

GENERAL NOTES

- 1. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT 410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
2. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
3. ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS ALTERNATIVE COMPLIANCES HAVE BEEN APPROVED.
4. THE SUBJECT PROPERTY IS ZONED R-12 IN ACCORDANCE WITH THE 10/06/2013 COMPREHENSIVE ZONING PLAN (SECTION 109.0 OF THE HOWARD COUNTY ZONING REGULATIONS) AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.
5. THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHIC SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED OCTOBER 2012 & JANUARY 2013. THE SITE TOPOGRAPHY FROM HOWARD COUNTY GIS.
6. THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED JANUARY 31, 2013 AND AS AMENDED PER 1.6288 F.488 & 1.6288 F.502 (WP-15-098).
7. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 424 AND 428 WERE USED FOR THIS PROJECT.
8. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN. ALTERNATIVE COMPLIANCE, OR BUILDING AND GRADING PERMITS.
9. STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF ALTERNATIVE SURFACE & MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA, AS WELL AS BIoretention FACILITIES.
10. H.O.A. OPEN SPACE FACILITIES INCLUDE: F-6 BIoretention FACILITIES, MICRO-SCALE MICRO-BIoretention (M-6) AND A SUBMERGED GRAVEL WETLAND (M-2). THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE H.O.A. MAINTENANCE INCLUDES: MAINTENANCE OF OUTLET STRUCTURES AND PIPES, MULCH, WEEDING, PLANTINGS, PERFORATED UNDERDRAINS, FEEDER PIPES, AND ROUTINE SOIL REPLACEMENT. (DEVELOPER AGREEMENT AND DECLARATION OF COVENANT EXECUTED ON NOVEMBER 23, 2020)
11. ON-LOT H.O.A. MAINTAINED FACILITIES INCLUDE MICRO-SCALE PRACTICE BIO-SWALES (M-8). THESE FACILITIES WILL BE PRIVATELY OWNED (INDIVIDUAL LOT OWNERS) AND MAINTAINED BY THE H.O.A. MAINTENANCE INCLUDES: MAINTENANCE OF OUTLET STRUCTURES AND PIPES, MULCH, WEEDING, PLANTINGS, PERFORATED UNDERDRAINS, FEEDER PIPES, AND ROUTINE SOIL REPLACEMENT. (DECLARATION OF COVENANT TO BE EXECUTED WITH THIS SITE DEVELOPMENT PLAN)
12. ON-LOT PRIVATELY OWNED AND MAINTAINED FACILITIES INCLUDE ALTERNATIVE SURFACES PERMEABLE PAVEMENT (A-2) DRIVEWAYS AND MICRO-SCALE DRYWELLS (M-5). (LOTS 1-4. DEVELOPER AGREEMENT AND DECLARATION OF COVENANTS EXECUTED ON NOVEMBER 23, 2020. LOTS 12-38. THE DECLARATION OF COVENANTS WILL BE EXECUTED WITH THIS SITE DEVELOPMENT PLAN)
13. THE PROPOSED UNITS SHALL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM.
14. EXISTING UTILITIES LOCATED FROM THE F-19-051 ROAD CONSTRUCTION PLANS AND AVAILABLE RECORD DRAWINGS, APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTORS INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE.
15. ANY DAMAGE TO THE COUNTY'S RIGHTS-OF-WAY, PAVING, OR EXISTING UTILITIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
16. SHO ELEVATIONS ARE LOCATED AT THE PROPERTY LINE/EDGE OF EASEMENT.
17. THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING:
AT&T 1-800-252-1133
BGE (CONSTRUCTION SERVICES) 410-637-8713
BGE (EMERGENCY) 410-685-0123
BUREAU OF UTILITIES 410-313-4900
COLONIAL PIPELINE CO 410-795-1390
MISS UTILITY 1-800-257-7777
STATE HIGHWAY ADMINISTRATION 410-531-5533
VERIZON 1-800-743-0033
18. THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT PER THE HOWARD COUNTY HISTORIC SITE MAP.
19. IN ACCORDANCE WITH SECTION 128.0.A.(1) OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 15 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.
20. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (16 FEET 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 MINIMUM 45 FOOT TURNING RADIUS
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
F) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
18. UTILIZE MODIFIED HOWARD COUNTY NO. R-6.033 FOR THE USE-IN-COMMON DRIVEWAY AND LOT DRIVEWAY ENTRANCES AT CARBO DRIVE.
19. SIDEWALK ABUTTING MODIFIED CURBING, SEE DETAIL HEREON
20. UTILIZE HOWARD COUNTY STANDARD DETAIL NO. R-6.022 FOR THE USE-IN-COMMON DRIVEWAY ENTRANCES AT JONES ROAD.
21. TRASH & RECYCLING COLLECTION WILL BE AT THE COUNTY ROADWAYS WITHIN THE FEET (5') OF THE COUNTY ROADWAY.
22. FLAG AND PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JOINTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
23. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT:
- WATER & SEWER FOR THIS PROJECT PROVIDED PER CONTRACT 24-5066-D.
24. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
25. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
26. ALL WATER HOUSE CONNECTIONS SHALL BE OUTSIDE METER SETTING UNLESS OTHERWISE NOTED ON THE PLANS OR IN SPECIFICATIONS.
27. ACCORDING TO THE HOWARD COUNTY CEMETERY INVENTORY, THIS PARCEL DOES NOT CONTAIN A CEMETERY THAT IS LISTED.
28. -TO THE BEST OF THE OWNER'S KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OF CEMETERIES LOCATED ON THE PROJECT SITE.
29. -JONES ROAD IS CLASSIFIED AS A PUBLIC LOCAL ROAD.
30. -CARBO DRIVE IS CLASSIFIED AS A PUBLIC ACCESS STREET.
31. -3 PRIVATE USE-IN-COMMON DRIVEWAYS.
32. IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE OPEN SPACE REQUIREMENTS FOR THIS R-12 PROJECT IS 40% OF THE GROSS AREA WHEN USING THE OPTIONAL MINIMUM LOT SIZE OF 7,200 SF. OPEN SPACE PROVIDED UNDER F-19-051:
- OPEN SPACE LOTS 5, 6, 9, 10, AND 11 OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- OPEN SPACE LOTS 7-8 TO BE OWNED AND MAINTAINED BY HOWARD COUNTY
33. IN ACCORDANCE WITH SECTION 16.121(A)(4) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, RECREATION OPEN SPACE FOR THIS R-12 PROJECT IS 200 SF / UNIT (31 X 200 = 6,200 SF). THE OVERALL REQUIREMENT WAS MET UNDER F-19-051.
34. WETLANDS AND STREAMS SHOWN ON SITE ARE BASED ON THE DELINEATION BY ECO-SYSTEM PROFESSIONALS, INC. DATED DECEMBER 16, 2016.
35. - TWO (2) SPECIMEN TREES WERE FOUND ON SITE.
36. - F-19-051 REMOVED THE 2 TREES. REFER TO ALTERNATIVE COMPLIANCE WP-18-015.
37. FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL A PORTION OF THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION MANUAL.
38. -NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
39. - THE FOREST OBLIGATION HAS BEEN FULFILLED UNDER F-19-051.
40. -THE ENVIRONMENTAL CONCEPT PLAN (ECP-17-032) WAS APPROVED ON APRIL 10, 2017.
41. -THE SKETCH PLAN (S-17-005) WAS APPROVED ON NOVEMBER 2, 2017.
42. -THE PRELIMINARY PLAN (P-18-003) WAS APPROVED ON OCTOBER 3, 2018.
43. -THE FINAL PLAN (F-19-051) WAS APPROVED ON JANUARY 28, 2020.
44. -THE PHASE 2 PLAN (F-19-052) WAS APPROVED ON JANUARY 28, 2020.
45. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, INC., DATED MARCH 15, 2017 AND WAS APPROVED NOVEMBER 2, 2017. A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
46. A TEST PIT REPORT FOR THIS PROJECT WAS PREPARED BY HARDIN-KOHT ASSOCIATES, INC. DATED APRIL 19, 2017.
47. THE PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON JANUARY 6, 2016 AT NORTH LAUREL COMMUNITY CENTER. A LANDSCAPE PLAN WAS PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL AND APPROVED UNDER F-19-051.
48. - THE FINANCIAL SURETY WAS POSTED AS PART OF THE F-19-051 DEVELOPER'S AGREEMENT.
49. PUBLIC STREET TREES AND HERMITER LANDSCAPING WAS PROVIDED FOR THIS PROJECT UNDER F-19-051 IN ACCORDANCE WITH SECTION 16.124(C)(1) AND (A)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. FINANCIAL SURETY WAS POSTED AS PART OF THE F-19-051 ENGINEERING COST ESTIMATE.
50. SOIL TYPES SHOWN HEREON ARE IN ACCORDANCE WITH THE WEB SOIL SURVEY HOWARD COUNTY, MARYLAND.
51. THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY ROBERT H. VOGEL ENGINEERING, DATED MARCH 2017 AND APPROVED ON JUNE 28, 2017 UNDER F-19-051 & S-17-005.
52. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE WETLANDS, STREAMS, OR THEIR REGULATED BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100-YEAR FLOODPLAIN.
53. NO ENVIRONMENTAL AREAS ARE LOCATED ON LOTS 1-4 OR 12-38.
54. NO STEEP SLOPES OVER 20.00% SF CONTIGUOUS ARE LOCATED ON SITE.
55. IN ACCORDANCE WITH DESIGN MANUAL-VOLUME 3, CHAPTER 2 - SECTION 2.9.B. AND THE HOWARD COUNTY ZONING REGULATIONS SECTION 133.0.D.2.a., PARKING IS REQUIRED AT TWO (2) SPACES PER UNIT OFF STREET. PARKING TO INCLUDE GARAGE SPACE, DRIVEWAY AND PARKING PADS.
56. -REFER TO PARKING TABULATION.
57. THIS PROJECT IS SUBJECT TO WP-19-098. ON JULY 1, 2015, THE PLANNING DIRECTOR APPROVED THE REQUEST FOR AN ALTERNATIVE COMPLIANCE TO SECTION 16.147 AND SECTION 16.102 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WHICH STATES THAT A FINAL PLAN IS THE OFFICIAL RECORD OF THE DIVISION OF LAND. THE APPLICANT IS REQUESTING TO ALLOW THE DIVISION OF PROPERTIES WHO AN ADDUMNER DEED INSTEAD OF A FINAL PLAN.
58. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE ADDUMNER DEEDS MUST BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY WITHIN 60 DAYS OF THE DATE OF THE WANNER APPROVAL LETTER (ON OR BEFORE AUGUST 30, 2015), AND THE ADDUMNER DEED MUST REFER TO THIS DEPARTMENT.
2. APPROVAL OF THIS WANNER IS TO ALLOW THE REAR 10 FEET OF LOTS 6 & 7 TO BE TRANSFERRED AND ADJOINED TO THE HOWARD COUNTY HOUSING COMMISSION LOTS (LOTS 8 & 9 AND LOTS 3 - 5). NO OTHER TRANSFERS ARE BEING ENDORSED, NO ADDITIONAL LOTS WILL BE CREATED AND NO NEW DEVELOPMENT, CONSTRUCTION OR IMPROVEMENTS ARE PERMITTED UNDER THIS REQUEST.
3. LOTS 8 & 9, AND THE 10' WIDE STRIP OF LAND APPROVED UNDER THIS REQUEST, SHALL BE INCLUDED IN THE FUTURE SUBDIVISION PLAT FOR LOTS 3 - 5.
4. AT A MINIMUM, UPON FUTURE SUBDIVISION AND DEVELOPMENT OF THE HOUSING COMMISSION PROPERTY (LOTS 3 - 5), A SIDEWALK MUST BE CONSTRUCTED ON JONES ROAD ALONG THE FRONTSIDES OF LOTS 3-9. FURTHER REVIEW OF THE SIDEWALK REQUIREMENTS, INCLUDING BUT NOT LIMITED TO THE SIDEWALK SPECIFICATIONS, AND THE EXTENSION AND LOCATION OF THE SIDEWALKS, WILL BE REVIEWED IN COMPLETE COMPLIANCE DURING THE SUBDIVISION AND/OR SITE DEVELOPMENT PLAN PHASE.
59. F-19-051 DETAILS THE EXTENT OF SIDEWALK TO BE CONSTRUCTED ALONG JONES ROAD, FROM INTERSECTION OF ROSE LANE TO THE EXISTING SIDEWALK OPPOSITE THE JONES ROAD / MARY LANE INTERSECTION (14437.12' 12")

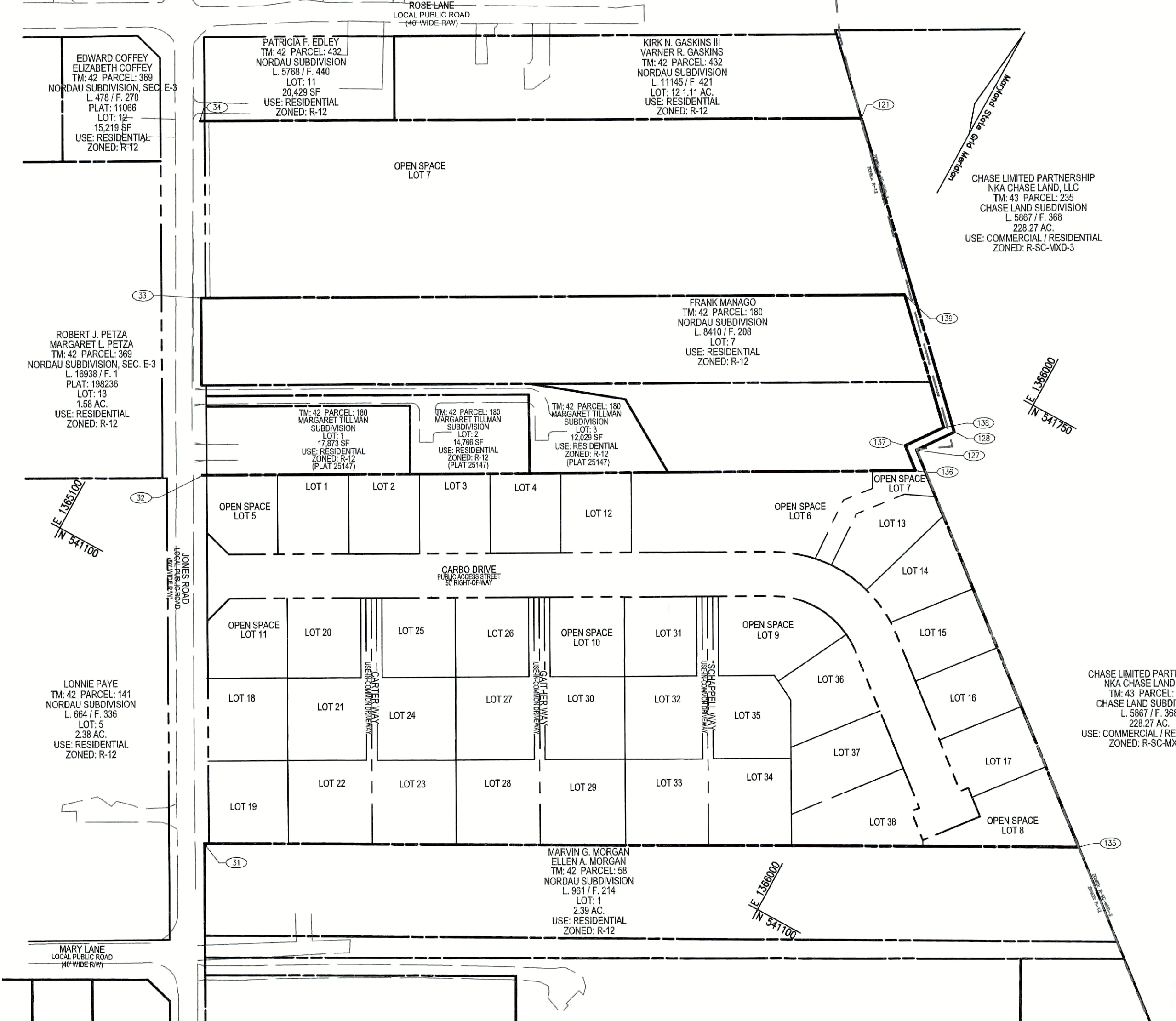
NOTE:

THE EXISTING GRADES SHOWN HEREON WILL BE ESTABLISHED UNDER THE FINAL ROAD AND STORM DRAIN CONSTRUCTION PLANS FOR GREENWOOD VILLAGE F-19-051.

NOTES:

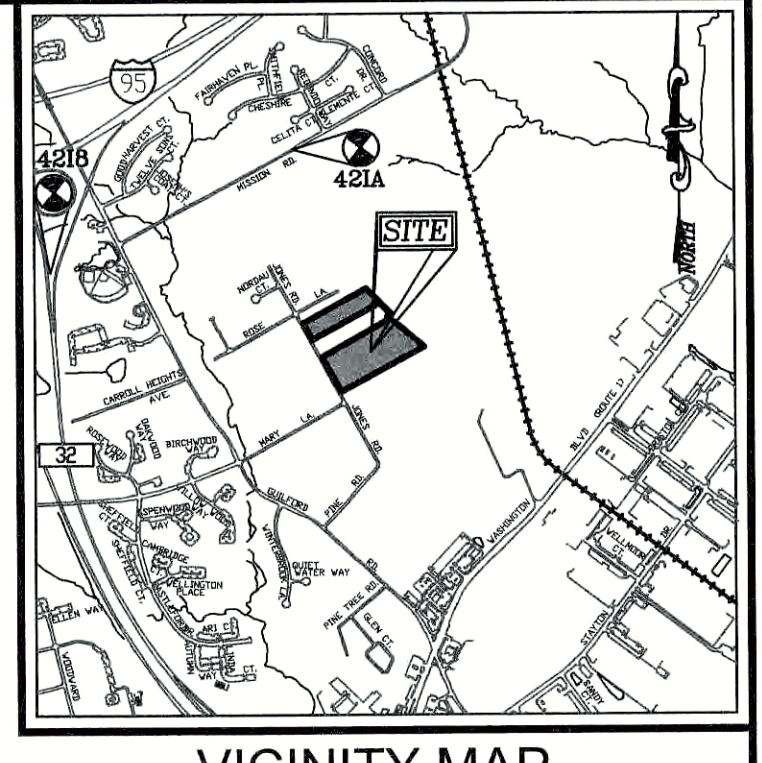
- 1. ALL WATER CONNECTIONS SHALL BE 1-1/2" WITH 1" OUTSIDE METER SETTINGS, UNLESS OTHERWISE NOTED. REFER TO HOWARD COUNTY DETAILS W-3.28 OUTSIDE METER SETTINGS.

SITE DEVELOPMENT PLAN GREENWOOD VILLAGE PHASE 1 LOTS 1-4, PHASE 2 LOTS 12-38 HOWARD COUNTY, MARYLAND



COORDINATE TABLE with columns for No., North, and East coordinates.

BENCHMARKS table listing Howard County benchmarks with coordinates and elevations.

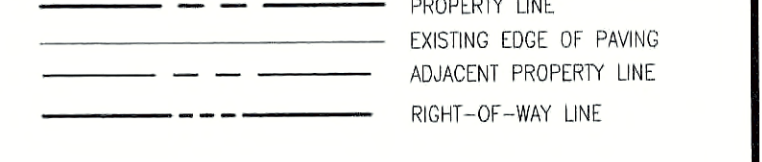


SHEET INDEX table listing sheet numbers and descriptions.

SITE DATA

- A. TOTAL PROJECT AREA: 12.35 AC
B. AREA OF PLAN SUBMISSION: 5.94 AC = AREA OF BUILDABLE LOTS
C. LIMIT OF DISTURBANCE: 0.6612 AC = PHASE 1 LOTS 1-4
D. PRESENT ZONING DESIGNATION: 5.2768 AC = PHASE 2 LOTS 12-38
E. FLOOR SPACE ON EACH LEVEL OF BUILDING PER USE: 6.05 AC
R-12
F. SINGLE FAMILY DETACHED (SFD)
G. TOTAL NUMBER OF UNITS ALLOWED FOR PROJECT AS SHOWN ON FINAL PLAT: 31 TOTAL UNITS
H. TOTAL NUMBER OF UNITS PROPOSED IN THE SUBDIVISION: 31 BUILDABLE LOTS (THIS SFP)
I. NUMBER OF HOMEOWNERS, EMPLOYEES, TENANTS ON SITE PER USE: N/A
J. NUMBER OF PARKING SPACES REQUIRED BY H.O.A. ZONING REGULATIONS: N/A
K. NUMBER OF PARKING SPACES PROVIDED ON SITE: 78
L. OPEN SPACE ON SITE: REFER TO F-19-051
M. AREA OF RECREATION OPEN SPACE REQUIRED BY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS: REFER TO F-19-051
N. BUILDING COVER OF SITE: N/A
O. APPLICABLE DPZ FILE REFERENCES: FB, 3 FOLD 51, CONTRACT #20-4108, #20-0944, F-11-040, (PLAT 21417), ECP-17-032, P-18-003, S-17-005, F-19-051, F-19-052, WP-15-098, WP-18-015, WP-19-044.
P. ANY OTHER INFORMATION WHICH MAY BE RELEVANT: TAX MAP 42, GRID 24, PARCEL 136 & 138-140 6TH ELECTION DISTRICT
Q. FLOOR AREA RATIO: N/A

LEGEND



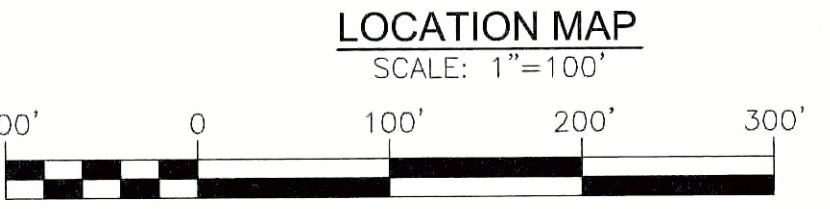
PARKING TABULATION:

- TOTAL NUMBER OF DWELLING UNITS PROPOSED: 31
SINGLE FAMILY DETACHED (SFD) = 31 LOTS
1. OFF-STREET PARKING SPACES REQUIRED: 2 SPACES PER UNIT
PARKING SPACES PROVIDED: 31 x 2 = 62 SPACES REQUIRED
2 SPACES IN GARAGE = 62 SPACES (FOR 31 UNITS)
2 SPACES ON DRIVEWAY = 62 SPACES (FOR 31 UNITS)
TOTAL OFF-STREET PARKING SPACES PROVIDED: = 124 SPACES
07-STREET
2. OVERFLOW / GUEST PARKING SPACES REQUIRED:
SFD - 31 UNITS @ 0.5 SPACES PER UNIT = 15.5 SPACES REQUIRED
TOTAL GUEST PARKING SPACES PROVIDED: = 16 SPACES
REFER TO OFF-STREET EXCESS

ON-LOT STORMWATER MANAGEMENT PRACTICES AND ADDRESS CHART table with columns for Lot/Parcel Number, Address, A-2 Permeable Pavement, M-5 Dry Well, and M-6 Bio-Swale.

MIHU AGREEMENT table with columns for Lot/Parcel Number, Address, A-2 Permeable Pavement, M-5 Dry Well, and M-6 Bio-Swale.

MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTIONS TRACKING table with columns for Total Number of Lots/Units Proposed, Number of MIHU Required, and Number of MIHU Provided.



Designed by: Rob Vogel, SDC0206350403.

NOTE: - LOTS 1-4 DEVELOPER AGREEMENT AND DECLARATION OF COVENANTS EXECUTED ON NOVEMBER 23, 2020.
- LOTS 12-38 DECLARATION OF COVENANTS TO BE EXECUTED WITH THIS SITE DEVELOPMENT PLAN.

Stormwater Management Information table with columns for Location, Facility Name & Number, Practice Type (Erosion, Bio-retention, etc.), and Mitigation.

- 44. THIS PROJECT IS SUBJECT TO WP-18-015. ON AUGUST 30, 2017, THE PLANNING DIRECTOR APPROVED THE REQUEST FOR AN ALTERNATIVE COMPLIANCE SECTION 16.1205(G)(7) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WHICH REQUIRES THE RETENTION OF STATE CHAMPION TREES, TREES 75% OF THE DIAMETER OF STATE CHAMPION TREES, AND TREES 30" IN DIAMETER OR LARGER. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE APPROVAL OF THIS ALTERNATIVE COMPLIANCE REQUEST APPLIES ONLY TO THE 2 SPECIMEN TREES AS SHOWN TO BE REMOVED ON THE PLAN EXHIBIT. THE REMOVAL OF ANY OTHER SPECIMEN TREE ON THE SUBJECT PROPERTY IS NOT PERMITTED UNDER THIS REQUEST UNLESS IT CAN BE SUFFICIENTLY DEMONSTRATED BY THE APPLICANT TO BE JUSTIFIED.
2. THE DEVELOPER SHALL PLANT FOUR 2-1/2" MINIMUM CALIPER NATIVE SHADE TREES IN ADDITION TO THE REQUIRED PERIMETER LANDSCAPING TO MITIGATE THE REMOVAL OF THE TWO SPECIMEN TREES. INCLUDE THE ADDITIONAL TREES ON S-17-005 AND ALL SUBSEQUENT PLANS. THESE TREES WILL BE DONORIED ALONG WITH THE REQUIRED PERIMETER LANDSCAPING AS PART OF THE FINAL SUBDIVISION PLAN.
45. THIS PROJECT IS SUBJECT TO WP-19-044. ON DECEMBER 14, 2018, THE PLANNING DIRECTOR APPROVED THE REQUEST FOR AN ALTERNATIVE COMPLIANCE SECTION 16.144(C) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WHICH APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. A FINAL PLAN MUST BE SUBMITTED FOR ALL DEVELOPMENT APPROVAL ON S-17-005 WITHIN 4 MONTHS FROM THE DATE OF THE APPROVAL LETTER FOR THE PHASE 1 PRELIMINARY PLAN (P-18-003) (ON OR BEFORE FEBRUARY 3, 2019). IF THE FINAL PLAN IS NOT RECEIVED BY THIS DATE, YOUR PLAN APPROVAL WILL BECOME NULL AND VOID AND YOUR PROJECT WILL LOSE ITS TENTATIVE HOUSING UNIT ALLOCATIONS IN ACCORDANCE WITH SECTION 16.144(R) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
2. A PARKING SCHEDULE MUST BE PROVIDED ON THE FINAL PLAN FOR THIS PROJECT. THE PLAT SHOULD INDICATE THAT PHASE 1 WILL INCLUDE 4 UNITS AND PHASE 2 WILL INCLUDE THE REMAINING UNITS.
46. PER SECTION 109.0.E OF THE ZONING REGULATIONS, AT LEAST 10% OF THE DWELLINGS IN A R-12 DEVELOPMENT SHALL BE MODERATE INCOME HOUSING UNITS (MIHU). 31 x 10% = 3.
-A FEE-IN-LIEU FOR EACH UNIT (31) WILL BE PAID BY THE DEVELOPER. (L 20458 F. 196)
47. A FEE-IN-LIEU FOR EACH UNIT (31) WILL BE PAID BY THE DEVELOPER. (L 20458 F. 196)
-A FEE-IN-LIEU FOR EACH UNIT (31) WILL BE PAID BY THE DEVELOPER. (L 20458 F. 196)
-A MIHU AGREEMENT AND COVENANTS WAS RECORDED IN THE LAND RECORDS WITH THE RECORDATION OF F-19-052.
-A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5752 FOR DETAILS AND COST ESTIMATES. THE R1-1 (STOP) SIGN AND THE STREET NAME SIGN (SNS) ASSEMBLY FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETED.
48. THIS PROJECT IS SUBJECT TO A DESIGN MANUAL WANNER. ON SEPTEMBER 27, 2019, THE CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION OFFERED THE FOLLOWING:
1. REGARDING SECTION 2.31(A)(1)(A) AND APPENDIX A FROM DESIGN MANUAL VOLUME 10 TO REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS, DPW HAS NO OBJECTION TO THE GRADING OF THE REQUESTED WANNER SUBJECT TO A) TO FACILITATE TWO-WAY TRAFFIC WITHIN THE REDUCED RADII (STA #465 TO 84+14), CARBO DRIVE SHOULD BE WIDENED TO 26 FEET. SIMILARLY, THE ENTIRE CURVE (BOTH SIDES) SHOULD BE POSTED WITH NO PARKING SIGNS. (SEE ATTACHMENT) B) CLEAR SIGHT VISIBILITY (160FT TO THE EAST) MUST BE PROVIDED FOR THE DRIVEWAY SERVING LOTS 32-35. AS SUCH, NO VEGETATION (IE PLANTINGS; SHRUBS; TREES; ETC) OR OTHER OBJECTS CAN EXCEED 1.5FT IN HEIGHT WITHIN THE SIGHT TRIANGLE DIRECTLY ADJACENT TO CARBO DRIVE. (SEE ATTACHMENT)
2. REGARDING SECTION 2.31(A)(2)(E) FROM DESIGN MANUAL VOLUME 10 TO PROVIDE A TEE-TURN AROUND IN-LEU OF A CUL-DE-SAC FOR CARBO DRIVE TO SERVE 38 LOTS. DPW HAS REVIEWED THE SUBMITTAL AND RECOMMENDS THAT THE REQUEST BE DENIED. BASED ON OUR EXPERIENCE OVER THE YEARS, A CUL-DE-SAC BUILD IS NEEDED TO PROVIDE A LARGE ENOUGH AREA FOR SNOW PLOWS BUSES, GARBAGE/MOVING/DELIVER TRUCKS AND FIRE APPARATUS TO MANEUVER. THE SOUTHEASTERN PROPERTY CAN BE ACCESS VIA THE PROPOSED CUL-DE-SAC (W/ ACCESS EASEMENT FOR MORGAN PROPERTY), JONES ROAD OR BOTH. PLEASE ALSO INCREASE THE VERTICAL GRADE ADJACENT TO FUTURE LOT 36-38 TO AVOID ANY FUTURE HANDSHP CREATED FOR PARCEL 38 TO TIE-IN.
AFTER REVIEW OF THE REVISED DESIGN MANUAL WANNER REQUEST, THE CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION ISSUED AN APPROVAL LETTER DATED JANUARY 22, 2019. THE LETTER APPROVED THE REQUEST SUBJECT TO:
1. THE PROPOSED TEE TURNAROUND SHOULD BE EXPANDED SO A SU-30 DESIGN VEHICLE (I.E. FIRE TRUCK, SNOW PLOW) CAN BE ADEQUATELY SERVICED.
2. CURBING MUST BE CONTINUED ALONG THE BACKSIDE TO INSURE ADEQUATE DRAINAGE IS MAINTAINED.
3. DIRECT DRIVEWAY ACCESS TO THE TEE TURNAROUND SHALL BE PROHIBITED.
49. ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON JUNE 8, 2020. DEPARTMENT REF# 020575767.

BUILDER: D.R. HORTON CAPITAL DIVISION, 181 HARRY TRUMAN PARKWAY, SUITE 250, ANNAPOLIS, MD 21401, (301) 407-2600.
OWNER/DEVELOPER: ROBERT L. DORSEY JR., 10717 BIRMINGHAM WAY, WOODSTOCK, MD 21163, (410) 465-0488.

PERMIT INFORMATION CHART table with columns for Subdivision Name, Section/Area, Tax Map, Block No., Zone, Elect. Dist., and Census Tr.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING. Chief, Development Engineering Division: Chad Edmondson, 11/16/2021. Chief, Division of Land Development: Amy Gowan, 11/16/2021. Director: 58405009470204.

SITE DEVELOPMENT PLAN COVER SHEET GREENWOOD VILLAGE PHASE 1 LOTS 1-4, PHASE 2 LOTS 12-38. Includes VOGEL ENGINEERING and TIMMONS GROUP logos, professional certificate, and design information.

LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING PAVING
- EXISTING UTILITY POLE
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING TREELINE
- CENTRELINE OF EXISTING STREAM
- EXISTING SPECIMEN TREE
- EXISTING WETLANDS
- EXISTING WETLAND BUFFER
- PUBLIC 100-YEAR FLOOD PLAIN PLAT# 25147
- EXISTING FOREST CONSERVATION EASEMENT (RETENTION - PLAT# 21417, 25147)

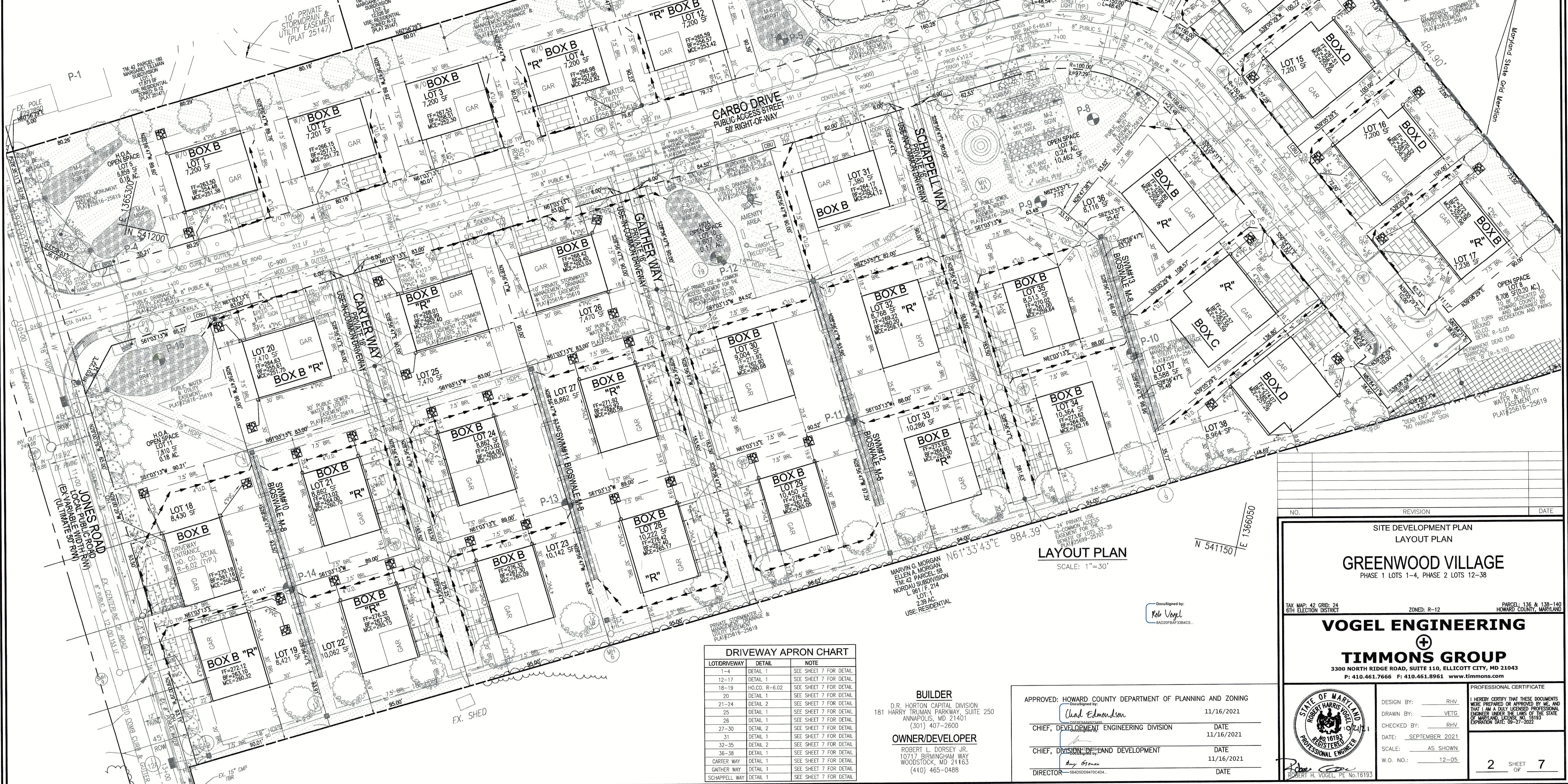
- EXISTING FOREST CONSERVATION EASEMENT (RETENTION - PLAT#25616-25619)
- EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT (PLAT#25616-25619)
- EXISTING 10' PUBLIC TREE MAINTENANCE EASEMENT (PLAT#25616-25619)
- EXISTING PRIVATE MONUMENT EASEMENT (PLAT#25616-25619)
- STORMDRAIN
- SIDEWALK
- TREELINE
- CURB & GUTTER
- STORMWATER MANAGEMENT FACILITY (M-6, M-8) F-19-051
- ROOF DRAIN TO DRY WELL (M-5)
- PERVIOUS PAVEMENT
- PERVIOUS PAVEMENT UNDERDRAIN
- EXISTING PUBLIC SEWER, WATER & UTILITY EASEMENT (PLAT#25616-25619)

NOTES:

- REFER TO SHEET 5 FOR DRYWELL (DW) SIZE, NOTES & DETAILS
- ALL WATER CONNECTIONS SHALL BE 1-1/2" WITH 1" OUTSIDE METER SETTINGS, UNLESS OTHERWISE NOTED. REFER TO HOWARD COUNTY DETAILS W-3.28 OUTSIDE METER SETTINGS.
- CONTRACTOR TO CONFIRM ALL SEWER HOUSE CONNECTION ELEVATIONS BEFORE STARTING CONSTRUCTION OF EACH HOUSE.

NOTE:

- GENERIC HOUSE BOXES ARE SHOWN IN ACCORDANCE WITH HOWARD COUNTY GUIDELINES AND DO NOT LIMIT MODEL TYPES AND OPTIONS THAT MAY FIT ON ANY INDIVIDUAL LOT.
- TYPICAL DRIVEWAY WIDTH SHOWN HEREIN IS 16 FEET WIDE FOR THE PROPOSED 2 CAR GARAGE. WIDTH SUBJECT TO CHANGE WITH BUILDER RESISTE
- DRIVEWAYS: THE SHOWN DRIVEWAY LOCATION CANNOT CHANGE UNLESS NOTED ON THIS SDP. CONFIRMING THAT THE GRADING AND DRIVEWAY SLOPES WILL REMAIN THE SAME WHETHER THE DRIVEWAY IS ON THE RIGHT OR LEFT SIDE OF THE HOUSE. ONLY ONE DRIVEWAY ORIENTATION CAN BE SHOWN FOR CORNER LOTS.



DRIVEWAY APRON CHART

LOT/DRIVEWAY	DETAIL	NOTE
1-4	DETAIL 1	SEE SHEET 7 FOR DETAIL
12-17	DETAIL 1	SEE SHEET 7 FOR DETAIL
18-19	DETAIL 1	SEE SHEET 7 FOR DETAIL
20	DETAIL 1	SEE SHEET 7 FOR DETAIL
21-24	DETAIL 1	SEE SHEET 7 FOR DETAIL
25	DETAIL 1	SEE SHEET 7 FOR DETAIL
26	DETAIL 1	SEE SHEET 7 FOR DETAIL
27-30	DETAIL 2	SEE SHEET 7 FOR DETAIL
31	DETAIL 1	SEE SHEET 7 FOR DETAIL
32-35	DETAIL 2	SEE SHEET 7 FOR DETAIL
36-38	DETAIL 1	SEE SHEET 7 FOR DETAIL
CARTER WAY	DETAIL 1	SEE SHEET 7 FOR DETAIL
GATHER WAY	DETAIL 1	SEE SHEET 7 FOR DETAIL
SCHAPPELL WAY	DETAIL 1	SEE SHEET 7 FOR DETAIL

BUILDER
 D.R. HORTON CAPITAL DIVISION
 181 HARRY TRUMAN PARKWAY, SUITE 250
 ANNAPOLIS, MD 21401
 (301) 407-2600

OWNER/DEVELOPER
 ROBERT L. DORSEY JR.
 10717 BIRMINGHAM WAY
 WOODSTOCK, MD 21163
 (410) 465-0488

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edmondson 11/16/2021
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Angy Brown 11/16/2021
 CHIEF, DIVISION OF LAND DEVELOPMENT

Robert H. Vogel 11/16/2021
 DIRECTOR

NO. _____ REVISION _____ DATE _____

SITE DEVELOPMENT PLAN
 LAYOUT PLAN

GREENWOOD VILLAGE
 PHASE 1 LOTS 1-4, PHASE 2 LOTS 12-38

TAX MAP: 42 GRID: 24 6TH ELECTION DISTRICT ZONED: R-12 PARCEL: 136 & 138-140 HOWARD COUNTY, MARYLAND

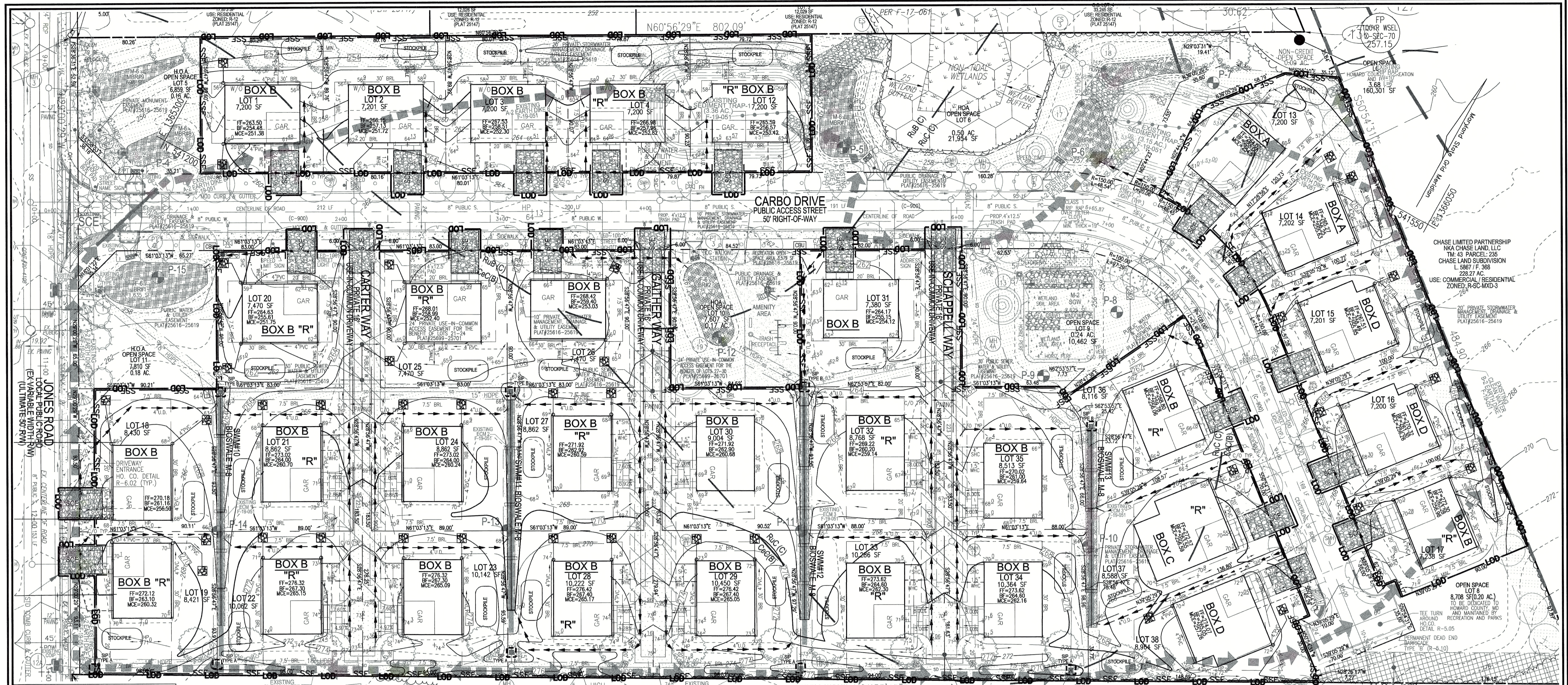
VOGEL ENGINEERING
 +
TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

PROFESSIONAL CERTIFICATE

DESIGN BY: RHV
 DRAWN BY: VETG
 CHECKED BY: RHV
 DATE: SEPTEMBER 2021
 SCALE: AS SHOWN
 W.O. NO.: 12-05

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: 09-27-2022

2 SHEET OF 7



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

HOWARD S.C.D. DATE

OWNER/DEVELOPER CERTIFICATION: I HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN...

OWNER/DEVELOPER SIGNATURE: *Tom Forrester*
 PRINTED NAME & TITLE: Tom Forrester, Vice President

DESIGNER CERTIFICATION: I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS AND STANDARDS...

DESIGNER'S SIGNATURE: *Robert H. Vogel*
 PRINTED NAME: ROBERT H. VOGEL
 MO REGISTRATION NO. 16193
 P.E. R.L.S. OR R.L.A. (circle one)

APPROVED: *Howard County Department of Planning and Zoning*
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 11/16/2021

CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 11/16/2021

DIRECTOR DATE

NOTE: SILT FENCE IS TO BE REPLACED WITH SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR. SILT FENCE RUNNING DOWNHILL SHALL BE CURLED UPHILL. NO MORE THAN 35 FEET APART. DOUBLE ROWS OF SUPER SILT FENCE SHALL BE INSTALLED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

NOTE: EITHER PERMANENT OR TEMPORARY STABILIZATION IS TO BE APPLIED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR REGARDLESS OF DAYS/DATES IN THE STANDARD SEDIMENT CONTROL NOTES AND/OR SEEDING SPECIFICATIONS.

NOTE: STABILIZATION IS TO BE DONE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR AT THE INTERVALS REQUIRED BY THE 2011 STDS. & SPECS. WHICHEVER IS MORE RESTRICTIVE.

NOTE: LOCATE STOCKPILE AS SHOWN HEREON OR AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR. STOCKPILES EXCEEDING 15 FEET IN HEIGHT SHALL BE BENCHED. SEE STABILIZATION SPECS. SHEET 4.

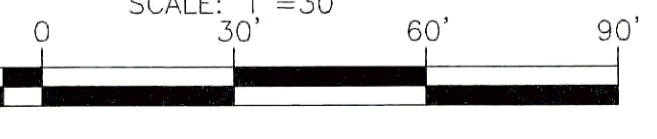
NOTE: STOCKPILING WILL BE PERMITTED ON EACH LOT ONLY.

SOILS LEGEND				
HOWARD COUNTY SOILS MAP #24				
SYMBOL	NAME / DESCRIPTION	HYDRO GROUP	PERCENT SAND	PERCENT CLAY
CuB	CHILLUM LOAM, 5 TO 10 PERCENT SLOPES	NO	0-43	YES
RuB	RUSSETT AND BELTSVILLE SOILS, 2 TO 5 PERCENT SLOPES	NO	0-43	NO
RuC	RUSSETT AND BELTSVILLE SOILS, 5 TO 10 PERCENT SLOPES	NO	0-43	YES
F ₃	FALLSINGTON SANDY LOAM, 0 TO 2 PERCENT SLOPES	YES	0-24	NO
W ₃ B	WOODSTOWN SANDY LOAM, 2 TO 5 PERCENT SLOPES	YES	0-32	NO
C ₃ D	CROOM AND EVERSOR SOILS, 10 TO 15 PERCENT SLOPES	NO	0-37	YES
E ₃ C	EVERSBORO LOAMY SAND, 2 TO 10 PERCENT SLOPES	NO	0-15	NO

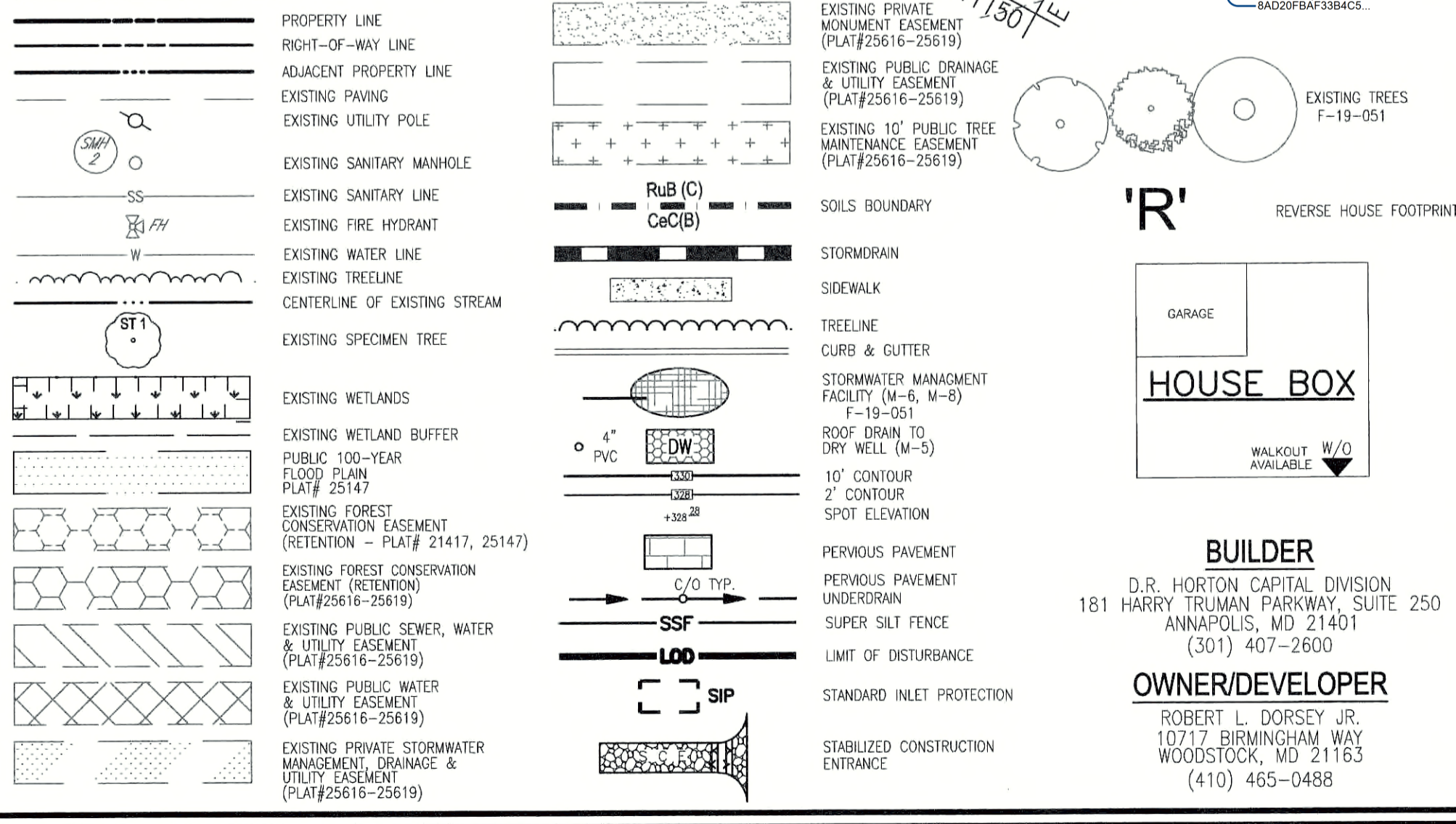
TAKEN FROM: USDA, SCS-WEB SOIL SURVEY, HOWARD COUNTY
 K-FACTOR = $K_w @ 0-4"$ DEPTH

NOTE: HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

GRADING, SOIL EROSION AND SEDIMENT CONTROL PLAN



LEGEND:



NO.	REVISION	DATE

SITE DEVELOPMENT PLAN
 GRADING, SOIL EROSION AND SEDIMENT CONTROL PLAN
GREENWOOD VILLAGE
 PHASE 1 LOTS 1-4, PHASE 2 LOTS 12-38

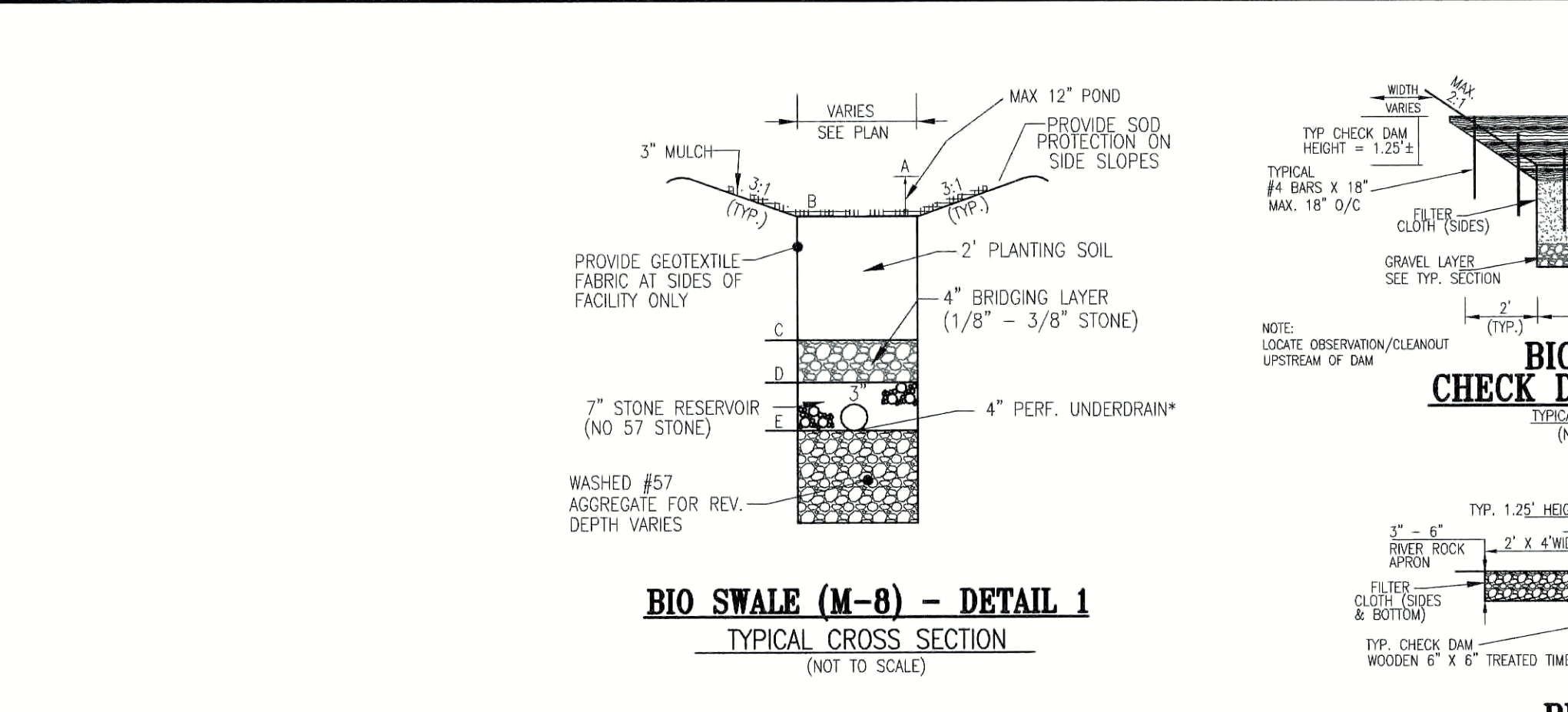
TAX MAP: 42 GRID 24
 5TH ELECTION DISTRICT
 ZONED: R-12
 PARCEL: 136 & 138-140
 HOWARD COUNTY, MARYLAND

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

PROFESSIONAL CERTIFICATE
 DESIGN BY: RHV
 DRAWN BY: VETO
 CHECKED BY: RHV
 DATE: SEPTEMBER 2021
 SCALE: AS SHOWN
 W.O. NO.: 12-05
 3 SHEET OF 7

APPENDIX B.4.C SPECIFICATIONS FOR MICRO-BIORETENTION, RAIN GARDEN, LANDSCAPE INFILTRATION & INFILTRATION BEAMS

1. MATERIAL SPECIFICATIONS
THE ALLOWABLE MATERIALS TO BE USED IN THESE PRACTICES ARE DETAILED IN TABLE B.4.1.
2. FILTERING MEDIA OR PLANTING SOIL
THE SOIL SHALL BE A UNIFORM MASH, FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES.

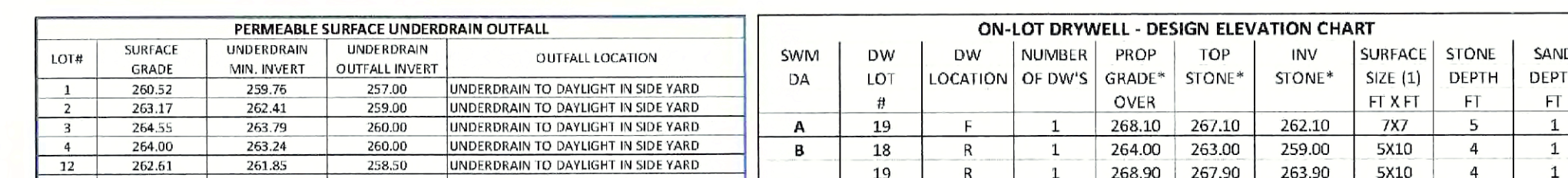


3. COMPACTION
IT IS VERY IMPORTANT TO MAINTAIN COMPACTION OF BOTH THE BASE OF BIORETENTION PRACTICES AND THE REQUIRED BACKFILL.

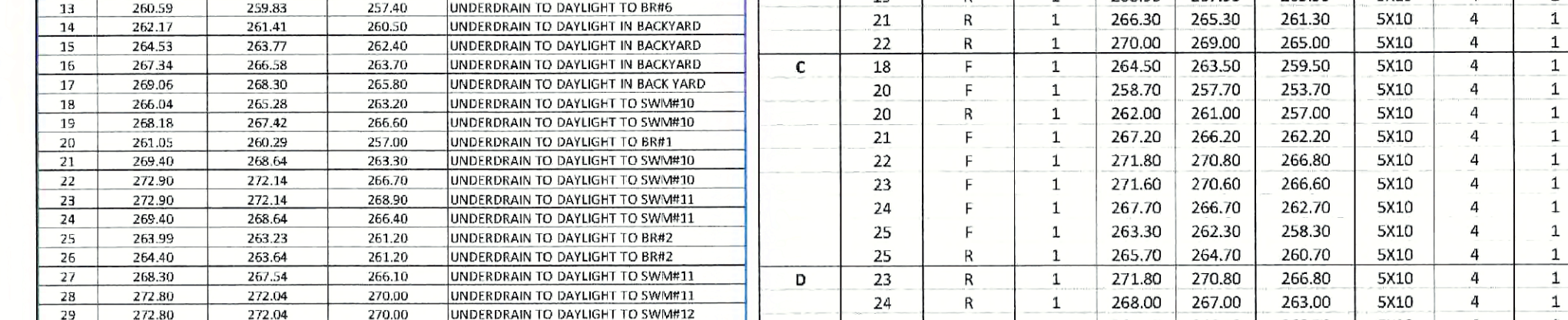
4. PLANT MATERIAL
RECOMMENDED PLANT MATERIAL FOR MICRO-BIORETENTION PRACTICES CAN BE FOUND IN APPENDIX A, SECTION A.2.3.
5. PLANT INSTALLATION
COMPOST IS A BETTER ORGANIC MATERIAL SOURCE, IS LESS LIKELY TO FLOAT, AND SHOULD BE PLACED IN THE INSERT AND OTHER LOW AREAS.



6. UNDERDRAINS
UNDERDRAINS SHOULD MEET THE FOLLOWING CRITERIA:
* PIPE - SHOULD BE 4" TO 6" DIAMETER, SLOTTED OR PERFORATED RIGID PLASTIC PIPE (ASTM F 758, TYPE PS 28, OR ASHMO-M-278) IN A GRAVEL LAYER.



7. MISCELLANEOUS
THESE PRACTICES MAY NOT BE CONSTRUCTED UNTIL ALL CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.



Appendix B.4. Construction Specifications for Environmental Site Design Practices

Table B.4.1 Materials Specifications for Micro-Bioretention, Rain Gardens & Landscape Infiltration. Columns: Material, Specification, Note.

ON-LOT DRYWELL - DESIGN ELEVATION CHART

Table with columns: SWM, DW, LOT, LOCATION, NUMBER OF DW'S, PROP, TOP, INV, SURFACE, STONE, SAND. Lists various lot locations and their corresponding well specifications.

(1) FRONT OF LOT (R=REAR OF LOT)
(1) DRYWELL SIZE CAN BE ADJUSTED PER HELD CONDITIONS, HOLDING DEPTH CONSISTENT AND ADJUSTING SQUARE FOOT AGE.

ON-LOT STORMWATER MANAGEMENT PRACTICES AND ADDRESS CHART

Table with columns: Lot/Parcel Number, Address, A-2 Permeable Pavement, M-5 Dry Well, M-8 Bio-Swale. Lists lot numbers and addresses with their respective management practices.

NOTE:
- LOTS 1-4 DEVELOPER'S AGREEMENT AND DECLARATION OF COVENANTS EXECUTED ON NOVEMBER 23, 2020.
- LOTS 12-38 DECLARATION OF COVENANTS TO BE EXECUTED WITH THIS SITE DEVELOPMENT PLAN.

OPERATION AND MAINTENANCE SCHEDULE FOR BIORETENTION SWALE (M-8)

- 1. THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY.
2. THE OWNER SHALL PERFORM A PLANT IN THE SPRING AND IN THE FALL OF EACH YEAR.
3. THE OWNER SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS.

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED PERMEABLE PAVEMENT (A-2)

- 1. THE OWNER SHALL PERIODICALLY SWEEP (OR VACUUM POROUS CONCRETE PAVEMENT) THE PAVEMENT SURFACES TO REDUCE SEDIMENT ACCUMULATION AND ENSURE CONTINUED SURFACE POROSITY.
2. THE OWNER SHALL PERIODICALLY CLEAN DRAINAGE PIPES, INLETS, STONE EDGE DRAINS AND OTHER STRUCTURES WITHIN OR DRAINING TO THE SUBBASE.

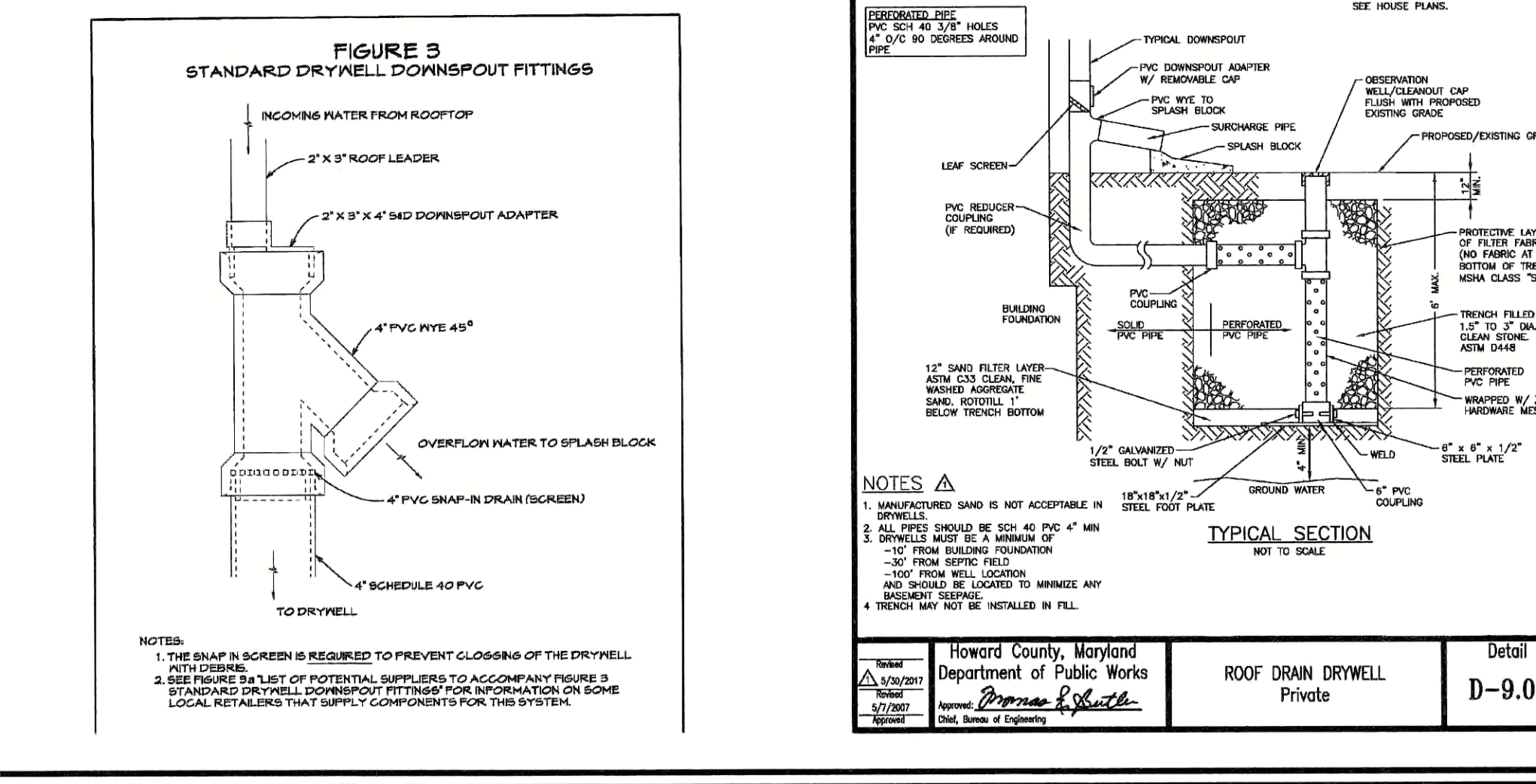
OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED STORMWATER INFILTRATION TRENCHES (I-1), STORMWATER DRY WELLS (M-5)

- 1. THE MONITORING WELLS AND STRUCTURES SHALL BE INSPECTED ON A QUARTERLY BASIS AND EVERY LARGE STORM EVENT.
2. WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS SHALL BE RECORDED OVER A PERIOD OF SEVERAL DAYS TO INSURE TRENCH DRAINAGE.

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED PERMEABLE PAVEMENT (A-2)

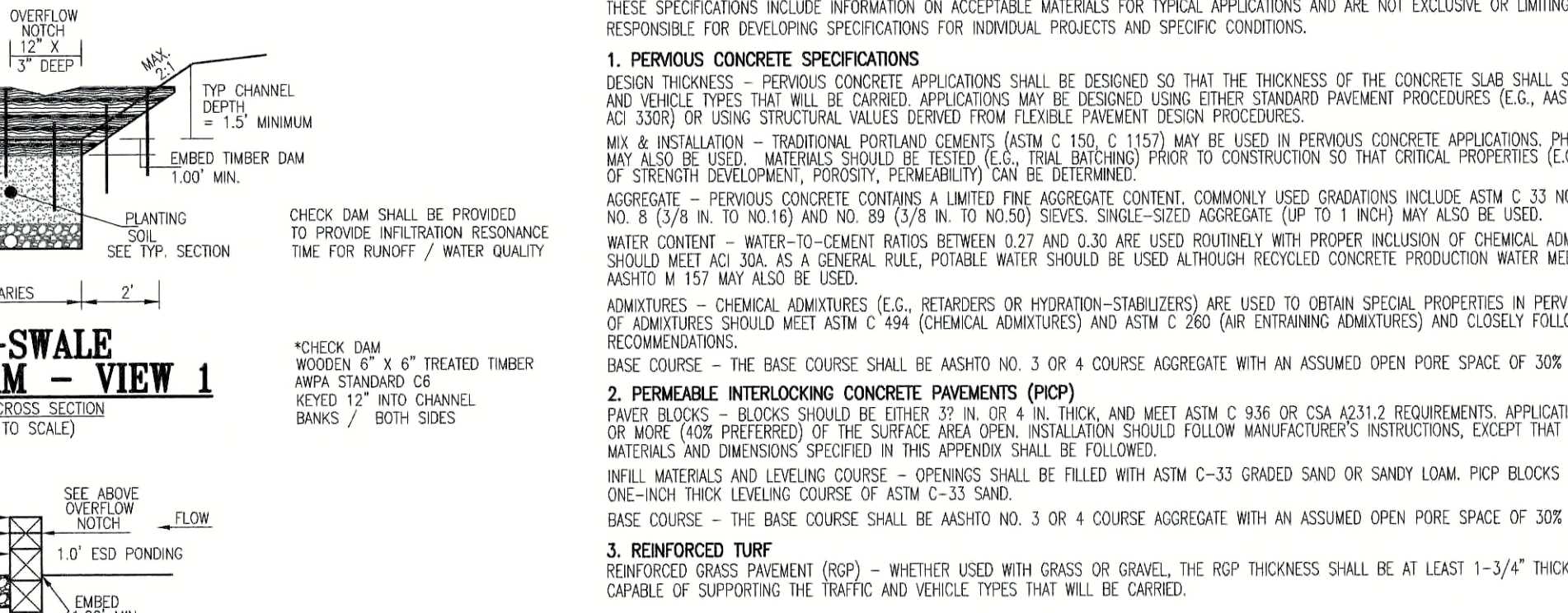
- 1. PAVEMENT CROSS SECTION TO BE CONFIRMED BY GEOTECHNICAL ENGINEER.
2. UNDERDRAIN SHALL BE LOCATED SUCH THAT IT CAN DAYLIGHT TO THE CURB INTO A BIO-RETENTION FACILITY OR TO THE REAR OF THE LOT, AS SHOWN ON SHEETS 2 AND 3.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chief, Development Engineering Division: Chad Edmondson
Chief, Division of Land Development: Amy Groman
Director: SB40000070044



B.4.B SPECIFICATIONS FOR PERMEABLE PAVEMENTS & REINFORCED TURF

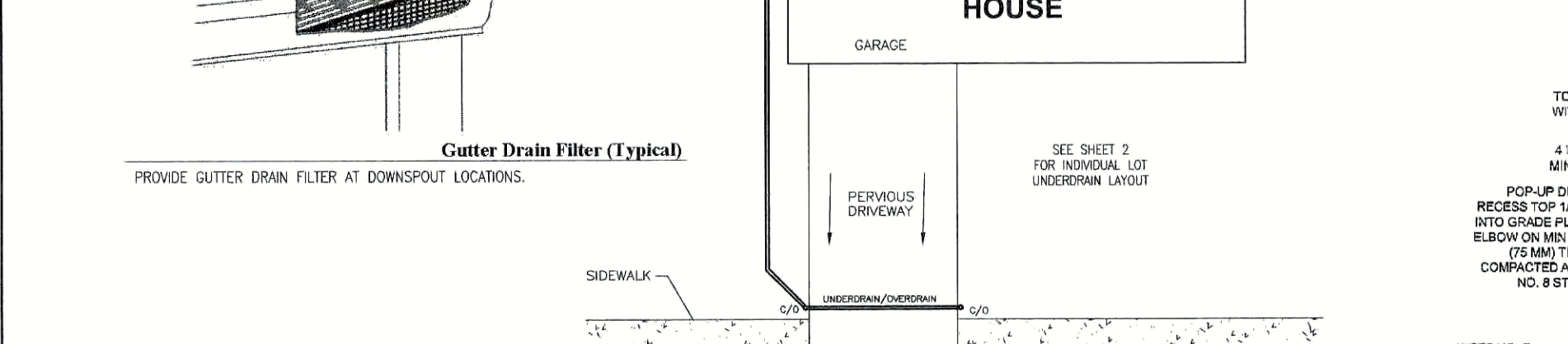
THESE SPECIFICATIONS INCLUDE INFORMATION ON ACCEPTABLE MATERIALS FOR TYPICAL APPLICATIONS AND ARE NOT EXCLUSIVE OR LIMITING. THE DESIGNER IS RESPONSIBLE FOR DEVELOPING SPECIFICATIONS FOR INDIVIDUAL PROJECTS AND SPECIFIC CONDITIONS.
1. PERVIOUS CONCRETE SPECIFICATIONS
DESIGN THICKNESS - PERVIOUS CONCRETE APPLICATIONS SHALL BE DESIGNED SO THAT THE THICKNESS OF THE CONCRETE SLAB SHALL SUPPORT THE TRAFFIC AND VEHICLE TYRES THAT WILL BE CARRIED.



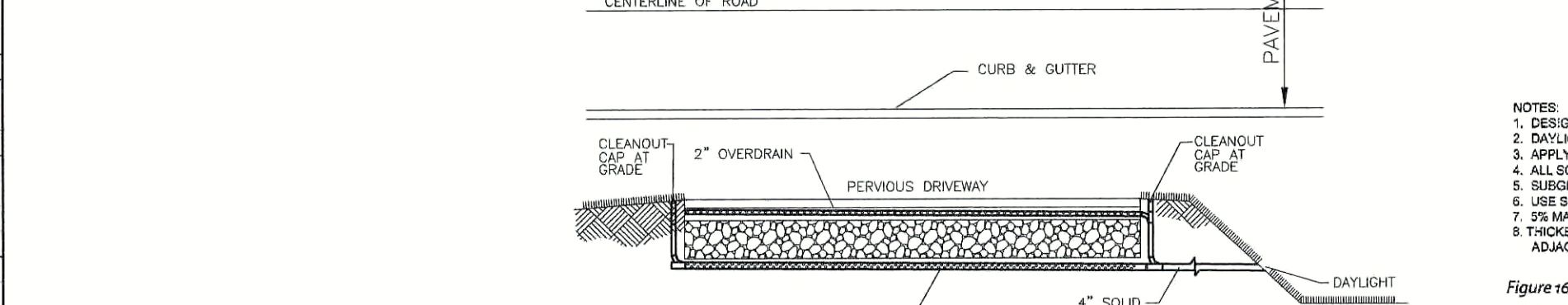
OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED PERMEABLE PAVEMENT (A-2)

- 1. THE OWNER SHALL PERIODICALLY SWEEP (OR VACUUM POROUS CONCRETE PAVEMENT) THE PAVEMENT SURFACES TO REDUCE SEDIMENT ACCUMULATION AND ENSURE CONTINUED SURFACE POROSITY.
2. THE OWNER SHALL PERIODICALLY CLEAN DRAINAGE PIPES, INLETS, STONE EDGE DRAINS AND OTHER STRUCTURES WITHIN OR DRAINING TO THE SUBBASE.

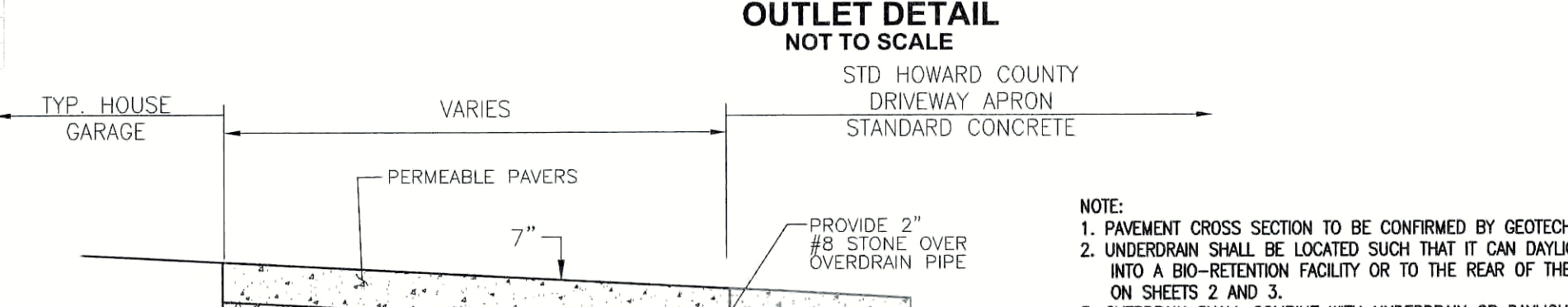
TYPICAL PERVIOUS DRIVEWAY UNDERDRAIN / OVERDRAIN OUTLET DETAIL NOT TO SCALE



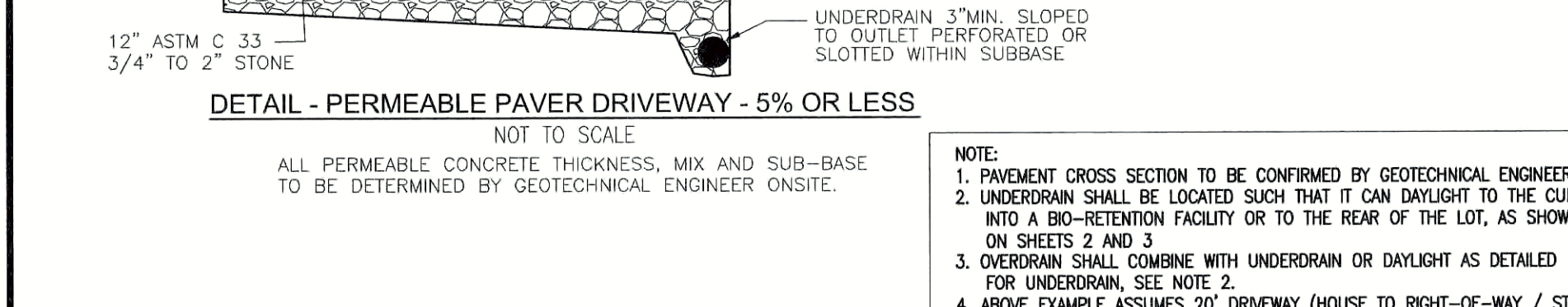
DETAIL - PERMEABLE PAVER DRIVEWAY - 5% OR LESS NOT TO SCALE



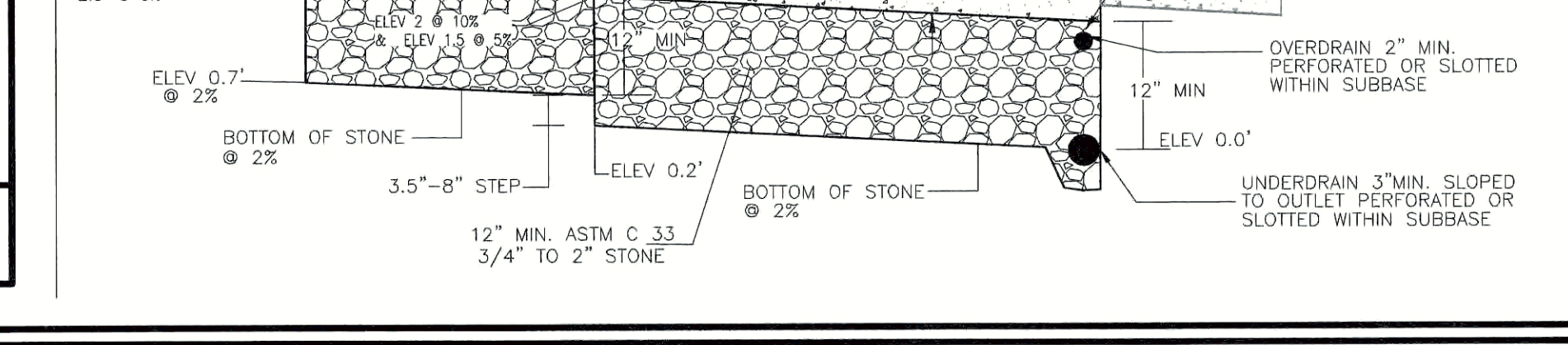
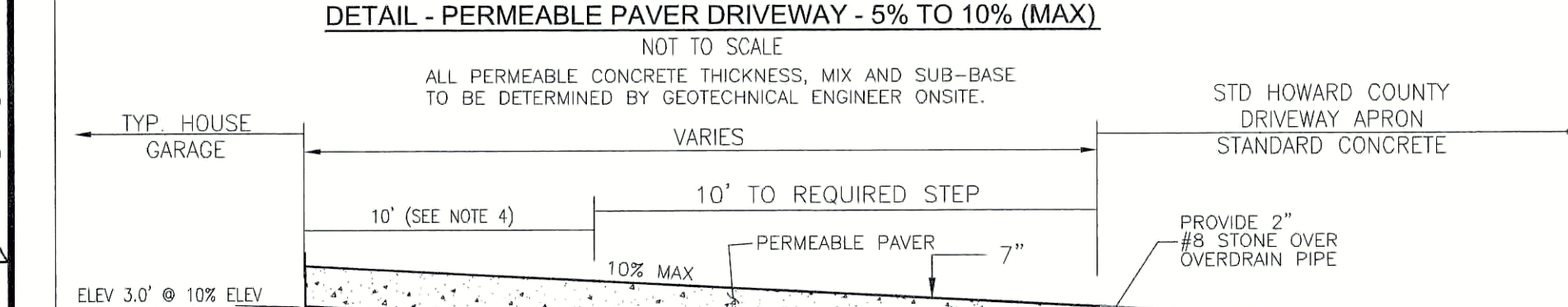
DETAIL - PERMEABLE PAVER DRIVEWAY - 5% TO 10% (MAX) NOT TO SCALE



DETAIL - PERMEABLE PAVER DRIVEWAY - 10% TO 15% (MAX) NOT TO SCALE



DETAIL - PERMEABLE PAVER DRIVEWAY - 15% TO 20% (MAX) NOT TO SCALE



A-2. PERMEABLE PAVEMENTS

CONSTRUCTION CRITERIA:
THE FOLLOWING ITEMS SHOULD BE ADDRESSED DURING CONSTRUCTION OF PROJECTS WITH PERMEABLE PAVEMENT:
- EROSION AND SEDIMENT CONTROL - FINAL GRADING FOR INSTALLATION SHOULD NOT TAKE PLACE UNTIL THE SURROUNDING SITE IS STABILIZED.
- SOIL COMPACTION - SUB SOILS SHOULD NOT BE COMPACTED.

MAINTENANCE CRITERIA:

- DURING EXCAVATION TO SUB GRADE.
- DURING PLACEMENT AND BACKFILL OF ANY DRAINAGE OR DISTRIBUTION SYSTEMS.
- DURING PLACEMENT OF THE CRUSHED STONE SUBBASE MATERIAL.
- DURING PLACEMENT OF THE SURFACE MATERIAL.

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED PERMEABLE PAVEMENT (A-2)

- 1. PAVEMENT CROSS SECTION TO BE CONFIRMED BY GEOTECHNICAL ENGINEER.
2. UNDERDRAIN SHALL BE LOCATED SUCH THAT IT CAN DAYLIGHT TO THE CURB INTO A BIO-RETENTION FACILITY OR TO THE REAR OF THE LOT, AS SHOWN ON SHEETS 2 AND 3.

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED PERMEABLE PAVEMENT (A-2)

- 1. PAVEMENT CROSS SECTION TO BE CONFIRMED BY GEOTECHNICAL ENGINEER.
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OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED PERMEABLE PAVEMENT (A-2)

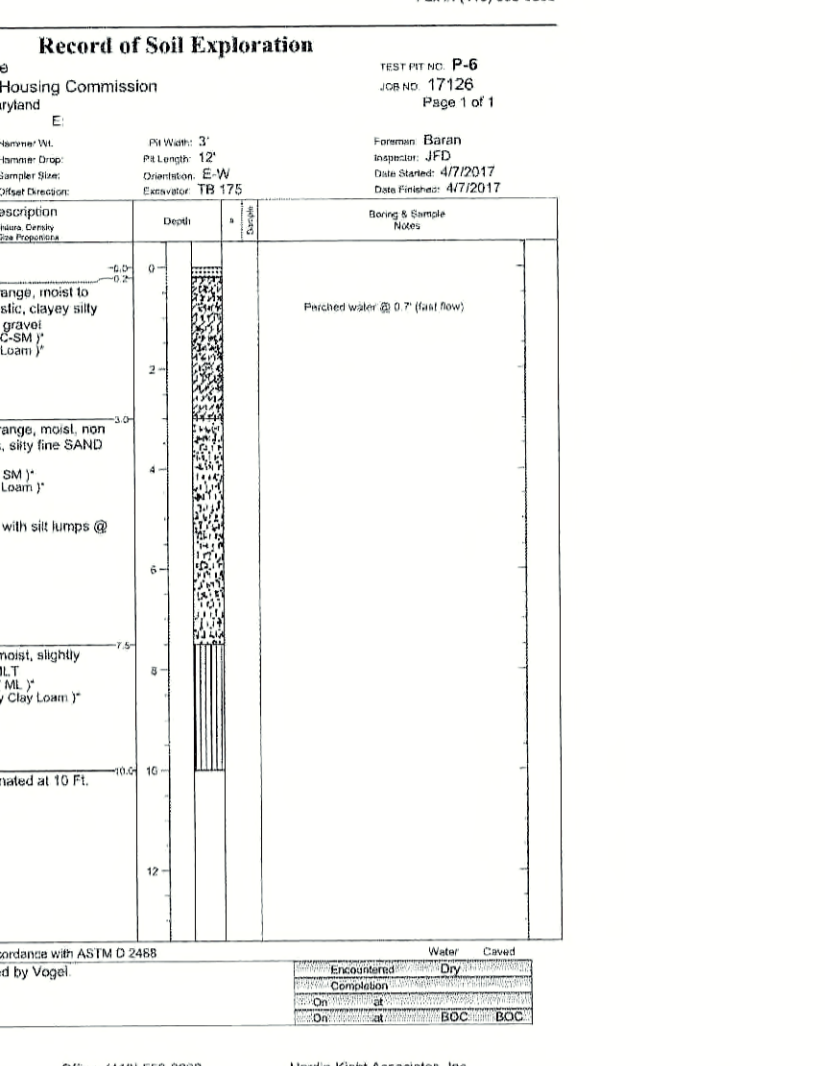
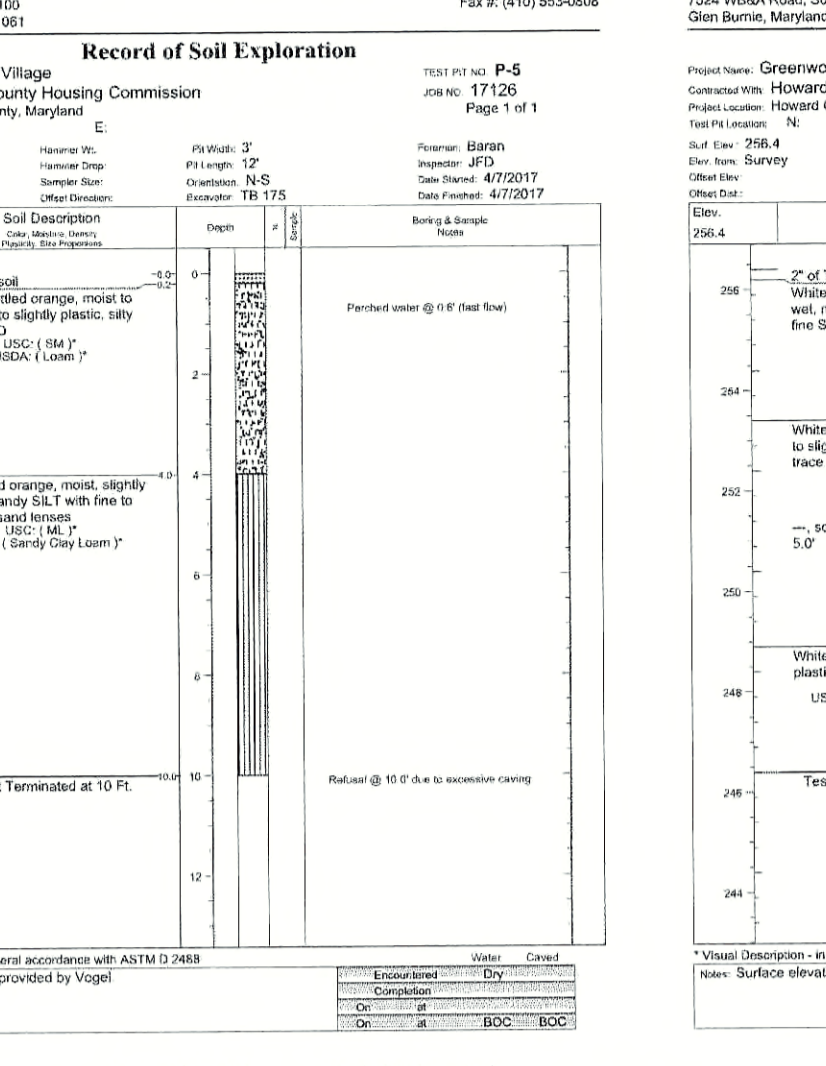
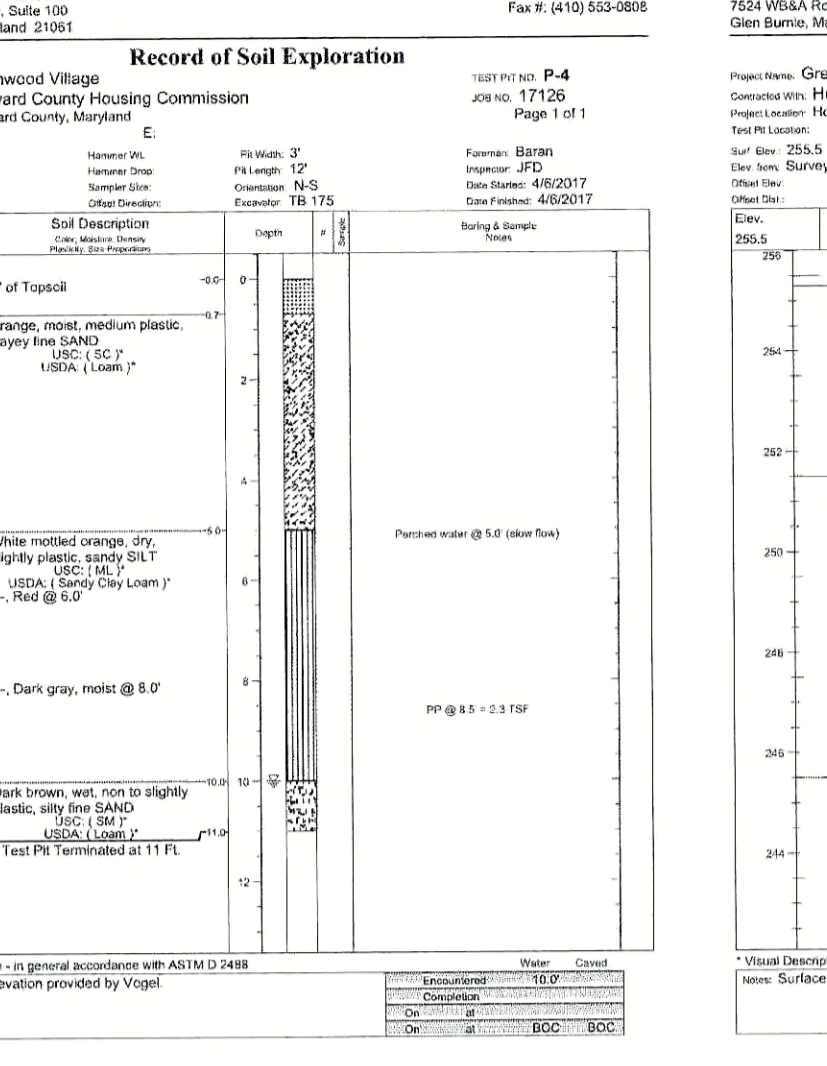
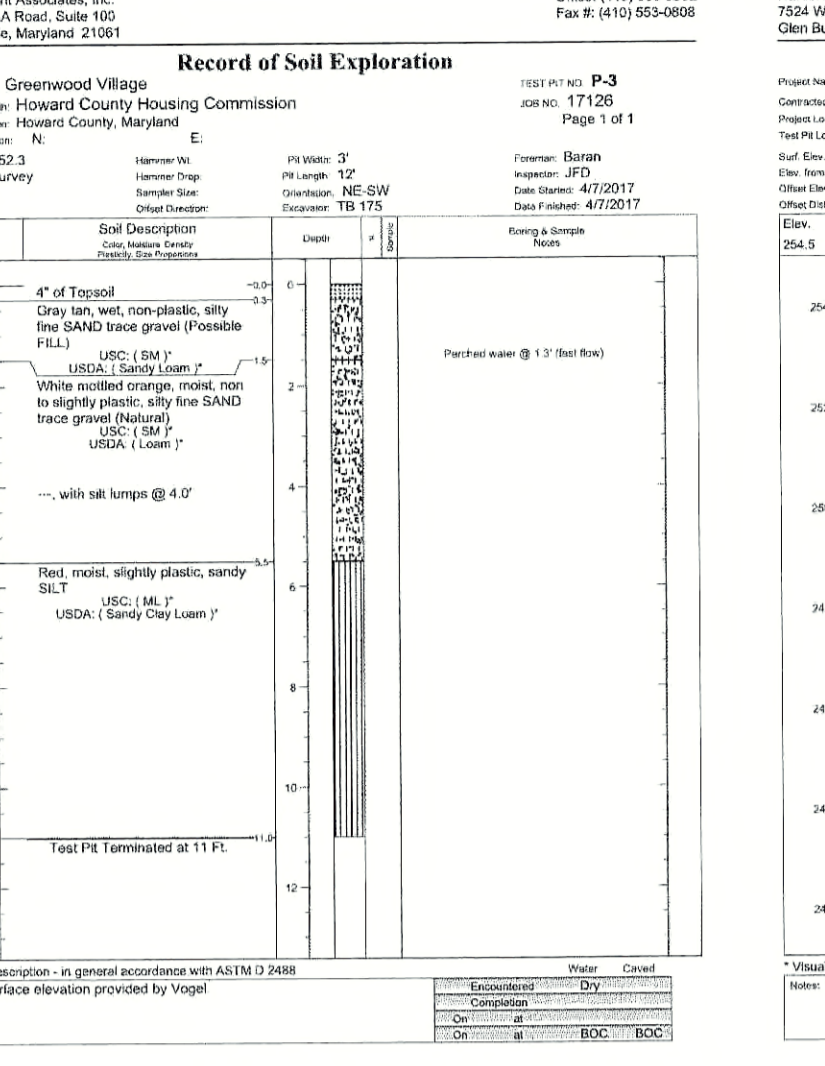
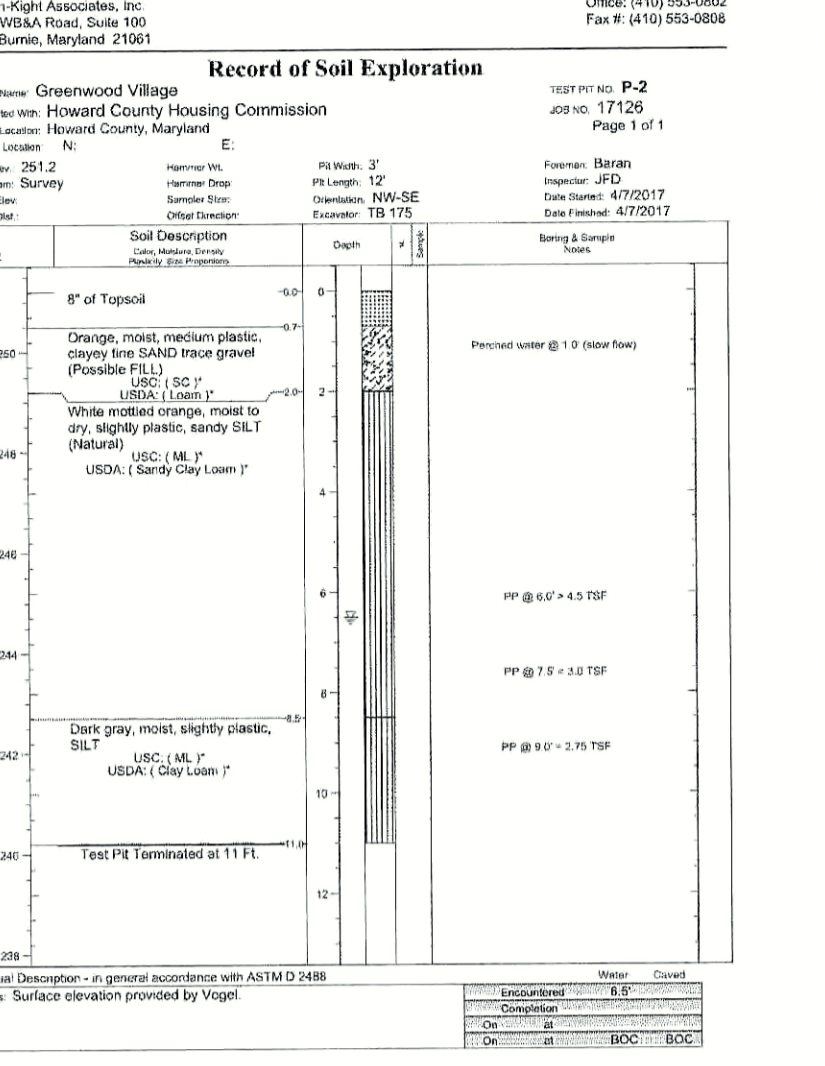
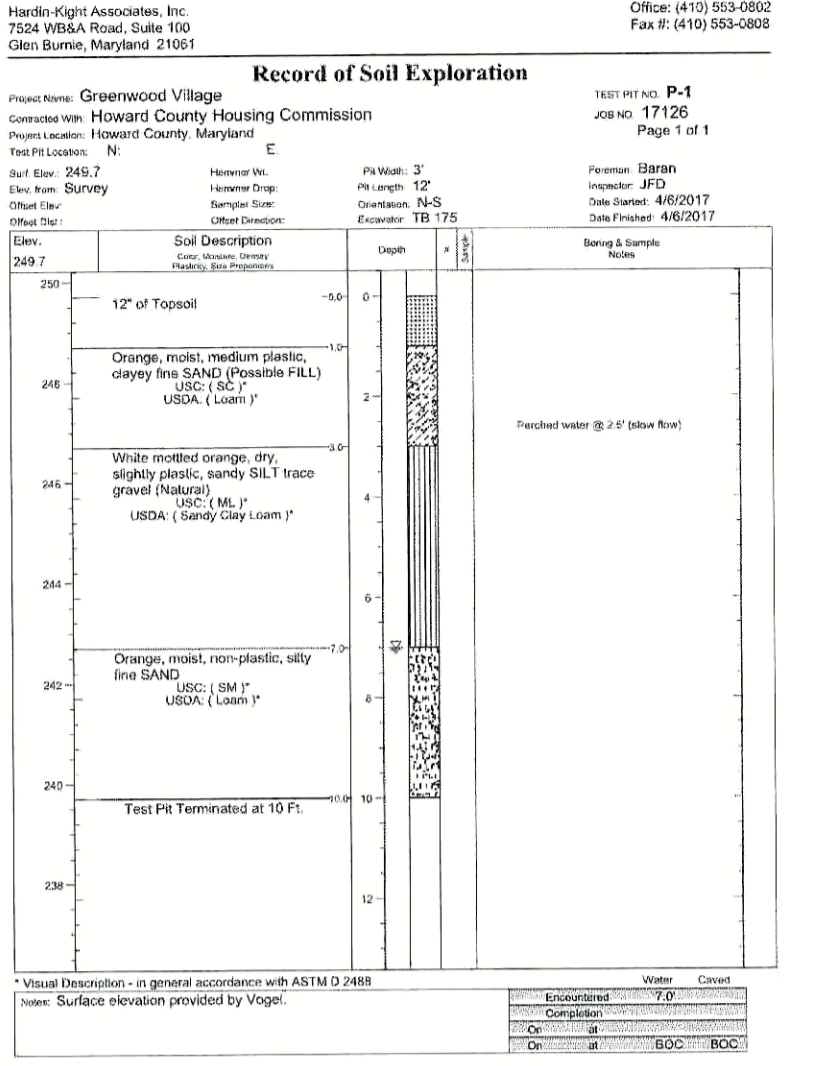
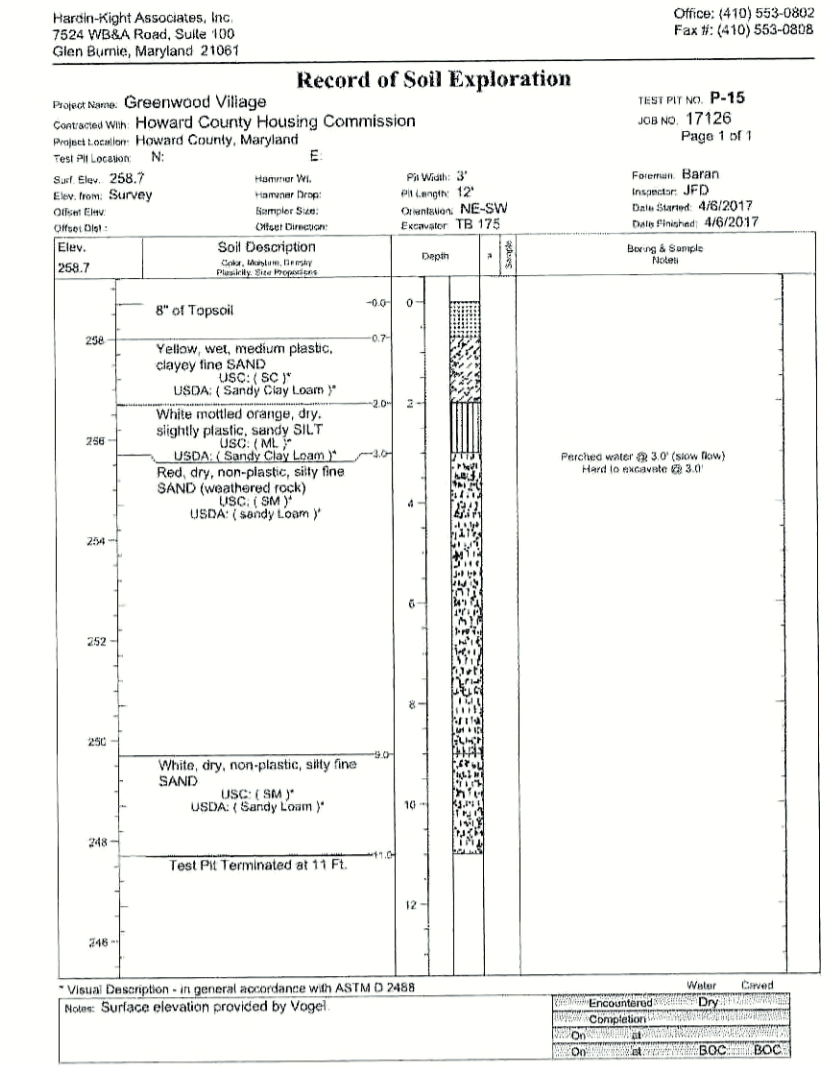
- 1. PAVEMENT CROSS SECTION TO BE CONFIRMED BY GEOTECHNICAL ENGINEER.
2. UNDERDRAIN SHALL BE LOCATED SUCH THAT IT CAN DAYLIGHT TO THE CURB INTO A BIO-RETENTION FACILITY OR TO THE REAR OF THE LOT, AS SHOWN ON SHEETS 2 AND 3.

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED PERMEABLE PAVEMENT (A-2)

- 1. PAVEMENT CROSS SECTION TO BE CONFIRMED BY GEOTECHNICAL ENGINEER.
2. UNDERDRAIN SHALL BE LOCATED SUCH THAT IT CAN DAYLIGHT TO THE CURB INTO A BIO-RETENTION FACILITY OR TO THE REAR OF THE LOT, AS SHOWN ON SHEETS 2 AND 3.

Site Development Plan for ESdv Stormwater Management. Greenwood Village Phase 1 Lots 1-4, Phase 2 Lots 12-38. Includes logos for Vogel Engineering and Timmons Group, and a professional certificate for Robert H. Vogel, PE No. 16193.

TEST PIT LOGS



LAYOUT & PREPARATION

Layout the limits of the driveway and edge restraint system. Mark the limits of the excavation on the ground. Before digging, always call your local utility companies to locate any underground utilities.

PREPARE SUBGRADE SOILS

For best results, the finished subgrade should be level. Excavate the soil providing the minimum recommended thickness at the lowest point of the driveway. For instance, a 50-foot long driveway with a 1/4" per foot slope will require a depth of 10 inches of stone at the lowest point and a depth of 22 inches of stone at the highest point. Extend the excavation beyond the edges of the driveway to allow for the installation of the concrete edge restraints or a compacted dense graded aggregate (2-A Modified Stone) shoulder wrapped in Miraf 160N/140 N geotextile. The subgrade should be clean and free of any organic materials such as topsoil and have adequate bearing capacity. The subgrade should be firm and not easily rutted. If the subgrade appears weak or damp, contact a professional engineer for further assistance. Do not compact the sub-grade soils, but dig the excavation in such a manner as to cause the least disturbance to the surface of the sub-grade soil surface.

Miraf 160N/140 N geotextile fabric is recommended as a separation and drainage layer between the open-graded stone base and natural subgrade soil. Place the geotextile material over the subgrade soil and up the sides of the excavation taking care to remove any wrinkles. Where seams cannot be avoided, overlap the edges of the fabric by a minimum of two feet.

PREPARATION OF OPEN GRADED BASE

Open graded base materials must be free of fine materials allowing them to provide maximum storage capacity of runoff and ensuring a flow path to the soil. Take care not to track soil onto the fabric or allow sediment to wash into the excavation during construction, potentially clogging the system. The No. 2 stone sub-base (open-graded) needs to be installed before placing the # 57 stone.

AASHTO # 2 and # 57 stone are recommended for this installation. Place the # 2 stone in 6-inch lifts and compact. The material should be moist during installation. A 10-ton steel drum static roller should be used for compaction. A vibratory plate compactor can be used for smaller projects. There should be a minimum of four passes with the compactor or roller with no visible movement of the material. Continue installing the # 2 stone in 6-inch lifts until the elevation is reached where 4 inches of AASHTO # 57 is required to bring the base to its finished elevation. The base should be smooth and level when completed and there should not be more than a 1/4" gap at any point along a straight edge.

Eco Cobble Permeable Paver Installation Guidelines

Residential Driveways, Patios, and Walkways

MATERIALS NEEDED

Open Graded Base: Should be a clean stone (i.e. # 2 stone and AASHTO #57), which weighs approximately 120 pounds per cubic foot. Calculate the depth of stone using the average depth of the stone from the highest point to the lowest point (6-inch minimum depth for patios and walkways, 10-inch minimum depth for driveways). The maximum recommended depth of AASHTO #57 in the base is 4". The remaining depth of the base material should be # 2 stone. Calculate the project area and including an additional 5% for losses.

Bedding Layer: AASHTO #8 crushed stone is recommended. Calculate the volume for a 2-inch bedding layer over the project area. Add an additional 20 percent for filling joints and losses.

Pavers: Eco Pavers are sold by the square foot. Calculate the square footage needed for your project and add 5% - 10% for cuts, waste, etc.

Edge Restraint: All exposed edges must be restrained. A 6" wide by 12" deep concrete curb is one recommended edge restraint system for a clean stone base construction. But edge restraints including pre-cast, DGA shoulders wrapped in non-woven geotextile, plastic edge restraint systems connected with poly mesh, and mortared options may also work based on the application. Calculate the linear feet of edge restraint required. The curb should be flush with the top of the pavers. EP Henry's Curbstone can also be wet set in concrete as an alternative.

Separation Fabric: A non-woven fabric such as Miraf 160N or Miraf 140 N is recommended to be installed as a drainage and separation fabric between the # 2 stone open graded base and the natural subgrade soil. In addition, a layer of Miraf 160N/140 N can be placed between the bedding layer and the open grade base if needed.

TOOLS

Hammer, hard tooth garden rake, rubber hammer, level, tape measure, flat shovel, wheelbarrow, diamond blade wet saw, chain line, plate compactor, stiff bristle broom, wire cutters or cutting bands on pavers, and 2-inch screed guide bars, and excavating equipment.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING. Chief, Development Engineering Division: Chad Edmondson, 11/16/2021. Chief, Division of Land Development: Amy Gowan, 11/16/2021. Director: [Signature], [Date]

INSTALL PAVERS

Place the pavers in a running bond pattern, ensuring that the lugs interlock. Pavers can be cut with a wet saw as needed. To protect the pavers during compaction, place a medium such as a piece of separation fabric between the plate compactor and the pavers. Using a 3-5 HP (4,000 pound force) vibrating plate compactor, begin at the outside perimeter and work inward. Make at least 2 passes over the pavers with the plate compactor.

Fill paver voids with No. 8 stone level with the paver surface. Voids may be topped with colored decorative stone (1/2") if desired.

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BIOSWALE DESIGN ELEVATION CHART

Table with columns: SWALE FACILITY, BIOSWALE #, LOW PT. (ELEV.), TOP MARCH (ELEV.), BOTTOM PLANT SOIL (ELEV.), BOTTOM PEAGRAVEL (ELEV.), INV. STONE (ELEV.), WIDTH FT., LENGTH FT., OWNER/PRIVATE/PUBLIC, MAINTENANCE PRIVATE/PUBLIC, INLET #.

SEE SHEET 5 FOR EP HENRY PERMEABLE PAWING DETAIL

REFER TO HOWARD COUNTY PERMEABLE PAVEMENT SPECIFICATIONS AND OPERATION & MAINTENANCE SCHEDULE - SHEET 5

REF: SHEET 5 FOR EP HENRY PERMEABLE PAWING DETAIL

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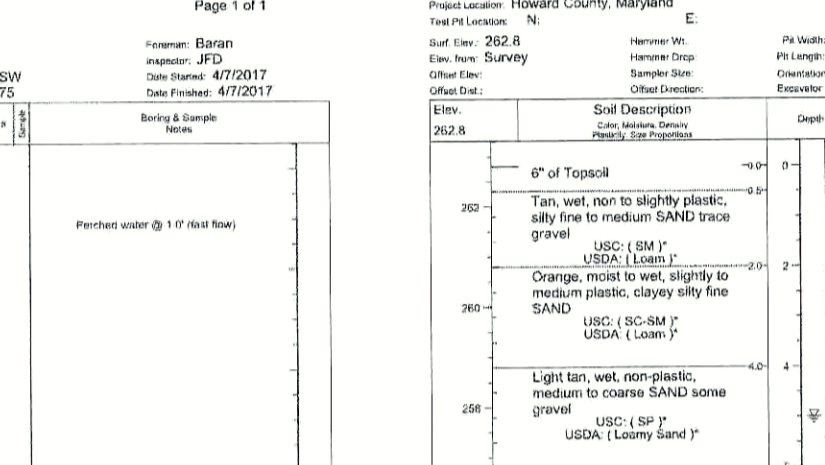
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BIOSWALE SWM#11 PROFILE



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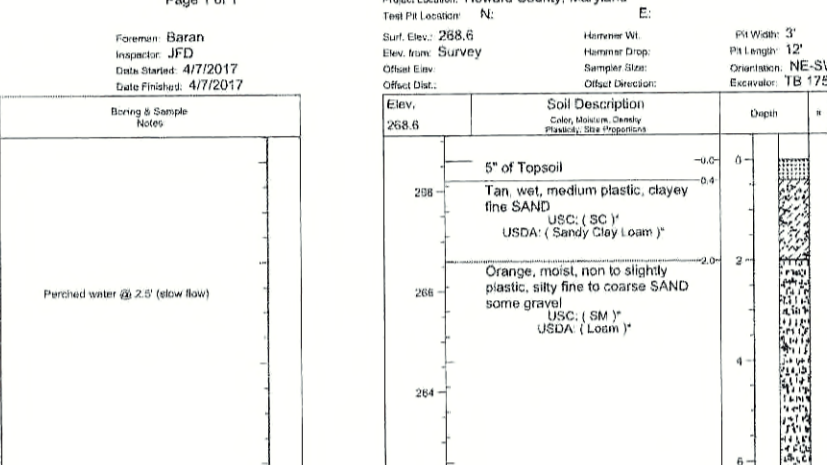
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BIOSWALE SWM#12 PROFILE



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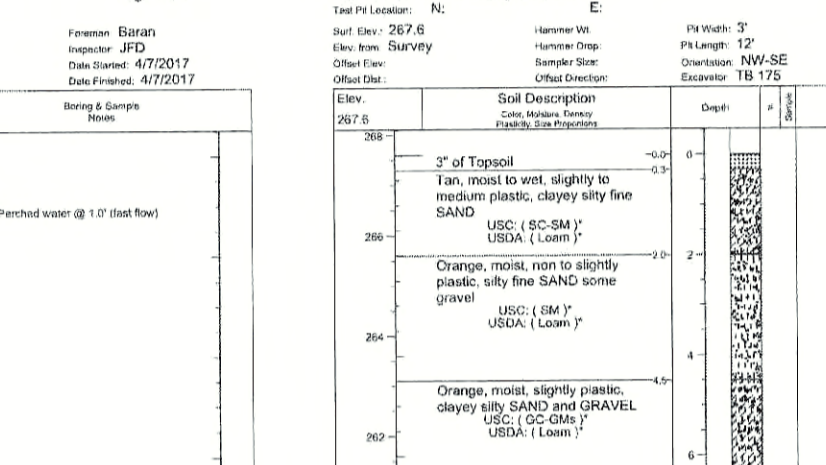
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BIOSWALE SWM#13 PROFILE



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REVISION

Table with columns: NO., REVISION, DATE.

SITE DEVELOPMENT PLAN

ESDv STORMWATER MANAGEMENT COMPUTATIONS, NOTES AND DETAILS AND TEST PIT LOGS

GREENWOOD VILLAGE

PHASE 1 LOTS 1-4, PHASE 2 LOTS 12-38

TAX MAP: 42 GRD; 24 8TH ELECTION DISTRICT. ZONED: R-12. PARCEL: 136 & 138-140 HOWARD COUNTY, MARYLAND.

VOGEL ENGINEERING

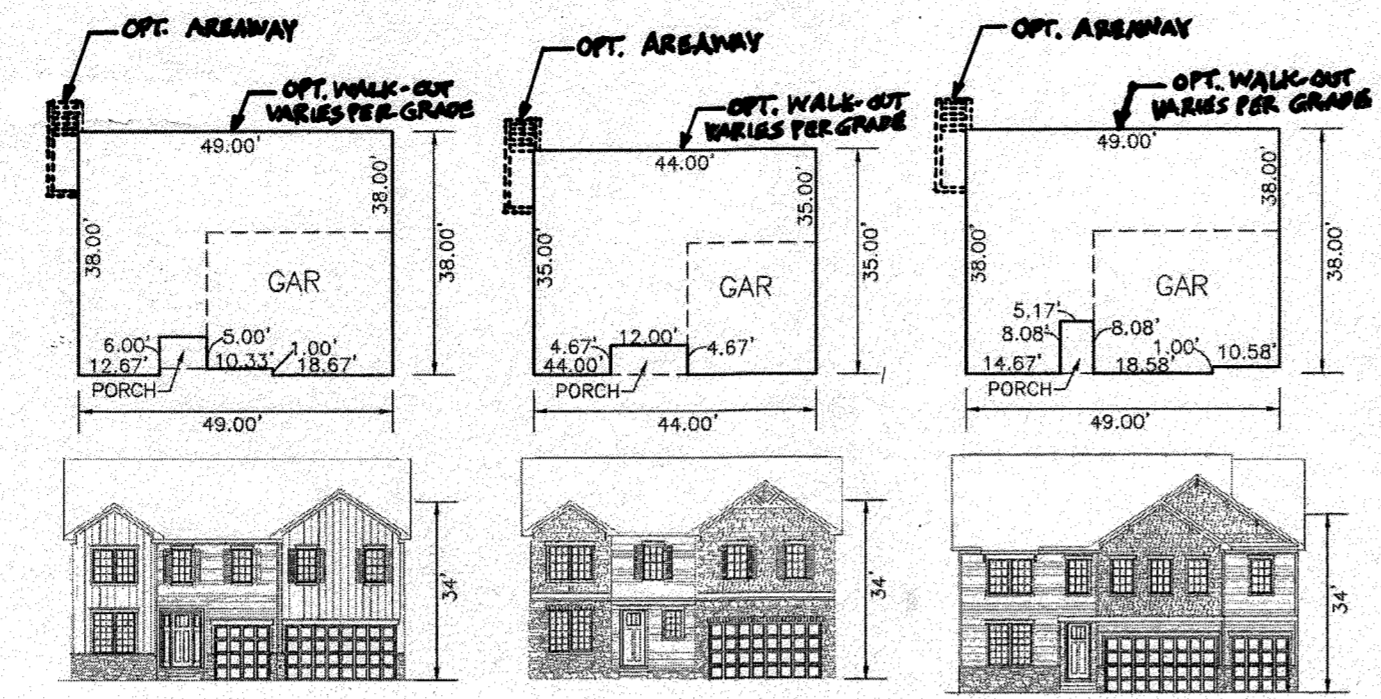
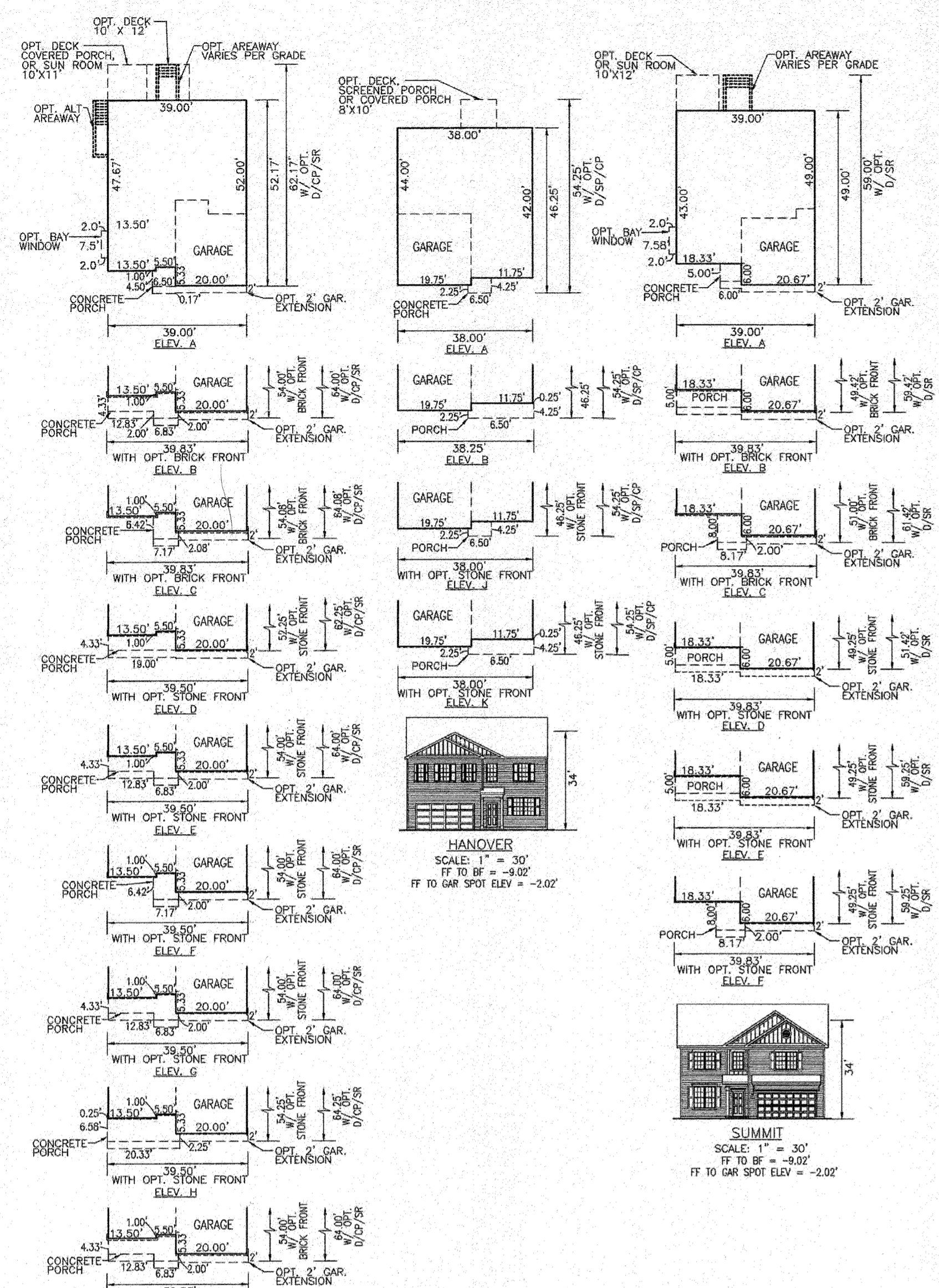
TIMMONS GROUP

3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043. P: 410.461.7666 F: 410.461.8961 www.timmons.com

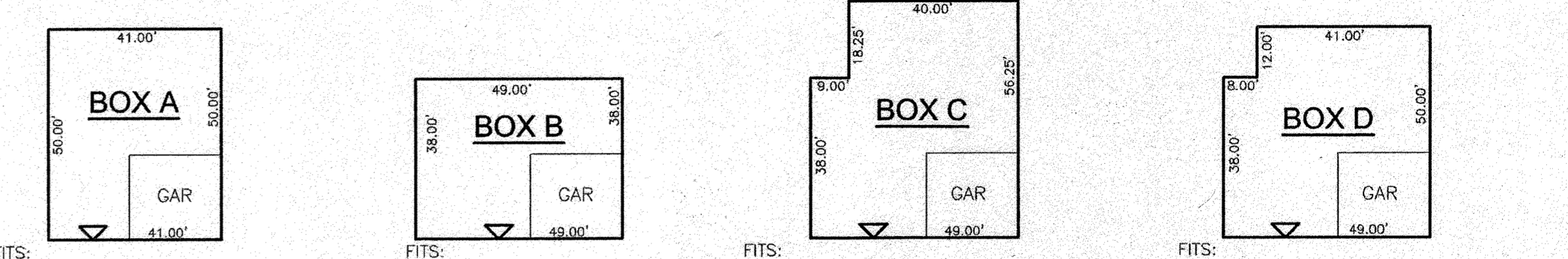
DESIGN BY: RHY. DRAWN BY: VETG. CHECKED BY: RHY. DATE: SEPTEMBER 2021. SCALE: AS SHOWN. W.O. NO.: 10-09-2021.

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. EXPIRATION DATE: 09-27-2022.

6 SHEET OF 7



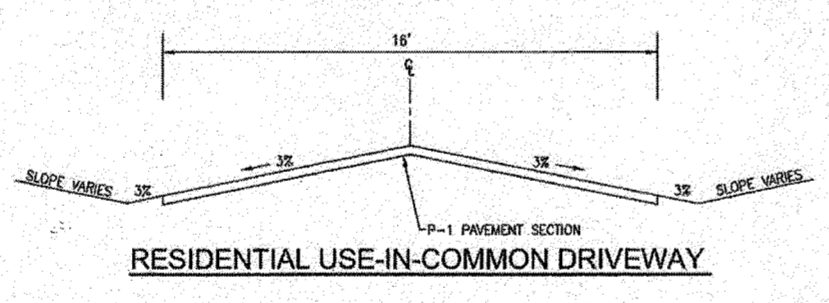
NOTE:
GENERIC HOUSE BOXES ARE SHOWN IN ACCORDANCE WITH HOWARD COUNTY GUIDELINES AND DO NOT LIMIT MODEL TYPES AND OPTIONS THAT MAY FIT ON ANY INDIVIDUAL LOT.



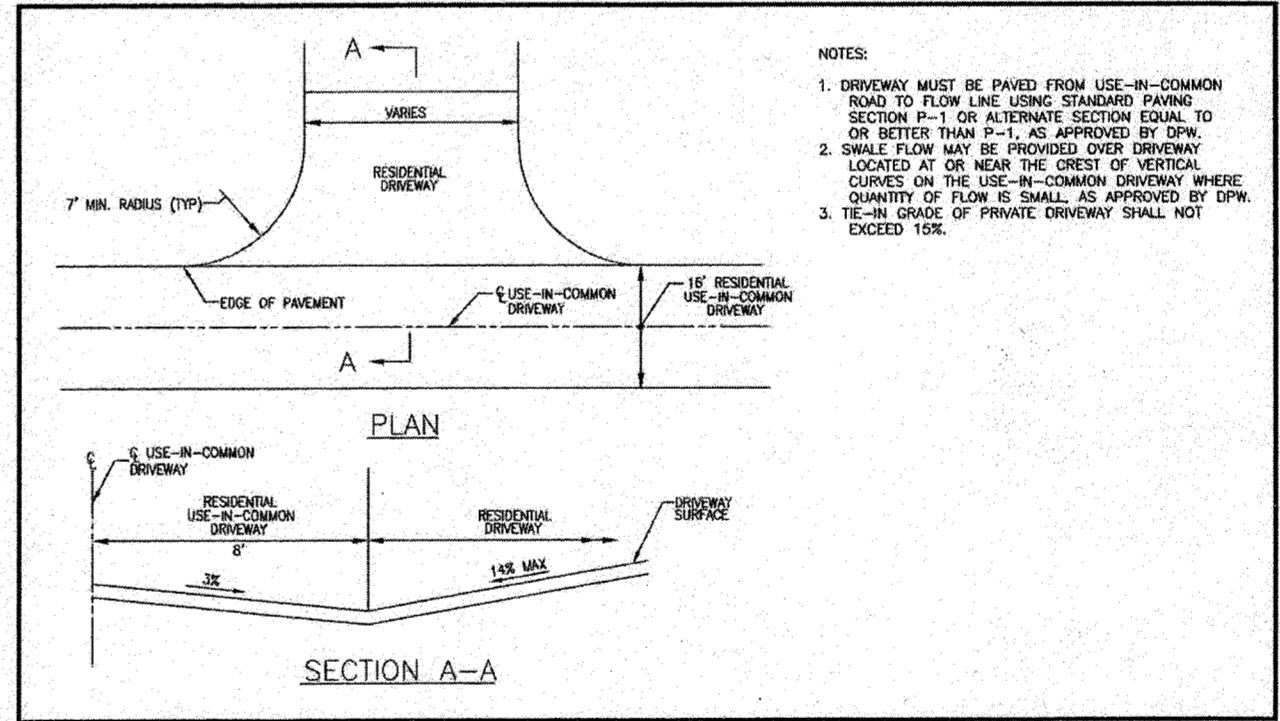
- BOX A**
MIN FOOTPRINT 39.00' X 49.00'
- ELEVATIONS A, B, D, E
- NO 3 CAR GAR
- SUN ROOM POSSIBLE
- DECK POSSIBLE
- BAY WINDOW POSSIBLE
- BOX B**
MIN FOOTPRINT 49.00' X 38.00'
- ALL ELEVATIONS
- 3 CAR GAR
- NO DECK
- NO BAY WINDOW
- BOX C**
MIN FOOTPRINT 39.00' X 52.17'
- ALL ELEVATIONS
- NO 3 CAR GAR
- 2' GARAGE EXTENSION POSSIBLE
- SUN ROOM POSSIBLE
- COVERED PORCH POSSIBLE
- DECK POSSIBLE
- BAY WINDOW POSSIBLE
- BOX D**
MIN FOOTPRINT 38.00' X 46.25'
- ALL ELEVATIONS
- NO 3 CAR GAR
- COVERED PORCH POSSIBLE
- SCREENED PORCH POSSIBLE
- DECK POSSIBLE

Designed by:
Rob Vogel
B000264536

"R" REVERSE HOUSE BOX



SECTION NUMBER	ROAD AND STREET ELASIFICATION	FOUNDATION MATERIAL (FOOTING)	MIN. SUPERIOR APPROX. MIN. WIDTH	MIN. SUPERIOR APPROX. MIN. WIDTH	MIN. SUPERIOR APPROX. MIN. WIDTH
P-1	FRONT DRIVE RESIDENTIAL AND NON-RESIDENTIAL RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 2 DRIVE TRUCKS PER DAY	SUPERIOR APPROX. MIN. FOUNDATION 12.0 MM TO 12.5 MM (LEVEL 1 CONG.)	1.0	1.5	1.5
P-2	FRONT DRIVE RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 2 DRIVE TRUCKS PER DAY	SUPERIOR APPROX. MIN. FOUNDATION 12.0 MM TO 12.5 MM (LEVEL 1 CONG.)	1.0	1.5	1.5
P-3	FRONT DRIVE RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 2 DRIVE TRUCKS PER DAY	SUPERIOR APPROX. MIN. FOUNDATION 12.0 MM TO 12.5 MM (LEVEL 1 CONG.)	1.0	1.5	1.5
P-4	FRONT DRIVE RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 2 DRIVE TRUCKS PER DAY	SUPERIOR APPROX. MIN. FOUNDATION 12.0 MM TO 12.5 MM (LEVEL 1 CONG.)	1.0	1.5	1.5



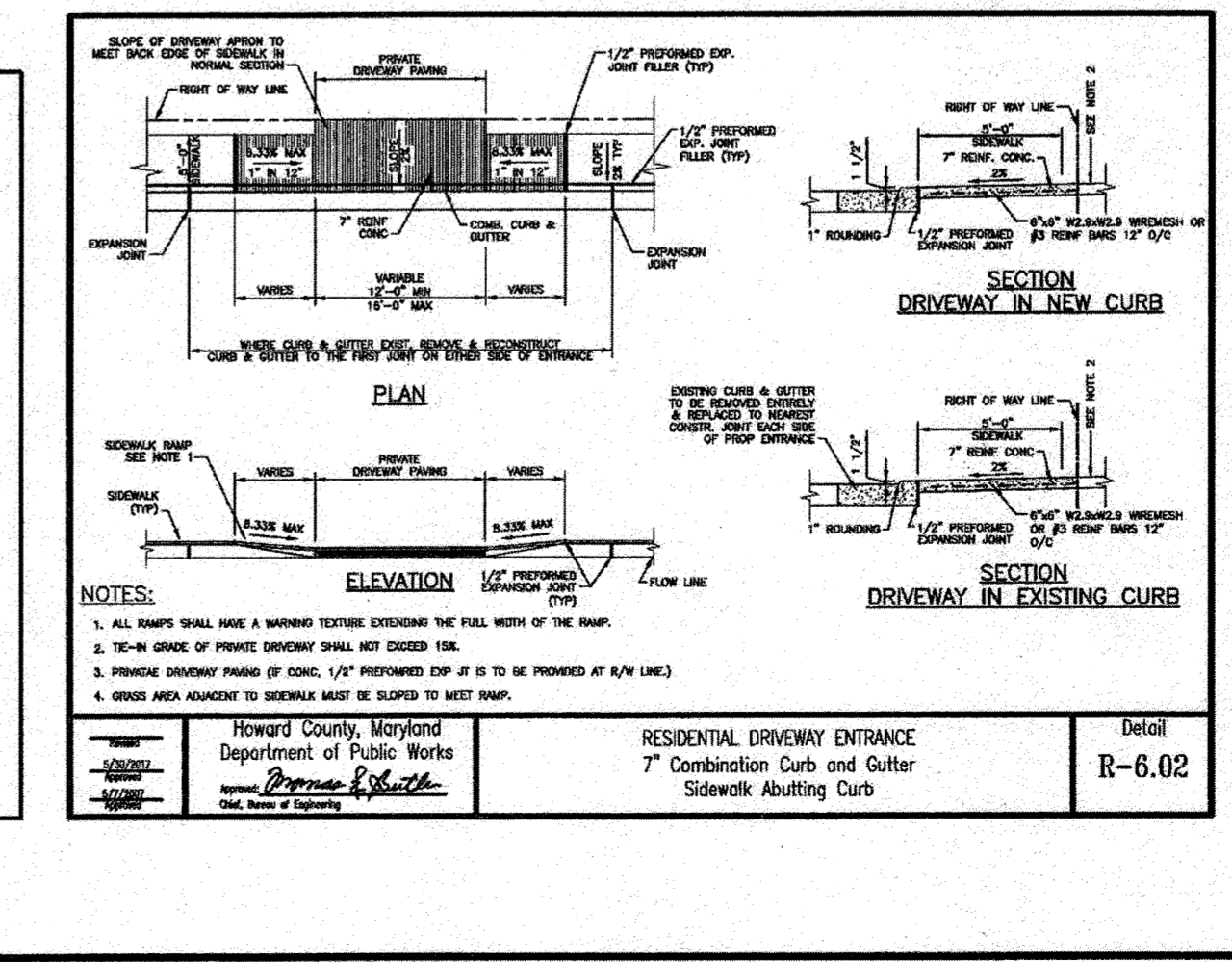
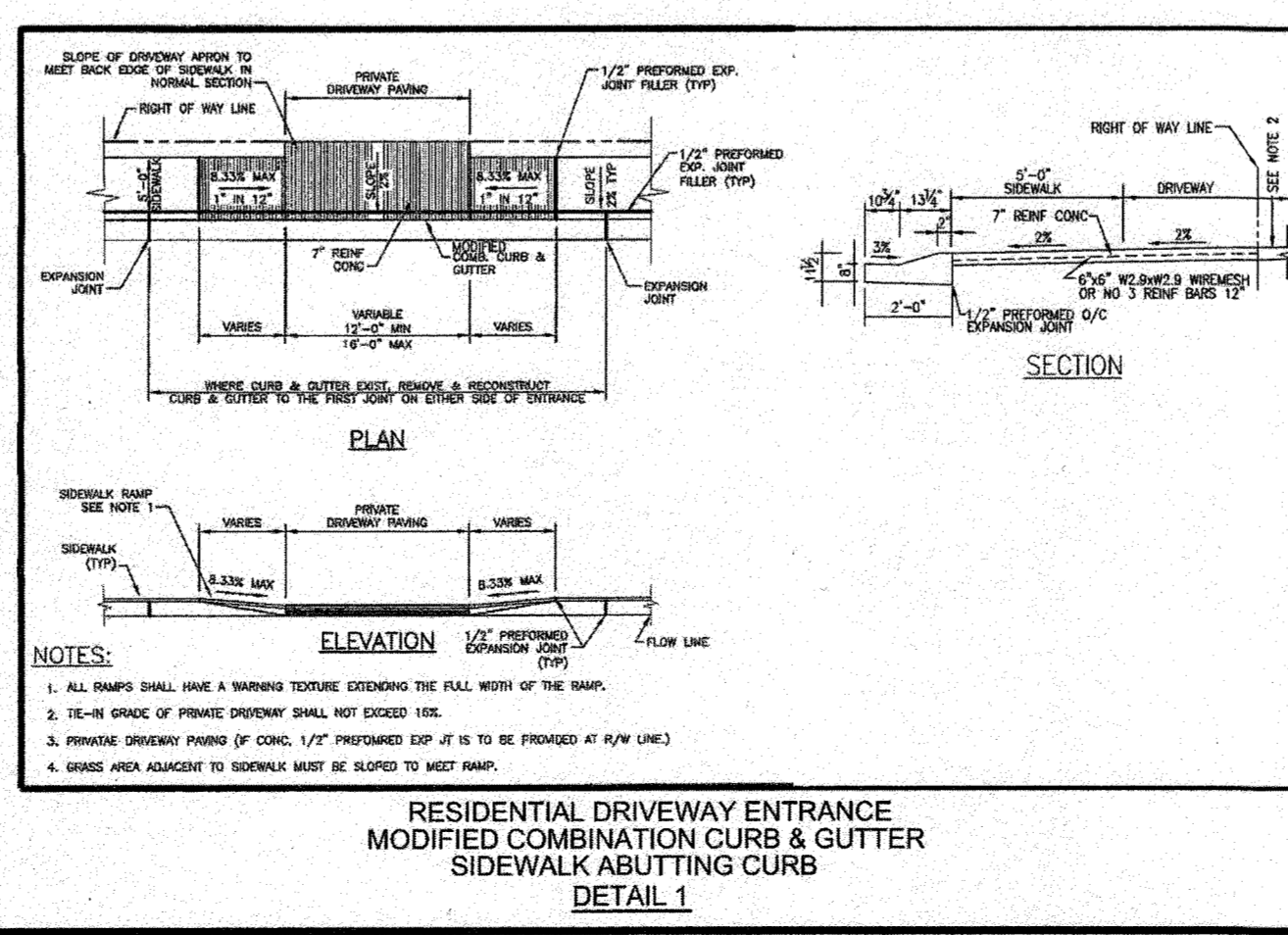
- NOTES:
- ADDITIONAL HOUSE TYPES AND OPTIONS MAY FIT ON ANY GIVEN LOT.
 - THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.
 - A MINIMUM OF 10 FEET SHALL BE PROVIDED BETWEEN THE CHOSEN HOME MODEL AND AN ON-LOT DRYWELL.
 - MODEL ELEVATION SHALL NOT EXCEED 34' MAX HEIGHT AS ALLOWED BY R-12 ZONE.
 - IN ACCORDANCE WITH SECTION 128.0.A OF THE HOWARD COUNTY ZONING REGULATIONS, BUILDINGS WHICH DO NOT CONTAIN ANY FLOOR AREA OR EXTENSION OF INTERIOR LIVING SPACE IS: 3 FEET INTO ANY SETBACK.
 - MAX ENCROACHMENT INTO SETBACK FOR CORNICES, EAVES AND CANTILEVERED BUILDING FEATURES WHICH DO NOT CONTAIN ANY FLOOR AREA OR EXTENSION OF INTERIOR LIVING SPACE IS: 4 FEET INTO ANY SETBACK OR A REQUIRED DISTANCE BETWEEN BUILDINGS, PROVIDED THE FEATURE HAS A MAXIMUM WIDTH OF 16 FEET AS MEASURED HORIZONTALLY ALONG THE WALL FROM WHICH THE FEATURE EXTENDS.
 - MAX ENCROACHMENT INTO SETBACK FOR BAY WINDOWS, WINDOW WELLS, ORIELS, VESTIBULES, BALCONIES AND CHIMNEYS IS: 4 FEET INTO ANY SETBACK OR A REQUIRED DISTANCE BETWEEN BUILDINGS, PROVIDED THE FEATURE HAS A MAXIMUM WIDTH OF 16 FEET AS MEASURED HORIZONTALLY ALONG THE WALL FROM WHICH THE FEATURE EXTENDS.
 - MAX ENCROACHMENT INTO SETBACK FOR EXTERIOR STAIRWAYS OR RAMPS, ABOVE OR BELOW GROUND LEVEL EXCLUDING THOSE ATTACHED TO A PORCH OR DECK (SEE E) IS: 10 FEET INTO A FRONT SETBACK OR A SETBACK FROM A PROJECT BOUNDARY OR DIFFERENT ZONING DISTRICT; 16 FEET INTO A REAR SETBACK; 4 FEET INTO A SIDE SETBACK OR A REQUIRED DISTANCE BETWEEN BUILDINGS.
 - MAX ENCROACHMENT INTO SETBACK FOR OPEN OR ENCLOSED PORCHES AND DECKS, AND THE STAIRWAYS OR RAMPS ATTACHED THERETO IS: 10 FEET INTO A FRONT OR REAR SETBACK, A SETBACK FROM A PROJECT BOUNDARY, A SETBACK FROM A DIFFERENT ZONING DISTRICT, OR A REQUIRED DISTANCE BETWEEN BUILDINGS.
 - PREVIOUS SECTION 128.A.1.1 OF THE ZONING REGULATIONS (CB-2-2012) WHICH ALLOWS SUNROOMS AND ROOM EXTENSIONS TO EXTEND NOT MORE THAN 10 FEET INTO THE REAR SETBACK ALONG NOT MORE THAN ROSE OF THE REAR FACE OF A DWELLING ON A LOT WHICH ADJACES AN OPEN SPACE ALONG A MAJORITY OF THE REAR LOT LINE FOR R-ED LOTS RECORDED AFTER THE EFFECTIVE DATE OF CB-2-2012 (MAY 13, 2012), REFER TO SECTION 128.0.A.1.1.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Ulad Edmondson 11/16/2021
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Any Gomez 11/16/2021
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Any Gomez 11/16/2021
DIRECTOR DATE



30' 0 30' 60' 90'

BUILDER
D.R. HORTON CAPITAL DIVISION
181 HARRY TRUMAN PARKWAY, SUITE 250
ANNAPOLIS, MD 21401
(301) 407-2600

OWNER/DEVELOPER
ROBERT L. DORSEY JR.
10717 BIRMINGHAM WAY
WOODSTOCK, MD 21163
(410) 465-0488

NO.	REVISION	DATE
1	REVISE THE PLAN TO ADD OPTIONAL AREAWAYS TO THE HOUSE TYPES	03-30-22

SITE DEVELOPMENT PLAN
HOUSE TYPES & HOUSE BOX MATRIX PLAN
GREENWOOD VILLAGE
PHASE 1 LOTS 1-4, PHASE 2 LOTS 12-38

TAX MAP: 42 GRID: 24
6TH ELECTION DISTRICT

ZONED: R-12

PARCEL: 136 & 138-140
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

PROFESSIONAL ENGINEER

DESIGN BY: RHV
DRAWN BY: VETG
CHECKED BY: RHV
DATE: SEPTEMBER 2021
SCALE: AS SHOWN
W.O. NO.: 12-05

7 SHEET OF 7