

CENTERLINE CURVE DATA - STREET "A" (N)

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	316.0000'	202.8584'	105.0623'	199.3930'	N16°24'43"E	36°46'53"
2	350.0000'	120.9367'	61.0772'	120.3359'	S24°54'13"W	19°47'51"
3	316.0000'	126.2005'	63.9525'	125.3635'	N26°26'46"E	22°52'56"

PGCC MULTI-USE DENSITY TABULATION

- DENSITY TABULATION TURF VALLEY VILLAS SECTIONS 1 & 2
- A. GROSS AREA (SECTIONS 1 & 2) = 17.23 Ac.
  - SECTION 1 (SP-95-13) = 12.08 Ac.
  - SECTION 2 (S-95-24) = 5.15 Ac.
  - B. TOTAL NUMBER OF UNITS PROPOSED = 231 Units
  - SECTION 1 (SP-95-13) = 162 Units
  - SECTION 2 (S-95-24) = 69 Units
  - C. MINIMUM ACREAGE REQUIRED = 115.5 Ac.
  - SECTION 1 (SP-95-13) = 81 Ac.
  - SECTION 2 (S-95-24) = 34.5 Ac.
  - D. ACREAGE PROVIDED = 115.5 Ac.
  - GROSS AREA OF SECTION 1 & 2 = 17.23 Ac.
  - PLAT # 7074 (F-86-194) = 24.73 Ac.
  - AREA 5 (TURF VALLEY FDP PGCC DISTRICT, MULTI-USE SUBDISTRICT) = 73.54 Ac.

LANDSCAPE NOTES

- PROPOSED LOCATIONS OF STREET TREES AND SCHEMATIC PERIMETER LANDSCAPED EDGES ARE SHOWN ON THIS PLAN.
- TREE TABULATION
  - A. STREET TREES
    - 240 LF OF RIGHT-OF-WAY
    - 21 STREET TREES REQUIRED 40 FEET APART
    - 21 ACER RUBRUM / ALTIUM FLAME / ALTIUM FLAME RED MAPLE PROPOSED
  - B. RESIDENTIAL PARKING LOTS
    - SEE SCHEDULE 'B' BELOW
3. THE DEVELOPER WILL BE RESPONSIBLE FOR PLANT INSTALLATION.

SCHEDULE A PERIMETER LANDSCAPE EDGE

Category	Adjacent to Roadways	Adjacent to Perimeter Properties
Landscape Type	1-B 4-E 5-D 3-A	
Linear Feet of Roadway Frontage/Perimeter	700 950 440 450	
Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)	NO NO NO	220 (EX. WOODS)
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed)	NO NO NO	NO
Number of Plants Required	16 20 11	4
Number of Plants Provided	20 20 11	
Evergreen Trees		
Shrubs		
Number of Plants Provided		
Evergreen Trees		
Other Trees (2:1 substitution)		
Shrubs (10:1 substitution)		
(Describe plant substitution credits below if needed)		@ FINAL PLAN STAGE

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING

Number of Parking Spaces	362
Number of Trees Required	37
Number of Trees Provided	
Shade Trees	
Other Trees (2:1 substitution)	

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING

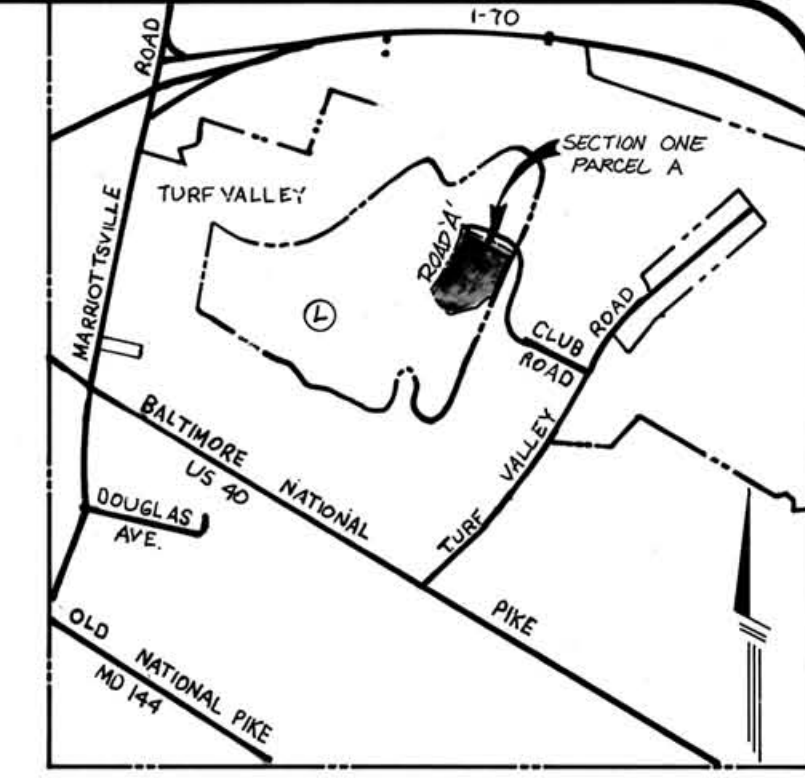
Linear Feet of Perimeter	500 LF. TYPE B
Number of Trees Required	
Shade Trees	10
Evergreen Trees	13
Credit for Existing Vegetation (No, Yes and %)	NO
Credit for Other Landscaping (No, Yes and %)	NO
Number of Trees Provided	
Shade Trees	
Evergreen Trees	
Other Trees (2:1 substitution)	

COORDINATE DATA

1	533028.9505	831758.5816
2	533153.9439	831483.9346
3	533138.7765	831419.3944
4	533184.2284	831305.9996
5	533230.5260	831261.3928
6	533240.2829	831239.4656
7	533251.2912	831203.2813
8	533288.1376	831155.9280
9	533368.6989	831218.6139
10	533470.2911	831269.1464
11	533587.3525	831300.5237
12	533705.8546	831355.5399
13	533822.5391	831436.6453
14	534022.9565	831485.3765
15	534030.7571	831544.8672
16	533753.9472	832088.5317

PLANT LIST

SYMBOL	QUANTITY	NAME	REMARKS
☼	43	RED MAPLE (ACER RUBRUM)	2 1/2" MINIMUM CALIFER BALL & BURLAP FULL HEAD
☼	@ FINALS	EASTERN WHITE PINE (PINUS STROBUS)	6'-8" HGT.
☼	@ FINALS	NORWAY SPRUCE (PICEA ABIES)	6'-8" HGT.
☼	@ FINALS	NORWAY MAPLE (ACER RUBRUM)	2 1/2" MINIMUM CALIFER BALL & BURLAP
☼	@ FINALS	PIN OAK (QUERCUS FALCATA)	2 1/2" MINIMUM CALIFER BALL & BURLAP



VICINITY MAP SCALE: 1" = 2000'

GENERAL NOTES

- Subject property is presently zoned PGCC Multi-Use Subdistrict per FDP criteria recorded on Plat #
- Deed reference for this project is Liber 920, Folio 285.
- SITE ANALYSIS:
  - a. Gross area of Section One = 12.08 Ac.
  - b. Proposed Public Road Dedication = 1.16 Ac.
  - c. Gross area of Parcel A, Pod L = 10.92 Ac.
  - d. Net area of Parcel A, Pod L = 10.92 Ac.
  - e. Permitted number of units per gross area = 20 D.U. (per Subdistrict Density Range)
  - f. Proposed number of units per gross area = 13.4 D.U.
  - g. Total number of units permitted = 12.08 x 20 or 242 units
  - h. Total number of units proposed = 162
  - Proposed # of condo/apartment units = 126
  - Proposed # of executive suite units = 36
  - i. Density per acre provided = 13.4 du/acre
  - j. Open Space / Golf Area Requirements:
    - a. Gross area of Parcel A, Pod L = 12.08 Ac.
    - Acres from Plat #7074 (F-86-194) = 24.73 Ac.
    - Acres from Area 5 Turf Valley FDP PGCC District, Multi-Use Subdistrict = 44.19 Ac.
    - Total = 81.00 Ac.
  - b. Golf Course Area = area to be platted from Area 5 Turf Valley FDP PGCC District, Multi-Use Subdistrict = 44.19 Ac.
  - c. Golf Course space % required = 15% of gross area (FDP-PGCC District Multi-Use Subdistrict)
  - d. Golf Course space % provided = 44.19 / 81.0 = 54.6%
- Parking Data:
  - a. Total number of parking spaces required = 198
  - 126 condo/apartment units x 1 space/unit = 126 spaces
  - 36 townhouse units x 2 space/unit = 72 spaces
  - b. Total number of parking spaces provided = 382 (284 outdoor, 78 garage)
- The topography shown was generated from field run topographic information provided by Viti, Robb & Associates, Inc. dated July, 1989 and by aerial photogrammetry prepared by Wings Aerial Mapping Company dated April 1992. 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. within this project.
- Water and sewer service will be public and 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.
- This plan supersedes the approved S-94-46 and P-95-26.
- Six(6) Residential Rental Townhouse Units (Building 'B') previously have been approved under SDP-94-80 and are not part of this submission. This plan proposes a total of 162 units, consisting of 126 apartment units and 36 townhouse units (including SDP-94-80). SDP-94-80 is included with this submission only for the purpose of total unit count and not for construction related purposes.

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING  
HOWARD COUNTY

*[Signature]*  
PLANNING DIRECTOR

12/24/95  
DATE

PRELIMINARY EQUIVALENT SKETCH PLAN  
PARCEL "A", POD "L"  
PGCC DISTRICT - "MULTI-USE" SUBDISTRICT  
SECTION ONE

TURF VALLEY VILLAS

SCALE: 1" = 100'  
ELECTION DISTRICT No. 3  
HOWARD COUNTY, MARYLAND  
TAX MAP 16 PART OF PARCEL 8

PREVIOUS PLANS INCLUDE: 1ST AND 2ND AMENDED COMPREHENSIVE SKETCH S-95-13, PD 224, PD 300 S-90-15, WP-90-32, SDP-94-80, PD-181, WP-95-03, S-94-46, P-95-26

OWNER/DEVELOPER  
MANGIONE ENTERPRISES OF TURF VALLEY  
1205 YORK ROAD - PENTHOUSE  
LUTHERVILLE, MARYLAND 21093  
(410) 825-8400  
ATTN: Mr. Louis Mangione

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



PROJECT	DATE	ENGINEERING	ILLUSTRATION	SCALE	APPROVAL
95017.04	4/26/95	R.M.M.	R.M.M.	1"=100'	R.M.M.

DATE	DESCRIPTION	NO.
12/14/95	SUBMITTED FOR SIGNATURES	1
12/17/95	REVISED PER PDZ COMMENTS	2
4/26/95	SUBMITTED TO PDZ FOR REVIEW	3

PGCC DISTRICT - "MULTI-USE" SUBDISTRICT  
TURF VALLEY VILLAS  
ELECTION DISTRICT, No. 3  
HOWARD COUNTY, MARYLAND  
PRELIMINARY EQUIVALENT SKETCH PLAN

R.M. MOCHI GROUP, P.C.  
1300 N. Ridge Road, Suite 235  
Elicott City, MD 21043-1305  
(410) 461-0079  
Fax: (410) 750-0340

CENTERLINE CURVE DATA - STREET "A" #

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LANDSCAPE NOTES

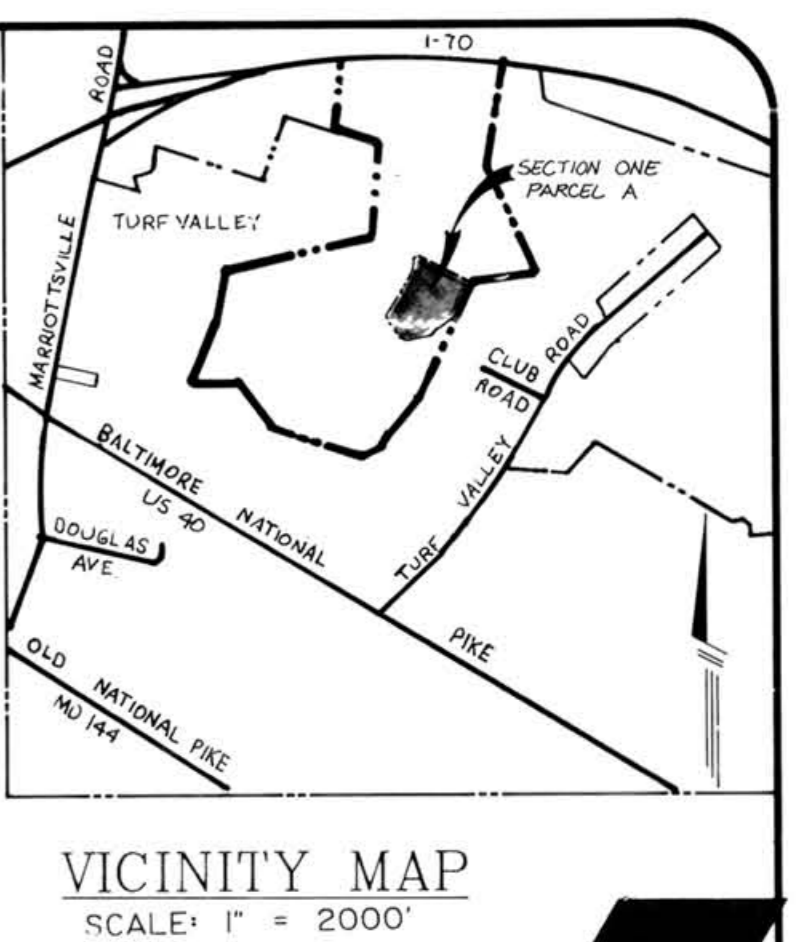
- PROPOSED LOCATIONS OF STREET TREES AND SCHEMATIC PERIMETER LANDSCAPED EDGES ARE SHOWN ON THIS PLAN.
- TREE TABULATION
  - STREET TREES
    - 840 LF OF RIGHT-OF-WAY
    - 21 STREET TREES REQUIRED 40 FEET APART
    - 21 ACER RUBRUM/AUTUM FLAME/AUTUM FLAME RED MAPLE PROPOSED
  - RESIDENTIAL PARKING LOTS
    - 1 SHADE TREE EVERY 10 SPACES
    - 28210 ± 27 SHADE TREES REQUIRED
    - 35 - ACER RUBRUM/RED SUNSET PROVIDED
- THE DEVELOPER WILL BE RESPONSIBLE FOR PLANT INSTALLATION.

DENSITY TABULATION

TURF VALLEY - PGCC - DISTRICT MULTI-USE SUBDISTRICT		
1. GROSS AREA	12.08	AC.
2. OPEN SPACE REQUIRED	SEE NOTE #1	AC.
3. OPEN SPACE PROVIDED	SEE NOTE #1	AC.
4. NET AREA	10.32	AC.
5. NO. OF DWELLING UNITS ALLOWED (Based on Comp. Sketch P.B. 181)	2 to 20	DU'S/AC.
6. TOTAL NO. OF DWELLING UNITS PROPOSED	162	DU'S
7. DENSITY PER ACRE	13.4	DU'S/AC.

PLANT LIST

SYMBOL	QUANTITY	NAME	REMARKS
	EX (30 FOR STREET 'A')	RED MAPLE (ACRE REDUM)	2 1/2" MINIMUM CALIBER BALL & BURLAP FULL HEAD



**GENERAL NOTES**

- Property is presently zoned PGCC Multi-Use Subdistrict per Plat # \_\_\_\_\_.
- For this project is Liber 920, Folio 285.
- Section One = 12.08 Ac.  
 Road Dedication = 1.16 Ac.  
 Parcel A, Pod L = 10.92 Ac.  
 Parcel A, Pod L = 10.92 Ac.  
 Total units per gross area = 162  
 Total units permitted = 12.08  
 Total units proposed = 162  
 Density per acre = 13.4  
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- Parking Data:  
 a. Total number of parking spaces = 198  
 - 126 condo/apartment spaces  
 - 36 townhouse spaces  
 - 36 townhouse spaces  
 b. Total number of parking spaces = 282 (204 outdoor, 78 garage)
- The topography shown on this plan is based on topographic information provided by Vint, Inc. dated 1989 and by aerial photogrammetry provided by Aerial Services, Inc. dated April 1992. The contour interval is 2 feet.
- Densities of 15% and 20% are indicated with a hatched pattern.
- Development shall be to or greater than 2% slope. There are no slopes greater than 2% on this project.
- Where a driveway will be public and will be graded, provisions of the Howard County Code, if capacity is available, public utility allocation shall be made at the time of issuance of the building permit.
- These units will be provided by private road, through Turf Valley Public Road, until such time that the public collector road, through the site along Route 40 and Marriottsville Road. See WP-95-03.
- Tree is not affected by Floodplains or Wetlands.
- Baltimore Gas & Electric overhead utilities will need to be relocated during construction by the contractor.

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND ZONING  
 HOWARD COUNTY

*James Smith* 12/26/95  
 PLANNING DIRECTOR DATE

PRELIMINARY GRADING & SEDIMENT CONTROL PLAN  
 PARCEL "A", POD "L"  
 PGCC DISTRICT - "MULTI-USE" SUBDISTRICT  
 SECTION ONE

**TURF VALLEY VILLAS**  
 SCALE: 1" = 100'  
 ELECTION DISTRICT No. 3  
 HOWARD COUNTY, MARYLAND  
 TAX MAP 16 PART OF PARCEL 8

Previous Plans include: Comprehensive Sketch 3-85-13  
 5-90-15, WP-90-32, SOP-94-80,  
 PB-181, WP-95-02, 5-95-42

OWNER/DEVELOPER  
 MANGIONE ENTERPRISES OF TURF VALLEY  
 1235 YORK ROAD - HENTHURST  
 LUTHERVILLE, MARYLAND 21093  
 410-420-3470  
 1776 Mr. Louis Mangione

SURVEYOR/ENGINEER  
 R.M. MOCHI GROUP, P.C.  
 3300 NORTH RIDGE ROAD - SUITE 235  
 ELLICOTT CITY, MARYLAND 21041  
 (410) 461-0079  
 ATTN: Mr. Robert Mochi, P.E.



PROJECT	DATE	DESCRIPTION	APPROVAL
95012-11	4/06/95	engineering	R.M.M.
	12/14/95	illustration	R.M.M.
	12/17/95	scale	R.M.M.
	4/06/95	scale	R.M.M.

SUBMITTED FOR SIGNATURES  
 REVISED PER DPZ COMMENTS  
 SUBMITTED TO DPZ FOR REVIEW

1 2 0

PGCC DISTRICT - "MULTI-USE" SUBDISTRICT  
 TURF VALLEY VILLAS  
 HOWARD COUNTY, MARYLAND  
 ELECTION DISTRICT No. 3  
 PRELIMINARY GRADING & SEDIMENT CONTROL PLAN

R.M. MOCHI GROUP, P.C.  
 3300 N. Ridge Road, Suite 235  
 Ellicott City, MD 21041-3305  
 (410) 461-0079  
 Fax: (410) 758-6946

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