



CURVE (H)	LENGTH (H)	RADIUS (H)	TANGENT (H)	CHORD (H)	DIRECTION	DELTA
C1	422.03	1000.00	214.21	418.91	S75°44'10"W	24°10'51"
C2	95.47	325.00	48.08	95.12	N83°45'30"W	18°49'49"
C3	89.92	106.37	36.28	68.67	N89°22'00"W	37°39'46"
C4	675.58	825.00	358.02	656.86	S75°12'35"W	46°55'07"
C5	63.36	45.00	38.21	58.25	S45°08'20"W	80°40'15"
C6	434.94	7398.44	217.53	434.88	S87°07'31"W	05°22'06"
C7	128.92	123.00	62.44	123.54	N83°28'11"W	58°10'31"
C8	70.67	45.00	44.98	63.63	S64°54'32"E	89°58'27"
C9	161.39	595.00	81.20	160.90	N62°10'22"E	15°32'29"
C10	58.37	45.00	34.11	54.37	N17°14'24"E	74°19'26"
C11	311.88	978.00	157.28	310.55	S82°32'00"W	18°12'39"
C12	357.51	1305.00	179.88	356.39	N27°48'12"W	15°41'47"
C13	78.97	250.00	39.82	78.64	S26°34'09"E	18°05'52"
C14	133.45	1158.00	66.80	133.38	N85°36'02"W	06°38'11"
C15	108.77	75.00	66.46	99.48	S63°29'11"E	83°05'29"
C16	147.55	75.00	112.71	124.88	N37°48'36"W	112°43'05"
C17	140.63	7068.44	70.32	140.63	S85°15'40"W	01°08'24"
C18	25.47	100.00	12.80	25.40	N19°58'20"E	14°35'26"
C19	951.38	595.00	611.84	863.52	S82°32'00"W	01°39'24"
C20	133.67	100.00	78.96	123.94	N65°58'58"E	76°35'23"
C21	132.11	100.00	77.70	122.71	S81°59'59"E	75°41'35"
C22	382.00	1724.66	191.78	381.21	N83°22'37"W	12°41'26"
C23	129.15	100.00	75.36	120.39	N69°52'56"E	73°59'49"
C24	67.55	205.00	34.08	67.25	S34°07'56"W	18°52'48"
C25	973.77	670.00	595.62	890.30	N28°28'01"E	83°16'24"
C26	343.29	640.00	175.88	339.19	N02°11'49"E	30°44'00"
C27	1002.27	670.00	620.82	911.40	N89°22'00"W	85°42'37"
C28	302.26	1320.00	151.79	301.60	S83°17'11"E	13°07'11"
C29	402.35	1800.00	202.02	401.51	N83°28'33"W	12°48'26"
C30	483.86	1800.00	246.49	482.31	N69°10'44"W	15°43'12"
C31	614.77	1800.00	310.41	611.78	N81°32'00"W	19°34'07"
C32	299.13	670.00	152.10	296.66	N28°57'36"W	25°34'51"
C33	182.93	580.00	92.23	182.18	S25°12'19"E	18°04'17"
C34	44.85	32.00	26.99	41.26	N67°24'56"E	80°17'46"



A: 102-043.dwg (viewer=sketch-mar2005) (loc=sketch-sh12-rv-mar2005.dwg)

OAKMONT AT TURF VALLEY  
P-02-82

WANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP  
TAX MAP 16, PARCEL 15-4967.618

UNMITIGATED 65dBA LINE  
UNMITIGATED 65dBA LINE

PROPOSED 7'-8" NOISE FENCE (BOARD ON BOARD) MITIGATED 65 dBA  
S71°03'51"E 483.31'

PROPOSED 8'-10" NOISE FENCE (BOARD ON BOARD)

**LEGEND**

- 15% TO 25% SLOPES
- 25% AND GREATER SLOPES
- WETLANDS
- FLOODPLAIN
- AREA INCLUDED IN LIMIT OF SUBMISSION, BUT NOT IN AREA OF TRACT (NOT USED FOR DENSITY CALCULATIONS)
- PRIVATE ACCESS EASEMENTS
- LANDING AREA

ROAD	ROW WIDTH	PAVING WIDTH	ROAD	ROW WIDTH	PAVING WIDTH	ROAD	ROW WIDTH	PAVING WIDTH
RESORT ROAD STA 0+00 TO 0+200	100'	24'	ROAD E	50'	24'	ROAD K	50'	24'
RESORT ROAD STA 200+00 TO 240+00	60'	38'	ROAD F	50'	24'	ROAD L	50'	24'
ROAD B	50'	24'	ROAD G	50'	24'	ROAD M	50'	24'
ROAD C	50'	24'	ROAD H	50'	24'			
ROAD D	50'	24'	ROAD J	50'	24'			

MATCHLINE A, SHEET 3

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING  
HOWARD COUNTY  
PLANNING DIRECTOR  
DATE

**POND DATA**  
TYPE: EXISTING (RETENTION)  
HAZARD CLASS: A  
FLOW INTO POND: 137.24 CFS (60-100) @ 100% O/S (10-100)  
REQUIRED STORAGE: 142,324 CU FT (223 AC-FT)  
PROVIDED STORAGE: (AT 100% SPILLWAY ELEV. 14.02-100%) 69,73 ACRES  
SPILLWAY CLIFF: 0.8 AC-FT

EXISTING CART PATH TO BE REMOVED  
EXISTING CART PATH TO REMAIN

SPILLWAY TO BE RAISED BY 1.4 FT (442.00)

FAIRWAY

FAIRWAY

FAIRWAY

FAIRWAY

FAIRWAY

FAIRWAY

MATCHLINE A, SHEET 3

**STAGE CHART**

STAGE	UNITS
STAGE 1	42 CONDOMINIUM UNITS
STAGE 2	LOTS 1 THRU 73 (INCLUDES OS)
STAGE 3	LOTS 74 THRU 137 & 163 THRU 214 (INCLUDES OS)
STAGE 4	LOTS 138 THRU 162 (INCLUDES OS)

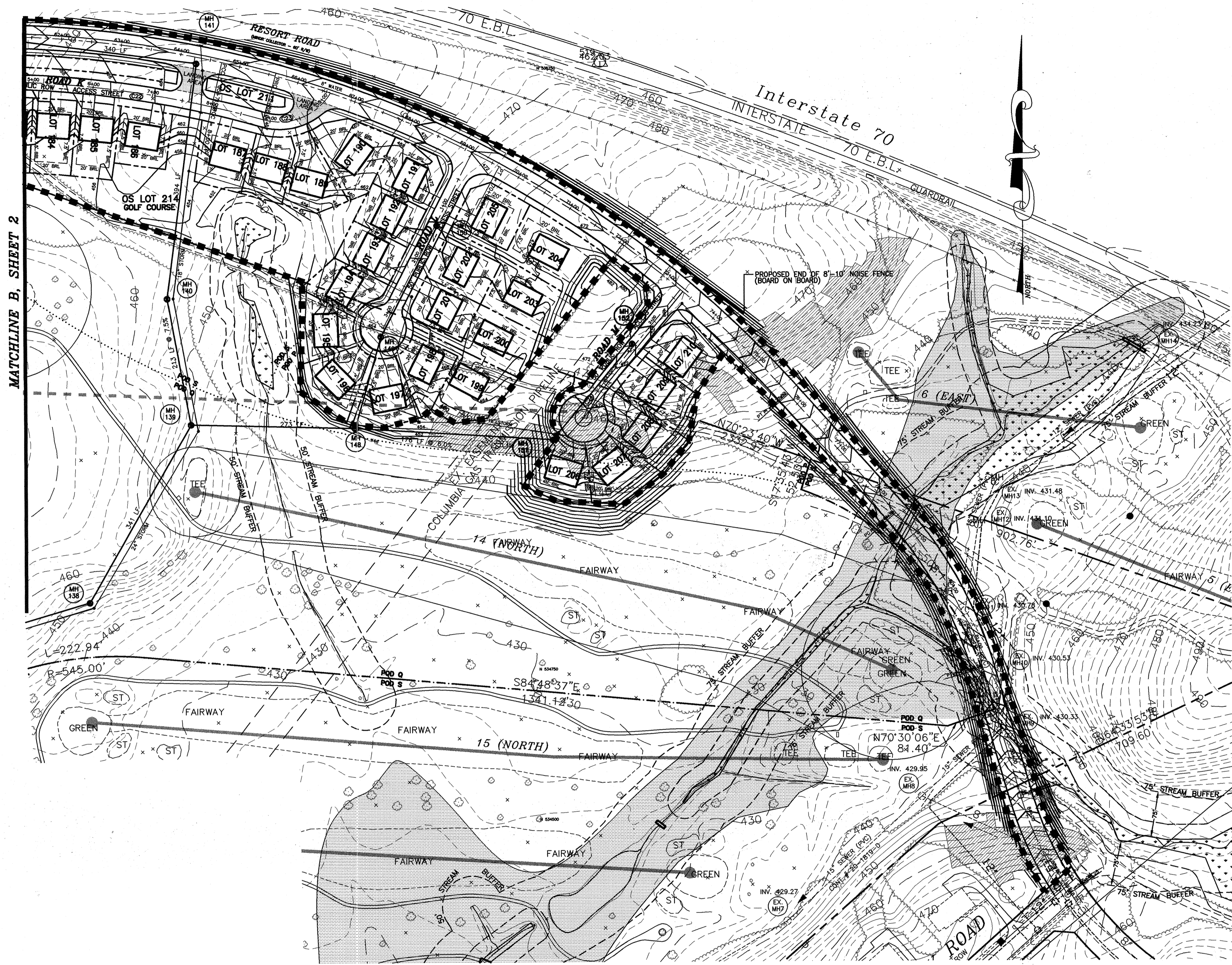
project	date	description	revision
2002-043	JUNE, 2005	engineering	
		SJD	
		scale	1"=100'

date	description	revision

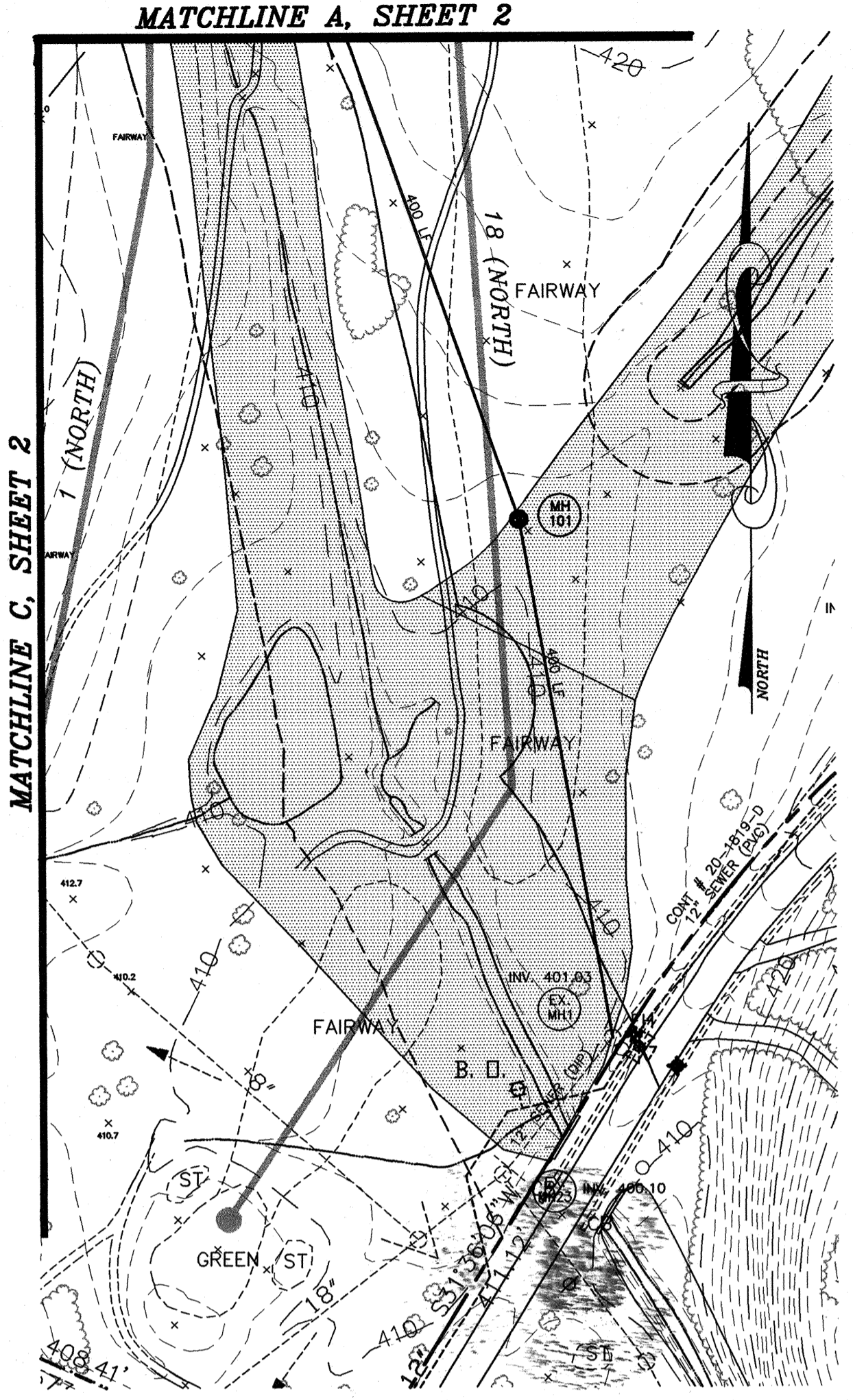
**VILLAGES AT TURF VALLEY**  
(PODS K,L,M,O,P,Q,&S) SEC IV : RESIDENTIAL PHASE IVA & IVB  
TAX MAP 16 - P/O PARCELS 8 & 50 - BLOCKS 10, 11, 16, & 17  
THIRD ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
5072 Borsley Hall Drive, Suite 202, Ellicott City, Maryland, 21042  
(410) 997-0296 Fax. (301) 621-5331 Wash. (410) 997-0298 Fax.

h:\02-043\wg\revised-sketch-mar2005\04-5-sketch-ent3-rev-mar2005.dwg



MATCHLINE B, SHEET 2



MATCHLINE C, SHEET 2

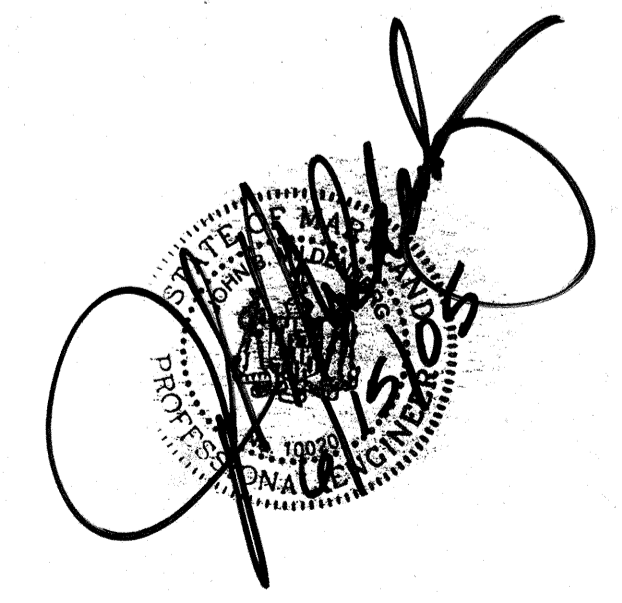
**LEGEND**

- 15% TO 25% SLOPES
- 25% AND GREATER SLOPES
- WETLANDS
- FLOODPLAIN
- AREA INCLUDED IN LIMIT OF SUBMISSION, BUT NOT IN AREA OF TRACT (NOT USED FOR DENSITY CALCULATIONS)
- PRIVATE ACCESS EASEMENTS
- LANDING AREA

**CURVE TABLE**

CURVE (ft)	LENGTH (ft)	RADIUS (ft)	TANGENT (ft)	CHORD (ft)	DIRECTION	DELTA
C1	422.03	1000.00	214.21	418.91	S75°44'10"W	24°10'51"
C2	96.47	325.00	48.08	95.12	N83°45'30"W	16°49'49"
C3	69.92	106.37	36.28	68.67	N58°22'06"W	37°39'46"
C4	676.58	825.00	358.02	656.86	S75°12'35"W	46°55'07"
C5	63.36	45.00	38.21	58.25	S45°06'20"W	80°40'15"
C6	434.94	7398.44	217.53	434.88	S87°07'31"W	03°22'06"
C7	126.92	125.00	69.54	121.54	N62°06'11"W	58°10'31"
C8	70.67	45.00	44.98	63.63	S64°54'32"E	89°58'27"
C9	161.39	595.00	81.20	160.90	N62°10'22"E	15°32'29"
C10	58.37	45.00	34.11	54.37	N17°14'24"E	74°19'26"
C11	311.88	975.00	157.28	310.55	N29°03'09"W	18°19'39"
C12	357.51	1305.00	179.88	356.39	N27°46'12"W	15°41'47"
C13	78.97	250.00	39.82	78.64	S26°34'09"E	18°05'32"
C14	133.45	1158.00	66.80	133.38	N85°36'02"W	08°36'11"
C15	108.77	75.00	66.46	99.48	N56°09'10"E	83°05'29"
C16	147.55	75.00	112.71	124.88	N37°48'36"W	112°43'05"
C17	140.63	7068.44	70.32	140.63	S85°15'40"W	01°08'24"
C18	25.47	100.00	12.80	25.40	N19°58'20"E	14°35'26"
C19	951.38	595.00	611.94	853.24	S58°29'06"W	91°36'04"
C20	133.67	100.00	78.96	123.94	N65°58'58"E	76°35'23"
C21	132.11	100.00	77.70	122.71	S51°59'59"E	75°41'35"
C22	382.00	1724.66	191.78	381.21	N83°22'57"W	12°41'26"
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C30	493.66	1800.00	248.49	492.31	N89°10'44"W	15°43'12"
C31	614.77	1800.00	310.41	611.78	N51°32'05"W	19°34'07"
C32	299.13	670.00	192.10	296.66	N28°57'36"W	25°34'51"
C33	182.93	580.00	92.23	182.18	S25°12'19"E	18°04'17"
C34	44.85	32.00	28.99	41.28	N67°24'56"E	80°17'46"

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*Mark A. Boyle* 6/30/05  
PLANNING DIRECTOR DATE



date	JUNE 2005
project	2002-043
illustration	engineering
SJD/MM	SJD
scale	1"=100'
approval	

no.	description	date
	revisions	

**VILLAGES AT TURF VALLEY**  
(PODS K,L,M,N,O,P,Q,R,S) SEC IV : RESIDENTIAL PHASE IVA & IVB  
TAX MAP 16 - P/O PARCELS 8 & 50 - BLOCKS 10, 11, 16, & 17  
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SKETCH PLAN

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