

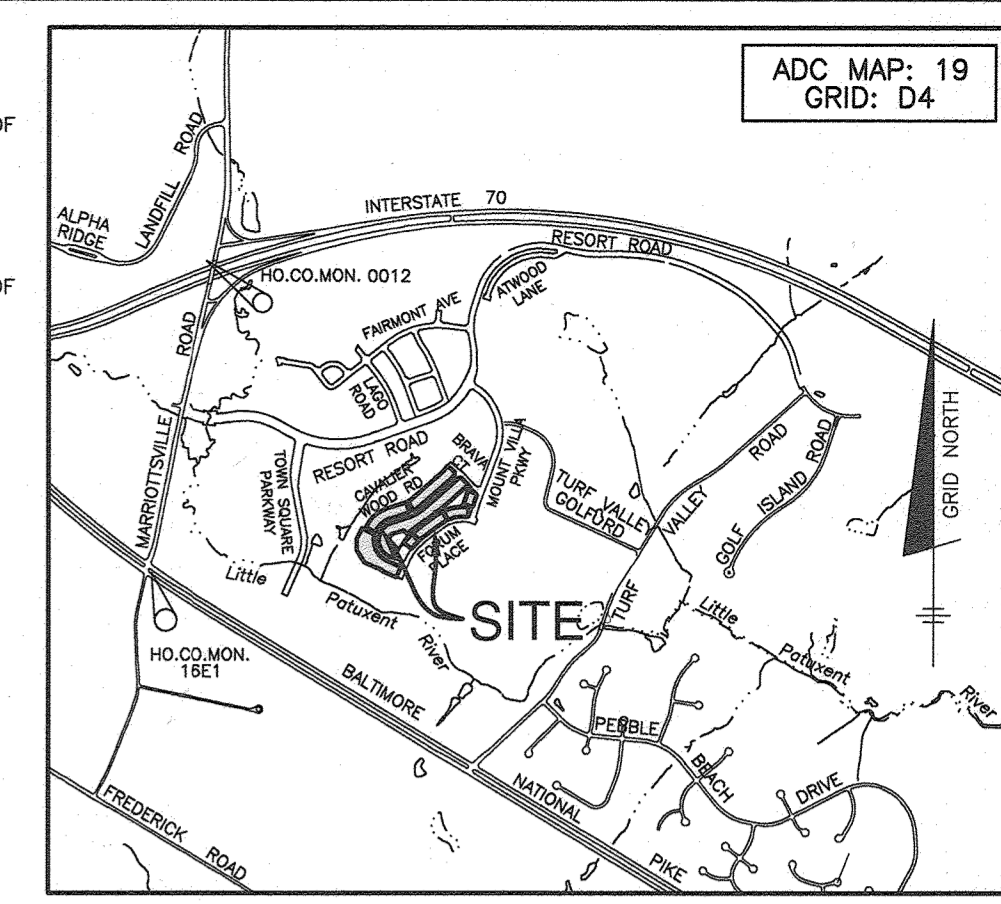
RESIDENTIAL SITE DEVELOPMENT PLAN CAPERTON VILLAGE AT TURF VALLEY PHASE 2

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. 16E1 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 AND F-17-102 ROAD CONSTRUCTION PLANS.
- THE EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN TAKEN FROM THE F-17-101 AND F-17-102 ROAD CONSTRUCTION PLANS, SDP-13-038, AND CONTRACT NOS. 14-4977-D AND 14-4978-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 THESE LOTS.
- 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, 2018. THE LIMITS SHOWN ARE IN ACCORDANCE WITH THOSE SHOWN ON THE 4TH AMENDMENT TO THE TURF VALLEY COMPREHENSIVE SKETCH PLAN (S-86-13, PG 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 AND 14-4978-D. THE DRAINAGE AREA IS THE LITTLE PATUXENT. THIS SUBDIVISION IS SUBJECT TO SECTION 18.1228 OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER SERVICE HAS BEEN GRANTED UNDER THESE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 3-6-2018, ON WHICH DATE DEVELOPER AGREEMENT NUMBER F-17-101/14-4977-D WAS FILED AND ACCEPTED AND EFFECTIVE 100 ON WHICH DATE DEVELOPER AGREEMENT F-17-102/14-4978-D WAS FILED AND ACCEPTED.
- THIS PROJECT IS EXEMPT FROM THE HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS PER SECTION 18.1202(b)(1)(v) 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 31, 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 \$17,700.00 (45 SHADE TREES AT \$300 PER TREE AND 28 EVERGREEN TREES AT \$150 PER TREE) FOR THE REQUIRED PERMIETER AND INTERNAL RESIDENTIAL LANDSCAPE OBLIGATIONS SHALL BE POSTED AS PART OF THE GRADING PERMIT.
- STORMWATER MANAGEMENT FOR THESE LOTS WAS "GRANDFATHERED" TO THE MDE 2000 REGULATIONS AND WAS PROVIDED AND APPROVED UNDER SDP-13-038 BY TWO (F-8) BIO-RETENTION FACILITIES AND ONE (F-3) EXTENDED DETENTION FACILITY WITH MICRO-POOL. THESE FACILITIES WERE CONSTRUCTED PRIOR TO MAY 4, 2017 IN ORDER TO RETAIN THEIR "GRANDFATHERED" STATUS. THE F-3 FACILITY IS PRIVATELY OWNED AND JOINTLY MAINTAINED AND THE F-8 FACILITIES ARE PRIVATELY OWNED AND PRIVATELY MAINTAINED.
- 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:
 - A) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 - B) SURFACE - 6" OF CRUSHER RUN BASE WITH TAR AND CHIP COATING (1.5" MIN)
 - C) GEOMETRY - MAX 15% GRADE, MAX 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
 - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
 - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - G) 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, F-17-102, CONTRACT #14-4977-D, AND CONTRACT #14-4978-D
- PUBLIC TRASH PICKUP FOR LOTS 1-30 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.
- FOR FLAG AND PIPE STEM LOTS (LOTS 43-47), REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND ROAD RIGHT-OF-WAY AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- 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. OPEN OR ENCLOSED PORCHES 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.

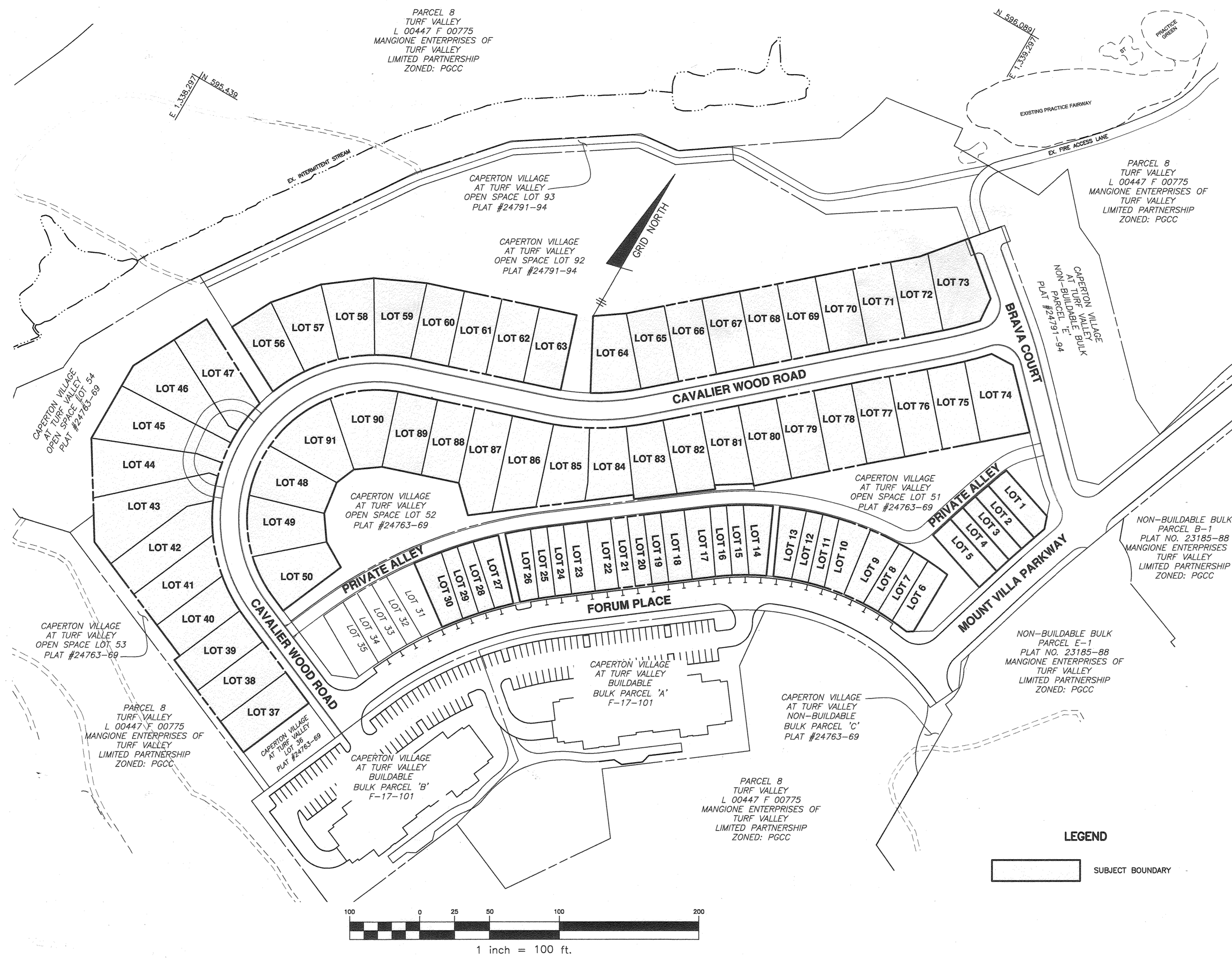
BENCHMARKS
NAD'83 HORIZONTAL
HO. CO. #16E1 (AKA: 3438001)
STAMPED BRASS DISK SET ON TOP OF
A 3/4" DEEP COLUMN OF CONCRETE.
N 593250.960' E 1340192.70'
ELEVATION: 463.981'

HO. CO. #0012 (AKA: 3439001)
STAMPED BRASS DISK SET ON TOP OF
A 3/4" DEEP COLUMN OF CONCRETE.
N 596502.763' E 1340864.37'
ELEVATION: 466.298'



SHEET INDEX	
SHEET	TITLE
1	COVER SHEET
2	GENERIC BOX AND HOUSE FOOTPRINTS
3	SITE DEVELOPMENT AND GRADING PLAN
4	SITE DEVELOPMENT AND GRADING PLAN
5	SITE DEVELOPMENT AND GRADING PLAN
6	LANDSCAPE PLAN
7	LANDSCAPE PLAN
8	LANDSCAPE PLAN
9	SEDIMENT AND EROSION CONTROL PLAN & DETAILS
10	SEDIMENT AND EROSION CONTROL PLAN
11	SEDIMENT AND EROSION CONTROL PLAN & DETAILS
12	SEDIMENT AND EROSION CONTROL NOTES

ADDRESS CHART		
LOT	STREET ADDRESS	STREET ADDRESS
1	3004 MOUNT VILLA PARKWAY	3193 CAVALIER WOOD ROAD
2	3006 MOUNT VILLA PARKWAY	3197 CAVALIER WOOD ROAD
3	3008 MOUNT VILLA PARKWAY	3201 CAVALIER WOOD ROAD
4	3010 MOUNT VILLA PARKWAY	3205 CAVALIER WOOD ROAD
5	3012 MOUNT VILLA PARKWAY	3209 CAVALIER WOOD ROAD
6	3016 FORUM PLACE	3213 CAVALIER WOOD ROAD
7	3018 FORUM PLACE	3217 CAVALIER WOOD ROAD
8	3020 FORUM PLACE	3221 CAVALIER WOOD ROAD
9	3022 FORUM PLACE	3225 CAVALIER WOOD ROAD
10	3024 FORUM PLACE	3226 CAVALIER WOOD ROAD
11	3026 FORUM PLACE	3227 CAVALIER WOOD ROAD
12	3028 FORUM PLACE	3228 CAVALIER WOOD ROAD
13	3030 FORUM PLACE	3229 CAVALIER WOOD ROAD
14	3034 FORUM PLACE	3230 CAVALIER WOOD ROAD
15	3036 FORUM PLACE	3231 CAVALIER WOOD ROAD
16	3038 FORUM PLACE	3232 CAVALIER WOOD ROAD
17	3040 FORUM PLACE	3233 CAVALIER WOOD ROAD
18	3042 FORUM PLACE	3234 CAVALIER WOOD ROAD
19	3044 FORUM PLACE	3235 CAVALIER WOOD ROAD
20	3046 FORUM PLACE	3236 CAVALIER WOOD ROAD
21	3048 FORUM PLACE	3237 CAVALIER WOOD ROAD
22	3050 FORUM PLACE	3238 CAVALIER WOOD ROAD
23	3052 FORUM PLACE	3239 CAVALIER WOOD ROAD
24	3054 FORUM PLACE	3240 CAVALIER WOOD ROAD
25	3056 FORUM PLACE	3241 CAVALIER WOOD ROAD
26	3058 FORUM PLACE	3242 CAVALIER WOOD ROAD
27	3062 FORUM PLACE	3243 CAVALIER WOOD ROAD



SITE ANALYSIS DATA CHART

- A.) TOTAL PROJECT AREA _____ 9.93 acres
- B.) AREA OF PLAN SUBMISSION _____ 9.93 acres
- C.) LIMIT OF DISTURBED AREA _____ 10.7 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): _____ 80
- G.) TOTAL NUMBER OF UNITS PROPOSED _____ 80
- H.) NUMBER OF PARKING SPACES REQUIRED BY HO. CO. ZONING REGS AND/OR FDP CRITERIA _____ 200 (80 SFA LOTS x 2.5)
- I.) NUMBER OF PARKING SPACES PROVIDED ONSITE (INCLUDES HANDICAPPED SPACES) _____ PROVIDED UNDER F-17-101
- J.) OPEN SPACE ON-SITE _____ PROVIDED UNDER F-17-101 & F-17-102
- 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

PERMIT INFORMATION CHART

SUBDIVISION NAME: CAPERTON VILLAGE AT TURF VALLEY		SECTION/AREA: PHASE 2	LOT/PARCEL # LOTS 1-30, 37-50 AND 56-91
PLAT No. 24763-69 24791-94	GRID No. 19	ZONE PGCC	TAX MAP No. 16 ELECTION DISTRICT 3 CENSUS TRACT 6030.00

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 FAMILY 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
ACCESSORY USES _____ 10 FEET
- FROM NON-PGCC ADJACENT PROPERTIES:
FROM RESIDENTIAL DISTRICTS _____ 75 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

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

[Signature]
COUNTY HEALTH OFFICER
HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: PLANNING BOARD OF HOWARD COUNTY

DATE: *[Signature]*

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 8-22-19
DATE: 8-22-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 8-29-19
DATE: 8-29-19
CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 8-29-19
DATE: 8-29-19
DIRECTOR

5	4-12-2022	Revise lot 49 to show specific house
4	4-12-2022	Revise Grades at rear of lot 85 to show data and specific base
3	2-16-2022	Revise Foundation and Grades Lot 74 to match As-Built Conditions
2	12-16-2019	CORRECT STREET ADDRESSES FOR LOTS 72 AND 87.
1	11-5-2019	CORRECT STREET ADDRESSES LOTS 48-50, 64-91
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. 15409864.37, dated 6-30-2021

BENCHMARK ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE SUITE 315 ELLICOTT CITY, MARYLAND 21043
(P) 410-465-8105 (F) 410-465-8544
WWW.BE-CIVILENGINEERING.COM

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
PHASE 2
LOTS 1-30, 37-50, AND 56-91

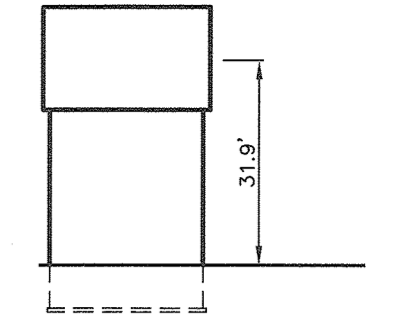
TAX MAP: 16 - GRID: 19 - PARCEL: P/O 8
ELECTION DISTRICT NO. 3 - HOWARD COUNTY, MARYLAND
ZONED: PGCC

COVER SHEET

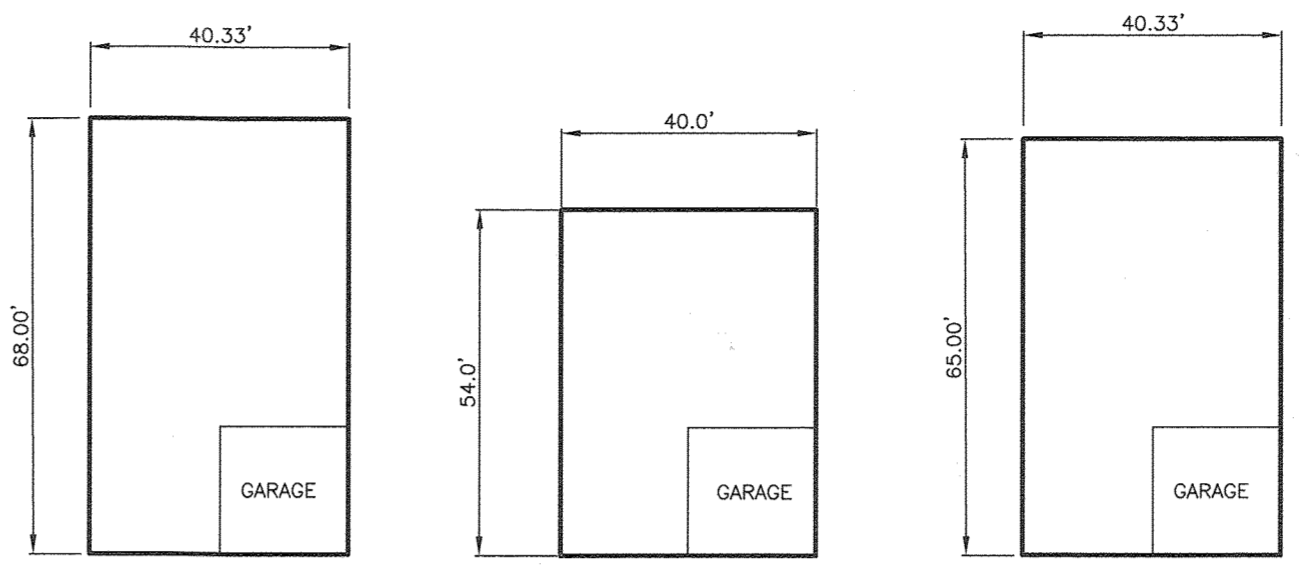
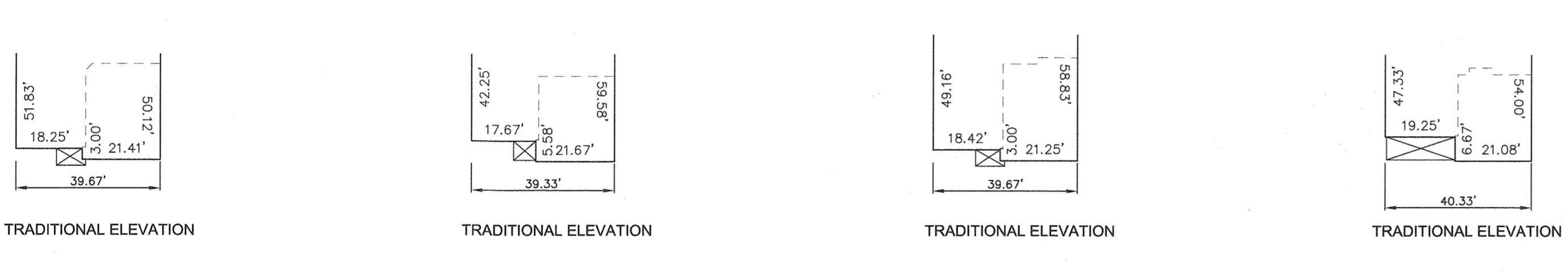
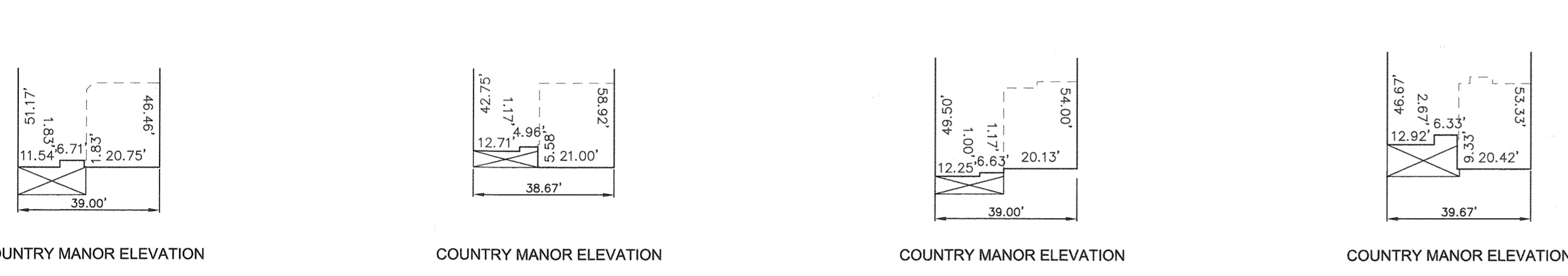
DATE: JULY 12, 2019
SCALE: AS SHOWN

BEI PROJECT NO. 2917
SHEET 1 OF 12

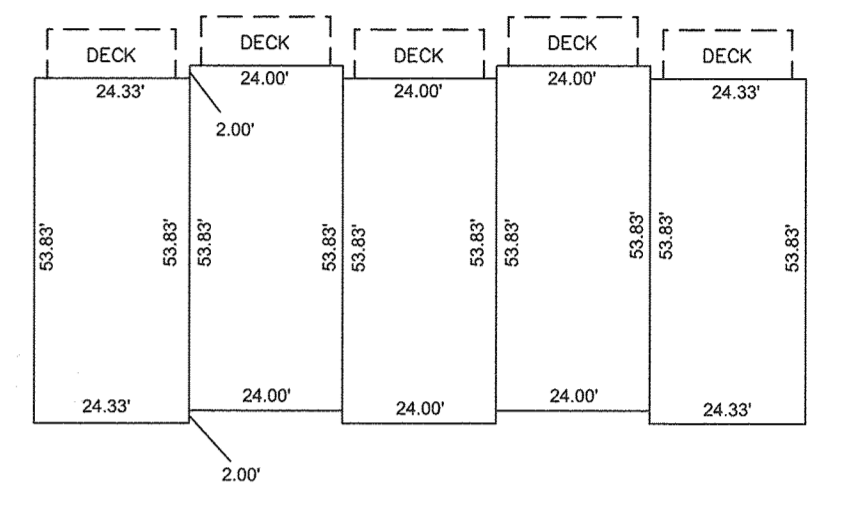
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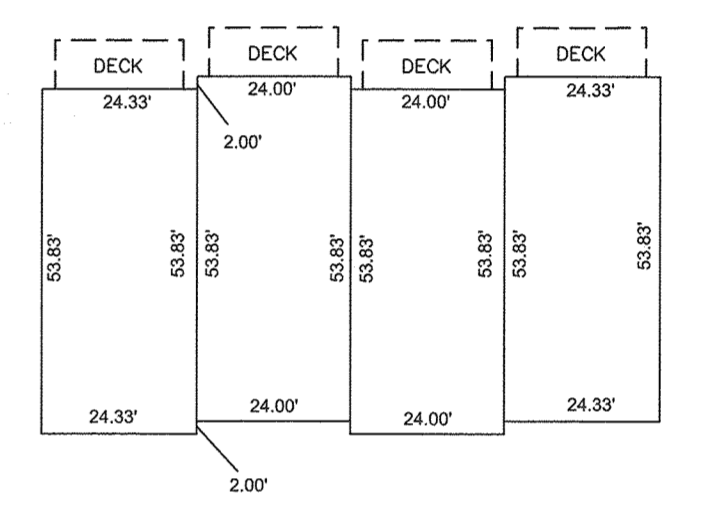
TYPICAL ELEVATION VIEW FOR TOWNHOUSE UNITS



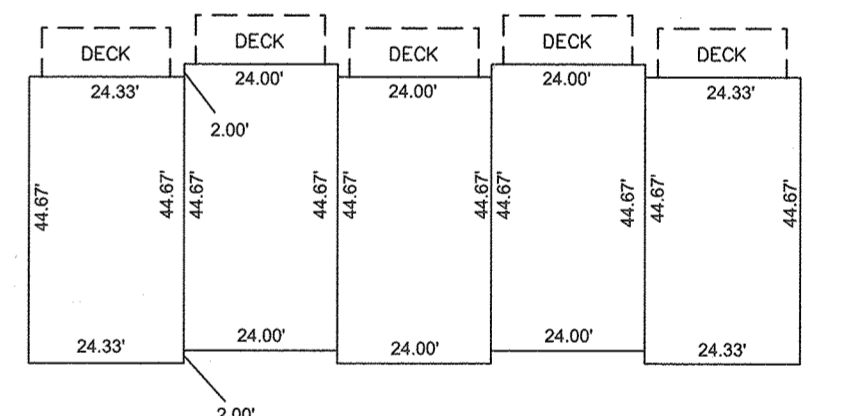
- BOX 'A': WOODBRIDGE FARMHOUSE W/OUTDOOR LIVING, TRADITIONAL W/OUTDOOR LIVING, COUNTRY MANOR W/OUTDOOR LIVING, FINNELL COUNTRY MANOR FAIRVIEW W/OUTDOOR LIVING, ALL ELEVATIONS
- BOX 'B': WOODBRIDGE FARMHOUSE COUNTRY MANOR FINNELL COUNTRY MANOR FAIRVIEW W/OUTDOOR LIVING, ALL ELEVATIONS
- BOX 'C': WOODBRIDGE FARMHOUSE TRADITIONAL COUNTRY MANOR FAIRVIEW W/OUTDOOR LIVING, ROCKLEDGE FARMHOUSE W/OUTDOOR LIVING, TRADITIONAL COUNTRY MANOR FAIRVIEW W/OUTDOOR LIVING, GARNER FARMHOUSE TRADITIONAL COUNTRY MANOR FAIRVIEW W/OUTDOOR LIVING, FINNELL FARMHOUSE W/OUTDOOR LIVING, TRADITIONAL W/OUTDOOR LIVING, COUNTRY MANOR W/OUTDOOR LIVING, FAIRVIEW W/OUTDOOR LIVING, HURLEY ALL ELEVATIONS AND OPTIONS



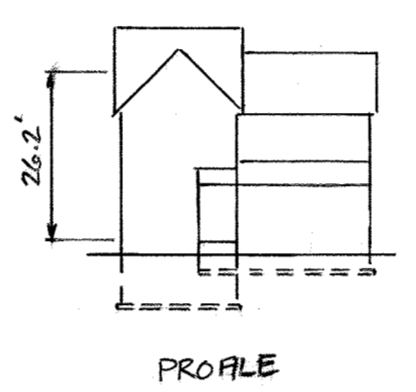
STONEBRIDGE - 5 UNIT BUILDING REAR LOADED UNITS



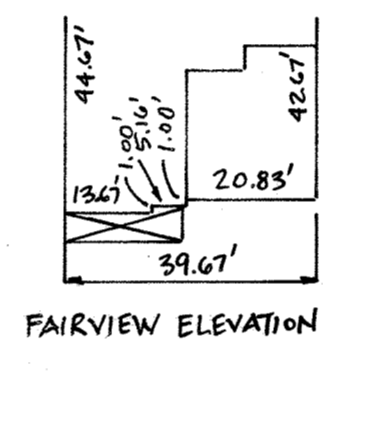
STONEBRIDGE - 4 UNIT BUILDING REAR LOADED UNITS



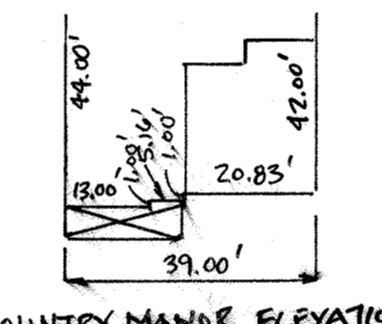
ROCKY GAP REAR LOADED UNITS



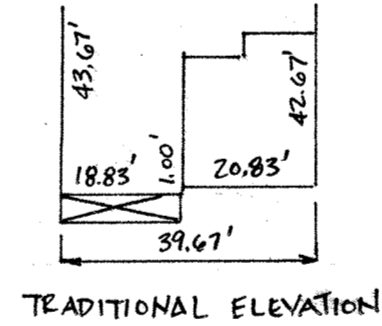
PROFILE



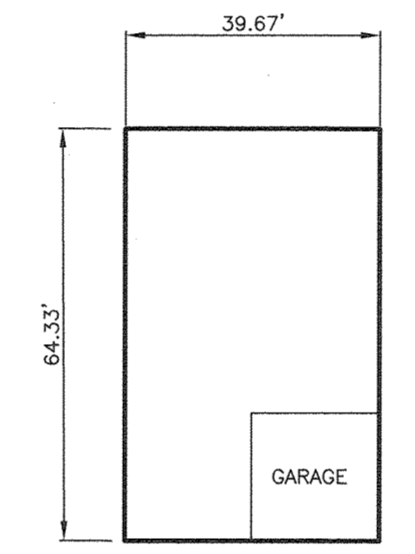
FAIRVIEW ELEVATION



COUNTRY MANOR ELEVATION

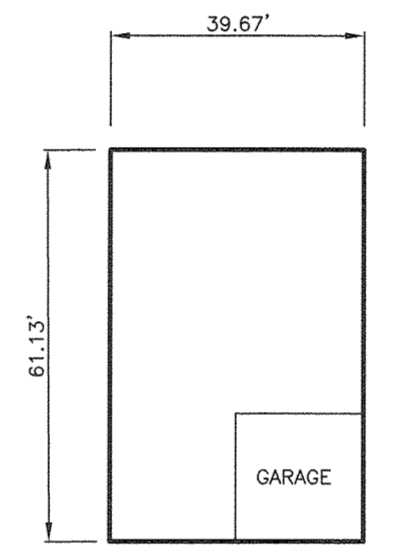


TRADITIONAL ELEVATION



BOX 'D'

- WOODBRIDGE FARMHOUSE COUNTRY MANOR ROCKLEDGE FARMHOUSE TRADITIONAL COUNTRY MANOR FAIRVIEW W/OUTDOOR LIVING, GARNER FARMHOUSE TRADITIONAL COUNTRY MANOR FAIRVIEW W/OUTDOOR LIVING, FINNELL FARMHOUSE W/OUTDOOR LIVING, TRADITIONAL W/OUTDOOR LIVING, COUNTRY MANOR W/OUTDOOR LIVING, FAIRVIEW W/OUTDOOR LIVING, HURLEY ALL ELEVATIONS AND OPTIONS

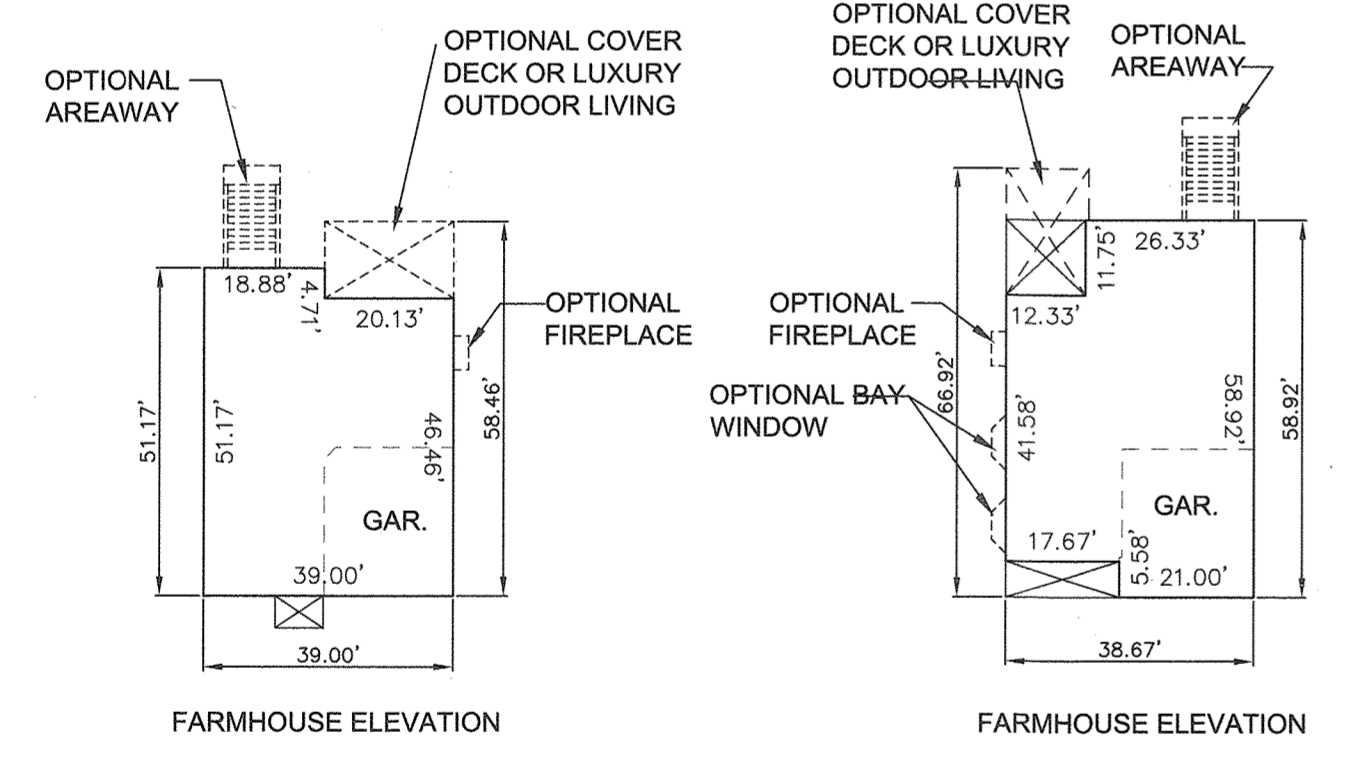


BOX 'E'

- WOODBRIDGE FARMHOUSE COUNTRY MANOR ROCKLEDGE FARMHOUSE TRADITIONAL COUNTRY MANOR FAIRVIEW W/OUTDOOR LIVING, GARNER FARMHOUSE TRADITIONAL COUNTRY MANOR FAIRVIEW W/OUTDOOR LIVING, FINNELL FARMHOUSE W/OUTDOOR LIVING, TRADITIONAL W/OUTDOOR LIVING, COUNTRY MANOR W/OUTDOOR LIVING, FAIRVIEW W/OUTDOOR LIVING, HURLEY ALL ELEVATIONS AND OPTIONS

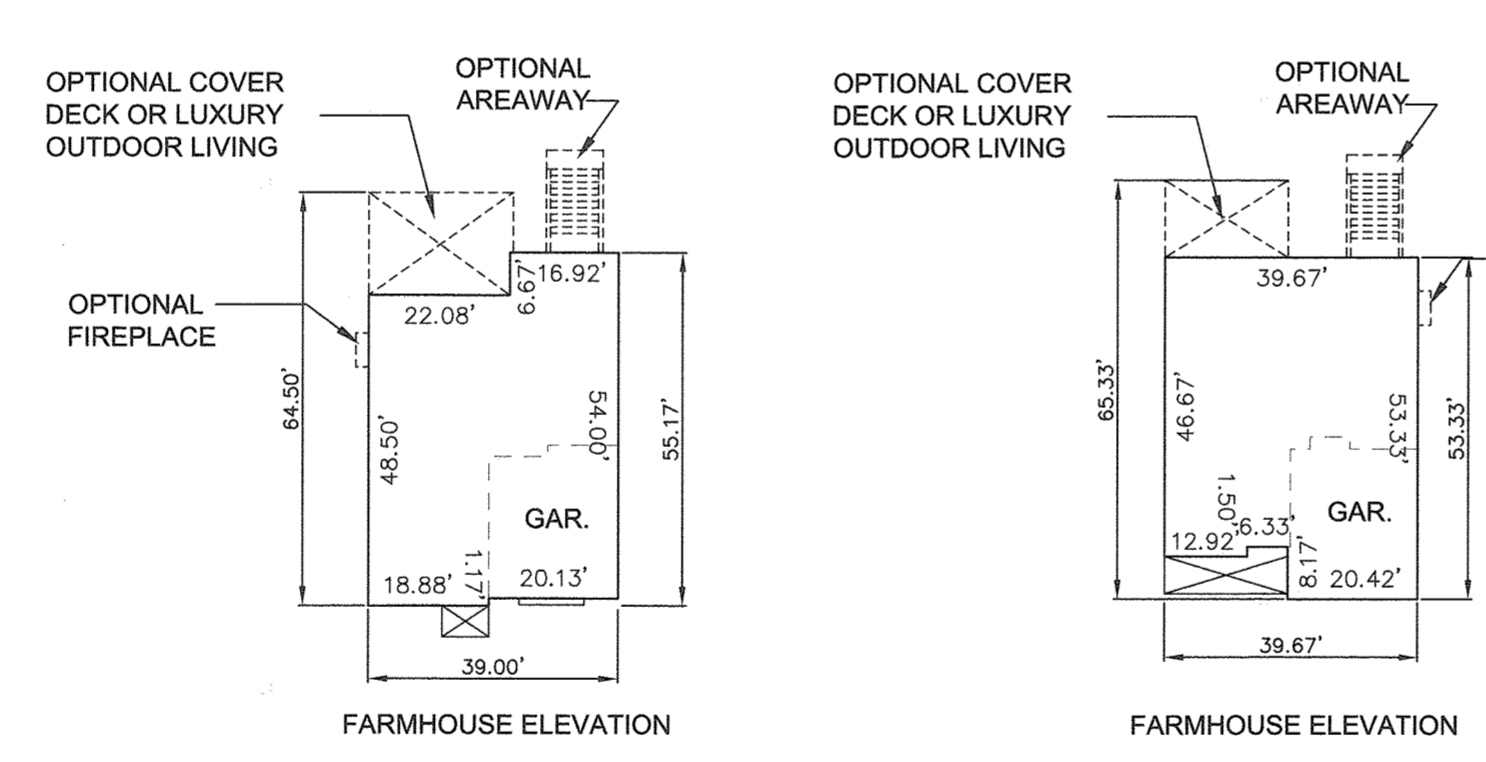
GENERIC BOXES

GENERIC BOX NOTE: HOUSE TYPES AND OPTIONS LISTED WITHIN EACH GENERIC BOX ARE THOSE THAT FIT IN EACH BOX. HOUSE TYPES AND OPTIONS NOT LISTED DO NOT FIT IN THE GENERIC BOX.



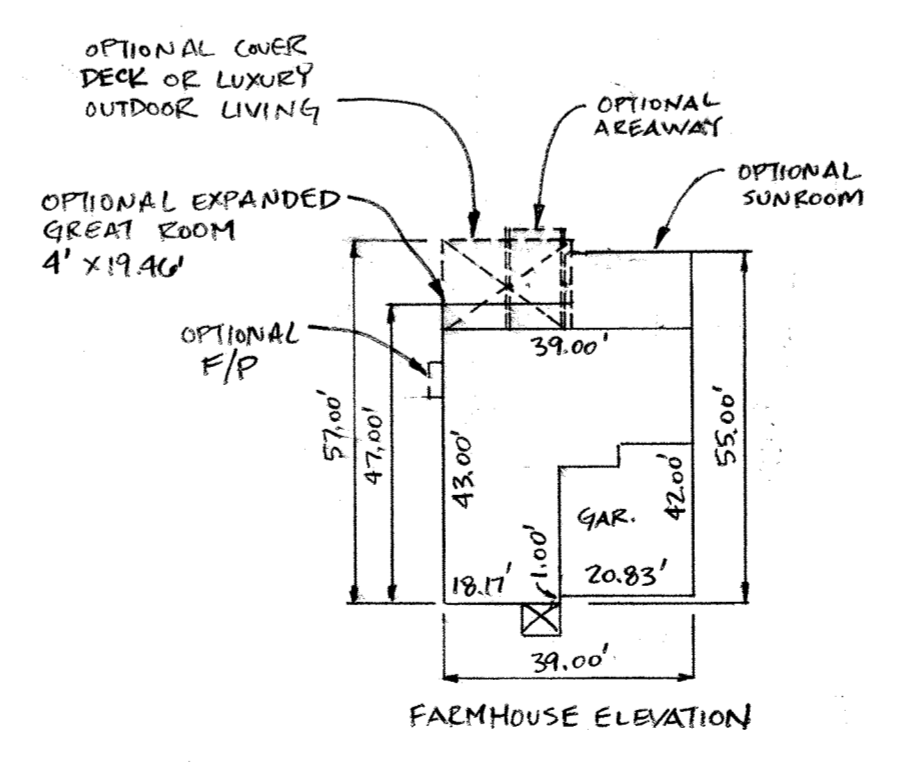
FINNELL SCALE: 1"=30'

GARNER SCALE: 1"=30'

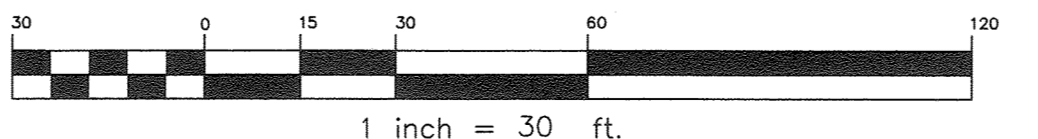


ROCKLEDGE SCALE: 1"=30'

WOODBRIDGE SCALE: 1"=30'



HURLEY SCALE: 1"=30'



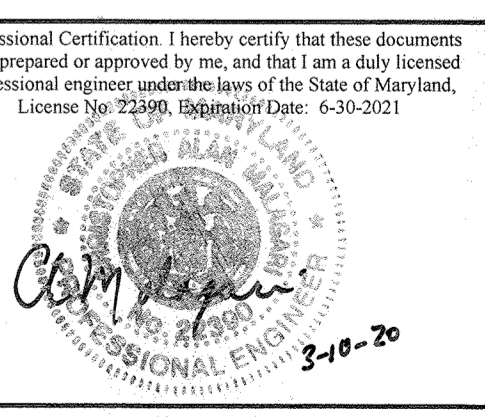
APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division: *[Signature]* DATE: 3-13-20
 Chief, Division of Land Development: *[Signature]* DATE: 3/20/20
 Director: *[Signature]* DATE: 3-26-2020

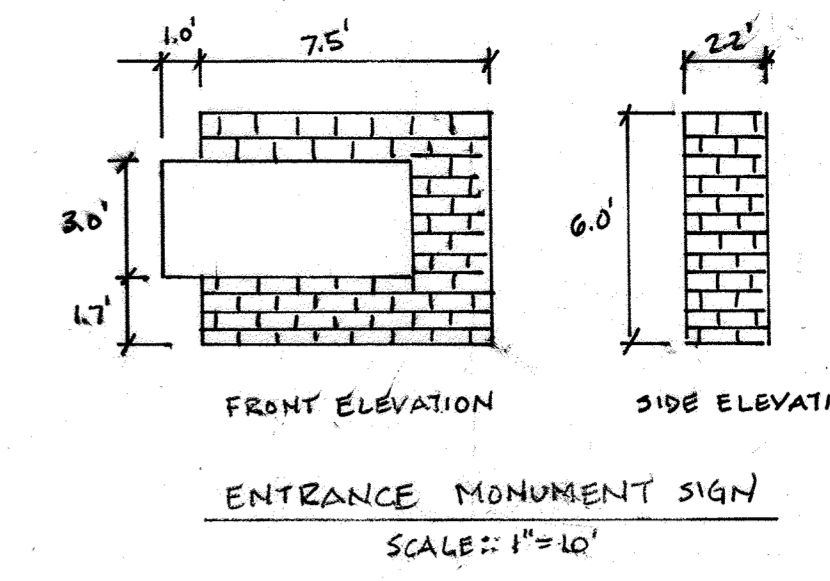
THIS SHEET REPLACES THE PREVIOUS SHEET 2 SIGNED ON 8-29-2019

NO.	DATE	REVISION
3	7.30.2020	ADD HURLEY HOUSE MODEL
2	3.9.2020	ADD ALL ELEVATIONS TYPES FOR EACH HOUSE. UPDATE GENERIC BOX INFORMATION.
1	1.21.2020	REVISE SFD HOUSE DIMENSIONS, DELETE WOODFORD HOUSE TYPE.

OWNER:	RESIDENTIAL - SINGLE FAMILY ATTACHED & DETACHED CAPERTON VILLAGE AT TURF VALLEY PHASE 2 LOTS 1-30, 37-50, AND 56-91
BUILDER:	TOLL BROTHERS, INC. 7164 COLUMBIA GATEWAY DRIVE, SUITE 230 COLUMBIA, MARYLAND 21046 410-381-2363
DATE:	JULY 12, 2019
SCALE:	AS SHOWN
BEI PROJECT NO.	2917
SHEET	2 OF 12



3-10-20

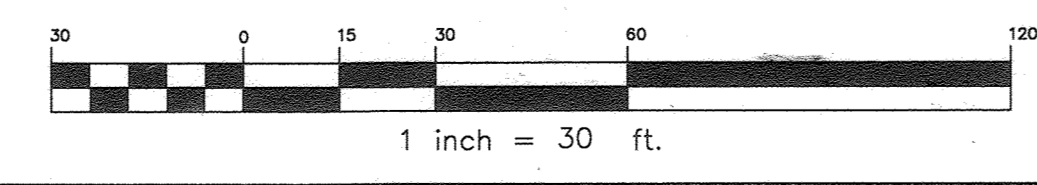


NON-BUILDABLE BULK PARCEL E-1
PLAT NO. 23185-88
MANGIONE ENTERPRISES OF
TURF VALLEY
LIMITED PARTNERSHIP
ZONED: PGCC

- LEGEND**
- SUBJECT BOUNDARY
 - ☆ EX. STREET LIGHT
 - - - EX. CONTOURS
 - EX. EASEMENT
 - EX. FIRE HYDRANT
 - 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
 - WOB INDICATES WALKOUT BASEMENT

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	2030.00'	108.18'	3'03"12"	54.10'	S18°23'36"W	108.17'
C2	2130.00'	129.51'	3'29"02"	64.78'	S18°13'30"W	129.49'
C3	100.00'	10.55'	6'02"36"	5.28'	S22°59'19"W	10.54'
C4	372.00'	208.98'	32'11"15"	107.33'	S82°17'46"W	206.24'
C5	472.00'	261.64'	31'45"38"	134.28'	S81°55'10"W	258.30'
C6	372.00'	75.61'	11'38'45"	37.94'	S58°50'21"W	75.48'
C7	575.00'	50.27'	5'00"34"	25.15'	S50°30'41"W	50.26'
C8	675.00'	59.89'	5'05"00"	29.96'	S50°28'29"W	59.87'
C9	472.00'	97.28'	11'48"32"	48.81'	S58°55'15"W	97.11'
C10	575.00'	107.41'	10'42"12"	53.86'	S41°39'31"W	107.26'
C11	675.00'	126.96'	10'46"37"	63.67'	S41°41'44"W	126.78'
C12	235.00'	335.04'	81'41"12"	203.16'	S26°06'56"E	307.38'
C13	325.00'	15.03'	2'38"57"	7.51'	N70°41'09"E	15.03'
C14	235.00'	209.56'	51'05"38"	112.33'	S46°27'49"W	202.69'
C15	475.00'	54.49'	6'34"23"	27.28'	N45°37'30"E	54.46'
C16	325.00'	73.10'	12'53"15"	36.71'	N55°21'19"E	72.95'
C17	185.00'	448.71'	138°58'10"	494.40'	S02°31'33"W	346.53'
C18	375.00'	151.18'	23°05'56"	76.63'	N60°27'40"E	150.16'
C19	525.00'	61.78'	6'44'34"	30.93'	N45°32'25"E	61.75'



APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE 7/30/19

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
DATE 8/29/19

3	2/16/2022	Revise Foundation and Grades Lot 74 to match As-Built Conditions
2	3/9/2020	ON LOT 73, DELETE GENERIC BOX AND SHIVA ROCKLEDGE COUNTRY MANOR W/DECK
1	12/16/2019	ADD ENTRANCE MONUMENT, REVISE TREE EMT AND MAILBOX PAD LOCATION
NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE & SUITE 315 A ELIJAH CITY, MARYLAND 21043
(P) 410-465-9102 (F) 410-465-6844
WWW.BE-CIVILENGINEERING.COM

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
PHASE 2
LOTS 1-30, 37-50, AND 56-91

TAX MAP: 16 - GRID: 19 - PARCEL: P0 8
ELECTION DISTRICT NO. 3 - HOWARD COUNTY, MARYLAND
ZONED: PGCC

SITE DEVELOPMENT AND GRADING PLAN

DATE: JULY 12, 2019 BEI PROJECT NO. 2917
SCALE: AS SHOWN SHEET 3 OF 12

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. 22394-Exempt/Exp. Date: 6-30-2021

Signature: *Chad A. Jones* 7-12-19

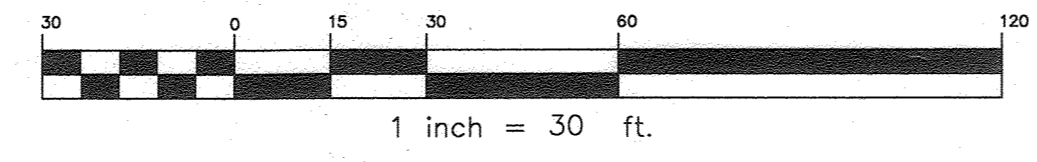


LEGEND

- SUBJECT BOUNDARY
- ☆ EX. STREET LIGHT
- - - - EX. CONTOURS
- EX. EASEMENT
- ⊕ EX. FIRE HYDRANT
- - - - 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
- WOB --- INDICATES WALKOUT BASEMENT

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE 7/30/19

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division: 8/23/19
 Chief, Division of Land Development: 8/29/19
 Director: 8/29/19



NO.	DATE	REVISION
4-12-22		Revise Grades at rear of lot 85 to show Patio and specific house
11-29-21		REVISE FOUNDATION & GRADES LOT 65 TO MATCH AS-BUILT CONDITIONS
1-14-21		REVISE FOUNDATION & GRADES LOT 64 TO MATCH AS-BUILT CONDITIONS

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. 23396, Expiration Date: 6-30-2021

BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043
 (P) 410-468-8105 (F) 410-468-6944
 WWW.BE-CIVILENGINEERING.COM

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

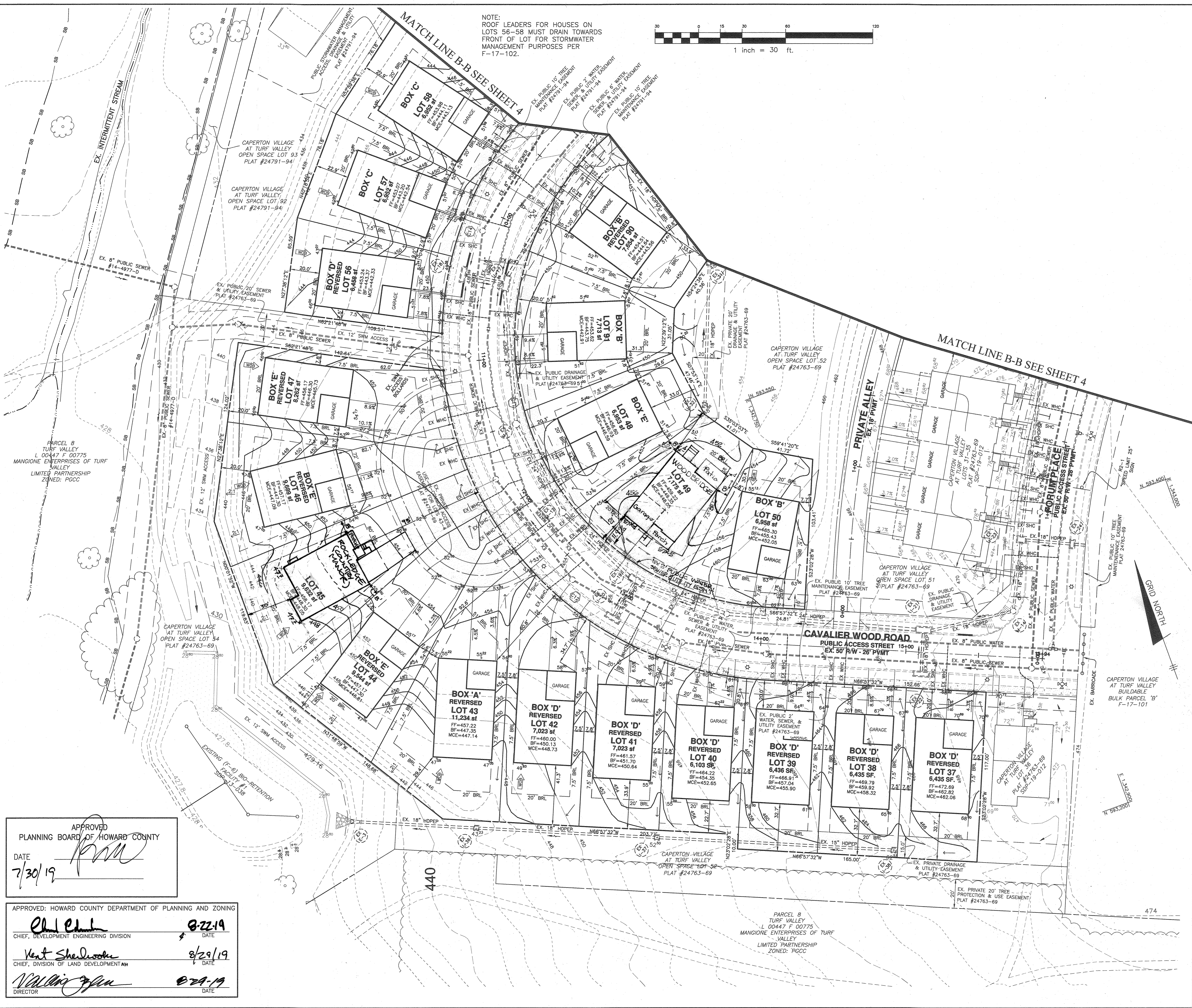
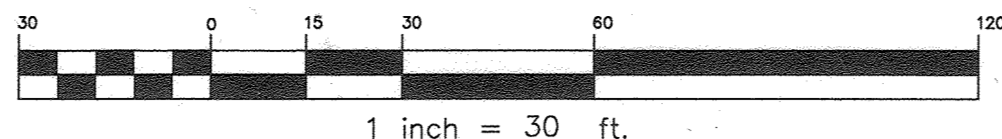
RESIDENTIAL - SINGLE FAMILY ATTACHED & DETACHED
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 PHASE 2
 LOTS 1-30, 37-50, AND 56-91

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

SITE DEVELOPMENT AND GRADING PLAN

DATE: JULY 12, 2019 BEI PROJECT NO. 2918
 SCALE: AS SHOWN SHEET 4 OF 12

NOTE:
ROOF LEADERS FOR HOUSES ON
LOTS 56-58 MUST DRAIN TOWARDS
FRONT OF LOT FOR STORMWATER
MANAGEMENT PURPOSES PER
F-17-102.



LEGEND

	SUBJECT BOUNDARY
	EX. STREET LIGHT
	EX. CONTOURS
	EX. EASEMENT
	EX. FIRE HYDRANT
	PROPOSED CONTOURS
	BUILDING RESTRICTION LINE
	20' BRL
	FF=XXX.XX
	BF=XXX.XX
	MCE=XXX.XX
	INDICATES WALKOUT BASEMENT

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE 7/30/19

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division: 8-22-19
 Chief, Division of Land Development: 8/29/19
 Director: 8-29-19

2 11/12/22 REVISE LOT 41 TO SHOW AS-BUILT HOUSE 1 10/06/21 REVISE LOT 45 TO SHOW AS-BUILT HOUSE		
NO.	DATE	REVISION
<p align="center">BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 211043 (P) 410-465-8100 (F) 410-465-8944 WWW.BEI-CIVILENGINEERING.COM</p>		
OWNER: MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400		RESIDENTIAL - SINGLE FAMILY ATTACHED & DETACHED CAPERTON VILLAGE AT TURF VALLEY PHASE 2 LOTS 1-30, 37-50, AND 56-91
BUILDER: TOLL BROTHERS, INC. 7164 COLUMBIA GATEWAY DRIVE, SUITE 230 COLUMBIA, MARYLAND 21046 410-381-2363		TAX MAP: 16 - GRID: 19 - PARCEL: P/O 8 ELECTION DISTRICT NO. 3 - HOWARD COUNTY, MARYLAND ZONED: PGCC SITE DEVELOPMENT AND GRADING PLAN
DATE: JULY 12, 2019	BEI PROJECT NO. 2918	
SCALE: AS SHOWN	SHEET 5 OF 12	



SCHEDULE A PERIMETER LANDSCAPE EDGE					
CATEGORY	SFA LOT SIDE TO ROAD (P-1)	SFA LOT SIDE TO ROAD (P-2)	SFA LOT SIDE TO ROAD (P-3)	SFA LOT SIDE TO ROAD (P-4)	SFA LOT SIDE TO ROAD (P-5)
LANDSCAPE TYPE	C	C	C	C	C
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	103.4'	109.2'	116.5'	87.7'	94.4'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED					
SHADE TREES	3	3	3	3	3
EVERGREEN TREES	6	6	6	5	5
OTHER TREES (2:1 SUBSTITUTE) SHRUBS	0	0	0	0	0
NUMBER OF PLANTS PROVIDED					
SHADE TREES	3	3	3	3	3
EVERGREEN TREES	6	6	6	5	5
OTHER TREES (2:1 SUBSTITUTE) SHRUBS (10:1 SUBSTITUTE)	0	0	0	0	0

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
NUMBER OF SFA DWELLING UNITS	30
NUMBER OF TREES REQUIRED (1:1 DU SFA; 1:3 DU APTS)	30
NUMBER OF TREES PROVIDED	
SHADE TREES	23 ^A
OTHER (2:1 RATIO)	70 ^B

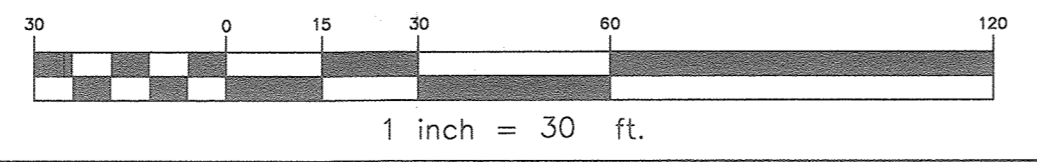
^A TO BE PLANTED ON OPEN SPACE LOT 52 ACROSS THE PRIVATE ALLEY.
^B 70 SHRUBS BEING SUBSTITUTED FOR THE REMAINING 7 REQUIRED SHADE TREES TO BE PLANTED ALONG THE EDGE OF THE PRIVATE ALLEY BETWEEN LOTS 14-28.

LANDSCAPE PLANTING LIST				
SYMBOL	QUANTITY	NAME	REMARKS	DESCRIPTION
		TILIA CORDATA 'GREENSPIRE' (Greenspire Littleleaf Linden)	2.5' - 3' cal.	EXISTING STREET TREES PLANTED UNDER F-16-004 F-17-101 F-17-102
		PLATANUS X ACERFOLIA (Bloodgood London Plane)	2.5' - 3' cal.	EXISTING STREET TREES PLANTED UNDER F-17-101 F-17-102
	28	THUJA PLICATA GIANT ARBORVITAE (Green Giant)	5' - 6' ht.	PERIMETER EVERGREEN TREES TO BE PROVIDED BY THE BUILDER UNDER THIS SDP
	15	CLADRASIS KENTUKEA (Yellowwood)	2.5' - 3' cal.	PERIMETER SHADE TREES TO BE PROVIDED BY THE BUILDER UNDER THIS SDP
	23	ACER RUBRUM 'RED SUNSET' (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
	70	JUNIPERUS CHINENSIS (Pfitzerana Compacta) Compact Pfitzer Juniper	2' - 2.5' hgt.	NEEDLE EVERGREEN SHRUBS TO BE SATISFY RESIDENTIAL INTERNAL OBLIGATION TO BE PROVIDED BY THE BUILDER UNDER THIS SDP

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.
 Tom Motiga 7-18-2019
 TOLL BROTHERS, INC. DATE

- 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:**
 - 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.
 - 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.
 - TREES SHALL BE PLANTED 6 FEET BEHIND CURB WHEN THERE ARE NO SIDEWALKS.
 - 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 \$17,700.00 (45 SHADE TREES AT \$300 PER TREE AND 28 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.

APPROVED
 PLANNING BOARD OF HOWARD COUNTY
 DATE 7/29/19
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division 8/22/19
 Chief, Development Engineering Division 8/29/19
 Director 8-29-19



NO.	12.16.2019	ADD ENTRANCE MONUMENT, REVISERBERM AND MAILBOX PAD LOCATION.
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. 23396, Expiration Date: 6-30-2021

BENCHMARK ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE & SUITE 315 A ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-8105 (F) 410-465-8944
 WWW.BE-CIVILENGINEERING.COM

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

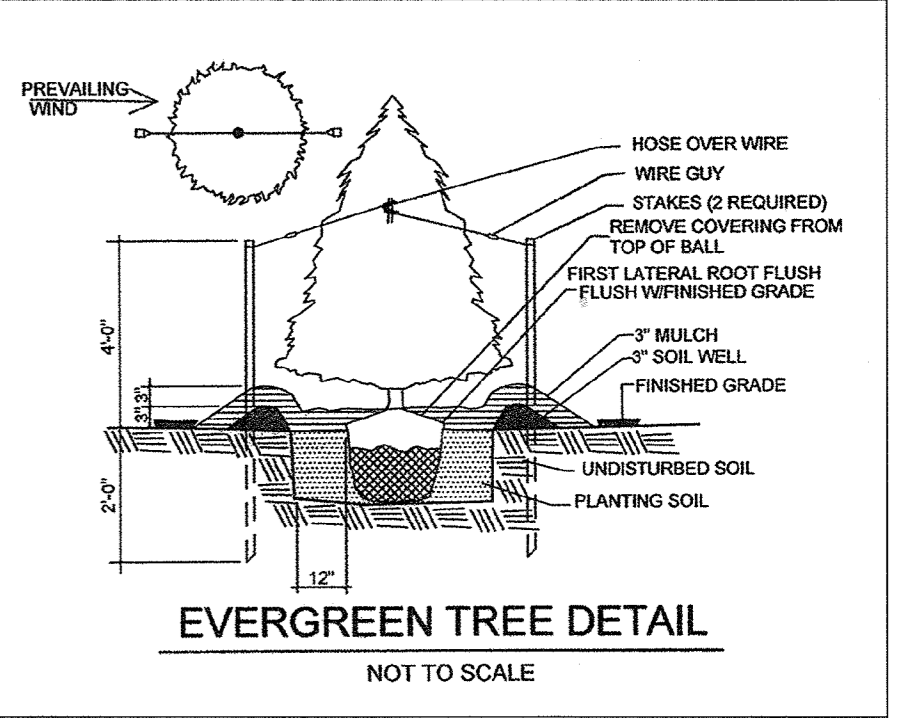
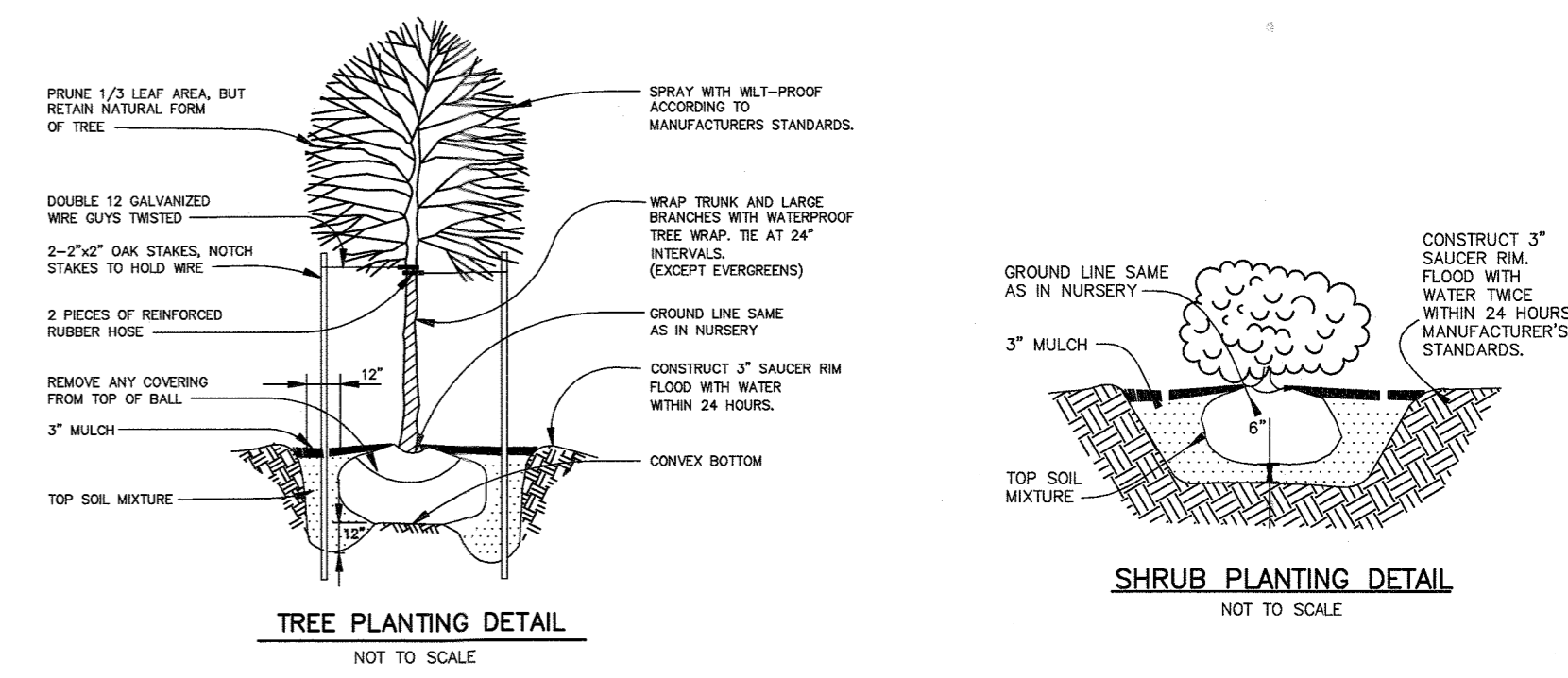
RESIDENTIAL - SINGLE FAMILY ATTACHED & DETACHED
CAPERTON VILLAGE AT TURF VALLEY
 PHASE 2
 LOTS 1-30, 37-50, AND 56-91

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

LANDSCAPE PLAN

DATE: JULY 12, 2019 BEI PROJECT NO. 2918
 SCALE: AS SHOWN SHEET 6 OF 12

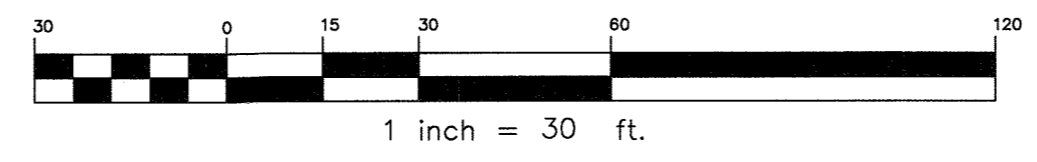
SDP-19-056



APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE 7/30/19

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
CHIEF, DIVISION OF LAND DEVELOPMENT

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.
Tom Matyja
TOLL BROTHERS, INC.
DATE 7-18-2019



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. 22390, Expiration Date: 6-30-2021

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
8450 BALTIMORE NATIONAL PIKE & SUITE 315 & ELICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-CIVILENGINEERING.COM

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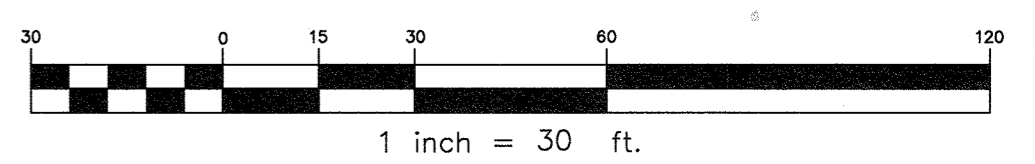
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LOTS 1-30, 37-50, AND 56-91

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ELECTION DISTRICT NO. 3 - HOWARD COUNTY, MARYLAND
ZONED: PGCC

LANDSCAPE PLAN

DATE: JULY 12, 2019
SCALE: AS SHOWN
BEI PROJECT NO. 2918
SHEET 7 OF 12

SDP-19-056



NO.	DATE	REVISION

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE: 7/30/19

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

8-22-19 DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION

8/29/19 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT

8-29-19 DATE

DIRECTOR

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.

Tom Matysa 7-18-2019 DATE

TOLL BROTHERS, INC.

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
8480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-CVLENGINEERING.COM

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

RESIDENTIAL - SINGLE FAMILY ATTACHED & DETACHED
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PHASE 2
LOTS 1-30, 37-50, AND 56-91

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7164 COLUMBIA GATEWAY DRIVE,
SUITE 230
COLUMBIA, MARYLAND 21046
410-381-2363

LANDSCAPE PLAN

DATE: JULY 12, 2019 BEI PROJECT NO. 2918
SCALE: AS SHOWN SHEET 8 OF 12

NRCS SOILS CHART - HoCo Soils Map No. 12				
SYMBOL	HYDRIC	GROUP	Kw	MAP UNIT NAME
Co*	YES	C	0.37	CODORUS AND HATBORO SILT LOAMS, 0 TO 3 PERCENT
GaD		B	0.32	GAILA LOAM, 15 TO 25 PERCENT SLOPES
GgB		B	0.37	GLENELG LOAM, 3 TO 8 PERCENT SLOPES
GgC		B	0.37	GLENELG LOAM, 8 TO 15 PERCENT SLOPES
GmA*	YES	C	0.43	GLENVILLE SILT LOAM, 0 TO 3 PERCENT SLOPES
GmB*	YES	C	0.43	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES
GmC		C	0.43	GLENVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES

SEQUENCE OF CONSTRUCTION

NOTIFY SEDIMENT CONTROL DIVISION 48 HOURS PRIOR TO START OF WORK

SEQUENCE PERTAINS TO EACH INDIVIDUAL HOUSE OR TOWNHOUSE STICK AS PERMITS ARE ISSUED. NOT ALL HOUSES/STICKS WILL BE CONSTRUCTED AT THE SAME TIME.

1. Obtain grading/building permit. Notify D.I.L.P. at 410-313-1880 at least 24 hours before starting any work. (1 day)
2. Hold on-site pre-construction meeting. (day 2)
3. Install individual lot perimeter controls (i.e. stabilized construction entrance). (day 3)
4. Excavate for foundation, rough grade lot, and stabilize in accordance with the temporary seeded notes. (day 4-10)
5. Construct house, install water and sewer house connections from easement up to house, backfill, and construct driveway. (day 11-90)
6. Upon approval from the Howard County Sediment Control Inspector, remove all sediment control devices and stabilize any remaining disturbed areas in accordance with the permanent seeded notes. (day 96-100)

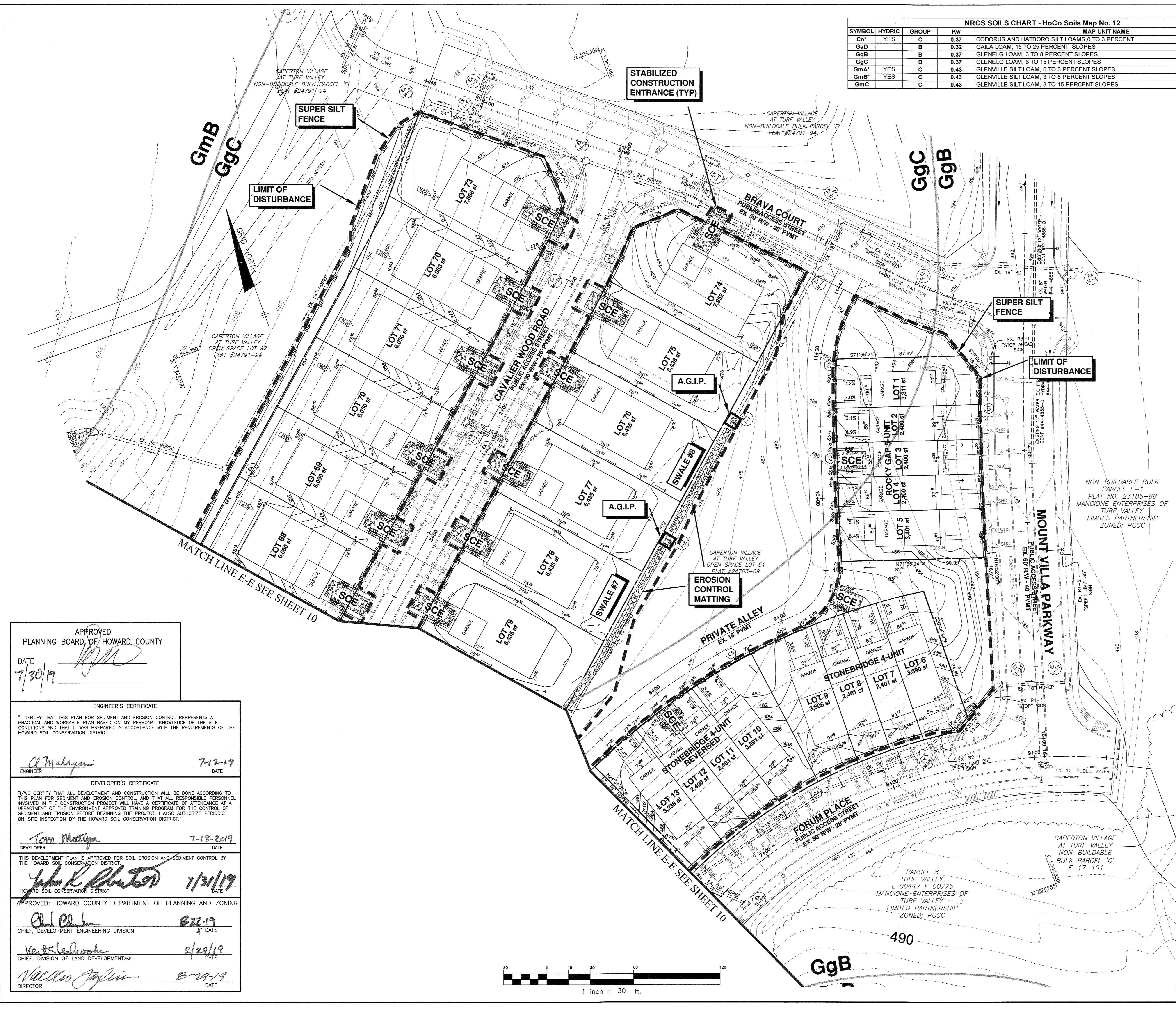
Note: Following initial soil disturbance or any re-disturbances, permanent or temporary stabilization shall be completed within:

- A. 3 calendar days for all perimeter sediment control structures, dikes, swales and all slopes greater than 3:1.
 - B. 7 calendar days for all other disturbed areas.
- During grading and after each rainfall, contractor will inspect and provide necessary maintenance to the sediment control measures of this plan.

LEGEND

- PROJECT BOUNDARY LINE
- - - LIMIT OF DISTURBANCE
- [Hatched Box] PERMANENT SOIL STABILIZATION MATTING
- - - SSF - SSF - SUPER SILT FENCE
- - - SOILS DELINEATION LINE
- GgC SOILS TYPE DESIGNATION
- [SCF Box] STABILIZED CONSTRUCTION ENTRANCE
- [Square Box] AT-GRADE INLET PROTECTION

THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL ONLY.



APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE 7/30/19

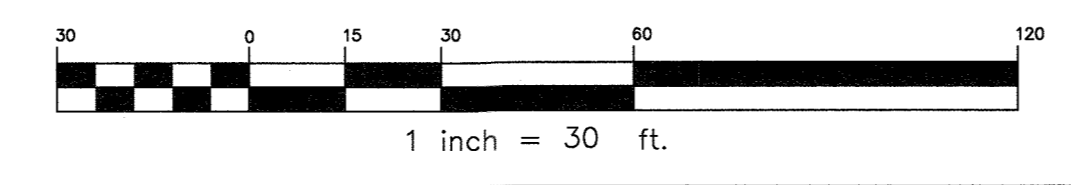
ENGINEER'S CERTIFICATE
I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
Al Malagon 7-12-19
ENGINEER 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.
Tom Matysa 7-18-2019
DEVELOPER DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John K. Rhoads 7/31/19
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 8-22-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 8-29-19
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
[Signature] 8-29-19
DIRECTOR DATE

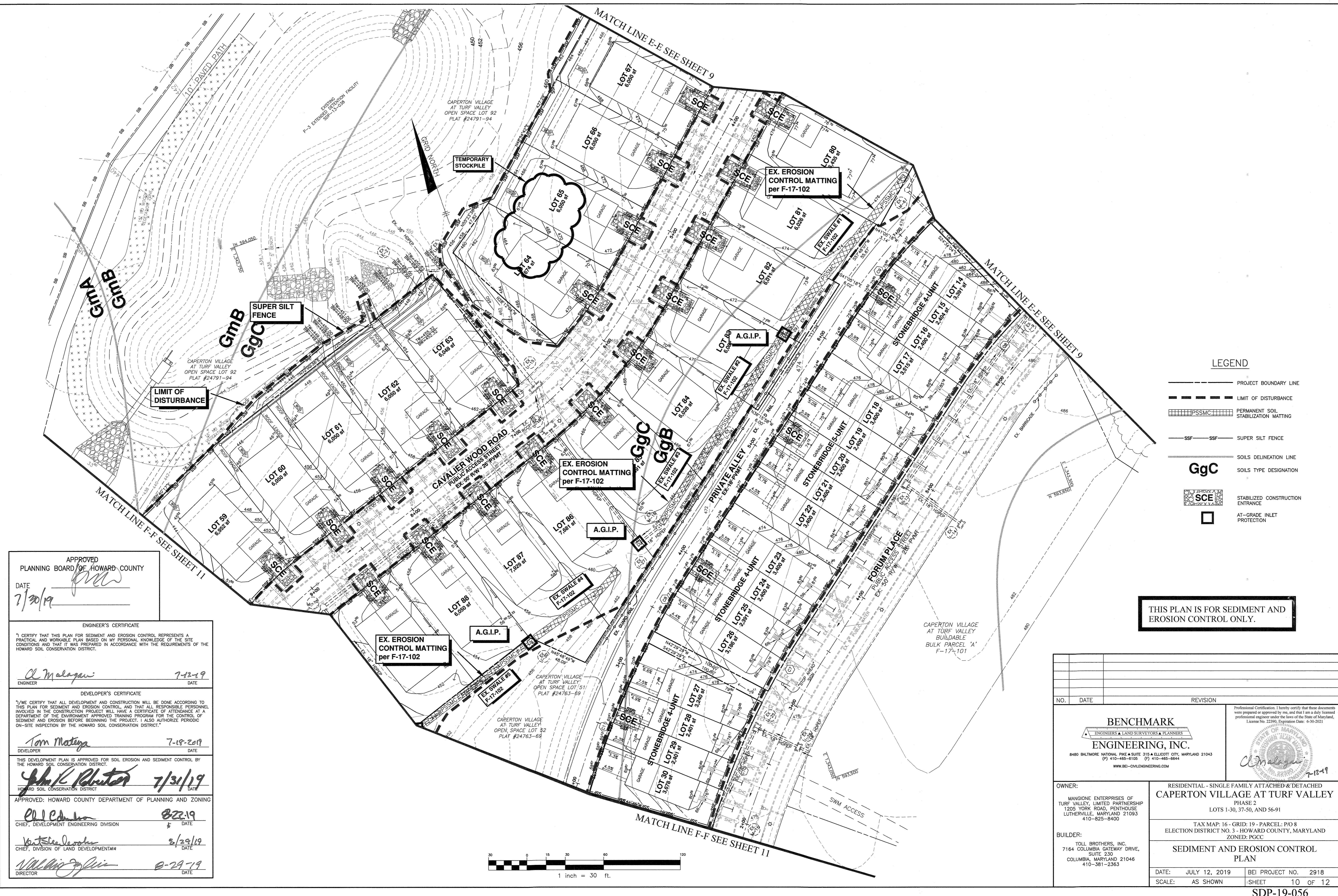


NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
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. 23560, Expiration Date: 6-30-2021
[Signature] 7-12-19

<p>OWNER: MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400</p>	<p>RESIDENTIAL - SINGLE FAMILY ATTACHED & DETACHED CAPERTON VILLAGE AT TURF VALLEY PHASE 2 LOTS 1-30, 37-50, AND 56-91</p>
<p>BUILDER: TOLL BROTHERS, INC. 7164 COLUMBIA GATEWAY DRIVE, SUITE 230 COLUMBIA, MARYLAND 21046 410-381-2363</p>	<p>TAX MAP: 16 - GRID: 19 - PARCEL: PIO 8 ELECTION DISTRICT NO. 3 - HOWARD COUNTY, MARYLAND ZONED: PGCC</p>
<p>SEDIMENT AND EROSION CONTROL PLAN</p>	
<p>DATE: JULY 12, 2019 SCALE: AS SHOWN</p>	<p>BEI PROJECT NO. 2918 SHEET 9 OF 12</p>



- LEGEND**
- PROJECT BOUNDARY LINE
 - - - - - LIMIT OF DISTURBANCE
 - ▨ PSSMC PERMANENT SOIL STABILIZATION MATTING
 - SSF SUPER SILT FENCE
 - SOILS DELINEATION LINE
 - GgC SOILS TYPE DESIGNATION
 - SCE STABILIZED CONSTRUCTION ENTRANCE
 - AT-GRADE INLET PROTECTION

THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL ONLY.

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE: 7/30/19

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.

A. Malagan 7-12-19
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.

Tom Mateys 7-18-2019
DEVELOPER DATE

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

John K. Rebuton 7/31/19
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Phil Edwards 8-22-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Walter Decker 8/29/19
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

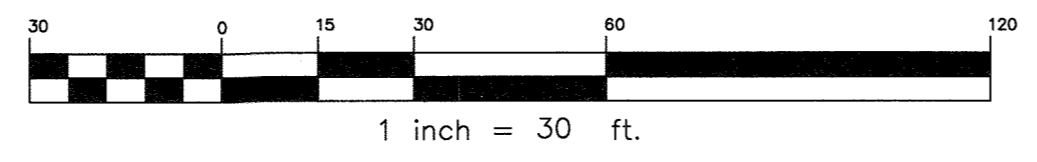
Naldin J. J. J. 8-29-19
DIRECTOR DATE

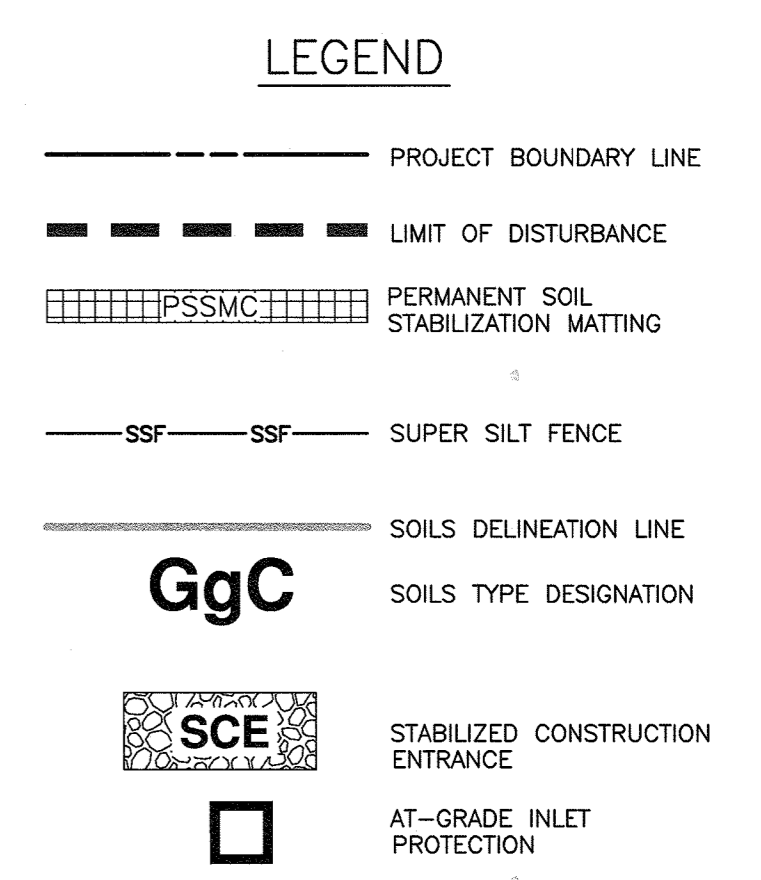
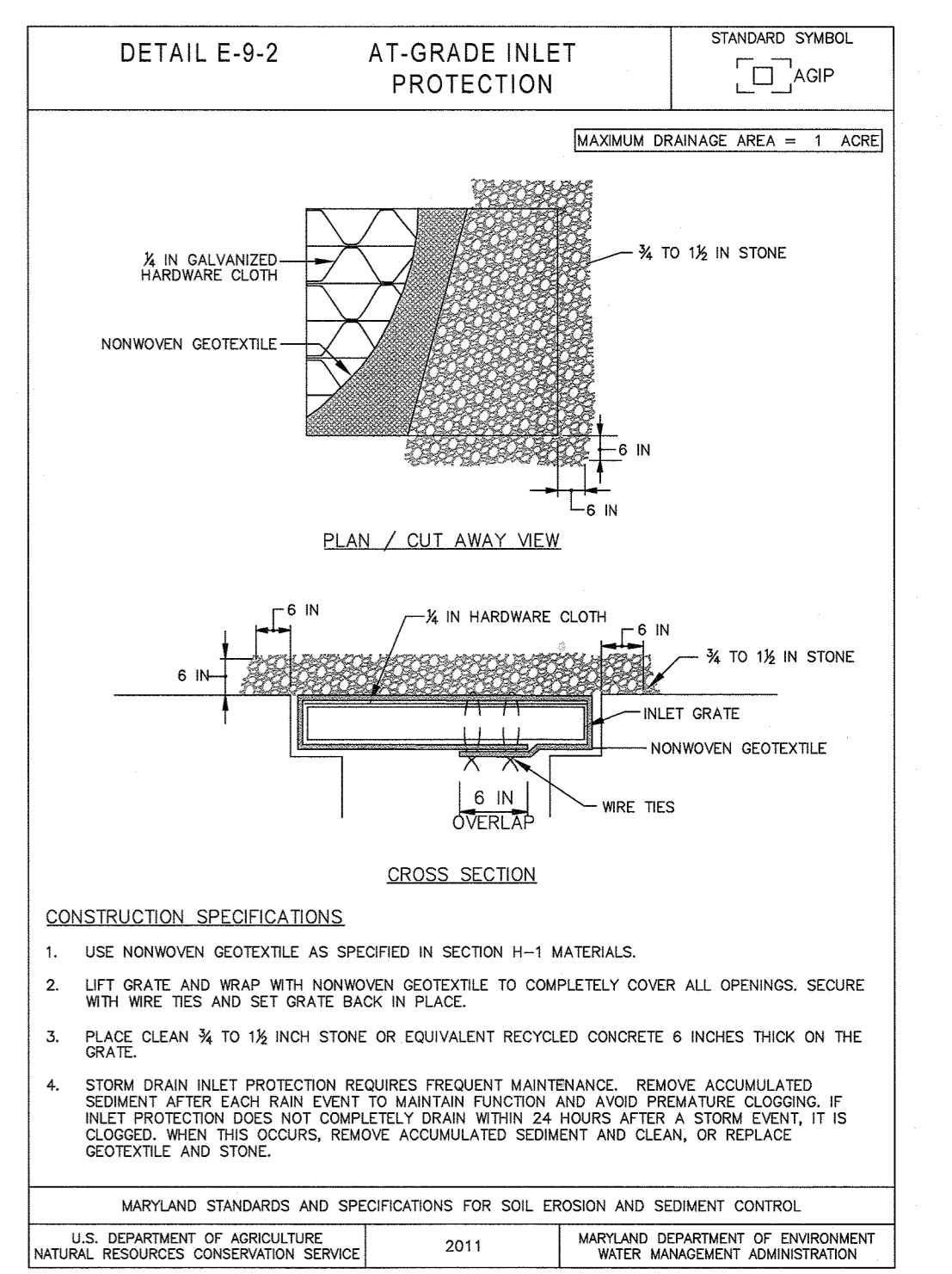
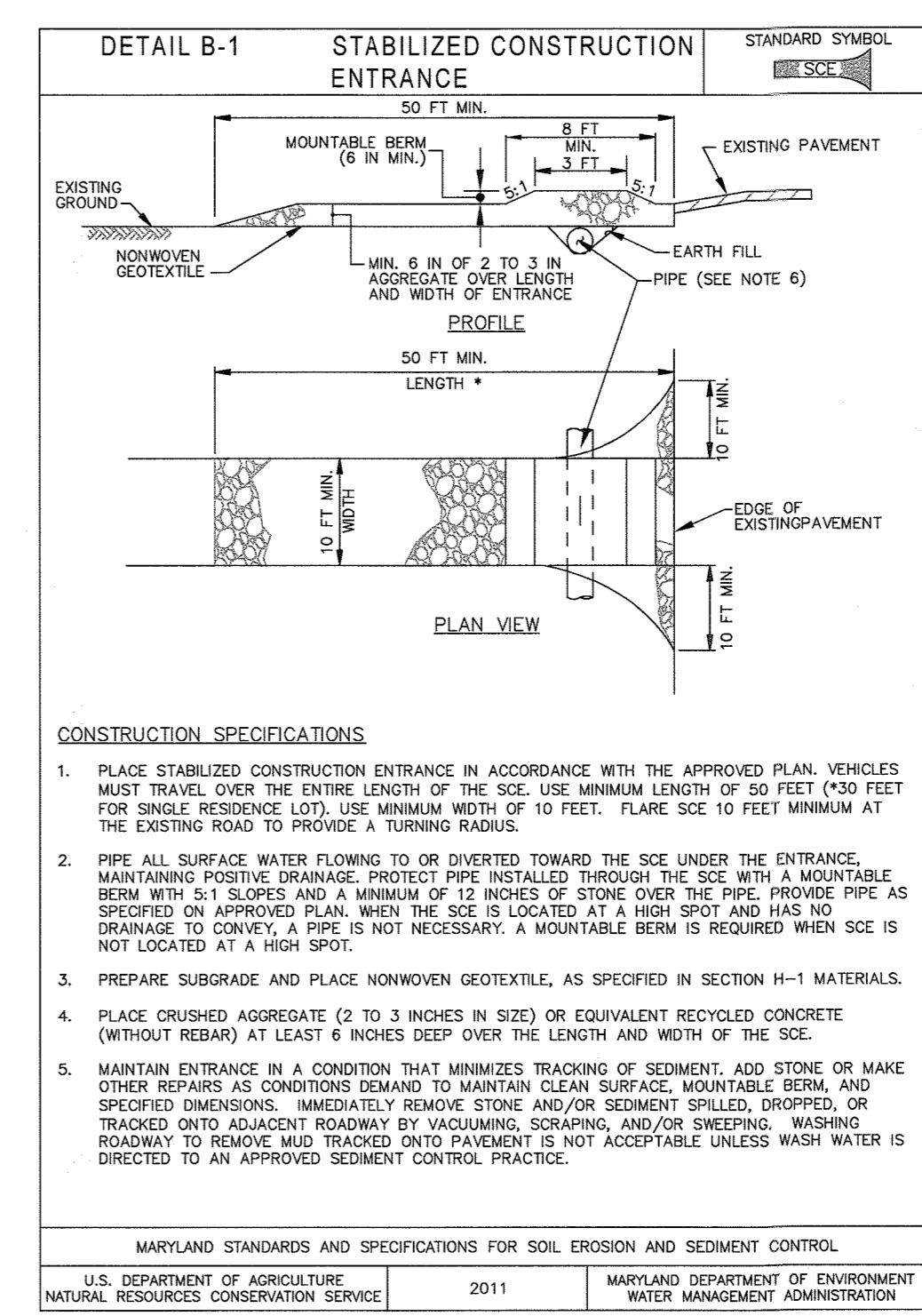
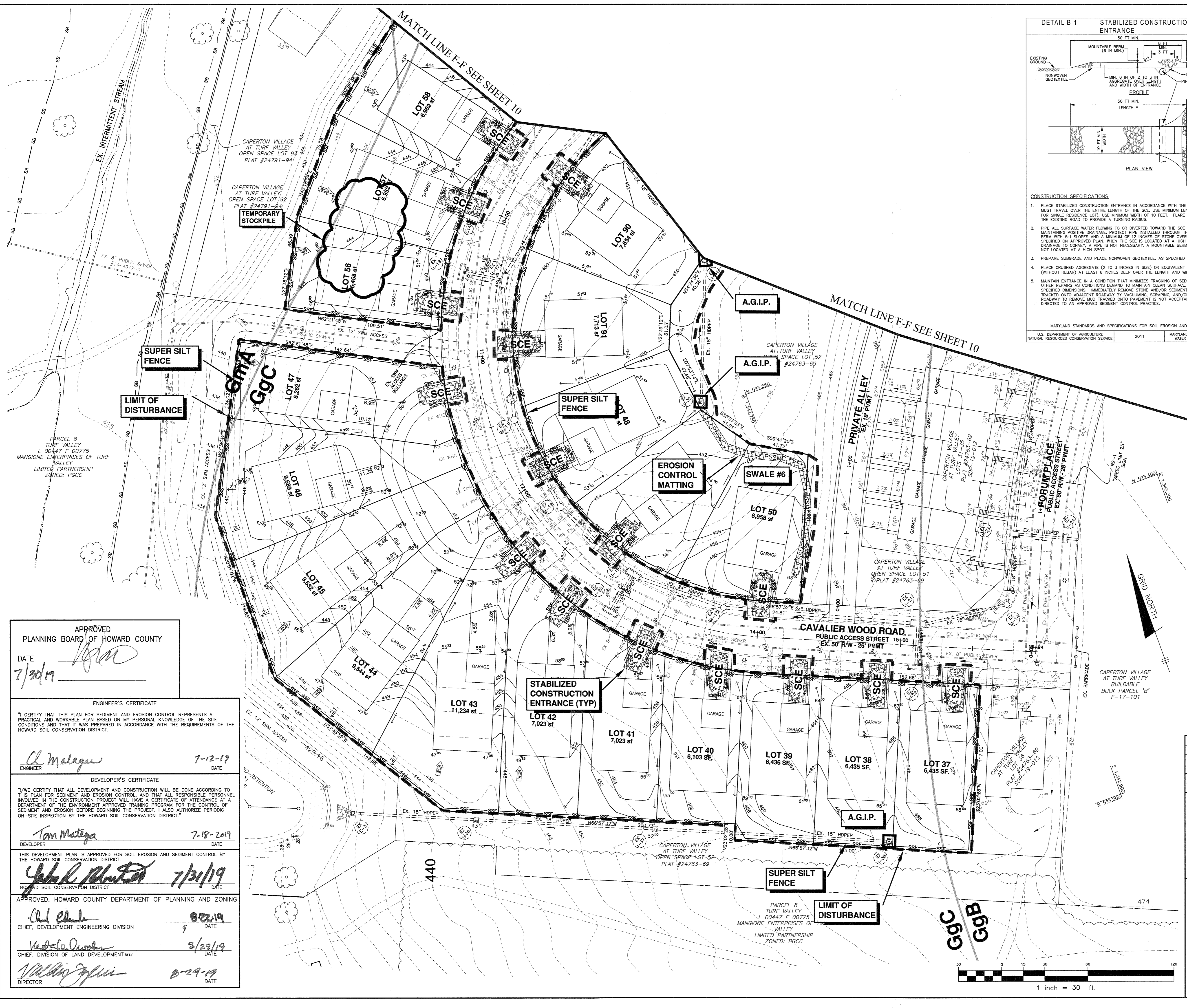
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(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-CIVILENGINEERING.COM

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. 22390, Expiration Date: 6-30-2021

<p>OWNER: MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP 1205 YORK ROAD, FIFTH FLOOR LUTHERVILLE, MARYLAND 21093 410-825-8400</p>	<p>RESIDENTIAL - SINGLE FAMILY ATTACHED & DETACHED CAPERTON VILLAGE AT TURF VALLEY PHASE 2 LOTS 1-30, 37-50, AND 56-91</p>
<p>BUILDER: TOLL BROTHERS, INC. 7164 COLUMBIA GATEWAY DRIVE, SUITE 230 COLUMBIA, MARYLAND 21046 410-381-2363</p>	<p>TAX MAP: 16 - GRID - 19 - PARCEL: P10 8 ELECTION DISTRICT NO. 3 - HOWARD COUNTY, MARYLAND ZONED: PGCC</p> <p>SEDIMENT AND EROSION CONTROL PLAN</p>
<p>DATE: JULY 12, 2019 SCALE: AS SHOWN</p>	<p>BEI PROJECT NO. 2918 SHEET 10 OF 12</p>





APPROVED
 PLANNING BOARD OF HOWARD COUNTY
 DATE 7/30/19

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.
 Al Malaga 7-12-19
 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.
 Tom Matyga 7-15-2019
 DEVELOPER DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 John R. Blunt 7/31/19
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division 8/22/19
 Chief, Division of Land Development 8/23/19
 Director 8-29-19

THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL ONLY.

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. 25594, Expiration Date: 6-30-2021

BENCHMARK ENGINEERING, INC.
 ENGINEERS LAND SURVEYORS PLANNERS
 8480 BALTIMORE NATIONAL PIKE SUITE 315 & ELLEOTT CITY, MARYLAND 21043
 (P) 410-465-5105 (F) 410-465-6644
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 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
 PHASE 2
 LOTS 1-30, 37-50, AND 56-91

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

SEDIMENT AND EROSION CONTROL PLAN

DATE: JULY 12, 2019 BEI PROJECT NO. 2918
 SCALE: AS SHOWN SHEET 11 OF 12

HOWARD COUNTY SOIL CONSERVATION DISTRICT (HSCD) STANDARD SEDIMENT CONTROL NOTES

1. A pre-construction meeting must occur with the Howard County Department of Public Works, Construction Inspection Division (CID), 410-3133-1855 after the future LOO and protected areas are marked clearly in the field. A minimum of 48 hours notice to CID must be given of the following steps:
a. Prior to the start of earth disturbance,
b. Upon completion of the installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading,
c. Prior to the start of another phase of construction or opening of another grading unit,
d. Prior to the removal or modification of sediment control practices.

2. All vegetative and structural practices are to be installed according to the provisions of the plan and are to be in conformance with the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, and revisions thereto.
3. Following initial soil disturbance or re-disturbance, permanent and temporary stabilization is required within three (3) calendar days as to the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes, and all slopes steeper than 3 horizontal to 1 vertical (3:1); and areas (7) (See later) in excess of 20 feet must be benching with stable outlet. All concentrated flow, steep slope, and highly erodible areas shall receive soil stabilization matting (See B-4-6).

4. All disturbed areas must be stabilized within the time period specified above in accordance with the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for topsoil (Sec. B-4-2), permanent seeding (Sec. B-4-5), temporary seeding (Sec. B-4-4) and mulching (Sec. B-4-3). Temporary stabilization with mulch alone can only be applied between the fall and spring seeding dates if the ground is frozen. Incremental stabilization (Sec. B-4-1) specifications shall be enforced in areas with 3:1 of cut and/or fill. Stockpiles (Sec. B-4-9) in excess of 20 feet must be benching with stable outlet. All concentrated flow, steep slope, and highly erodible areas shall receive soil stabilization matting (See B-4-6).

5. 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 CID.
6. Site Area: 9.9 Acres
Area of Site: 10.7 Acres
Area Disturbed: 4.8 Acres
Area to be roofed or paved: 5.9 Acres
Area to be vegetatively stabilized: 13,000 Cu Yds
Total cut: 13,000 Cu Yds
Total fill: 13,000 Cu Yds
Off-site waste/borrow area location: SITE WITH AN ACTIVE GRADING PERMIT

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 control must be provided, if deemed necessary by the CID. The site and all controls shall be inspected by the contractor weekly, and the next day after each rain event. A written report by the contractor, made available upon request, is part of every inspection and should include:
a. Inspection type (routine, pre-storm event, during rain event)
b. Name and title of inspector
c. Weather information (current conditions as well as time and amount of last recorded precipitation)
d. Brief description of project's status (e.g. percent complete) and/or current activities
e. Evidence of sediment discharge
f. Identification of plan deficiencies
g. Identification of sediment controls that require maintenance
h. Identification of missing or improperly installed sediment controls
i. Compliance status regarding the sequence of construction and stabilization requirements
j. Photographs
k. Monitoring/spotting
l. Maintenance and/or corrective action performed
m. Other inspection items as required by the General Permit for Stormwater Associated with Construction Activities (NPDES, MDE).

9. Trenches for the construction of utilities is limited to three pipe lengths or that which can and shall be back filled and stabilized by the end of each work day, whichever is shorter.
10. Any major changes or revisions to the plan or sequence of construction must be reviewed and approved by the HSCD prior to proceeding with construction. Minor revisions may be allowed by the CID per the list of HSCD-approved field changes.
11. Disturbance shall not occur outside the L.O.D. A project is to be sequenced so that grading activities begin on one grading unit (maximum acreage of 20 ac. per grading unit) at a time. Work may proceed to a subsequent grading unit when at least 50 percent of the disturbed area in the preceding grading unit has been stabilized and approved by the CID. Unless otherwise specified and approved by the HSCD, no more than 20 acres cumulatively may be disturbed at a given time.
12. Wash water from any equipment, vehicles, wheels, pavement, and other sources must be treated in a sediment basin or other approved washout structure.
13. Topsoil shall be stockpiled and preserved on-site for redistribution onto final grade.
14. All silt fence and super silt fence shall be placed on-the-contour, and be imbricated at 25' minimum intervals, with lower ends curved up by 2' in elevation.
15. Stream channels must not be disturbed during the following restricted time periods (Inclusive):
a. Use I and IP March 1 - June 15
b. Use II and IIIP October 1 - April 30
c. Use IV March 1 - May 31

16. A copy of this plan, the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, and associated permits shall be on-site and available when the site is active.
17. The stockpile area and all related sediment control practices must be clearly indicated on the erosion and sediment control plan.
18. The footprint of the stockpile must be sized to accommodate the anticipated volume of material and based on a side slope ratio no steeper than 2:1. Benching must be provided in accordance with Section B-3-Land Grading.
19. Runoff from the stockpile area must drain to a suitable sediment control practice.
20. Access the stockpile area from the upgrade side.
21. Clear water runoff into the stockpile area must be minimized by use of a diversion device such as an earth dike, temporary swale or diversion fence. Provisions must be made for discharging concentrated flow in a non-erosive manner.
22. Where runoff concentrates along the toe of the stockpile, an appropriate erosion/sediment control practice must be used to intercept the discharge.
23. Stockpiles must be stabilized in accordance with the 3:1 stay stabilization requirement as well as Standard B-4-1 Incremental Stabilization and Standard B-4-4 Temporary Stabilization.
24. If the stockpile is located on an impervious surface, a liner should be provided below the stockpile to facilitate cleanup. Stockpiles containing contaminated material must be covered with impermeable sheeting.

25. The stockpile area must continuously meet the requirements for Adequate Vegetative Establishment in accordance with Section B-4 Vegetative Stabilization. Side slopes must be maintained at no steeper than 2:1 ratio. The stockpile area must be kept free of erosion. If the vertical height of a stockpile exceeds 20 feet for 2:1 slopes, 30 feet for 3:1 slopes, or 40 feet for 4:1 slopes, benching must be provided in accordance with Section B-3-Land Grading.
26. The stockpile area must be kept free of erosion. If the vertical height of a stockpile exceeds 20 feet for 2:1 slopes, 30 feet for 3:1 slopes, or 40 feet for 4:1 slopes, benching must be provided in accordance with Section B-3-Land Grading.

27. The stockpile area must continuously meet the requirements for Adequate Vegetative Establishment in accordance with Section B-4 Vegetative Stabilization. Side slopes must be maintained at no steeper than 2:1 ratio. The stockpile area must be kept free of erosion. If the vertical height of a stockpile exceeds 20 feet for 2:1 slopes, 30 feet for 3:1 slopes, or 40 feet for 4:1 slopes, benching must be provided in accordance with Section B-3-Land Grading.

28. The stockpile area must continuously meet the requirements for Adequate Vegetative Establishment in accordance with Section B-4 Vegetative Stabilization. Side slopes must be maintained at no steeper than 2:1 ratio. The stockpile area must be kept free of erosion. If the vertical height of a stockpile exceeds 20 feet for 2:1 slopes, 30 feet for 3:1 slopes, or 40 feet for 4:1 slopes, benching must be provided in accordance with Section B-3-Land Grading.

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31. The stockpile area must continuously meet the requirements for Adequate Vegetative Establishment in accordance with Section B-4 Vegetative Stabilization. Side slopes must be maintained at no steeper than 2:1 ratio. The stockpile area must be kept free of erosion. If the vertical height of a stockpile exceeds 20 feet for 2:1 slopes, 30 feet for 3:1 slopes, or 40 feet for 4:1 slopes, benching must be provided in accordance with Section B-3-Land Grading.

32. The stockpile area must continuously meet the requirements for Adequate Vegetative Establishment in accordance with Section B-4 Vegetative Stabilization. Side slopes must be maintained at no steeper than 2:1 ratio. The stockpile area must be kept free of erosion. If the vertical height of a stockpile exceeds 20 feet for 2:1 slopes, 30 feet for 3:1 slopes, or 40 feet for 4:1 slopes, benching must be provided in accordance with Section B-3-Land Grading.

33. The stockpile area must continuously meet the requirements for Adequate Vegetative Establishment in accordance with Section B-4 Vegetative Stabilization. Side slopes must be maintained at no steeper than 2:1 ratio. The stockpile area must be kept free of erosion. If the vertical height of a stockpile exceeds 20 feet for 2:1 slopes, 30 feet for 3:1 slopes, or 40 feet for 4:1 slopes, benching must be provided in accordance with Section B-3-Land Grading.

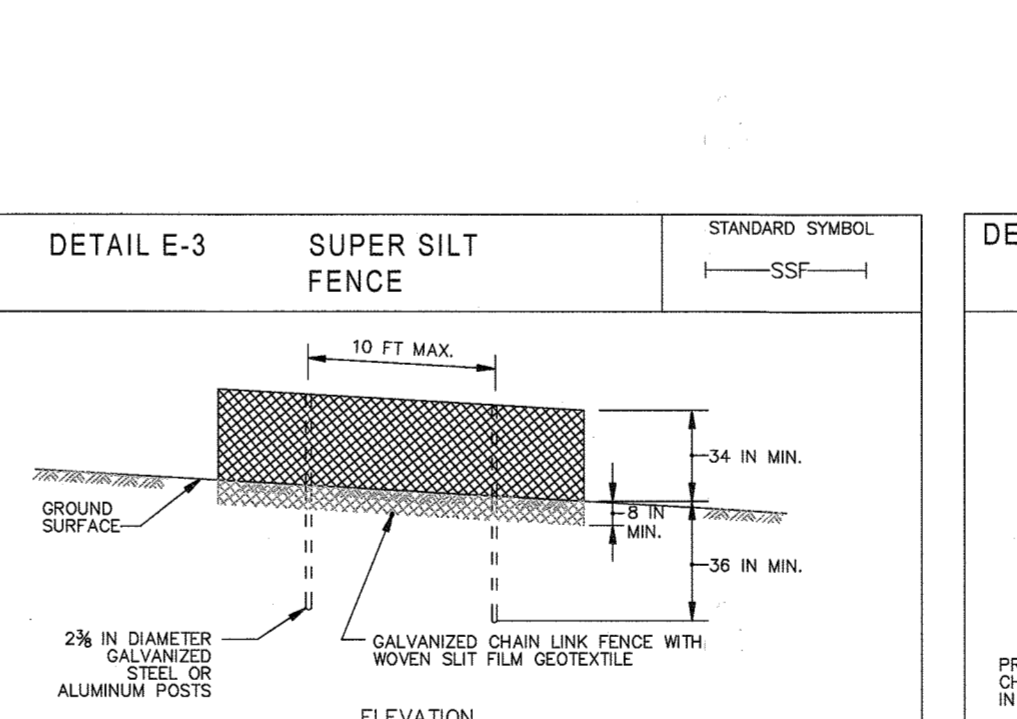
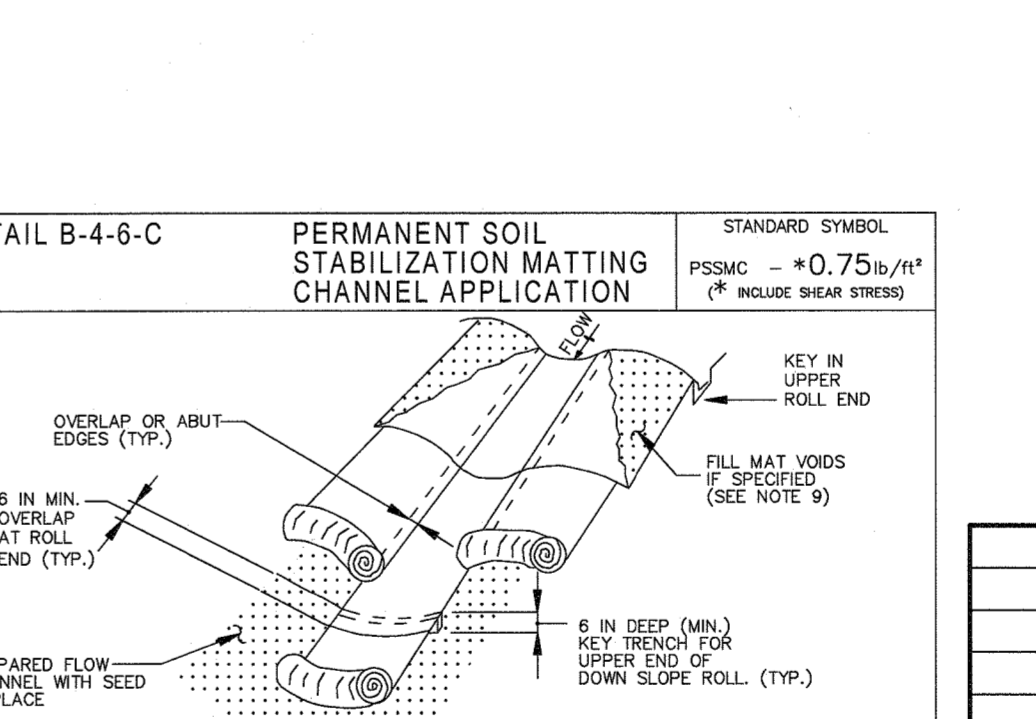
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36. The stockpile area must continuously meet the requirements for Adequate Vegetative Establishment in accordance with Section B-4 Vegetative Stabilization. Side slopes must be maintained at no steeper than 2:1 ratio. The stockpile area must be kept free of erosion. If the vertical height of a stockpile exceeds 20 feet for 2:1 slopes, 30 feet for 3:1 slopes, or 40 feet for 4:1 slopes, benching must be provided in accordance with Section B-3-Land Grading.

37. The stockpile area must continuously meet the requirements for Adequate Vegetative Establishment in accordance with Section B-4 Vegetative Stabilization. Side slopes must be maintained at no steeper than 2:1 ratio. The stockpile area must be kept free of erosion. If the vertical height of a stockpile exceeds 20 feet for 2:1 slopes, 30 feet for 3:1 slopes, or 40 feet for 4:1 slopes, benching must be provided in accordance with Section B-3-Land Grading.

38. The stockpile area must continuously meet the requirements for Adequate Vegetative Establishment in accordance with Section B-4 Vegetative Stabilization. Side slopes must be maintained at no steeper than 2:1 ratio. The stockpile area must be kept free of erosion. If the vertical height of a stockpile exceeds 20 feet for 2:1 slopes, 30 feet for 3:1 slopes, or 40 feet for 4:1 slopes, benching must be provided in accordance with Section B-3-Land Grading.



CONSTRUCTION SPECIFICATIONS:
1. USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS.
2. USE PERMANENT SOIL STABILIZATION MATTING MADE OF OPEN WEAVE SYNTHETIC, NON-DEGRADABLE FIBERS OR FIBERS OF UNIFORM THICKNESS AND DISTRIBUTION THROUGHOUT. CHEMICALS USED IN THE MAT MUST BE NON-LEACHING AND NON-TOXIC TO VEGETATION AND SOIL GERMINATION AND NON-HARMFUL TO THE SOIL. PRELIMINARY NETTING MUST BE EXTENDED PLASTIC WITH A MAXIMUM GRINDING OF 3/2 INCHES AND SUFFICIENTLY BONDING OR SEWN ON 2 INCH CENTERS ALONG LONGITUDINAL AXIS OF THE MATERIAL TO PREVENT SEPARATION OF THE NET FROM THE MAT.
3. SECURE MATTING USING STEEL STAPLES OR WOOD STAPLES. STAPLES MUST BE "U" OR "T" SHAPED STEEL WIRE HAVING A MINIMUM GAUGE OF NO. 11 AND NO. 8 RESPECTIVELY. "U" SHAPED STAPLES MUST AVERAGE 2" TO 1 1/2 INCHES WIDE AND BE 1/8 INCH THICK. "T" SHAPED STAPLES MUST AVERAGE 2 INCHES WIDE, MINIMUM 8 INCH MAIN LEG, A MINIMUM 1 INCH SECONDARY LEG, AND MINIMUM 4 INCH HEAD. WOOD STAPLES MUST BE 5/8 INCH SQUARE HARDWOOD, 12 TO 24 INCHES IN LENGTH, 1/2 INCH IN CROSS-SECTION, AND WEDGE SHAPED AT THE BOTTOM.
4. PERFORM FINAL GRADING, TOPSOIL APPLICATION, SEEDING PREPARATION, AND PERMANENT SEEDING IN ACCORDANCE WITH SPECIFICATIONS. PLACE MATTING WITHIN 48 HOURS OF COMPLETING SEEDING OPERATIONS. UNLESS END OF WOODPILE STABILIZATION IS APPLICABLE TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
5. UNROLL MATTING IN DIRECTION OF WATER FLOW, CENTERING THE FIRST ROLL ON THE CHANNEL CENTER LINE. WORK FROM CENTER OF CHANNEL OUTWARD WHEN PLACING ROLLS. LAY MATTING SMOOTHLY AND FIRMLY UPON THE SEDED SURFACE. AVOID TOOTHING OR OVERLAPPING ROLLS.
6. OVERLAP OR ABUT EDGES OF MATTING ROLLS PER MANUFACTURER RECOMMENDATIONS. OVERLAP ROLL ENDS BY 6 INCHES (MINIMUM), WITH THE UPSTREAM MAT OVERLAPPING ON TOP OF THE NEXT DOWNSTREAM MAT.
7. KEY IN THE TOP OF SLOPE END OF MAT 6 INCHES (MINIMUM) BY DIGGING A TRENCH, PLACING THE MATTING CHOLE END IN THE TRENCH AND MAT PLACEMENT REPLACING THE EXCAVATED MATERIAL, AND TAMPING TO SECURE THE END IN THE KEY.
8. STAPLE/STAKE MAT IN A STAGGERED PATTERN ON A FOOT (MINIMUM) CENTERS THROUGHOUT AND 6 INCHES (MINIMUM) CENTERS ALONG ROLLS, ROWS, AND ROLL ENDS.
9. IF SPECIFIED BY THE DESIGNER OR MANUFACTURER AND DEPENDING ON THE TYPE OF MAT BEING INSTALLED, OPEN THE MATTING IS KEPT AND STAPLED IN PLACE. FILL THE MAT VOIDS WITH TOP SOIL OR GRANULAR MATERIAL AND LIGHTLY COMPACT OR ROLL TO MAXIMIZE SOIL CONTACT.
10. ESTABLISH AND MAINTAIN VEGETATION SO THAT REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

CONSTRUCTION SPECIFICATIONS:
1. INSTALL 2 IN. DIA. MAXIMUM GALVANIZED STEEL POSTS OF 0.608 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36 INCHES INTO THE GROUND.
2. FASTEN 9 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (2 IN. MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE OF HUR RINGS.
3. FASTEN WOVEN SILT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, SECURELY TO THE UPSLOPE SIDE OF CHAIN LINK FENCING WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 6 INCHES INTO THE GROUND.
4. WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS.
5. EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAT FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SILT FENCE.
6. PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
7. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 20% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FENCING AND GEOTEXTILE.
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

Table B-1: Temporary Seeding for Site Stabilization. This table lists plant species, seeding rates, and recommended seeding dates for different soil types and conditions.

Permanent Seeding Summary. This table provides a summary of permanent seeding applications, including species, rates, and dates.

Table B-1: Temporary Seeding for Site Stabilization. This table lists plant species, seeding rates, and recommended seeding dates for different soil types and conditions.

BENCHMARK ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE A STE 315 A ELLOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-8644 WWW.BD-CIVILENGINEERING.COM. OWNER: MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP 1205 YORK ROAD, FETHOUSE LUTHERVILLE, MARYLAND 21083 410-825-8400. RESIDENTIAL - SINGLE FAMILY ATTACHED & DETACHED CAPERTON VILLAGE AT TURF VALLEY PHASE 2 LOTS 1-30, 37-50, AND 56-91. TAX MAP: 16 - GRID: 19 - PARCEL: P/O 8 ELECTION DISTRICT NO. 3 HOWARD COUNTY, MARYLAND ZONED: PGCC. SEDIMENT AND EROSION CONTROL NOTES AND DETAILS. DATE: JULY 12, 2019. SHEET: 12 OF 12.

APPROVED PLANNING BOARD OF HOWARD COUNTY. 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 COUNTY SOIL CONSERVATION DISTRICT. ENGINEER: Cl Malaga, 7-12-19. 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 CONTROL ON-SITE INSPECTION BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT. DEVELOPER: Tom Malaga, 7-18-2019. APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING. CHIEF, DEVELOPMENT ENGINEERING DIVISION: [Signature], 8-22-19. CHIEF, DIVISION OF LAND DEVELOPMENT: [Signature], 8/29/19. DIRECTOR: [Signature], 8-29-19.