

SOILS LEGEND			
SYMBOL	NAME/DESCRIPTION	K VALUE	GROUP
RuB	RUSSETT AND BELTSVILLE SOIL, 2 TO 5 PERCENT SLOPES	0.37	C
Ufa	URBAN LAND-FALLSINGTON COMPLEX, 0 TO 5 PERCENT SLOPES	0.20	D
Ud	URBAN LAND-UDORTHEMIS COMPLEX, 0 TO 15 PERCENT SLOPES	0.28	D

BASED ON USDA NRCS WEB SOIL NATIONAL COOPERATIVE SOIL SURVEY. SEE HOWARD COUNTY SOIL SURVEY MAP NO. 25.

**GENERAL NOTES**

- THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD RUN TOPOGRAPHIC SURVEYS AT 2' INTERVALS PREPARED BY BENCHMARK ENGINEERING, INC. ON OR ABOUT JUNE, 2006.
- THE COORDINATES SHOWN HEREON ARE BASED ON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 371A AND 43B2 WERE USED FOR THIS PROJECT.
- THIS PROPERTY IS WITHIN THE METROPOLITAN WATER AND SEWER DISTRICT.
- WATER AND SEWER SERVICE FOR THIS SUBDIVISION IS PUBLIC. THE PUBLIC SEWER IS PROVIDED BY CONTRACT 14-1521-D. THE PUBLIC WATER IS PROVIDED BY CONTRACT 24 W. THIS SUBDIVISION FALLS WITHIN THE PATAPSCO DRAINAGE AREA.
- EXISTING UTILITIES SHOWN WERE LOCATED BY RECORD DRAWINGS AND FIELD LOCATIONS.
- THE BOUNDARY SHOWN HEREON IS TAKEN FROM THE BOUNDARY SURVEY PREPARED BY BENCHMARK ENGINEERING, INC. ON OR ABOUT JUNE, 2006.
- PREVIOUS DEPARTMENT OF PLANNING AND ZONING REFERENCE NUMBERS: SDP-05-29, F-86-109 & F-07-80, SDP-07-016, WP-15-131, ECP-15-017
- THE FOREST CONSERVATION ACT REQUIREMENTS FOR 1.09 ACRES OF REQUIRED REFORESTATION HAVE BEEN MET THROUGH THE PAYMENT OF A FEE-IN-LIEU. THE AMOUNT FEE OF \$35,610.30 HAS BEEN PAID UNDER SDP-07-016. IT IS ANTICIPATED THAT THE OBLIGATIONS FOR THE ADDITIONAL 0.17 ACRES WILL BE PROVIDED BY FEE-IN-LIEU.
- THIS PLAN IS SUBJECT TO WP-15-131 APPROVED MAY 21, 2015 TO SECTION 16.116(a)(2)(i) PROHIBITING GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW CONSTRUCTION WITHIN 50' OF AN INTERMITTENT STREAM BANK BUFFER, AND SECTION 16.115(c)(2) PROHIBITING CLEARING, EXCAVATION, FILLING, ALTERING DRAINAGE OR IMPERVIOUS PAVING IN A FLOODPLAIN FOR CONSTRUCTION OF AN APARTMENT BUILDING, RELATED PARKING AND AMENITIES AREA. APPROVAL OF THE REQUESTED WAIVERS IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - MARYLAND DEPARTMENT OF THE ENVIRONMENT AND ARMY CORP. OF ENGINEER PERMIT APPROVALS ARE REQUIRED FOR THE DISTURBANCE OF THE INTERMITTENT STREAMS, 50' INTERMITTENT STREAM BANK BUFFERS AND FILLING OF THE 100 YEAR FLOOD PLAN AREA ON PARCEL R OF THE DORSEY CENTER SUBDIVISION. ALL OTHER COUNTY AND STATE PERMITS AS REQUIRED. NOTE SHALL BE ADDED TO THE SITE DEVELOPMENT PLAN INDICATING ALL PERMIT NUMBERS, DATE AND ACTION TAKEN.
  - PROVIDING SAFE CONVEYANCE, WITHOUT ADVERSELY IMPACTING DOWNSTREAM PROPERTIES, OF THE 100 YEAR DISCHARGE OF 397.3 CFS TO THE EXISTING DOWNSTREAM STORMWATER MANAGEMENT POND. THE 100 YEAR CFS IS BASED ON THE COMPUTATIONS RECEIVED AT THE ENVIRONMENTAL CONCEPT PLAN: Q=CIA=0.89x12.75x35=397.2.
  - COMPLIANCE WITH THE COMMENTS DATED MAY 20, 2015 FROM THE DEVELOPMENT ENGINEERING DIVISION.
  - ALL CONSTRUCTION ON PARCEL R SHALL BE SUBJECT TO REQUIREMENTS OF THE HOWARD COUNTY BUILDING CODE.
  - MITIGATION OF THE APPROVAL OF THE WAIVER REQUESTS FOR THE PROPOSED ON-SITE STREAM DIVERSION VIA A STORM DRAIN BYPASS SYSTEM WILL REQUIRE THE RESTORATION OF THE SECTION OF DEEP RUN STREAM SEGMENT BY THE APPLICANT AS INDICATED IN THE WAIVER PETITION APPLICATION JUSTIFICATION. A SITE DEVELOPMENT PLAN SHALL BE SUBMITTED FOR THE OFF-SITE STREAM RESTORATION PROJECT PRIOR TO FINAL SIGNATURE APPROVAL OF THE SITE DEVELOPMENT PLAN FOR PARCEL R.
- REFERENCE DEPARTMENT OF THE ARMY PERMIT NUMBER CENAB-OPR-M (PARKWAY ROCK LLC/DORSEY CENTER/STREAM CHANNELIZATION), JOINT PERMIT TRACKING NUMBER (MDC/COE) 2015-61093-M02.
- STORMWATER MANAGEMENT FOR THIS DEVELOPMENT WILL BE PROVIDED BY ESD PRACTICES TO INCLUDE MICRO-BIOTENTATION FACILITIES AS WELL AS AN UNDERGROUND SANDFILTER AND UNDERGROUND STORAGE PIPE FOR THE REQUIRED 100 YEAR MANAGEMENT.
- THE STORMWATER MANAGEMENT SYSTEMS SHOWN IS THESE ARE AN APPROXIMATION OF THE SIZE, SHAPE AND LOCATION. IT IS UNDERSTOOD THAT THESE SYSTEMS HAVE NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE, ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
- A PRE-SUBMISSION COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON NOVEMBER 28, 2015 IN ACCORDANCE WITH SECTION 16.128 AND 16.147(b)(1) OF THE SUBDIVISION REGULATIONS.
- THIS PLAN WAS PRESENTED TO DESIGN ADVISORY PANEL ON OCTOBER 26, 2016, REFERENCE REVIEW PROJECT #16-15.
 

**DESIGN ADVISORY PANEL RECOMMENDATION:**

  - THE APPLICANT RECONSIDER THE PRIMARY ENTRANCE TO THE MOTOR COURT AND HOW THAT CAN BE DEALT WITH IN A BETTER SCALE WITH ENTRY WALLS AND PYLONS OR SOME METHOD THAT RESOLVES THE ISSUE WITH THE LARGE MOUTH GARAGE.

THE EXTERIOR BUILDING ELEVATION AT THE GARAGE ENTRY WILL BE REDUCED IN SCALE AND PROMINENCE BY LOWERING THE PARAPET WALL AND EXPLORING OTHER MATERIAL COMBINATIONS SO ONES EYE WILL BE DRAWN INTO THE MAIN BUILDING ELEVATION ON THE RIGHT SIDE OF THE MOTOR COURT.

  - TAKE ANOTHER LOOK AT THE ELEVATIONS AND SEE IF YOU CANT ACCENT THE COURTYARDS AND MAYBE BREAK THE VERTICAL ELEMENTS DOWN A LITTLE BIT BASED ON WHETHER IT IS A COURTYARD OR A STREET TO HELP YOU GET SOME VARIETY AND DEFINITION.

THE TWO MAIN BUILDINGS WING FACADES CLOSEST TO DORSEY ROAD WILL BE RE-EXAMINED WITH THE INTENT TO DISTINGUISH THEM ARCHITECTURALLY FROM THE COURTYARD EXTERIOR FACADES THEREBY CREATING A BUILDING HIERARCHY THAT ADDS IDENTITY, INTEREST AND FURTHER VARIETY TO THE OVERALL BUILDING ELEVATION AND OUTDOOR SPACES THE DEFINE.

  - THAT THE APPLICANT SEND A LETTER TO THE COUNTY LOBBYING FOR BETTER A CONNECTION AND IDENTIFICATION TO THE MARC STATION.

DOCUMENTS WILL ACCOMPANY ELECTRONIC PLAN SUBMISSIONS TO REQUEST THAT HOWARD COUNTY REVIEW THE NEED FOR A BETTER CONNECTION AND IDENTIFICATION FOR THE MARC STATION WITHIN THE T.O.D ZONING DISTRICT.
- THIS PROPERTY IS LOCATED ON THE HISTORIC SITE INVENTORY AS HQ-795. APPROVAL FOR THE DEMOLITION OF THE STRUCTURES WAS GRANTED ON FEBRUARY 19, 2016 FROM THE RESOURCE CONSERVATION DIVISION. ALL OF THE STRUCTURES HAVE BEEN REMOVED.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE BOUNDARIES OF THE 1998 BALTIMORE/WASHINGTON INTERNATIONAL AIRPORT (BWI), AIRPORT NOISE ZONE AS WELL AS THE FOUR MILE RADIUS OF BWI AIRPORT. THEREFORE, NO APPROVAL FROM THE MARYLAND AVIATION ADMINISTRATION IS REQUIRED.
- ALL PROPOSED EXTERIOR LIGHTING SHALL BE DIRECTED/REFLECTED AWAY FROM ALL ADJACENT PUBLIC ROADS AND RESIDENTIAL ZONING DISTRICTS IN ACCORDANCE WITH SECTION 134.0 OF THE HOWARD COUNTY ZONING REGULATIONS.
- IN ACCORDANCE WITH SECTION 127.0.F.2.C. OF THE ZONING REGULATIONS, AT LEAST 15% OF THE DWELLING UNITS SHALL BE MODERATE INCOME HOUSING UNITS.
- THE PROPOSED BUILDING FOOTPRINT AS PRESENTED ON THIS SKETCH PLAN WILL UTILIZE THE FULL NFPA 13 COMPLIANT SPRINKLER SYSTEM. SHOULD THE BUILDING BE RECONFIGURED IN FUTURE DEVELOPMENT PHASES WHERE FIRE DEPARTMENT VEHICLE ACCESS CAN BE PROVIDED ON THE NORTH AND SOUTH SIDES OF THE BUILDING THE FULL NFPA 13 COMPLIANCE MAY NOT BE REQUIRED.
- THIS SITE WILL UTILIZE PRIVATE TRASH COLLECTION.

# SKETCH PLAN DORSEY CENTER, PARCEL R APARTMENT BUILDING 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

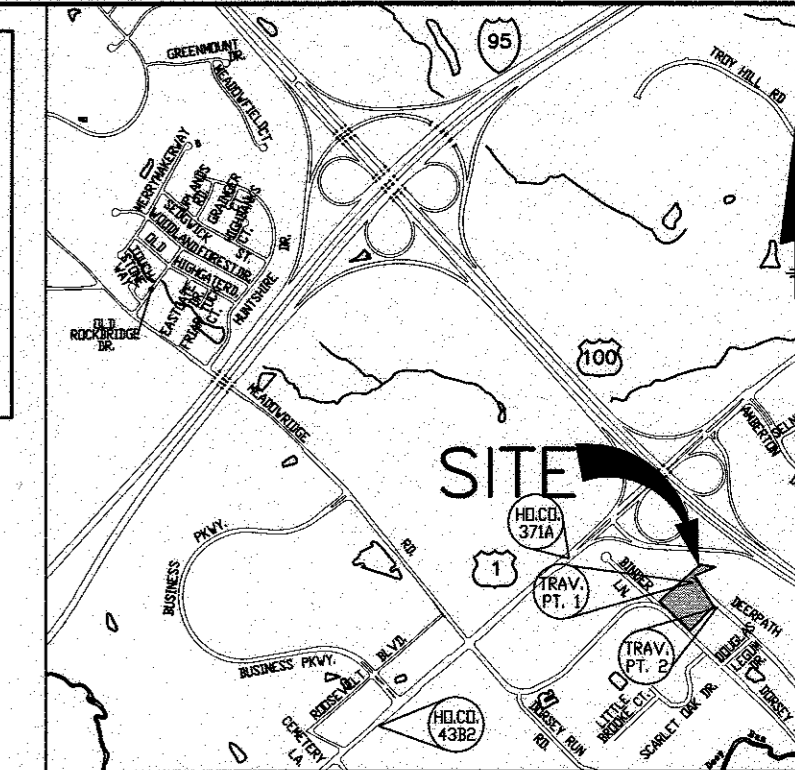
**LEGEND**

- EXISTING CONTOURS
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING STREAM
- EXISTING STRUCTURE
- EXISTING STREAM BUFFER
- APPROXIMATE 100 YEAR FLOODPLAIN LIMIT (PLAT 6729)
- SOIL DELINEATION
- SOILS DELINEATION
- STEEP SLOPES

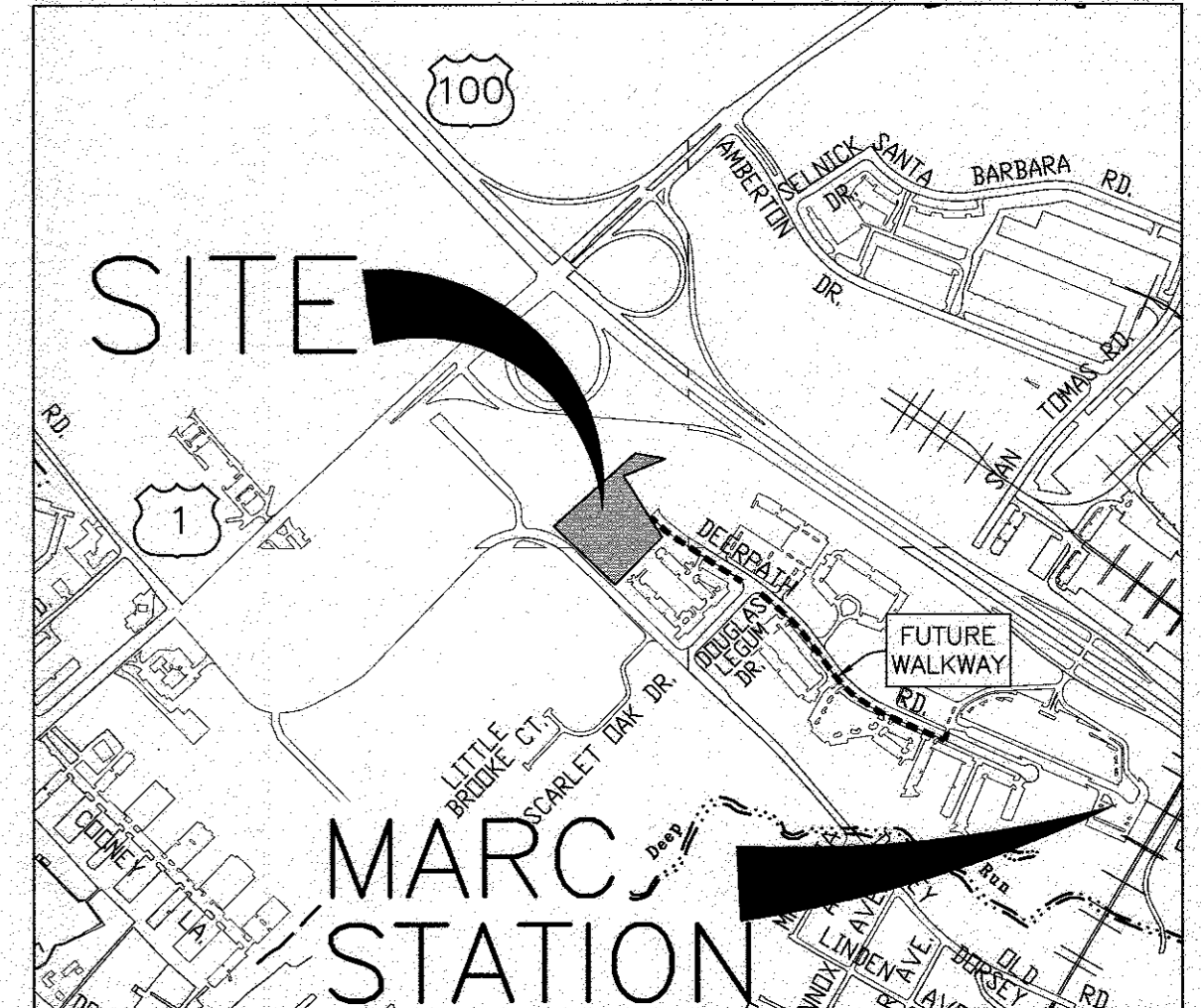
**BENCH MARKS--(NAD'83)**

TRAV. PT. 1 EL:157.73  
TRY MAG: 18.0' NORTHEAST OF CONC. CURB OF SOUTHEASTBOUND LANE OF DEERPATH ROAD; 20.3' NORTH OF EX. INLET N 55.3,149.12 E 1,381,844.44

TRAV. PT. 2 EL:154.84  
TRY MAG: 3.1' NORTHEAST OF CONC. CURB OF SOUTHEASTBOUND LANE OF DEERPATH ROAD; 20.3' NORTH OF EX. INLET N 55.3,037.81 E 1,381,953.46



**VICINITY MAP**  
SCALE: 1" = 2000'  
ADD MAP NO. 17 GRID C-11



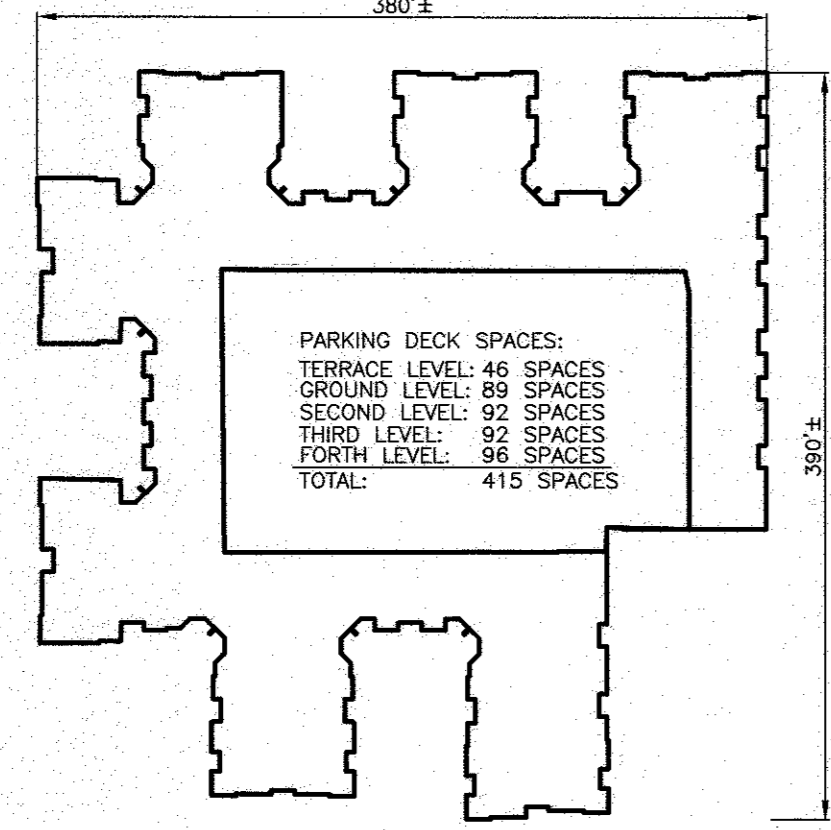
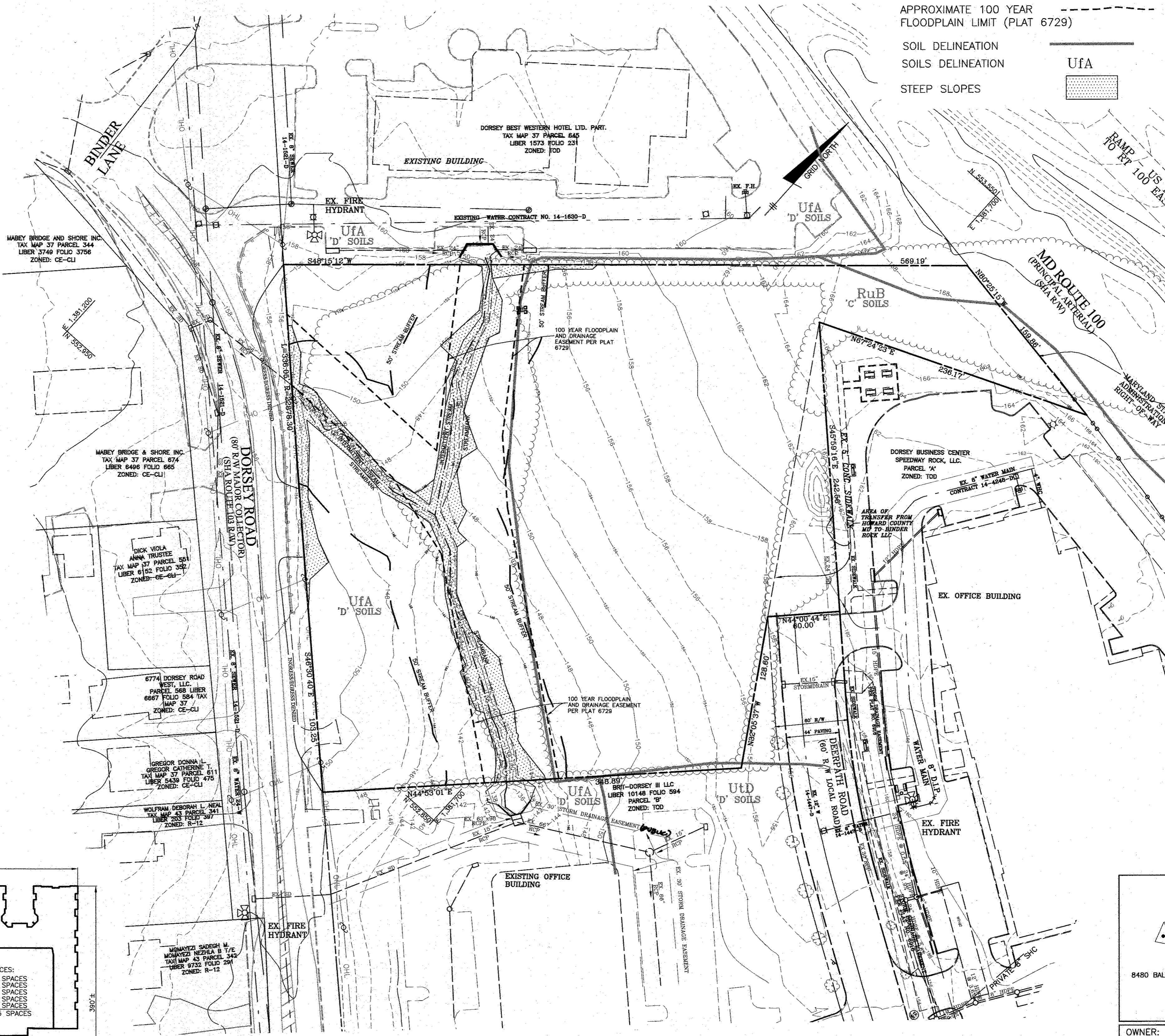
**CONCEPTUAL PEDESTRIAN WALKWAY TO MARC STATION**  
SCALE: 1" = 1000'

**PROJECT BACKGROUND INFORMATION**

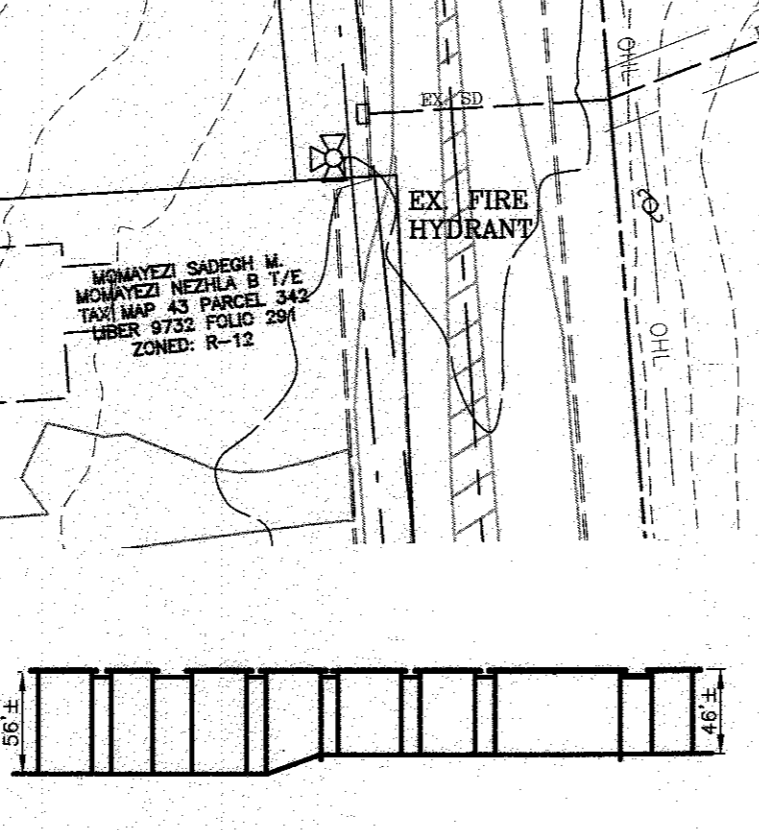
PRESENT ZONING: T.O.D.  
LOCATION: TAX MAP 37 - GRID 24 - PARCEL 375  
APPLICABLE DPZ FILE REFERENCES: SDP-05-029, F-86-109, F-07-80, SDP-07-016, WP-15-131, ECP-15-017  
DEED REFERENCES: L 16837 / F. 00055 PLAT 19440  
PROPOSED USE OF SITE: RESIDENTIAL APARTMENTS (SFA)  
PROPOSED WATER AND SEWER SYSTEMS: PUBLIC WATER & SEWER

**SITE DATA TABULATION**

1) TOTAL PROJECT AREA.....	4.43 AC.±
2) AREA OF 100-YR. FLOODPLAIN( PLAT 6729).....	0.75 AC.±
3) AREA OF STEEP SLOPES (15% OR GREATER).....	0.33 AC.±
4) AREA OF EXISTING FOREST.....	0.64 AC.
5) AREA OF ERODIBLE SOILS.....	4.38 AC.
6) AREA OF WETLANDS (INCLUDING BUFFER).....	N/A
7) AREA OF STREAM BUFFER.....	1.27 AC.
8) NET AREA OF SITE.....	3.02 AC.±
9) MINIMUM RESIDENTIAL DENSITY (20 PER NET ACRE).....	4.43*20=89 UNITS
10) NUMBER OF UNITS PROPOSED.....	230 UNITS
11) APPROXIMATE LIMIT OF DISTURBANCE.....	4.00 AC.±
12) PRESENT ZONING DESIGNATION.....	T.O.D.
13) PROPOSED USES FOR THE SITE & STRUCTURES.....	RESIDENTIAL APARTMENTS-SFA
14) MINIMUM LOT SIZE.....	N/A
15) AMENITY AREA REQUIRED (10% DEVELOPMENT AREA).....	4.43*10%=0.44 AC (19,298 SF)
16) AMENITY AREA PROPOSED.....	0.60 AC OR 26,808 SF (14%)
17) RESIDENTIAL AREA ALLOWED (50%).....	4.43/2=2.21 ACRES
18) RESIDENTIAL AREA PROVIDED.....	0.60 ACRES AMENITY 1.54 ACRES UNIT AREA 2.14 ACRES (48%) ACRES
19) AREA OF ROAD DEDICATION.....	0.06 AC.± (2,488 SF)
20) NUMBER OF PARKING SPACES REQUIRED.....	529 SPACES (2.3/UNIT)
21) NUMBER OF PARKING SPACES PROVIDED.....	415 SPACES IN PARKING DECK 5 SURFACE SPACES 420 SPACES TOTAL (1.8/UNIT) SEE PARKING ANALYSIS
22) TOTAL IMPERVIOUS AREA.....	2.70 ACRES±

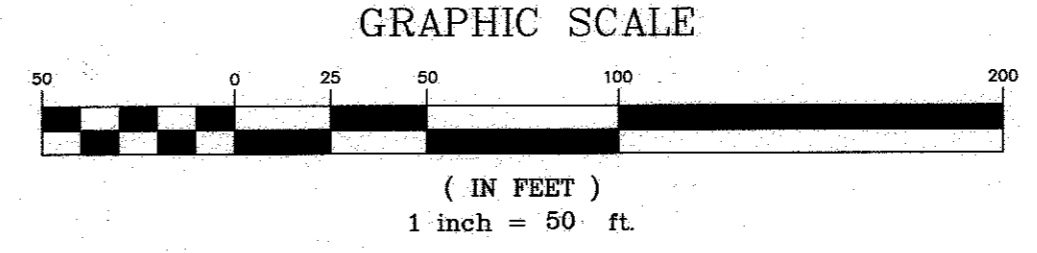


**OVERALL BUILDING FOOTPRINT**  
SCALE: 1" = 100'



**BUILDING SOUTH ELEVATION**  
SCALE: 1" = 100'

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



**T.O.D. DEVELOPMENT TABULATIONS**

GROSS SITE AREA	RESIDENTIAL USE ALLOWED	AMENITY AREA REQUIRED	APARTMENT UNITS PROVIDED	PARKING SPACES PROVIDED	PARKING RATIO	RESIDENTIAL USE (BUILDING AREA)	TOTAL AMENITY AREA PROVIDED
4.43 AC.	2.21 AC.(50%)	0.44 AC.(10%)	230	420	1.8 SPACES/UNIT*	1.66 AC.(37%)	0.60 AC.(13%)

\* A PARKING ANALYSIS FOR THE JUSTIFICATION OF THE PROPOSED PARKING RATIO WAS PERFORMED BY THE TRAFFIC GROUP DATED FEBRUARY 2017.

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

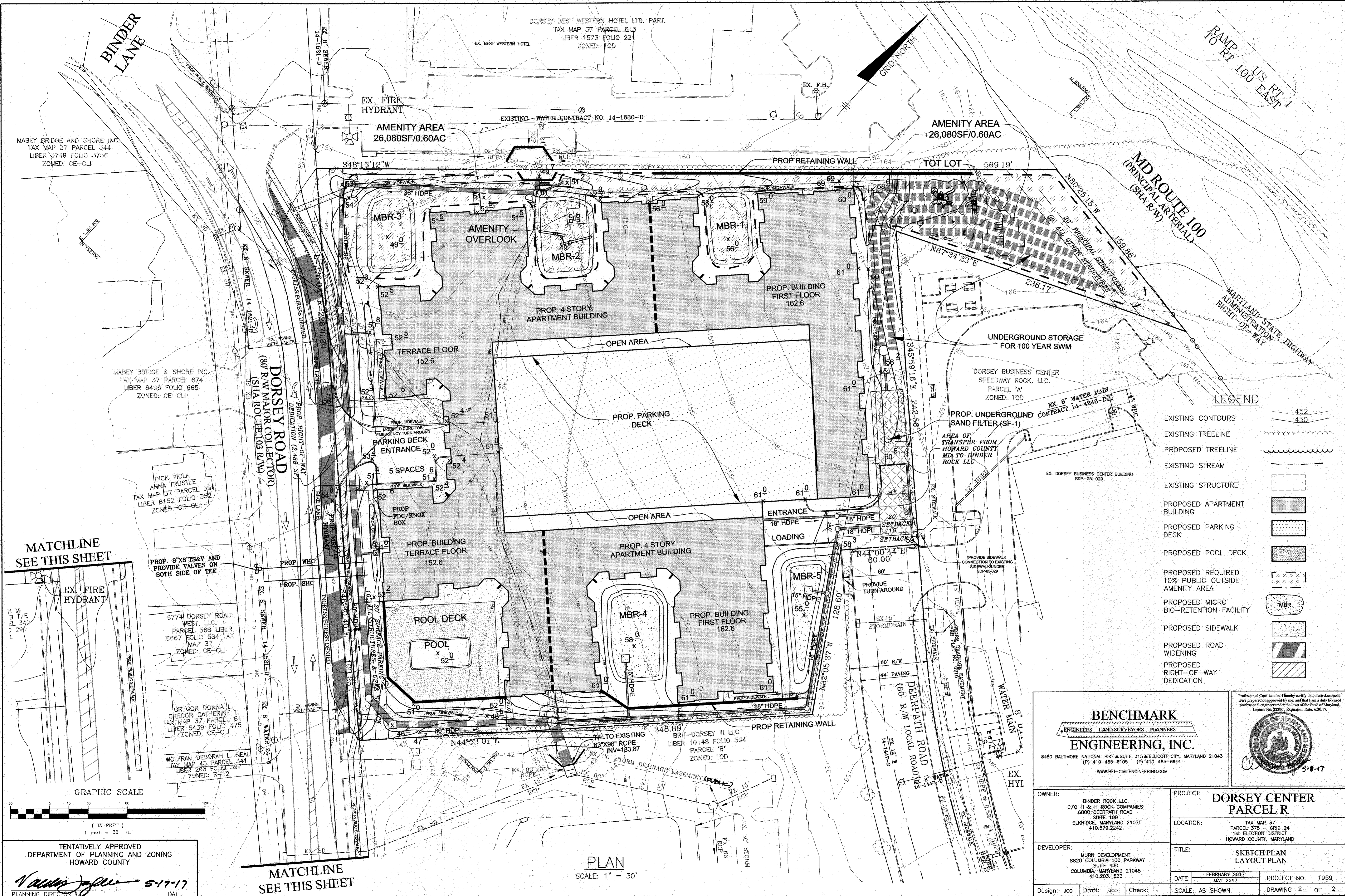
*Nadia Joffe* 5-17-17  
PLANNING DIRECTOR DATE

**BENCHMARK ENGINEERING, INC.**  
ENGINEERS LAND SURVEYORS PLANNERS

8480 BALTIMORE NATIONAL PIKE SUITE 315 • ELICOTT CITY, MARYLAND 21043  
(P) 410-465-8105 (F) 410-465-6644  
WWW.BE-CIVILENGINEERING.COM

Professional Certification. 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. 22390. Expiration Date: 6.30.17.

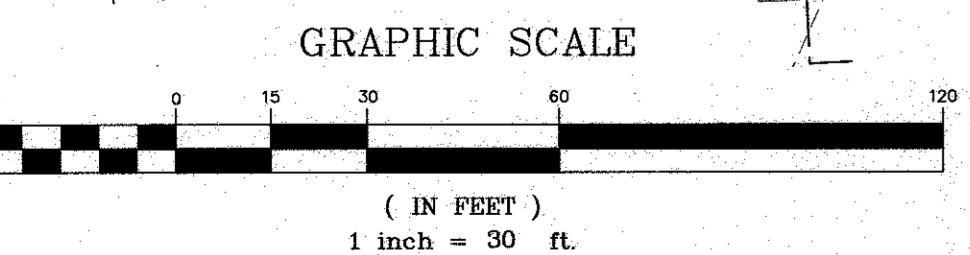
<b>OWNER:</b> BINDER ROCK LLC C/O H & H ROCK COMPANIES 6800 DEERPATH ROAD SUITE 100 ELK RIDGE, MARYLAND 21075 410.579.2242	<b>PROJECT:</b> <b>DORSEY CENTER PARCEL R</b>
<b>DEVELOPER:</b> MURN DEVELOPMENT 8820 COLUMBIA 100 PARKWAY SUITE 430 COLUMBIA, MARYLAND 21045 410.203.1923	<b>LOCATION:</b> TAX MAP 37 PARCEL 375 - GRID 24 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND
<b>DATE:</b> FEBRUARY 2017 MAY 2017	<b>TITLE:</b> SKETCH PLAN EXISTING CONDITIONS PLAN AND SOILS MAP
<b>Design:</b> JCO	<b>Project No.:</b> 1959
<b>Draft:</b> JCO	<b>SCALE:</b> AS SHOWN
<b>Check:</b> CAM	<b>DRAWING:</b> 1 OF 2



MATCHLINE  
SEE THIS SHEET

MATCHLINE  
SEE THIS SHEET

PLAN  
SCALE: 1" = 30'



TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Valerie J. J...* 5-17-17  
PLANNING DIRECTOR DATE

- LEGEND**
- EXISTING CONTOURS 452 450
  - EXISTING TREELINE
  - PROPOSED TREELINE
  - EXISTING STREAM
  - EXISTING STRUCTURE
  - PROPOSED APARTMENT BUILDING
  - PROPOSED PARKING DECK
  - PROPOSED POOL DECK
  - PROPOSED REQUIRED 10% PUBLIC OUTSIDE AMENITY AREA
  - PROPOSED MICRO BIO-RETENTION FACILITY
  - PROPOSED SIDEWALK
  - PROPOSED ROAD WIDENING
  - PROPOSED RIGHT-OF-WAY DEDICATION

**BENCHMARK**  
ENGINEERS LAND SURVEYORS PLANNERS

**ENGINEERING, INC.**

8480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELICOTT CITY, MARYLAND 21043  
(P) 410-465-6105 (F) 410-465-6644  
WWW.BEI-CIVILENGINEERING.COM

OWNER: BINDER ROCK LLC C/O H & H ROCK COMPANIES 6800 DEERPATH ROAD SUITE 100 ELKRIDGE, MARYLAND 21075 410.579.2242		PROJECT: <b>DORSEY CENTER PARCEL R</b>	
DEVELOPER: MURN DEVELOPMENT 8820 COLUMBIA 100 PARKWAY SUITE 430 COLUMBIA, MARYLAND 21045 410.203.1523		LOCATION: TAX MAP 37 PARCEL 375 - GRID 24 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
TITLE: <b>SKETCH PLAN LAYOUT PLAN</b>		DATE: FEBRUARY 2017 MAY 2017	
Design: jco Draft: jco Check:		PROJECT NO. 1959 SCALE: AS SHOWN DRAWING 2 OF 2	