

RESIDENTIAL SITE DEVELOPMENT PLAN

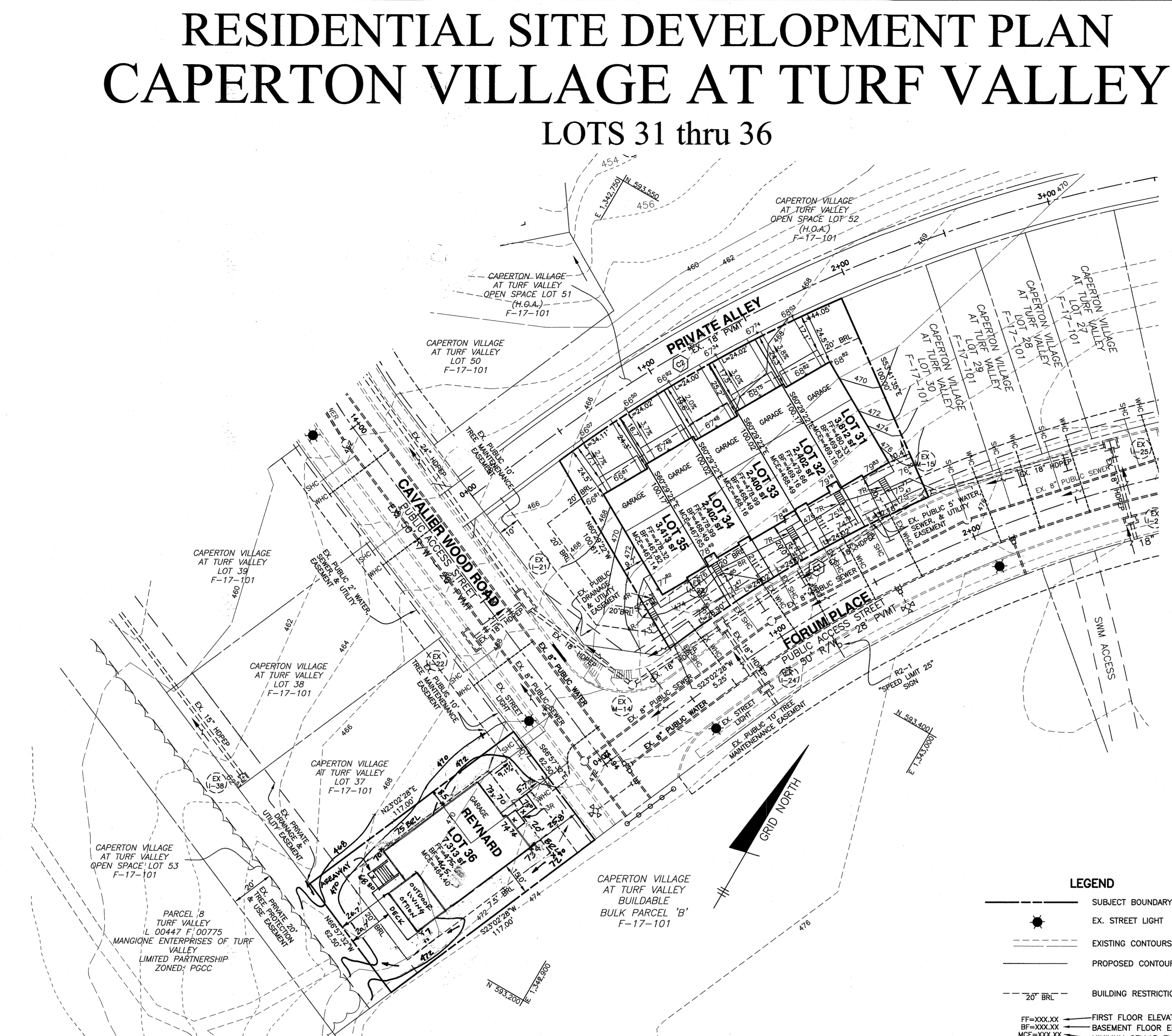
CAPERTON VILLAGE AT TURF VALLEY

LOTS 31 thru 36

GENERAL NOTES

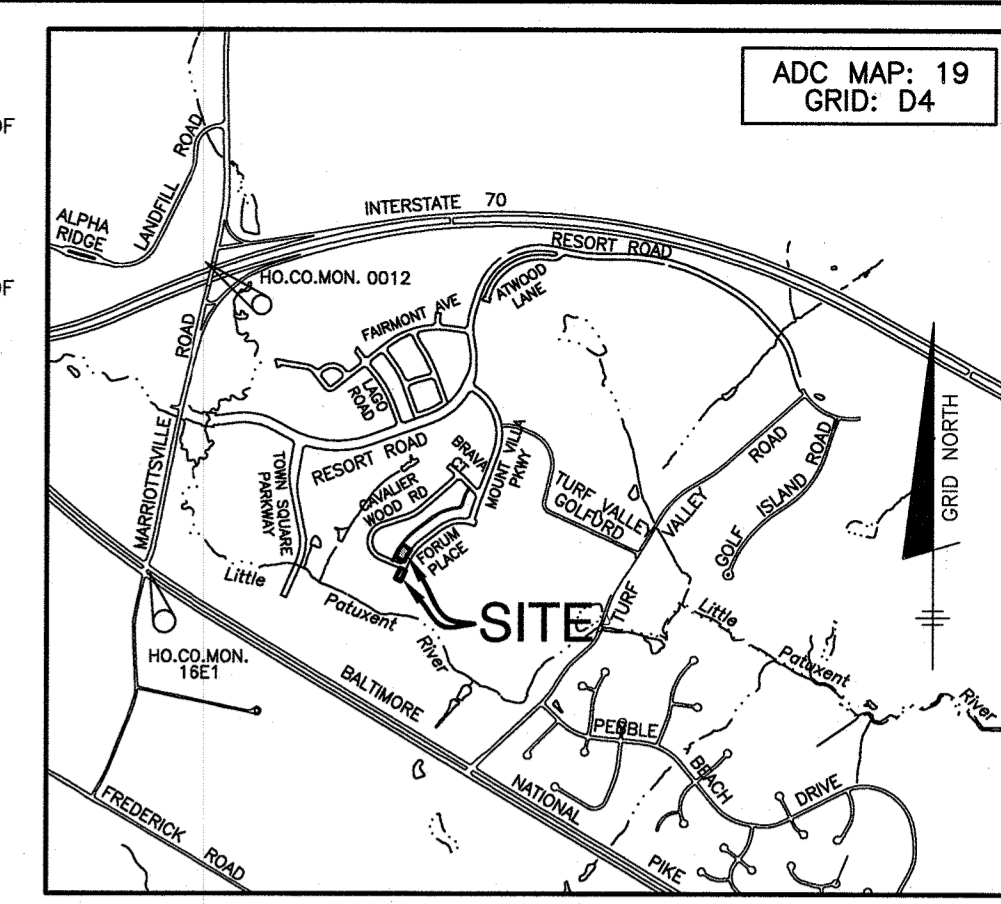
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS ALTERNATIVE COMPLIANCES HAVE BEEN APPROVED AND NOTED BELOW.
- THE SUBJECT PROPERTY IS ZONED PGCC PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THIS PROJECT IS SUBJECT TO THE 3RD AMENDED TURF VALLEY MULTI-USE SUB-DISTRICT FINAL DEVELOPMENT PLAN RECORDED AS PLAT NUMBERS 21029-21031 ON MARCH 26, 2010 AND THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NO. 18E1 AND 0012 WERE USED FOR THIS PROJECT.
- TRACT BOUNDARY IS BASED ON A FIELD SURVEY PERFORMED BY JOHN B. MILDENBERG IN MARCH, 2006.
- THE EXISTING TOPOGRAPHY SHOWN IS BASED ON THE F-17-101 ROAD CONSTRUCTION PLANS.
- THE EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN TAKEN FROM THE F-17-101 ROAD CONSTRUCTION PLANS AND CONTRACT #14-4977-D.
- THERE ARE NO WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100 YEAR-FLOODPLAINS, OR STEEP SLOPES 25% OR GREATER THAT ARE MORE THAN 20,000 SF OF CONTIGUOUS AREA LOCATED ON THIS SITE.
- THE WETLAND LIMITS FOR TURF VALLEY ARE BASED ON A STUDY CONDUCTED BY EXPLORATION RESEARCH, INC. AND VERIFIED BY ECO-SCIENCE PROFESSIONALS, INC. ON MAY 26, 2016. THE LIMITS SHOWN ARE IN ACCORDANCE WITH THOSE SHOWN ON THE 4TH AMENDMENT TO THE TURF VALLEY COMPREHENSIVE SKETCH PLAN (S-08-13, PB 368) APPROVED JULY 28, 2006.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES, BURIAL GROUNDS OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
- A NOISE STUDY IS NOT REQUIRED FOR THIS DEVELOPMENT AS NONE OF THE PROPOSED LOTS ARE WITHIN 500 FEET OF THE INTERSTATE 70 OR ROUTE 40 RIGHTS-OF-WAY.
- THE TRAFFIC STUDY WAS PREPARED BY TRAFFIC GROUP ON JANUARY 7, 2005. A SUPPLEMENTAL LETTER FOR TURF VALLEY CLUBHOUSE, PHASE 1, S-08-001, FOR 128 UNITS WAS PREPARED ON NOVEMBER 1, 2007 AND A SUPPLEMENTAL LETTER FOR THE TURF VALLEY CLUBHOUSE, PHASE 2, S-11-00, FOR 53 UNITS WAS PREPARED ON MAY 27, 2011 VERIFYING COMPLIANCE WITH THE 2005 STUDY. THE TRAFFIC STUDY WAS APPROVED UNDER S-08-001 AND S-11-003. "CAPERTON VILLAGE AT TURF VALLEY" WAS FORMERLY REFERRED TO AS "TURF VALLEY CLUBHOUSE".
- THIS SITE IS WITHIN THE METROPOLITAN DISTRICT.
- WATER & SEWER IS PUBLIC. THE CONTRACT NO. IS 14-4977-D. THE DRAINAGE AREA IS THE LITTLE PATUXENT. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER SERVICE HAS BEEN GRANTED UNDER THESE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 1BD, ON WHICH DATE DEVELOPER AGREEMENT NUMBER F-17-057/14-4977-D WAS FILED AND ACCEPTED.
- THIS PROJECT IS EXEMPT FROM THE HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202(b)(1)(iv) OF THE HOWARD COUNTY CODE SINCE IT IS A PLANNED UNIT DEVELOPMENT WHICH HAD PRELIMINARY DEVELOPMENT PLAN APPROVAL AND 50% OR MORE OF THE LAND AS RECORDED AND SUBSTANTIALLY DEVELOPED BEFORE DECEMBER 131, 1992.
- LANDSCAPING IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL VIA A CERTIFIED LANDSCAPE PLAN AS PART OF THIS PLAN SET. FINANCIAL SURETY IN THE AMOUNT OF \$2,850.00 (7 SHADE TREES AT \$300 PER TREE AND 5 EVERGREEN TREES AT \$150 PER TREE) FOR THE REQUIRED PERIMETER AND INTERNAL RESIDENTIAL LANDSCAPE OBLIGATIONS SHALL BE POSTED AS PART OF THE GRADING PERMIT.
- STORMWATER MANAGEMENT FOR THESE LOTS WAS PROVIDED UNDER F-17-101.
- THIS PROJECT IS EXEMPT FROM THE MODERATE INCOME HOUSING UNIT REQUIREMENT (COUNCIL BILL 35-2013) SINCE IT IS ZONED PGCC.
- 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.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6" OF CRUSHER RUN BASE WITH TAR AND CHIP COATING (1.5" MIN)
 - GEOMETRY - MAX 15% GRADE, MAX 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (125 LOAD)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
- APPLICABLE PREVIOUS HOWARD COUNTY FILE REFERENCES:

S-86-013, S-08-001, S-11-003, SDP-13-038, F-14-096, SP-16-010, F-17-101, CONTRACT #14-4977-D
- PUBLIC TRASH PICKUP FOR LOTS 31-35 SHALL BE PROVIDED WITHIN THE PRIVATE ALLEY THROUGH AN ARRANGEMENT WITH THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENVIRONMENTAL SERVICES. PICKUP WILL OCCUR ONCE ALL CONSTRUCTION HAS BEEN COMPLETED. A DAMAGE WAIVER HAS BEEN ATTACHED TO THE HOA AGREEMENT FOR THE PUBLIC TRASH SERVICE.
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, WINDOW WELLS, ORIELS, VESTIBULES, BALCONIES AND CHIMNEYS MAY ENCRoACH 4 FEET INTO ANY SETBACK OR REQUIRED DISTANCE BETWEEN BUILDINGS PROVIDED THE FEATURE HAS A MAXIMUM WIDTH OF 16 FEET EXTERIOR STAIRWAYS OR RAMPS, ABOVE OR BELOW GROUND LEVEL (EXCLUDING THOSE ATTACHED TO A PORCH OR DECK) MAY ENCRoACH 10 FEET INTO A FRONT SETBACK OR A SETBACK FROM A PROJECT BOUNDARY, 16 FEET INTO A REAR SETBACK, 4 FEET INTO A SIDE SETBACK OR REQUIRED DISTANCE BETWEEN BUILDINGS POEN OR DECKS AND THE STAIRWAYS OR RAMPS ATTACHED THERETO MAY ENCRoACH 10 FEET INTO A FRONT OR REAR SETBACK, SETBACK FROM A PROJECT BOUNDARY OR A REQUIRED DISTANCE BETWEEN BUILDINGS.
- REFER TO HO. CO. STD. DETAIL R-6.03 FOR DRIVEWAY APRONS FOR SINGLE FAMILY DETACHED LOTS.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- SEWER HOUSE CONNECTION (SHC) INVERTS SHOWN ARE LOCATED AT THE PROPERTY (OR EASEMENT) LINE.



BENCHMARKS
 NAD'83 HORIZONTAL
 HO. CO. #18E1 (AKA: 3438001)
 STAMPED BRASS DISK SET ON TOP OF
 A 3/4" 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 3/4" DEEP COLUMN OF CONCRETE.
 N 596502.760' E 1340864.37'
 ELEVATION: 466.298'



SHEET INDEX	
SHEET	TITLE
1	SITE DEVELOPMENT AND GRADING PLAN
2	SEDIMENT AND EROSION CONTROL PLAN AND LANDSCAPE PLAN
3	SEDIMENT & EROSION CONTROL NOTES AND DETAILS

ADDRESS CHART	
LOT	STREET ADDRESS
31	3070 FORUM PLACE
32	3072 FORUM PLACE
33	3074 FORUM PLACE
34	3076 FORUM PLACE
35	3078 FORUM PLACE
36	3103 CAVALIER WOOD ROAD

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD LENGTH
C1	575.00'	133.13'	13°15'57"	66.87'	S29°40'27"W 132.84'
C2	675.00'	150.20'	12°44'57"	75.41'	S29°55'57"W 149.89'

SITE ANALYSIS DATA CHART

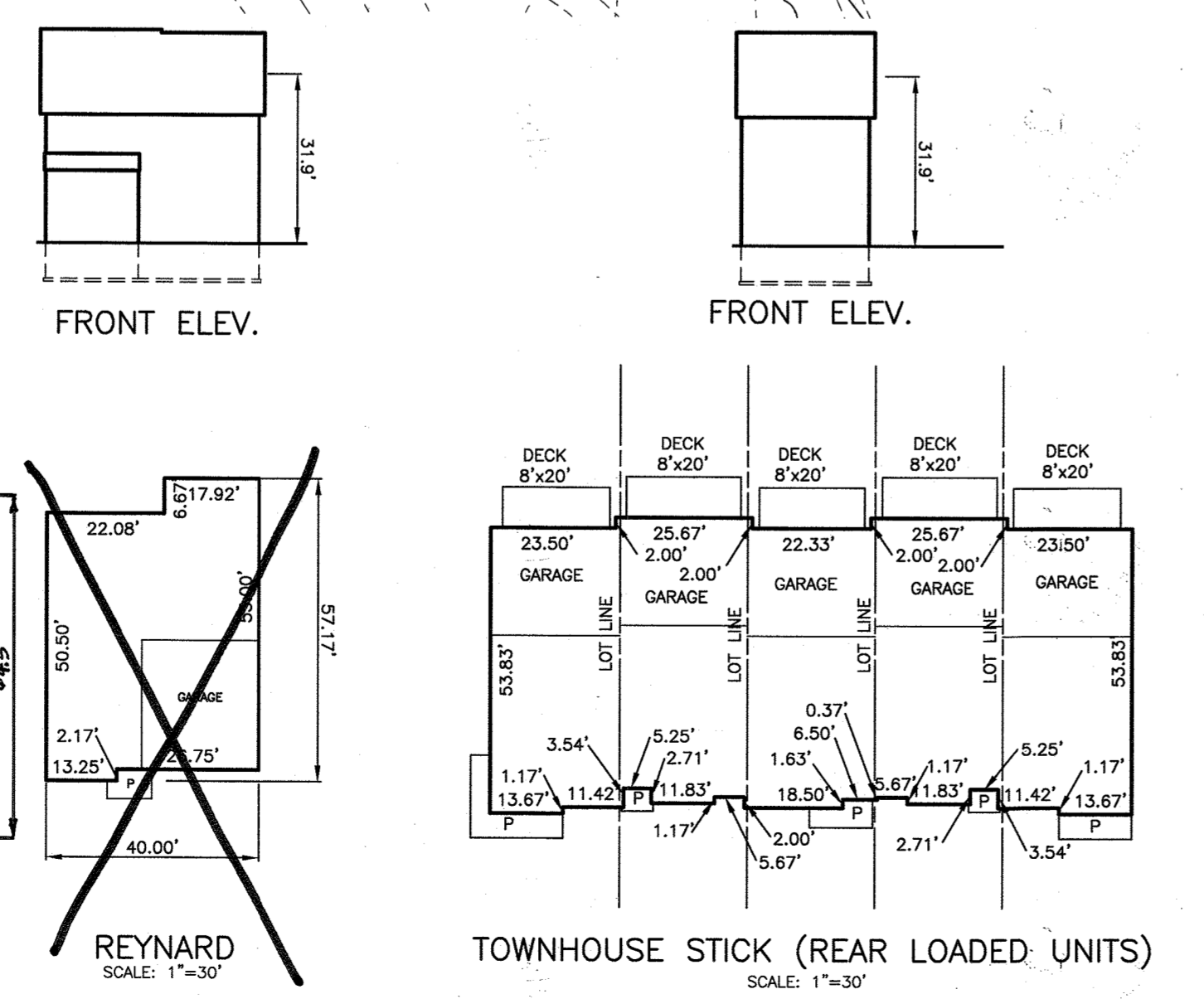
- A.) TOTAL PROJECT AREA _____ 0.50 acres
- B.) AREA OF PLAN SUBMISSION _____ 0.50 acres
- C.) LIMIT OF DISTURBED AREA _____ 0.62 acres
- D.) PRESENT ZONING: _____ PGCC (MULTI-USE SUBDISTRICT)
- E.) PROPOSED USE OF SITE: _____ RESIDENTIAL SINGLE FAMILY ATTACHED AND DETACHED
- F.) TOTAL NUMBER OF UNITS ALLOWED AS SHOWN ON FINAL PLAT(S) _____ 6
- G.) TOTAL NUMBER OF UNITS PROPOSED _____ 6
- H.) NUMBER OF PARKING SPACES REQUIRED BY HO. CO. ZONING REGS AND/OR FDP CRITERIA _____ 15 (6 LOTS x 2.5)
- I.) NUMBER OF PARKING SPACES PROVIDED ONSITE (INCLUDES HANDICAPPED SPACES) _____ 18 (1 PER GARAGE AND 2 PER D/W)
- J.) OPEN SPACE ON-SITE _____ N/A (PROVIDED UNDER F-17-101)
- K.) AREA OF RECREATIONAL OPEN SPACE REQUIRED _____ N/A
 AREA OF RECREATIONAL OPEN SPACE PROVIDED _____ N/A
- L.) APPLICABLE DPZ FILE REFERENCES: _____ SEE GENERAL NOTE 22

- LEGEND**
- SUBJECT BOUNDARY
 - EX. STREET LIGHT
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - 20' BRL --- BUILDING RESTRICTION LINE
 - FF=XXX.XX ← FIRST FLOOR ELEVATION
 - BF=XXX.XX ← BASEMENT FLOOR ELEVATION
 - MCE=XXX.XX ← MINIMUM CELLAR ELEVATION

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 Signature: *Maura Roseman* 2/25/2019
 COUNTY HEALTH OFFICER H.O., DATE
 HOWARD COUNTY HEALTH DEPARTMENT

APPROVED
 PLANNING BOARD OF HOWARD COUNTY
 DATE: December 6, 2018

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Signature: *Cheryl...* 2-15-19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
 Signature: *...* 3-5-19
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE
 Signature: *...* 3-4-19
 DIRECTOR DATE



BULK REGULATIONS:
 (per 3RD AMENDMENT TO THE TURF VALLEY, MULTI-USE SUBDISTRICT FDP)

PERMITTED USES: ALL USES AS PER TURF VALLEY PGCC DISTRICT, MULTI-USE SUBDISTRICT FINAL DEVELOPMENT PLAN, THIRD AMENDMENT, PLATS 21029-21031 (46 USES OUTLINED FROM RESIDENTIAL USES TO SPECIALTY STORES)

PROPOSED USE: SINGLE FAMILY ATTACHED AND DETACHED

PERMITTED HEIGHT: PRINCIPAL STRUCTURE: 34 FEET
 ACCESSORY STRUCTURES: 15 FEET
 (SEE FDP FOR EXCEPTIONS)

MAXIMUM DENSITY FOR TOTAL PGCC DISTRICT IS 2.0 DWELLING UNITS PER ACRE.
 MAXIMUM UNITS PER STRUCTURE: SINGLE GAMILY ATTACHED: 8 UNITS
 MAXIMUM BUILDING LENGTH FOR RESIDENTIAL STRUCTURE: 120 FEET
 (PLANNING BOARD MAY APPROVE GREATER LENGTH UP TO 300 FEET)

MINIMUM LOT SIZE REQUIREMENTS:
 SINGLE FAMILY DETACHED: 6,000 SF

MINIMUM LOT WIDTH AT BUILDING RESTRICTION LINE:
 SINGLE FAMILY DETACHED: 50 FT

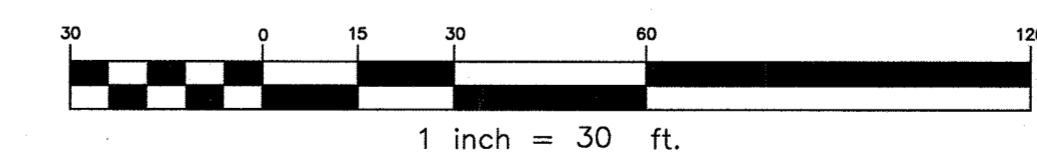
MINIMUM SETBACK REQUIREMENTS:
 FROM ARTERIAL ROADS:
 RESIDENTIAL STRUCTURES: 50 FEET
 ACCESSORY USES: 30 FEET

FROM COLLECTORS AND LOCAL STREETS:
 RESIDENTIAL STRUCTURES: 30 FEET FROM A 60 FT. ROW
 20 FEET FROM A 50 FT. ROW
 10 FEET FROM A 40 FT. ROW

ACCESSORY USES:
 FROM NON-PGCC ADJACENT PROPERTIES: 75 FEET
 FROM RESIDENTIAL DISTRICTS: 30 FEET
 FROM ALL OTHER DISTRICTS: 30 FEET

FROM LOT LINES WITHIN PGCC MULTI-USE SUBDISTRICT:
 SINGLE FAMILY DETACHED - SIDE: 7.5 FEET
 ZERO LOT LINE AND ALL OTHER USES - SIDE: 0 FEET
 A MINIMUM OF 10 FEET MUST BE PROVIDED BETWEEN STRUCTURES
 RESIDENTIAL - REAR: 20 FEET

MINIMUM DISTANCE BETWEEN ATTACHED DWELLING UNITS:
 FACE TO FACE: 30 FEET
 FACE TO SIDE/REAR: 30 FEET
 SIDE TO SIDE: 15 FEET
 REAR TO REAR: 60 FEET
 REAR TO FACE: 100 FEET



PERMIT INFORMATION CHART					
SUBDIVISION NAME:		SECTION/AREA:	LOT/PARCEL #		
CAPERTON VILLAGE AT TURF VALLEY		PHASE 1	LOTS 31-36		
PLAT No.	GRID No.	ZONE	TAX MAP NO	ELECTION DISTRICT	CENSUS TRACT
24763-69	19	PGCC	16	3	6030.00

NO.	DATE	REVISION
2	10.12.2019	REVISE GRADES ON LOT 36 PER AS-BUILT CONDITIONS
1	4.5.2019	REVISE HOUSE FOOTPRINT FOR LOT 36

BENCHMARK ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6100 (F) 410-465-6644
 WWW.BE-ENGINEERING.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. 22895, Expiration Date: 6-30-2019

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

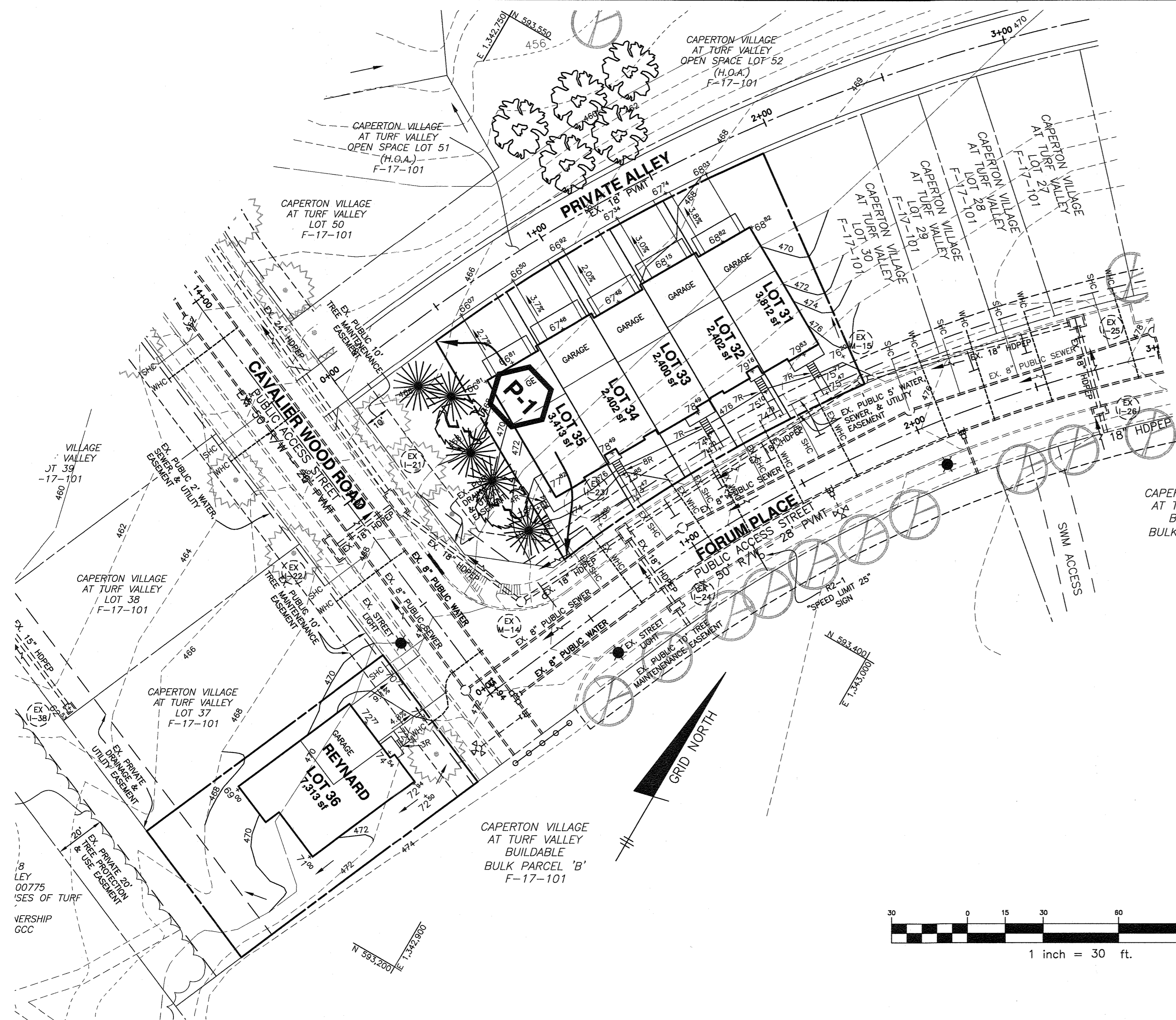
BUILDER: TOLL BROTHERS, INC. 7164 COLUMBIA GATEWAY DRIVE, SUITE 230 COLUMBIA, MARYLAND 21046 410-381-2363

RESIDENTIAL - SINGLE FAMILY ATTACHED & DETACHED
CAPERTON VILLAGE AT TURF VALLEY
 LOTS 31 thru 36

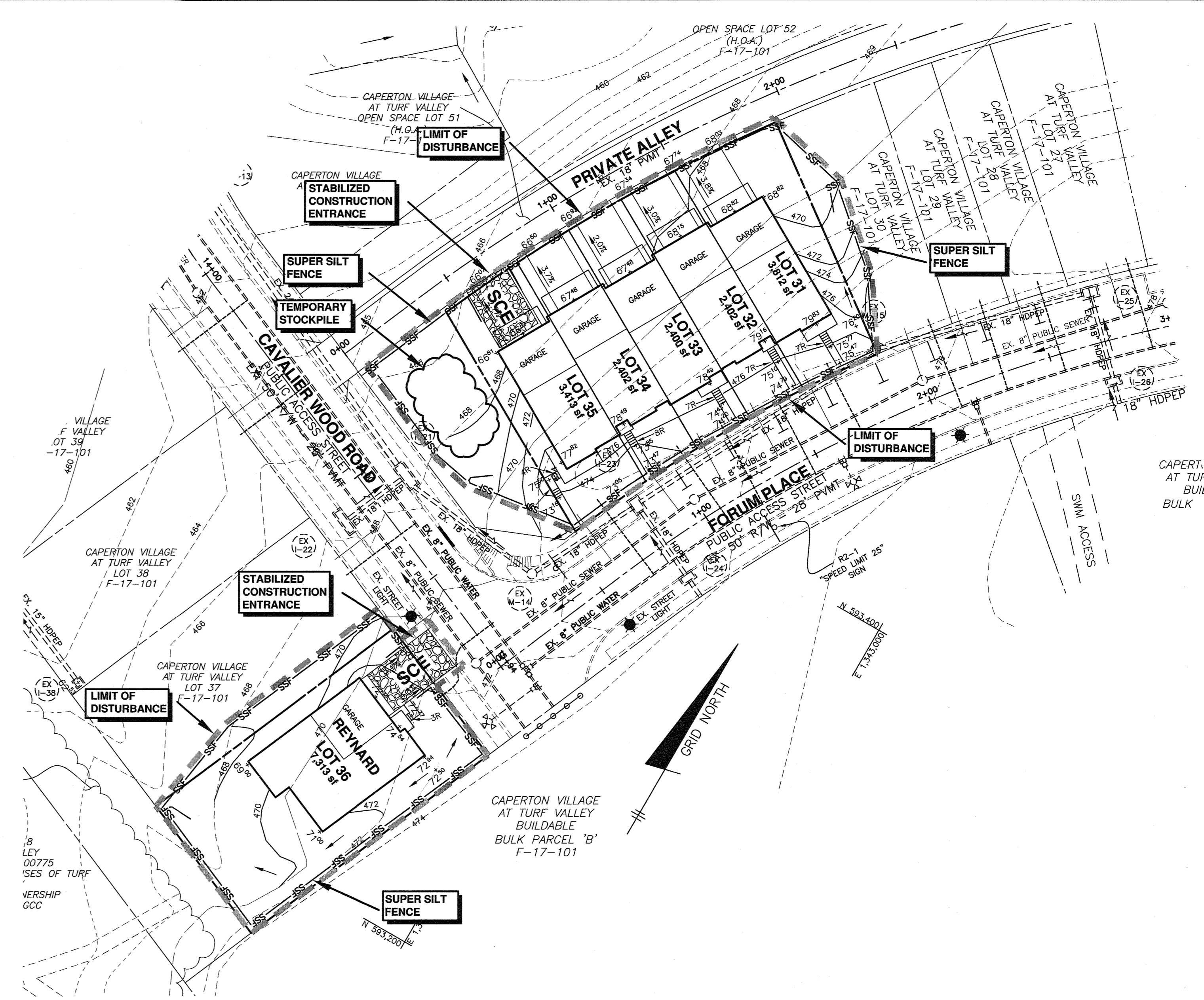
TAX MAP: 16 - GRID: 19 - PARCEL: P10 8
 ELECTION DISTRICT NO. 3 - HOWARD COUNTY, MARYLAND
 ZONED: PGCC

SITE DEVELOPMENT AND GRADING PLAN

DATE: DECEMBER 18, 2018 BEI PROJECT NO. 2912
 SCALE: AS SHOWN SHEET 1 OF 3



LANDSCAPE PLAN



SEDIMENT AND EROSION CONTROL PLAN

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE December 6, 2018

LANDSCAPE NOTES:

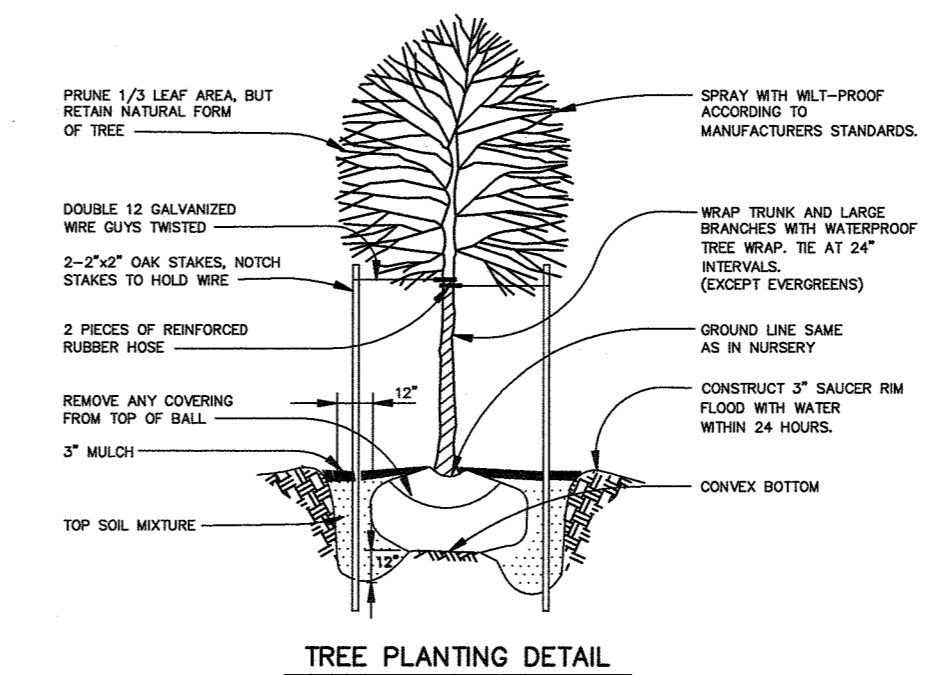
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL.
- STREET TREE LOCATIONS:
A. WHEN THE DISTANCE BETWEEN THE CURB AND SIDEWALK IS 6 FEET OR GREATER, THE TREES SHALL BE LOCATED WITHIN THE RIGHT-OF-WAY AND SHALL BE CENTERED BETWEEN THE CURB AND SIDEWALK.
B. WHEN THE DISTANCE BETWEEN THE CURB AND SIDEWALK IS LESS THAN 6 FEET, TREES MAY BE PLANTED 3 FEET FROM THE SIDEWALK IN THE DIRECTION AWAY FROM THE ROAD. A 10-FOOT WIDE TREE MAINTENANCE EASEMENT SHALL BE REQUIRED IF THE RIGHT-OF-WAY IS LIMITED.
C. TREES SHALL BE PLANTED 6 FEET BEHIND CURB WHEN THERE ARE NO SIDEWALKS.
D. TREES TO BE PLANTED MINIMUM 30 FEET FROM SIGNS AND INTERSECTIONS WHEN PLANTED BETWEEN SIDEWALK AND CURB. TREES MAY NOT BE PLANTED WITHIN 5 FEET OF A STORM DRAIN INLET, OPEN SPACE ACCESS STRIP, OR 10 FEET OF A DRIVEWAY.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATIONS.
- THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- FINANCIAL SURETY IN THE AMOUNT OF \$2,850.00 (7 SHADE TREES AT \$300 PER TREE AND 5 EVERGREEN TREES AT \$150 PER TREE) FOR THE REQUIRED PERIMETER LANDSCAPING AND RESIDENTIAL INTERNAL LOT LANDSCAPING SHALL BE POSTED AS PART OF THE GRADING PERMIT.

SCHEDULE A PERIMETER LANDSCAPE EDGE	
CATEGORY	SFA LOT SIDE TO ROAD (P-1)
LANDSCAPE TYPE	C
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	101'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO
NUMBER OF PLANTS REQUIRED	101'
SHADE TREES	2
EVERGREEN TREES	5
OTHER TREES (2:1 SUBSTITUTE)	0
SHRUBS	0
NUMBER OF PLANTS PROVIDED	2
SHADE TREES	2
EVERGREEN TREES	5
OTHER TREES (2:1 SUBSTITUTE)	0
SHRUBS (10:1 SUBSTITUTE)	0

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
NUMBER OF SFA DWELLING UNITS	5
NUMBER OF TREES REQUIRED (1:1 DU SFA; 1:3 DU APTS)	5
NUMBER OF TREES PROVIDED	5 ^A
SHADE TREES	5 ^A
OTHER (2:1 RATIO)	0

^A TO BE PLANTED ON OPEN SPACE LOT 52 ACROSS THE PRIVATE ALLEY.

LANDSCAPE PLANTING LIST				
SYMBOL	QUANTITY	NAME	REMARKS	DESCRIPTION
	5	TILIA CORDATA (Greenspire Linden)	2.5' - 3' cal.	EX. STREET TREES ALONG CAVALIER WOOD ROAD PER F-17-101
	5	PLATANUS X ACERFOLIA (Bloodgood London Plane)	2.5' - 3' cal.	EX. STREET TREES ALONG FORUM PLACE PER F-17-101
	5	CUPRESSOCYPARIS LEYLANDI (Leyland Cypress)	5' - 6' ht.	PERIMETER EVERGREEN TREES TO BE PROVIDED BY THE BUILDER UNDER THIS SDP
	2	CLADRASIS KENTUCKEA LUTEA (Yellowwood)	2.5' - 3' cal.	PERIMETER SHADE TREES TO BE PROVIDED BY THE BUILDER UNDER THIS SDP
	5	ACER RUBRUM (Red Sunset Red Maple)	2.5' - 3' cal.	SHADE TREES TO BE SATISFY RESIDENTIAL INTERNAL OBLIGATION TO BE PROVIDED BY THE BUILDER UNDER THIS SDP



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.
Cl. Malaga 12-19-18
ENGINEER DATE

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 AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.
John R. Roberts 1-24-2019
DEVELOPER DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John R. Roberts 1/29/19
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chad Edmund 2-15-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Walter J. Dool 3-5-19
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

William J. J. J. 3-4-19
DIRECTOR DATE

DEVELOPER'S/BUILDER'S CERTIFICATE
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.
Louis Mangione 1-24-2019
LOUIS MANGIONE DATE
MANGIONE ENTERPRISES OF TURF VALLEY, LP

NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.
8450 BALTIMORE NATIONAL PIKE & SUITE 315 A ELICOTT CITY, MARYLAND 21043
(P) 410-485-8105 (F) 410-485-8844
WWW.BE-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. 121918, Exp. Date: 6-30-2019

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

BUILDER:
TOLL BROTHERS, INC.
7164 COLUMBIA GATEWAY DRIVE, SUITE 230
COLUMBIA, MARYLAND 21046
410-381-2363

RESIDENTIAL - SINGLE FAMILY ATTACHED & DETACHED
CAPERTON VILLAGE AT TURF VALLEY
LOTS 31 thru 36

TAX MAP: 16 - GRID: 19 - PARCEL: P/O 8
ELECTION DISTRICT NO. 3 - HOWARD COUNTY, MARYLAND
ZONED: PGCC

SEDIMENT AND EROSION CONTROL PLAN AND LANDSCAPE PLAN

DATE: DECEMBER 18, 2018 BEI PROJECT NO. 2912
SCALE: AS SHOWN SHEET 2 OF 3

SDP-19-012

