



Vicinity Map

SCALE: 1" = 2000'

ENGINEER/SURVEYOR
 MILDENBERG, MOCHI & ASSOCIATES, INC.
 3300 NORTH RIDGE ROAD, SUITE 235
 ELLICOTT CITY, MARYLAND 21043
 (410) 461-0078

OWNER
 MANGIONE ENTERPRISES OF TURF VALLEY
 1205 YORK ROAD - PENTHOUSE
 LUTHERVILLE, MARYLAND 21093
 (410) 825-8400

- LEGEND**
- GOLF HOLE
 - GOLF/OPEN SPACE
 - 25% SLOPES
 - 15-20% SLOPES
 - SITE ACCESS POINT
 - DRAINAGE DIVIDE

PARCELS 8 & 50 - Total gross acreage = 692.1 @ 2 DU/AC = 1384 Total Units (maximum)
 Residential Subdistrict 180.7 acres @ 1.75 DU/AC = 316 Units (maximum)
 Multi-use Subdistrict 511.4 acres

RESIDENTIAL SUBDISTRICT LAND USE TABULATION

Area	Projected Land Use	Projected Density Range	Approx. Building Acreage	Projected Units
A	All uses permitted in the PGCC Residential Subdistrict	2-4	48.3	up to 100
B	All uses permitted in the PGCC Residential Subdistrict	2-10	7.6	up to 70
C	All uses permitted in the PGCC Residential Subdistrict	2-15	9.7	up to 120
D	All uses permitted in the PGCC Residential Subdistrict	2-15	8.3	up to 100
E	All uses permitted in the PGCC Residential Subdistrict	2-15	8.0	up to 65
F	All uses permitted in the PGCC Residential Subdistrict	2-10	20.0	up to 80
G	All uses permitted in the PGCC Residential Subdistrict	6-15	4.8	up to 75
H	Golf and/or Open Space		74.0	
PGCC RESIDENTIAL SUBDISTRICT TOTAL				180.7
				Max. Units Allowed 316

MULTI-USE SUBDISTRICT LAND USE TABULATION

Area	Projected Land Use	Projected Density Range	Approx. Building Acreage	Projected Units
I	All permitted uses in the PGCC Multi-use Subdistrict	6-15	4.0	up to 40
J	All permitted uses in the PGCC Multi-use Subdistrict	2-15	23.4	up to 235
K	All permitted residential uses in the PGCC Multi-use Subdistrict	2-20	5.1	up to 60
L	All permitted uses in the PGCC Multi-use Subdistrict	2-20	130.0	up to 845
M	All permitted uses in the PGCC Multi-use Subdistrict	2-24	8.0	up to 125
N	All permitted residential uses in the PGCC Multi-use Subdistrict	2-24	12.9	up to 200
O	All permitted residential uses in the PGCC Multi-use Subdistrict	2-24	5.5	up to 110
P	All permitted residential uses in the PGCC Multi-use Subdistrict	2-20	2.8	up to 40
Q	All permitted residential uses in the PGCC Multi-use Subdistrict	2-20	22.8	up to 280
R	All permitted uses in the PGCC Multi-use Subdistrict		24.8	
S	Golf and/or Open Space		272.1	
PGCC MULTI-USE SUBDISTRICT SUBTOTAL				511.4
PARCELS 8 & 50 - TOTAL PGCC DISTRICT				692.1
				Max. Units Allowed 1384

- PROPOSED NON-RESIDENTIAL USES**
- No less than 5 percent and no more than 12 percent of the total net acreage of the land in the PGCC District shall be non-residential or non-open space.
 - Maximum 444,312 square feet commercial/offices.
- TOTAL ACREAGE IN DEVELOPABLE AREAS 346.0 (50.0%)
 TOTAL ACREAGE IN GOLF AND/OR OPEN SPACE 346.1 (50.0%)

- NOTES:**
- Roads shown hereon are for informational purposes only. Detailed location and classification may vary in accordance with final road plans and specific site development plan requirements.
 - This plan reflects an ultimate 36 hole golf course, integrated with other uses allowed in the PGCC District. These 36 holes may be relocated within the designated golf/open space areas as deemed necessary to maintain playability. Other existing golf holes may be relocated within areas designated for development or may be eliminated as part of future development.

AMENDED COMPREHENSIVE SKETCH PLAN
Turf Valley
 PGCC Zoning District

Election District No. 3 Howard County, Maryland
 Tax Map 16 Parcels 8 & 50
 Scale: 1" = 400' February 1994

PREVIOUS FILES:
 PB-181, S-86-13, FDP PGCC-1
 FDP PGCC-2 & Part of PGCC-3
 FDP Part of PGCC-3 & PGCC-4
 FDP PGCC-5

HOWARD COUNTY Planning Board
 Approved: *[Signature]* 8/18/94
 Date: 8/18/94
 Approved: *[Signature]* 8/18/94
 Date: 8/18/94

Project	94006.00	Date	2/7/94
Illustration	TJP	Engineering	TJP
Scale	1" = 400'	Approval	RAM

Submitted To Dept.	FOR. SIGNATURE	Date	8/18/94
1st Submitter	D. DEB.	Date	2/15/94
2nd Submitter		Date	
3rd Submitter		Date	
4th Submitter		Date	

TURF VALLEY
 ELECTION DISTRICT No. 3 HOWARD COUNTY, MARYLAND
 AMENDED COMPREHENSIVE SKETCH PLAN

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