

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	ENVIRONMENTAL CONCEPT PLAN
3	ENVIRONMENTAL CONCEPT PLAN, SCHEMATIC GRADING, SEDIMENT & EROSION CONTROL PLAN
4	SCHEMATIC GRADING, SEDIMENT & EROSION CONTROL PLAN

ENVIRONMENTAL CONCEPT PLAN

DORSEY'S RIDGE

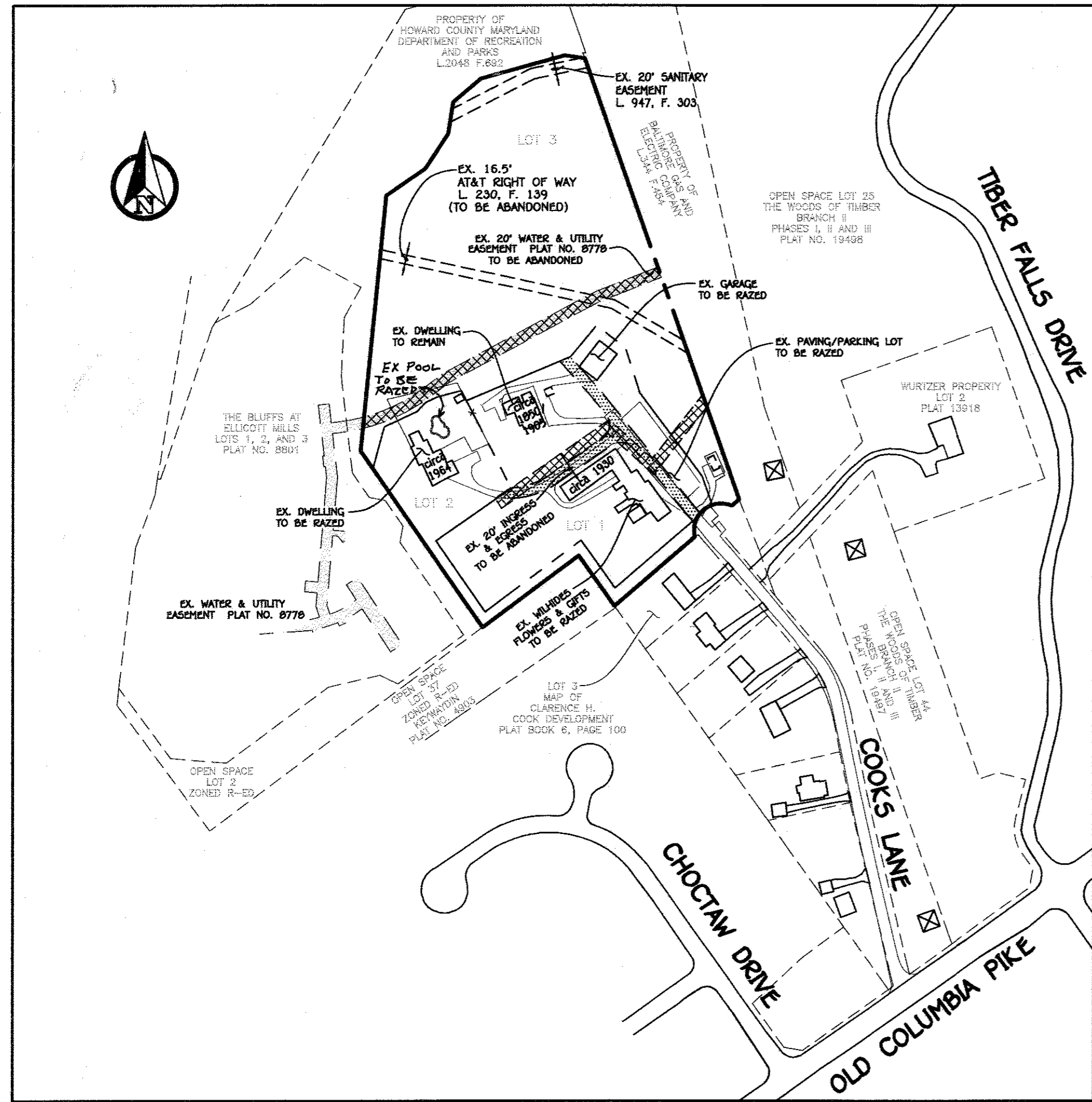
LOTS 1 THRU 56 AND OPEN SPACE LOTS 57 THRU 59

STORMWATER MANAGEMENT SUMMARY			
AREA ID	ESDv REQUIRED CU.FT.	ESDv PROVIDED CU.FT.	REMARKS
SITE	24,619	27,134	STONE TRENCH, PERMEABLE PAVEMENT (A-2), DRYWELLS (M-5), MICRO-BIORETENTION (M-6), & BIORETENTION (F-3)
TOTAL	24,619	27,134	

GROSS AREA = 10.90 ACRES
 LOD = 0.74 ACRES (SITE)
 RCN = 62.1
 TARGET P₂ = 1.7"
 Rev = 2,872 CU.FT.
 Cpv = N/A

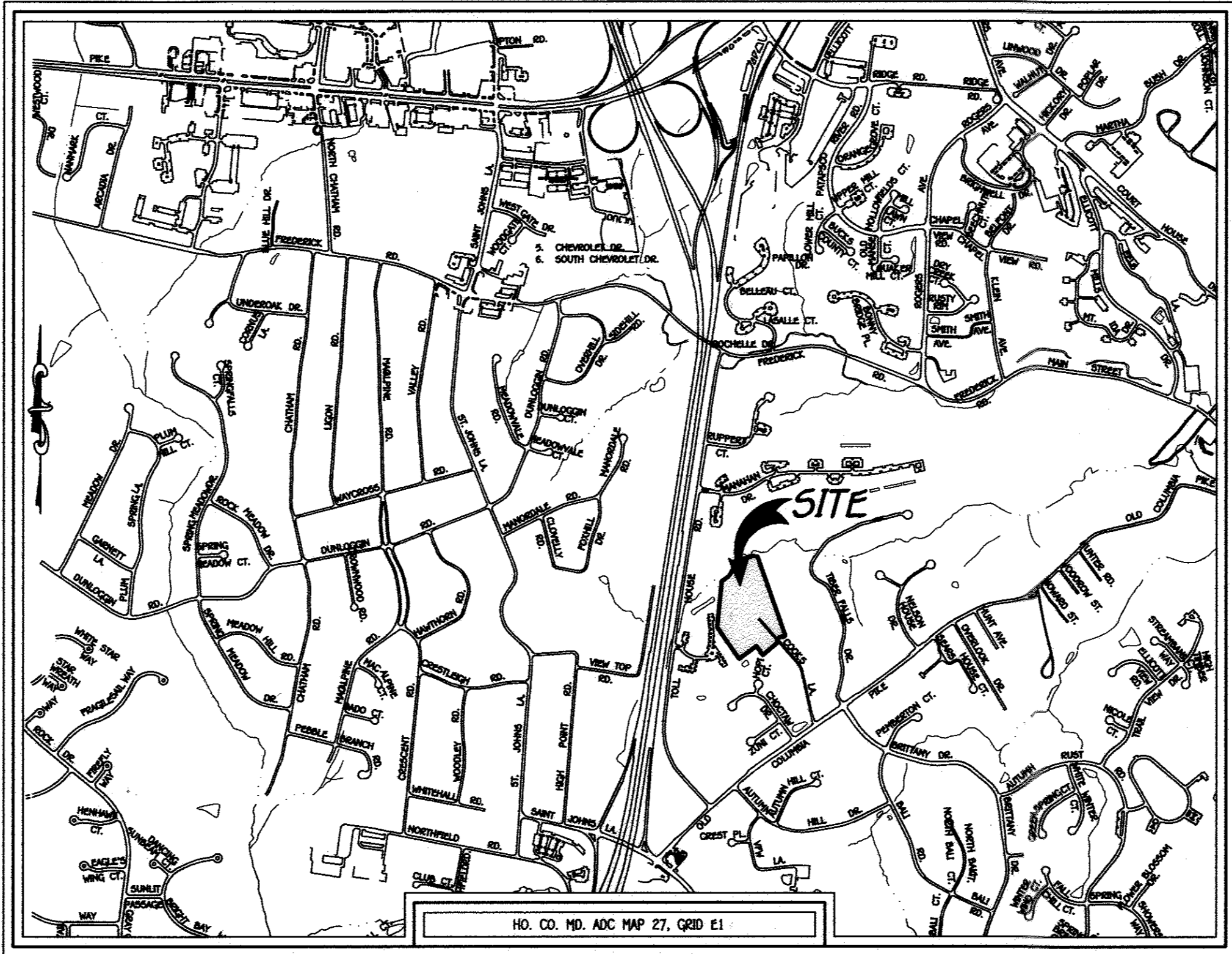
NOTE: THE PROPERTY FLOWS TO TIBER RUN, THE ELLICOTT CITY AREA OF HOWARD COUNTY IN THE WATERSHED OF THE PATAPSCO RIVER LOWER NORTH BRANCH (02130906). ESD IS BEING PROVIDED ON-SITE WITH 10 YR AND 100 YR MANAGEMENT IN A PROPOSED REGIONAL FACILITY PROPOSED BY DAMMING A PORTION OF THE STREAM TO PROVIDE A 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	321.87	
PROP. RELEASE	202.79 C.F.S.	202.79 C.F.S.	427.66 C.F.S.	OUT OF POND



EXISTING CONDITIONS PLAN VIEW
 SCALE: 1" = 200'

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
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND



VICINITY MAP
 SCALE: 1" = 1200'

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: WP-17-084, 5-17-006; ZB1106M; F-09-074; F-05-129; F-09-156; P-09-40; 5-09-14.
- 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 = 3.65 AC.
- K. TOTAL GREEN OPEN AREA = 6.945 AC.±
- L. TOTAL IMPERVIOUS AREA = 3.959 AC.±
- M. AREA OF ERODIBLE 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 = 4.077 AC.±
- Q. OPEN SPACE REQUIRED = 10.904 AC X 40% = 4.362 AC
- R. OPEN SPACE PROVIDED = 5.267 AC.± (4.678 AC.± CREDITED)
- S. RECREATIONAL OPEN SPACE REQUIRED = 22,800 SQ.FT. OR 0.523 ACRES.
- T. 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
 12,053 SQ.FT. IN OS LOT 58
 30,190 SQ.FT. TOTAL

PROPOSED DEVELOPMENT:

RESIDENTIAL:
 TOWNHOUSES: 55 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 SP/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

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

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.

Anghamir Saita 9/29/17
 Signature of Professional Engineer DATE



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 410-313-1880 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 MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THIS SUBMISSION IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE 2004 ZONING REGULATIONS PER COUNCIL BILL NO. 49-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 75-2003 AND THE COMP LITE ZONING REGULATIONS EFFECTIVE 7/28/06. 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 NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS. HOWARD COUNTY CONTROL STATION #243 - HORIZONTAL - (NAD '83) HOWARD COUNTY CONTROL STATION #247B - HORIZONTAL - (NAD '83) N 580.648.901 E 1,364,974.507 ELEVATION = 403.703 - VERTICAL - (NAD 1983) E 582,692.119 ELEVATION = 422.492 - VERTICAL - (NAD 1983)
- SUBJECT PROPERTY ZONED CEF-R PER ZB1106M APPROVAL OCTOBER 13, 2016.
- BACKGROUND INFORMATION:
 - SUBMISSION NAME: DORSEY'S RIDGE (RESUBDIVISION OF WILHIDE PROPERTY)
 - TAX MAP NO.: 24
 - PARCELS NOS.: 260
 - ZONING: CEF-R
 - 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). EXISTING SEWER IS PUBLIC (CONTRACT NO. 10-0958).
- BOUNDARY OUTLINE BASED ON A FIELD RUN SURVEY PERFORMED BY PATTON HARRIS RUST & 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 16.11.63.
- 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. STORMWATER RESERVE VOLUMES WILL BE PROVIDED THROUGH THE USE OF A STONE RESERVOIR LOCATED BENEATH THE VARIOUS ESD FACILITIES. THE 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 WADSWORTH. DISTURBANCE TO CREATE THE DAM AND ASSOCIATED PIPING IS CONSIDERED ESSENTIAL IN ACCORDANCE WITH COUNCIL BILL NO. 2016-8, SECTION 16.11.61(i) 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 LOCATED IN THE COOKS LANE RIGHT OF WAY BEING OWNED BY THE 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 SPECIES 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 JANUARY, 2017.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- NO CEPTERES OR HISTORIC STRUCTURES EXIST WITHIN THIS SUBDIVISION.
- 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 SUBMISSION IS SUBJECT TO 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.
- 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.
- APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT SUBDIVISION, FOREST CONSERVATION, OR SITE DEVELOPMENT PLANS. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS THAT MAY ALTER THE SITE DESIGN, HOUSE LOCATION, DRIVEWAY LOCATION, GRADING, TREE CLEARING, AND/OR OTHER REQUIREMENTS AS THE DEVELOPMENT PLAN PROGRESSES THROUGH THE PLAN REVIEW PROCESS IN ACCORDANCE WITH THE SUBDIVISION AND ZONING REGULATIONS AND THE FOREST CONSERVATION REQUIREMENTS.
- APPROVAL OF THIS ECP BY THE HOWARD COUNTY ZONING DISTRICT DOES NOT PROVIDE APPROVAL OF THE SHOWN SEDIMENT CONTROLS.
- STRUCTURE EXIST ON THE PROPERTY, KNOWN AS 3958 COOKS LANE, WHICH IS TO REMAIN, AND 3952 & 3960 COOKS LANE, WHICH ARE TO BE REMOVED.
- PREVIOUS HOWARD COUNTY FILES: WP-17-084, 5-17-006; ZB1106M; F-09-074; F-05-129; F-09-156; P-09-40; 5-09-14.

DESIGN NARRATIVE

Introduction:

This report will demonstrate how the criteria set forth in the Maryland Stormwater Design Manual, Volumes I and II (effective October 2000, revised May 2009) will be satisfied on this project. The goal of creating hydrology similar to that of "woods in Good Condition" will be accomplished through the use of the practices contained within Chapter 5 of said manual. Per the Howard County Design Manual, 10 and 100 year management will be required.

General Site Conditions:

Dorsey's Ridge is a 55 lot single family lot subdivision including one existing house to remain and multiple existing houses and existing accessory structures to be removed. Property is zoned CEF and located on Tax Map 24, Grid 18, Parcel No. 260 of the Howard County, Maryland Tax Map Database System. The property is three (3) lots recorded on plat # 18442, Wilhide Property. Subdivision will utilize existing and proposed public water and sewer extensions. The property is located in the Ellicott City area of Howard County in the watershed of the Tiber River of the Patapsco River Lower North Branch (02130906). The existing house to remain acts as a high point for runoff flowing in each direction. The majority of the site flows toward Tiber River and the remaining portion toward Cooks Lane to Old Columbia Pike which is also in the Patapsco River watershed. This property is relatively square in shape. The proposed runoff flows toward three, micro-bioretenion facilities, three proposed bioretention facilities, and a stone trench, then eventually to the Tiber River, with some of the proposed Cooks Lane improvements flowing toward Old Columbia Pike. Since majority of pavement for Cooks Lane exists, the upper portion of the existing and proposed Cooks Lane has been treated in a bioretention facility where right of way is wide enough to provide stormwater management. Forest exists on-site along with wetlands and floodplain toward the rear of the property per a field inspection conducted by Eco-Science Professionals (ESP). The Web Soil Survey shows soils on the site consist of Lagore-Northville-Urbair loam complex (LuC), Lagore-Ridley gravelly loam (LuG), and Manor loam (MnC). Type "B" soils and Codorus and Hatboro silt loam (Co) and Lagore silt loam (LuB). Type "C" soils exist on the property. The runoff from the roofs of the proposed houses that is not going to the bioretention facilities is to be directed to drywells. Majority of runoff from the proposed roads and driveways will flow by storm drain and be treated in bioretention facilities. Management of the 100yr storm is proposed to be treated in a regional facility being designed in the stream channel. An alternate proposal is being presented as well to manage for the 100yr storm for the site only, should the first alternative not be accepted by MDE.

I. Natural Resource Protection:

Environmentally sensitive areas do exist on-site, therefore special effort is required to protect natural resource on-site. Sensitive areas are being placed in a Forest Conservation Easement on a proposed open space lot, however, the regional facility is proposed in the stream channel.

II. Maintenance of Natural Flow Patterns:

It is the intent of the proposed design to discharge runoff similar to the characteristics and direction of this site prior to any of the proposed improvements.

III. Reduction of Impervious Areas through better site design, alternative surfaces, and Nonstructural Practices

The design of this project utilizes a public road, two alleys, and individual driveways for the fifty-five (55) townhouse lots. Non-structural practices as permitted in Chapter 5, Dry Wells (M-5) and Permeable Pavement (A-2) will be used in conjunction with four (4) Bioretentions (F-3) from Chapter 3 to address ESD to the MEP requirements, along with regional facility providing 10yr & 100yr storm management.

IV. Integration of Erosion and Sediment Controls into Stormwater Strategy:

It is anticipated that sediment traps will be utilized in the areas around the proposed bioretention facilities. Silt fence, silt trap, and erosion control matting will be utilized along with the sediment traps. In order to create the regional facility that is proposed to reduce the existing 10 yr & 100 yr runoff Q, there is direct discharge of runoff directly to the stream, which is seen as essential disturbance. All site runoff will discharge to Tiber Run. No drainage easements will be required. It is anticipated that all cut will be utilized on-site for construction at time of Site Development Plans.

V. Implementation of ESD Planning Techniques and practices to the Maximum Extent Practicable (MEP)

The full required ESD volume is being provided along with 10 and 100 year management.

VI. Request for a Design Manual Waiver:

No Waivers related to stormwater management are being requested in this project.

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
 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: SEPTEMBER, 2017
 SHEET 1 OF 4

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 SALTSTONE NATIONAL PKC
 ELLICOTT CITY, MARYLAND 21146
 (410) 461-2895

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Keith D. Dore 10-10-17
 Chief, Division of Land Development
Paul E. Dore 10-11-17
 Chief, Development Engineering Division

OWNER/DEVELOPER

DORSEY'S RIDGE, LLC
 C/O DAVE WOESSNER
 308 MAGOTHY ROAD
 SEVERNA PARK, MD 21146
 410-461-0637



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
	ST-1 SPECIMEN TREE
	EXISTING TREES
	NON-CREDITED OPEN SPACE
	EX POOL (TRK)

SOILS LEGEND			
SOIL	NAME	CLASS	K FACTOR
Co	Codorus and Hatboro silt loams, 0 to 3 percent slopes	C	0.37
LeB	Legore silt loam, 3 to 8 percent slopes, stony	C	0.28
LoB	Legore-Montalto-Urban land complex, 0 to 8 percent slopes	B	0.32
LoC	Legore-Montalto-Urban land complex, 8 to 15 percent slopes	B	0.32
LrF	Legore-Relay gravelly loams, 25 to 65 percent slopes, very stony	B/C	0.32
MaC	Manor loam, 8 to 15 percent slopes	B	0.24

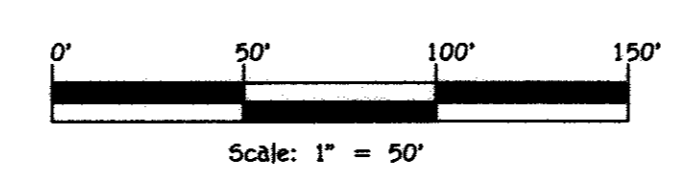
FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2895

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 10.10.17
 Chief, Division of Land Development Date

[Signature] 10.11.17
 Chief, Development Engineering Division Date

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

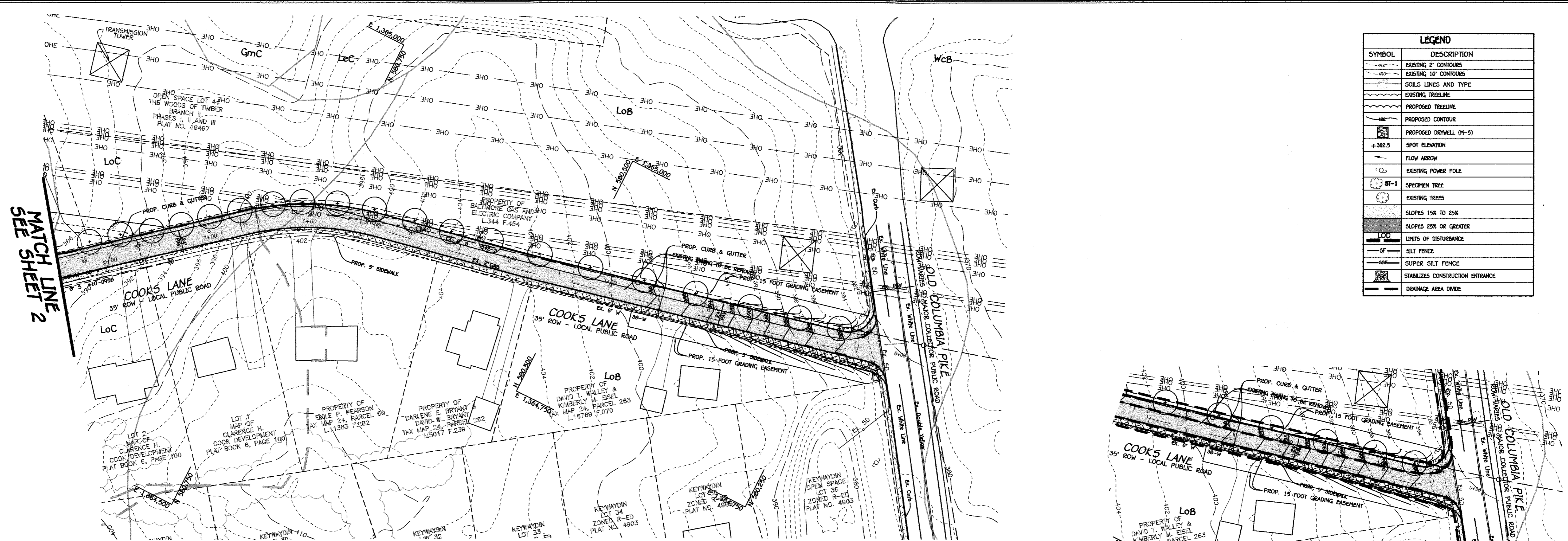
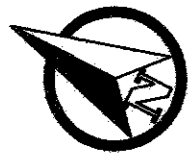


PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38396, EXPIRATION DATE: 01/12/2018.

[Signature] 9/29/17
 Professional Engineer DATE

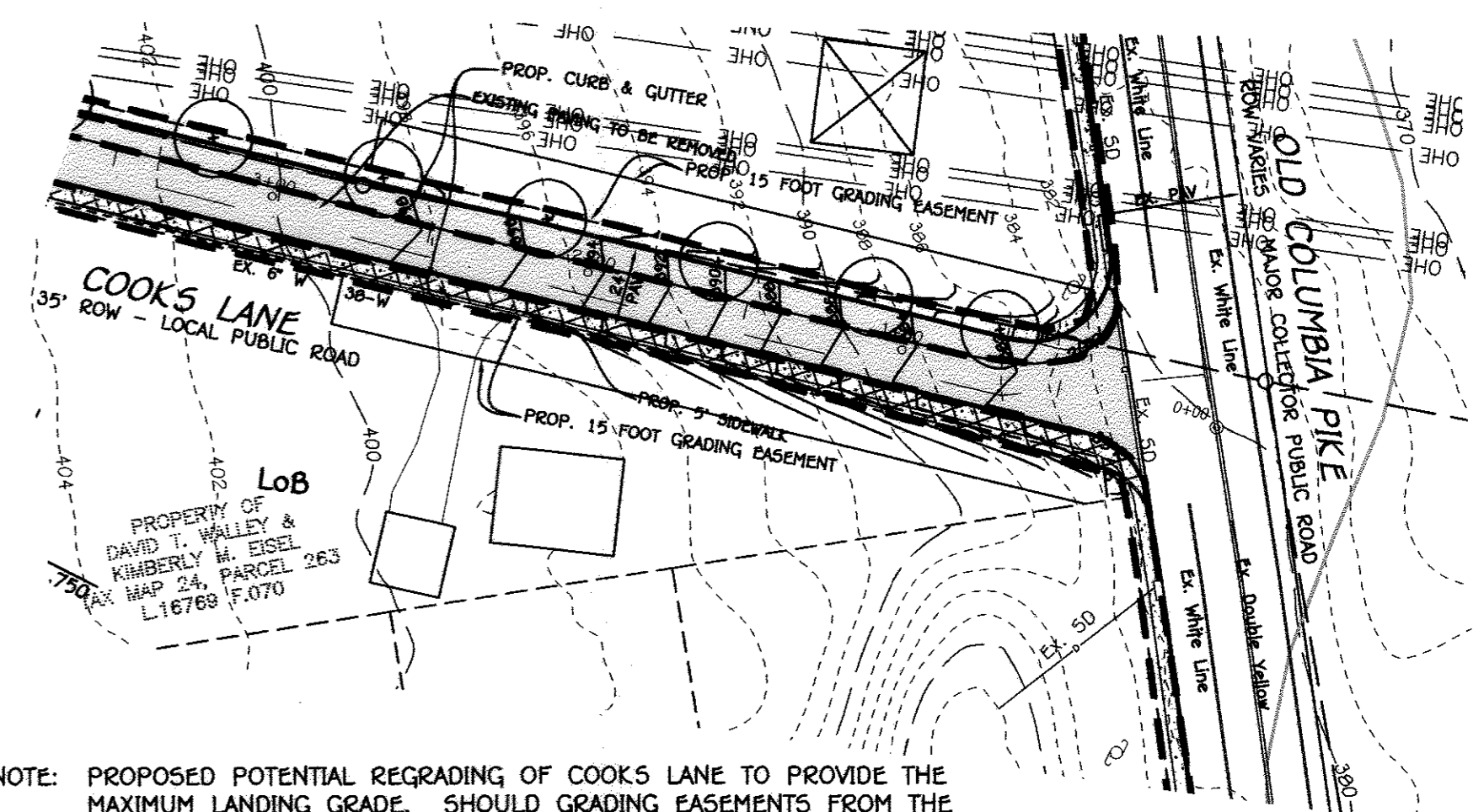
ENVIRONMENTAL CONCEPT PLAN
DORSEY'S RIDGE
 LOTS 1 THRU 56 AND
 OPEN SPACE LOTS 57 THRU 59
 A RESUBDIVISION OF "WILHIDE PROPERTY, LOT 1, 2 & 3", PLAT NO. 18442

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: SEPTEMBER, 2017
 SHEET 2 OF 4



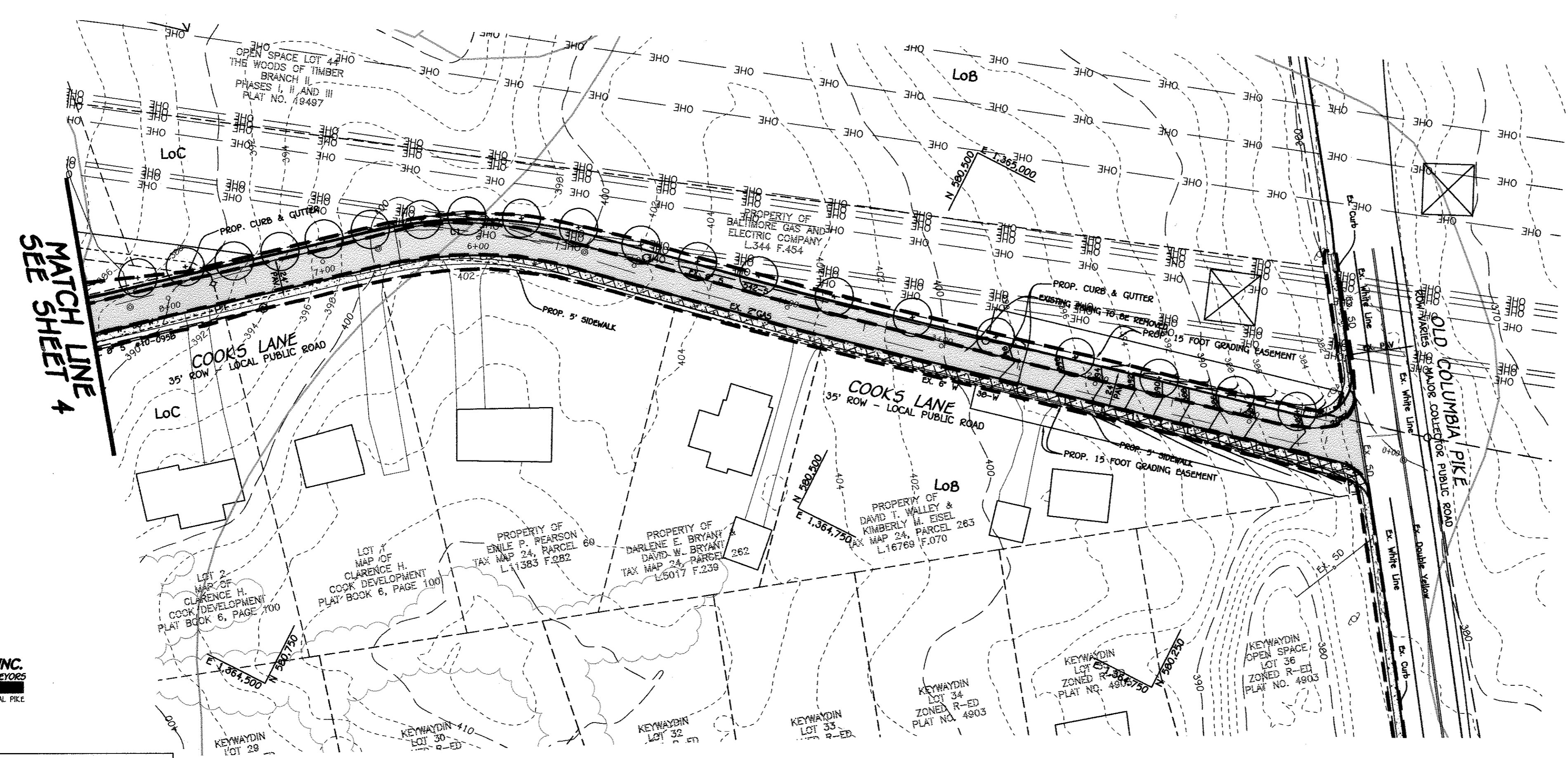
ENVIRONMENTAL CONCEPT PLAN

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 ADDRESSED.



LANDING GRADING DETAIL

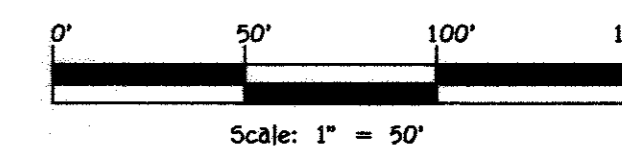
NO SCALE



SCHEMATIC GRADING AND SEDIMENT & EROSION CONTROL PLAN

SOILS LEGEND

SOIL	NAME	CLASS
Co	Codorus and Hattboro silt loams, 0 to 3 percent slopes	C
LeB	Legore silt loam, 3 to 8 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
LrF	Legore-Relay gravelly loams, 25 to 65 percent slopes, very stony	B/C
MAC	Manor loam, 8 to 15 percent slopes	B



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

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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: SEPTEMBER, 2017
SHEET 3 OF 4

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE BLDG. - 10222 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461-2895

OWNER/DEVELOPER

DORSEY'S RIDGE, LLC
C/O DAVE WOESSNER
308 MAGOTHY ROAD
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410-461-0837

PROFESSIONAL CERTIFICATION

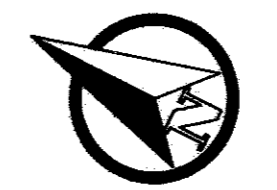
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Stephanie Smith 9/29/17
Signature of Professional Engineer DATE



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Karl L. Smith 10-10-17
Chief, Division of Land Development Date
John E. Smith 10-11-17
Chief, Development Engineering Division Date



MATCH LINE
SEE SHEET 3

SPECIMEN TREE CHART

Key (ST-#)	Species	Size (in.inch)	CEZ (feet 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.

LEGEND

SYMBOL	DESCRIPTION
--- 2' ---	EXISTING 2' CONTOURS
--- 10' ---	EXISTING 10' CONTOURS
---	SOILS LINES AND TYPE
---	EXISTING TREELINE
---	PROPOSED TREELINE
---	PROPOSED CONTOUR
---	PROPOSED DRYWELL (M-3)
+362.5	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
---	STABILIZED CONSTRUCTION ENTRANCE
---	DRAINAGE AREA DIVIDE
---	NON-CREDITED OPEN SPACE
---	EX POOL (TBR)

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-Relby gravelly loams, 25 to 65 percent slopes, very stony	B/C
MAC	Manor loam, 8 to 15 percent slopes	B

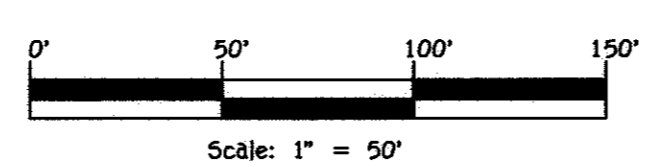
SCHEMATIC GRADING, SEDIMENT & EROSION CONTROL PLAN
DORSEY'S RIDGE
LOTS 1 THRU 56 AND
OPEN SPACE LOTS 57 THRU 59

A RESUBDIVISION OF "WILHIDE PROPERTY, LOT 1, 2 & 3", PLAT NO. 10442
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: SEPTEMBER, 2017
SHEET 4 OF 4

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL: SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461-2895

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Date: 10-10-17
Date: 10-11-17

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



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 Smith 9/29/17
Signature of Professional Engineer DATE

