SITE DEVELOPMENT PLAN

POPLAR PARK AT TURF VALLEY

GENERAL NOTES

1. SUBJECT PROPERTY IS ZONED PGCC–2 AND POR PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
2. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS AN ALTERNATIVE COMPLIANCE OR A DESIGN MANUAL WAIVER HAS BEEN APPROVED.
3. THE PROJECT BOUNDARY IS BASED ON THE F–26–010 RECORDED PLAT #_____–_____
4. THE EXISTING TOPOGRAPHY IS BASED ON AERIAL TOPOGRAPHIC SURVEY PERFORMED BY WINGS AERIAL MAPPING CO., INC. FLOWN ON OR ABOUT JANUARY, 2006 AND THE F–26–010 ROAD CONSTRUCTION PLANS.
5. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING, AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, OR 100–YEAR FLOODPLAIN UNLESS AN ALTERNATIVE COMPLIANCE IS APPROVED BY DEPARTMENT OF PLANNING AND ZONING.
6. THERE ARE NO WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100–YEAR FLOODPLAIN, OR STEEP SLOPES 25% OR GREATER WITH MORE THAN 20,000 SF OF CONTIGUOUS AREA LOCATED ON THESE LOTS.
7. THIS SITE IS WITHIN THE METROPOLITAN DISTRICT.
8. WATER AND SEWER IS PUBLIC. THE CONTRACT NUMBERS ARE IS 24–5271–D.
9. TO THE BEST OF OUR KNOWLEDGE, INFORMATION, AND BELIEF, THERE ARE NO CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THESE LOTS.
10. THE REQUIRED PRE–SUBMISSION COMMUNITY INPUT MEETING WAS HELD ON DECEMBER 5, 2023 AT THE HOWARD COUNTY PUBIC LIBRARY – MILLER BRANCH.
11. THE FOREST STAND DELINEATION PLAN AND REPORT AND THE WETLANDS DELINEATION PLAN AND REPORT WERE PREPARED BY ECO–SCIENCE PROFESSIONALS, INC., DATED JULY 3, 2024, AND APPROVED WITH THE APPROVAL OF SP–24–004 ON JULY 18, 2025.
12. THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION WAS PREVIOUSLY ADDRESSED UNDER F–26–010.
13. THE 65 dba NOISE CONTOUR LINE FOR THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dba NOISE EXPOSURE. THE 65 dba NOISE LINE ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS, AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPT OF HOUSING AND URBAN DEVELOPMENT. THE 65 dBA NOISE LINE IS NOT LOCATED ON THESE LOTS.
14. THE NOISE STUDY WAS PREPARED BY HUSH ACOUSTICS LLC ON JUNE 4, 2024. IT WAS APPROVED ON JANUARY 17, 2025. THAT REPORT ESTABLISHED THE UNMITIGATED 65 dBA NOISE CONTOUR FOR THE F–26–010 PLANS. AN UPDATED NOISE STUDY WITH MITIGATION WAS PREPARED BY HUSH ACOUSTICS DATED MAY 14, 2026 SPECIFICALLY FOR THIS AGE–RESTRICTED ADULT HOUSING DEVELOPMENT.
15. THE TRAFFIC IMPACT STUDY WAS PREPARED BY THE TRAFFIC GROUP, INC. IT WAS APPROVED ON JANUARY 17, 2025 AS PAR OF SP–24–004.

    SUMMARY OF FINDINGS FOR APFO TRAFFIC ANALYSIS:

    D.DATE OF REPORT: JULY 11, 2024
    E.DATE OF COUNT(S): APRIL 17, 2024
    F.REPORT SUBMITTED AS PART OF PLAN NUMBER: SP–24–004
    G.PROVIDE STATEMENT THAT SCHOOLS WERE IN SESSION ON THAT DATE(S): HOWARD COUNTY PUBLIC SCHOOLS WERE IN SESSION ON WEDNESDAY, APRIL 17, 2024
    H.LIST INTERSECTIONS STUDIED, IDENTIFY INTERSECTION AS STATE OR COUNTY JURISDICTION, AND LABEL LOS FOR THE HORIZON YEAR OF EACH INTERSECTION:

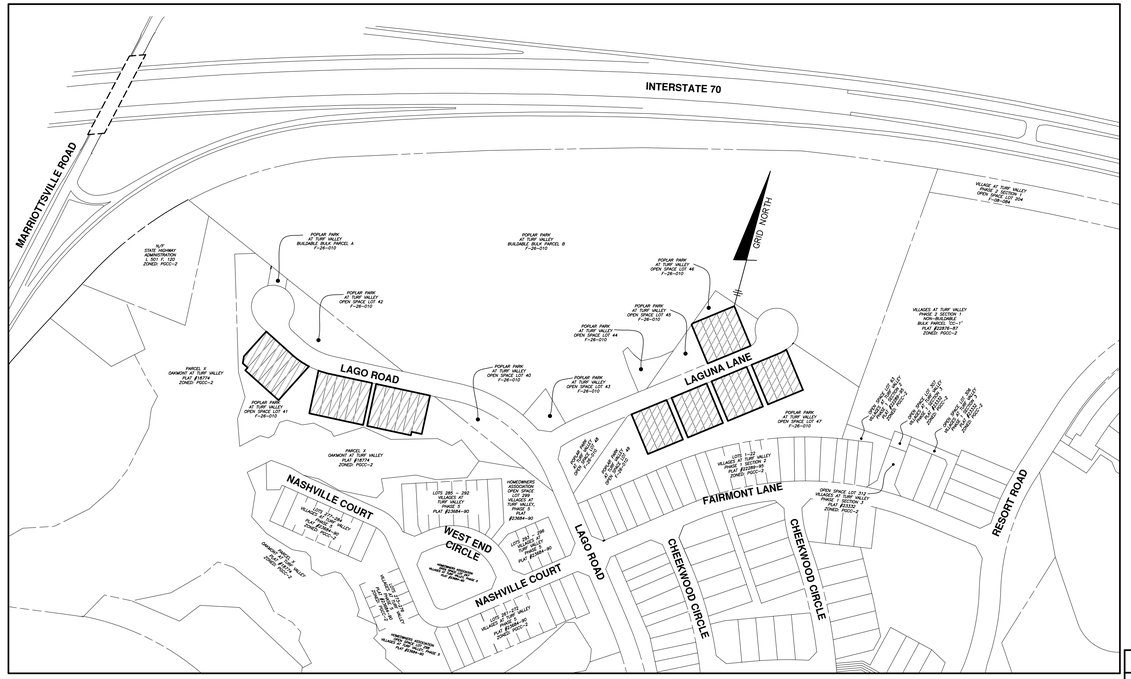
    MARRIOTTSVILLE ROAD/RESORT ROAD/ALBETH ROAD: COUNTY MAINTAINED – LOS 'A' UNDER 2027 PROJECTED TRAFFIC VOLUMES

    I. PROVIDE STATEMENT AS TO WHETHER MITIGATION IS REQUIRED AND EXPLAIN THE METHOD OF MITIGATION/IN LIEU FEE: MITIGATION IS NOT REQUIRED
16. A SPEED STUDY WAS NOT REQUIRED AS THE PROPOSED ROAD DESIGN DOES NOT CREATE A NEW INTERSECTION WITH AN EXISTING ROAD.
17. THE GEOTECHNICAL REPORT FOR STORMWATER MANAGEMENT WAS PREPARED BY HILLIS–CARNES ENGINEERING ASSOCIATES, INC. DATED AUGUST 16, 2024. IT WAS APPROVED ON JANUARY 17, 2025.
18. THE FLOODPLAIN STUDY WAS PREPARED BY BENCHMARK ENGINEERING, INC. ON MARCH 7, 2024. IT WAS APPROVED ON JANUARY 17, 2025.
19. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:

    a) WIDTH – 12' (16' SERVING MORE THAN ONE RESIDENCE).
    b) SURFACE – 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1–1/2" MIN.)
    c) GEOMETRY – MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
    d) STRUCTURES (CULVERTS/BRIDGES) – CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
    e) DRAINAGE ELEMENTS – CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1–FOOT DEPTH OVER DRIVEWAY.
    f) STRUCTURE CLEARANCES – MINIMUM 12 FEET.
    g) MAINTENANCE – SUFFICIENT TO INSURE ALL WEATHER USE.
20. STORMWATER MANAGEMENT HAS BEEN PROVIDED VIA ENVIRONMENTAL SITE DESIGN TO THE MAXIMUM EXTENT PRACTICAL (ESD TO THE MEP) AND COMPLIES WITH THE "MARYLAND DEPARTMENT OF THE ENVIRONMENT STORMWATER MANAGEMENT ACT OF 2007" AND THE "HOWARD COUNTY DESIGN MANUAL VOLUME I, CHAPTER 5". THE REPORT WAS PREPARED BY BENCHMARK ENGINEERING, INC. AND APPROVED UNDER F–26–010.

    STORMWATER MANAGEMENT FOR THE ENTIRE SUBDIVISION WAS PROVIDED VIA 1 (M–2) SUBMERGED GRAVEL WETLANDS, 3 (M–6) MICRO BIO–RETENTION PRACTICES, 21 (M–5) DRY WELLS, 1 AREA OF (N–2) DISCONNECTION OF NON–ROOFTOP RUNOFF, AND 1 (F–6) BIORETENTION.

    THE ON LOT PRACTICES CONSIST OF THE 21 (M–5) DRY WELLS. THEY SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNER OF THE LOT ON WHICH THE PRACTICE RESIDES. DETAILS OF THE DRY WELLS ARE PROVIDED ON THIS SITE DEVELOPMENT PLAN.
21. SECTION 126.0.D.1.e OF THE ZONING REGULATIONS LIMITS THE LENGTH OF RESIDENTIAL STRUCTURE BUILDINGS TO 120 FEET. HOWEVER, THE PLANNING BOARD MAY APPROVE A GREATER LENGTH, UP TO A MAXIMUM OF 300 FEET, BASED ON A DETERMINATION THAT THE DESIGN OF THE BUILDING WILL MITIGATE THE VISUAL IMPACT OF THE INCREASED LENGTH. THE BUILDING ON LOTS 1–6, 7–12, AND 13–18 EXCEED 120 FEET AND WILL REQUIRE PLANNING BOARD APPROVAL AT THE SITE DEVELOPMENT PLAN STAGE.
22. THESE LOTS ARE ARE EXEMPT FROM PROVIDING MODERATE INCOME HOUSING UNITS (MIHU) PER SECTION 100.E.3.b OF THE ZONING REGULATIONS.
23. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NO. 16E1 AND 0012 WERE USED FOR THIS PROJECT.
24. EXISTING UTILITIES SHOWN ARE BASED ON A COMBINATION OF CONTRACT DRAWINGS, COUNTY GIS, AND FIELD SURVEY.
25. THE REQUIREMENT OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL WAS PREVIOUSLY PROVIDED UNDER F–26–010. FINANCIAL SURETY WAS PAID UNDER THE DEVELOPER AGREEMENT ASSOCIATED WITH THAT PLAN.
26. THIS PHASE OF GOLF COURSE DEVELOPMENT WAS TESTED UNDER HOWARD COUNTY CODE SECTION 16.129 GOLF COURSE REDEVELOPMENT. THE CONCLUSION OF THE FINDINGS IS SUMMARIZED IN ADVANTAGE ENVIRONMENTAL CONSULTANTS, LLC. SUMMARY OF SOIL, SEDIMENT AND SURFACE WATER TESTING, PROJECT NUMBER 07–086 DATED AUGUST 9, 2007. THE CONCLUSION INDICATED THE RESULTS WOULD NOT BE EXPECTED TO TRIGGER ANY STATE OR FEDERAL REQUIREMENTS INCLUDING FURTHER INVESTIGATION OR SITE CLEANUP.
27. APPLICABLE DPZ FILE REFERENCES: S–86–013, P–06–013, F–08–060, F–15–076, F–15–079, F–16–020, F–17–013, FDP #21029–31, ECP–24–034, WP–25–024, SP–24–004, F–26–010, WP–25–024
28. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313–1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
29. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1–800–257–7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
30. ANY DAMAGE TO THE COUNTY'S RIGHT–OF–WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
31. SHC ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE.
32. FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R–6.03.
33. IN ACCORDANCE WITH SECTION 128.0 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS. PORCHES OR DECKS, OPEN OR ENCLOSED, MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR SETBACK YARD SETBACK.

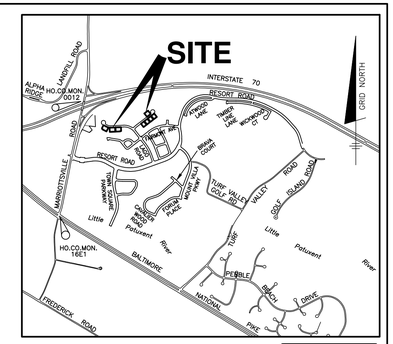


0 100 200 400
1 inch = 200 ft.

LIMIT OF SUBMISSION

LEGEND OF SYMBOLS

- LIMIT OF SUBMISSION
- ZONING LINE
- EXISTING CONTOURS
- EXISTING WETLANDS
- WB WB WB EXISTING 25' WETLANDS BUFFER
- EXISTING STREAM
- SB SB SB EXISTING STREAM BUFFER
- S S S EXISTING SEWER
- W W W EXISTING WATER
- EXISTING FIRE HYDRANT
- EXISTING STORM DRAIN
- LIMIT OF 100 YEAR FLOODPLAIN
- EXISTING STREET LIGHT
- 65dBA 65dBA EXISTING UNMITIGATED NOISE CONTOUR
- EXISTING FOREST CONSERVATION EASEMENT
- PROPOSED DRY WELL
- PROPOSED CONCRETE APRON
- EX SHADE TREE PER F–26–010
- EX STREET TREE PER F–26–010



VICINITY MAP
SCALE: 1" = 2000'

ADC MAP: 19
GRID: D4

BENCHMARKS – NAD'83 HORIZONTAL

HO. CO. #16E1 (MA: 3439001)
STAMPED BRASS DISK SET ON TOP OF A 3ft DEEP COLUMN OF CONCRETE.
N 593250.960' E 1340192.70'
ELEVATION: 463.981'

HO. CO. #0012 (MA: 3439001)
STAMPED BRASS DISK SET ON TOP OF A 3ft DEEP COLUMN OF CONCRETE.
N 596502.760' E 1340864.37'
ELEVATION: 486.298'

SITE ANALYSIS DATA CHART

A.)	TOTAL PROJECT AREA	35.11 ACRES
B.)	AREA OF THIS PLAN SUBMISSION	2.79 ACRES
C.)	LIMIT OF DISTURBED AREA	3.10 ACRES
D.)	PRESENT ZONING DESIGNATION:	PGCC–2
E.)	PROPOSED USE OF SITE:	RESIDENTIAL SINGLE–FAMILY ATTACHED
F.)	N/A	
G.)	TOTAL NUMBER OF UNITS ALLOWED AS SHOWN ON FINAL PLAT(S)	39
H.)	TOTAL NUMBER OF UNITS PROPOSED	39
I.)	N/A	
J.)	NUMBER OF PARKING SPACES REQUIRED BY HO. CO. ZONING REGS	90
K.)	NUMBER OF PARKING SPACES PROVIDED ONSITE (INCLUDES HANDICAPPED SPACES)	2 SPACES PER DRIVEWAY + 2 SPACES PER GARAGE X 39 HOUSES = 156
L.)	OPEN SPACE ON–SITE	OPEN SPACE WAS PROVIDED UNDER F–24–010 AT TIME OF SUBDIVISION
M.)	AREA OF RECREATIONAL OPEN SPACE REQUIRED	N/A
	AREA OF RECREATIONAL OPEN SPACE PROVIDED	N/A
N.)	N/A	
O.)	APPLICABLE DPZ FILE REFERENCES:	S–86–013, P–06–013, F–08–060, F–15–076, F–15–079, F–16–020, F–17–013, FDP #21029–31, ECP–24–034, WP–25–024, SP–24–004, F–26–010, WP–25–024
P.)	N/A	
Q.)	N/A	
R.)	NUMBER OF REQUIRED MIHU NUMBER OF PROVIDED MIHU	
S.)	N/A	

MODERATE INCOME HOUSING UNIT (MIHU) APPLICATION EXEMPTIONS TRACKING

Total Number of Lots/Units Proposed	39
Total Number of MIHU's Required	0
Number of MIHU's Provided Onsite (Exempt from APFO allocations)	0
Number of APFO Allocations Required (Remaining Lots/Units)	39
MIHU Fee-in-Lieu (Indicate Lot/Unit numbers)	NA

This residential project is exempt from the MIHU requirement See General Note 22.

SHEET INDEX

NO.	DESCRIPTION
1	COVER SHEET
2	HOUSE FOOTPRINT AND STORMWATER MANAGEMENT
3–4	SITE DEVELOPMENT AND GRADING PLAN
5–7	SEDIMENT AND EROSION CONTROL PLANS
.	.

ADDRESS CHART

LOT	ADDRESS
1	13001 LAGO ROAD
2	13003 LAGO ROAD
3	13005 LAGO ROAD
4	13007 LAGO ROAD
5	13009 LAGO ROAD
6	13011 LAGO ROAD
7	13015 LAGO ROAD
8	13017 LAGO ROAD
9	13019 LAGO ROAD
10	13021 LAGO ROAD
11	13023 LAGO ROAD
12	13025 LAGO ROAD
13	13035 LAGO ROAD
14	13037 LAGO ROAD
15	13039 LAGO ROAD
16	13041 LAGO ROAD
17	13043 LAGO ROAD
18	13045 LAGO ROAD
19	12042 LAGUNA LANE
20	12044 LAGUNA LANE
21	12046 LAGUNA LANE
22	12048 LAGUNA LANE
23	12050 LAGUNA LANE
24	12057 LAGUNA LANE
25	12055 LAGUNA LANE
26	12053 LAGUNA LANE
27	12051 LAGUNA LANE
28	12047 LAGUNA LANE
29	12045 LAGUNA LANE
30	12043 LAGUNA LANE
31	12041 LAGUNA LANE
32	12037 LAGUNA LANE
33	12035 LAGUNA LANE
34	12033 LAGUNA LANE
35	12031 LAGUNA LANE
36	12027 LAGUNA LANE
37	12025 LAGUNA LANE
38	12023 LAGUNA LANE
39	12021 LAGUNA LANE

BULK REGULATIONS:

(per 3RD AMENDMENT TO THE TURF VALLEY, MULTI–USE SUBDISTRICT FDP)

PERMITTED USES : ALL USES AS PER TURF VALLEY PGCC DISTRICT, MULTI–USE SUBDISTRICT FINAL DEVELOPMENT PLAN, THIRD AMENDMENT, PLATS 21029–21031. (46 USES OUTLINED FROM RESIDENTIAL USES TO SPECIALTY STORES)

PROPOSED USE : SINGLE FAMILY ATTACHED

PERMITTED HEIGHT : PRINCIPAL STRUCTURE: 34 FEET
EXCEPT UNITS WITH GABLE, HIP, OR GAMBREL ROOFS: 40 FEET

MAXIMUM LOT COVERAGE FOR STRUCTURES WITHIN SINGLE–FAMILY ATTACHED PROJECTS DEVELOPED WITH ONE DWELLING UNIT PER LOT: 60 PERCENT

MAXIMUM DENSITY FOR TOTAL PGCC DISTRICT IS 2.0 DWELLING UNITS PER ACRE.

MAXIMUM UNITS PER STRUCTURE: SINGLE FAMILY ATTACHED: 8 UNITS

MAXIMUM BUILDING LENGTH FOR RESIDENTIAL STRUCTURE: 120 FEET
(PLANNING BOARD MAY APPROVE GREATER LENGTH UP TO 300 FEET)

MINIMUM SETBACK REQUIREMENTS:

FROM ARTERIAL ROADS:
RESIDENTIAL STRUCTURES 50 FEET
ACCESSORY USES 30 FEET

FROM COLLECTORS AND LOCAL STREETS:
RESIDENTIAL STRUCTURES 30 FEET FROM A 60 FT. ROW
20 FEET FROM A 50 FT. ROW
ACCESSORY USES 10 FEET

FROM NON–PGCC ADJACENT PROPERTIES:
FROM RESIDENTIAL DISTRICTS 75 FEET
FROM ALL OTHER DISTRICTS 30 FEET

FROM LOT LINES WITHIN PGCC MULTI–USE SUBDISTRICT
SINGLE FAMILY DETACHED – SIDE 7.5 FEET
ZERO LOT LINE AND ALL OTHER USES – SIDE 0 FEET
A MINIMUM OF 10 FEET MUST BE PROVIDED BETWEEN STRUCTURES
RESIDENTIAL – REAR 20 FEET

MINIMUM DISTANCE BETWEEN ATTACHED DWELLING UNITS
FACE TO FACE 30 FEET
FACE TO SIDE/REAR 30 FEET
SIDE TO SIDE 15 FEET
REAR TO REAR 60 FEET
REAR TO FACE 100 FEET

PERMIT INFORMATION CHART

SUBDIVISION NAME:	SECTION/AREA:	LOT/PARCEL #
POPLAR PARK AT TURF VALLEY	N/A	1 thru 39

PLAT No.	GRID No.	ZONE	TAX MAP No.	ELECTION DISTRICT No.	CENSUS TRACT
.	4	POR	16	3	603004

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DIRECTOR DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE .

NO.	DATE	REVISION

BENCHMARK
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
ENGINEERING, INC.
3300 N. RIDGE ROAD ▲ SUITE 140 ▲ ELLICOTT CITY, MARYLAND 21043
(P) 410–465–6105 (F) 410–465–6644
WWW.BEI–CIVILENGINEERING.COM

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. 22390, Expiration Date: 6-30-2027.

STATE OF MARYLAND — CHRISTOPHER A. CAMPBELL — 22390 — PROFESSIONAL ENGINEER

OWNER:
MANGIONE ENTERPRISES OF TURF VALLEY, LP
1205 YORK ROAD, PENTHOUSE
LUTHERVILLE, MARYLAND 21093
410–825–8400

DEVELOPER/BUILDER:
NV HOMES
9720 PATUXENT WOODS DRIVE
COLUMBIA, MARYLAND 21046
703–956–4080

POPLAR PARK AT TURF VALLEY

RESIDENTIAL SINGLE FAMILY ATTACHED

LOTS 1-39
PREVIOUSLY RECORDED UNDER POPLAR PARK AT TURF VALLEY, F-26-010, AS RECORD PLAT #_____-_____

PARCEL 15: TAX MAP: 16 – GRID: 04 – ZONED: POR
ELECTION DISTRICT NO. 3
HOWARD COUNTY, MARYLAND

COVER SHEET

DESIGN: DBT	CHECK: CAM	DATE: JULY 23, 2026	BEI PROJECT NO. 3120
		SCALE: AS SHOWN	SHEET 1 OF 7

SDP-27-005

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1 inch = 20 ft.

NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
3300 N. RIDGE ROAD ▲ SUITE 140 ▲ ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
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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. 22390, Expiration Date: 6-30-2027.

STATE OF MARYLAND CHRISTOPHER A. MALAGARI 22390 PROFESSIONAL ENGINEER

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LUTHERVILLE, MARYLAND 21093
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POPLAR PARK AT TURF VALLEY

RESIDENTIAL SINGLE FAMILY ATTACHED

LOTS 1-39
PREVIOUSLY RECORDED UNDER POPLAR PARK AT TURF VALLEY, F-26-010, AS RECORD PLAT #_____-_____

PARCEL 15: TAX MAP: 16 – GRID: 04 – ZONED: POR
ELECTION DISTRICT NO. 3
HOWARD COUNTY, MARYLAND

SITE DEVELOPMENT AND GRADING PLAN

DESIGN: DBT	CHECK: CAM	DATE: JULY 23, 2026	BEI PROJECT NO.
		SCALE: AS SHOWN	SHEET 3 OF 7

SDP-27-005

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DIRECTOR DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE ____________

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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
DIRECTOR	DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE ____________________

NO.	DATE	REVISION

BENCHMARK
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
ENGINEERING, INC.
3300 N. RIDGE ROAD ▲ SUITE 140 ▲ ELLICOTT CITY, MARYLAND 21043
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703-956-4080

DESIGN: DBT | CHECK: CAM

POPLAR PARK AT TURF VALLEY

RESIDENTIAL SINGLE FAMILY ATTACHED

LOTS 1-39
PREVIOUSLY RECORDED UNDER POPLAR PARK AT TURF VALLEY, F-26-010, AS RECORD PLAT #_____-_____

PARCEL 15: TAX MAP: 16 – GRID: 04 – ZONED: POR
ELECTION DISTRICT NO. 3
HOWARD COUNTY, MARYLAND

SITE DEVELOPMENT AND GRADING PLAN

DATE:	JULY 23, 2026	BEI PROJECT NO.	
SCALE:	AS SHOWN	SHEET	4 OF 7

SDP-27-005

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