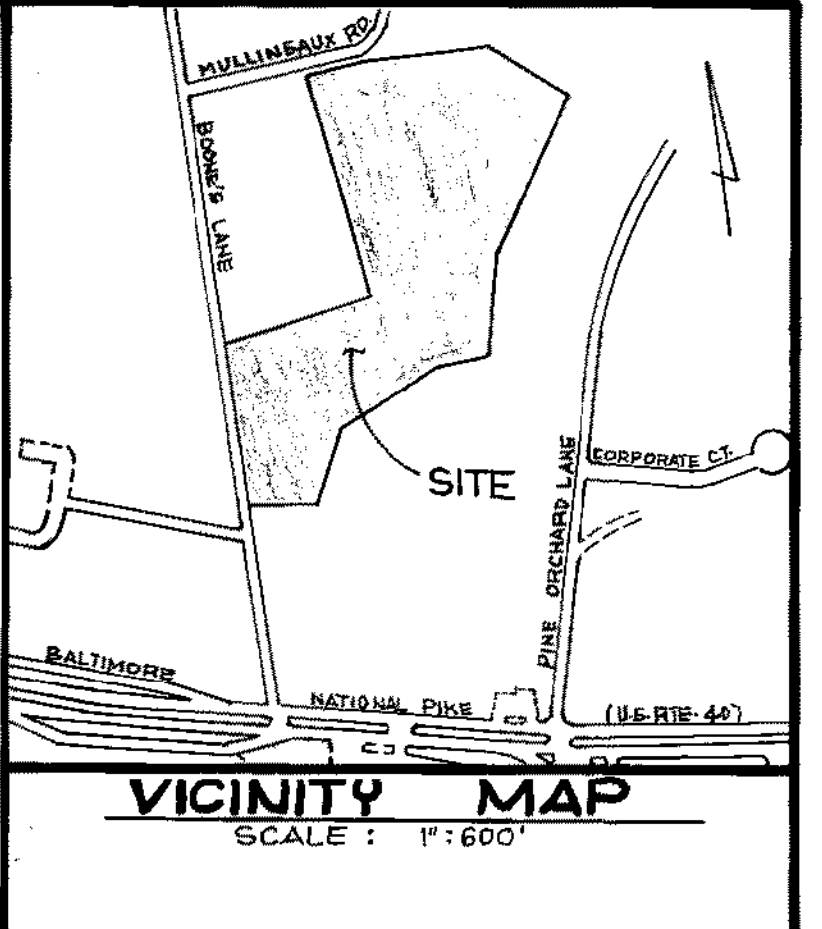
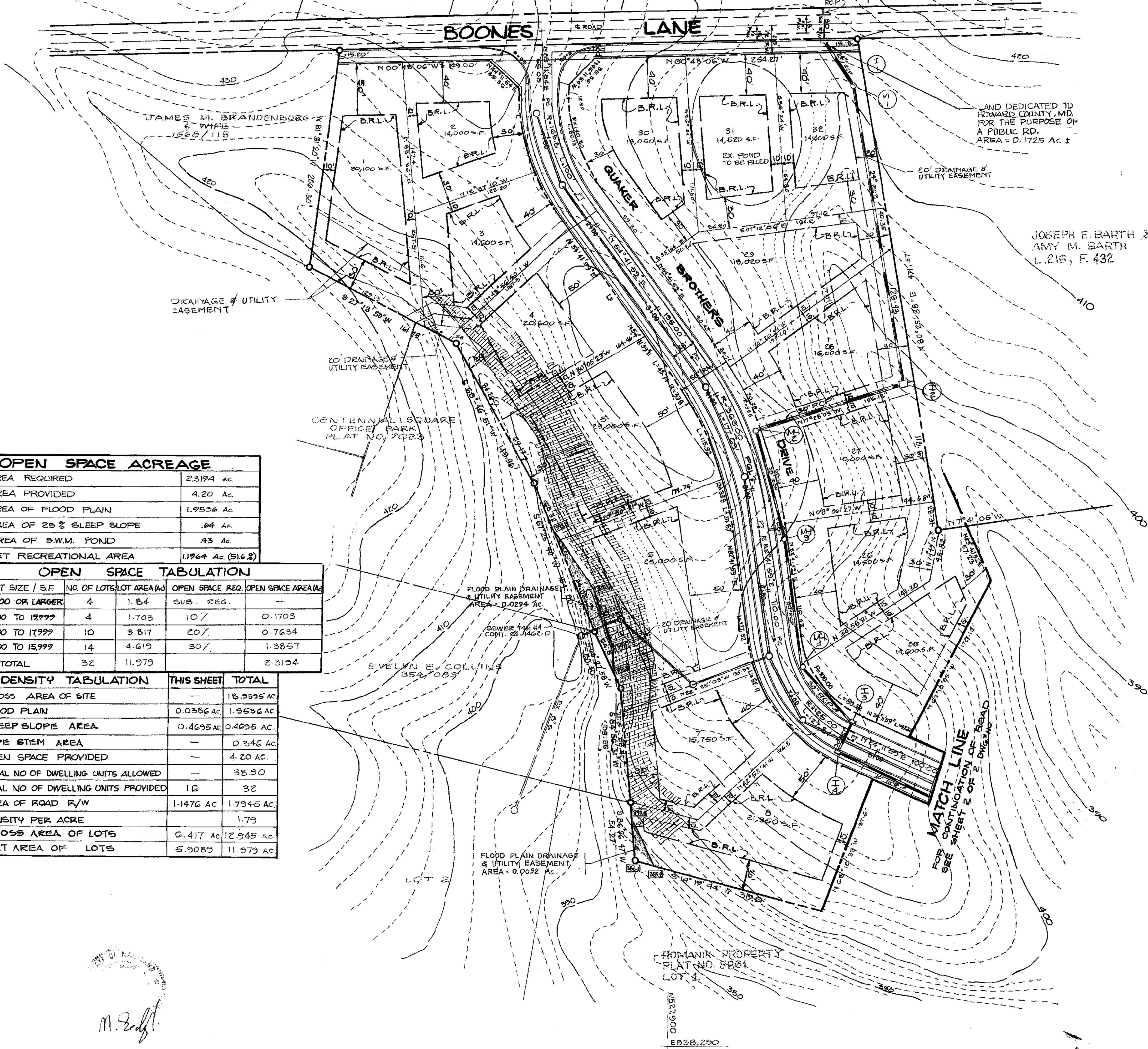


LEON A. MYERS & PAULINE W. MYERS 1013/642
 JOHN C. HOFFMAN & PAULINE W. HOFFMAN 209/482
 HERMAN C. LEONHART & EVELYN L. LEONHART 617/261
 JAMES E. GREENE & ELENCE L. GREENE 652/311



GENERAL NOTES

- PROPERTY ZONED R-20 AS PER COMPREHENSIVE ZONING PLAN DATED AUGUST 2, 1985.
- TOTAL AREA OF SITE = 16.9595 AC.
- TOTAL AREA OF ROAD RIGHT OF WAY = 17.946 AC.
- TOTAL NUMBER OF LOTS = 32 BUILDABLE.
- TOTAL AREA OF BUILDABLE LOTS = 11.979 AC.
- TOTAL AREA OF OPEN SPACE = 4.20 AC.
- PUBLIC WATER AND SEWER ARE TO BE UTILIZED.
- SEDIMENT CONTROL MEASURES SHALL BE PROVIDED AT THE FINAL STAGE.
- S.R.L. DENOTES BUILDING RESTRICTION LINE.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE UNCTION OF FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY AND NOT ON TO THE FLAG OR PIPESTEM DRIVEWAY.
- ALL COORDINATES SHOWN ARE BASED UPON THE MARYLAND STATE GRID SYSTEM AND HOWARD COUNTY POINT.
- SEE S-88-90 AND VP-88-122.
- ALL LOT AREAS SHOWN HEREON ARE NET AREAS AND DO NOT INCLUDE ANY PIPE SITE AREA.

OPEN SPACE ACREAGE	
AREA REQUIRED	2.3194 AC.
AREA PROVIDED	4.20 AC.
AREA OF FLOOD PLAIN	1.9536 AC.
AREA OF 25% SLOPE	.64 AC.
AREA OF S.W.M. POND	.43 AC.
NET RECREATIONAL AREA	1.1964 AC. (51.6%)

OPEN SPACE TABULATION				
LOT SIZE / S.F.	NO. OF LOTS	LOT AREA (A)	OPEN SPACE REQ.	OPEN SPACE AREA (A)
20,000 OR LARGER	4	1.84	SUB. REG.	—
18,000 TO 19,999	4	1.703	10%	0.1703
16,000 TO 17,999	10	3.817	20%	0.7634
14,000 TO 15,999	14	4.619	30%	1.3857
TOTAL	32	11.979		2.3194

DENSITY TABULATION		
	THIS SHEET	TOTAL
GROSS AREA OF SITE	—	16.9595 AC.
FLOOD PLAIN	0.0386 AC.	1.9536 AC.
STEEP SLOPE AREA	0.4695 AC.	0.4695 AC.
PIPE STEM AREA	—	0.346 AC.
OPEN SPACE PROVIDED	—	4.20 AC.
TOTAL NO. OF DWELLING UNITS ALLOWED	—	38.90
TOTAL NO. OF DWELLING UNITS PROVIDED	16	32
AREA OF ROAD R/W	1.1476 AC.	1.7945 AC.
DENSITY PER ACRE	—	1.79
GROSS AREA OF LOTS	6.417 AC.	12.945 AC.
NET AREA OF LOTS	5.9089 AC.	11.979 AC.

TENTATIVELY APPROVED
 ON 1-11-89
 DATE
 OFFICE OF PLANNING AND ZONING
 HOWARD COUNTY
 J.A.
 PLANNING DIRECTOR
 2-14-89
 DATE

M. Sedghi

LORIA, SEDGHI & ASSOCIATES, LTD.

ENGINEERS • SITE PLANNERS • SURVEYORS
 3217 CORPORATE COURT
 ELLICOTT CITY, MD 21043
 (301) 750-9003

OWNER / DEVELOPER:

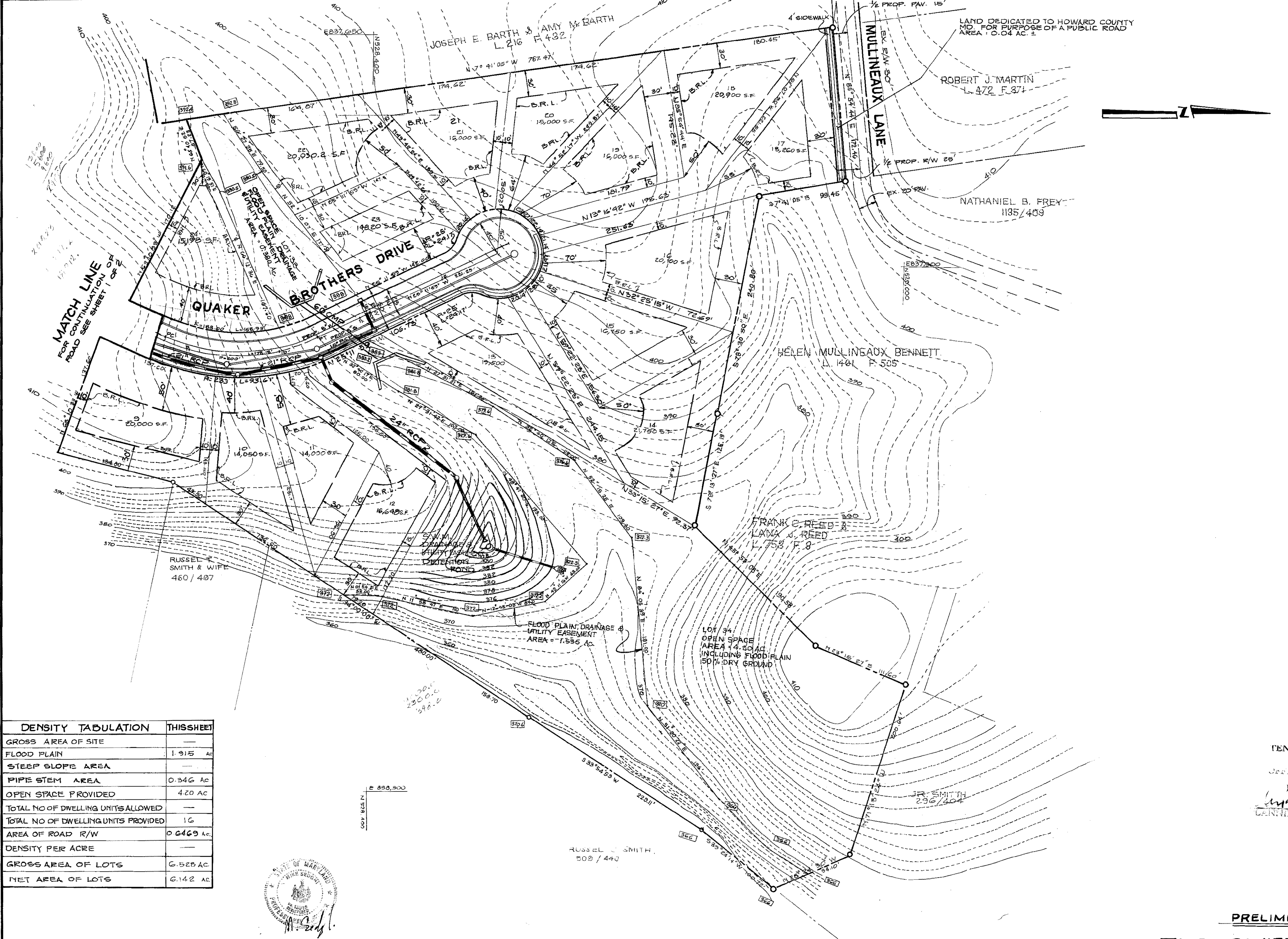
BOONES LANE JOINT VENTURE
 8307 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043

PRELIMINARY PLAN

THE BLUFFS AT PINE ORCHARD

TAX MAP: 17 & 24 PARCEL: 6
 2ND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50'
 DATE: DEC. 7, 1988 SHEET 1 OF 2

LOT AREA TABULATION					
LOT#	GROSS AREA S.F.	STEEP SLOPE AREA S.F.	PIPE STEM AREA S.F.	FLOOD PLAIN AREA S.F.	NET AREA S.F.
1	20,100	—	—	—	20,100
2	14,000	—	—	—	14,000
3	14,600	600	—	—	14,000
4	20,600	3,750	—	—	16,850
5	23,000	7,000	—	—	16,000
6	25,000	6,480	—	1,260	17,240
7	15,750	1,750	—	—	14,000
8	21,350	870	—	—	20,000
9	20,000	—	—	—	20,000
10	14,050	—	—	—	14,050
11	14,000	—	—	—	14,000
12	17,050	—	2,634	440	14,000
13	19,500	—	—	—	19,500
14	21,750	—	3,120	—	18,630
15	16,750	—	—	—	16,750
16	20,100	—	—	—	20,100
17	18,260	—	3,880	—	14,380
18	21,000	—	3,500	—	17,500
19	16,000	—	—	—	16,000
20	16,000	—	—	—	16,000
21	16,000	—	—	—	16,000
22	18,750	—	1,340	—	16,810
23	14,750	—	—	—	14,750
24	17,120	—	—	—	17,120
25	14,000	—	—	—	14,000
26	14,500	—	—	—	14,500
27	15,000	—	—	—	15,000
28	16,000	—	—	—	16,000
29	18,020	—	—	—	18,020
30	18,050	—	—	—	18,050
31	14,520	—	—	—	14,520
32	14,400	—	—	—	14,400



DENSITY TABULATION	THIS SHEET
GROSS AREA OF SITE	—
FLOOD PLAIN	1.915 AC
STEEP SLOPE AREA	—
PIPE STEM AREA	0.346 AC
OPEN SPACE PROVIDED	4.20 AC
TOTAL NO OF DWELLING UNITS ALLOWED	—
TOTAL NO OF DWELLING UNITS PROVIDED	16
AREA OF ROAD R/W	0.6469 AC
DENSITY PER ACRE	—
GROSS AREA OF LOTS	6.525 AC
NET AREA OF LOTS	6.142 AC



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 ELLICOTT CITY, MARYLAND 21043

TENTATIVELY APPROVED
 ON 1-11-88
 DATE
 JUDGE OF PLANNING AND
 ZONING
 HOWARD COUNTY
 [Signature]
 PLANNING DIRECTOR 2-14-88
 J.R.

PRELIMINARY PLAN
THE BLUFFS AT PINE ORCHARD
 TAX MAP: 17 & 24 PARCEL: 6
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