

LANDSCAPE NOTES

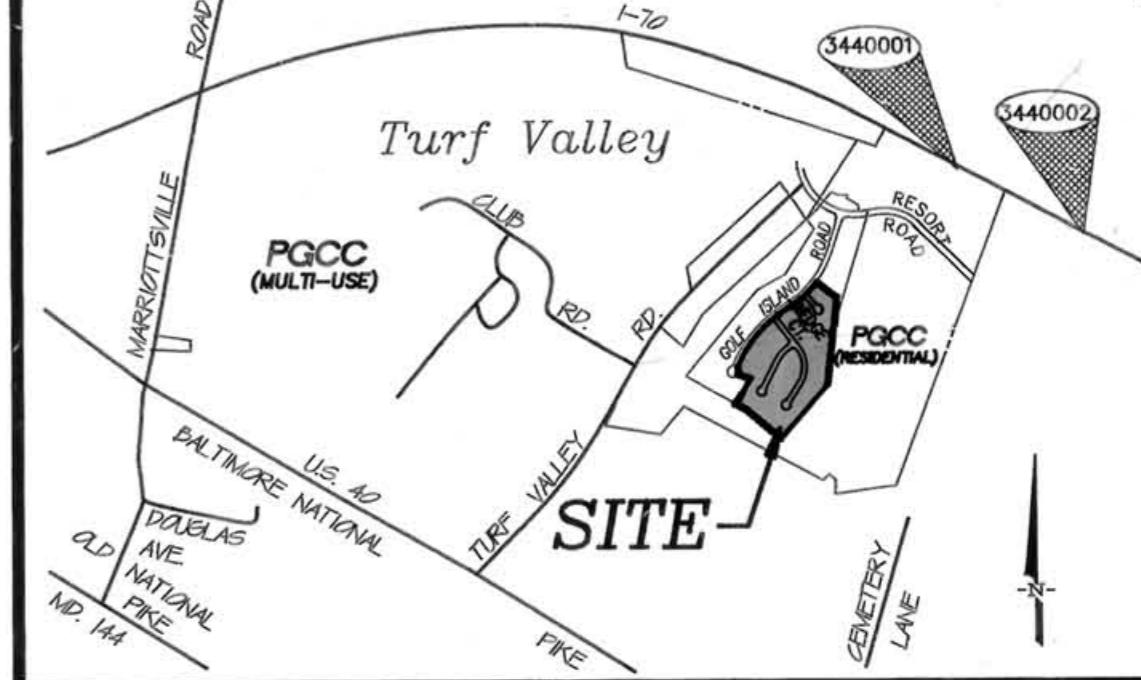
- PROPOSED LOCATIONS OF STREET TREES AND SCHEMATIC PERIMETER LANDSCAPED EDGES ARE SHOWN ON THIS PLAN.
- TREE TABULATION
- STREET TREES
3,750 LF OF RIGHT-OF-WAY
23 STREET TREES REQUIRED
23 STREET TREES PROVIDED
- PERIMETER LANDSCAPED EDGES
2,212 LF S1D TO PERIMETER PROPERTIES (TYPE A)
(LOTS 106-108, 115-125, 134 & 135)
2,192 LF OF EX. WOODS TO REMAIN
210 LF BUTTER LENSATH
1 SHADE TREE / 60 LF = 4 SHADE TREES REQUIRED
4 ACER RUBRUM "RED SUNSET" PROPOSED
455 LF LANDSCAPED EDGE ADJACENT TO ROADWAYS (TYPE B)
(LOTS 105, 110 & 111)
1 SHADE TREE / 50 LF = 10 SHADE TREES REQUIRED
11 ACER RUBRUM "RED SUNSET" PROVIDED
(F-04-00)
1 EVERGREEN / 40 LF = 12 EVERGREENS REQUIRED
12 CUPRESSUS OXYPHYLLOIDES LEYLANDI
LEYLANDI CYPRESS PROPOSED
- THE DEVELOPER WILL BE RESPONSIBLE FOR PLANT INSTALLATION.

CURVE DATA

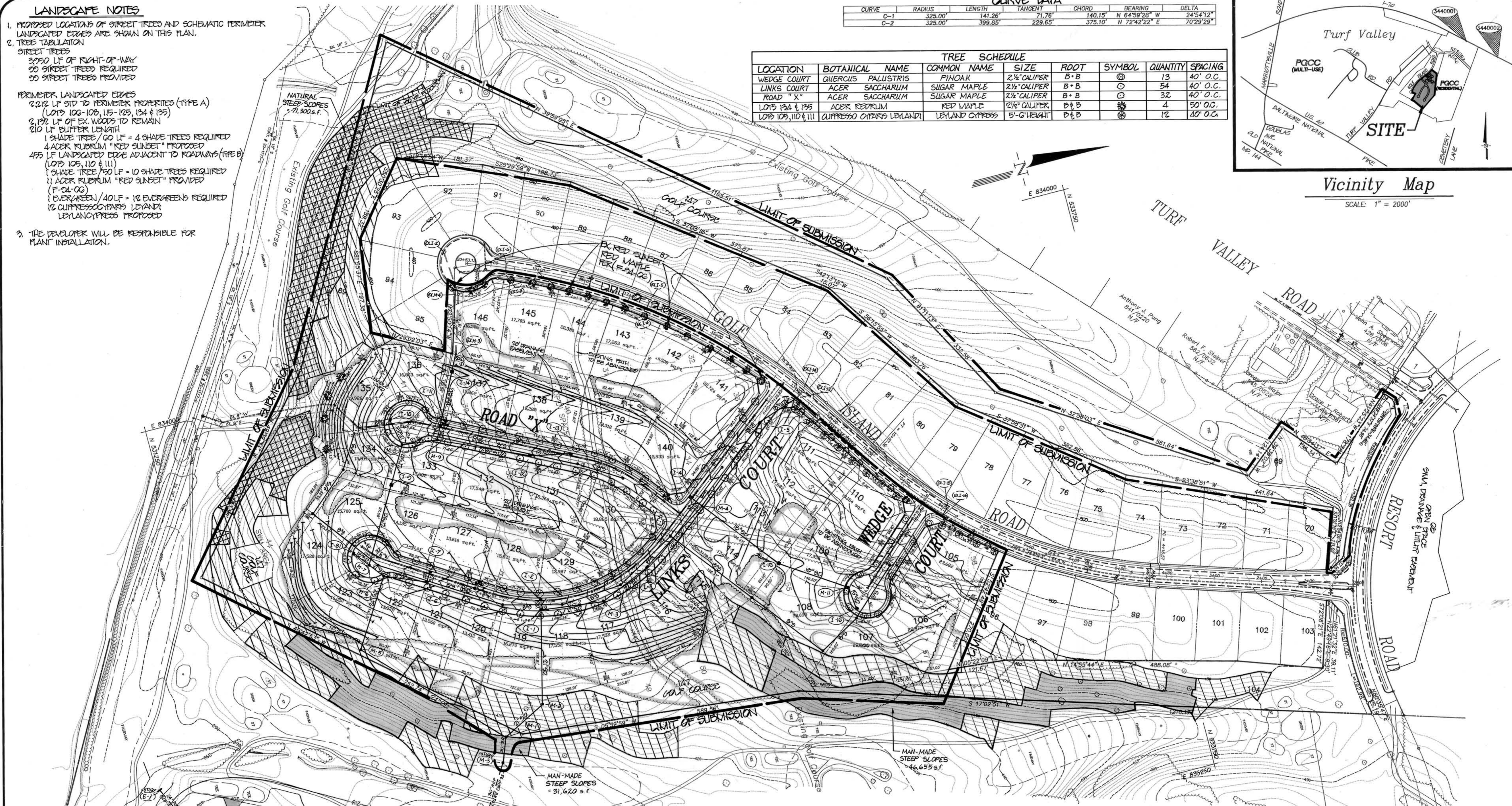
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	325.00'	141.26'	71.78'	140.15'	N 64°59'23" W	24°34'12"
C-2	325.00'	399.65'	229.65'	375.10'	N 72°42'22" E	70°29'29"

TREE SCHEDULE

LOCATION	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SYMBOL	QUANTITY	SPACING
WEDGE COURT	QUERCUS PALustris	FINOAK	2 1/2" CALIPER	B * B	⊙	13	40' O.C.
LINKS COURT	ACER SACCHARUM	SUGAR MAPLE	2 1/2" CALIPER	B * B	⊙	54	40' O.C.
ROAD "X"	ACER SACCHARUM	SUGAR MAPLE	2 1/2" CALIPER	B * B	⊙	32	40' O.C.
LOTS 134 & 135	ACER RUBRUM	RED MAPLE	2 1/2" CALIPER	B * B	⊙	4	50' O.C.
LOTS 105, 110 & 111	CUPRESSUS OXYPHYLLOIDES LEYLANDI	LEYLANDI CYPRESS	5" G-HEIGHT	D & D	⊙	12	40' O.C.



Vicinity Map
SCALE: 1" = 2000'



Project date: 3/29/95
Project no: 94023.00
Illustration: MWZ/LIC
Scale: MWZ/AMV
Scale: 1" = 100'

Submitted original for signatures: 3/10/95
Reviewed for D.P.Z. compliance: 3/10/95
Submitted to DPZ for review: 3/10/95

PGCC District - Residential Subdistrict
TURF VALLEY VISTAS
RESUBDIVISION OF LOTS 29-58 & 69
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

PGCC District - Residential Subdistrict
LOTS 105-147

LANDSCAPE, GRADING & PRELIMINARY EQUIVALENT SKETCH PLAN

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED PGCC DISTRICT, RESIDENTIAL SUBDISTRICT PER COMPREHENSIVE ZONING EFFECTIVE OCTOBER 15, 1993.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS OTHERWISE NOTED.
- DEED REFERENCE: P/O PARCEL B - LIBER 920 FOLIO 265.
- SURVEY CONTROL IS BASED ON NAD 27 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS.
NO. 3440001 N 534738.478 ELEV. 488.341
E 83686.897
NO. 3440002 N 533983.800 ELEV. 482.308
E 837983.249
- BOUNDARY INFORMATION WAS TAKEN FROM F.P. TURF VALLEY PGCC DISTRICT, RESIDENTIAL SUBDISTRICT RECORDED 9/7/94.
- STREET LIGHTS SHOWN THUSLY *
- THE SUBJECT PROPERTY IS NOT AFFECTED BY WETLANDS.
- FLOODPLAIN INFORMATION TAKEN FROM THE LITTLE PATENTED RIVER FLOODPLAIN MAPPING (CAPITAL PROJECT B-1063) PREPARED BY BERNARD JOHNSON, INC. SEPTEMBER 1988.
- SEE (SDP-95-121) FOR ALL WORK RELATED TO THE FUTURE REGIONAL SWIM POND.
- 42 UNITS PROPOSED UNDER THIS PLAN
28 UNITS PREVIOUSLY APPROVED UNDER F-94-06
14 NEW UNITS ARE PROPOSED TO MEET 14 OF 80 UNITS OF THE SECTIONAL RESIDENTIAL PHASE II D APP'D DEADLINE.
- AS PER THE F.P.P. PGCC DISTRICT RESIDENTIAL SUBDISTRICT 2800 LOT LINES ARE PERMITTED PROVIDED THAT A MINIMUM OF 15 FEET IS PROVIDED BETWEEN STRUCTURES, OTHERWISE THE SIDE SETBACK IS 7.5 FEET.
- PROJECT DENSITY AND OPEN SPACE / AOLF REQUIREMENTS
A. GROSS AREA = 49,55 AC. (F-94-06)
B. GOLF COURSE AREA: LOT 104 (SF-95-10) = 0.76 AC.
LOT 104 (F-95-05) = 1.92 AC.
LOT 68 (F-94-06) = 1.89 AC.
LOT 1 (F-94-06) = 0.07 AC.
TOTAL = 13.64 AC.
- GOLF COURSE SPACE % REQUIRED
15% (F.P.P. PGCC RESIDENTIAL)
- GOLF COURSE SPACE % PROVIDED
13.64 = 21.2%
49.55
- TOTAL UNITS PROPOSED: 42 (SF-95-10)
24 (F-95-05)
70 TOTAL
- MINIMUM ACREAGE REQUIRED = 70 UNITS PROPOSED = 49.49 AC.
1.75 UNITS/ACRE
- 49.55 AC. PROVIDED
-49.49 AC. REQUIRED
0.06 AC. EXCESS TO BE APPLIED TO SF-95-14.

OWNER/DEVELOPER
MANIGONE ENTERPRISES OF TURF VALLEY
1203 YORK ROAD, FENHOLME
LUTHERVILLE, MARYLAND 21073
(410) 875-2400
ATTN: MR. LOUIS MANIGONE

ENGINEER
R.M. MOCHI GROUP, P.C.
3900 NORTH RIDGE ROAD, SUITE 235
ELLICOTT CITY, MARYLAND 21045
(410) 461-0079
ATTN: MR. ROBERT M. MOCHI, P.E.

PRELIMINARY EQUIVALENT SKETCH PLAN
TURF VALLEY VISTAS
RESUBDIVISION OF LOTS 29-58 & 69

TAX MAP 16 P/O PARCEL 8
ELECTION DISTRICT NO. 2
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' MARCH 21, 1995

ZONING: PGCC DISTRICT RESIDENTIAL SUBDISTRICT
3054-A-1434
FDP: S-92-15
SKETCH PLAN: WP-83-18
DPZ WAIVER: P-93-10
PRELIM. PLAN: F-94-06, F-95-00
FINAL PLANS:

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
PLANNING DIRECTOR DATE: 3/25/95



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SP-95-10