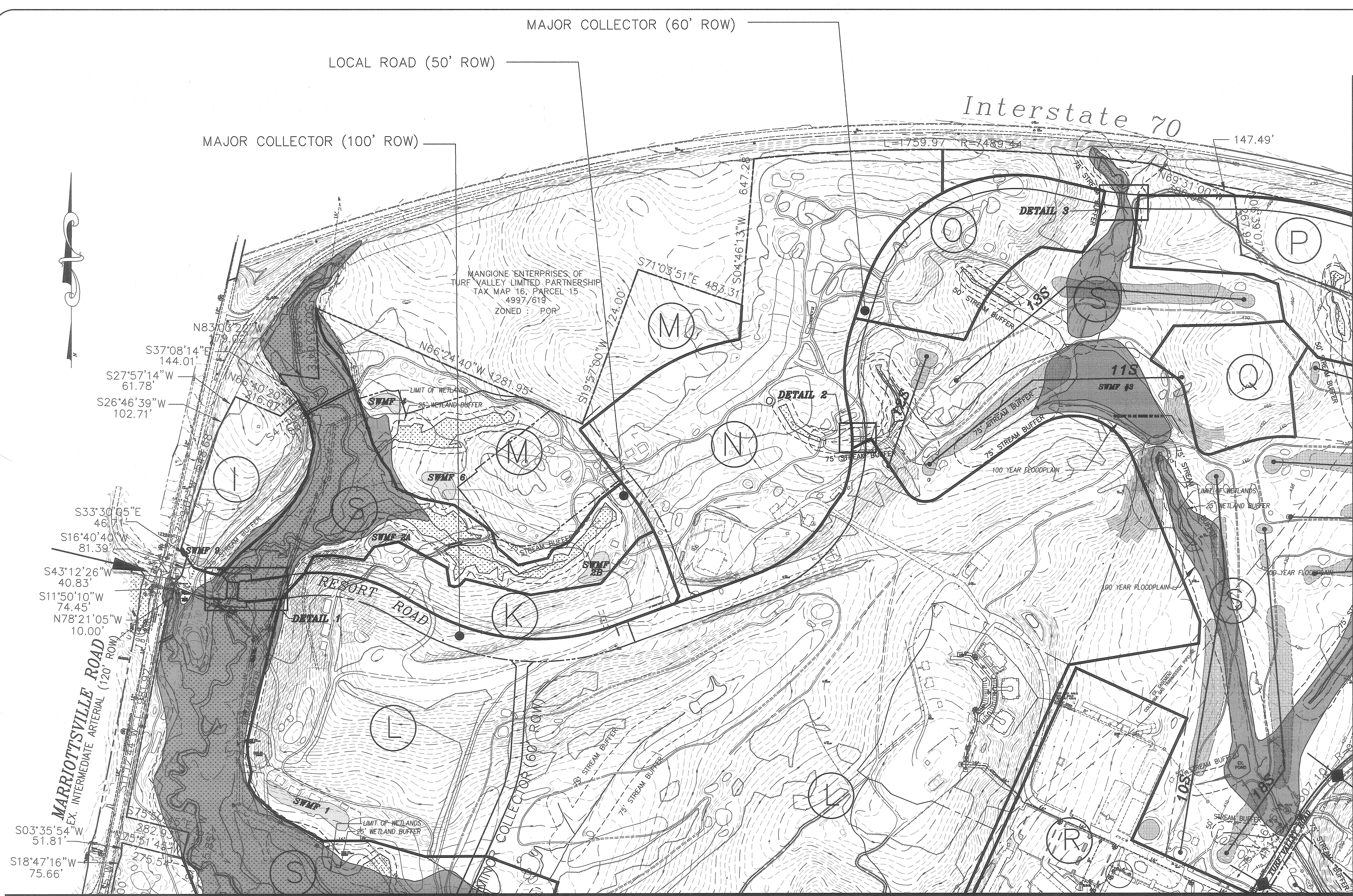


MAJOR COLLECTOR (60' ROW)

LOCAL ROAD (50' ROW)

MAJOR COLLECTOR (100' ROW)

Interstate 70



MANGIONE ENTERPRISES OF
TURF VALLEY LIMITED PARTNERSHIP
TAX MAP 16, PARCEL 15
4997/619
ZONED: POR

MARRIOTTSVILLE ROAD
EX. INTERMEDIATE ARTERIAL (120' ROW)

S33°30'05"E 46.78'
S16°40'40"W 81.39'
S43°12'26"W 40.83'
S11°50'10"W 74.45'
N78°21'05"W 10.00'

S03°35'54"W 51.81'
S18°47'16"W 75.66'

LEGEND

- GOLF HOLE
- GOLF/OPEN SPACE
- 25% SLOPES
- 15% - 24.9% SLOPES
- SITE ACCESS POINT
- REGIONAL STORMWATER MANAGEMENT PONDS (EXISTING OR PROPOSED)
- SPEED BUMP LOCATIONS

MATCHLINE, SHEET 4 OF 4

FOURTH AMENDED COMPREHENSIVE SKETCH PLAN
TURF VALLEY
PGCC ZONING DISTRICT

ELECTION DISTRICT NO. 3
TAX MAP 16
SCALE: 1" = 200'

HOWARD COUNTY, MARYLAND
PARCELS 8 & 50
SEPTEMBER 2004

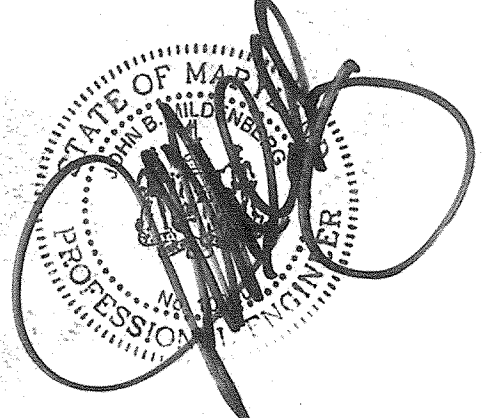
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FDP PGCC-2 & PART OF PGCC-3
FDP PART OF PGCC-3 & PGCC-4
FDP PGCC-5, PB-294, PB-300, S-86-13
FDP RESIDENTIAL SUB-DISTRICT (PLAT NO. 3054-A-1611)

PREVIOUS FILES (CONT):
FDP MULTI-USE SUBDISTRICT (PLAT NO. 3054-A-1510)
1ST AMENDED FDP MULTI-USE SUBDISTRICT (PLAT NO.)

APPROVED
PLANNING BOARD
of HOWARD COUNTY

DATE: 4.27.06
M. A. Leight - 7.28.04

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

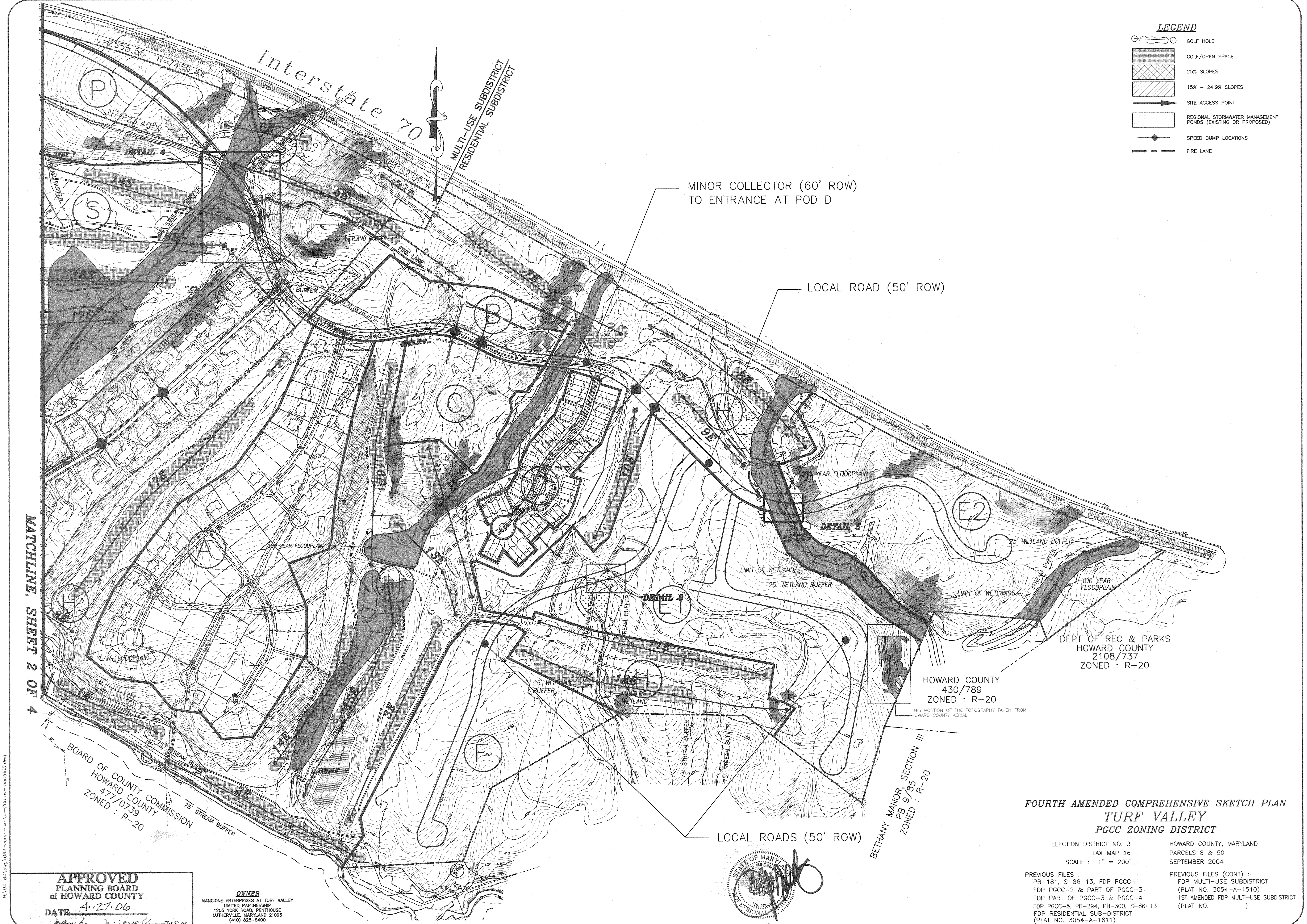


date	MAR 2005
project	2004-064
illustration	SJD
scale	1" = 200'
approval	SJD

no.	description	date

TURF VALLEY
TAX MAP 16 - P/O PARCELS 8 & 50 - BLOCKS 10, 11, 16, & 17
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
FOURTH AMENDED COMPREHENSIVE SKETCH PLAN

MILDENBERG & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Fax: (301) 621-5521 Wash. (410) 997-0298 Fax.



LEGEND

	GOLF HOLE
	GOLF/OPEN SPACE
	25% SLOPES
	15% - 24.9% SLOPES
	SITE ACCESS POINT
	REGIONAL STORMWATER MANAGEMENT PONDS (EXISTING OR PROPOSED)
	SPEED BUMP LOCATIONS
	FIRE LANE

project	2004-064	date	MAR. 2005
illustration	SJD	engineering	SJD
scale	1" = 200'	approval	SJD

no.	description	date

TURF VALLEY
 TAX MAP 16 - P/O PARCELS 8 & 50 - BLOCKS 10, 11, 16, & 17
 THIRD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
FOURTH AMENDED COMPREHENSIVE SKETCH PLAN

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042
 (410) 987-0296 Fax: (301) 821-5551 Wash. (410) 987-0298 Fax

MATCHLINE, SHEET 2 OF 4

BOARD OF COUNTY COMMISSION
 HOWARD COUNTY
 477/0739
 ZONED : R-20

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 4.27.06
 [Signature]

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

MINOR COLLECTOR (60' ROW)
 TO ENTRANCE AT POD D

LOCAL ROAD (50' ROW)

LOCAL ROADS (50' ROW)

HOWARD COUNTY
 430/789
 ZONED : R-20

THIS PORTION OF THE TOPOGRAPHY TAKEN FROM
 HOWARD COUNTY AERIAL

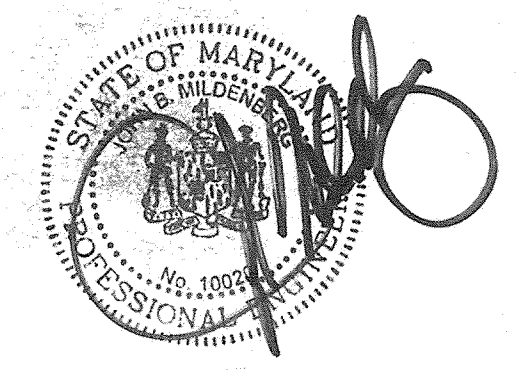
BETHANY MANOR, SECTION III
 PB 9/785
 ZONED : R-20

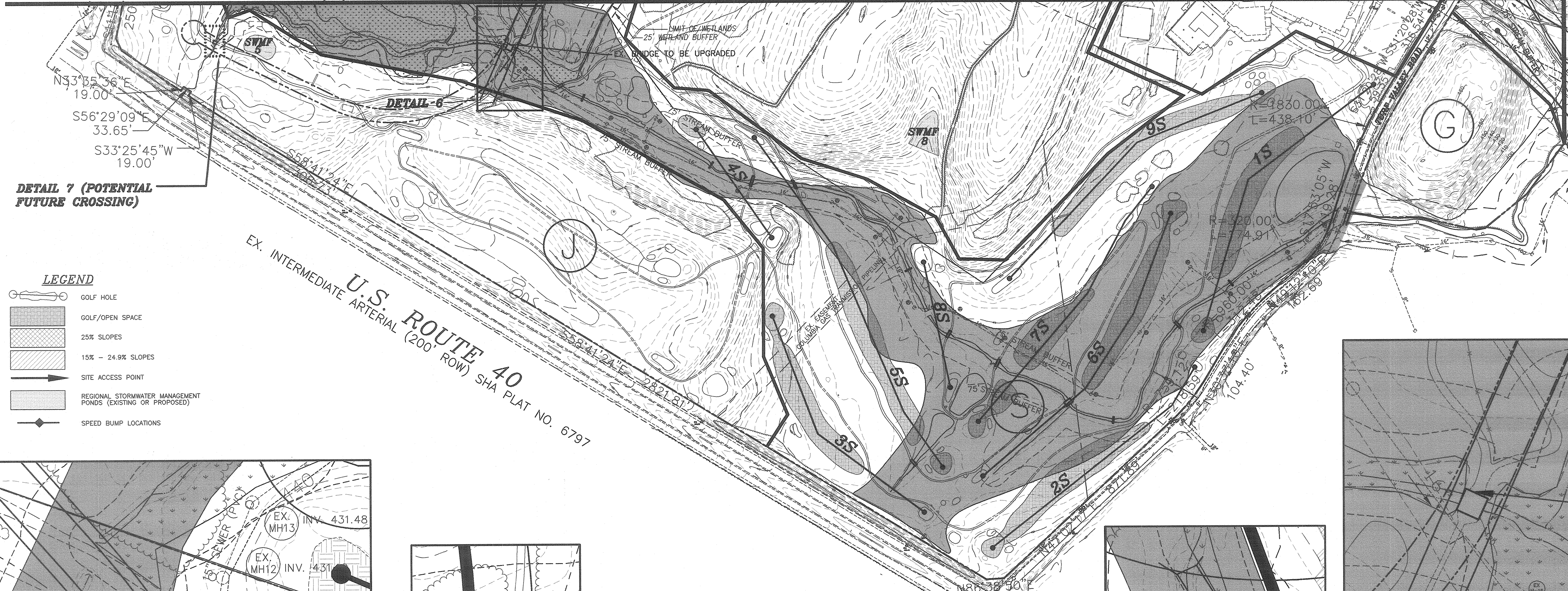
FOURTH AMENDED COMPREHENSIVE SKETCH PLAN
TURF VALLEY
PGCC ZONING DISTRICT

ELECTION DISTRICT NO. 3 TAX MAP 16 SCALE : 1" = 200'	HOWARD COUNTY, MARYLAND PARCELS 8 & 50 SEPTEMBER 2004
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 FDP PGCC-2 & PART OF PGCC-3
 FDP PART OF PGCC-3 & PGCC-4
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 FDP RESIDENTIAL SUB-DISTRICT
 (PLAT NO. 3054-A-1611)

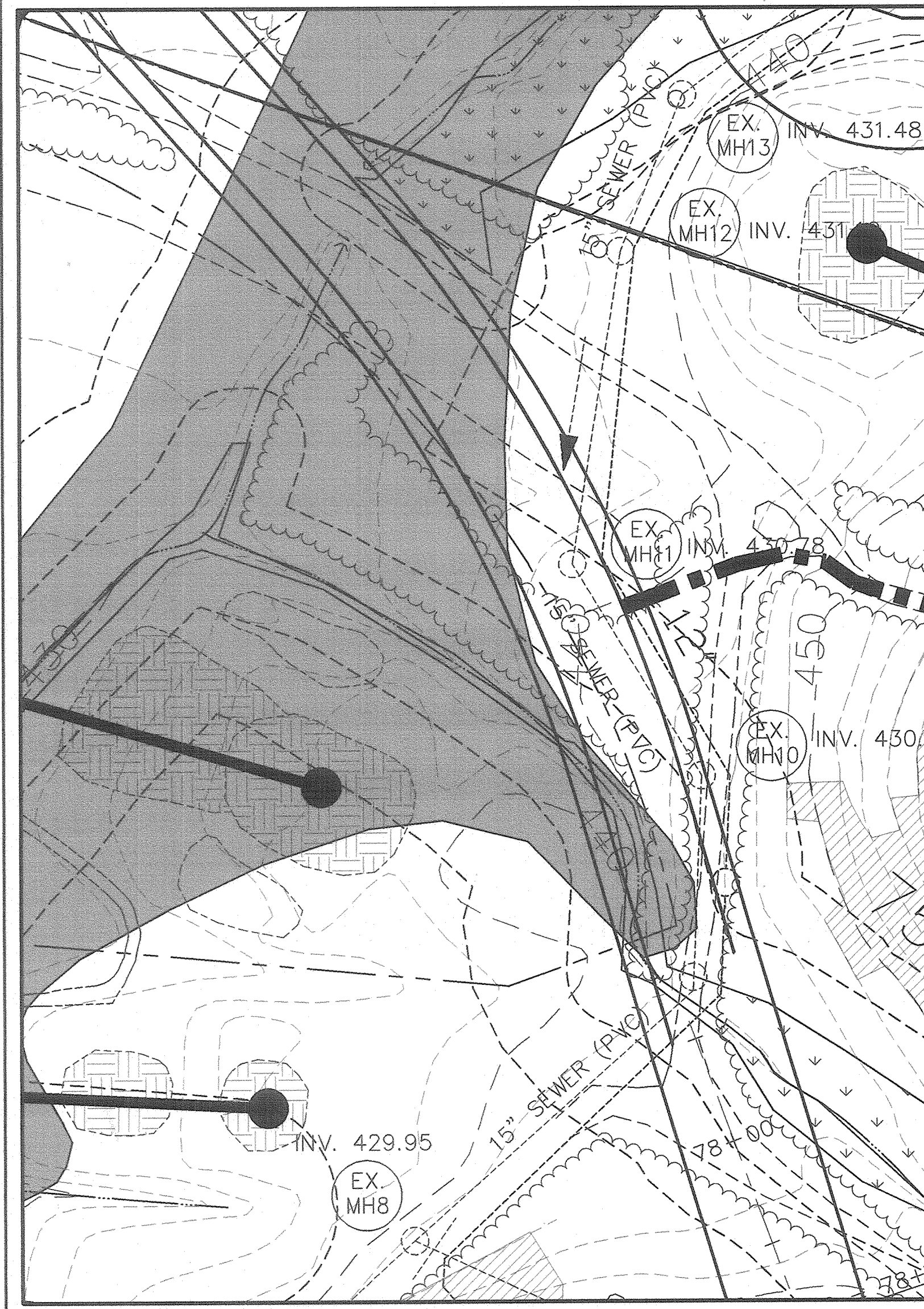
PREVIOUS FILES (CONT) :
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 (PLAT NO. 3054-A-1510)
 1ST AMENDED FDP MULTI-USE SUBDISTRICT
 (PLAT NO.)



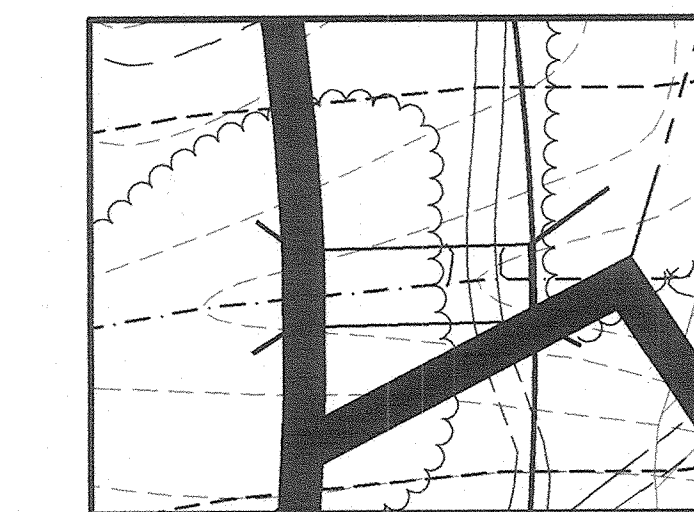


DETAIL 7 (POTENTIAL FUTURE CROSSING)

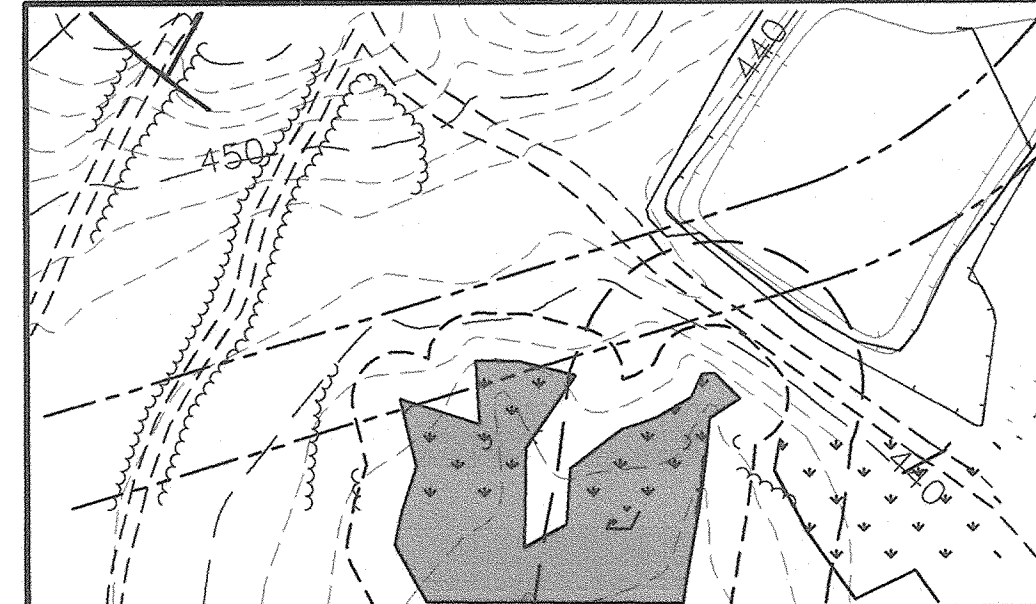
- LEGEND**
- GOLF HOLE
 - GOLF/OPEN SPACE
 - 25% SLOPES
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 - REGIONAL STORMWATER MANAGEMENT PONDS (EXISTING OR PROPOSED)
 - SPEED BUMP LOCATIONS



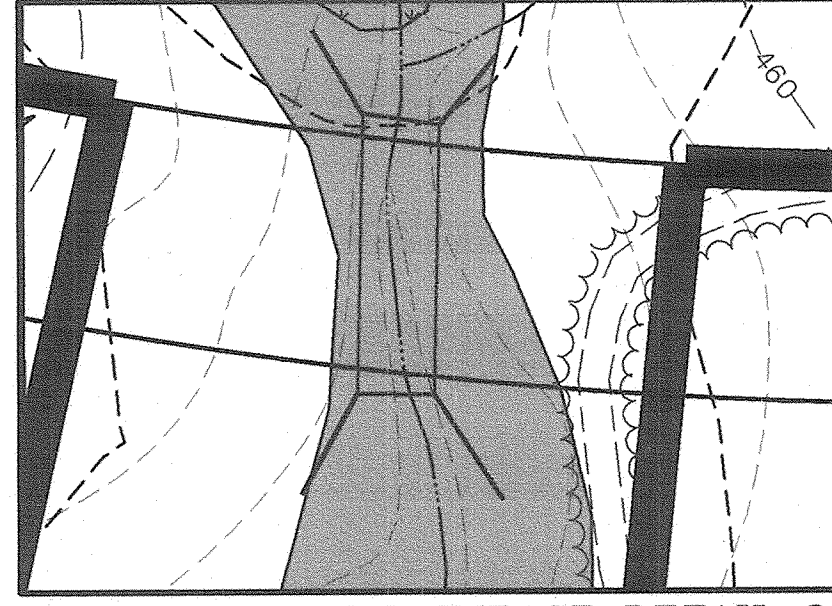
ENVIRONMENTAL IMPACT DETAIL 4
SCALE: 1" = 50'



ENVIRONMENTAL IMPACT DETAIL 2
SCALE: 1" = 50'



ENVIRONMENTAL IMPACT DETAIL 5
SCALE: 1" = 50'

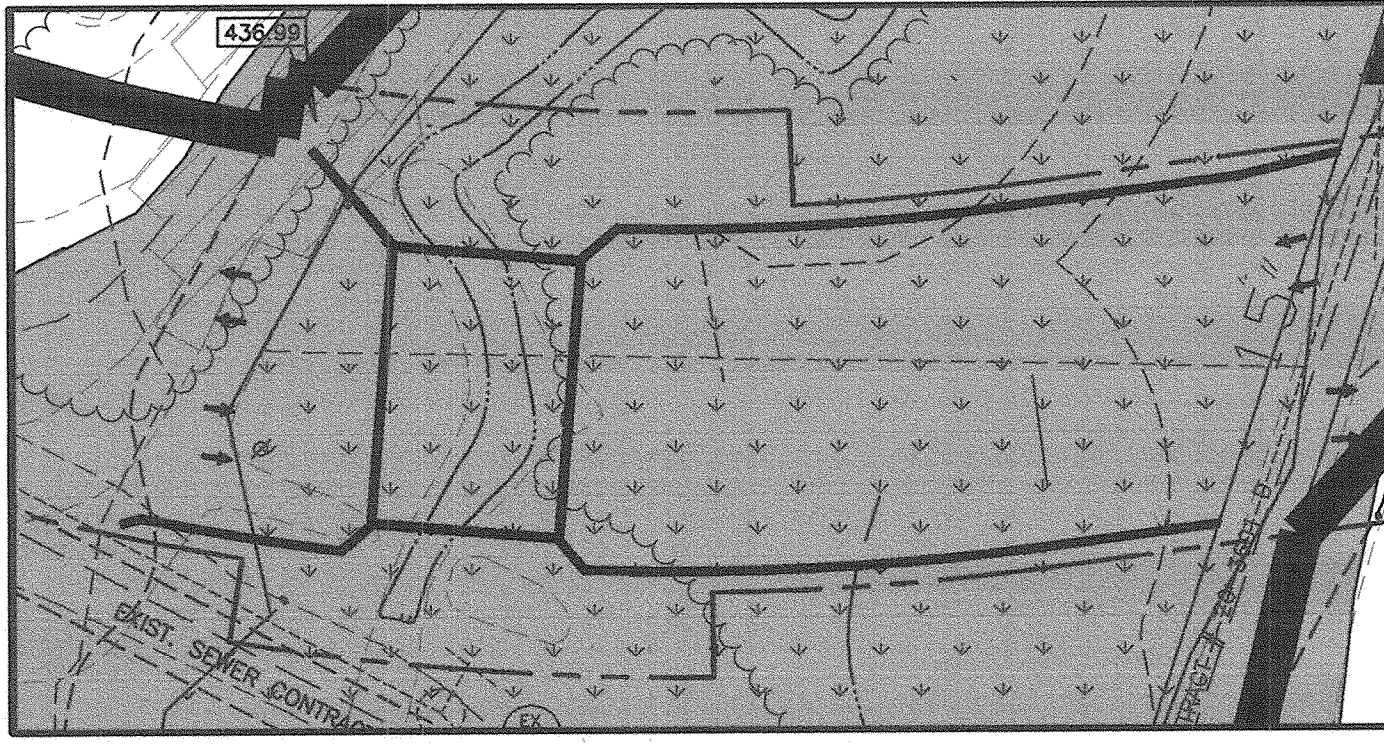


ENVIRONMENTAL IMPACT DETAIL 3
SCALE: 1" = 50'

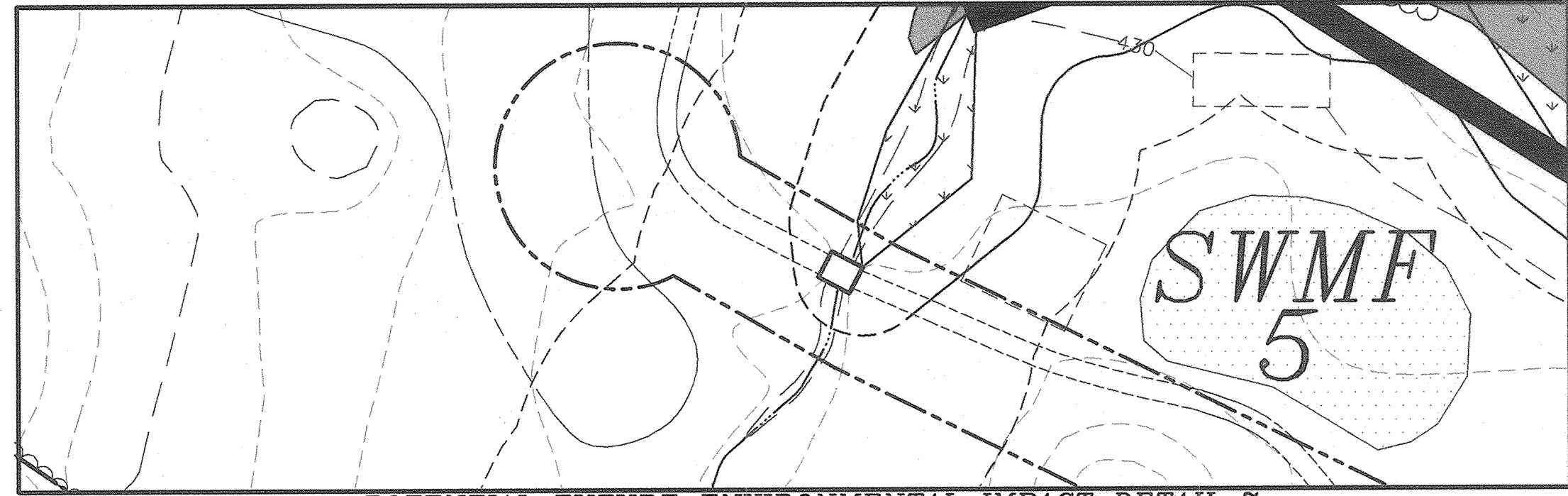
ENVIRONMENTAL IMPACT DETAIL 8
SCALE: 1" = 100'



ENVIRONMENTAL IMPACT DETAIL 6
SCALE: 1" = 50'



ENVIRONMENTAL IMPACT DETAIL 1
SCALE: 1" = 50'



POTENTIAL FUTURE ENVIRONMENTAL IMPACT DETAIL 7
(CROSSING DEPENDENT UPON MDE APPROVAL)
SCALE: 1" = 50'

**FOURTH AMENDED COMPREHENSIVE SKETCH PLAN
TURF VALLEY
PGCC ZONING DISTRICT**

ELECTION DISTRICT NO. 3
TAX MAP 16
SCALE: 1" = 200'

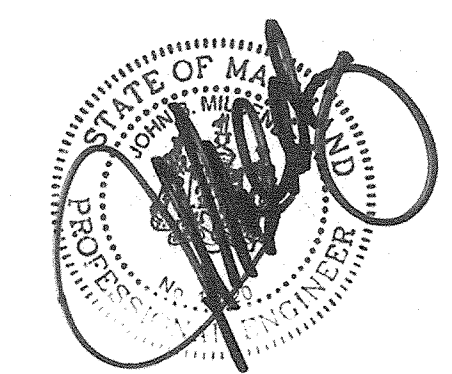
HOWARD COUNTY, MARYLAND
PARCELS 8 & 50
SEPTEMBER 2004

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(PLAT NO.)

**APPROVED
PLANNING BOARD
of HOWARD COUNTY**
4-27-06
Mark J. LeVelle, 729.04

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1205 YORK ROAD, PENTHOUSE
LUTHERVILLE, MARYLAND 21093
(410) 825-8400



Project	2004-064	date	MAR 2005
Illustration	SID	engineering	SID
Scale	1" = 200'	approval	SID

no.	description	date

TURF VALLEY
TAX MAP 16 - P/O PARCELS 8 & 50 - BLOCKS 10, 11, 16, & 17
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
FOURTH AMENDED COMPREHENSIVE SKETCH PLAN

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