

OWNER/DEVELOPER
H&H ROCK
MURN DEVELOPMENT

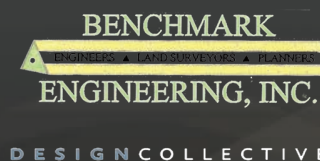
ARCHITECT & PLANNER
HENNEMAN + ASSOCIATES, LLC.

CIVIL ENGINEER
BENCHMARK ENGINEERING

LANDSCAPE ARCHITECT
DESIGN COLLECTIVE



DESIGN ADVISORY PANEL (DAP) SUBMITTAL
DORSEY CENTER APARTMENTS
10/18/2016



PROJECT OVERVIEW

Dorsey Center is a proposed 230 unit luxury apartment community located on an existing 4.43 acre parcel off Dorsey Road, one half mile from the MARC Station in Elkridge, Maryland. The project will front onto Dorsey Road and will also be accessed at the site's eastern corner via Deerpath Road. The property is zoned TOD (transit oriented district) and is within the Route 1 Corridor area. The main entrance to the building and parking garage are located off of Dorsey Road.

The residential units are housed in a 314,280 square foot, 4 story structure with a terrace level exposure facing Dorsey Road. The building will feature top of the line amenities, materials, finishes, and equipment. The complex will offer a range of unit types including one, two, and three bedroom apartments ranging in size from 737 to 1,592 square feet. All of the units will have direct access to a 5 level/415 space precast concrete parking garage. All resident parking spaces are provided in this central multi-level parking structure thereby precluding the need for additional surface parking. This results in a project which is compact, efficient and environmentally sensitive, while at the same time visually screening the parking from the adjacent properties and roads.

The residential units form wings which all connect to the parking structure, resulting in a direct connection for each unit to the parking garage. There are three elevators servicing the building which provide safe and convenient access for all residents. The complex will also feature over 7,000 square feet of interior amenity space including a state of the art fitness center, cyber café with lounge, business center with meeting room, and leasing offices with support functions. Outdoor amenities include a resort style swimming pool, outdoor four season space with fireplace, grill stations, and an extensively landscaped pathway system connecting all outdoor courtyard spaces to each other and to the adjacent communities around the site.

The exterior finish materials of the building were selected based on their sustainability, permanence, and compatibility with new developments in the surrounding neighborhood. Materials at the exterior face of the base of the building will be a combination of brick and stone; while upper stories in addition to masonry will include maintenance free vinyl siding, pvc panels, and prefinished aluminum sunscreens. The building has flat roofs with extensive overhangs and balconies with vinyl reinforced railings. The majority of units will feature covered outdoor balconies and patios to encourage social interaction and to add variety and interest to the exterior elevation. The terrace level, which contains the entry to the interior amenity spaces, will have floor to ceiling windows with landscape screening.

PROJECT GOALS

- 1) To provide a luxury rental apartment community with park-like amenities on the Route 1 corridor.
- 2) To create a premier residential development located and designed to provide safe and convenient access for commuters using the MARC Train and other public transit links.
- 3) To create an exceptional residential community that will act as a catalyst for future development along the Route 1 corridor.
- 4) To provide moderate income housing units.

ROUTE 1 GUIDELINES

The proposed apartment building's main facade will be oriented towards Dorsey Road and will be sited as close as possible to the street to create an architectural backdrop to define and reinforce the public realm and pedestrian frontage. Visual interest will be created by an articulated façade punctuated with landscaped courtyards and outdoor amenity spaces. The parking structure will be concealed from the street by the apartment units which wrap around the entire parking garage. The outdoor courtyard spaces provide amenities for the residents and the community alike.

This project will be instrumental in achieving the goals of the TOD district on the Route 1 corridor, which include providing safe and convenient pedestrian access to public transit and the MARC trains. In keeping with the land use goals of the TOD district regulations, Dorsey Center will be a compact, walkable, pedestrian friendly and transit supported neighborhood.



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PROJECT OVERVIEW DORSEY CENTER APARTMENTS

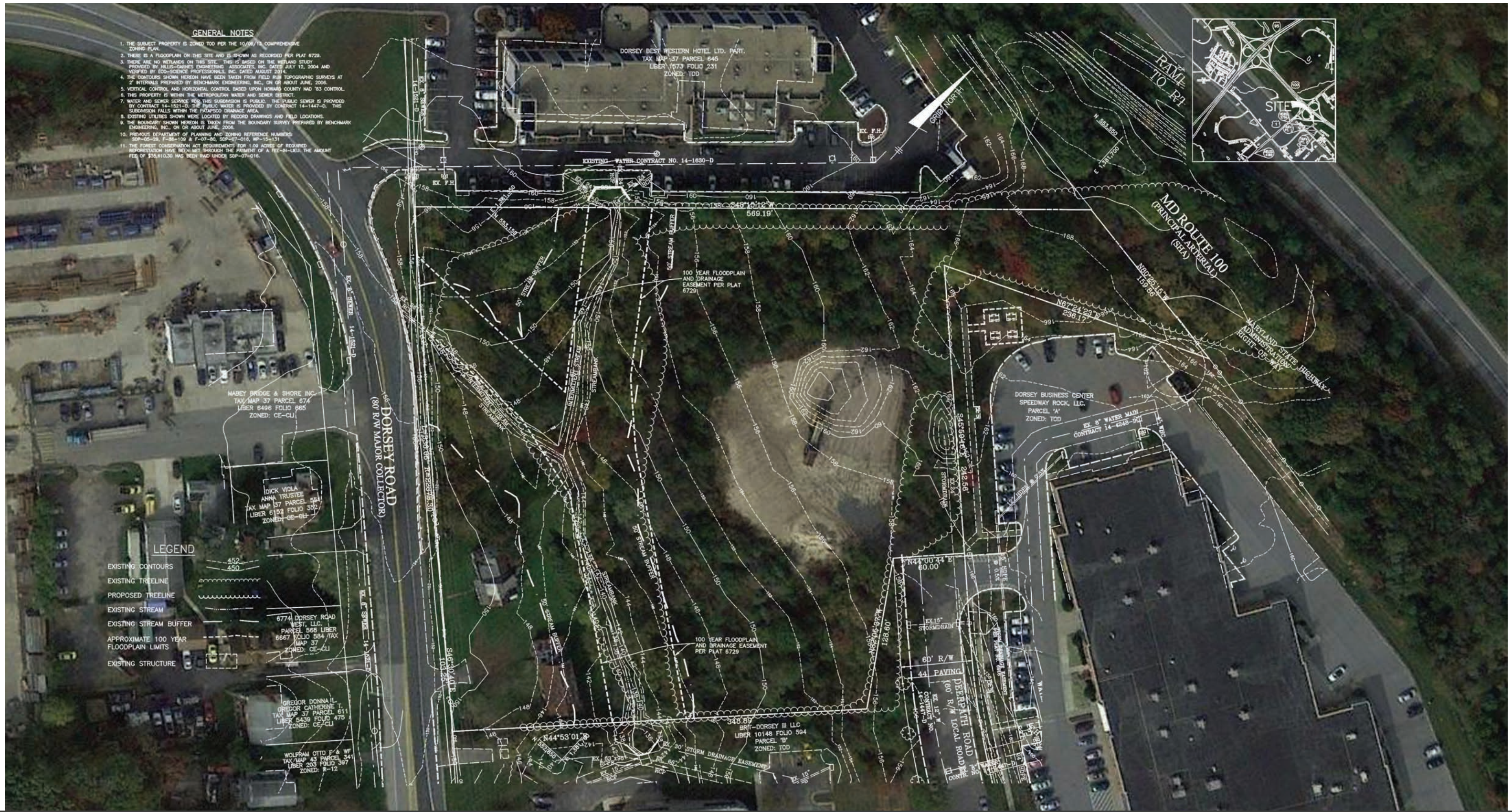
10/18/2016



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GENERAL NOTES

1. THE SUBJECT PROPERTY IS ZONED TOD PER THE 10/06/13 COMPREHENSIVE ZONING PLAN.
2. THERE IS A FLOODPLAIN ON THIS SITE AND IS SHOWN AS RECORDED PER PLAT 6729.
3. THERE ARE NO WETLANDS ON THIS SITE. THIS IS BASED ON THE WETLAND STUDY PROVIDED BY HILL-GARDNER ENGINEERING ASSOCIATES, INC. DATED JULY 12, 2004 AND MODIFIED BY 100-SCIENCE PROFESSIONALS, INC. DATED AUGUST 2014.
4. THE CONTOURS SHOWN HEREON HAVE BEEN TAKEN FROM FIELD RUN TOPOGRAPHIC SURVEYS AT 2' INTERVALS PREPARED BY BENCHMARK ENGINEERING, INC. ON OR ABOUT JUNE, 2006.
5. VERTICAL CONTROL AND HORIZONTAL CONTROL BASED UPON HENNING COUNTY HAD '83 CONTROL.
6. THIS PROPERTY IS WITHIN THE METROPOLITAN WATER AND SEWER DISTRICT.
7. WATER AND SEWER SERVICE FOR THIS SUBDIVISION IS PUBLIC. THE PUBLIC SEWER IS PROVIDED BY CONTRACT 14-1521-D. THE PUBLIC WATER IS PROVIDED BY CONTRACT 14-1447-D. THIS SUBDIVISION FALLS WITHIN THE POTTSPOD DRAINAGE AREA.
8. EXISTING UTILITIES SHOWN WERE LOCATED BY RECORD DRAWINGS AND FIELD LOCATIONS.
9. THE BOUNDARY SHOWN HEREON IS TAKEN FROM THE BOUNDARY SURVEY PREPARED BY BENCHMARK ENGINEERING, INC. ON OR ABOUT JUNE, 2006.
10. PREVIOUS DEPARTMENT OF PLANNING AND ZONING REFERENCE NUMBERS: SDP-05-09, F-86-100 & F-07-80, SDP-07-016, WP-15-131
11. THE FOREST CONSERVATION ACT REQUIREMENTS FOR 1.09 ACRES OF REQUIRED REFORESTATION HAVE BEEN MET THROUGH THE PAYMENT OF A FEE-IN-LIEU. THE AMOUNT FEE OF \$35,810.30 HAS BEEN PAID UNDER SDP-07-016.



LEGEND

- EXISTING CONTOURS 452
- EXISTING TREELINE 450
- PROPOSED TREELINE
- EXISTING STREAM
- EXISTING STREAM BUFFER
- APPROXIMATE 100 YEAR FLOODPLAIN LIMITS
- EXISTING STRUCTURE

**EXISTING CONDITIONS
DORSEY CENTER APARTMENTS
10/18/2016**





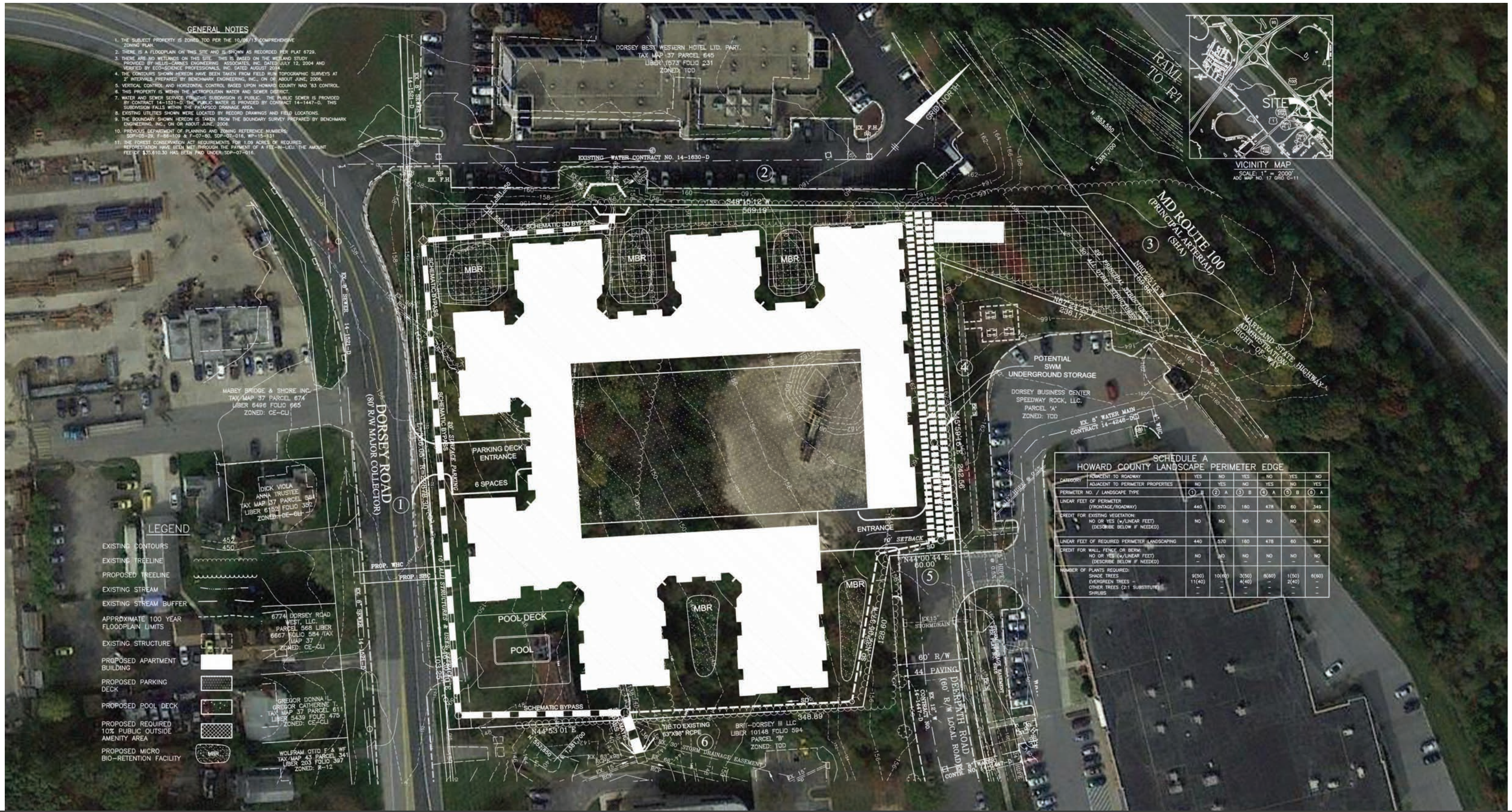
EXISTING CONDITIONS - PHOTO EXHIBIT
DORSEY CENTER APARTMENTS
 10/18/2016



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10. PREVIOUS DEPARTMENT OF PLANNING AND ZONING REFERENCE NUMBERS:
SOP-05-29, F-28-109 & F-07-80, SOP-07-016, RP-15-131
11. THE FOREST CONSERVATION ACT REQUIREMENTS FOR 1.09 ACRES OF REQUIRED REFORESTATION HAVE BEEN MET THROUGH THE PAYMENT OF A FEE-IN-LIEU. THE AMOUNT FEED OF \$35,810.30 HAS BEEN PAID UNDER SOP-07-016.



LEGEND

- EXISTING CONTOURS
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING STREAM
- EXISTING STREAM BUFFER
- APPROXIMATE 100 YEAR FLOODPLAIN LIMITS
- EXISTING STRUCTURE
- PROPOSED APARTMENT BUILDING
- PROPOSED PARKING DECK
- PROPOSED POOL DECK
- PROPOSED REQUIRED 10% PUBLIC OUTSIDE AMENITY AREA
- PROPOSED MICRO BIO-RETENTION FACILITY

**SCHEDULE A
HOWARD COUNTY LANDSCAPE PERIMETER EDGE**

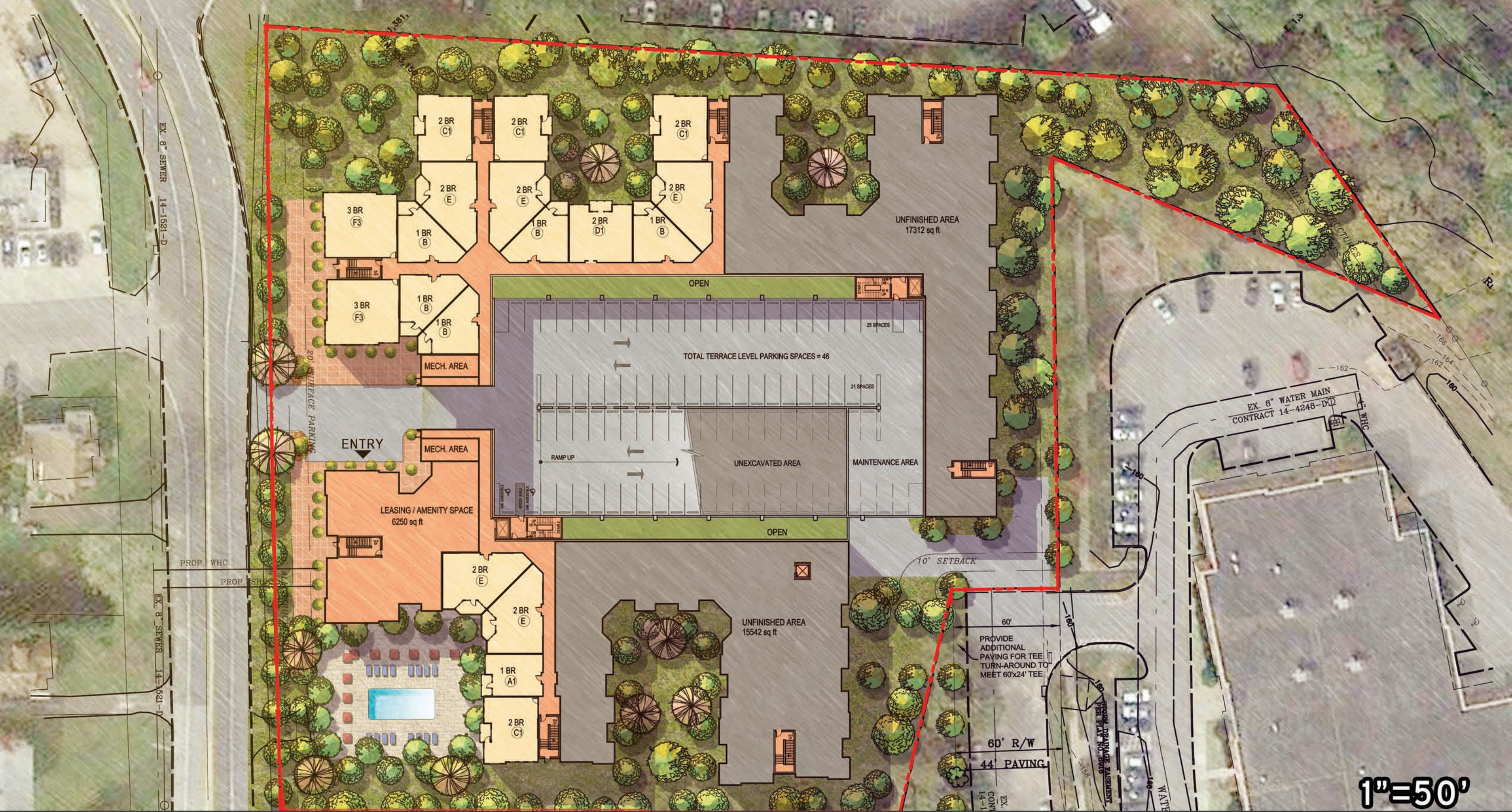
CATEGORY	ADJACENT TO ROADWAY		ADJACENT TO PERIMETER PROPERTIES		ADJACENT TO PERIMETER PROPERTIES		ADJACENT TO PERIMETER PROPERTIES	
	1	2	3	4	5	6	7	8
PERIMETER NO. / LANDSCAPE TYPE	1	2	3	4	5	6	7	8
LINEAR FEET OF PERIMETER (FRONTAGE/ROADWAY)	440	570	180	478	60	349		
CREDIT FOR EXISTING VEGETATION: NO OR YES (w/LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO		
LINEAR FEET OF REQUIRED PERIMETER LANDSCAPING	440	570	180	478	60	349		
CREDIT FOR WALL, FENCE, OR BERM: NO OR YES (w/LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO		
NUMBER OF PLANTS REQUIRED:								
SHADE TREES	9(50)	10(60)	3(50)	8(60)	1(50)	8(60)		
EVERGREEN TREES	11(40)		4(40)		2(40)			
OTHER TREES (2:1 SUBSTITUTE SHRUBS)								



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**DEVELOPED BUILDING PLAN
DORSEY CENTER APARTMENTS
10/18/2016**





SITE PLAN - TERRACE LEVEL
DORSEY CENTER APARTMENTS
 10/18/2016



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SITE PLAN - GROUND LEVEL
DORSEY CENTER APARTMENTS
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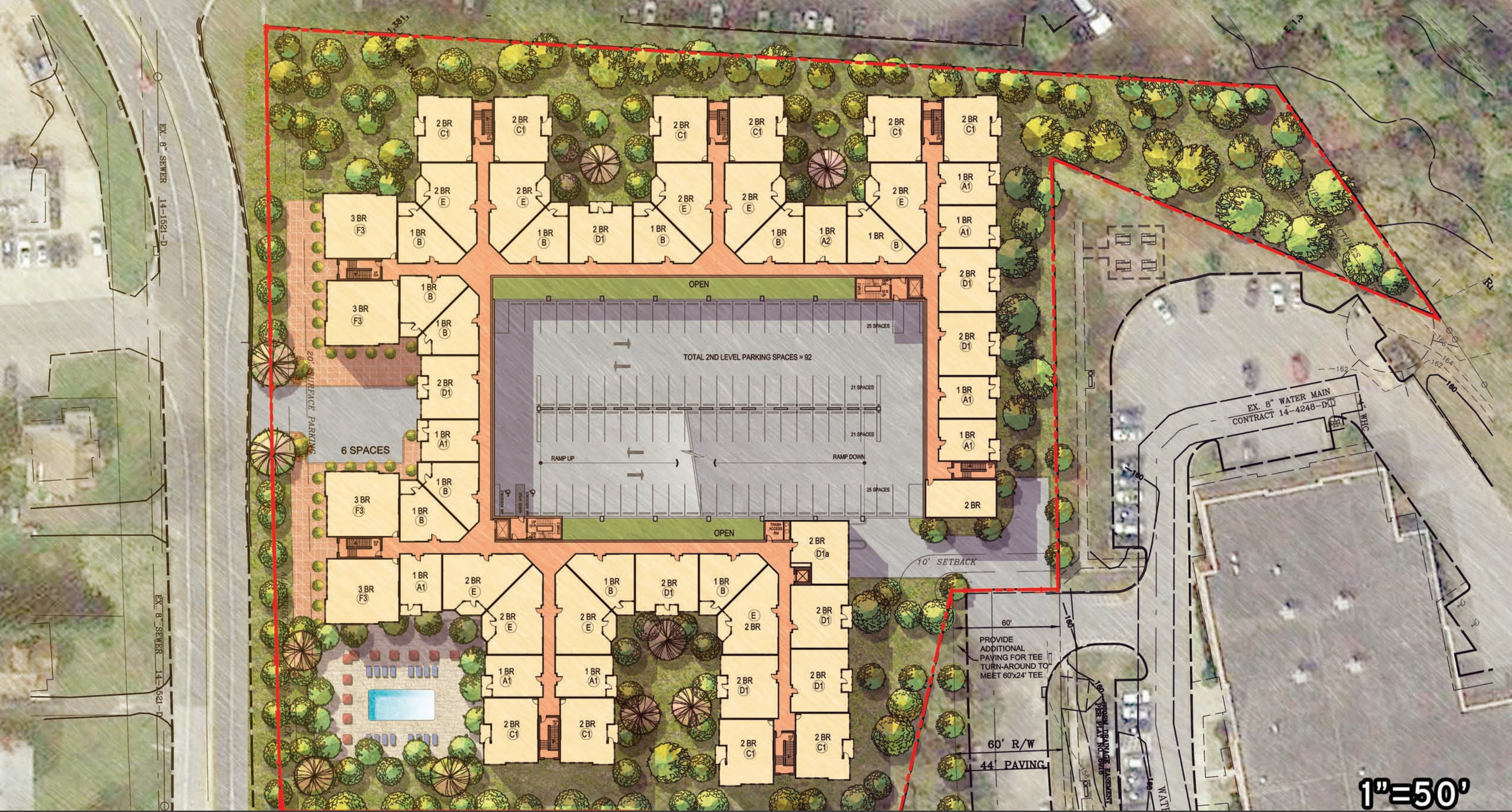


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SITE PLAN - SECOND LEVEL
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WEST ELEVATION
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SOUTH ELEVATION
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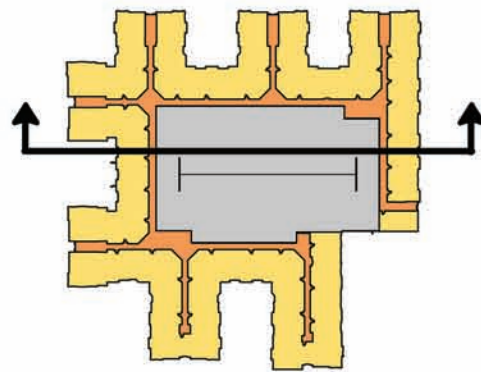
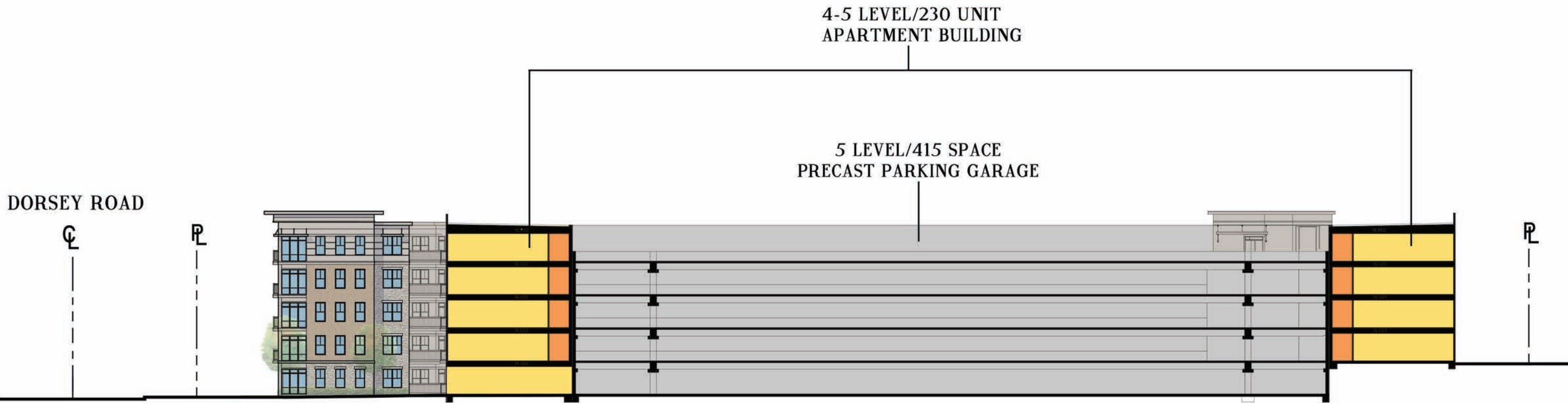
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NORTH ELEVATION
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SITE SECTION
DORSEY CENTER APARTMENTS
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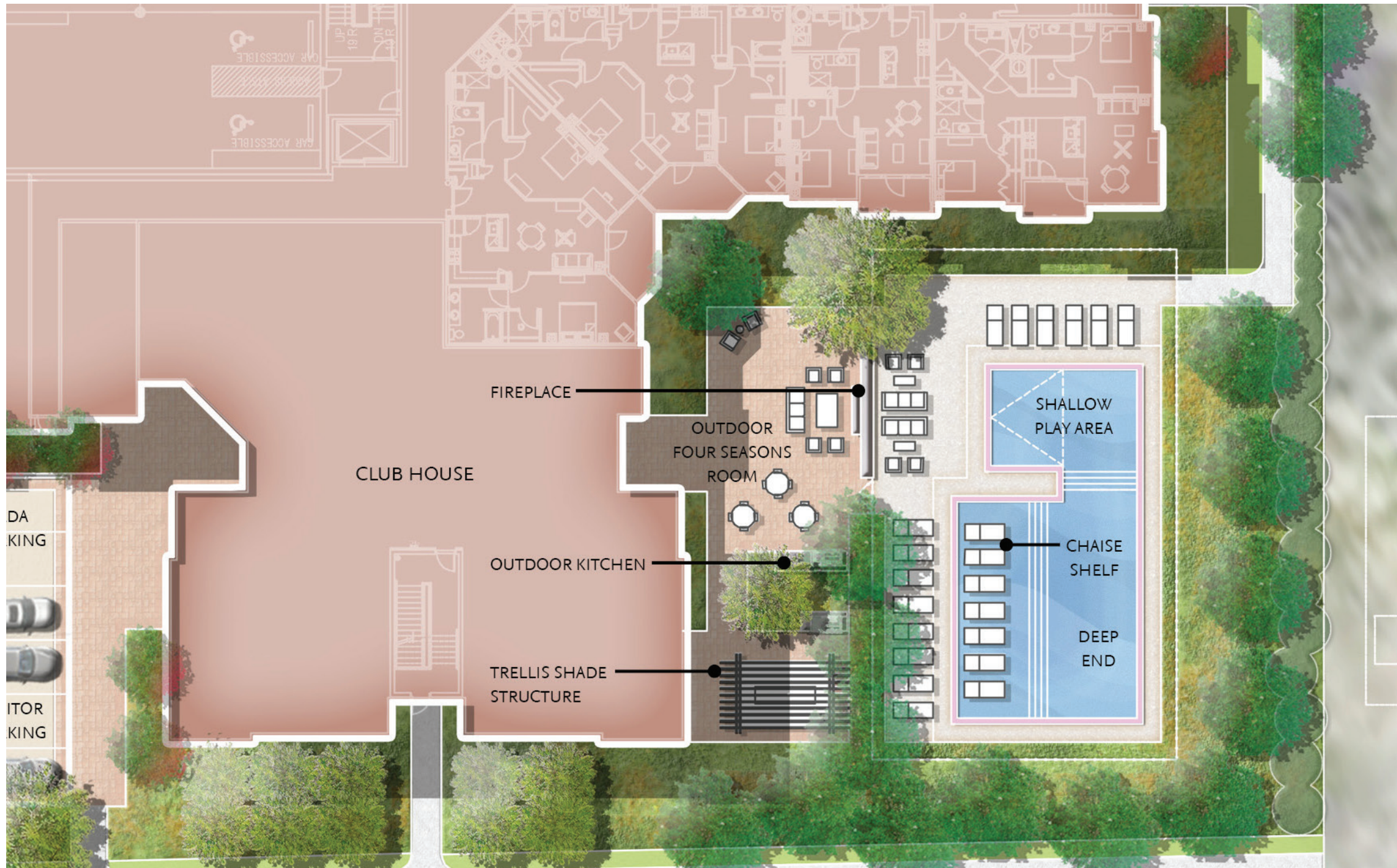


LANDSCAPE PLAN
DORSEY CENTER APARTMENTS
10/18/2016



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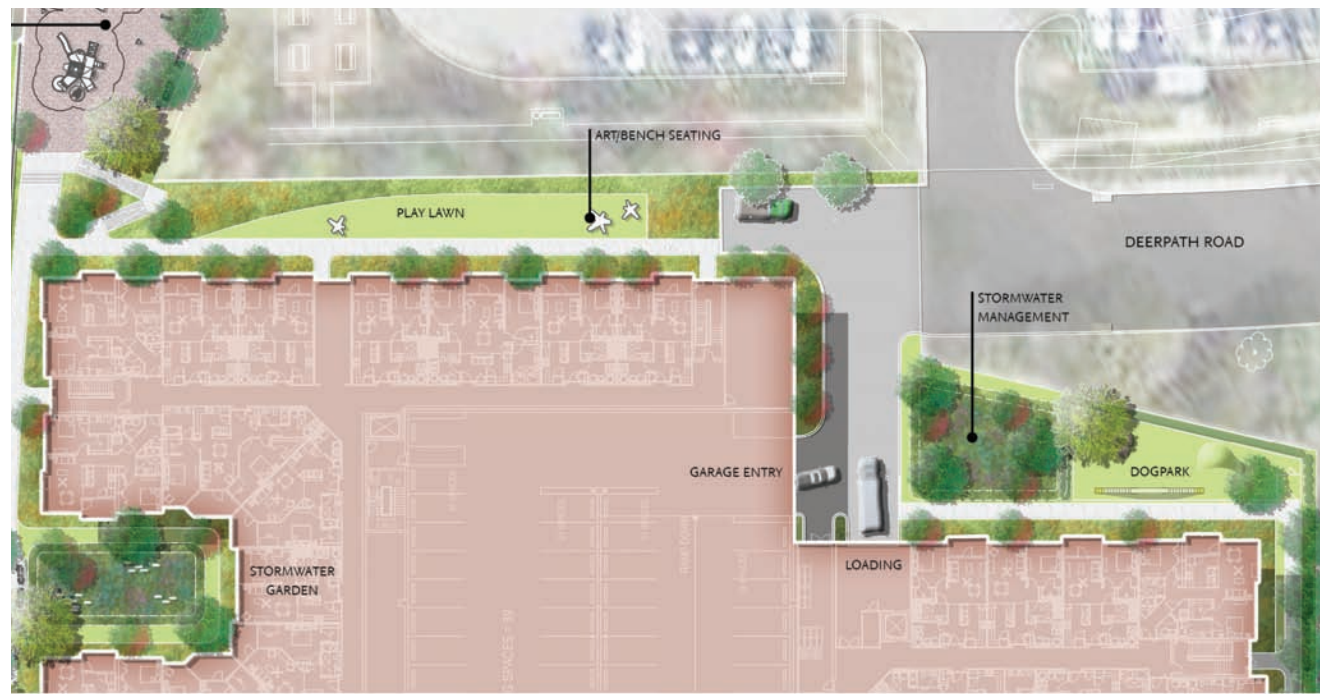
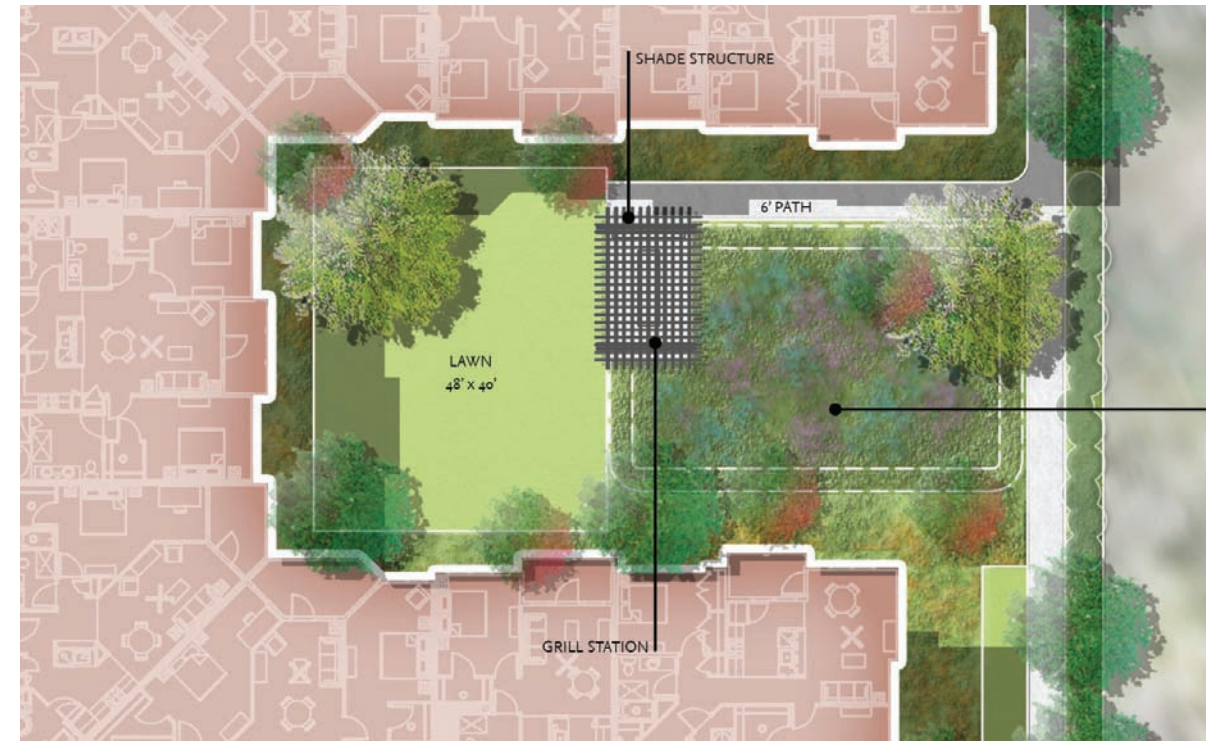
SITE PLAN - POOL COURTYARD
DORSEY CENTER APARTMENTS
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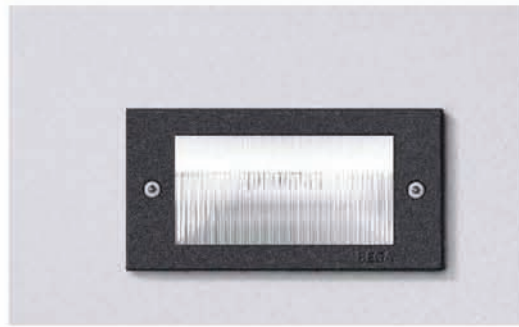
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SITE PLAN - OUTDOOR AMENITY AREAS
DORSEY CENTER APARTMENTS
10/18/2016

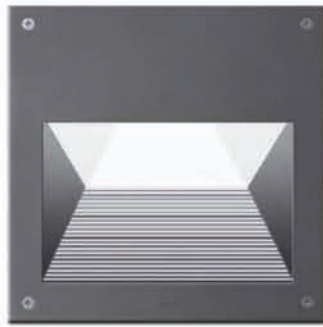
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DL1: STEP LIGHT MOUNTED IN WALL AROUND POOL AREA



DL2: LED STEPLIGHT MOUNTED IN WALL AT ENTRY DRIVE BRIDGE



ML1: LED IN-GRADE UPLIGHT FOR ART AND FLAGS



PL2: LED PARKING AREA AND ROADWAY POLE MOUNTED AREA LIGHT



ML17: LED SHORT MARKER STYLE BOLLARD



ML18: LED ROAD AND SIDEWALK BOLLARD



ML19: LED PATHWAY STYLE BOLLARD

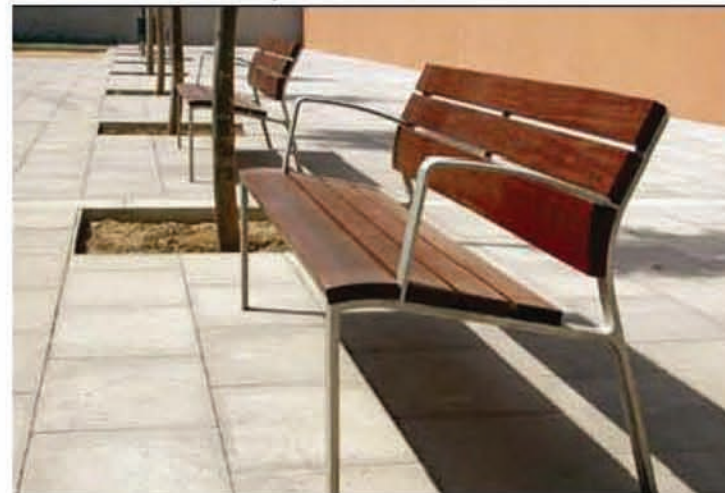


PL1: LED DOUBLE-HEADED POLE MOUNTED FLOOD LIGHTS



STREETSCAPE LIGHTING

landscapeforms®



1 2

neoliviano

STREETSCAPE SEATING

DISPATCH™ LITTER & RECYCLING RECEPTACLE

PRODUCT DATA



FORMS+SURFACES®

STREETSCAPE LITTER RECEPTACLE

TRIO™ BIKE RACK

PRODUCT DATA



FORMS+SURFACES®

STREETSCAPE BIKE RACK



MURN DEVELOPMENT

SITE FURNISHING
DORSEY CENTER APARTMENTS
10/18/2016

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