



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 PHOTOGAMMETRY AT TWO FOOT CONTOUR INTERVALS PREPARED BY WINGS AERIAL MAPPING COMPANY DATED APRIL 1992.
- WATER AND SEWER WILL BE PUBLIC.
- 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 MARRIOTTVILLE 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.
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| | DENOTES SLOPES BETWEEN 15% AND 24.9% |
| | DENOTES SLOPES EQUAL TO OR GREATER THAN 25% |
- OPEN SPACE/GOLF REQUIREMENTS
 - GROSS AREA PARCEL B, POD L = 5.15 ACRES
ADDITIONAL ACREAGE TO BE PLATTED FROM AREA S TURF VALLEY FDP PGCC DISTRICT MULTI-USE SUBDISTRICT = 29.35 ACRES
TOTAL = 34.5 ACRES
 - GOLF COURSE AREA = ACREAGE TO BE PLATTED FROM AREA S 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 / 34.5 ACRES = 85.1%

PGCC MULTI-USE DENSITY TABULATION

DENSITY TABULATION TURF VALLEY VILLAS SECTIONS 1 & 2

A. GROSS AREA (SECTIONS 1 & 2) =	17.23 Ac.
SECTION 1 (SP-95-13) =	12.08 Ac.
SECTION 2 (S-95-24) =	5.15 Ac.
B. TOTAL NUMBER OF UNITS PROPOSED =	231 Units
SECTION 1 (SP-95-13) =	162 Units
SECTION 2 (S-95-24) =	69 Units
C. MINIMUM ACREAGE REQUIRED =	115.5 Ac.
SECTION 1 (SP-95-13) =	81 Ac.
SECTION 2 (S-95-24) =	34.5 Ac.
D. ACREAGE PROVIDED =	115.5 Ac.
GROSS AREA OF SECTION 1 & 2 =	17.23 Ac.
PLAT # 7074 (F-86-194) =	24.73 Ac.
AREA S (TURF VALLEY FDP PGCC DISTRICT, MULTI-USE SUBDISTRICT) =	73.54 Ac.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

James J. Kettle 12/20/95
PLANNING DIRECTOR DATE

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

OWNER/DEVELOPER MANGIONE ENTERPRISES OF TURF VALLEY 1205 York Road, Penthouse Lutherville, Maryland 21093 (410) 825-8400 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.
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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:

Project	date
95019_04	6/26/95
Illustration	engineering
RMGM	RMGM
scale	approval
1" = 100'	JFK

no.	description	date
1	REVISION PER DPC & DED COMMENTS DATED 10/19/95	11/27/95
0	SUBMITTED TO DPZ	6/20/95

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

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