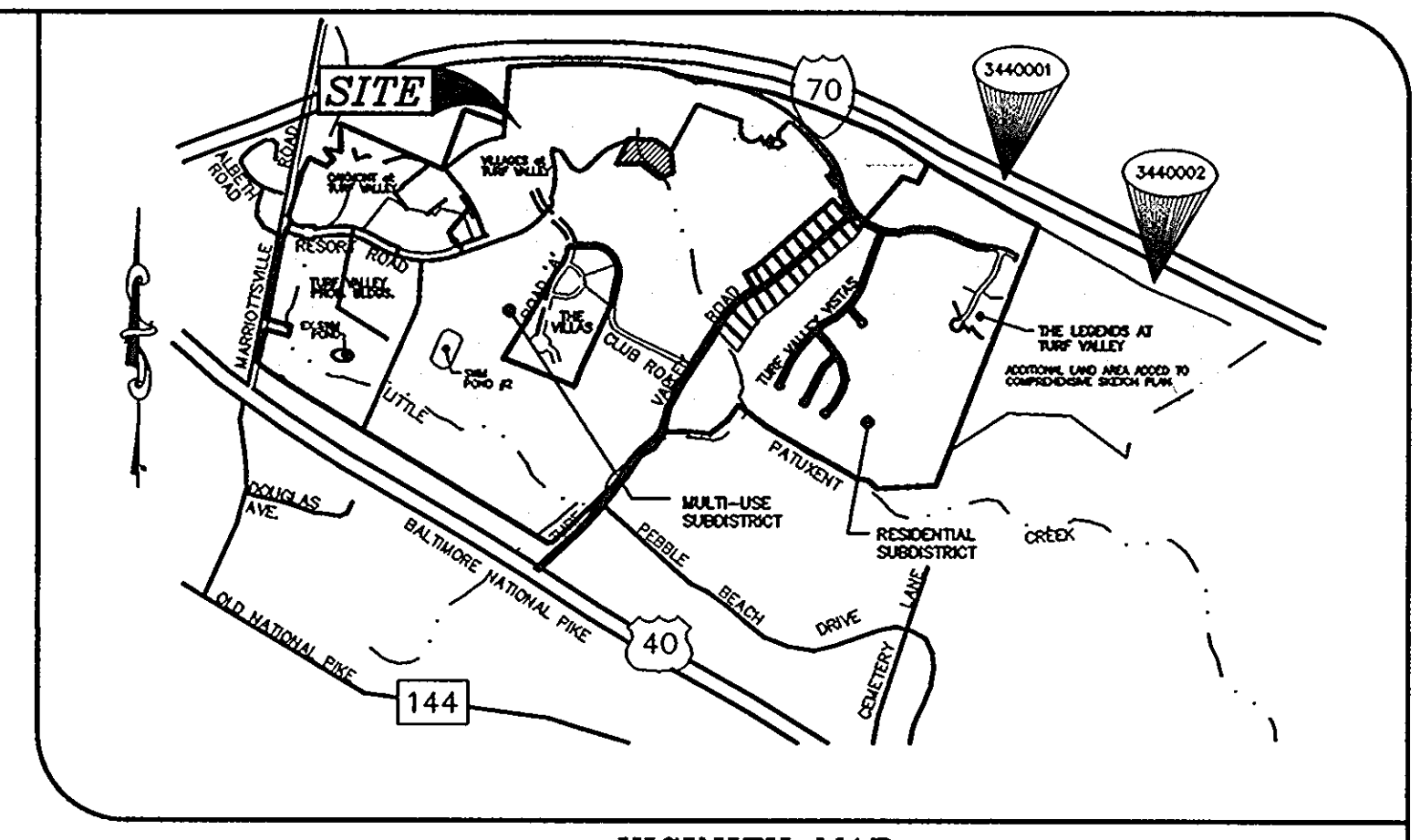


project	2004-064	date	MAR 2005
illustration	SID	engineering	SID
scale	1"=400'	approval	SID

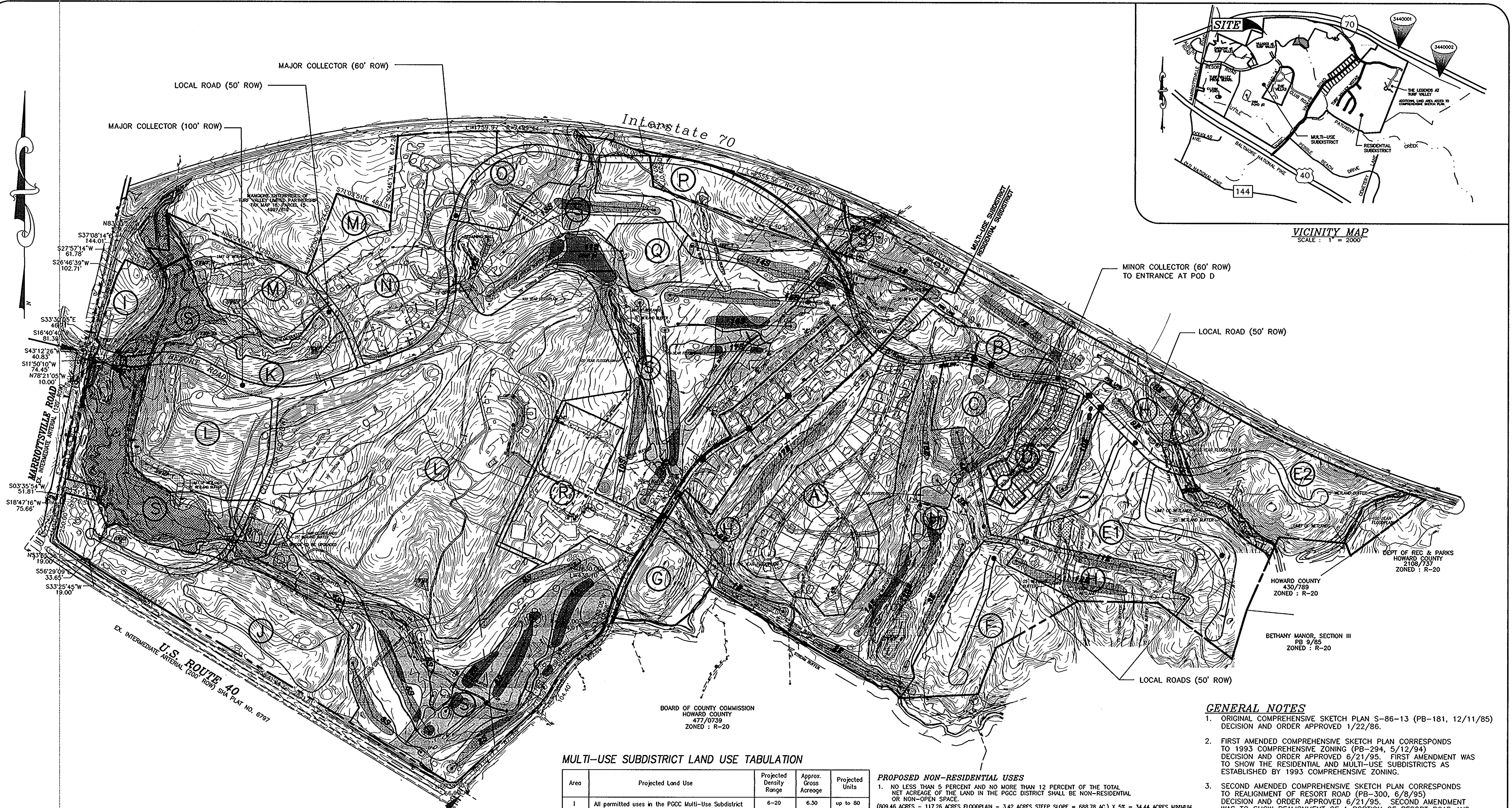
no.	description	date
	revisions	

**TURF VALLEY**  
 TAX MAP 16 - P/O PARCELS 8 & 50 - BLOCKS 10, 11, 16, & 17  
 THIRD ELECTION DISTRICT  
**FOURTH AMENDED COMPREHENSIVE SKETCH PLAN**

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
 (410) 997-0286 Fax: (301) 621-5521 Wash. (410) 997-0288 Fax.



VICINITY MAP  
 SCALE: 1" = 400'



BOARD OF COUNTY COMMISSION  
 HOWARD COUNTY  
 477/0739  
 ZONED: R-20

**MULTI-USE SUBDISTRICT LAND USE TABULATION**

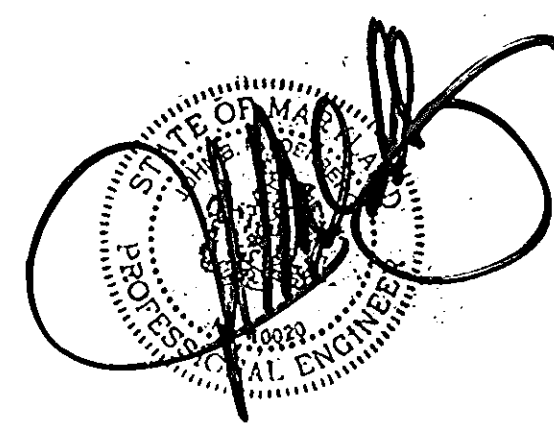
Area	Projected Land Use	Projected Density Range	Approx. Gross Acreage	Projected Units
I	All permitted uses in the PGCC Multi-Use Subdistrict	6-20	6.30	up to 80
J	All permitted uses in the PGCC Multi-Use Subdistrict	2-15	36.64	up to 235
K	All permitted residential uses in the PGCC Multi-Use Subdistrict	2-24	7.44	up to 200
L	All permitted uses in the PGCC Multi-Use Subdistrict	2-24	146.53	up to 845
M	All permitted uses in the PGCC Multi-Use Subdistrict	2-24	20.01	up to 125
N	All permitted residential uses in the PGCC Multi-Use Subdistrict	2-24	33.59	up to 200
O	All permitted residential uses in the PGCC Multi-Use Subdistrict	2-24	10.33	up to 110
P	All permitted residential uses in the PGCC Multi-Use Subdistrict	2-20	19.21	up to 140
Q	All permitted residential uses in the PGCC Multi-Use Subdistrict	2-20	6.30	up to 180
R	All permitted uses in the PGCC Multi-Use Subdistrict		20.46	
S	Golf and/or Open Space		223.15	
	15% Golf and/or Open Space to be provided with Pods I, J, L, M, N, O, P, & Q		41.84 (Included in Pods)	
	Total Open Space to be provided including Pod S and 15% Golf and/or Open Space		264.99	
	<b>MULTI-USE SUBDISTRICT TOTAL</b>		<b>529.96</b>	
	<b>PARCELS 8 &amp; 50 - TOTAL PGCC DISTRICT</b>		<b>809.46</b>	<b>Max. Units Allowed 1618</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.  
 (809.46 ACRES - 117.26 ACRES FLOODPLAIN - 3.42 ACRES STEEP SLOPE = 688.78 AC.) X 5% = 34.44 ACRES MINIMUM  
 (809.46 ACRES - 117.26 ACRES FLOODPLAIN - 3.42 ACRES STEEP SLOPE = 688.78 AC.) X 12% = 82.65 ACRES MAXIMUM
- MAXIMUM 473,312 SQUARE FEET COMMERCIAL/OFFICE FLOOR AREA SHALL BE LOCATED WITHIN THE MULTI-USE DISTRICT ON PARCELS TOTALING BETWEEN 34.44 AND 82.65 ACRES.  
 TOTAL ACREAGE IN DEVELOPABLE AREAS 404.7 (50.0%)  
 TOTAL ACREAGE IN GOLF AND/OR OPEN SPACE 404.7 (50.0%)  
 (TOTAL OPEN SPACE IN TABULATIONS SHOWS 411.0 ACRES TO BE PROVIDED, MINIMUM IS 404.7. FINAL ACREAGE OF OPEN SPACE TO BE DETERMINED WITH FINAL PLAT RECORDATION.)

**NOTES:**

- ROADS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. DETAILED LOCATIONS 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. THE RELOCATION OF GOLF HOLES IS SUBJECT TO THE ENVIRONMENTAL PROTECTION OF SECTIONS 16.115 AND 16.116.



PARCELS 8 & 50 - TOTAL GROSS ACREAGE = 809.46 @ 2 DU/AC = 1618 TOTAL UNITS (MAXIMUM)  
 RESIDENTIAL SUBDISTRICT = 279.50 ACRES @ 1.75 DU/AC = 489 UNITS (MAXIMUM)  
 MULTI-USE SUBDISTRICT = 529.96 ACRES

**RESIDENTIAL SUBDISTRICT LAND USE TABULATION**

Area	Projected Land Use	Projected Density Range	Approx. Gross Acreage	Projected Units
A	All permitted uses in the PGCC Residential Subdistrict	2-4	35.18	up to 100
B	All permitted uses in the PGCC Residential Subdistrict	2-10	9.16	up to 70
C	All permitted uses in the PGCC Residential Subdistrict	2-15	8.38	up to 120
D	All permitted uses in the PGCC Residential Subdistrict	2-15	7.54	up to 100
E1, E2	All permitted uses in the PGCC Residential Subdistrict	2-15	68.30	up to 250
F	All permitted uses in the PGCC Residential Subdistrict	2-10	20.09	up to 80
G	All permitted uses in the PGCC Residential Subdistrict	2-15	8.97	up to 75
H	Golf and/or Open Space		121.88	
	15% Golf and/or Open Space to be provided with Pods B, C, E1, E2, F, & G		24.14 (Included in Pods)	
	Total Open Space to be provided including Pod H and 15% Golf and/or Open Space		146.02	
	<b>RESIDENTIAL SUBDISTRICT TOTAL</b>		<b>279.50</b>	<b>Max. Units Allowed 489</b>

**GENERAL NOTES**

- ORIGINAL COMPREHENSIVE SKETCH PLAN S-86-13 (PB-181, 12/11/85) DECISION AND ORDER APPROVED 1/22/86.
- FIRST AMENDED COMPREHENSIVE SKETCH PLAN CORRESPONDS TO 1993 COMPREHENSIVE ZONING (PB-294, 5/12/94) DECISION AND ORDER APPROVED 6/21/95. FIRST AMENDMENT WAS TO SHOW THE RESIDENTIAL AND MULTI-USE SUBDISTRICTS AS ESTABLISHED BY 1993 COMPREHENSIVE ZONING.
- SECOND AMENDED COMPREHENSIVE SKETCH PLAN CORRESPONDS TO REALIGNMENT OF RESORT ROAD (PB-300, 6/8/95) DECISION AND ORDER APPROVED 6/21/95. SECOND AMENDMENT WAS TO SHOW REALIGNMENT OF A PORTION OF RESORT ROAD AND THE EASTERN PART OF THE SITE.
- THIRD AMENDED COMPREHENSIVE SKETCH PLAN CORRESPONDS TO REVISED MAXIMUM PROJECTED UNITS FOR AREA K. SEE PB CASE 351 AND DECISION AND ORDER DATED 10/3/2001. THIRD AMENDMENT REVISED THE PROJECTED UNITS FOR AREA K FROM 60 TO 150.
- FOURTH AMENDED COMPREHENSIVE SKETCH PLAN CORRESPONDS TO REALIGNMENT OF RESORT ROAD, ADDITION OF 119.7 ACRES OF PGCC ZONED LAND (INCLUDING 99.3 ACRES OF RESIDENTIAL AND 20.4 ACRES OF MULTI-USE LAND) REVISED MAXIMUM PROJECTED UNITS, REVISED MAXIMUM SQUARE FOOTAGE OF COMMERCIAL/OFFICE, REVISED POD BOUNDARIES, AND REVISED LAND USE TABULATIONS (PB-368) DECISION AND ORDER DATED

**FOURTH AMENDED COMPREHENSIVE SKETCH PLAN**  
**TURF VALLEY**  
**PGCC ZONING DISTRICT**  
 ELECTION DISTRICT NO. 3  
 TAX MAP 16  
 SCALE: 1" = 400'

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-294, PB-300, S-86-13  
 FDP RESIDENTIAL SUB-DISTRICT (PLAT NO. 3054-A-1611)

PREVIOUS FILES (CONT):  
 FDP MULTI-USE SUBDISTRICT (PLAT NO. 3054-A-1510)  
 1ST AMENDED FDP MULTI-USE SUBDISTRICT (PLAT NO. )

**LEGEND**

- FIRE LANE
- GOLF HOLE
- GOLF/OPEN SPACE
- 25% SLOPES
- 15% - 24.9% SLOPES
- SITE ACCESS POINT
- REGIONAL STORMWATER MANAGEMENT PONDS (EXISTING OR PROPOSED)
- SPEED BUMP LOCATIONS

**OWNER**  
 MANGONE ENTERPRISES AT TURF VALLEY LIMITED PARTNERSHIP  
 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093  
 (410) 825-8400

**APPROVED PLANNING BOARD OF HOWARD COUNTY**

DATE: 4/27/06  
 Masha K. Langley 7-28-06

MAJOR COLLECTOR (60' ROW)

LOCAL ROAD (50' ROW)

MAJOR COLLECTOR (100' ROW)

Interstate 70

MANGIONE ENTERPRISES OF  
TURF VALLEY LIMITED PARTNERSHIP  
TAX MAP 16, PARCEL 15  
4997/619  
ZONED: POR



MATCHLINE, SHEET 4 OF 4

MATCHLINE, SHEET 3 OF 4

- LEGEND**
- GOLF HOLE
  - GOLF/OPEN SPACE
  - 25% SLOPES
  - 15% - 24.9% SLOPES
  - SITE ACCESS POINT
  - REGIONAL STORMWATER MANAGEMENT PONDS (EXISTING OR PROPOSED)
  - SPEED BUMP LOCATIONS

**APPROVED  
PLANNING BOARD  
of HOWARD COUNTY**

DATE: 4.27.06  
Mark A. Leight 7.25.04

**OWNER**  
MANGIONE ENTERPRISES OF  
TURF VALLEY  
LIMITED PARTNERSHIP  
1205 YORK ROAD, FENITOUSE  
LUTHERVILLE, MARYLAND 21093  
(410) 625-8400



**FOURTH AMENDED COMPREHENSIVE SKETCH PLAN  
TURF VALLEY  
PGCC ZONING DISTRICT**

ELECTION DISTRICT NO. 3  
TAX MAP 16  
SCALE: 1" = 200'

HOWARD COUNTY, MARYLAND  
PARCELS 8 & 50  
SEPTEMBER 2004

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-294, PB-300, S-86-13  
FDP RESIDENTIAL SUB-DISTRICT  
(PLAT NO. 3054-A-1611)

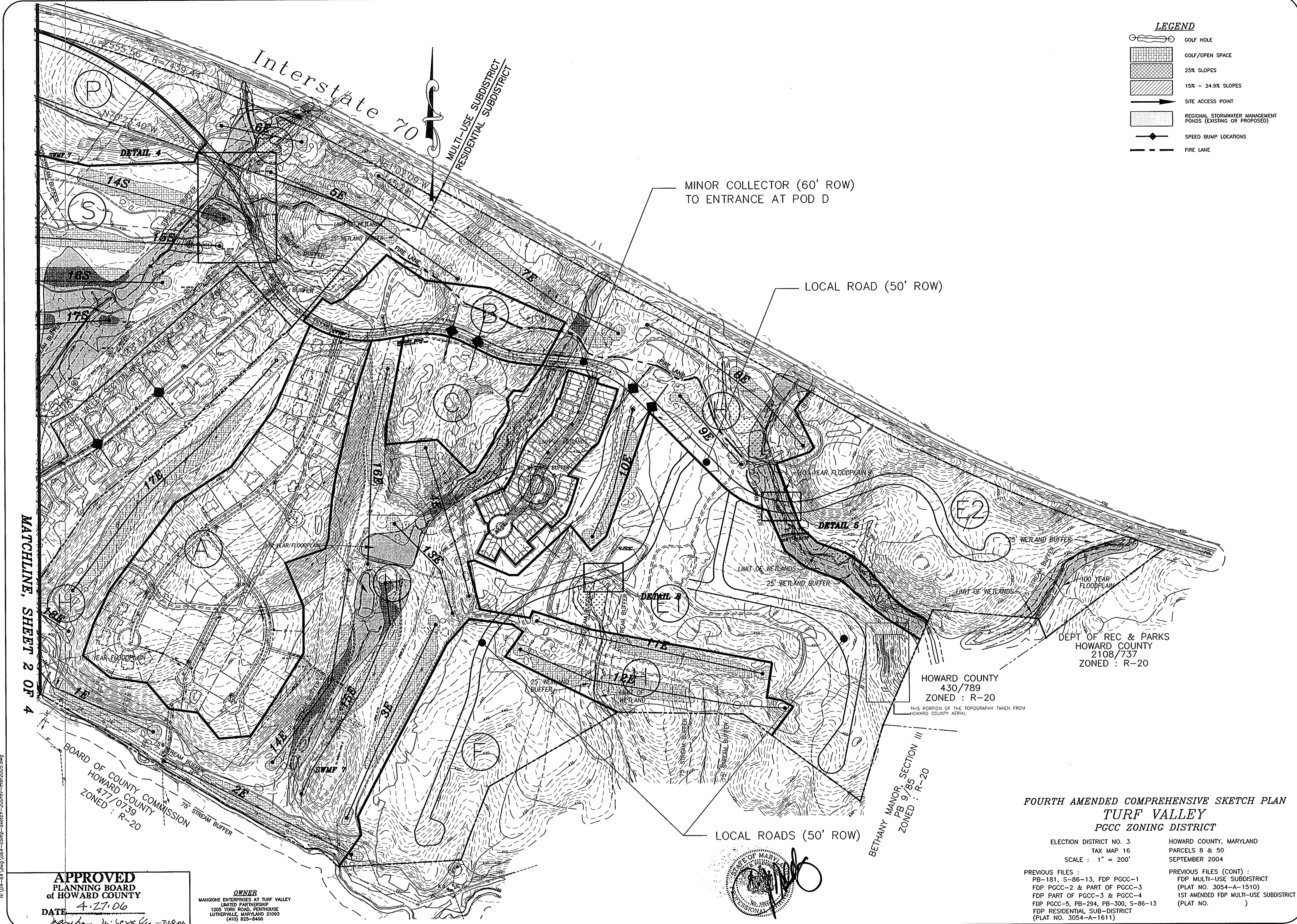
PREVIOUS FILES (CONT):  
FDP MULTI-USE SUBDISTRICT  
(PLAT NO. 3054-A-1510)  
1ST AMENDED FDP MULTI-USE SUBDISTRICT  
(PLAT NO. )

Project	2004-064	date	MAR 2005
Illustration	SID	engineering	SID
Scale	1" = 200'	approval	SID

no.	description	revisions	date

**TURF VALLEY**  
TAX MAP 16 - P/O PARCELS 8 & 50 - BLOCKS 10, 11, 16, & 17  
THIRD ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
**FOURTH AMENDED COMPREHENSIVE SKETCH PLAN**

**MILDENBERG, & ASSOC., INC.**  
Boender & Assoc., Inc.  
Planners Surveyors  
Engineers  
5072 Dorsey Hill Drive, Suite 202, Ellicott City, Maryland, 21042  
(410) 987-0288 Fax (301) 621-5321 Wash. (410) 987-0288 Fax



**LEGEND**

	GOLF HOLE
	GOLF/OPEN SPACE
	25% SLOPES
	15% - 24.9% SLOPES
	SITE ACCESS POINT
	REGIONAL STORMWATER MANAGEMENT PONDS (EXISTING OR PROPOSED)
	SPEED BUMP LOCATIONS
	FIRE LANE

MATCHLINE, SHEET 2 OF 4

**APPROVED**  
 PLANNING BOARD  
 of HOWARD COUNTY  
 DATE: 4.27.06  
 [Signature]

**OWNER**  
 MANGIONE ENTERPRISES AT TURF VALLEY  
 LIMITED PARTNERSHIP  
 1205 YORK ROAD, PENTHOUSE  
 LUTHERVILLE, MARYLAND 21093  
 (410) 625-8400



**FOURTH AMENDED COMPREHENSIVE SKETCH PLAN  
 TURF VALLEY  
 PGCC ZONING DISTRICT**

ELECTION DISTRICT NO. 3  
 TAX MAP 16  
 SCALE : 1" = 200'

HOWARD COUNTY, MARYLAND  
 PARCELS 8 & 50  
 SEPTEMBER 2004

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-294, PB-300, S-86-13  
 FDP RESIDENTIAL SUB-DISTRICT  
 (PLAT NO. 3054-A-1611)

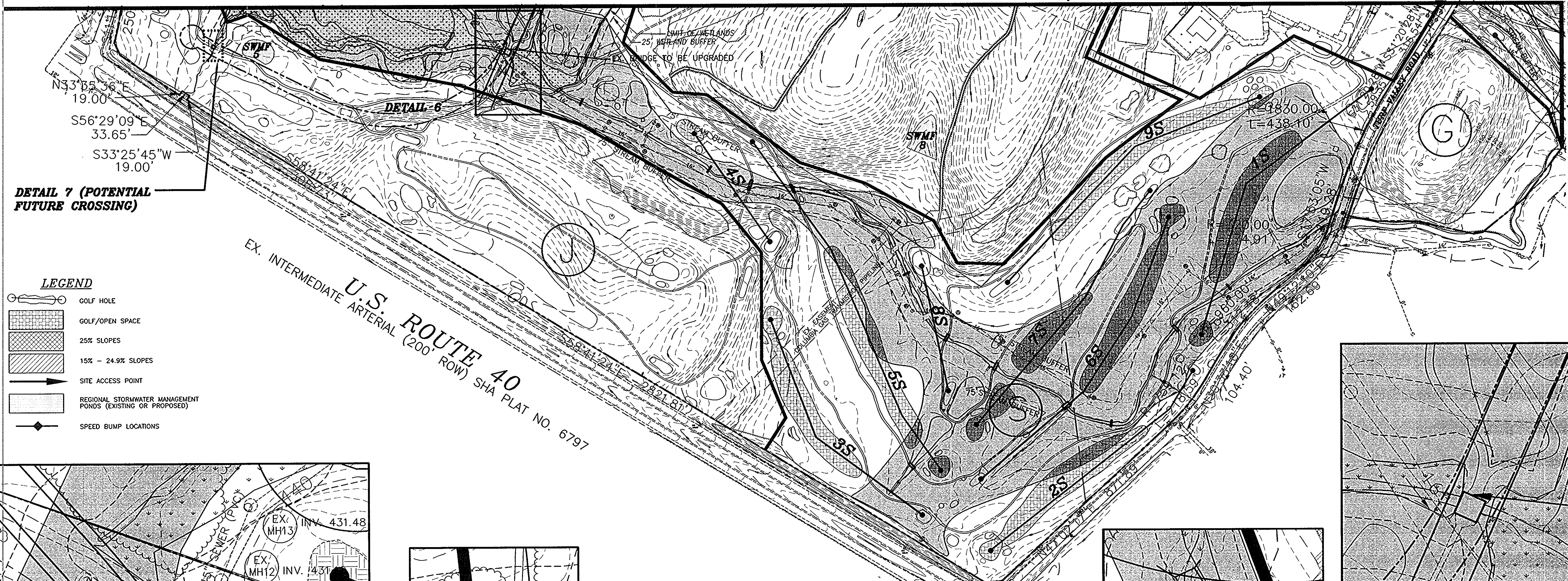
PREVIOUS FILES (CONT) :  
 FDP MULTI-USE SUBDISTRICT  
 (PLAT NO. 3054-A-1510)  
 1ST AMENDED FDP MULTI-USE SUBDISTRICT  
 (PLAT NO. )

Project	2004-064	date	MAR 2005
Illustration	SJD	engineering	SJD
Scale	1" = 200'	approval	SJD

no.	description	date

**TURF VALLEY**  
 TAX MAP 16 - P/O PARCELS 8 & 50 - BLOCKS 10, 11, 16, & 17  
 THIRD ELECTION DISTRICT - HOWARD COUNTY, MARYLAND  
**FOURTH AMENDED COMPREHENSIVE SKETCH PLAN**

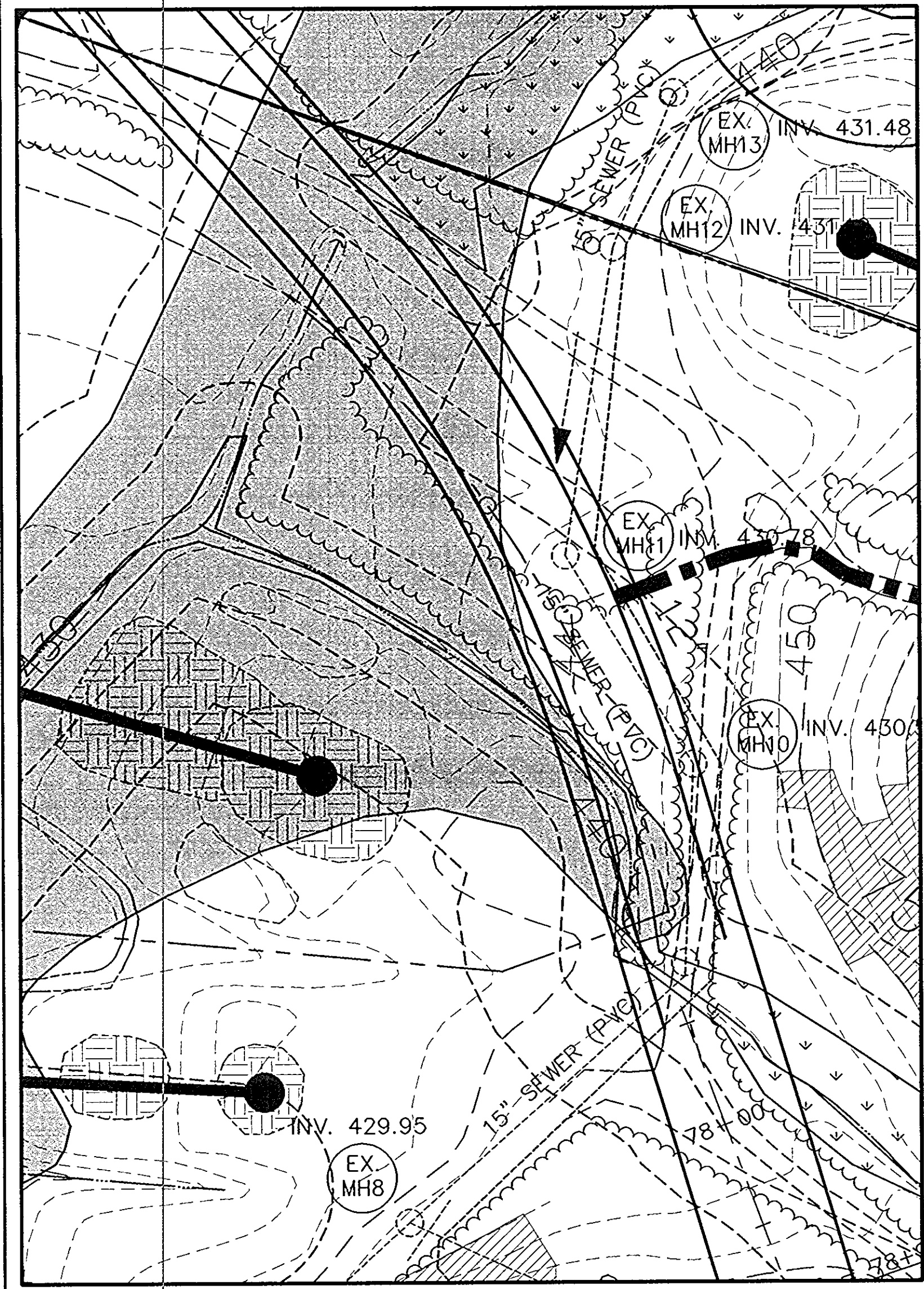
**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042  
 (410) 997-0286 Ext. (301) 621-5521 Fax (410) 997-0286 Fax



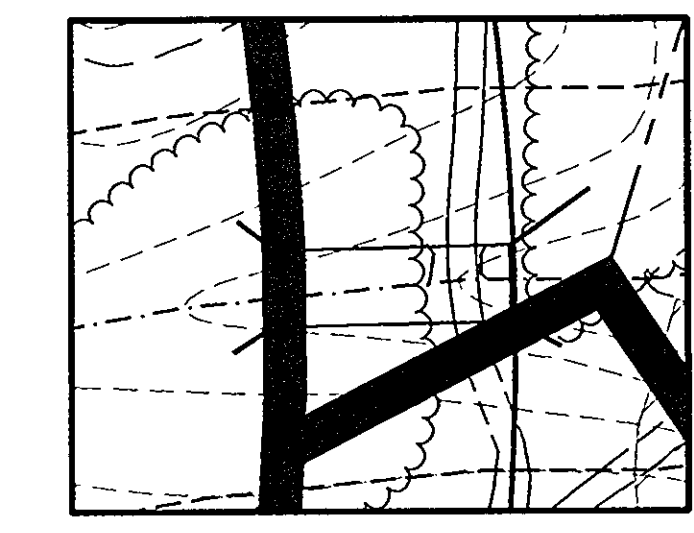
**DETAIL 7 (POTENTIAL FUTURE CROSSING)**

N33°35'36"E  
19.00'  
S56°29'09"E  
33.65'  
S33°25'45"W  
19.00'

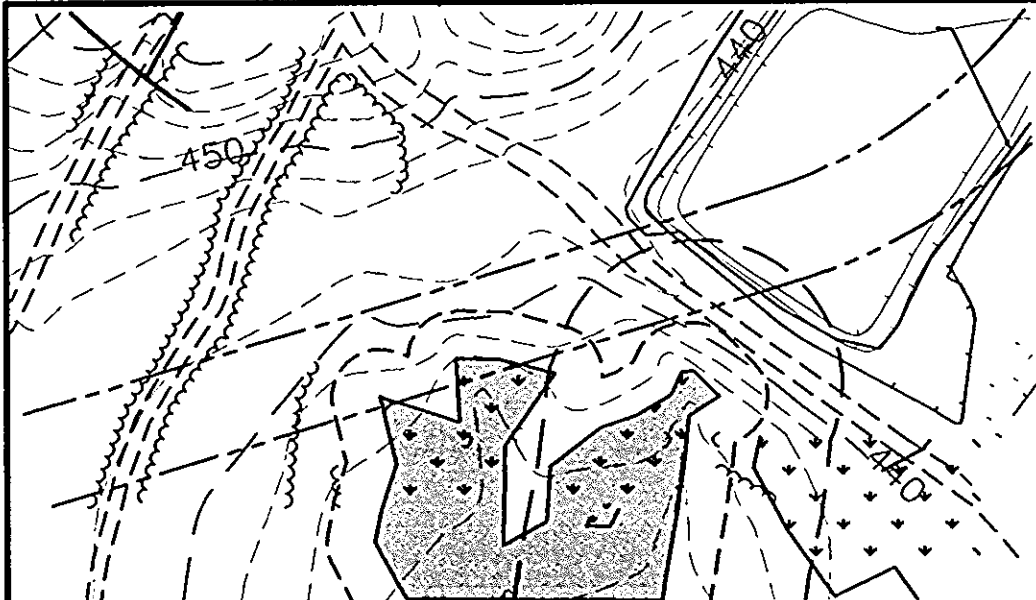
- LEGEND**
- GOLF HOLE
  - GOLF/OPEN SPACE
  - 25% SLOPES
  - 15% - 24.9% SLOPES
  - SITE ACCESS POINT
  - REGIONAL STORMWATER MANAGEMENT PONDS (EXISTING OR PROPOSED)
  - SPEED BUMP LOCATIONS



**ENVIRONMENTAL IMPACT DETAIL 4**  
SCALE: 1" = 50'



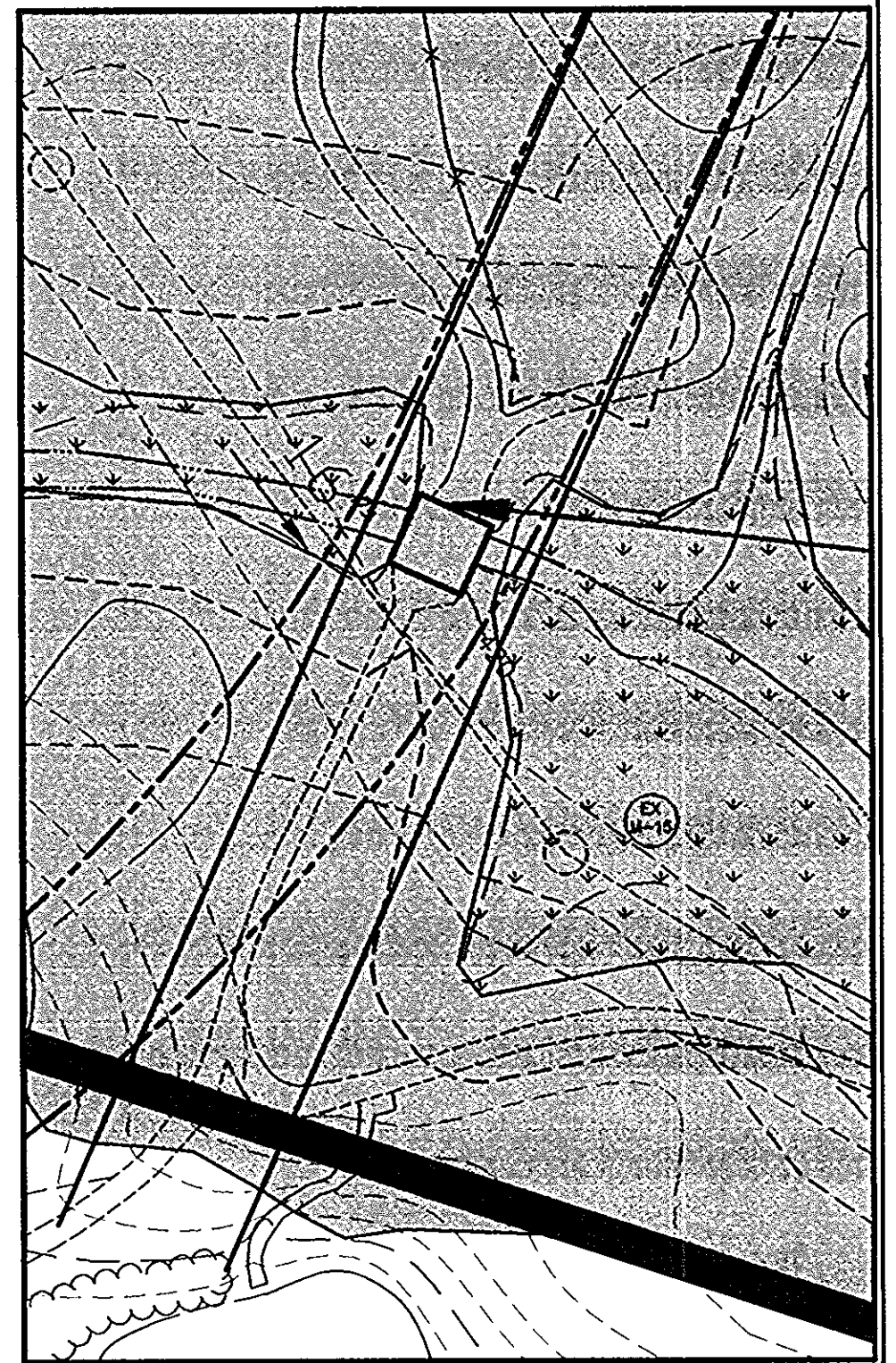
**ENVIRONMENTAL IMPACT DETAIL 2**  
SCALE: 1" = 50'



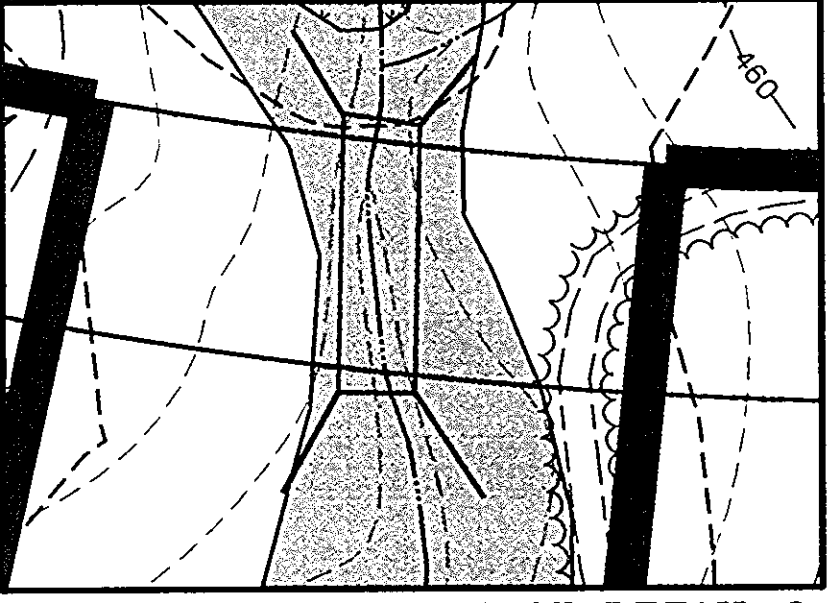
**ENVIRONMENTAL IMPACT DETAIL 8**  
SCALE: 1" = 100'



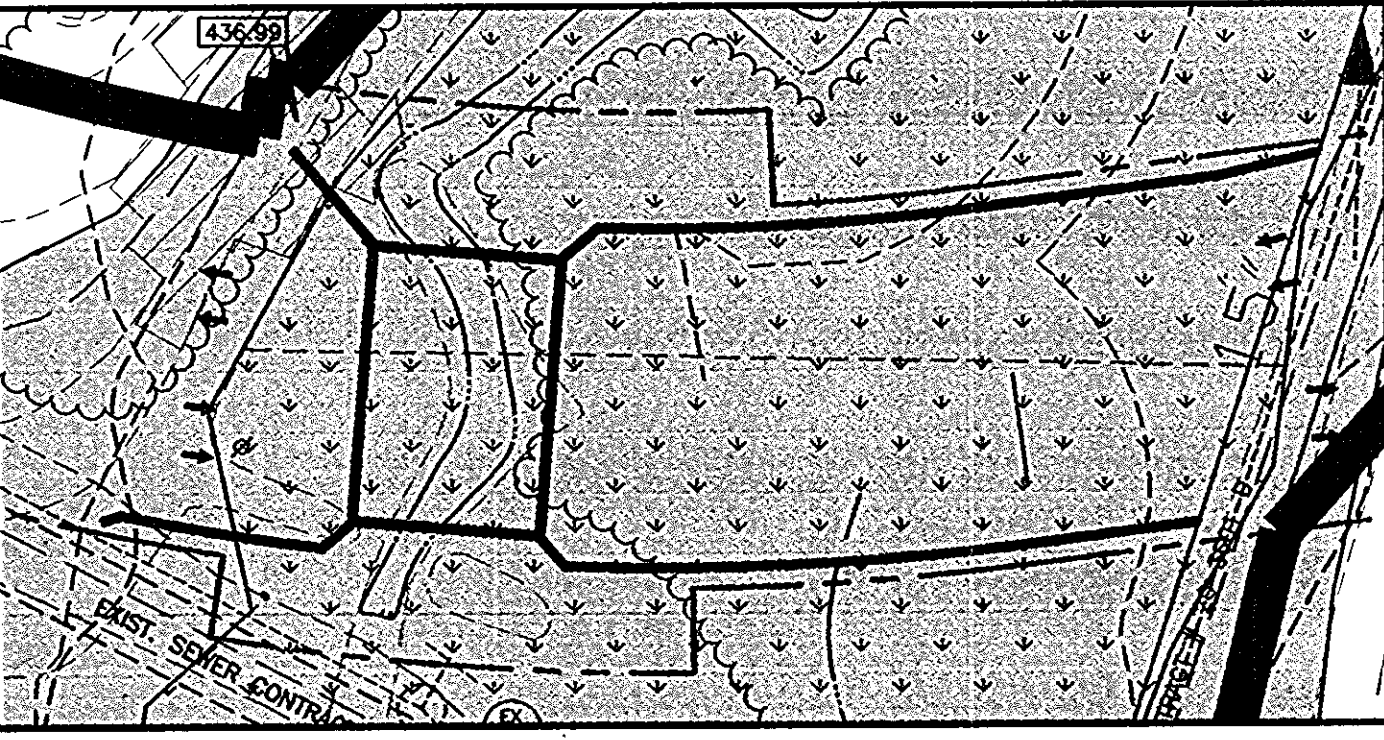
**ENVIRONMENTAL IMPACT DETAIL 5**  
SCALE: 1" = 50'



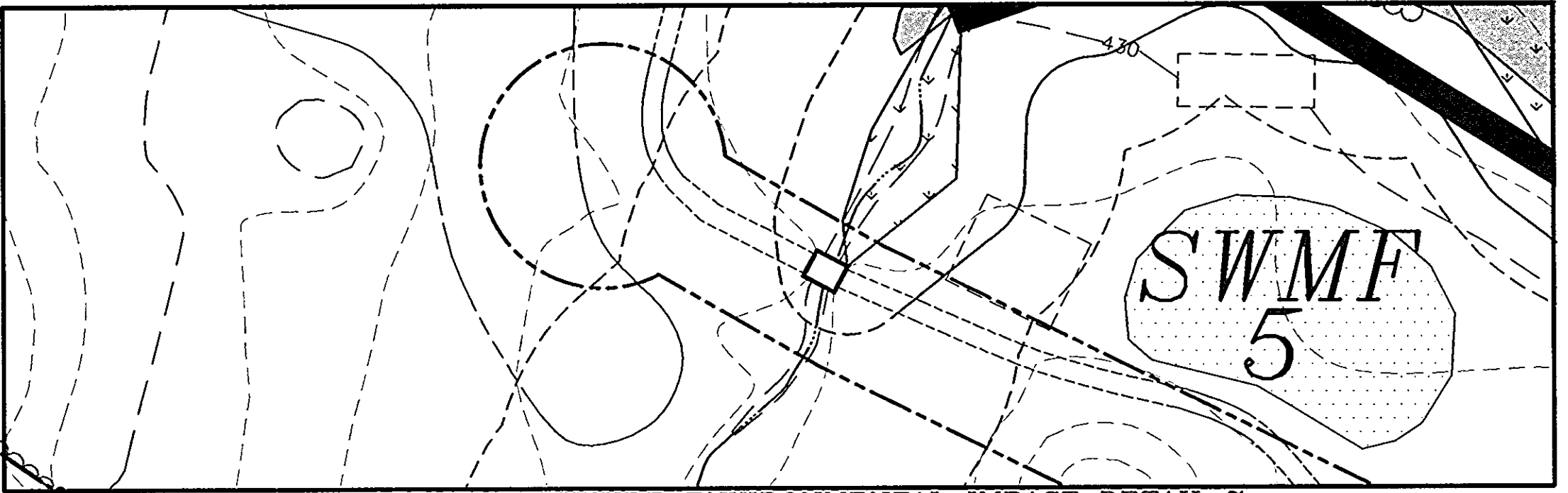
**ENVIRONMENTAL IMPACT DETAIL 6**  
SCALE: 1" = 50'



**ENVIRONMENTAL IMPACT DETAIL 3**  
SCALE: 1" = 50'



**ENVIRONMENTAL IMPACT DETAIL 1**  
SCALE: 1" = 50'



**POTENTIAL FUTURE ENVIRONMENTAL IMPACT DETAIL 7**  
(CROSSING DEPENDENT UPON MDE APPROVAL)  
SCALE: 1" = 50'

**FOURTH AMENDED COMPREHENSIVE SKETCH PLAN  
TURF VALLEY  
PGCC ZONING DISTRICT**

ELECTION DISTRICT NO. 3  
TAX MAP 16  
SCALE: 1" = 200'

HOWARD COUNTY, MARYLAND  
PARCELS 8 & 50  
SEPTEMBER 2004

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-294, PB-300, S-86-13  
FDP RESIDENTIAL SUB-DISTRICT  
(PLAT NO. 3054-A-1611)

PREVIOUS FILES (CONT):  
FDP MULTI-USE SUBDISTRICT  
(PLAT NO. 3054-A-1510)  
1ST AMENDED FDP MULTI-USE SUBDISTRICT  
(PLAT NO. )

**APPROVED**  
**PLANNING BOARD**  
**of HOWARD COUNTY**  
DATE: 4-27-06  
Kathleen A. Leight, 22901

**OWNER**  
MANGONE ENTERPRISES AT TURF VALLEY  
LIMITED PARTNERSHIP  
1205 YORK ROAD, FERTHOUSE  
LUTHERVILLE, MARYLAND 21093  
(410) 825-8400



project	date	2004-064	MAR 2005
illustration	engineering	SID	approval
scale	1" = 200'		

no.	description	revisions	date

**TURF VALLEY**  
TAX MAP 16 - P/O PARCELS 8 & 50 - BLOCKS 10, 11, 16, & 17  
THIRD ELECTION DISTRICT - HOWARD COUNTY, MARYLAND  
**FOURTH AMENDED COMPREHENSIVE SKETCH PLAN**

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042  
(410) 997-0236 Bldg. (301) 627-5521 Wash. (410) 997-0236 Fax.