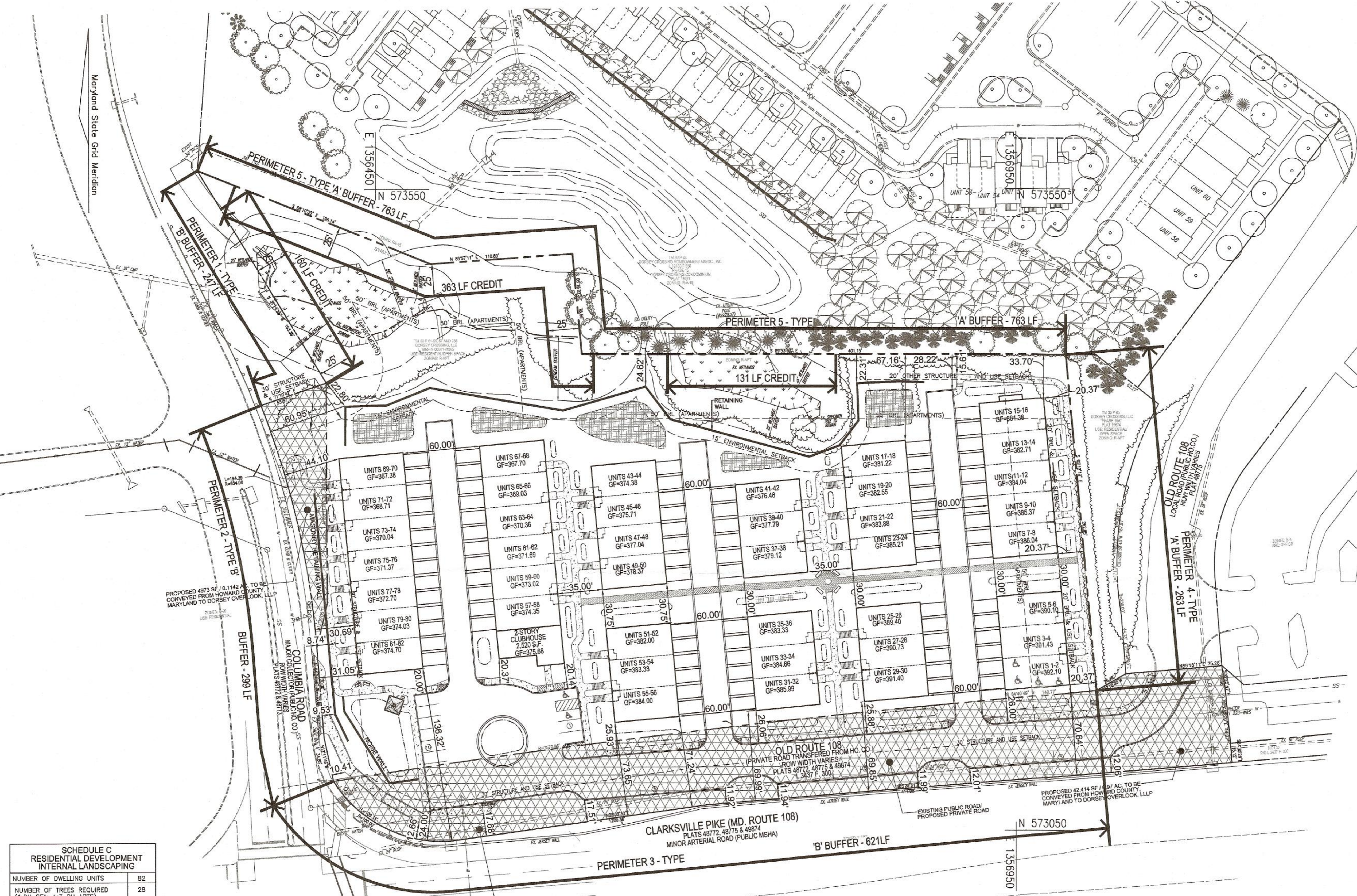
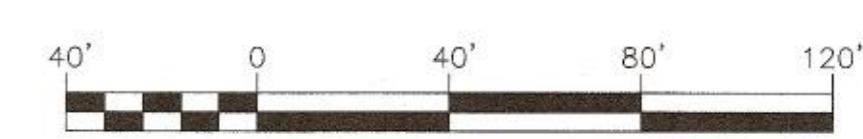


LEGEND:

- 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-BIORETENTION AREA - M-6
- MICRO-SCALE BIO-SWALE M-8
- PUBLIC SEWER EASEMENT
- PUBLIC WATER & SEWER EASEMENT
- PUBLIC WATER EASEMENT
- RAIN GARDEN - M-7

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; PARCELS 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: 4.48 AC.
10. PROPOSED PROJECT AREA SUBJECT TO RIGHT-OF-WAY TRANSACTIONS: 5.57 AC.



**SCHEDULE C
RESIDENTIAL DEVELOPMENT
INTERNAL LANDSCAPING**

NUMBER OF DWELLING UNITS	82
NUMBER OF TREES REQUIRED (1:1 DU SFA; 1:3 DU SPT)	28

**SCHEDULE 'A'
PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJACENT TO PERIMETER AND ROADWAYS	1	2	3	4	5	TOTAL
PERIMETER/FRONTAGE DESIGNATION	B	B	B	A	A	A	
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER		247	299	621	263	763	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)		*Yes 160 LF	No	No	No	*Yes 494 LF	
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)		No	No	No	No	No	
NUMBER OF PLANTS PROVIDED							31
SHADE TREES		*2	6	13	5	*5	26
EVERGREEN TREES		*2	8	16			26
SHRUBS							
NUMBER OF PLANTS PROVIDED							31
SHADE TREES		2	6	13	5	5	26
EVERGREEN TREES		2	8	16			26
EX SHADE TREES							
OTHER TREES (2:1 SUBSTITUTION)							
SHRUBS (10:1 SUBSTITUTION)							
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED							

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
STACKED TOWNHOUSE APARTMENT (1 GARAGE SPACE + 1 DRIVEWAY SPACE EACH)	164 SPACES
OFF-STREET STRIPED COMMON PARKING	14 SPACES
ON-STREET (OLD RT. 108) STRIPED COMMON PARKING	11 SPACES
TOTAL SPACES PROVIDED:	193 SPACES
	(INCLUDING 2 HANDICAP)

- VARIANCES REQUESTED**
- A. SECTION 112.1.0.4.a.(1)(c)
 - A1. REDUCE THE REQUIRED 30' STRUCTURE SETBACK TO 8.74' FOR THE PURPOSE OF RETAINING WALL ALONG COLUMBIA ROAD.
 - A2. REDUCE THE REQUIRED 30' USES SETBACK TO 10.41' FOR THE PURPOSE OF PRIVATE DRIVE, SIDEWALK AND PARKING.
 - B. SECTION 112.1.0.4.a.(2)(c)
 - B1. REDUCE THE REQUIRED 50' APARTMENT SETBACK TO 33.70' FOR THE PURPOSE OF AN APARTMENT BUILDING AT NORTH SITE BOUNDARY.
 - B2. REDUCE THE REQUIRED 50' APARTMENT SETBACK TO 20.37' FOR THE PURPOSE OF APARTMENTS ALONG EAST SITE BOUNDARY.
 - C. SECTION 112.1.0.4.a.(2)(c)
 - A3. REDUCE THE REQUIRED 20' OTHER STRUCTURES AND USE SETBACK TO 15.61' FOR THE PURPOSE OF SIDEWALK ALONG THE NORTHERN BOUNDARY.



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

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

NO.	REVISION	DATE

**EXHIBIT TO ACCOMPANY VARIANCE PETITION
DORSEY OVERLOOK**

2ND ELECTION DISTRICT TAX MAP: 30 GRID: 9 DPZ REF: ECP-15-012

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



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

DESIGN BY: RHY
DRAWN BY: GAH
CHECKED BY: RHY
DATE: JANUARY 2020
SCALE: AS SHOWN
W.O. NO.: 12-69