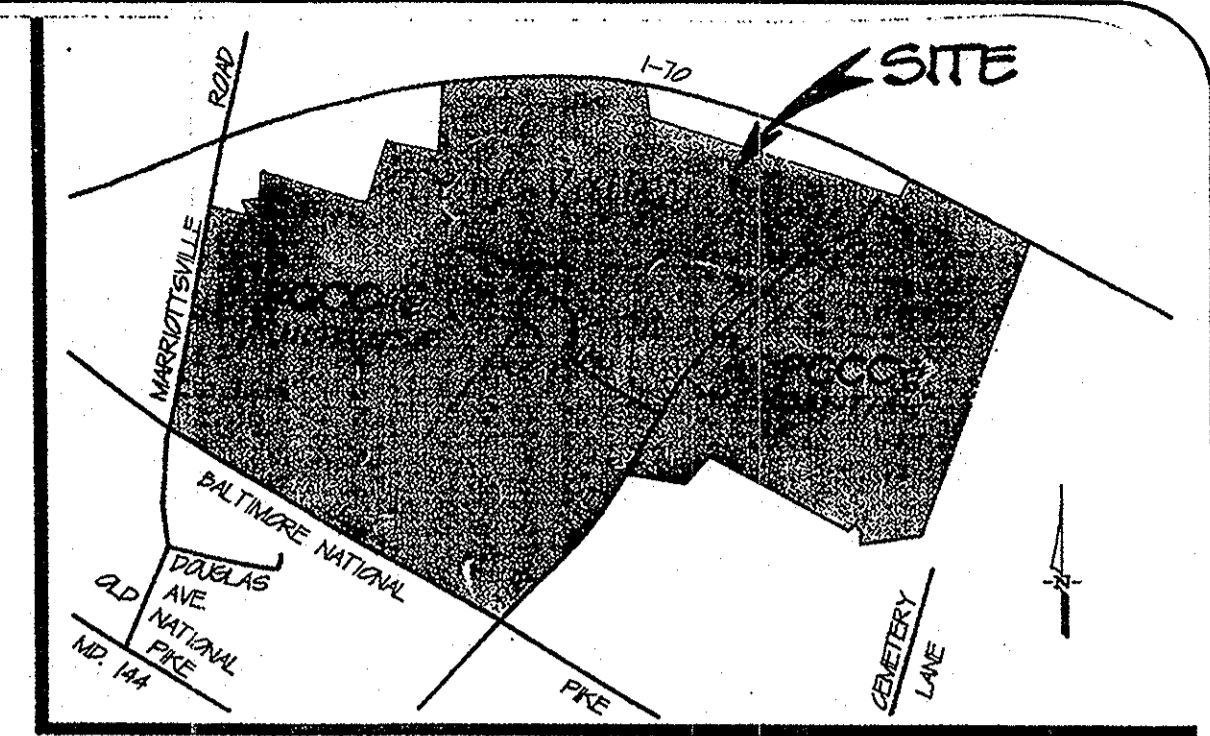
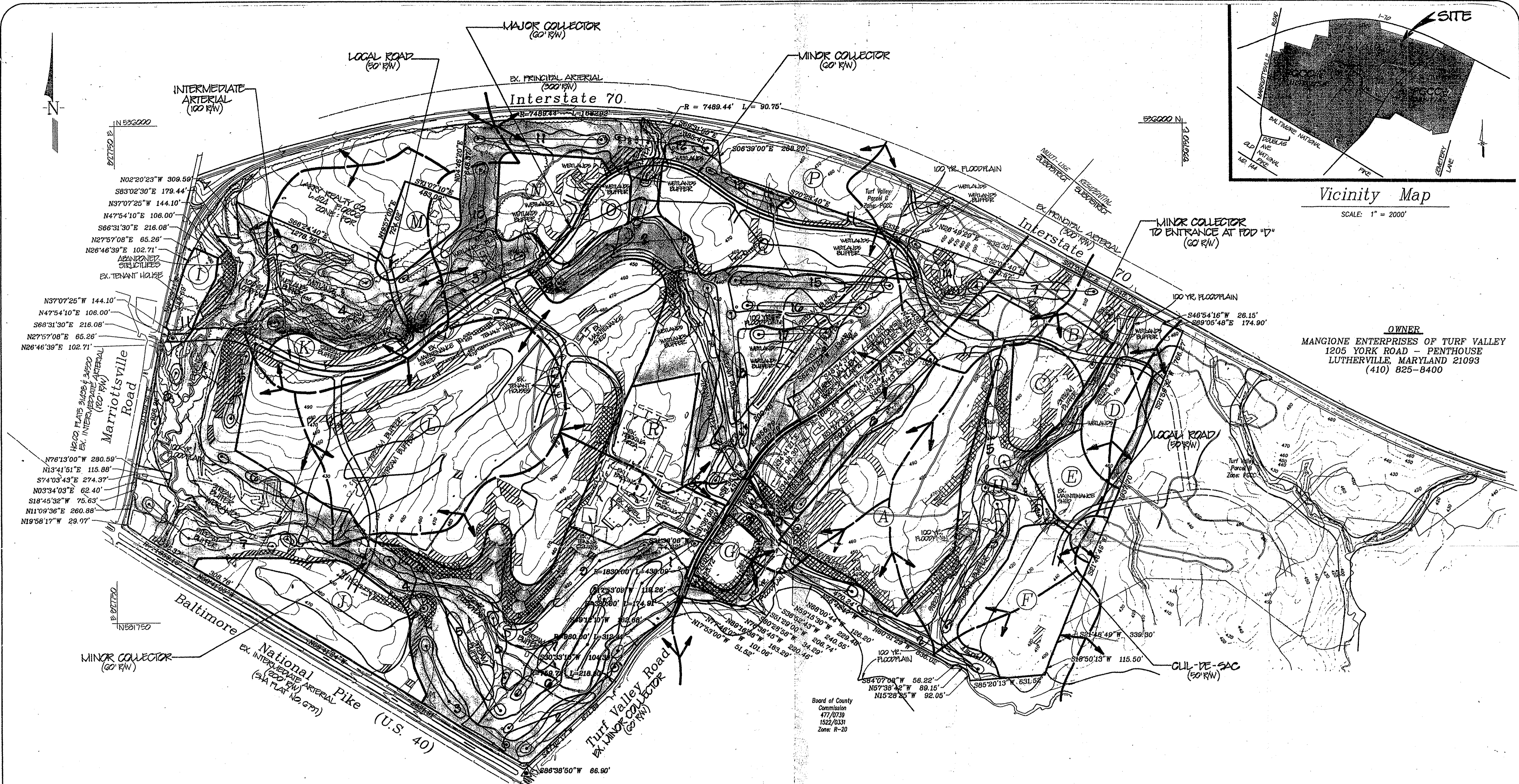


Project	98113	Match	01
Illustration	MMP	Scale	1" = 400'
Date		Approval	JBM



Vicinity Map
SCALE: 1" = 2000'

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



LEGEND

- GOLF HOLE
- GOLF/OPEN SPACE
- 25% SLOPES
- 15-24.9% SLOPES
- SITE ACCESS POINT
- DRAINAGE DIVIDE

PARCELS 8 & 50 - Total gross acreage = 689.8 @ 2 DU/AC = 1379 Total Units (maximum)
Residential Subdistrict 180.3 acres @ 1.75 DU/AC = 315 Units (maximum)
Multi-use Subdistrict 509.5 acres

RESIDENTIAL SUBDISTRICT LAND USE TABULATION

Area	Projected Land Use	Projected Density Range	Approx. Building Acreage	Projected Units
A	All uses permitted in the PGCC Residential Subdistrict	2-4	48.3	up to 100
B	All uses permitted in the PGCC Residential Subdistrict	2-10	7.6	up to 70
C	All uses permitted in the PGCC Residential Subdistrict	2-15	8.7	up to 120
D	All uses permitted in the PGCC Residential Subdistrict	2-15	8.3	up to 100
E	All uses permitted in the PGCC Residential Subdistrict	2-15	8.0	up to 65
F	All uses permitted in the PGCC Residential Subdistrict	2-10	20.0	up to 80
G	All uses permitted in the PGCC Residential Subdistrict	6-15	4.8	up to 75
H	Golf and/or Open Space		73.6	
PGCC RESIDENTIAL SUBDISTRICT TOTAL			180.3	Max. Units Allowed 315

MULTI-USE SUBDISTRICT LAND USE TABULATION

Area	Projected Land Use	Projected Density Range	Approx. Building Acreage	Projected Units
I	All permitted uses in the PGCC Multi-use Subdistrict	6-15	4.0	up to 40
J	All permitted uses in the PGCC Multi-use Subdistrict	2-15	23.4	up to 235
K	All permitted uses in the PGCC Multi-use Subdistrict	2-20	5.1	up to 150
L	All permitted uses in the PGCC Multi-use Subdistrict	2-20	130.0	up to 845
M	All permitted uses in the PGCC Multi-use Subdistrict	2-24	7.9	up to 125
N	All permitted residential uses in the PGCC Multi-use Subdistrict	2-24	12.9	up to 200
O	All permitted residential uses in the PGCC Multi-use Subdistrict	2-24	5.5	up to 110
P	All permitted residential uses in the PGCC Multi-use Subdistrict	2-20	2.9	up to 40
Q	All permitted residential uses in the PGCC Multi-use Subdistrict	2-20	22.8	up to 280
R	All permitted uses in the PGCC Multi-use Subdistrict		24.7	
S	Golf and/or Open Space		270.3	
PGCC MULTI-USE SUBDISTRICT SUBTOTAL			509.5	
PARCELS 8 & 50 - TOTAL PGCC DISTRICT			689.8	Max. Units Allowed 1379

PROPOSED NON-RESIDENTIAL USES

- No less than 5 percent and no more than 12 percent of the total net acreage of the land in the PGCC District shall be non-residential or non-open space.
- Maximum 444,312 square feet commercial/offices.

TOTAL ACREAGE IN DEVELOPABLE AREAS: 345.9 (50.0%)
TOTAL ACREAGE IN GOLF AND/OR OPEN SPACE: 343.9 (50.0%)

NOTES:

- Roads shown hereon are for informational purposes only. Detailed location and classification may vary in accordance with final road plans and specific site development plan requirements.
- This plan reflects an ultimate 36 hole golf course, integrated with other uses allowed in the PGCC District. These 36 holes may be relocated within the designated golf/open space areas as deemed necessary to maintain playability. Other existing golf holes may be relocated within areas designated for development or may be eliminated as part of future development.

- GENERAL NOTES**
- ORIGINAL COMPREHENSIVE SKETCH PLAN 'S.86.13 (PB-181, 12-11-95) DECISION AND ORDER APPROVED 1-22-26.
 - FIRST AMENDED COMPREHENSIVE SKETCH PLAN CORRESPONDS TO 1999 COMPREHENSIVE ZONING (PB-024 5/12/94) DECISION AND ORDER APPROVED 6-21-95.
 - SECOND AMENDED COMPREHENSIVE SKETCH PLAN CORRESPONDS TO REALIGNMENT OF RESORT ROAD (PB-300 6/6/95) DECISION AND ORDER APPROVED 8-21-97.
 - THIRD AMENDED COMPREHENSIVE SKETCH PLAN CORRESPONDS TO REVISED MAXIMUM PROTECTED UNITS FOR AREA K. See **MAXIMUM PROTECTED UNITS** DECISION + Order dated Oct 3, 2001

Turf Valley PGCC Zoning District

Election District No. 3
Tax Map 16
Scale: 1" = 400'

Howard County, Maryland
Parcels 8 & 50
MARCH 2001

PREVIOUS FILES (CONT'D):
FDP RESIDENTIAL SUB-DISTRICT (PLAT NO. 5054A(16))
FDP MULTI-USE SUB-DISTRICT (PLAT NO. 3254 A(15))

PREVIOUS FILES:
PB-181, S-86-13, FDP PGCC-1
FDP PGCC-2 & Part of PGCC-3
FDP Part of PGCC-3 & PGCC-4
FDP PGCC-5, PB-024, PB-300
S-86-13

Oct 3, 2001
PB 351

[Signature] 10/23/01

TURF VALLEY
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
THIRD AMENDED COMPREHENSIVE PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0286 Ext. (301) 621-5521 Wash. (410) 987-0288 Fax.

S.86.13