









## GENERAL NOTES

1.) THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE

2.) THIS PROJECT IS SUBJECT TO THE 3RD AMENDED TURF VALLEY MULTI—USE SUB—DISTRICT FINAL DÉVELOPMENT PLAN RECORDED AS PLAT NUMBERS 21029-21031 ON MARCH 26, 2010 AND THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

3.) THE SUBJECT PROPERTY IS ZONED PGCC-2 PER THE 10-6-2013 COMPREHENSIVE ZONING PLAN.

4.) BOUNDARY IS BASED ON F-14-026 RECORD PLAT NO. 22876-22887 PREPARED BY BENCHMARK ENGINEERING, INC. AND RECORDED ON JULY 2, 2014.

5.) THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT

6.) THE EXISTING TOPOGRAPHY SHOWN ON THIS LOT IS BASED ON A FIELD RUN SURVEY PERFORMED BY BÉNCHMARK ENGINEERING, INC. IN 2015. EXISTING UTILITIES ARE BASED ON THE F-08-084 ROAD CONSTRUCTION PLANS AND CONTRACT DRAWINGS #24-4549-D

7.) EXISTING UTILITIES SHOWN ARE BASED ON APPROVED CONTRACT NO. 24-4549-D AND APPROVED ROAD

CONSTRUCTION PLANS F-08-084. 8.) WATER IS PUBLIC. THE CONTRACT NUMBER IS 24-4549-D.

9.) SEWER IS PUBLIC. THE CONTRACT NUMBER IS 24-4549-D.

10.) THIS LOT IS LOCATED WITHIN THE METROPOLITAN DISTRICT

11.) THERE ARE NO WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, 100-YEAR FLOODPLAIN OR 25% OR GRÉATER STEEP SLOPES THAT ARE AT LEAST 20,000 S.F. OF CONTIGUOUS AREA LOCATED ON THIS LOT.

12.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED ON THESE LOTS.

13.) STORMWATER MANAGEMENT FOR THIS LOT WAS PREVIOUSLY PROVIDED UNDER F-08-084. WATER QUALITY AND GROUNDWATER RECHARGE WAS PROVIDED BY SWMF #6, F-1 SURFACE SAND FILTER AND CPV QUANTITY CONTROL WAS PROVIDED BY SWMF #6 EXTENDED DETENTION FACILITY. THESE FACILITIES ARE LOCATED DIRECTLY SOUTH OF THE LOT. SINCE THESE FACILITIES DO NOT MEET THE CURRENT "MARYLAND DEPARTMENT OF THE FNVIRONMENT STORMWATER MANAGEMENT ACT OF 2007, THE LOT WILL BE SUBJECT TO PROVIDING ADDITIONAL WATER QUALITY CONTROL. SINCE IT WILL CONTINUE TO DISCHARGE TO THE F-1 SURFACE SAND FILTER, THE ADDITIONAL WATER QUALITY WILL ONLY NEED TO BE PROVIDED BASED ON A Pe OF 1.0. THIS SHALL BE ACCOMPLISHED VIA 3 FILTERRA UNITS. THEY WILL BE PRIVATELY OWNED AND PRIVATELY MAINTAINED.

14.) A GEOTECHNICAL REPORT IS NOT NEED AS THE STORMWATER MANAGEMENT DEVICES PROPOSED DO NOT REQUIRE SOL BORINGS AS THEY ARE A COMPLETELY ENCLOSED DEVICES WITH A CONCRETE BOTTOM AND DO NO INFILTRATE INTO THE GROUND.

THE GEOTECHNICAL REPORT FOR THE RETAINING WALLS WAS PREPARED BY HILLIS-CARNES ENGINEERING ASSOCIATES DATED SEPTEMBER 10, 2024.

15.) THE NOISE STUDY WAS PERFORMED BY POLYSONICS DATED NOVEMBER, 2007 AND REVISED IN MAY, 2008 AND APPROVED WITH THE APPROVAL OF F-08-084. THE 65dba 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.

16.) THE TRAFFIC IMPACT STUDY WAS PREPARED BY THE TRAFFIC GROUP, INC. SUMMARY OF FINDINGS FOR APFO TRAFFIC ANALYSIS:

- DATE OF REPORT: JANUARY 7, 2005
- DATE OF COUNT(S): MARCH 1th, 25th, AND 30th OF 2004
- REPORT SUBMITTED AS PART OF PLAN NUMBER: S-86-013
- PROVIDE STATEMENT THAT SCHOOLS WERE IN SESSION ON THAT DATE(S): THE SCHOOLS WERE IN SESSION DURING THE DAYS OF THE COUNTS. LIST INTERSECTIONS STUDIED, IDENTIFY INTERSECTION AS STATE OR COUNTY JURISDICTION, AND LABEL OS FOR THE HORIZON YEAR OF EACH INTERSECTION: MARRIOTTSVILLE ROAD AND RESORT ROAD/ALBETH ROAD, COUNTY JURISDICTION, LOS 'A' IN AM AND LOS 'B' IN PM; US 40 AND MARRIOTTSVILLE ROAD, STATE JURISDICTION, LOS 'D' IN AM AND LOS 'C'

IN PM; US 40 AND MD 144/PEBBLE BEACH DR, STATE JURISDICTION, LOS 'D' IN AM AND LOS 'B' IN

PROVIDE STATEMENT AS TO WHETHER MITIGATION IS REQUIRED AND EXPLAIN THE METHOD OF MITIGATION/IN LIEU FEE: IMPROVEMENTS INCLUDED CONSTRUCTING LEFT AND RIGHT TURN LANES ON MARRIOTTSVILLE ROAD AT RESORT ROAD, PROVIDING 2 APPROACH LANES ON RESORT ROAD AT MARRIOTTSVILLE ROAD, PROVIDING TRAFFIC SIGNALIZATION AT THE MARRIOTTSVILLE ROAD/RESORT ROAD INTERSECTION, AND EXTENDING RESORT ROAD TO TURF VALLEY ROAD.

17.) THE SPEED STUDY FOR RESORT ROAD WAS PREPARED BY TRAFFIC GROUP, INC. ON AUGUST 24, 2023.

18.) THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED OBLIGATION IN THE AMOUNT OF \$6,930.00 FOR 22 SHADE TREES AND 11 SHRUBS SHALL BE POSTED AS PART OF THE GRADING PERMIT FOR THIS SITE DEVELOPMENT PLAN.

19.) THIS LOT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200. THE FOREST CONSERVATION ACT OF HOWARD COUNTY, SINCE IT IS PART OF A PLANNED UNIT DEVELOPMENT THAT HAD PRELIMINARY DEVELOPMENT PLAN APPROVAL AND 50 PERCENT OR MORE OF THE LAND WAS RECORDED AND SUBSTANTIALLY DEVELOPED BEFORE DECEMBER 31, 1992. THEREFORE, A FOREST CONSERVATION PLAN IS NOT REQUIRED WITH THIS SITE DEVELOPMENT PLAN. THIS PLAN IS ON COMPLIANCE WITH THE LAWS IN EFFECT ON FEBRUARY 4, 2020 WHICH GRANDFATHERED THE SITE PER P-06-013.

20.) THE SETBACKS ON THIS SITE DEVELOPMENT PLAN FOR RETAINING WALL #1 ALONG RESORT ROAD AND ALONG THE REAR OF THE SUBJECT LOT WAS APPROVED BY THE PLANNING BÖARD ON \_ APPROVAL ALLOWED FOR THE STRUCTURE SETBACK ALONG RESORT ROAD TO BE REDUCED TO 13 FEET AND THE SETBACK ALONG THE REAR TO BE REDUCED TO 18.3 FEET. RETAINING WALL #2 IS LESS THAN 3 FEET IN HEIGHT AND THEREFORE IS NOT CONSIDERED A STRUCTURE AND NOT SUBJECT TO THE SETBACKS.

21.) ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.

22.) IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, WINDOW WELLS, ORIELS, VESTIBULES, BALCONIES AND CHIMNEYS MAY ENCROACH 4 FEET INTO ANY SETBACK OR REQUIRED DISTANCE BETWEEN BUILDINGS PROVIDED THE FEATURE HAS A MAXIMUM WIDTH OF 16 FEET. EXTERIOR STAIRWAYS OR RAMPS, ABOVE OR BELOW GROUND LEVEL (EXCLUDING THOSE ATTACHED TO A PORCH OR DECK) MAY ENCROACH 10 FEET INTO A FRONT SETBACK OR A SETBACK FROM A PROJECT BOUNDARY, 16 FEET INTO A REAR SETBACK, 4 FEET INTO A SIDE SETBACK OR REQUIRED DISTANCE BETWEEN BUILDINGS. OPEN OR ENCLOSED PORCHES OR DECKS AND THE STAIRWAYS OR RAMPS ATTACHED THERETO MAY ENCROACH 10 FEET INTO A FRONT OR REAR SETBACK, SETBACK FROM A PROJECT BOUNDARY OR A REQUIRED DISTANCE BETWEEN BUILDINGS.

23.) THIS LOT IS EXEMPT FROM PROVIDING MODERATE INCOME HOUSING UNITS (MIHU) PER SECTION 100.E.3.b OF THE ZONING REGULATIONS

24.) REFUSE COLLECTION SHALL BE PRIVATE. DUMPSTERS ARE PROVIDED WITHIN THE PARKING LOT.

25.) 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.

26.) THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.

27.) ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

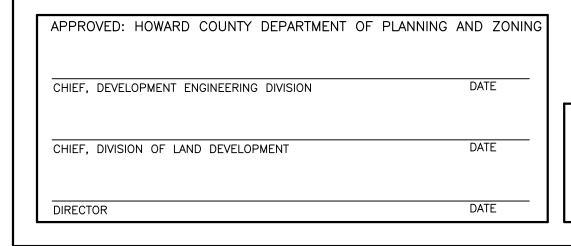
28.) ON-STREET PARKING (BOTH SIDES) IS PROHIBITED ALONG THE ENTRANCE RAMP FROM RESORT ROAD DOWN TO THE PARKING LOT.

29.) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.

30.) TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MARYLAND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MdMUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.

31.) ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) -3'LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.

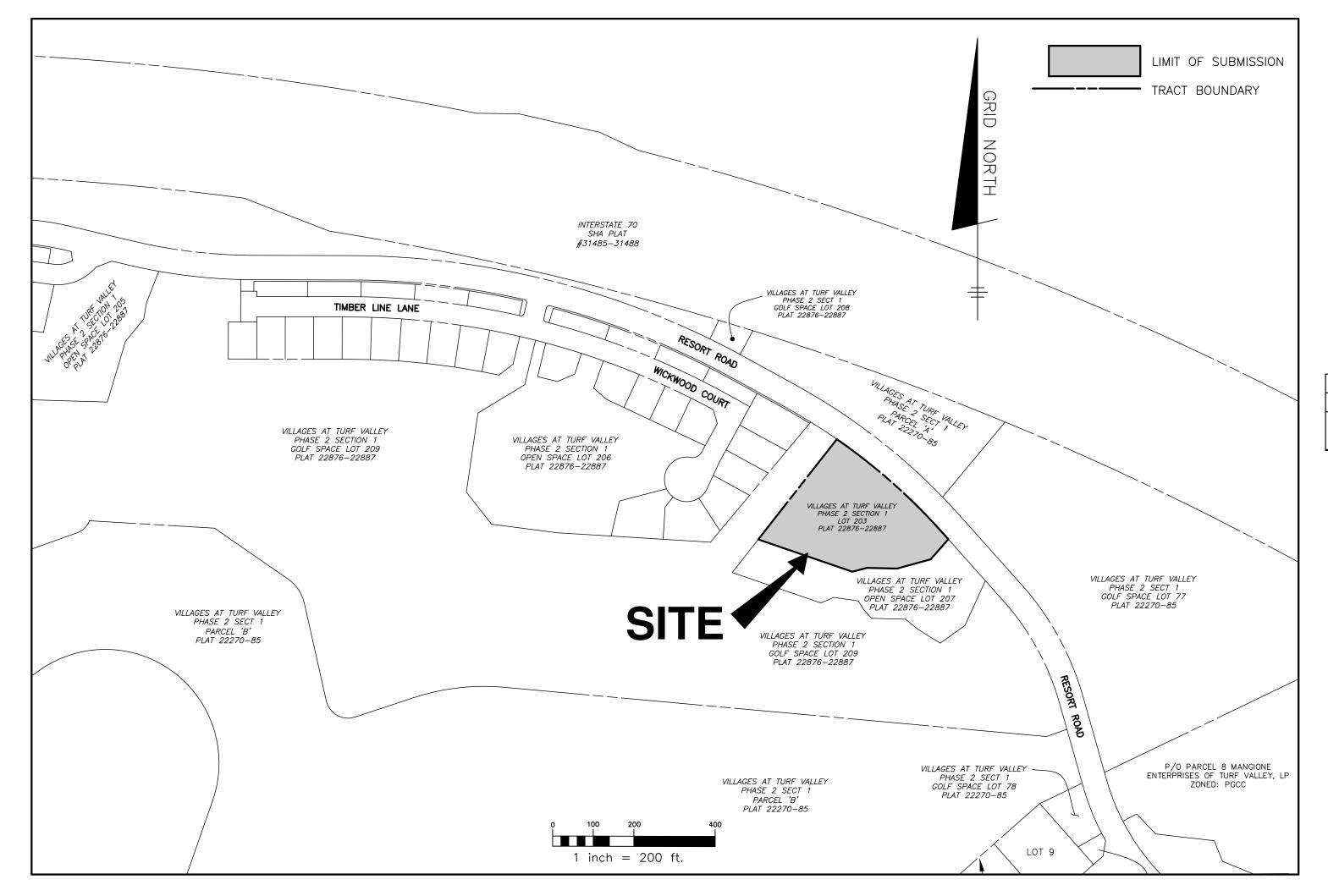
32.) "ON THE APPROACH SIDE OF A STOP SIGN, NO STREET TREE CAN BE PLANTED WITHIN 30 FT OF THE STOP



APPROVED PLANNING BOARD OF HOWARD COUNTY

## RESIDENTIAL SITE DEVELOPMENT PLAN VILLAGES AT TURF VALLEY

PHASE 2 SECTION 1 LOT 203



33.) "R1-1 (STOP) SIGN AND STREET NAME SIGN (SNS) ASSEMBLIES MUST BE INSTALLED BEFORE THE BASE PAVEMENT IS COMPLETED."

34.) "THE TRAFFIC CONTROL DEVICE LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE FIELD APPROVED BY HOWARD COUNTY - TRAFFIC (410.313.2430) PRIOR TO INSTALLATION."

35.) A "PERMISSION FOR AND MAINTENANCE OF STRUCTURES IN RIGHT-OF-WAY" AGREEMENT FOR THE PORTION OF RETAINING WALL #1 THAT ENCROACHES INTO OPEN SPACE LOT 207 AND THE PUBLIC SWM, ACCESS, DRAINAGE & UTILITY EASEMENT WAS EXECUTED ON MAY 23, 2024.

36.) THE PHOTOMETRIC PLAN FOR THE PARKING LOT LIGHTING WAS PREPARED BY JENNERIK ENGINEERING, INC., DATED NOVEMBER 13, 2024.

37.) A KNOX BOX SHALL BE PLACED ON THE FRONT OF ALL APARTMENT BUILDINGS NO MORE THAN 6' TO THE RIGHT OF THE MAIN ENTRANCE AT A HEIGHT OF 4'-5". IT SHALL BE ELECTRONICALLY SUPERVISED TO NOTIFY THE OWNER THAT IT IS BEING ACCESSED (INTEGRATED WITH THE FIRE SYSTEM). MORE THAN ONE KNOX BOX PER BUILDING MAY BE REQUIRED. THE CONSTRUCTION SUPERINTENDENT SHOULD COORDINATE WITH THE OFFICE O THE FIRE MARSHAL TO DETERMINE THE NUMBER OF KNOX BOXES REQUIRED AND THE PLACEMENT LOCATIONS.

38.) THE FOLLOWING PROVISIONS SHALL APPLY TO A FIRE DEPARTMENT CONNECTION FOR FIRE PROTECTION SYSTEMS: (I) A FIRE DEPARTMENT CONNECTION FOR FIRE PROTECTION SYSTEMS SHALL BE LOCATED: (A.) ON THE SIDE OF THE STRUCTURE DISPLAYING THE ADDRESS CLEARLY VISIBLE TO THE RESPONDING UNITS (UNLESS AN ALTERNATE LOCATION IS APPROVED BY THE AHJ); (B.) WITHIN 100 FT. OF A FIRE HYDRANT;(II) THE APPROPRIATE SIGN SHALL BE MOUNTED ON THE BUILDING'S WALL BETWEEN 8 AND 12 FEET ABOVE THE FIRE DEPARTMENT CONNECTION; (III) A FREE-STANDING FIRE DEPARTMENT CONNECTION SHALL HAVE THE SIGN MOUNTED ON A POLE DIRECTLY BEHIND THE CONNECTION APPROXIMATELY 6 FEET HIGH: (IV) SIGNS SHALL HAVE A WHITE REFLECTIVE BACKGROUND WITH A RED REFLECTIVE BORDER, RED REFLECTIVE LETTERS AND A RED REFLECTIVE ARROW. THE BORDER SHALL HAVE A 3/8" STROKE. THE LETTERS SHALL BE 6" HIGH WITH A 1" STROKE. THE ARROW SHALL HAVE A STROKE NOTE LESS THAN 2". THE OVERALL SIGN MEASUREMENTS SHALL BE 12" BY 18": (V) ANY OBSTRUCTION OR CONDITION THAT DETERS OR HINDERS ACCESS TO A FDC IS PROHIBITED. A MINIMUM CLEAR SPACE OF 15 FEET (7.5 FEET ON ALL SIDES) SHALL BE MAINTAINED.

39.) FOR RESIDENTIAL MULTI-FAMILY BUILDINGS HAVING TWO OR MORE FLOORS. A UNIFORM NUMERIC SYSTEM SHALL BE UTILIZED TO IDENTIFY ALL DWELLING UNITS WITH A NUMBER THAT IS UNIQUE TO ONLY ONE UNIT. ALL UNITS IN A VERTICAL STACK OR COLUMN SHALL BE UNIFORMLY NUMBERED SUCH THAT THEY ALL SHARE A NUMERIC REFERENCE TO EACH OTHER IN THAT STACK OF COLUMN, AS APPROVED BY THE AHJ. FOR EXAMPLE, UNIT 301 SHALL BE DIRECTLY OVER UNIT 201, WHICH IS DIRECTLY OVER UNIT 101. IN THE EVENT AN OPEN OR AMENITY SPACE ON ANY FLOOR PREVENTS THIS UNIFORMITY, THE CORRESPONDING UNIT NUMBER SHALL BE OMITTED RATHER THEN MOVED OUTSIDE OF THE NUMERICALLY UNIFORM COLUMN OR STACK.

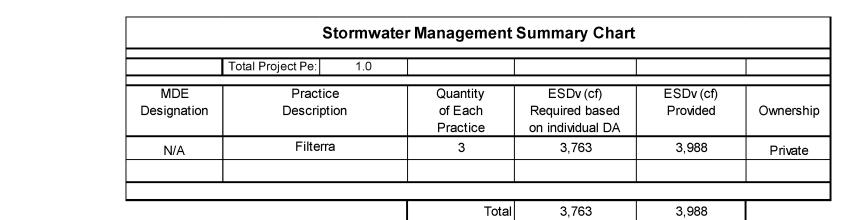
40.) A DESIGN MANUAL WAIVER TO DESIGN MANUAL VOLUME III, SECTION 3.4.2.b, WHICH REQUIRES A PERMANENT EASEMENT BEHIND RETAINING WALLS EQUIVALENT IN WIDTH TO THE HEIGHT OF THE WALL PLUS THE GEOGRID AND PROHIBITS ANY STRUCTURES BEING PLACED WITHIN SAID EASEMENT WAS APPROVED ON MARCH 26, 2025 SUBJECT TO THE WALL GLOBAL STABILITY BEING DESIGNED FOR A FACTOR OF SAFETY OF 2.0 AND THAT A SEQUENCE OF REPAIR BE PROVIDED ON THE PLANS IN THE EVENT OF A WALL FAILURE.

THIS SEQUENCE OF REPAIR HAS BEEN PROVIDED TO DED AND IS ON FILE.

41.) A "PERMISSION FOR AND MAINTENANCE OF STRUCTURES IN RIGHT-OF-WAY" FOR THE PORTION OF THE RETAINING WALL LOCATED ON ADJACENT OPEN SPACE LOT 207 WAS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND ON MAY 23, 2024 AT LIBER 22378 FOLIO 380.

Lot

203



**Stormwater Management Information** 

22876-22887|

Practice Type (Quantity) | Public | Private | HOA Maintains | Facility Name & Number Misc. Filterra ✓ | PERMIT INFORMATION CHART SUBDIVISION NAME: SECTION/AREA: LOT/PARCEL # VILLAGES AT TURF VALLEY SECTION

10

ZONE

PGCC-2

TAX MAP NO

ELECTION

CENSUS

6030.00

## LEGEND OF SYMBOLS

\_\_\_\_\_ FIELD SURVEY, 2015 EXISTING SLOPES 25% OR GREATER NRCS SOILS DELINEATION LINE NRCS SOILS TYPE EXISTING STREET LIGHT

— G — EXISTING GAS LINE

— S — S — EXISTING SEWER

— W— W— EXISTING WATER ----- 65dBA UNMITIGATED 65dBA NOISE CONTOUR LIMIT OF SUBMISSION BUILDING RESTRICTION LINE

EXISTING CONTOURS

PROPOSED LIGHT POLE PROPOSED ROOF LEADER DRAIN PROPOSED STORM DRAIN PROPOSED WATER (PRIVATE)

PROPOSED SEWER (PRIVATE) PROPOSED SIDEWALK PROPOSED PUBLIC EASEMENT

EXISTING PUBLIC EASEMENT

**RESORT ROAD** 

SWM DRAINAGE AREA LINE

ADDRESS CHART BUILDING **ADDRESS** 

10785

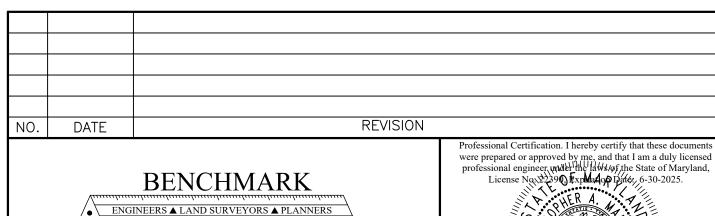
BENCHMARKS - NAD'83 HORIZONTAI A 3ft DEEP COLUMN OF CONCRETE. A 3ft DEEP COLUMN OF CONCRETE N 593250.960' E 1340192.70' N 596502.760' E 1340864.37' ELEVATION: 463,981' ELEVATION: 486.298'

> ADC MAP: 19 GRID: D4

SHEET INDEX				
SHEET	TITLE			
1	COVER SHEET			
2	BUILDING FOOTPRINT AND ELEVATIONS			
3	SITE LAYOUT PLAN			
4	GRADING PLAN			
5	ACCESS RAMP PROFILE AND DETAILS			
6	UTILITY PROFILES			
7	STORMWATER MANAGEMENT DETAILS			
8	DRAINAGE AREA MAP			
9	LANDSCAPE PLAN			
10-12	SEDIMENT AND EROSION CONTROL PLANS			
13-15	RETAINING WALL #1 PLANS			

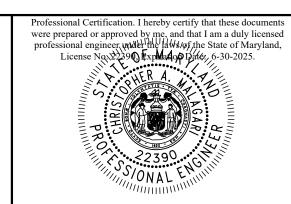
SITE ANALYSIS DATA CHART RESORT ROAD

A.) TOTAL PROJECT AREA \_\_\_\_ \_ 1.92 ACRES B.) AREA OF THIS PLAN SUBMISSION \_\_\_\_\_ C.) LIMIT OF DISTURBED AREA \_\_\_\_ D.) PRESENT ZONING DESIGNATION: \_\_\_\_\_ E.) PROPOSED USE: MUI TI-FAMII Y F.) FLOOR SPACE ON EACH LEVEL OF BLDG PER USE \_\_\_ N/A (FOR RETAIL, OFFICE, OR WAREHOUSE) G.) TOTAL NUMBER OF UNITS ALLOWED AS SHOWN ON FINAL PLAT(S)\_ H.) TOTAL NUMBER OF UNITS PROPOSED\_\_\_\_\_ I.) MAXIMUM NUMBER OF EMPLOYEES, TENANTS ON SITE PER USE \_ J.) NUMBER OF PARKING SPACES REQUIRED BY HO. CO. ZONING REGS. \_\_\_ K.) NUMBER OF PARKING SPACES PROVIDED ONSITE (INCLUDES HANDICAPPED SPACES)\_\_\_\_ L.) OPEN SPACE ON-SITE \_\_\_\_ N/A (OPEN SPACE PROVIDED AS PART OF F-08-084) M.) AREA OF RECREATIONAL OPEN SPACE REQUIRED\_\_\_\_\_ N/A AREA OF RECREATIONAL OPEN SPACE PROVIDED\_\_\_\_\_ N/A N.) BUILDING COVERAGE OF SITE \_\_ PERCENTAGE OF GROSS AREA\_\_\_ S-86-013, P-06-013, F-08-084 O.) APPLICABLE DPZ FILE REFERENCES: \_\_\_\_ F-14-026, FDP #21029-31, ECP-24-027 P.) ANY OTHER INFORMATION WHICH MAY BE RELEVANT\_ N/A Q.) FLOOR AREA RATION (FAR) (IF REQ BY ZONING)\_\_\_\_N/A R.) NUMBER OF REQUIRED MIHU \_\_\_\_ NUMBER OF PROVIDED MIHU \_\_\_ S.) N/A



ENGINEERING, INC 3300 N. RIDGE ROAD ▲ SUITE 140 ▲ ELLICOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6644

WWW.BEI-CIVILENGINEERING.COM



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

DEVELOPER:

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

ESIGN: DBT | CHECK: CAM

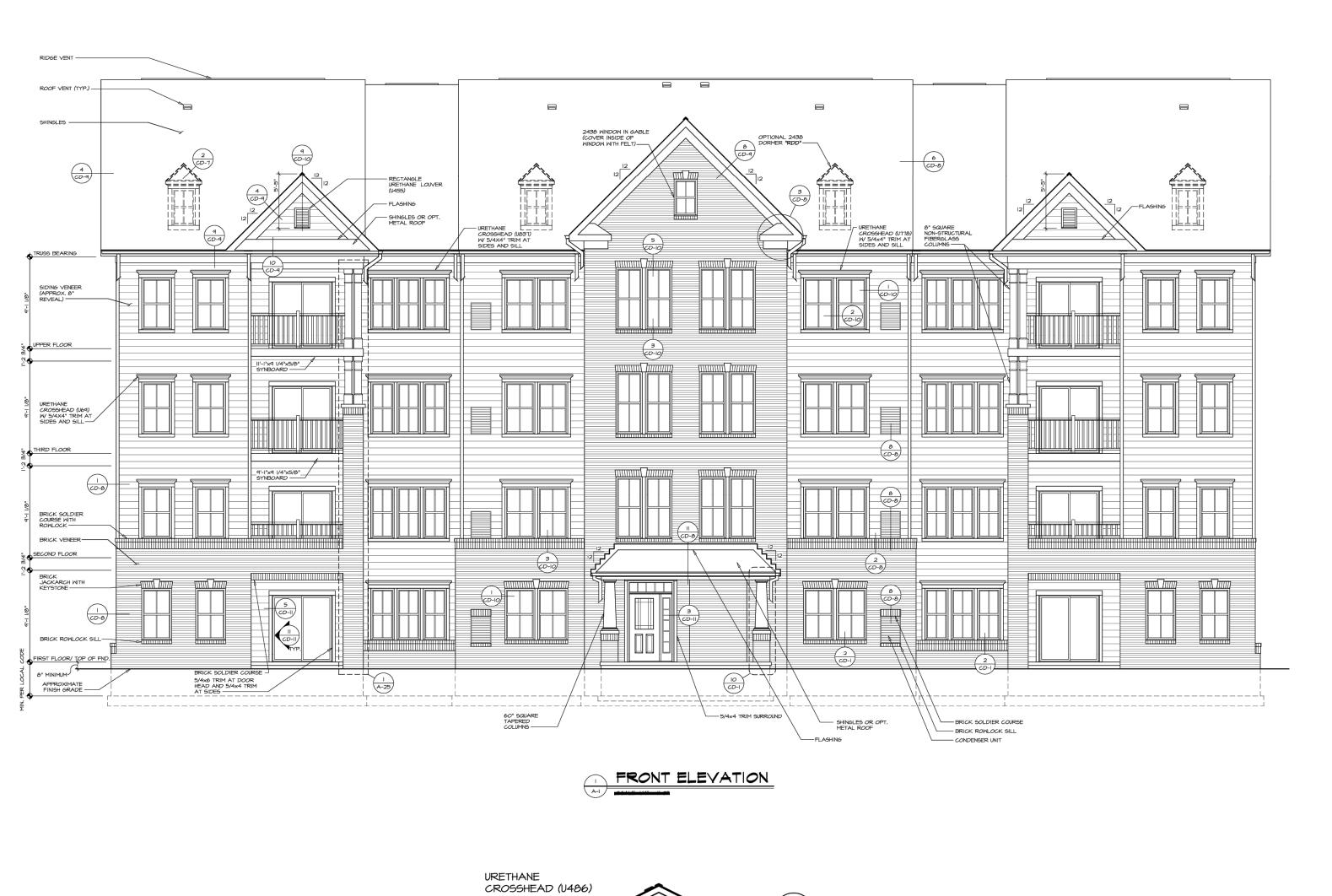
VILLAGES AT TURF VALLEY PHASE 2 SECTION 1 LOT 203 (PREVIOUSLY RECORDED AS PLAT #22876-22887) TAX MAP: 16 GRID: 10 PARCEL: 401 ZONED: PGCC-2

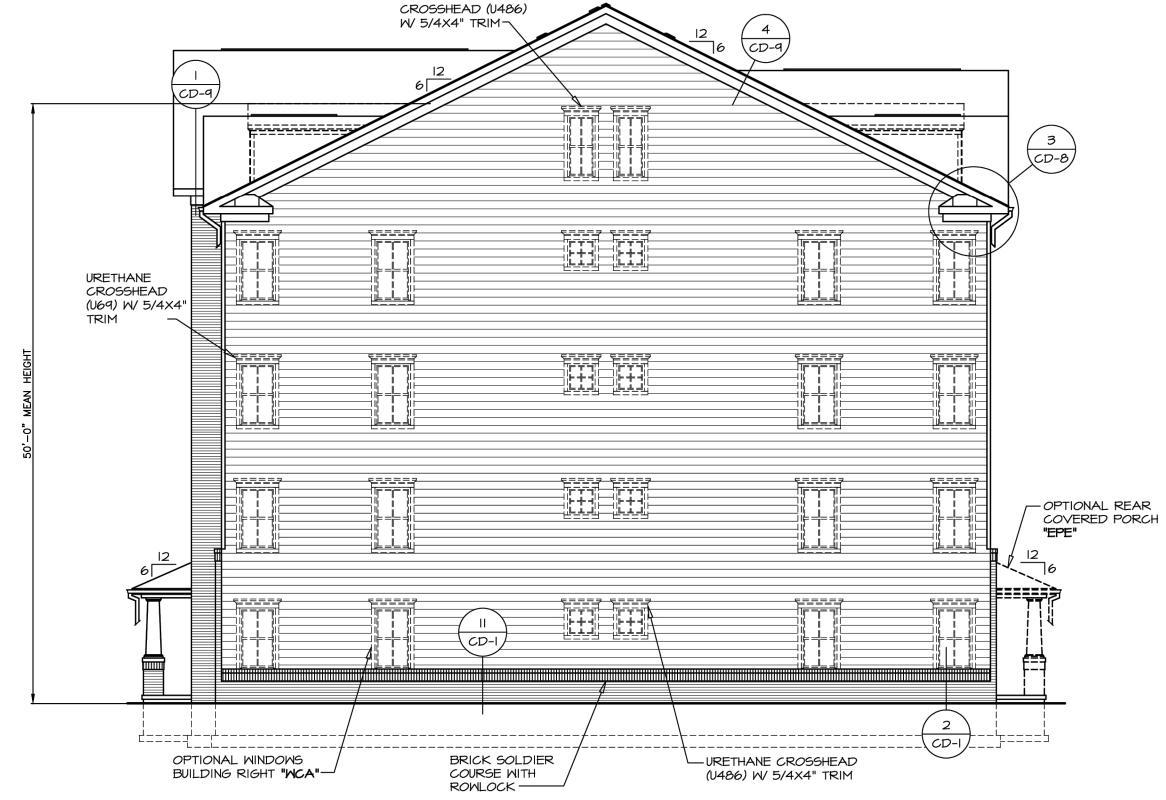
SITE DEVELOPMENT PLAN

ELECTION DISTRICT NO. 3 HOWARD COUNTY, MARYLAND

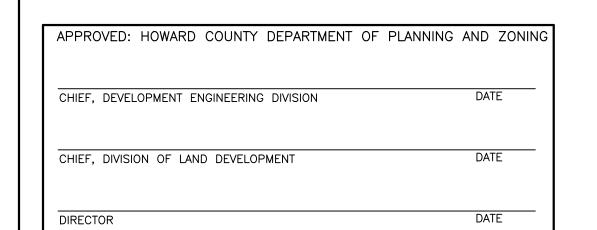
DATE: JUNE 4, 2025 BEI PROJECT NO. 3117 SCALE: AS SHOWN SHEET 1 of 15

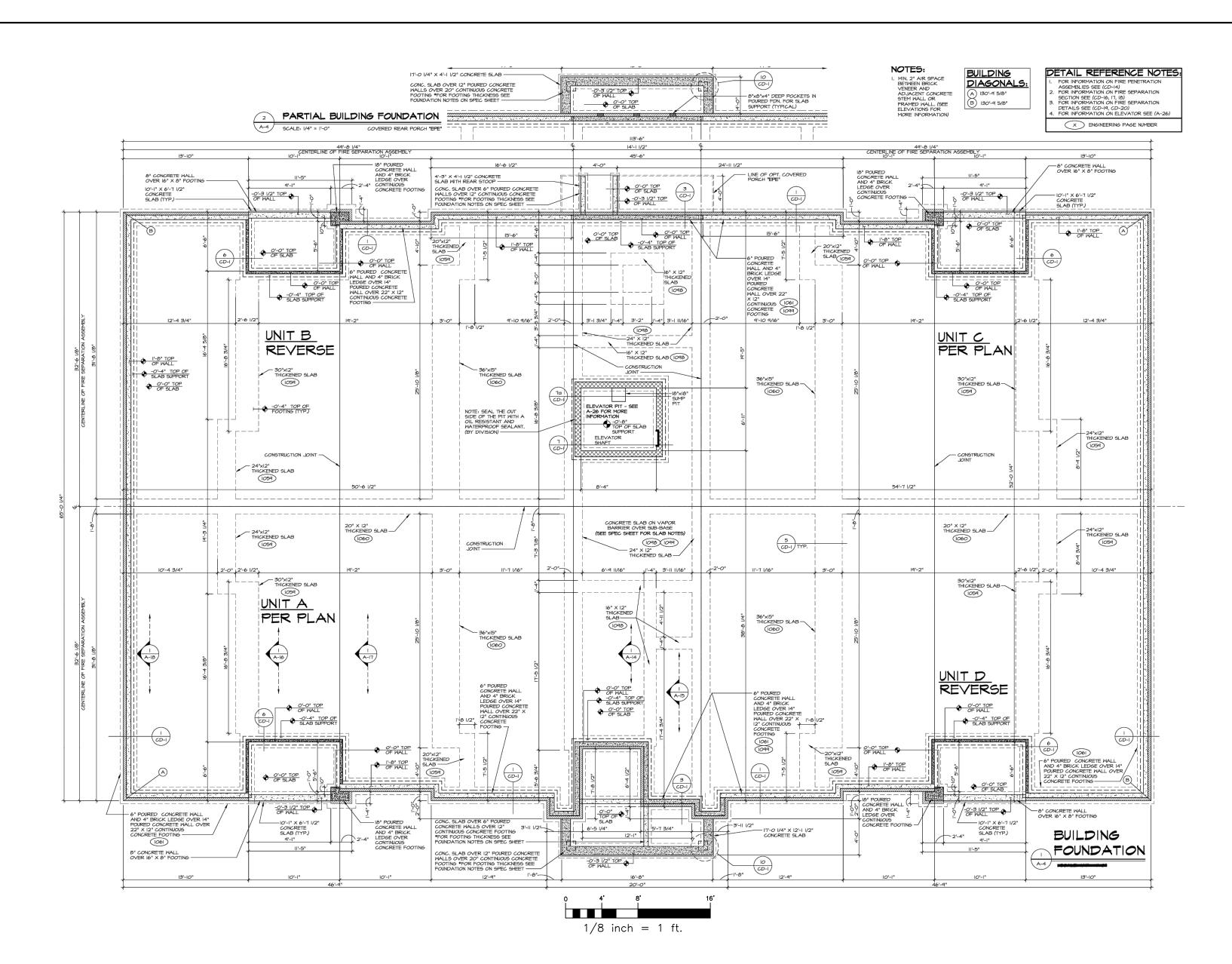
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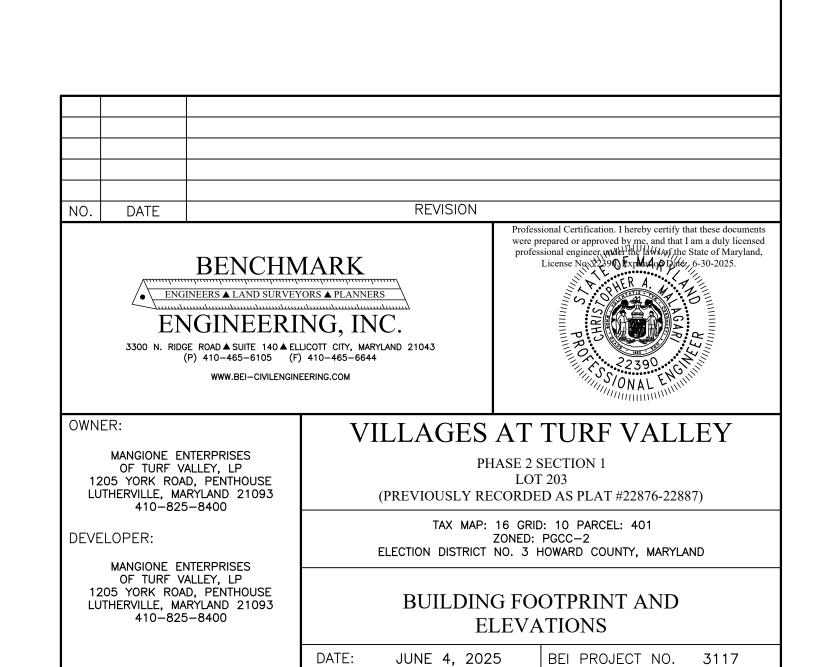




RIGHT ELEVATION







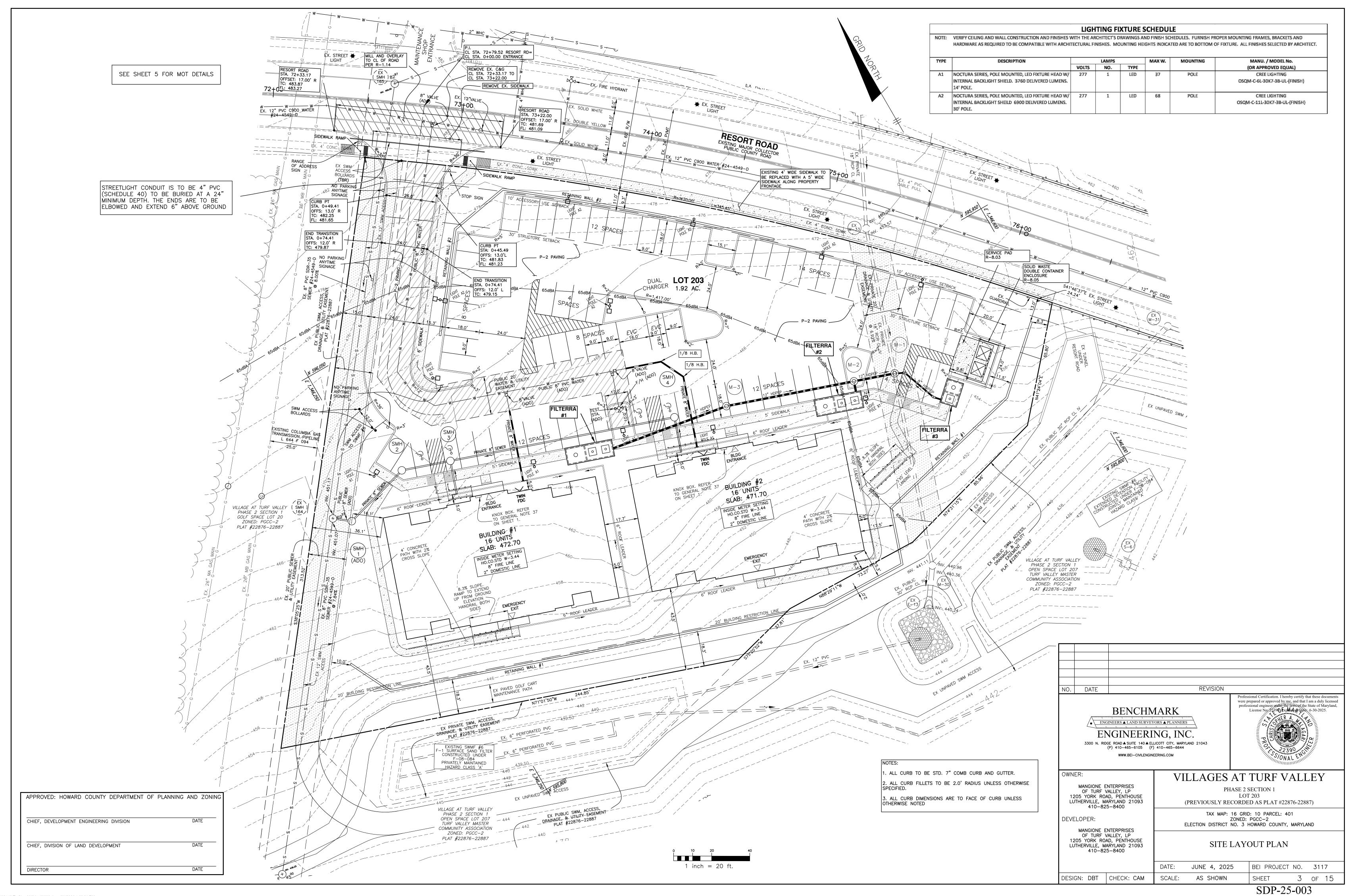
SCALE:

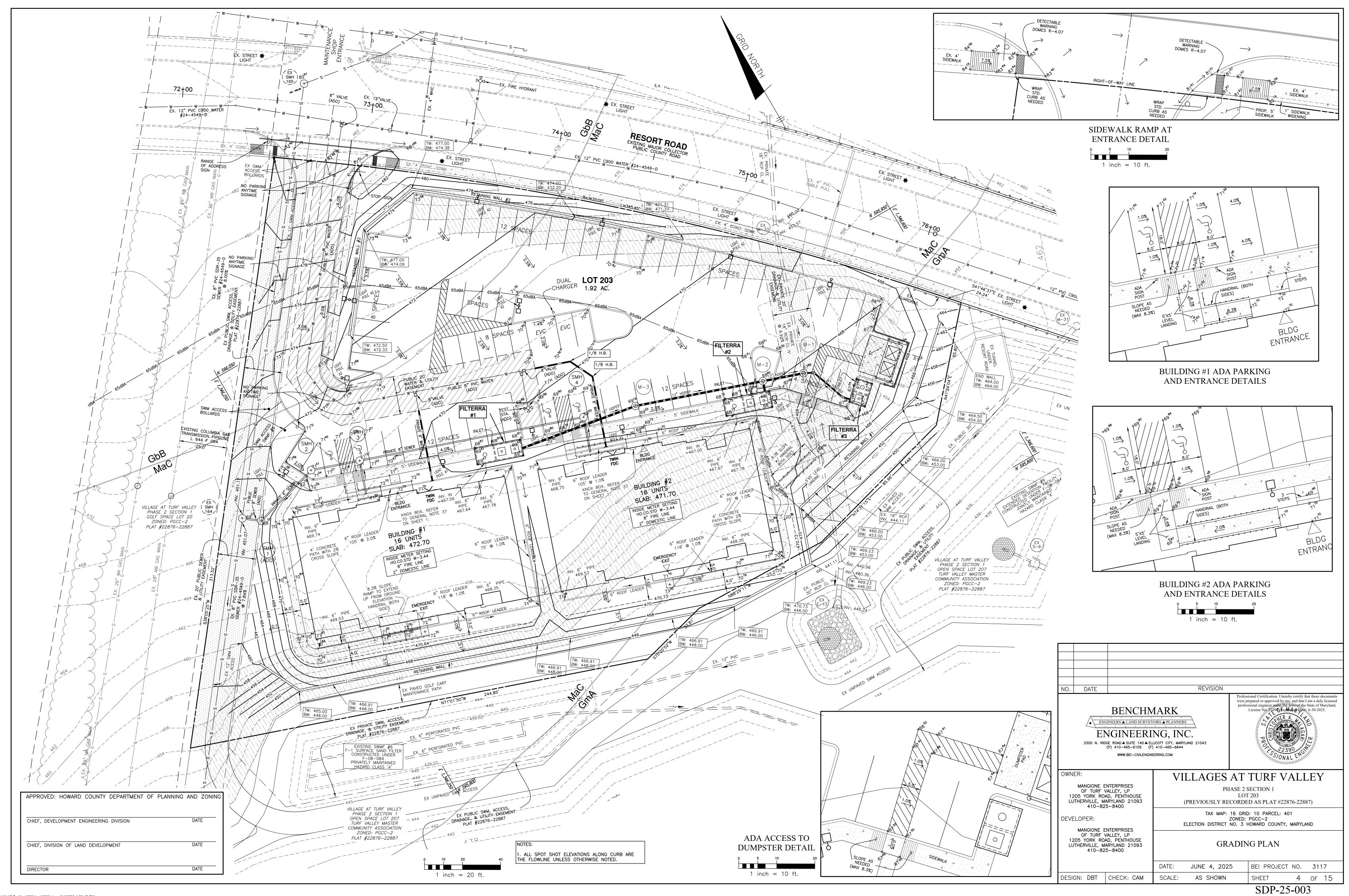
AS SHOWN

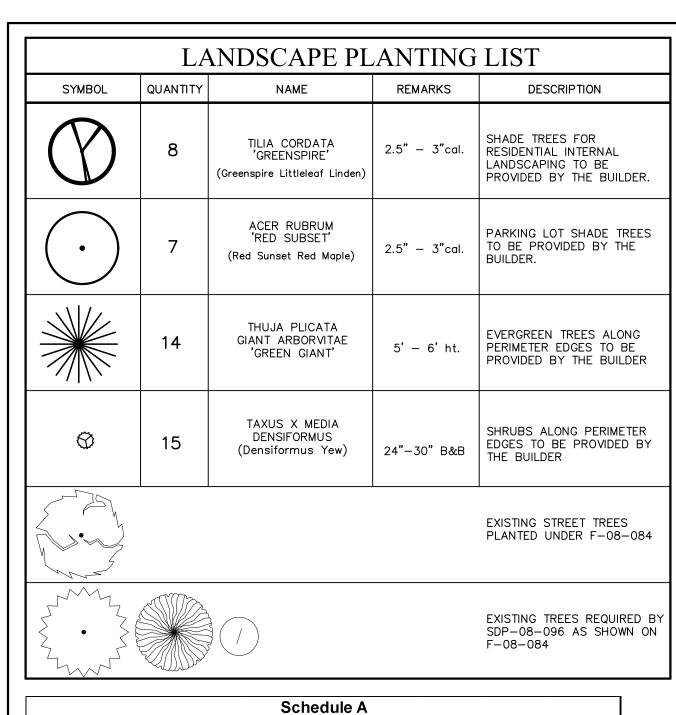
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SHEET

2 of 15



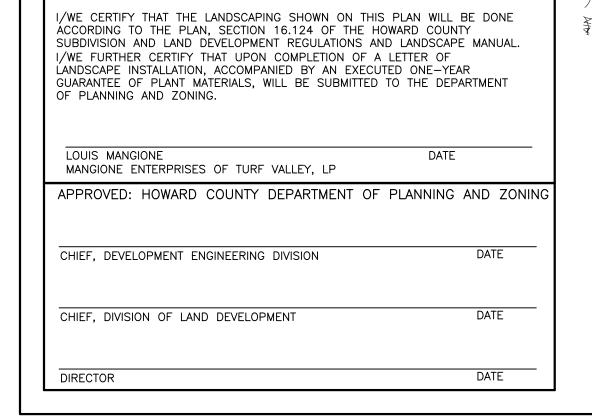


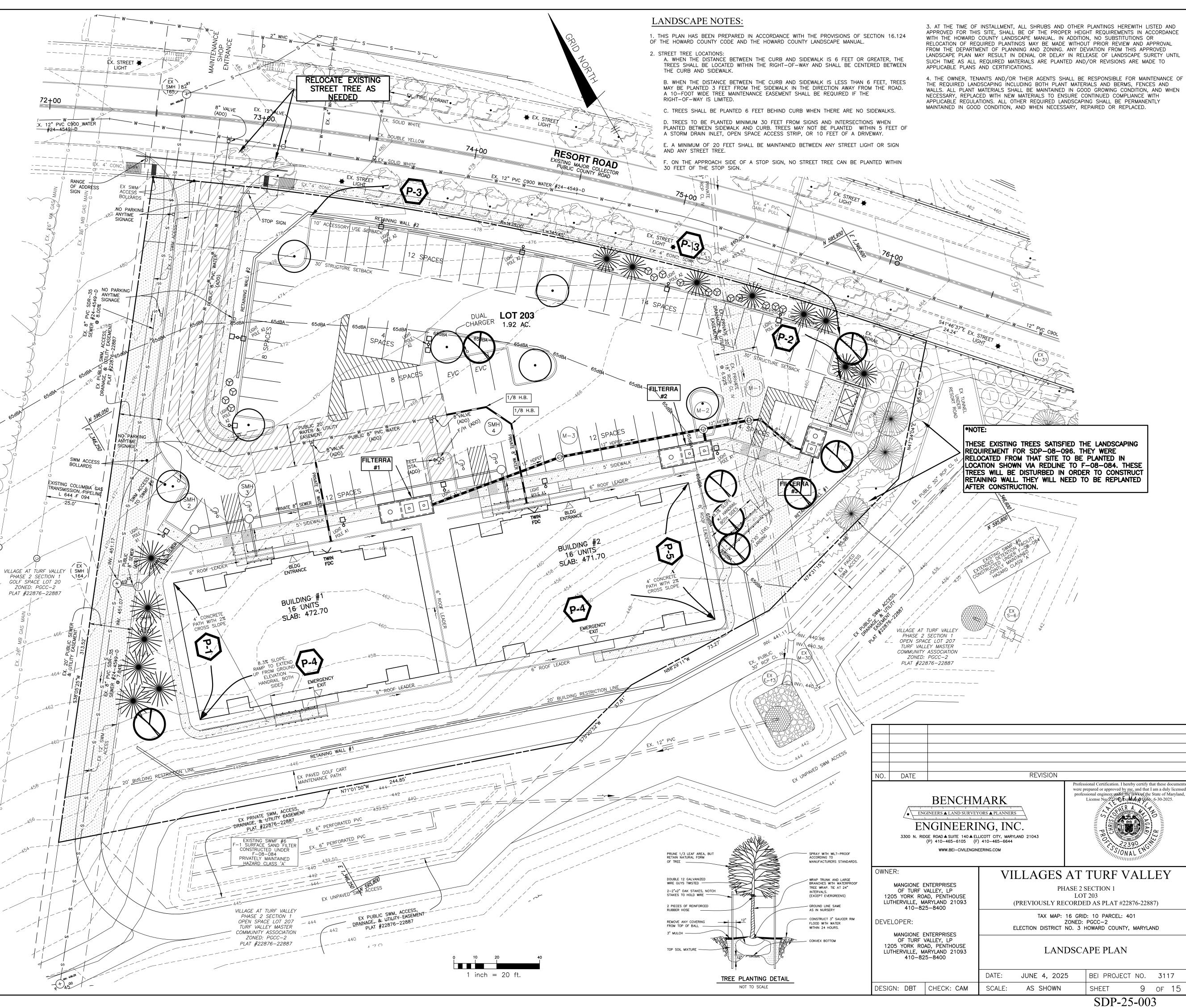


	Sc	hedule A	4		•				
Perimeter Landscape Edge									
Category	P-1	P-2	P-3	P-4	P-5				
Landscape Type	Α	D	E	Α	Α				
Linear Feet of Road Frontage	65	42	254	245	65				
or Perimeter									
Credit for Existing Vegetation	0	0	0	0	0	Totals			
(Yes, No, Linear Feet)						Totals			
(Describe below if needed)									
Credit for Wall, Fence, or Berm	0	42	145	245	65				
(Yes, No, Linear Feet)	no	yes	yes	yes	yes				
(Describe below if needed)		fence	wall	wall	wall				
Linear Feet of Planting	65	0	109	0	0				
Number of Plants Required									
Shade Trees	1	0	3	0	0	4			
Evergreen Trees	0	0	0	0	0	0			
Other Trees (2:1 substitute)									
Shrubs	0	0	11	0	0	11			
Number of Plant Provided									
Shade Trees	0	0	0	0	0	0			
Evergreen Trees	2	0	6	0	0	8			
Other Trees (2:1 substitute)	0	0	0	0	0	0			
Shrubs	0	0	11	0	0	11			

Schedule B					
Parking Lot Internal Landscaping					
Number of Parking Spaces	74				
Number of Trees Required	7				
(1:10 spaces)	,				
Number of Trees Provided					
Shade Trees	7				
Other Trees (2:1 substitution)					

Schedule C							
Residential Development Internal Landscaping							
Category	SFA	APT					
Number of Dwelling Unit	0	32					
Number of Trees Required (1:DU SFA; 1:3 DU Apts)	0	11					
Number of Trees Provided							
Shade Trees	0	8					
Other Trees (2:1 substitution)	0	6					





BUILDER'S CERTIFICATE