

GENERAL NOTES

- This site is located on Tax Map No. 38, P.B. 8, F. 44
- Public water & sewer to be utilized.
- See Soils Map # 26.
- Installation of traffic control devices shall be in accordance with the latest edition of the manual of uniform control devices.
- Settlement of erosion control measures to be provided with the submission of the road construction and site development plans.
- All utilities shown as existing from available plans and records.
- For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and road R/W line only, and not onto the flag or pipestem lot driveway.
- Street trees shall be provided as per 16.131 of Howard County Subdivision Regulations.
- Street lights to be provided per 16.130
- Recording Reference: L 1603, F. 502.
- Topography compiled from field survey
- Storm Water Management provided for by facility under F-87-42
- Flood Plain Information taken from P.85-34

SITE ANALYSIS:

- Zone: R-12
- Tract Area: 26.73 Ac.
- No. of Lots Proposed: 70-Buildable; 2-N.S.
- Proposed Density: 2.62 DU/AC
- Open Space Proposed: 4.61 Ac.
- Open Space Required: 2.58 Ac.
- Right-of-Way Dedication: 5.90 Ac.
- Minimum "Dry Ground Open Space" Req'd: 1.29 Ac. (Provided 3.62 Ac. 100%)

LEGEND.

- Contour Interval: 2 Ft.
- Existing Contour: 15' RCP
- Prop. Storm Drain: 15" RCP
- 175 Watt Mercury Vapor Post top Fixture on a 12' Fiberglass pole #48-4
- 250 Watt Mercury Lamp Pendant Mounted Fixture on a 25' Galvanized Steel Pole #1

FOR STORM WATER MANAGEMENT FACILITY SEE F-87-42.

LOT AREA / OPEN SPACE TABULATION*

Lot Size	No. of Lots	Area	% Open Space	Open Space Req'd
12,000	19	5.96 Ac.	8%	0.48 Ac.
10,800	27	7.42 Ac.	10%	0.74 Ac.
9,600	11	2.98 Ac.	20%	0.50 Ac.
8,400	13	2.86 Ac.	30%	0.86 Ac.
TOTAL	70	17.22 Ac.		2.58 Ac.

* AREA OF PIPESTEM NOT INCLUDED FROM PIPESTEM LOTS

OPEN SPACE & DENSITY TABULATION

GROSS OPEN SPACE PROVIDED	OPEN SPACE WITHIN FLOODPLAIN / STREET CLOSURE	% UNITS	DENSITY
26.73 Ac.	2.58 Ac.	9.6%	2.62

HUNT CLUB ESTATES SECTION 5 F-87-42 AREA 1



VICINITY MAP

SCALE: 1"=2000'

COORDINATE TABLE

No.	NORTH	EAST
1	499 581.28	873 233.66
2	499 496.78	873 318.48
3	499 904.75	872 130.88
4	499 142.27	872 110.13
5	499 559.25	871 951.22
6	499 170.19	872 225.07
7	499 768.38	872 239.10
8	499 792.21	872 270.04
9	499 874.39	872 226.25
10	499 926.46	872 270.20
11	500 041.77	873 322.99
12	500 063.59	873 367.03
13	500 045.22	872 378.24
14	500 071.31	872 420.89
15	500 121.27	872 370.34
16	500 178.67	872 484.18
17	500 245.78	872 455.35
18	500 245.85	872 620.25
19	500 388.83	872 819.28
20	500 388.70	872 843.07
21	500 158.28	872 394.34
22	500 067.40	873 068.49
23	499 927.43	873 171.23
24	499 824.64	873 288.81
25	499 775.53	873 314.77
26	499 721.47	873 351.56
27	499 651.27	873 389.70
28	500 081.84	873 232.23
29	500 117.06	873 239.49
30	500 048.01	873 311.29
31	500 047.25	873 276.04
32	499 924.73	873 196.49

MINIMUM LOT SIZE CHART

LOT #	TOTAL AREA	PIPESTEM AREA	NET AREA
89	15800 #	2838 #	12962 #
90	15100 #	2113 #	12987 #
94	12500 #	1361 #	12139 #
97	12000 #	1604 #	12396 #
104	12000 #	2623 #	11177 #
105	12000 #	2350 #	12450 #
108	12000 #	2350 #	12050 #
109	12000 #	2250 #	13450 #
113	16100 #	2680 #	13420 #
114	16000 #	2720 #	13280 #
118	16000 #	2182 #	14718 #
119	12500 #	2204 #	12306 #
122	12500 #	2332 #	12268 #
123	12000 #	2432 #	11568 #
127	12500 #	1233 #	12267 #
144	12100 #	3120 #	9020 #
145	13000 #	2100 #	10900 #

TENTATIVELY APPROVED ON 6-10-88
 OFFICE OF PLANNING AND ZONING OF
 HOWARD COUNTY
 PLANNING DIRECTOR
 DATE 8-10-88
 COMMUNITY OWNED OPEN SPACE LOT 148
 214,000 # or 4.91 Ac.

CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7135 MNISTREL WAY • COLUMBIA, MD. 21045 • (301) 381-7200 - BALTO. • (301) 621-8100 - WASH.

DESIGNED: WHT
 DRAWN: KIW
 CHECKED: WHT
 DATE: 8-21-88

REVISION: PRELIMINARY PLAN
 LOTS 77-148
 SECTION 5
HUNT CLUB ESTATES
 HOWARD COUNTY, MARYLAND

SCALE: 1"=50'
 DRAWING: 10F/1
 JOB NO.: 86-113
 FILE NO.: 86-113-P

FOR: PATUXENT JOINT VENTURE
 C/O Diversified Housing Corporation
 10705 Charter Drive #420 Columbia, Md. 21044

OWNER/DEVELOPER:
 John P. Healy, B. Paul Montgomery, Paula M. Morgan and George
 F. Adams, Trustees, 10705 Charter Drive #420
 Columbia, Md. 21044