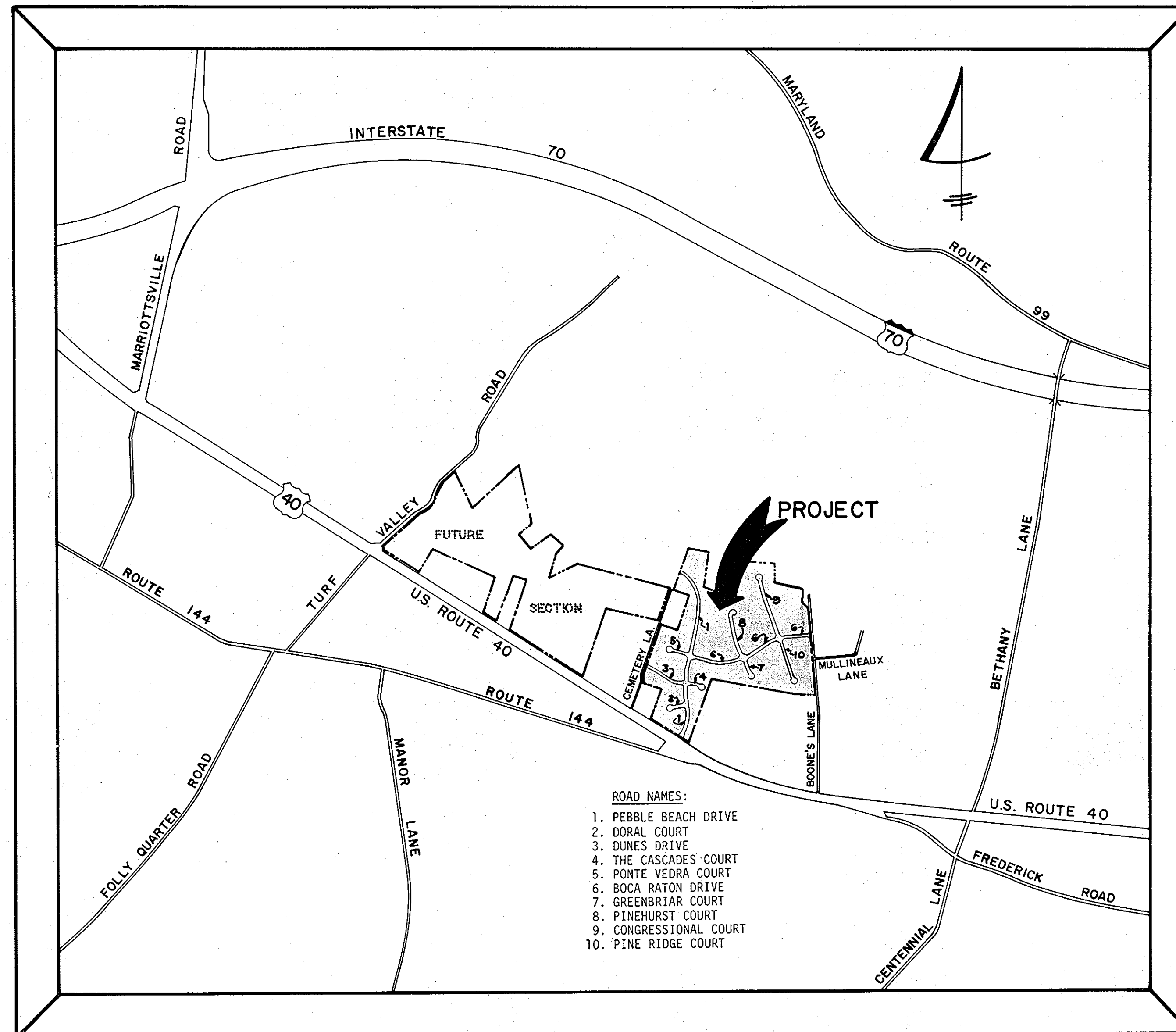


TURF VALLEY OVERLOOK PRELIMINARY PLAN

| COORDINATE TABLE: | | |
|-------------------|-----------|-----------|
| NO. | NORTH | EAST |
| 1 | 530457.28 | 835570.60 |
| 2 | 530342.26 | 836069.71 |
| 3 | 529768.47 | 835932.36 |
| 4 | 529715.25 | 836185.88 |
| 5 | 530248.07 | 836492.82 |
| 6 | 530139.28 | 836981.12 |
| 7 | 529917.55 | 836919.98 |
| 8 | 529891.74 | 837185.55 |
| 9 | 529682.20 | 837195.53 |
| 10 | 529610.13 | 837232.28 |
| 11 | 528466.65 | 837277.68 |
| 12 | 528460.97 | 837097.62 |
| 13 | 528563.42 | 838895.49 |
| 14 | 528316.24 | 835793.76 |
| 15 | 527733.04 | 835601.53 |
| 16 | 528104.61 | 835092.06 |
| 17 | 528494.77 | 835220.49 |
| 18 | 528583.68 | 834933.93 |
| 19 | 528648.77 | 834954.21 |
| 20 | 528638.28 | 834928.13 |
| 21 | 528446.36 | 835198.45 |
| 22 | 529350.25 | 835461.48 |
| 23 | 529819.43 | 835634.27 |
| 24 | 529915.62 | 835371.08 |



VICINITY MAP

SCALE: 1" = 1200'

GENERAL NOTES:

1. PROPERTY ZONED R-20 AS PER 8/2/85 COMPREHENSIVE ZONING PLAN.
2. TOTAL AREA OF LOTS - 55,203 AC.±
3. TOTAL AREA OF ROAD R/W - 11,625 AC.±
4. TOTAL NUMBER OF OPEN SPACE LOTS - 9
5. TOTAL AREA OF OPEN SPACE - 15,166 AC.±
6. TOTAL AREA OF PROPERTY - 81,994 AC.±
7. TOTAL NUMBER OF BUILDABLE LOTS - 159
8. PUBLIC WATER AND SEWER SYSTEMS WILL BE USED WITHIN THIS SUBDIVISION.
9. B.R.L. DENOTES BUILDING RESTRICTION LINE.
10. 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.
11. DEED REFERENCE: 1217/261
12. STORM WATER MANAGEMENT BY THE RETENTION METHOD WILL BE USED IN ACCORDANCE WITH THE SOILS REPORT OF HERBST AND ASSOCIATES.

| LOT SIZE AND MANDATORY OPEN SPACE: | | | | |
|------------------------------------|-------------|---------------------|----------------------|---------------------------|
| LOT SIZE | NO. OF LOTS | AREA OF LOTS (AC.±) | MANDATORY OPEN SPACE | AREA OF OPEN SPACE (AC.±) |
| 20,000 OR GREATER | 3 | 1,504 | 6% | 0.090 |
| 18,000 - 19,999 | 3 | 1,274 | 10% | 0.127 |
| 16,000 - 17,999 | 27 | 10,255 | 20% | 2.051 |
| 14,000 - 15,999 | 126 | 42,170 | 30% | 12.651 |
| TOTALS | 159 | 55,203 | --- | 14,919 |

| DENSITY TABULATION: | | | | | | | | | | |
|---------------------|---------------------|---------------------|-------------|--------------------------|-------------|-------------------------------|----------------------------|-------------------------------------|--------------------------------------|------------------|
| SECTION | 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 | 14,919 AC.± | 15,166 AC.± | 81,994 AC.± | --- | 81,994 AC.± | 178.58 | --- | 178.58 | 159 | 1.939 |

FISHER, COLLINS, AND CARTER, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
8388 COURT AVENUE
ELLCOTT CITY, MARYLAND 21043
TELEPHONE(301)461-2855

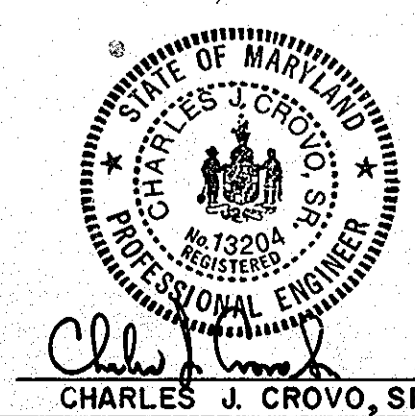
TENTATIVELY APPROVED ON MAY 16, 1986
DATE
OFFICE OF PLANNING AND ZONING OF
HOWARD COUNTY
Thomas J. Harris 6386
PLANNING DIRECTOR DATE





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 CIVIL ENGINEERS AND LAND SURVEYORS
 8388 COURT AVENUE
 ELLICOTT CITY, MARYLAND 21043
 TELEPHONE (301) 461-2855

OWNER AND DEVELOPER
 PEDDICORD PROPERTY PARTNERSHIP
 C/O HOWARD COUNTY LAND SERVICES
 10176 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21043



3/7/86
 DATE

TENTATIVELY APPROVED ON May 16, 1986
 DATE
 OFFICE OF PLANNING AND ZONING OF
 HOWARD COUNTY
Thomas K. Hamrick 6-3-86
 PLANNING DIRECTOR DATE

PRELIMINARY PLAN
TURF VALLEY OVERLOOK
 SECTION ONE
 LOTS 1-169

TAX MAP 17 PARCEL 447
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 MARCH 5, 1986 SHEET 2 OF 3 SCALE: 1" = 100'
 S 86 - 20

