



- GENERAL NOTES:**
1. Topography was compiled from actual field survey.
  2. The area included in this submission is located on Tax Map #35 Parcel 46.
  3. Installation of Traffic Control Devices shall be in accordance with the latest edition of the Manual of Uniform Control Devices.
  4. Public Water and Sewer to be Utilized.
  5. Sediment & Erosion Control Measures shall be provided with the submission of the Site Development Plan.
  6. All Public Utilities shown as existing were compiled from available records and field survey.
  7. Recording Reference: Plat No. 4540
  8. Soils Map No.: 24
  9. The lots shown on this plan are covered by Final Development Plan Phase 177, Recorded as Plat Nos. 3054-A-234 thru 236.
  10. All driveways and parking areas shown are to be Privately Maintained.
  11. Vehicular Ingress & Egress onto Hickory Ridge Road & Cedar Lane is restricted to entrances as shown.

- LEGEND:**
1. Contour Interval: 2 Ft.
  2. Existing Contour: (dashed line)
  3. Existing Storm Drain: (line with 'S')
  4. Existing Sewer Line: (line with 'S')

- SITE ANALYSIS:**
1. Zoning: New Town (Employment Center Commercial).
  2. Lot 24 is to be Community Owned
  3. Gross Building Area: 35,118 sq ft
  4. Parking Spaces Required: 71
  5. Parking Spaces Provided: 168 (6 Handicap)
  6. Lot Tabulation:
    - Area of Lots (1-23): 1.2925 Acres
    - Area of Community Owned Lot 24: 2.3152 Acres
    - Total: 3.6077 Acres
  7. See OFFICE of Planning & Zoning Files: S-79-34-C, VP-80-37 & F-80-59-C
  8. Total Number of Lots: 24

TENTATIVELY APPROVED ON **Dec. 10, 1980**  
 OFFICE OF PLANNING AND ZONING OF  
 THE CITY OF SPRINGFIELD  
 PLANNING DIRECTOR *James Hamdy* DATE 2-3-81

NOTE: Storm Water Management for this site to be provided by one or a combination of the following methods:  
 Underground in Pipes;  
 Roof Top Storage  
 For Storm Drainage Layout See Preliminary Storm Drain Study  
 O.P.G.S. File No. 180-076-D

**COORDINATE TABLE**

No.	NORTH	EAST
10	501 727.22	832 111.10
20	501 752.62	832 090.92
30	501 754.79	832 534.92
40	502 101.12	832 528.38
50	502 025.25	832 038.68



OWNER:  
 CENTENNIAL CONTRACTORS  
 7013 Backlick Road  
 Springfield VA 22151

<b>CLARK • FINEFROCK &amp; SACKETT</b> ENGINEERS • PLANNERS • SURVEYORS 11315 LOCKWOOD DRIVE SILVER SPRING, MARYLAND 20904 (301) 593-3400		
DESIGNED W.R.M.C.	PRELIMINARY PLAN LOTS B-1 THRU B-24 A RESUBDIVISION OF PARCEL "B" <b>COLUMBIA</b>	SCALE 1"=30'
DRAWN K.W.	TOWN CENTER SECTION 8 AREA 4 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	DRAWING 10-P-1
CHECKED W.R.M.C.	FDR: CENTENNIAL CONTRACTORS 7013 Backlick Rd. Springfield VA 22151	JOB NO. 80-076
DATE 1-7-81		FILE NO. 80-076-P