

VICINITY MAP
SCALE 1"=1000

GENERAL NOTES

- The land included is zoned R-20 per 8-2-85 Comprehensive Zoning Plan.
- Coordinates are based on Md. State Plane as projected by Ho. Co. Monuments # 344,000 & # 344,000Z.
- All roads are public and existing.
- Any damage to county owned rights of way to be corrected at the Developer's expense.
- Total Area included: 2.4707 Acres
- Total number of lots: 7
- The contractor or developer shall contact the Construction Inspection / Survey Division, 24 hrs in advance of commencement of work at 302 2417 or 302 2418.
- Maximum Building Coverage 30% per lot.

SPECIAL NOTES

- Approved Road Construction Plans shall be used for all public utilities.
- Public water & sewer shown for reference only. For more detailed information see water and sewer plans Contract No. 24-1510-D.
- The water and sewer house connections not included in a "Developer's Agreement" shall conform to Howard Co. Plumbing Code. The on-site W.H.C. shall be 1" copper and the S.H.C. shall be 4" iron.
- Stormwater Management waived in accordance with previously approved plan No. F-86-229.
- For flag or pipe stem lots, refuse collection, snow removal and road maintenance to be provided at the junction of flag or pipe stem and the road R/W and not onto the flag or pipe stem driveway.

BUILDING RESTRICTION LINES
FRONT: 40' Min (except where noted)
SIDE: 10' Min.
REAR: 30' Min.

Lot No.	STREET ADDRESS
18	3120 Dunes Drive
19	3116 " "
20	3112 " "
21	3108 " "
22	3104 " "
23	3100 Dunes Drive
24	3062 Pebble Beach Drive

LEGEND

- Contour Interval 2.5'
- Existing Contour 4.00'
- Proposed Contour 4.00'
- Spot Elevation +6.05'
- Direction of Drainage
- Work on Basement

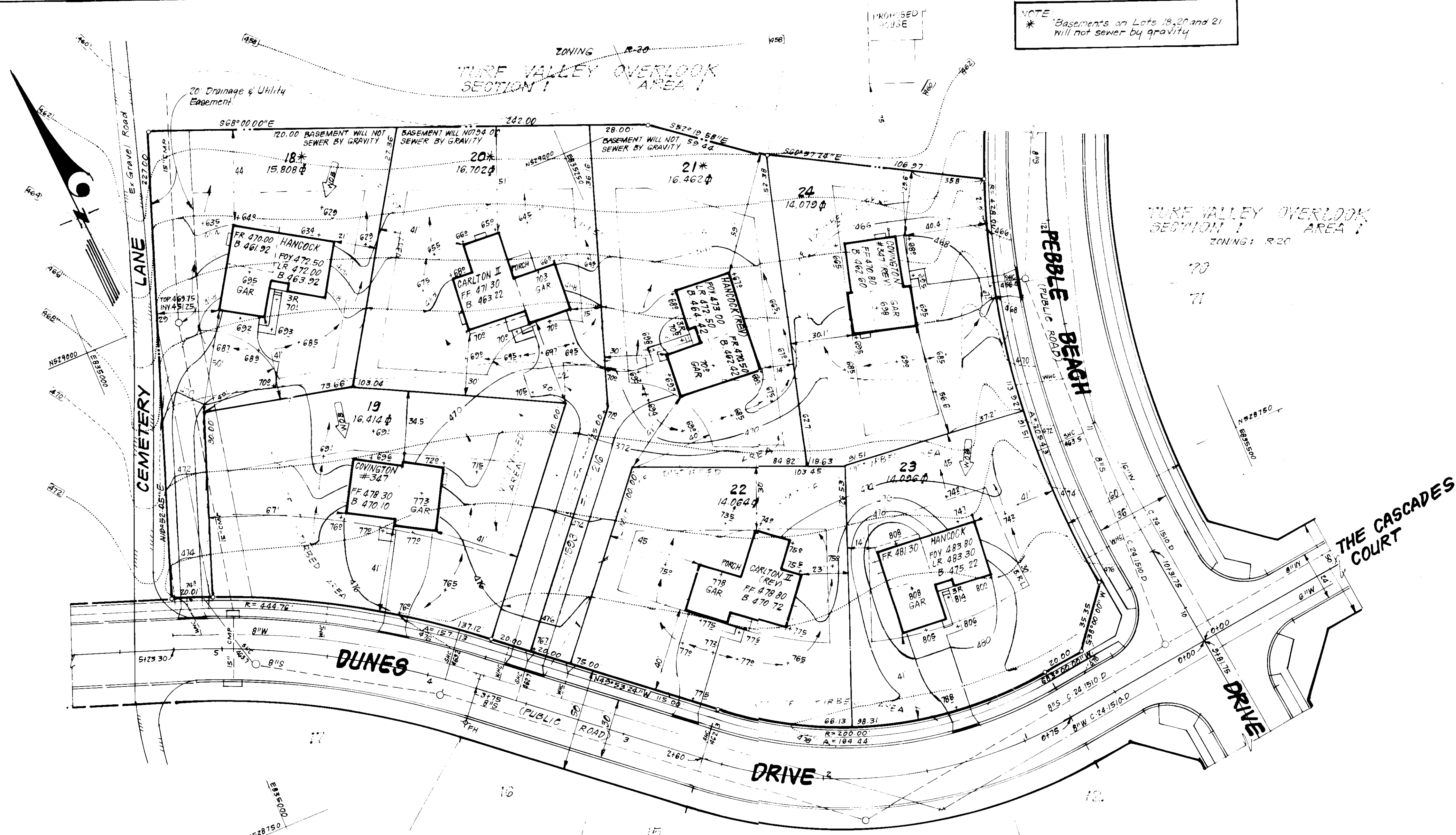
OWNER/DEVELOPER Peddicord Property Partn. % Howard Co. Land Services 10176 Baltimore National Pike Ellicott City, Md. 21043	SUBDIVISION NAME TURF VALLEY OVERLOOK PLAT No. 703G BLOCK No. 24 ZONE R-20	SECT./AREA 1 / 1 18-24	LOTS 18-24	DATE 2ND ELECTION DISTRICT 2-5-87	WATER CODE H07	SEWER CODE 5992000
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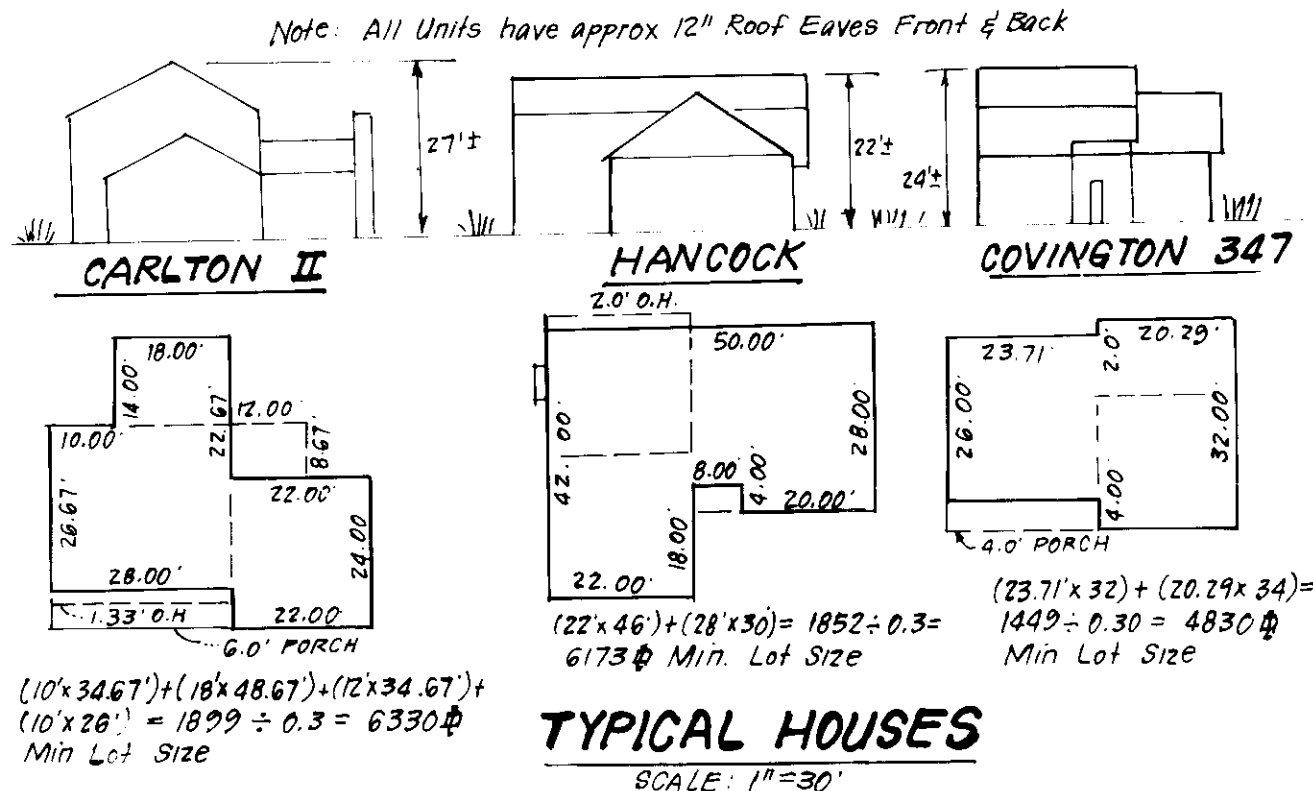
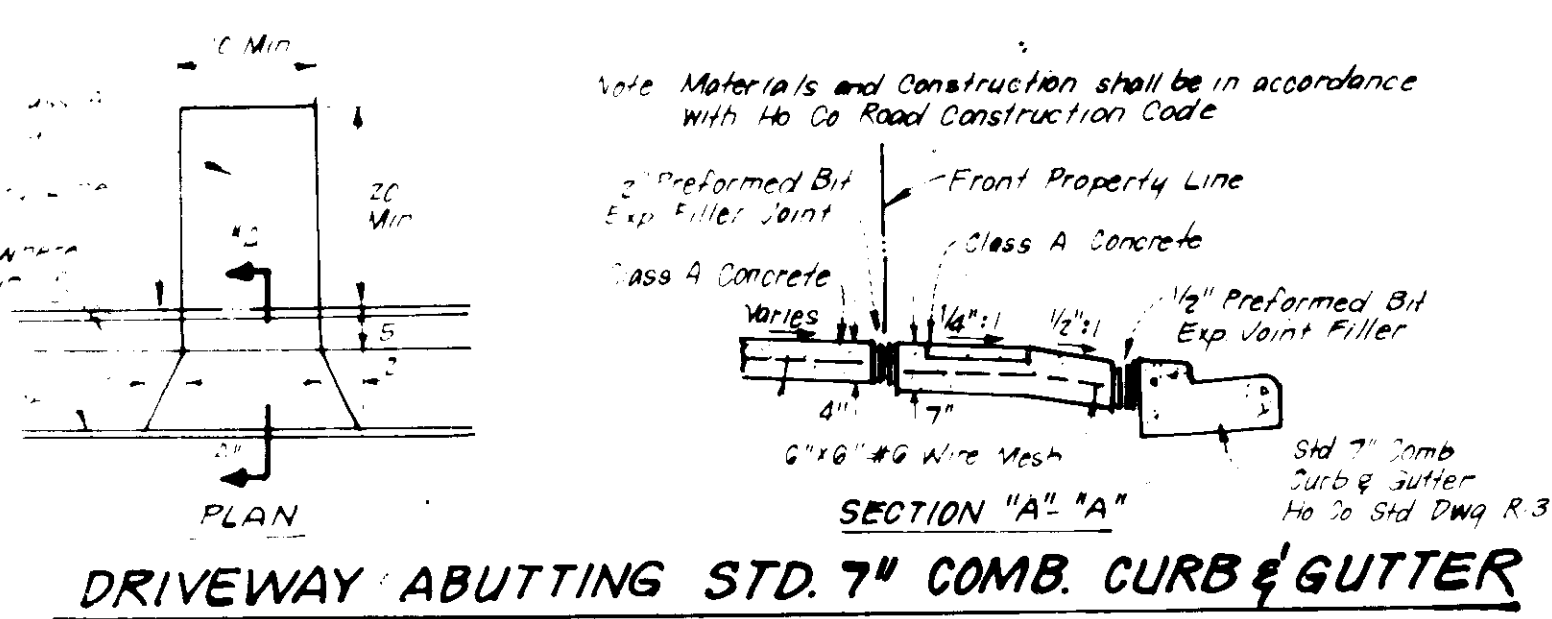
DESIGNED: P.S. CMS
DRAWN: K.W.
CHECKED: CMS
DATE: 12-4-86

SITE DEVELOPMENT PLAN
LOTS 18 THRU 24
TURF VALLEY OVERLOOK
SECTION 1 AREA 1
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
FOR DIVERSIFIED HOUSING CORPORATION
10176 Charter Dr. #420
Columbia, Md. 21044

SCALE: 1"=50'
DRAWING: 1 OF 2
JOB NO.: 86-124
FILE NO.: 86-124-X
SDP-87-107



TONGUE
101/173
ZONING: R



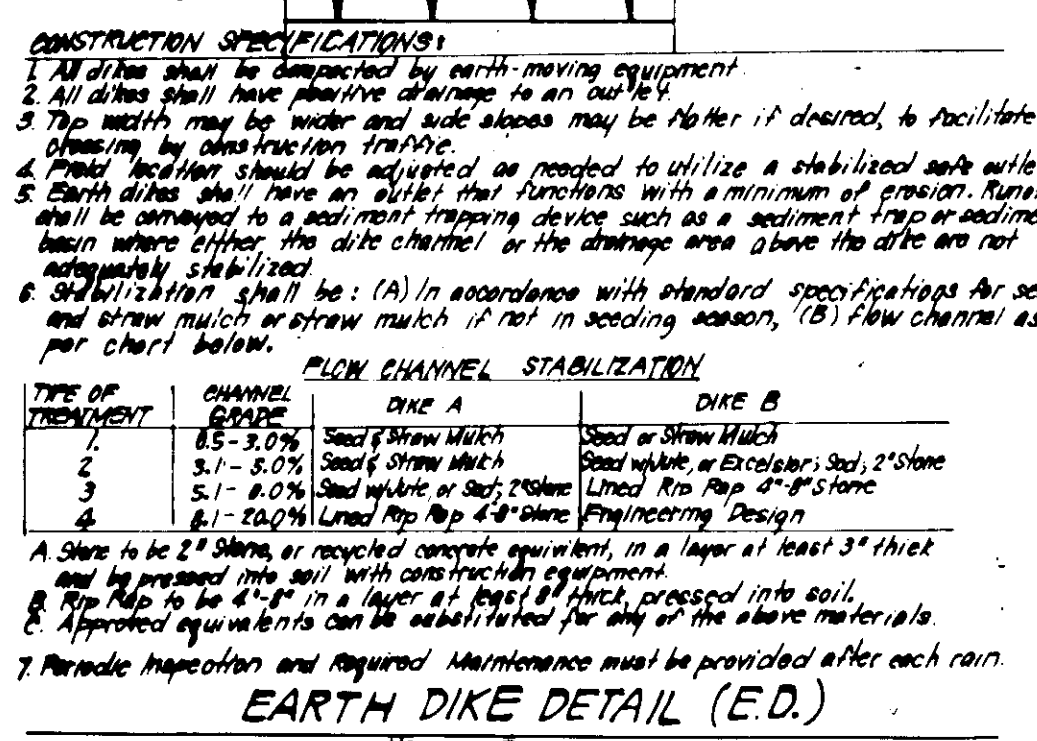
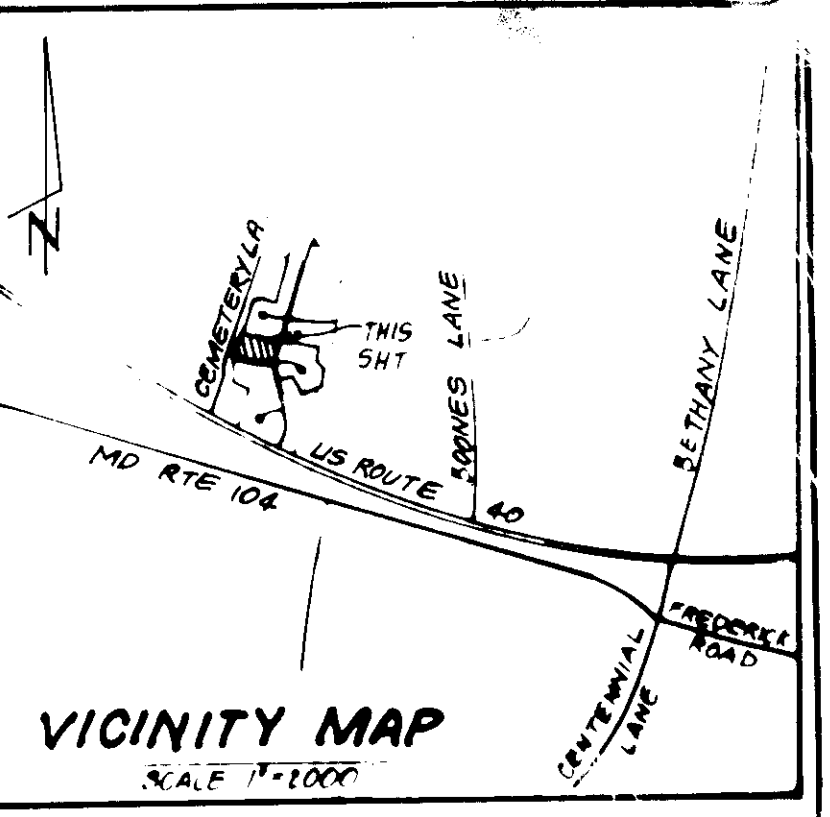
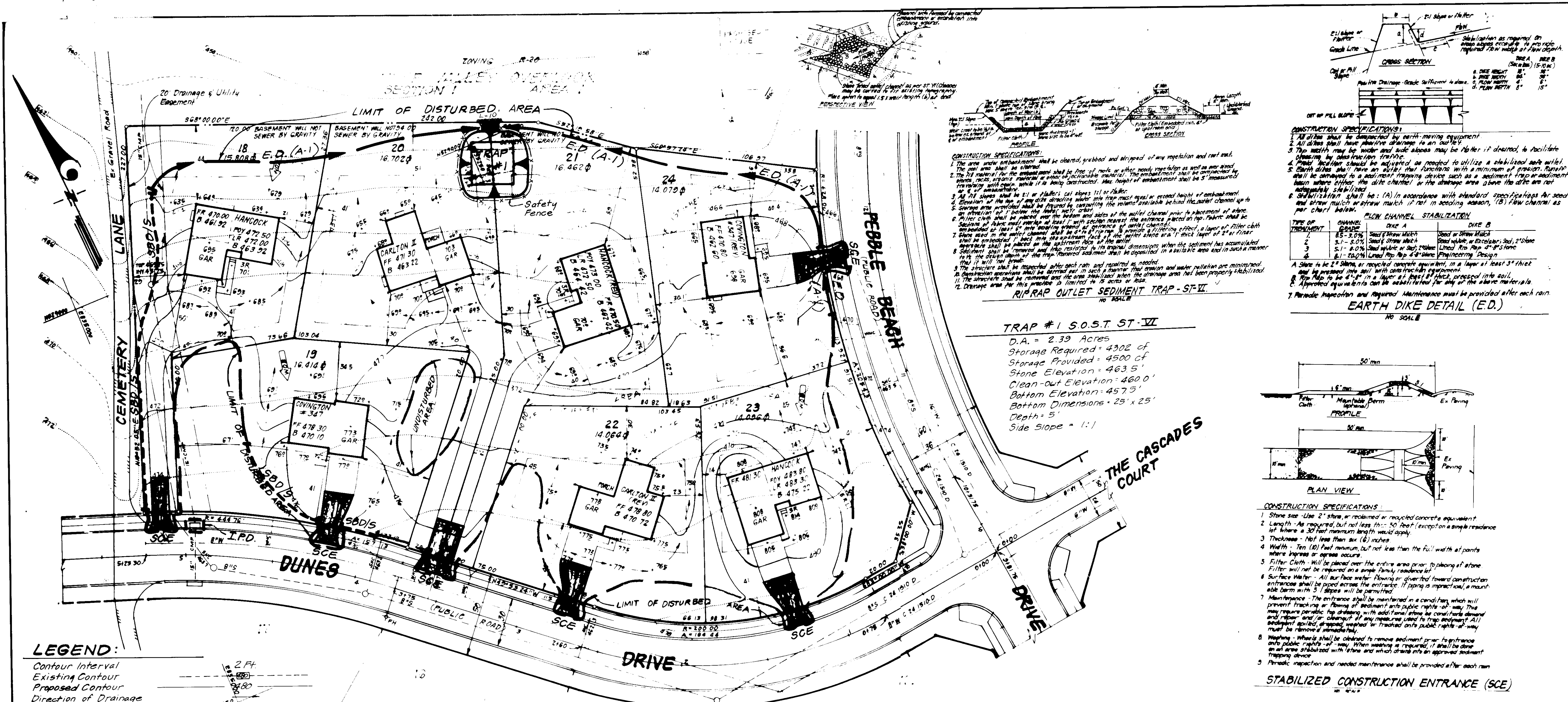
APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
DATE: 2-9-87

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DATE: 2-9-87

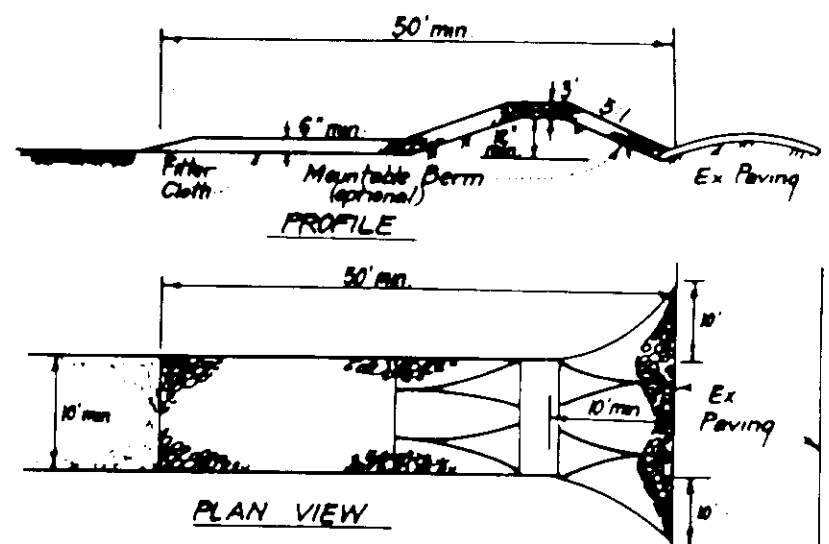
APPROVED FOR PLANNING AND ZONING
DATE: 2-10-87

DATE: 2-5-87

1-16-87



TRAP #1 S.O.S.T. ST. VI
 D.A. = 2.39 Acres
 Storage Required = 4302 of
 Stone Provided = 4500 of
 Stone Elevation = 463.5'
 Clean-out Elevation = 460.0'
 Bottom Elevation = 457.5'
 Bottom Dimensions = 25' x 25'
 Depth = 5'
 Side Slope = 1:1



CONSTRUCTION SPECIFICATIONS

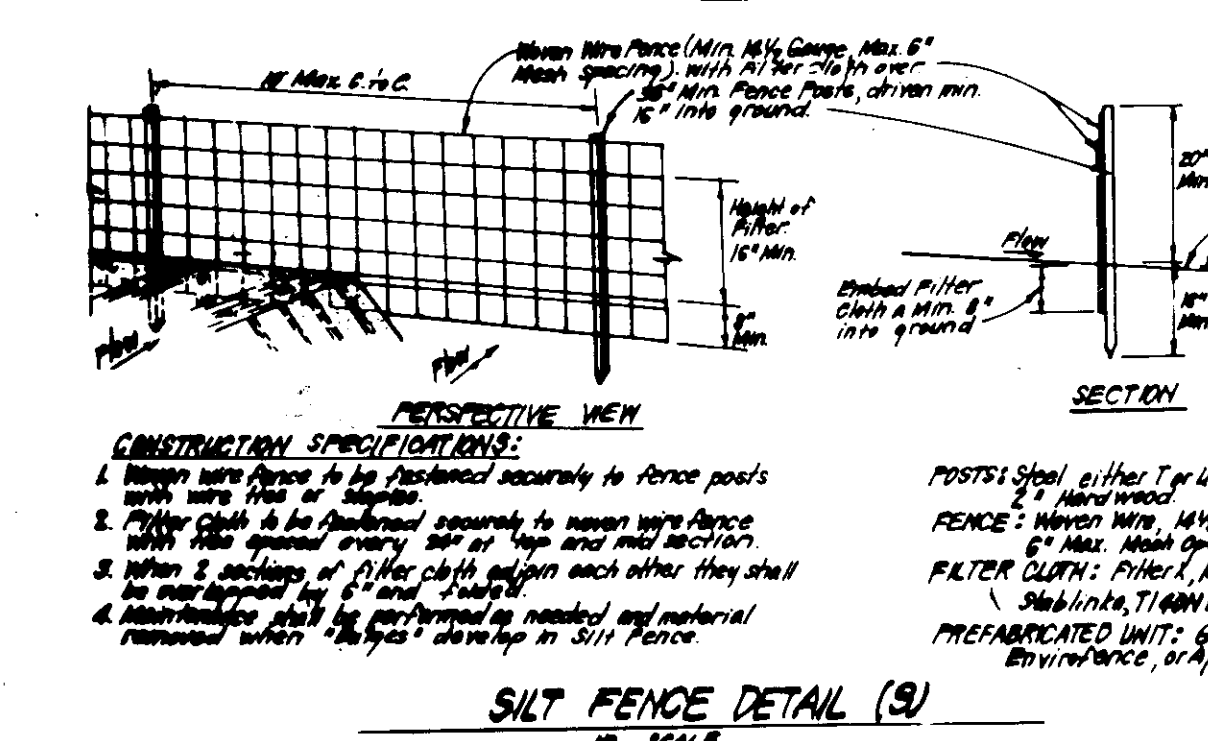
- Stone size - Use 2" stone or equivalent or recycled concrete equivalent
- Length - As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply)
- Thickness - Not less than six (6) inches
- Width - Ten (10) feet minimum, but not less than the full width at points where ingress or egress occur
- Filter Cloth - Will be placed over the entire area prior to placing of stone
- Maintenance - The entrance shall be maintained in a condition which will prevent tracking or blowing sediment into public rights-of-way. This may require periodic top dressing with additional stone as needed. All sediment trapped shall be removed and disposed of in an approved sediment trapping device.
- Inspection - Where shall be checked to remove sediment prior to entrance into ditch or stream. When sediment is required, it shall be done at an area stabilized with stone and which drains into an approved sediment trapping device.
- Periodic inspection and needed maintenance shall be provided after each run

STABILIZED CONSTRUCTION ENTRANCE (SCE)

- SEDIMENT CONTROL NOTES**
- A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permit prior to the start of any construction (892-2437)
 - All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
 - Following initial soil disturbance or disturbance, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all permanent sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1; b) 14 days as to all other disturbed or graded areas on the project site.
 - All sediment trapping structures in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
 - All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 31) and (Sec. 34), temporary seeding (Sec. 30) and mulching (Sec. 32). Temporary stabilization with mulch alone can only be done when recommended seeding data do not allow for proper germination and establishment of grasses.
 - All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
 - Site Analysis:

Total Area of Site	2.47 Acres
Area Disturbed	2.09 Acres
Area to be roofed or paved	0.30 Acres
Area to be vegetatively stabilized	0.08 Acres
Total Cut	Cu. yds
Total Fill	Cu. yds
Offsite waste/borrow area location	N/A
 - Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
 - Additional sediment control must be provided, if deemed necessary by the Howard County Sediment Control Inspector.
 - On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment control, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
 - On all sites with disturbed areas in excess of 2 acres, a random, single lot Sediment Control as shown below shall be implemented.
 - All slopes to be blocked at the end of each day (see detail below).
 - The total amount of straw bale dikes/silt fence equals 222' L.F.

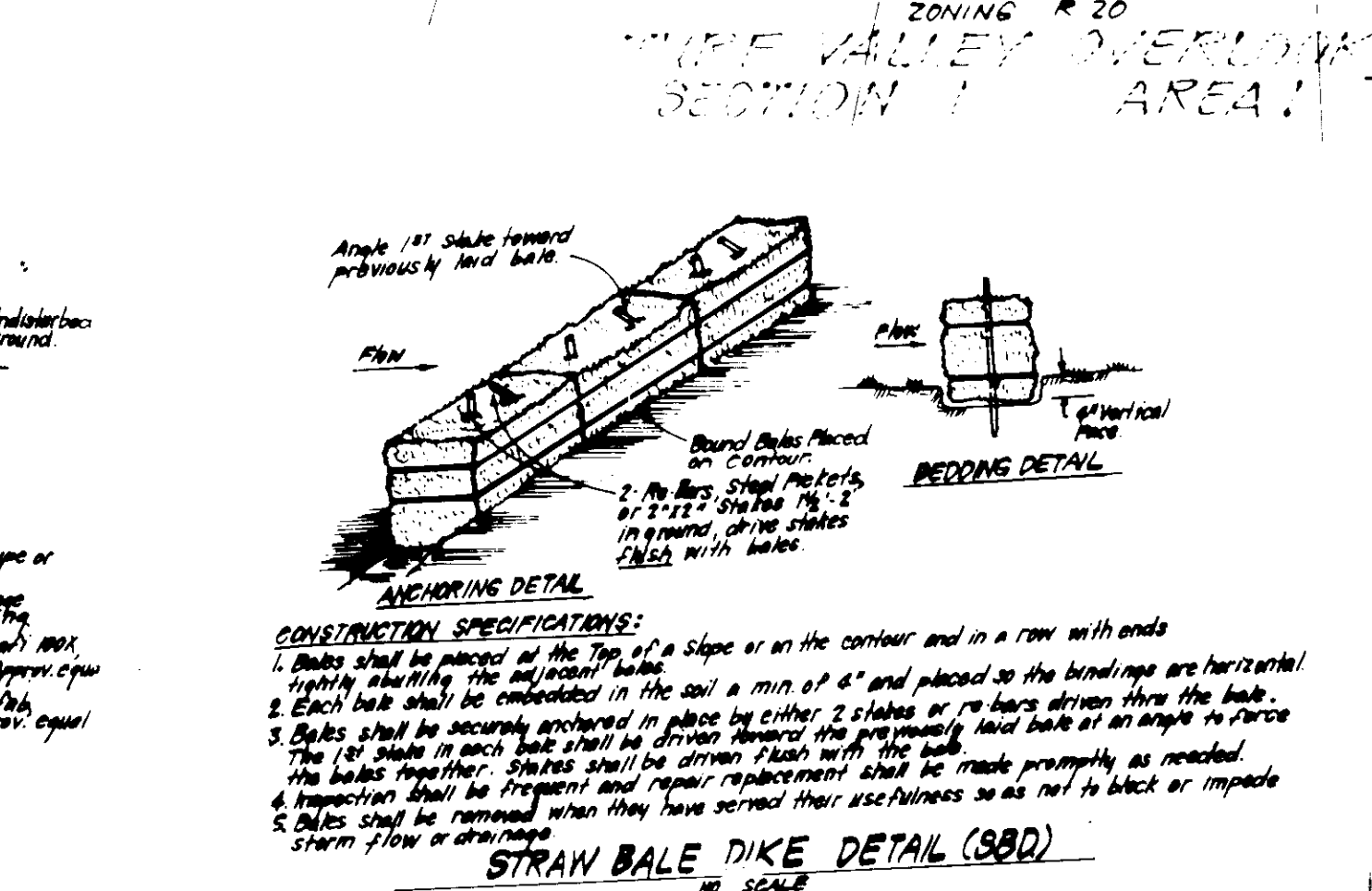
LEGEND:
 Contour Interval
 Existing Contour
 Proposed Contour
 Direction of Drainage
 Spot Elevation
 Straw Bale Dike or Silt Fence
 Stabilized Construction Entrance
 Earth Dike
 Inlet Protection Detail



CONSTRUCTION SPECIFICATIONS:

- Diaphragm Posts - To be installed securely to force posts
- Filter Cloth - To be installed securely to cover top of posts
- When 2 sections of filter cloth are joined, they shall be overlapped by 6" and stapled
- Disturbance shall be performed as needed and material removed when 24" high above top of Silt Fence

POSTS: Steel either 1/2" Type or 2" Hardwood
FENCE: Heavy Wire, 1/4" Dia
FILTER CLOTH: Filter, 1/2" Dia
PREPARED UNIT: Geo-Fab, 24" x 24", 1/2" Dia



CONSTRUCTION SPECIFICATIONS:

- Bales shall be stacked at the top of a slope or on the contour and in a row with ends tightly abutting. The adjacent bales shall be staggered in the row a min of 6" and placed so the bedding are horizontal.
- Each bale shall be secured in place by either 2 stakes or 2 rebar driven thru the bale. The top of bales in each row shall be driven through the bale, the bales together. Stakes shall be driven through the bale, the bales together. Stakes shall be driven through the bale, the bales together. Stakes shall be driven through the bale, the bales together.
- Bales shall be replaced when they have worn their usefulness so as not to block or impede storm flow or drainage.

- CONSTRUCTION SEQUENCE**
- Obtain Grading Permit & install S&E Control Devices & stabilize 10 Days
 - Excavate for foundations and Rough Grade & temporarily stabilize 60 Days
 - Construct structures, Sidewalks and Driveways 150 Days
 - Final Grade and stabilize in accordance with Sids and Specs 20 Days
 - Upon approval of the sediment control inspector, remove sediment & erosion controls and stabilize 10 Days



CONSTRUCTION SPECIFICATIONS:

- Structure completely around inlet is a depth of 12" below curb sidewalk.
- Wire mesh must be of sufficient strength to support filter fabric, and stone by curb inlets, with water fully impounded against it.
- Filter cloth must be of a type approved for this purpose, resistant to sunlight with stone size, 80-100 mesh, to allow sufficient passage of water and removal of sediment.
- Stone is to be 2" in size and clean, stone from road side of curb.

II. PROCEDURE: SINGLE LOT SEDIMENT CONTROL

- Excavate completely around inlet to a depth of 12" below curb sidewalk.
- Drive steel plate 1/2" in diameter at four corners of inlet. Place nail string between ends of plate. Assemble top portion of steel frame using steel top plate.
- Stretch wire mesh tightly around frame and fabric secured. Place mesh over top of frame.
- Stretch filter cloth tightly over wire mesh. The cloth must extend from top of frame to 12" below inlet curb etc. Place spacing in frame. Ends must meet at curb, to extend under curb and into sidewalk.
- Place fill around inlet in unimpacted 6" layers until layer of earth is even with curb elevation on ends and top elevation on sides.
- Place the assembly against the curb and compact earth on both sides of the curb below the top of the curb. The top of the curb shall be at least 6" higher than the curb elevation.
- The structure shall be inspected frequently and filter fabric replaced when damaged.

II. PROCEDURE: CURB INLET PROTECTION

- Attach a continuous mesh of wire mesh (20 mesh) with 1/2" length plus 1/2" to the curb. Measure from curb length plus 2" on either end. Marking.
- Place a piece of approved filter cloth (40-80 mesh) of the same dimensions as the wire mesh and attach to the curb.
- Place the top of the steel frame on the curb and nail (min 2" length) of 2" x 4" to the top of the curb. The steel frame shall extend across the inlet and be held in place by anchors or alternate weight.
- The anchors shall be placed on the curb and spaced at a min 1' spaced both sides.
- From the wire mesh and filter cloth to the concrete gutter and against the face of curb on both sides of the curb. Place clean 2" stone in layers on either side of filter fabric to curb a minimum of 6" in depth. Make sure when entering the inlet under or around the filter cloth.
- This slope of protection must be inspected frequently and the filter cloth and stone replaced when damaged with sand.
- Assure that storm flow does not bypass inlet by installing temporary earth or siphon ditch directing flow to inlet.

Reviewed for HOWARD
 and meets Technical Requirements
 Date 12-86
 Approved Date 12-86

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DATE 2-9-87

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING
 DATE 2-10-87

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DATE 2-10-87

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DATE 2-5-87

DIVISION OF LAND
 ZONING
 HOWARD COUNTY
 DATE 1-16-87

12-5-86

12-4-86

OWNER/DEVELOPER Peddicord Property Part C/O Howard Co. Land Services 10715 Baltimore Highway/Rte Ellicott City, Md 21043	SUBD. SON NAME TURF VALLEY OVERLOOK FLAT NO. BLOCK NO. ZONE 19 & 24 R 20	SECT./AREA 1 16.817	LOTS 18-24 2 MP
DESIGNED DGT	SEDIMENT AND EROSION CONTROL PLAN LOTS 18 THRU 24		SCALE 1" = 30'
DRAWN VLM	TURF VALLEY OVERLOOK SECTION 1 AREA 1		DRAWING 2 of 2
CHECKED DGT	2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND		JOB NO. 86-124
DATE 12-4-86	FOR DIVERSIFIED HOUSING CORPORATION 10705 Charter Dr #420 Columbia Md 21044		FILE NO. 86-124SE

CLARK · FINEFROCK & SACKETT
 ENGINEERS · PLANNERS · SURVEYORS
 11317 LOCKWOOD DRIVE · SILVER SPRING, MARYLAND 20904 · (301) 588-3600

SDP-87-107