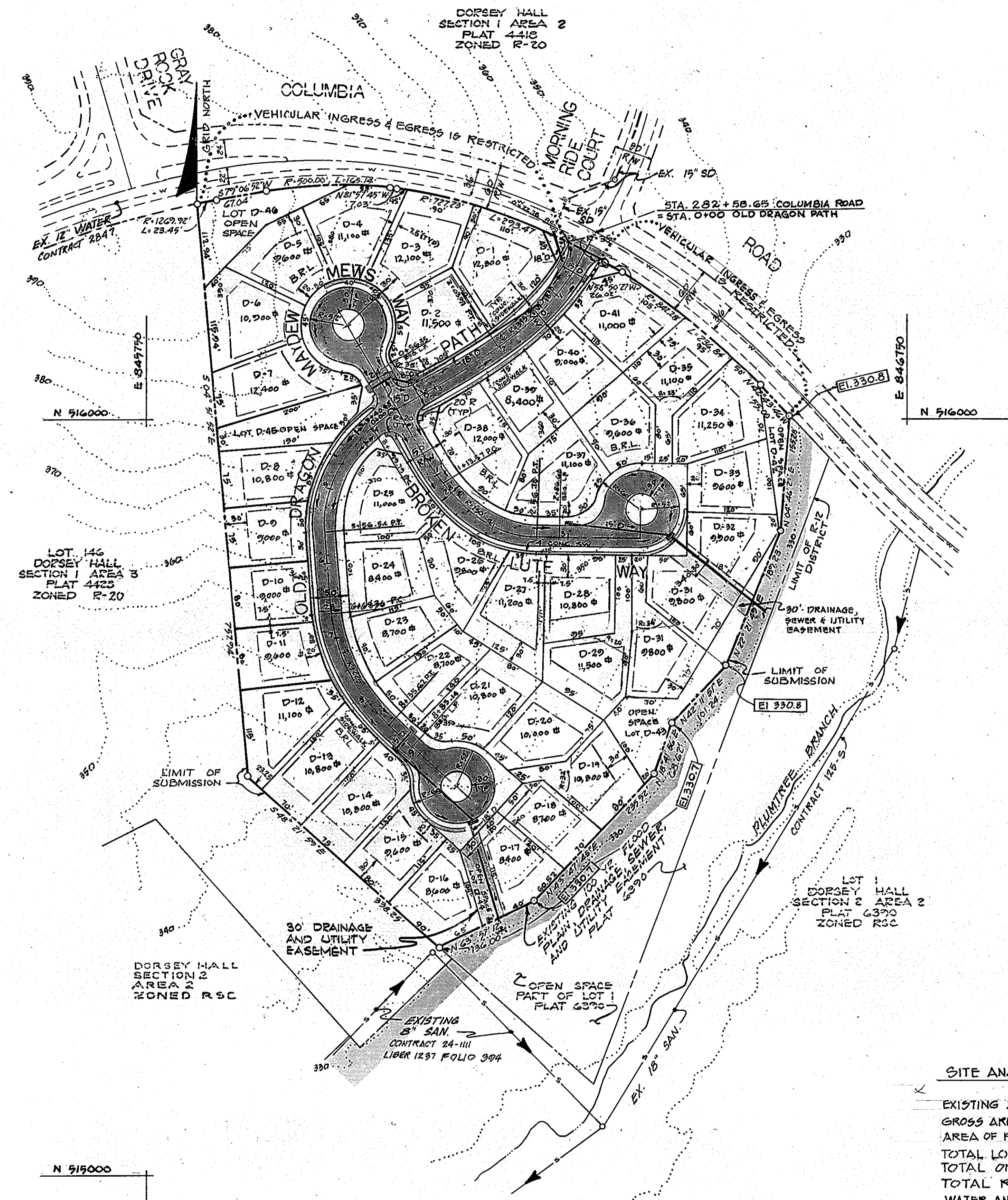


VICINITY MAP
SCALE: 1" = 3000'



GENERAL NOTES

1. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM AERIAL TOPO PREPARED BY AERO SERVICE CORPORATION IN 1968.
2. PUBLIC WATER AND SEWER MAIN EXTENSION WILL BE REQUIRED TO SERVE THE LOTS WITHIN THIS DEVELOPMENT.
3. EXISTING ZONING IS R-12 PER 8-2-85 COMPREHENSIVE ZONING PLAN.
4. ALL DIMENSIONS SHOWN ARE APPROXIMATE.
5. ALL COORDINATES SHALL BE BASED ON THE MD STATE GRID SYSTEM.
6. ALL ELEVATIONS SHOWN ARE BASED ON U.S.C. AND G.S. MEAN SEA LEVEL DATUM 1929.
7. SEDIMENT AND EROSION CONTROL MEASURES WILL BE INCORPORATED IN INDIVIDUAL SITE DEVELOPMENT PLANS OR MASS GRADING PLAN.
8. LOT SIZE AND WIDTH, SETBACKS, BUILDING LOCATION, BUILDING LENGTH AND HEIGHT AND LANDSCAPING WILL CONFORM TO THE BULK REGULATIONS ESTABLISHED UNDER SECTION 107 OF THE HOWARD COUNTY ZONING REGULATIONS.
9. ORZ FILES 5-78-20; P-24-27; F-25-56, 8-26-31 PERTAINS TO THIS SITE.
10. THIS IS A SUBDIVISION OF PARCEL D AS RECORDED AMONG THE HOWARD COUNTY LAND RECORDS AS PLAT 6390.
11. THE FLOOD PLAIN SHOWN WAS TAKEN FROM THE STORM WATER MANAGEMENT STUDY FOR DORSEY HALL, SECTION 2, HOWARD COUNTY, MARYLAND DATED MARCH 1984, PREPARED BY WHITMAN, REARDT AND ASSOCIATES.
12. STREET TREES WILL BE SHOWN ON FINAL ROAD CONSTRUCTION PLANS AND WILL BE IN CONFORMANCE WITH SECTION 16.131 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS.
13. STORM WATER MANAGEMENT FOR THIS PROJECT IS PROVIDED BY PLANS SUBMITTED UNDER FILE F-85-56.

LOT SIZE (sq. ft.)	NO. of LOTS	AREA of LOTS (ACRES)	MANDATORY OPEN SPACE PROVISIONS	OPEN SPACE REQ'D (ACRES)
12,000 OR LARGER	4	1.13	8%	.09
10,800 TO 11,999	15	5.05	10%	.50
9,600 TO 10,799	10	2.01	20%	.40
8,400 TO 9,599	12	1.99	30%	.60
TOTAL =	41	10.18		1.59

AREA OF TRACT WITHIN 100 YEAR FLOODPLAIN = 0.80 AC.
 AREA OF TRACT WITHIN SLOPES OF 25% OR GREATER = 0
 TOTAL R-12 OPEN SPACE RECORDED : 2.62 AC.
 OPEN SPACE PROPOSED FOR PARCEL 'D' : 1.60 AC.
 OPEN SPACE REQUIRED FOR PARCEL 'D' : 1.59 AC.
 REMAINING R-12 OPEN SPACE : 1.02 AC.

SITE ANALYSIS

EXISTING ZONING : R-12
 GROSS AREA OF TRACT : 12.793 AC.
 AREA OF PROPOSED LOTS OR PARCELS : 10.18 AC.
 TOTAL LOTS AND/OR PARCELS : 41 (BUILDABLE)
 TOTAL OPEN SPACE LOTS : 1.60 AC.
 TOTAL ROADWAY AREA : 1.613 AC.
 WATER AND SEWER TO BE PUBLIC

TENTATIVELY APPROVED ON FEB. 25, 1986
 OFFICE OF PLANNING AND ZONING OF
 HOWARD COUNTY
 Thomas J. Harney, III
 PLANNING DIRECTOR

NOTE: ADDITIONAL 1.92 ACRES OF OPEN SPACE IS PROVIDED IN R-12 DISTRICT BY LOT-1 RECORDED ON PLAT 6390. TOTAL OPEN SPACE PROVIDED WITHIN R-12 DISTRICT = 2.62 AC.

Date	No	Revision Description
OWNER AND DEVELOPER COLUMBIA INDUSTRIAL DEVELOPMENT CORPORATION C/O THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION THE ROUSE COMPANY 10275 Little Patuxent Parkway Columbia, Maryland 21044		
CENTURY ENGINEERING, INC. CONSULTING ENGINEERS - PLANNERS TOWSON, MARYLAND 21204		
AREA DORSEY HALL SECTION 2-AREA 2 TAX MAP 30-PART OF PARCEL 12 2nd ELECTION DISTRICT OF HOWARD COUNTY, MD		
TITLE PRELIMINARY PLAN DORSEY HALL - PARCEL "D"		
Des By G.B.Z.	Scale: 1"=100'	Proj No 85-0118
Drn By J.P.	Date 12-13-85	Drawing No.
Chk By G.R.K.	Approved	1 OF 1

