATE: 3/26/08

DEVELOPER'S CERTIFICATE
 I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT & EROSION CONTROL AND THAT RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION 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 SOIL CONSERVATION DISTRICT.
 SIGNATURE OF DEVELOPER: LOUIS MANGIONE
 DATE: 3/26/08

SEDIMENT & EROSION CONTROL PLAN
TURF VALLEY, LORIE
(MASS GRADING PLAN)
 PARCEL Q (per F-02-82) MULTI-USE SUBDISTRICT
 PLAT 18773 - 18775
 TAX MAP 16 - P/O PARCEL 8- GRID 16 & 17;
 POD I per S-86-13 (4th AMENDED)
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3 OF 4

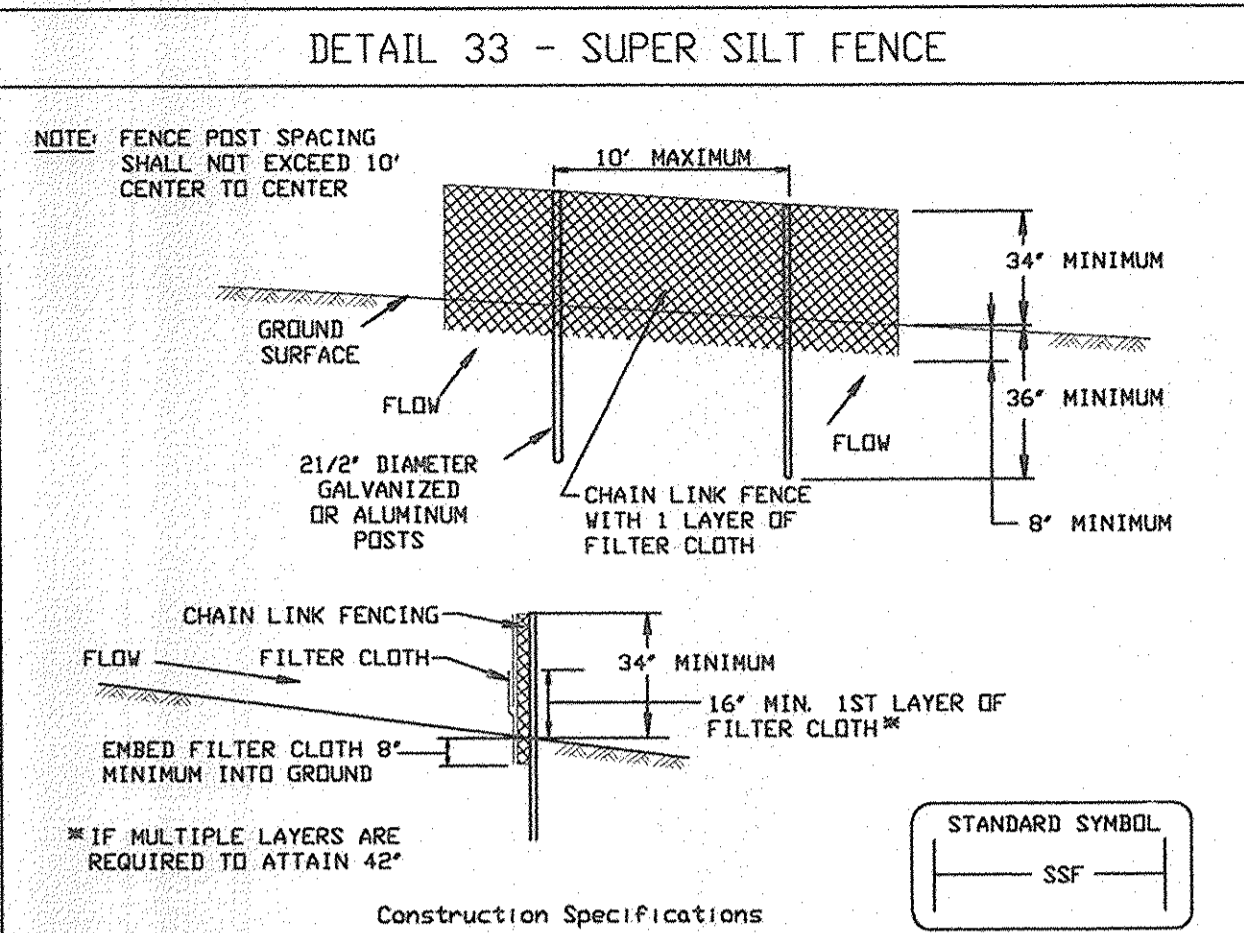
APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division: [Signature] 4/17/08
 Chief, Division of Land Development: [Signature] 4/21/08
 Director: [Signature] 4/21/08

SOIL LEGEND:

SOIL	TYPE	DESCRIPTION
EkB2	C	ELIOAK SILT LOAM, 3 TO 8 % SLOPES, MODERATELY ERODED
EnB2	B	ELINSBORO LOAM, 8 TO 15 % SLOPES, MODERATELY ERODED
CiC2	B	GLENELG LOAM, 8 TO 15 % SLOPES, MODERATELY ERODED
Co	C	CODORUS SILT LOAM

HOWARD COUNTY SOIL MAP # 9

REVIEWED FOR HOWARD SOIL AND MEETS TECHNICAL REQUIREMENTS.
 USDA-NATURAL RESOURCES CONSERVATION SERVICE
 DATE: 4/15/08
 HOWARD SOIL CONSERVATION DISTRICT



- Construction Specifications**
- Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6' length posts.
 - Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.
 - Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
 - Filter cloth shall be embedded a minimum of 8" into the ground.
 - When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
 - Maintenance shall be performed as needed and silt buildups removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height.
 - Filter cloth 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:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal/ft ² /minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

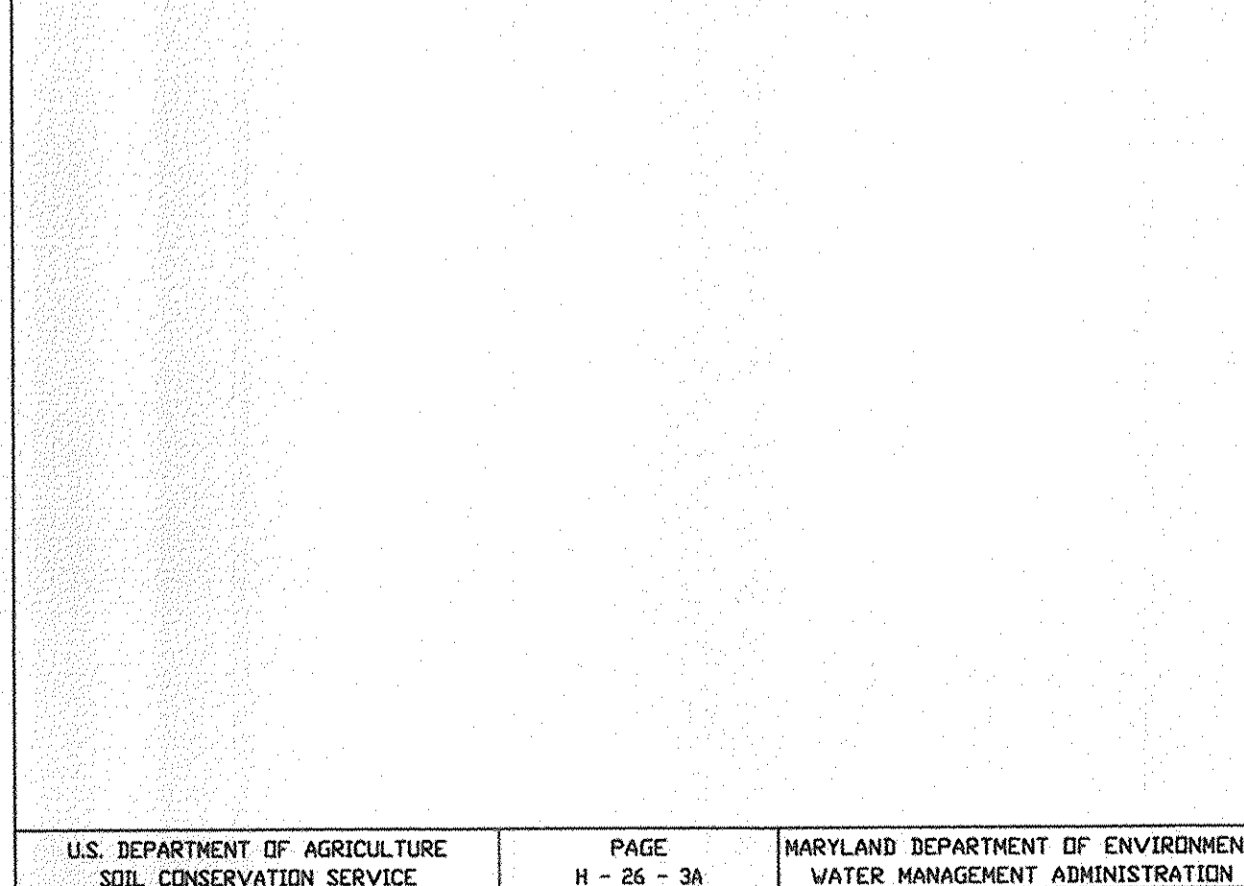
U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE H-26-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

SUPER SILT FENCE

Design Criteria

Slope	Slope Steepness	Slope Length (maximum)	Silt Fence Length (maximum)
0 - 10%	0 - 10:1	Unlimited	Unlimited
10 - 20%	10:1 - 5:1	200 Feet	1,500 Feet
20 - 33%	5:1 - 3:1	100 Feet	1,000 Feet
33 - 50%	3:1 - 2:1	100 Feet	500 Feet
50% +	2:1 +	50 Feet	250 Feet

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE H-26-3A MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE F-17-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

STANDARDS AND SPECIFICATIONS FOR TOPSOIL

- DEFINITION**
 PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.
- PURPOSE**
 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.
- CONDITIONS WHERE PRACTICE APPLIES**
- THIS PRACTICE 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
 - THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
 - THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
 - FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.
- CONSTRUCTION AND MATERIAL SPECIFICATIONS**
- TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT 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-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.
 - TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
 - TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR A SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CLINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1.5-INCH IN DIAMETER.
 - TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS, SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
 - WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.
 - FOR THIS SITE, WHICH HAS A DISTURBED AREA UNDER 5 ACRES:
 - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
 - FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
 - ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
 - PH FOR TOPSOIL SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH PF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE PH TO 6.5 OR HIGHER.
 - ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
 - TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
 - NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.
 - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION-SECTION 1-VEGETATIVE STABILIZATION METHODS AND MATERIALS.
 - TOPSOIL APPLICATION
 - WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, SILT FENCE, SEDIMENT TRAPS AND BASINS.
 - GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBEIT 4" - 8" HIGHER IN ELEVATION.
 - TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4" - 8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH MINIMUM ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
 - TOPSOIL SHALL NOT BE PLACED WHILE 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.

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division
 Chief, Division of Land Development
 Director

APPROVED PLANNING BOARD OF HOWARD COUNTY
 DATE 3/13/08

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.
 USDA-NATURAL RESOURCES CONSERVATION SERVICE
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 HOWARD SOIL CONSERVATION DISTRICT

ENGINEER'S CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION 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 SOIL CONSERVATION DISTRICT.
 SIGNATURE OF ENGINEER
 D. VR KATHURA, P.E.
 DATE 3/26/08

DEVELOPER'S CERTIFICATE
 I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT & EROSION CONTROL, AND THAT RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION 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 SOIL CONSERVATION DISTRICT.
 SIGNATURE OF DEVELOPER
 LOUIS MANGIONE
 DATE 3/26/08

PERMANENT SEEDING NOTES

- Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.
- Seedbed Preparation: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.
- Soil Amendments: In lieu of soil test recommendations, use one of the following schedules:
- Preferred - Apply 2 tons/acre dolomitic limestone (92 lbs/1000 sq. ft.) and 600 lbs/acre 10-10-10 fertilizer (14 lbs/1000 sq. ft.) before seeding. Harrow or disk into upper three inches of soil. At time of seeding, apply 400 lbs/acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq. ft.)
 - Acceptable - Apply 2 tons/acre dolomitic limestone (92 lbs/1000 sq. ft.) and 1000 lbs/acre 10-10-10 fertilizer (23 lbs/1000 sq. ft.) before seeding. Harrow or disk into upper three inches of soil.
- Seeding - For the periods March 1 - April 20, and August 1 - October 20, inclusive, seed the appropriate seed mixtures:
 Seed Mixture No. 1 - (relatively flat areas regularly mowed and exposed to normal conditions) with 192 lbs PLS/acre of 85% certified turf-type Tall Fescue, 28 lbs PLS/acre of 10% certified Kentucky Bluegrass and 14 lbs PLS/acre of 5% Perennial Ryegrass. Supplemental seed - Annual Ryegrass 25 lbs PLS/acre.
 Seed Mixture No. 2 - (sloped areas not subject to regular mowing) with 85 lbs PLS/acre of 75% Hard Fescue, 23 lbs PLS/acre of 20% Chewings Fescue and 7 lbs PLS/acre of 5% Kentucky Bluegrass. Supplemental seed - Redtop 3 lbs PLS/acre.
 Seed Mixture No. 3 - (wetland areas and their associated buffer zones) with 83 lbs PLS/acre of 60% Fowl Meadow Grass, 34 lbs PLS/acre of 30% Chewings Fescue and 14 lbs PLS/acre of 10% Perennial Ryegrass. Supplemental seed - Redtop 3 lbs PLS/acre.
 Seeding performed after October 20 should be a temporary cover of annual ryegrass and followed by overseeding of the appropriate seed mixture during the spring seeding season.
- Mulching - Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sq. ft.) of unratted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt on flat areas. On slope 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq. ft.) for anchoring.
- Maintenance - Inspect all seeding areas and make needed repairs, replacements and reseeds.

TEMPORARY SEEDING NOTES

- Apply to graded or cleared areas likely to be re-disturbed where a short-term vegetative cover is needed.
- Seedbed preparation: - Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.
- Soil Amendments: - Apply 600 lbs/acre 10-10-10 fertilizer (14 lbs/1000 sq. ft.).
- Seeding: - For periods March 1 - April 30 and from August 1 - November 30, inclusive, seed with 2-1/2 bushel per acre of Annual Rye/ Redtop (3.2 lbs/1000 sq. ft.). For the period May 1 - July 31, inclusive, seed with 13.6 lbs PLS/acre of Little Bluestem. For the period November 16 - February 28, protect site by applying 2 tons/acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.
- Mulching: - Apply 1-1/2 to 2 tons/acre (70 to 90 lbs/1000 sq. ft.) of unratted weed-free, small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal. per acre (5 gal/1000 sq. ft.) of emulsified asphalt on flat areas. On slope 8 ft. or higher, use 348 gal. per acre (8 gal/1000 sq. ft.) for anchoring.
- Refer to the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for additional rates and methods not covered.

SEDIMENT CONTROL NOTES

- A minimum of 48 hours notice must be given to the Howard County Department of Inspections, Licenses and Permits, Sediment Control Division prior to the start of any construction (313-1855).
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the most current MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL and revisions thereto.
- Following initial soil disturbance or re-disturbance, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol 1, Chapter 12 of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 1994 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). Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- 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.
- Site Analysis:
 Total Area of Site 6.07 Acres
 Area Disturbed: 3.4 Acres
 Area to be roofed or paved: 0 Acres
 Area to be vegetatively stabilized: 3.4 Acres
 Total Cut: 30,500 Cu. Yds.
 Total Fill: 0 Cu. Yds.
 Excess cut material to be hauled to an approved site.
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Additional sediment control must be provided, if deemed necessary by the Howard County Sediment Control Inspector.
- On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
- Trenches for the construction of utilities is limited to three pipe lengths or that which shall be back-filled and stabilized by the end of each work day, whichever is shorter.

SEQUENCE OF CONSTRUCTION

SEQUENCE OF CONSTRUCTION	DURATION
1. Obtain grading permit.	1 DAY
2. Notify Howard County Bureau of Inspections and Permits (313-1880) at least 24 hours before starting any work.	1 DAY
3. Construct stabilized construction entrance.	1 DAY
4. Install perimeter super silt fence.	3 DAYS
5. With inspector's approvals, clear and grub site to LOD.	2 WEEKS
6. Rough grade site.	8 WEEKS
7. Stabilize all disturbed areas with seed and mulch.	1 WEEK
8. With approval of inspector, remove sediment control devices.	1 DAY

SEDIMENT & EROSION CONTROL DETAILS & NOTES
TURF VALLEY, LORIE
 (MASS GRADING PLAN)
 PARCEL Q (per F-02-82) MULTI-USE SUBDISTRICT
 PLAT 18773 - 18775
 TAX MAP 16 - P/O PARCEL 8- GRID 16 & 17;
 POD I per S-86-13 (4th AMENDED)
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

KCE ENGINEERING, INC.
 EXECUTIVE CENTER
 3300 NORTH RIDGE ROAD, SUITE 315
 ELLICOTT CITY, MARYLAND 21043
 PHONE (410) 203-9800 FAX (410) 203-9228

OWNER
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP
 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093
 PHONE (410) 825-8400

DRAWN BY: MG
 CHECKED BY: DVK
 SCALE: AS SHOWN
 DATE: 03/17/2008

SHEET:
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