

NOTES:

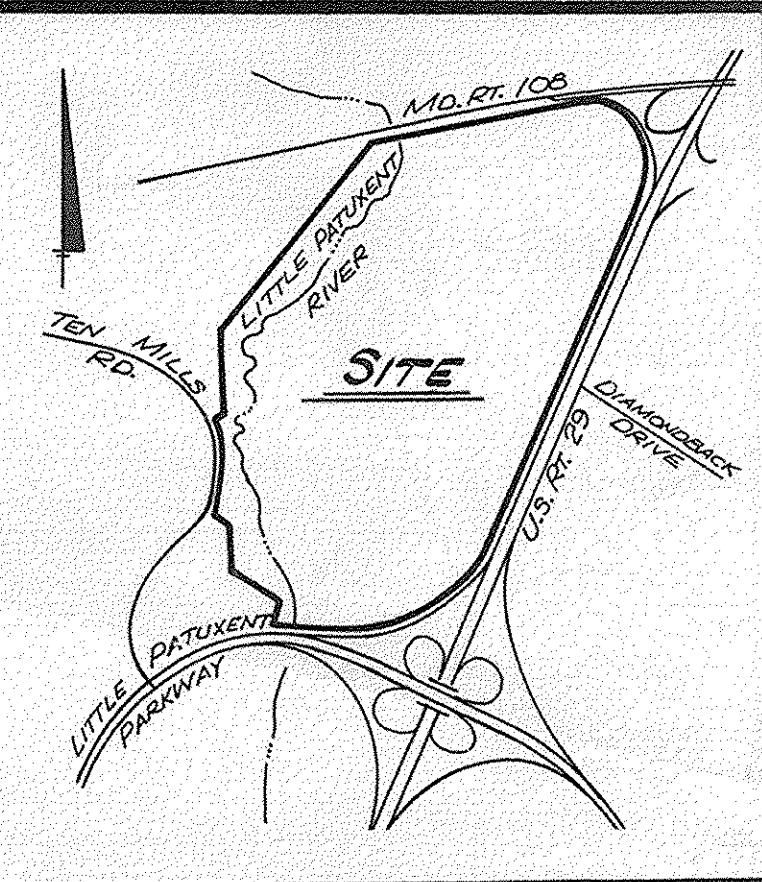
1. SOILS MAP: SHEET 19 OF THE HOWARD COUNTY SOIL SURVEY.
2. TOPOGRAPHY SHOWN HEREON IS FROM TOPOGRAPHIC MAPS SUPPLIED BY HOWARD COUNTY, DATED APRIL, 1980, INCLUDING SHEETS 227-41, 228-41 & 229-41.
3. PUBLIC WATER & SEWER SYSTEMS TO BE UTILIZED.
4. THE FLOOD PLAINS SHOWN ON THESE PLANS ARE FROM THE LITTLE PATUXENT RIVER HYDROLOGY MODEL, CAPITAL PROJECT D-4-1007 BY CENTURY ENGINEERING, MAY, 1978.
5. MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND RIGHT-OF-WAY OF ANY PUBLIC ROAD WILL BE IN ACCORDANCE WITH THE FINAL DEVELOPMENT PLAN CRITERIA PHASE 191 WITHIN THE NEW TOWN DISTRICT.
6. VEHICULAR INGRESS & EGRESS IS RESTRICTED ALONG COLUMBIA ROAD EXCEPT AT POINTS OF ACCESS APPROVED BY THE OFFICE OF PLANNING AND ZONING.
7. EXISTING LAND USE: ALLVIEW GOLF COURSE, WOODED STREAM VALLEY

GENERAL NOTES:

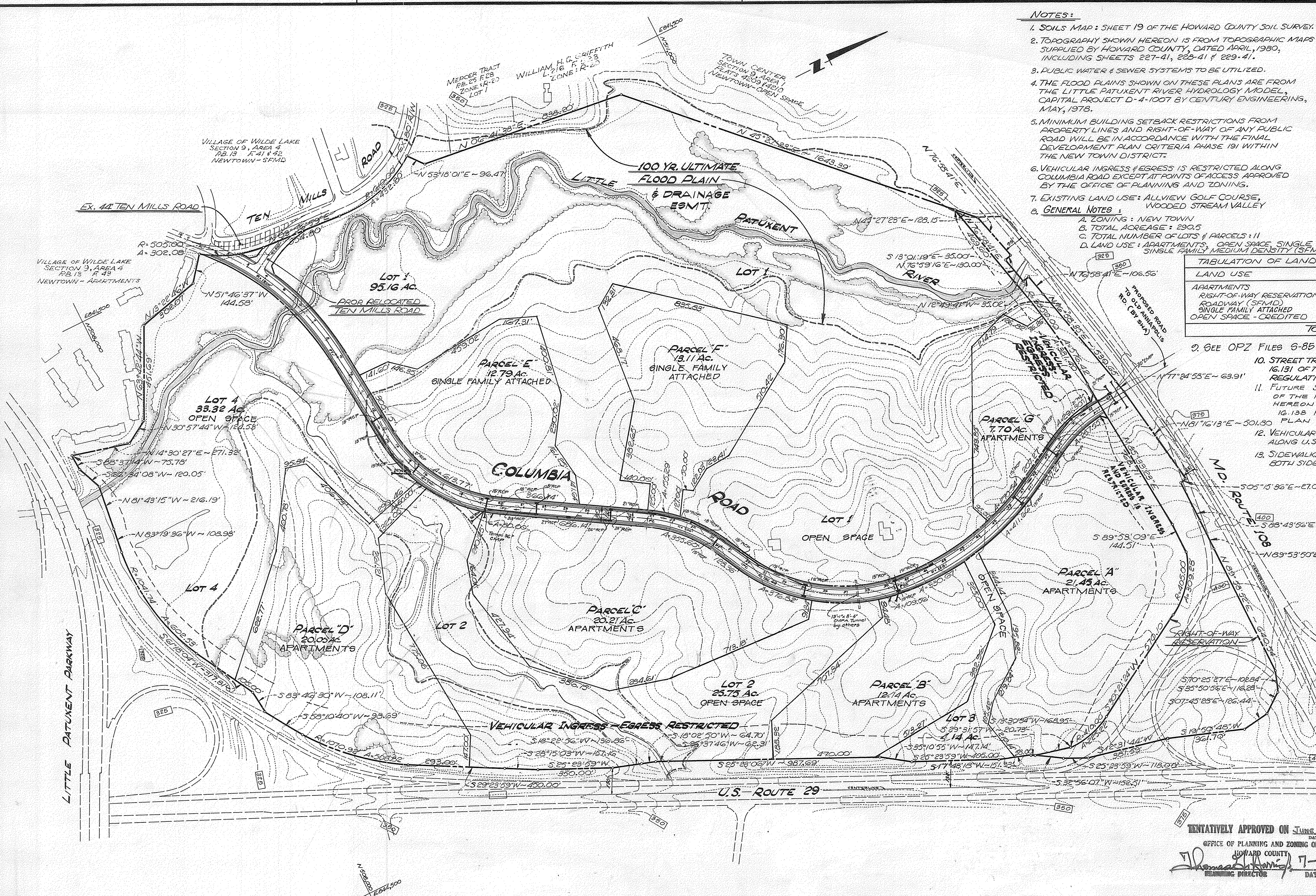
- A. ZONING: NEW TOWN
- B. TOTAL ACREAGE: 290.5
- C. TOTAL NUMBER OF LOTS & PARCELS: 11
- D. LAND USE: APARTMENTS, OPEN SPACE, SINGLE FAMILY ATTACHED & SINGLE FAMILY MEDIUM DENSITY (SFMD)

TABULATION OF LAND USE	
LAND USE	ACRES
APARTMENTS	81.55
RIGHT-OF-WAY RESERVATION	14.20
ROADWAY (SFMD)	9.72
SINGLE FAMILY ATTACHED	25.90
OPEN SPACE - CREDITED	158.87
TOTAL	290.40

9. SEE OPZ Files 6-85-07 & P.B. CASE 173.
10. STREET TREES WILL BE LOCATED PER SECTION 16.131 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS.
11. FUTURE SUBDIVISION AND/OR DEVELOPMENT OF THE INDIVIDUAL PARCELS INDICATED HEREON WILL COMPLY WITH SECTION 16.138 PRIOR TO SITE DEVELOPMENT PLAN SUBMISSION.
12. VEHICULAR INGRESS & EGRESS RESTRICTED ALONG U.S. ROUTE 29 & MD. ROUTE 106.
13. SIDEWALKS WILL BE CONSTRUCTED ALONG BOTH SIDES OF COLUMBIA ROAD.



VICINITY MAP
SCALE: 1"=2000'



TENTATIVELY APPROVED ON June 13, 1985
 OFFICE OF PLANNING AND ZONING OF
 HOWARD COUNTY
 Planning Director: [Signature] DATE: 7-1-85



OWNER/DEVELOPER
 HOWARD RESEARCH & DEVELOPMENT CORP.
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044

No.	REVISION	DATE	BY



GREENHORNE & O'MARA, INC.
 ENGINEERS • ARCHITECTS • PLANNERS • SURVEYORS
 2 RESEARCH PLACE ROCKVILLE, MD. 20850
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 GREENBELT, MD • ANNAPOLIS, MD • FAIRFAX, VA • NO. HUNTINGDON, PA

PRELIMINARY PLAN
COLUMBIA
 VILLAGE OF DORSEY'S SEARCH
 SECTION 3, AREA 1, PHASE 191
 TAX MAP 30 - PARCELS 124, 224 & 210
 5TH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

DESIGN	SCALE
JOP	1"=200'
DRAWN	1 OF 1
RHM	SHEET
CHECKED	SHEET
DATE	JOB No.
Dec. '84	R-1081-X
FILE No.	