



VICINITY MAP
SCALE: 1"=2000'
ADC MAP COORDINATE: 15/H4

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 TREELINE (FIELD LOCATED)
- EXISTING SPECIMEN TREE
- EXISTING FENCE
- CENTERLINE OF EXISTING STREAM
- PROPOSED STORMDRAIN
- PROPOSED STORMDRAIN INLET
- 5' CONCRETE SIDEWALK
- PERMEABLE SURFACE PAVEMENT WALKWAY - A-2
- PROPOSED TREELINE
- PROPOSED CURB
- MICRO-BIRETENTION AREA - M-6
- MICRO-SCALE BIO-SWALE
- PUBLIC SEWER EASEMENT
- PUBLIC WATER & SEWER EASEMENT
- PUBLIC WATER EASEMENT
- RAIN GARDEN - M-7



SITE LAYOUT PLAN
SCALE: 1"=40'



SCHEMATIC ELEVATION
BRICK AND VINYL SIDING APARTMENT BUILDING
(N.T.S.)

GENERAL NOTES

1. TAX MAP 30, BLOCK 9, PARCELS 67, 51, 52, 288, 53, 54, AND 55
2. DPZ REFERENCES: ECP-15-012 AND S-16-004
3. ZONING: R-APT
4. EXISTING USE: PARCELS 67, 51, 52, 53 AND 288 - RESIDENTIAL SINGLE FAMILY DETACHED, PARCEL 54 AND 55 - CHURCH
5. COMMUNITY: ELLICOTT CITY, SUBDIVISION: COLUMBIA WOODLANDS (PLAT BOOK 1, PAGE 71) SECTION/AREA: N/A
6. PROPERTIES ARE SERVED BY PUBLIC WATER AND SEWER.
7. PARKING REQUIRED: 2.0 SPACES PER UNIT PLUS 0.3 GUEST SPACE PER UNIT = 189 SPACES REQUIRED
8. PARKING PROVIDED: 1 SPACE PER GARAGE (82) AND 1 SPACE PER DRIVEWAY PER UNIT, 164 SPACES PLUS 29 SPACES ON STREET = 193 SPACES PROVIDED.
9. EXISTING AREA OF SUBJECT PROPERTIES: 4.49 AC.
10. PROPOSED PROJECT AREA SUBSEQUENT TO RIGHT-OF-WAY TRANSACTIONS: 5.57 AC.

PARKING TABULATION

STACKED TOWNHOUSE APARTMENT	REQUIRED PER CODE
82 UNITS @ 2 SPACE PER UNIT	164 SPACES
82 UNITS @ 0.3 SPACE PER UNIT OVERFLOW	25 SPACES
TOTAL SPACES REQUIRED:	189 SPACES
SPACES PROVIDED	
STACKED TOWNHOUSE APARTMENT	164 SPACES
(1 GARAGE SPACE + 1 DRIVEWAY SPACE EACH)	
OFF-STREET STRIPED COMMON PARKING	14 SPACES
ON-STREET (OLD RT. 108) STRIPED COMMON PARKING	15 SPACES
TOTAL SPACES PROVIDED:	193 SPACES
	(INCLUDING 2 HANDICAP)

NO.	REVISION	DATE

LAYOUT AND GRADING EXHIBIT
DORSEY OVERLOOK

ZONED: R-APT
PARCELS: 67, 51, 52, 288, 53, 54, 55
2ND ELECTION DISTRICT
TAX MAP: 30 GRID: 9
DPZ REF: ECP-15-012
HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING
+
TIMMONS GROUP

3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com



DESIGN BY: RHV
DRAWN BY: GAH
CHECKED BY: RHV
DATE: JANUARY 2020
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 DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193
EXPIRATION DATE: 09-27-2020

ROBERT H. VOGEL, PE No.16193

ATTORNEY
THOMAS G. COALE
C/O TALKIN & OH, LLP
5100 DORSEY HALL DRIVE
ELLICOTT CITY, MD 21042
PHONE: (301) 596-6500

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