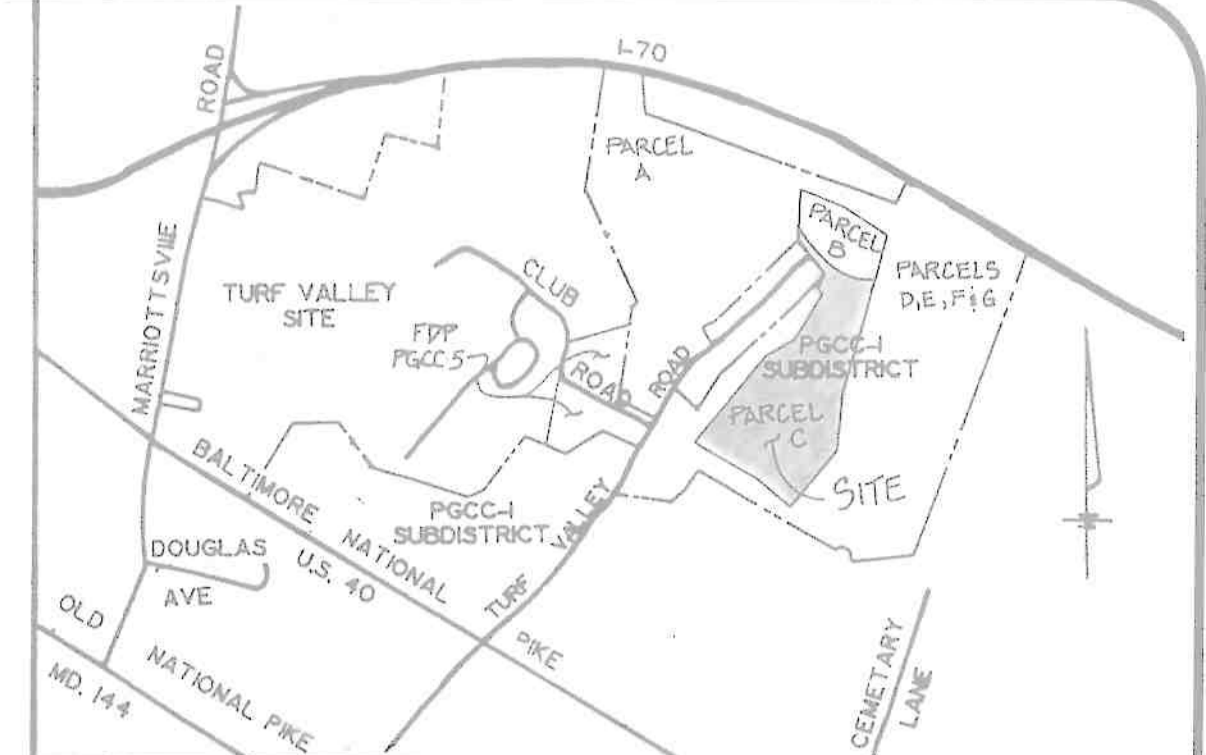


CENTERLINE CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	700.00'	524.73'	276.38'	512.53'	S 63°26'23" E	42°56'58"
C-2	1000.00'	370.46'	187.38'	368.34'	N 25°40'47" E	21°13'32"
C-3	400.00'	104.29'	52.44'	103.99'	N 43°45'42" E	14°56'18"
C-4	400.00'	193.36'	93.67'	193.42'	S 37°14'22" W	27°53'58"
C-5	400.00'	233.84'	120.37'	230.53'	N 39°59'44" E	31°29'43"
C-6	200.00'	104.94'	53.71'	103.74'	N 23°44'18" W	30°03'42"
C-7	400.00'	228.63'	117.53'	225.53'	N 07°40'01" E	32°44'55"
C-8	240.00'	467.65'	367.21'	467.99'	N 82°14'50" E	116°25'04"



Project	date	APRIL '92
Illustration	TJP	
Scale	1" = 200'	
Revised Per	HOWARD CO. DEPT. OF PLAN. & ZONING	
Description		
Revisions		



Howard County
477/0739
1522/0331
Zone: R-20

LOT SIZE TABULATION

LOT No.	AREA (sq. ft.)	LOT No.	AREA (sq. ft.)	LOT No.	AREA (sq. ft.)	LOT No.	AREA (sq. ft.)
1	40,203.20	21	29,917.68	41	20,499.99	61	29,483.22
2	24,299.62	22	31,232.87	42	20,500.00	62	23,708.27
3	20,050.00	23	28,112.29	43	24,978.32	63	23,754.84
4	20,082.37	24	54,773.81	44	33,128.27	64	27,813.07
5	20,917.77	25	34,033.59	45	46,790.71	65	20,762.58
6	21,194.94	26	23,748.58	46	39,409.94	66	31,164.56
7	22,198.53	27	28,290.40	47	28,773.36	67	102,399.00
8	20,690.44	28	24,734.60	48	26,224.94		
9	20,644.72	29	35,328.44	49	24,641.63		
10	22,241.96	30	30,254.46	50	21,876.79		
11	20,070.28	31	20,745.89	51	20,105.00		
12	20,477.91	32	21,244.72	52	20,050.00		
13	21,063.39	33	23,312.40	53	20,460.51		
14	20,690.29	34	30,062.48	54	27,404.14		
15	21,391.74	35	31,409.81	55	26,686.75		
16	23,336.92	36	34,205.19	56	23,919.66		
17	25,307.25	37	27,697.22	57	23,798.72		
18	27,245.90	38	25,040.63	58	26,261.21		
19	29,270.10	39	22,384.05	59	28,404.30		
20	30,379.46	40	21,270.00	60	27,651.12		

GENERAL NOTES

- Subject property is zoned PGCC-1 - Residential, Low Density as stated on the approved Comprehensive Sketch Plan S-86-13 and on the approved FDP PGCC-1 Subdistrict.
- The subject property is in conformance with the latest Howard County Standards unless waiver(s) have been approved.
- The proposed water and sewer system shall be public.
- Existing Water Contract # 44-1949.
- Existing Sewer Contract # 20-1177-D.
- Topographic information is based on the 200 scale County Topography (5' intervals).
- 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 was taken from Map # 9 and 15 of the 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 Turf Valley Road (public 60' R/W) in accordance with the approved Traffic Report for Phase II, Area I-C, Pages 16 & 18, Exhibits 12 & 13.
- The subject property is not affected by floodplain or wetlands.
- The dead reference for this parcel is Liber 920 Folio 285.
- Density of the tract is 2 DU's/gross acre.
Number of lots allowed: 96
Proposed number of buildable lots: 66
Proposed number of Stormwater Management lots: 1
Total number of proposed lots: 67
Gross area of tract (Parcel "C"): 48.10 acres
Area of SWM: 2.35 acres
Area of Public Road Right-of-Way: 5.67 acres
Gross area of lots: 40.08 acres
- The open space requirement for this development has been met by the FDP for PGCC-1 Subdistrict dated June 1988 and is labeled as stated on the approved FDP.
- Denotes potential tree save areas.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

James R. Kistner
PLANNING DIRECTOR 4/9/92 DATE

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

ENGINEER/SURVEYOR
MILDENBERG, MOCH & ASSOCIATES, INC.
3300 NORTH RIDGE ROAD - SUITE 235
ELLICOTT CITY, MARYLAND 21043
(410) 461-0078
ATTN: Mr. Robert Moch, P.E.

REVISED SKETCH PLAN S-92-015
TURF VALLEY - PGCC-1

PGCC - 1 Subdistrict
Parcels B & C, Area 1-C
Election District No. 3
Howard County, Maryland
Tax Map 16 Parcel 8
Scale: 1" = 200' February 1992

PREVIOUS PLANS INCLUDE:
COMPREHENSIVE SKETCH S-86-13
FDP PGCC-1

PGCC - 1 Subdistrict Parcels B & C, Area 1-C
TURF VALLEY - PGCC-1
ELECTION DISTRICT No. 3
HOWARD COUNTY, MARYLAND
REVISED SKETCH PLAN S-92-15

MILDENBERG, MOCH & ASSOCIATES, INC.
ENGINEERS - SURVEYORS - PLANNERS
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(410) 461-0078 D.C. Metro: (301) 621-9768 Fax: (410) 750-6340