

**GENERAL NOTES**

- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHIC SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. DATED JUNE 27, 2014. OFFSITE TOPOGRAPHY FROM HOWARD COUNTY GIS AND DRAWINGS OF RECORD.
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. DATED NOVEMBER 16, 2013.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 30CC AND 31AC WERE USED FOR THIS PROJECT.
- THE SUBJECT PROPERTY IS ZONED "R-APT" IN ACCORDANCE WITH THE 10/16/2013 COMPREHENSIVE ZONING PLAN AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.
- MINOR DISTURBANCES TO THE STREAM BUFFER AND WETLAND BUFFER ARE REQUIRED FOR STORM DRAIN / STORMWATER MANAGEMENT OUTFALL AND SHOULD BE CONSIDERED ESSENTIAL DISTURBANCES. NO OTHER DISTURBANCES WITHIN THE ONSITE ENVIRONMENTAL FEATURES: STREAM AND STREAM BUFFER, WETLANDS AND WETLAND BUFFER ARE PROPOSED. NO OTHER GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100-YEAR FLOODPLAIN.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- WATER FOR THIS PROJECT IS TO BE PUBLIC EXTENSIONS OF CONTRACT NO. 223-W/S.
- SEWER FOR THIS PROJECT IS TO BE PUBLIC EXTENSIONS OF CONTRACT NO. 223-W/S AND 14-1374.
- EXISTING UTILITIES LOCATED FROM TOPOGRAPHIC SURVEY AND AS-BUILT DRAWINGS. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE.
- NO FLOODPLAIN IS LOCATED ONSITE.
- NO STEEP SLOPES OVER 20,000 SF CONTIGUOUS ARE LOCATED ONSITE.
- FOREST CONSERVATION OBLIGATIONS FOR THIS PROJECT SHALL BE ADDRESSED BY A FOREST CONSERVATION PLAN SUBMITTED WITH A SUBDIVISION OR SITE DEVELOPMENT PLAN.
- WETLANDS AND STREAMS SHOWN ONSITE ARE BASED ON ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES, AUGUST 2014.
- GEOTECHNICAL INVESTIGATIONS WERE COMPLETED BY HILLIS CARNES, INC., DATED MARCH 2018.
- A NOISE STUDY SHALL BE PREPARED BY ROBERT H. VOGEL ENGINEERING AS PART OF THE SITE DEVELOPMENT PLAN PACKAGE.
- FOREST STAND DELINEATION PLAN PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES, AUGUST 2014.
- OLD ROUTE 108 IS CLASSIFIED AS A LOCAL ROAD TO REMAIN AND SHALL BE IMPROVED. A PORTION OF OLD ROUTE 108 SHALL BE ACQUIRED FROM HOWARD COUNTY AND RE-CLASSIFIED AS PRIVATE ROADWAY. ROUTE 108 IS CLASSIFIED AS A MINOR ARTERIAL.
- COLUMBIA ROAD IS A MAJOR COLLECTOR.
- THE PROPOSED INTERNAL STREETS AND DRIVEWAYS ARE TO BE CLASSIFIED AS PRIVATE.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED ON THIS PROPERTY.
- THE PROPOSED UNITS SHALL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM.
- STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF ALTERNATIVE SURFACES AND MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. MICRO-SCALE PRACTICES INCLUDE MICRO-BIORETENTION, BIOSWALES AND FILTERRA SYSTEMS. ALTERNATIVE SURFACES INCLUDE PERMEABLE PAVING. THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
- APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN (ECP) DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN AND/OR RED-LINE REVISION PLAN. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN AND/OR RED-LINE REVISION PROCESS. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED REVIEW COMMENTS (INCLUDING COMMENTS THAT MAY ALTER THE OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES THROUGH THE PLAN REVIEW PROCESS.
- THE LIMITS OF DISTURBANCE (LOD) SHOWN ON THE PLAN EXTENDS OFFSITE INTO THE PUBLIC RIGHT OF WAY FOR OLD ROUTE 108. LETTERS OF PERMISSION AND/OR LAND ACQUISITIONS SHALL BE OBTAINED FROM HOWARD COUNTY AND PROVIDED AS PART OF THE FINAL PLAN/SITE DEVELOPMENT PLAN SUBMISSION.
- APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN (ECP) BY THE HOWARD COUNTY CONSERVATION DISTRICT DOES NOT GRANT APPROVAL OF THE PROPOSED SEDIMENT CONTROL SCHEME. THE FINAL PLAN SHALL INCLUDE A SEQUENCE OF CONSTRUCTION WHICH SHALL DETAIL SEDIMENT & EROSION CONTROLS AND PHASING AND ADDRESS THE PROJECT TEMPORARY STORMWATER MANAGEMENT REQUIREMENTS.
- IN ACCORDANCE WITH SECTION 16.121(A)(4) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THERE IS NO OVERALL OPEN SPACE REQUIREMENT FOR THIS R-APT PROJECT. THE 10% NET AREA AMENITY OPEN SPACE REQUIREMENT IS BEING MET BY 0.40 ACRES OF AMENITY AREA CONSISTING OF A DOG WALKING AREA, SEATING AREAS, AND CREDITS FOR ADDITIONAL PATHWAYS, SEATING AND A GAZEBO TOTALING 0.58 AC. OF AMENITY OPEN SPACE. (SEE AMENITY TABULATION, THIS SHEET).
- IN ACCORDANCE WITH SECTION 112.1.F OF THE 10/06/13 COMPREHENSIVE ZONING REGULATIONS, THIS SUBDIVISION IS SUBJECT TO MODERATE INCOME HOUSING UNITS. A MIH AGREEMENT AND MIH COVENANTS WILL BE REQUIRED IN ACCORDANCE WITH SECTION 13.402 OF THE HOWARD COUNTY CODE. THE MIH REQUIREMENTS FOR THIS SUBDIVISION WILL BE 20 UNITS (15% OF 133 UNITS).
- REFERENCE VARIANCE PETITION BA CASE NO. 18-004V APPROVED MAY 7, 2018.
  - REDUCE THE 30' USE SETBACK FROM AN ARTERIAL PUBLIC STREET ROW, IMPOSED BY 112.0.1.D.4.c(2) TO 11.25' FOR A PRIVATE ROAD USE. THIS SETBACK CONCERNS THE CONVERSION OF THE NOW-PUBLIC OLD ROUTE 108 TO A PRIVATE ROAD. HOWARD COUNTY HAS REQUESTED THE CLOSING OF THIS SECTION OF PUBLIC ROAD.
  - REDUCE THE 50' PROJECT BOUNDARY SETBACK IMPOSED BY 112.0.1.D.4.c(2)(A) TO 20.0' FOR AN APARTMENT BUILDING. THIS SETBACK APPLIES TO THE 20' SETBACK ALONG THE EAST SIDE BOUNDARY.

# ENVIRONMENTAL CONCEPT PLAN

## DORSEY OVERLOOK

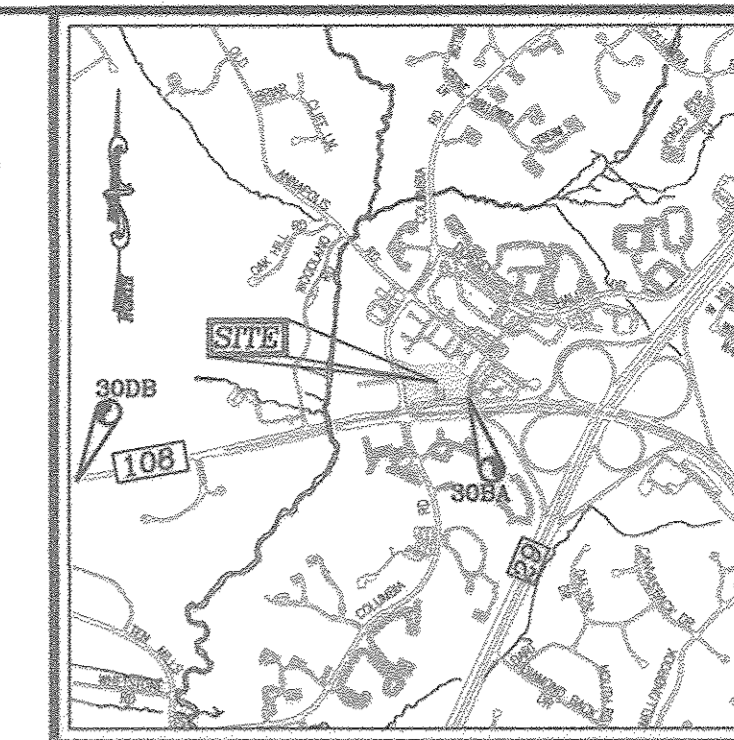
### AGE RESTRICTED APARTMENTS

#### HOWARD COUNTY, MARYLAND

**BENCHMARKS**

HOWARD COUNTY BENCHMARK - 30BA (CONC. MONUMENT)  
 N 573149.04 E 1357083.21 ELEV. 397.20  
 LOCATION: OLD ROUTE 108, 480' SOUTH OF OLD ANNAPOLIS ROAD

HOWARD COUNTY BENCHMARK - 300B (CONC. MONUMENT)  
 N 572298.12 E 1355001.79 ELEV. 409.16  
 LOCATION: SOUTH SIDE OF ROUTE 108, 700' EAST ENTRANCE TO CENTENNIAL PARK



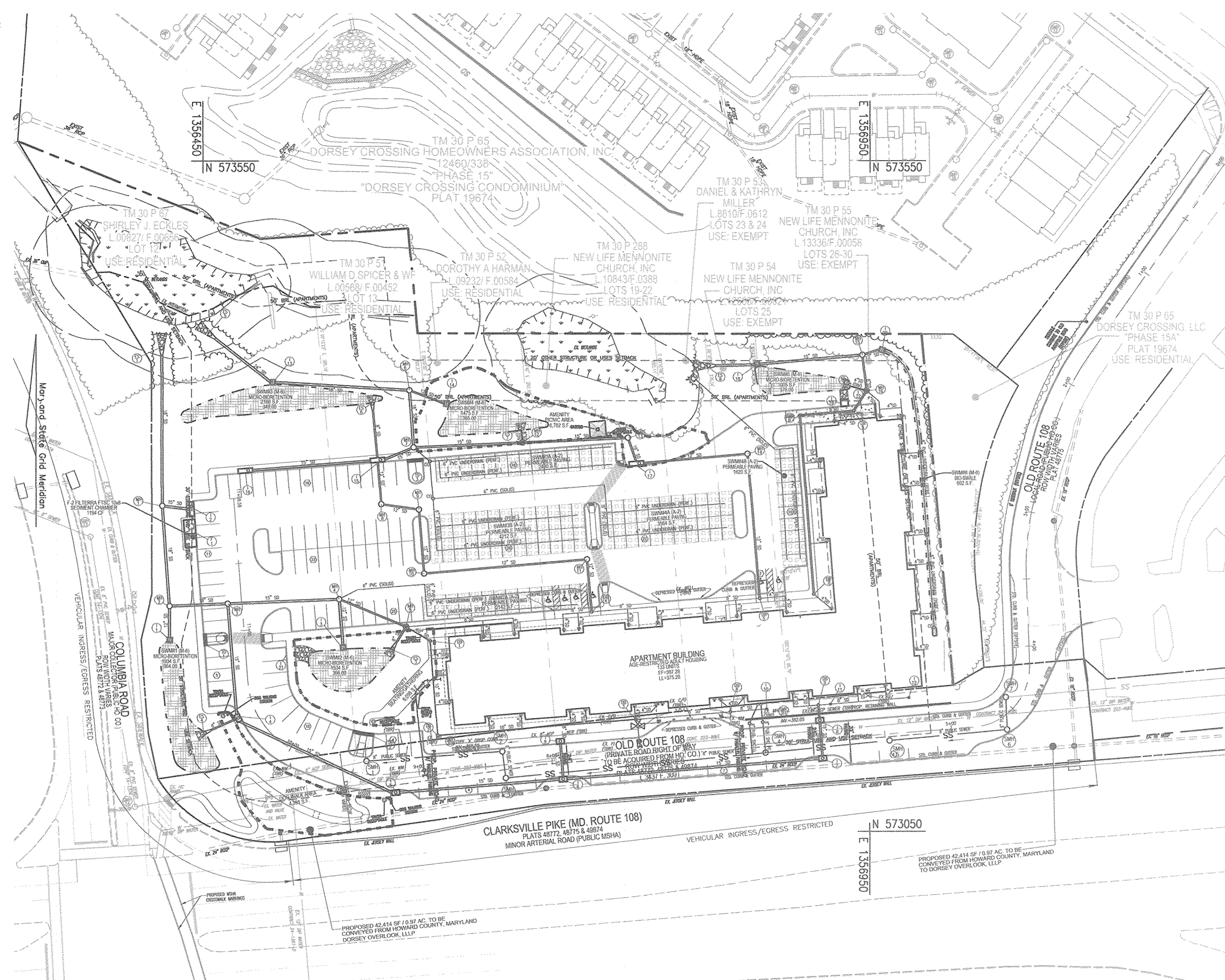
**VICINITY MAP**  
 SCALE: 1"=2000'  
 ADC MAP COORDINATE: 15/J/K 1

**SHEET INDEX**

DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 3
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STORM WATER MANAGEMENT DRAINAGE AREA MAP, NOTES AND DETAILS	3 OF 3

**LEGEND**

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE OF EXISTING STREAM
- STREAM BUFFER
- EXISTING CURBS AND GUTTER
- PROPOSED CURBS AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EX. WETLANDS
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
- LOD LOD
- LIMIT OF DISTURBANCE
- 5' CONCRETE SIDEWALK
- PERMEABLE SURFACE PAVING (A-2)
- MBR
- MICRO-BIORETENTION AREA (M-6)
- BIO-SWALE (M-6)
- AMENITY AREA
- FIRE HYDRANT



**ENVIRONMENTAL SITE DESIGN NARRATIVE:**

- IN ACCORDANCE WITH CHECKLIST ITEM III.K.
- THE NATURAL AREAS ON THE DORSEY OVERLOOK PROJECT SITE ARE LOCATED ON THE NORTHERNMOST PORTION OF THE SITE.
    - MINOR DISTURBANCES TO THE STREAM BUFFER AND WETLAND BUFFER ARE REQUIRED FOR STORM DRAIN / STORMWATER MANAGEMENT OUTFALL AND SHOULD BE CONSIDERED ESSENTIAL DISTURBANCES. NO OTHER DISTURBANCES WITHIN THE ONSITE ENVIRONMENTAL FEATURES: STREAM AND STREAM BUFFER, WETLANDS AND WETLAND BUFFER ARE PROPOSED.
  - NO DRAMATIC DISTURBANCE TO THE NATURAL DRAINAGE PATTERNS ARE PROPOSED, PLEASE REFER TO THE PROPOSED GRADING.
  - THE CONCEPTUAL REDUCTION IN IMPERVIOUS AREA THROUGH BETTER SITE DESIGN IS ACHIEVED THROUGH THE ENVIRONMENTAL SITE DESIGN (ESD) FOR THE PROJECT. THE ESD CONCEPT INCLUDES THE USE OF MICRO-SCALE PRACTICES TO INCLUDE MICRO-BIORETENTION AND BIOSWALES AS WELL AS PERMEABLE SURFACES AND FILTERRAS.
  - SEDIMENT CONTROL FOR THIS SPECIFIC SITE PLAN WILL BE PROVIDED THROUGH THE USE OF PROPOSED SEDIMENT TRAPS, EARTH DIKES, AND SUPER SILT FENCE PERIMETER CONTROLS. SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH CURRENT REQUIREMENTS AND SHALL BE APPROVED BY THE HOWARD COUNTY CONSERVATION DISTRICT.
  - STORMWATER MANAGEMENT FOR THE PROJECT SHALL BE MET THROUGH THE USE OF:
    - MICRO-SCALE PRACTICES
    - (M-6) MICRO-BIORETENTION
    - (M-6) BIOSWALES
    - ALTERNATIVE SURFACE
    - (A-2) PERMEABLE SURFACES.
    - FILTERRA SYSTEM
  - THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
 

TARGET PE = 1.96"	PROVIDED PE = 1.96"
TARGET ESDV = 20,732 CUFT	PROVIDED = 21,269 CUFT
  - THE RESULTS OF THE ENVIRONMENTAL SITE DESIGN FOR THIS PROJECT WILL REFLECT "WOODS IN GOOD CONDITION".
  - AT THIS CONCEPT STAGE OF DEVELOPMENT, NO DESIGN MANUAL WAIVERS AND/OR WAIVER PETITIONS FOR ENVIRONMENTAL AND STORMWATER MANAGEMENT DESIGN ARE REQUIRED.

**SITE ANALYSIS DATA CHART**

A. TOTAL PROJECT AREA:	5,4682 AC. +/-
PAR 67:	81,266 SQ.FT. OR 1.4065 AC.
PAR 51:	28,721 SQ.FT. OR 0.6593 AC.
PAR 52:	22,463 SQ.FT. OR 0.5157 AC.
PAR 288:	28,830 SQ.FT. OR 0.6619 AC.
PAR 53:	10,508 SQ.FT. OR 0.2412 AC.
PAR 54:	10,397 SQ.FT. OR 0.2387 AC.
PAR 55:	33,593 SQ.FT. OR 0.7712 AC.
OLD RT 108 R/W:	42,414 SQ.FT. OR 0.9737 AC.
B. AREA OF PLAN SUBMISSION:	TOTAL PROJECT AREA + OFFSITE DISTURBANCE 5.66 AC. +/-
	8432 SQ. FT. (OFFSITE)+195,778 S.F. (ONSITE)+42,414 S.F. (ROW ACQUISITION)
C. AREA OF WETLANDS AND BUFFERS:	22,450 S.F. OR 0.51 AC.
D. AREA OF FLOODPLAIN:	0 S.F. OR 0.00 AC.
E. AREA OF FOREST:	0.5 AC. (REFER TO PSD)
F. AREA OF STEEP SLOPES (15% & GREATER):	0 S.F. OR 0.00 AC.
G. ERODIBLE SOILS:	N/A
H. LIMIT OF DISTURBED AREA:	205,390 S.F. OR 4.72 AC.
I. PROPOSED USES FOR SITE AND STRUCTURES:	RESIDENTIAL - AGE RESTRICTED APARTMENTS
J. GREEN OPEN AREA:	75,873 S.F. = 1.74 AC. +/- (WITHIN LIMIT OF DISTURBANCE)
K. PROPOSED IMPERVIOUS AREA:	129,517 S.F. OR 2.97 AC. +/-
L. PRESENT ZONING DESIGNATION:	R-APT
M. OPEN SPACE REQUIRED (AMENITY OPEN SPACE):	10% X 5.46 = 0.55 AC. (23,784 S.F.)
AREAS RESERVED AS AMENITY OPEN SPACE:	0.40 AC. (17,271 S.F.)
2 BENCHES (CX200):	400 S.F.
CONCRETE PATH (933 SF X 5):	4,665 S.F.
CONCRETE PATH/SEATING AREA:	834 S.F.
GAZEBO:	2,000 S.F.
TOTAL AMENITY OPEN SPACE AND CREDITS:	0.58 AC. (25,170 S.F.)
N. TOTAL NUMBER OF UNITS ALLOWED:	25 UNITS PER ACRE = (25 X 5.66 AC.) = 141 UNITS
O. TOTAL NUMBER OF UNITS PROPOSED:	133
P. DPZ FILE REFERENCES:	CONT. #223-W&S, CONT. 14-1374, ECP-15-12
	WP-16-112, 5-16-004, SDP-18-031, BA-18-004V

**LOCATION MAP**



**SPECIMEN TREE CHART**

KEY	SPECIES	SIZE (INCH)	CRZ (FT RADIUS)	CONDITION	COMMENTS
1	NORWAY MAPLE	41	61.5	NOT NATIVE, GOOD CONDITION	TO BE REMOVED
2	NORWAY MAPLE	38	57	NOT NATIVE, POOR CONDITION	TO BE REMOVED
3	RED MAPLE	32	48	GOOD CONDITION	TO BE REMOVED
4	NORWAY MAPLE	42	63	NOT NATIVE, POOR CONDITION, STORM DAMAGE	TO BE REMOVED
5	NORWAY MAPLE	38	57	NOT NATIVE, POOR CONDITION, SUCKER GROWTH EVIDENT	TO BE REMOVED
6	NORWAY MAPLE	33	49.5	NOT NATIVE, POOR CONDITION, TRUNK DAMAGE	TO BE REMOVED
7	NORWAY MAPLE	34	51	GOOD CONDITION	TO BE REMOVED
8	NORWAY MAPLE	38	57	GOOD CONDITION	TO BE REMOVED
9	RED MAPLE	35	52.5	GOOD CONDITION	TO BE REMOVED
10	TULIP POPLAR	33	49.5	GOOD CONDITION, IN BUFFER	TO REMAIN

**PERMIT INFORMATION CHART**

SUBDIVISION NAME	SECTION/ AREA	LOT/ PARCEL			
DORSEY OVERLOOK	-	PARCELS 51, 53, 54, 55, 65			
AGE RESTRICTED APARTMENTS	-	67 & 288			
PLAT REF.	BLOCK NO	ZONE	TAX MAP	ELECT. DIST.	CENSUS TR.
-	9	R-APT	30	2ND	602306

**OWNERS**

SHIRLEY J. ECKLES  
 9584 OLD ROUTE 108  
 ELLICOTT CITY, MD 21042

WILLIAM D. SPICER & WF  
 9580 OLD ROUTE 108  
 ELLICOTT CITY, MD 21042

DOROTHY A. HARMAN  
 9584 OLD ROUTE 108  
 ELLICOTT CITY, MD 21042

NEW LIFE MENNONITE CHURCH INC  
 9580/9586/9582 OLD ROUTE 108  
 ELLICOTT CITY, MD 21042

DANIEL L./KATHRYN A. MILLER  
 9580 OLD ROUTE 108  
 ELLICOTT CITY, MD 21042

**DEVELOPER**  
 DORSEY OVERLOOK, LLLP  
 C/O J. KIRBY DEVELOPMENT, LLC  
 5670 B FURNACE AVENUE  
 ELK RIDGE, MARYLAND 21075  
 PHONE: (410) 788-0027

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 6-15-18  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 5-29-18  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

ENVIRONMENTAL CONCEPT PLAN  
 COVER SHEET  
**DORSEY OVERLOOK**  
 AGE RESTRICTED APARTMENTS

2ND ELECTION DISTRICT  
 TAX MAP: 30 GRID: 9  
 DPZ REF: 9

ZONED: R-APT  
 PARCELS: 67, 51, 52, 288, 53, 54, 55  
 HOWARD COUNTY, MARYLAND

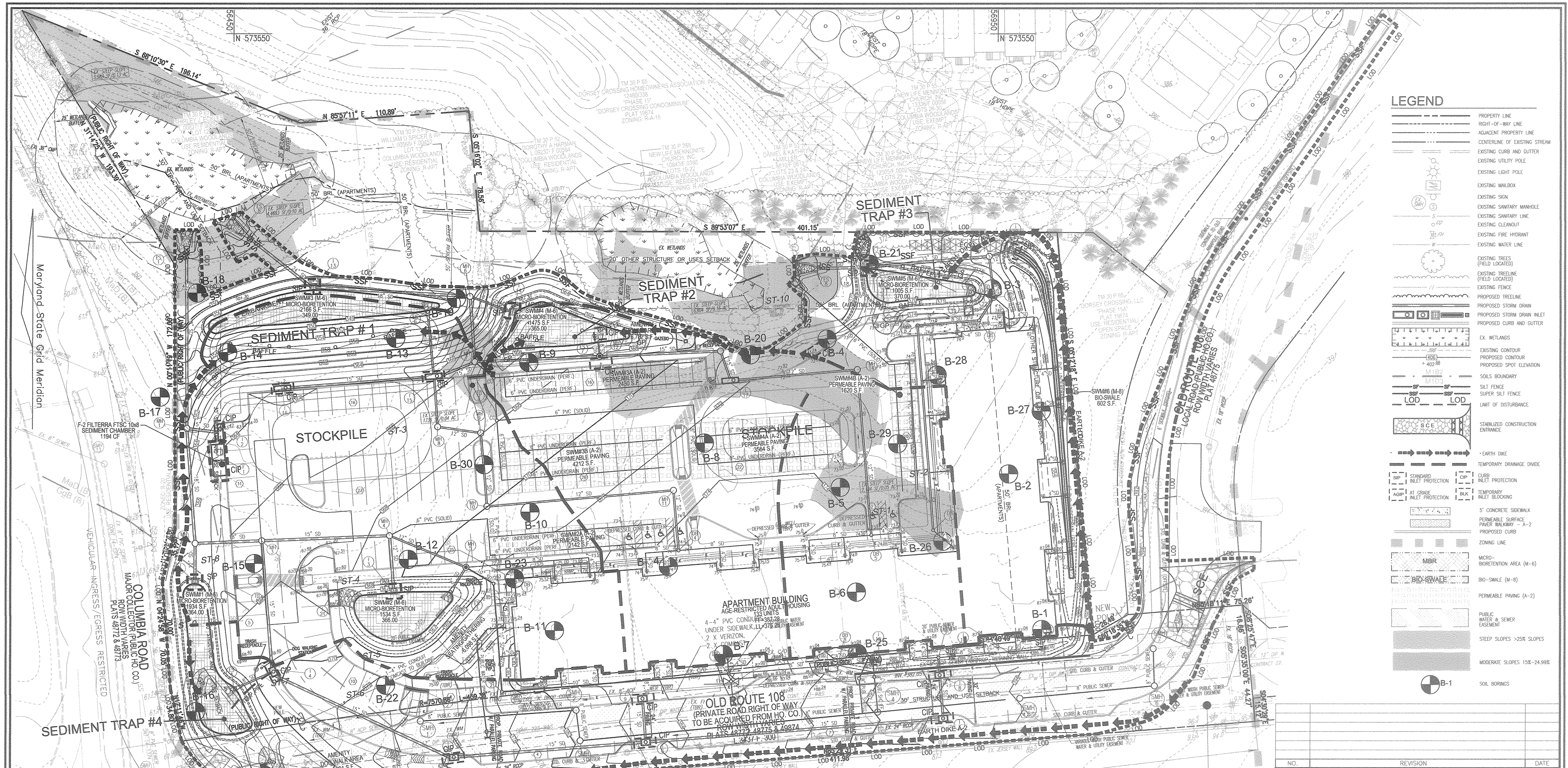
**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET  
 ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.9961

DESIGN BY: RHY/GAL  
 DRAWN BY: GAL  
 CHECKED BY: RHY  
 DATE: MAY 2018  
 SCALE: AS SHOWN  
 W.O. NO.: 12-68

PROFESSIONAL CERTIFICATE  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2018

STATE OF MARYLAND  
 PROFESSIONAL ENGINEER  
 5/11/18

1 SHEET OF 3



**LEGEND**

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- CENTLINE OF EXISTING STREET
- EXISTING CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING TREES (FIELD LOCATED)
- EXISTING TREELINE (FIELD LOCATED)
- EXISTING FENCE
- EXISTING TREELINE
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN INLET
- PROPOSED CURB AND GUTTER
- EX. WETLANDS
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- SOILS BOUNDARY
- SILT FENCE
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- EARTH DIKE
- TEMPORARY DRAINAGE DIVIDE
- STANDARD
- INLET PROTECTION
- AT GRADE
- INLET PROTECTION
- CONCRETE SIDEWALK
- PERMEABLE SURFACE
- PANTRY WALKWAY
- PROPOSED CURB
- ZONING LINE
- MICRO-BIORETENTION AREA (M-6)
- BIO-SWALE (M-8)
- PERMEABLE PAVING (A-2)
- PUBLIC WATER & SEWER EASEMENT
- STEEP SLOPES >25% SLOPES
- MODERATE SLOPES 15%-24.99%
- SOIL BORINGS

**NOTE:**  
 - SILT FENCE IS TO BE REPLACED WITH SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.  
 - SILT FENCE SHALL BE CURLED UPHILL NO MORE THAN 35 FEET APART  
 - DOUBLE ROWS OF SUPER SILT FENCE SHALL BE INSTALLED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

**GRADING PLAN**  
 SCALE: 1"=30'  
 SCALE: 1"=30'

**SOILS LEGEND**

SYMBOL	NAME / DESCRIPTION	GROUP	HYDRIC	PERCENT ORGANICS	PERCENT SAND	Kw	CIVIL SOPE
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES.	B	0	0	PRIME FARMLAND	0.20	NO
GmC	GLENVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES.	C	0	0	STATEWIDE IMPORTANCE	0.37	NO
MmC	MANOR LOAM, 8 TO 15 PERCENT SLOPES.	B	0	0	STATEWIDE IMPORTANCE	0.24	NO
MmD	MANOR LOAM, 15 TO 25 PERCENT SLOPES.	B	0	0	NOT PRIME FARMLAND	0.24	NO
UoF	UDORHENTIS, HIGHWAY, 0 TO 65 PERCENT SLOPES.	0	0	0	NOT PRIME FARMLAND	0	NO
UoB	URBAN LAND-UDORHENTIS COMPLEX, 0 TO 8 PERCENT SLOPES.	D	0	0	NOT PRIME FARMLAND	0	NO

TAKEN FROM: USDA, SCS-WEB SOIL SURVEY, HOWARD COUNTY

**NOTE:**  
 HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chief, Development Engineering Division* 6-15-18  
 DATE

*Chief, Division of Land Development* 5-29-18  
 DATE

**NOTE:** LOCATE STOCKPILE AS SHOWN HEREON OR AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR. STOCKPILES EXCEEDING 15 FEET IN HEIGHT SHALL BE BENCHED. STOCKPILES SHALL BE IN ACCORDANCE WITH SECTION B.4.

- NOTES**
- ALL EARTH DIKES ARE TO BE PLACED IN WORKING ORDER AT THE END OF EACH WORKING DAY.
  - IMBRICATE SF/SSF IN 35' SEGMENTS AS REQUIRED UPHILL BY 2" IN ELEVATION.
  - EITHER PERMANENT OR TEMPORARY STABILIZATION IS TO BE APPLIED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR, REGARDLESS OF DATES/DAYS IN THE STANDARD SEDIMENT CONTROL NOTES AND/OR SEEDING SPECIFICATIONS.
  - THE FUTURE SITE DEVELOPMENT PLAN SHALL INCLUDE A SEQUENCE OF CONSTRUCTION OUTLINING INSTALLATION OF EARTHDIKE, PERIMETER CONTROLS AND BASIN CONSTRUCTION. ALSO INCLUDED WILL BE TIMING RELATED TO THE PROPOSED RETAINING WALL INSTALLATION.
  - APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN (ECP) BY THE HOWARD SOIL CONSERVATION DISTRICT DOES NOT GRANT APPROVAL OF THE PROPOSED SEDIMENT CONTROL SCHEME. THE FINAL PLAN SHALL INCLUDE A SEQUENCE OF CONSTRUCTION WHICH SHALL DETAIL SEDIMENT & EROSION CONTROLS AND PHASING AND ADDRESS THE PROJECT TEMPORARY STORMWATER MANAGEMENT REQUIREMENTS.

**OWNERS**  
 SHIRLEY J. ECKLES  
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**DEVELOPER**  
 DORSEY OVERLOOK, LLLP  
 5670 B FURNACE AVENUE  
 ELKBRIDGE, MARYLAND 21075  
 PHONE: (410) 788-0027

ENVIRONMENTAL CONCEPT PLAN  
 LAYOUT, GRADING, SOIL EROSION  
 AND SEDIMENT CONTROL PLAN  
**DORSEY OVERLOOK**  
 AGE RESTRICTED APARTMENTS

2ND ELECTION DISTRICT  
 TAX MAP: 30 GRID: 9  
 DPZ REF'S:

ZONED: R-AFT  
 PARCELS: 87, 91, 92  
 288, 53, 54, 55  
 HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET  
 ELLICOTT CITY, MD 21043  
 TEL: 410-461-7666  
 FAX: 410-461-8963

PROFESSIONAL CERTIFICATE  
 I HEREBY CERTIFY THAT THESE DOCUMENTS  
 WERE PREPARED OR APPROVED BY ME, AND  
 THAT I AM A DAILY LICENSED PROFESSIONAL  
 ENGINEER UNDER THE LAWS OF THE STATE  
 OF MARYLAND, LICENSE NO. 16193  
 EXPIRATION DATE: 08-27-2018

DESIGN BY: RHV/GAH  
 DRAWN BY: GAH  
 CHECKED BY: RHV  
 DATE: MAY 2018  
 SCALE: AS SHOWN  
 W.O. NO.: 12-69

2 SHEET OF 3

