

**GENERAL NOTES**

1. THE PROPERTY LINES SHOWN HEREON ARE BASED ON DEED PLOTS.
2. TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY AERIAL TOPOGRAPHY.
3. WATER SERVICE WILL BE PUBLIC AND BE PROVIDED BY CONTRACT NUMBER #44-0900.
4. SEWER SERVICE WILL BE PUBLIC AND BE PROVIDED BY CONTRACT NUMBER #20-3311.
5. THIS PROPERTY IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
6. THIS SITE IS LOCATED IN THE METROPOLITAN DISTRICT.
7. APFO TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP, DATED JUNE 11, 2004. IN ACCORDANCE WITH THE APFO TRAFFIC STUDY, IMPROVEMENTS AREA REQUIRED TO COLUMBIA ROAD AND OLD ANNAPOLIS ROAD.
8. A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
9. WETLAND DELINEATION WAS PERFORMED BY ECO-SCIENCES, INC., DATED JUNE 2004.
10. THERE ARE NO FLOODPLAINS ON THIS SITE.
11. ALL LANDSCAPING REQUIREMENTS SET FORTH IN THE HOWARD COUNTY LANDSCAPE MANUAL WILL BE COMPLIED WITH.
12. SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
13. THE FOREST STAND DELINEATION WAS PERFORMED BY ECO-SCIENCES, INC., DATED JUNE 2004.
14. STREET LIGHTING WILL BE PROVIDED FOR THIS SITE.
15. THERE ARE NO BURIAL OR CEMETERY LOCATIONS ON SITE.
16. ALL OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
17. STORMWATER MANAGEMENT WILL BE PROVIDED BY A MICROPOOL EXTENDED DETENTION POND (P-1). THE FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

**SWM GRASS CHANNEL CREDITS:**

AREA	REQUIREMENT	AREA IN ACRES	CREDITS	VOLUME	NOTES
8.75 AC.	GRASS CHANNEL CREDIT	0.80 AC.	CREDIT	0.31 AC.	CAN BE PROVIDED IN GRAVEL TRENCH

18. THERE ARE NO HISTORIC STRUCTURES LOCATED ON THIS PROPERTY.
19. THE SUBJECT PROPERTY IS ZONED 'R-A-15' AND 'R-20' PER THE 2/2/04 COMPREHENSIVE ZONING PLAN.
20. ALL EXISTING STRUCTURES LOCATED ON-SITE WILL BE REMOVED.

**OWNER/DEVELOPER**

DORSEY CROSSING, LLC P.O. BOX 417 ELLICOTT CITY, MD 21041-0417 TAX MAP: 30 GRID: 3 PARCEL: 59 DEED/REF: 8647/375	DORSEY CROSSING, LLC P.O. BOX 417 ELLICOTT CITY, MD 21042 TAX MAP: 30 GRID: 3 PARCEL: 64 DEED/REF: 8899/823
DORSEY CROSSING, LLC P.O. BOX 417 ELLICOTT CITY, MD 21041-0417 TAX MAP: 30 GRID: 3 PARCEL: 60 DEED/REF: 8647/385	DORSEY CROSSING, LLC P.O. BOX 417 ELLICOTT CITY, MD 21041-0417 TAX MAP: 30 GRID: 3 PARCEL: 65 DEED/REF: 8647/410
DORSEY CROSSING, LLC P.O. BOX 417 ELLICOTT CITY, MD 21041-0417 TAX MAP: 30 GRID: 3 PARCEL: 61 DEED/REF: 8647/390	DORSEY CROSSING, LLC P.O. BOX 417 ELLICOTT CITY, MD 21041-0417 TAX MAP: 30 GRID: 3 PARCEL: 229 DEED/REF: 8647/380
DORSEY CROSSING, LLC P.O. BOX 417 ELLICOTT CITY, MD 21041-0417 TAX MAP: 30 GRID: 3 PARCEL: 62 DEED/REF: 8647/405	DORSEY CROSSING, LLC P.O. BOX 417 ELLICOTT CITY, MD 21041-0417 TAX MAP: 30 GRID: 3 PARCEL: 231 DEED/REF: 8647/416
DORSEY CROSSING, LLC P.O. BOX 417 ELLICOTT CITY, MD 21041-0417 TAX MAP: 30 GRID: 3 PARCEL: 63 DEED/REF: 8647/395	

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*Mark A. Taylor*  
PLANNING DIRECTOR 5/16/05  
DATE 16 3/16/05

**GENERAL NOTES:**

21. THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON HOWARD COUNTY AERIAL TOPOGRAPHY.
22. THE BOUNDARY LINES SHOWN HEREON ARE BASED ON DEED PLOTS.
23. EXISTING SEPTIC LOCATIONS SHOWN ARE BASED ON VISIBLE FIELD EVIDENCE.
24. EXISTING DWELLING ON PARCEL 59, 229, 60, 61, 63, 62 AND PARCEL 231 TO BE REMOVED. EXISTING WELL AND S.S. ON PARCEL 59, 229, 61, 62 AND PARCEL 231 TO BE PROPERLY ABANDONED AND SEALED. EXISTING SEWER HOUSE CONNECTION ON PARCEL 60 & 63 TO BE PROPERLY ABANDONED. EXISTING WATER HOUSE CONNECTION ON PARCEL 65 & 231 TO BE PROPERLY ABANDONED. ALL UTILITIES TO BE ABANDONED PRIOR TO SUBMITTAL OF RECORD PLAT.

PLAN  
SCALE 1"=50'

**LEGEND**

---202---	EXISTING 2 FT CONTOUR
---200---	EXISTING 10 FT CONTOUR
---	EXISTING TREELINE
[Hatched Box]	PUBLIC DRAINAGE EASEMENT
[Diagonal Lines Box]	AREA OF 15 TO 24.9 PERCENT SLOPES
[Stippled Box]	AREA OF 25 PERCENT OR GREATER SLOPES

**SOILS LEGEND**

SYMBOL	NAME / DESCRIPTION	GROUP
MIB2	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
MIC2	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
ChB2	CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B

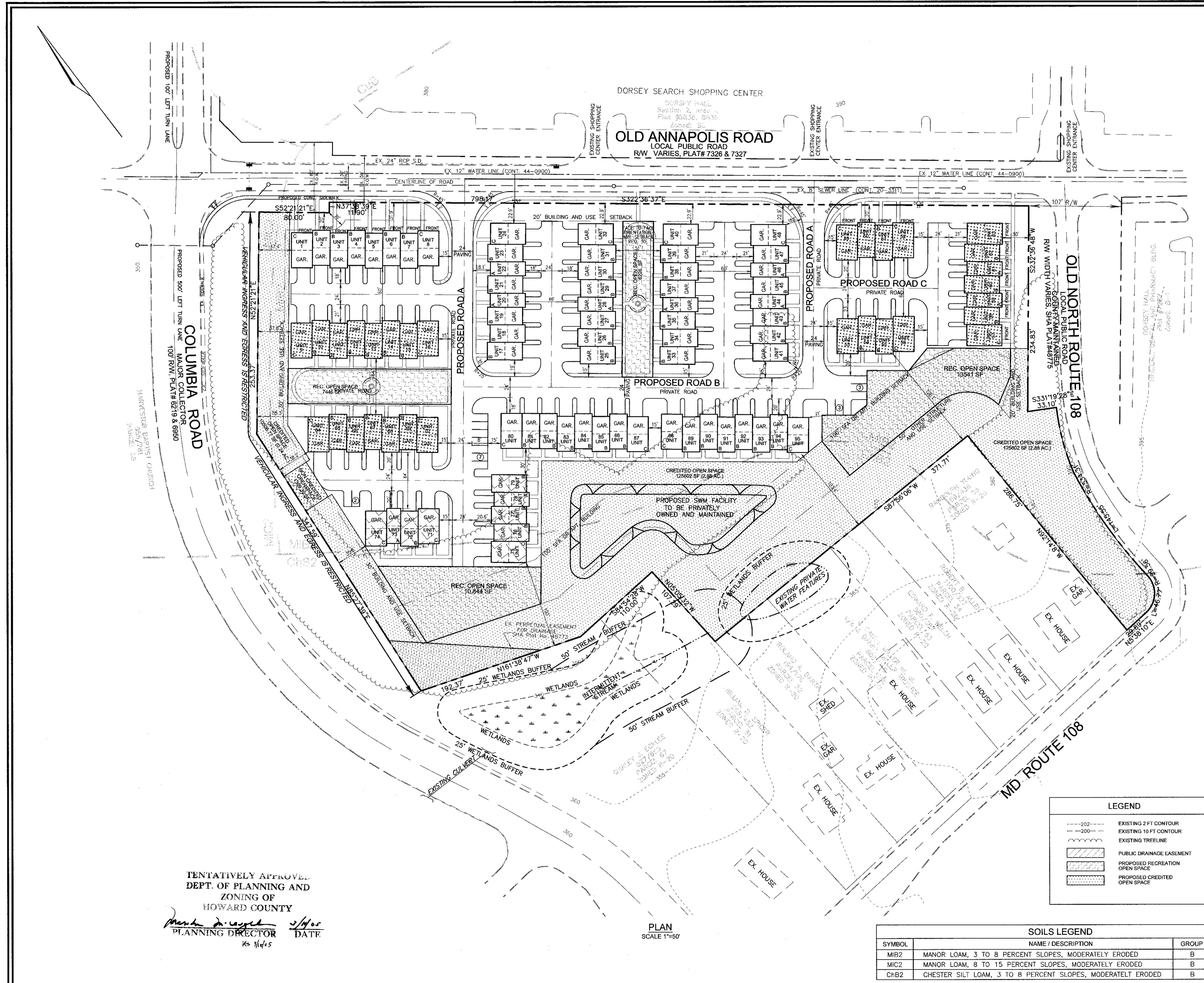
**SKETCH PLAN  
EXISTING CONDITIONS PLAN  
DORSEY CROSSING**  
SFA CONDOMINIUM UNITS 1 THRU 95  
PROPOSED FUTURE BUILDABLE BULK PARCEL A

TAX MAP 30 GRID 3 PARCELS 59-65, 229, AND 231  
2ND ELECTION DISTRICT 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: LTRJ  
DRAWN BY: LTRJ  
CHECKED BY: RHV  
DATE: JAN. 24, 2005  
SCALE: 1"=50'  
W.O. NO.: 04-51291903.00



PHASING CHART			
PHASING	ALLOCATION YEAR	NO. OF TENTATIVE ALLOCATIONS	UNITS
EXISTING ALLOCATIONS		9	71 TO 79
PHASE 1	(YEAR 2007)	30	9 TO 16 49 TO 70
PHASE 2	(YEAR 2008)	56	1 TO 8 17 TO 48 80 TO 95

NOTE: ALL UTILITIES, ROADS, INFRASTRUCTURE TO BE CONSTRUCTED INITIALLY. ONLY CONSTRUCTION TO REMAIN FOR FUTURE PHASES ARE THE BUILDINGS.

SITE DATA CHART	
NET PROPERTY AREA:	8.88 AC
ONSITE STEEP SLOPE AREA:	0.00 AC
FLOODPLAIN AREA:	0.00 AC
NET PROPERTY AREA:	8.88 AC
EXISTING ZONING:	R-A-15 (8.45 AC) / R-20 (0.43 AC)
EXISTING USE:	SINGLE FAMILY DETACHED
PROPOSED USE:	SINGLE FAMILY ATTACHED CONDOMINIUMS
DENSITY CALCULATION:	15 UNITS PER NET ACRE (R-A-15 ONLY)
UNITS ALLOWED:	126
UNITS PROPOSED:	95
OPEN SPACE CALCULATION:	25% OF GROSS PROPERTY AREA
OPEN SPACE REQUIRED:	2.22 AC
CREDITED OPEN SPACE PROVIDED:	149,780.77 SF (3.44 AC.)
NON CREDITED OPEN SPACE PROVIDED:	1,399.99 SF (0.032 AC.)
RECREATION OPEN SPACE REQUIRED:	400 SF PER UNIT
RECREATION OPEN SPACE PROVIDED:	38,000 SF
10% MODERATE INCOME HOUSING REQUIRED:	10 UNITS
10% MODERATE INCOME HOUSING PROVIDED:	10 UNITS

- NOTES**
- THE STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THIS FACILITY HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATION FOR THIS DEVELOPMENT.
  - FRONTAGE IMPROVEMENTS ALONG OLD ANNAPOLIS ROAD SHALL BE REQUIRED INCLUDING CURB AND GUTTER, STREET TREES AND LIGHTS IN FUTURE SUBMISSIONS.
  - PEDESTRIAN CROSSWALK IMPROVEMENTS SHALL BE INCORPORATED WITH DPW, TRANSPORTATION DIVISION IN FUTURE SUBMISSIONS.
  - STREET LIGHTS WILL BE REQUIRED IN THIS DEVELOPMENT IN ACCORDANCE WITH THE DESIGN MANUAL.
  - THE FOREST CONSERVATION OBLIGATION REQUIREMENTS FOR THIS PROJECT SHALL BE PROVIDED ON-SITE, OR/AND AN OFF-SITE LOCATION OR/AND FROM PURCHASING CREDITS FROM A FOREST MITIGATION BANK.
  - THIS PROJECT DOES NOT REQUIRE A NOISE STUDY.

UNIT SUMMARY			
KEY	SIZE	DESCRIPTION	QUANTITY
A	16' x 40'	MODERATE INCOME TOWNHOMES	10
B	20' x 40'	LUXURY TOWNHOMES	62
C	24' x 40'	LUXURY TOWNHOMES	23

**PARKING TABULATION**

PARKING SPACES REQUIRED: 2 SPACES PER UNIT = 190 SPACES  
 0.3 SPACES PER UNIT FOR GUEST/OVERFLOW PARKING = 29 SPACES

PARKING SPACES PROVIDED: TYPE A = 1 GARAGE / 1 DRIVEWAY = 2 SPACES  
 TYPE B = 2 GARAGE / 2 DRIVEWAY = 4 SPACES  
 TYPE C = 2 GARAGE / 2 DRIVEWAY = 4 SPACES

OFF-STREET PARKING PROVIDED: 15 SPACES

TOTAL PARKING SPACES PROVIDED: 375 SPACES

**SKETCH PLAN SITE LAYOUT PLAN DORSEY CROSSING SFA CONDOMINIUM UNITS 1 THRU 95 PROPOSED FUTURE BUILDABLE BULK PARCEL A**

TAX MAP 30 GRID 3 PARCELS 59-65, 229, AND 231  
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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 ENGINEERS • SURVEYORS • PLANNERS  
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DESIGN BY: LTR/J  
 DRAWN BY: LTR/J  
 CHECKED BY: RHV  
 DATE: JAN 24, 2005  
 SCALE: 1"=50'  
 P.W.O. NO.: 04-51/2019063.00

2 SHEET OF 2

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND ZONING OF  
 HOWARD COUNTY

*Mark D. ...* 2/10/05  
 PLANNING DIRECTOR DATE  
 Ks 3/4/5

SOILS LEGEND		
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---	PROPOSED CREDITED OPEN SPACE