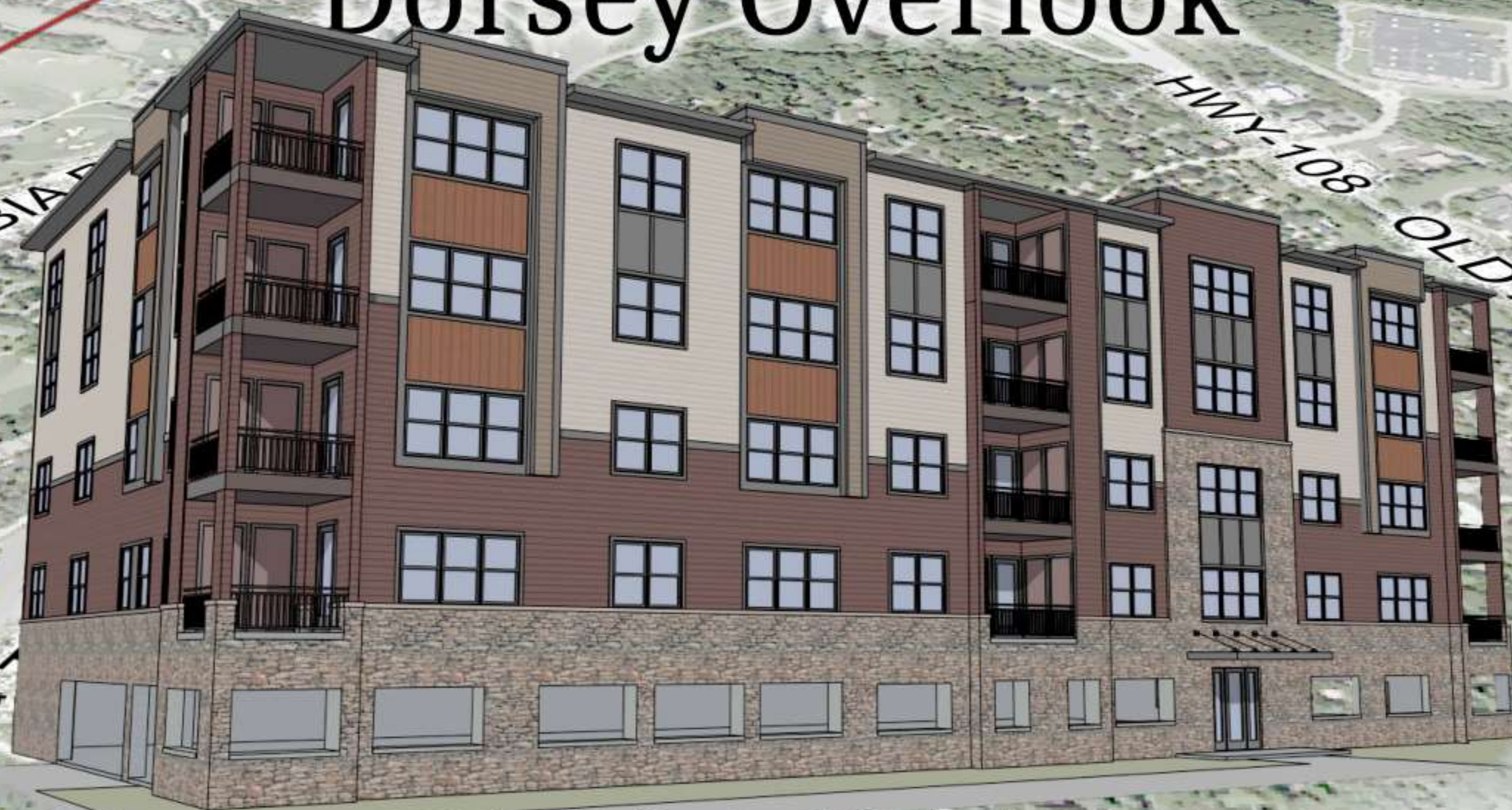


Design Advisory Panel Presentation for Dorsey Overlook



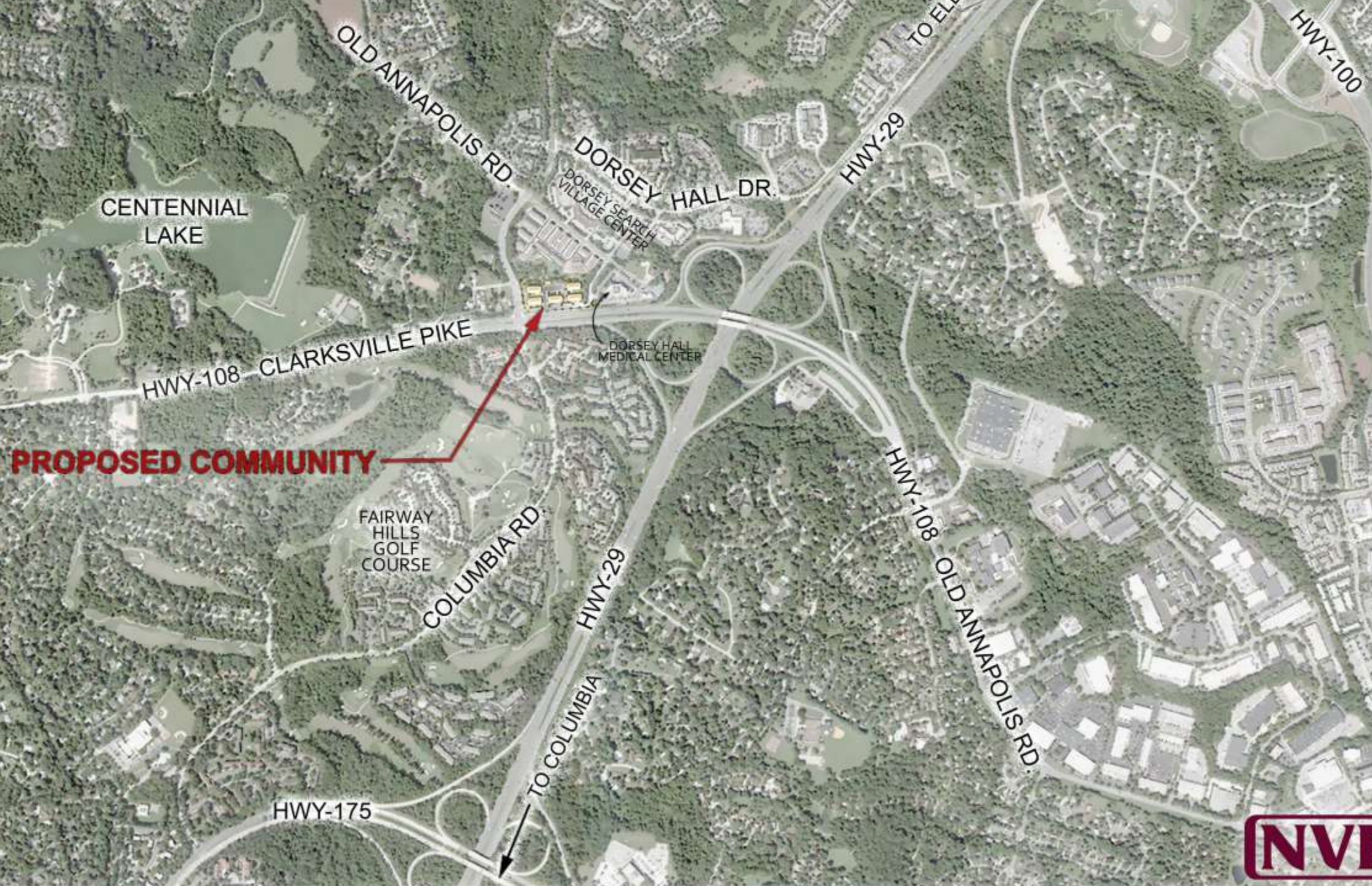
Columbia Road and Clarksville Pike
Ellicott City, Maryland

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Vicinity Map



Existing Conditions



PHOTO #1



PHOTO #2



PHOTO #3



PHOTO #4



#1

#2

#3

#5

#6

#8

#7



PHOTO #5



PHOTO #6



PHOTO #7



PHOTO #8

The site is composed of several residential lots and the New Life Mennonite Church. Old Rt.108 and the adjacent concrete retaining wall will remain with improvements to serve as a buffer between Clarksville Pike and the proposed community.

Site Plan

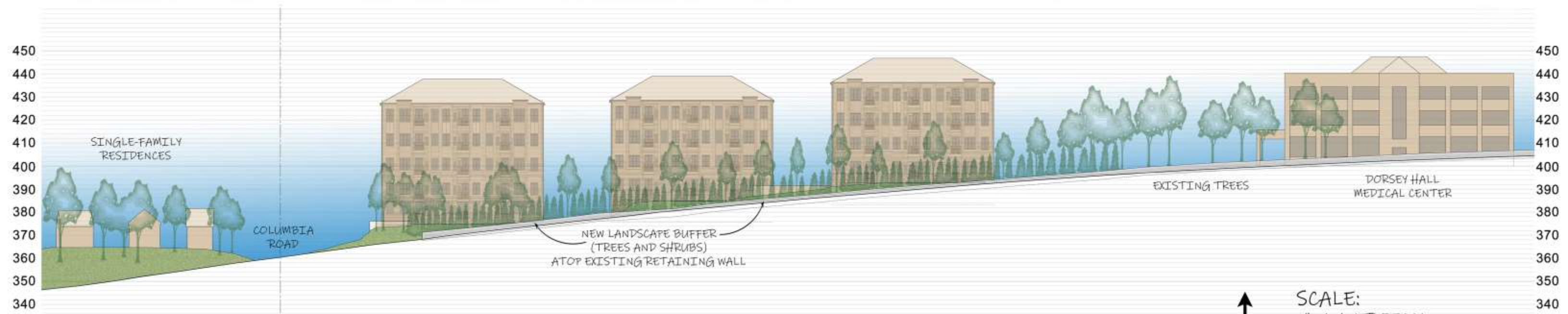


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SCALE 1" = 60'
(WHEN PRINTED AT 11 X 17)

Site Elevation

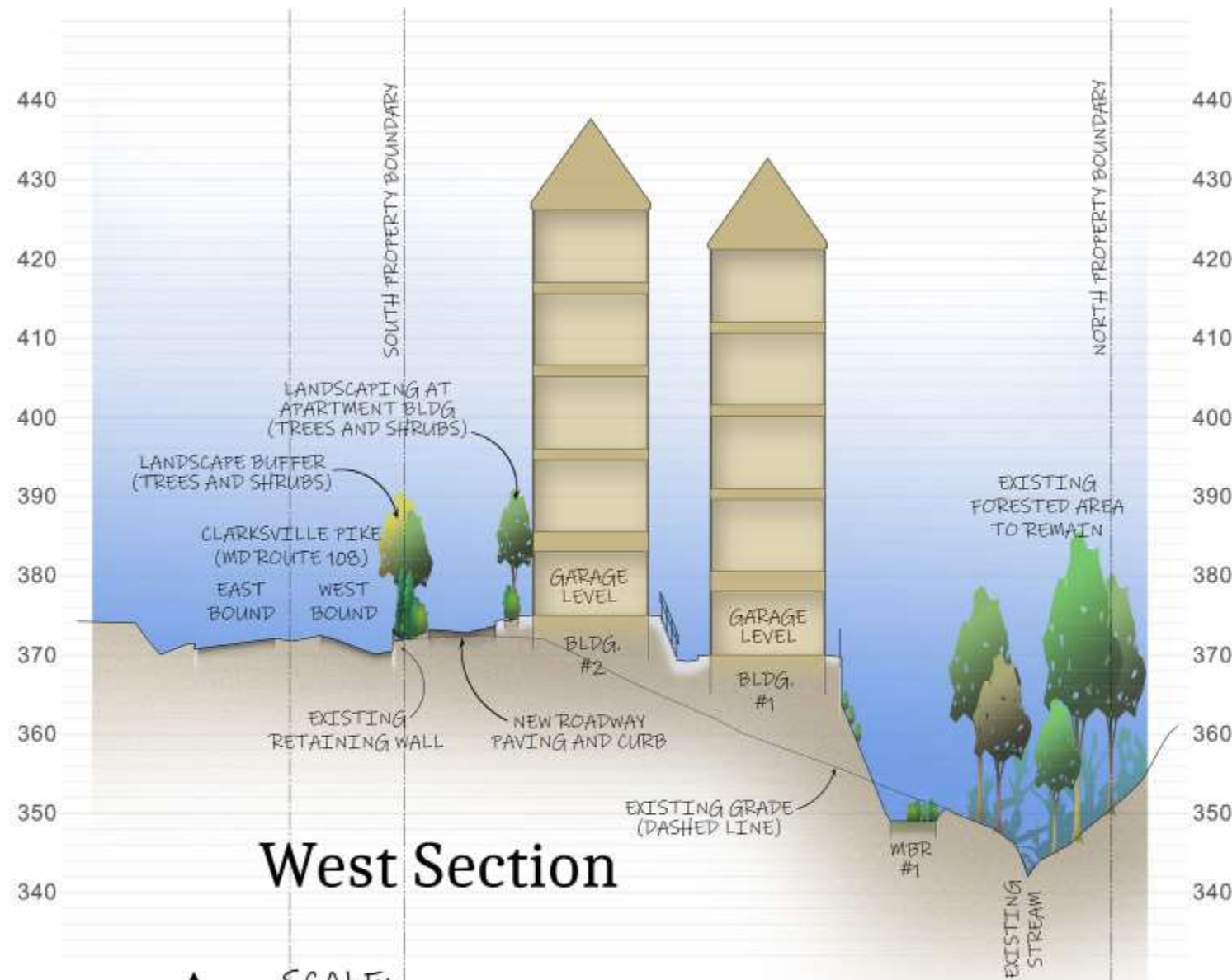


SCALE:
 1"=40' VERTICAL
 1"=80' HORIZONTAL
 (WHEN PRINTED AT 11X17)

40'

80'

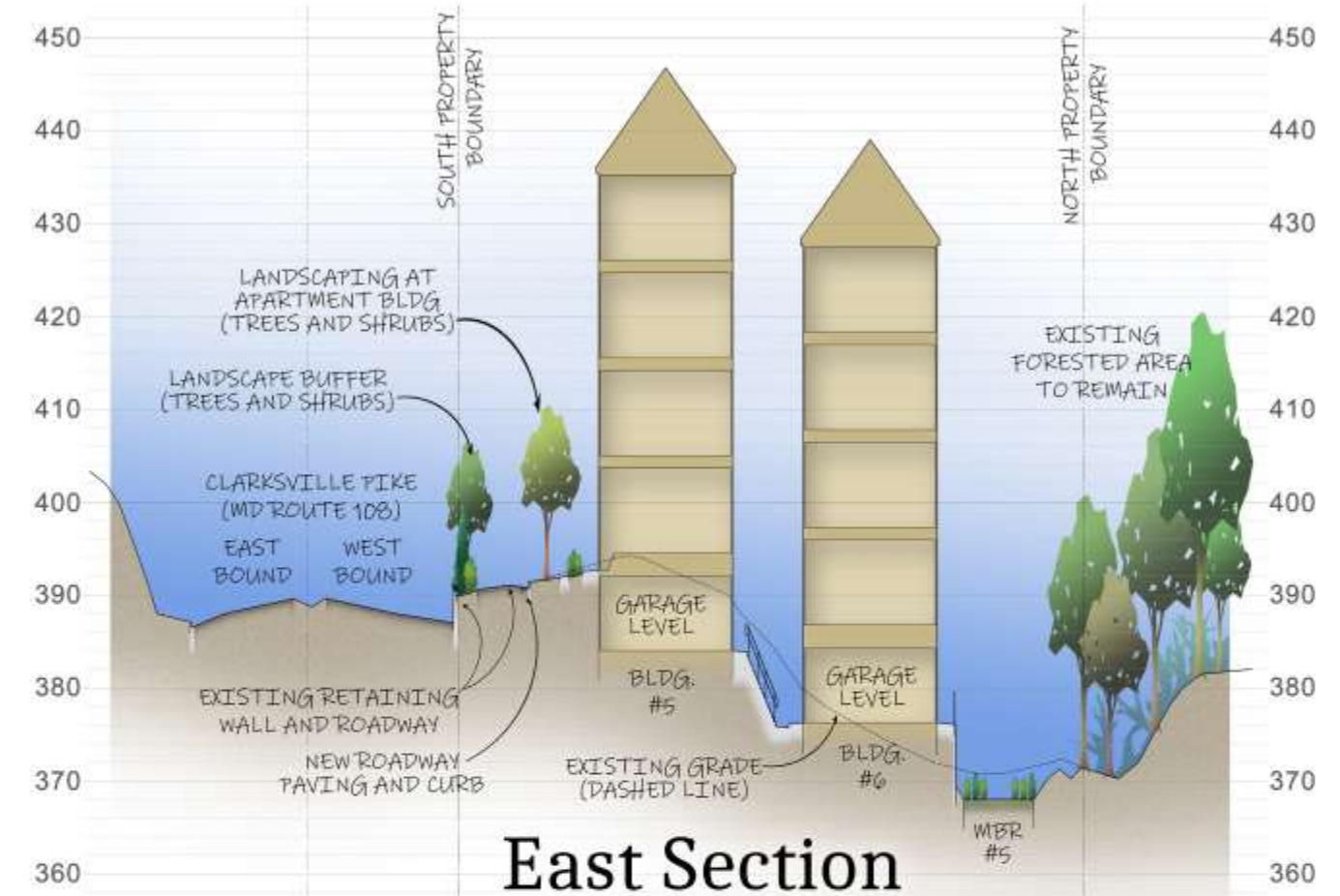
Site Sections



SCALE:
 1"=20' VERTICAL
 1"=100' HORIZONTAL
 (WHEN PRINTED AT 11X17)

20'

100'



Landscaping



Street Lighting



Hightower
Willow Oak



Red Maple
October Glory



Bloodgood London
Plane Tree



River Birch



White Oak



Virginia Sweetspire
"Henry's Garnet"



Dwarf Southern
Magnolia



Limelight
Hydrangea



Inkberry
Holly



Otto Luyken
Cherry Laurel



Korean Spice
Virburnum



Garden Walls



Site Landscape Walls



Architectural Elevations



Dorsey Overlook is a proposed age-restricted, multi-family residential community. There is a total of 120 partments, located in five 5-story buildings. Each building includes 24 parking spaces in the lower level which provides one secure space per unit. Additional spaces are available in the at-grade parking lots. The buildings are thoroughly designed to take advantage of the existing topography and infrastructure.

The four-sided architecture was developed to compliment the existing vicinal structures including the adjacent medical office building, shopping center and various residential products. Upgraded materials, articulation, large windows and balconies are incorporated to create a clean urban façade.

A clubhouse, gazebo, seating areas, dog park and sidewalk are proposed as amenities in addition to a pedestrian connection to the Dorsey Search Village Center.

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

Site Amenities



Dog Walk Stations



Trash Cans

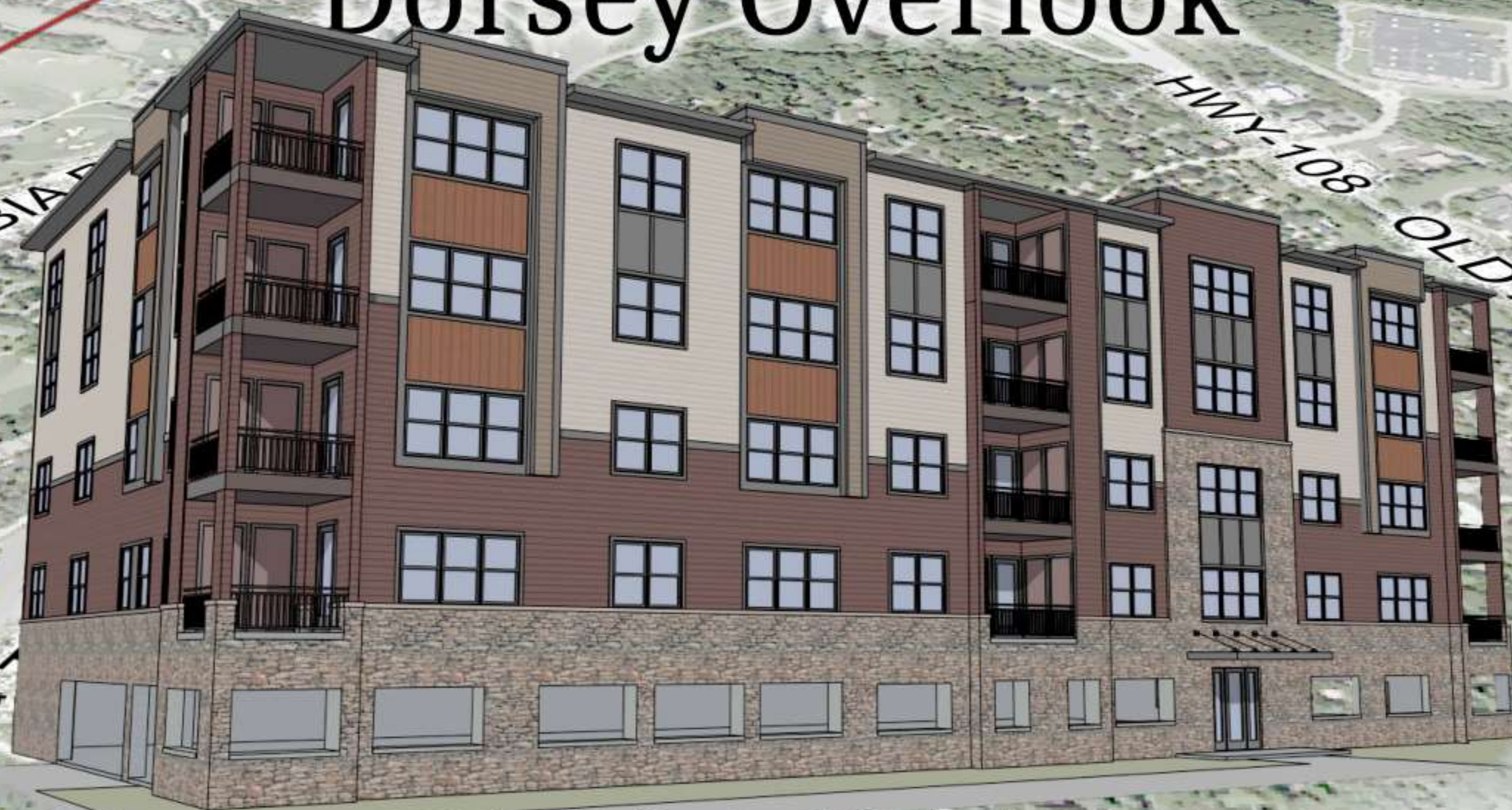


Benches



Community Clubhouse

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