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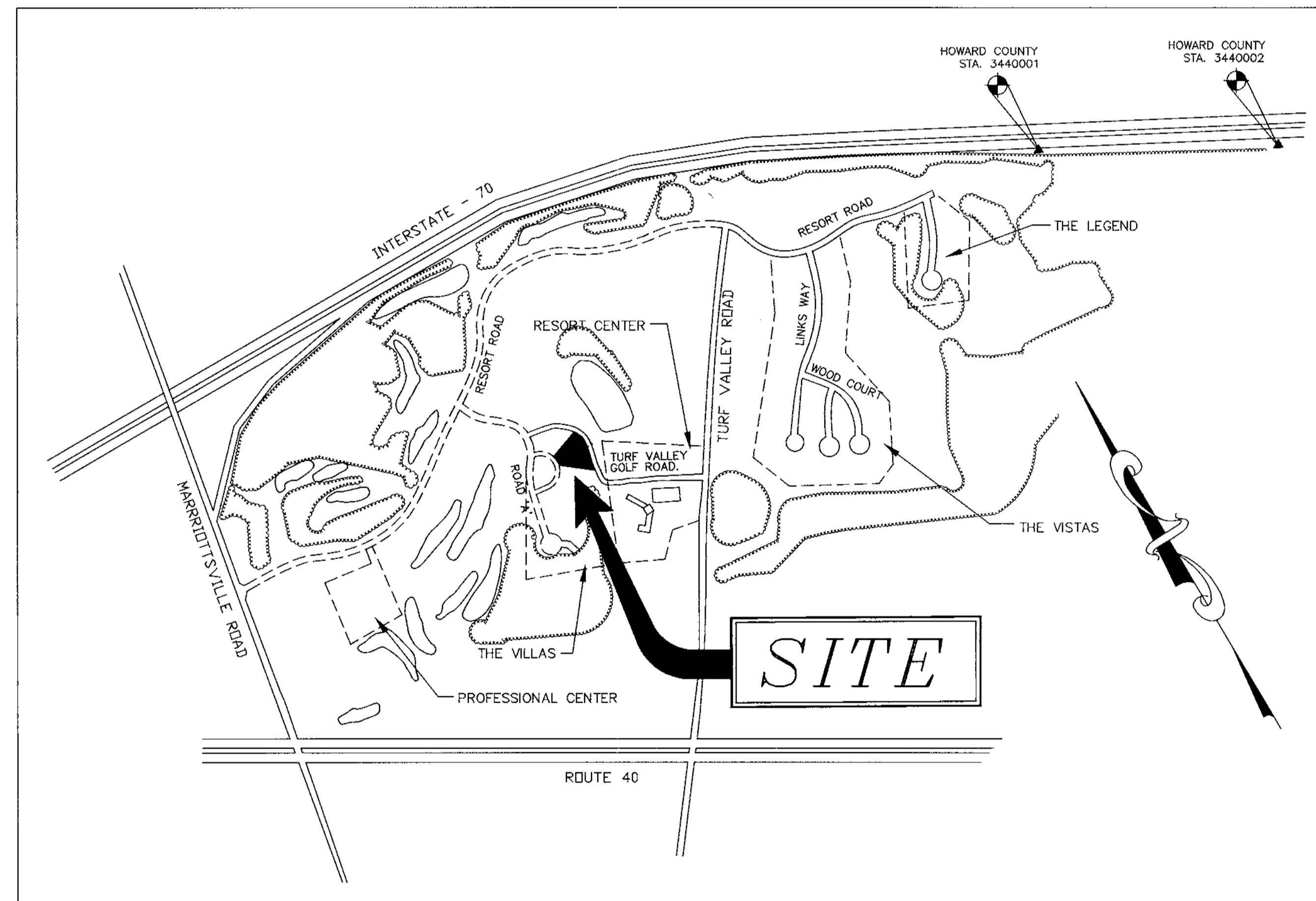
# SITE DEVELOPMENT PLAN

# TURF VALLEY VILLAS

## (PHASE 1-B)

## 3rd ELECTION DISTRICT

## HOWARD COUNTY, MARYLAND



VICINITY MAP

SCALE: 1" = 1000'

GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTIONS DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:
 

MISS UTILITY	1-800-257-7777
C&P TELEPHONE COMPANY	(410) 725-9976
HOWARD COUNTY BUREAU OF UTILITIES	(410) 313-4800
AT&T CABLE LOCATION DIVISION	(410) 393-3533
BALTIMORE GAS & ELECTRIC	(410) 685-0123
STATE HIGHWAY ADMINISTRATION	(410) 531-5533
HOWARD COUNTY DEPT. OF PUBLIC WORKS/CONSTRUCTION INSPECTION DIVISION	(410) 313-1880
- PROJECT BACKGROUND:
 

LOCATION: 3RD ELECTION DISTRICT, TAX MAP 16, BLOCK 16, P/O PARCELS B.

ZONING: PGCC, MULTI-USE DISTRICT

TOTAL TRACT AREA: 2.16 AC.±

DATE PREVIOUS PLANS APPROVED AND DP2 REFERENCE # : WP-90-32, SDP-94-80, SP-95-13 (DECEMBER 26, 1995.)

DEED REFERENCE: L.920 F.285

REFERENCE:

  - FDP PGCC DISTRICT, MULTI-USE SUBDISTRICT, POD L.
  - F-97-69, PARCEL B (12.08 ACRES).
  - SDP-94-80 (1,508 ACRES).
  - SDP-98-148 (THIS PLAN 2.16 ACRES).
- TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL PHOTOGRAPHIC MAPPING PREPARED BY WINGS MAPPING CO., INC. DATED APRIL 23, 1992.
- COORDINATES BASED ON NAD '27 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 3440001 AND 3440002
 

STA. NO. 3440001	N 534735.478	STA. NO. 3440002	N 533593.800
	E 837283.247		E 837283.247
	EL. 486.341		EL. 462.306
- WATER AND SEWER ARE PUBLIC, CONNECTED TO PROJECT # 44-3222-D.
- WATER METERS SHALL BE LOCATED INSIDE BUILDINGS.
- STORMWATER MANAGEMENT IS PROVIDED BY DETENTION POND UNDER SDP-94-80. WATER QUALITY BY STORMCEPTOR MANHOLE. STORMWATER MANAGEMENT WILL BE PRIVATELY OWNED AND MAINTAINED.
- NO WETLANDS OR FLOODPLAINS EXIST ON THE SITE.
- USE CONCRETE CURB AND GUTTER STD. R-3-01 UNLESS OTHERWISE NOTED.
- USE HOWARD COUNTY STD. P-2 PAVING SECTION UNLESS OTHERWISE SHOWN.
- SITE ANALYSIS DATA CHART:
 

TOTAL PROJECT AREA:	2.16 AC. ±
LIMIT OF DISTURBED AREA:	1.53 AC. ±
PRESENT ZONING:	PGCC
PROPOSED USE:	EXECUTIVE SUITES (RENTAL)
EXISTING BUILDING (PHASE 1A, SDP-94-80)	
NUMBER OF UNITS:	6
NUMBER OF PARKING SPA. REQUIRED:	2 SPA/PER UNIT = 12
NUMBER OF PARKING SPA. PROVIDED:	17
PROPOSED BUILDINGS (PHASE 1B)	
NUMBER OF UNITS:	20
NUMBER OF PARKING SPA. REQUIRED:	2 SPA PER UNIT = 40
NUMBER OF PARKING SPA. PROVIDED:	36
TOTAL REQUIRED PARKING SPA.	52
TOTAL PARKING SPA. PROVIDED:	53
- ALL OUTDOOR LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ZONING SECTION 134.
- NUMBER OF DENSITY UNITS ALLOWED PER F-97-69 SECTION 1 POD "L" OF PGCC DISTRICT, MULTI USE SUBDISTRICT = 242
- NUMBER OF UNITS IN PHASE 1-A = 12
- NUMBER OF UNITS IN THIS PHASE = 20
- TOTAL UNITS PROVIDED = 32
- ALL FILLET RADII ARE 5' UNLESS OTHERWISE SHOWN.
- |  |                               |
|--|-------------------------------|
|  | DENOTES 15-25% SLOPES         |
|  | DENOTES SLOPES 25% OR GREATER |
- ALL ROADS AND DRIVEWAYS INDICATED SHALL BE PRIVATELY OWNED AND MAINTAINED.
- THE CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES AND EASEMENTS PRIOR TO CONSTRUCTION.
- THE TEMPORARY ROAD WILL BE REMOVED ONCE THE EXTENSION OF FUTURE STREET "A" IS BUILT.
- EXISTING DUMPSTER PROVIDED UNDER SDP-94-80 FOR PHASE A1 TO BE UTILIZED FOR THIS PHASE.
- ALL PROPOSED CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE FINAL DEVELOPMENT PLAN FOR TURF VALLEY, PGCC DISTRICT, MULTI-USE SUBDISTRICT. THE FOLLOWING APPLIES THIS PHASE ONLY:
 

MAX. HEIGHT	= 40'
MAX. NUMBER OF UNITS PER STRUCTURE	= 24
MAX. LENGTH OF BUILDING	= 120'
MIN. SETBACK FROM ARTERIAL ROADWAY	= 50'
MIN. SETBACK FROM COLLECTOR & LOCAL STREETS:	
30' FOR 60' R/W, 20' FOR 50' R/W.	
ADJACENT NON-PGCC	= 75'
MIN. SETBACK BUILDING FACE TO FACE	= 30'
MIN. SETBACK BUILDING FACE TO SIDE	= 30'
MIN. SETBACK BUILDING REAR TO SIDE	= 30'
MIN. SETBACK BUILDING SIDE TO SIDE	= 15'
MIN. SETBACK BUILDING REAR TO REAR	= 60'
MIN. SETBACK BUILDING REAR TO FACE	= 100'

ADDRESS CHART	
BUILDING NO.	STREET ADDRESS
BUILDING # 1	2776 TURF VALLEY GOLF ROAD
BUILDING # 2	2790 TURF VALLEY GOLF ROAD

PERMIT INFORMATION CHART					
SUBDIVISION NAME		SECTION/AREA	LOT/PARCEL #		
TURF VALLEY VILLAS		PHASE-1B	P/O B		
PLAT # OR L/F	BLOCK #	ZONE	TAX MAP	ELEC. DIST.	CENSUS TRACT
3054A-1079	16	PGCC	16	3RD	6030
WATER CODE			SEWER CODE		
HO-6			599-2500		

**OWNER/DEVELOPER**  
 MANGIONE ENTERPRISES OF TURF VALLEY  
 1205 YORK ROAD, PENTHOUSE  
 LUTHERVILLE, MD 21093  
 (410) 825-8400

**AS-BUILT CERTIFICATION**  
  
 ENGINEER CERTIFICATION DATE: 12/16/98

**DEVELOPER CERTIFICATE**  
 I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY 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 NATURAL RESOURCE CONSERVATION SERVICE.  
 SIGNATURE OF DEVELOPER: Louis Maudione  
 DATE: 12/9/98

**ENGINEER'S CERTIFICATE**  
 I CERTIFY THAT THE EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND FEASIBLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE AND THE INFORMATION PROVIDED TO ME IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.  
 SIGNATURE OF ENGINEER: [Signature]  
 DATE: 12/16/98

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.  
 Cheryl Simmons  
 USDA - NATURAL RESOURCE CONSERVATION SERVICE  
 DATE: 12/16/98

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
 John P. Santos  
 HOWARD SOIL CONSERVATION DISTRICT  
 DATE: 12/16/98

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 [Signature]  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE: 12/16/98

[Signature]  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE: 11/19/99

[Signature]  
 DIRECTOR  
 DATE: 11/19/99

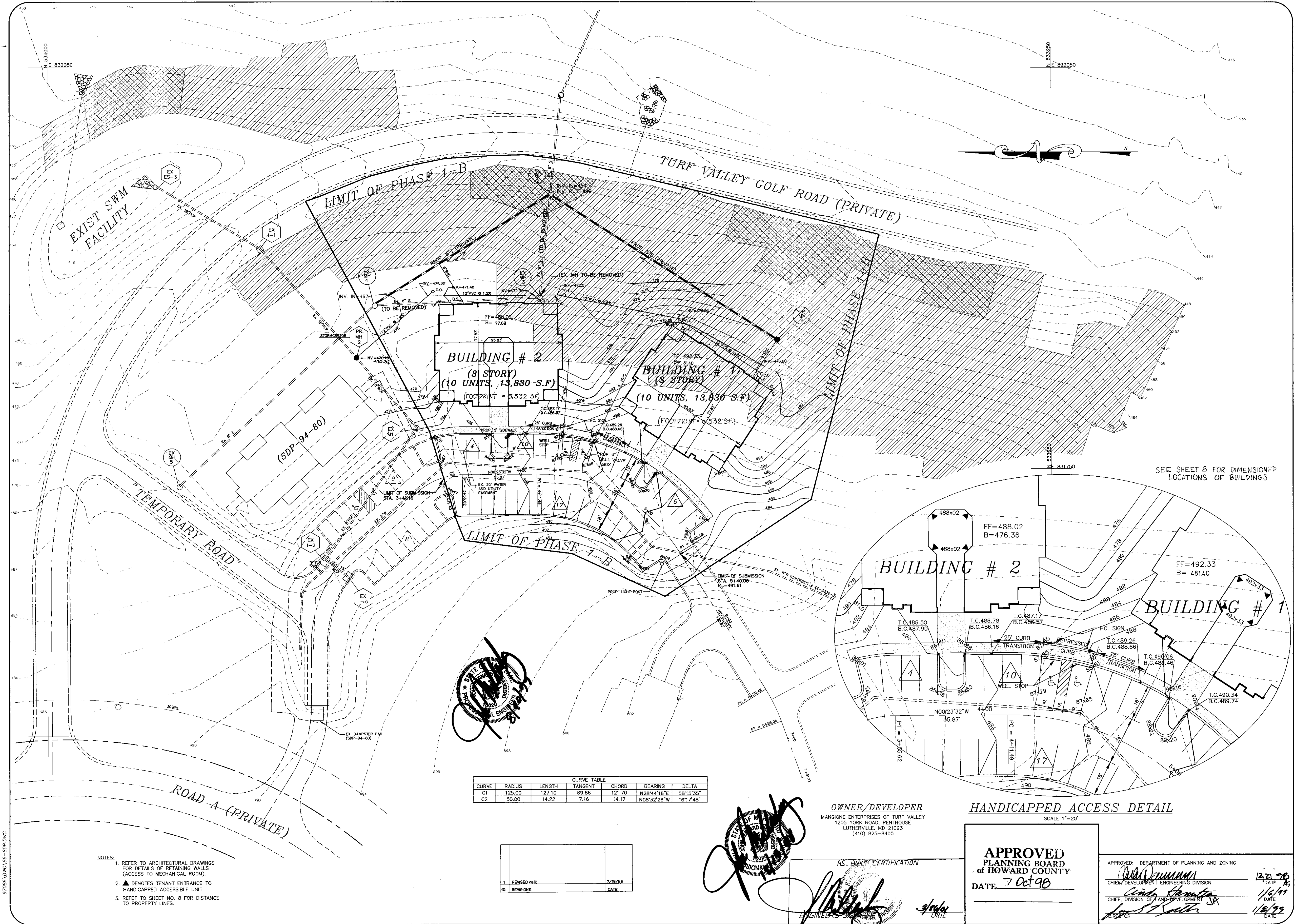
**APPROVED**  
 PLANNING BOARD  
 OF HOWARD COUNTY  
 DATE: 7 Oct 98

project	97086	date	OCT. 98
illustration	MMP	engineering	MMP
scale	AS SHOWN	approval	IBM

no.	1	date	
description		revisions	

TAX MAP 16, P/O PARCEL: 8  
**TURF VALLEY VILLAS**  
 HOWARD COUNTY, MARYLAND  
 3RD ELECTION DISTRICT  
**COVER SHEET**

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
 (410) 987-0286 Fax: (301) 621-5521



EXIST SWM FACILITY

LIMIT OF PHASE 1-B

TURF VALLEY GOLF ROAD (PRIVATE)

LIMIT OF PHASE 1-B

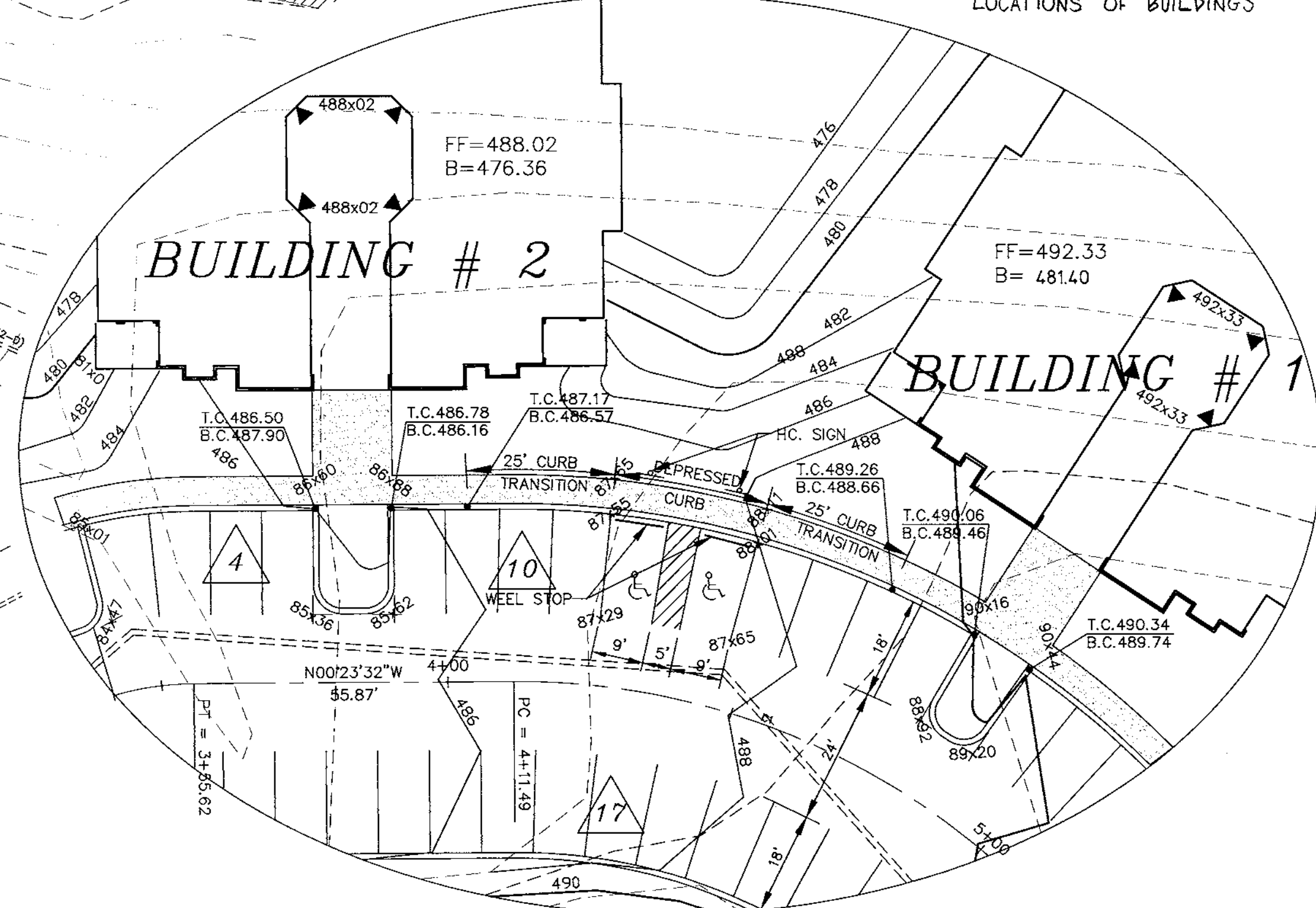
**BUILDING # 2**  
(3 STORY)  
(10 UNITS, 13,830 S.F.)  
(FOOTPRINT = 5,532 SF)

**BUILDING # 1**  
(3 STORY)  
(10 UNITS, 13,830 S.F.)  
(FOOTPRINT = 5,532 SF)

TEMPORARY ROAD

ROAD A (PRIVATE)

SEE SHEET 8 FOR DIMENSIONED LOCATIONS OF BUILDINGS



**BUILDING # 2**

**BUILDING # 1**

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	125.00	127.10	69.66	121.70	N28°44'16"W	S81°5'15"
C2	50.00	14.22	7.16	14.17	N08°32'26"W	16°17'48"

NO.	REVISIONS	DATE
1	REVISED WMC	7/19/99
2	REVISIONS	DATE

OWNER/DEVELOPER  
MANGIONE ENTERPRISES OF TURF VALLEY  
1205 YORK ROAD, PENTHOUSE  
LUTHERVILLE, MD 21093  
(410) 825-8400

HANDICAPPED ACCESS DETAIL  
SCALE 1"=20'

APPROVED  
PLANNING BOARD  
of HOWARD COUNTY  
DATE 7 Oct 98

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
CHIEF DEVELOPMENT ENGINEERS DIVISION  
CHIEF, DIVISION OF LAND DEVELOPMENT  
DATE 12/21/98  
DATE 1/6/99  
DATE 1/8/99

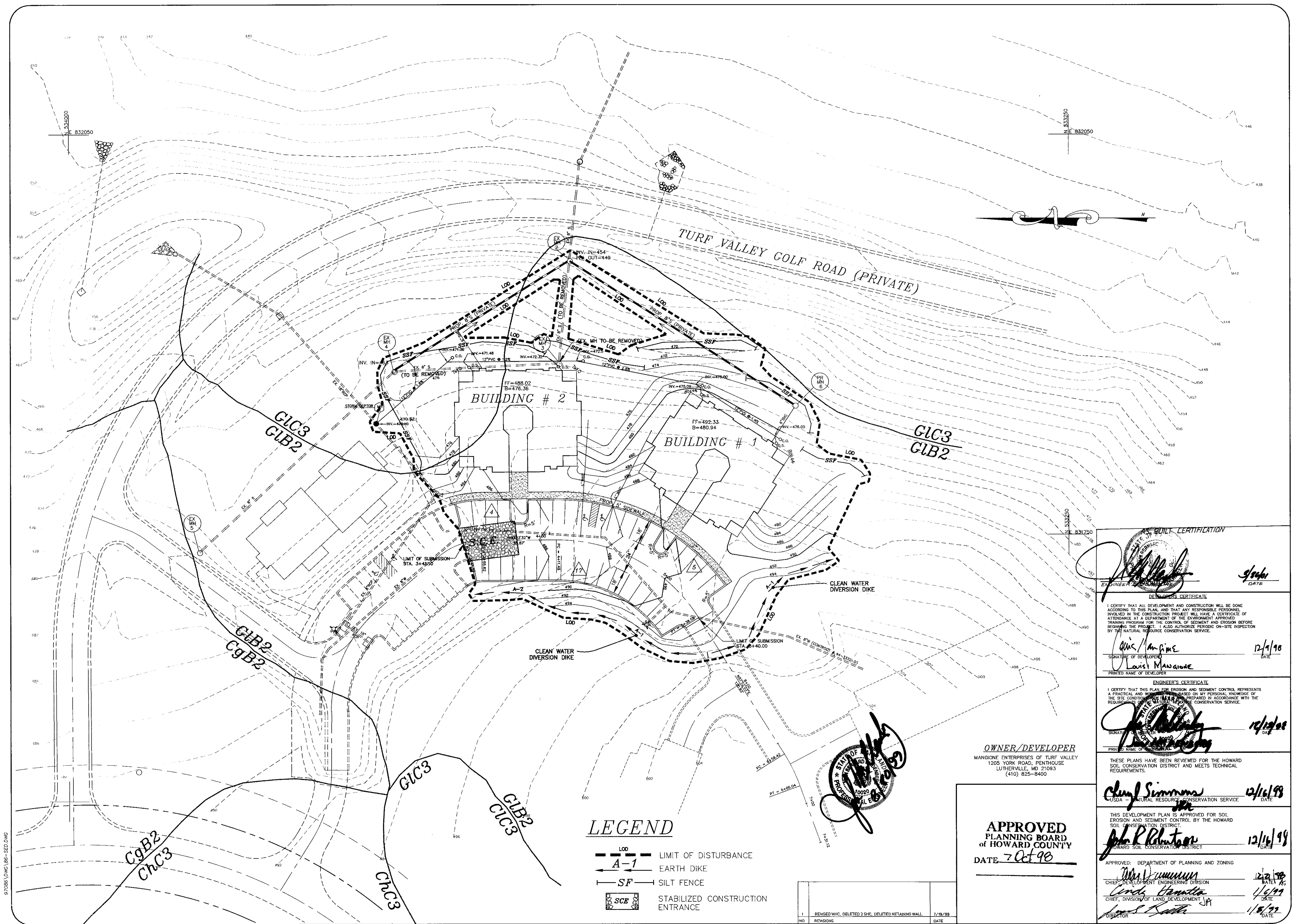
- NOTES:
- REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS OF RETAINING WALLS (ACCESS TO MECHANICAL ROOM).
  - ▲ DENOTES TENANT ENTRANCE TO HANDICAPPED ACCESSIBLE UNIT
  - REFER TO SHEET NO. 8 FOR DISTANCE TO PROPERTY LINES.

project	97086	date	OCT. 98
illustration	MMP	engineering	MMP
scale	1"=30'	approval	MMP

no.	description	date

TAX MAP 16, P/O PARCEL 8  
**TURF VALLEY VILLAS**  
THIRD ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SITE DEVELOPMENT PLAN

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
5072 Dorsey Field Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 987-0286 Fax: (301) 621-5621 Wash. (410) 987-0288 Fax.



**LEGEND**

- LOD LIMIT OF DISTURBANCE
- A-1 EARTH DIKE
- SF SILT FENCE
- SCE STABILIZED CONSTRUCTION ENTRANCE

NO.	REVISIONS	DATE
1	REVISED WHC, DELETED 2 SHC, DELETED RETAINING WALL	7/19/99

**OWNER/DEVELOPER**  
 MANGONE ENTERPRISES OF TURF VALLEY  
 1205 YORK ROAD, PENTHOUSE  
 LUTHERVILLE, MD 21083  
 (410) 825-8400

**APPROVED**  
**PLANNING BOARD**  
**OF HOWARD COUNTY**  
 DATE 7 Oct 98

**DEVELOPER'S CERTIFICATE**

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY 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 NATURAL RESOURCE CONSERVATION SERVICE.

*Louis Mawardi* 12/9/98  
 SIGNATURE OF DEVELOPER DATE  
 PRINTED NAME OF DEVELOPER

**ENGINEER'S CERTIFICATE**

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE DESIGN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT THE PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

*Clayton Simmons* 12/16/98  
 SIGNATURE OF ENGINEER DATE  
 PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

*John R. Robertson* 12/14/98  
 SIGNATURE OF DISTRICT CHIEF DATE  
 PRINTED NAME OF DISTRICT CHIEF

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*Walter Simmons* 12/21/98  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Linda Hanotta* 1/6/99  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE  
*James S. Kautz* 1/8/99  
 DIRECTOR DATE

project	date	engineering	MMP	approval
97086	OCT. 98			

no.	description	revisions	date

TAX MAP 16, P/O PARCEL 8  
**TURF VALLEY VILLAS**  
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SEDIMENT CONTROL PLAN

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
 (410) 987-0296 Fax (301) 621-5527 Wash. (410) 997-0298 Fax

HOWARD SOIL CONSERVATION DISTRICT

STANDARD AND SPECIFICATIONS FOR TOPSOIL

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./1000 SQ.FT.) AND 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS. PER ACRE 30-0-0 UREA-FORM 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 DISK INTO UPPER THREE INCHES OF SOIL.

SEEDING - FOR 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 16 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 SOO. 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 UNROTTED 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 SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM 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: 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 OCTOBER 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 NOVEMBER 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 SOO.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNROTTED WEED FREE 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 FEET OR HIGHER, USE 348 GAL PER ACRE (8 GAL/1000 SQ.FT.) FOR ANCHORING.

REFER TO THE 1963 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR ADDITIONAL RATES AND METHODS NOT COVERED.

STANDARD SEDIMENT CONTROL NOTES

1) A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION 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 MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND REVISIONS THEREOF.

3) FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, 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 1991 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC.51), SOO (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.

Table with 2 columns: SITE ANALYSIS, TOTAL AREA OF SITE, AREA DISTURBED, AREA TO BE ROOFED OR PAVED, AREA TO BE VEGETATIVELY STABILIZED, TOTAL CUT, TOTAL FILL, TOTAL WASTE/BORROW AREA LOCATION.

THESE QUANTITIES ARE FOR PERMIT PURPOSES ONLY. CONTRACTOR IS REQUIRED TO PROVIDE HIS OWN QUANTITY MEASUREMENTS.

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 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) TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACK FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

SEQUENCE OF CONSTRUCTION

- 1. OBTAIN GRADING PERMIT
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE, WITH MOUNTABLE BERM, AT LOCATION SHOWN. (1 DAY)
3. CONSTRUCT SUPER SILT FENCES. (3 DAYS)
4. CONSTRUCT EARTH DIKE AT NORTHERN EDGE OF PROPERTY AS SHOWN (1 DAY)
5. FOR UTILITY CONSTRUCTION TRENCH EXCAVATION SHALL BE LIMITED TO THAT WHICH CAN BE STABILIZED WITHIN ONE WORKING DAY. ALL EXCAVATED MATERIAL FROM TRENCH SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
6. CONSTRUCT PAVEMENT AND CURB AND GUTTER AS INDICATED. (10 DAYS) (10 DAYS)
7. STABILIZE ALL REMAINING DISTURBED AREAS. (3 DAYS)
8. WHEN ALL CONTRIBUTING DRAINAGE AREAS TO SEDIMENT CONTROL DEVICES HAVE BEEN STABILIZED AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE REMAINING DISTURBED AREAS. (3 DAYS)
9. WHEN ALL CONTRIBUTING DRAINAGE AREAS TO THE SEDIMENT BASIN HAVE BEEN STABILIZED AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE TEMPORARY DEWATERING DEVICE AND REPLACE WITH PERFORATED PIPE AS INDICATED ON THE STORMWATER MANAGEMENT PLANS. STABILIZE REMAINING DISTURBED AREAS. (2 DAYS)

DEFINITION

PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.

PURPOSE

TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

CONDITIONS WHERE PRACTICE APPLIES

- I. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
a. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PROVIDE VEGETATIVE GROWTH.
b. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
c. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
d. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
II. FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

I. TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL IN THE SOIL SURVEY PUBLISHED BY USDA-CSS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.

II. TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:

- I. TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND, OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.
II. TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONSON GRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
III. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-6 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.

III. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:

I. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

IV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:

- I. ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
a. PH FOR TOPSOILS SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE PH TO 6.5 OR HIGHER.
b. ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
c. TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
d. NO SOO OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.

NOTE: TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.

II. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

V. TOPSOIL APPLICATION

- I. WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.
II. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBEIT 4" - 8" HIGHER IN ELEVATION.
III. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4" TO 8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SOODING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
IV. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.

VI. ALTERNATIVE FOR PERMANENT SEEDING - INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW:

- I. COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
a. COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS WHO ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 26.04.06.
b. COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHOROUS, AND 0.2 PERCENT POTASSIUM AND HAVE A PH OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.
c. COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET.
IV. COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT THE RATE OF 4 LB/1,000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SOODING, MD-VIA, PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES. REVISED 1973.

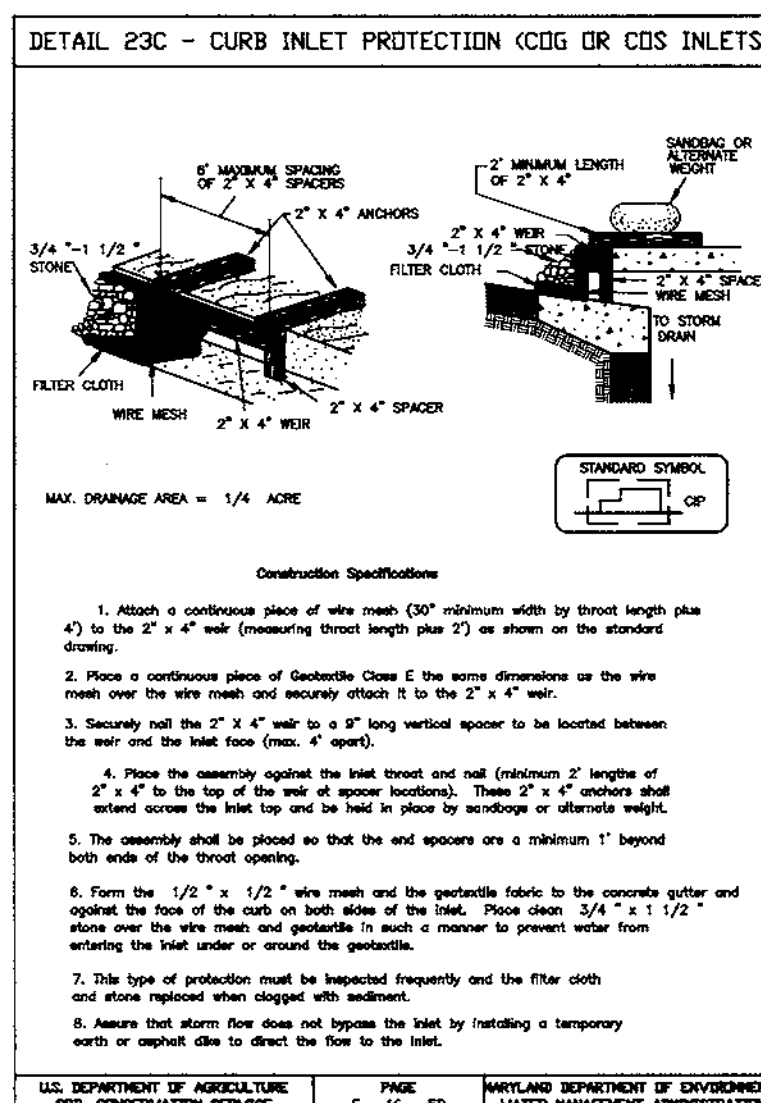
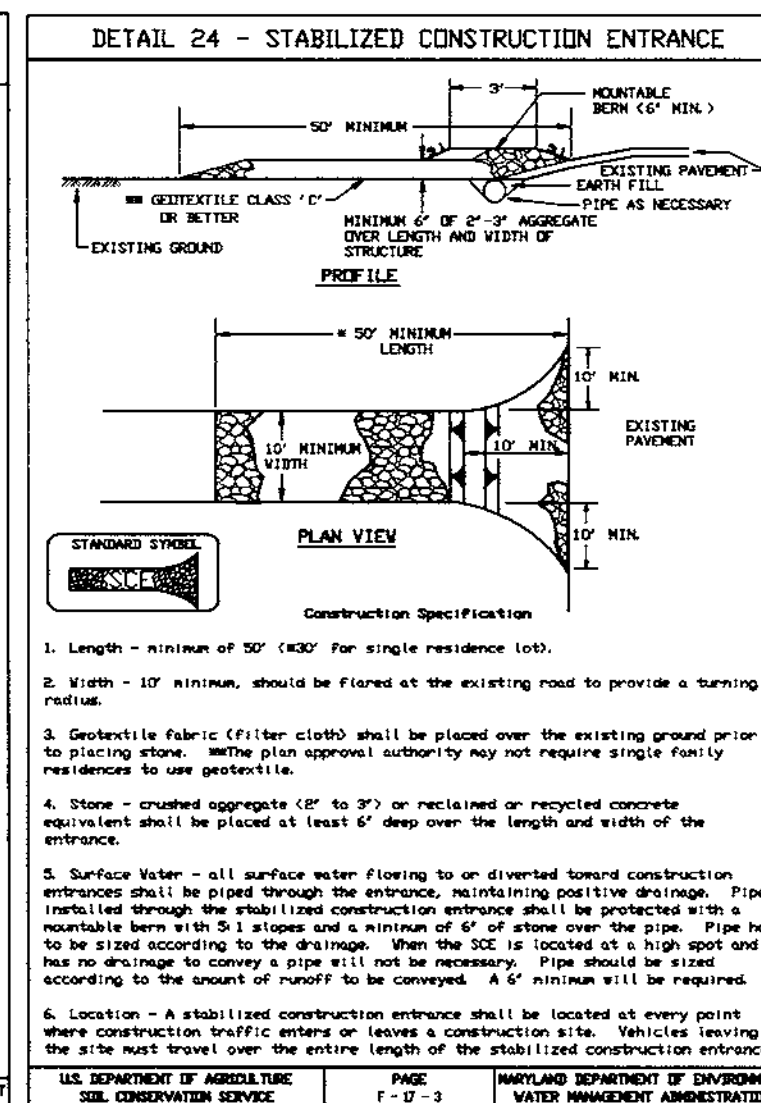
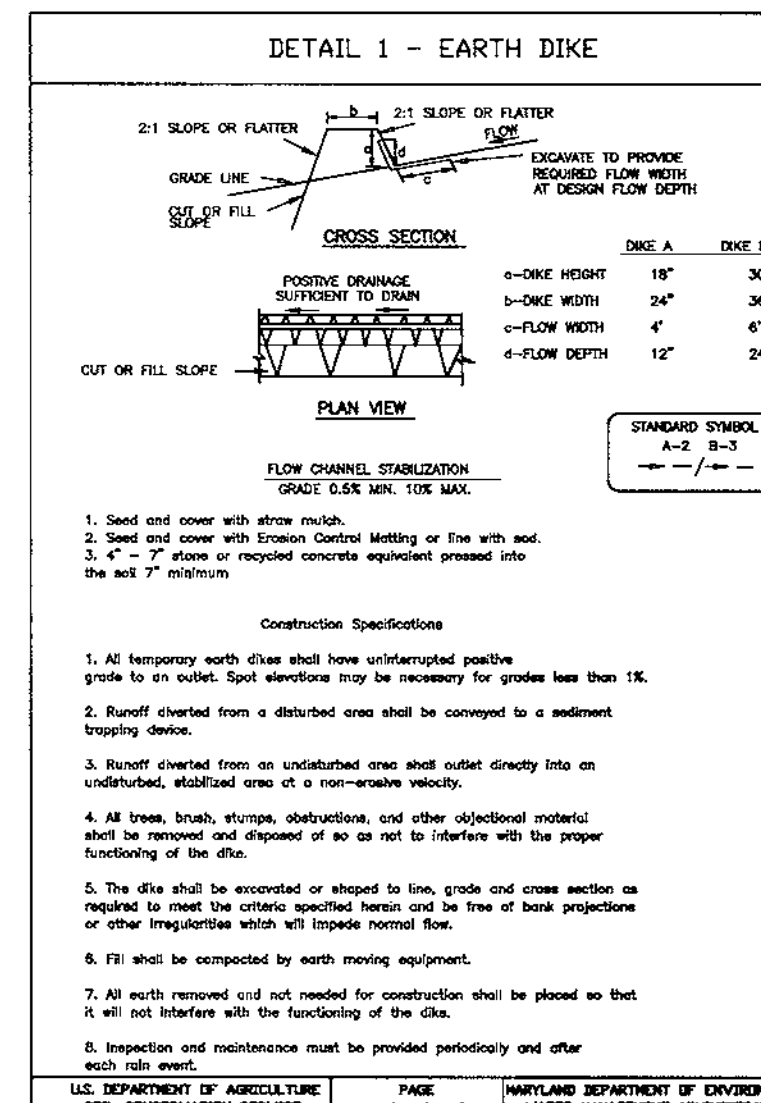


Table with 4 columns: Slope, Slope Steepness, Slope Length (Maximum), Silt Fence Length (Maximum). Rows include 0-100, 10-200, 20-300, 30-400, 40-500, 500+.

Table with 4 columns: Slope, Slope Steepness, Slope Length (Maximum), Silt Fence Length (Maximum). Rows include 0-100, 10-200, 20-300, 30-400, 40-500, 500+.

DEVELOPERS CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY 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 THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

Signature: Louis MANIONE, DATE: 12/9/98

ENGINEER'S CERTIFICATE
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE SOLUTION BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NRC CONSERVATION SERVICE.

Signature: [Redacted], DATE: 12/16/98

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Signature: Cheryl Simmons, DATE: 12/16/98

Signature: John R. Robertson, DATE: 12/16/98

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Signature: [Redacted], DATE: 12/21/98

Signature: [Redacted], DATE: 1/6/99

Signature: [Redacted], DATE: 1/8/99

OWNER/DEVELOPER
MANGIONE ENTERPRISES OF TURF VALLEY
1205 YORK ROAD, PENT HOUSE
LUTHERVILLE, MARYLAND 21093
(410) 825-8400

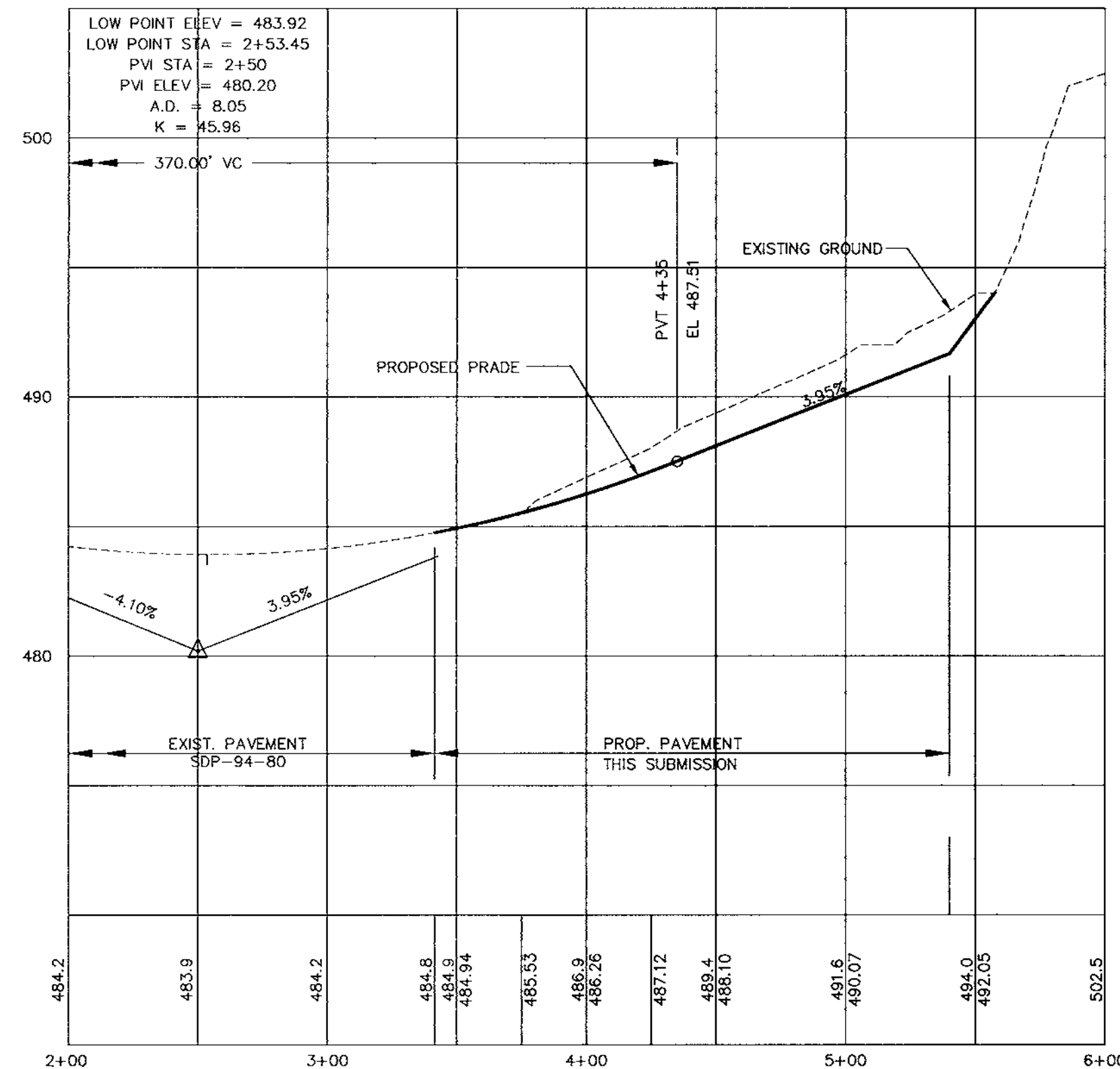
APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: 7 Oct 98

Table with 2 columns: Project, Date. Values: 97066, 9/20/98

Table with 2 columns: Illustration, Scale. Values: MMP, N.T.S.

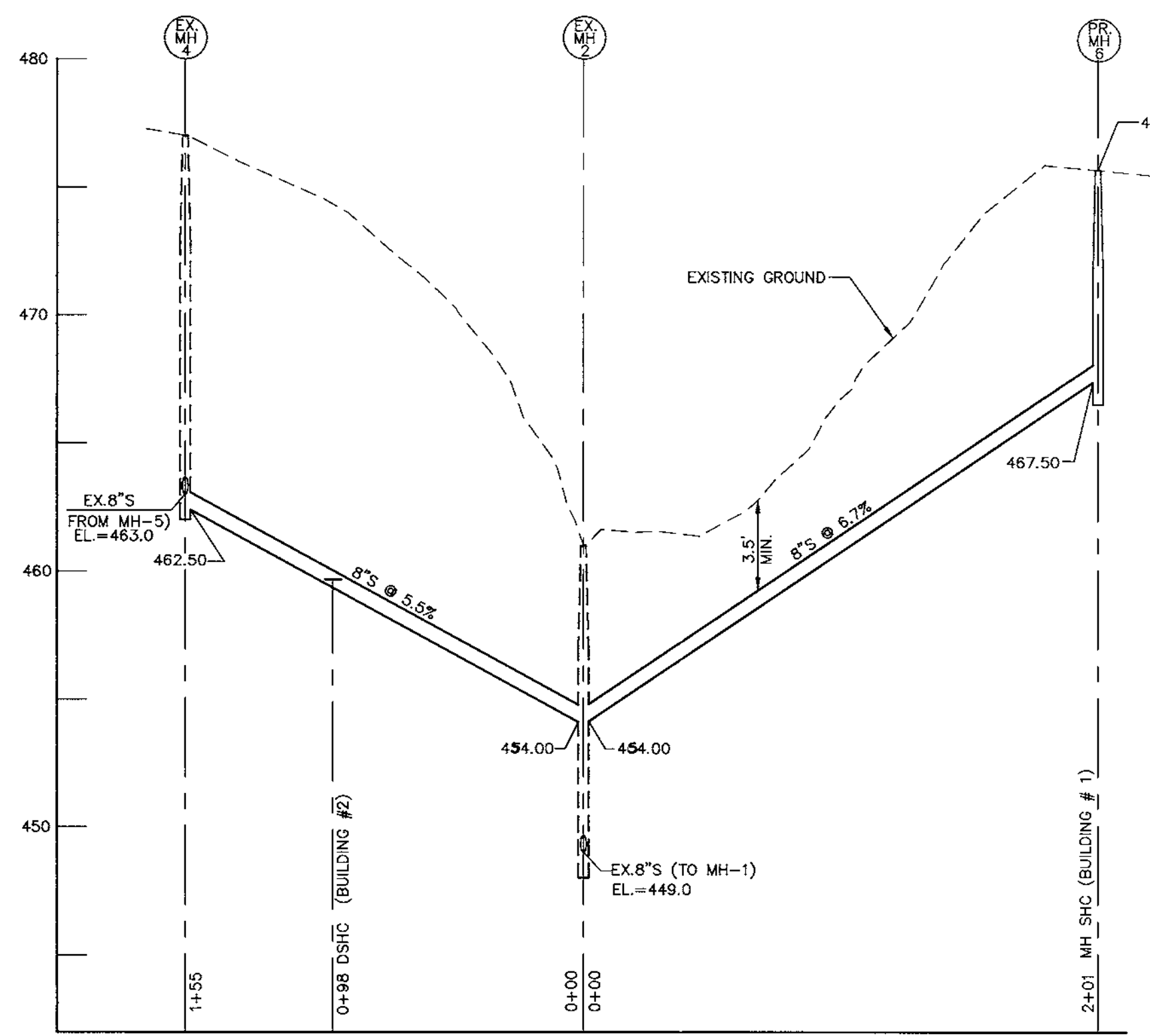
TAX MAP 16, P/O PARCEL 8
TURF VALLEY VILLAS
HOWARD COUNTY, MARYLAND
THIRD ELECTION DISTRICT
SEDIMENT CONTROL NOTES AND DETAILS

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5079 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 987-0286 Bldg. (301) 621-5521 Wash. (410) 987-0288 Fax.



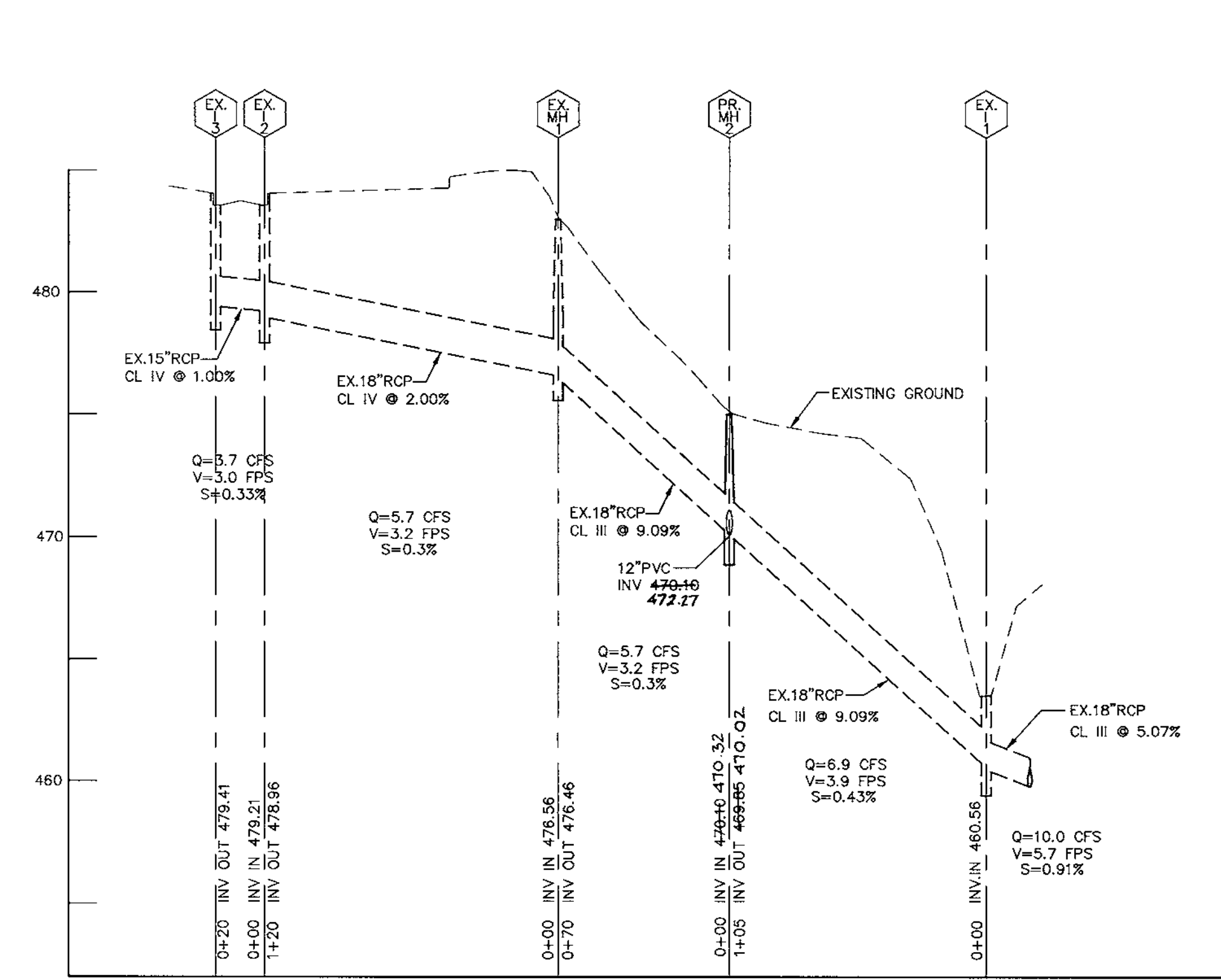
**PROFILE OF PRIVATE DRIVEWAY/PARKING AREA**

SCALE: HOR. 1"=50  
VER. 1"=5'



**SEWER PROFILES**

SCALE: HOR. 1"=50  
VER. 1"=5'



**STORM DRAIN PROFILE**

SCALE: HOR. 1"=50  
VER. 1"=5'

**CSR** 6800 Loudock Road, Springfield, VA 22150 (703) 971-1900

DR. BY: EPOM  
CK. BY: RCH  
DATE: 12-18-96  
SCALE: NTS  
DWG.# CA-0225-04

**STC 1800**  
PRECAST CONCRETE STORMCEPTOR

**GENERAL NOTES**

- STORMCEPTOR SECTIONS SHALL CONFORM TO ASTM C 478, PROFILE CASKED JOINTS CONFORMING TO ASTM C 443.
- MANHOLE STEPS PROVIDED ABOVE INSERT @ 16" O.C. AND SHALL BE COPOLYMER POLYPROPYLENE PLASTIC ENCAPSULATED GR. 60 STEEL.
- MINIMUM CONCRETE STRENGTH  $f_c = 4,000$  PSI  
MINIMUM STEEL STRENGTH  $f_y = 60,000$  PSI
- REINFORCEMENT DESIGN SHALL MEET ASTM C 478.
- FLEXIBLE PIPE CONNECTORS SHALL MEET ASTM C 923.
- HANDLING:
  - ALL RISERS SHALL HAVE 2 EA. 1 1/2" HOLES FOR LIFTING @ 1/3 WAY DOWN FROM SPIGOT.
  - ALL I.G. DAM. BASE SECTIONS FLATTOPS AND REDUCERS TO HAVE LIFT HOOPS.
- DESIGNED FOR AASHTO H-20 LOADING.
- FIBERGLASS STORMCEPTOR INSERT REFERENCE DRAWING # CA-0225-01

**PLAN**  
(FRAME AND COVER NOT SHOWN FOR CLARITY)

**SECTION**

REV.	DESCRIPTION	BY:	DATE

**PROPOSED MANHOLE # 2 (STORMCEPTOR)**

**Precast Concrete Stormceptor® Order Request Form**  
\* TO BE INCLUDED ON SMI PLAN BY DESIGNER

**CONTRACTOR INFORMATION**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_  
State \_\_\_\_\_  
Zip Code \_\_\_\_\_  
Contact \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_

**OWNER INFORMATION**

Name \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_

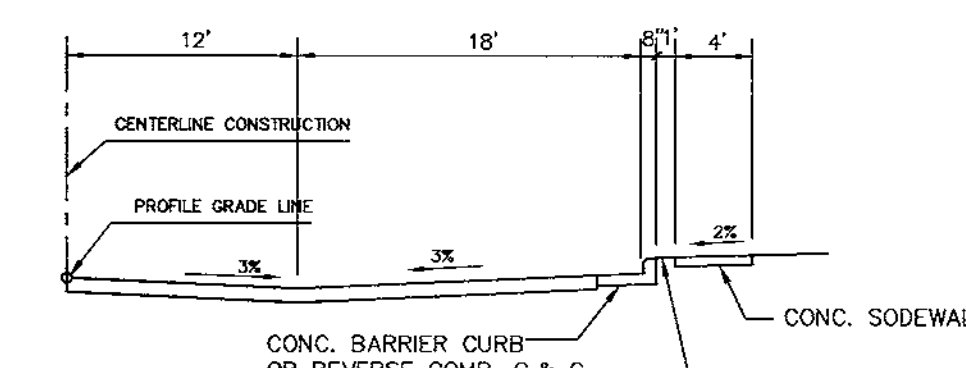
IMPERVIOUS DRAINAGE AREA FOR THIS UNIT

Stormceptor® Model	Insert Size
900 <input type="checkbox"/> 3600 <input type="checkbox"/>	DISC <input type="checkbox"/>
1200 <input type="checkbox"/> 4800 <input type="checkbox"/>	22" <input type="checkbox"/>
1800 <input type="checkbox"/> 6000 <input type="checkbox"/>	32" <input type="checkbox"/>
2400 <input type="checkbox"/> 7200 <input type="checkbox"/>	44" <input type="checkbox"/>
	CUSTOM <input type="checkbox"/>

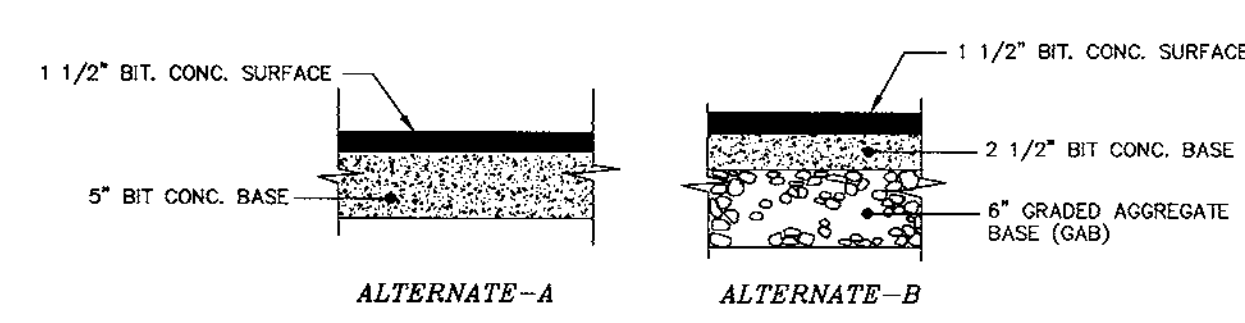
Manhole Number: MH-3  
Top Elevation (ft): 475.77 475.90  
Inlet Pipe Invert (ft): 470.32 470.10  
Outlet Pipe Invert (ft): 470.02 469.85  
Pipe Type: RCP & PVC  
Inlet Pipe Inside Diameter (ID): SEE PLAN  
Inlet Pipe Outside Diameter (OD): 18"  
Outlet Pipe Inside Diameter (ID): 18"  
Outlet Pipe Outside Diameter (OD):

Project Name: **TURF VALLEY VILLAS**  
Approximate time frame of delivery (weeks): \_\_\_\_\_  
Delivery Address: Street \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Designer Company: **MILDENBERG, BOENDER & ASSOC., INC.**  
Designer Contact: **J.B.MILDENBERG** Phone: 410-997-0296 Fax: \_\_\_\_\_

PLEASE FILL OUT COMPLETELY **CSR** FAX TO:  
ATTN: ED O'MALLEY FAX: (703)922-3659, PHONE: (703)971-1900  
FOR TECHNICAL ASSISTANCE PLEASE CALL MIKE BARG, PHONE (703)971-1900



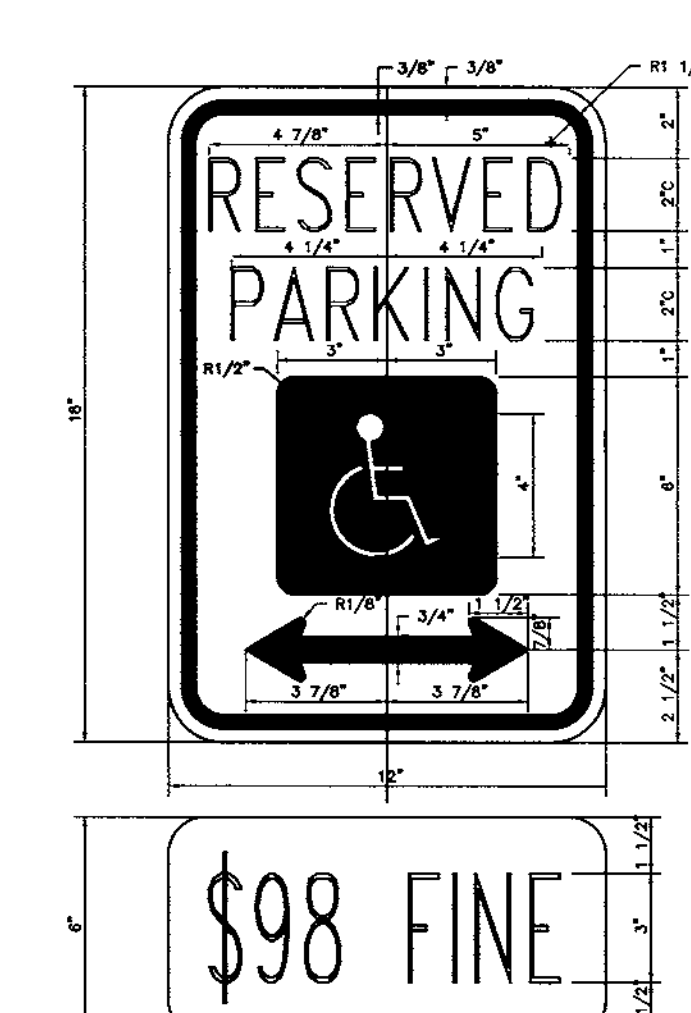
**TYPICAL PARKING SECTION**



**PAVING SECTIONS**

**OPERATION AND MAINTENANCE SCHEDULE FOR STORMCEPTOR WATER QUALITY DEVICE**

- STORMCEPTOR WATER QUALITY STRUCTURES WILL REQUIRE PERIODIC INSPECTION AND CLEANING TO MAINTAIN OPERATION AND FUNCTION. OWNERS WILL HAVE THE STORMCEPTOR UNIT INSPECTED YEARLY OR AS REQUIRED BY HOWARD COUNTY. UTILIZING THE STORMCEPTOR INSPECTION/MONITORING FORM. INSPECTIONS CAN BE DONE BY USING A CLEAR PLEXIGLASS TUBE ("SLUDGE JUDGE") TO EXTRACT A WATER COLUMN SAMPLE. WHEN SEDIMENT DEPTHS EXCEED THE SPECIFIED LEVEL (TABLE 6 OF TECHNICAL MANUAL) THEN CLEANING OF THE UNIT IS REQUIRED.
- STORMCEPTOR WATER QUALITY STRUCTURES MUST BE CHECKED AND CLEANED IMMEDIATELY AFTER PETROLEUM SPILLS, CONTACT APPROPRIATE REGULATORY AGENCIES.
- MAINTENANCE OF STORMCEPTOR UNITS SHOULD BE DONE BY A VACUUM TRUCK WHICH WILL REMOVE THE WATER, SEDIMENT, DEBRIS, FLOATING HYDROCARBONS AND OTHER MATERIALS IN UNIT. THE PROPER CLEANING AND DISPOSAL OF THE REMOVED MATERIALS AND LIQUID MUST BE FOLLOWED.
- INLET AND OUTLET PIPES MUST BE CHECKED FOR ANY OBSTRUCTIONS AND IF ANY OBSTRUCTIONS ARE FOUND THEY MUST BE REMOVED. STRUCTURAL PARTS OF THE STORMCEPTOR WILL BE REPAIRED AS NEEDED.
- OWNER SHALL RETAIN AND MAKE STORMCEPTOR INSPECTION/MONITORING FORMS AVAILABLE TO HOWARD COUNTY OFFICIALS UPON THEIR REQUEST.



**HANDICAPPED SIGN AND POST**  
NOT TO SCALE

**APPROVED**  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE: 7/21/90

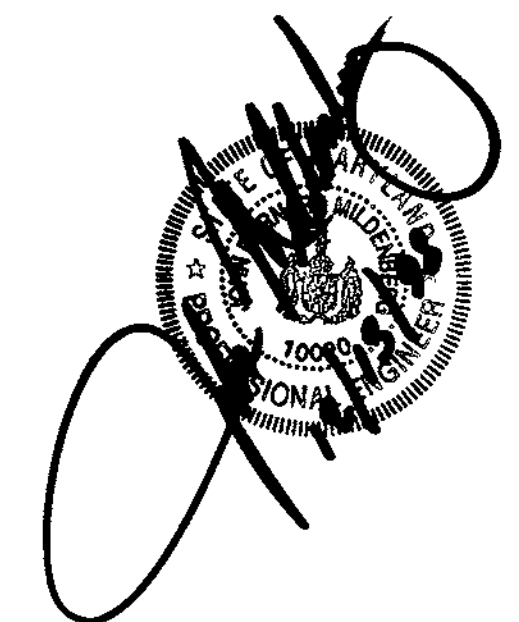
**OWNER/DEVELOPER**  
WANGIONE ENTERPRISES OF TURF VALLEY  
1205 YORK ROAD, PENTHOUSE  
LUTHERVILLE, MARYLAND 21093  
(410) 825-8400  
ATTN: LOUIS MANGIONE

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
DATE: 7/21/90  
DATE: 11/1/90  
DATE: 11/1/90

TAX MAP 16. P/O PARCEL 8  
**TURF VALLEY VILLAS**  
HOWARD COUNTY, MARYLAND  
THIRD ELECTION DISTRICT  
MISCELLANEOUS PROFILES AND DETAILS

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0296 Fax. (301) 621-5521 Wash. (410) 997-0298 Fax.

5 OF 8



**SOIL DESCRIPTION**

CgB2 CHESTER GRAVELLY SILT LOAM, 3-8% SLOPES, MODERATELY ERODED.  
 CgC3 CHESTER SILT LOAM, 8-15% SLOPES, SEVERELY ERODED.  
 GIB2 GLENELG LOAM, 3-8% SLOPES, MODERATELY ERODED.  
 GIC3 GLENELG LOAM, 8-15% SLOPES, SEVERELY ERODED

**APPROVED**  
 PLANNING BOARD  
 of HOWARD COUNTY  
 DATE 7 Oct 98

**OWNER/DEVELOPER**  
 MANGIONE ENTERPRISES OF TURF VALLEY  
 1205 YORK ROAD, PENTHOUSE  
 LUTHERVILLE, MD 21093  
 (410) 825-8400

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 [Signature] 12/21/98  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 [Signature] 1/6/99  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 [Signature] 1/8/99  
 DIRECTOR

date	OCT.98
project	97086
illustration	MMP
scale	1"=50'
engineering	MMP
approval	MMP

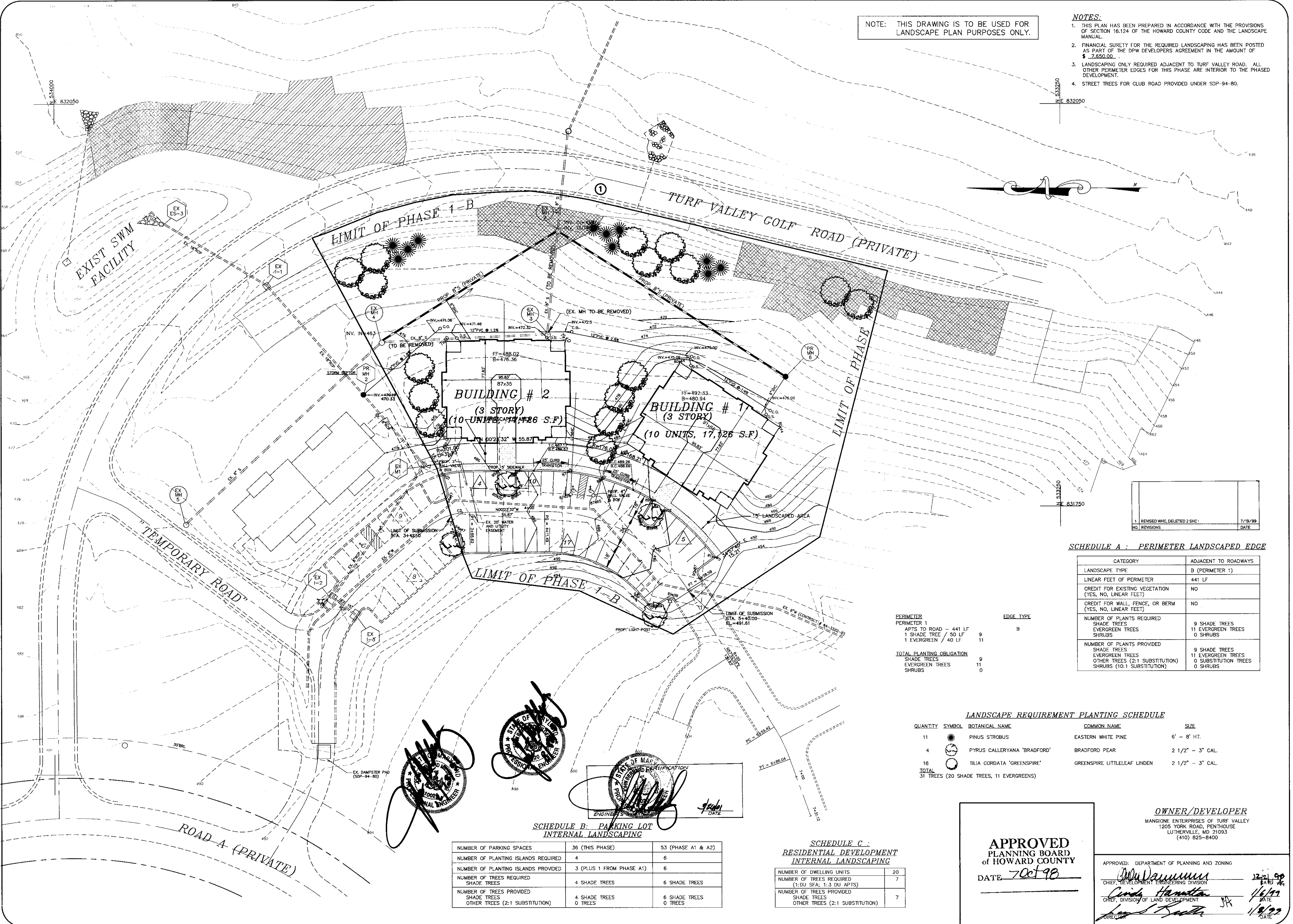
no.	description	revisions	date

TAX MAP 16, P/O PARCEL 8  
**TURF VALLEY VILLAS**  
 HOWARD COUNTY, MARYLAND  
 THIRD ELECTION DISTRICT  
 DRAINAGE AREA MAP - STORM DRAINS

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
 5072 Dorsey Hall Drive, Suite 202, Elkton City, Maryland 21042  
 (410) 997-0296 Fax. (301) 621-5521 Wash. (410) 997-0298 Fax.

NOTE: THIS DRAWING IS TO BE USED FOR LANDSCAPE PLAN PURPOSES ONLY.

- NOTES:**
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
  - FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$ 7,650.00.
  - LANDSCAPING ONLY REQUIRED ADJACENT TO TURF VALLEY ROAD. ALL OTHER PERIMETER EDGES FOR THIS PHASE ARE INTERIOR TO THE PHASE DEVELOPMENT.
  - STREET TREES FOR CLUB ROAD PROVIDED UNDER SDP-94-80.



1 REVISED W/C, DELETED 2 S/C	7/19/99
NO. REVISIONS	DATE

**SCHEDULE A : PERIMETER LANDSCAPED EDGE**

CATEGORY	ADJACENT TO ROADWAYS
LANDSCAPE TYPE	B (PERIMETER 1)
LINEAR FEET OF PERIMETER	441 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO
NUMBER OF PLANTS REQUIRED	
SHADE TREES	9 SHADE TREES
EVERGREEN TREES	11 EVERGREEN TREES
SHRUBS	0 SHRUBS
NUMBER OF PLANTS PROVIDED	
SHADE TREES	9 SHADE TREES
EVERGREEN TREES	11 EVERGREEN TREES
OTHER TREES (2:1 SUBSTITUTION)	0 SUBSTITUTION TREES
SHRUBS (10:1 SUBSTITUTION)	0 SHRUBS

PERIMETER	EDGE TYPE
PERIMETER 1	B
APTS TO ROAD - 441 LF	
1 SHADE TREE / 50 LF	9
1 EVERGREEN / 40 LF	11
<b>TOTAL PLANTING OBLIGATION</b>	
SHADE TREES	9
EVERGREEN TREES	11
SHRUBS	0

**LANDSCAPE REQUIREMENT PLANTING SCHEDULE**

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
11		PINUS STROBUS	EASTERN WHITE PINE	6' - 8' HT.
4		PYRUS CALLERYANA 'BRADFORD'	BRADFORD PEAR	2 1/2" - 3" CAL.
16		TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2 1/2" - 3" CAL.
<b>TOTAL</b>				
31 TREES (20 SHADE TREES, 11 EVERGREENS)				

**SCHEDULE B : PARKING LOT INTERNAL LANDSCAPING**

NUMBER OF PARKING SPACES	36 (THIS PHASE)	53 (PHASE A1 & A2)
NUMBER OF PLANTING ISLANDS REQUIRED	4	6
NUMBER OF PLANTING ISLANDS PROVIDED	3 (PLUS 1 FROM PHASE A1)	6
NUMBER OF TREES REQUIRED		
SHADE TREES	4 SHADE TREES	6 SHADE TREES
NUMBER OF TREES PROVIDED		
SHADE TREES	4 SHADE TREES	6 SHADE TREES
OTHER TREES (2:1 SUBSTITUTION)	0 TREES	0 TREES

**SCHEDULE C : RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING**

NUMBER OF DWELLING UNITS	20
NUMBER OF TREES REQUIRED (1:DU SFA; 1:3 DU APTS)	7
NUMBER OF TREES PROVIDED	
SHADE TREES	7
OTHER TREES (2:1 SUBSTITUTION)	0

**APPROVED PLANNING BOARD OF HOWARD COUNTY**  
 DATE: 7 Oct 98

**OWNER/DEVELOPER**  
 MANGIONE ENTERPRISES OF TURF VALLEY  
 1205 YORK ROAD, PENTHOUSE  
 LUTHERVILLE, MD 21093  
 (410) 825-8400

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
  
 CHIEF, DEPARTMENT OF PLANNING AND ZONING  
  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
  
 DIRECTOR

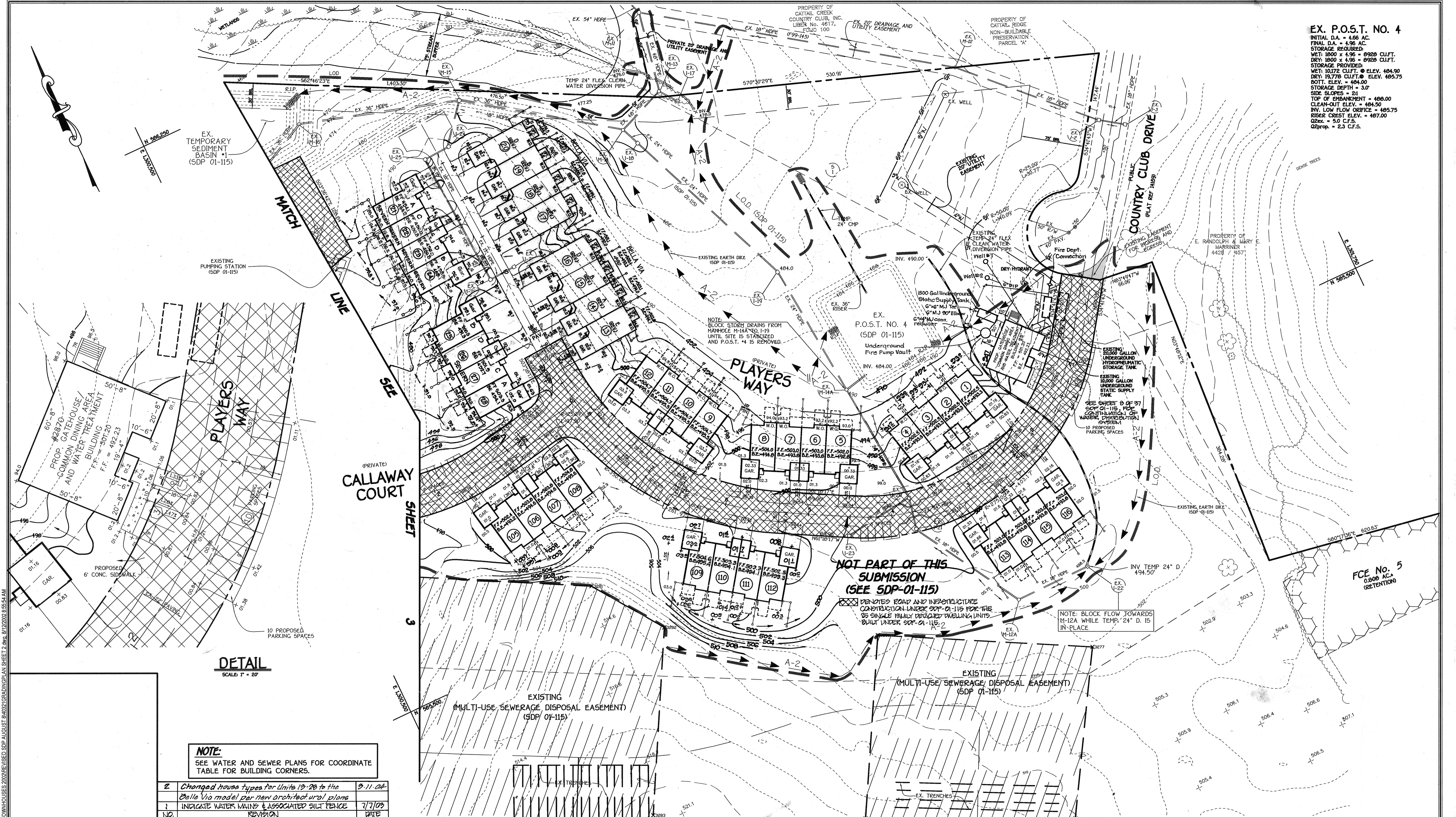
date	OCT. 98
project	97086
illustration	MMP/SSD
scale	1" = 30'
approval	SSD

no.	description	date

TAX MAP 16, P/O PARCEL 8  
**TURF VALLEY VILLAS**  
 THIRD ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 LANDSCAPE PLAN

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
 (410) 397-0286 Buil. (301) 621-5821 Wash. (410) 397-0288 Fax.

**EX. P.O.S.T. NO. 4**  
 INITIAL D.A. = 4.66 AC.  
 FINAL D.A. = 4.96 AC.  
 STORAGE REQUIRED:  
 WET: 1800 x 4.96 = 8928 CUFT.  
 DRY: 1800 x 4.96 = 8928 CUFT.  
 STORAGE PROVIDED:  
 WET: 10172 CUFT. @ ELEV. 484.90  
 DRY: 15,770 CUFT. @ ELEV. 485.75  
 STORAGE DEPTH = 3.0'  
 TOP OF EMBANKMENT = 488.00  
 CLEAN-OUT ELEV. = 484.50  
 INV. LOW FLOW ORIFICE = 485.75  
 RISER CREST ELEV. = 487.00  
 Q<sub>2ex</sub> = 5.0 C.F.S.  
 Q<sub>2prop</sub> = 2.3 C.F.S.



K:\Drawings\440321\SP\TOWNHOUSES 2002\REVISED SDP AUGUST 8 2002\REVISED SDP AUGUST 8 2002\9:55:54 AM

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21114  
 (410) 461-2955

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**DETAIL**  
 SCALE 1" = 20'

**NOTE:**  
 SEE WATER AND SEWER PLANS FOR COORDINATE TABLE FOR BUILDING CORNERS.

NO.	REVISION	DATE
2	Change house types for Units 19-26 to the Bella Via model per new architectural plans	9/11/02
1	INDICATE WATER MAINS & ASSOCIATED SILT FENCE	7/7/02

10	Rev. grad. around lots 17-20 to show As-Built Conditions	4-12-05
9	Add Static Supply Tank to Gatehouse/Water Treatment Building	3-9-05
8	Rev. lots 21-24 from Bella Via to Severn Model	12-3-04
7	Rev. lots 25-28 from Bella Via to Severn Model	11-9-04
6	Rev. lots in Rear of lots 9-12 to show As-Built Conditions	10-19-04
5	Rev. grad. lots 105-108 to show As-Built Conditions	7-23-04
4	Rev. grad. Units 109-112 to show As-Built Conditions	6-22-04
3	Rev. grad. Units 1-4 to reflect As-Built Conditions	5-21-04

**ENGINEER'S CERTIFICATE**  
 I certify that the erosion and sediment control represents a practical and workable plan based on my knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.  
 Signature: *John R. Roberson, Jr.* Date: 8/12/02  
 PROFESSIONAL ENGINEER

**DEVELOPER'S CERTIFICATE**  
 I/We certify that all development and construction will be done according to this plan, and that any 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.  
 Signature of Developer (Print name below signature): *John R. Roberson, Jr.* Date: 8/12-02

Reviewed for HOWARD SCD and meets Technical Requirements.  
 Signature: *Jim Myers* Date: 8/19/02  
 U.S.D.A.-Natural Resources Conservation Service  
 Signature: *John R. Roberson, Jr.* Date: 8/19/02  
 HOWARD SCD

**OWNER / DEVELOPER**  
 VILLAS AT CATTAIL CREEK, L.L.C.  
 c/o MR. J. THOMAS SCRIVENER  
 9800 CENTRE PARK DRIVE  
 SUITE 209  
 COLUMBIA, MARYLAND 21045  
 (410) 964-5522

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 Signature: *Conrad Stearns* Date: 9/26/02  
 Chief, Division of Land Development  
 Signature: *John R. Roberson, Jr.* Date: 8/21/02  
 Chief, Development Engineering Division  
 Signature: *John R. Roberson, Jr.* Date: 8/27/02  
 Director, Department of Planning and Zoning

PROJECT: THE VILLAS AT CATTAIL CREEK SECTION/AREA: LOT NO. 1-116  
 DEED: L. 4228, F. 442 BLOCK NO. 3 ZONE RC-DEO TAX/ZONE 21 ELEC. DIST. 4th. CENSUS TR. ---  
 WATER CODE --- SEWER CODE ---

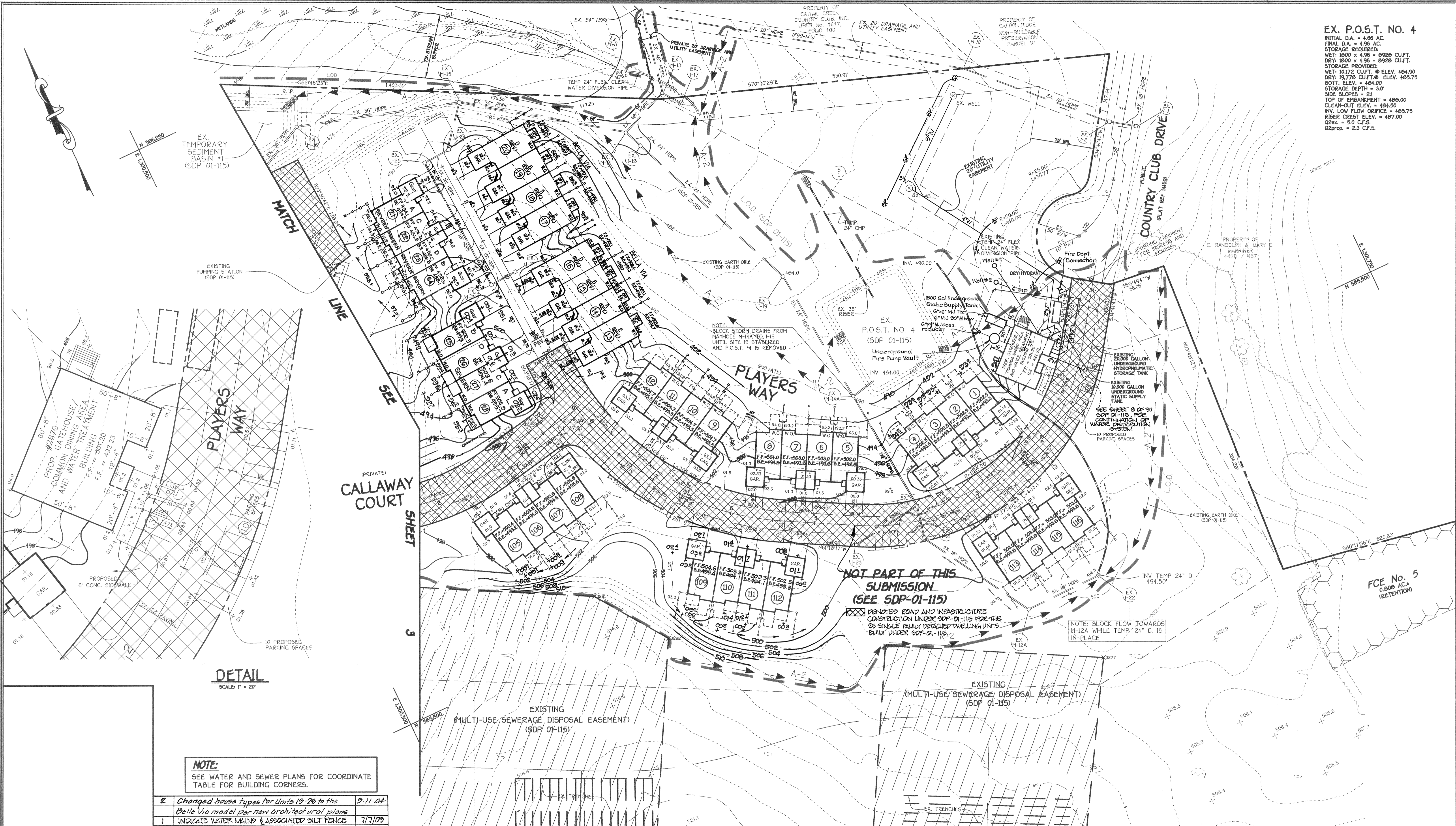
**GRADING AND SEDIMENT CONTROL**

**SITE DEVELOPMENT PLAN**  
**THE VILLAS AT CATTAIL CREEK**

ZONING: RC-DEO  
 TAX MAP No: 21 PARCEL: 3 GRID No: 2  
 FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 50' DATE: AUGUST 8, 2002  
 SHEET 2 OF 9

SDP.99.178





**EX. P.O.S.T. NO. 4**  
 INITIAL D.A. = 4.66 AC.  
 FINAL D.A. = 4.96 AC.  
 STORAGE REQUIRED:  
 WET: 1800 x 4.96 = 8928 CU.FT.  
 DRY: 1800 x 4.96 = 8928 CU.FT.  
 STORAGE PROVIDED:  
 WET: 10172 CU.FT. @ ELEV. 484.90  
 DRY: 19,770 CU.FT. @ ELEV. 485.75  
 BOTT. ELEV. = 484.00  
 STORAGE DEPTH = 3.0'  
 SIDE SLOPES = 2:1  
 TOP OF EMBANKMENT = 486.00  
 CLEAN-OUT ELEV. = 484.50  
 INV. LOW FLOW ORIFICE = 485.75  
 RISER CREST ELEV. = 487.00  
 Q2ex = 5.0 C.F.S.  
 Q2prop = 2.3 C.F.S.

EX. TEMPORARY SEDIMENT BASIN #1 (SDP 01-115)

EXISTING PUMPING STATION (SDP 01-115)

**DETAIL**  
 SCALE: 1" = 20'

**NOTE:**  
 SEE WATER AND SEWER PLANS FOR COORDINATE TABLE FOR BUILDING CORNERS.

2	Changed house types for Units 19-20 to the Bella Via model per new architectural plans	9-11-04
1	INDICATE WATER MAINS & ASSOCIATED SILT FENCE	7/7/09
NO.	REVISION	DATE

11	Rev. grd. lots 25-28 to show As-Built Conditions	5-10-05
10	Rev. grd. around lots 17-20 to show As-Built Conditions	4-19-05
9	Add Static Supply Tank to Gatehouse/Water Treatment Building	3-9-05
8	Rev. lots 21-24 from Bella Via to Severn Model	12-3-04
7	Rev. lots 25-28 from Bella Via to Severn Model	11-9-04
6	Rev. grd. in Rear of lots 9-12 to show As-Built Conditions	10-19-04
5	Rev. grd. lots 105-108 to show As-Built Conditions	7-23-04
4	Rev. grd. Units 109-112 to show As-Built Conditions	6-22-04
3	Rev. grd. Units 1-4 to reflect As-Built Conditions	5-21-04

**ENGINEER'S CERTIFICATE**  
 I certify that the plan for erosion and sediment control represents a practical and workable plan based on my professional knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.  
 Signature of Engineer (Print name below signature) *John R. Robertson* Date *8-19-02*

**DEVELOPER'S CERTIFICATE**  
 I/we certify that all development and construction will be done according to this plan, and that any 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.  
 Signature of Developer (Print name below signature) *Debra R. Revere, Jr.* Date *8-12-02*

Approved for HOWARD SCD and meets Technical Requirements:  
*Jim Myers* 8/19/02  
 U.S.A.-Natural Resource Conservation Service  
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
*John R. Robertson* 8/19/02  
 Howard SCD

**OWNER / DEVELOPER**  
 VILLAS AT CATTAIL CREEK, L.L.C.  
 c/o MR. J. THOMAS SCRIVENER  
 8000 CENTRE PARK DRIVE, SUITE 209  
 COLUMBIA, MARYLAND 21045  
 (410) 954-9522

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*Conrad Hunt* 9/26/02  
 Chief, Division of Land Development  
*John R. Robertson* 8/22/02  
 Chief, Development Engineering Division  
 Director, Department of Planning and Zoning

PROJECT: THE VILLAS AT CATTAIL CREEK SECTION/AREA: LOT NO. 1-116  
 DEED: L 4228, F. 442 BLOCK NO. 3 ZONE RC-DEO TAX/ZONE 21 ELEC. DIST. 4th CENSUS TR. ---  
 WATER CODE --- SEWER CODE ---

**GRADING AND SEDIMENT CONTROL**

**SITE DEVELOPMENT PLAN**  
**THE VILLAS AT CATTAIL CREEK**

ZONING: RC-DEO  
 TAX MAP No: 21 PARCEL: 3 GRID No: 2  
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 SCALE: 1" = 50' DATE: AUGUST 8, 2002  
 SHEET 2 OF 9

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**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21114  
 (410) 461-2855

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