



No.	NORTH	EAST
1214	515 972.19	845 213.16
1420	515 972.23	845 213.06
1415	515 470.00	845 700.00
239	515 183.38	846 017.36
272	515 150.00	845 977.00
271	515 079.00	845 953.00
270	515 029.00	845 830.00
269	515 050.00	845 818.00
268	515 030.00	845 825.00
267	515 025.00	845 845.00
266	514 972.00	845 742.00
92	514 825.00	845 820.00
265	514 825.00	845 568.00
1520	514 710.00	845 484.00
1501	514 580.00	845 472.00
1502	514 835.00	845 432.00
1503	514 566.43	845 302.53
1504	514 597.00	845 340.00
1505	514 597.00	845 292.00
258	514 297.00	845 066.00
1507	515 000.00	844 908.00
1508	515 000.00	844 905.00
1509	515 170.00	844 904.00
1510	515 208.00	844 908.00
1516	515 258.95	844 911.22
1517	515 208.05	844 793.66
1518	515 246.50	844 706.77
1519	515 410.52	844 636.67
1520	515 411.78	844 611.27

GENERAL NOTES

- Topography was compiled from aerial topography.
- The area included in this submission is located on Tax Map 30.
- Installation of traffic control devices shall be in accordance with the latest edition of the Manual of Uniform Traffic Control Devices.
- Public Water & Sewer to be Utilized.
- Sediment & Erosion Control Measures to be provided with the submission of the Red. Construction and Site-Development Plans.
- All utilities shown as existing were compiled from available records and field survey.
- See Soils Map No. 19.
- Min. building setback restrictions from property lines and rights-of-way of any public road and street to be in accordance with Sect. 108 Howard County Zoning Regulation.
- Street trees shall be provided in accordance with Sect. 16.131 of the Ho. Co. Subdivision Regulations.
- Storm Water Management is provided by a Central Facility in Dorsey Hall Sect. 2 Area 1 F-85-16.
- Ex. 20' Drainage & Utility Easement to be abandoned and relocated as shown.
- Revolving Reference: Plat. 6659
- See O.P. of 2. Files: P-84-27, S-86-25, F-85-56 & F-86-124.

SITE ANALYSIS:

- Zone: RSC
- Gross Area: 20.25 Ac.
- 119 Units Proposed:
 - Single Family Attached (Lots C-4 - C-133) 130 Lots/Ac
 - Bulk Parcel C-3 41
 - Total 171 Units
- Area Tabulation:
 - Bulk Parcel C-3 5.08 Ac.
 - Lots C-4 thru C-133 (130 Lots) 6.91 Ac.
 - Public Roads 2.30 Ac.
 - Open Space Provided (4 Lots) 5.36 Ac.
 - Total 20.25 Ac.
 - Area of Private Parking Courts: 0.97 Ac.
 - Parking Required (150 Lots) 200 Spaces
 - Parking Provided: 282 Spaces
 - * 59 Units have integral garages and private drives.
- Parking Required (150 Lots) 200 Spaces
- Parking Provided: 282 Spaces

LEGEND:

- Contour Interval 2 Ft.
- Existing Contour
- Proposed Storm Drain 15" RCP
- 100 Yr. Flood Plain Elevation

TEMPORARILY APPROVED ON May 7, 1986

OFFICE OF PLANNING AND ZONING OF HOWARD COUNTY
 James A. Hanft, 5-22-86
 PLANNING DIRECTOR DATE

References: Plats 6391; P-84-27, S-86-25, F-85-56, F-86-124

SECTIONAL DENSITY TABULATION	PARCEL C			REMAINDER DORSEY HALL 2 1/2	* TOTAL DORSEY HALL 2 1/2
	* As per Sketch Plan # S-86-25	PARCEL C-1 (BY OTHERS)	PARCEL C-2 THIS PLAN		
Gross Area	4.75 Ac.	20.25 Ac.	25 1/2 Ac.	164 Ac.	189 Ac.
100 Yr. Flood Plain	0	0	0	30.6 Ac.	30.6 Ac.
Net Area			25 Ac.	73.4 Ac.	98.4 Ac.
Units Permitted / Net Flood Plain Lot Allowance			100	284	384 Units
Max. Units Permitted			220 *	294	470
Units Proposed	44	171	215	255	470
Density / Acre	9.26	8.44	8.60	1.55	2.48
Open Space Req'd.	0.95 Ac.	4.05 Ac.	5.0 Ac.	32.80 Ac.	37.80 Ac.
Open Space Provided	5.36 Ac.	5.36 Ac.	0.6 Ac.	30.6 Ac.	35.96 Ac.

* See Approved Sketch Plan S-86-25

CLARK • FINEROCK & SACKETT
 ENGINEERS • PLANNERS • SURVEYORS
 11315 LOCKWOOD DRIVE SILVER SPRING, MARYLAND 20904 (301) 593-3400

DESIGNED: WHF
 DRAWN: J.R. KIN
 CHECKED: WHF
 DATE: 4-11-86

PRELIMINARY PLAN
 PARCEL C-3 AND LOTS C-4 THRU C-137
 A RESUBDIVISION OF PARCEL C-2
DORSEY HALL
 SECTION 2 AREA 2
 2ND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE: 1" = 50'
 DRAWING: 10F1
 TAX MAP 30 PARCEL 12
 JOB NO.: 85-101
 FILE NO.: 85-101-P

FOR: COLUMBIA BUILDERS, INC.
 3 Lakefront North Suite 200
 Columbia, Md. 21045