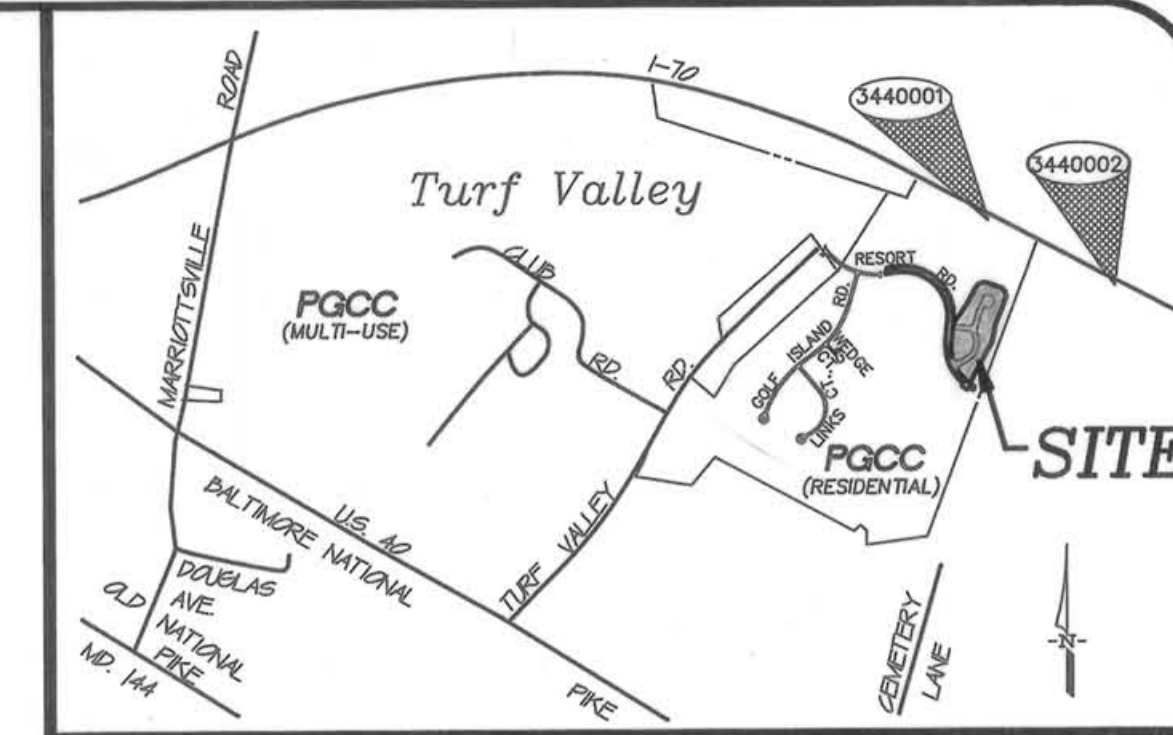


CENTERLINE CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	500.00'	919.36'	655.76'	795.21'	N46°43'41"W	105°21'04"
C-2	500.00'	657.56'	386.10'	611.19'	S31°43'41"E	75°21'03"
C-3	200.00'	283.75'	171.69'	260.54'	N24°48'53"E	81°17'15"
C-4	200.00'	103.09'	53.79'	103.69'	S00°46'32"E	30°06'25"
C-5	200.00'	163.98'	86.91'	159.43'	S37°45'59"W	46°58'37"

DESCRIPTION	DZ FILE NO.	PHASE	GROSS AREA	FLOODPLAIN STEEP SLOPE	NET AREA	NO. OF UNITS ALLOWED	NO. OF UNITS PROPOSED	O/S REQUIRED	O/S PROVIDED	REC. O/S REQUIRED	REC. O/S PROVIDED	DENSITY PER ACRE
POD "D"	S-24-45	IIC	23.9 AC.±	0	23.9 AC.±	LIMIT TO 100	64	*	2.1 AC.±	0	0	7.7 UNITS PER ACRE
RESORT ROAD R/W	S-24-45	IIC	1.9 AC.±	0.2 AC.±	1.7 AC.±	0	0	*	0	0	0	0
TOTAL	S-24-45	IIC	10.8 AC.±	0.2 AC.±	10.6 AC.±	LIMIT TO 100	64	*	2.1 AC.±	0	0	N/A

NOTE: * AS REQUIRED BY FDP-TURF VALLEY RESIDENTIAL SUBDISTRICT APPROVED 9/8/94



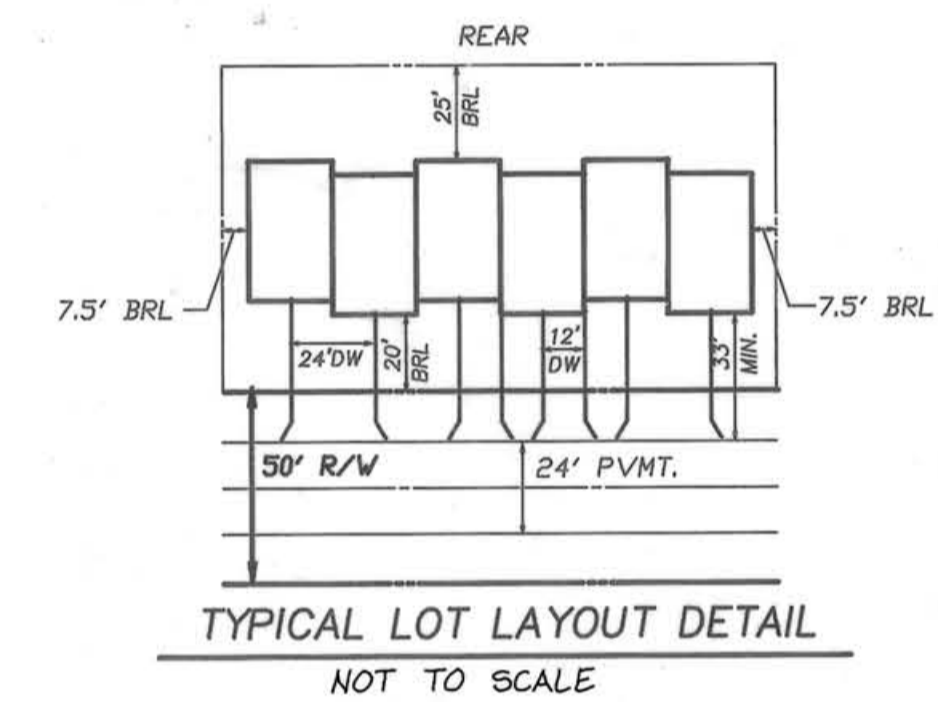
Vicinity Map

SCALE: 1" = 200'



General Notes:

- The subject property is zoned PGCC - Residential per Comprehensive Zoning effective October 18, 1993.
- The project is in conformance with the latest Howard County Standards unless waiver(s) have been approved. DPW waiver request for minimum horizontal road radii and oversized cut-de-sac built, approved 10/19/94.
- Site Data:
 Current Zoning: PGCC - Residential
 Location: South of Interstate 70, East of Turf Valley Road
 Election District: 2nd
 Tax Map: 16
 Parcel: P/O Parcel 8
 Reference FDP: PGCC - Residential Subdistrict
 Gross Area of Tract: 10.2 Ac.±
 Net Area of Tract: 10.0 Ac.±
 Area of Publ. Rd. Dedication (R/W): 4.0 Ac.±
 Area of Proposed Lots: 4.2 Ac.±
 Area of Buildable Lots: 4.1 Ac.±
 Area of Required Open Space and Recreation Open Space: The open space and recreation open space requirements for this development have been identified in "Other Provisions" of the FDP - Residential Subdistrict criteria approved 9/8/94.
 Area of Open Space Lots: 2.1 Ac.± (21% of gross area)
 Total Number of Proposed Lots: 64
 Buildable Lots: 64
 Open Space Lots: 1
- The proposed water and sewer systems shall be public. The subject property is within the metropolitan district.
- Future (Approved) Water and Sewer Contract # 24-3318.
- Utilities taken from Howard County contract drawings.
- Topographic information established at two (2) foot contour intervals based on aerial survey performed by Wings Mapping Co., Inc., photographed April 23, 1992.
- Denotes slopes between 15% and 24.9%
 Denotes slopes equal to or greater than 25%
- There are no slopes equal to or greater than 25% lying in a contiguous area of 20,000 s.f. or greater within the subject property boundaries.
- Soils information taken from Maps #9 and #15, Soil Survey, Howard County, Maryland, July 1988 issue.
- Water and sewer service to these units will be granted under the provisions of the Howard County Code. If capacity is available, public water and sewer allocation will be granted at time of the issuance of the building permits.
- Access to the subject property will be provided through Resort Road (public 60' R/W) in accordance with the approved Traffic Report dated March 31, 1986, prepared by the Traffic Group, Inc.
- The Dept. of Planning and Zoning has determined that grading and disturbance of stream and wetlands buffers is essential for the road crossing (comments dated 7/25/94). The appropriate permits will be obtained through Department of Natural Resources.
- Deed Reference: P/O Parcel 8 - Liber 920, folio 285
- Parking Requirements:
 Spaces Required: 2 spaces per dwelling unit x 64 Units = 128 spaces
 Spaces Provided: 2 sp./d.u. (1 garage sp., 1 d/w sp.) x 64 units = 128 spaces
- Survey Control is based on NAD '27 Maryland Coordinate System as projected by Howard County Geodetic Control Stations:
 No. 3440001 N 534735.478 Elev. 486.341
 E 836286.297
 No. 3440002 N 533583.800 Elev. 462.306
 E 837963.249
- Stormwater management for Pod "D" will be provided at a location which will provide overall stormwater management for the entire drainage basin within the Turf Valley Property in accordance with the approved conceptual stormwater management study dated April 10, 1992.
- Maximum allowed lot coverage for structure 60%.
 Maximum provided lot coverage for structure 45%.



TYPICAL LOT LAYOUT DETAIL
NOT TO SCALE

ENGINEER
 R.M. MOCHI GROUP, P.C.
 3300 NORTH RIDGE ROAD, SUITE 235
 ELLICOTT CITY, MARYLAND 21043
 (410) 461-0079
 ATTN: Mr. Robert Mochi, P.E.

OWNER/DEVELOPER
 MANGIONE ENTERPRISES OF TURF VALLEY
 LIMITED PARTNERSHIP
 1205 YORK ROAD - PENTHOUSE
 LUTHERVILLE, MARYLAND 21093
 (410) 825-8400
 ATTN: Mr. Louis Mangione

S-24-45
 SKETCH PLAN
TURF VALLEY POD "D"

Lots 1 - 68
 Current Zoning: PGCC - Residential
 2nd Election District: Howard County, Maryland
 Tax Map 16: P/O Parcel 8
 June 29, 1994
 Scale: 1" = 100'

PROVISIONALLY APPROVED
 DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
 J. A. [Signature] 12/23/94
 PLANNING DIRECTOR DATE

PREVIOUS FILES:
 PB-181, Amended S-86-13, (P.B. 294)
 FDP-PGCC-1, FDP - Residential Subdistrict
 PB - 6/23/94, F-94-06 (Resort Road)

date	description	revision
6-29-94	engineering	1
94.021.00	illustration	1
12/19/94	REVISED PER DPZ COMMENTS	2
12/19/94	CLARIFIED ORIGINAL, EDC SIGNATURES	3
6/29/94	REV. PER DPZ & DPW COMMENTS/SUBM. FOR REVIEW	1
6/29/94	SUBMITTED TO DPZ FOR REVIEW	1

PROJECT: 94.021.00
 DATE: 12/23/94
 SCALE: 1" = 100'

PGCC - Residential Subdistrict
TURF VALLEY POD "D"
 HOWARD COUNTY, MARYLAND
 2nd ELECTION DISTRICT
 SKETCH PLAN

R.M. MOCHI GROUP, P.C.
 3300 N. Ridge Road, Suite 235
 Ellieott City, MD 21043-3305
 (410) 461-0079
 Fax: (410) 750-6340

S-94-45