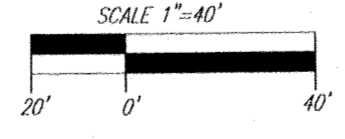


LEGEND:

	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 TRENCH (FIELD LOCATED)
	EXISTING SPECIMEN TREE
	EXISTING FENCE
	RIGHT OF WAY TO BE ACQUIRED FROM HOWARD COUNTY OR LONG TERM LEASE (AREA 1.08 AC)
	STEEP SLOPES >= 25%
	MODERATE SLOPES 15%-24.99%

EXISTING CONDITIONS PLAN
SCALE: 1"=40'



NO.	REVISION	DATE

EXHIBIT TO ACCOMPANY VARIANCE PETITION
EXISTING CONDITIONS PLAN
DORSEY OVERLOOK

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

ZONED: R-APT
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

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 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
 5870 B FURNACE AVENUE
 ELK RIDGE, MARYLAND 21075
 PHONE: (410) 788-0027

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: JULY 2020
 SCALE: AS SHOWN
 W.O. NO.: 12-89

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