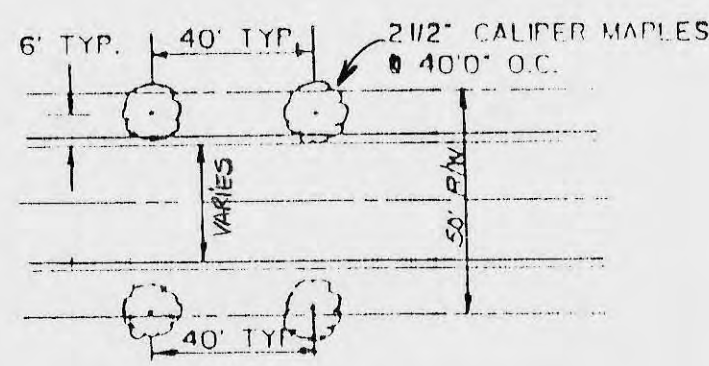


**CENTERLINE CURVE DATA**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	700.00'	524.73'	275.38'	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°13'52"
C-3	400.00'	104.29'	52.44'	103.99'	N06°14'18" W	14°56'18"
C-4	400.00'	115.74'	58.28'	115.34'	S07°03'30" E	16°34'43"
C-5	400.00'	438.50'	244.21'	418.67'	N57°21'50" W	62°48'37"
C-6	400.00'	702.40'	481.90'	615.57'	N24°20'48" E	100°36'40"

**TREE PLANTING DETAIL**



NOTE: TREES SHALL BE PLANTED 2 FT. FROM SIDEWALK NEAR PROPOSED R/W WHERE THERE IS SIDEWALK. WHERE THERE IS NO SIDEWALK, TREES SHALL BE PLANTED 6 FT. BEHIND CURB.

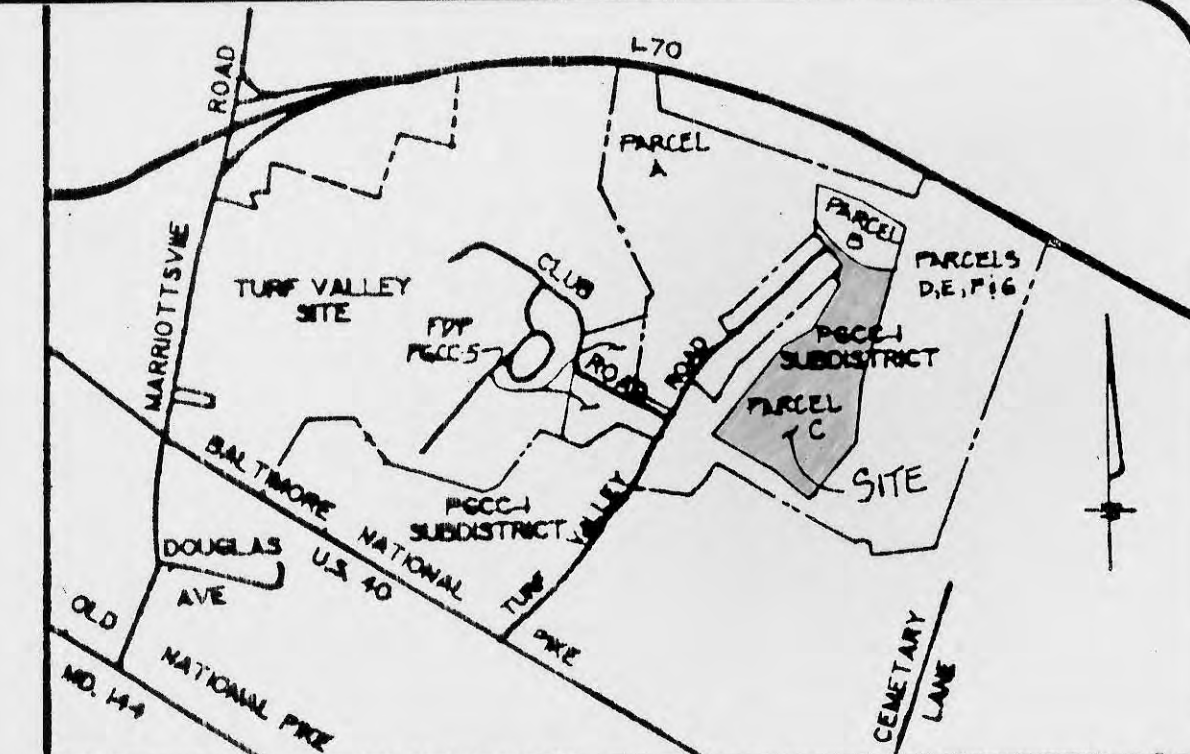
**GENERAL NOTES:**

- The subject property is zoned PGCC-1, Low Density as stated in 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.
- Density Tabulation
 

Gross area =	48.10 Ac.
Floodplain & wetlands area =	0.00 Ac.
Net area =	48.10 Ac.
No. of units allowed by per Comprehensive Sketch S-86-13 =	70 d.u.
No. of units proposed =	66 d.u.
- Area Tabulation
 

Total area of PGCC-1, Parcel C =	48.10 Ac.
Area of proposed lots =	42.87 Ac.
Area of buildable lots =	38.63 Ac.
Area of open space =	4.24 Ac.
Area of dry, usable open space =	0.52 Ac.
Area of SWM reservation =	3.72 Ac.
Area of Public Road right-of-way =	5.28 Ac.
- Lot Tabulation
 

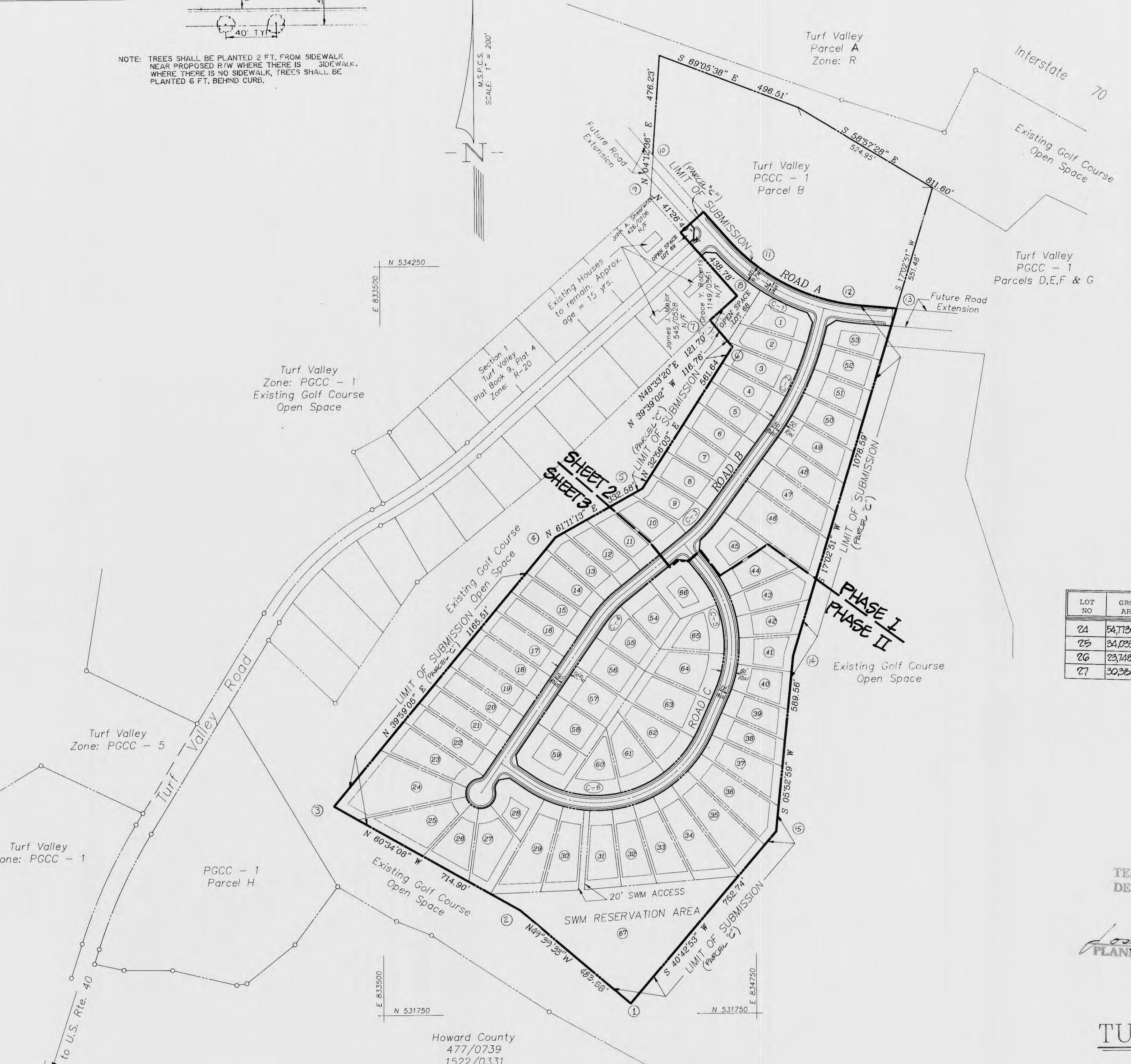
No. of proposed lots =	69
No. of buildable lots =	66
No. of open space lots =	3
- Deed Reference: Tax Map 16, Part of Parcel 8 Recorded in Liber 920 at folio 285 among the land records of Howard County, Maryland.
- Property shown hereon is tied into Maryland State Plain Grid System.
- The proposed water and sewer system shall be public.
- Existing Water Contract # 44-1949. Existing Sewer Contract # 20-1177-D.
- 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 the time of the issuance of the building permits.
- Access to the subject property will be provided through Turf Valley Road (public R/W) in accordance with the approved Traffic Report for Phase II, Area 1-C, Pages 16 & 18, Exhibits 12 & 13, and Road Capacity Analysis Report dated 12-14-92.
- The subject property is not affected by floodplains or wetlands.
- |                                      |   |
|--------------------------------------|---|
| Denotes slopes between 15% and 24.9% | Denotes slopes greater than or equal to 25% |
| Denotes man made steep slopes        |   |
- Soils information was taken from Maps # 9 & 15 of the Soil Survey, Howard County, Maryland, July 1968 issue.
- The open space requirement for this development has been met by the FDP for PGCC-1 Subdistrict dated June 1988 as is labeled as stated on the approved FDP.
- The vegetative Analysis for this site was prepared by Mildenberg, Mochi & Associates, Inc. dated April 1992 and was submitted as a part of Howard County DPZ File No. S-92-15.
- Aerial topography prepared by Wings Aerial Mapping Company, 919 Bayda Harbor, Pasadena, Maryland 21122, April 23, 1992.
- Boundary information taken from FDP PGCC-1 Subdistrict recorded at Plat 3054 A-1019 among the Land Records of Howard County, Maryland, September 30, 1988.
- Phase I Lots 1-10, 45-53  
Phase II Lots 11-44, 54-66
- Street lights shown thusly.
- Soil borings for proposed stormwater management facility were prepared by Herbst & Associates, 414 Main Street, Reisterstown, Maryland 21136, October 5, 1992.
- WP-93-16 REQUESTS TO WAIVE SECTION 16.136(4) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATION FOR CUL-DE-SAC LENGTH. THIS REQUEST WAS APPROVED SEPT. 16/1992.



**VICINITY MAP**  
SCALE: 1" = 2,000'

**COORDINATES**

	NORTHING	EASTING
1	531785.1899	834327.3711
2	532098.2245	833958.7861
3	532449.5110	833336.1464
4	533142.5467	834085.0949
5	533502.8336	834376.4889
6	533974.2192	834681.8418
7	534064.1209	834607.3353
8	534144.6740	834698.5621
9	534173.5825	834708.1365
10	534617.4367	834418.7257
11	534337.6541	834665.7732
12	534109.0778	835112.7082
13	534098.3430	835213.3309
14	532942.1965	834878.8104
15	532352.7445	834818.3915



**MINIMUM LOT SIZE TABULATION**

LOT NO	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
24	54,773.21 sq ft	0	54,773.21 sq ft	0	11,315 sq ft	43,458.21 sq ft
25	34,033.60 sq ft	0	34,033.60 sq ft	0	10,805 sq ft	23,228.60 sq ft
26	23,749.50 sq ft	0	23,749.50 sq ft	0	4,850 sq ft	18,899.50 sq ft
27	30,384.03 sq ft	0	30,384.03 sq ft	0	3,410 sq ft	26,974.03 sq ft

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING CP  
HOWARD COUNTY  
*Joseph R. Smith* 1/15/93  
PLANNING DIRECTOR JA DATE



**PRELIMINARY PLAN**  
**TURF VALLEY - PGCC-1**

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

PREVIOUS FILES:  
COMPREHENSIVE SKETCH S-86-13  
FDP PGCC-1  
SKETCH PLAN S-92-15  
DPZ WAIVER PETITION WP-93-16  
PRELIMINARY PLAN P-03-10

**OWNER/DEVELOPER**

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

**ENGINEER/SURVEYOR**

MILDENBERG, MOCHI & ASSOCIATES, INC.  
3300 NORTH RIDGE ROAD - SUITE 235  
ELLCOTT CITY, MARYLAND 21043  
(410) 461-0078  
ATTN: Mr. Robert Mochi, P.E.

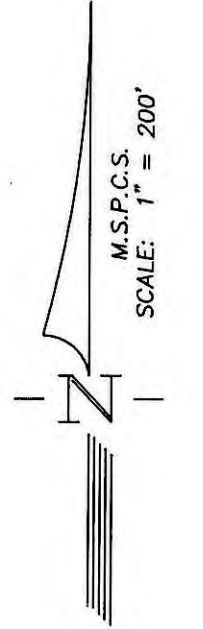
Howard County  
477/0739  
1522/0331  
Zone: R-20

Project	91012.01	date	OCT. '92
Illustration	TJP	engineering	TJP
Scale	1/4" = 100'	approval	TJP

REVISED PER DPZ COMMENTS	1/14/93	date	12/11/92
REVISED PER DPZ COMMENTS	2	description	
no.	1		

PGCC-1 Subdistrict Parcel C - Area 1-C  
**TURF VALLEY - PGCC-1**  
ELECTION DISTRICT No. 3  
HOWARD COUNTY, MARYLAND

**MILDENBERG, MOCHI & ASSOCIATES, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
3300 North Ridge Road, Suite 235, Ellicott City, Maryland 21043-3350



Turf Valley  
Zone: PGCC - 1  
Existing Golf Course  
Open Space

N 533500  
E 833250

N 533500  
E 833500

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

PGCC - 1  
Parcel H

Turf Valley  
Zone: PGCC - 5

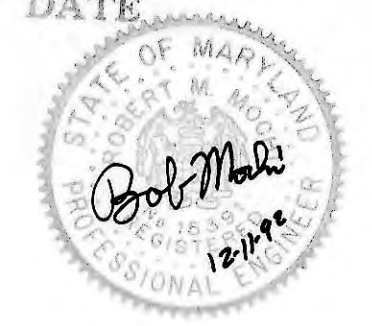
Turf Valley  
Zone: PGCC - 1

Turf Valley Road

to U.S. Rte. 40



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*James R. Rutter*  
PLANNING DIRECTOR  
11/15/95  
DATE



PRELIMINARY PLAN  
**TURF VALLEY - PGCC-1**

PGCC - 1 Subdistrict  
Parcel C - Area 1-C  
Election District No. 3  
Howard County, Maryland  
Tax Map 16 Parcel 8  
Scale: 1" = 100' October 16, 1992

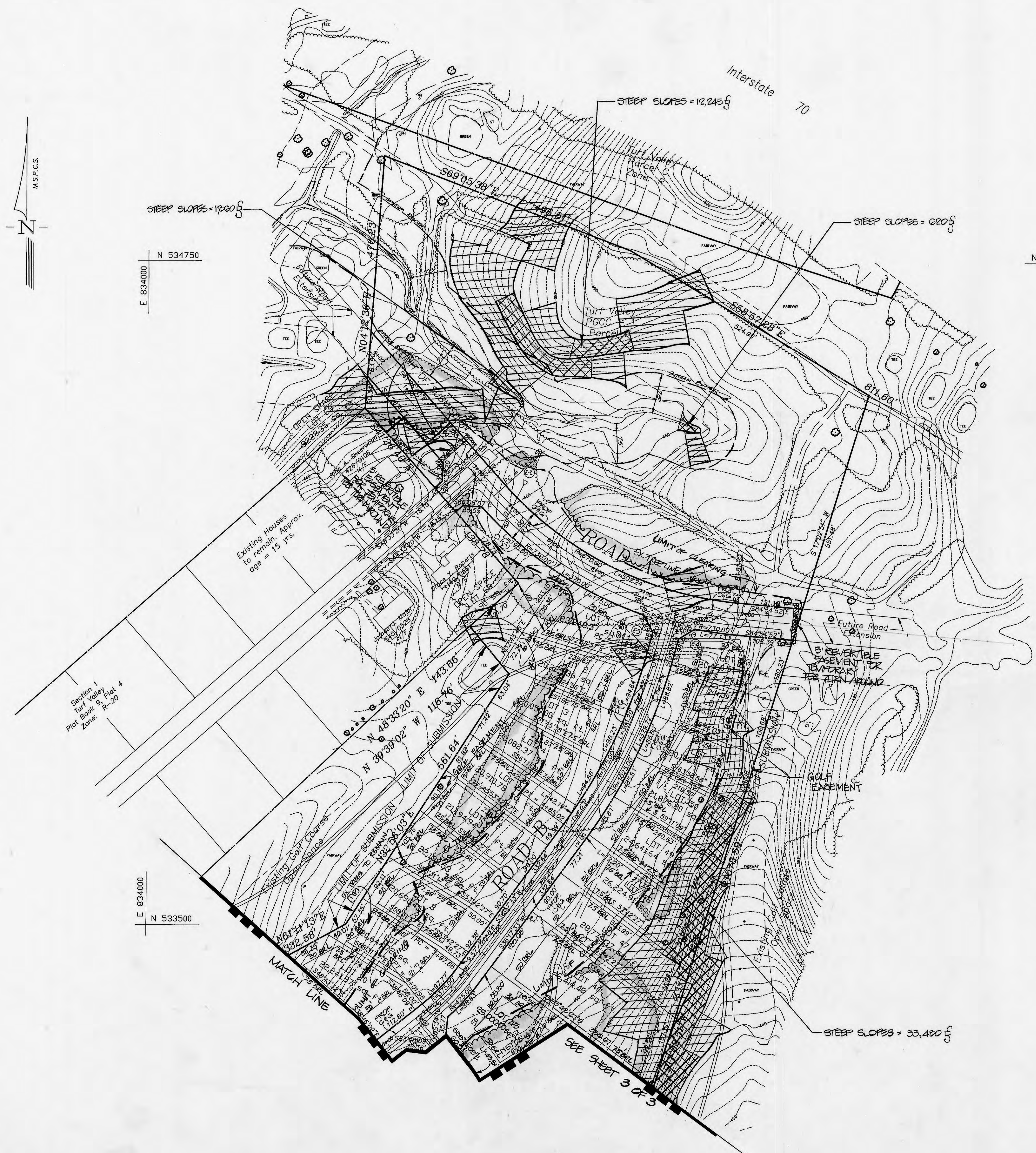
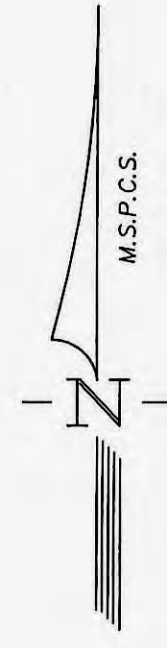
PREVIOUS FILES:  
COMPREHENSIVE SKETCH S-86-13  
FDP PGCC-1  
SKETCH PLAN S-92-15  
DPZ WAIVER PETITION WP-93-16  
PRELIMINARY PLAN P-93-10

project	date	description	approval
91012.01	OCT. '92	engineering	TJP
11/1/93	12/1/92	revision	RAM

no.	description	revisions
2	REVISED PER DPE COMMENTS	
1	REVISED PER DPW COMMENTS	

PGCC-1 Subdistrict Parcel C - Area 1-C  
**TURF VALLEY - PGCC-1**  
ELECTION DISTRICT No. 3  
HOWARD COUNTY, MARYLAND  
PRELIMINARY PLAN

**M**ILDENBERG,  
**M**LOCHI & ASSOCIATES, INC.  
ENGINEERS • ARCHITECTS • LANDSCAPE ARCHITECTS  
3300 North Ridge Road, Suite 235, Ellicott City, Maryland, 21043-3350  
(410) 461-0078 D.C. Metro: (301) 821-5768 Fax: (410) 750-6340



Section 1  
Turf Valley  
Plat Book 9, Plat 4  
Zone: R-20

E 834000  
N 534750

N 534750  
E 835750

E 834000  
N 533500

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*Joseph R. Smith* 1/15/93  
PLANNING DIRECTOR DATE



### PRELIMINARY PLAN TURF VALLEY - PGCC-1

PGCC - 1 Subdistrict  
Parcel C - Area 1-C  
Election District No. 3  
Howard County, Maryland  
Tax Map 16 Parcel 8  
Scale: 1" = 100' October 16, 1992

PREVIOUS FILES:  
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FDP PGCC-1  
SKETCH PLAN S-92-15  
DPZ WAIVER PETITION WP-93-16  
PRELIMINARY PLAN P-93-10

Project	91012.01	date	OCT. '92
Illustration	TIP	engineering	
Scale	1" = 100'	TIP	
Approval		approval	
Revisors		RMM	

no.	2	REVISOR	PER DPZ COMMENTS
no.	1	REVISOR	REVISED PER DPZ COMMENTS
no.	0	REVISOR	1st SUBMITTAL TO HQ CO DPZ
date	10/16/92		
date	1/14/93		

PGCC-1 Subdistrict Parcel C - Area 1-C  
**TURF VALLEY - PGCC-1**  
ELECTION DISTRICT No. 3  
HOWARD COUNTY, MARYLAND  
PRELIMINARY PLAN

**MILDENBERG MOCH & ASSOCIATES, INC.**  
ENGINEERS • SURVEYORS • PLANNERS

3300 North Ridge Road, Suite 235, Ellicott City, Maryland 21043-3350  
(410) 461-0078 D.C. Metro: (301) 621-5768 Fax: (410) 750-6340