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ROAD CLASSIFICATION CHART		
ROAD NAME	CLASSIFICATION	PAVING WIDTH
COOKS LANE	PUBLIC ACCESS STREET	22' & 26'
DORSEY'S RIDGE SQUARE	PUBLIC ACCESS STREET	26'
ALLEY A	ALLEY	20'
ALLEY B	ALLEY	20'
ALLEY C	ALLEY	20'

SITE ANALYSIS CHART

- A. TOTAL AREA OF THIS SUBMISSION = 10.90 AC.±
- B. LIMIT OF DISTURBED AREA = 8.74 AC.±
- C. PRESENT ZONING DESIGNATION: CEF-R (PER ZB 1106M APPROVAL 10/13/2016)
- D. PROPOSED USE: RESIDENTIAL
- E. PREVIOUS HOWARD COUNTY FILES: ECP-17-034; ZB1106M; F-09-074; F-05-129; F-09-156; P-09-40; S-09-14.
- F. TOTAL AREA OF FLOODPLAIN LOCATED ON SITE = 0.336 AC.
- G. TOTAL AREA OF SLOPES IN EXCESS OF 15% = 3.15 AC. (0.82 AC. 25% OR GREATER)
- H. TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0.32 AC.±
- I. TOTAL AREA OF STREAMS (INCLUDING BUFFER) = 0.99 AC.±
- J. TOTAL AREA OF EXISTING FOREST = 3.69 AC.
- K. TOTAL GREEN OPEN AREA = 6.945 AC.±
- L. TOTAL IMPERVIOUS AREA = 3.959 AC.±
- M. AREA OF ESCAPEABLE SOILS = 2.33 AC.±
- N. AREA OF ROAD DEDICATION = 1.560 AC.
- O. PROPOSED NUMBER OF BUILDABLE LOTS = 56 LOTS
- P. AREA OF PROPOSED LOTS = 4.094 AC.±
 - 1. OPEN SPACE REQUIRED = 10.904 AC. X 40% = 4.362 AC.
 - 2. OPEN SPACE PROVIDED = 5.250 AC. (4.530 AC.± CREDITED)
 - 3. RECREATIONAL OPEN SPACE REQUIRED = 57 UNITS X 400 SQ.FT. / UNIT = 22,800 SQ.FT. OR 0.523 ACRES.
 - 4. RECREATIONAL OPEN SPACE PROVIDED = 2,307 SQ.FT. PLAYGROUND ON LOT 56, 1,040 SQ.FT. BOWLING GREEN ON LOT 56, 2,000 SQ.FT. (10 BENCHES) ON LOT 56, 13,680 SQ.FT. OF PATHWAYS (4,560 SQ.FT. X 3 SQ.FT.) ON LOT 56, 12,663 SQ.FT. ON LOT 52, 30,190 SQ.FT. TOTAL.

PROPOSED DEVELOPMENT:

RESIDENTIAL	55 DU	
TOWNHOUSES:	2 DU	
APARTMENTS:	2 DU	
TOTAL:	57 DU	
MODERATE INCOME HOUSING UNITS (MIHUs):	6 DU (10% OF 57 DU)	
MIHUs PROVIDED:	5 TOWNHOUSES (20 FEET WIDE WITH 2-CAR GAR.)	
	1 APARTMENT (WITHIN HISTORIC PUE FULTON HOUSE)	

PARKING REQUIRED:

NON-RESIDENTIAL (1,340 SF @ 10 SPACES/MSF)	14 SPACES
RESIDENTIAL (57DU @ 2.5 SPACES PER DU):	143 SPACES
TOTAL SPACES	157 SPACES

PARKING PROVIDED:

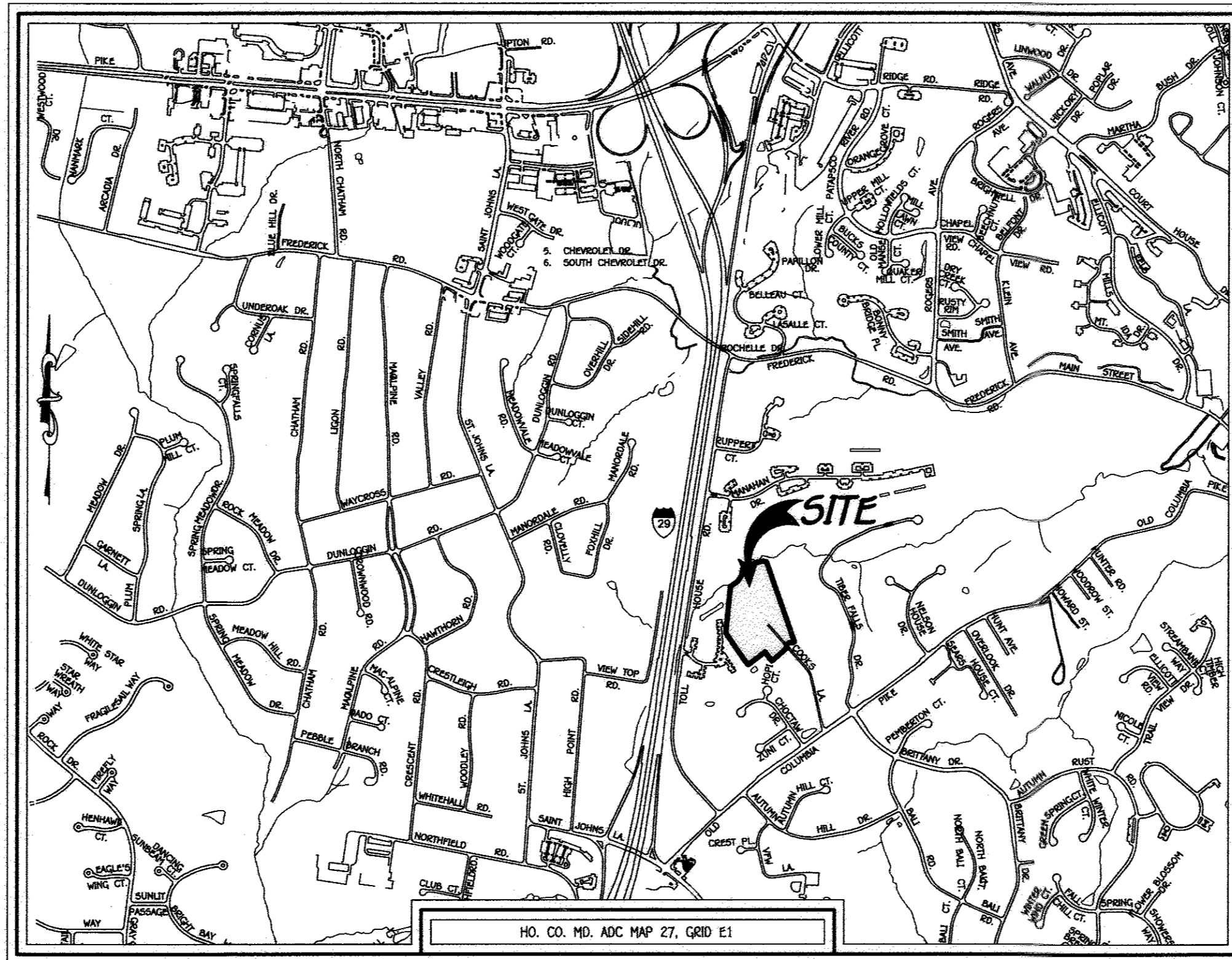
NON-RESIDENTIAL (ON-STREET/SURFACE):	14 SPACES
RESIDENTIAL	
ON-STREET & SURFACE	16 SPACES
PARKING APRONS (TANDEM)	110 SPACES
GARAGES	110 SPACES
RESIDENTIAL SUBTOTAL	236 SPACES

SKETCH PLAN

DORSEY'S RIDGE

LOTS 1 THRU 56 AND OPEN SPACE LOTS 57 THRU 59

A RESUBDIVISION OF "WILHIDE PROPERTY, LOT 1, 2 & 3", PLAT No. 18442
TAX MAP No. 24 GRID No. 18 PARCEL NO. 260 LOTS 1 thru 3



VICINITY MAP
SCALE: 1" = 1200'

SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

GROSS AREA = 10.90 ACRES
LOD = 8.74 ACRES (SITE)
RCN = 62.1
TARGET Pe = 1.7
Rev = 2.972 CU.FT.
Cpv = N/A

STORMWATER MANAGEMENT SUMMARY		
AREA ID	ESDV REQUIRED CU.FT.	ESDV PROVIDED CU.FT.
SITE	24,619	27,134
TOTAL	24,619	27,134

REMARKS: STONE TRENCH, PERMEABLE PAVEMENT (A-2), DRYWELLS (M-5), MICRO-BIORETENTION (M-6), & BIORETENTION (F-3)

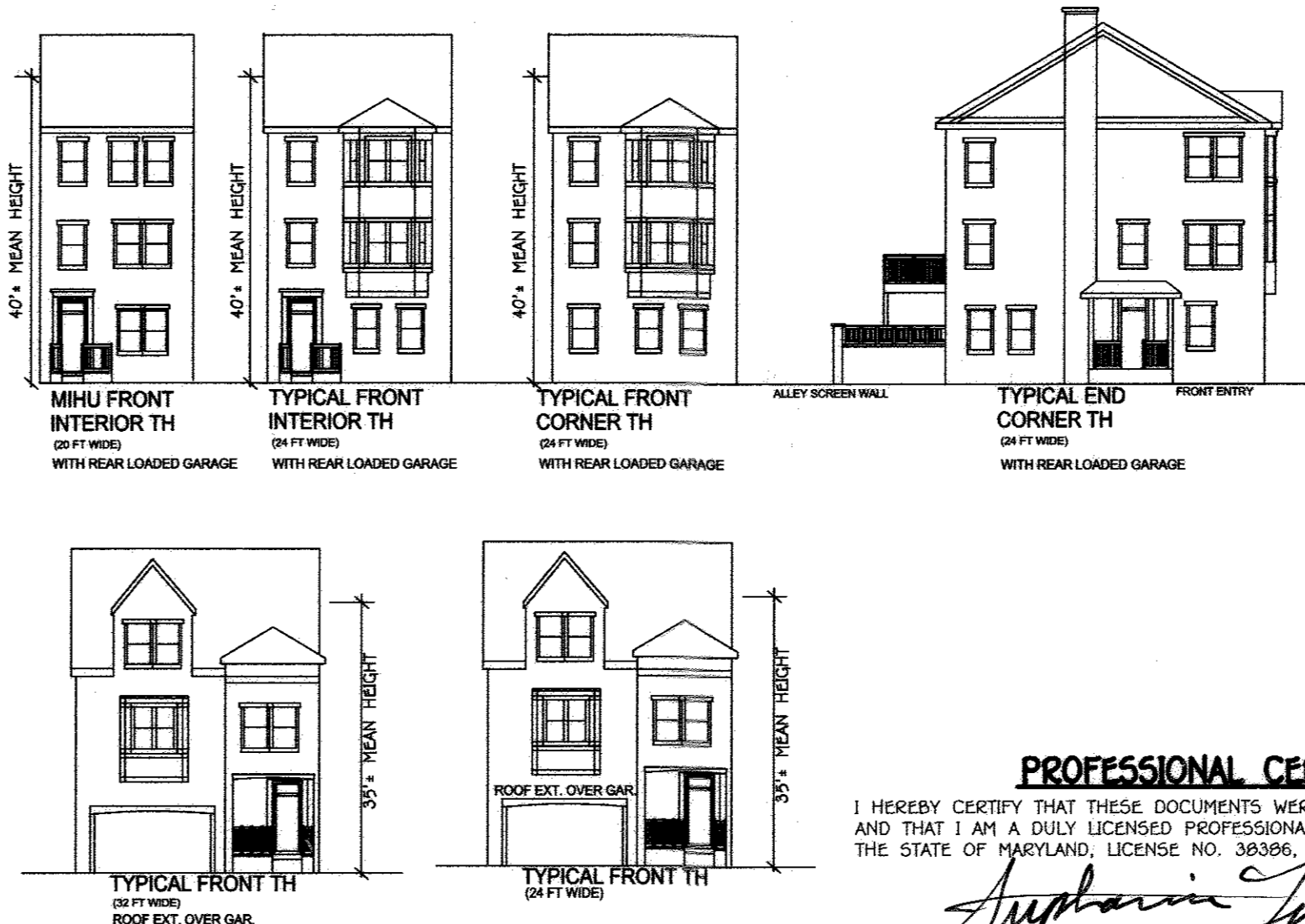
STORMWATER MANAGEMENT FACILITY OWNERSHIP AND MAINTENANCE		
FACILITY	OWNERSHIP	MAINTENANCE
BIORETENTION 1	HOA	HOA
BIORETENTION 2	HOA	HOA
BIORETENTION 3	HOA	HOA
BIORETENTION 4	HOWARD COUNTY	HOA & COUNTY
MICRO-BIORETENTION 5	HOA	HOA
MICRO-BIORETENTION 6	HOA	HOA
REGIONAL FACILITY (IN STREAM)	HOWARD COUNTY	HOWARD COUNTY

NOTE: THE PROPERTY FLOWS TO TIBER RUN, THE ELICOTT CITY AREA OF HOWARD COUNTY IN THE WATERSHED OF THE PATAPSCO RIVER LOWER NORTH BRANCH (02130906). ESD IS BEING PROVIDED ON-SITE WITH 10 YR AND 100 YR MANAGEMENT IN A PROPOSED REGIONAL FACILITY PROPOSED BY DAMPING A PORTION OF THE STREAM TO PROVIDE A REDUCTION OF THE EXISTING RUNOFF Q FOR THE DRAINAGE AREA.

IN-STREAM SWM POND EXISTING AND PROPOSED Q'S AND WATER SURFACE ELEVATIONS				
	2-YEAR	10-YEAR	100-YEAR	REMARKS
EX.	209.82 C.F.S.	209.82 C.F.S.	669.39 C.F.S.	
PROP.	233.15 C.F.S.	233.15 C.F.S.	692.54 C.F.S.	
WS ELEV.	315.35	315.35	321.07	
PROP. RELEASE	202.79 C.F.S.	202.79 C.F.S.	427.66 C.F.S.	OUT OF POND

GENERAL NOTES

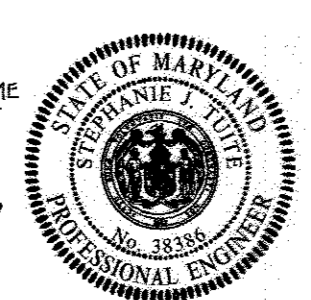
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS / BUREAU OF ENGINEERING / CONSTRUCTION INSPECTION DIVISION AT 410-313-1900 AT LEAST (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.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MARYLAND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUMTUCD).
- THIS SUBMISSION IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE 2013 ZONING REGULATIONS. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS OR PARCELS MUST COMPLY WITH SETBACKS AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF A BUILDING OR GRADING PERMIT APPLICATION.
- COORDINATES BASED ON NAD'83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS. HOWARD COUNTY CONTROL STATION #2415 - HORIZONTAL - (NAD '83) N 900,556.119 E 1,364,974.507 ELEVATION = 403.703 - VERTICAL - (NAVD '86)
- HOWARD COUNTY CONTROL STATION #2416 - HORIZONTAL - (NAD '83) N 900,556.119 E 1,364,255.979 ELEVATION = 422.492 - VERTICAL - (NAVD '86)
- BACKGROUND INFORMATION:
 - SUBDIVISION NAME: DORSEY'S RIDGE (RESUBDIVISION OF WILHIDE PROPERTY)
 - TAX MAP NO.: 24
 - PARCELS NOS.: 260
 - ZONING: CEF-R PER ZB1106M APPROVAL OCTOBER 13, 2016.
 - ELECTION DISTRICT: SECOND
 - GROSS AREA OF TRACT = 10.904 AC.±
 - NUMBER OF OPEN SPACE LOTS: 3
 - NUMBER OF BUILDABLE LOTS: 56
- EXISTING WATER IS PUBLIC (CONTRACT NO. 14-1955-D & 38W). EXISTING SEWER IS PUBLIC (CONTRACT NO. 10-0958).
- BOUNDARY OUTLINE BASED ON A FIELD RUN SURVEY PERFORMED BY PATTON HARRIS SWISZ & ASSOCIATES, PC DATED ON OR ABOUT OCTOBER 2002 AND RECORDED AS PLAT NO. 18442.
- THE EXISTING TOPOGRAPHY INFORMATION SHOWN IS BASED ON HOWARD COUNTY AERIAL CONTOURS AND SUPPLEMENTED WITH A FIELD RUN SURVEY OF WETLANDS AND STREAM BANKS PERFORMED ON OR ABOUT JANUARY, 2017 BY FISHER, COLLINS & CARTER, INC. THERE ARE STEEP SLOPES LOCATED ON THIS PROPERTY AS DEFINED BY THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.11.6.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE 2010 MDE, CHAPTER 5 REGULATIONS AND THE LATEST HOWARD COUNTY DESIGN MANUAL VOL. 1, CHAPTER 5 ADOPTED ON OR ABOUT MAY 4, 2010. GROUNDWATER RECHARGE VOLUME WILL BE PROVIDED THROUGH THE USE OF A STONE RESERVOIR LOCATED BENEATH THE WASTEWATER FACILITIES. REQUIRED ESD VOLUMES WILL BE PROVIDED BY PERMEABLE PAVEMENT, DRYWELLS AND BIORETENTION FACILITIES. OVERBANK FLOOD PROTECTION VOLUME AND EXTREME FLOOD VOLUMES FOR THIS SITE WILL BE PROVIDED BY A REGIONAL FACILITY BEING CREATED WITHIN THE STREAM VALLEY. DISTURBANCE TO CREATE THE DAM AND ASSOCIATED PIPING IS CONSIDERED ESSENTIAL. DISTURBANCE IN ACCORDANCE WITH CSB0-2016 & SECTION 16.11.6(1) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS, THREE (3) OF THE FOUR (4) BIORETENTION FACILITIES WILL BE PRIVATELY OWNED BY THE H.O.A. AND WITH ONE BIORETENTION FACILITY IN THE COOKS LANE RIGHT OF WAY BEING COUNTY OWNED BUT JOINTLY MAINTAINED BY H.O.A. AND HOWARD COUNTY. THE DRYWELLS AND PERMEABLE PAVEMENT WILL BE PRIVATELY OWNED AND MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS. THE REGIONAL FACILITY WILL BE PUBLICLY OWNED AND MAINTAINED BY HOWARD COUNTY.
- SEVERAL SPECIMEN TREES ARE KNOWN TO BE LOCATED ON THE PROPERTY AND HAVE BEEN SHOWN ON THESE PLANS.
- FLOODPLAIN LIMITS SHOWN BASED ON CROSS SECTIONS TAKEN FROM THE CURRENT FEMA FLOODPLAIN MAP DATED NOVEMBER, 2013.
- THE FOREST STAND DELINEATION AND WETLAND DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED FEBRUARY, 2017.
- EXISTING WATER IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- THERE ARE NO KNOWN CEMETERIES WITHIN THIS SUBDIVISION. THERE ARE HISTORIC STRUCTURES TO REMAIN, WHICH INCLUDE THE MAIN HISTORIC HOUSE AND A HISTORIC SHOEHOUSE. THIS SITE IS LISTED ON THE HISTORIC SITES INVENTORY AS HO-895, THE PUE-FULTON FARM.
- COOKS LANE AND THE SECTION OF OLD COLUMBIA PIKE WHERE COOKS LANE INTERSECTS ARE NOT DESIGNATED AS SCENIC ROADS.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, UNLESS THE ACTIVITIES ARE CONSIDERED NECESSARY OR ALTERNATIVE COMPLIANCE IS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.
- SOILS SHOWN HEREON BASED ON NRCS WEBSOIL SURVEY AND HOWARD COUNTY SOIL SURVEY MAP #13.
- THIS SUBDIVISION IS SUBJECT ZB 1106M 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.
- MIHUs AGREEMENT & MIHUs COVENANTS WILL BE REQUIRED IN ACCORDANCE WITH SECTION 13.402 OF THE COUNTY CODE. THEY ARE TO BE COMPLETED IN A FORMAT DICTATED BY THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (DHCD) AND WILL BE REVIEWED BY DHCD AND THE OFFICE OF LAW AT THE TIME OF FINAL PLAN APPROVAL. SIX (6) MIHUs ARE REQUIRED FOR THIS SUBDIVISION AND HAVE BEEN DESIGNATED ON LOTS 6, 47, 52, 53, 54 AND 1 APARTMENT IN PUE-FULTON HOUSE.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- LANDSCAPING WILL BE PROVIDED AT THE NEXT PLAN STAGE OF THIS PROJECT.
- FOREST CONSERVATION REQUIREMENTS FOR THIS PROPOSED RESUBDIVISION WILL BE PROVIDED BY RETENTION OF EXISTING FOREST.
- SOIL BORINGS WILL BE REQUIRED FOR THIS PROJECT SINCE DRYWELLS, PERMEABLE PAVEMENT, AND BIORETENTION FACILITIES ARE BEING UTILIZED.
- STRUCTURES EXIST ON THE PROPERTY, KNOWN AS 3958 COOKS LANE, WHICH IS TO REMAIN, AND 3952 & 3960 COOKS LANE WHICH ARE TO BE REMOVED.
- PRE-SUBMISSION COMMUNITY MEETINGS WERE HELD ON APRIL 21, 2015 AND AUGUST 17, 2015.
- IF ANY WELL OR SEPTIC SYSTEMS ARE FOUND BEFORE AND/OR DURING CONSTRUCTION, THE HEALTH DEPARTMENT MUST BE NOTIFIED AND THEY MUST BE PROPERLY ABANDONED WITH DOCUMENTATION SENT TO THE HEALTH DEPARTMENT.
- THIS PLAN WAS PRESENTED TO THE HISTORIC PRESERVATION COMMISSION ON MARCH 2, 2017 IN CASE HPC-17-19 FOR ADVISORY COMMENTS. THE COMMISSION HAD NO OBJECTIONS TO THE PLAN AS PRESENTED.
- THE ZONING BOARD APPROVED CASE ZB1106M ON OCTOBER 13, 2016 SUBJECT TO THE FOLLOWING CONDITIONS:
 - ALL OPEN SPACE IDENTIFIED ON THE DCP, INCLUDING THE OPEN SPACE ADJACENT TO BUILDING E, IS AND SHALL BE LABELED NON-BUILDABLE AND SHALL BE OPEN SPACE AS PERMANENT OPEN SPACE.
 - THAT THE ENHANCEMENT OF THE PUE-FULTON HOUSE AND ITS SURROUNDING ONE ACRE AS OUTLINED IN THE REVISED DCP AS DESCRIBED IN THE PETITION, THE PETITIONER'S EXHIBITS, AND IN THIS DECISION, MAY BECOME FINAL WHEN THE PETITIONER RETURNS TO THE ZONING BOARD WITHIN 6 MONTHS OF THIS DECISION FOR APPROVAL OF AN AGREEMENT WITH AN APPROPRIATE NON-PROFIT ORGANIZATION TO TRANSFER THE PUE-FULTON HOUSE AND LOT TO THAT NON-PROFIT ORGANIZATION, FREE OF CHARGE, WHICH ENSURES THE PERPETUAL USE AND MAINTENANCE OF THE PUE-FULTON PROPERTY FOR THE USES OF AN HISTORIC RESERVE, TWO APARTMENTS AND A MEETING HOUSE, UTILIZING SUBSTANTIALLY FOR THE FRAMEWORK OF THAT AGREEMENT THE DOCUMENTS INTRODUCED AS APPLICANT'S EXHIBITS B (DORSEY'S RIDGE LLC DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS) AND 9 (DEED AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS) BUT ALSO INCLUDING SUGGESTIONS MADE AT THE UPCOMING ZONING BOARD HEARING AND THE SUGGESTIONS FOR CHANGE (THE REFERENCES WILL BE TO APPLICANT'S EXHIBIT B) MADE BY MR. BOBOTEK AND THE BOARD DURING THE HEARINGS HELD IN THIS MATTER, INCLUDING:
 - IN ARTICLE I, PARAGRAPH 5, AN "ACT OF GOD" EXCEPTION SHOULD BE MADE TO THE FORFEITURE OF DEPOSIT PROVISION;
 - IN ARTICLE I, PARAGRAPH 6, ANY PROPOSED TRANSFER OF OWNERSHIP APPROVAL SHOULD BE BY THE PLANNING BOARD RATHER THAN THE DEPARTMENT OF PLANNING AND ZONING;
 - IN ARTICLE II, SECTION 1, POLICY STATEMENT, THE NOISE RESTRICTIONS ON THE USE OF THE PUE-FULTON FACILITIES FOR A MEETING HOUSE SHOULD BE MADE MORE SPECIFIC; AND
 - IN ARTICLE V, PARAGRAPH 3, AN EXCEPTION TO THE INSURANCE REQUIREMENTS SHOULD BE MADE FOR SMALL EVENTS NOT INVOLVING THE PLAYING OF MUSIC OR USE OF ALCOHOL, BY WAY OF EXAMPLE.
 - AN OPTION FOR CONVEYANCE OF THE PUE-FULTON HOUSE TO THE COUNTY AS AN OPTION SHOULD BE CONSIDERED IN THE AGREEMENT IN ORDER TO ENSURE THE USE OF THE PUE-FULTON HOUSE FOR THE ABOVE-DESCRIBED USES IN PERPETUITY.
 - THE PETITIONER SHALL NOT BE PERMITTED TO PROCEED WITH DEVELOPMENT OF THE SINGLE FAMILY ATTACHED RESIDENTIAL PORTION OF THE DCP UNTIL THE ZONING BOARD APPROVES THE AGREEMENT REFERRED TO ABOVE IN CONCLUSION OF LAW 2.8.
- ALTERNATIVE COMPLIANCE APPLICATION, WP-17-094, WAS APPROVED ON APRIL 5, 2017 FOR SECTION 16.1205(b)(7) TO ALLOW THE REMOVAL OF TWO (2) SPECIMEN TREES 30" IN DIAMETER OR GREATER AND SECTION 16.120(b)(9)(i) TO ALLOW A 20-FOOT MINIMUM DISTANCE BETWEEN AN EASEMENT FOR HIGH TENSION POWER LINES IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - REMOVAL OF THE TWO (2) SPECIMEN TREES SHALL BE REQUIRED AT A RATIO OF TWO (2) LARGER CALIBER TREES AT LEAST THREE (3) INCHES DBH FOR EACH SPECIMEN TREE REMOVED (FOUR TREES TOTAL). THE MITIGATION PLANTING CAN BE PROVIDED AS PART OF THE REQUIRED PERIMETER LANDSCAPING FOR THIS PROJECT. YOU MUST ADDRESS THIS ALTERNATIVE LANDSCAPE MITIGATION REQUIREMENT WITH THE SITE DEVELOPMENT PLAN FOR THIS PROJECT.
 - SPECIMEN TREES ST-13, ST-14, ST-15, AND ST-16 MUST BE PROTECTED DURING CONSTRUCTION. A REGISTERED ARBORIST MUST INSPECT THE TREES AND IMPLEMENT RECOMMENDATIONS FOR PROFESSIONAL PRUNING OF ROOTS AND FOLIAGE. ALL PRUNING MUST BE PERFORMED BY A MARYLAND LICENSED TREE EXPERT. TREE PROTECTION FENCING MUST BE INSTALLED AROUND THE ENTIRE PERIMETER OF SPECIMEN TREES ST-13, ST-14, ST-15, AND ST-16 TO PREVENT ROOT AND FOLIAGE DAMAGE DURING CONSTRUCTION.
 - SIGHT DISTANCE IS NOT REQUIRED AT THE INTERSECTION OF COOKS LANE AND OLD COLUMBIA PIKE SINCE IT IS AN EXISTING INTERSECTION. SITE VISIT CONFIRMS THAT A CLEAR LINE OF SIGHT EXISTS AT THE INTERSECTION LOOKING NORTH AND SOUTH ALONG OLD COLUMBIA PIKE.
 - THE REQUEST FOR A WALKER TO DESIGN MANUAL, VOLUME III, SECTION 2.5 TABLE 2.08 MINIMUM CURB FILLET RADIUS IN FEET IS TO REDUCE THE REQUIRED CURB FILLET RADIUS OF 25' FOR A LOCAL ROAD TO A 15' RADIUS WAS DENIED. THE REQUEST FOR SECTION 2.09 IS TO ALLOW THE MAXIMUM LANDING GRADE 4% FOR A LOCAL ROAD FOR 40 FEET DISTANCE TO BE INCREASED TO A GRADE OF 12%-13% WAS DENIED. THE REQUEST IS FOR SECTION 2, APPENDIX A WHICH PROVIDES THE PUBLIC ROWWAY DESIGN. THE REQUEST TO REDUCE THE MINIMUM 500 FOOT CURVE RADIUS FOR AN ACCESS STREET TO 57 FEET AND 100 FEET ALONG DORSEY'S RIDGE SQUARE AND 100 FEET ALONG COOKS LANE BETWEEN PRIVATE ALLEY A AND DORSEY'S RIDGE SQUARE WAS APPROVED ON MARCH 28, 2017. EASEMENT IS BEING SOUGHT FOR PROPOSED REGRADING OF COOKS LANE TO PROVIDE THE MAXIMUM LANDING GRADE. SHOULD GRADING EASEMENTS FROM THE ADJACENT PROPERTIES NOT BE POSSIBLE TO BE OBTAINED, A RECONSIDERATION OF THIS DESIGN WILL BE REQUESTED.
 - SUBDIVISION WILL UTILIZE PRIVATE TRASH COLLECTION.
 - NO PHASING OF CONSTRUCTION IS PROPOSED.



PROFESSIONAL CERTIFICATION

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. 38386, EXPIRATION DATE: 01/12/2018.

Supharin Janta 5/24/17
Signature of Professional Engineer DATE



TITLE SHEET
DORSEY'S RIDGE

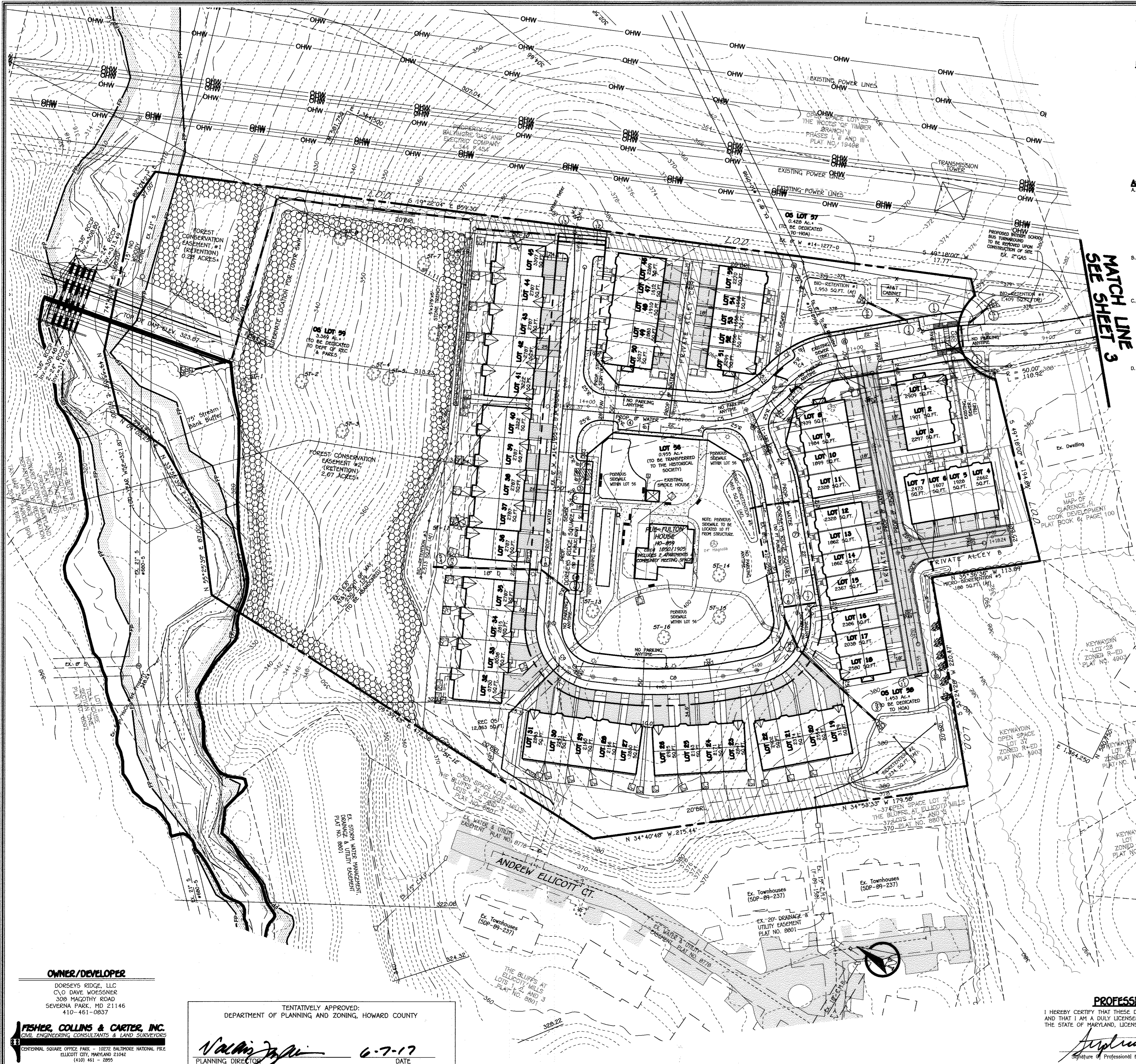
LOTS 1 THRU 56 AND
OPEN SPACE LOTS 57 THRU 59
A RESUBDIVISION OF "WILHIDE PROPERTY, LOT 1, 2 & 3", PLAT No. 18442
ECP-17-034, ZB1106M, S-09-14, P-09-40, F-09-158 & F-05-129
ZONED: CEF
TAX MAP NO.: 24 GRID NO.: 18 PARCEL NO.: 260 LOTS: 1 thru 3
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: MAY, 2017
SHEET 1 OF 8

OWNER/DEVELOPER
DORSEY'S RIDGE, LLC
C/O DAVE WOESSNER
308 MAGOTHY ROAD
SEVERNA PARK, MD 21146
410-461-0837

TENTATIVELY APPROVED:
DEPARTMENT OF PLANNING AND ZONING, HOWARD COUNTY

William J. Miller 6-7-17
PLANNING DIRECTOR DATE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10275 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21114
(410) 461-2895



COMMUNITY ENHANCEMENTS

- RESTORATION OF HISTORIC PUE-FULTON HOUSE AND SMOKE HOUSE
- COOKS LANE IMPROVEMENTS
- SEWERALS, CROSSWALKS AND PATHWAY CONNECTION BETWEEN SEVERAL NEIGHBORHOODS AND THROUGH THE BGE RIGHT-OF-WAY TO SCHOOLS AND SHOPPING

NEIGHBORHOOD DESIGN

- HISTORIC BUILDING AS THE CENTRAL FOCUS:
 - Restoration of the PUE-FULTON homestead and smoke house
 - Apartments and community exhibit space
 - Preservation of an environmental setting around the historic house
- CREATE COMMUNITY GATHERING SPACES:
 - Central public green space around the PUE-FULTON House with sidewalks, seating areas and play space
 - Gateway green spaces and residential streets with seating and landscape improvements
 - Network of pedestrian-friendly streets throughout the community
- PROTECT ENVIRONMENTAL FEATURES:
 - Additional floodplain, stream and wetland buffers
 - Tree preservation of many of the significant trees around PUE-FULTON house
 - Forest retention
 - Steep slope avoidance

ARCHITECTURAL DESIGN GUIDANCE

- 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 PUE-FULTON House.
 - Buildings shall activate and frame pedestrian-oriented neighborhood spaces, such as streets, greens, steps and courts. The architecture orients facades with primary entrances, stoops and porches providing, visual interest around these spaces.
 - 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.
- GENERAL ARCHITECTURAL ELEMENTS:
 - Townhouse entrances should orient to and address the street or public open space.
 - Townhouses shall be designed to be stylistically and materially distinctive from the historic PUE-FULTON house.
 - 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.
- 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 facades shall be designed to incorporate higher quality of materials, more fenestration and a higher quality of detailing.
 - Corner townhouses shall be designed to minimize views into the alley from the street. Wing walls, trellises, landscape 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.
- 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.
 - Recessed garage doors beyond the front entrance and porch of the townhouse, and
 - Roof eaves or facade details to cast shadows over garage opening.
 - Front garage townhouse driveways shall be designed to the narrowest useable width.

NOTE: 1. INTERIM SCHOOL BUS TURNAROUND TO BE UTILIZED PRIOR TO CONSTRUCTION OF THIS SITE. IT WILL BE CONSTRUCTED UNDER SEPARATE CONSTRUCTION PLANS AND ITS USE WILL BE TERMINATED UPON START OF CONSTRUCTION.

2. ADA ACCESS WILL BE PROVIDED TO THE PUE-FULTON HOUSE ON LOT 56.

NOTE: THE STORMWATER MANAGEMENT SYSTEMS SHOWN ON THESE PLANS ARE AN APPROXIMATION OF THE SIZE, SHAPE, AND LOCATION. IT IS UNDERSTOOD THAT THESE SYSTEMS HAVE NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE, ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.

PROPOSED DEVELOPMENT STANDARDS

- USES PERMITTED AS A MATTER OF RIGHT
 - Single-family attached dwelling units
 - Conventional 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 a Conditional Use.
 - Community meeting, facility, interpretive exhibits, and apartments located in a historic structure listed on the Howard County Inventory of Historic Sites.
- ACCESSORY USES

The following are permitted accessory uses in the Dorsey's Ridge community. More than one accessory use shall 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-ED 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 monthly 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 person 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 System, building mounted, on single family detached and non-residential structures only, subject to the requirements of Section 128.0.L
 - Accessory Animal Collectors.
- DEVELOPMENT REGULATIONS (Also see Section 128.0A, Supplementary Bulk Regulations)
 - The following maximum limitations shall apply:

(a) Height	40 feet
(b) Density	15 units per gross acre
(c) Maximum units per structure	164 units
(d) Single-family attached dwelling units	6 units per structure
(e) Building length - single-family attached	25 feet
 - Minimum setback requirements:
 - From internal 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 a curb:
 - Single Family Attached

Front	15 feet
Side	10 feet
Rear	10 feet
Corner	10 feet
 - From vicinal properties
 - Structure setback from residential uses zoned R-ED and R-2D... 25 feet
 - Structure setback from Open Space Lot and BGE 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	30 feet
(6)Rear to rear	N/A
 - MODERATE INCOME HOUSING UNITS

At least 10% of the dwelling in the development shall be Moderate Income Housing Units.
 - CONDITIONAL USES

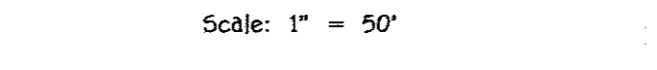
Conditional Uses in the Dorsey's Ridge community are subject to the detailed requirements for Conditional Uses given in Section 131.0 for R-ED zoned properties for the listed of permitted Conditional Uses, refer to the chart in Section 131.0.
 - OPEN SPACE AND ACTIVE RECREATION

Forty percent (40%) of the gross acres 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 PUE-FULTON House, the on-site gathering places and meadows, and pathways on-site, linking to off-site, pedestrian and bicycle, connection.
 - 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.

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING 2' CONTOURS
	EXISTING 10' CONTOURS
	SOILS LINES AND TYPE
	EXISTING TREELINE
	PROPOSED TREELINE
	PROPOSED CONTOUR
	PROPOSED DRYWELL (M-5)
	SPOT ELEVATION
	FLOW ARROW
	EXISTING POWER POLE
	SPECIMEN TREE
	EXISTING TREES
	SLOPES 15% TO 25%
	SLOPES 25% OR GREATER

Centerline Curve Table					
CURVE #	DELTA	LENGTH (ft)	RADIUS	CHORD BEARING	CHORD LENGTH (ft)
C1	023.0024	130.09'	257.00'	N25° 42' 17"W	128.71'
C2	011.8658	103.72'	500.00'	S34° 15' 47"E	103.54'
C3	008.2258	97.43'	400.00'	N32° 25' 59"W	97.38'
C4	037.3431	65.18'	100.00'	N55° 13' 03"W	64.03'
C5	051.9981	90.58'	100.00'	S47° 56' 22"E	87.51'
C6	013.1276	22.91'	100.00'	N46° 53' 28"E	22.86'
C7	089.9999	81.68'	52.00'	S61° 32' 49"E	73.54'
C8	016.1893	113.02'	400.00'	S28° 27' 04"E	112.85'
C9	088.3658	80.20'	52.00'	S23° 49' 39"W	72.48'



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

TENTATIVELY APPROVED:
 DEPARTMENT OF PLANNING AND ZONING, HOWARD COUNTY

Valerie J. ...
 PLANNING DIRECTOR

6-7-17
 DATE

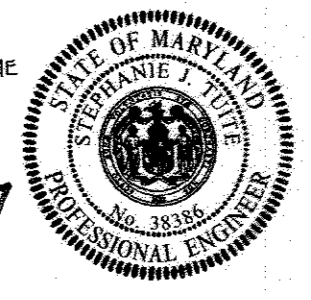
FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10275 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2895

PROFESSIONAL CERTIFICATION

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. 38386, EXPIRATION DATE: 01/12/2018.

Stephen J. ...
 Signature of Professional Engineer

5/24/17
 DATE



SKETCH PLAN
DORSEY'S RIDGE
 LOTS 1 THRU 56 AND
 OPEN SPACE LOTS 57 THRU 59

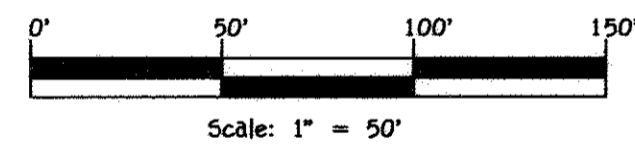
A RESUBDIVISION OF "WILHIDE PROPERTY, LOT 1, 2 & 3", PLAT NO. 18442
 ECP-17-034, ZB1106M, 5-89-14, P-89-40, F-89-158 & F-05-129
 ZONED: CEF

TAX MAP NO.: 24 GRID NO.: 18 PARCEL NO.: 260 LOTS: 1 thru 3
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: MAY, 2017
 SHEET 2 OF 8



MATCH LINE 2
SEE SHEET 2

MATCH LINE 4
SEE SHEET 4



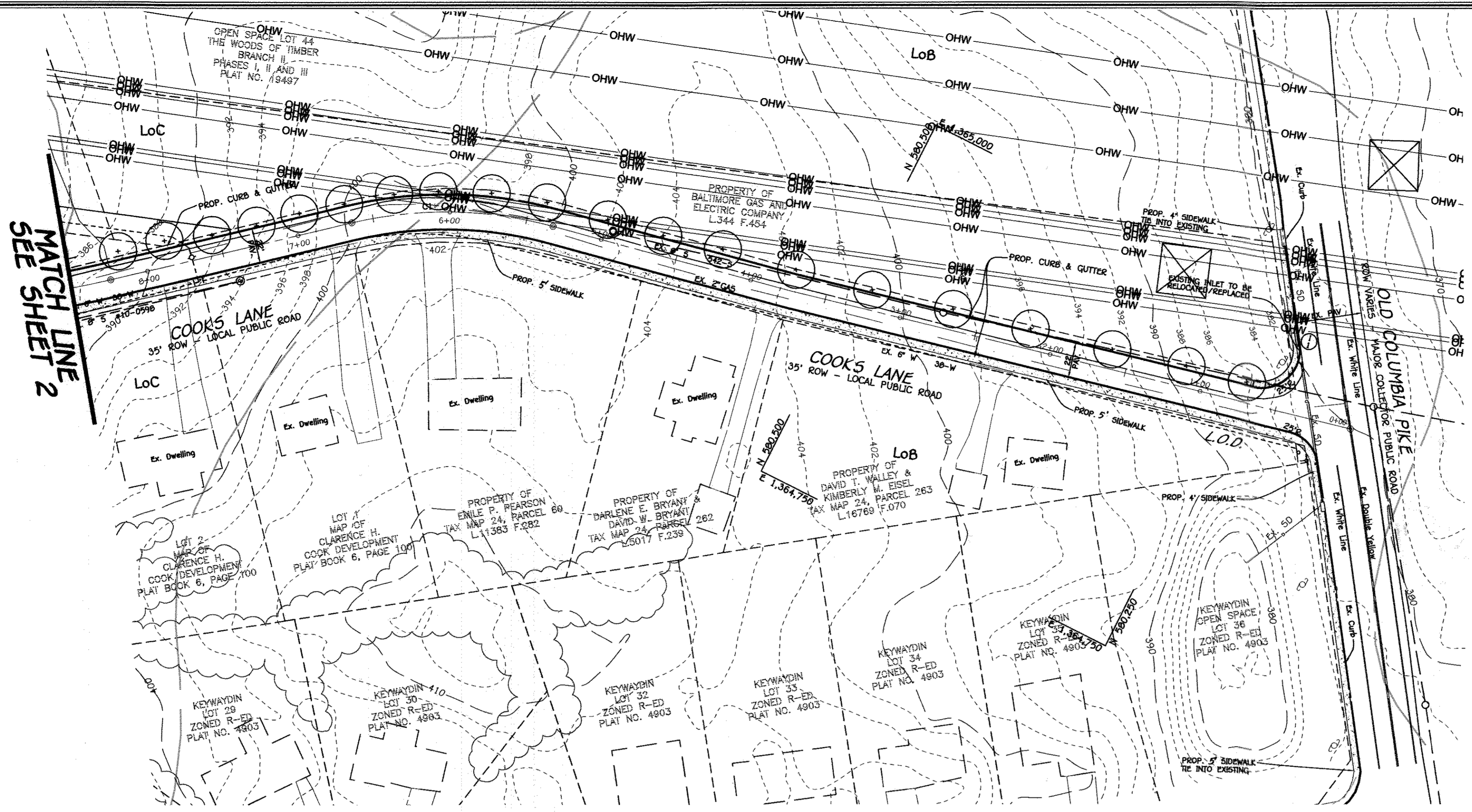
LEGEND	
SYMBOL	DESCRIPTION
- - - 40'	EXISTING 2' CONTOURS
- - - 40'	EXISTING 10' CONTOURS
- - -	SOILS LINES AND TYPE
- - -	EXISTING TREELINE
- - -	PROPOSED TREELINE
- - -	PROPOSED CONTOUR
- - -	PROPOSED DRYWELL (M-5)
+362.5	SPOT ELEVATION
→	FLOW ARROW
⊙	EXISTING POWER POLE
⊙ SF-1	SPECIMEN TREE
⊙	EXISTING TREES
15%	SLOPES 15% TO 25%
25%+	SLOPES 25% OR GREATER
LOD	LIMITS OF DISTURBANCE
— SF	SILT FENCE
— 50'	SUPER SILT FENCE
—	STABILIZES CONSTRUCTION ENTRANCE
—	DRAINAGE AREA DIVIDE

OWNER/DEVELOPER
 DORSEY'S RIDGE, LLC
 C/O DAVE WOESSNER
 308 MAGOTHY ROAD
 SEVERNA PARK, MD 21146
 410-451-0837

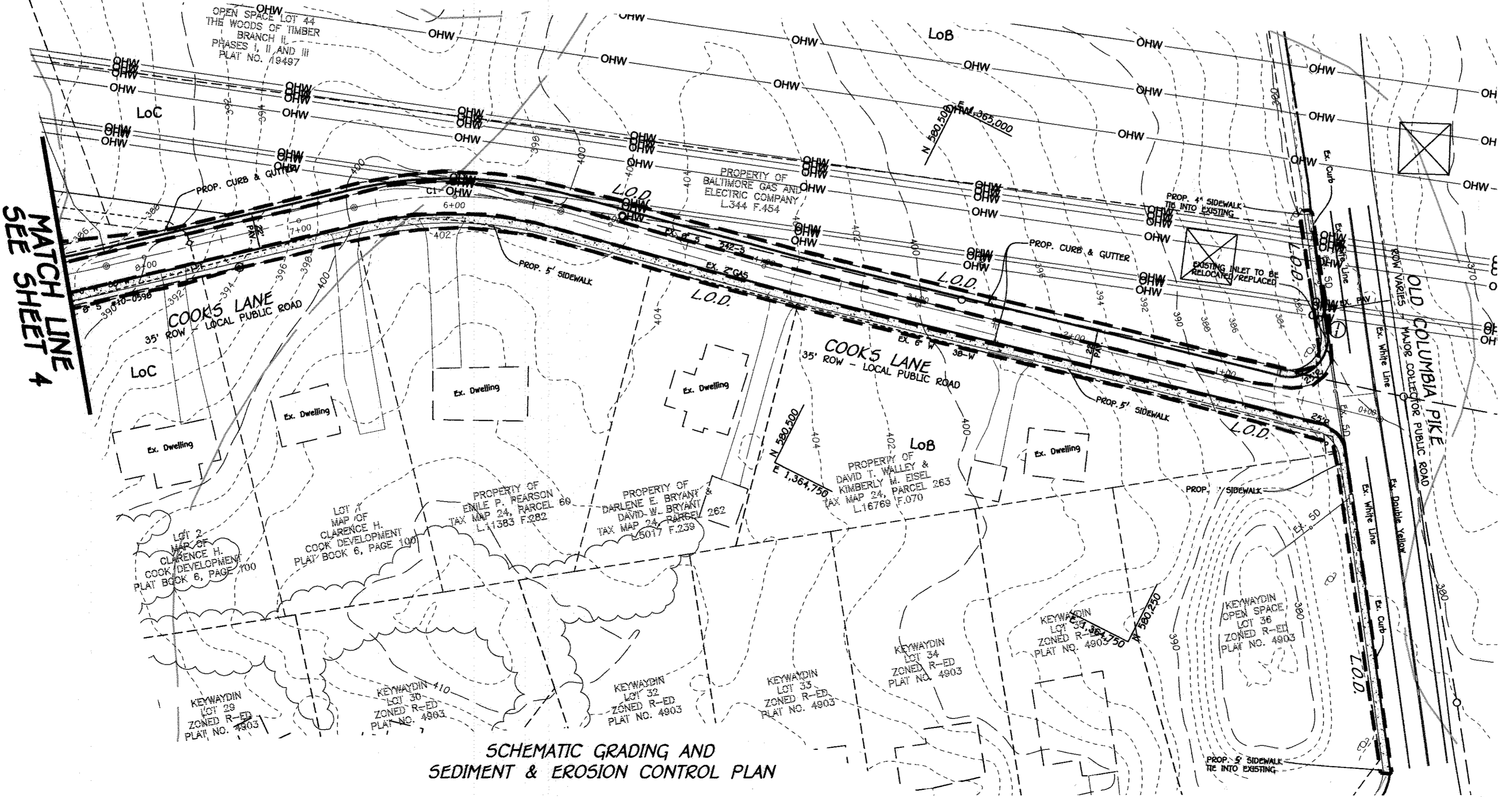
TENTATIVELY APPROVED:
 DEPARTMENT OF PLANNING AND ZONING, HOWARD COUNTY

Nathan J. Jaffe 6-7-17
 PLANNING DIRECTOR DATE

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2895



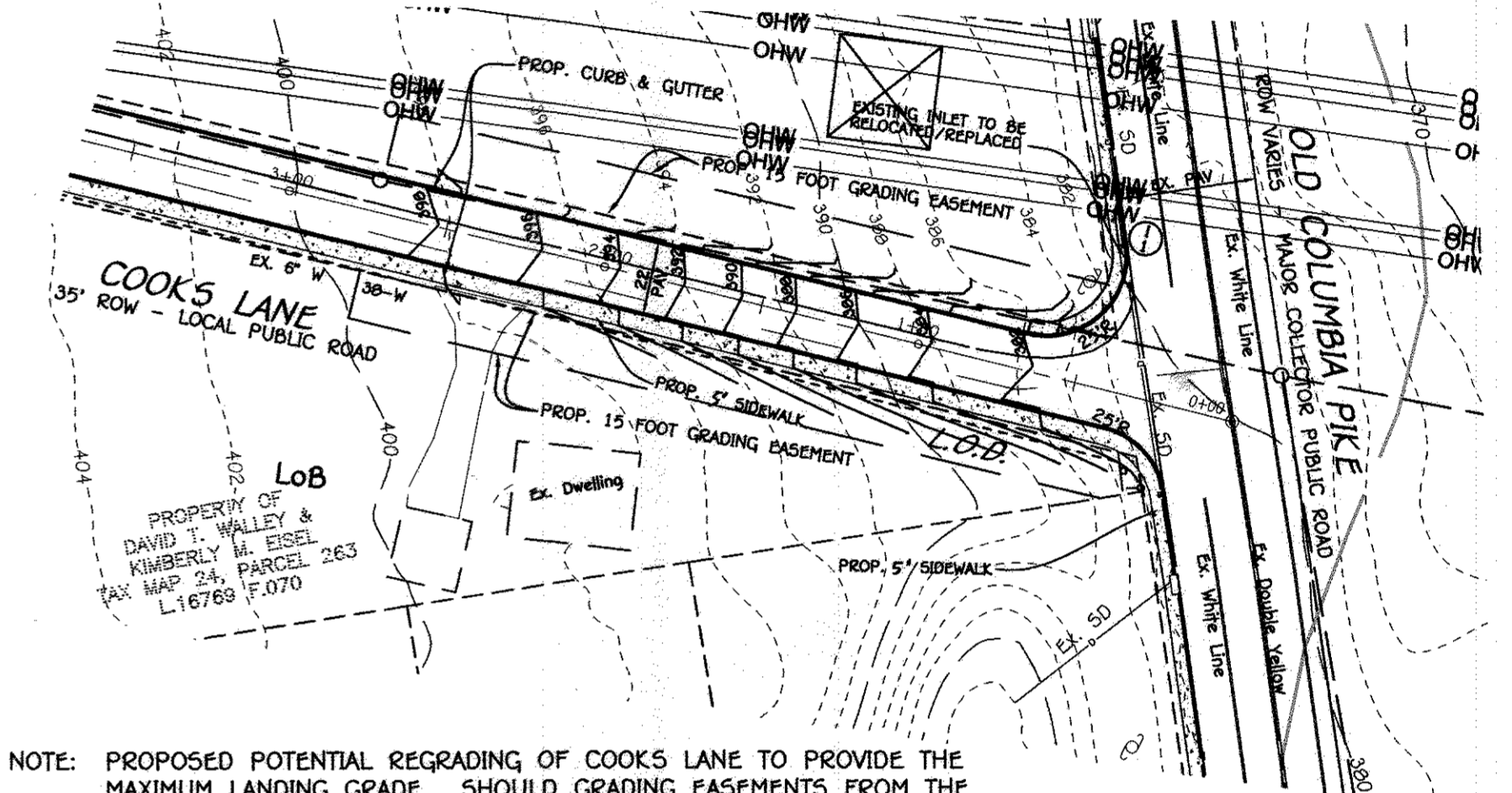
SKETCH PLAN



SCHEMATIC GRADING AND SEDIMENT & EROSION CONTROL PLAN

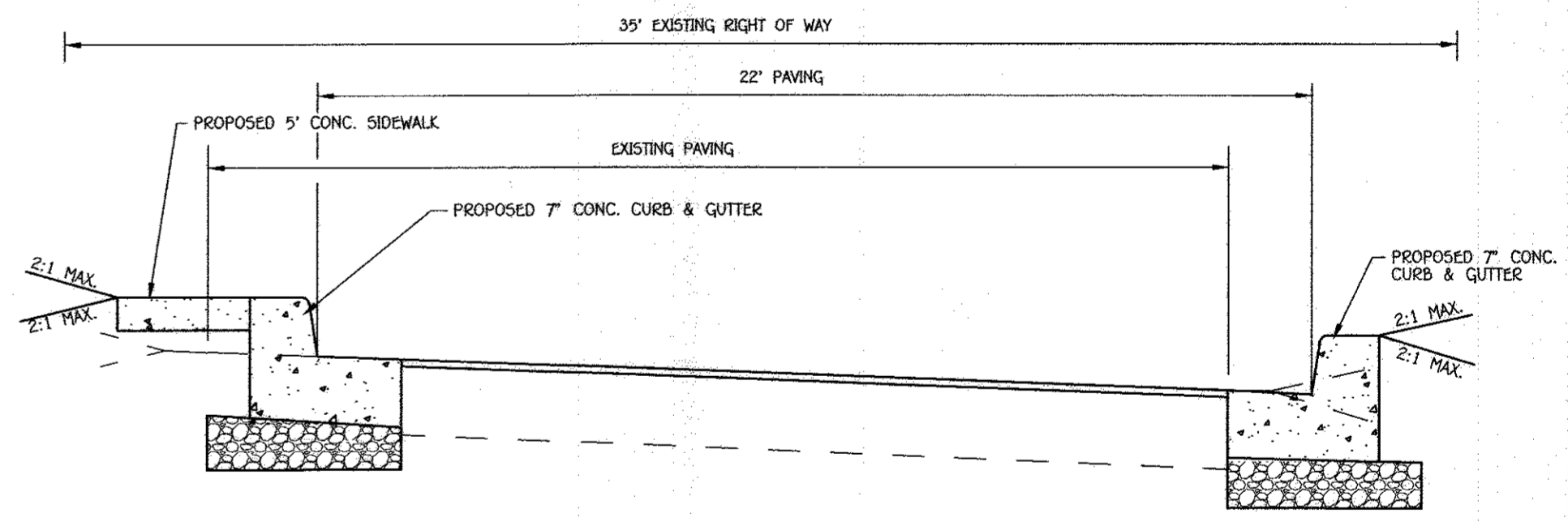
SOILS LEGEND		
SOIL	NAME	CLASS
Co	Codorus and Harboro silt loams, 0 to 3 percent slopes	C
GmC	Glenville silt loam, 8 to 15 percent slopes	C
LeB	Legore silt loam, 3 to 8 percent slopes, stony	C
LeC	Legore silt loam, 8 to 15 percent slopes, stony	C
LoB	Legore-Montalto-Urban land complex, 0 to 8 percent slopes	B
LoC	Legore-Montalto-Urban land complex, 8 to 15 percent slopes	B
LrD	Legore-Relay gravelly loams, 15 to 25 percent slopes, very stony	B/C
LrF	Legore-Relay gravelly loams, 25 to 65 percent slopes, very stony	B/C
MaC	Manor loam, 8 to 15 percent slopes	B
UaF	Udorthens, Highway, 0 to 65 percent slopes	X
WaB	Waching silt loam, 3 to 8 percent slopes, stony	D

NOTE: EXISTING 20 FOOT WIDE PAVED SECTION OF COOK'S LANE VARIES LOCATION WITHIN THE EXISTING 35 FOOT RIGHT OF WAY. ENHANCEMENT #2 IS TO EXPAND THE PAVED SECTION TO 22 FEET WITH THE ADDITION OF CURB & GUTTER, AS WELL AS PROVIDING SIDEWALK ON ONE SIDE OF THE ROAD.



NOTE: PROPOSED POTENTIAL REGRADING OF COOK'S LANE TO PROVIDE THE MAXIMUM LANDING GRADE. SHOULD GRADING EASEMENTS FROM THE ADJACENT PROPERTIES NOT BE POSSIBLE TO BE OBTAINED, THIS REQUIREMENT WILL BE READDRESSSED.

LANDING GRADING DETAIL



COOK'S LANE WIDENING DETAIL

ENHANCEMENT #2
 SKETCH PLAN,
 SCHEMATIC GRADING AND
 SEDIMENT & EROSION CONTROL PLAN
DORSEY'S RIDGE
 LOTS 1 THRU 56 AND
 OPEN SPACE LOTS 57 THRU 59

PROFESSIONAL CERTIFICATION

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Stephen J. Jaffe 5/24/17
 PROFESSIONAL ENGINEER DATE



A RESUBDIVISION OF "WILHIDE PROPERTY, LOT 1, 2 & 3", PLAT NO. 18442
 ECP-17-034, ZB1106M, S-09-14, P-09-40, F-09-15B & F-05-129
 ZONED: CEF

TAX MAP NO.: 24 GRID NO.: 18 PARCEL NO.: 260 LOTS: 1 thru 3
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: MAY, 2017
 SHEET 3 OF 8

SPECIMEN TREE CHART

Key (ST-#)	Species	Size (in. dbh)	CRZ (ft. radius)	Comments
1	Red oak	30	57	
2	Red oak	35	52.5	
3	Tulip poplar	34	51	
4	Black oak	35	52.5	fair, limb dieback noted
5	American beech	30	45	
6	Black walnut	34	51	
7	Tulip poplar	35	52.5	twin stems above breast height
8	Tulip poplar	34	51	
9	Black oak	35	52.5	
*10	White oak	31	46.5	
*11	Tulip poplar	52	70	fair, limb dieback and heavy vine cover
12	American beech	34	51	
13	White oak	49.5	74.25	
14	White oak	41	61.5	fair, heavily trimmed
15	White oak	36	54	
16	White oak	49	73.5	

NOTE: ST10 & ST11 ARE TO BE REMOVED.

NOTE: THE STORMWATER MANAGEMENT SYSTEMS SHOWN ON THESE PLANS ARE AN APPROXIMATION OF THE SIZE, SHAPE, AND LOCATION. IT IS UNDERSTOOD THAT THESE SYSTEMS HAVE NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE, ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING 2' CONTOURS
---	EXISTING 10' CONTOURS
---	SOILS LINES AND TYPE
---	EXISTING TREELINE
---	PROPOSED TREELINE
---	PROPOSED CONTOUR
---	PROPOSED DRYWELL (M-5)
+382.5	SPOT ELEVATION
---	FLOW ARROW
---	EXISTING POWER POLE
ST-1	SPECIMEN TREE
---	EXISTING TREES
---	SLOPES 15% TO 25%
---	SLOPES 25% OR GREATER
---	LIMITS OF DISTURBANCE
---	SILT FENCE
---	SUPER SILT FENCE
---	STABILIZES CONSTRUCTION ENTRANCE
---	DRAINAGE AREA DIVIDE

SOILS LEGEND		
SOIL	NAME	CLASS
Co	Codorus and Hatboro silt loams, 0 to 3 percent slopes	C
LeB	Legore silt loam, 3 to 8 percent slopes, stony	C
LoC	Legore-Montalto-Urban land complex, 8 to 15 percent slopes	B
LrF	Legore-Relay gravelly loams, 25 to 65 percent slopes, very stony	B/C
MaC	Manor loam, 8 to 15 percent slopes	B

SCHEMATIC GRADING AND SEDIMENT & EROSION CONTROL PLAN
DORSEY'S RIDGE
 LOTS 1 THRU 56 AND
 OPEN SPACE LOTS 57 THRU 59

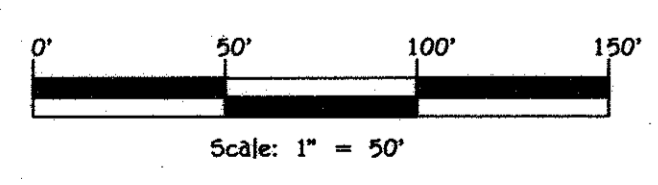
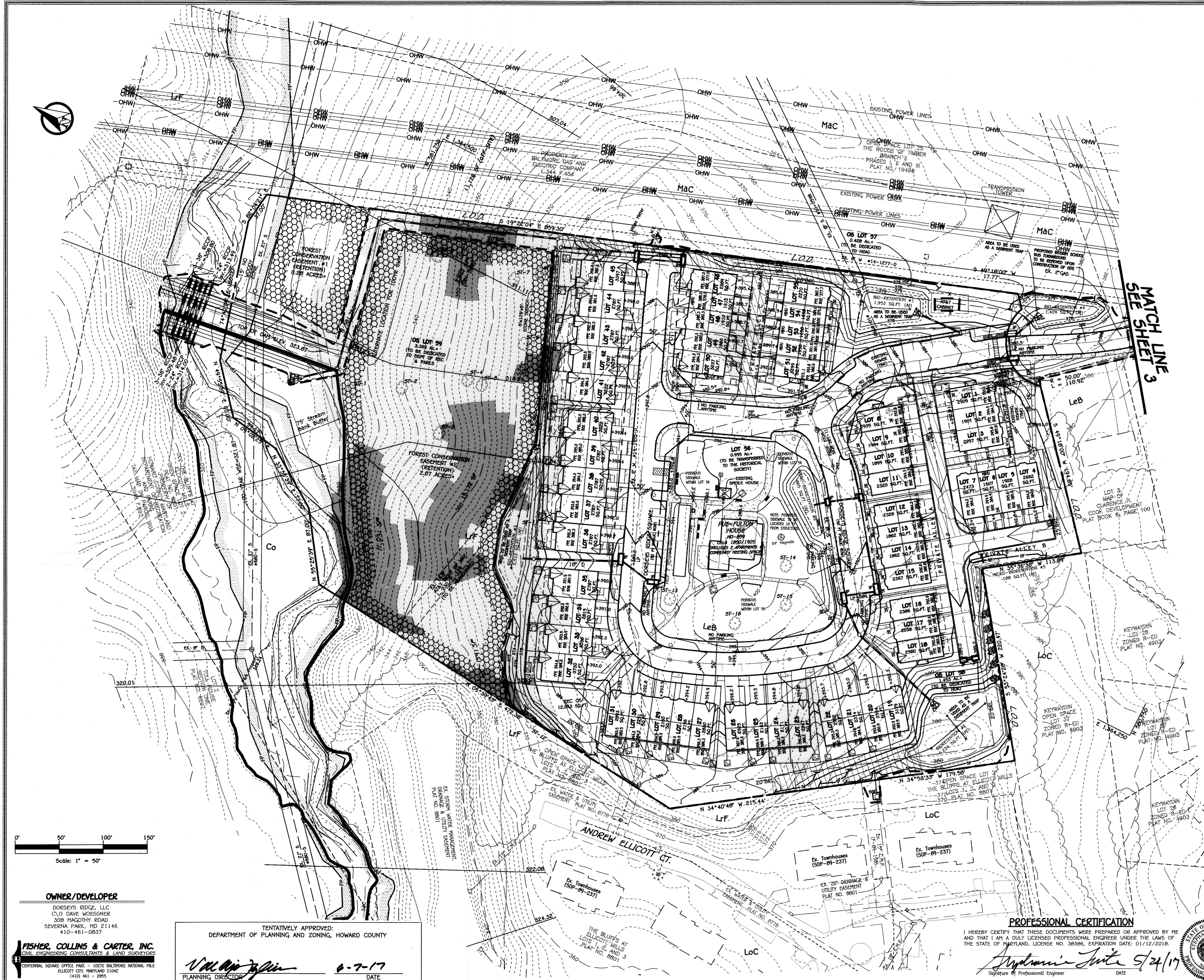
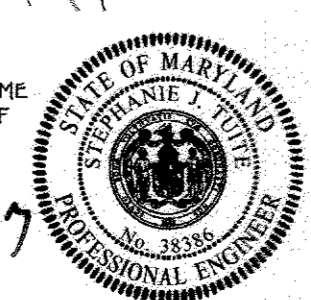
A RESUBDIVISION OF "WILHIDE PROPERTY, LOT 1, 2 & 3", PLAT NO. 10442
 ECP-17-034, ZB1106M, S-09-14, P-09-40, F-09-150 & F-05-129
 ZONED: CEF

TAX MAP NO.: 24 GRID NO.: 18 PARCEL NO.: 260 LOTS: 1 thru 3
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: MAY, 2017
 SHEET 4 OF 8

PROFESSIONAL CERTIFICATION

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. 30306, EXPIRATION DATE: 01/12/2018.

Andronicus Jute 5/24/17
 Signature of Professional Engineer DATE



OWNER/DEVELOPER
 DORSEY'S RIDGE, LLC
 C/O DAVE WOESSNER
 308 MAGOTHY ROAD
 SEVERNA PARK, MD 21114
 410-461-0037

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
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 ELICOTT CITY, MARYLAND 21046
 (410) 461-2895

TENTATIVELY APPROVED:
 DEPARTMENT OF PLANNING AND ZONING, HOWARD COUNTY

William J. Blain 6-7-17
 PLANNING DIRECTOR DATE

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Infiltration and Filter System Construction Specifications

Infiltration and filter systems either take advantage of existing permeable soils or create a permeable medium such as sand for (W), and Re v. In some instances where permeability is great, these facilities may be used for (C) as well. The most common systems include infiltration trenches, infiltration basins, sand filters, and organic filters.

When properly planted, vegetation will thrive and enhance the functioning of these systems. For example, pre-treatment buffers will trap sediments that often are bound with phosphorus and metals. Vegetation planted in the facility will aid in nutrient uptake and water storage. Additionally, plant roots will provide arteries for stormwater to permeate soil for groundwater recharge. Finally, successful plantings provide aesthetic value and wildlife habitat making these facilities more desirable to the public.

Design Constraints:

- > Planting buffer strips of at least 20 feet will cause sediments to settle out before reaching the facility, thereby reducing the possibility of clogging.
- > Determine areas that will be saturated with water and water table depth so that appropriate plants may be selected (hydrology will be similar to bioretention facilities, see figure A.5 and Table A.4 for planting material guidance).
- > Plants known to send down deep taproots should be avoided in systems where filter fabric is used as part of facility design.
- > Test soil conditions to determine if soil amendments are necessary.
- > Plants shall be located so that access is possible for structure maintenance.
- > Stabilize heavy flow areas with erosion control mats or sod.
- > Temporarily divert flows from seeded areas until vegetation is established.
- > See Table A.5 for additional design considerations.

Bio-retention

Soil Bed Characteristics

The characteristics of the soil for the bioretention facility are perhaps as important as the facility location, size, and treatment volume. The soil must be permeable enough to allow runoff to filter through the media, while having characteristics suitable to promote and sustain a robust vegetative cover crop. In addition, much of the nutrient pollutant uptake (nitrogen and phosphorus) is accomplished through absorption and microbial activity within the soil profile. Therefore, soils must balance their chemical and physical properties to support biotic communities above and below ground.

The planting soil should be a sandy loam, loamy sand, loam (USDA), or a loam/sand mix (should contain a minimum 35 to 60% sand, by volume). The clay content for these soils should be less than 25% by volume (Environmental Quality Resources (EQE), 1996; Engineering Technology Inc. and Biohabitats, Inc. (ETAB), 1993). Soils should fall within the SM, ML, SC classifications or the Unified Soil Classification System (USCS). A permeability of at least 1.0 feet per day (0.5"/hr) is required (a conservative value of 0.5 feet per day is used for design). The soil should be free of stumps, roots, or other woody material over 1" in diameter. Brush or seeds from noxious weeds (e.g., Johnson Grass, Mugwort, Nutssedge, and Canada Thistle or other noxious weeds as specified under COMAR 15.08.01.05) should not be present in the soils. Placement of the planting soil should be in 12 to 18 lifts that are loosely compacted (tamped lightly with a backhoe bucket or traversed by dozer tracks). The specific characteristics are presented in Table A.3.

Table A.3 Planting Soil Characteristics

Parameter	Value
pH range	5.2 to 7.00
Organic matter	1.5 to 4.0% (by weight)
Magnesium	35 lbs. per acre, minimum
Phosphorus (phosphate - P2O5)	75 lbs. per acre, minimum
Potassium (potash - K2O)	85 lbs. per acre, minimum
Soluble salts	500 ppm
Clay	0 to 5%
Silt	30 to 55%
Sand	35 to 60%

Mulch Layer

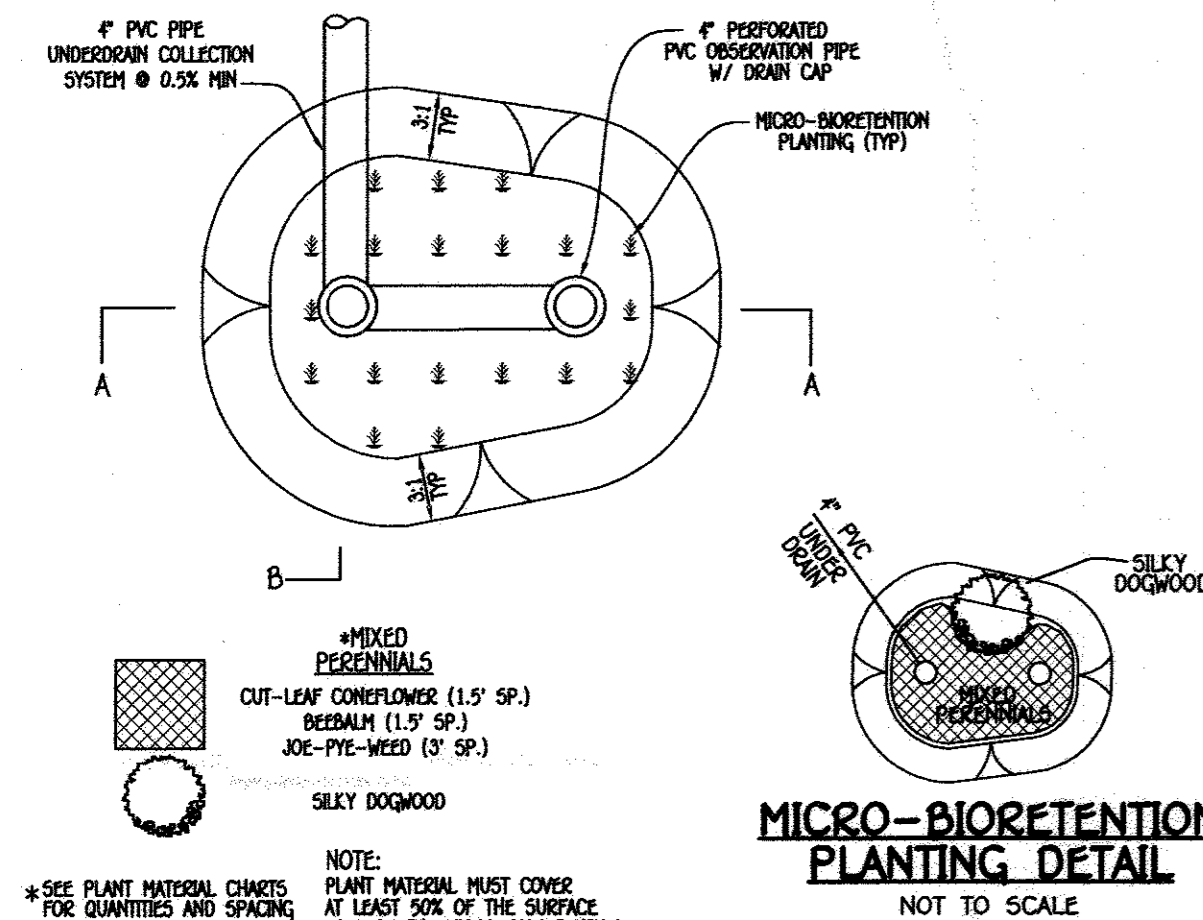
The mulch layer plays an important role in the performance of the bioretention system. The mulch layer helps maintain soil moisture and avoids surface sealing, which reduces permeability. Mulch helps prevent erosion, and provides a microenvironment suitable for soil biota at the mulch/soil interface. It also serves as a pretreatment layer, trapping the finer sediments, which remain suspended after the primary pretreatment.

The mulch layer should be standard landscape style, single or double shredded hardwood mulch or chips. The mulch layer should be well aged (stockpiled or stored for at least 12 months), uniform in color, and free of other materials, such as weed seeds, roots, etc. The mulch should be applied to a maximum depth of three inches. Grass clippings should not be used as a mulch material.

Planting Guidance

Plant material selection should be based on the goal of simulating a terrestrial forested community of native species. Bioretention simulates an upland-species ecosystem. The community should be dominated by trees, but have a distinct community of understory trees, shrubs and herbaceous materials. By creating a diverse, dense plant cover, a bioretention facility will be able to treat stormwater runoff and withstand urban stresses from insects, disease, drought, temperature, wind, and exposure.

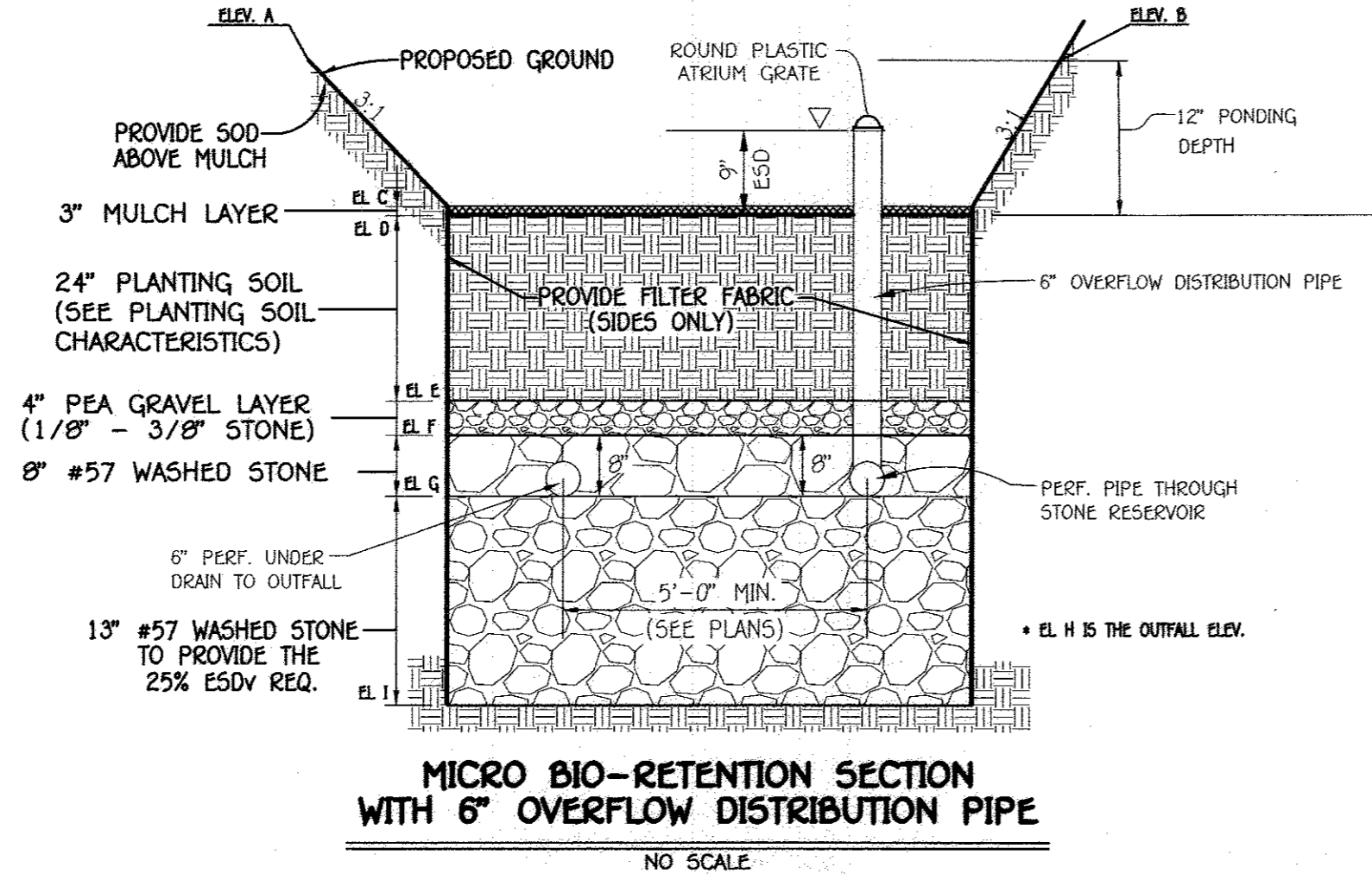
The proper selection and installation of plant materials is key to a successful system. There are essentially three zones within a bioretention facility (Figure A.5). The lowest elevation supports plant species adapted to standing and fluctuating water levels. The middle elevation supports plants that like drier soil conditions, but can still tolerate occasional inundation by water. The outer edge is the highest elevation and generally supports plants adapted to drier conditions. A sample of appropriate plant materials for bioretention facilities are included in Table A.4. The layout of the plant material should be flexible, but should follow the general principles described in Table A.5. The objective is to have a system, which resembles a random, and natural plant layout, while maintaining optimal conditions for plant establishment and growth. For a more extensive bioretention plan, consult ETAB, 1993 or Claytor and Schuster, 1997.



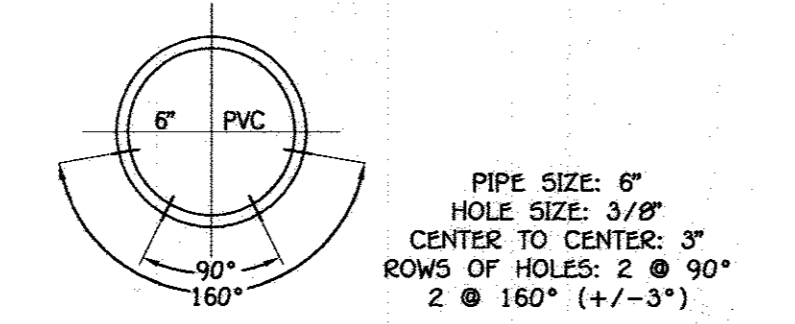
OWNER/DEVELOPER
DORSEY'S RIDGE, LLC
C/O DAVE WOESSNER
308 MAGOTHY ROAD
SEVERNA PARK, MD 21146
410-461-0937

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10722 BALTIMORE NATIONAL PARK
ELICOTT CITY, MARYLAND 21042
(410) 461-2955

TENTATIVELY APPROVED:
DEPARTMENT OF PLANNING AND ZONING, HOWARD COUNTY
Natalia Zepin
PLANNING DIRECTOR
0-7-17
DATE



MICRO BIO-RETENTION SECTION WITH 6" OVERFLOW DISTRIBUTION PIPE
NO SCALE



SCH 40 PVC PERFORATED UNDERDRAIN PIPE DETAIL FOR HORIZONTAL DRAIN PIPE
NO SCALE

OPERATION AND MAINTENANCE SCHEDULE FOR BIO-RETENTION AREAS (M-6)

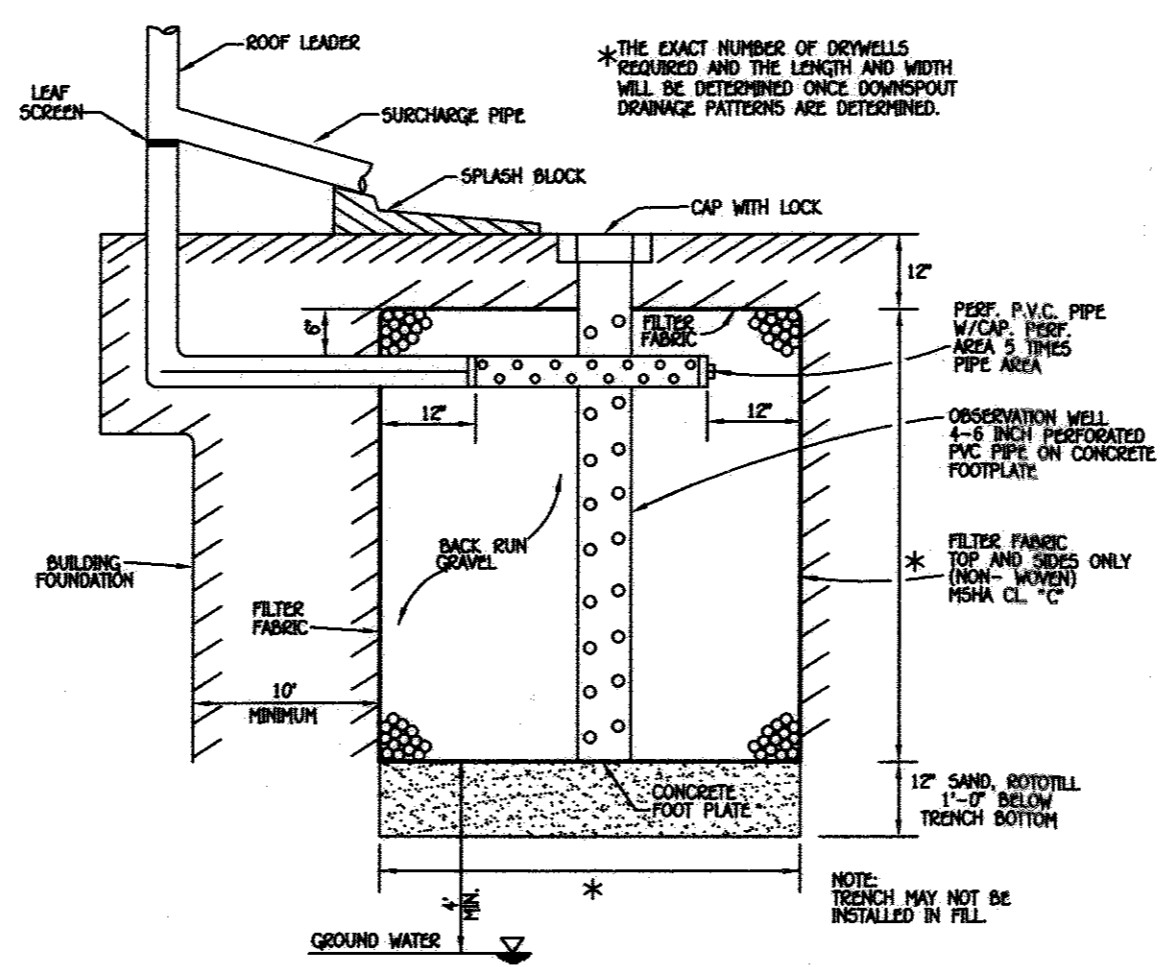
- The owner shall maintain the plant material, mulch layer and soil layer annually. Maintenance of mulch and soil is limited to correcting areas of erosion or wash out. Any mulch replacement shall be done in the spring. Plant material shall be checked for disease and insect infestation and maintenance will address dead material and pruning. Acceptable replacement plant material is limited to the following: 2000 Maryland stormwater design manual volume 3, table A.4.1 and 2.
- The owner shall perform a plant in the spring and in the fall each year; during the inspection, the owner shall remove dead and diseased vegetation considered beyond treatment, replace all deficient material with acceptable replacement plant material. Treat diseased trees and shrubs and replace all deficient shrubs and vines.
- The owner shall inspect the mulch each spring. The mulch shall be replaced every two to three years. The previous mulch layer shall be removed before the new layer is applied.
- The owner shall correct soil erosion on an as needed basis, with a minimum of once per month and after each heavy storm.

MICRO-BIORETENTIONS / BIORETENTIONS									
MICRO-BIO / BIO FILTER	A	B	C	D	E	F	G	H	I
#1	379.00	379.00	378.00	377.75	375.75	375.42	374.75	374.09	373.67
#2	377.80	377.80	376.80	376.55	374.55	374.22	373.55	368.17	372.47
#3	374.00	374.00	373.00	372.75	370.75	370.42	369.75	368.92	368.67
#4	379.00	379.00	378.00	377.75	375.75	375.42	374.75	374.09	373.67
#5	368.00	368.00	367.33	367.08	365.08	364.75	364.08	376.80	368.00
#6	390.00	390.00	389.00	388.75	386.75	386.42	385.75	385.00	384.67

MICRO-BIORETENTION / BIORETENTION PLANT MATERIAL						
BIORETENTION 1 QUANTITY	BIORETENTION 2 QUANTITY	BIORETENTION 3 QUANTITY	BIORETENTION 4 QUANTITY	MICRO-BIO 5 QUANTITY	MICRO-BIO 6 QUANTITY	NAME
110	340	130	75	10	50	MIXED PERENNIALS 1.5 TO 3.0 FT.
3	5	3	3	1	2	SILEY DOGWOOD PLANT AWAY FROM INFLOW LOCATION

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

- The owner shall periodically sweep (or vacuum porous concrete pavement) the pavement surfaces to reduce sediment accumulation and insure continued surface porosity. Sweeping should be performed at least twice annually with a commercial cleaning unit. Washing or compressed air units should not be used to perform surface cleaning.
- The owner shall periodically clean drainage pipes, inlets, stone edge drains and other structures within or draining to the subbase.
- The owner shall use deicers in moderation. Deicers should be non-toxic and be applied either as calcium magnesium acetate or as pretreated salt.
- The owner shall ensure snow plowing is performed carefully with blades set one inch above the surface. Plowed snow piles and snowmelt should not be directed to permeable pavement.



STORMWATER MANAGEMENT NOTES

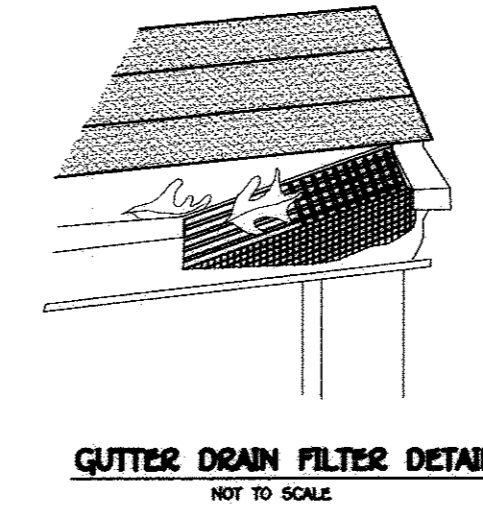
- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH CHAPTER 5, ENVIRONMENTAL SITE DESIGN OF THE 2007 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL, EFFECTIVE MAY 4, 2010.
- MAXIMUM CONTRIBUTING ROOF TOP AREA TO EACH DOWNSPOUT SHALL BE 1,000 SQ. FT. OR LESS.
- DRYWELLS SHALL BE PROVIDED AT LOCATIONS WHERE THE LENGTH OF DISCONNECTION IS LESS THAN 75' AT 5%. THE SIZE AND CONSTRUCTION OF THE DRYWELL SHALL BE IN ACCORDANCE WITH THE DETAIL SHOWN ON THIS SHEET.
- FINAL GRADING IS SHOWN ON THE SITE DEVELOPMENT PLAN.

OPERATION AND MAINTENANCE SCHEDULE FOR DRYWELLS (M-5)

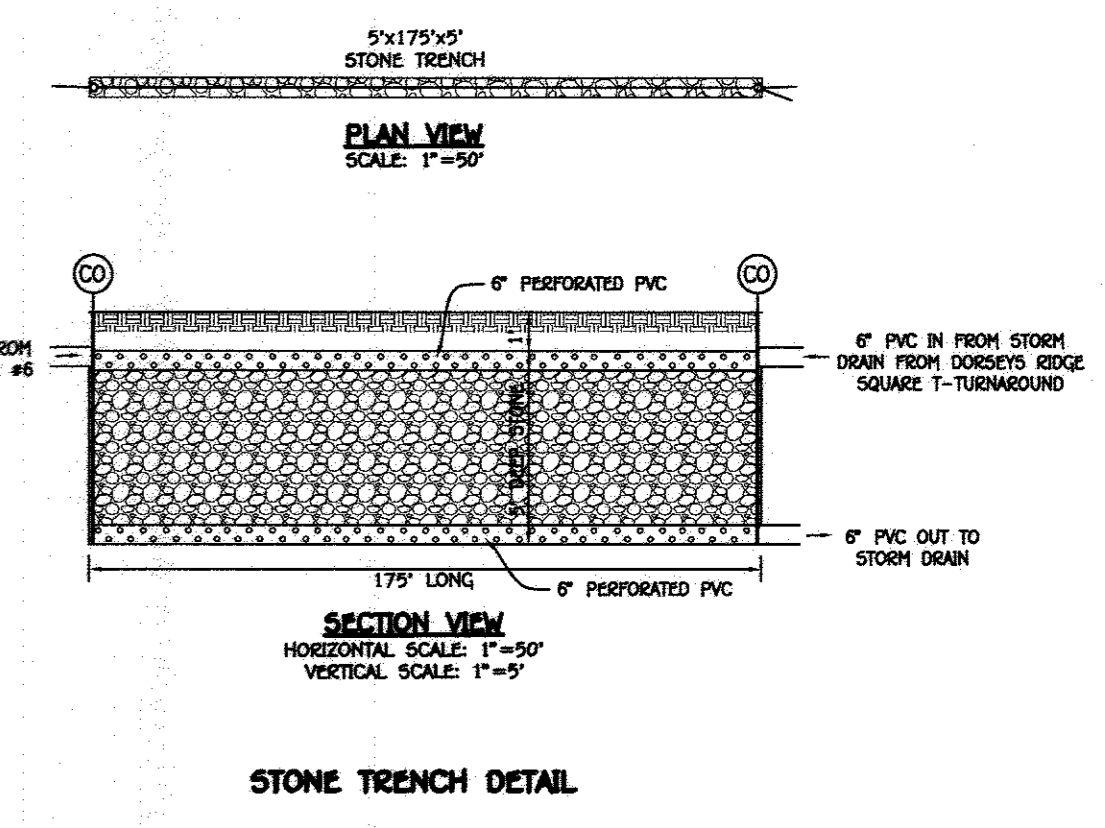
- THE OWNER SHALL INSPECT THE MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS AND AFTER EVERY HEAVY STORM EVENT.
- THE OWNER SHALL RECORD THE WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS OVER A PERIOD OF SEVERAL DAYS TO INSURE TRENCH DRAINAGE.
- THE OWNER SHALL MAINTAIN A LOG BOOK TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
- WHEN THE FACILITY BECOMES CLOGGED SO THAT IT DOES NOT DRAIN DOWN WITHIN A SOCIETY TWO (2) HOUR TIME PERIOD, CORRECTIVE ACTION SHALL BE TAKEN.
- THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.
- ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION FACILITY HAVE BEEN VERIFIED, THE MONITORING SCHEDULE CAN BE REDUCED TO AN ANNUAL BASIS UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.

DRY WELL CHART						
DRYWELL NO.	AREA OF ROOF PER DRYWELL	VOLUME REQUIRED	VOLUME PROVIDED	AREA OF TREATMENT	L	W
LOT 20	600 SQ. FT.	77 C.F.	85 C.F.	100%	6.5'	6.5' x 5'
LOT 21	600 SQ. FT.	77 C.F.	85 C.F.	100%	6.5'	6.5' x 5'
LOT 22	600 SQ. FT.	77 C.F.	85 C.F.	100%	6.5'	6.5' x 5'
LOT 23	600 SQ. FT.	77 C.F.	85 C.F.	100%	6.5'	6.5' x 5'
LOT 24	600 SQ. FT.	77 C.F.	85 C.F.	100%	6.5'	6.5' x 5'
LOT 25	600 SQ. FT.	77 C.F.	85 C.F.	100%	6.5'	6.5' x 5'
LOT 26	600 SQ. FT.	77 C.F.	85 C.F.	100%	6.5'	6.5' x 5'
LOT 27(F)	612 SQ. FT.	79 C.F.	85 C.F.	100%	6.5'	6.5' x 5'
LOT 27(R)	600 SQ. FT.	77 C.F.	85 C.F.	100%	6.5'	6.5' x 5'
LOT 28	600 SQ. FT.	77 C.F.	85 C.F.	100%	6.5'	6.5' x 5'
LOT 29	600 SQ. FT.	77 C.F.	85 C.F.	100%	6.5'	6.5' x 5'
LOT 30	600 SQ. FT.	77 C.F.	85 C.F.	100%	6.5'	6.5' x 5'
LOT 31(F)	612 SQ. FT.	79 C.F.	80 C.F.	100%	4.0'	10' x 5'
LOT 31(R)	600 SQ. FT.	77 C.F.	113 C.F.	100%	7.5'	7.5' x 5'
LOT 32(F)	811 SQ. FT.	104 C.F.	113 C.F.	100%	8'	8' x 5'
LOT 32(R)	800 SQ. FT.	109 C.F.	128 C.F.	100%	8'	8' x 5'
LOT 33(F)	811 SQ. FT.	104 C.F.	113 C.F.	100%	7.5'	7.5' x 5'
LOT 33(R)	800 SQ. FT.	109 C.F.	128 C.F.	100%	8'	8' x 5'
LOT 34	800 SQ. FT.	109 C.F.	128 C.F.	100%	8'	8' x 5'
LOT 35	800 SQ. FT.	109 C.F.	128 C.F.	100%	8'	8' x 5'
LOT 36(F)	811 SQ. FT.	104 C.F.	120 C.F.	100%	6'	10' x 5'
LOT 36(R)	800 SQ. FT.	109 C.F.	128 C.F.	100%	8'	8' x 5'
LOT 37	800 SQ. FT.	109 C.F.	128 C.F.	100%	8'	8' x 5'
LOT 38	800 SQ. FT.	109 C.F.	128 C.F.	100%	8'	8' x 5'
LOT 39	800 SQ. FT.	109 C.F.	128 C.F.	100%	8'	8' x 5'
LOT 40(F)	811 SQ. FT.	104 C.F.	113 C.F.	100%	7.5'	7.5' x 5'
LOT 40(R)	800 SQ. FT.	109 C.F.	128 C.F.	100%	8'	8' x 5'
LOT 41(F)	811 SQ. FT.	104 C.F.	113 C.F.	100%	7.5'	7.5' x 5'
LOT 41(R)	800 SQ. FT.	109 C.F.	128 C.F.	100%	8'	8' x 5'
LOT 42	800 SQ. FT.	109 C.F.	128 C.F.	100%	8'	8' x 5'
LOT 43	800 SQ. FT.	109 C.F.	128 C.F.	100%	8'	8' x 5'
LOT 44	800 SQ. FT.	109 C.F.	128 C.F.	100%	8'	8' x 5'
LOT 45(F)	811 SQ. FT.	104 C.F.	113 C.F.	100%	7.5'	7.5' x 5'
LOT 45(R)	800 SQ. FT.	109 C.F.	128 C.F.	100%	8'	8' x 5'
LOT 56(W)	954 SQ. FT.	122 C.F.	128 C.F.	100%	8'	8' x 5'
LOT 56(E)	811 SQ. FT.	73 C.F.	85 C.F.	100%	6.5'	6.5' x 5'
LOT 45(AS)	800 SQ. FT.	20 C.F.	32 C.F.	100%	4'	4' x 5'

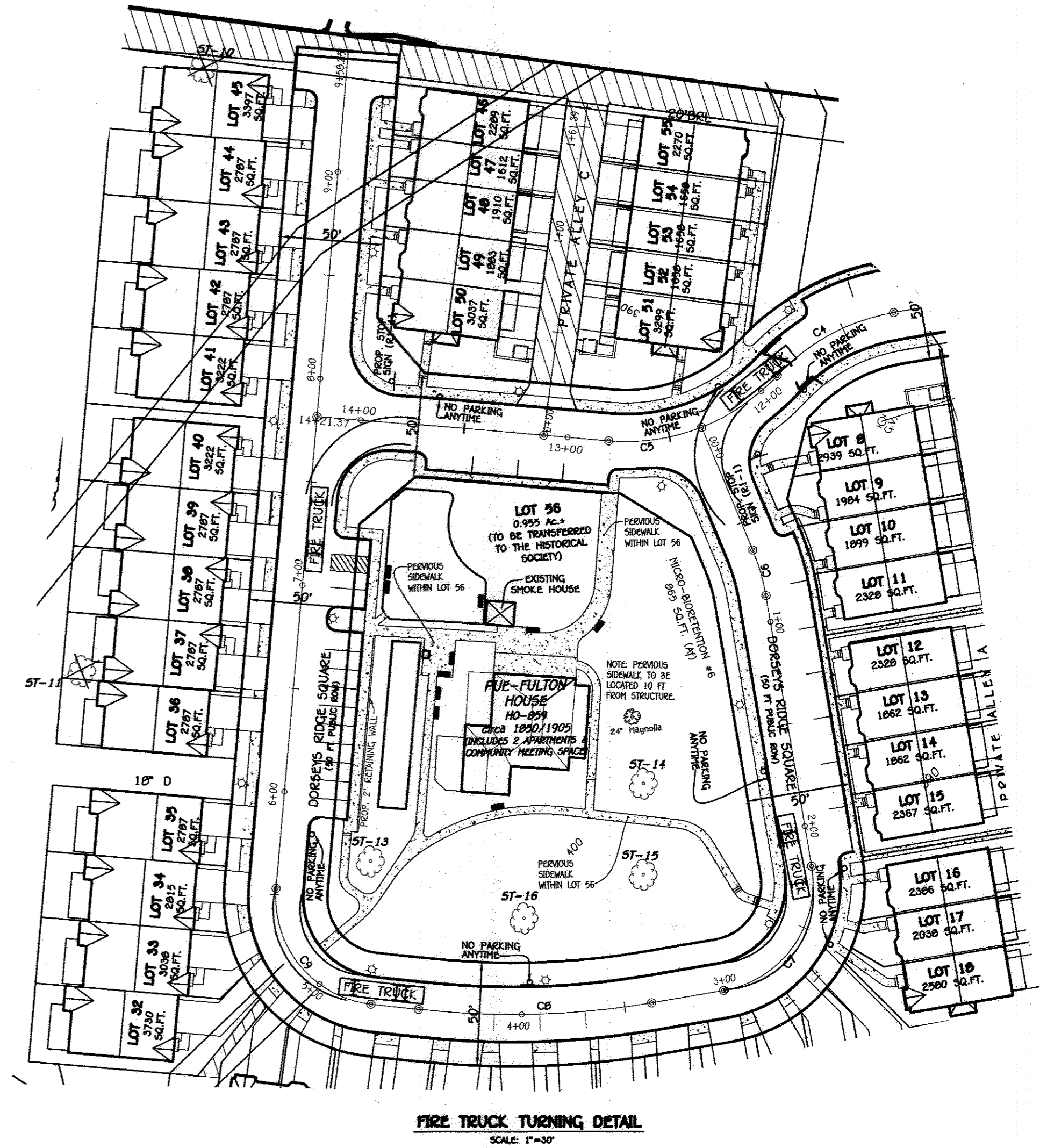
* AREA OF TREATMENT EXCEEDS THAT REQUIRED.



GUTTER DRAIN FILTER DETAIL
NOT TO SCALE



STONE TRENCH DETAIL
NOT TO SCALE



FIRE TRUCK TURNING DETAIL
SCALE: 1"=30'

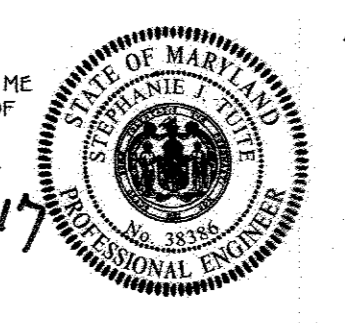
STORMWATER MANAGEMENT DETAILS DORSEY'S RIDGE

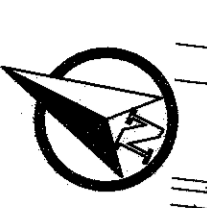
LOTS 1 THRU 56 AND OPEN SPACE LOTS 57 THRU 59
A RESUBDIVISION OF "WILHDE PROPERTY, LOT 1, 2 & 3", PLAT NO. 18442
ECP-17-034, ZB1106M, 5-89-14, P-89-40, F-89-158 & F-05-129
ZONED: CEF
TAX MAP NO.: 24 GRID NO.: 18 PARCEL NO.: 260 LOTS: 1 THRU 3
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: MAY, 2017
SHEET 5 OF 8

PROFESSIONAL CERTIFICATION

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. 38386, EXPIRATION DATE: 01/12/2018.

Stephanie J. Jurek
Signature of Professional Engineer DATE: 5/21/17





SOILS LEGEND		
SOIL	NAME	CLASS
Co	Codorus and Hethoro silt loams, 0 to 3 percent slopes	C
LeB	Legore silt loam, 3 to 8 percent slopes, stony	C
LoC	Legore-Montalto-Urban land complex, 8 to 15 percent slopes	B
LfF	Legore-Relay gravelly loams, 25 to 65 percent slopes, very stony	B/C
MaC	Manor loam, 8 to 15 percent slopes	B

SPECIMEN TREE CHART				
Key (ST-#)	Species	Size (inches)	CEZ (feet radius)	Comments
1	Red oak	38	57	
2	Red oak	35	52.5	
3	Tulip poplar	34	51	
4	Black oak	35	52.5	fair, limb dieback noted
5	American beech	30	45	
6	Black walnut	34	51	
7	Tulip poplar	35	52.5	twin stems above breast height
8	Tulip poplar	34	51	
9	Black oak	35	52.5	
*10	White oak	31	46.5	
*11	Tulip poplar	52	78	fair, limb dieback and heavy vine cover
12	American beech	34	51	
13	White oak	49.5	74.25	
14	White oak	41	61.5	fair, heavily trimmed
15	White oak	36	54	
16	White oak	49	73.5	

LEGEND	
SYMBOL	DESCRIPTION
(dashed line)	EXISTING 2' CONTOURS
(dotted line)	EXISTING 10' CONTOURS
(solid line)	SOILS LINES AND TYPE
(dashed line with dots)	EXISTING TREELINE
(dotted line with dots)	PROPOSED TREELINE
(dashed line with triangles)	PROPOSED CONTOUR
(dashed line with squares)	PROPOSED DRYWELL (M-5)
(dotted line with circles)	SPOT ELEVATION
(arrow)	FLOW ARROW
(circle with cross)	EXISTING POWER POLE
(circle with cross and 'ST-1')	SPECIMEN TREE
(circle with cross and 'ST-1')	EXISTING TREES
(hatched area)	SLOPES 15% TO 25%
(hatched area)	SLOPES 25% OR GREATER
(dashed line)	LIMITS OF DISTURBANCE
(dashed line)	SILT FENCE
(dashed line)	SUPER SILT FENCE
(dashed line)	STABILIZES CONSTRUCTION ENTRANCE
(dashed line)	DRAINAGE AREA DIVIDE

NOTE: ST10 & ST11 ARE TO BE REMOVED.

FOREST CONSERVATION WORKSHEET
VERSION 1.0

NET TRACT AREA	ACRES
A. TOTAL TRACT AREA	10.90
B. DEDUCTIONS (AREA WITHIN 100 YEAR FLOODPLAIN)	0.34
C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION	0.00
D. NET TRACT AREA	10.53
LAND USE CATEGORY: HIGH DENSITY RESIDENTIAL	
E. AFFORESTATION THRESHOLD (NET TRACT AREA (C) x 15%)	1.58
F. CONSERVATION THRESHOLD (NET TRACT AREA (C) x 20%)	2.11
EXISTING FOREST COVER	
G. EXISTING FOREST COVER WITHIN THE NET TRACT AREA	3.31
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD	1.73
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD	1.20
BREAK-EVEN POINT	
J. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION	2.39
K. CLEANSING PERMITTED WITHOUT MITIGATION	0.96
PROPOSED FOREST CLEARING	
L. TOTAL AREA OF FOREST TO BE RETAINED	2.39
M. TOTAL AREA OF FOREST TO BE CLEARED OR RETAINED OUTSIDE FCE	0.96
PLANTING REQUIREMENTS	
N. REFORESTATION FOR CLEANSING ABOVE THE CONSERVATION THRESHOLD	0.24
O. REFORESTATION FOR CLEANSING BELOW THE CONSERVATION THRESHOLD	0
P. CREDIT FOR RETENTION ABOVE THE CONSERVATION THRESHOLD	0.24
Q. TOTAL REFORESTATION REQUIRED	0
R. TOTAL AFFORESTATION REQUIRED	0
T. TOTAL PLANTING REQUIREMENT	0

FOREST RETENTION AREA

MACHINERY, DUMPING OR STOCKING AND AFTER THE FOREST PROTECTION DEVICES HAVE BEEN INSTALLED, BUT BEFORE ANY OTHER DISTURBANCE HAS TAKEN PLACE ON SITE, A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE ON SITE. THE DEVELOPER, CONTRACTOR OR PROJECT MANAGER, AND HOWARD COUNTY INSPECTORS SHALL ATTEND. THE PURPOSE OF THIS MEETING WILL BE:

NOTE: THE PROTECTIVE SIGNAGE SHALL BE IN PLACE FOR PERPETUITY.

FOREST CONSERVATION SIGN DETAIL
NOT TO SCALE

PRE-CONSTRUCTION MEETING

- AFTER THE BOUNDARIES OF THE FOREST RETENTION AREAS HAVE BEEN FIELD LOCATED AND MARKED, AND AFTER THE FOREST PROTECTION DEVICES HAVE BEEN INSTALLED, BUT BEFORE ANY OTHER DISTURBANCE HAS TAKEN PLACE ON SITE, A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE ON SITE. THE DEVELOPER, CONTRACTOR OR PROJECT MANAGER, AND HOWARD COUNTY INSPECTORS SHALL ATTEND. THE PURPOSE OF THIS MEETING WILL BE:
 - TO IDENTIFY THE LOCATIONS OF THE FOREST RETENTION AREAS, SPECIMEN TREES WITHIN 50 FEET OF THE LIMIT OF DISTURBANCE, LIMITS OF CONSTRUCTION, EMPLOYEE PARKING AREAS AND EQUIPMENT STAGING AREAS
 - INSPECT ALL FLAGGED BOUNDARIES AND PROTECTION DEVICES;
 - MAKE ALL NECESSARY ADJUSTMENTS;
 - ASSIGN RESPONSIBILITIES AS APPROPRIATE AND DISCUSS PENALTIES.

CONSTRUCTION MONITORING

- THE SITE SHALL BE INSPECTED PERIODICALLY DURING THE CONSTRUCTION PHASE OF THE PROJECT. A QUALIFIED PROFESSIONAL SHALL BE RESPONSIBLE FOR IDENTIFYING DAMAGE TO PROTECTED FOREST AREAS OR INDIVIDUAL TREES WHICH MAY HAVE BEEN CAUSED BY CONSTRUCTION ACTIVITIES, SUCH AS SOIL COMPACTION, ROOT INJURY, TRUNK WOUNDS, LIMB INJURY, OR STRESS CAUSED BY FLOODING OR DROUGHT CONDITIONS. ANY SUCH DAMAGE THAT MAY OCCUR SHALL BE REMEDIATED IMMEDIATELY USING APPROPRIATE MEASURES. SEVERE PROBLEMS MAY REQUIRE CONSULTATION WITH A PROFESSIONAL ARBORIST.
- THE CONSTRUCTION PROCEDURE SHALL NOT DAMAGE AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE AS DESIGNATED ON THE PLANS. ANY DAMAGE SHALL BE RESTORED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE DESIGN TEAM OR ENGINEER.

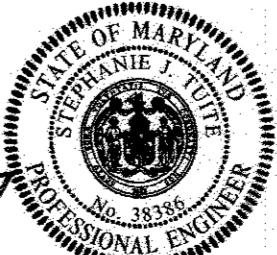
MULTIFLORA ROSE CONTROL NOTE:

PRIOR TO PLANTING ALL MULTIFLORA ROSE WITHIN PLANTING AREAS SHALL BE REMOVED. Removal of the Multiflora Rose may be performed with Mowing and Herbicide Treatments. Physical Removal of All Top Growth, Followed by a Periodic Herbicide Treatment of Stump Sprouts is Recommended. Native Tree and Shrub Species Occurring Within the Rose Thickets should be Retained Wherever Possible. Herbicide Treatments shall Occur on Two (2) Month Intervals During the First Growing Season and Once in the Spring and Once in the Fall For Subsequent Years. Herbicide Use shall be Made Locally to Address Woody Plant Material and shall be Applied as Per Manufacturers Specifications. Care should be Taken Not to Spray Planted Trees or Naturally Occurring Native Tree and Shrub Seedlings. It is Recommended that Initiation of Rose Removal Begin at Least Six Months Prior to Planting so that New Growth of Roses is Able to be More Successfully Managed.

PROFESSIONAL CERTIFICATION

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. 38386, EXPIRATION DATE: 01/12/2018.

Stephen T. White 5/24/17
Signature of Professional Engineer DATE



FOREST PROTECTION GENERAL NOTES

- ALL FOREST RETENTION AREAS SHALL BE TEMPORARILY PROTECTED BY WELL ANCHORED BLAZE ORANGE PLASTIC MESH FENCING, AS NECESSARY, AND SIGNAGE AS INDICATED ON THE PLANS. THE DEVICES SHALL BE INSTALLED ALONG THE FOREST RETENTION BOUNDARY PRIOR TO ANY LAND CLEARING, GRUBBING, OR GRADING ACTIVITIES.
- THE FOREST PROTECTION DEVICES SHALL BE INSTALLED SUCH THAT THE CRITICAL ROOT ZONES OF ALL TREES WITHIN THE RETENTION AREA NOT OTHERWISE PROTECTED WILL BE WITHIN FOREST PROTECTION DEVICES, UNLESS ROOT PRUNING IS PROPOSED.
- ALL CONSTRUCTION DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION, INCLUDING SILT FENCE BEING USED AS PROTECTIVE FENCING. ALL DEVICES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION HAS CEASED IN THE IMMEDIATE VICINITY.
- ATTACHMENT OF SIGNS, OR ANY OTHER OBJECTS TO TREES IS PROHIBITED. NO EQUIPMENT, MACHINERY, VEHICLES, MATERIALS OR EXCESSIVE PEDESTRIAN TRAFFIC SHALL BE ALLOWED WITHIN THESE PROTECTED AREAS.
- INSTALLATION AND MAINTENANCE OF PROTECTIVE FENCING AND SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL TAKE THE UTMOST CARE TO PROTECT TREE ROOT SYSTEMS DURING ALL CONSTRUCTION ACTIVITIES. TREE ROOT SYSTEMS SHALL BE PROTECTED FROM SMOTHERING, FLOODING, EXCESSIVE WETTING FROM DE-WATERING OPERATIONS, OFF-SITE RUN OFF, SPILLAGE AND DRAINING OF MATERIALS THAT MAY BE HARMFUL TO TREES.
- THE GENERAL CONTRACTOR SHALL PREVENT PARKING OF CONSTRUCTION VEHICLES AND EQUIPMENT, AND THE STORING OF BUILDING SUPPLIES OR STOCKPILING OF EARTH WITHIN FOREST CONSERVATION EASEMENTS.
- REMOVAL OF TOPSOIL OR ROOT MAT WITHIN THE TREE PRESERVATION AREA SHALL BE PROHIBITED.
- THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY TREES DAMAGED OR DESTROYED WITHIN THE FOREST CONSERVATION EASEMENTS.
- ROOT PRUNING SHALL BE USED AT THE LIMIT OF DISTURBANCE OR LIMIT OF GRADING WITHIN AND ADJACENT TO ALL PRESERVATION AREAS, AS NECESSARY.
- FOREST CONSERVATION REQUIREMENTS FOR THIS PROPOSED RESUBDIVISION WILL BE PROVIDED BY RETENTION OF 2.35 ACRES OF EXISTING FOREST TO MEET THE BREAK-EVEN POINT.

PRELIMINARY FOREST CONSERVATION PLAN
DORSEY'S RIDGE
LOTS 1 THRU 56 AND
OPEN SPACE LOTS 57 AND 59

A RESUBDIVISION OF "WILHDE PROPERTY, LOT 1, 2 & 3", PLAT NO. 18442 ECP-17-034, ZB1106M, 5-89-14, P-89-40, F-89-158 & F-05-129

ZONED: CEF
TAX MAP NO.: 24 GRID NO.: 18 PARCEL NO.: 260 LOTS: 1 thru 3
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN DATE: MAY, 2017

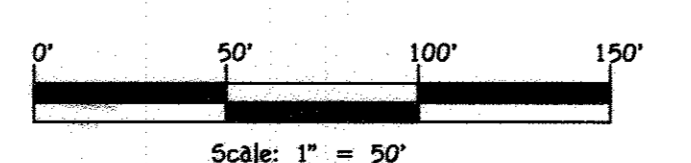
SHEET 7 OF 8

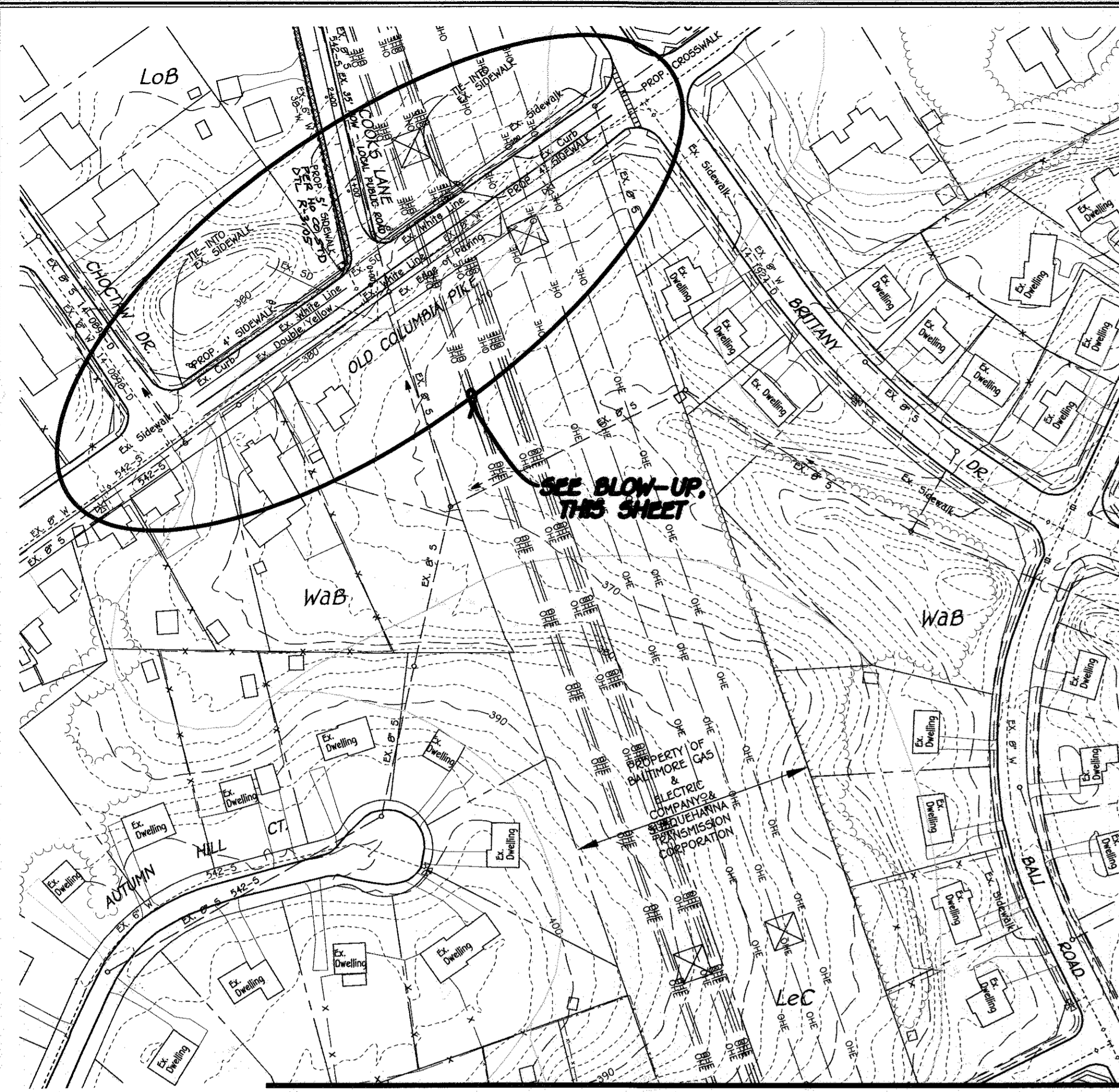


OWNER/DEVELOPER
DORSEYS RIDGE, LLC
C/O DAVE WOESSNER
308 MAGOTHY ROAD
SEVERNA PARK, MD 21146
410-461-0937

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING, CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PARK
ELLICOTT CITY, MARYLAND 21142
(410) 461-2895

TENTATIVELY APPROVED:
DEPARTMENT OF PLANNING AND ZONING, HOWARD COUNTY
N. Collins 5-2-17
PLANNING DIRECTOR DATE

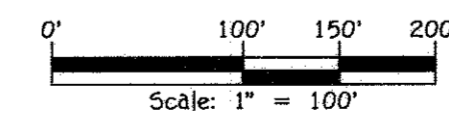
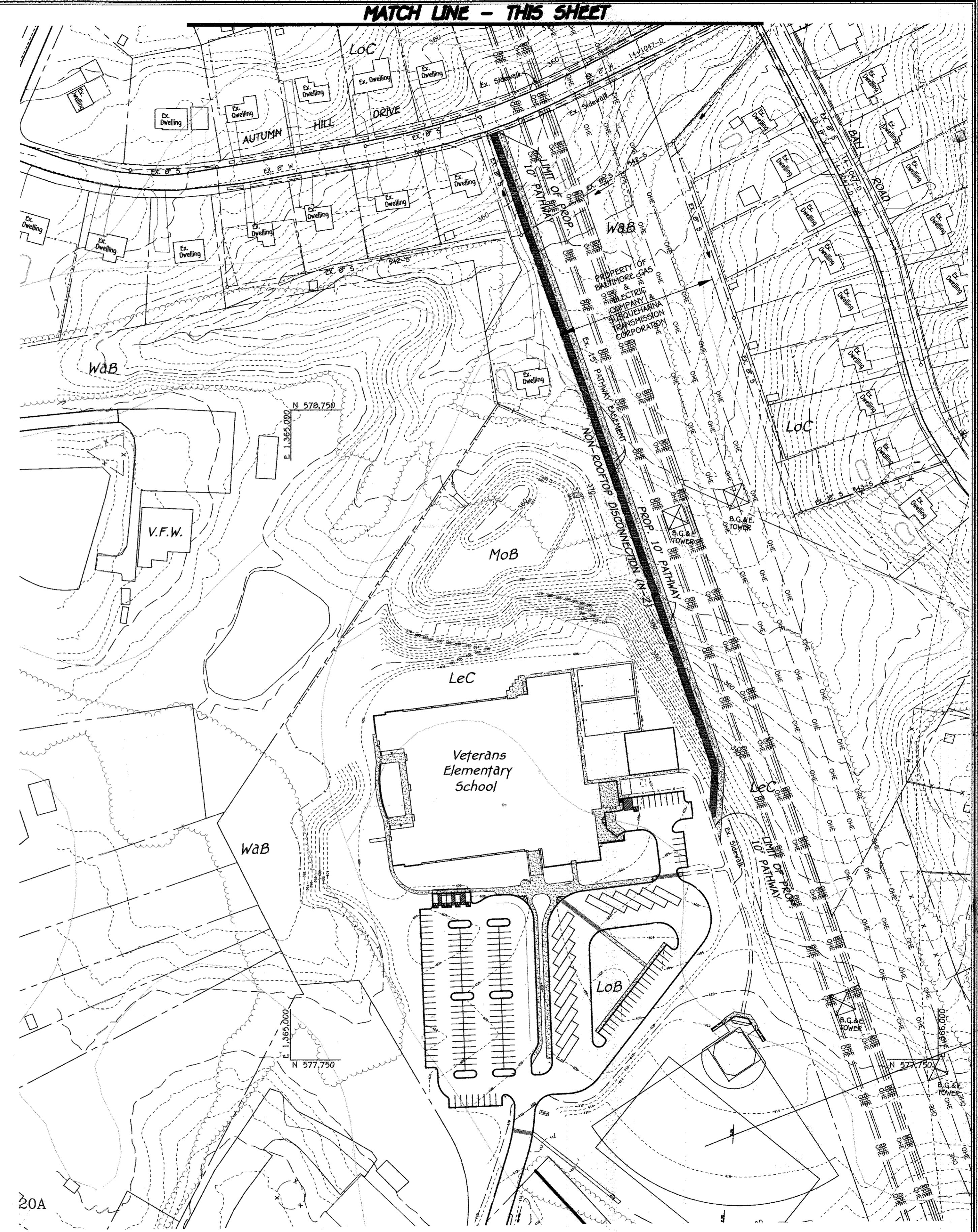
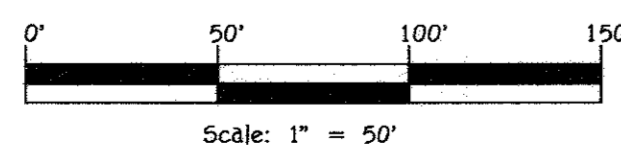
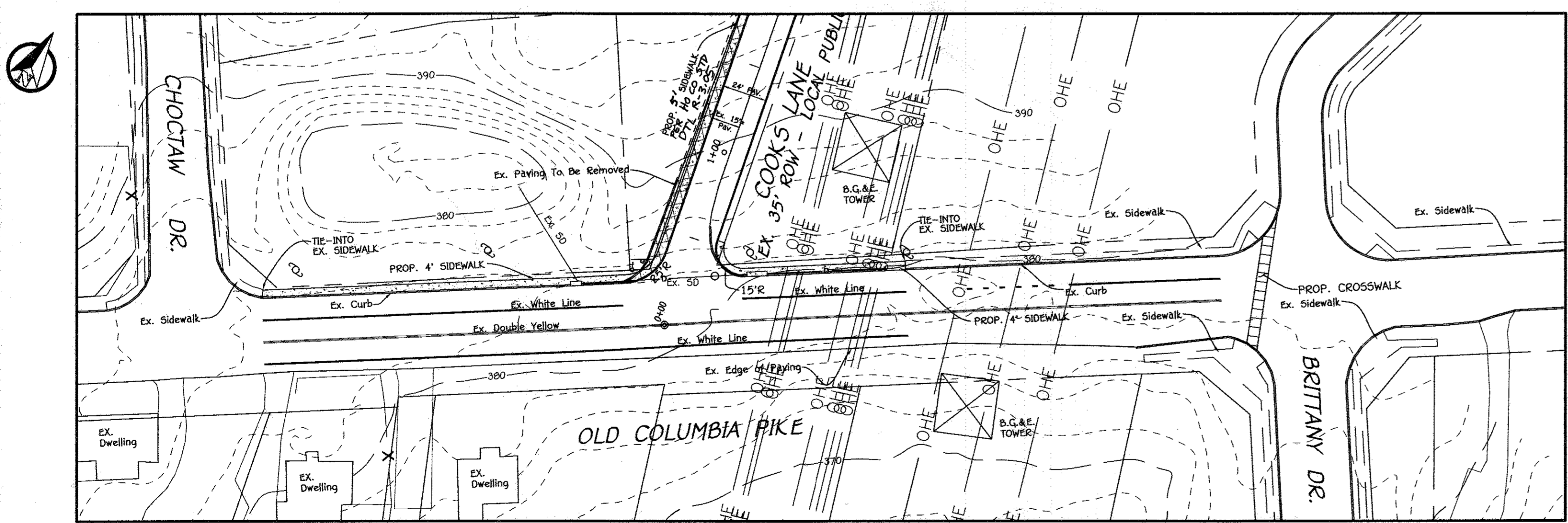
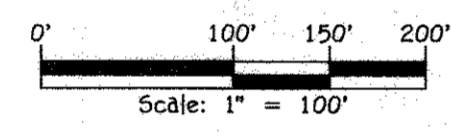




SOILS LEGEND		
SOIL	NAME	CLASS
LeC	Legore silt loam, 8 to 15 percent slopes, stony	C
LoB	Legore-Montalto-Urbain land complex, 0 to 8 percent slopes	B
LoC	Legore-Montalto-Urbain land complex, 8 to 15 percent slopes	B
MoB	Mount Lucas silt loam, 3 to 8 percent slopes, stony	C
WaB	Watchung silt loam, 3 to 8 percent slopes, stony	D

NOTE: PROPOSED SIDEWALK EASEMENT TO BE PUBLIC.
PROPOSED SIDEWALK TO BE MAINTAINED BY HOWARD COUNTY.

MATCH LINE - THIS SHEET



ENHANCEMENT #3
OFF-SITE SIDEWALK IMPROVEMENT PLAN
DORSEY'S RIDGE
 LOTS 1 THRU 56 AND
 OPEN SPACE LOTS 57 THRU 59
 A RESUBDIVISION OF "WILHIDE PROPERTY, LOT 1, 2 & 3", PLAT No. 18442
 ECP-17-034, ZB1106M, 5-89-14, P-89-40, F-89-158 & F-05-129
 ZONED: CEF
 TAX MAP NO.: 24 GRID NO.: 18 PARCEL NO: 260 LOTS: 1 thru 3
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: MAY, 2017
 SHEET 8 OF 8

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21142
 (410) 461-2929

OWNER/DEVELOPER
 DORSEY'S RIDGE, LLC
 C/O DAVE WOESSNER
 308 MAGOTHY ROAD
 SEVERNA PARK, MD 21146
 410-461-0837

TENTATIVELY APPROVED:
 DEPARTMENT OF PLANNING AND ZONING, HOWARD COUNTY

 PLANNING DIRECTOR DATE: 6-7-17

PROFESSIONAL CERTIFICATION
 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. 38386, EXPIRATION DATE: 01/12/2018.

 Signature Of Professional Engineer DATE: 5/24/17

