

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PERCENTAGE STEM AREA	MINIMUM LOT SIZE
1	10,804	—	10,804
2	10,811	—	10,811
3	10,803	—	10,803
4	13,562	2,471	11,091
5*	22,420	—	22,420
6	10,800	—	10,800
7	10,804	—	10,804
8	13,251	1,629	11,622
9	10,803	—	10,803
10	10,818	—	10,818
11	10,800	—	10,800
12	10,818	—	10,818
13	10,808	—	10,808
14	10,999	—	10,999
15	10,800	—	10,800
16	14,063	973	13,090
17	13,954	1,526	12,428
18	13,106	2,051	11,055
19	12,987	1,846	11,141
20*	24,584	—	24,584
21*	16,377	—	16,377

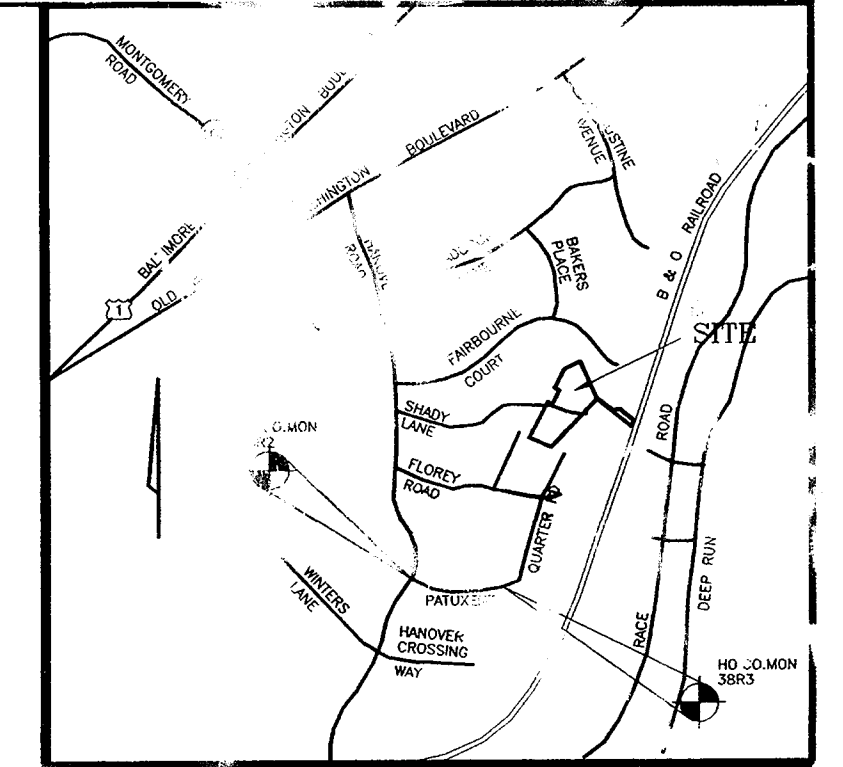
\* OPEN SPACE LOTS

**SITE DATA**

- LOCATION: TAX MAP 38, PARCEL 756
- FIR'S ELECTION DISTRICT
- EXISTING ZONING: R-12
- GROSS AREA OF PARCEL: 306,736 SFT=7.0417 ACRES
- AREA OF RIGHT OF WAY: 32,564 SFT=0.743 ACRES
- AREA OF FLOODPLAIN: N/A
- AREA OF STEEP SLOPES: 4,593 SQ.FT. (0.105 ACRES) NONE OVER 10 VERTICAL FT.
- NET AREA OF PROJECT: 7.0417 ACRES
- NUMBER OF PROPOSED RESIDENTIAL LOTS: 18
- AREA OF PROPOSED RESIDENTIAL LOTS: 4.8399 ACRES
- AREA OF SMALLEST BUILDABLE LOT PROPOSED: 10,800 SQ.FT. (LOT 6,11,15)
- AREA OF RECREATION SPACE REQUIRED: 200 SF PER RESIDENTIAL LOT = 200x18=3,600 SF
- AREA OF OPEN SPACE REQUIRED: 10% OF GROSS AREA OF PARCEL =30,674 SF (0.704 AC.)
- NUMBER OF PROPOSED OPEN SPACE LOTS: 3
- CREDITED OPEN SPACE: 47,004 SF.=1.07 ACRES
- NON-CREDITED OPEN SPACE: 16,377 SF.=0.38 ACRES
- TOTAL OPEN SPACE: 63,381 SF.=1.45 ACRES

SOILS LEGEND		
SYMBOL	NAME/DESCRIPTION	TYPE
CIC3	CHILLUM GRAVELLY LOAM, 5%-10% SLOPES, SEVERELY ERODED	B
CID2	CHILLUM GRAVELLY LOAM, 10%-15% SLOPES, MODERATELY ERODED	B
CIE2	CHILLUM GRAVELLY LOAM, 15%-30% SLOPES, MODERATELY ERODED	B
CmC2	CHILLUM SILT LOAM, 5%-10% SLOPES, MODERATELY ERODED	B
SsE	SANDY AND CLAYEY SAND, MODERATELY SLOPING	B
SsE	SASSAFRAS SOILS, 15%-40% SLOPES	B

\*SOIL MAP NO. 26 OF THE HOWARD COUNTY SOIL SURVEY



VICINITY MAP  
SCALE 1"=2000'

**LEGEND**

- EXISTING CONTOUR: ---
- PROPOSED CONTOUR: - - - -
- SOIL BOUNDARY:
- LIGHT POLE:
- SLOPES 25% >:
- SLOPES 15% TO 24.9%:

**GENERAL NOTES**

- All aspects of the project are in conformance with the latest Howard County Standards unless waivers have been approved.
- Deed Reference: 771/440.
- The Project Boundary and Topography is based on a Boundary and Field Run Survey with maximum two foot contour intervals prepared by KCE Engineering, Inc. dated May 25, 2002.
- Water and sewer for this project will be public.
- Stormwater Management to be provided for this development in accordance with 2001 MCE Stormwater Design Manual. The facilities will be located on open space lots 5 & 20 and will be privately owned and maintained by the HOA.
- There are no wetlands on site as certified by LaBare LLC.
- There are no floodplains on site as certified by LaBare LLC.
- Forest Stand Classification Plan prepared by LaBare LLC.
- APFO Traffic Study prepared by Traffic Concepts, Inc.
- There are no steep slopes onsite with a contiguous area of 20,000 s.f. or greater.
- All landscaping requirements as set forth in the Landscape Manual shall be complied with.
- Street Lighting will be provided. The lighting shown is approximate and may change prior to Final Plan stage.
- The Stormwater Management Systems shown on this plan are an approximation of its ultimate size and shape. It is understood that this system has not been designed and its size and shape may change altering the number of units allocated for this development.
- This Property is within the Metropolitan District.
- Trash collection and recycling will be curbside pickup at County roadway.
- This plan is subject to the Fifth Edition of the Howard County Subdivision and Land Development Regulations.
- Recreation space is provided in accordance with the requirements of Howard County Subdivision Regulations, Section 16.121(a)(4).
- Open Space Lots #5 and #20 have been created in accordance with the requirements of Howard County Subdivision Regulations Section 16.121(c) and will be dedicated to a Homeowners' Association concurrent with recording of the final plat.

**STORMWATER MANAGEMENT REQUIREMENTS**

DA #	WQv (Ac.Ft.)		CPv (Ac.Ft.)		Rev (Ac.Ft.)		Q10 (cfs)		Q100 (cfs)	
	Reqd.	Provided	Reqd.	Provided	Reqd.	Provided	Reqd.	Provided	Reqd.	Provided
DA #1	0.06	0.0	0.13	0.13	0.02	0.021	14	*	32	*
DA #2	0.1	0.11	-	-	0.03	0.035				

\* Does not apply since:  
 (a) Howard County has control of floodplain development and conveyance system capacity and  
 (b) Downstream is existing floodplain associated with Deep Run River.

DEPT. OF PLANNING AND  
 ZONING OF  
 HOWARD COUNTY  
 DATE: 12/3/02

**OWNER & DEVELOPER**

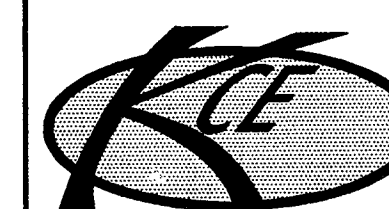
SAMUEL REDD JR.  
 6015 SHADY LANE  
 HANOVER, MARYLAND 21076

**DORCHESTER HOMES  
 SKETCH PLAN**

LOTS 1 TO 21 S-03-02  
 1ST ELECTION DISTRICT- HOWARD COUNTY, MARYLAND  
 PARCEL 756 LIBER 771, FOLIO 440  
 TAX MAP 38 ZONE R-12

**KCE ENGINEERING, INC.**

EXECUTIVE CENTER  
 3300 NORTH RIDGE ROAD, SUITE 315  
 ELLICOTT CITY, MARYLAND 21043  
 PHONE (410) 203-9800 FAX (410) 203-9228  
 EMAIL : KCE.ENG@EROLS.COM



SHEET: 1 OF 1 SCALE: 1' = 50' DATE: NOVEMBER 24, 2002

S.03.002