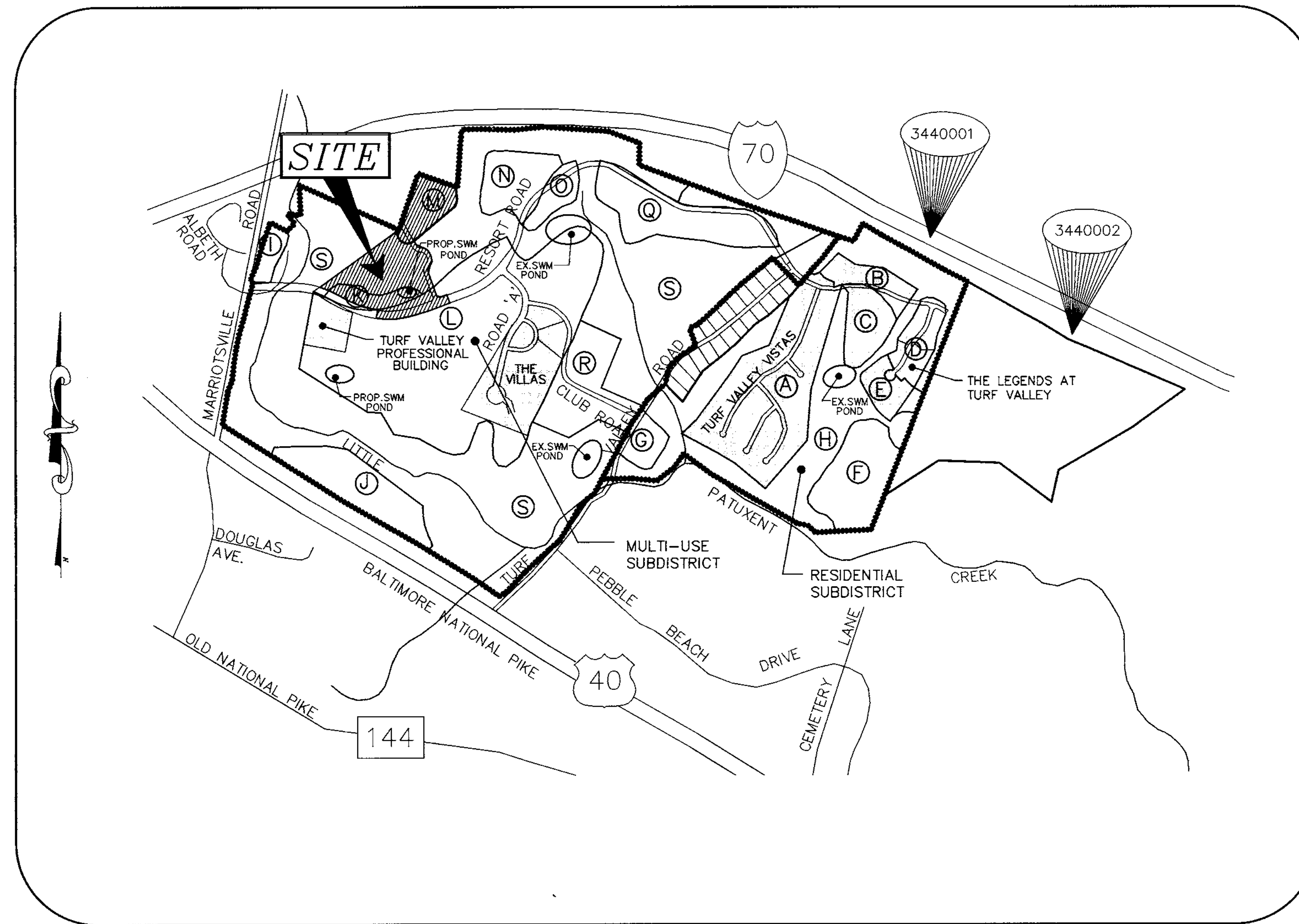


PRELIMINARY PLAN OAKMONT AT TURF VALLEY SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

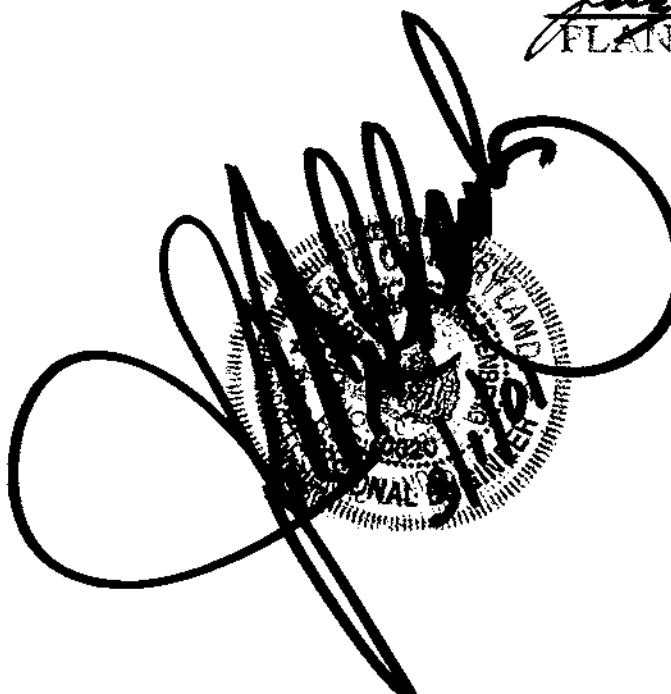
SHEET INDEX

1	COVER SHEET
2	PRELIMINARY PLAN
3	PRELIMINARY PLAN
4	PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN
5	PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN
6	PRELIMINARY LANDSCAPE PLAN



VICINITY MAP
SCALE : 1" = 1000'

OWNER
MANGIONE ENTERPRISES OF TURF VALLEY, L.P.
1205 YORK ROAD, PENTHOUSE
LUTHERVILLE, MARYLAND 21093
(410) 825-8400



MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsy Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0286 Balt. (301) 621-5321 Wash. (410) 997-0288 Fax.
James L. Smith 3/6/01
PLANNING DIRECTOR DATE

GENERAL NOTES:

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS OTHERWISE SHOWN BY WAIVERS INDICATED.
- PROJECT BACKGROUND:
LOCATION : TAX MAP 16 - PARCEL 8 - BLOCK 11.
ZONING : PGCC MULTI-USE SUBDISTRICT (FDP)
ELECTION DISTRICT : SECOND
DZ REFERENCE : S-86-13 ; PLAT # 3054-A-1510 .
DEED REFERENCE : LIBER 0920, FOLIO 250
AREA OF TRACT : 27.83 ACRES (POD M= 7.9 AC, POD K= 5.1 AC,
P/O POD S= 13.3 AC, P/O POD L=1.53 AC.)
OPEN SPACE REQUIRED (15%): 4.17 ACRES
MAXIMUM NUMBER OF UNITS ALLOWED:
POD M 125
POD K 60
TOTAL NUMBER OF UNITS PROPOSED: 125
PROPOSED:
POD M 0 UNITS
POD K 125 UNITS
POD S GOLF
POD L ROAD
- WETLANDS INDICATED ARE BASED ON APPROVED STUDIES AS SHOWN ON COMPREHENSIVE SKETCH PLAN OF TURF VALLEY. WETLANDS ARE BASED ON A STUDY CONDUCTED BY EXPLORATION RESEARCH, INC. IN SEPTEMBER 1988.
- TOPOGRAPHIC INFORMATION IS BASED ON AERIAL TOPOGRAPHIC SURVEY BY WINGS AERIAL MAPPING CO., INC. DATED APRIL 23, 1992. VERTICAL DATUM IS NAD'83.
- COORDINATES BASED ON NAD'83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO : 3440001 & 3440002 .
STA. No. 3440001 N 534,735,478 EL. 486.341
E 836,286,297
STA. No. 3440002 N 533,993,800 EL. 462.306
E 837,983,249
- BOUNDARY INFORMATION IS BASED ON FINAL DEVELOPMENT PLAN FOR TURF VALLEY, PGCC DISTRICT, MULTI-USE SUBDISTRICT (PLAT # 3054-A-1510) .
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- STORMWATER MANAGEMENT INDICATED HEREON IS A RETENTION FACILITY. STORMWATER MANAGEMENT WILL BE PRIVATELY OWNED AND MAINTAINED.
- NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON SITE.
- THIS PROJECT IS SUBJECT TO THE TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, INC. UNDER S-86-13. PER APPROVED TRAFFIC STUDY OF TURF VALLEY RESORT ROAD IN THIS AREA IS AN INTERMEDIATE ARTERIAL. NO IMPROVEMENTS ARE REQUIRED TO MARRIOTSVILLE ROAD AT THIS TIME.
- THIS PROJECT IS EXEMPT FROM HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS UNDER SECTION 16-122(2) OF THE COUNTY CODE BECAUSE IT IS A PLANNED UNIT DEVELOPMENT WHICH HAS PRELIMINARY DEVELOPMENT PLAN APPROVAL AND 50% OR MORE OF THE LAND IS RECORDED AND SUBSTANTIALLY DEVELOPED BEFORE DECEMBER 31, 1992.
- BULK REGULATIONS :
PERMITTED USES : ALL USES AS PER TURF VALLEY PGCC DISTRICT, MULTI-USE SUBDISTRICT FINAL DEVELOPMENT PLAN, RBF # 3054-A-1510. (46 USES OUTLINED FROM RESIDENTIAL USES TO SPECIALTY STORES)
PROPOSED USE : APARTMENTS
PERMITTED HEIGHT : SINGLE-FAMILY DETACHED AND ATTACHED - 34 FEET
APARTMENT BUILDINGS - 80 FEET
COMMERCIAL STRUCTURES - 120 FEET
OTHER - 34 FEET
ACCESSORY STRUCTURES - 15 FEET

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

MAXIMUM UNITS PER STRUCTURE:
1. SINGLE FAMILY ATTACHED 8 UNITS PER STRUCTURE
2. APARTMENTS LESS THAN 40 FEET IN HEIGHT 24 UNITS PER STRUCTURE
3. APARTMENTS 40 FEET OR GREATER IN HEIGHT 120 UNITS PER STRUCTURE

PLANNING BOARD APPROVAL IS REQUIRED FOR THE SDP INCLUDING LENGTHS OF BUILDING EXCEEDING 120 FEET.

PERMITTED SETBACKS :
FROM ARTERIAL ROADS
RESIDENTIAL STRUCTURES - 50 FEET
NON-RESIDENTIAL STRUCTURES - 30 FEET
ACCESSORY STRUCTURES - 30 FEET
PARKING - 25 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 15 FEET MUST BE PROVIDED BETWEEN STRUCTURES
RESIDENTIAL -REAR - 20 FEET
FROM COLLECTORS AND LOCAL STREETS:
RESIDENTIAL AND NON RESIDENTIAL STRUCTURES
30 FEET FROM A 60 FT. ROW
20 FEET FROM A 50 FT. ROW
FROM NON-PGCC ADJACENT PROPERTIES:
FROM RESIDENTIAL DISTRICTS 75 FEET
FROM ALL OTHER DISTRICTS 30 FEET

THERE IS NO SPECIFIED COVERAGE REQUIREMENT FOR APARTMENTS.
- PARKING REQUIREMENTS AS PER ZONING SECTION 133.D(3):
2 SPACES PER DWELLING UNIT
125 UNITS x 2 = 250 PARKING SPACES.
- PARKING PROVIDED : 284 SPACES INCLUDING 8 HANDICAPPED SPACES.
- THIS PROJECT CONSTITUTES 125 UNITS, SECTION IV RESIDENTIAL, PHASE IVC.
- SLOPES GREATER THAN 15% DO NOT EXIST ON SITE.
- WATER AND SEWER TO BE CONNECTED TO CONTRACT NO. 20-3601-d FOR SEWER AND CAPITAL PROJECT W-8165 FOR WATER.
- CONSTRUCTION INDICATED MAY NOT COMMENCE UNTIL PROPOSED 16" WATER MAIN HAS BEEN CONSTRUCTED.
- PODS K, M, L AND S ARE INDICATED ON FDP #3054-A-1510.
THE PGCC MULTI USE SUBDISTRICT ALLOWS MAXIMUM FLEXIBILITY FOR PLACEMENT OF FACILITIES.

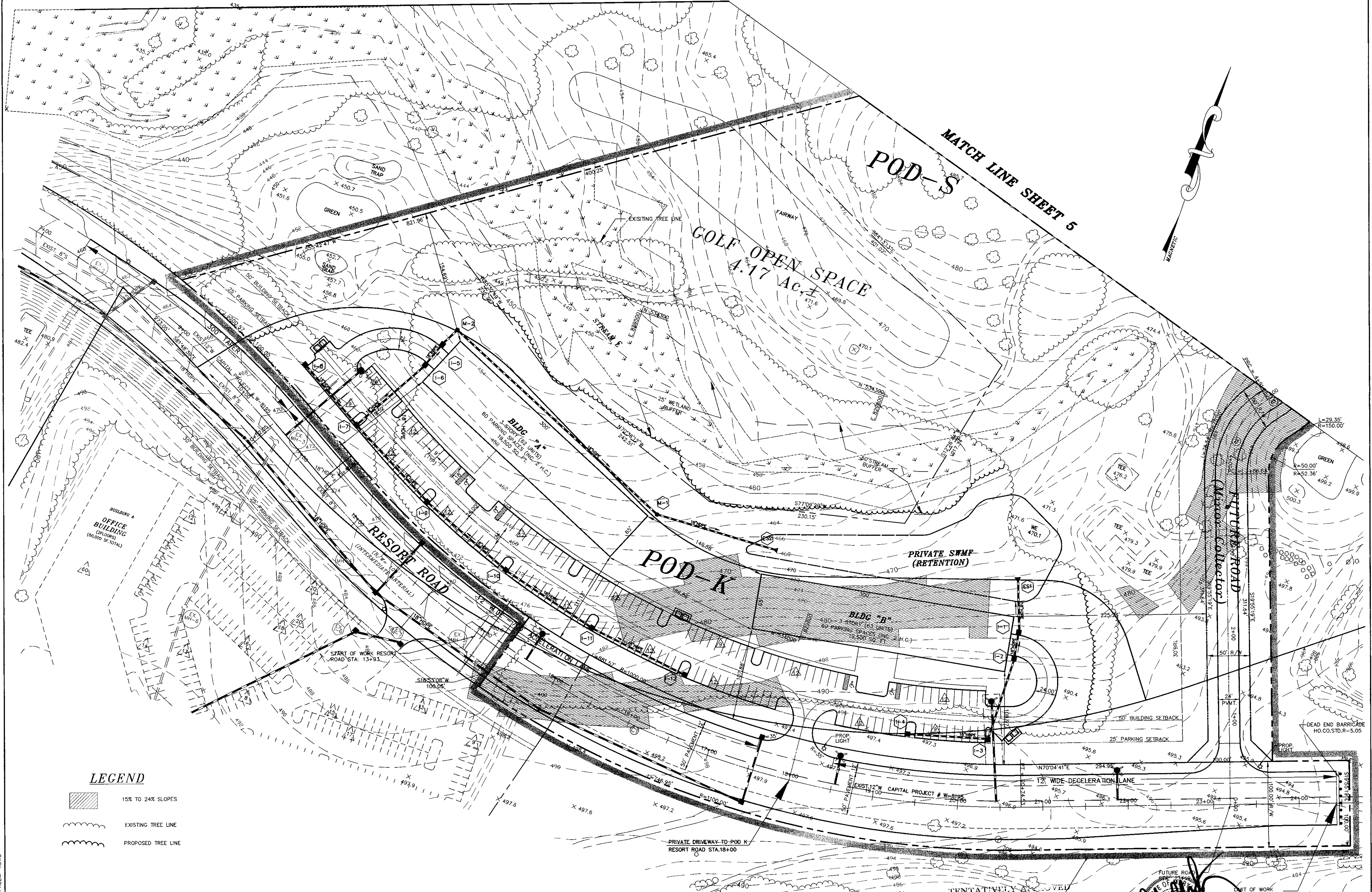
AREA	PROJECTED LAND USE	PROJECTED UNITS
K	ALL PERMITTED USES	60
M	ALL PERMITTED USES	125
L	ALL PERMITTED USES	845
S	GOLF/OPEN SPACE	-

project	98087	date	MARCH 01
illustration	MMP	engineering	engineering
scale	MMP	approval	MMP
NTS			

no.	description	revisors	date

TAX MAP 16, P/O PARCEL 8
OAKMONT AT TURF VALLEY
HOWARD COUNTY, MARYLAND
SECOND ELECTION DISTRICT
COVER SHEET

MILDENBERG, BOENDER & ASSOC., INC.
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5072 Dorsy Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0286 Balt. (301) 621-5321 Wash. (410) 997-0288 Fax.

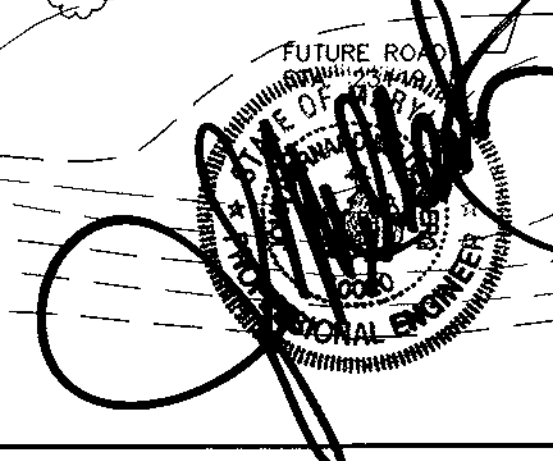


- LEGEND**
- 15% TO 24% SLOPES
 - EXISTING TREE LINE
 - PROPOSED TREE LINE

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1050.00'	925.65'	495.33'	895.97'	S84°40'00"E	50°30'38"
C2	100.00'	104.72'	57.74'	100.00'	S10°04'41"W	60°00'00"
C3	100.00'	104.72'	57.74'	100.00'	N10°04'41"E	60°00'00"

TENTATIVELY APPROVED
 DEPT. OF PLANNING & ZONING
 HOWARD COUNTY
 PLANNING DIRECTOR *[Signature]* 3/16/ DATE

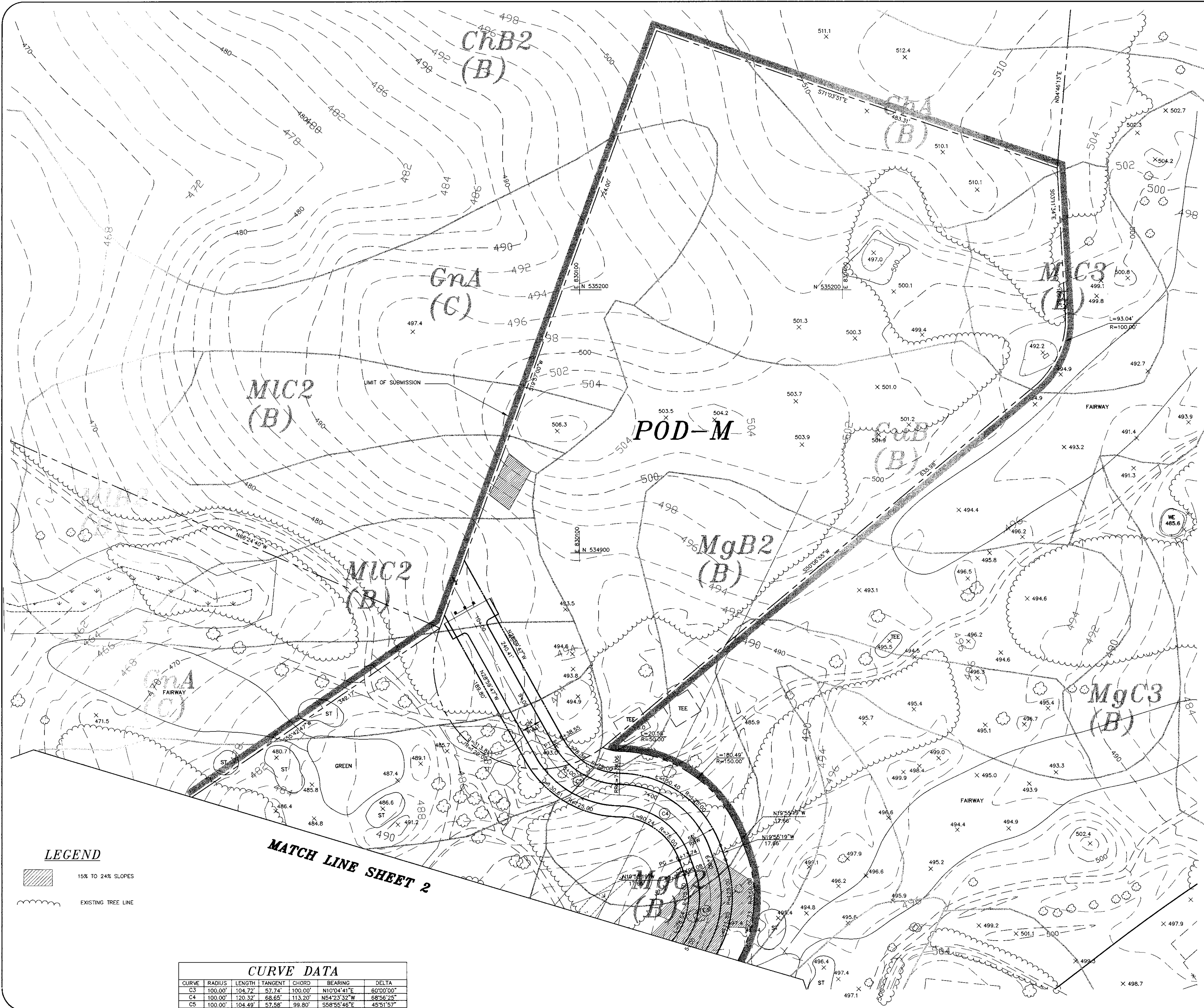


date DEC. 2000
 project 98087
 illustration MMP
 scale 1"=50'

no.	description	revisions	date

OAKMONT AT TURF VALLEY
 TAX MAP 16 P/O PARCEL 8
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 PRELIMINARY PLAN

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0236 Fax. (301) 621-5521 Wash. (410) 997-0298 Fax.



LEGEND

- 15% TO 24% SLOPES
- EXISTING TREE LINE

CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C3	100.00'	104.72'	57.74'	100.00'	N10°04'41"E	60°00'00"
C4	100.00'	120.32'	68.65'	113.20'	N54°23'32"W	68°56'25"
C5	100.00'	104.49'	57.58'	99.80'	S58°35'46"E	45°51'57"

MATCH LINE SHEET 2

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

[Signature] 3/6/21
 PLANNING DIRECTOR DATE



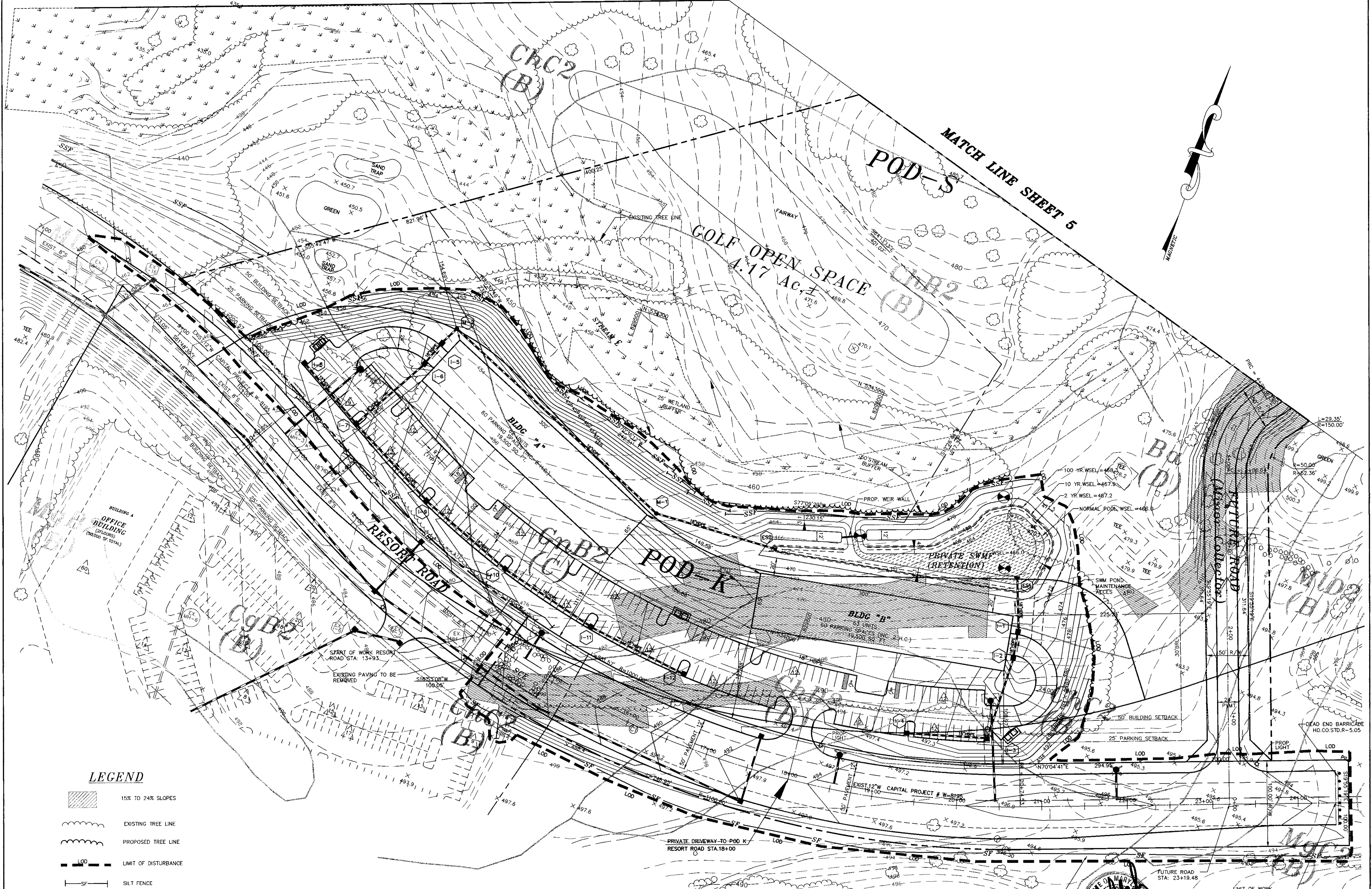
project	98087	date	DBC.200
illustration	MMP	engineering	MMF
scale	1"=50'	approval	[Signature]

no.	description	date

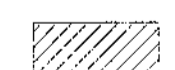


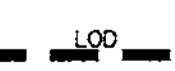
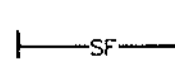
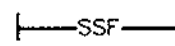
OAKMONT AT TURF VALLEY
 TAX MAP 16 P/O PARCEL 8
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 PRELIMINARY PLAN

MILDENBERG, BOENDER & ASSOC., INC.
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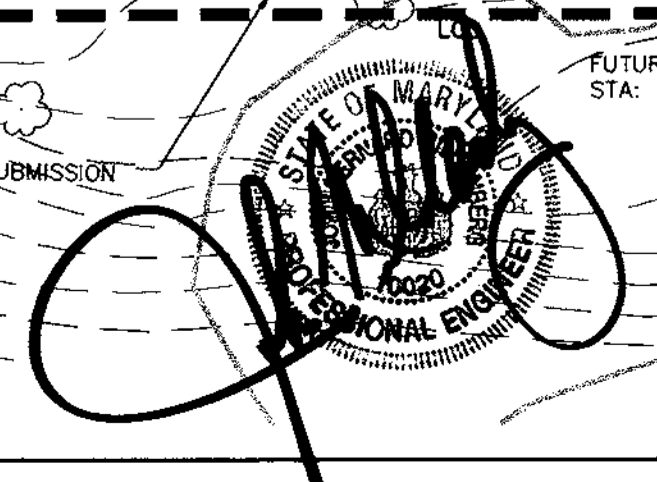


LEGEND

-  15% TO 24% SLOPES
-  EXISTING TREE LINE
-  PROPOSED TREE LINE
-  LOD LIMIT OF DISTURBANCE
-  SILT FENCE
-  SUPER SILT FENCE

CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1050.00'	925.65'	495.53'	895.97'	S84°40'00"E	50°30'38"
C2	100.00'	104.72'	57.74'	100.00'	S10°04'41"W	60°00'00"
C3	100.00'	104.72'	57.74'	100.00'	N10°04'41"E	60°00'00"

TENTATIVELY APPROVED LIMIT OF SUBMISSION
 DEPT. OF PLANNING AND
 HOWARD COUNTY
 PLANNING DIRECTOR 3/9/01 DATE



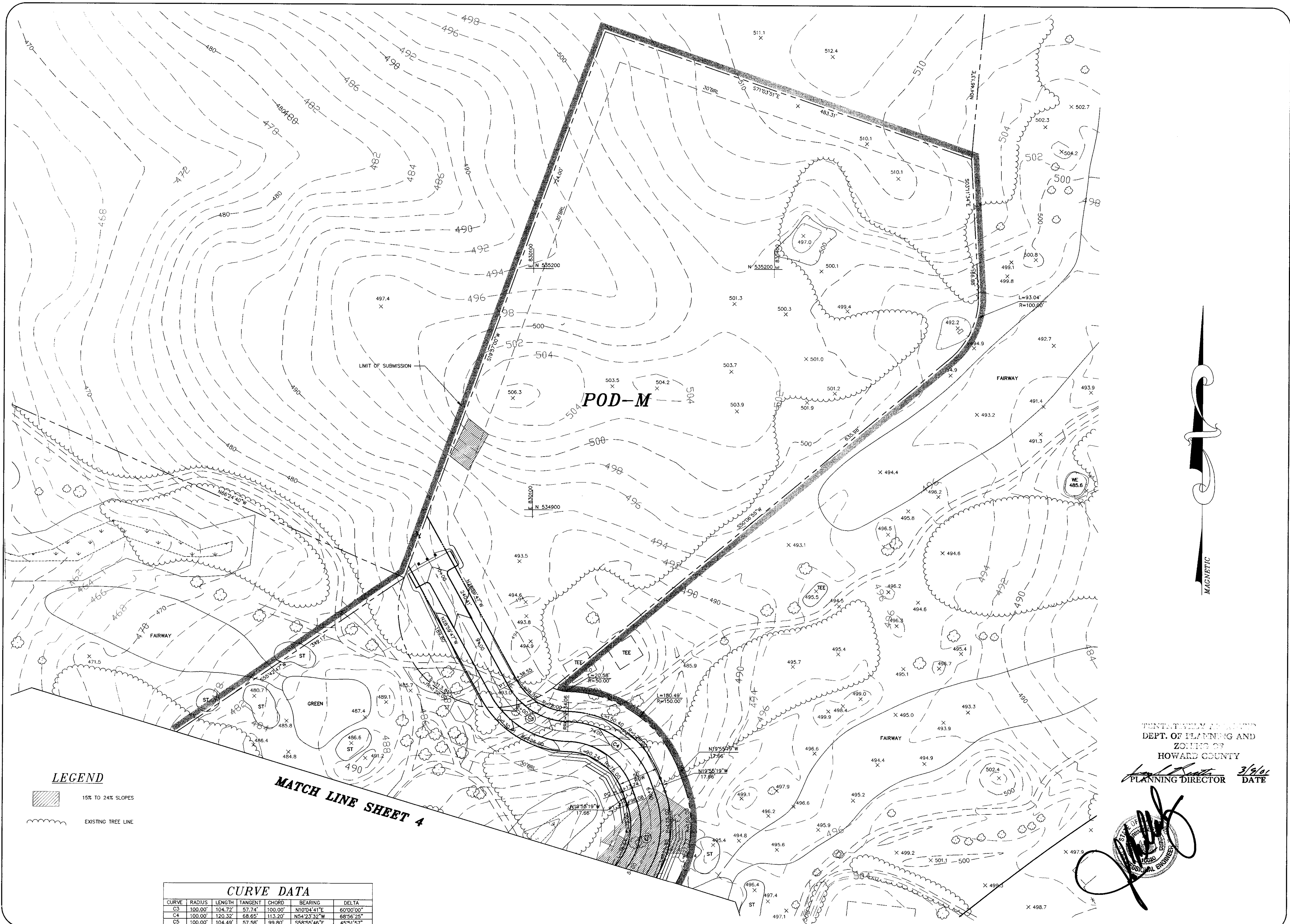
date	DEC. 2000
project	98087
illustration	MMP
scale	1" = 50'
engineering	MMY
approval	

no.	description	revisions

OAKMONT AT TURF VALLEY
 TAX MAP 16 P/O PARCEL B
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN

MILDENBERG, BOENDER & ASSOC., INC.
 Planners Surveyors
 Engineers
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042
 (410) 397-0296 Fax. (301) 821-5521 Wash. (410) 397-0298 Fax.

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LEGEND

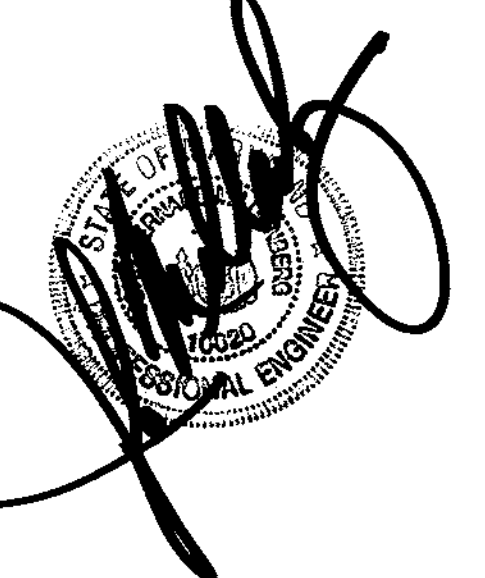
- 15% TO 24% SLOPES
- EXISTING TREE LINE

MATCH LINE SHEET 4

CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C3	100.00'	104.72'	57.74'	100.00'	N10°04'41"E	60°00'00"
C4	100.00'	120.32'	68.65'	113.20'	N54°23'32"W	68°56'25"
C5	100.00'	104.49'	57.58'	99.80'	S58°55'46"E	45°51'57"

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

 PLANNING DIRECTOR 3/9/01 DATE



date	NOV. 2000
project	98087
illustration	MMP
scale	1" = 50'
approval	MMP

no.	description	date

OAKMONT AT TURF VALLEY
 TAX MAP 16 P/O PARCEL 8
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
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 (410) 997-0286 Bldg. (301) 621-5521 Wash. (410) 997-0288 Fax.

SCHEDULE B: PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	142 IN PARKING LOT
NUMBER OF PLANTING ISLANDS REQUIRED	14
NUMBER OF PLANTING ISLANDS PROVIDED	15
NUMBER OF TREES REQUIRED	14 SHADE TREES

NOTE: THIS DRAWING IS TO BE USED FOR PRELIMINARY LANDSCAPE PLAN PURPOSES ONLY.

NOTES:

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT.

STREET TREE CALCULATIONS

RESORT ROAD - 2048 / 40 = 51
 TOTAL TREES REQUIRED = 51 TREES
 TOTAL TREES PROVIDED = 51 TREES

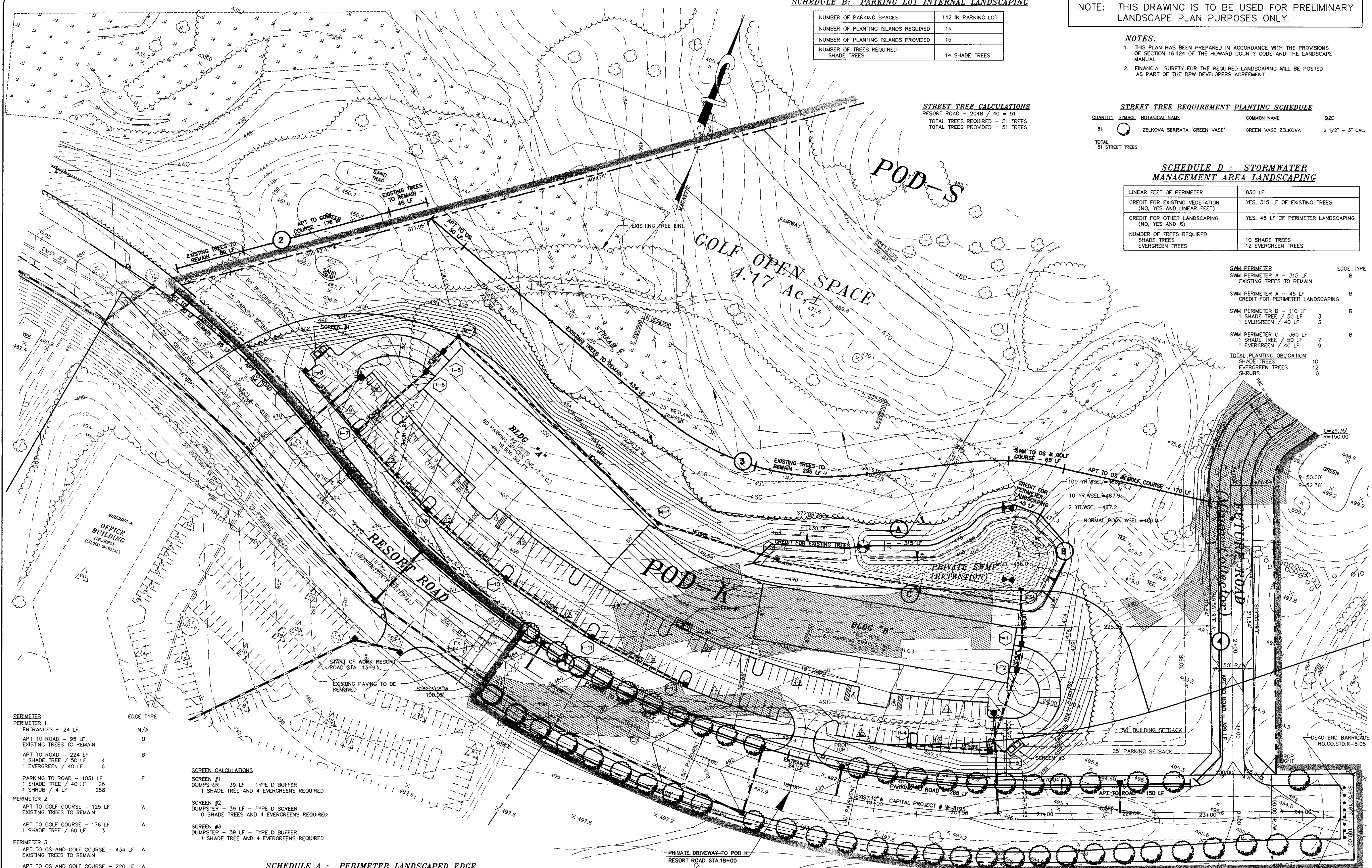
STREET TREE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
51	○	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2 1/2" - 3" CAL.
TOTAL 51 STREET TREES				

SCHEDULE D: STORMWATER MANAGEMENT AREA LANDSCAPING

LINEAR FEET OF PERIMETER	830 LF
CREDIT FOR EXISTING VEGETATION (NO, YES AND LINEAR FEET)	YES, 315 LF OF EXISTING TREES
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	YES, 45 LF OF PERIMETER LANDSCAPING
NUMBER OF TREES REQUIRED	10 SHADE TREES
SHADE TREES	12 EVERGREEN TREES

SWM PERIMETER	EDGE TYPE
SWM PERIMETER A - 315 LF EXISTING TREES TO REMAIN	B
SWM PERIMETER A - 45 LF CREDIT FOR PERIMETER LANDSCAPING	B
SWM PERIMETER B - 110 LF 1 SHADE TREE / 50 LF 1 EVERGREEN / 40 LF	3 B
SWM PERIMETER C - 360 LF 1 SHADE TREE / 50 LF 1 EVERGREEN / 40 LF	7 B
TOTAL PLANTING OBLIGATION	
SHADE TREES	10
EVERGREEN TREES	12
SHRUBS	0



PERIMETER

PERIMETER	EDGE TYPE
PERIMETER 1	N/A
ENTRANCES - 24 LF	
APT TO ROAD - 95 LF	B
EXISTING TREES TO REMAIN	
APT TO ROAD - 224 LF	B
1 SHADE TREE / 50 LF	4
1 EVERGREEN / 40 LF	6
PARKING TO ROAD - 1031 LF	E
1 SHADE TREE / 40 LF	26
1 SHRUB / 4 LF	258
PERIMETER 2	A
APT TO GOLF COURSE - 125 LF	A
EXISTING TREES TO REMAIN	
APT TO GOLF COURSE - 176 LF	A
1 SHADE TREE / 60 LF	3
PERIMETER 3	A
APT TO OS AND GOLF COURSE - 434 LF	A
EXISTING TREES TO REMAIN	
APT TO OS AND GOLF COURSE - 220 LF	A
1 SHADE TREE / 50 LF	5
SWM TO OS AND GOLF COURSE - 295 LF	B
EXISTING TREES TO REMAIN	
SWM TO GOLF COURSE - 65 LF	B
1 SHADE TREE / 50 LF	1
1 EVERGREEN / 40 LF	2
PERIMETER 4	B
APT TO ROAD - 329 LF	B
1 SHADE TREE / 50 LF	7
1 EVERGREEN / 40 LF	8
TOTAL PLANTING OBLIGATION	
SHADE TREES	46
EVERGREEN TREES	16
SHRUBS	258

SCREEN CALCULATIONS

SCREEN #	TYPE	REQUIREMENTS
SCREEN #1	DUMPSTER - 39 LF - TYPE D BUFFER	1 SHADE TREE AND 4 EVERGREENS REQUIRED
SCREEN #2	DUMPSTER - 39 LF - TYPE D SCREEN	0 SHADE TREES AND 4 EVERGREENS REQUIRED
SCREEN #3	DUMPSTER - 39 LF - TYPE D BUFFER	1 SHADE TREE AND 4 EVERGREENS REQUIRED

SCHEDULE A: PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAYS		ADJACENT TO PERIMETER PROPERTIES	
	B (P/O PER 1 & PER 4)	E (P/O PER 1)	A (PER 2 & P/O PER 3)	B (P/O PER 3)
LANDSCAPE TYPE				
LINEAR FEET OF PERIMETER	648 LF	1031 LF	955 LF	360 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 95 LF OF EXISTING TREES	NO	YES, 559 LF OF EXISTING TREES	YES, 295 LF OF EXISTING TREES
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED				
SHADE TREES	11 SHADE TREES	26 SHADE TREES	8 SHADE TREES	1 SHADE TREE
EVERGREEN TREES	14 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	2 EVERGREEN TREE
SHRUBS	0 SHRUBS	258 SHRUBS	0 SHRUBS	0 SHRUBS

LEGEND

- 15% TO 24% SLOPES
- EXISTING TREE LINE
- PROPOSED TREE LINE
- PERIMETER LANDSCAPE EDGE

PLANNING DIRECTOR
 DATE: 3/9/11

Project	DEC.2000
Illustration	98087
MMP/SID	8
Scale	1"=60'

Project	DEC.2000
Illustration	98087
MMP/SID	8
Scale	1"=60'

OAKMONT AT TURF VALLEY
 TAX MAP 16 P/O PARCEL B
 HOWARD COUNTY, MARYLAND
 SECOND ELECTION DISTRICT
 PRELIMINARY LANDSCAPE PLAN

MILDENBERG, BOENDER & ASSOC., INC.
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