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**ARCHITECTURAL DESIGN GUIDANCE**

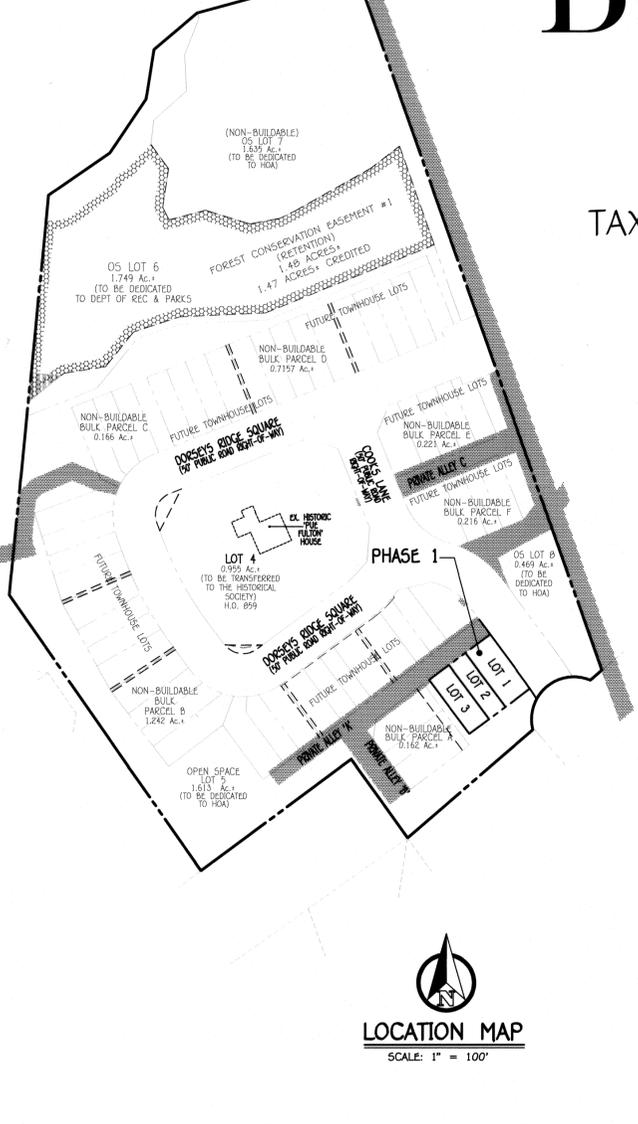
- A. DESIGN INTENT:**
- The residential architecture shall establish a harmonious and common neighborhood character, while being respectful of the distinctive and historic architectural heritage of the Pae-Fulton House.
  - Buildings shall achieve and frame pedestrian-oriented neighborhood spaces, such as streets, greens, mews and courts. The architecture shall be designed to create visual interest by incorporating higher quality materials, such as masonry and fiber-cement siding, and higher quality of detailing.
  - Where possible, visually distracting building elements such as, garage openings, parking areas and mechanical equipment shall not be located within view from streets and public spaces.
- B. GENERAL ARCHITECTURAL ELEMENTS:**
- Townhouse entrances shall be designed to address the street or public open space.
  - Townhouses shall be designed to be stylistically and materially distinctive from the historic Pae-Fulton house.
  - Facades oriented toward streets and public open spaces shall be designed to create visual interest by incorporating higher quality materials, such as masonry and fiber-cement siding, and higher quality of detailing.
- C. CORNER TOWNHOUSES:**
- Corner townhouses have two facades oriented towards important public spaces: open spaces and streets. These units shall have primary building entrances placed on the side elevation towards the street to give the impression of a detached home when viewed from the side. Both public oriented sides shall be designed to incorporate higher quality materials, more fenestration and a higher quality of detailing.
  - Corner townhouses shall be designed to minimize views into the alley from the street. Wings walls, trellises, landscaping and building extensions shall be used to screen the alley. Screen structures shall connect to and be designed as an extension of the corner house using similar details and materials.
- D. FRONT GARAGE TOWNHOUSES:**
- Front garage townhouses shall provide architectural design elements to reduce the visual prominence of garage openings from the street. These elements may include the following:
    - Doors constructed with neutral materials and color.
    - Narrow garage openings or the use of two narrower garage doors.
    - Decorated garage doors beyond the front entrance and facade of the townhouse, and
    - Roof eaves or shade details to cast shadows over garage opening.
  - Front garage townhouse driveways shall be designed to the narrowest useable width.

**PROPOSED DEVELOPMENT STANDARDS**

- A. USES PERMITTED AS A MATTER OF RIGHT**
- Single-family attached dwelling units.
  - Conversion areas, including wildlife and forest preserves, environmental areas, and similar uses.
  - Underground pipelines: electric transmission and distribution lines; telephone, telegraph and CATV lines; mobile transformer units; telephone equipment boxes; and other similar public utility uses not requiring Conditional Use.
  - Community meeting, facility, interpretive exhibits, and apartments located in a historic structure listed on the Howard County Inventory of Historic Sites.
- B. ACCESSORY USES**
- The following are permitted accessory uses in the Dorsey's Ridge community. More than one use may be permitted on a lot, provided that the combination of accessory uses remains secondary, incidental and subordinate to the principal use.
- Any use normally and customarily incidental to any use permitted as a matter of right in the R-40 zoning District. Accessory structures are subject to the requirements for Section 128.0.A.
  - The housing by a resident family of:
    - Not more than four non-transient roomers or boarders; or
    - Not more than eight mentally and/or physically disabled persons or persons 62 years of age or older, provided the use is registered, licensed or certified by the State of Maryland; or
    - A combination of a and b above, provided that the total number of persons housed in addition to the resident family does not exceed eight.
  - Home occupations, subject to the requirements of Section 128.0.C.
  - Home care, provided that if home care is combined with housing of mentally or physically disabled persons or persons 62 years of age or older as allowed by Subsection 4.b above, the total number of persons receiving home care at any one time plus the number of persons being housed shall not exceed eight.
  - Small Wind Energy Storage, building mounted, on single family detached and non-residential structures only, subject to the requirements of Section 128.0.L.
  - Accessory Solar Collectors.
  - BULK REGULATIONS (Also Refer to Section 128.0.A. Supplementary Bulk Regulations)**
- The following maximum limitations shall apply:
- Height
    - (1) Single Family Attached ..... 40 feet
    - (2) Accessory structures ..... 15 feet
  - Density
    - (1) Maximum units per acre ..... 6.0 units per acre
    - (2) Maximum units per structure
      - a. Single-family detached units ..... 6 units per structure
      - b. Building length - single-family attached ..... 164 feet
  - Minimum setback requirements:
    - From interior street and alley regardless of the classification of street and alley, as measured from face of curb or edge of roadway, in the absence of:
      - Single Family Attached
        - a. Front ..... 15 feet
        - b. Front with integral garage ..... 10 feet
        - c. Rear ..... 5 feet
        - d. Side ..... 10 feet
      - From vicinal properties
        - (1) Structure setback from residential uses zoned R-ED and R-20 ..... 25 feet
        - (2) Structure setback from Open Space Lot and BQE right-of-way ..... 20 feet
  - Minimum distances between buildings:
    - Between Single Family (Attached)
      - (1) Face to Face ..... 25 feet
      - (2) Face to side ..... 25 feet
      - (3) Rear to side ..... 25 feet
      - (4) Side to side ..... 10 feet
      - (5) Rear to rear ..... 5 feet
      - (6) Rear to face ..... N/A
- A. MODERATE INCOME HOUSING UNITS**
- At least 10% of the dwelling in the development shall be Moderate Income Housing Units.
- B. CONDITIONAL USES**
- Conditional Uses in the Dorsey's Ridge community are subject to the detailed requirements for Conditional Uses given in Section 131.0 of the R-40 zoning Ordinance. For the level of performance conditions, refer to the chart in Section 131.0.
- C. OPEN SPACE AND ACTIVE RECREATION**
- Forty percent (40%) of the gross area of the site will be designated as Open Space. The active recreation needs of the community will be met by the playground, common area around the Pae-Fulton House, the on-site gathering places and mews and, Pathways on-site, and linking to off-site pedestrian and bicycle connection.
- D. PARKING**
- Dorsey's Ridge will comply with the off-street parking requirements of Section 133.0 Off-Street Parking and Loading Facilities for all uses.

**GENERAL NOTES CONTINUED**

- THIS PLAN IS SUBJECT TO WP-18-038 WHICH ON SEPTEMBER 21, 2018 THE PLANNING DIRECTOR APPROVED A REQUEST FOR ALTERNATIVE COMPLIANCE OF SECTION 16.146, REQUIRING A PRELIMINARY PLAN IF A SKETCH PLAN IS APPROVED OR APPROVED WITH MODIFICATIONS FOR A PROPERTY. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - SUBMISSION OF A FINAL PLAN APPLICATION, INCLUDING A FINAL SUBDIVISION PLAN AND ROAD CONSTRUCTION PLAN DRAWINGS WITHIN 6 MONTHS FROM THE DATE OF THE ALTERNATIVE COMPLIANCE APPROVAL LETTER (50 TO 100 UNITS). A FINAL PLAN MUST BE SUBMITTED FOR PHASE 1 TO SHOW THE 5 LOTS, WITH ALL OTHER LOTS SHOWN AS NON-BUILDABLE BULK PARCELS AND OPEN SPACE LOTS.
  - ALL PROPOSED INFRASTRUCTURE AND IMPROVEMENTS FOR THE ENTIRE PROJECT (57 UNITS) MUST BE SHOWN AND BONDED THROUGH A DEVELOPERS AGREEMENT WITH THE INITIAL SUBDIVISION PLAN AND SUPPLEMENTAL PLANS, EVEN IF THAT PLAN WILL ONLY USE THE 5 ALLOCATION CREDITS ASSOCIATED WITH THE PROPERTY.
  - ANY NECESSARY UNIT-SIZE CHANGES MUST BE MADE ON THE SUBSEQUENT SUBDIVISION PLAN, SUPPLEMENTAL PLANS AND SITE DEVELOPMENT PLANS.
  - A PHASING SCHEDULE MUST BE PROVIDED ON THE FINAL PLAN FOR THIS PROJECT OF GUIDANCE REGARDING THE WORKING WITHIN THE PHASING SCHEDULE. THE PLAN SHOULD INDICATE THAT 5 UNITS WILL BE PHASE 1 AND THE REMAINING UNITS WILL BE PHASE 2. PHASE 2 WILL REMAIN IN THE APPO HOLD BIN UNTIL THE SCHOOLS TEST IS PASSED IN THE RELATED PLANNING AREA.
  - AN EASEMENT FROM BQE MUST BE OBTAINED PRIOR TO RECORDECTION OF THE FINAL PLAN FOR THIS PROJECT. A NOTE MUST BE PROVIDED ON THE PLAN INDICATING DATE OF RECORDECTION OF THE EASEMENT AND LIBER-FOLIO NUMBERS ASSOCIATED WITH THE EASEMENT.
  - A SEPARATE FINAL PLAN WITH SDP IS REQUIRED FOR EACH OF THE FOLLOWING:
    - COOKS LANE ROAD IMPROVEMENTS
    - PEDESTRIAN NETWORK ENHANCEMENTS



**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10272 MALTBORE PARK DRIVE  
 ELKLOFT CITY, MARYLAND 21042  
 (410) 461-2895

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development *[Signature]* 3/24/21 Date

Chief, Development Engineering Division *[Signature]* 3-22-21 Date

Director of Department of Planning and Zoning *[Signature]* 3-24-21 Date

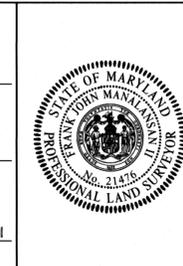
**PROFESSIONAL CERTIFICATION**

"PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE, 7/14/21.

*[Signature]* NAME DATE

**OWNER/DEVELOPER**  
 DORSEY'S RIDGE, LLC  
 C/O DAVE WOODS/GENE  
 308 MAGOOTHY ROAD  
 SEVERNA PARK, MD 21146  
 410-461-0837

**BUILDER**  
 INR, INC.  
 C/O EXCENT-HANAUER  
 9720 PATUXENT WOODS DRIVE  
 COLUMBIA, MD 21046  
 443-832-9102



STREET ADDRESS CHART		
LOT No.	STREET ADDRESS	
1	3980 COOKS LANE	
2	3978 COOKS LANE	
3	3976 COOKS LANE	

PHASING TABULATION		
PHASE	ALLOCATION YEAR	No. OF UNITS
1	2019	5
2	2019	52

RESIDENTIAL PARKING TABULATION (LOTS 1-3)		
TOTAL RESIDENTIAL PARKING REQUIRED:	7 PARKING SPACES	
TOWNHOUSES:	2 SPACES PER UNIT	
5 UNITS X 2 = 6 PARKING SPACES		
OVERFLOW PARKING:	0.5 PER UNIT	
3 UNITS X 0.5 = 2 PARKING SPACES		
TOTAL RESIDENTIAL PARKING PROVIDED:	12 PARKING SPACES	
3 REAR LOAD TOWNHOUSES:	12 SPACES	
4 SPACES PER UNIT (2 GARAGE + 2 DRIVEWAY)		

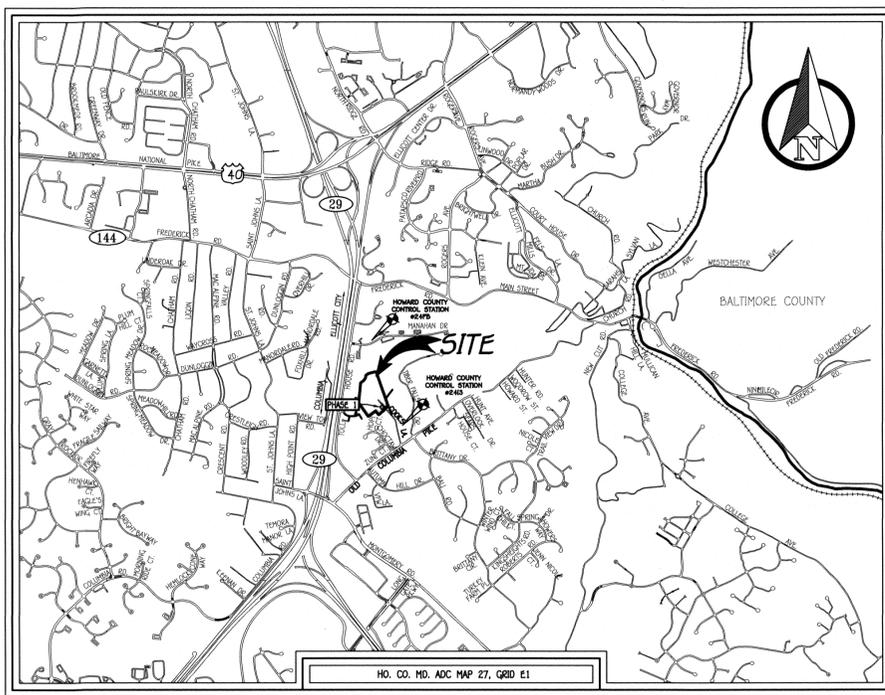
# SITE DEVELOPMENT PLAN

## DORSEY'S RIDGE

PHASE I  
 LOTS 1 THRU 3

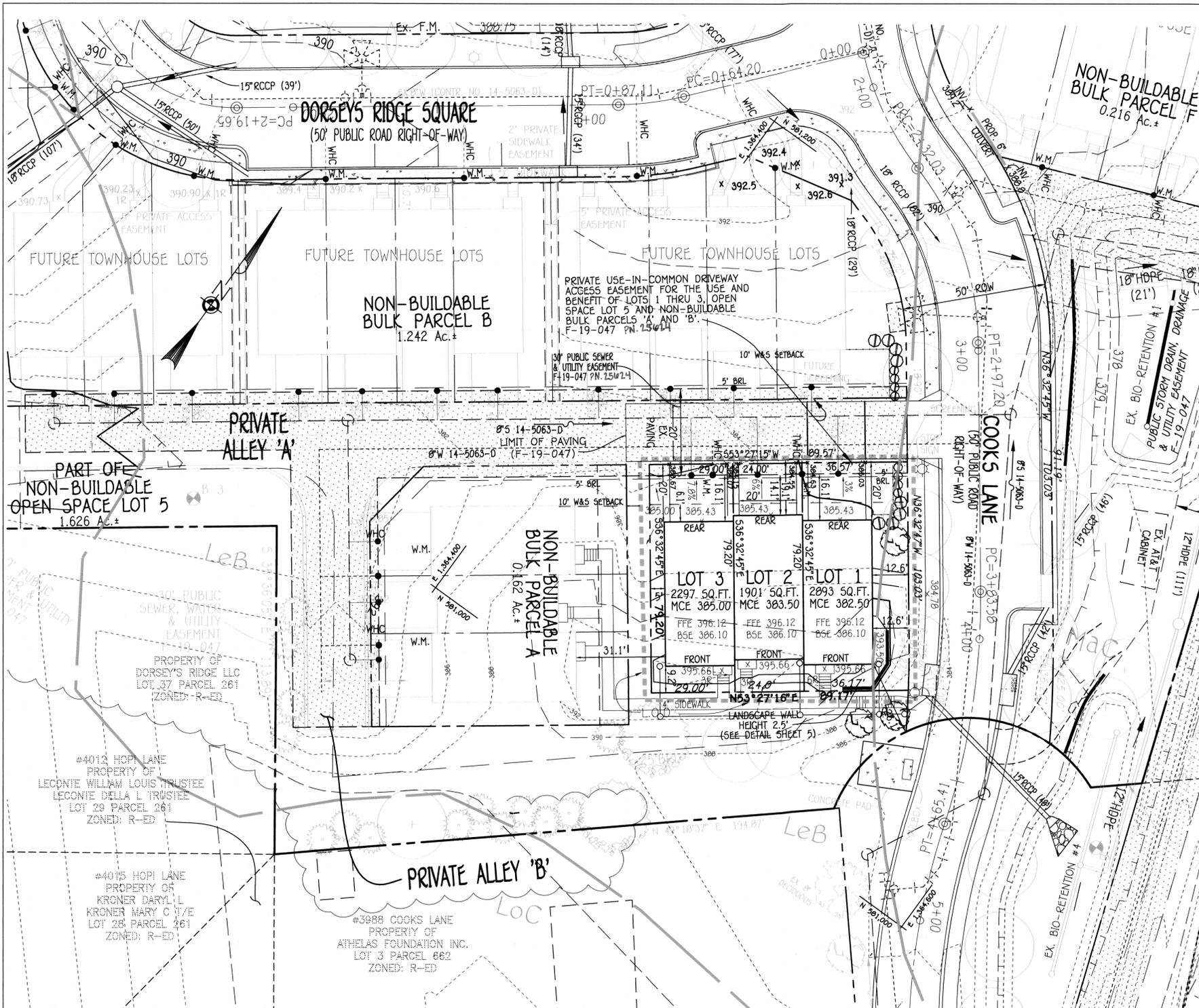
TAX MAP No. 24 GRID No. 18 PARCEL NO. 260

SECOND ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND



**GENERAL NOTES**

- SUBJECT PROPERTY ZONED CEF-R PER 28 11084 APPROVAL TO REZONE PROPERTY FROM R-ED TO CEF-R UNDER DECISION & ORDER APPROVAL DATED OCTOBER 13, 2016. AS PART OF CEF REZONING PROCESS, SUBDIVISION WAS APPROVED BY PLANNING BOARD ON APRIL 14, 2016.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS / BUREAU OF ENGINEERING / CONSTRUCTION INSPECTION DIVISION AT 410-313-1860 AT LEAST (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- THIS SITE DEVELOPMENT PLAN IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS PER COUNCIL BILL 45-2003, THE 10/16/13 COMPREHENSIVE ZONING PLAN AND ZB-11084 DEVELOPMENT OF CONSTRUCTION ON THESE LOTS OR PARCELS MUST COMPLY WITH THE DEVELOPMENT CRITERIA IN ZB11084 AND ZONING REGULATIONS IN EFFECT AT THE TIME OF BUILDING OR GRADING APPLICATION.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- BOUNDARY OUTLINE BASED ON A FIELD RUM MONUMENTED BOUNDARY SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. ON OR ABOUT SEPTEMBER, 2017.
- THE EXISTING TOPOGRAPHY INFORMATION SHOWN IS BASED ON HOWARD COUNTY AERIAL CONTOURS AND SUPPLEMENTED WITH A FIELD RUM SURVEY OF WETLANDS AND STREAM BANKS PERFORMED ON OR ABOUT JANUARY, 2017 BY FISHER, COLLINS & CARTER, INC.
- IN ACCORDANCE WITH SECTION 128.0 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- COORDINATES BASED ON NAD83 HANLON COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS.
- HOWARD COUNTY CONTROL STATION #243 - HORIZONTAL - (NAD 83) HOWARD COUNTY CONTROL STATION #2476 - HORIZONTAL - (NAD 83)  
 N 590.844(9) E 1.364,974(507)  
 ELEVATION = 403.703 - VERTICAL - (NAD 83)
- DORMERS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
  - A) WIDTH - 12" (18" IF SERVING MORE THAN ONE RESIDENCE)
  - B) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/ TAR AND CHIP COATING (1-1/2" MIN.)
  - C) GEOMETRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADII.
  - D) STRUCTURES (BRIDGES/CULVERTS) CAPABLE OF SUPPORTING 25 GROSS TONS (165-LBS/FT<sup>2</sup>)
  - E) DRAINAGE ELEMENTS CAPABLE OF SAFETY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OF WATER OVER THE GRADING PERMIT IN THE AMOUNT OF \$11,400 FOR LANDSCAPING PROVIDED UNDER THIS SITE DEVELOPMENT PLAN. A MINIMUM OF 20" SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
  - F) STRUCTURE CLEARANCES - MINIMUM 15 FEET
  - G) MAINTENANCE SUFFICIENT TO INSURE ALL WEATHER USE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREA.
- FLAG AND PESTIFIDE LOTS, SEWER COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRAINAGE.
- THE FOREST STAND DELINEATION AND WETLAND DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED FEBRUARY, 2017.
- FOREST CONSERVATION REQUIREMENTS HAVE BEEN ADDRESSED WITH F-19-047.
- THIS PROJECT DOES NOT FALL WITHIN THE GUIDELINES OF DESIGN MANUAL, VOLUME III, ROADS AND BRIDGES, SECTION 5.2, F.2, AND WILL NOT REQUIRE A NOISE STUDY.
- STORMWATER MANAGEMENT REQUIREMENTS FOR THIS SITE DEVELOPMENT PLAN HAVE BEEN PROVIDED BY BQO-RETENTION FACILITIES #2 AND #4 APPROVED AND CONSTRUCTED UNDER F-19-047. NO NEW FACILITIES ARE PROPOSED ON LOTS 1 THROUGH 3.
- NO FLOODPLAIN EXIST WITHIN THE LIMITS OF THIS SITE DEVELOPMENT PLAN.
- EXISTING WATER IS PUBLIC (CONTRACT NO. 14-1955-0 & 36W). EXISTING SEWER IS PUBLIC (CONTRACT NO. 10-0956).
- THERE ARE NO KNOWN CHIMNEYS WITHIN THIS SUBDIVISION. THERE IS AN EXISTING HISTORIC SHED HOUSE AND DWELLING, HO-899, THE PAE-FULTON FARM, c. 1850-1900, ON LOT 4 OF THE OVERALL DORSEY'S RIDGE PROJECT TO REMAIN. THE OVERALL DORSEY'S RIDGE PLAN WAS PRESENTED TO THE HISTORIC PRESERVATION COMMISSION ON MARCH 2, 2017 IN CASE HPC-17-19 FOR ADVISORY COMMENTS.
- A TRAFFIC STUDY DATED NOVEMBER 12, 2015 WAS PREPARED BY THE TRAFFIC GROUP WAS PROVIDED AS PART OF F-19-047 AND APPROVED ON MARCH 29, 2016.
- GEOTECHNICAL REPORT WAS PROVIDED WITH F-19-047.
- SOILS SHOWN HEREON ARE BASED ON NCS HANLON SURVEY AND HOWARD COUNTY SOIL SURVEY MAP #13.
- THIS SUBDIVISION IS SUBJECT TO SECTION 104.0.F. OF THE ZONING REGULATIONS, THE MHU AGREEMENT & MHU COVENANTS WILL BE RECORDED WITH F-19-047. MHU COVENANTS WILL BE FULFILLED IN PHASE 2 OF DORSEY'S RIDGE. THE THREE LOTS SHOWN IN THIS PHASE ONE SUBMISSION DO NOT INCLUDE ANY MHU UNITS.
- PERMITS LANDSCAPING OBLIGATION FOR THE OVERALL DORSEY'S RIDGE HAVE BEEN PROVIDED UNDER F-19-047. RESIDENTIAL LANDSCAPING IS PROVIDED WITH THE SITE DEVELOPMENT PLAN. FINANCIAL STATEMENT FOR 3 SPECIES TREES AND 20 SPECIES TREES SHALL BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$11,400 FOR LANDSCAPING PROVIDED UNDER THIS SITE DEVELOPMENT PLAN. A MINIMUM OF 20" SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- PRE-SUBMISSION COMMUNITY MEETINGS WERE HELD ON APRIL 21, 2015 AND AUGUST 17, 2015.
- THIS PLAN IS FOR HOUSE SITING AND GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLAN FOR THIS PROJECT.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- OPEN SPACE REQUIREMENTS FOR THESE LOTS HAVE BEEN PROVIDED UNDER F-19-047.
- A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS/OWNERS EXPENSE FOR ALL THE USE IN COMPLIANCE WITH THE HOWARD COUNTY TRAFFIC DIVISION AT 410-313-8430 FOR DETAILS AND COST ESTIMATES. APPROVAL OF THIS PLAN IS SUBJECT TO THE FOLLOWING COMPLIANCE EXHIBIT:
  - THE DEPARTMENT OF PLANNING AND ZONING DETERMINED THE SITE DEVELOPMENT PLAN FOR PHASE 1 CAN BE APPROVED, BUT THE SUBDIVISION PLANS FOR PHASE 2 SHOULD INCLUDE BOTH THE COOKS LANE IMPROVEMENTS AND THE PATHWAY IMPROVEMENTS AND SHOULD BE SUBMITTED TO SUBMITTAL OF THE SITE DEVELOPMENT PLAN FOR THE CEF PHASE 2 (REMANDEE LOTS).
- THIS PLAN IS SUBJECT TO WP-20-093 WHICH WAS APPROVED ON JANUARY 23, 2020. THE PLANNING DIRECTOR APPROVED THE REQUEST FOR THE ALTERNATIVE COMPLIANCE OF SECTION 16.120(a)(7) TO ALLOW THE REMOVAL OF APPROVAL TO PROTECT SPECIMEN TREE #14. THE PROJECT IS SUBJECT TO THE FOLLOWING COMPLIANCE EXHIBIT:
  - REMOVAL OF THE 3-SPECIMEN TREES WILL REQUIRE REPLACEMENT MITIGATION AT A RATIO OF TWO (2) LARGER CALIPER TREES AT LEAST THREE (3) INCHES (864) FOR EACH SPECIMEN TREE TO ALLOW THE REMOVAL OF APPROVAL TO PROTECT SPECIMEN TREE #14. THE PROJECT IS SUBJECT TO THE FOLLOWING COMPLIANCE EXHIBIT:
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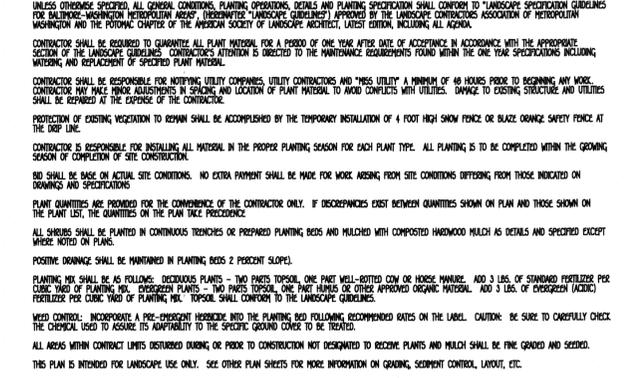
| SCHEDULE C<br>RESIDENTIAL DEVELOPMENT<br>INTERNAL LANDSCAPING |   |
|---|---|
| NUMBER OF DWELLING UNITS                                      | 3 |
| NUMBER OF TREES REQUIRED<br>(1:00 SFA)<br>(1:3 DU APTS)       | 3 |

| LANDSCAPING PLANT LIST |          |  |                     |          |
|------------------------|----------|--|---------------------|----------|
| SYMBOL                 | QUANTITY | BOTANICAL AND COMMON NAME                              | SIZE                | COMMENTS |
|                        | 3        | ACER RUBRUM<br>'ARMSTRONGII'<br>RED MAPLE              | 2 1/2" - 3"<br>CAL. |          |
|                        | 8        | THUJA STANDISHII X PLICATA<br>(GREEN GIANT ARBORVITAE) | 5' - 6' HT.<br>B&B  |          |

**NOTES:**  
 - THE LANDSCAPE MANUAL SURETY IN THE AMOUNT OF \$1,140.00 FOR 3 SHADE TREES @ \$300/SHADE TREE AND 8 SHRUBS @ \$30/SHRUB SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT FOR THIS PLAN (SOP-19-029).  
 - THE OWNER, TENANT, AND THEIR RESPECTIVE AGENTS, IF ANY, SHALL JOINTLY AND SEVERALLY BE RESPONSIBLE FOR THE MAINTENANCE OF THE REQUIRED LANDSCAPING. ALL REQUIRED PLANTINGS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND, WHENEVER NECESSARY, REPLACED WITH COMPARABLE NEW PLANT MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS.

**PLANTING SPECIFICATIONS**  
 PLANTS, RELATED MATERIAL, AND OPERATIONS SHALL MEET THE DETAILED DESCRIPTION AS GIVEN ON THE PLANS AND AS DESCRIBED HEREIN.  
 ALL PLANT MATERIAL, UNLESS OTHERWISE SPECIFIED, SHALL BE HEREBY GRADUALLY UNIFORMLY GRADUALLY HAVE A MEDIAN ROOT SYSTEM, AND SHALL CONFORM TO THE SPECIES, SIZE, ROOT AND SHAPE SHOWN ON THE PLANT LIST AND THE AMERICAN ASSOCIATION OF HORTICULTURE (AAH) STANDARDS. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, FREE FROM DEFECTS, BEYOND, DEFORMING ROOTS, SANITARY BARK, ABNORMALS OF THE BARK, PLANT DAMAGE, INSECT PESTS, GIBBS, BARKS AND ALL FORMS OF INSECT INFESTATIONS OR COLLECTORABLE DISEASES. PLANT MATERIAL, THE 3 WEEK OR MORE HAS BEEN CUT BACK FROM LARGER SPECIES TO FREE SPECIFIED REQUIREMENTS WILL BE REJECTED. TREES WITH FORCED LEADERS WILL NOT BE ACCEPTED. ALL PLANTS SHALL BE FREELY DUG, NO HEAVY-IN PLANTS FROM COOL STORAGE WILL BE ACCEPTED.  
 UNLESS OTHERWISE SPECIFIED, ALL GENERAL CONDITIONS, PLANTING OPERATIONS, DETAILS AND PLANTING SPECIFICATIONS SHALL CONFORM TO "LANDSCAPE SPECIFICATION GUIDELINES FOR BUILDING-ADJACENT METROPOLITAN AREAS" (HEREINAFTER "LANDSCAPE GUIDELINES") APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON AND THE PASTORAL CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, LATEST EDITION, INCLUDING ALL ADDENDA.  
 CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER DATE OF ACCEPTANCE IN ACCORDANCE WITH THE APPROPRIATE SECTION OF THE LANDSCAPE GUIDELINES. CONTRACTOR'S ATTENTION IS DIRECTED TO THE MAINTENANCE REQUIREMENTS FOUND WITHIN THE ONE YEAR SPECIFICATIONS INCLUDING WATERING AND REPLACEMENT OF SPECIFIED PLANT MATERIAL.  
 CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES, UTILITY CONTRACTORS AND "THIS UTILITY" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING ANY WORK. CONTRACTOR MUST PLACE MARKERS IN SPACES AND LOCATION OF PLANT MATERIAL TO AVOID CONFLICTS WITH UTILITIES. DAMAGE TO EXISTING STRUCTURE AND UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.  
 PROTECTION OF EXISTING VEGETATION TO REMAIN SHALL BE ACCOMPLISHED BY THE TEMPORARY INSTALLATION OF A FOOT HIGH SHAW FENCE OR BLAZE ORANGE SAFETY FENCE AT THE DROP LINE.  
 CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIAL IN THE PROPER PLANTING SEASON FOR EACH PLANT TYPE. ALL PLANTING IS TO BE COMPLETED WITHIN THE GROWING SEASON OF COMPLETION OF SITE CONSTRUCTION.  
 BID SHALL BE BASED ON ACTUAL SITE CONDITIONS. NO EXTRA PAYMENT SHALL BE MADE FOR MORE ARISING FROM SITE CONDITIONS DIFFERING FROM THOSE INDICATED ON DRAWINGS AND SPECIFICATIONS.  
 PLANT QUANTITIES ARE PROVIDED FOR THE COMMENCEMENT OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN TAKE PRECEDENCE.  
 ALL SHRUBS SHALL BE PLANTED IN CONTINUOUS TECHNIQUES OR PREPARED PLANTING BEDS AND MULCHED WITH COMPOSTED HARDWOOD MULCH AS DETAILS AND SPECIFIED EXCEPT WHERE NOTED ON PLANS.  
 POSITIVE DRAINAGE SHALL BE MAINTAINED IN PLANTING BEDS 2 PERCENT SLOPE.  
 PLANTING MIX SHALL BE AS FOLLOWS: DECIDUOUS PLANTS - TWO PARTS TOPSOIL, ONE PART WELL-ROTTED COM OR HOUSE MANURE, ADD 3 LBS. OF STANDARD FERTILIZER PER CUBIC YARD OF PLANTING MIX. EVERGREEN PLANTS - TWO PARTS TOPSOIL, ONE PART HUMUS OR OTHER APPROVED ORGANIC MATERIAL, ADD 3 LBS. OF EVERGREEN (ACIDIC) FERTILIZER PER CUBIC YARD OF PLANTING MIX. TOPSOIL SHALL CONFORM TO THE LANDSCAPE GUIDELINES.  
 WEED CONTROL - INCORPORATE A PRE-EMERGENT HERBICIDE INTO THE PLANTING BED FOLLOWING RECOMMENDED RATES ON THE LABEL. CAUTION: BE SURE TO CAREFULLY CHECK THE CHEMICAL USED TO ASSURE ITS APPLICABILITY TO THE SPECIFIC GROUND COVER TO BE TREATED.  
 ALL AREAS WITHIN CONTRACT LIMITS DISTURBED DURING OR PRIOR TO CONSTRUCTION NOT DESIGNATED TO RECEIVE MULCH SHALL BE FINE GRADED AND SEEDED.  
 THIS PLAN IS INTENDED FOR LANDSCAPE USE ONLY. SEE OTHER PLAN SHEETS FOR MORE INFORMATION ON GRADING, SEEDING CONTROL, LAYOUT, ETC.

**PLANTING SPECIFICATIONS**  
 NOTE: CONTRACTOR TO REGRADE, SOO OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF THEIR WORK.  
 SPRAY WITH WILT-PROOF ACCORDING TO MANUFACTURER'S STANDARDS  
 PRUNE 1/3 LEAF AREA BUT RETAIN NATURAL FORM OF TREE.  
 2 PIECES OF REINFORCED RUBBER HOSE  
 DOUBLE #12 GALVANIZED WIRE GUYS TWISTED  
 3-2" X 2" OAK STAKES, NOTCH STAKES TO HOLD WIRE  
 WRAP TRUNK TO SECOND TIER OF BRANCHES WITH WATERPROOF TREE WRAP, TIE AT 24" INTERVALS (EXCEPT EVERGREENS)  
 REMOVE ANY COVERING FROM TOP OF ROOT CROWN  
 3" MULCH  
 MAINTAIN GROUND LINE WITH TOP OF ROOT CROWN  
 CONSTRUCT 3" SAUCER RIM-FLOOD WITH WATER TWICE WITHIN 24 HOURS  
 TOP SOIL MIXTURE  
 CONVEX BOTTOM 6" MIN. HT.



| LEGEND |                                   |
|--------|-----------------------------------|
| SYMBOL | DESCRIPTION                       |
|        | EXISTING 2' CONTOURS              |
|        | EXISTING 10' CONTOURS             |
|        | PROPOSED CONTOUR                  |
|        | SPOT ELEVATION                    |
|        | H.P.                              |
|        | SOILS LINES AND TYPE              |
|        | PROPOSED TREELINE                 |
|        | EXISTING TREELINE                 |
|        | EXISTING TREES & SHRUBS           |
|        | LANDSCAPING PER F-19-047          |
|        | T.B.R. TO BE REMOVED OR RELOCATED |
|        | EXISTING FENCE LINE               |
|        | EXISTING PAVING                   |
|        | USE-IN-COMMON ACCESS EASEMENT     |
|        | DRAINAGE AND UTILITY EASEMENT     |
|        | LIMITS OF DISTURBANCE             |
|        | PERMEABLE PAVING                  |

**LANDSCAPE DEVELOPER'S CERTIFICATE**

I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a certification of landscape installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

*Scott H. [Signature]* 2/5/21  
 Date

This plan has been prepared in accordance with the provision of Section 16.124 of the Howard County Code and Landscape Manual. Financial surety for the required landscaping will be posted as part of the developer's agreement.

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10272 BALDWIN NATIONAL PLACE  
 ELLICOTT CITY, MARYLAND 21142  
 (410) 461-2099

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development 3/24/21 Date

Chief, Development Engineering Division 3-22-21 Date

Director - Department of Planning and Zoning 3-24-21 Date



**PROFESSIONAL CERTIFICATION**  
 "PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE, 7/14/21."  
 Frank John Dranlan, II 2/2/21  
 NAME DATE

OWNER/DEVELOPER: DORSEYS RIDGE, LLC  
 C/O DAVE WOODS/SENER  
 308 MAGOOTH ROAD  
 SEVERNA PARK, MD 21146  
 410-461-0837

BUILDER: INR, INC.  
 C/O BRENT HANAUER  
 9720 PATUXENT WOODS DRIVE  
 COLUMBIA, MD 21046  
 443-832-9102

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

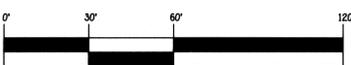
| SUBDIVISION    |           | SECTION/AREA |          | LOT Nos.      |            |
|----------------|-----------|--------------|----------|---------------|------------|
| DORSEY'S RIDGE |           | N/A          |          | LOTS 1 THRU 3 |            |
| PLAT NO.       | BLOCK NO. | ZONE         | TAX/ZONE | ELEC. DIST.   | CENSUS TR. |
| 15624-28       | N/A       | CEF-R        | 24       | 2             | 601101     |

**SITE DEVELOPMENT & LANDSCAPE PLAN**  
**DORSEY'S RIDGE**  
 PHASE-1  
 LOTS 1 THRU 3  
 ZONED: CEF-R  
 PREVIOUS HOWARD COUNTY FILES: 5-09-014, P-09-040, F-09-150, F-05-129, F-09-074, ZB1106M, 5-17-006, WP-17-084, WP-18-038, WP-18-136, WP-20-053, WP-20-097, AND F-19-047.  
 TAX MAP NO.: 24 GRID NO.: 18 PARCEL NO: 260  
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: JANUARY, 2021  
 SHEET 2 OF 5 SOP-20-039

| LEGEND |   |
|--------|---|
| SYMBOL | DESCRIPTION                             |
| ---    | EXISTING CONTOUR 2' INTERVAL            |
| ---    | EXISTING CONTOUR 10' INTERVAL           |
| ---    | PROPOSED CONTOUR 10' INTERVAL           |
| ---    | PROPOSED CONTOUR 2' INTERVAL            |
| x362.2 | SPOT ELEVATION                          |
| ---    | LIMIT OF DISTURBANCE                    |
| ---    | EXISTING WATER & SEWER UTILITY EASEMENT |
| ---    | EXISTING STORM DRAIN                    |
| ---    | EXISTING WATER                          |
| ---    | EXISTING SEWER                          |
| ---    | BUILDING AND DRIVES TO BE REMOVED       |
| ---    | SUPER SILT FENCE                        |
| ---    | SILT FENCE                              |
| ---    | DENOTES EXISTING FOREST TO BE REMOVED   |
| ---    | LANDSCAPING PER F-19-047                |
| ---    | DENOTES EXISTING TREES TO REMAIN        |

| SOILS LEGEND |   |       |      |
|--------------|---|-------|------|
| SOIL         | NAME  | CLASS | Kw   |
| LeB          | Legore silt loam, 3 to 8 percent slopes, stony  | C     | 0.2B |
| LeC          | Legore silt loam, 8 to 15 percent slopes, stony | C     | 0.2B |
| MaC          | Manor loam, 8 to 15 percent slopes              | B     | 0.24 |

SOILS TAKEN FROM WEB SOILS SURVEY



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development *[Signature]* 3/22/21 Date

Chief, Development Engineering Division *[Signature]* 3-22-21 Date

Director Department of Planning and Zoning *[Signature]* 3-24-21 Date



**PROFESSIONAL CERTIFICATE**

"I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

*[Signature]* 3/22/21 Date  
SIGNATURE OF LICENSED PROFESSIONAL FRANK JOHN MANALANSAN II

**BUILDER/DEVELOPER'S CERTIFICATE**

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, FOR SEDIMENT AND EROSION CONTROL, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

*[Signature]* 3/22/21 Date  
SIGNATURE OF DEVELOPER BRENT HANAUER

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

*[Signature]* 02/02/2021 Date  
HOWARD SOIL CONSERVATION DISTRICT

**OWNER/DEVELOPER**  
DORSEY'S RIDGE, LLC  
C/O DAVE WOIWESSNER  
308 MAGOTHY ROAD  
SEVERNA PARK, MD 21146  
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COLUMBIA, MD 21046  
443-832-9102

| SUBMISSION |           | REVISION |          | SECTION/AREA |            | LOT Nos.      |  |
|------------|-----------|----------|----------|--------------|------------|---------------|--|
| PLAT NO.   | BLOCK NO. | ZONE     | TAX/ZONE | ELEC. DIST.  | CENSUS TR. | LOTS 1 THRU 3 |  |
| 25024-28   | N/A       | CEP-R    | 24       | 2            | 601101     |               |  |

**SEDIMENT CONTROL PLAN**

**DORSEY'S RIDGE**

**PHASE-I**

**LOTS 1 THRU 3**

ZONED: CEP-R

PREVIOUS HOWARD COUNTY FILES: 5-09-014, P-09-040, F-09-158, F-05-129, F-09-074, ZB1106M, 5-17-006, WP-17-084, WP-18-038, WP-18-136, WP-20-053, WP-20-097, AND F-19-047.

TAX MAP NO.: 24 GRID NO.: 18 PARCEL NO: 260

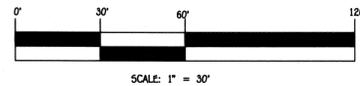
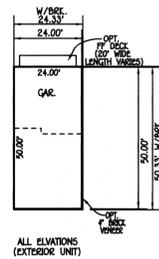
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN DATE: JANUARY, 2021

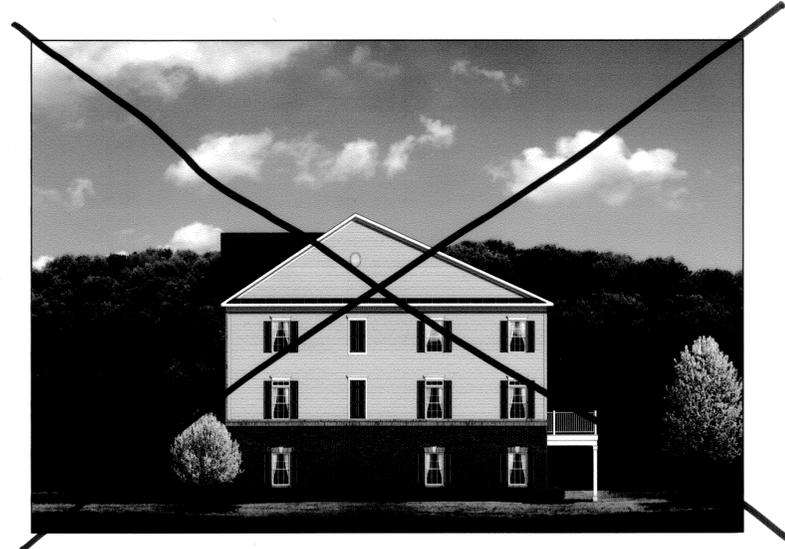
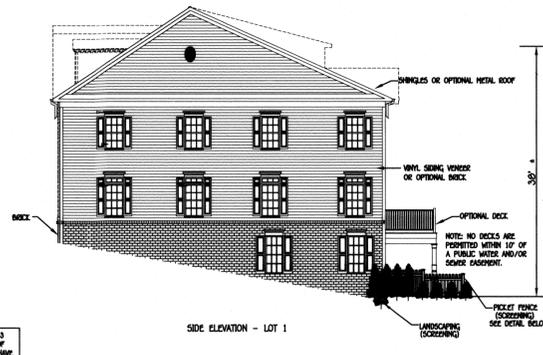
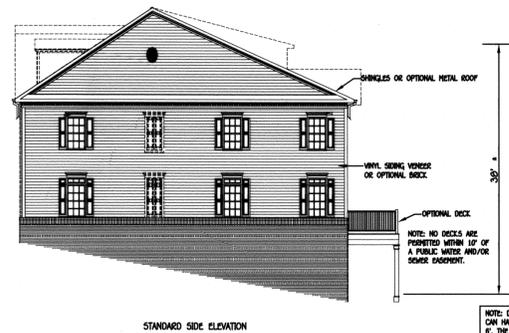
SHEET 3 OF 5

SOP-20-039





**ANDREW CARNEGIE 2880A-01**  
SCALE: 1" = 30"



**CORNER TOWNHOUSE SIDE ELEVATION**  
TO BE USED ON LOT 1 IN ACCORDANCE WITH ARCHITECTURAL DESIGN GUIDANCE (SEE SHEET 1)

**ARCHITECTURAL DESIGN GUIDANCE**

- A. DESIGN INTENT:
  1. The residential architecture shall establish a harmonious and common neighborhood character, while being respectful of the distinctive and historic architectural heritage of the Pae-Fulton House.
  2. Buildings shall activate and frame pedestrian-oriented neighborhood spaces, such as streets, greens, mews and courts. The architecture shall provide visual interest around these spaces.
  3. Where possible, visually distracting building elements such as, garage openings, parking areas and mechanical equipment shall not be located within view from streets and public spaces.
- B. GENERAL ARCHITECTURAL ELEMENTS:
  1. Townhouse entrances should orient to and address the street or public open space.
  2. Townhouses shall be designed to be stylistically and materially distinctive from the historic Pae-Fulton house.
  3. Facades oriented toward streets and public open spaces shall be designed to create visual interest by incorporating higher quality of materials, such as masonry and fiber-cement siding, and higher quality of detailing.
- C. CORNER TOWNHOUSES:
  1. Corner townhouses have two facades oriented towards important public spaces: open spaces and streets. These units shall have primary building entrances placed on the side elevation towards the street to give the impression of a detached home when viewed from the side. Both public oriented sides shall be designed to incorporate higher quality of materials, more fenestration and a higher quality of detailing.
  2. Corner townhouses shall be designed to minimize views into the alley from the street. Wing walls, trellises, landscaping and building extensions shall be used to screen the alley. Screen structures shall connect to and be designed as an extension of the corner house using similar details and materials.
- D. FRONT GARAGE TOWNHOUSES:
  1. Front garage townhouses shall provided architectural design elements to reduce the visual prominence of garage openings from the street. These elements may include the following:
    - a. Doors constructed with neutral materials and color.
    - b. Narrow garage openings or the use of two narrower garage doors.
    - c. Recessed garage doors beyond the front entrance and facade of the townhouse, and
    - d. Roof eaves or facade details to cast shadows over garage opening.
  2. Front garage townhouse driveways shall be designed to the narrowest useable width.

**Trex® Seclusions®**  
COMPOSITE FENCING SYSTEM

ARCHITECTURAL DRAWING:  
TREX SECLUSIONS FENCING  
6' TALL x 8' WIDE

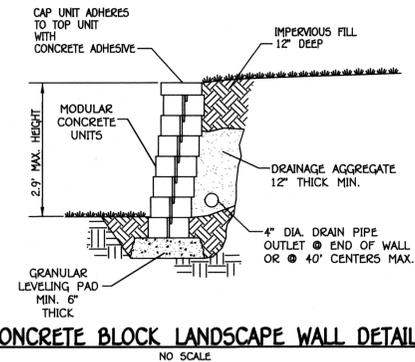
| COMPONENTS                        | QUANTITY | LENGTH  |
|-----------------------------------|----------|---------|
| Post Cap: Pyramid, Flat, or Crown | 1        | 108"    |
| 5" x 5" Post                      | 1        | 91"     |
| 4" x 4" Top Rail                  | 1        | 91"     |
| 1"x5.75" Interlocking Picket      | 19       | 87"     |
| 1" x 5.75" Bottom Rail Cover      | 2        | 91"     |
| Aluminum Bottom Rail              | 1        | 90 1/2" |
| Fence Bracket                     | 4        |         |
| 1/8" (Typ) Exterior Wood Screws   | 24       |         |

**NOTES:**

1. INSTALLATION TO BE COMPLETED PER MANUFACTURER'S SPECIFICATION.
2. THIS DRAWING IS PROVIDED FOR PLANNING PURPOSES. REFER TO MANUFACTURER'S INSTALLATIONS FOR CONSTRUCTION DETAILS.
3. REFER TO MANUFACTURER'S WEBSITE FOR PRODUCT INFORMATION.
4. DRAWING NOT TO SCALE.

**PRIVACY FENCE DETAIL**  
TYPE: TREX SECLUSIONS COMPOSITE FENCING (OR APPROVED EQUAL)

180 EXETER DR., WINCHESTER VA, 22803  
WWW.TREXFENCING.COM  
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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development *[Signature]* 3/22/21 Date

Chief, Development Engineering Division *[Signature]* 3-22-21 Date

Director, Department of Planning and Zoning *[Signature]* 3-24-21 Date



**PROFESSIONAL CERTIFICATION**

"PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE, 7/14/21.

*Frank John Dambas* 3/22/21  
NAME DATE

**OWNER/DEVELOPER**  
DORSEY'S RIDGE, LLC  
C/O DAVE WOODS/ESR  
308 MAGOOTHY ROAD  
SEVERNA PARK, MD 21146  
410-461-0837

**BUILDER**  
NVR, INC.  
C/O BRENT HANAUER  
9720 PATUXENT WOODS DRIVE  
COLUMBIA, MD 21046  
443-832-9102

| NO.            | REVISION      | DATE       |
|----------------|---------------|------------|
| SUBDIVISION    |               |            |
| DORSEY'S RIDGE |               |            |
| SECTION/AREA   | LOT Nos.      |            |
| N/A            | LOTS 1 THRU 3 |            |
| PLAT NO.       | BLOCK NO.     | ZONE       |
| 25024-28       | N/A           | CEF-R      |
| TAX/ZONE       | ELEC. DIST.   | CENSUS TR. |
| 24             | 2             | 601101     |

ARCHITECTURAL DETAILS AND ELEVATIONS

**DORSEY'S RIDGE**  
PHASE-1  
LOTS 1 THRU 3  
ZONED: CEF-R

PREVIOUS HOWARD COUNTY FILES: S-09-014, P-09-040, F-09-150, F-09-129, F-09-074, ZB1106M, S-17-006, WP-17-084, WP-18-038, WP-18-136, WP-20-053, WP-20-097, AND F-19-047.

TAX MAP NO.: 24 GRID NO.: 18 PARCEL NO: 260  
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: JANUARY, 2021  
SHEET 5 OF 5

50P-20-039