

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 - 30 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:

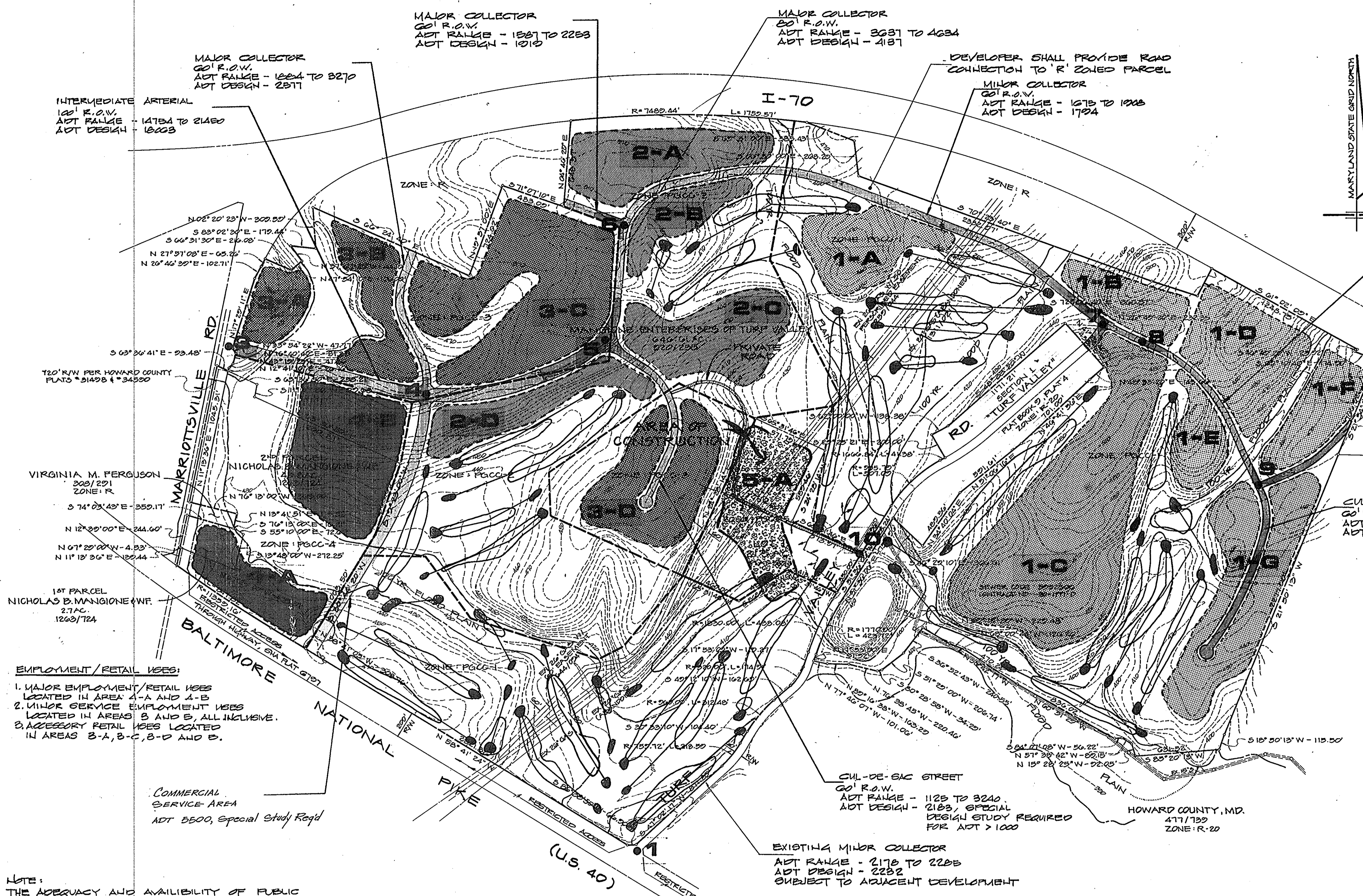
AREA	ACRES	PROJECTED COVERAGE	PROJECTED ADT
4-A	8.0	139,312 SF (40%)	12/1000 SF = 1673
4-B	17.5	304,920 SF (40%)	12/1000 SF = 3659
TOTAL	25.5	444,232 SF (40%)	5332

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



MAJOR COLLECTOR
60' R.O.W.
ADT RANGE - 1881 TO 2253
ADT DESIGN - 1919

MAJOR COLLECTOR
60' R.O.W.
ADT RANGE - 1884 TO 3270
ADT DESIGN - 2971

INTERMEDIATE ARTERIAL
120' R.O.W.
ADT RANGE - 1476 TO 2142
ADT DESIGN - 1611

MAJOR COLLECTOR
60' R.O.W.
ADT RANGE - 3631 TO 4634
ADT DESIGN - 4187

MINOR COLLECTOR
60' R.O.W.
ADT RANGE - 1678 TO 1908
ADT DESIGN - 1794

MINOR COLLECTOR
60' R.O.W.
ADT RANGE - 1476 TO 1742
ADT DESIGN - 1611

LOCAL ROAD
60' R.O.W.
ADT RANGE - 270 TO 300
ADT DESIGN - 288

PER CON. INC.
446/414
ZONE: R

CUL-DE-SAC STREET
60' R.O.W.
ADT RANGE - 2071 TO 2024
ADT DESIGN - 311

CUL-DE-SAC STREET
60' R.O.W.
ADT RANGE - 1125 TO 3240
2183, SPECIAL DESIGN STUDY REQUIRED FOR ADT > 1000

EXISTING MINOR COLLECTOR
60' R.O.W.
ADT RANGE - 2176 TO 2285
ADT DESIGN - 2252
SUBJECT TO ADJACENT DEVELOPMENT

EMPLOYMENT/RETAIL USES:
1. MAJOR EMPLOYMENT/RETAIL USES LOCATED IN AREA 4-A AND 4-B
2. MINOR SERVICE EMPLOYMENT USES LOCATED IN AREAS 3 AND 5, ALL INCLUSIVE.
3. NECESSARY RETAIL USES LOCATED IN AREAS 3-A, 3-C, 3-D AND 5.

COMMERCIAL SERVICE AREA
ADT 5500, Special Study Req'd

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.
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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:
1. TABULATED USE MIX SHOWN HEREON IS A POSSIBLE COMBINATION OF 1266 D/U ON 600.11 ACRES. THE CROSS DENSITY IS 2 D/U PER ACRE.
2. 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

4/16/86
DATE

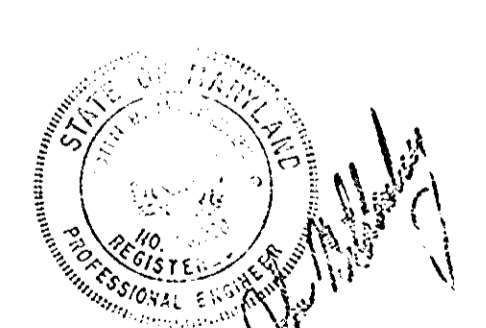
ENGINEER
URBAN ENGINEERING & ASSOCIATES, INC.
1601 ST. PAUL STREET
BALTIMORE, MARYLAND 21202
(301) 727-5590

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	

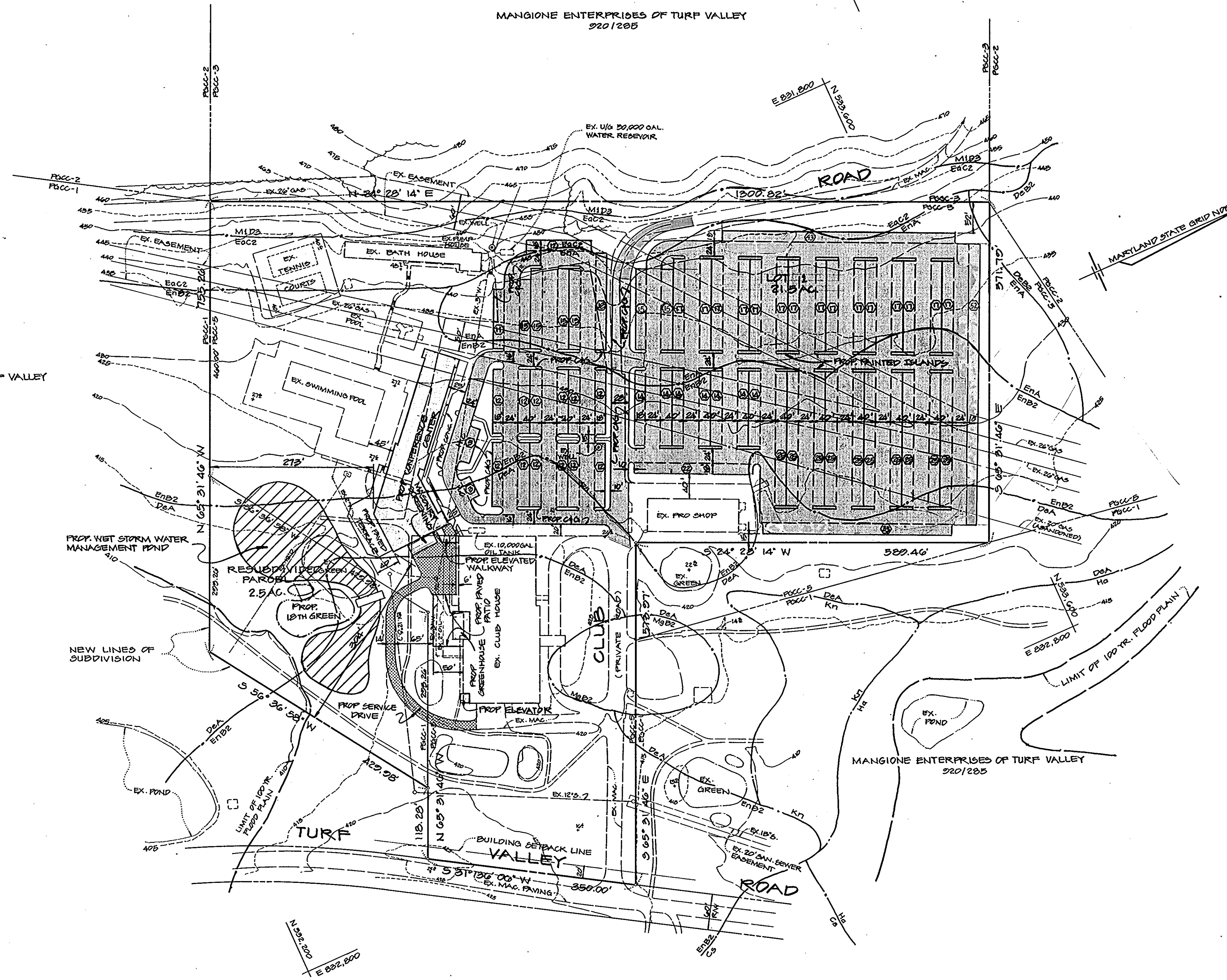
COMPREHENSIVE SKETCH PLAN
TURF VALLEY
SECTION 2
TAX MAP #16 PARCEL #8
2ND & 3RD ELECTION DISTRICTS
SCALE: 1" = 400'
SHEET 1 OF 6

HOWARD COUNTY, MARYLAND
REV. 3/1985 REV. 11/4/85
REV. 2/20/85 REV. 11-20-85
REV. 1-24-86
(S-36-13 & P.8 case 181)



MANGIONE ENTERPRISES OF TURF VALLEY
9201285

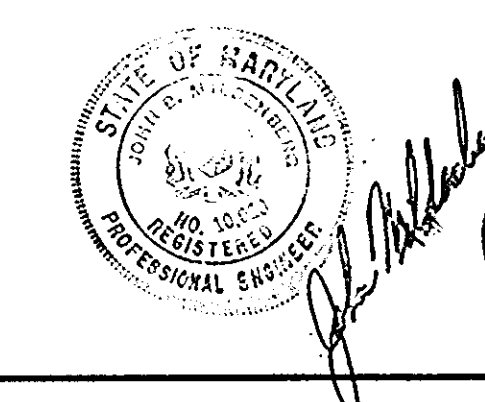
MANGIONE ENTERPRISES OF TURF VALLEY
9201285



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 = 1,015
- 6) TOTAL PARKING SPACES PROPOSED = 1,037

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



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 H.C.P.B. CHAIRMAN
James Hamby
 H.C.P.B. EXEC. SECRETARY

4/16/86
 DATE
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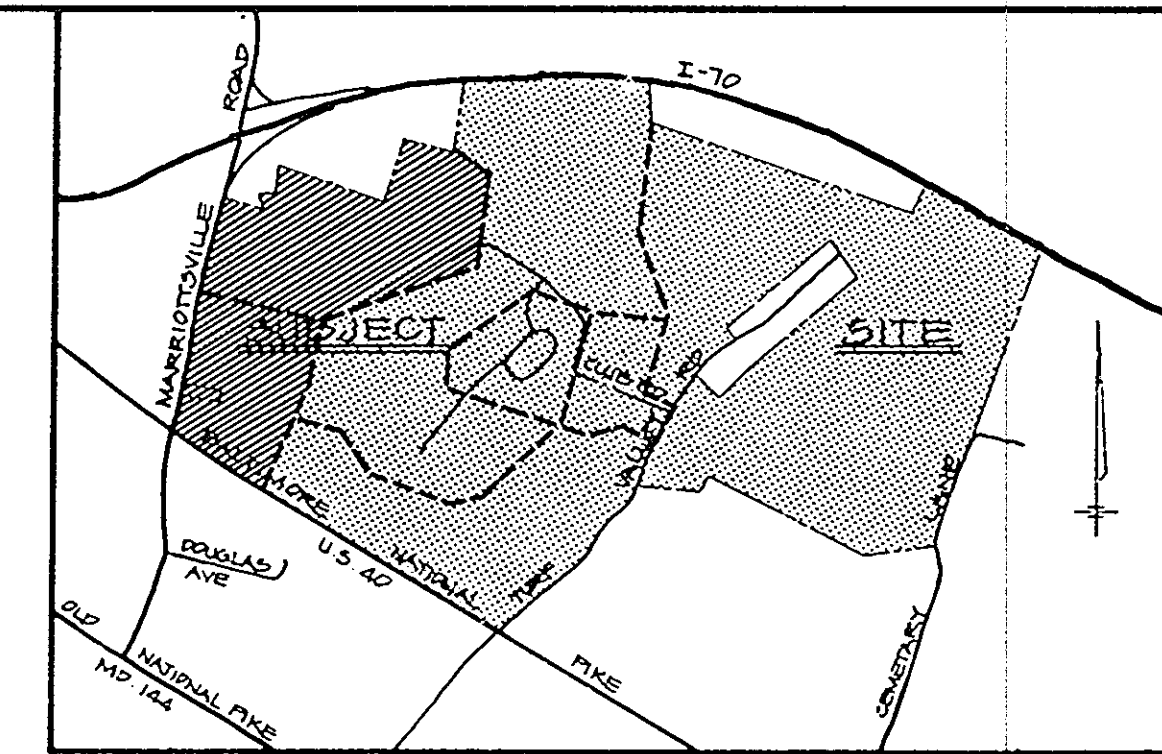
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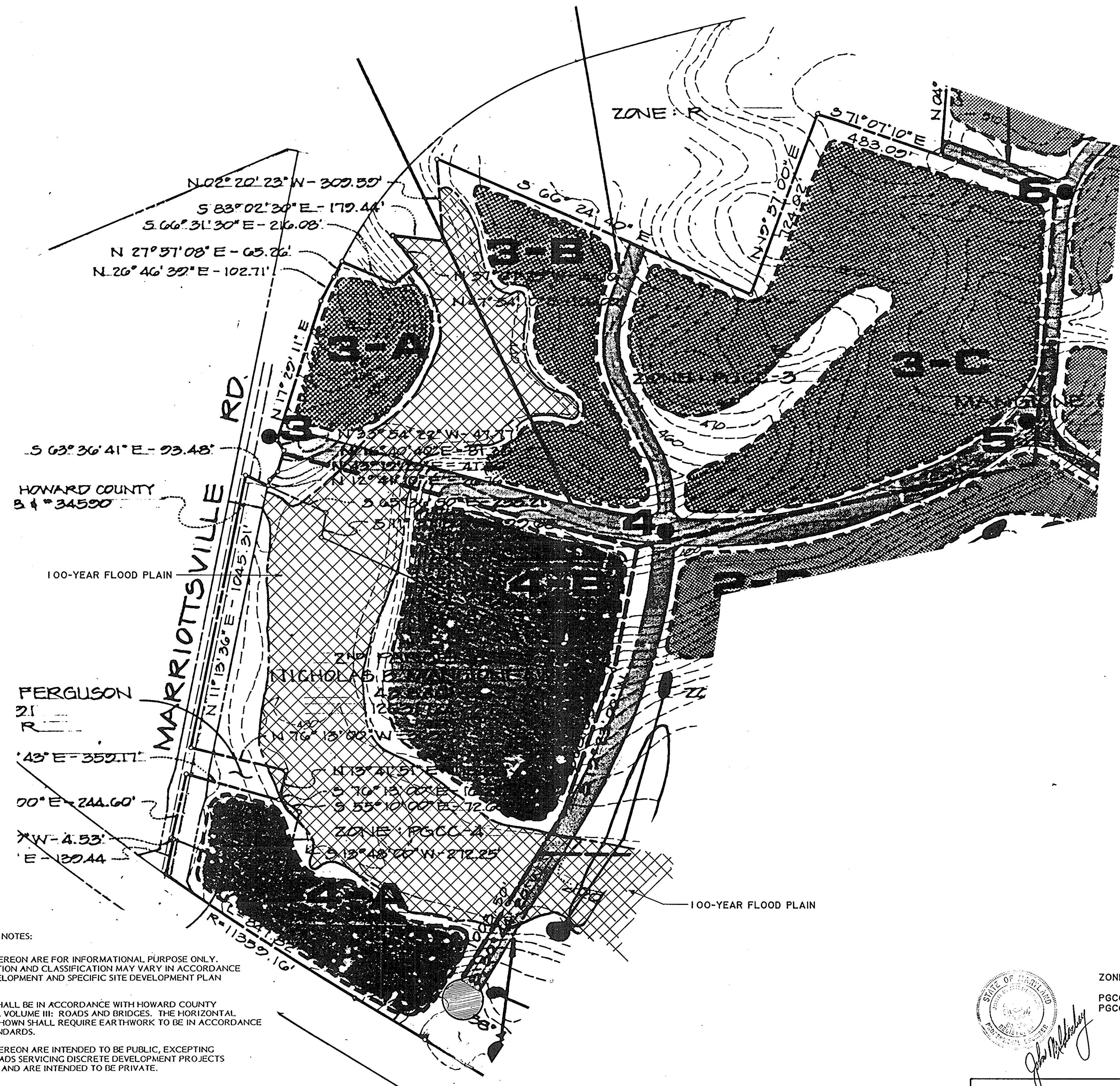
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PLAT OR L/F	BLOCK	ZONE	TAX MAP
WATER CODE		SEWER CODE	

TURF VALLEY
 SECTION 2
 TAX MAP #16
 LOT 1
 PARCEL #8

3RD ELECTION DISTRICT
 SCALE: 1" = 100'
 SHEET 2 OF 2
 HOWARD COUNTY, MARYLAND
 SEPT. 3, 1985
 REV. 11-20-85 REV 1-24-86



VICINITY MAP
SCALE: 1" = 2,000'

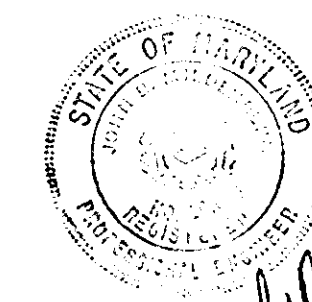


ROAD NETWORK NOTES:

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ZONES THIS SHEET:

- PGCC 3
- PGCC 4



John M. ...

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:

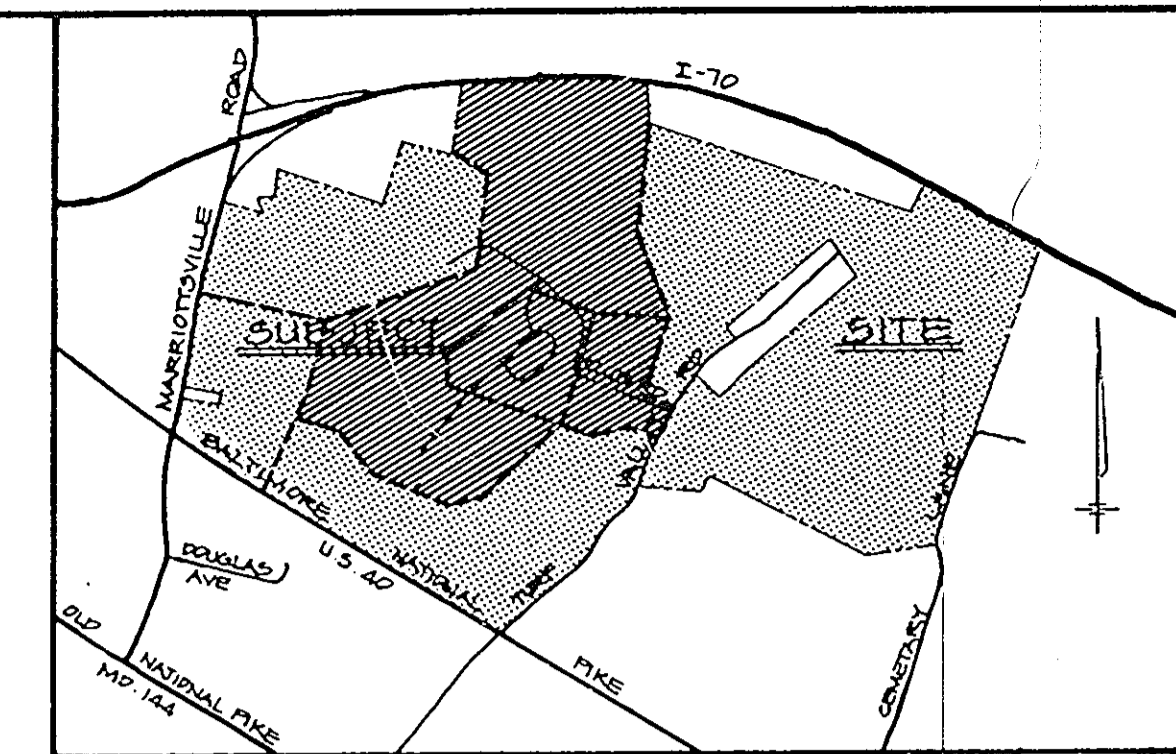
Howard ...
H.C.P.B. CHAIRMAN
James ...
H.C.P.B. EXEC. SECRETARY

4/16/86
DATE
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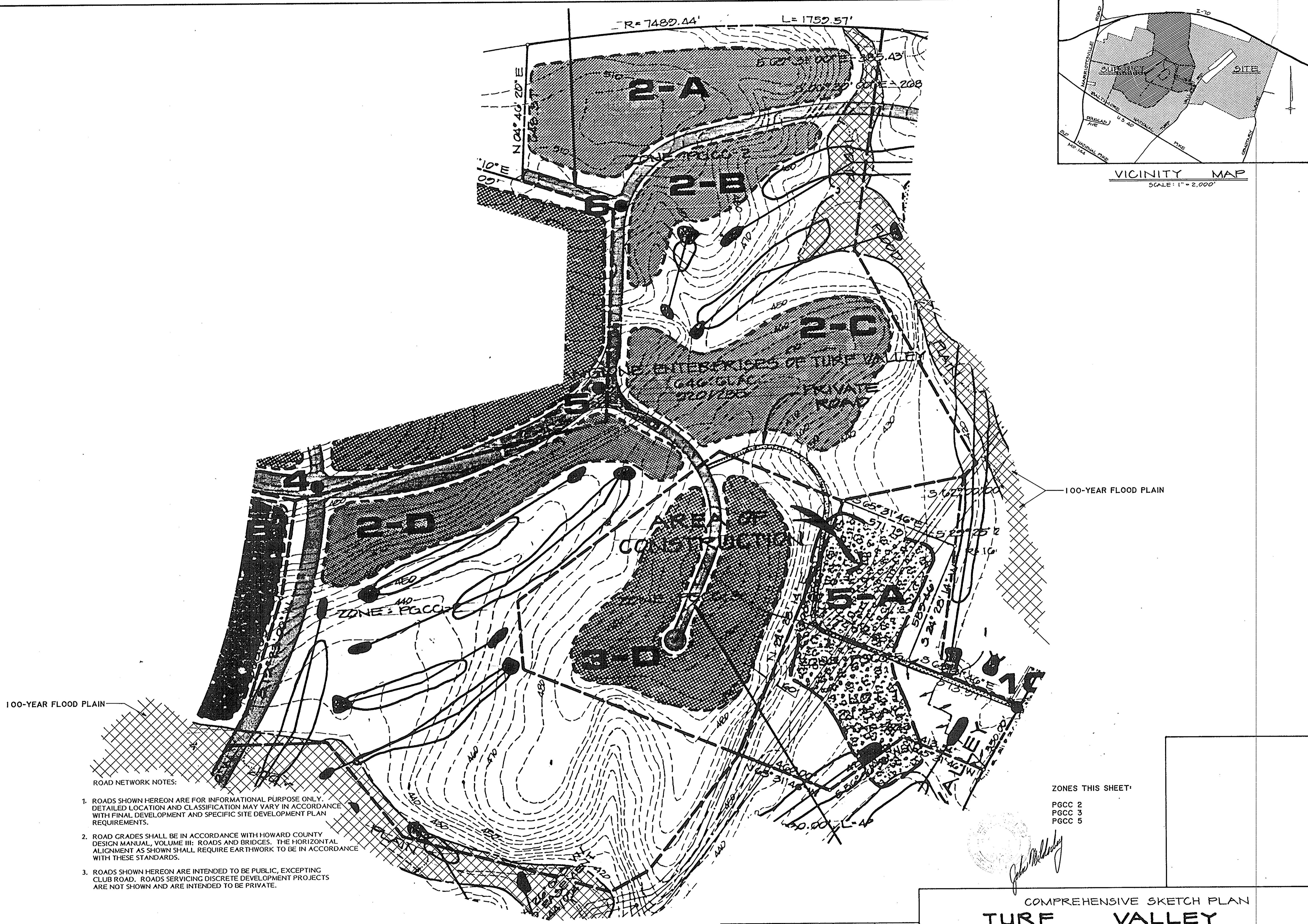
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SUBDIVISION NAME		SECT./AREA	LOT/PARCEL
PLAT OR L/F	BLOCK	ZONE	TAX MAP ELEC. DIST. CENSUS TR.
WATER CODE		SEWER CODE	



VICINITY MAP
SCALE: 1" = 2,000'



100-YEAR FLOOD PLAIN

100-YEAR FLOOD PLAIN

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- PGCC 2
- PGCC 3
- PGCC 5

HOWARD COUNTY PLANNING BOARD:

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

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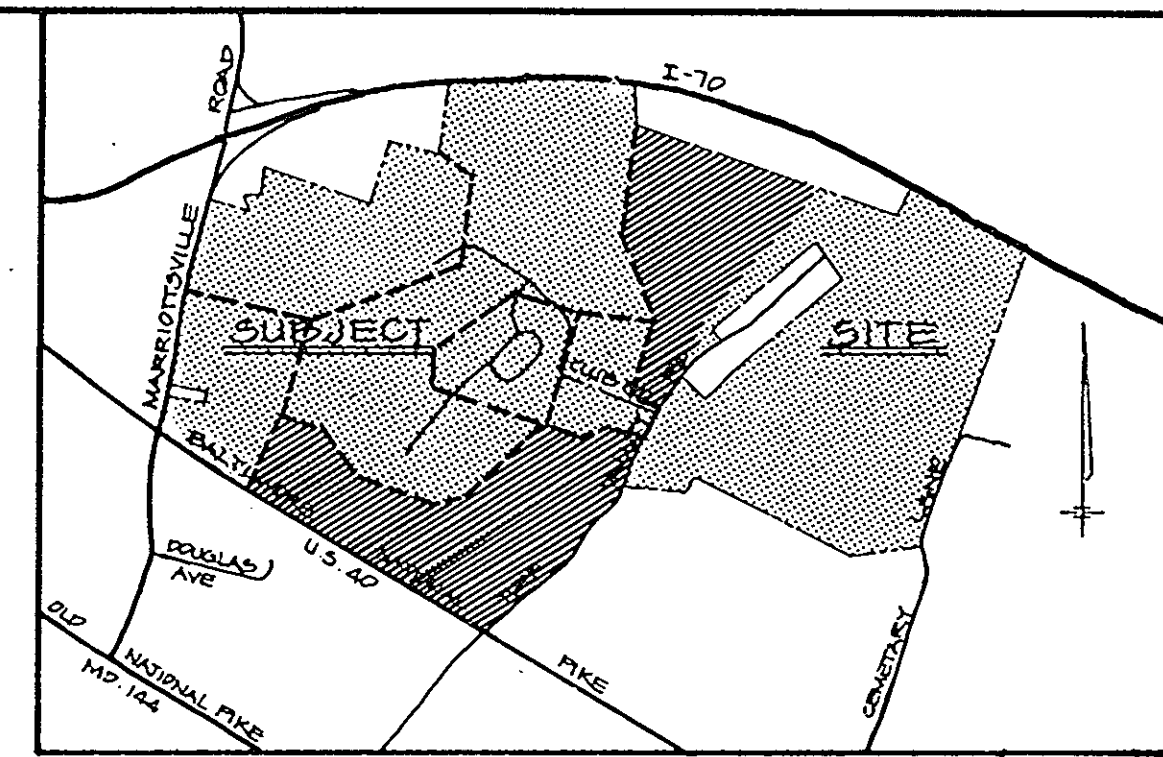
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COMPREHENSIVE SKETCH PLAN
TURF VALLEY

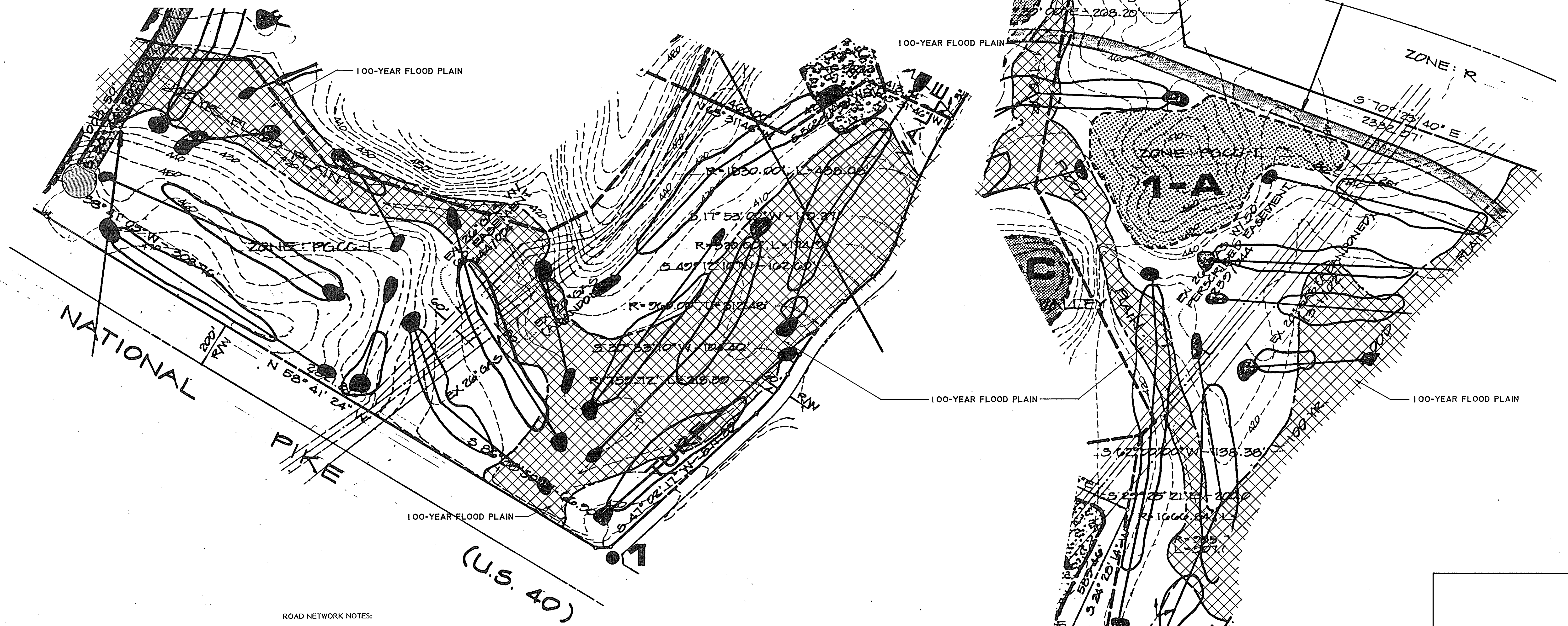
SECTION 2
TAX MAP #16 PARCEL #8
2ND & 3RD ELECTION DISTRICTS
SCALE: 1" = 200'
HOWARD COUNTY, MARYLAND
SEPT. 3, 1985
REV. 2120185
REV. 1/14/85
REV. 1-24-86
SHEET 4 OF 6

S-86-13

FILE C-3-A



VICINITY MAP
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PGCC 1



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James M. Hamm
H.C.P.B. CHAIRMAN
James L. Hamm
H.C.P.B. EXEC. SECRETARY

4/16/86
DATE
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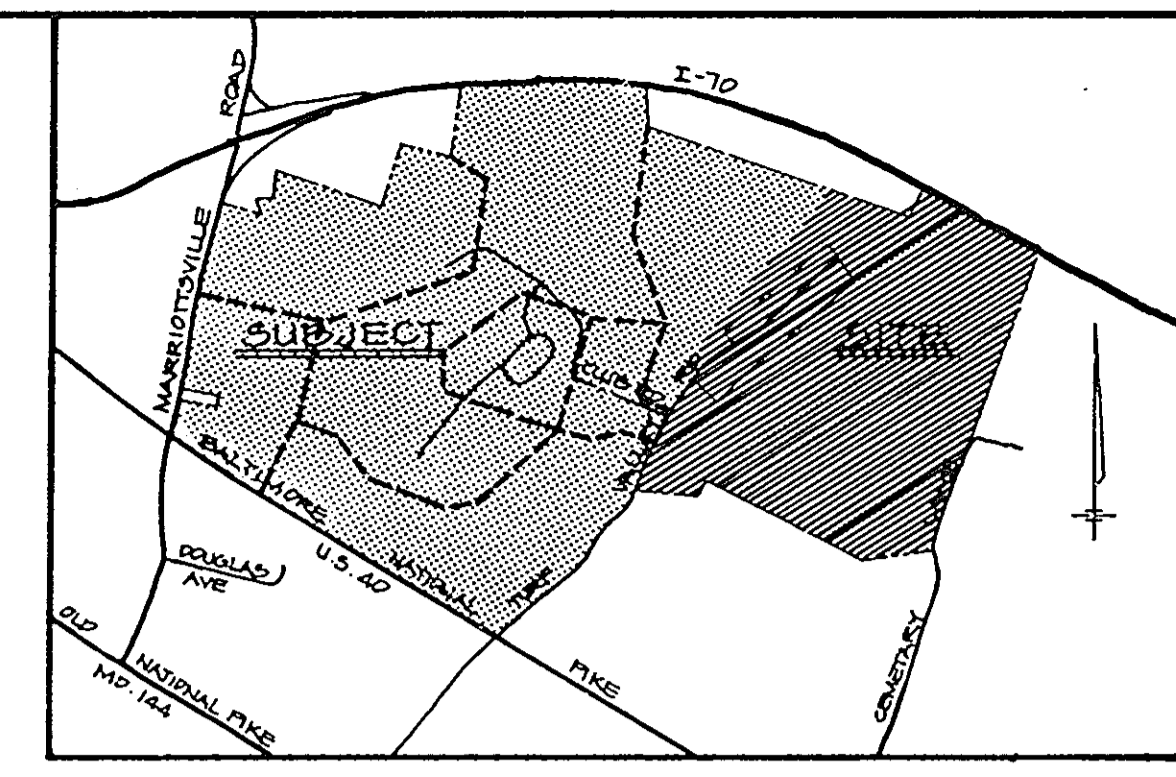
COMPREHENSIVE SKETCH PLAN
TURF VALLEY

SECTION 2
TAX MAP #16 PARCEL #8

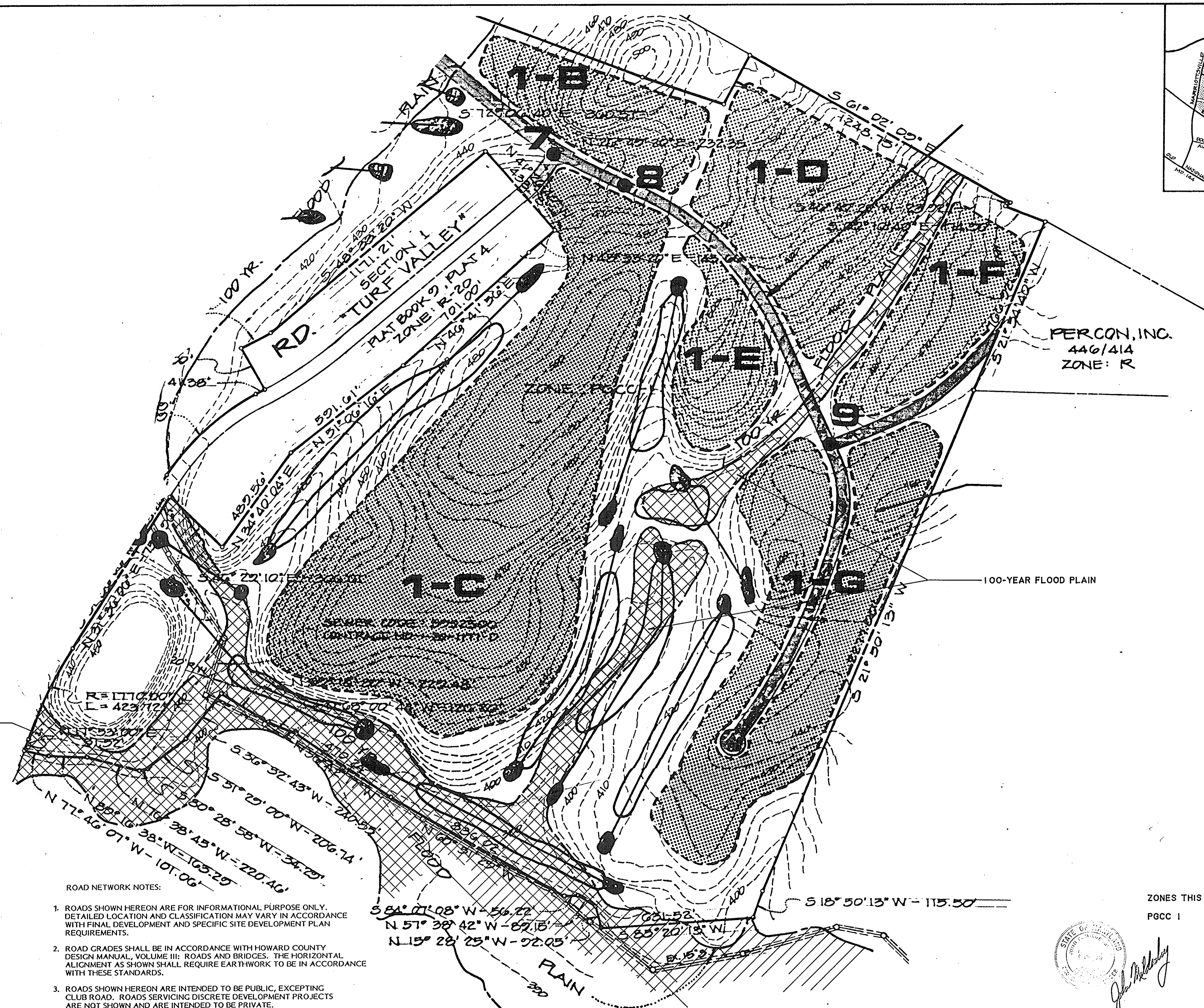
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HOWARD COUNTY, MARYLAND
SEPT. 3, 1985 REV. 11/14/85
REV. 2/20/85 REV. 1-24-86

SHEET 5 OF 6



VICINITY MAP
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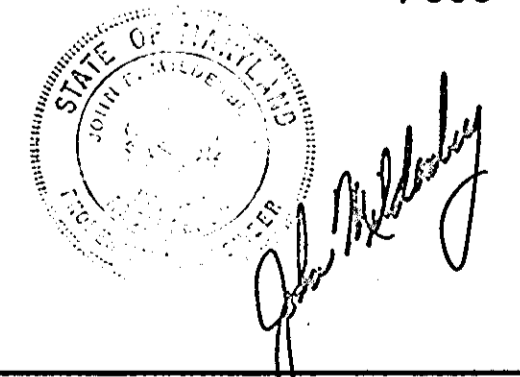
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Thomas ...
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