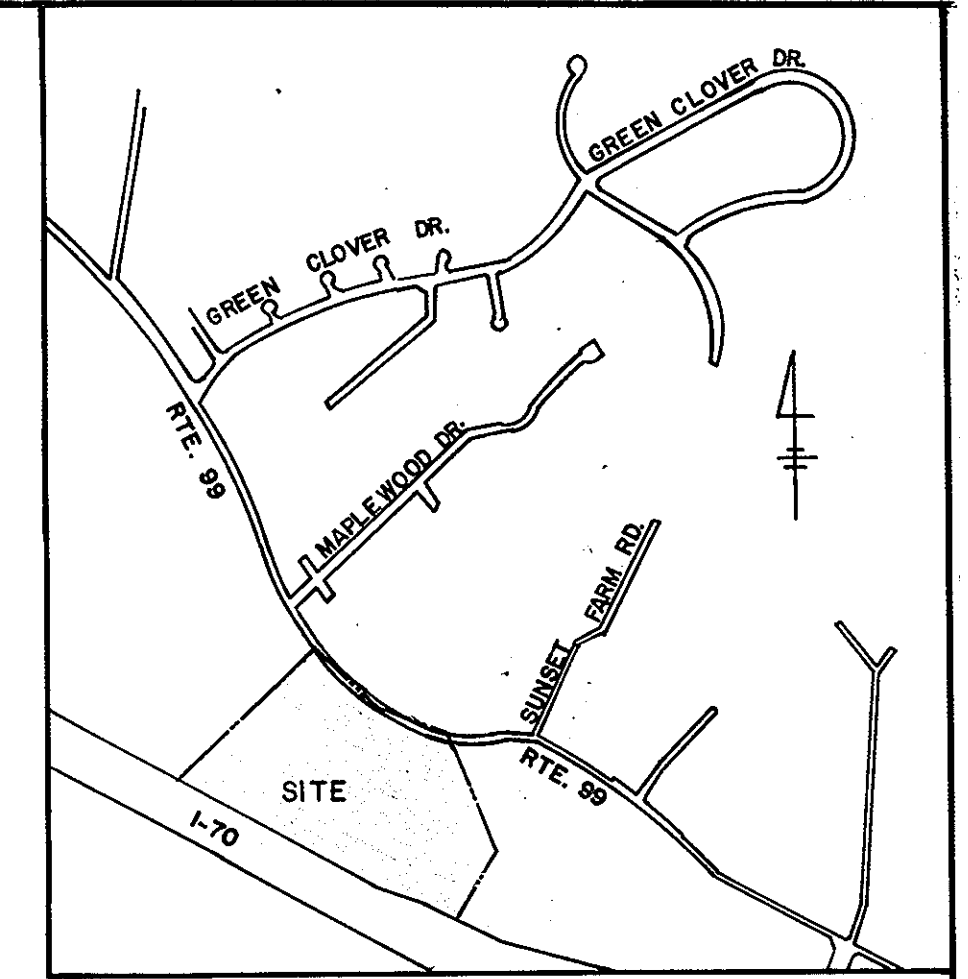


COORDINATE TABLE		DENSITY TABULATION:										
NO.	NORTH	EAST	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED	GROSS AREA	FLOOD PLAIN STEEP SLOPES	NET AREA	NO. OF DWELLING UNITS ALLOWED	FLOOD PLAIN LOT ADJUSTMENT	TOTAL NO. OF DWELLING UNITS ALLOWED	TOTAL NO. OF DWELLING UNITS PROPOSED	DENSITY PER ACRE
1	534,501.32	836,825.55										
2	535,333.35	837,714.78										
3	534,861.58	836,222.41	4.49 AC.±	10.64 AC.±	3.93 AC.±	0.00 AC.±	39.3 AC.±	85	---	85	61	1.55
4	534,809.93	836,534.26										
5	534,122.36	836,812.40										
6	533,963.56	836,674.40										
7	533,798.52	836,609.41										
8	533,632.20	836,539.35										
9	533,787.95	836,212.89										
10	533,842.21	836,019.91										
11	533,932.70	837,852.5										

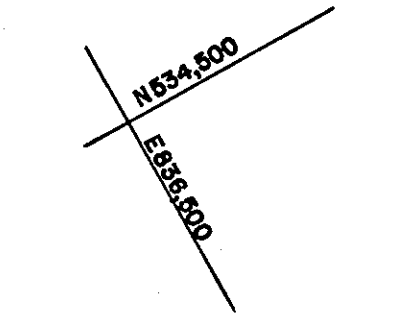
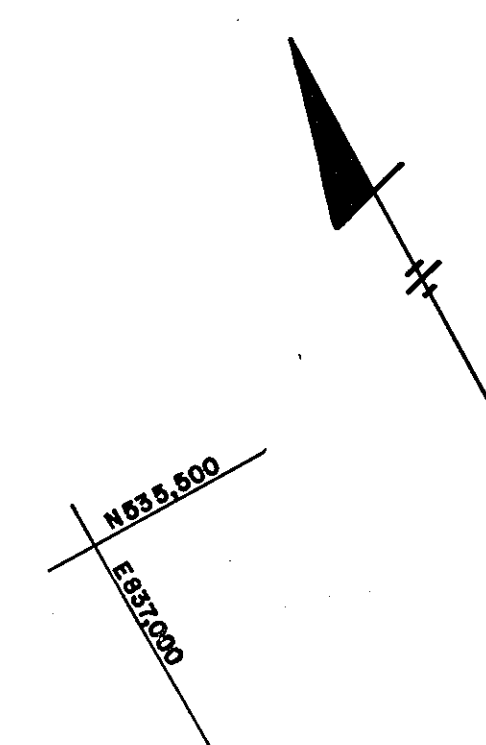
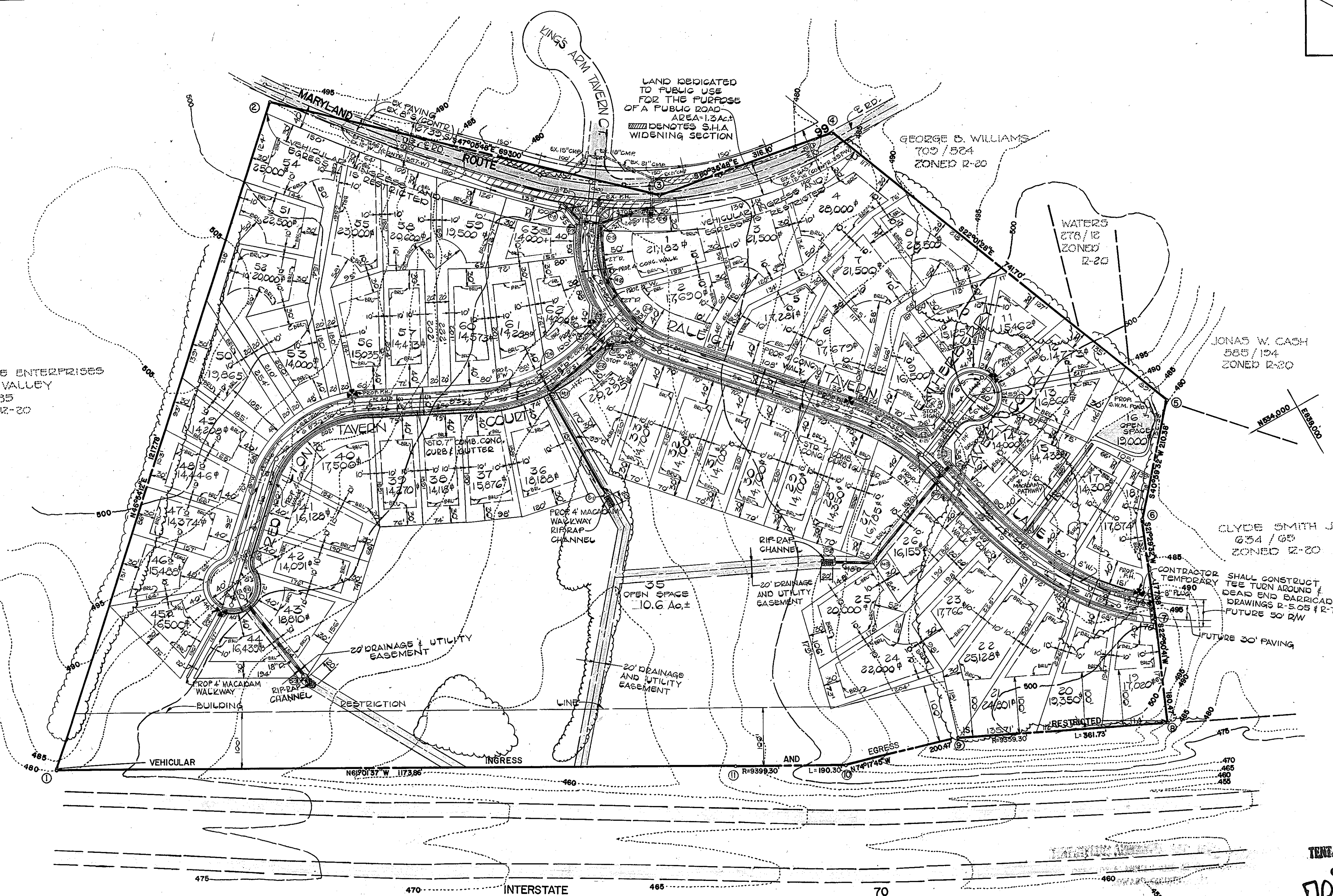
LOT SIZE AND MANDATORY OPEN SPACE DATA:				
LOT SIZE	NO. OF LOTS	AREA OF LOTS	MANDATORY OPEN SPACE	AREA OF OPEN SPACE
20,000 OR GREATER	15	7.8 AC.±	6%	0.47 AC.±
18,000 - 19,999	5	2.2 AC.±	10%	0.22 AC.±
16,000 - 17,999	14	5.5 AC.±	20%	1.10 AC.±
14,000 - 15,999	27	9.0 AC.±	30%	2.70 AC.±
TOTALS	61	24.5 AC.±	---	4.49 AC.±



VICINITY MAP
SCALE: 1"=1200'

- GENERAL NOTES:
- PUBLIC WATER AND PUBLIC SEWER WILL BE USED WITHIN THIS DEVELOPMENT.
 - PROPERTY IS LOCATED ON TAX MAP 17, PART OF PARCEL 50.
 - PROPERTY IS ZONED R-20 PER 8/2/85 COMPREHENSIVE ZONING REGULATIONS.
 - TOTAL AREA OF PROPERTY - 39.3 AC.±
 - TOTAL NUMBER OF BUILDABLE LOTS - 61
 - B.R.L. DENOTES BUILDING RESTRICTION LINE.
 - FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.
 - TOTAL AREA OF LOTS - 24.5 AC.±
 - TOTAL AREA OF OPEN SPACE PROVIDED - 10.6 AC.±
 - TOTAL AREA OF ROAD R/W AND WIDENING - 4.2 AC.±
 - DEED REFERENCE 1307/001

MANGIONE ENTERPRISES
OF TURF VALLEY
280/285
ZONED R-20



TEMPORARILY APPROVED ON Oct 4, 1986
OFFICE OF PLANNING AND ZONING OF
HOWARD COUNTY
James J. Doolittle 10-9-85
PLANNING DIRECTOR



FISHER, COLLINS AND CARTER, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
8398 COURT AVENUE
ELLICOTT CITY, MARYLAND 21043

OWNER AND DEVELOPER
PERCON INC.
C/O ELLICOTT CITY LAND HOLDING CO. INC.
1076 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21043

PRELIMINARY PLAN
MARKET SQUARE SOUTH
2ND ELECTION DISTRICT HOWARD COUNTY, MD.
AUGUST 29, 1985 SCALE: 1"=100'
TAX MAP 17 P/O PARCEL 50
86-03