

GENERAL NOTES

- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE SUBJECT PROPERTY IS ZONED PGCC PER THE 10-6-2013 COMPREHENSIVE ZONING PLAN.
- BOUNDARY IS BASED ON RECORD PLAT NO. 25042-25046.
- THE EXISTING TOPOGRAPHY SHOWN ON THESE LOTS IS BASED ON MASS GRADING AS SHOWN ON APPROVED F-17-096 ROAD CONSTRUCTION PLANS.
- 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. 161B AND 17A WERE USED FOR THIS PROJECT.
- WATER IS PUBLIC. THE CONTRACT NUMBER IS 24-5019-D.
- SEWER IS PUBLIC. THE CONTRACT NUMBER IS 24-5019-D.
- THIS PROJECT IS LOCATED WITHIN THE METROPOLITAN DISTRICT. THE DRAINAGE AREA IS THE LITTLE PATUXENT.
- EXISTING UTILITIES SHOWN ARE BASED ON CONTRACT DRAWINGS, AERIAL, AND SOME FIELD SURVEYED LOCATIONS.
- THERE ARE NO WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, 100-YEAR FLOODPLAIN OR 25% OR GREATER STEEP SLOPES THAT ARE AT LEAST 20,000 S.F. OF CONTIGUOUS AREA LOCATED ON THESE LOTS.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THESE LOTS.
- STORMWATER MANAGEMENT FOR THESE LOTS WAS PREVIOUSLY PROVIDED AND APPROVED UNDER F-17-096. TREATMENT IS PROVIDED VIA FIFTY (M-5) DRY WELLS, THREE (M-6) MICRO BIO-RETENTIONS, FIVE (F-6) BIOTENTIONS AND ONE AREA OF (N-3) SHEETFLOW TO CONSERVATION AREA. ALL FACILITIES ARE PRIVATELY OWNED AND MAINTAINED WITH THE EXCEPTION OF MBR-5 WHICH IS PUBLICLY OWNED AND PRIVATELY MAINTAINED.
- 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 COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-2" MIN.).
 - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H2S LOAD).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.03.
- LANDSCAPING IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AND SHOWN ON THE CERTIFIED LANDSCAPE PLAN WITHIN THIS SITE DEVELOPMENT PLAN SET. RESIDENTIAL INTERNAL LANDSCAPING SHALL BE PROVIDED UNDER THIS SITE DEVELOPMENT PLAN. FINANCIAL SURETY IN THE AMOUNT OF \$7,500.00 FOR THOSE REQUIRED 25 SHADE TREES SHALL BE PROVIDED AS PART OF THE GRADING PERMIT. FINANCIAL SURETY IN THE AMOUNT OF \$18,600.00 FOR THE REQUIRED PERMETER LANDSCAPING TREES AND PARKING LOT LANDSCAPING WAS PAID AS PART OF THE DEVELOPER'S AGREEMENT UNDER F-17-096. THOSE REQUIRED TREES ARE TO BE PLANTED UNDER THIS SITE DEVELOPMENT PLAN.
- THE REQUIREMENT OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION FOR THESE LOTS WAS PROVIDED UNDER F-17-096. THE EASEMENTS WERE RECORDED UNDER F-17-095, RECORD PLAT #24988-24909.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 2-26-2019, ON WHICH DATE DEVELOPER AGREEMENT #F17096/24-5019-D WAS FILED AND ACCEPTED.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE ZONING REGULATIONS EFFECTIVE OCTOBER 6, 2015, AND THE TURF VALLEY RESIDENTIAL SUBDISTRICT FDP, SECOND AMENDMENT PER SECTION 125(H)(1) OF THE ZONING REGULATIONS, PLANNING BOARD APPROVAL OF THIS SITE DEVELOPMENT PLAN IS REQUIRED.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE BUILDER'S EXPENSE.
- 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.
- 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.
- DESIGN MANUAL WAIVER DMV2-19-07 WAS APPROVED ON 7.9.2019 FOR GRAVITY SEWER SERVICE TO THE FIRST FLOOR ONLY FOR LOTS 63, 64, 65, AND 66 DENOTED AS "C.N.S." ON THE PLANS. BASEMENT SERVICE TO THESE LOTS TO BE PROVIDED BY PRIVATE ON-SITE PUMP.
- FLAG AND PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- HEAD IN PARKING SPACES ALONG PUCCINI LANE ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION INCLUDING PAVEMENT, STRIPING, CURB LITTER PICKUP AND SIDEWALKS.
- THE ARTICLES OF INCORPORATION FOR THE TURF VALLEY PDD E-1 NEIGHBORHOOD ASSOCIATION INC. WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 11/30/2018 ID# D19258532.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF HOWARD COUNTY CODE SECTION 16.129, GOLF COURSE REDEVELOPMENT.
- SHC ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE.
- A DESIGN MANUAL WAIVER REQUESTING A WAIVER FROM DESIGN MANUAL, VOLUME I, SECTION 5.2.3.1 TO ALLOW A REDUCED NUMBER OF SOIL BORINGS FOR THIS DEVELOPMENT WAS SUBMITTED UNDER P-16-001 AND APPROVED ON NOVEMBER 29, 2017.

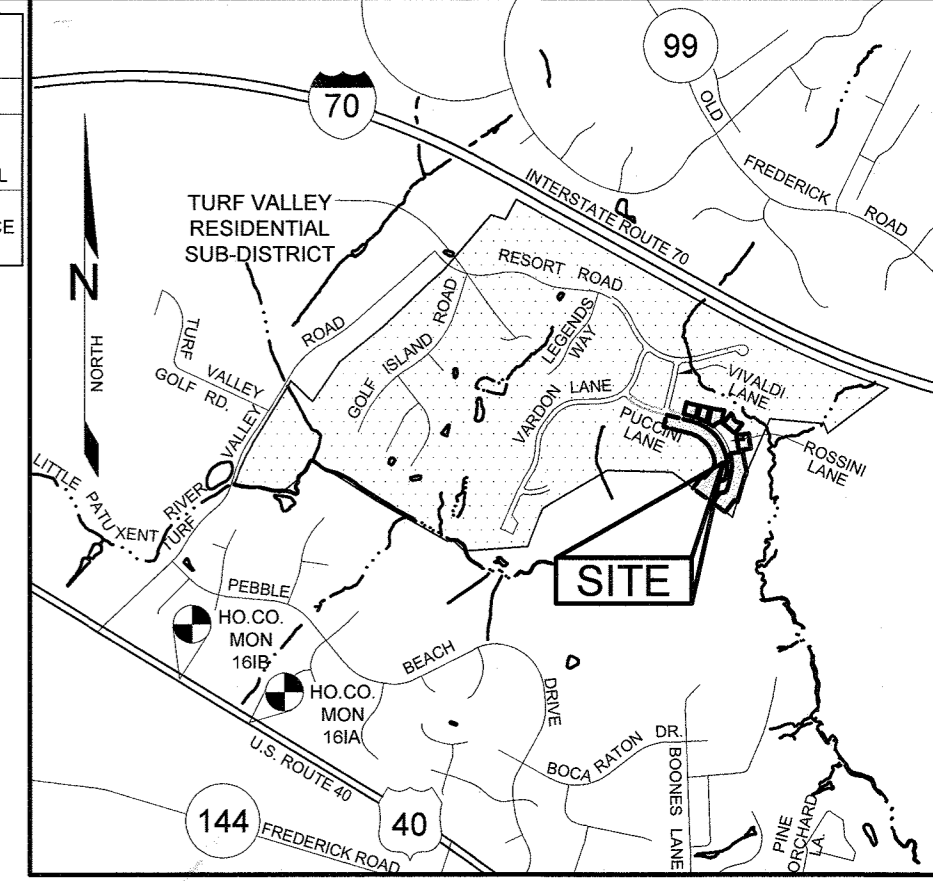
RESIDENTIAL SITE DEVELOPMENT PLAN

PARK VIEW AT TURF VALLEY

PHASE II

LOTS 18 thru 72

BENCHMARKS				
NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
161B	590,475.2538	1,344,753.9350	469.892	11.5' SOUTHWEST OF MBL RT. 40, 20.8' WEST OF PK NAIL IN SHOULDER, 68.4' SOUTH OF LAST POST IN QUADRANT, SE OF INTERSECTION OF RTE. 99 AND WETHERBURN ROAD, 14.8' WEST OF FENCE POST, 35' NE OF MANHOLE
17A	598,435.240	1,348,615.2482	508.469	

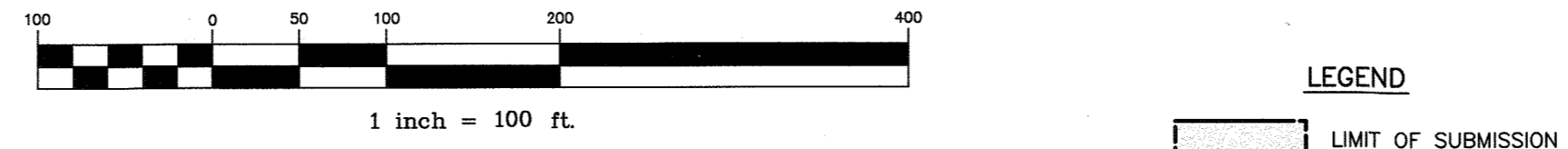


STORMWATER MANAGEMENT PRACTICE CHART				
Lot	Street Address	Practice	Quantity	Ownership
Lot 20	10338 Puccini Lane	(M-5) Dry Well	2	Private
Lot 21	10340 Puccini Lane	(M-5) Dry Well	2	Private
Lot 33	10505 Rossini Lane	(N-3) Sheetflow to Conservation Area	NA	Private
Lot 34	10507 Rossini Lane	(N-3) Sheetflow to Conservation Area	NA	Private
Lot 35	10509 Rossini Lane	(N-3) Sheetflow to Conservation Area	NA	Private
Lot 36	10511 Rossini Lane	(N-3) Sheetflow to Conservation Area	NA	Private
Lot 37	10513 Rossini Lane	(N-3) Sheetflow to Conservation Area	NA	Private
Lot 45	10405 Puccini Lane	(M-5) Dry Well	1	Private
Lot 46	10409 Puccini Lane	(M-5) Dry Well	2	Private
Lot 47	10413 Puccini Lane	(M-5) Dry Well	2	Private
Lot 48	10417 Puccini Lane	(M-5) Dry Well	2	Private
Lot 49	10421 Puccini Lane	(M-5) Dry Well	2	Private
Lot 50	10425 Puccini Lane	(M-5) Dry Well	2	Private
Lot 52	10433 Puccini Lane	(M-5) Dry Well	2	Private
Lot 53	10437 Puccini Lane	(M-5) Dry Well	2	Private
Lot 54	10436 Puccini Lane	(M-5) Dry Well	2	Private
Lot 55	10432 Puccini Lane	(M-5) Dry Well	2	Private
Lot 56	10428 Puccini Lane	(M-5) Dry Well	2	Private
Lot 57	10424 Puccini Lane	(M-5) Dry Well	2	Private
Lot 59	10414 Puccini Lane	(M-5) Dry Well	1	Private
Lot 60	10408 Puccini Lane	(M-5) Dry Well	2	Private
Lot 61	10402 Puccini Lane	(M-5) Dry Well	2	Private
Lot 62	10396 Puccini Lane	(M-5) Dry Well	2	Private
Lot 63	10390 Puccini Lane	(M-5) Dry Well	2	Private
Lot 64	10384 Puccini Lane	(M-5) Dry Well	2	Private
Lot 65	10378 Puccini Lane	(M-5) Dry Well	2	Private
Lot 66	10372 Puccini Lane	(M-5) Dry Well	2	Private
Lot 69	10356 Puccini Lane	(M-5) Dry Well	2	Private
Lot 70	10352 Puccini Lane	(M-5) Dry Well	2	Private
Lot 71	10348 Puccini Lane	(M-5) Dry Well	2	Private
Lot 72	10344 Puccini Lane	(M-5) Dry Well	2	Private

SHEET INDEX	
SHEET	TITLE
1	SITE DEVELOPMENT PLAN COVER SHEET
2	GENERIC BOXES AND HOUSE TYPES
3-4	SITE DEVELOPMENT AND GRADING PLAN
5	STORMWATER MANAGEMENT DETAILS
6-7	LANDSCAPE PLAN
8-9	SEDIMENT & EROSION CONTROL PLAN
10	SEDIMENT & EROSION CONTROL NOTES & DETAILS

ADDRESS CHART			
LOT	STREET ADDRESS	LOT	STREET ADDRESS
18	10334 PUCCINI LANE	46	10409 PUCCINI LANE
19	10336 PUCCINI LANE	47	10413 PUCCINI LANE
20	10338 PUCCINI LANE	48	10417 PUCCINI LANE
21	10340 PUCCINI LANE	49	10421 PUCCINI LANE
22	10345 PUCCINI LANE	50	10425 PUCCINI LANE
23	10347 PUCCINI LANE	51	10429 PUCCINI LANE
24	10349 PUCCINI LANE	52	10433 PUCCINI LANE
25	10351 PUCCINI LANE	53	10437 PUCCINI LANE
26	10355 PUCCINI LANE	54	10436 PUCCINI LANE
27	10357 PUCCINI LANE	55	10432 PUCCINI LANE
28	10359 PUCCINI LANE	56	10428 PUCCINI LANE
29	10363 PUCCINI LANE	57	10424 PUCCINI LANE
30	10365 PUCCINI LANE	58	10420 PUCCINI LANE
31	10501 ROSSINI LANE	59	10414 PUCCINI LANE
32	10503 ROSSINI LANE	60	10408 PUCCINI LANE
33	10505 ROSSINI LANE	61	10402 PUCCINI LANE
34	10507 ROSSINI LANE	62	10396 PUCCINI LANE
35	10509 ROSSINI LANE	63	10390 PUCCINI LANE
36	10511 ROSSINI LANE	64	10384 PUCCINI LANE
37	10513 ROSSINI LANE	65	10378 PUCCINI LANE
38	10515 ROSSINI LANE	66	10372 PUCCINI LANE
39	10517 ROSSINI LANE	67	10366 PUCCINI LANE
40	10519 ROSSINI LANE	68	10360 PUCCINI LANE
41	10521 ROSSINI LANE	69	10356 PUCCINI LANE
42	10523 ROSSINI LANE	70	10352 PUCCINI LANE
43	10397 PUCCINI LANE	71	10348 PUCCINI LANE
44	10401 PUCCINI LANE	72	10344 PUCCINI LANE
45	10405 PUCCINI LANE		

SITE ANALYSIS DATA CHART	
A.) TOTAL PROJECT AREA (AS SHOWN ON F-17-096)	21.33 ACRES
B.) AREA OF PLAN SUBMISSION (BUILDABLE LOTS ONLY)	8.04 ACRES
C.) LIMIT OF DISTURBED AREA	10.3 ACRES
D.) PRESENT ZONING:	PGCC (RESIDENTIAL SUBDISTRICT)
E.) PROPOSED USE OF SITE:	RESIDENTIAL - SINGLE FAMILY ATTACHED AND DETACHED
F.) FLOOR SPACE ON EACH LEVEL OF BLDG PER USE	N/A
G.) TOTAL NUMBER OF UNITS ALLOWED AS SHOWN ON FINAL PLAT(S)	55
H.) TOTAL NUMBER OF UNITS PROPOSED	55
I.) MAXIMUM NUMBER OF EMPLOYEES, TENANTS ON SITE PER USE	N/A
J.) NUMBER OF PARKING SPACES REQUIRED BY HO. CO. ZONING REGS AND/OR FDP CRITERIA	25 SFA x 2.5 = 63 SPACES
K.) NUMBER OF PARKING SPACES PROVIDED ONSITE (INCLUDES HANDICAPPED SPACES)	PROVIDED UNDER F-17-096
L.) OPEN SPACE ON-SITE	N/A
M.) AREA OF RECREATIONAL OPEN SPACE REQUIRED	N/A
AREA OF RECREATIONAL OPEN SPACE PROVIDED	N/A
N.) BUILDING COVERAGE OF SITE PERCENTAGE OF GROSS AREA	3.21% BASED ON GENERIC BOX
O.) APPLICABLE DPZ FILE REFERENCES:	ECF-11-062, S-11-004, P-16-001 SP-08-006, F-17-095, F-17-096 WP-15-111, WP-18-101



BULK REGULATIONS:	
(per 2nd AMENDMENT TO THE TURF VALLEY, RESIDENTIAL SUBDISTRICT, FDP RECORDED AS PLAT NO. 20286-87)	
PERMITTED USES :	ALL USES AS PER ABOVE MENTIONED FDP
PROPOSED USE :	SINGLE-FAMILY ATTACHED (SFA) DETACHED (SFD)
HEIGHT	PRINCIPAL STRUCTURES: 34 FEET
	SINGLE FAMILY ATTACHED AND DETACHED: 34 FEET
	OTHER: 34 FEET
	ACCESSORY STRUCTURES: 10 FEET
	EXCEPT SPIRES, BELFRIES, CHIMNEYS, FLAG POLES, MONUMENTS, STACKS, STEEPLES, RADIO AND TELEVISION ANTENNAE, OBSERVATION TOWERS, WINDMILLS, BARNES, WATER AND GRAIN STORAGE FACILITIES, SILOS, OUTDOOR ATHLETIC STRUCTURES, LINES AND POLES OR OTHER SUPPORTING STRUCTURES FOR ELECTRIC, TELEPHONE, TELEGRAPH OR CATV TRANSMISSION OR DISTRIBUTION: NO LIMIT
LOT COVERAGE FOR STRUCTURES WITHIN SINGLE FAMILY ATTACHED PROJECTS DEVELOPED WITH ONE UNIT PER LOT:	60 PERCENT
DENSITY: 1.75 DWELLING UNITS PER GROSS ACRE	
MAXIMUM UNITS PER STRUCTURE	8 UNITS PER STRUCTURE
SINGLE FAMILY ATTACHED DWELLING UNITS	
BUILDING LENGTH - RESIDENTIAL STRUCTURE:	120 FEET
HOWEVER, THE PLANNING BOARD MAY APPROVE A GREATER LENGTH, UP TO A MAXIMUM OF 300 FEET, BASED ON A DETERMINATION THAT THE DESIGN OF THE BUILDING WILL MITIGATE THE VISUAL IMPACT OF THE INCREASED LENGTH.	
MINIMUM LOT SIZE REQUIREMENTS	SINGLE FAMILY DETACHED DWELLINGS: 6,000 SF
	EXCEPT ZERO LOT LINE DWELLINGS: 4,000 SF
	SINGLE FAMILY SEMI-DETACHED DWELLINGS: 4,000 SF
MINIMUM LOT WIDTH AT BUILDING RESTRICTION LINE	50 FEET
SINGLE FAMILY DETACHED DWELLINGS:	50 FEET
EXCEPT ZERO LOT LINE DWELLINGS:	40 FEET
SINGLE FAMILY SEMI-DETACHED DWELLINGS:	40 FEET

MINIMUM SETBACK REQUIREMENTS, EXCEPT THAT STRUCTURES MAY BE CONSTRUCTED AT ANY LOCATION WITHIN SUCH SETBACK IF SUCH CONSTRUCTION IS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE PLANNING BOARD.	
FROM ARTERIAL ROADS	RESIDENTIAL STRUCTURES (ALL) 50 FEET
	NON-RESIDENTIAL STRUCTURES 30 FEET
	ACCESSORY USES 25 FEET
FROM COLLECTOR ROADS AND LOCAL STREETS	RESIDENTIAL STRUCTURES (ALL) 20 FEET
	NON-RESIDENTIAL STRUCTURES 20 FEET
	ACCESSORY USES 10 FEET
FROM NON-RESIDENTIAL DISTRICTS	RESIDENTIAL STRUCTURES (ALL) 30 FEET
	NON-RESIDENTIAL STRUCTURES 20 FEET
	ACCESSORY USES 10 FEET
FROM NON-RESIDENTIAL DISTRICTS	RESIDENTIAL STRUCTURES (ALL) 30 FEET
	NON-RESIDENTIAL STRUCTURES 20 FEET
	ACCESSORY USES 10 FEET
FROM LOT LINES - STRUCTURE AND USES IN ALL DEVELOPMENT PROJECTS	EXCEPT SINGLE-FAMILY ATTACHED: PRINCIPAL STRUCTURES - RESIDENTIAL 7.5 FEET
	EXCEPT ZERO LOT LINE DWELLINGS 0 FEET
	DETACHED ACCESSORY GARAGES OR SHEDS - RESIDENTIAL 25 FEET
	SIDE 0 FEET
	REAR 0 FEET
	OTHER ACCESSORY STRUCTURES TO RESIDENTIAL USES 7.5 FEET
	REAR 5 FEET
MINIMUM DISTANCES BETWEEN ATTACHED DWELLING UNITS AND APARTMENT BUILDINGS, PROVIDED IMPROVEMENTS THEREON ARE CONSTRUCTED IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD:	FACE TO FACE 30 FEET
	FACE TO SIDE / REAR TO SIDE 30 FEET
	SIDE TO SIDE 30 FEET
	REAR TO REAR 60 FEET
	REAR TO FACE 100 FEET

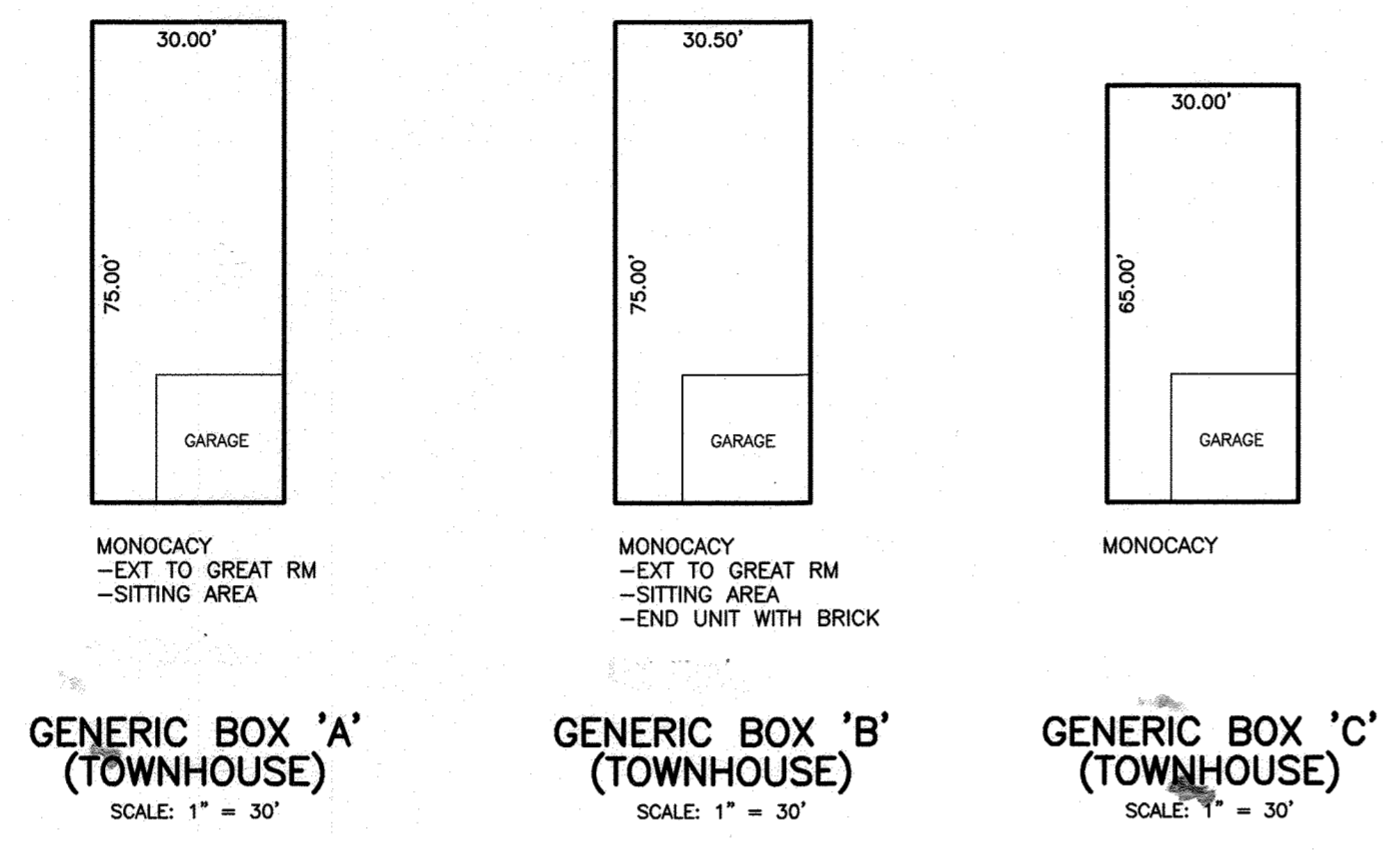
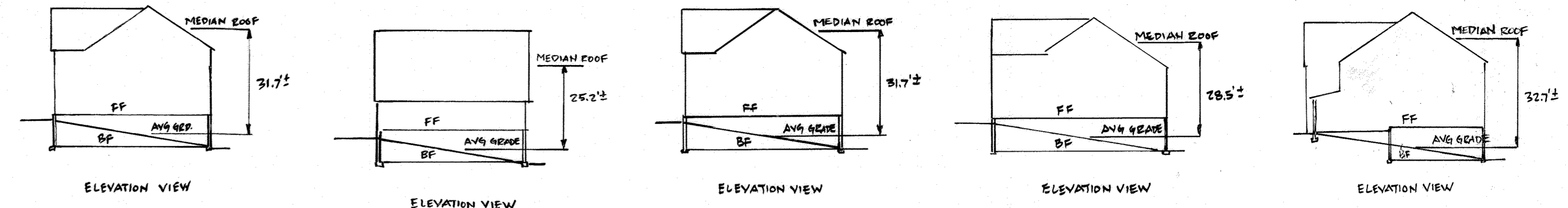
APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE 12/11/19

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
12-17-19
12-23-19
12-23-19

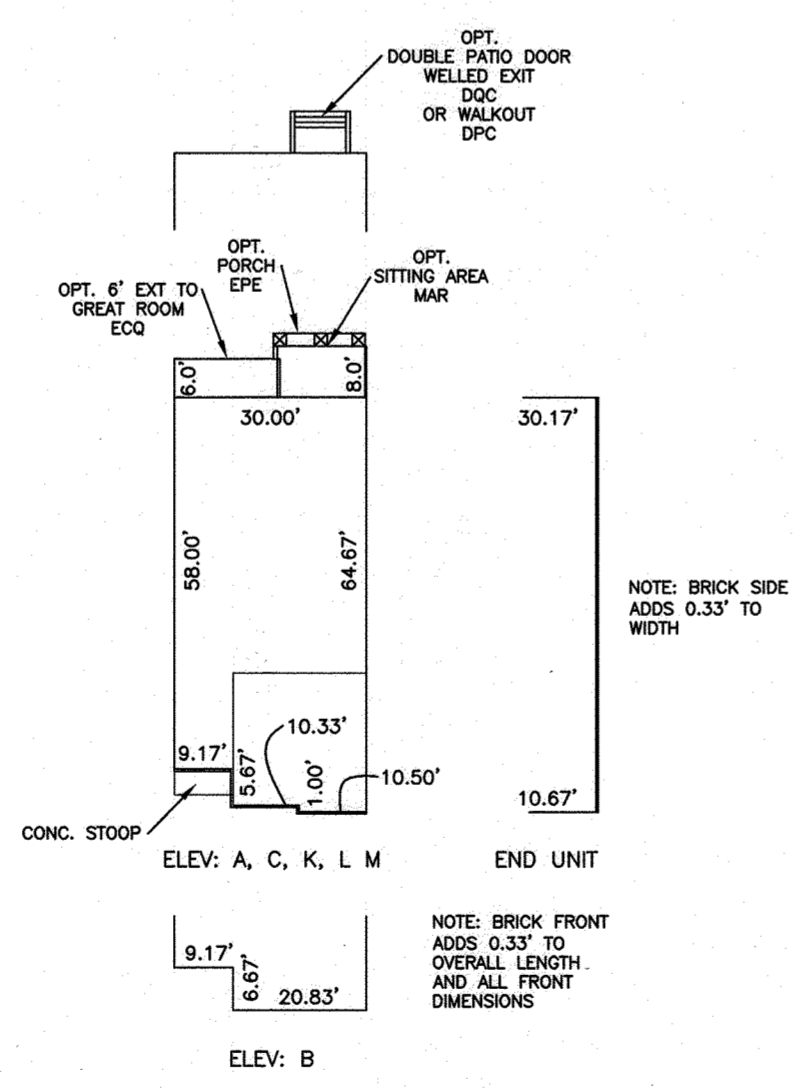
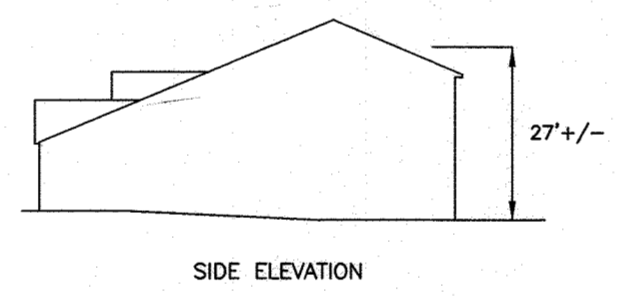
NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
8480 BALTIMORE NATIONAL PIKE SUITE 315 • ELICOTT CITY, MARYLAND 21043
(P) 410-485-6105 (F) 410-485-8844
WWW.BE-CIVILENGINEERING.COM

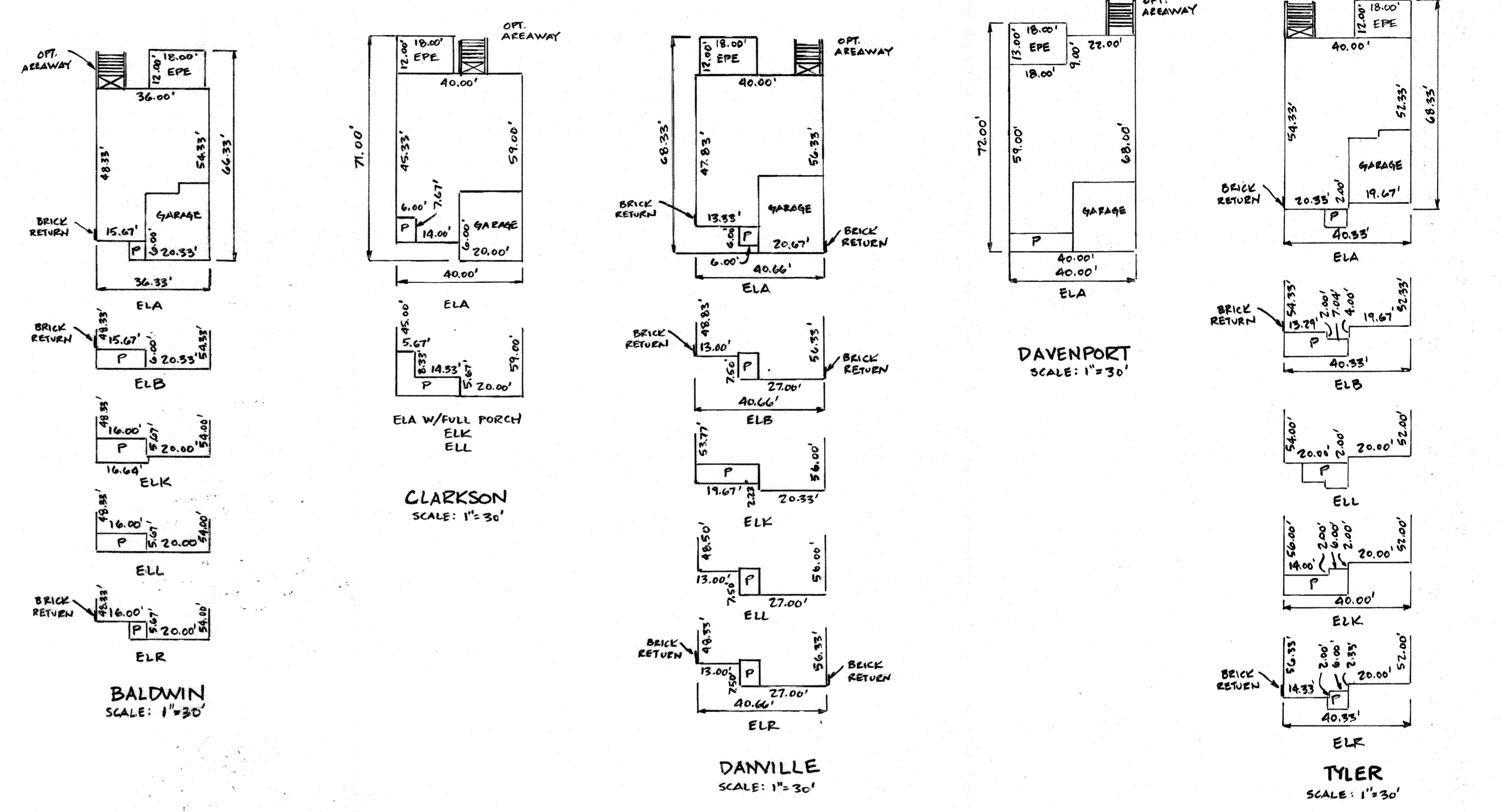
<p>OWNER: MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400</p>	<p>RESIDENTIAL - SINGLE FAMILY ATTACHED AND DETACHED PARK VIEW AT TURF VALLEY PHASE II LOTS 18 - 72</p>
<p>BUILDERS: NV HOMES 9720 PATUXENT WOODS DRIVE COLUMBIA, MARYLAND 21046 410-379-3385</p>	<p>TAX MAP: 17, PARCEL: 706, GRID: 13 ELECTION DISTRICT NO. 2 - HOWARD COUNTY, MARYLAND ZONED: PGCC</p>
<p>SITE DEVELOPMENT PLAN COVER SHEET</p>	
<p>DATE: DECEMBER 5, 2019 BEI PROJECT NO. 2951 SCALE: AS SHOWN SHEET 1 OF 10</p>	



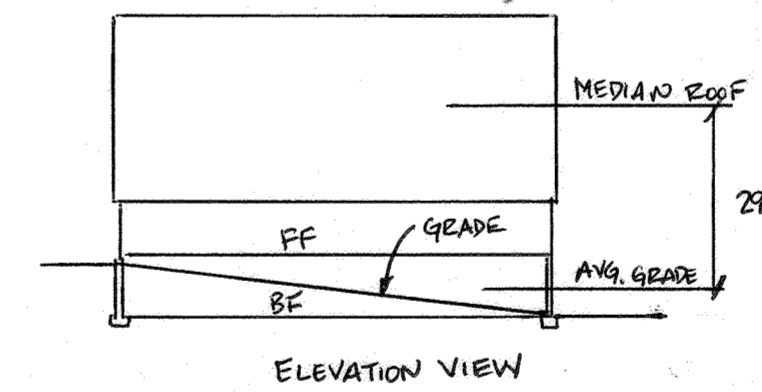
NOTE: HOUSE TYPES AND OPTIONS LISTED BENEATH EACH GENERIC BOX ARE THE HOUSE TYPES AND OPTIONS THAT FIT WITHIN THAT GENERIC BOX



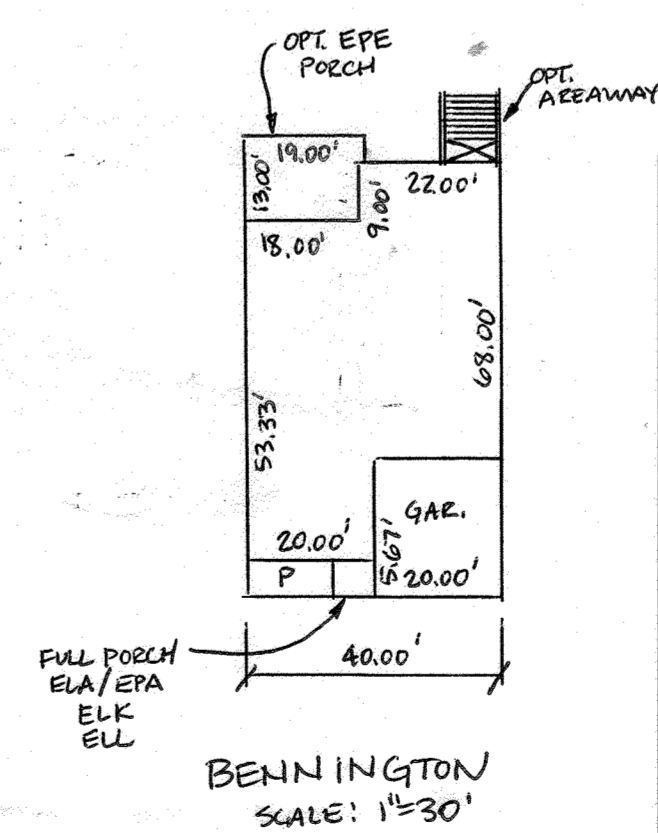
MONOCACY (TOWNHOUSE) SCALE: 1" = 30'



BALDWIN - ALL OPTIONS - ALL ELEVATIONS
 BENNINGTON - ALL ELEVATIONS
 CLARKSON - ALL OPTIONS - ALL ELEVATIONS
 DANVILLE - ALL OPTIONS - ELL AND ELK
 DAVENPORT
 TYLER - ALL OPTIONS - ELL AND ELK
 HOUSE 'B' - OUTDOOR LIVING SPACE - MIDN. EM. - SUNROOM - DECK



GENERIC BOX 'D' (SINGLE FAMILY DETACHED) SCALE: 1" = 30'

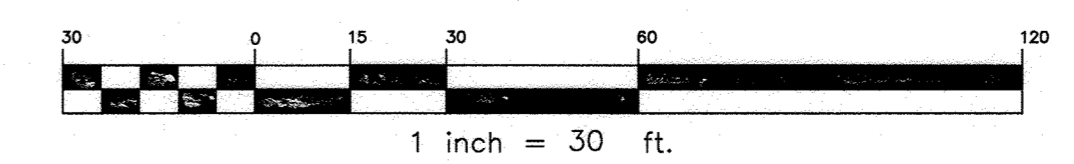


BENNINGTON SCALE: 1 1/2" = 30'

APPROVED
 PLANNING BOARD OF HOWARD COUNTY
 DATE 12/11/19

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division 12-17-19
 Chief, Division of Land Development 12-23-19
 Director 12-23-19

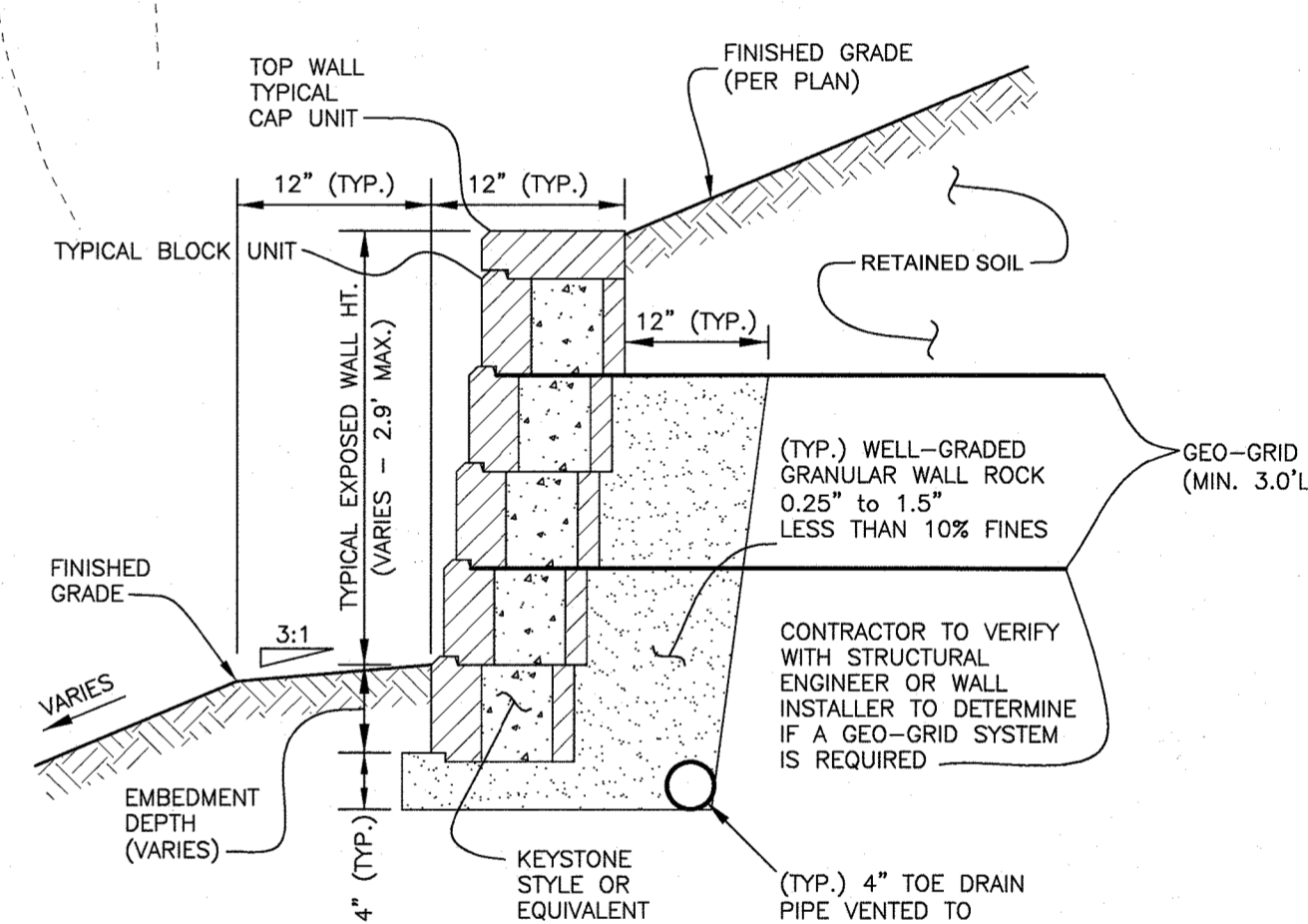
<p>2 1.5.2021 ADD BENNINGTON HOUSE TYPE, REMOVE KEELY HOUSE TYPES.</p> <p>1 6.29.2020 ADD BALDWIN, CLARKSON, DANVILLE, DAVENPORT, AND TYLER HOUSE TYPES</p>		
NO.	DATE	REVISION
<p>BENCHMARK ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE SUITE 315 A ELICOTT CITY, MARYLAND 21043 (P) 410-485-8105 (F) 410-485-8644 WWW.BEI-CIVILENGINEERING.COM</p>		
<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 AND DETACHED PARK VIEW AT TURF VALLEY PHASE II LOTS 18 - 72</p>
<p>BUILDERS: NV HOMES 9720 PATUXENT WOODS DRIVE COLUMBIA, MARYLAND 21046 410-378-3385</p>		<p>TAX MAP: 17, PARCEL: 706, GRID: 13 ELECTION DISTRICT NO. 2 - HOWARD COUNTY, MARYLAND ZONED: PGCC</p>
<p>GENERIC BOXES AND HOUSE TYPES</p>		
<p>DATE: DECEMBER 5, 2019</p>		<p>BEI PROJECT NO. 2951</p>
<p>SCALE: AS SHOWN</p>		<p>SHEET 2 OF 10</p>





LEGEND

- EXISTING CONTOURS
- EXISTING TREELINE
- EXISTING STREAM
- PROJECT BOUNDARY LINE
- BRL --- BUILDING RESTRICTION LINE
- W/O --- INDICATES WALK-OUT BASEMENT
- FFE=XXXX.XX --- FIRST FLOOR ELEVATION
- BFE=XXXX.XX --- BASEMENT FLOOR ELEVATION
- MCE=XXXX.XX --- MINIMUM CELLAR ELEVATION
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- EX WHC --- EXISTING WATER HOUSE CONNECTION
- EX SHC --- EXISTING SEWER HOUSE CONNECTION
- (M-S) DW #XX --- DRY WELL
- EXISTING FOREST CONSERVATION ESMT
- B-X --- SOIL BORING LOCATION PER F-17-096
- X --- PROPOSED SPLIT RAIL FENCE



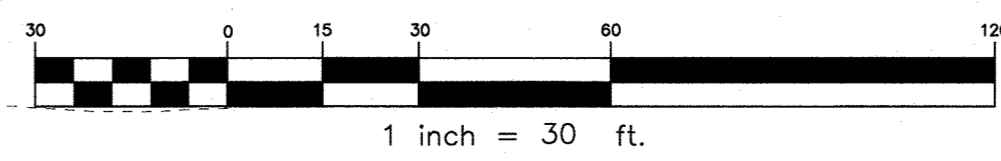
(FOR WALL LESS THAN 3' HIGH)
TYPICAL BLOCK RETAINING WALL
NOT TO SCALE

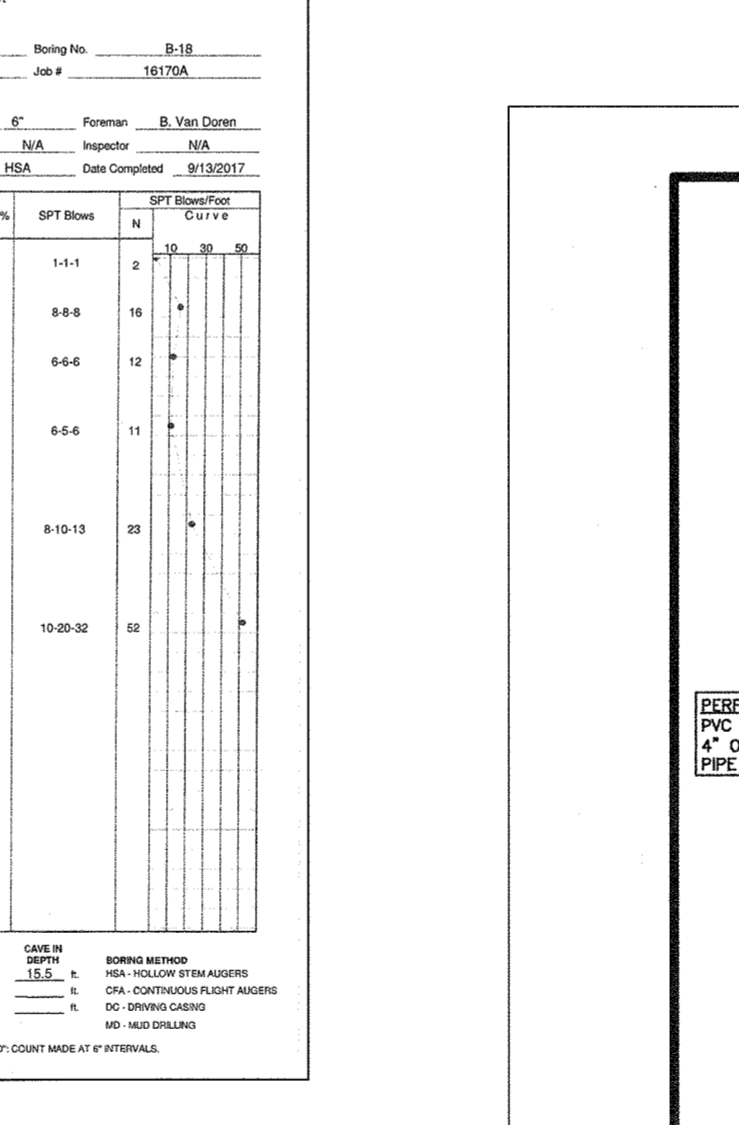
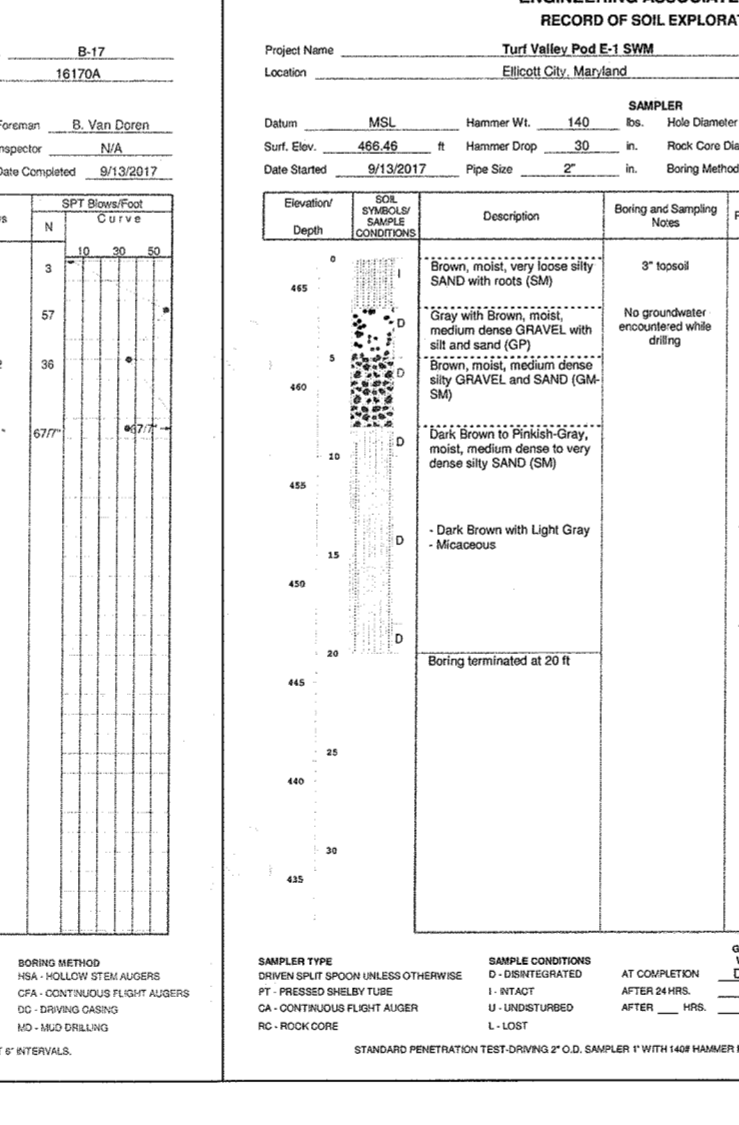
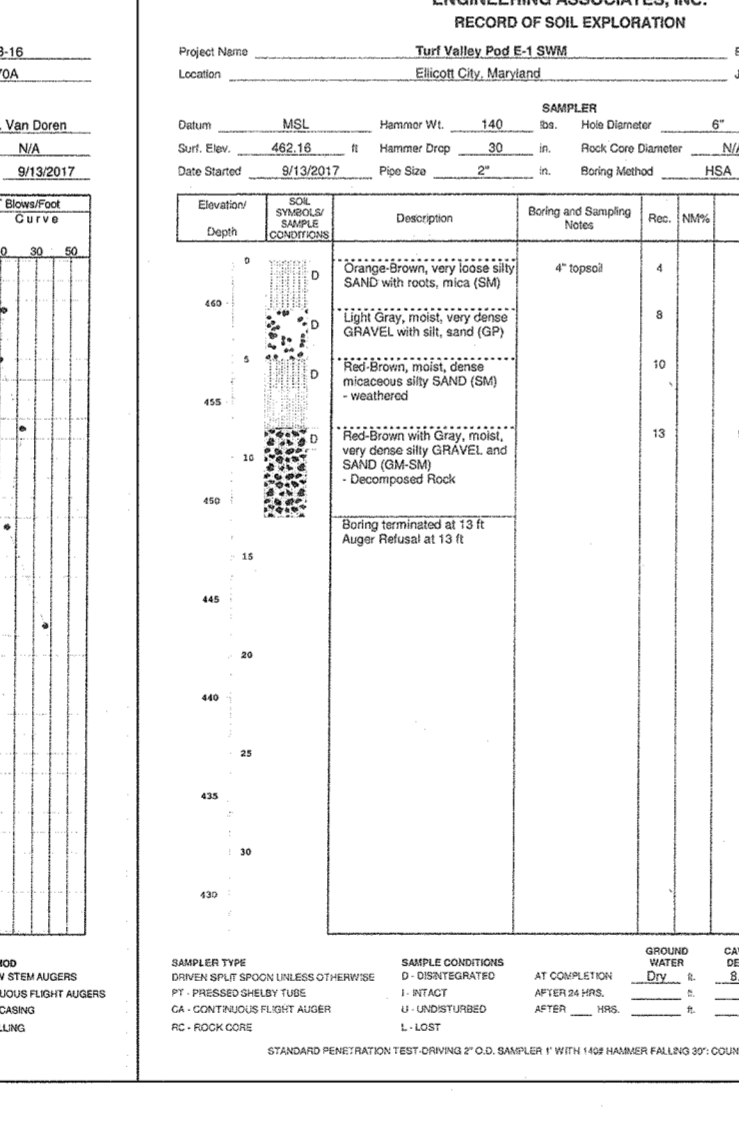
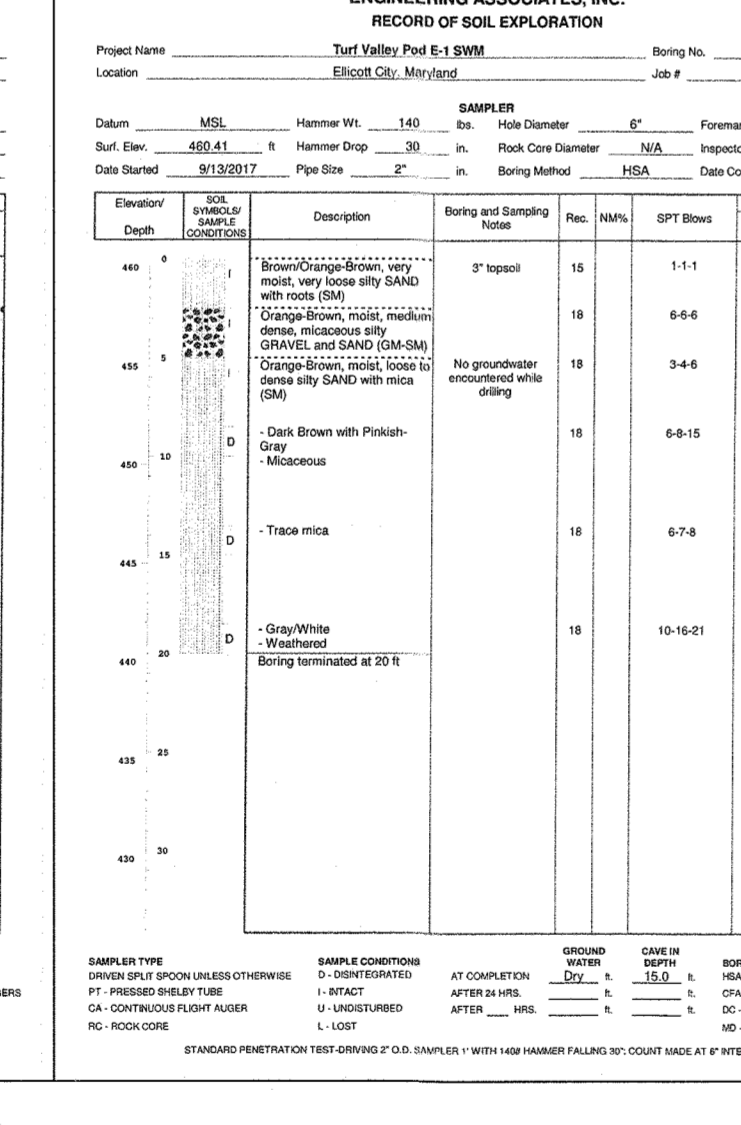
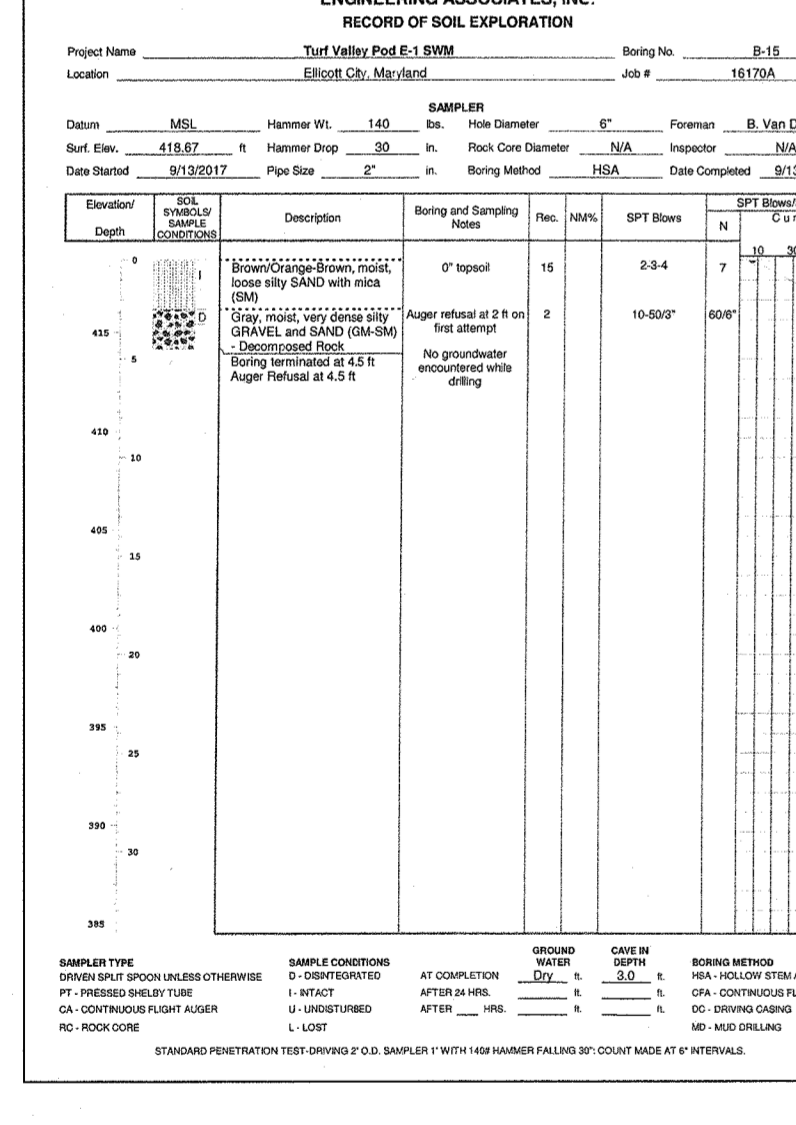
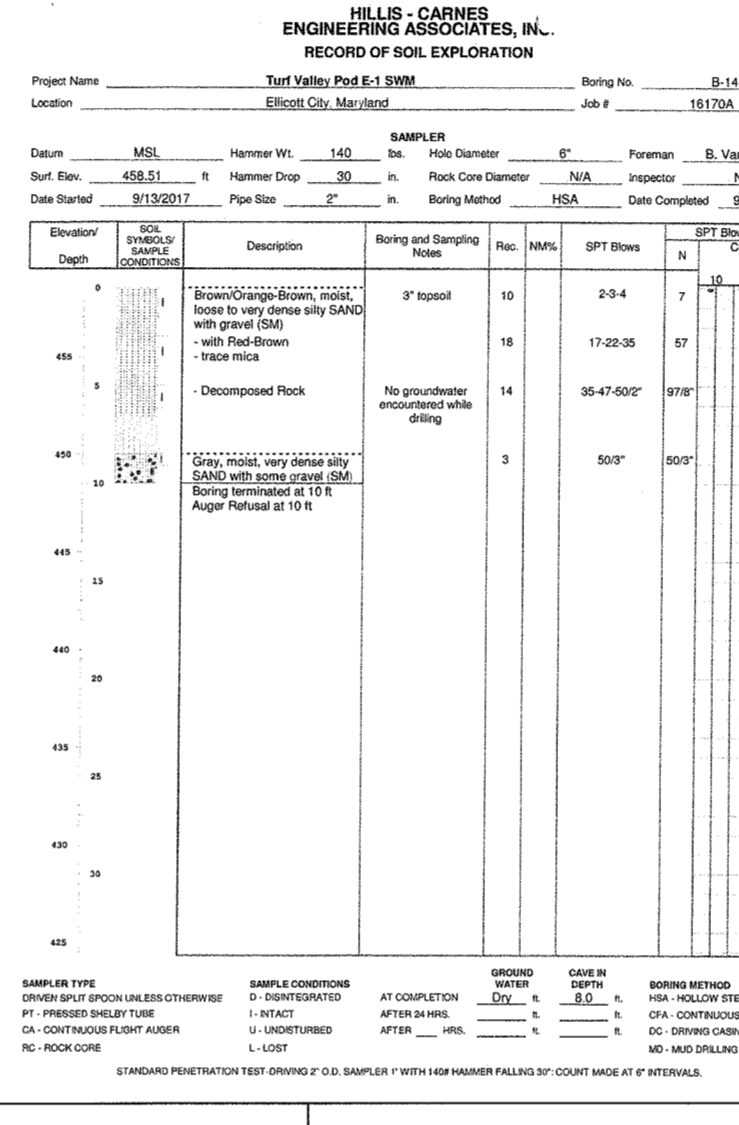
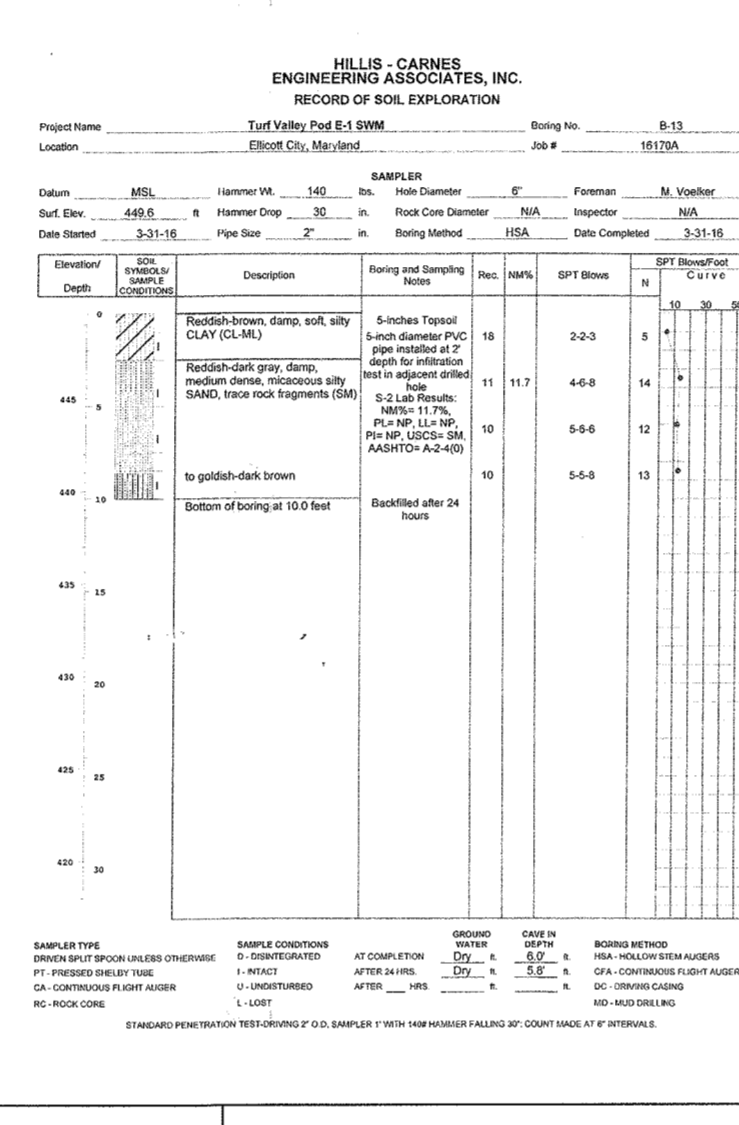
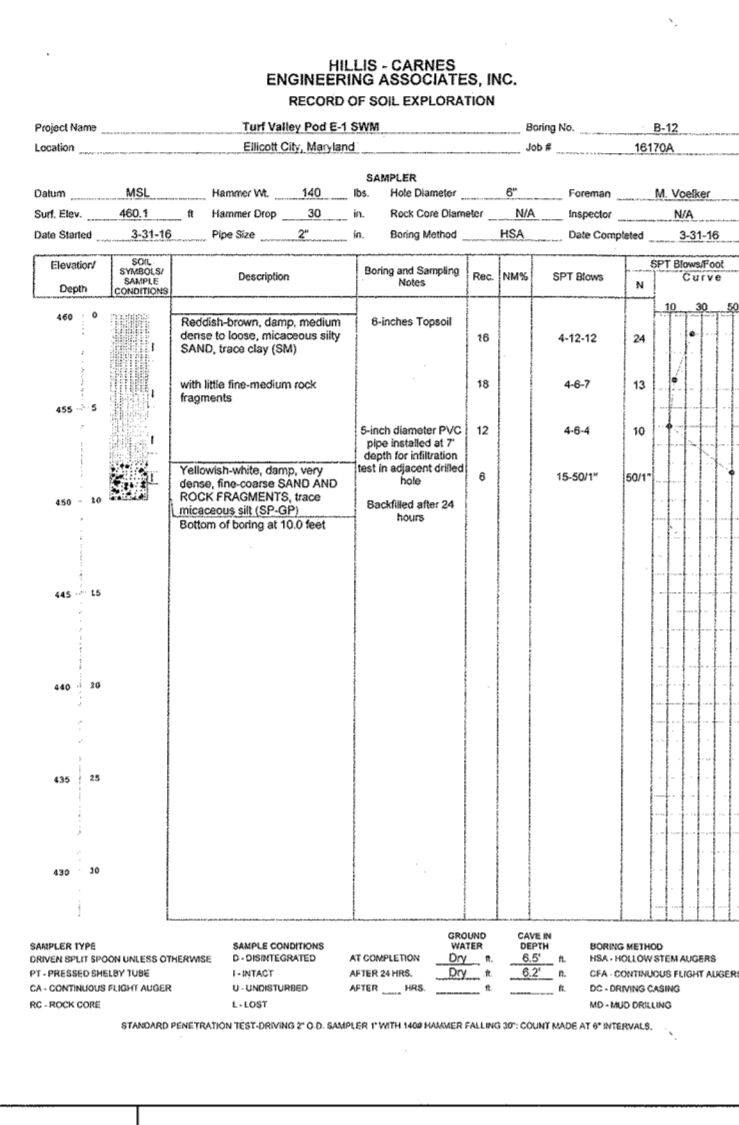
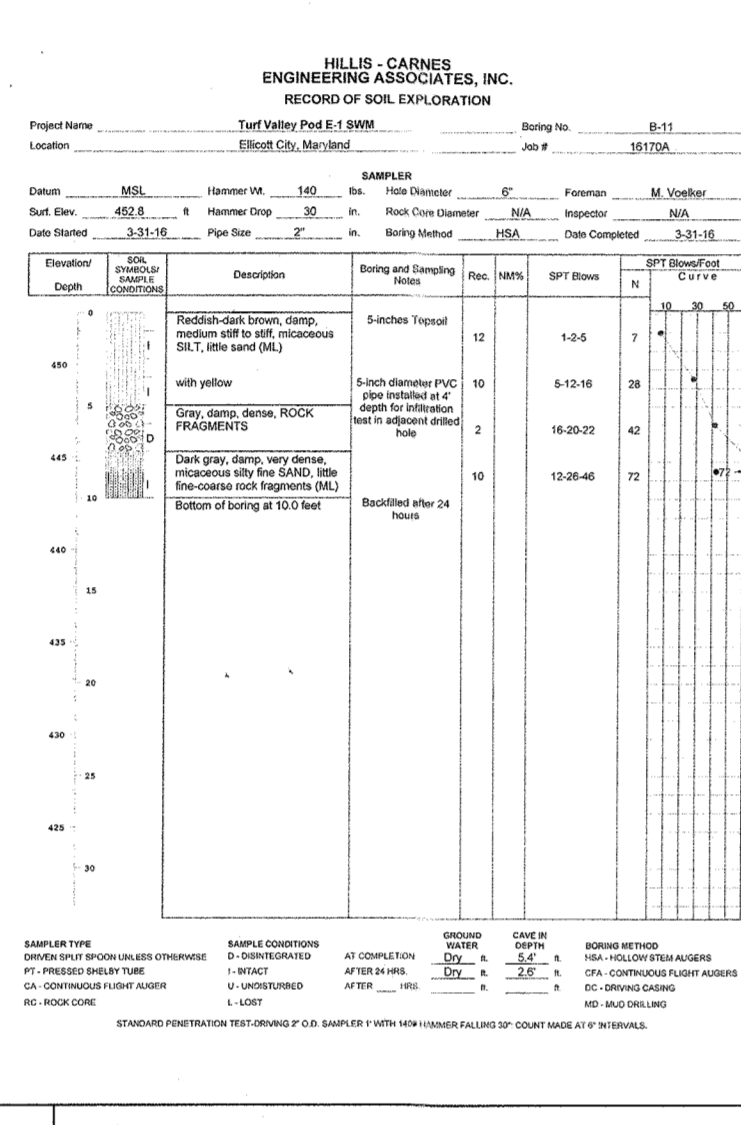
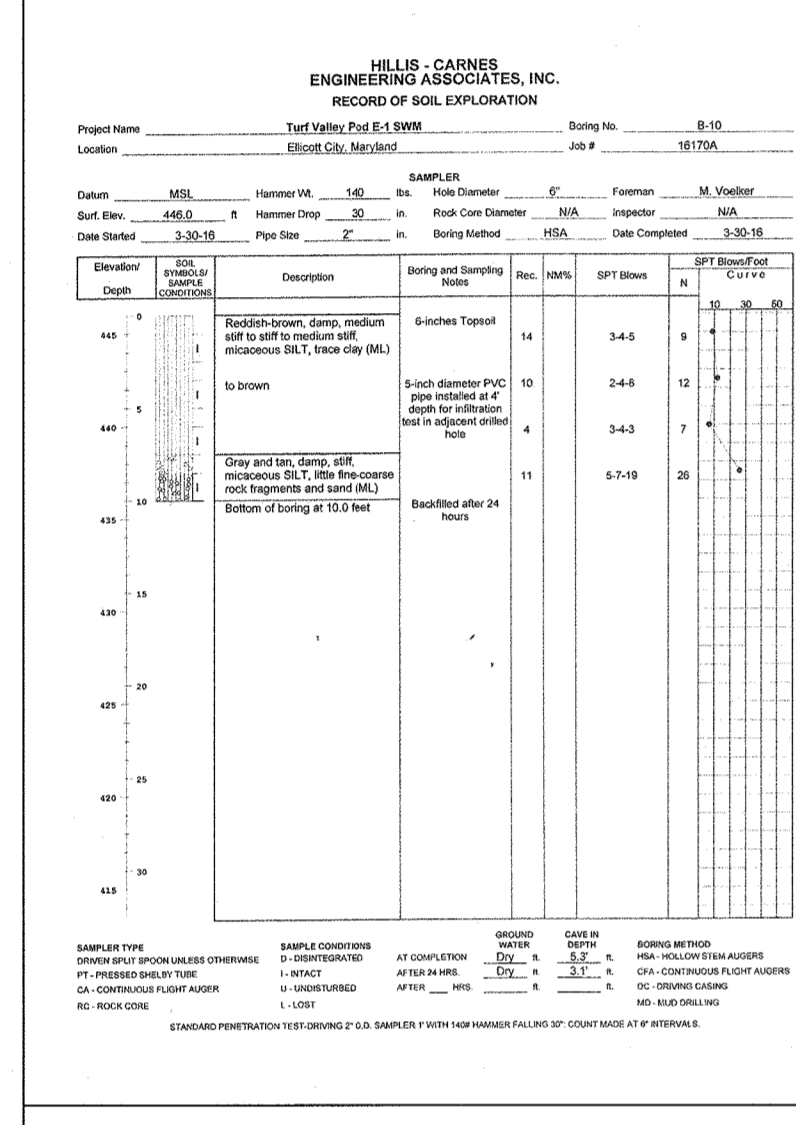
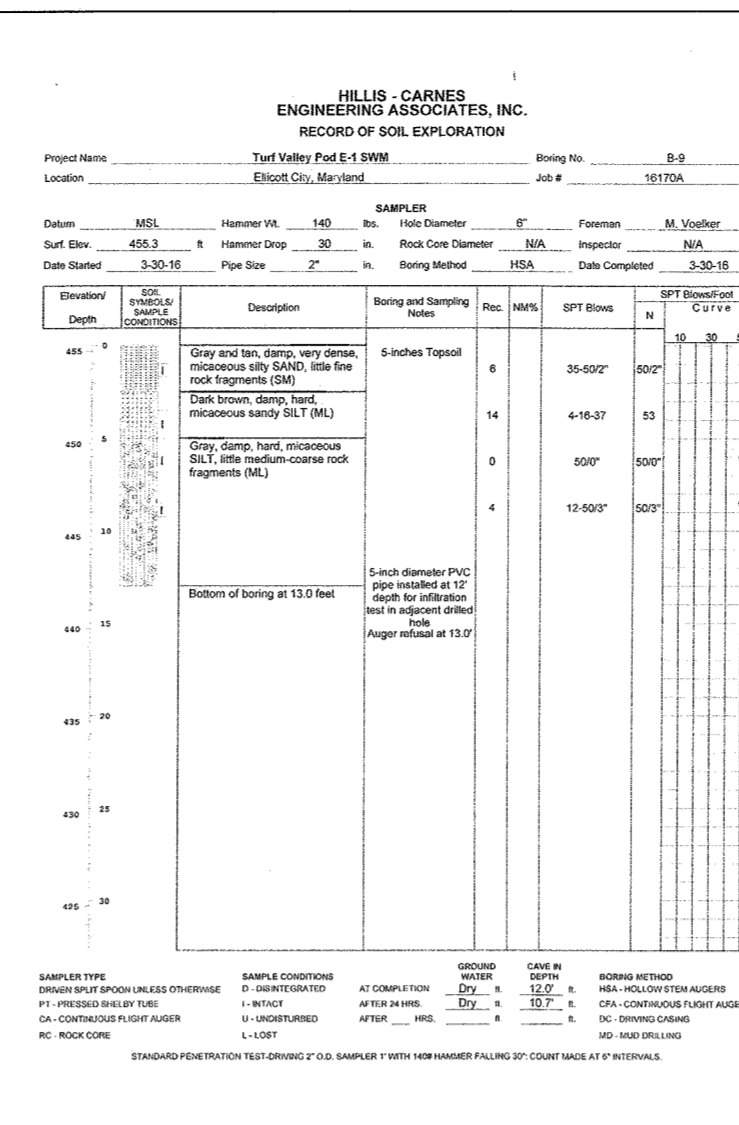
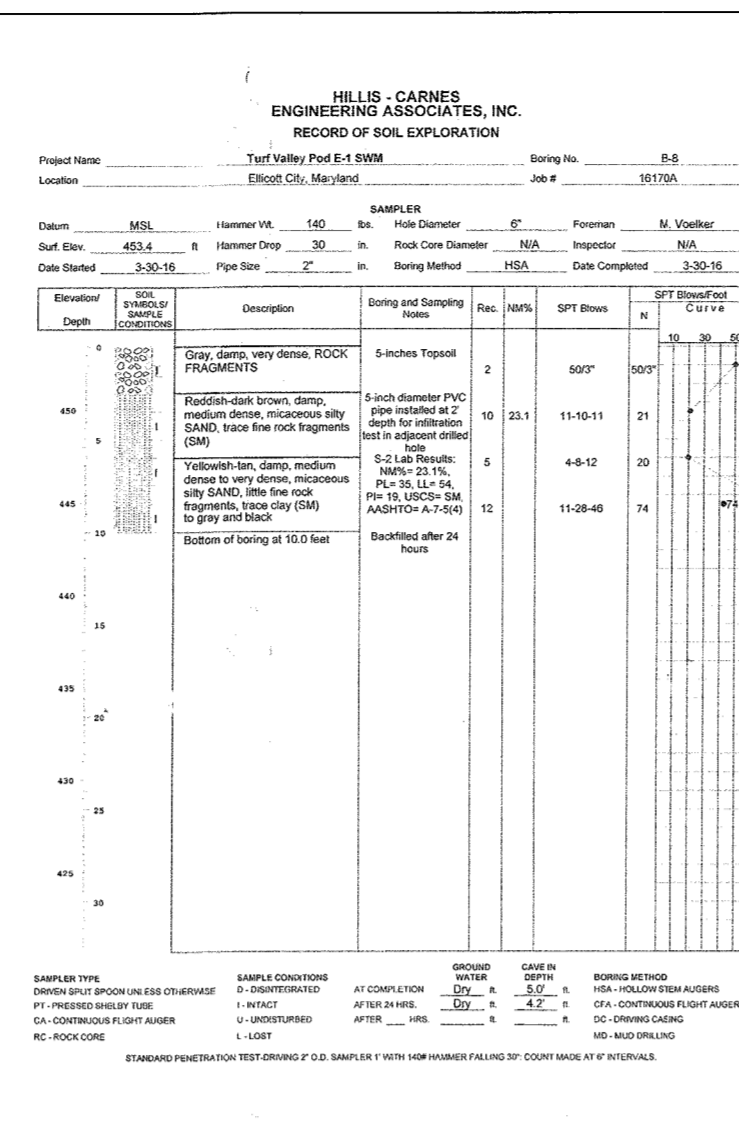
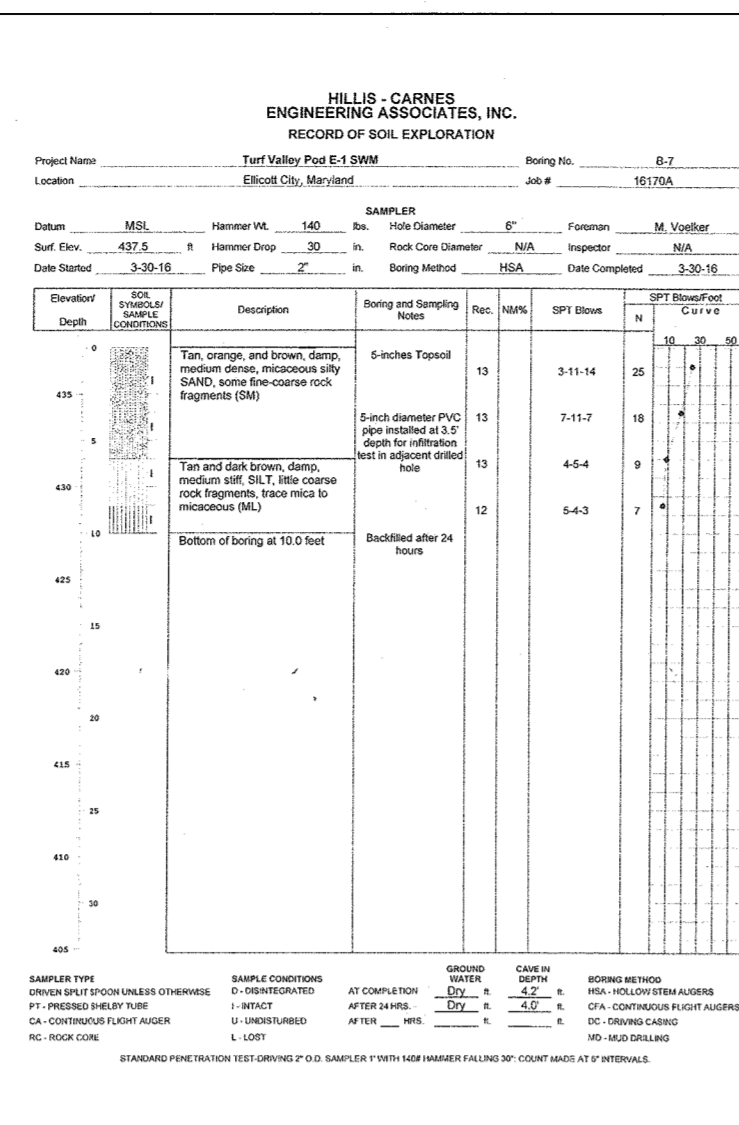
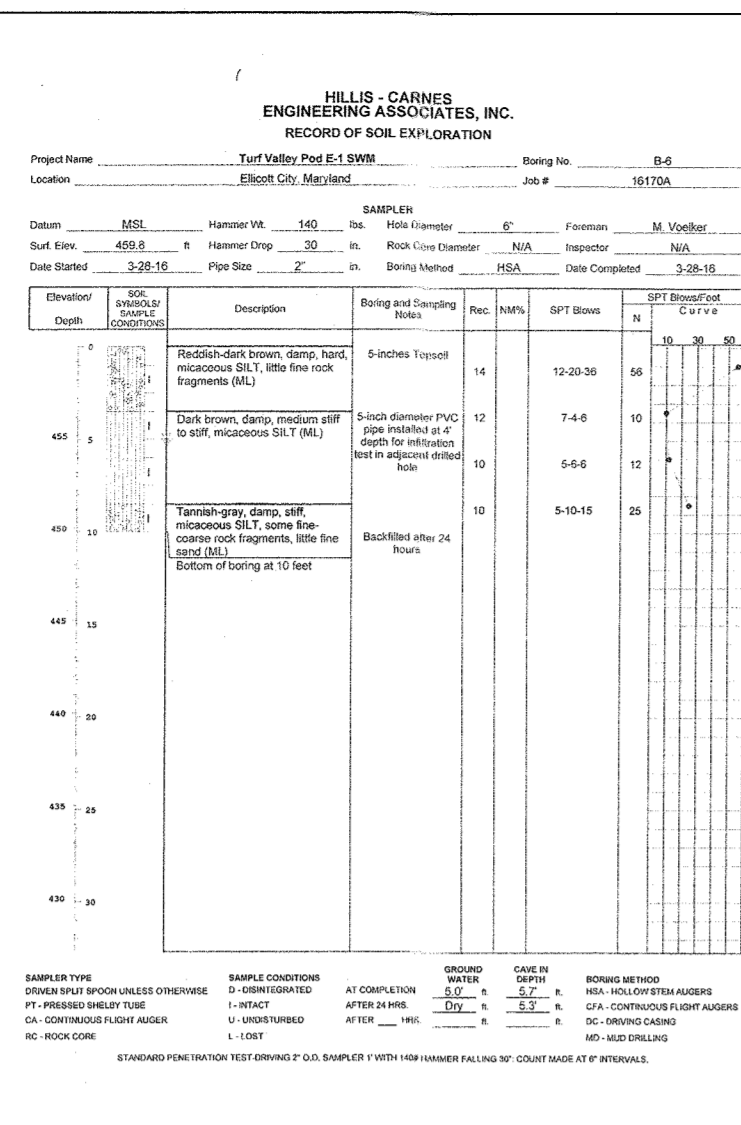
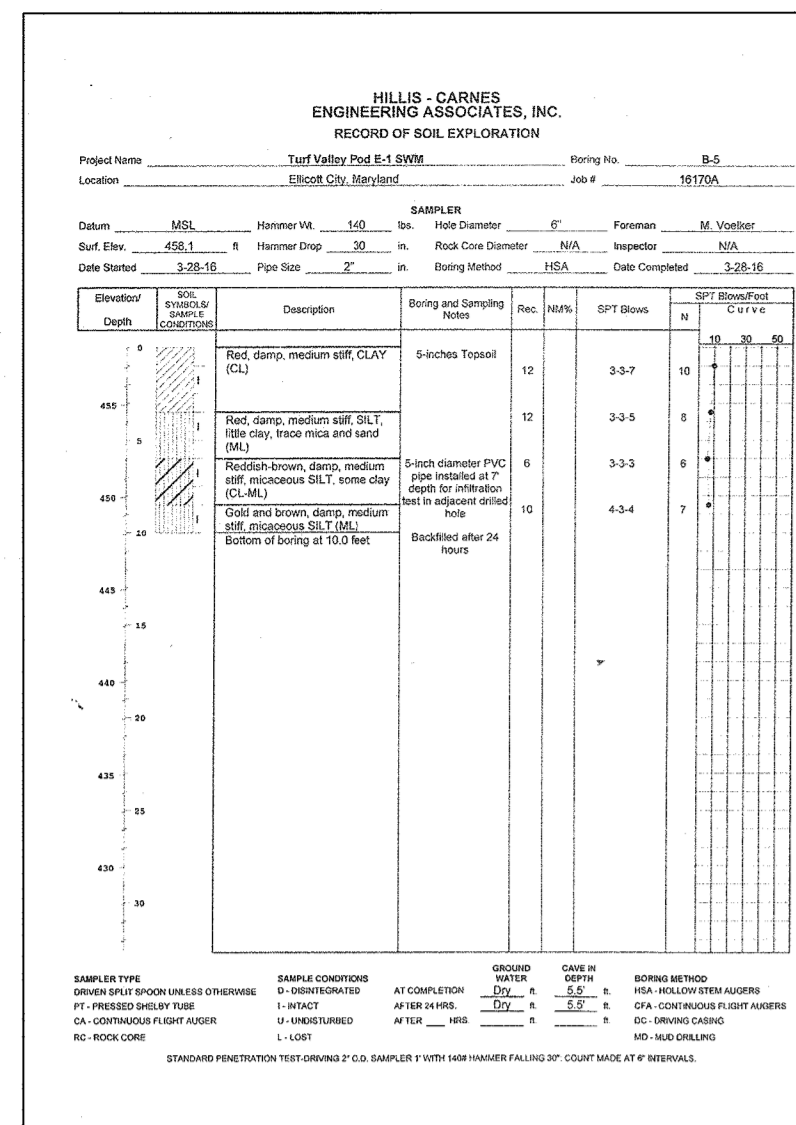
APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE 12/11/19

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 12-17-19 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 12-23-19 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 12-23-19 DATE
 DIRECTOR

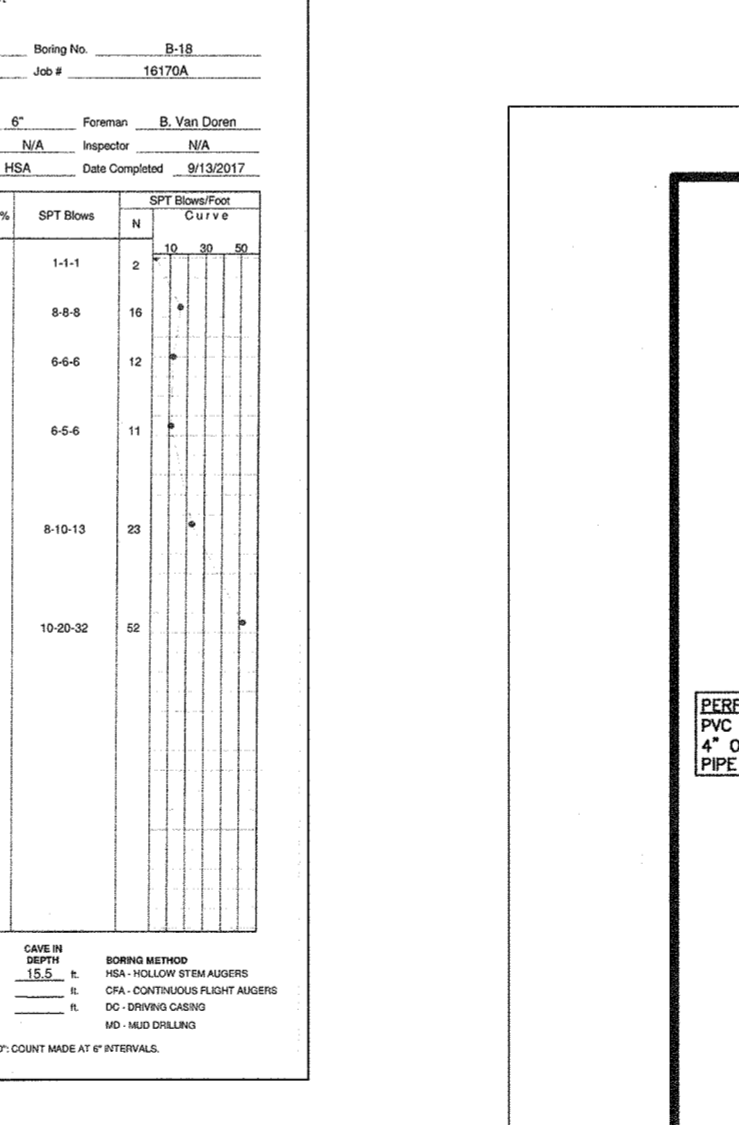
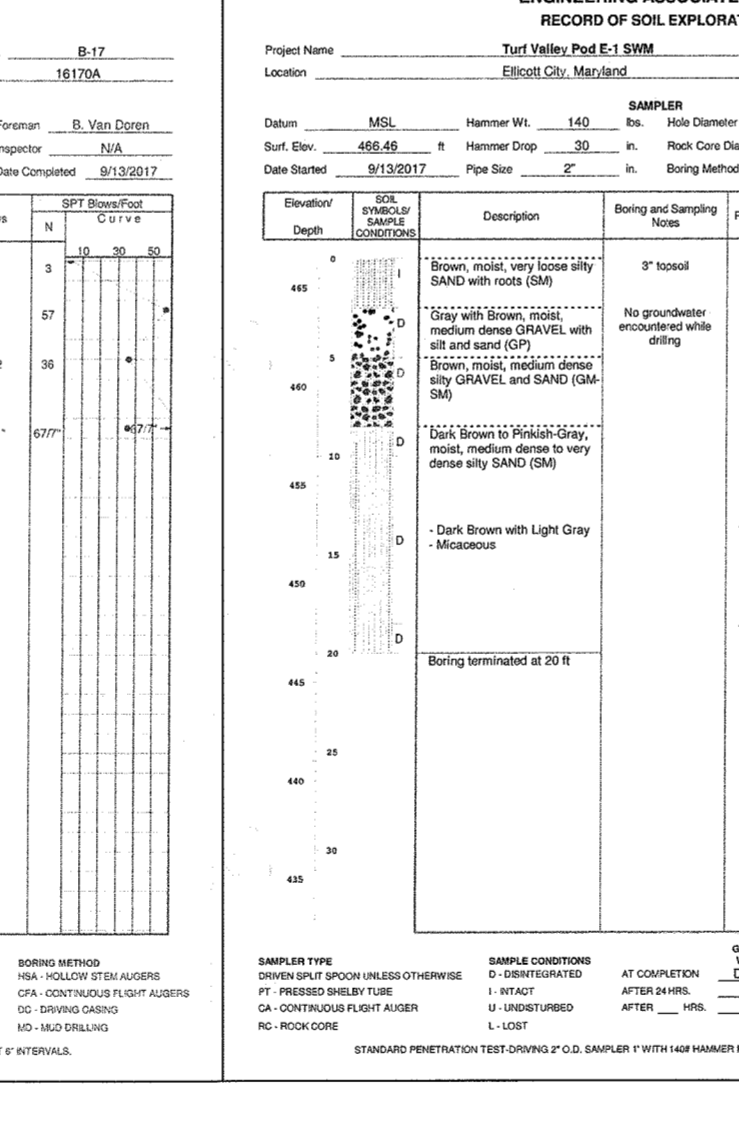
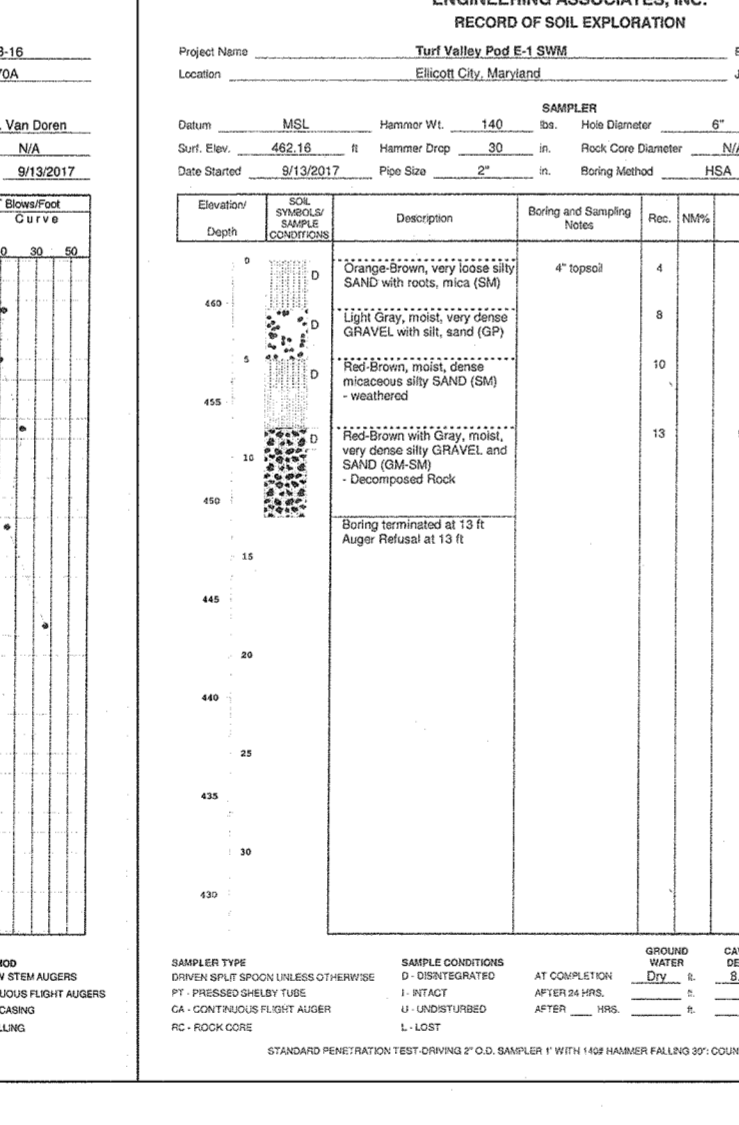
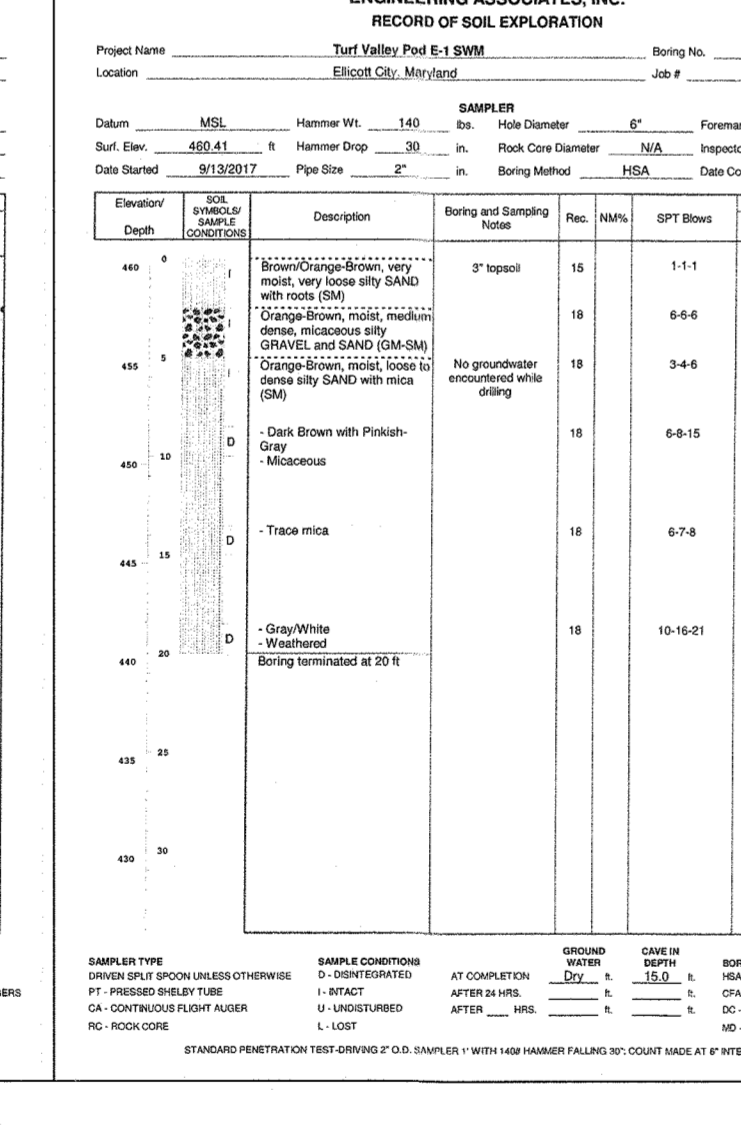
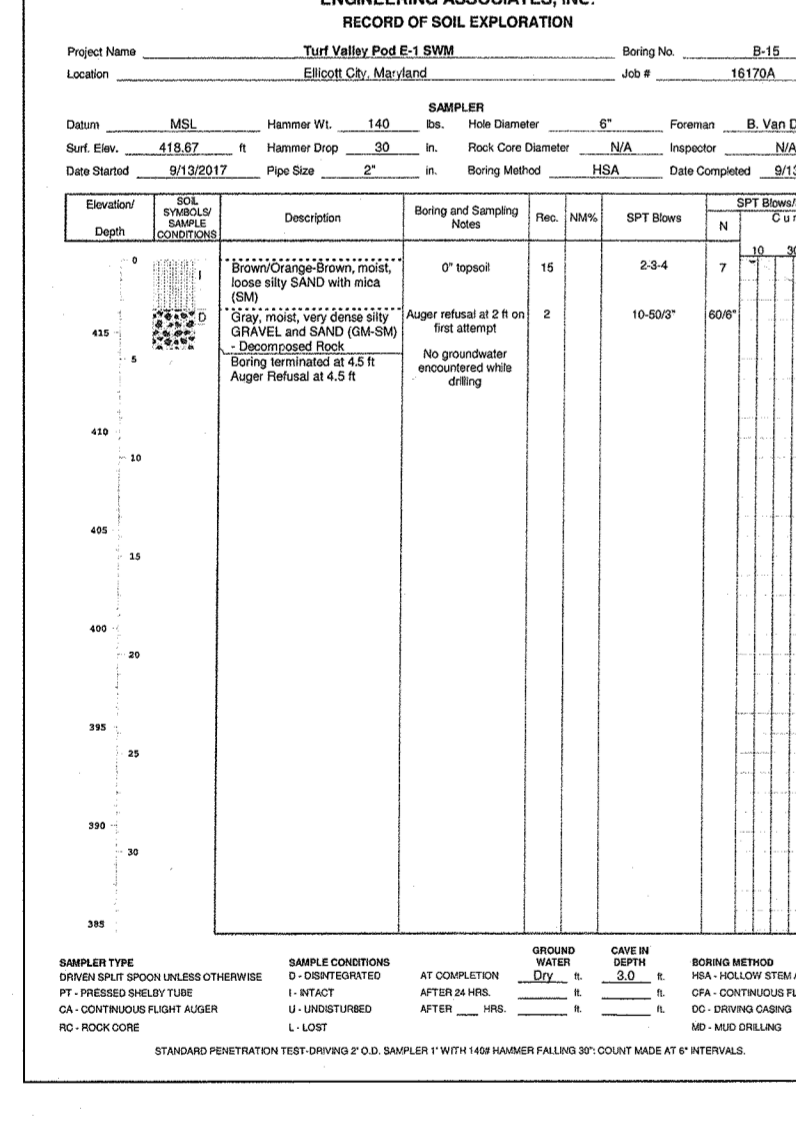
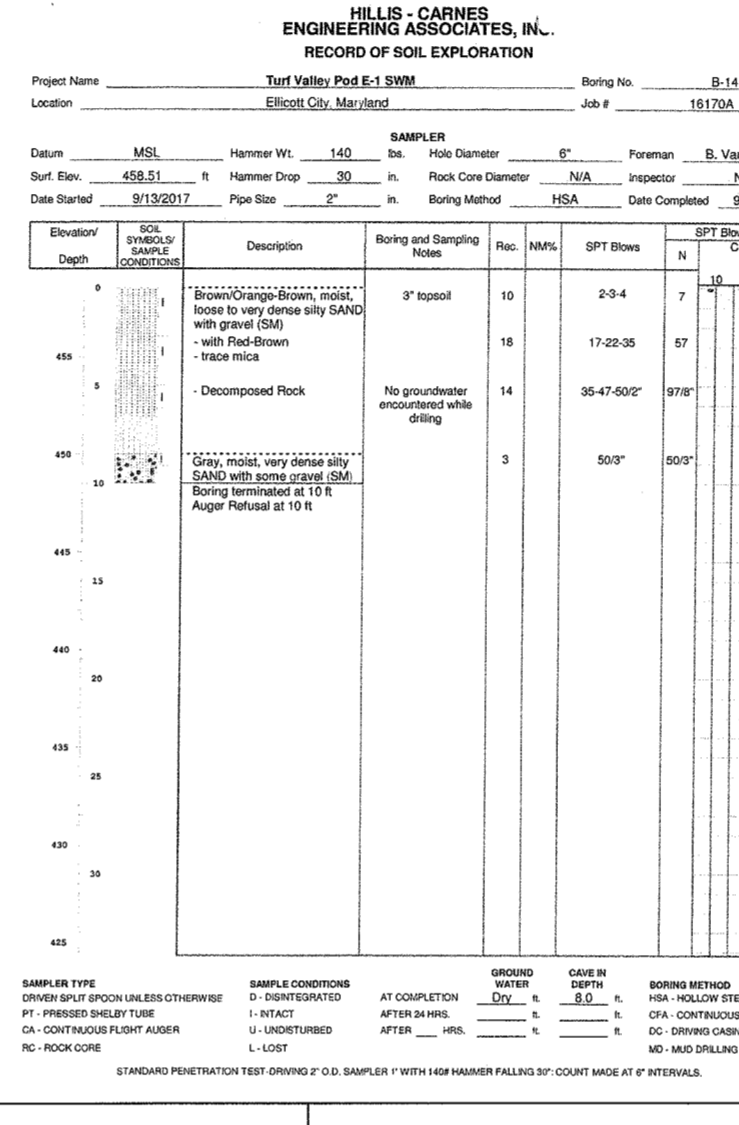
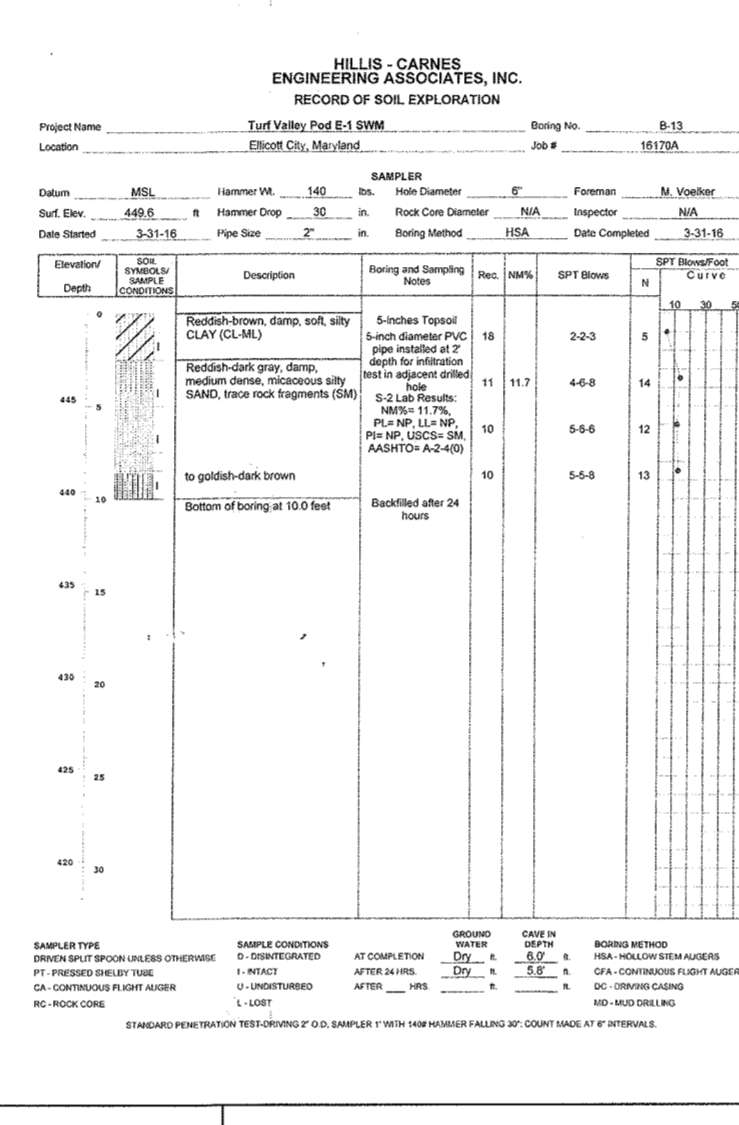
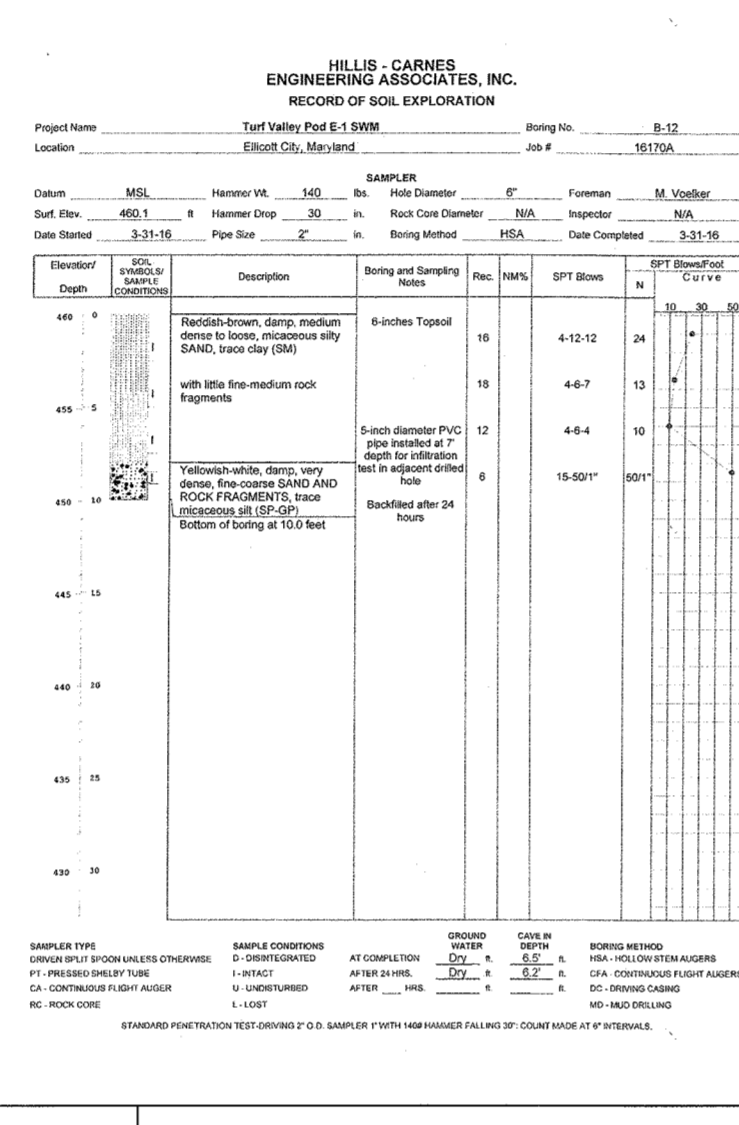
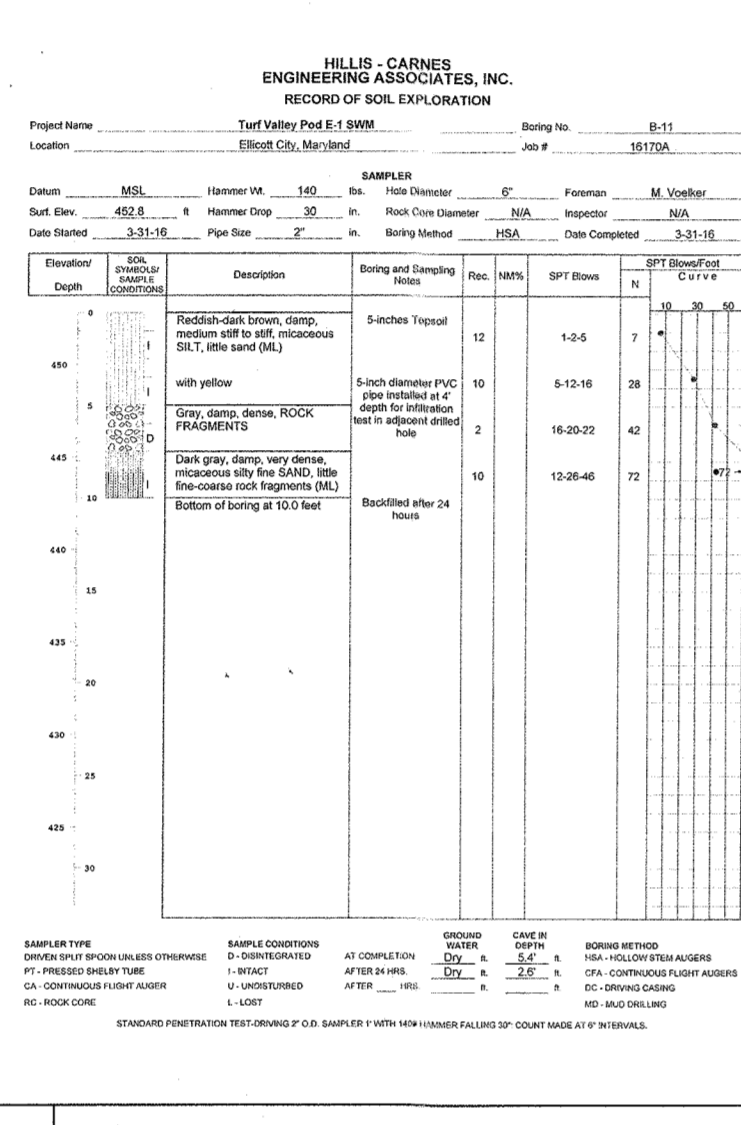
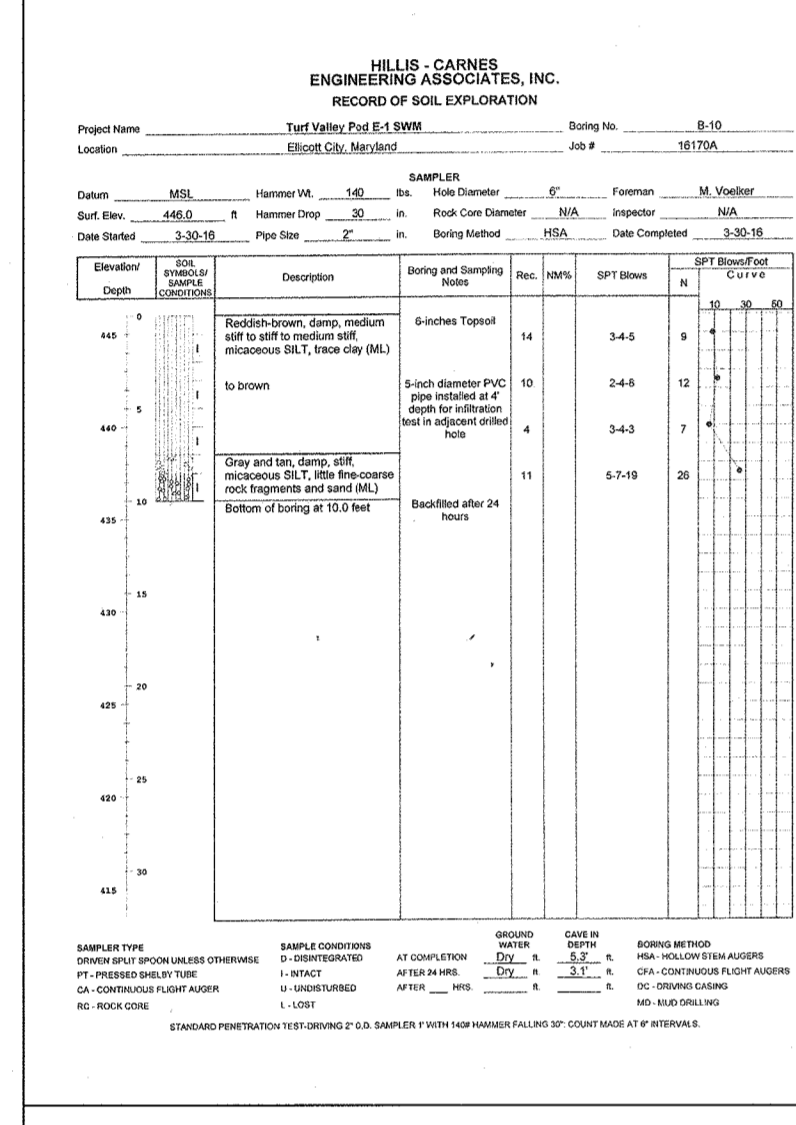
NO.	DATE	REVISION
1	6.8.2021	ADD TYLER HOUSE TYPE ON LOT 62. DELETE GENERIC BOX. ADJUST GRADES.

BENCHMARK ENGINEERS & LAND SURVEYORS PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE A SUITE 315 • ELICOTT CITY, MARYLAND 21043 (P) 410-485-6105 (F) 410-485-8644 WWW.BEI-CIVILENGINEERING.COM		
OWNER: MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400		
BUILDERS: NV HOMES 9720 PATUXENT WOODS DRIVE COLUMBIA, MARYLAND 21046 410-379-3385		RESIDENTIAL - SINGLE FAMILY ATTACHED AND DETACHED PARK VIEW AT TURF VALLEY PHASE II LOTS 18 - 72
JAMES KEELY AND COMPANY, INC. 81 EAST PADONIA ROAD TIMONIUM, MARYLAND 21093 410-252-8600		TAX MAP: 17, PARCEL: 706, GRID: 13 ELECTION DISTRICT NO. 2 - HOWARD COUNTY, MARYLAND ZONED: PGCC
SITE DEVELOPMENT AND GRADING PLAN		DATE: DECEMBER 5, 2019 BEI PROJECT NO. 2951 SCALE: AS SHOWN SHEET 4 OF 10



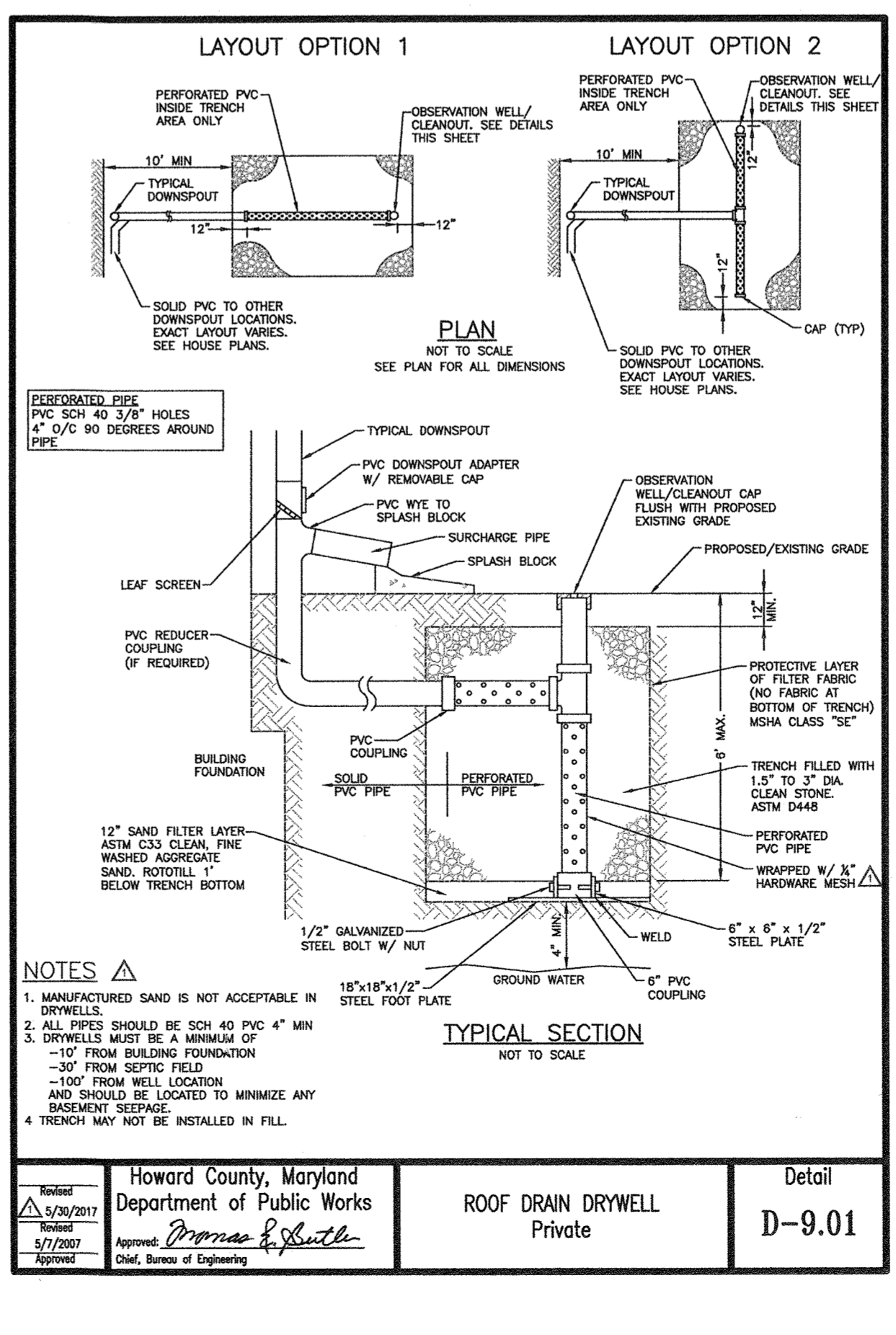


Lot	Dry Well	Length (ft)	Length (ft)	Depth (ft)	Ground Elevation	Top of Storage Elevation	Bottom of Stone Elevation	Bottom of Sand Elevation
20	1	6.0	5.5	5.0	450.70	449.70	445.70	444.70
20	2	6.0	5.5	5.0	450.70	449.70	445.70	444.70
21	3	6.0	5.5	5.0	451.20	450.20	446.20	445.20
21	4	6.0	5.5	5.0	451.20	450.20	446.20	445.20
45	5	6.0	5.5	5.0	445.90	444.90	440.90	439.90
46	6	6.0	5.5	5.0	446.86	445.86	441.86	440.86
46	7	6.0	5.5	5.0	446.86	445.86	441.86	440.86
47	8	6.0	5.5	5.0	448.20	447.20	443.20	442.20
47	9	6.0	5.5	5.0	448.20	447.20	443.20	442.20
48	10	6.0	5.5	5.0	450.50	449.50	445.50	444.50
48	11	6.0	5.5	5.0	451.30	450.30	446.30	445.30
49	12	6.0	5.5	5.0	452.50	451.50	447.50	446.50
49	13	6.0	5.5	5.0	452.50	451.50	447.50	446.50
50	14	6.0	5.5	5.0	452.50	451.50	447.50	446.50
50	15	6.0	5.5	5.0	452.50	451.50	447.50	446.50
52	16	6.0	5.5	5.0	448.80	447.80	443.80	442.80
52	17	6.0	5.5	5.0	448.80	447.80	443.80	442.80
53	18	6.0	5.5	5.0	449.30	448.30	444.30	443.30
53	19	6.0	5.5	5.0	449.30	448.30	444.30	443.30
54	20	6.0	5.5	5.0	449.40	448.40	444.40	443.40
54	21	6.0	5.5	5.0	449.40	448.40	444.40	443.40
55	22	6.0	5.5	5.0	448.40	447.40	443.40	442.40
55	23	6.0	5.5	5.0	448.40	447.40	443.40	442.40
56	24	6.0	5.5	5.0	447.95	446.95	442.95	441.95
56	25	6.0	5.5	5.0	447.95	446.95	442.95	441.95
57	26	6.0	5.5	5.0	447.88	446.88	442.88	441.88
57	27	6.0	5.5	5.0	447.88	446.88	442.88	441.88
59	28	6.0	5.5	5.0	455.55	454.55	450.55	449.55
60	29	6.0	5.5	5.0	456.00	455.00	451.00	450.00
60	30	6.0	5.5	5.0	456.00	455.00	451.00	450.00
61	31	6.0	5.5	5.0	453.50	452.50	448.50	447.50
61	32	6.0	5.5	5.0	453.50	452.50	448.50	447.50
62	33	6.0	5.5	5.0	453.50	452.50	448.50	447.50
62	34	6.0	5.5	5.0	452.30	451.30	447.30	446.30
63	35	6.0	5.5	5.0	451.50	450.50	446.50	445.50
63	36	6.0	5.5	5.0	451.50	450.50	446.50	445.50
64	37	6.0	5.5	5.0	451.20	450.20	446.20	445.20
64	38	6.0	5.5	5.0	451.20	450.20	446.20	445.20
65	39	6.0	5.5	5.0	451.30	450.30	446.30	445.30
65	40	6.0	5.5	5.0	451.30	450.30	446.30	445.30
66	41	6.0	5.5	5.0	451.30	450.30	446.30	445.30
66	42	6.0	5.5	5.0	451.30	450.30	446.30	445.30
69	43	6.0	5.5	5.0	451.40	450.40	446.40	445.40
69	44	6.0	5.5	5.0	451.40	450.40	446.40	445.40
70	45	6.0	5.5	5.0	450.50	449.50	445.50	444.50
70	46	6.0	5.5	5.0	450.50	449.50	445.50	444.50
71	47	6.0	5.5	5.0	451.45	450.45	446.45	445.45
71	48	6.0	5.5	5.0	451.45	450.45	446.45	445.45
72	49	6.0	5.5	5.0	451.45	450.45	446.45	445.45
72	50	6.0	5.5	5.0	451.45	450.45	446.45	445.45



OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED (M-5) DRY WELLS

- The monitoring wells and structures shall be inspected on a quarterly basis and after every large storm event.
- Water levels and sediment build up in the monitoring wells shall be recorded over a period of several days to insure trench drainage.
- A log book shall be maintained to determine the rate at which the facility drains.
- When the facility becomes clogged so that it does not drain down within the 72 hour time period, corrective action shall be taken.
- The maintenance log book shall be available to Howard County for inspection to insure compliance with operation and maintenance criteria.
- Once the performance characteristics of the infiltration facility have been verified, the monitoring schedule can be reduced to an annual basis unless the performance data indicates that a more frequent schedule is required.



APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: 12/11/19

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DISCONNECTION OF ROOFTOP RUNOFF (N-1), DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2)

1. Maintenance of areas receiving disconnected runoff is generally no different than that required for other lawn or landscaped areas. The runoff receiving runoff should be protected from future compaction or development of impervious areas. In commercial areas, foot traffic should be discouraged as well.

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

12-17-19
12-23-19
12-23-19

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED SHEETFLOW TO CONSERVATION AREA (N-3)

1. Conservation areas shall remain undisturbed and unmanaged other than routine debris removal and repairing areas of concentrated flow. Invasive and noxious plant removal and bi-annual mowing for meadow areas may be needed. Signs delineating the limits of the conservation area should be maintained and supplemental plantings performed as needed.

MATERIAL	SPECIFICATION	SIZE	NOTES:
GEOTEXTILE (CLASS "C")			PE TYPE 1 NONWOVEN
GRAVEL	ASHTO M 43	1 1/2" to 2 1/2"	
UNDERDRAIN PIPING	F758, TYPE PS28 OR ASHTO M-278	4" to 6" RIGID SCH 40 PVC, SDR35 OR HDPE	3/8" PERF. @ 6" O/C, 4 HOLES PER ROW; MINIMUM OF 2" OF GRAVEL OVER PIPES.
SAND	ASHTO M-6 OR ASTM-C-33	.02" TO .04"	SAND SUBSTITUTIONS SUCH AS DIABASE AND GRAYSTONE (ASHTO) #10 ARE NOT ACCEPTABLE. NO CALCIUM CARBONATED OR DOLOMITIC SAND SUBSTITUTIONS ARE ACCEPTABLE. NT ROCK DUST CAN BE USED FOR SAND.

NO. DATE REVISION

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
8480 BALTIMORE NATIONAL PIKE A SUITE 315 A ELICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BE-CVLENGINEERING.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. 2330400000000000 (Date: 6-30-2021)

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

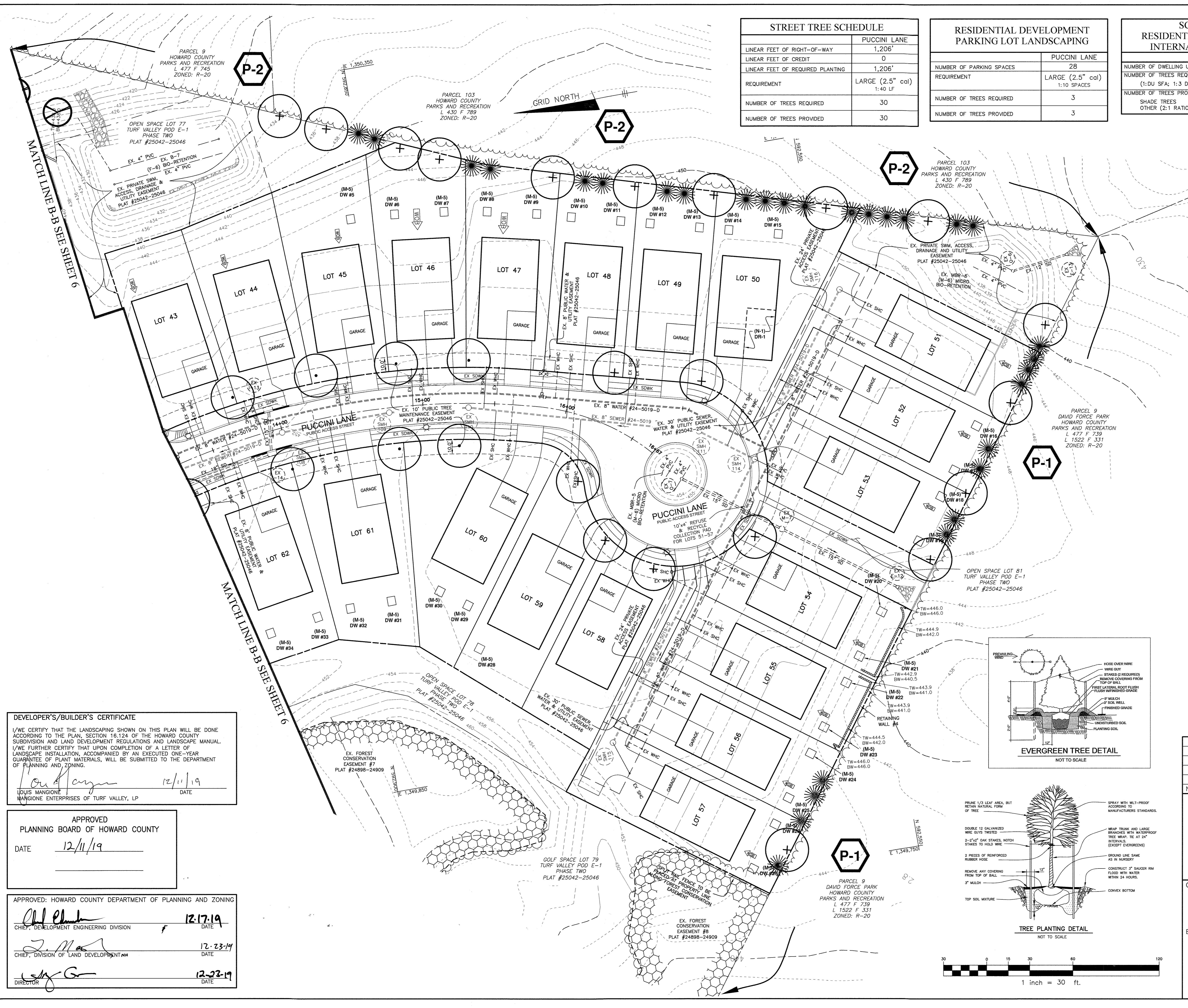
RESIDENTIAL - SINGLE FAMILY ATTACHED AND DETACHED
PARK VIEW AT TURF VALLEY PHASE II
LOTS 18 - 72
TAX MAP: 17, PARCEL: 706, GRID: 13
ELECTION DISTRICT NO. 2 - HOWARD COUNTY, MARYLAND
ZONED: PGCC

BUILDERS: NV HOMES
9720 PATUXENT WOODS DRIVE COLUMBIA, MARYLAND 21046
410-379-3385

STORMWATER MANAGEMENT DETAILS

DATE: DECEMBER 5, 2019 BEI PROJECT NO. 2951
SCALE: AS SHOWN SHEET 5 OF 10

Howards County, Maryland Department of Public Works
Roof Drain Drywell Detail D-9.01



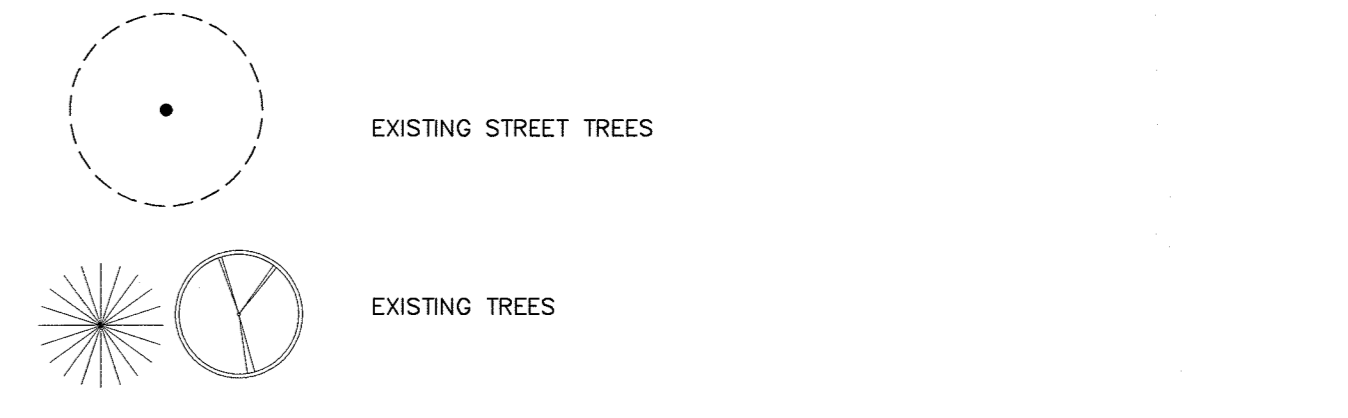
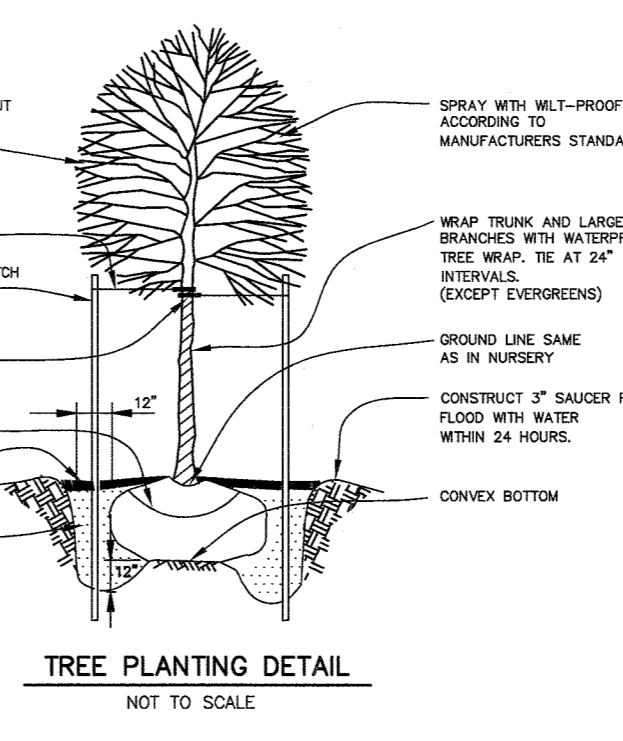
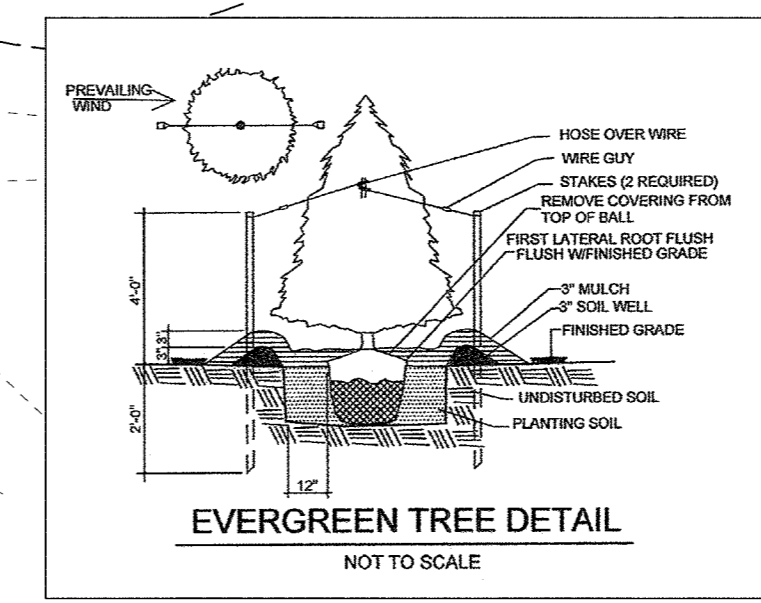
STREET TREE SCHEDULE	
LINEAR FEET OF RIGHT-OF-WAY	1,206'
LINEAR FEET OF CREDIT	0
LINEAR FEET OF REQUIRED PLANTING	1,206'
REQUIREMENT	LARGE (2.5" cal) 1:40 LF
NUMBER OF TREES REQUIRED	30
NUMBER OF TREES PROVIDED	30

RESIDENTIAL DEVELOPMENT PARKING LOT LANDSCAPING	
NUMBER OF PARKING SPACES	28
REQUIREMENT	LARGE (2.5" cal) 1:10 SPACES
NUMBER OF TREES REQUIRED	3
NUMBER OF TREES PROVIDED	3

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING		
	SFA	APTS
NUMBER OF DWELLING UNITS	25	0
NUMBER OF TREES REQUIRED (1:1 DU SFA; 1:3 DU APTS)	25	0
NUMBER OF TREES PROVIDED	25	0
SHADE TREES	0	0
OTHER (2:1 RATIO)	25	0

SCHEDULE A PERIMETER LANDSCAPE EDGE			
CATEGORY	SFA LOT SIDE TO ROAD	SFA LOT SIDE TO ROAD	TOTALS
	(P-1)	(P-2)	
LANDSCAPE TYPE	A	A	
	1:60 shade	1:60 shade	
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	672'	1,100'	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	
NUMBER OF PLANTS REQUIRED	11	18	29
SHADE TREES	0	0	0
EVERGREEN TREES	0	0	0
OTHER TREES (2:1 SUBSTITUTE)	0	0	0
SHRUBS	0	0	0
NUMBER OF PLANTS PROVIDED	5	9	14
SHADE TREES	12	18	30
EVERGREEN TREES	0	0	0
OTHER TREES (2:1 SUBSTITUTE)	0	0	0
SHRUBS (10:1 SUBSTITUTE)	0	0	0

LANDSCAPE PLANTING LIST				
SYMBOL	QUANTITY	NAME	REMARKS	DESCRIPTION
	20	QUERCUS RUBRA (Red Oak)	2.5" - 3" cal.	STREET TREES AND PARKING LOT LANDSCAPING TO BE PLANTED ALONG VIVALDI LANE BY THE DEVELOPER.
	25	TILIA CORDATA (Greenspire Littleleaf Linden)	2.5" - 3" cal.	SHADE TREES FOR INTERNAL LANDSCAPING REQUIREMENT TO BE PROVIDED BY THE BUILDER.
	27	ACER RUBRUM (Red Sunset Red Maple)	2.5" - 3" cal.	SHADE TREES ALONG PERIMETER EDGES TO BE PROVIDED BY THE BUILDER.
	30	THUJA PLICATA GIANT ARBORVITAE "GREEN GIANT"	5' - 6' ht.	EVERGREEN TREES ALONG PERIMETER EDGES TO BE PROVIDED BY THE DEVELOPER.

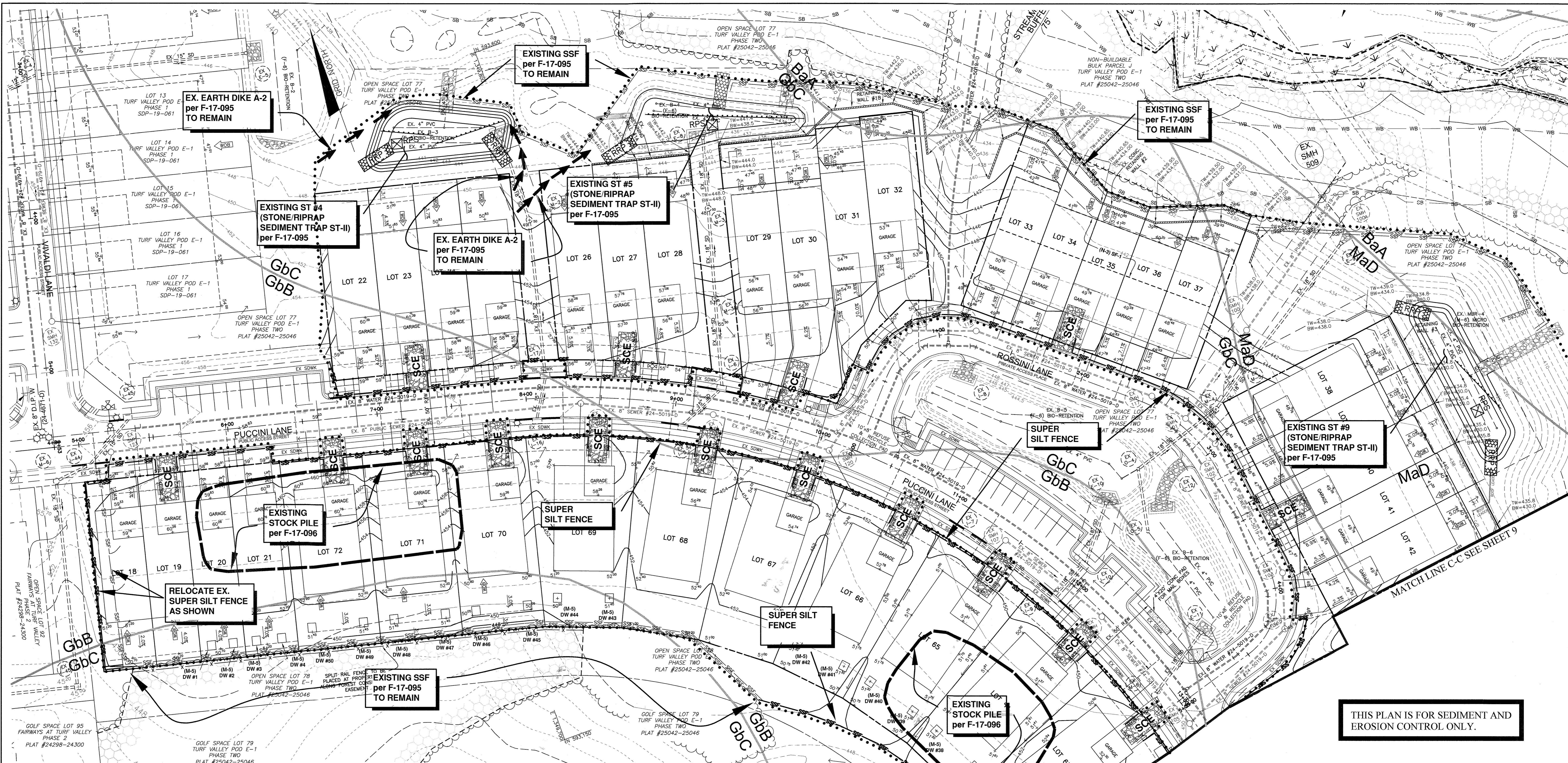


DEVELOPER'S/BUILDER'S CERTIFICATE
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.
 LOUIS MANGIONE 12/11/19 DATE
 MANGIONE ENTERPRISES OF TURF VALLEY, LP

APPROVED PLANNING BOARD OF HOWARD COUNTY
 DATE 12/11/19

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION 12-17-19 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT 12-23-19 DATE
 DIRECTOR 12-23-19 DATE

NO.	DATE	REVISION
BENCHMARK ENGINEERING, INC. ENGINEERS & LAND SURVEYORS & PLANNERS 8480 BALTIMORE NATIONAL PIKE SUITE 315 A ELICOTT CITY, MARYLAND 21043 (P) 410-465-8105 (F) 410-465-6644 WWW.BEI-CVLENGINEERING.COM		
OWNER: MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400		RESIDENTIAL - SINGLE FAMILY ATTACHED AND DETACHED PARK VIEW AT TURF VALLEY PHASE II LOTS 18 - 72 TAX MAP: 17, PARCEL: 706, GRID: 13 ELECTION DISTRICT NO. 2 - HOWARD COUNTY, MARYLAND ZONED: PGCC
BUILDERS: NV HOMES 9720 PATUXENT WOODS DRIVE COLUMBIA, MARYLAND 21046		LANDSCAPE PLAN DATE: DECEMBER 5, 2019 BEI PROJECT NO. 2951-P2 SCALE: AS SHOWN SHEET 7 OF 10
JAMES KEELY AND COMPANY, INC. 61 EAST PADONIA ROAD TIMONIUM, MARYLAND 21093 410-252-8600		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. 30361.



THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL ONLY.

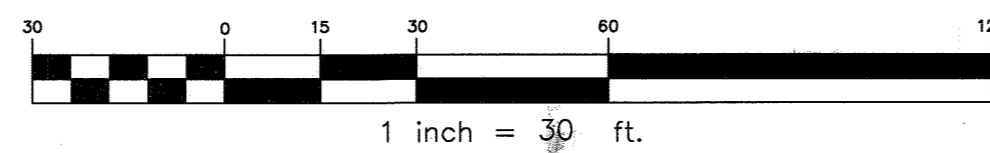
APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE 12/11/19

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chief Engineer
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE 12-17-19
Director
DATE 12-23-19

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.
Cl Malagan 12-4-19
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.
John L. Swartz 12/11/19
DEVELOPER DATE

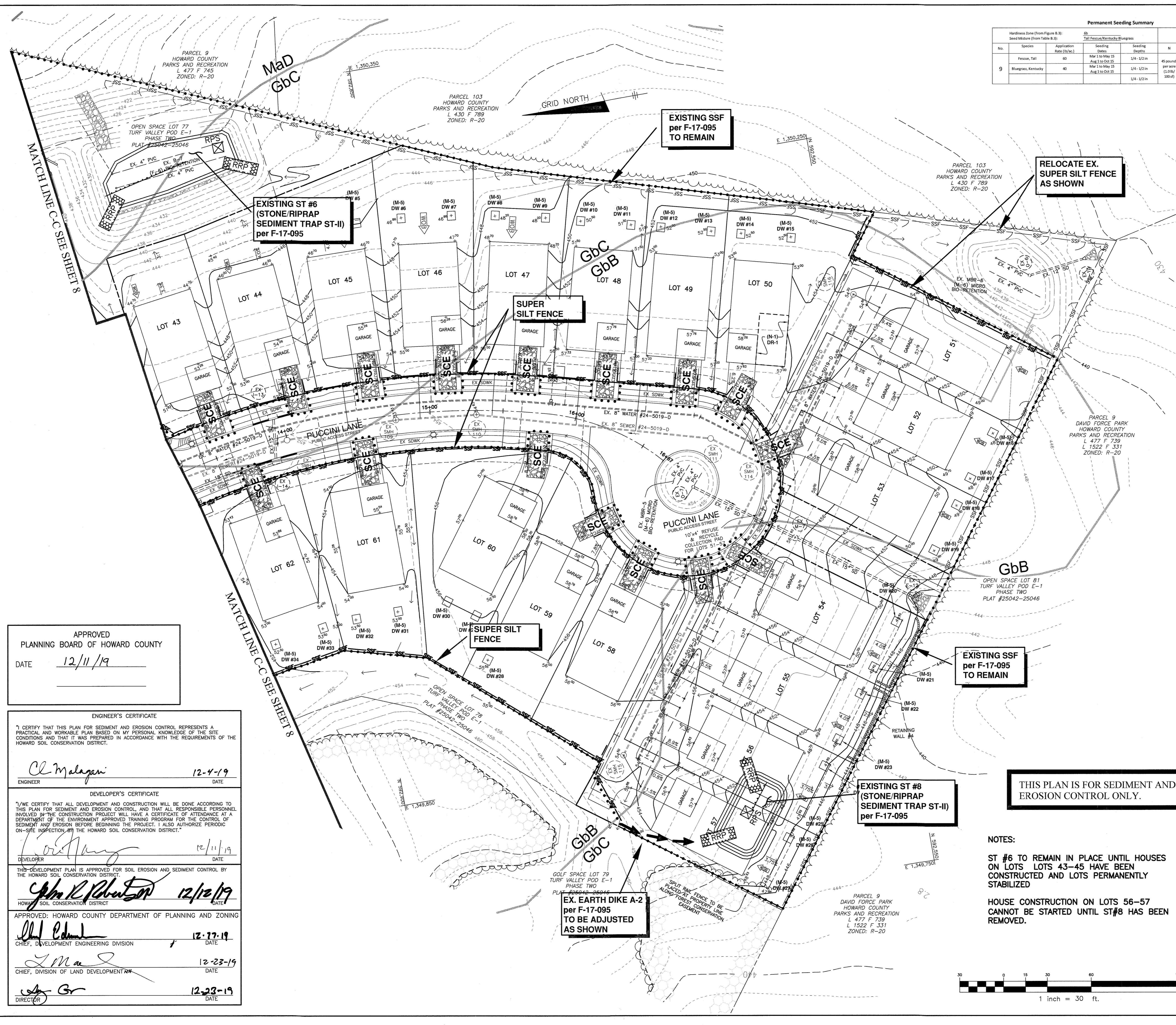
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John L. Swartz 12/12/19
HOWARD SOIL CONSERVATION DISTRICT DATE



NRCS SOILS CHART				MAP UNIT NAME
SYMBOL	HYDRIC	GROUP	Kw	
BaA	YES	D	0.43	BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES
GbA		B	0.28	GLADSTONE LOAM, 0 TO 3 PERCENT SLOPES
GbB		B	0.28	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES
GbC		B	0.28	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES
GnB	YES	C	0.43	GLENVILLE-BAILE SILT LOAM, 0 TO 8 PERCENT SLOPES

NOTES:
ST #4 TO REMAIN IN PLACE UNTIL HOUSES ON LOTS 26-25 HAVE BEEN CONSTRUCTED AND LOTS PERMANENTLY STABILIZED
ST #5 TO REMAIN IN PLACE UNTIL HOUSES ON LOTS 38-42 HAVE BEEN CONSTRUCTED AND LOTS PERMANENTLY STABILIZED
HOUSE CONSTRUCTION ON LOTS 63-65 AND 21-22 AND 71-72 CANNOT BEGIN UNTIL THE TEMPORARY STOCKPILES ON THOSE LOTS HAVE BEEN REMOVED.

NO. DATE REVISION		
<p>BENCHMARK ENGINEERS • LAND SURVEYORS • PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE SUITE 315 A ELICOTT CITY, MARYLAND 21043 (P) 410-485-8100 (F) 410-485-6644 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 AND DETACHED PARK VIEW AT TURF VALLEY PHASE II LOTS 18 - 72
BUILDERS:	NV HOMES 9720 PATUXENT WOODS DRIVE COLUMBIA, MARYLAND 21046 410-573-3365	TAX MAP: 17, PARCEL: 706, GRID: 13 ELECTION DISTRICT NO. 2 - HOWARD COUNTY, MARYLAND ZONED: PGCC
<p>JAMES KEELY AND COMPANY, INC. 51 EAST PADONIA ROAD TIMONIUM, MARYLAND 21093 410-252-8600</p>		<p>SEDIMENT AND EROSION CONTROL PLAN</p> <p>DATE: DECEMBER 5, 2019 BEI PROJECT NO. 2951-P2 SCALE: AS SHOWN SHEET 8 OF 10</p>



Permanent Seeding Summary

No.	Species	Application Rate (lb/ac)	Seeding Dates		Seeding Depth (inches)	Fertilizer Rate (lb/20-20)			Lime Rate
			Mar 1 to May 15	Aug 1 to Oct 15		N	P2O5	K2O	
9	Bluegrass, Kentucky	40	Mar 1 to May 15 Aug 1 to Oct 15	Mar 1 to May 15 Aug 1 to Oct 15	1/4 - 1/2 in	45 pounds per acre (1.0 lb/1000 ft)	90 lb/ac (2 lb/1000 ft)	90 lb/ac (2 lb/1000 ft)	3 tons/ac (800 lb/1000 ft)

Table B.1: Temporary Seeding for Site Stabilization

Plant Species	Seeding Rate 1/		Seeding Depth 2/ (inches)	Recommended Seeding Dates by Plant Hardiness Zone 3/	
	lb/ac	lb/1000 ft ²		5b and 6a	6b
Cool-Season Grasses					
Annual Ryegrass (Lolium perenne ssp. multiflorum)	40	1.0	0.5	Mar 1 to May 15, Aug 1 to Oct 15	
Barley (Hordeum vulgare)	16	2.2	1.0	Mar 1 to May 15, Aug 1 to Oct 15	
Oats (Avena sativa)	72	1.7	1.0	Mar 1 to May 15, Aug 1 to Oct 15	
Wheat (Triticum aestivum)	120	2.8	1.0	Mar 1 to May 15, Aug 1 to Oct 15	
Cereal Rye (Secale cereale)	112	2.8	1.0	Mar 1 to May 15, Aug 1 to Oct 15	
Warm-Season Grasses					
Forstal Millet (Serotaria italica)	30	0.7	0.5	May 16 to Jul 31	
Pearl Millet (Pennisetum glaucum)	20	0.5	0.5	May 16 to Jul 31	

Notes:
 1/ Seeding rates for the warm season grasses are in pounds of Pure Seed (PS). Actual planting rates should be adjusted to reflect percent seed germination and purity, as needed. Adjustments are usually not needed for the cool season grasses.
 2/ Seeding rates listed above are for temporary seedings, when planted alone. When planted as a nurse crop with permanent seed mixes, use 1/3 of the seeding rate listed above for barley, oats, and wheat. For smaller seeded grasses (annual ryegrass, pearl millet, forstal millet), do not exceed more than 50% by weight of the overall permanent seed mix. Cereal rye generally should not be used as a nurse crop, unless planting will occur very late in the fall. For other temporary seedings, Cereal rye has allelopathic properties that inhibit the germination and growth of other plants. If it must be used as a nurse crop, seed at 1/3 of the rate listed above.
 3/ Oats are the recommended nurse crop for warm season grasses.
 4/ For sandy soils, plant seeds to twice the depth listed above.
 5/ The planting dates listed are averages for each Zone and may require adjustment to reflect local conditions, especially near the boundaries of the zone.

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 seedbed notes. (day 4-10)
 5. Construct house, install water and sewer house connections from easement/right-of-way up to house, backfill, and construct driveway. Install on-lot dry wells and connect roof leaders for lots that require them. (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 seedbed notes. (day 91-100)

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

- LIMIT OF DISTURBANCE
- SF—SF— SUPER SILT FENCE
- SSF—SSF— EXISTING SUPER SILT FENCE
- SFS—SFS— SUPER SILT FENCE
- SOILS DELINEATION LINE
- MaD SOILS TYPE DESIGNATION
- STABILIZED CONSTRUCTION ENTRANCE

APPROVED
 PLANNING BOARD OF HOWARD COUNTY
 DATE 12/11/19

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.
 Cl Malagan 12-4-19
 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.
 [Signature] 12/11/19
 DEVELOPER DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 [Signature] 12/12/19
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 12-17-19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

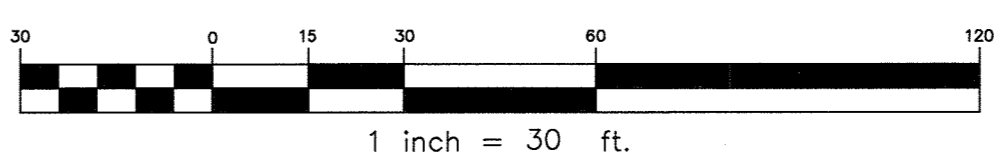
[Signature] 12-23-19
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 12-23-19
 DIRECTOR DATE

THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL ONLY.

NOTES:
 ST #6 TO REMAIN IN PLACE UNTIL HOUSES ON LOTS 43-45 HAVE BEEN CONSTRUCTED AND LOTS PERMANENTLY STABILIZED

HOUSE CONSTRUCTION ON LOTS 56-57 CANNOT BE STARTED UNTIL ST#8 HAS BEEN REMOVED.



NO.	DATE	REVISION
 BENCHMARK ENGINEERING, INC. ENGINEERS • LAND SURVEYORS • PLANNERS 8480 BALTIMORE NATIONAL PIKE A SUITE 315 A ELLICOTT CITY, MARYLAND 21093 (P) 410-465-8105 (F) 410-465-8644 WWW.BEI-CIVILENGINEERING.COM		
OWNER: MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400		
BUILDERS: NV HOMES 9720 PATUXENT WOODS DRIVE COLUMBIA, MARYLAND 21046 410-379-3385		
JAMES KEELY AND COMPANY, INC. 61 EAST PADONIA ROAD TIMONIUM, MARYLAND 21093 410-252-8600		
RESIDENTIAL - SINGLE FAMILY ATTACHED AND DETACHED PARK VIEW AT TURF VALLEY PHASE II LOTS 18 - 72		
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SEDIMENT AND EROSION CONTROL PLAN		
DATE: DECEMBER 5, 2019	BEI PROJECT NO. 2951-P2	
SCALE: AS SHOWN	SHEET 9	OF 10

