

**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 PAVED WALKWAY - 4'-2'
- PROPOSED TREELINE
- PROPOSED CURB
- MICRO-BIORETENTION AREA - M-6
- MODULAR WETLAND SYSTEMS STRUCTURAL BIORETENTION (F-BIO)
- MODULAR WETLAND SYSTEMS UNDERGROUND STRUCTURAL PRE-STORAGE UNIT
- RIGHT OF WAY TO BE ACQUIRED FROM HOWARD COUNTY OR LONG TERM LEASE (AREA 1.08 AC.)

**GENERAL NOTES**

- TAX MAP 30, BLOCK 9, PARCELS 67, 51, 52, 288, 53, 54, AND 55
- DPZ REFERENCES - ECP-15-012, ECP-18-030, ECP-19-027, P-17-003, S-16-004, SDP-19-003, SDP-19-004, BA-18-033V, BA-18-041, BA-20-003V, WP-18-112, WP-18-083, WP-19-009, CR-96-2107, CR-97-2017.
- ZONING - R-APT
- EXISTING USE: PARCELS 67, 51, 52, 53 AND 288 - RESIDENTIAL SINGLE FAMILY DETACHED. PARCEL 54 AND 55 - CHURCH
- COMMUNITY: ELLICOTT CITY, SUBDIVISION: COLUMBIA WOODLANDS (PLAT BOOK 1, PAGE 71) SECTION/AREA - N/A
- PROPERTIES ARE SERVED BY PUBLIC WATER AND SEWER.
- PARKING REQUIRED: 2.0 SPACES PER UNIT PLUS 0.3 GUEST SPACE PER UNIT = 189 SPACES REQUIRED
- PARKING PROVIDED: 1 SPACE PER GARAGE (82) AND 1 SPACE PER DRIVEWAY PER UNIT (164 SPACES PLUS 20 SPACES ON STREET = 193 SPACES PROVIDED)
- EXISTING AREA OF SUBJECT PROPERTIES: 4.49 AC.
- PROPOSED PROJECT AREA, SUBSEQUENT TO RIGHT-OF-WAY TRANSACTIONS OR LONG TERM LEASE: 5.57 AC.
- REFERENCE DESIGN ADVISORY PANEL MEETING 10/14/15, MEETING 10/11/15
- REFERENCE HOWARD COUNTY HISTORIC DISTRICT PRESERVATION COMMISSION
- PROPERTY ADDRESSES: 9586, 9590, 9584, 9580, 9570, 9566, 9562, OLD ROUTE 108. EACH LOWER UNIT IS 1,932 SF (2 FLOORS) EACH UPPER UNIT IS 1,200 SF (1 FLOOR) TOTAL RESIDENTIAL BUILDING FLOOR AREA: 3,132 SF \*ARCAS EXCLUDE FIRST FLOOR GARAGE

**LANDSCAPE SCHEDULE - REQUIRED PLANTING**

SYMB	KEY	QUANTITY	BOTANICAL NAME	SIZE	CAT
QR	2	2	QUERCUS ROBUR 'FASTIGIATA' COLUMBIAN ENGLISH OAK	2.5"-3" CAL	B & B
CC	20	20	CARPINUS CAROLINIANA 'FASTIGIATA' COLUMBIAN AMERICAN HORNBEAM	1.5"-2" CAL	B & B
AR	9	9	ACER RUBRUM 'ARMSTRONG' ARMSTRONG COLUMBIAN RED MAPLE	2.5"-3" CAL	B & B
JS	26	26	JUNIPER BLUE ARROW JUNIPER BLUE ARROW	6"-8" HGT.	B & B

**SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING**

NUMBER OF DWELLING UNITS	82
NUMBER OF TREES REQUIRED (1:DU SFA; 1.3 DU APTS)	28

**SCHEDULE 1A PERIMETER LANDSCAPE EDGE**

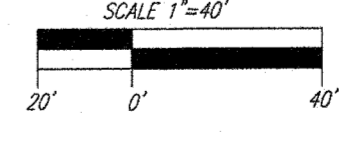
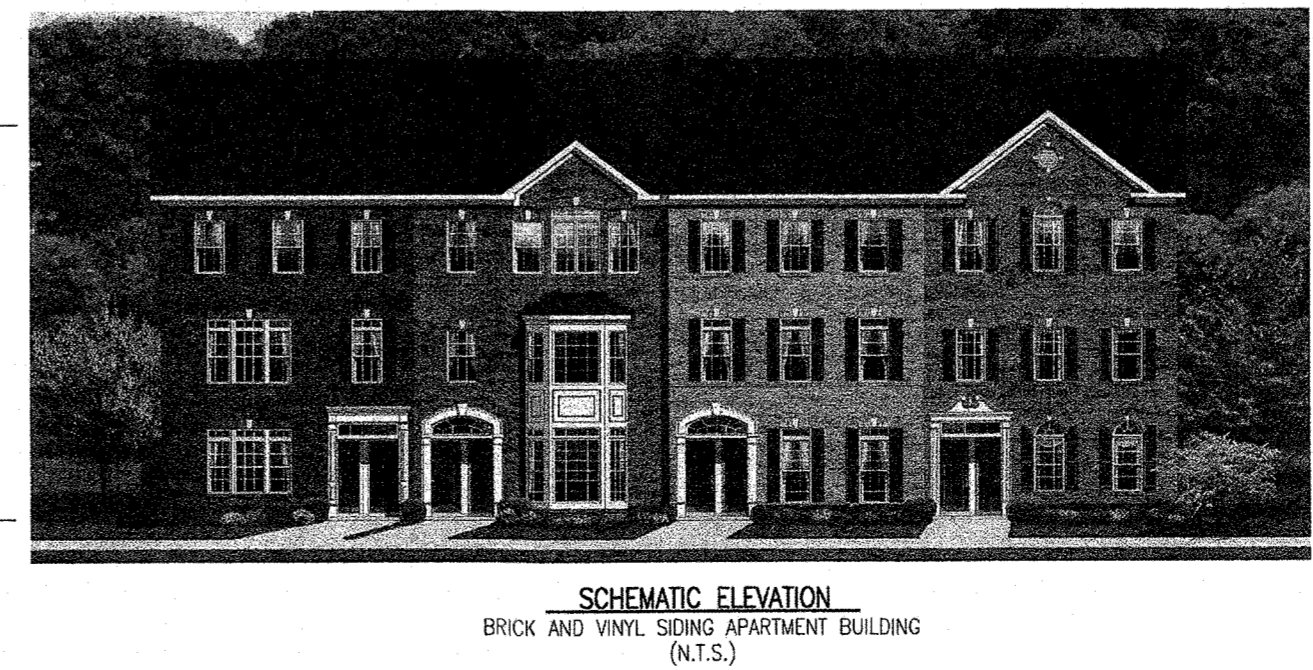
CATEGORY	ADJACENT TO PERIMETER AND ROADWAYS					TOTAL
	1	2	3	4	5	
PERIMETER/FRONTAGE DESIGNATION	1	2	3	4	5	
LANDSCAPE TYPE	B	B	B	A	A	
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	247	299	621	263	763	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	**Yes	No	No	No	**Yes	494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

REQUIRED PER CODE	SPACES PROVIDED
STACKED TOWNHOUSE APARTMENT	164 SPACES
82 UNITS @ 2 SPACE PER UNIT	164 SPACES
82 UNITS @ 0.3 SPACE PER UNIT OVERFLOW	25 SPACES
CLUBHOUSE @ 2 SPACES	2 SPACES
TOTAL SPACES REQUIRED:	191 SPACES
STACKED TOWNHOUSE APARTMENT (1 GARAGE SPACE + 1 DRIVEWAY SPACE EACH)	164 SPACES
CLUBHOUSE @ 2 SPACES	2 SPACES
OFF-STREET STRIPED COMMON PARKING	12 SPACES
ON-STREET (OLD RT. 108) STRIPED COMMON PARKING	15 SPACES
TOTAL SPACES PROVIDED:	195 SPACES (INCLUDING 2 HANDICAP)

**PROPOSED SITE LAYOUT PLAN**  
SCALE: 1"=40'

- VARIANCES REQUESTED**
- SECTION 112.1.D.4.a(1)(c):
    - REDUCE THE REQUIRED 30' STRUCTURE SETBACK TO 8.74' FOR THE PURPOSE OF RETAINING WALL ALONG COLUMBIA ROAD.
    - REDUCE THE REQUIRED 30' USE SETBACK TO 10.41' FOR THE PURPOSE OF PRIVATE DRIVE, SIDEWALK AND PARKING.
  - SECTION 112.1.D.4.c(2)(a):
    - REDUCE THE REQUIRED 50' APARTMENT SETBACK TO 40.67' FOR THE PURPOSE OF AN APARTMENT BUILDING AT NORTH SITE BOUNDARY.
    - REDUCE THE REQUIRED 50' APARTMENT SETBACK TO 20.70' FOR THE PURPOSE OF APARTMENTS ALONG EAST SITE BOUNDARY.
  - SECTION 112.1.D.4.c(2)(b):
    - REDUCE THE REQUIRED 20' OTHER STRUCTURES AND USE SETBACK TO 16.06' FOR THE PURPOSE OF SIDEWALK ALONG THE NORTHERN BOUNDARY.
    - REDUCE THE REQUIRED 20' BUILDING AND USE SETBACK TO 5.0' FOR SIDEWALK ALONG THE EAST BOUNDARY.
  - SECTION 112.1.D.4.b(1)(c):
    - REDUCE THE REQUIRED 20' STRUCTURE AND USE SETBACK FROM 20' TO 16.39' TO A PRIVATE STREET FOR THE CLUBHOUSE.



**ATTORNEY**  
THOMAS G. COALE  
C/O TALKIN & OH, LLP  
5100 DORSEY HALL DRIVE  
ELLICOTT CITY, MD 21042  
PHONE: (301) 596-8500

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

NO.	REVISION	DATE

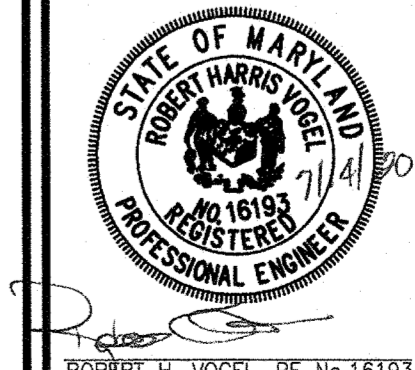
**EXHIBIT TO ACCOMPANY VARIANCE PETITION**  
**PROPOSED SITE LAYOUT PLAN**  
**DORSEY OVERLOOK**

JUL 28 2020

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

PARCELS: 67, 51, 52, 288, 53, 54, 55 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:** JULY 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 FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE: 09-27-2020

**REVISED**