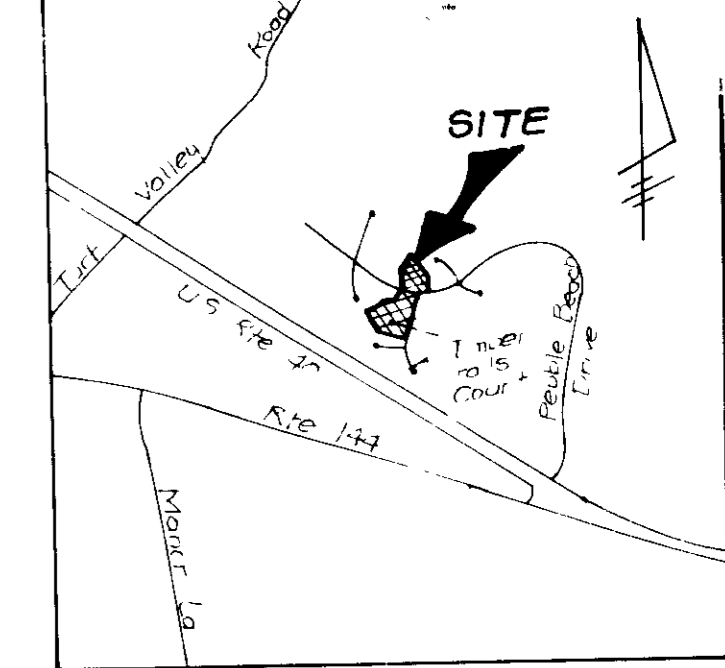
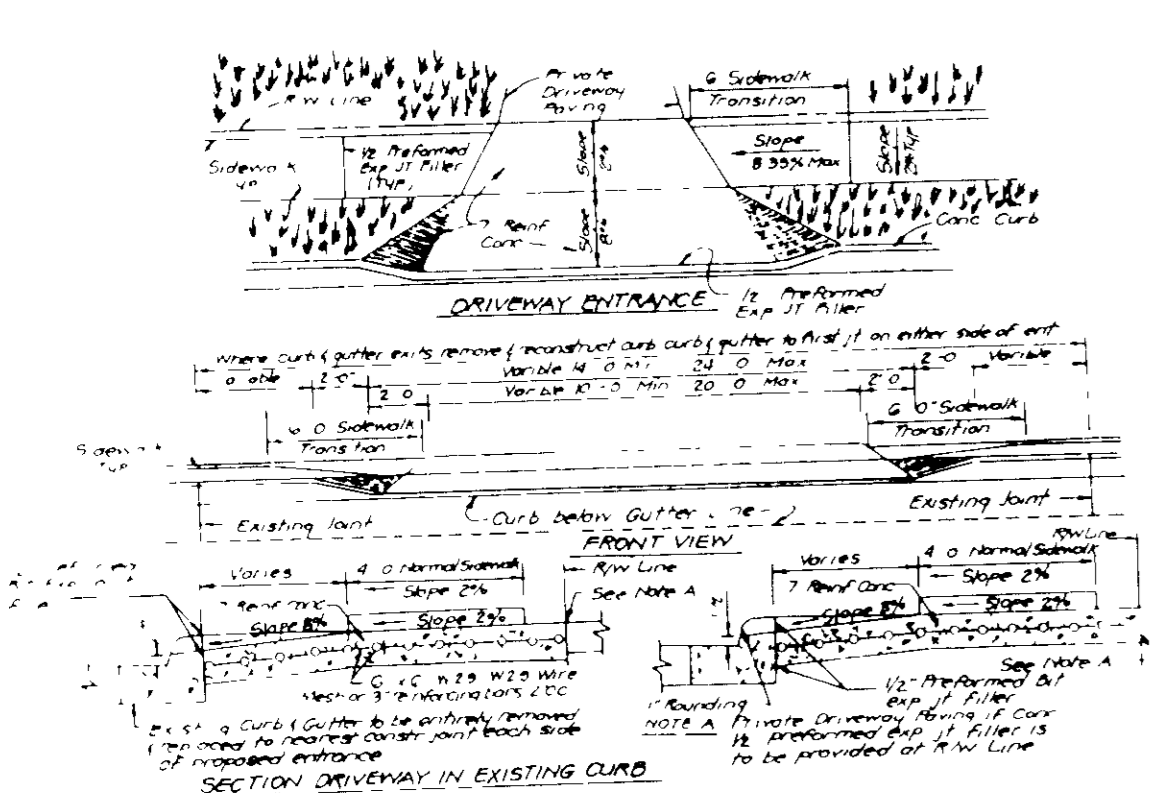


**LEGEND**

- Contour Interval 2 ft
- Existing Contour (dashed line)
- Proposed Contour (solid line)
- Spot Elevation (number)
- Direction of Drainage (arrow)
- Walk out Basement (dashed line)
- Trees to be saved (cloud symbol)

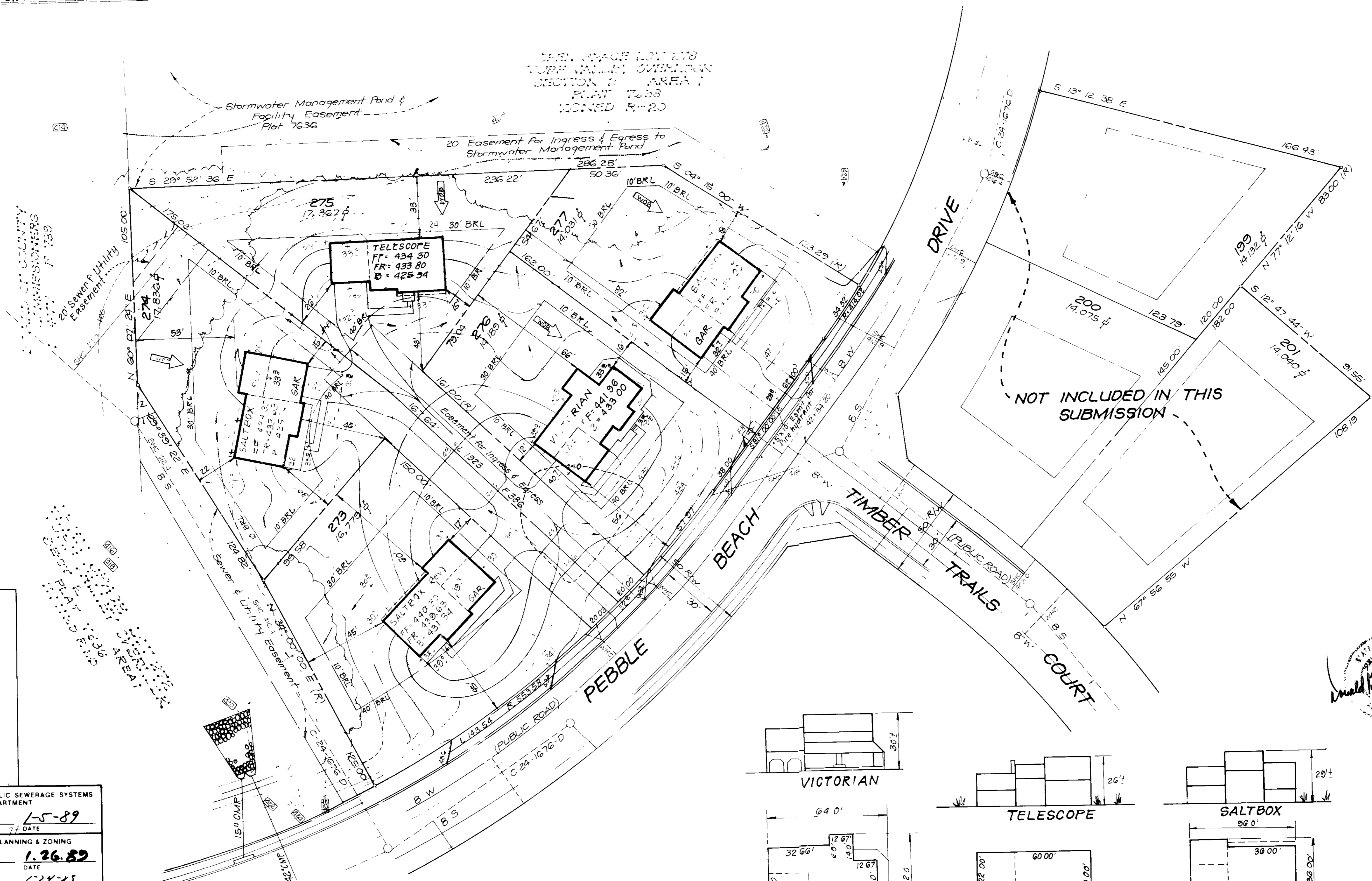


**VICINITY MAP**  
Scale 1" = 1200'



DRIVEWAY ABUTTING CLOSED SECTION WITHOUT CONCRETE SIDEWALK

DRIVEWAY ABUTTING CLOSED SECTION WITH STD 7" COMB CURB & GUTTER & SIDEWALK SET BACK FROM CURB



**GENERAL NOTES**

- The land included is zoned R-20 per 8-2-85 Comprehensive Zoning Plan
- Coordinates are based on Md State Grid System, and projected from Howard County Monuments 3440001 & 3440002
- All roads are public & existing
- Any damage to county owned rights-of-way shall be corrected at the Developer's expense
- Total area included 5,079 Ac
- Total number of lots 14
- The contractor or the developer shall contact the Construction Inspection Survey Division 24 hrs in advance of commencement of work at 792 2630
- Maximum building coverage is 30%
- Refer to numbers 88-20, P.87 29, 1, 2, 3
- Existing topo taken from Drainage Area Map prepared by Fisher Collins & Carter, Inc Dated June 15, 1987

**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 & sewer plans Contract No. 24-1676-D
- The water & sewer house connections not included in a 'Developer's Agreement' shall conform to Howard County Plumbing Code. The onsite WHC shall be 1/2" copper and the SHC shall be 4" iron
- 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 flag or pipe stem driveway

11-10-88

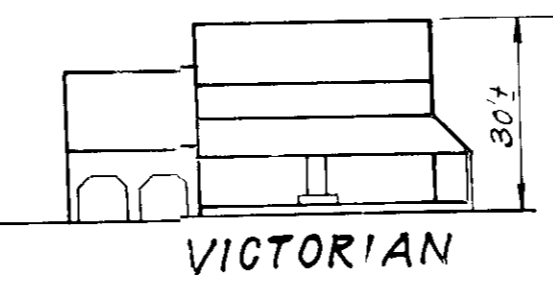
J.B.

Subdivision Name	TURF VALLEY OVERLOOK	Section/Block	2/1	Lot#	229 THRU 237 & 273 THRU 277
Plot No.	7636/7637	Zone	R-20	Block No.	24
Water Code	607	Sewer Code	9920000	Other No.	6021

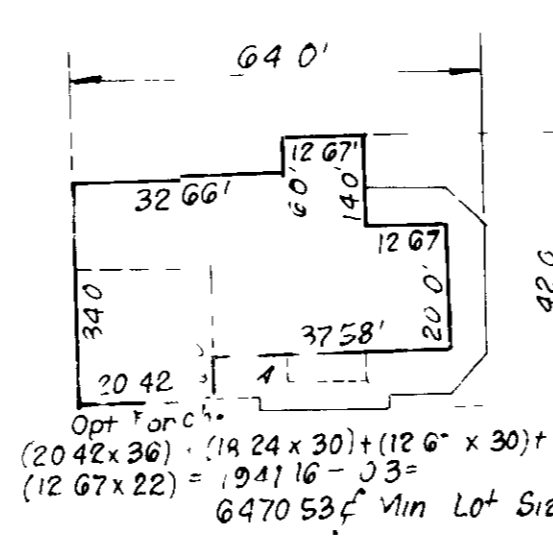
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HOWARD COUNTY HEALTH DEPARTMENT  
DATE: 1-5-89

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING  
DATE: 1-26-89

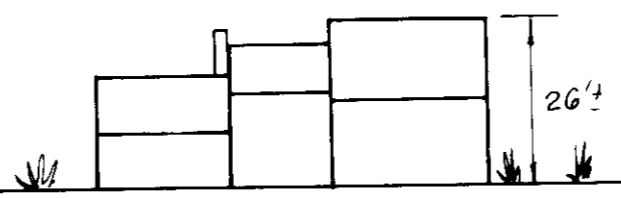
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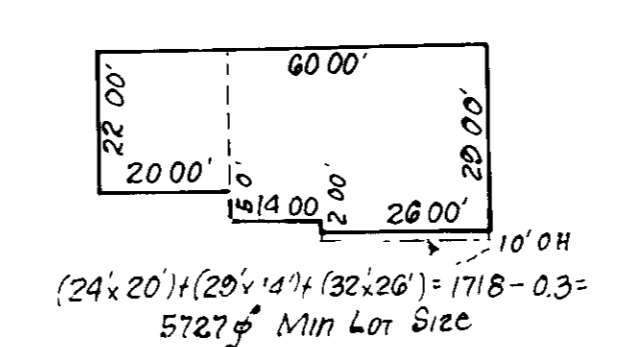
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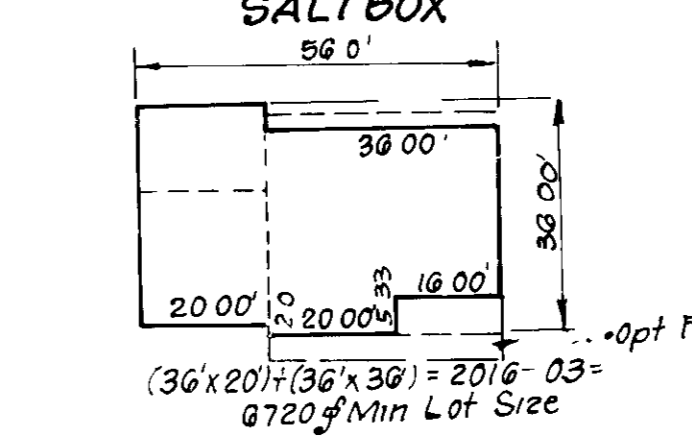
TELESCOPE



SALTBOX



TYPICAL HOUSES



Scale 1" = 30' \* All units have 1" roof eaves front & rear

**CLARK • FINEFROCK & SACKETT, INC**  
ENGINEERS • PLANNERS • SURVEYORS  
7165 MINISTRE WAY, COLUMBIA MD 21045 • (301) 381-7500 BALT • (410) 570-3100

**SITE DEVELOPMENT PLAN**  
LOTS 229 THRU 237 & 273 THRU 277

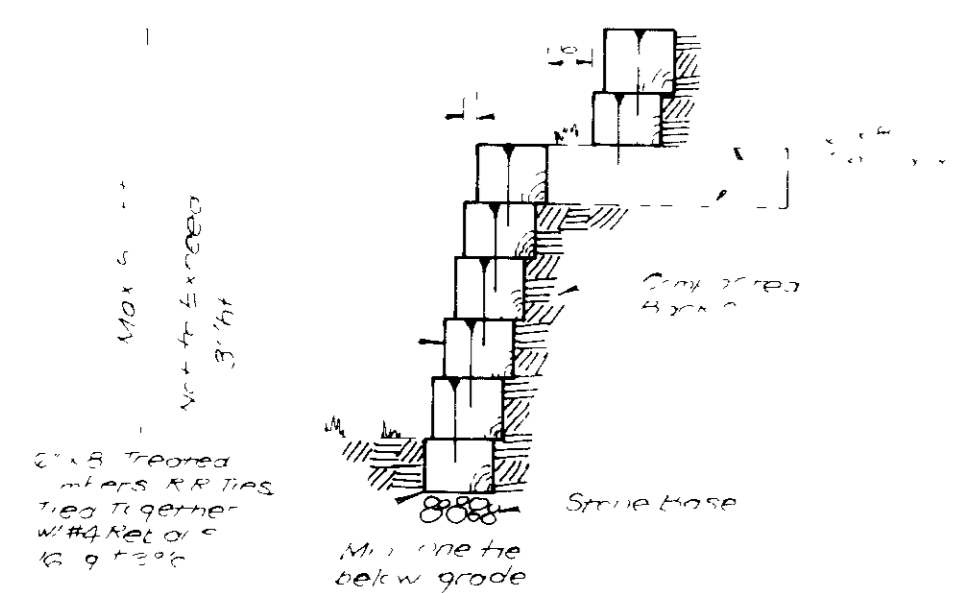
**TURF VALLEY OVERLOOK**  
SECTION 2 AREA 1  
2ND ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

FOR FIRETTI BLDGS, Inc  
10304 Baltimore National Pike  
Ellicott City, Maryland 21043

DESIGNED: VHL  
DRAWN: GS/WG  
CHECKED: JME  
DATE: February 1988

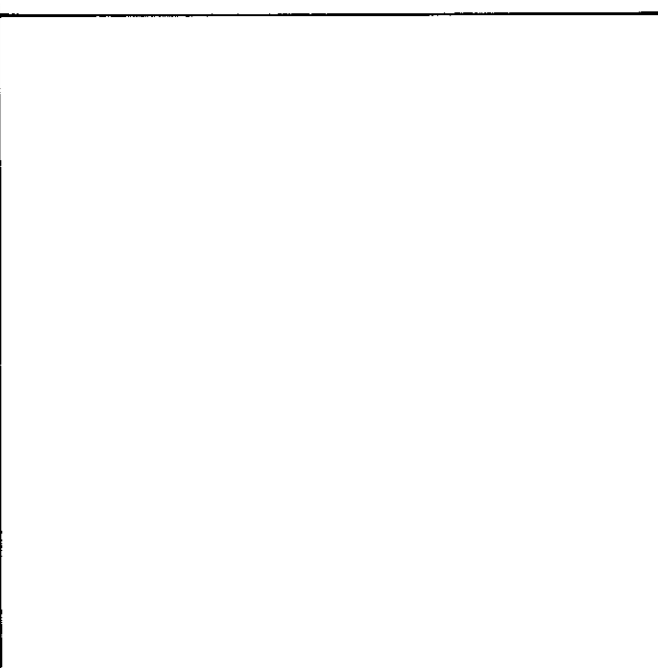
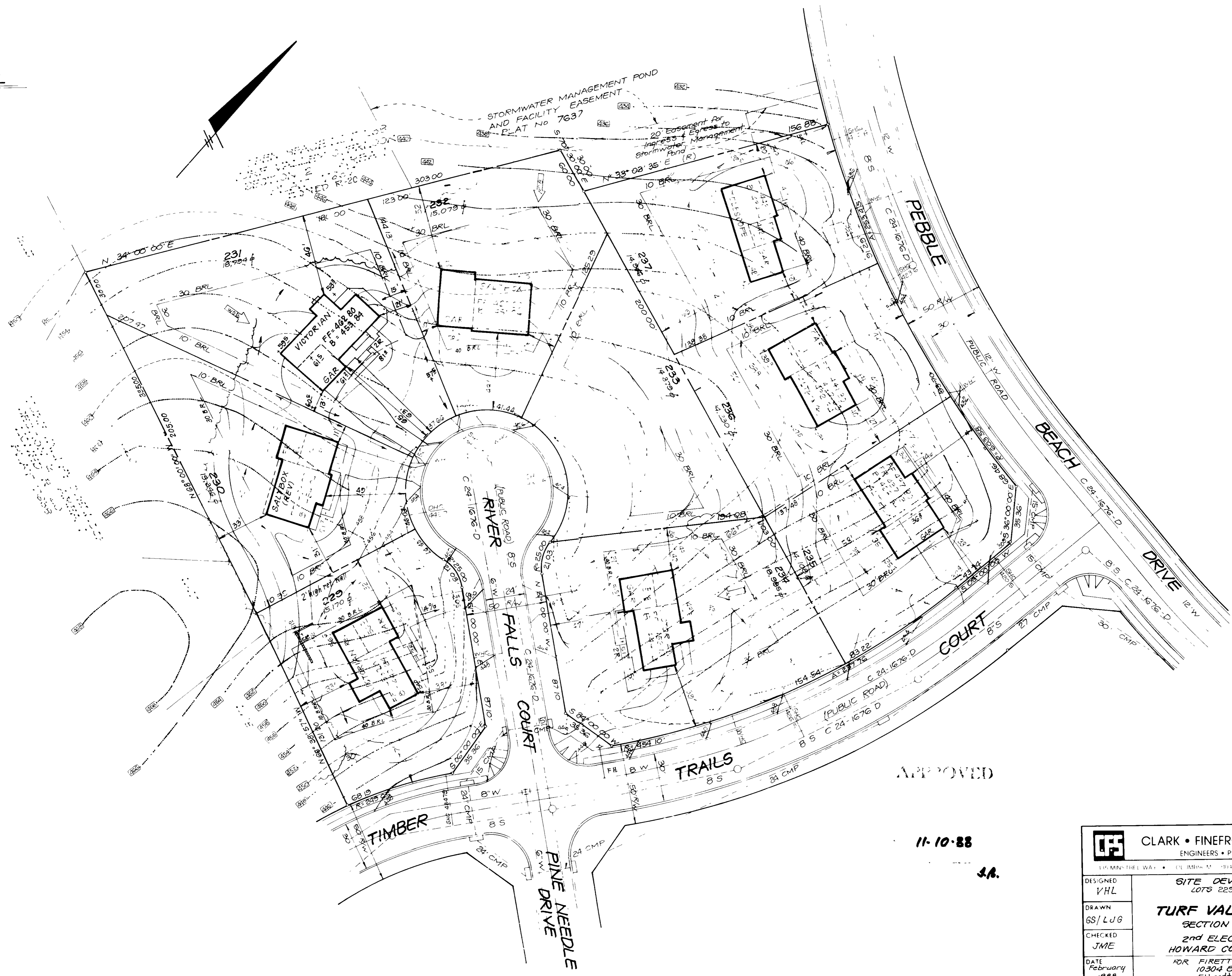
SCALE: 1" = 30'  
DRAWING: 1 OF 4  
JOB NO: 86-121  
FILE NO: 86-121

Sup 87 71



TYPICAL RETAINING WALL  
 No Scale

Lot No	STREET ADDRESS
229	2903 RIVER FALLS COURT
230	2907
231	2911
232	2910
234	2902
235	2928 PEBBLE BEACH DRIVE
236	2924
237	2920
273	2919
274	2923
275	2927
276	2931
277	2935

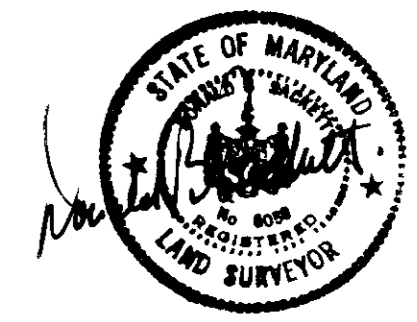


APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT  
 COUNTY HEALTH OFFICER 1-5-89  
 APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING  
 PLANNING DIRECTOR 1-26-89  
 CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION 1-27-89  
 APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE  
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 DIRECTOR 1-3-89  
 CHIEF BUREAU OF ENGINEERING

APPROVED

11-10-88

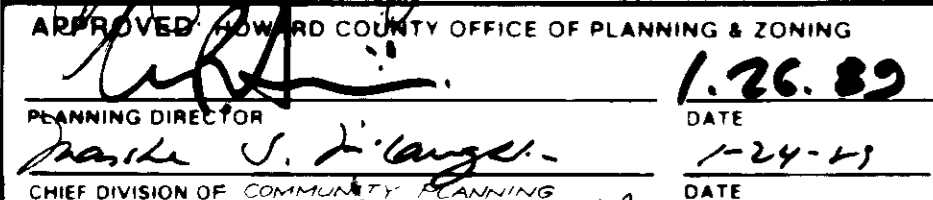
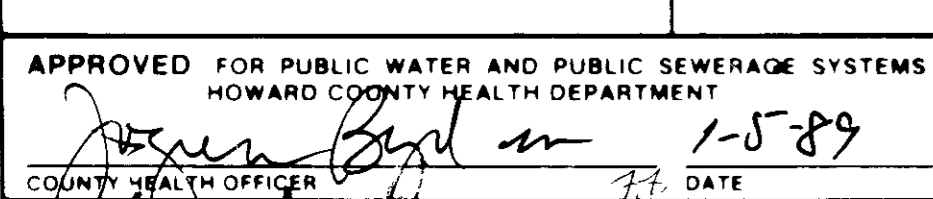
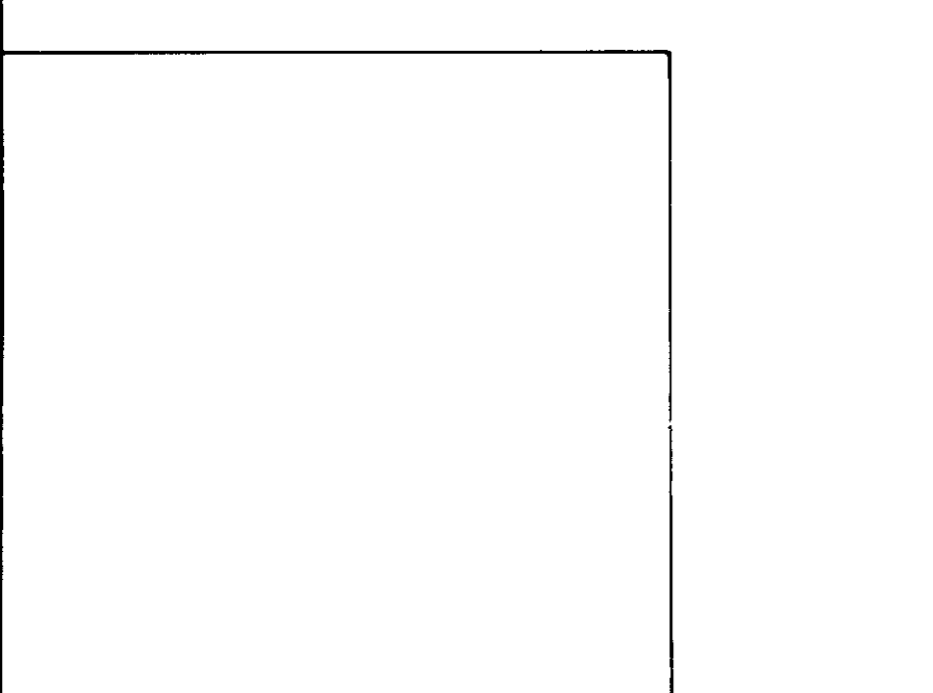
J.R.



CLARK • FINEROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS		
DESIGNED VHL	SITE DEVELOPMENT PLAN LOTS 229 THRU 237 & 273 THRU 277 <b>TURF VALLEY OVERLOOK</b> SECTION 2 AREA 1 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR FIRETTI & LDERS, Inc 10304 Baltimore National Pkz Ellicott City, Maryland 21043	SCALE 1"=30'
DRAWN GS/LUG		DRAWING 2 OF 1
CHECKED JME		JOB NO 86-121
DATE February 1988		FILE NO 86-121X

SDP-89-71

1. All disturbed areas must be stabilized within the 15-day period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (See 51) and (See 52) temporary seeding (See 50) and (See 53) Temporary Seeding with Mulch (See 54) can only be done when recommended seeding rates do not allow for proper germination and establishment of grasses.
2. All adjacent control structures are to remain in place and are to be maintained in operative condition until permanent control structures have been obtained from the Howard County Sediment Control Inspector.
3. Site Analysis:  
 Total Area of Site: 6.079 Acres  
 Area to be roofed or paved: 3.816 Acres  
 Area to be vegetatively stabilized: 0.898 Acres  
 Total Site: 15.900 Sq. Yds.  
 Total Site: 15.900 Sq. Yds.  
 Sites to be vegetatively stabilized: 0.898 Acres
4. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired or the same day of disturbance.
5. Additional sediment control must be provided, if deemed necessary by the Howard County DPM sediment control inspector.
6. 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.
7. If houses are to be constructed on an "As-Built" basis, at a minimum, Single Lot Sediment Control as shown below shall be implemented.
8. All pipes to be blocked at the end of each day (see detail below).
9. The total amount of straw bale dikes/silt fence equals 1.1 P.



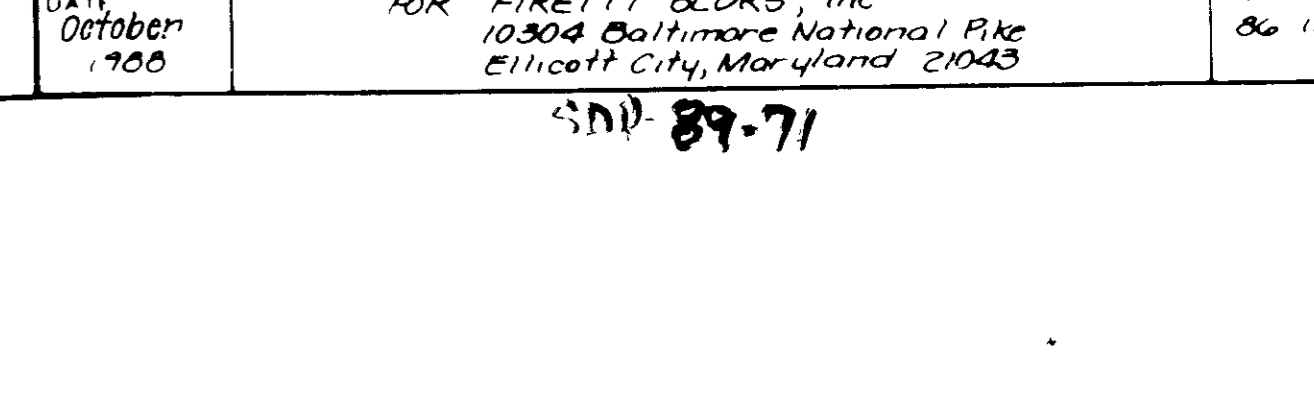
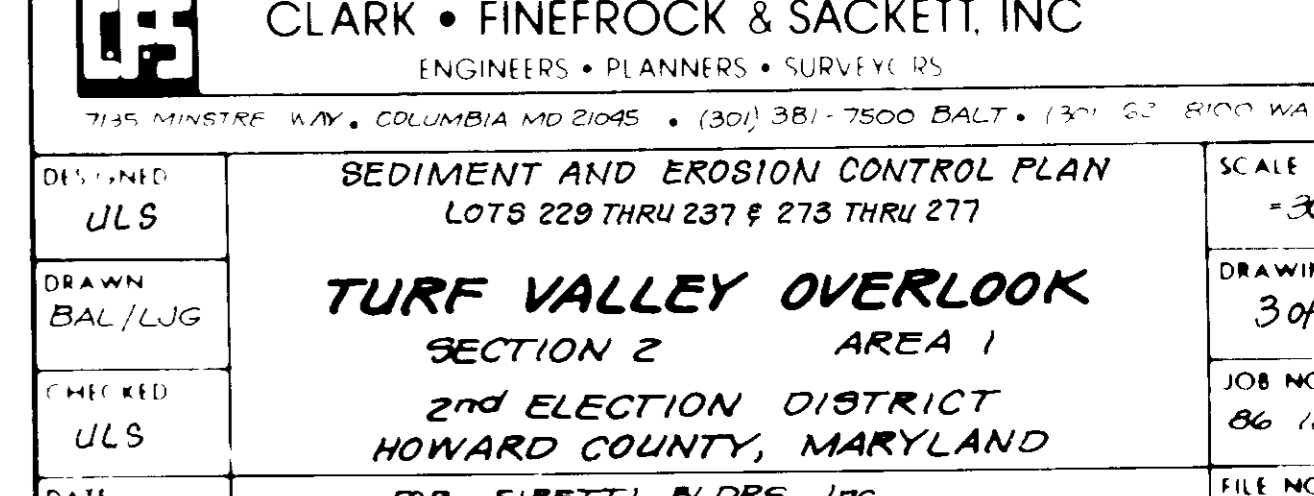
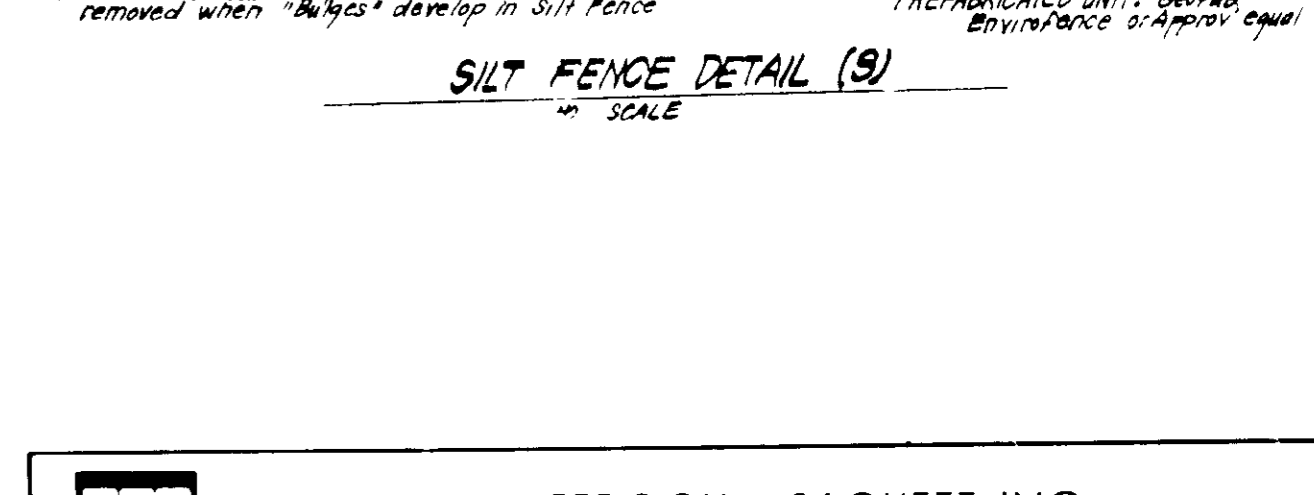
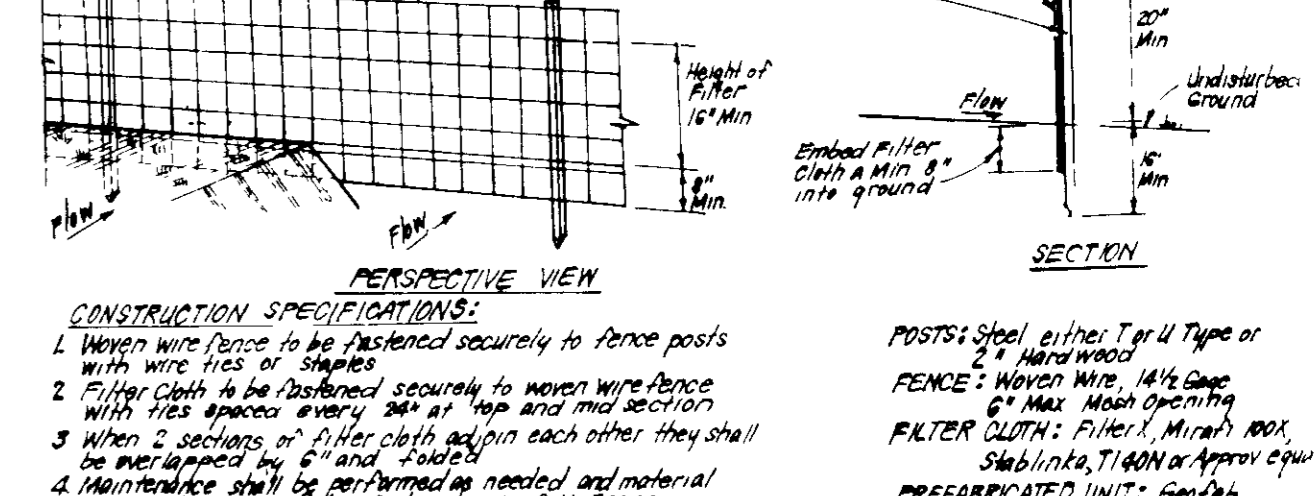
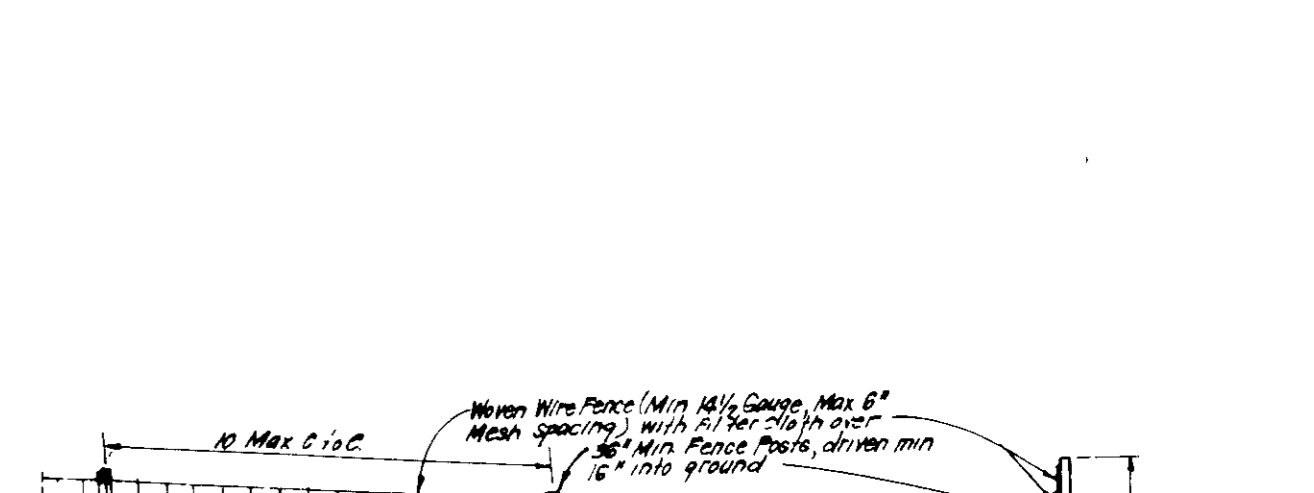
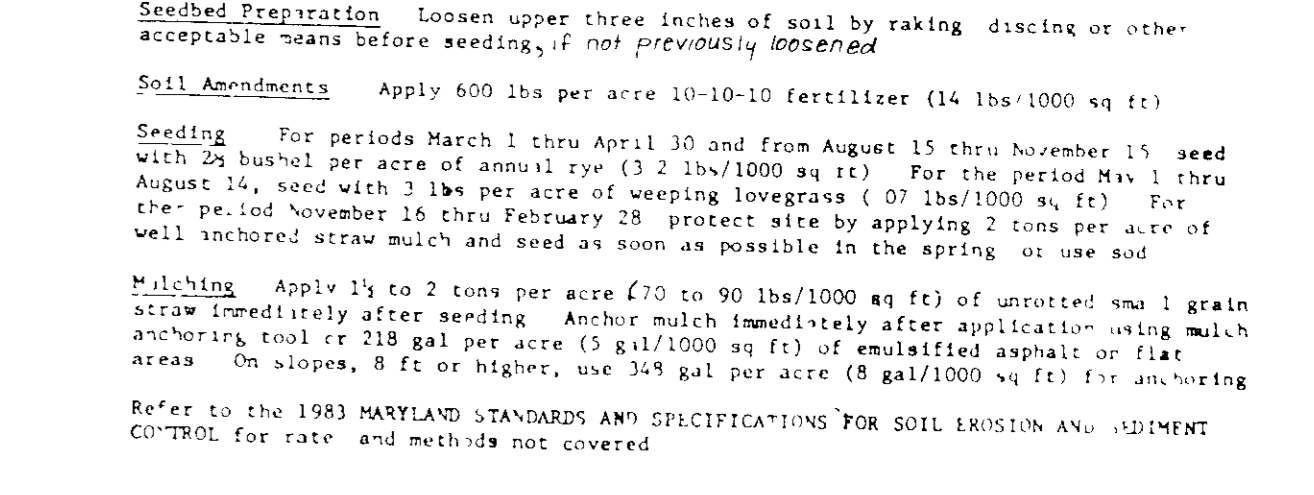
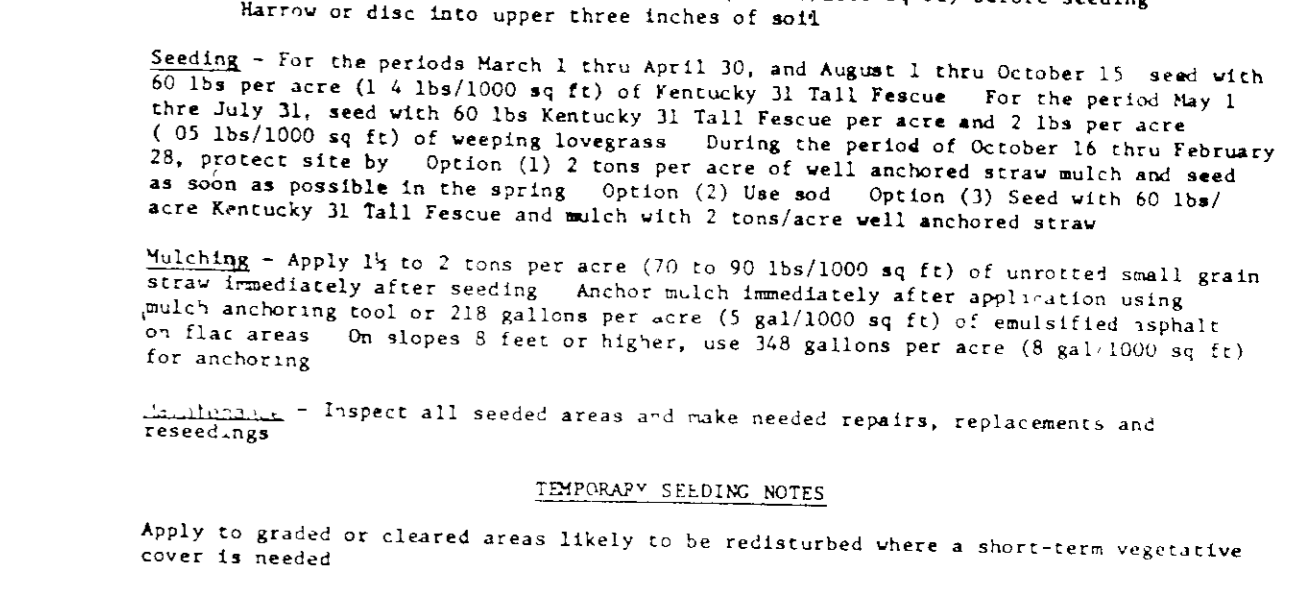
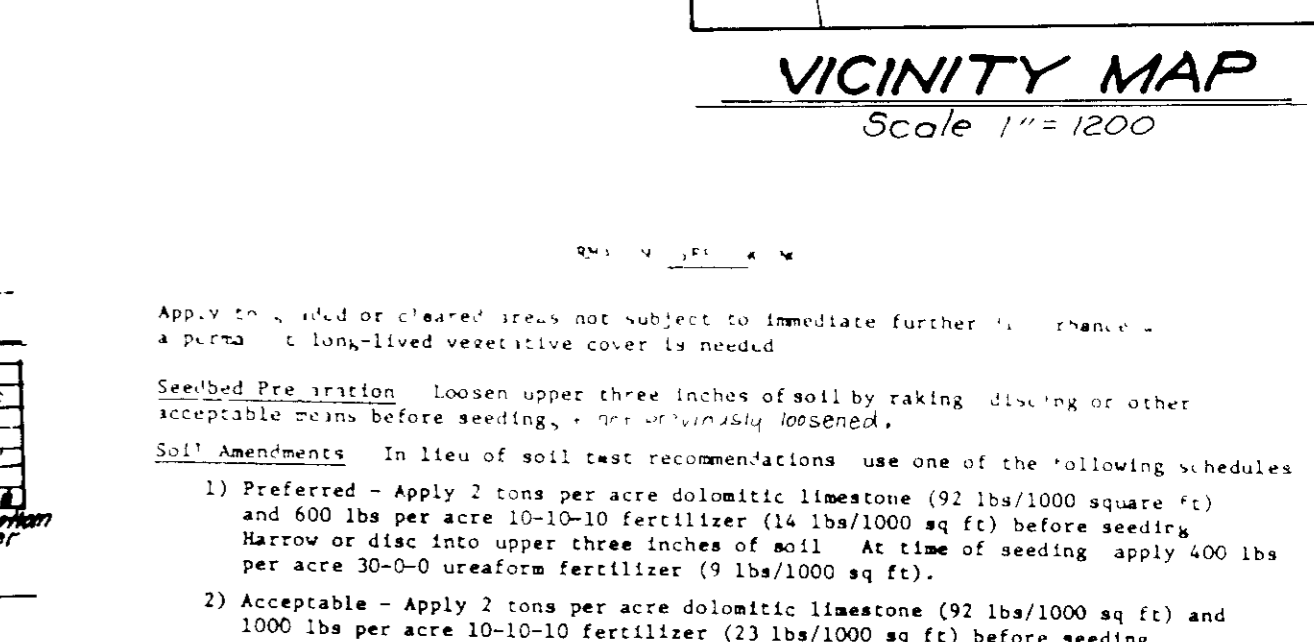
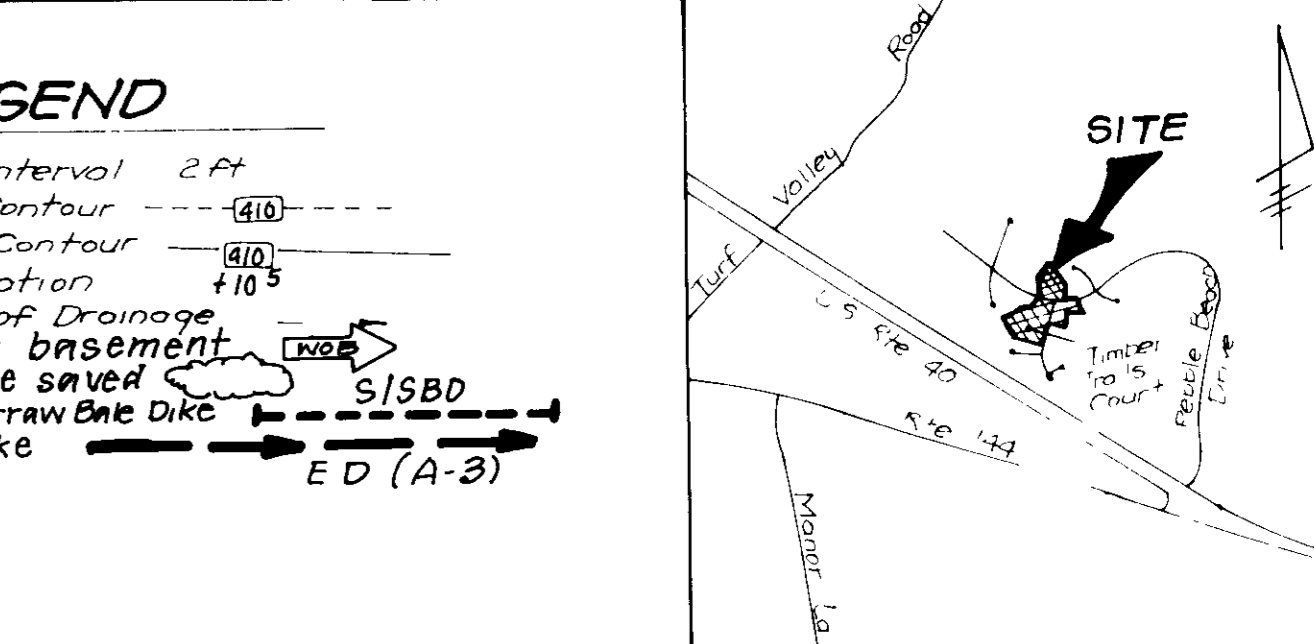
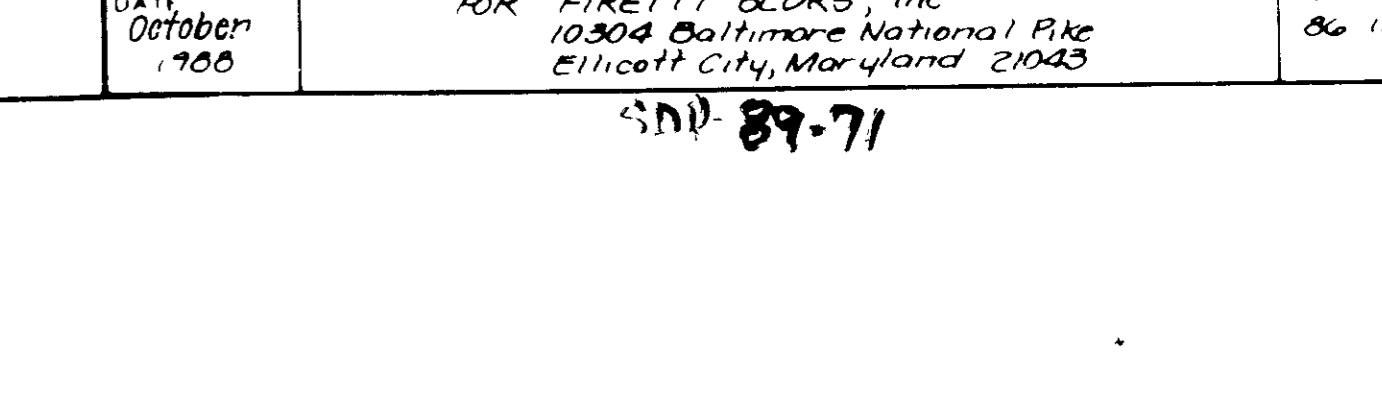
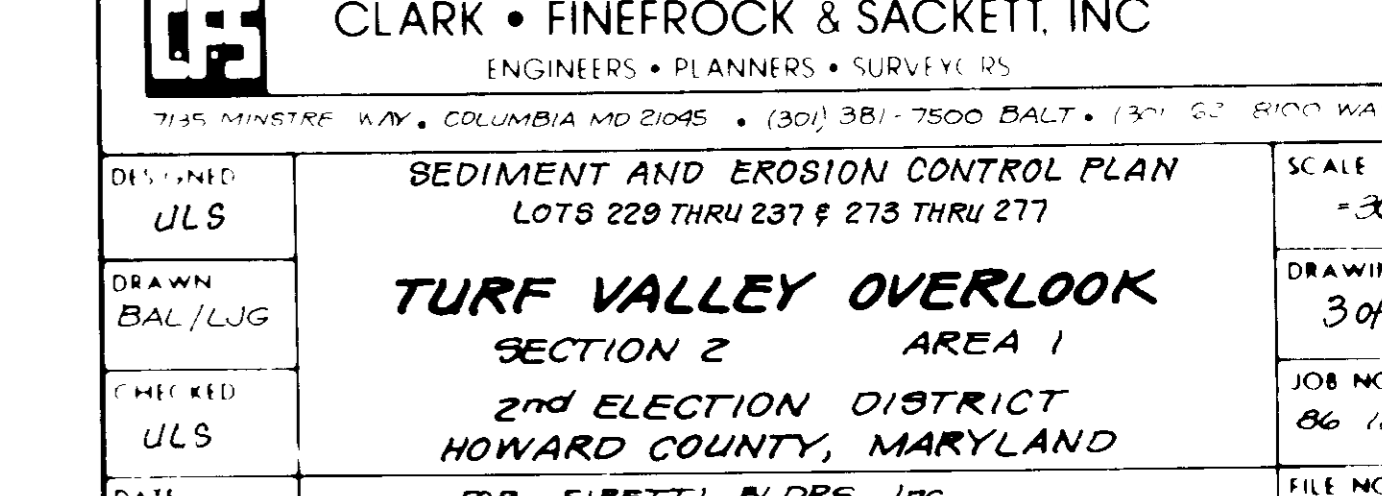
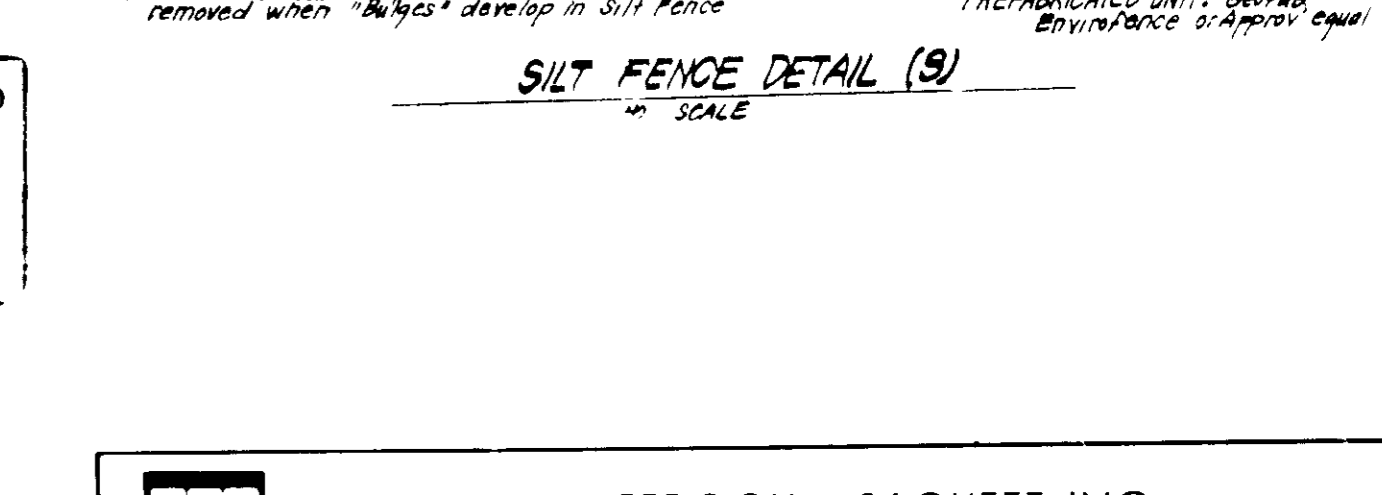
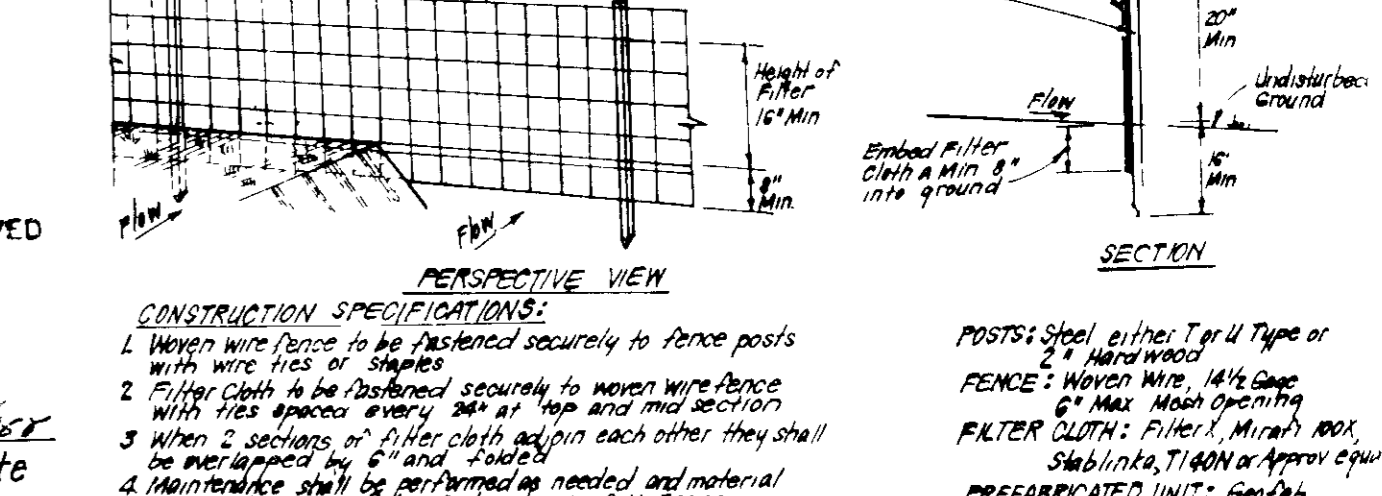
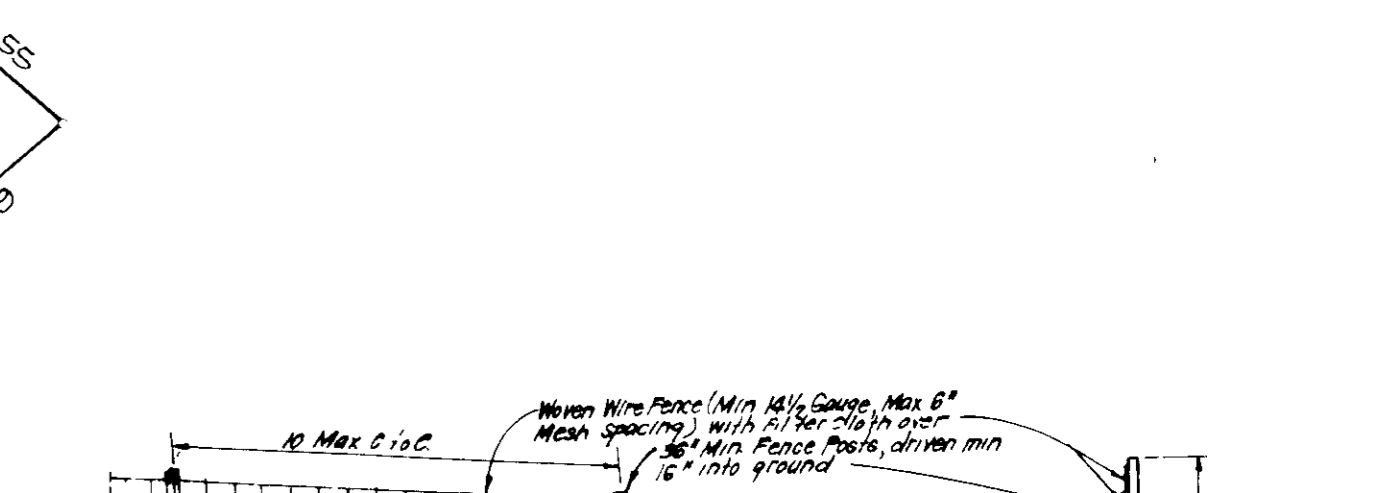
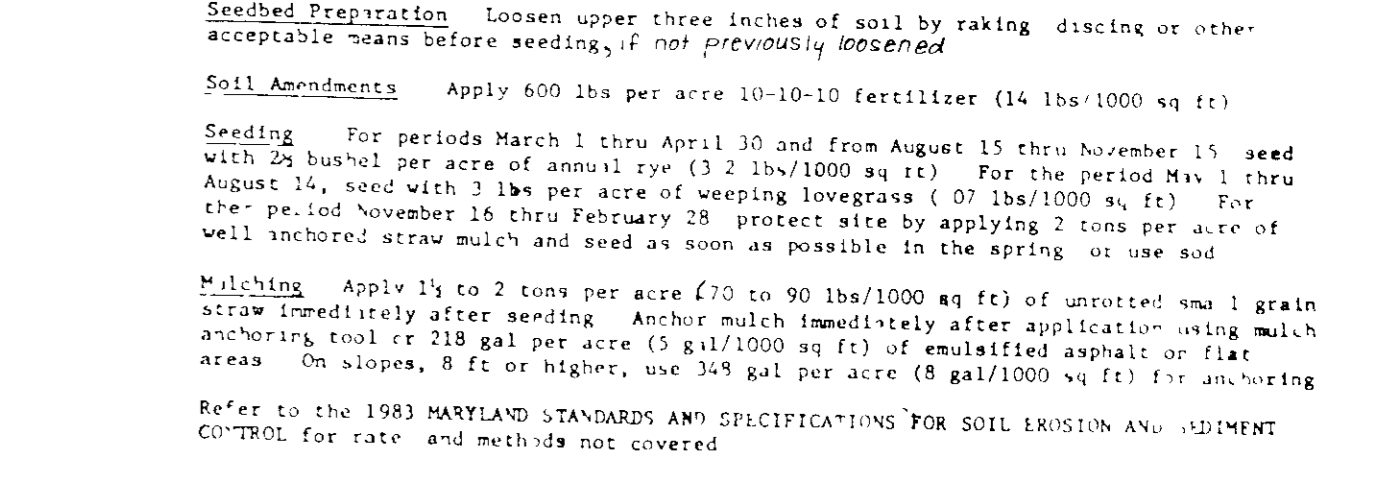
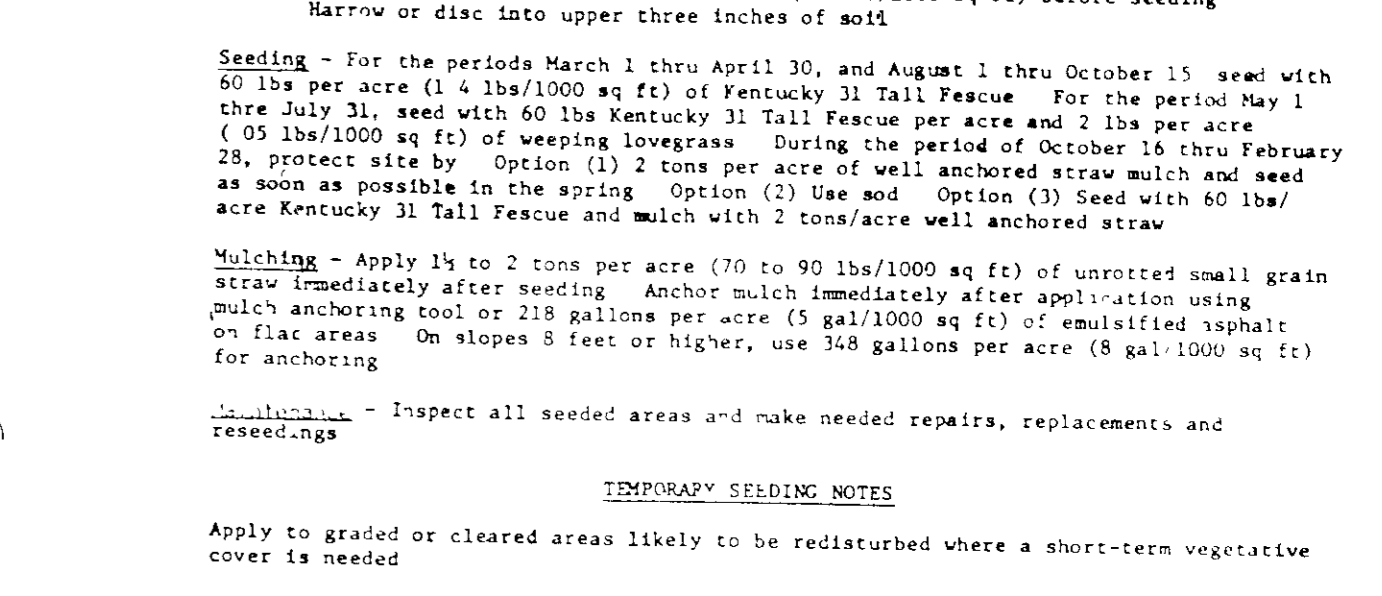
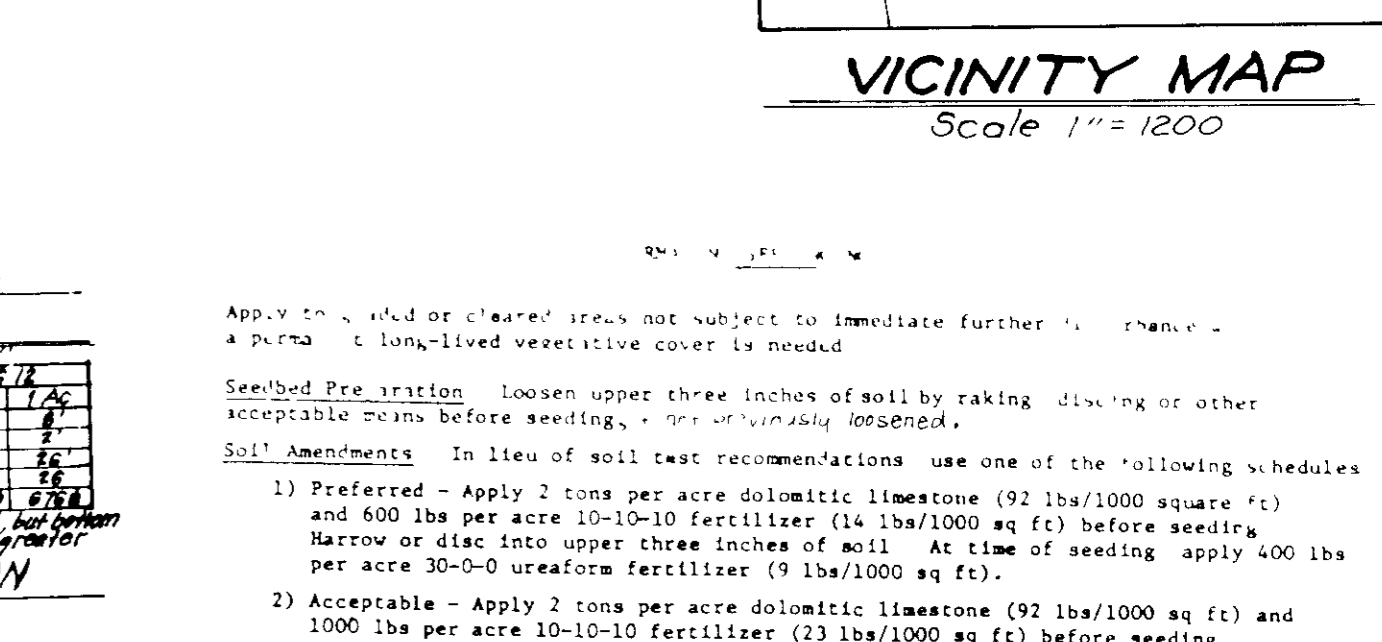
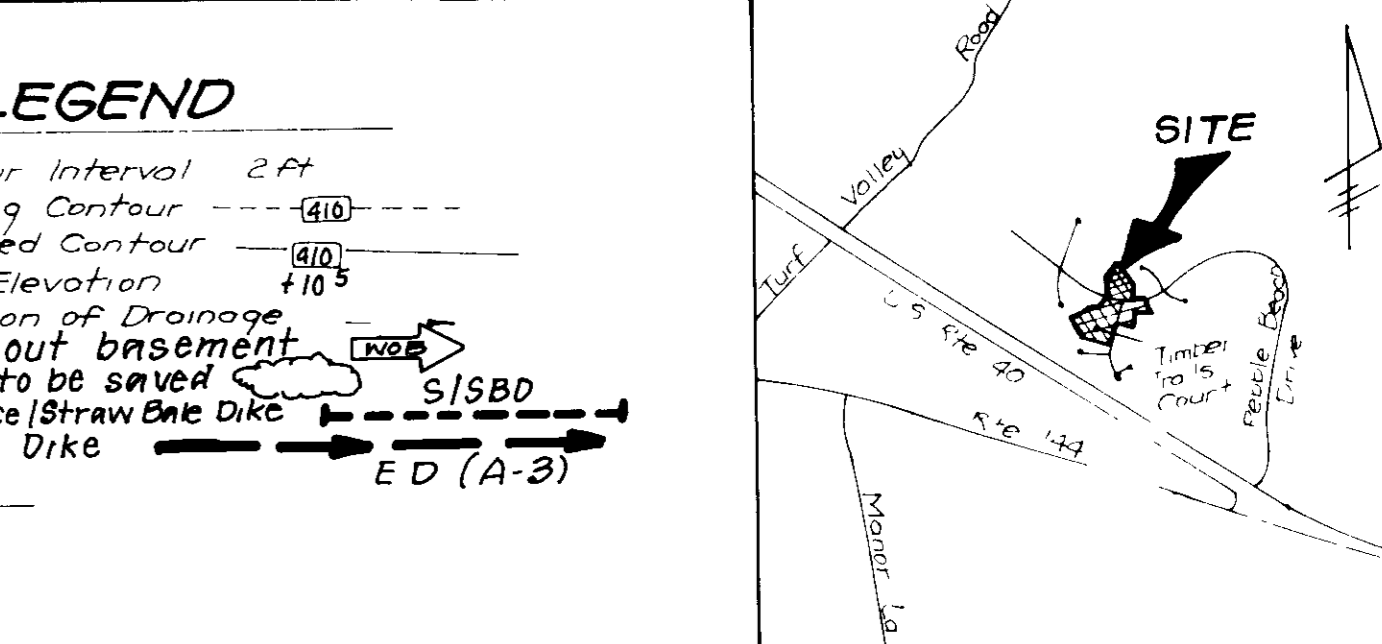
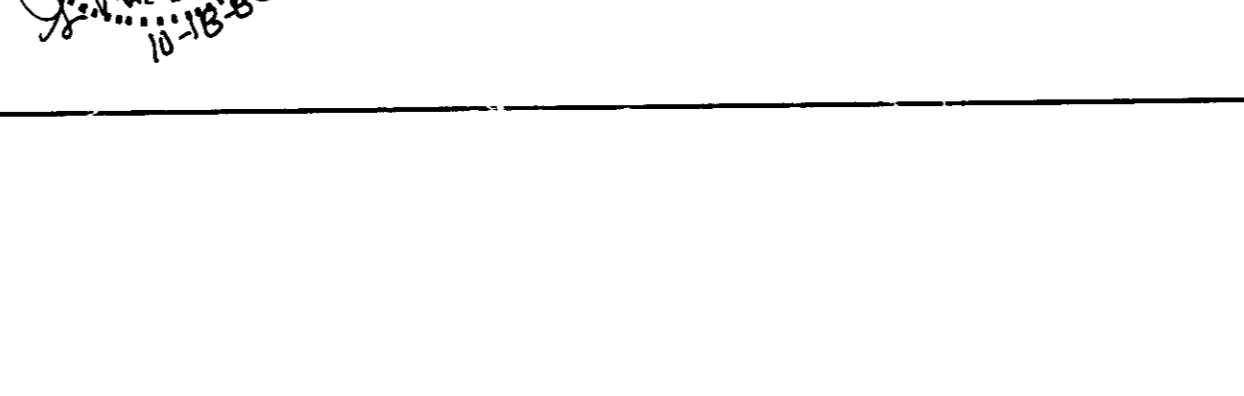
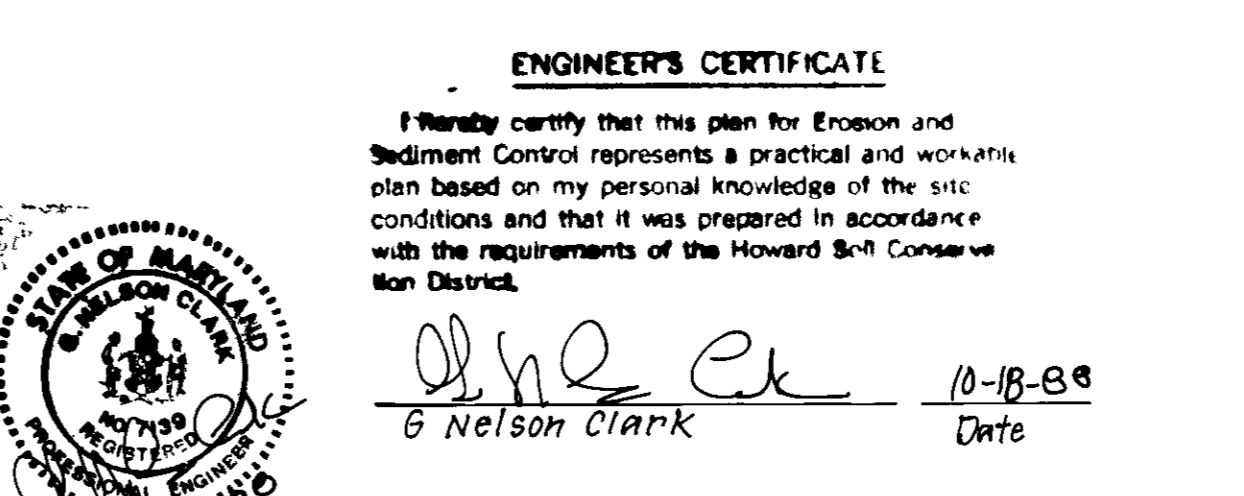
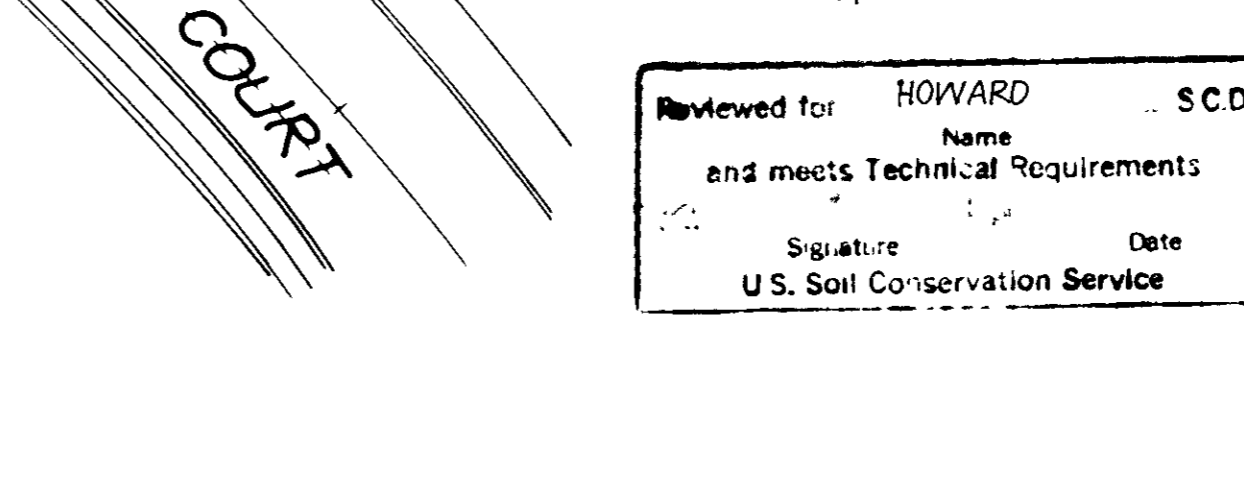
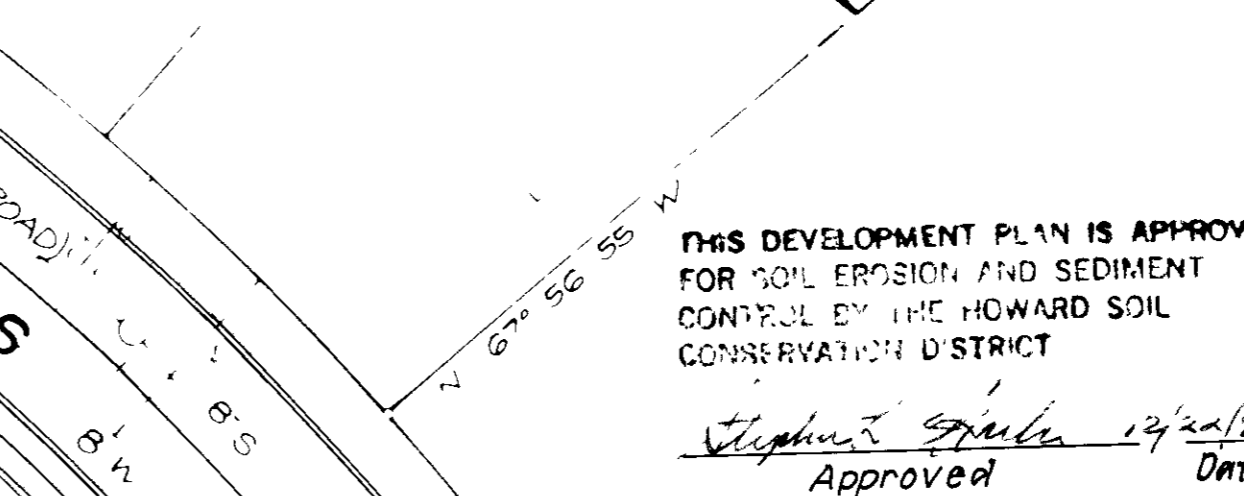
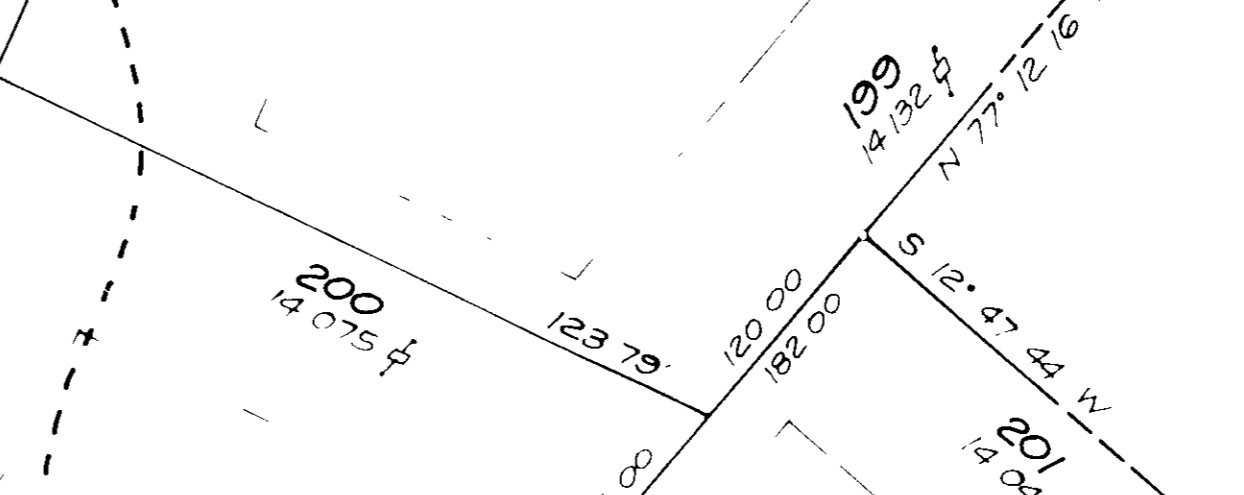
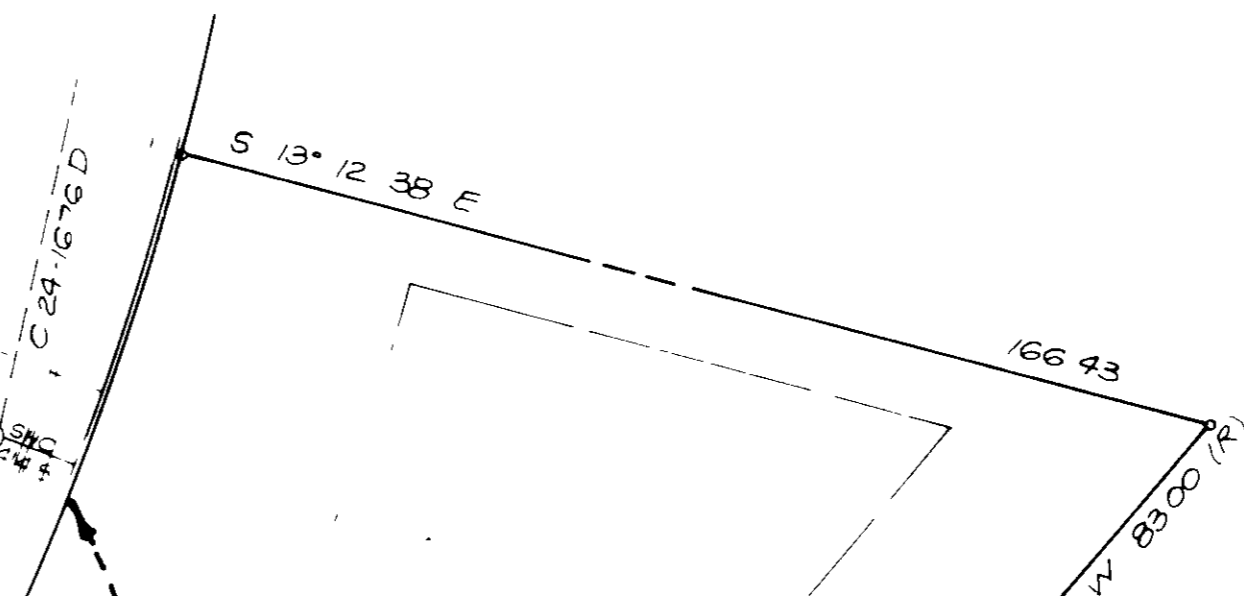
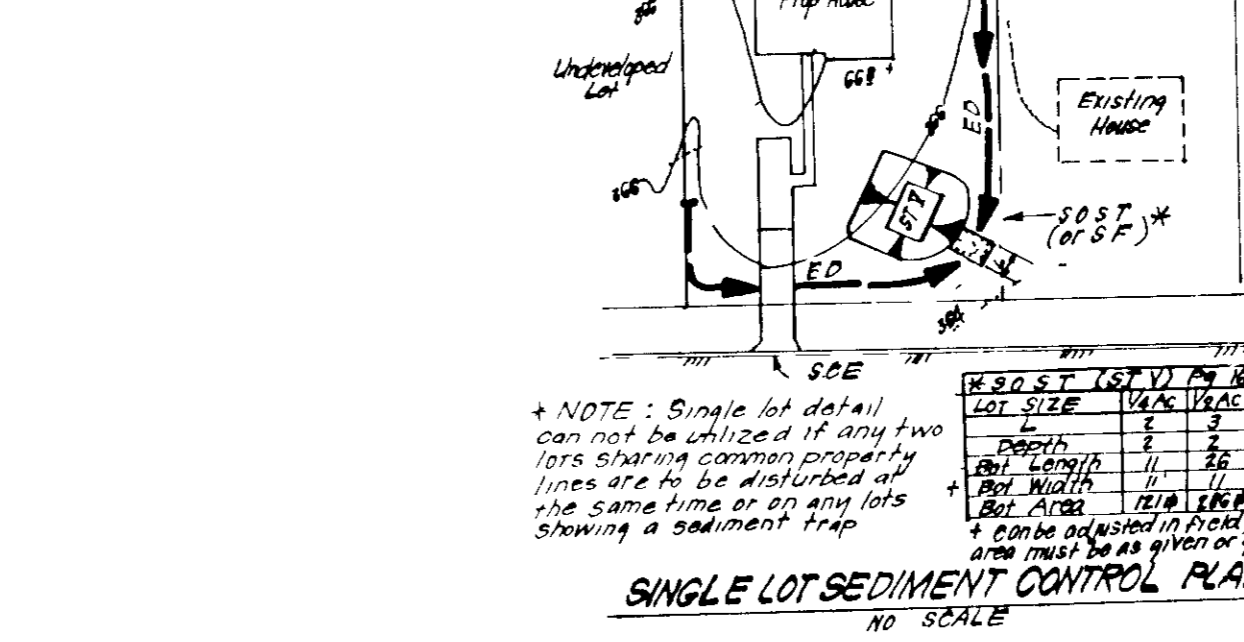
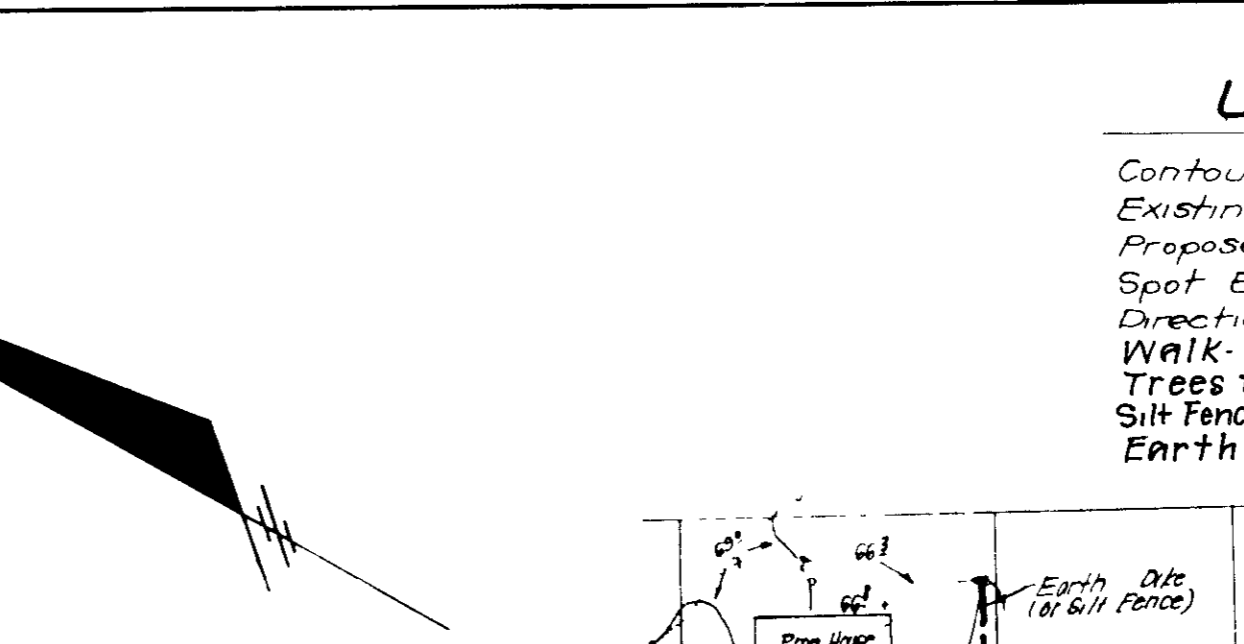
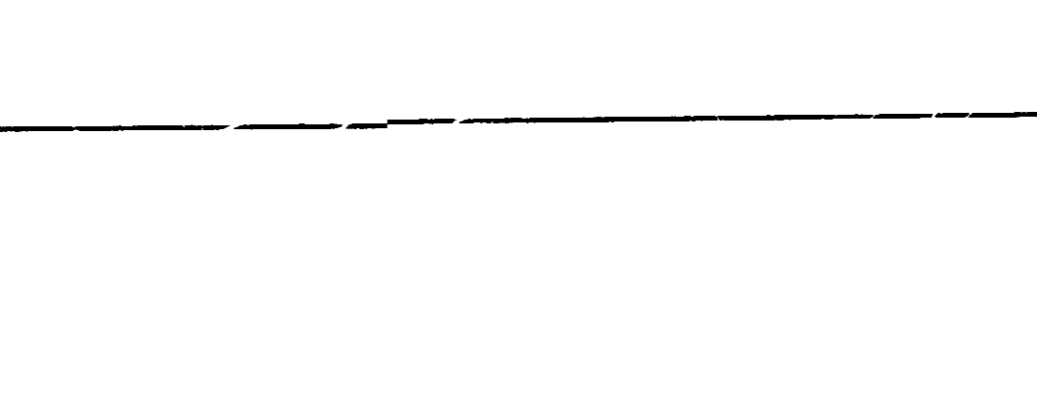
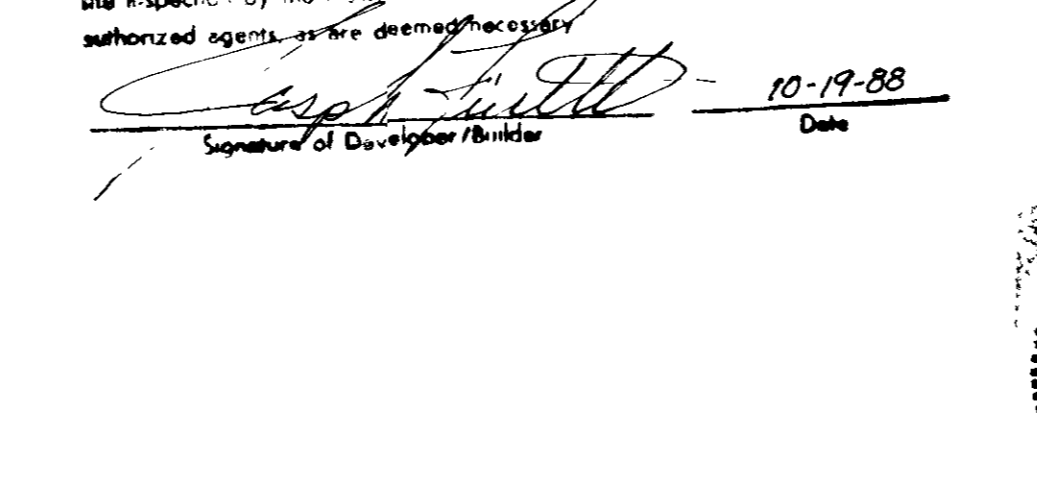
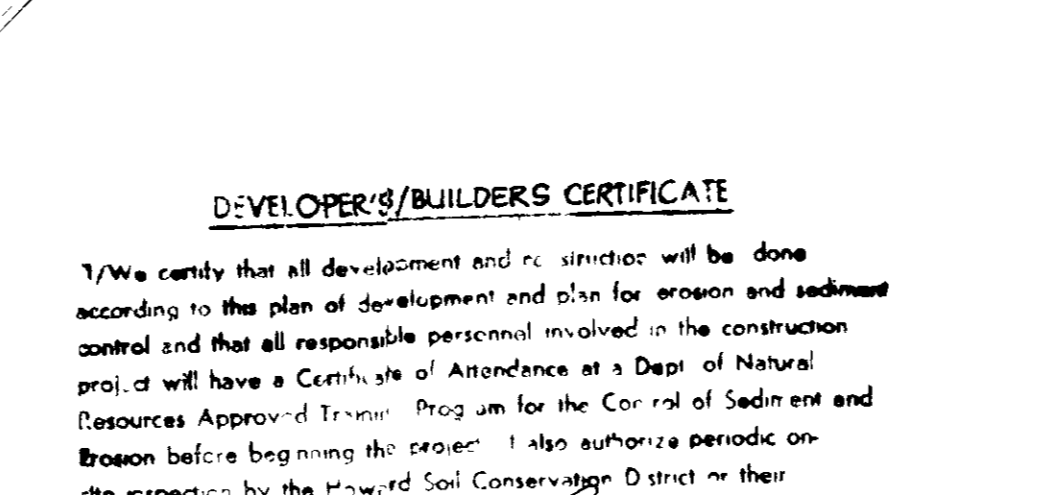
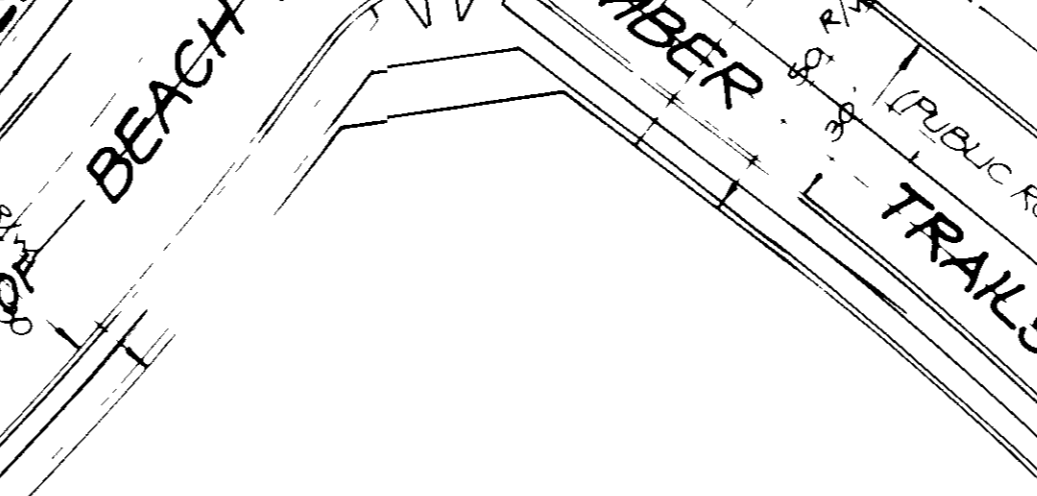
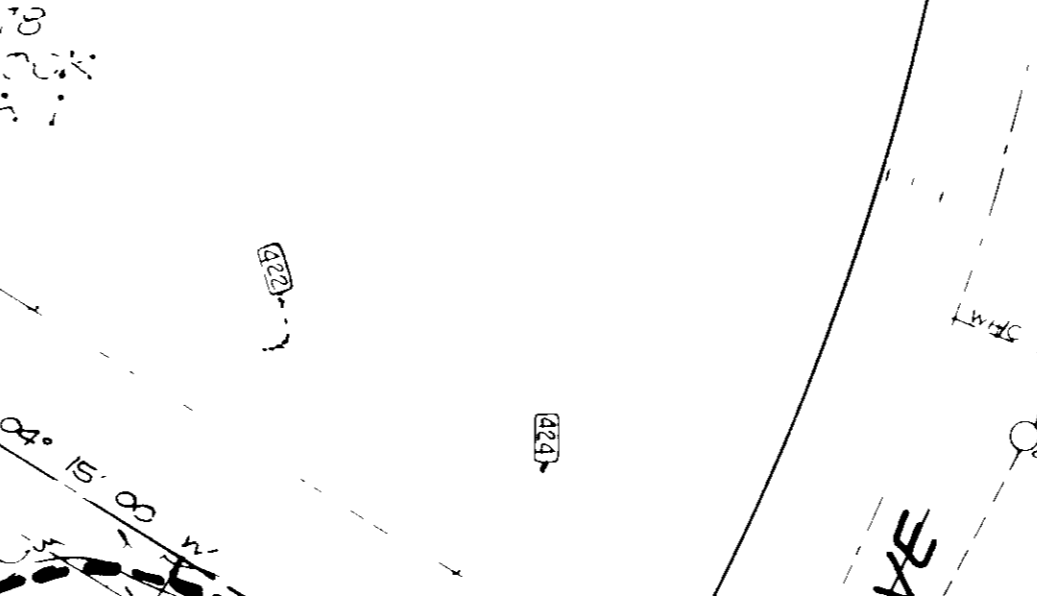
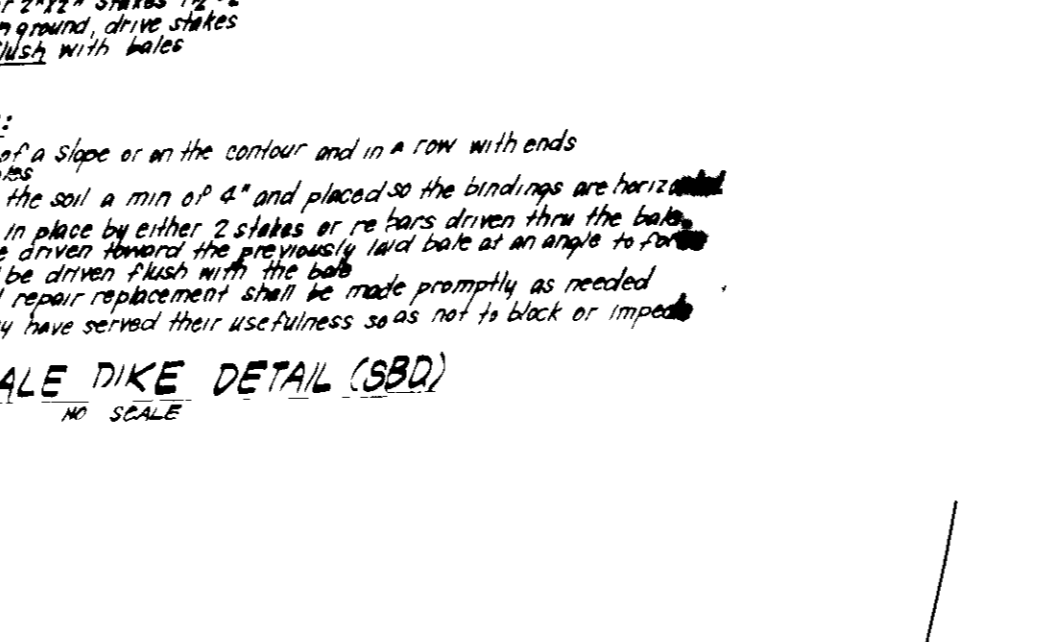
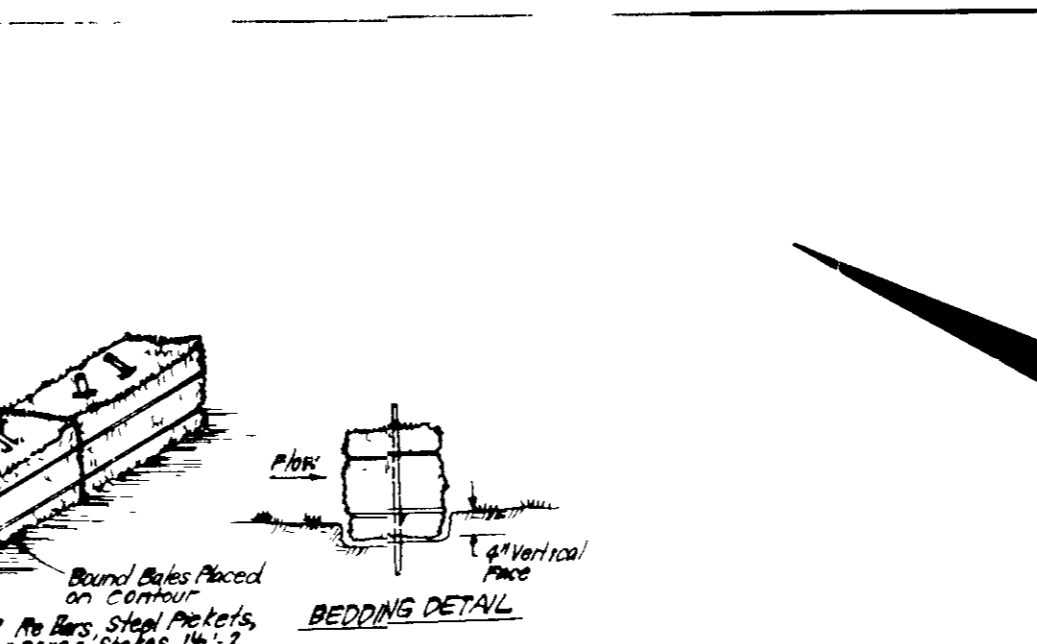
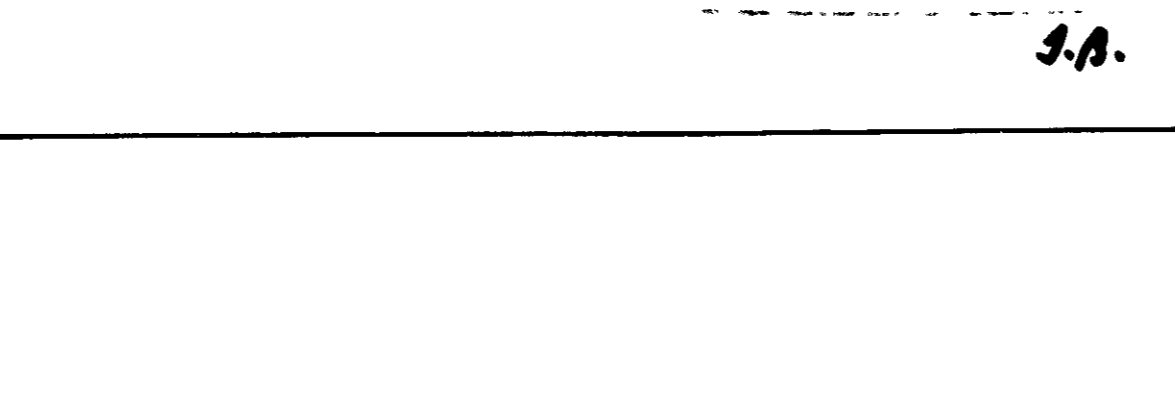
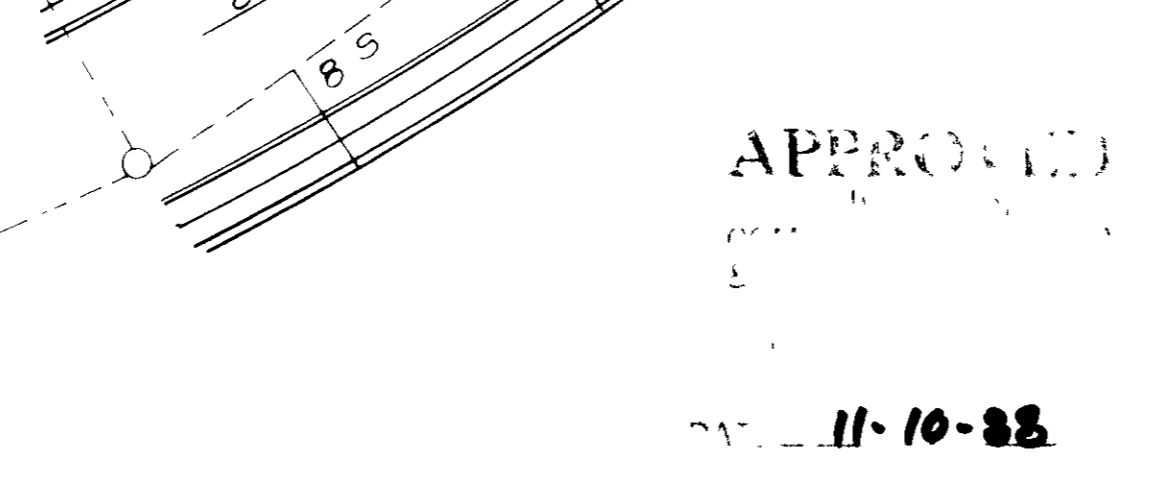
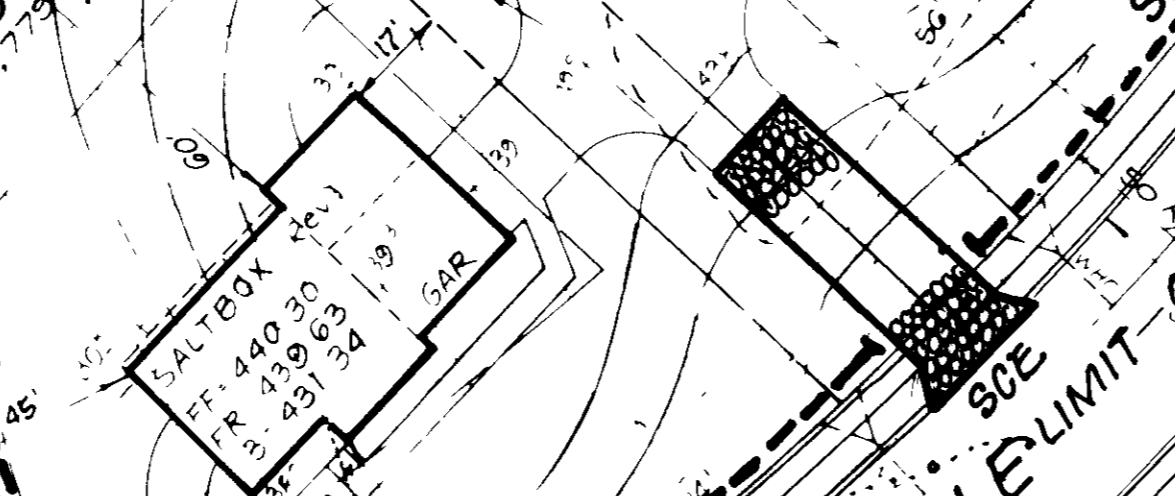
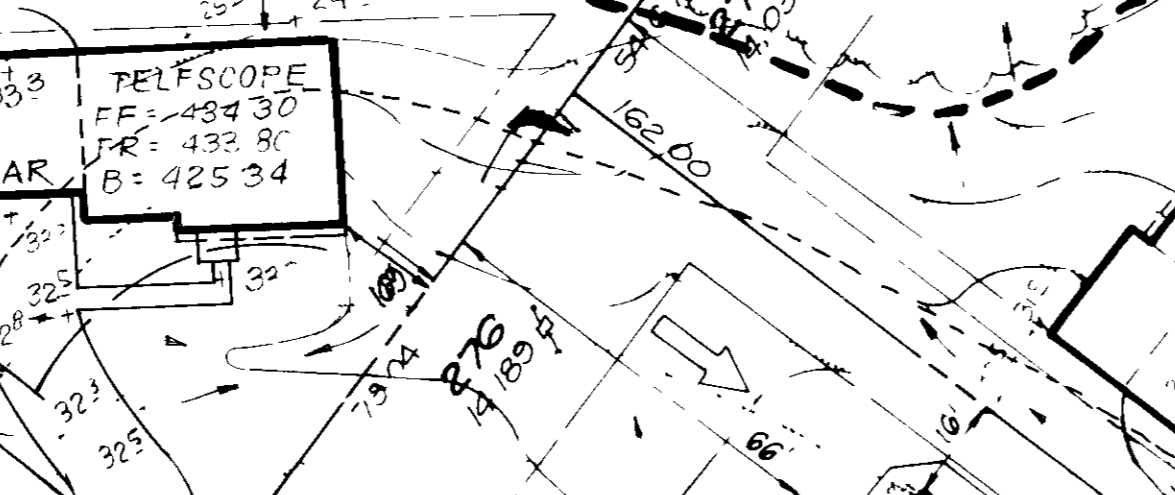
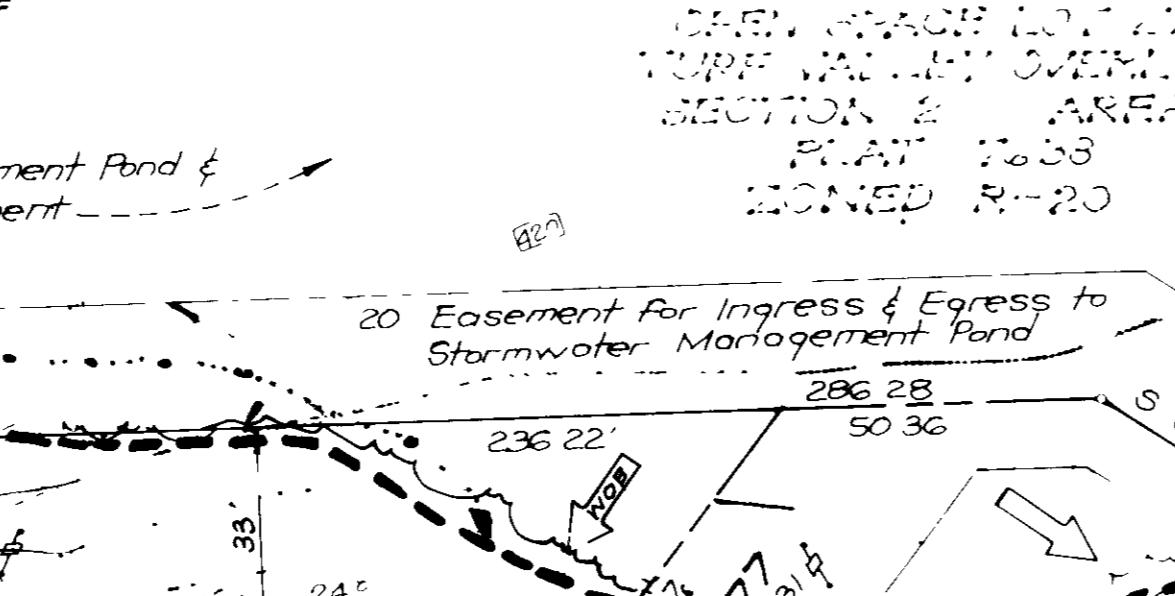
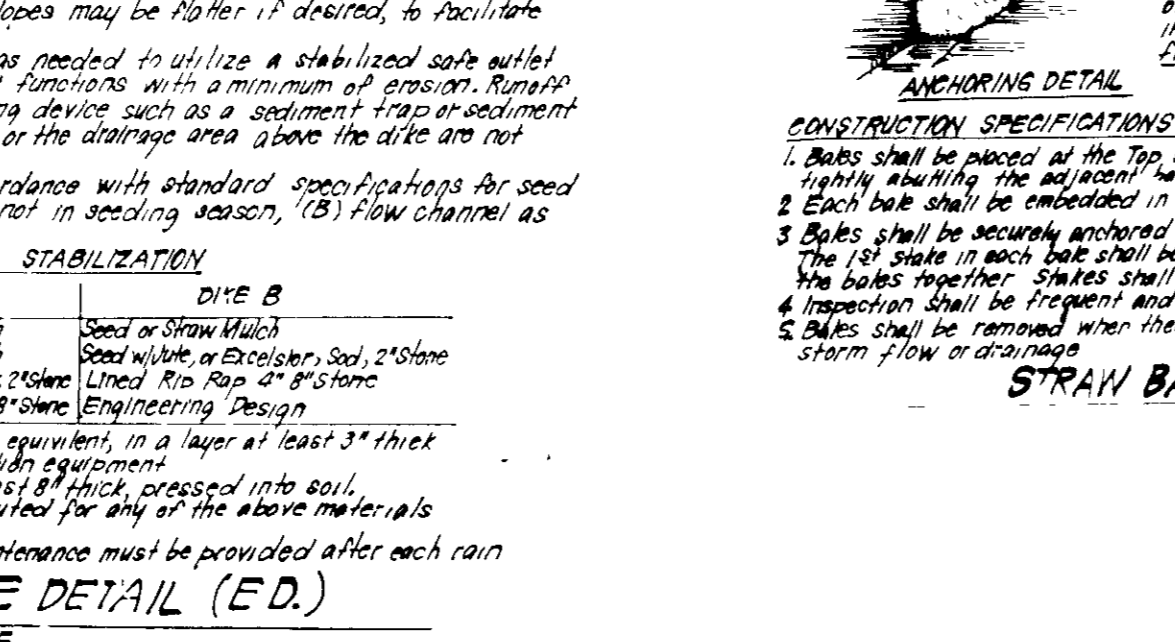
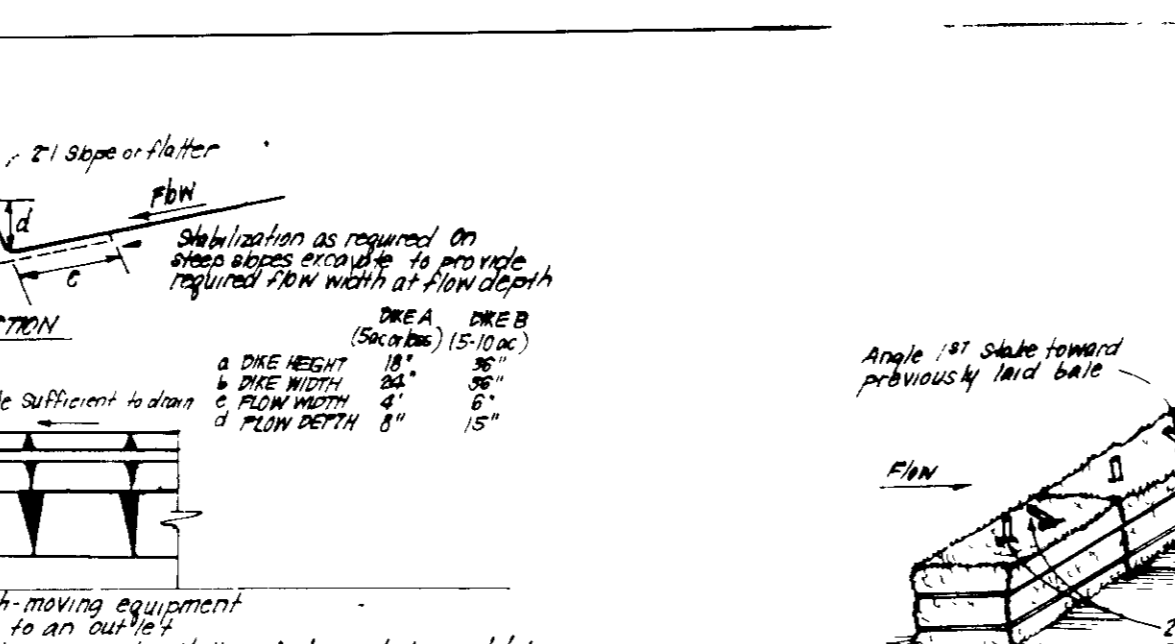
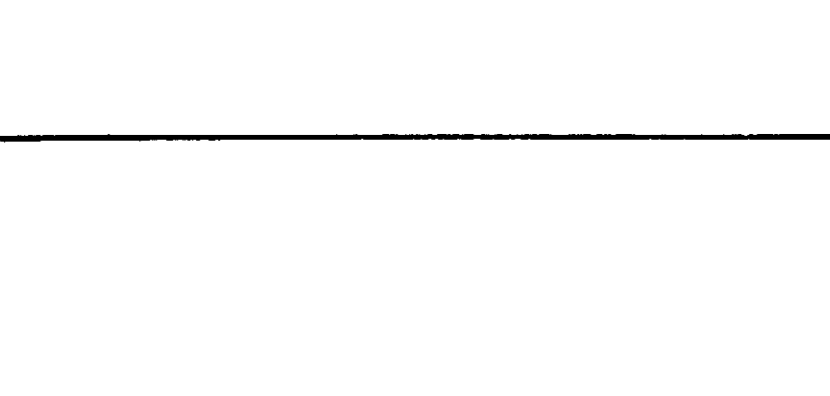
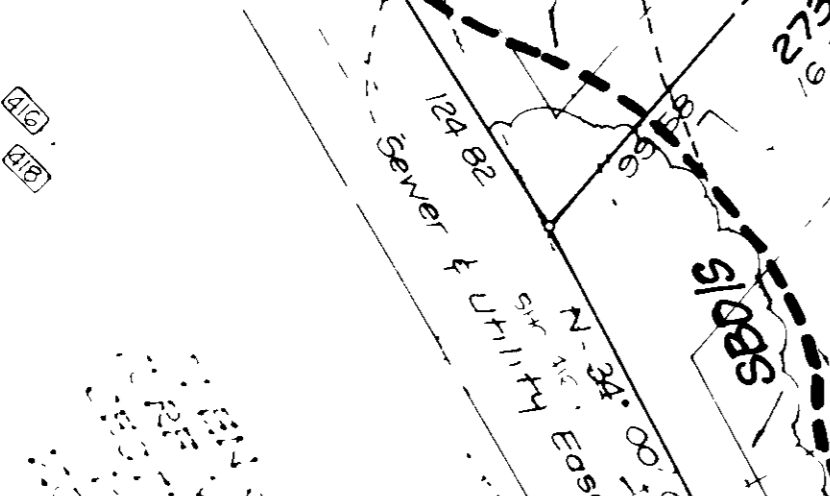
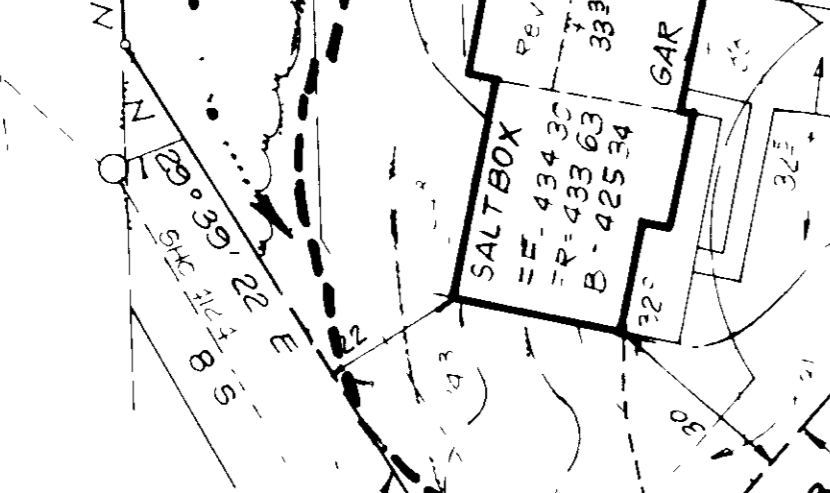
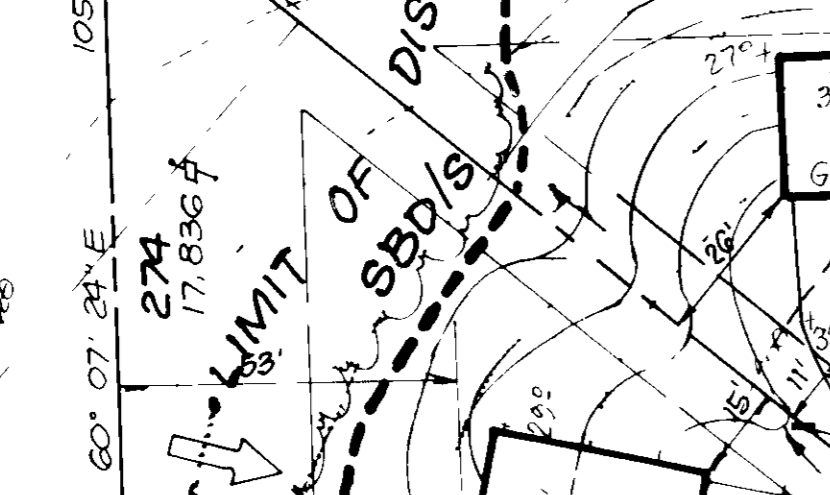
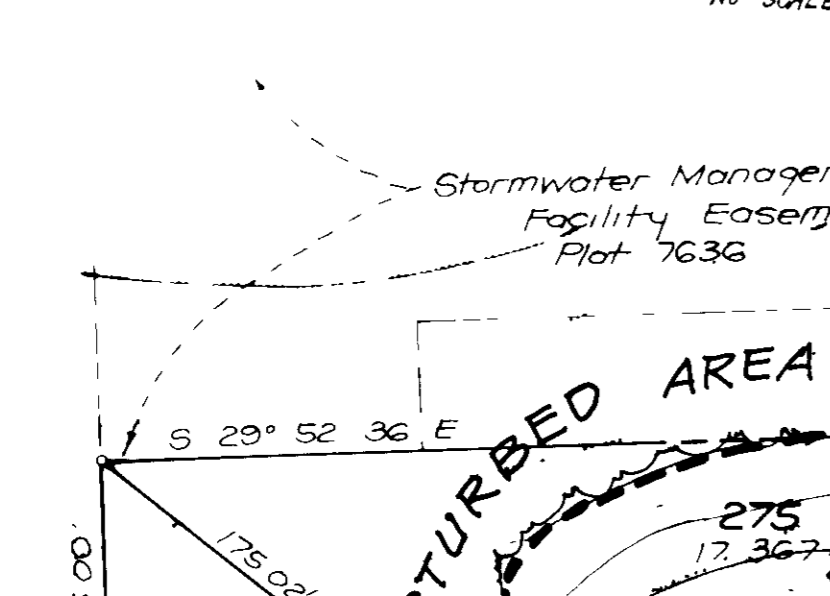
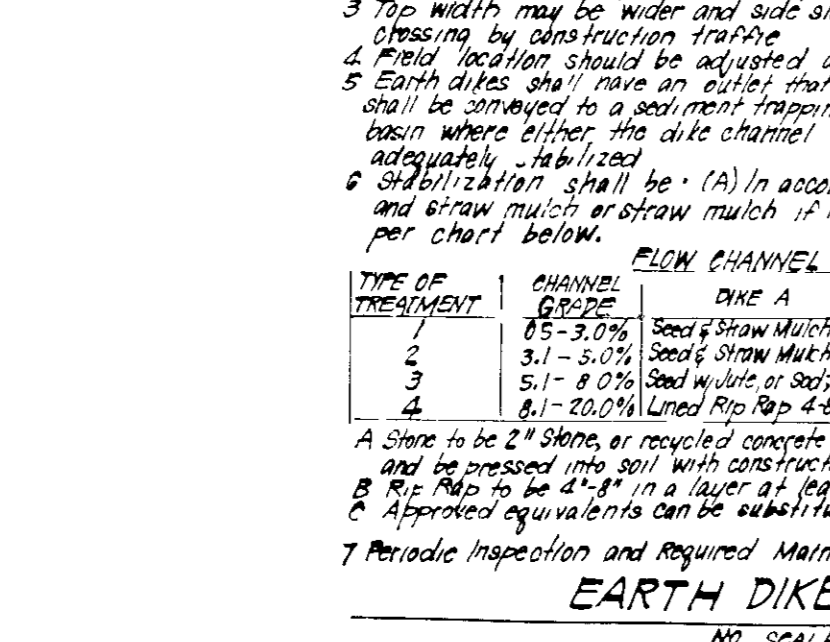
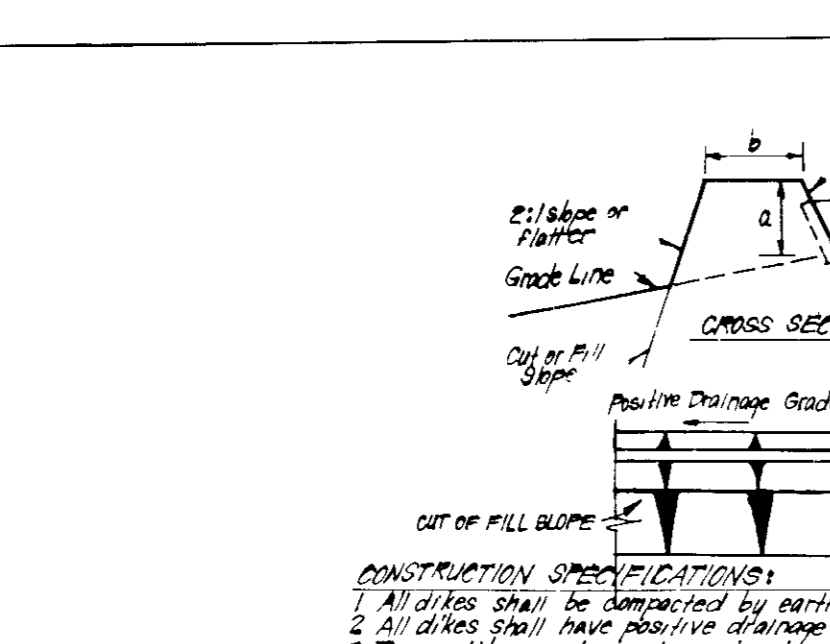
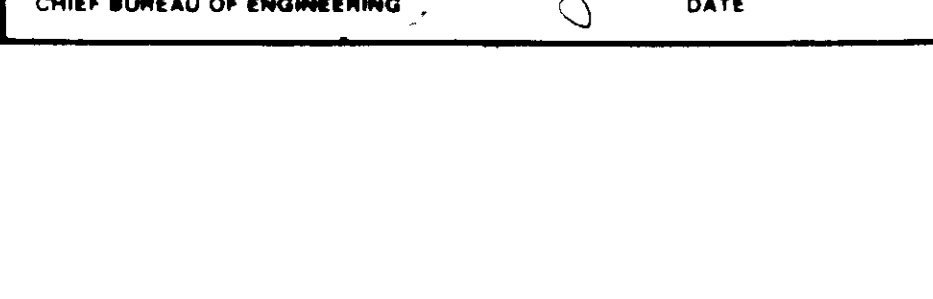
**CONSTRUCTION SPECIFICATIONS:**

- All dikes shall be constructed by earth moving equipment.
- All dikes shall have positive drainage to an outlet.
- Top width may be wider and side slopes may be flatter if desired, to facilitate crossing by construction traffic.
- Filter fabric should be adjusted as needed to utilize a stabilized safe width.
- 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 channel or the drainage area above the dike are not adequately stabilized.
- 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.

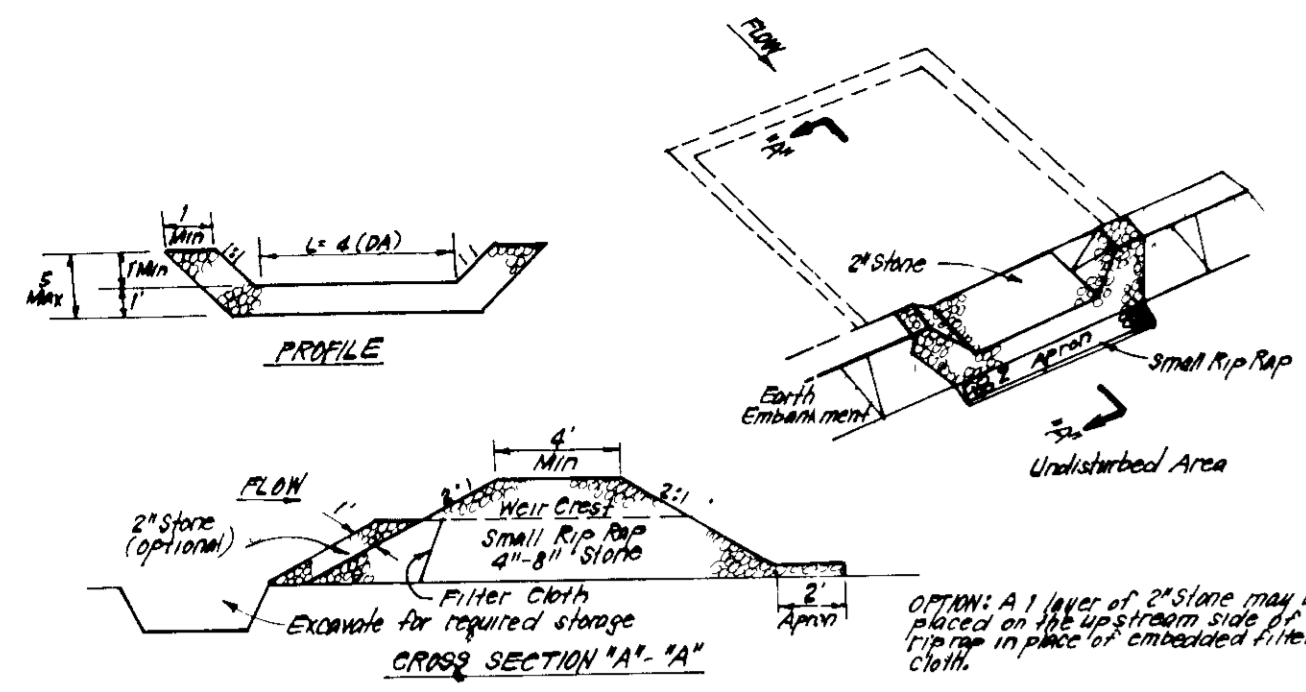
TYPE OF DISTURBANCE	CHANNEL	DIKE A	DIKE B
1	0.5-3.0%	Seed & Straw Mulch	Seed or Straw Mulch
2	3.1-5.0%	Seed & Straw Mulch	Seed or Straw Mulch
3	5.1-8.0%	Seed & Straw Mulch	Seed or Straw Mulch
4	8.1-20.0%	Lined Rip Rap 4.8' Stone	Engineering Design

A Stone to be 2 1/2' Stone, or recycled concrete equivalent, in a layer of at least 3" thick and be pressed into soil with construction equipment.  
 B. Rip Rap to be 4.8' in a layer of at least 4" 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.



89-71

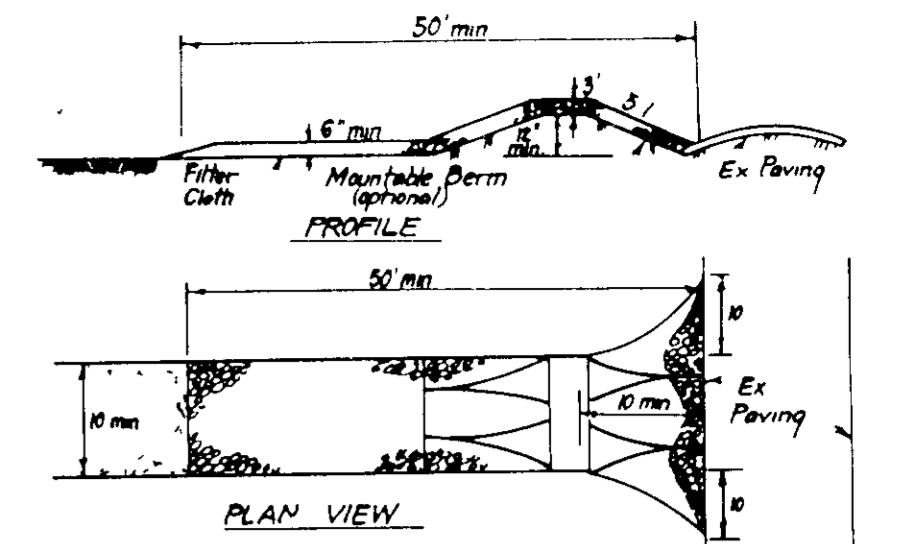


**CONSTRUCTION SPECIFICATIONS:**

1. Area under embankment shall be cleared, grubbed and stripped of any vegetation and root mat. The soil shall be compacted.
2. The fill material for the embankment shall be free of roots and other woody vegetation as well as over sized 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 3:1 or steeper.
4. The stone used in the outlet shall be small rip rap 4" x 4" along with 1" thickness of 2" aggregate placed on the up-slope side of the small rip rap of a 2' x 2' filter cloth on 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

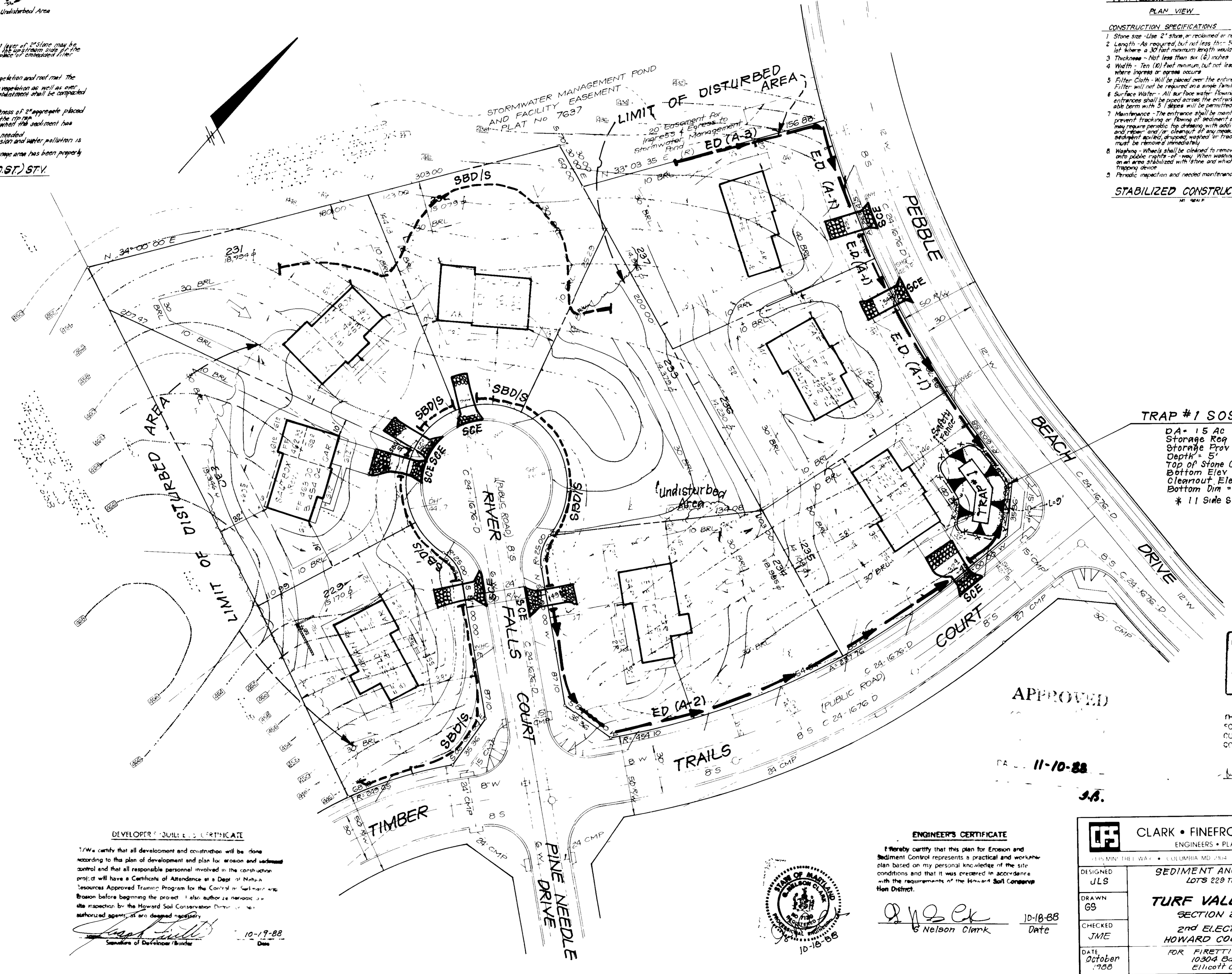
CONSTRUCTION SEQUENCE	# OF DAYS
A. Obtain Grading Permit and Install Sediment and Erosion Control Devices and Stabilize.	7
B. Excavate for Foundations and Rough Grade & Temporarily Stabilize	30
C. Construct Structures, Sidewalks, and Driveways	120
D. Final grade and stabilize in accordance with S.D.S. & S.P.S.	30
E. Final approval of the sediment control installation, remove sediment and erosion controls, and stabilize.	14



**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) feet 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 entrance shall be piped across the entrance. If piping is impractical, a mounted berm with 5:1 slopes will be permitted.
7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or blowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone, be condition demand and repair and/or cleanup. Any impurities used in trap sediment shall be removed and disposed, recycled 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



**TRAP #1 S.O.S.T. ST.V.\***

DA = 15 Ac  
Storage Req = 15 x 1800 = 2700 CF  
Storage Prov = 2700 CF  
Depth = 5'  
Top of Stone Crest = 432.0  
Bottom Elev = 427.0  
Clearout Elev = 429.0  
Bottom Dim = 11' x 41'  
\* 1:1 Side Slopes in cut

Reviewed for **HOWARD** SCD  
Name  
and meets Technical Requirement.  
Signature Date  
U.S. Soil Conservation Service

APPROVED

11-10-88

J.B.

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT  
10-89  
COUNTY HEALTH OFFICER  
DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING  
1-26-89  
PLANNING DIRECTOR  
DATE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE  
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
1-29-89  
DIRECTOR  
DATE

CHIEF BUREAU OF ENGINEERING  
1-29-89  
DATE

**DEVELOPER'S CERTIFICATE**

I/We certify that all development and construction will be done according to this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Dept. of Natural Resources 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 or its authorized agents, as and deemed necessary.

*Joseph J. Clark*  
Signature of Developer/Builder  
10-17-88  
Date



**ENGINEER'S CERTIFICATE**

I hereby certify that this plan for Erosion and Sediment 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.

*Joseph J. Clark*  
Nelson Clark  
10-18-88  
Date

**CLARK • FINEFROCK & SACKETT, INC**  
ENGINEERS • PLANNERS • SURVEYORS

DESIGNED: ULS  
DRAWN: GS  
CHECKED: JME  
DATE: October 1988

**SEDIMENT AND EROSION CONTROL PLAN**  
LOTS 229 THRU 237 & 273 THRU 277

**TURF VALLEY OVERLOOK**  
SECTION 2 AREA 1  
2ND ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

FOR FIRETTI BLDGS, INC  
10304 Baltimore National Pike  
Ellicott City, Maryland 21043

SCALE: 1"=30'  
DRAWING: 4 of 4  
JOB NO: 86-121  
FILE NO: 86-121X

SDP-89-71