

USES PERMITTED AS A MATTER OF RIGHT

THE FOLLOWING USES SHALL BE PERMITTED AS A MATTER OF RIGHT IN THE RESIDENTIAL SUBDISTRICT.

A) ONE SINGLE-FAMILY DETACHED UNIT PER LOT.
 B) ONE ZERO LOT LINE UNIT PER LOT.
 C) SINGLE-FAMILY ATTACHED DWELLING UNITS.
 D) APARTMENT UNITS.
 E) FARMING, PROVIDED THAT ON A LOT OF LESS THAN 40,000 SQUARE FEET, NO FOWL OTHER THAN FOR THE NORMAL USE OF THE FAMILY RESIDING ON THE LOT AND NO LIVESTOCK ARE PERMITTED.
 F) CONSERVATION AREAS, INCLUDING WILDLIFE AND FOREST PRESERVES, ENVIRONMENTAL MANAGEMENT AREAS, REFORESTATION AREAS, AND SIMILAR USES.
 G) GOVERNMENT BUILDINGS, FACILITIES AND USES, INCLUDING PUBLIC SCHOOLS AND COLLEGES.
 H) PRIVATE RECREATION FACILITIES, SUCH AS PARKS, ATHLETIC FIELDS, SWIMMING POOLS, BASKETBALL COURTS AND TENNIS COURTS, RESERVED FOR USE BY RESIDENTS OF A COMMUNITY AND THEIR GUESTS. SUCH FACILITIES SHALL BE LOCATED WITHIN CONDOMINIUM DEVELOPMENTS OR WITHIN COMMUNITIES WITH RECORDED COVENANTS AND LIENS WHICH GOVERN AND PROVIDE FINANCIAL SUPPORT FOR OPERATION OF THE FACILITIES.
 I) GOLF COURSES AND COUNTRY CLUBS.
 J) RIDING ACADEMIES AND STABLES.
 K) CARNIVALS AND FAIRS SPONSORED BY AND OPERATED ON A NONPROFIT BASIS FOR THE BENEFIT OF CHARITABLE, SOCIAL, CIVIC OR EDUCATIONAL ORGANIZATIONS, SUBJECT TO THE REQUIREMENTS OF SECTION 128.D.3. OF THE ZONING REGULATIONS EFFECTIVE JULY 28, 2006.
 L) SALES OF CHRISTMAS TREES OR OTHER SEASONAL DECORATIVE PLANT MATERIALS BETWEEN DECEMBER FIRST AND JANUARY FIRST, SUBJECT TO THE REQUIREMENTS OF SECTION 128.D.4. OF THE ZONING REGULATIONS EFFECTIVE JULY 28, 2006.
 M) UNDERGROUND PIPELINES; ELECTRIC TRANSMISSION AND DISTRIBUTION LINES; TELEPHONE, TELEGRAPH AND CATV LINES; MOBILE TRANSFORMER UNITS; TELEPHONE EQUIPMENT BOXES; AND OTHER, SIMILAR PUBLIC UTILITY USES NOT REQUIRING A CONDITIONAL USE.
 N) COMMERCIAL COMMUNICATION ANTENNAS ATTACHED TO STRUCTURES, SUBJECT TO THE REQUIREMENTS OF SECTION 128.E.4.
 O) VOLUNTEER FIRE DEPARTMENTS.

ACCESSORY USES

THE FOLLOWING ARE PERMITTED AS ACCESSORY USES TO RESIDENTIAL USES IN THE PGCC DISTRICT. MORE THAN ONE ACCESSORY USE SHALL BE PERMITTED ON A LOT, PROVIDED THAT THE COMBINATION OF ACCESSORY USES REMAINS SECONDARY, INCIDENTAL AND SUBORDINATE TO THE PRINCIPAL USE.

A) ANY USE NORMALLY AND CUSTOMARILY INCIDENTAL TO ANY USE PERMITTED AS A MATTER OF RIGHT.
 B) ACCESSORY APARTMENTS, PROVIDED THAT:
 (1) THE AREA OF THE LOT IS AT LEAST 12,000 SQUARE FEET.
 (2) EXCEPT FOR AN EXTERIOR ENTRANCE AND NECESSARY PARKING AREA, THERE SHALL BE NO EXTERNAL EVIDENCE OF THE ACCESSORY APARTMENT.
 (3) THE ACCESSORY APARTMENT SHALL HAVE NO MORE THAN TWO BEDROOMS.
 C) THE HOUSING BY A RESIDENT FAMILY OF:
 (1) NOT MORE THAN FOUR NON-TRANSIENT ROOMERS OR BOARDERS; OR
 (2) NOT MORE THAN EIGHT MENTALLY AND/OR PHYSICALLY DISABLED PERSONS OR PERSONS 62 YEARS OF AGE OR OLDER, PROVIDED THE USE IS REGISTERED, LICENSED OR CERTIFIED BY THE STATE OF MARYLAND; OR
 (3) A COMBINATION OF (1) AND (2) ABOVE, PROVIDED THAT THE TOTAL NUMBER OF PERSONS HOUSED IN ADDITION TO THE RESIDENT FAMILY DOES NOT EXCEED EIGHT.
 D) HOME OCCUPATIONS, SUBJECT TO THE REQUIREMENTS OF SECTION 128.C.1 OF THE ZONING REGULATIONS EFFECTIVE JULY 28, 2006.
 E) HOME CARE, PROVIDED THAT IF HOME CARE IS COMBINED WITH HOUSING OF MENTALLY OR PHYSICALLY DISABLED PERSONS OR PERSONS 62 YEARS OF AGE OR OLDER, AS ALLOWED BY SUBSECTION "C"(2) ABOVE, THE TOTAL NUMBER OF PERSONS RECEIVING HOME CARE AT ANY ONE TIME PLUS THE NUMBER OF PERSONS BEING HOUSED SHALL NOT EXCEED EIGHT.
 F) PARKING:
 (1) OFF-STREET PARKING OF NO MORE THAN TWO COMMERCIAL VEHICLES ON LOTS OF THREE OR MORE ACRES AND NO MORE THAN ONE COMMERCIAL VEHICLE ON LOTS LESS THAN THREE ACRES. PRIVATE OFF-STREET PARKING IS RESTRICTED TO VEHICLES USED IN CONNECTION WITH OR IN RELATION TO A PRINCIPAL USE PERMITTED AS A MATTER OF RIGHT IN THE DISTRICT.
 (2) OFF-STREET STORAGE OF UNREGISTERED, INOPERABLE, WRECKED, DISMANTLED OR DESTROYED MOTOR VEHICLES SHALL NOT BE PERMITTED, EXCEPT AS PROVIDED BY SECTION 128.D.7.
 G) STORAGE OF RECREATIONAL VEHICLES OR BOATS, PROVIDED THAT ON LOTS OF 20,000 SQUARE FEET OR SMALLER, SUCH STORAGE SHALL BE LIMITED TO THE FOLLOWING:
 (1) ONE RECREATIONAL VEHICLE WITH A LENGTH OF 30 FEET OR LESS; AND
 (2) ONE BOAT WITH A LENGTH OF 20 FEET OR LESS.
 H) FARM PRODUCE STAND, NOT TO EXCEED 300 SQUARE FEET IN FLOOR AREA, FOR THE RETAIL SALE OF CROPS, PRODUCE, FLOWERS, LIVESTOCK AND POULTRY PRODUCTS, ETC. GROWN OR PRODUCED ON THE LOT OR BY THE OWNER OF THE LOT ON WHICH SUCH STRUCTURE IS LOCATED. APPROPRIATE ON-SITE PARKING SPACES SHALL BE PROVIDED.
 I) SNOWBALL STANDS, SUBJECT TO THE REQUIREMENTS OF SECTION 128.D.5 OF THE ZONING REGULATIONS EFFECTIVE JULY 28, 2006.

BULK REGULATIONS

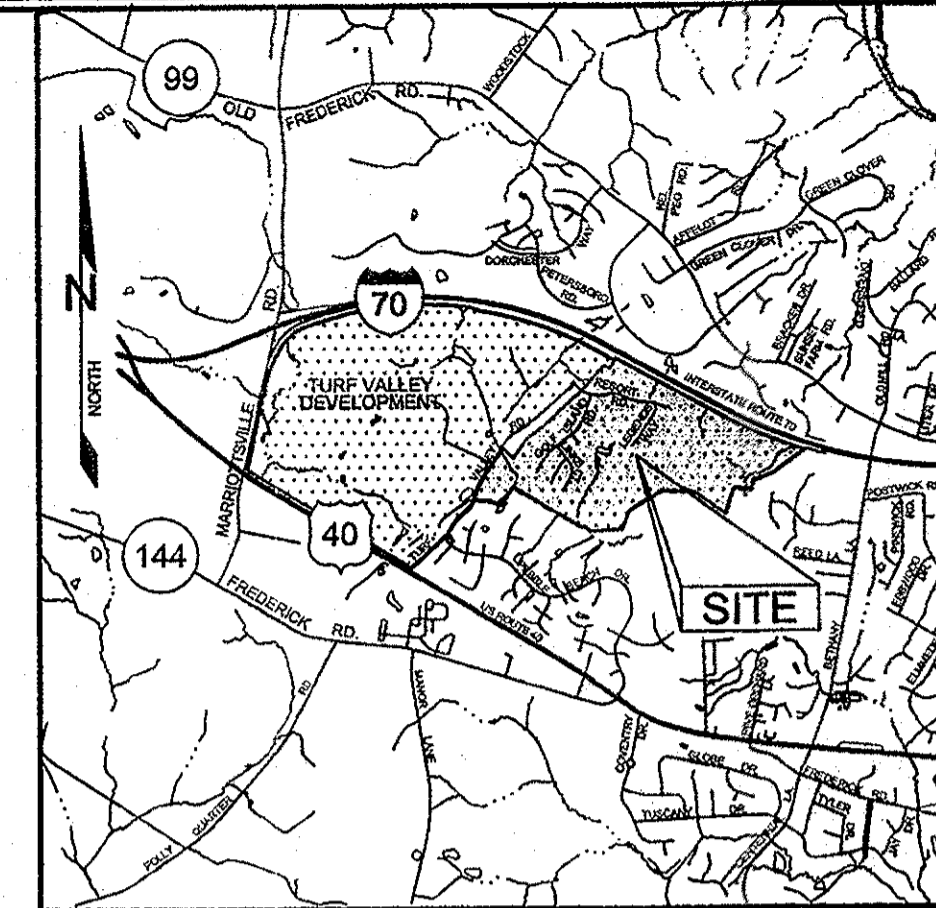
(ALSO SEE SECTION 128.A, SUPPLEMENTARY BULK REGULATIONS, AND 128.B, APPLICATION OF BULK REGULATIONS.)

FOR ALL USES IN THE PGCC RESIDENTIAL SUBDISTRICT, THE FOLLOWING MAXIMUM LIMITATIONS SHALL APPLY.

A) HEIGHT
 (1) PRINCIPAL STRUCTURES:
 (a) SINGLE FAMILY DETACHED AND ATTACHED.....34 FEET
 (b) APARTMENT BUILDINGS IN RESIDENTIAL SUBDISTRICT.....40 FEET
 (c) OTHER.....34 FEET
 (2) ACCESSORY STRUCTURES.....15 FEET
 (3) EXCEPT SPIRES, BELFRIES, CHIMNEYS, FLAG POLES, MONUMENTS, STACKS, STEEPLES, RADIO AND TELEVISION ANTENNAE, OBSERVATION TOWERS, WINDMILLS, BARN, WATER AND GRAIN STORAGE FACILITIES, SILOS, OUTDOOR ATHLETIC STRUCTURES, LINES AND POLES OR OTHER SUPPORTING STRUCTURES FOR ELECTRIC, TELEPHONE, TELEGRAPH OR CATV TRANSMISSION OR DISTRIBUTION.....NO LIMIT
 B) LOT COVERAGE FOR STRUCTURES WITHIN SINGLE-FAMILY ATTACHED PROJECTS DEVELOPED WITH ONE UNIT PER LOT.....60 PERCENT
 C) DENSITY
 (1) FOR RESIDENTIAL SUB-DISTRICT.....1.75 DWELLING UNITS PER GROSS ACRE
 D) MAXIMUM UNITS PER STRUCTURE
 (1) SINGLE FAMILY ATTACHED DWELLING UNITS.....8 UNITS PER STRUCTURE
 (2) APARTMENTS LESS THAN 40 FEET IN HEIGHT.....24 UNITS PER STRUCTURE
 (3) APARTMENTS 40 FEET OR GREATER IN HEIGHT.....120 UNITS PER STRUCTURE
 E) BUILDING LENGTH - RESIDENTIAL STRUCTURE
 HOWEVER, THE PLANNING BOARD MAY APPROVE A GREATER LENGTH, UP TO A MAXIMUM OF 300 FEET, BASED ON A DETERMINATION THAT THE DESIGN OF THE BUILDING WILL MITIGATE THE VISUAL IMPACT OF THE INCREASED LENGTH.
 F) MINIMUM LOT SIZE REQUIREMENTS
 (1) SINGLE FAMILY DETACHED DWELLINGS.....6000 SQ. FT.
 (2) EXCEPT ZERO LOT LINE DWELLINGS.....4000 SQ. FT.
 (3) SINGLE FAMILY SEMI-DETACHED DWELLINGS.....4000 SQ. FT.
 G) MINIMUM LOT WIDTH AT BUILDING RESTRICTION LINE
 (1) SINGLE FAMILY DETACHED DWELLINGS.....50 FEET
 (2) EXCEPT ZERO LOT LINE DWELLINGS.....40 FEET
 (3) SINGLE FAMILY SEMI-DETACHED DWELLINGS.....40 FEET
 H) MINIMUM SETBACK REQUIREMENTS; EXCEPT THAT STRUCTURES MAY BE CONSTRUCTED AT ANY LOCATION WITHIN SUCH SETBACK IF SUCH CONSTRUCTION IS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE PLANNING BOARD.
 (1) FROM ARTERIAL ROADS
 (a) RESIDENTIAL STRUCTURES (ALL).....50 FEET
 (b) NON-RESIDENTIAL STRUCTURES.....30 FEET
 (c) ACCESSORY USES.....30 FEET
 (d) PARKING.....25 FEET
 (2) FROM COLLECTOR ROADS AND LOCAL STREETS
 (a) RESIDENTIAL STRUCTURES (ALL).....20 FEET
 (b) NON-RESIDENTIAL STRUCTURES.....20 FEET
 (c) ACCESSORY USES.....10 FEET
 (3) NON-PGCC ADJACENT PROPERTIES
 (a) FROM RESIDENTIAL DISTRICTS
 (i) RESIDENTIAL STRUCTURES (ALL).....30 FEET
 (ii) NON-RESIDENTIAL USES.....30 FEET
 (iii) ACCESSORY USES.....10 FEET
 (b) FROM NON-RESIDENTIAL DISTRICTS
 (i) RESIDENTIAL STRUCTURES (ALL).....20 FEET
 (ii) NON-RESIDENTIAL USES.....20 FEET
 (iii) ACCESSORY USES.....10 FEET
 (4) FROM LOT LINES - STRUCTURES AND USES IN ALL DEVELOPMENT PROJECTS EXCEPT SINGLE FAMILY ATTACHED:
 (a) PRINCIPAL STRUCTURES - RESIDENTIAL
 (i) SIDE.....7.5 FEET
 EXCEPT ZERO LOT LINE DWELLINGS.....0 FEET
 (A MINIMUM OF 15 FEET MUST BE PROVIDED BETWEEN STRUCTURES)
 (ii) REAR.....25 FEET
 (b) DETACHED ACCESSORY GARAGES OR SHEDS - RESIDENTIAL
 (i) SIDE.....0 FEET
 (ii) REAR.....0 FEET
 (c) OTHER ACCESSORY STRUCTURES TO RESIDENTIAL USES
 (i) SIDE.....7.5 FEET
 (ii) REAR.....5 FEET
 I) MINIMUM DISTANCES BETWEEN ATTACHED DWELLING UNITS AND APARTMENT BUILDINGS, PROVIDED IMPROVEMENTS THEREON ARE CONSTRUCTED IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD:
 (1) FACE TO FACE.....30 FEET
 (2) FACE TO SIDE / REAR TO SIDE.....30 FEET
 (3) SIDE TO SIDE.....15 FEET
 (4) REAR TO REAR.....60 FEET
 (5) REAR TO FACE.....100 FEET

LAND USE TABULATION

AREA	PROJECTED LAND USE	PROJECTED DENSITY RANGE	GROSS ACREAGE	PROJECTED UNITS
A	ALL USES PERMITTED IN THE PGCC RESIDENTIAL SUBDISTRICT	2-4	34.87	UP TO 100
B	ALL USES PERMITTED IN THE PGCC RESIDENTIAL SUBDISTRICT	2-10	9.19	UP TO 70
C	ALL USES PERMITTED IN THE PGCC RESIDENTIAL SUBDISTRICT	2-15	8.42	UP TO 120
D	ALL USES PERMITTED IN THE PGCC RESIDENTIAL SUBDISTRICT	2-15	7.55	UP TO 100
E1/E2	ALL USES PERMITTED IN THE PGCC RESIDENTIAL SUBDISTRICT	2-15	67.52	UP TO 250
F	ALL USES PERMITTED IN THE PGCC RESIDENTIAL SUBDISTRICT	2-10	18.88	UP TO 80
G	ALL USES PERMITTED IN THE PGCC RESIDENTIAL SUBDISTRICT	2-15	9.17	UP TO 75
H	GOLF AND/OR OPEN SPACE	N/A	121.66	N/A
N/A	15% GOLF AND/OR OPEN SPACE TO BE PROVIDED WITHIN PODS B, C, E1/E2, F AND G	N/A	16.98	N/A
N/A	TOTAL OPEN SPACE TO BE PROVIDED INCLUDING POD H AND 15% GOLF AND/OR OPEN SPACE	N/A	138.64	N/A
PGCC RESIDENTIAL SUBDISTRICT TOTAL		N/A	277.26	MAX. UNITS ALLOWED 485



VICINITY MAP
SCALE: 1"=4000'

OTHER PROVISIONS

- THE PROVISIONS OF SECTION 128 (SUPPLEMENTARY ZONING DISTRICT REGULATIONS) AND SECTION 133 (OFF-STREET PARKING AND LOADING FACILITIES) OF THE ZONING REGULATIONS EFFECTIVE JULY 28, 2006 SHALL APPLY IN THE PGCC DISTRICT UNLESS DIFFERENT REQUIREMENTS ARE SPECIFICALLY APPROVED IN THE FINAL DEVELOPMENT PLAN.
- THE 4TH AMENDED COMPREHENSIVE SKETCH PLAN IS CONSISTENT WITH THE LAND USES SET FORTH IN THE HOWARD COUNTY GENERAL PLAN.
- THE PLAN ALLOWS FOR SOME FLEXIBILITY IN THE EXACT LOCATION AND DENSITY OF LAND USES. HOWEVER, THE RESTRICTIONS OF THE UNDERLYING ZONING SUBDISTRICTS LIMIT THE GENERAL AREA IN WHICH SPECIFIC LAND USES MAY BE LOCATED.
- THE PGCC DISTRICT IS WELL BUFFERED FROM EXISTING DEVELOPMENT BY:
 a) OPEN SPACE AND/OR GOLF COURSES
 b) ON-SITE FLOODPLAIN, WETLANDS AND ENVIRONMENTALLY SENSITIVE FEATURES.
 c) PARKS AND/OR
 d) MAJOR ROADWAYS.
- FOR ANY TYPE OF LAND USE WITHIN THE PGCC RESIDENTIAL SUBDISTRICT, OTHER THAN SINGLE-FAMILY DETACHED RESIDENCES, THE PLANNING BOARD RESERVES THE RIGHT TO REQUIRE THEIR APPROVAL OF A SITE DEVELOPMENT PLAN, IN ADDITION TO APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING. HOWEVER, THE SITE DEVELOPMENT PLAN SHALL NOT ALTER ANY LAND USES AS SET FORTH IN THIS FINAL DEVELOPMENT PLAN.
- DEVELOPMENT WITHIN THE AREA SUBJECT TO CRITERIA SET FORTH BY THIS FINAL DEVELOPMENT PLAN (FDP) AND LOCATED WEST OF PARCEL 706 IS EXEMPT FROM COMPLIANCE WITH THE ADEQUATE PUBLIC FACILITIES ORDINANCE (APFO). DEVELOPMENT WITHIN THE AREA SUBJECT TO THESE CRITERIA AND LOCATED IN PARCEL 706 SHALL COMPLY WITH APFO REQUIREMENTS. MAJOR ROADS HAVE BEEN DESIGNED TO ACCOMMODATE POTENTIAL TRAFFIC REQUIREMENTS.
- WATER AND SEWER FACILITIES ARE CURRENTLY AVAILABLE TO THE TURF VALLEY PROPERTY AND EXIST IN ADJACENT RIGHTS-OF-WAY.
- OPEN SPACE: AT LEAST 50 PERCENT OF THE PGCC DISTRICT SHALL BE DEVOTED TO OPEN SPACE OR GOLF COURSE USERS, AND AT LEAST TWO EIGHTEEN-HOLE GOLF COURSES SHALL BE PROVIDED. OPEN SPACE AND GOLF COURSE USES SHALL BE ARRANGED SO THAT EACH SUBDISTRICT SHALL INCLUDE AT LEAST 15 PERCENT OPEN SPACE INCLUDING LANDSCAPED AREAS.

LANDSCAPING AND SCREENING

LANDSCAPING AND SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, EFFECTIVE 10/02/03, AND THE HOWARD COUNTY LANDSCAPE MANUAL (JANUARY 1993 AMENDED MARCH 1996).

OWNER/DEVELOPER

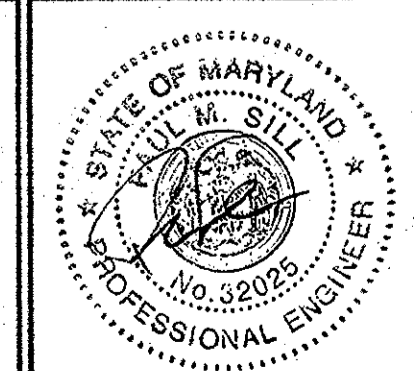
MANGIONE ENTERPRISES
 OF TURF VALLEY LIMITED PARTNERSHIP
 1205 YORK ROAD, PENTHOUSE
 LUTHERVILLE, MARYLAND 21754
 410.825.8400

FINAL DEVELOPMENT PLAN

TURF VALLEY

PGCC DISTRICT, RESIDENTIAL SUBDISTRICT
 2ND AMENDMENT
 TAX MAP 16, GRID 16, P/O PARCEL 8 AND PARCEL 706
 2ND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN
 DATE: SEPT. 26, 2008
 SHEET 1 of 2
 COMP. SKETCH PLAN: S-86-13, PB-181
 AMENDED COMP. SKETCH PLAN: PB-294, PB-300, PB-351 AND PB-368

PREPARED IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY, ADOPTED JULY 28, 2006.



PLANNING BOARD CASE NUMBERS PB-181, PB-294, PB-300, PB-351 AND PB-368
 COMPREHENSIVE SKETCH PLAN S-86-13

RECORDED AS PLAT NO. 202816 ON 10/24/08
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

HOWARD COUNTY PLANNING BOARD

David P. Lytle H.C.P.B. SECRETARY
David Lytle H.C.P.B. CHAIRMAN
 DATE

PHASE OR AMENDMENT	DATE	PLATBOOK	FOLIO

Paul M. Sill
 PAUL M. SILL, PROFESSIONAL ENGINEER
 MD. REG. NO. 32025

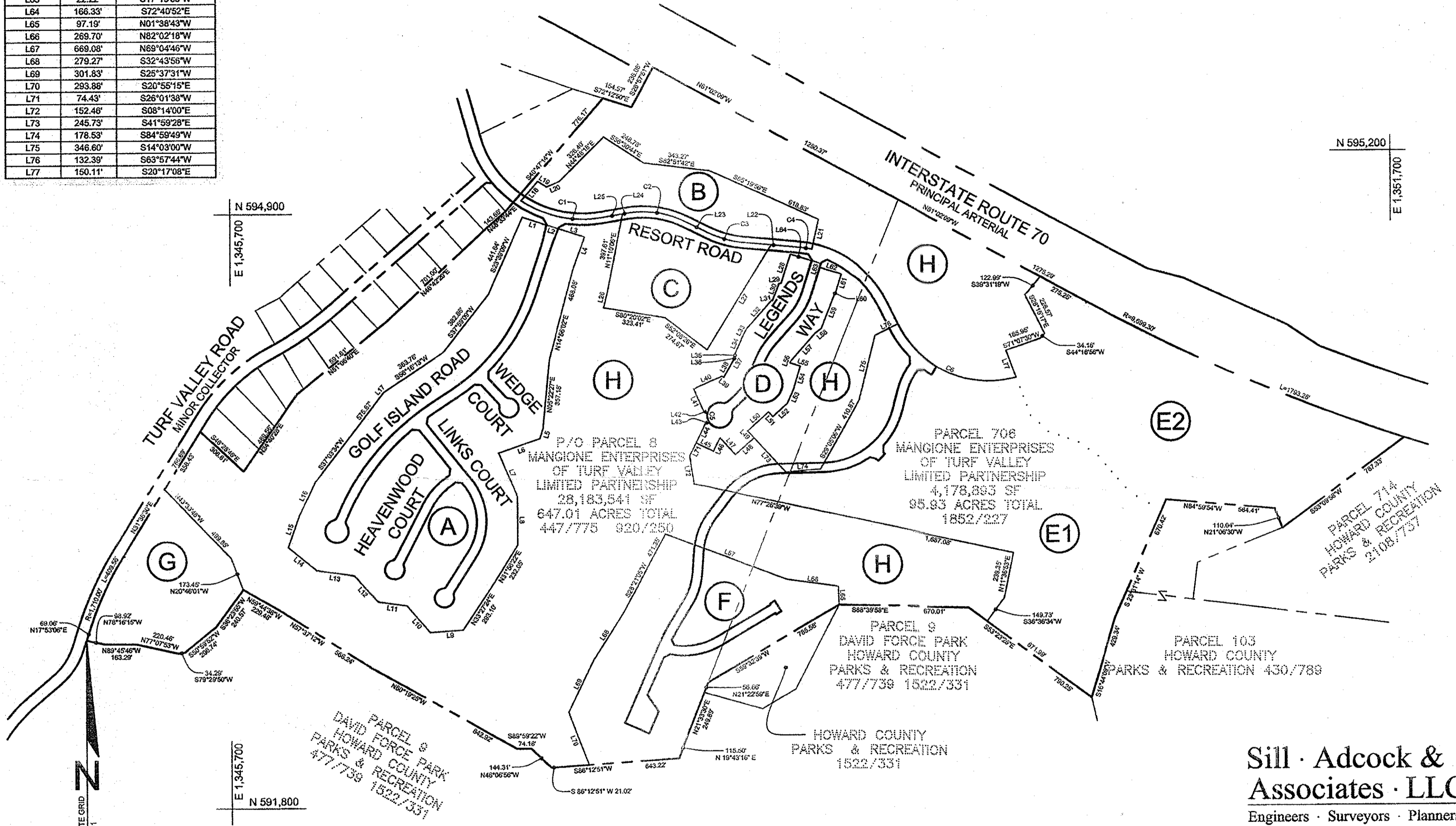
10.08.08
 DATE

2nd AMENDMENT FOR TURF VALLEY RESIDENTIAL SUBDISTRICT

LINE	LENGTH	BEARING
L1	131.02'	N71°00'57"W
L2	65.36'	S71°59'38"E
L3	142.72'	S72°08'03"E
L4	180.08'	S19°34'56"W
L5	55.75'	S17°03'09"W
L6	226.39'	S70°39'14"W
L7	248.42'	S22°47'07"E
L8	253.82'	S00°01'50"E
L9	170.16'	S85°55'03"W
L10	183.84'	N81°33'12"W
L11	147.10'	N81°33'12"W
L12	184.18'	N41°08'59"W
L13	197.35'	S81°55'19"E
L14	189.32'	S50°30'07"E
L15	181.37'	S19°19'12"W
L16	188.73'	S25°30'17"W
L17	15.07'	S42°13'36"W
L18	132.19'	N40°34'13"E
L19	54.27'	S58°36'58"E
L20	72.26'	N67°03'59"E
L21	160.62'	N12°27'58"E
L22	301.68'	S84°27'57"E
L23	123.96'	N63°01'26"W
L24	21.97'	S80°35'39"W
L25	109.71'	S80°35'39"W
L26	103.34'	N12°35'04"E
L27	640.41'	S31°21'21"W
L28	160.34'	N17°19'08"E
L29	10.28'	N83°35'32"E
L30	94.53'	N21°20'03"E
L31	6.51'	N81°18'03"E
L32	190.34'	N41°28'03"E
L33	50.00'	N28°20'09"E
L34	96.31'	N23°19'39"E
L35	16.45'	N05°24'13"E
L36	18.38'	N23°19'39"E
L37	5.01'	N30°18'22"E
L38	96.66'	N29°55'52"E
L39	9.97'	S53°40'57"E
L40	160.17'	N66°25'29"E
L41	128.99'	N23°34'31"W
L42	20.00'	N75°47'28"W
L43	20.00'	N59°58'36"E
L44	112.10'	N26°01'38"E
L45	100.17'	N63°58'22"W
L46	77.49'	S26°01'38"W
L47	118.65'	N41°59'28"W
L48	130.34'	S48°00'32"W
L49	49.35'	S41°59'28"E
L50	145.34'	S48°00'32"W
L51	32.33'	N41°59'28"W
L52	100.34'	S48°00'41"W
L53	76.33'	S23°34'58"W
L54	130.34'	S16°54'00"W

LINE	LENGTH	BEARING
L55	55.40'	S73°08'00"E
L56	9.99'	S18°04'50"W
L57	190.51'	S41°28'03"W
L58	41.21'	S62°05'17"W
L59	190.34'	S21°11'11"W
L60	12.90'	S26°44'34"W
L61	100.34'	S17°19'08"W
L62	116.33'	S72°40'52"E
L63	22.22'	S17°19'08"W
L64	166.33'	S72°40'52"E
L65	97.19'	N01°38'43"W
L66	269.70'	N82°02'18"W
L67	669.08'	N69°04'46"W
L68	279.27'	S32°43'56"W
L69	301.83'	S25°37'31"W
L70	293.88'	S20°55'15"E
L71	74.43'	S26°01'38"W
L72	152.46'	S08°14'00"E
L73	245.73'	S41°59'28"E
L74	178.53'	S84°59'49"W
L75	346.60'	S14°03'00"W
L76	132.39'	S63°57'44"W
L77	150.11'	S20°17'08"E

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	580.00'	437.07'	43°10'36"	S 77°48'37" E	426.81'
C2	500.00'	317.49'	36°22'54"	N 81°12'53" W	312.18'
C3	500.00'	187.11'	21°26'27"	S 73°44'41" E	186.02'
C4	500.00'	60.49'	06°56'55"	N 81°00'00" W	60.46'
C5	65.00'	50.18'	44°13'56"	S 07°54'26" E	48.94'
C6	525.00'	866.46'	72°44'01"	S 68°47'42" E	622.60'



Sill · Adcock & Associates · LLC

Engineers · Surveyors · Planners
 3300 North Ridge Road, Suite 160
 Ellicott City, Maryland 21043
 Phone: 443.325.7682 Fax: 443.325.7685
 Email: info@saaland.com

OWNER/DEVELOPER

MANGIONE ENTERPRISES
 OF TURF VALLEY LIMITED PARTNERSHIP
 1205 YORK ROAD, PENTHOUSE
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FINAL DEVELOPMENT PLAN

TURF VALLEY

PGCC DISTRICT, RESIDENTIAL SUBDISTRICT
 2ND AMENDMENT
 TAX MAP 16, GRID 16, P/O PARCEL 8 AND PARCEL 706
 2ND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1"=400'
 DATE: SEPT. 26, 2008
 SHEET 2 of 2
 COMP. SKETCH PLAN: S-86-13, PB-181
 AMENDED COMP. SKETCH PLAN: PB-294, PB-300, PB-351 AND PB-368

NOTE

GOLF COURSE LOCATED WITHIN POD H, AS CONFIGURED FROM TIME TO TIME, SHALL BE PERMANENTLY MAINTAINED BY THE OWNER OF THAT LAND.

PREPARED IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY, ADOPTED JULY 28, 2006.

Paul M. Sill
 PAUL M. SILL, PROFESSIONAL ENGINEER
 MD. REG. NO. 32025

1008.E8
 DATE



PLANNING BOARD CASE NUMBERS PB-181, PB-294, PB-300, PB-351 AND PB-368
 COMPREHENSIVE SKETCH PLAN S-86-13

HOWARD COUNTY PLANNING BOARD

David P. ... 10/24/08
 H.C.P.B. SECRETARY DATE
Paul M. Sill 10/24/08
 H.C.P.B. CHAIRMAN DATE

RECORDED AS PLAT NO. 20287 ON 10/24/08
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PHASE OR AMENDMENT	DATE	PLATBOOK	FOLIO

RECORDED