











TURF VALLEY LOT 203

EXHIBIT FOR PLANNING BOARD

MAY 13, 2025

BENCHMARK
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
ENGINEERING, INC.

SCALE: 1"=30'

RESIDENTIAL SITE DEVELOPMENT PLAN

VILLAGES AT TURF VALLEY

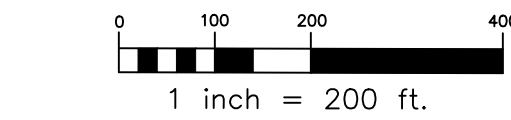
PHASE 2 SECTION 1

LOT 203

DIRECTOR

DATE

DATE _____

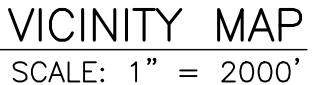


39.) FOR RESIDENTIAL, MULTI-FAMILY BUILDINGS HAVING TWO OR MORE FLOORS, A UNIFORM NUMERIC SYSTEM SHALL BE UTILIZED TO IDENTIFY ALL DWELLING UNITS WITH A NUMBER THAT IS UNIQUE TO ONLY ONE UNIT. ALL UNITS IN A VERTICAL STACK OR COLUMN SHALL BE UNIFORMLY NUMBERED SUCH THAT THEY ALL SHARE A NUMERIC REFERENCE 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.

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.

| PLAT No. | GRID No. | ZONE | TAX MAP NO | ELECTION DISTRICT | CENSUS TRACT |
|-------------|----------|--------|------------|-------------------|--------------|
| 22876-22887 | 10 | PGCC-2 | 16 | 3 | 6030.00 |

| ADDRESS CHART | | |
|---------------|---------|-------------|
| BUILDING | ADDRESS | |
| 1 | 10789 | RESORT ROAD |
| 2 | 10785 | RESORT ROAD |



| 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 |

A.) TOTAL PROJECT AREA _____ 1.92 ACRES

B.) AREA OF THIS PLAN SUBMISSION _____ 1.92 ACRES

C.) LIMIT OF DISTURBED AREA _____ 1.91 ACRES

D.) PRESENT ZONING DESIGNATION: _____ PGCC-2

E.) PROPOSED USE: _____ MULTI-FAMILY
RESIDENTIAL

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) _____ N/A

H.) TOTAL NUMBER OF UNITS PROPOSED _____ 32

I.) MAXIMUM NUMBER OF EMPLOYEES,
TENANTS ON SITE PER USE _____ N/A

J.) NUMBER OF PARKING SPACES REQUIRED BY
HO. CO. ZONING REGS. _____ 32 x 2.3 = 74

K.) NUMBER OF PARKING SPACES PROVIDED ONSITE
(INCLUDES HANDICAPPED SPACES) _____ 74

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 _____ N/A
PERCENTAGE OF GROSS AREA _____ N/A

O.) APPLICABLE DPZ FILE REFERENCES: _____ S-86-013, P-06-013, F-08-084,
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 _____ N/A
NUMBER OF PROVIDED MIHU _____ N/A

S.) N/A

| | | |
|-----|------|----------|
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| | | |
| | | |
| | | |
| NO. | DATE | REVISION |

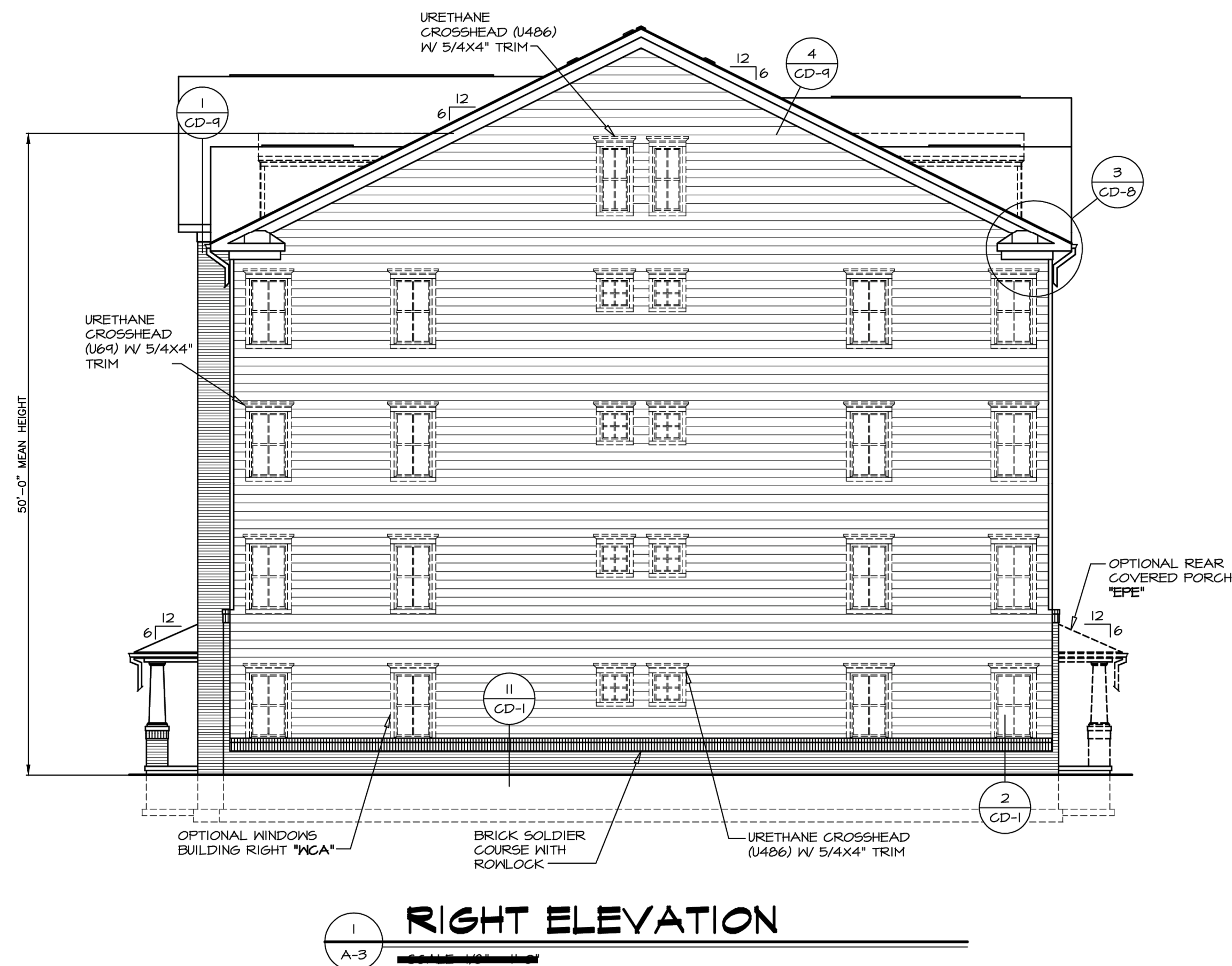
Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. **14-00000000000000000000**, 6-30-2025.

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
3300 N. RIDGE ROAD & SUITE 140 & ELLICOTT CITY, MARYLAND 21043
(P) 410-465-8105 (F) 410-465-8644
WWW.BEN-CIVILENGINEERING.COM

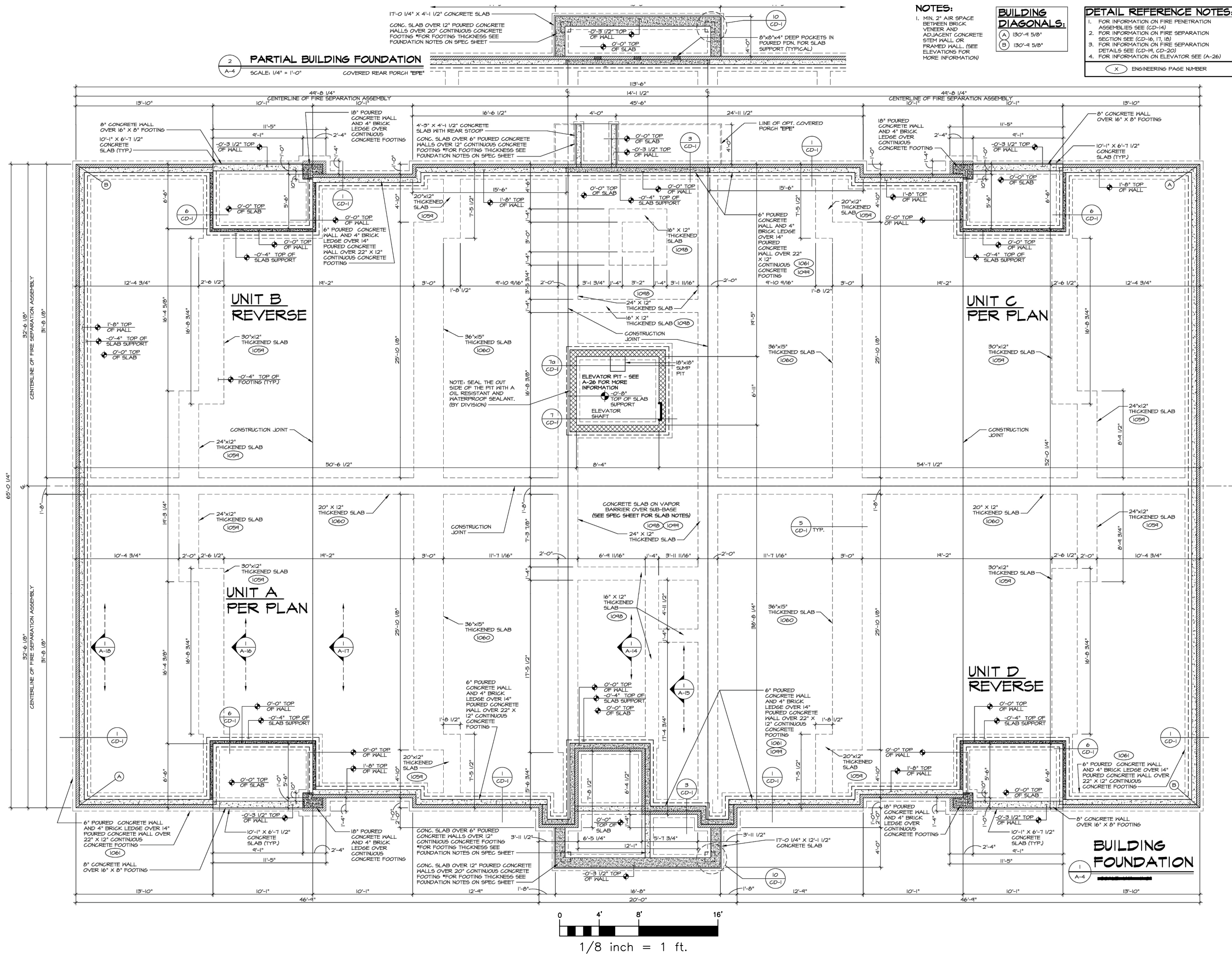


| | | |
|--|---|-------------|
| DEVELOPER: | TAX MAP: PG-01-07-01-01-01 ZONED: PGCC-2 | PARCEL: 401 |
| MANGIONE ENTERPRISES OF TURF VALLEY, LP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400 | ELECTION DISTRICT NO. 3 HOWARD COUNTY, MARYLAND | |
| SITE DEVELOPMENT PLAN | | |

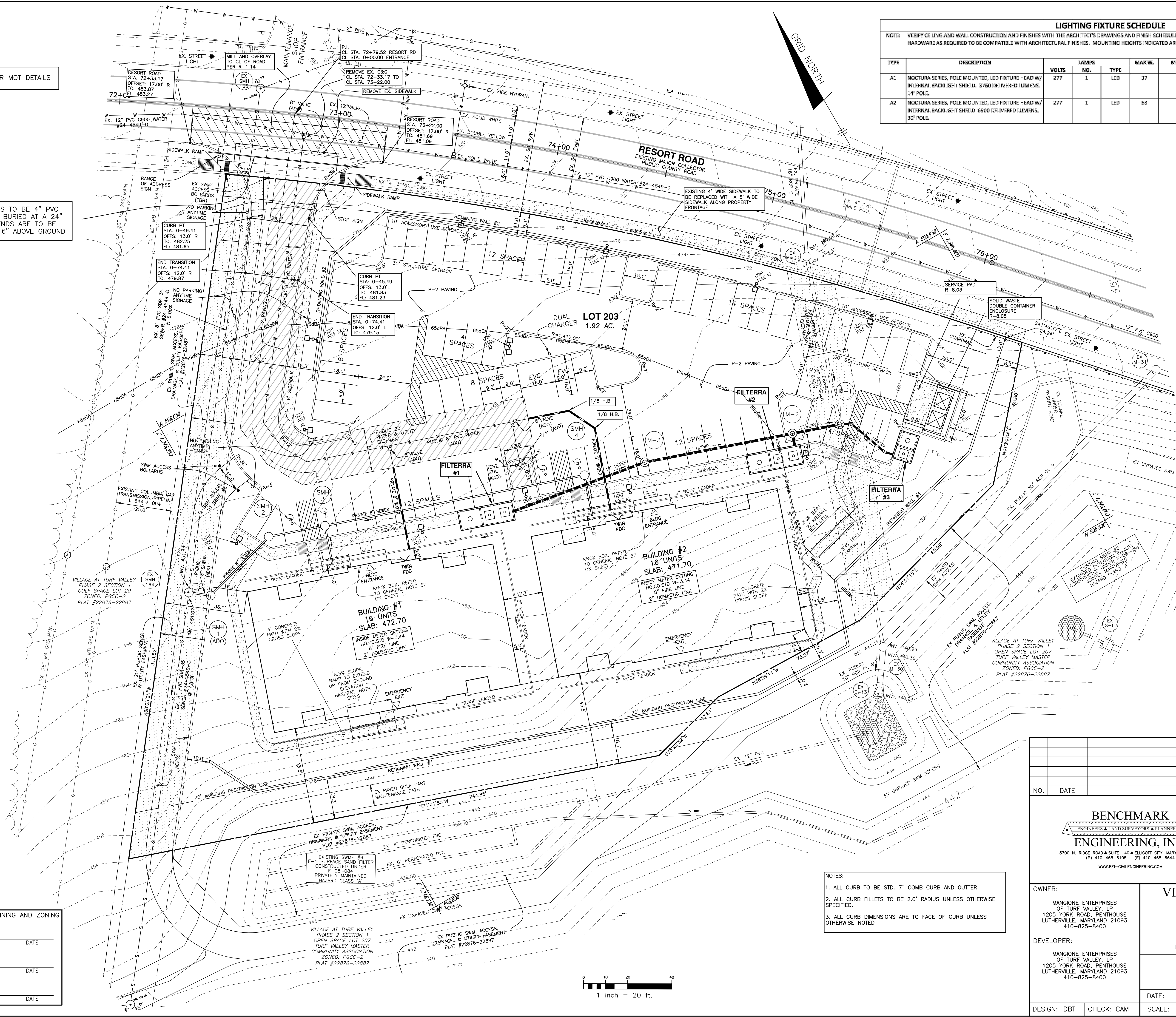
| | | | |
|-------------|------------|--------------------|----------------------|
| | | DATE: JUNE 4, 2025 | BEI PROJECT NO. 3117 |
| DESIGN: DBT | CHECK: CAM | SCALE: AS SHOWN | SHEET 1 OF 15 |



| | |
|---|------|
| APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING | |
| CHIEF, DEVELOPMENT ENGINEERING DIVISION | DATE |
| CHIEF, DIVISION OF LAND DEVELOPMENT | DATE |
| DIRECTOR | DATE |



| | | | |
|--|--|--|----------|
| NO. | | DATE | REVISION |
| BENCHMARK ENGINEERING, INC. | | | |
| 3300 N. RIDGE ROAD & SUITE 140 A ELLICOTT CITY, MARYLAND 21043 (P) 410-465-8105 (F) 410-465-8644 WWW.BE-CIVILENGINEERING.COM | | | |
| OWNER: | | VILLAGES AT TURF VALLEY | |
| MANGIONE ENTERPRISES OF TURF VALLEY, LP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400 | | PHASE 2 SECTION 1 LOT 203 (PREVIOUSLY RECORDED AS PLAT #22876-22887) | |
| DEVELOPER: | | TAX MAP: 16 GRID: 10 PARCEL: 401 ZONED: PGCC-2 ELECTION DISTRICT NO. 3 HOWARD COUNTY, MARYLAND | |
| MANGIONE ENTERPRISES OF TURF VALLEY, LP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400 | | BUILDING FOOTPRINT AND ELEVATIONS | |
| DESIGN: DBT | | DATE: JUNE 4, 2025 | |
| CHECK: CAM | | BEI PROJECT NO. 3117 | |
| SCALE: AS SHOWN | | SHEET 2 OF 15 | |



| LIGHTING FIXTURE SCHEDULE | | | | | | |
|--|---|-------|-----------|------|--------|----------|
| NOTE: VERIFY CEILING AND WALL CONSTRUCTION AND FINISHES WITH THE ARCHITECT'S DRAWINGS AND FINISH SCHEDULES. FURNISH PROPER MOUNTING FRAMES, BRACKETS AND HARDWARE AS REQUIRED TO BE COMPATIBLE WITH ARCHITECTURAL FINISHES. MOUNTING HEIGHTS INDICATED ARE TO BOTTOM OF FIXTURE. ALL FINISHES SELECTED BY ARCHITECT. | | | | | | |
| TYPE | DESCRIPTION | VOLTS | LAMPS NO. | TYPE | MAX W. | MOUNTING |
| A1 | NOCTURA SERIES, POLE MOUNTED, LED FIXTURE HEAD W/ INTERNAL BACKLIGHT SHIELD. 3760 DELIVERED LUMENS. 14' POLE. | 277 | 1 | LED | 37 | POLE |
| A2 | NOCTURA SERIES, POLE MOUNTED, LED FIXTURE HEAD W/ INTERNAL BACKLIGHT SHIELD. 6900 DELIVERED LUMENS. 30' POLE. | 277 | 1 | LED | 68 | POLE |

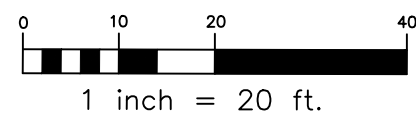
SEE SHEET 5 FOR MOT DETAILS

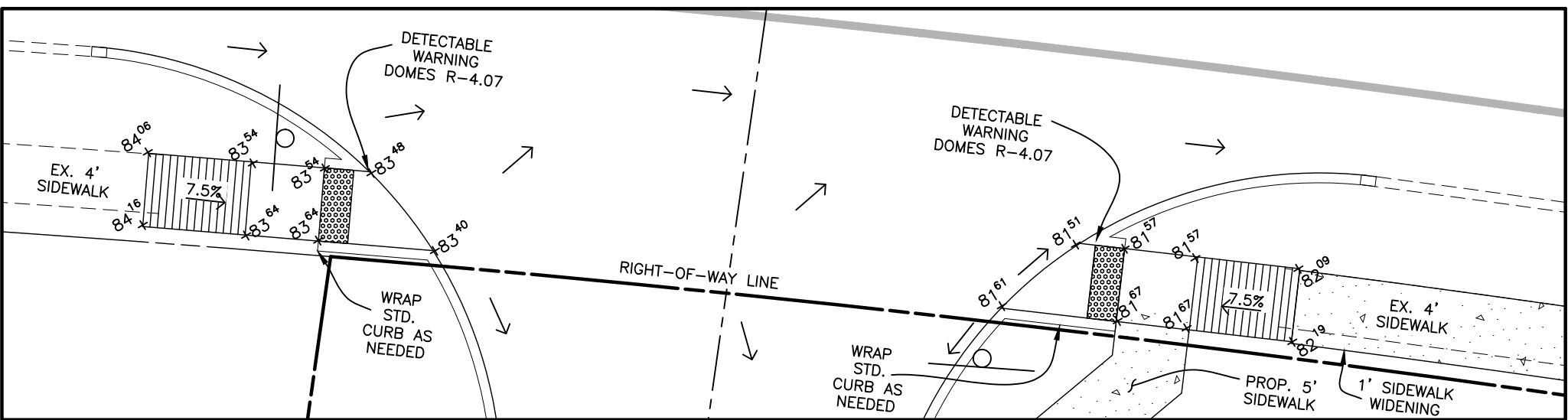
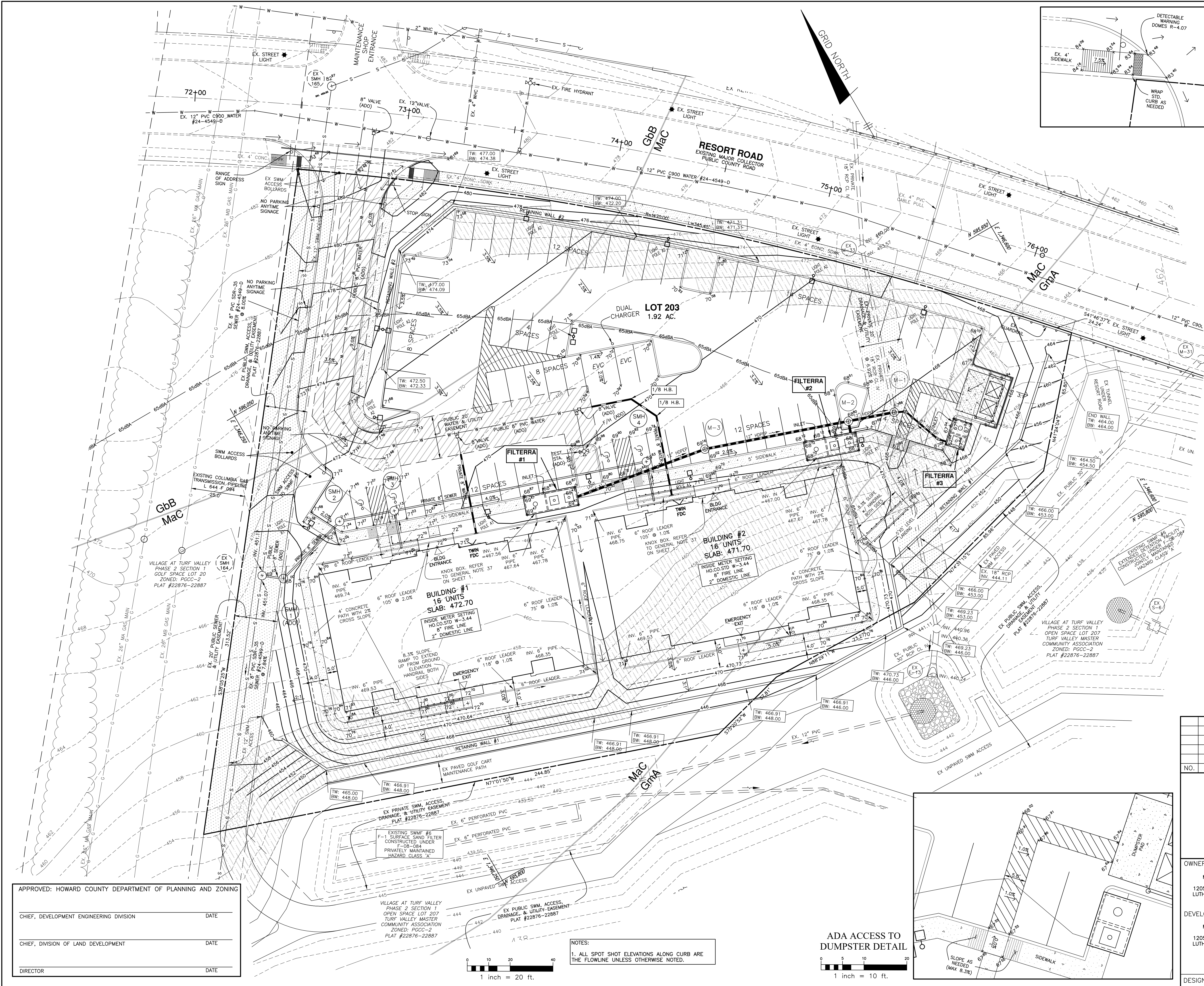
STREETLIGHT CONDUIT IS TO BE 4" PVC (SCHEDULE 40) TO BE BURIED AT A 24" MINIMUM DEPTH. THE ENDS ARE TO BE ELBOWED AND EXTEND 6" ABOVE GROUND

- NOTES:
1. ALL CURB TO BE STD. 7" COMB CURB AND GUTTER.
 2. ALL CURB FILLETS TO BE 2.0' RADIUS UNLESS OTHERWISE SPECIFIED.
 3. ALL CURB DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED

| | |
|---|------|
| APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING | |
| CHIEF, DEVELOPMENT ENGINEERING DIVISION | DATE |
| CHIEF, DIVISION OF LAND DEVELOPMENT | DATE |
| DIRECTOR | DATE |

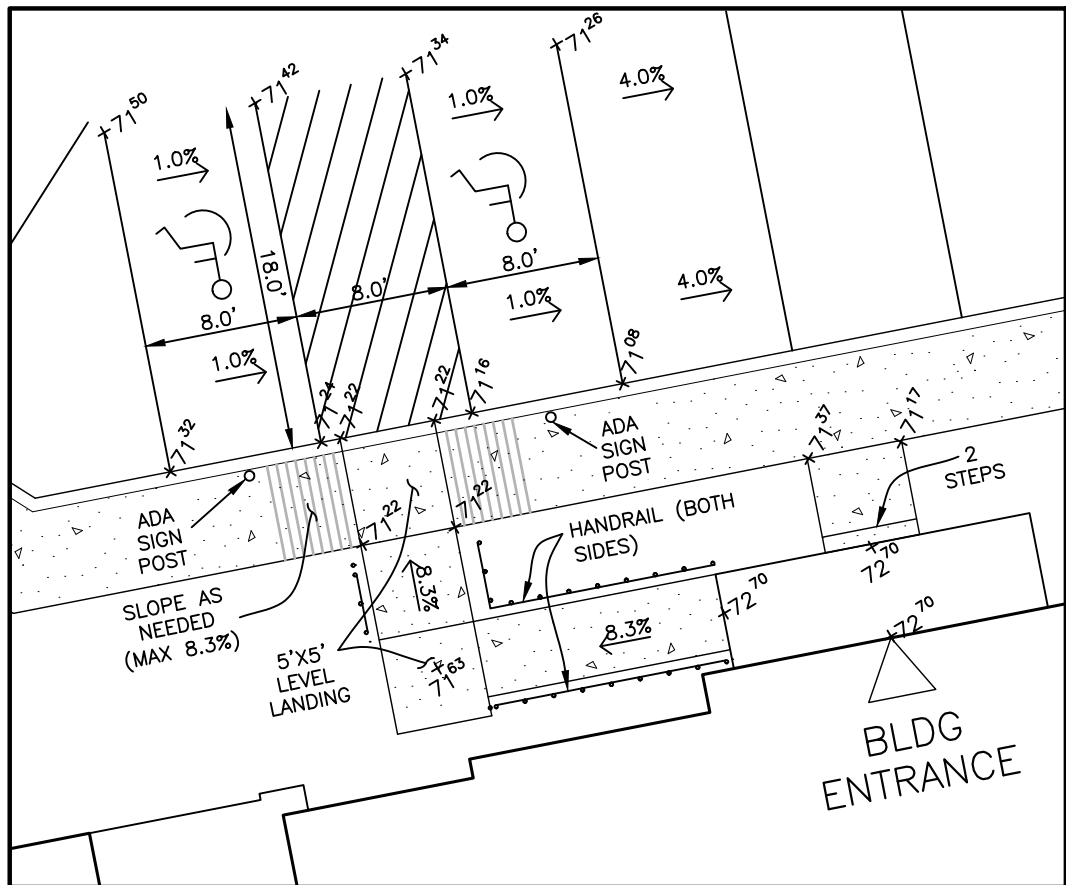
| | | |
|--|--|---|
| NO. DATE REVISION | | |
| <div><div><div><div><div><div>BENCHMARK</div><div>ENGINEERS & LAND SURVEYORS & PLANNERS</div><div>ENGINEERING, INC.</div><div>3300 N. RIDGE ROAD & SUITE 140 ELLICOTT CITY, MARYLAND 21043</div><div>(P) 410-465-8105 (F) 410-465-6644</div><div>WWW.BE-CIVILENGINEERING.COM</div></div></div><div><div><div>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. 22350.</div><div></div></div></div></div></div></div> | | <div><div>VILLAGES AT TURF VALLEY</div><div>PHASE 2 SECTION 1</div><div>LOT 203</div><div>(PREVIOUSLY RECORDED AS PLAT #22876-22887)</div></div> <div><div>OWNER:</div><div>MANGIONE ENTERPRISES OF TURF VALLEY, LP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400</div></div> <div><div>DEVELOPER:</div><div>MANGIONE ENTERPRISES OF TURF VALLEY, LP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400</div></div> <div><div>SITE LAYOUT PLAN</div><div>DATE: JUNE 4, 2025</div><div>SCALE: AS SHOWN</div></div> <div><div>BEI PROJECT NO. 3117</div><div>SHEET 3 OF 15</div></div> |



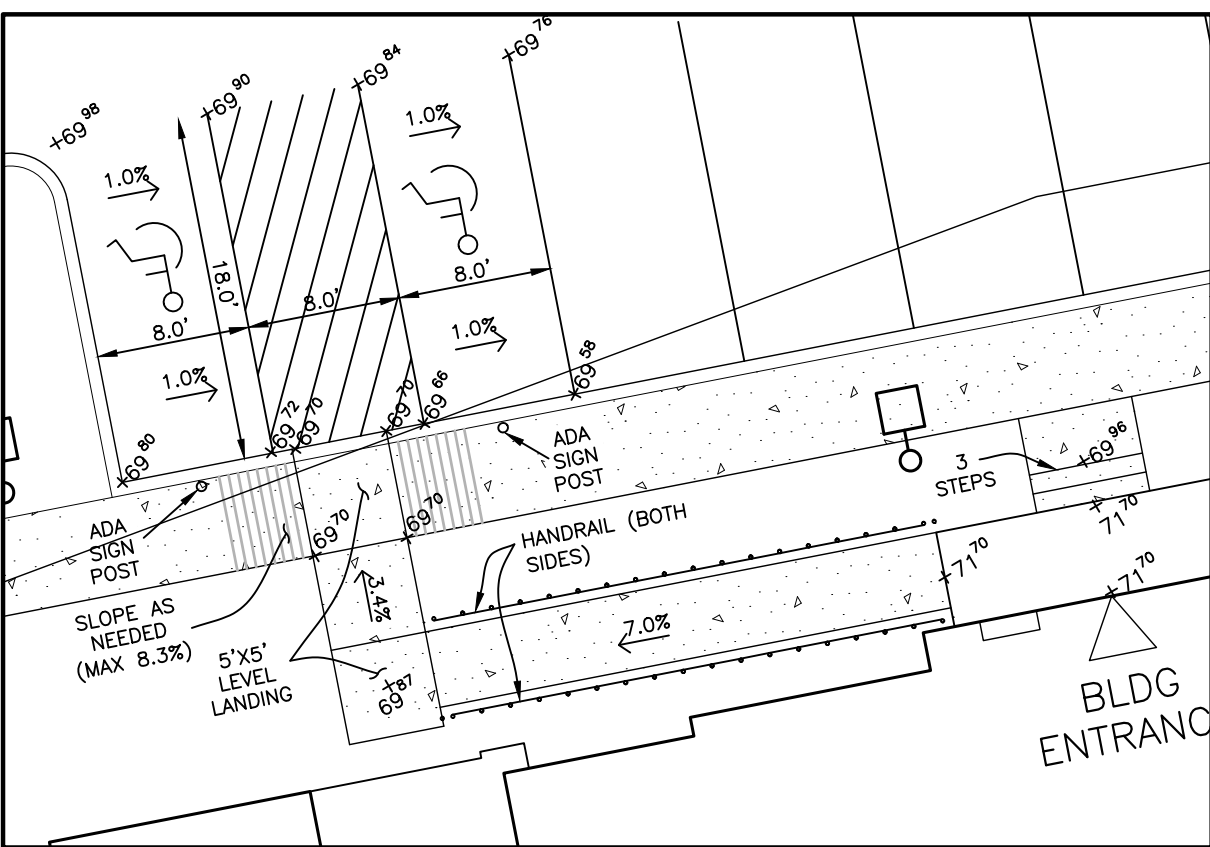


SIDEWALK RAMP AT
ENTRANCE DETAIL

0 5 10 20
1 inch = 10 ft.



BUILDING #1 ADA PARKING
AND ENTRANCE DETAILS



BUILDING #2 ADA PARKING
AND ENTRANCE DETAILS

0 5 10 20
1 inch = 10 ft.

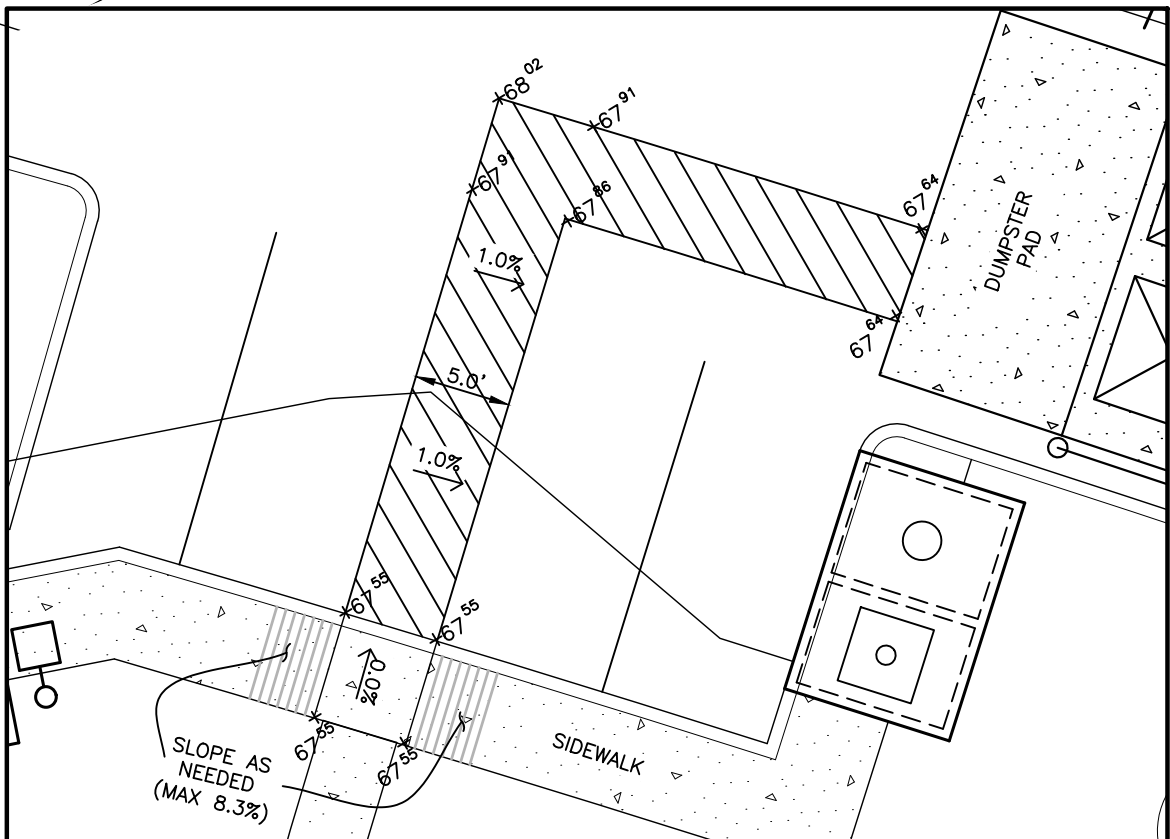
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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

NOTES:
1. ALL SPOT SHOT ELEVATIONS ALONG CURB ARE
THE FLOWLINE UNLESS OTHERWISE NOTED.

ADA ACCESS TO
DUMPSTER DETAIL

0 5 10 20
1 inch = 10 ft.



| | | |
|--|----------------------|-----------------|
| NO. DATE REVISION | | |
| BENCHMARK ENGINEERS & LAND SURVEYORS PLANNERS ENGINEERING, INC. 3300 N. RIDGE ROAD & SUITE 140 • ELICOTT CITY, MARYLAND 21043 (P) 410-465-8105 (F) 410-465-6644 WWW.BE-CIVILENGINEERING.COM | | |
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| TAX MAP: 16 GRID: 10 PARCEL: 401 ZONED: PGCC-2 ELECTION DISTRICT NO. 3 HOWARD COUNTY, MARYLAND | | |
| GRADING PLAN | | |
| DATE: JUNE 4, 2025 | BEI PROJECT NO. 3117 | |
| DESIGN: DBT | CHECK: CAM | SCALE: AS SHOWN |
| | | SHEET 4 OF 15 |

| LANDSCAPE PLANTING LIST | | | | |
|-------------------------|--|--|----------------|---|
| SYMBOL | QUANTITY | NAME | REMARKS | DESCRIPTION |
| | 8 | TILIA CORDATA (Greenspire Littleleaf Linden) | 2.5" - 3" cal. | SHADE TREES FOR RESIDENTIAL INTERNAL LANDSCAPING TO BE PROVIDED BY THE BUILDER. |
| | 7 | ACER RUBRUM (Red Sunset Red Maple) | 2.5" - 3" cal. | PARKING LOT SHADE TREES TO BE PROVIDED BY THE BUILDER. |
| | 14 | THUJA PLICATA GIANT ARBORVITAE (GREEN GIANT) | 5' - 6' ht. | EVERGREEN TREES ALONG PERIMETER EDGES TO BE PROVIDED BY THE BUILDER |
| | 15 | TAXUS X MEDIA DENSIFORMIS (Densiformus Yew) | 24"-30" B&B | SHRUBS ALONG PERIMETER EDGES TO BE PROVIDED BY THE BUILDER |
| | EXISTING STREET TREES PLANTED UNDER F-08-084 | | | |
| | EXISTING TREES REQUIRED BY SDP-08-096 AS SHOWN ON F-08-084 | | | |

| Schedule A Perimeter Landscape Edge | | | | | | |
|---|-----|-----|-----|-----|-----|----|
| Category | P-1 | P-2 | P-3 | P-4 | P-5 | |
| Landscape Type | A | D | E | A | A | |
| Linear Feet of Road Frontage or Perimeter | 65 | 42 | 254 | 245 | 65 | |
| Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed) | 0 | 0 | 0 | 0 | 0 | |
| Credit for Wall, Fence, or Berm (Yes, No, Linear Feet) (Describe below if needed) | no | yes | 145 | 245 | 65 | |
| 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 (1:10 spaces) | 7 |
| 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 (1:1 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
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

LOUIS MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY, LP

DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION

DATE

CHIEF, DIVISION OF LAND DEVELOPMENT

DATE

DIRECTOR

DATE

