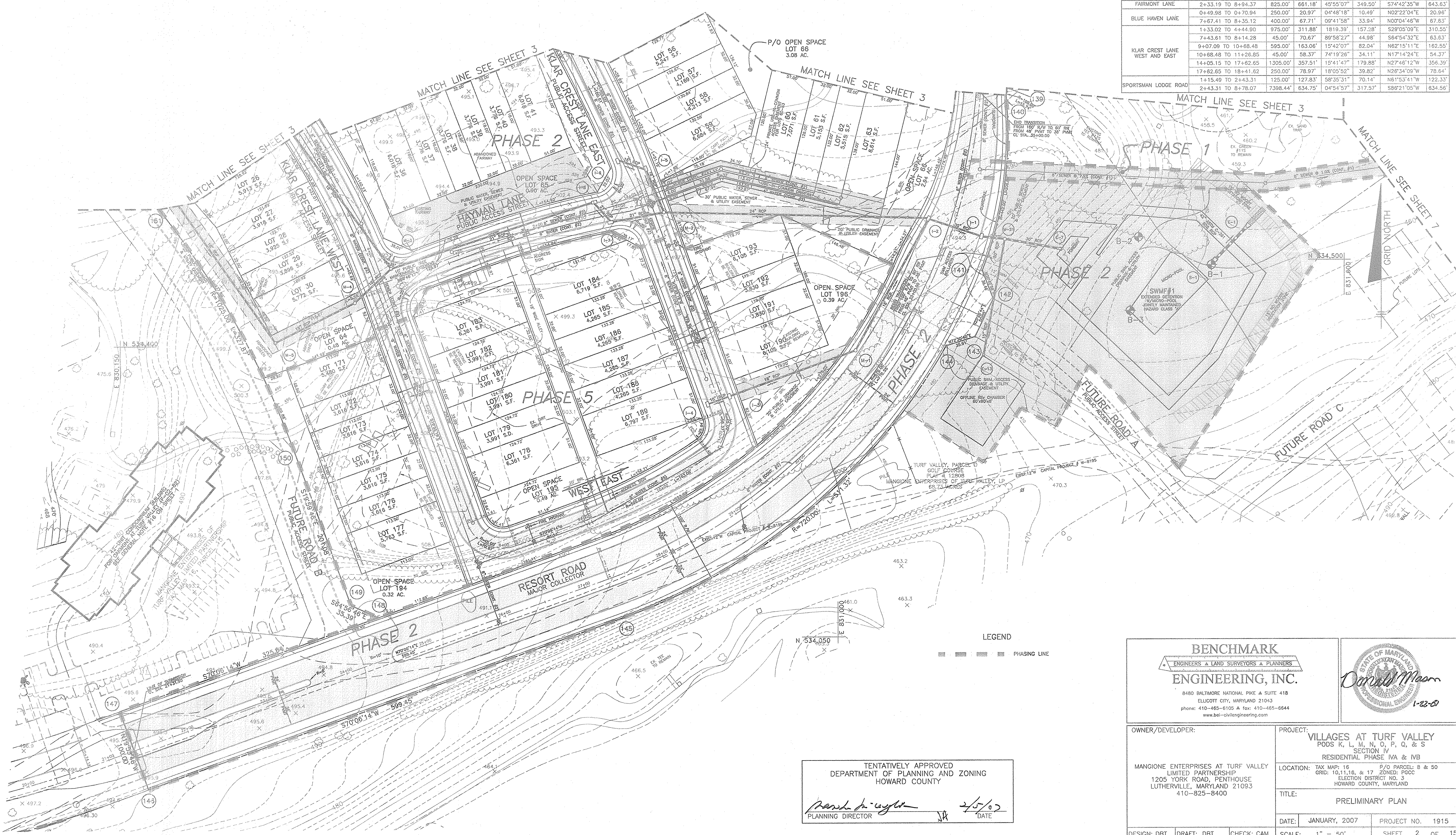


MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
80	7,071 S.F.	845 S.F.	6,426 S.F.
61	5,153 S.F.	929 S.F.	4,224 S.F.
62	5,515 S.F.	1,099 S.F.	4,416 S.F.
63	8,614 S.F.	1,270 S.F.	7,344 S.F.

CENTER LINE CURVE DATA								
STREET NAME	STATION	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BEARING	CHORD LENGTH
RESORT ROAD	27+31.35 TO 37+05.12	670.00'	973.78'	83°16'25"	595.62'	N28°28'02"E		890.30'
	37+05.12 TO 40+48.42	640.00'	343.29'	30°43'59"	175.88'	N02°11'49"E		339.19'
	42+46.64 TO 52+48.91	670.00'	1002.27'	85°42'37"	621.62'	N60°25'07"E		911.40'
	54+12.89 TO 57+15.15	1320.00'	302.26'	13°07'11"	151.79'	S83°17'11"E		301.60'
	59+53.43 TO 69+57.80	2000.00'	1004.36'	28°46'22"	513.01'	S75°27'35"E		993.84'
	70+97.37 TO 76+03.24	1500.00'	505.88'	19°19'23"	255.36'	S51°24'43"E		503.48'
	78+30.42 TO 81+29.55	670.00'	299.13'	25°34'51"	152.10'	S28°57'36"E		296.06'
83+51.35 TO END	580.00'	118.50'	11°42'24"	59.46'	S22°01'22"E		118.30'	
HAYMAN LANE	1+25.97 TO 4+41.09	1000.00'	315.12'	18°03'18"	158.88'	N78°47'57"E		313.82'
	4+41.09 TO 5+26.03	325.00'	84.94'	14°58'26"	42.71'	S84°41'11"E		84.69'
	5+26.03 TO 5+95.95	106.37'	69.92'	37°39'46"	36.28'	S58°22'06"E		88.67'
FAIRMONT LANE	2+33.19 TO 8+94.37	825.00'	661.18'	45°55'07"	349.50'	S74°42'35"W		643.63'
	0+49.98 TO 0+70.94	250.00'	20.97'	04°48'18"	10.49'	N02°22'04"E		20.96'
BLUE HAVEN LANE	7+67.41 TO 8+35.12	400.00'	67.71'	09°41'58"	33.94'	N00°04'46"W		67.63'
	1+33.02 TO 4+44.90	975.00'	311.88'	18°10'39"	157.28'	S29°05'09"E		310.55'
KLAR CREST LANE WEST AND EAST	7+43.61 TO 8+14.28	45.00'	70.67'	89°58'27"	44.98'	S64°54'32"E		63.63'
	9+07.09 TO 10+68.48	595.00'	163.06'	15°42'07"	82.04'	N62°15'11"E		162.55'
	10+68.48 TO 11+26.85	45.00'	58.37'	74°19'28"	34.11'	N17°14'24"E		54.37'
	14+05.15 TO 17+62.65	1305.00'	357.51'	15°41'47"	179.88'	N27°46'12"W		356.39'
	17+62.65 TO 18+41.62	250.00'	78.97'	18°05'52"	39.82'	N26°34'09"W		78.64'
SPORTSMAN LODGE ROAD	1+15.49 TO 2+43.31	125.00'	127.83'	58°35'31"	70.14'	N61°53'41"W		122.33'
	2+43.31 TO 8+78.07	7398.44'	634.75'	04°54'57"	317.57'	S86°21'05"W		634.56'



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Paul H. Taylor
PLANNING DIRECTOR

2/5/07
DATE

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLCOTT CITY, MARYLAND 21043
phone: 410-465-6105 A fax: 410-465-6644
www.benchmark-engineering.com

Donald Maam
PROFESSIONAL ENGINEER
1-22-07

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

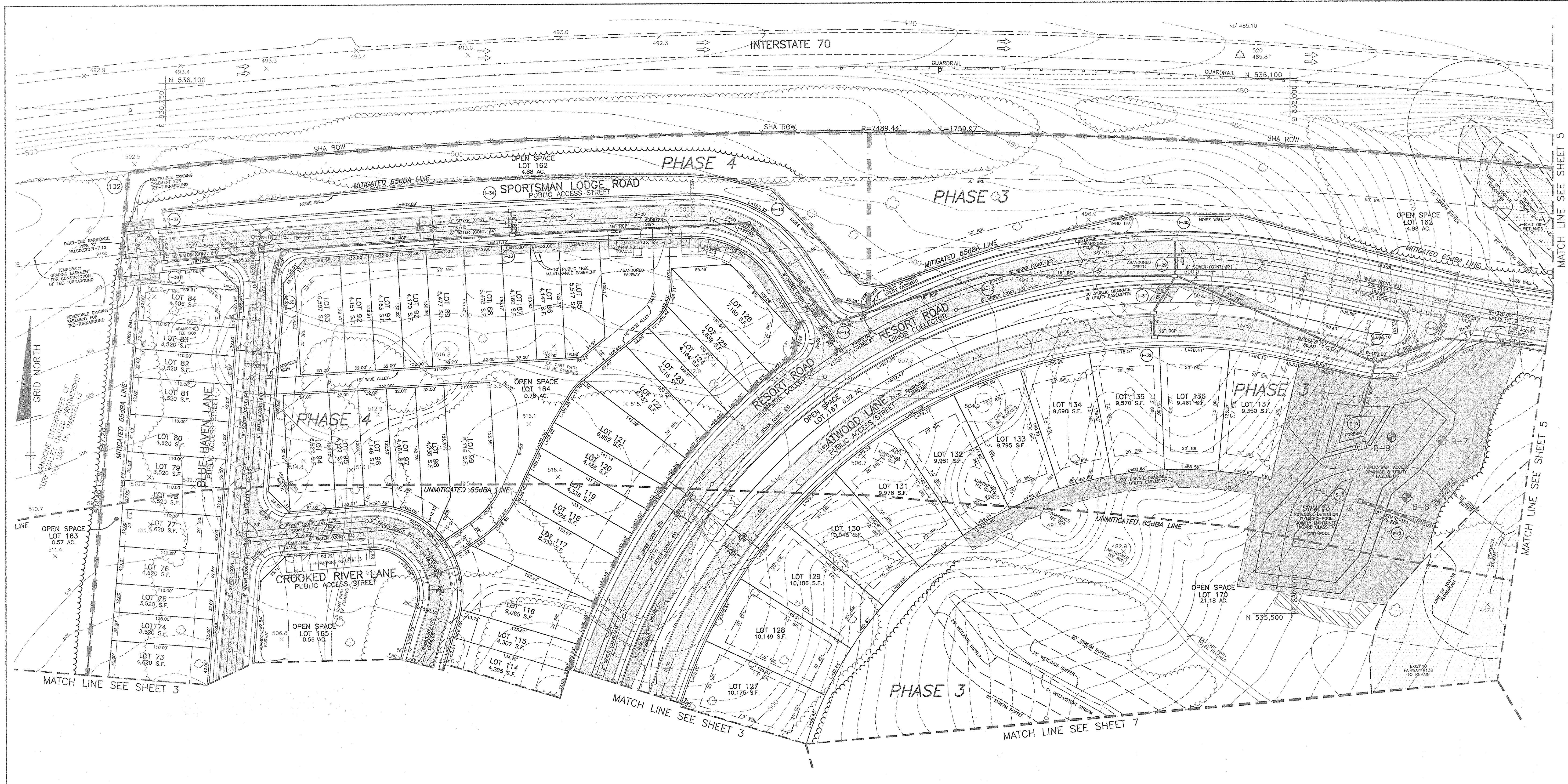
PROJECT: VILLAGES AT TURF VALLEY
PODS K, L, M, N, O, P, Q, & S
SECTION IV
RESIDENTIAL PHASE IV A & IV B

LOCATION: TAX MAP: 16 P/O PARCEL: 8 & 50
GRID: 10,11,16, & 17 ZONED: PGCC
ELECTION DISTRICT NO. 3
HOWARD COUNTY, MARYLAND

TITLE: PRELIMINARY PLAN

DESIGN: DBT DRAFT: DBT CHECK: CAM SCALE: 1" = 50' SHEET 2 OF 15

DATE: JANUARY, 2007 PROJECT NO. 1915



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark A. Wright
PLANNING DIRECTOR

2/5/13
DATE

LEGEND

--- PHASING LINE
- - - UNMITIGATED NOISE LINE
- · - · - MITIGATED NOISE LINE

CENTER LINE CURVE DATA

STREET NAME	STATION	RADIUS	ARC	DELTA	TANGENT	CHORD
CROOKED RIVER LANE	1+39.88 TO 2+88.18	75.00'	148.30'	113°17'22"	113.94'	S38°05'45"E 125.29'
	2+88.18 TO 3+47.24	859.00'	59.05'	03°58'22"	29.54'	S16°34'46"W 59.05'
	3+47.24 TO 4+52.17	75.00'	104.93'	80°09'38"	63.11'	S54°41'24"W 96.58'
ATWOOD LANE	0+45.00 TO 0+92.12	30.00'	47.12'	90°00'00"	30.00'	N62°33'49"E 42.43'
	1+64.79 TO 10+54.86	595.00'	890.08'	85°42'37"	552.04'	N60°25'07"E 809.37'
	11+35.30 TO 11+98.56	100.00'	63.36'	36°18'01"	32.78'	N85°07'25"E 62.30'
TIMBER LINE LANE	11+98.56 TO 12+45.52	50.00'	25.31'	53°41'59"	25.31'	N40°07'25"E 45.17'
	0+25.00 TO 1+03.54	50.00'	78.54'	90°00'00"	50.00'	S44°50'46"E 70.71'
	2+91.82 TO 11+06.03	1925.00'	814.21'	24°14'03"	413.28'	N77°43'45"W 808.15'
WICKWOOD COURT	11+06.03 TO 11+83.30	50.00'	77.27'	88°32'58"	48.75'	N70°06'48"E 69.81'
	0+09.97 TO 0+90.17	500.00'	80.20'	09°11'24"	40.19'	S33°31'18"W 80.11'
	2+43.87 TO 3+16.14	100.00'	72.27'	41°24'35"	37.80'	S58°49'17"W 70.71'

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www.benchmark-engineering.com

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

PROJECT:
VILLAGES AT TURF VALLEY
PODS K, L, M, N, O, P, Q, & S
SECTION IV
RESIDENTIAL PHASE IVA & IVB

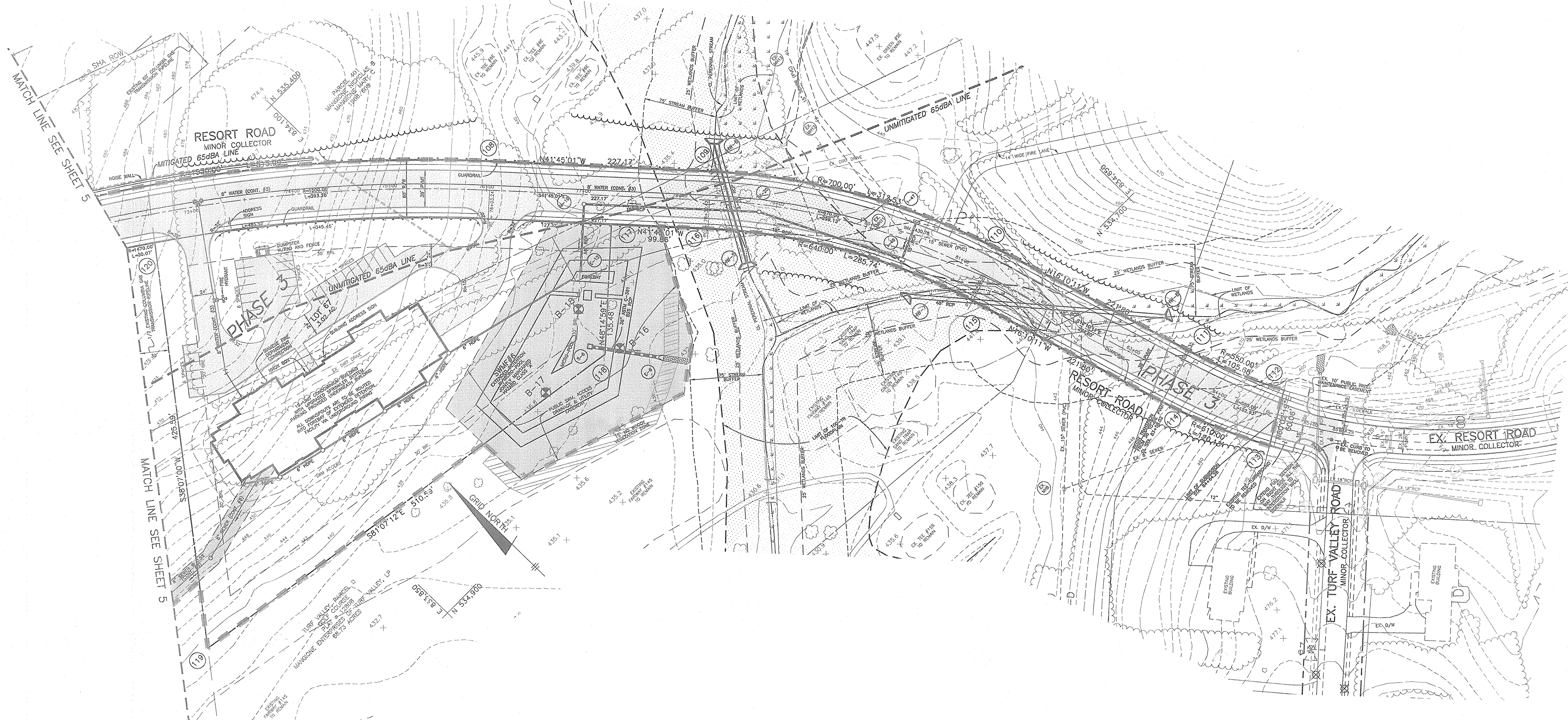
LOCATION: TAX MAP: 16 P/O PARCEL: 8 & 50
GRID: 10, 11, 16, & 17 ZONED: PGCC
ELECTION DISTRICT NO. 3
HOWARD COUNTY, MARYLAND

TITLE:
PRELIMINARY PLAN

DESIGN: DBT **DRAFT:** DBT **CHECK:** CAM

DATE: JANUARY, 2007 **PROJECT NO.:** 1915

SCALE: 1" = 50' **SHEET:** 4 OF 15



LEGEND

--- PHASING LINE

- - - UNMITIGATED NOISE LINE

- · - · - · MITIGATED NOISE LINE

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

David H. Coughlin 2/5/07
 PLANNING DIRECTOR DATE

<p align="center">BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS</p> <p align="center">ENGINEERING, INC.</p> <p align="center">8480 BALTIMORE NATIONAL PIKE & SUITE 418 ELLICOTT CITY, MARYLAND 21043 phone: 410-465-6105 A fax: 410-465-6644 www.benchmark-engineering.com</p>				
<p>OWNER/DEVELOPER:</p> <p>MANGIONE ENTERPRISES AT TURF VALLEY LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400</p>	<p>PROJECT:</p> <p>VILLAGES AT TURF VALLEY PODS K, L, M, N, O, P, Q, & S SECTION IV RESIDENTIAL PHASE IVa & IVb</p> <p>LOCATION: TAX MAP: 16 P/O PARCEL: 8 & 50 GRID: 10, 11, 16, & 17 ZONED: POCG ELECTION DISTRICT NO. 3 HOWARD COUNTY, MARYLAND</p> <p>TITLE:</p> <p align="center">PRELIMINARY PLAN</p>			
<p>DESIGN: DBT</p>	<p>DRAFT: DBT</p>	<p>CHECK: CAM</p>	<p>DATE: JANUARY, 2007</p>	<p>PROJECT NO. 1915</p>
<p>SCALE: 1" = 50'</p>			<p>SHEET 6 OF 15</p>	

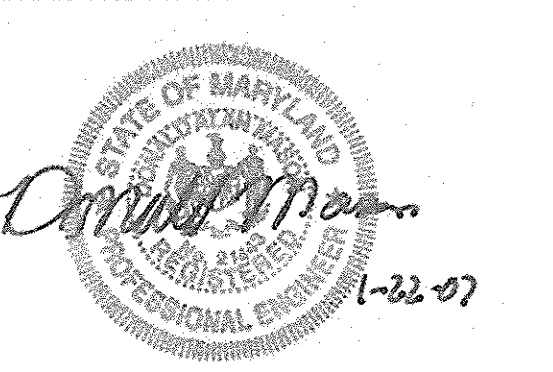


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 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Frank J. Lopez 2/1/07
 PLANNING DIRECTOR DATE

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ENGINEERING, INC.

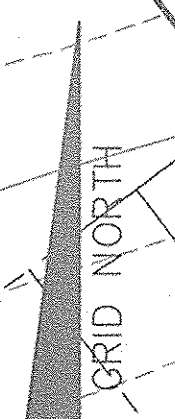
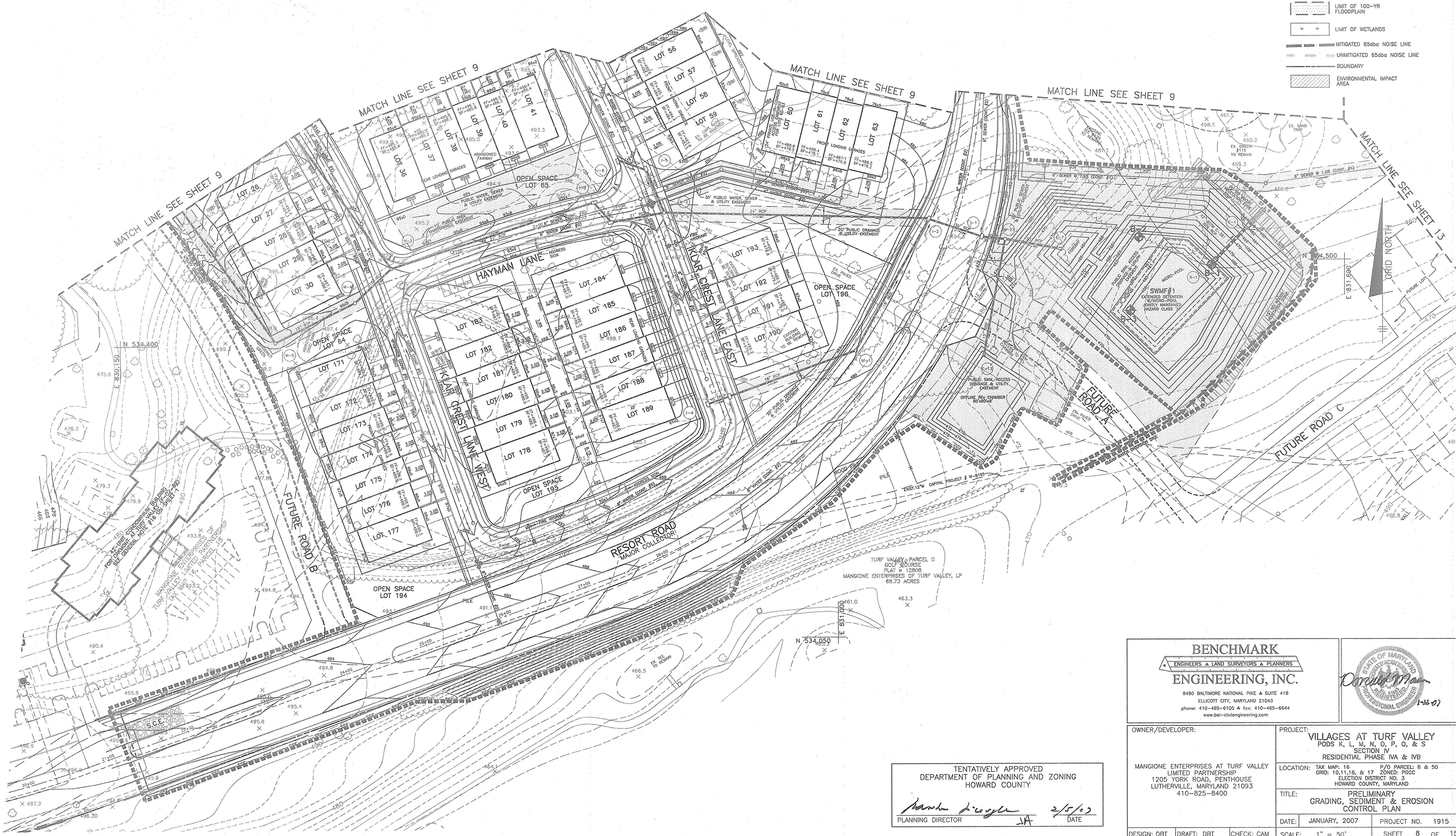
8480 BALTIMORE NATIONAL PIKE & SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 phone: 410-465-6105 A fax: 410-465-6644
 www.bei-civilengineering.com



OWNER/DEVELOPER:		PROJECT:	
MANGIONE ENTERPRISES AT TURF VALLEY LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400		VILLAGES AT TURF VALLEY PODS K, L, M, N, O, P, Q, & S SECTION IV RESIDENTIAL PHASE IVA & IVB	
DESIGN: DBT		DATE: JANUARY, 2007	
DRAFT: DBT		PROJECT NO. 1915	
CHECK: CAM		SCALE: 1" = 50'	
TITLE: PRELIMINARY PLAN		SHEET 7 OF 15	

LEGEND

- EXISTING CONTOURS
AERIAL (1992)
- LIMIT OF DISTURBANCE
- SUPER SILT FENCE
- EARTH DIKE
- LIMIT OF 100-YR FLOODPLAIN
- LIMIT OF WETLANDS
- MITIGATED 65dbc NOISE LINE
- UNMITIGATED 65dbc NOISE LINE
- BOUNDARY
- ENVIRONMENTAL IMPACT AREA



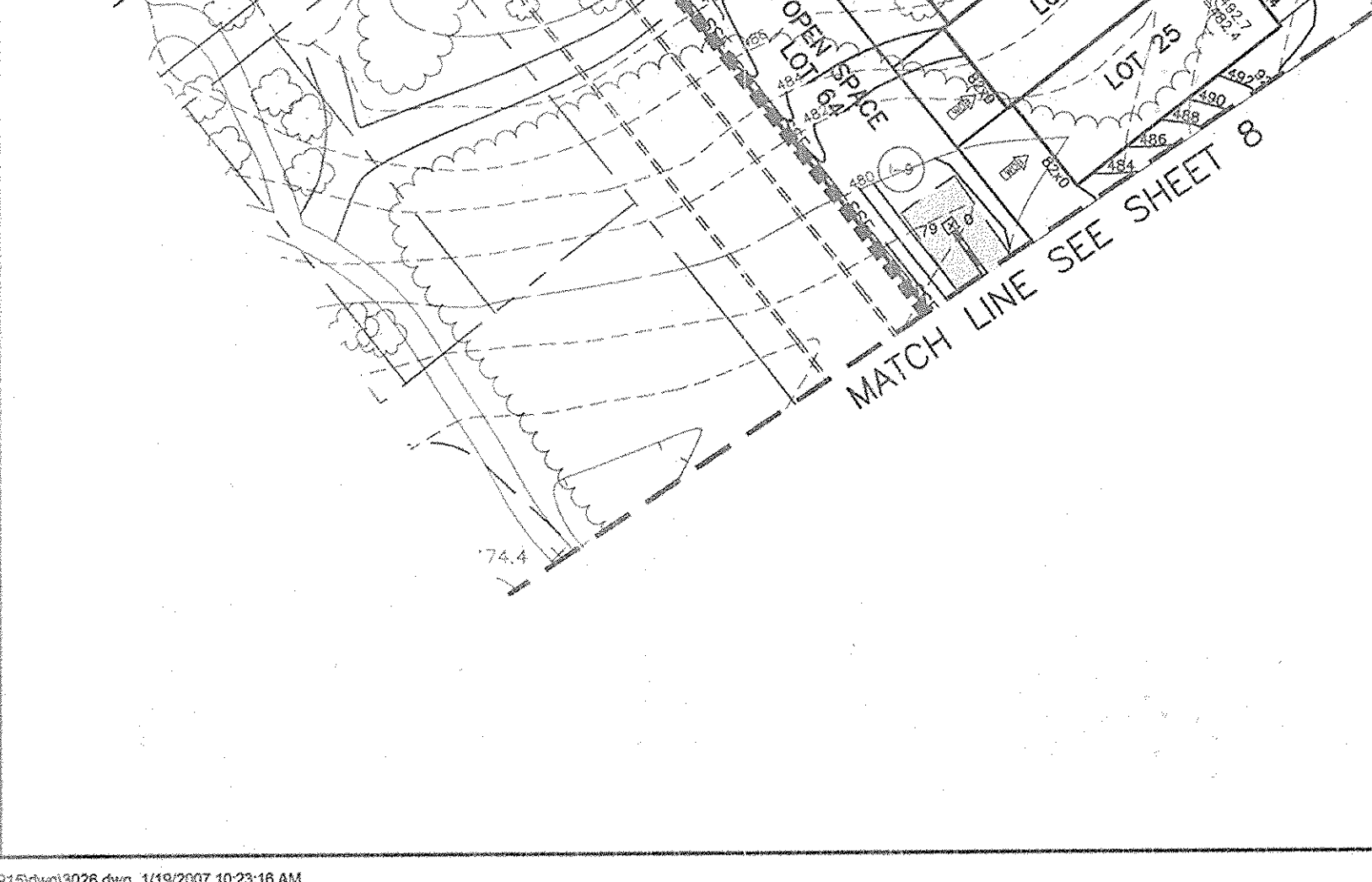
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ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.

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ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 & FAX: 410-465-6644
WWW.BEI-CIVILENGINEERING.COM

OWNER/DEVELOPER:		PROJECT: VILLAGES AT TURF VALLEY PODS K, L, M, N, O, P, Q, & S SECTION IV RESIDENTIAL PHASE IVA & IVB	
MANGIONE ENTERPRISES AT TURF VALLEY LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400		LOCATION: TAX MAP: 16 P/O PARCEL: 8 & 50 GRID: 10,11,16, & 17 ZONED: PGCC ELECTION DISTRICT NO. 3 HOWARD COUNTY, MARYLAND	
TITLE: PRELIMINARY GRADING, SEDIMENT & EROSION CONTROL PLAN		DATE: JANUARY, 2007 PROJECT NO. 1915	
DESIGN: DBT	DRAFT: DBT	CHECK: CAM	SCALE: 1" = 50' SHEET 8 OF 15

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Paula D'Angelo 2/5/07
PLANNING DIRECTOR JA DATE

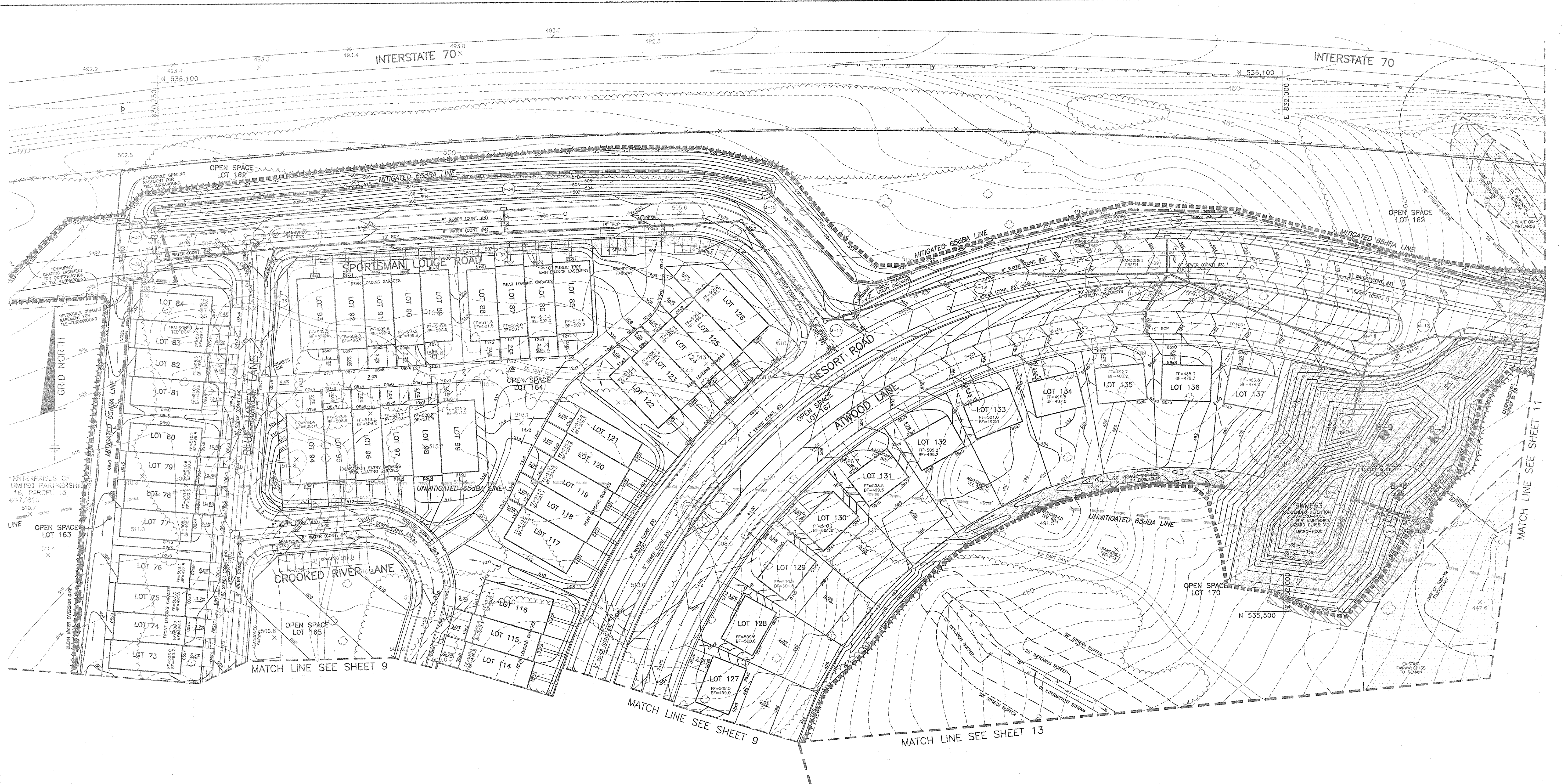


- LEGEND**
- EXISTING CONTOURS AERIAL (1992)
 - LIMIT OF DISTURBANCE
 - SSF SUPER SILT FENCE
 - EARTH DIKE
 - LIMIT OF 100-YR FLOODPLAIN
 - LIMIT OF WETLANDS
 - MITIGATED 65dba NOISE LINE
 - UNMITIGATED 65dba NOISE LINE
 - BOUNDARY
 - ENVIRONMENTAL IMPACT AREA

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Mark A. Coyle 2/10/07
 PLANNING DIRECTOR JPK DATE

<p>BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE & SUITE 418 ELLICOTT CITY, MARYLAND 21043 phone: 410-465-6105 & fax: 410-465-6644 www.bei-civilengineering.com</p>		
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<p>DESIGN: DBT DRAFT: DBT CHECK: CAM</p>	<p>DATE: JANUARY, 2007 PROJECT NO. 1915</p>	<p>TITLE: PRELIMINARY GRADING, SEDIMENT & EROSION CONTROL PLAN</p>
<p>SCALE: 1" = 50'</p>	<p>SHEET 9 OF 15</p>	<p>GRID: 10, 11, 16, & 17 ZONED: P00C ELECTION DISTRICT NO. 3 HOWARD COUNTY, MARYLAND</p>



ENTERPRISES OF LIMITED PARTNERSHIP
16, PARCEL 15
097/019
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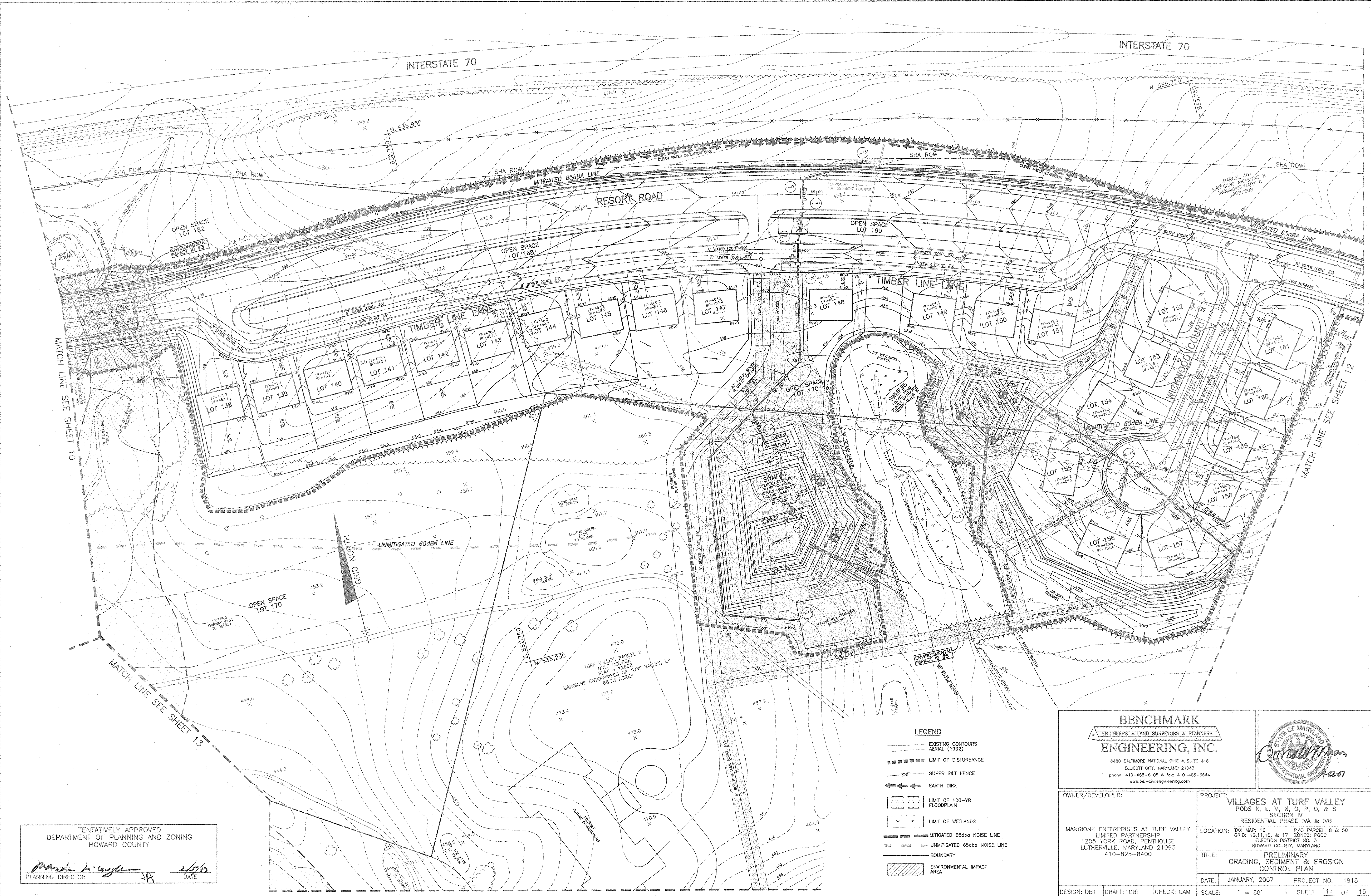
TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mason M. Coyle
PLANNING DIRECTOR

2/15/12
DATE

- LEGEND**
- EXISTING CONTOURS
AERIAL (1992)
 - LIMIT OF DISTURBANCE
 - SUPER SILT FENCE
 - EARTH DIKE
 - LIMIT OF 100-YR FLOODPLAIN
 - LIMIT OF WETLANDS
 - MITIGATED 65dba NOISE LINE
 - UNMITIGATED 65dba NOISE LINE
 - BOUNDARY
 - ENVIRONMENTAL IMPACT AREA

<p>BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC.</p> <p>8480 BALTIMORE NATIONAL PIKE & SUITE 418 ELLCOTT CITY, MARYLAND 21043 phone: 410-465-6105 & fax: 410-465-6644 www.bei-civilengineering.com</p>		
<p>OWNER/DEVELOPER: MANGIONE ENTERPRISES AT TURF VALLEY LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400</p>	<p>PROJECT: VILLAGES AT TURF VALLEY PODS K, L, M, N, O, P, Q, & S SECTION IV RESIDENTIAL PHASE IVa & IVb</p> <p>LOCATION: TAX MAP: 16 P/O PARCEL: 8 & 50 GRID: 10, 11, 16, & 17 ZONED: PCCC ELECTION DISTRICT NO. 3 HOWARD COUNTY, MARYLAND</p> <p>TITLE: PRELIMINARY GRADING, SEDIMENT & EROSION CONTROL PLAN</p> <p>DATE: JANUARY, 2007 PROJECT NO. 1915</p> <p>DESIGN: DBT DRAFT: DBT CHECK: CAM SCALE: 1" = 50' SHEET 10 OF 15</p>	



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Mark D. Cooper
 PLANNING DIRECTOR

2/5/07
 DATE

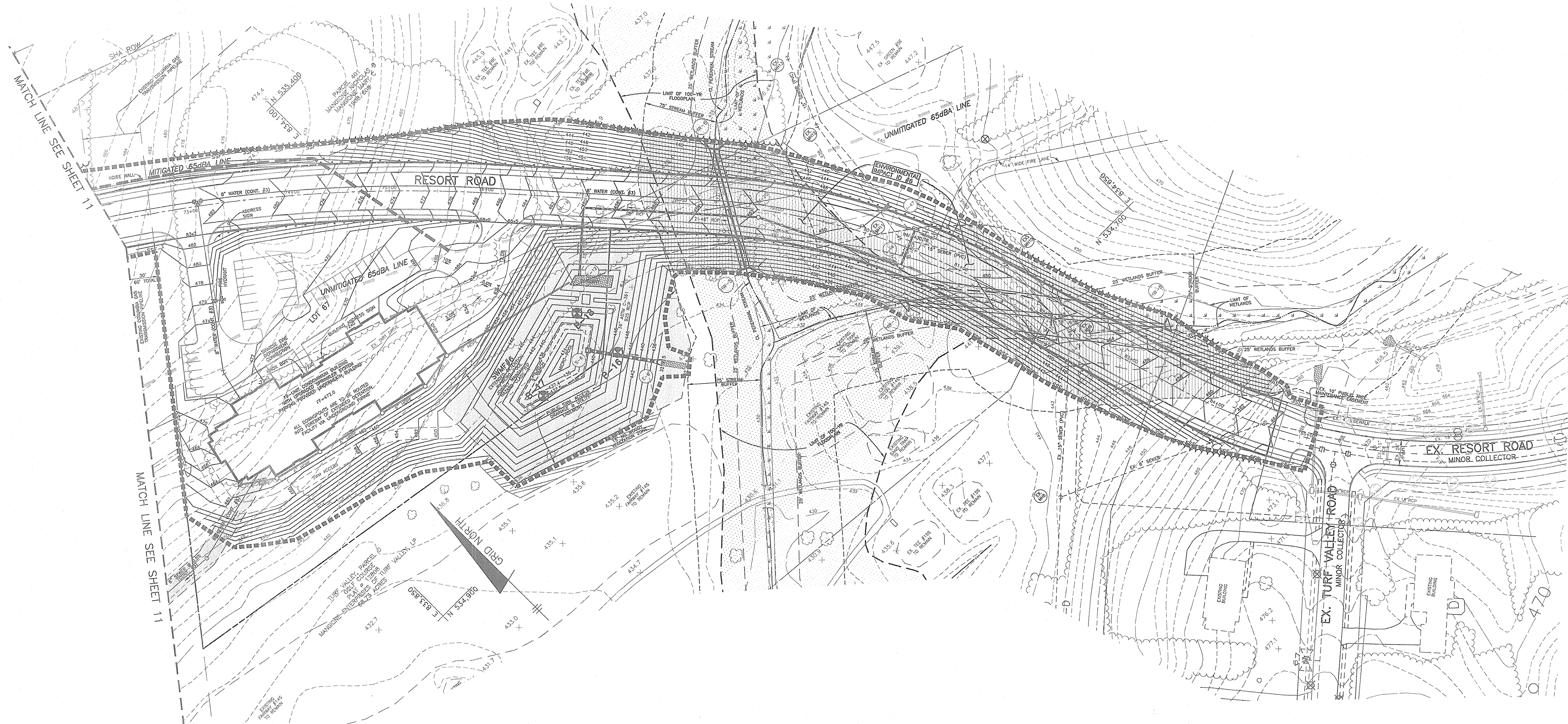
- LEGEND**
- EXISTING CONTOURS AERIAL (1992)
 - LIMIT OF DISTURBANCE
 - SSF SUPER SILT FENCE
 - EARTH DIKE
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ENGINEERING, INC.

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 phone: 410-465-6105 A fax: 410-465-6644
 www.bei-civilengineering.com

STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 1-82-97

OWNER/DEVELOPER:		PROJECT:	
MANGIONE ENTERPRISES AT TURF VALLEY LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400		VILLAGES AT TURF VALLEY PODS K, L, M, N, O, P, Q, & S SECTION IV RESIDENTIAL PHASE IVA & IVB	
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DATE: JANUARY, 2007	PROJECT NO. 1915	SHEET 11 OF 15	
DESIGN: DBT	DRAFT: DBT	CHECK: CAM	SCALE: 1" = 50'



MATCH LINE SEE SHEET 11

MATCH LINE SEE SHEET 11

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 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

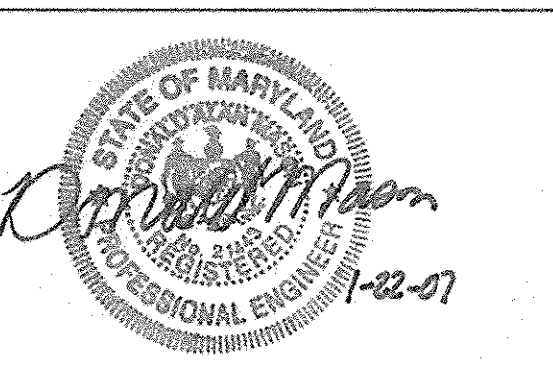
David S. Weyler
 PLANNING DIRECTOR

2/5/07
 DATE

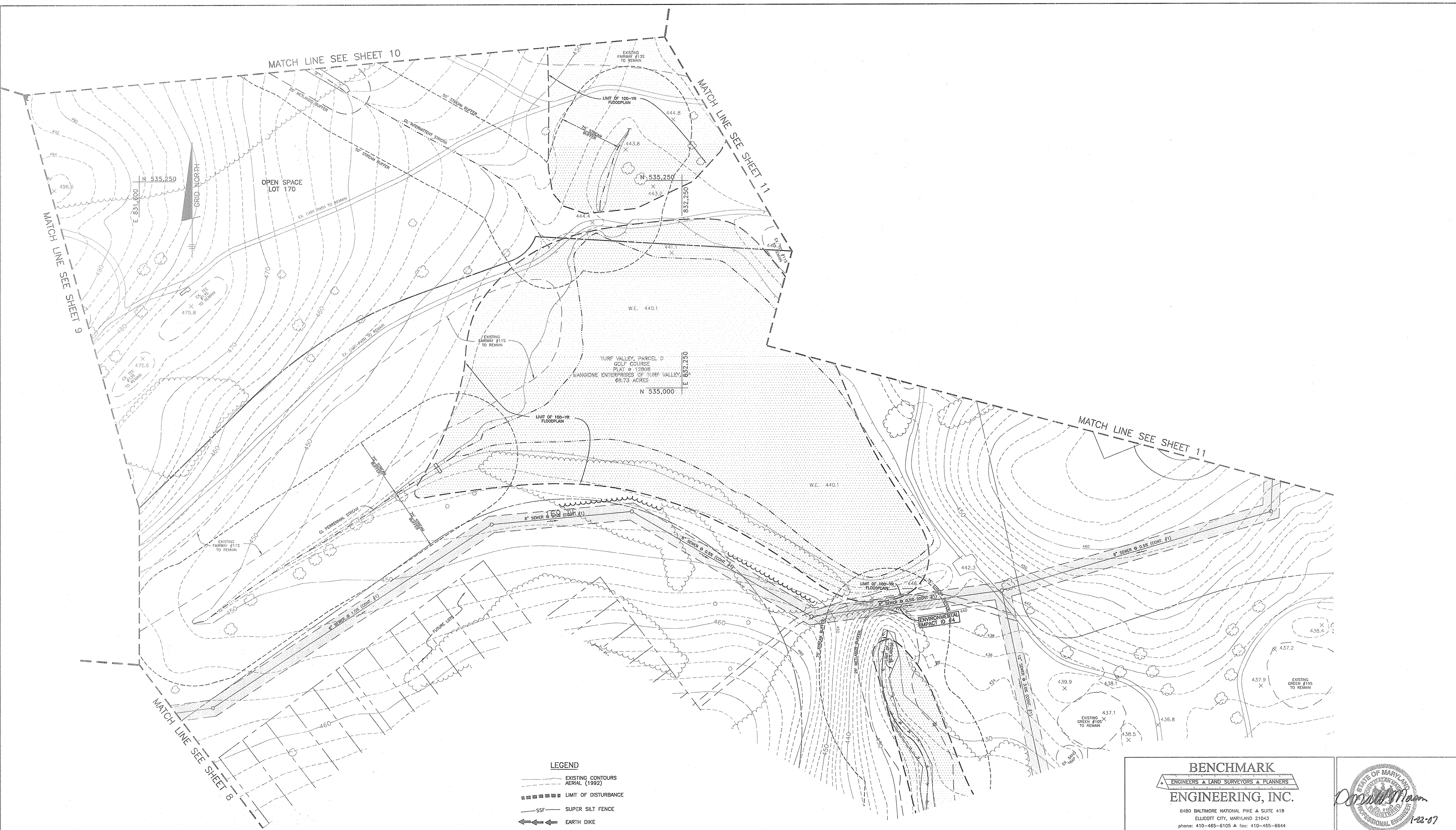
- LEGEND**
- EXISTING CONTOURS AERIAL (1992)
 - - - - - LIMIT OF DISTURBANCE
 - SSF --- SUPER SILT FENCE
 - EARTH DIKE
 - LIMIT OF 100-YR FLOODPLAIN
 - LIMIT OF WETLANDS
 - MITIGATED 65dba NOISE LINE
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OWNER/DEVELOPER:		PROJECT:	
MANGIONE ENTERPRISES AT TURF VALLEY LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400		VILLAGES AT TURF VALLEY PODS K, L, M, N, O, P, Q, & S SECTION IV RESIDENTIAL PHASE IV A & IV B	
LOCATION: TAX MAP: 16 P/O PARCEL: 8 & 50 GRID: 10,11,16, & 17 ZONED: PGCC ELECTION DISTRICT NO. 3 HOWARD COUNTY, MARYLAND		TITLE: PRELIMINARY GRADING, SEDIMENT & EROSION CONTROL PLAN	
DATE: JANUARY, 2007	PROJECT NO. 1915	DESIGN: DBT	DRAFT: DBT
SCALE: 1" = 50'	SHEET 12 OF 15	CHECK: CAM	



LEGEND

- EXISTING CONTOURS AERIAL (1992)
- LIMIT OF DISTURBANCE
- SSF SUPER SILT FENCE
- ← EARTH DIKE
- LIMIT OF 100-YR FLOODPLAIN
- ▭ LIMIT OF WETLANDS
- MITIGATED 65dbA NOISE LINE
- UNMITIGATED 65dbA NOISE LINE
- BOUNDARY
- ▨ ENVIRONMENTAL IMPACT AREA

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Mark H. Cagle 2/5/07
 PLANNING DIRECTOR DATE

<p align="center">BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC.</p> <p align="center">8480 BALTIMORE NATIONAL PIKE & SUITE 418 ELLICOTT CITY, MARYLAND 21043 phone: 410-465-6105 & fax: 410-465-6644 www.bei-civilengineering.com</p>		
<p>OWNER/DEVELOPER: MANGIONE ENTERPRISES AT TURF VALLEY LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400</p>	<p>PROJECT: VILLAGES AT TURF VALLEY PODS K, L, M, N, O, P, Q, & S SECTION IV RESIDENTIAL PHASE IVA & IVB</p> <p>LOCATION: TAX MAP: 16 P/O PARCEL: 8 & 50 GRID: 10, 11, 16, & 17 ZONED: PGCC ELECTION DISTRICT NO. 3 HOWARD COUNTY, MARYLAND</p> <p>TITLE: PRELIMINARY GRADING, SEDIMENT & EROSION CONTROL PLAN</p>	
<p>DESIGN: DBT DRAFT: DBT CHECK: CAM</p>	<p>DATE: JANUARY, 2007 PROJECT NO. 1915</p>	<p>SCALE: 1" = 50' SHEET 13 OF 15</p>



SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	SFA REAR TO ROADWAY (1)	SFA SIDE TO ROADWAY LOT 1	SFA SIDE TO ROADWAY LOT 20	SFA SIDE TO ROADWAY LOT 21	SFA SIDE TO ROADWAY LOT 31	SFA SIDE TO ROADWAY LOT 36	SFA SIDE TO ROADWAY LOT 41	SFA SIDE TO ROADWAY LOT 47	SFA SIDE TO ROADWAY LOT 51	SFA SIDE TO ROADWAY LOT 63
LANDSCAPE TYPE	C	C	C	C	C	C	C	C	C	C
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	680'	124'	123'	109'	125'	118'	118'	132'	120'	148'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED	1:40 shade 1:20 evergreen 17	1:40 shade 1:20 evergreen 4	1:40 shade 1:20 evergreen 4	1:40 shade 1:20 evergreen 4	1:40 shade 1:20 evergreen 4	1:40 shade 1:20 evergreen 4	1:40 shade 1:20 evergreen 3	1:40 shade 1:20 evergreen 3	1:40 shade 1:20 evergreen 4	1:40 shade 1:20 evergreen 4
SHADE TREES	34	7	7	6	7	6	6	6	7	8
EVERGREEN TREES	-	-	-	-	-	-	-	-	-	-
OTHER TREES (2:1 SUBSTITUTE)	-	-	-	-	-	-	-	-	-	-
SHRUBS	-	-	-	-	-	-	-	-	-	-

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	SFA SIDE TO ROADWAY LOT 84	SFA SIDE TO ROADWAY LOT 93	SFA SIDE TO ROADWAY LOT 94	SFA SIDE TO ROADWAY LOT 102	SFA SIDE TO ROADWAY LOT 103	SFA SIDE TO ROADWAY LOT 106	SFA SIDE TO ROADWAY LOT 126	SFA SIDE TO ROADWAY LOT 152	SFA SIDE TO ROADWAY LOT 161	SFA SIDE TO ROADWAY LOT 177	SFA SIDE TO ROADWAY LOT 178
LANDSCAPE TYPE	C	C	C	C	C	C	C	B	B	C	C
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	109'	117'	130'	107'	104'	115'	104'	107'	116'	113'	125'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED	1:40 shade 1:20 evergreen 3	1:40 shade 1:20 evergreen 3	1:40 shade 1:20 evergreen 7	1:40 shade 1:20 evergreen 6	1:40 shade 1:20 evergreen 3	1:40 shade 1:20 evergreen 6	1:40 shade 1:20 evergreen 6	1:50 shade 1:40 evergreen 3	1:50 shade 1:40 evergreen 3	1:40 shade 1:20 evergreen 3	1:40 shade 1:20 evergreen 4
SHADE TREES	6	6	7	6	3	6	6	3	3	6	7
EVERGREEN TREES	-	-	-	-	-	-	-	-	-	-	-
OTHER TREES (2:1 SUBSTITUTE)	-	-	-	-	-	-	-	-	-	-	-
SHRUBS	-	-	-	-	-	-	-	-	-	-	-

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	SFA SIDE TO ROADWAY LOT 183	SFA SIDE TO ROADWAY LOT 184	SFA SIDE TO ROADWAY LOT 189	SFA SIDE TO ROADWAY LOT 190	SFA REAR TO ROADWAY LOT 190	SFA REAR TO ROADWAY LOT 191	SFA REAR TO ROADWAY LOT 192	SFA REAR TO ROADWAY LOT 193
LANDSCAPE TYPE	C	C	C	C	C	C	C	C
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	125'	122'	133'	120'	51'	32'	32'	51'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED	1:40 shade 1:20 evergreen 4	1:40 shade 1:20 evergreen 3	1:40 shade 1:20 evergreen 4	1:40 shade 1:20 evergreen 3	1:40 shade 1:20 evergreen 2	1:40 shade 1:20 evergreen 1	1:40 shade 1:20 evergreen 1	1:40 shade 1:20 evergreen 2
SHADE TREES	7	7	7	6	3	2	2	3
EVERGREEN TREES	-	-	-	-	-	-	-	-
OTHER TREES (2:1 SUBSTITUTE)	-	-	-	-	-	-	-	-
SHRUBS	-	-	-	-	-	-	-	-

RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING

SINGLE FAMILY ATTACHED

NUMBER OF UNITS 145
 SHADE TREES REQUIRED 145
 (1:1 UNIT)

APARTMENT/CONDOMINIUMS

NUMBER OF UNITS 19
 SHADE TREES REQUIRED 7
 (1:3 UNIT)

SCHEDULE D SWM AREA LANDSCAPING

	SWM1	SWM2	SWM3	SWM4	SWM5	SWM6
LINEAR FEET OF PERIMETER	1612'	994'	1034'	1122'	570'	811'
LINEAR FEET OF EXISTING WOODS LINE	0	283'	238'	388'	176'	0
LINEAR FEET OF REQUIRED PLANTING	1612'	711'	796'	734'	394'	811'
BUFFER TYPE	"B"	"B"	"B"	"B"	"B"	"B"
NUMBER OF TREES REQUIRED	1:50 shade 1:40 evergreen 16	1:50 shade 1:40 evergreen 15	1:50 shade 1:40 evergreen 15	1:50 shade 1:40 evergreen 15	1:50 shade 1:40 evergreen 8	1:50 shade 1:40 evergreen 17
SHADE TREES	33	33	33	33	16	34
EVERGREEN TREES	41	18	20	10	20	21
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	NO	YES 28%	YES 23%	YES 35%	YES 31%	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO	NO	NO	NO	NO	NO

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING

	CONDO BLDG PARKING LOT
NUMBER OF PARKING SPACES	31
NUMBER OF TREES REQUIRED	1:10 PARKING SPACES
SHADE TREES	4
EVERGREEN TREES	-

STREET TREE SCHEDULE

ROAD NAME	PERIMETER	TREES REQ.	SIZE
RESORT ROAD	11,840'	296	LARGE
HAYMAN LANE	462'	12	MEDIUM
FAIRMONT LANE	1,875'	47	MEDIUM
BLUE HAVEN LANE	1,315'	33	MEDIUM
KLAR CREST LANE EAST	1,570'*	39	MEDIUM
KLAR CREST LANE WEST	1,505'*	38	MEDIUM
CROOKED RIVER LANE	979'	25	MEDIUM
ATWOOD LANE	2,329'	59	LARGE
TIMBER LINE LANE	2,149'	54	LARGE
WICKWOOD COURT	689'	17	LARGE
SPORTSMAN LODGE ROAD	1,546'	39	MEDIUM

*199' OF CREDIT FOR STREET TREES ALONG RESORT ROAD
 **186' OF CREDIT FOR STREET TREES ALONG RESORT ROAD

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Paul D. Taylor 1/5/07
 PLANNING DIRECTOR DATE

THIS PLAN IS IN COMPLIANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.

BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE A SUITE 418
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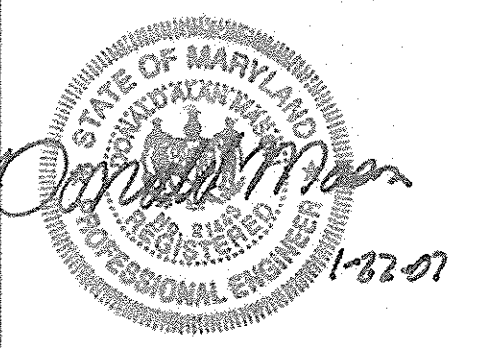
OWNER/DEVELOPER: MANGIONE ENTERPRISES AT TURF VALLEY LIMITED PARTNERSHIP
 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093
 410-825-8400

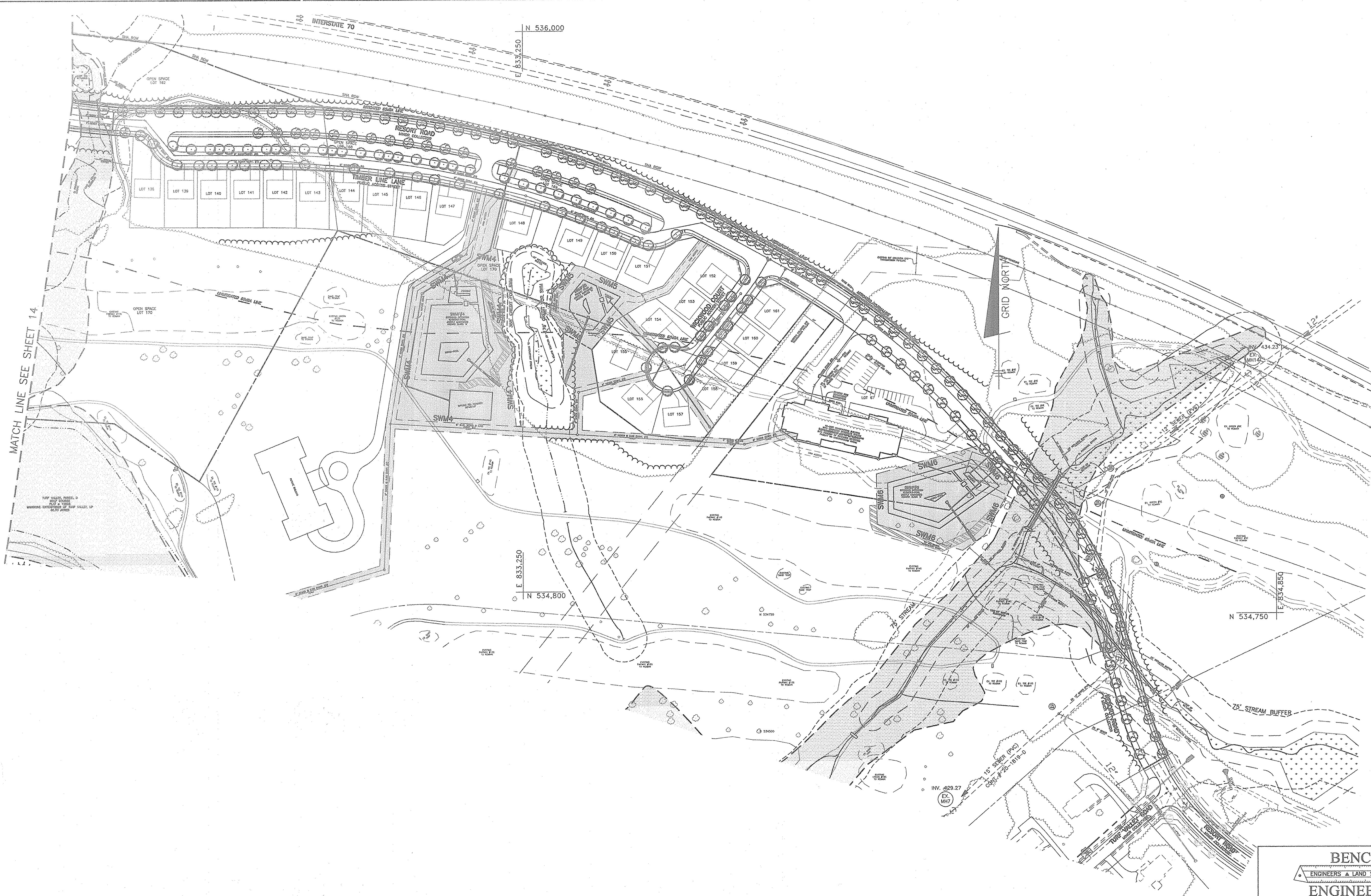
PROJECT: VILLAGES AT TURF VALLEY
 PODS K, L, M, N, O, P, Q, & S
 SECTION IV
 RESIDENTIAL PHASE IVA & IVB

LOCATION: TAX MAP: 16 P/O PARCEL: 8 & 50
 GRID: 10,11,16, & 17 ZONED: P03C
 ELECTION DISTRICT NO. 3
 HOWARD COUNTY, MARYLAND

TITLE: PRELIMINARY LANDSCAPE PLAN

DATE: JANUARY, 2007 PROJECT NO. 1915
 DESIGN: DBT DRAFT: DBT CHECK: CAM SCALE: 1" = 100' SHEET 14 OF 15





TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Frank J. Doyle
 PLANNING DIRECTOR

4/5/07
 DATE

<p align="center">BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC.</p> <p align="center">8480 BALTIMORE NATIONAL PIKE & SUITE 418 ELLICOTT CITY, MARYLAND 21043 phone: 410-485-6105 A fax: 410-485-6644 www.bel-civilengineering.com</p>		
<p>OWNER/DEVELOPER: MANGIONE ENTERPRISES AT TURF VALLEY LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400</p>	<p>PROJECT: VILLAGES AT TURF VALLEY PODS K, L, M, N, O, P, Q, & S SECTION IV RESIDENTIAL PHASE IVA & IVB</p> <p>LOCATION: TAX MAP: 16 P/O PARCEL: 8 & 50 GRID: 10,11,16, & 17 ZONED: PGCC ELECTION DISTRICT NO. 3 HOWARD COUNTY, MARYLAND</p> <p>TITLE: PRELIMINARY LANDSCAPE PLAN</p>	
<p>DESIGN: DBT DRAFT: DBT CHECK: CAM</p>	<p>DATE: JANUARY, 2007 PROJECT NO. 1915</p>	<p>SCALE: 1" = 100' SHEET 15 OF 15</p>