



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	5	2,558	6%	0.153
14,000-19,999	13	5,577	10%	0.558
16,000-17,999	18	7,043	20%	1.410
14,000-15,999	70	23,628	30%	7.088
TOTALS	106	38,806	---	9.209

DENSITY TABULATION					
SECTION	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED	GROSS AREA	FLOODPLAIN / STEEP SLOPE	NET AREA
2	2209 Ac.±	2340 Ac.±	55,759 Ac.±	0.891 Ac.±	54,868 Ac.±
AREA	119.51	---	119.51	---	106
					DENSITY PER ACRE
					1.93

STEEP SLOPE AND MINIMUM LOT SIZE CHART					
LOT NO.	GROSS AREA	STEEP SLOPES	SUB NET AREA	PIPESTEM AREA #	NET AREA
254	14,570#	4.65#	14,105#	---	14,105#
285	18,250#	2,015#	16,235#	---	16,235#
286	15,265#	4.65#	15,500#	---	15,500#
289	14,260#	155#	14,105#	---	14,105#
290	14,880#	775#	14,105#	---	14,105#
291	14,880#	775#	14,105#	---	14,105#
292	14,260#	230#	14,030#	---	14,030#
293	17,050#	310#	16,740#	---	16,740#
294	14,885#	155#	14,430#	---	14,430#
306	15,190#	620#	14,570#	---	14,570#
307	18,230#	1,240#	17,050#	---	17,050#
309	22,785#	310#	22,475#	---	22,475#
310	20,215#	1,395#	19,220#	---	19,220#
314	15,265#	155#	15,810#	---	15,810#
315	15,190#	465#	14,725#	---	14,725#
316	14,880#	775#	14,105#	---	14,105#
317	14,415#	405#	14,010#	---	14,010#
326	15,800#	155#	15,345#	---	15,345#
330	14,260#	155#	14,105#	---	14,105#
331	17,205#	1,240#	15,965#	---	15,965#
334	23,540#	620#	21,940#	2,220#	18,060#
343	14,260#	200#	14,060#	---	14,060#
258	19,025#	---	19,025#	4,300#	14,725#
265	21,235#	---	21,235#	3,420#	17,815#
270	17,900#	---	17,900#	3,210#	14,990#
280	21,235#	---	21,235#	3,060#	18,175#
325	27,745#	---	27,745#	3,240#	24,705#
364	21,855#	---	21,855#	2,220#	18,235#

- GENERAL NOTES**
- 1) PERCENTAGE OF DRY GROUND RECREATIONAL AREA WITHIN THE OPEN SPACE LOTS = 70%. AREA OF DRY GROUND RECREATIONAL AREA WITHIN OPEN SPACE LOTS = 6.528 Ac.±
 - 2) AREA OF STORM WATER MANAGEMENT WITHIN OPEN SPACE LOTS = 1.028 Ac.±
 - 3) AREA OF FLOODPLAIN WITHIN OPEN SPACE LOTS = 0.018 Ac.±
 - 4) AREA OF STEEP SLOPE SLOPES WITHIN OPEN SPACE LOTS = 1.177 Ac.±
 - 5) TOTAL AREA OF FLOODPLAIN, STEEP SLOPES AND S.W.M. WITHIN OPEN SPACE LOTS = 2.817 Ac.±

8-1-88
 PLANNING DIRECTOR
 9-5-88
 DATE

PRELIMINARY PLAN
TURF VALLEY OVERLOOK
 SECTION TWO
 LOTS 253-364

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

OWNER AND DEVELOPER
 FEDDICORD PROPERTY PARTNERSHIP
 C/O HOWARD COUNTY LAND SERVICES
 8307 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043

TAX MAP 17
 SECOND ELECTION DISTRICT
 OCTOBER 28, 1987

PARCELS 9, 28, 251, 252 AND 447
 HOWARD COUNTY, MARYLAND
 SHEET 1 OF 1
 SCALE: 1" = 100'
 S 86-44

CHARLES J. GROVO SR.
 DATE