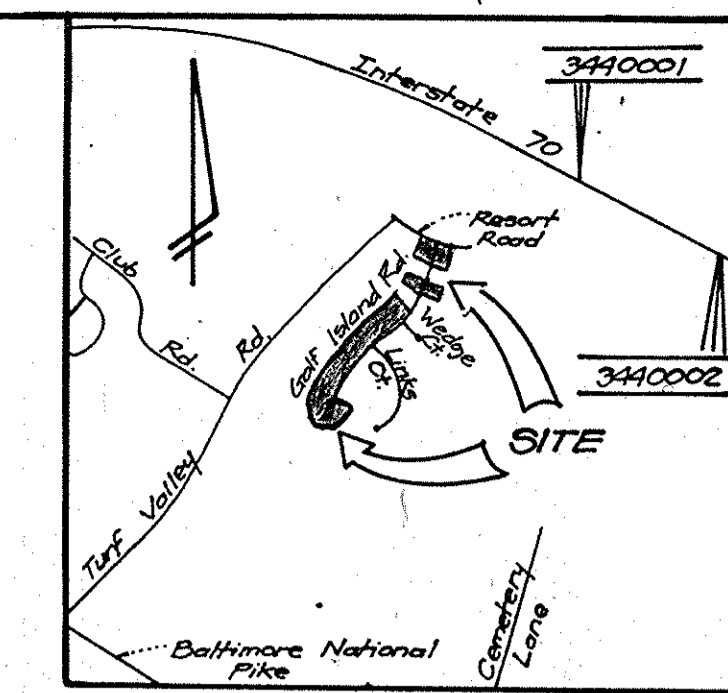


STREET ADDRESS CHART

LOT	ADDRESS
70	2600 Golf Island Road
71	2604
76	2624
78	2632
79	2636
80	2640
81	2644
82	2648
83	2652
99	2617
102	2605
103	2601



BENCHMARKS

N# 3440001	N 534735.478	Elev. 496.341
	E 836286.297	
N# 3440002	N 533593.478	Elev. 462.306
	E 837983.249	

- GENERAL NOTES:**
- Subject property is zoned PGCC-1 Residential per 10-18-93 Comprehensive Zoning Plan.
 - The total area included in this submission is: 8.93 Ac. The total area of Buildable Lots is: 12.45 Ac.
 - The total number of lots included in this submission is: 24. The total number of Buildable Lots is: 34.
 - Improvement to property: Single-Family Detached.
 - All roadways are public and existing.
 - Stormwater Management facilities proposed are extended detention.
 - Utilities shown as existing are taken from approved Water and Sewer Plans Contract # 24-3318-D and approved Road Construction Plans F-24-06.
 - Any damage to county owned rights-of-way shall be corrected at the developer's expense.
 - Department of Planning and Zoning reference file numbers are: FOP 3054-A-1434, 3-02-15, WF-2-16, P-03-10, F-24-06, F-25-49, 24-3318-D, 24-3345-D.
 - The coordinates shown herein are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Monument Nos.: 3440001 & 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 details, refer to Ho. Co. Design manual Volume IV details. R-3.01.
 - In accordance with Sections 128.A.1.b and .c of the Zoning Regulations, bay windows or chimneys not more than 10 feet in width may project not more than 4 feet into any setbacks; porches and decks may project not more than 10 feet into the front or rear setbacks.
 - The existing topography shown for lots 70, 71, 76, 78-95 was provided by R.M. Machi Group. Final location of drywells to be determined at time of final grading plan for specific houses.
 - Sewer House Connections shown are taken to Property Line.
 - Final Location of Drywells to be determined at time of final grading plan for specific houses.

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. For construction, see approved Road Construction Plans F-24-06 and/or approved Water and Sewer Plans Contract # 24-3318-D & 24-3345-D.

SHEET INDEX

DESCRIPTION	SHEETS
SITE DEVELOPMENT PLAN	Sheets 1, 2
SEDIMENT & EROSION CONTROL PLAN	Sheets 3-5

LEGEND

Contour Interval	2 Ft.
Existing Contour	---
Proposed Contour	---
Spot Elevation	+992
Drainage Flow	---
Minimum Cellar Elevation	M.C.E.
Ex. Trees to Remain	---
Tree Protection Fence	---
Drywell Location	---

OWNER / DEVELOPER
MANSIONE ENTERPRISES OF TURF VALLEY
1205 York Road - Penthouse
Lutherville, Maryland 21093

STATE OF MARYLAND
SUBDIVISION NAME: TURF VALLEY
SECTION/AREA: N/A
LOT(S)/PARCELS: 70, 71, 76, 78, 79, 80, 81, 82, 83, 99, 102, 103

PLAT NO.	BLOCK NO.	ZONE	TAX MAP NO.	ELECTION DIST.	CONV. TRACT
11560 thru 11802	15	PGCC-1 Residential	16	2ND	6022

SEWER CODE: 5992000 & 5992500
WATER CODE: H-07

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

7135 MINSTREL WAY • COLUMBIA, MD 21045 • (301) 381-7500 • BALTO. • (301) 621-8100 - WASH.

6/16 DEVELOPMENT PLAN
LOTS 70, 71, 76, 78 thru 99, 99, 102 & 103
PGCC-1 RESIDENTIAL

TURF VALLEY
TAX MAP-16 PARCEL-B
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

FOR: COMMERCIAL CONTRACTORS, Inc.
1205 York Road - Penthouse
Lutherville, MD 21093

DESIGNED: RMT
DRAWN: MCR
CHECKED: jme
DATE: 10-10-95

SCALE: 1" = 30'
DRAWING: 1 OF 5
JOB NO.: 95-104
FILE NO.: 95-104X

65.0'
Barrington, Lelan, Merrybrook, Foxhill, Summerbreeze, Foxmore, Foxhaven, Foxchase, Foxhunt, Trenton, Summerwind, Fieldlark, Lakewood, Waterford, Stratton, Somerset, Windemere, Foxmore, Augusta, Canterbury no 3 Car Garage

All houses shown will fit.

All houses shown will fit except: WINTERHAVEN

Lakewood, Lelan, Barrington, Foxhaven, Summerbreeze, Foxhill, Foxhunt, Summerwind, Trenton, Fieldlark, Covington, Windemere, Foxmore, Augusta, Canterbury

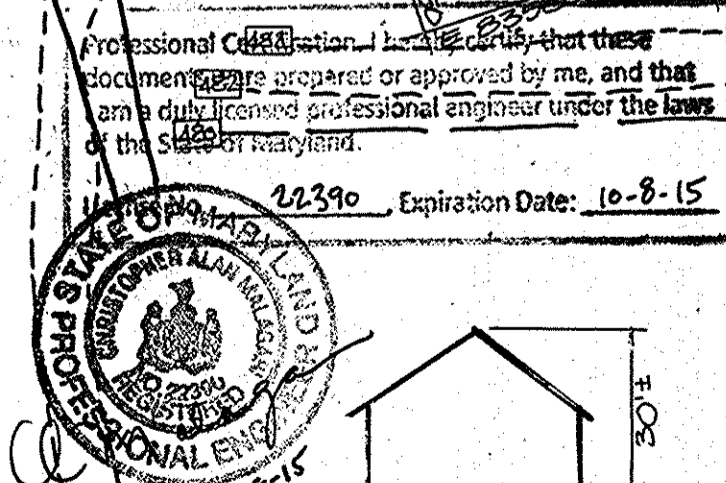
REVISIONS

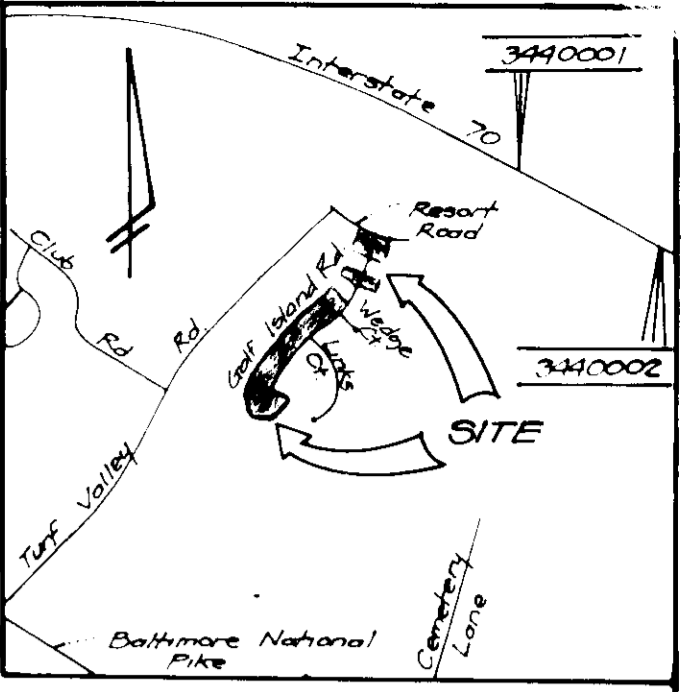
No.	Description	Date
4	ADD REMINITION, MAKE TYPE TO LOT 103 AND REVISE GLAZES	10-7-15
3	Add Eagleton use typical	1-7-96
2	Rev. Generic Boxes and grade to Accomodate New Use Types	12-30-96
1	Rev. Plans to show additional lots	2-2-96

APPROVED PLANNING BOARD OF HOWARD COUNTY
DATE: 28 Sept 95

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division: [Signature] 10/16/95 Date
Chief, Division of Land Development and Research: [Signature] 11/1/95 Date
Director: [Signature] 11/2/95 Date





VICINITY MAP
Scale: 1" = 2000'

BENCHMARKS

N# 3440001	N 534735.478	Elev. 486.341
	E 836286.297	
N# 3440002	N 533593.478	Elev. 462.306
	E 837983.249	

DEVELOPER'S/BUILDERS CERTIFICATE

I/we certify that all development and construction will be done according to the 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 the Environment approved Training Program for the Control of sediment and erosion before beginning the project. I also authorize periodic on-site inspection by Howard Soil Conservation District or their authorized agencies, as deemed necessary.

John R. Roberts 7-27-95
Signature of Developer/Builder AGENT

Approved for HOWARD SOIL CONSERVATION DISTRICT meets Technical Requirements
Patricia English 10/13/95
Signature
U.S. Natural Resources Conservation Service

This Development Plan is Approved for Soil Erosion and Sediment Control By The Howard Soil Conservation District
John R. Roberts 10/13/95

OWNER / DEVELOPER
MANGIONE ENTERPRISES OF TURF VALLEY
1205 York Road - Penhouse
Lutherville, Maryland 21093

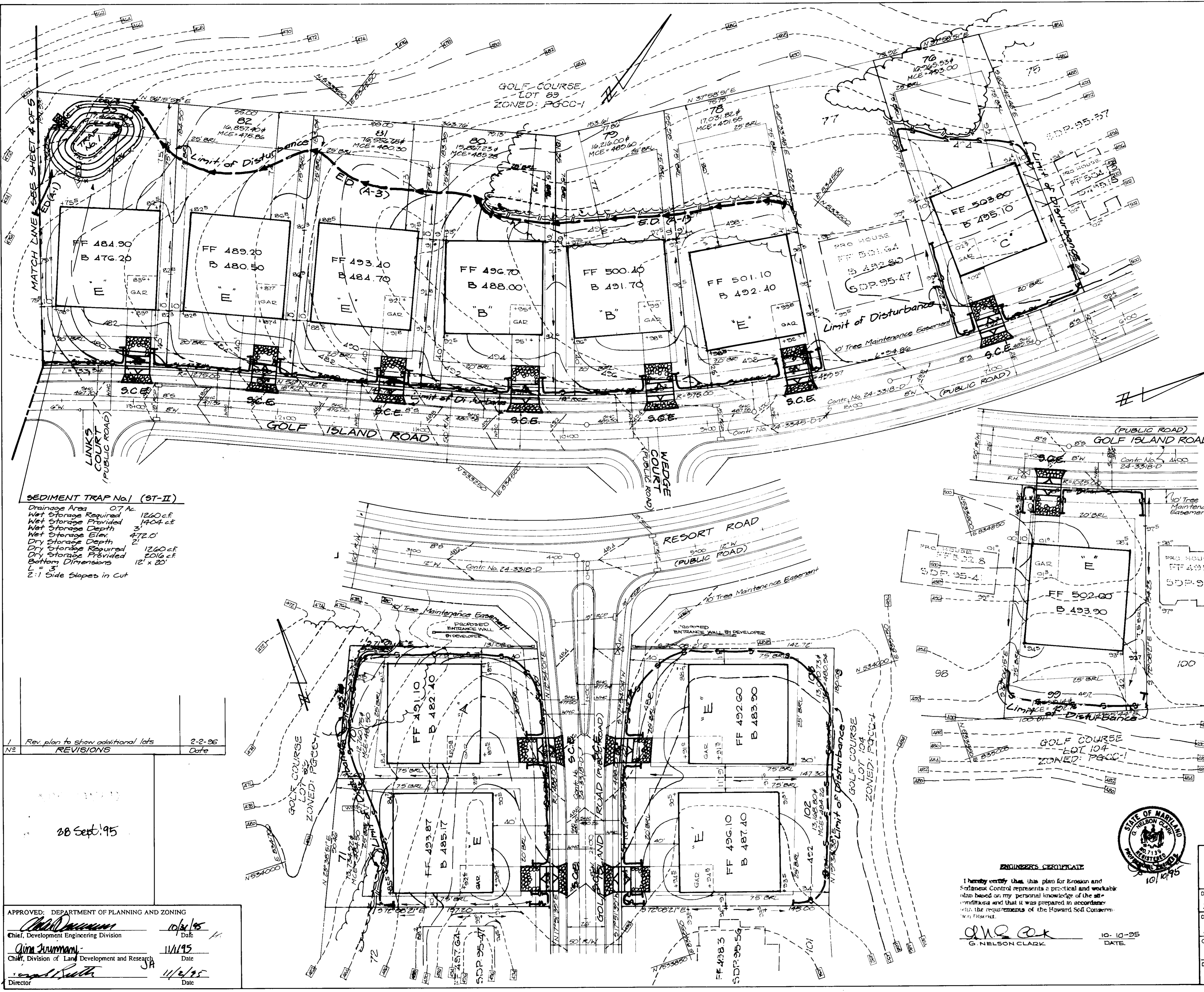


ENGINEER'S CERTIFICATE

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.

G. Nelson Clark 10-10-95
G. NELSON CLARK DATE

CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS		7135 MINSTREL WAY • COLUMBIA MD 21045 • (301) 381-7500 - BALTO • (301) 621-8100 - WASH
DESIGNED	ZAL	SEDIMENT & EROSION CONTROL PLAN
DRAWN	MCR	LOTS 70, 71, 76, 78-95, 99, 102 & 103
CHECKED	J.S.	PGCC-RESIDENTIAL
DATE	10-10-95	TURF VALLEY
		TAX MAP-16 PARCEL-B
		2ND ELECTION DISTRICT
		HOWARD COUNTY, MARYLAND
		FOR: COMMERCIAL CONTRACTORS, Inc.
		1205 York Road - Penhouse
		Lutherville, MD 21093
SCALE	1" = 30'	
DRAWING	30 OF 5	
JOB NO.	95-104	
FILE NO.	95-104	



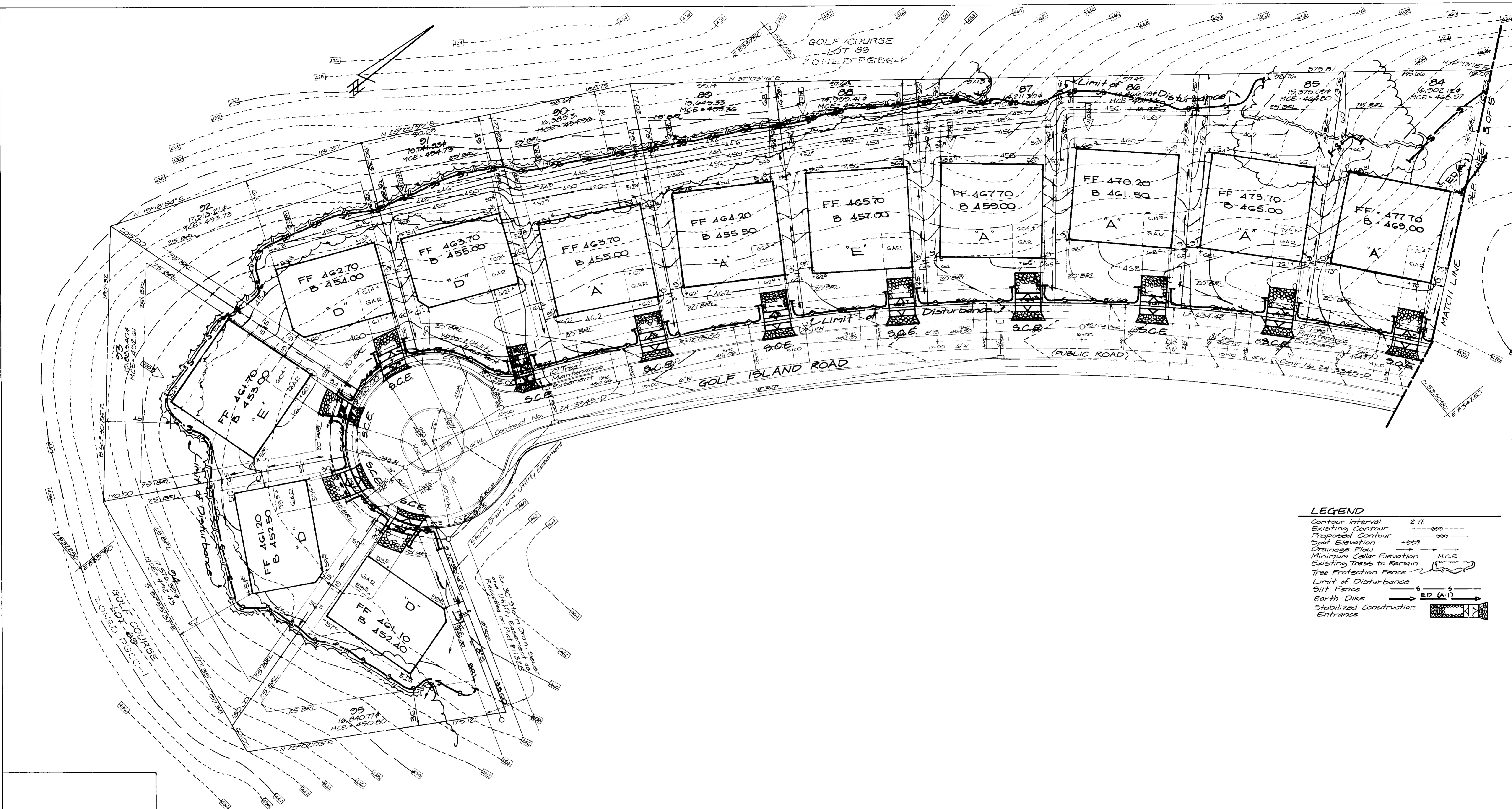
SEDIMENT TRAP No. 1 (ST-II)

Drainage Area 0.7 Ac.
Wet Storage Required 1260 c.f.
Wet Storage Provided 1404 c.f.
Wet Storage Depth 3'
Wet Storage Elev. 472.0'
Dry Storage Depth 2'
Dry Storage Required 1260 c.f.
Dry Storage Provided 2016 c.f.
Bottom Dimensions 12' x 20'
L = 3'
2:1 Side Slopes in Cut

NO.	REVISIONS	Date
1	Rev. plan to show additional lots	2-2-96

28 Sept. 95

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Jim Humann 10/13/95
Chief, Development Engineering Division Date
Jim Humann 11/1/95
Chief, Division of Land Development and Research Date
John R. Roberts 11/2/95
Director Date



LEGEND

Contour Interval	2 ft
Existing Contour	---
Proposed Contour	---
Spot Elevation	+252
Drainage Flow	→
Minimum Ceiling Elevation	M.C.E.
Existing Trees to Remain	(Tree symbol)
Tree Protection Fence	(Fence symbol)
Limit of Disturbance	(Dashed line)
Silt Fence	(Line with 'S')
Earth Dike	(Line with 'E')
Stabilized Construction Entrance	(Hatched area)

20 Sept. 95

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division
 Chief, Division of Land Development and Research
 Director

Reviewed for HOWARD S.C.D. and meets Technical Requirements
 Patricia Engler 10/12/95
 U.S. Natural Resources Conservation Service

This Development Plan is APPROVED For Soil Erosion and Sediment Control By The Howard Soil Conservation District
 John A. Roberts 10/12/95
 Agent

DEVELOPER'S/BUILDERS CERTIFICATE

I hereby certify that all development and construction will be done according to the 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 the Environment approved training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by Howard Soil Conservation District or their authorized agencies, as are deemed necessary.

John A. Roberts 7-27-95
 Agent

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.

G. Nelson Clark 10-10-95
 G. NELSON CLARK DATE



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

CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA MD 21045 • (301) 381-7500 - BALTO • (301) 621-8100 - WASH				
DESIGNED	ZAL	SEDIMENT & EROSION CONTROL PLAN LOTS 70, 71, 76, 78-95, 99, 102, 103 PGCC-RESIDENTIAL TURF VALLEY TAX MAP - 16 PARCEL - B 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR: COMMERCIAL CONTRACTORS, Inc. 1205 York Road - Penthouse Lutherville, MD 21093	SCALE	1" = 30'
DRAWN	ZAL		DRAWING	4 OF 5
MCR	828		JOB NO.	95-104
CHECKED	828		FILE NO.	95-104-5
DATE	10-10-95			

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, disking 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) Preferred—Apply 2 tons per acre dolomitic limestone (92 lbs./100 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 the 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 apply 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 (0.5 lbs./1000 sq.ft.) of weeping lovegrass. 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 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 unrattled 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 feet 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 reseeds.

TEMPORARY SEEDING NOTES

SEEDBED PREPARATION: Loosen upper three inches of soil by raking, disking 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 rye (3.2 lbs./1000 sq.ft.) For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (0.7 lbs./1000 sq.ft.). For the period November 1 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 unrattled 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 feet or higher, use 348 gallons 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.

SEDIMENT AND EROSION 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. (313-1855).
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 SPECS. 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 perimeters 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 seedings (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:	8.33 Ac
Area Disturbed:	6.60 Ac
Area to be roofed or paved:	1.68 Ac
Area to be vegetatively stabilized:	4.92 Ac
Total Cut:	2749 cu
Total Fill:	7585 cu
Offsite Waste/Borrow Area Location:	#

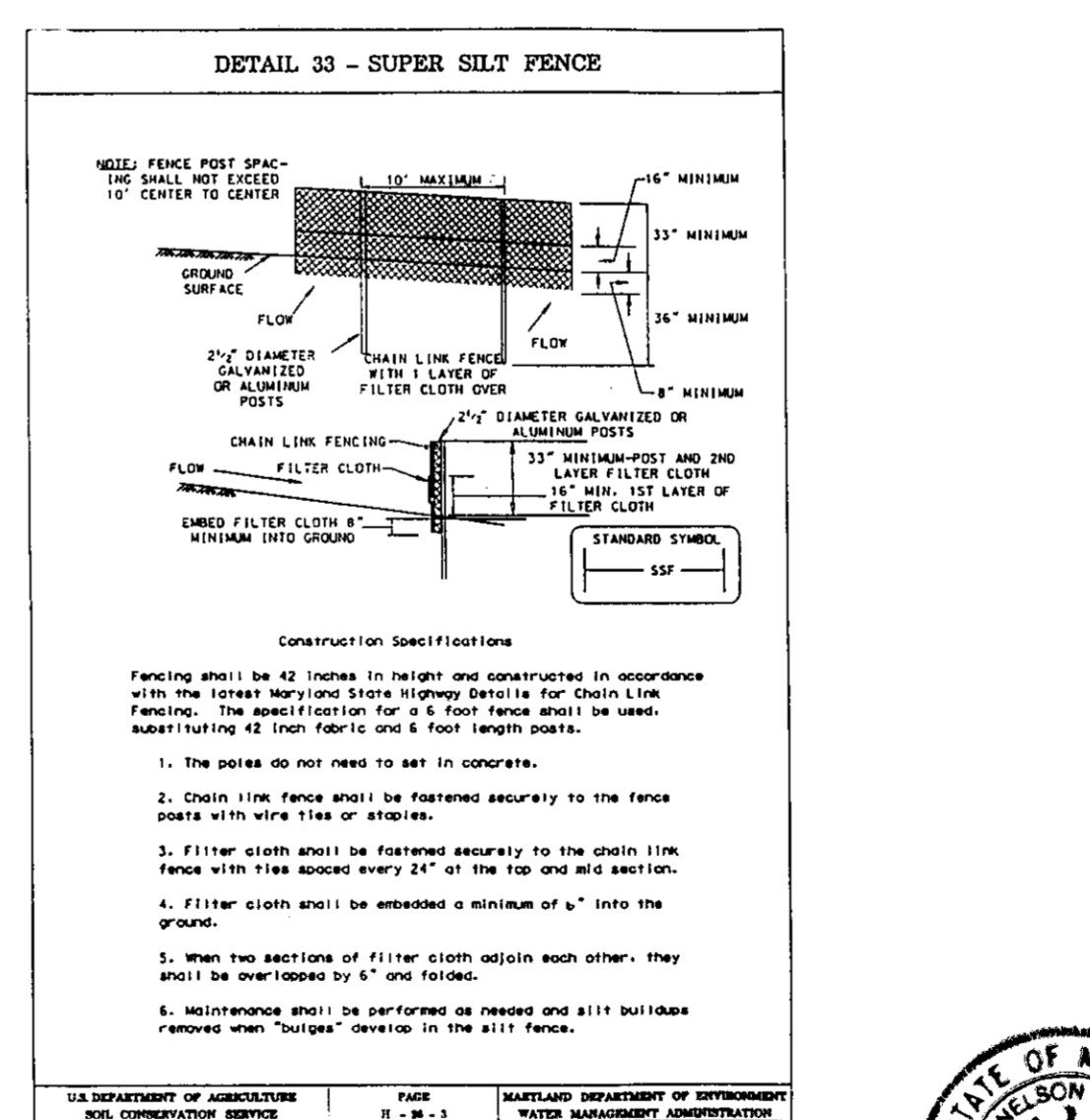
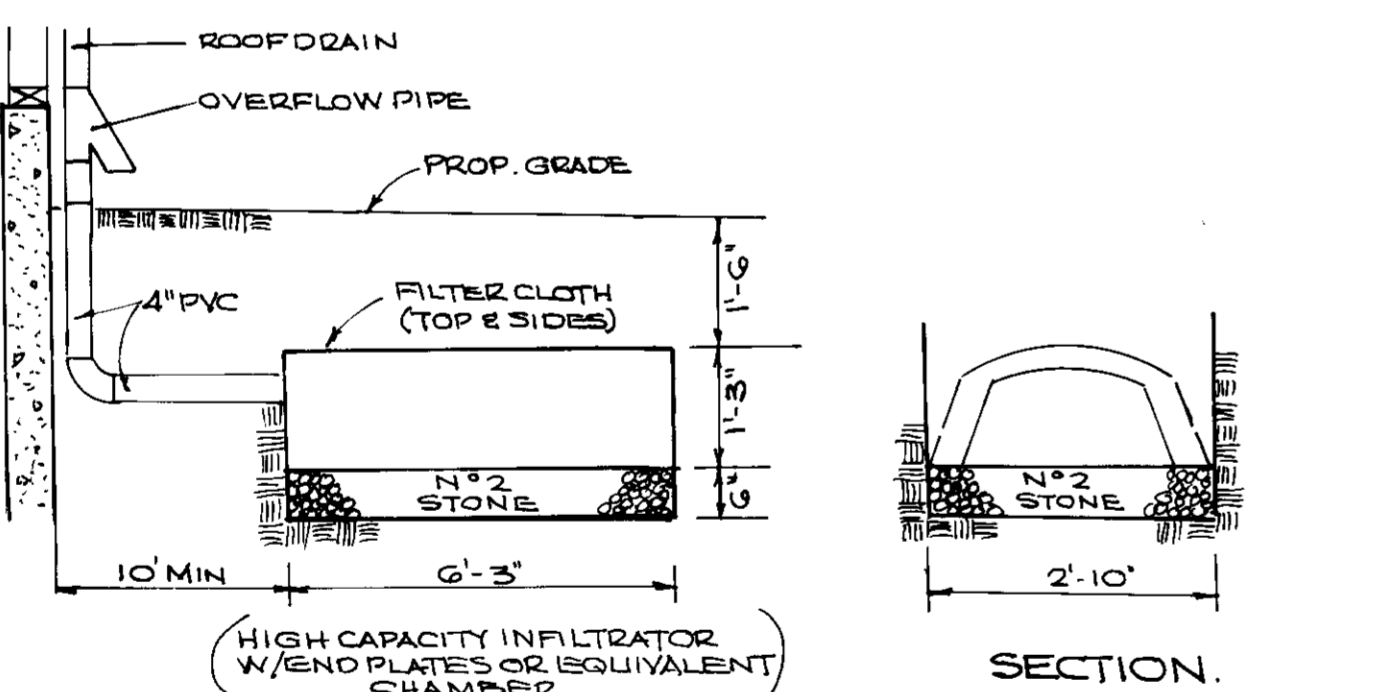
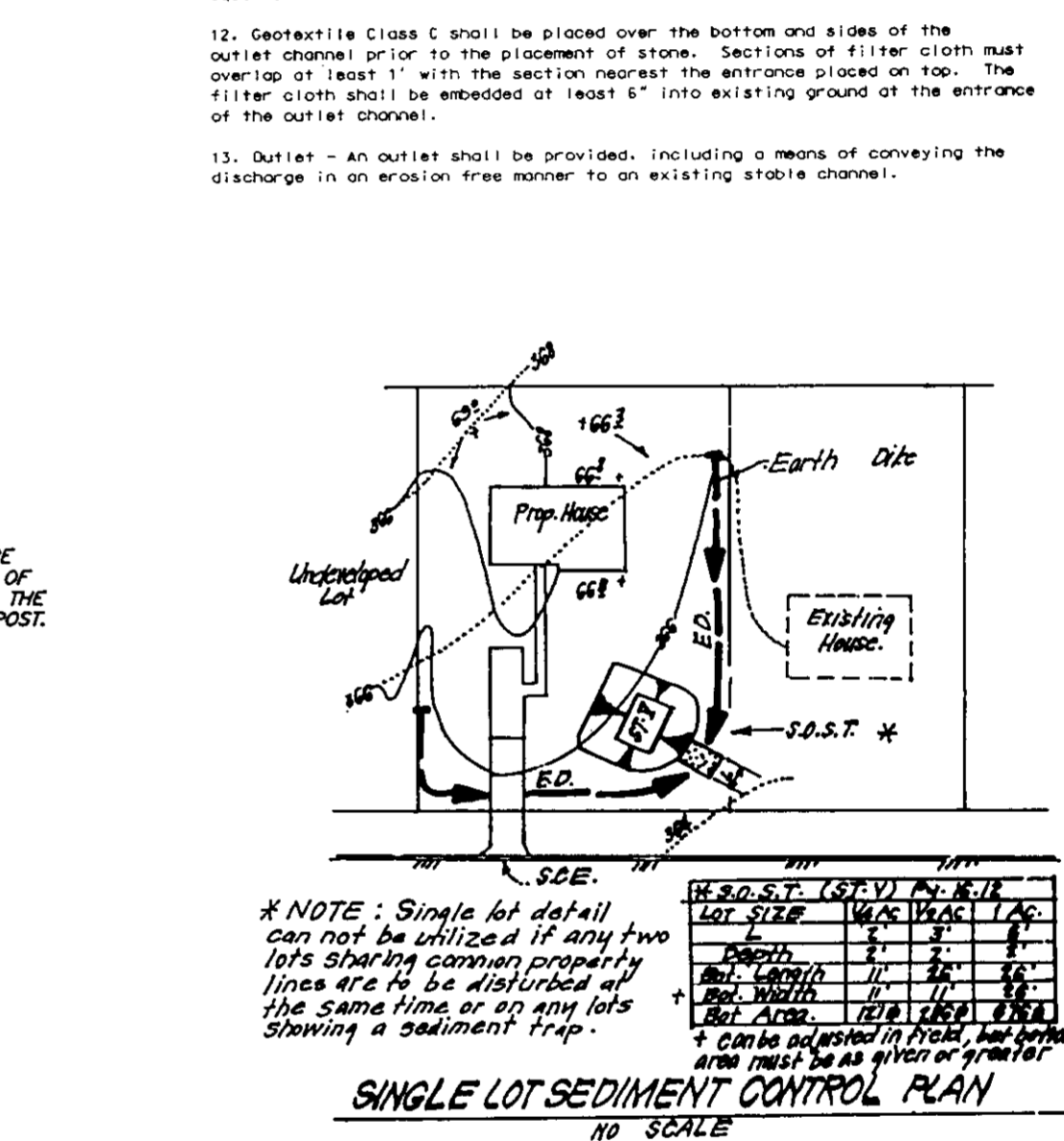
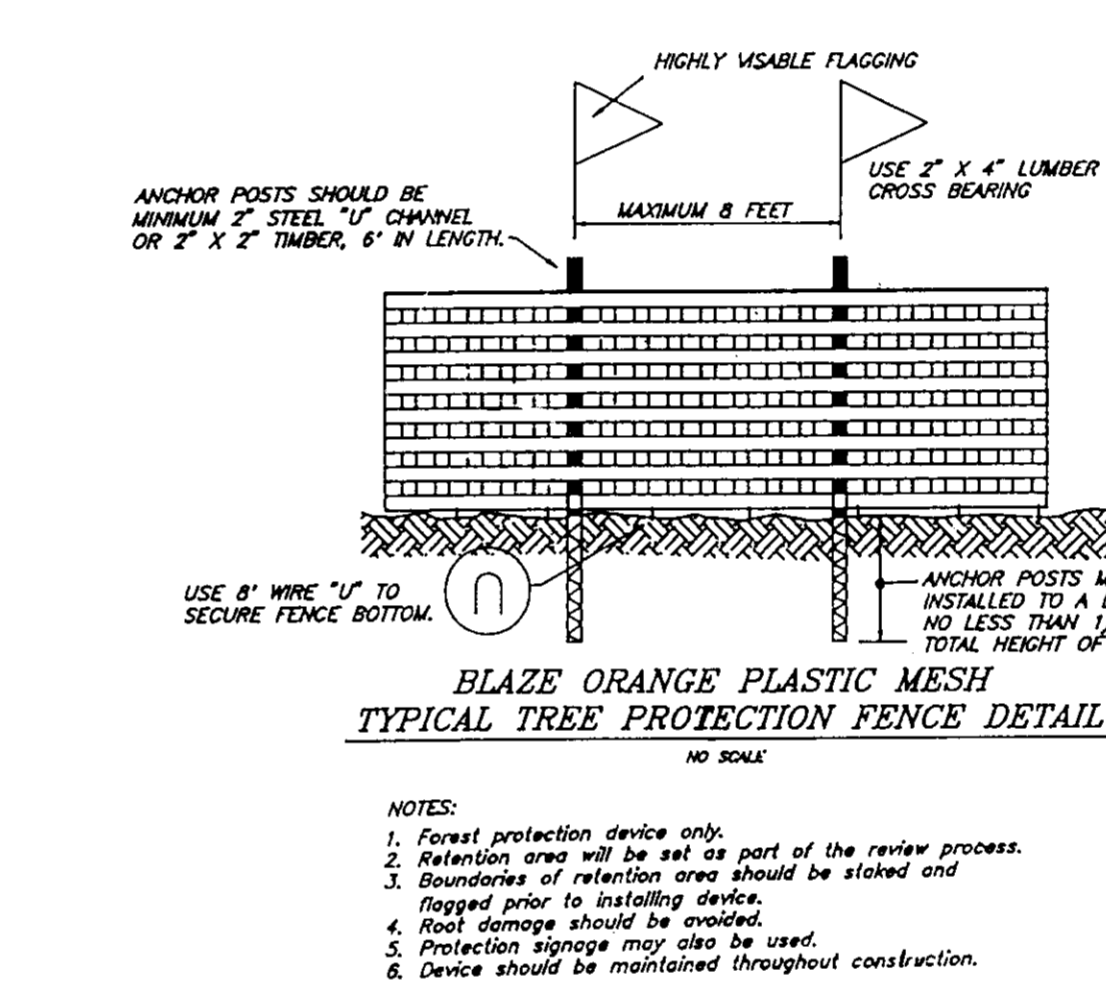
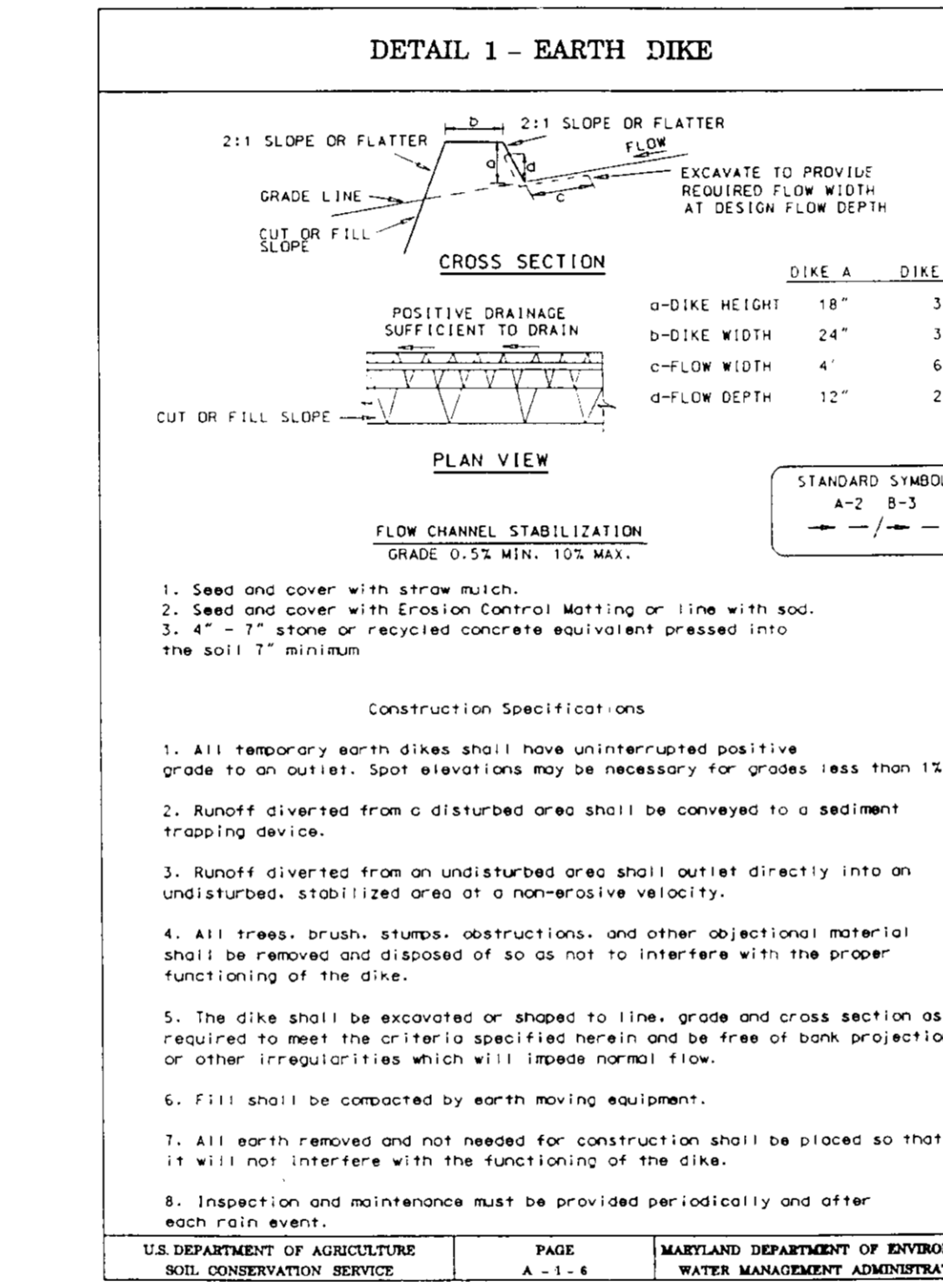
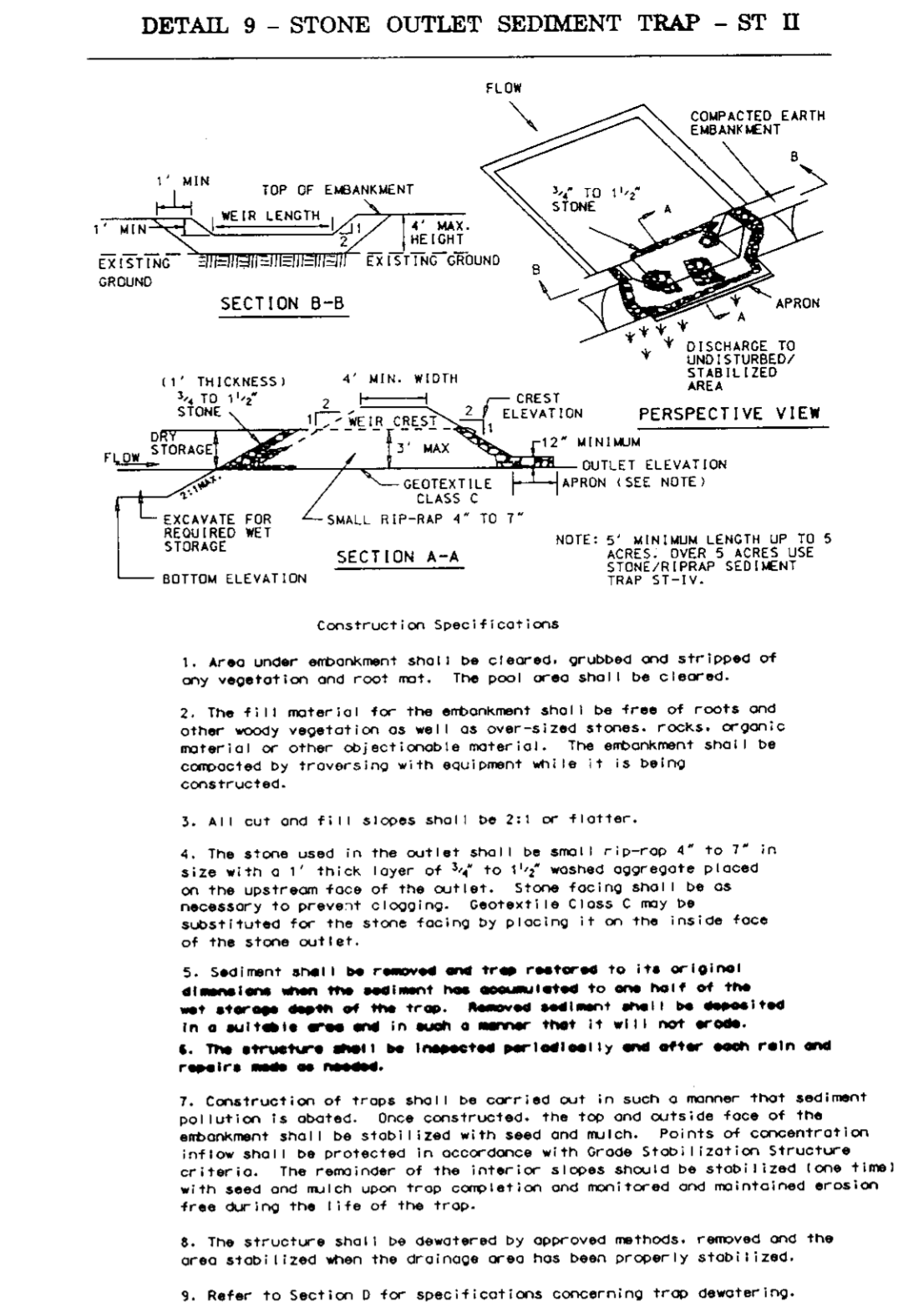
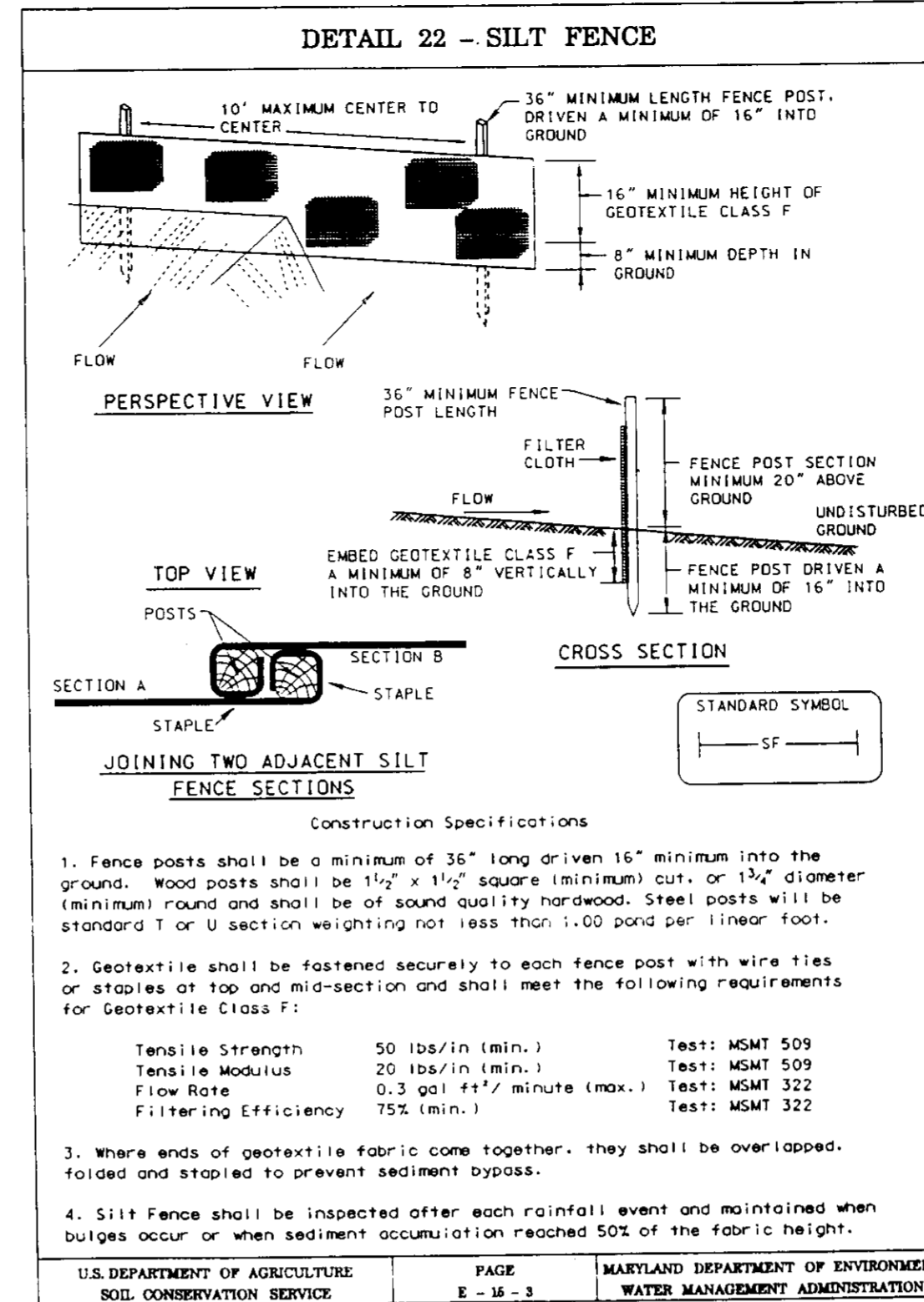
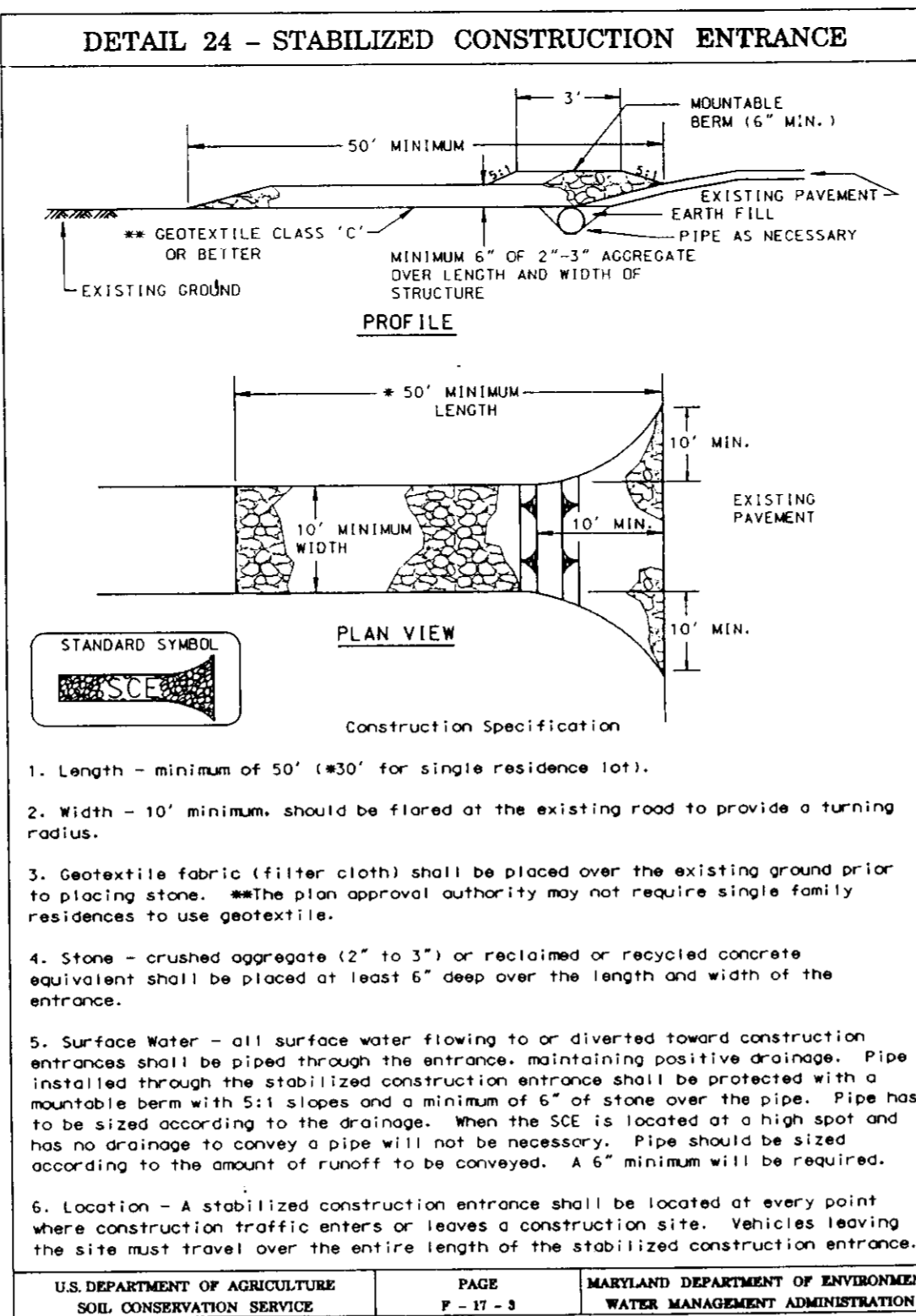
8. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
9. Additional sediment control must be provided, if deemed necessary by the Howard County DPW Sediment Control Inspector.
10. On all sites with disturbed 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. The total amount of silt fence = **3695 L.F.**
Super Silt Fence = **705 L.F.**

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

CONSTRUCTION SEQUENCE:

	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.	60
6. Final grade and stabilize in accordance with Stds. and Specs.	14
7. Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize.	7

* Delay construction of houses on lots: **N/A**
See single lot sediment control detail, this sheet.



NO.	REVISIONS	DATE
1	Rev plan to show additional lots	2-2-96

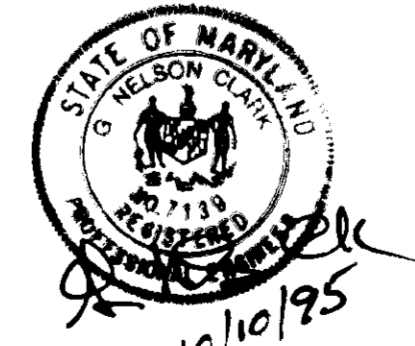
APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division: **10/31/95**
 Chief, Division of Land Development and Research: **11/1/95**
 Director: **11/2/95**

Reviewed for HOWARD S.C.D. and meets Technical Requirements
 Signature: **10/31/95**
 Natural Resources Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 Signature: **11/13/95**
 Approved

DEVELOPER'S/BUILDER'S CERTIFICATE
 "I/We 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."
 Signature: **7-27-95**
 AGENT DATE

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.
 Signature: **10-10-95**
 G. NELSON CLARK DATE



OWNER / DEVELOPER
MANGIONE ENTERPRISES OF TURF VALLEY
 1205 York Road - Penthouse
 Lutherville, Maryland 21033

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

DESIGNED	SCALE
ZAL	AS NOTED
DRAWN	DRAWING
MGR	5 OF 5
CHECKED	JOB NO.
JFS	95-104
DATE	FILE NO.
10-10-95	95-1043

FOR: COMMERCIAL CONTRACTORS, INC.
 1205 York Road - Penthouse
 Lutherville, MD 21033