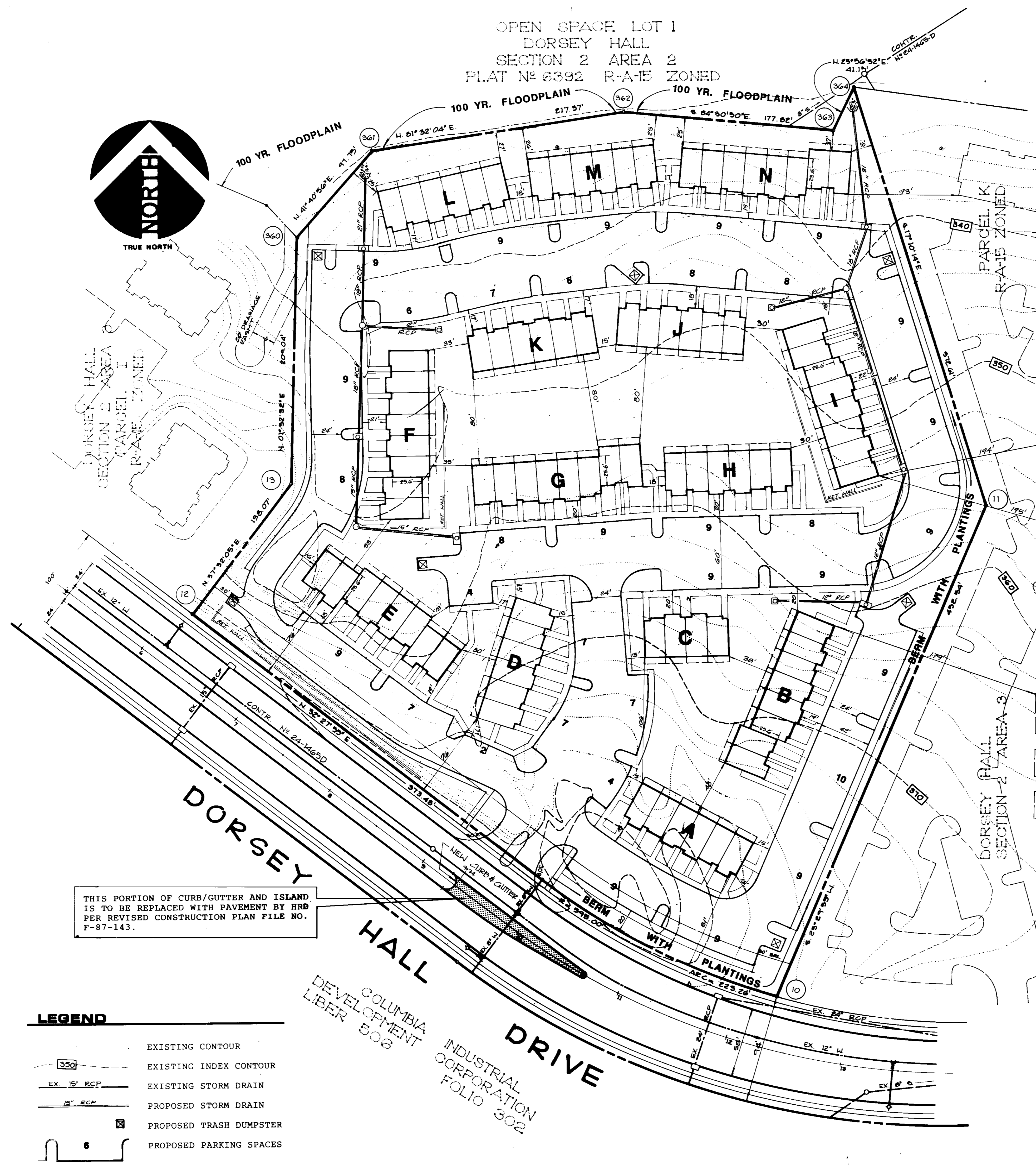
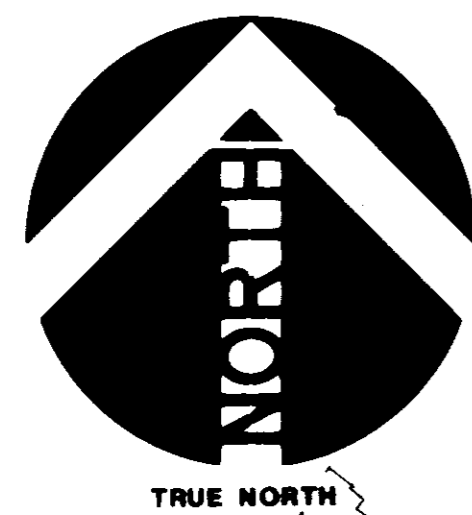


OPEN SPACE LOT 1
DORSEY HALL
SECTION 2 AREA 2
PLAT No 6392 R-A-15 ZONED



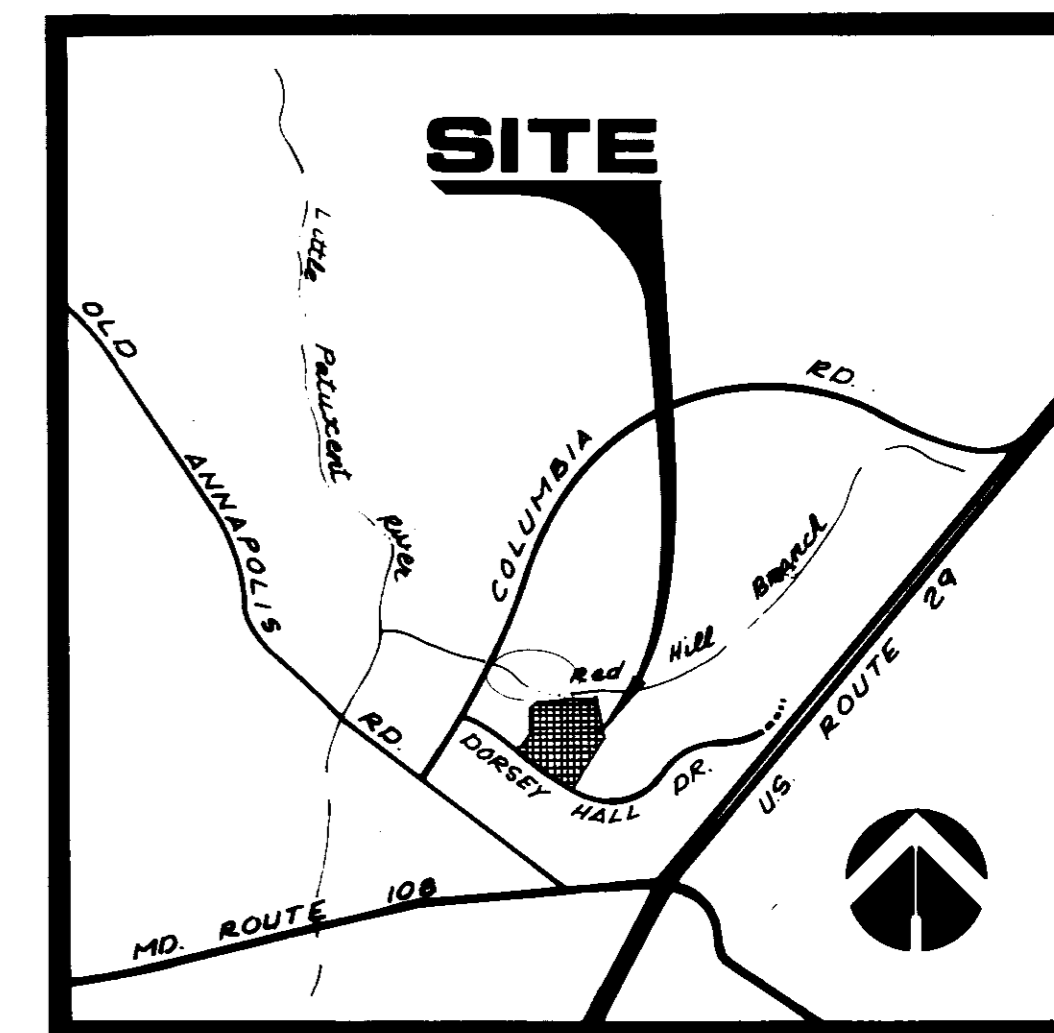
THIS PORTION OF CURB/GUTTER AND ISLAND IS TO BE REPLACED WITH PAVEMENT BY HRD PER REVISED CONSTRUCTION PLAN FILE NO. P-87-143.

LEGEND

- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- PROPOSED TRASH DUMPSTER
- PROPOSED PARKING SPACES

GENERAL NOTES

1. Existing Zoning: R-A-15
2. Gross Area of Tract: 7.775 Acres
3. Development is to be condominium units with private roads and parking.
4. Number of units proposed: 132
5. Number of parking spaces required: 264 (2 per unit)
6. Number of parking spaces provided: 269
7. Total area of private roads and parking: 109,510sf (2.51 Ac)
8. Public water mains will be built as required to serve all fire hydrants. The balance of the water system and all the sewer will be private.
9. Topography was field run, August, 1987.
10. Sediment and Erosion Control measures will be provided with the submission of the Site Development Plan.
11. All utilities shown as existing were compiled from available records and field survey.
12. Site can be found in the Howard County Soil Survey, on Map numbers 19 and 20.
13. Stormwater management is provided by a central facility. See Dorsey Hall Section 2, Area 1, F-85-16.
14. See Office of Planning and Zoning File: S-78-20, P-84-27, P-86-26, F-85-16, F-85-56, F-86-192, F-87-143 and WP-88-70.
15. Recording reference: Plats 6949 & 6950.
16. The retaining wall along Dorsey Hall Drive (in front of Buildings D & E) will have heavier plantings in lieu of a berm.



LOCATION MAP
SCALE: 1" = 2000'

COORDINATE TABLE

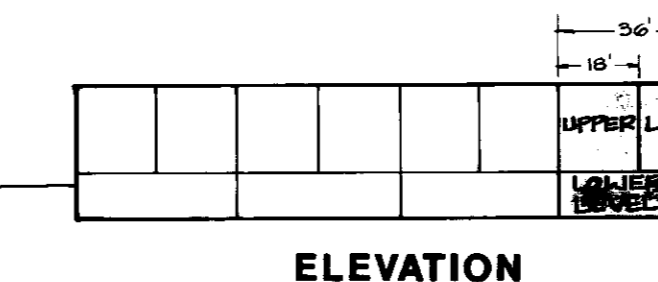
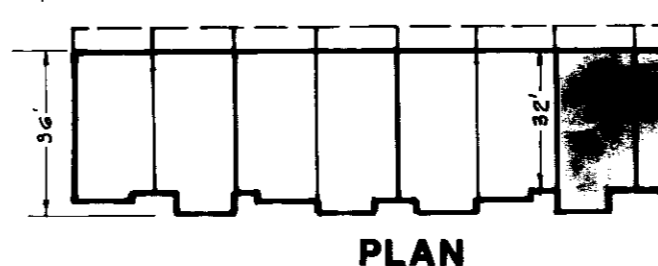
No.	NORTH	EAST
360	514005.0000	844925.0000
361	514078.0000	844990.0000
362	514110.0000	845205.0000
363	514093.0000	845382.0000
364	514130.0000	845400.0000
11	513774.0000	845510.0000
10	513358.9880	845329.5540
829	513459.0100	845131.4200
12	513686.5497	844835.2562
13	513796.0371	844919.3743
2	512848.0063	846160.8407

DENSITY TABULATION

Parcel	Acreage	No. Units Allowed	No. Units Proposed*	Units/Acre
I	6.196	93	84	13.6
J (Apt.)	5.525	83	114	20.6
J (Att.)	2.250	18	18	8.0
J (Total)	7.775	101	132	17.0
K	8.131	122	138	17.0
Remainder of R-A-15 Area	4.430	66	---	---
Total	26.532	382	354	13.3

*See letter from Director of Planning and Zoning to HRD, dated September 9, 1986.

TYPICAL BUILDING



TYPICAL MODULE

A TYPICAL MODULE HAS 3 UNITS: ONE LOWER LEVEL UNIT & TWO UPPER-LEVEL UNITS. DUE TO TOPOGRAPHIC CONDITIONS, THE DOWNHILL END MODULE OF BLDG. I & ALL MODULES OF BLDGS. C, J AND K HAVE NO LOWER LEVEL UNIT.

FINISH GRADE @ BLDG./MODULES:
--- WITHOUT LOWER LEVEL
--- WITH LOWER LEVEL

BUILDING TABULATION

Building	Number of Units	
	"Attached"	"Attached"
A	9	-
B	12	-
C	-	4
D	9	-
E	12	-
F	12	-
G	12	-
H	9	-
I	9	-
J	-	4
K	-	8
L	6	-
M	12	-
N	12	-
Total	114	18

PROVISIONALLY APPROVED ON 2-16-88

OFFICE OF PLANNING AND ZONING OF HOWARD COUNTY

Chaffin 4.19.88



C.K. [Signature]

GW GUTSCHICK LITTLE & WEBER, P.A.
ENGINEERS, PLANNERS, SURVEYORS

3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE OFFICE PARK BURTONSVILLE, MD. 20866

DES. *ckg* DRN. *hst* CHK. *ckg*

DATE

REVISION

BY

APP'R.

OWNER:
PORTEN-SULLIVAN CORP.
THREE BETHESDA METRO CENTER
SUITE 900
BETHESDA, MD 20814

SKETCH PLAN

DORSEY HALL -- Parcel J
SECTION 2 AREA 3

SECOND ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

SCALE
1" = 50'

CONTOUR INTERVAL
2 FT.

G.L.W. FILE No.
87-045

DATE
MARCH 1988

TAX MAP No.
30

SHEET
1 of 1