

CRITICAL LOT ANALYSIS

LOT NO.	GROSS AREA	PIPE STEM AREA	WETLAND AREA	STEEP SLOPE AREA	FLOOD PLAIN AREA	NET AREA
10	20500	-0-	500	-0-	-0-	20500
11	20500	-0-	500	-0-	-0-	20500
12	22000	3000	200	-0-	-0-	19000
21	20000	2920	-0-	-0-	-0-	17080

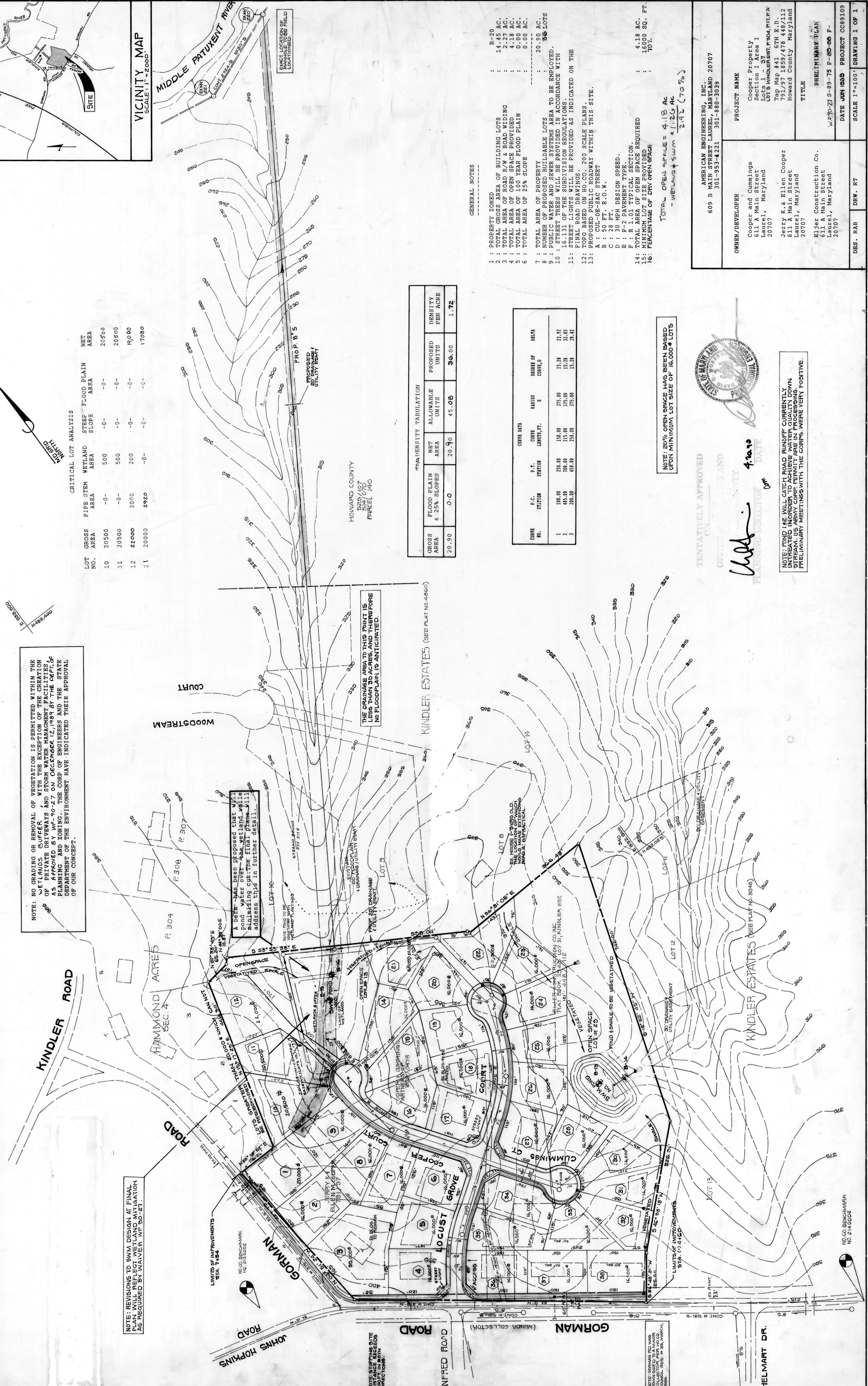
NOTE: NO GRADING OR REMOVAL OF VEGETATION IS PERMITTED WITHIN THE WETLANDS BUFFER WITH THE EXCEPTION OF THE CREATION OF PRIVATE DRIVEWAYS AND STORM WATER MANAGEMENT SYSTEMS AS APPROVED BY THE BOARD OF ENGINEERS AND THE STATE DEPARTMENT OF THE ENVIRONMENT HAVE INDICATED THEIR APPROVAL OF OUR CONCEPT.

NOTE: REVISIONS TO SWM DESIGN AT FINAL STAGING AS REQUIRED BY WAIVER W.P. 90-27.

NOTE: STOPPING SITE AND ANCHORING DIRECTIONS.

A berm has been proposed that will pond water over the wetland while minimizing cut. The final plans will address this in further detail.

THE DRAINAGE AREA TO THIS POINT IS LESS THAN 30 ACRES AND THEREFORE NO FLOODPLAIN IS ANTICIPATED.



TOTAL DENSITY TABULATION

GROSS AREA	FLOOD PLAIN & 25% SLOPES	NET AREA	ALLOWABLE UNITS	PROPOSED UNITS	DENSITY PER ACRE
20,900	0.0	20,900	45.08	36.00	1.72

CURVE DATA

CURVE NO.	P.C. STATION	P.T. STATION	CURVE LENGTH, FT.	RADIUS	DEGREE OF CURVE, D	DELTA
1	100.00	350.00	150.00	375.00	15.28	73.91
2	465.00	700.00	235.00	375.00	15.28	73.91
3	700.00	450.00	250.00	375.00	15.28	73.91

GENERAL NOTES

- PROPERTY ZONED : R-20
  - TOTAL GROSS AREA OF BUILDING LOTS : 14.45 AC.
  - TOTAL AREA OF ROAD R/W & ROAD WIDING : 2.27 AC.
  - TOTAL AREA OF OPEN SPACE PROVIDED : 4.18 AC.
  - TOTAL AREA OF 100 YEAR FLOOD PLAIN : 0.00 AC.
  - TOTAL AREA OF 25% SLOPE : 0.00 AC.
  - TOTAL AREA OF PROPERTY TO BE DEVELOPED : 20.90 AC.
  - MINIMUM LOT AREA : 56 LOTS
  - PUBLIC UTILITY AND SERVICE 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 : COL-DB-SAC STREET
    - C : 20 FT. R.O.W.
    - D : 30 MPH DESIGN SPEED.
    - E : P-2 PAVEMENT TYPE.
    - F : 1.01 TYPICAL SECTION.
  - TOTAL AREA OF OPEN SPACE REQUIRED : 4.18 AC.
  - MINIMUM LOT SIZE PROVIDED : 16000 SQ. FT.
  - PERCENTAGE OF DRY OPEN SPACE : 70%.
- TOTAL OPEN SPACE = 4.18 AC  
 - WETLANDS = 3.12 AC  
 - 1.06 (70%)



TENTATIVELY APPROVED  
 OFFICE OF THE COUNTY PLANNING COMMISSION  
 DATE: 4-10-19

NOTE: ROAD #42 WILL CATCH ROAD RUNOFF CURRENTLY STREAM. US ARMY CORP PERMIT ARE IN PROCESSING. PRELIMINARY MEETINGS WITH THE CORP. WERE VERY POSITIVE.

OWNER/DEVELOPER Cooper and Cummings 611 A Main Street Laurel, Maryland 20707	PROJECT NAME Cooper Property Section I Area I Lots 1 - 37 LOT 1 KANDLER, P.S.O., P.T.P.A 20707
TERRY K. & ELLEN COOPER 611 A Main Street Laurel, Maryland 20707	TITLE PRELIMINARY PLAN W.P. 90-27 S-89-75 P-80-88 P- DATE JUN 1989 PROJECT CC89109
AMERICAN ENGINEERING, INC. 609 B MAIN STREET LAUREL, MARYLAND 20707 301-953-1221 301-860-3039	DES. RAB DRW. RT SCALE 1"=100' DRAWING 1 OF 1