

COORDINATE TABLE		
(No)	NORTH	EAST
3	515393.04	844391.15
243	514901.91	844308.92
244	514905.00	844410.00
245	514920.00	844455.00
246	514873.00	844545.00
247	514890.00	844703.00
248	514920.00	844800.00
1214	515972.19	845213.15
1510	515208.00	844868.00
1511	515203.00	844855.00
1512	515140.10	844878.34
1513	515062.00	844875.00
1514	514989.91	844861.66
1515	514967.00	844823.00
1516	515411.78	844611.27
1517	515490.15	844695.44
1518	515454.81	844694.18
1519	515390.84	844753.75
1520	515329.44	844851.86
1521	515301.93	844941.62
1522	515296.71	844956.69
1523	515254.12	844926.97
1524	515258.95	844911.22
1525	515236.05	844783.66
1526	515346.59	844706.17
1527	515410.52	844646.61
1528	515646.38	845377.65

LEGEND

- 1. EXISTING CONTOUR
- 2. EXISTING INDEX CONTOUR
- 3. STORM DRAIN
- 4. 100 YR. FLOOD PLAIN ELEVATION

Sectional Density Tabulation	PARCEL C		Remainder Dorsey Hall 2/2	*Total Dorsey Hall 2/2
	Parcels C-1 and C-3	Remainder Parcel C Δ (by others)		
Gross Area	9.82 Acres	15.18 Acres	25 Acres	164 Acres
100 Yr. Flood Plain	0	0	0	90.6 Acres
Net Area	9.82 Acres	15.18 Acres	25 Acres	73.4 Acres
Units Permitted/Net	39 Units	60 Units	100 Units	294 Units
Flood Plain Lot Allowance	0	0	0	76
Max. Units Permitted	84	130	214	250*
Density/Acre	8.55	8.56	8.56	1.56
Open Space Required	1.96 Acres	3.04 Acres	5.0 Acres	32.80 Acres
Open Space Provided	4.05 Acres	5.36 Acres	9.41 Acres	90.6 Acres

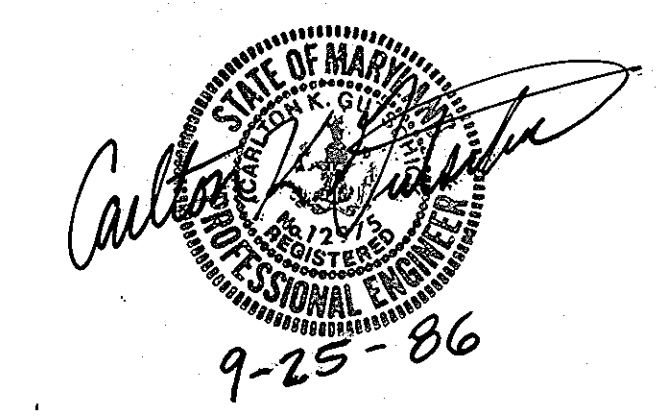
* See Approved Sketch Plan S-86-25 per Planning Board Case No 185.
 Δ See Approved Preliminary Plan P-86-43 and F-86-219.

PROPOSED RESUBDIVISION OF PARCEL C-2
 DORSEY HALL AREA 2
 SECTION 2
 PLAT 6659
 ZONE: RSC

TENTATIVELY APPROVED ON 9-2-86
 OFFICE OF PLANNING AND ZONING
 THOMAS J. HANCOCK
 PLANNING DIRECTOR
 9-26-86

SITE ANALYSIS

- 1. Zone: RSC
- 2. Gross Area: 9.82 Acres
- 3. Single Family Attached Units Proposed: 84
 Community Owned Open Space Lots Proposed: 87
 Total: 171
- 4. Area Tabulation:
 Lots C-138 thru C-221 (84 Lots) 4.02 Ac.
 Public Roads 0.84 Ac.
 Community Owned Open Space (3 Lots) 4.95 Ac.
 Total: 9.81 Ac.
 Area of Private Parking Courts: 0.91 Ac.
- 5. Parking Required (84 Lots) 168 Spaces
 Parking Provided: 168 Spaces



GENERAL NOTES

1. Topography was field run May, 1986. Contour interval = 2 feet.
2. The area included in this submission is located on Tax Map 30.
3. Installation of Traffic Control Devices will be in accordance with the latest edition of the Manual of Uniform Control Devices.
4. Public Water & Sewer will be used.
5. Sediment & Erosion Control Measures will be provided with the submission of the Road Construction and Site Development Plans.
6. All utilities shown as existing were compiled from available records and field survey.
7. Site can be found in the Howard County Soil Survey, Map No. 19.
8. Street trees will be provided in accordance with Section 16.131 of the Howard County Subdivision Regulations.
9. Stormwater Management is provided by a Control Facility in Dorsey Hall, Section 2, Area 1, F-85-16.
10. Existing 20 foot Drainage and Utility Easements will be abandoned and relocated as shown.
11. Recording Reference: Plat 6659.
12. See OP&Z Files: P-84-27, S-86-25, F-85-56, PB-185, F-86-124, P-86-43 and F-86-219.

GW GUTSCHICK LITTLE & WEBER, P.A.
 ENGINEERS, PLANNERS, SURVEYORS
 3909 NATIONAL DRIVE · SUITE 250 · BURTONSVILLE OFFICE PARK · BURTONSVILLE, MD. 20866
 TEL.: (301) 421-4024

DATE	REVISION	BY	APP'R.

OWNER:
CAPITAL HOMES, INC.
 8102 ASPENWOOD WAY
 JESSUP, MARYLAND 20794

PRELIMINARY PLAN
 LOTS C-138 THRU C-224: A RESUBDIVISION OF PARCELS C-1 & C-3
DORSEY HALL
 SECTION 2 AREA 2
 2nd ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE	CONTOUR INTERVAL	G.L.W. FILE No.
1" = 50'	2 FT.	86-016
DATE	TAX MAP No.	SHEET
SEPT. 24, 1986	30	1 of 1