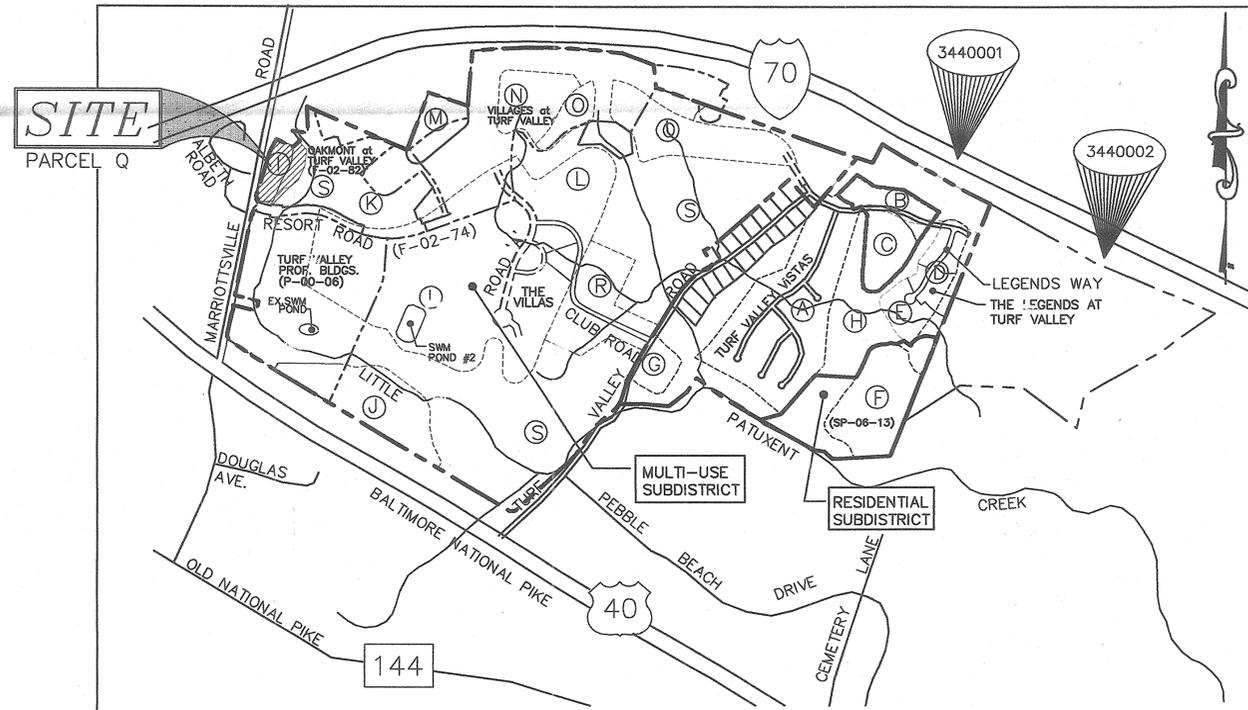


GENERAL NOTES

1. ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS OTHERWISE SHOWN BY WAIVERS INDICATED.
2. PROJECT BACKGROUND:
 LOCATION: TAX MAP 16 - P/O PARCEL 8- GRID 16 & 17; POD I & P/O POD S per S-86-13; PARCEL Q per F-02-82;
 ZONING: PGCC MULTI-USE SUBDISTRICT
 ELECTION DISTRICT: SECOND
 DPZ REFERENCE: S-86-13; AMENDED S-86-13 (PB 294); 2nd AMENDED S-86-13 (PB 300); 3rd AMENDED S-86-13 (PB 351); PLAT #3054-A-1434; PLAT #3054-A1510-1511; F-94-06; SDP-95-12; S-94-45; SP-95-14; F-96-107; F-96-150; F-96-151; SP-97-12; F-02-74; F-02-82; S-04-12.
 DEED REFERENCE: LIBER 0920, FOLIO 250
 AREA OF TRACT: 6.047 ACRES - REFER TO DENSITY TABULATION FOR DENSITY REQUIRED TO SUPPORT THIS DEVELOPMENT
 LIMIT OF SUBMISSION: 6.047 ACRES
 OPEN SPACE REQUIRED: 15% of 6.047 ACRES = 0.91 ACRES
 OPEN SPACE PROVIDED: 23.22 ACRES (PARCELS V, W & X) PER F-02-82
 RIGHT OF WAY DEDICATION: NONE
 TOTAL NUMBER OF UNITS PROPOSED: 63 NURSING HOME BEDS (27,963 SF)
 100 ASSISTED LIVING UNITS WHICH EQUATES TO 25 NON-RESIDENTIAL UNITS (4 ASSISTED LIVING UNITS=1 NON-RESIDENTIAL UNIT).
 AREA OF ASSISTED LIVING COMPONENT=67,139 SF.
3. THERE ARE NO FLOODPLAINS ON SITE. FLOODPLAIN STUDY IS ON FILE WITH THE COUNTY UNDER F-02-74, WHICH HAS BEEN APPROVED BY THE COUNTY.
4. THERE ARE NO WETLANDS ON SITE. COMPLETE WETLAND REPORT IS ON FILE WITH THE COUNTY UNDER PLAT ENTITLED OAKMONT AT TURF VALLEY WHICH HAS BEEN APPROVED BY THE COUNTY.
5. TOPOGRAPHIC INFORMATION IS BASED ON AERIAL TOPOGRAPHIC SURVEY BY WINGS AERIAL MAPPING CO., INC. DATED APRIL 23, 1992. VERTICAL DATUM IS NAD'83.
6. COORDINATES BASED ON NAD'83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO: 3440001 & 3440002.
 STA. No. 3440001 N 534,735.478 EL. 486.341
 E 836,286.297
 STA. No. 3440002 N 533,593.800 EL. 462.306
 E 837,983.249
7. BOUNDARY INFORMATION IS BASED ON FINAL DEVELOPMENT PLAN FOR TURF VALLEY, PGCC DISTRICT, MULTI-USE SUBDISTRICT (PLAT # 3054-A-1510, 1511).
8. PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC SEWER IS AVAILABLE FROM THE WAVERLY SEWER INTERCEPTOR (#24-3447). PROJECT WILL BE SERVICED THROUGH #44-3480, SUBJECT TO APPROVAL OF WATER EXTENSION PLANS BY THE DEPARTMENT OF PUBLIC WORKS.
9. STORMWATER MANAGEMENT HAS BEEN PROVIDED IN ACCORDANCE WITH 2001 MDE STORMWATER DESIGN MANUAL. THE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
10. NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON SITE.
11. THIS PROJECT IS SUBJECT TO THE TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, INC. DATED JANUARY 7, 2003. RESORT ROAD IN THIS AREA WILL BE BUILT UNDER F-02-74.
12. THIS PROJECT IS EXEMPT FROM HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS UNDER SECTION 16.1202(b) OF THE COUNTY CODE.
13. BULK REGULATIONS:
 PERMITTED USES: ALL USES AS PER TURF VALLEY PGCC DISTRICT, MULTI-USE SUBDISTRICT FINAL DEVELOPMENT PLAN (PLAT #3054-A-1510,1511)
 PROPOSED USE: NURSING HOME AND ASSISTED LIVING FACILITY.
 PERMITTED SETBACKS:
 FROM ARTERIAL ROADS
 NON-RESIDENTIAL STRUCTURES - 30 FEET
 PARKING - 25 FEET
 FROM COLLECTORS AND LOCAL STREETS
 NON-RESIDENTIAL STRUCTURES - 30 FEET
 FROM NON-PGCC ADJACENT PROPERTIES
 FROM RESIDENTIAL DISTRICTS - 75 FEET
 FROM ALL OTHER DISTRICTS - 30 FEET
 FROM LOT LINES WITHIN PGCC MULTI-USE DISTRICT
 SINGLE FAMILY DETACHED (SIDE) - 7.5 FEET
 ZERO LOT LINE & ALL OTHER USES (SIDE) - 0 FEET
 A MINIMUM OF 15 FT. MUST BE PROVIDED BTW. STRUCTURES
 RESIDENTIAL (REAR) - 20 FEET
14. PARKING REQUIREMENTS AS PER ZONING SECTION 133.D(3):
 2 SPACES PER NURSING HOME BED UNIT; 63 UNITS/2=32 PARKING SPACES
 1 SPACE PER ASSISTED LIVING UNIT; 100 UNITS/1=100 PARKING SPACES
 TOTAL PARKING REQUIREMENT = 132 P.S.
 HANDICAPPED ACCESSIBLE = 10% OF TOTAL PARKING SPACES =13.2 P.S.
15. PARKING PROVIDED:
 TOTAL HANDICAPPED ACCESSIBLE =14 P.S.
 HANDICAPPED WITH VAN ACCESSIBLE = 2 P.S.
 REGULAR PARKING = 121 P.S.
 TOTAL PARKING PROVIDED = 135 P.S.
16. SLOPES GREATER THAN 15% HAVE BEEN SHOWN ON-SITE. CONTIGUOUS STEEP SLOPES 25% AND MORE ARE LESS THAN 20,000 SF.
17. PER SECTION 16.116(c)(1) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, CLEARING, GRADING, OR CONSTRUCTION HAS BEEN DETERMINED TO BE NECESSARY AND IS PERMITTED WITHIN THE STREAM FLOODPLAIN, STREAM BUFFER, AND WETLANDS BUFFER FOR THE PURPOSE OF CONSTRUCTION OF ACCESS DRIVEWAY TO THE SITE.
18. THE TYPE OF STREET LIGHT TO BE USED ARE 150 WATT HPS VAPOR FIXTURE MOUNTED ON A 30-FOOT BRONZE FIBERGLASS POLE USING A 12-FOOT ARM.
19. LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL.
20. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE JANUARY 8, 2002 AND TO THE ZONING REGULATIONS EFFECTIVE APRIL 13, 2004 PER SECTION 126(H)(1).
21. NO COVERAGE REQUIREMENT IS IMPOSED UPON NON-RESIDENTIAL USES.
22. THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THIS PLAN IS AN APPROXIMATION OF THE SIZE, SHAPE, AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
23. THE EXISTING WELL AND SEPTIC AREA SHALL BE PROPERLY ABANDONED AS PER STATE REGULATIONS.



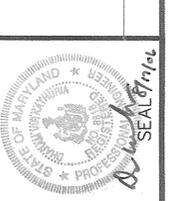
USES FOR TURF VALLEY PARCEL Q (POD I & P/O POD S) SITE
 AREA PROJECTED LAND USE
 POD I ALL PERMITTED USES IN THE PGCC MULTI-USE SUBDISTRICT PER PLAT # 3054-1510
 POD S GOLF AND/OR OPEN SPACE PER PLAT # 3054-A-1510

VICINITY MAP
 SCALE : 1" = 1000'

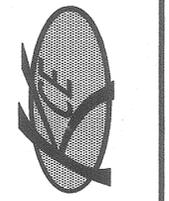
PROJECT	05115.00	DATE	08/14/06
DRAWN	MG	CHECKED	DWK
SCALE	AS SHOWN	PRINT DATE	08/02/06

NO.	DESCRIPTION	REVISIONS	DATE

TURF VALLEY, LORIE
 PARCEL Q (per F-02-82) MULTI-USE SUBDISTRICT
 TAX MAP 16 - P/O PARCEL 8- GRID 16 & 17;
 POD I & P/O POD S per S-86-13
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND



KCE ENGINEERING, INC.
 EXECUTIVE CENTER
 3300 NORTH RIDGE ROAD, SUITE 315
 ELICOTT CITY, MARYLAND 21043
 PHONE (410) 203-9800 FAX (410) 203-9228



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Masha S. P. Layton 8/2/06
 PLANNING DIRECTOR DATE

OWNER
 MANGIONE ENTERPRISES AT TURF VALLEY
 LIMITED PARTNERSHIP
 1205 YORK ROAD, PENTHOUSE
 LUTHERVILLE, MARYLAND 21093
 PHONE (410) 825-8400

