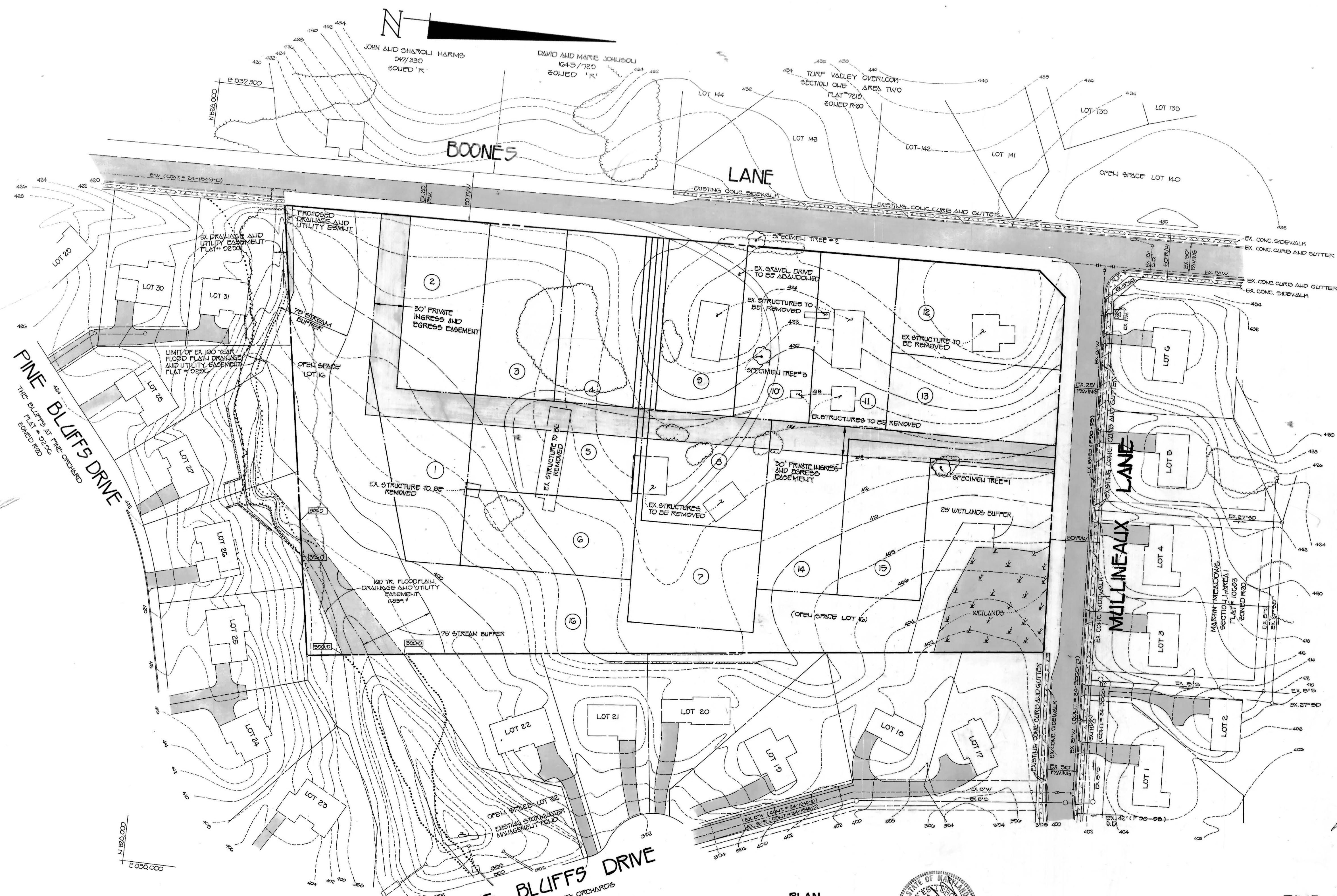
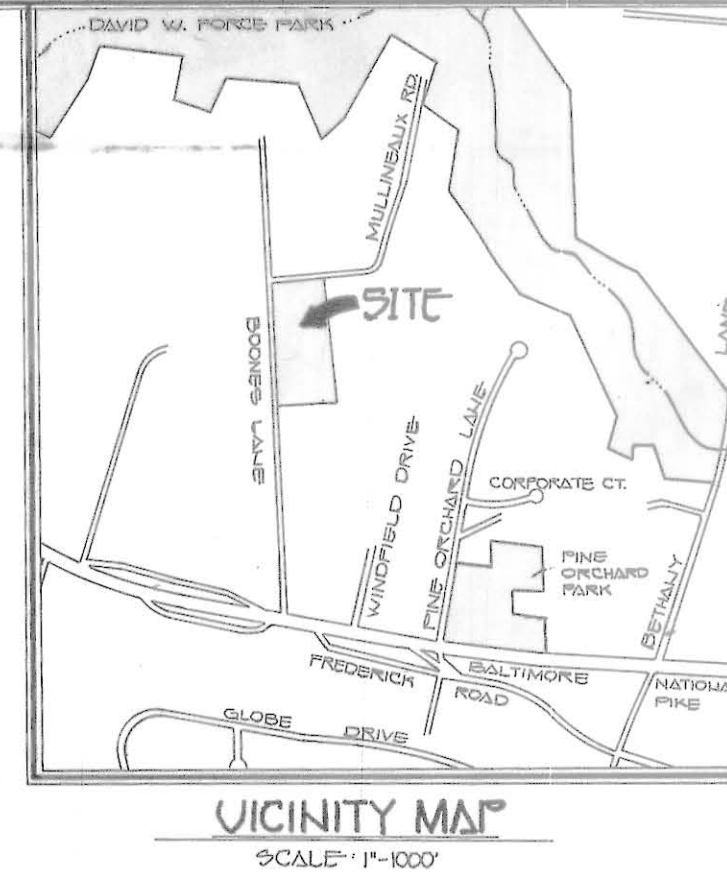


OPEN SPACE REQUIRED	OPEN SPACE PROVIDED	GROSS AREA (R-20 ZONING)	FLOODPLAIN	NET AREA
2.25 AC.±	2.25 AC.±	7.50 AC.±	.11 AC.±	7.39 AC.±

DEENSITY TABULATION
 7.50 AC. ± 2.170 = 16,000 DWELLING UNITS ALLOWED
 DWELLING UNITS PROVIDED = 15
 DENSITY PER ACRE = 750 AC. = 825 UNITS/ACRE



- GENERAL NOTES**
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
 - PROJECT BACKGROUND:**
 LOCATION: INTERSECTION OF BOONES LANE AND MULLINEAUX ROAD
 TAX MAP: 17 P/O PARCEL NO.: 125 DEED REF.: 216/432
 ZONED: R-20 PER 8/2/85
 TOTAL AREA OF PROPERTY: 7.5 AC.±
 TOTAL AREA OF LOTS: 5.25 AC.±
 TOTAL AREA OF ROADWAY: 0
 TOTAL AREA OF OPEN SPACE PROVIDED: 2.25 AC.±
 NUMBER OF PROPOSED BUILDABLE LOTS: 15
 NUMBER OF PROPOSED OPEN SPACE LOTS: 1
 - TOPOGRAPHY IS BASED ON HOWARD COUNTY AERIAL TOPO. DATED APRIL 1979.
 HORIZONTAL AND VERTICAL CONTROL IS BASED ON THE FOLLOWING GEODETIC CONTROL STATIONS:
 344001 N: 534735.481 E: 836286.294
 3639002 N: 533593.800 E: 837983.249
 - PUBLIC WATER AND PUBLIC SEWER IS TO BE UTILIZED WITHIN THIS SUBDIVISION. SUBJECT PROPERTY IS IN THE METROPOLITAN DISTRICT. STORMWATER MANAGEMENT FOR THIS SUBDIVISION HAS BEEN PROVIDED UNDER THE BLUFFS AT PINE ORCHARD; F 89-229.
 - THERE ARE FLOODPLAINS LOCATED ON THIS PROPERTY.
 - THERE ARE WETLANDS ON THIS PROPERTY. AS SHOWN UNDER THE STUDY PREPARED BY: E.S.A. I.L.C. ON JUNE 1995
 - THE TRAFFIC STUDY HAS BEEN PREPARED BY: TRAFFIC GROUP ON MARCH 28, 1995.
 - GEOTECHNICAL REPORT IS NOT REQUIRED SINCE STORMWATER MANAGEMENT HAS BEEN PROVIDED IN THE BLUFFS AT PINE ORCHARD; F 89-229.
 - EXISTING UTILITIES THAT ARE SHOWN WERE LOCATED BY AS-BUILT UTILITY DRAWINGS.

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
James Smith 10/14/93
 PLANNING DIRECTOR DATE

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 1171 BALTIMORE NATIONAL PIKE, SUITE 100
 ELICOTT CITY, MARYLAND 21042
 TELEPHONE: (410) 451-2225
 FAX: (410) 750-5754

PINE BLUFFS DRIVE
 THE BLUFFS AT PINE ORCHARDS
 PLAT # 8 28-57 & 28-58
 ZONED R-20

PLAN
 SCALE: 1"=50'



OWNER
 JOSEPH AND AMY BARTH
 3141 BOONES LANE
 ELICOTT CITY, MARYLAND 21042

(CONTRACT PURCHASER)
OWNER AND DEVELOPER
 PINE MEADOW PARTNERSHIP
 % LAND DESIGN AND DEVELOPMENT INC.
 1005 HICORY RIDGE ROAD
 COLUMBIA, MARYLAND 21044

SKETCH PLAN
PINE MEADOWS AT TURF VALLEY
 SECOND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 TAX MAP: 17 P/O PARCEL: 125
 SCALE: AS SHOWN
 DATE: JUNE 4, 1995
 SHEET 1 OF 1