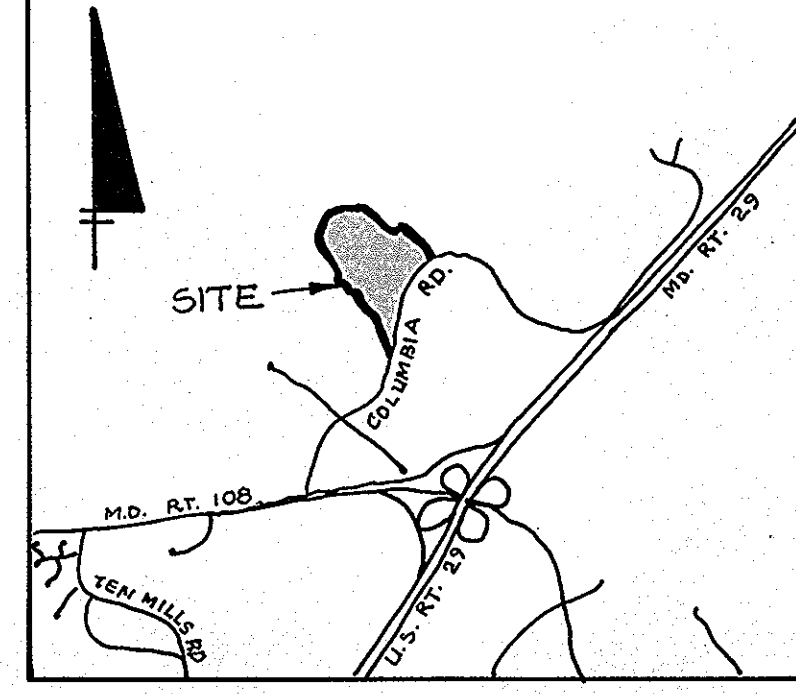


DENSITY TABULATIONS					
SECTION 2 AREA 2 DORSEY HALL	PARCEL B	PARCEL C	PARCEL E	REMAINDER DORSEY HALL SEC 2/AREA 2	TOTAL DORSEY HALL SEC 2/AREA 2
GROSS AREA	45.769 AC.	25.± AC.	13.541 AC.	104.69 AC.	189 AC.
FLOOD PLAIN/STEEP SLOPES	0	0	0	90.6 AC.	90.6 AC.
NET AREA	45.769 AC.	25.± AC.	13.541 AC.	14.09 AC.	98.4 AC.
NUMBER OF DWELLING UNITS ALLOWED (BASED ON NET AREA) (4 UNITS/ACRE)	183	100	54	57	394 UNITS
FLOOD PLAIN LOT ADJUSTMENT LOT ALLOWANCE <small>Not to exceed 10% of Gross Area x 4 DU/AC.</small>	-	-	-	-	76
TOTAL NUMBER OF DWELLING UNITS ALLOWED	90	220	89	71	470
TOTAL NUMBER OF DWELLING UNITS PROPOSED	90	215	83	82	470
DENSITY PER ACRE	2.03	8.60	6.13	0.78	2.48
OPEN SPACE REQ'D. (GROSS AREA)x(20%)	9.154	5.0	2.708 AC.	20.938	37.80
OPEN SPACE PROVIDED	4.403*	6.63	7.761 AC.	90.6	109.39*

*Additional Open Space required was recorded as part Lot 3 on plat # 6394 & # 6395, 46.7 AC.



VICINITY MAP
SCALE: 1"=3000'

GENERAL NOTES

- TOPOGRAPHY SHOWN HEREON IS TAKEN FROM AERIAL TOPO PREPARED BY AERO SERVICE CORPORATION IN 1968.
- PUBLIC WATER AND SEWER MAIN EXTENSION WILL BE REQUIRED TO SERVE THE LOTS WITHIN THE DEVELOPMENT.
- EXISTING ZONING IS RSC PER 8-2-85 COMPREHENSIVE ZONING.
- ALL DIMENSIONS SHOWN ARE APPROXIMATE.
- ALL COORDINATES SHALL BE BASED ON THE MD. STATE GRID SYSTEM.
- ALL ELEVATIONS SHOWN ARE BASED ON U.S.C. AND G.S. MEAN SEA LEVEL DATUM 1929.
- SEDIMENT AND EROSION CONTROL MEASURES WILL BE INCORPORATED IN INDIVIDUAL SITE DEVELOPMENT PLANS OR MASS GRADING PLAN.
- STORM WATER MANAGEMENT FOR THIS PROJECT IS PROVIDED BY FACILITIES CONSTRUCTED UNDER FILE F-79-46.
- O.P.Z. FILES S-78-20; P-84-27, F-85-56 PERTAINS TO THIS SITE.
- THIS IS A SUBDIVISION OF PARCEL B AS RECORDED AMONG THE HOWARD COUNTY LAND RECORDS AS PLAT 6393 AND 6394.
- 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.

SITE ANALYSIS

EXISTING ZONING R5C
 GROSS AREA OF TRACT 45.769 AC.
 AREA OF PROPOSED BUILDABLE LOTS 30.008 AC.
 NUMBER OF PROPOSED BUILDABLE LOTS 90
 AREA OF PROPOSED OPEN SPACE LOTS 4.403 AC.
 NUMBER OF PROPOSED OPEN SPACE LOTS 7
 AREA OF PROPOSED PRIVATE LOTS 0.259 AC.
 NUMBER OF PROPOSED PRIVATE LOTS 1
 AREA OF PROPOSED ROADWAY 5.110 AC.
 WATER AND SEWER TO BE PUBLIC

TENTATIVELY APPROVED ON June 9, 1986

OFFICE OF PLANNING AND ZONING OF
 HOWARD COUNTY
Thomas J. Kelly 6-16-86
 PLANNING DIRECTOR DATE

Date	No	PER HOWARD COUNTY COMMENTS
5-12-86	1	PER HOWARD COUNTY COMMENTS P-86-54
		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 "B"

Des By G.Z.	Scale 1"=100'	Proj No 85-0111
Drn By R.F.	Date 12-23-85	Drawing No. 1 OF 1
Chk By G.K.	Approved	

2-3-86
 Date

G. Kelly
 Professional Engr. No. 11432

