GENERAL NOTES

1.) THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS ALTERNATIVE COMPLIANCES OR DESIGN MANUAL WAIVERS HAVE BEEN APPROVED.

2.) THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT RÉGULATIONS. 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.

3.) THE SUBJECT PROPERTY IS ZONED PGCC-1 PER THE 10-6-2013 COMPREHENSIVE ZONING PLAN.

4.) TRACT BOUNDARY IS BASED ON RECORD PLAT NO. 25078-25081.

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.) THE EXISTING TOPOGRAPHY SHOWN ON THESE LOTS IS BASED ON MASS GRADING AS SHOWN ON APPROVED F-17-096 ROAD CONSTRUCTION PLANS AND AERIAL TOPOGRAPHIC SURVEY BY WINGS AERIAL MAPPING, CO., FLOWN ON OR ABOUT JANUARY, 2006.

7.) THE EXISTING UTILITIES SHOWN ARE BASED ON CONTRACT DRAWINGS AND FILED SURVEY LOCATIONS

8.) THIS PROJECT IS LOCATED WITHIN THE METROPOLITAN DISTRICT.

STRUCTURES LOCATED ON THESE LOTS.

9.) WATER IS PUBLIC. THE CONTRACT NUMBERS ARE 44-4934-D AND 24-5133-D.

10.) SEWER IS PUBLIC. THE CONTRACT NUMBERS ARE 24-4985-D AND 24-5133-D.

11.) LOTS 1-7 ARE SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE APRIL 11, 2019 ON WHICH DATE DEVELOPER AGREEMENT #F-18-027/24-4985-D WAS FILED AND ACCEPTED

12.) THERE ARE NO WETLANDS, STREAMS, 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 LOTS 1-7 OR

13.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC

14). THE NOISE STUDY WAS ORIGINALLY PREPARED BY HUSH ACOUSTICS LLC DATED OCTOBER 23, 2016 AND APPROVED UNDER SP-16-011 ON JANUARY 10, 2017. IT WAS UPDATED BY HUSH ACOUSTICS LLC ON AUGUST 7, 2019. THE 65 dBA 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.

15.) THE TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP ON JANUARY 7, 2005 AND UPDATED ON AUGUST 11, 2006 AND WAS APPROVED UNDER THE 4TH AMENDED COMPREHENSIVE SKETCH PLAN, S-86-013. A LETTER DATED JANUARY 16, 2020 PROVIDED BY THE TRAFFIC GROUP, CONFIRMS THAT THIS PROJECT IS STILL IN CONFORMANCE WITH THAT REPORT

16.) THE GEOTECHNICAL REPORTS WERE PREPARED BY HILLIS-CARNES ENGINEERING ASSOCIATES ON APRIL 26, 2016, OCTOBER 1, 2019, AND FEBRUARY 18, 2020.

17.) THE STORMWATER MANAGEMENT REPORT WAS PREPARED BY BENCHMARK ENGINEERING, INC. THE STORMWATER MANAGEMENT FOR THIS PROJECT COMPLIES WITH "MARYLAND DEPARTMENT OF THE ENVIRONMENT STORMWATER MANAGEMENT ACT OF 2007" AND THE "HOWARD COUNTY DESIGN MANUAL VOLUME I, CHAPTER 5". STORMWATER MANAGEMENT IS PROVIDED VIA M-5 DRY WELLS AND M-6 MICRO BIO-RETENTION PRACTICES. ALL PRACTICES ARE PRIVATELY OWNED AND MAINTAINED.

18.) DECLARATION OF COVENANTS FOR LOTS 1-7 WERE RECORDED ON APRIL 29, 2019 WITH THE F-18-027

19.) THE REQUIREMENT OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION FOR THÉSE LOTS WAS PROVIDED UNDER F-17-095. THE EASEMENTS WERE RECORDED UNDER F-17-095, RECORD

20.) LANDSCAPING IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THÉ LANDSCAPE MANUAL AS SHOWN ON THE CERTIFIED LANDSCAPE PLAN WITHIN THIS SITE DEVELOPMENT PLAN SET. FINANCIAL SURETY IN THE AMOUNT OF \$21,300.00 FOR THE REQUIRED 66 SHADE TREES AND 10 EVERGREEN TREES SHALL BE PAID AS PART OF THE GRADING PERMIT.

21.) DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWÉLLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:

- WIDTH 12' (16' SERVING MORE THAN ONE RESIDENCE)
- SURFACE 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING $(1-\frac{1}{2})$ " MIN.). GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
- STRUCTURES(CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1
- MAINTENANCE SUFFICIENT TO INSURE ALL WEATHER USE.
- 22.) ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE BUILDER'S EXPENSE.
- 23.) FOR DRIVEWAY APRON DETAIL, REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD

24. SNOW REMOVAL, MAINTENANCE, AND TRASH COLLECTION FOR THE APARTMENT BUILDINGS SHALL BE

25.) 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

26.) 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 FÉET 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.

27.) 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

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

29.) SHC ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

30.) THE OPEN SPACE REQUIREMENT FOR THIS SITE DEVELOPMENT PLAN WAS PROVIDED UNDER THE RAYENWOOD AT TURF VALLEY FINAL ROAD CONSTRUCTION PLANS, F-18-027. A TOTAL OF 3.82 ACRES WAS REQUIRED (15% OF GROSS AREA) AND A TOTAL OF 15.38 ACRES WAS PROVIDED.

31.) THE OFFSITE WETLANDS LIMITS SHOWN ARE BASED ON A STUDY CONDUCTED BY EXPLORATION RESEARCH, INC. AND VERIFIED BY ECO-SCIENCE PROFESSIONALS, INC. ON MAY 26, 2016. THE LIMITS SHOWN ARE IN ACCORDANCE WITH THOSE SHOWN ON THE 4TH AMENDMENT TO THE TURF VALLEY COMPREHENSIVE SKETCH PLAN (S-86-13, PB 368) APPROVED JULY 28, 2006.

32.) THE OFF-SITE 100-YEAR FLOODPLAIN LIMITS SHOWN ALONG THE STREAM ON THE SOUTHWEST PORTION OF THE SITE IS BASED ON A STUDY PREPARED BY BENCHMARK ENGINEERING, INC. IN SEPTEMBER, 2016 AND APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING UNDER SP-16-011 ON MARCH 29, 2017. THE FLOODPLAIN LIMIT ALONG THE STREAM ON THE SOUTHEAST PORTION OF THE SITE (LITTLE PATUXENT RIVER TRIBUTARY 15) IS BASED ON FEMA FLOOD INSURANCE MAP NUMBER 24027C0090D, EFFECTIVE NOVEMBER 6,

33.) THIS PROJECT IS EXEMPT FROM MIHU REQUIREMENTS SINCE IT IS ZONED PGCC-1.

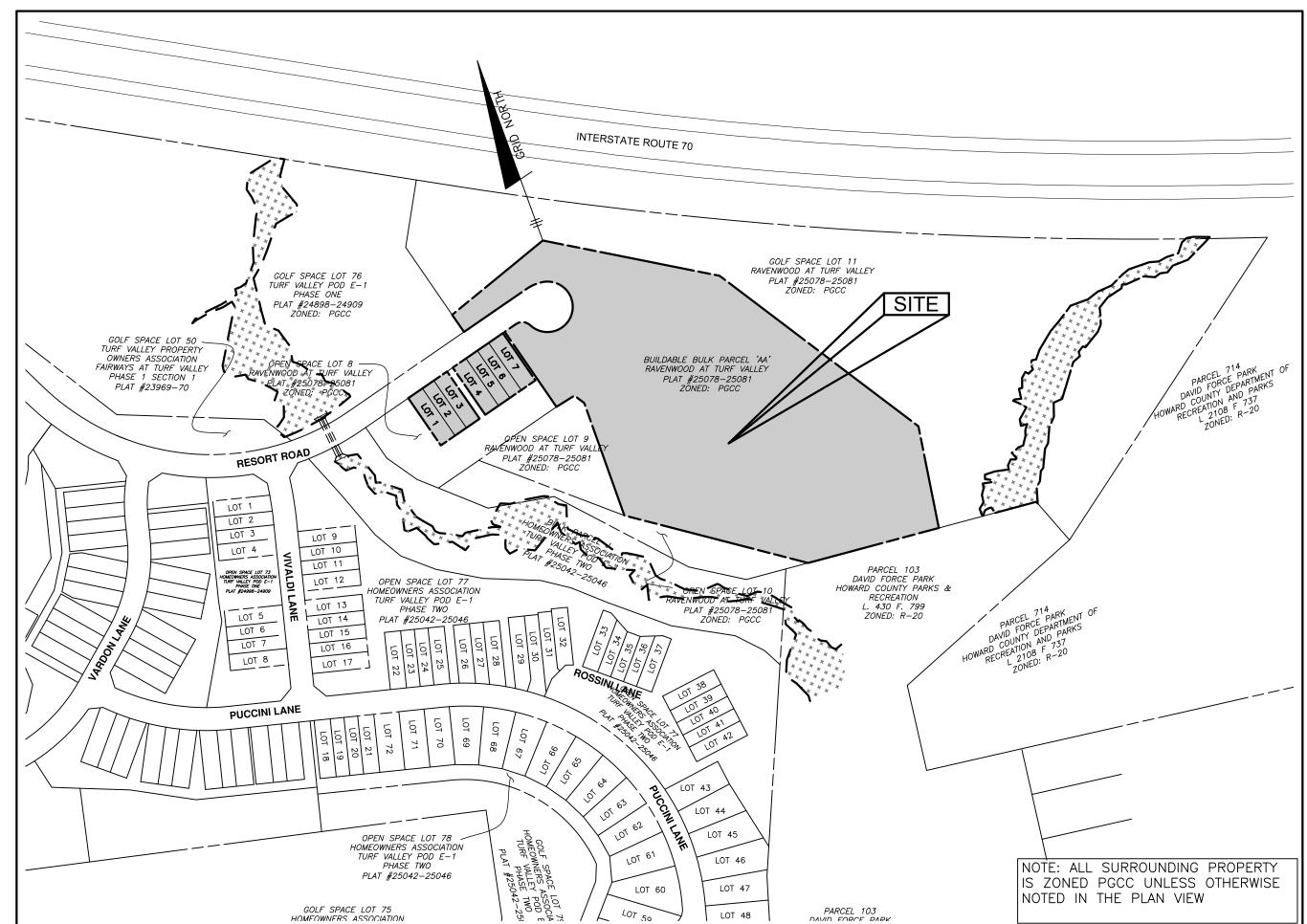
34.) THE DEPARTMENT OF PLANNING AND ZONING HAS DETERMINED THAT THE DISTURBANCE TO THE STREAM AND WETLAND BUFFERS ASSOCIATED WITH THE INSTALLATION OF THE UNDERGROUND UTILITIES IS NECESSARY IN ACCORDANCE WITH SECTION 16.116(c) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

CHIEF, DEVELOPMENT ENGINEERING DIVISION APPROVED CHIEF, DIVISION OF LAND DEVELOPMENT LANNING BOARD OF HOWARD COUNTY DIRECTOR

RESIDENTIAL SINGLE FAMILY ATTACHED AND MULTI-FAMILY SITE DEVELOPMENT PLAN

RAVENWOOD CONDOMINUMS AT TURF VALLEY

LOTS 1 thru 7 AND BUILDABLE BULK PARCEL 'AA'



35.) THIS PLAN COMPLIES WITH SECTION 134.0: - OUTDOOR LIGHTING OF THE HOWARD COUNTY ZONING REGULATIONS. SEE SHEET 17 FOR EXTERIOR LIGHTING DETAILS.

36.) 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

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

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

39.) STREET LIGHT PLACEMENT AND TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE LATEST HOWARD COUNTY DESIGN MANUAL, VOLUME III (DECEMBER, 2017) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE, 1993)." A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREETLIGHT AND ANY TRÈE.

40.) 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.

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

42.) THE 2ND AMENDMENT TO THE RESIDENTIAL SUB-DISTRICT FDP CONSISTS OF A TOTAL ACREAGE OF 277.26 ACRES WHICH ESTABLISHES THE MAXIMUM ALLOWABLE UNITS AT 485. THE PROPOSED 91 UNITS WITHIN THE RAVENWOOD SITE DEVELOPMENT PLAN BRINGS THE CURRENT TOTAL UNIT COUNT WITHIN THE RESIDENTIAL SUB-DISTRICT TO 454.

STORMWATER MANAGEMENT SUMMARY TABLE: LOTS 1-7 Site Pe: 2.0 ESDv REQ: ESDv Prov: Street Address Practice (M-5)Drywell 1A 158 161 Private 10445 Resort Roa (M-5)Drywell 1B 158 161 Private (M-5)2A 158 160 Private 10443 Resort Road (M-5)2B 158 Drywell 161 Private (M-5)3A 158 Drywell 160 Lot 3 10441 Resort Road (M-5)Drywell 3B 158 161 Private **4**A 158 (M-5)161 Drywell Private 10437 Resort Road (M-5)Drywell **4**B 158 161 Private (M-5)5A 158 160 Drvwell Private 10435 Resort Road (M-5)5B 158 161 Private (M-5)158 Drywell 6A 160 Private 10433 Resort Road (M-5)Drvwell 6B 158 161 Private (M-5)Drywell 7A 158 160 Private 10431 Resort Road Lot 7 (M-5)7B 158 161 Drvwell Private TOTALS → | 2,217 | 2,249

1 inch = 200 ft.

Note: Declaration of Convenants for these lots was previously recorded under F-18-027

| | STORMWATER MANAGEMENT SUMMARY TABLE: PARCEL 'AA' | | | | | | | | | | | | | | | |
|----------|--|--------|----------|-----|------|-------------------|---------------|----------|-----------|----------|------------|---------------|----------|----------|-----------|-----------|
| | | DA | Imp Area | % | Rv | Pe | Total ESDv | 75% ESD | V ponding | 25% ESDv | (cf) below | Total ESDv | Pe | REv Req. | REv Prov. | |
| Practice | | (sf) | (sf) | lmp | ΙΝ | Required | Required (cf) | Required | Provided | Required | Provided | Provided (cf) | Provided | (cf) | (cf) | Ownership |
| (M-6) MB | #1 | 19,011 | 18,138 | 95% | 0.91 | 1.7 | 2447 | 1835 | 2117 | 612 | 612 | 2728 | 1.9 | | 612 | Private |
| (M-6) MB | #2 | 16,417 | 15,113 | 92% | 0.88 | 1.7 | 2043 | 1532 | 1807 | 511 | 511 | 2318 | 1.9 | | 511 | Private |
| (M-6) MB | #3 | 18,675 | 17,282 | 93% | 0.88 | 1.7 | 2336 | 1752 | 1746 | 584 | 584 | 2329 | 1.7 | | 584 | Private |
| (M-6) MB | #4 | 17,393 | 16,325 | 94% | 0.89 | 1.7 | 2205 | 1653 | 1770 | 551 | 551 | 2321 | 1.8 | 2747 | 551 | Private |
| (M-6) MB | #5 | 20,592 | 19,179 | 93% | 0.89 | 1.7 | 2591 | 1943 | 2006 | 648 | 648 | 2653 | 1.7 | | 648 | Private |
| (M-6) MB | #6 | 18,624 | 17,714 | 95% | 0.91 | 1.7 | 2390 | 1793 | 2078 | 598 | 598 | 2675 | 1.9 | | 598 | Private |
| (M-6) MB | #7 | 21,271 | 19,291 | 91% | 0.87 | 1.7 | 2610 | 1958 | 2190 | 653 | 653 | 2842 | 1.9 | | 653 | Private |
| | | | | | | • | | | l | | I | | | | | |
| Totals | , — | | | | | \longrightarrow | 16623 | | | | | 17867 | | 2747 | 4156 | |
| | | | | | | | | • | | | | | | • | | |

BENCHMARKS NAD'83 HORIZONTAL HO. CO. #161B 11.5' SW OF WBL RTE 40 20.8' WEST OF PK NAIL IN SHOULDER

N 590475.2538' E 1344753.9350 ELEVATION: 469.892' HO. CO. #17AB SE OF INTERSECTION OF RTE 99 AND

WETHERBURN ROAD, 14.8' WEST OF FENCE POST, 35' NE OF MANHOLE N 598435.249' E 1348615.2482' ELEVATION: 508.469'

| ADDRESS CHART | | | | | | | | | | |
|---------------|-------------------|-------------------------|--|--|--|--|--|--|--|--|
| LOT | STREET ADDRESS | BUILDING STREET ADDRESS | | | | | | | | |
| 1 | 10445 RESORT ROAD | 1 10421 RESORT ROAD | | | | | | | | |
| 2 | 10443 RESORT ROAD | 2 10411 RESORT ROAD | | | | | | | | |
| 3 | 10441 RESORT ROAD | 3 10401 RESORT ROAD | | | | | | | | |
| 4 | 10437 RESORT ROAD | 4 10391 RESORT ROAD | | | | | | | | |
| 5 | 10435 RESORT ROAD | | | | | | | | | |
| 6 | 10433 RESORT ROAD | | | | | | | | | |
| 7 | 10431 RESORT ROAD | | | | | | | | | |

| | CURVE TABLE | | | | | | | | | | | |
|-----|-------------|------------|------------|---------|-----------------|--------------|--|--|--|--|--|--|
| RVE | RADIUS | ARC LENGTH | DELTA | TANGENT | CHORD DIRECTION | CHORD LENGTH | | | | | | |
| 21 | 100.00' | 51.41' | 29°27'13" | 26.28' | N89°49'15"W | 50.84' | | | | | | |
| 2 | 60.00' | 244.48' | 233°27'42" | 119.14 | N41°57'55"E | 107.18' | | | | | | |
| 23 | 25.00' | 36.32' | 83°14'37" | 22.21' | N62°55'33"W | 33.21' | | | | | | |

TURF VALLEY-RESIDENTIAL SUB-DISTRICT

VICINITY MAP

| | ú | 5.00 | 00.0 | | | 22.21 | 1102 00 00 11 | |
|---|---|------|----------------------|---|--------|-------|---------------|--|
| | | | | | | | | |
| | | | UND <i>A</i> RDIN | | | | | |
| Т | # | NOF | RTHING | E | ASTING | | | |

| BOUNDARY COORDINATES | | | | | | | | |
|-------------------------|-------------|--------------|--|--|--|--|--|--|
| POINT # | NORTHING | EASTING | | | | | | |
| 101 | 594010.0202 | 1349890.4458 | | | | | | |
| 102 | 594035.7666 | 1349989.6596 | | | | | | |
| 103 | 593914.7742 | 1350021.0577 | | | | | | |
| 104 | 593889.0278 | 1349921.8440 | | | | | | |
| 105 | 594039.5344 | 1350004.1787 | | | | | | |
| 106 | 594072.8164 | 1350132.4306 | | | | | | |
| 107 | 593951.8240 | 1350163.8287 | | | | | | |
| 108 | 593918.5420 | 1350035.5768 | | | | | | |
| 109 | 594148.0163 | 1350042.3662 | | | | | | |
| 110 | 594232.5304 | 1350283.1235 | | | | | | |
| 111 | 594028.7403 | 1350618.4119 | | | | | | |
| 112 | 593572.5071 | 1350913.2439 | | | | | | |
| 113 | 593349.2943 | 1350879.1389 | | | | | | |
| 114 | 593374.9847 | 1350585.5960 | | | | | | |
| 115 | 593608.9163 | 1350245.1875 | | | | | | |
| 116 | 593869.2299 | 1350246.8189 | | | | | | |
| 117 | 593891.4433 | 1350232.2129 | | | | | | |
| 118 | 593881.9407 | 1350187.1294 | | | | | | |
| 119 | 594074.0723 | 1350137.2703 | | | | | | |
| 120 | 594081.8642 | 1350167.2962 | | | | | | |
| 121 | 594066.7486 | 1350196.8675 | | | | | | |
| 122 | 594146.4391 | 1350268.5335 | | | | | | |
| 123 | 594146.5982 | 1350217.6915 | | | | | | |
| 124 | 594104.0605 | 1350053.7729 | | | | | | |

SITE ANALYSIS DATA CHART

| LOTS 1-7 | |
|---|---|
| TOWNHOUSES | PARCEL 'AA' MULTI-FAMILY/CONDO |
| 0.57 ACRES | 8.97 ACRES |
| 0.57 ACRES | 8.97 ACRES |
| 0.57 ACRES | 7.31 ACRES |
| PGCC-1 | PGCC-1 |
| RESIDENTIAL SFA | RESIDENTIAL MULTI-FAMILY |
| 7 | N/A |
| 7 | 84 |
| LOTS 2,5,6: 52.7% LOTS 3,4: 45.5% LOTS 1,7: 42.4% | N/A |
| | |
| | 2nd FLOOR: 9,551 sf 3rd FLOOR: 9,523 sf 4th FLOOR: 9,523 sf |
| ECP-16-059, SP-16-0 WP-15-153, WP-16-14 | |
| | |

Spaces Reg. | Spaces Prov Zoning Section Requirement SFA Units 7 units 133.D.2.a 2.5 spaces per unit 18 APT Units 84 units 133.D.2.b 2.3 spaces per unit 193 203 TOTAL: 211 231

Parking Chart

1. Consists of 2 spaces per 2-car garages and 2 spaces per driveway for SFA units. 2. Consists of surface parking lot.

| ADA Parking Chart | | | | | | | | |
|---------------------------|------------------------------------|---------------------|-------------------------|--|--|--|--|--|
| No. of spaces in facility | Minimum Requirement | ADA Spaces Provided | Van Accessible Provided | | | | | |
| 203 | 7 for facility with 201-300 spaces | 15 | 4 | | | | | |

1. ADA spaces required based on Table 208.2 Parking Spaces of the "2010 ADA Standards for Accessible Design" 2. Per the Maryland Accessibility Code, Section .07.B.3.a, 1 in every 4 spaces, but not less than 1, shall be van accessible

| SHEET INDEX | | | | | | | |
|-------------|---|--|--|--|--|--|--|
| SHEET | TITLE | | | | | | |
| 1 | SITE DEVELOPMENT PLAN COVER SHEET | | | | | | |
| 2 | SITE DEVELOPMENT LAYOUT AND GRADING PLAN - LOTS 1-7 | | | | | | |
| 3 | SITE DEVELOPMENT LAYOUT PLAN — PARCEL 'AA' | | | | | | |
| 4 | SITE DEVELOPMENT GRADING PLAN — PARCEL 'AA' | | | | | | |
| 5 | ADA COMPLIANCE PLAN — PARCEL 'AA' | | | | | | |
| 6 | STORMWATER MANAGEMENT, PLAN, DETAILS, AND BORINGS - LOTS 1-7 | | | | | | |
| 7-10 | STORMWATER MANAGEMENT DETAILS — PARCEL 'AA' | | | | | | |
| 11 | SWM DRAINAGE AREA MAP — PARCEL 'AA' | | | | | | |
| 12 | STORM DRAIN PROFILES AND DETAILS - PARCEL 'AA' | | | | | | |
| 13 | STORM DRAIN DRAINAGE AREA MAP - PARCEL 'AA' | | | | | | |
| 14 | WATER AND SEWER PROFILES AND ROOF LEADER MANIFOLD PLANS — PARCEL 'AA' | | | | | | |
| 15 | LANDSCAPE PLAN | | | | | | |
| 16-17 | SEDIMENT AND EROSION CONTROL PLAN AND DETAILS | | | | | | |
| 18 | SEDIMENT AND EROSION CONTROL NOTES | | | | | | |
| 19 | DETAIL SHEET | | | | | | |
| 20 | SOIL BORING LOGS — PARCEL 'AA' | | | | | | |
| 21-22 | RETAINING WALL PLAN AND DETAILS | | | | | | |
| | | | | | | | |

| |] | PERMI | BUILDER: | | | | | | |
|--|-------------|----------|----------|--------------|----------------------|------------------------------------|---|------------|--|
| SUBDIVISION NAME: RAVENWOOD AT TURF VALLEY | | | | SECTION/AREA | LO. | 'PARCEL # TS 1-7 'ARCEL 'AA' | NV HOMES 9720 PATUXENT WOODS DIVE COLUMBIA, MARYLAND 21046 410-379-3385 | | |
| | PLAT No. | GRID No. | ZONE | TAX MAP NO | ELECTION DISTRICT | CENSUS TRACT | | | |
| | 25078-25081 | 13 | PGCC | 17 | 2 | 602201 | DESIGN: DBT | DRAFT: DBT | |

CONDOMINIUM ARCHITECTURE

23

| | | | | EET 2 FOR LEGEND OF SYMBOLS USED HOUT THIS PLAN SET |
|---|------|--|---|--|
| | | | | |
| | | | | |
| | | | | |
| NO. | DATE | | REVISION | |
| BENCHM ENGINEES LAND SURVE ENGINEERS LAND SURVE ENGINEERIN ENGINEERIN 8480 BALTIMORE NATIONAL PIKE A SUITE 315 A (P) 410–465–6105 (F) 4 | | | VEYORS PLANNERS NG, INC. SAELLICOTT CITY, MARYLAND 21043 1410-465-6644 | Professional Certification. I hereby certify that these doc were prepared or approved by me, and that I am a duly I professional engineer under the laws of the State of Ma License No. 22390, Expiration Date: 6-30-2021 |
| OWNER: | | | F FAMILY ATTACHED AND MULTI-FAMILY OD CONDOMINIUMS | |

| | MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400 | |
|----|---|--|
| | BUILDER: | |
| | NV HOMES | |
| ۸, | 9720 PATUXENT WOODS DIVE COLUMBIA, MARYLAND 21046 410—379—3385 | |

were prepared or approved by me, and that I am a duly license professional engineer under the laws of the State of Maryland License No. 22390, Expiration Date: 6-30-2021

SINGLE FAMILY ATTACHED AND MULTI-FAMILY RAVENWOOD CONDOMINIUMS AT TURF VALLEY LOTS 1 thru 7 AND BUILDABLE BULK PARCEL 'AA'

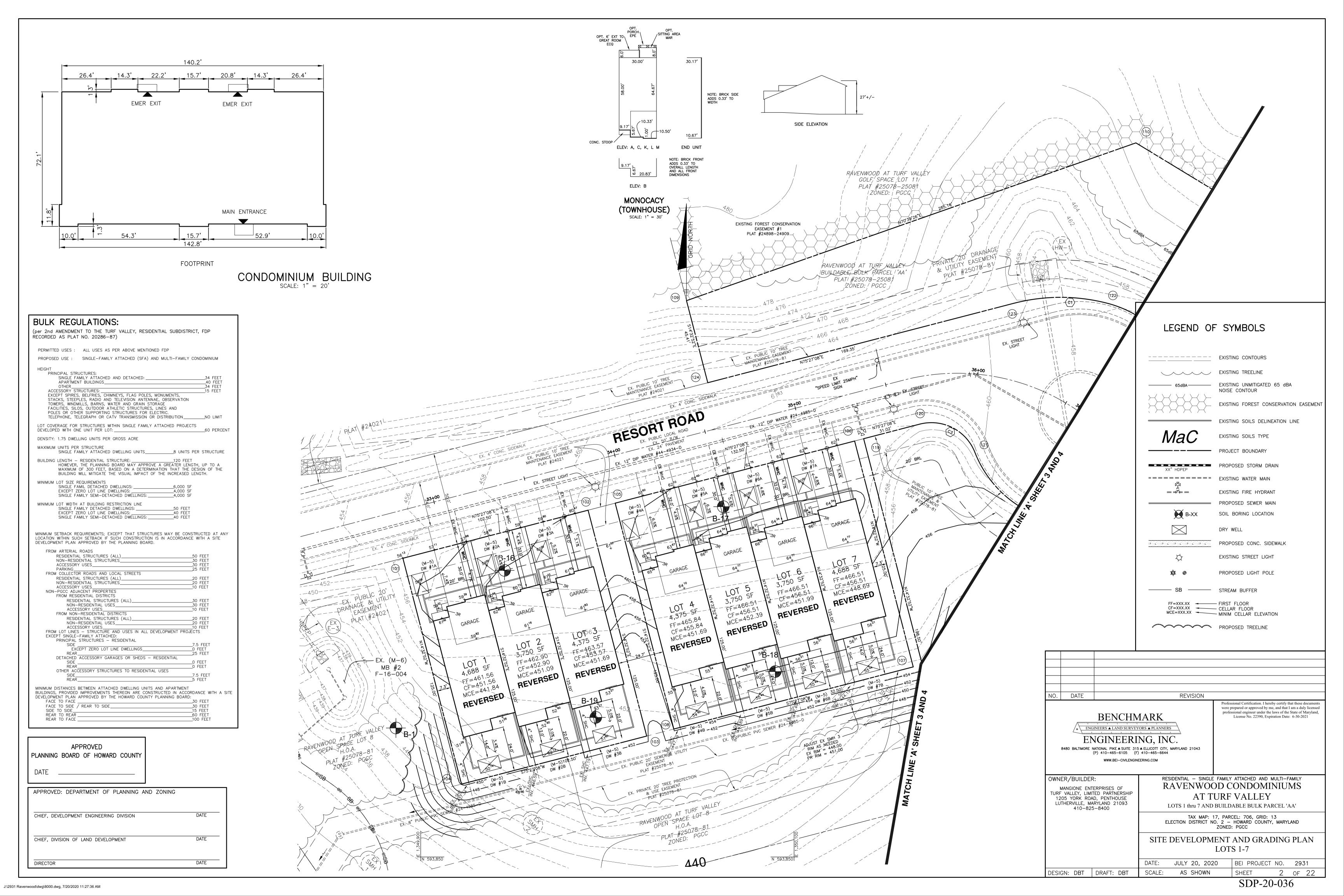
SCALE:

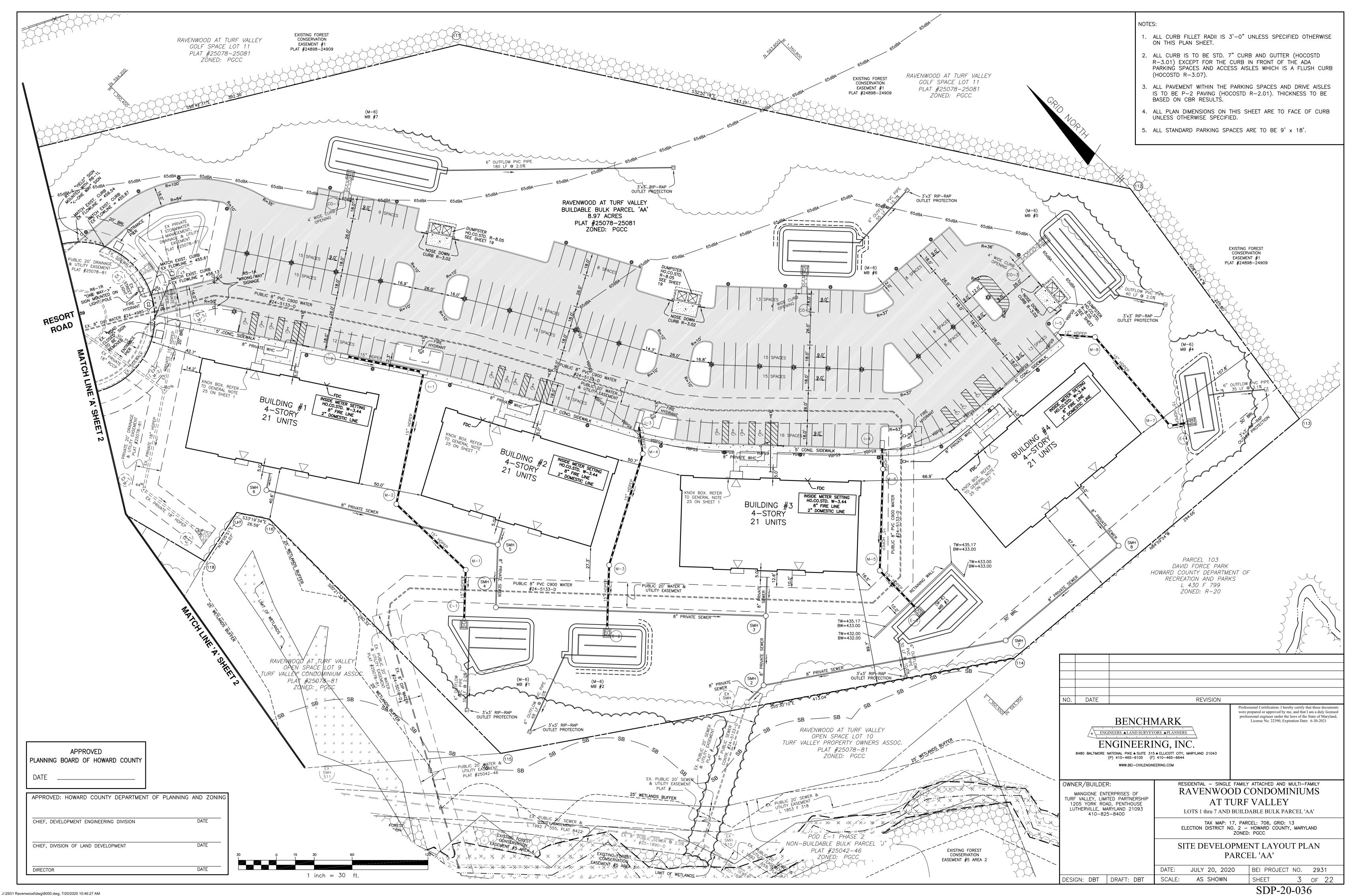
AS SHOWN

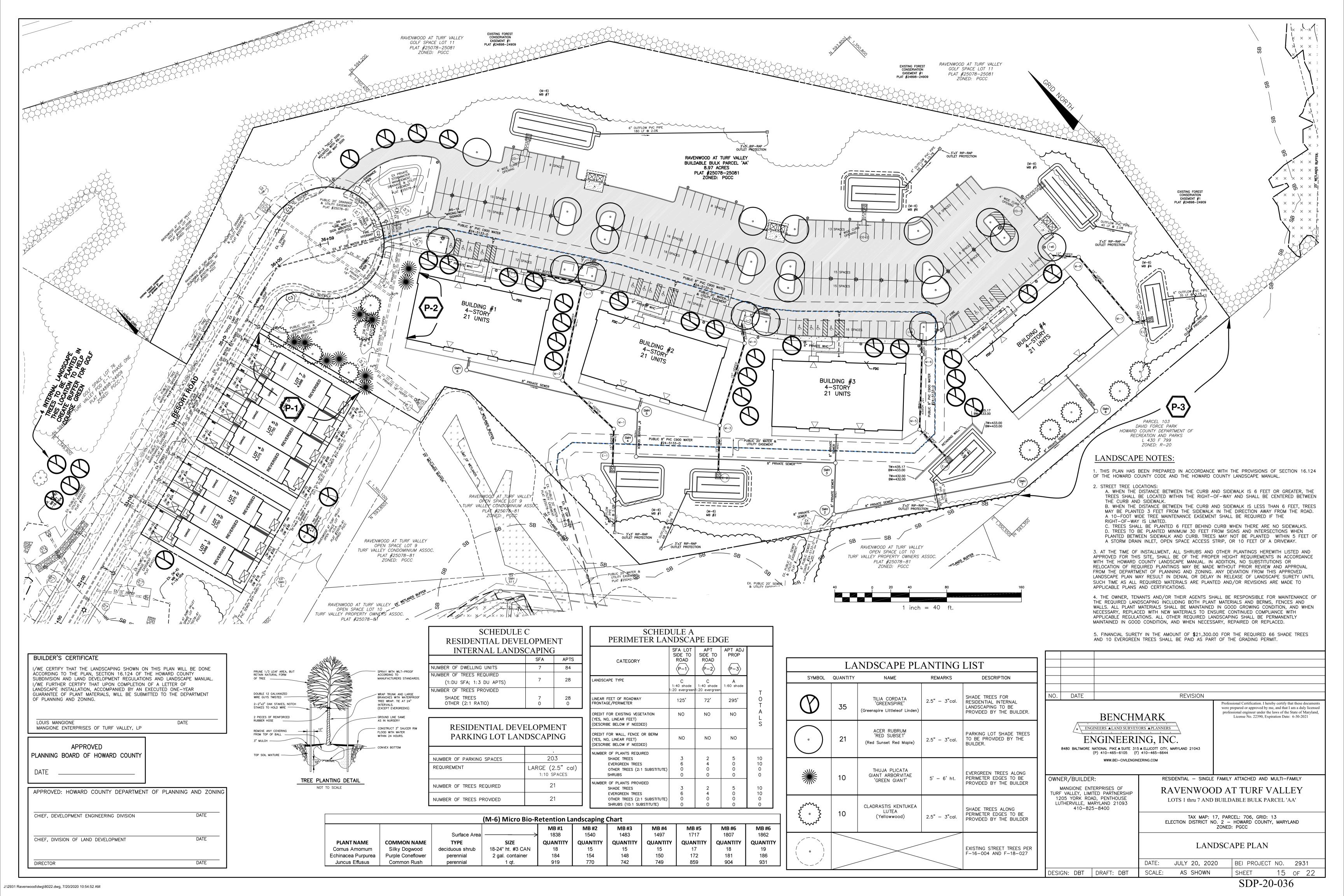
TAX MAP: 17, PARCEL: 706, GRID: 13 ELECTION DISTRICT NO. 2 - HOWARD COUNTY, MARYLAND ZONED: PGCC SITE DEVELOPMENT PLAN COVER SHEET JULY 28, 2020 BEI PROJECT NO. 2931

SHEET

SDP-20-036







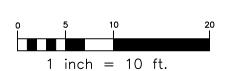


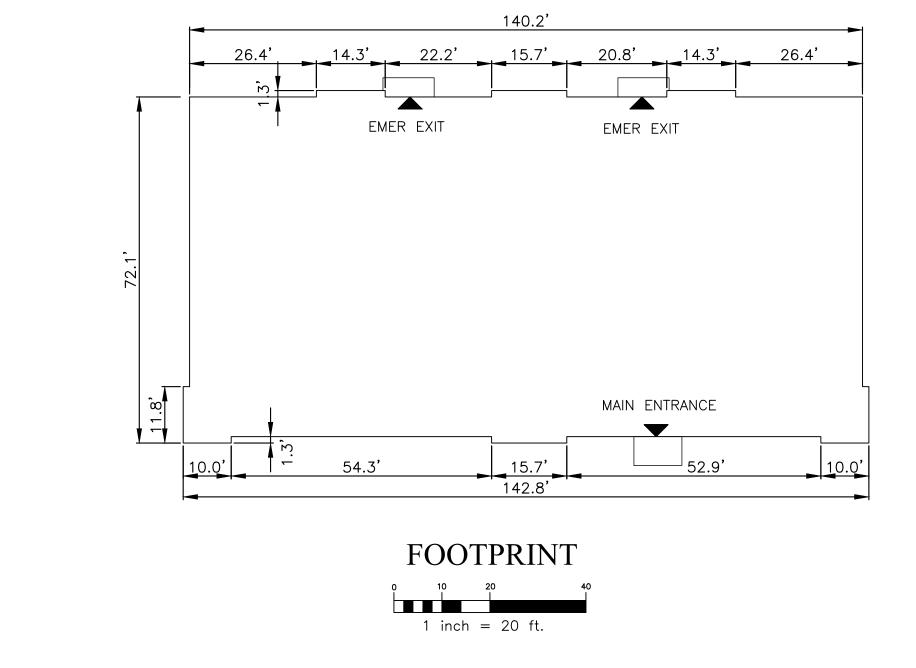
FRONT ELEVATION

1 inch = 10 ft.



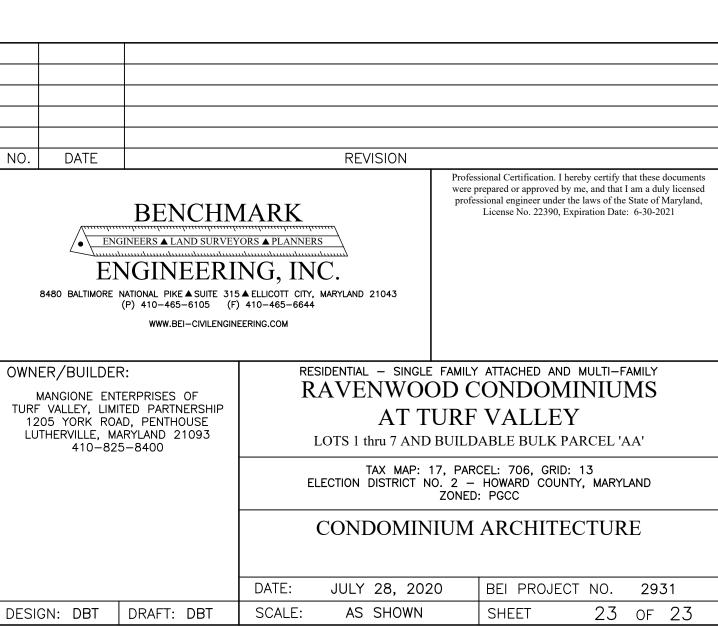
REAR ELEVATION







SIDE ELEVATION 1 inch = 10 ft.



J:\2931 Ravenwood\dwg\8000.dwg, 7/28/2020 10:28:40 AM

DIRECTOR

DATE

APPROVED

PLANNING BOARD OF HOWARD COUNTY

CHIEF, DEVELOPMENT ENGINEERING DIVISION

CHIEF, DIVISION OF LAND DEVELOPMENT

APPROVED: DEPARTMENT OF PLANNING AND ZONING

DATE









