

- GENERAL NOTES
- PROPERTY ZONED : R-12
 - TOTAL GROSS AREA OF BUILDING LOTS : 7.57 AC.
 - TOTAL AREA OF ROAD R/W : 1.42 AC.
 - TOTAL AREA OF OPEN SPACE : 2.25 AC.
 - TOTAL AREA OF 100 YEAR FLOOD PLAIN : 0.31 AC.
 - TOTAL AREA OF 25% SLOPE : 0.03 AC.
 - TOTAL AREA OF PROPERTY : 11.24 AC.
 - PUBLIC WATER AND SEWER SYSTEMS AREA TO BE EMPLOYED.
 - STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH 16.131 OF THE SUBDIVISION REGULATIONS.
 - STREET LIGHTS WILL BE PROVIDED AS INDICATED ON THE FINAL ROAD DRAWINGS.
 - TOPO BASED ON H.O.CO. 200 SCALE PLANS.
 - PROPOSED PUBLIC ROADWAY WITHIN THIS SITE.
 - A : CUL-DE-SAC STREET
 - B : 50 FT. R.O.W.
 - C : 28 FT. PVMT WIDTH.
 - D : 30 MPH DESIGN SPEED.
 - E : P-2 PAVEMENT TYPE.
 - F : R 1.01 TYPICAL SECTION.
 - MINIMUM LOT SIZE PROVIDED : 9600.00 SQ. FT.
 - PERCENT OPEN SPACE REQUIRED BASED ON MINIMUM LOT SIZE : 20 %
 - TOTAL AREA OF OPEN SPACE REQUIRED, (TOTAL AREA*20%) : 2.25 AC.
 - VEGETATIVE ANALYSIS PLAN IS INCLUDED WITHIN THE REPORT.
- * OPEN SPACE PROVIDED : 2.25 AC.
 * OPEN SPACE REQUIRED : 2.25 AC.
 * 25% SLOPE & FLOOD AREA : 0.34 AC.
 * DRY OPEN SPACE PROVIDED : 1.75 AC.
 * DRY OPEN SPACE REQUIRED : 1.13 AC.

HORIZONTAL CURVE DATA

STATION	P.C. STATION	P.T. STATION	CURVE LENGTH L, FT.	RADIUS R	DEGREE OF CURVE, D	MULTA
75.00	145.00	70.00	150.00	38.20	26.74	
305.00	440.00	135.00	175.00	32.74	44.20	
470.00	750.00	84.00	150.00	38.20	32.09	
100.00	305.00	205.00	175.00	32.74	68.43	

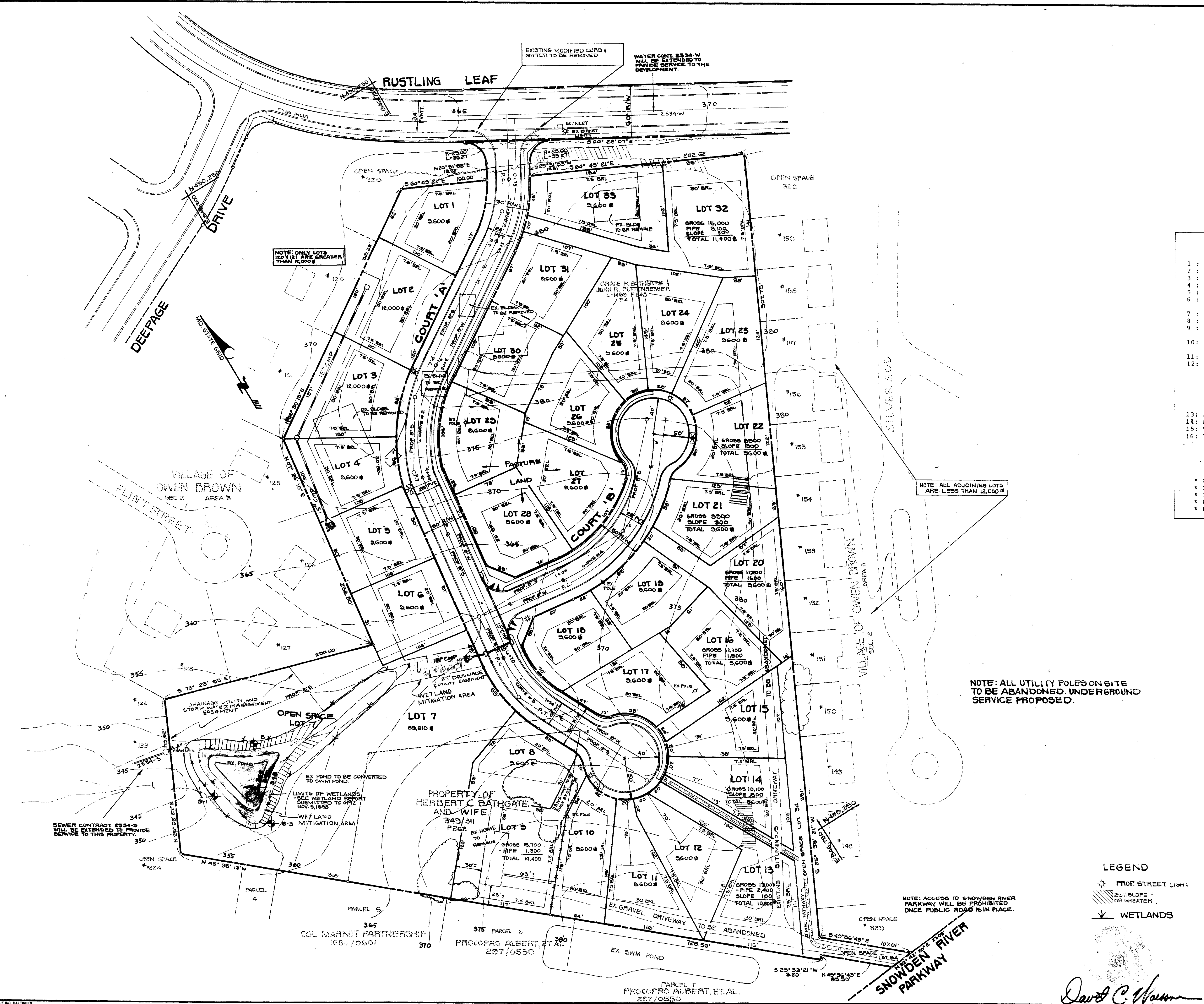
MINIMUM RADIUS ALLOWABLE 125'
 MAXIMUM DEGREE OF CURVATURE ALLOWABLE = 45.8

TENTATIVELY APPROVED ON 5-2-89
 OFFICE OF PLANNING AND ZONING OF
 HOWARD COUNTY
 PLANNING DIRECTOR 6-26-89
 DATE

AMERICAN ENGINEERING, INC. 609 B MAIN STREET LAUREL, MARYLAND 20707 301-953-1221 301-880-3039	
OWNER Herbert C. Bathgate 9322 Snowden River Pkwy Columbia, Md. 21043	PROJECT NAME Puffenberger Site Section 1 Area 1 Lots 1 - 34
DEVELOPER Porten Sullivan Corp. 3 Bethesda Metro Center Bethesda, Md. 20814	LOCATION TM # 42 Par. 4 and 262 6 th Elect. Dist. H.Co. Md
TITLE PRELIMINARY PLAN	
DATE 12-20-88 PROJECT PS8802	
DES. RAB	DRW. RT
SCALE 1"=50' DRAWING 1 OF 1	

- LEGEND
- ★ PROP STREET LIGHT
 - 25% SLOPE OR GREATER
 - WETLANDS

David C. Hannon



NOTE: ALL UTILITY POLES ON SITE TO BE ABANDONED. UNDERGROUND SERVICE PROPOSED.

NOTE: ACCESS TO SNOWDEN RIVER PARKWAY WILL BE PROHIBITED ONCE PUBLIC ROADWAY IS IN PLACE.