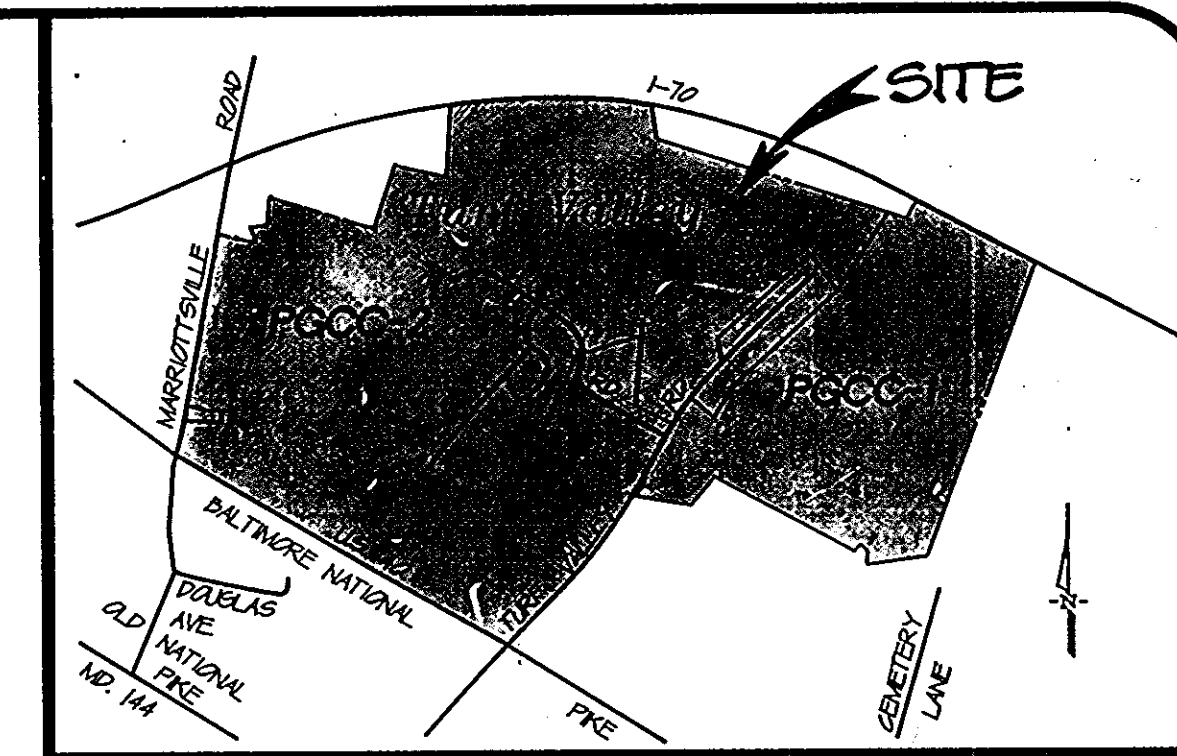


Project	94006.25	date	8/4/95
Illustration	TIP (P/L)	engineering	TIP
Scale	1" = 400'	approval	RMA

Submitted to	DPZ FOR SUBMITTED	date	8/1/95
description	revisions		

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

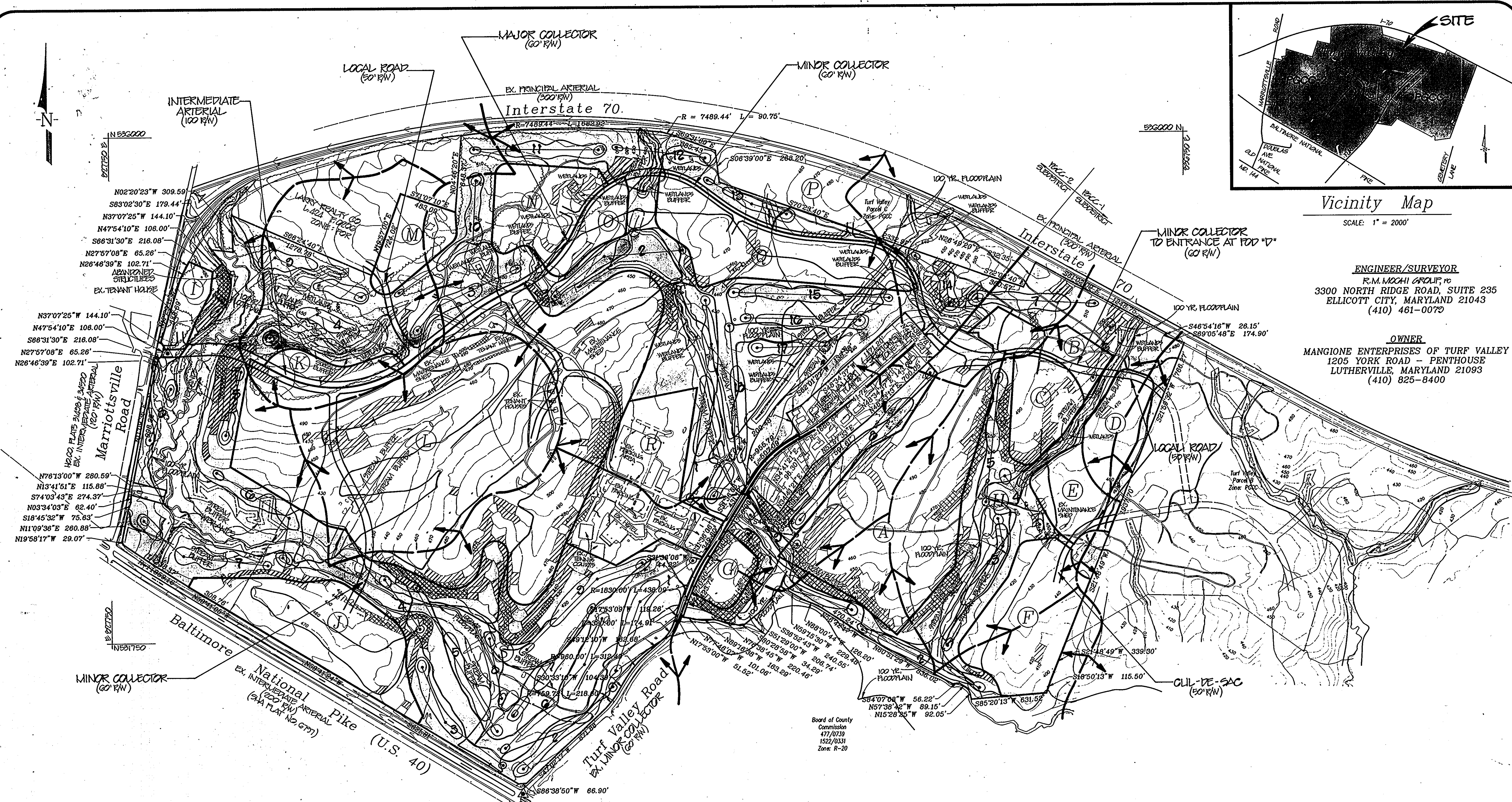
**R.M. MOCHI GROUP, P.C.**  
 3300 N. Ridge Road, Suite 235  
 Ellicott City, MD 21045-3305  
 Tel: (410) 461-0073  
 Fax: (410) 750-6240



**Vicinity Map**  
SCALE: 1" = 2000'

**ENGINEER/SURVEYOR**  
**R.M. MOCHI GROUP, P.C.**  
 3300 NORTH RIDGE ROAD, SUITE 235  
 ELLICOTT CITY, MARYLAND 21043  
 (410) 461-0073

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



**LEGEND**

- GOLF HOLE
- GOLF/OPEN SPACE
- 15% SLOPES
- 25-24.3% 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 85
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	
<b>PGCC RESIDENTIAL SUBDISTRICT TOTAL</b>				<b>180.7</b>
				<b>Max. Units Allowed: 316</b>

**MULTI-USE SUBDISTRICT LAND USE TABULATION**

Area	Projected Land Use	Projected Density Range	Approx. Building Acreage	Projected Units
J	All permitted uses in the PGCC Multi-use Subdistrict	6-15	4.0	up to 40
K	All permitted uses in the PGCC Multi-use Subdistrict	2-15	23.4	up to 235
L	All permitted uses in the PGCC Multi-use Subdistrict	2-20	5.1	up to 80
M	All permitted uses in the PGCC Multi-use Subdistrict	2-20	130.0	up to 845
N	All permitted uses in the PGCC Multi-use Subdistrict	2-24	8.0	up to 125
O	All permitted residential uses in the PGCC Multi-use Subdistrict	2-24	12.9	up to 200
P	All permitted residential uses in the PGCC Multi-use Subdistrict	2-24	5.5	up to 110
Q	All permitted residential uses in the PGCC Multi-use Subdistrict	2-20	2.8	up to 40
R	All permitted residential uses in the PGCC Multi-use Subdistrict	2-20	22.8	up to 280
S	All permitted uses in the PGCC Multi-use Subdistrict		24.8	
	Golf and/or Open Space		272.1	
<b>PGCC MULTI-USE SUBDISTRICT SUBTOTAL</b>				<b>511.4</b>
<b>PGCC MULTI-USE SUBDISTRICT TOTAL</b>				<b>692.1</b>
				<b>Max. Units Allowed: 1384</b>

**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.

**GENERAL NOTES**

- FIRST AMENDED COMPREHENSIVE SKETCH PLAN CORRESPONDS TO 1993 COMPREHENSIVE ZONING (PB-024 9/03/93)
- SECOND AMENDED COMPREHENSIVE SKETCH PLAN CORRESPONDS TO REALIGNMENT OF RESORT ROAD (PB-300 6/6/95)

**SECOND AMENDED COMPREHENSIVE SKETCH PLAN**  
**Turf Valley**  
 PGCC Zoning District

Election District No. 3  
 Tax Map 16  
 Scale: 1" = 400'

Howard County, Maryland  
 Parcels 8 & 50  
 February 1994

**TENTATIVELY APPROVED**  
 DEPT. OF PLANNING AND  
 ZONING OF  
 HOWARD COUNTY

*Robert Smith*  
 PLANNING DIRECTOR  
 DATE 8/3/95

**APPROVED**  
 PLANNING BOARD  
 OF HOWARD COUNTY

DATE 8/26/95

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, PB-024, PD-300