

**ADDRESS CHART**

Lot #	STREET ADDRESS
72	2608 Golf Island Road
77	2428
100	2419

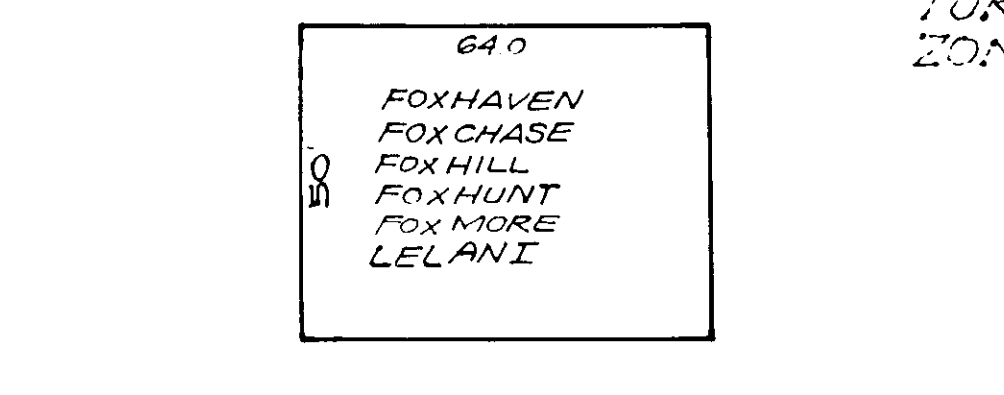
19 JANUARY 1995

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING  
 DIRECTOR: *[Signature]* DATE: 2/13/95  
 CHIEF DIVISION OF LAND DEVELOPMENT AND RESEARCH: *[Signature]* DATE: 2/10/95

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE  
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 DIRECTOR: *[Signature]* DATE: 2/1/95  
 CHIEF BUREAU OF ENGINEERING: *[Signature]* DATE: 2/3/95

**REVISIONS**

Nº	REVISIONS	Date
1	Rev. hse & grd. lot 100 to show existing conditions	12-7-95
2	Rev. hse & grd. lot 72, Add hse typical	12-18-95
3	Rev. hse dimensions and hse typical, lot 72, per As-Built conditions	6-17-96



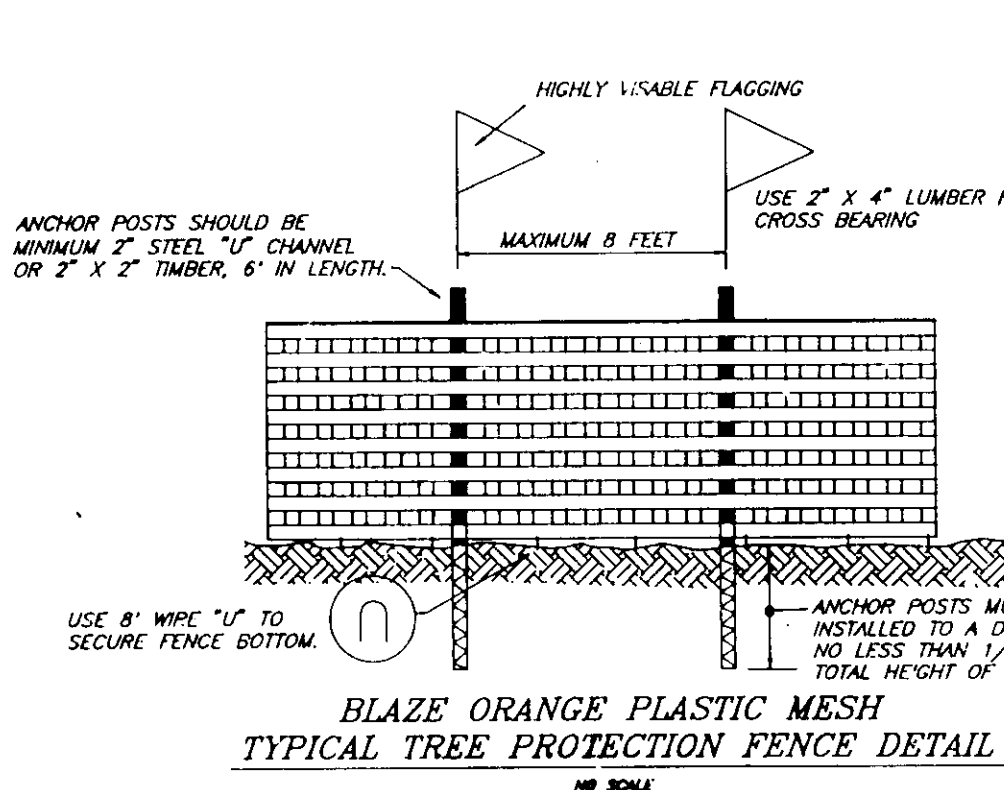
**SEDIMENT AND EROSION CONTROL NOTES**

- 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.
- 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 SPECS. 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, 14 days up to all other disturbed or graded areas on the project site.
- All sediment traps/basins must be fenced and warning signs posted around their perimeters 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 SPECS. FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 21) soil (Sec. 54), temporary seedings (Sec. 55) and mulching (Sec. 56). Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of its 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: 1.04 AC  
 Area Disturbed: 0.38 AC  
 Area to be seeded or paved: 0.38 AC  
 Area to be vegetatively stabilized: 0.38 AC  
 Total Cut: 0.38 AC  
 Total Fill: 0.38 AC  
 Off-site Waste/Borrow Area Location:  
 a. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.  
 b. Additional sediment control must be provided, if deemed necessary by the Howard County DPW Sediment Control Inspector. On all sites with disturbed areas, approval of the Howard County DPW Sediment Control Inspector shall be required upon completion of stabilization of perimeter erosion by seeding, mulching, or other approved stabilization methods, but before proceeding with any other earth disturbance or grading. Other building or grading activities shall be authorized only after approval by the inspection agency in writing.
- All gates in be blocked at the end of each day (see detail this sheet).
- The total amount of silt fence: 320 LF.

\*It is the responsibility of the contractor to identify the spoil/borrow site and notify and gain approval from the sediment control inspector at the site and the grading permit number at the time of construction.

**CONSTRUCTION SEQUENCE:**

NO.	DESCRIPTION	NO. OF DAYS
1	Obtain grading permit	7
2	Install tree protection fence	7
3	Install sediment and erosion control devices and stabilize	14
4	Excavate for foundations, rough grade and temporarily stabilize	30
5	Construct structures, sidewalks and driveways	10
6	Final grade and stabilize in accordance with Sds. and Specs.	10
7	Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize	7



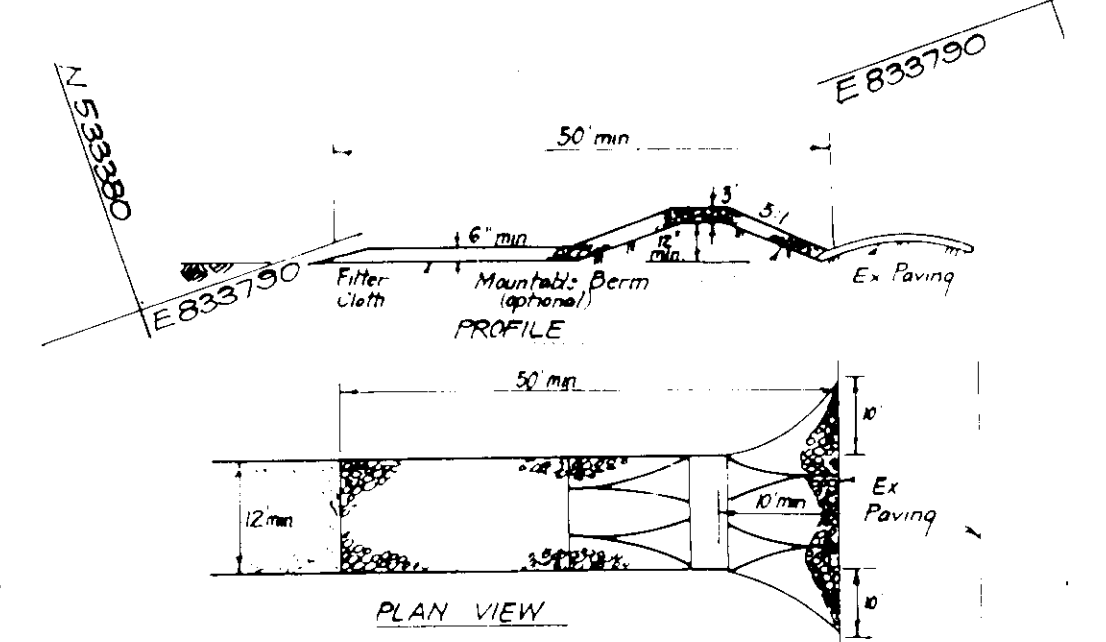
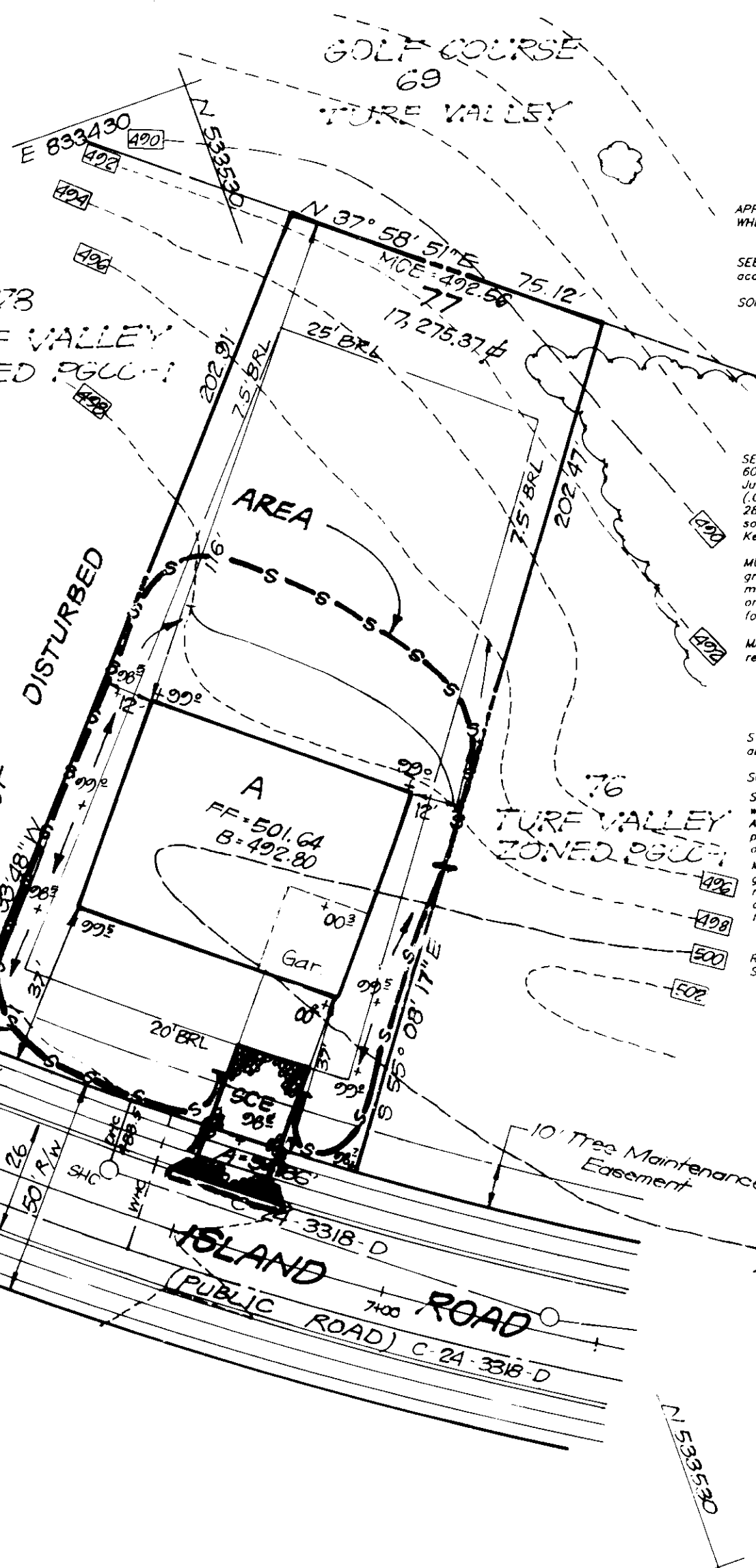
**NOTES:**

- Forest protection device only.
- Retention area will be set as part of the review process.
- Boundaries of retention area should be staked and flagged prior to installing device.
- Root damage may also be used.
- Protection signage may also be used.
- Device should be maintained throughout construction.

**CONSTRUCTION SPECIFICATIONS:**

- Shovel with Point to be Attached Securely to Fence Posts with wire ties or 1/2 inch diameter rebar.
- Filter Cloth to be Attached Securely to Fence Posts with wire ties or 1/2 inch diameter rebar.
- When 2 sections of Filter Cloth are used, they shall be overlapped and secured with wire ties or 1/2 inch diameter rebar.
- Maintenance shall be performed as needed and material removed when it is no longer effective.
- 3:1 Fence to the sidewalk at 5' to 10' intervals.

**SILT FENCE DETAIL (3)**



**CONSTRUCTION SPECIFICATIONS:**

- Stone size - Use 2" stone or equivalent in rounded 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 6 inches.
- Width - Ten (10) feet minimum, but not less than the full width at points where ingress or egress occurs.
- 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.
- Surface Water - All surface water flowing over the SCE shall be directed to a suitable storm drain or approved water control device.
- 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 as conditions demand and repair and/or cleanup of any material used in the SCE. All sediment applied, dragged, washed or tracked onto public rights-of-way must be removed immediately.
- 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.
- Periodic inspection and needed maintenance shall be provided after each rain.

**DEVELOPER'S/BUILDER'S CERTIFICATE**

I, *[Signature]*, certify that all development and construction will be done according to this plan of development and 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 or their authorized agents, as are deemed necessary.

Date: 11-21-94

**ENGINEER'S CERTIFICATE**

I hereby 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.

Date: 11/21/94

**PERMANENT SEEDING NOTES**

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

**SEEDING PREPARATION:** Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

**SOIL AMENDMENTS:** In lieu of soil test recommendations, use one of the following schedules:  
 1) Pasture: 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.  
 2) Pasture: 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.  
 3) 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.  
 Harvest 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 8000 lbs per acre (1.4 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 6000 lbs per acre Kentucky 31 Tall Fescue per acre and 2 lbs per acre (0.5 lbs/1000 sq ft) of seeding fertilizer. During the period of October 16 thru February 28, protect site by Option (1) 2 tons per acre well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use seed. Option (3) Seed with 6000 lbs per acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

**MULCHING:** Apply 1 1/2 to 2 tons per acre (10 to 30 lbs/1000 sq ft) of unrotted small grain straw - readily after seeding. Anchor mulch immediately after application using much anchoring tool or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on full areas. On slopes 8 feet or higher, use 346 gallons per acre (8 gal/1000 sq ft) for anchoring.

**MAINTENANCE:** Inspect all seeded areas and make needed repairs, replacements and reseeds.

**TEMPORARY SEEDING NOTES**

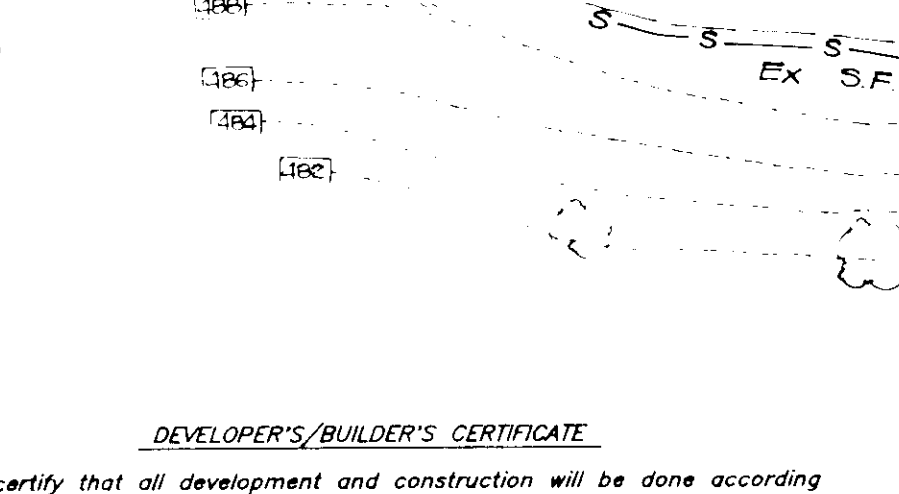
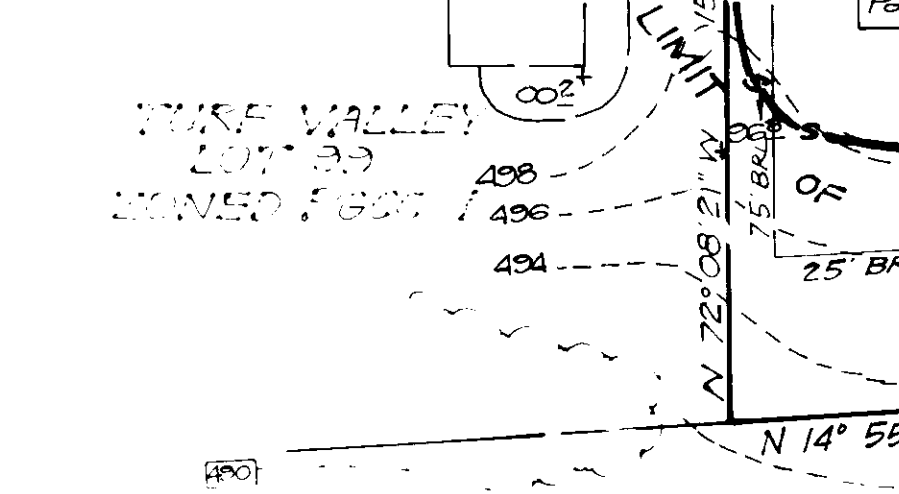
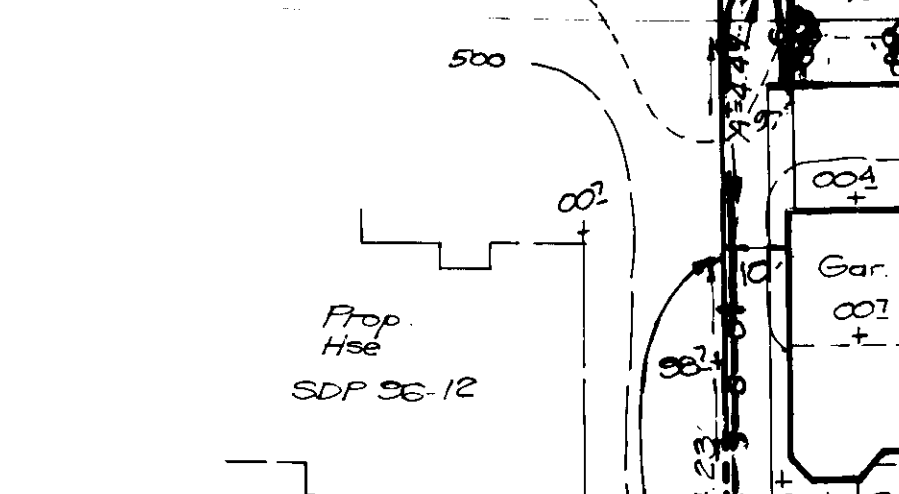
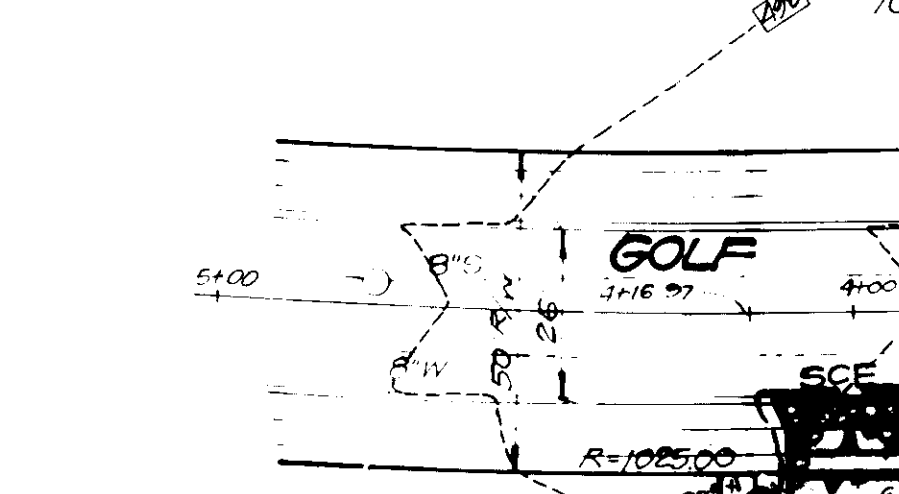
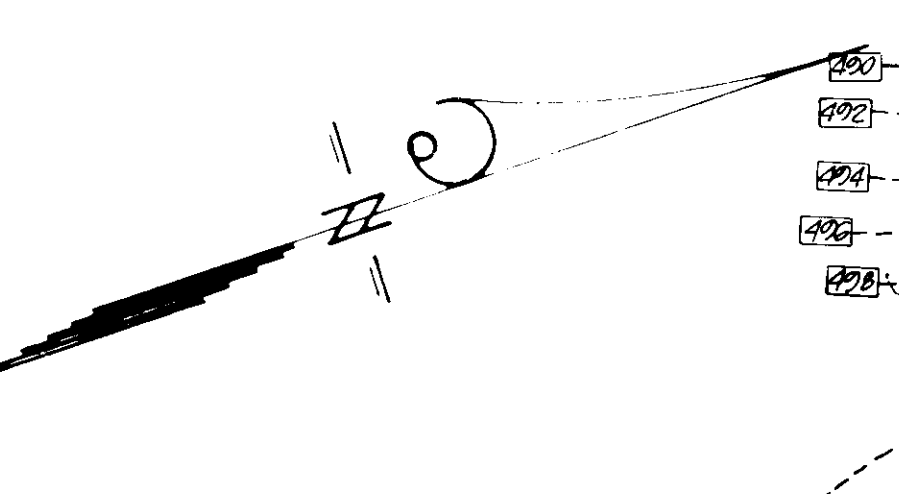
**SEEDING PREPARATION:** Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

**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 ryegrass (3.2 lbs/1000 sq ft). For the period May 1 thru August 15, seed with 1 lbs per acre of ryegrass (1.0 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.

**MULCHING:** Apply 1 1/2 to 2 tons per acre (10 to 30 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using much anchoring tool or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on full areas. On slopes 8 feet or higher, use 346 gallons per acre (8 gal/1000 sq ft) for anchoring.

REFER TO THE 1983 MARYLAND STANDARDS AND SPECS. FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.



**PERMANENT SEEDING NOTES**

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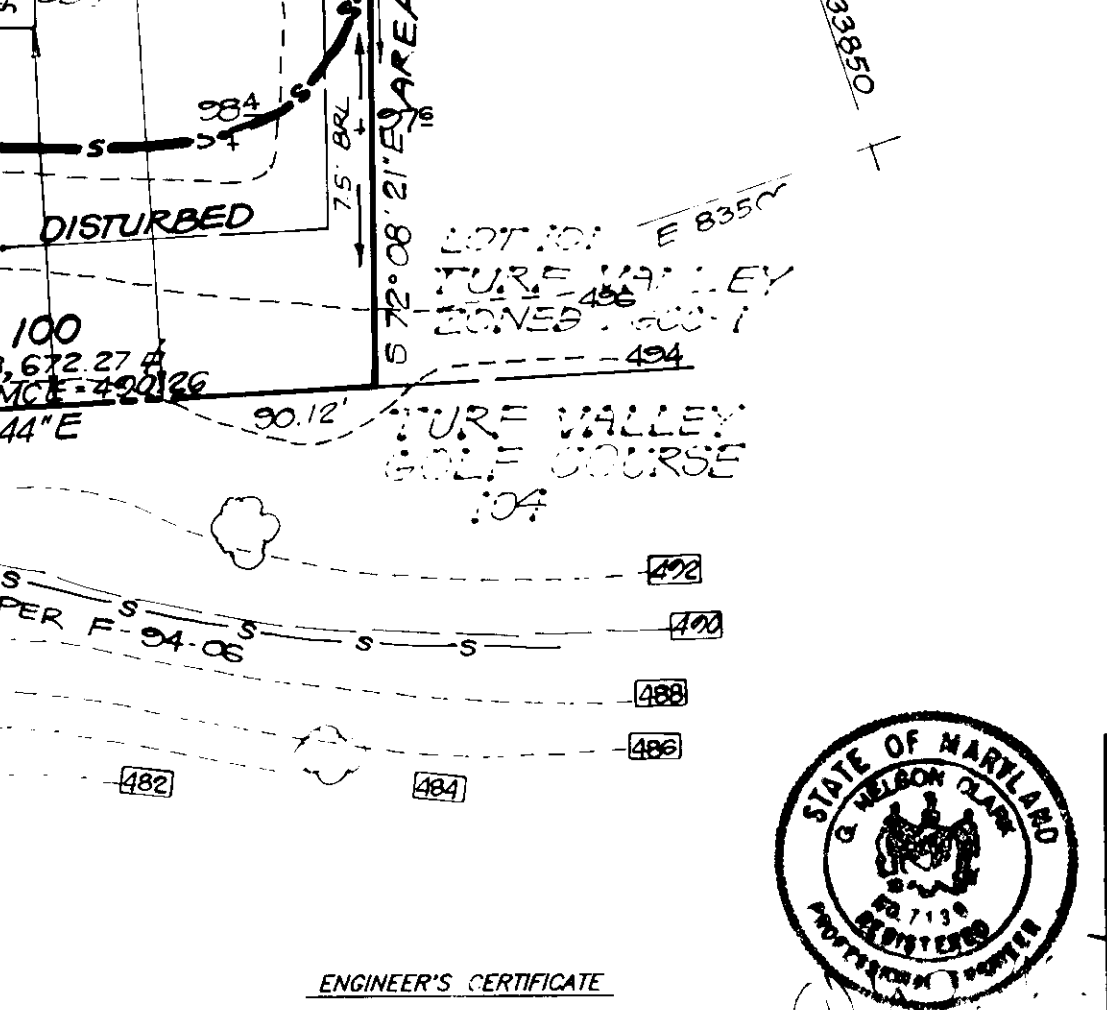
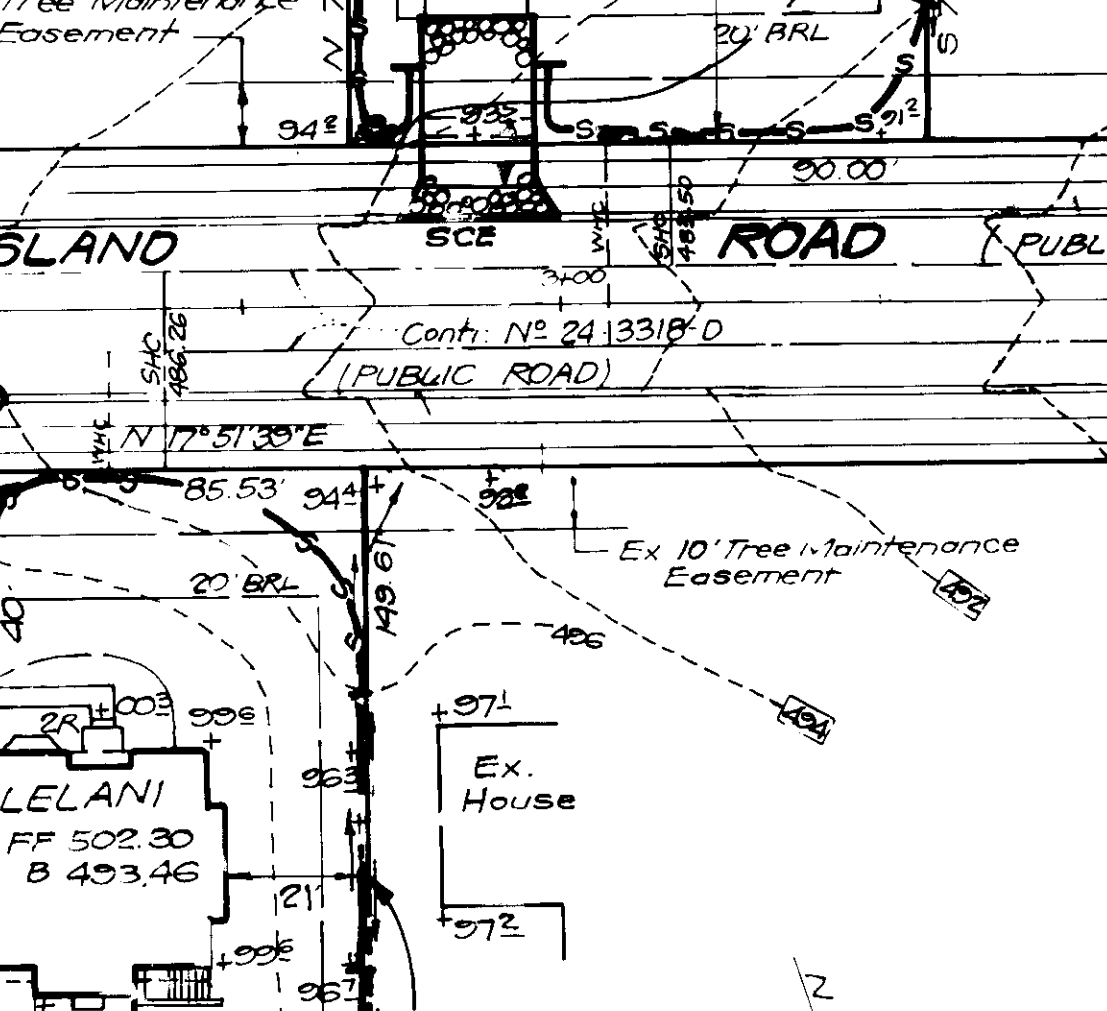
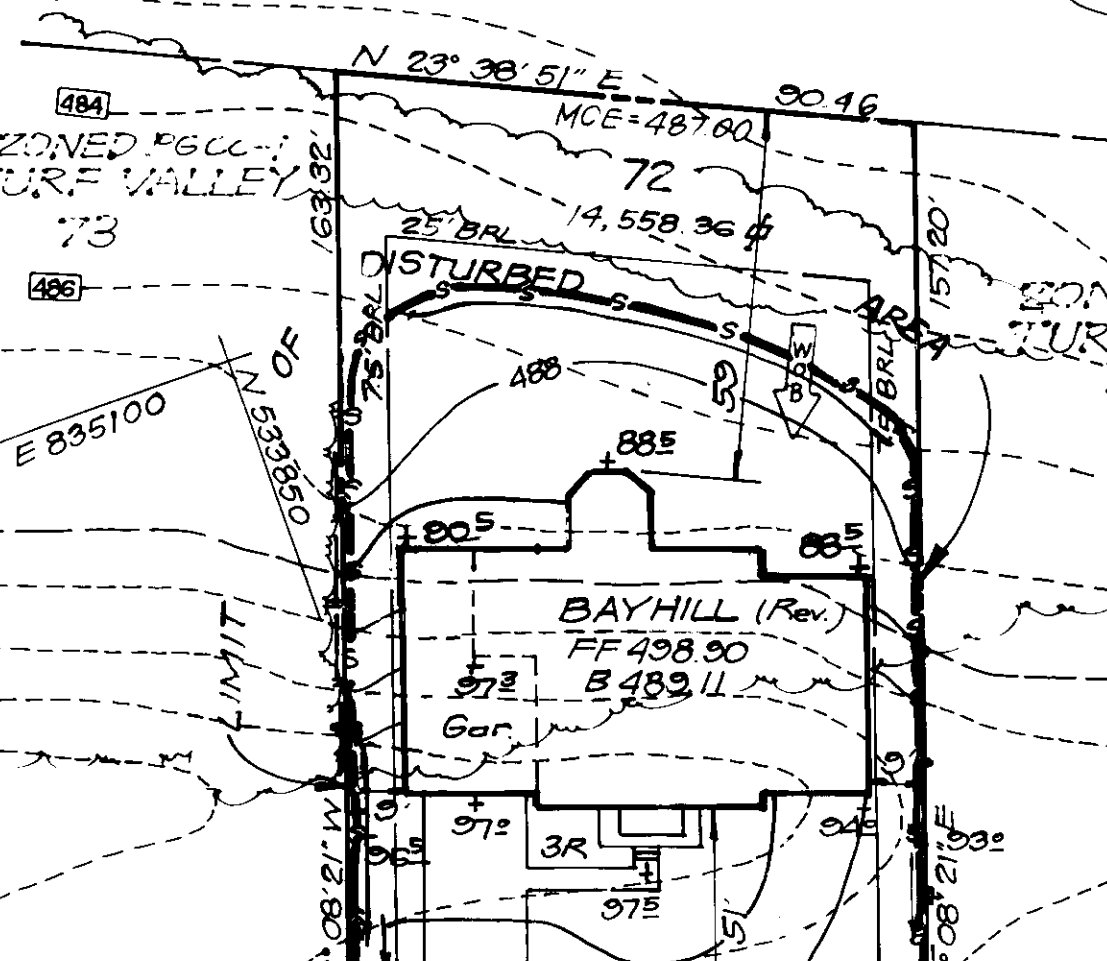
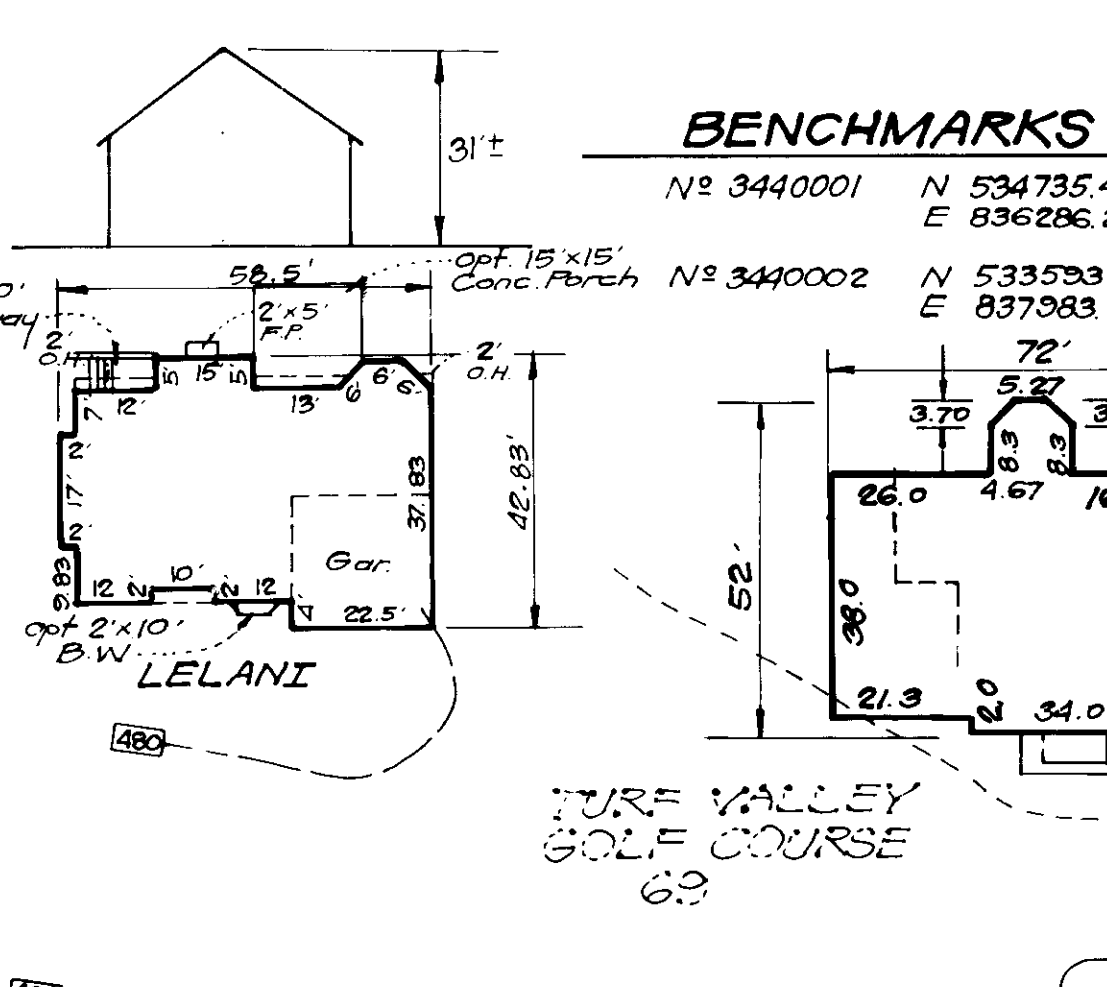
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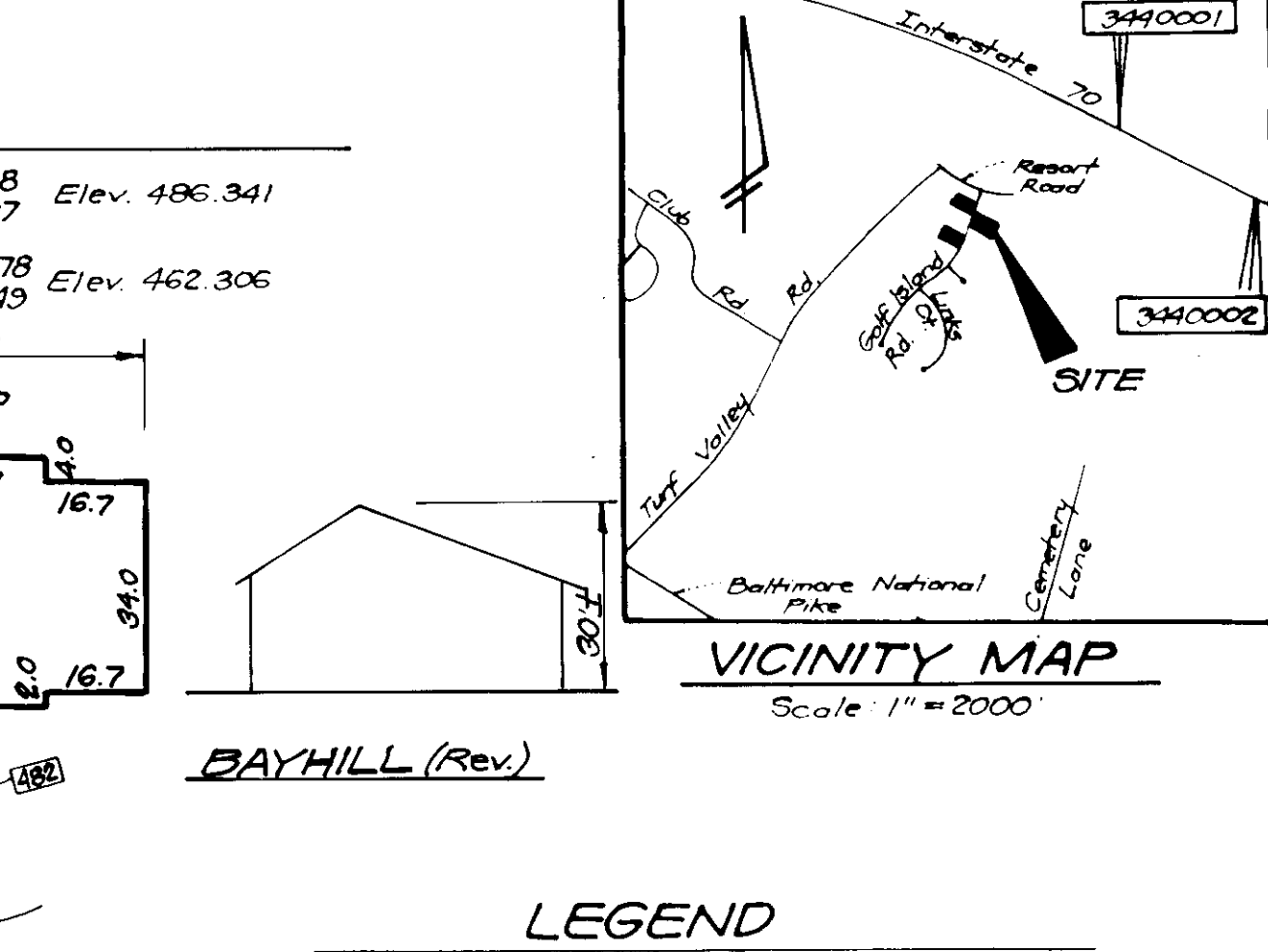
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Date: 11/21/94



**LEGEND**

Contour Interval	2 FT
Existing Contour	---
Proposed Contour	---
Spot Elevation	410
Direction of Drainage	---
Walk out Basement	---
Proposed Grading	---
By Others	---
Silt Fence	---
Stabilized Construction Entrance	---
Existing Trees to Remain	---
Tree Protection Fence	---
Minimum Cellar Elevation	MCE

**GENERAL NOTES:**

- Subject property is zoned: PGCC 1 per 10-18-93 Comprehensive Zoning Plan.
- The total area included in this submission is: 45,506 sq ft or 1.04 AC.
- The total number of lots included in this submission are: 3
- Improvement to property: Single family detached
- SHC elevations shown are located at the property line. Department of Planning and Zoning reference file numbers are: PGCC 1-29-10, PGCC 1-29-16, PGCC 1-29-17, PGCC 1-29-18, PGCC 1-29-19, PGCC 1-29-20, PGCC 1-29-21, PGCC 1-29-22, PGCC 1-29-23, PGCC 1-29-24, PGCC 1-29-25, PGCC 1-29-26, PGCC 1-29-27, PGCC 1-29-28, PGCC 1-29-29, PGCC 1-29-30, PGCC 1-29-31, PGCC 1-29-32, PGCC 1-29-33, PGCC 1-29-34, PGCC 1-29-35, PGCC 1-29-36, PGCC 1-29-37, PGCC 1-29-38, PGCC 1-29-39, PGCC 1-29-40, PGCC 1-29-41, PGCC 1-29-42, PGCC 1-29-43, PGCC 1-29-44, PGCC 1-29-45, PGCC 1-29-46, PGCC 1-29-47, PGCC 1-29-48, PGCC 1-29-49, PGCC 1-29-50, PGCC 1-29-51, PGCC 1-29-52, PGCC 1-29-53, PGCC 1-29-54, PGCC 1-29-55, PGCC 1-29-56, PGCC 1-29-57, PGCC 1-29-58, PGCC 1-29-59, PGCC 1-29-60, PGCC 1-29-61, PGCC 1-29-62, PGCC 1-29-63, PGCC 1-29-64, PGCC 1-29-65, PGCC 1-29-66, PGCC 1-29-67, PGCC 1-29-68, PGCC 1-29-69, PGCC 1-29-70, PGCC 1-29-71, PGCC 1-29-72, PGCC 1-29-73, PGCC 1-29-74, PGCC 1-29-75, PGCC 1-29-76, PGCC 1-29-77, PGCC 1-29-78, PGCC 1-29-79, PGCC 1-29-80, PGCC 1-29-81, PGCC 1-29-82, PGCC 1-29-83, PGCC 1-29-84, PGCC 1-29-85, PGCC 1-29-86, PGCC 1-29-87, PGCC 1-29-88, PGCC 1-29-89, PGCC 1-29-90, PGCC 1-29-91, PGCC 1-29-92, PGCC 1-29-93, PGCC 1-29-94, PGCC 1-29-95, PGCC 1-29-96, PGCC 1-29-97, PGCC 1-29-98, PGCC 1-29-99, PGCC 1-29-100.
- Utilities shown as existing are taken from approved water and sewer plan Contract # 24-3318-D, approved road construction plans F-24-06, and actual field survey.
- Any damage to county owned rights-of-way shall be corrected at the developer's expense.
- Stormwater Management Facilities proposed are extended detention.
- All roadways are public and existing.
- The existing topography shown was taken from road construction plans F-24-06 prepared by Milderburg, Machi & Assoc., Inc.
- 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. 3440001 and 3440002.
- The contractor shall notify the Department of Public Works/Division of Construction Inspection at (410) 313-1880 at least twenty-four (24) hours 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.
- For driveway entrance detail refer to Howard County Design Manual Volume IV Std. Detail R-6.03.

**SPECIAL NOTES:**

This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. See approved Road Construction Plans F-24-06 and/or approved Water and Sewer Plans Contract No. 24-3318-D.

**OWNER / DEVELOPER**

MANGIONE ENTERPRISES OF TURF VALLEY  
 1205 York Road - Penthouse  
 Lutherville, Maryland 21093

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
TURF VALLEY	N/A	72,77 & 100

PLAT NO.	BLOCK NO.	ZONE	DAY MAP NO.	ELECTION DIST.	CODING TRACT
11560		PGCC-1	16	2ND	6022

WATER CODE	SEWER CODE
H-07	5992500

**CLARK • FINEPROCK & SACKETT, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 7135 MINSTREL WAY • COLUMBIA MD 21045 • (410) 381-7500 • BALTO • (301) 621-8100 • WASH

**DESIGNED** JME  
**DRAWN** BAL  
**CHECKED** jme  
**DATE** 11-21-94

**SCALE** 1"=30'  
**DRAWING** 1 OF 1  
**JOB NO** 94-159  
**FILE NO** 94-159-X

**6/16 SITE DEVELOPMENT PLAN, SEDIMENT & EROSION CONTROL PLAN**  
 LOTS 72, 77 & 100  
**TURF VALLEY**  
 LOTS 69-104  
 2ND ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 For YORKTOWN HOMES  
 9765 Hillshire Road  
 Ellicott City, Md 21043