Keelty Parkview 3BR Model- Craftsman Stone

Keelty Parkview 3BR Model- Craftsman Brick

Keelty Parkview 3BR+ Loft Model- Craftsman Stone

Keelty Parkview 3BR Model- Traditional Stone

Keelty Parkview 3BR Model- Traditional Brick

Keelty Parkview 3BR+ Loft Model- Traditional Stone

Keelty Parkview 3BR+ Loft Model- Craftsman Brick

Keelty Parkview 4BR Model- Craftsman Stone

Keelty Parkview 4BR Model- Craftsman Brick

Keelty Parkview 3BR+ Loft Model- Traditional Brick

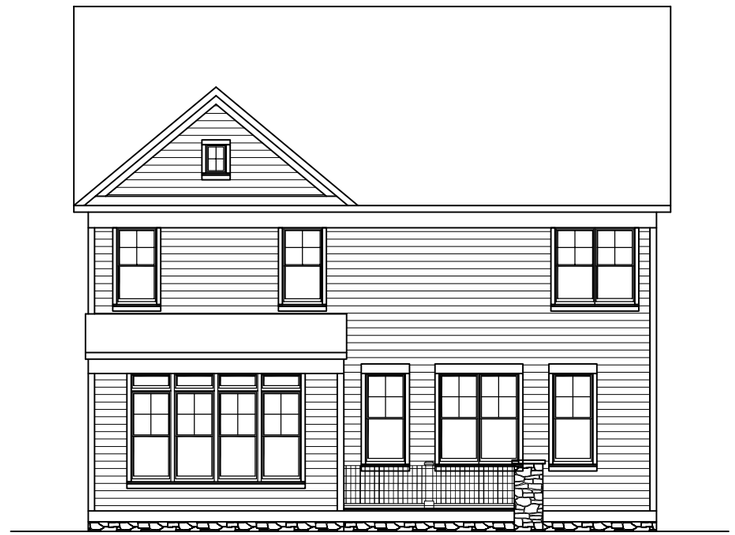
Keelty Parkview 4BR Model- Traditional Stone

Keelty Parkview 4BR Model- Traditional Brick

3BR roofline shown

Keelty Parkview Model First Floor A
Rear Elevation

3BR+ Loft roofline shown



Keelty Parkview Model First Floor A - Rear Elevation
with Optional Sunroom & Deck

4BR roofline shown

Keelty Parkview Model First Floor A - Rear Elevation
with Optional Sunroom, Master Sitting Room, Deck,
and Super shower in Mbath

3BR roofline shown

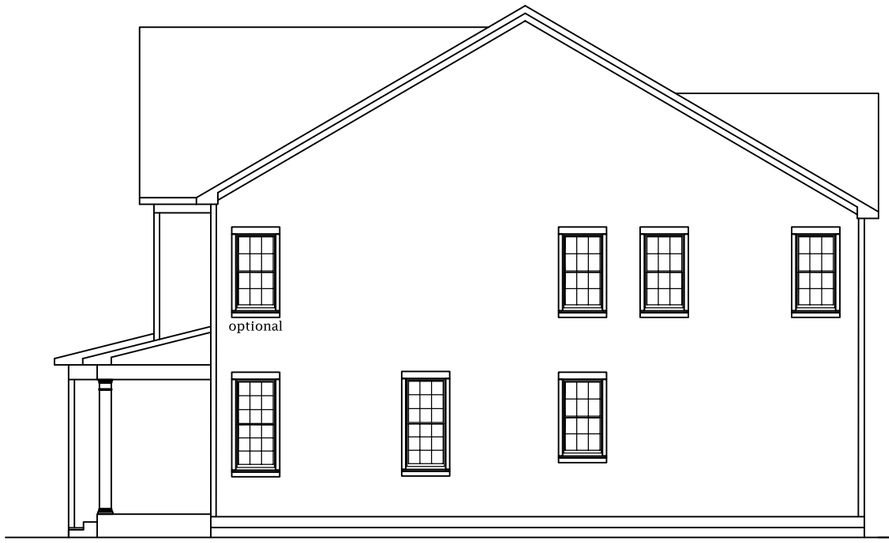
Keelty Parkview Model First Floor B
Rear Elevation

3BR+ Loft roofline shown

Keelty Parkview Model First Floor B - Rear Elevation
with Optional Sunroom & Deck

4BR roofline shown

Keelty Parkview Model First Floor B - Rear Elevation
with Optional Morning Room & Deck



Keelty Parkview 4BR Model- Right Side Elevation
First Floor A with Dining Room

Keelty Parkview 4BR Model- Right Side Elevation
First Floor A with Guest Suite

Keelty Parkview 4BR Model- Right Side Elevation
First Floor B with optional Rear Sunroom & Master Sitting Room

Keelty Parkview 3BR+Loft Model- Right Side Elevation
First Floor A with Dining Room

Keelty Parkview 3BR+Loft Model- Right Side Elevation
First Floor A with Guest Suite

Keelty Parkview 3BR+Loft Model- Right Side Elevation
First Floor B with optional Rear Sunroom

Keelty Parkview 3BR Model- Right Side Elevation
First Floor A with Guest Suite

Keelty Parkview 3BR Model- Right Side Elevation
First Floor A with Dining Room

Keelty Parkview 3BR Model- Right Side Elevation
First Floor B with optional Rear Morning Room

Keelty Parkview 3BR Model- Left Side Elevation
First Floor A

Keelty Parkview 3BR+Loft Model- Left Side Elevation
First Floor A

Keelty Parkview 3BR Model- Left Side Elevation
First Floor B

Keelty Parkview 3BR+Loft Model- Left Side Elevation
First Floor B

Keelty Parkview 4BR Model- Left Side Elevation
First Floor A

Keelty Parkview 4BR Model- Left Side Elevation
First Floor B

PARK VIEW AT TURF VALLEY PHASE 2

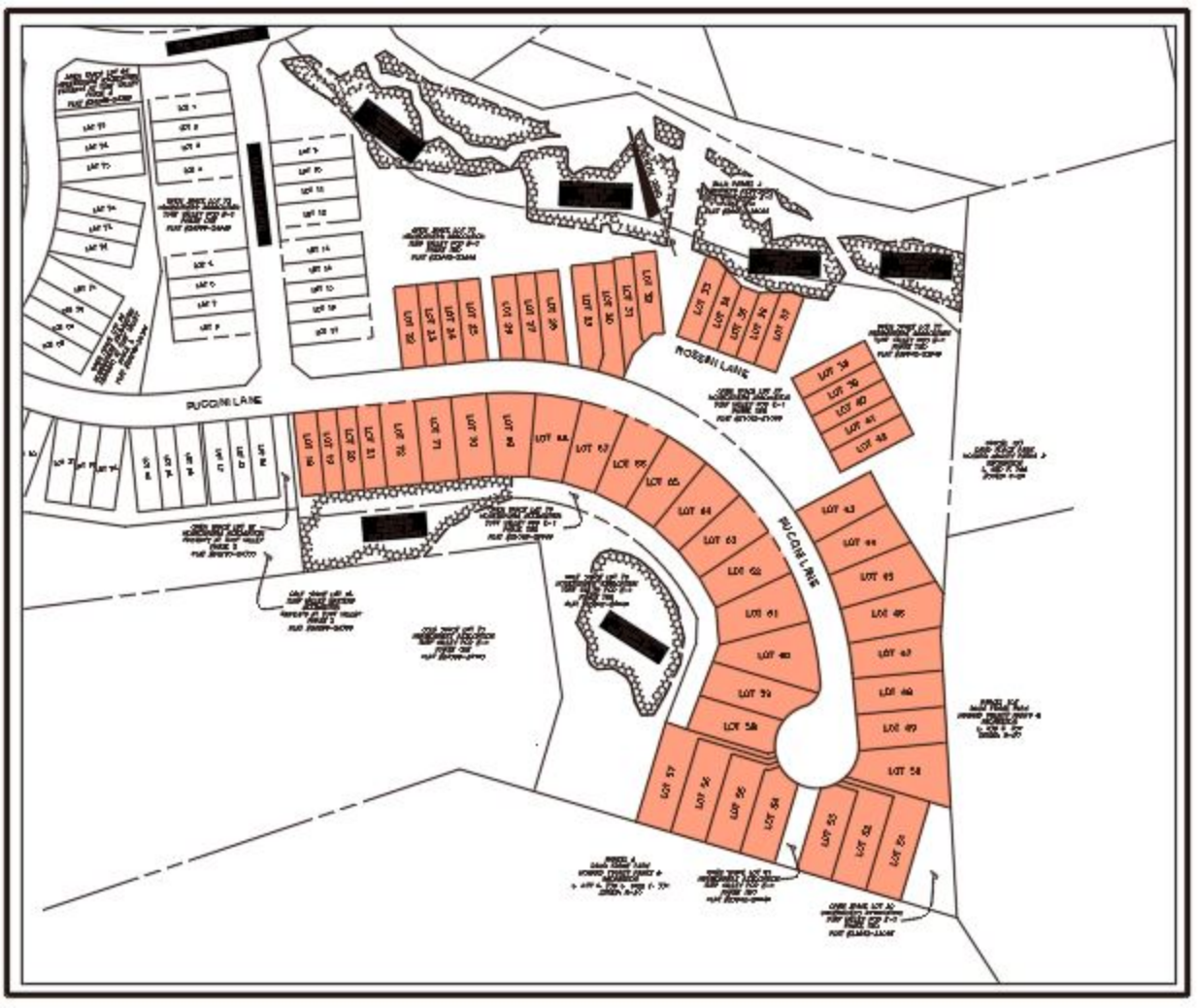
EXHIBIT FOR PLANNING BOARD

DECEMBER 11, 2019

BENCHMARK
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
ENGINEERING, INC.

SCALE: 1"=50'

J:\2948 Turf Valley Pod E-1\dwg\SDP Phase 2\PB color rendering.dwg, 11/26/2019 8:35:43 AM


PUCCINI LANE
ROSSINI LANE
PUCCINI LANE

RESIDENTIAL SITE DEVELOPMENT PLAN

PARK VIEW AT TURF VALLEY

(FORMERLY TURF VALLEY, POD E-1, PHASE II)

LOTS 18 thru 72

GENERAL NOTES

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

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

3.) BOUNDARY IS BASED ON RECORD PLAT NO. 25042-25046.

4.) THE EXISTING TOPOGRAPHY SHOWN ON THESE LOTS IS BASED ON MASS GRADING AS SHOWN ON APPROVED F-17-096 ROAD CONSTRUCTION PLANS.

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 NOS. 16IB AND 17AB WERE USED FOR THIS PROJECT.

6.) WATER IS PUBLIC. THE CONTRACT NUMBER IS 24-5019-D.

7.) SEWER IS PUBLIC. THE CONTRACT NUMBER IS 24-5019-D.

8.) THIS PROJECT IS LOCATED WITHIN THE METROPOLITAN DISTRICT. THE DRAINAGE AREA IS THE LITTLE PATUXENT.

9.) EXISTING UTILITIES SHOWN ARE BASED ON CONTRACT DRAWINGS, AERIAL, AND SOME FIELD SURVEYED LOCATIONS.

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

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

12.) STORMWATER MANAGEMENT FOR THESE LOTS WAS PREVIOUSLY PROVIDED UNDER F-17-096 VIA FIFTY (M-5) DRY WELLS, THREE (M-6) MICRO BIO-RETENTION, FIVE (F-6) BIORETENTION AND ONE AREA OF (N-3) SHEETFLOW TO CONSERVATION AREA. ALL FACILITIES ARE PRIVATELY OWNED AND MAINTAINED WITH THE EXCEPTION OF MBR-5 WHICH IS PUBLICLY OWNED AND PRIVATELY MAINTAINED.

13.) DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWINGMINIMUM REQUIREMENTS:

A) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
B) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-½" MIN.).
C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
D) STRUCTURES(CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

14.) FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.03.

15.) LANDSCAPING IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AND SHOWN ON THE CERTIFIED LANDSCAPE PLAN WITHIN THIS SITE DEVELOPMENT PLAN SET. STREET TREES, PARKING LOT LANDSCAPING, AND INTERNAL LANDSCAPE TREES ARE PROPOSED TO BE PLANTED AS PART OF THIS SITE DEVELOPMENT PLAN; HOWEVER, FINANCIAL SURETY FOR THESE TREES WAS POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT UNDER F-17-096.

16.) THE REQUIREMENT OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION FOR THESE LOTS WAS PROVIDED UNDER F-17-095.

17.) THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE _____ ON WHICH DATE DEVELOPER AGREEMENT #F17096/24-5019-D WAS FILED AND ACCEPTED.

18.) THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE ZONING REGULATIONS EFFECTIVE OCTOBER 6, 2013, AND THE TURF VALLEY RESIDENTIAL SUBDISTRICT FDP, SECOND AMENDMENT. PER SECTION 126(H)(1) OF THE ZONING REGULATIONS, PLANNING BOARD APPROVAL OF THIS SITE DEVELOPMENT PLAN IS REQUIRED.

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

20.) 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.

21.) 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.

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

23.) DESIGN MANUAL WAIVER DMV2-19-07 WAS APPROVED ON 7.9.2019 FOR GRAVITY SEWER SERVICE TO THE FIRST FLOOR ONLY FOR LOTS 63, 64, 65, AND 66 DENOTED AS "C.N.S." ON THE PLANS. BASEMENT SERVICE TO THESE LOTS TO BE PROVIDED BY PRIVATE ON-SITE PUMP.

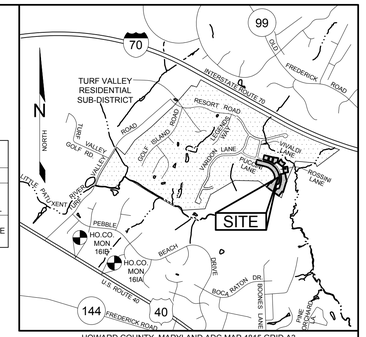
24.) FLAG AND PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.

25.) HEAD IN PARKING SPACES ALONG PUCCINI LANE ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION INCLUDING PAVEMENT, STRIPING, CURB LITTER PICKUP AND SIDEWALKS.

26.) THE ARTICLES OF INCORPORATION FOR THE TURF VALLEY POD E-1 NEIGHBORHOOD ASSOCIATION INC. WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON _____ ID# D19258532.

BENCHMARKS

NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
16IB	590,475.2538	1,344,753.9350	469.892	11.5' SOUTHWEST OF WBL RT. 40, 20.8' WEST OF PK NAIL IN SHOULDER, 66.4' SOUTH OF LAST POST IN GUARDRAIL
17AB	598,435.249	1,348,615.2482	508.469	SE OF INTERSECTION OF RTE. 99 AND WETHERBURN ROAD, 14.8' WEST OF FENCE POST, 35' NE OF MANHOLE



HOWARD COUNTY, MARYLAND ADC MAP 4815 GRID A3

VICINITY MAP

SCALE: 1"=2000'

SHEET INDEX

SHEET	TITLE
1	SITE DEVELOPMENT PLAN COVER SHEET
2	GENERIC BOXES AND HOUSE TYPES
3-4	SITE DEVELOPMENT AND GRADING PLAN
5	STORMWATER MANAGEMENT DETAILS
6-7	LANDSCAPE PLAN
8-9	SEDIMENT & EROSION CONTROL PLAN
10	SEDIMENT & EROSION CONTROL NOTES & DETAILS
11	RETAINING WALL LOCATION PLAN AND CONS. DETAILS
12	RETAINING WALL #4 ELEVATION

NOTE: ALL SURROUNDING PROPERTY IS ZONED PGCC UNLESS OTHERWISE NOTED IN THE PLAN VIEW

100 0 50 100 200 400

1 inch = 100 ft.

LEGEND

LIMIT OF SUBMISSION

ADDRESS CHART

LOT	STREET ADDRESS		LOT	STREET ADDRESS	
18	10334	PUCCINI LANE	46	10409	PUCCINI LANE
19	10336	PUCCINI LANE	47	10413	PUCCINI LANE
20	10338	PUCCINI LANE	48	10417	PUCCINI LANE
21	10340	PUCCINI LANE	49	10421	PUCCINI LANE
22	10345	PUCCINI LANE	50	10425	PUCCINI LANE
23	10347	PUCCINI LANE	51	10429	PUCCINI LANE
24	10349	PUCCINI LANE	52	10433	PUCCINI LANE
25	10351	PUCCINI LANE	53	10437	PUCCINI LANE
26	10355	PUCCINI LANE	54	10436	PUCCINI LANE
27	10357	PUCCINI LANE	55	10432	PUCCINI LANE
28	10359	PUCCINI LANE	56	10428	PUCCINI LANE
29	10363	PUCCINI LANE	57	10424	PUCCINI LANE
30	10365	PUCCINI LANE	58	10420	PUCCINI LANE
31	10501	ROSSINI LANE	59	10414	PUCCINI LANE
32	10503	ROSSINI LANE	60	10408	PUCCINI LANE
33	10505	ROSSINI LANE	61	10402	PUCCINI LANE
34	10507	ROSSINI LANE	62	10396	PUCCINI LANE
35	10509	ROSSINI LANE	63	10390	PUCCINI LANE
36	10511	ROSSINI LANE	64	10384	PUCCINI LANE
37	10513	ROSSINI LANE	65	10378	PUCCINI LANE
38	10515	ROSSINI LANE	66	10372	PUCCINI LANE
39	10517	ROSSINI LANE	67	10366	PUCCINI LANE
40	10519	ROSSINI LANE	68	10360	PUCCINI LANE
41	10521	ROSSINI LANE	69	10356	PUCCINI LANE
42	10523	ROSSINI LANE	70	10352	PUCCINI LANE
43	10397	PUCCINI LANE	71	10348	PUCCINI LANE
44	10401	PUCCINI LANE	72	10344	PUCCINI LANE
45	10405	PUCCINI LANE			

SITE ANALYSIS DATA CHART

A.) TOTAL PROJECT AREA (AS SHOWN ON F-17-096) 21.33 ACRES

B.) AREA OF PLAN SUBMISSION (BUILDABLE LOTS ONLY) 8.04 ACRES

C.) LIMIT OF DISTURBED AREA 10.3 ACRES

D.) PRESENT ZONING: PGCC (RESIDENTIAL SUBDISTRICT)

E.) PROPOSED USE OF SITE: RESIDENTIAL - SINGLE FAMILY ATTACHED AND DETACHED

F.) FLOOR SPACE ON EACH LEVEL OF BLDG PER USE N/A

G.) TOTAL NUMBER OF UNITS ALLOWED AS SHOWN ON FINAL PLAT(S) 55

H.) TOTAL NUMBER OF UNITS PROPOSED 55

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

J.) NUMBER OF PARKING SPACES REQUIRED BY HO. CO. ZONING REGS AND/OR FDP CRITERIA 25 SFA x 2.5 = 63 SPACES

K.) NUMBER OF PARKING SPACES PROVIDED ONSITE (INCLUDES HANDICAPPED SPACES) PROVIDED UNDER F-17-096

L.) OPEN SPACE ON-SITE N/A

M.) AREA OF RECREATIONAL OPEN SPACE REQUIRED N/A
AREA OF RECREATIONAL OPEN SPACE PROVIDED N/A

N.) BUILDING COVERAGE OF SITE 3.21
PERCENTAGE OF GROSS AREA 39.9% } BASED ON GENERIC BOX

O.) APPLICABLE DPZ FILE REFERENCES: ECP-11-062, S-11-004, P-16-001, SP-08-006, F-17-095, F-17-096, WP-15-111, WP-18-101

BULK REGULATIONS:

(per 2nd AMENDMENT TO THE TURF VALLEY, RESIDENTIAL SUBDISTRICT, FDP RECORDED AS PLAT NO. 20286-87)

PERMITTED USES : ALL USES AS PER ABOVE MENTIONED FDP

PROPOSED USE : SINGLE-FAMILY ATTACHED (SFA) DETACHED (SFD)

HEIGHT
PRINCIPAL STRUCTURES:
SINGLE FAMILY ATTACHED AND DETACHED: 34 FEET
OTHER 15 FEET
ACCESSORY STRUCTURES: 15 FEET
EXCEPT SPIRES, BELFRIES, CHIMNEYS, FLAG POLES, MONUMENTS, STACKS, STEEPLES, RADIO AND TELEVISION ANTENNAE, OBSERVATION TOWERS, WINDMILLS, BARNS, WATER AND GRAIN STORAGE FACILITIES, SILOS, OUTDOOR ATHLETIC STRUCTURES, LINES AND POLES OR OTHER SUPPORTING STRUCTURES FOR ELECTRIC, TELEPHONE, TELEGRAPH OR CATV TRANSMISSION OR DISTRIBUTION NO LIMIT

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

DENSITY: 1.75 DWELLING UNITS PER GROSS ACRE

MAXIMUM UNITS PER STRUCTURE
SINGLE FAMILY ATTACHED DWELLING UNITS 8 UNITS PER STRUCTURE

BUILDING LENGTH - RESIDENTIAL STRUCTURE: 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.

MINIMUM LOT SIZE REQUIREMENTS
SINGLE FAMIL DETACHED DWELLINGS: 6,000 SF
EXCEPT ZERO LOT LINE DWELLINGS: 4,000 SF
SINGLE FAMILY SEMI-DETACHED DWELLINGS: 4,000 SF

MINIMUM LOT WIDTH AT BUILDING RESTRICTION LINE
SINGLE FAMILY DETACHED DWELLINGS: 50 FEET
EXCEPT ZERO LOT LINE DWELLINGS: 40 FEET
SINGLE FAMILY SEMI-DETACHED DWELLINGS: 40 FEET

MINIMUM SETBACK REQUIREMENTS; EXCEPT THAT STRUCTURES MAY BE CONSTRUCTED AT ANY LOCATION WITHIN SUCH SETBACK IF SUCH CONSTRUCTION IS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE PLANNING BOARD.

FROM ARTERIAL ROADS
RESIDENTIAL STRUCTURES (ALL) 50 FEET
NON-RESIDENTIAL STRUCTURES 30 FEET
ACCESSORY USES 30 FEET
PARKING 25 FEET
FROM COLLECTOR ROADS AND LOCAL STREETS
RESIDENTIAL STRUCTURES (ALL) 20 FEET
NON-RESIDENTIAL STRUCTURES 20 FEET
ACCESSORY USES 10 FEET
NON-PGCC ADJACENT PROPERTIES
FROM RESIDENTIAL DISTRICTS
RESIDENTIAL STRUCTURES (ALL) 30 FEET
NON-RESIDENTIAL USES 30 FEET
ACCESSORY USES 10 FEET
FROM NON-RESIDENTIAL DISTRICTS
RESIDENTIAL STRUCTURES (ALL) 20 FEET
NON-RESIDENTIAL USES 20 FEET
ACCESSORY USES 10 FEET
FROM LOT LINES - STRUCTURE AND USES IN ALL DEVELOPMENT PROJECTS
EXCEPT SINGLE-FAMILY ATTACHED:
PRINCIPAL STRUCTURES - RESIDENTIAL
SIDE 7.5 FEET
EXCEPT ZERO LOT LINE DWELLINGS 0 FEET
REAR 25 FEET
DETACHED ACCESSORY GARAGES OR SHEDS - RESIDENTIAL
SIDE 0 FEET
REAR 0 FEET
OTHER ACCESSORY STRUCTURES TO RESIDENTIAL USES
SIDE 7.5 FEET
REAR 5 FEET

MINIMUM DISTANCES BETWEEN ATTACHED DWELLING UNITS AND APARTMENT BUILDINGS, PROVIDED IMPROVEMENTS THEREON ARE CONSTRUCTED IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD:
FACE TO FACE 30 FEET
FACE TO SIDE / REAR TO SIDE 30 FEET
SIDE TO SIDE 15 FEET
REAR TO REAR 60 FEET
REAR TO FACE 100 FEET

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DIRECTOR DATE

PERMIT INFORMATION CHART

SUBDIVISION NAME:		SECTION/AREA:	LOT/PARCEL #		
PARK VIEW AT TURF VALLEY		PHASE II	LOTS 18-72		
PLAT No.	GRID No.	ZONE	TAX MAP NO	ELECTION DISTRICT	CENSUS TRACT
25042-25046	13	PGCC	17	2	602201

NO.	DATE	REVISION

BENCHMARK
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE ▲ SUITE 315 ▲ 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: 6-30-2021

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

BUILDERS:
NV HOMES
9720 PATUXENT WOODS DRIVE
COLUMBIA, MARYLAND 21046
410-379-3385

JAMES KEELTY AND COMPANY, INC.
61 EAST PADONIA ROAD
TIMONIUM, MARYLAND 21093
410-252-8600

RESIDENTIAL - SINGLE FAMILY ATTACHED AND DETACHED
PARK VIEW AT TURF VALLEY
PHASE TWO
LOTS 18 - 72

TAX MAP: 17, PARCEL: 706, GRID: 13
ELECTION DISTRICT NO. 2 - HOWARD COUNTY, MARYLAND
ZONED: PGCC

SITE DEVELOPMENT PLAN
COVER SHEET

DATE: OCTOBER 15, 2019 | BEI PROJECT NO. 2951
SCALE: AS SHOWN | SHEET 1 OF 12

SDP-20-002

LEGEND

- EXISTING CONTOURS
- EXISTING TREELINE
- EXISTING STREAM
- PROJECT BOUNDARY LINE
- BRL — BUILDING RESTRICTION LINE
- WOB — INDICATES WALK-OUT BASEMENT
- FFE=XXX.XX — FIRST FLOOR ELEVATION
- BFE=XXX.XX — BASEMENT FLOOR ELEVATION
- MCE=XXX.XX — MINIMUM CELLAR ELEVATION
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- EX WHC — METER LOCATION — EXISTING WATER HOUSE CONNECTION
- EX SHC — C/O LOCATION — EXISTING SEWER HOUSE CONNECTION
- (M-5) DW #XX — DRY WELL
- EXISTING FOREST CONSERVATION ESMT

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE _____

_____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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

30 0 15 30 60 120

1 inch = 30 ft.

NO.	DATE	REVISION

BENCHMARK
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
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TIMONIUM, MARYLAND 21093
410-252-8600

RESIDENTIAL - SINGLE FAMILY ATTACHED AND DETACHED

PARK VIEW AT TURF VALLEY

PHASE TWO
LOTS 18 - 72

TAX MAP: 17, PARCEL: 706, GRID: 13
ELECTION DISTRICT NO. 2 - HOWARD COUNTY, MARYLAND
ZONED: PGCC

SITE DEVELOPMENT AND GRADING PLAN

DATE: OCTOBER 15, 2019	BEI PROJECT NO. 2951
SCALE: AS SHOWN	SHEET 3 OF 12

SDP-20-002

LEGEND

- EXISTING CONTOURS
- EXISTING TREELINE
- EXISTING STREAM
- PROJECT BOUNDARY LINE
- BRL — BUILDING RESTRICTION LINE
- WOD — INDICATES WALK-OUT BASEMENT
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- MCE=XXX.XX — MINIMUM CELLAR ELEVATION
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- EX WHC — METER LOCATION — EXISTING WATER HOUSE CONNECTION
- EX SHC — C/O LOCATION — EXISTING SEWER HOUSE CONNECTION
- (M-5) DW #XX — DRY WELL
- EXISTING FOREST CONSERVATION ESMT

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE _____

_____

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
ENGINEERS LAND SURVEYORS PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE ▲ SUITE 315 ▲ ELLICOTT CITY, MARYLAND 21043
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BUILDERS:
NV HOMES
9720 PATUXENT WOODS DRIVE
COLUMBIA, MARYLAND 21046
410-379-3385

JAMES KEELTY AND COMPANY, INC.
61 EAST PADONIA ROAD
TIMONIUM, MARYLAND 21093
410-252-8600

RESIDENTIAL - SINGLE FAMILY ATTACHED AND DETACHED

PARK VIEW AT TURF VALLEY

PHASE TWO
LOTS 18 - 72

TAX MAP: 17, PARCEL: 706, GRID: 13
ELECTION DISTRICT NO. 2 - HOWARD COUNTY, MARYLAND
ZONED: PGCC

SITE DEVELOPMENT AND GRADING PLAN

DATE:	OCTOBER 15, 2019	BEI PROJECT NO.	2951
SCALE:	AS SHOWN	SHEET	4 OF 12

SDP-20-002