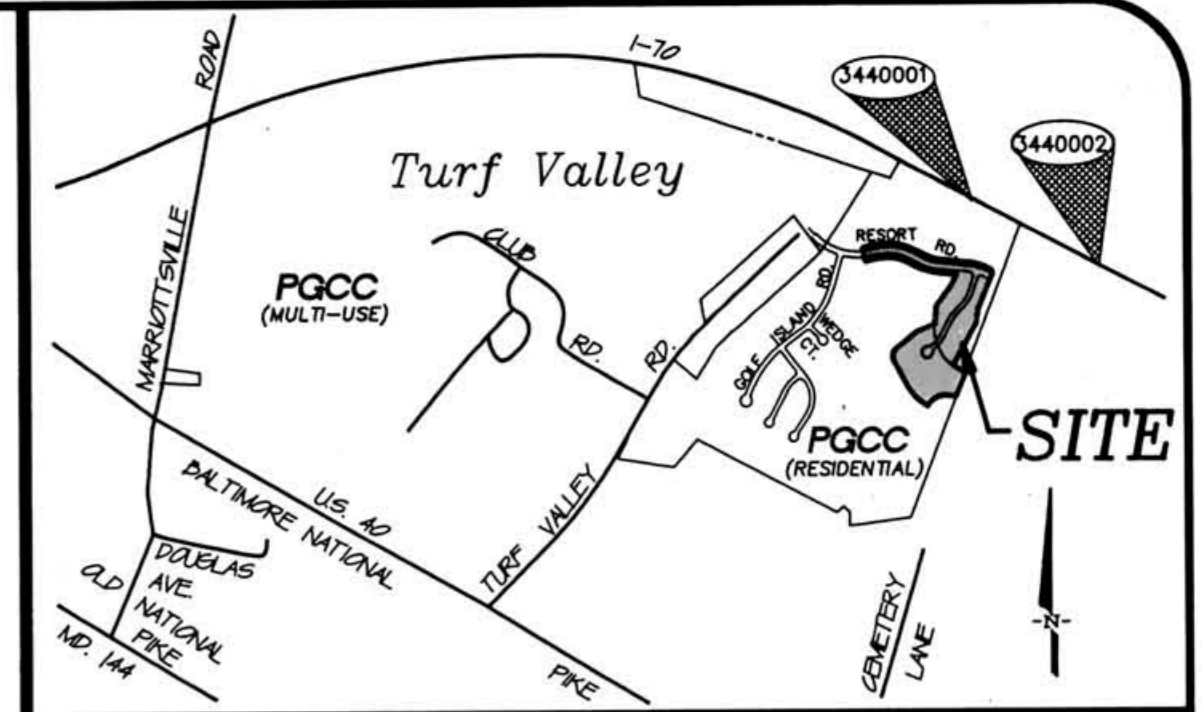
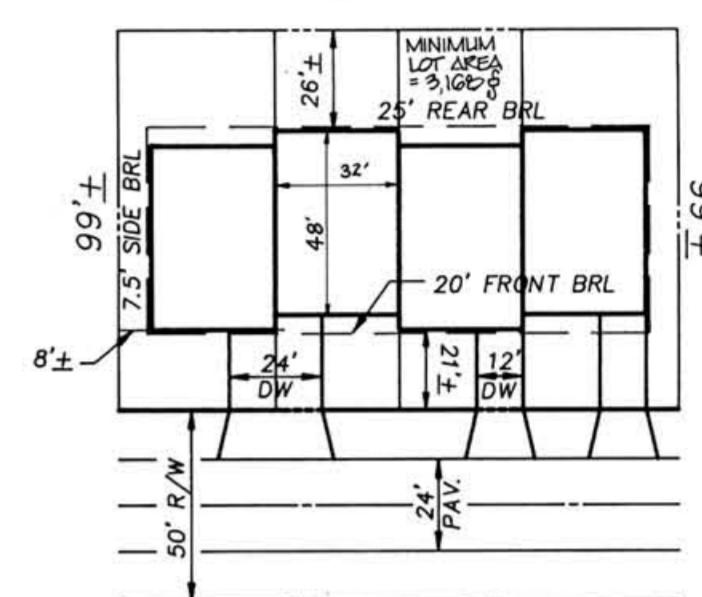


CENTERLINE CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	500.00'	317.49'	164.30'	312.18'	N81°2'46"W	36°22'54"
C-2	500.00'	187.11'	94.66'	186.02'	S73°44'32"E	21°26'28"
C-3	500.00'	237.03'	120.79'	234.82'	N70°52'54"W	27°09'43"
C-4	350.00'	147.53'	74.87'	146.43'	N29°23'46"E	24°08'56"
C-5	350.00'	110.81'	55.87'	110.35'	S32°24'02"W	18°08'24"
C-6	350.00'	150.77'	76.57'	149.61'	N35°40'17"E	24°40'53"



Vicinity Map
SCALE: 1" = 2000'



TYPICAL LOT LAYOUT DETAIL
32' X 48' TYPICAL UNIT
NOT TO SCALE
LANDSCAPE NOTES

- Proposed locations of street trees and schematic perimeter landscape edges are shown on this plan.
- Tree Tabulation
4,817 LF of right-of-way
121 Street trees required
122 Street trees provided
- Perimeter Landscaped Edges
 - Perimeter 1
1,966 LF SFD to perimeter properties (Type A)
(Lots 3-56)
1,816 LF OF Ex. Woods to Remain
150 LF Buffer Length
1 Shade Tree / 60 LF = 2 Shade Trees Required
2 Acer Rubrum "Sugar Maple" Provided
 - Perimeter 2
438 LF Landscape Edge Adjacent to Roadways (Type B)
(Lots 3, 34, 45, & 56)
1 Shade Tree / 50 LF = 8 Shade Trees Required
9 Acer Saccharum "Sugar Maple" Proposed
1 Evergreen / 40 LF = 10 Evergreens Required
11 Cupressocyparis Leylandi "Leyland Cypress" Proposed

SCHEDULE A
PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
Perimeter Edge	2	1
Landscape Type	B	A
Linear Feet of Roadway Frontage / Perimeter	438	1,966'
Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)	NO	YES 1,816' WOODS
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed)	NO	NO
Number of Plants Required		
Shade Trees	8	2
Evergreen Trees	10	0
Shrubs	0	0
Number of Plants Required		
Shade Trees	9	2
Evergreen Trees	11	0
Other Trees (2:1 substitution)	0	0
Shrubs (10:1 substitution)	0	0
(Describe plant substitution credits below if needed)		

PRELIMINARY EQUIVALENT SKETCH PLAN
TURF VALLEY PODS "D" & "E"

Lots 1 - 58
Current Zoning: PGCC - Residential
2nd Election District: Howard County, Maryland
Tax Map 16: P/O Parcel 8
June 30, 1995
Scale: 1" = 100'

PREVIOUS FILES:
PB-181, Amended S-86-13, (P.B. 294)
FDP-PGCC, FDP - Residential Subdistrict
PB - 6/23/94, F-94-06 (Resort Road),
SDP-95-121 (Regional SWM Pond), S-94-45
2ND Amended 9-26-92, (P.B. 300)

- 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. DPZ waiver request for minimum horizontal road radii and oversized cul-de-sac bulb, approved 10/13/94.
 - 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
Referenced FDP: PGCC - Residential Subdistrict
Gross Area of Tract: 300.0 Ac. (Includes 6.1 ac on SP-95-10)
Area of Floodplain: 10.0 Ac ±
Net Area of Tract: 300.0 Ac ±
Area of Public Rd. Dedication (R/W): 3.2 Ac ±
Area of Proposed Lots/Parcels: 27.7 Ac ±
Area of Buildable Lots: 4.5 Ac ±
Area of Required Open Space/Golf (See General Note #22)
Area of Golf Course Space Lots: 16.1 Ac. (92.1% of Gross Area)
Total Number of Proposed Lots: 58
Buildable Lots: 54
Golf Course Lots: 4
 - The proposed water and sewer systems shall be public. The subject property is within the metropolitan district.
 - Existing Water and Sewer Contract # 24-3318.
 - Existing 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 and F-94-06 proposed grades.
 - 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 1968 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.
 - Based on 2nd Amended Comprehensive Sketch approved as FD Case 300, DPZ has determined the road crossing of the stream and wetlands buffers to be a necessary disturbance. Appropriate permits will be obtained through the Department of Natural Resources.
 - Deed Reference: P/O Parcel 8 - Liber 920, folio 285
 - Parking Requirements:
Spaces Required: 2 spaces per dwelling unit x 54 Units = 108 spaces
Spaces Provided: 2 sp./d.u. (1 garage sp., 1 d/w sp.) x 54 units = 108 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 533593.800 Elev. 462.306
E 837983.249
 - 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 and the Turf Valley Regional SWM Pond Site Development Plan (SDP 95-121).
 - Maximum allowed lot coverage for structure = 60%.
Maximum proposed lot coverage for structure = 48%.
 - 70 Units Section III Residential Phase II G deadline
= 54 Units Proposed Under This Plan
16 Units Subject to APFO
 - Street lights shown thusly: ☒
 - Wetland Area Shown is Identified as Wetland #2 per Exploration Research Wetland Report Dated 6/18/88.

22. Project Density and Open Space/Golf Requirements
- A. Gross Area:
Pod "D" (SP-95-14) = 6.3 Ac.
Pod "E" (SP-95-14) = 2.3 Ac.
Resort Road R/W (SP-95-14) = 1.4 Ac.
Additional (Shaded) Acreage to be Platted (SP-95-14) = 12.8 Ac.
Excess Acreage (SP-95-10) = 6.1 Ac.
Total = 30.9 Ac.
- B. Golf Course Area:
Lots 1, 2, 57, 58 (SP-95-14) = 33 Ac.
Additional (Shaded) Acreage to be Platted (SP-95-14) = 12.8 Ac.
Total = 45.8 Ac.
- C. Golf Course Space % Required:
15% of Gross Area (FDP-PGCC Residential) = 45.0 Ac.
Golf Course Space % Provided = 92.1%
- D. Golf Course Space % Provided:
16.1 Ac. = 92.1%
- E. Total Units Proposed: 54 Units (SP-95-14)
Minimum Acreage Required:
54 Units Proposed = 30.9 Ac.
1.75 Units/Acre = 30.9 Ac.
- G. 30.9 Ac. Provided
30.9 Ac. Required
0 Ac.

Legend
Additional Acreage to be Platted to justify density (See General Note #22)

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
PLANNING DIRECTOR JA DATE 10/25/95



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

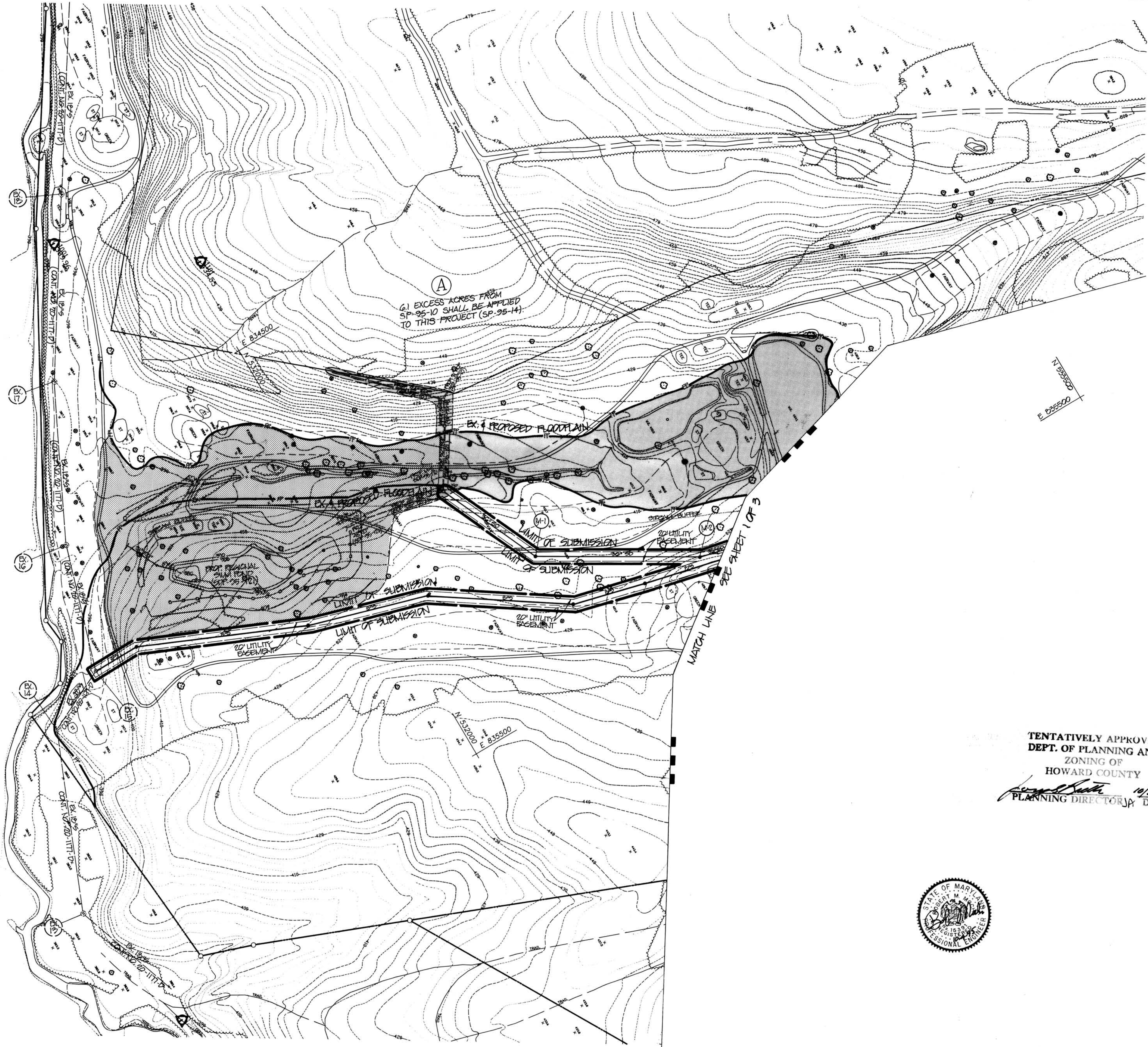
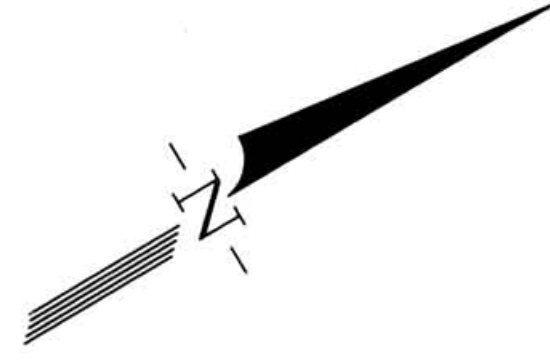
OWNER/DEVELOPER
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP
1205 YORK ROAD - PENTHOUSE
LUTHERVILLE, MARYLAND 21093
(410) 825-8400
ATTN: Mr. Louis Mangione

project	date	description
95016.11	6-26-95	engineering
		illustration
		MWZ/P/F
		scale
		approval
		RM

1	REVISED PER DPZ COMMENTS/SUBMITTED DETAILS FOR SIGNATURE	10/25/95	date
2	SUBMITTED ORIGINALS FOR SIGNATURE	10/25/95	date
3	SUBMITTED TO DPZ FOR REVIEW	6/23/95	date
4			description
5			revisions

PGCC - Residential Subdistrict
TURF VALLEY PODS "D" & "E"
2nd ELECTION DISTRICT
PRELIMINARY EQUIVALENT SKETCH PLAN / LANDSCAPE PLAN
HOWARD COUNTY, MARYLAND

R.M. MOCHI GROUP, P.C.
3300 N. Ridge Road, Suite 235
Ellicott City, MD 21043-3005
(410) 461-0079
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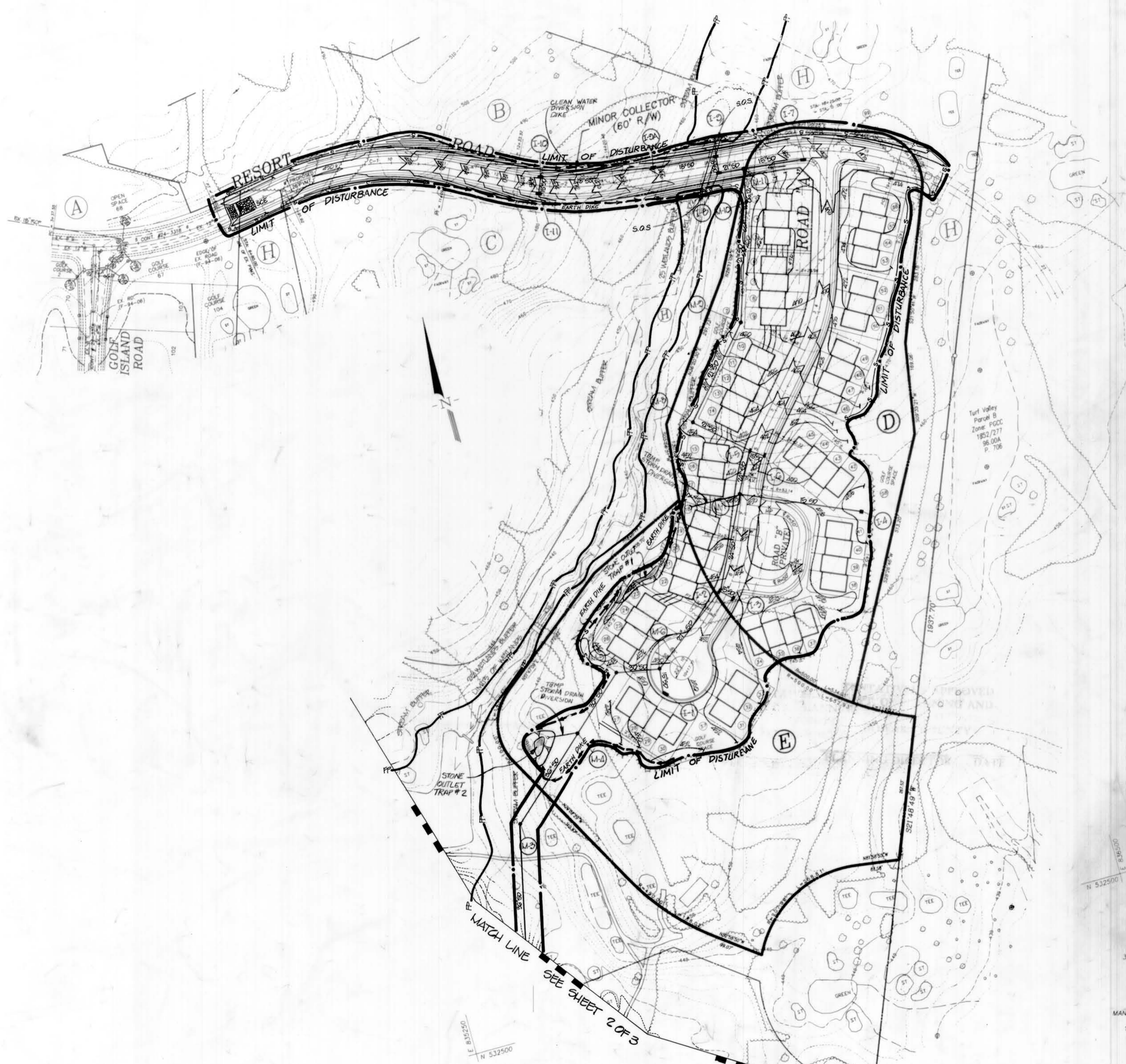
TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
James J. Smith 10/23/95
 PLANNING DIRECTOR JP DATE



R.M. MOCHI GROUP, P.C.
 1300 N. Ridge Road, Suite 205
 Elmont, NY, NY 11003
 (516) 411-0073
 Fax: (516) 759-0340

PGCC - RESIDENTIAL SUBDISTRICT
TURF VALLEY PODS "D" & "E"
 2ND ELECTION DISTRICT HOWARD COUNTY
 PRELIMINARY STORM DRAIN & SEWER OUTFALL PLAN

no.	description	revisions	date
1	REMOVED PER DPE COMMENTS/SUBMITTED ORIGINALS FOR SIGNATURES		10/13/95
2	REMOVED PER DPE COMMENTS		10/15/95
3	REMOVED PER DPE COMMENTS		09/09/95
4	SUBMITTED TO DPE FOR REVIEW		06/30/95



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Joseph J. Smith 10/23/95
PLANNING DIRECTOR *JAS* DATE

**PRELIMINARY GRADING &
SEDIMENT CONTROL PLAN**
PRELIMINARY EQUIVALENT SKETCH PLAN
TURF VALLEY PODS "D" & "E"

Lots 1 - 58
Current Zoning: PGCC - Residential
2nd Election District: Howard County, Maryland
Tax Map 16 P/O Parcel 8
June 30, 1995
Scale: 1" = 100'



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2ND Amended 9-86-15, (P.B. 300)

project	95016.11	date	6-26-95
illustration	MWZ/PLP	engineering	MWZ
scale	"1" = 100'	approval	ERM

no.	description	date
1	REVISION PER CITY COMMENTS/REVISIONS FOR SUBMITTALS	10/15/95
2	REVISION PER COMMENTS FOR SUBMITTALS	10/15/95
3	REVISION PER COMMENTS FOR SUBMITTALS	10/15/95
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