

**GENERAL NOTES**

- PROJECT BACKGROUND:  
LOCATION: TAX MAP 30, BLOCK 9, PARCELS 67, 51, 52, 288, 53, 54, AND 55  
ZONING: R-APT  
SUBDIVISION: COLUMBIA WOODLANDS (PLAT BOOK 1, PAGE 71)  
SECTION/AREA: N/A  
DPZ REFERENCES: ECP-15-012, WP-16-112
  - 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. OFFITE 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 10/6/2013 COMPREHENSIVE ZONING PLAN AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.
  - 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 OF SITE DEVELOPMENT PLAN.
  - WETLANDS AND STREAMS SHOWN ONSITE 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. GEOTECHNICAL INVESTIGATIONS SHALL COMPLETED AS PART OF THE SITE DEVELOPMENT PLAN PACKAGE.
  - A NOISE STUDY SHALL BE PREPARED BY ROBERT H. VOGEL ENGINEERING AS PART OF THE SITE DEVELOPMENT FUTURE PLAN SUBMISSION. LOT LAYOUT AND YIELD MAY REQUIRE REVISION BASED ON THIS ANALYSIS.
  - 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.
  - OLD ROUTE 108 IS CLASSIFIED AS A LOCAL ROAD.
  - ROUTE 108 IS CLASSIFIED AS A MINOR ARTERIAL.
  - COLUMBIA ROAD IS A MAJOR COLLECTOR.
- THE PROPOSED INTERIOR STREETS ARE CLASSIFIED AS PRIVATE ALLEY.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES LOCATED ON THE SUBJECT PROPERTY OR THE COUNTY'S CEMETERY SITE MAP.
  - 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-BIOTRETENTION AND RAIN GARDENS. ALTERNATIVE SURFACES - PERMEABLE SURFACES. THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
  - IN ACCORDANCE WITH SECTION 16.121(A)(4) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, RECREATION OPEN SPACE FOR THIS R-APT PROJECT IS 400 SF / UNIT (82 X 400 = 32,800 SF). THE OVERALL REQUIREMENT SHALL BE MET AS ALLOWED BY THE JUNE 2012 POLICY.
  - THE LIMITS OF DISTURBANCE (LOD) SHOWN ON THE PLAN EXTENDS OFFSITE TO THE PROPERTY OF HOWARD COUNTY, MARYLAND. LETTERS OF PERMISSION AND/OR LAND ACQUISITIONS SHALL BE OBTAINED AND PROVIDED AS PART OF THE FINAL PLAN/SITE DEVELOPMENT PLAN SUBMISSION.
  - THE PRE-SUBMISSION COMMUNITY MEETING HELD FOR THIS PROJECT ON AUGUST 26, 2015.
  - THE PROPERTIES LISTED BELOW ARE LISTED ON THE HOWARD COUNTY HISTORIC SITES INVENTORY
    - TM 30 / P.67 9598 Route 108 HO-988 Shirley J. Eckles
    - TM 30 / P.52 9584 Route 108 HO-987 Dorothy A. Harman
    - TM 30 / P.53 9570 Route 108 HO-986 Daniel and Kathryn Miller
    - TM 30 / P.55 9562 Route 108 HO-985 New Life Mennonite Church, Inc.
- THIS PLAN CAME BEFORE THE HISTORIC PRESERVATION COMMISSION (CASE 15-59) ON OCTOBER 1, 2015 FOR ADVISORY COMMENTS. ALL EXISTING STRUCTURES ARE TO BE REMOVED.
- IN ACCORDANCE WITH TITLE 16 SUBTITLE 15 OF THE HOWARD COUNTY CODE, DORSEY OVERLOOK (15-18) HAS BEEN REVIEWED BY THE HOWARD COUNTY DESIGN ADVISORY PANEL (DAP) ON OCTOBER 14, 2015. COMMENTS WERE ISSUED AND AS REQUIRED, RESPONDED TO ON NOVEMBER 2, 2015. ON NOVEMBER 4, 2015 THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING ISSUED HIS ENDORSEMENT.
  - THE ENVIRONMENTAL CONCEPT PLAN (ECP15-012) WAS APPROVED ON JULY 29, 2015.
  - IN ACCORDANCE WITH SECTION 112.1.7 OF THE 10/6/13 COMPREHENSIVE ZONING REGULATIONS, THIS SUBDIVISION IS SUBJECT TO MODERATE INCOME HOUSING UNITS. A MIHU AGREEMENT AND MIHU COVENANTS WILL BE REQUIRED IN ACCORDANCE WITH SECTION 13.402 OF THE HOWARD COUNTY CODE. THE MIHU REQUIREMENTS FOR THIS SUBDIVISION WILL BE 13 UNITS (15% OF UNITS).
  - THE 10% 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, AS WELL AS CREDITS FOR ADDITIONAL PATHWAYS, SEATING AND A GAZEBO. (SEE AMENITY TABULATION, BELOW.)
  - SUBJECT TO VARIANCES:
    - SECTION 112.1.4.C.(2)(c): REDUCE THE REQUIRED 50' APARTMENT AND STRUCTURE SETBACK FROM R-APT ZONING DISTRICT AND FROM R-A-15 ZONING DISTRICT RESPECTIVELY TO 20.37' (AT EAST PROPERTY LINE) AND TO 34.45' (AT NORTH PROPERTY LINE).
    - SECTION 112.1.8.a.(1)(c): REDUCES THE REQUIRED 30' USE SETBACK (COLUMBIA ROAD) TO 8.59' TO ACCOMMODATE A RETAINING WALL FOR SIDEWALK.
  - PROPOSED DECKS SHALL BE 10' FROM UTILITY EASEMENTS.
  - A LANDSCAPE BUFFER WILL BE PROVIDED BETWEEN THE EXISTING RT. 108 JERSEY WALL AND THE EXISTING RT. 108 CURB LINE. BUFFER SHALL BE PART OF THE FUTURE PLAN SUBMISSION.
  - THE EXISTING WETLAND ENVIRONMENTAL AREAS SHALL BE ENHANCED TO OPTIMIZE THE OVERLOOK/INTERPRETIVE EDUCATIONAL AMENITY AREAS.
  - THIS PROJECT IS SUBJECT TO WP-16-112. ON MAY 24, 2016, THE PLANNING DIRECTOR APPROVED THE REQUEST, TO WAIVE SECTIONS 16.120(b)(4)(iii)(d) AND 16.120(a)(7) TO ALLOW:
    - PERFORM ACTIVITIES IN STREAM BUFFERS, WETLAND BUFFERS AND STEEP SLOPES
    - CONSTRUCT PROPOSED CONDOMINIUM UNITS 17 AND 18 WITHIN 15 FEET OF A WETLAND BUFFER
    - REMOVE NINE (9) SPECIMEN TREES, SINCE PERFORMANCE OF ACTIVITIES IN THE STREAM BUFFERS, WETLAND BUFFERS AND STEEP SLOPES CONSTITUTE A NECESSARY DISTURBANCE UNDER SECTION 16.116(C) FOR DEVELOPMENT OF THE REQUIRED COMMUNITY AMENITY AREA. SECTION 16.116 IS WAIVED UNDER SECTION 16.116(C) FOR DEVELOPMENT OF THE AMENITY AREA IN THE NORTHWESTERN PORTION OF THE SITE.
    - THE PETITIONER SHALL MITIGATE REMOVAL OF NINE SPECIMEN TREES BY INSTALLING NO FEWER THAN EIGHTEEN SHADE TREES FOUND ON THE APPROVED LANDSCAPE PLANT LIST. THE CALIPER OF THE TREES SHALL BE NO LESS THAN 3", THE TREES SHALL BE IDENTIFIED ON THE LANDSCAPE PLAN AS MITIGATION PLANTINGS AND THE PLANTINGS WILL BE INCLUDED IN THE LANDSCAPING SURETY AMOUNT. THE TREES SHALL BE USED TO ENHANCE THE AMENITY AREA IN THE NORTHWESTERN PORTION OF THE SITE.
    - THE PETITIONER SHALL COMPLY WITH SRC AGENCY COMMENTS REGARDING 5-16-004.
    - THE LIMIT OF DISTURBANCE LOCATED WITHIN THE REQUIRED WETLANDS AND STREAM BUFFERS PER SECTION 16.116(C) IS LIMITED SOLELY TO THE CONSTRUCTION NECESSARY FOR THE ELEVATED BOARDWALK SYSTEM TO BE PROVIDED AS A REQUIRED COMMUNITY AMENITY. NO OTHER ENVIRONMENTAL BUFFER DISTURBANCE IS PERMITTED.
  - THE EXISTING COLUMBIA ROAD CULVERT SHALL BE ANALYZED FOR CAPACITY UNDER THE FUTURE PLAN SUBMISSION.
  - STREET TREES WILL BE PROVIDED ALONG THE NORTH SIDE OF OLD ROUTE 108 TO THE EXTENT POSSIBLE.
  - 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.
  - ~~Sidewalk conversion from Private Alley to Boardwalk due to vertical easements is not feasible.~~
  - ~~Sidewalk conversion through Parcel G5 to Old Route 108 will be finished with future plans. This may not be possible.~~

**DORSEY OVERLOOK**

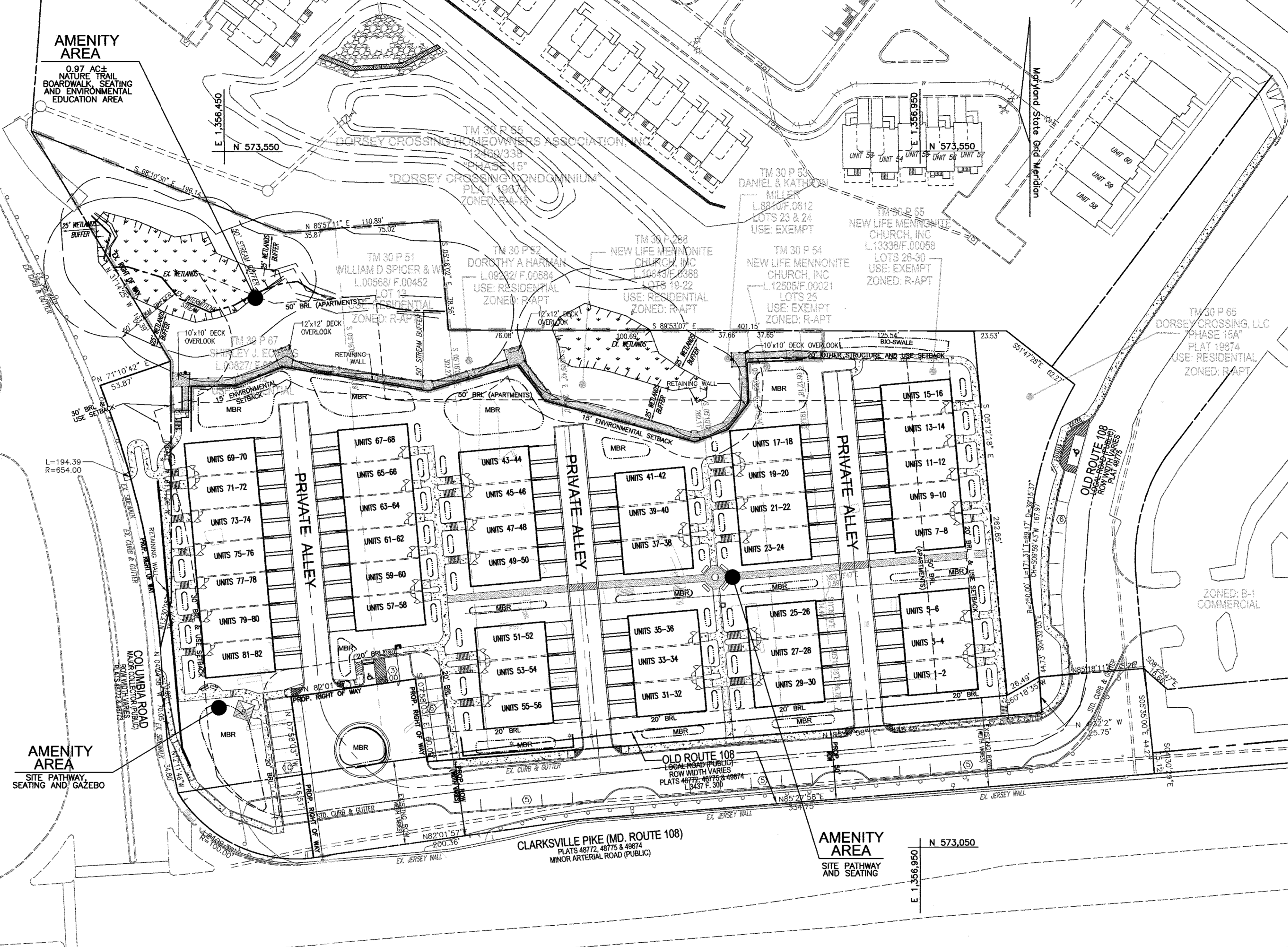
PHASE NUMBER	HOUSING UNIT ALLOCATION YEAR	TOTAL NO. OF HOUSING UNIT ALLOCATIONS
I	2018	59
II	2019	16

NOTE: 7 UNITS CURRENTLY EXIST FOR PARCELS 67, 51, 52, 288, 53, 54, AND 55.  
- 82 HOMES PROPOSED HEREON

# DORSEY OVERLOOK SKETCH PLAN

## MULTI-PLEX UNITS 1-82

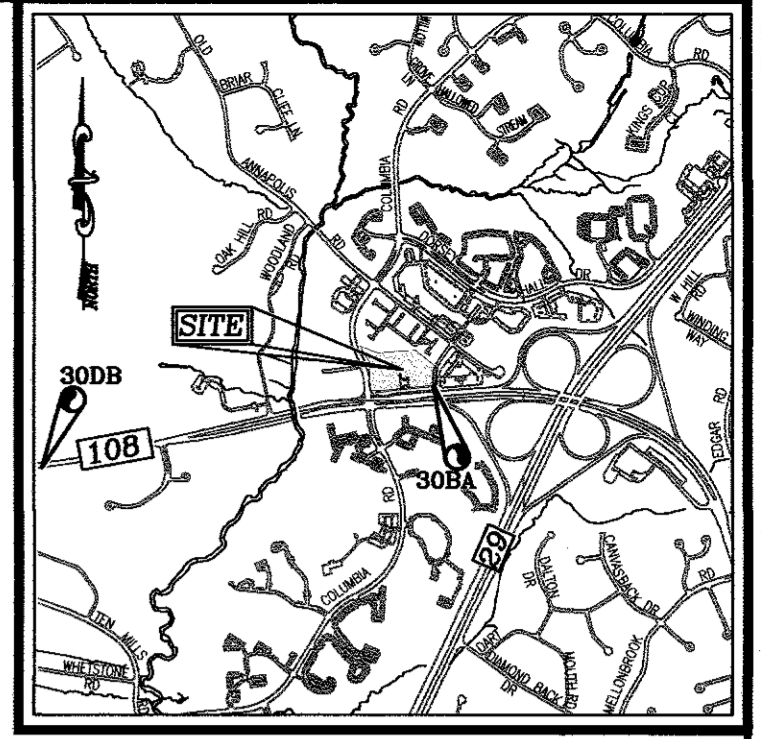
### HOWARD COUNTY, MARYLAND



**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 - 30DB (CONC. MONUMENT)  
N 572298.12 E 1353001.79 ELEV. 409.16  
LOCATION: SOUTH SIDE OF ROUTE 108, 700' EAST ENTRANCE TO CENTENNIAL PARK



**VICINITY MAP**  
SCALE: 1"=200'  
ADC MAP COORDINATE: 15/J,K 1

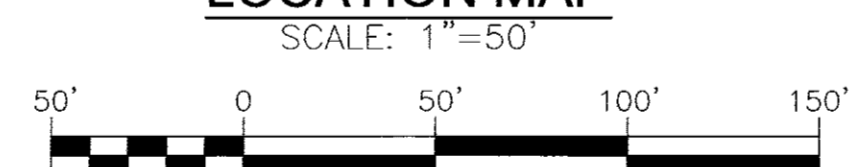
**SHEET INDEX**

COVER SHEET	DESCRIPTION	SHEET NO.
		1 OF 4
		2 OF 4
		3 OF 4
		4 OF 4

**LEGEND**

- PROPERTY LINE
  - RIGHT-OF-WAY LINE
  - ADJACENT PROPERTY LINE
  - CENTELINE 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 10'X10' (1) 12'X12' (1)
- (1) OVERLOOK/INTERPRETIVE AREAS SHALL INCLUDE SEATING AREAS

**LOCATION MAP**



CURVE DATA					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	171.31'	250.00'	89.17'	39°15'37"	509°59'43.7" 167.97'

**AMENITY AREA TABULATION:**

SECTION 112.1.6 AMENITY AREAS:  
R-APT DEVELOPMENTS SHALL INCLUDE AN AMENITY AREA OR AREAS. A MINIMUM OF 10% OF THE NET ACREAGE SHALL BE PROVIDED AS OPEN SPACE WHICH MUST BE DESIGNED AS AN AMENITY AREA. NO AMENITY AREA SHALL BE SMALLER THAN 0.25 ACRE. THE AMENITY AREA SHALL INCLUDE SEATING AND TREES PROPORTIONAL TO THE SIZE OF THE AMENITY AREA. AMENITY AREAS SHALL BE CONNECTED BY PEDESTRIAN AND BICYCLE IMPROVEMENTS THAT LINK WITH EXISTING AND FUTURE CONNECTIONS TO SURROUNDING DEVELOPMENTS.

REQUIRED = 10% X NET AREA  
= 10% X 4.68 ACRES  
= 0.468 ACRES OR 20,386 SF

PROVIDED = 0.97 ACRES OR 42,615 SF +/- LAND AREA

ADDITIONAL RECREATIONAL AMENITIES:  
\* SECTION 16.121(A)(4) POLICY TO ALLOW CREDIT

- GAZEBO = 2,000 SF X 1 = 2,000SF
- BENCHES - 200 SF X 8 = 1,600 SF
- NATURE TRAIL/BOARDWALK - 545 LF X 5' = 2,725 SF X 3 CREDIT = 8,175 SF
- SITE PATHWAY - 344 LF X 5' = 1,720 SF X 3 CREDIT = 5,160 SF

RECREATIONAL AMENITIES CREDIT TOTALS: 13,488 SF

TOTAL AMENITY AREA + CREDITS PROVIDED = 1.29 ACRES OR 56,113 SF +/- LAND AREA  
\* AS PRESENTED TO THE DESIGN ADVISORY PANEL (#15-18) OCTOBER 14, 2015

**SITE DATA**

LOCATION: NE OF MD RTE 108 / COLUMBIA ROAD INTERSECTION  
EXISTING ZONING: R-APT

EXISTING GROSS AREA:	4.49 AC
AREA OF 100 YEAR FLOODPLAIN:	0.00 AC +/-
AREA OF STEEP SLOPES (25% & GREATER):	0.00 AC
NET AREA (GROSS-STEEP SLOPES & FLOODPLAIN):	4.49 ACRES
AREA OF RIGHT OF WAY TRANSACTIONS:	0.19 AC
TOTAL NET AREA:	4.68 AC

TOTAL NUMBER OF UNITS ALLOWED: 117  
TOTAL NUMBER OF UNITS PROPOSED: 82

PARKING SPACES: REFER TO PARKING TABULATION

PUBLIC ACCESS ROAD: EXISTING OLD ROUTE 108 (LOCAL ROAD) TO BE IMPROVED INTERIOR ROADS: PRIVATE ALLEYS

BUILDING AREA: 49,968 SF OR 1.15 AC. ±  
OPEN SPACE REQUIRED: N/A  
AMENITY AREA REQUIRED (10% NET AREA): 0.468 AC OR 20,386 SF.  
OPEN SPACE PROVIDED INCLUDING AMENITY AREAS: 3.53 AC. ±  
PROPOSED USE OF SITE: RESIDENTIAL, MULTI-FAMILY DWELLING  
PROPOSED WATER SYSTEM: PUBLIC  
PROPOSED SEWER SYSTEM: PUBLIC

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

PLANNING DIRECTOR: *[Signature]* DATE: 8-9-16

NO.	REVISION	DATE

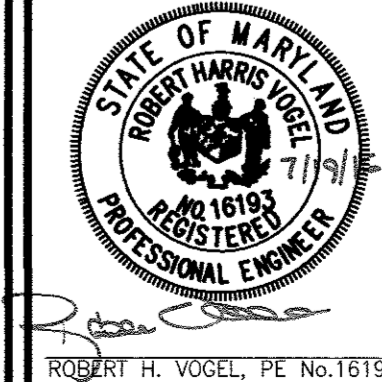
**SKETCH PLAN COVER SHEET**  
**DORSEY OVERLOOK**  
**MULTI-PLEX UNITS 1-82**

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

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

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS

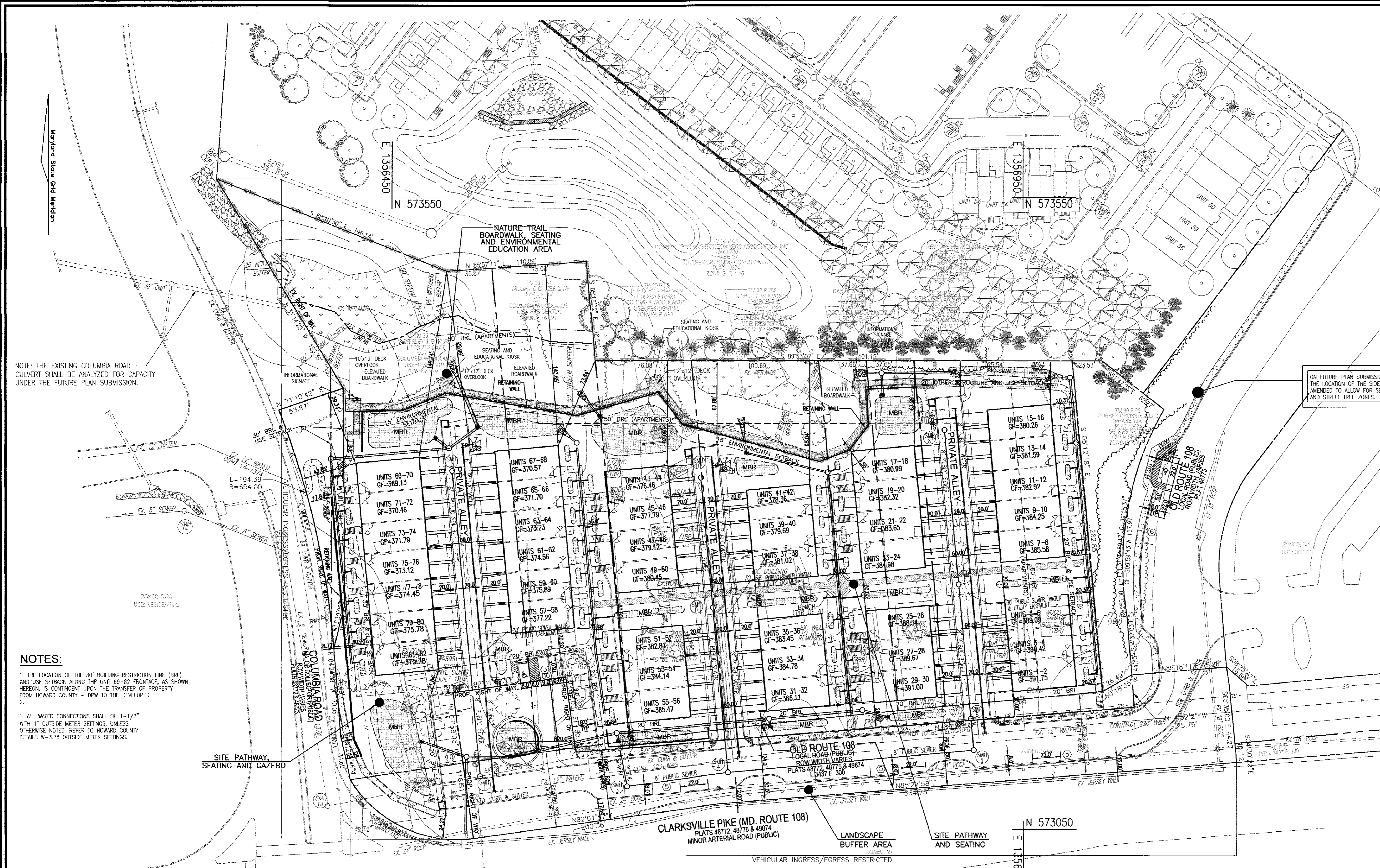
8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961



DESIGN BY: RHV/EDS.  
DRAWN BY: KG  
CHECKED BY: RHV  
DATE: JULY 2016  
SCALE: AS SHOWN  
W.O. NO.: 12-69

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, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2016

1 SHEET OF 4



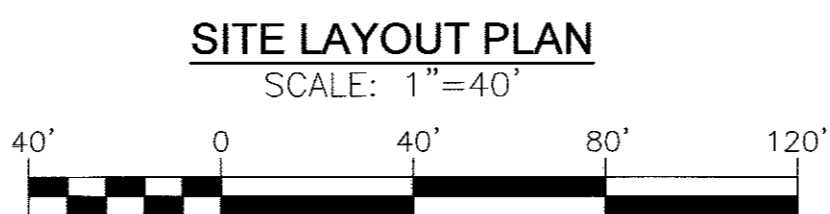
**LEGEND:**

	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 PERVIOUS SURFACE PAVEMENT WALKWAY - A-2
	PROPOSED TREE LINE
	PROPOSED CURB
	MICRO-BIORETENTION AREA - M-6
	MICRO-SCALE BIO-SWALE M-8
	PUBLIC SEWER EASEMENT
	PUBLIC WATER & SEWER EASEMENT
	PUBLIC WATER EASEMENT
	RAIN GARDEN - M-7

NOTE: THE EXISTING COLUMBIA ROAD CULVERT SHALL BE ANALYZED FOR CAPACITY UNDER THE FUTURE PLAN SUBMISSION.

ON FUTURE PLAN SUBMISSION, AS FEASIBLE, THE LOCATION OF THE SIDEWALK MAY BE AMENDED TO ALLOW FOR SEPARATE SIDEWALK AND STREET TREE ZONES

- NOTES:**
1. 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.
  - 2.
  1. ALL WATER CONNECTIONS SHALL BE 1-1/2" WITH 1" OUTSIDE METER SETTINGS, UNLESS OTHERWISE NOTED. REFER TO HOWARD COUNTY DETAILS W-3.28 OUTSIDE METER SETTINGS.



**CURVE DATA**

CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C-1	171.31'	250.00'	89.17'	39°15'37"	S09°59'43"W 167.97'

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*William J. Eckles*  
PLANNING DIRECTOR

8-9-16  
DATE

NO.	REVISION	DATE

SKETCH PLAN  
SITE LAYOUT  
**DORSEY OVERLOOK**  
MULTI-PLEX UNITS 1-82

2ND ELECTION DISTRICT  
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TEL: 410.461.7666  
FAX: 410.461.8961

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DESIGN BY: RHV/EDS.  
DRAWN BY: KG.  
CHECKED BY: RHV.  
DATE: JULY 2016.  
SCALE: AS SHOWN.  
W.O. NO.: 12-69.

2 SHEET OF 4

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

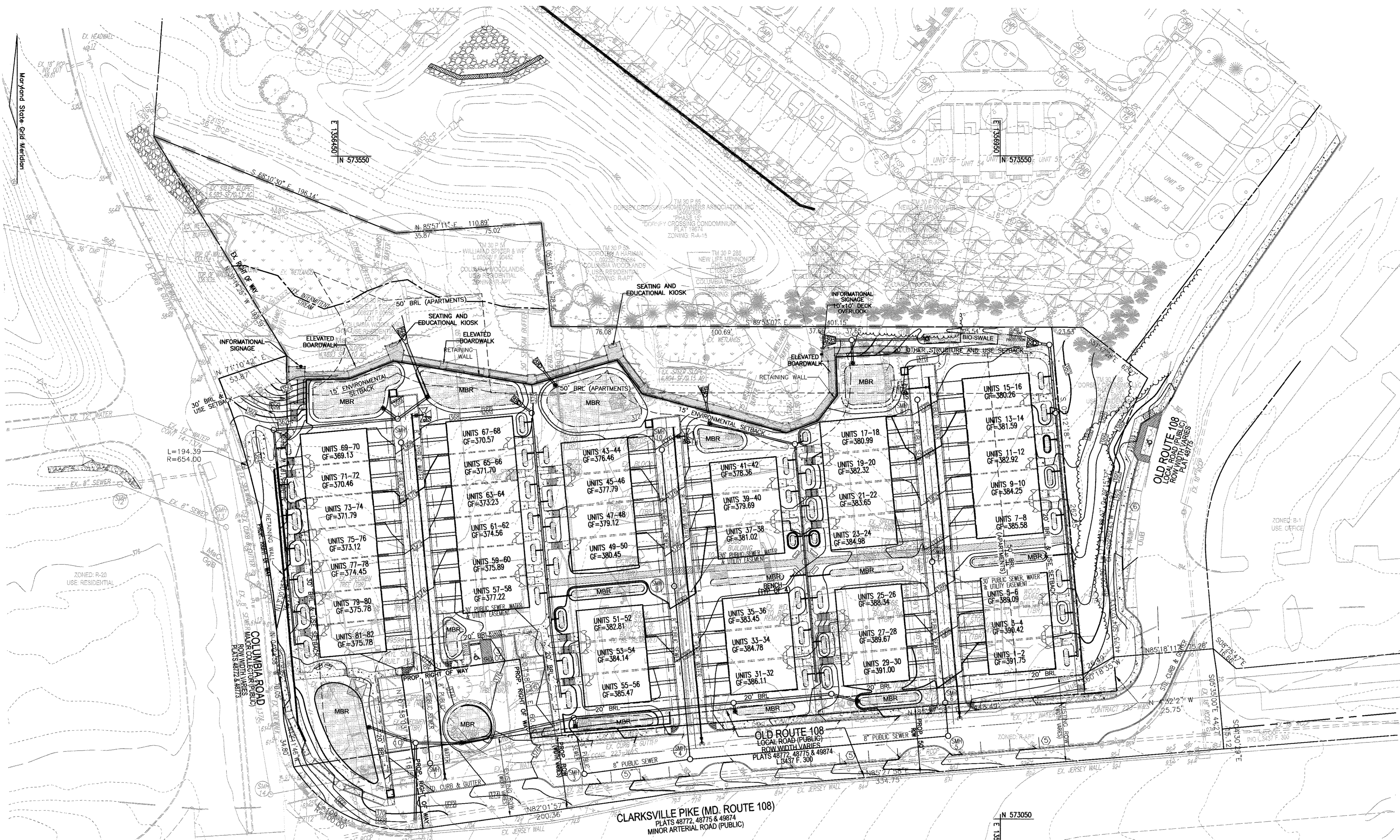
WILLIAM D. SPICER & WF  
9590 OLD ROUTE 108  
ELLICOTT CITY, MD 21042

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

NEW LIFE MENNONITE CHURCH INC  
9580/9566/9562 OLD ROUTE 108  
ELLICOTT CITY, MD 21042

DANIEL L. KATHRYN A. MILLER  
8570 OLD ROUTE 108  
ELLICOTT CITY, MD 21042

**DEVELOPER**  
TRIANGLE OLD ANNAPOLIS ASSOCIATES, LLC.  
MR. J. CHRIS PIPPEN  
453 SOUTH POLK DRIVE  
SARASOTA, FLORIDA 34236  
PHONE: (410) 404-8246



### LEGEND

	PROPERTY LINE
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	ADJACENT PROPERTY LINE
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	EXISTING FENCE
	PROPOSED TREE LINE
	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
	PROPOSED DRAINAGE DIVIDE
	EXISTING DRAINAGE DIVIDE
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NO.	REVISION	DATE

SKETCH PLAN  
GRADING PLAN  
DORSEY OVERLOOK  
MULTI-PLEX UNITS 1-82

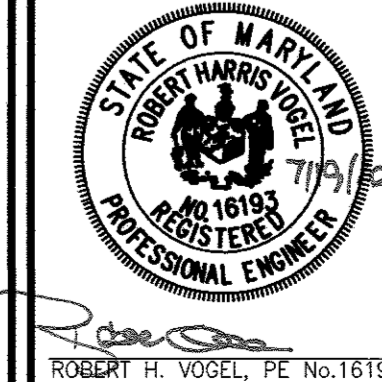
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TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*North Hill*  
PLANNING DIRECTOR

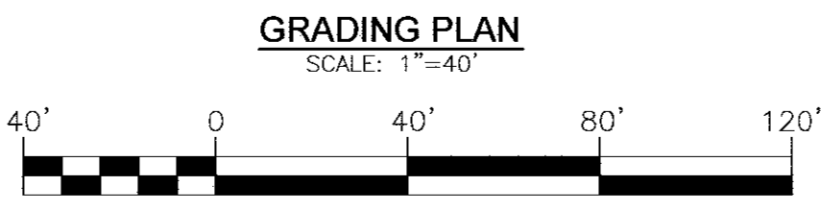
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DATE

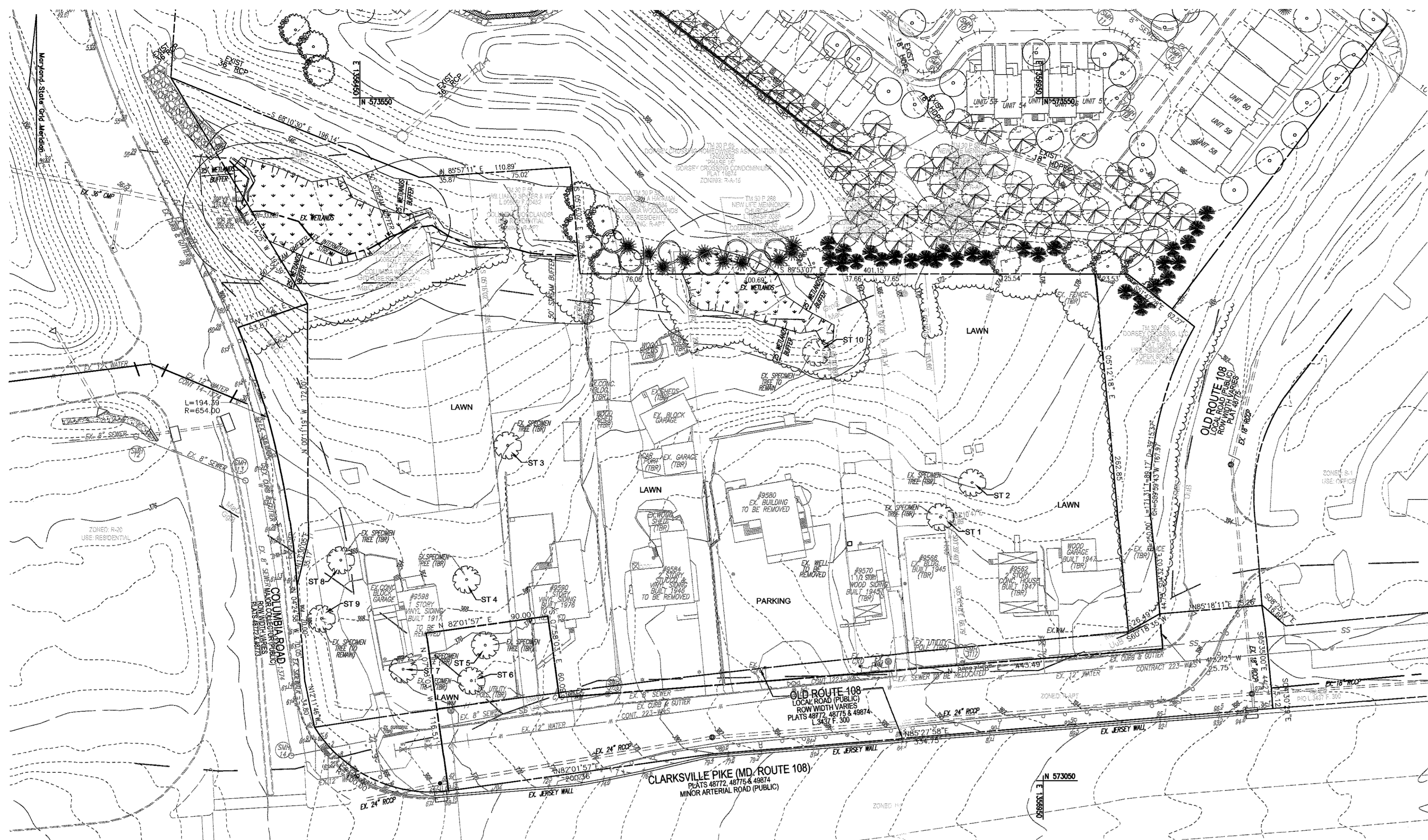
#### MAPPED SOILS TYPES - SAVAGE NW MAP #18

SYMBOL	NAME / DESCRIPTION	GROUP	HYDRO	PERCENT SAND	PERCENT SILT	PERCENT CLAY	Kw	STEEPER SLOPE W/ EROSION POTENTIAL
GcE	GLENEIC LOAM, 3 TO 8 PERCENT SLOPES	B	0	0	0	0	0.20	NO
GmC	GLENNVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES	C	0	0	0	0	0.37	NO
MoC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	0	0	0	0	0.24	NO
MoD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	0	0	0	0	0.24	NO
UoF	UDORFHTHS, HIGHWAY, 0 TO 65 PERCENT SLOPES	D	0	0	0	0	0.24	NO
UoB	URBAN LAND - UDORFHTHS COMPLEX, 0 TO 8 PERCENT SLOPES	D	0	0	0	0	0.24	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





**PLAN VIEW**  
SCALE: 1"=50'

**BENCHMARKS**  
 HOWARD COUNTY BENCHMARK - 308A (CONC. MONUMENT)  
 E 1357083.21 ELEV. 597.20  
 LOCATION: OLD ROUTE 108, 480' SOUTH OF OLD ANNAPOLIS ROAD  
 HOWARD COUNTY BENCHMARK - 300B (CONC. MONUMENT)  
 E 1353001.79 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 TREE LINE (FIELD LOCATED)
	ADJACENT PROPERTY LINE		EXISTING FENCE
	CENTERLINE OF EXISTING STREAM		PROPOSED TREE LINE
	EXISTING CURB AND GUTTER		PROPOSED STORM DRAIN
	EXISTING UTILITY POLE		PROPOSED STORM DRAIN INLET
	EXISTING LIGHT POLE		PROPOSED CURB AND GUTTER
	EXISTING MAILBOX		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 (inches)	CRZ (feet radius)	Comments
1	Norway maple	41	81.5	not native, good condition
2	Norway maple	38	57	not native, poor condition
3	Red maple	32	48	good condition
4	Norway maple	42	63	not native, poor condition, storm damage
5	Norway maple	38	57	not native, poor condition, sucker growth evident
6	Norway maple	33	49.5	not native, poor condition, trunk damage
7	Norway maple	34	51	good condition
8	Norway maple	38	57	good condition
9	Red maple	35	52.5	good condition
10	Tulip poplar	33	49.5	good condition, in buffer

**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.

**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

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:**

J. Forest retention above threshold with no mitigation	NA
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
Q. 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.

NO.	REVISION	DATE

**SKETCH PLAN**  
**FOREST CONSERVATION PLAN**  
**DORSEY OVERLOOK**  
**MULTI-PLEX UNITS 1-82**

2ND ELECTION DISTRICT  
TAX MAP: 30-30-00-9  
DPZ REF'S: ECP-15-012, WP-16-112

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: 410.461.8961

**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: 09-21-2016

DESIGN BY: RHV/EDS  
DRAWN BY: KG  
CHECKED BY: RHV  
DATE: JULY 2016  
SCALE: AS SHOWN  
W.O. NO.: 12-69

4 SHEET OF 4

**Eco-Science Professionals, Inc.**  
Consulting Ecologists

MD DNR Qualified Professional  
USACE Wetland Delimitation  
Certification # VDCPS120263044422

John P. Caserio

P.O. Box 2866 Glen Arw, Maryland 21157 Telephone (410) 832-2490 Fax (410) 832-2458

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

8-9-16  
DATE

PLANNING DIRECTOR

**SOILS LEGEND**

SYMBOL	NAME / DESCRIPTION	GROUP	HYDRIC	WETLANDS	PRIME FARMLAND	Kw RANGE*	CIVE SLOPE %	PERCENT
CsB	GLENVILLE LOAM, 3 TO 8 PERCENT SLOPES.	B	0		PRIME FARMLAND	0.20	NO	
CmC	GLENVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES.	C	0		STATEWIDE IMPORTANCE	0.37	NO	
McC	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	
UdF	UDORHENTS, HIGHWAY, 0 TO 65 PERCENT SLOPES.	D	0		NOT PRIME FARMLAND	NO	NO	
UdF	UDORHENTS, HIGHWAY, 0 TO 8 PERCENT SLOPES.	D	0		NOT PRIME FARMLAND	NO	NO	

\* TAKEN FROM USDA SCS-WEB SOIL SURVEY, HOWARD COUNTY  
\* BASED UPON ESTIMATED CUTS

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