

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- BOUNDARY IS BASED ON A FIELD RUN MONUMENTED SUBURBAN BOUNDARY SURVEY PERFORMED BY JOHN A. MILDENBERG, INC. MARCH, 2008.
- THE EXISTING TOPOGRAPHY SHOWN ON-SITE IS BASED ON AN AERIAL TOPOGRAPHIC SURVEY PERFORMED BY WINGS AERIAL MAPPING CO., INC. FLOWING ON OR ABOUT JANUARY, 2006. CONTOUR INTERVAL IS 2'.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 16E1 AND 0012 WERE USED FOR THIS PROJECT.
- WATER IS PUBLIC. THE CONTRACT NUMBER IS 24-4549-D. THE DRAINAGE AREA IS LITTLE PATUXENT.
- SEWER IS PUBLIC. THE CONTRACT NUMBER IS 24-4549-D. THE DRAINAGE AREA IS LITTLE PATUXENT.
- STORMWATER MANAGEMENT QUALITY AND QUANTITY CONTROL IS PROVIDED WITHIN EXISTING SWMF #4 (P-1 MICRO-POOL ED POND) AND EXISTING SWMF #6 (F-1 SURFACE SAND FILTER WITH DRY DETENTION POND) BOTH CONSTRUCTED UNDER F-08-084 AND BY THE STC 4501 STORMCEPTOR LOCATED ON-SITE. PONDS AND STORMCEPTOR SHALL BE PRIVATELY OWNED AND MAINTAINED.
- EXISTING UTILITIES SHOWN ARE BASED ON CONTRACT DRAWINGS, AERIAL AND FIELD SURVEYED LOCATIONS.
- THERE ARE NO WETLANDS, STREAMS, STREAM BUFFERS OR 100-YEAR FLOODPLANS ON THE SITE.
- A NOISE STUDY IS NOT REQUIRED FOR COMMERCIAL PROJECTS OR FOR ACCESSORY APARTMENTS LOCATED ON THE SECOND FLOOR ABOVE A COMMERCIAL USE.
- THE SUBJECT PROPERTY IS ZONED PGCC PER THE 2-2-2004 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7-28-2006.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
- THIS PROJECT IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- LANDSCAPING FOR THIS PARCEL IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDING WITH THIS SITE DEVELOPMENT PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$14,870.00 (\$6,300.00 FOR 21 SHADE TREES, \$8,250.00 FOR 55 EVERGREENS AND \$120.00 FOR 4 SHRUBS. STREET TREES WERE PROVIDED WITH THE ROAD CONSTRUCTION PLANS, F-08-084.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION AS THE FOREST CONSERVATION OBLIGATION WAS CALCULATED AND MET UNDER F-08-084.
- 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.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS EFFECTIVE APRIL 13, 2004. PER SECTION 126(H)(1), PLANNING BOARD APPROVAL IS REQUIRED FOR THE SITE DEVELOPMENT PLAN FOR THIS PROJECT.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, INC. AND APPROVED UNDER S-86-13. IT WAS UPDATED IN MARCH 2004.
- PREVIOUS PLANNING AND ZONING FILES: S-86-13, P-06-13, S-03-01, SP-05-074, WP-08-009, F-08-060, F-08-084, WP-05-074, WP-09-211, WP-10-159, WP-11-168, WP-12-129
- THERE ARE NO STEEP SLOPES ON THIS SITE.
- ALL EXTERIOR LIGHTING SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL VOLUME III (1993), ZONING SECTION 134 AND AS SHOWN ON THESE PLANS. ALL EXTERIOR LIGHT FIXTURES SHALL BE ORIENTED TO DIRECT LIGHT INWARDS AND DOWNWARDS ON-SITE AWAY FROM ALL ADJOINING RESIDENTIAL PROPERTIES AND PUBLIC ROADS IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNAGE 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.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- PRIOR TO GRADING PERMIT APPLICATION, THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SECTION 16.129
- 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 STREETLIGHT AND ANY TREE.
- ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL PERFORATED SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-3/4" GALVANIZED STEEL PERFORATED SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- TRASH COLLECTION SHALL BE THE RESPONSIBILITY OF THE OWNER THROUGH A PRIVATE TRASH COLLECTOR.
- THE FRONT AND REAR BUILDING RESTRICTION LINES SHOWN ON THIS SITE DEVELOPMENT PLAN WERE APPROVED BY THE HOWARD COUNTY PLANNING BOARD ON APRIL 15, 2010 IN ACCORDANCE WITH SUBSECTION 126.H.3. OF THE ZONING REGULATIONS. THE SIDE BUILDING RESTRICTION LINES SHOWN ON THIS SITE DEVELOPMENT PLAN ARE IN ACCORDANCE WITH THE THIRD AMENDMENT TO THE TURF VALLEY MULTI-USE SUBDISTRICT FINAL DEVELOPMENT PLAN.
- A LETTER FROM THE COLUMBIA GAS TRANSMISSION COMPANY ACKNOWLEDGING THE PROPOSED DEVELOPMENT SHALL BE OBTAINED BY THE DEVELOPER PRIOR TO GRADING PERMIT APPROVAL.

COMMERCIAL SITE DEVELOPMENT PLAN

VILLAGES AT TURF VALLEY

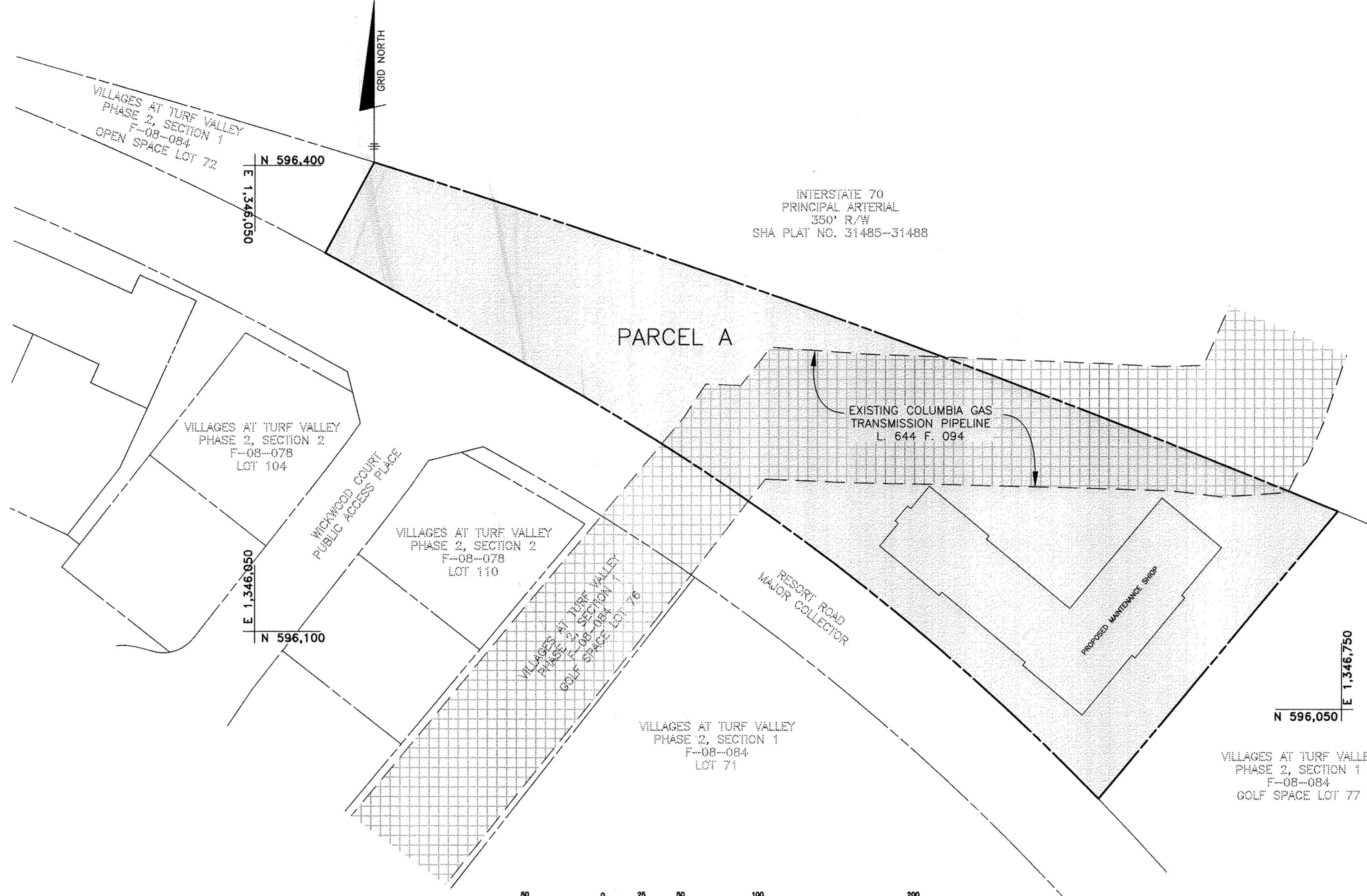
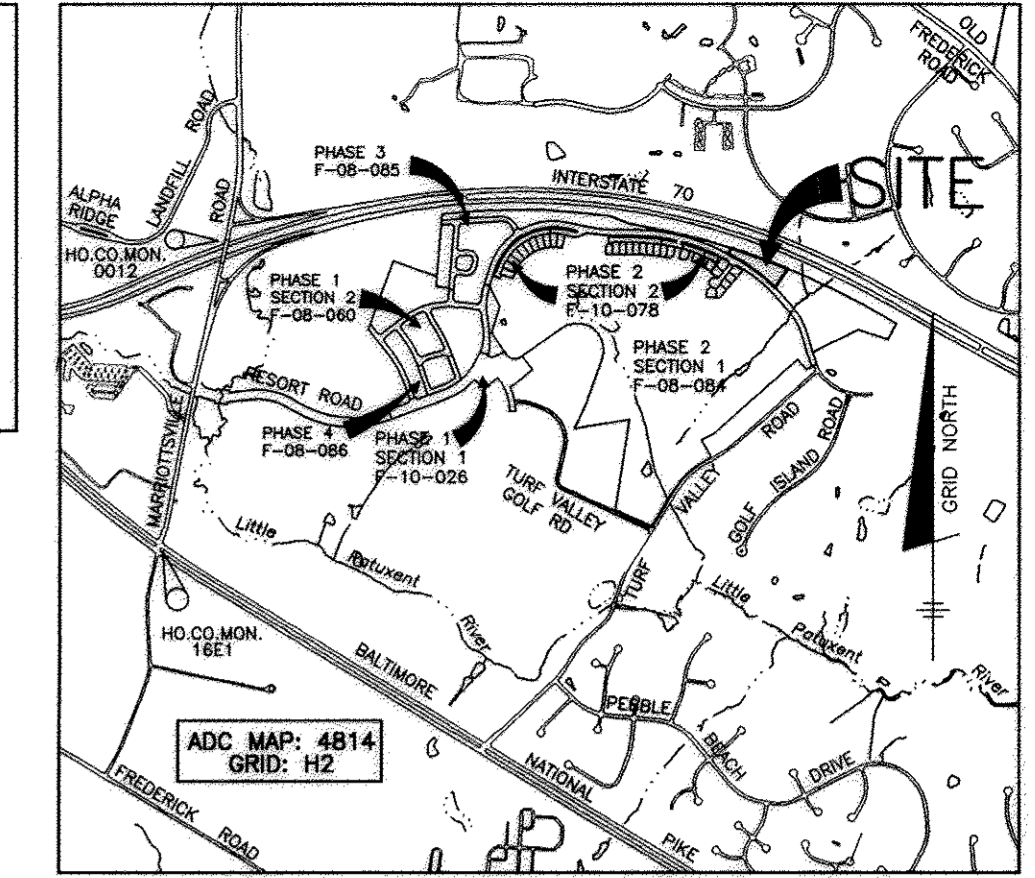
PARCEL 'A'

GOLF COURSE MAINTENANCE SHOP

BENCHMARKS NAD'83 HORIZONTAL

HO. CO. #16E1 (AKA: 3438001)
STAMPED BRASS DISK SET ON TOP OF A 3' DEEP COLUMN OF CONCRETE.
N 593250.960' E 1340192.70'
ELEVATION: 463.981'

HO. CO. #0012 (AKA: 3439001)
STAMPED BRASS DISK SET ON TOP OF A 3' DEEP COLUMN OF CONCRETE.
N 596502.760' E 1340864.37'
ELEVATION: 486.298'



VICINITY MAP
SCALE: 1" = 2000'

SITE ANALYSIS DATA CHART

A.) TOTAL PROJECT AREA _____ 2.01 AC.
B.) AREA OF PLAN SUBMISSION _____ 2.01 AC.
C.) LIMIT OF DISTURBED AREA _____ 1.65 AC.
D.) PRESENT ZONING: _____ PGCC MULTI-USE SUBDISTRICT
E.) PROPOSED USE OF SITE: _____ 2-STORY MAINTENANCE SHOP, OFFICES, ACCESSORY APARTMENT, EQUIPMENT STORAGE
F.) FLOOR SPACE ON EACH LEVEL OF BLDG PER USE
1st FLOOR (OFFICE) _____ 2,502 S.F.±
1st FLOOR (SHOP) _____ 4,149 S.F.±
1st FLOOR (STORAGE) _____ 6,142 S.F.±
2nd FLOOR (ACCESSORY APARTMENT) _____ 2,499 S.F.±
LOWER LEVEL (STORAGE) _____ 3,260 S.F.±
G.) TOTAL NUMBER OF UNITS ALLOWED _____ 1
AS SHOWN ON FINAL PLAT(S)
H.) TOTAL NUMBER OF UNITS PROPOSED _____ 1
I.) MAXIMUM NUMBER OF EMPLOYEES, TENANTS ON SITE PER USE _____ 25 (in season)
J.) NUMBER OF PARKING SPACES REQUIRED BY HO. CO. ZONING REGS AND/OR FDP CRITERIA
OFFICE: 2,502 SF (@ 3.3 SPACES PER 1000 SF) _____ 9
SHOP: 4,149 SF (@ 0.5 SPACES PER 1000 SF) _____ 3
STORAGE: 9,402 SF (@ 0.5 SPACES PER 1000 SF) _____ 5
ACCESSORY APARTMENT (1 SPACE PER APT.) _____ 1
TOTAL REQUIRED: _____ 18
K.) NUMBER OF PARKING SPACES PROVIDED ON-SITE (INCLUDES 2 HANDICAPPED SPACES) _____ 18
L.) OPEN SPACE ON-SITE _____ N/A
PERCENTAGE OF GROSS AREA _____ N/A
M.) AREA OF RECREATIONAL OPEN SPACE REQUIRED _____ N/A
AREA OF RECREATIONAL OPEN SPACE PROVIDED _____ N/A
N.) BUILDING COVERAGE OF SITE _____ 13,147 S.F.±
PERCENTAGE OF GROSS AREA _____ 14.8%
O.) APPLICABLE DPZ FILE REFERENCES: _____ S-86-13 P-06-13
S-03-01 SP-05-074
F-08-060 F-08-084
WP-08-009 WP-05-074
WP-09-211 WP-10-159
WP-11-168 WP-12-129

PESTICIDE BEST MANAGEMENT PRACTICES (TAKEN FROM MDA PESTICIDE INFORMATION SHEET)

KNOW THE APPLICATION SITE - SCOUT THE AREA TO EVALUATE THE EXTENT OF THE PEST PROBLEM IN ORDER TO SELECT THE APPROPRIATE CONTROL METHOD. IDENTIFY ENVIRONMENTALLY SENSITIVE AREAS AND LEARN HOW THE SOIL TYPES AND THE LAYOUT OF EACH APPLICATION SITE AFFECT THE MOVEMENT OF WATER, BOTH THROUGH AND ACROSS SOIL.

READ AND FOLLOW LABEL DIRECTIONS - PESTICIDE LABELS CONTAIN IMPORTANT INFORMATION ABOUT APPLICATOR AND ENVIRONMENTAL SAFETY, INCLUDING WATER QUALITY PROTECTION. ALWAYS FOLLOW LABEL DIRECTIONS.

MATCH APPLICATION RATES TO THE PEST PROBLEM - EVERY PESTICIDE LABEL SPECIFIES APPLICATION RATES. CAREFULLY CONSIDER ALL ASPECTS OF THE PEST PROBLEM, SUCH AS THE PEST OR PESTS, LEVEL OF INFESTATION, LOCATION, AND ENVIRONMENTAL CONSIDERATIONS (i.e., SOIL TYPE, ORGANIC MATTER)

DO NOT MIX AND LOAD NEAR WATER - PESTICIDES CAN REACH GROUNDWATER AND SURFACE WATER AS A RESULT OF DISCHARGES OR SPILLS THAT OCCUR DURING MIXING AND LOADING OPERATIONS. MIXING AND LOADING SHOULD BE DONE AS FAR AS POSSIBLE (AT LEAST 50 FEET) FROM WELLS, LAKES, STREAMS, RIVERS AND STORM DRAINS. WHEN POSSIBLE, MIX AND LOAD THE PESTICIDES AT THE SITE OF APPLICATION. APPLICATORS SHOULD ALSO CONSIDER THE USE OF A LIQUID-TIGHT MIXING AND LOADING PAD. BE SURE ALL CONTAINERS BEING TRANSPORTED ARE SECURED.

PREVENT BACKSPHINGING - WHEN FILLING ANY PESTICIDE SPRAY TANK FROM A WELL OR OTHER WATER SOURCE, BE SURE THE END OF THE HOSE STAYS ABOVE THE SPRAY SOLUTION IN THE TANK. BACKSPHINGING CAN OCCUR WHEN THE END OF THE FILL HOSE OR PIPE FALLS BELOW THE LEVEL OF THE SOLUTION IN THE TANK AND THERE IS A DROP IN WATER PRESSURE. USE AN APPROVED ANTI-BACKSPHINGING DEVICE OR AN AIR BREAK IN THE WATER SYSTEM.

CALIBRATE APPLICATION EQUIPMENT PROPERLY - FREQUENTLY CHECK AND MAINTAIN SPRAY NOZZLES, HOSES, GAUGES AND TANKS. PROPER CALIBRATION IS THE KEY TO APPLYING ACCURATE RATES OF PESTICIDES. IMPROPER CALIBRATION CAN RESULT IN TOO MUCH OR TOO LITTLE PRODUCT APPLIED, IRREGULAR DISTRIBUTION AND POOR PEST CONTROL. INACCURATE TANK VOLUMES AND PRESSURE GAUGES OR WORN NOZZLES ALSO MAY CAUSE IMPROPER APPLICATION. INSPECT APPLICATION EQUIPMENT BEFORE EVERY USE.

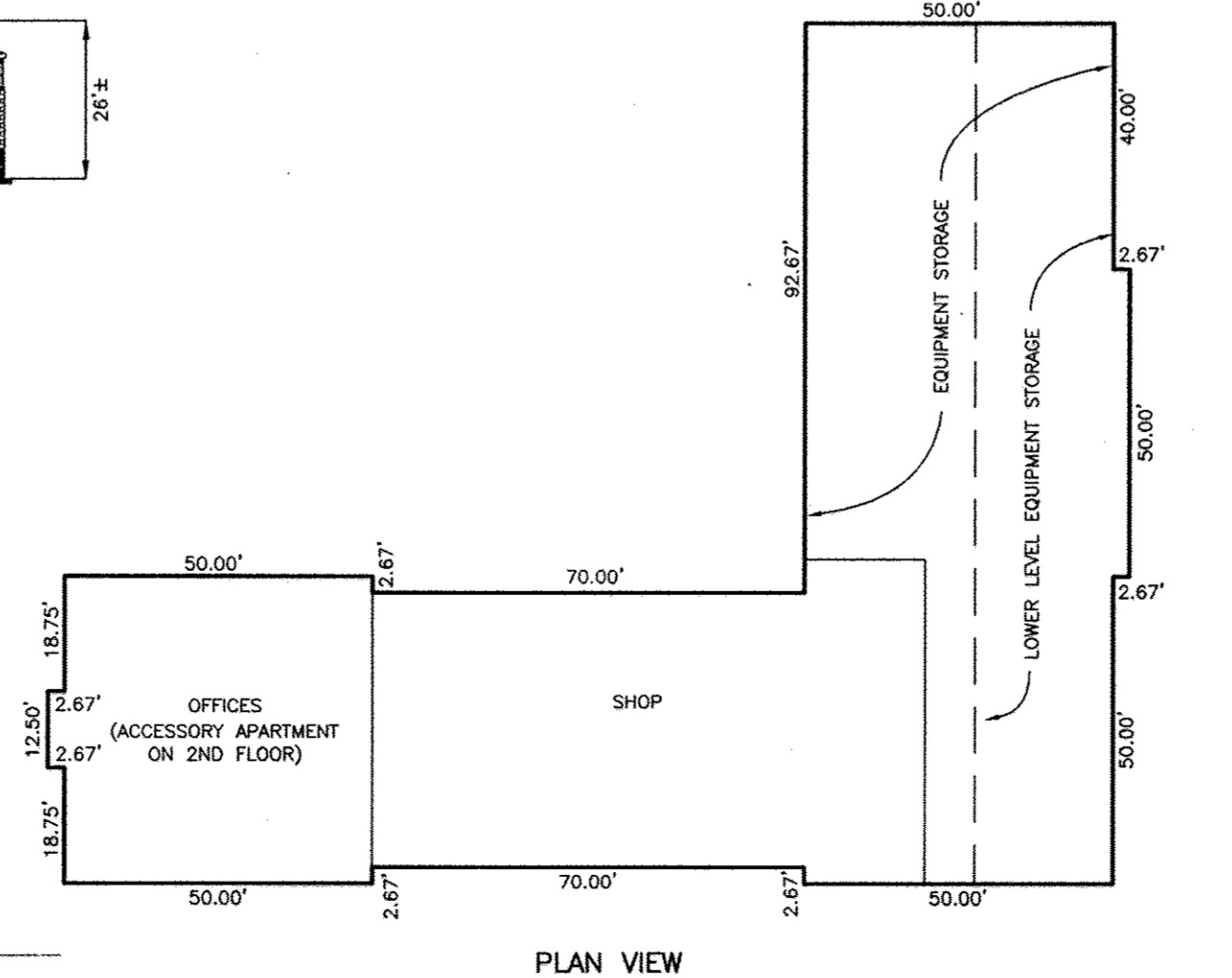
DELAY PESTICIDE APPLICATIONS IF HEAVY RAIN IS FORECAST - PESTICIDES ARE MOST SUSCEPTIBLE TO RUNOFF FROM HEAVY RAINS DURING THE FIRST SEVERAL HOURS AFTER APPLICATION.

AVOID OVERSPRAY AND DRIFT - CHECK THE PESTICIDE LABEL FOR APPLICATION PRECAUTIONS OR RESTRICTIONS DURING WINDY CONDITIONS, WIND SPEED, TEMPERATURE AND HUMIDITY ALL AFFECT PESTICIDE SPRAY DRIFT. DRIFT CAN BE REDUCED BY LOWERING BOOM HEIGHTS AND USING NOZZLES THAT PRODUCE LARGE DROPLET SIZES.

STORE PESTICIDES IN A SAFE PLACE - PESTICIDES NEED TO BE STORED IN A SECURE PLACE AND SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS WITH THE LABELS CLEARLY VISIBLE. PESTICIDES MUST BE STORED AT LEAST 50 FEET FROM ANY WELLS UNLESS THEY ARE STORED IN SECONDARY CONTAINMENT.

PROPERLY DISPOSE OF PESTICIDE CONTAINERS - INFORMATION ABOUT CONTAINER DISPOSAL IS ON THE PESTICIDE LABEL. CONTAINERS SHOULD BE TRIPLE OR PRESSURE-RINSE THOROUGHLY AFTER USE, PUNCTURED AND DISPOSED OF IN ACCORDANCE WITH LABEL DIRECTIONS OR OFFERED FOR RECYCLING AS PART OF THE MARYLAND DEPARTMENT OF AGRICULTURE'S PROGRAM. SPRAYERS SHOULD BE CLEANED AT THE APPLICATION SITE WHENEVER POSSIBLE AND AT A SAFE DISTANCE FROM WELLS, LAKES, STREAMS AND STORM DRAINS. THE RINSEWATER SHOULD BE SPRAYED ON A SITE THAT IS LISTED ON THE PESTICIDE LABEL OR USED AS MAKEUP WATER IN THE NEXT TANK MIX. BE SURE LABEL RATES ARE NOT EXCEEDED.

DEVELOP AN EMERGENCY RESPONSE PLAN - ANYONE WHO STORES, HANDLES OR USES PESTICIDES SHOULD HAVE AN EMERGENCY RESPONSE PLAN IN CASE AN ACCIDENT OCCURS.



SHEET INDEX

SHEET	TITLE
1	TITLE SHEET
2	SITE DEVELOPMENT & GRADING PLAN
3	SEDIMENT & EROSION CONTROL PLAN, NOTES & DETAILS
4	SEDIMENT & EROSION CONTROL NOTES AND STORMCEPTOR DETAILS
5	STORM DRAIN PROFILES, DETAILS AND MAP
6	LANDSCAPE PLAN AND MISCELLANEOUS DETAILS

ADDRESS CHART

LOT	STREET ADDRESS
A	10790 RESORT ROAD

PERMIT INFORMATION CHART

SUBDIVISION NAME:	SECTION/AREA:	LOT/PARCEL #
VILLAGES AT TURF VALLEY	PHASE 2 SECTION 1	PARCEL 'A'
PLAT No. OR L/F	GRID No.	ZONE
22270-22285	17	PGCC
TAX MAP NO	ELECTION DISTRICT	CENSUS TRACT
16	3rd	6030.00

NO. DATE REVISION

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
6840 BALTIMORE NATIONAL PIKE & SUITE 418 ELLICOTT CITY, MARYLAND 21043
(P) 410-485-8105 (F) 410-485-8644
60 THOMAS JOHNSON DRIVE FREDERICK, MARYLAND 21702
(P) 301-371-3505 (F) 301-371-3506
WWW.BEI-CIVILENGINEERING.COM

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 2655, Expiration Date: 7-22-2013.

VILLAGES AT TURF VALLEY
PARCEL 'A'
GOLF COURSE MAINTENANCE SHOP

TAX MAP: 16 GRID: 17 PARCEL: A ZONED: PGCC
ELECTION DISTRICT NO. 3 HOWARD COUNTY, MARYLAND

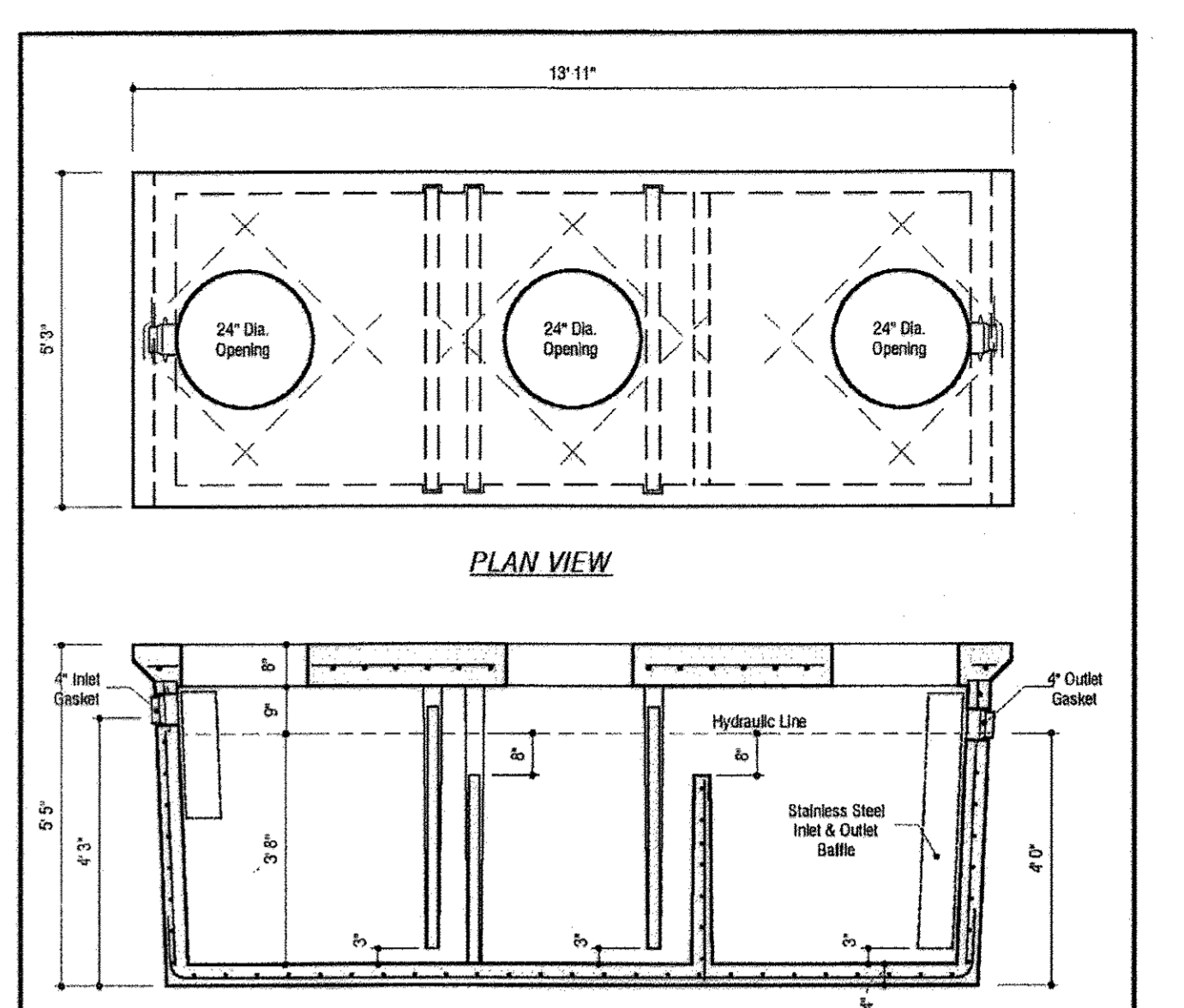
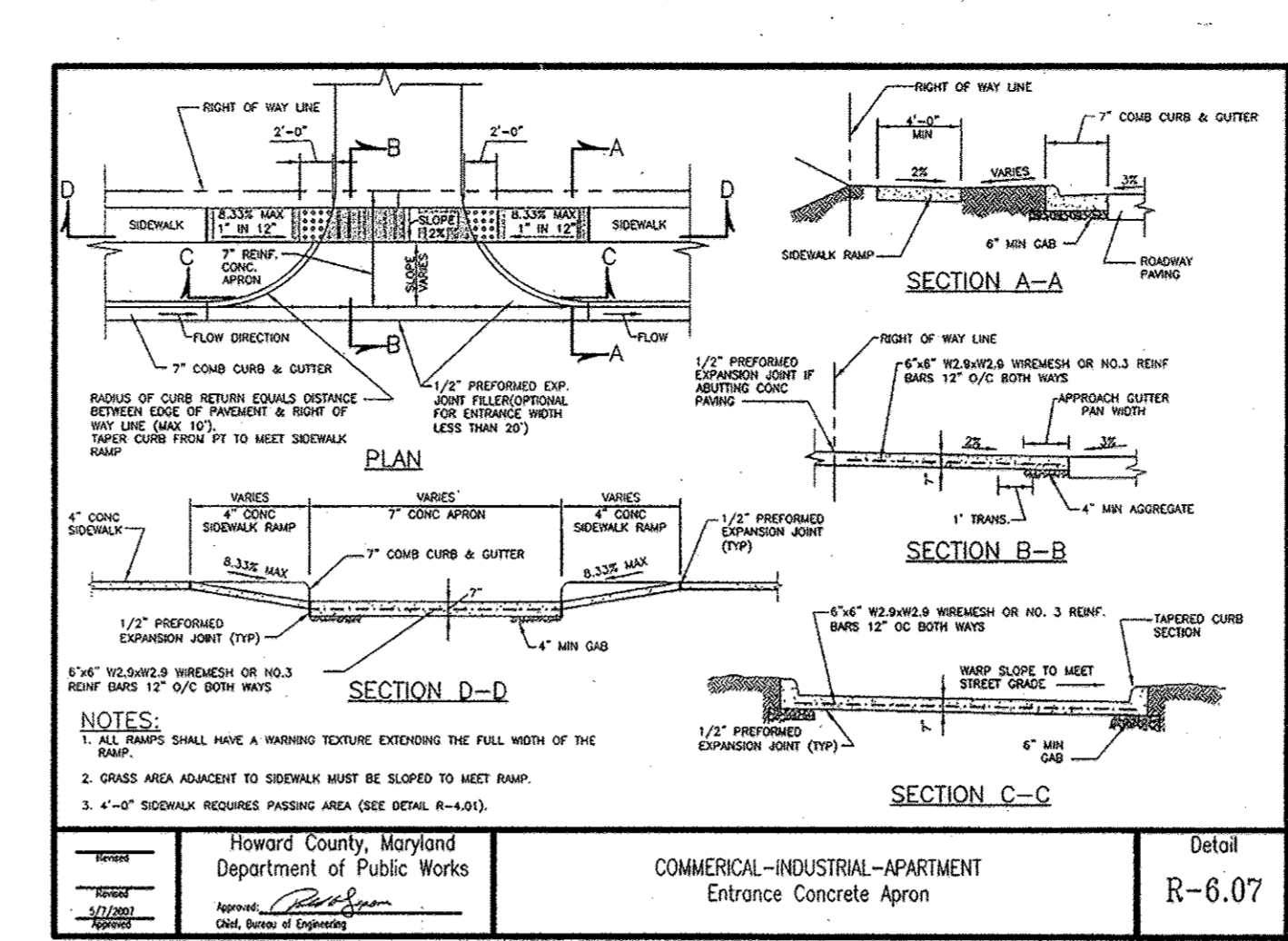
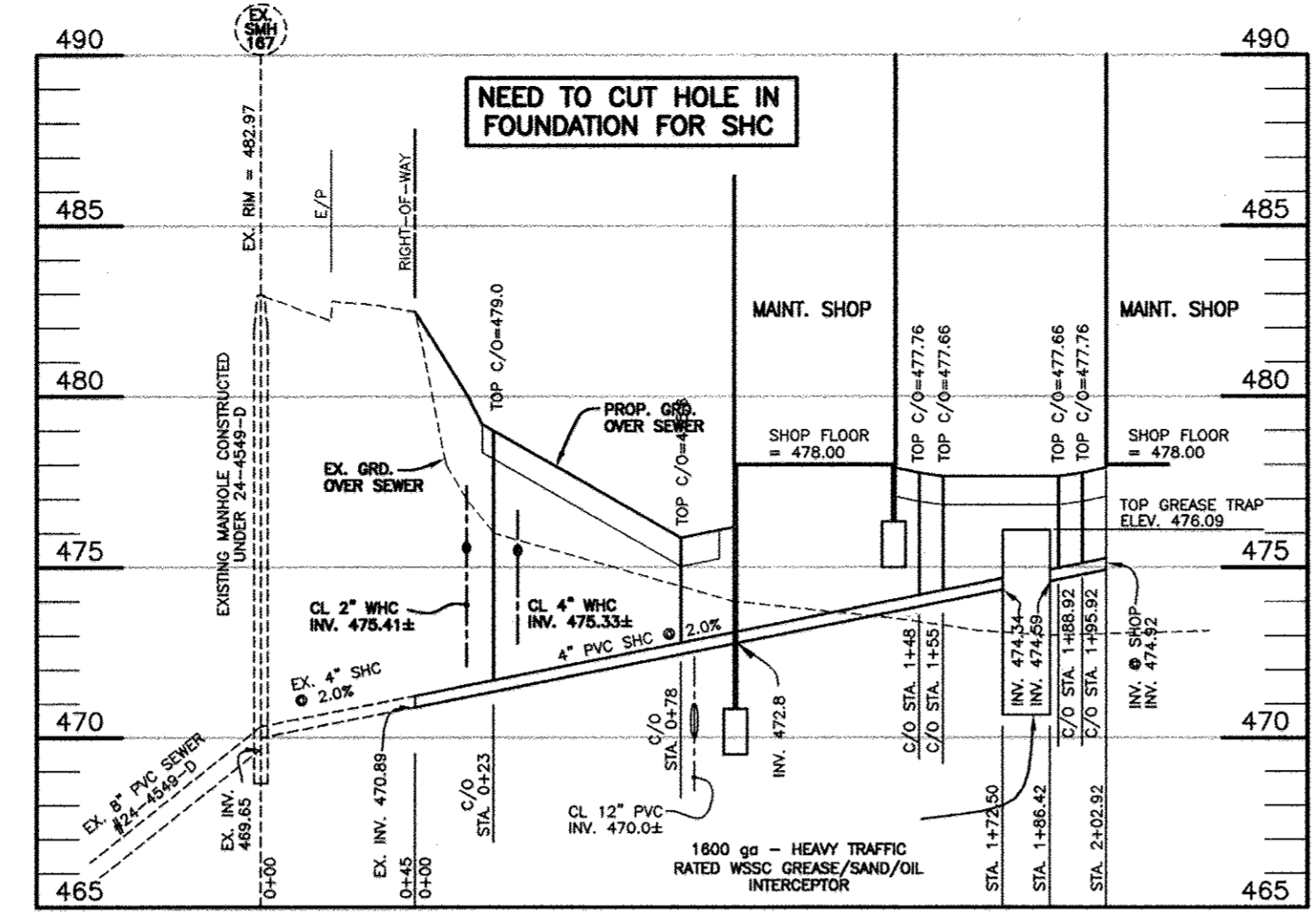
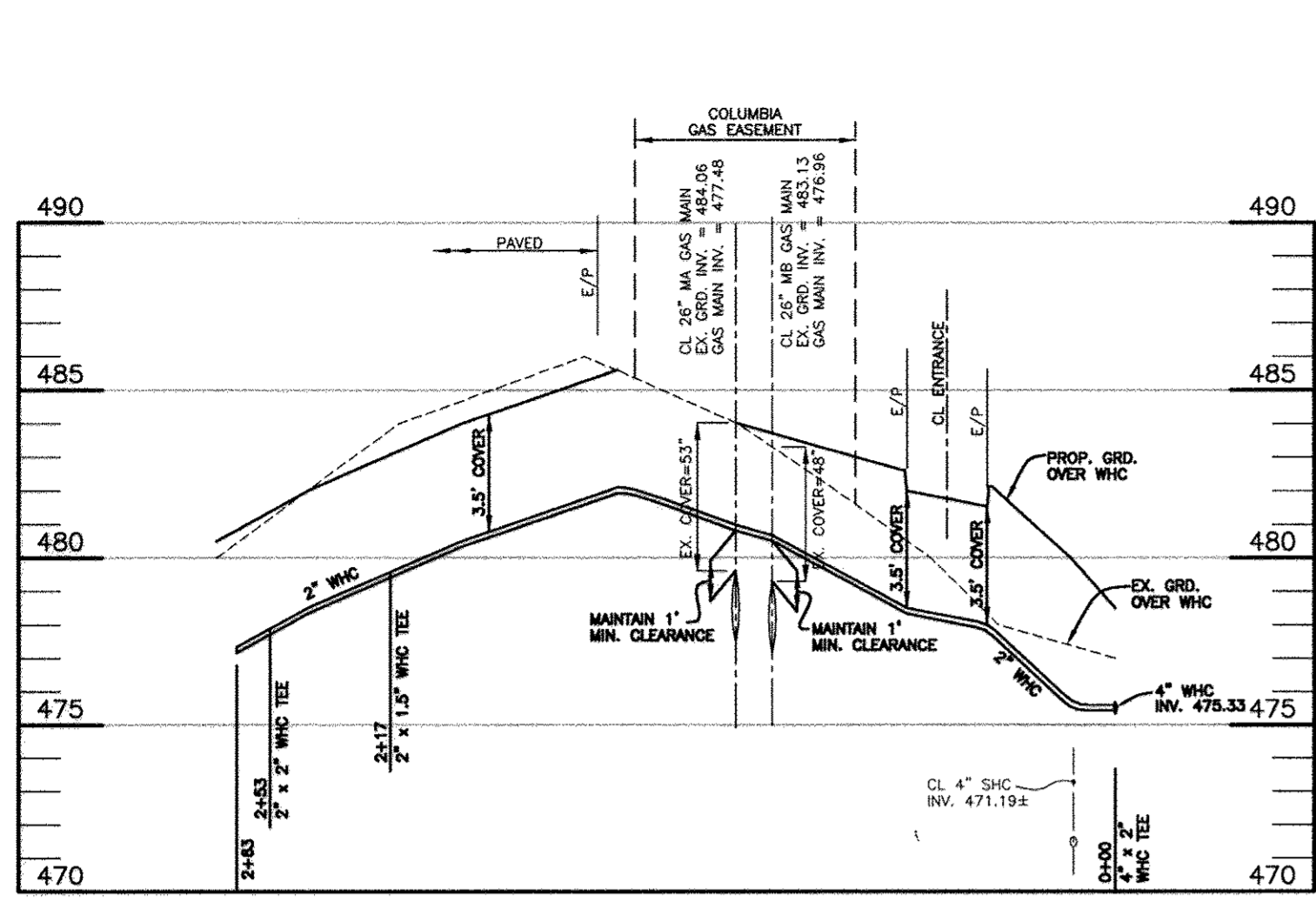
TITLE SHEET

DATE: FEBRUARY, 2013 BEI PROJECT NO: 2085
SCALE: AS SHOWN SHEET 1 OF 6

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

BUILDER: MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP
1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400

DESIGN: DBT DRAWN: DBT



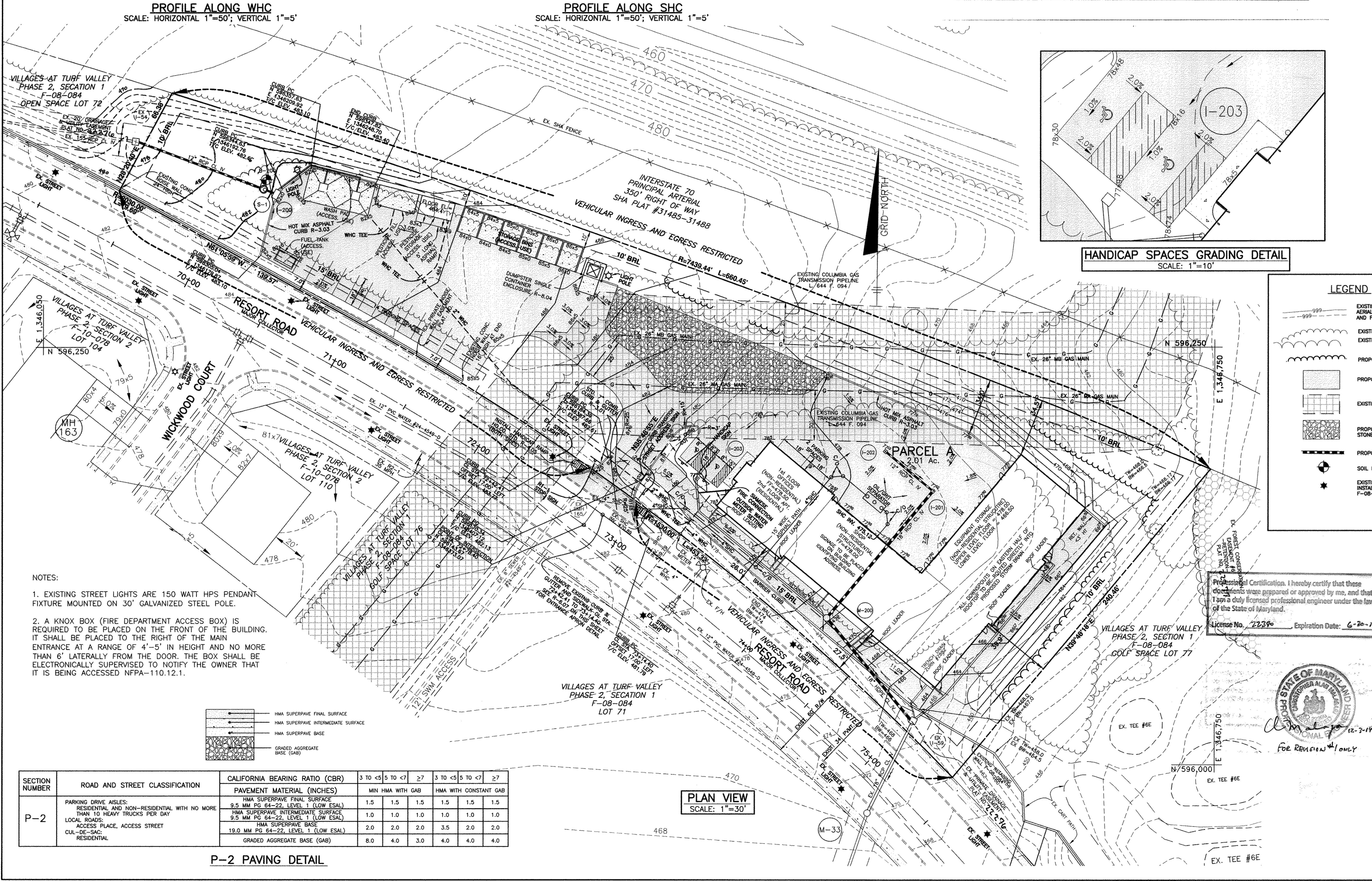
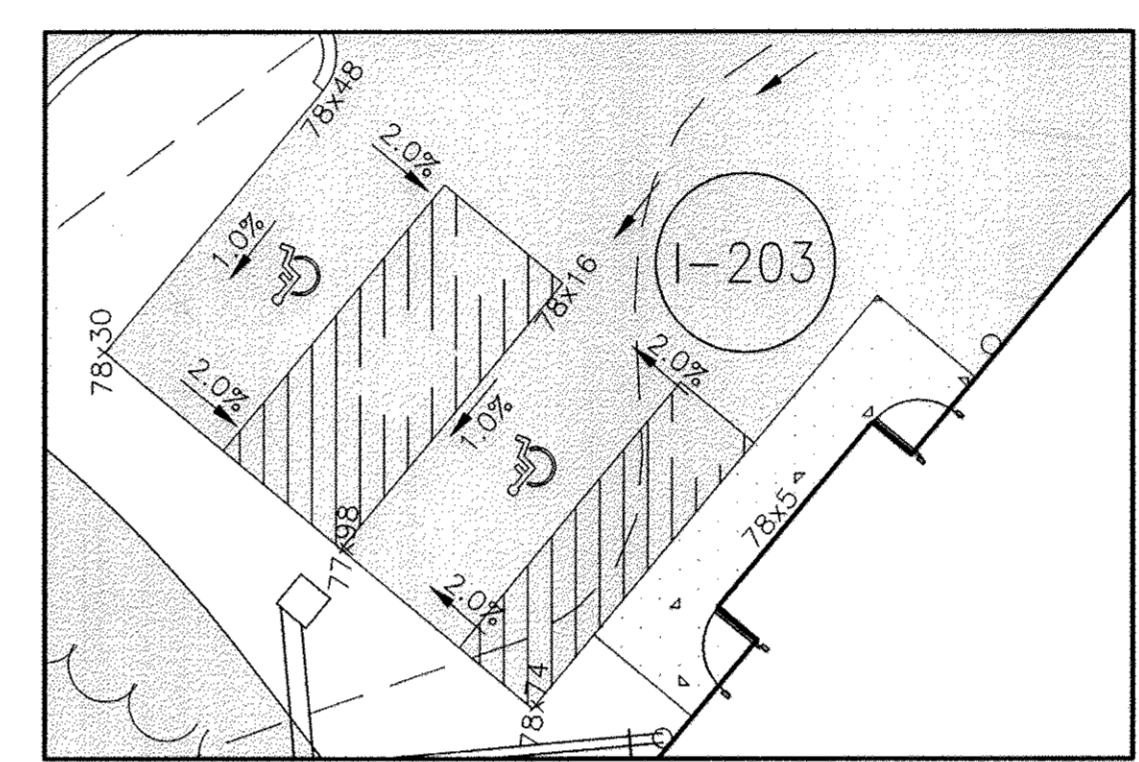
DESIGN DATA & GENERAL NOTES

- Concrete strength $f_c = 5,000$ p.s.i. @ 28 days. Density = 150 pcf.
- Concrete - Portland Type IV per ASTM C 150-92.
- Reinforcing steel per ASTM A 616 & A 618.
- Reinforcing per ASTM A 616, Grade 60, domestic. Min. 1-1/2" cover.
- Walls, base, & top slab designed for HS-20 loading.
- Top slab sealed with butyl rope mastic.
- Maximum 5" of earth cover over top slab.
- Approved by WSSC.

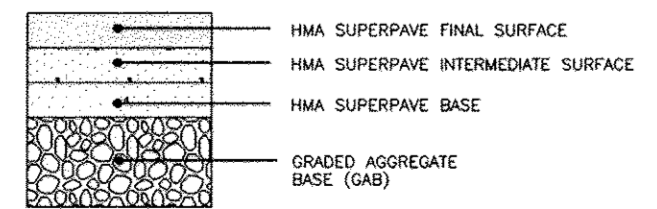
MBI
Mayer Bros., Inc. www.mayerbrosprecast.com

WSSC GREASE/SAND/OIL INTERCEPTOR #1
1600 Gallon - Heavy Traffic Rated
BUILDING

Dwg. No. M527 No Scale October 29, 2001



- NOTES:**
- EXISTING STREET LIGHTS ARE 150 WATT HPS PENDANT FIXTURE MOUNTED ON 30" GALVANIZED STEEL POLE.
 - A KNOX BOX (FIRE DEPARTMENT ACCESS BOX) IS REQUIRED TO BE PLACED ON THE FRONT OF THE BUILDING. IT SHALL BE PLACED TO THE RIGHT OF THE MAIN ENTRANCE AT A RANGE OF 4'-5" IN HEIGHT AND NO MORE THAN 6' LATERALLY FROM THE DOOR. THE BOX SHALL BE ELECTRONICALLY SUPERVISED TO NOTIFY THE OWNER THAT IT IS BEING ACCESSED NFPA-110.12.11.



SECTION NUMBER	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)	3 TO <5				5 TO <7				7 TO <10			
			MIN	1.5	1.5	1.5	MIN	1.5	1.5	1.5	MIN	1.5	1.5	1.5
P-2	PARKING DRIVE AISLES: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY LOCAL ROADS: ACCESS PLACE, ACCESS STREET CUL-DE-SAC: RESIDENTIAL	PAVEMENT MATERIAL (INCHES) HMA SUPERPAVE FINAL SURFACE 9.5 MM PG 64-22, LEVEL 1 (LOW ESAL) HMA SUPERPAVE INTERMEDIATE SURFACE 9.5 MM PG 64-22, LEVEL 1 (LOW ESAL) HMA SUPERPAVE BASE 19.0 MM PG 64-22, LEVEL 1 (LOW ESAL) GRADED AGGREGATE BASE (GAB)	HMA WITH GAB				HMA WITH CONSTANT GAB							
			1.0	1.5	1.5	1.5	1.0	1.5	1.5	1.5				
			2.0	2.0	2.0	3.5	2.0	2.0	2.0	2.0				
			8.0	4.0	3.0	4.0	4.0	4.0	4.0	4.0				

P-2 PAVING DETAIL

LEGEND

- EXISTING CONTOURS AERIAL JAN. 2006 AND F-08-084
- EXISTING BRUSH EXISTING TREELINE
- PROPOSED TREELINE
- PROPOSED P-2 PAVEMENT
- EXISTING GAS EASEMENT
- PROPOSED PERMANENT STONE
- PROPOSED STORM DRAIN
- SOIL BORING LOCATION
- EXISTING STREET LIGHTS INSTALLED UNDER F-08-084

NOTE:
SEE GENERAL NOTE 30 ON SHEET 1 REGARDING BUILDING RESTRICTION LINES

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE **4/15/10**
[Signature]

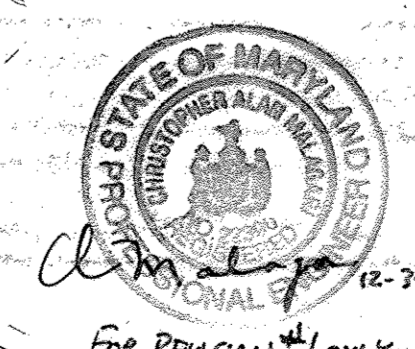
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 3/27/13
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 3/28/13
CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 3/24/13
DIRECTOR

Professional Certification. I hereby certify that these drawings were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 22250 Expiration Date: 6-20-15



BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
6480 BALTIMORE NATIONAL PIKE, SUITE 418 • ELLCOTT CITY, MARYLAND 21043
(P) 410-485-8105 (F) 410-485-8844
60 THOMAS JOHNSON DRIVE • FREDERICK, MARYLAND 21702
(P) 301-371-3505 (F) 301-371-3508
WWW.BEI-CIVLENGINEERING.COM

VILLAGES AT TURF VALLEY
PARCEL 'A'
GOLF COURSE MAINTENANCE SHOP

TAX MAP: 16 GRID: 17 PARCEL: A ZONED: PGCC
10790 RESORT ROAD
ELECTION DISTRICT NO. 3
HOWARD COUNTY, MARYLAND

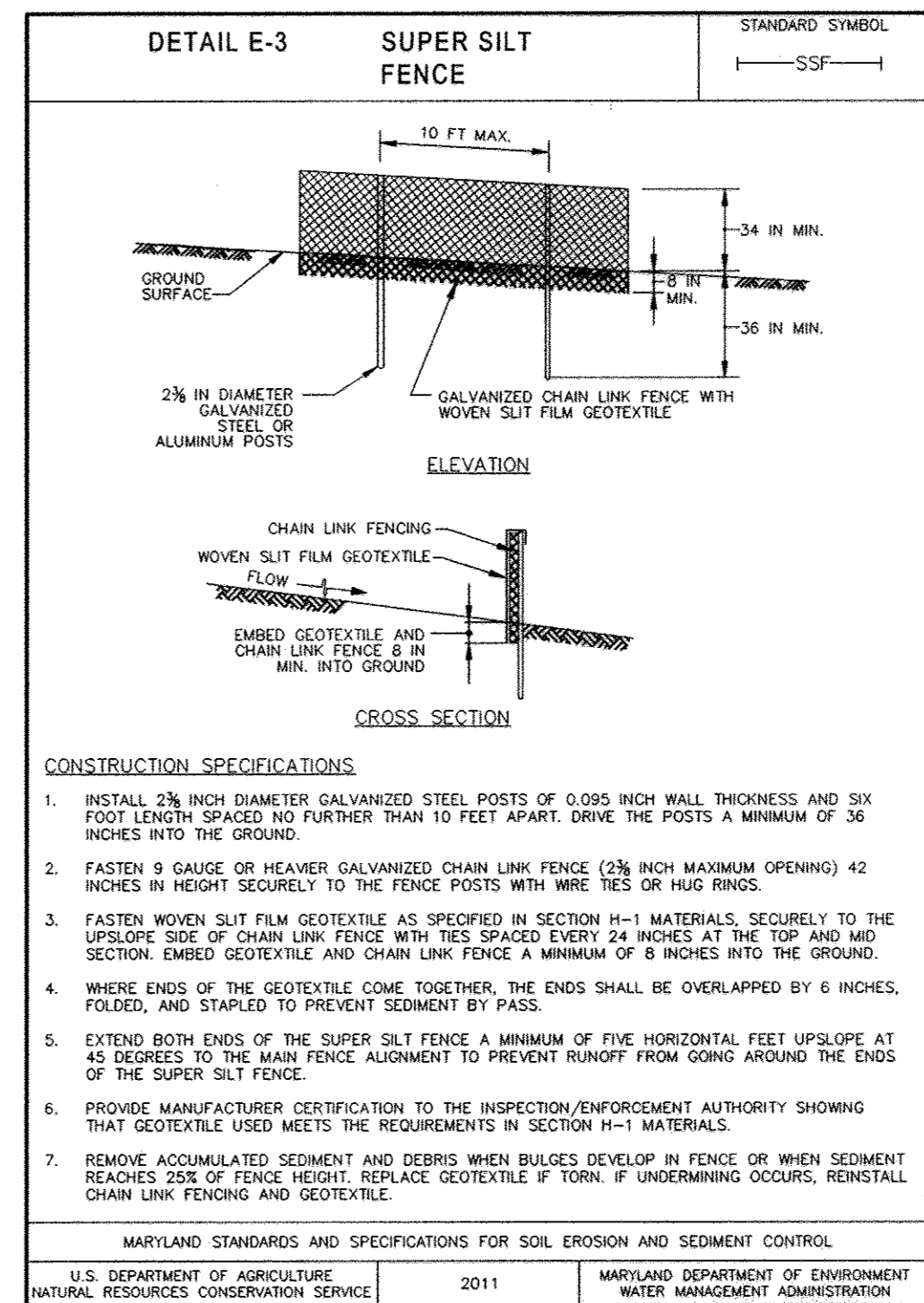
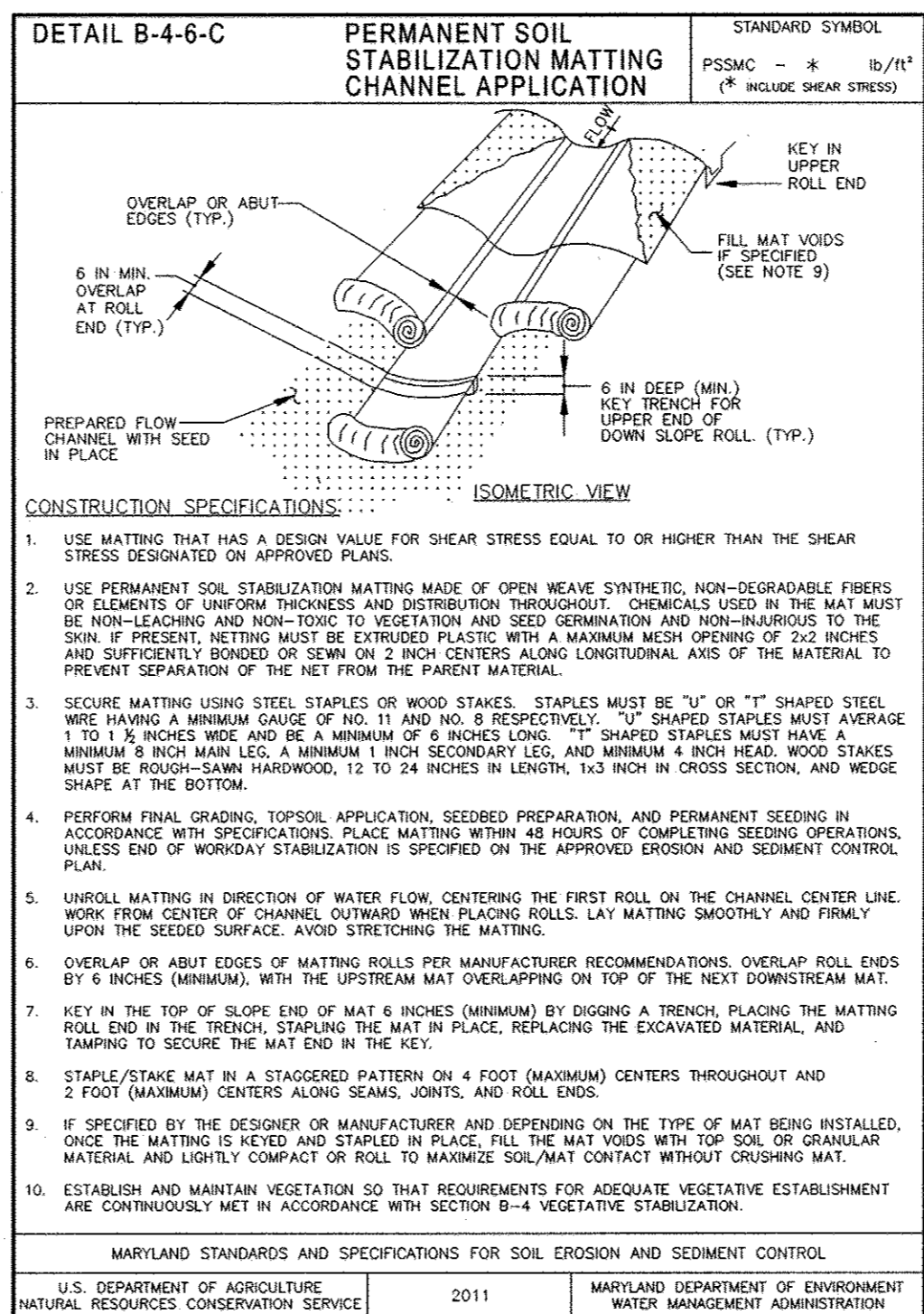
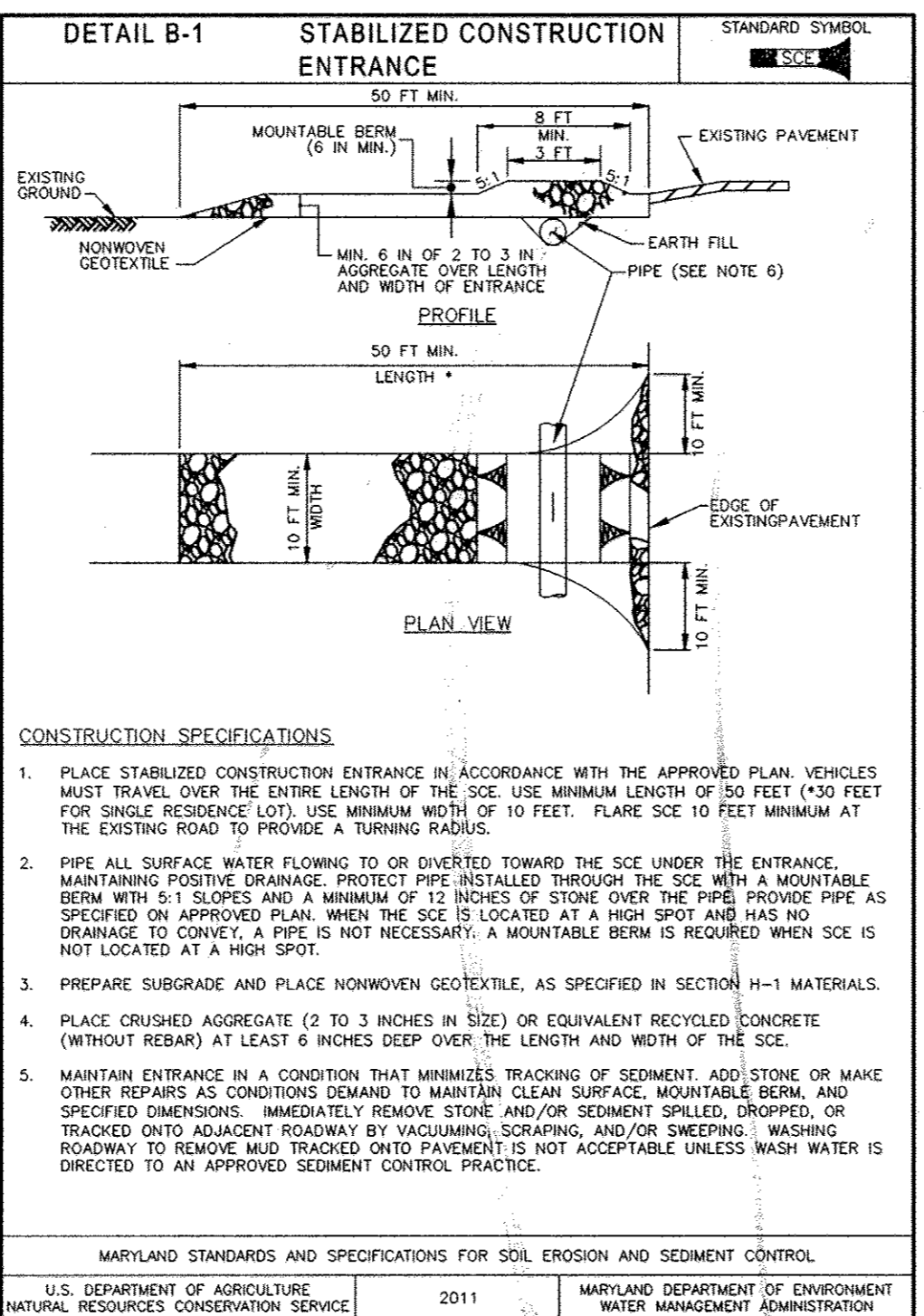
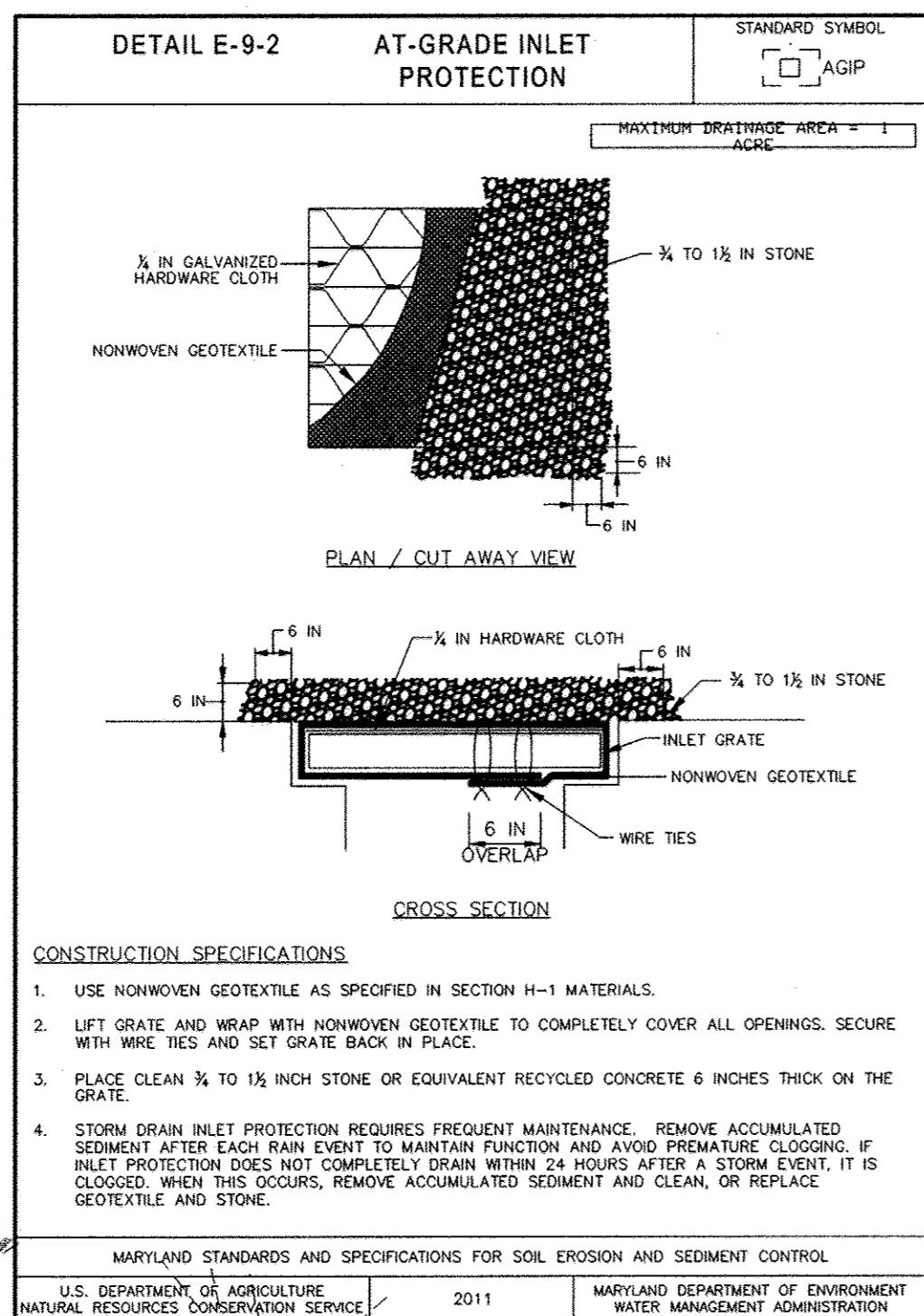
SITE DEVELOPMENT AND GRADING PLAN

OWNER: MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP
1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21083 410-825-8400

BUILDER: MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP
1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21083 410-825-8400

DESIGN: DBT DRAWN: DBT

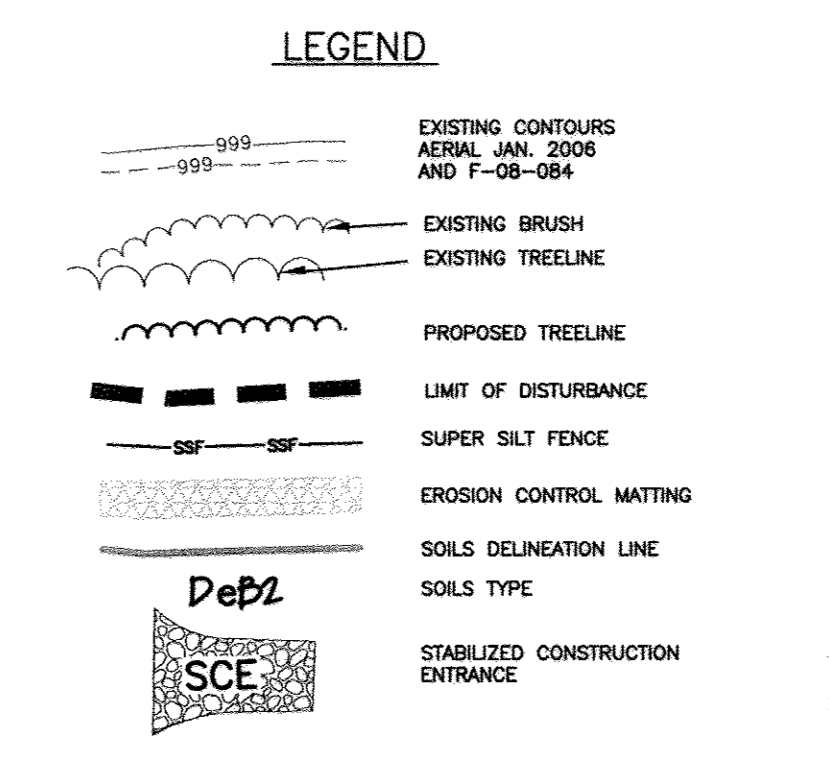
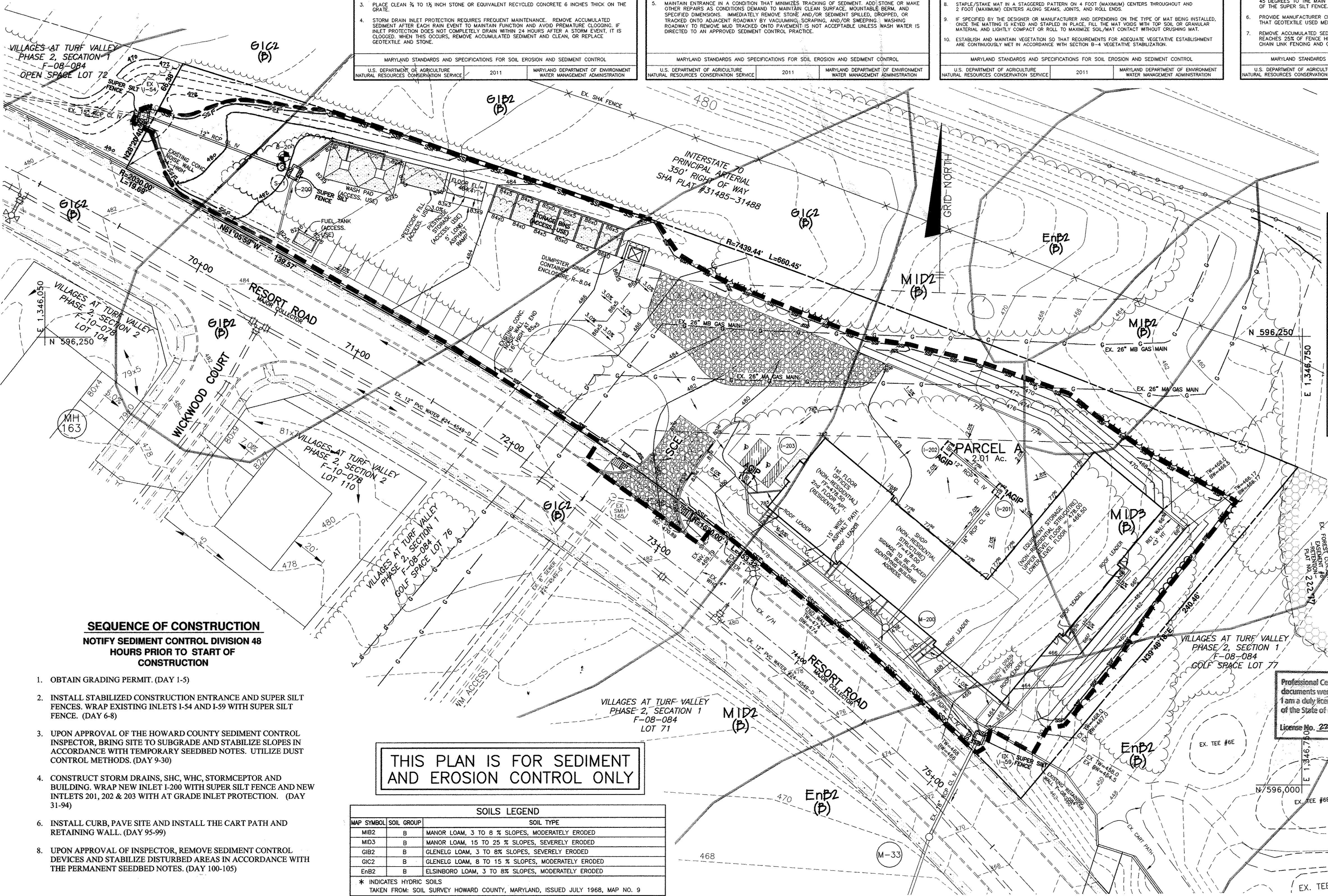
DATE: FEBRUARY, 2013 SHEET 2 OF 6
SCALE: AS SHOWN BEI PROJECT NO: 2085



SEDIMENT CONTROL NOTES

- A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION. (3-13-1500)
- 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 SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL," REVISIONS THEREOF.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERMETER 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 SEEDINGS (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	2.01	ACRES
AREA DISTURBED	1.65	ACRES
AREA TO BE ROOFED OR PAVED	1.09	ACRES
AREA TO BE VEGETATIVELY STABILIZED	0.56	ACRES
TOTAL CUT	391	CY
TOTAL FILL	6,430	CY
- 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 CAN BE BACK FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.



APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: 4/15/10
[Signature]

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] 2/8/2013
ENGINEER

DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL AND THAT ALL 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 AUTHORIZED PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] 2/8/13
DEVELOPER

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

[Signature] 2/14/13
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 3/27/13
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 2/28/13
CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 3/18/13
DIRECTOR

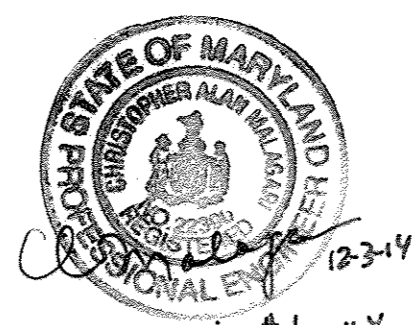
- ### SEQUENCE OF CONSTRUCTION
- NOTIFY SEDIMENT CONTROL DIVISION 48 HOURS PRIOR TO START OF CONSTRUCTION
- OBTAIN GRADING PERMIT. (DAY 1-5)
 - INSTALL STABILIZED CONSTRUCTION ENTRANCE AND SUPER SILT FENCES. WRAP EXISTING INLETS I-54 AND I-59 WITH SUPER SILT FENCE. (DAY 6-8)
 - UPON APPROVAL OF THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, BRING SITE TO SUBGRADE AND STABILIZE SLOPES IN ACCORDANCE WITH TEMPORARY SEEDBED NOTES. UTILIZE DUST CONTROL METHODS. (DAY 9-30)
 - CONSTRUCT STORM DRAINS, SHC, WHC, STORMCEPTOR AND BUILDING. WRAP NEW INLET I-200 WITH SUPER SILT FENCE AND NEW INLETS 201, 202 & 203 WITH AT GRADE INLET PROTECTION. (DAY 31-94)
 - INSTALL CURB, PAVE SITE AND INSTALL THE CART PATH AND RETAINING WALL. (DAY 95-99)
 - UPON APPROVAL OF INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE DISTURBED AREAS IN ACCORDANCE WITH THE PERMANENT SEEDBED NOTES. (DAY 100-105)

THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL ONLY

SOILS LEGEND

MAP SYMBOL	SOIL GROUP	SOIL TYPE
MIB2	B	MANOR LOAM, 3 TO 8% SLOPES, MODERATELY ERODED
MID3	B	MANOR LOAM, 15 TO 25% SLOPES, SEVERELY ERODED
GIB2	B	GLENELG LOAM, 3 TO 8% SLOPES, SEVERELY ERODED
GIC2	B	GLENELG LOAM, 8 TO 15% SLOPES, MODERATELY ERODED
ENB2	B	ELSNBORD LOAM, 3 TO 8% SLOPES, MODERATELY ERODED

* INDICATES HYDRIC SOILS
TAKEN FROM: SOIL SURVEY HOWARD COUNTY, MARYLAND, ISSUED JULY 1968, MAP NO. 9



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 22370, Expiration Date: 6-30-15

NO.	DATE	REVISION
1	12-3-2014	REVISE GRADING AROUND I-54 PER AS-BUILT CONDITIONS, REVISE GRADE AT I-59 PER PROJECT

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
8400 BALTIMORE NATIONAL PIKE SUITE 418 & ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
60 THOMAS JOHNSON DRIVE FREDERICK, MARYLAND 21702
(P) 301-371-3505 (F) 301-371-3506
WWW.BEI-CIVILENGINEERING.COM

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 25559, Expiration Date: 7-22-2013.

[Signature] 2/8/2013

VILLAGES AT TURF VALLEY
PARCEL 'A'
GOLF COURSE MAINTENANCE SHOP
TAX MAP: 16 GRID: 17 PARCEL: A ZONED: PGCC
1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400
ELECTION DISTRICT NO. 3 HOWARD COUNTY, MARYLAND

SEDIMENT & EROSION CONTROL PLAN, NOTES AND DETAILS

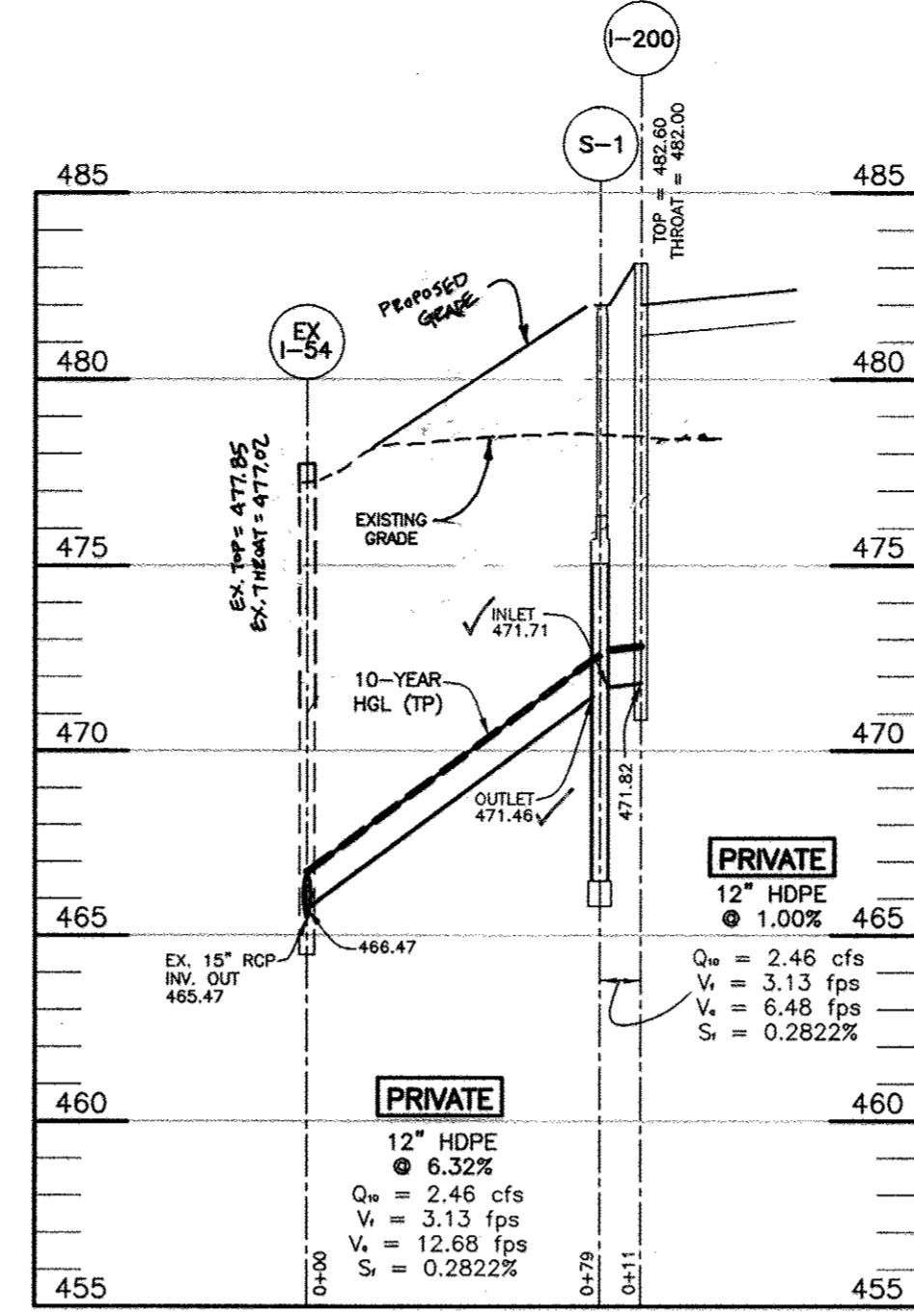
DATE: FEBRUARY, 2013 BEI PROJECT NO: 2085
SCALE: AS SHOWN SHEET 3 OF 6

STRUCTURE TABLE								
NUMBER	TYPE	LOCATION	INVERT IN	INVERT OUT	TOP ELEV.	THROAT ELEV.	HO. CO. STD. DETAIL	MAINTENANCE
INLETS								
I-200	A-5	N 594340.62 E 1346190.55	NA	NA	471.82	482.60	D-4.03 & D-4.04	PRIVATE
I-201	S	N 596163.95 E 1346581.74	472.66	NA	467.97	477.10	NA	PRIVATE
I-202	S	N 596187.65 E 1346553.32	NA	NA	473.40	477.10	NA	PRIVATE
I-203	YARD	N 596171.56 E 1346440.83	NA	NA	472.68	477.60	NA	PRIVATE
MANHOLES								
M-200	4" DIA	N 596087.90 E 1346518.30	465.00	NA	463.29	472.24	NA	PRIVATE
STRUCTURES								
S-1	STORMCEPTOR*	N 596344.24 E 1346182.31	471.71	NA	471.46	482.00	SEE DETAIL	PRIVATE

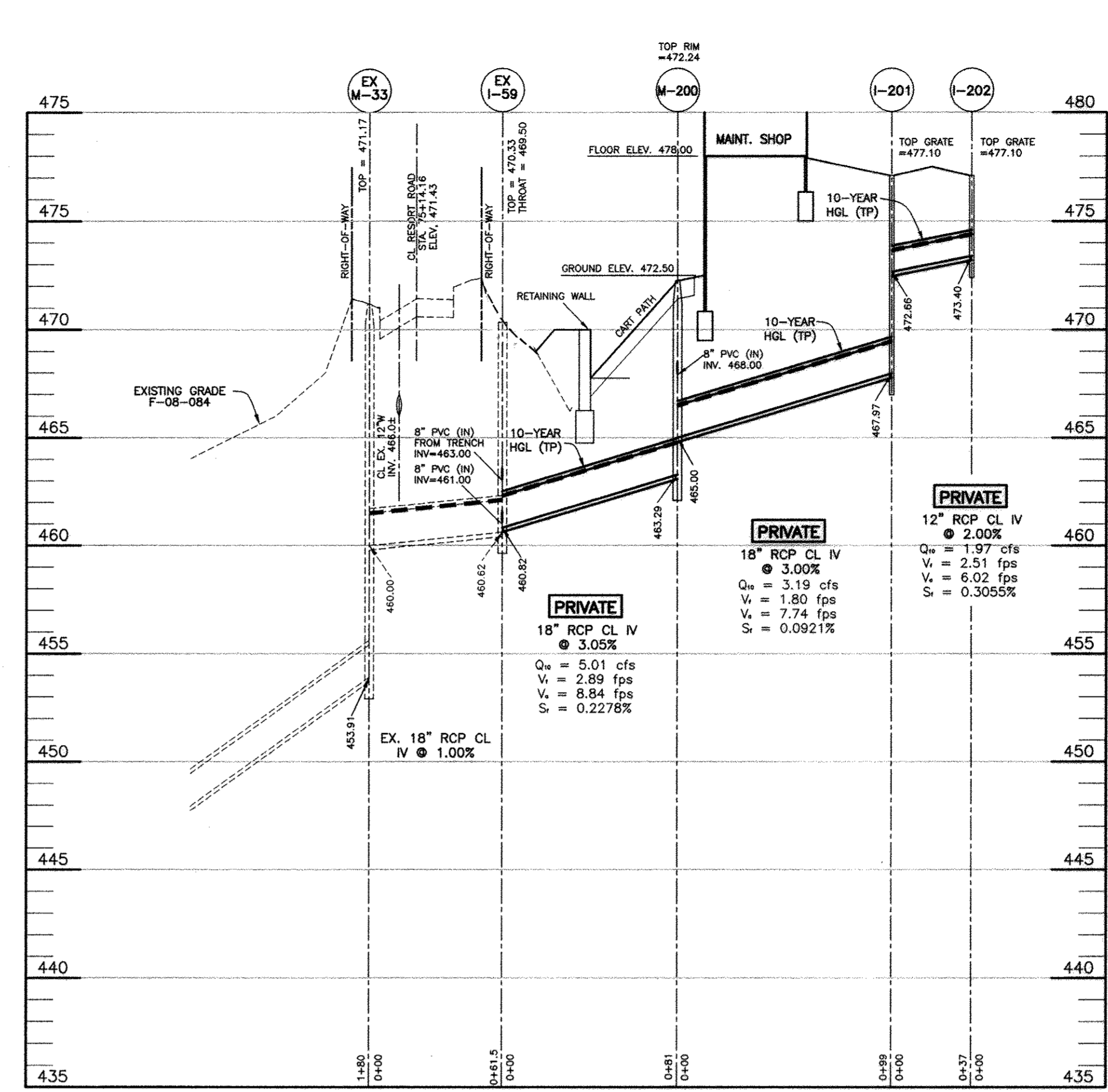
STRUCTURE ELEVATION AND LOCATION FOR INLETS IS AT THE CENTER OF GRATE
STRUCTURE ELEVATION AND LOCATION FOR MANHOLES IS AT THE TOP AND CENTER OF THE RIM
PRECAST STRUCTURES MEETING HS-20 LOADING MAY BE USED.

PIPE SCHEDULE			
SIZE	TYPE	LENGTH (LF)	MAINTENANCE
12"	RCCP CLASS IV	37	PRIVATE
18"	RCCP CLASS IV	180	PRIVATE
12"	HDPE	90	PRIVATE
4"	PVC	92	PRIVATE
8"	PVC	241	PRIVATE

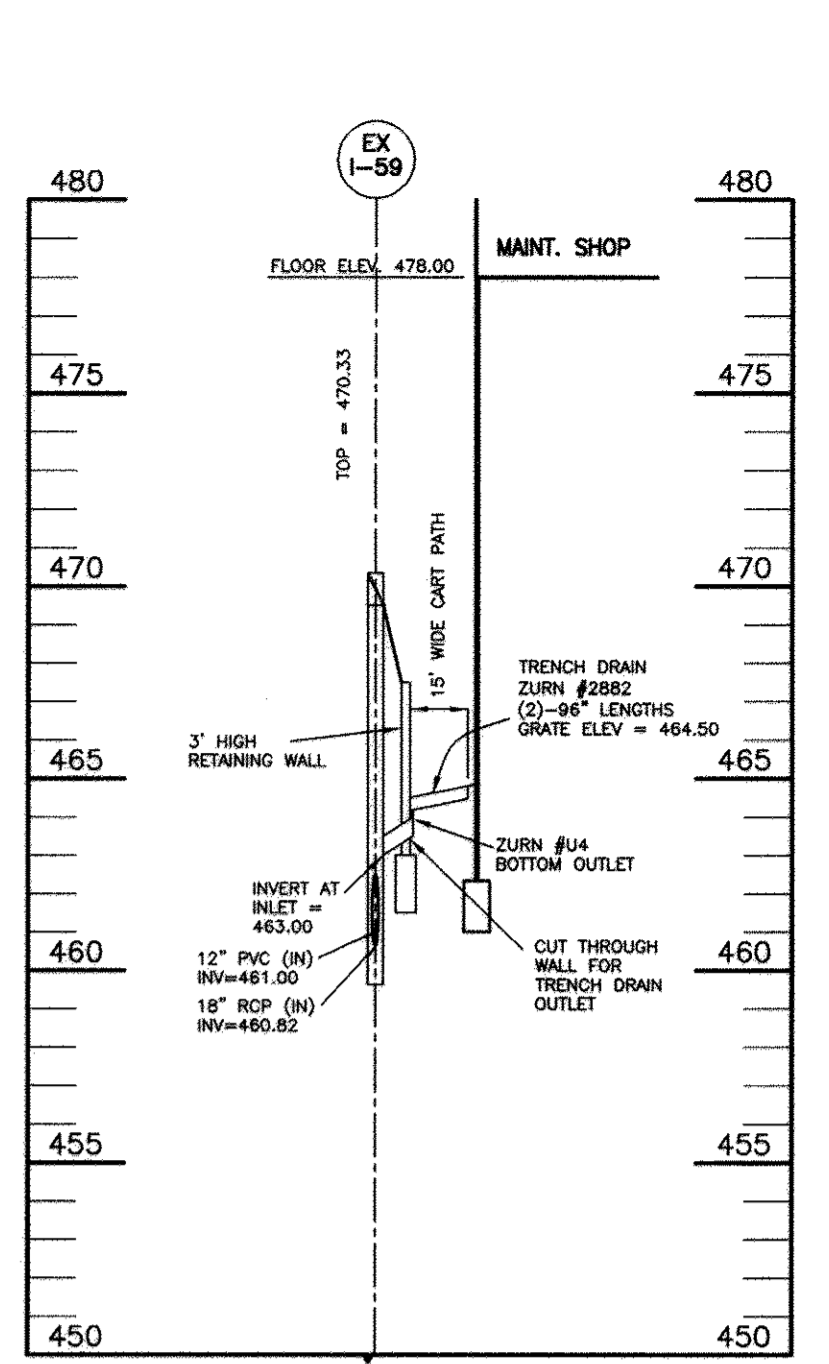
STORM DRAIN DATA				
INLET #	ZONING (Z)	AREA (Ac) (A)	"C" FACTOR (<25 YR (C))	% IMPERVIOUS (P)
I-200	PGCC	0.35	0.72	85
I-201	PGCC	0.18	0.72	85
I-202	PGCC	0.28	0.72	85
I-203	PGCC	0.21	0.72	85
ROOF	PGCC	0.09	0.86	100
ROOF 2	PGCC	0.08	0.86	100
TRENCH	PGCC	0.14	0.72	85



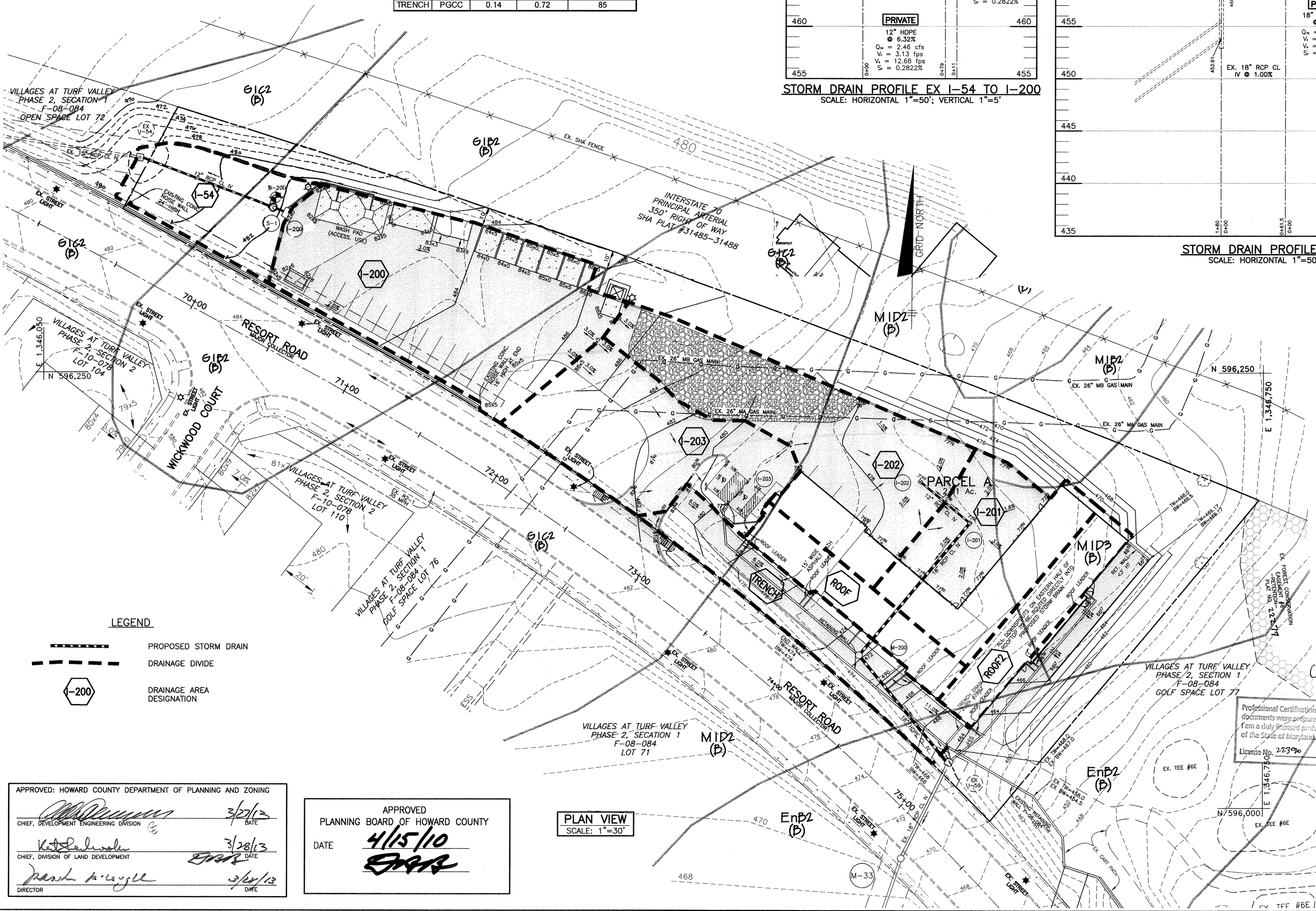
STORM DRAIN PROFILE EX I-54 TO I-200
SCALE: HORIZONTAL 1"=50'; VERTICAL 1"=5'



STORM DRAIN PROFILE I-59 TO I-203
SCALE: HORIZONTAL 1"=50'; VERTICAL 1"=5'



TRENCH DRAIN PROFILE
SCALE: HORIZONTAL 1"=50'; VERTICAL 1"=5'



LEGEND

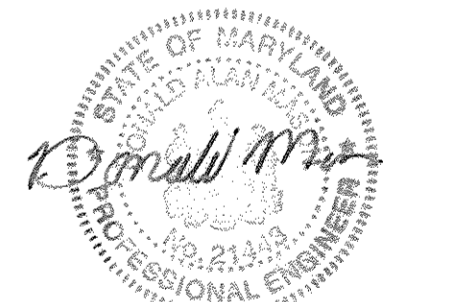
- PROPOSED STORM DRAIN
- - - DRAINAGE DIVIDE
- I-200 DRAINAGE AREA DESIGNATION

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 3/27/13
CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] 3/28/13
CHIEF, DIVISION OF LAND DEVELOPMENT
[Signature] 3/27/13
DIRECTOR

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE **4/15/10**
[Signature]

PLAN VIEW
SCALE: 1"=30'

AS-BUILT CERTIFICATION
I hereby certify, by my seal, that the facilities shown on this plan were constructed as shown on this AS-BUILT plan.
Donald Mason, P.E. No. 21443 Date 2-25-15



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 21443 Expiration Date: 12-21-16

* SEE SHEET 4 OF 6 FOR ROOF LEADER MANIFOLD DETAIL.

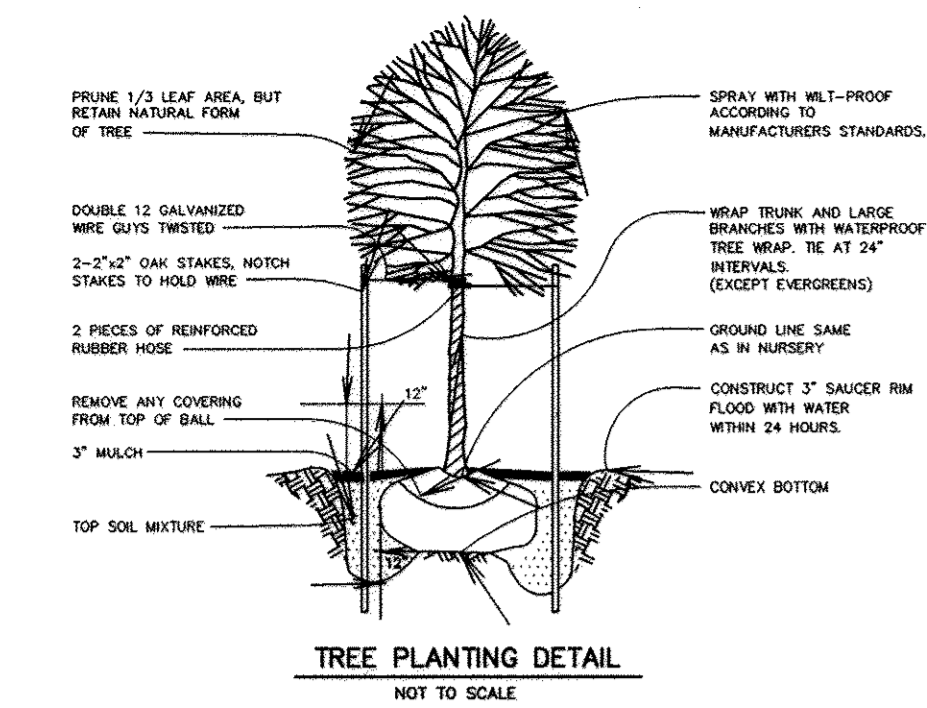
Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 22390 Expiration Date: 6-30-15

NO.	DATE	REVISION
1	12-3-2014	REVISE GRACES AND DRAINAGE AREA AROUND I-54 PER AS-BUILT CONDITIONS. UPDATE PROFILE. BY DBT

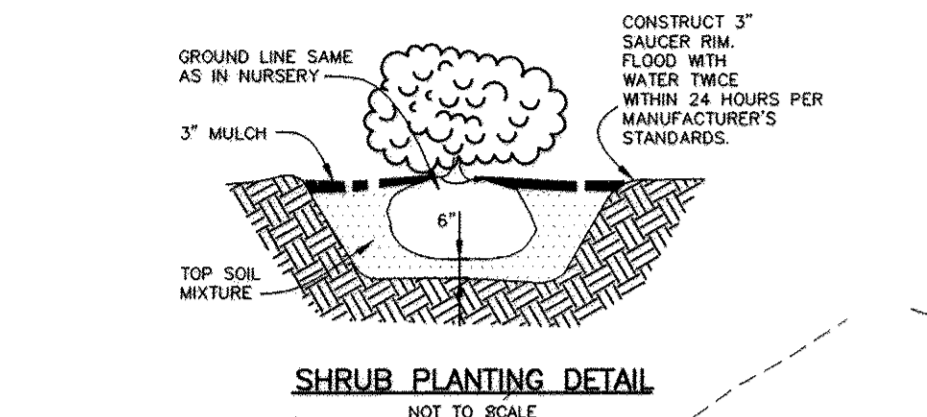
BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
8480 BALTIMORE NATIONAL PIKE & SUITE 418 & ELLICOTT CITY, MARYLAND 21043
(410) 465-6105 (F) 410-465-6644
60 THOMAS JOHNSON DRIVE & FREDERICK, MARYLAND 21702
(301) 371-3008 (F) 301-371-3008
WWW.BEI-CALCENGINEERING.COM

VILLAGES AT TURF VALLEY
PARCEL A'
GOLF COURSE MAINTENANCE SHOP
TAX MAP: 16 GRID: 17 PARCEL: A ZONED: PGCC
10790 RESORT ROAD
ELECTION DISTRICT NO. 3
HOWARD COUNTY, MARYLAND

SITE DEVELOPMENT PLAN
STORM DRAIN PROFILES, DETAILS & MAP
DATE: FEBRUARY, 2013 BEI PROJECT NO: 2085
DESIGN: DBT DRAWN: DBT SCALE: AS SHOWN SHEET 5 OF 6

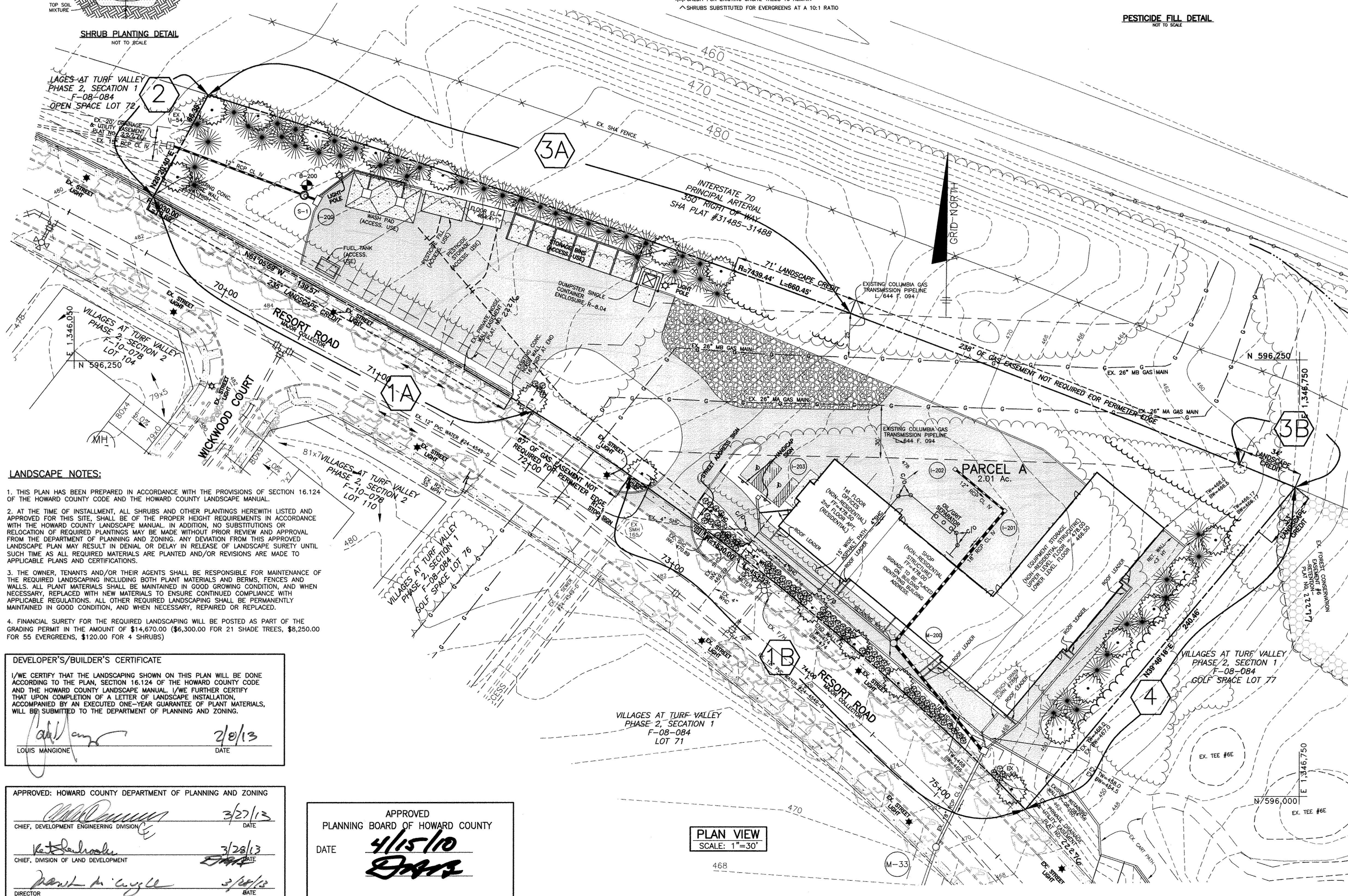
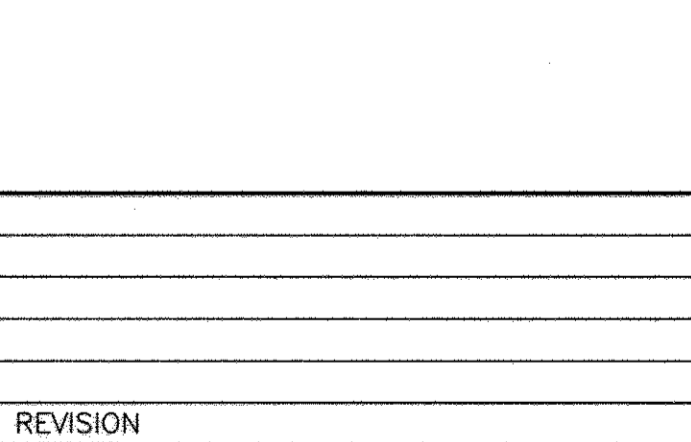
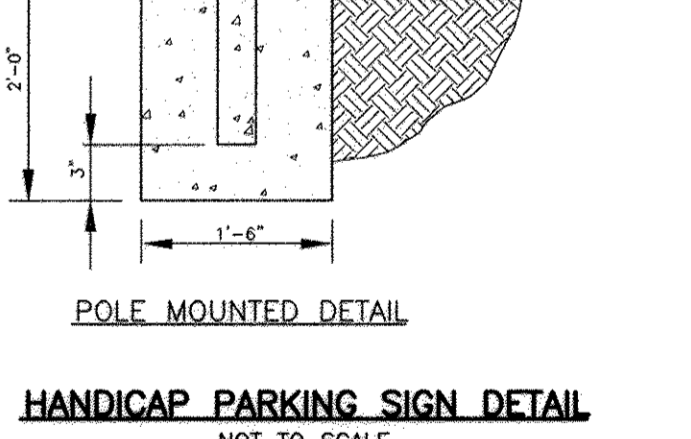
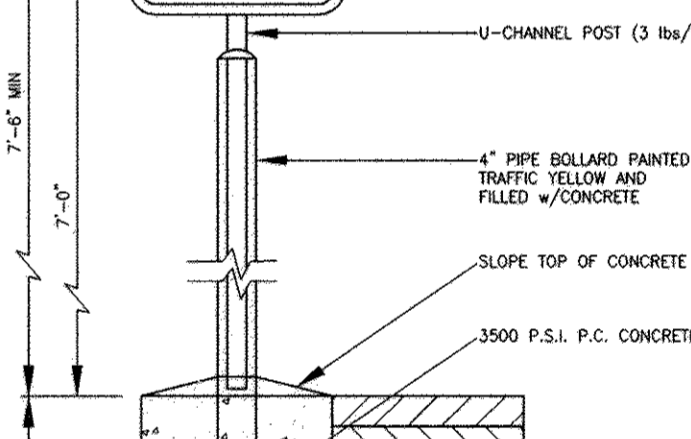
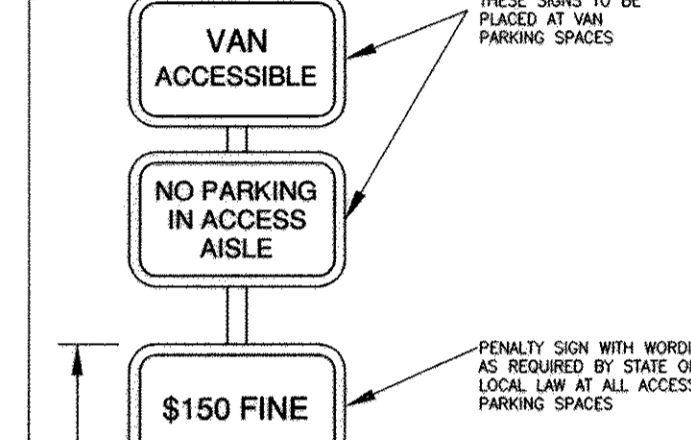
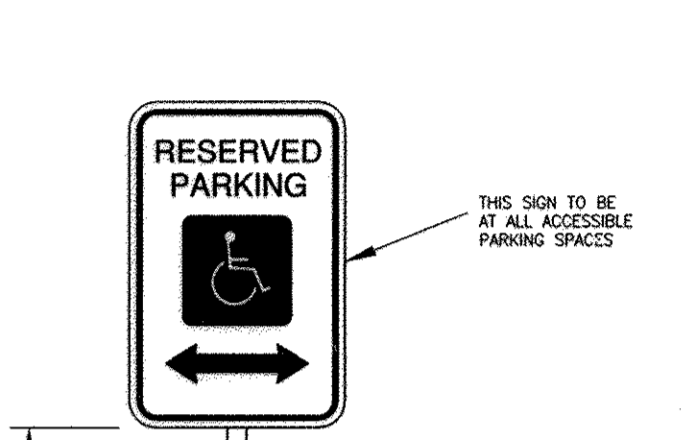
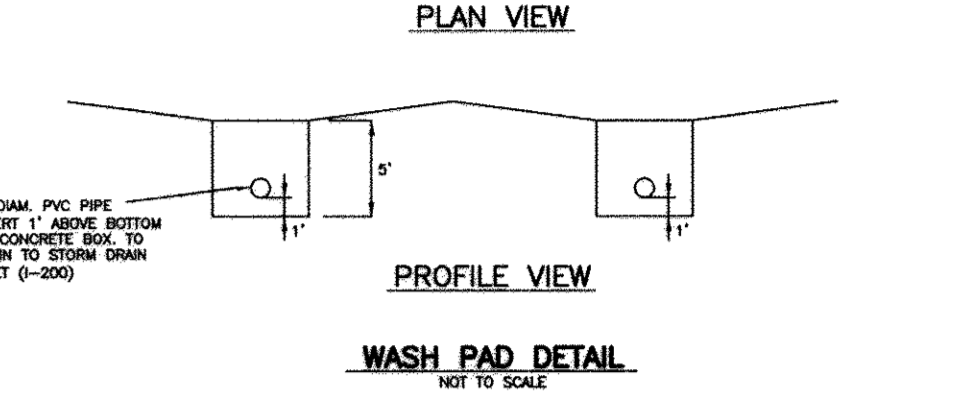
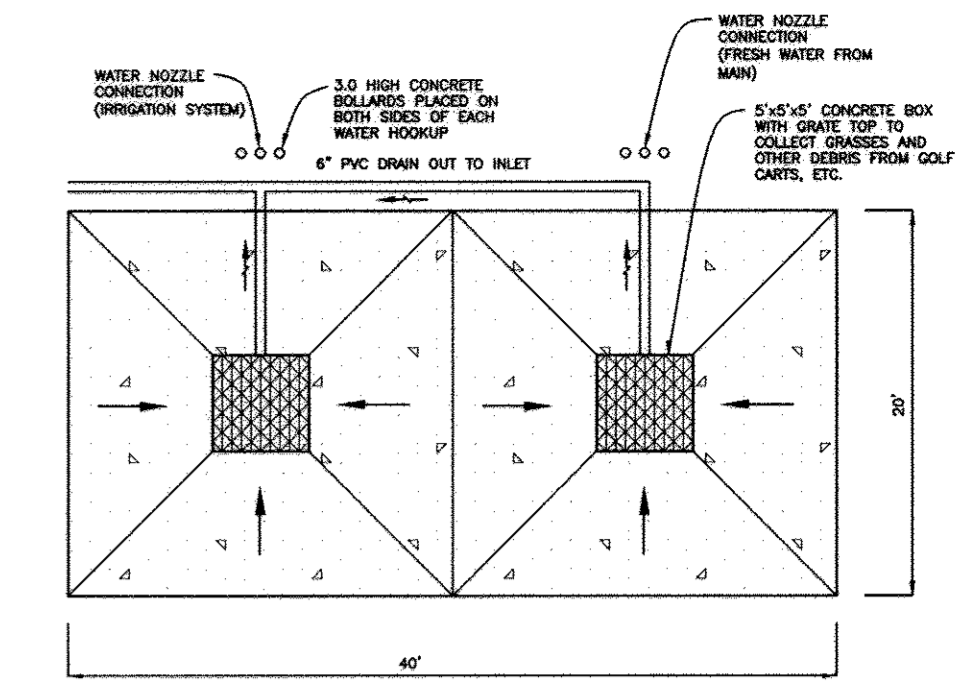
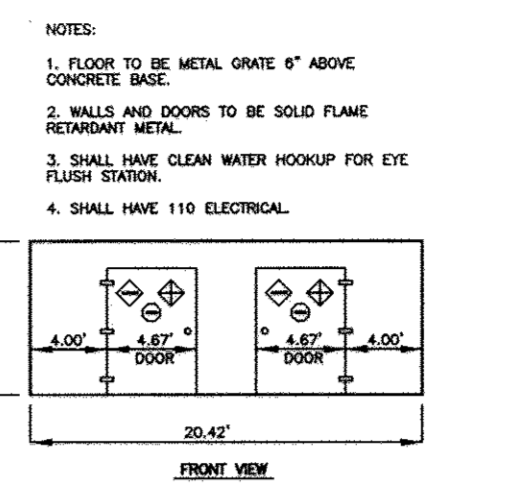
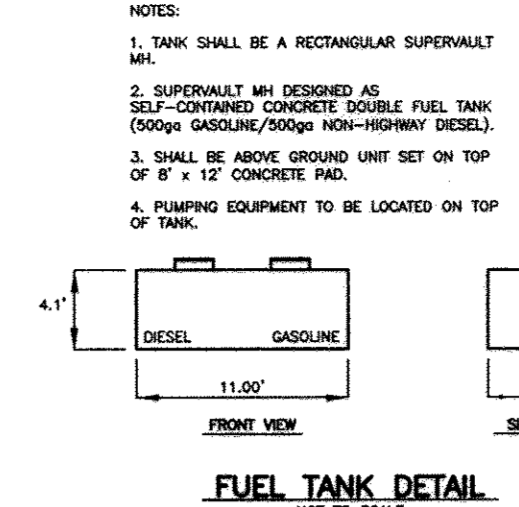
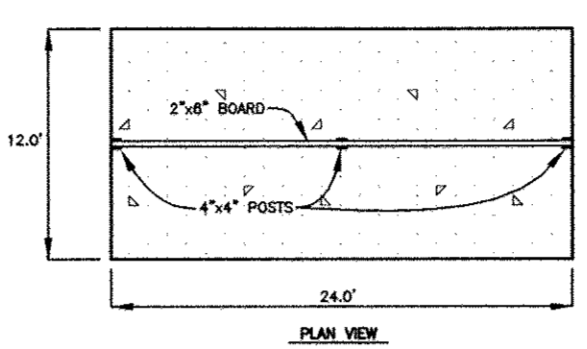
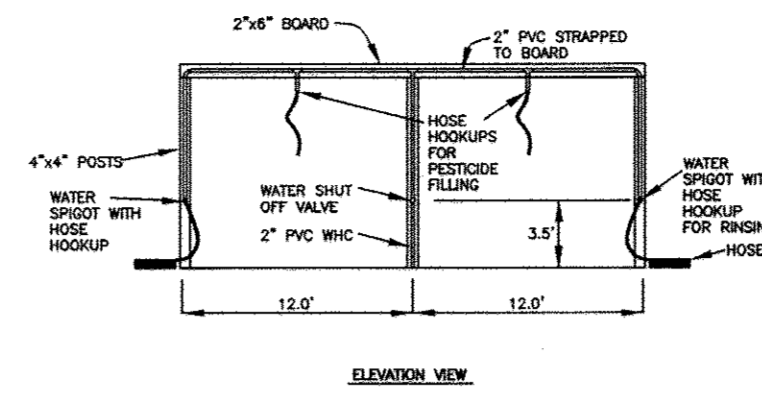


LANDSCAPE PLANTING LIST				
SYMBOL	QUANT.	NAME	SIZE	DESCRIPTION
	21	QUERCUS COCOINEA (Scarlet Oak)	2-1/2" - 3" cal.	SHADE TREES ALONG PERIMETER TO BE PROVIDED BY THE DEVELOPER
	47	CUPRESSOCYPARIS LEYLANDI (Leyland Cypress)	5' - 6' ht.	EVERGREEN TREES ALONG PERIMETER TO BE PROVIDED BY THE DEVELOPER
	84	AZALEA 'Delaware Valley White' (Delaware Valley White Azalea)	18"-24" sp.	SHRUBS ALONG PERIMETER TO BE PROVIDED BY THE DEVELOPER



SCHEDULE A PERIMETER LANDSCAPE EDGE - NON RESIDENTIAL USE						
CATEGORY	ADJ TO ROADWAY parking lot	ADJ TO ROADWAY front	ADJ TO residential 2	ADJ TO ROADWAY REAR/LOADING 3A	ADJ TO ROADWAY REAR/LOADING 3B	ADJ TO residential 4
	1A	1B	2	3A	3B	4
LANDSCAPE TYPE	E	B	C	D	D	C
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	249 LF	296 LF	66 LF	388 LF	34 LF	240 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	** YES, 71'	** YES, 34'	** YES, 33'
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES, 235'	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED	14 LF	296 LF	66 LF	317 LF	0 LF	207 LF
SHADE TREES	1	6	2	6	-	21
EVERGREEN TREES	-	8	4	32	-	55
OTHER TREES (2:1 SUBSTITUTE)	-	-	-	-	-	-
SHRUBS	4	-	-	-	-	4
NUMBER OF PLANTS PROVIDED	1	6	2	6	-	21
SHADE TREES	1	6	2	6	-	21
EVERGREEN TREES	-	8	4	32	-	47
OTHER TREES (2:1 SUBSTITUTE)	-	-	-	-	-	-
SHRUBS	4	80^	-	-	-	84

*CREDIT FOR EXISTING NOSE WALL
**CREDIT FOR EXISTING ONSITE TREES TO REMAIN
^ SHRUBS SUBSTITUTED FOR EVERGREENS AT A 10:1 RATIO



NO.	DATE	REVISION

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 28554, Expiration Date: 7-31-2013.

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
8480 BALTIMORE NATIONAL PIKE SUITE 418 ELLICOTT CITY, MARYLAND 21043
(P) 410-485-8105 (F) 410-485-8844
60 THOMAS JOHNSON DRIVE A FREDERICK, MARYLAND 21702
(P) 301-371-3505 (F) 301-371-3508
WWW.BE-CIVILENGINEERING.COM

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

BUILDER: MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP
1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400

VILLAGES AT TURF VALLEY PARCEL 'A'
GOLF COURSE MAINTENANCE SHOP
TAX MAP: 16 GRID: 17 PARCEL: A ZONED: PGCC
10750 RESORT ROAD ELECTION DISTRICT NO. 3 HOWARD COUNTY, MARYLAND

SITE DEVELOPMENT PLAN LANDSCAPE PLAN AND MISC DETAILS

DATE: FEBRUARY, 2013 BEI PROJECT NO: 2085
SCALE: AS SHOWN SHEET 6 OF 6