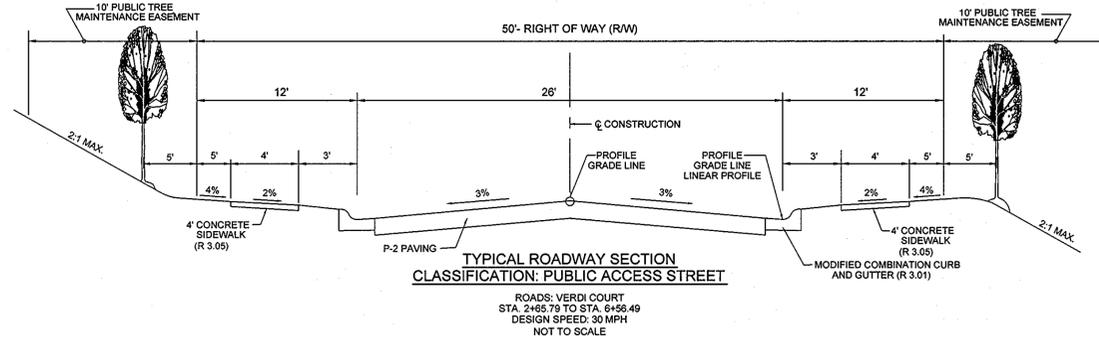


PAVING SECTIONS							
SEC. NO.	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)					
		3 TO <9 TO <7	27	3 TO <9 TO <7	27	3 TO <9 TO <7	
		PAVEMENT MATERIAL (INCHES)					
P-2	PARKING DRIVE AISLES: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY	HMA SUPERPAVE FINAL SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)	1.5	1.5	1.5	1.5	1.5
	LOCAL ROADS: ACCESS PLACE, ACCESS STREET, CUL-DE-SACS, RESIDENTIAL	HMA SUPERPAVE INTERMEDIATE SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)	1.0	1.0	1.0	1.0	1.0
		HMA SUPERPAVE BASE 19.0 MM, PG 64-22, LEVEL 1 (ESAL)	2.0	2.0	2.0	3.5	2.0
		GRADED AGGREGATE BASE (GAB)	8.0	4.0	3.0	4.0	4.0

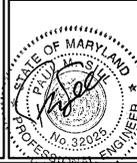
■	HMA SUPERPAVE FINAL SURFACE
■	HMA SUPERPAVE INTERMEDIATE SURFACE
■	HMA SUPERPAVE BASE
■	GRADED AGGREGATE BASE (GAB)

NOTES:
1. HEAVY TRUCKS ARE DEFINED AS THOSE WITH SIX (6) WHEELS OR MORE INCLUDING GARBAGE TRUCKS.
2. HMA SUPERPAVE LAYERS SHALL BE PLACED IN APPROPRIATE COMPACTED LIFT THICKNESS: 19.0 MM BASE (2.0" MIN TO 4.0" MAX), 12.5 MM SURFACE (1.5" MIN TO 3.0" MAX), AND 9.5 MM SURFACE (1.0" MIN TO 2.0" MAX).
3. GRADED AGGREGATE BASE (GAB) TO BE PLACED AND COMPACTED IN 8" MAX COMPACTED THICKNESS LAYERS.
4. THE INTERMEDIATE SURFACE COURSE LAYER MUST BE PLACED WITHIN 2 WEEKS OF PLACEMENT OF BASE COURSE, AND IS REQUIRED PRIOR TO SUBSTANTIAL COMPLETION INSPECTION AND BOND REDUCTION.
5. IN LIEU OF PLACING THE INTERMEDIATE SURFACE COURSE LAYER FOR COMMERCIAL / INDUSTRIAL ENTRANCE APRONS WITHIN THE COUNTY RIGHT-OF-WAY WHERE AUXILIARY LANES ARE NOT REQUIRED, THE THICKNESS OF THE INTERMEDIATE PAVEMENT LAYER CAN BE ADDED TO THE REQUIRED THICKNESS OF THE BASE ASPHALT LAYER.
6. THE CONSTRUCTION DRAWINGS SHALL SHOW THE PAVING SECTION, ROAD CLASSIFICATION AND CBR VALUE FOR EACH ROADWAY.



OWNER/DEVELOPER
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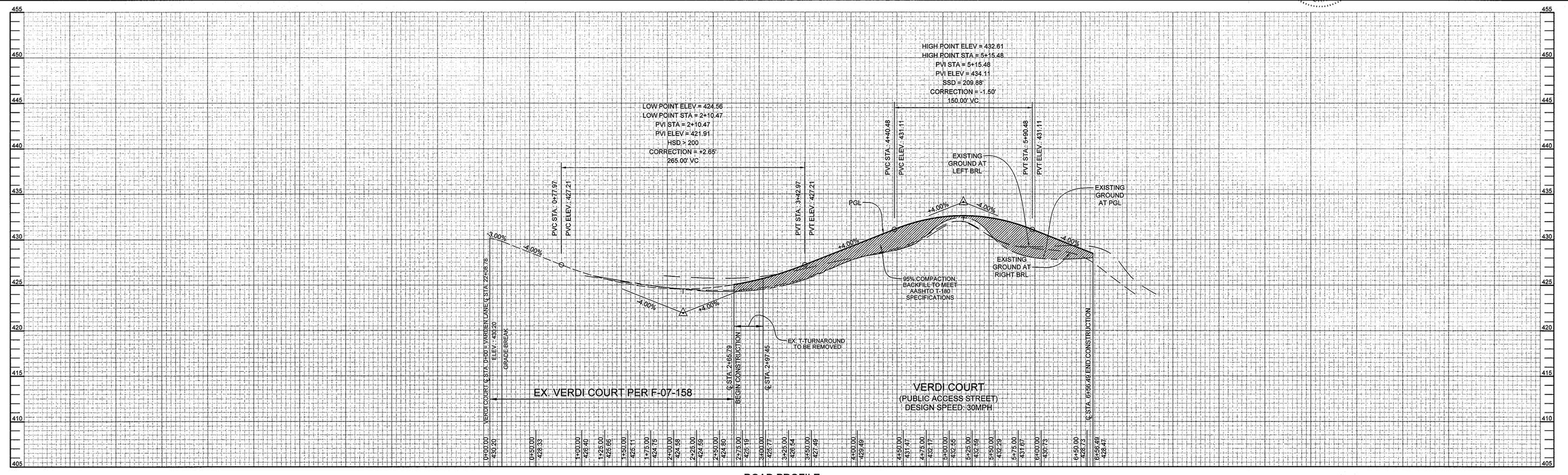
PRELIMINARY ROAD PROFILE VERDI COURT FAIRWAYS AT TURF VALLEY
PHASE III LOTS 85-102, OPEN SPACE LOTS 103-105 & GOLF OPEN SPACE
LOT 106 POD 'F' SECTION IV : RESIDENTIAL PHASE IV E
A RESUBDIVISION OF FAIRWAYS AT TURF VALLEY PHASE I
NON-BUILDABLE BULK PARCEL D
TAX MAP 16 GRID 16 PART OF PARCELS 8 AND 706
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND



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DESIGN BY: PS
DRAWN BY: MRM
CHECKED BY: PS
SCALE: AS SHOWN
DATE: JANUARY 31, 2009
PROJECT #: 06-025
SHEET #: 2 OF 9

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DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Paul D'Angelo 2/10/09
PLANNING DIRECTOR DATE



ROAD PROFILE
SCALE: HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

ROAD CLASSIFICATION				
ROAD NAME	CLASSIFICATION	PAVING TYPE	DESIGN SPEED	LIMITS OF CONSTRUCTION
VERDI COURT	ACCESS STREET	P-2	30	3+09.43 TO 6+56.49
				R/W 50'

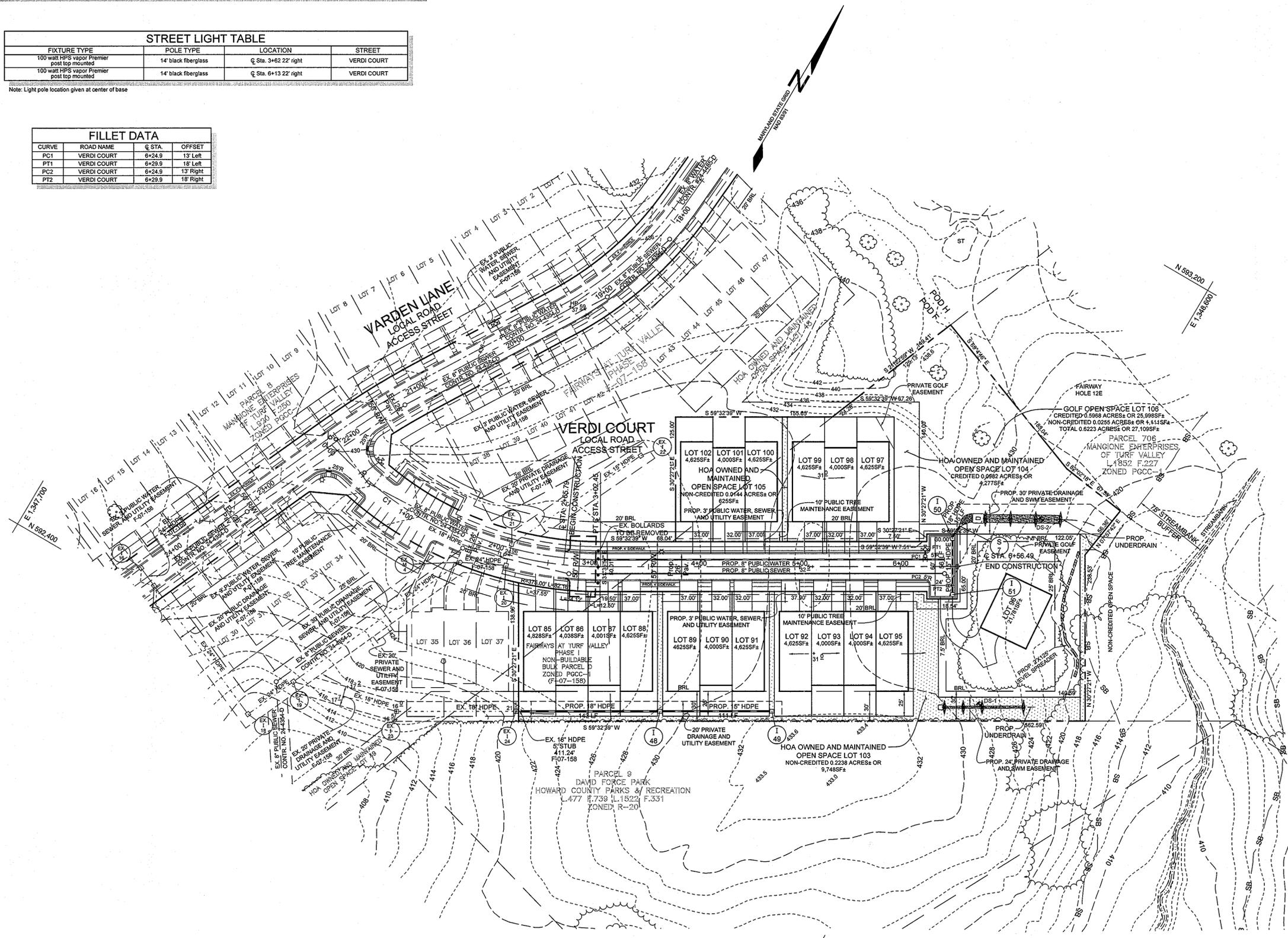
STREET LIGHT TABLE			
FIXTURE TYPE	POLE TYPE	LOCATION	STREET
100 watt HPS vapor Premier post top mounted	14' black fiberglass	☉ Sta. 3+62.22' right	VERDI COURT
100 watt HPS vapor Premier post top mounted	14' black fiberglass	☉ Sta. 6+13.22' right	VERDI COURT

Note: Light pole location given at center of base

FILLET DATA			
CURVE	ROAD NAME	☉ STA.	OFFSET
PC1	VERDI COURT	6+24.9	13' Left
PT1	VERDI COURT	6+29.9	18' Left
PC2	VERDI COURT	6+24.9	13' Right
PT2	VERDI COURT </tr		

CENTERLINE ROAD CURVE DATA				
CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING
C1	350.00	276.80'	45°18'47"	N82°12'02"E
				CHORD LENGTH 269.64'

LEGEND	
EXISTING CONTOUR	--- 382
PROPOSED CONTOUR	--- 382
EXISTING SPOT ELEVATION	382.3
PROPOSED SPOT ELEVATION	+82.53
DIRECTION OF FLOW	→
EXISTING TREELINE	~~~~~
PROPOSED TREELINE	~~~~~
LIGHT POLES	☆ POST TOP
NON-CREDITED OPEN SPACE	▨



OWNER/DEVELOPER
 MANGIONE ENTERPRISES OF TURF VALLEY, LP
 1205 YORK ROAD, PENTHOUSE
 LUTHERVILLE, MARYLAND 21093
 410.825.8400

PRELIMINARY EQUIVALENT SKETCH PLAN
FAIRWAYS AT TURF VALLEY
 PHASE III LOTS 85-102, OPEN SPACE LOTS 103-105 & GOLF OPEN SPACE
 LOT 106 POD 'F' SECTION IV : RESIDENTIAL PHASE IV E
 A RESUBDIVISION OF FAIRWAYS AT TURF VALLEY PHASE I
 NON-BUILDABLE BULK PARCEL D
 TAX MAP 16 GRID 16 PART OF PARCELS 8 AND 706
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

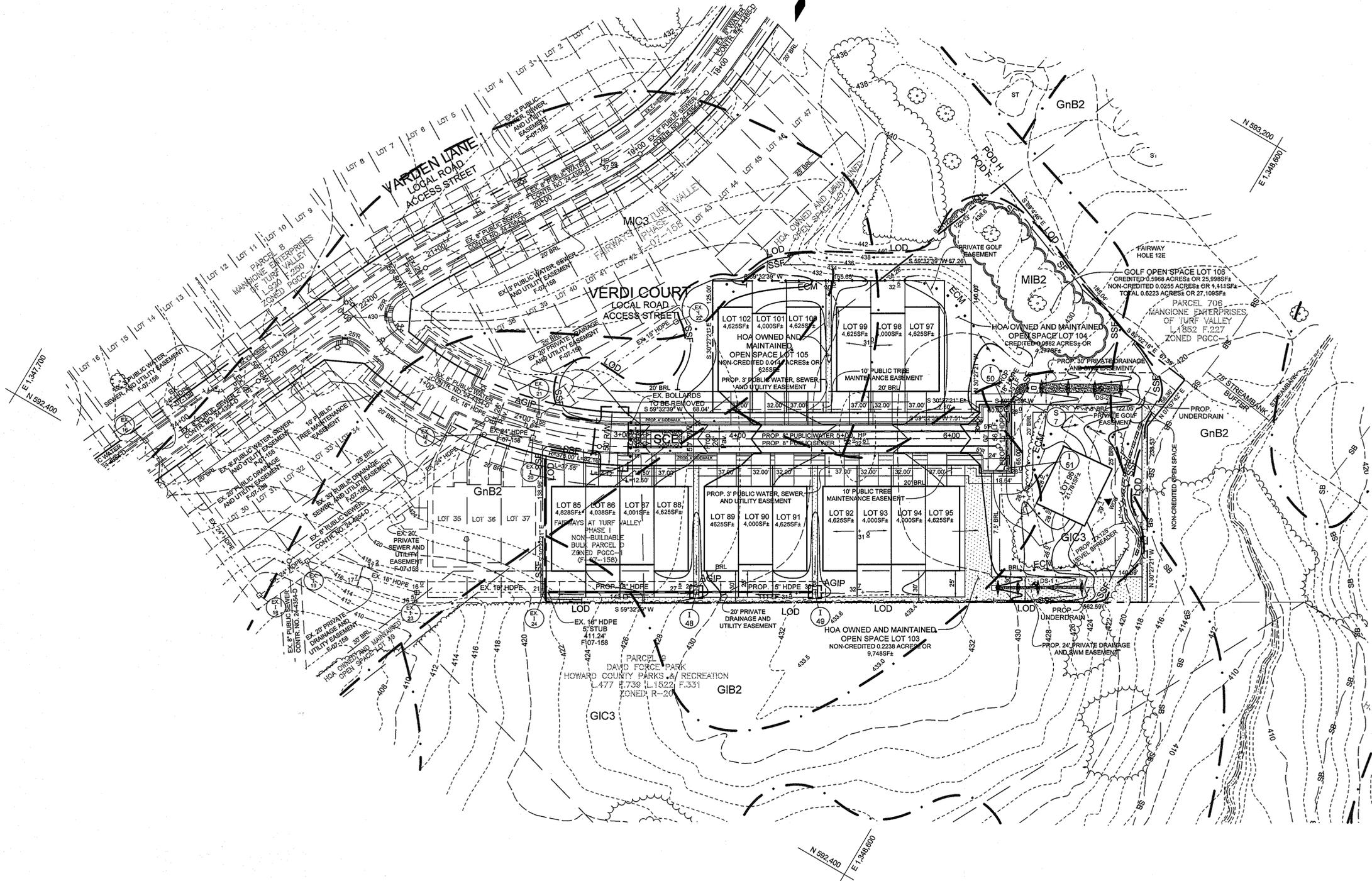
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 Phone: 443.325.7682 Fax: 443.325.7685
 Email: info@silladcock.com

DESIGN BY: PS
 DRAWN BY: MRM
 CHECKED BY: PS
 SCALE: 1" = 50'
 DATE: JANUARY 31, 2009
 PROJECT #: 06-025
 SHEET #: 3 of 9

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 [Signature] 2/10/09
 PLANNING DIRECTOR DATE

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
GIB2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
GIC3	GLENVILE SILT LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B
GnB2	GLENVILE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
MIB2	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
MIC3	MANOR LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B

LEGEND	
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
EXISTING SPOT ELEVATION	382
PROPOSED SPOT ELEVATION	82.53
DIRECTION OF FLOW	→
EXISTING TREELINE	~
PROPOSED TREELINE	~
SUPER SILT FENCE	SSF
LIMIT OF DISTURBANCE	LOD
EROSION CONTROL MATTING	ECM
SOIL BOUNDARY	---
AT GRADE INLET PROTECTION	AGIP
LIGHT POLES	☆ POST TOP
NON-CREDITED OPEN SPACE	▨



OWNER/DEVELOPER
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**PRELIMINARY GRADING,
 SEDIMENT AND EROSION CONTROL PLAN
 FAIRWAYS AT TURF VALLEY**
 PHASE III LOTS 85-102, OPEN SPACE LOTS 103-105 & GOLF OPEN SPACE
 LOT 106 POD 'F' SECTION IV : RESIDENTIAL PHASE IV E
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 NON-BUILDABLE BULK PARCEL D
 TAX MAP 16 GRID 16 2ND ELECTION DISTRICT PART OF PARCELS 8 AND 706
 HOWARD COUNTY, MARYLAND

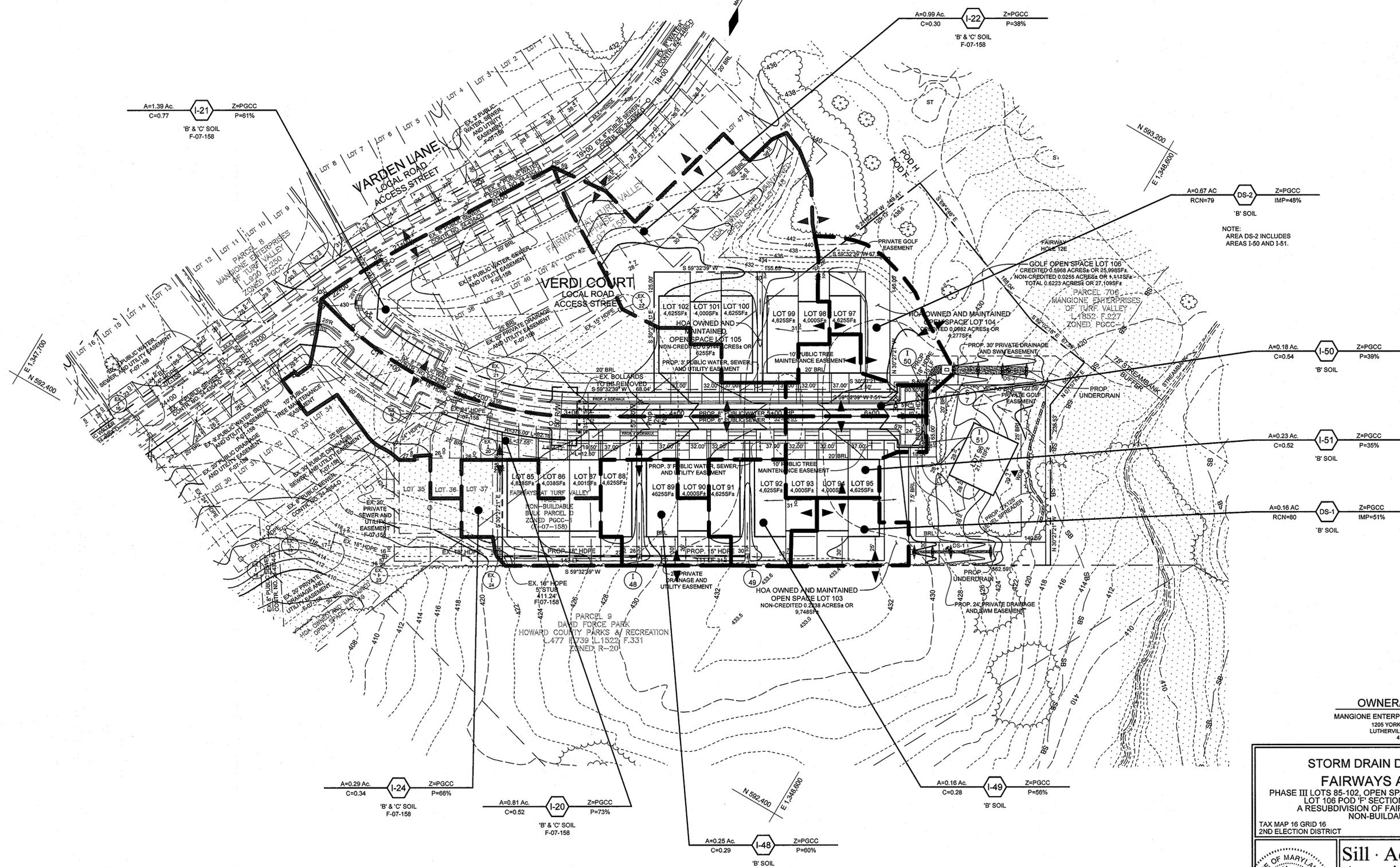


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 HOWARD COUNTY
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SOILS LEGEND		
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MIB2	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
MIC3	MANOR LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B



NOTE:
AREA DS-2 INCLUDES
AREAS I-50 AND I-51.

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STORM DRAIN DRAINAGE AREA MAP
FAIRWAYS AT TURF VALLEY
PHASE III LOTS 85-102, OPEN SPACE LOTS 103-105 & GOLF OPEN SPACE
LOT 106 POD 'F' SECTION IV; RESIDENTIAL PHASE IV E
A RESUBDIVISION OF FAIRWAYS AT TURF VALLEY PHASE I
NON-BUILDABLE BULK PARCEL D
TAX MAP 16 GRID 16
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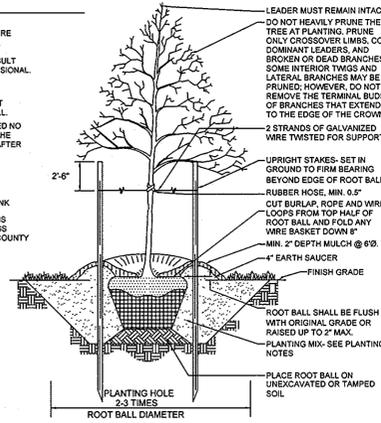
STATE OF MARYLAND
No. 32025
PROFESSIONAL ENGINEER

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark A. Coyle 2/10/09
PLANNING DIRECTOR DATE

NOTES

- CONSULT INTERNATIONAL SOCIETY OF ARBORICULTURE GUIDELINES FOR FURTHER DETAILS OF PLANTING SPECIFICATIONS, OR CONSULT WITH A QUALIFIED PROFESSIONAL.
- EACH TREE SHALL BE PLANTED SUCH THAT THE TRUNK PLANE IS VISIBLE AT THE TOP OF THE ROOT BALL.
- STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
- PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
- KEEP MULCH 1" FROM TRUNK.
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
- TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.



TYPICAL TREE PLANTING AND STAKING
DECIDUOUS TREES UP TO 2-1/2" CALIPER NOT TO SCALE

LANDSCAPE SCHEDULE				
KEY	QUANTITY	BOTANICAL NAME	SIZE	NOTE
(Symbol)	22	ACER RUBRUM (STREET TREES)	2 1/2"-3" CAL.	B & B
(Symbol)	18	QUERCUS RUBRA (INTERNAL) RED OAK	2 1/2"-3" CAL.	B & B
(Symbol)	9	QUERCUS ACUTISSIMA (PERIMETER) SAWTOOTH OAK	2 1/2"-3" CAL.	B & B

STREET TREE SCHEDULE			
STREET NAME	LF REQUIRED	TREES REQUIRED	TREES PROVIDED
VERDI COURT	863	22	22

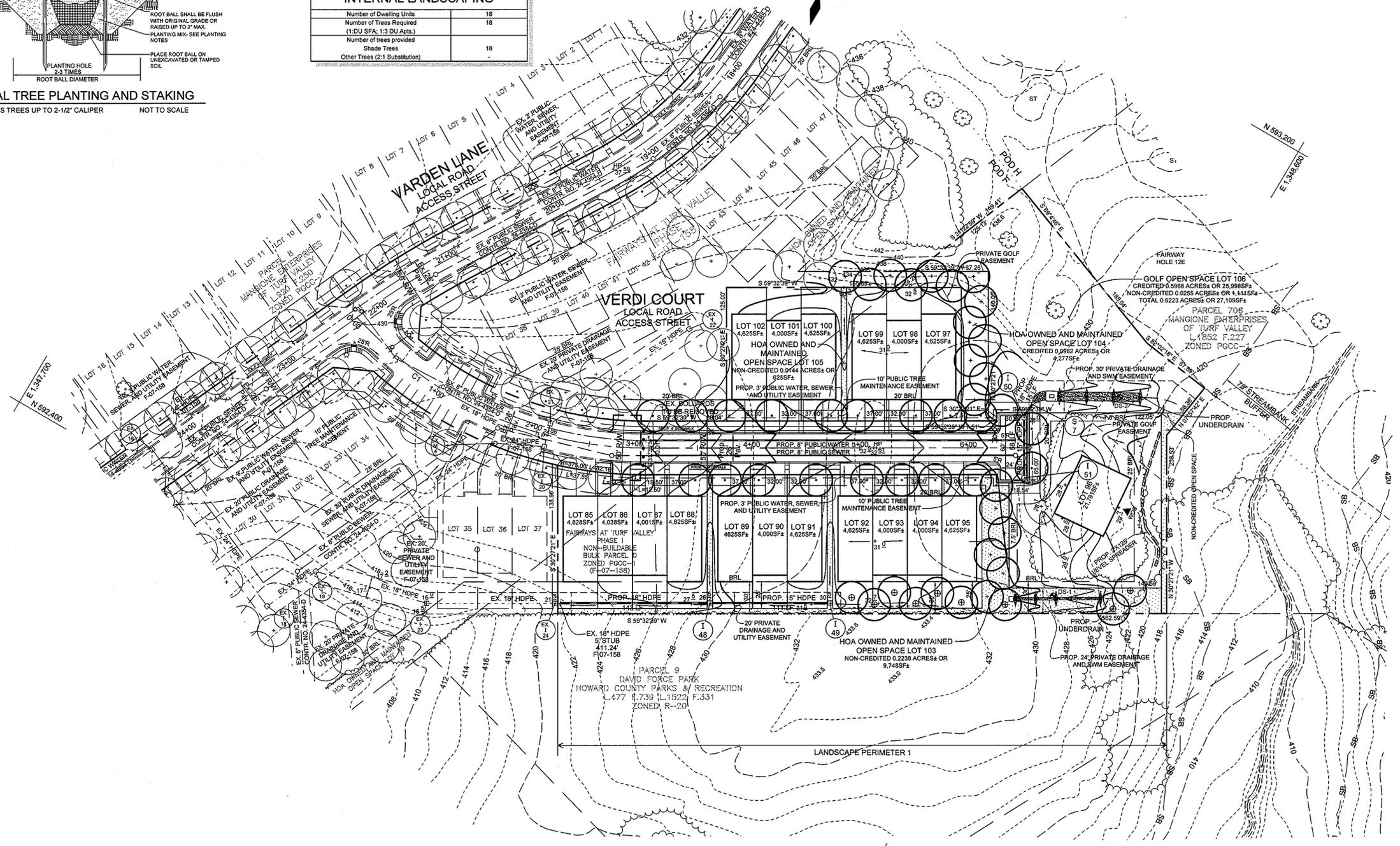
RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
Number of Dwelling Units	18
Number of Trees Required (1 DU SFA; 1.3 DU Acts)	18
Number of trees provided	18
Shade Trees	18
Other Trees (2:1 Substitution)	

SCHEDULE A PERIMETER LANDSCAPE EDGE		
CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
PERIMETER/FRONTAGE DESIGNATION	N/A	1 - - -
LANDSCAPE TYPE	A	- - -
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	-	563 - - -
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	-	NO - - -
REMAINING PERIMETER LENGTH	-	563 - - -
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET)	-	NO - - -
REMAINING PERIMETER LENGTH	-	- - -
NUMBER OF PLANTS REQUIRED	-	180 9 - - -
SHADE TREES	-	- - -
EVERGREEN TREES	-	- - -
SHRUBS	-	- - -
NUMBER OF PLANTS PROVIDED	-	9 - - -
SHADE TREES	-	- - -
EVERGREEN TREES	-	- - -
OTHER TREES (2:1 SUBSTITUTION)	-	- - -
SHRUBS (10:1 SUBSTITUTION)	-	- - -
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	-	- - -

LEGEND

- EXISTING CONTOUR: --- 382 ---
- PROPOSED CONTOUR: --- 382 ---
- EXISTING SPOT ELEVATION: 382.3
- PROPOSED SPOT ELEVATION: +82.53
- DIRECTION OF FLOW: [Arrow]
- EXISTING TREELINE: [Wavy line]
- PROPOSED TREELINE: [Wavy line]
- EXISTING LANDSCAPE TREES AS PER F-07-158: [Circle with dot]
- PROPOSED LANDSCAPE TREES: [Circle with dot]
- NON-CREDITED OPEN SPACE: [Dotted area]

- LANDSCAPE NOTES**
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPING MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
 - THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
 - FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$6,600.00 (22 SHADE TREES @ \$300.00 EACH). STREET TREES, INTERNAL LANDSCAPE TREES AND PERIMETER LANDSCAPE TREES WILL BE PLANTED AT THE SITE DEVELOPMENT PLAN STAGE. LANDSCAPING FOR LOTS 85 THRU 102 WILL BE PROVIDED FOR AT THE SITE DEVELOPMENT PLAN STAGE IN ACCORDANCE WITH SECTION 16.124 OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL.



OWNER/DEVELOPER
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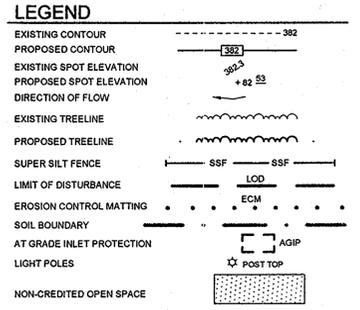
PRELIMINARY LANDSCAPE PLAN
FAIRWAYS AT TURF VALLEY
PHASE III LOTS 85-102, OPEN SPACE LOTS 103-105 & GOLF OPEN SPACE
LOT 106 POD 'F' SECTION IV: RESIDENTIAL PHASE IV E
A RESUBDIVISION OF FAIRWAYS AT TURF VALLEY PHASE I
NON-BUILDABLE BULK PARCEL D
TAX MAP 16 GRID 16 PART OF PARCELS 8 AND 706
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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SHEET #: 8 of 9

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
[Signature] 2/10/09
PLANNING DIRECTOR DATE

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
GIB2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
GIC3	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B
GIB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
MB2	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
MIC3	MANOR LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B



FCA Exemption Note

The proposed development of Fairways of Turf Valley will occur on portions of Parcels 8 and 706 (tax map 16). The development occurring on Parcel 8 is exempt from the Forest Conservation Act regulations. Portions of Parcel 706 that occur outside the limits of disturbance for this phase of the project are not included as part of the project for the purpose of the Forest Conservation Act.

- FCP NOTES**
- The forest resources have been reported in the forest stand delineation for the Fairways at Turf Valley, Phase II (SP-08-005).
 - Forested areas occurring outside of the FCE shall not be considered part of the FCE and shall not be subject to protective land covenants.
 - Limits of disturbance (LOD) shown on this plan represent the limits of this phase of the project. Future phases of the project will be addressed as they are proposed. Portions of this phase of the development have been cleared/graded for Phase I of the development. The FCA obligation for these areas was addressed in the FCP for Phase I.
 - There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Conservation Easement, except as permitted by Howard County OPE.
 - Temporary fencing shall be used to protect forest resources during construction. Fencing shall be installed along the approved limits of disturbance occurring within 50 feet of the approved FCE limits.
 - Permanent signage will be posted at a 50-100 foot intervals along all approved FCE limits.
 - The Forest Conservation Act requirements for this project will be met through 0.44 acres of "offset" retention on swept portions of Turf Valley. The offset retention areas will be on Open Space Lot 104 of the Villages of Turf Valley Phase 2 and will be placed in a Forest Conservation Easement shown on the final plat of the Villages Phase 2 (F-08-094). The retained areas will be posted with appropriate protective signage.

FOREST CONSERVATION WORKSHEET
Version 1.0

Project: Fairways at Turf Valley Phase III
Date: September 15, 2008

NET TRACT AREA	Acres
A. Total tract area -	93.0
B. Area within 100 Year Floodplain and future development areas	89.72
C. Area within limits of disturbance associated with Phase I	2.72
D. Net Tract Area	0.56

LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)
ARA MDR IDA HDR MPD CIA

F. Afforestation Threshold	(percentage)	0.15	0.08
G. Conservation Threshold	(percentage)	0.15	0.08

EXISTING FOREST COVER:

H. Existing forest cover (excluding floodplain)	0.33
I. Area of forest above afforestation threshold	0.25
J. Area of forest above conservation threshold	0.25

BREAK EVEN POINT:

K. Forest retention, above threshold with no mitigation	0.05	
L. Forest retention, above threshold with mitigation	Break-Even Point	0.13
M. Clearing permitted without mitigation	0.2	

PROPOSED FOREST CLEARING

N. Total area of forest to be Cleared or Retained Outside FCE	0.33
O. Total area of forest to be Retained in FCE	0

PLANTING REQUIREMENTS

P. Reforestation for clearing above Conservation Threshold	0.08
Q. Reforestation for clearing below Conservation Threshold	0.16
R. Credit for retention above conservation threshold	0
S. Total reforestation required	0.22
T. Total afforestation required	0
U. Total reforestation and afforestation required	0.22

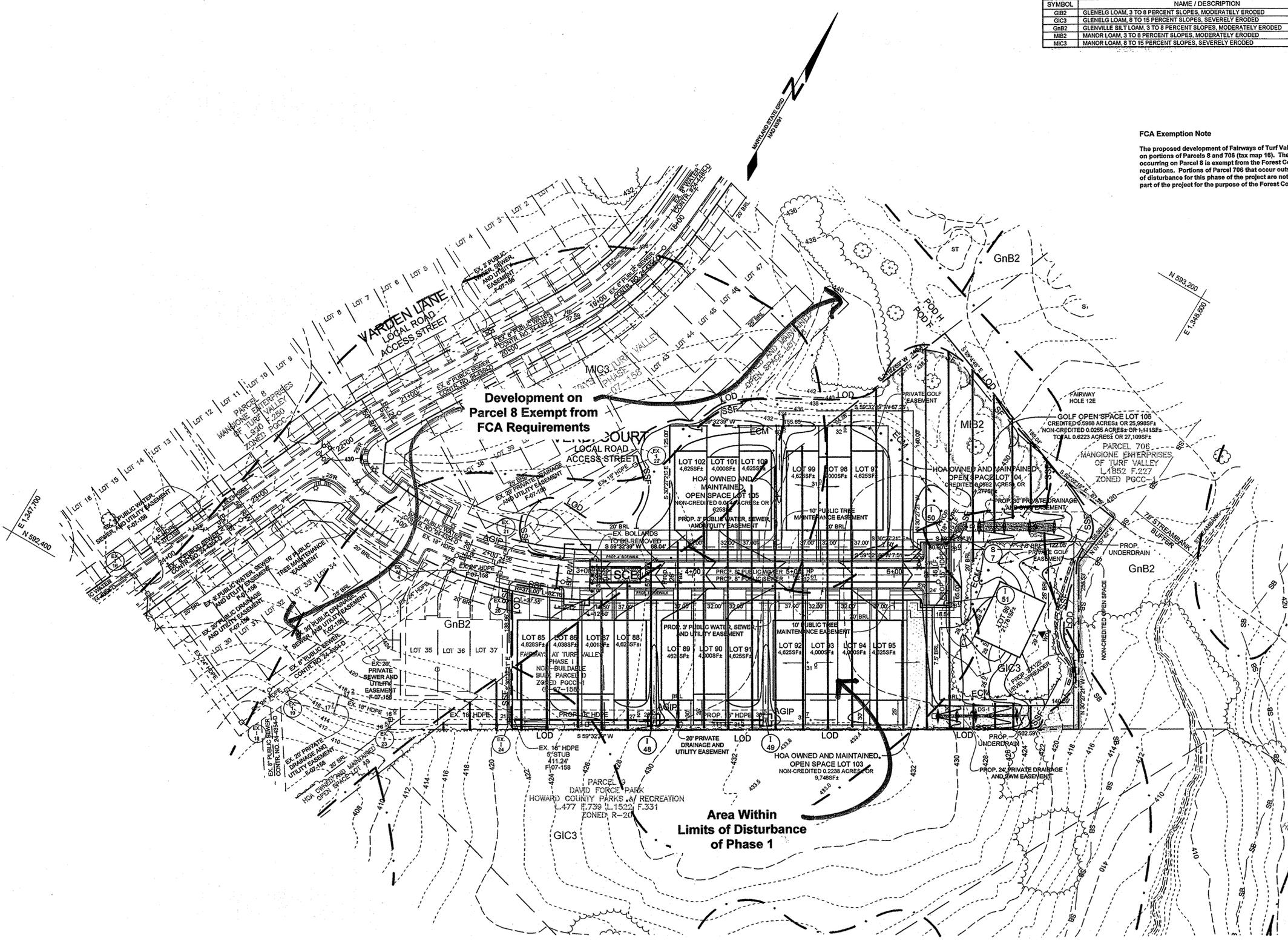
OWNER/DEVELOPER
MANGIONE ENTERPRISES OF TURF VALLEY, LP
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410.826.9490

FOREST CONSERVATION PLAN
FAIRWAYS AT TURF VALLEY
PHASE III LOTS 85-102, OPEN SPACE LOTS 103-105 & GOLF OPEN SPACE
LOT 106 POD 'F' SECTION IV : RESIDENTIAL PHASE IV E
A RESUBDIVISION OF FAIRWAYS AT TURF VALLEY PHASE I
NON-BUILDABLE BULK PARCEL D

TAX MAP 16 GRID 16 PART OF PARCELS 8 AND 706
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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DESIGN BY: PS
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SCALE: 1" = 50'
DATE: February 2, 2009
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SHEET #: 7 of 9



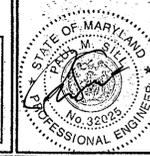
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HOWARD COUNTY

Charles K. Ogilby 2/10/09
PLANNING DIRECTOR DATE

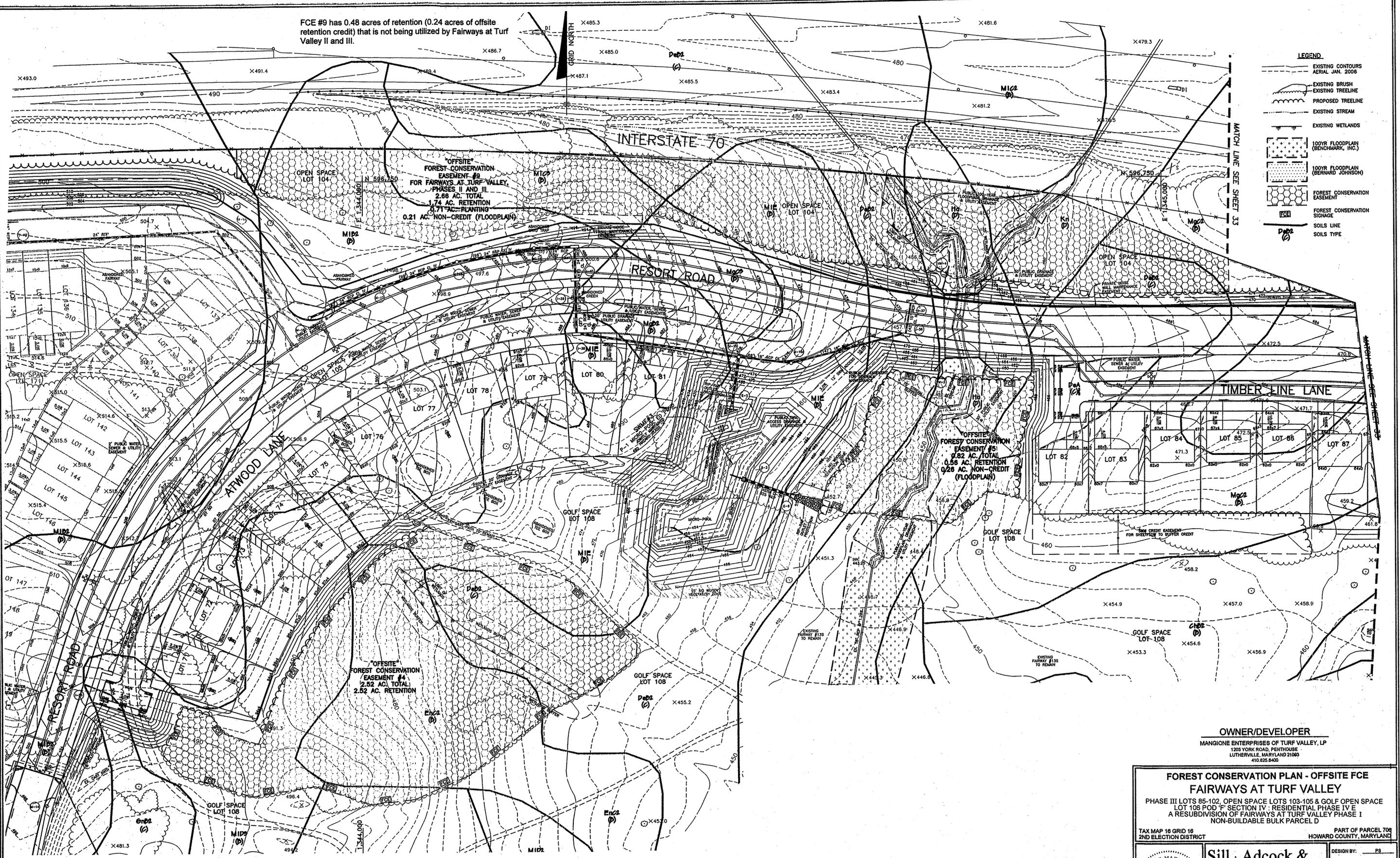
MD DNR, Qualified Professional
USAC02, Wetland Delineator
Certification # WDCP93MD061004433

John F. Canale

Eco-Science Professionals, Inc.
Consulting Ecologists
P.O. Box 5906 Glen Arm, Maryland 21057 Telephone (410) 832-2480 Fax (410) 832-2488



FCE #9 has 0.48 acres of retention (0.24 acres of offsite retention credit) that is not being utilized by Fairways at Turf Valley II and III.



- LEGEND**
- EXISTING CONTOURS
 - AERIAL JAN. 2008
 - EXISTING BRUSH
 - EXISTING TREELINE
 - PROPOSED TREELINE
 - EXISTING STREAM
 - EXISTING WETLANDS
 - [Pattern] 100YR FLOODPLAIN (BENCHMARK, INC.)
 - [Pattern] 100YR FLOODPLAIN (BERNARD JOHNSON)
 - [Pattern] FOREST CONSERVATION EASEMENT
 - [Pattern] FOREST CONSERVATION SIGNAGE
 - [Pattern] SOILS LINE
 - [Pattern] SOILS TYPE

MATCH LINE SEE SHEET 33

PLAN VIEW
SCALE: 1" = 50'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Frank K. Lough 2/10/09
PLANNING DIRECTOR

OWNER/DEVELOPER
MANGIONE ENTERPRISES OF TURF VALLEY, LP
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FOREST CONSERVATION PLAN - OFFSITE FCE
FAIRWAYS AT TURF VALLEY
PHASE III LOTS 85-102, OPEN SPACE LOTS 103-105 & GOLF OPEN SPACE LOT 106 POD 'F' SECTION IV - RESIDENTIAL PHASE IV E
A RESUBDIVISION OF FAIRWAYS AT TURF VALLEY PHASE I
NON-BUILDABLE BULK PARCEL D

TAX MAP 16 GRID 16
2ND ELECTION DISTRICT

PART OF PARCEL 709
HOWARD COUNTY, MARYLAND

MD DNR Qualified Professional
USACE Wetland Delineator
Certification #WDCP200500100402

JLC
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DESIGN BY: PS
DRAWN BY: MRM
CHECKED BY: PS
SCALE: 1" = 50'
DATE: February 2, 2009
PROJECT #: 06-026
SHEET #: 9 of 9