

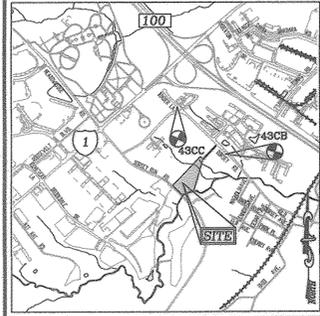
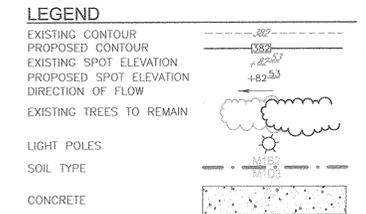
GENERAL NOTES

- 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.
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT (410) 313-1880.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
MISS UTILITY: 1-800-257-7777
VERIZON TELEPHONE COMPANY: 1-800-964-4281
HOWARD COUNTY BUREAU OF UTILITIES: 410-313-2366
AT&T CABLE LOCATION DIVISION: 1-800-393-3553
B.G.&E. CO. CONTRACTOR SERVICES: 410-850-4600
B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 410-787-4620
STATE HIGHWAY ADMINISTRATION: 410-531-5533
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THIS SDP PLAN IS SUBJECT TO THE FOLLOWING DPZ FILES: F-99-117, ECP-14-045, SP-14-005, WP-14-122, AND F-16-027.
- A PRE-SUBMISSION MEETING WAS HELD FOR THIS PROJECT AT ELKRIE SENIOR CENTER ON 09/10/2013 IN COMPLIANCE WITH SECTION 16.128 OF THE REGULATIONS.
- AN ENVIRONMENTAL CONCEPT PLAN (ECP-14-045) WAS APPROVED FOR THIS PROJECT.
- THE SUBJECT PROPERTY IS ZONED "R-12" IN ACCORDANCE WITH THE 10/16/2013 COMPREHENSIVE ZONING PLAN AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/22/03 PER COUNCIL BILL 75-2003.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM AERIAL TOPOGRAPHY PREPARED BY MCKENZIE-SNYDER DURING DECEMBER, 2012.
- THE PROJECT BOUNDARY IS BASED ON BOUNDARY SURVEYS BY GUTSCHICK, LITTLE, AND WEBER, P.A., DATED JANUARY, 2013. SEE PLAT#24180-24182.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODESIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY BENCHMARKS 43CB AND 43CC WERE USED FOR THIS PROJECT.
- 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, WAIVER PETITION, OR BUILDING AND GRADING PERMITS.
- STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE UDE STORMWATER DESIGN MANUAL. BASED ON TABLE 5.3, THIS SITE HAS A TARGET PE OF 1.8". IN ORDER TO FULFILL THE STORMWATER MANAGEMENT REQUIREMENTS A COMBINATION OF ROOFTOP DISCONNECT (N-1), SHEET FLOW TO CONSERVATION AREA (N-3), RAIN BARRELS (M-1), DRY WELLS (M-5), BIO-SWALES (M-8), AND MICRO-BIORETENTION (M-9) WILL BE USED. A SURFACE SAND FILTER (M-7) WILL BE USED TO PROVIDE ANY REMAINING ESC VOLUME NOT PROVIDED BY THE CHAPTER 5 DEVICES AND TO PROVIDE 100 YEAR MANAGEMENT FOR THE SITE.
- THE MICRO-BIORETENTION FACILITIES (M-6) AND SAND FILTER (F-1) WILL BE PUBLICLY OWNED AND JOINTLY MAINTAINED BY HOWARD COUNTY AND THE HOA.
- ALL OTHER PRACTICES WILL BE PRIVATELY OWNED AND MAINTAINED.
- THIS SITE IS IN THE DEEP RUN WATERSHED AND 100 YEAR MANAGEMENT IS REQUIRED.
- THIS DATA WAS TAKEN FROM A SURVEY OF HOWARD COUNTY, MARYLAND ISSUED MARCH, 2008.
- THE GEO-TECHNICAL REPORT WAS PROVIDED BY HILLS CARRIES DATED APRIL 2014.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES SHOWN FOR THE CONTRACTOR'S 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.
- ANY DAMAGE TO THE COUNTY'S UTILITIES OF ANY KIND, PAVING, OR EXISTING UTILITIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- SIC ELEVATIONS ARE LOCATED AT THE PROPERTY LINE/EDGE OF EASEMENT.
- THERE ARE NO EXISTING DWELLING/STRUCTURES LOCATED ON THIS SITE.
- IN ACCORDANCE WITH SECTION 12.8 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS. PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT FRONT OR REAR YARD SETBACK. REFER TO SHEET 4.
- THE PROPOSED UNITS SHALL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
a) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE)
b) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING. (1-1 1/2" MIN.)
c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM LOS CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
d) STRUCTURES (GARAGE/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (25 LOADING).
e) DRAINAGE ELEMENTS-CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
f) STRUCTURE CLEARANCES-MINIMUM 12 FEET.
- MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- LOTS 8 & 9 WILL UTILIZE A USE-IN-COMMON DRIVEWAY.
- A USE-IN-COMMON MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY WAS PREVIOUSLY RECORDED AS L. 17571 F.439.
- FLAG AND PIPESTEM LOTS, RESIDUE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE FOR LOTS 8&9 ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- TRASH AND RECYCLING COLLECTION WILL BE AT MOUNT HOLLY WAY WITHIN 5' OF THE EDGE OF THE COUNTY ROADWAY.
- ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS(O), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- DPZ HAS DETERMINED THAT THE IMPACTS TO ENVIRONMENTAL AREAS ASSOCIATED WITH THE F-16-027 POND CONSTRUCTION ARE NECESSARY IN ACCORDANCE WITH SUBSECTION 16.116(C) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- WATER AND SEWER FOR THIS PROJECT WILL BE VIA CONTRACT NO. 14-4867-D.
- WATER AND SEWER SERVICE WILL BE PROVIDED UNDER THE PROVISIONS OF SECTION 18.222.B OF THE HOWARD COUNTY CODE. ALLOCATIONS WILL BE GRANTED AT THE TIME OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- ALL WATER HOUSE CONNECTIONS SHALL BE OUTSIDE METER SETTING UNLESS OTHERWISE NOTED ON THE PLANS OR IN SPECIFICATIONS.
- TO THE BEST OF THE ENGINEER'S KNOWLEDGE OR THE HOWARD COUNTY CEMETERY INVENTORY MAP, THERE ARE NO BURIAL GROUNDS, CEMETERIES LOCATED ON THE SUBJECT PROPERTY.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- TO THE BEST OF THE ENGINEER'S KNOWLEDGE OR THE HOWARD COUNTY HISTORIC SITES MAP, THERE ARE NO HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
- MOUNT HOLLY WAY IS CLASSIFIED AS AN ACCESS PLACE.
- PROJECT ACCESS IS FROM DORSEY RUN ROAD A MAJOR COLLECTOR.
- THE SCENIC ROADS MAP DOES NOT INDICATE ANY SCENIC ROADS IN THE VICINITY.
- PUBLIC STREET TREES AND PLANTING ARE PROVIDED FOR THIS PROJECT UNDER F-16-027 ACCORDANCE WITH SECTION 16.124 OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. FINANCIAL SURETY WAS POSTED AS PART OF THE F-16-027 DEVELOPER'S AGREEMENTS.
- LANDSCAPING HAS BEEN PROVIDED FOR THIS PROJECT UNDER F-16-027.
- THE FOREST CONSERVATION REQUIREMENTS OF SECTION 16.200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL HAS BEEN SATISFIED WITH AN OBLIGATION FOR THIS SUBDIVISION OF 2.422 ACRES.
- THIS OBLIGATION HAS BEEN MET BY:
- 0.694 OF AN ACRE OF REFORESTATION
- 1.104 ACRES OF CREDITED ON-SITE RETENTION
- 0.634 ACRES HAVE BEEN PROVIDED AT THE CATTAL CREEK FOREST BANK (SDP-14-031).
THE FOREST CONSERVATION SURETY FOR THE ON-SITE FOREST CONSERVATION HAS BEEN POSTED WITH THE F-16-027 DEVELOPER AGREEMENT.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- A TRAFFIC STUDY WAS PREPARED BY TRAFFIC GROUP IN A REPORT DATED NOVEMBER 11, 2013 AND WAS APPROVED ON JUNE 5, 2014.
- THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY KLEBASCO ENVIRONMENTAL, LLC., DATED MARCH 24, 2014 AND APPROVED ON JUNE 5, 2014.
- IN A LETTER DATED SEPTEMBER 6, 2013, MARYLAND DEPARTMENT OF NATURAL RESOURCES DETERMINED THAT THERE ARE NO STATE OR FEDERAL RECORDS FOR RARE, THREATENED, OR ENDANGERED SPECIES WITHIN THE BOUNDARIES OF THE PROJECT SITE AS DELINEATED. THE LETTER ALSO STATED THAT THE SITE CONTAINS FOREST INTERIOR DWELLING BIRD HABITAT.
- THE 100-YEAR FLOODPLAIN STUDY FOR THE DEEP RUN WAS TAKEN FROM HOWARD COUNTY RECORDS.
- THERE ARE NO STEEP SLOPES IN EXCESS OF 20,000 SF LOCATED ON-SITE.
- PER ZONING SECTION 169.0.C. 10% OF THE TOTAL NUMBER OF UNITS (2 UNITS) MUST BE DEDICATED AS MHU'S. A FEE IN LIEU WILL BE PAID TO SATISFY THE MHU REQUIREMENTS. THE MHU AGREEMENT AND COVENANTS WILL BE RECORDED TOGETHER AT THE SAME TIME WITH THE F-16-027 PLAT AT THE LAND RECORDS OFFICE.
- THIS SITE IS NOT WITHIN THE 2007 CERTIFIED AIRPORT NOISE ZONE (65DNM) OR A 4 MILE RADIUS OF BMR. THIS SUBDIVISION DOES NOT REQUIRE THE MARYLAND AVIATION ADMINISTRATION (MAA) APPROVAL.
- ON MARCH 12, 2015 A DESIGN MANUAL WAIVER OF VOLUME III, SECTION 2.5.B.1 WAS APPROVED TO USE 463' OF INTERSECTION SPACING INSTEAD OF THE REQUIRED 500' FOR A MAJOR COLLECTOR.
- ON MARCH 12, 2015 A DESIGN MANUAL WAIVER OF VOLUME I, SECTION 5.2.5.A.10.d REQUIRING A PUBLIC MAINTENANCE TURN-AROUND, SECTION 5.2.5.C.5 REQUIRING VEHICULAR ACCESS TO THE FORE-BAY AND BOTTOM OF FACILITY, AND SECTION 5.2.5.A.2 REQUIRING A 25' SETBACK FROM THE ROAD RIGHT OF WAY TO 100 YEAR WATER SURFACE ELEVATION. THESE WAIVERS WERE APPROVED WITH THE CONDITION THAT THE FACILITY BE JOINTLY MAINTAINED BY HOWARD COUNTY AND THE HOME OWNERS ASSOCIATION.
- WP-14-122, A WAIVER REQUEST FROM SUBDIVISION SECTION 16.1205(a), 7, TO ALLOW REMOVAL OF SPECIMEN TREES, AND SECTION 16.121(a) TO ALLOW PUBLIC ROAD FRONTAGE FOR HOA OS LOT 17 (FORMERLY OS LOT 18) TO BE NO LESS THAN 25' ONTO MOUNT HOLLY WAY AND TO ALLOW THE TWO POINTS OF FRONTAGE FOR DRAP O.S. LOT 20 (FORMERLY LOT 22) TO BE NO LESS THAN 20' EACH ONTO MOUNT HOLLY WAY AND DORSEY ROAD, WAS APPROVED ON SEPTEMBER 2, 2014 UNDER THE FOLLOWING CONDITIONS:
1. AS MITIGATION FOR THE REQUESTED REMOVAL OF THIRTEEN (13) SPECIMEN TREES LOCATED WITHIN THIS SITE, THE DEVELOPER IS REQUIRED TO USE 2" CALIPER PLANT MATERIALS FOR ALL REQUIRED PLANTINGS WITHIN THE PROPOSED REFORESTATION PLANTING AREAS OF FCE AREAS 1 & 2, AS SHOWN ON THE PRELIMINARY FOREST CONSERVATION PLAN. IF DESIGN CHANGES ARE MADE AT THE FINAL PLAN STAGE, AND THE REFORESTATION PLANTING AREAS ARE ELIMINATED, THEN THE DEVELOPER SHALL PLANT AN EQUIVALENT NUMBER OF SHADE TREES WITHIN THE RESIDENTIAL AND OPEN SPACE LOTS AND ADJACENT TO PRIORITY RETENTION AREAS. THESE THIRTEEN (13) SHADE TREES (OR EQUIVALENT) WILL BE IN ADDITION TO AN ENHANCEMENT OF ANY REQUIRED PERIMETER LANDSCAPING.
2. THE FUTURE REMOVAL OF ANY OF THE REMAINING EIGHT (8) SPECIMEN TREES WHICH ARE LOCATED WITHIN THE LIMITS OF THE SITE (TREES #2, 3, 5, 7, 8, 9, 11, 13), AND WHICH HAVE NOT BEEN DESIGNATED FOR REMOVAL UNDER THIS WAIVER PETITION WP-14-122 WOULD REQUIRE A NEW WAIVER PETITION APPROVAL IN ACCORDANCE WITH SECTION 16.1205(a), 7 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
3. DPZ APPROVES PUBLIC FRONTAGE SPACING FOR LOT 17 TO BE NO LESS THAN 25' ON MOUNT HOLLY WAY.
4. COMPLIANCE WITH THE COMMENTS FROM DEVELOPMENT ENGINEERING DIVISION DATED AUGUST 7, 2014, WHICH REQUIRES A 35' PUBLIC STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT FOR SWM MICRO-BIORETENTION WITHIN OPEN SPACE LOT 17.
5. DPZ APPROVES THE TWO POINTS OF PUBLIC ROAD FRONTAGE FOR DRAP OPEN SPACE LOT 20 TO BE NO LESS THAN 20' EACH ONTO MOUNT HOLLY WAY AND DORSEY ROAD.

SITE DEVELOPMENT PLAN DORSEY GLEN LOTS 1 - 15 HOWARD COUNTY, MARYLAND

BENCHMARKS

HOWARD COUNTY BENCHMARK - 43CB (CONC. MONUMENT)	N 552,084.2453 E 1,382,282.4118 ELEV. 144.401
HOWARD COUNTY BENCHMARK - 43CC (CONC. MONUMENT)	N 553,201.4676 E 1,381,152.8123 ELEV. 163.666



SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 5
LAYOUT SHEET	2 OF 5
GRADING, SEDIMENT AND EROSION CONTROL PLAN	3 OF 5
SEDIMENT AND EROSION CONTROL NOTES AND DETAILS	4 OF 5
STORMWATER MANAGEMENT DRAINAGE NOTES AND DETAILS	5 OF 5

SITE ANALYSIS DATA

A. TOTAL PROJECT AREA:	6.55 AC
B. AREA OF PLAN SUBMISSION:	2.75 AC - 15 BUILDABLE LOTS
C. LIMIT OF DISTURBANCE:	2.74 AC
D. PRESENT ZONING DESIGNATION:	R-12
E. PROPOSED USES FOR SITE AND STRUCTURES ON EACH LEVEL:	SINGLE FAMILY DETACHED
F. FLOOR SPACES ON EACH LEVEL OF BUILDING PER USE:	N/A
G. TOTAL NUMBER OF UNITS ALLOWED FOR PROJECT AS SHOWN ON FINAL PLAT:	15 BUILDABLE LOTS F-16-027
H. TOTAL NUMBER OF UNITS PROPOSED ON THIS SUBMISSION:	15 BUILDABLE LOTS
I. MAXIMUM NUMBER OF EMPLOYEES, TENANTS ON SITE PER USE:	N/A
J. NUMBER OF PARKING SPACES REQUIRED BY HO.C.O. ZONING REGULATIONS:	2.5 PER SFD HOUSE
K. NUMBER OF PARKING SPACES PROVIDED ON SITE:	REFER TO PARKING TABULATION REFER TO F-16-027
L. OPEN SPACE ON SITE:	= 0.21 AC
M. AREA OF RECREATION OPEN SPACE REQUIRED BY SUBDIVISION & LAND DEVELOPMENT REGULATIONS:	3,000 SF - OPEN SPACE LOT 18
N. BUILDING COVERAGE OF SITE:	N/A
O. ANY OTHER INFORMATION WHICH MAY BE RELEVANT:	TAX MAP 43, BLOCK 6, PARCEL 80 151' ELECTION DISTRICT
P. FLOOR AREA RATIO:	N/A
Q. DPZ FILE REFERENCES:	SEE GENERAL NOTE 5
R. NUMBER OF REQUIRED MHU	15 BUILDABLE LOTS x 10% = 2 REQUIRED MHU
S. NUMBER OF PROVIDED MHU	0 PROVIDED, F-16-027 PAYMENT OF FEE-IN-LIEU

MIHU AGREEMENT
PLEASE NOTE THAT ALL NEW LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION (LOTS 1-15) ARE SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

OWNER
HAMPTON HILLS LLC
3675 PARK AVENUE
ELLCOTT CITY, MD 21043
443-323-9806

DEVELOPER
TRINITY HOMES MARYLAND, LLC
3675 PARK AVENUE
ELLCOTT CITY, MD
443-323-9806

ON LOT MICRO-SCALE PRACTICES

LOT NO.	(M-1)	(M-3)	(M-4)	(M-5)	(M-6)	(M-7)	(M-8)
Lot 1	X			X			
Lot 2	X			X			
Lot 3	X			X			
Lot 4	X			X			
Lot 5	X			X			
Lot 6	X			X			
Lot 7	X			X			
Lot 8				X			
Lot 9				X			
Lot 10				X			X
Lot 11				X			
Lot 12				X			
Lot 13				X			
Lot 14				X			
Lot 15				X			

ADDRESS CHART

UNIT/BUILDING	STREET ADDRESS
1	7003 MOUNT HOLLY WAY
2	7007 MOUNT HOLLY WAY
3	7011 MOUNT HOLLY WAY
4	7015 MOUNT HOLLY WAY
5	7019 MOUNT HOLLY WAY
6	7023 MOUNT HOLLY WAY
7	7027 MOUNT HOLLY WAY
8	7031 MOUNT HOLLY WAY
9	7035 MOUNT HOLLY WAY
10	7039 MOUNT HOLLY WAY
11	7043 MOUNT HOLLY WAY
12	7026 MOUNT HOLLY WAY
13	7022 MOUNT HOLLY WAY
14	7018 MOUNT HOLLY WAY
15	7014 MOUNT HOLLY WAY
16-20	OPEN SPACE

PERMIT INFORMATION CHART

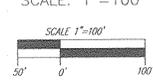
SUBDIVISION NAME	SECTION/AREA	LOTS/PARCEL #
DORSEY GLEN	N/A	PARCEL 80
PLAT # OR L/F	BLOCK NO.	ZONE
24180-24182	6	R-12
TAX MAP	ELECT. DIST.	CENSUS TR.
4.3	1ST	601203

PARKING TABULATION:

TOTAL NUMBER OF DWELLING UNITS PROPOSED : 15

- PARKING SPACES REQUIRED: 2 SPACES PER UNIT = 30 SPACES
ADDITIONAL PARKING SPACES REQUIRED (VISITOR): 0.5 SPACES PER UNIT X 15 UNITS = 7.5 SPACES
TOTAL REQUIRED = 38 SPACES
- PARKING SPACES PROVIDED:
SFD = 2 GARAGE / 2 DRIVEWAY
2 SPACE IN GARAGE = 30 SPACES (FOR 15 UNITS)
2 SPACES ON DRIVEWAY = 30 SPACES (FOR 15 UNITS)
TOTAL PARKING SPACES PROVIDED: 60 SPACES

LOCATION MAP
SCALE: 1"=100'



NOTE:

- 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.

MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
8	8,043 s.f.	281 s.f.	7,762 s.f.
9	8,509 s.f.	1,029 s.f.	7,480 s.f.

NOTE: THIS SUBDIVISION IS UTILIZING THE OPTIONAL MINIMUM LOT SIZE OF 7,200 SQUARE FEET PER SECTION 16.121(a)(2) OF THE REGULATIONS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 6-14-17
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 8-9-17
CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 8-9-17
DIRECTOR

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLCOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961

PROFESSIONAL CERTIFICATE
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. 16113, EXPIRATION DATE: 09-27-2018.

DESIGN BY: RVE
DRAWN BY: RVE/KG
CHECKED BY: RHV
DATE: MAY 2017
SCALE: AS SHOWN
W.O. NO.: 16-34

1 SHEET OF 5

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.

LEGEND:

- EXISTING CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- STORM DRAIN
- STORM DRAIN INLET
- EXISTING TREES
- EXISTING TREE LINE (FIELD LOCATED)
- EXISTING SPECIMEN TREE
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EXISTING SIDEWALK
- EX. FOREST CONSERVATION EASEMENT
- PRIVATE USE IN COMMON ACCESS EASEMENT FOR LOTS 8 & 9
- EXISTING STREAM
- EXISTING STREAM BUFFER
- EXISTING STREAM BANK
- 100 YEAR FLOODPLAIN
- 200 GAL. RAIN BARREL M-1
- ON-LOT DRYWELL (M-5)
- FOREST CONSERVATION SIGN

DRIVEWAY NOTE:

INDIVIDUAL HOUSE SITES SHALL PROVIDE PRIVATE DRIVEWAYS A MINIMUM 18 FOOT DEPTH FROM THE FACE OF GARAGE TO THE EDGE OF THE USE-IN-COMMON DRIVEWAY

NOTES:

1. REFER TO SHEET 5 FOR DRYWELL (DW) NOTES & DETAILS
2. REFER TO SHEET 5 FOR RAIN BARREL NOTES & DETAILS
3. REFER TO F-16-027 FOR MICRO-BIORETENTION AND BIO-SWALE NOTES AND DETAILS
4. REFER TO SHEET 5 FOR ROOFTOP DISCONNECTION CRITERIA
5. IN ACCORDANCE WITH SHEET 5-DETAIL D-9.01, THE PROPOSED DRYWELLS SHALL UTILIZE 4" PVC PIPING TO DIRECT ROOFTOP DOWNSPUT RUNOFF DIRECTLY TO THE PROPOSED DRYWELL. CATCHALL PINE LAYERS SHALL BE INSTALLED AT THE FRONT YARD DRYWELLS SHALL COLLECT ALL FRONT YARD DRYWELL DRAINAGE FROM LOTS 1, 2, 3, 5, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20. REAR YARD DRYWELLS SHALL COLLECT REAR ROOFTOP DRAINAGE FROM LOTS 1, 2, 3, 5, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20.

OWNER: HAMPTON HILLS LLC
3675 PARK AVENUE
ELlicott CITY, MD 21043
443-323-9806

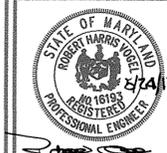
DEVELOPER: TRINITY HOMES MARY LAND, LLC
3675 PARK AVENUE
ELlicott CITY, MD
443-323-9806

NO.	REVISION	DATE
1	ADD 4" PVC LINES TO SHEET 2-13	7/15/17

**SITE DEVELOPMENT PLAN
LAYOUT PLAN
DORSEY GLEN
LOTS 1 - 15**

TAX MAP 43 - GRID 6 - PARCEL 80
1ST ELECTION DISTRICT
DPZ REF: F-99-117, ECP-14-045, SP-14-005, WP-14-122, F-16-027
HOWARD COUNTY, MARYLAND
ZONED: R-12

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DESIGN BY: RVE
DRAWN BY: RVE/KG
CHECKED BY: RHV
DATE: MAY 2017
SCALE: AS SHOWN
W.O. NO.: 16-34

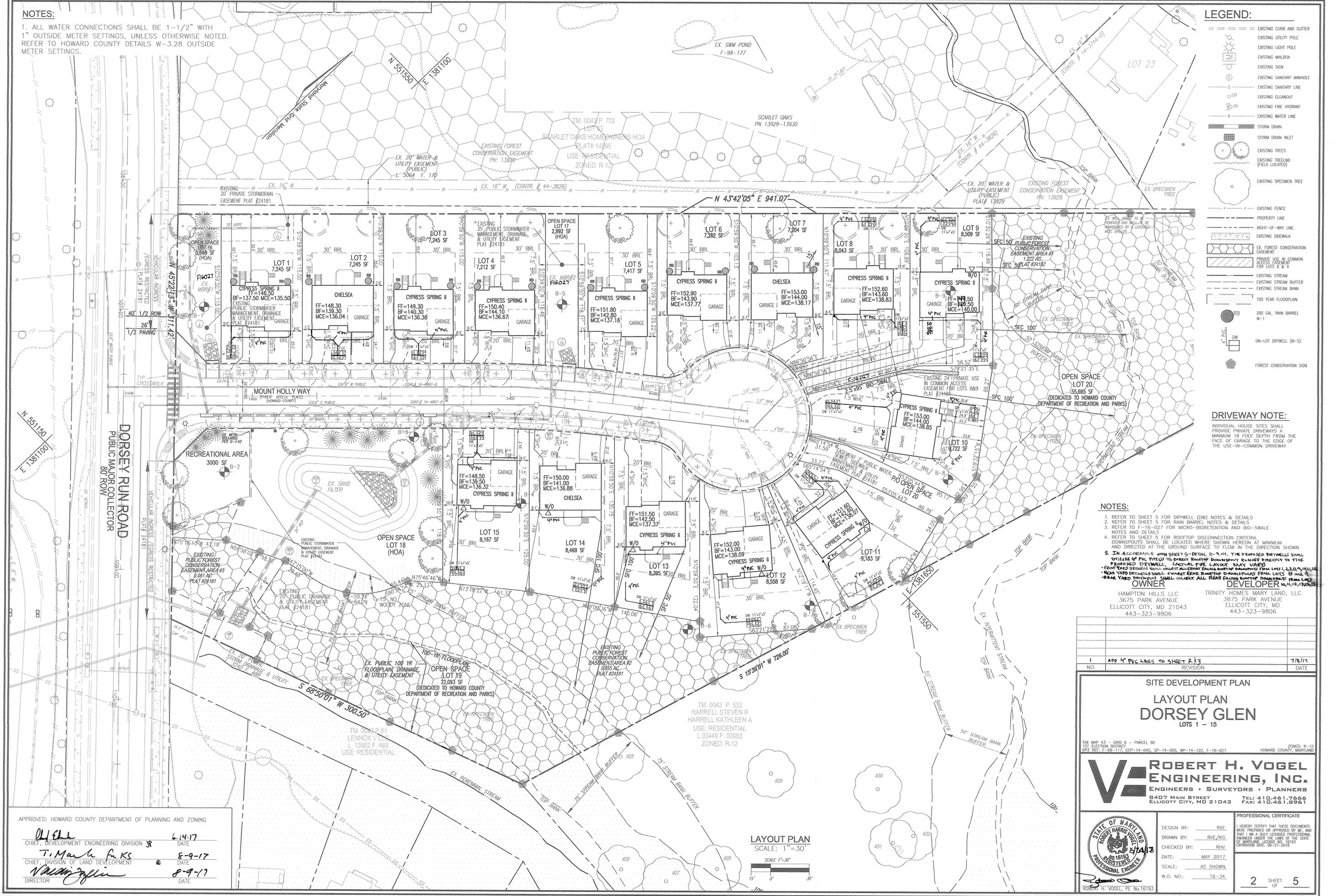
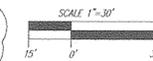
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 6-14-17
CHIEF, DEVELOPMENT ENGINEERING DIVISION JR
DATE

[Signature] 8-9-17
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE

[Signature] 8-9-17
DIRECTOR
DATE

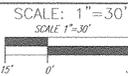
LAYOUT PLAN
SCALE: 1"=30'



NOTE:
 - SUPER SILT FENCE MAY BE REPLACED WITH STANDARD SILT FENCE WITH PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR.
 - SILT FENCE 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.

GRADING, SOIL EROSION AND SEDIMENT CONTROL PLAN AND SOILS MAP



NOTES
 1. REFER TO SHEET 4 FOR SEQUENCE OF CONSTRUCTION
 2. REFER TO SHEETS 4 FOR STANDARD DETAILS AND STABILIZATION NOTES

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

NOTE: STOCKPILING WILL BE PERMITTED ON EACH LOT ONLY.

LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- + 402.88 PROPOSED SPOT ELEVATION
- EXISTING CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- STORM DRAIN
- STORM DRAIN INLET
- EXISTING TREES
- EXISTING TREELINE (FIELD LOCATED)
- EXISTING SPECIMEN TREE
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- PRIVATE USE IN COMMON ACCESS EASEMENT FOR LOTS 8 & 9
- EXISTING STREAM
- EXISTING STREAM BUFFER
- EXISTING STREAM BANK
- EXISTING SIDEWALK
- EX. FOREST CONSERVATION EASEMENT
- SILT FENCE
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- 100 YEAR FLOODPLAIN
- FOREST CONSERVATION SIGN



NOTE: STOCKPILING WILL BE PERMITTED ON EACH LOT ONLY.

OWNER
 HAMPTON HILLS LLC
 3675 PARK AVENUE
 ELLICOTT CITY, MD 21043
 443-323-9806

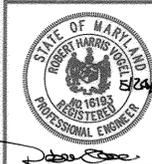
DEVELOPER
 TRINITY HOMES MARY LAND, LLC
 3675 PARK AVENUE
 ELLICOTT CITY, MD
 443-323-9806

NO.	REVISION	DATE

SITE DEVELOPMENT PLAN
 GRADING AND SOIL EROSION AND SEDIMENT CONTROL PLAN
DORSEY GLEN
 LOTS 1 - 15

TAX MAP 43 - GRID 6 - PARCEL 80
 1ST ELECTION DISTRICT
 807' 00" E, 99'-117', ECP-14-045, SP-14-005, WP-14-122, F-16-027
 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET
 ELLICOTT CITY, MD 21043
 TEL: 410.461.7666
 FAX: 410.461.8961



DESIGN BY: RVE
 DRAWN BY: RVE/KG
 CHECKED BY: RHW
 DATE: MAY 2017
 SCALE: AS SHOWN
 W.O. NO.: 16-34

PROFESSIONAL CERTIFICATE
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE: 08-27-2018

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 6/14/17
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 8-9-17
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 8-9-17
 DIRECTOR

OWNER/DEVELOPER CERTIFICATION:
 I/WE CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (DHE) APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDC.

OWNER/DEVELOPER SIGNATURE: [Signature]
 DATE: 05-17-17
 PRINTED NAME & TITLE: MICHAEL P. VAN... MEMBER

DESIGN CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

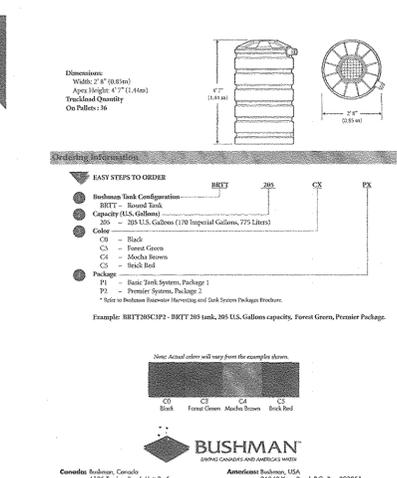
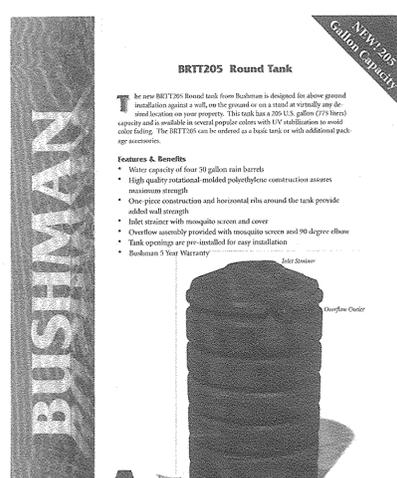
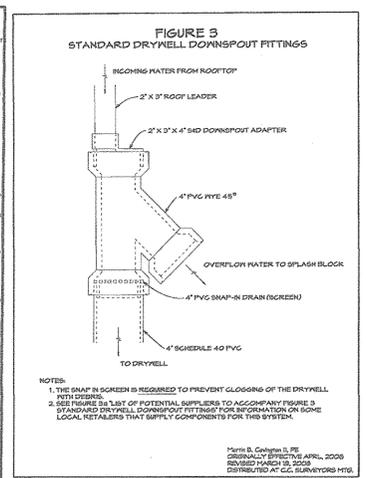
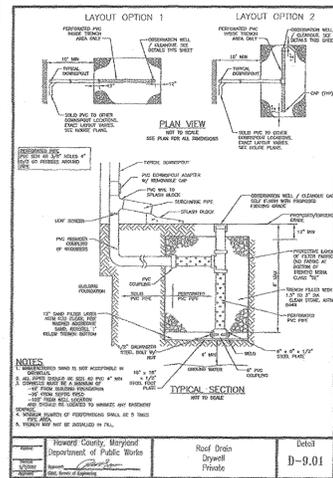
DESIGNER'S SIGNATURE: [Signature]
 DATE: 5/24/17
 PRINTED NAME: ROBERT H. VOGEL
 PROFESSIONAL ENGINEER

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 [Signature] 6/11/17

MAPPED SOILS TYPES - SAVAGE SE MAP #25

SYMBOL	NAME / DESCRIPTION	GROUP	K FACTOR
Fo	Fellington sandy loam, 0 to 2 percent slopes	D	0.02
Hs	Hutton-Codorus silt loam, 0 to 3 percent slopes	D	0.32
RaB	Russell fine sandy loam, 2 to 5 percent slopes	C	0.28
RaC	Russell fine sandy loam, 5 to 10 percent slopes	C	0.28
RaB	Russell and Bellevue soils, 2 to 5 percent slopes	C	0.28
RaC	Russell and Bellevue soils, 5 to 10 percent slopes	C	0.28
SrD	Sassafras and Croon soils, 10 to 15 percent slopes	B	0.32

TAKEN FROM: USDA, SCS-WE8 SOIL SURVEY, HOWARD COUNTY
 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



OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED STORMWATER DRY WELLS (M-5)

1. THE MONITORING WELLS AND STRUCTURES SHALL BE INSPECTED ON A QUARTERLY BASIS AND AFTER 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.
3. A LOG BOOK SHALL BE MAINTAINED TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
4. WHEN THE FACILITY BECOMES CLOGGED SO THAT IT DOES NOT DRAIN DOWN WITHIN THE 72 HOUR TIME PERIOD, CORRECTIVE ACTION SHALL BE TAKEN.
5. THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.
6. 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.

TYPICAL RAIN BARREL DESIGN

Capacity: 200 U.S. Gallons (773 Liters), 170 Imperial Gallons

200 GAL = 26.7 CUFT
7.48 GAL/CUFT

500 SF X (.6") = 25 CUFT
12

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED RAINWATER HARVESTING (M-1)

- A. THE OWNER SHALL EMPTY BARRELS ON A MONTHLY BASIS AND CLEAN BARRELS WITH A HOSE.
- B. THE OWNER SHALL VERIFY INTEGRITY OF LEAF SCREENS, GUTTERS, DOWNSPOUTS, SPIGOTS, AND MOSQUITO SCREENS, AND CLEAN AND REMOVE ANY DEBRIS.
- C. THE OWNER SHALL REPLACE DAMAGED COMPONENTS AS NEEDED.
- D. THE OWNER SHALL ALLOW THE BARREL TO DRAIN BY BOTTOM SPIGOT DURING THE WINTER SEASON.

N-1. DISCONNECTION OF ROOFTOP RUNOFF

CONSTRUCTION CRITERIA:

THE FOLLOWING ITEMS SHOULD BE ADDRESSED DURING THE CONSTRUCTION OF PROJECTS WITH PLANNED ROOFTOP DISCONNECTIONS:

- EROSION AND SEDIMENT CONTROL: EROSION AND SEDIMENT CONTROL PRACTICES (E.G., SEDIMENT TRAPS) SHALL NOT BE LOCATED IN VEGETATED AREAS RECEIVING DISCONNECTED RUNOFF
- SITE DISTURBANCE: CONSTRUCTION VEHICLES AND EQUIPMENT SHOULD AVOID AREAS RECEIVING DISCONNECTED RUNOFF TO MINIMIZE DISTURBANCE AND COMPACTION. SHOULD AREAS RECEIVING DISCONNECTED RUNOFF BECOME COMPACTED, SCARIFYING THE SURFACE OR ROTOTILLING THE SOIL TO A DEPTH OF FOUR TO SIX INCHES SHALL BE PERFORMED TO ENSURE PERMEABILITY. ADDITIONALLY, AMENDMENTS MAY BE NEEDED FOR TIGHT, CLAYEY SOILS.

INSPECTION:

A FINAL INSPECTION SHALL BE CONDUCTED BEFORE USE AND OCCUPANCY APPROVAL TO ENSURE THAT SIZING FOR TREATMENT AREAS HAVE BEEN MET AND PERMANENT STABILIZATION HAS BEEN ESTABLISHED.

MAINTENANCE CRITERIA:

MAINTENANCE OF AREAS RECEIVING DISCONNECTED RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE AREAS RECEIVING RUNOFF SHOULD BE PROTECTED FROM FUTURE COMPACTION (E.G., BY PLANTING TREES OR SHRUBS ALONG THE PERIMETER). IN COMMERCIAL AREAS, FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.

HOWARD COUNTY - OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DISCONNECTION OF ROOFTOP RUNOFF (N-1), DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2)

- A. MAINTENANCE OF AREAS RECEIVING DISCONNECTED RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE OWNER SHALL ENSURE THE AREAS RECEIVING RUNOFF ARE PROTECTED FROM FUTURE COMPACTION OR DEVELOPMENT OF IMPERVIOUS AREA. IN COMMERCIAL AREAS, FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Clark 6-14-17
CHIEF, DEVELOPMENT ENGINEERING DIVISION JR DATE

T. M. ... 8-9-17
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

... 8-9-17
DIRECTOR DATE

OWNER
HAMPTON HILLS LLC
3675 PARK AVENUE
ELLICOTT CITY, MD 21043
443-323-9806

DEVELOPER
TRINITY HOMES MARY LAND, LLC
3675 PARK AVENUE
ELLICOTT CITY, MD
443-323-9806

NO.	REVISION	DATE

**SITE DEVELOPMENT PLAN
STORMWATER MANAGEMENT DRAINAGE AREA
NOTES AND DETAILS
DORSEY GLEN
LOTS 1 - 15**

TAX MAP 43 - GRID 6 - PARCEL 80
1ST ELECTION DISTRICT
ZONED: R-12
HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL
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ELLICOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961

PROFESSIONAL CERTIFICATE

DESIGN BY: RVE
DRAWN BY: RVE/KG
CHECKED BY: RHV
DATE: MAY 2017
SCALE: AS SHOWN
W.O. NO.: 18-34

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. 11943, EXPIRATION DATE: 09-27-2018.

5 SHEET OF 5