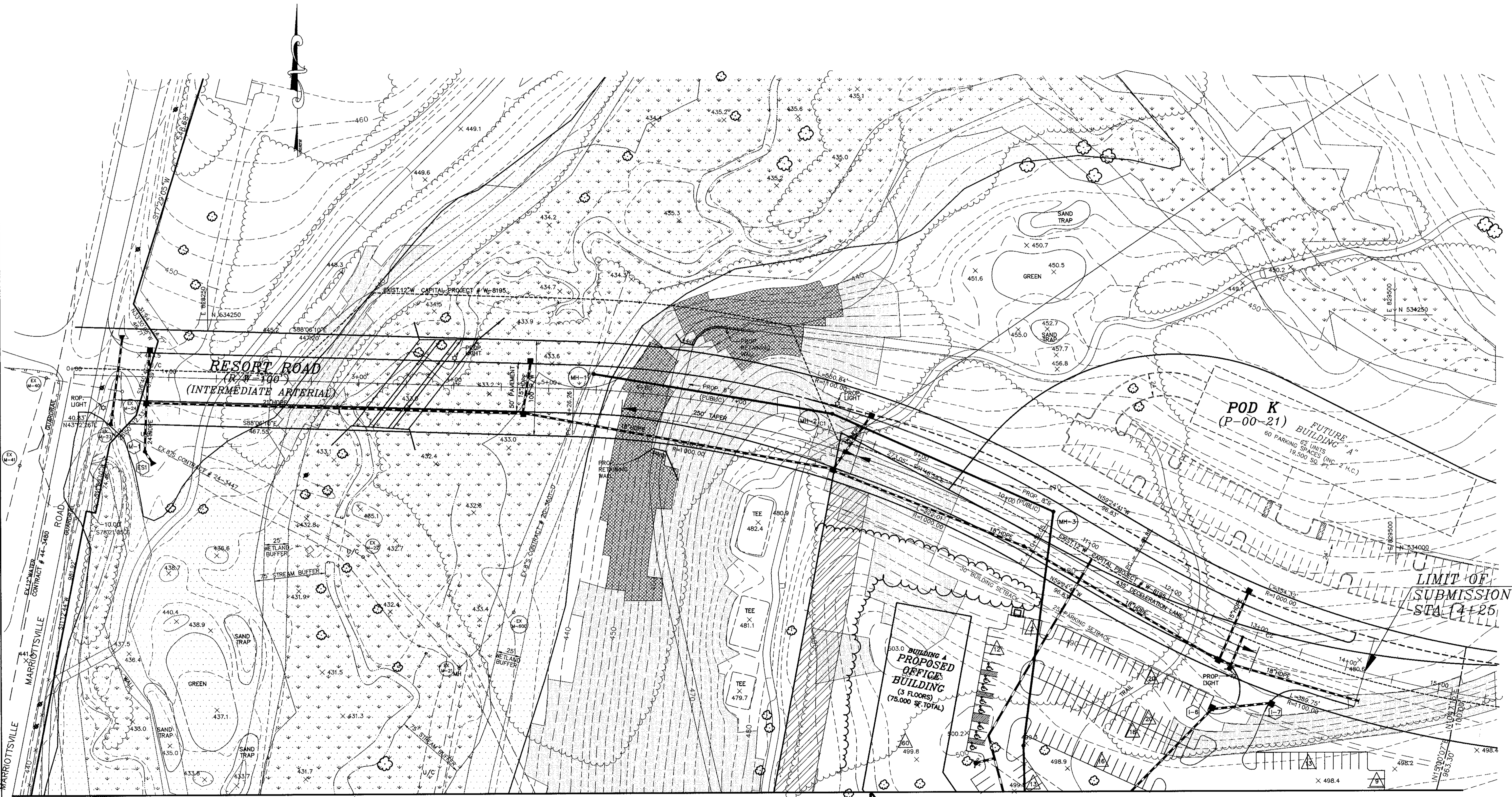






CURVE TABLE						
CURVE #	RADIUS	LENGTH	TANGENT	CHORD	DISTANCE	DELTA
C1	1050.00'	525.80'	268.53'	N73°45'26"W	520.32'	28°41'29"
C2	1050.00'	322.84'	182.70'	S68°13'10"E	321.57'	17°36'59"

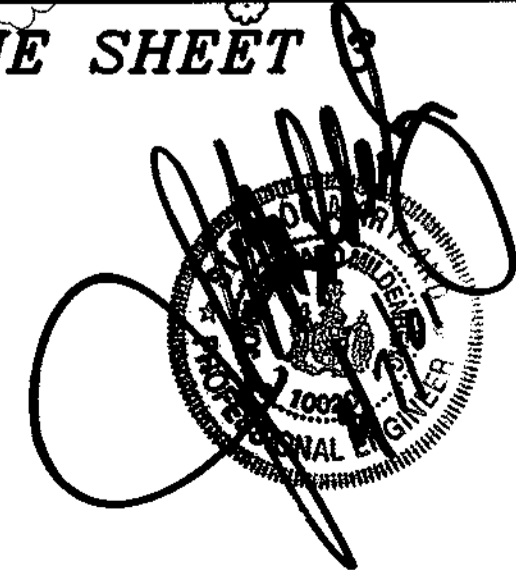


MATCH LINE SHEET

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

PLANNING DIRECTOR *JA* DATE *2/2/01*

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



98067.DWG, PRELIMINARY-2, NOV, PRELIM-2.DWG, WARRIOTTSVILLE

project	98067	date	FEB. 2001
illustration	MMP	engineering	MMP
scale	1"=60'	approval	JBM

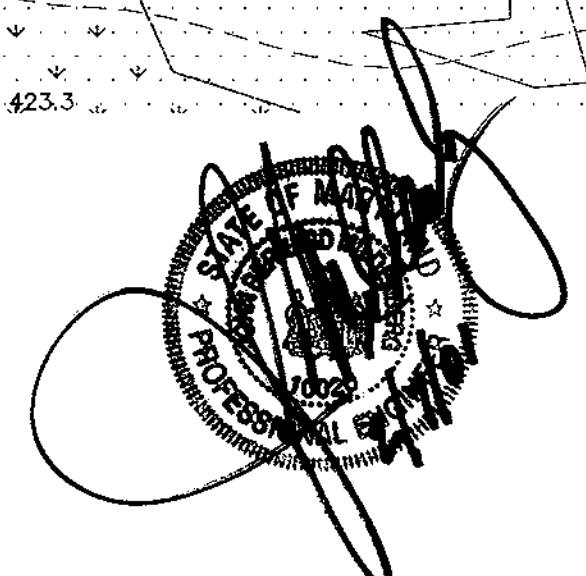
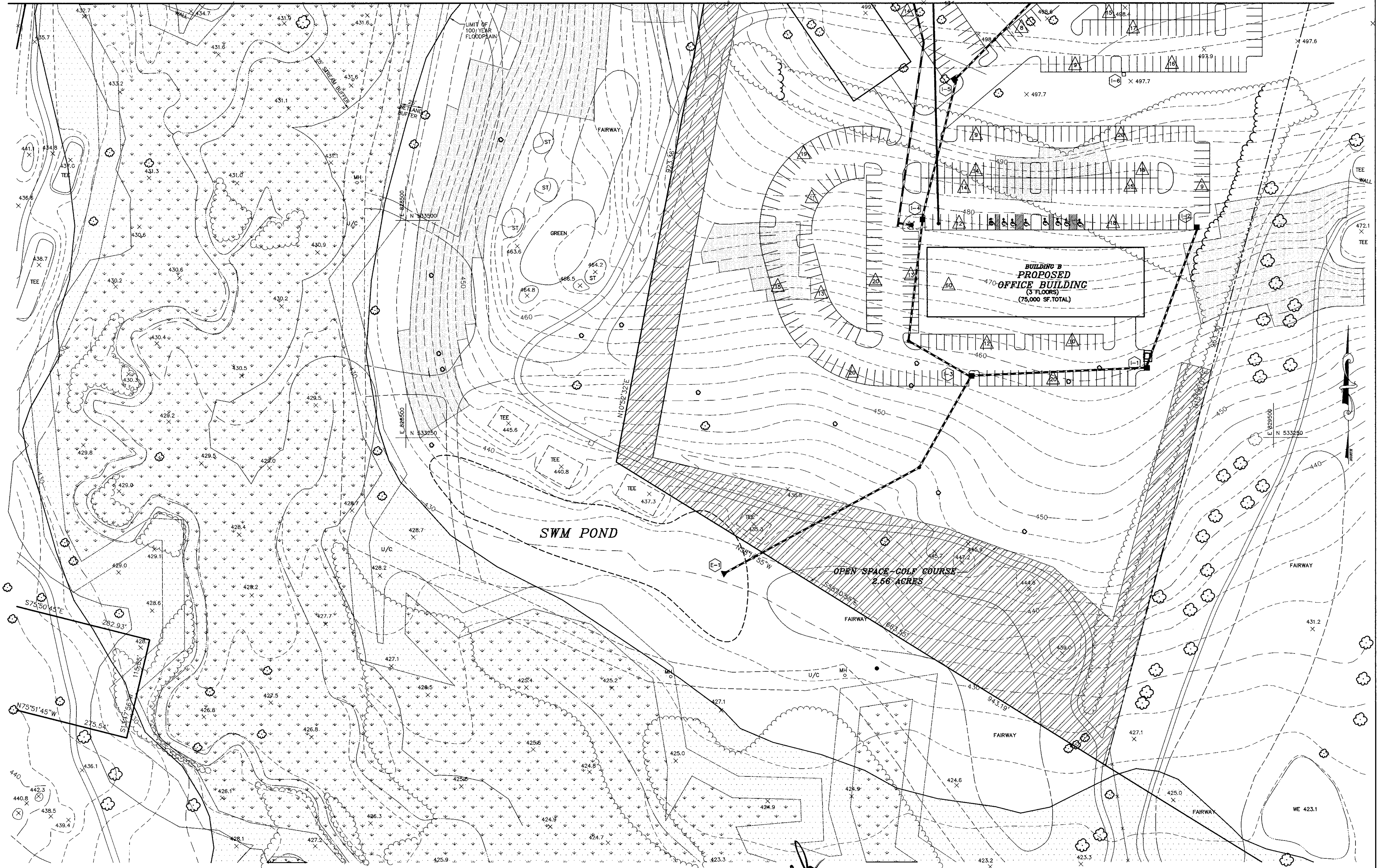
no.	description	revisions	date

TURF VALLEY PROFESSIONAL BUILDINGS  
TAX MAP 16 -- P/O PARCEL 8 & 50 -- BLOCKS 16 7 17  
SECOND ELECTION DISTRICT HOWARD, MARYLAND COUNTY  
PRELIMINARY PLAN

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042  
(410) 997-0296 Fax: (301) 621-5521 Wash. (410) 997-0298 Fax.



MATCH LINE SHEET 2



TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND ZONING OF  
 HOWARD COUNTY  
 [Signature] DATE 2/20/01 JA

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

project	98067	date	FEB. 2201
illustration	MMP	engineering	MMP
scale	1"=50'	approval	JDM

no.	description	revisions	date

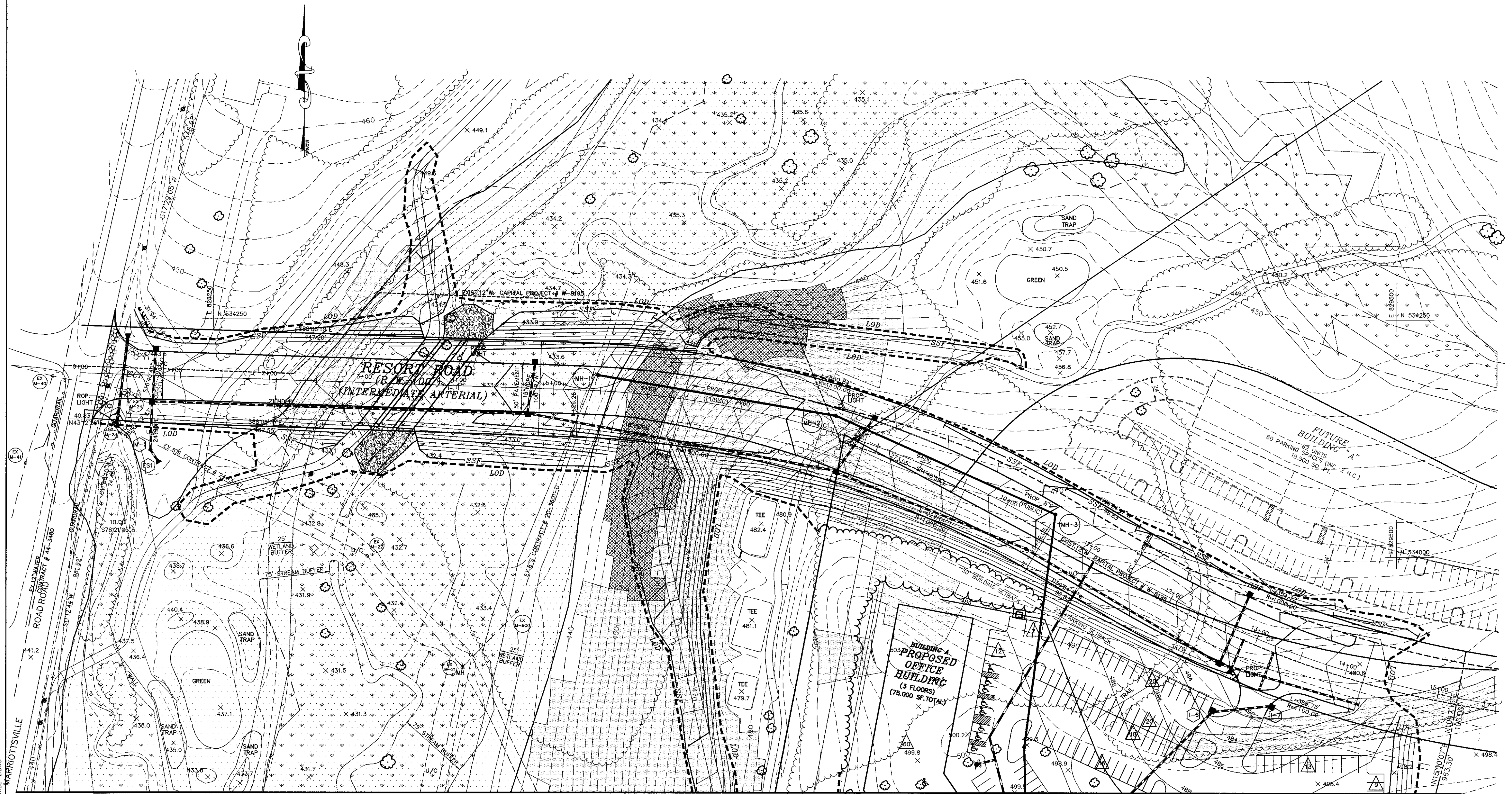
TURF VALLEY PROFESSIONAL BUILDINGS  
 TAX MAP 16 -- P/O PARCEL B & 50 -- BLOCKS 16 7 17  
 SECOND ELECTION DISTRICT HOWARD, MARYLAND COUNTY  
 PRELIMINARY PLAN

**MILDBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
 5072 Dorsey Hall Drive, Suite 202, Elkton City, Maryland 21042  
 (410) 997-0286 Buit. (301) 621-5521 Wash. (410) 997-0288 Fax.

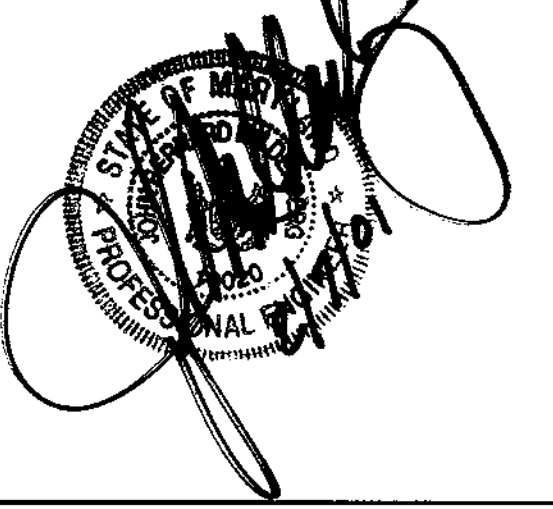
98067.DWG (PRELIMINARY-2-NOV) PRELIM-2.DWG



CURVE TABLE					
CURVE #	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	1050.00'	525.80'	268.53'	N73°45'26"W	520.32' 28°41'29"
C2	1050.00'	322.84'	162.70'	S68°13'10"E	321.57' 17°36'59"



MATCH LINE SHEET 5



TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND ZONING OF  
 HOWARD COUNTY  
 PLANNING DIRECTOR *JA* DATE 2/20/06

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

**MILLENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
 5072 Dorsy Hall Drive, Suite 202, Ellicott City, Maryland 21042  
 (410) 997-0296 Fax: (301) 621-5521 Wash. (410) 997-0299 Fax.

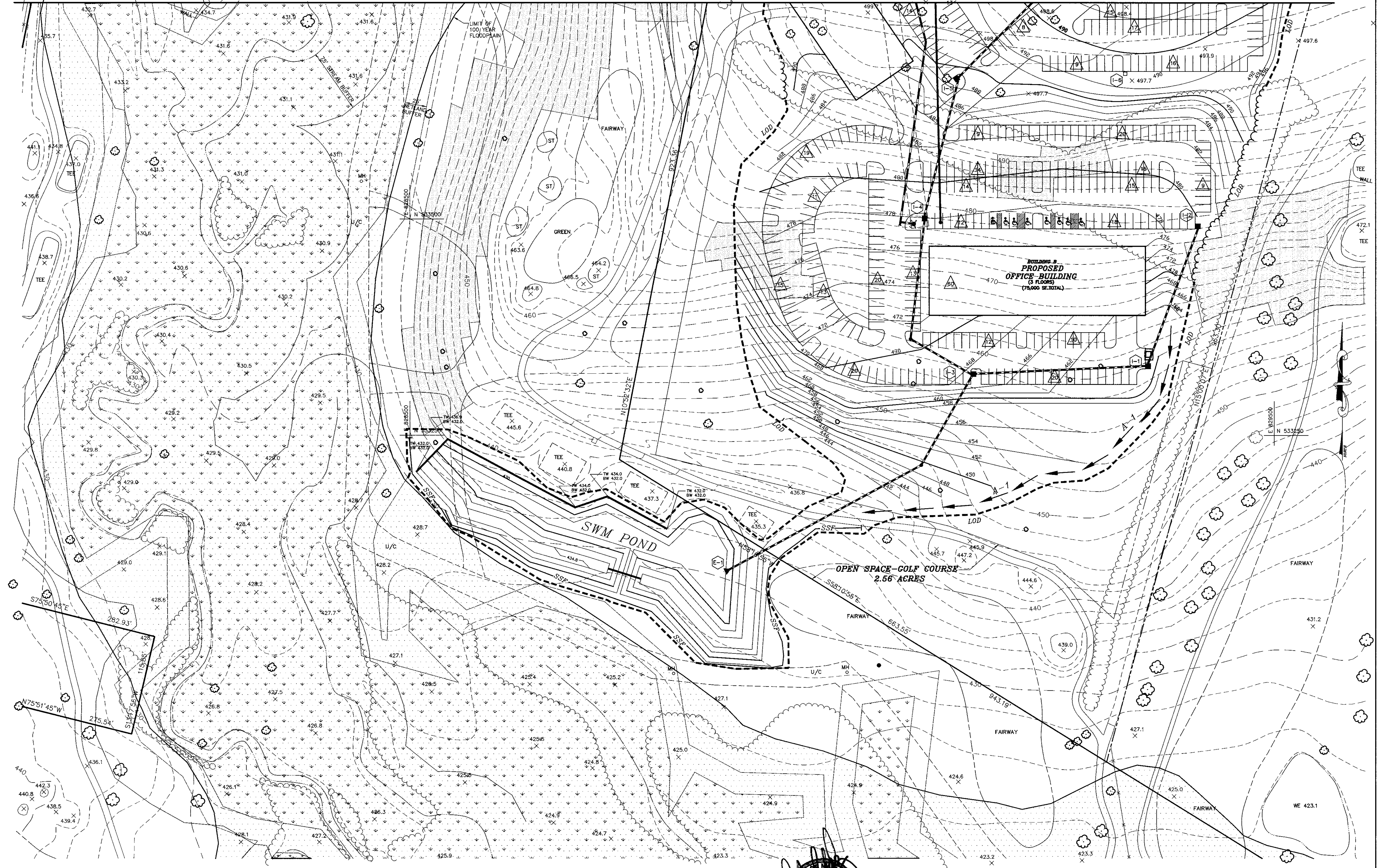
TURF VALLEY PROFESSIONAL BUILDINGS  
 TAX MAP 16 -- P/O PARCEL 8 & 50 -- BLOCKS 16 7 17  
 SECOND ELECTION DISTRICT HOWARD, MARYLAND COUNTY  
 PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN

Project	98067	Date	FEB 2001
Illustration	MMP	Illustration	MMP
Scale	1" = 50'	Approval	JBM

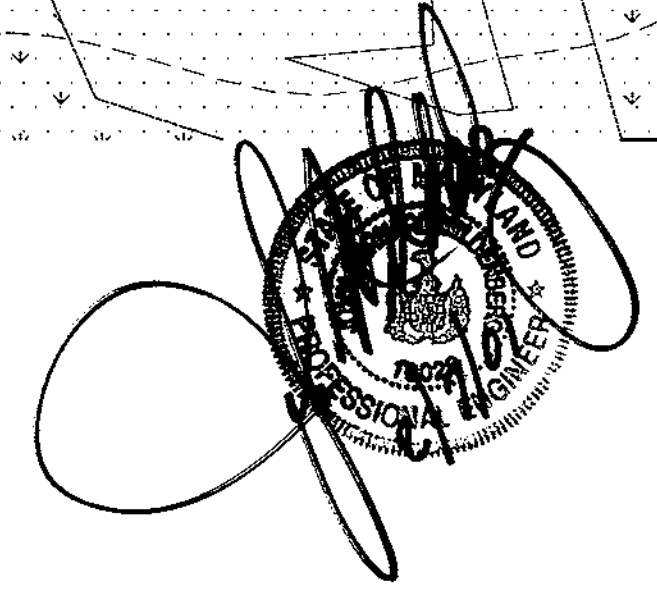
98067.DWG PRELIMINARY-2 NOV GRADE-2.DWG MARIOTTVILLE



MATCH LINE SHEET 4



98067.DWG, PRELIMINARY-2, GRADE-2, NOV.DWG



APPROVED  
 DEPT. OF PLANNING AND ZONING OF  
 HOWARD COUNTY  
 PLANNING DIRECTOR J.A. DATE 2/20/01

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

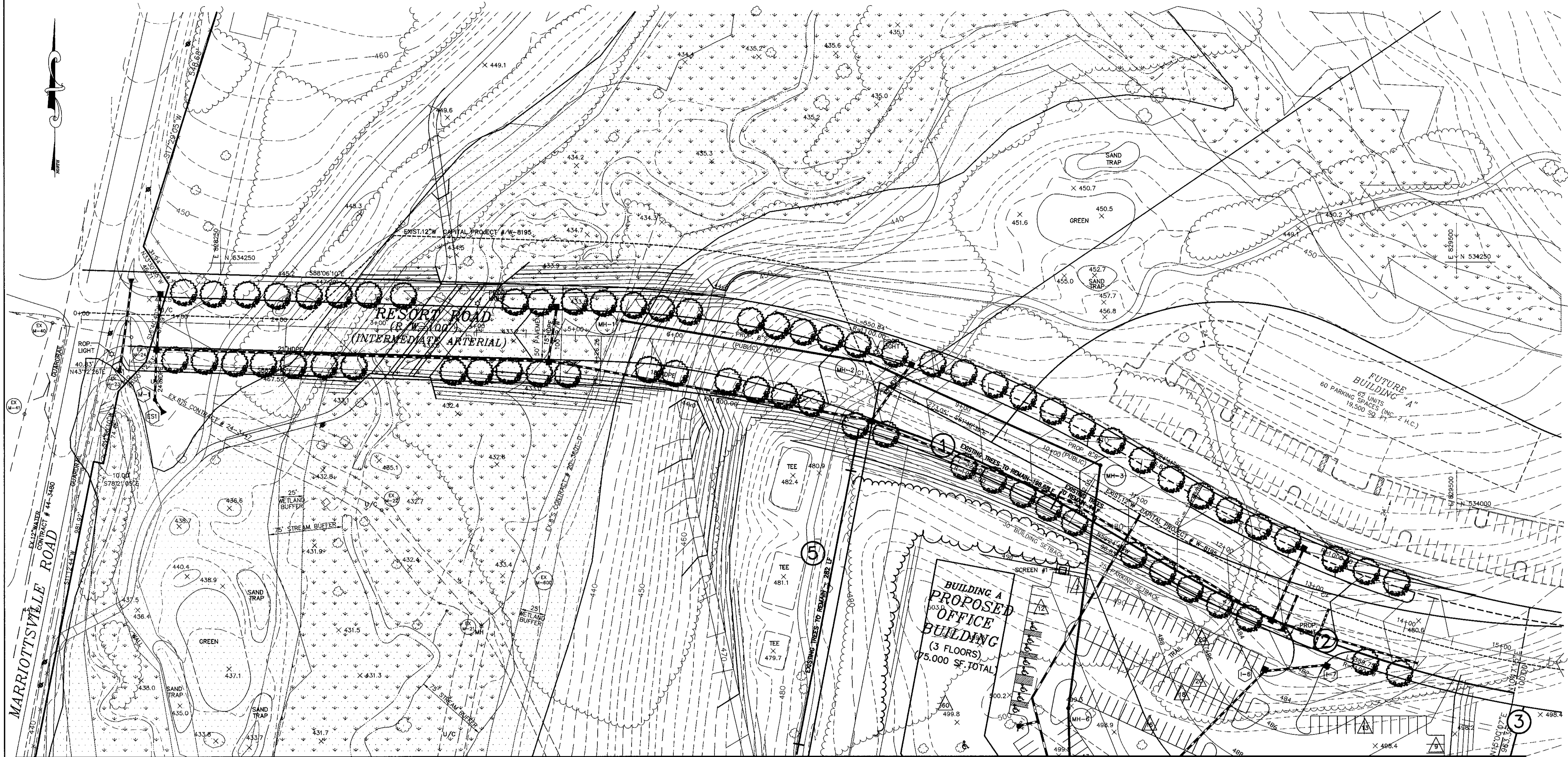
Project	98067	date	FEB. 2001
Illustration	MMP	engineering	MMP
Scale	1" = 50'	approval	JBM

no.	description	revisions	date

**TURF VALLEY PROFESSIONAL BUILDINGS**  
 TAX MAP 16 -- P/O PARCEL 8 & 50 -- BLOCKS 16 7 17  
 SECOND ELECTION DISTRICT HOWARD, MARYLAND COUNTY  
 PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN

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





**MATCH LINE SHEET 7**

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 IS THE RESPONSIBILITY OF THE DEVELOPER AS PART OF THE DPW DEVELOPERS AGREEMENT.

**SCHEDULE A : PERIMETER LANDSCAPED EDGE**

CATEGORY	ADJACENT TO ROADWAYS		ADJ TO PERIM PROPERTIES
	C (PERIMETER 1)	E (PERIMETER 2)	A (PERIMETERS 3,4,5)
LINEAR FEET OF PERIMETER	198.68 LF	465.75 LF	2,550.21
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 44 LF OF EXISTING TREES	YES, 198.68 LF OF EXISTING TREES	YES, 917 LF OF EXISTING TREES
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO
NUMBER OF PLANTS REQUIRED			
SHADE TREES	0 SHADE TREES	11 SHADE TREES	24 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
SHRUBS	0 SHRUBS	106 SHRUBS	0 SHRUBS

**PERIMETER EDGE CALCULATIONS**

PERIMETER	EDGE TYPE
PERIMETER 1	
NON-RES. SIDE TO ROAD - 198.68 LF	C
CREDIT FOR EXISTING TREES TO REMAIN	
PERIMETER 2	
ENTRANCE - 44.16 LF	N/A
PARKING TO ROAD - 44 LF	E
CREDIT FOR EXISTING TREES TO REMAIN	
PARKING TO ROAD - 421.75 LF	E
1 SHADE TREE / 40 LF	
1 SHRUB / 4 LF	106
PERIMETER 3	
NON-RES TO NON-RES - 635 LF	A
CREDIT FOR EXISTING TREES TO REMAIN	
NON-RES TO NON-RES - 328.30 LF	A
1 SHADE TREE / 60 LF	6
PERIMETER 4	
NON-RES TO NON-RES - 235 LF	A
CREDIT FOR SWM LANDSCAPING	
NON-RES TO NON-RES - 428.55 LF	A
1 SHADE TREE / 60 LF	7
PERIMETER 5	
NON-RES TO NON-RES - 282 LF	A
CREDIT FOR EXISTING TREES TO REMAIN	
NON-RES TO NON-RES - 641.36 LF	A
1 SHADE TREE / 60 LF	11
TOTAL PLANTING OBLIGATION	35
SHADE TREES	0
EVERGREEN TREES	0
SHRUBS	106

**SCHEDULE D : STORMWATER MANAGEMENT AREA LANDSCAPING**

LINEAR FEET OF PERIMETER	1039 LF
CREDIT FOR EXISTING VEGETATION (NO, YES AND LINEAR FEET)	YES, 420 LF OF EXISTING TREES TO REMAIN
CREDIT FOR OTHER LANDSCAPING (NO, YES AND LF)	N/A
NUMBER OF TREES REQUIRED	12 SHADE TREES
SHADE TREES	16 EVERGREEN TREES
EVERGREEN TREES	

**STREET TREE CALCULATIONS**

RESORT ROAD - 2750 / 40 = 69  
 TOTAL TREES REQUIRED = 69 LARGE TREES  
 TOTAL TREES PROVIDED = 69 LARGE TREES

**STREET TREE REQUIREMENT PLANTING SCHEDULE**

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
69	(Symbol)	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2 1/2" - 3" CAL.
TOTAL				
69				
69				

**SWM LANDSCAPING CALCULATIONS**

SWM PERIMETER	EDGE TYPE
SWM PERIMETER A - 420 LF	B
CREDIT FOR EXISTING TREES TO REMAIN	
SWM PERIMETER A - 65 LF	B
1 SHADE TREE / 50 LF	1
1 EVERGREEN / 40 LF	2
SWM PERIMETER B - 165 LF	B
1 SHADE TREE / 50 LF	3
1 EVERGREEN / 40 LF	4
SWM PERIMETER C - 389 LF	B
1 SHADE TREE / 50 LF	8
1 EVERGREEN / 40 LF	10
TOTAL PLANTING OBLIGATION	12
SHADE TREES	16
EVERGREEN TREES	0
SHRUBS	0

**SCHEDULE B : PARKING LOT INTERNAL LANDSCAPING**

NUMBER OF PARKING SPACES	481
NUMBER OF PLANTING ISLANDS REQUIRED	24
NUMBER OF PLANTING ISLANDS PROVIDED	29
NUMBER OF TREES REQUIRED	24 SHADE TREES
SHADE TREES	

**SCREEN CALCULATIONS**

SCREEN #1  
 DUMPSTER - 26 LF - TYPE D BUFFER  
 CREDIT FOR 10 LF OF EXISTING TREES TO REMAIN  
 0 SHADE TREE AND 2 EVERGREENS REQUIRED

SCREEN #2  
 DUMPSTER - 26 LF - TYPE D BUFFER  
 1 SHADE TREES AND 3 EVERGREEN REQUIRED

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND ZONING  
 HOWARD COUNTY  
 PLANNING DIRECTOR  
 DATE 3/4

**CURVE TABLE**

CURVE #	RADIUS	LENGTH	TANGENT	CHORD	DISTANCE	DELTA
C1	1050.00'	525.80'	268.53'	N73°45'26"W	520.32'	28°41'29"
C2	1050.00'	322.84'	182.70'	S88°15'10"E	321.57'	17°38'59"

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

project	date	engineering	approval
98067	FEB 2001		
illustration	scale	no.	description
MMF/SD	1" = 50'		

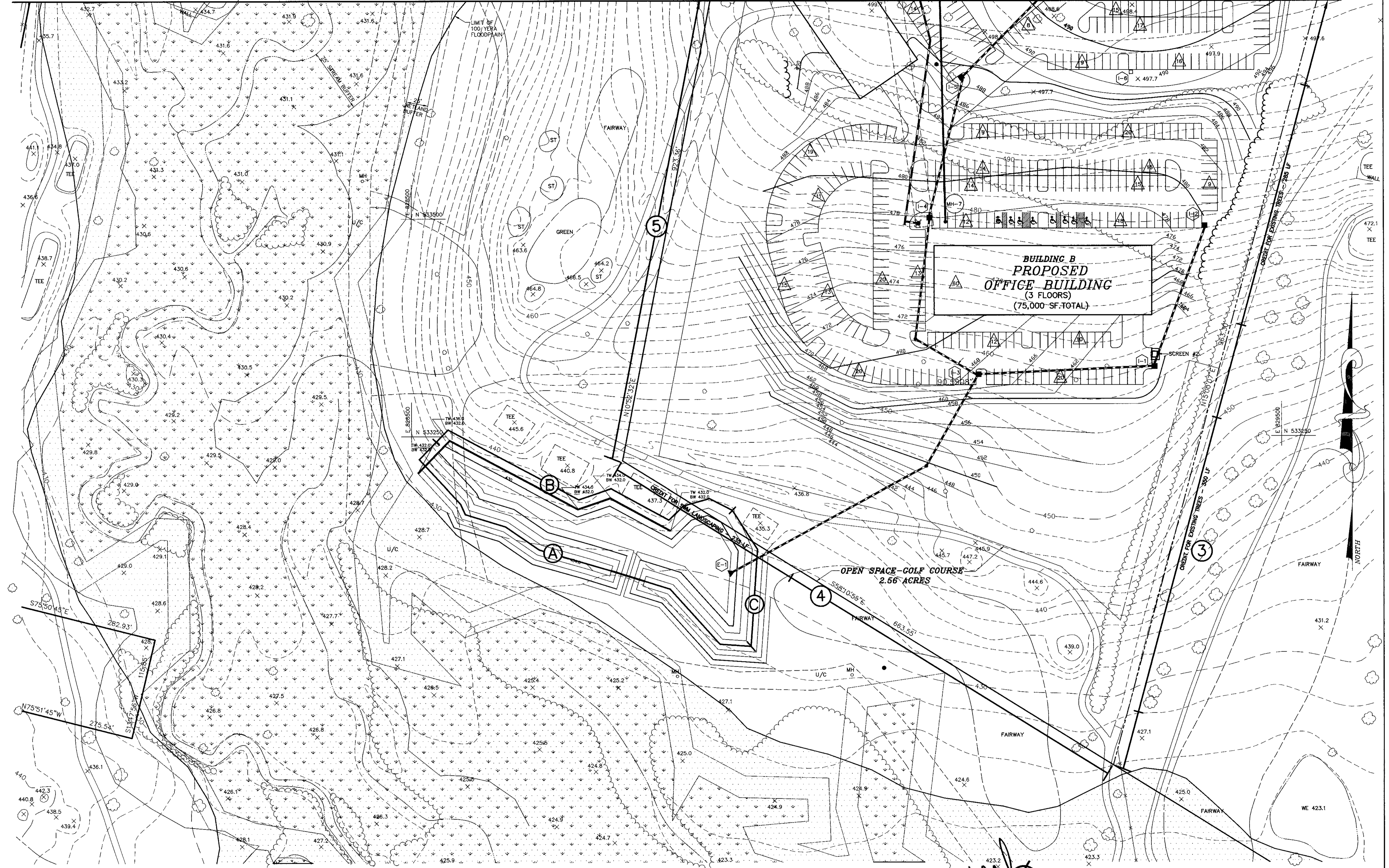
no.	description	revisions	date

**TURF VALLEY PROFESSIONAL BUILDINGS**  
 PHASE II  
 TAX MAP 16 -- P/O PARCEL 8 & 50 -- BLOCKS 16, 7, 17  
 SECOND ELECTION DISTRICT HOWARD, MARYLAND COUNTY  
 PRELIMINARY LANDSCAPE PLAN

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
 5072 Horse Hall Drive, Suite 202, Elksoft City, Maryland 21042  
 (410) 997-0286 Fax. (301) 621-5521 Wash. (410) 997-0288 Fax.

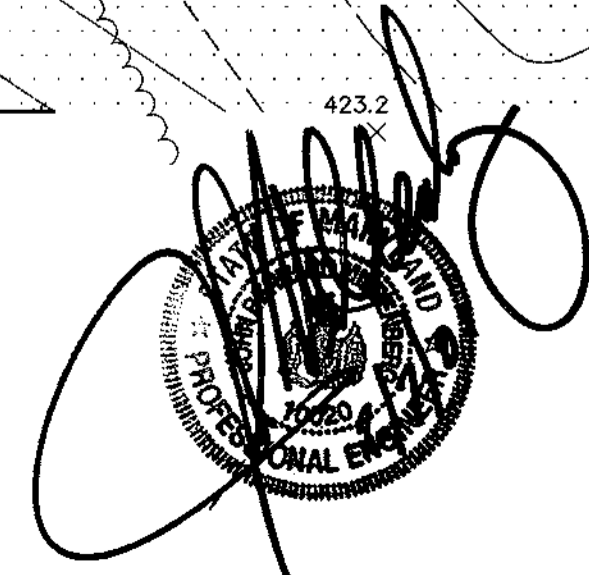


MATCH LINE SHEET 6



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

SEE SHEET 6 OF 7 FOR ALL PRELIMINARY LANDSCAPE CALCULATIONS AND SCHEDULES



TENNESSEE  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
PLANNING DIRECTOR  
DATE 2/20/01  
JA

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

**MILDENBERG, & ASSOC., INC.**  
Engineers Planners Surveyors  
5072 Dimesy Hall Drive, Suite 202, Belcoff City, Maryland, 21042  
(410) 997-0296, Baltimore, (301) 621-5521, Wash. (410) 997-0298, Fax

TURF VALLEY PROFESSIONAL BUILDINGS  
PHASE II  
TAX MAP 16 -- P/O PARCEL 8 & 50 -- BLOCKS 16 7 17  
SECOND ELECTION DISTRICT HOWARD, MARYLANDCOUNTY  
PRELIMINARY LANDSCAPE PLAN

project	98067	date	FEB. 2001
illustration	MMP/SJD	engineering	SJD
scale	1" = 60'	approval	JBM

no.	description	revisors	date

98067.DWG, PRELIMINARY-2, LP-2-NOV.DWG

P.00-06