

CENTERLINE CURVE DATA - STREET "A" #

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	300.0000'	210.1686'	109.6041'	205.8971'	S 14°43'58" W	40°08'21"
2	350.0000'	120.9367'	61.0772'	120.3359'	S 24°54'13" W	19°47'51"
3	250.0000'	99.8422'	50.5953'	99.1800'	S 26°26'46" W	22°52'56"

AREA D, LOT 4  
COORDINATE DATA #

22	534022.1384	831520.6482
14	533753.9472	832088.5317
1	533360.8702	831909.6401
2	533237.4570	831765.1390
4	533190.7916	831746.8254
5	533120.0000	831477.0000
5	533206.0000	831272.0000
6	533513.0000	831272.0000
7	533568.0000	831204.0000
8	533443.0000	831250.0000
9	533684.0000	831324.0000
10	533897.0000	831470.0000
11	533994.6918	831461.2695



VICINITY MAP  
SCALE: 1" = 2000'

GENERAL NOTES

- Subject property is presently zoned PGCC-3, residential, high density per FDP criteria recorded on Plat 3054A-1079.
- Deed reference for this project is Liber 920, Folio 285.
- SITE ANALYSIS:
  - Gross area of PGCC-3, Area 'D' = 25.00 Ac.
  - Gross area of this submission (Lot 4) = 11.14 Ac.
  - Net area of Lot 4 = 11.14 Ac.
  - Permitted number of units per gross area = 30 D.U.
  - Proposed number of units per gross area = 8.5 D.U.
  - Total number of units permitted = 11.14 x 30 or 334 units
  - Total number of units proposed = 95
    - Proposed # of apartment/hotel units = 65
    - Proposed # of townhouse units = 30
  - Density per acre provided = 8.5 du/acre
- Open Space:
  - Area of open space and recreation open space for this development has been met by the FDP-PGCC-3 subdivision dated June 1989 and recorded as Plat 3054A-1079. The required open space for PGCC-3, Area 'D' is 15% of the gross area (25.00 Ac.) or 3.75 Acres. The open space provided within Area 'D' equals 4.50 Acres.
  - Non-residential/non-open space land required = 11.14 x 0.05 = 0.56 Ac.
  - Non-residential/non-open space land provided = 11.14 Ac.
- Parking Data:
  - Total number of parking spaces required = 125
    - 65 apartment/hotel units x 1 space/unit = 65 spaces
    - 30 townhouse units x 2 space/unit = 60 spaces
  - Total number of parking spaces provided = 124 (124 outdoor, 66 garage)
- In accordance with the approved phasing chart dated August 21, 1992, this project constitutes the 60 unit submission identified as Phase II-C, Section II residential with a milestone dated of June 30, 1994.
- PB 294 (6/23/94) FDP-PGCC Multi-use subdivision and the amended S-86-19 do not pertain to this proposal.
- The topography shown was generated from field run topographic information provided by Viti, Robel & Associates, Inc. dated July, 1989. The contour interval is two feet.
- Denotes slopes between 15% and 24% that are delineated with a double hatch symbol.
- Denotes slopes equal to or greater than 25% and is delineated with a single hatch symbol. There are no slopes equal to or greater than 25% lying in a contiguous area of 20,000 sq. ft. with in this project.
- Water and sewer service to these units will be granted under the provisions of the Howard County Code. If capacity is available, public water and sewer allocation will be granted at time of issuance of the building permits.
- Access to these units will be provided by private road, through Lot 1 of Turf Valley Country Club, until such time that the public collector roads are built linking the site with U.S. Route 40 and Marriottsville Road. See WP-95-03.
- This parcel is not affected by Floodplains or Wetlands.
- Baltimore Gas & Electric overhead utilities will need to be relocated prior to initiation of construction by the contractor.

DENSITY TABULATION  
TURF VALLEY - PGCC-3

1. GROSS AREA	11.14	AC.
2. OPEN SPACE REQUIRED (15%)	1.67	AC.
3. OPEN SPACE PROVIDED	4.50	AC.
4. NET AREA	11.14	AC.
5. No. of DWELLING UNITS ALLOWED (Based on Comp. Sketch P.B. 181)	30	DUS/AC.
6. TOTAL No. of DWELLING UNITS PROPOSED	95	DUS
7. DENSITY PER ACRE	8.5	DUS/AC.

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*James R. Smith* 10/26/94  
PLANNING DIRECTOR JA DATE

SKETCH PLAN  
PHASE I  
AREA D, LOT 4  
SUBDISTRICT PGCC-3 and p/b PGCC-2  
TURF VALLEY

TURF VALLEY VILLAS

SCALE: 1" = 100' JULY 8, 1994

ELECTION DISTRICT No. 3  
HOWARD COUNTY, MARYLAND

TAX MAP 16 PART OF PARCEL 8

OWNER/DEVELOPER  
MANGIONE ENTERPRISES OF TURF VALLEY  
1205 YORK ROAD - PENTHOUSE  
LUTHERVILLE, MARYLAND 21093  
(410) 823-8400  
ATR: Mr. Louis Mangione

SURVEYOR/ENGINEER  
R.M. MOCHI GROUP, P.C.  
3300 NORTH RIDGE ROAD - SUITE 235  
ELLCOTT CITY, MARYLAND 21043  
(410) 461-0079  
ATR: Mr. Robert Mochl, P.E.

Previous Plans Include: Comprehensive Sketch S-86-13  
S-90-19, WP-90-92, 30P-94-80, FDP PGCC-2/3  
12-181, WP-95-02

Project	date	description	revisions
6-29-94	engineering	AWY	approval
9-23-94	LAR	scale	1"=100'
7-11-94	date		

Project	date	description	revisions
9-23-94	7-11-94	First Submittal to County	0
M.V.L.R. SUBMITTAL			

AREA D SUBDISTRICT PGCC-3 TURF VALLEY  
TURF VALLEY VILLAS  
ELECTION DISTRICT No. 2 & No. 3  
HOWARD COUNTY, MARYLAND  
SKETCH PLAN

R.M. MOCHI GROUP, P.C.  
3300 N. RIDGE ROAD, SUITE 235  
ELLCOTT CITY, MD 21043-3305  
(410) 461-0079  
FAC (410) 756-5540

S-94-46