

GENERAL NOTES

- SUBJECT PROPERTY IS ZONED "PGCC" PER THE 2/02/04 COMPREHENSIVE ZONING PLAN AND THE "COMP. LITE" ZONING AMENDMENTS EFFECTIVE 7/20/08.
- GROSS AREA OF SITE SUBJECT TO SUBDIVISION = 10.77 AC±.
- AREA OF PROPOSED PUBLIC RW: 2.16 AC±.
- NUMBER OF PROPOSED OPEN SPACE LOTS: 5.
- AREA OF PROPOSED CREDITED OPEN SPACE LOTS: 0.90 AC±.
- AREA OF PROPOSED NON-CREDITED OPEN SPACE LOTS: 0.52 AC±.
- NUMBER OF PROPOSED BUILDABLE LOTS: 83.
- AREA OF PROPOSED BUILDABLE LOTS: 7.29 AC±.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- PUBLIC WATER AND PUBLIC SEWER WILL BE USED WITHIN THIS SITE. PUBLIC WATER WILL BE EXTENDED FROM CONTRACT #44-4480. PUBLIC SEWER WILL BE EXTENDED FROM CONTRACT #24-3447.
- SOILS TAKEN FROM WEB SOIL SURVEY NATIONAL COOPERATIVE SOIL SURVEY WEBSITE ON MAY 26, 2011.
- TOPOGRAPHY IS BASED ON WINGS AERIAL MAPPING CO., INC. ON OR ABOUT JANUARY, 2006.
- BOUNDARY SURVEY PREPARED BY MILDENBERG, BOENDER & ASSOCIATES ON OR ABOUT MARCH, 2006.
- THERE ARE NO WETLANDS, STREAMS, FLOODPLAINS, STEEP SLOPES, HISTORIC STRUCTURES OR CEMETERIES WITHIN THE PROJECT BOUNDARY.
- WETLAND LIMITS SHOWN ARE BASED ON A STUDY CONDUCTED BY EXPLORATION RESEARCH, INC. AND VERIFIED BY ECO-SCIENCE PROFESSIONALS, INC. ON OCTOBER 24, 2007. 100-YEAR FLOODPLAIN LIMITS SHOWN ARE BASED ON A STUDY PREPARED BY MILDENBERG, MOCHI AND ASSOCIATES, INC. WETLAND AND 100-YEAR FLOODPLAIN LIMITS SHOWN ARE IN ACCORDANCE WITH THOSE SHOWN ON THE FOURTH AMENDMENT TO THE TURF VALLEY COMPREHENSIVE SKETCH PLAN (S-86-13, PB 388), APPROVED JULY 28, 2006.
- PREVIOUS HOWARD COUNTY FILE NUMBERS: S-86-013; CONTR #44-4480-D; CONTR #24-3447-D; PB-181; PB-294; PB-300; PB-351; PB-368; S-08-001; WP-11-158; WP-09-211; WP-10-112; WP-10-159.
- THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAYS, PAVING OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING CONSTRUCTION INSPECTION DIVISION AT (410) 315-880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- EXISTING UTILITIES ARE LOCATED BY THE USE OF ANY OR ALL OF THE FOLLOWING: ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER MAINS AND OTHER AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO THE CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. DRIVEWAY PAVING TO BE HOWARD COUNTY STANDARD P-1 PAVING SECTION. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOIL TEST, PRIOR TO CONSTRUCTION.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NUMBERS 1618 AND 1748 WERE USED FOR THIS PROJECT.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
 - SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
 - GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING);
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- ALL DITCHES AND SWALES WILL HAVE EROSION CONTROL MATTING.
- STORM WATER MANAGEMENT IS PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II. WQV AND RPT OBLIGATIONS ARE BEING MET BY THE USE OF BIOTRETENTION FACILITIES (F-6) AND GRASS CHANNELS. WQV AND RPT OBLIGATIONS ARE BEING MET BY THE USE OF A MULTIPLE POND SYSTEM (P-4). ALL FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED. THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THESE PLANS IS AN APPROXIMATION OF THE SIZE, SHAPE, AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE, ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
- A PRELIMINARY LANDSCAPE PLAN WILL BE PROVIDED AT THE PRELIMINARY PLAN STAGE IN ACCORDANCE WITH SECTION 16.124 OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL.
- THIS PROJECT IS EXEMPT FROM THE HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS UNDER SECTION 16.1202(b)(1)(iv) OF THE HOWARD COUNTY CODE SINCE IT IS A PLANNED UNIT DEVELOPMENT WHICH HAD PRELIMINARY PLAN APPROVAL AND 50% OR MORE OF THE LAND WAS RECORDED AND SUBSTANTIALLY DEVELOPED BEFORE DECEMBER 31, 1992.
- STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993)". A MINIMUM SPACING OF TWENTY FEET (20') SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY TRAFFIC GROUP, DATED JANUARY 07, 2005 AND WAS APPROVED UNDER THE 4TH AMENDED COMPREHENSIVE SKETCH PLAN ON APRIL 27, 2006.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- OPEN SPACE REQUIRED:

(15% OF GROSS AREA OF PHASE II SUBJECT TO SUBDIVISION):	10.77 AC. x 15%	= 1.62 AC±.
CREDITED OPEN SPACE PROVIDED:		= 0.90 AC±.
(15% OF GROSS AREA OF PHASE I SUBJECT TO SUBDIVISION):	28.18 AC x 15%	= 4.23 AC±.
TOTAL CREDITED OPEN SPACE PROVIDED:		= 6.51 AC±.
- *CLUBHOUSE PHASE II IS A RESUBDIVISION OF BULK PARCEL B CREATED BY S-08-011. SINCE PHASE II IS CONTAINED WITHIN PHASE I, THE TOTAL CREDITED OPEN SPACE PROVIDED SHOWN UNDER PHASE I SATISFIES BOTH SUBDIVISIONS REQUIREMENTS. SEE GENERAL NOTE 5, THIS SHEET, FOR CREDITED AND NON-CREDITED AREAS FOR PHASE II.
- OPEN SPACE LOTS 107 THRU 111 TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THIS PROJECT HAS BEEN DESIGNED IN COMPLIANCE WITH THE THIRD AMENDMENT TO THE TURF VALLEY MULTI-USE SUBDISTRICT FINAL DEVELOPMENT PLAN.
- PRIOR TO GRADING PERMIT APPLICATION, THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 16.129 OF THE HOWARD COUNTY CODE.
- THE FUTURE LOTS AND ROAD LAYOUT DEPICTED ARE IN NO WAY ENDORSED BY THE APPROVAL OF THIS SKETCH PLAN.
- PARKING REQUIRED: SINGLE FAMILY ATTACHED LOTS = 14 (2 SPACES PER LOT)
SINGLE FAMILY DETACHED LOTS = 92 (2 SPACES PER LOT)
TOTAL PARKING SPACES REQUIRED = 106
PARKING PROVIDED: 106 SPACES WITHIN GARAGES AND ON DRIVEWAYS
TOTAL PARKING SPACES PROVIDED = 106
- THIS PROJECT WILL REQUIRE COMPLIANCE WITH SECTION 16.129 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EITHER THROUGH THE MARYLAND DEPARTMENT OF THE ENVIRONMENT'S VOLUNTARY CLEAN-UP PROGRAM OR HEALTH DEPARTMENT OVERSIGHT. CONFIRMATION WILL BE REQUIRED PRIOR TO FINAL PLAN APPROVAL.
- THE TURF VALLEY COUNTRY CLUB, RESIDENTIAL PHASING CHART IS LOCATED WITHIN THE HOWARD COUNTY, DEPARTMENT OF PLANNING AND ZONING, PROJECT FILE.

SKETCH PLAN

TURF VALLEY CLUBHOUSE

PHASE II LOTS 54 THRU 106, OPEN SPACE LOTS 107 THRU 111

A RESUBDIVISION OF BULK PARCEL B

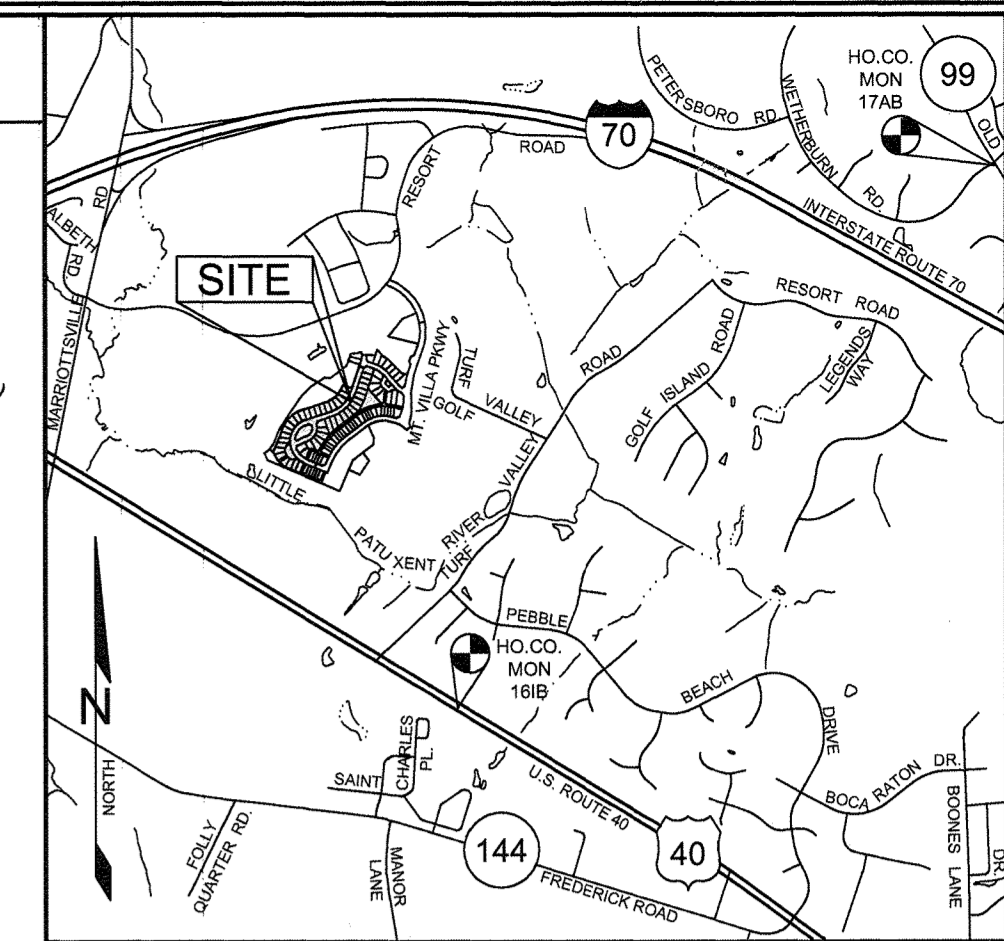
POD 'L'

SECTION IV: RESIDENTIAL PHASE IVE

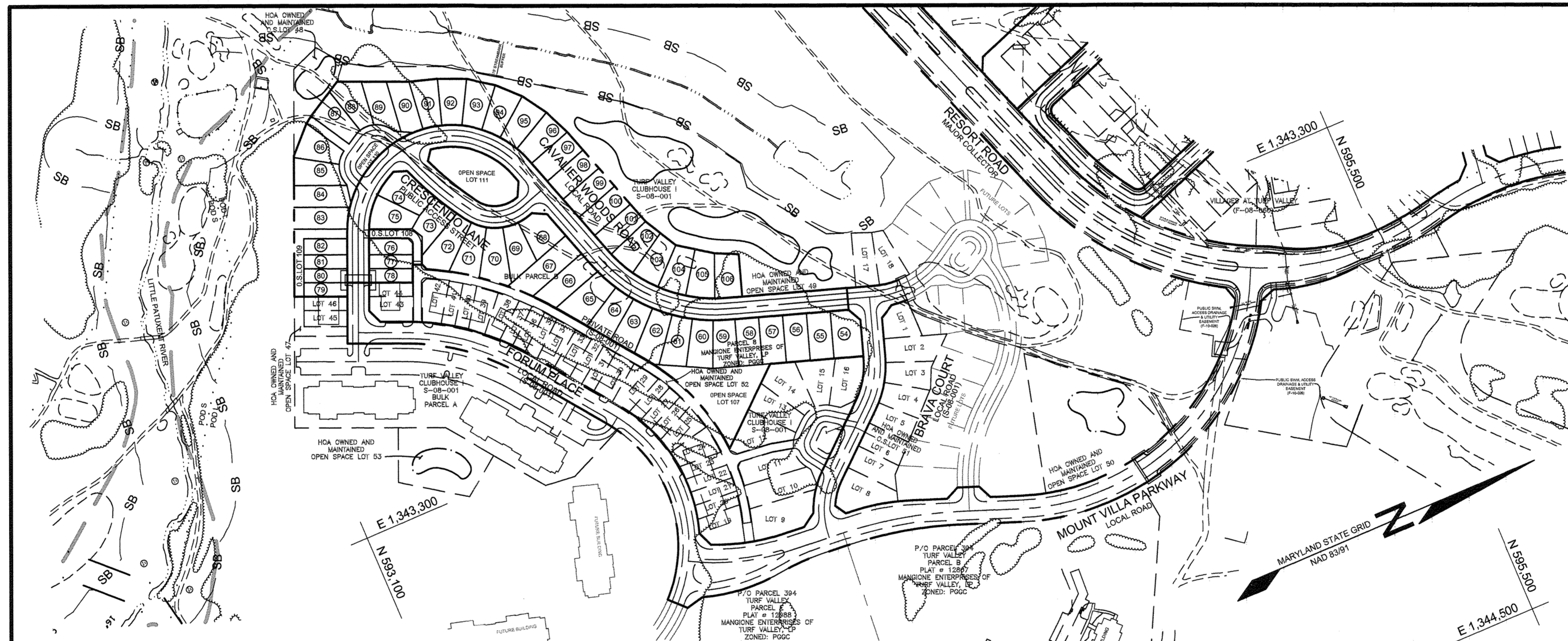
HOWARD COUNTY, MARYLAND

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREES TO REMAIN
- EXISTING FLOODPLAIN
- EXISTING STREAMBANK BUFFER
- APPROX. CL STREAM



BENCHMARKS				
NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
161B	590,475.2538	1,344,753.9350	469.892	11.5' SOUTHWEST OF WBL RT. 40, 20.8' WEST OF PK NAIL IN SHOULDER, 66.4' SOUTH OF LAST POST IN GUARDRAIL.
174B	598,435.249	1,348,615.2482	508.469	SE OF INTERSECTION OF RTE. 99 AND WETHERBURN ROAD, 14.8' WEST OF FENCE POST, 35' NE OF MANHOLE



SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SKETCH PLAN

ROAD CLASSIFICATION				
ROAD NAME	CLASSIFICATION	PAVING TYPE	DESIGN SPEED	R/W
CAVALIER WOODS ROAD	LOCAL ROAD	P-3	35	50'
CRESCENDO LANE	PUBLIC ACCESS STREET	P-2	30	50'

OWNER/DEVELOPER
MANGIONE ENTERPRISES OF TURF VALLEY, LP
1205 YORK ROAD, PENTHOUSE
LUTHERVILLE, MARYLAND 21093
410.825.8400

COVER SHEET
TURF VALLEY CLUBHOUSE
PHASE II LOTS 54 THRU 106, OPEN SPACE LOTS 107 THRU 111
A RESUBDIVISION OF BULK PARCEL B
SECTION IV: RESIDENTIAL PHASE IVE
TAX MAP 16 GRID 16 & 17 PART OF PARCEL B
3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

Sill · Adcock & Associates · LLC
Engineers · Surveyors · Planners
3300 North Ridge Road, Suite 160
Ellicott City, Maryland 21043
Phone: 443.325.7682 Fax: 443.325.7685
Email: info@silland.com

DESIGN BY: JH
DRAWN BY: JH
CHECKED BY: PS
SCALE: AS SHOWN
DATE: SEPTEMBER 15, 2011
PROJECT #: 08-025
SHEET #: 1 of 2

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32029, EXPIRATION DATE: JUNE 20, 2015.

SITE ANALYSIS DATA SHEET	
ENVIRONMENTAL AREA	SIZE OR USE
TOTAL PROJECT AREA	10.77 ACRES±
LIMIT OF DISTURBANCE	9.87 ACRES±
GREEN OPEN AREA (LAWN)	3.97 ACRES±
IMPERVIOUS AREA	5.90 ACRES±
PROPOSED SITE USES	RESIDENTIAL
WETLANDS	0.00 ACRES±
WETLAND BUFFERS	0.00 ACRES±
FLOODPLAINS	0.00 ACRES±
FLOODPLAIN BUFFERS	0.00 ACRES±
EXISTING FOREST	3.60 ACRES±
SLOPES GREATER THAN 15%	0.00 ACRES±
HIGHLY ERODIBLE SOILS	0.34 ACRES± (1)

NOTE:
1) HIGHLY ERODIBLE SOILS ARE ASSUMED TO BE A "K" VALUE OF 0.37 OR HIGHER.

HOUSING TYPE CHART	
	LOTS 76-82
SINGLE FAMILY ATTACHED	LOTS 76-82
SINGLE FAMILY DETACHED	LOTS 54-75 AND 83-106

CENTERLINE ROAD CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	327.07	360.00	53°32'34"	N48°14'21"E	315.50
C2	370.57	210.00	101°28'17"	S21°27'26"W	328.33
C3	138.78	210.00	37°51'53"	S48°01'36"E	138.27
C4	129.43	100.00	74°09'36"	N19°05'26"E	120.59
C5	178.70	700.00	14°37'36"	N63°29'02"E	178.21
C6	53.36	35.00	87°21'19"	S15°00'04"W	48.34
C7	48.18	35.00	80°30'22"	S70°56'49"E	45.23

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Thomas S. Duttler 9/23/11
PLANNING DIRECTOR DATE

LEGEND

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING FLOODPLAIN
- SOIL BOUNDARY
- EXISTING STREAM BUFFER
- EXISTING WETLAND BOUNDARY
- EXISTING WETLAND BUFFER
- EXISTING WETLANDS
- 'B' SOILS
- 'C' SOILS
- SLOPES 15.00% TO 24.99%
- SLOPES GREATER THAN 25.00%

LOT SIZE CHART

LOT NUMBER	AREA
54	7,051 SF ±
55	6,000 SF ±
56	6,000 SF ±
57	6,000 SF ±
58	6,000 SF ±
59	6,000 SF ±
60	6,000 SF ±
61	6,233 SF ±
62	6,369 SF ±
63	6,000 SF ±
64	6,000 SF ±
65	7,974 SF ±
66	7,550 SF ±
67	8,919 SF ±
68	6,584 SF ±
69	6,000 SF ±
70	6,977 SF ±
71	6,197 SF ±
72	7,720 SF ±
73	6,017 SF ±
74	7,563 SF ±
75	6,000 SF ±
76	3,200 SF ±
77	3,200 SF ±
78	3,200 SF ±
79	3,186 SF ±
80	3,200 SF ±
81	3,200 SF ±
82	3,700 SF ±
83	6,211 SF ±
84	6,700 SF ±
85	6,075 SF ±
86	6,010 SF ±
87	6,000 SF ±
88	6,454 SF ±
89	6,047 SF ±
90	6,000 SF ±
91	6,000 SF ±
92	6,000 SF ±
93	6,000 SF ±
94	6,000 SF ±
95	6,000 SF ±
96	6,067 SF ±
97	6,000 SF ±
98	6,000 SF ±
99	6,000 SF ±
100	6,000 SF ±
101	6,000 SF ±
102	6,000 SF ±
103	6,000 SF ±
104	6,000 SF ±
105	6,000 SF ±
106	6,000 SF ±
*OPEN SPACE LOT 107	21,539 SF ±
*OPEN SPACE LOT 108	3,845 SF ±
*OPEN SPACE LOT 109	5,610 SF ±
*OPEN SPACE LOT 110	13,209 SF ±
*OPEN SPACE LOT 111	17,612 SF ±

*OPEN SPACE LOTS 107 - 111 SHALL BE OWNED AND MAINTAINED BY THE HOA

OWNER/DEVELOPER
 MANGIONE ENTERPRISES OF TURF VALLEY, LP
 1205 YORK ROAD, PENTHOUSE
 LUTHERVILLE, MARYLAND 21033
 410.825.8400

SKETCH PLAN
TURF VALLEY CLUBHOUSE
 PHASE II LOTS 54 THRU 106, OPEN SPACE LOTS 107 THRU 111
 A RESUBDIVISION OF BULK PARCEL B
 SECTION IV: RESIDENTIAL PHASE IVE
 TAX MAP 16 GRID 16 & 17 PART OF PARCEL 8
 3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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 Email: info@silladcock.com

DESIGN BY: JH
 DRAWN BY: JH
 CHECKED BY: PS
 SCALE: 1" = 100'
 DATE: SEPTEMBER 15, 2011
 PROJECT #: 06-025
 SHEET #: 2 of 2

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Thomas S. Sautler 9/22/11
 PLANNING DIRECTOR DATE

