

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 # 3410001 & # 3410002
- 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: 5.1280 Acres
- Total number of Lots: 15
- The contractor or developer shall contact the Construction Inspection / Survey Division, 24 hrs in advance of commencement of work at 992 2417 or 992 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 shall conform to a "Developer's Agreement" not included in a "Developer's Agreement" shall conform to Howard Co Plumbing Code. The on-site W/C shall be 1" copper and the S/C shall be 4" iron.
- Stormwater Management waived in accordance with previously approved Plan No. F-86-229.

LOT NO	STREET ADDRESS
39	3030 Pebble Beach Drive
40	3026 " " " "
41	3022 " " " "
42	3018 " " " "
43	3014 " " " "
44	3010 " " " "
46	3002 " " " "
47	3001 " " " "
48	3005 " " " "
50	3011 " " " "
51	3015 " " " "
52	3019 " " " "
53	3023 " " " "
54	3027 " " " "
55	3031 Pebble Beach Drive

LEGEND

- Contour Interval 2' ±
- Existing Contour 1/8" = 1' ±
- Proposed Contour 1/8" = 1' ±
- Spot Elevation + 605
- Direction of Drainage
- Walkway: Rosement

Building Restriction Lines

- Front: 40' Min.
- Rear: 30' Min.
- Side: 10' Min.

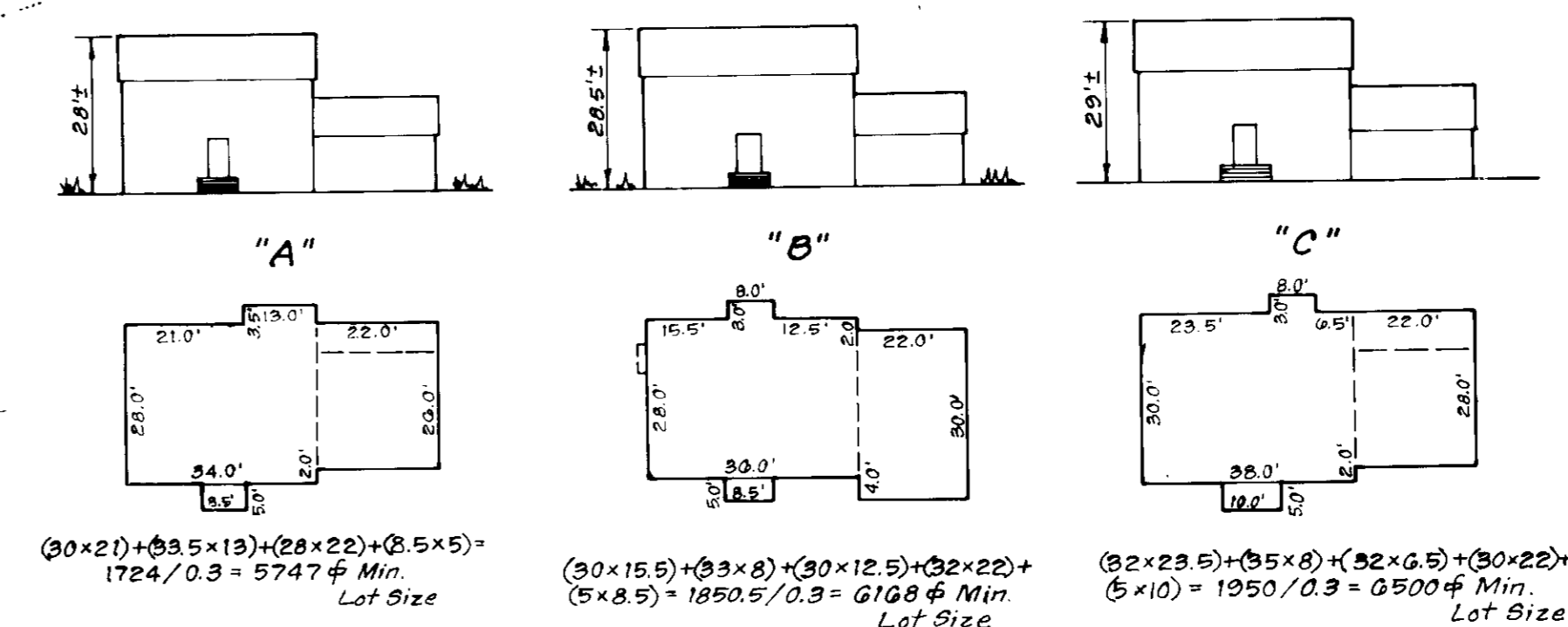
OWNER/DEVELOPER: Pedicord Property Partnership 96 Howard Co. Land Service 10176 Baltimore National Pike Ellicott City, MD 21043	SUBDIVISION NAME: TURF VALLEY OVERLOOK PLAT NO. 7038 BLOCK NO. 24 ZONE R-20 WATER CODE H07	SECT./AREA: 1 / 4.50-55 TAX / ZONE MAP / ELEC DIST / SENSUS 70: 16 / 2 ND / 6022 SEWER CODE 5992000
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CLARK · FINEFROCK & SACKETT
 ENGINEERS · PLANNERS · SURVEYORS
 11315 LOCKWOOD DRIVE SILVER SPRING, MARYLAND 20904 (301) 593-3400

DESIGNED DBS CMS
 DRAWN LAI KIW
 CHECKED CMS
 DATE December, 1986

SITE DEVELOPMENT PLAN
 LOTS 39-44, 46-48 and 50-55
TURF VALLEY OVERLOOK
 SECTION I AREA I
 2ND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 FOR: BLAKE BUILDERS, INC.
 10320 Little Patuxent Pkwy #506
 Columbia, Md. 21044

SCALE 1"=30'
 DRAWING 1 of 3
 JOB NO. 86-123
 86-123 X



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

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

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

DIVISION OF PLANNING & ZONING
 1-19-87

LEGEND

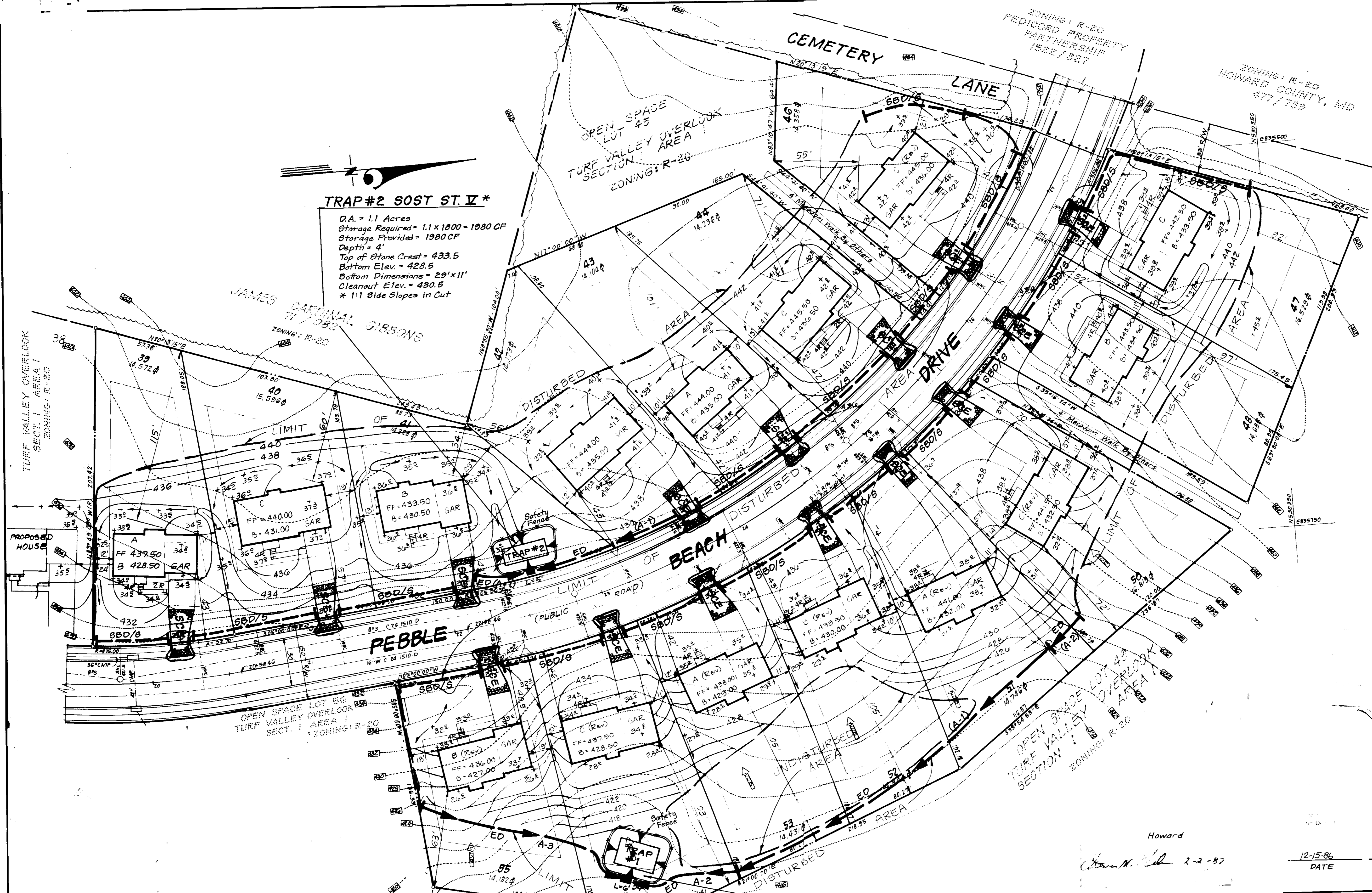
- Contour Interval 2 Ft.
- Existing Contour
- Proposed Contour
- Spot Elevation +30±
- Direction of Drainage
- Walk-Out Basement
- Straw Bale Dike/ Silt Fence
- Earth Dike
- Construction Entrance

TRAP #2 SOST ST. V *

D.A. = 1.1 Acres
 Storage Required = 1.1 x 1800 = 1980 CF
 Storage Provided = 1980 CF
 Depth = 4'
 Top of Stone Crest = 433.5
 Bottom Elev. = 428.5
 Bottom Dimensions = 29' x 11'
 Cleanout Elev. = 430.5
 * 1:1 Side Slopes in Cut

TRAP #1 SOST ST. V *

D.A. = 1.4 Acres
 Storage Required = 1.4 x 1800 = 2520 CF
 Storage Provided = 2520 CF
 Depth = 4'
 Top of Stone Crest = 415.0
 Bottom Elev. = 410.0
 Bottom Dimensions = 20' x 17'
 Cleanout Elevation = 412.0
 * 1:1 Side Slopes in Cut



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER: *[Signature]* 2-9-87
 APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
 PLANNING DIRECTOR: *[Signature]* 2-10-87
 CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION: *[Signature]* 2-10-87
 APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR: *[Signature]* 2-5-87
 CHIEF BUREAU OF ENGINEERING: *[Signature]* 2-5-87

APPROVED:
 DIVISION OF LAND USE ZONING ADMINISTRATION
 HOWARD COUNTY
 D.A.: 1-19-87
[Signature]

Howard
[Signature] 2-2-87

12-15-86
 DATE: *[Signature]*
 G. NELSON CLARK

CLARK • FINEFROCK & SACKETT ENGINEERS • PLANNERS • SURVEYORS 11315 LOCKWOOD DRIVE • SILVER SPRING, MARYLAND 20904 • (301) 993-3400	
DESIGNED JLS	SEDIMENT & EROSION CONTROL PLAN LOTS 39-44, 40-48 and 50-55 TURF VALLEY OVERLOOK SECTION 1 AREA 1 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR BLAKE BUILDERS, INC. 10320 Little Patuxent Pkwy. #506 Columbia, Md. 21044
DRAWN LAI	
CHECKED JLS	JOB NO. 86-123 FILE NO. 86-123SE
DATE December, 1986	SCALE 1"=30' DRAWING 2 of 3

SDP-87-114

SEDIMENT CONTROL NOTES

- 1) A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (692-2437)
- 2) 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.
- 3) Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter 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.
- 4) All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- 5) 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. 51) sod (Sec. 54), temporary seeding (Sec. 50) and mulching (Sec. 52). Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- 6) 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
- 7) Site Analysis:
 Total Area of Site 5,128 Acres
 Area Disturbed 3,680 Acres
 Area to be roofed or paved 0.960 Acres
 Area to be vegetatively stabilized 2,720 Acres
 Total Cut Cu. yds
 Total Fill Cu. yds
 Offsite waste/borrow area Location N/A
- 8) Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- 9) Additional sediment control must be provided, if deemed necessary by the Howard County DPW sediment control inspector.
- 10) On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
- 11) If houses are to be constructed on an "As-Sold" basis, at random, single lot Sediment Control as shown below shall be implemented.
- 12) All pipes to be blocked at the end of each day (see detail below). N/A
- 13) The total amount of straw bale dikes/silt fence equals 1,280 L.F.

PERMANENT SEEDING NOTES

Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding.

Soil Amendments: In lieu of soil test recommendations, use one of the following schedules

- 1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq ft).
- 2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil.

Seeding - For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs per acre (1.4 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (.05 lbs/1000 sq ft) of weeping lovegrass. During the period of October 15 thru February 28, protect site by: Option (1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

Mulching - Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of rotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes, 8 ft or higher, use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.

Maintenance - Inspect all seeded areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redistributed where a short-term vegetative cover is needed.

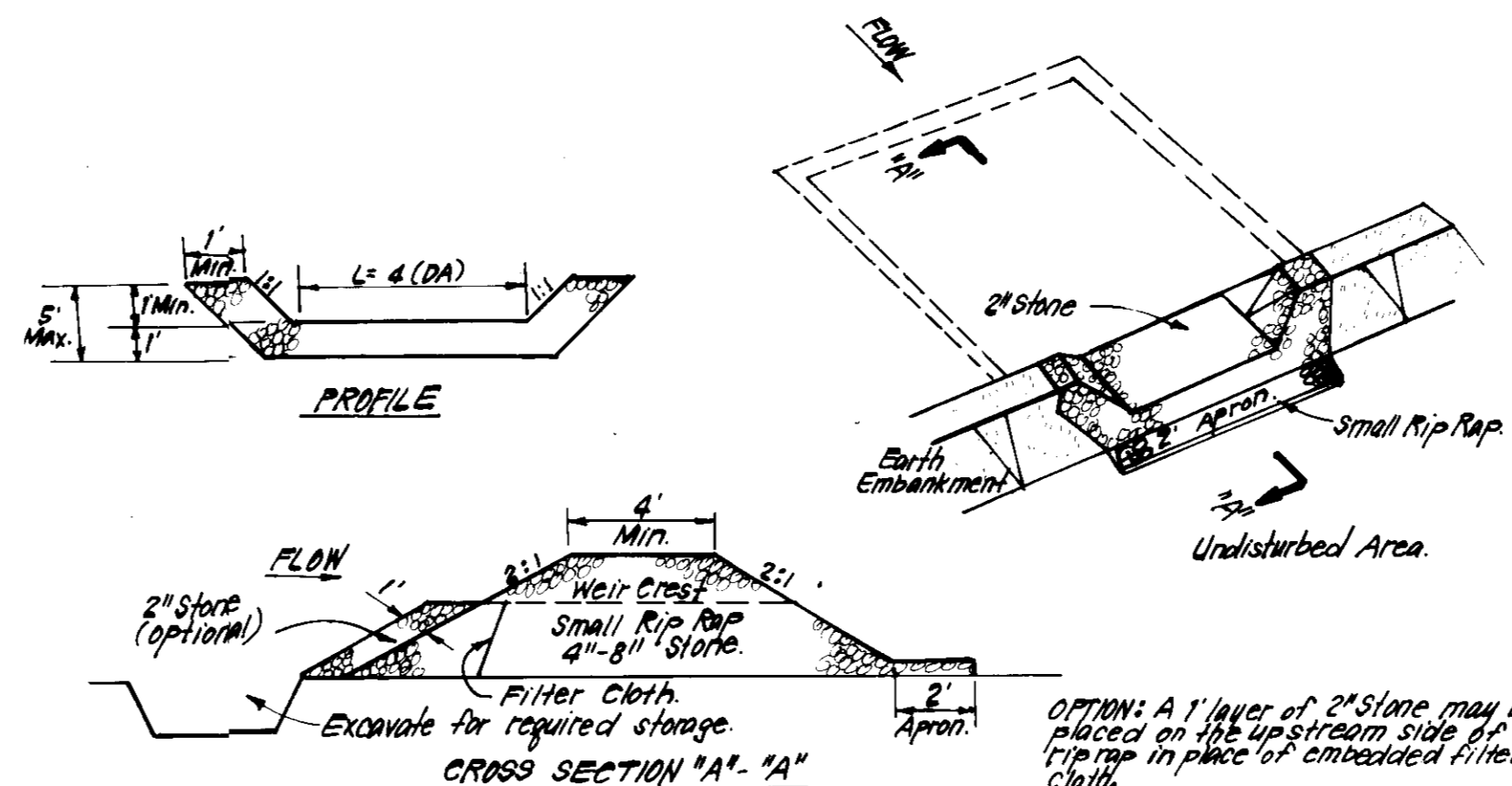
Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding.

Soil Amendments: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft)

Seeding - For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2 1/2 bushel per acre of annual rye (3.2 lbs/1000 sq ft). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (.07 lbs/1000 sq ft). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

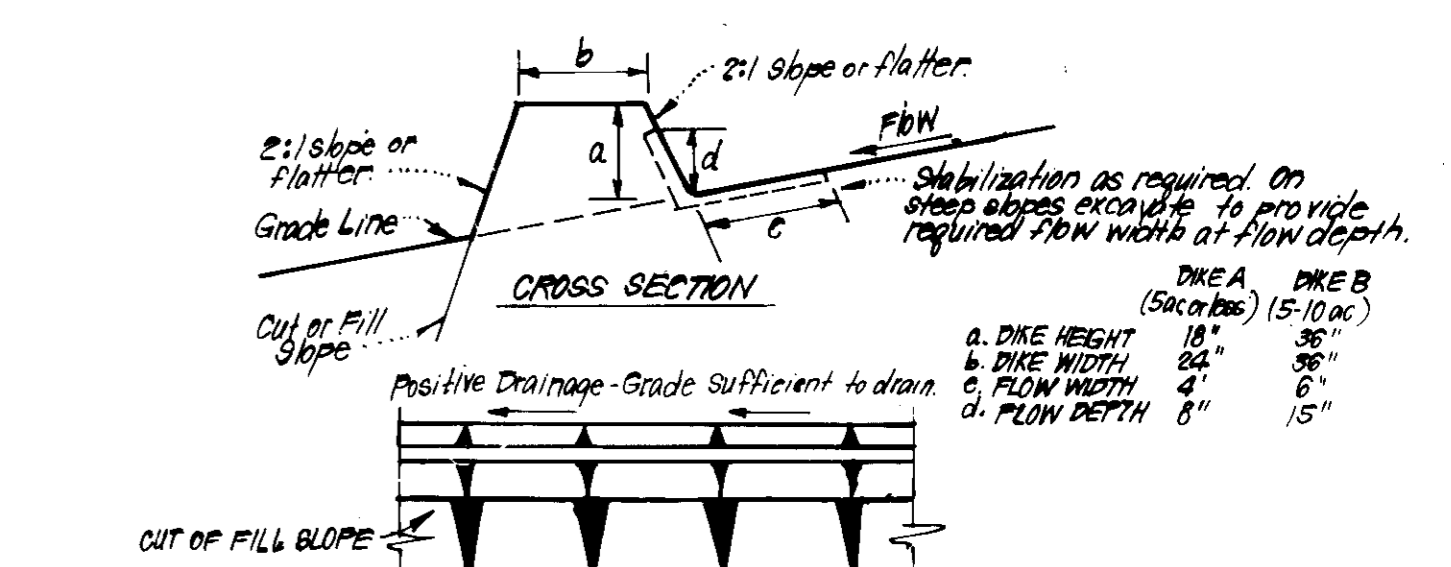
Mulching - Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of rotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes, 8 ft or higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring.

Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.



- CONSTRUCTION SPECIFICATIONS:**
1. Area under embankment shall be cleared, grubbed and stripped of any vegetation and root mat. The soil area shall be cleared.
 2. The fill material for the embankment shall be free of roots and other woody vegetation as well as oversized stones, rocks, organic material or other objectionable material. The embankment shall be compacted by tamping with equipment while it is being constructed.
 3. All cut and fill slopes shall be 2:1 or flatter.
 4. The stone used in the outlet shall be small rip rap 4"-8" along with 1" thickness of 2" aggregate placed on the up-grade side on the small rip rap or embedded filter cloth in the rip rap.
 5. Sediment shall be removed and trap restored to its original dimensions when the sediment has accumulated to 1/2 the design depth of the trap.
 6. The structure shall be inspected after each rain and repairs made as needed.
 7. Construction operations shall be carried out in such a manner that erosion and water pollution is minimized.
 8. The structure shall be removed and the area stabilized when the drainage area has been properly stabilized.

STONE OUTLET SEDIMENT TRAP (S.O.S.T.) ST.V.
NO SCALE

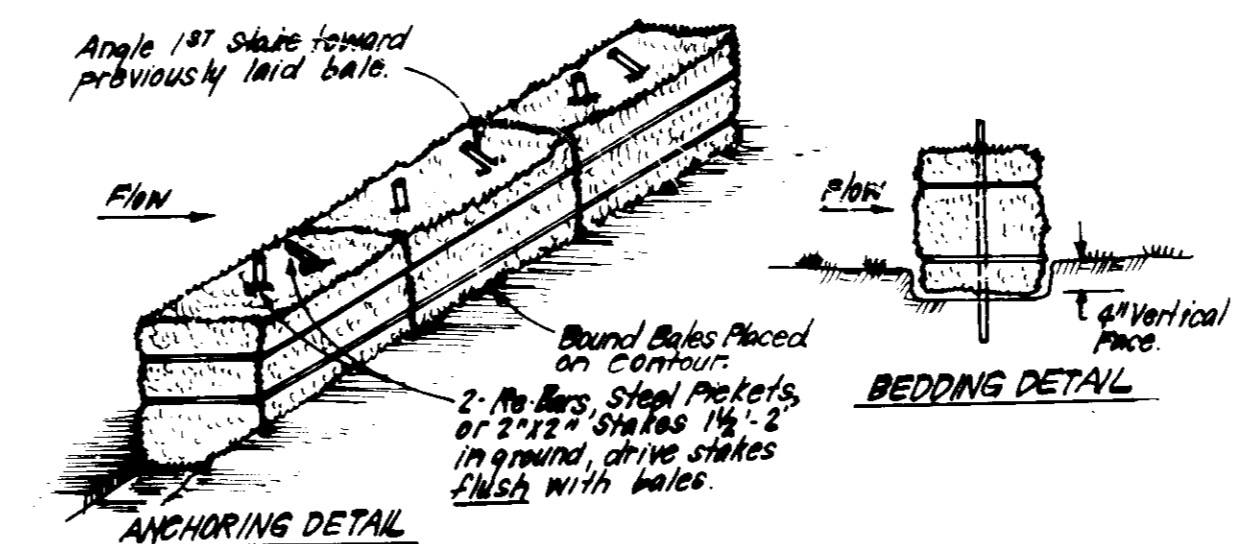


- CONSTRUCTION SPECIFICATIONS:**
1. All dikes shall be compacted by earth-moving equipment.
 2. All dikes shall have positive drainage to an outlet.
 3. Top width may be wider and side slopes may be flatter if desired to facilitate crossing by construction traffic.
 4. Field location should be adjusted as needed to utilize a stabilized safe outlet.
 5. Earth dikes shall have an outlet that functions with a minimum of erosion. Runoff shall be conveyed to a sediment trapping device such as a sediment trap or sediment basin where either the dike chamber or the drainage area above the dike are not adequately stabilized.
 6. Stabilization shall be: (A) In accordance with standard specifications for seed and straw mulch or straw mulch if not in seeding season, (B) Flow channel as per chart below.

TYPE OF TREATMENT	FLOW CHANNEL STABILIZATION		
	CHANNEL GRADE	DIKE A	DIKE B
1	0.5 - 3.0%	Seed & Straw Mulch	Seed or Straw Mulch
2	3.1 - 5.0%	Seed & Straw Mulch	Seed w/ Mulch, or Excelsior Sod, 2" Stone
3	5.1 - 8.0%	Seed w/ Mulch or Sod, 2" Stone	Lined Rip Rap 4"-8" Stone
4	8.1 - 20.0%	Lined Rip Rap 4"-8" Stone	Engineering Design

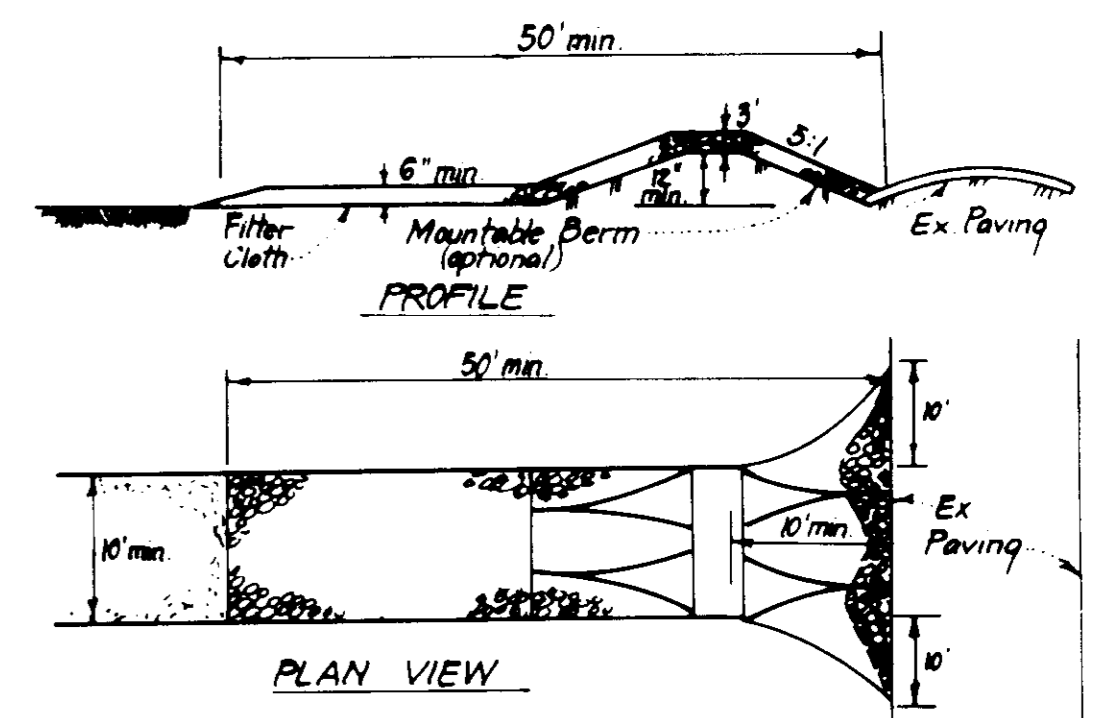
- A. Stone to be 2" Stone, or recycled concrete equivalent, in a layer at least 3" thick and be pressed into soil with construction equipment.
 - B. Rip Rap to be 4"-8" in a layer at least 18" thick, pressed into soil.
 - C. Approved equivalents can be substituted for any of the above materials.
7. Periodic inspection and Required Maintenance must be provided after each rain.

EARTH DIKE DETAIL (E.D.)
NO SCALE



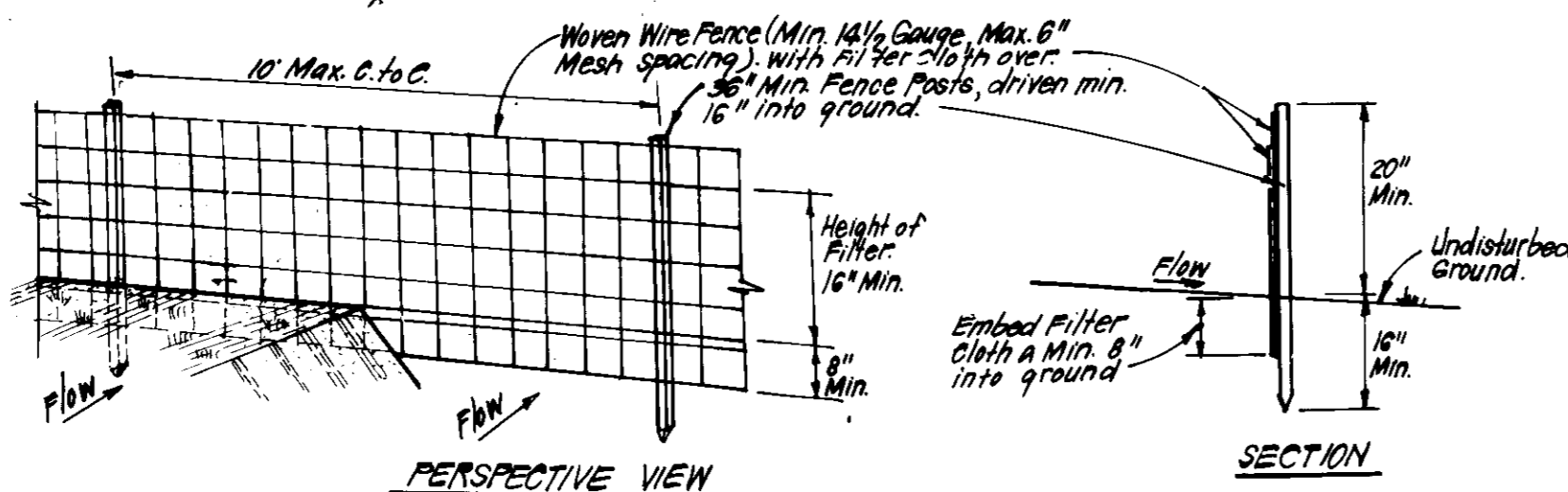
- CONSTRUCTION SPECIFICATIONS:**
1. Bales shall be placed at the top of a slope or on the contour and in a row with ends tightly abutting the adjacent bales.
 2. Each bale shall be embedded in the soil a min. of 4" and placed so the bindings are horizontal.
 3. Bales shall be securely anchored in place by either 2 stakes or re-bars driven thru the bale.
 4. The 1st stake in each bale shall be driven toward the previously laid bale at an angle to force the bales together. Stakes shall be driven flush with the bale.
 5. Inspection shall be frequent and repair/replacement shall be made promptly as needed.
 6. Bales shall be removed when they have served their usefulness so as not to block or impede storm flow or drainage.

STRAW BALE DIKE DETAIL (SBD)
NO SCALE



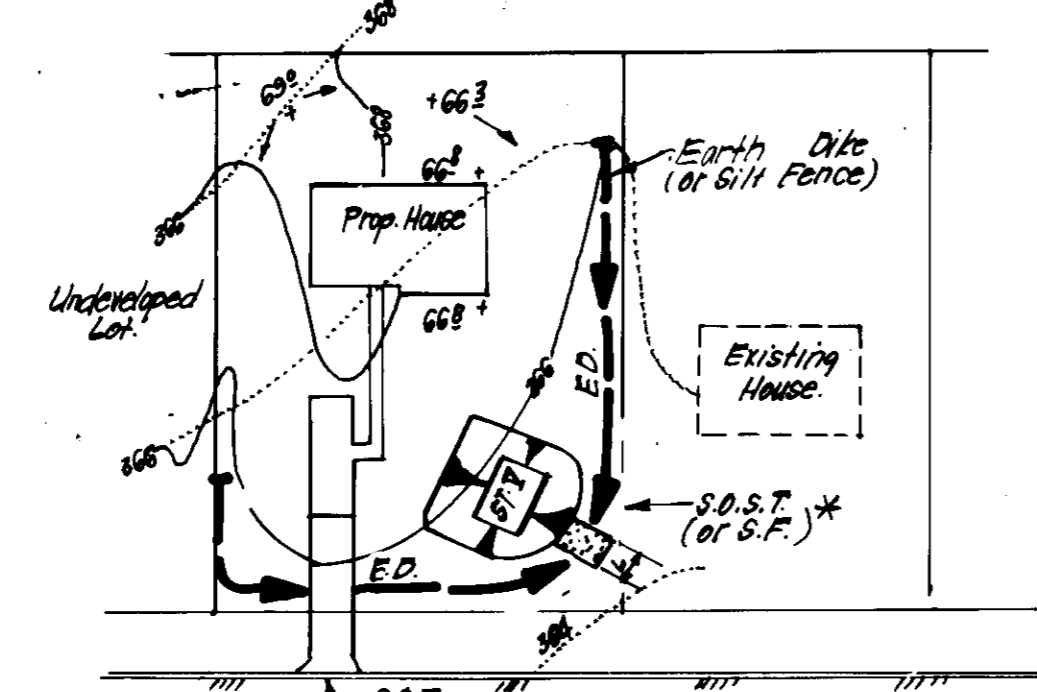
- CONSTRUCTION SPECIFICATIONS:**
1. Stone size - Use 2" stone, or reclaimed or recycled concrete equivalent.
 2. Length - As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
 3. Thickness - Not less than six (6) inches.
 4. Width - Ten (10) foot minimum, but not less than the full width of points where ingress or egress occurs.
 5. Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot.
 6. Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
 7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone or condition damaged and repair and/or cleanup of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
 8. Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
 9. Periodic inspection and needed maintenance shall be provided after each rain.

STABILIZED CONSTRUCTION ENTRANCE (SCE)
NO SCALE



- CONSTRUCTION SPECIFICATIONS:**
1. Woven wire fence to be fastened securely to fence posts with wire ties or staples.
 2. Filter Cloth to be fastened securely to woven wire fence with ties spaced every 24" at top and mid section.
 3. When 2 sections of filter cloth adjoin each other they shall be overlapped by 6" and folded.
 4. Maintenance shall be performed as needed and material removed when bales develop in silt fence.
- POSTS: Steel, either T or U Type or 2" Hardwood
 FENCE: Woven Wire, 1/4" Gauge
 6" Max. Mesh Opening
 FILTER CLOTH: Filter Cloth, Min. 100% Stabilink, T140N or Approved
 PREFABRICATED UNIT: Geotex, Envirofence, or Approved Equal.

SILT FENCE DETAIL (S)
NO SCALE



* NOTE: Single lot detail can not be utilized if any two lots sharing common property lines are to be disturbed at the same time or on any lots showing a sediment trap.

NO.	AREA	AREA	AREA	AREA
1	1.0	1.0	1.0	1.0
2	2.0	2.0	2.0	2.0
3	3.0	3.0	3.0	3.0
4	4.0	4.0	4.0	4.0
5	5.0	5.0	5.0	5.0
6	6.0	6.0	6.0	6.0
7	7.0	7.0	7.0	7.0
8	8.0	8.0	8.0	8.0
9	9.0	9.0	9.0	9.0
10	10.0	10.0	10.0	10.0

NO SCALE

SINGLE LOT SEDIMENT CONTROL PLAN
NO SCALE

APPROVED
 DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE 1-19-87

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

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

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR DATE 2-5-87
 CHIEF BUREAU OF ENGINEERING

Howard

 DATE APPROVED

CF&S CLARK • FINEFROCK & SACKETT
 ENGINEERS • PLANNERS • SURVEYORS
 11315 LOCKWOOD DRIVE SILVER SPRING, MARYLAND 20904 (301) 983-3488

DESIGNED JLS
 DRAWN LAI
 CHECKED JLS
 DATE December, 1986

SEDIMENT & EROSION CONTROL PLAN
 LOTS 39-44, 46-48 and 50-55
TURF VALLEY OVERLOOK
 SECTION 1 AREA 1
 2ND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 FOR BLAKE BUILDERS, INC.
 10320 Little Patuxent Pkwy #506
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DATE 12-15-86
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SDP-87-114
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