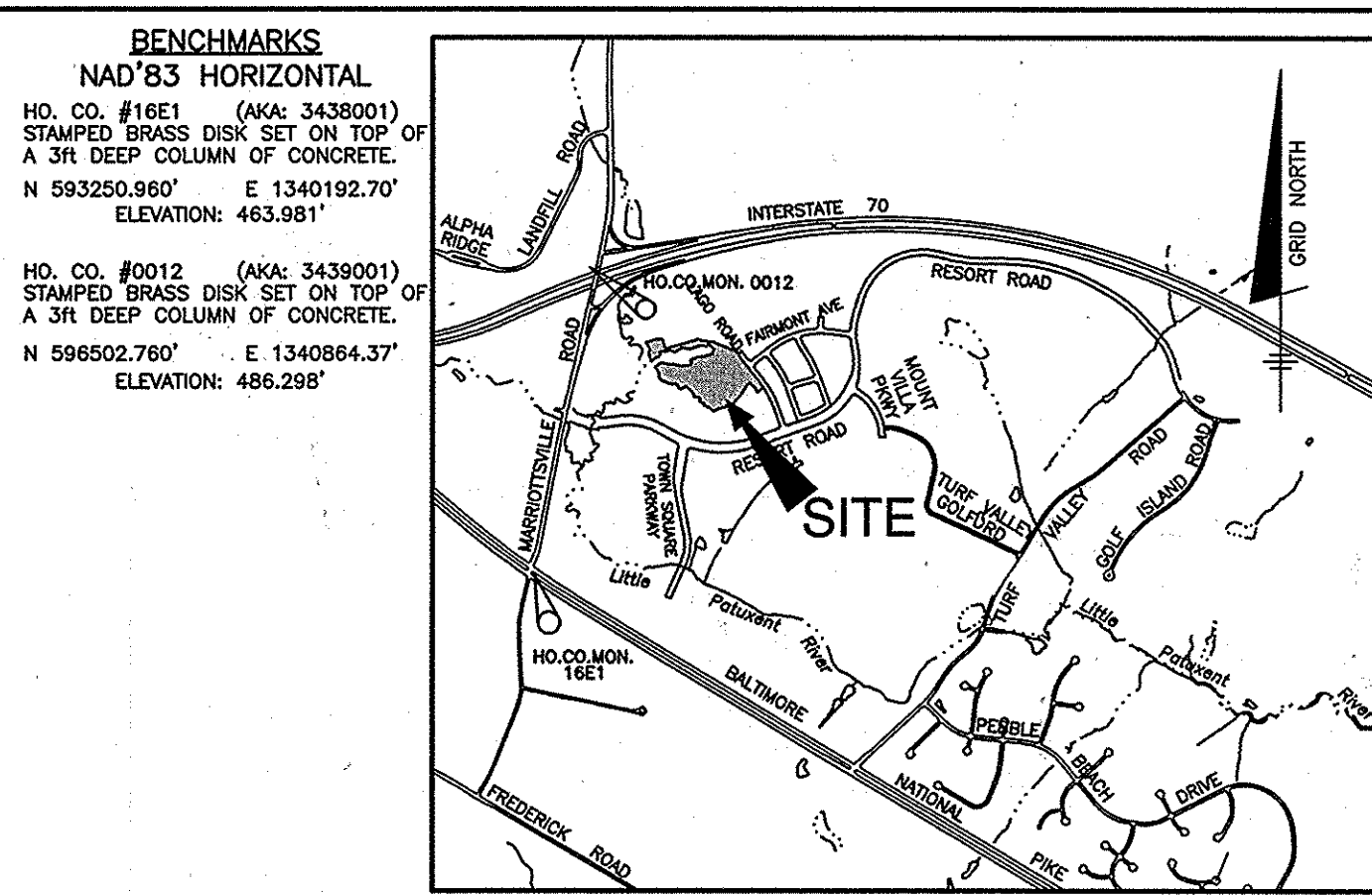
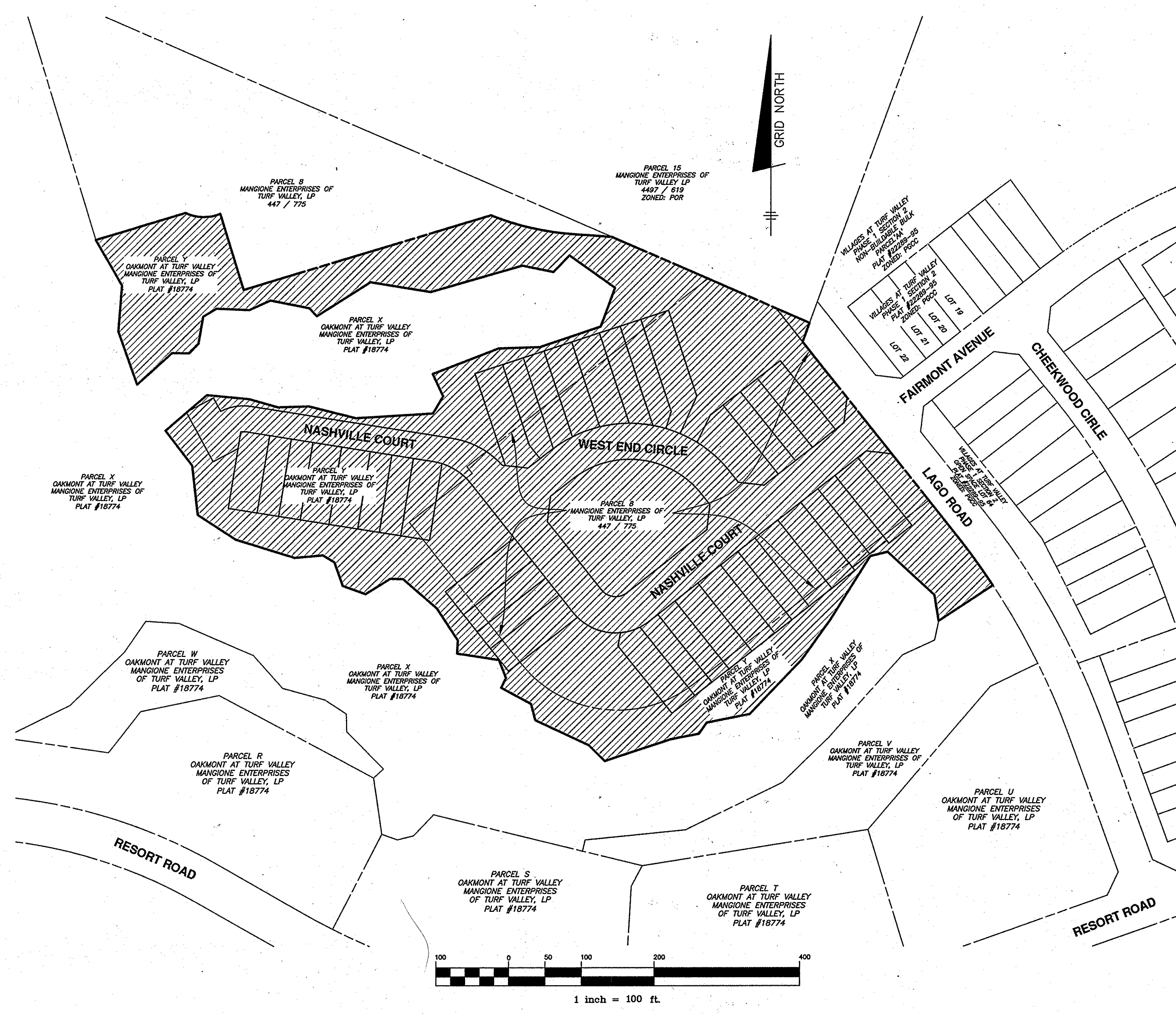


GENERAL NOTES

1. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
2. SUBJECT PROPERTY ZONED PGCC PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
3. THIS PROJECT IS SUBJECT TO THE THIRD AMENDED TURF VALLEY MULTI-USE SUBDIVISION FINAL DEVELOPMENT PLAN RECORDED AS PLAT NUMBERS 21029-21031 ON MARCH 26, 2010.
4. 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.
5. PROJECT BOUNDARY IS BASED ON BOUNDARY SURVEY BY JOHN B. MILDENBERG IN MARCH, 2006.
6. TOPOGRAPHY SHOWN IS BASED ON AERIAL TOPOGRAPHIC SURVEY PERFORMED BY WINGS AERIAL MAPPING CO., INC. FLOWN ON OR ABOUT JANUARY, 2006.
7. EXISTING UTILITIES SHOWN ARE BASED ON FIELD LOCATIONS, HOWARD COUNTY GIS AND SIGNED CONTRACT DRAWINGS.
8. THE WETLAND LOCATIONS SHOWN ON THE ADJACENT PROPERTIES ARE BASED ON APPROVED STUDIES AS SHOWN ON THE COMPREHENSIVE SKETCH PLAN OF TURF VALLEY. WETLANDS ARE BASED ON A STUDY CONDUCTED BY EXPLORATION RESEARCH FOR S-86-13 AND VERIFIED BY ECO-SCIENCE PROFESSIONALS, INC. IN JUNE 2002 AND APRIL 2004 (FOR DEVELOPMENT IN AND AROUND PODS I, K, L, M, N, O, P, Q & S).
9. THE GEOTECHNICAL REPORT WAS PREPARED BY HILLIS-CARNES ENGINEERING ASSOCIATES, INC. ON MARCH 31, 2014.
10. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, THEIR REQUIRED BUFFERS EXCEPT THE DISTURBANCES THAT ARE ASSOCIATED WITH THE SEWER CONNECTION AND TEE TURNAROUND INSTALLATION AT THE END OF NASHVILLE COURT WHICH WAS DEEMED "NECESSARY" BY THE DEPARTMENT OF PLANNING AND ZONING UNDER P-06-013.
11. THERE IS NO 100-YEAR FLOODPLAIN LOCATED ON THIS PROJECT SITE.
12. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
13. THERE ARE NO STEEP SLOPES (25% OR GREATER) ON THIS SITE.
14. WATER AND SEWER IS PUBLIC. THE CONTRACT NUMBER IS 24-4887-D. THIS SITE IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
15. A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT AS NONE OF THE PROPOSED LOTS ARE LOCATED WITHIN 500 FEET OF THE I-70 (PRINCIPAL ARTERIAL) RIGHT-OF-WAY.
16. A TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP IN JANUARY, 2005. IT WAS SUPPLEMENTED WITH A LETTER DATED SEPTEMBER 3, 2015 PREPARED BY THE TRAFFIC GROUP.
17. THIS PROJECT IS EXEMPT FROM 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 DEVELOPMENT PLAN APPROVAL AND 50% OR MORE OF THE LAND WAS RECORDED AND SUBSTANTIALLY DEVELOPED BEFORE DECEMBER 31, 1992.
18. LANDSCAPING FOR THIS DEVELOPMENT IS BEING PROVIDED BY A CERTIFIED LANDSCAPE PLAN WHICH IS A PART OF THIS PLAN SET. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT UNDER THE FINAL ROAD CONSTRUCTION PLANS.
19. STORMWATER MANAGEMENT ENVIRONMENTAL SITE DESIGN (ESD) HAS BEEN PROVIDED TO THE MAXIMUM EXTENT PRACTICAL (MEP) VIA THREE (M-6) MICRO-BIORETENTION PRACTICES, FIVE (F-6) BIORETENTION PRACTICES, ONE (M-2) SUBMERGED GRAVEL WETLANDS, ONE AREA OF (N-3) SHEETFLOW TO CONSERVATION AREA CREDIT AND TWO AREAS OF (N-2) DISCONNECTION OF NON-ROOFTOP RUNOFF. THE PRACTICES ARE PRIVATELY OWNED AND MAINTAINED.
20. TRASH COLLECTION SHALL BE PUBLIC.
21. RECREATIONAL OPEN SPACE IS NOT REQUIRED AS THIS PROJECT IS ZONED PGCC.
22. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS EFFECTIVE APRIL 13, 2004. PER SECTION 126(h)(1), PLANNING BOARD APPROVAL IS REQUIRED FOR THE SITE DEVELOPMENT PLAN FOR THIS PROJECT.
23. THE VILLAGES AT TURF VALLEY SUBDIVISION (PHASES 1-5) CONSTITUTED 241 TOTAL UNITS, WHICH MET THE SKETCH PLAN MILESTONE DATE OF JANUARY 1, 2001 THROUGH JUNE 30, 2002 FOR BOTH PHASE IVA (131 UNITS) & IVB (110 UNITS) AS ESTABLISHED BY THE REVISED PHASING PLAN DATED JUNE 21, 2000. UNDER P-06-013, 42 CONDOMINIUM UNITS THAT WERE APPROVED WERE USED FOR OAKMONT AT TURF VALLEY (F-02-082). THESE 42 CONDOMINIUM UNITS WERE NOT PREVIOUSLY INCLUDED WITH THE OAKMONT AT TURF VALLEY (F-02-82) PLANS. IN ORDER TO RECEIVE BUILDING ALLOCATIONS, THESE 42 CONDOMINIUM UNITS WERE SHOWN AND APPROVED ON THE PRELIMINARY PLAN FOR THE VILLAGES AT TURF VALLEY (P-06-013). THE SECOND AMENDMENT TO THE TURF VALLEY MULTI-USE FINAL DEVELOPMENT PLAN WAS RECORDED ON NOVEMBER 30, 2007. PLATS 19578-19580, INCREASING THE PROJECTED UNITS IN THE OAKMONT AT TURF VALLEY AREA FROM 150 TO 200. AS A RESULT, THOSE 42 UNITS ARE NO LONGER A PART OF THE VILLAGES AT TURF VALLEY WHICH LEAVES UNIT TOTAL AT 199. HOWEVER, WITH THE APPROVAL OF WP-08-009 AN ADDITIONAL 21 UNITS WERE ADDED TO THE VILLAGES AT TURF VALLEY. THE FINAL UNIT TOTAL FOR THE "VILLAGES AT TURF VALLEY" SUBDIVISIONS COMES TO 220.
24. APPLICABLE DPZ FILE REFERENCES ARE:
S-86-13, S-03-01, ECP-14-053, 3rd AMENDED FDP PLAT #21029-21031
25. PRIOR TO GRADING PERMIT APPLICATION, THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 16.129 THE HOWARD COUNTY CODE.
26. THE 36 UNITS/LOTS PROPOSED ON THIS PLAN ARE BEING TRANSFERRED FROM THE 59 LOTS/UNITS PREVIOUSLY APPROVED FOR VILLAGES AT TURF VALLEY, PHASE 3, F-08-085.
27. NASHVILLE COURT SHALL BE A 50' RIGHT-OF-WAY WITH 26' WIDE PAVEMENT WITH CURB AND GUTTER FROM STATION 0+00 ALL THE WAY DOWN TO THE TEE-TURNAROUND (STA. 11+05).



DESIGN NARRATIVE:

For the proposed impervious areas of this subdivision three (M-6) Micro-Bioretenion, five (F-6) Bioretention, one (M-2) Submerged Gravel Wetlands, one area of (N-3) Sheet flow to Conservation Area and two areas of (N-2) Disconnection of Non-roof-top Disconnection have been proposed for treatment.

Natural resource protection is being achieved as no environmental areas or buffers are being disturbed by this proposed design.

Natural flow patterns have been preserved by placing the ESD practices around the outer perimeter of the site and having them discharge along this perimeter in various locations as opposed to one concentrated area. This shall mimic the existing condition of flow.

Reduction of impervious areas has been achieved by utilizing the narrowest possible roadway, sidewalk and driveway widths as allowed by Howard County design regulations.

Sediment and erosion control shall mainly consist of double row of super silt fence around the perimeter. Clean water diversion ditches shall be utilized to divert runoff around the northeastern portion of the site. Temporary Sediment Traps may be required and if so will be placed in areas of the proposed MIB practices.

The small impact for the proposed sewer crossing is needed in order to service the proposed lots. This disturbance is "offset" on Parcel "C" of the Oakmont at Turf Valley property which is owned by the same entity as the project site. The disturbance for the sewer has been deemed "necessary" by the Department of Planning and Zoning. Jack and Stone shall be utilized to minimize any disturbance.

As a result of utilizing environmental site design (ESD) to the maximum extent practical (MEP), SWM has been adequately addressed without the need for structural practices.

Site Analysis Data Chart

Zoning	PGCC
Gross Area	10.49 ac
100yr Floodplain	0.00 ac
Steep Slopes 25% or >(outside floodplain)	0.00 ac
Net Area	10.49 ac
Number of existing lots	0
Number of proposed lots/units	36
Area of buildable lots	3.55 ac
Area of Proposed Right-of-way	1.66 ac
Open Space Calculations	
Area of Open Space Required (15%)	1.57 ac
Area of Open Space Provided	3.86 ac.
Recreational Open Space Required	NA

OPEN SPACE CALCULATIONS

	Phase 1 Section 1	Phase 1 Section 2	Phase 2 Section 1	Phase 2 Section 2	Phase 4	Phase 5	Total
Gross Area	6.25	27.75	157.59	NA	NA	10.49	202.08
Open Space Required 15% of gross	0.94	4.16	23.64	NA	NA	1.57	39.23
Open Space Provided	2.58	5.32	124.96	0.32	1.02	3.86	138.06
Non-Credited (less than 35' in width)	0.00	0.65	0.35	0.32	0.57	0.00	1.89
Total Credited	2.58	4.67	124.61	0.00	0.45	3.86	136.17
Open Spaces Provided Above Requirement	1.64	0.51	100.97	0.00	0.45	2.29	105.86

* This includes area for Phase 4 (Non-Buildable Bulk Parcel BB)
** This includes area for Phase 2, Section2 (Non-Buildable Bulk Parcels DD-1, EE-1 & FF-1) and area for Phase 3 (Non-Buildable Bulk Parcel CC-1)

ESD STORMWATER MANAGEMENT SUMMARY TABLE

Practice	DA to practice	Imp Area to practice	Required	Provided	Po Provided	Rev Required	Rev Provided	Ownership		
(M-6) MicroBioretention #1	16,431	9,110	329	992	PASS	1203	1611	Private		
(M-6) MicroBioretention #2	14,890	9,944	298	1217	PASS	1293	1912	Private		
(M-6) MicroBioretention #3	19,267	12,391	385	1084	PASS	1615	1754	Private		
(F-6) Bioretention #1	26,094	16,600	522	1316	PASS	2166	2333	Private		
(F-6) Bioretention #2	26,574	13,821	531	1300	PASS	1836	2042	Private		
(F-6) Bioretention #3	32,742	23,006	655	2000	PASS	2979	2956	Private		
(F-6) Bioretention #4	61,126	21,632	1223	2420	PASS	3003	3631	Private		
(F-6) Bioretention #5	29,324	16,725	586	2000	PASS	2202	2989	Private		
(M-2) Submerged Gravel Wetland #1	30,338	19,873	NA	1300	NA	2587	1950	Private		
(N-3) SheetFlow to Conservation Area Lots 21-24	3,840	3,840				288	1.0	Private		
(N-2) Disconnection of Non-Rooftop Runoff #1	1,277	1,277				96	1.0	Private		
(N-2) Disconnection of Non-Rooftop Runoff #2	1,348	1,348				101	1.0	Private		
Total Treated	263,251	149,567	4,529	13,629		21,302	21,662	1.6	2729	3536
Site Total	389,667	149,961								

394 sf of impervious not treated is the small portion of pavement and sidewalk at entrance near Lago Road

SHEET INDEX

NO.	TITLE
1	TITLE SHEET
2	PRELIMINARY SKETCH PLAN
3	ROAD PROFILES & DETAILS
4	LANDSCAPE PLAN
5	LANDSCAPE NOTES, CHARTS AND DETAILS
6	GRADING, SEDIMENT & EROSION CONTROL PLAN
7	STORM DRAIN DRAINAGE AREA MAP

VILLAGES AT TURF VALLEY PHASING CHART

PHASE/SECTION	S.F.A.	S.F.D.	CONDOMINIUM	TOTAL
P1S1 (F10-026)	0	0	0	0
P1S2 (F-08-060)	41	21	0	62
P2S1 (F-08-084)	0	0	43 *	43
P2S2 (F-10-078)	0	48	0	48
P3 (F-08-085)	7	0	0	7
P4 (F-08-086)	15	8	0	23
P5 (SP-15-003)	36	0	0	36
MAINT SHOP (SDP-08-096)	0	0	1 (Access. Apt.)	1
TOTAL	99	77	44	220

* FUTURE CONDO BUILDING ON LOT 203

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark A. Leary 2/5/16
PLANNING DIRECTOR DATE

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
8480 BALTIMORE NATIONAL PIKE SUITE 315 ELLOTT CITY, MARYLAND 21043
(P) 410-465-8105 (F) 410-465-8644
WWW.BE-ENGINEERING.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. 15999, Expiration Date: 6-30-2015.

VILLAGES AT TURF VALLEY PHASE 5
LOTS 261 thru 299; OPEN SPACE LOTS 298 thru 299
BULK PARCEL GG

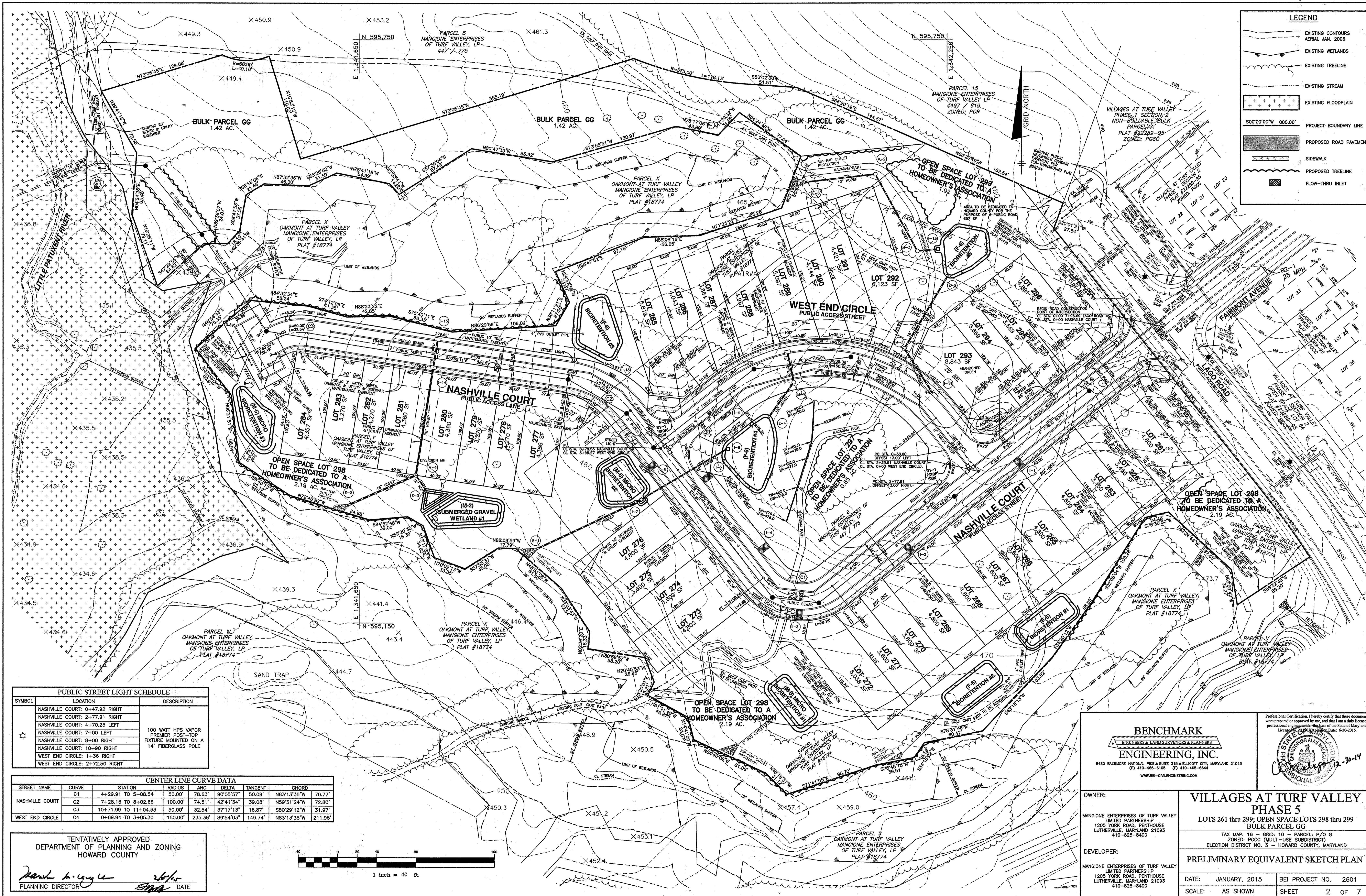
TAX MAP: 16 - GRID: 10 - PARCEL: P/O 8
ZONED: PGCC (MULTI-USE SUBDISTRICT)
ELECTION DISTRICT NO. 3 - HOWARD COUNTY, MARYLAND

PRELIMINARY EQUIVALENT SKETCH PLAN TITLE SHEET

OWNER: MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP
1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400

DEVELOPER: MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP
1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400

DATE: JANUARY, 2015 BEI PROJECT NO. 2601
SCALE: AS SHOWN SHEET 1 OF 7



LEGEND

- EXISTING CONTOURS AERIAL JAN. 2006
- EXISTING WETLANDS
- EXISTING TREELINE
- EXISTING STREAM
- EXISTING FLOODPLAIN
- PROJECT BOUNDARY LINE
- PROPOSED ROAD PAVEMENT
- SIDEWALK
- PROPOSED TREELINE
- FLOW-THRU INLET

PUBLIC STREET LIGHT SCHEDULE

SYMBOL	LOCATION	DESCRIPTION
☼	NASHVILLE COURT: 0+47.92 RIGHT	100 WATT HPS VAPOR PREMIER POST-TOP FIXTURE MOUNTED ON A 14' FIBERGLASS POLE.
☼	NASHVILLE COURT: 2+77.91 RIGHT	
☼	NASHVILLE COURT: 4+70.25 LEFT	
☼	NASHVILLE COURT: 7+00 LEFT	
☼	NASHVILLE COURT: 8+00 RIGHT	
☼	NASHVILLE COURT: 10+90 RIGHT	
☼	WEST END CIRCLE: 1+36 RIGHT	
☼	WEST END CIRCLE: 2+72.50 RIGHT	

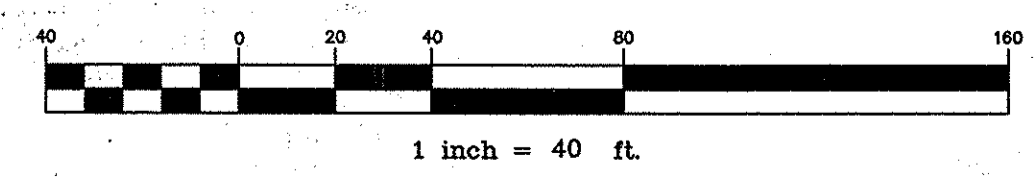
CENTER LINE CURVE DATA

STREET NAME	CURVE	STATION	RADIUS	ARC	DELTA	TANGENT	CHORD
NASHVILLE COURT	C1	4+29.91 TO 5+08.54	50.00'	76.63'	90°05'57"	50.09'	N83°13'35"W 70.77'
	C2	7+28.15 TO 8+02.66	100.00'	74.51'	42°41'34"	39.08'	N59°31'24"W 72.80'
	C3	10+71.99 TO 11+04.53	50.00'	32.54'	37°17'13"	16.87'	S80°29'12"W 31.97'
WEST END CIRCLE	C4	0+69.94 TO 3+05.30	150.00'	235.36'	89°54'03"	149.74'	N83°13'35"W 211.95'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark A. Lytle
PLANNING DIRECTOR

[Signature]
DATE



BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
840 BALTIMORE NATIONAL PIKE & SUITE 315 • ELICOTT CITY, MARYLAND 21043
(410) 465-9105 • (410) 465-6644
WWW.BEI-CVLENGINEERING.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. 23199. Date: 6-30-2015.

[Signature]
PROFESSIONAL ENGINEER

VILLAGES AT TURF VALLEY PHASE 5
LOTS 261 thru 299; OPEN SPACE LOTS 298 thru 299
BULK PARCEL GG

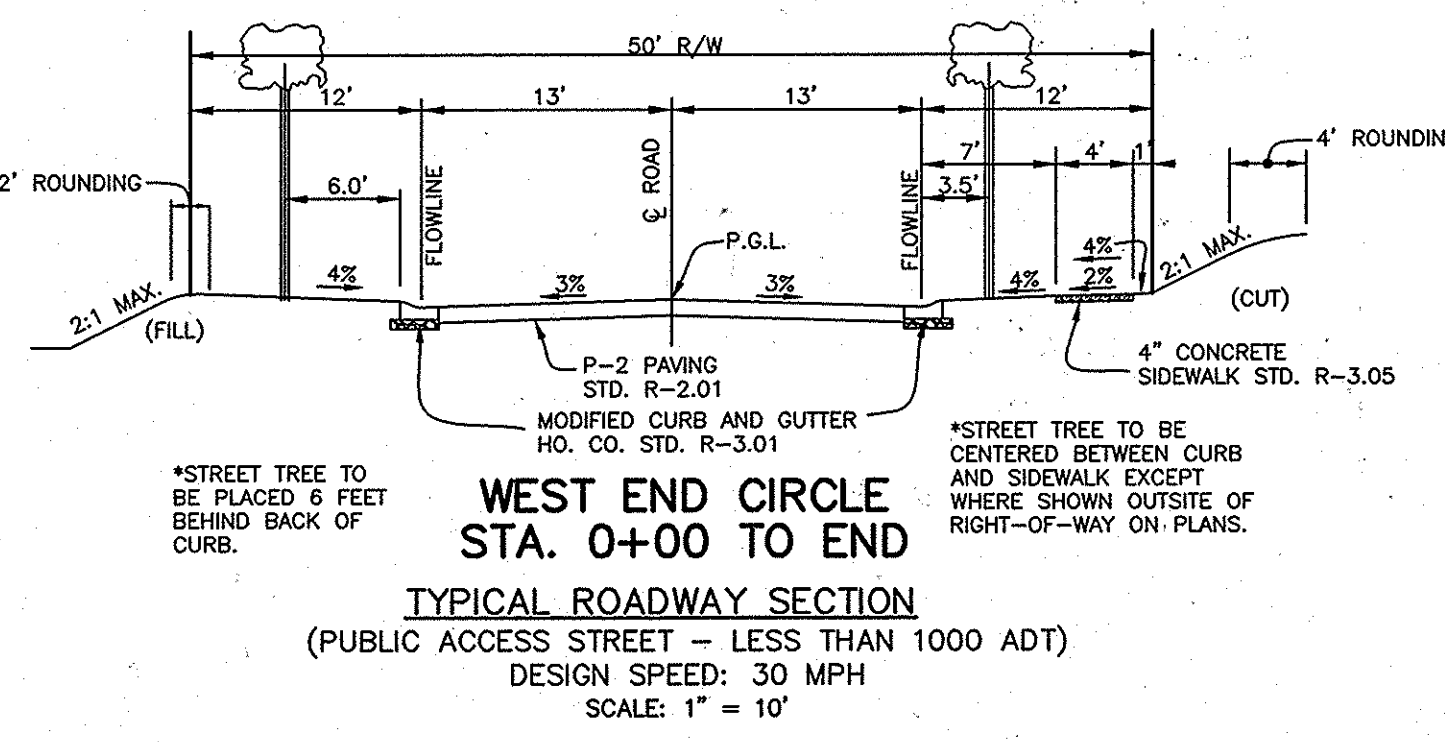
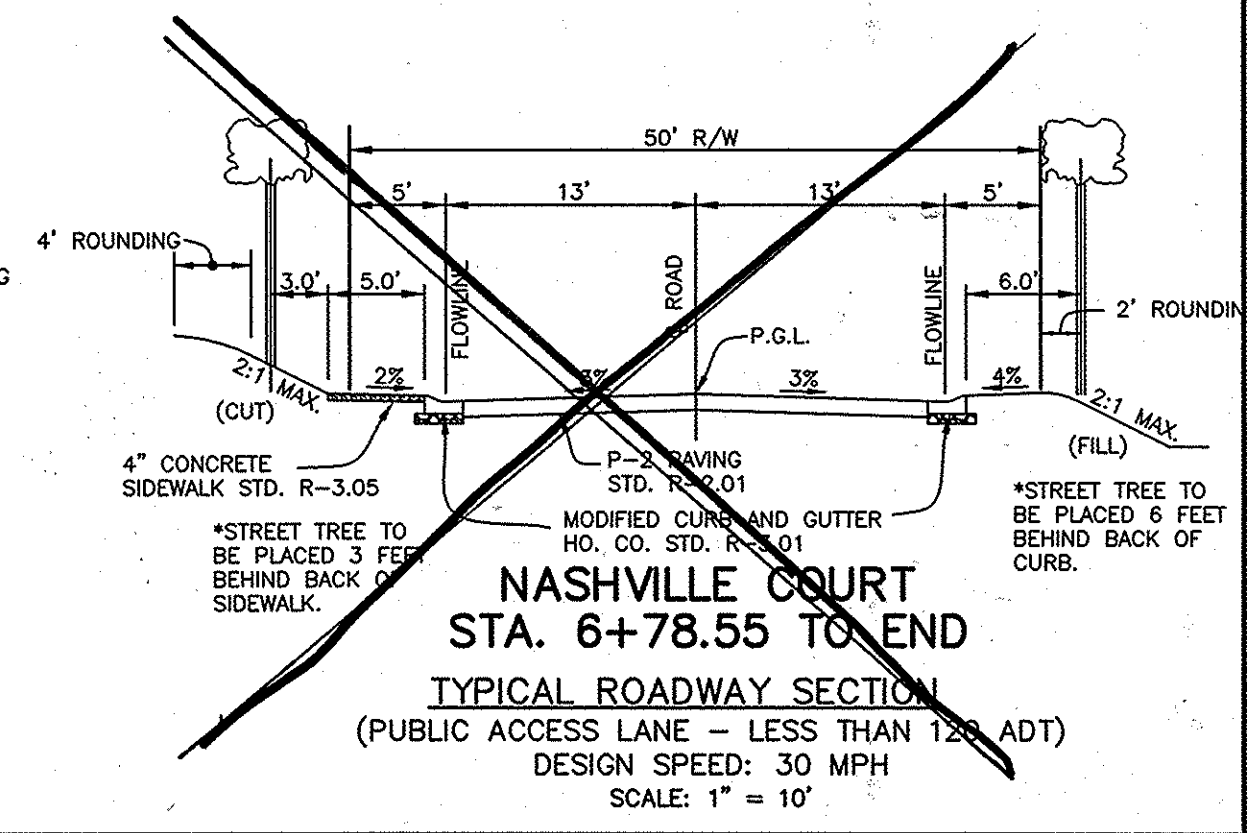
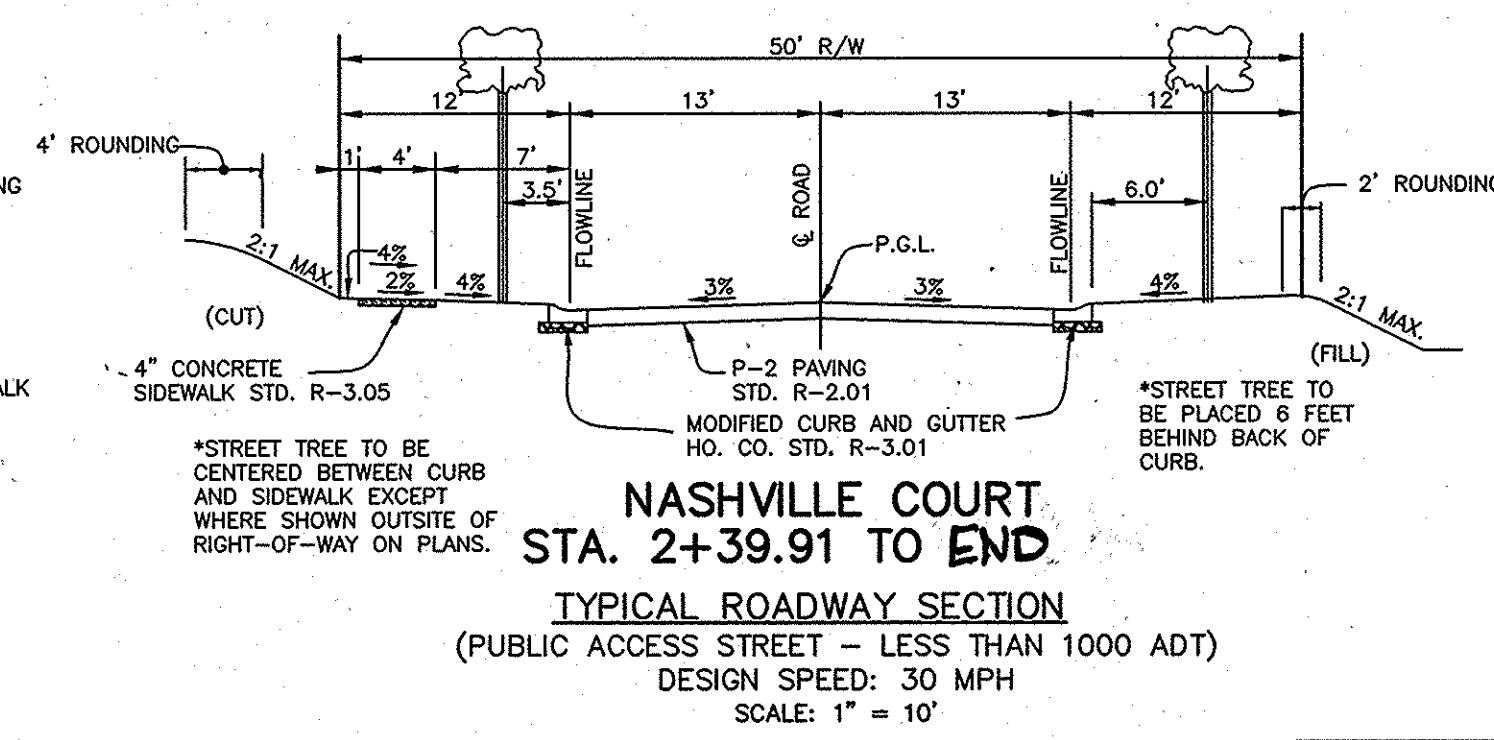
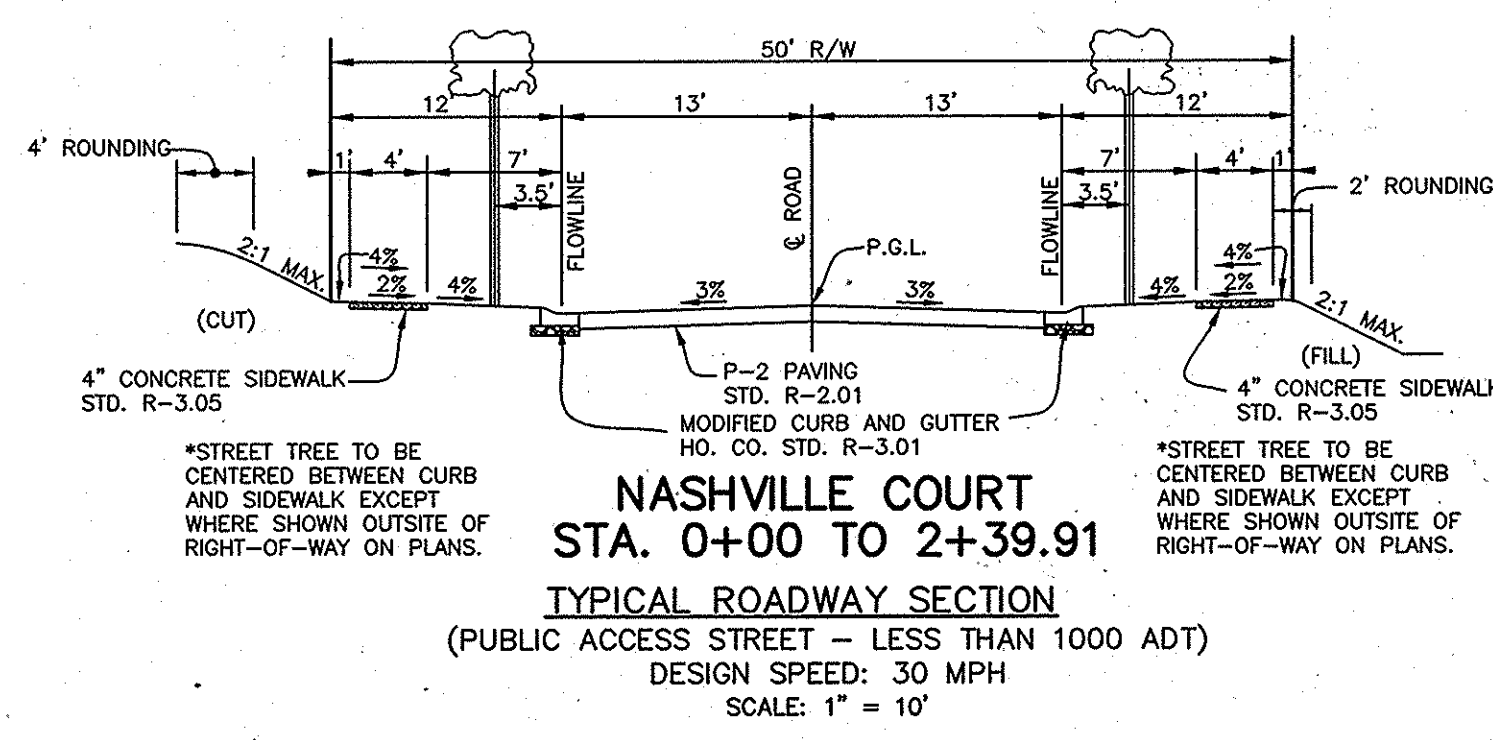
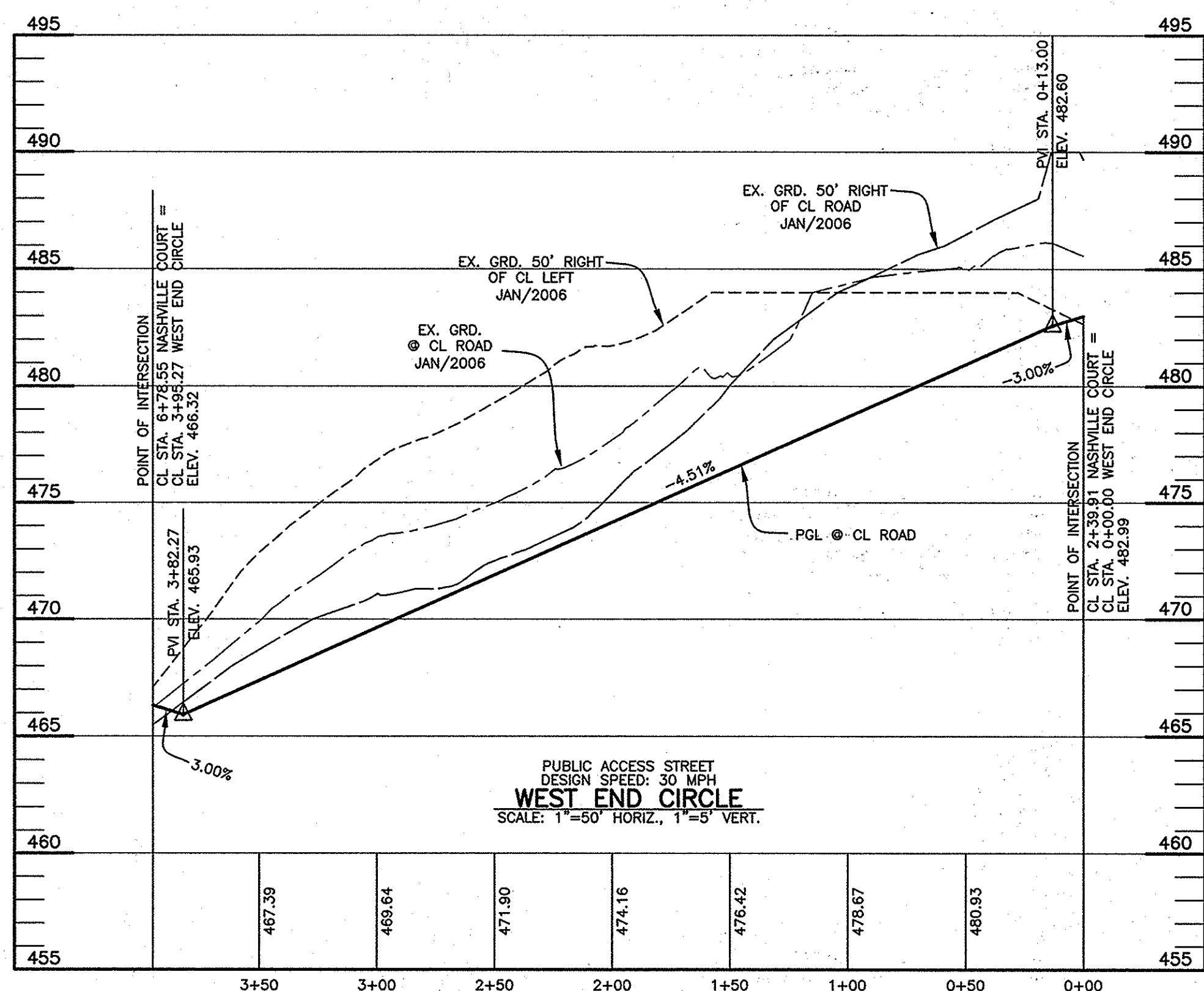
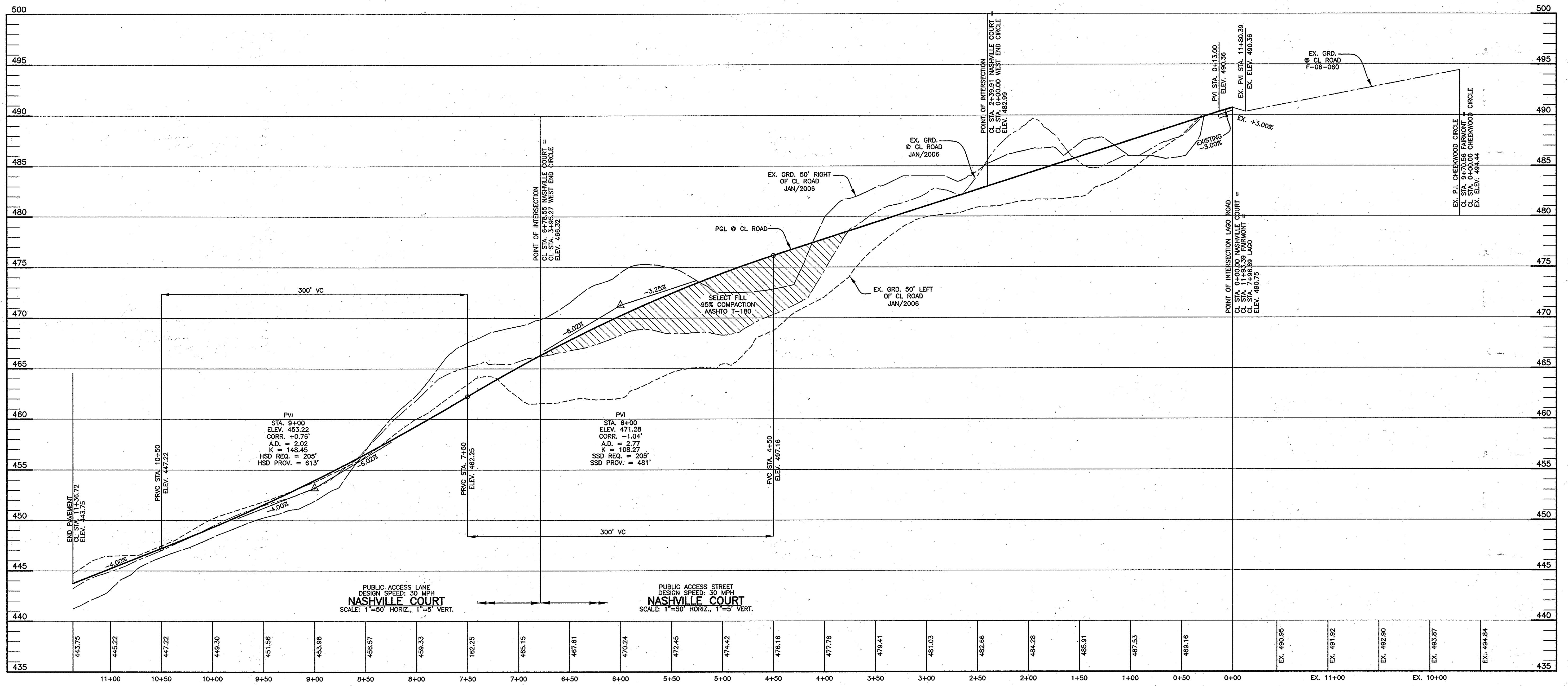
TAX MAP: 16 - GRID: 10 - PARCEL: P/O 8
ZONED: PGCC (MULTI-USE SUBDISTRICT)
ELECTION DISTRICT NO. 3 - HOWARD COUNTY, MARYLAND

PRELIMINARY EQUIVALENT SKETCH PLAN

OWNER: MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP
1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400

DEVELOPER: MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP
1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400

DATE: JANUARY, 2015 BEI PROJECT NO. 2601
SCALE: AS SHOWN SHEET 2 OF 7



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark D. Goyler
PLANNING DIRECTOR

2/5/15
DATE

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE & SUITE 315A ELICOTT CITY, MARYLAND 21043
(P) 410-665-8100 (F) 410-665-8844
WWW.BE-CVLENGINEERING.COM

OWNER: MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP
1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093
410-825-8400

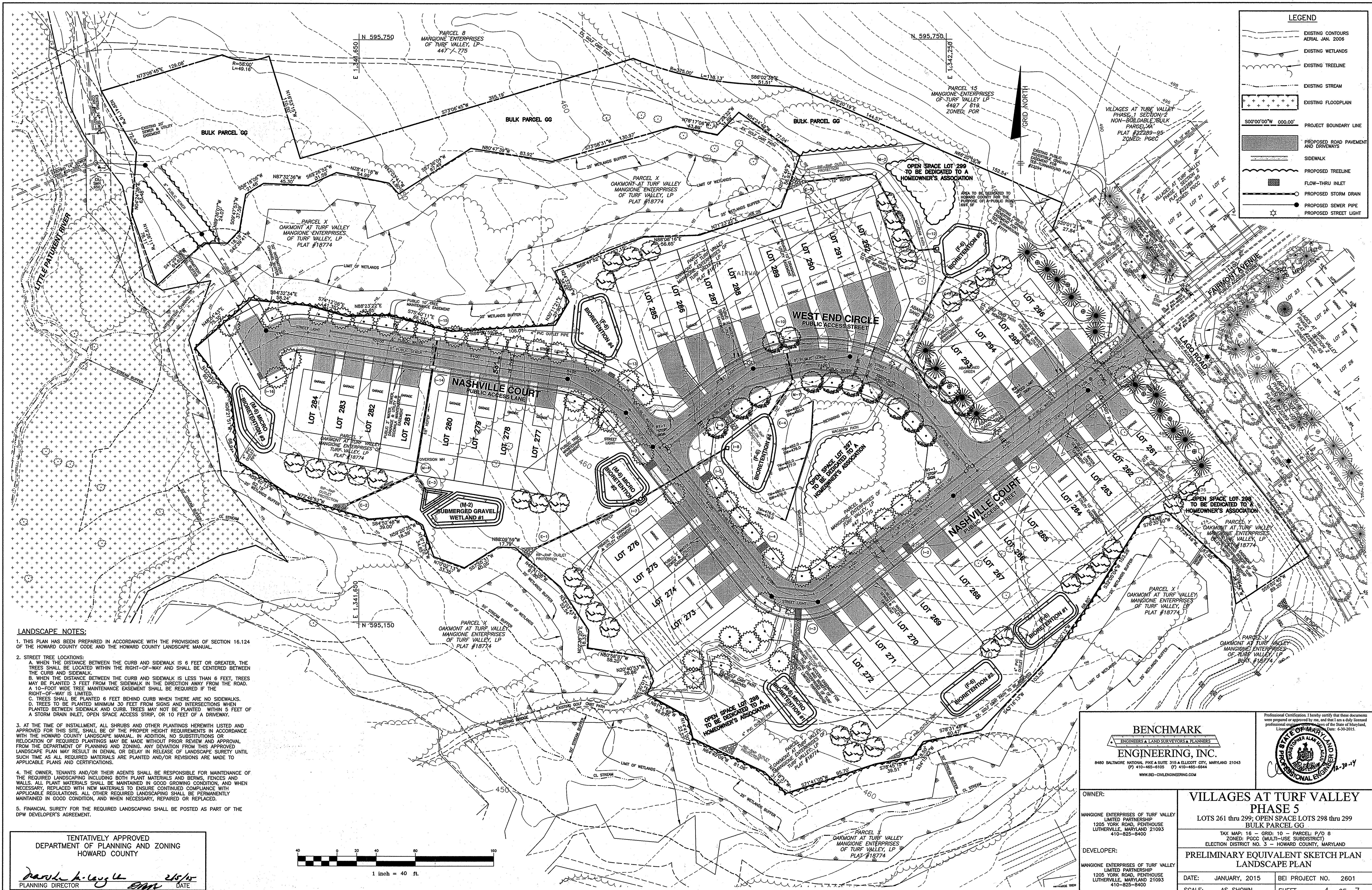
DEVELOPER: MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP
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VILLAGES AT TURF VALLEY
PHASE 5
LOTS 261 thru 299; OPEN SPACE LOTS 298 thru 299
BULK PARCEL GG

TAX MAP: 16 - GRID: 10 - PARCELS P/O 8
ZONED: PGCC (MULTI-USE SUBDISTRICT)
ELECTION DISTRICT NO. 3 - HOWARD COUNTY, MARYLAND

PRELIMINARY EQUIVALENT SKETCH PLAN
ROAD PROFILES & DETAILS

DATE: JANUARY, 2015 BEI PROJECT NO. 2601
SCALE: AS SHOWN SHEET 3 OF 7

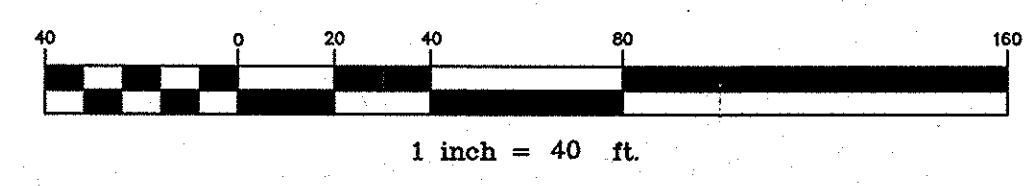


LEGEND	
	EXISTING CONTOURS AERIAL JAN. 2006
	EXISTING WETLANDS
	EXISTING TREELINE
	EXISTING STREAM
	EXISTING FLOODPLAIN
	PROJECT BOUNDARY LINE
	PROPOSED ROAD PAVEMENT AND DRIVEWAYS
	SIDEWALK
	PROPOSED TREELINE
	FLOW-THRU INLET
	PROPOSED STORM DRAIN
	PROPOSED SEWER PIPE
	PROPOSED STREET LIGHT

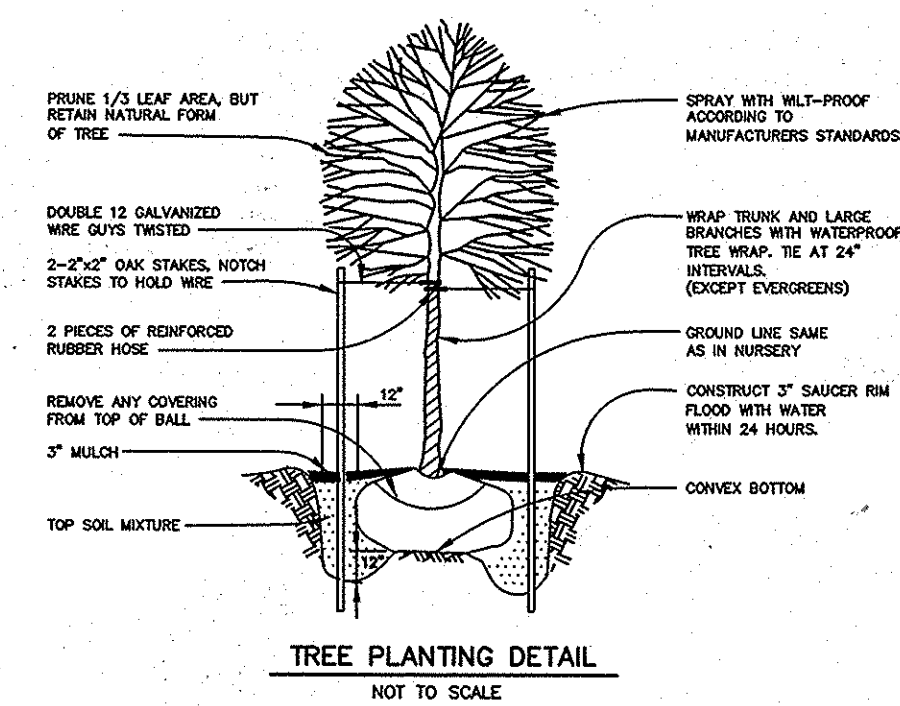
- LANDSCAPE NOTES:**
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL.
 - STREET TREE LOCATIONS:**
 - WHEN THE DISTANCE BETWEEN THE CURB AND SIDEWALK IS 6 FEET OR GREATER, THE TREES SHALL BE LOCATED WITHIN THE RIGHT-OF-WAY AND SHALL BE CENTERED BETWEEN THE CURB AND SIDEWALK.
 - WHEN THE DISTANCE BETWEEN THE CURB AND SIDEWALK IS LESS THAN 6 FEET, TREES MAY BE PLANTED 3 FEET FROM THE SIDEWALK IN THE DIRECTION AWAY FROM THE ROAD. A 10-FOOT WIDE TREE MAINTENANCE EASEMENT SHALL BE REQUIRED IF THE RIGHT-OF-WAY IS LIMITED.
 - TREES SHALL BE PLANTED 6 FEET BEHIND CURB WHEN THERE ARE NO SIDEWALKS.
 - TREES TO BE PLANTED MINIMUM 30 FEET FROM SIGNS AND INTERSECTIONS WHEN PLANTED BETWEEN SIDEWALK AND CURB. TREES MAY NOT BE PLANTED WITHIN 5 FEET OF A STORM DRAIN INLET, OPEN SPACE ACCESS STRIP, OR 10 FEET OF A DRIVEWAY.
 - AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATIONS.
 - THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
 - FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

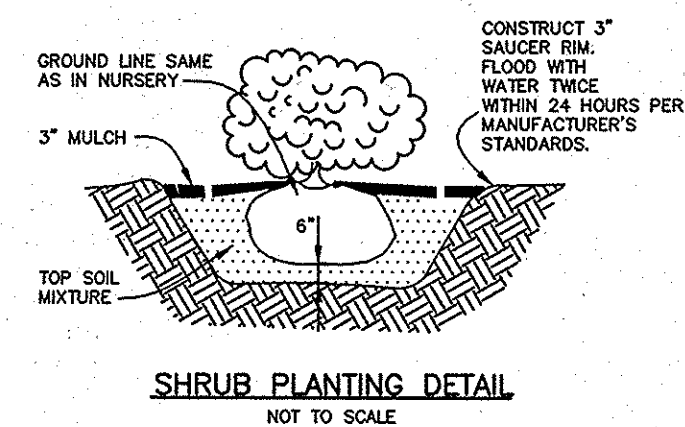
Darsh K. Singh 2/15/15
PLANNING DIRECTOR DATE



<p align="center">BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 840 BALTIMORE NATIONAL PIKE & SUITE 315 A ELICOTT CITY, MARYLAND 21043 (71) 410-465-0105 (71) 410-465-6944 WWW.BE-CVLENGINEERING.COM</p> <p align="right">Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer of the State of Maryland, License No. PE 14251, Date: 6-30-2015.</p>	
<p>OWNER: MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-625-8400</p>	<p>VILLAGES AT TURF VALLEY PHASE 5 LOTS 261 thru 299; OPEN SPACE LOTS 298 thru 299 BULK PARCEL GG</p> <p>TAX MAP: 16 - GRID: 10 - PARCEL: P/O 8 ZONED: PGCC (MULTI-USE SUBDISTRICT) ELECTION DISTRICT NO. 3 - HOWARD COUNTY, MARYLAND</p>
<p>DEVELOPER: MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-625-8400</p>	<p>PRELIMINARY EQUIVALENT SKETCH PLAN LANDSCAPE PLAN</p> <p>DATE: JANUARY, 2015 BEI PROJECT NO. 2601 SCALE: AS SHOWN SHEET 4 OF 7</p>



TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

SCHEDULE A PERIMETER LANDSCAPE EDGE				
CATEGORY	ADJACENT TO ROAD (LOT 261) ④	ADJACENT TO ROAD (LOT 293) ⑤	ADJACENT TO ROAD (LOT 296) ⑥	TOTALS
LANDSCAPE TYPE	C 1:40 shade 1:20 evergreen	C 1:40 shade 1:20 evergreen	C 1:40 shade 1:20 evergreen	
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	120 LF	80 LF	122 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	
NUMBER OF PLANTS REQUIRED	120 LF	122 LF	122 LF	
SHADE TREES	3	2	3	8
EVERGREEN TREES	6	4	6	16
OTHER TREES (2:1 SUBSTITUTE)	0	0	0	0
SHRUBS	0	0	0	0
NUMBER OF PLANTS PROVIDED				
SHADE TREES	3	2	2	8
EVERGREEN TREES	6	4	4	16
OTHER TREES (2:1 SUBSTITUTE)	0	0	0	0
SHRUBS (10:1 SUBSTITUTE)	0	0	0	0

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
NUMBER OF DWELLING UNITS	36
NUMBER OF TREES REQUIRED (1:DU SFA; 1:3 DU APTS)	36
NUMBER OF TREES PROVIDED	
SHADE TREES	36
OTHER (2:1 RATIO)	0

PERIMETER LANDSCAPE PLANTING LIST				
SYMBOL	QUANTITY	NAME	REMARKS	DESCRIPTION
	36	CLADRASTIS KENTUCKEA LUTEA (Yellowwood)	2.5" - 3" cal.	SHADE TREES FOR INTERNAL LANDSCAPING REQUIREMENT TO BE PROVIDED BY THE BUILDER
	8	PLATANUS X ACERFOLIA (Bloodgood London Plane)	2 1/2" - 3" cal.	SHADE TREES ALONG PERIMETER EDGES TO BE PROVIDED BY THE DEVELOPER
	16	CUPPRESSOCYPARIS LEYLANDI (Leyland Cypress)	5' - 6' ht.	EVERGREEN TREES ALONG PERIMETER EDGES TO BE PROVIDED BY THE DEVELOPER

STREET TREE SCHEDULE			
	NASHVILLE COURT	WEST END CIRCLE	TOTAL
LINEAR FEET OF RIGHT-OF-WAY	1897	597	
LINEAR FEET OF CREDIT	0	0	
LINEAR FEET OF REQUIRED PLANTING	1897	597	
TREE SIZE	LARGE 1:40 LF	LARGE 1:40 LF	
TREES REQUIRED	47	15	62

STREET TREE PLANTING LIST				
SYMBOL	QUANTITY	NAME	REMARKS	DESCRIPTION
	15	TILIA CORDATA "GREENSPIRE" (Greenspire Littleleaf Linden)	2.5" - 3" cal.	TO BE PLANTED ALONG WEST END CIRCLE (PROVIDED BY THE DEVELOPER)
	47	ACER RUBRUM "RED SUNSET" (Red Sunset Red Maple)	2.5" - 3" cal.	TO BE PLANTED ALONG NASHVILLE COURT (PROVIDED BY THE DEVELOPER)

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Janet P. Long 2/5/15
PLANNING DIRECTOR DATE

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE & SUITE 315 A ELLICOTT CITY, MARYLAND 21043
(P) 410-465-8105 (F) 410-465-6944
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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 in the State of Maryland.
License No. 123456789
Date: 6-30-2015

OWNER:
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP
1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093
410-825-8400

DEVELOPER:
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP
1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093
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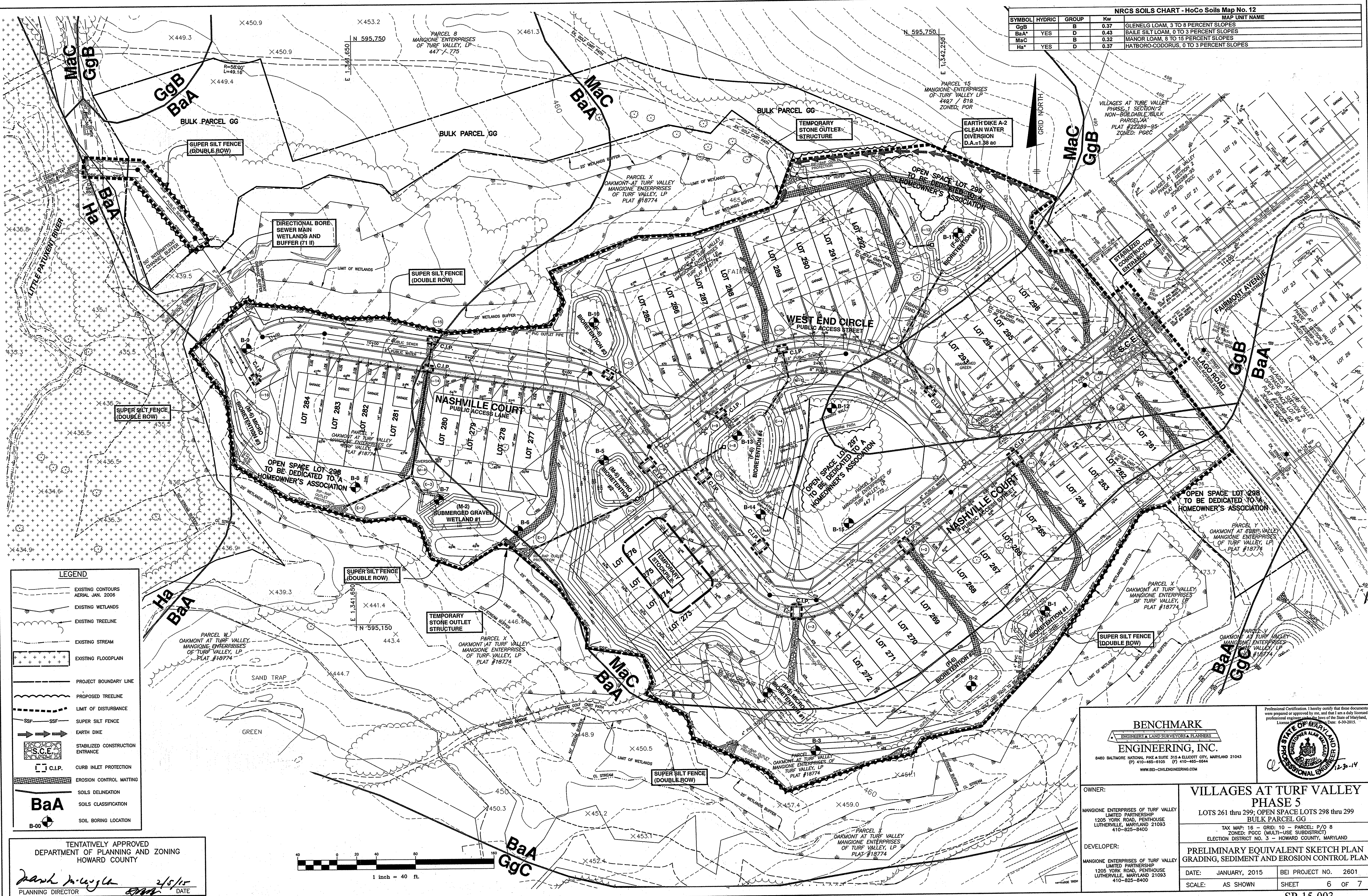
**VILLAGES AT TURF VALLEY
PHASE 5**
LOTS 261 thru 299; OPEN SPACE LOTS 298 thru 299
BULK PARCEL GG

TAX MAP: 16 - GRID: 10 - PARCEL: P/O 8
ZONED: PGCC (MULTI-USE SUBDISTRICT)
ELECTION DISTRICT NO. 3 - HOWARD COUNTY, MARYLAND

**PRELIMINARY EQUIVALENT SKETCH PLAN
LANDSCAPE NOTES AND DETAILS**

DATE: JANUARY, 2015 BEI PROJECT NO. 2601
SCALE: AS SHOWN SHEET 5 OF 7

NRCS SOILS CHART - HoCo Soils Map No. 12				MAP UNIT NAME
SYMBOL	HYDRIC	GROUP	Kw	
GgB	YES	B	0.37	GLENELG LOAM, 3 TO 8 PERCENT SLOPES
BaA*	YES	D	0.43	BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES
MaC	YES	B	0.32	MANOR LOAM, 8 TO 15 PERCENT SLOPES
Ha*	YES	D	0.37	HATBORO-CODORUS, 0 TO 3 PERCENT SLOPES



LEGEND

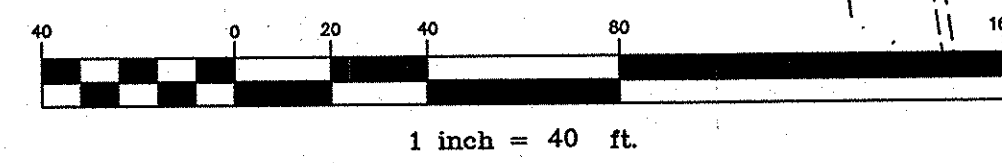
- EXISTING CONTOURS AERIAL JAN, 2006
- EXISTING WETLANDS
- EXISTING TREELINE
- EXISTING STREAM
- EXISTING FLOODPLAIN
- PROJECT BOUNDARY LINE
- PROPOSED TREELINE
- LIMIT OF DISTURBANCE
- SSP - SSP
- SUPER SILT FENCE
- EARTH DIKE
- STABILIZED CONSTRUCTION ENTRANCE
- C.I.P.
- CURB INLET PROTECTION
- EROSION CONTROL MATTING
- SOILS DELINEATION
- SOILS CLASSIFICATION
- SOIL BORING LOCATION

BaA

B-00

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark M. W. [Signature] 2/5/15
PLANNING DIRECTOR DATE



BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
8400 BALTIMORE NATIONAL PIKE SUITE 315 ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6544
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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. 12-30-14

VILLAGES AT TURF VALLEY PHASE 5
LOTS 261 thru 299; OPEN SPACE LOTS 298 thru 299
BULK PARCEL GG

TAX MAP: 16 - GRID: 10 - PARCEL: P/O B
ZONED: P00C (MULTI-USE SUBDISTRICT)
ELECTION DISTRICT NO. 3 - HOWARD COUNTY, MARYLAND

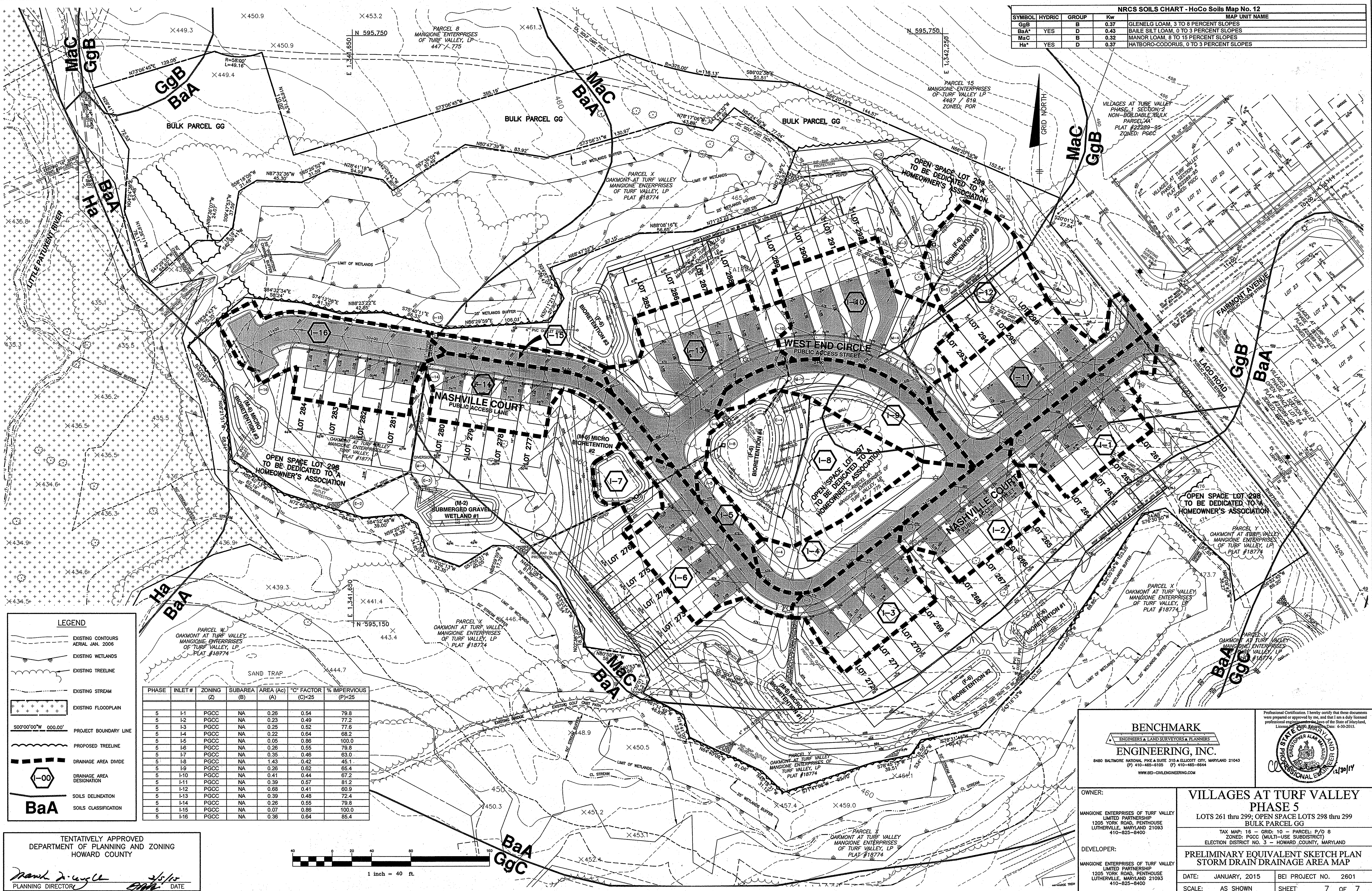
PRELIMINARY EQUIVALENT SKETCH PLAN
GRADING, SEDIMENT AND EROSION CONTROL PLAN

DATE: JANUARY, 2015 BEI PROJECT NO. 2601
SCALE: AS SHOWN SHEET 6 OF 7

OWNER: MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP
1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400

DEVELOPER: MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP
1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400

NRCS SOILS CHART - HoCo Soils Map No. 12					
SYMBOL	HYDRIC	GROUP	Kw	MAP UNIT NAME	
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Ha*	YES	D	0.37	HATBORO-CODORUS, 0 TO 3 PERCENT SLOPES	



LEGEND

- EXISTING CONTOURS
- AERIAL JAN. 2006
- EXISTING WETLANDS
- EXISTING TREELINE
- EXISTING STREAM
- EXISTING FLOODPLAIN
- PROJECT BOUNDARY LINE
- PROPOSED TREELINE
- DRAINAGE AREA DIVIDE
- DRAINAGE AREA DESIGNATION
- SOILS DELINEATION
- SOILS CLASSIFICATION

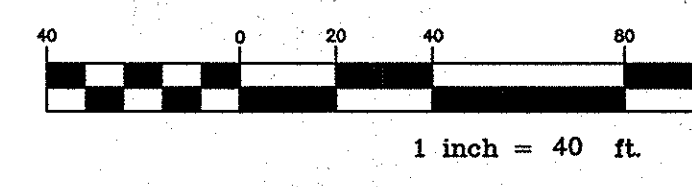
BaA

PHASE	INLET #	ZONING (Z)	SUBAREA (B)	AREA (Ac) (A)	"C" FACTOR (C)<25	% IMPERVIOUS (P)<25
5	I-1	PGCC	NA	0.26	0.54	79.8
5	I-2	PGCC	NA	0.23	0.49	77.2
5	I-3	PGCC	NA	0.25	0.52	77.6
5	I-4	PGCC	NA	0.22	0.64	68.2
5	I-5	PGCC	NA	0.05	0.86	100.0
5	I-6	PGCC	NA	0.26	0.55	79.8
5	I-7	PGCC	NA	0.35	0.48	63.0
5	I-8	PGCC	NA	1.43	0.42	45.1
5	I-9	PGCC	NA	0.28	0.62	65.4
5	I-10	PGCC	NA	0.41	0.44	67.2
5	I-11	PGCC	NA	0.39	0.57	81.2
5	I-12	PGCC	NA	0.68	0.41	60.9
5	I-13	PGCC	NA	0.39	0.48	72.4
5	I-14	PGCC	NA	0.26	0.55	79.8
5	I-15	PGCC	NA	0.07	0.86	100.0
5	I-16	PGCC	NA	0.36	0.64	85.4

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Frank D. Wells
PLANNING DIRECTOR

DATE: 2/5/15



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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 in the State of Maryland, License No. 12345, Exp. Date: 6-30-2015.

OWNER:
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PRELIMINARY EQUIVALENT SKETCH PLAN STORM DRAIN DRAINAGE AREA MAP

DATE: JANUARY, 2015 | BEI PROJECT NO. 2601
SCALE: AS SHOWN | SHEET 7 OF 7