

LANDSCAPE NOTES

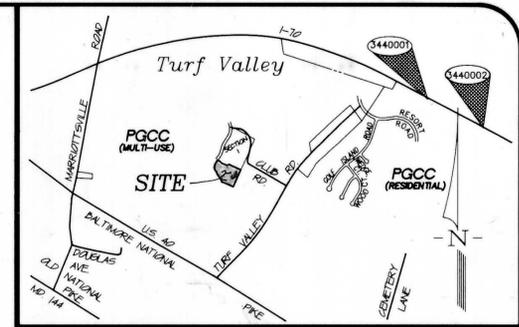
- PROPOSED LOCATIONS OF SCHEMATIC PERIMETER LANDSCAPED EDGES ARE SHOWN ON THIS PLAN.
- TREE TABULATION
 - RESIDENTIAL PARKING LOTS SEE SCHEDULE "B" BELOW
- ADDITIONAL PLANTING REQUIRED AS PART OF THE SFP INCLUDES: 1 SHADE TREE PER 3 UNITS AND A 15 FOOT WIDE LANDSCAPED AREA BETWEEN PARKING AREAS AND RESIDENTIAL STRUCTURES.
- THE DEVELOPER WILL BE RESPONSIBLE FOR PLANT INSTALLATION

**SCHEDULE A
PERIMETER LANDSCAPE EDGE**

Category	Adjacent to Roadways		Adjacent to Perimeter Properties	
	3B	4E	1A	2B
Linear Feet of Roadway Frontage/Perimeter	270	310	440	300
Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)	NO	NO	270 (EX. WOODS)	00 (EX. WOODS)
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed)	NO	NO	NO	NO
Number of Plants Required				
Shade Trees	5	7	1	4
Evergreen Trees	6	7	1	5
Shrubs	1	7	1	1
Number of Plants Provided				
Shade Trees				
Evergreen Trees				
Other Trees (2:1 substitution)				
Shrubs (10:1 substitution)				
(Describe plant substitution credits below if needed)	AT SFP STAGE			

**SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING**

Number of Parking Spaces	121
Number of Trees Required	13
Number of Trees Provided	
Shade Trees	
Other Trees (2:1 substitution)	
	AT SFP STAGE

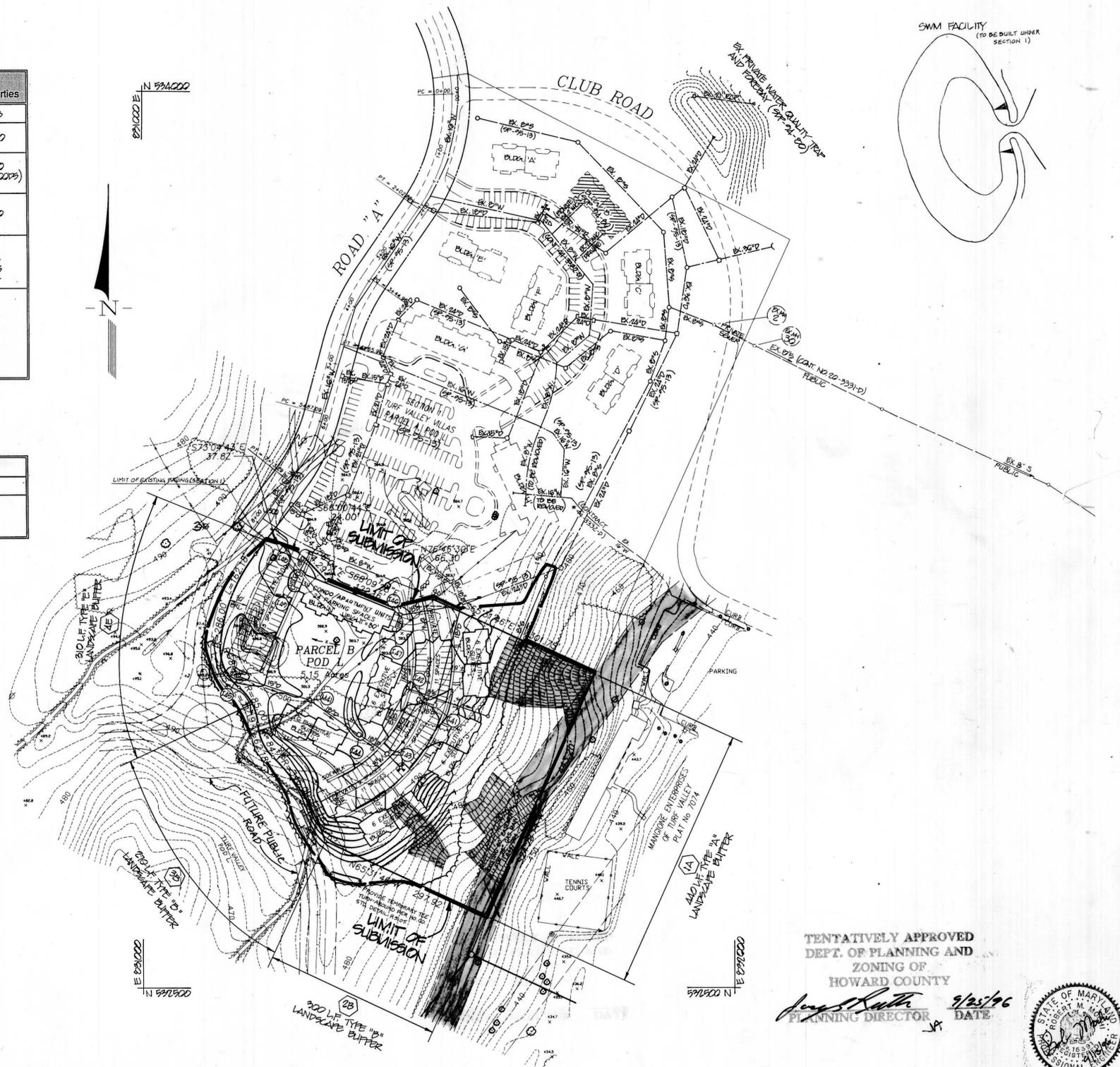


GENERAL NOTES

- SUBJECT PROPERTY IS PRESENTLY ZONED PGCC DISTRICT MULTI-USE SUBDISTRICT.
- THE DEED REFERENCE FOR THIS PROJECT IS LIBER 920, FOLIO 285.
- SITE ANALYSIS
 - GROSS AREA OF PARCEL B, POD L = 5.15 Acres
 - NET AREA OF PARCEL B, POD L = 5.15 Acres
 - MINIMUM ACREAGE REQUIRED = 34.5 Acres
 - THE ADDITIONAL AREA NEEDED TO SUPPORT THE PROPOSED 69 UNITS WILL BE PLATTED SIMULTANEOUSLY WITH THE AREA SHOWN ON THIS PLAN.
- DENSITY TABULATION:
 - PERMITTED NUMBER OF UNITS PER GROSS ACRE = 20 D.U.
 - PROPOSED NUMBER OF UNITS PER GROSS ACRE = 13.4 D.U.
 - TOTAL NUMBER OF UNITS PERMITTED = 5.15 Ac. x 20 OR 103 UNITS
 - TOTAL NUMBER OF UNITS PROPOSED = 69
 - PROPOSED # OF CONDO/APARTMENT UNITS = 39
 - PROPOSED # OF EXECUTIVE SUITE UNITS = 30
 - DENSITY PER ACRE PROVIDED = 13.4 D.U./ACRE
- PARKING DATA:
 - TOTAL NUMBER OF PARKING SPACES REQUIRED = 99 Spaces
 - 39 CONDO/APARTMENT UNITS x 1 SPACE/UNIT = 39
 - 30 EXECUTIVE SUITE UNITS x 2 SPACES/UNIT = 60
 - TOTAL NUMBER OF PARKING SPACES PROVIDED = 121 (24 GARAGE, 97 OUTDOOR)
- TOPOGRAPHY BASED ON AERIAL PHOTOGRAMMETRY AT TWO FOOT CONTOUR INTERVALS PREPARED BY MNCOS AERIAL MAPPING COMPANY DATED APRIL 1992.
- WATER WILL BE PUBLIC. SEWER WILL BE PRIVATE.
- ACCESS TO THESE UNITS WILL BE PROVIDED BY A PRIVATE ROAD, THROUGH LOT 1 OF TURF VALLEY COUNTRY CLUB, UNTIL SUCH TIME THAT THE PUBLIC COLLECTOR ROADS ARE BUILT LINKING THE SITE WITH U.S. ROUTE 40 AND MARRIOTTSVILLE ROAD. SEE WP-95-03.
- THIS PARCEL IS NOT AFFECTED BY FLOODPLAIN OR WETLANDS.
- BALTIMORE GAS & ELECTRIC OVERHEAD UTILITIES WILL NEED TO BE RELOCATED PRIOR TO INITIATION OF CONSTRUCTION BY THE CONTRACTOR.
11. [Symbol] DENOTES SLOPES BETWEEN 15% AND 24.9%
 12. [Symbol] DENOTES SLOPES EQUAL TO OR GREATER THAN 25%
- OPEN SPACE/GOLF REQUIREMENTS (FOR PARCEL B ONLY)
 - GROSS AREA PARCEL B, POD L = 5.15 ACRES
ADDITIONAL ACREAGE TO BE PLATTED FROM AREA 5 TURF VALLEY FDP PGCC DISTRICT MULTI-USE SUBDISTRICT = 29.35 ACRES
TOTAL = 34.5 ACRES
 - GOLF COURSE AREA = ACREAGE TO BE PLATTED FROM AREA 5 TURF VALLEY FDP PGCC DISTRICT MULTI-USE SUBDISTRICT = 29.35 ACRES
 - GOLF COURSE SPACE % REQUIRED: 15% OF GROSS AREA (FDP PGCC DISTRICT MULTI-USE SUBDISTRICT)
 - GOLF COURSE SPACE % PROVIDED: 29.35 ACRES = 85.1%
34.5 ACRES
- PGCC MULTI-USE DENSITY TABULATION

DENSITY TABULATION TURF VALLEY VILLAS SECTIONS 1 & 2

 - GROSS AREA (SECTIONS 1 & 2) = 17.23 Ac.
SECTION 1 (SP-95-13) = 12.08 Ac.
SECTION 2 (S-95-24) = 5.15 Ac.
 - TOTAL NUMBER OF UNITS PROPOSED = 231 Units
SECTION 1 (SP-95-13) = 182 Units
SECTION 2 (S-95-24) = 49 Units
 - MINIMUM ACREAGE REQUIRED = 115.5 Ac.
SECTION 1 (SP-95-13) = 81 Ac.
SECTION 2 (S-95-24) = 34.5 Ac.
 - ACREAGE PROVIDED = 115.5 Ac.
GROSS AREA OF SECTION 1 & 2 = 17.23 Ac.
AREA 5 (TURF VALLEY FDP PGCC DISTRICT, MULTI-USE SUBDISTRICT) = 0.027 AC.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY COORDINATE CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY MONUMENT NOS. 3440001 AND 3440002 WERE USED FOR THIS PROJECT.
- A PRIVATE EXTENDED DETENTION SWM FACILITY IS PROPOSED UNDER SECTION 1 (SP-95-13), APPROVED 10/16/05. THE DEVELOPER WILL OWN THE FACILITY AND BE RESPONSIBLE FOR MAINTENANCE.
- EXISTING UTILITIES ARE BASED ON HOWARD COUNTY CONTRACT DRAWINGS.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP (DATE 3/24/06) AND WAS APPROVED ON 4/10/06. IN ADDITION, A NUMBER FOR THIS PROJECT WAS APPROVED (12/14/05) FROM SECTION 15.15 OF THE HOWARD COUNTY DEPARTMENT MANUAL VOLUME III THAT REQUIRES THE TEMPORARY NON-TURFVALLEY STREET, LIMITED TO AN AVERAGE OF 1000 VEHICLES PER DAY.



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

James R. Smith 9/25/06
PLANNING DIRECTOR DATE



OWNER/DEVELOPER
MANGIONE ENTERPRISES OF TURF VALLEY
1205 York Road, Penthouse
Lutherville, Maryland 21093
(410) 825-4410
ATTN: Mr. Louis Mangione

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.

PRELIMINARY PLAN
Parcel B, Pod L
(PGCC DISTRICT MULTI-USE SUBDISTRICT)
SECTION 2
TURF VALLEY VILLAS

TAX MAP 16 P/O PARCEL 8
ELECTION DISTRICT NO. 3
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' JUNE 30, 1995
ZONING: PGCC DISTRICT MULTI-USE SUBDISTRICT
FDP 9-05-24

Project	Date	Illustration	Scale	Approval
95/018 11	6/29/96	RMGM	1" = 100'	PPB

Revisions	Description	Date
1	QUANTITIES ORIGINALS TO P/F FOR 95A-ADDED	9/16/06
0	SUBMITTED TO DPZ	6/29/96

SECTION 2
TURF VALLEY VILLAS
ELECTION DISTRICT No. 3
HOWARD COUNTY, MARYLAND
PRELIMINARY PLAN

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