

USES FOR TURF VALLEY PODS B & C SITE

AREA PROJECTED LAND USE

POD B ALL PERMITTED RESIDENTIAL USES PERMITTED IN THE PGCC RESIDENTIAL SUBDISTRICT PER RBF # 3054-A-1434

POD C ALL PERMITTED RESIDENTIAL USES PERMITTED IN THE PGCC RESIDENTIAL SUBDISTRICT PER RBF # 3054-A-1434

POD H GOLF AND/OR OPEN SPACE PER RBF # 3054-A-1434

VICINITY MAP
SCALE: 1" = 1000'
DENSITY TABULATION

# PROPOSED UNITS - # ALLOWED UNITS	TURF VALLEY VILLAS SECTION ONE (F-97-49)		TURF VALLEY VILLAS SECTION TWO (F-97-158)		TURF VALLEY VISTAS (F-94-06, F-95-49, F-96-107)		THE LEGENDS AT TURF VALLEY PHASE I (F-96-150 & F-99-107)		THE LEGENDS AT TURF VALLEY PHASES 2&3 (F-96-151 & F-98-91)		TURF VALLEY PROF. BLDGS. (F-02-074)		OAKMONT AT TURF VALLEY (F-02-82)		VILLAGES AT TURF VALLEY (S-03-01)		GREEN OVERLOOK AT TURF VALLEY (PODS B & C) (P-06-10)		FAIRWAYS AT TURF VALLEY (POD F) (SP-06-13)		PGCC DISTRICT TOTALS		
	# UNITS	DESCRIPTION	# UNITS	DESCRIPTION	# UNITS	DESCRIPTION	# UNITS	DESCRIPTION	# UNITS	DESCRIPTION	# UNITS	DESCRIPTION	# UNITS	DESCRIPTION	# UNITS	DESCRIPTION	# UNITS	DESCRIPTION	# UNITS	DESCRIPTION	# UNITS	DESCRIPTION	RESIDENTIAL SUBDISTRICT
162		69		40		29		30		150,000sqft COMMERCIAL		150		241		115		115		264		622	
162	SUBTOTAL	69	SUBTOTAL	74	SUBTOTAL	29	SUBTOTAL	30	SUBTOTAL	150	SUBTOTAL	150	SUBTOTAL	241	SUBTOTAL	115	SUBTOTAL	115	SUBTOTAL	264	SUBTOTAL	622	SUBTOTAL

GROSS AREA PROVIDED = GROSS AREA REQUIRED = DENSITY AREA WHICH MAY BE APPLIED TO A FUTURE PROJECT

TURF VALLEY -- RESIDENTIAL PHASING PLAN

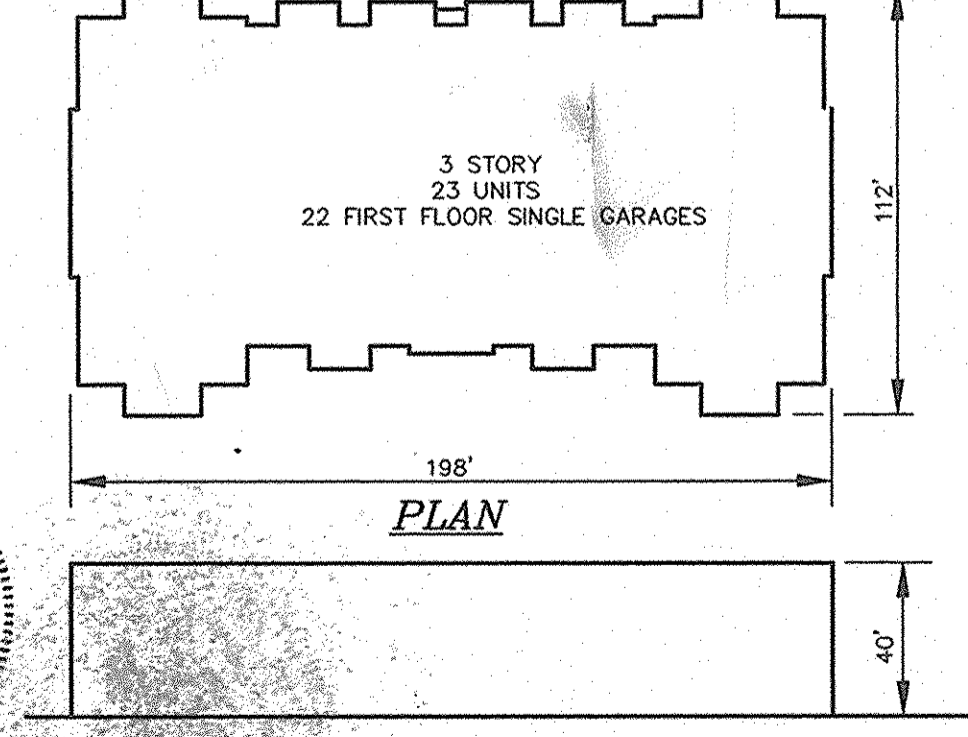
PHASE	SECTION II RESIDENTIAL PHASE IIA (EXEMPT)	SECTION II RESIDENTIAL PHASE IIB (10/10/92)	SECTION II RESIDENTIAL PHASE IIC (6/30/94)	SECTION III RESIDENTIAL PHASE IID (6/30/94)	SECTION II RESIDENTIAL PHASE IIE (6/30/95)	SECTION III RESIDENTIAL PHASE IIF (6/30/95)	SECTION III RESIDENTIAL PHASE IIG (6/30/97)	SECTION IV RESIDENTIAL PHASE IVA (6/30/02)	SECTION IV RESIDENTIAL PHASE IVB (6/30/02)	SECTION IV RESIDENTIAL PHASE IVC (9/30/05)	SECTION IV RESIDENTIAL PHASE IVD (6/30/06)	SECTION IV RESIDENTIAL PHASE IVE (7/31/07)	SECTION IV RESIDENTIAL PHASE IVF (7/31/08)	TOTAL (APPROVED)																			
UNITS/SQ FT IN PHASE	35 UNITS	66 UNITS	60 UNITS	70 UNITS	80 UNITS	70 UNITS	18 UNITS	131 UNITS	110 UNITS	125 UNITS	115 UNITS	41 UNITS	200 UNITS	265 UNITS	1,386 UNITS																		
NAME	TURF VALLEY VILLAS PHASE I, AREA D, LOT 4	TURF VALLEY VILLAS PHASE I, AREA D, LOT 4	TURF VALLEY VILLAS SEC. 1, PAR A, POD L	TURF VALLEY VILLAS SEC. 2, PAR B, POD L	TURF VALLEY VILLAS SEC. 2, PAR B, POD L	TURF VALLEY VILLAS SEC. 2, PAR B, POD L	TURF VALLEY VILLAS SEC. 2, PAR E	TURF VALLEY VILLAS LOTS 1-67	TURF VALLEY VILLAS LOTS 1-69, PHASE I & II	TURF VALLEY VILLAS AREA 1-C, LOTS 1-67, PAR C	TURF VALLEY VILLAS AREA 1-C, LOTS 1-68, PAR C	TURF VALLEY VILLAS LOTS 69-104 (RESUB LOTS 2-28, 59-67)	TURF VALLEY VILLAS LOTS 105-147 (RESUB LOTS 29-58, 69)	TURF VALLEY VILLAS LOTS 105-147 (RESUB LOTS 29-58, 69)	TURF VALLEY VILLAS LOTS 105-145 (RESUB LOTS 2-28)	TURF VALLEY VILLAS POD D, LOTS 1-76	TURF VALLEY VILLAS POD D, LOTS 1-68	TURF VALLEY VILLAS POD D & E, LOTS 1-58	TURF VALLEY VILLAS PHASE I, P/O AREAS B,C,D,H, LOTS 1-35	TURF VALLEY VILLAS PHASE II, POD D & P/O E, LOTS 36-59	TURF VALLEY VILLAS PHASE I, P/O AREAS B,C,D,H, LOTS 1-35	TURF VALLEY VILLAS PHASE II, POD D & P/O E, LOTS 36-59	THE LEGENDS AT TURF VALLEY PHASE I, P/O AREAS B,C,D,H, LOTS 1-35	THE LEGENDS AT TURF VALLEY PHASE I, P/O AREAS B,C,D,H, LOTS 1-35	THE LEGENDS AT TURF VALLEY PHASE III, LOTS 60-76	THE LEGENDS AT TURF VALLEY PHASE III, LOTS 60-76	OAKMONT AT TURF VALLEY POD M,S,K	OAKMONT AT TURF VALLEY POD M,S,K,L	OAKMONT AT TURF VALLEY P/O PODS M,S,K,L - PAR. Q-X (150 UNITS)	VILLAGES AT TURF VALLEY P/O POD K, - Q & S	TURF VALLEY PODS B & C PODS B & C	GREENS OVERLOOK AT TURF VALLEY PODS B & C	FAIRWAYS AT TURF VALLEY POD F
FILES	S-94-046	S-94-046	SP-95-013	S-95-024	S-95-024	S-95-026	F-97-158	S-92-015	P-93-010	F-94-006	F-94-006	F-95-049	SP-95-010	SP-95-010	F-96-107	S-94-045	S-94-045	SP-95-014	F-96-150	F-96-151	F-96-150	F-96-151	F-96-150	F-96-151	SP-97-012	SP-98-091	S-99-002	P-00-021	F-02-082	S-03-01	S-04-12	P-06-010	SP-06-013
UNITS/SQ.FT.	95 UNITS	95 UNITS	162 UNITS	69 UNITS	69 UNITS	69 UNITS	69 UNITS	66 UNITS	66 UNITS	62 UNITS	62 UNITS	69 UNITS	14 UNITS	14 UNITS	12 UNITS	70 UNITS	64 UNITS	54 UNITS	32 UNITS	22 UNITS	32 UNITS	22 UNITS	32 UNITS	29 UNITS	16 UNITS	8 UNITS	125 UNITS	125 UNITS	150 UNITS	241 UNITS	115 UNITS	115 UNITS	16 UNITS

* INDICATES THIS SUBMISSION.

NOTE: FAIRWAYS AT TURF VALLEY (POD F) HAS 16 UNITS WITH AN ADDITIONAL 46 UNITS BEING TRANSFERRED FROM GREEN OVERLOOK (PODS B & C). GREEN OVERLOOK TOTAL = (155-56) = 99. FAIRWAYS AT TURF VALLEY = (16+46) = 62 UNITS. TOTAL OF FAIRWAYS AND GREEN OVERLOOK = (62+99) = 161.

GENERAL NOTES:

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS OTHERWISE SHOWN BY WAIVERS INDICATED.
- THE PLAN SUBMITTED HEREIN INCLUDES THE FIVE (5) BUILDINGS APPROVED ON THE SKETCH PLAN (S-04-12). TWO OF THESE BUILDINGS ARE SHOWN IN OUTLINE FORM. THREE (3) OF THESE BUILDINGS WERE LOCATED ON POD B AND TWO (2) BUILDINGS WERE LOCATED ON POD C. EACH BUILDING CONTAINED 23 UNITS. TOTAL 115 UNITS ARE BEING SUBMITTED PURSUANT TO THE APPROVED SKETCH PLAN FOR POD B AND C. A PRELIMINARY EQUIPMENT LAYOUT FOR POD F WILL BE SUBMITTED AND WILL INCLUDE 62 UNITS. 16 UNITS OF THOSE UNITS ARE TO BE SUBMITTED PURSUANT TO THE TURF VALLEY PHASING SCHEDULE DATED 6/29/04 FOR THE PERIOD OF JANUARY 2005 THROUGH JUNE 2006. AND 46 UNITS ARE TO BE MOVED FROM S-04-12. THEREFORE, UNITS ARE TO BE LOCATED AS FOLLOWS:
POD B - 2 CONDOMINIUM BUILDINGS AT 23 UNITS EACH.
POD C - 1 CONDOMINIUM BUILDING AT 23 UNITS.
POD F - 62 SINGLE FAMILY ATTACHED UNITS.
- PROJECT BACKGROUND:
LOCATION: TAX MAP 16 - P/O PARCEL 8 - GRID 16 & 17.
ZONING: PGCC RESIDENTIAL SUBDISTRICT (FDP PLAT MDR#3054-A-1434)
ELECTION DISTRICT: S-96-13; AMENDED S-96-13 (PB 294); 2nd AMENDED S-96-13 (PB 300); 3rd AMENDED S-96-13 (PB 351); PLAT #3054-A-1434; F-94-06; SDP-95-121; S-94-45; SP-95-14; F-96-107; F-96-150; F-96-151; SP-97-12; S-04-12, S-05-09
DEZ REFERENCE: LIBER 0920, FOLIO 250
AREA OF TRACT: 53.5 ACRES (POD B = 7.6 AC, POD C = 9.7 AC, POD H = 36.2 AC) --- REFER TO DENSITY TABULATION FOR DENSITY REQUIRED TO SUPPORT THIS DEVELOPMENT
LIMIT OF SUBMISSION: 53.5 ACRES
OPEN SPACE REQUIRED (15%): 8.03 ACRES
OPEN SPACE PROVIDED: 42.93 ACRES
RIGHT OF WAY DEDICATION: 0 ACRES
APT PARCELS: 5-49 ACRES
MAXIMUM NUMBER OF UNITS ALLOWED:
POD B 70
POD C 120
POD H 0 (O/S PARCEL C-4)
TOTAL ALLOWED 190
TOTAL NUMBER OF UNITS PROPOSED: 69
- FLOODPLAIN AND 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 FOR S-96-13 AND VERIFIED BY B.S. ENVIRONMENTAL, INC. IN JUNE 2000 (FOR THE AREAS ASSOCIATED WITH OAKMONT AT TURF VALLEY) AND ECO-SCIENCE PROFESSIONALS, INC. IN JULY 2004 (FOR DEVELOPMENT IN AND AROUND PODS B, C, & H). PER SECTION 16.16(c), NO CLEARING AND GRADING WITHIN THE STREAM OR WETLANDS BUFFERS IS PERMITTED.
- TOPOGRAPHIC INFORMATION IS BASED ON AERIAL TOPOGRAPHIC SURVEY BY WNGS AERIAL MAPPING CO., INC. DATED APRIL 23, 1992. DATUM IS NAD22.
- COORDINATES BASED ON NAD27 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 835,288.297
STA. No. 3440002 N 533,593.800 EL. 462.306
E 837,953.249
- BOUNDARY INFORMATION IS BASED ON FINAL DEVELOPMENT PLAN FOR TURF VALLEY, PGCC DISTRICT, RESIDENTIAL SUBDISTRICT (PLAT # 3054-A-1434).
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC. EXTENSIONS OF SEWER CONTRACT # 624-3549-D AND CONTRACT # 44-3550-D FOR WATER WILL BE PROVIDED.
- STORMWATER MANAGEMENT FOR THIS PROJECT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND SWM DESIGN MANUAL BY A TYPE F-1 SURFACE SAND FILTER AND BY A GRASSED CHANNEL AND SHEET FLOW TO BUFFER CREEKS.
- NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON SITE.
- THIS PROJECT IS SUBJECT TO THE TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, INC. UNDER S-96-13, AND UPDATED IN MARCH 2004 AND SEPTEMBER 2004. RESORT ROAD IN THIS AREA IS BUILT PER THE APPROVED TRAFFIC STUDY OF TURF VALLEY RESORT ROAD. NO IMPROVEMENTS TO RESORT ROAD ARE REQUIRED AS PART OF THIS PLAN.
- THIS PROJECT IS EXEMPT FROM HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS UNDER SECTION 16.1202(b) OF THE COUNTY CODE SINCE IT IS A PLANNED UNIT DEVELOPMENT UNDER S-96-13.
- BULK REGULATIONS:
PERMITTED USES: ALL USES AS PER TURF VALLEY PGCC DISTRICT, RESIDENTIAL SUBDISTRICT FINAL DEVELOPMENT PLAN, RBF # 3054-A-1434. (13 USES OUTLINED FROM RESIDENTIAL USES TO GOVERNMENT FACILITIES)
PROPOSED USE: CONDOMINIUM/APARTMENT UNITS.
PERMITTED HEIGHT: APARTMENT BUILDINGS - 40 FEET
OTHER ACCESSORY STRUCTURES - 15 FEET
PROPOSED HEIGHT: CONDOMINIUM/APARTMENT BUILDINGS - 40 FEET MEAN HEIGHT. (1ST FLOOR - SINGLE GARAGES, 2ND & 3RD FLOOR LIVING AREAS)
MAXIMUM DENSITY FOR TOTAL PGCC RESIDENTIAL SUBDISTRICT IS 1.75 DWELLING UNITS PER ACRE. EXISTING DENSITY FOR TOTAL PGCC RESIDENTIAL SUBDISTRICT IS 0.75 DWELLING UNITS PER ACRE (EXCLUDES THIS PROJECT). PROPOSED DENSITY FOR TOTAL PGCC RESIDENTIAL SUBDISTRICT IS 1.39 DWELLING UNITS PER ACRE (INCLUDES THIS PROJECT).
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
MAXIMUM BUILDING LENGTH FOR RESIDENTIAL STRUCTURE = 120 FEET, UNLESS APPROVED BY PLANNING BOARD TO A MAXIMUM OF 300 FEET.
PROPOSED BUILDING LENGTH FOR CONDOMINIUM STRUCTURE = 198 FEET.
PERMITTED SETBACKS:
FROM INTERNAL ROADS
RESIDENTIAL STRUCTURES (FRONT OR REAR) - 20 FEET
ACCESSORY STRUCTURES (REAR) - 10 FEET
OTHER 20 FEET
FROM LOT LINES WITHIN PGCC RESIDENTIAL SUBDISTRICT
PRINCIPAL STRUCTURE - RESIDENTIAL (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 - 25 FEET
DETACHED ACCESSORY GARAGES OR SHEDS - RESIDENTIAL SIDE OR REAR - 0 FEET
OTHER ACCESSORY STRUCTURES TO RESIDENTIAL USES (SIDE) - 7.5 FEET
OTHER ACCESSORY STRUCTURES TO RESIDENTIAL USES (REAR) - 0 FEET
THERE IS A 60% MAXIMUM LOT COVERAGE REQUIREMENT FOR SFA LOTS AND NO SPECIFIED COVERAGE REQUIREMENT FOR APARTMENTS.
- PARKING REQUIREMENTS AS PER ZONING SECTION 133.0(3):
2 SPACES PER DWELLING UNIT
69 UNITS x 2 = 138 PARKING SPACES.
15. PARKING PROVIDED IN GARAGES: 66 SPACES
SURFACE PARKING PROVIDED: 65 SPACES
TOTAL PARKING PROVIDED: 151 SPACES
16. THIS PROJECT CONSTITUTES 69 UNITS, SECTION IV RESIDENTIAL, PHASE IVE.
17. SLOPES GREATER THAN 15% HAVE BEEN SHOWN ON-SITE.
18. THIS PROJECT CONSTITUTES 69 CONDOMINIUM UNITS, WHICH MEETS THE SKETCH PLAN MILESTONE DATE OF JANUARY 30, 2003 THROUGH JUNE 30, 2006 FOR PHASE IVE AS ESTABLISHED BY THE REVISED PHASING PLAN DATED JUNE 21, 2006.
19. THE TYPE OF STREET LIGHT TO BE USED ARE 150 WATT HPS VAPOR FIXTURE MOUNTED ON A 30-FOOT BRONZE FIBERGLASS POLE USING A 12-FOOT ARM.
20. LANDSCAPING IS REQUIRED AT THE FINAL OR SITE DEVELOPMENT PLAN STAGES OF THIS PROJECT.
21. THIS PROJECT IS SUBJECT TO THE 2004 ZONING REGULATIONS, EFFECTIVE APRIL 13, 2004.
22. AT SDP STAGE, A KNOX BOX (FIRE DEPARTMENT ACCESS BOX) WILL BE REQUIRED TO BE PLACED ON THE FRONT OF THE BUILDING. IT SHALL BE PLACED TO THE RIGHT OF THE MAIN ENTRANCE TO THE BUILDINGS AT A RANGE OF 4' TO 5' IN HEIGHT AND NO MORE THAN 6' LATERSALLY FROM THE DOOR. THE BOX SHALL BE ELECTRICALLY SUPERVISED TO NOTIFY THE OWNER THAT IT IS BEING ACTIVATED (INTEGRATED WITH THE FIRE ALARM SYSTEM) PER NFPA-1-10.12.1.
23. A SECOND MEANS OF ACCESS WILL BE PROVIDED BY WIDENING THE EXISTING CART PATH TO A MINIMUM OF 12 FEET IN WIDTH AND WILL SUPPORT A 8000 LB VEHICLE.
24. THE TRAFFIC STUDY BY THE TRAFFIC GROUP DATED JANUARY 7, 2005 APPROVED UNDER 4TH AMENDED COMPREHENSIVE SKETCH PLAN.
25. THE SOILS INFORMATION BASED ON "SOIL SURVEY" HOWARD COUNTY, MARYLAND, PAGE 9 AND 15.
26. IN ACCORDANCE WITH THE DESIGN MANUAL WAIVER APPROVAL DATED SEPTEMBER 7, 2006, SUBMITTALS SHALL BE MADE TO THE DESIGN MANUAL WAIVER APPROVAL BOARD. THE SUBMITTALS SHALL BE CONSIDERED DURING NOTICE ABANDONMENT MATTERS TO ADJUST THE INTERIOR FINISH LEVELS TO AS SHOWN OR BELOW.



PROFILE
PROPOSED BUILDING
SCALE: 1"=50'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark A. Lynch 5/2/07
PLANNING DIRECTOR DATE

OWNER
MANGIONE ENTERPRISES AT TURF VALLEY
LIMITED PARTNERSHIP
1205 YORK ROAD, PENNINGTON
LUTHERVILLE, MARYLAND 21093
(410) 825-8400

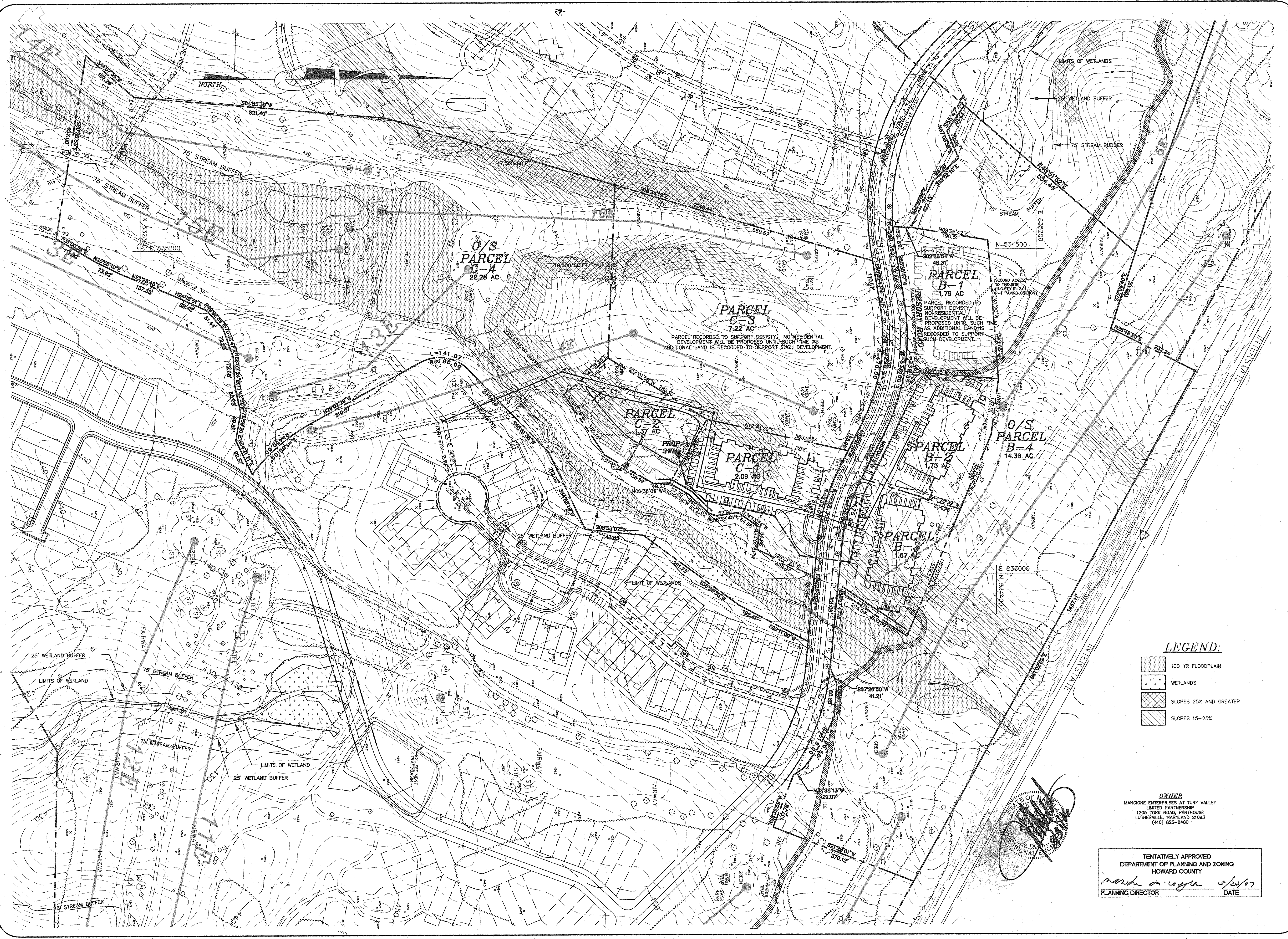
date	AUGUST 06	approval	AS SHOWN
project	05-047	scale	MMM
illustration	MMM	revision	MMM

date	
description	
revisions	
no.	

GREEN OVERLOOK AT TURF VALLEY
(PODS B, C, & H; SEC. IV; RESIDENTIAL PHASE IVE)
TAX MAP 16 - P/O PARCELS 8 & 50 - BLOCKS 10, 11, 16, & 17
SECOND ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
COVER SHEET

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042
(410) 997-0296 Ext. (301) 821-6521 Wash. (410) 997-0296 Fax

PH: 05-047/DWG/PRELIM-PLAN



LEGEND:

- 100 YR FLOODPLAIN
- WETLANDS
- SLOPES 25% AND GREATER
- SLOPES 15-25%

OWNER
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 LIMITED PARTNERSHIP
 1205 YORK ROAD, PENTHOUSE
 LUTHERVILLE, MARYLAND 21093
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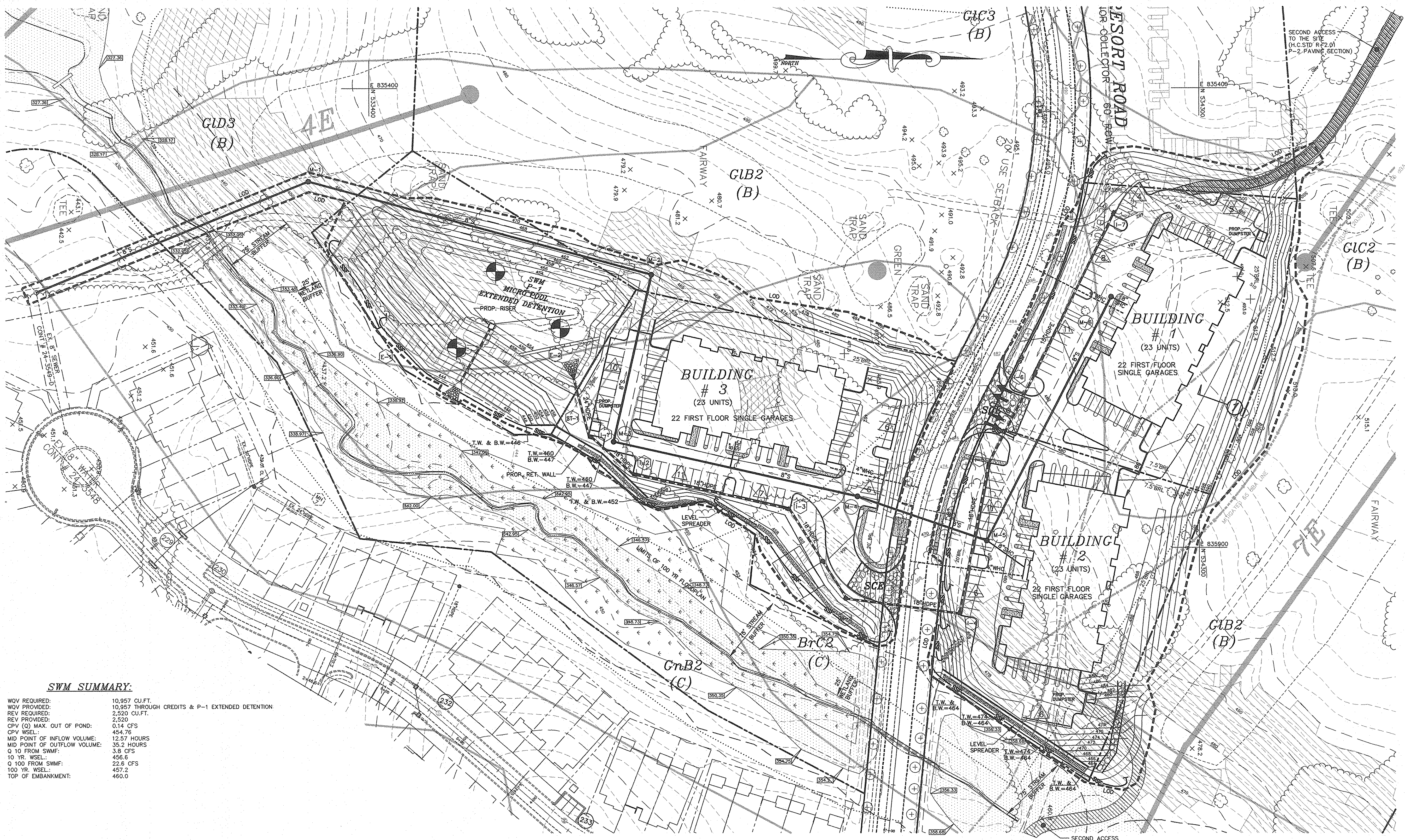
TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Mark A. Logan 8/24/07
 PLANNING DIRECTOR DATE

date	AUGUST 06
project	05-047
illustration	MMM
scale	1"=100'
approval	MMM

description	revisions	date

GREEN OVERLOOK AT TURF VALLEY
 (PDS B, C, & H : SEC. IV : RESIDENTIAL PHASE IVE)
 TAX MAP 16 - P/O PARCELS 8 & 50 - BLOCKS 10, 11, 16, & 17
 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) 987-0236 Bal. (301) 621-5521 Wash. (410) 987-0238 Pac.

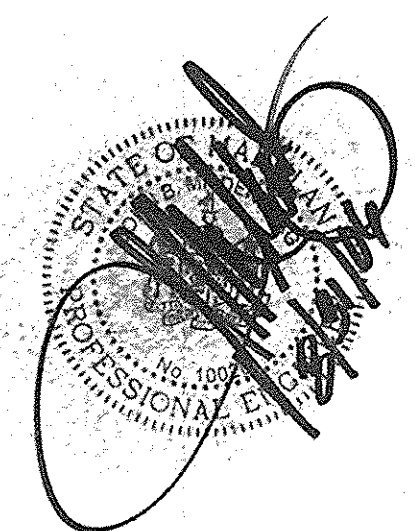
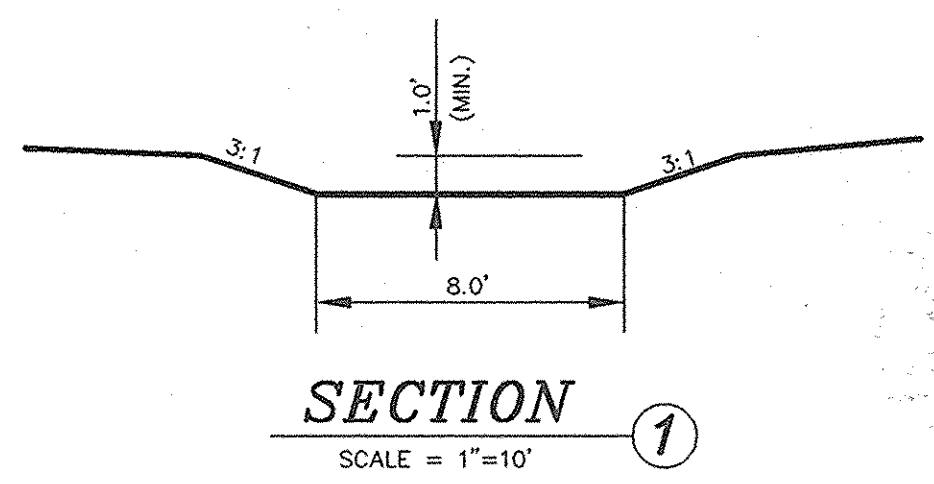


SWM SUMMARY:

WOV REQUIRED:	10,957 CU.FT.
WOV PROVIDED:	10,957 THROUGH CREDITS & P-1 EXTENDED DETENTION
REV PROVIDED:	2,520 CU.FT.
CPV (Q) MAX. OUT OF POND:	0.14 CFS
CPV WSEL:	154.76
MID POINT OF INFLOW VOLUME:	12.57 HOURS
MID POINT OF OUTFLOW VOLUME:	35.2 HOURS
Q 10 FROM SWMF:	3.8 CFS
10 YR. WSEL:	456.6
Q 100 FROM SWMF:	22.6 CFS
100 YR. WSEL:	457.2
TOP OF EMBANKMENT:	460.0

SOILS TABLE

BrC2 (C)	BRANDYWINE LOAM, 8-15 PERCENT SLOPES, MODERATELY ERODED.
G1A (B)	GLENELG LOAM, 0-3 PERCENT SLOPES.
G1B2 (B)	GLENELG LOAM, 3-8 PERCENT SLOPES, MODERATELY ERODED.
G1C2 (B)	GLENELG LOAM, 8-15 PERCENT SLOPES, MODERATELY ERODED.
G1C3 (B)	GLENELG LOAM, 8-15 PERCENT SLOPES, SEVERELY ERODED.
G1D3 (B)	GLENELG LOAM, 15-25 PERCENT SLOPES, SEVERELY ERODED.
GnB2 (B)	GLONVILLE SILT LOAM, 3-8 PERCENT SLOPES, MODERATELY ERODED.
EnB2 (B)	ELSINBORO LOAM, 3-8 PERCENT SLOPES, MODERATELY ERODED.
EnC2 (B)	ELSINBORO LOAM, 8-15 PERCENT SLOPES, MODERATELY ERODED.
Kn (D)	KINKORS SILT LOAM
M1B2 (B)	MANOR LOAM, 3-8 PERCENT SLOPES, MODERATELY ERODED.
M1C2 (B)	MANOR LOAM, 8-15 PERCENT SLOPES, MODERATELY ERODED.
M1D2 (B)	MANOR LOAM, 15-25 PERCENT SLOPES, MODERATELY ERODED.



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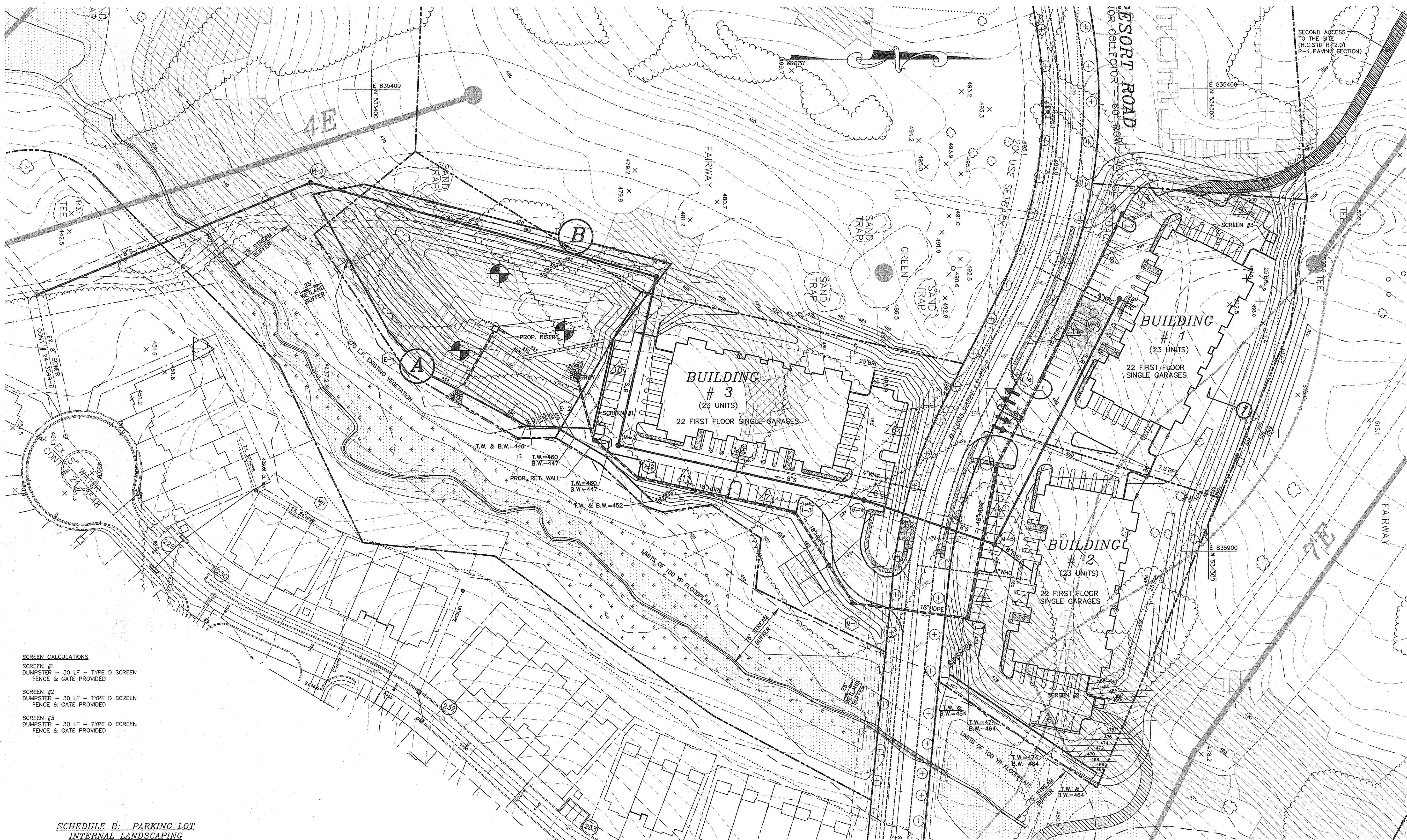
TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 [Signature] 5/2/02
 PLANNING DIRECTOR DATE

project	05-047	date	JUNE 06
illustration	MMM	engineering	MMM
scale	1"=50'	approval	MMM

no.	description	revisions	date
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GREEN OVERLOOK AT TURF VALLEY
 (PODS B, C, & H : SEC. IV : RESIDENTIAL PHASE IVE)
 TAX MAP 16 - P/O PARCELS 8 & 50 - BLOCKS 10, 11, 16, & 17
 SECOND ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN

MILDENBERG & ASSOC., INC.
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 (410) 987-0236 Fax. (301) 621-5551 Wash. (410) 987-0238 Fax.



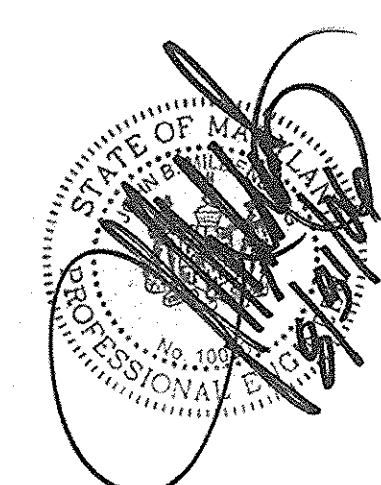
SCREEN CALCULATIONS
 SCREEN #1
 DUMPSTER - 30 LF - TYPE D SCREEN
 FENCE & GATE PROVIDED
 SCREEN #2
 DUMPSTER - 30 LF - TYPE D SCREEN
 FENCE & GATE PROVIDED
 SCREEN #3
 DUMPSTER - 30 LF - TYPE D SCREEN
 FENCE & GATE PROVIDED

**SCHEDULE B: PARKING LOT
INTERNAL LANDSCAPING**

NUMBER OF PARKING SPACES	85
NUMBER OF PLANTING ISLANDS REQUIRED	9
NUMBER OF TREES REQUIRED SHADE TREES	9 SHADE TREES
NUMBER OF UNITS	69
NUMBER OF TREES REQUIRED SHADE TREES (1/3 UNITS)	23 SHADE TREES

**SCHEDULE D: STORMWATER
MANAGEMENT AREA LANDSCAPING**

LINEAR FEET OF PERIMETER	1020 LF
CREDIT FOR EXISTING VEGETATION (NO, YES AND LINEAR FEET)	YES, 270 LF OF EXISTING TREES
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO
NUMBER OF TREES REQUIRED SHADE TREES	15 SHADE TREES
EVERGREEN TREES	19 EVERGREEN TREES



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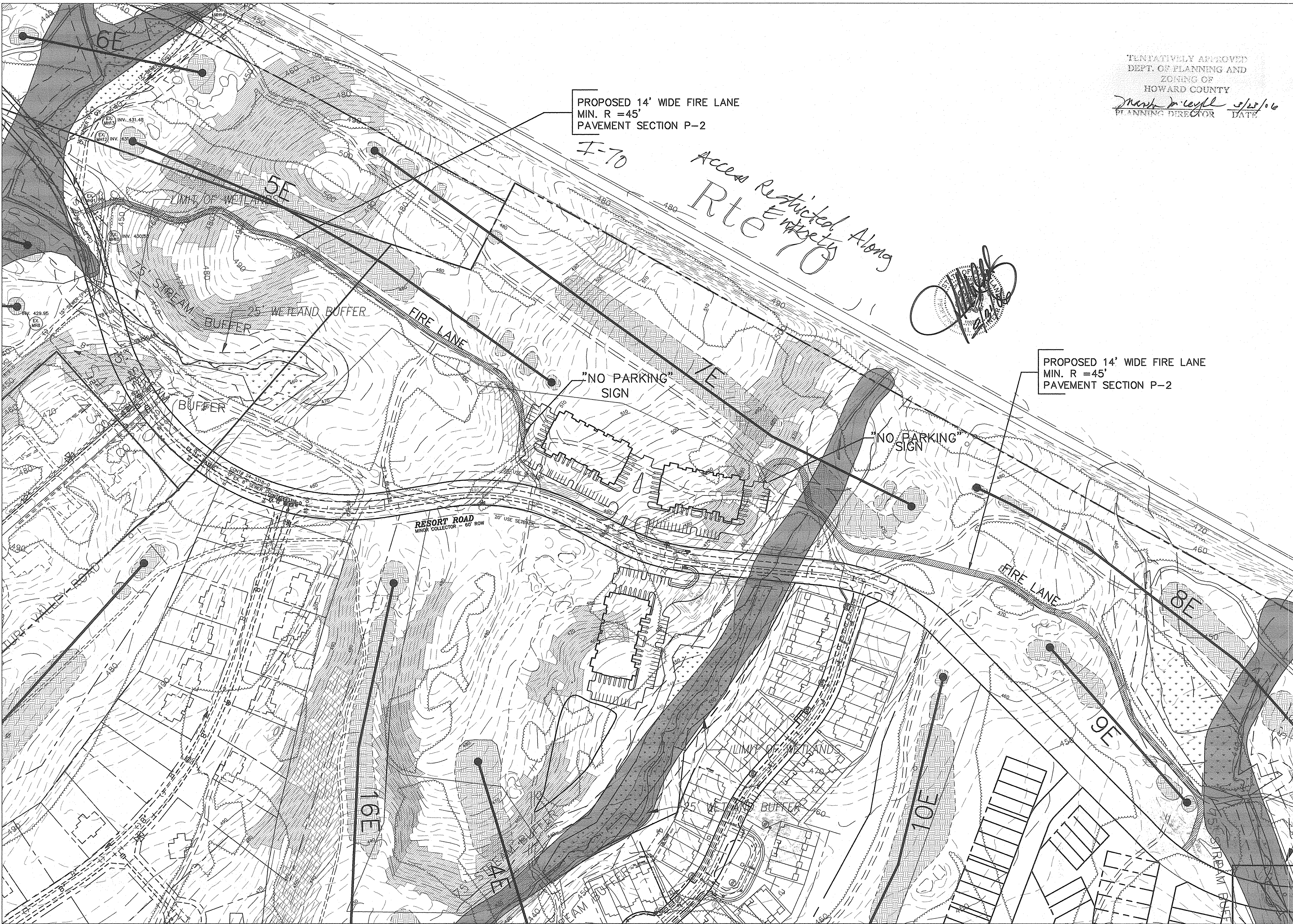
TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Maria J. ... 8/20/07
 PLANNING DIRECTOR DATE

project	05-047	date	AUGUST 06
illustration	MAM	engineering	MAM
scale	1"=50'	approval	MAM

no.	description	revisions	date

GREEN OVERLOOK AT TURF VALLEY
 (PODS B, C, & H; SEC. IV: RESIDENTIAL PHASE IVE)
 TAX MAP 16 - P/O PARCELS 8 & 50 - BLOCKS 10, 11, 16, & 17
 SECOND ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
PRELIMINARY LANDSCAPE PLAN

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 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
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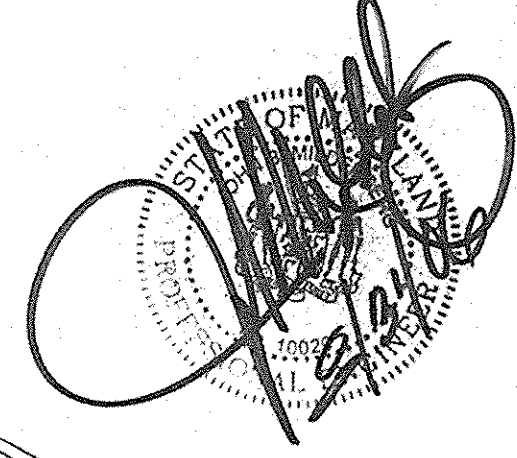


PROPOSED 14' WIDE FIRE LANE
MIN. R = 45'
PAVEMENT SECTION P-2

I-70
Access Restricted Along Rte 70

PROPOSED 14' WIDE FIRE LANE
MIN. R = 45'
PAVEMENT SECTION P-2

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
Mark McLaughlin 8/28/06
PLANNING DIRECTOR DATE



date	AUGUST 06
project	05-047
illustration	MMM
scale	1" = 100'
approval	MMM

no.		date	
description		revisors	

GREEN OVERLOOK AT TURF VALLEY
(PODS B, C, & H : SEC. IV : RESIDENTIAL PHASE IVE)
TAX MAP 16 - P/O PARCELS 8 & 50 - BLOCKS 10, 11, 16, & 17
SECOND ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
FIRE ACCESS PLAN

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

PL 05-047/DWG/PRELIM-PLAN