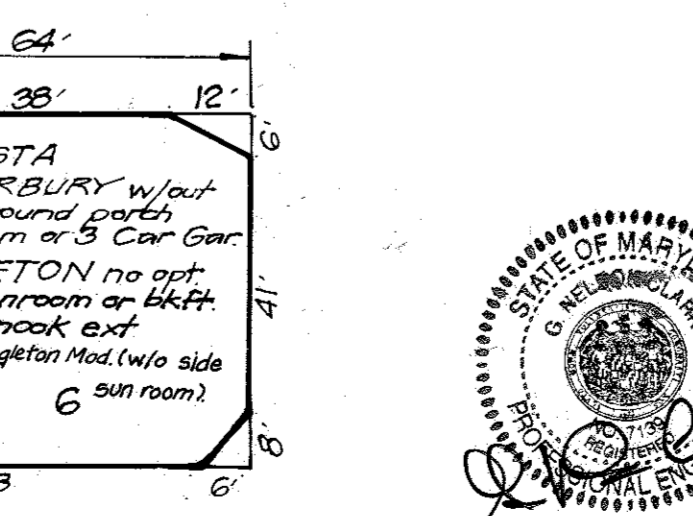
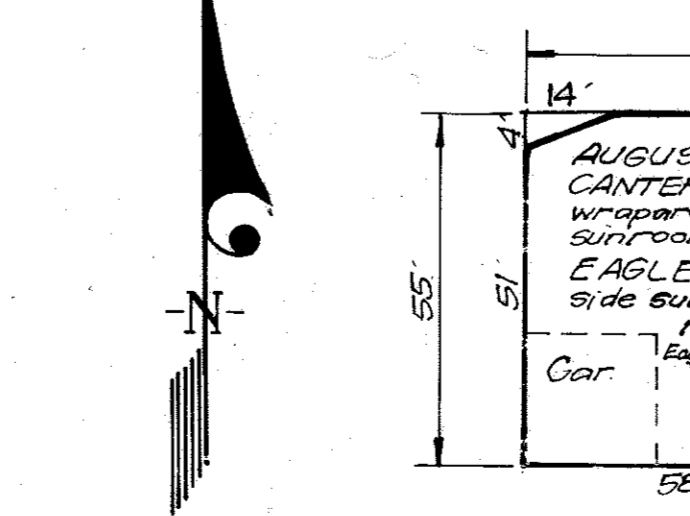
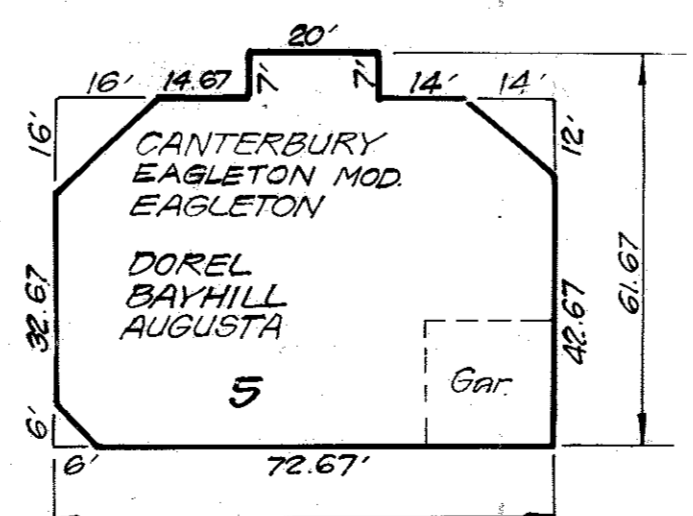
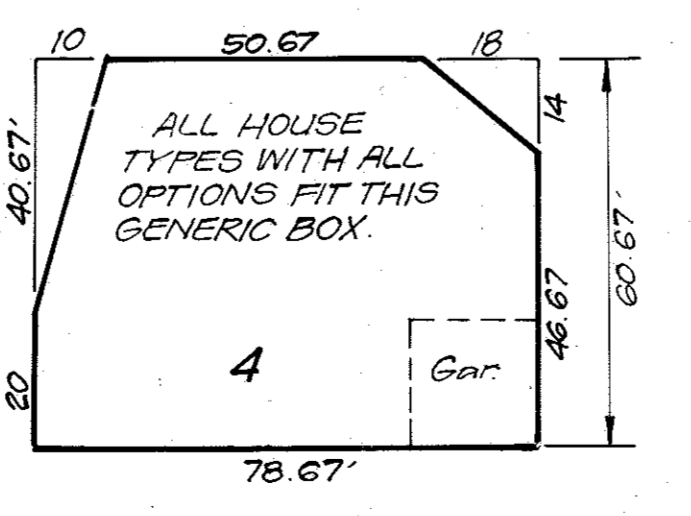
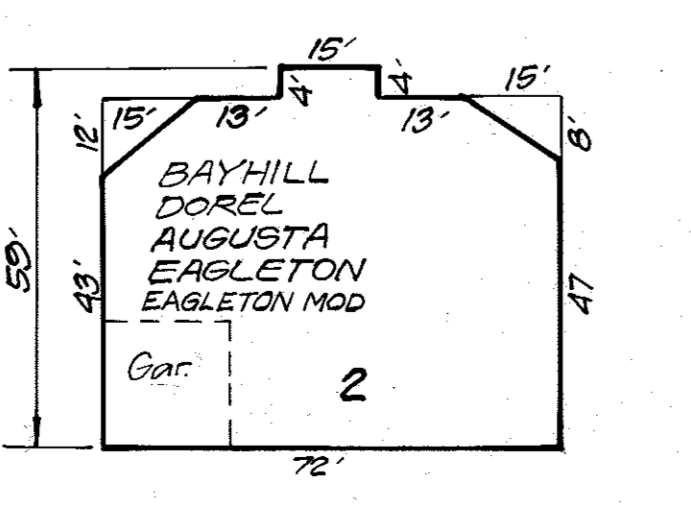
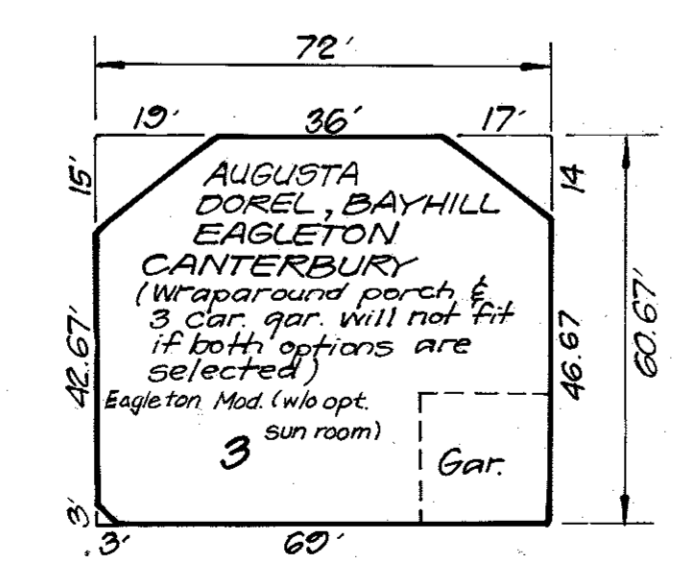
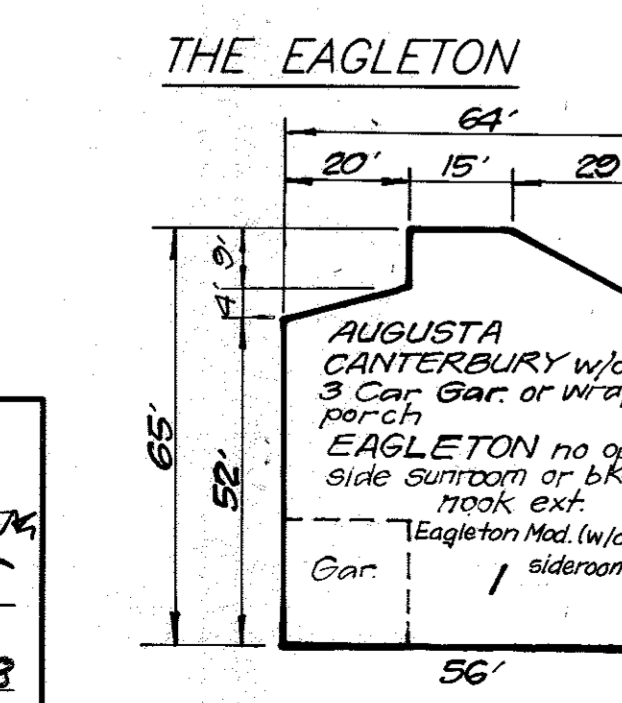
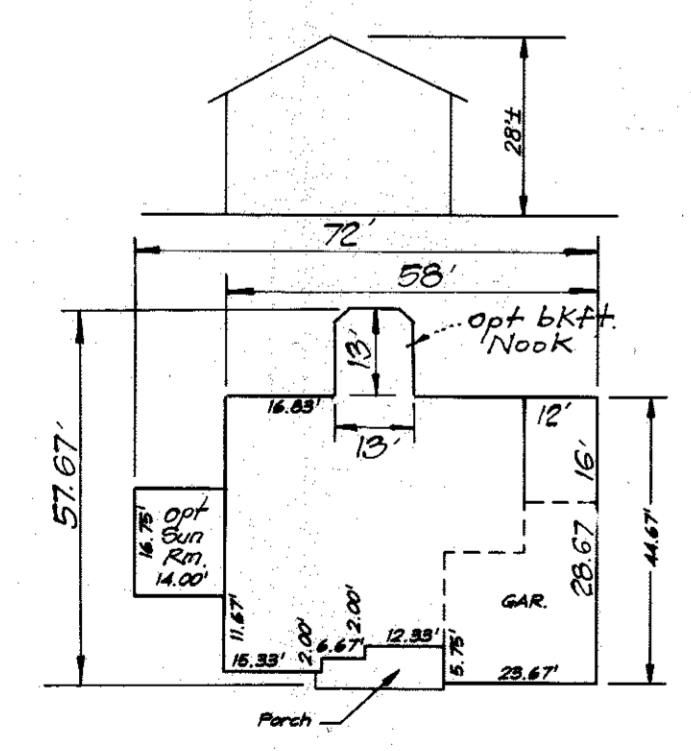
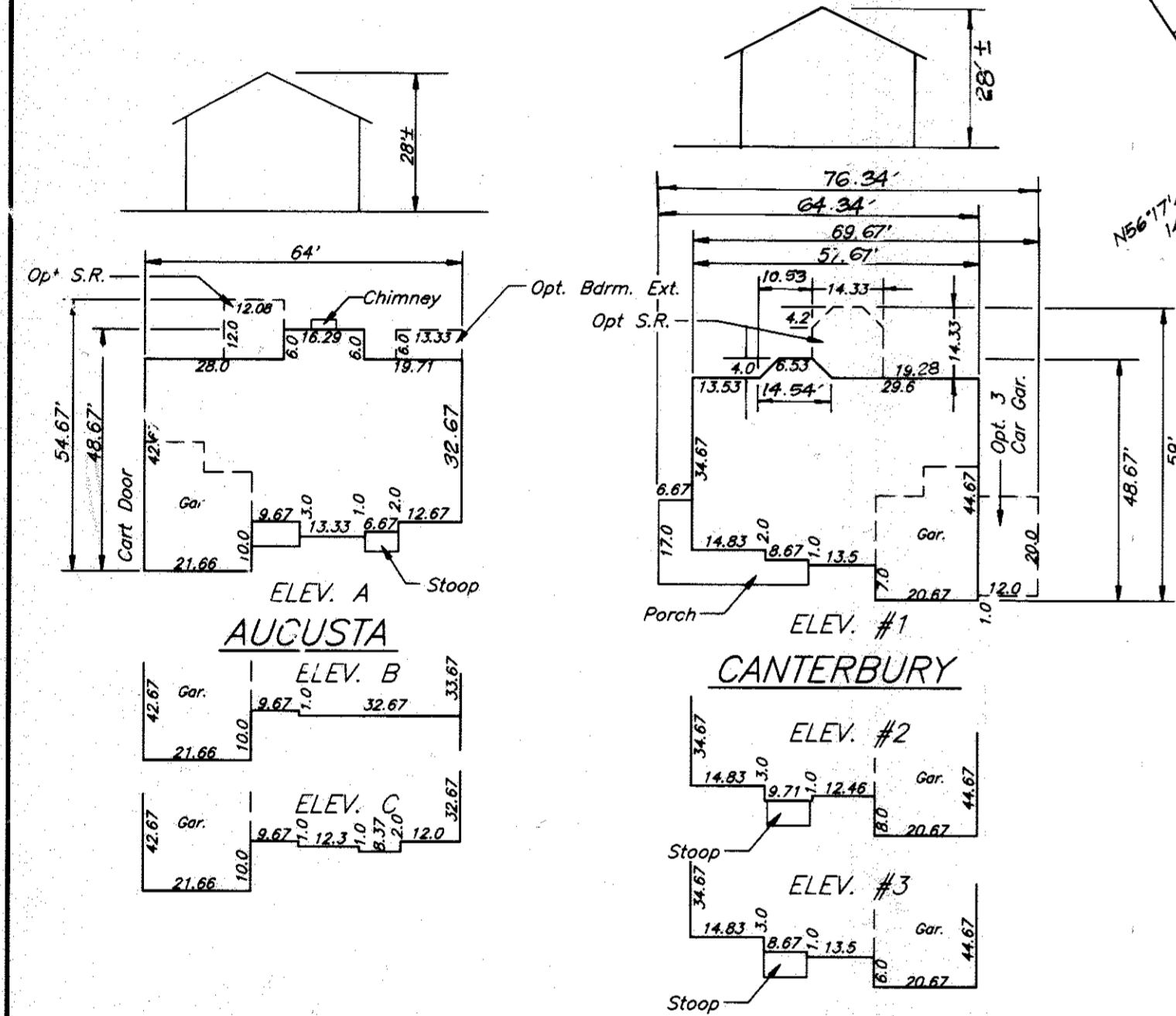
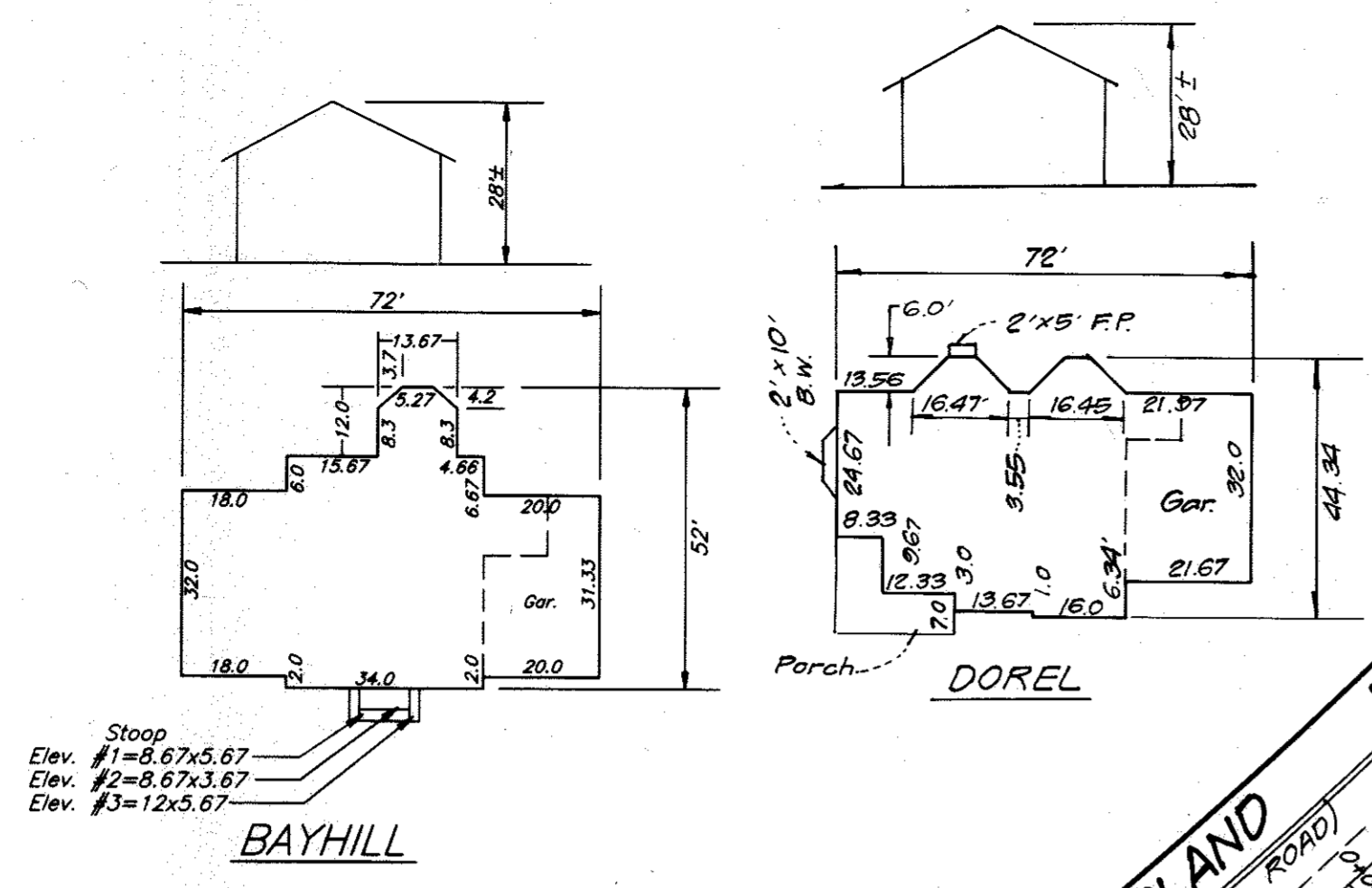
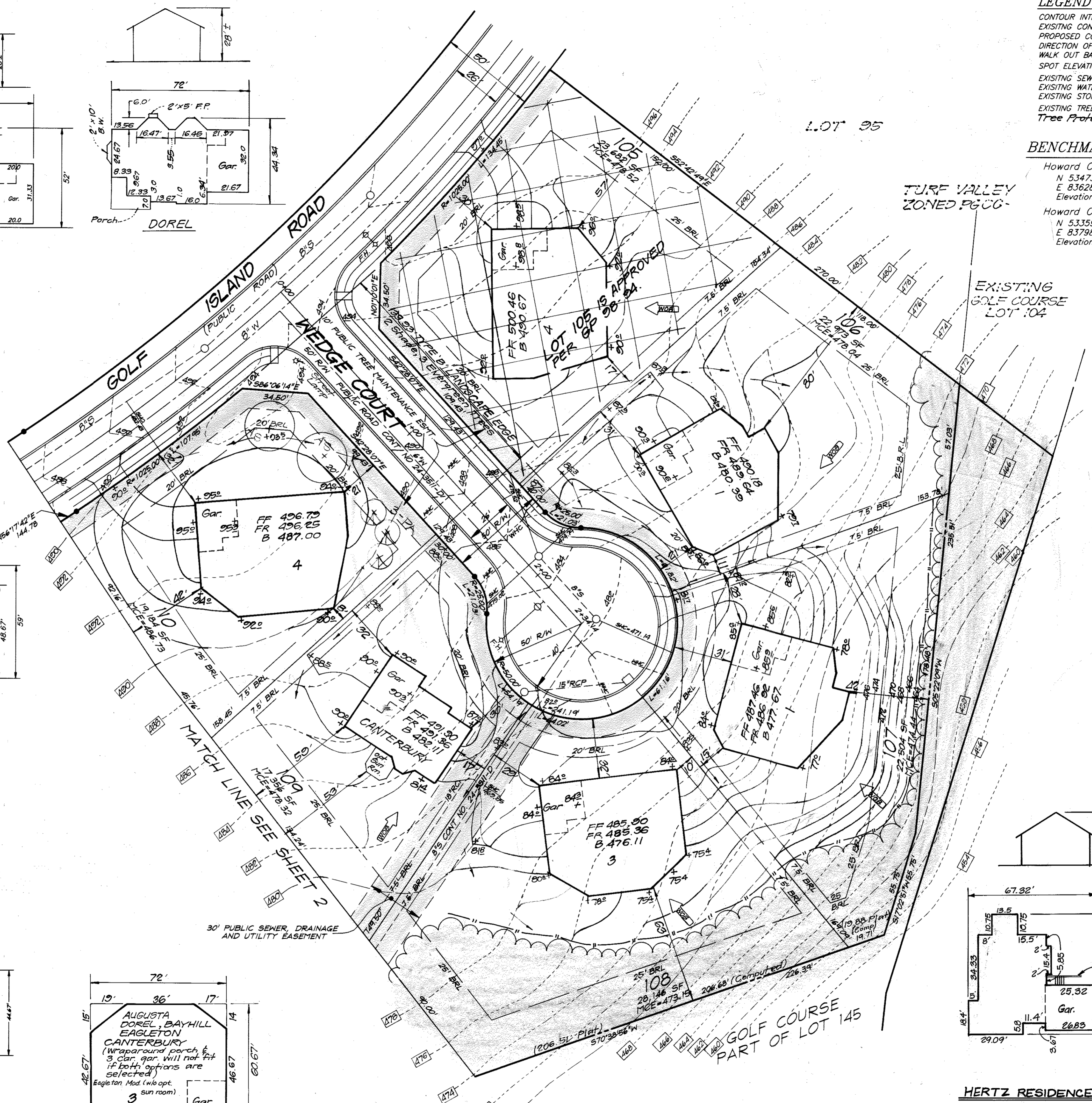


LOT NUMBER	STREET ADDRESS
106	2705 Hedge Court
107	2709 Hedge Court
108	2708 Hedge Court
109	2704 Hedge Court
110	2641 Golf Island Road
111	2645 Golf Island Road
112	2705 Links Court
113	2709
114	2713
115	2717
116	2721
117	2725
118	2729
119	2733
120	2737
121	2741
122	2736
123	2732
124	2728
125	2724
126	2720
127	2716
128	2703 Heavenwood Court
129	2707
130	2711
131	2715
132	2719
133	2724
134	2720
135	2716
136	2712
137	2708
138	2704 Links Court

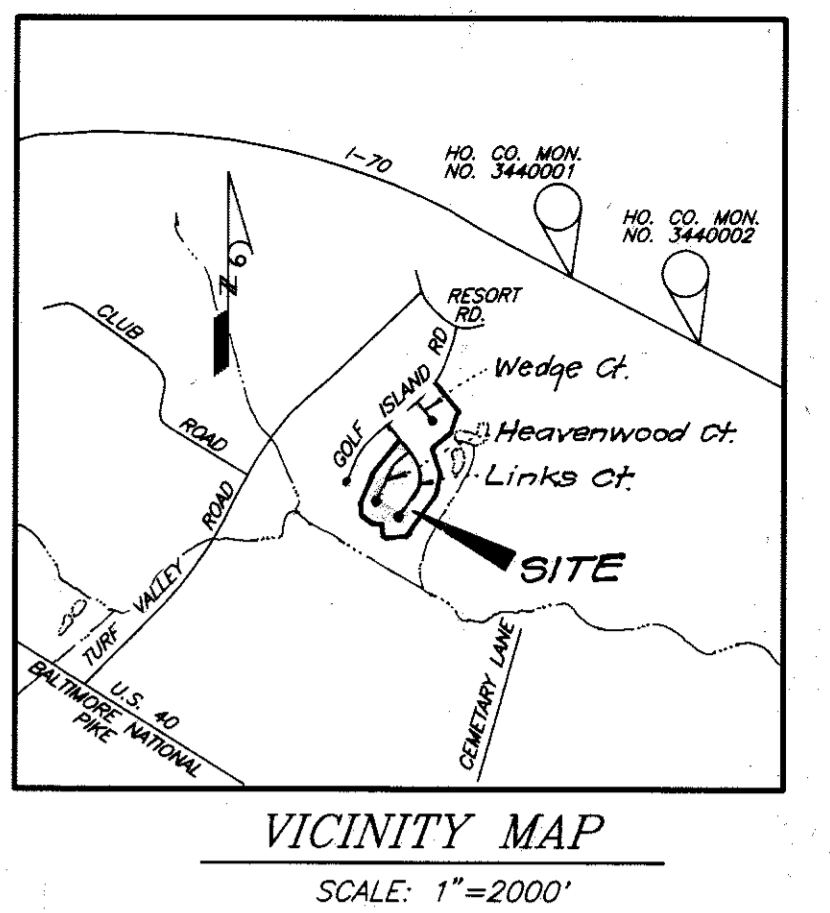


APPROVED: DEPARTMENT OF PLANNING & ZONING
 Chief, Development Engineering Division
 Chief, Division of Land Development
 DATE: 6/11/98
 DATE: 6/12/98
 DATE: 6/12/98



LEGEND
 CONTOUR INTERVAL
 EXISTING CONTOUR
 PROPOSED CONTOUR
 DIRECTION OF DRAINAGE
 WALK OUT BASEMENT
 SPOT ELEVATION
 EXISTING SEWER MAIN
 EXISTING WATER MAIN
 EXISTING STORM DRAIN
 EXISTING TREES TO REMAIN
 Tree Protection Fence

BENCHMARKS
 Howard County Monument #3440001
 N 534735.478
 E 836286.297
 Elevation: 486.341
 Howard County Monument #3440002
 N 533593.800
 E 837983.249
 Elevation: 462.306



- GENERAL NOTES:**
- Subject property is zoned: PGCC-RES SUBDISTRICT PER 10-18-93 Comprehensive Zoning Plan.
 - The total area included in this submission is :14.183 Acres.
 - The total number of lots included in this submission is : 33
 - Improvement to property : Single Family Detached
 - SHC Elevations shown are located at the property line.
 - Department of Planning and Zoning reference file numbers : 86-13 FDP-3054-A-1424, S-92-15, WP-93-16, P-93-10, F-94-06, F-95-49 SP-95-10, FDP-PGCC Res Subdistrict F-06-107.
 - Utilities shown as existing are taken from approved Water and Sewer plans Contract #24-3511-D, approved Road Construction plans F-96-107.
 - Any damage to county owned rights-of-way shall be corrected at the developer's expense.
 - All roadways are public and existing.
 - The existing topography was taken from Road Construction Plans prepared by R.M. Mochi Group, Inc., F-96-107.
 - The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Monuments Numbers :3440001 & 3440002
 - The contractor shall notify the Department of Public Works/ Division of Construction Inspection at (410) 313-1880 at least twenty-four (24) hours prior to the start of work.
 - The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
 - For driveway entrance details, refer to Ho. Co. Design Manual Volume IV details R.6.03 & R.6.05.
 - In accordance with Section 12B.A.1.b.f.c of the Zoning Regulations bay windows or chimneys not more than 10 feet in width may project not more than 4 feet into any setbacks; porches and decks may project not more than 10 feet into the front or rear setbacks.
 - Stormwater Management is provided per F-96-107 as a regional wet pond.
 - This plan has been prepared in accordance with provision of Section 16-12A of The Howard County Code and The Landscape Manual. Financial surety for the req'd 20 landscape trees in the amount of \$2000.00 is part of the builder's grading permit application. (See schedule 'A' for required surety on a lot by lot basis)

2 Add Hertz Res. hse. typical	6-29-01
1 Add Eagleton Mod. to Gen. Boxes	4-30-01
REVISIONS	DATE

SHEET INDEX	
DESCRIPTION	SHEET No.
SITE DEVELOPMENT PLAN	1,2 and 3 of 7
SEDIMENT AND EROSION CONTROL PLAN	4,5,6 and 7 of 7

OWNER / DEVELOPER
 MANGIONE ENTERPRISES OF TURF VALLEY
 1205 YORK ROAD-PENTHOUSE
 LUTHERVILLE, MARYLAND 21093

SPECIAL NOTES:
 This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. For construction, see approved Road Construction Plans F-96-107 and/or approved Water and Sewer Plans Contract #24-3511-D.

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
TURF VALLEY VISTAS PART OF AREA A	106 THRU 138, PARCEL B	
PLAT NO. 12550	BLOCK NO. 18	ZONE PGCC-1
TAX MAP NO. 16	ELECTION DIST. 2nd	CENSUS TRACT 6022
WATER CODE H-07	SEWER CODE 5992000	

CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

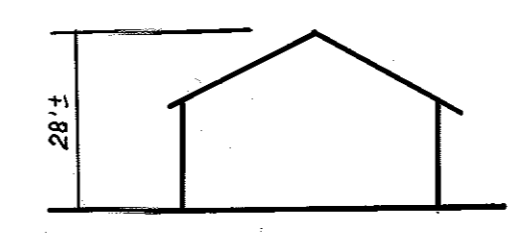
DESIGNED: DM
 DRAWN: ZH
 CHECKED: jmc
 DATE: 1-21-98

SITE DEVELOPMENT PLAN
 LOTS 106 THRU 138
TURF VALLEY VISTAS
 SECOND (2nd) ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

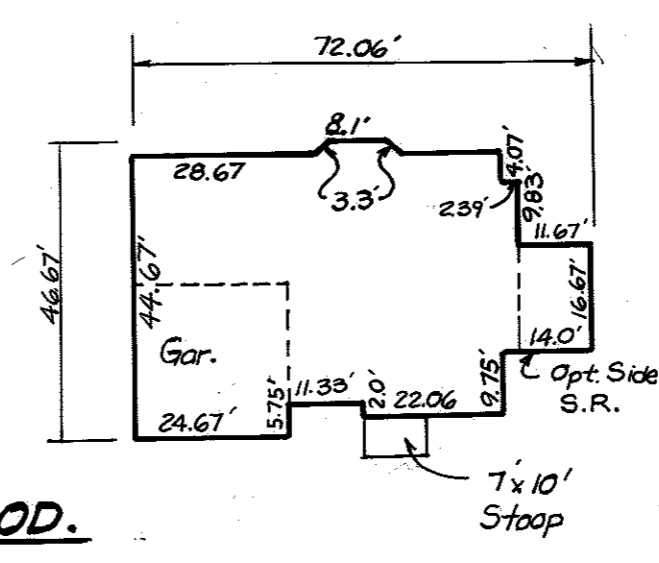
SCALE: 1" = 30'
 DRAWING: 1 of 7
 JOB NO.: 97-180
 FILE NO.: 97-180X

FOR: TYLER HOMES OF TOWSON
 C/O Commercial Contractors
 1205 York Road
 Lutherville, Maryland 21093

GOLF ISLAND ROAD
(PUBLIC ROAD)



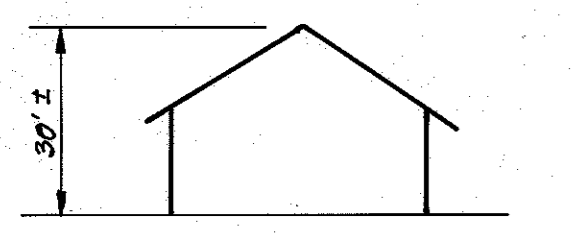
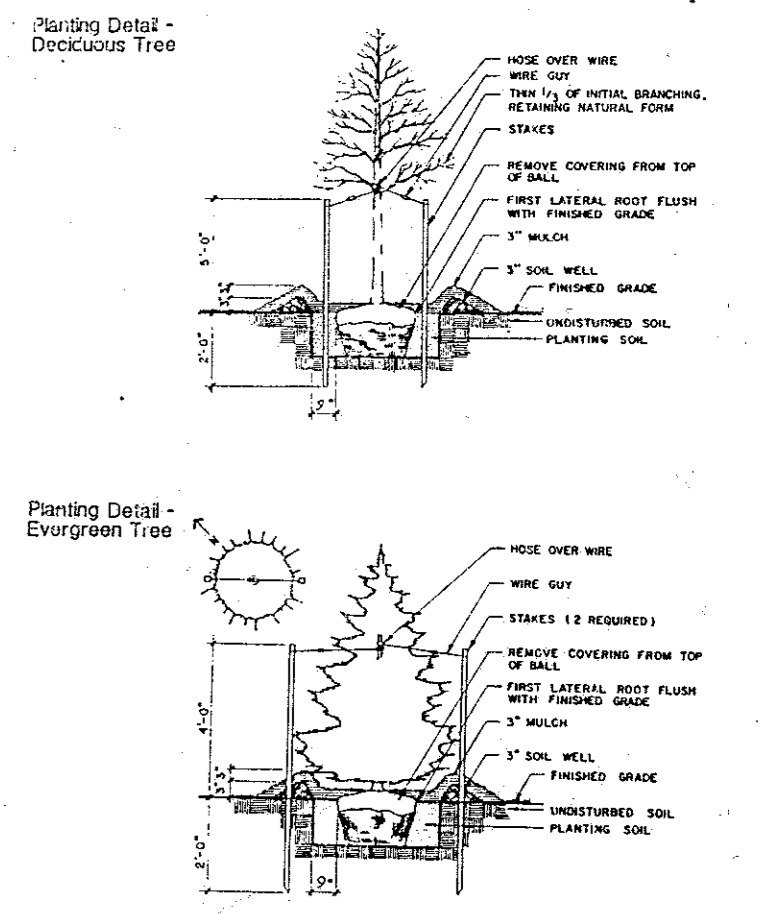
EAGLETON MOD.



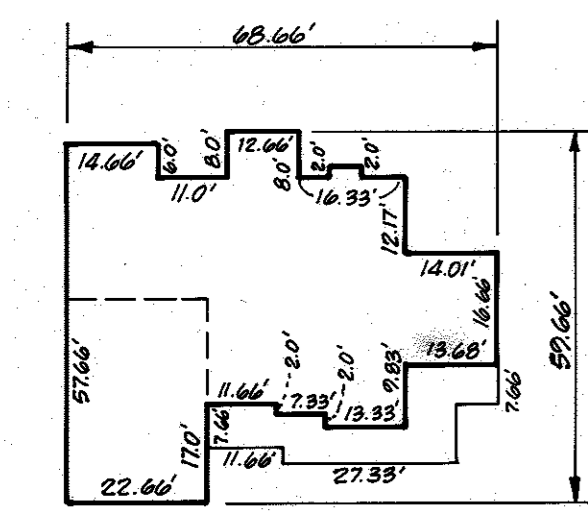
CATEGORY	LOTS				TOTALS
	110	111	112	113	
Adjacent to Roadways	110	111	112	113	
Landscape Type	B	B	B	B	B
Linear Feet of Road Frontage	133	121	138	130	
Number of Plants Required					
Shade Trees 1/60	2	3	2	2	8
Evergreen Trees 1/40	3	3	3	3	12
Number of Plants Provided					
Shade Trees	2	3	2	2	8
Evergreen Trees	3	3	3	3	12
Surety Amounts	\$500	\$500	\$500	\$500	\$2000

KEY	QUANT	PLANT NAME	SIZE	REMARKS
SHADE TREES				
AS	8	ACER SACCHARUM 'GREEN MOUNTAIN' Green Mountain Sugar Maple	2 1/2 - 3" Cal. 12 - 14' Ht.	B&B Heavy
EVERGREEN TREES				
PA	12	PICEA ABIES Norway Spruce	6 - 8' Ht.	B&B

NOTES:
 1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH PROVISION OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$2,000.00 IS PART OF THE BUILDERS GRADING PERMIT APPLICATION.
 2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
 3. FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.



CARLYLE RESIDENCE



APPROVED: DEPARTMENT OF PLANNING & ZONING
 [Signature] 6/11/98
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 6/12/98
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 6/12/98
 DIRECTOR

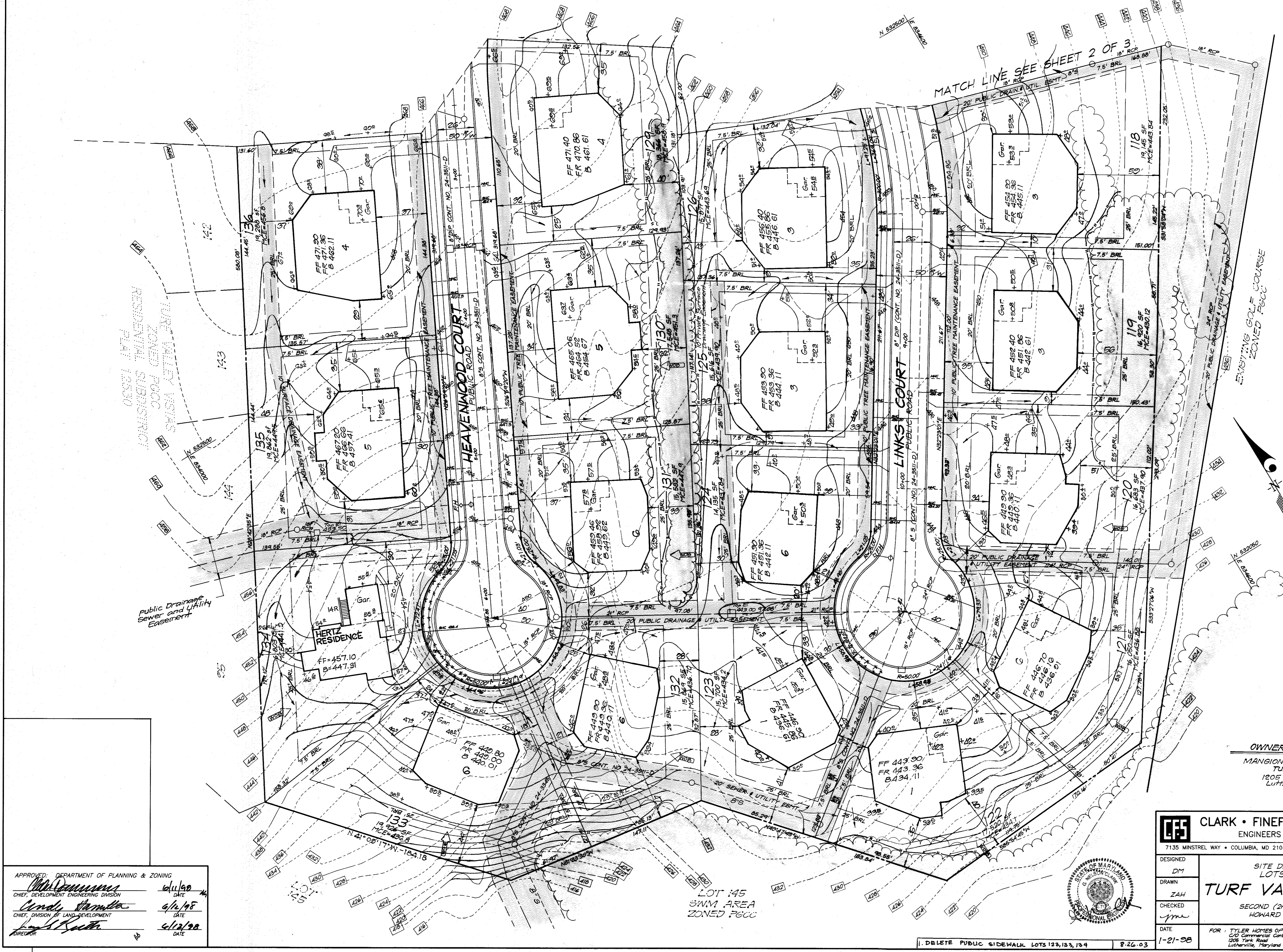
NO	REVISION	DATE
5	Rev. hse. & grad. lot 112 to reflect As-Built Conditions	4-30-01
4	Rev. hse. & grad. lot 112	12-18-00
3	Rev. hse. & grad. lot 111	11-20-00
2	Rev. grad. lot 115 per As-Built Conditions	10-13-00
1	Revised hse. & grade from Links to Carlyle Residence lot 115	3-10-00

OWNER / DEVELOPER
 MANGIONE ENTERPRISES OF TURF VALLEY
 1205 York Road Penthouse
 Lutherville, Md. 21093



CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED DM	TURF VALLEY VISTAS SITE DEVELOPMENT PLAN LOTS 106 THRU 138 SECOND (2nd) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN ZAH		DRAWING 2 OF 7
CHECKED jme		JOB NO. 97-180
DATE 1-21-98		FILE NO. 97-180X
FOR: TYLER HOMES OF TOWSON C/O Commercial Contractors 1205 York Road Lutherville, Maryland 21093		

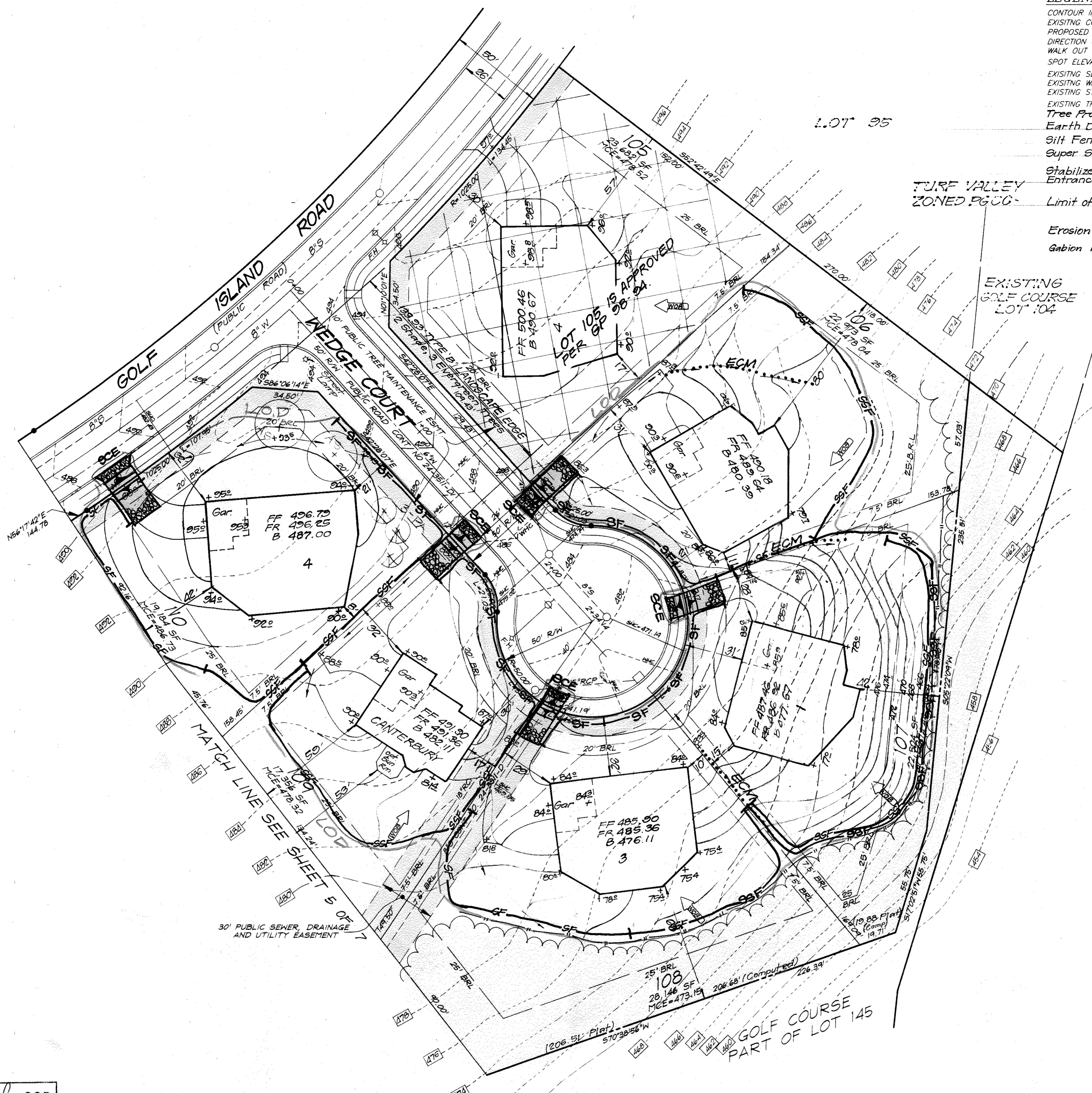


OWNER/DEVELOPER
 MANGIONE ENTERPRISES OF
 TURF VALLEY
 1205 York Road Penthouse
 Lutherville, Md. 21093

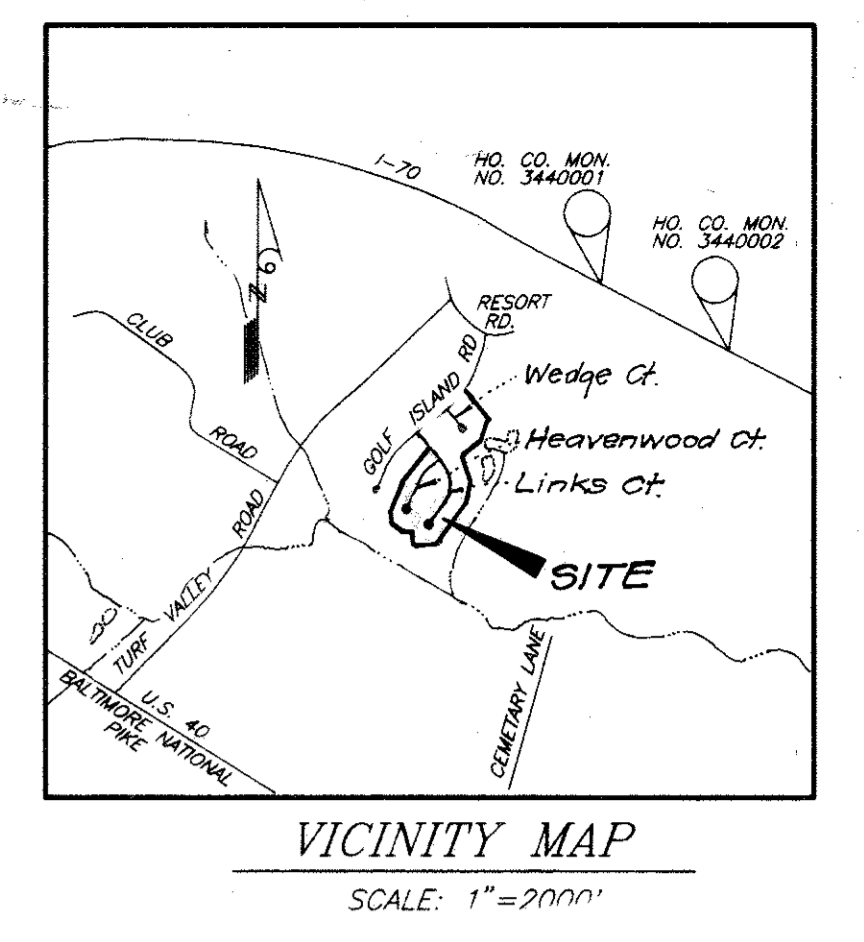
CLARK • FINFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.	
DESIGNED DM	SCALE 1" = 30'
DRAWN ZAH	DRAWING 3 OF 7
CHECKED jme	JOB NO. 97-180
DATE 1-21-98	FILE NO. 97-180x
SITE DEVELOPMENT PLAN LOTS 106 THRU 138 TURF VALLEY VISTAS SECOND (2nd) ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR: TYLER HOMES OF TOWSON C/O Commercial Contractors 1208 York Road Lutherville, Maryland 21093	

APPROVED: DEPARTMENT OF PLANNING & ZONING
 [Signature] 6/16/98
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 6/16/98
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 6/16/98
 DIRECTOR





- LEGEND**
- CONTOUR INTERVAL 2 FT.
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - DIRECTION OF DRAINAGE
 - WALK OUT BASEMENT
 - SPOT ELEVATION
 - EXISTING SEWER MAIN
 - EXISTING WATER MAIN
 - EXISTING STORM DRAIN
 - EXISTING TREES TO REMAIN
 - Tree Protection Fence
 - Earth Dike
 - Silt Fence
 - Super Silt Fence
 - Stabilized Construction Entrance
 - Limit of Disturbance
 - Erosion Control Matting
 - Gabion Inflow Protection



Reviewed for *Howard* S.C.D. and meets Technical Requirements.
Cheryl Simmons 6/11/98
 Signature Date
 U.S. Natural Resources Conservation Service

This Development Plan is Approved For Soil Erosion and Sediment Control By The Howard Soil Conservation District

DEVELOPER'S/BUILDERS CERTIFICATE

"I/we certify that all development and construction will be done according to this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Dept. of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by Howard Soil Conservation District or their authorized agencies, as are deemed necessary."

J. Peter Anderson 1-21-98
 Signature of Developer/Builder Date

ENGINEER'S CERTIFICATE

I hereby certify that this plan for Erosion and Sediment Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

G. Nelson Clark 1-21-98
 G. NELSON CLARK DATE



CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED DM	SEDIMENT AND EROSION CONTROL PLAN LOTS 106 THRU 138 TURF VALLEY VISTAS SECOND (2nd) ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR: TYLER HOMES OF TOWNSON C/O Commercial Contractors 1208 York Road Lutherville, Maryland 21098	SCALE 1" = 30'
DRAWN ZH		DRAWING 4 of 7
CHECKED TD		JOB NO. 97-180
DATE 1-21-98		FILE NO. 97-1803E
APPROVED: DEPARTMENT OF PLANNING & ZONING <i>Cheryl Simmons</i> 6/11/98 CHIEF, DEVELOPMENT ENGINEERING DIVISION <i>Cindy Handley</i> 6/12/98 CHIEF, DIVISION OF LAND DEVELOPMENT <i>Ray S. Sackett</i> 6/12/98 DIRECTOR		

GOLF ISLAND ROAD
(PUBLIC ROAD)

MATCH LINE SEE SHEET 4 OF 7

LINKS COURT
(PUBLIC ROAD)

HEAVENWOOD COURT
(PUBLIC ROAD)

RESIDENTIAL SUBDISTRICT

Reviewed for Howard S.C.D.
and meets Technical Requirements.
Cheryl Schmitt
Signature Date
U.S. Natural Resources
Conservation Service

This Development Plan is Approved
For Soil Erosion and Sediment
Control By The Howard Soil
Conservation District
Jeffrey W. Schmitt
Approved Date

TURF VALLEY VISTAS
ZONED R60C
RESIDENTIAL SUBDISTRICT
PLAT 12530

DEVELOPER'S/BUILDERS CERTIFICATE

"We certify that all development and construction will be done according to this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Dept. of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by Howard Soil Conservation District or their authorized agencies, as are deemed necessary."

Tyler Anderson 1-21-98
Signature of Developer/Builder Date

OWNER / DEVELOPER

MANGIONE ENTERPRISES OF TURF VALLEY
1205 York Road, Penthouse
Lutherville, Md. 21093



ENGINEER'S CERTIFICATE
I hereby certify that this plan for Erosion and Sediment Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
R. Nelson Clark 1-21-98
DATE

APPROVED: DEPARTMENT OF PLANNING & ZONING
Cheryl Schmitt 6/16/98
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
And. Kauter 6/16/98
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
James S. Biddle 6/12/98
DIRECTOR DATE

CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.	
DESIGNED DM	SCALE 1" = 30'
DRAWN ZAH	DRAWING 5 OF 7
CHECKED TD	JOB NO. 97-180
DATE 1-21-98	FILE NO. 97-180 SDP
FOR: TYLER HOMES OF TOWSON 1205 York Road Lutherville, Maryland 21093	

303T No. 1
 Max. DA = 0.78 Acres
 Wet Storage Required = 1404 cf
 Wet Storage Provided = 1575 cf
 ELEV. 416.0
 Dry Storage Required = 1404 cf
 Dry Storage Provided = 2024 cf
 ELEV. 416.0
 Bottom Elevation = 413.5
 Side Slopes = 1.5:1
 Top of Embankment = 419.0
 Water Length = 10'
 Stone Great Elev. = 419.0
 Outlet Elev. = 416.0

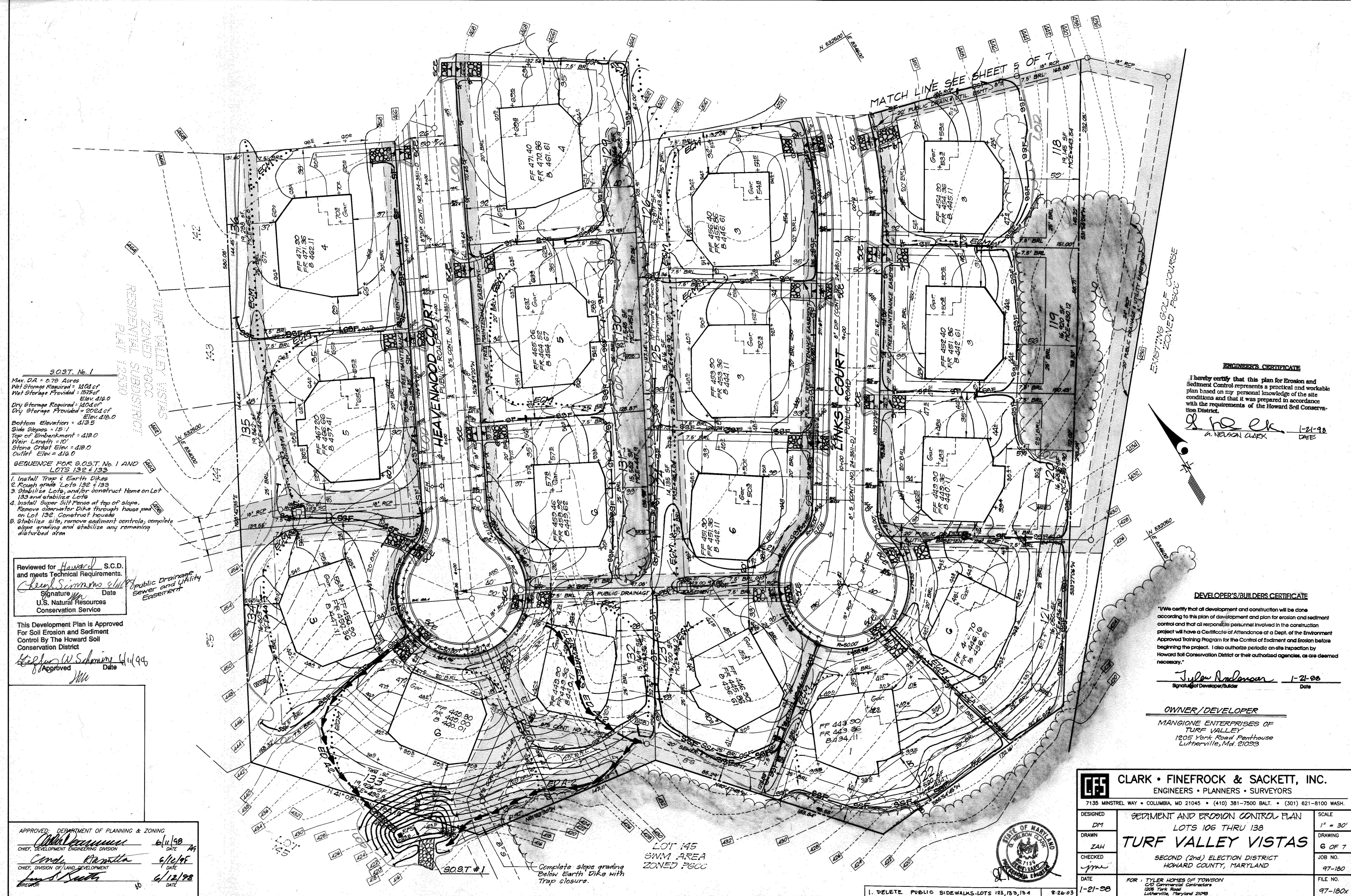
- SEQUENCE FOR 303T No. 1 AND LOTS 132 & 133
1. Install Trap & Earth Dikes
 2. Rough grade Lots 132 & 133
 3. Stabilize Lots, and/or construct Home on Lot 133 and stabilize Lots
 4. Install Super Silt Fence at top of slope. Remove clearwater Dike through house pond on Lot 132. Construct house.
 5. Stabilize site, remove sediment controls, complete slope grading and stabilize any remaining disturbed area

Reviewed for Howard S.C.D. and meets Technical Requirements.
 Cheryl Simmons
 Signature Date
 U.S. Natural Resources Conservation Service

This Development Plan is Approved For Soil Erosion and Sediment Control By The Howard Soil Conservation District

Stephen W. Schermyer
 Approved Date 6/11/98

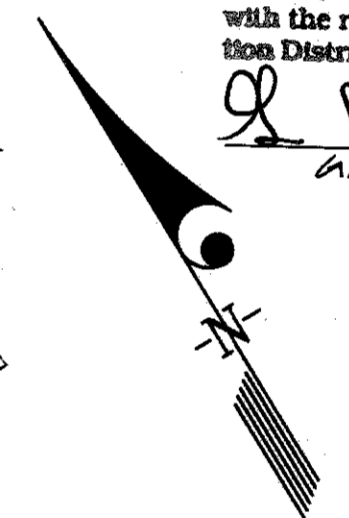
APPROVED: DEPARTMENT OF PLANNING & ZONING
 Chief, Development Engineering Division
 Chief, Division of Land Development
 6/11/98
 6/11/98
 6/12/98



MATCH LINE SEE SHEET 5 OF 7

EXISTING GOLF COURSE ZONED PGCC

ENGINEER'S CERTIFICATE
 I hereby certify that this plan for Erosion and Sediment Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
 Nelson Clark
 Signature Date 1-21-98



DEVELOPER'S/BUILDER'S CERTIFICATE
 I/we certify that all development and construction will be done according to this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Dept. of the Environment Approved Training Program for the Control of Erosion and Erosion before beginning the project. I also authorize periodic on-site inspection by Howard Soil Conservation District or their authorized agencies, as are deemed necessary.
 Tyler Anderson
 Signature of Developer/Builder Date 1-21-98

OWNER/DEVELOPER
 MANGIONE ENTERPRISES OF TURF VALLEY
 1205 York Road Penthouse
 Lutherville, Md. 21093

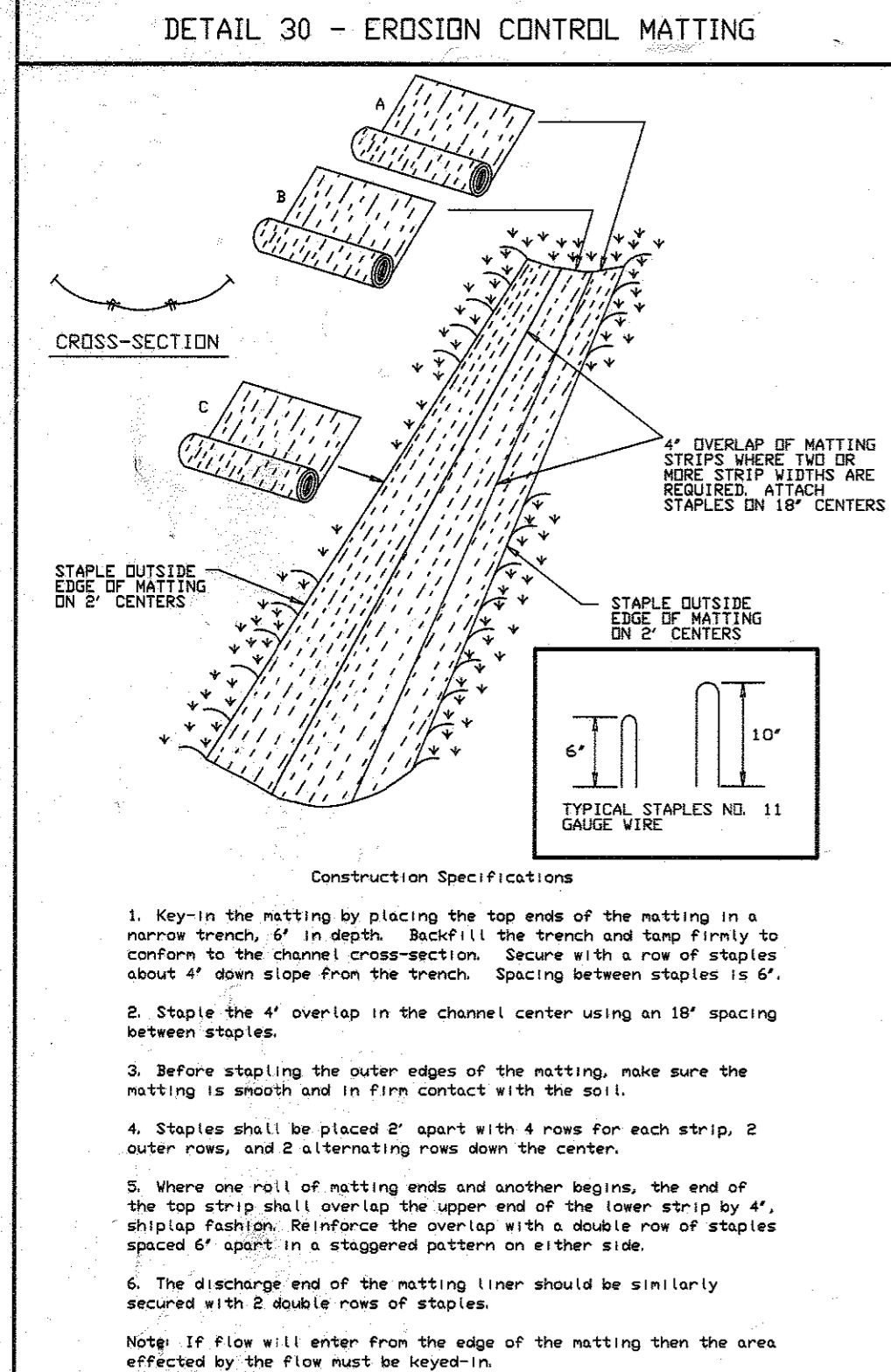
CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.		
DESIGNED DM	SEDIMENT AND EROSION CONTROL PLAN LOTS 106 THRU 138 TURF VALLEY VISTAS	SCALE 1" = 30'
DRAWN ZAH		DRAWING 6 OF 7
CHECKED jmm	SECOND (2nd) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 97-180
DATE 1-21-98	FOR: TYLER HOMES OF TOWNSON C/O Commercial Contractors 1205 York Road Lutherville, Maryland 21093	FILE NO. 97-180x



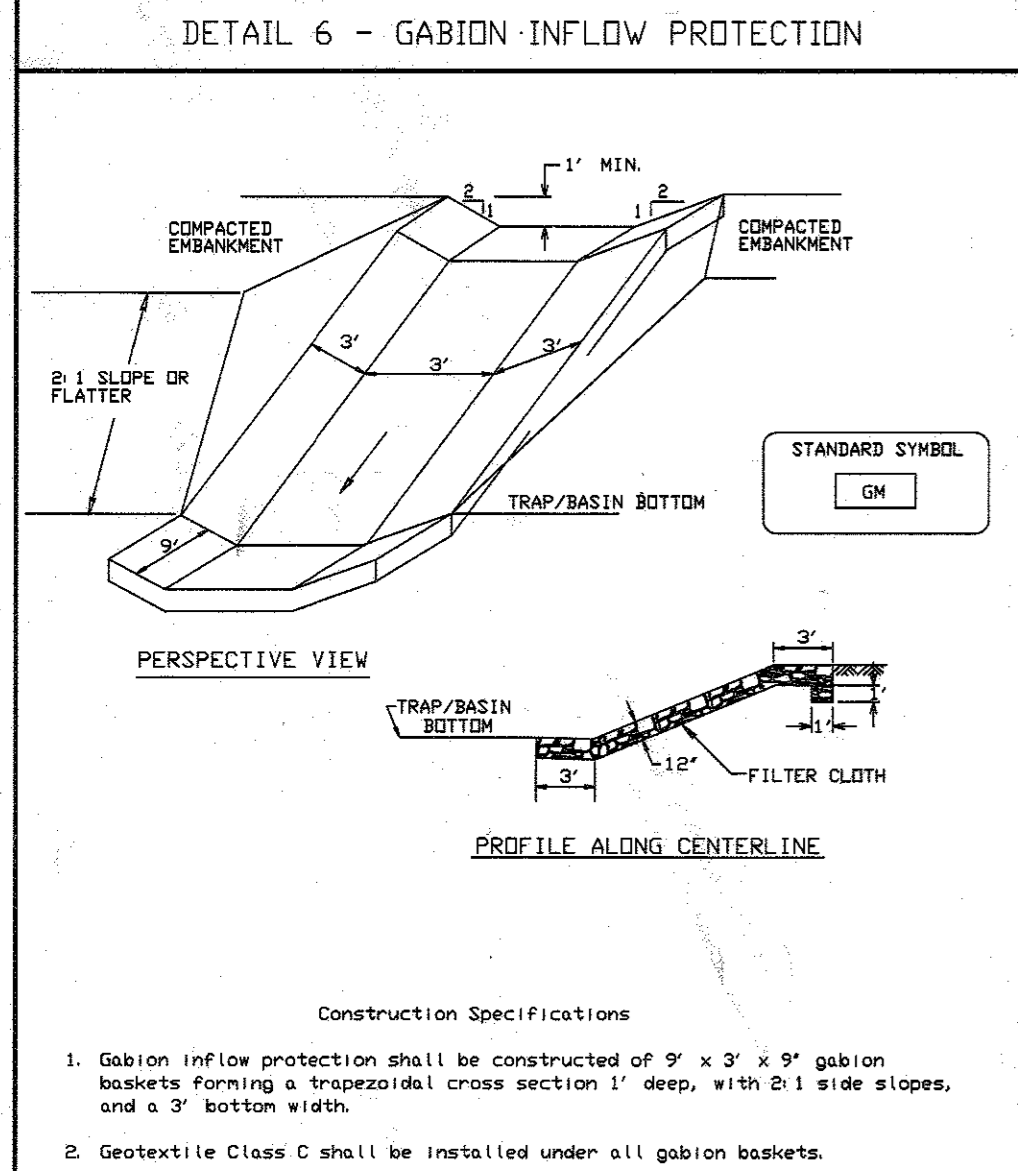
1. DELETE PUBLIC SIDEWALKS-LOTS 132, 133, 134 8-26-03 1-21-98

LOT 145 SWM AREA ZONED PGCC

Complete slope grading Below Earth Dike with Trap closure.

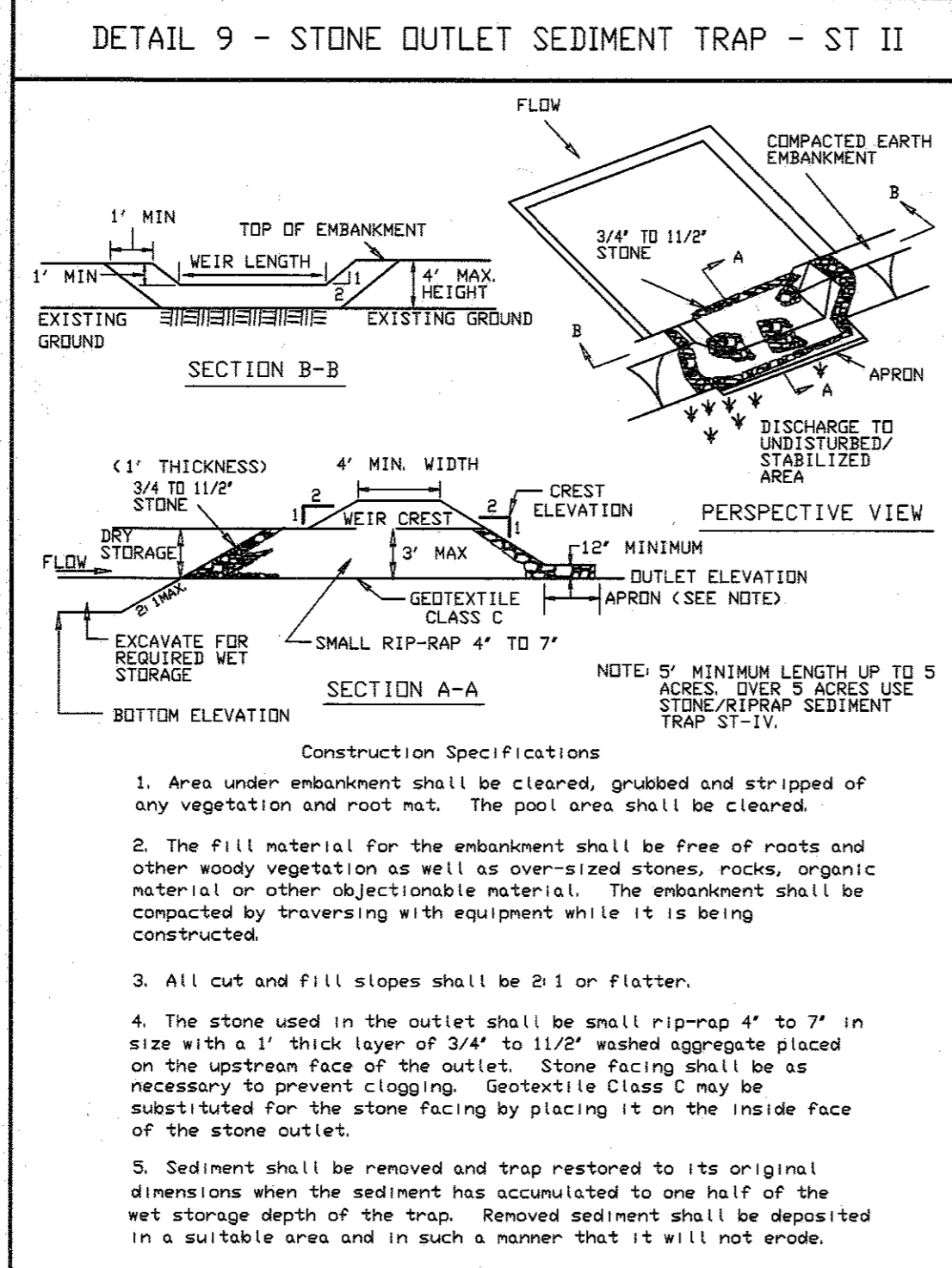


US. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 6-29-2 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

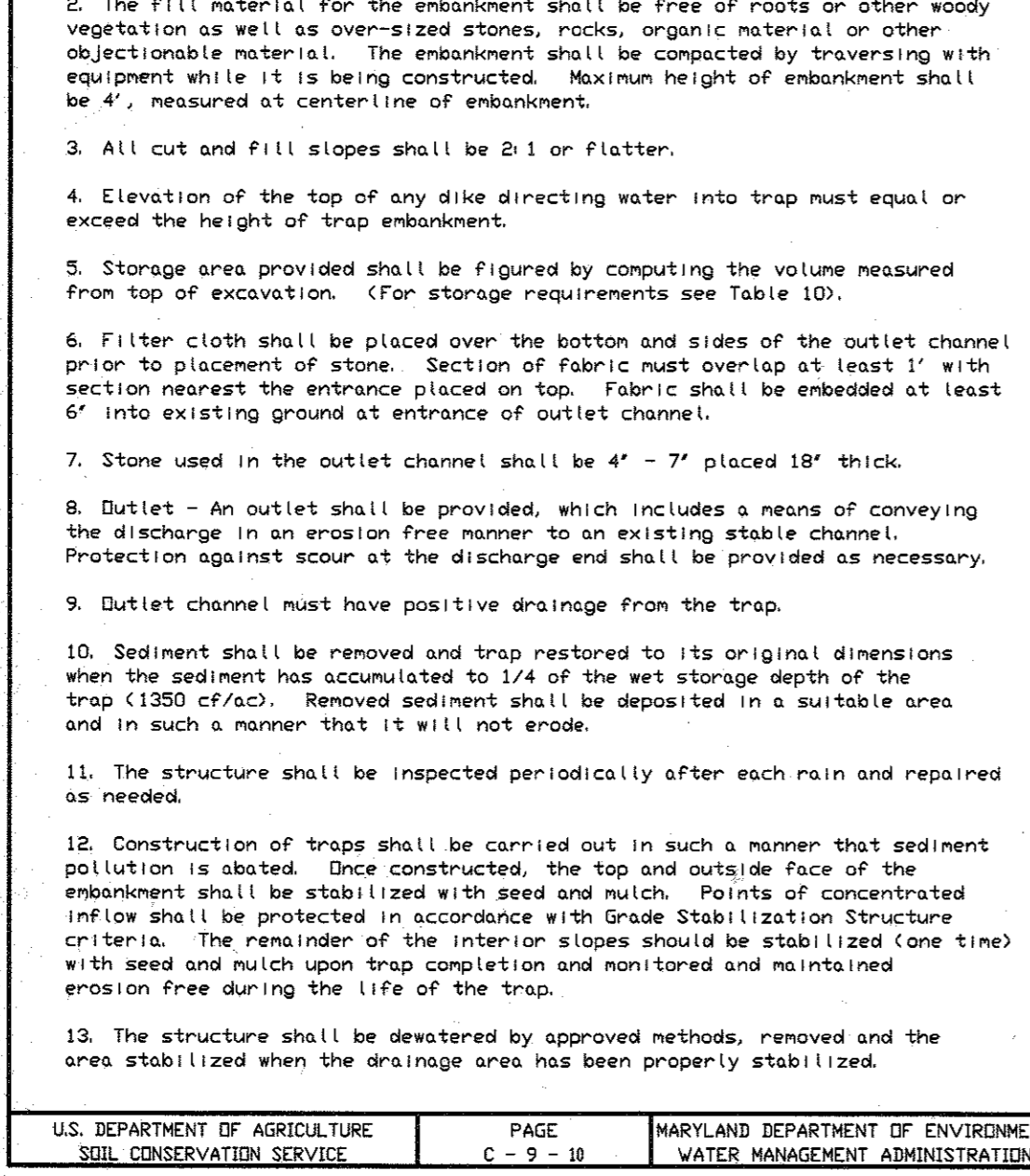


US. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 3-7-2 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

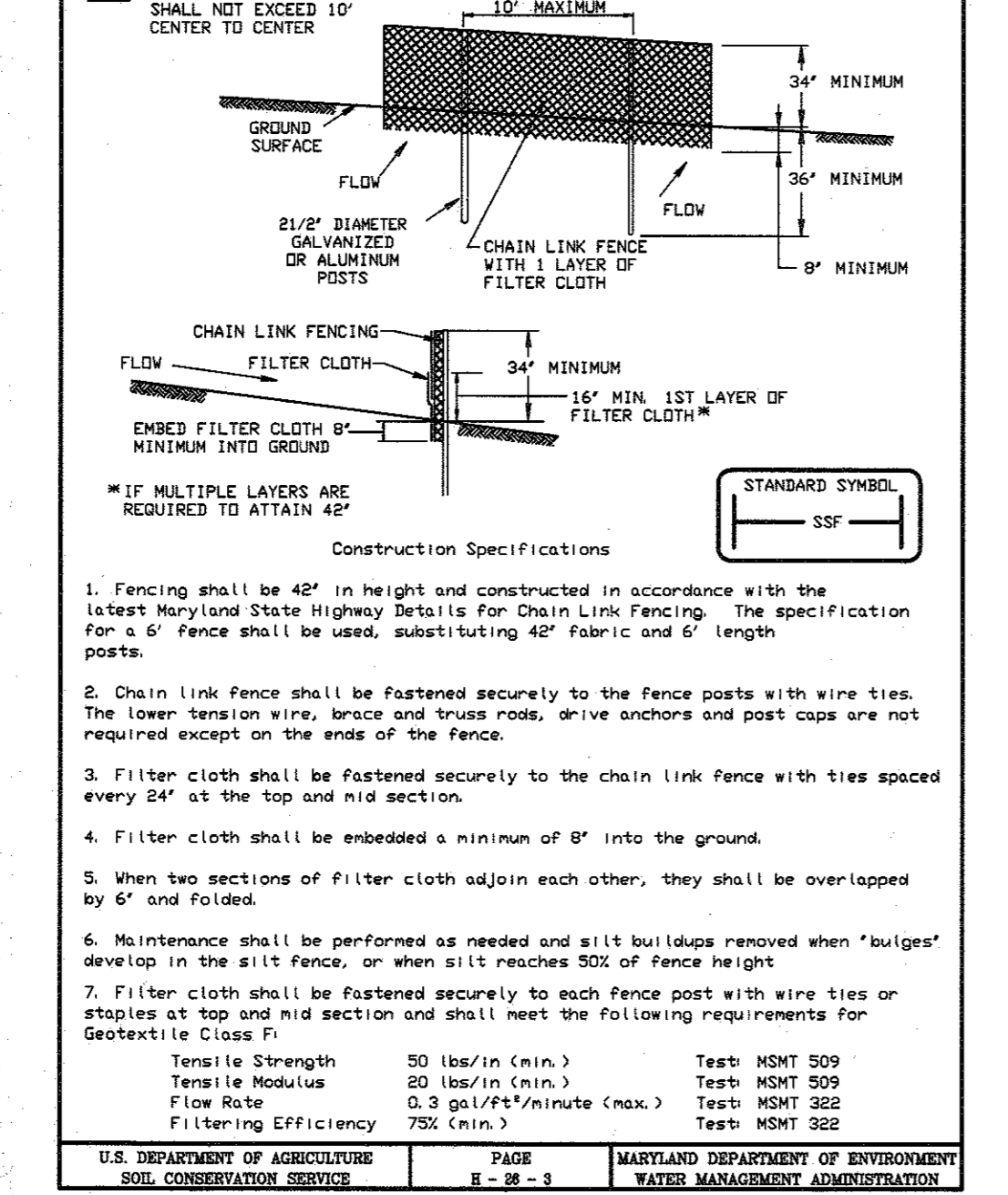
APPROVED: DEPARTMENT OF PLANNING & ZONING
 DATE: 6/16/98
 DATE: 6/16/98
 DATE: 6/12/98



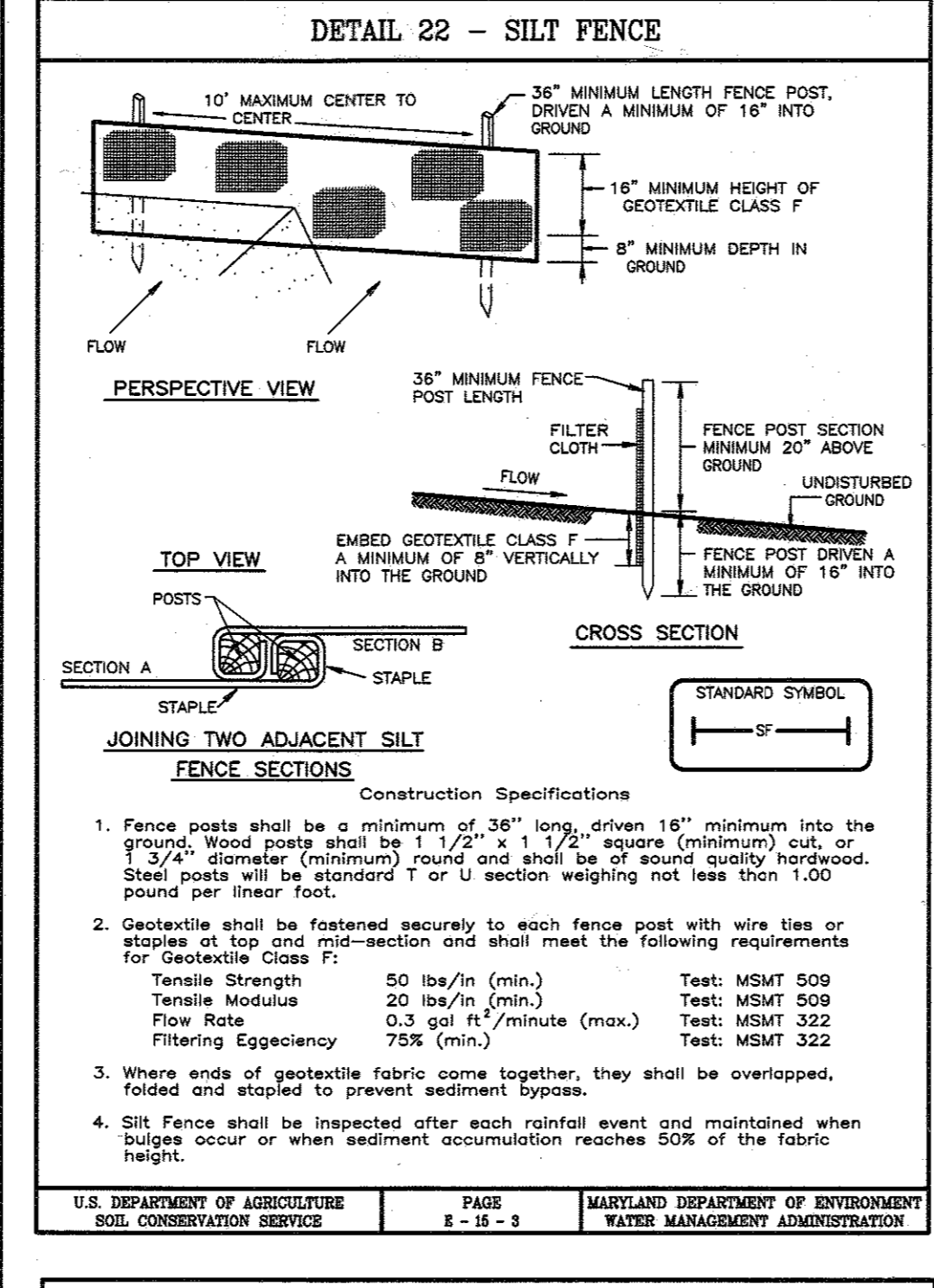
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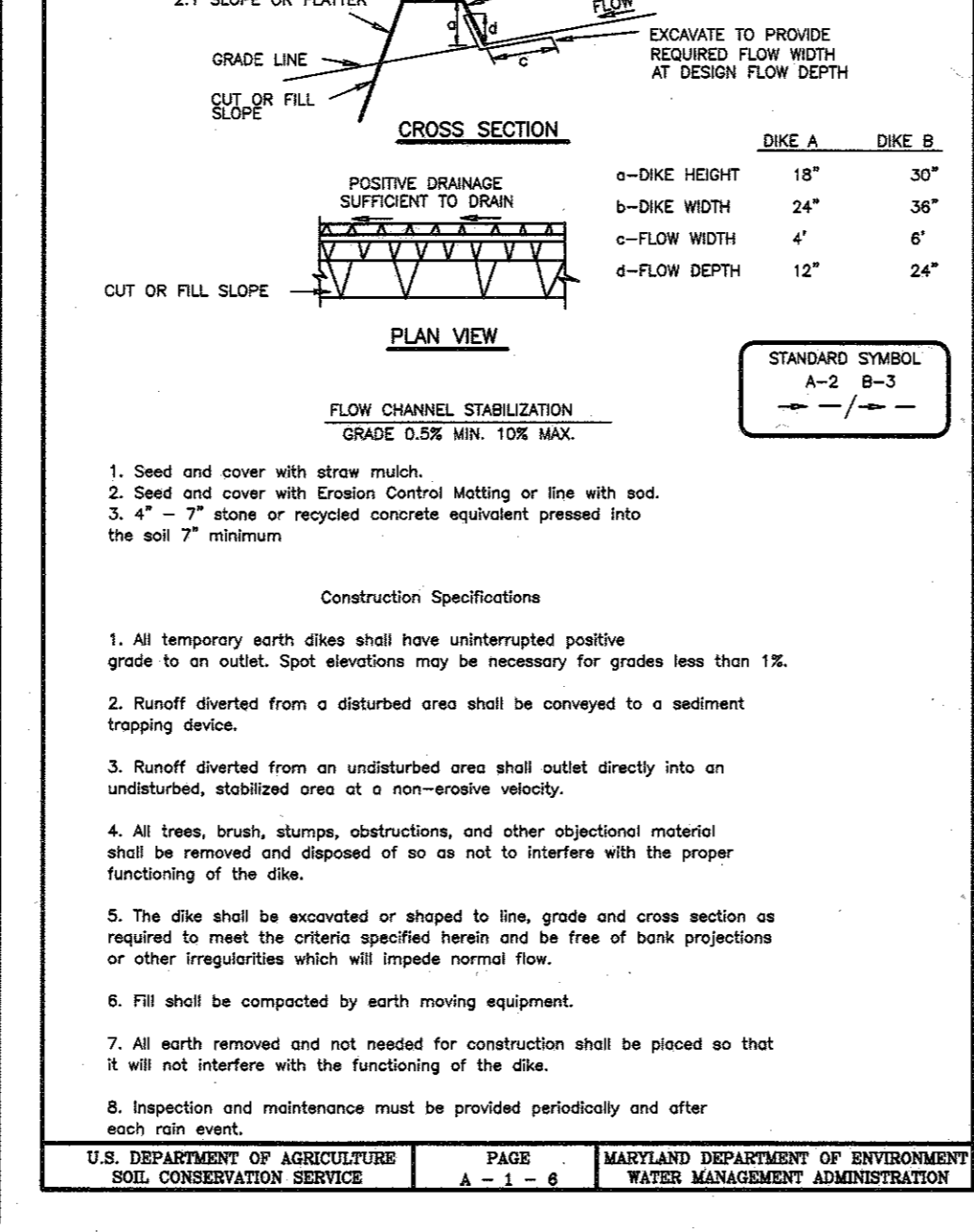
US. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE C-9-10 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



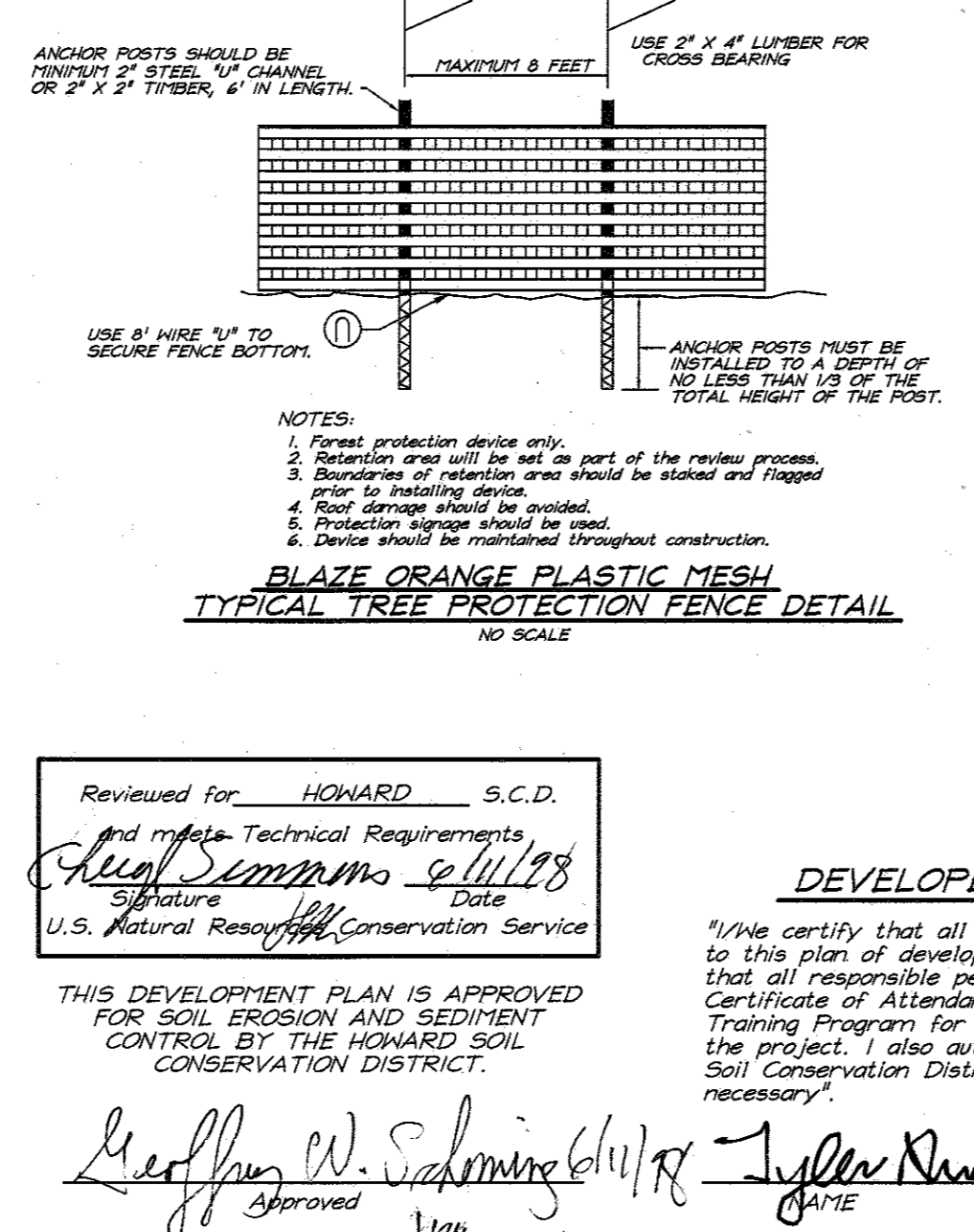
US. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 8-28-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



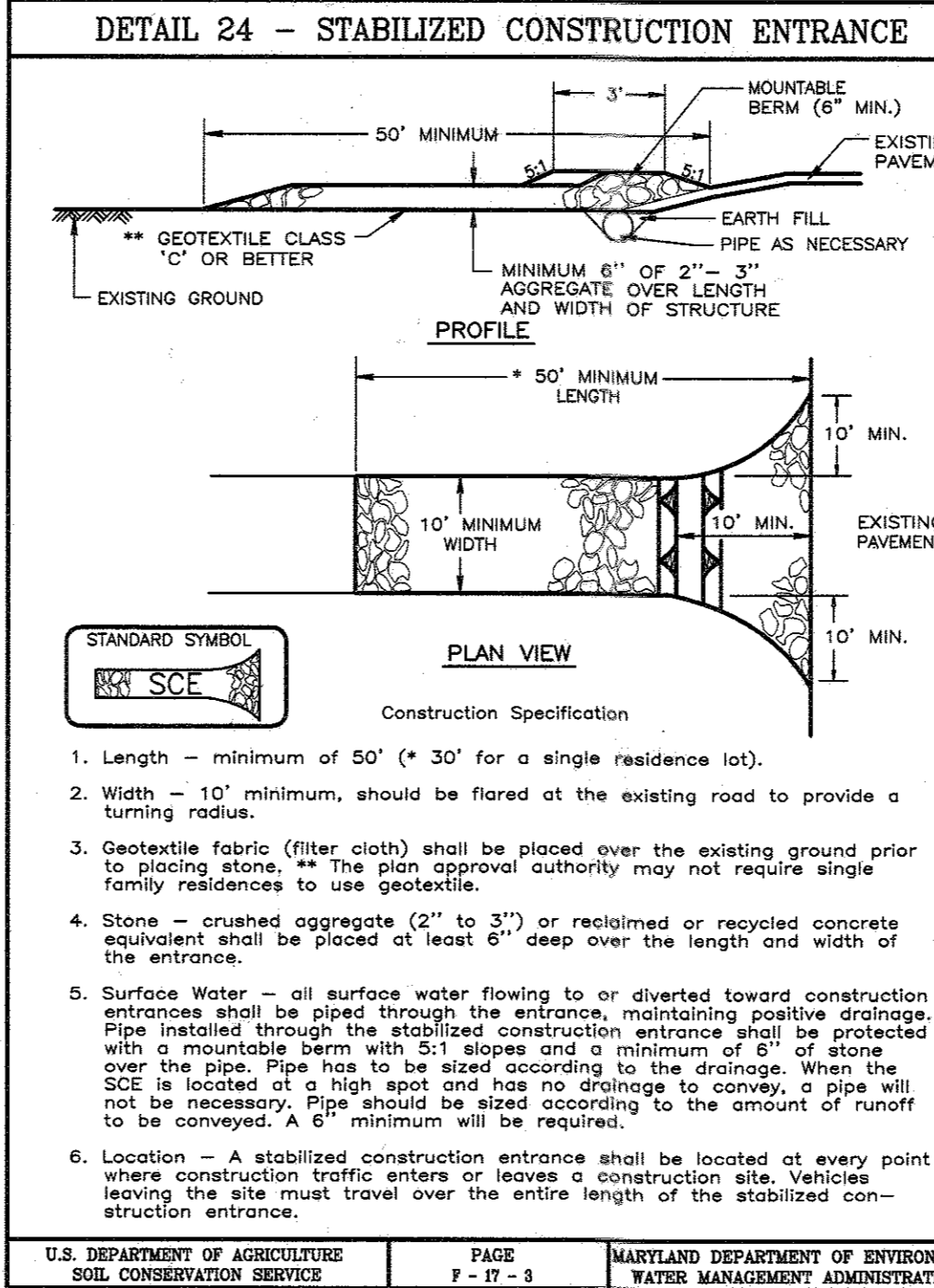
US. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 8-15-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



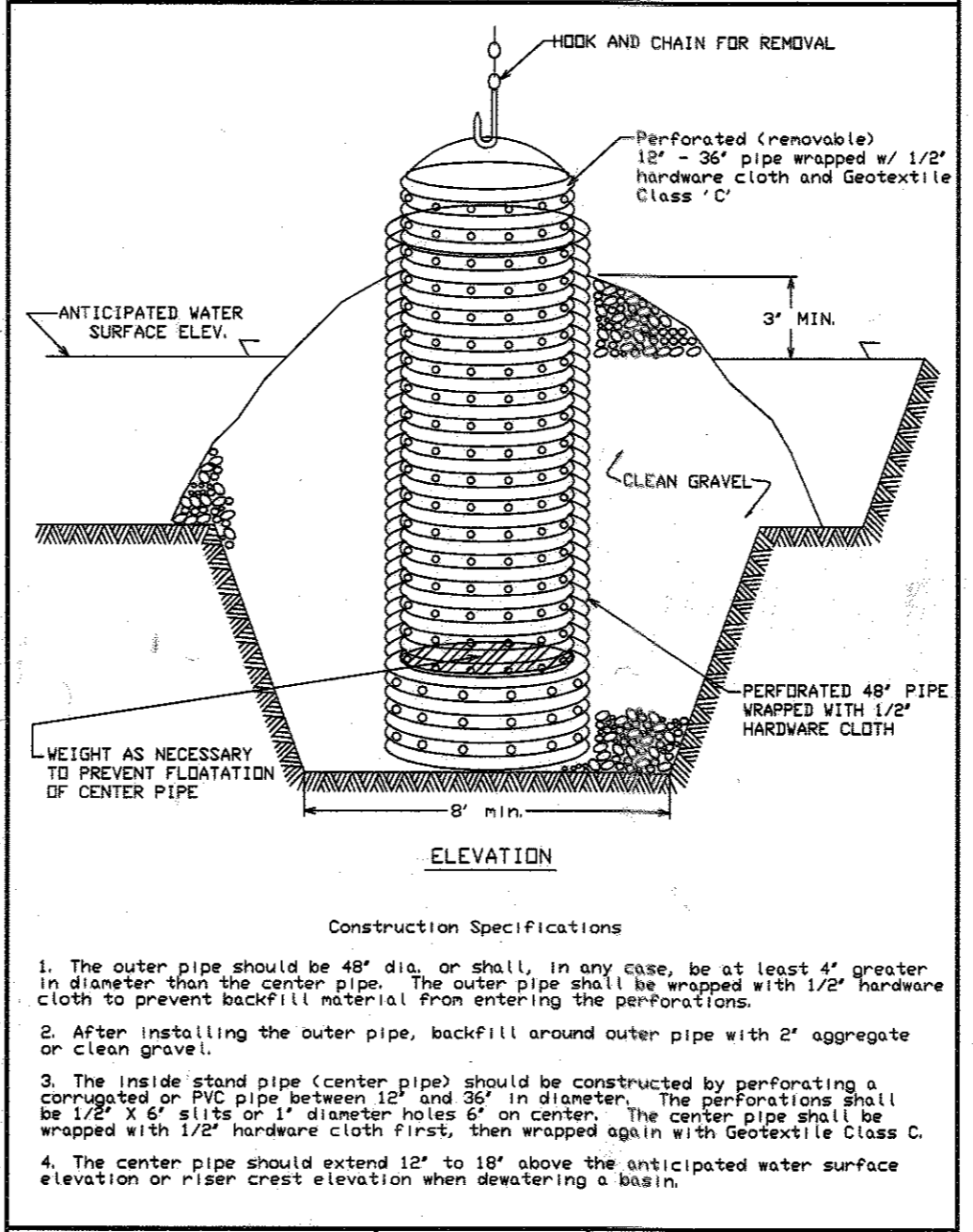
US. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 3-12-4 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



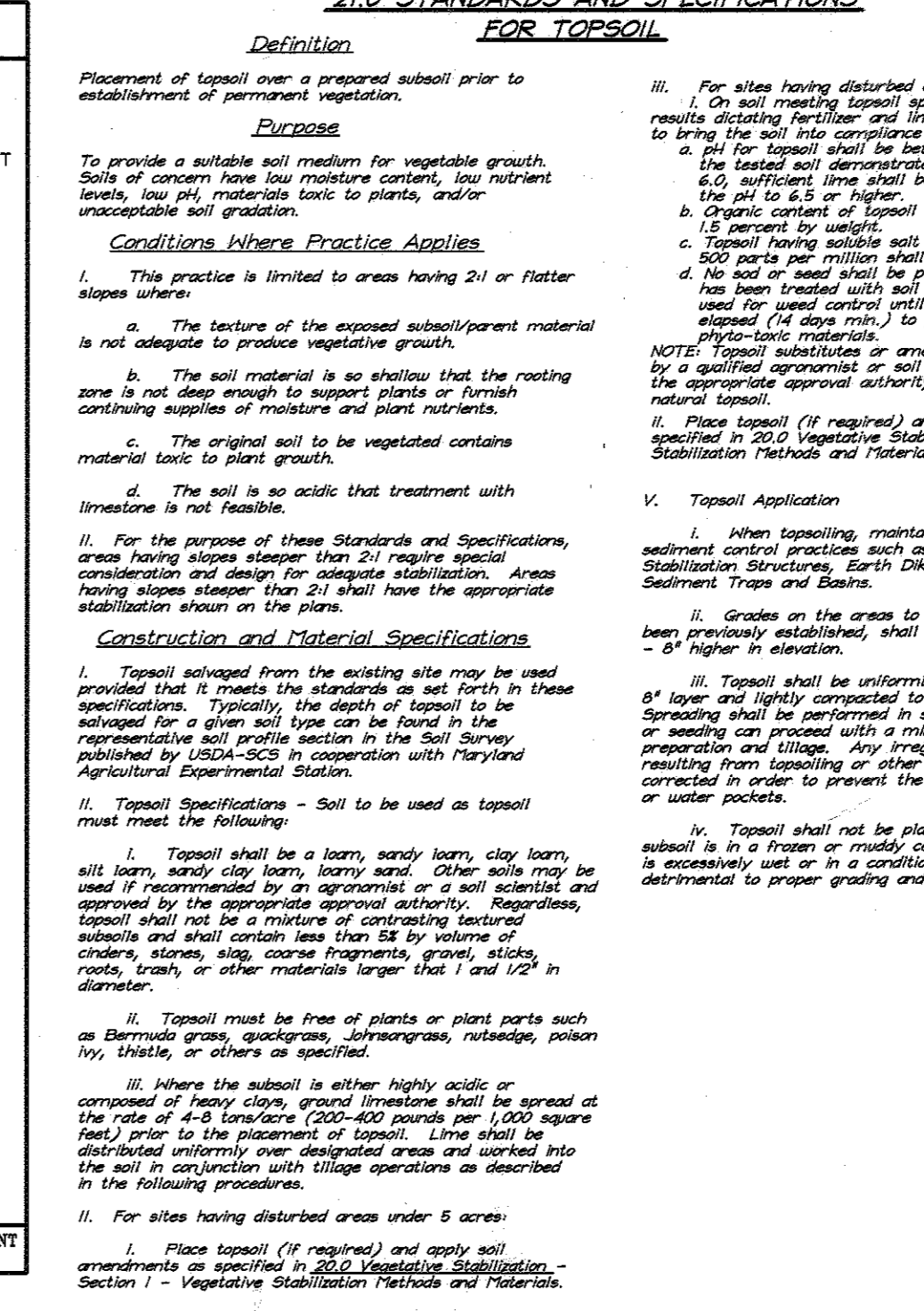
Reviewed for: HOWARD S.C.D. and meets Technical Requirements
 Signature: Jeffrey W. Schmitz 6/11/98
 U.S. Natural Resources Conservation Service
 Signature: Tyler Anderson 6/11/98
 DATE: 6-11-98



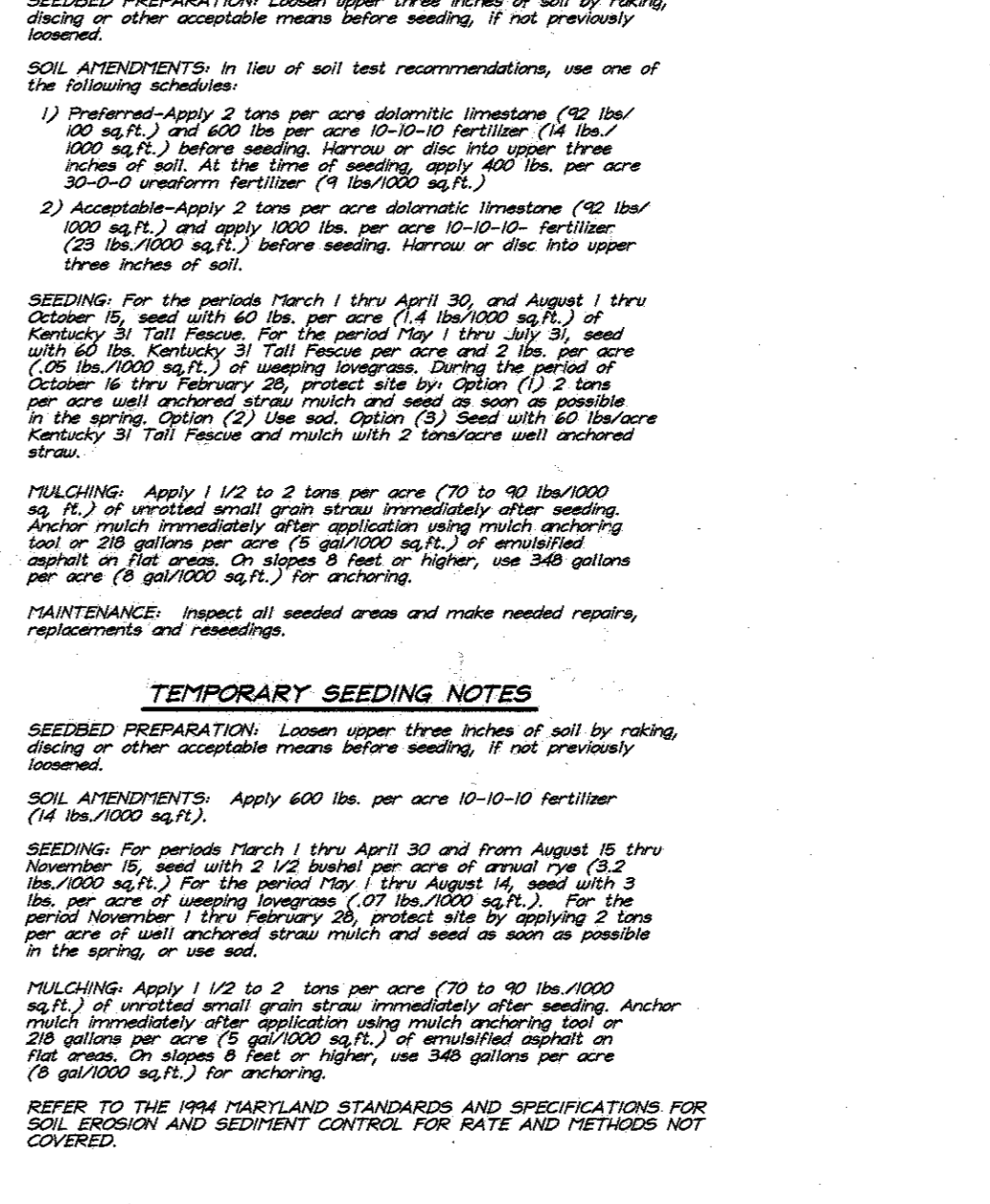
US. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 7-17-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



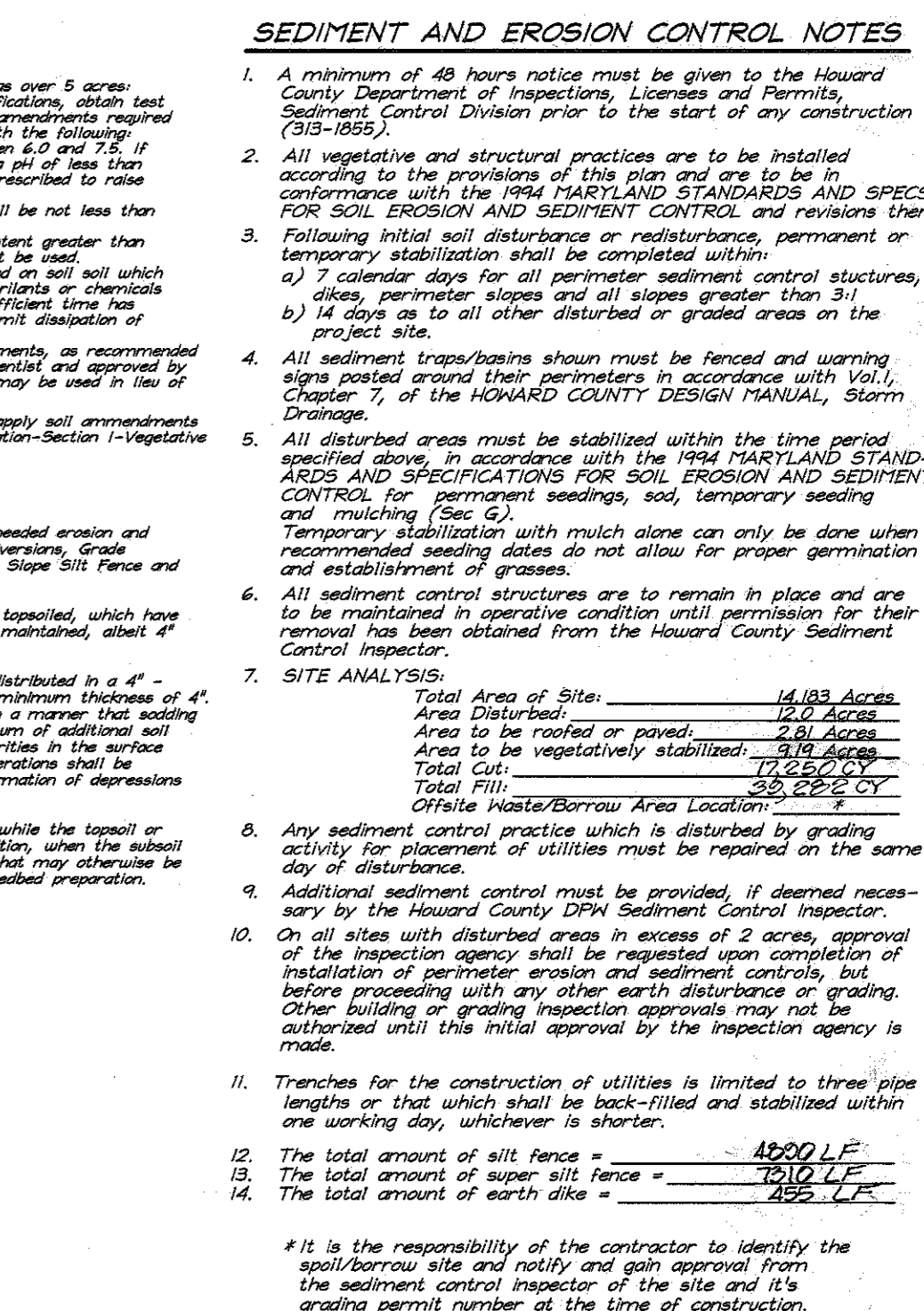
US. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 3-12-4 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



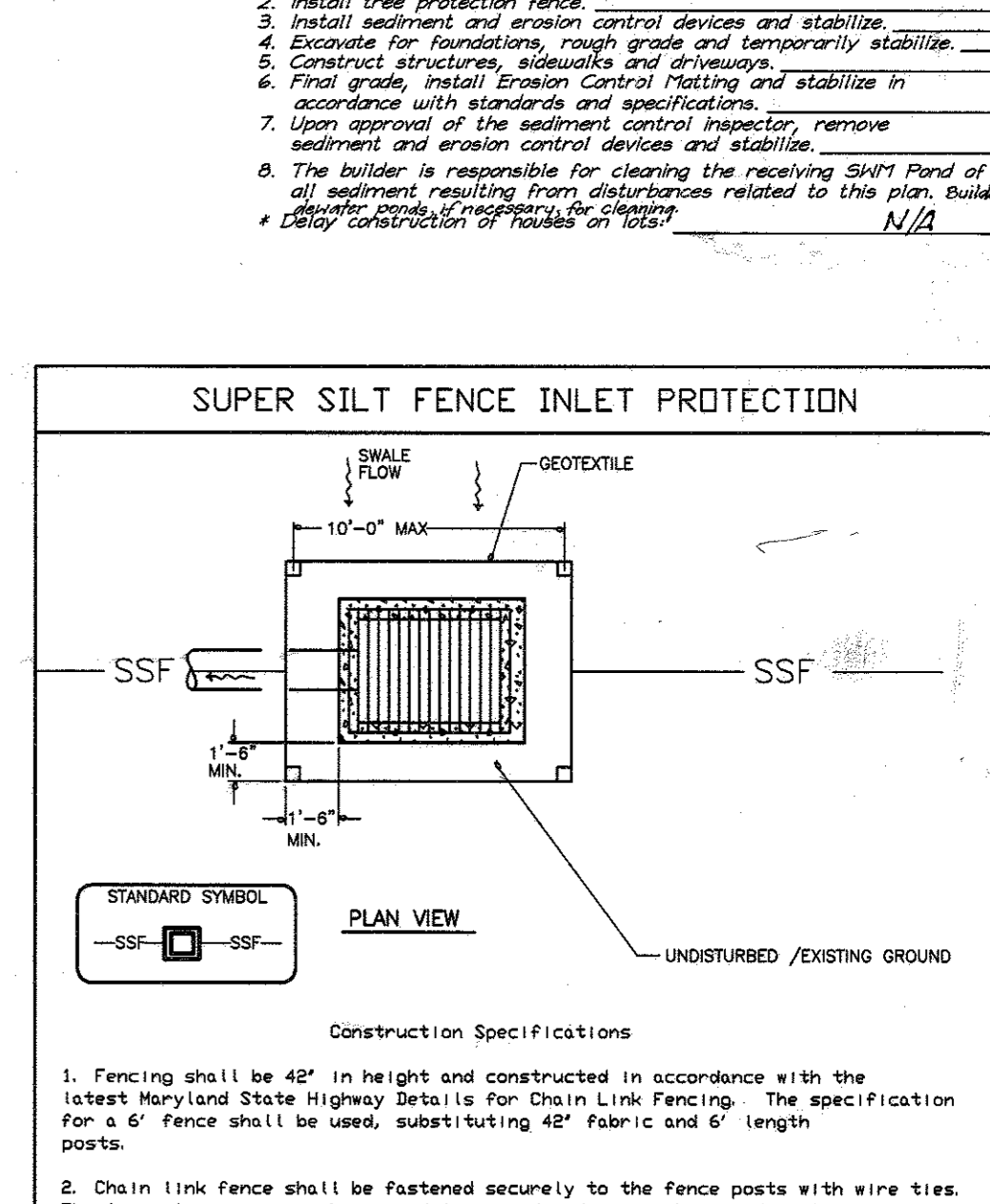
US. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 3-12-4 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



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US. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 3-12-4 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

OWNER / DEVELOPER
 MANGIONE ENTERPRISES OF TURF VALLEY
 1205 YORK ROAD, PENTHOUSE
 TOWSON, MARYLAND 21043

CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED	TD	SCALE	NO SCALE
DRAWN	PS	DRAWING	7 of 7
CHECKED	TD	JOB NO.	97-180
DATE	1-21-98	FILE NO.	97-180SE

SEDIMENT AND EROSION CONTROL DETAILS
 LOTS 106 THRU 138
TURF VALLEY VISTAS
 SECOND (2nd) ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

FOR: TYLER HOMES OF TOWSON
 C/O Commercial Contractors
 1205 York Road
 Towson, Maryland 21043

SDP98.80