

Project	97048	date	JUNE 1997
Illustration	RCJ/SJD	engineering	SJD
Scale	1" = 50'	approval	

no.	description	date
	revisions	

THE LEGENDS AT TURF VALLEY, PHASE THREE
 LOTS 60 TO 76
 PGCC DISTRICT, RESIDENTIAL SUBDISTRICT (PART OF POD E)
 TAX MAP 16 - P/O PARCEL 8 - BLOCK 17
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

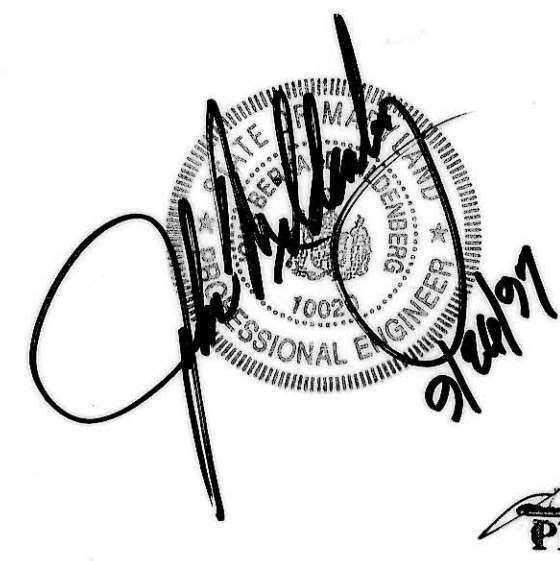
PRELIMINARY EQUIVALENT SKETCH PLAN

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED PGCC - RESIDENTIAL PER COMPREHENSIVE ZONING EFFECTIVE OCTOBER 18, 1993.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED. DPZ WAIVER REQUEST FOR MINIMUM HORIZONTAL ROAD RADII AND OVERSIZED CUL-DE-SAC BULB, APPROVED 10/13/94.
- SITE DATA :
 CURRENT ZONING : PGCC - RESIDENTIAL
 LOCATION : SOUTH OF INTERSTATE 70 EAST OF TURF VALLEY ROAD.
 ELECTION DISTRICT : SECOND.
 TAX MAP : 16.
 PARCEL : P/O PARCEL 8.
 REFERENCED FDP : PGCC - RESIDENTIAL SUBDISTRICT 1ST AMENDED.
 GROSS AREA OF TRACT : 5.98 ACRES.
 AREA OF FLOODPLAIN : 0 ACRES.
 NET AREA OF TRACT : 5.98 ACRES.
 AREA OF PUBLIC ROAD DEDICATION : 0 ACRES.
 AREA OF PROPOSED LOTS / PARCELS : 5.98 ACRES.
 AREA OF BUILDABLE LOTS : 1.24 ACRES.
 AREA OF OPEN SPACE / GOLF COURSE REQUIRED : SEE GENERAL NOTE #17.
 AREA OF OPEN SPACE / GOLF COURSE PROVIDED : 4.74 ACRES.
 TOTAL NUMBER OF PROPOSED LOTS : 17.
 BUILDABLE LOTS : 16.
 GOLF COURSE LOTS : 1.
- WATER AND SEWER ARE PUBLIC, WATER AND SEWER CONTRACT #24-3548. THE SUBJECT PROPERTY IS IN THE METROPOLITAN DISTRICT.
- EXISTING UTILITIES TAKEN FROM HOWARD COUNTY CONTRACT DRAWINGS.
- TOPOGRAPHIC INFORMATION TAKEN FROM F-96-151 WHICH WAS TAKEN FROM AN AERIAL SURVEY WITH TWO (2) FOOT CONTOUR INTERVALS PREPARED BY WINGS MAPPING CO., INC. DATED APRIL 23, 1992 AND F-96-151 PROPOSED GRADES.
- | | |
|--|---------------------------------------------|
| | DENOTES SLOPES BETWEEN 15% AND 24.9% |
| | DENOTES SLOPES EQUAL TO OR GREATER THAN 25% |
- THERE ARE NO SLOPES OF 25% OR GREATER WITH A 20,000 SQ. FT. CONTIGUOUS AREA ON-SITE.
- SOILS INFORMATION TAKEN FROM HOWARD COUNTY SOILS SURVEY DATED JULY 1968, MAPS #9 AND #15.
- 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 THE TIME OF THE ISSUANCE OF THE BUILDING PERMITS.
- DEED REFERENCE : P/O PARCEL 8 - LIBER 920, FOLIO 285.
- PARKING REQUIREMENTS :
 SPACES REQUIRED : 2 SPACES PER DWELLING UNIT X 16 UNITS = 32 SPACES.
 SPACES PROVIDED : 2 SPACES / D.U. (1 GARAGE SPACE, 1 D/W SP.)
- SURVEY CONTROL IS BASED ON NAD '27 MARLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS :
 NO. 3440001 N 534735.478 ELEV. 486.341
 NO. 3440002 N 535286.297 ELEV. 462.306
 N 533593.800 E 837983.249
- STORMWATER MANAGEMENT FOR POD "D" & P/O POD "E" WILL BE PROVIDED AT A LOCATION WHICH WILL PROVIDE OVERALL STORMWATER MANAGEMENT FOR THE ENTIRE DRAINAGE BASIN WITHIN THE TURF VALLEY PROPERTY IN ACCORDANCE WITH THE APPROVED CONCEPTUAL STORMWATER MANAGEMENT STUDY DATED APRIL 10, 1992 AND THE TURF VALLEY REGIONAL SWM POND SITE DEVELOPMENT PLAN (SDP-95-121).
- MAXIMUM ALLOWED LOT COVERAGE FOR STRUCTURE = 60%.
 MAXIMUM PROPOSED LOT COVERAGE FOR STRUCTURE = 30%.
- WETLAND AREA SHOWN IS IDENTIFIED AS WETLAND AREA #2 PER EXPLORATION RESEARCH WETLAND REPORT DATED 6/18/88.
- PROJECT DENSITY AND OPEN SPACE / GOLF COURSE REQUIREMENTS :
 A. GROSS AREA = 5.98 ACRES (THIS PLAN).
 B. GOLF COURSE AREA PROVIDED : 4.74 ACRES.
 C. GOLF COURSE SPACE % REQUIRED : 15% OF GROSS AREA (FDP-PGCC RESIDENTIAL) (0.09 AC).
 D. GOLF COURSE SPACE % PROVIDED : 79.3% (4.74 ACRES).
 E. TOTAL UNITS PROPOSED : 16 UNITS.
 F. MINIMUM ACREAGE REQUIRED :
 16 UNITS PROPOSED = 9.14 ACRES.
 1.75 UNITS / ACRE
 3.16 ACRES FROM F-96-151 RECORD PLAT, BASED ON 128 UNITS.
 + 5.98 ACRES THIS PLAN
 9.14 ACRES PROVIDED.
- STREET TREE REQUIREMENTS PROVIDED UNDER F-96-151.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$ 1,500.00.
- THE DEVELOPER WILL BE RESPONSIBLE FOR PERIMETER LANDSCAPE OBLIGATIONS.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, DATED MARCH 31, 1986 AND WAS APPROVED ON APRIL 25, 1986. IN ADDITION, A FOLLOW-UP TRAFFIC LETTER WAS PREPARED BY THE TRAFFIC GROUP DATED APRIL 20, 1995 AS SUPPORT TO SP-95-14 (APPROVED OCTOBER 23, 1995).
- THIS PROJECT IS EXEMPT FROM HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS UNDER SECTION 16.1202(b) OF THE COUNTY CODE.
- THIS PROJECT CONSTITUTES 16 OF THE 18 UNITS IDENTIFIED AS SECTION III, RESIDENTIAL IN PHASE III D, WITH A MILESTONE WINDOW FROM JANUARY 1996 THROUGH JUNE 1997 ON THE REVISED PHASING PLAN DATED JUNE 21, 1996. THE TWO REMAINING UNITS, HAVING MISSED THE MILESTONE DATE OF JUNE 30, 1997, SHALL BE SUBJECT TO APFO ROADS AND SCHOOLS TESTS IN 2003.

DENSITY TABULATION

# PROPOSED UNITS = # ALLOWED UNITS	TURF VALLEY VISTAS PHASE 1 (F-96-98, F-96-99, & F-96-107)		THE LEGENDS AT TURF VALLEY PHASE 2 (F-96-150)		THE LEGENDS AT TURF VALLEY PHASE 3 (F-96-151)		THE LEGENDS AT TURF VALLEY PHASE 3 (F-96-151)		PGCC DISTRICT - RESIDENTIAL SUBDISTRICT TOTALS		
	# UNITS	DESCRIPTION	# UNITS	DESCRIPTION	# UNITS	DESCRIPTION	# UNITS	DESCRIPTION	# UNITS	DESCRIPTION	
40	F-96-107	32	F-96-150	22	F-96-151	16	SP-97-12	144	UNITS	82.29 AC.	
74	SUBTOTAL	32	SUBTOTAL	22	SUBTOTAL	16	SUBTOTAL	144	UNITS	82.29 AC.	
GROSS AREA REQUIRED		49.55 AC.		22.50 AC.		4.26 AC.		5.98 AC.		82.29 AC.	
GROSS AREA PROVIDED		49.55 AC.		22.50 AC.		4.26 AC.		5.98 AC.		82.29 AC.	
GOLF COURSE/OPEN SPACE REQUIRED		13.48 AC.		17.61 AC.		2.00 AC.		4.74 AC.		37.83 AC.	
GOLF COURSE/OPEN SPACE PROVIDED		13.48 AC.		17.61 AC.		2.00 AC.		4.74 AC.		37.83 AC.	
GROSS AREA PROVIDED		82.29 AC.		82.29 AC.		0.00 AC.		0.00 AC.		82.29 AC.	



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
 PLANNING DIRECTOR
 DATE 10/10/97

PREVIOUS FILE NUMBERS :
 PB-181, AMENDED S-86-13 (P.B. 294),
 FDP-PGCC, FDP-RESIDENTIAL SUBDISTRICT,
 PB-6/03/94, F-94-08 (RESORT ROAD),
 SDP-95-121 (REGIONAL SWM POND), S-94-45,
 2ND AMENDED S-86-13 (P.B. 300), SP-95-14,
 F-96-107, F-96-150, F-96-151.

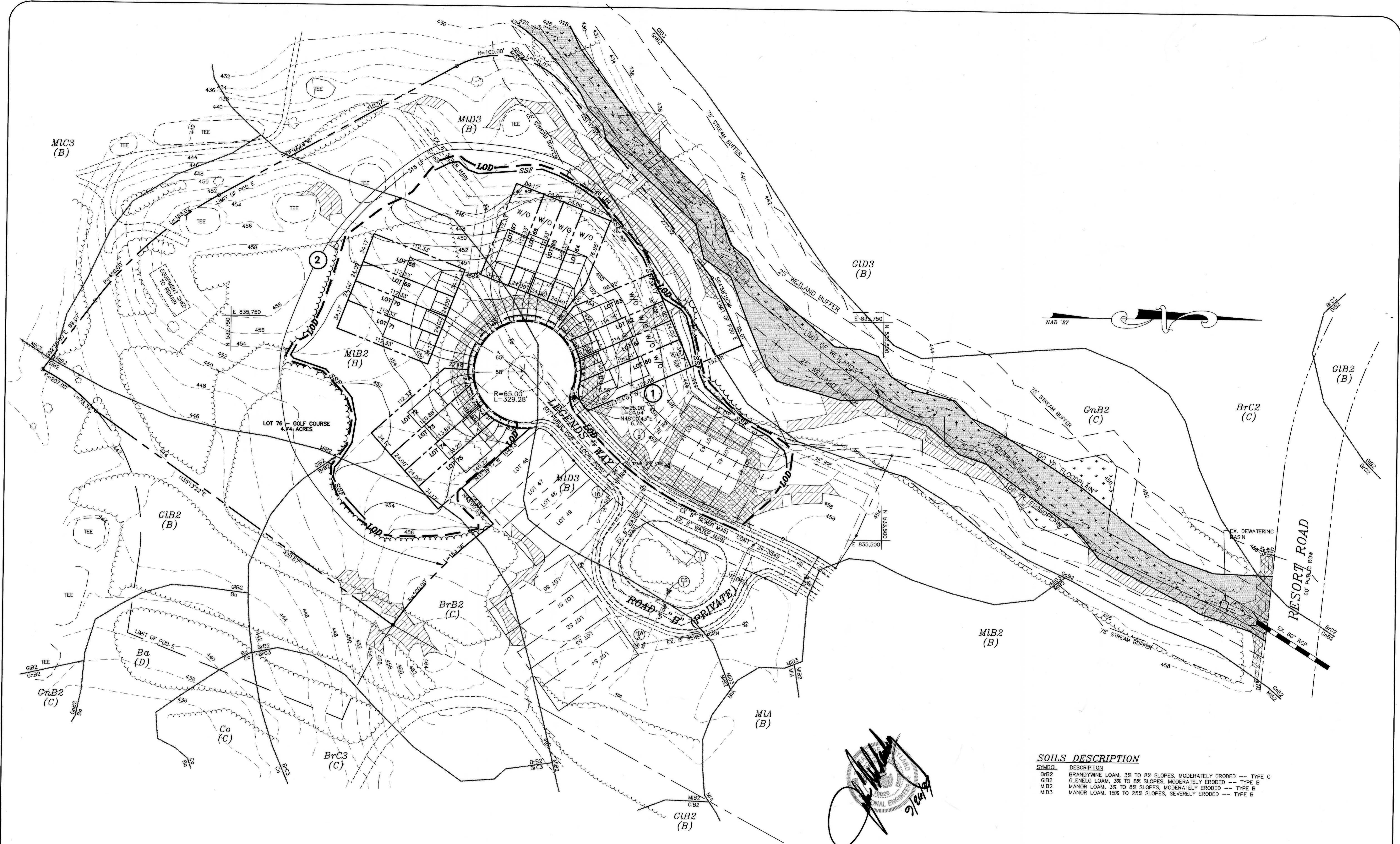
OWNER
 MANGIONE ENTERPRISES OF TURF VALLEY, L.P.
 1205 YORK ROAD, FENTHOUSE
 LUTHERVILLE, MARYLAND 21093
 (410) 825-8400

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Bldg. (301) 621-5521 Wash. (410) 997-0298 Fax.

no.	description	date

THE LEGENDS AT TURF VALLEY, PHASE THREE
 PGCC DISTRICT, RESIDENTIAL SUBDISTRICT (PART OF POD E)
 TAX MAP 16 - P/O PARCEL 8 - BLOCK 17
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
PRELIM. GRADING, SEDIMENT CONTROL, & LANDSCAPE PLAN

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SOILS DESCRIPTION

SYMBOL	DESCRIPTION
GIB2	BRANDYWINE LOAM, 3% TO 8% SLOPES, MODERATELY ERODED -- TYPE C
GIB3	GLENGLO LOAM, 3% TO 8% SLOPES, MODERATELY ERODED -- TYPE B
MIB2	MANOR LOAM, 3% TO 8% SLOPES, MODERATELY ERODED -- TYPE B
MIB3	MANOR LOAM, 15% TO 25% SLOPES, SEVERELY ERODED -- TYPE B

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAY	ADJ. TO PERIMETER PROPERTIES
LANDSCAPE TYPE	C (PERIMETER 1)	A (PERIMETER 2)
LINEAR FEET OF PERIMETER	128.86 LF	1000 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	YES, 660 LF OF EXISTING TREES
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO
NUMBER OF PLANTS REQUIRED		
SHADE TREES	3 SHADE TREES	6 SHADE TREES
EVERGREEN TREES	6 EVERGREEN TREES	0 EVERGREEN TREES
SHRUBS	0 SHRUBS	0 SHRUBS
NUMBER OF PLANTS PROVIDED		
SHADE TREES	0 SHADE TREES	0 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
OTHER TREES (2:1 SUBSTITUTION)	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES
SHRUBS (10:1 SUBSTITUTION)	0 SHRUBS	0 SHRUBS

PERIMETER EDGE TYPE

PERIMETER	EDGE TYPE
PERIMETER 1	C
SFA TO ROAD - 128.86 LF	
1 SHADE TREE / 40 LF	3
1 EVERGREEN / 20 LF	6
PERIMETER 2	A
SFA TO OPEN SPACE/GOLF COURSE - 660 LF	
EXISTING TREES TO REMAIN	
SFA TO OPEN SPACE/GOLF COURSE - 340 LF	A
1 SHADE TREE / 60 LF	6
TOTAL PLANTING OBLIGATION	
SHADE TREES	9
EVERGREEN TREES	6
SHRUBS	0

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 PLANNING DIRECTOR
 DATE 6/10/97

LEGEND

	DENOTES SLOPES BETWEEN 15% AND 24.9%
	DENOTES SLOPES EQUAL TO OR GREATER THAN 25%
	DENOTES A FLOW ARROW
	DENOTES A PERIMETER LANDSCAPE EDGE
	DENOTES SUPER SILT FENCE
	DENOTES LIMIT OF DISTURBANCE

PREVIOUS FILE NUMBERS :
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 FDP-PGCC, FDP-RESIDENTIAL SUBDISTRICT,
 PB-6/23/94, F-94-06 (RESORT ROAD),
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