<u>ARCHITECTURAL DESIGN GUIDANCE</u>

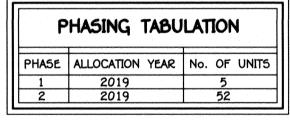
- 1. The residential architecture shall establish a harmonious and common
- neighborhood character, while being respectful of the distinctive and historic architectural heritage of the Pue-Fulton House. 2. Buildings shall activate and frame pedestrian-oriented neighborhood spaces such as, streets, greens,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

<u>PROPOSED DEVELOPMENT STANDARDS</u>

- Sināle—fāmily āttāched dwelling units. 2. Conservation areas, including wildlife and forest preserves, environmental areas, and
- 3. Und.rground pipelines; electric transmission and distribution lines; telephone telegraph and CATV lines; mobile transformer units; telephone equipment boxes; and other similar public utility uses not requirin, a Conditional Use. 4. Community meeting, facility, Interpretive exhibits, and apartments located in a historic
- structure listed on the Howard County Inventory of Historic sites. B. ACCESSORY USES The following are permitted accessory uses in the Dorsey's Ridge community. More then accessory use shell be permitted on a lot, provided that the combination of accessory
- uses remains secondary. Incidental and subordinate to the principal use. 1. 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
- 2. The housing by a resident family of: (a) Not more than four non-transl.nt roomers or boarders: or (b) Not more thin eight mentally and/or physically disabled persons or persons 62
- years of age or older, provided the use is registered, licensed or certified by the State of Maryland; or (c) 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. 3. Home. occupations, subject to the requirements of Section 120.0.C 4. Home care, provided that If home care is combined with housing of mentally or physically disabled persons or person. 62years 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. 5. Small Wind Energy System, building mounted, on single family detached and
- non-residential structures only, subject to the requirements of Section 128.0.L 6. Accessory Solar Collectors.
- C BULK REGULATIONS (Also see Section 128.0A, Supplementary Bulk Regulations) 1. The following maximum limitations shall apply:
- 1) Single Family Attached 6.0 units per gross acre Maximum units per structure -Sinale-family attached dwelling units ... (e) Building length - single-family attached (a) From internal street and alley regardless of the classification of street and alley
- (1) Single Family Attached b. Front with integral garage (a) From vicinal properties (1) Structure setback from residential uses zoned R-ED and R-20..... 25 feet
- (2) Structure setback from Open Space Lot and BGE right-of-way 20 feet . Minimum distances between building
- (1) Face To Face (2) Face to side (3) Rear to side (4) Side to side
- (6) Rear to face . MODERATE INCOME HOUSING UNITS At least 10% of the dwelling In the development shall be Moderate Income Housing
- . 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. 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 mews and, Pathways on-site. and linking to offsite. pedestrian and bicycle. connection. Dorsey's Ridge will comply with the off-street parking requirements of Section 133.0

Off-Street Parking and Loading, Facilities for all uses.

- THIS PLAN IS SUBJECT TO WP-18-038 WHICH ON SEPTEMBER 21, 2018 THE PLANNING DIRECTOR APPROVED A REQUEST FOR ALTERNATIVE COMPLIANCE OF SECTION 16.146, REQUIRING A PRELIMINARY PLAN IF A SKETCH PLAN IS APPROVED OR APPROVED WITH MODIFICATIONS FOR A PROPERTY. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS: 1. SUBMISSION OF A FINAL PLAN APPLICATION, INCLUDING A FINAL SUBDIVISION PLAT AND ROAD CONSTRUCTION PLAN DRAWINGS WITHIN 6 MONTHS FROM THE DATE OF THE ALTERNATIVE COMPLIANCE APPROVAL LETTER (50 TO 100 UNITS). A FINAL PLAN MUST BE SUBMITTED FOR PHASE 1 TO SHOW THE 5 LOTS, WITH ALL OTHER LOTS SHOWN AS NON-BUILDABLE BULK
- 2. ALL PROPOSED INFRASTRUCTURE AND IMPROVEMENTS FOR THE ENTIRE PROJECT (57 UNITS) MUST BE SHOWN AND BONDED THROUGH A DEVELOPERS AGREEMENT WITH THE INITIAL SUBDIVISION PLAT AND SUPPLEMENTAL PLANS, EVEN IF THAT PLAN WILL ONLY USE THE 5 ALLOCATION CREDITS ASSOCIATED WITH THE PROPERTY.
- 3. ANY NECESSARY UNIT-SIZE CHANGES MUST BE MADE ON THE SUBSEQUENT SUBDIVISION PLAT, SUPPLEMENTAL PLANS AND SITE DEVELOPMENT PLANS. 4. A PHASING SCHEDULE MUST BE PROVIDED ON THE FINAL PLAN FOR THIS PROJECT (IF NEEDED, PLEASE CONTACT JEFF BRONOW AT (410) 313-4370 FOR GUIDANCE REGARDING THE WORDING WITHIN THE PHASING SCHEDULE). THE PLAT SHOULD INDICATE THAT 5 UNITS WILL BE PHASE 1 AND THE REMAINING UNITS WILL BE PHASE 2. PHASE 2 WILL REMAIN IN THE APFO HOLD BIN
- 5. AN EASEMENT FROM BGE MUST BE OBTAINED PRIOR TO RECORDATION OF THE FINAL PLAT FOR THIS PROJECT. A NOTE MUST BE PROVIDED ON THE PLAT INDICATING DATE OF RECORDATION OF THE EASEMENT AND LIBER/FOLIO NUMBERS ASSOCIATED WITH THE EASEMENT.
- 6. A SEPARATE FINAL PLAN / 5DP IS REQUIRED FOR EACH OF THE FOLLOWING: COOKS LANE ROAD IMPROVEMENTS
 PEDESTRIAN NETWORK ENHANCEMENTS



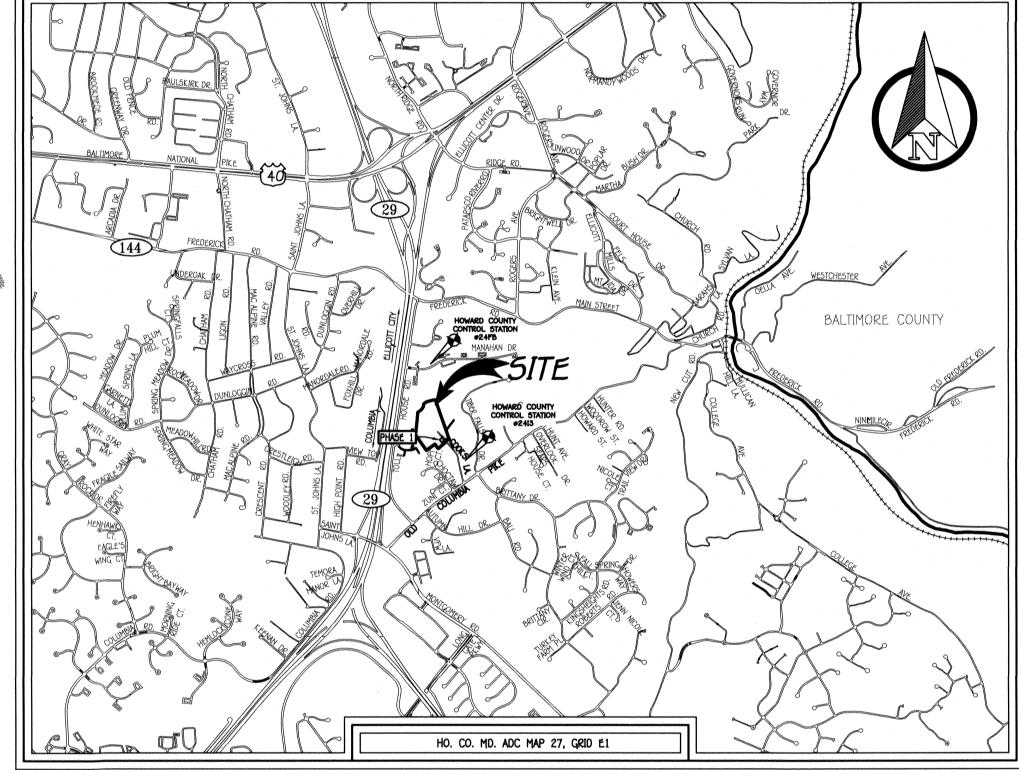
(TO BE DEDICATED

SITE DEVELOPMENT PLAN DORSEY'S RIDGE

PHASE I LOTS 1 THRU 3

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

> SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND



5CALE: 1" = 2,000"

STREE	T ADDRESS CHART	
LOT No.	STREET ADDRESS	
1	3900 COOKS LANE	
2	3970 COOK5 LANE	
3	3976 COOK5 LANE	

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

4 SPACES PER UNIT (2 GARAGE + 2 DRIVEWAY)

SITE ANALYSIS DATA

- . TOTAL AREA OF SITE = 0.16 AC. (LOTS 1-3) B. TOTAL AREA OF THIS SUBMISSION = 0.16 AC.* (LOTS 1-3)
 C. LIMIT OF DISTURBED AREA = 0.10 AC.* . PRESENT ZONING DESIGNATION = CEF-R
- PROPOSED USE: SINGLE FAMILY ATTACHED F. FLOOR SPACE ON EACH LEVEL OF BUILDING: N/A G. TOTAL NUMBER OF UNITS : 3 UNITS
- PREVIOUS HOWARD COUNTY FILES: 5-09-014, P-09-040, F-09-150, F-05-129, F-09-074. ZB1106M, 5-17-006, WP-17-004, WP-10-030, WP-10-136, WP-20-053, WP-20-097, AND TOTAL AREA OF FLOODPLAIN: 0.00 AC. + (LOTS 1-3)
- . TOTAL AREA OF SLOPES IN EXCESS OF 25% = 0.000 AC. + (LOTS 1-3) I. AREA OF FOREST = 0.00 AC. \pm (LOTS 1-3) N. IMPERVIOUS AREA = 66% AC.± (LOTS 1-3)

GENERAL NOTES

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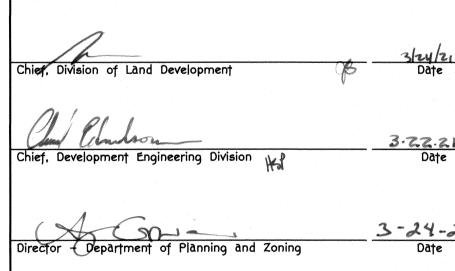
- 1. SUBJECT PROPERTY ZONED CEF-R PER ZB 1106M APPROVAL TO REZONE PROPERTY FROM R-ED TO CEF-R UNDER DECISION & ORDER APPROVAL DATED OCTOBER 13, 2016. AS PART OF CEF REZONING PROCESS, SUBDIVISION WAS APPROVED BY PLANNING BOARD ON APRIL 14, 2016.
- 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE. 3. 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
- 5. THIS SITE DEVELOPMENT PLAN IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS PER COUNCIL BILL 45-2003, THE 10/16/13 COMPREHENSIVE ZONING PLAN AND ZB-1106M. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS OR PARCELS MUST COMPLY WITH THE DEVELOPMENT CRITERIA IN ZB1106M AND ZONING REGULATIONS IN EFFECT AT THE TIME OF BUILDING OR GRADING PERMIT APPLICATION.
 - 6. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- 9. 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
- MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK 10. COORDINATES BASED ON NAD'83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS.
- HOWARD COUNTY CONTROL STATION #24FB HORIZONTAL NAD '83) HOWARD COUNTY CONTROL STATION #2413 - HORIZONTAL - (NAD '63)

7. BOUNDARY OUTLINE BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. ON OR ABOUT SEPTEMBER, 2017.

- N 582,652,119 £ 1.364.255.979 ELEVATION = 422.492 - VERTICAL - (NAVD '88)
- ELEVATION = 403.703 VERTICAL (NAVD '88) 11. DRIVEWAYS 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
- A.) WIDTH 12' (16' IF SERVING MORE THAN ONE RESIDENCE) B.) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING
- C.) GEOMETRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT
- D.) STRUCTURES (BRIDGES/CULVERTS) CAPABLE OF SUPPORTING 25 GROSS TONS
- E.) DRAINAGE ELEMENTS CAPABLE OF SAFETY PASSING 100 YEAR FLOOD WITH NO
- MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
- F.) STRUCTURE CLEARANCES MINIMUM 12 FEET G.) MAINTENANCE SUFFICIENT TO INSURE ALL WEATHER USE
- 12. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS,
- 13. FLAG AND PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT
- 14. THE FOREST STAND DELINEATION AND WETLAND DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED FEBRUARY, 2017.
- 15. FOREST CONSERVATION REQUIREMENTS HAVE BEEN ADDRESSED WITH F-19-047.
- 16. THIS PROJECT DOES NOT FALL WITHIN THE GUIDELINES OF DESIGN MANUAL, VOLUME III, ROADS AND BRIDGES, SECTION 5.2, F.2. AND WILL NOT REQUIRE A NOISE STUDY.
- 17. STORMWATER MANAGEMENT REQUIREMENTS FOR THIS SITE DEVELOPMENT PLAN HAVE BEEN PROVIDED BY BIO-RETENTION FACILITIES #2 AND #4 APPROVED AND CONSTRUCTED UNDER F-19-047. N
- 19. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- 20. EXISTING WATER IS PUBLIC (CONTRACT NO. 14-1955-D & 30W). EXISTING SEWER IS PUBLIC (CONTRACT NO. 10-0950). 21. THERE ARE NO KNOWN CEMETERIES WITHIN THIS SUBDIVISION. THERE IS AN EXISTING HISTORIC SMOKE HOUSE AND DWELLING, HO-059, THE PUE-FULTON FARM, ca. 1050-1905, ON LOT 4 OF THE OVERALL DORSEY'S RIDGE PROJECT TO REMAIN. THE OVERALL DORSEY'S RIDGE PLAN WAS PRESENTED TO THE HISTORIC PRESERVATION COMMISSION ON MARCH 2, 2017 IN CASE HPC-17-19 FOR ADVISORY COMMENTS.
- 22. A TRAFFIC STUDY DATED NOVEMBER 12, 2015 WAS PREPARED BY THE TRAFFIC GROUP WAS PROVIDED AS PART OF F-19-047 AND APPROVED ON MARCH 29, 2016.
- 23. GEOTECHNICAL REPORT WAS PROVIDED WITH F-19-047.
- 24. SOILS SHOWN HEREON ARE BASED ON NRCS WEBSOIL SURVEY AND HOWARD COUNTY SOIL SURVEY MAP #13.
- 25. THIS SUBDIVISION IS SUBJECT TO SECTION 104.0.F. OF THE ZONING REQUIATIONS. THE MIHU AGREEMENT & MIHU COVENANTS WILL BE RECORDED WITH F-19-047. MIHU REQUIREMENTS WILL BE FULFILLED IN PHASE 2 OF DORSEY'S RIDGE, THE THREE LOTS SHOWN IN THIS PHASE ONE SUBMISSION DO NOT INCLUDE ANY MIHU UNITS.
- 26. PERIMETER LANDSCAPING OBLIGATIONS FOR THE OVERALL DORSEY'S RIDGE HAVE BEEN PROVIDED UNDER F—19—047. RESIDENTIAL INTERNAL LANDSCAPING IS PROVIDED WITH THE SITE DEVELOPMENT PLAN. FINANCIAL SURETY FOR 3 SHADE TREES AND 8 SHRUBS SHALL BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$1,140.00 FOR LANDSCAPING PROVIDED UNDER THIS SITE DEVELOPMENT PLAN. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- 27. PRE-SUBMISSION COMMUNITY MEETINGS WERE HELD ON APRIL 21, 2015 AND AUGUST 17, 2015. 28. THIS PLAN IS FOR HOUSE SITING AND GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY OF THIS 5.D.P. ARE NOT USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE APPROVED
- 29. CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- 31. A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS/OWNERS EXPENSE FOR ALL THE USE IN COMMON DRIVEWAYS. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-2430 FOR DETAILS AND COST ESTIMATES.
- 32. THE DEPARTMENT OF PLANNING AND ZONING DETERMINED THE SITE DEVELOPMENT PLAN FOR PHASE 1 CAN BE APPROVED, BUT THE SUBDIVISION PLANS FOR PHASE 2 SHOULD INCLUDE BOTH THE COOKS LANE IMPROVEMENTS AND THE PATHWAY IMPROVEMENTS AND SHOULD BE APPROVED PRIOR TO SUBMITTAL OF THE SITE DEVELOPMENT PLAN FOR THE CEF PHASE 2 (REMAINDER LOTS). 33. THIS PLAN IS SUBJECT TO WP-20-053 WHICH WAS APPROVED ON JANUARY 23, 2020. THE PLANNING DIRECTOR APPROVED THE REQUEST FOR THE ALTERNATIVE COMPLIANCE OF SECTION
- a. REMOVAL OF THE 3-SPECIMEN TREES WILL REQUIRE REPLACEMENT MITIGATION AT A RATIO OF TWO (2) LARGER CALIPER TREES AT LEAST THREE (3) INCHES (dbh) FOR EACH SPECIMEN TREE REMOVED (SIX(6) ADDITIONAL TREES FOR THIS REQUEST, TEN (10) TREES TOTAL). THE MITIGATION PLANTING MUST BE PROVIDED WITHIN ONE OF THE FOREST CONSERVATION EASEMENT AREAS, PREFERABLY ALONG THE PERIMETER OF ONE OF THOSE EASEMENT AREAS. THE FINAL PLAN MUST SHOW THE ALTERNATIVE MITIGATION REQUIREMENT FOR THIS PROPERTY. THE MITIGATION PLANTING MUST BE BONDED WITH THE LANDSCAPING, BUT MAY NOT BE COUNTED TOWARD THE LANDSCAPING OBLIGATION FOR THIS PROJECT. b. SPECIMEN TREES ST-6, ST-7, ST-9, ST-13, ST-14, ST-15, AND ST-16 MUST BE PROTECTED DURING CONSTRUCTION. AN 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-6, ST-7, ST-9, ST-13, ST-14, ST-15 AND ST-16 TO THE GREATEST EXTENT POSSIBLE. (WHILE NOT DISTURBING PROPOSED FOREST CONSERVATION AREAS), TO PREVENT ROOT AND FOLIAGE DAMAGE DURING CONSTRUCTION.
- C. NO GRADING IS PERMITTED WITHIN SEVENTY-FIVE (75') OF THE PERENNIAL STREAM BANK EXCEPT GRADING FOR THE PROPOSED STORMWATER MANAGEMENT FACILITY AND THE PROPOSED ACCESS ROADWAY USED FOR MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITY AS SHOWN ON THE ALTERNATIVE COMPLIANCE EXHIBIT. d. THE APPLICANT MUST REDUCE THE AMOUNT OF THE BUFFER DISTURBANCE BY ADDING A SMALL RETAINING WALL THAT WILL ALLOW FOR DISTURBANCE TO BE REDUCED
- e. The applicant must replace the runaround on the maintenance road for the pond with a tee to reduce the disturbance. 34. THIS PLAN IS SUBJECT TO WP-20-097 WHICH WAS APPROVED ON APRIL 14, 2020. THE PLANNING DIRECTOR APPROVED THE REQUEST FOR THE ALTERNATIVE COMPLIANCE OF SECTION 16.120(a)(7) TO ALLOW THE REMOVAL OF APPROVAL TO PROTECT SPECIMEN TREE #14. THE PROJECT IS SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL OF THIS WAIVER: a. APPROVAL IS FOR REMOVAL OF SPECIMEN TREE #14 AS SHOWN ON THE ALTERNATIVE COMPLIANCE EXHIBIT. NO OTHER SPECIMEN TREE IS APPROVED TO BE REMOVED UNDER THIS REQUEST
- Previous alternative compliance conditions of approval to protect specimen tree #14 are no longer applicable (wp-17-048 & wp-20-053). b. Removal of the specimen tree requires replacement of two native trees with a DBH of at least three inches. The mitigation planting must be shown on the landscape plan for dorsey's ridge, phase 1 (F-19-047) and be bonded as part of the landscaping surety. The replacement trees can not count toward the landscaping
- C. SPECIMEN TREES ST-6, ST-7, ST-9, ST-13, ST-15 & ST-16 MUST BE PROTECTED DURING CONSTRUCTION. A MARYLAND LICENSED TREE EXPERT 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 THESE SPECIMEN TREES TO THE GREATEST EXTENT POSSIBLE (WHILE NOT DISTURBING PROPOSED FOREST CONSERVATION AREAS) TO PREVENT
- 35. THIS PLAN IS SUBJECT TO WP-19-136 WHICH WAS APPROVED ON SEPT. 21, 2018. THE PLANNING DIRECTOR APPROVED THE REQUEST FOR THE ALTERNATIVE COMPLIANCE OF SECTION 16.144(g) AND DEFERRED THE REQUEST FOR AN ALTERNATIVE COMPLIANCE OF SECTION 16.1205(a)(7). THE PROJECT IS SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL OF THIS WAIVER: a. SUBMISSION OF A FINAL PLAN APPLICATION, INCLUDING A FINAL SUBDIVISION PLAT AND ROAD CONSTRUCTION PLAN DRAWINGS WITHIN 6 MONTHS FROM THE DATE OF THE ALTERNATIVE COMPLIANCE APPROVAL LETTER (50 TO 100 UNITS) (MARCH 21, 2019). A FINAL PLAN MUST BE SUBMITTED FOR PHASE 1 TO SHOW THE 5 LOTS, WITH ALL OTHER LOTS SHOWN AS
- b. ALL PROPOSED INFRASTRUCTURE AND IMPROVEMENTS FOR THE ENTIRE PROJECT (57 UNITS) MUST BE SHOWN AND BONDED THROUGH A DEVELOPER'S AGREEMENT WITH THE INITIAL SUBDIVISION PLAT AND SUPPLEMENTAL PLANS, EVEN IF THAT PLAN WILL ONLY USE THE 5 ALLOCATION CREDITS ASSOCIATED WITH THE PROPERTY.
- C. ANY NECESSARY UNIT-SIZE CHANGES MUST BE MADE ON THE SUBSEQUENT SUBDIMISION PLAT, SUPPLEMENTAL PLANS AND SITE DEVELOPMENT PLANS. d. A PHASING SCHEDULE MUST BE PROVIDED ON THE FINAL PLAN FOR THIS PROJECT. THE PLAT SHOULD INDICATE THAT 5 UNITS WILL BE PHASE 1 AND THE REMAINING UNITS WILL BE PHASE 2. PHASE 2 WILL REMAIN IN THE APPO HOLD BIN UNTIL THE SCHOOLS TEST IS PASSED IN THE RELATED PLANNING AREA. e. AN EASEMENT FROM BORE MUST BE OBTAINED PRIOR TO RECORDATION OF THE FINAL PLAT FOR THIS PROJECT. A NOTE MUST BE PROVIDED ON THE PLAT INDICATING DATE OF RECORDATION
- 36. A SEPARATE FINAL PLAN IS REQUIRED FOR EACH OF THE FOLLOWING:
- a. COOKS LANE ROAD IMPROVEMENTS b. THE PROPOSED PATHWAY
- 37. THE ZONING BOARD APPROVED CASE ZB1106M ON OCTOBER 13, 2016 SUBJECT TO THE FOLLOWING CONDITIONS:
- a. THAT ALL OPEN SPACE IDENTIFIED ON THE DCP, INCLUDING THE OPEN SPACE AREA ADJACENT TO BUILDING E, IS AND SHALL BE LABELED NON-BUILDABLE AND SHALL BE OFFERED FOR
- b. 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 RESOURCE, TWO APARTMENTS AND A MEETING HOUSE, UTILIZING SUBSTANTIALLY FOR THE FRAMEWORK OF hat agreement the documents introduced as applicant's exhibits & (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: (1) IN ARTICLE I, PARAGRAPH 3, AN "ACT OF GOO" EXCEPTION SHOULD BE MADE TO THE FORFEITURE OFF DEPOSIT PROVISION: AND
- (2) IN ARTICLE I, PARAGRAPH 6, ANY PROPOSED TRANSFER OF OWNERSHIP APPROVAL SHOULD BE BY THE PLANNING BOARD RATHER THAN THE DEPT OF PLANNING AND ZONING (3) IN ARTICLE II, SECTION I, POLICY STATEMENT, THE NOISE RESTRICTIONS ON THE USE OF THE PUE-FULTON FACILITIES FOR A MEETING HOUSE SHOULD BE MADE MORE SPECIFIC; (4) 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
- (5) AN OPTION FOR CONVEYANCE OF THE PUE-FULTON HOUSE TO THE COUNTY AS AN OPTION SHOULD BE CONSIDERED IN THE AGREEMENT IN THE PUE-FULTON HOUSE FOR THE ABOVE-DESCRIBED USES IN PERPETUITY. C. 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.B.
- 39. ON APRIL 3, 2017, ZONING BOARD APPROVED THE PROPOSED AGREEMENT WITH AN APPROPRIATE NON-PROFIT ORGANIZATION, HOWARD COUNTY HISTORICAL SOCIETY, INC., TO TRANSFER THE PUE-FULTON HOUSE AND LOT ALONG WITH RECORDATION OF DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IN THE LAND RECORDS OF HOWARD COUNTY, MD. 39. ALTERNATIVE COMPLIANCE APPLICATION, WP-17-004, WAS APPROVED ON APRIL 5, 2017 FOR ALTERNATIVE COMPLIANCE TO SECTION 16.1205(a)(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 WILL REQUIRE REPLACEMENT MITIGATION AT A RATIO OF TWO (2) LARGER CALIPER 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 PROPERTY. 40. 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 5T-13, 5T-14, 5T-15, AND 5T-16 TO PREVENT ROOT AND FOLIAGE DAMAGE DURING CONSTRUCTION. 41. THE REQUEST FOR A WAIVER TO DESIGN MANUAL, VOLUME III, SECTION 2.5 TABLE 2.00 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 ROADWAY DESIGN CRITERIA. THE REQUEST IS TO REDUCE THE MINIMUM 350 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. AN EASEMENT IS BEING SOUGHT FOR SHOULD GRADING EASEMENTS FROM THE ADJACENT PROPERTIES NOT BE POSSIBLE TO BE OBTAINED, A
- 42. THE DORSEY'S RIDGE SUBDIMISION WILL UTILIZE PRIVATE TRASH COLLECTION.

43. NO STRUCTURES WILL BE PERMITTED WITHIN 10 FEET OF ANY PUBLIC WATER AND/OR SEWER EASEMENT.





APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

1.749 Ac.±

(TO BE DEDICATED

TO DEPT OF REC & PARKS

NON-BUILDABLE

BULK PARCEL D

0.7157 Ac. ±

(TO BE TRANSFERRED TO THE HISTORICAL SOCIETY) H.O. *9*59

NON-BUILDABLE

BULK PARCEL B



PROFESSIONAL CERTIFICATION

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

> OWNER/DEVELOPER DORSEYS RIDGE, LLC C\O DAVE WOESSNER 308 MAGOTHY ROAD SEVERNA PARK, MD 21146

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

DATE **SUBDIVISION** DORSEY'S RIDGE LOTS 1 THRU 3 BLOCK NO. | ZONE | TAX/ZONE | ELEC. DIST. CENSUS TR. 15624-28 N/A CEF-R

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

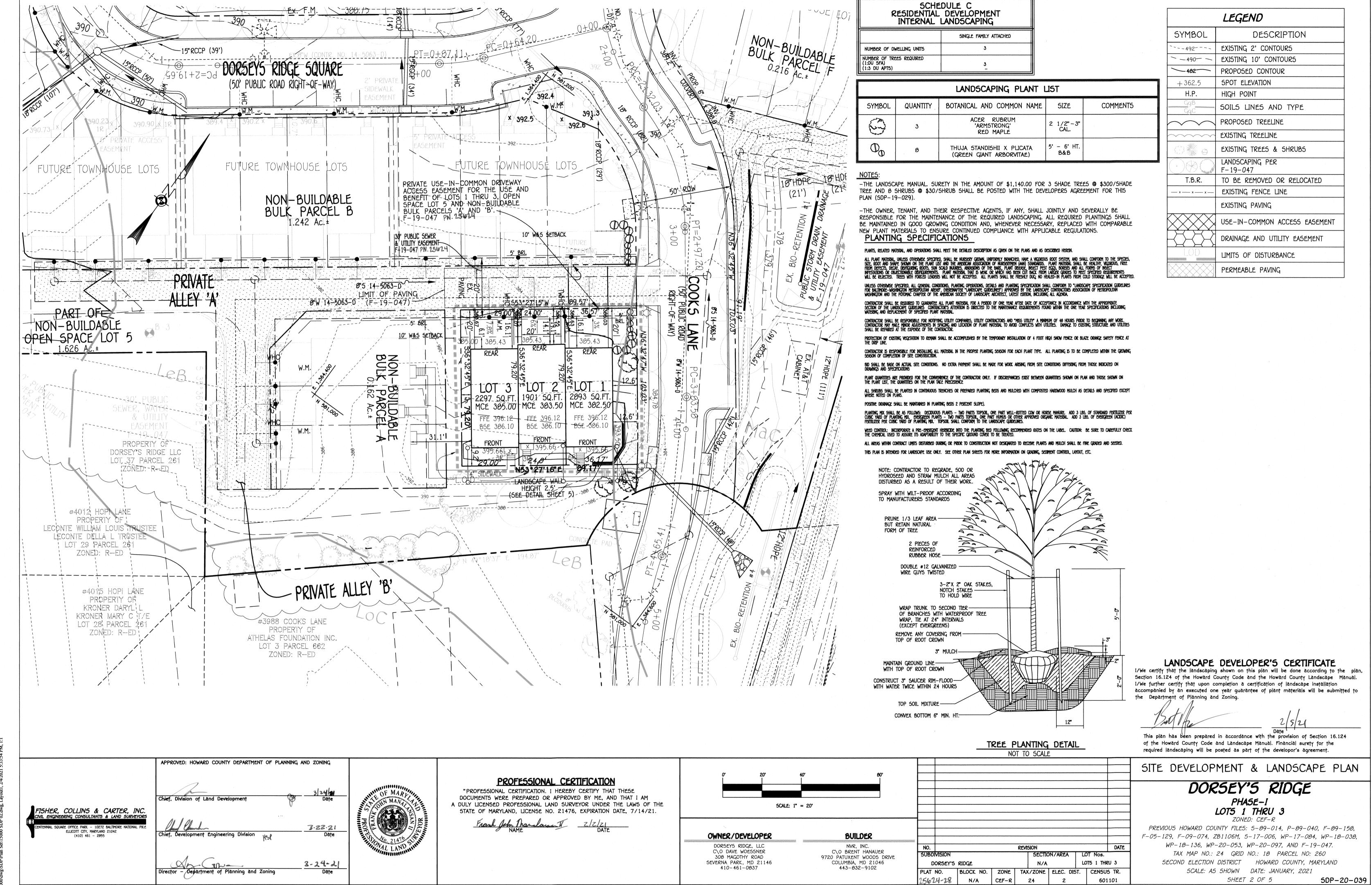
PREVIOUS HOWARD COUNTY FILES: 5-89-014, P-89-040, F-89-158, F-05-129, F-09-074, ZB1106M, S-17-006, WP-17-004, WP-18-038, WP-18-136, WP-20-053, WP-20-097, AND F-19-047. TAX MAP NO.: 24 GRID NO.: 18 PARCEL NO: 260

TITLE SHEET

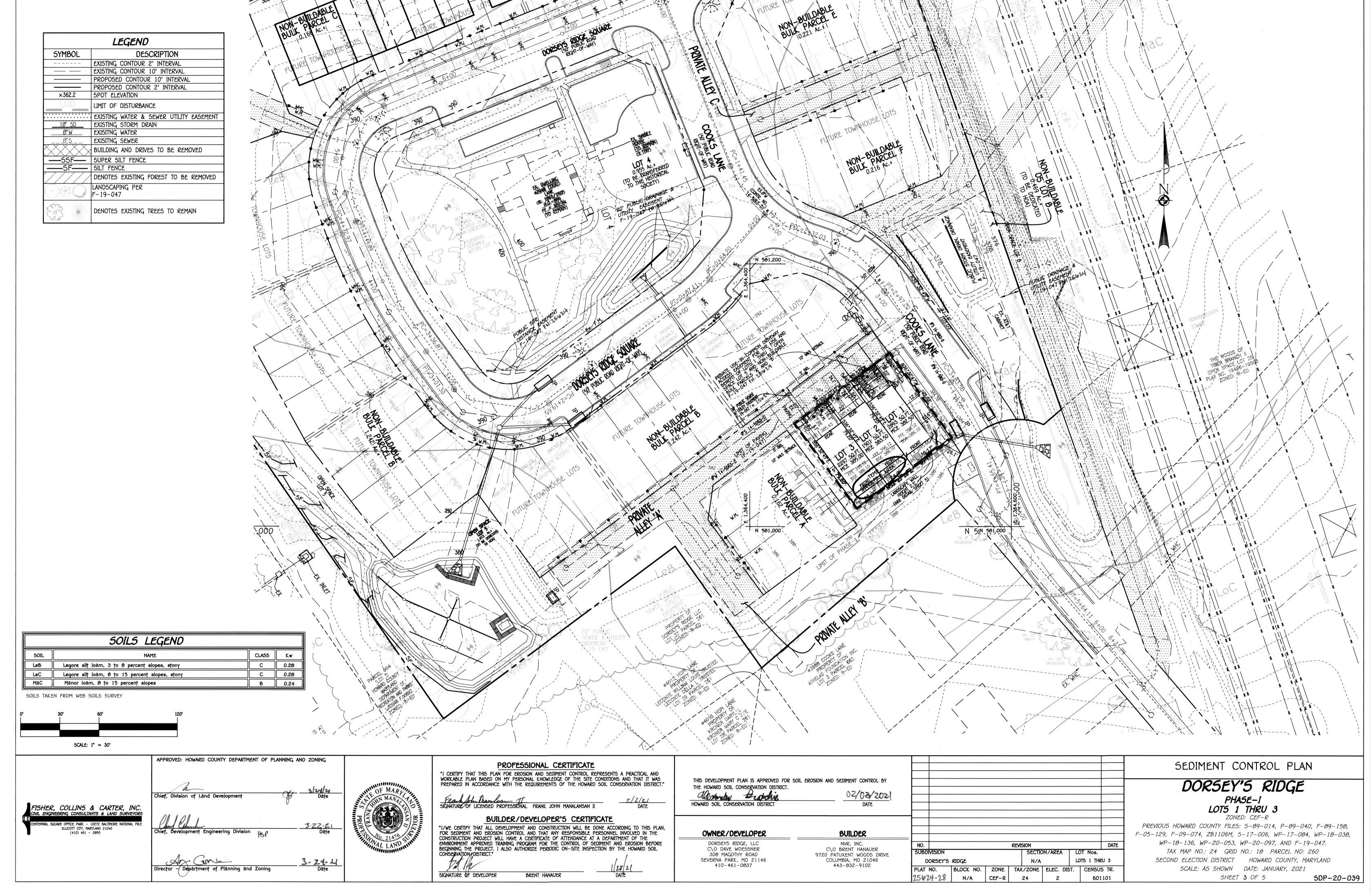
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: AS SHOWN DATE: JANUARY, 2021 SHEET 1 OF 5

5DP-20-039





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SOIL PREPARATION, TOPSOILING AND SOIL AMENDMENTS (B-4-2)

A. SOIL PREPARATION

- 1. TEMPORARY STABILIZATION A. SEEDBED PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT, SUCH AS DISC HARROWS OR CHISEL PLOWS OR RIPPERS MOUNTED ON CONSTRUCTION EQUIPMENT. AFTER THE SOIL IS LOOSENED, IT MUST NOT BE ROLLED OR DRAGGED SMOOTH BUT left in the roughened condition. Slopes 3:1 or flatter are to be tracked with ridges running parallel
- B. APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS. INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. 2. PERMANENT STABILIZATION A. A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS
- REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE: II. SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM). III. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL (GREATER THAN 30 PERCENT
- SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION: IF LOVEGRASS WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE
- IV. SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT. V. SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.
- B. APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS. C. Graded areas must be maintained in a true and even grade as specified on the approved plan. Then SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES. D. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST
- E. MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. RAKE LAWN areas to smooth the surface, remove large objects like stones and branches, and ready the area for SEED APPLICATION. LOOSEN SURFACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR OTHER EQUIPMENT TO ROUGHEN THI SURFACE WHERE SITE CONDITIONS WILL NOT PERMIT NORMAL SEEDBED PREPARATION. TRACK SLOPES 3:1 OR FLATTER WITH TRACKED EQUIPMENT LEAVING THE SOIL IN AN IRREGULAR CONDITION WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE. LEAVE THE TOP 1 TO 3 INCHES OF SOIL LOOSE AND FRIABLE. SEEDBED LOOSENING MAY BE innecessary on newly disturbed areas.
- 1. TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS. AND/OR UNACCEPTABLE SOIL GRADATION.
- 2. TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-NRCS. 3. TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
- A THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH. B. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR
- FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS. C. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH. D. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
- 4. AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN. 5. TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING CRITERIA A. TOPSOIL MUST BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, OR LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. TOPSOIL MUST NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND MUST CONTAIN LESS THAN 5 PERCENT BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH,
- OR OTHER MATERIALS LARGER THAN 1 1/2 INCHES IN DIAMETER. B. TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS. NUT SEDGE. POISON MY. THISTLE. OR OTHERS AS SPECIFIED. C. TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND
- APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL. 6. TOPSOIL APPLICATION A. EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL. B. UNIFORMLY DISTRIBUTE TOPSOIL IN A 5 TO 8 INCH LAYER AND LIGHTLY COMPACT TO A MINIMUM THICKNESS OF 4 INCHES. SPREADING IS TO BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or
- HER OPERATIONS MUST BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS. C. TOPSOIL MUST NOT BE PLACED IF THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED C. SOIL AMENDMENTS (FERTILIZER & LIME SPECIFICATIONS)
- FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE. SOIL ANALYSIS MAY BE PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO 2. FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. MANURE MAY BE SUBSTITUTED FOR FERTILIZER WITH PRIOR

APPROVAL FROM THE APPROPRIATE APPROVAL AUTHORITY. FERTILIZERS MUST ALL BE DELIVERED TO TH

SITE FULLY LABELED ACCORDING TO THE APPLICABLE LAWS AND MUST BEAR THE NAME, TRADE NAME OR 3. LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED EXCEPT WHEN HYDROSEEDING) WHICH CONTAINS AT LEAST 50 PERCENT TOTAL OXIDES (CALCIUM OXIDE PLUS MAGNESIUM OXIDE). LIMESTONE MUST BE GROUND TO SUCH FINENESS THAT AT LEAST 50 PERCENT WILL PASS THROUGH A #100 MESH SIEVE AND 90 TO 100 PERCENT WILL PASS THROUGH A #20 MESH SIEVE.

1. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND

4. LIME AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPORATED INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. 5. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THE RATE OF 4 TO 0 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL

STANDARD STABILIZATION NOTE G INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE

COMPLETED WITHIN: THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1). B.) SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER

DUST CONTROL

DEFINITION

CONTROLLING DUST BLOWING AND MOVEMENT ON CONSTRUCTION SITES AND ROADS. **PURPOSE**

TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCE ON AND OFF-SITE DAMAGE, HEALTH HAZARDS AND IMPROVE TRAFFIC SAFETY.

CONDITIONS WHERE PRACTICE APPLIES THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT.

SPECIFICATIONS

- TEMPORARY METHODS 1. MULCHES — SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRIMPED OR TACKED TO PREVENT BLOWING. 2. VEGETATIVE COVER - 5EE STANDARDS FOR TEMPORARY VEGETATIVE COVER. 3. TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS AN EMERGENCY MEASURE WHICH
- SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF THE SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12" APART, SPRING-TOOTHED HARROWS AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT. 4. IRRIGATION - THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS MOIST. REPEAT AS NEEDED. AT NO TIME SHOULD THE SITE BE IRRIGATED TO THE POINT THAT
- RUNOFF BEGINS TO FLOW. 5. BARRIERS - SOLID BOARD FENCES SILT FENCES, SNOW FENCES, BURLAP FENCES, STRAW BALE DIKES AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CONTROLLING SOIL BLOWING, CURRENTS AND SOIL BLOWING, CURRENTS AND SOIL BLOWING, BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS
- OF ABOUT 10 TIMES THEIR HEIGHT ARE EFFECTIVE IN

 6. CALCIUM CHLORIDE APPLY AT RATES THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT. PERMANENT METHODS
- 1. PERMENENT VEGETATION SEE STANDARDS FOR PERMANENT VEGETATIVE COVER AND PERMANENT STABILIZATION WITH SOD. EXISTING TREES OR LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE. 2. TOPSOILING - COVERING WITH LESS EROSIVE SOIL MATERIALS. SEE STANDARDS FOR TOPSOILING. 3. STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

SEQUENCE OF CONSTRUCTION

- 1. OBTAIN A GRADING PERMIT AND HOLD PRE-CONSTRUCTION MEETING WITH COUNTY INSPECTOR. 2. NOTIFY "MISS UTILITY" AT LEAST 40 HOURS BEFORE BEGINNING ANY WORK AT 1-800-257-7777. NOTIFY THE HOWARD COUNTY OFFICE OF CONSTRUCTION/ INSPECTION AT 410-313-1330 AT LEAST
- 24 HOURS BEFORE STARTING WORK. 3. INSTALL THE STABILIZED CONSTRUCTION ENTRANCE, AND SUPER-SILT FENCE.
 4. ROUGH GRADE AROUND HOUSE SITE AND INSTALL TEMPORARY SEEDING.
- 5. COMMENCE TOWNHOUSE CONSTRUCTION
 6. FINE GRADE SITE AND INSTALL PERMANENT SEEDING.
 7. ALL FINAL GRADES AND STABILIZATION SHOULD BE COMPLETED BEFORE ANY REMOVAL OF CONTROLS.
 WHEN ALL CONTRIBUTING AREAS TO THE SEDIMENT CONTROL DEVICES HAVE BEEN STABILIZED AND WITH
 THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, THE SEDIMENT CONTROL DEVICES MAY BE REMOVED. NOTE: THE CONTRACTOR SHALL INSPECT AND PROVIDE NECESSARY MAINTENANCE EACH RAINFALL AND ON A

TEMPORARY SEEDING NOTES (B-4-4)

- TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS PURPOSE
- TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS. CONDITIONS WHERE PRACTICE APPLIES EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR A PERIOD OF 6 MONTHS OR LESS. FOR LONGER DURATION OF TIME, PERMANENT STABILIZATION PRACTICES ARE REQUIRED
- CRITERIA 1. SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3), AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY BELOW ALONG WITH APPLICATION RATES, SEEDING DATES AND SEEDING DEPTHS. IF THIS SUMMARY IS NOT PUT ON THE PLAN AND COMPLETED, THEN TABLE B.1 PLUS FERTILIZER AND LIME PATES MUST BE PUT ON THE PLAN.
- 2. FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES BY THE TESTING AGENCY. SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY SEEDING.

 3. WHEN STABILIZATION IS REQUIRED OUTSIDE OF A SEEDING SEASON, APPLY SEED AND MULCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION 8-4-3.A.1.B AND MAINTAIN UNTIL THE NEXT SEEDING SEASON.

	TEMP	orary seedi	NG SUMM	ARY					
HARDINESS SEED MIXTU	ZONE (FROM FIGURE RE (FROM TABLE B.1	8.3): <u>68</u>):	-	FERTILIZER RATE (10-20-20)	LIME RATE				
SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS	:					
BARLEY	96	,	1"	436 LB/AC (10 LB/ 1000 5F)	a TONE (AC				
OATS	72	3/1 - 5/15, 8/15 - 10/15	1"		(10 LB/ (90	2 TON5/AC (90 LB/ 1000 5F)			
RYE	112		1"	1000 31)	1000 01)				

PERMANENT SEEDING NOTES (B-4-5)

A. SEED MIXTURES

- A. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE 8.3 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE 8.3) AND BASED ON THE SITE CONDITION OR PURPOSE FOUND ON TABLE 8.2. ENTER SELECTED MIXTURE(5), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN. B. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS, or dunes or for special purposes such as wildlife or aesthetic treatment may be found
- IN U5DA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 CRITICAL AREA PLANTING.

 C. FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING AGENCY, D. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY URFA FORM FERTILIZER (46-0-0) AT 3 1/2 POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY. 2. TURFGRASS MIXTURES
- A. AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE. B. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE. ENTER SELECTED MIXTURE(5), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
- I. KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN AREAS THAT RECEIVE INTENSIVE MANAGEMENT. IRRIGATION REQUIRED IN THE AREAS OF CENTRAL MARYLAND AND EASTERN SHORE, RECOMMENDED CERTIFIED KENTUCKY BLUEGRASS CULTIVARS SEEDING RATE: 1.5 TO 2.0 POUNDS PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 percent of the total mixture by weight
- II. KENTUCKY BLUEGRASS/PERENNIAL RYE: FULL SUN MIXTURE: FOR USE IN FULL SUN AREAS WHERE RAPID ESTABLISHMENT IS NECESSARY AND WHEN TURF WILL RECEIVE MEDIUM TO INTENSIVE MANAGEMENT. CERTIFIED PERENNIAL RYEGRASS CULTIVARS/CERTIFIED KENTUCKY BLUEGRASS SEEDING RATE: 2 POUNDS MIXTURE PER 1000 SQUARE FEET, CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT. TALL FESCUE/KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN DROUGHT PRONE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MANAGEMENT IN FULL SUN TO MEDIUM SHADE. RECOMMENDED MIXTURE INCLUDES; CERTIFIED TALL FESCUE CULTIVARS 95 TO 100 PERCENT, CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 0 TO 5 PERCENT, SEEDING RATE: 5 TO 8 POUNDS PER 1000 SQUARE FEET.
- ONE OR MORE CULTIVARS MAY BE BLENDED. V. KENTUCKY BLUEGRASS/FINE FESCUE: SHADE MIXTURE: FOR USE IN AREAS WITH SHADE IN BLUEGRASS LAWNS. FOR ESTABLISHMENT IN HIGH QUALITY, INTENSIVELY MANAGED TURF AREA. MIXTURE INCLUDES; CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 30 TO 40 PERCENT AND CERTIFIED FINE FESCUE AND 60
- SELECT TURFGRASS VARIETIES FROM THOSE LISTED IN THE MOST CURRENT UNIVERSITY OF MARYLAND PUBLICATION, AGRONOMY MEMO \$77, "TURFGRASS CULTIVAR RECOMMENDATIONS FOR MARYLAND" CHOOSE CERTIFIED MATERIAL CERTIFIED MATERIAL IS THE BEST GUARANTEE OF CULTIVAR PURITY. THE CERTIFICATION PROGRAM OF THE MARYLAND DEPARTMENT OF AGRICULTURE, TURF AND SEED SECTION, PROVIDES A RELIABLE MEANS OF CONSUMER PROTECTION AND ASSURES A PURE GENETIC LINE C. IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES WESTERN MD: MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 1 (HARDINESS ZONES: 58, 6A) CENTRAL MD: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15
- (HARDINESS ZONE: 6B) SOUTHERN MD, EASTERN SHORE: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 D. TILL AREAS TO RECEIVE SEED BY DISKING OR OTHER APPROVED METHODS TO A DEPTH OF 2 TO 4 INCHES, LEVEL AND RAKE THE AREAS TO PREPARE A PROPER SEEDBED. REMOVE STONES AND DEBRIS OVER 1 1/2 INCHES IN DIAMETER THE RESULTING SEEDBED MUST BE IN SUCH CONDITION THAT FUTURE MOWING OF GRASSES WILL POSE NO DIFFICULTY.
- E. IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER FOR PLANT GROWTH (1/2 to 1 inch every 3 to 4 days depending on soil texture) until they are firmly established. This is especially true when seedings are made late in the planting season, in abnormally dry OR HOT SEASONS, OR ON ADVERSE SITES.

			PERMANENT	SEEDING	SUMMAR	ΣY		
	Ardiness zone (from Figure B.3): 68 Led Mixture (from Table B.3): 8			FERTILIZER RATE (10-20-20)			LIME RATE	
NO.	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS	N	P ₂ O ₅	K ₂ 0	
***************************************		<u> </u>			45 185	90 18/40	90 18/40	2 TONS/AC

B. 50D: TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER).

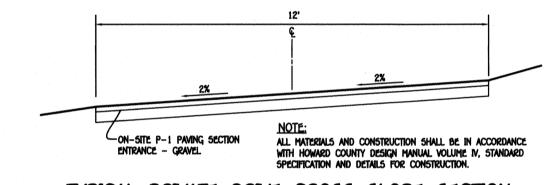
- 1. GENERAL SPECIFICATIONS a. Class of Turfgrass sod must be maryland state certified. Soo labels must be made available to the JOB FOREMAN AND INSPECTOR. D. SOD MUST BE MACHINE CUT AT A UNIFORM SOIL THICKNESS TO 3/4 INCH, PLUS OR MINUS 1/4 INCH, AT THE TIME OF CUTTING, MEASUREMENT FOR THICKNESS MUST EXCLUDE TOP GROWTH AND THATCH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. c. Standard size sections of 50d must be strong enough to support their own weight and retain their SIZE AND SHAPE WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON THE UPPER 10 PERCENT OF THE SECTION. D. SOD MUST NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OF WET) MAY
- ADVERSELY AFFECT ITS SURVIVAL. E. SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD NOT TRANSPLANTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION. 2. SOD INSTALLATION A. DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE SOD.
- B. LAY THE FIRST ROW OF 50D IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO IT AND TIGHTLY WEDGED AGAINST EACH OTHER. STAGGER LATERAL JOINTS TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE AIR DRYING OF THE ROOTS. . WHEREVER POSSIBLE, LAY SOD WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAGGERING JOINTS. ROLL AND TAMP, PEG OR OTHERWISE SECURE THE SOD TO PREVENT SLIPPAGE ON SLOPES. ENSURE SOLID CONTACT
- EXISTS BETWEEN SOD ROOTS AND THE UNDERLYING SOIL SURFACE. D. WATER THE SOD IMMEDIATELY FOLLOWING ROLLING AND TAMPING UNTIL THE UNDERSIDE OF THE NEW SOD PAD AND SOIL SURFACE BELOW THE SOD ARE THOROUGHLY WET. COMPLETE THE OPERATIONS OF LAYING, TAMPING, AND RRIGATING FOR ANY PIECE OF SOD WITHIN EIGHT HOURS. SOD MAINTENANCE
- A. IN THE ABSENCE OF ADEQUATE RAINFALL, WATER DAILY DURING THE FIRST WEEK OR AS OFTEN AND SUFFICIENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF 4 INCHES. WATER SOD DURING THE HEAT OF THE DAY TO B. AFTER THE FIRST WEEK, SOD WATERING IS REQUIRED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE CONTENT. C. DO NOT MOW UNTIL THE SOD IS FIRMLY ROOTED. NO MORE THAN 1/3 OF THE GRASS LEAF MUST BE REMOVED BY THE INITIAL CUTTING OR SUBSEQUENT CUTTINGS. MAINTAIN A GRASS HEIGHT OF AT LEAST 3 INCHES UNLESS

HOWARD SOIL CONSERVATION DISTRICT (HSCD)

- STANDARD SEDIMENT CONTROL NOTES 1. A PRE-CONSTRUCTION MEETING MUST OCCUR WITH THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS. CONSTRUCTION INSPECTION DIVISION (CID), 410-313-1955 AFTER THE FUTURE LOD AND PROTECTED AREAS ARE MARKED CLEARLY IN THE
- FIELD. A MINIMUM OF 40 HOUR NOTICE TO CID MUST BE GIVEN AT THE FOLLOWING STAGES: A. PRIOR TO THE START OF EARTH DISTURBANCE. B. UPON COMPLETION OF THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH
- ANY OTHER EARTH DISTURBANCE OR GRADING, C. PRIOR TO THE START OF ANOTHER PHASE OF CONSTRUCTION OR OPENING OF ANOTHER GRADING UNIT. D. PRIOR TO THE REMOVAL OR MODIFICATION OF SEDIMENT CONTROL PRACTICES.
- OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE. OTHER RELATED STATE AND FEDERAL PERMITS SHALL BE REFERENCED, TO ENSURE COORDINATION AND TO AVOID CONFLICTS WITH THIS PLAN.
- 2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND REVISIONS THERETO. 3. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION IS REQUIRED WITHIN THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES,
- AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED AREAS ON THE PROJECT SITE EXCEPT FOR THOSE AREAS UNDER ACTIVE GRADING. 4. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR TOPSOIL (SEC B-4-2), PERMANENT SEEDING (SEC. B-4-5), TEMPORARY SEEDING (SEC. B-4-4) AND MULCHING (SEC. B-4-3).
- TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES IF THE ground is frozen. Incremental stabilization (sec. B-4-1) specifications shall be enforced in areas with >15' OF CUT AND/OR FILL. STOCKPILES (SEC. 8-4-8) IN EXCESS OF 20 FT. MUST BE BENCHED WITH STABLE OUTLET. ALL CONCENTRATED FLOW, STEEP SLOPE, AND HIGHLY ERODIBLE AREAS SHALL RECEIVE SOIL STABILIZATION MATTING (SEC. B-4-6). 5. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE, AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE CID.
- 6. SITE ANALYSIS: TOTAL AREA OF SITE: 0.16 ACRES 0.18 ACRES AREA DISTURBED: AREA TO BE ROOFED OR PAVED: 0.11 ACRES AREA TO BE VEGETATIVELY STABILIZED: 0.07 ACRES TOTAL CUT: 89 CU. YDS 86 CU, Y05
- OFFSITE WASTE/BORROW AREA LOCATION: N/A 7. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED 8. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE CID. THE SITE AND A11 CONTROLS SHALL
- BE INSPECTED BY THE CONTRACTOR WEEKLY; AND THE NEXT DAY AFTER EACH RAIN EVENT. A WRITTEN REPORT BY THE CONTRACTOR, MADE AVAILABLE UPON REQUEST, IS PART OF EVERY INSPECTION AND SHOULD INCLUDE: INSPECTION DATE INSPECTION TYPE (ROUTINE, PRE-STORM EVENT, DURING RAIN EVENT)
- NAME AND TITLE OF INSPECTOR
 WEATHER INFORMATION (CURRENT CONDITIONS AS WELL AS TIME AND AMOUNT OF LAST RECORDED PRECIPITATION) BRIEF DESCRIPTION OF PROJECT'S STATUS (E.G., PERCENT COMPLETE) AND/OR CURRENT ACTIVITIES EVIDENCE OF SEDIMENT DISCHARGES IDENTIFICATION OF PLAN DEFICIENCIES
- IDENTIFICATION OF SEDIMENT CONTROLS THAT REQUIRE MAINTENANCE
 IDENTIFICATION OF MISSING OR IMPROPERLY INSTALLED SEDIMENT CONTROLS COMPLIANCE STATUS REGARDING THE SEQUENCE OF CONSTRUCTION AND STABILIZATION REQUIREMENTS
- MONITORING/SAMPLING MAINTENANCE AND/OR CORRECTIVE ACTION PERFORMED OTHER INSPECTION ITEMS AS REQUIRED BY THE GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES (NPDES, MDE).
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN AND SHALL BE BACK-FILLED AND STABILIZED BY THE END OF EACH WORKDAY, WHICHEVER IS SHORTER. ANY MAJOR CHANGES OR REVISIONS TO THE PLAN OR SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE HSCD PRIOR TO PROCEEDING WITH CONSTRUCTION. MINOR REVISIONS MAY ALLOWED BY THE HSCD PER THE LIST OF
- 11. DISTURBANCE SHALL NOT OCCUR OUTSIDE THE L.O.D. A PROJECT IS TO BE SEQUENCED SO THAT GRADING ACTIVITIES BEGIN ON ONE GRADING UNIT (MAXIMUM ACREAGE OF 20 AC. PER GRADING UNIT) AT A TIME. WORK MAY PROCEED TO A SUBSEQUENT GRADING UNIT WHEN AT LEAST 50 PERCENT OF THE DISTURBED AREA IN THE PRECEDING GRADING UNIT HAS BEEN STABILIZED AND APPROVED BY THE H5CD. UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE H5CD, NO MORE THAN 30
- acres cumulatively may be disturbed at a given time. 12. WASH WATER FROM ANY EQUIPMENT, VEHICLES, WHEELS, PAVEMENT, AND OTHER SOURCES MUST BE TREATED IN A SEDIMENT BASIN OR OTHER APPROVED WASHOUT STRUCTURE.
- 13. TOPSOIL SHALL BE STOCKPILED AND PRESERVED ON-SITE FOR REDISTRIBUTION ONTO FINAL GRADE. 14. ALL SILT FENCE AND SUPER SILT FENCE SHALL BE PLACED ON-THE-CONTOUR, AND BE IMBRICATED AT 25' MINIMUM INTERVALS, WITH LOWER ENDS CURLED UPHILL BY 2' IN ELEVATION.
- 15. STREAM CHANNELS MUST NOT BE DISTURBED DURING THE FOLLOWING RESTRICTED TIME PERIODS
- . USE I AND IP MARCH 1 JUNE 15 USE III AND IIIP OCTOBER 1 - APRIL 30 USE IV MARCH 1 — MAY 31
- 16. A COPY OF THIS PLAN, THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND ASSOCIATED PERMITS SHALL BE ON-SITE AND AVAILABLE WHEN THE SITE IS ACTIVE.

FOR STANDARDS AND SPECIFICATION FOR SEED AND MULCHING (SECTION B-4-3) AND PLANT HARDINESS ZONES DELINEATE AREAS WHERE A SPECIES CAN BE SUCCESSFULLY ESTABLISHED BASED ON AVERAGE ANNUAL MINIMUM TEMPERATURES (FIGURE 8.3) PLEASE REFER TO <u>2011 MARYLAND STANDARDS</u>

AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL



TYPICAL PRIVATE DRIVE CROSS SLOPE SECTION NOT TO SCALE

TABLE B.1 TEMPORARY SEEDING FOR SITE STABILIZATION

DI MIT COCOS	SEED	ING RATE 1/	SEEDING DEPTH 2/	H 2/		RDINESS ZONE 3/
PLANT 5PEC5	LB./AC.	LB./1000 FT. ²				7a AND 7b
COOL-SEASON GRASSES						
ANNUAL RYEGRASS (LOLIUM PERENNE 55P. MUTIFLORUM)	40	1.0	0.5	MAR. 15 TO MAY 31; AUG. 1 TO SEPT. 30	MAR. 1 TO MAY 15; AUG. 1 TO OCT. 15	FEB. 15 TO APR. 30; AUG. 15 TO NOV. 30
BARLEY (HORDEUM VULGARE)	96	2.2	1.0	MAR. 15 TO MAY 31; AUG. 1 TO SEPT. 30	MAR. 1 TO MAY 15; AUG. 1 TO OCT. 15	FEB. 15 TO APR. 30; AUG. 15 TO NOV. 30
OATS (AVENA SATIVA)	72	1.7	1.0	MAR. 15 TO MAY 31; AUG. 1 TO SEPT. 30	MAR. 1 TO MAY 15; AUG. 1 TO OCT. 15	FEB. 15 TO APR. 30; AUG. 15 TO NOV. 30
WHEAT (TRITICUM AESTIVUM)	120	2.0	1.0	MAR. 15 TO MAY 31; AUG. 1 TO SEPT. 30	MAR. 1 TO MAY 15; AUG. 1 TO OCT. 15	FEB. 15 TO APR. 30; AUG. 15 TO NOV. 30
CEREAL RYE (SECALE CEREALE)	112	2.8	1.0	MAR. 15 TO MAY 31; AUG. 31 TO OCT. 31	MAR. 1 TO MAY 15; AUG. 1 TO NOV. 15	FEB. 15 TO APR. 30; AUG. 15 TO DEC. 15
WARM-SEASON GRASSES						
FOXTAIL MILLET (SETARIA ITALICA)	30	0.7	0.5	JUNE 1 TO JULY 31	MAY 16 TO JULY 31	MAY 1 TO AUGUST 14
PEARL MILLET (PENNISETUM GLAUCUM)	20	0.5	0.5	JUNE 1 TO JULY 31	MAY 16 TO JULY 31	MAY 1 TO AUGUST 14

1. SEEDING RATES FOR THE WARM-SEASON GRASSES ARE IN POUNDS OF PURE LIVE SEED (PLS). ACTUAL PLANTING RATES SHALL BE ADJUSTED TO REFLECT PERCENT SEED GERMINATION AND PURITY, AS TESTED.

SEEDING RATES LISTED ABOVE ARE FOR TEMPORARY SEEDINGS, WHEN PLANTED ALONE. WHEN PLANTED AS A NURSE CROP WITH PERMANENT SEED MIXES, USE 1/3 OF THE SEEDING RATE LISTED ABOVE FOR BARLEY, OATS AND WHEAT, FOR SMALLER-SEEDED GRASSES (ANNUAL RYEGRASS, PEARL MILLET), DO NOT EXCEED MORE THAN 5% (BY WEIGHT) OF THE OVERALL PERMANENT SEEDING MIX, CEREAL RYE GENERALLY SHOULD NOT BE USED AS A NURSE CROP, UNLESS PLANTING WILL OCCUR IN VERY LATE FALL BEYOND THE SEEDING DATES FOR OTHER TEMPORARY SEEDINGS. CEREAL RYE HAS ALLELOPATHIC PROPERTIES HAT INHIBIT THE GERMINATION AND GROWTH OF OTHER PLANTS. IF IT MUST BE USED AS A NURSE CROP, SEED AT 1/3 OF THE RATE LISTED ABOVE.

OATS ARE THE RECOMMENDED NURSE CROP FOR WARM-SEASON GRASSES. 2. FOR SANDY SOILS, PLANT SEEDS AT TWICE THE DEPTH LISTED ABOVE. 3. THE PLANTING DATES LISTED ARE AVERAGES FOR EACH ZONE AND MAY REQUIRE ADJUSTMENT TO REFLECT LOCAL CONDITIONS, ESPECIALLY NEAR THE BOUNDARIES OF THE ZONE.

Frank John Thamland The SIGNATURE OF LICENSED PROFESSIONAL FRANK JOHN MANALANSAN II HOWARD SOIL CONSERVATION DISTRICT

BUILDER/DEVELOPER'S CERTIFICATE

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

PROFESSIONAL CERTIFICATE

"I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS

PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

BRENT HANAUER

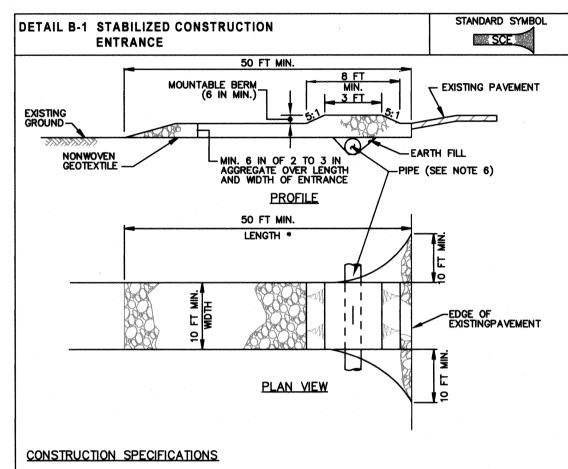
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT. 02/03/2021 alexander Brotder

OWNER/DEVELOPER BUILDER DORSEYS RIDGE, LLC

NVR, INC. C\O DAVE WOESSNER C\O BRENT HANAUER 9720 PATUXENT WOODS DRIVE 308 MAGOTHY ROAD SEVERNA PARK, MD 21146 COLUMBIA, MD 21046 410-461-0837 443-832-9102

DATE

REVISION DATE NO. SUBDIVISION LOTS 1 THRU 3 DORSEY'S RIDGE BLOCK NO. | ZONE | TAX/ZONE | ELEC. DIST. | CENSUS TR. 25624-28 N/A CEF-R 24



STANDARD SYMBOL

⊢—SSF—

SUPER SILT FENCE

CHAIN LINK FENCING -

WOVEN SLIT FILM GEOTEXTILE-

EMBED GEOTEXTILE AND CHAIN LINK FENCE 8 IN

FLOW -

FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS

CHAIN LINK FENCING AND GEOTEXTILE.

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE

GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.

CONSTRUCTION SPECIFICATIONS

10 FT MAX.

ELEVATION

CROSS SECTION

INSTALL 2% INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36

FASTEN 9 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (2% INCH MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR HUG RINGS.

FASTEN WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, SECURELY TO THE UPSLOPE SIDE OF CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 8 INCHES INTO THE GROUND.

WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES,

EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS

PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT

REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

B-4-8 STANDARDS AND SPECIFICATIONS

FOR STOCKPILE AREAS

A MOUND OR PILE OF SOIL PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SEDIMENT CONTROL MEASURES.

TO PROVIDE A DESIGNATED LOCATION FOR THE TEMPORARY STORAGE OF SOIL THAT CONTROLS THE POTENTIAL FOR

DEFINITION

<u>PURPOSE</u>

CONDITIONS WHERE PRACTICE APPLIES

1. THE STOCKPILE LOCATION AND ALL RELATED SEDIMENT CONTROL PRACTICES MUST BE CLEARLY INDICATED ON THE

2. THE FOOTPRINT OF THE STOCKPILE MUST BE SIZED TO ACCOMMODATE THE ANTICIPATED VOLUME OF MATERIAL AND

5. CLEAR WATER RUNOFF INTO THE STOCKPILE AREA MUST BE MINIMIZED BY USE OF A DIVERSION DEVICE SUCH AS

7. STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 3/7 DAY STABILIZATION REQUIREMENT AS WELL AS

MAINTENANCE THE STOCKPILE AREA MUST CONTINUOUSLY MEET THE REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION 8-4 VECETATIVE STABILIZATION, SIDE SLOPES MUST BE MAINTAINED AT NO STEEPER THAN A

STANDARD B-4-1 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY STABILIZATION.

AN EARTH DIKE, TEMPORARY SWALE OR DIVERSION FENCE. PROVISIONS MUST BE MADE FOR DISCHARGING CONCENTRATED

6. WHERE RUNOFF CONCENTRATES ALONG THE TOE OF THE STOCKPILE FILL, AN APPROPRIATE EROSION/SEDIMENT CONTROL

6. IF THE STOCKPILE IS LOCATED ON AN IMPERVIOUS SURFACE, A LINER SHOULD BE PROVIDED BELOW THE STOCKPILE TO

FACILITATE CLEANUP. STOCKPILES CONTAINING CONTAMINATED MATERIAL MUST BE COVERED WITH IMPERMEABLE SHEETING.

2:1 RATIO. THE STOCKPILE AREA MUST BE KEPT FREE OF EROSION. IF THE VERTICAL HEIGHT OF A STOCKPILE EXCEEDS

20 FEET FOR 2;1 SLOPES, OR 30 FEET FOR 3;1 SLOPES, OR 40 FEET FOR 4:1 SLOPES, BENCHING MUST BE PROVIDED IN

BASED ON A SIDE SLOPE RATIO NO STEEPER THAN 2:1 BENCHING MUST BE PROVIDED IN ACCORDANCE WITH

3. RUNOFF FROM THE STOCKPILE AREA MUST DRAIN TO A SUITABLE SEDIMENT CONTROL PRACTICE.

STOCKPILE AREAS ARE UTILIZED WHEN IT IS NECESSARY TO SALVAGE AND STORE SOIL FOR LATER USE.

erosion, sedimentation and changes to drainage patterns.

4. ACCESS THE STOCKPILE AREA FROM THE UPGRADE SIDE.

PRACTICE MUST BE USED TO INTERCEPT THE DISCHARGE.

ACCORDANCE WITH SECTION B-3 LAND GRADING.

SECTION B-3 LAND GRADING.

FLOW IN A NON-EROSIVE MANNER.

MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

GALVANIZED CHAIN LINK FENCE WITH WOVEN SLIT FILM GEOTEXTILE

DETAIL E-3

- PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT
- PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
- PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
- MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE

TRACKED ONTO	ADJACENT ROPEREMOVE MUD TR	ADWAY BY VACUL	JMING, SCRÁPIN VEMENT IS NOT	NG, AND/OR SWE	LED, DROPPED, O EEPING. WASHING INLESS WASH WAT	

5CALE: 1" = 100'

SEDIMENT & EROSION CONTROL NOTES AND DETAILS

DORSEY'S RIDGE PHASE-I

ZONED: CEF-R PREVIOUS HOWARD COUNTY FILES: 5-89-014, P-89-040, F-89-158, F-05-129, F-09-074, ZB1106M, 5-17-006, WP-17-004, WP-18-038, WP-18-136, WP-20-053, WP-20-097, AND F-19-047. TAX MAP NO.: 24 GRID NO.: 18 PARCEL NO: 260 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: AS SHOWN DATE: JANUARY, 2021

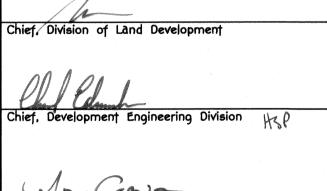
SHEET 4 OF 5

LOTS 1 THRU 3

5DP-20-039

ELLICOTT CITY, MARYLAND 21042 (410) 461 - 2055

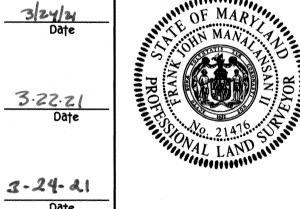
FISHER, COLLINS & CARTER, INC. VIL ENGINEERING CONSULTANTS & LAND SURVEYORS IIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL P



Department of Planning and Zoning

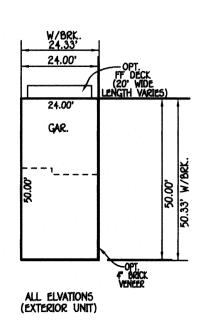
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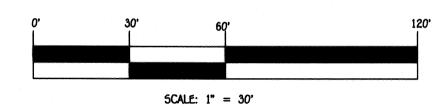
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING





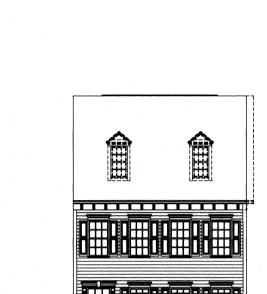
SIGNATURE OF DEVELOPER

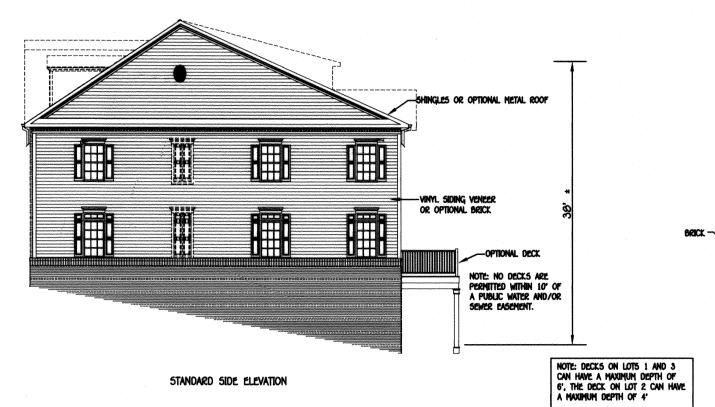


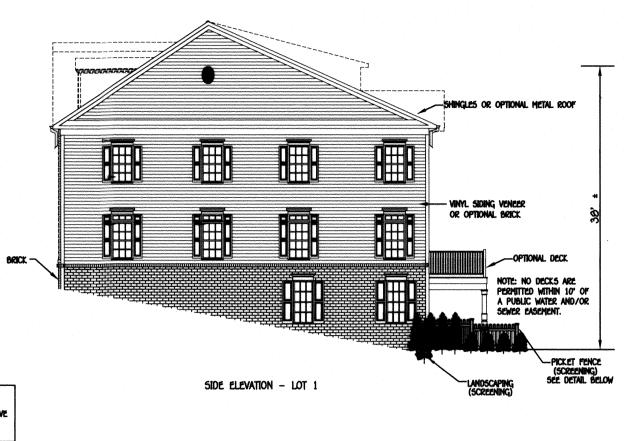


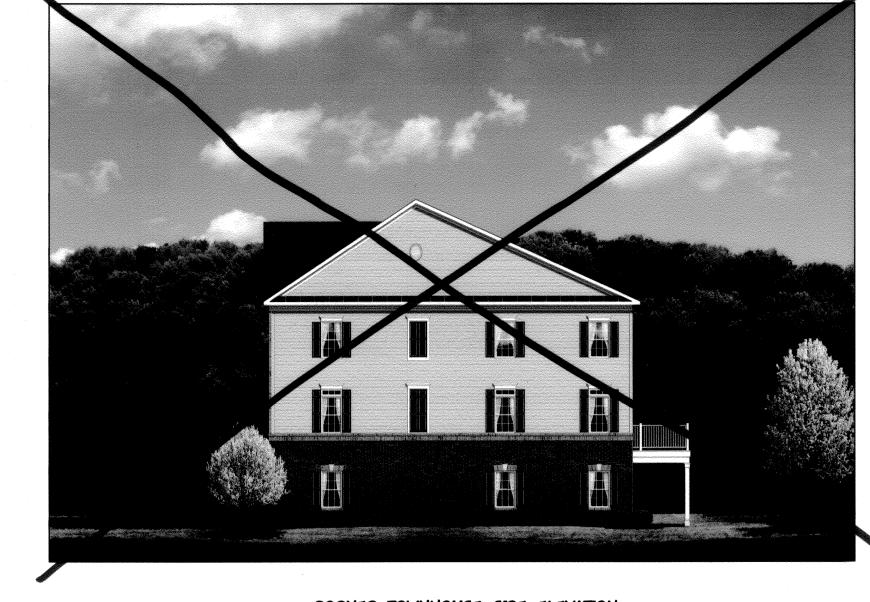
ANDREW CARNEGIE 2880A-01

5CALE: 1"=30"









CORNER TOWNHOUSE SIDE ELEVATION

TO BE USED ON LOT 1 IN ACCORDANCE WITH ARCHITECTURAL DESIGN GUIDANCE (SEE SHEET 1)

ARCHITECTURAL DESIGN GUIDANCE

 INTENT:
 The residential architecture shall establish a harmonious and common neighborhood character, while being respectful of the distinctive and historic

FRONT ELEVATION "A"

- architectural nerriage of the Pue-Pulpon House.

 2. Buildings shall activate and frame pedestrian—oriented neighborhood spaces, such as, streets, greens, mews and courts. The architecture orients facades with primary entrances, stoops and porches providing, visual interest around
- these spaces.

 3. Where possible, visually distracting building elements such as, garage openings, parking areas and mechanical equipment shall not be located within view from streets and public spaces.
- GENERAL ARCHITECTURAL ELEMENTS:
 Townhouse entrances should orient to and address the street or public open space.
 Townhouses shall be designed to be stylistically and materialistically distinctive from the historic Pue—Fulton house.
- 3. Facades oriented toward streets and public open spaces shall be designed to create visual interest by incorporating higher quality of materials, such as masonry and fiber-cement siding, and higher quality of detailing.

 C. CORNER TOWNHOUSES:

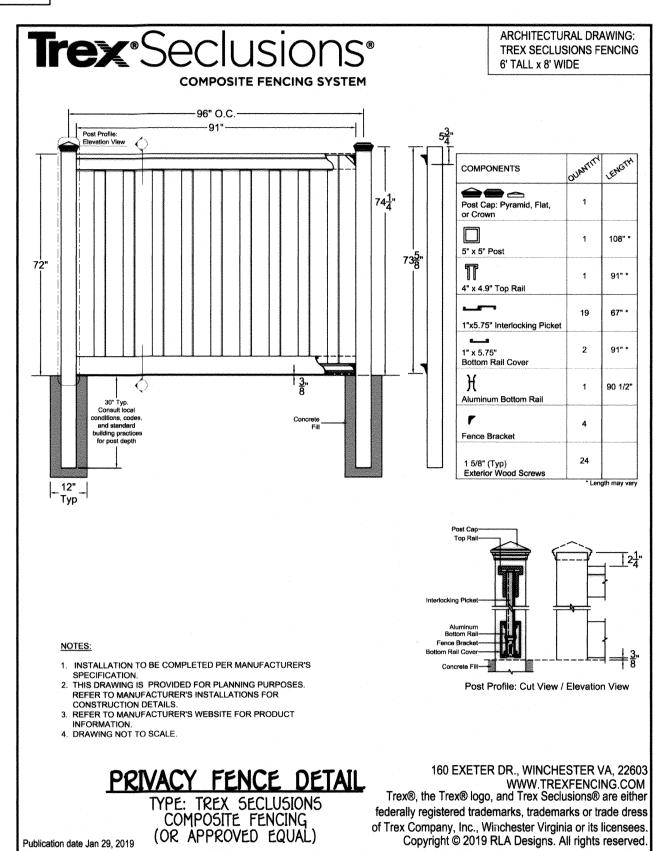
 1. Corner townhouses have two facades oriented towards important public spaces: open spaces and streets. These units shall have primary building, entrances placed on the side elevation towards the street to give the impression of a detached
- open spaces and streets. These units shall have primary building, entrances placed on the side elevation towards the street to give the Impression of a detached home when viewed from the side. Both public oriented sides shall be designed to Incorporate higher quality of materials, more fenestration and a higher quality of detailing.

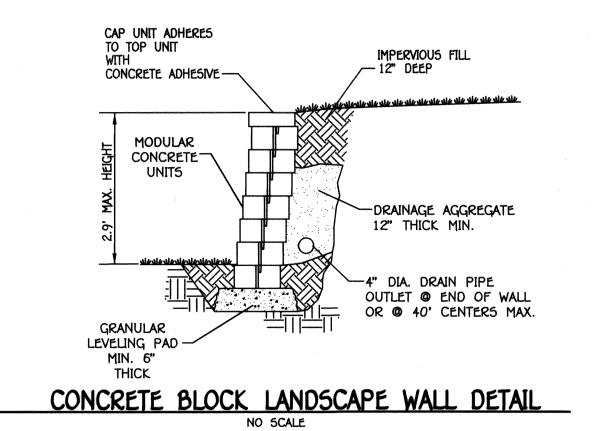
 2. Corner townhouses shall be designed to minimize views into the alley from the street. Wing walls, trellises, landscape and building extensions shall be used to screen the alley. Screen structures shall connect to and be designed as an
- screen the alley. Screen structures shall connect to and be designed as an extension of the corner house using similar details and materials.

 D. FRONT GARAGE TOWNHOUSES:
- 1. From garage townhouses shall provided architectural design elements to reduce the visual prominence of garage openings from the street. These elements may include the following:

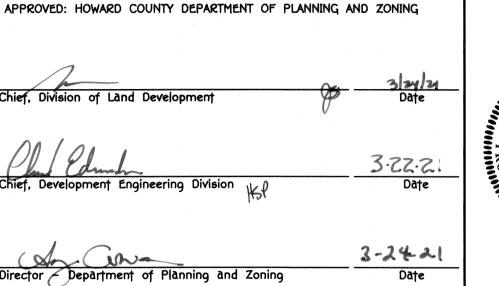
 a. Doors constructed with neutral materials and color.
- b. Narrow garage openings or the use of two narrower garage doors, c. Recessed garage doors beyond the front entrance and facade of the
- d. Roof eaves or facade details to cast shadows over garage opening.

 2. Front garage townhouse driveways shall be designed to the narrowest useable width.











PROFESSIONAL CERTIFICATION

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

ranh John Marularen I 2/2/21

OWNER/DEVELOPER	BUILDER
DORSEYS RIDGE, LLC	NVR, INC.
C\O DAVE WOESSNER	C\O BRENT HANAUER
300 MAGOTHY ROAD	9720 PATUXENT WOODS DRIVE
SEVERNA PARK, MD 21146	COLUMBIA, MD 21046
410-461-0837	443-832-9102

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	2U 3	LOTS 1 THE	LC	N/A		RIDGE	DORSEY'S	۵
	5 TR.	CEN5U	ELEC. DIST.	(/ZONE	ZONE TA	BLOCK NO.	NO.	PLAT
	101	601	2	24	CEF-R	N/A	24-28	2502

ARCHITECTURAL DETAILS AND ELEVATIONS

DORSEY'S RIDGE PHASE-I

PHASE-I LOTS 1 THRU 3 ZONED: CEF-R

PREVIOUS HOWARD COUNTY FILES: 5-89-014, P-89-040, F-89-158, F-05-129, F-09-074, ZB1106M, 5-17-006, WP-17-084, WP-18-038, WP-18-136, WP-20-053, WP-20-097, AND F-19-047.

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

5ECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

5CALE: A5 SHOWN DATE: JANUARY, 2021

SHEET 5 OF 5

5DP-20-039