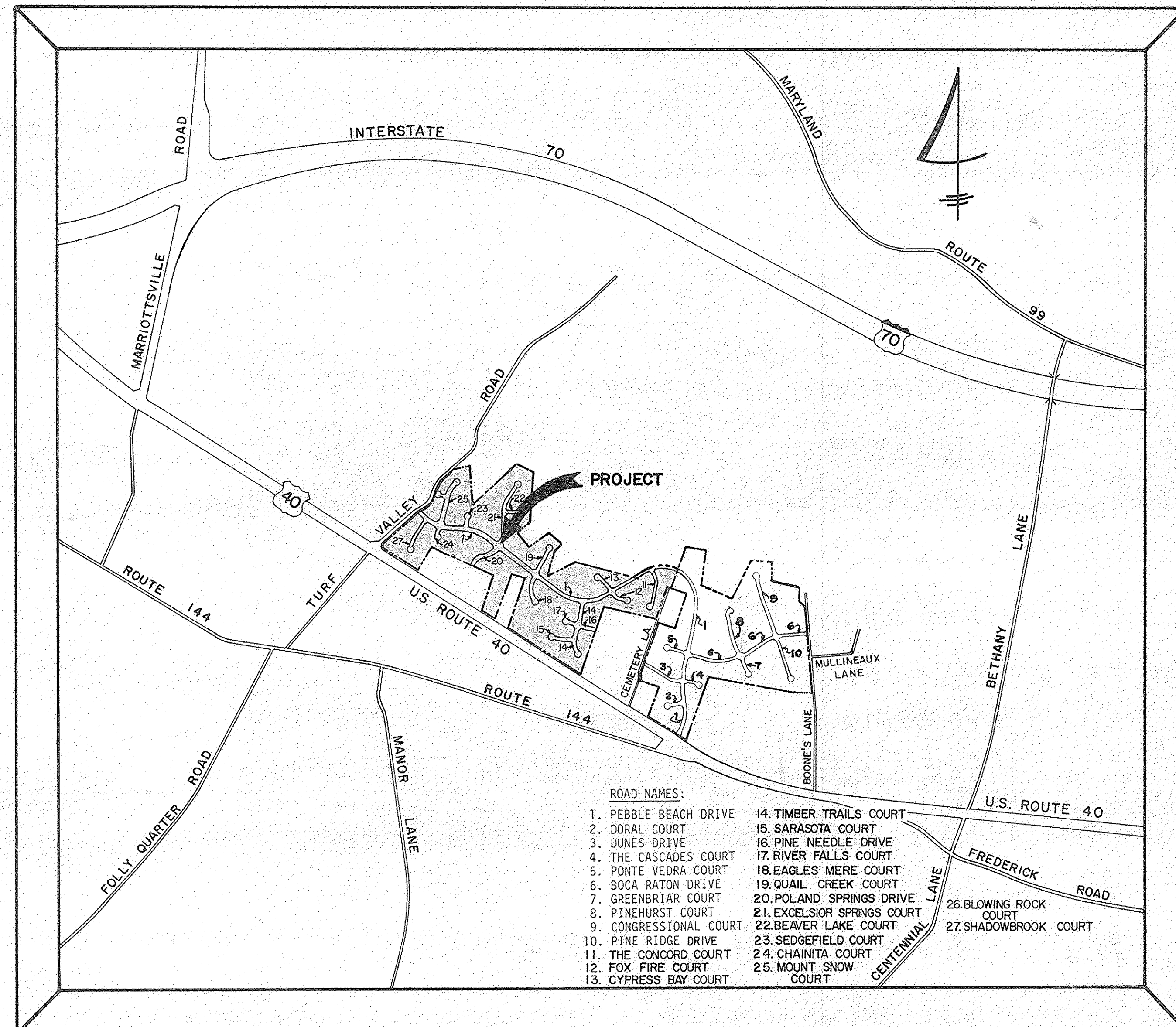


# TURF VALLEY OVERLOOK PRELIMINARY PLAN SECTION TWO

COORDINATE TABLE:		
No.	North	East
1	531702.02	832401.41
2	531711.60	832411.65
3	531731.10	832238.23
4	53243.14	832231.72
5	531878.14	833486.43
6	531736.16	833667.36
7	530976.67	833628.56
8	530860.68	833520.56
9	530621.21	833626.92
10	530861.35	833897.92
11	530745.40	834108.08
12	530165.48	833875.24
13	530424.51	834326.13
14	530168.06	834852.71
15	530259.04	835029.30
16	530282.48	835428.87
17	530253.19	835495.42
18	530915.62	835371.08
19	530923.87	835356.15
20	530440.34	835178.44
21	530679.90	834408.54
22	530745.47	834120.46
23	530387.40	833065.10
24	530032.40	833264.12
25	530011.11	833072.34
26	530494.59	832888.87
27	530564.27	832774.32
28	530129.28	832748.66
29	530168.34	832831.45
30	530591.28	831243.00
31	530194.40	831738.12
32	530477.33	831273.18
33	530524.55	831266.77
34	531105.81	831020.82
35	531289.00	832038.18
36	531378.50	832091.25
37	531602.72	832272.25



- ROAD NAMES:
- |                        |                             |
|------------------------|-----------------------------|
| 1. PEBBLE BEACH DRIVE  | 14. TIMBER TRAILS COURT     |
| 2. DORAL COURT         | 15. SARASOTA COURT          |
| 3. DUNES DRIVE         | 16. PINE NEEDLE DRIVE       |
| 4. THE CASCADES COURT  | 17. RIVER FALLS COURT       |
| 5. PONTE VEDRA COURT   | 18. EAGLES MERE COURT       |
| 6. BOCA RATON DRIVE    | 19. QUAIL CREEK COURT       |
| 7. GREENBRIAR COURT    | 20. POLAND SPRINGS DRIVE    |
| 8. PINEHURST COURT     | 21. EXCELSIOR SPRINGS COURT |
| 9. CONGRESSIONAL COURT | 22. BEAVER LAKE COURT       |
| 10. PINE RIDGE DRIVE   | 23. SEDGEFIELD COURT        |
| 11. THE CONCORD COURT  | 24. CHAINITA COURT          |
| 12. FOX FIRE COURT     | 25. MOUNT SNOW COURT        |
| 13. CYPRESS BAY COURT  |                             |
|                        | 26. BLOWING ROCK COURT      |
|                        | 27. SHADOWBROOK COURT       |

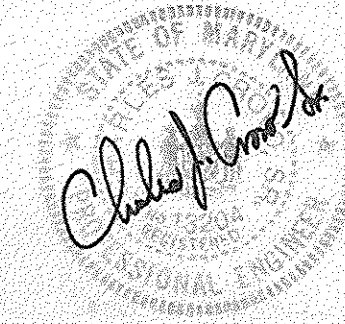
VICINITY MAP  
SCALE: 1" = 1200'

- GENERAL NOTES:
- PROPERTY ZONED R-20 AS PER 8/2/85 COMPREHENSIVE ZONING PLAN.
  - TOTAL AREA OF LOTS - 82,263 AC.±
  - TOTAL AREA OF ROAD R/W - 15,707 AC.±
  - TOTAL NUMBER OF OPEN SPACE LOTS - 8
  - TOTAL AREA OF OPEN SPACE - 18,400 AC.±
  - TOTAL AREA OF PROPERTY - 116,370 AC.±
  - TOTAL NUMBER OF BUILDABLE LOTS - 220
  - PUBLIC WATER AND SEWER SYSTEMS WILL BE USED WITHIN THIS SUBDIVISION.
  - 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.
  - DEED REFERENCE: 1217/261
  - STORM WATER MANAGEMENT WILL BE PROVIDED BY THE DETENTION METHOD.

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	28	13,572	6%	0,835
18,000 - 19,999	18	7,773	10%	0,777
16,000 - 17,999	41	15,661	20%	3,132
14,000 - 15,999	133	44,257	30%	13,277
TOTALS	220	82,263	---	18,204

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
2	18,204 AC.±	18,400 AC.±	116,370 AC.±	---	116,370 AC.±	254,29	---	254,29	220	1.821

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



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

TENTATIVELY APPROVED ON May 13, 1987  
OFFICE OF PLANNING AND ZONING OF  
HOWARD COUNTY  
PLANNING DIRECTOR  
DATE



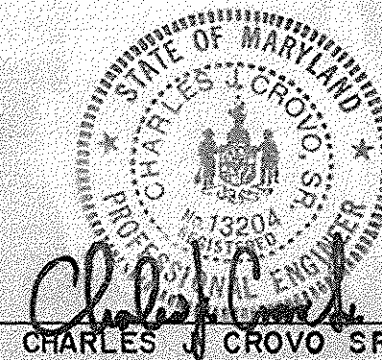
FISHER, COLLINS, AND CARTER, INC.  
 CIVIL ENGINEERS AND LAND SURVEYORS  
 8368 COURT AVENUE  
 ELLICOTT CITY, MARYLAND 21043  
 TELEPHONE (301) 461-2855

U.S.

ROUTE

40

OWNER AND DEVELOPER  
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 ELLICOTT CITY, MARYLAND

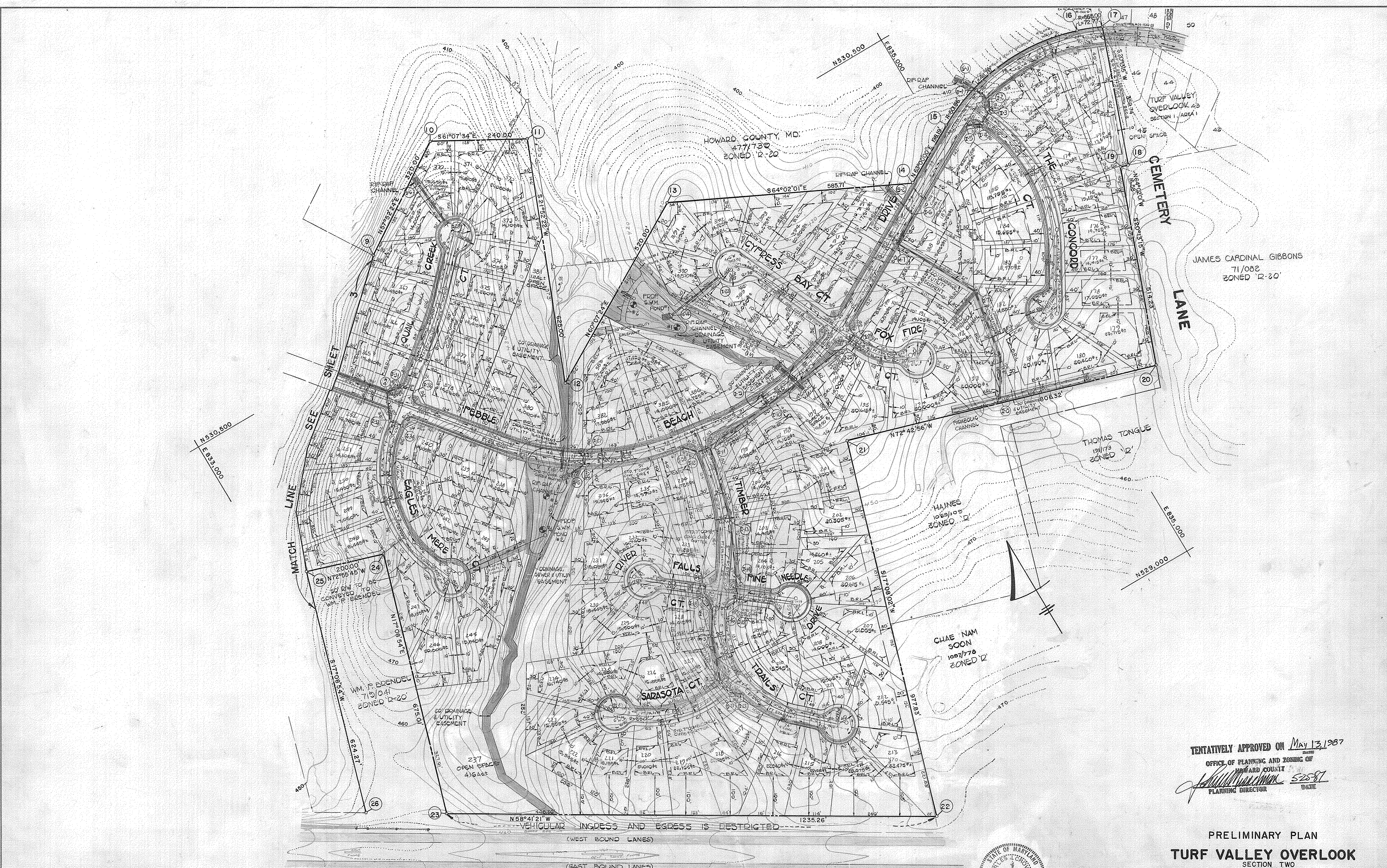


12/6/86  
 DATE

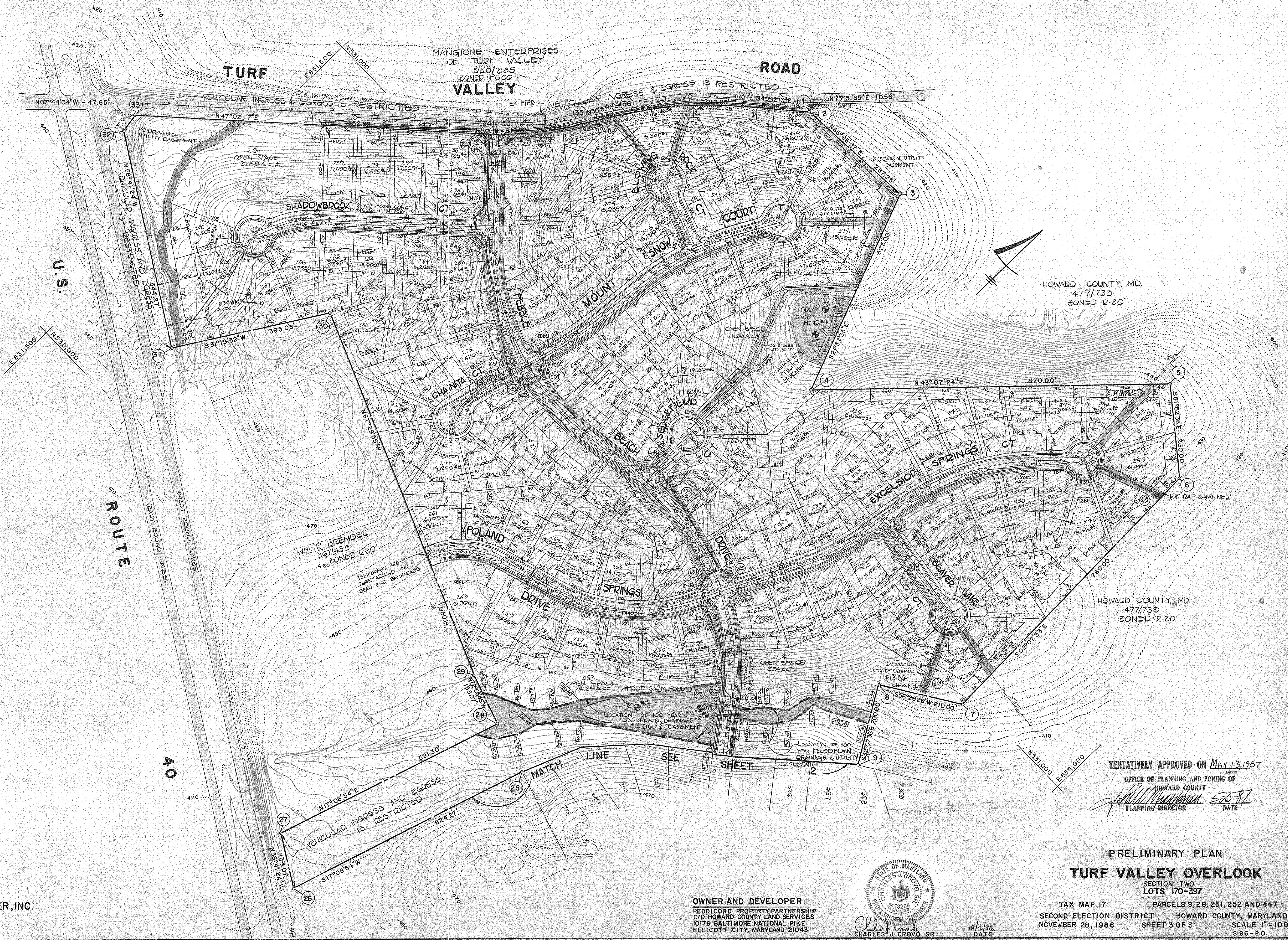
TAX MAP 17 PARCELS 9, 28, 251, 252 AND 447  
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 NOVEMBER 28, 1986 SHEET 2 OF 3 SCALE: 1" = 100'  
 S 86-20

TENTATIVELY APPROVED ON May 13, 1987  
 OFFICE OF PLANNING AND ZONING OF  
 HOWARD COUNTY  
*[Signature]* 52587  
 PLANNING DIRECTOR DATE

PRELIMINARY PLAN  
**TURF VALLEY OVERLOOK**  
 SECTION TWO  
 LOTS 170-397

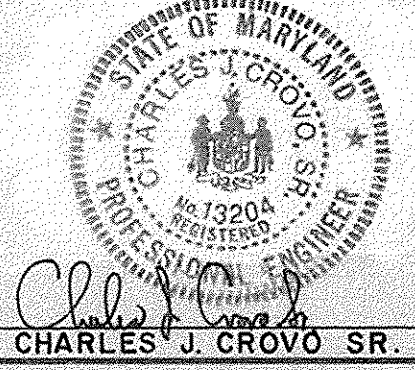






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**PRELIMINARY PLAN**  
**TURF VALLEY OVERLOOK**  
 SECTION TWO  
 LOTS 170-397

TAX MAP 17 PARCELS 9, 28, 251, 252 AND 447  
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 NOVEMBER 28, 1986 SHEET 3 OF 3 SCALE: 1" = 100'  
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