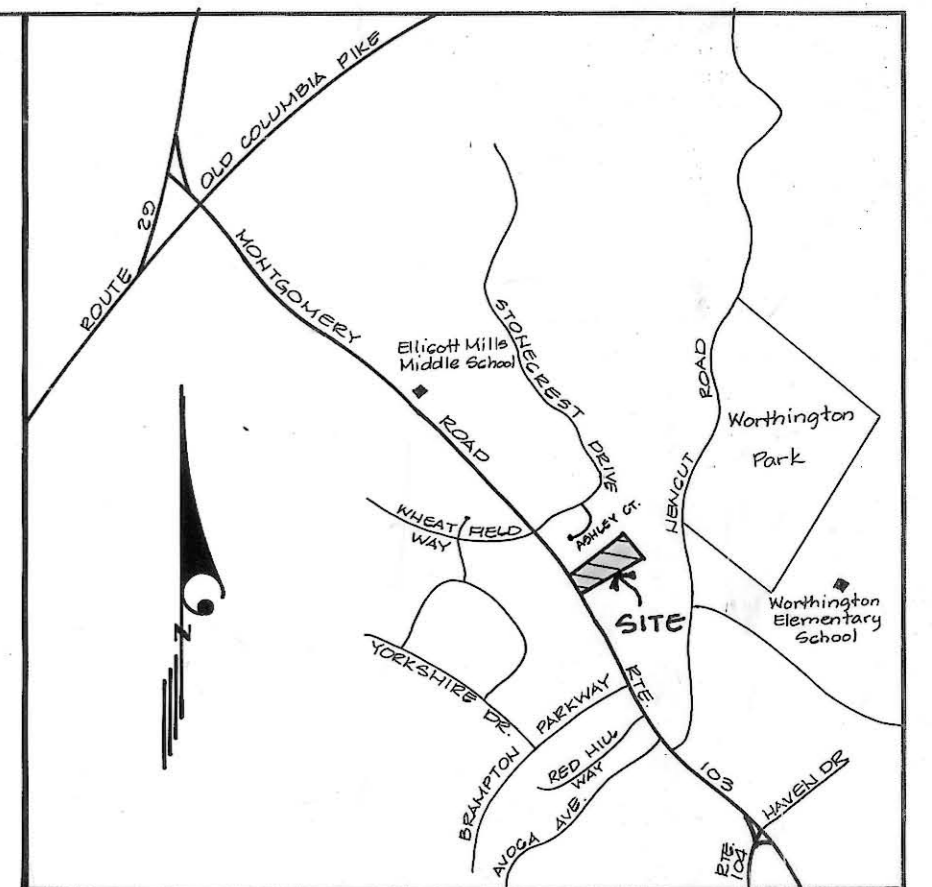




LEGEND

- Ex. Contours
- Flow Arrows
- Storm Drains
- Ex. Trees
- Barricade



VICINITY MAP
Scale 1"=2000'

GENERAL NOTES:

1. Topography was compiled from field run survey.
2. This site is located on tax map #31, parcel 586.
3. Public Water and Sewer to be utilized.
4. See Soils Map #20.
5. Installation of Traffic Control Devices shall be in accordance with the latest edition of the Manual of Uniform Control Devices.
6. Sediment and Erosion Control measures to be provided with the submission of the Road Construction & Site Development Plans.
7. All utilities shown as existing were compiled from available records.
8. Recording Reference: L. 1024, F. 153 for Parcel 586; Plat 7651 for lot 13.
9. Street Trees shall be provided in accordance with Section 16.131
10. See also County file numbers: 5-89-00; 5-90-20.
11. No Wetlands exist on this site as determined by Exploration Research, Inc., Ellicott City, Maryland, dated Sept. 22, 1989.
12. Stormwater Management for this development shall utilize the existing facility on lot 19, which shall be expanded if necessary.
13. For Pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the pipestem and right-of-way only, and not to the pipestem lot driveway.

SITE ANALYSIS

1. Zone: R-20
2. Tract Area: 5.2443 Ac
 Dorsey Property 4.8228 Ac
 Stonebrook Two lot #13 4.155 Ac
3. Number of Proposed Lots (Residential) 8
4. Area Tabulation:
 Buildable Lots 134 Ac.
 Public R/W 1.76 Ac.
 Open Space Provided 1.08 Ac.
5. Open Space Tabulation:
 Total Area 1.05 Ac.
 Total Open Space Required (20%/16,000) 1.05 Ac.
 Total Open Space Provided 1.05 Ac.
 Dry Ground Useable Open Space Required (50% O.S.) .525 Ac.
 Dry Ground Useable Open Space Provided 1.05 Ac.

MINIMUM LOT AREA TABULATION

Lot No.	Gross Area (SF)	Steep Slopes (SF)	* Net Area (SF)	Pipestem Area (CSP)	* Minimum Lot Area (SF)
24	16,000	—	16,000	—	16,000
25	18,030	—	18,030	1726	16,304
26	18,025	—	18,025	2000	16,025
27	16,013	—	16,013	—	16,013
28	16,059	—	16,059	—	16,059
29	18,436	—	18,436	2414	16,022
30	27,111	—	27,111	4420	22,691
31	20,043	—	20,043	—	20,043
32**	31,698	2950	28,748	—	29,043
33**	14,017	—	14,017	—	14,017

NOTE:
 * Net Area = Gross Area - Steep Slopes.
 Minimum Lot Area = Net Area - Pipestem + 10% Steep Slopes.
 ** Open Space.

COORDINATE TABLE

No.	North	East	No.	North	East
24	514472.08	855651.29	29	514252.67	855417.70
25	514182.56	855833.78	30	514428.58	855319.41
26	513748.95	855187.14	31	514467.80	855389.59
27	513795.72	855172.39	32	514473.69	855399.26
28	513963.85	855110.19	33	514322.66	855482.21

TENTATIVELY APPROVED ON 7/16/90

OFFICE OF PLANNING AND ZONING OF HOWARD COUNTY

Joseph R. Smith
 PLANNING DIRECTOR 7/16/90



CLARK • FINEROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7135 MINTSEL WAY • COLUMBIA, MD 21045 • (301) 381-7500 • BALTO. • (301) 621-8100 • WASH.

DESIGNED M.J.P.	PRELIMINARY PLAN STONEBROOKE THREE - LOTS 24 - 33 A RESUBDIVISION OF STONEBROOK TWO, LOT 13 & SUBDIVISION OF PARCEL 586, TAX MAP 31 2 ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1"=50'
DRAWN P.E.R.		DRAWING 1 of 1
CHECKED W.H.T.		JOB NO. 89-00G
DATE 6-1-90		FILE NO. 89-00G-P

Owner: Dorsey Contractors
 16347 Frederick Road
 Woodbine, Md 20717