

# VOGEL ENGINEERING + TIMMONS GROUP

3300 North Ridge Road, Suite 110, Ellicott City, MD 21043  
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June 7, 2018

Val Lazdins, Director  
Department of Planning and Zoning  
3430 Courthouse Drive  
Ellicott City, Maryland 21043

Re: Design Advisory Panel Resubmittal  
Dorsey Overlook  
Plan #18-07

Dear Mr. Lazdins:

The purpose of this letter is to submit a revised package for consideration by the Design Advisory Panel.

The following is a summary of revisions to address the previous concerns or comments.

1. The building frontage has been reduced and the building has been reconfigured as a "U."
2. The green amenity area has been expanded (southwest corner) which will break up the parking lot view.
3. As discussed, the building has been located away from the adjacent Dorsey Crossing project, per previous meetings and objections. The proposed building is located at a similar distance to Route 108 as the existing structures.
4. There will be significant landscaping added between the existing Route 108 road barrier and the proposed parallel parking. There are also two green islands located between the parallel parking bays. There will be 15'- 20' of landscaped area between the building and the sidewalk.
5. The parking access is designed to accommodate grade and existing utilities. In accordance with a meeting with the Planning Director, a landscape island/courtyard has been provided at the lower level access.
6. The pathways have been adjusted as discussed and the gazebo has been relocated. The gazebo location is restricted by the environmental constraints.
7. The architect was not able to put the condenser units on the roof due to the financial constraints. The perimeter condensers will be shielded by small walls and/or fences.

Val Lazdins, Director

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June 7, 2018

Should you have any questions, please do not hesitate to contact this office.

Sincerely,



Robert H. Vogel  
Director, Maryland Operations

**STUDIO K**  
ARCHITECTURE

7806 JAKI TER  
GLEN BURNIE, MD 21060

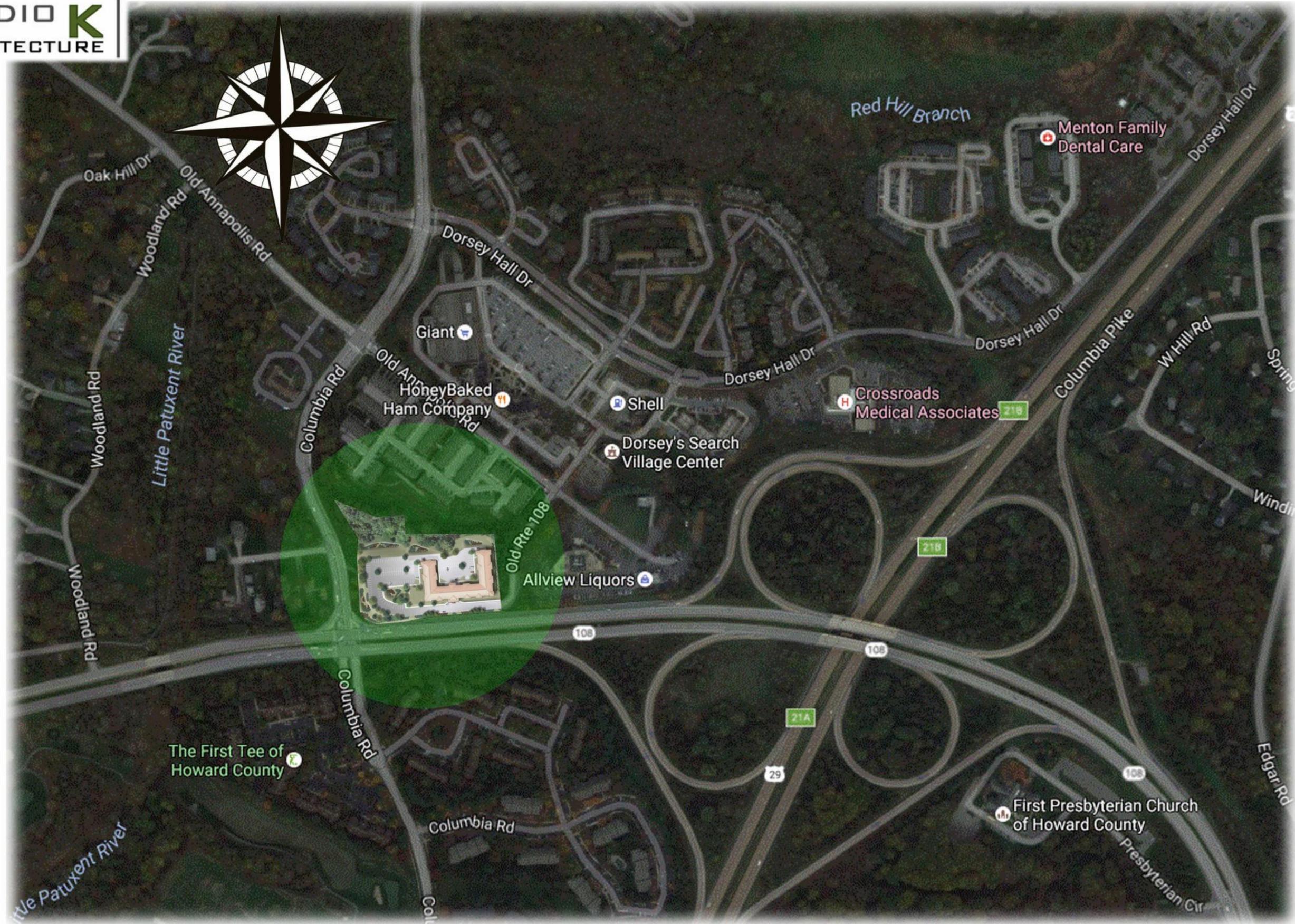


**DESIGN ADVISORY PANEL  
PRESENTATION FOR**

**DORSEY OVERLOOK**

COLUMBIA RD & CLARKSVILLE PIKE  
ELLCOTT CITY, MD

**ROBERT H. VOGEL  
ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET TEL: 410.461.7666  
ELLCOTT CITY, MD 21043 FAX: 410.461.6961





Dorsey Overlook is a proposed, age-restricted, multifamily residential community. The building layout and orientation are thoughtfully planned to minimize site impact, and take advantage of the existing topography and infrastructure. The building facade is designed to provide articulation and detailing that meshes with the fabric of the existing residential neighborhood. Planned site amenities include a dogpark, walking path, picnic area and community patio. Required parking and stormwater management are provided on site.

| NO. | REVISION | DATE |
|-----|----------|------|
|     |          |      |
|     |          |      |
|     |          |      |
|     |          |      |

**SITE DEVELOPMENT PLAN**  
**DORSEY OVERLOOK**  
**AGE RESTRICTED APARTMENTS**

2ND ELECTION DISTRICT  
TAX MAP: 30 GRD: 9  
DPZ: RES'S: EDP-15-012, WP-16-112, SA-16-033V

ZONED: R-APT  
PARCELS: 67, 51, 52  
288, 53, 54, 55  
HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL**  
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TEL: 410.461.7666 FAX: 410.461.8961



DESIGN BY: GAH  
DRAWN BY: KG  
CHECKED BY: RHY  
DATE: JUNE 2018  
SCALE: AS SHOWN  
W.O. NO.: 12-69

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: 06-30-2018

**PLAN VIEW**  
SCALE: 1"=30'

SCALE 1"=30'  
15' 0' 30'

**OWNERS**  
SHIRLEY J. ECKLES  
8908 OLD ROUTE 108  
ELLICOTT CITY, MD 21042  
WILLIAM D. SPICER & WF  
9500 OLD ROUTE 108  
ELLICOTT CITY, MD 21042  
DOROTHY A. HARMAN  
3584 OLD ROUTE 108  
ELLICOTT CITY, MD 21042

**NEW LIFE MENNONITE CHURCH INC**  
9580/9586/9582 OLD ROUTE 108  
ELLICOTT CITY, MD 21042  
DANIEL L. KATHRYN A. MILLER  
9570 OLD ROUTE 108  
ELLICOTT CITY, MD 21042

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



EL 382

A

EL 387



EL 387

B

EL 382

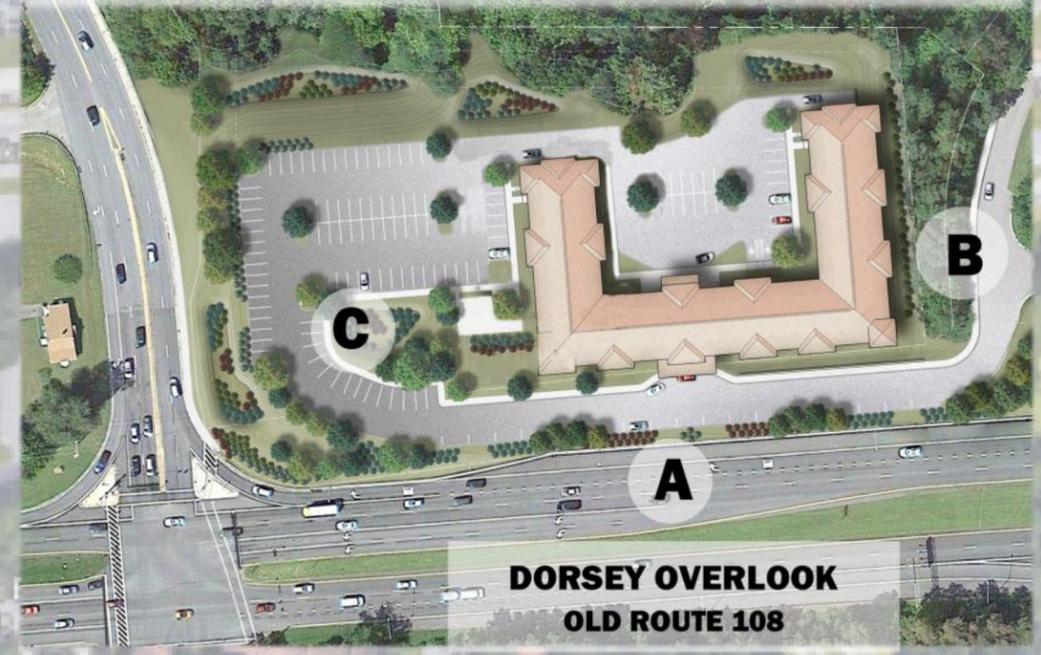
Dorsey Overlook will be an Energy Star certified project. An energy specialist has been retained for modeling and monitoring, and a number of features will be included to enhance the efficiency, health and comfort of the building. Windows will be Energy Star qualified. Lighting will be high-efficacy fixtures throughout. The thermal envelope will exceed code requirements. All paints and adhesives will be low-VOC. All wood and insulation products will be NAUF or CARB 2 compliant. Flooring will be pthalate free. Improved fresh air ventilation and daylighting have been considered throughout.



C

EL 374

EL 382



B

A

DORSEY OVERLOOK  
OLD ROUTE 108



### DORSEY OVERLOOK

The senior building is four stories above grade along Route 108, and has a walk-out basement level in the back. There are a total of 133 apartments, and approximately 6,000 square feet of assembly space. The exterior facades emulate the Prairie style with finishes and detailing that are appropriate for the existing community. Materials on the facades include clay brick, fiber cement, vinyl clapboard siding, architectural grade asphalt shingles, and standing seam metal roof accents. These finishes are consistent on all four sides of the building, and are proportioned to compliment the massing of the structure. The result is an attractive and sophisticated residential building with a traditional feel. Amenity spaces inside of the building include a fitness center, community room, craft room, theater, yoga room and media center. Exterior amenities include a dog park, gazebo, patio, meditation pond, and walking path.

The site plan and architecture are thoughtfully considered and attractively finished to provide a comfortable, healthy living environment that will enhance the existing community.

**STUDIO K**  
ARCHITECTURE

7806 JAKI TER  
GLEN BURNIE, MD 21060



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