

SHEET INDEX	
NO.	DESCRIPTION
1	EXISTING CONDITIONS PLAN
2	LAYOUT PLAN
3	SWM DRAINAGE AREA MAP

LEGEND

SOILS CLASSIFICATION	<i>UcD</i>
SOILS DELINEATION	-288 -290
EXISTING CONTOURS	-288 -290
EXISTING TREELINE	
PROPOSED CONTOURS	-292
EX. SANITARY MANHOLE	⊙

SKETCH PLAN

DORSEY BUSINESS CENTER

PARCEL A

RESIDENTIAL APARTMENT BUILDING

1ST ELECTION DISTRICT

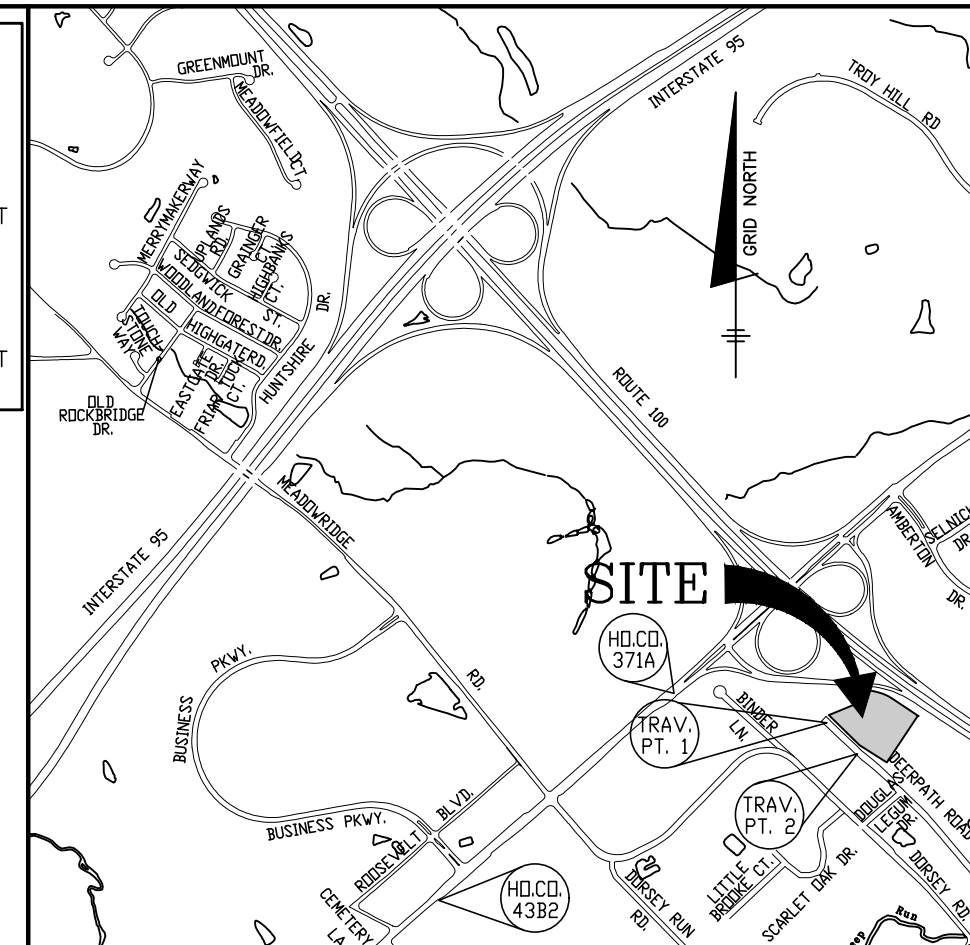
HOWARD COUNTY, MARYLAND

MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTION TRACKING(S-22-005)	
TOTAL NUMBER OF UNITS PROPOSED	250
NUMBER OF MIHU REQUIRED	38
NUMBER OF MIHU PROVIDED ON-SITE (EXEMPT FROM APFO ALLOCATION)	38
NUMBER OF APFO ALLOCATIONS REQUIRED (REMAINING UNITS)	212
MIHU FEE-IN-LIEU	TBD

ADDRESS CHART	
PARCEL NUMBER	ADDRESS
A	6800 DEERPATH ROAD

BENCH MARKS--(NAD'83)

TRAV. PT. 1	EL. 157.73
TRV. MAG: 18.0° NORTHEAST OF CONC. CURB OF SOUTHEASTBOUND LANE OF DEERPATH ROAD; 20.3' NORTH OF EX. INLET N 553,149.12	E 1,381,844.44
TRAV. PT. 2	EL. 154.64
TFL MAG: 3.1° NORTHEAST OF CONC. CURB OF SOUTHEASTBOUND LANE OF DEERPATH ROAD; 20.3' NORTH OF EX. INLET N 553,037.81	E 1,381,953.46



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

- GENERAL NOTES**
- SUBJECT PROPERTY IS ZONED TOD PER THE 10-6-2013 COMPREHENSIVE ZONING PLAN.
 - THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, DATED OCTOBER 7, 2007, CENTER DATED SEPTEMBER 2003.
 - THE BOUNDARY SHOWN IS BASED ON A BOUNDARY SURVEY CONDUCTED BY MILDBERG BENDER & ASSOCIATES, INC. ENTITLED DORSEY BUSINESS CENTER DATED SEPTEMBER 2003.
 - TOPOGRAPHY SHOWN HEREON IS BASED ON SDP-05-029.
 - THE COORDINATES SHOWN HEREON ARE BASED UPON HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. BENCHMARKS FOR THIS SITE ARE TRAVERSE POINT NO. 1 AND TRAVERSE POINT #2.
 - THERE ARE NATURAL STEEP SLOPES LOCATED ON THIS SITE. THE SITE HAS BEEN PREVIOUSLY DISTURBED UNDER F-86-151 AND SDP-05-029.
 - THERE IS NO FLOODPLAIN, STREAMS OR WETLANDS LOCATED ON THE PROPERTY BASED ON A SITE ANALYSIS BY ECO-SCIENCE PROFESSIONALS DATED NOVEMBER 23, 2021.
 - TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
 - A NOISE STUDY IS REQUIRED FOR THIS DEVELOPMENT AND WILL BE PROVIDED AT THE NEXT PHASE OF THE DEVELOPMENT. IT IS ANTICIPATED THAT NOISE MITIGATION WILL BE PROVIDED BY THE USAGE OF BUILDING MATERIALS.
 - THIS SITE IS LOCATED WITHIN THE METROPOLITAN DISTRICT AND THE PLANNED SERVICE AREA. WATER AND SEWER WILL BE PUBLIC.
 - IT IS ANTICIPATED THAT THE FOREST CONSERVATION REQUIREMENTS FOR THIS SITE WILL BE PROVIDED BY FEE-IN-LIEU.
 - THE FOREST STAND DELINEATION AND WETLANDS STUDY WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED NOVEMBER 2021.
 - EXISTING UTILITIES SHOWN ARE BASED ON A FIELD SURVEY, HOWARD COUNTY GIS, AND INFORMATION OF RECORD.
 - STORMWATER MANAGEMENT METHODS WERE DESIGNED BASED ON THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II. STORMWATER MANAGEMENT 100 YEAR STORAGE IS PROVIDED BY UNDERGROUND PIPE STORAGE WITHIN THE PARKING STRUCTURE. THIS DEVELOPMENT PROPOSES ESDV UTILIZING MICRO-BIOTRETENTION FACILITIES, FOCAL POINT BIOPTRATION SYSTEMS (M-6) AND PERMEABLE PAVING (A-2).
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY.
 - A GEOTECHNICAL ANALYSIS WILL BE PROVIDED AT THE NEXT STAGE OF THE DEVELOPMENT.
 - IT IS ANTICIPATED THAT THERE WILL BE NO ALTERNATIVE COMPLIANCE REQUESTS FOR THIS DEVELOPMENT.
 - 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.
 - THIS SITE WILL UTILIZE PRIVATE TRASH COLLECTION.
 - A SIGHT DISTANCE EXHIBIT WILL BE PROVIDED FOR THE ENTRANCES AT THE SDP STAGE. THE EXISTING TEE TURN-AROUND AT THE MAIN ENTRANCE TO THE LOBBY AREA WILL REMAIN. THE ENTRANCE TO BE PROVIDED BY THE OWNER OF PARCEL A.
 - THIS DEVELOPMENT WAS PRESENTED TO THE DAP ON JANUARY 26, 2022, REFERENCE TO PLAN NO. 22-04. DAP MOTIONS WILL BE COMPLIED WITH AT THE SDP STAGE OF THE DEVELOPMENT.
 - THIS PROJECT WAS SUBJECT TO A COMMUNITY INPUT MEETING HELD ON JANUARY 12, 2022 AS A VIRTUAL MEETING.
 - THE DEPARTMENT OF FIRE AND RESCUE HAS AGREED THAT THE ALTERNATIVE SURFACE FOR THE FIRE LANE IS ACCEPTABLE.
 - BASED ON A CONVERSATION WITH DPW, THE ALTERNATIVE SURFACE LOCATED OVER THE PUBLIC UTILITY MAINS WILL BE ALLOWED BY PUBLIC WORKS SUBJECT TO THE OWNER OF THE PROPERTY WILL MAINTAIN THE ALTERNATIVE SURFACE SHOULD ANY REPAIRS TO THE MAINS BE NECESSARY. PUBLIC WORKS WILL NOT REPAIR ANY ALTERNATIVE SURFACES BUT BRING REPAIR AREA TO GRADE.
 - IT HAS BEEN DETERMINED BY THE ZONING DIVISION THAT THE FIRE LANES DO NOT NEED TO COMPLY WITH THE USE SETBACK.
 - BICYCLE STORAGE WILL BE PROVIDED WITHIN THE PARKING STRUCTURE. DETAILS WILL BE PROVIDED AT THE SDP STAGE OF THE DEVELOPMENT.
 - AN EXCEPTION TO THE DESIGN MANUAL MAY BE REQUIRED FOR DRIVEWAY SPACING UNLESS THE DRIVEWAY IS REDESIGNED AT THE SDP STAGE.
 - THIS PROJECT WILL BE DESIGNED WITH THE COMPLETE STREETS DESIGN MANUAL, FRONTAGE IMPROVEMENTS AND MULTIMODAL STUDY SHALL BE ADDRESSED WITH THE NEXT PLAN PHASE. A 10' PEDESTRIAN PATHWAY ALONG DEERPATH ROAD MAY BE PROVIDED AT THE SDP STAGE.
 - ON MAY 23, 2022, THE PLANNING DIRECTOR APPROVED THE PARKING DEMAND STUDY TO REDUCE THE NUMBER OF PARKING SPACES TO 1.8 SPACES PER UNIT.

PROJECT BACKGROUND INFORMATION

PRESENT ZONING: T.O.D.
LOCATION: TAX MAP 37 - GRID 24 - PARCEL 634
APPLICABLE DPZ FILE REFERENCES: SDP-05-029, F-86-151, ECP-22-039

DEED REFERENCES: L 7062 / F. 651 PLAT 18190
PROPOSED USE OF SITE: RESIDENTIAL APARTMENTS (SFA)
PROPOSED WATER AND SEWER SYSTEMS: PUBLIC WATER & SEWER

SITE DATA TABULATION

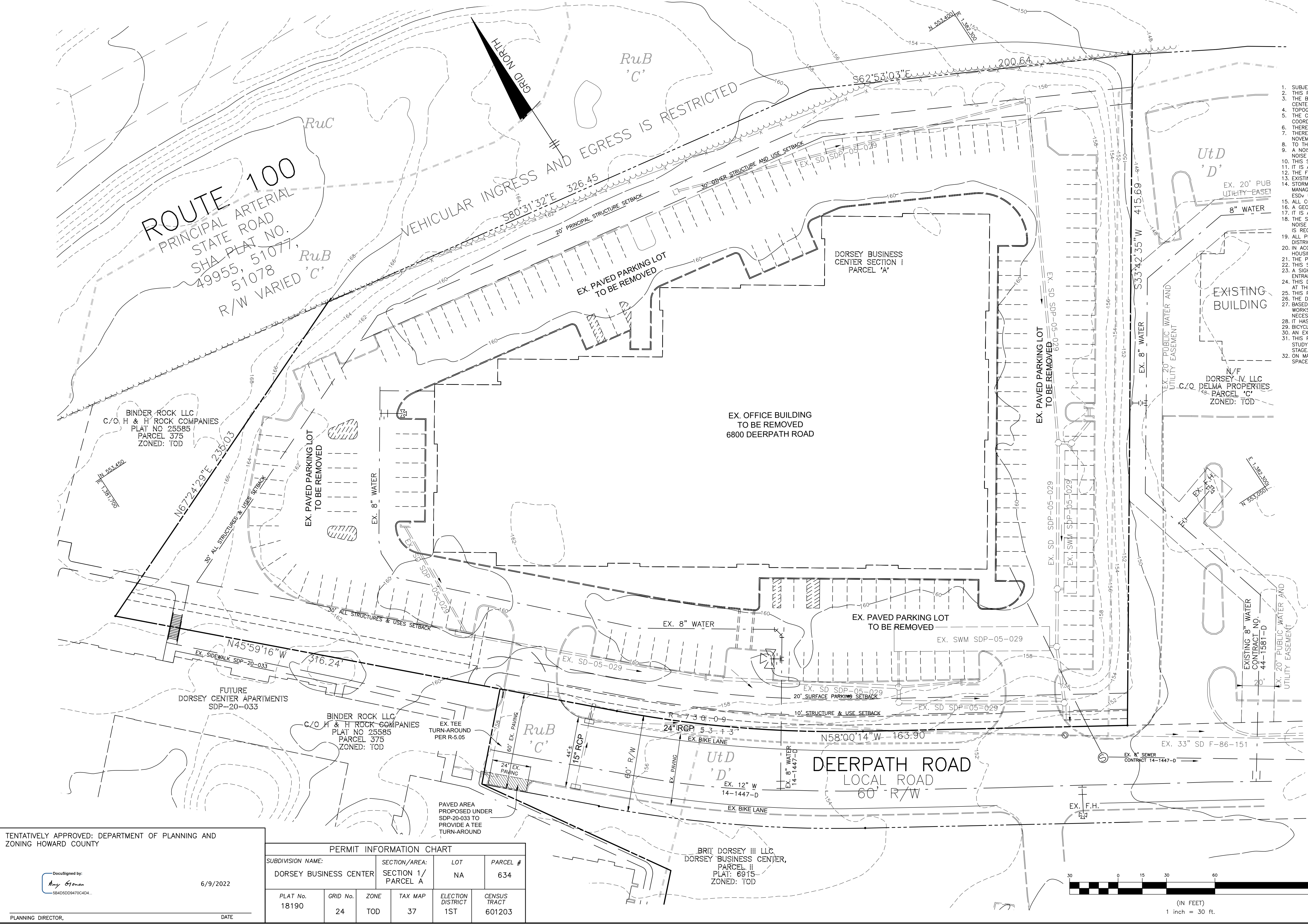
1) TOTAL PROJECT AREA.....	4.31 AC.±
2) AREA OF 100-YR. FLOODPLAIN.....	0.00 AC.±
3) AREA OF STEEP SLOPES (15% OR GREATER).....	0.00 AC.±
4) AREA OF EXISTING FOREST.....	0.00 AC.
5) AREA OF ERODIBLE SOILS.....	0.00 AC.
6) AREA OF WETLANDS (INCLUDING BUFFER).....	N/A
7) AREA OF STREAM BUFFER.....	N/A
8) NET AREA OF SITE.....	4.31 AC.±
9) MINIMUM RESIDENTIAL DENSITY (20 PER NET ACRE).....	4.31*20=87 UNITS
10) NUMBER OF UNITS PROPOSED.....	250 UNITS
11) APPROXIMATE LIMIT OF DISTURBANCE.....	4.3 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).....	4.31*10%=0.43 AC
16) AMENITY AREA PROPOSED.....	0.9 AC (20%)
17) RESIDENTIAL AREA ALLOWED (50%).....	4.31/2=2.16 ACRES
18) RESIDENTIAL AREA PROVIDED.....	1.69 ACRES (39%)
19) AREA OF ROAD DEDICATION.....	0.0 AC.±
20) NUMBER OF PARKING SPACES REQUIRED.....	575 SPACES (2.3/UNIT)
21) NUMBER OF PARKING SPACES PROVIDED.....	450 SPACES IN PARKING DECK 5 SURFACE SPACES 455 SPACES TOTAL (1.8/UNIT) SEE PARKING ANALYSIS 2.56 ACRES±
22) TOTAL IMPERVIOUS AREA.....	

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
8480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-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, expires 6-30-2023.

6.7.2022

OWNER: SPEEDWAY ROCK LLC C/O ROCK REALTY INC. 6800 DEERPATH ROAD ELKRIDGE, MD 21075 410-579-2442	DORSEY BUSINESS CENTER, PARCEL A 250 UNIT APARTMENT BUILDING
DEVELOPER: ROCK REALTY LLC 6800 DEERPATH ROAD ELKRIDGE, MD 21075 410-579-2442	TAX MAP: 37 GRID: 24 PARCEL: 634 ZONED: TOD ELECTION DISTRICT NO. 1ST HOWARD COUNTY, MARYLAND
SKETCH PLAN EXISTING CONDITIONS PLAN	
DATE: JUNE 2022	BEI PROJECT NO. 3077
DESIGN: JCO	DRAFT: JCO
SCALE: 1"=30'	SHEET 1 OF 3



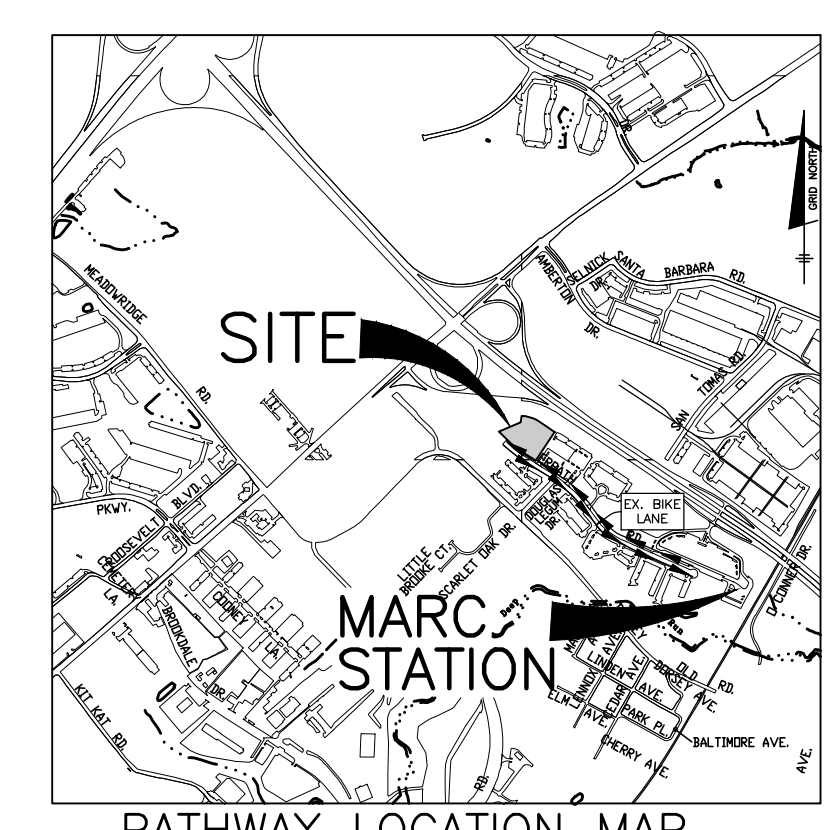
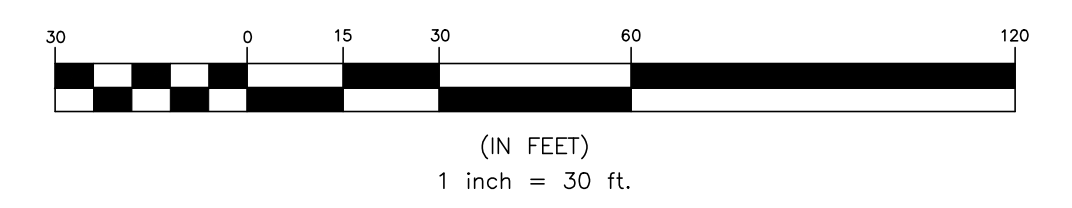
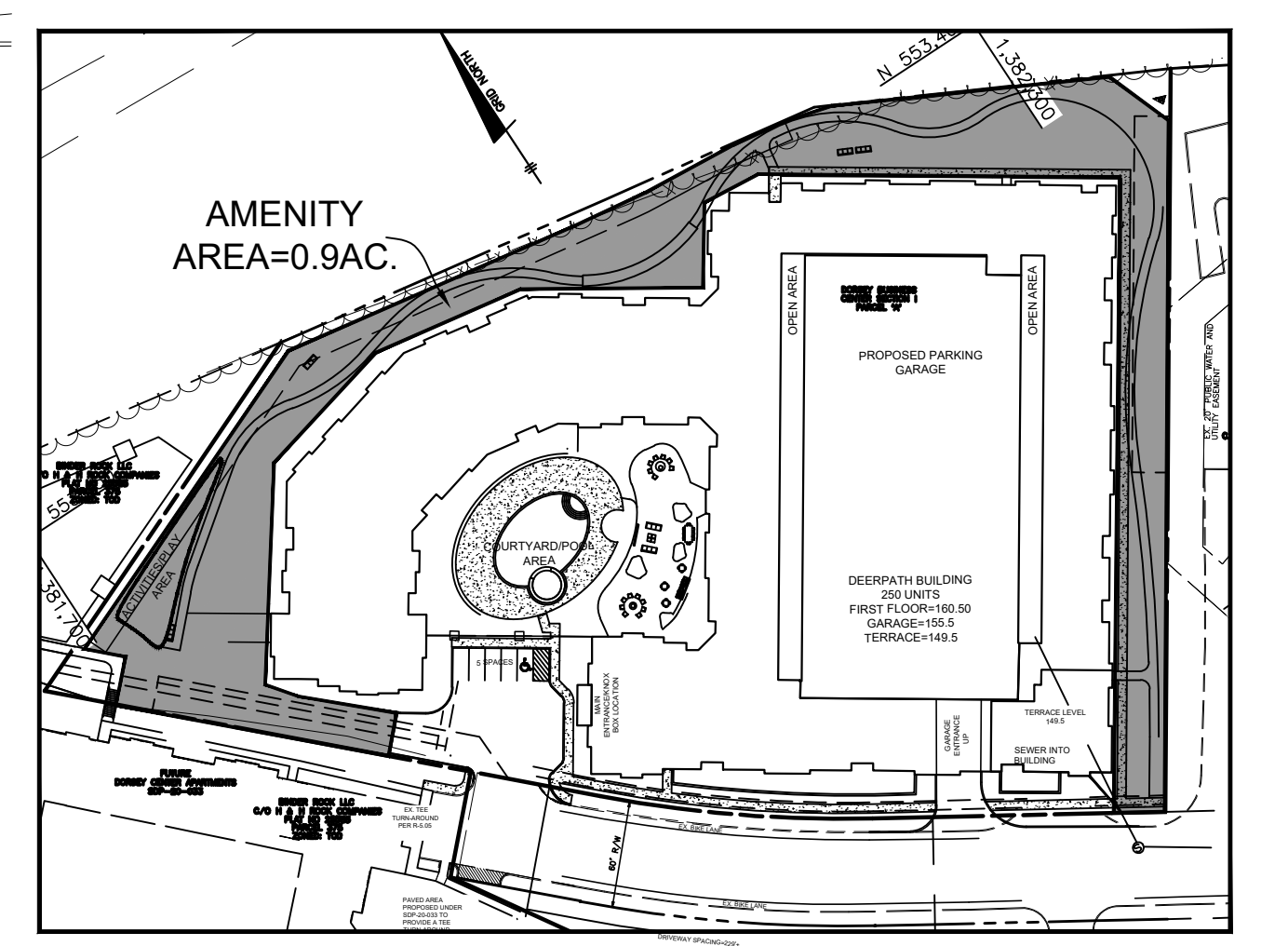
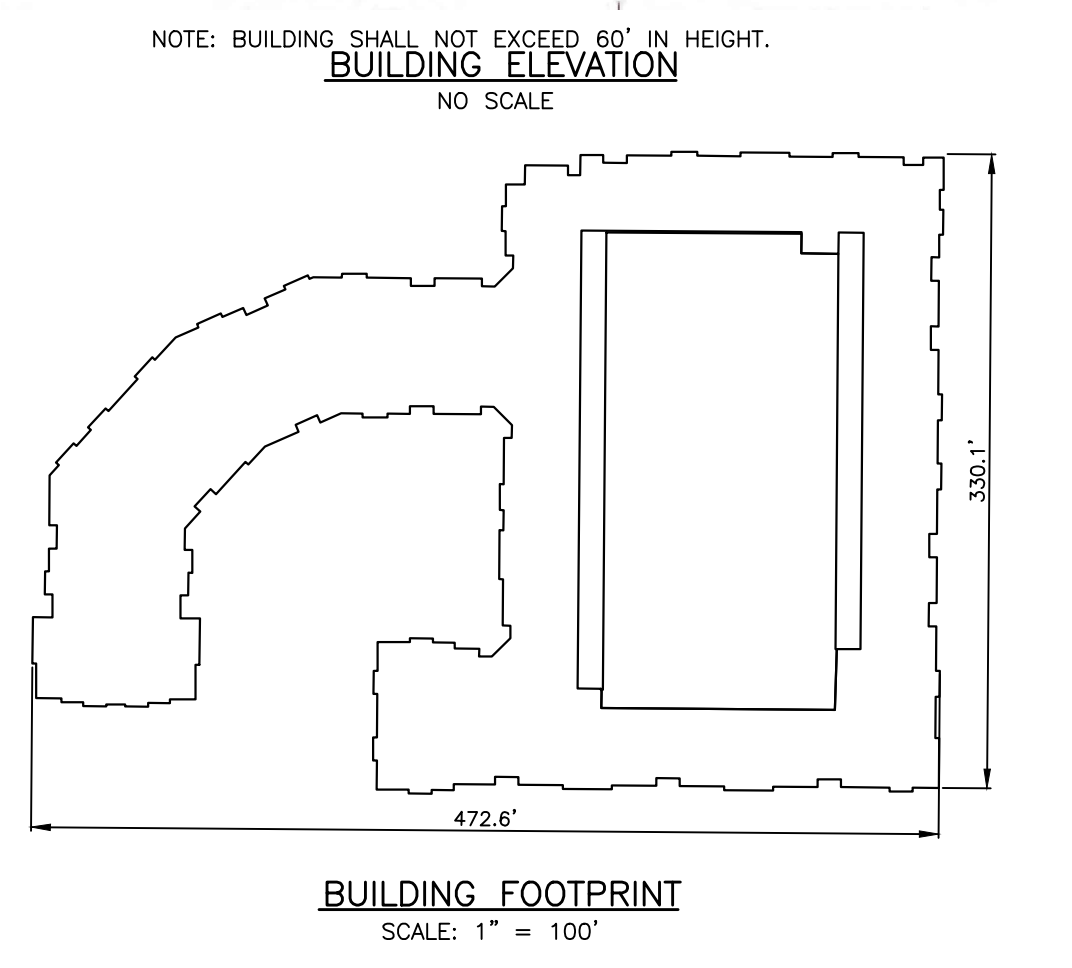
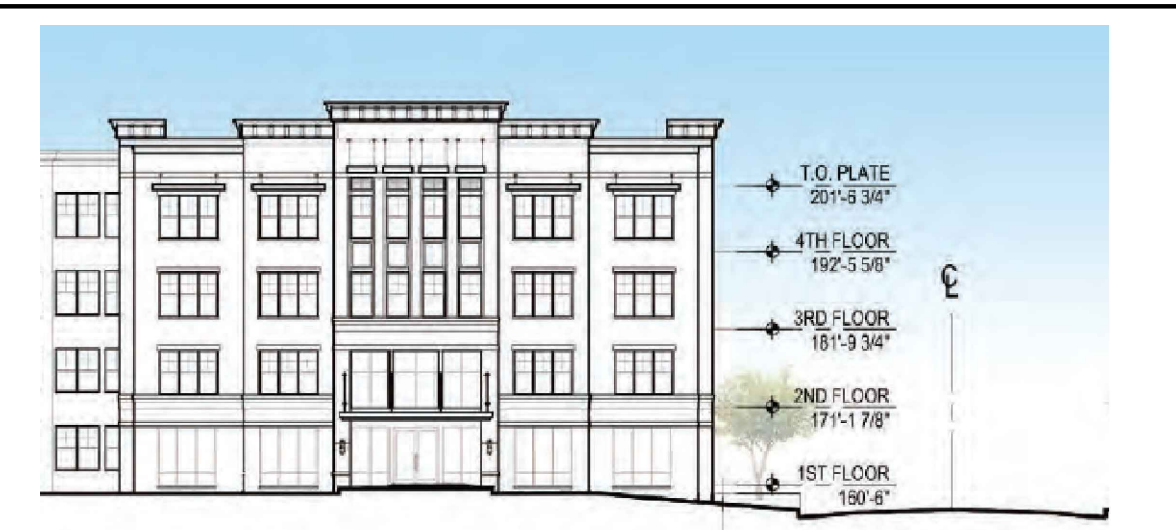
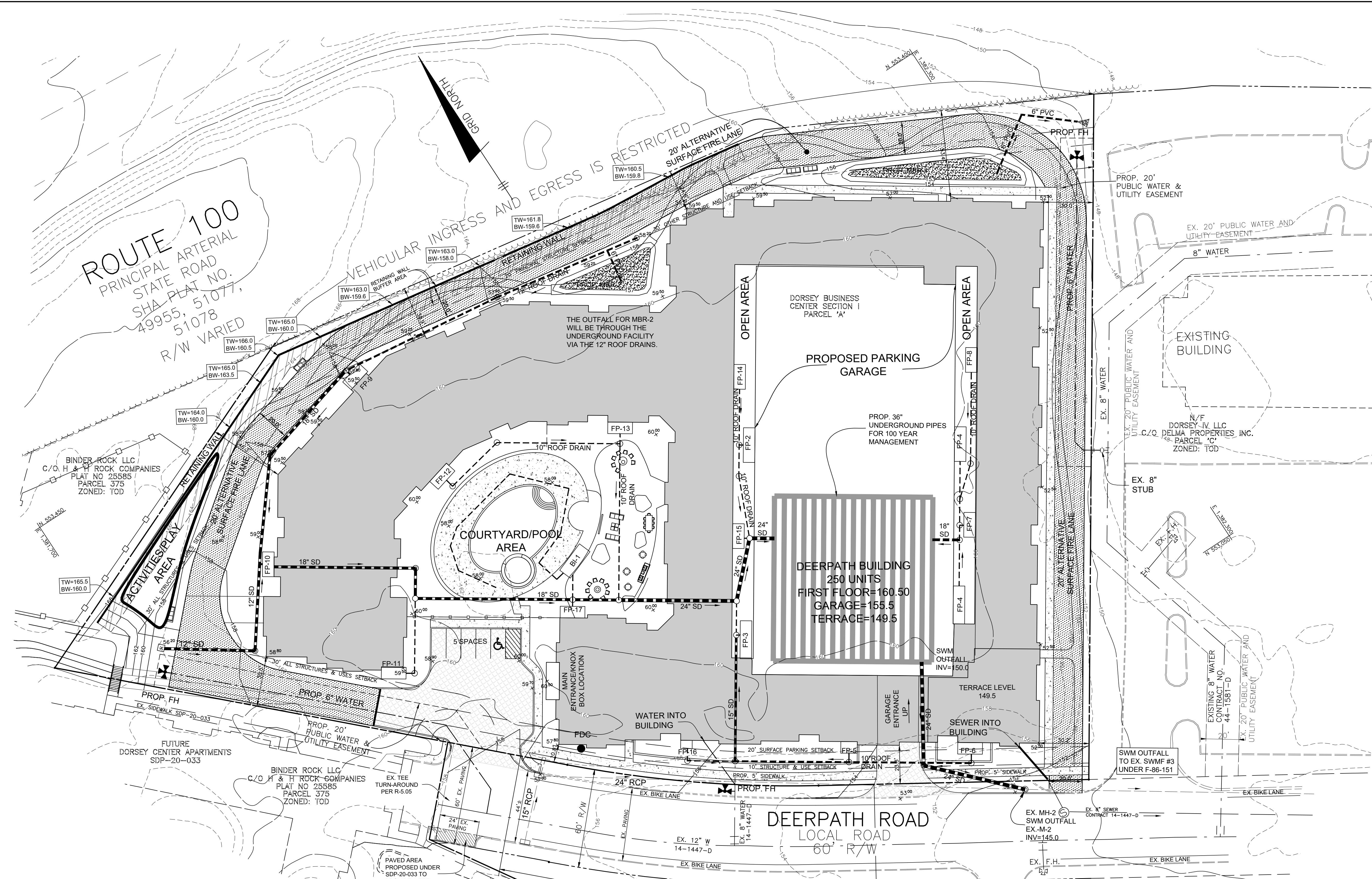
TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

6/9/2022

PLANNING DIRECTOR, DATE

PERMIT INFORMATION CHART

SUBDIVISION NAME:	SECTION/AREA:	LOT	PARCEL #		
DORSEY BUSINESS CENTER	SECTION 1/ PARCEL A	NA	634		
PLAT No.	GRID No.	ZONE	TAX MAP	ELECTION DISTRICT	CENSUS TRACT
18190	24	TOD	37	1ST	601203



<p>BENCHMARK ENGINEERING, INC. ENGINEERS & LAND SURVEYORS & PLANNERS 8480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELLICOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6644 WWW.BEI-CIVILENGINEERING.COM</p> <p>Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer (or the duly licensed professional engineer) of the State of Maryland. License No. 22390 (Exp. 6-30-2023).</p> <p>5.25.22</p>	
<p>OWNER: SPEEDWAY ROCK LLC C/O ROCK REALTY INC. 6800 DEERPATH ROAD ELKRDGE, MD 21075 410-579-2442</p>	<p>DORSEY BUSINESS CENTER, PARCEL A 250 UNIT APARTMENT BUILDING</p> <p>TAX MAP: 37 GRID: 24 PARCEL: 634 ZONED: TOD ELECTION DISTRICT NO. 1ST HOWARD COUNTY, MARYLAND</p>
<p>DEVELOPER: ROCK REALTY LLC 6800 DEERPATH ROAD ELKRDGE, MD 21075 410-579-2442</p>	<p>SKETCH PLAN LAYOUT PLAN</p> <p>DATE: MAY 2022 BEI PROJECT NO. 3077</p>
<p>DESIGN: JCO DRAFT: JCO</p>	<p>SCALE: 1"=30' SHEET 2 OF 3</p>

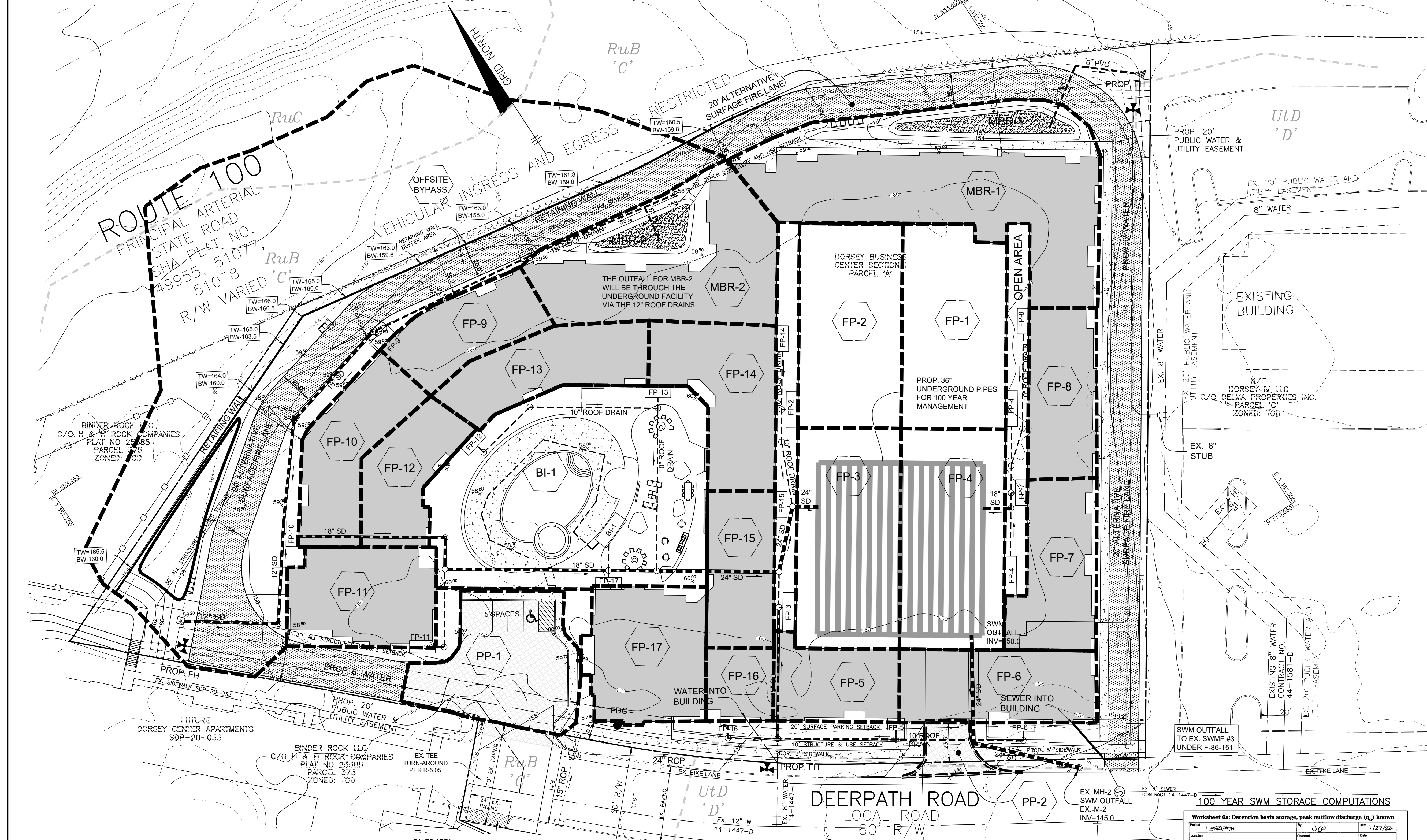
TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

Designed by: Amy Groman
6/9/2022

PLANNING DIRECTOR, DATE

SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND				
SYMBOL	HYDRIC	HYDROLOGIC GROUP	ALTERNATE GROUP	NAME
RuB		C	C	RUSSETT AND BELTSVILLE SOIL, 2 TO 5 PERCENT SLOPES
UID		D	C	URBAN LAND-UDORTHERTS COMPLEX 0 TO 15 PERCENT SLOPES

k-VALUE
Whole Soil
0.43



LEGEND

- SOILS CLASSIFICATION: *UcD*
- SOILS DELINEATION: *288-290*
- EXISTING CONTOURS: *292*
- EXISTING TREELINE: *292*
- PROPOSED CONTOURS: *292*
- EX. SANITARY MANHOLE: *5*
- PROPOSED TREELINE: *292*
- ESD/WQV DRAINAGE AREA DESIGNATION: **FP-4**
- ESD/WQV DRAINAGE AREA: *FP-4*
- PROPOSED MICRO-BIORETENTION FACILITY: *FP-7*
- PROPOSED FOCAL POINT BIOFILTRATION SYSTEM: *FP-7*
- PROPOSED STORM DRAIN/ROOF DRAIN PIPE: *ROOF DRAIN*
- PROPOSED BUILDING: *Grey Box*
- PERMEABLE PAVING: *Grid Pattern*
- ALTERNATIVE PERMEABLE SURFACE (I.E. GRASSCRETE): *Stippled Pattern*

THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THESE PLANS IS AN APPROXIMATION OF THE SIZE, SHAPE AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE, ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.

100 YEAR SWM STORAGE CHART

FACILITY TYPE	STORM	EXISTING RUNOFF	PROPOSED RUNOFF**	STORAGE REQUIRED	STORAGE PROVIDED
UG STORAGE PIPES	100 YEAR	33.25 cfs	44.38 cfs	11,762 cf	11,807 cf

** DEVELOPED RUNOFF BEFORE ROUTING THROUGH FACILITY.

SINCE THE ORIGINAL DESIGN OF SWM AREA #3 POND (F-86-151) WAS TO ACCOMMODATE PARCEL A AT 95% IMPERVIOUS AREA AND THE PROPOSED SITE WILL GENERATE A 59% IMPERVIOUS AREA THERE WILL BE NO ADVERSE EFFECTS ON THE EXISTING STORM DRAIN SYSTEM OR THE EXISTING SWMF.

TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

Designed by: *Any Green*
6/9/2022
PLANNING DIRECTOR, DATE

FOCAL POINT BIOFILTRATION SYSTEM SUMMARY TABLE

FACILITY	Drainage Area	Impervious	I (%)	Rv	ESDv (cf)	Volume Stored	Pe Treated
FP-1	7067	7067	100%	0.950	559	147 cf	1.051
FP-2	7158	7158	100%	0.950	567	147 cf	1.038
FP-3	7779	7779	100%	0.950	616	161 cf	1.046
FP-4	7825	7825	100%	0.950	619	161 cf	1.040
FP-5	3241	3241	100%	0.950	257	70 cf	1.091
FP-6	4872	4872	100%	0.950	386	105 cf	1.089
FP-7	4466	4466	100%	0.950	354	105 cf	1.188
FP-8	3951	3951	100%	0.950	313	105 cf	1.343
FP-9	3547	3547	100%	0.950	281	105 cf	1.496
FP-10	4337	4337	100%	0.950	343	105 cf	1.223
FP-11	4936	4936	100%	0.950	391	105 cf	1.075
FP-12	3419	3419	100%	0.950	271	105 cf	1.552
FP-13	4276	4276	100%	0.950	339	105 cf	1.241
FP-14	5209	5209	100%	0.950	412	105 cf	1.018
FP-15	3597	3597	100%	0.950	285	105 cf	1.475
FP-16	1678	1678	100%	0.950	133	35 cf	1.054
FP-17	5265	5265	100%	0.950	417	105 cf	1.008

MBR ESD SUMMARY TABLE

D.A.	MDE Type	Total DA(SF)	Impervious Area(SF)	Qe	ESDv Required	ESDv Provided	75% ESDv	RV	Pe
MBR 1	(M-6)	14,719	10,102	1.34	1228	1279	PASS	0.67	2.08
MBR 2	(M-6)	9,774	7,033	1.40	852	979	PASS	0.70	2.30
Totals		24,493	17,135		2,081	2,258			

ESD BIO-FILTER INLET DESIGN

REQUIRED: Designation Total Drainage Area (sf) PE (in) ESD Volume (cf)
 PROVIDED: Use MWS-L-8-16
 Designation Total Drainage Area (sf) PE (in) ESD Volume (cf) Required Surface Area (sf) Required Pre-storage (cf)
 BI-1 17309 2 1535 158 1151.3

PERMEABLE PAVEMENT SUMMARY TABLE

FACILITY	MDE Type	Total DA	Impervious Area	Rv	Af (SF)	Min. Stone Depth	Provided Stone Depth	ESDv (CF)	Provided First 1'	Provided > 1'	Pe Treated		
FP-1	A-2	5,470	5,470	0.95	5470	PASS	#DIV/0!	1.33	866	1126.8	541.5	1668.4	2.6
FP-2	A-2	1,880	1,880	0.95	1880	PASS	1.0	1.33	298	387.3	186.1	573.4	2.6
TOTAL TREATED		7,350	7,350								Total	2,241.8	

Worksheet 6a: Detention basin storage, peak outflow discharge (q_p) known

Project: DEERPATH, Location: JCO, Date: 1/21/22

Check one: Present Deleted

1. Date: *1/21/22*
 2. Frequency: *100*
 3. Peak inflow discharge q_p: *44.38*
 4. Peak outflow discharge q_p: *42.25*
 5. Storage volume: *23,923*

6. V₁: *0.02*
 7. Runoff Q (from worksheet 6): *4.86*
 8. Runoff volume (V₁ = Q₁ Δt): *0.54*
 9. Storage volume: *23,923*
 10. Maximum storage E_{max} (from plot): *23,923*

BENCHMARK ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644
 WWW.BEI-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 (or the holder of the license of the State of Maryland, License No. 22390, Exp. 6-30-2023).

5.25.22

DORSEY BUSINESS CENTER, PARCEL A

250 UNIT APARTMENT BUILDING

TAX MAP: 37 GRID: 24 PARCEL: 634
 ZONED: TOD
 ELECTION DISTRICT NO. 1ST HOWARD COUNTY, MARYLAND

OWNER: SPEEDWAY ROCK LLC, C/O ROCK REALTY INC., 6800 DEERPATH ROAD, ELK RIDGE, MD 21075, 410-579-2442

DEVELOPER: ROCK REALTY LLC, 6800 DEERPATH ROAD, ELK RIDGE, MD 21075, 410-579-2442

SKETCH PLAN SWM DRAINAGE AREA MAP

DATE: MAY 2022, BEI PROJECT NO. 3077
 SCALE: 1"=30', SHEET 3 OF 3