

CLAY PROPERTY PRELIMINARY PLAN

GENERAL NOTES

- PROPERTY ZONED : R-20
- TOTAL GROSS AREA OF BUILDING LOTS : 24.42 AC.
- TOTAL AREA OF ROAD R/W : 4.20 AC.
- TOTAL AREA OF OPEN SPACE : 6.06 AC.
- TOTAL AREA OF 100 YEAR FLOOD PLAIN : 3.10 AC.
- TOTAL AREA OF 25% SLOPE : 0.20 AC.
- TOTAL AREA OF PROPERTY : 35.48 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 NO. 00, 200 SCALE PLANS.
- PROPOSED PUBLIC ROADWAY WITHIN THIS SITE.
A : CUL-DE-SAC STREET & LOCAL STREET
B : 50 FT. R.O.M.
C : 28 FT. AND 30 FT. PAVT WIDTH
D : 30 MPH DESIGN SPEED.
E : P-2 PAVEMENT TYPE
F : R 1.01 & R 1.02 TYPICAL SECTION.

OPEN SPACE TABULATION (BASED ON NET ACREAGE)

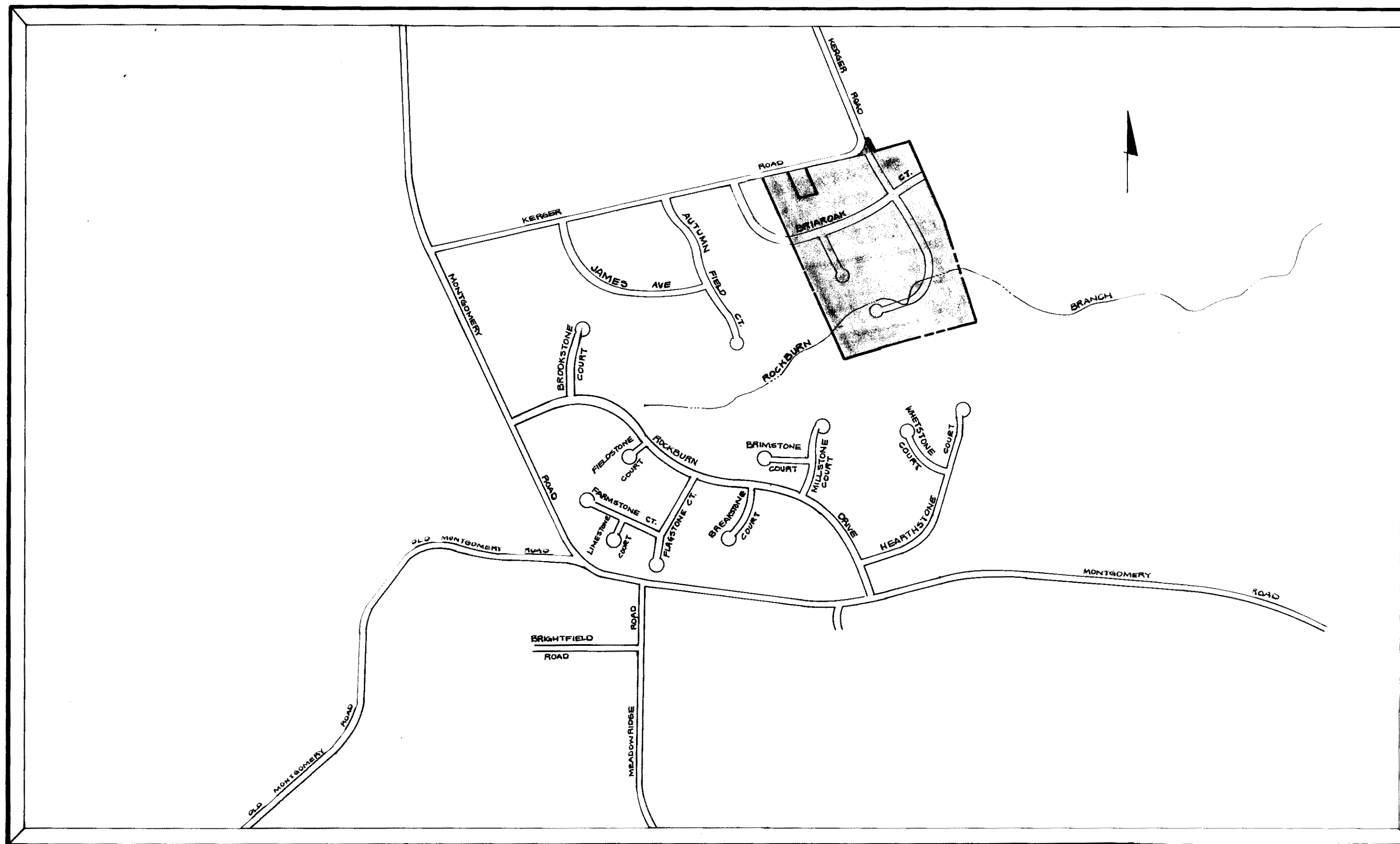
LOT SIZE SQ. FT.	NO. OF LOT	NET LOT AREA, AC.	MANDATORY OPEN SPACE PROVISIONS	OPEN SPACE AREA, AC.
20000 OR GREATER	4	1.84	6 %	0.11
18000 TO 19999	5	1.66	10 %	0.17
16000 TO 17999	6	2.59	20 %	0.52
14000 TO 15999	50	16.20	30 %	4.86
12000 TO 14000	4	1.16	40 %	0.46
TOTAL	69	23.45		6.12 (PROVIDED)

OPEN SPACE TABULATION

TOTAL OPEN SPACE PROVIDED :	6.06 AC.
100 YR. FLOOD PLAIN AREA :	3.64 AC.
25 % SLOPE AREA :	0.20 AC.
DRY OPEN SPACE PROVIDED :	3.10 AC.
TOTAL OPEN SPACE REQUIRED :	6.12 AC.
DRY OPEN SPACE REQUIRED :	3.06 AC.

COORDINATE TABLE

POINT	NORTHING	EASTING
1	505832.80	862018.86
2	505877.83	862198.49
3	505719.32	862385.37
4	505719.32	862385.37
5	505908.26	862319.71
6	505918.20	862359.35
7	505603.28	862698.63
8	506052.47	862771.82
9	506064.49	862821.28
10	505961.20	862854.43
11	506064.17	863088.13
12	505389.56	863395.08
13	504608.51	863463.51
14	504489.83	862499.38
15	504471.92	862440.62
16	504489.83	862499.38
17	504471.92	862440.62



VICINITY MAP
SCALE: 1"=600'

NET ACREAGE CHART

LOT NO.	TOTAL LOT AREA, SQ. FT.	PIPESTEM AREA, SQ. FT.	FLOOD PLAIN AREA, SQ. FT.	NET LOT AREA, SQ. FT.
12	15000.00	1000.00	0.00	14000.00
13	16000.00	2000.00	0.00	14000.00
16	18000.00	3000.00	0.00	15000.00
17	22000.00	2000.00	0.00	20000.00
21	19000.00	3000.00	0.00	16000.00
38	18000.00	3000.00	0.00	15000.00
39	20900.00	2900.00	0.00	18000.00
42	18000.00	3000.00	0.00	15000.00
45	18000.00	4000.00	0.00	14000.00
46	21000.00	3000.00	0.00	18000.00
53	17000.00	2000.00	0.00	15000.00
55	18000.00	2000.00	0.00	16000.00
56	24350.00	4351.00	0.00	20000.00
71	23750.00	3750.00	0.00	20000.00

LOT NO.	LOT SIZE SQ. FT.	LOT NO.	LOT SIZE SQ. FT.	LOT NO.	LOT SIZE SQ. FT.	LOT NO.	LOT SIZE SQ. FT.
1	14000	19	14000	37	14000	55	17150
2	20000	20	16000	38	18000	56	24350
3	20000	21	19000	39	20900	57	50965
4	14000	22	18000	40	14500	58	14000
5	16000	23	14000	41	14500	59	14250
6	14000	24	14000	42	18000	60	14000
7	14000	25	14000	43	24827	61	14000
8	14000	26	14000	44	14000	62	14000
9	14000	27	14000	45	18000	63	14000
10	14000	28	14000	46	21000	64	14000
11	14000	29	14000	47	14000	65	16000
12	15000	30	14000	48	14000	66	16000
13	16000	31	14000	49	14000	67	12600
14	14000	32	14000	50	14000	68	12600
15	14000	33	14000	51	14000	69	12600
16	18000	34	14000	52	17050	70	12600
17	22000	35	14000	53	17000	71	23750
18	14000	36	14000	54	18000		

TOTAL LOTS AREA : 31.27 AC.
TOTAL NET BUILDING AREA : 23.57 AC.

* OPEN SPACE LOTES

TENTATIVELY APPROVED
ON 1-3-88
DATE
OFFICE of PLANNING AND ZONING of
HOWARD COUNTY
[Signature]
PLANNING DIRECTOR
DATE
3.7.87
J.B.



David C. Weisman

AMERICAN ENGINEERING, INC. 609 B MAIN STREET LAUREL, MARYLAND 20707 301-953-1221 301-880-3039	
OWNER Charles & Vivian McCartee 5365 Kerger Road Ellicott City, Md. 21043 Mark & Laura Clay 5341 Kerger Road Ellicott City, Md. 21043	PROJECT NAME Clay Property Section I Area I Lots 1 - 71 LOCATION TM # 31 Par. 57, 518, 757458 1 Elect. Dist. H.Co. MD.
DEVELOPER Porten Sullivan Corp. 3 Bethesda Metro Center Bethesda, Md. 20814	TITLE PRELIMINARY PLAN S-89-06 P-89-52 F- DATE 12-20-88 PROJECT P8801
DES. RAB	DRW. RT

DENSITY TABULATION

GROSS AREA AC.	STEEP SLOPE & PIPESTEM AREA, AC.	FLOOD PLAIN AC.	NO. OF D.U. ALLOWED	FLOOD PLAIN LOT ADJUSTMENT	TOTAL NO. D.U. ALLOWED	TOTAL NO. D.U. PROPOSED
35.48	1.00	3.64	67.17	7.93	75.10	69.00

