

GENERAL NOTES

- 1. PROJECT BACKGROUND: SUBMISSION NAME: TAX MAP 30 GRID 9... 2. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED... 3. THE SUBJECT PROPERTY IS ZONED R-APT IN ACCORDANCE WITH THE 10/16/2013 COMPREHENSIVE ZONING PLAN... 4. THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC... 5. THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHIC SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC... 6. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM... 7. THE REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS... 8. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT... 9. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED... 10. EXISTING UTILITIES LOCATED FROM TOPOGRAPHIC SURVEY AND AS-BUILT DRAWINGS, CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES... 11. NO FLOODPLAIN IS LOCATED ON SITE... 12. WETLANDS AND STREAMS SHOWN ON SITE ARE BASED ON ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CAGLES... 13. FOREST STAND DELINEATION PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CAGLES... 14. FOREST CONSERVATION PLAN FOR THIS PROJECT SHALL BE ADDRESSED BY A FOREST CONSERVATION PLAN SUBMITTED WITH THIS PRELIMINARY PLAN... 15. OLD ROUTE 108 IS CLASSIFIED AS A MINOR ARTERIAL... 16. COLUMBIA ROAD IS A MAJOR COLLECTOR... 17. EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS... 18. A TRAFFIC STUDY FOR THIS PROJECT (P-17-003) PREPARED BY THE TRAFFIC GROUP, INC., DATED NOVEMBER 5, 2015... 19. A MITIGATED NOISE STUDY WAS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. DATED APRIL 2017... 20. THE PROPERTIES LISTED BELOW ARE LISTED ON THE HOWARD COUNTY HISTORIC SITES INVENTORY... 21. THE OFFICIAL PUBLIC SUBMISSION MEETING WAS HELD FOR THIS PROJECT ON AUGUST 26, 2016 AT UNGEN HALL... 22. AN ENVIRONMENTAL CONCEPT PLAN (ECP-15-012) WAS APPROVED ON JULY 29, 2015... 23. IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS... 24. THE OVERALL REQUIREMENT SHALL BE MET AS ALLOWED BY THE JUNE 2012 POLICY... 25. THE 108 NET AREA AMENITY REQUIREMENT IS BEING MET BY A 0.97 ACRE AMENITY AREA CONSISTING OF NATURE TRAIL/BOARDWALK, SEATING AREAS, AND ENVIRONMENTAL EDUCATION AREAS... 26. THE PROPOSED UNITS SHALL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM... 27. FINANCIAL SURETY IN THE AMOUNT OF \$ 35,850 FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE FINAL PLANNING AGREEMENT... 28. PUBLIC STREET LIGHTS PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(C)(1) OF THE SUBDIVISION REGULATIONS... 29. GEDOTECHNICAL INVESTIGATIONS SHALL COMPLETED AS PART OF THE SITE DEVELOPMENT PLAN PACKAGE... 30. IN ACCORDANCE WITH DESIGN MANUAL - VOLUME 2, CHAPTER 2, SECTION 2.9.8, PARKING IS REQUIRED AT TWO (2) SPACES PER UNIT... 31. GUEST PARKING IS PROVIDED AT A RATE OF 0.3 SPACES PER APARTMENT UNIT... 32. TRAFFIC CONTROL DEVICES... 33. STREET LIGHTING IS REQUIRED FOR THIS SITE IN ACCORDANCE WITH SECTION 16.135 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS... 34. TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES LOCATED ON THE SUBJECT PROPERTY... 35. THE LIMITS OF DISTURBANCE (LOD) SHOWN ON THE PLAN EXTENDS OFFSITE TO THE PROPERTY OF HOWARD COUNTY... 36. IN ACCORDANCE WITH TITLE 16 SUBTITLE 15 OF THE HOWARD COUNTY CODE, DORSEY OVERLOOK... 37. COMMENTS WERE ISSUED AND AS REQUIRED, RESPONDED TO ON NOVEMBER 2, 2015, ON NOVEMBER 4, 2015... 38. THE DEPARTMENT OF PLANNING AND ZONING ISSUED HIS ENDORSEMENT... 39. IN ACCORDANCE WITH SECTION 112.1.F OF THE 10/06/13 COMPREHENSIVE ZONING REGULATIONS, THIS SUBDIVISION IS SUBJECT TO MODERATE INCOME HOUSING UNITS... 40. PROPOSED DECKS SHALL BE PROVIDED BETWEEN THE EXISTING RT. 108 JERRY WALL AND THE EXISTING RT. 108 CURB LINE... 41. THE EXISTING WETLAND ENVIRONMENTAL AREAS SHALL BE ENHANCED TO OPTIMIZE THE OVERLOOK/INTERPRETIVE EDUCATIONAL AMENITY AREAS... 42. ADEQUATE SIGHT DISTANCE IS PROVIDED AT ALL ENTRANCES... 43. ALL EXISTING STRUCTURES ON THE PROJECT SITE SHALL BE RAZED... 44. ADDITIONAL WETLAND RESTORATION TO OPTIMIZE ENVIRONMENTAL AREA AS AN INTERPRETIVE AND EDUCATIONAL AMENITY AREA MAY BE PROVIDED AT SITE PLAN STAGE... 45. REFERENCE WAIVER PETITION WP-15-113, ON MAY 24, 2016; THE PLANNING DIRECTOR APPROVED THE REQUEST... 46. THE EXISTING COLUMBIA ROAD CULVERT SHALL BE ANALYZED FOR CAPACITY UNDER THE FUTURE PLAN SUBMISSION... 47. THE LOCATION OF THE 30' BUILDING SETBACK AND USE RESTRICTIONS ON THE UNIT 69-82 FRONTAGE... 48. THE EXISTING COLUMBIA ROAD CULVERT SHALL BE ANALYZED FOR CAPACITY UNDER THE FUTURE PLAN SUBMISSION... 49. WALL FINISHES SHALL BE PROVIDED ALONG THE NORTH SIDE OF OLD ROUTE 108 TO THE EXTENT POSSIBLE... 50. THE LOCATION OF THE 30' BUILDING SETBACK AND USE RESTRICTIONS ON THE UNIT 69-82 FRONTAGE... 51. WALL FINISHES SHALL BE PROVIDED ALONG THE NORTH SIDE OF OLD ROUTE 108 TO THE EXTENT POSSIBLE...

DORSEY OVERLOOK - DENSITY TABULATION table with columns: TOTAL SUBDIVISION AREA, FLOODPLAIN, STEEP SLOPES, NET AREA, UNITS PERMITTED BY NET, UNITS PROPOSED.

DORSEY OVERLOOK - PHASE 1 PRELIMINARY PLAN APARTMENT UNITS 1-6 HOWARD COUNTY, MARYLAND

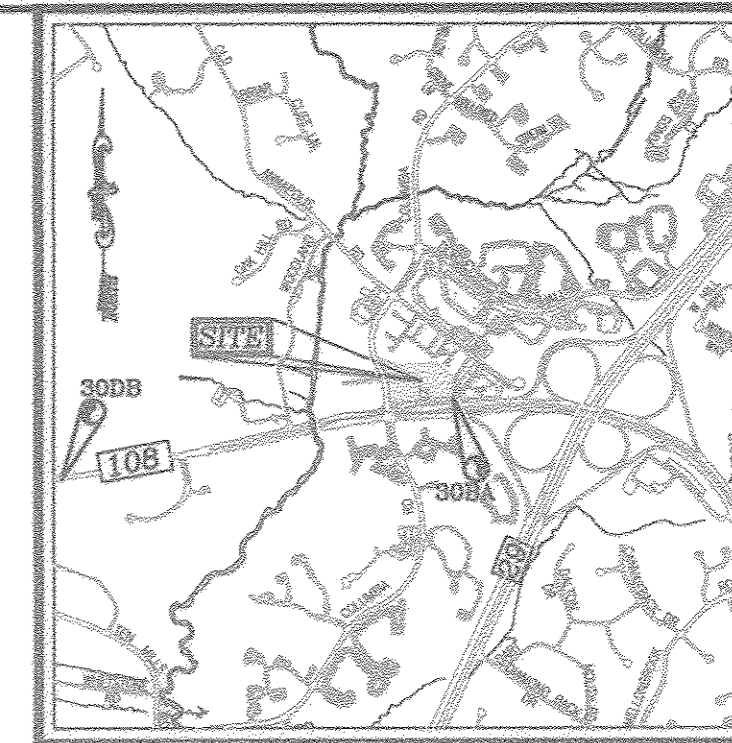
DORSEY OVERLOOK APFO PHASING

Table with columns: PHASE NUMBER, HOUSING UNIT ALLOCATION YEAR, TOTAL NO. OF HOUSING UNIT ALLOCATIONS.

NOTE: 7 UNITS CURRENTLY EXIST FOR PARCELS 67, 51, 52, 53, 54, AND 55 - 82 HOMES PROPOSED HEREON

BENCHMARKS

HOWARD COUNTY BENCHMARK = 308A (CONC. MONUMENT) N 573149.04 E 1357083.21 ELEV. 397.20 LOCATION: OLD ROUTE 108, 480' SOUTH OF OLD ANNAPOLIS ROAD



VICINITY MAP

SCALE: 1"=2000 ADC MAP COORDINATE: 15/J,K 1

SHEET INDEX

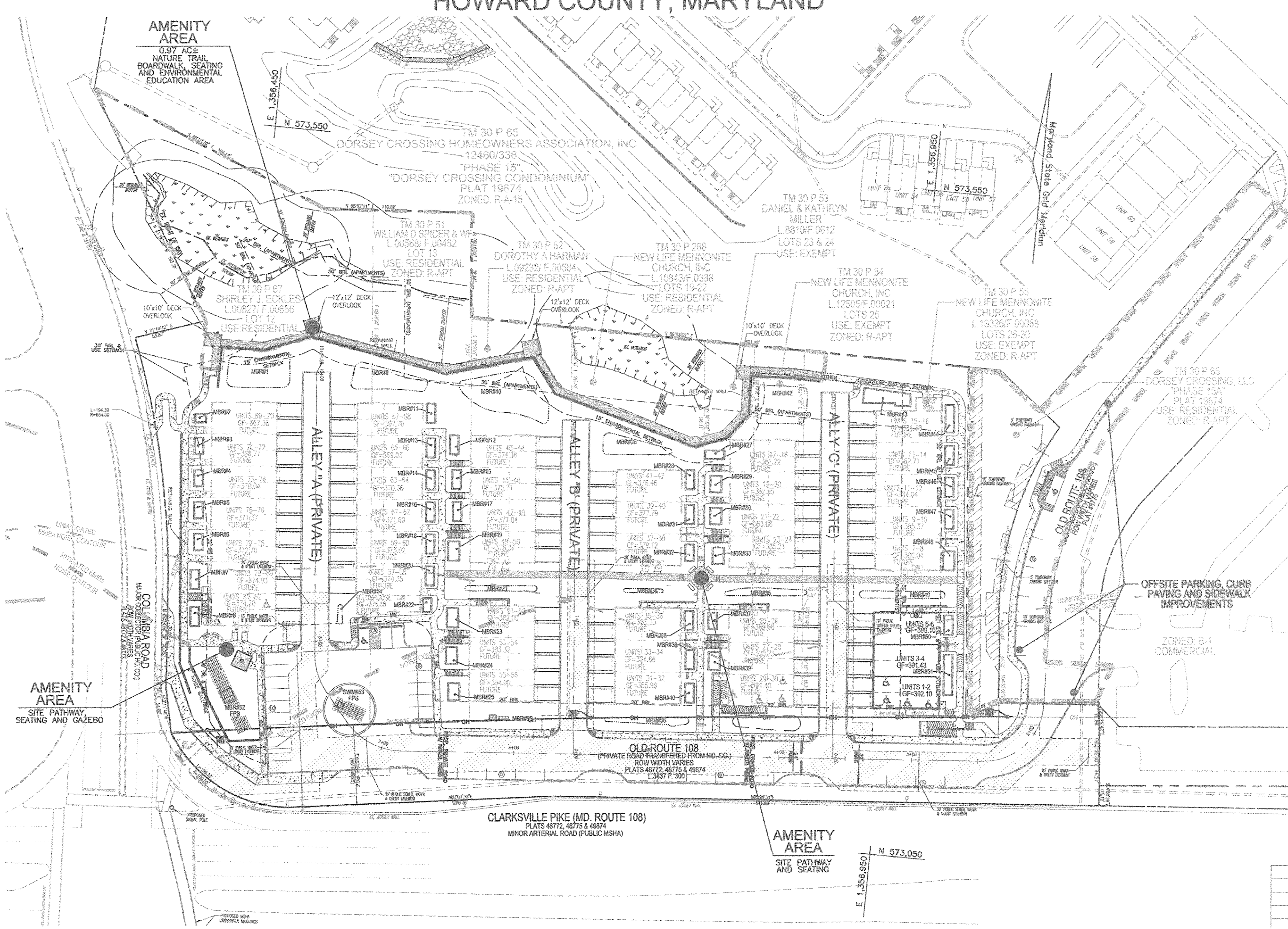
Table with columns: COVER SHEET, DESCRIPTION, SHEET NO.

LEGEND

- PROPERTY LINE
RIGHT-OF-WAY LINE
ADJACENT PROPERTY LINE
CENTERLINE OF EXISTING STREAM
EXISTING CURB AND GUTTER
PROPOSED CURB AND GUTTER
EXISTING UTILITY POLE
EXISTING LIGHT POLE
EXISTING SIGN
EX. WETLANDS
PROPOSED SIDEWALK
PROPOSED PAVEMENT
AMENITY LAND AREA
DECK OVERLOOK
12'x12' (1)
12'x12' (1)

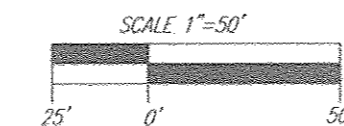
PARKING TABULATION:

TOTAL NUMBER OF DWELLING UNITS PROPOSED: 82
OFF-STREET PARKING SPACES REQUIRED: 2 SPACES PER UNIT = 164 SPACES
PARKING SPACES PROVIDED:
MULTI-FAMILY = 1 GARAGE/1 DRIVEWAY
1 SPACE IN GARAGE = 82 SPACES (FOR 82 UNITS)
1 SPACE ON DRIVEWAY = 82 SPACES (FOR 82 UNITS)
TOTAL PARKING SPACES PROVIDED = 164 SPACES OFF-STREET VISITORS PARKING SPACES REQUIRED:
3.3 SPACES PER 500 SQ. FT. UNIT X 82 = 25 SPACES REQUIRED
VISITOR OVERFLOW PARKING SPACES PROVIDED = 40 SPACES
(TOTAL PARKING SPACES PROVIDED = 204 SPACES)
(INCLUDES 2 HANDICAP SPACES)



LOCATION MAP

SCALE: 1"=50'



SITE ANALYSIS DATA CHART

Table with columns: A. TOTAL PROJECT AREA, B. AREA OF FLOODPLAIN, C. AREA OF WETLANDS AND BUFFERS, D. AREA OF FLOODPLAIN, E. AREA OF FOREST, F. AREA OF STEEP SLOPES, G. AREA OF DISTURBED AREA, H. LIMIT OF DISTURBED AREA, I. PROPOSED USES FOR SITE AND STRUCTURES, J. PROPOSED IMPERVIOUS AREA, K. PRESENT ZONING DESIGNATION, L. OPEN SPACE REQUIRED, M. TOTAL NUMBER OF UNITS ALLOWED, N. TOTAL NUMBER OF UNITS PROPOSED, P. DPZ FILE REFERENCES, Q. LOCATION: NE OF MD RTE 108 / COLUMBIA ROAD INTERSECTION, R. PUBLIC ACCESS ROAD, S. INTERIOR ROADS, T. BUILDING AREA, U. AMENITY AREA REQUIRED, V. OPEN SPACE PROVIDED INCLUDING AMENITY AREAS.

OPEN SPACE TABULATION:

IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OPEN SPACE IS NOT REQUIRED FOR THIS R-APT PROJECT.

AMENITY AREA TABULATION:

SECTION 112.1.G AMENITY AREAS: R-APT DEVELOPMENTS SHALL INCLUDE AN AMENITY AREA OR AREAS... REQUIRED = 10X X NET AREA = 10X X 4.68 ACRES = 0.468 ACRES OR 20,386 SF PROVIDED = 0.97 ACRES OR 42,615 SF +/- LAND AREA... RECREATIONAL AMENITIES CREDIT TOTALS: 17,892 SF TOTAL AMENITY AREA + CREDITS PROVIDED = 1.38 ACRES OR 60,307 SF +/- LAND AREA

Professional certificate and project information for Robert H. Vogel Engineering, Inc., including project name, location, and contact details.

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

DATE 11-9-17



**LEGEND:**

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	ADJACENT PROPERTY LINE
	EXISTING CURB AND CUTTER
	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 TREELINE (FIELD LOCATED)
	EXISTING SPECIMEN TREE
	EXISTING FENCE
	CENTERLINE OF EXISTING STREAM
	MILL SURFACE OR REMOVE PAVEMENT AS NECESSARY
	MODERATE SLOPES (15-25%)
	STEEP SLOPES (>25%)

NO.	REVISION	DATE

**PRELIMINARY PLAN**  
**EXISTING CONDITIONS AND DEMOLITION PLAN**  
**DORSEY OVERLOOK - PHASE 1**  
**APARTMENT UNITS 1-6**

2ND ELECTION DISTRICT  
 FAK MAP: 30 GRID: 9  
 DPZ REF'S: EOP-15-012, WP-18-112, BA-16-033V

ZONED: R-APT  
 PARCELS: 67, 51, 52  
 28B, 53, 54, 55  
 HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET #21043 TEL: 410-461-7566  
 ELLICOTT CITY, MD 21042 FAX: 410-461-8961

	DESIGN BY: GAH	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 09-27-2019.
	DRAWN BY: GAH	
	CHECKED BY: RHY	
	DATE: OCTOBER 2017	
	SCALE: AS SHOWN	
W.O. NO.: 12-69	2 SHEET OF 11	

**NOTE:**  
 THE LOCATION OF THE 30' BUILDING RESTRICTION LINE (BRL) AND USE SETBACK ALONG THE UNIT 60-82 FRONTAGE, AS SHOWN HEREON, IS CONTINGENT UPON THE TRANSFER OF PROPERTY FROM HOWARD COUNTY - DPW TO THE DEVELOPER.

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

*Valerie J. ...*  
 PLANNING DIRECTOR

11-9-17  
 DATE

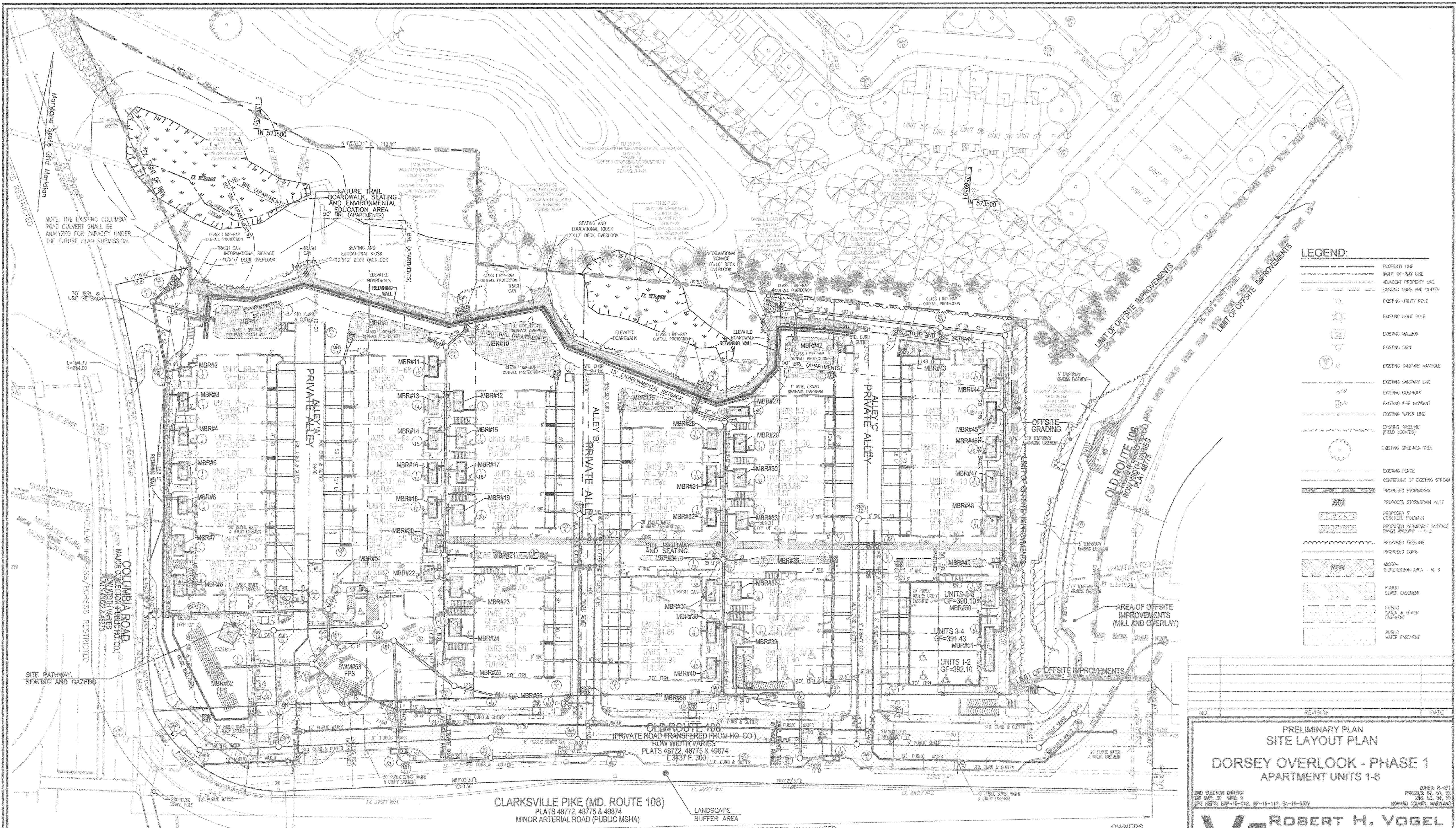
**EXISTING CONDITIONS AND DEMOLITION PLAN**  
 SCALE: 1"=30'

**OWNERS**  
 SHIRLEY J. ECKLES  
 9586 OLD ROUTE 108  
 ELLICOTT CITY, MD 21042

WILLIAM D. SPICER & WF  
 9590 OLD ROUTE 108  
 ELLICOTT CITY, MD 21042

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

**DEVELOPER**  
 DORSEY OVERLOOK, LLLP  
 C/O J. KIRBY DEVELOPMENT, LLC  
 5570 B FURNACE AVENUE  
 ELK RIDGE, MARYLAND 21075  
 PHONE: (410) 788-0027



**LEGEND:**

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	ADJACENT PROPERTY LINE
	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 TREE LINE (FIELD LOCATED)
	EXISTING SPECIMEN TREE
	EXISTING FENCE
	CENTERLINE OF EXISTING STREAM
	PROPOSED STORMDRAIN
	PROPOSED STORMDRAIN INLET
	PROPOSED 5' CONCRETE SIDEWALK
	PROPOSED PERMEABLE SURFACE PAVEMENT WALKWAY - A-2
	PROPOSED TREE LINE
	PROPOSED CURB
	MICRO-BREAKDOWN AREA - M-6
	PUBLIC SEWER EASEMENT
	PUBLIC WATER & SEWER EASEMENT
	PUBLIC WATER EASEMENT

NO.	REVISION	DATE

**PRELIMINARY PLAN  
SITE LAYOUT PLAN  
DORSEY OVERLOOK - PHASE 1  
APARTMENT UNITS 1-6**

2ND ELECTION DISTRICT  
TAX MAPS: 3D GRID 8  
DPZ REF'S: EDP-19-012, WP-16-112, BA-16-037V

ZONED: R-APT  
PARCELS: 57, 51, 52  
298, 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: 410.461.8961

**PROFESSIONAL CERTIFICATE**

DESIGN BY: GAH  
DRAWN BY: GAH  
CHECKED BY: RHY  
DATE: OCTOBER 2017  
SCALE: AS SHOWN  
W.O. NO.: 12-59

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 EXPIRES 06/30/2018

3 OF 11

**OWNERS**  
SHIRLEY J. ECKLES  
9590 OLD ROUTE 108  
ELLICOTT CITY, MD 21042

WILLIAM D. SPICER & WF  
9590 OLD ROUTE 108  
ELLICOTT CITY, MD 21042

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

**DEVELOPER**  
DORSEY OVERLOOK, LLLP  
C/O J. KIRBY DEVELOPMENT, LLC  
5870 B FURNACE AVENUE  
ELK RIDGE, MARYLAND 21075  
PHONE: (410) 788-0027

**SITE LAYOUT PLAN**  
SCALE: 1"=30'

SCALE 1"=30'

15' 0' 30'

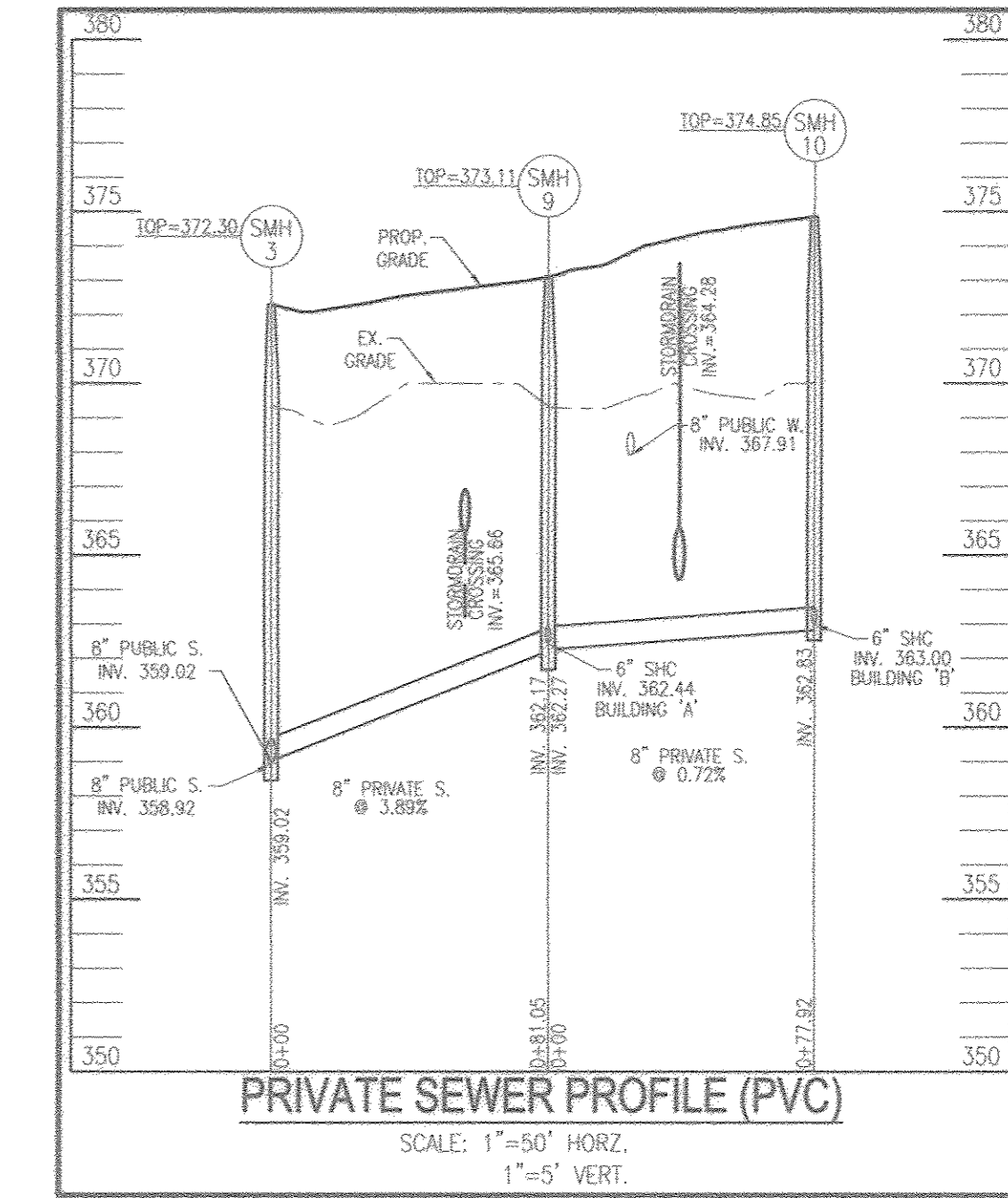
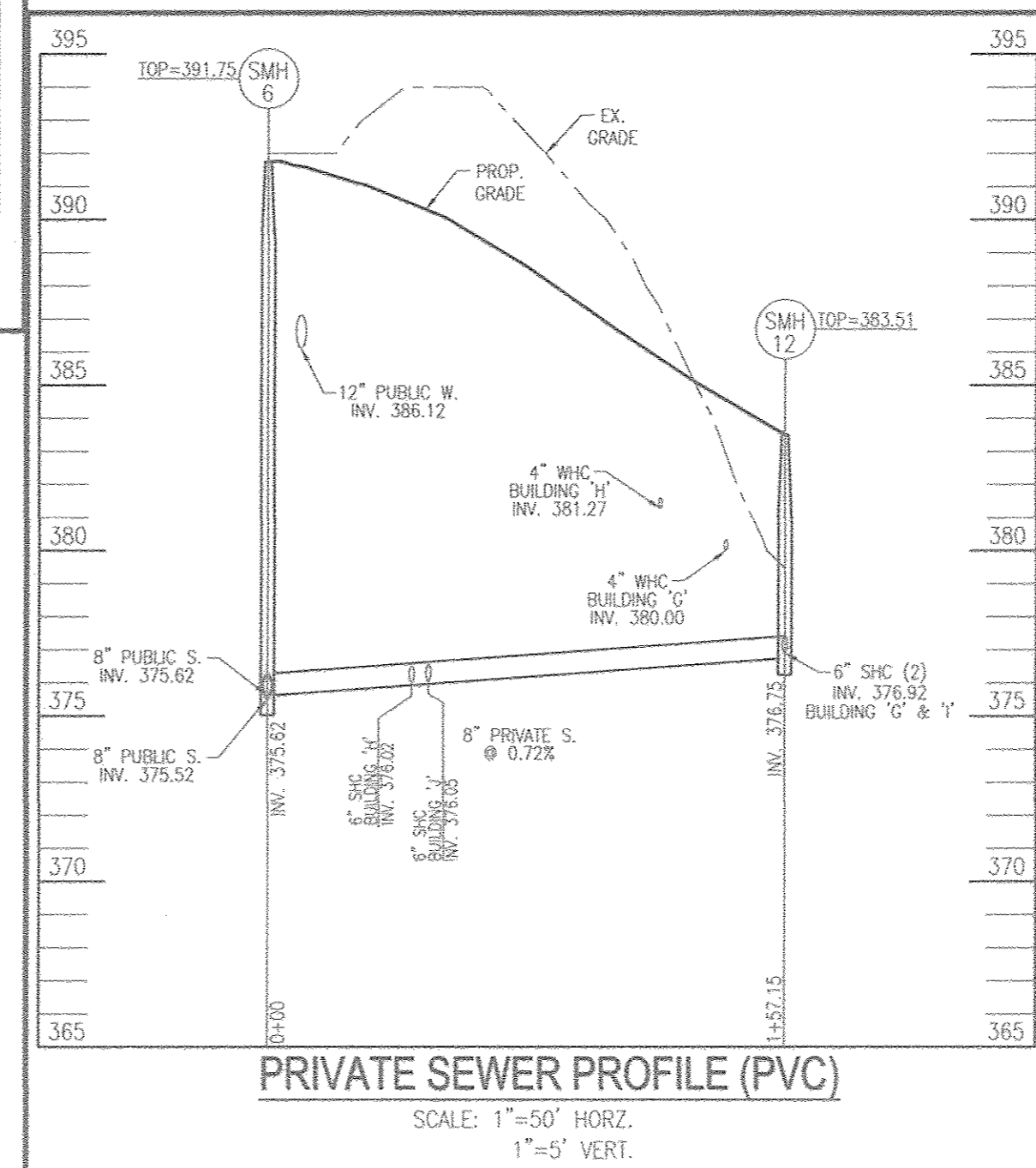
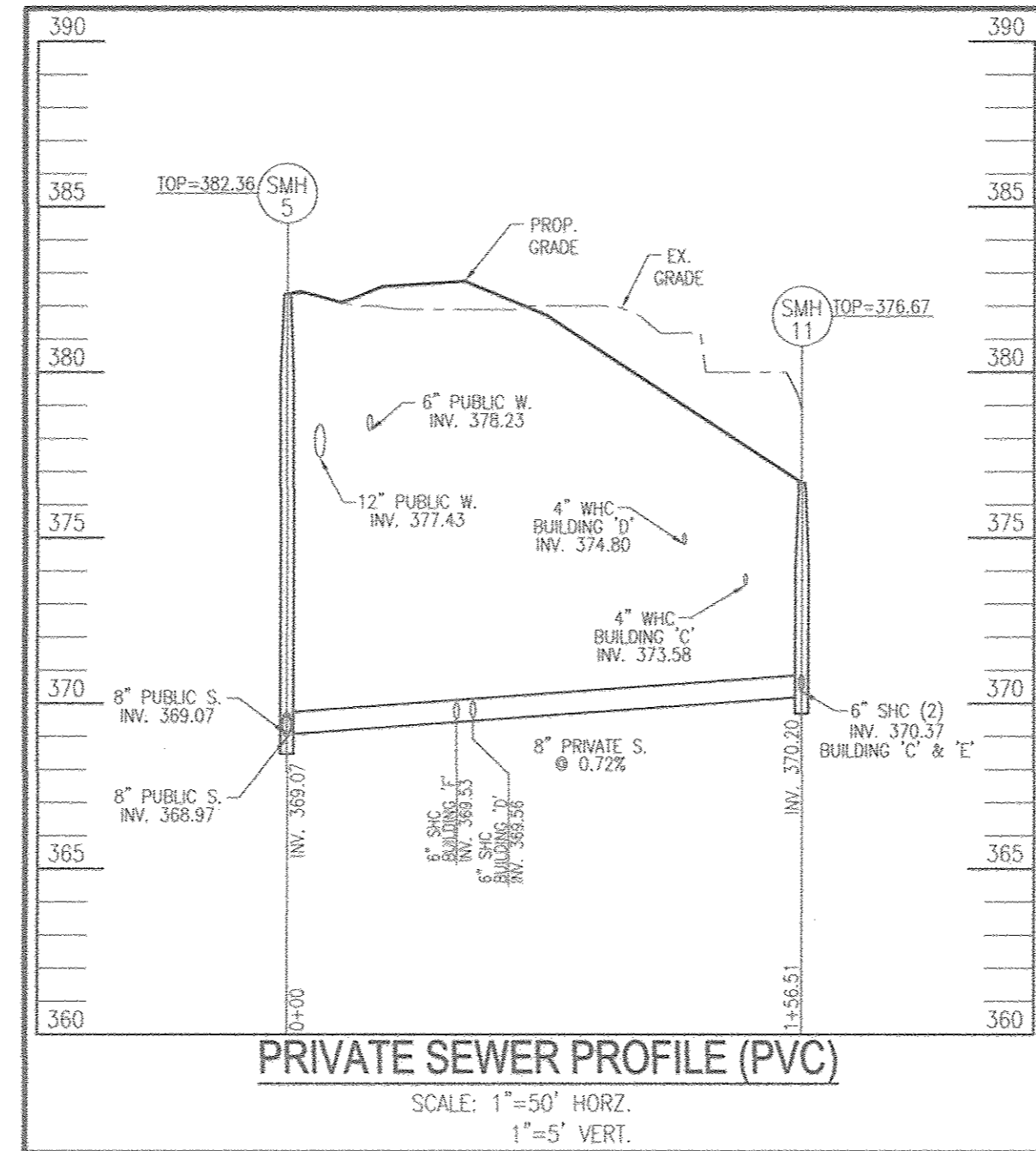
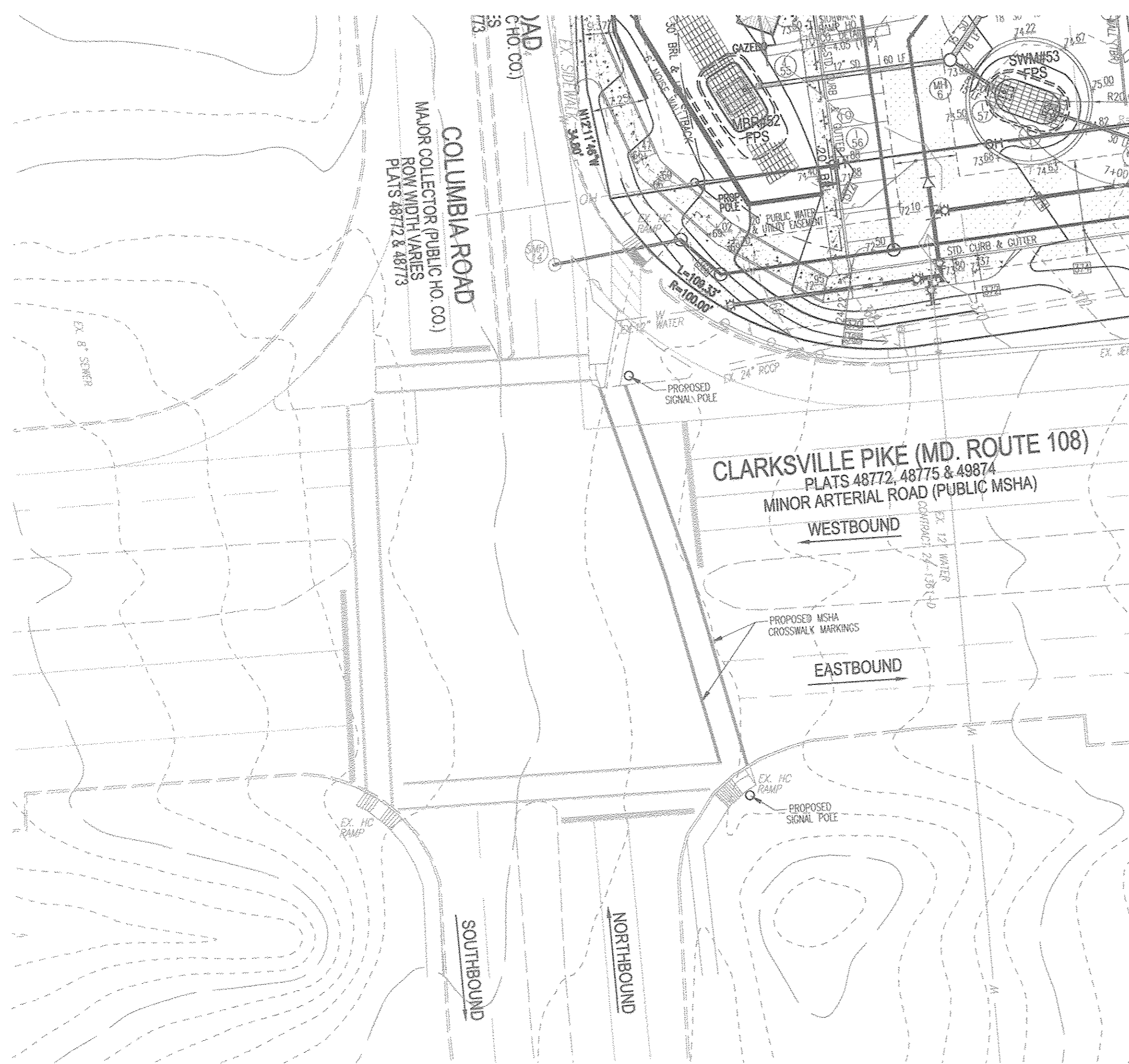
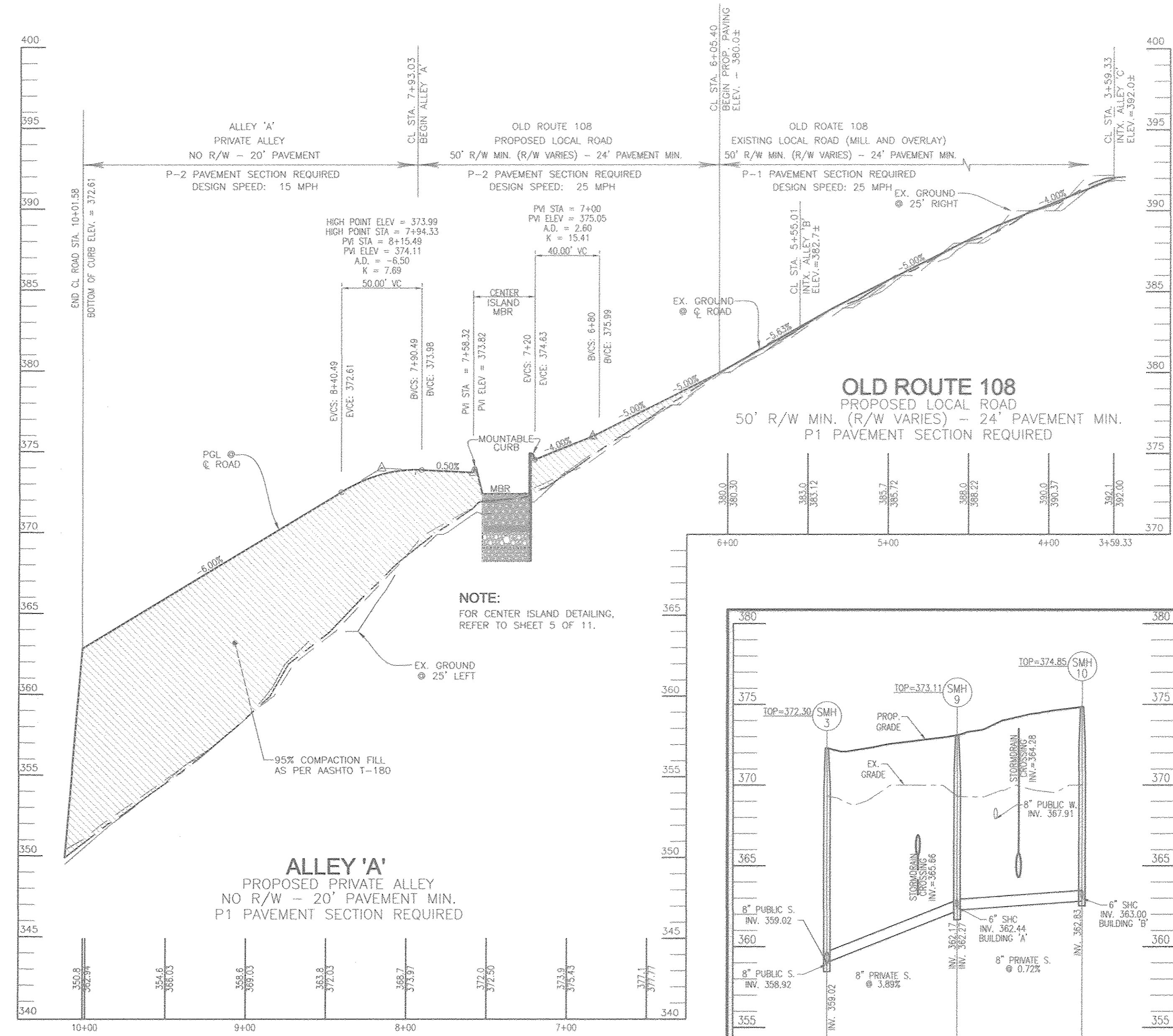
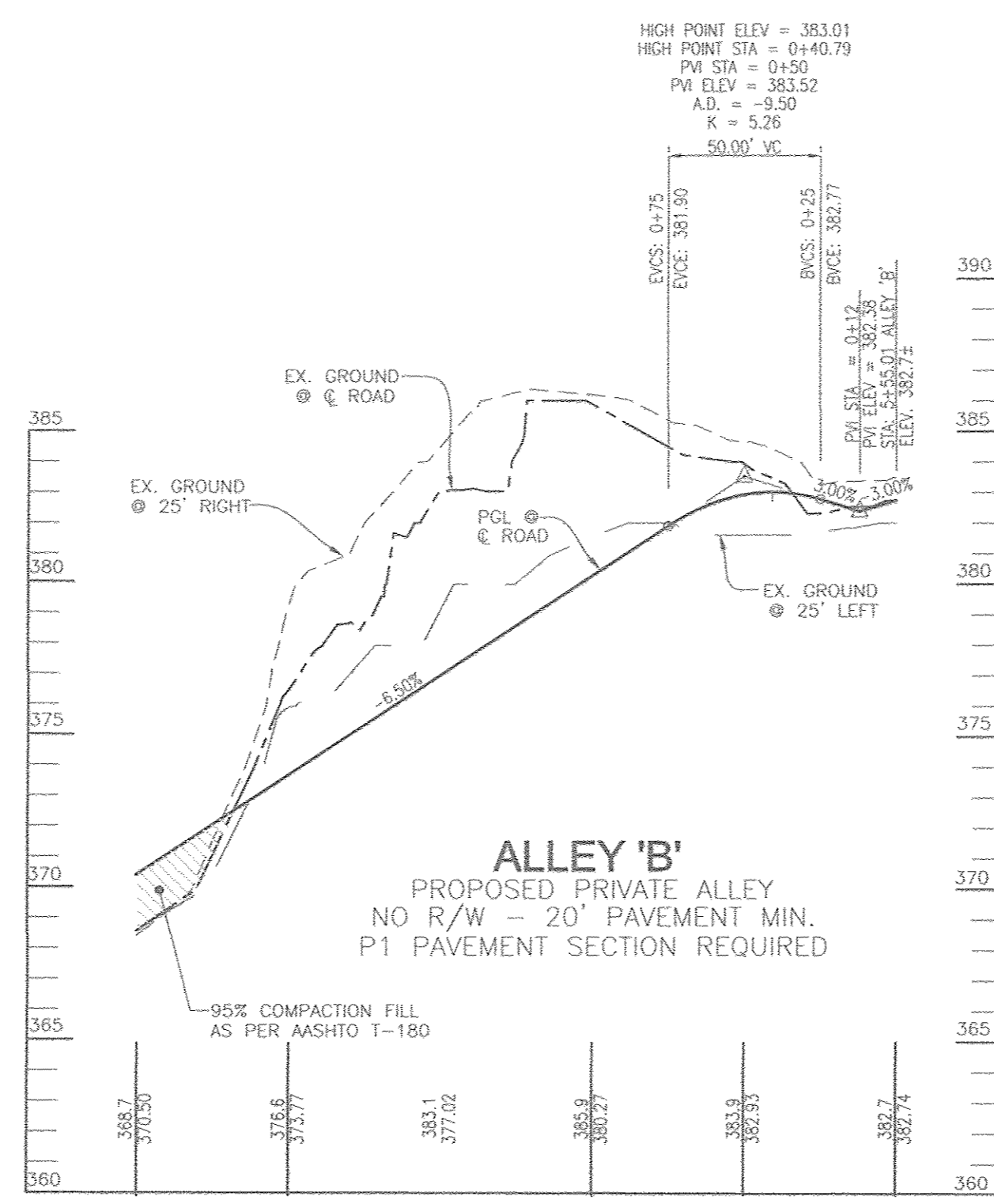
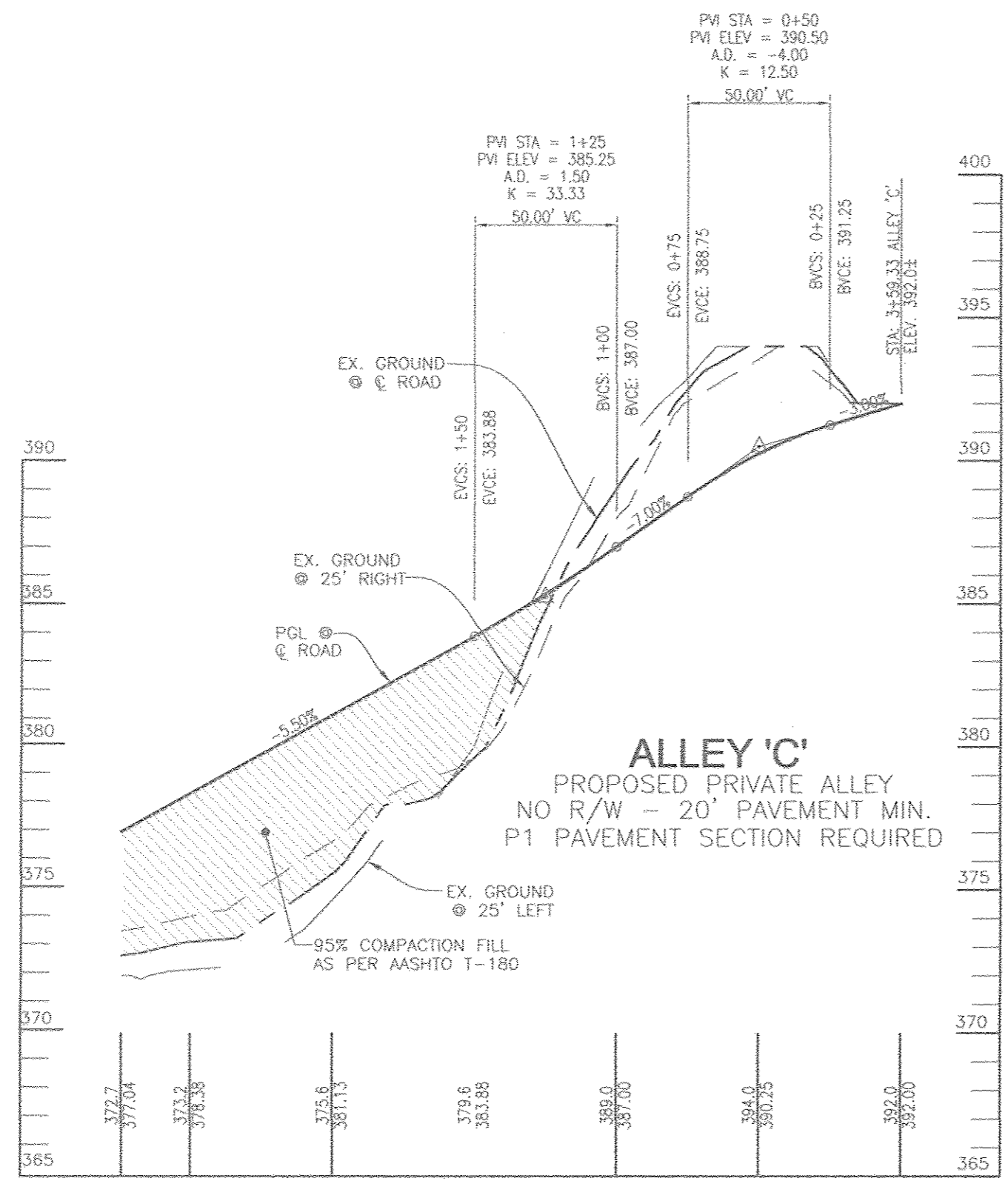
**NOTE:**  
THE LOCATION OF THE 30' BUILDING RESTRICTION LINE (BRL) AND USE SETBACK ALONG THE UNIT 69-82 FRONTAGE, AS SHOWN HEREON, IS CONTINGENT UPON THE TRANSFER OF PROPERTY FROM HOWARD COUNTY TO THE DEVELOPER.

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Valerie J. Jolin*  
PLANNING DIRECTOR

11-9-17  
DATE

**NOTE:**  
SEE SHEET 4 OF 11 FOR  
MSHA CROSSWALK DETAIL



QUANTITIES				
NAME OF UTILITY CONTRACTOR:				
SURVEY AND DRAFTING DIVISION AS-BUILT DATE:				
ITEMS	QUANTITIES ESTIMATED	AS-BUILT		
		QUANTITIES	TYPE	MANUFACTURER/SUPPLIER
8" SEWER (PVC)	473 LF			
6" SHC (PVC)	311 LF			
STANDARD MANHOLES	4 EA.			
6" CLEAN OUT	11 EA.			

PRIVATE MANHOLE LOCATION CHART					
MANHOLE NO.	NORTHING	EASTING	INV. IN	INV. OUT	TOP ELEV.
9	573,153.73	1,356,494.80	362.44	362.17	373.11
10	573,164.53	1,356,572.06	363.00	362.83	374.85
11	573,255.49	1,356,700.18	370.37	370.20	376.67
12	573,270.92	1,356,895.21	376.92	376.75	383.51

**OWNERS**  
SHIRLEY J. ECKLES  
9598 OLD ROUTE 108  
ELLCOTT CITY, MD 21042

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9590 OLD ROUTE 108  
ELLCOTT CITY, MD 21042

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

**DEVELOPER**  
DORSEY OVERLOOK, LLLP  
5670 B FURNACE AVENUE  
ELK RIDGE, MARYLAND 21075  
PHONE: (410) 788-0027

PRELIMINARY PLAN  
ROAD AND PRIVATE SEWER PROFILES  
DORSEY OVERLOOK - PHASE 1  
APARTMENT UNITS 1-6

2ND ELECTION DISTRICT  
TAX MAP: 30 GRID: 9  
DPE REF'S: EOP-15-012, WP-16-112, BA-16-033V

ZONED: R-APT  
PARCELS: 87, 51, 52  
288, 53, 54, 55  
HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET  
ELLCOTT CITY, MD 21043  
TEL: 410.461.7666  
FAX: 410.461.8961

DESIGN BY: GAH  
DRAWN BY: GAH  
CHECKED BY: RHY  
DATE: OCTOBER 2017  
SCALE: AS SHOWN  
W.O. NO.: 12-89

PROFESSIONAL CERTIFICATE  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A D.S.V. LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16183  
EXPIRATION DATE: 08-27-2018

4 SHEET OF 11

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Valerie*  
PLANNING DIRECTOR

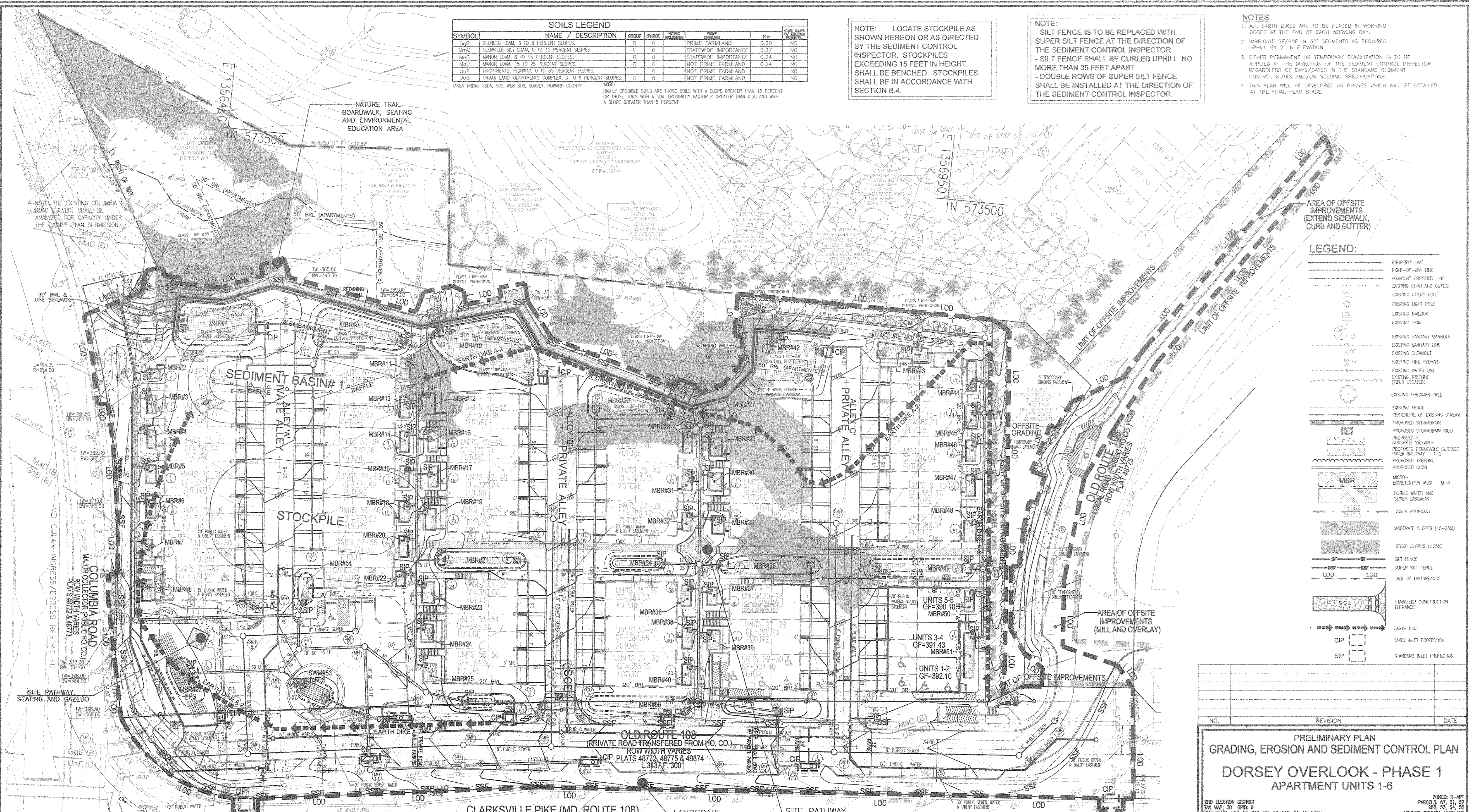
11-9-17  
DATE

SYMBOL	NAME / DESCRIPTION	GROUP	HYDRIC	PERCENT	PERCENT	Kw	CLIFF SLOPE
GqB	GLENN LOAM, 3 TO 8 PERCENT SLOPES.	B	0	PRIME FARMLAND	0.20	NO	
GmC	GLENN SILT LOAM, 8 TO 15 PERCENT SLOPES.	C	0	STATEWIDE IMPORTANCE	0.37	NO	
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES.	B	0	STATEWIDE IMPORTANCE	0.24	NO	
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES.	B	0	NOT PRIME FARMLAND	NO	NO	
UaF	UDOROTHENS, HIGHWAY, 0 TO 65 PERCENT SLOPES.	D	0	NOT PRIME FARMLAND	NO	NO	
UaB	URBAN LAND-UDOROTHENS COMPLEX, 0 TO 8 PERCENT SLOPES.	D	0	NOT PRIME FARMLAND	NO	NO	

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.

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.

- 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 DAYS/DATES IN THE STANDARD SEDIMENT CONTROL NOTES AND/OR SEEDING SPECIFICATIONS.
  - THIS PLAN WILL BE DEVELOPED AS PHASES WHICH WILL BE DETAILED AT THE FINAL PLAN STAGE.



LEGEND:

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	ADJACENT PROPERTY LINE
	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 TREE LINE
	EXISTING SPECIMEN TREE
	EXISTING FENCE
	CENTERLINE OF EXISTING STREAM
	PROPOSED STORM DRAIN INLET
	PROPOSED 5' CONCRETE SIDEWALK
	PROPOSED REMOVABLE SURFACE PAVEMENT WALKWAY - A-2
	PROPOSED TREE LINE
	PROPOSED CURB
	MBR - BIORETENTION AREA - M-6
	PUBLIC WATER AND SEWER EASEMENT
	SOILS BOUNDARY
	MODERATE SLOPES (15-25%)
	STEEP SLOPES (>25%)
	SILT FENCE
	SUPER SILT FENCE
	LIMIT OF DISTURBANCE
	STABILIZED CONSTRUCTION ENTRANCE
	EARTH DIKE
	CURB INLET PROTECTION
	STANDARD INLET PROTECTION

NOTE: THE LOCATION OF THE 30' BUILDING RESTRICTION LINE (BRL) AND USE SETBACK ALONG THE UNIT 69-82 FRONTAGE, AS SHOWN HEREON, IS CONTINGENT UPON THE TRANSFER OF PROPERTY FROM HOWARD COUNTY - DPW TO THE DEVELOPER.

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Valerie J. Liu*  
PLANNING DIRECTOR

11-9-17  
DATE

NOTE: 1. THE FUTURE SITE DEVELOPMENT PLAN SHALL INCLUDE A SEQUENCE OF CONSTRUCTION OUTLining, INSTALLATION OF EROSION, PERIMETER CONTROLS AND BASIN CONSTRUCTION. ALSO INCLUDED WILL BE TIMING RELATED TO THE PROPOSED RETAINING WALL INSTALLATION.

GRADING, EROSION AND SEDIMENT CONTROL PLAN  
SCALE: 1" = 30'

SCALE 1" = 30'

NOTE: 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  
9588 OLD ROUTE 108  
ELLCOTT CITY, MD 21042

WILLIAM D. SPICER & WF  
3590 OLD ROUTE 108  
ELLCOTT CITY, MD 21042

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

NEW LIFE MENNONITE CHURCH INC  
3580 GRASS SPICE OLD ROUTE 108  
ELLCOTT CITY, MD 21042

DANIEL L. KATHRYN A. MILLER  
9570 OLD ROUTE 108  
ELLCOTT CITY, MD 21042

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

PROFESSIONAL CERTIFICATE  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND AND UNDER THE LAWS OF THE DISTRICT OF COLUMBIA.  
EXPIRATION DATE: 06-27-2019

DESIGN BY: GAH  
DRAWN BY: GAH  
CHECKED BY: RHV  
DATE: OCTOBER 2017  
SCALE: AS SHOWN  
W.O. NO.: 12-69

5 SHEET OF 11

NO.	REVISION	DATE
PRELIMINARY PLAN GRADING, EROSION AND SEDIMENT CONTROL PLAN DORSEY OVERLOOK - PHASE 1 APARTMENT UNITS 1-6		
ZONED: R-AFT PARCELS: 87, 51, 52, 288, 53, 54, 55 HOWARD COUNTY, MARYLAND		
2ND ELECTION DISTRICT PK MAP: 30 GRID 9 DPZ REF: ECP-15-012, WP-16-112, BA-16-033V		

**ROBERT H. VOGEL, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET  
ELLCOTT CITY, MD 21043  
TEL: 410.461.7566  
FAX: 410.461.8961

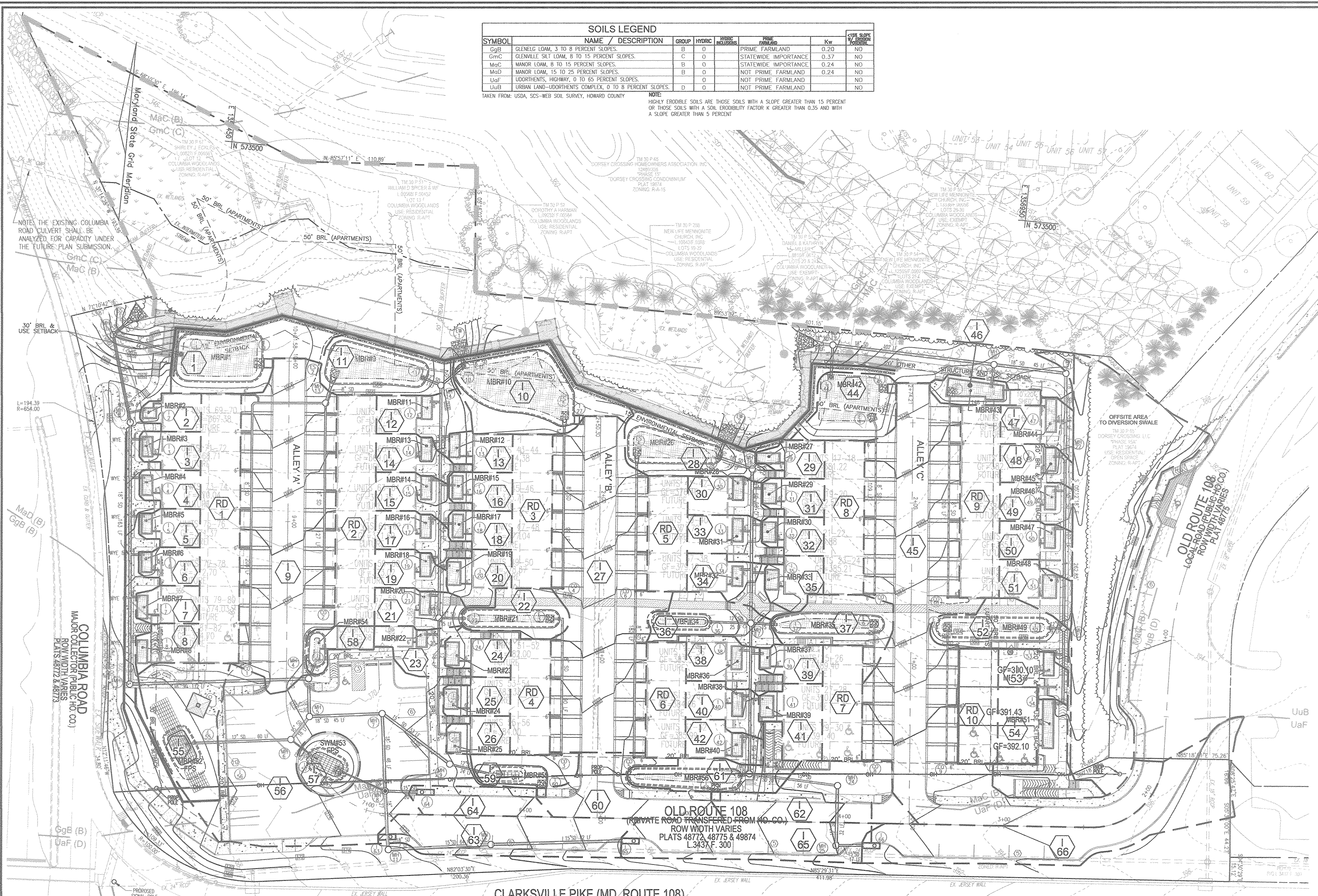


SOILS LEGEND						
SYMBOL	NAME / DESCRIPTION	GROUP	HYDRIC	PERCENT IMPERVIOUS	PERCENT PRIME FARMLAND	Kw
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES.	B	0		PRIME FARMLAND	0.20
GmC	GLENWILLE SRT LOAM, 8 TO 15 PERCENT SLOPES.	C	0		STATEWIDE IMPORTANCE	0.37
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES.	B	0		STATEWIDE IMPORTANCE	0.24
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES.	B	0		NOT PRIME FARMLAND	0.24
UaF	UDORMENTS, HIGHWAY, 0 TO 65 PERCENT SLOPES.	0	0		NOT PRIME FARMLAND	NO
UaE	URBAN LAND-UDORMENTS COMPLEX, 0 TO 8 PERCENT SLOPES.	D	0		NOT PRIME FARMLAND	NO

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

LEGEND:

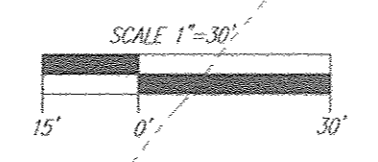
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MANHOLE
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING TREELINE (FIELD LOCATED)
- EXISTING SPECIMEN TREE
- EXISTING FENCE
- CENTERLINE OF EXISTING STREAM
- PROPOSED STORMDRAIN
- PROPOSED STORMDRAIN MEET
- PROPOSED 5" CONCRETE SEWER/STORM
- PROPOSED PERMEABLE SURFACE PAVEMENT WALKWAY - A-2
- PROPOSED TREELINE
- PROPOSED CURB
- MBR
- MBR-SWALE
- STORM DRAINAGE AREA DIVIDE
- DRAINAGE AREA NUMBER



STORM DRAIN DATA CHART									
AREA NO.	AREA (Acres)	C	% IMPERVIOUS	AREA NO.	AREA (Acres)	C	% IMPERVIOUS	AREA NO.	AREA (Acres)
11	0.0160	0.1600	0.00%	138	0.0154	0.6940	78.29%		
12	0.0176	0.7367	82.39%	140	0.0275	0.6335	67.64%		
13	0.0194	0.6888	75.26%	141	0.0337	0.7561	88.16%		
14	0.0194	0.6888	75.26%	142	0.0239	0.6521	70.29%		
15	0.0195	0.7055	78.48%	144	0.0491	0.1600	0.00%		
16	0.0201	0.6928	78.12%	145	0.3857	0.7322	41.15%		
17	0.0219	0.7449	83.56%	146	0.0220	0.3084	20.91%		
18	0.2488	0.7689	85.75%	147	0.0286	0.6250	66.43%		
19	0.0638	0.1600	0.00%	148	0.0235	0.6783	74.04%		
1-11	0.0561	0.1600	0.00%	149	0.0262	0.6516	70.23%		
1-12	0.0368	0.4904	47.21%	150	0.0278	0.6768	73.84%		
1-13	0.0204	0.6678	72.55%	151	0.0282	0.6167	66.25%		
1-14	0.0257	0.6584	75.46%	152	0.0697	0.3459	26.50%		
1-15	0.0275	0.6742	73.45%	153	0.0250	0.7094	77.20%		
1-16	0.0200	0.6745	73.50%	154	0.0720	0.6464	16.31%		
1-17	0.0287	0.7021	77.44%	155	0.0883	0.2888	1.56%		
1-18	0.0201	0.6719	73.13%	156	0.3480	0.7202	56.17%		
1-19	0.0231	0.6752	73.59%	157	0.0336	0.1600	0.00%		
1-20	0.0272	0.5769	59.55%	158	0.0175	0.4940	45.43%		
1-21	0.0291	0.6219	65.98%	159	0.0296	0.1838	0.00%		
1-22	0.0355	0.2803	17.18%	160	0.0583	0.7490	70.10%		
1-23	0.0279	0.5715	58.78%	161	0.0295	0.2403	0.00%		
1-24	0.0250	0.6724	73.29%	162	0.0893	0.8533	47.46%		
1-25	0.0211	0.6543	70.62%	163	0.0829	0.7336	79.61%		
1-26	0.0200	0.6880	75.00%	164	0.0330	0.8600	100.00%		
1-27	0.2732	0.7239	89.56%	165	0.0842	0.7287	78.99%		
1-28	0.0365	0.1610	4.42%	166	0.1515	0.0687	59.14%		
1-29	0.0188	0.6684	72.34%	RD-1	0.0965	0.5500	100.00%		
1-30	0.0275	0.6920	78.00%	RD-2	0.0826	0.8600	100.00%		
1-31	0.0195	0.6841	74.87%	RD-3	0.0583	0.8600	100.00%		
1-32	0.0198	0.6814	74.49%	RD-4	0.0414	0.8600	100.00%		
1-33	0.0315	0.7050	77.14%	RD-5	0.0414	0.8600	100.00%		
1-34	0.0319	0.5835	60.50%	RD-6	0.0414	0.8600	100.00%		
1-35	0.0236	0.6166	65.25%	RD-7	0.0414	0.8600	100.00%		
1-36	0.0434	0.3919	27.42%	RD-8	0.0585	0.8600	100.00%		
1-37	0.0512	0.3432	26.17%	RD-9	0.0580	0.8600	100.00%		
1-38	0.0348	0.7172	79.60%	RD-10	0.0414	0.8600	100.00%		

CLARKVILLE PIKE (MD. ROUTE 108)  
PLATS 48772, 48775 & 49874  
MINOR ARTERIAL ROAD (PUBLIC MSHA)

DRAINAGE AREA MAP FOR STORM DRAIN  
SCALE: 1"=30'



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PHONE: (410) 788-0027

NO.	REVISION	DATE

PRELIMINARY PLAN  
DRAINAGE AREA MAP FOR STORM DRAIN  
DORSEY OVERLOOK - PHASE 1  
APARTMENT UNITS 1-6

2ND ELECTION DISTRICT  
TAX MAP: 30  
GRID: 9  
DPZ REF'S: EOP-15-012, WP-16-112, BA-16-033V

ZONED: R-APT  
PARCELS: 67, 51, 52  
283, 54, 55  
HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL ENGINEERING, INC.**  
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8407 MAIN STREET  
ELLCOTT CITY, MD 21043  
TEL: 410.461.7666  
FAX: 410.461.8961

PROFESSIONAL CERTIFICATE

DESIGN BY: GAH  
DRAWN BY: GAH  
CHECKED BY: RHW  
DATE: OCTOBER 2017  
SCALE: AS SHOWN  
W.O. NO.: 12-69

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. MY LICENSE NO. IS 16193. EXPIRATION DATE: 09-27-2019

6 SHEET OF 11

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

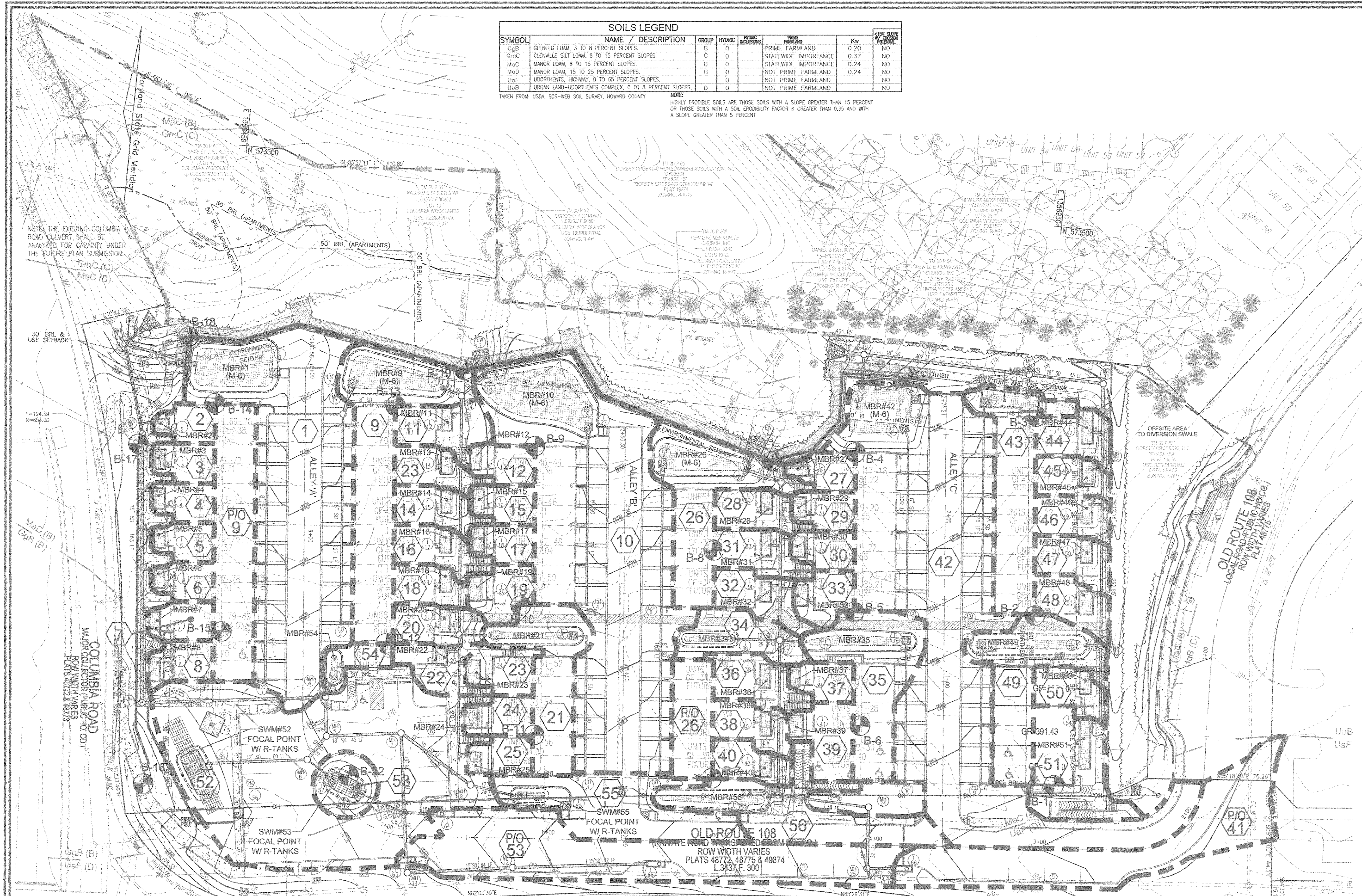
11-9-17  
DATE

SYMBOL	NAME / DESCRIPTION	GROUP	HYDRO	PERCENT SLOPE	Kw	SOIL SLOPE CLASSIFICATION
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES.	B	0		0.20	NO
GmC	GLENELG SILT LOAM, 8 TO 15 PERCENT SLOPES.	C	0		0.37	NO
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES.	B	0		0.24	NO
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES.	B	0		0.24	NO
UaF	UDORHENTS, HIGHWAY, 0 TO 65 PERCENT SLOPES.	D	0			NO
UaB	URBAN LAND-UDORHENTS COMPLEX, 0 TO 8 PERCENT SLOPES.	D	0			NO

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

LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EXISTING PROPERTY LINE
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- EXISTING FENCE
- CONTINUAL OF EXISTING STREAM
- PROPOSED STORMDRAIN
- PROPOSED STORMDRAIN INLET
- PROPOSED 5' CONCRETE SIDEWALK
- PROPOSED PERMEABLE SURFACE PAVED WALKWAY - A-2
- PROPOSED TREELINE
- PROPOSED CURB
- MBR (M-6)
- STORMWATER MANAGEMENT DRAINAGE AREA DIVER
- DRAINAGE AREA NUMBER



DA	% IMPERV	IV	DA	ESDV REQ	MINIMUM VOLUME	MAXIMUM VOLUME	VOLUME PROVIDED	AREA SF	PERV AREA
1	66.33	0.65	0.31	3524	1995	1995	14223	4792	
2	52.40	0.79	0.02	99	51	132	66	767	135
3	75.27	0.73	0.03	51	51	133	96	845	209
4	75.27	0.73	0.02	100	51	133	96	845	209
5	75.27	0.73	0.02	100	51	133	96	845	209
6	75.27	0.73	0.02	51	51	133	96	845	209
7	76.03	0.73	0.03	105	54	139	132	876	210
8	83.54	0.90	0.02	125	64	166	132	954	232
9	75.15	0.71	0.34	628	332	136	132	1336	3244
10	55.22	0.64	0.42	1014	976	2530	2243	18396	6599
11	47.21	0.47	0.04	123	62	160	132	1559	522
12	72.55	0.70	0.02	52	52	135	132	889	244
13	71.06	0.71	0.02	102	52	134	132	1119	274
14	74.01	0.72	0.03	130	71	184	132	1180	309
15	73.48	0.71	0.02	52	52	134	132	871	231
16	77.43	0.75	0.03	158	81	209	132	1294	292
17	73.06	0.71	0.02	102	52	134	132	876	236
18	73.66	0.71	0.02	69	69	155	132	1000	305
19	59.58	0.59	0.03	113	58	151	149	1185	479
20	65.93	0.64	0.03	133	68	177	132	1509	432
21	61.78	0.61	0.06	169	169	440	285	2349	1380
22	58.77	0.58	0.03	115	59	152	96	1215	301
23	73.19	0.71	0.03	126	64	167	145	1086	292
24	70.62	0.69	0.02	53	53	137	128	929	270
25	74.97	0.72	0.02	303	53	137	128	871	218
26	63.28	0.60	0.44	386	386	789	233	6962	2282
27	72.28	0.70	0.02	48	48	124	132	819	227
28	75.96	0.73	0.03	144	73	180	132	1138	288
29	74.91	0.72	0.02	303	51	133	128	949	211
30	74.42	0.72	0.02	101	51	134	128	954	218
31	77.19	0.74	0.03	167	85	211	132	1372	313
32	60.50	0.59	0.03	135	69	179	96	1390	549
33	65.27	0.64	0.02	35	35	142	128	1028	257
34	71.86	0.70	0.04	92	67	171	132	1091	272
35	59.19	0.58	0.09	384	196	503	435	4033	1646
36	79.62	0.77	0.03	97	97	252	132	1536	300
37	76.53	0.74	0.02	102	52	135	128	945	230
38	61.61	0.60	0.03	128	65	171	132	1198	308
39	65.13	0.62	0.03	300	100	260	139	1468	218
40	70.32	0.68	0.02	116	59	154	132	1041	309
41	50.06	0.50	0.18	637	325	846	413	7797	3894
42	74.61	0.71	0.02	1399	1399	379	132	1341	336
43	80.88	0.76	0.09	504	257	665	400	3964	738
44	66.46	0.65	0.03	132	67	175	130	1246	418
45	74.60	0.72	0.02	43	43	119	132	1034	266
46	73.29	0.69	0.03	122	65	169	132	1141	309
47	73.83	0.71	0.01	142	72	188	132	1243	318
48	65.31	0.64	0.03	65	65	170	149	1228	426
49	59.93	0.59	0.07	395	195	507	449	3968	1590
50	77.23	0.75	0.03	133	69	176	132	1209	316
51	69.04	0.67	0.07	344	175	456	240	3136	971
52	67.83	0.66	0.43	1033	1033	2664	2651	18746	6124
53	72.30	0.70	0.23	1141	582	1514	1191	9971	2762
54	43.44	0.44	0.03	35	25	71	132	481	131
55	58.33	0.57	0.10	400	204	531	495	4364	1777
56	65.08	0.64	0.10	230	230	597	418	4338	1515

CLARKSVILLE PIKE (MD. ROUTE 108)  
PLATS 48772, 48775 & 49874  
MINOR ARTERIAL ROAD (PUBLIC MSHA)

DRAINAGE AREA MAP FOR  
ESDv STORMWATER MANAGEMENT  
SCALE: 1"=30'

NOTE:  
ALL ESD PRACTICES SHOWN HERON AND LABELED AS MBR ARE EITHER  
TRADITIONAL OR PLANTER BOX STYLE MICRO-BIORENTION (M-6).

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ELLCOTT CITY, MD 21042  
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PHONE: (410) 788-0027

2ND ELECTION DISTRICT  
TRK MAPS: 0873  
DPZ REF'S: EOP-15-012, WP-16-112, BA-16-033V

ZONED: R-APT  
PARCELS: 67, 51, 52  
289, 83, 54, 55  
HOWARD COUNTY, MARYLAND

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STATE OF MARYLAND  
ROBERT H. VOGEL  
REGISTERED PROFESSIONAL ENGINEER  
19247

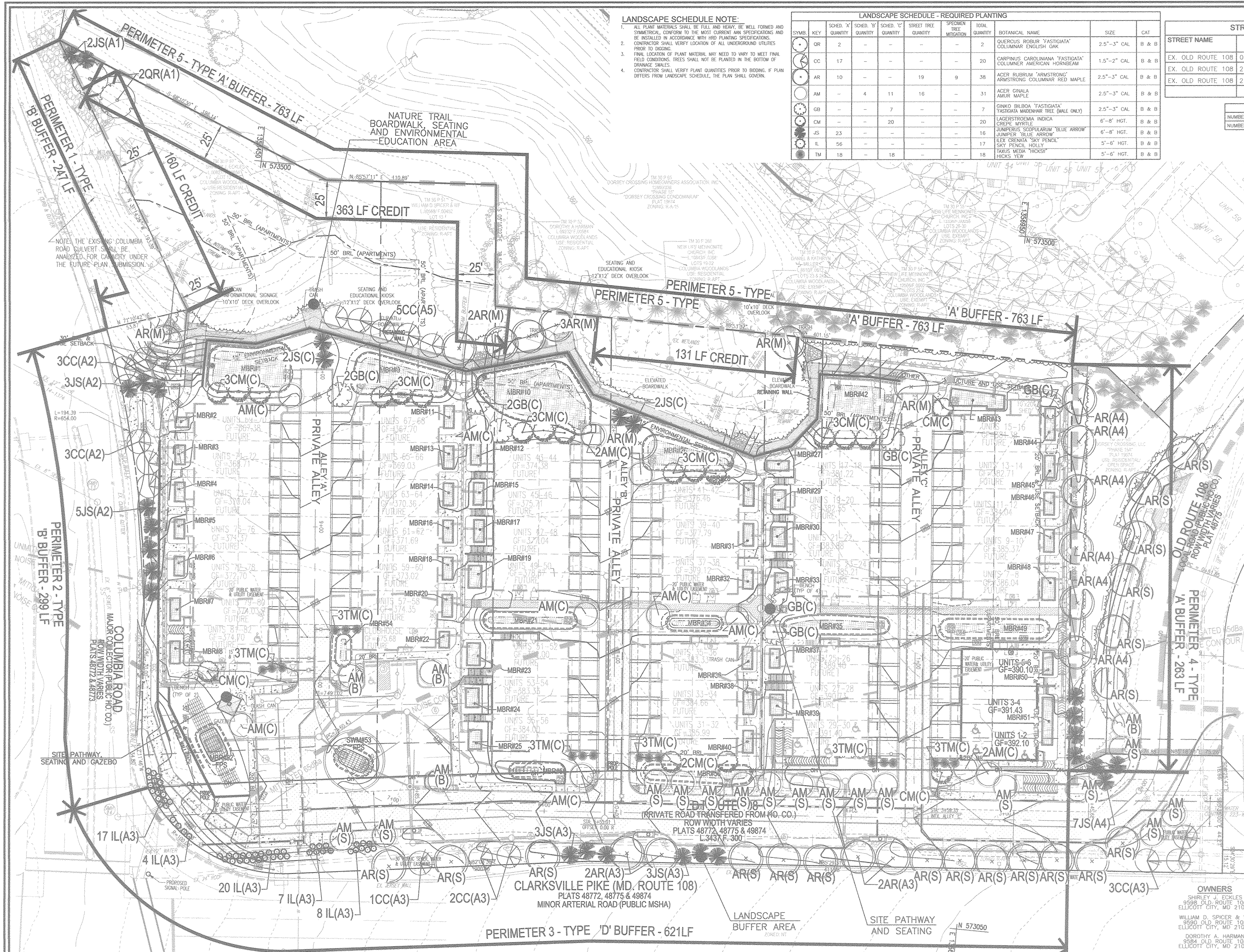
DESIGN BY: GAH  
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DATE: OCTOBER 2017  
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W.O. NO.: 12-69

I HEREBY CERTIFY THAT THESE DOCUMENTS  
WERE PREPARED OR APPROVED BY ME, AND  
THAT I AM A LEGALLY LICENSED PROFESSIONAL  
ENGINEER UNDER THE LAWS OF THE STATE  
OF MARYLAND, LICENSE NO. 16183  
EXPIRATION DATE: 06-27-2019

7 SHEET OF 11

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

11-9-17  
DATE



**LANDSCAPE SCHEDULE NOTE:**

- ALL PLANT MATERIALS SHALL BE FULLY AND HEAVILY WELL FORMED AND SYMMETRICAL CONFORM TO THE MOST CURRENT ANY SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH HED PLANTING SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- FINAL LOCATION OF PLANT MATERIAL MAY VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
- CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO DIGGING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

LANDSCAPE SCHEDULE - REQUIRED PLANTING									
SYMB	KEY	SCHED. 'A' QUANTITY	SCHED. 'C' QUANTITY	STREET TREE QUANTITY	SPECIMEN TREE MITIGATION	TOTAL QUANTITY	BOTANICAL NAME	SIZE	CAT
OR	2	-	-	-	-	2	QUERCUS ROBUR 'FASTIGIATA'	2.5"-3" CAL	B & B
CC	17	-	-	-	-	20	CARPINUS CAROLINIANA 'FASTIGIATA'	1.5"-2" CAL	B & B
AR	10	-	-	19	9	38	ACER RUBRUM 'ARMSTRONG'	2.5"-3" CAL	B & B
AM	-	4	11	16	-	31	ACER GINALE AMUR MAPLE	2.5"-3" CAL	B & B
GB	-	-	7	-	-	7	GINKGO BILOBA 'FASTIGIATA'	2.5"-3" CAL	B & B
CM	-	-	20	-	-	20	LAGERSTROEMIA INDICA	6'-8" HGT.	B & B
JS	23	-	-	-	-	16	JUNIPERUS SCOPULORUM 'BLUE ARROW'	6'-8" HGT.	B & B
IL	56	-	-	-	-	17	ILEX CRENATA 'SKY PENCIL'	5'-6" HGT.	B & B
TM	18	-	18	-	-	18	TAXUS MEDIA 'HICKS'	5'-6" HGT.	B & B

STREET TREE CALCULATIONS				
STREET NAME	STATION	LINEAR FEET	NO. REQUIRED	NO. PROVIDED
EX. OLD ROUTE 108	0+00 TO 2+00 ±	242/40	6	6
EX. OLD ROUTE 108	2+00 TO 7+00 ±	530/40	13	13
EX. OLD ROUTE 108	2+00 TO 7+00 ±	470/30	16	16
TOTAL			31	31

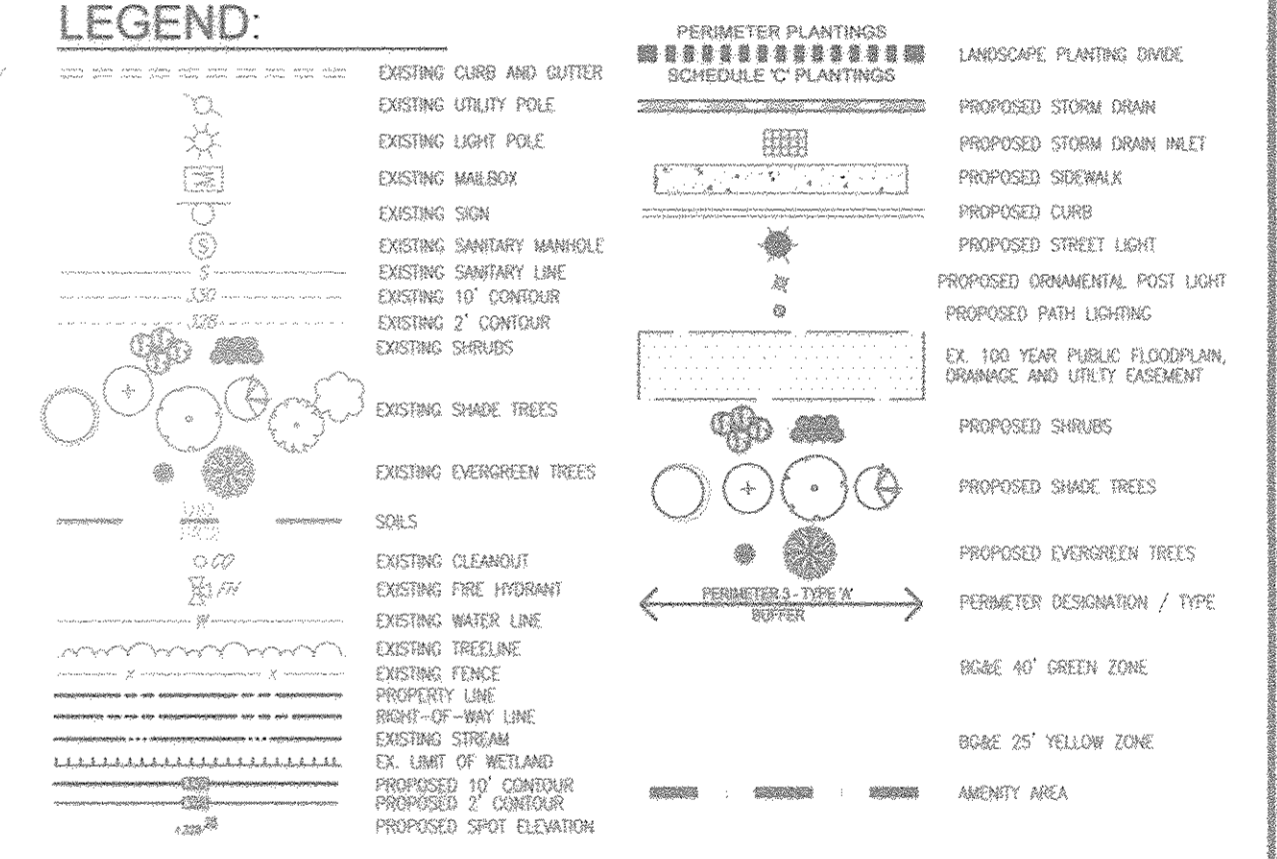
SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF SURFACE PARKING SPACES	40
NUMBER OF TREES PROVIDED	4
SHADE TREES	4
OTHER TREES (2:1 SUBSTITUTION)	0

LANDSCAPE SCHEDULE 'C'	
NUMBER OF DWELLING UNITS	82 APT
NUMBER OF SHADE TREES REQUIRED (1:1 DU SFA/ 1:3 DU APT)	28
NUMBER OF TREES PROVIDED	18
SHADE TREES	20
OTHER TREES (2:1 SUBSTITUTION)	18
NUMBER OF SHRUBS PROVIDED	18
SHRUBS (10:1 SUBSTITUTION)	18

SPECIMEN TREE MITIGATION	
NUMBER OF SHADE TREES REQUIRED	9
NUMBER OF SHADE TREES PROVIDED	9

SCHEDULE 'A' PERIMETER LANDSCAPE EDGE							
CATEGORY	ADJACENT TO PERIMETER AND ROADSIDE	1	2	3	4	5	TOTAL
PERIMETER/FRONTAGE DESIGNATION	R	0	0	0	0	0	0
LANDSCAPE TYPE	R	0	0	0	0	0	0
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER		247	299	621	263	783	783
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)		0	0	0	0	0	0
CREDIT FOR WALL, FENCE OR BEAM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)		0	0	0	0	0	0
NUMBER OF PLANTS REQUIRED		2	6	10	6	15	29
SHADE TREES		2	6	10	6	7	29
EVERGREEN TREES		2	6	10	6	7	29
NUMBER OF PLANTS PROVIDED		2	6	10	6	15	29
SHADE TREES		2	6	10	6	7	29
EVERGREEN TREES		2	6	10	6	7	29
OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION) DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED		-	-	-	-	-	-



TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Valerie J. ...*  
PLANNING DIRECTOR

11-9-17  
DATE

**NOTE:**  
ADDITIONAL PLANTINGS AND RESTORATION TO OPTIMIZE THE ENVIRONMENTAL AREA AS AN INTERPRETIVE AND EDUCATIONAL AMENITY AREA MAY BE PROVIDED AT SITE DEVELOPMENT PLAN STAGE.

LANDSCAPE PLAN  
SCALE: 1" = 30'  
SCALE 1" = 30'

**OWNERS**  
SHIRLEY J. ECKLES  
9580 OLD ROUTE 108  
ELLCOTT CITY, MD 21042

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

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

NEW LIFE MEMORIAL CHURCH INC  
9580 OLD ROUTE 108  
ELLCOTT CITY, MD 21042

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

NO. REVISION DATE

PRELIMINARY PLAN  
LANDSCAPE PLAN  
DORSEY OVERLOOK - PHASE 1  
APARTMENT UNITS 1-6

ZONED: R-APT  
PARCELS: 07, 51, 52, 298, 53, 54, 55  
HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET  
ELLCOTT CITY, MD 21043  
TEL: 410.461.7666  
FAX: 410.461.8961

**PROFESSIONAL CERTIFICATE**

DESIGN BY: GAH  
DRAWN BY: GAH  
CHECKED BY: RHY  
DATE: OCTOBER 2017  
SCALE: AS SHOWN  
W.O. NO.: 12-69

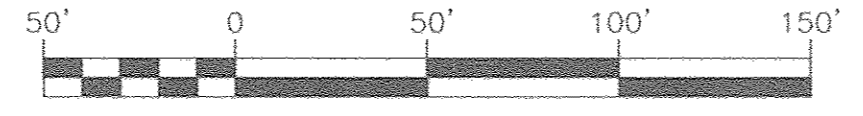
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16183, EXPIRATION DATE: 09-27-2018.

8 SHEET 11





**FOREST CONSERVATION PLAN**  
SCALE: 1"=50'



**BENCHMARKS**  
HOWARD COUNTY BENCHMARK - 308A (CONC. MONUMENT)  
E 135.7083.21 ELEV. 397.20  
LOCATION: OLD ROUTE 108, 480' SOUTH OF OLD ANNAPOLIS ROAD  
HOWARD COUNTY BENCHMARK - 308B (CONC. MONUMENT)  
E 135.3001.79 ELEV. 409.16  
LOCATION: SOUTH SIDE OF ROUTE 108, 700' EAST ENTRANCE TO CENTENNIAL PARK

**VICINITY MAP**  
SCALE: 1"=1000'  
ADC MAP COORDINATE: 15/J,K 1

**LEGEND**

---	PROPERTY LINE		EXISTING TREES (FIELD LOCATED)
---	RIGHT-OF-WAY LINE		EXISTING TREELINE (FIELD LOCATED)
---	ADJACENT PROPERTY LINE	---	EXISTING FENCE
---	CENTERLINE OF EXISTING STREAM	---	PROPOSED TREELINE
---	EXISTING CURB AND GUTTER	---	PROPOSED STORM DRAIN
---	EXISTING UTILITY POLE	---	PROPOSED STORM DRAIN INLET
---	EXISTING LIGHT POLE	---	PROPOSED CURB AND GUTTER
---	EXISTING MANHOLE	---	EX. WETLANDS
---	EXISTING SIGN	---	EXISTING CONTOUR
---	EXISTING SANITARY MANHOLE	---	PROPOSED CONTOUR
---	EXISTING SANITARY LINE	---	PROPOSED SPOT ELEVATION
---	EXISTING CLEANOUT	---	SOILS BOUNDARY
---	EXISTING FIRE HYDRANT	---	
---	EXISTING WATER LINE	---	

**Specimen Tree Chart**

Key	Species	Size (in dbh)	CRZ (in ft radius)	Comments	Action
1	Honey maple	41	61.5	not native, good condition	TO BE REMOVED
2	Honey maple	38	57	not native, poor condition	TO BE REMOVED
3	Red maple	32	48	good condition	TO BE REMOVED
4	Honey maple	42	63	not native, poor condition, storm damage	TO BE REMOVED
5	Honey maple	38	57	not native, poor condition, sucker growth evident	TO BE REMOVED
6	Honey maple	33	49.5	not native, poor condition, trunk damage	TO BE REMOVED
7	Honey maple	31	46.5	good condition	TO BE REMOVED
8	Honey maple	39	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 BE REMOVED

**SFSD/PFCP NOTES**

- NO RARE, THREATENED OR ENDANGERED SPECIES OR THEIR HABITAT WERE OBSERVED WITHIN THE STUDY AREA.
- SURROUNDING LAND USE CONSISTS OF HIGH DENSITY RESIDENTIAL DEVELOPMENT AND COMMERCIAL USES. PROJECT SITE IS APPROXIMATELY 5.5 ACRES IN SIZE.
- NO HISTORIC ELEMENTS ARE KNOWN TO BE PRESENT ON THE SITE.
- THERE IS 0.5 ACRE OF FOREST ON THE PROPERTY. ALL FOREST ON THE SITE IS WITHIN WETLANDS AND BUFFERS AND WILL NOT BE IMPACTED BY PROPOSED SITE DEVELOPMENT.
- LESS THAN 1 ACRE OF FOREST IS PRESENT ON ADJACENT PROPERTY WITHIN 100 FEET OF THE PROPERTY.
- NO 100 YEAR FLOODPLAIN IS PRESENT ON THE SITE.
- DEVELOPMENT OF THE SITE WILL REQUIRE 0.3 ACRES OF AFFORESTATION TO MEET THE FCA OBLIGATION. THIS OBLIGATION CAN BE ADDRESSED WITH ONSITE PLANTING, OFFSITE PLANTING, PURCHASE OF CREDIT IN A FOREST CONSERVATION BANK, PAYMENT OF THE COUNTY FEE-IN-LIEU OR SOME COMBINATION THEREOF.

**SOILS LEGEND**

SYMBOL	NAME / DESCRIPTION	GROUP	HYDRIC	PERCENT SAND	PERCENT SILT	PERCENT CLAY	Kw RANGE*	PERCENT SLOPE
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES.	B	0	PRIME FARMLAND	0.20	NO		
GmC	GLENVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES.	C	0	STATEWIDE IMPORTANCE	0.37	NO		
McD	MANOR LOAM, 8 TO 15 PERCENT SLOPES.	B	0	STATEWIDE IMPORTANCE	0.24	NO		
Mod	MANOR LOAM, 15 TO 25 PERCENT SLOPES.	B	0	NOT PRIME FARMLAND	0.24	NO		
UgT	UOORHENTHS, HIGHWAY, 0 TO 65 PERCENT SLOPES.	B	0	NOT PRIME FARMLAND	NO	NO		
UjB	URBAN LAND-UOORHENTHS COMPLEX, 0 TO 8 PERCENT SLOPES.	D	0	NOT PRIME FARMLAND	NO	NO		

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

**FOREST CONSERVATION WORKSHEET**  
Version 1.0

Project: Dorsey Crossing  
Date: August 19, 2014

<b>NET TRACT AREA</b>		Acres
A. Total tract area		5.5
B. Area within 100 Year Floodplain		0
C. Area of existing impervious surface/unchanged use		0
D. Net Tract Area		5.5

LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)  
ARA MDR IDA HDR MPD CIA  
R-20

E. Afforestation Threshold (percentage)	0.15	0.8
F. Conservation Threshold (percentage)	0.2	1.1

EXISTING FOREST COVER:

G. Existing forest cover (excluding floodplain)	0.5
H. Area of forest above afforestation threshold	0
I. Area of forest above conservation threshold	0

BREAK EVEN POINT: NA

J. Forest retention above threshold with no mitigation  
K. Clearing permitted without mitigation Break-Even Point

PROPOSED FOREST CLEARING

L. Total area of forest to be Cleared or Retained Outside FCE	0
M. Total area of forest to be Retained in FCE	0.5

PLANTING REQUIREMENTS

N. Reforestation for clearing above Conservation Threshold	0
P. Reforestation for clearing below Conservation Threshold	0
O. Credit for retention above conservation threshold	0
R. Total reforestation required	0
S. Total afforestation required	0.3
T. Total reforestation and afforestation required	0.3

NOTE:  
DEVELOPMENT OF THE SITE WILL REQUIRE 0.3 ACRES OF AFFORESTATION TO MEET THE FCA OBLIGATION, THIS OBLIGATION CAN BE ADDRESSED WITH ONSITE PLANTING, OFFSITE PLANTING, PURCHASE OF CREDIT IN A FOREST CONSERVATION BANK, PAYMENT OF THE COUNTY FEE-IN-LIEU OR SOME COMBINATION THEREOF

**PRELIMINARY PLAN**  
**FOREST CONSERVATION PLAN**  
**DORSEY OVERLOOK - PHASE 1**  
**APARTMENT UNITS 1-6**

2ND ELECTION DISTRICT  
TAX MAP 3D GRID 9  
EDZ REF'S: ECP-15-012, WP-16-112, BA-16-033V

OWNERS  
SHIRLEY J. ECKLES  
9598 OLD ROUTE 108  
ELICOTT CITY, MD 21042  
WILLIAM D. SPICER & WF  
9570 OLD ROUTE 108  
ELICOTT CITY, MD 21042  
DOROTHY A. HARMAN  
9584 OLD ROUTE 108  
ELICOTT CITY, MD 21042  
NEW LIFE MENNONITE CHURCH INC  
9580/9586/9582 OLD ROUTE 108  
ELICOTT CITY, MD 21042  
DANIEL L./KATHRYN A. MILLER  
9570 OLD ROUTE 108  
ELICOTT CITY, MD 21042

DEVELOPER  
DORSEY OVERLOOK, LLLP  
C/O J. KIRBY DEVELOPMENT, LLC  
5670 B FURNACE AVENUE  
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DESIGN BY: GAH  
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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

9 SHEET OF 11

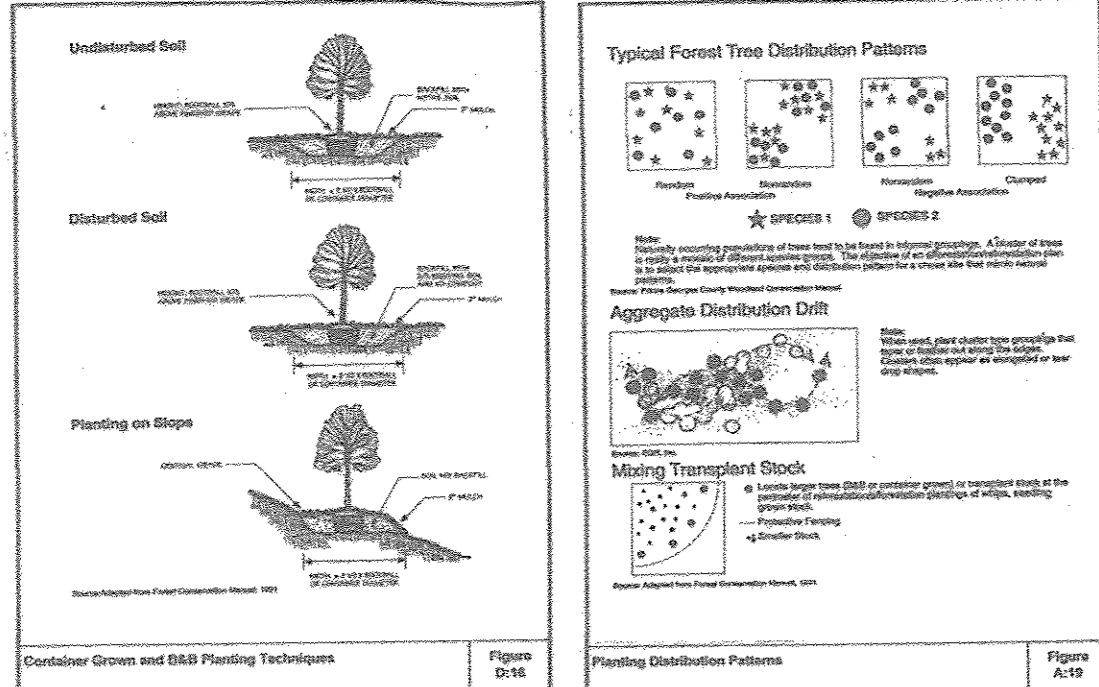
**Eco-Science Professionals, Inc.**  
Consulting Ecologists  
P.O. Box 5906 Glen Arden, Maryland 21657  
Telephone (410) 832-2498 Fax (410) 832-3263

MD DNR Qualified Professional  
USACOIS Wetland Delimitation  
Certification # 10012931MD0616044332

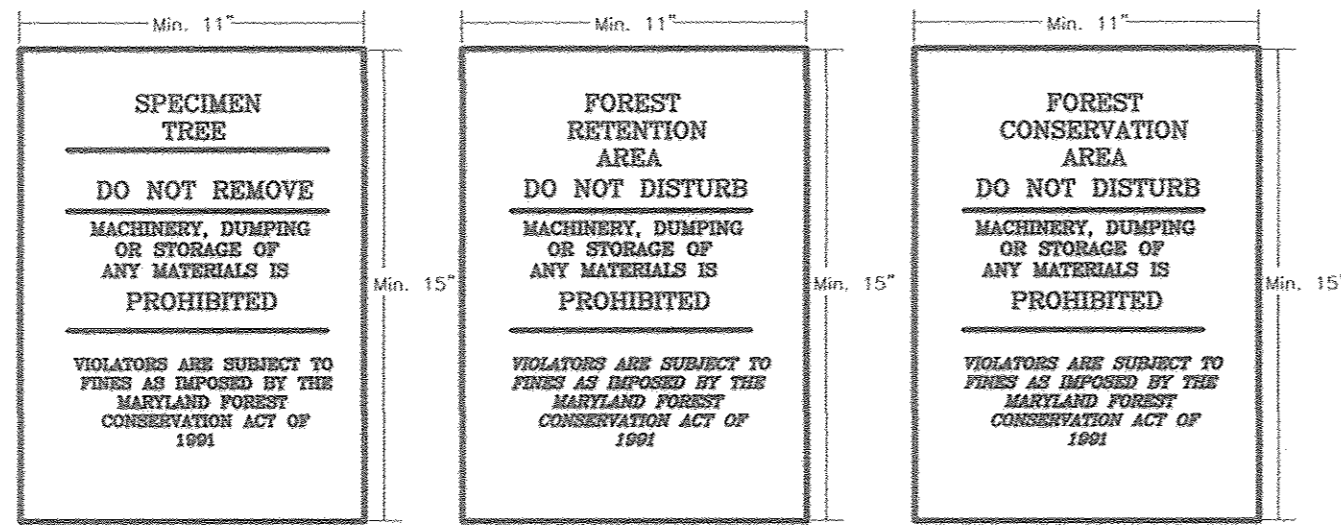
John F. Casaday

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

11-9-17  
DATE

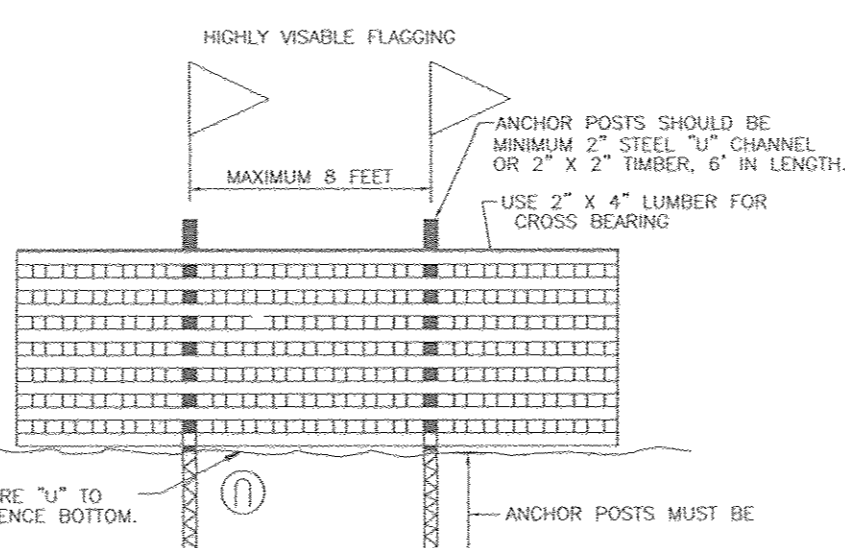


**FOREST CONSERVATION AREA SIGNS**



**NOTE:**

1. BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
2. SIGNS TO BE PLACED APPROXIMATELY 50'-100' FEET APART, CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.
3. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
4. ALL FOREST CONSERVATION SIGNS SHALL BE IN PLACE FOR PERPETUITY.
5. SIGN LOCATION SYMBOL = [Symbol]



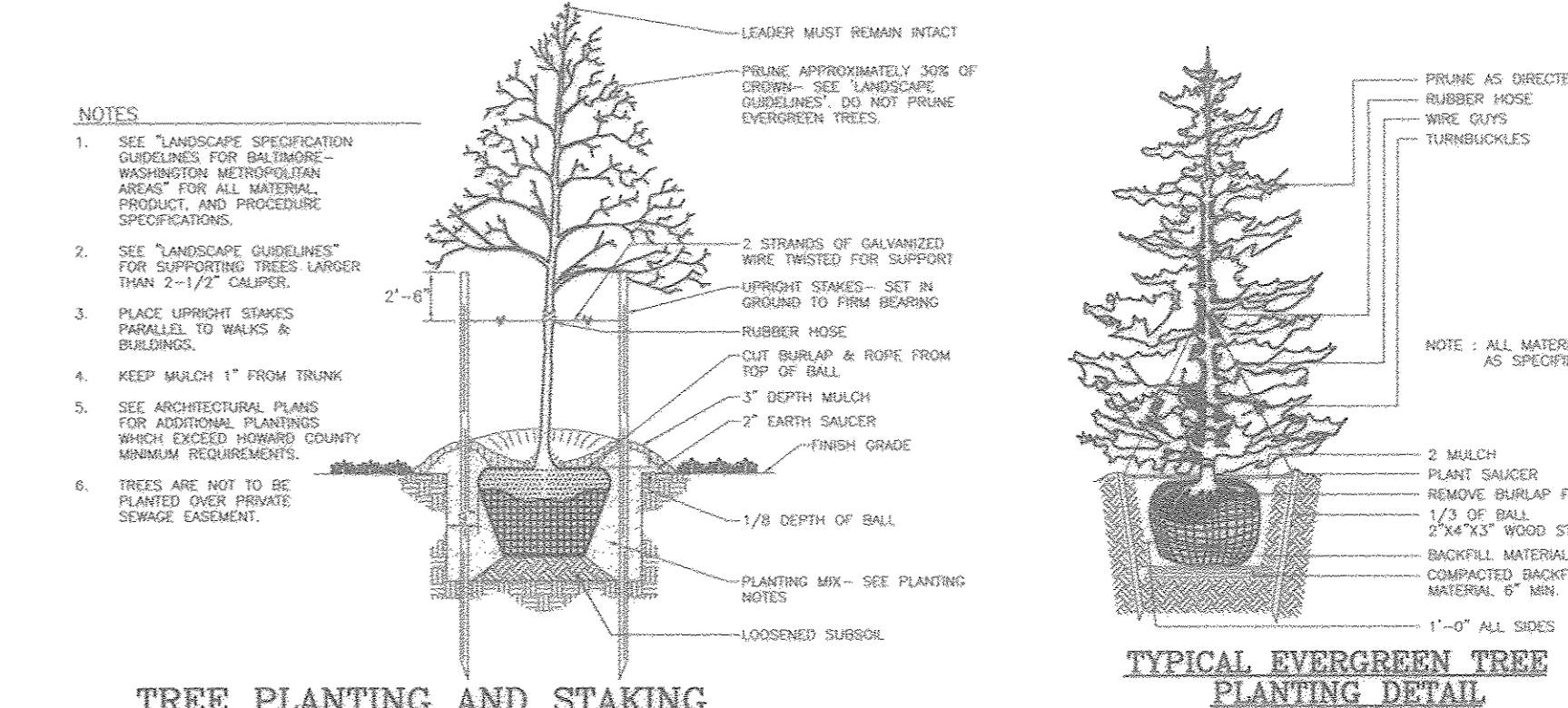
**BLAZE ORANGE PLASTIC MESH TYPICAL TREE PROTECTION FENCE DETAIL**

**FOREST RETENTION AREAS AND NOTES**

1. THE WETLANDS AND WETLAND BUFFERS ARE LOCATED ON AN OPEN SPACE LOT 189.
2. NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON THIS SITE.
3. FORESTED AREAS ADJACENT TO FLOODPLAINS AND STREAM BUFFERS ARE SUBSTANTIALLY RETAINED IN OPEN SPACE LOTS.
4. CHANGES IN GRADING AND RUNOFF WITHIN CONSTRUCTION/INSTALLATION AREAS WILL NOT ADVERSELY AFFECT THE SOILS WITHIN THE FOREST RETENTION AREA. EROSION CONTROL MEASURES WILL REDIRECT CONCENTRATED FLOW RUNOFF TO STORMWATER MANAGEMENT FACILITIES, RETAIN SEDIMENT WITHIN THE CONSTRUCTION SITE, AND/OR REDIRECT CLEAN WATER AWAY FROM CONSTRUCTION AREAS.
5. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1202 OF THE HOWARD COUNTY CODE. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

**OPERATION AND MAINTENANCE SCHEDULE FOR LANDSCAPE INFILTRATION (M-3), MICRO-BIORETENTION (M-6), RAIN GARDENS (M-7), BIOTRETENTION SWALE (M-8), AND ENHANCED FILTERS (M-9)**

1. THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUME II, TABLE A.4.1 AND 2.
2. THE OWNER SHALL PERFORM A PLANT IN THE SPRING AND IN THE FALL OF EACH YEAR. DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, REPLACE DEAD PLANT MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL, TREAT DISEASED TREES AND SHRUBS, AND REPLACE ALL DEFICIENT STAKES AND WIRES.
3. THE OWNER SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS. THE PREVIOUS MULCH LAYER SHALL BE REMOVED BEFORE THE NEW LAYER IS APPLIED.
4. THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.



**TREE PLANTING AND STAKING**

**TYPICAL EVERGREEN TREE PLANTING DETAIL**

**LANDSCAPE NOTES**

1. SHOULD ANY TREE DESIGNATED FOR PRESERVATION WHICH LANDSCAPING CREDIT IS GIVEN, DIE PRIOR TO RELEASE OF BONDS. THE DEVELOPER SHALL BE REQUIRED TO REPLACEMENT THE TREE WITH THE EQUIVALENT SPECIES OR WITH A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD, AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 3 INCHES IN CALIPER AND INSTALLED AS REQUIRED IN THE HOWARD COUNTY LANDSCAPE MANUAL.
2. PLANTINGS SHOWN HEREON ARE THE RESPONSIBILITY OF THE DEVELOPER TO INSTALL DURING THE CONSTRUCTION OF THE FINAL PLAN.
3. SURETY FOR THE PROPOSED LANDSCAPING SHALL BE BASED ON THE NUMBER OF PLANTINGS REQUIRED.

**GENERAL NOTES:**

1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY AND THE LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF (\$35,850) SHALL BE POSTED AS PART OF THE FINAL PLAN DEVELOPER'S AGREEMENT FOR THE REQUIRED 80 (\$24,000) SHADE TREES AND 79 (\$11,850) EVERGREEN TREES.
2. PUBLIC STREET TREES ARE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. FINANCIAL SURETY (\$10,500) SHALL BE POSTED AS PART OF THE FINAL PLAN DEVELOPER'S AGREEMENT FOR THE REQUIRED 35 STREET TREES.
3. THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
4. AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS LISTED HEREWITH AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
5. FOREST STAND DELINEATION PLAN PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES, AUGUST 2014. THE FOREST STAND DELINEATION WAS APPROVED BY THE DPZ ON JULY 29, 2015.
6. WETLANDS AND STREAMS SHOWN ON SITE ARE BASED ON ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES, AUGUST 2014. THE WETLAND AND STREAM DELINEATION WAS APPROVED BY THE DPZ ON JULY 29, 2015.
7. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS OR OTHER BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100-YEAR FLOODPLAIN, EXCEPT AS APPROVED UNDER WP-16-112.
8. THE SUBJECT PROPERTY IS ZONED "R-APT" IN ACCORDANCE WITH THE 10/6/13 ZONING REGULATIONS AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.
9. THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED NOVEMBER 16, 2013.
10. 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.
11. THE REMOVAL OF TREES 30" OR GREATER DHB IS PROHIBITED WITHOUT COUNTY APPROVAL.

**AFFORESTATION AREA MONITORING NOTES**

1. MONTHLY VISITS DURING THE FIRST GROWING SEASON ARE TO ASSESS THE SUCCESS OF THE PLANTINGS AND TO DETERMINE IF SUPPLEMENTAL WATERING, PEST CONTROL OR OTHER ACTIONS ARE NECESSARY. EARLY SPRING VISITS WILL DOCUMENT WINTER KILL AND AUTUMN VISITS WILL DOCUMENT SUMMER KILL.
2. THE MINIMUM SURVIVAL RATE SHALL BE 75% OF THE TOTAL NUMBER OF TREES PLANTED PER ACRE AT THE END OF THE TWO YEAR MAINTENANCE PERIOD. WILD TREE SEEDLINGS FROM NATURAL REGENERATION ON THE PLANTING SITE MAY BE COUNTED UP TO 50% TOWARD THE TOTAL SURVIVAL NUMBER IF THEY ARE HEALTHY NATIVE SPECIES AT LEAST 12 INCHES TALL.
3. SURVIVAL WILL BE DETERMINED BY A STRATIFIED RANDOM SAMPLING OF THE PLANTINGS. SPECIES COMPOSITION OF THE SAMPLE POPULATION SHOULD BE PROPORTIONATE TO THE AMOUNT OF EACH SPECIES IN THE ENTIRE PLANTING TO BE SAMPLED.
4. EFFECTIVE MONITORING WILL ASSESS PLANT SURVIVAL DURING THE FIRST GROWING SEASON AND MAKE RECOMMENDATIONS FOR REINFORCEMENT PLANTINGS IF REQUIRED AT THAT TIME.

**AFFORESTATION PLANTING NOTES**

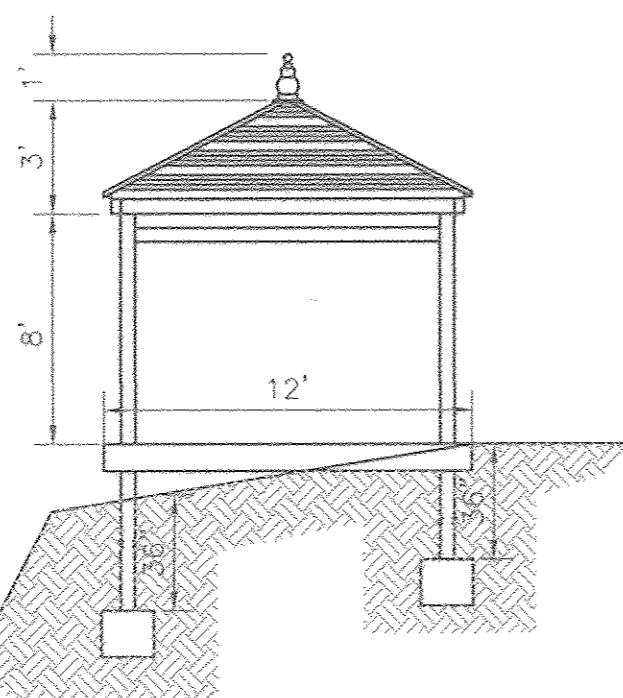
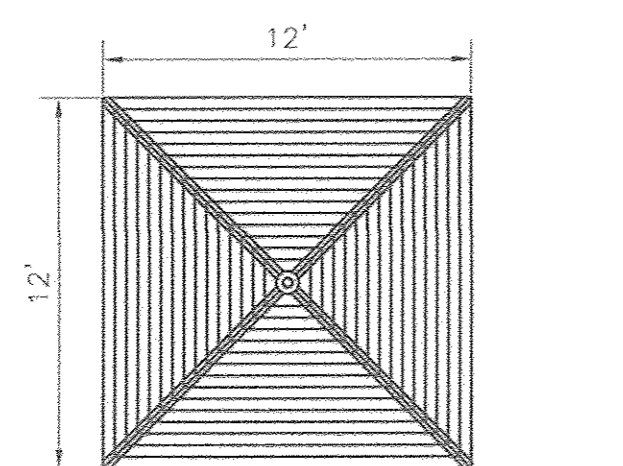
1. AFFORESTATION AREAS MAY BE PLANTED AS SOON AS REASONABLE TO DO SO. LATE WINTER-EARLY SPRING PLANTINGS ARE PREFERRED. EARLIEST PLANTING DATES WILL VARY FROM YEAR TO YEAR BUT PLANTING WILL GENERALLY BEGIN AS SOON AS THE GROUND IS NO LONGER FROZEN. ALTERNATE PLANTING DATES MAY BE CONSIDERED AS CONDITION WARRANTS.
2. SOIL AMENDMENTS AND FERTILIZATION RECOMMENDATIONS WILL BE MADE BASED UPON THE RESULTS OF SOIL ANALYSIS FOR NITROGEN, PHOSPHORUS, POTASSIUM, ORGANIC MATTER CONTENT AND PH. IF REQUIRED, FERTILIZER WILL BE PROVIDED USING A SLOW RELEASE SOLUBLE 16-8-16 ANALYSIS DESIGNED TO LAST 5-8 YEARS CONTAINED IN POLYETHYLENE PERFORATED BAGS SUCH AS MANUFACTURED BY ADCO WORKS, P.O. BOX 310 HOLLIS, N.Y. 11423 OR APPROVED EQUAL.
3. PLANT MATERIALS WILL BE PLANTED IN ACCORDANCE WITH THE PLANTING DETAILS AND PLANT SCHEDULE.
4. PLANT MATERIAL SHALL BE NURSERY GROWN AND INSPECTED PRIOR TO PLANTING. PLANTS NOT CONFORMING TO THE AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATIONS FOR SIZE, FORM, VIGOR, OR ROOTS, OR DUE TO TRUNK WOUNDS, BREAKAGE, DESICCATION, INSECT OR DISEASE MUST BE REPLACED.
5. PLANTING STOCK MUST BE PROTECTED FROM DESICCATION AT ALL TIMES PRIOR TO PLANTING. MATERIALS HELD FOR PLANTING SHALL BE MOISTENED AND PLACED IN COOL SHADY AREAS UNTIL READY FOR PLANTING.
6. NEWLY PLANTED TREES MAY REQUIRE WATERING AT LEAST ONCE PER WEEK DURING THE FIRST GROWING SEASON DEPENDING ON RAINFALL IN ORDER TO GET ESTABLISHED. THE INITIAL PLANTING OPERATION SHOULD ALLOW FOR WATERING DURING INSTALLATION TO COMPLETELY SOAK BACKFILL MATERIAL.
7. MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE DIAGRAM PROVIDED AND SHALL CONSIST OF COMPOSTED, SHREDDED HARDWOOD BARK MULCH, TREE OF WOOD ALCOHOL.
8. ALL NURSERY STOCK TO BE SPRAYED WITH DEER REPELLENT CONTAINING BITREX, SUCH AS REPELLENT. ALL NURSERY STOCK TO BE GROWN WITH DEER REPELLENT TABLETS IN GROWING MEDIUM, SUCH AS REPELLENT TABLETS.

**CONSTRUCTION PERIOD PROTECTION AND MANAGEMENT NOTES FOR FOREST CONSERVATION**

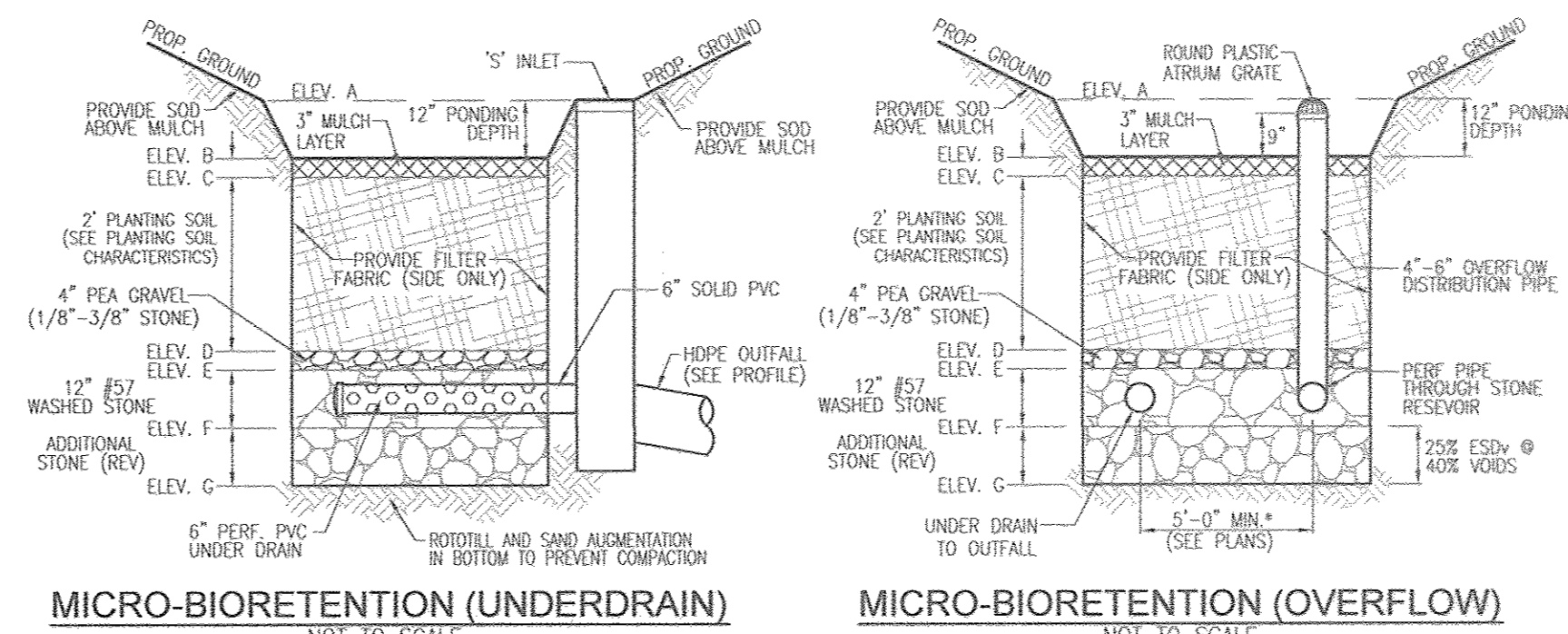
- PRE-CONSTRUCTION PHASE**
1. FOR RETENTION AREAS, INSTALL BLAZE ORANGE FENCE AND RETENTION SIGNS BEFORE CONSTRUCTION BEGINS.
  2. FENCING SHALL BE MAINTAINED IN GOOD CONDITION AND PROMPTLY REPAIRED OR RESTORED AS THE SITUATION WARRANTS.
  3. A QUALIFIED TREE CARE EXPERT SHALL DETERMINE IF ROOT PRUNING IS REQUIRED ALONG THE LIMIT OF DISTURBANCE. ROOT PRUNING SHALL BE PERFORMED AFTER ANY ROOT-PRUNED TREES IMMEDIATELY AFTER ROOT-PRUNING AND MONITOR FOR SIGNS OF STRESS AND WOUNDS DURING CONSTRUCTION.
- CONSTRUCTION PHASE**
1. NO DISTURBANCE OR DUMPING IS ALLOWED INSIDE THE TREE RETENTION AREA.
  2. NO EQUIPMENT SHALL BE OPERATED INSIDE THE TREE RETENTION AREA INCLUDING TREE CANOPIES.
  3. IN THE EVENT OF DROUGHT, THE PROTECTED TREES SHALL BE MONITORED FOR SIGNS OF STRESS AND WOUNDS AS NECESSARY.
- POST-CONSTRUCTION PHASE**
1. AT THE DISCRETION OF A QUALIFIED TREE CARE EXPERT, DAMAGES TO RETAINED TREES SHALL BE REPAIRED BY THE CONTRACTOR TO BE UTILIZED AND TO POINT OUT PARTICULAR TREES TO BE SAVED.
  2. STAKE OUT LIMITS OF DISTURBANCE AND TREE PROTECTION FENCING LOCATIONS.
  3. INSTALL TREE PROTECTION FENCING TO BE INSPECTED BY THE PROJECT ENGINEER OR THE PROJECT ECOLOGIST AND HOWARD COUNTY PLANNING AND ZONING.
  4. PROCEED WITH TREE REMOVAL AND SITE IMPROVEMENTS AS PER APPROVED SEDIMENT CONTROL PLAN - TO BE INSPECTED BY HOWARD COUNTY PLANNING AND ZONING.
  5. TEMPORARY TREE PROTECTION DEVICES SHALL BE REMOVED AFTER ALL FINISHED GRADING AND UTILITY CONSTRUCTION HAS OCCURRED AND WITH APPROVAL FROM THE HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

**SEQUENCE OF CONSTRUCTION-FOREST CONSERVATION**

1. PRECONSTRUCTION MEETING / SITE WALK WITH CONTRACTORS AND OTHER RESPONSIBLE PARTIES TO DEFINE PROTECTION MEASURES TO BE UTILIZED AND TO POINT OUT PARTICULAR TREES TO BE SAVED.
2. STAKE OUT LIMITS OF DISTURBANCE AND TREE PROTECTION FENCING LOCATIONS.
3. INSTALL TREE PROTECTION FENCING TO BE INSPECTED BY THE PROJECT ENGINEER OR THE PROJECT ECOLOGIST AND HOWARD COUNTY PLANNING AND ZONING.
4. PROCEED WITH TREE REMOVAL AND SITE IMPROVEMENTS AS PER APPROVED SEDIMENT CONTROL PLAN - TO BE INSPECTED BY HOWARD COUNTY PLANNING AND ZONING.
5. TEMPORARY TREE PROTECTION DEVICES SHALL BE REMOVED AFTER ALL FINISHED GRADING AND UTILITY CONSTRUCTION HAS OCCURRED AND WITH APPROVAL FROM THE HOWARD COUNTY OFFICE OF PLANNING AND ZONING.



**GAZEBO DETAILS**



**MICRO-BIOTRETENTION (UNDERDRAIN)**

**MICRO-BIOTRETENTION (OVERFLOW)**

**MICROBIOTRETENTION NOTES:**

1. ONLY THE SOLE OF MICROBIOTRETENTION ARE TO BE WRAPPED IN FILTER FABRIC. FILTER FABRIC BETWEEN LAYER OR AT THE BOTTOM OF THE MICROBIOTRETENTION WILL CAUSE THE MBR TO FAIL AND THEREFORE SHALL NOT BE INSTALLED.
2. WRAP THE PERFORATED MBR UNDERDRAIN PIPE WITH 1/4" MESH (4x4) OR SMALLER GALVANIZED HARDWARE CLOTH.
3. PROVIDE 5" MINIMUM SPACING BETWEEN UNDER DRAIN AND PERFORATED PIPE THROUGH STONE RESERVOIR OR SPACE PIPE EQUALLY ACROSS BOTTOM FOR SMALL BIOS. (SEE PLANS)

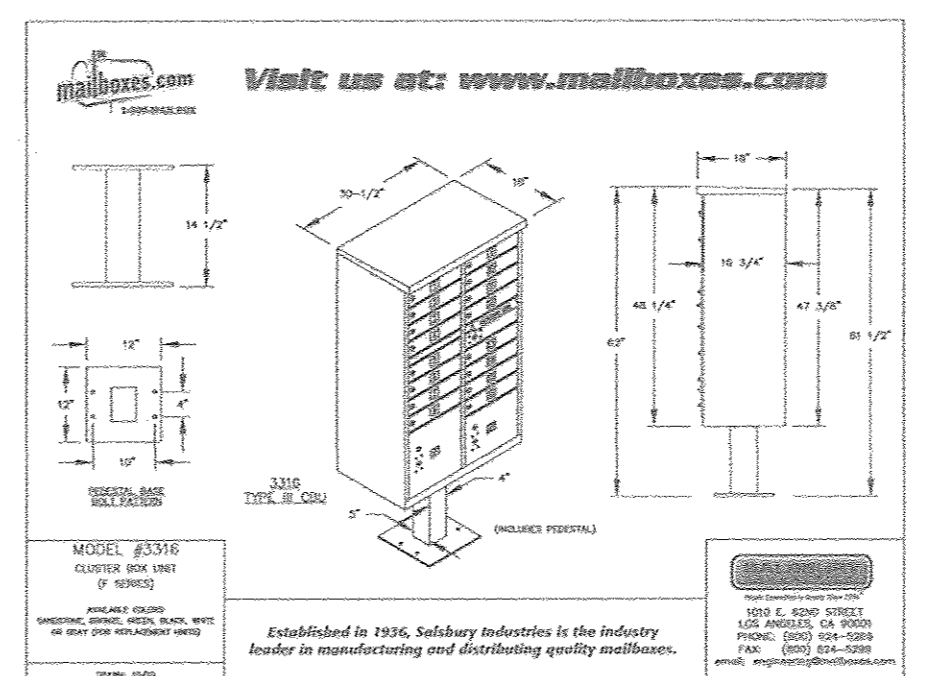
**PLANTER BOX MICRO-BIOTRETENTION (UNDERDRAIN)**

**PLANTER BOX MICRO-BIOTRETENTION (OVERFLOW)**

**MICROBIOTRETENTION NOTES:**

1. WRAP THE PERFORATED MBR UNDERDRAIN PIPE WITH 1/4" MESH (4x4) OR SMALLER GALVANIZED HARDWARE CLOTH.
2. PROVIDE 5" MINIMUM SPACING BETWEEN UNDER DRAIN AND PERFORATED PIPE THROUGH STONE RESERVOIR OR SPACE PIPE EQUALLY ACROSS BOTTOM FOR SMALL BIOS. (SEE PLANS)

**TYPICAL CENTRAL MAIL DELIVERY BOX (CBU) OR APPROVED EQUAL**



SALSBURY INDUSTRIES MANUFACTURES CBU'S THAT ARE OFFICIALLY LICENSED BY THE U.S.P.S. SALSBURY 3000 SERIES CLUSTER BOX UNITS ARE MANUFACTURED TO U.S.P.S. "T" SPECIFICATIONS. THEY ARE AN OFFICIALLY LICENSED PRODUCT OF THE U.S. POSTAL SERVICE FOR CENTRALIZED MAIL DELIVERY. LICENSE NUMBER 1CDSE0-08-B-0026

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Handwritten signature*  
11-9-17  
PLANNING DIRECTOR DATE

NO.	REVISION	DATE

**PRELIMINARY PLAN  
LANDSCAPE, FOREST CONSERVATION  
AND STORMWATER DETAILS  
DORSEY OVERLOOK - PHASE 1  
APARTMENT UNITS 1-6**

2ND ELECTION DISTRICT  
TAX MAP: 20 GRID: 8  
DPZ REF'S: ECP-15-012, WP-16-112, BA-16-033V

**OWNERS**  
SHIRLEY J. ECKLES  
8958 OLD ROUTE 108  
ELLCOTT CITY, MD 21042  
WILLIAM D. SPICER & WF  
8500 OLD ROUTE 108  
ELLCOTT CITY, MD 21042  
DOROTHY A. HARMAN  
8584 OLD ROUTE 108  
ELLCOTT CITY, MD 21042  
NEW LIFE MENNONITE CHURCH INC  
8670 B FURANCE AVENUE  
ELLCOTT CITY, MD 21042  
DANIEL L. KATHRYN A. MILLER  
8570 OLD ROUTE 108  
ELLCOTT CITY, MD 21042

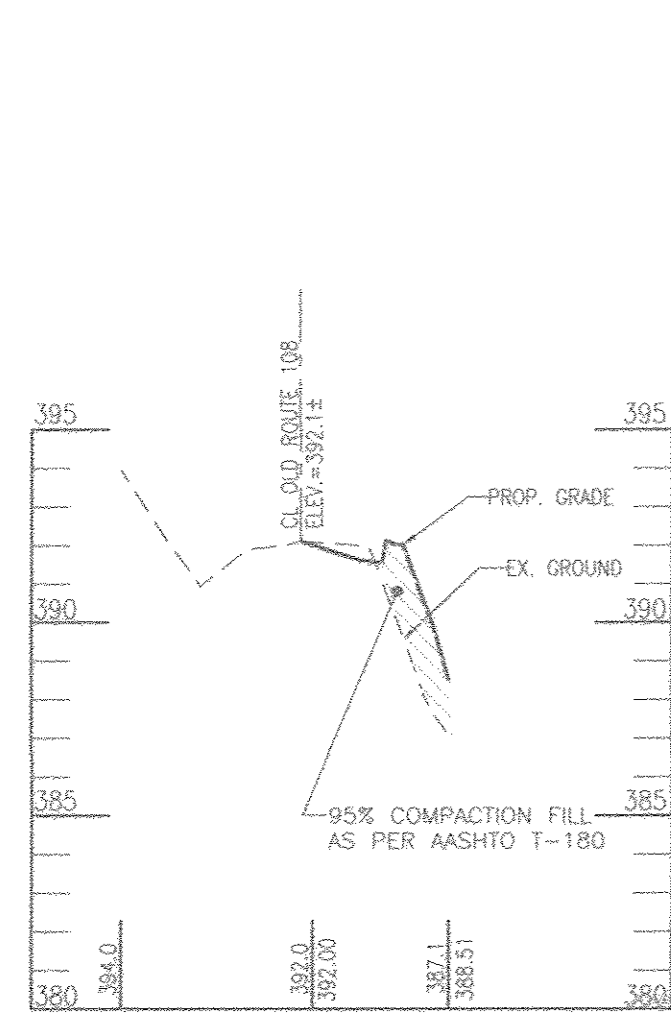
**DEVELOPER**  
DORSEY OVERLOOK, LLLP  
C/O J. KIRBY DEVELOPMENT, LLC  
5670 B FURANCE AVENUE  
ELLCOTT CITY, MD 21042  
PHONE: (410) 788-0027

**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. 18943 EXPIRATION DATE 09-30-2018

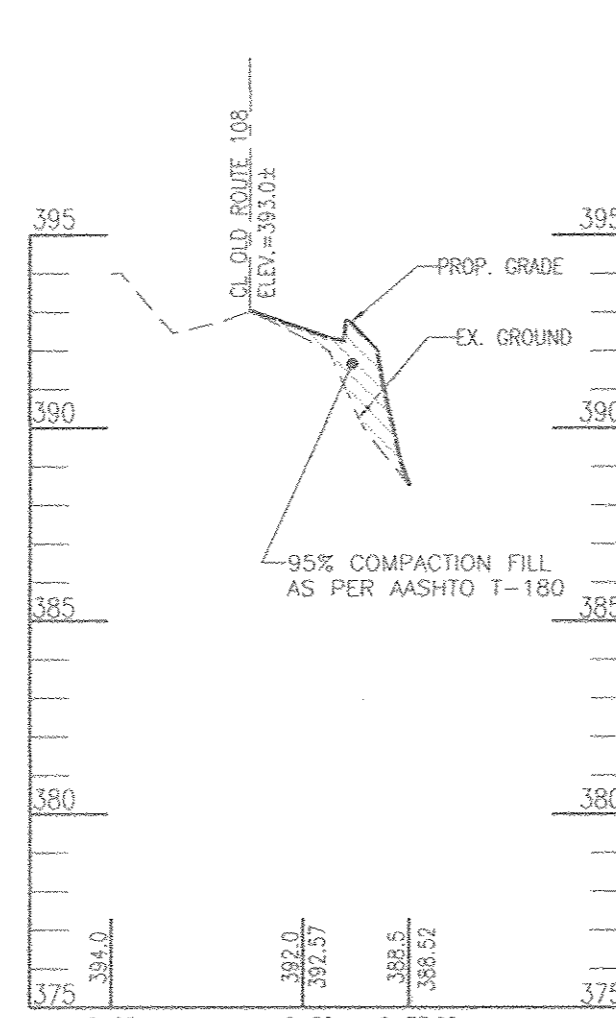
**STATE OF MARYLAND PROFESSIONAL ENGINEER**  
ROBERT H. VOGEL, PE No. 16193

DESIGN BY: GAH  
DRAWN BY: GAH  
CHECKED BY: RHY  
DATE: OCTOBER 2017  
SCALE: AS SHOWN  
W.O. NO.: 12-69

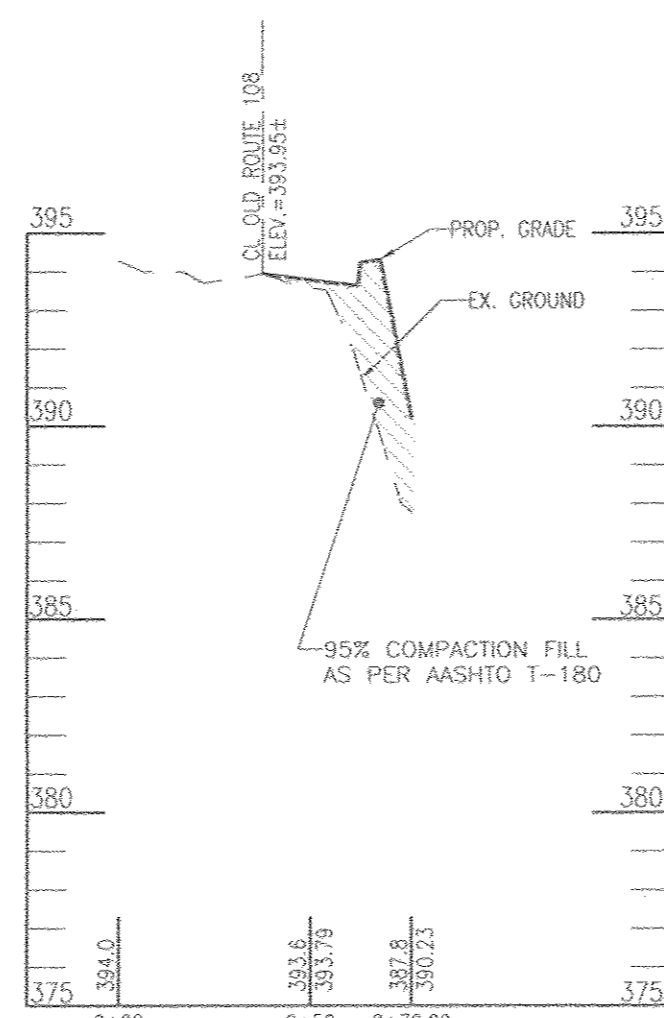
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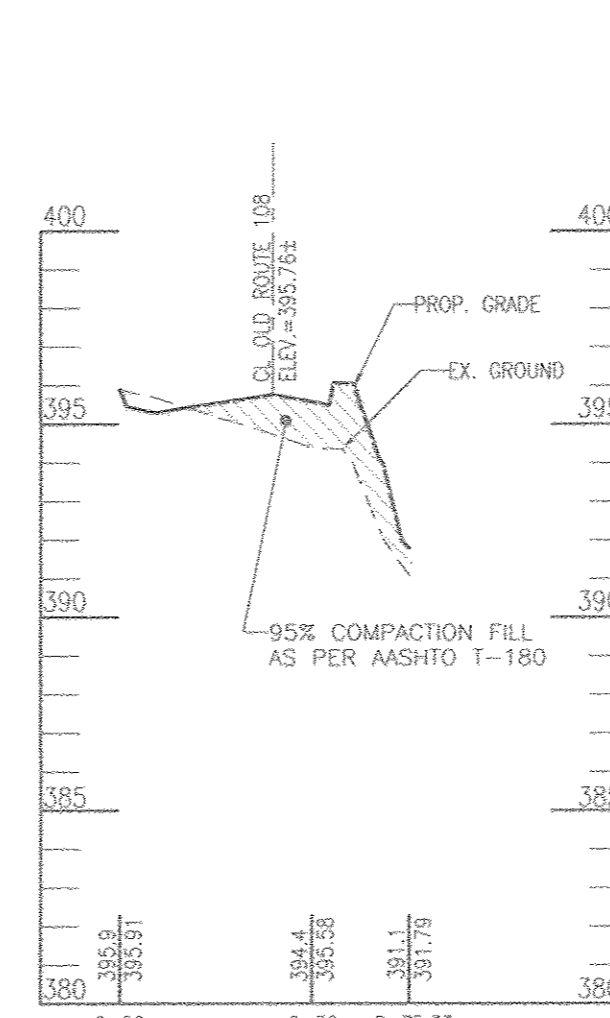
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1"=5' VERT.



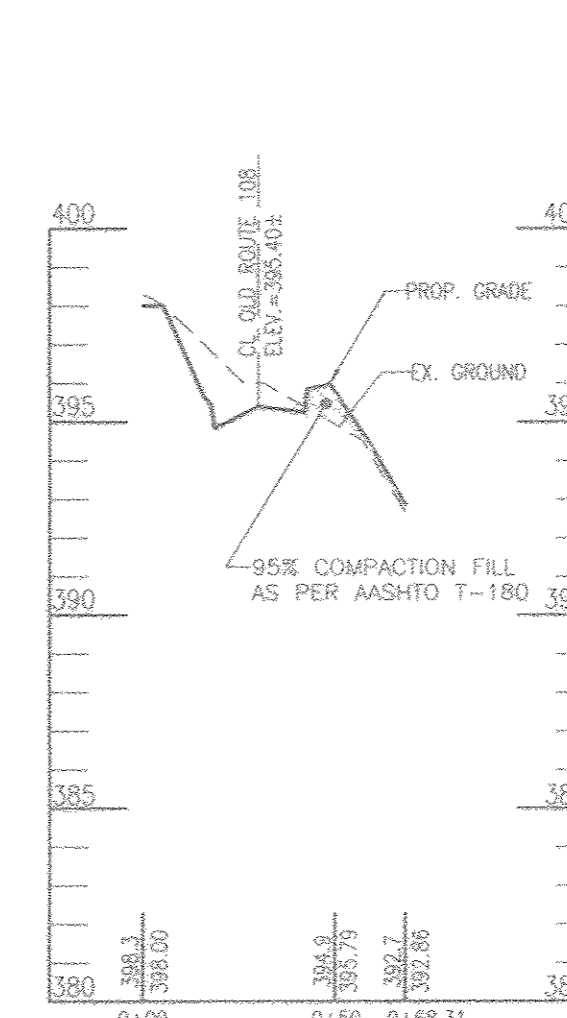
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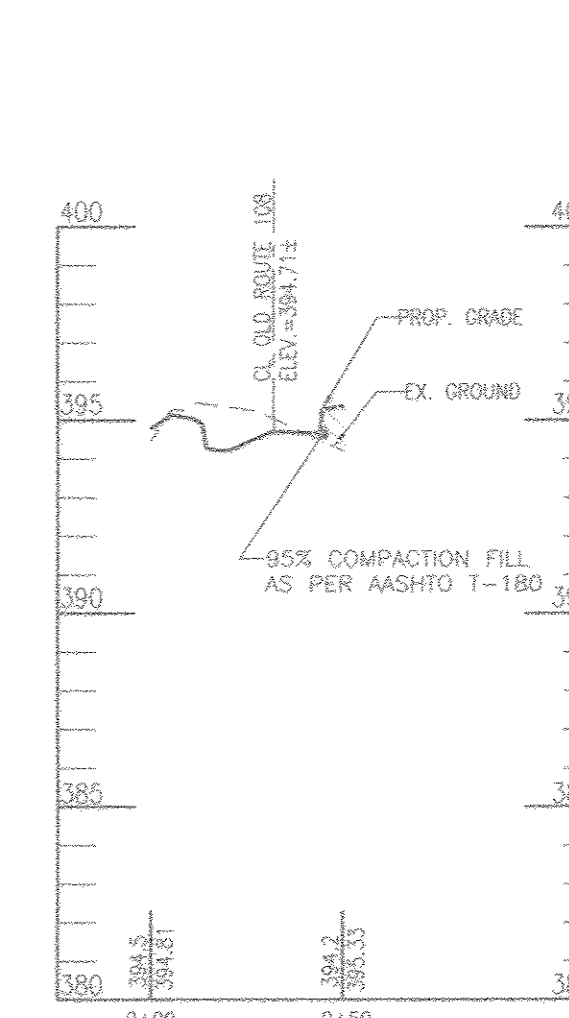
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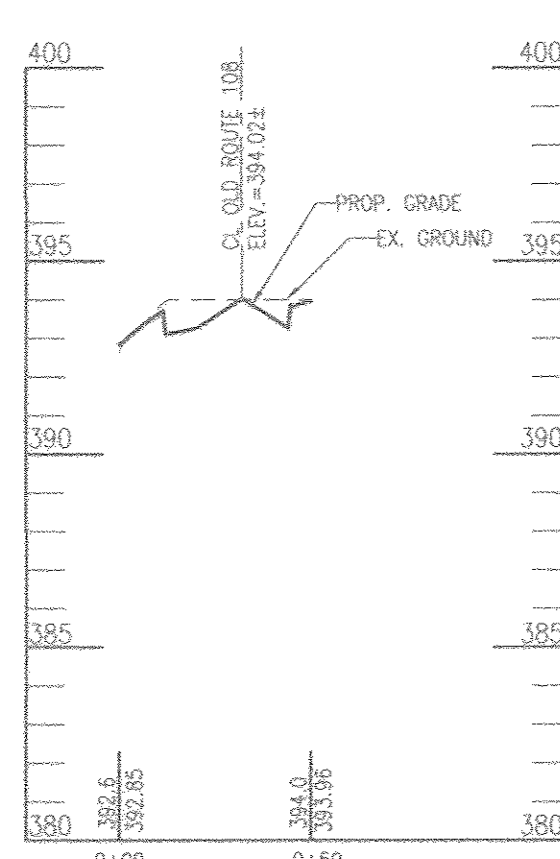
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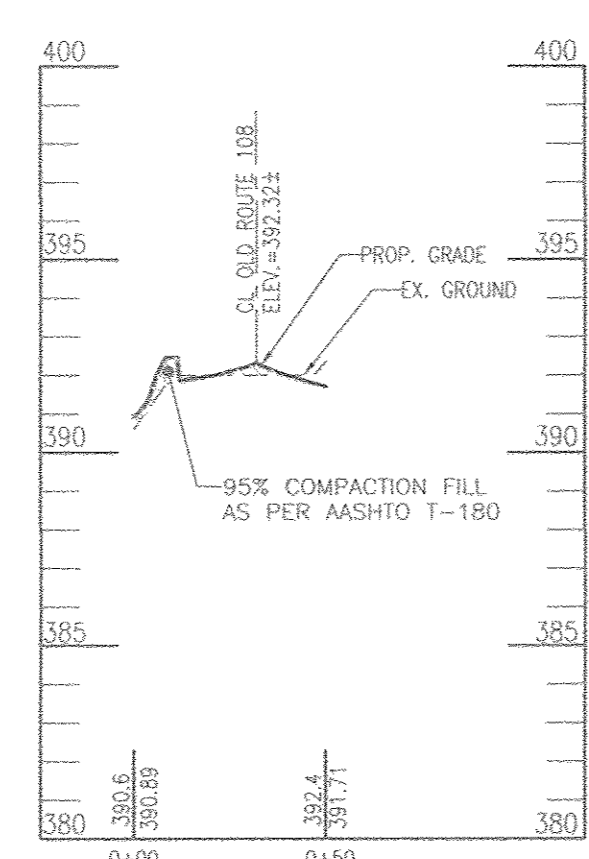
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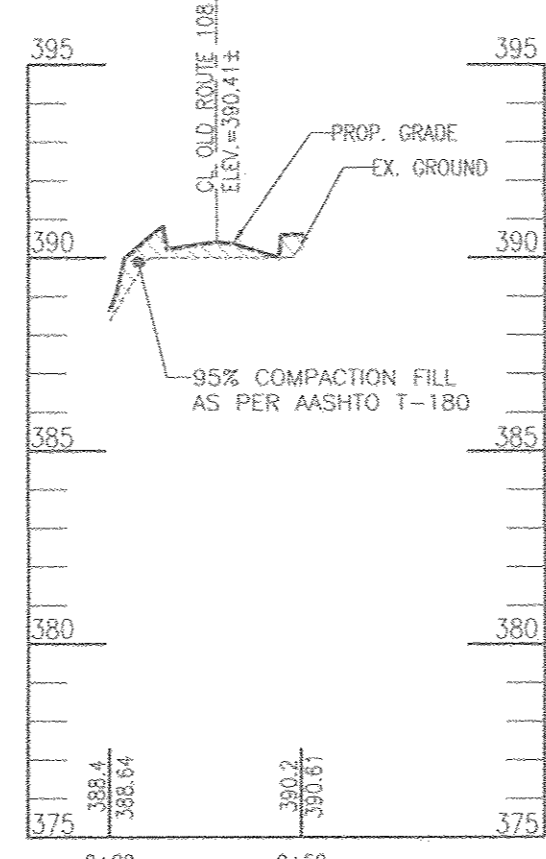
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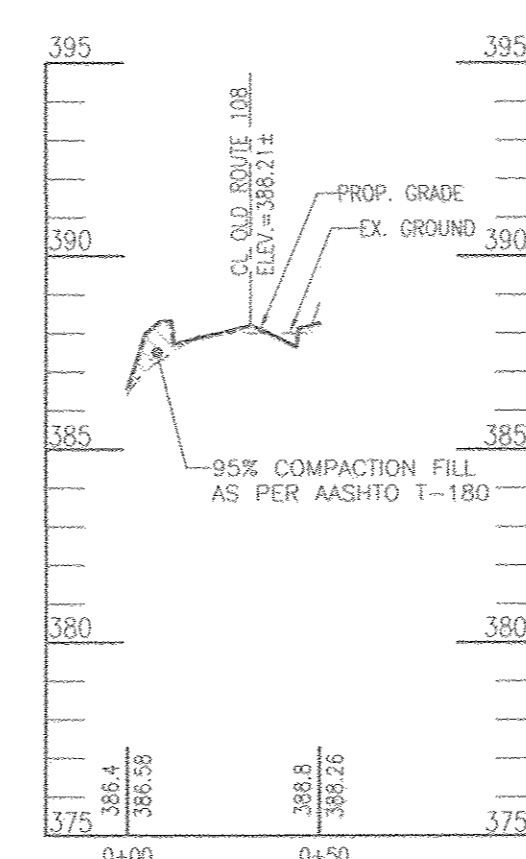
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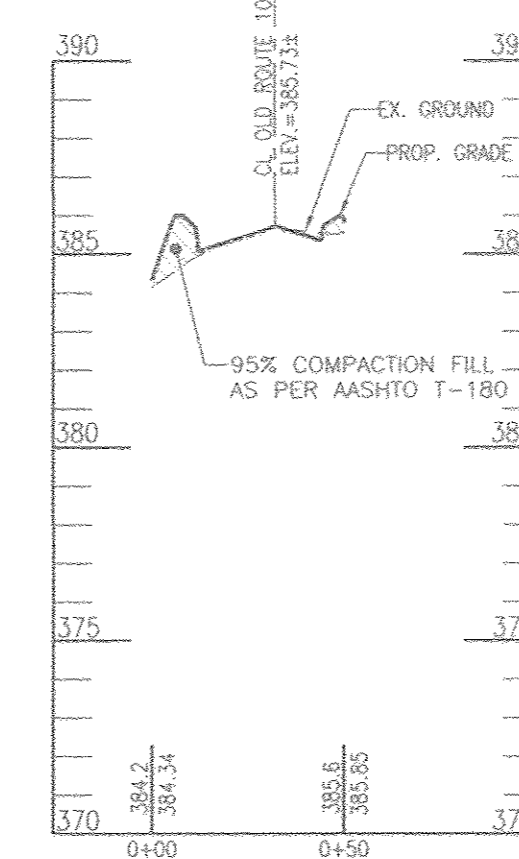
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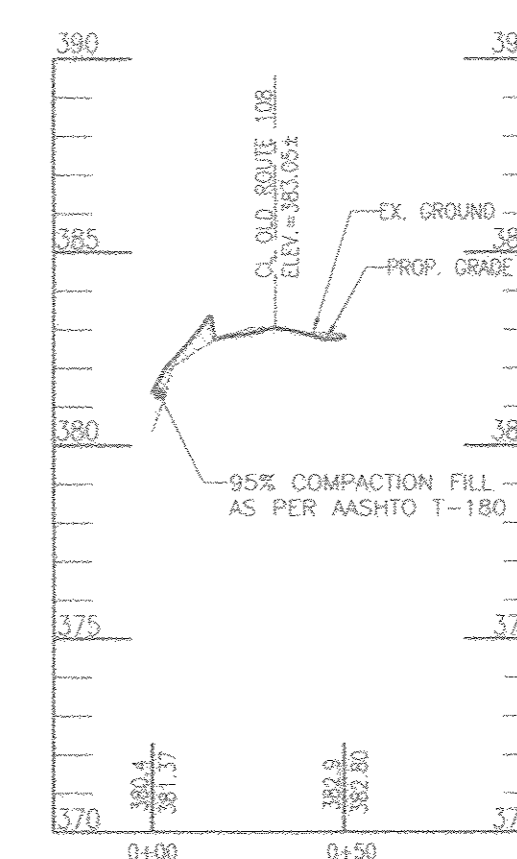
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1"=5' VERT.



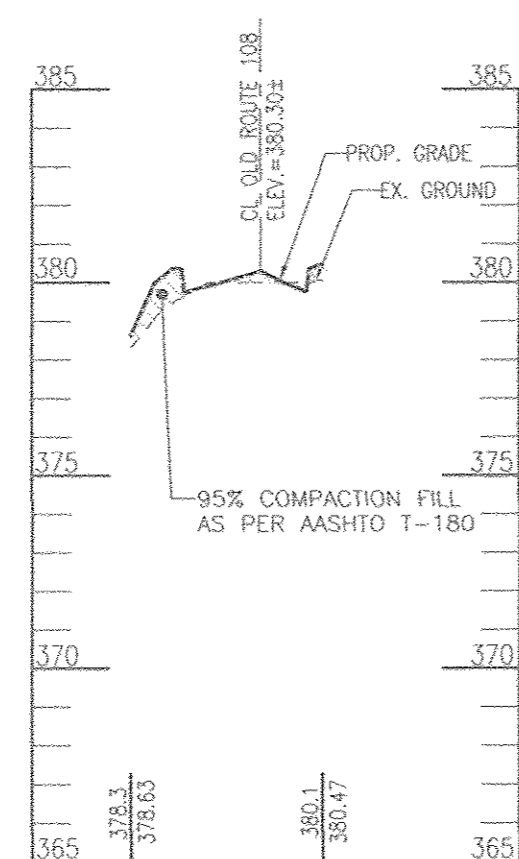
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1"=5' VERT.



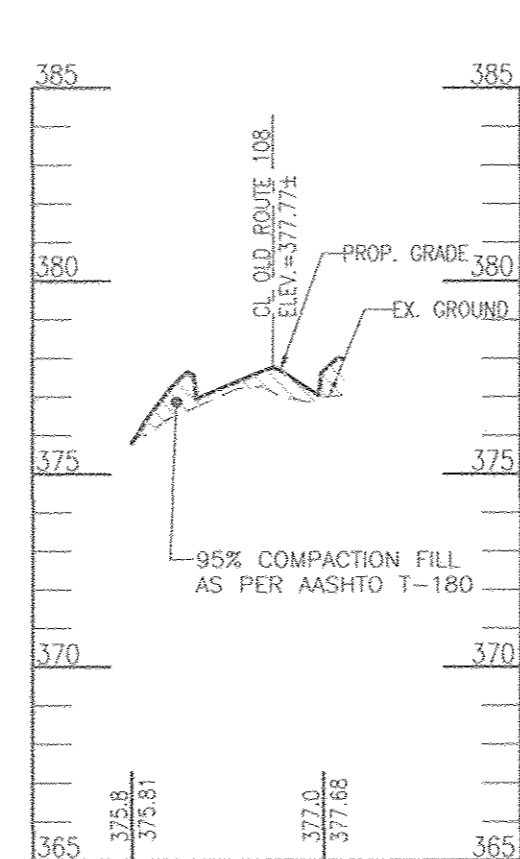
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1"=5' VERT.



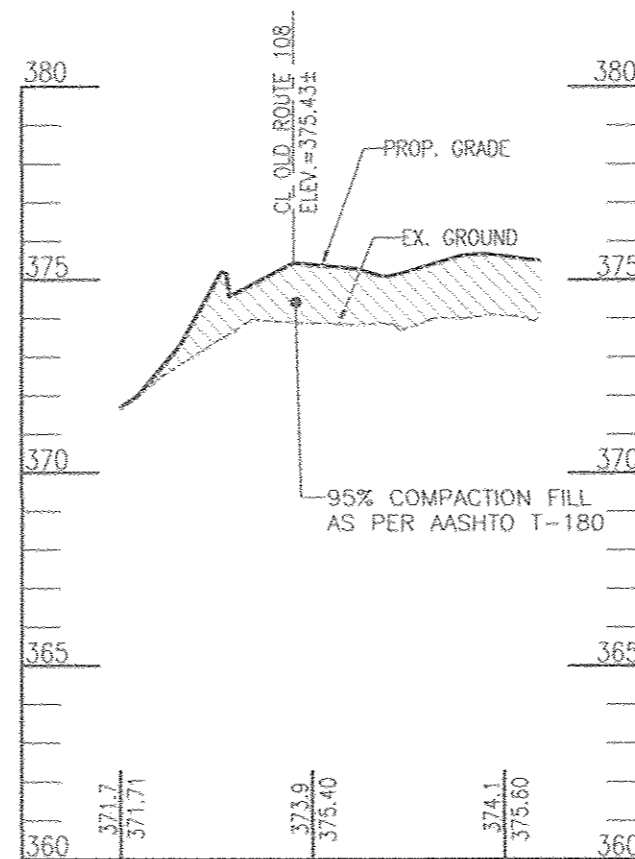
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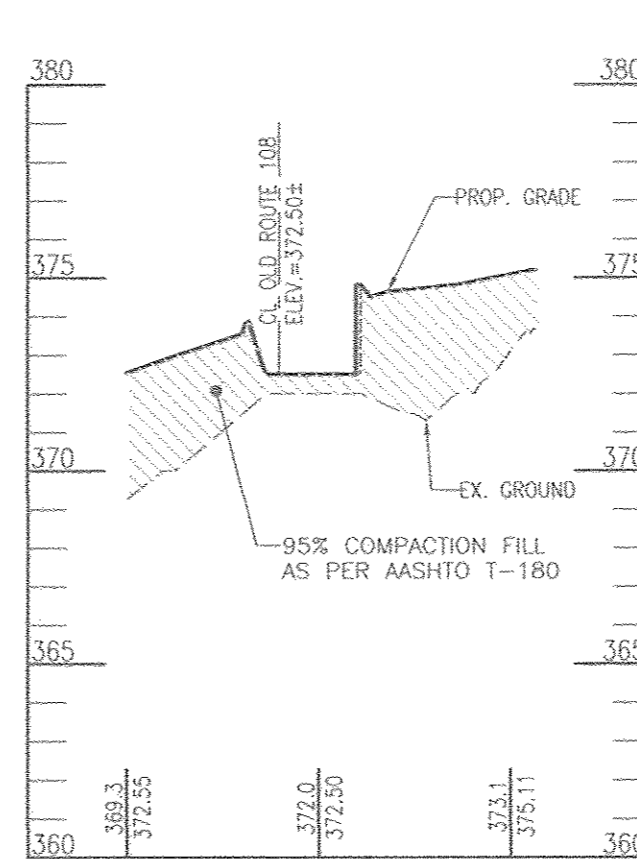
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1"=5' VERT.



**SECTION @ STA. 6+50**  
SCALE: 1"=50' HORZ.  
1"=5' VERT.



**SECTION @ STA. 7+00**  
SCALE: 1"=50' HORZ.  
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**SECTION @ STA. 7+50**  
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1"=5' VERT.

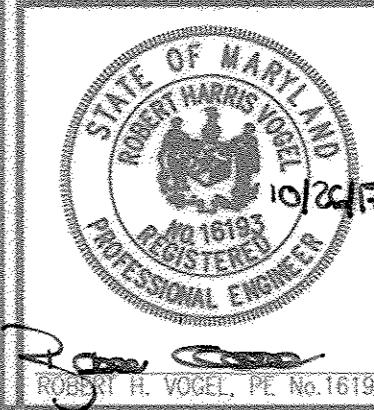
TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Nadine J. Jaffe*  
PLANNING DIRECTOR

11-9-17  
DATE

**OWNERS**  
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DORSEY OVERLOOK, L.L.P.  
5670 B FURNACE AVENUE  
ELKRIEDES, MARYLAND 21075  
PHONE: (410) 788-0027

**ROBERT H. VOGEL ENGINEERS, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET  
ELLCOTT CITY, MD 21043 TEL: 410-461-7666  
FAX: 410-461-8961



DESIGN BY: GAH  
DRAWN BY: GAH  
CHECKED BY: RHV  
DATE: OCTOBER 2017  
SCALE: AS SHOWN  
W.O. NO.: 12-89

PROFESSIONAL CERTIFICATE  
I HEREBY CERTIFY THAT THESE DOCUMENTS  
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THAT I AM A DULY LICENSED PROFESSIONAL  
ENGINEER UNDER THE LAWS OF THE STATE  
OF MARYLAND, LICENSE NO. 16193  
EXPIRATION DATE: 09-27-2019  
**11** SHEET OF **11**