

VICINITY MAP
SCALE: 1" = 2,000'

PGCC-1: RESIDENTIAL LOW

- Zoned Area = 369.82 AC
- Housing Type - Single Family Detached
- Minimum Lot Size - 20,000 SF (12 DU/Per Acre)
- Density Tabulation and Traffic Generation:

AREA	ACRES	PROJECTED DU	PROJECTED ADT
1-A	10.0	1/	153
1-B	6.8	1/	72
1-C	39.9	7/0	630
1-D	14.3	2/0	180
1-E	5.1	7	63
1-F	7.4	1/0	90
1-G	18.2	1/1	297
TOTAL	101.7	165	1785

5. Residual Open Space, Golf Course, and Floodplain = 268.12 Acres = 72.5 percent of Zoned Area

PGCC-2: RESIDENTIAL - MEDIUM

- Zoned Area = 139.94 AC
- Housing Type - Single Family Attached Condominium Apartments
- Density Basis -
 - Single Family Attached - 5.5 to 10.5
 - Condominium Apartments - 16
- Density Tabulation and Traffic Generation:

AREA	ACRES	TYPE	PROJECTED DU	PROJECTED ADT
2-A	13.0	Condo	200	1500
2-B	6.0	SF 10.5	50	375
2-C	13.8	SF 10.5	115	863
2-D	9.3	Condo	100	750
TOTAL	42.1		465	3488

5. Residual Open Space, Golf Course, and Floodplain = 97.84 Acres = 69.9 percent of Zoned Area

PGCC-3: RESIDENTIAL - HIGH

- Zoned Area = 100.08 AC
- Housing Type - Midrise Condo Apartments
- Density Basis - 20 Units/Acre
80 Max Height
120 DU Per Structure
- Density Tabulation and Traffic Generation:

AREA	ACRES	TYPE	PROJECTED DU	PROJECTED ADT
3-A	4.6	Hotel	40,000 SF	650
3-B	8.3	MR	165	1238
3-C	28.7	MR	441	3308
3-D	14.4	MR	150	1125
TOTAL	56.0		756	5971

5. Residual Open Space, Golf Course, and Floodplain = 44.08 Acres = 44.0 percent of Zoned Area

PGCC-4: COMMERCIAL

- Zoned Area = 58.04 Acres
- Type - Commercial/Office Park
- Coverage - 40 Percent
120 Max Height
- Density Tabulation and Traffic Generation:

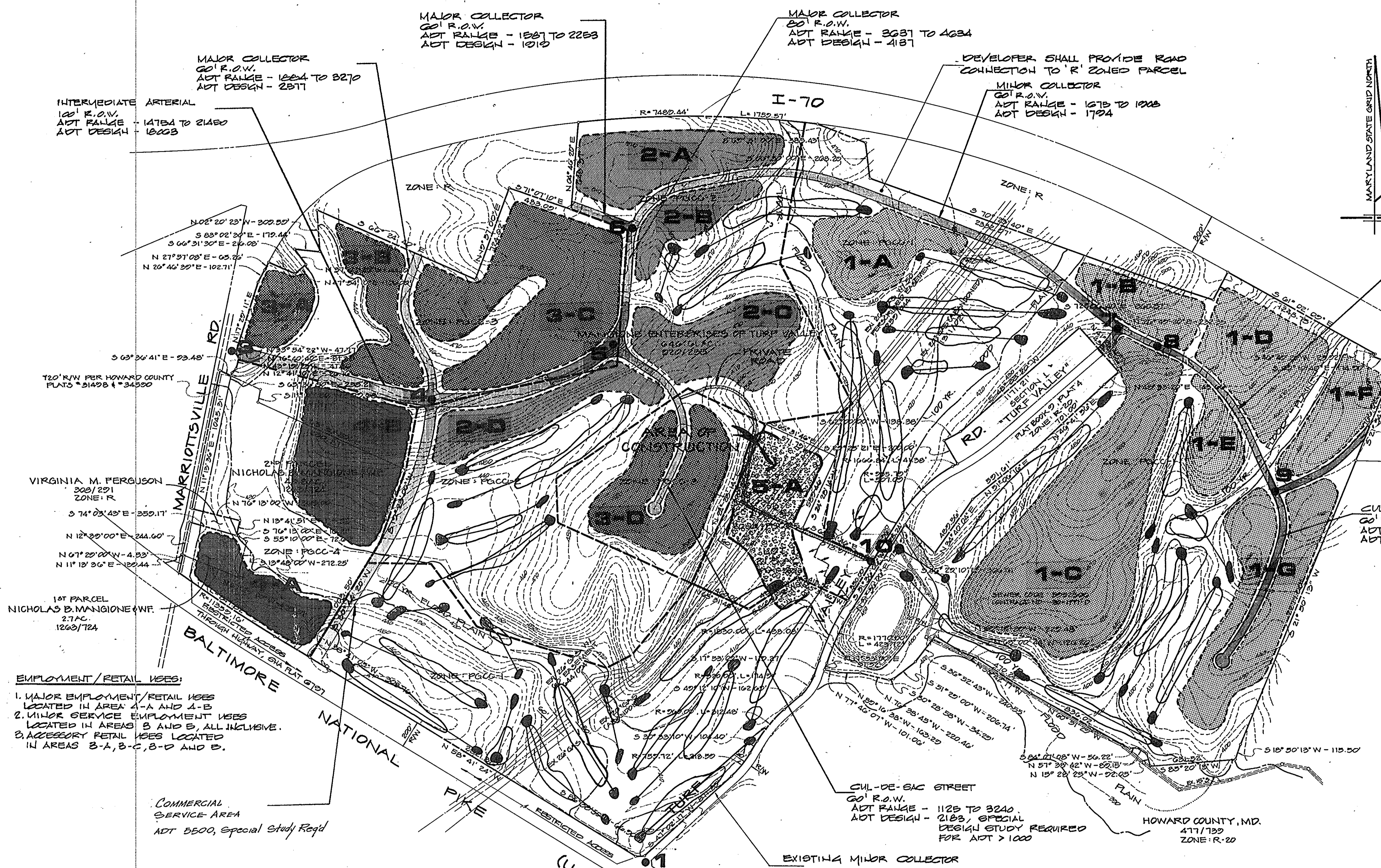
AREA	ACRES	PROJECTED COVERAGE	PROJECTED ADT
4-A	8.0	139,312 SF (40%)	12/1000 SF = 1673
4-B	17.5	304,920 SF (40%)	12/1000 SF = 3659
TOTAL	25.5	444,232 SF (40%)	5332

5. Residual Open Space, Golf Course, and Floodplain = 32.54 Acres = 56.1 percent of Zoned Area

PGCC-5: RECREATIONAL SERVICES

- Zoned Area = 25.22 Acres
- Use - Conference Center, Clubhouse, Proshop and Related Uses
- Developed Area = 21.22 Acres
- Residual Open Space, Golf Course and Floodplain = 3.8 Acres = 15 percent
- Estimated Traffic Generation:

A. Golf Membership	250
B. Conference Center	450 (163 Rooms)
C. Restaurants (1500 SF)	700
TOTAL	1400 ADT



EMPLOYMENT/RETAIL USES:

- MAJOR EMPLOYMENT/RETAIL USES LOCATED IN AREA 4-A AND 4-B
- MINOR SERVICE EMPLOYMENT USES LOCATED IN AREAS 3 AND 4, ALL INCLUSIVE.
- NECESSARY RETAIL USES LOCATED IN AREAS 3-A, 3-B, 3-C AND 4.

NOTE:
THE ADEQUACY AND AVAILABILITY OF PUBLIC UTILITIES SHALL BE DETERMINED AT THE TIME OF FINAL DEVELOPMENT PLAN APPROVAL.

- ROAD NETWORK NOTES:**
- ROADS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSE ONLY. DETAILED LOCATION AND CLASSIFICATION MAY VARY IN ACCORDANCE WITH FINAL DEVELOPMENT AND SPECIFIC SITE DEVELOPMENT PLAN REQUIREMENTS.
 - ROAD GRADES SHALL BE IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL, VOLUME III: ROADS AND BRIDGES. THE HORIZONTAL ALIGNMENT AS SHOWN SHALL REQUIRE EARTHWORK TO BE IN ACCORDANCE WITH THESE STANDARDS.
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- A COMMERCIAL SERVICE ROAD SHALL BE PROVIDED TO SERVE ZONES 4A-4B
- HUMBERED INTERSECTIONS MAY REQUIRE W.O.S. ANALYSIS OR CONTROL
- ADT RANGE PROVIDES FOR VARIATION OF EXACT HOUSING OR USE MIX. ADT DESIGN PROVIDES FOR BEST ESTIMATE OF REQUIRED ROAD CAPACITY AT FULL DEVELOPMENT.
- TOTAL ADT FOR TABULATED USE MIX - 17876
- A PEDESTRIAN CIRCULATION SYSTEM SHALL BE DEVELOPED LINKING OPEN SPACES AND ZONED LAND USE AREAS. THIS CIRCULATION SHALL BE SHOWN ON VARIOUS INDIVIDUAL SITE DEVELOPMENT PLANS

GENERAL NOTES:

- TABULATED USE MIX SHOWN HEREON IS A POSSIBLE COMBINATION OF 1266 D/U ON 603.11 ACRES. THE CROSS DENSITY IS 2 D/U PER ACRE.
- GOLF INDICATED BY HOLES DEVELOPED AREAS BY SHADED PDS. OPEN SPACE BY OPEN AREAS

HOWARD COUNTY PLANNING BOARD:
H.C.P.D. CHAIRMAN
H.C.P.D. EXEC. SECRETARY

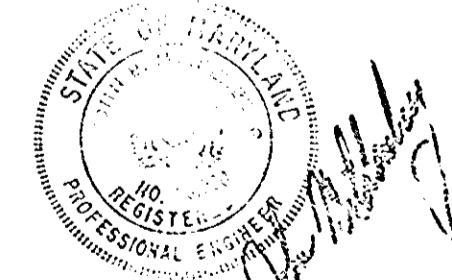
ENGINEER
URBAN ENGINEERING & ASSOCIATES, INC.
1601 ST. PAUL STREET
BALTIMORE, MARYLAND 21202
(301) 727-5590

OWNER
MANGIONE ENTERPRISES OF TURF VALLEY
1205 YORK ROAD - PENTHOUSE
LUTHERVILLE, MARYLAND 21093
(301) 825-8400

SUBDIVISION NAME	SECT./AREA	LOT/PARCEL
PLAT OR L/F BLOCK	ZONE	TAX MAP
WATER CODE	ELEC. DIST.	CENSUS TR.
SEWER CODE		

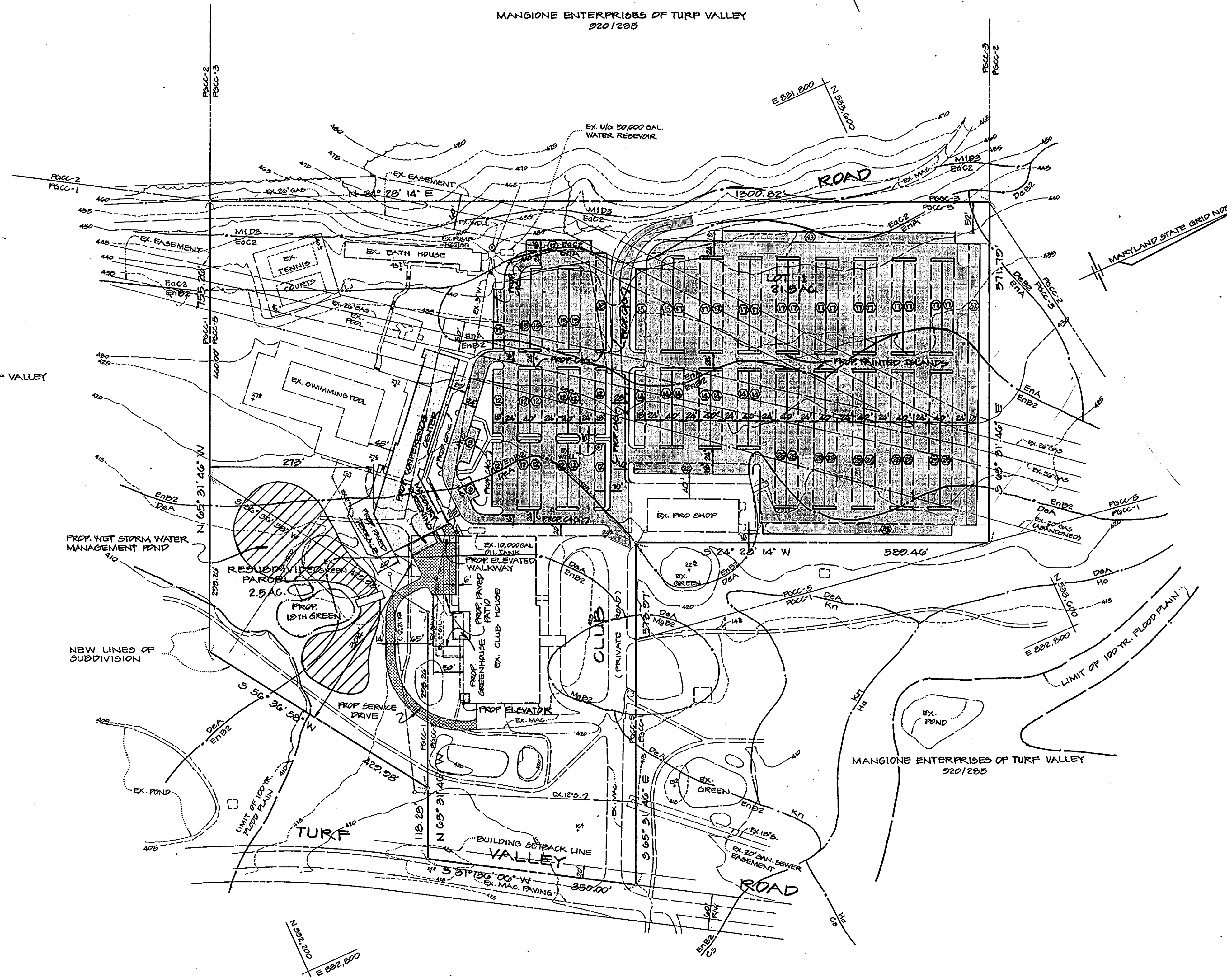
COMPREHENSIVE SKETCH PLAN
TURF VALLEY
SECTION 2
TAX MAP #16 PARCEL #8
2ND & 3RD ELECTION DISTRICTS
SCALE: 1" = 400'
SHEET 1 OF 6

HOWARD COUNTY, MARYLAND
REV. 3/1985
REV. 2/2018
REV. 11/20-85
REV. 1-24-86
(S-36-13 & P.8 case 181)



MANGIONE ENTERPRISES OF TURF VALLEY
9201285

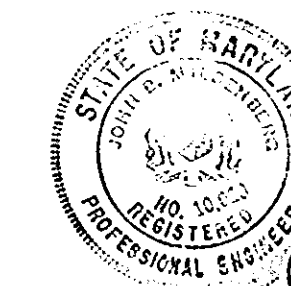
MANGIONE ENTERPRISES OF TURF VALLEY
9201285



GENERAL NOTES

- 1) LOT RECORDED ON PLAT NO. B023
- 2) LOT AREA : 24.0 AC ±
- 3) ZONED: PGCC-E
- 4) ALL ROADS & UTILITIES SHALL BE PRIVATE
- 5) PARKING SPACES REQUIRED:
 - CONFERENCE CENTER - 1X163 UNITS = 163
 - CLUB HOUSE & PRO SHOP - 73,500 ± + 100 = 735
 - RESTAURANT - 225 SEATS + 4 = 57
 - EMPLOYEES - 120 EMP. + 2 = 60
 - TOTAL SPACES REQ'D = 1,075
- 6) TOTAL PARKING SPACES PROPOSED = 1,075

- = BITUMINOUS CONCRETE PAVING
- = "GRASS-CRETE" PAVING OR EQUAL
- = SOIL BOUNDARIES



J. J. [Signature]

HOWARD COUNTY PLANNING BOARD:
Howard Hamm III
 H.C.P.B. CHAIRMAN
James [Signature]
 H.C.P.B. EXEC. SECRETARY

4/16/86
DATE
4/16/86
DATE

ENGINEER
 URBAN ENGINEERING & ASSOCIATES, INC.
 1601 ST. PAUL STREET
 BALTIMORE, MARYLAND 21202
 (301) 727-5590

OWNER & DEVELOPER
 MANGIONE ENTERPRISES OF TURF VALLEY
 1205 YORK ROAD - PENTHOUSE
 LUTHERVILLE, MARYLAND 21093
 (301) 825-8400

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PLAT OR L/F	BLOCK	ZONE	TAX MAP
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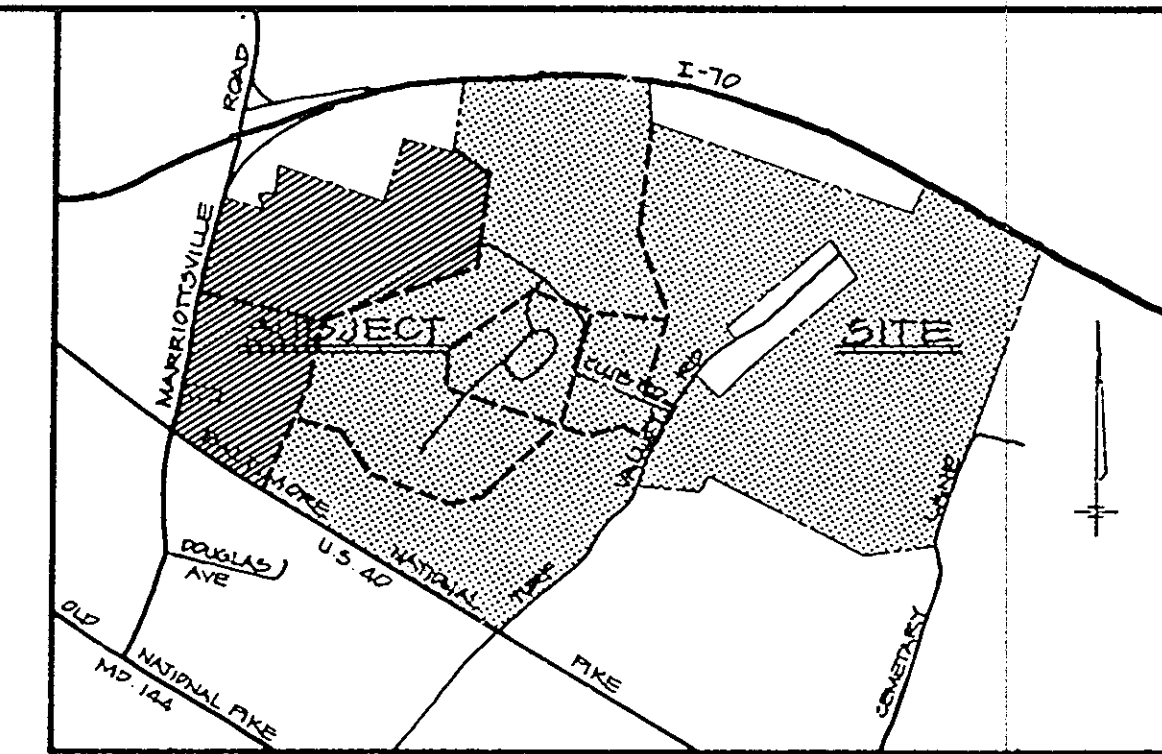
TURF VALLEY
 SECTION 2
 TAX MAP #16
 LOT 1
 PARCEL #8

3RD ELECTION DISTRICT
 SCALE: 1" = 100'
 HOWARD COUNTY, MARYLAND
 SEPT. 3, 1995

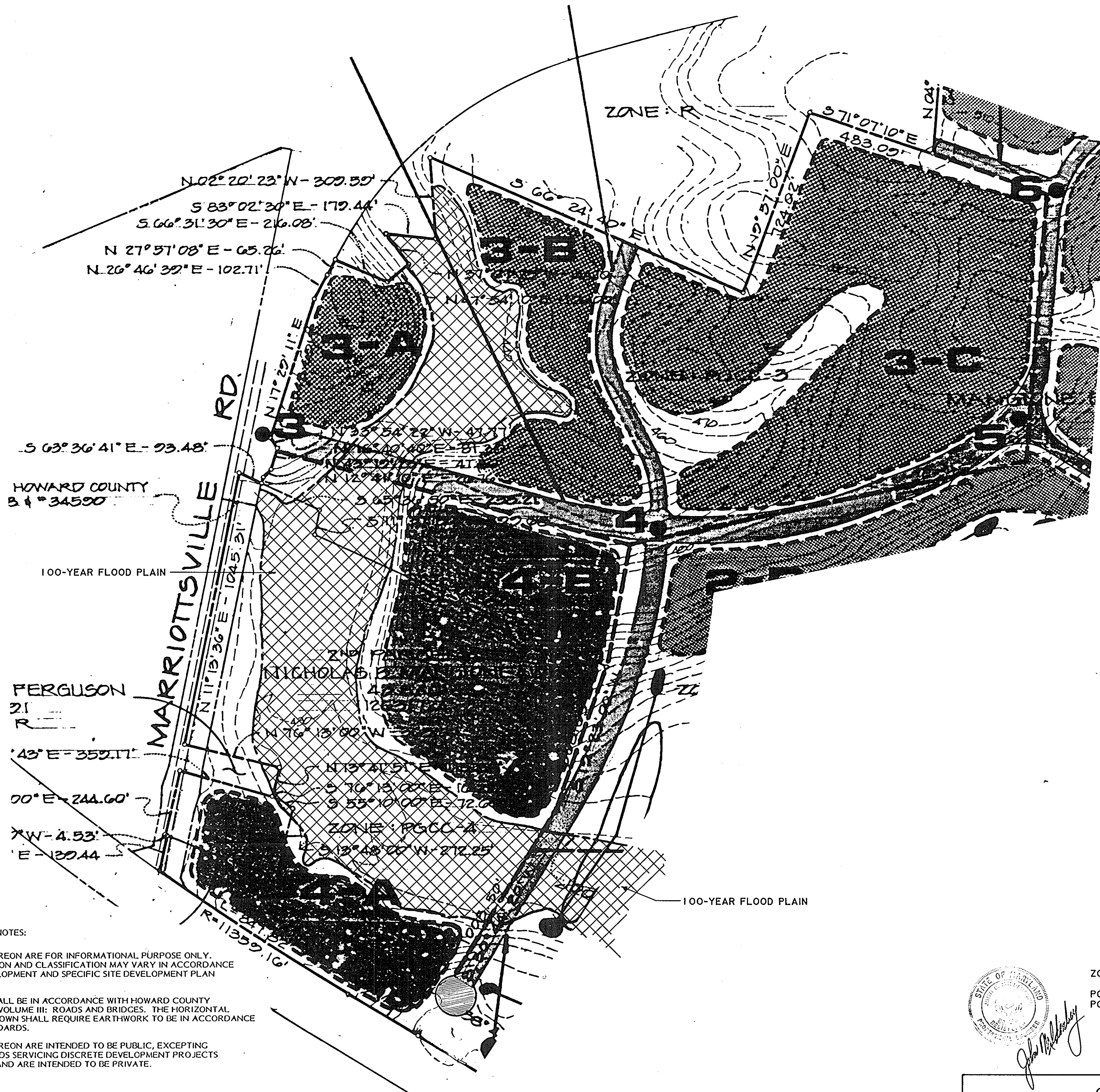
SHEET 2 OF 2

REV. 11-20-85 REV 1-24-86

S-86-13



VICINITY MAP
SCALE: 1" = 2,000'

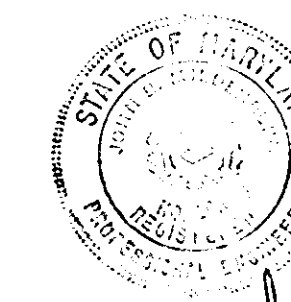


ROAD NETWORK NOTES:

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ZONES THIS SHEET:

- PGCC 3
- PGCC 4



John M. [Signature]

COMPREHENSIVE SKETCH PLAN
TURF VALLEY
SECTION 2

TAX MAP #10 PARCEL #8

2ND & 3RD ELECTION DISTRICTS HOWARD COUNTY, MARYLAND
SCALE: 1" = 200' SEPT. 3, 1985 REV. 11/14/85
REV. 2/20/85 REV. 1-24-86

SHEET 3 OF 6

HOWARD COUNTY PLANNING BOARD:

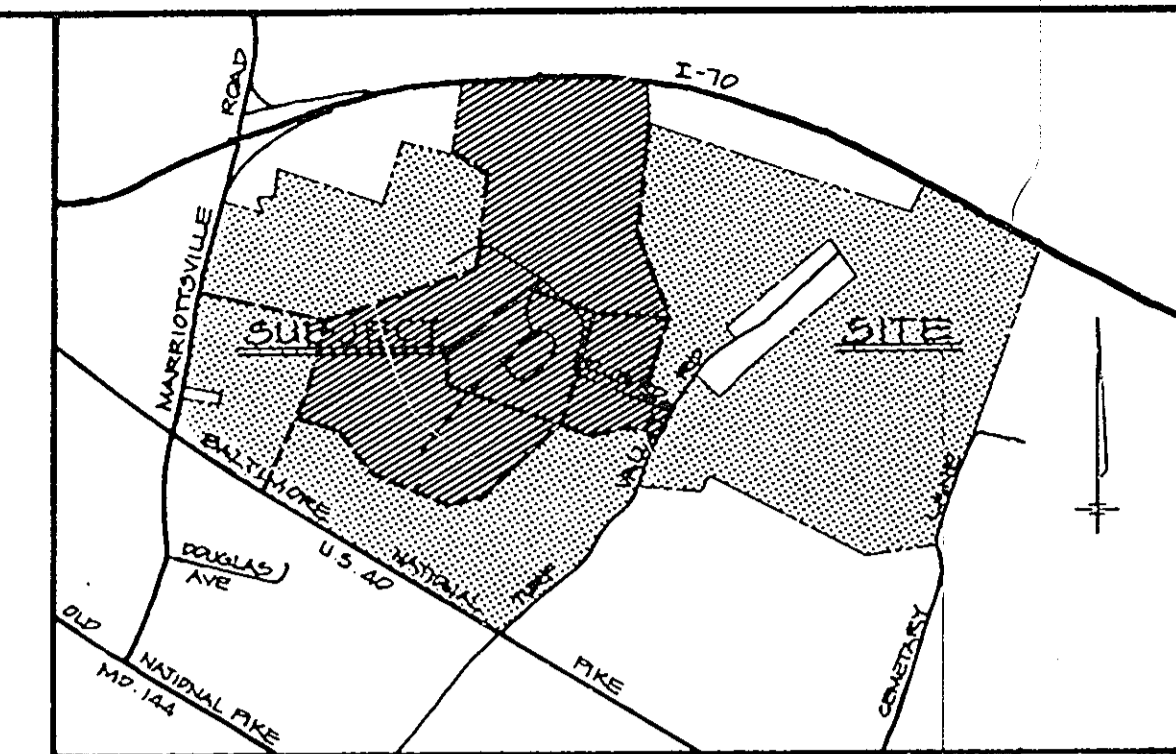
Howard S. Hamer III
H.C.P.B. CHAIRMAN
James L. Hamer III
H.C.P.B. EXEC. SECRETARY

4/16/86
DATE
4/16/86
DATE

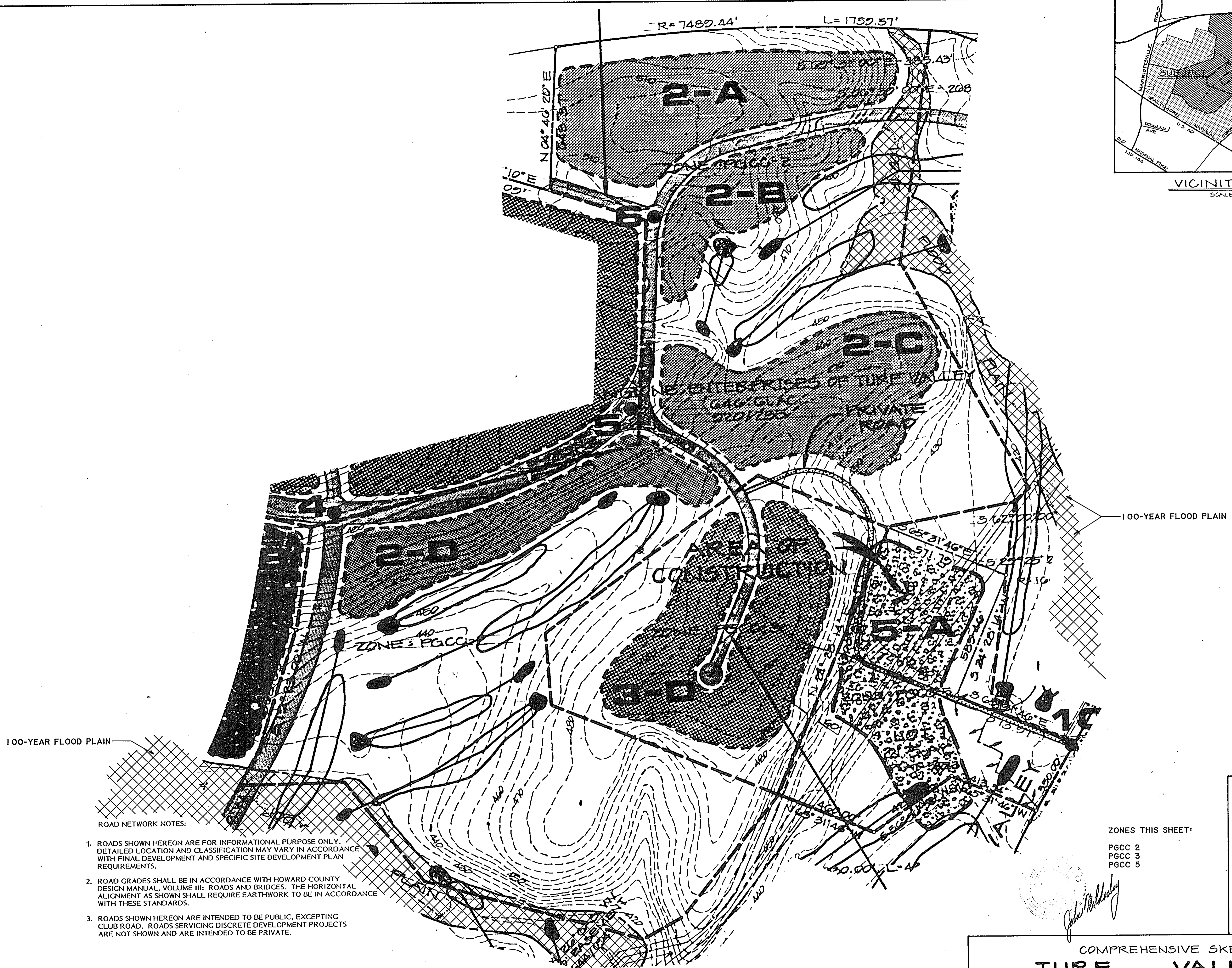
ENGINEER
URBAN ENGINEERING & ASSOCIATES, INC.
1601 ST. PAUL STREET
BALTIMORE, MARYLAND 21202
(301) 727-5590

OWNER
MANGIONE ENTERPRISES OF TURF VALLEY
1205 YORK ROAD - PENTHOUSE
LUTHERVILLE, MARYLAND 21093
(301) 825-8400

SUBDIVISION NAME		SECT./AREA	LOT/PARCEL
PLAT OR L/F	BLOCK	ZONE	TAX MAP ELEC. DIST. CENSUS TR.
WATER CODE		SEWER CODE	



VICINITY MAP
SCALE: 1" = 2,000'



100-YEAR FLOOD PLAIN

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ZONES THIS SHEET:

- PGCC 2
- PGCC 3
- PGCC 5

HOWARD COUNTY PLANNING BOARD:

Thomas E. Hamm III
H.C.P.B. CHAIRMAN
Thomas H. Hanig
H.C.P.B. EXEC. SECRETARY

4/16/86
DATE
4/16/86
DATE

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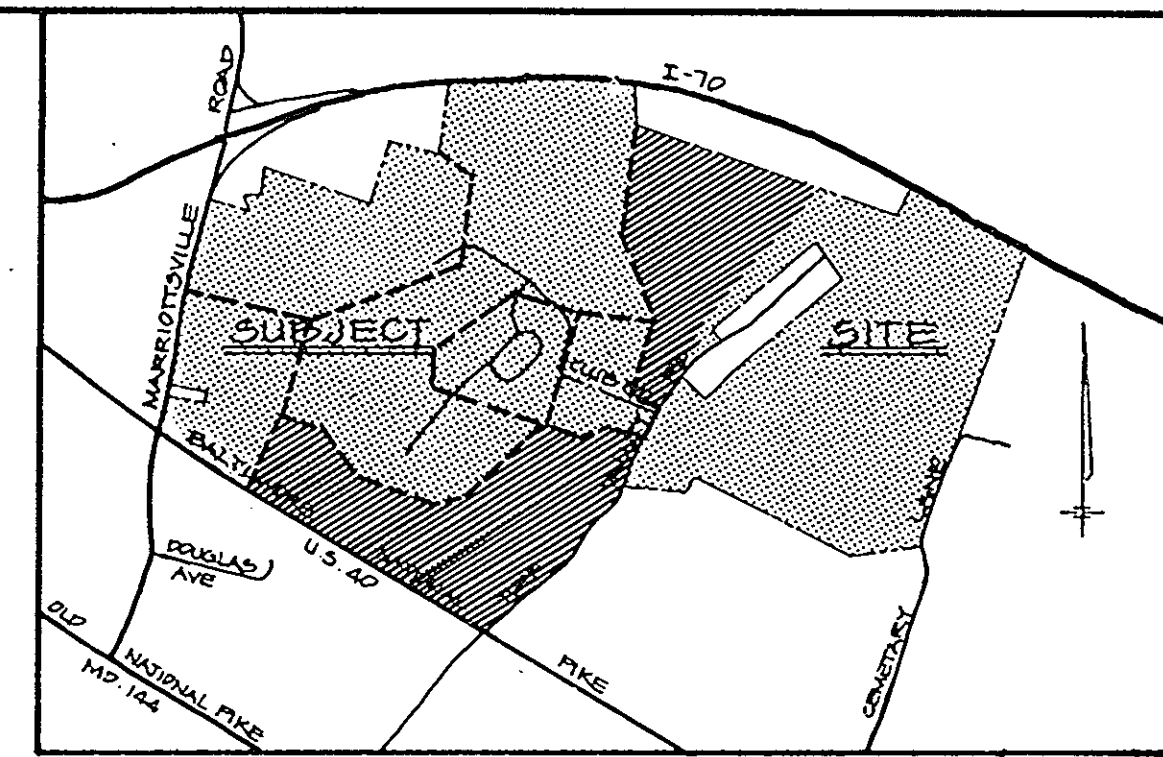
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COMPREHENSIVE SKETCH PLAN
TURF VALLEY

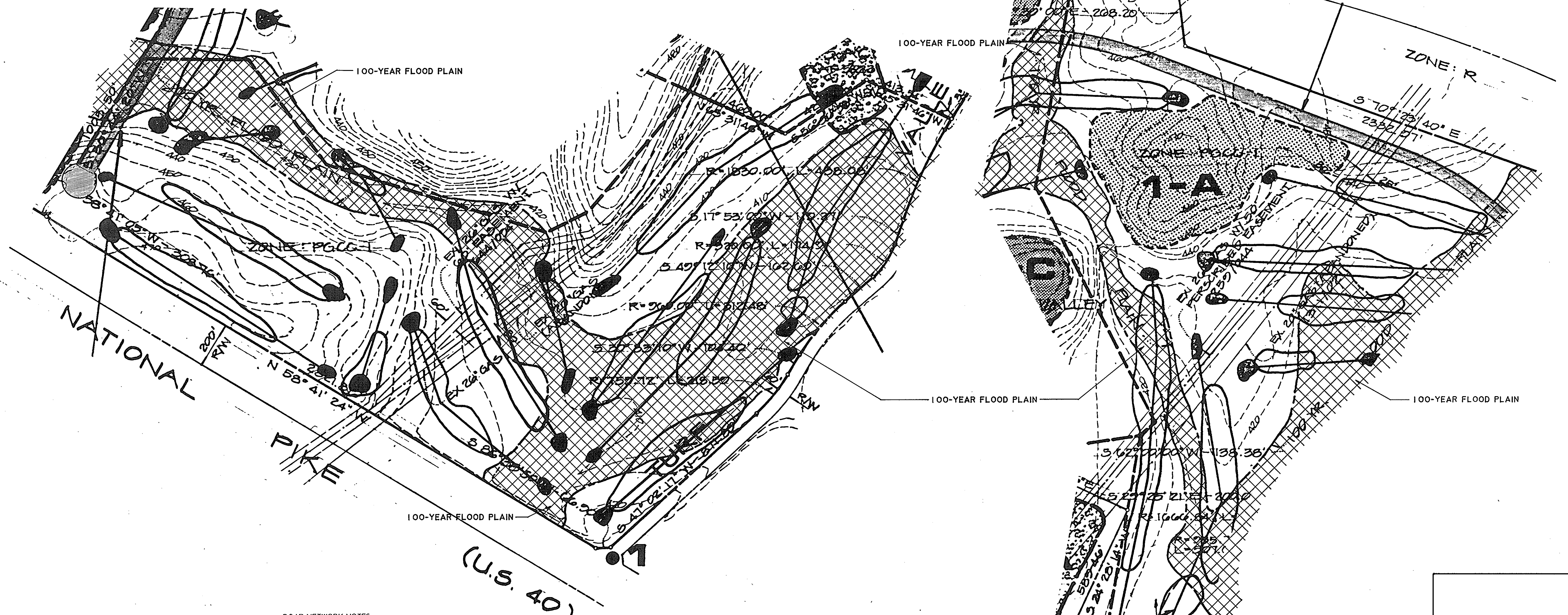
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HOWARD COUNTY, MARYLAND
SEPT. 3, 1985
REV. 2120185
REV. 1/24/86
SHEET 4 OF 6

S-86-13

FILE C-3-A



VICINITY MAP
SCALE: 1" = 2,000'



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ZONES THIS SHEET:
PGCC 1



HOWARD COUNTY PLANNING BOARD:
James M. Hamm
H.C.P.B. CHAIRMAN
James L. Hamm
H.C.P.B. EXEC. SECRETARY

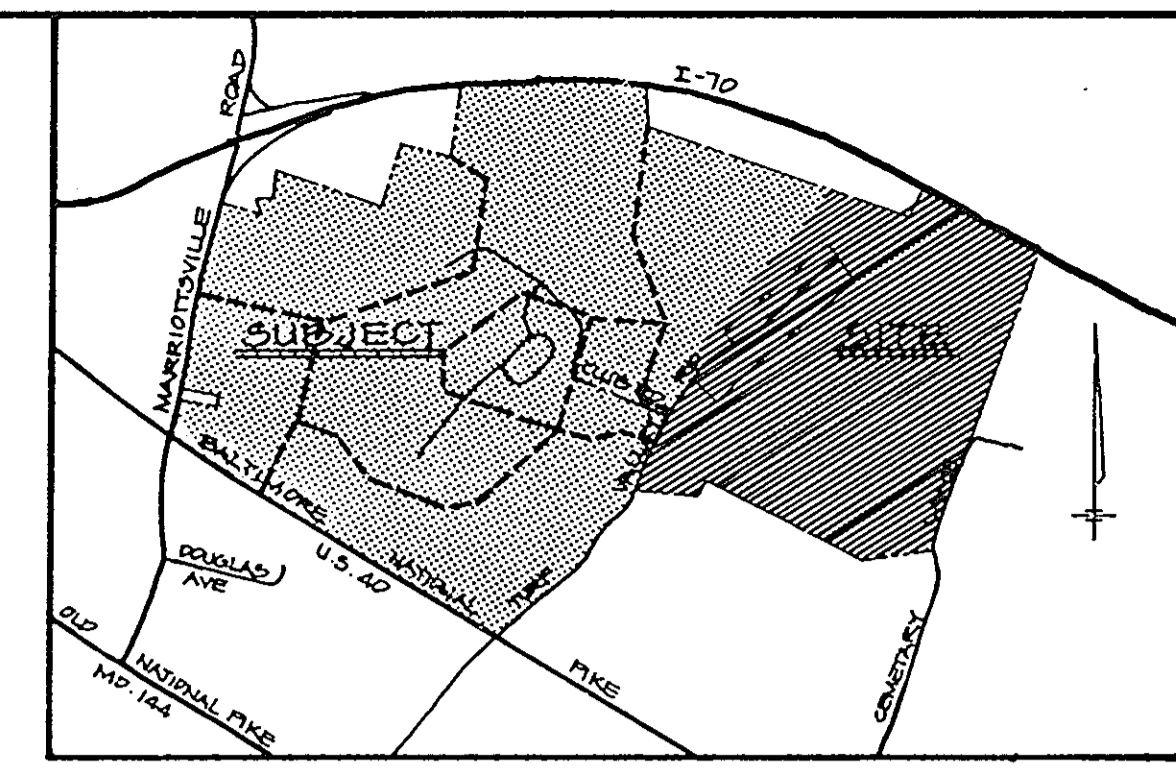
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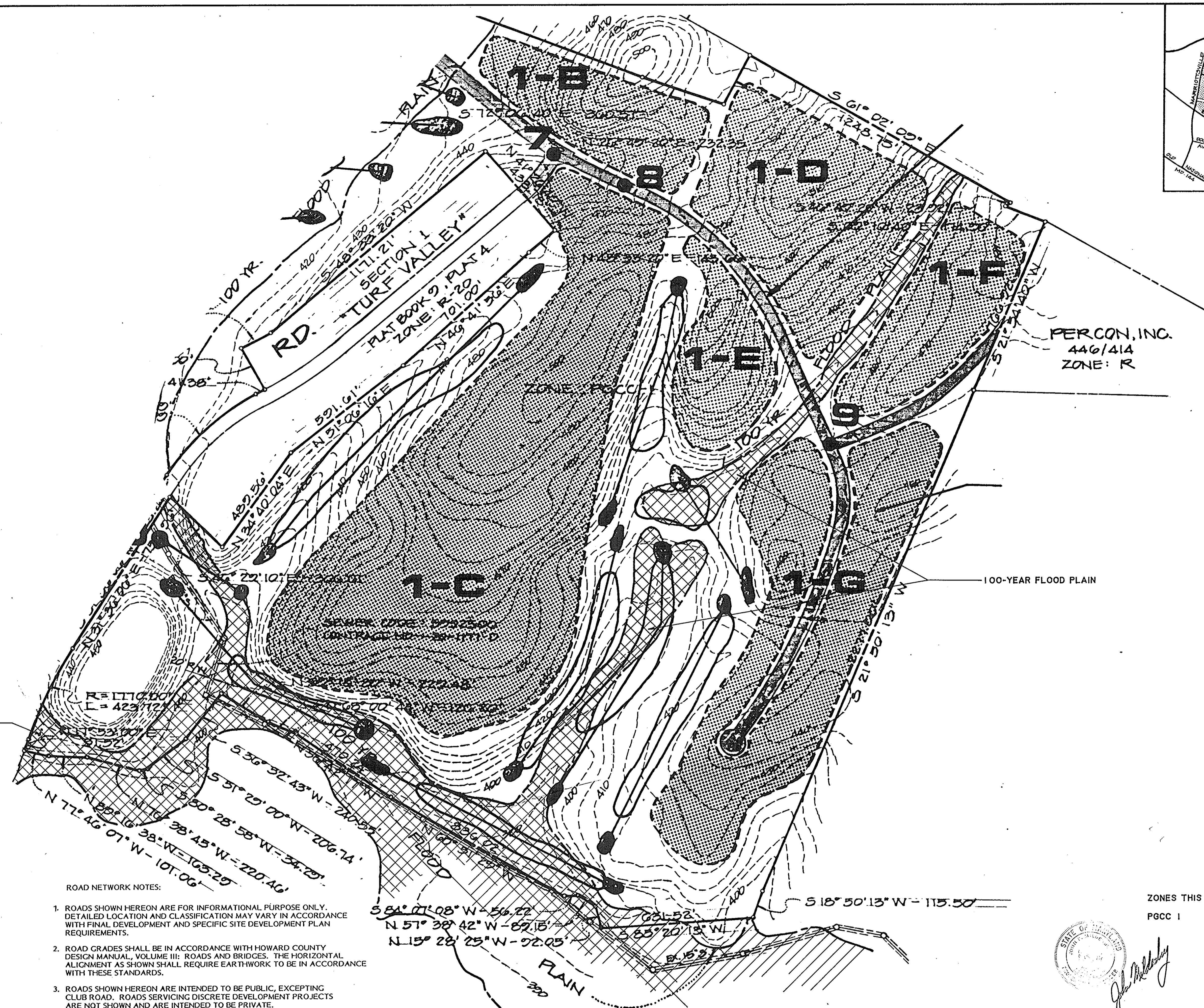
OWNER
MANGIONE ENTERPRISES OF TURF VALLEY
1205 YORK ROAD - PENTHOUSE
LUTHERVILLE, MARYLAND 21093
(301) 825-8400

SUBDIVISION NAME		SECT./AREA	LOT/PARCEL
PLAT OR L/P	BLOCK	ZONE	TAX MAP
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COMPREHENSIVE SKETCH PLAN
TURF VALLEY
SECTION 2
TAX MAP #16 PARCEL #8
2ND & 3RD ELECTION DISTRICTS
SCALE: 1" = 200'
HOWARD COUNTY, MARYLAND
SEPT. 3, 1985 REV. 11/14/85
REV. 2/20/85 REV. 1-24-86
SHEET 5 OF 6



VICINITY MAP
SCALE: 1" = 2,000'



PERCON, INC.
446/414
ZONE: R

100-YEAR FLOOD PLAIN

100-YEAR FLOOD PLAIN

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PGCC 1

STATE OF MARYLAND
J. M. [Signature]

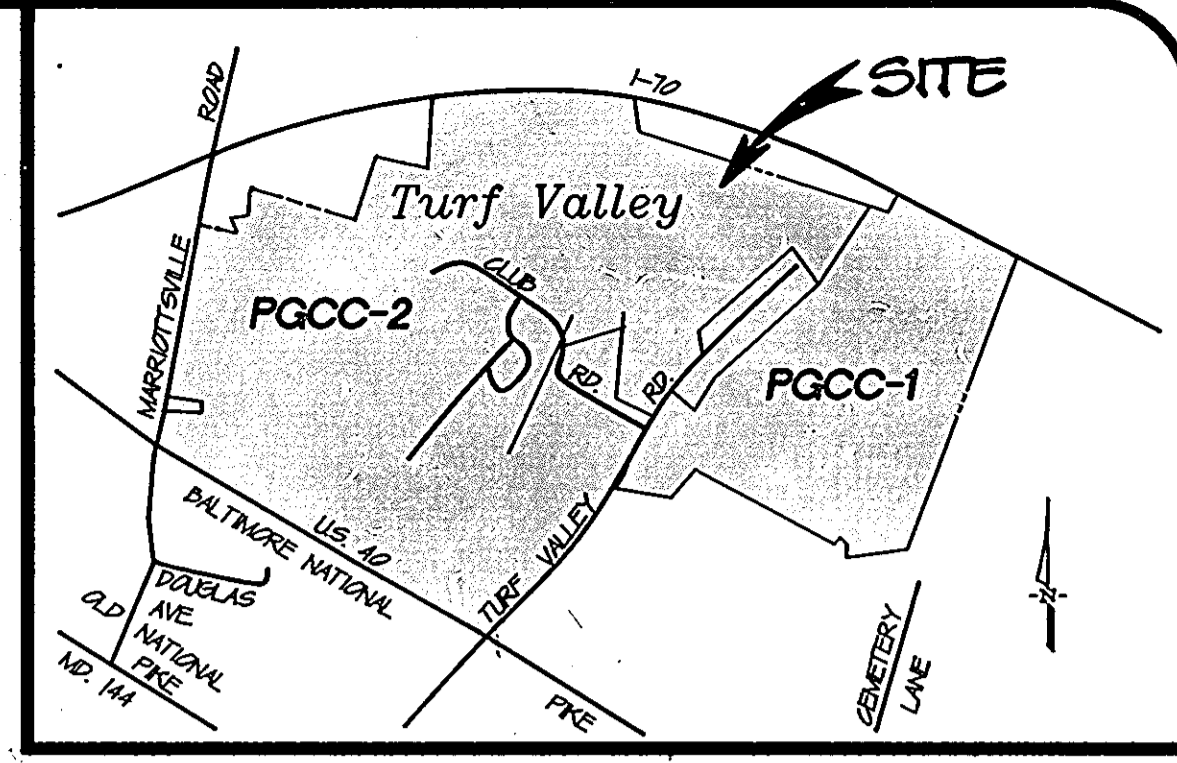
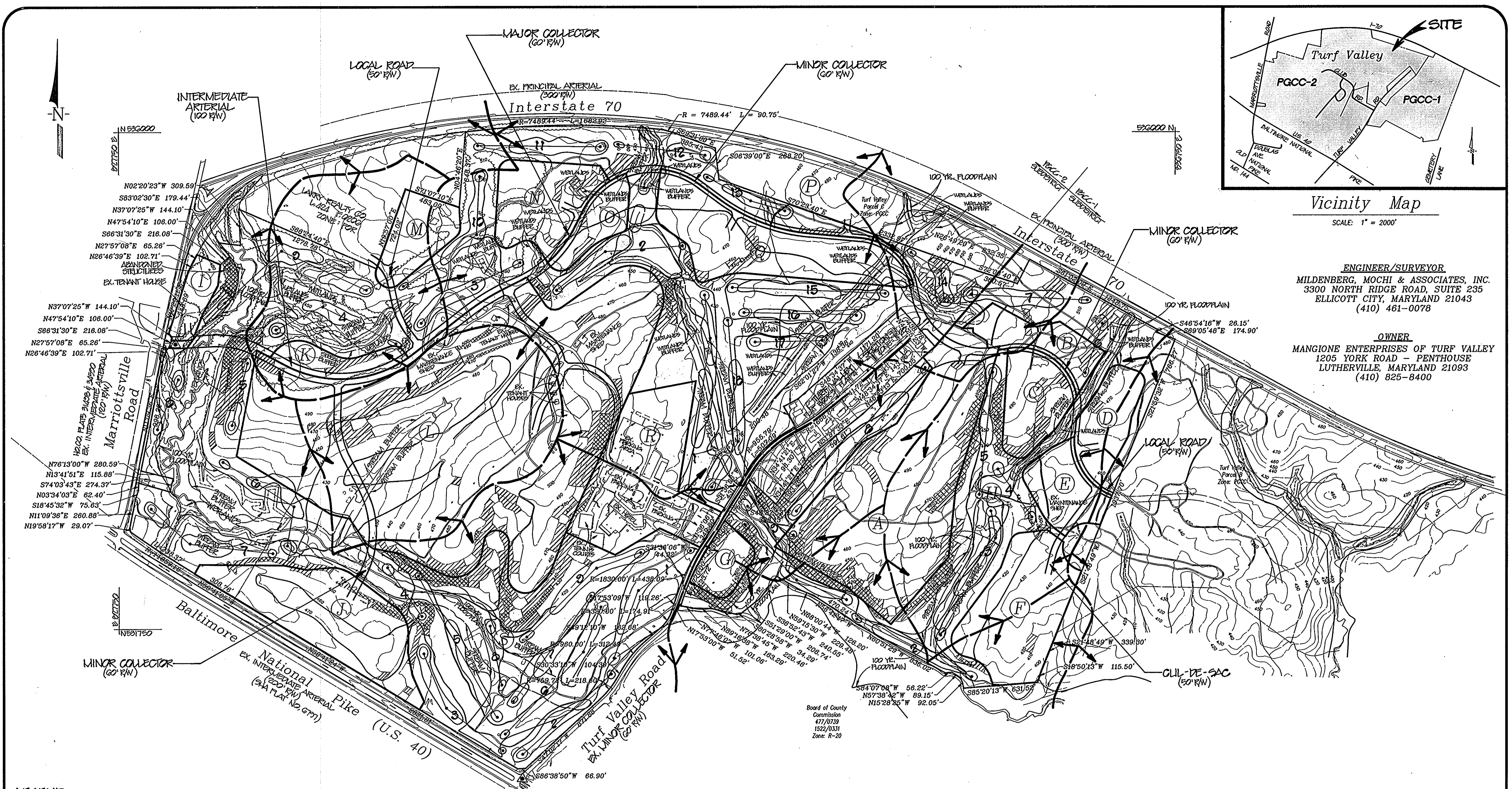
HOWARD COUNTY PLANNING BOARD:
Howard Hamm, Jr.
H.C.P.B. CHAIRMAN
James H. [Signature]
H.C.P.B. EXEC. SECRETARY

ENGINEER
URBAN ENGINEERING & ASSOCIATES, INC.
1601 ST. PAUL STREET
BALTIMORE, MARYLAND 21202
(301) 727 - 5590

OWNER
MANGIONE ENTERPRISES OF TURF VALLEY
1205 YORK ROAD - PENTHOUSE
LUTHERVILLE, MARYLAND 21093
(301) 825 - 8400

SUBDIVISION NAME		SECT./AREA	LOT/PARCEL
PLAT OR L/F	BLOCK	ZONE	TAX MAP ELEC. DIST. CENSUS TR.
WATER CODE		SEWER CODE	

COMPREHENSIVE SKETCH PLAN
TURF VALLEY
SECTION 2
TAX MAP #16 PARCEL #8
2ND & 3RD ELECTION DISTRICTS
SCALE: 1" = 200'
HOWARD COUNTY, MARYLAND
SEPT. 3, 1985 REV. 11/14/85
REV. 2/20/85 REV. 1-24-86
SHEET 6 OF 6



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

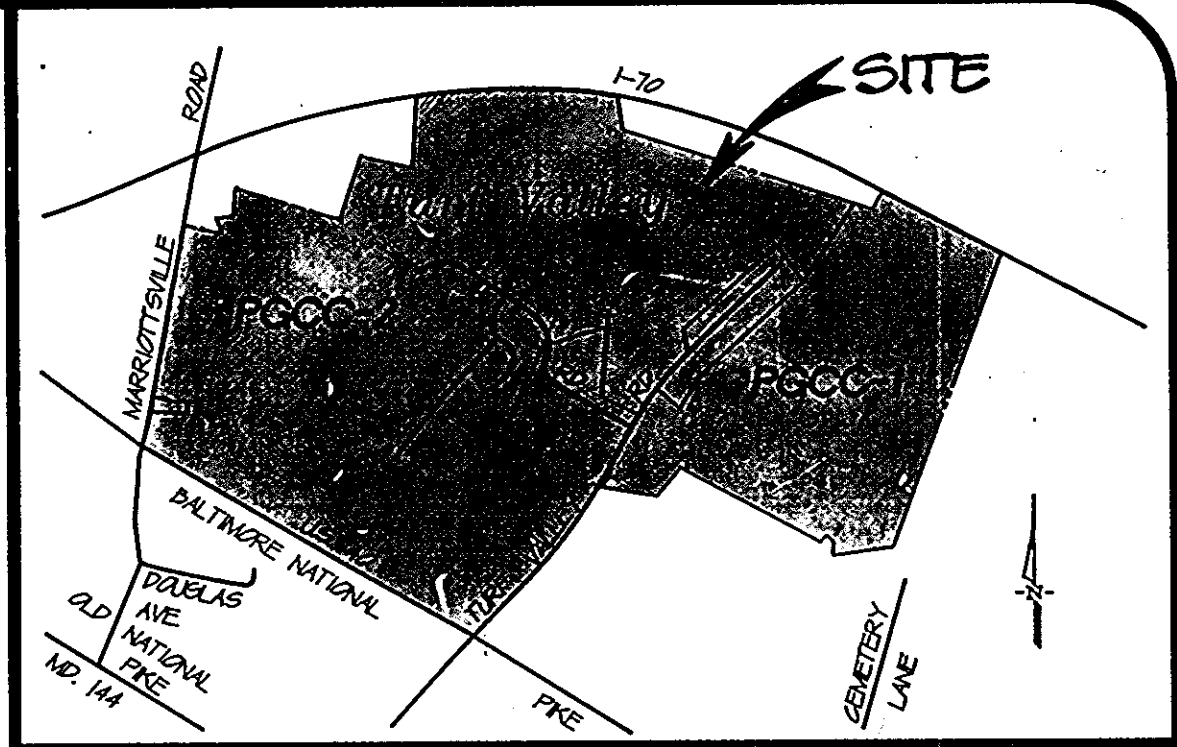
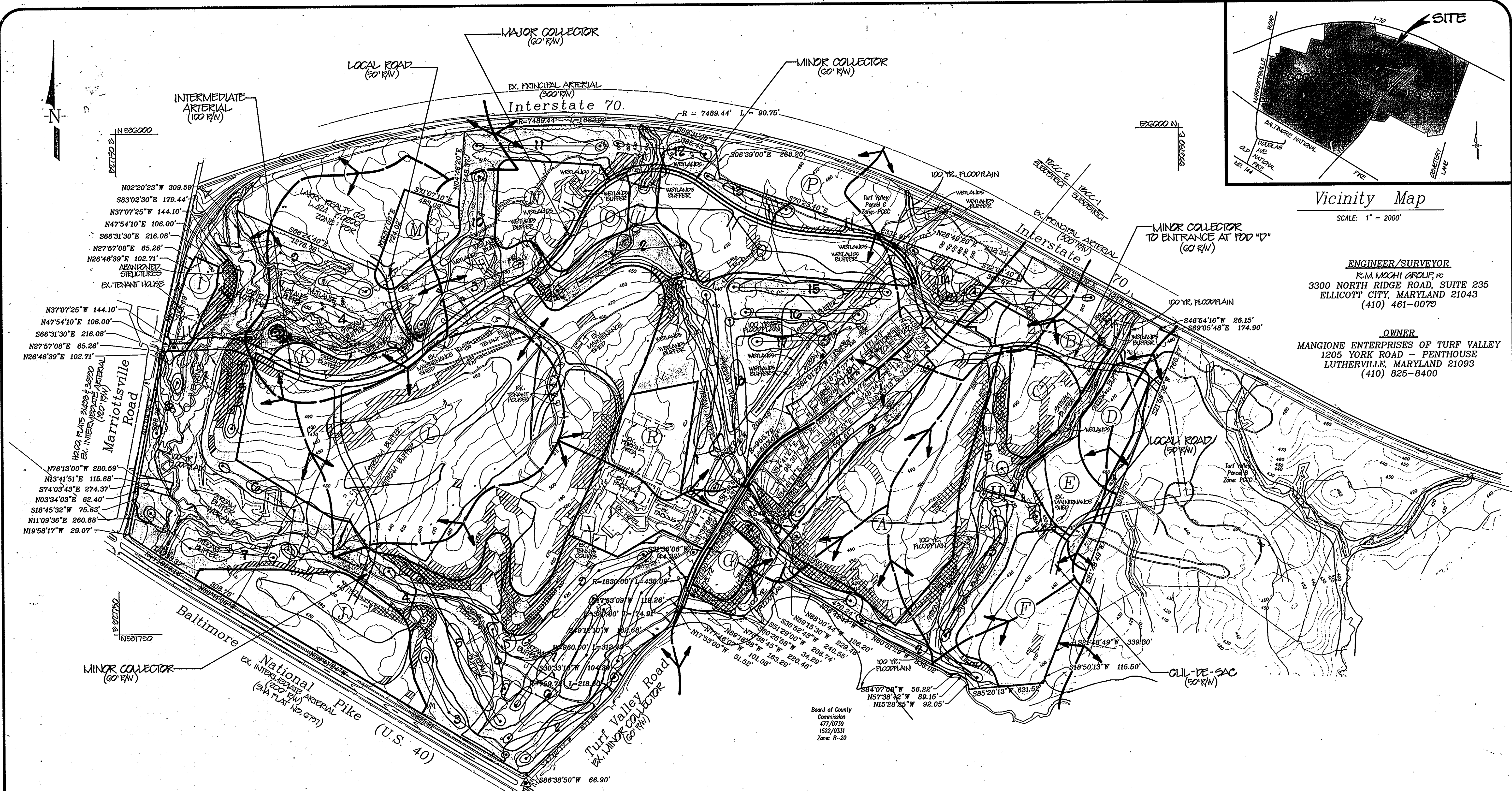
HOWARD COUNTY Planning Board
 Approved: *[Signature]* 8/18/94
 Date: 8/18/94
 Approved: *[Signature]* 8/18/94
 Date: 8/18/94

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

Submitted To Dept.	FOR. SIGNATURE	Date	8/18/94
Submitted To Dept.	FOR. SIGNATURE	Date	2/15/94
Revisions			

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

[Signature]
 R.M. MOCHI GROUP, P.C.
 3300 N. Ridge Road, Suite 235
 Ellicott City, MD 21043-3505
 (410) 461-0079
 Fax: (410) 750-6340



Vicinity Map
SCALE: 1" = 2000'

ENGINEER/SURVEYOR
R.M. MOCHI GROUP, PC
3300 NORTH RIDGE ROAD, SUITE 235
ELLICOTT CITY, MARYLAND 21043
(410) 461-0079

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

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

Submitted to Dept. for Planning	8/4/95	date	8/4/95
description	revisions	description	revisions

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

- LEGEND**
- GOLF HOLE
 - GOLF/OPEN SPACE
 - 15% SLOPES
 - 25-24.3% SLOPES
 - SITE ACCESS POINT
 - DRAINAGE DIVIDE

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Planning Director
PLANNING DIRECTOR
DATE 8/3/95

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 8/3/95

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	
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
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	
PGCC MULTI-USE SUBDISTRICT SUBTOTAL				511.4
PGCC MULTI-USE SUBDISTRICT TOTAL				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.

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 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, PB-024, PD-900

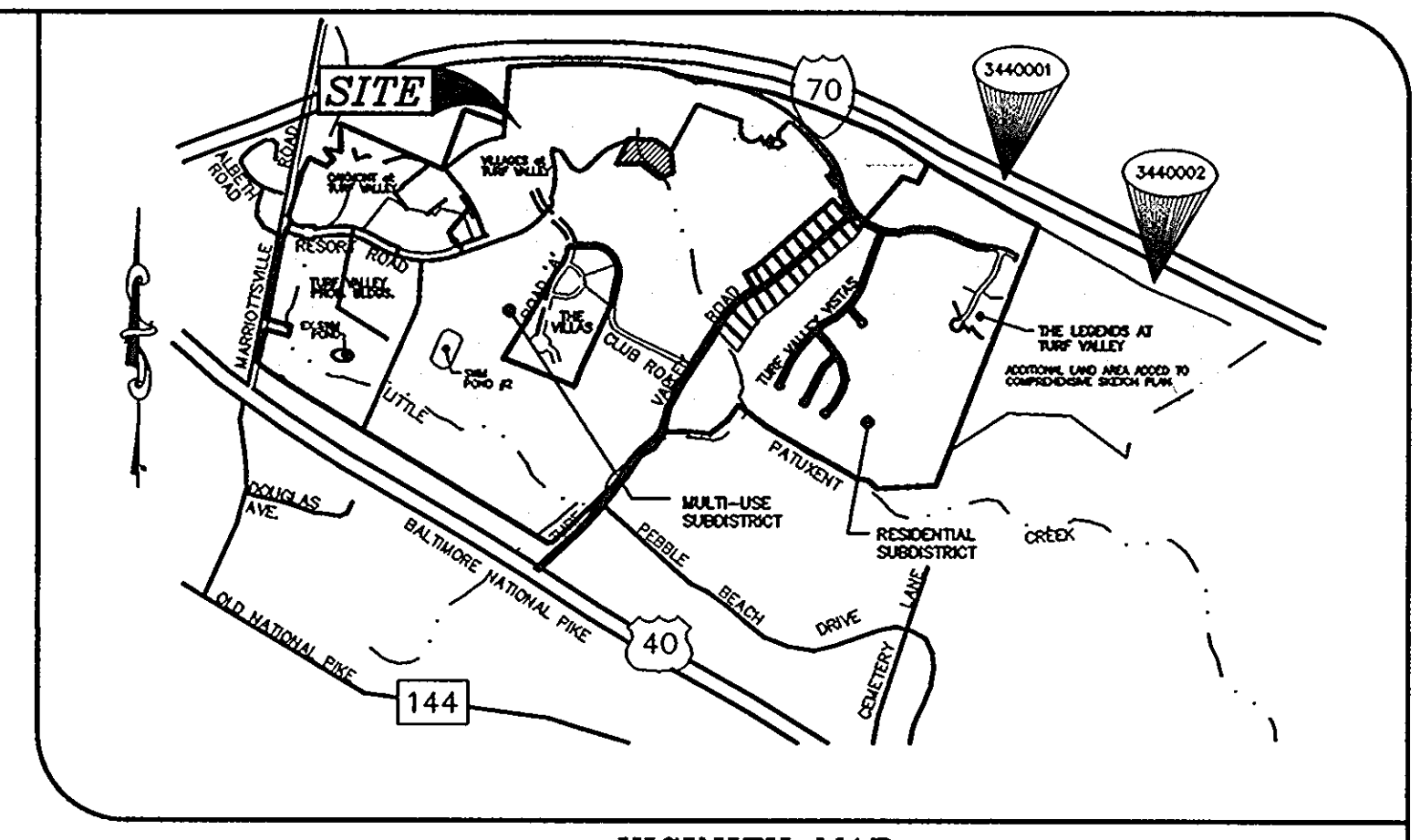
R.M. MOCHI GROUP, PC.
 3300 N. Ridge Road, Suite 235
 Ellicott City, MD 21043-3305
 Tel: (410) 461-0079
 Fax: (410) 750-6240

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

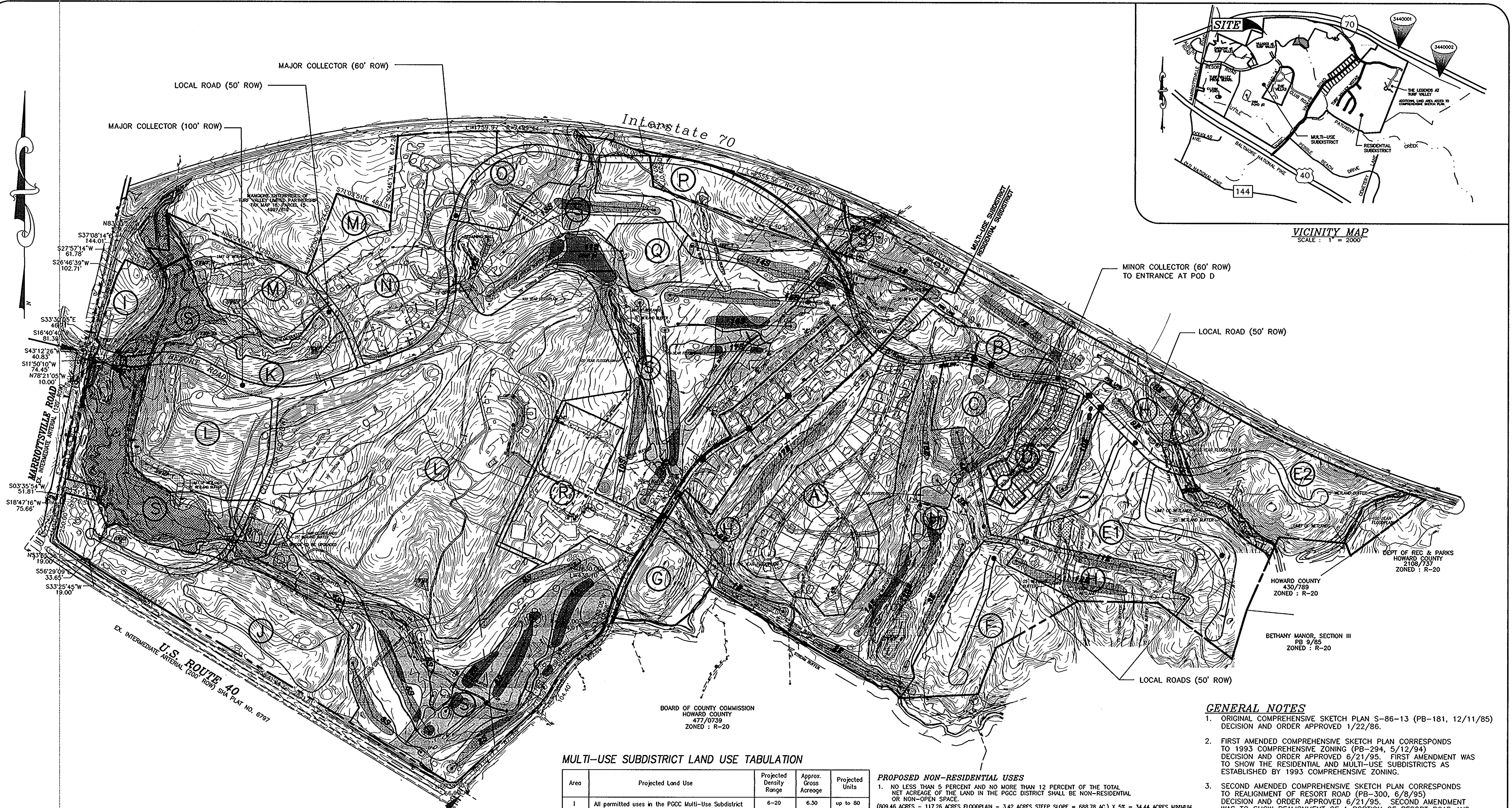
no.	description	date
	revisions	

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

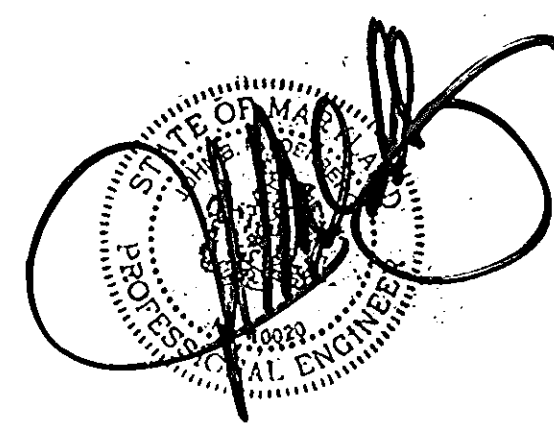
Area	Projected Land Use	Projected Density Range	Approx. Gross Acreage	Projected Units
I	All permitted uses in the PGCC Multi-Use Subdistrict	6-20	6.30	up to 80
J	All permitted uses in the PGCC Multi-Use Subdistrict	2-15	36.64	up to 235
K	All permitted residential uses in the PGCC Multi-Use Subdistrict	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	
	MULTI-USE SUBDISTRICT TOTAL		529.96	
	PARCELS 8 & 50 - TOTAL PGCC DISTRICT		809.46	Max. Units Allowed 1618

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	
	RESIDENTIAL SUBDISTRICT TOTAL		279.50	Max. Units Allowed 489

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

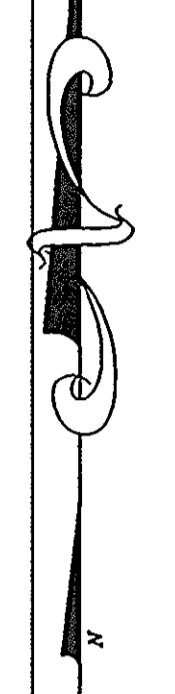
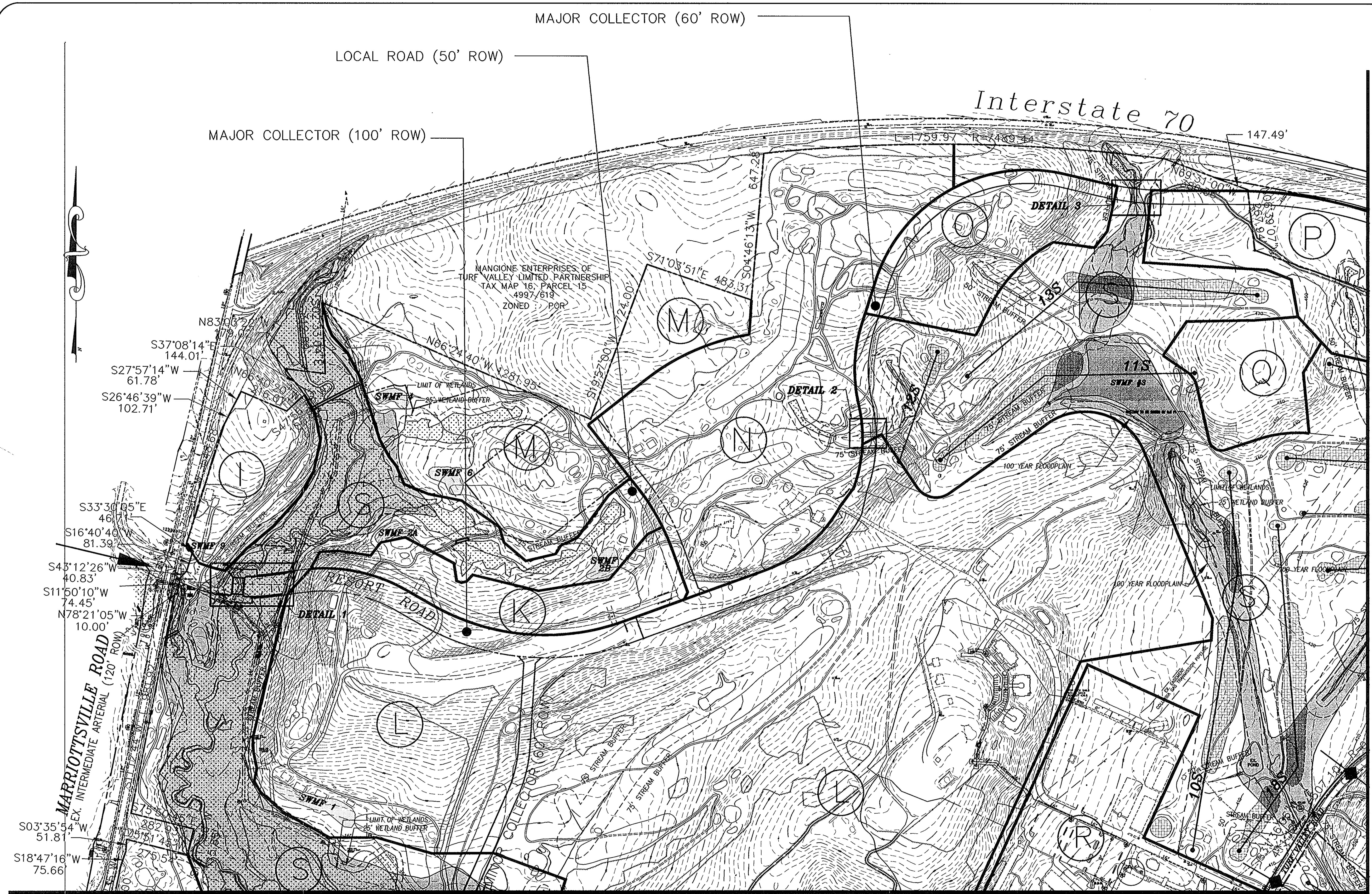
DATE: 4/27/06
 Masha K. Langley 7-28-06

MAJOR COLLECTOR (60' ROW)

LOCAL ROAD (50' ROW)

MAJOR COLLECTOR (100' ROW)

Interstate 70



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

MATCHLINE, SHEET 4 OF 4

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
Mark A. Leight 7.25.04

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

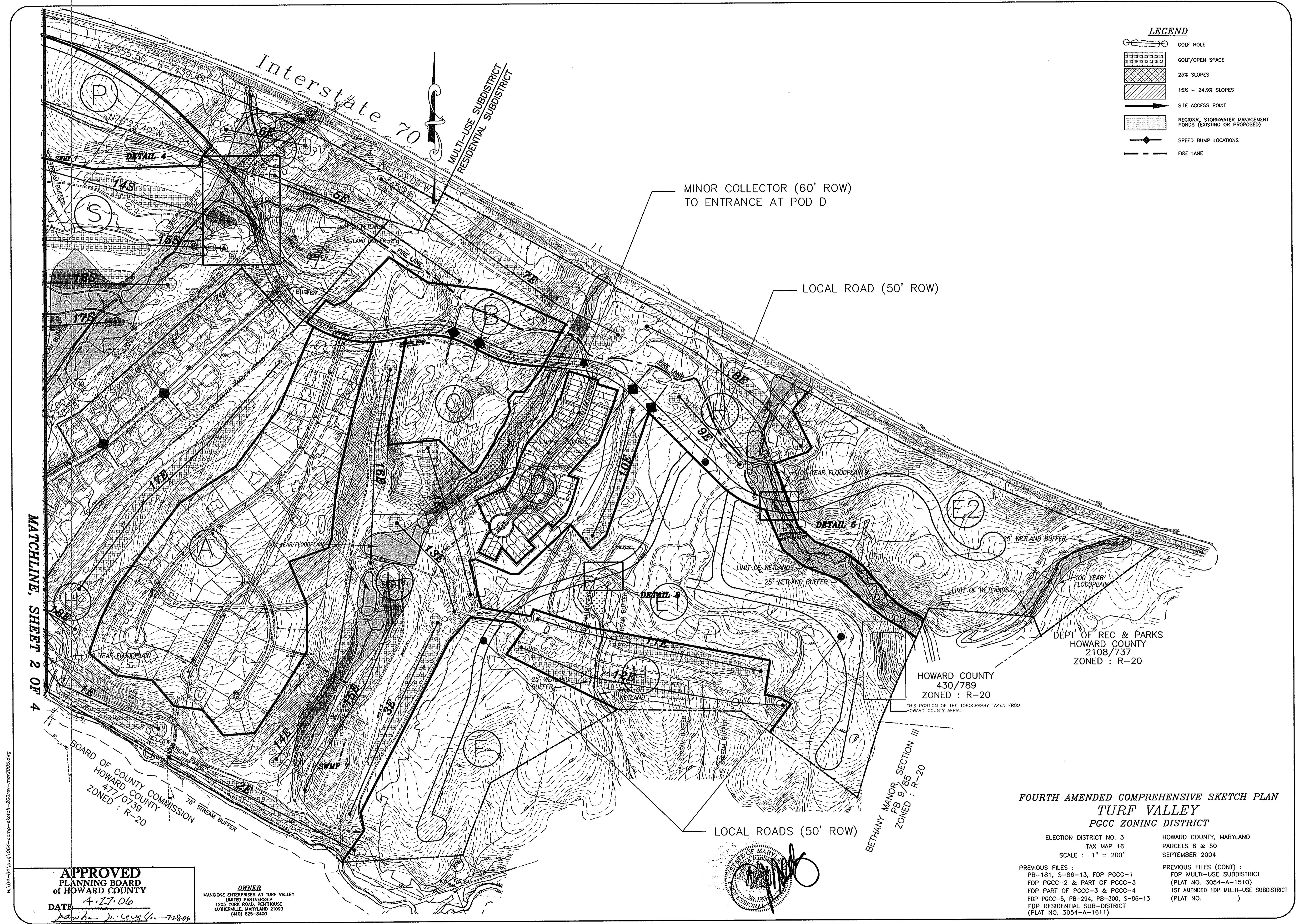


Project	2004-064	date	MAR 2005
Illustration	SID	engineering	
Scale	1" = 200'	SID	
Revisions		approval	

no.	description	revisions	date

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

MILDENBERG, & ASSOC., INC.
 Planners Surveyors
 Engineers
 5072 Dorsey Hill Drive, Suite 202, Ellicott City, Maryland, 21042
 (410) 987-0288 Fax. (301) 521-5321 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

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

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 4.27.06
Mangione Enterprises at Turf Valley

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

MINOR COLLECTOR (60' ROW)
TO ENTRANCE AT POD D

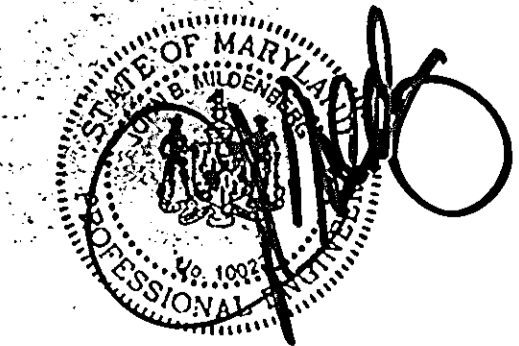
LOCAL ROAD (50' ROW)

HOWARD COUNTY
430/789
ZONED : R-20

DEPT OF REC & PARKS
HOWARD COUNTY
2108/737
ZONED : R-20

BETHANY MANOR, SECTION III
PB 9/85
ZONED : R-20

LOCAL ROADS (50' ROW)



**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)

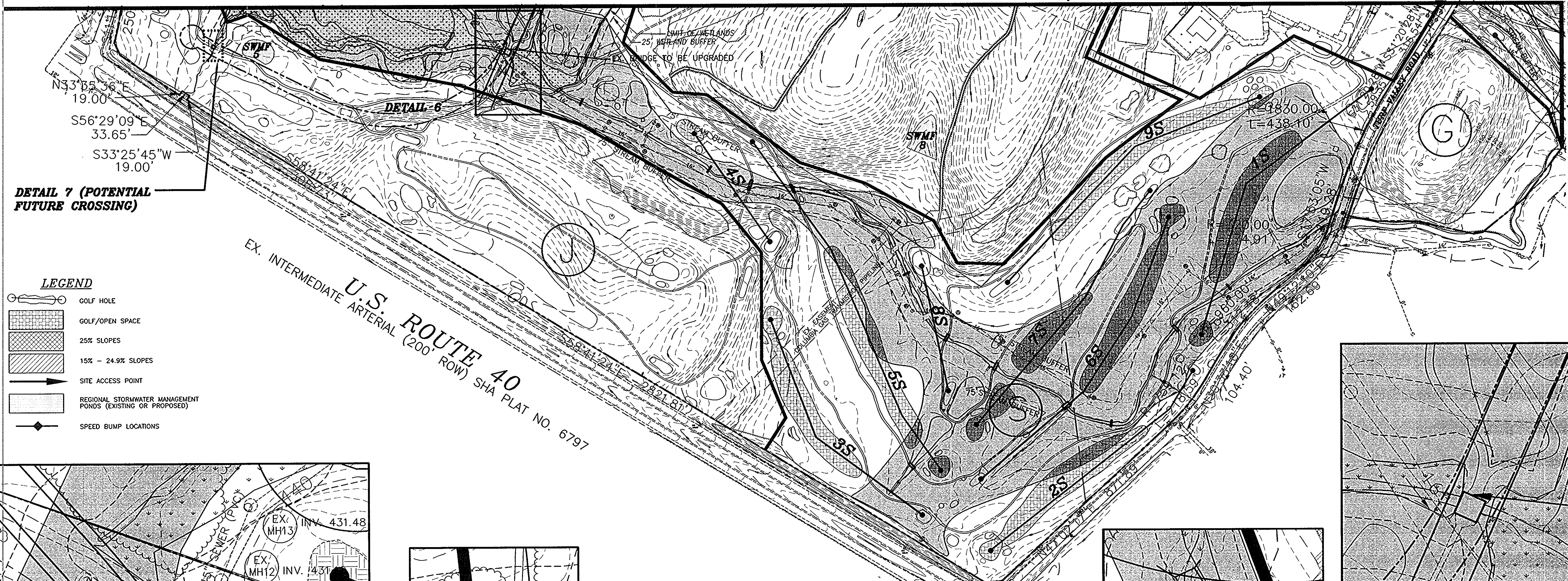
PREVIOUS FILES (CONT) :
FDP MULTI-USE SUBDISTRICT
(PLAT NO. 3054-A-1510)
1ST AMENDED FDP MULTI-USE SUBDISTRICT
(PLAT NO.)

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

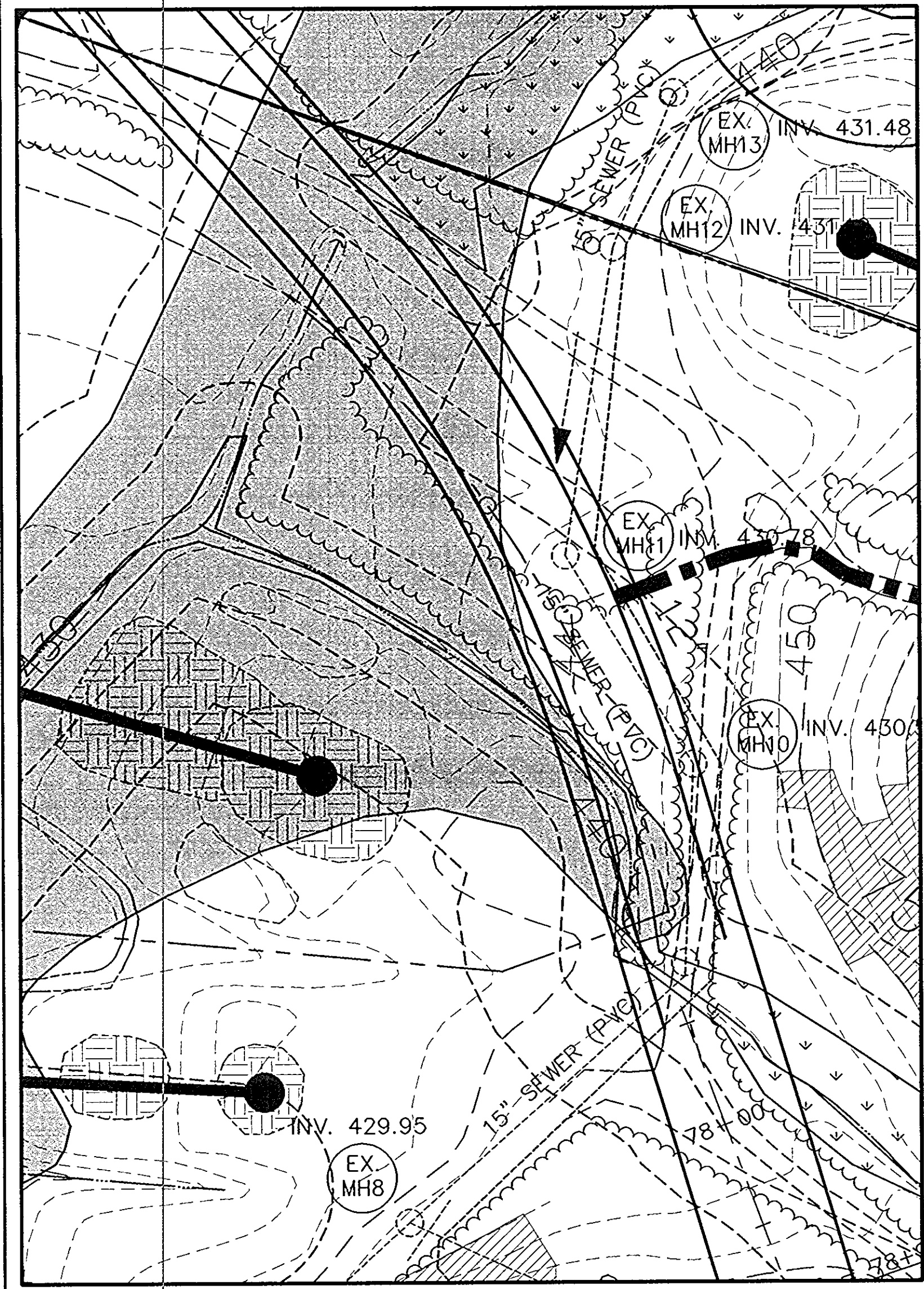
MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042
(410) 997-0286 Fax: (301) 621-5521 Wash. (410) 997-0286 Fax.



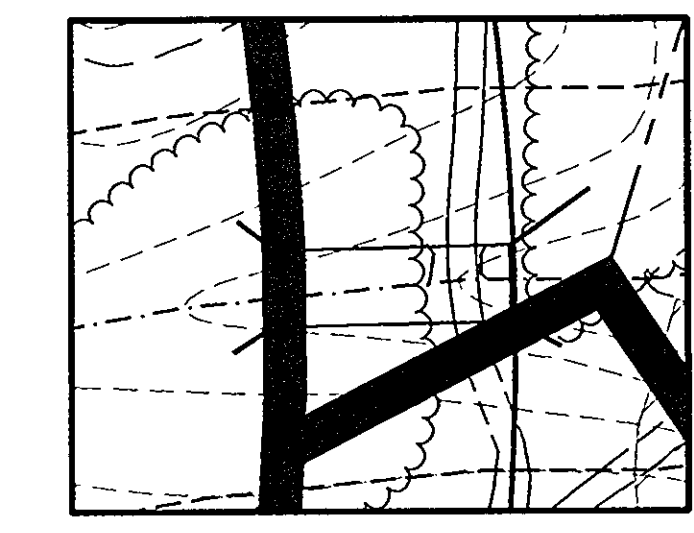
DETAIL 7 (POTENTIAL FUTURE CROSSING)

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

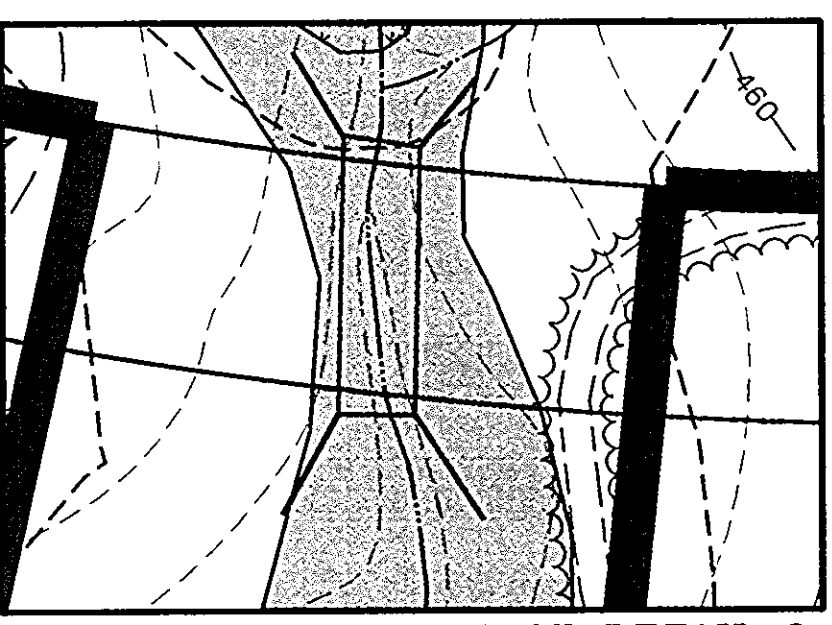
- LEGEND**
- GOLF HOLE
 - GOLF/OPEN SPACE
 - 25% SLOPES
 - 15% - 24.9% SLOPES
 - SITE ACCESS POINT
 - REGIONAL STORMWATER MANAGEMENT PONDS (EXISTING OR PROPOSED)
 - SPEED BUMP LOCATIONS



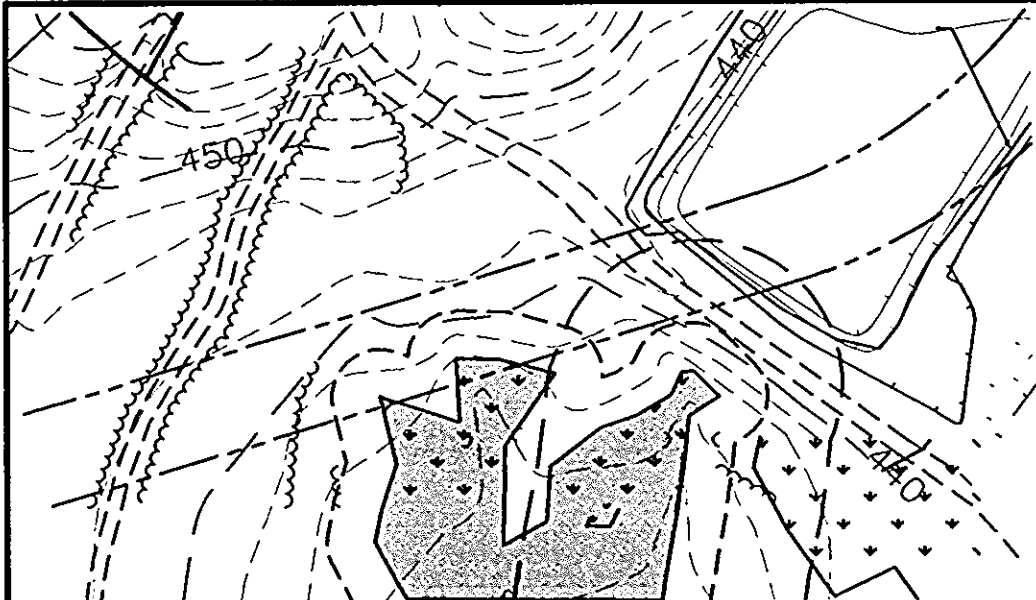
ENVIRONMENTAL IMPACT DETAIL 4
SCALE: 1" = 50'



ENVIRONMENTAL IMPACT DETAIL 2
SCALE: 1" = 50'



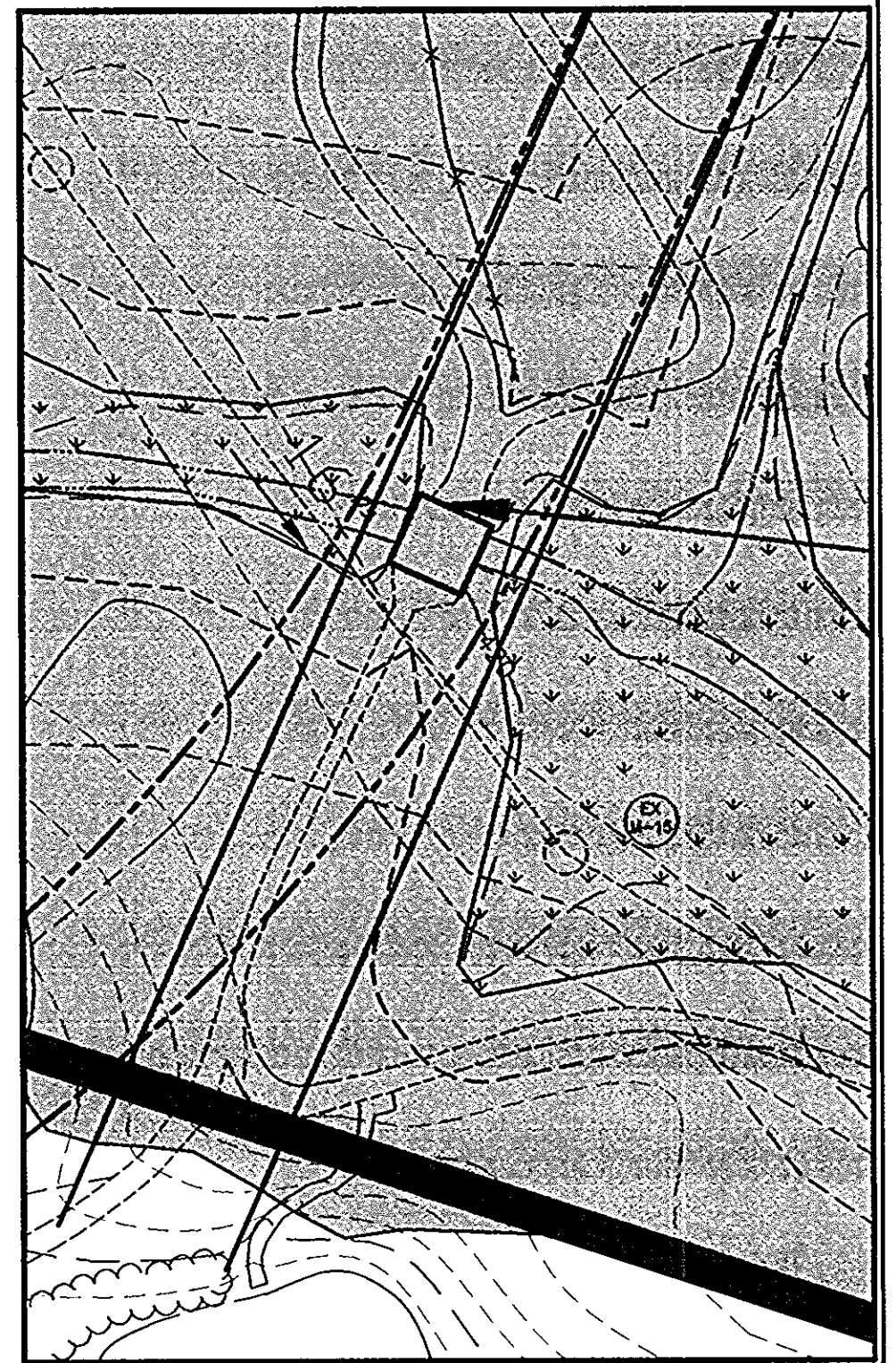
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SCALE: 1" = 50'



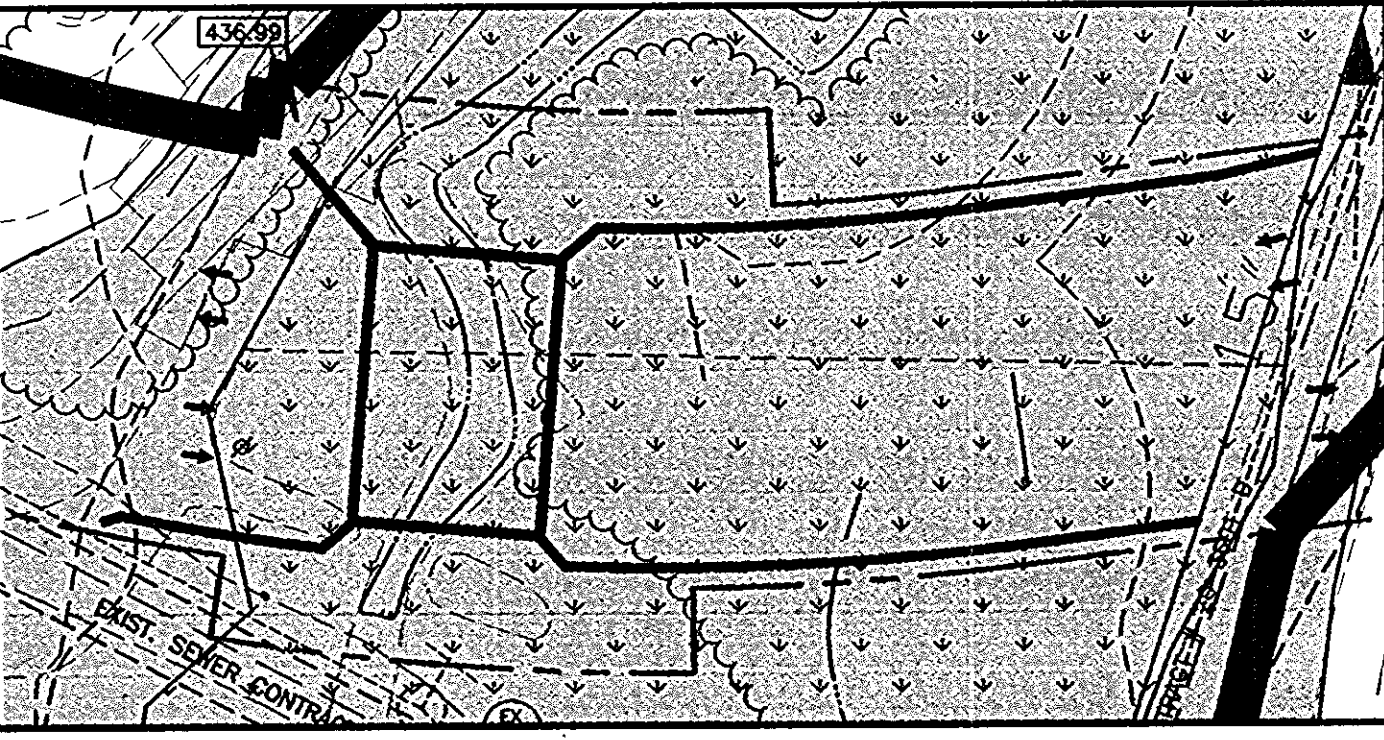
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SCALE: 1" = 100'



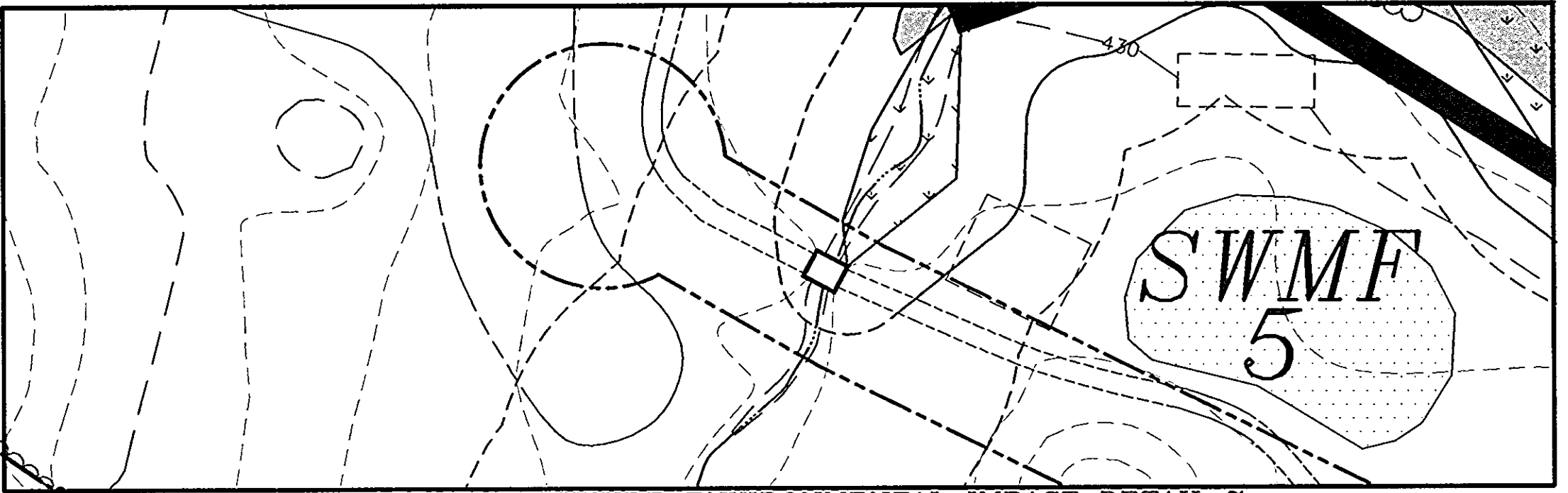
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SCALE: 1" = 50'



ENVIRONMENTAL IMPACT DETAIL 6
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
KATHY J. LEVOLA, 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.