

# SITE DEVELOPMENT PLAN

# JORDAN OVERLOOK

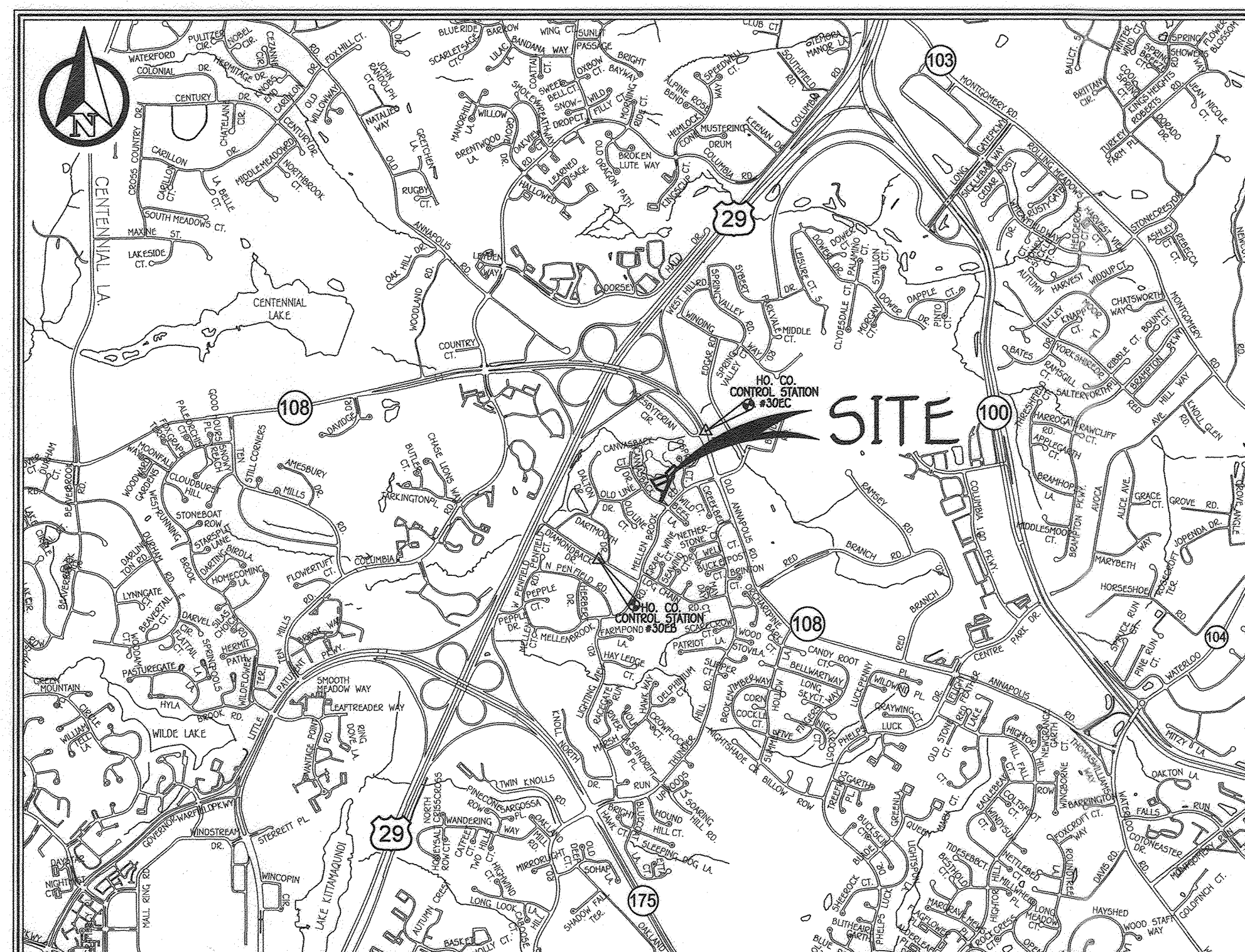
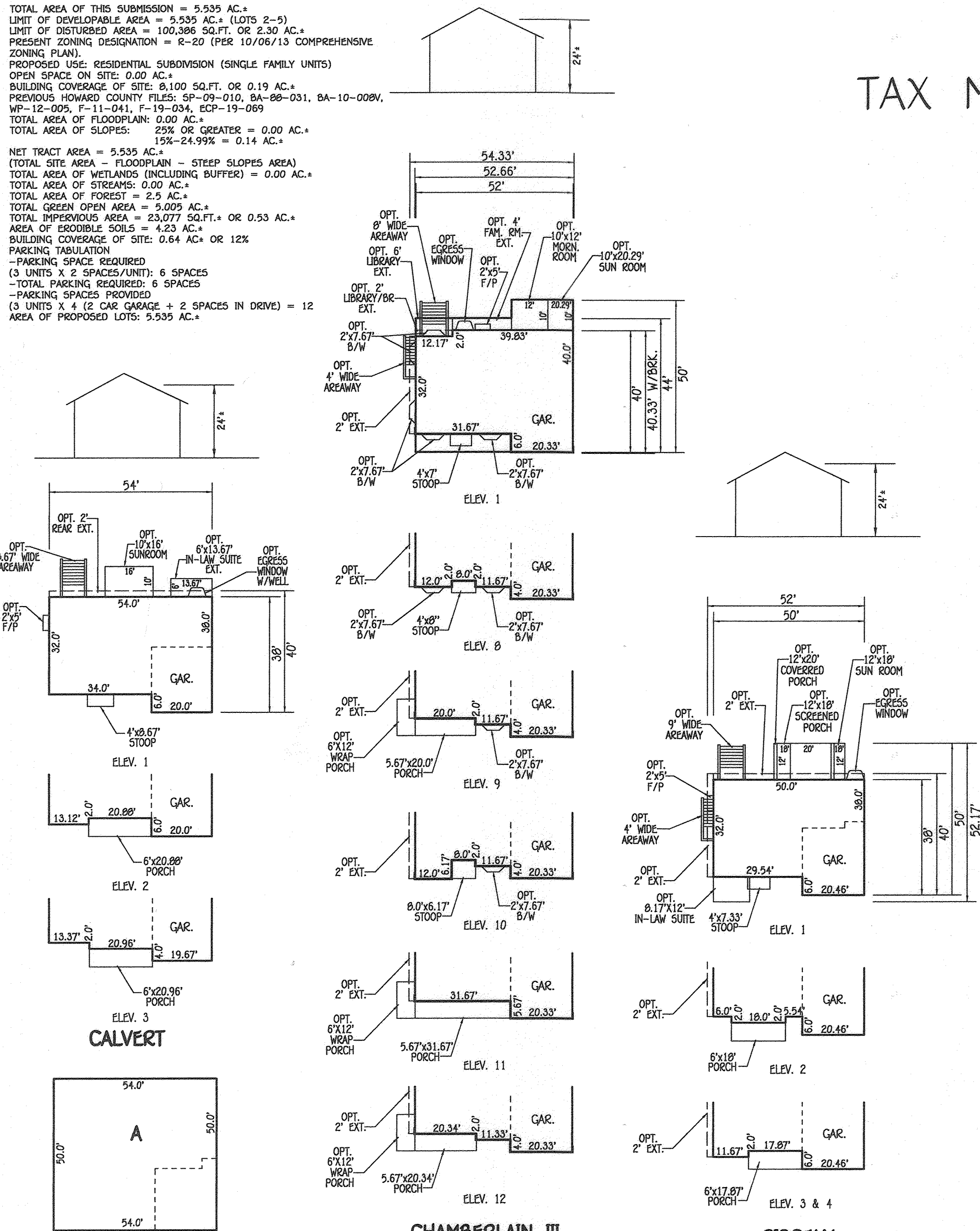
## LOTS 2 THRU 5

ZONED: R-20  
 TAX MAP NO.:30 PARCEL NO.:309 GRID NO.:10  
 SIXTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS, DEMOLITIONS AND SOILS PLAN
3	SITE DEVELOPMENT PLAN
4	GRADING AND SEDIMENT & EROSION CONTROL PLAN
5	SEDIMENT & EROSION CONTROL NOTES AND DETAILS
6	STORMDRAIN DRAINAGE AREA MAP
7	STORMDRAIN PROFILES
8	STORMWATER MANAGEMENT NOTES & DETAILS
9	LANDSCAPING NOTES & DETAILS

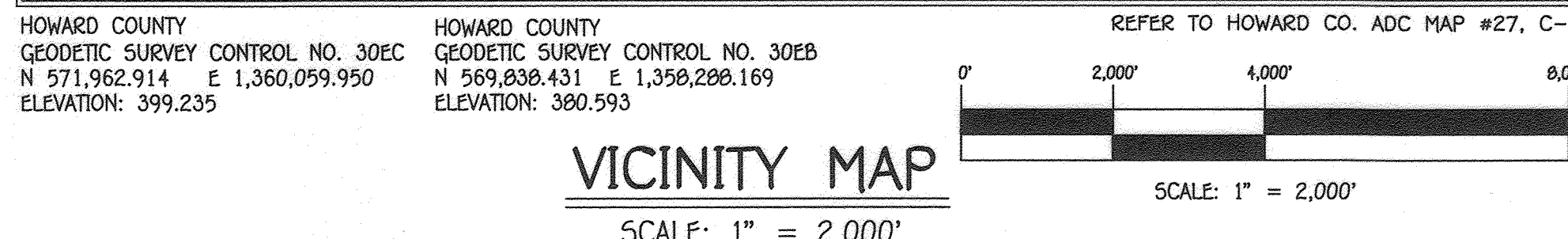
### SITE ANALYSIS DATA CHART

- TOTAL AREA OF THIS SUBMISSION = 5.535 AC.±
- LIMIT OF DEVELOPABLE AREA = 5.535 AC.± (LOTS 2-5)
- LIMIT OF DISTURBED AREA = 100,386 SQ.FT. OR 2.30 AC.±
- PRESENT ZONING DESIGNATION = R-20 (PER 10/06/13 COMPREHENSIVE ZONING PLAN)
- PROPOSED USE: RESIDENTIAL SUBDIVISION (SINGLE FAMILY UNITS)
- OPEN SPACE ON SITE: 0.00 AC.±
- BUILDING COVERAGE OF SITE: 8,100 SQ.FT. OR 0.19 AC.±
- PREVIOUS HOWARD COUNTY FILES: SP-09-010, BA-08-031, BA-10-008V, WP-12-005, F-11-041, F-19-034, ECP-19-089
- TOTAL AREA OF FLOODPLAIN: 0.00 AC.±
- TOTAL AREA OF SLOPES: 25% OR GREATER = 0.00 AC.±
- NET TRACT AREA = 5.535 AC.±
- TOTAL SITE AREA - FLOODPLAIN - STEEP SLOPES AREA = 0.00 AC.±
- TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0.00 AC.±
- TOTAL AREA OF STREAMS: 0.00 AC.±
- TOTAL AREA OF FOREST = 2.5 AC.±
- TOTAL GREEN OPEN AREA = 5.009 AC.±
- TOTAL IMPERVIOUS AREA = 23,077 SQ.FT.± OR 0.53 AC.±
- AREA OF FAVORABLE SOILS = 4.23 AC.±
- BUILDING COVERAGE OF SITE: 0.64 AC.± OR 12%
- PARKING TABULATION - PARKING SPACES REQUIRED (3 UNITS X 2 SPACES/UNIT): 6 SPACES - TOTAL PARKING REQUIRED: 6 SPACES - PARKING SPACES PROVIDED (3 UNITS X 2 CAR GARAGE + 2 SPACES IN DRIVE) = 12
- AREA OF PROPOSED LOTS: 5.535 AC.±



ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
2	9215 JORDAN RIVER ROAD
3	9219 JORDAN RIVER ROAD
4	9214 JORDAN RIVER ROAD
5	9211 JORDAN RIVER ROAD

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
x 4+0.5	SPOT ELEVATION
18" 50	EXISTING STORM DRAIN
18" 20CP	PROPOSED STORM DRAIN PIPE
--- x 8" 8"	EXISTING WATER LINE
--- 8" S	EXISTING SEWER LINE
--- 8" S	PROPOSED SEWER
--- 8" W	PROPOSED WATER
---	EXISTING CABLE LINE
---	EXISTING GAS LINE
---	EXISTING OVERHEAD WIRE
---	PROPOSED PAVING/PATH
---	PROPOSED SIDEWALKS
---	FOREST CONSERVATION EASEMENT (REFORESTATION)
---	FOREST CONSERVATION EASEMENT FENCING
---	LIMIT OF DISTURBANCE
---	SUPER SILT FENCE
---	SILT FENCE
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	DWELL (M-5)-TYPICAL
---	SOIL LINES AND TYPES
---	EXISTING WETLANDS & WETLAND BUFFER
---	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
---	PROPOSED ROOF LEADER
---	DENOTES EXISTING TREES TO BE REMOVED
---	DENOTES EXISTING TREES TO REMAIN
---	CRITICAL ROOT ZONE
---	DENOTES 15%-24.9% SLOPES



STORMWATER MANAGEMENT PRACTICES BY LOT				
LOT NO.	DRYWELL (M-5) NUMBER	MICRO-BIO (M-6) NUMBER	BIO (F-6) NUMBER	REMARKS
LOT 2	3	1		DRIVEWAY DRAINS TO BIO ON LOT
LOT 3	3	1		DRIVEWAY DRAINS TO BIO ON LOT
LOT 4	3	1		DRIVEWAY DRAINS TO BIO ON LOT
LOT 5	3	1		DRIVEWAY DRAINS TO BIO ON LOT

MINIMUM LOT SIZE CHART			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	27,908 Sq.ft.	2,885 Sq.ft.	25,223 Sq.ft.
3	3,747 Ac.	0.077 Ac.	3,679 Ac.
4	24,278 Sq.ft.	4,198 Sq.ft.	20,080 Sq.ft.
5	25,681 Sq.ft.	3,382 Sq.ft.	20,298 Sq.ft.

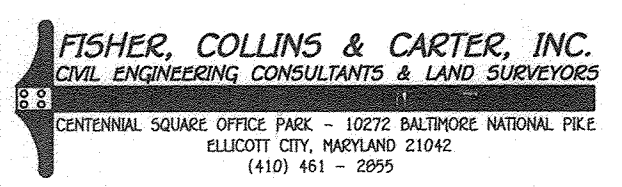
SOILS LEGEND			
SOIL	NAME	CLASS	T-C VALUE
BaA	Baile silt loam, 0 to 3 percent slopes	D	0.49
GhB	Glenelg-Urban land complex, 0 to 8 percent slopes	B	0.43
GhC	Glenelg-Urban land complex, 8 to 15 percent slopes	B	0.43
QaB	Glenville-Urban land-Urthorpes complex, 0 to 8 percent slopes	C	0.49
MaC	Manor loam, 8 to 15 percent slopes	B	0.32

### GENERAL NOTES

- THIS SUBMISSION IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE 10-06-13 ZONING REGULATIONS PER COUNCIL BILL NO. 32-2013. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS OR PARCELS MUST COMPLY WITH SETBACKS AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF A BUILDING OR GRADING PERMIT APPLICATION. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 30EC & 30EB WERE USED FOR THIS PROJECT. HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS:  
 HOWARD COUNTY MONUMENT NO. 30EC N 571,962.914 E 1,360,059.950 ELEV. = 399.235  
 HOWARD COUNTY MONUMENT NO. 30EB N 569,830.431 E 1,358,288.169 ELEV. = 380.593
- BACKGROUND INFORMATION:  
 A. SUBDIVISION NAME: JORDAN OVERLOOK  
 B. TAX MAP NO. 30  
 C. PARCEL NO. 309  
 D. ZONING: R-20  
 E. ELECTION DISTRICT: SIXTH  
 F. GROSS AREA OF TRACT = 5,535 AC.  
 G. NUMBER OF BUILDABLE LOTS: 4  
 H. NUMBER OF OPEN SPACE LOTS: 0  
 I. AREA OF BUILDABLE LOTS: 5,535 AC.  
 J. AREA OF OPEN SPACE LOTS: 0.00 AC.  
 K. AREA OF ROAD R/W TO BE DEDICATED: 0.0 AC.  
 L. PREVIOUS FILE NUMBERS: SP-09-010, BA-08-031, BA-10-008V, WP-12-005, F-11-041, F-19-034, & ECP-19-089  
 M. AREA OF FLOODPLAIN = 0.00 AC.  
 N. AREA OF FLOODPLAIN OR GREATER SLOPES = 0.00 AC.  
 O. NET AREA OF TRACT = 5,535 AC.±
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD R/W LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- NO CEMETERIES ARE LOCATED ON-SITE BASED ON THE HOWARD COUNTY CEMETERY INVENTORY MAP. DRIVEWAY (S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:  
 A. WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE)  
 B. SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING  
 C. GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS  
 D. STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)  
 E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE  
 F. STRUCTURES CLEARANCES - MINIMUM 12 FEET  
 G. MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- FOREST STAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS INC.
- A FIELD REVIEW OF THE SITE HAS CONFIRMED THAT NO STREAMS OR BUFFERS ARE PRESENT ON-SITE, AS CERTIFIED BY ECO-SCIENCE PROFESSIONALS, INC.
- THE EXISTING SPRING HOUSE ON LOT 3 IS TO REMAIN.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE STREAM, WETLANDS OR THEIR REQUIRED BUFFERS.
- FOREST CONSERVATION REQUIREMENTS HAVE BEEN ADDRESSED WITH F-11-041.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- PUBLIC WATER AND SEWER SHALL BE UTILIZED WITHIN THIS DEVELOPMENT. CONTRACT NO. 24-4483-D PUBLIC WATER AND SEWER ARE IN THE LITTLE PATUXENT DRAINAGE AREA.
- SOILS INFORMATION TAKEN FROM NRCS WEB SOIL SURVEY.
- BOUNDARY OUTLINE BASED ON FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. DATED JANUARY 28, 2007.
- TOPOGRAPHIC CONTOURS BASED ON FIELD RUN SURVEY BY FISHER, COLLINS AND CARTER INC. DATED FEBRUARY 5, 2007.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE MARYLAND DEPARTMENT OF ENVIRONMENT STORM WATER DESIGN MANUAL, VOLUMES I & II, REVISED 2009. WE ARE PROVIDING STORM WATER MANAGEMENT BY THE USE OF NINE (9) DWELLS (M-5) AND THREE (3) MICRO-BIORETENTION (M-6) FACILITIES TO MEET AND EXCEED THE REQUIRED ESD VOLUME.
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HILLIS-CARNES ENGINEERING ASSOCIATES DATED JANUARY 15, 2009.
- ALL LOT/Parcel AREAS ARE MORE OR LESS.
- DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD 83 GRID.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- ANY SWM FACILITY LOCATED ON A LOT WILL BE OWNED AND MAINTAINED BY THE OWNER OF THAT PARTICULAR LOT. ALL ON LOT DEVICES WILL BE SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS OF A RECORDED DECLARATION OF COVENANT.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY OF \$9,600.00 FOR 29 SHADE TREES (12 TREES ARE BEING PROVIDED TO REPLACE REMOVAL OF 6 SPECIMEN TREES), 2 EVERGREEN TREES AND 20 SHRUBS. A SURETY OF \$2,400.00 WAS PREVIOUSLY POSTED AS PART OF THE WATER AND SEWER DEVELOPERS AGREEMENT. THE LANDSCAPING SHOWN TO BE INSTALLED UNDER THIS SITE DEVELOPMENT PLAN HAS BEEN MODIFIED FROM THE PREVIOUSLY REVIEWED AND APPROVED SUPPLEMENTAL PLAN (F-11-041). THE REMAINING \$7,200.00 OF LANDSCAPE SURETY WILL BE COLLECTED AT THE TIME OF THE GRADING PERMIT.
- A NOISE STUDY IS NOT REQUIRED BECAUSE THE PROJECT DOES NOT FALL WITHIN THE GUIDELINES OF DESIGN MANUAL VOLUME III, ROADS AND BRIDGES, SECTION 5.2, F.2.
- A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5752 FOR DETAILS AND COST ESTIMATES.
- THE JORDAN OVERLOOK PROJECT IS SUBJECT TO AN ALTERNATIVE COMPLIANCE APPLICATION (WP-20-011), APPROVED ON JUNE 10, 2020, SUPERSEDED BY A REVISED LETTER DATED JULY 8, 2020 AND ALTERNATIVE COMPLIANCE FINAL DECISION ACTION REPORT WITH RESPECT TO SECTIONS 16.125(a)(3), ALLOWING THE REMOVAL OF 6 SPECIMEN TREES IN ORDER TO PROVIDE ACCESS TO AND DEVELOP THE SUBJECT PROPERTY WITH SINGLE FAMILY LOTS AND
- SECTION 16.120(b)(4)(iii)(b) OF THE SUBDIVISION AND LAND REGULATIONS TO ALLOW FOREST CONSERVATION EASEMENTS ON LOTS LESS THAN 10 ACRES.

### APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

- A 35 FOOT ENVIRONMENTAL BFL SHALL BE PROVIDED FROM THE ENVIRONMENTAL BUFFER AND FOREST CONSERVATION EASEMENTS (FROM WHICHEVER EXTENDS FURTHER INTO THE LOTS).
- THE SPECIMEN TREE REMOVAL IS SUBJECT ONLY TO THE REQUESTED TREES ST-1, ST-2, ST-3, ST-4, ST-17, AND ST-18. ANOTHER ALTERNATIVE COMPLIANCE REQUEST MUST BE SUBMITTED TO PROPOSE THE REMOVAL OF ANY ADDITIONAL SPECIMEN TREES. IF AT ALL POSSIBLE, THE SPECIMEN TREES SHOULD BE PRESERVED, AND TREE PROTECTION MEASURES PROVIDED DURING CONSTRUCTION. PROVIDE (12) REPLACEMENT TREES OF 2" CALIBER ON SITE IN PLACE OF THE REMOVED TREES AS MITIGATION.
- THE RELOCATION OF THE FOREST CONSERVATION EASEMENT ON THE PROPERTY WILL RESULT IN A NET INCREASE IN FOREST CONSERVATION EASEMENT AREA ON-SITE. EXISTING MATURE FOREST AREA IN THE EASEMENT IS BEING REPLACED WITH MATURE FOREST AREA ON-SITE AND ADDITIONAL NON-CREDITED FOREST AREA IS BEING ADDED TO THE EASEMENT FOR AN OVERALL NET INCREASE. THE TOTAL EASEMENT WILL INCLUDE 1.25 ACRES OF CREDITED FOREST CONSERVATION EASEMENT AND 0.33 ACRES OF NON-CREDITED EASEMENT.
- THE ALTERNATIVE COMPLIANCE FILE NUMBER, REQUESTED SECTIONS, DECISION DATE AND CONDITIONS OF APPROVAL SHALL BE INDICATED ON THE PLAT AS A GENERAL NOTE.
- THE APPLICANT SHALL OBTAIN ALL REQUIRED AUTHORIZATION AND PERMITS FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THE U.S. ARMY CORPS OF ENGINEERS FOR DISTURBANCE WITHIN WETLANDS, WETLAND BUFFERS, STREAM, STREAM BUFFER, AND 100-YEAR FLOODPLAIN. REFERENCE ALL REQUIRED MDE AND/OR USACE PERMITS OR TRACKING NUMBERS ON ALL ASSOCIATED PLANS AND BUILDING OR GRADING PERMITS.

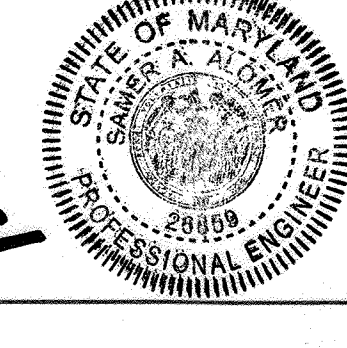


THERE IS NO AS-BUILT INFORMATION PROVIDED ON THIS SHEET



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.

THERE IS NO AS-BUILT INFORMATION PROVIDED ON THIS SHEET



OWNER  
 S. JORDAN PROPERTY, LLC  
 8318 FOREST STREET  
 SUITE B  
 ELLICOTT CITY, MD 21043  
 (410) 992-4600

DEVELOPER  
 DOBSEY FAMILY HOMES  
 10717 BIRMINGHAM WAY  
 SUITE B  
 WOODSTOCK, MD 21163  
 (410) 485-7200

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development  
 Chief, Development Engineering Division  
 Director, Department of Planning and Zoning

PROJECT	PHASE	PARCEL NO.			
JORDAN OVERLOOK	N/A	309			
PLAT 23115	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
23116, 24881	10	R-20	30	SIXTH	6066.01
PREVIOUS HOWARD COUNTY FILES:					
SP-09-010, BA-08-031, BA-10-008V, WP-12-005, F-11-041, F-19-034, & ECP-19-089					

TITLE SHEET

JORDAN OVERLOOK  
 9211 JORDAN RIVER ROAD  
 LOTS 2 THRU 5  
 ZONED: R-20  
 TAX MAP NO.: 30 PARCEL NO.: 309 GRID NO.: 10  
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: AS SHOWN  
 DATE: NOVEMBER, 2020  
 SHEET 1 OF 9

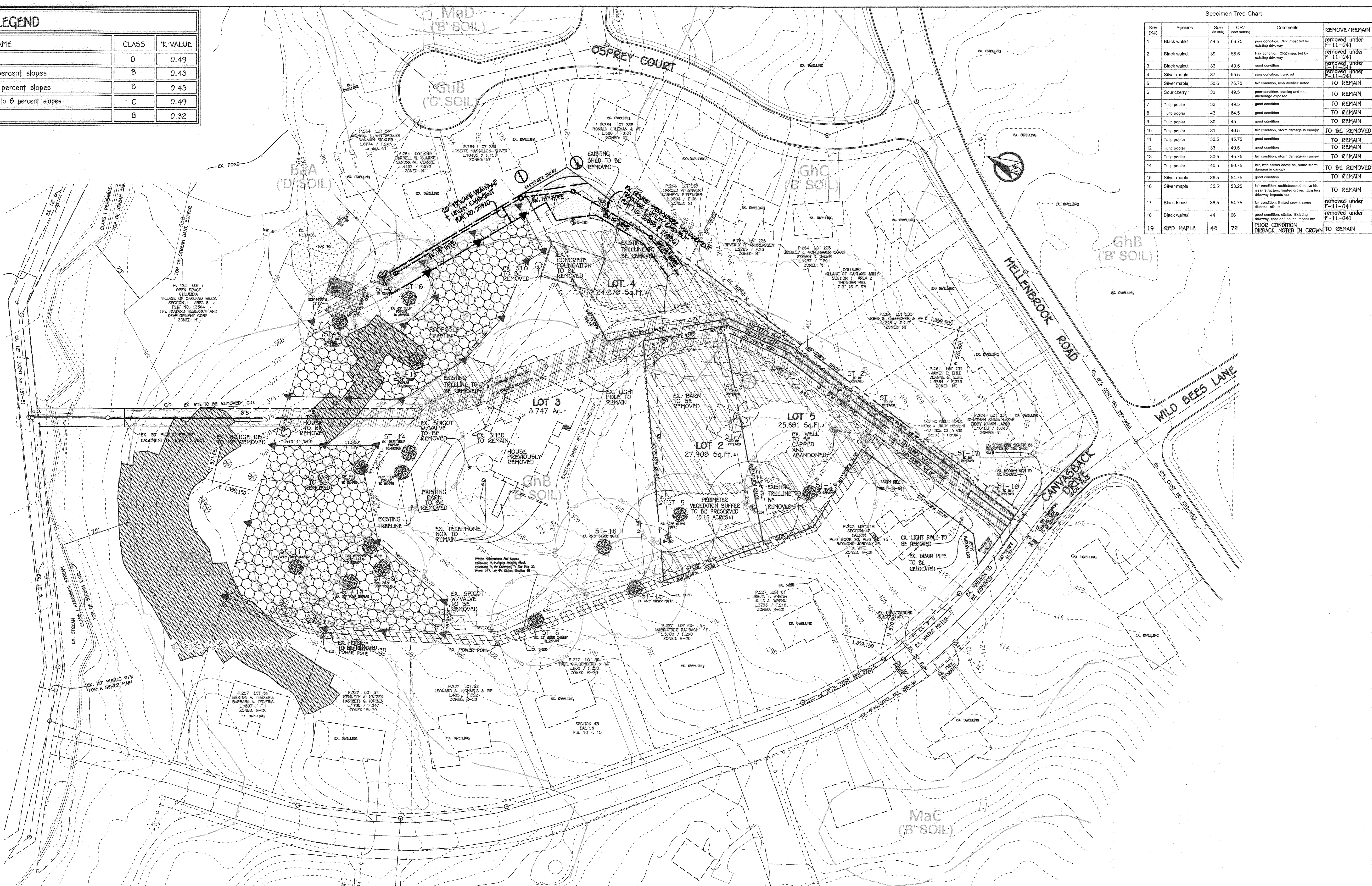


**SOILS LEGEND**

SOIL	NAME	CLASS	K' VALUE
BaA	Baile silt loam, 0 to 3 percent slopes	D	0.49
GhB	Glenelg-Urban land complex, 0 to 8 percent slopes	B	0.43
GhC	Glenelg-Urban land complex, 8 to 15 percent slopes	B	0.43
GuB	Glenville-Urban land-Udorthents complex, 0 to 8 percent slopes	C	0.49
MaC	Manor loam, 8 to 15 percent slopes	B	0.32

- NOTES:
- \* Hydric soils and/or contains hydric inclusions
  - \*\* May contain hydric inclusions
  - † Generally only within 100-year floodplain areas

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
448.5	SPOT ELEVATION
18" 50'	EXISTING STORM DRAIN
18" 50'	PROPOSED STORM DRAIN PIPE
EX. F.W.	EXISTING WATER LINE
EX. S.W.	EXISTING SEWER LINE
PROPOSED S.W.	PROPOSED SEWER
EX. C.L.	EXISTING CABLE LINE
EX. G.L.	EXISTING GAS LINE
EX. O.W.	EXISTING OVERHEAD WIRE
PROPOSED S.W.	PROPOSED SIDEWALKS
FOREST CONSERVATION EASEMENT (REFORESTATION)	FOREST CONSERVATION EASEMENT (REFORESTATION)
FOREST CONSERVATION EASEMENT FENCING	FOREST CONSERVATION EASEMENT FENCING
LOU	LIMIT OF DISTURBANCE
EXISTING TREE LINE	EXISTING TREE LINE
PROPOSED TREE LINE	PROPOSED TREE LINE
DRYWELL (M-5)-TYPICAL	DRYWELL (M-5)-TYPICAL
SOIL LINES AND TYPES	SOIL LINES AND TYPES
EXISTING WETLANDS & WETLAND BUFFER	EXISTING WETLANDS & WETLAND BUFFER
BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
PROPOSED ROOF LEADER	PROPOSED ROOF LEADER
DENOTES EXISTING TREES TO BE REMOVED	DENOTES EXISTING TREES TO BE REMOVED
DENOTES EXISTING TREES TO REMAIN	DENOTES EXISTING TREES TO REMAIN
CRITICAL ROOT ZONE	CRITICAL ROOT ZONE
DENOTES 15%-24.9% SLOPES	DENOTES 15%-24.9% SLOPES
DENOTES AREA OF ERODIBLE SOILS	DENOTES AREA OF ERODIBLE SOILS

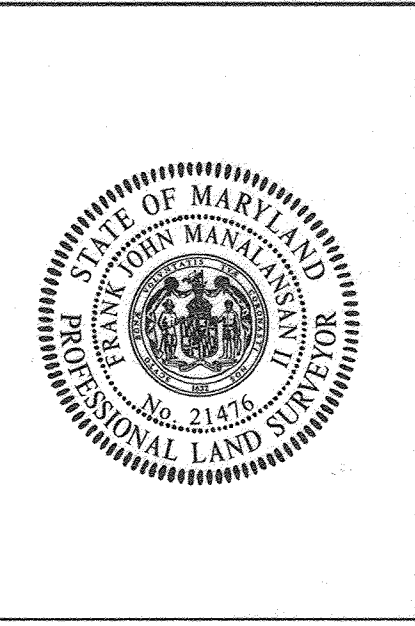


Specimen Tree Chart

Key (X#)	Species	Size (in DBH)	CRZ (feet radius)	Comments	REMOVE/REMAIN
1	Black walnut	44.5	66.75	poor condition, CRZ impacted by existing driveway	removed under F-11-041
2	Black walnut	39	58.5	Fair condition, CRZ impacted by existing driveway	removed under F-11-041
3	Black maple	33	49.5	good condition	removed under F-11-041
4	Silver maple	37	55.5	poor condition, trunk rot	removed under F-11-041
5	Silver maple	50.5	75.75	fair condition, limb detack noted	TO REMAIN
6	Sour cherry	33	49.5	poor condition, leaning and root anchorage exposed	TO REMAIN
7	Tulip poplar	33	49.5	good condition	TO REMAIN
8	Tulip poplar	43	64.5	good condition	TO REMAIN
9	Tulip poplar	30	45	good condition	TO REMAIN
10	Tulip poplar	31	46.5	fair condition, storm damage in canopy	TO BE REMOVED
11	Tulip poplar	30.5	45.75	good condition	TO REMAIN
12	Tulip poplar	33	49.5	good condition	TO REMAIN
13	Tulip poplar	30.5	45.75	fair condition, storm damage in canopy	TO REMAIN
14	Tulip poplar	40.5	60.75	fair, two stems above bh, some storm damage in canopy	TO BE REMOVED
15	Silver maple	36.5	54.75	good condition	TO REMAIN
16	Silver maple	35.5	53.25	fair condition, multitemmed above bh, weak structure, limited crown. Existing driveway impacts crz	TO REMAIN
17	Black locust	36.5	54.75	good condition, white. Existing driveway, road and house impact crz	removed under F-11-041
18	Black walnut	44	66	poor condition, leaning and root anchorage exposed	removed under F-11-041
19	RED MAPLE	48	72	POOR CONDITION DIEBACK NOTED IN CROWN	TO REMAIN

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 12670 BALTIMORE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461-2895

NO.	REVISION	DATE
1	REVISE STORM DRAIN & EASEMENT	4/24/23



**THERE IS NO AS-BUILT INFORMATION PROVIDED ON THIS SHEET**

**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.

*Frank Manalansan II*  
 FRANK MANALANSAN II  
 DATE: 3/5/21

SCALE: 1" = 50'

**OWNER**  
 S. JORDAN PROPERTY, LLC  
 8318 FOREST STREET  
 SUITE 200  
 ELICOTT CITY, MD 21043  
 (410) 992-4600

**DEVELOPER**  
 DORSEY FAMILY HOMES  
 10717 BIRNINGHAM WAY  
 SUITE 9  
 WOODSTOCK, MD 21163  
 (410) 465-7200

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development: *[Signature]* Date: 3-8-21  
 Chief, Development Engineering Division: *[Signature]* Date: 3-10-21  
 Director, Department of Planning and Zoning: *[Signature]* Date: 3-10-21

PROJECT	PHASE	PARCEL NO.
JORDAN OVERLOOK	N/A	309

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
23115-23116, 24981	10	R-20	30	SIXTH	6066.01

PREVIOUS HOWARD COUNTY FILES:  
 SP-09-010, BA-88-031, BA-10-008W, WP-12-005, F-11-041, F-19-034, & ECP-19-069

**EXISTING CONDITIONS, SOILS AND DEMOLITION PLAN**

**JORDAN OVERLOOK**  
 9211 JORDAN RIVER ROAD  
 LOTS 2 THRU 5  
 ZONED: R-20

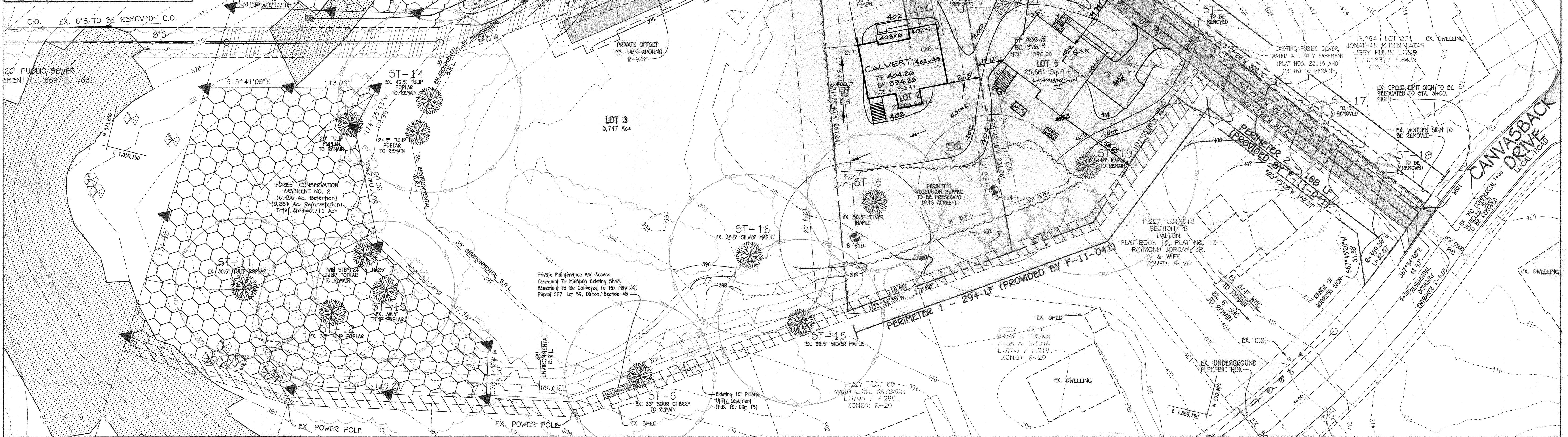
TAX MAP NO.: 30  
 SIXTH ELECTION DISTRICT

PARCEL NO.: 309  
 GRID NO.: 10  
 HOWARD COUNTY, MARYLAND  
 DATE: NOVEMBER, 2020  
 SHEET 2 OF 9

SOP-20-044



LEGEND	
SYMBOL	DESCRIPTION
	EXISTING CONTOUR 2' INTERVAL
	EXISTING CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 2' INTERVAL
	SPOT ELEVATION
	EXISTING STORM DRAIN
	PROPOSED STORM DRAIN PIPE
	EXISTING WATER LINE
	PROPOSED SEWER
	PROPOSED WATER
	EXISTING CABLE LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRE
	PROPOSED SIDEWALKS
	FOREST CONSERVATION EASEMENT (REFORESTATION)
	FOREST CONSERVATION EASEMENT FENCING
	LIMIT OF DISTURBANCE
	EXISTING TREE LINE
	PROPOSED TREE LINE
	DRYWELL (M-5)-TYPICAL
	SOIL LINES AND TYPES
	EXISTING WETLANDS & WETLAND BUFFER
	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
	PROPOSED ROOF LEADER
	DENOTES EXISTING TREES TO BE REMOVED
	DENOTES EXISTING TREES TO REMAIN
	CRITICAL ROOT ZONE
	DENOTES 15%-24.9% SLOPES
	DENOTES AREA OF ERODIBLE SOILS
	PROPOSED PAVING
	PROPOSED PERIMETER LANDSCAPING (SHRUBS)



**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10777 BALTIMORE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 661-2899

NO.	REVISION	DATE
3	Revise Storm Drain & Easement @ Lot 4	4/24/23
2	ADD CALVERT LOT 4, REV. GRP.	NOV. 2022
1	ADD CHAMBERLAIN II TO LOT 5, REVISE GRADING	4/18/22



**THERE IS NO AS-BUILT INFORMATION PROVIDED ON THIS SHEET**

**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.

*Frank Manalansan II*  
 FRANK MANALANSAN II  
 DATE: 3/3/21

SCALE: 1" = 30'

**OWNER**  
 S. JORDAN PROPERTY, LLC  
 8318 FOREST STREET  
 SUITE 200  
 ELICOTT CITY, MD 21043  
 (410) 992-4600

**DEVELOPER**  
 DOSEY FAMILY HOMES  
 10717 BIRMINGHAM WAY  
 SUITE B  
 WOODSTOCK, MD 21163  
 (410) 465-7200

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development: *[Signature]* Date: 3/1/21  
 Chief, Development Engineering Division: *[Signature]* Date: 3/8/21  
 Director, Department of Planning and Zoning: *[Signature]* Date: 3/15/21

PROJECT	PHASE	PARCEL NO.
JORDAN OVERLOOK	N/A	309

PLAT	BLOCK	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
PLAT 23115-24821	10	R-20	30	SIXTH	6066.01

PREVIOUS HOWARD COUNTY FILES:  
 SP-09-010, BA-08-031, BA-10-000W, WP-12-005, F-11-041, F-19-034, & ECP-19-069

**SITE DEVELOPMENT PLAN**

**JORDAN OVERLOOK**  
 9211 JORDAN RIVER ROAD  
 LOTS 2 THRU 5  
 ZONED: R-20

TAX MAP NO.: 30  
 SIXTH ELECTION DISTRICT

PARCEL NO.: 309  
 HOWARD COUNTY, MARYLAND  
 DATE: NOVEMBER, 2020  
 SHEET 3 OF 9

GRID NO.: 10  
 SCALE: AS SHOWN

SOP-20-044



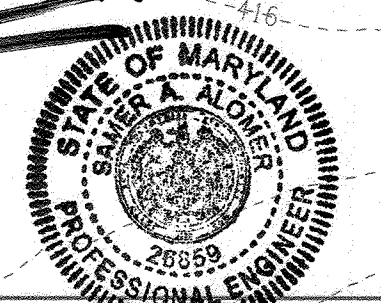
LEGEND	
SYMBOL	DESCRIPTION
	EXISTING CONTOUR 2' INTERVAL
	EXISTING CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 2' INTERVAL
	SPOT ELEVATION
	EXISTING STORM DRAIN
	PROPOSED STORM DRAIN PIPE
	EXISTING WATER LINE
	EXISTING SEWER LINE
	PROPOSED SEWER
	PROPOSED WATER
	EXISTING CABLE LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRE
	PROPOSED SIDEWALKS
	FOREST CONSERVATION EASEMENT (REFORESTATION)
	FOREST CONSERVATION EASEMENT FENCING
	LIMIT OF DISTURBANCE
	EXISTING TREE LINE
	PROPOSED TREE LINE
	DRYWELL (M-5)-TYPICAL
	SOIL LINES AND TYPES
	EXISTING WETLANDS & WETLAND BUFFER
	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
	PROPOSED ROOF LEADER
	DENOTES EXISTING TREES TO BE REMOVED
	DENOTES EXISTING TREES TO REMAIN
	CRITICAL ROOT ZONE
	DENOTES 15%-24.9% SLOPES
	DENOTES AREA OF ERODIBLE SOILS
	PROPOSED PAVING
	PROPOSED PERIMETER LANDSCAPING TREES

SOILS LEGEND			
SOIL	NAME	CLASS	K-VALUE
BaA	Baile silt loam, 0 to 3 percent slopes	D	0.49
GhB	Glenelg-Urban land complex, 0 to 8 percent slopes	B	0.43
GhC	Glenelg-Urban land complex, 8 to 15 percent slopes	B	0.43
MaC	Manor loam, 8 to 15 percent slopes	B	0.32

NOTES:  
 \* Hydric soils and/or contains hydric inclusions  
 \*\* May contain hydric inclusions  
 † Generally only within 100-year floodplain areas



THERE IS NO AS-BUILT INFORMATION PROVIDED ON THIS SHEET



**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 10772 BALTIMORE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461-2899

NO.	REVISION	DATE
1	REVISE STORM DRAIN & EASEMENT	4/16/20



**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."  
 Signature of Licensed Professional: *Frank John Manalansan II*  
 DATE: 11/16/20

**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."  
 Signature of Developer: *John R. Wrenn*  
 DATE: 11-4-2020

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
 Signature: *John R. Wrenn*  
 DATE: 4/14/20

**OWNER**  
 S. JORDAN PROPERTY, LLC  
 8319 FOREST STREET  
 SUITE 200  
 ELICOTT CITY, MD 21043  
 (410) 992-4600

**DEVELOPER**  
 DORSEY FAMILY HOMES  
 10717 BIRMINGHAM WAY  
 SUITE B  
 WOODSTOCK, MD 21163  
 (410) 465-7200

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development: *John A. Wrenn*  
 Date: 2/19/21

Chief, Development Engineering Division: *John A. Wrenn*  
 Date: 2-18-21

Director, Department of Planning and Zoning: *John A. Wrenn*  
 Date: 2-18-21

PROJECT	PHASE	PARCEL NO.
JORDAN OVERLOOK	N/A	309

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
23115-23116-24881	10	R-20	30	SIXTH	8066.01

PREVIOUS HOWARD COUNTY FILES:  
 SP-09-010, BA-08-031, BA-10-008V, WP-12-005, F-11-041, F-19-034, & ECP-19-069

**SEDIMENT AND EROSION CONTROL**

**JORDAN OVERLOOK**  
 9211 JORDAN RIVER ROAD  
 LOTS 2 THRU 5  
 ZONED: R-20

TAX MAP NO.: 30  
 SIXTH ELECTION DISTRICT

PARCEL NO.: 309  
 GRID NO.: 10  
 HOWARD COUNTY, MARYLAND SCALE: AS SHOWN  
 DATE: SEPTEMBER, 2020  
 SHEET 4 OF 9

SDP-20-044





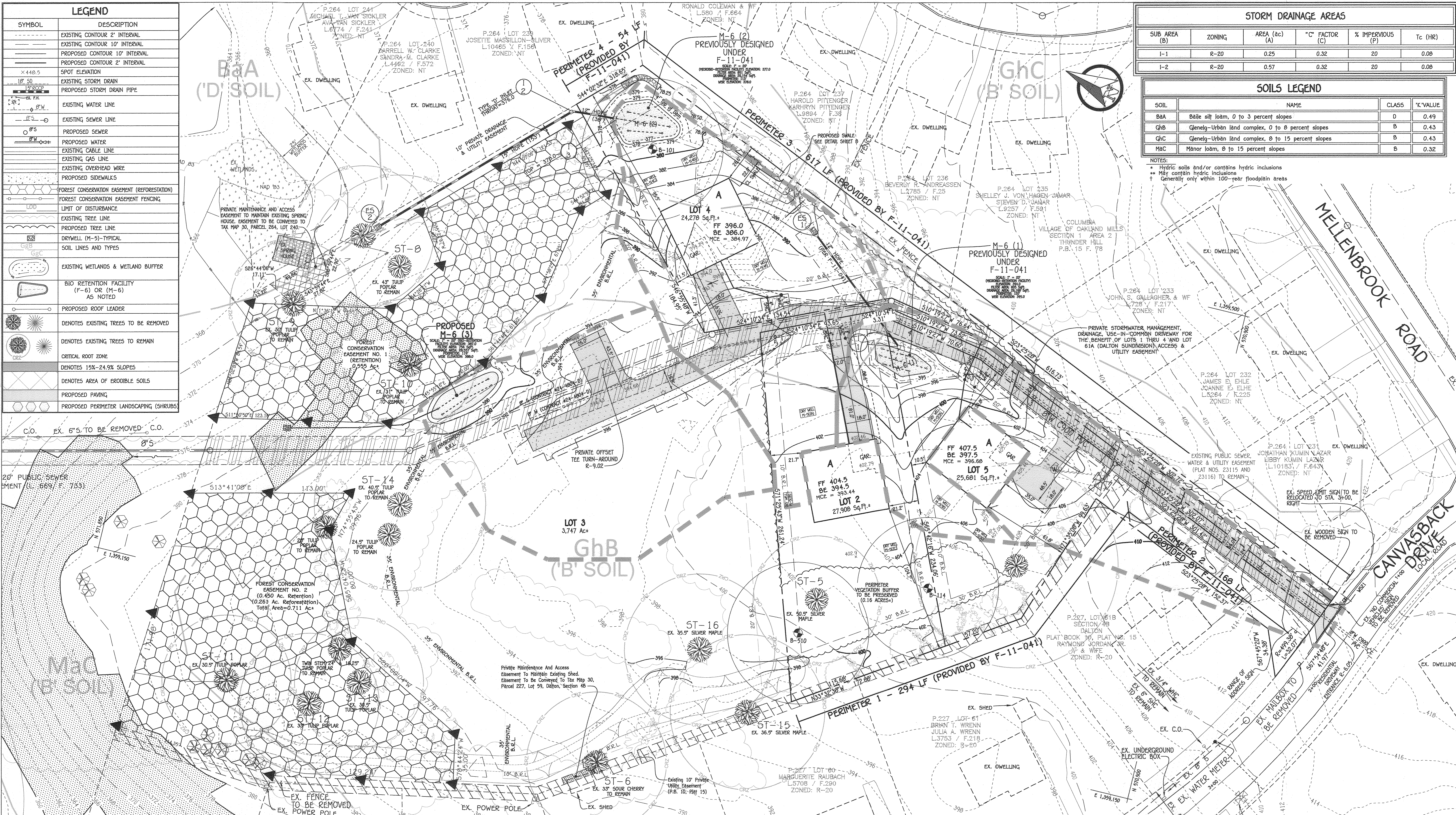


LEGEND	
SYMBOL	DESCRIPTION
	EXISTING CONTOUR 2' INTERVAL
	EXISTING CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 2' INTERVAL
	SPOT ELEVATION
	EXISTING STORM DRAIN
	PROPOSED STORM DRAIN PIPE
	EXISTING WATER LINE
	EXISTING SEWER LINE
	PROPOSED SEWER
	PROPOSED WATER
	EXISTING CABLE LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRE
	PROPOSED SIDEWALKS
	FOREST CONSERVATION EASEMENT (REFORESTATION)
	FOREST CONSERVATION EASEMENT FENCING
	LIMIT OF DISTURBANCE
	EXISTING TREE LINE
	PROPOSED TREE LINE
	DRYWELL (M-5)-TYPICAL
	SOIL LINES AND TYPES
	EXISTING WETLANDS & WETLAND BUFFER
	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
	PROPOSED ROOF LEADER
	DENOTES EXISTING TREES TO BE REMOVED
	DENOTES EXISTING TREES TO REMAIN
	CRITICAL ROOT ZONE
	DENOTES 15%-24.9% SLOPES
	DENOTES AREA OF ERODIBLE SOILS
	PROPOSED PAVING
	PROPOSED PERIMETER LANDSCAPING (SHRUBS)

STORM DRAINAGE AREAS					
SUB AREA (B)	ZONING	AREA (A)	"C" FACTOR (C)	% IMPERVIOUS (P)	Tc (HR)
I-1	R-20	0.25	0.32	20	0.08
I-2	R-20	0.57	0.32	20	0.08

SOILS LEGEND			
SOIL	NAME	CLASS	K'VALUE
BaA	Baile silt loam, 0 to 3 percent slopes	D	0.49
GhB	Glenelg-Urban land complex, 0 to 8 percent slopes	B	0.43
GhC	Glenelg-Urban land complex, 8 to 15 percent slopes	B	0.43
MaC	Manor loam, 8 to 15 percent slopes	B	0.32

NOTES:  
 \* Hydric soils and/or contains hydric inclusions  
 \*\* May contain hydric inclusions  
 † Generally only within 100-year floodplain areas



**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 10700 NATIONAL SQUARE OFFICE PARK - 10700 BALTIMORE NATIONAL FEE  
 ELLICOTT CITY, MARYLAND 21104  
 (410) 461-2899

NO.	REVISION	DATE



**THERE IS NO AS-BUILT INFORMATION PROVIDED ON THIS SHEET**

**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.

*Frank Mahalansan II*  
 FRANK MAHALANSAN II  
 3/5/21  
 DATE

SCALE: 1" = 30'

**OWNER**  
 S. JORDAN PROPERTY, LLC  
 8318 FOREST STREET  
 SUITE 200  
 ELLICOTT CITY, MD 21104  
 (410) 992-4600

**DEVELOPER**  
 DORSEY FAMILY HOMES  
 10717 BIRCHWAY WAY  
 SUITE B  
 WOODSTOCK, MD 21163  
 (410) 465-7200

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development: *[Signature]* 3/8/21 Date  
 Chief, Development Engineering Division: *[Signature]* 3-8-21 Date  
 Director, Department of Planning and Zoning: *[Signature]* 3-10-21 Date

PROJECT: JORDAN OVERLOOK PHASE: N/A PARCEL NO.: 309

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
23115-24881	10	R-20	30	10	6066.01

PREVIOUS HOWARD COUNTY FILES:  
 SP-09-010, BA-08-031, BA-10-008V, WP-12-005, F-11-041, F-19-034, & ECP-19-069

**STORM DRAINAGE AREA MAP**

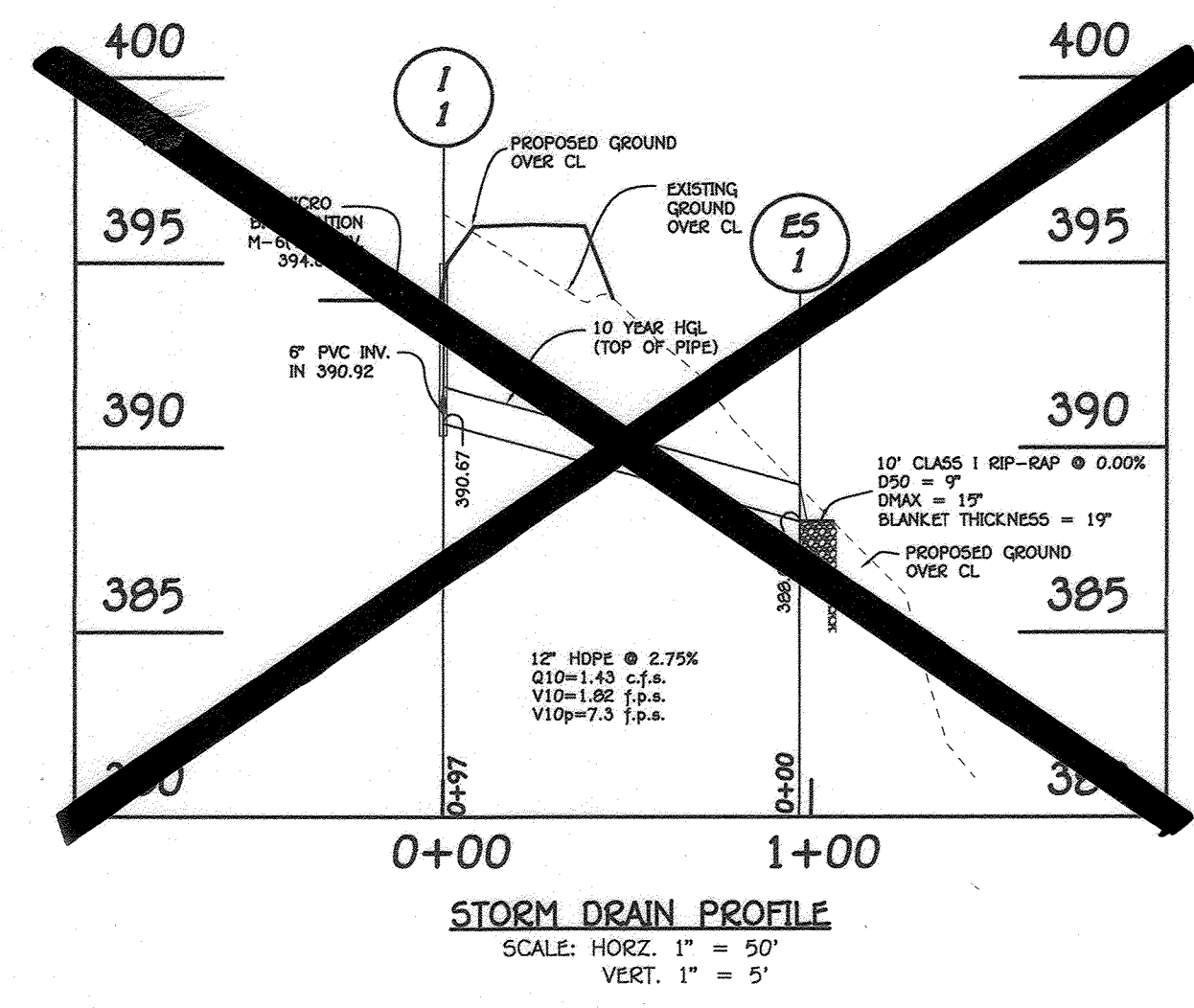
**JORDAN OVERLOOK**  
 9211 JORDAN RIVER ROAD  
 LOTS 2 THRU 5  
 ZONED: R-20  
 TAX MAP NO.: 30 PARCEL NO.: 309 GRID NO.: 10  
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: AS SHOWN  
 DATE: NOVEMBER, 2020  
 SHEET 6 OF 9

SDP-20-044



**PIPE SCHEDULE (PRIVATE)**

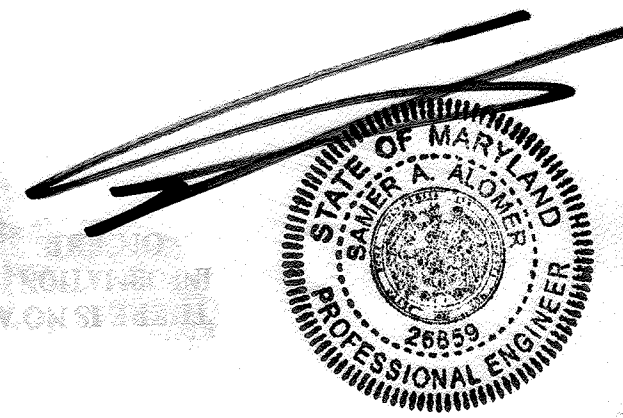
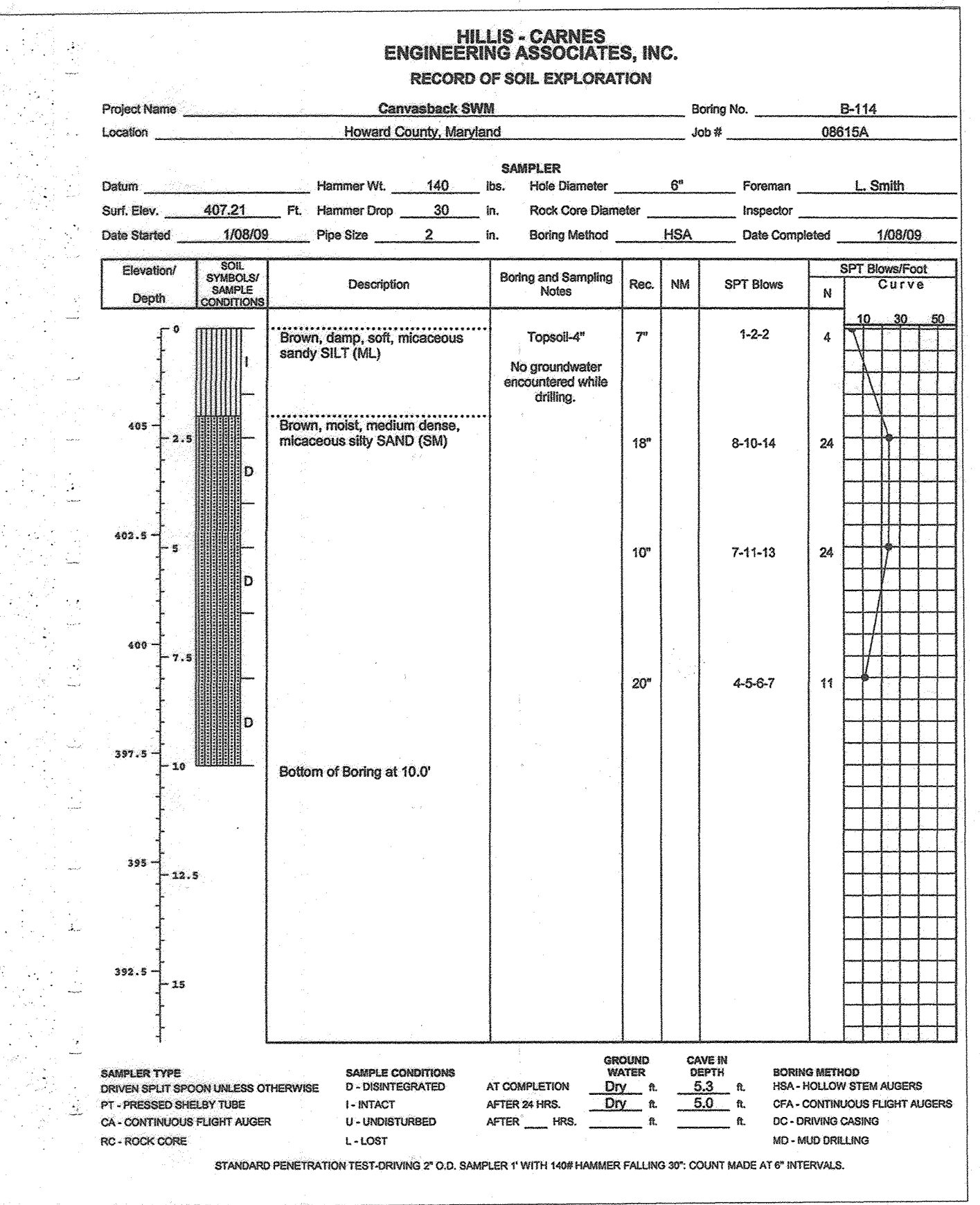
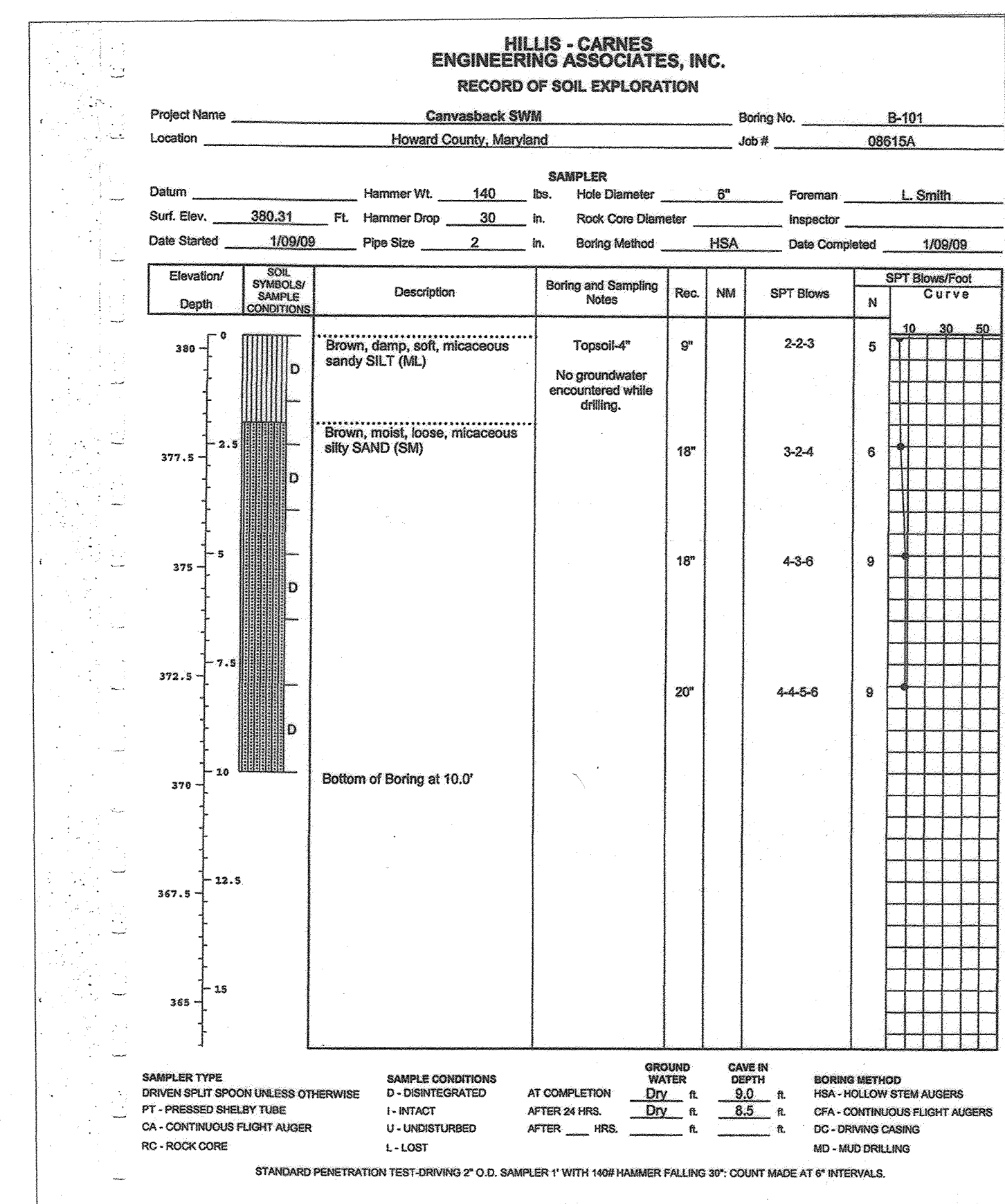
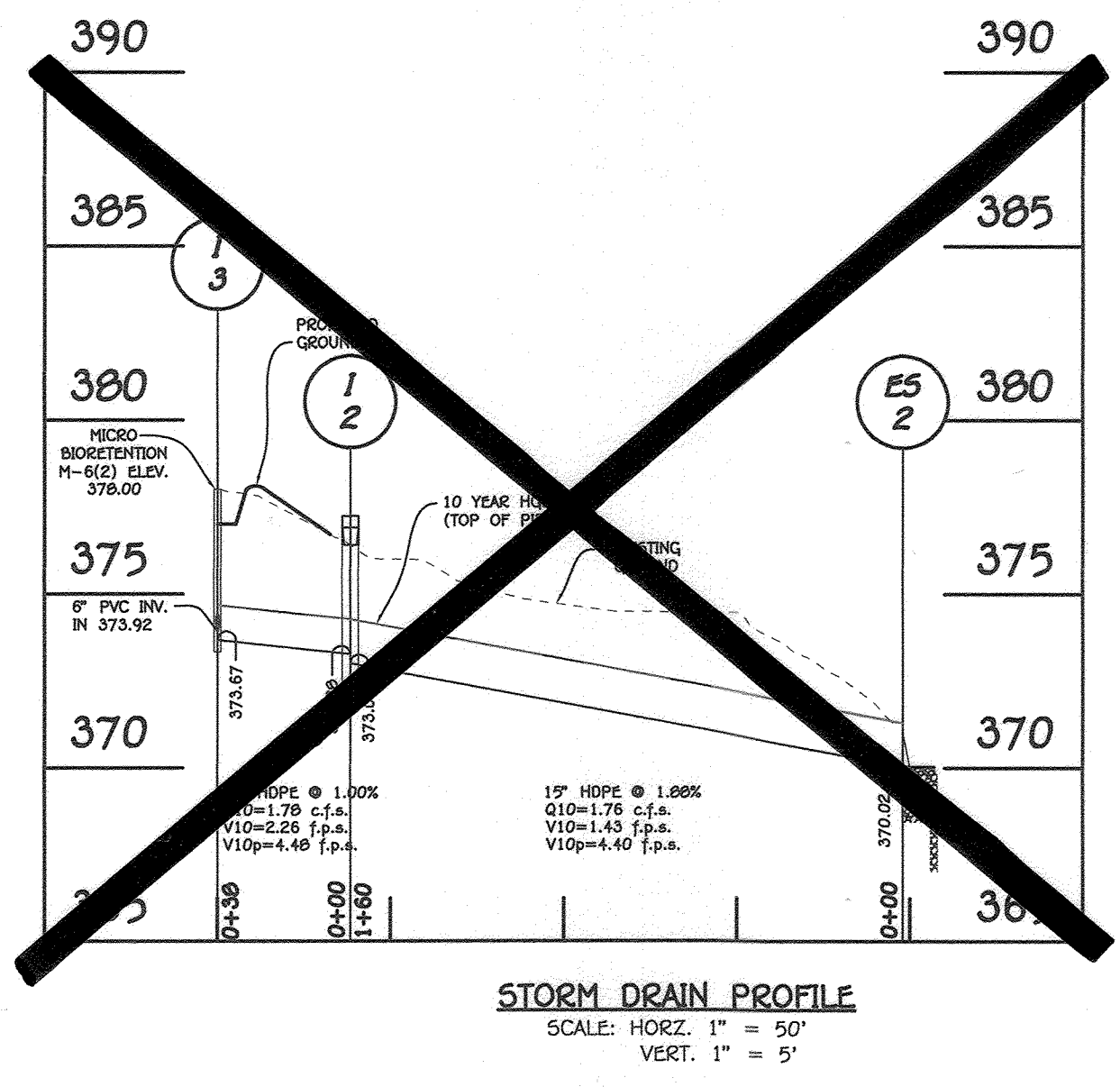
SIZE	CLASS	LENGTH
6"	SCH. 40	77 L.F.
6"	SCH. 40	190 L.F.
12"	HDPE	133 L.F.
	HDPE	180 L.F.



**STRUCTURE SCHEDULE**

STRUCTURE NO.	TOP ELEVATION	INV. IN	LOCATION (NO. NAME/COORDINATE)	ROAD	TYPE AND WIDTH	REMARKS	OWNERSHIP
1-1	395.00	390.92 (6")	390.67 (12")	N 571.397 E 1,359,527	5' INLET	D - 4.22	PRIVATE
1-2	376.40	373.28 (12")	373.67 (12")	N 571.397 E 1,359,531	10' INLET	D - 4.10	PRIVATE
1-3	377.00	373.88 (12")	373.67 (12")	N 571.399 E 1,359,531	10' INLET	D - 4.22	PRIVATE
5-1	371.02	370.02 (12")	370.02 (12")	N 571.207 E 1,359,483	12" FLARED END SECTION	**	PRIVATE
					12" FLARED END SECTION	**	

\*\* - ADS (ADVANCED DRAINAGE SYSTEMS) OR EQUAL  
NOTE: ALL STRUCTURES ARE PRIVATE



THERE IS NO AS-BUILT INFORMATION PROVIDED ON THIS SHEET

FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10712 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21042  
(410) 461-3895



**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.

Frank Manalansan  
DATE: 11/16/20

**OWNER**  
S. JORDAN PROPERTY, LLC  
8318 FOREST STREET  
SUITE 200  
ELLCOTT CITY, MD 21043  
(410) 992-4600

**DEVELOPER**  
DOESY FAMILY HOMES  
10717 BIRMINGHAM WAY  
SUITE B  
WOODSTOCK, MD 21163  
(410) 465-7200

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief of Land Development: 3/10/21  
Date: 2/19/21  
Chief, Development Engineering Division: 3-10-21  
Date: 3-10-21  
Director, Department of Planning and Zoning

PROJECT: JORDAN OVERLOOK PHASE: N/A PARCEL NO.: 309

PLAT 23115-23116, 24001 BLOCK NO. 10 ZONE R-20 TAX/ZONE 30 ELEC. DIST. 5066.01 CENSUS TR. 6066.01

PREVIOUS HOWARD COUNTY FILES:  
SP-09-010, BA-00-031, BA-10-000V, WP-12-005, F-11-041, F-19-034, & ECF-19-069

STORMDRAIN PROFILES & BORING LOGS

**JORDAN OVERLOOK**  
9211 JORDAN RIVER ROAD  
LOTS 2 THRU 5  
ZONED: R-20  
TAX MAP NO.: 30 PARCEL NO.: 309 GRID NO.: 10  
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: AS SHOWN  
DATE: NOVEMBER, 2020  
SHEET 7 OF 9



# Infiltration and Filter System Construction Specifications

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

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

## Design Constraints:

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

## Bio-retention

### Soil Bed Characteristics

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

The planting soil should be a sandy loam, loamy sand, loam (USDA), or a loam/sand mix (should contain a minimum 35 to 60% sand, by volume). The clay content for these soils should be less than 25% by volume (Environmental Quality Resources (EQR), 1996; Engineering Technology Inc. and Biohabitats, Inc. (ET&B), 1993). Soils should fall within the SP, ML, SC classifications or the Unified Soil Classification System (USCS). A permeability of at least 1.0 feet per day (0.5"/hr) is required (a conservative value of 0.5 feet per day is used for design). The soil should be free of stones, stumps, roots, or other woody material over 1" in diameter. Brush or seeds from noxious weeds (e.g., Johnson Grass, Ragwort, Mullein, and Canada Thistle) or other noxious weeds as specified under COMAR 15.08.01.05) should not be present in the soils. Placement of the planting soil should be in 12 to 18 lifts that are loosely compacted (tamped lightly with a backhoe bucket or traversed by dozer tracks). The specific characteristics are presented in Table A.5.

Table A.3 Planting Soil Characteristics

Parameter	Value
pH range	5.2 to 7.00
Organic matter	1.5 to 4.0% (by weight)
Magnesium	35 lbs. per acre, minimum
Phosphorus (phosphate - P2O5)	75 lbs. per acre, minimum
Potassium (potash - K2O)	85 lbs. per acre, minimum
Soluble salts	500 ppm
Clay	10 to 25 %
Silt	30 to 55 %
Sand	35 to 60%

## Mulch Layer

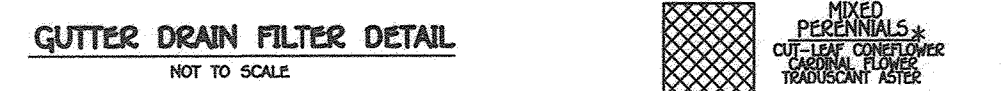
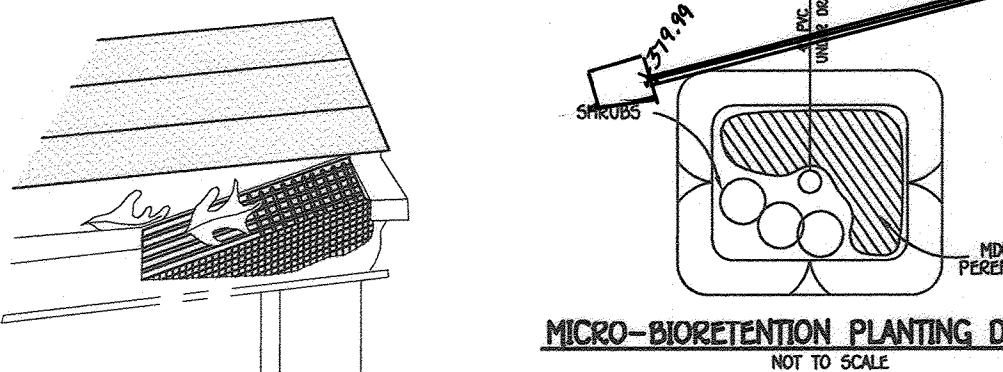
The mulch layer plays an important role in the performance of the bioretention system. The mulch layer helps maintain soil moisture and avoids surface sealing, which reduces permeability. Mulch helps prevent erosion, and provides a microenvironment suitable for soil biota at the mulch/soil interface.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

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

## Planting Guidance

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

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



**PLANT MATERIAL- BIO-RETENTION M-6 (3)**

QUANTITY	NAME	MAXIMUM SPACING (FT.)
63 (189 sq.ft.)	GRASSES	36" o.c.
27	SHRUBS	36"-40" o.c.

NOTE: SEE PLANT MATERIAL CHARTS FOR QUANTITIES AND SPACING.

## STORMWATER MANAGEMENT NOTES

- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH CHAPTER 5, "ENVIRONMENTAL SITE DESIGN" OF THE 2007 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL, EFFECTIVE MAY 4, 2010.
- MAXIMUM CONTRIBUTING ROOF TOP AREA TO EACH DOWNSPOUT SHALL BE 500 SQ. FT. OR LESS.
- DRYWELLS SHALL BE PROVIDED AT LOCATIONS WHERE THE LENGTH EXCEEDS 100 FEET.
- FINAL GRADING IS SHOWN ON THIS DEVELOPMENT PLAN.

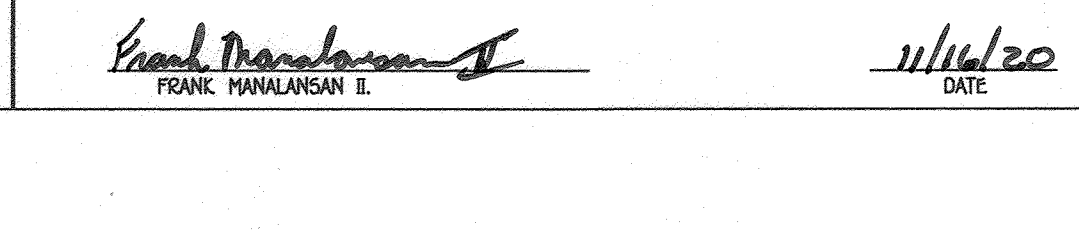
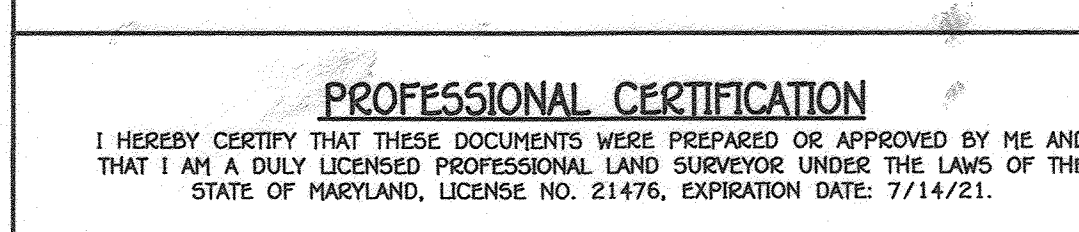
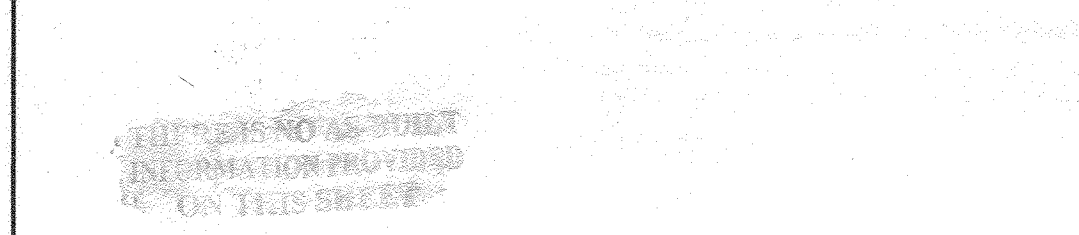
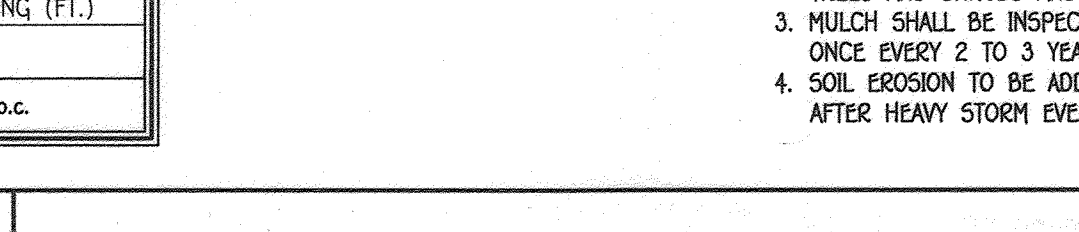
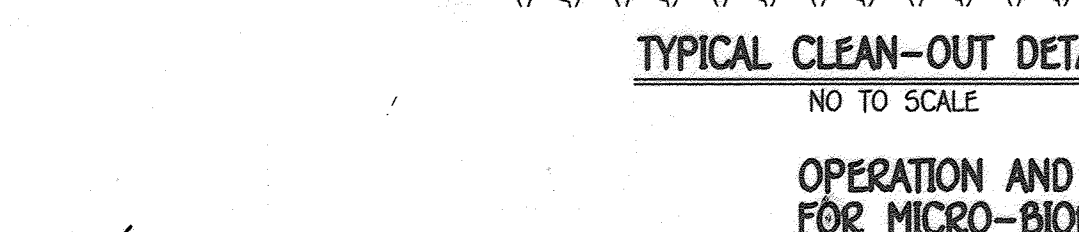
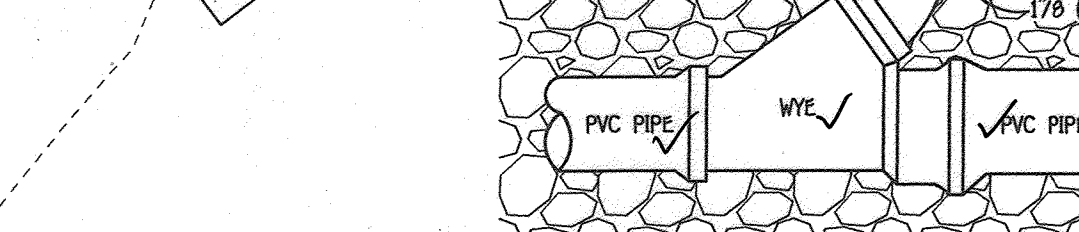
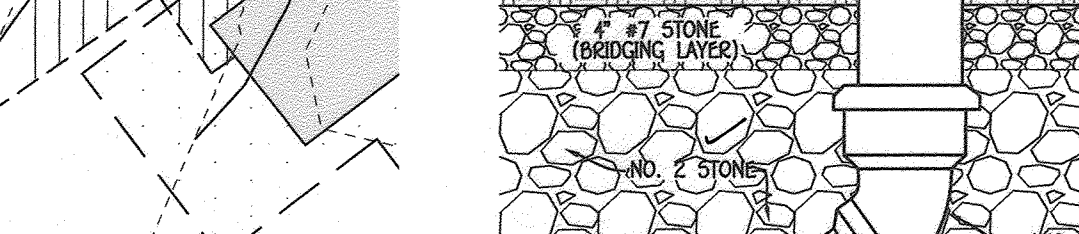
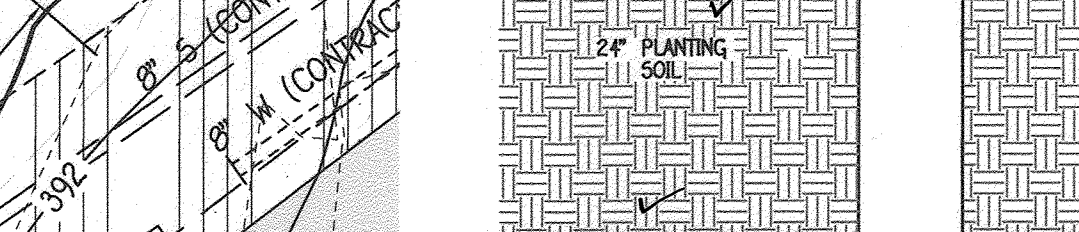
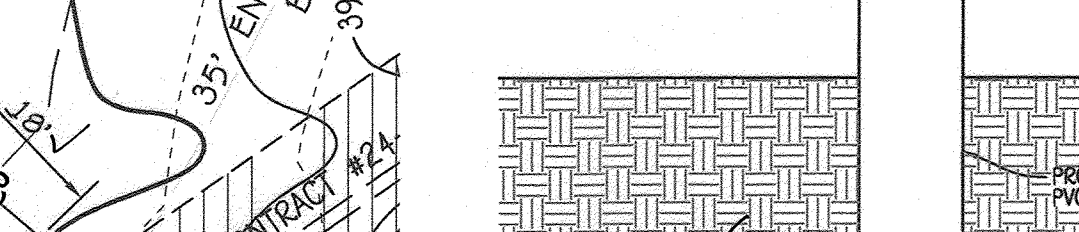
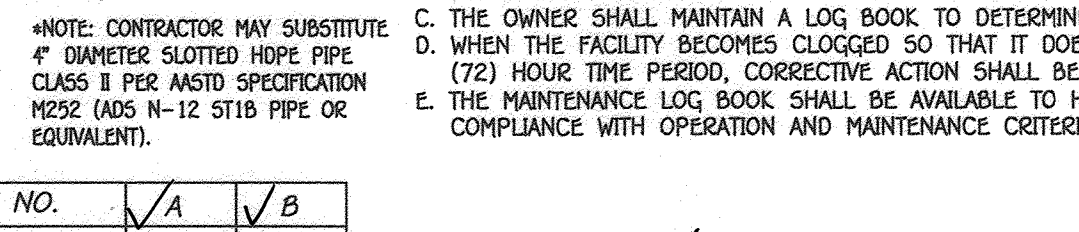
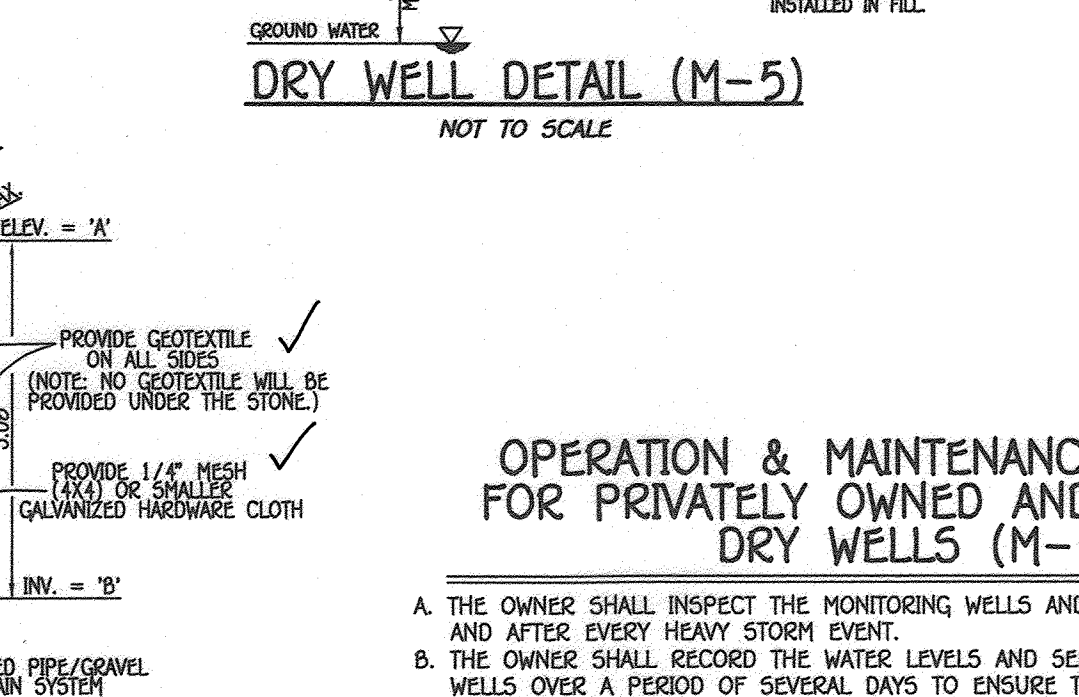
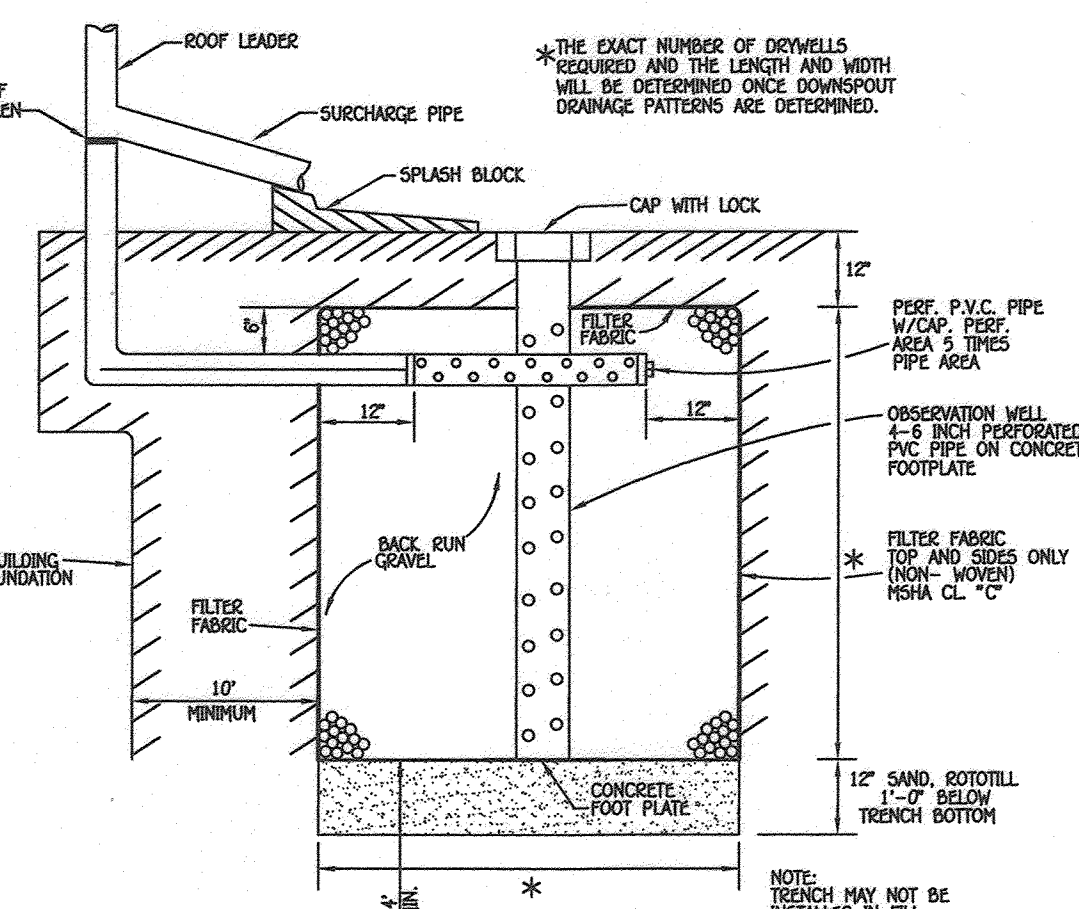
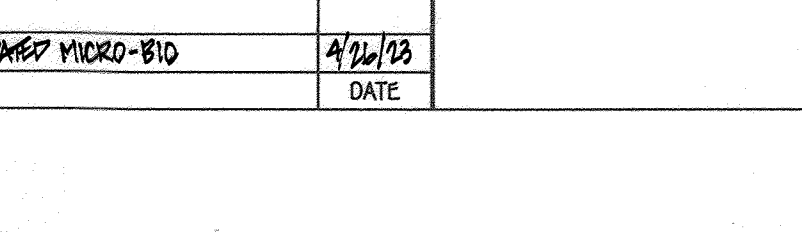
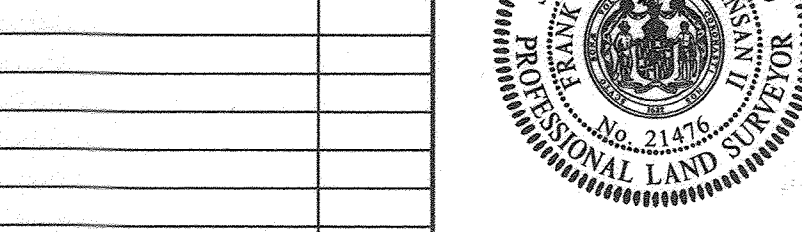
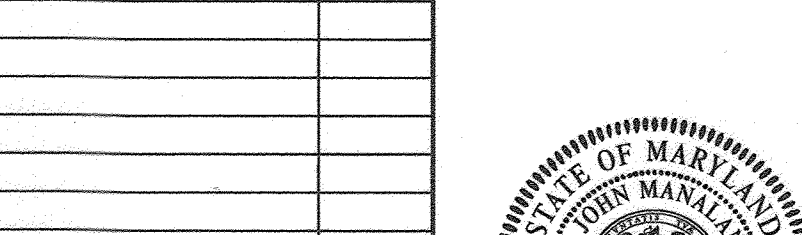
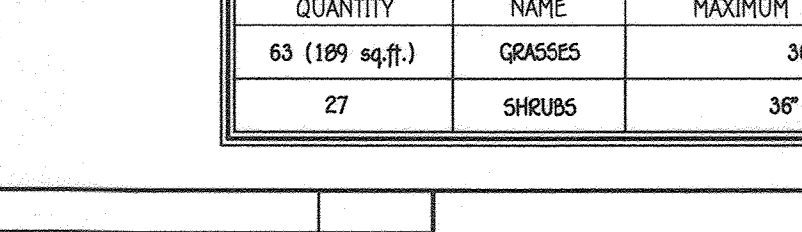
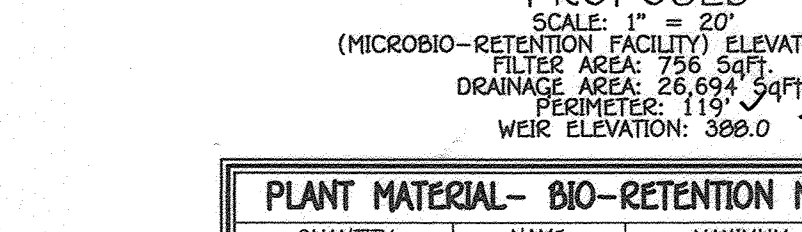
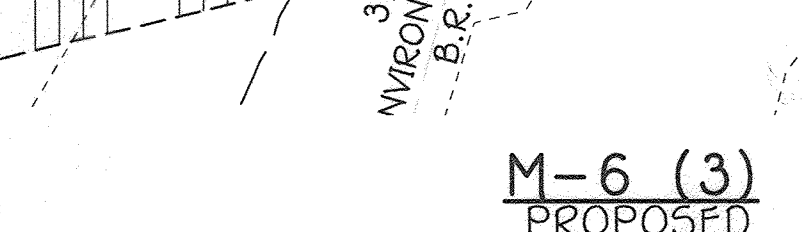
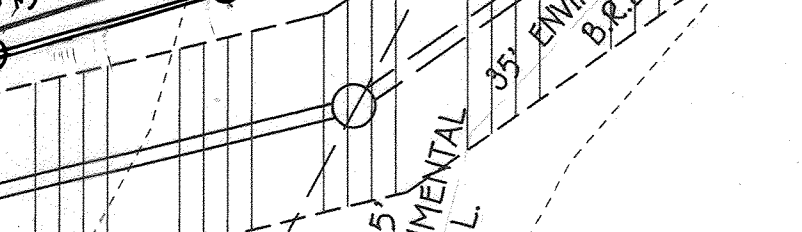
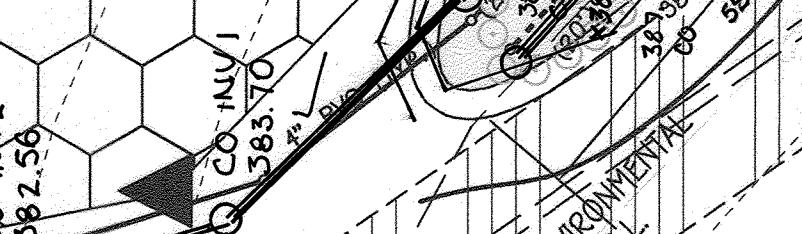
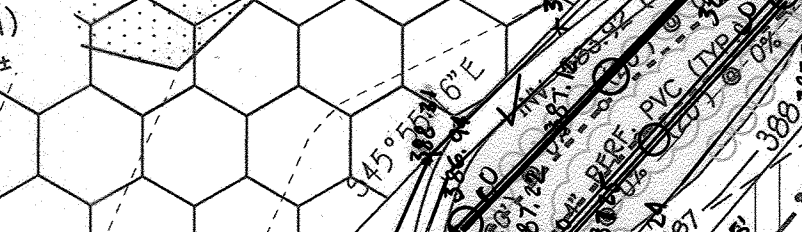
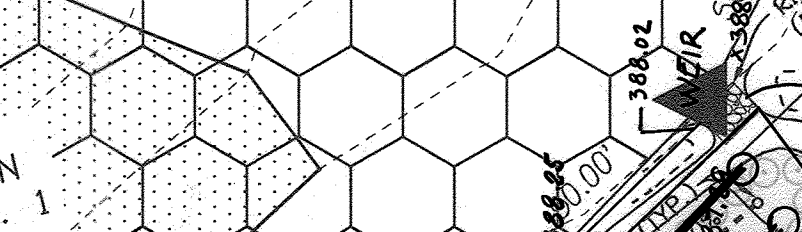
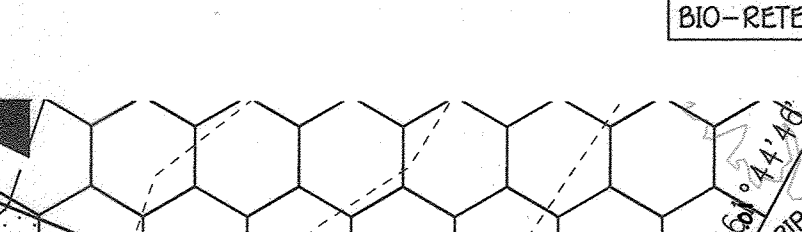
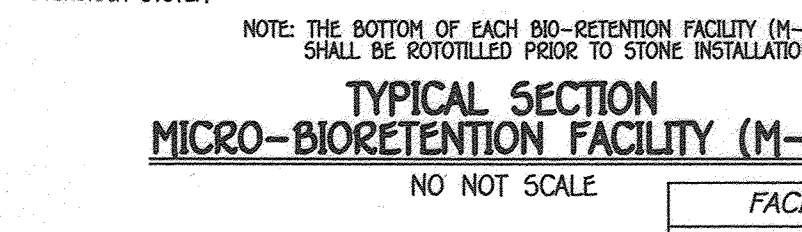
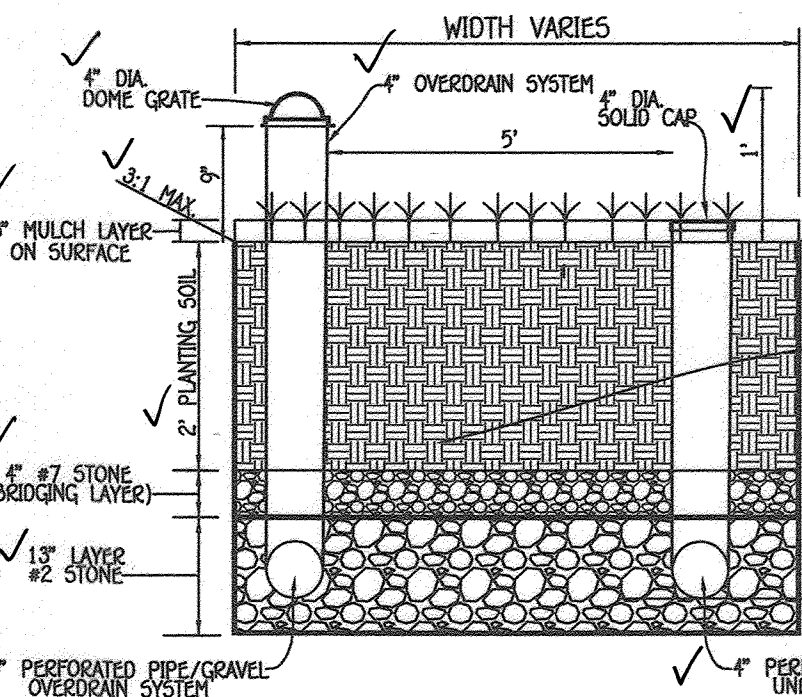
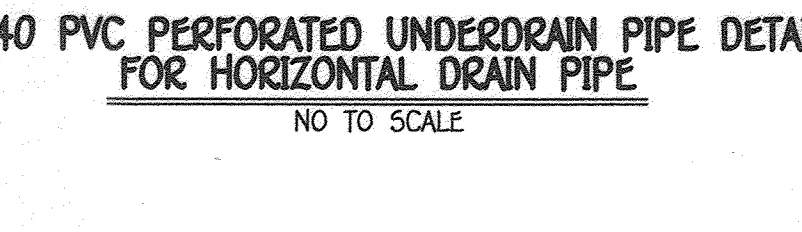
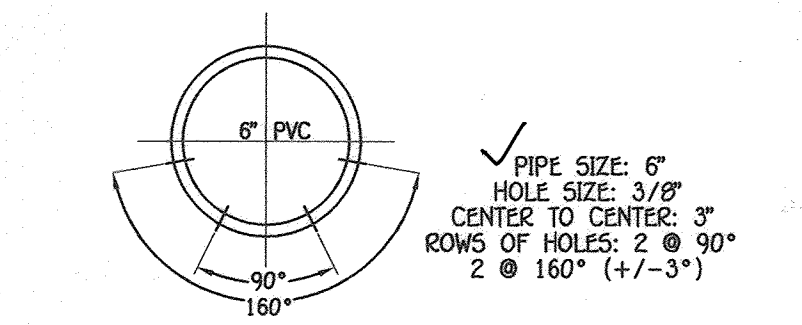


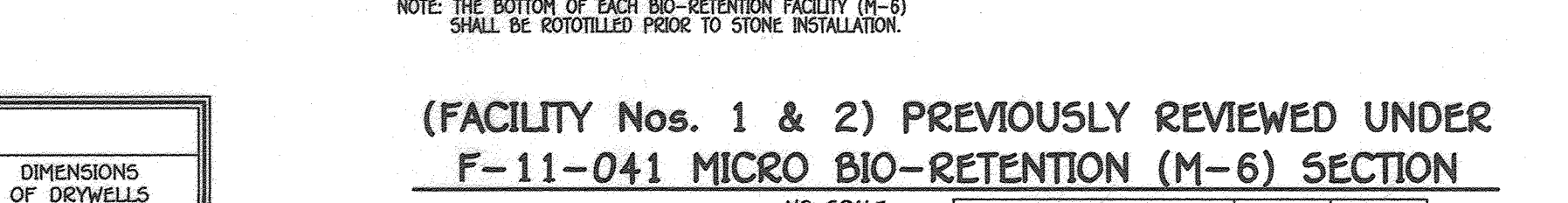
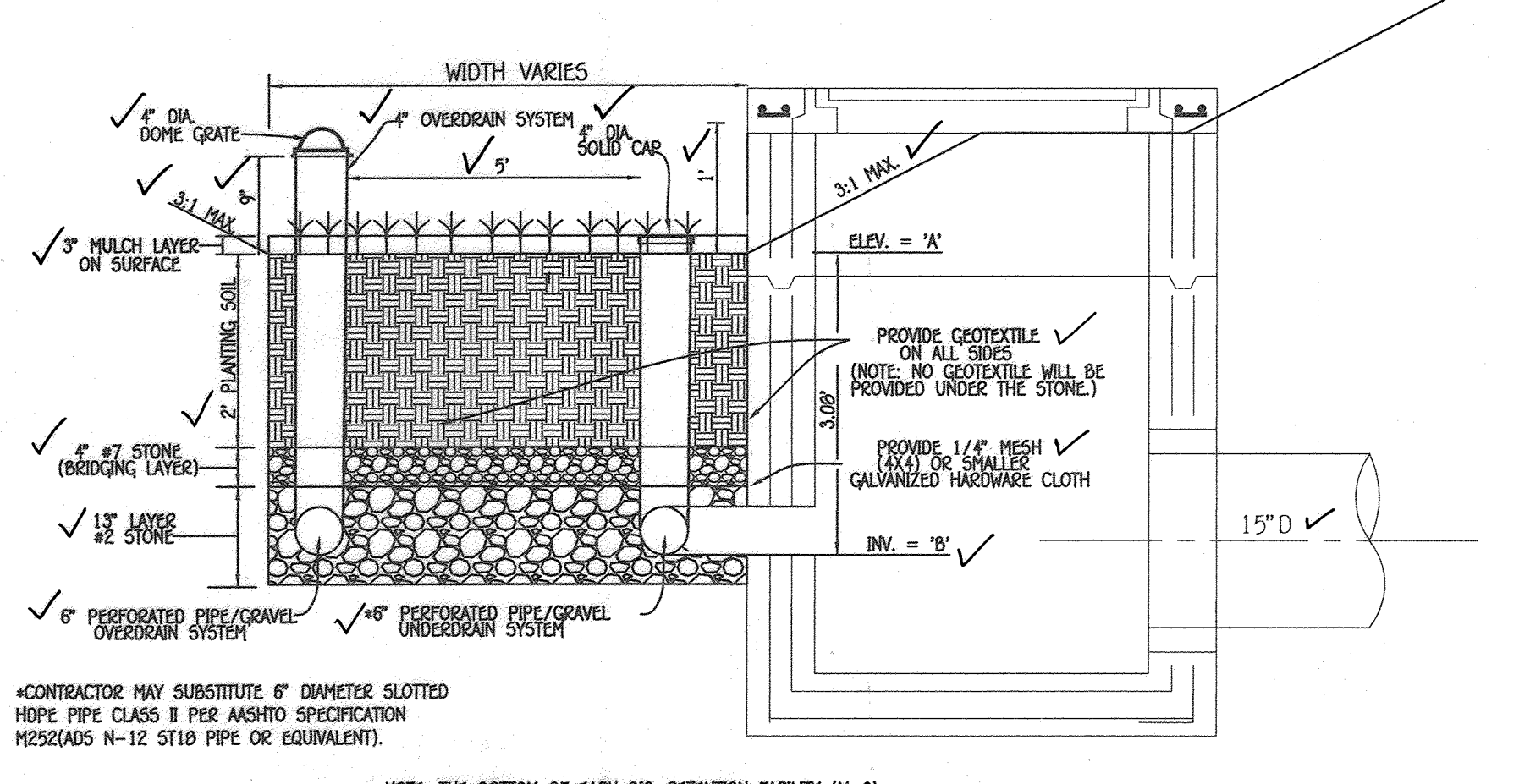
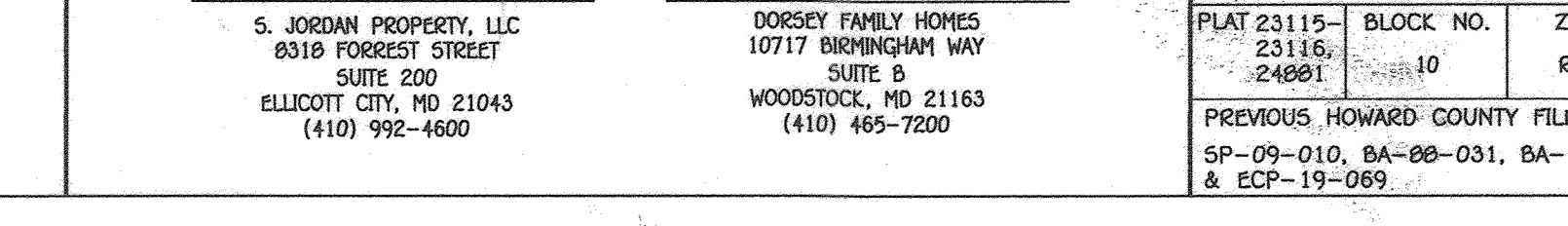
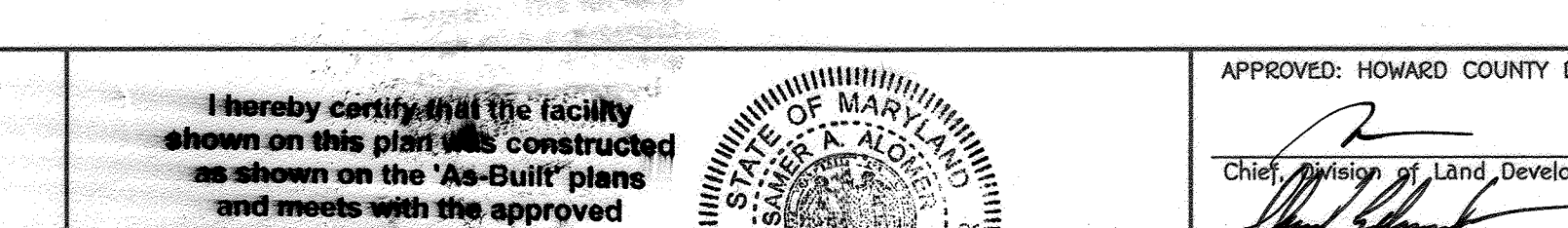
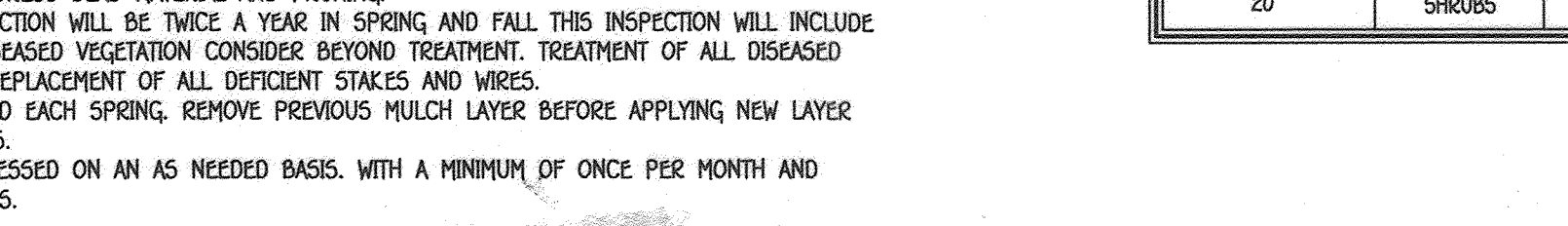
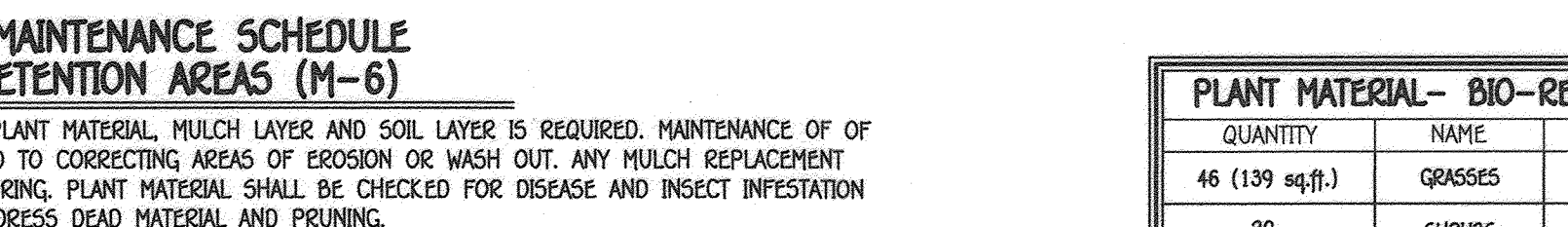
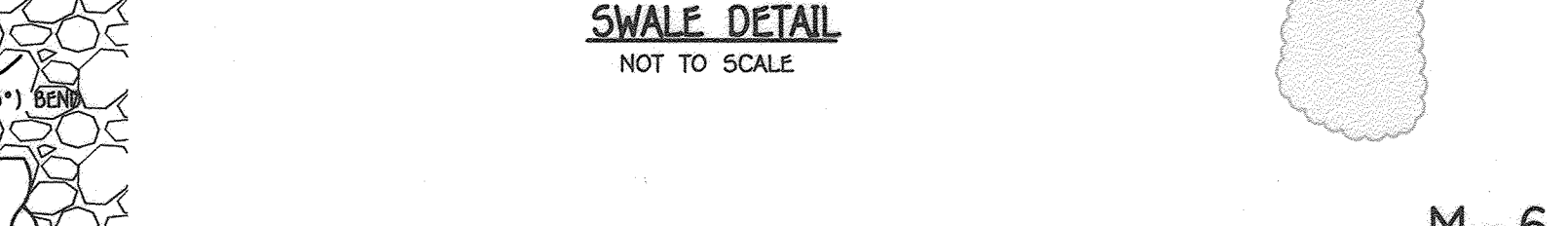
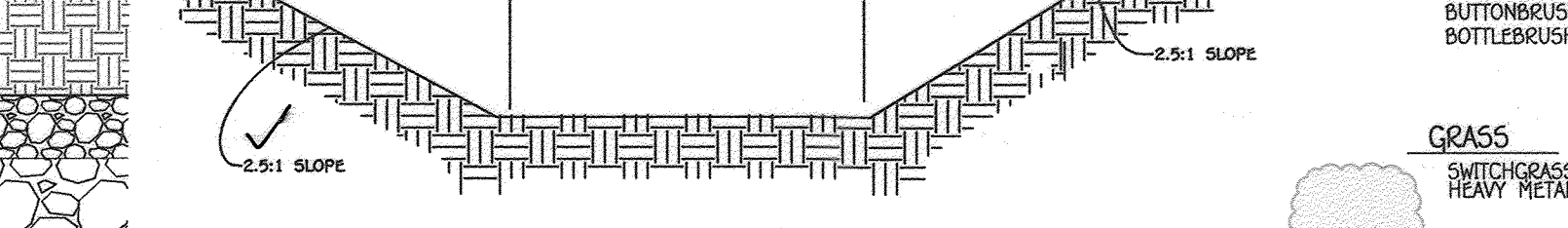
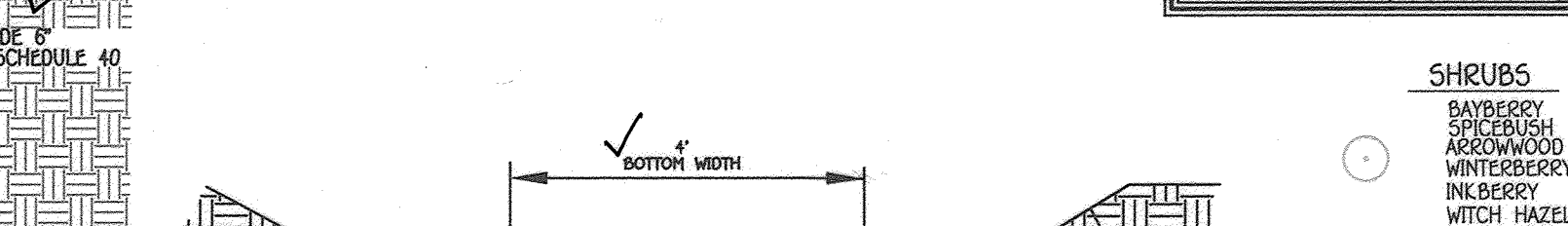
Table B.4. Materials Specifications for Micro-Bioretenation, Rain Gardens & Landscape Infiltration

Material	Specification	Size	Notes
Planting soil	see Appendix A: Table A-4	n/a	plantings are site-specific
12" to 4" deep	loamy sand 60-85% compost 35-60%		USDA soil types loamy sand or sandy loam; clay content <5%
Organic Content	Min. 10% by dry weight (ASTM D 2974)		
Mulch	shredded hardwood		aged 6 months, minimum
Pea gravel diaphragm	pea gravel: ASTM-D-440	No. 8 or No. 9 (1/8" to 3/8")	
Curtain drain	ornamental stone: washed cobbles	stone: 2" to 5"	
Geotextile	n/a	n/a	PE Type 1 nonwoven
Gravel (underdrains and infiltration berms)	ASTM M-43	No. 57 or No. Aggregate (3/8" to 3/4")	
Underdrain piping	1/2" TYP. P2 28 or AASHTO M-29	4" to 6" rigid schedule 40 PVC or 50025	slotted or perforated pipe: 3/8" part. @ 6" on center. 4 holes per row, minimum of 3" of gravel over pipes; not necessary underdrain pipes. Perforated pipe shall be wrapped with 1/4 inch galvanized hardware cloth
Poured in place concrete (if required)	MSHA Mix No. 3; f = 3000 psi at 28 days, normal weight, air-entrained conforming to ASTM M-615-60	n.a	on-site testing of poured-in-place concrete required: 28 day strength and slump test; all concrete design (cast-in-place or pre-cast) not using previously approved site or local standards requires design drawings sealed and approved by a professional structural engineer licensed in the State of Maryland - design to include meeting ACI Code 308.8/89; vertical loading (11-10 or 11-50); allowable horizontal loading (based on soil pressures); and analysis of potential cracking
Sand	ASTM-M-6 or ASTM-C-33	0.02" to 0.04"	Sand substitutions such as Diabase and Gyrstone (ASTM) #10 are not acceptable. No calcium carbonated or dolomitic sand substitutions are acceptable. No "rock dump" can be used for sand.

**DRY WELL CHART**

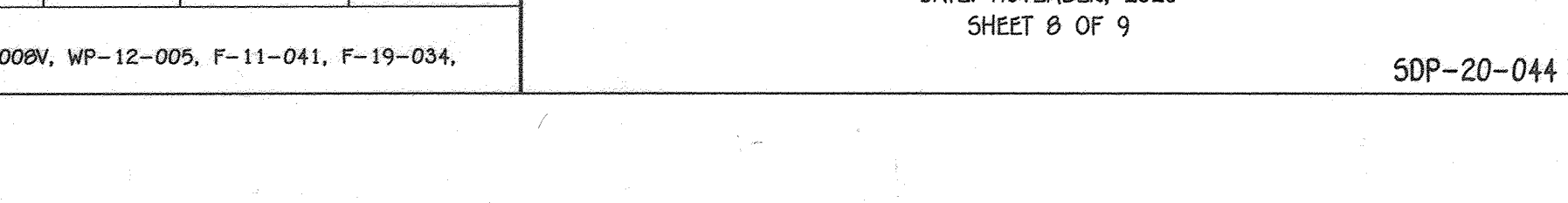
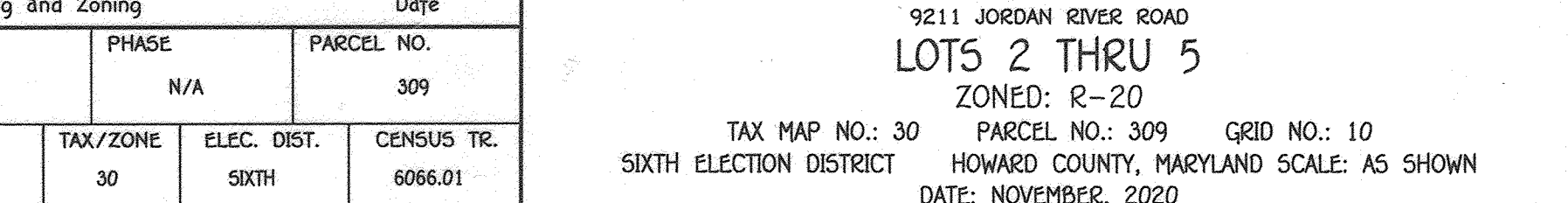
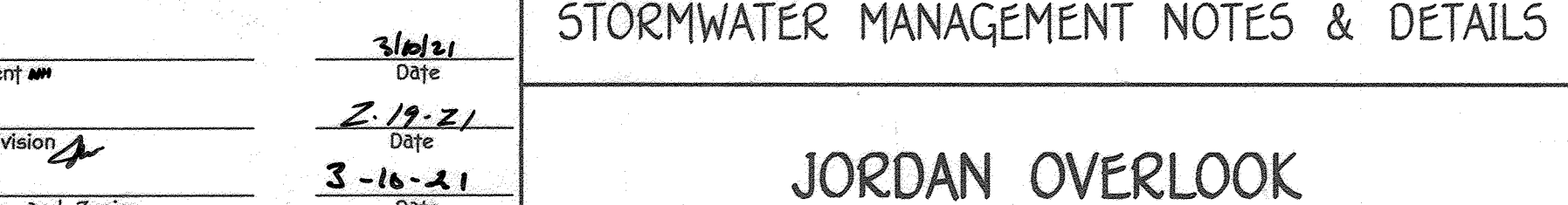
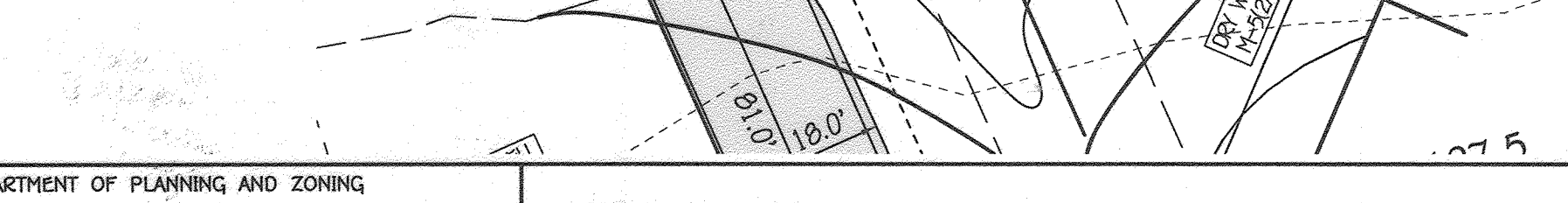
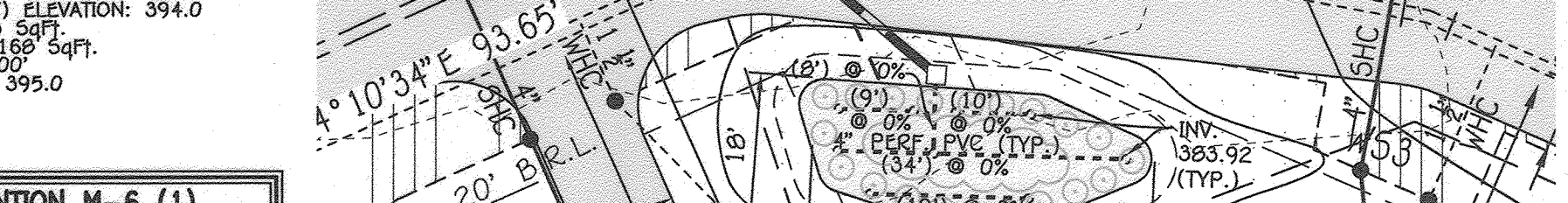
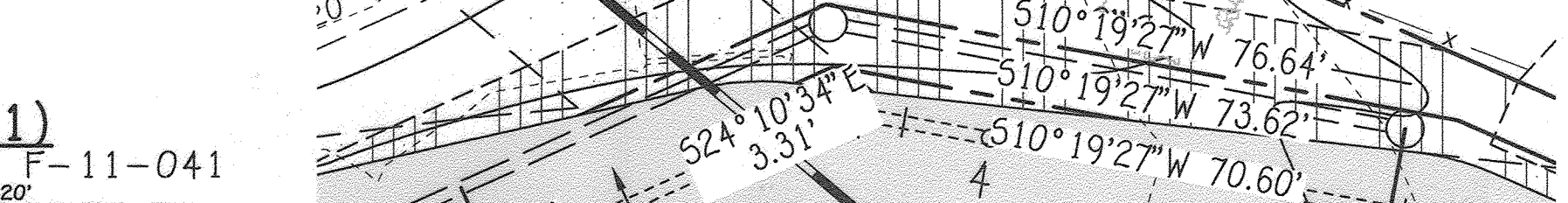
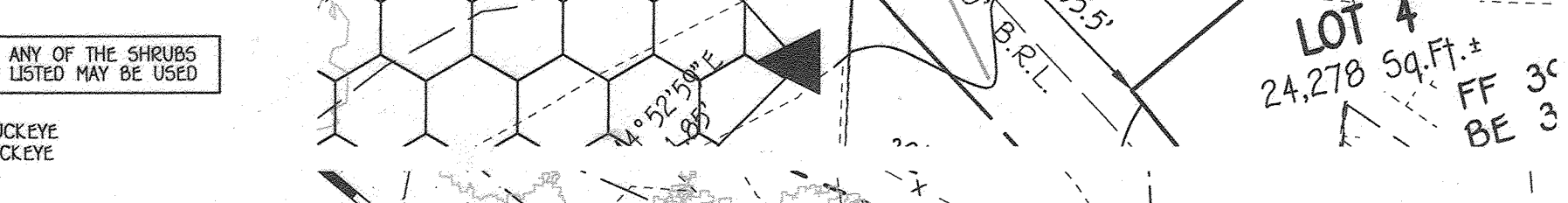
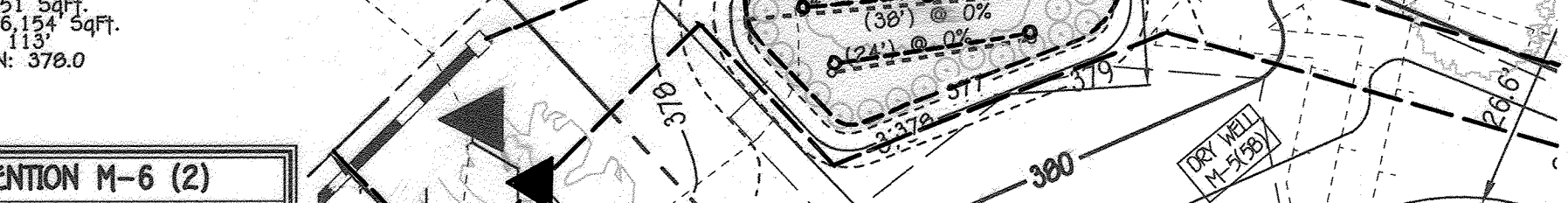
LOT NO.	DRYWELL NUMBER	NO. OF DOWNSPOUTS	AREA OF ROOF	VOLUME REQUIRED	AREA OF STORAGE	AREA OF TREATMENT	NO. OF DRYWELLS	DIMENSIONS OF DRYWELLS
2	M-5 (2A)	2	1000 SqFt	127 CuFt	132 CuFt	100%	1	11' X 6' X 5'
2	M-5 (2B)	2	1000 SqFt	127 CuFt	132 CuFt	100%	1	11' X 6' X 5'
2	M-5 (2C)	1	700 SqFt	89 CuFt	90 CuFt	100%	1	9' X 5' X 5'
4	M-5 (4A)	2	1000 SqFt	127 CuFt	132 CuFt	100%	1	11' X 6' X 5'
4	M-5 (4B)	2	1000 SqFt	127 CuFt	132 CuFt	100%	1	11' X 6' X 5'
4	M-5 (4C)	1	700 SqFt	89 CuFt	90 CuFt	100%	1	9' X 5' X 5'
5	M-5 (5A)	2	1000 SqFt	127 CuFt	132 CuFt	100%	1	11' X 6' X 5'
5	M-5 (5B)	2	1000 SqFt	127 CuFt	132 CuFt	100%	1	11' X 6' X 5'
5	M-5 (5C)	1	700 SqFt	89 CuFt	90 CuFt	100%	1	9' X 5' X 5'

- OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DRY WELLS (M-5)**
- THE OWNER SHALL INSPECT THE MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS AND AFTER EVERY HEAVY STORM EVENT.
  - THE OWNER SHALL RECORD THE WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS OVER A PERIOD OF SEVERAL DAYS TO ENSURE TRENCH DRAINAGE.
  - THE OWNER SHALL MAINTAIN A LOG BOOK TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
  - WHEN THE FACILITY BECOMES CLOGGED SO THAT IT DOES NOT DRAIN DOWN WITHIN A SEVENTY-TWO (72) HOUR TIME PERIOD, CORRECTIVE ACTION SHALL BE TAKEN.
  - THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.

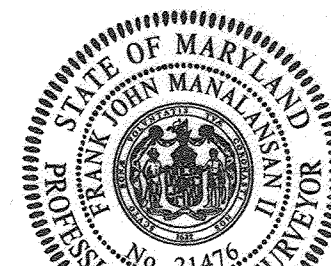


**(FACILITY Nos. 1 & 2) PREVIOUSLY REVIEWED UNDER F-11-041 MICRO BIO-RETENTION (M-6) SECTION**

FACILITY NO.	AREA	
	A	B
BIO-RETENTION No. 1	394.00	390.5
BIO-RETENTION No. 2	377.00	374.0



FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS



## 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.

Frank Manalansan II  
DATE: 11/16/20

I hereby certify that the facility shown on this plan was constructed as shown on the 'As-Built' plans and meets with the approved plans and specifications.



OWNER  
S. JORDAN PROPERTY, LLC  
8310 FOREST STREET  
SUITE 200  
ELICOTT CITY, MD 21043  
(410) 992-4600

DEVELOPER  
DORSEY FAMILY HOMES  
10717 BIRMINGHAM WAY  
SUITE B  
WOODSTOCK, MD 21163  
(410) 465-7200

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development  
Chief, Development Engineering Division  
Director, Department of Planning and Zoning

PROJECT	PHASE	PARCEL NO.			
JORDAN OVERLOOK	N/A	309			
PLAT 23115-23116-24881	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
	10	R-20	30	SIXTH	6066.01
PREVIOUS HOWARD COUNTY FILES:	SP-09-010, BA-00-031, BA-10-009V, WP-12-005, F-11-041, F-19-034, & ECP-19-069.				

## STORMWATER MANAGEMENT NOTES & DETAILS

### JORDAN OVERLOOK

9211 JORDAN RIVER ROAD  
LOTS 2 THRU 5  
ZONED: R-20  
TAX MAP NO.: 30  
PARCEL NO.: 309  
GRID NO.: 10  
SIXTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN  
DATE: NOVEMBER, 2020  
SHEET 8 OF 9

5DP-20-044



"At the time of plant installation, all trees listed and approved on the Landscape Plan, shall comply with the proper height requirement in accordance with the Howard County Landscape Manual. In addition, no substitutions or relocations of the required plantings may be made without prior review and approval from the Department of Planning and Zoning. Any deviations from the approved Landscape Plan may result in denial or delay in the release of landscape surety until such time as all required materials are planted and/or revisions are made to the road drawing plans."

"The Owner, tenants and/or their agents shall be responsible for maintenance of the required perimeter landscaping. All plant materials shall be maintained in good growing condition, and when necessary, replaced with new materials to ensure continued compliance with applicable regulations. All the other required landscaping shall be permanently maintained in good condition, and when necessary, repaired or replaced."

### PLANTING SPECIFICATIONS

PLANTS, RELATED MATERIAL, AND OPERATIONS SHALL MEET THE DETAILED DESCRIPTION AS GIVEN ON THE PLANS AND AS DESCRIBED HEREIN.

ALL PLANT MATERIAL, UNLESS OTHERWISE SPECIFIED, SHALL BE NURSERY GROWN, UNIFORMLY BRANCHED, HAVE A VIGOROUS ROOT SYSTEM, AND SHALL CONFORM TO THE SPECIES, SIZE, ROOT AND SHAPE SHOWN ON THE PLANT LIST AND THE AMERICAN ASSOCIATION OF NURSERMEN (AAN) STANDARDS. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, FREE FROM DEFECTS, DECAY, DISFIGURING ROOTS, SUN SCALD INJURIES, ABRASIONS OF THE BARK, PLANT DISEASE, INSECT PEST EGGS, BORERS AND ALL FORMS OF INSECT INFESTATIONS OR OBJECTIONABLE DISFIGUREMENTS. PLANT MATERIAL THAT IS WEAK OR WHICH HAS BEEN CUT BACK FROM LARGER GRADES TO MEET SPECIFIED REQUIREMENTS WILL BE REJECTED. TREES WITH FORKED LEADERS WILL NOT BE ACCEPTED. ALL PLANTS SHALL BE FRESHLY DUG; NO HEALED-IN PLANTS FROM COLD STORAGE WILL BE ACCEPTED.

UNLESS OTHERWISE SPECIFIED, ALL GENERAL CONDITIONS, PLANTING OPERATIONS, DETAILS AND PLANTING SPECIFICATION SHALL CONFORM TO "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" (HEREINAFTER "LANDSCAPE GUIDELINES") APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON AND THE POTOMAC CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECT, LATEST EDITION, INCLUDING ALL AGENDA.

CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER DATE OF ACCEPTANCE IN ACCORDANCE WITH THE APPROPRIATE SECTION OF THE LANDSCAPE GUIDELINES. CONTRACTOR'S ATTENTION IS DIRECTED TO THE MAINTENANCE REQUIREMENTS FOUND WITHIN THE ONE YEAR SPECIFICATIONS INCLUDING WATERING AND REPLACEMENT OF SPECIFIED PLANT MATERIAL.

BID SHALL BE BASE ON ACTUAL SITE CONDITIONS. NO EXTRA PAYMENT SHALL BE MADE FOR WORK ARISING FROM SITE CONDITIONS DIFFERING FROM THOSE INDICATED ON DRAWINGS AND SPECIFICATIONS.

ALL SHRUBS SHALL BE PLANTED IN CONTINUOUS TRENCHES OR PREPARED PLANTING BEDS AND MULCHED WITH COMPOSTED HARDWOOD MULCH AS DETAILS AND SPECIFIED EXCEPT WHERE NOTED ON PLANS.

POSITIVE DRAINAGE SHALL BE MAINTAINED IN PLANTING BEDS 2 PERCENT SLOPE.

PLANTING MIX SHALL BE AS FOLLOWS: DECIDUOUS PLANTS - TWO PARTS TOPSOIL, ONE PART WELL-ROTTED COW OR HORSE MANURE. ADD 3 LBS. OF STANDARD FERTILIZER PER CUBIC YARD OF PLANTING MIX. EVERGREEN PLANTS - TWO PARTS TOPSOIL, ONE PART HUMUS OR OTHER APPROVED ORGANIC MATERIAL. ADD 3 LBS. OF EVERGREEN (ACIDIC) FERTILIZER PER CUBIC YARD OF PLANTING MIX. TOPSOIL SHALL CONFORM TO THE LANDSCAPE GUIDELINES.

WEED CONTROL: INCORPORATE A PRE-EMERGENT HERBICIDE INTO THE PLANTING BED FOLLOWING RECOMMENDED RATES ON THE LABEL. CAUTION: BE SURE TO CAREFULLY CHECK THE CHEMICAL USED TO ASSURE ITS ADAPTABILITY TO THE SPECIFIC GROUND COVER TO BE TREATED.

ALL AREAS WITHIN CONTRACT LIMITS DISTURBED DURING OR PRIOR TO CONSTRUCTION NOT DESIGNATED TO RECEIVE PLANTS AND MULCH SHALL BE FINE GRADED AND SEEDED.

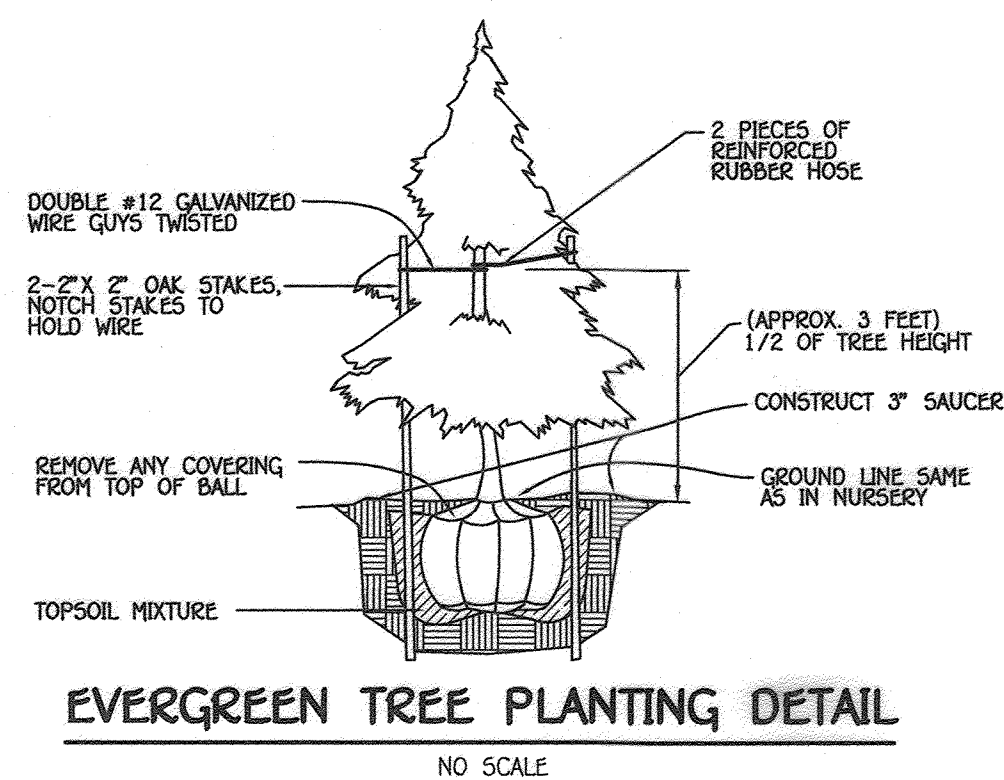
A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY LIGHT AND TREE.

### PRE-CONSTRUCTION MEETING

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

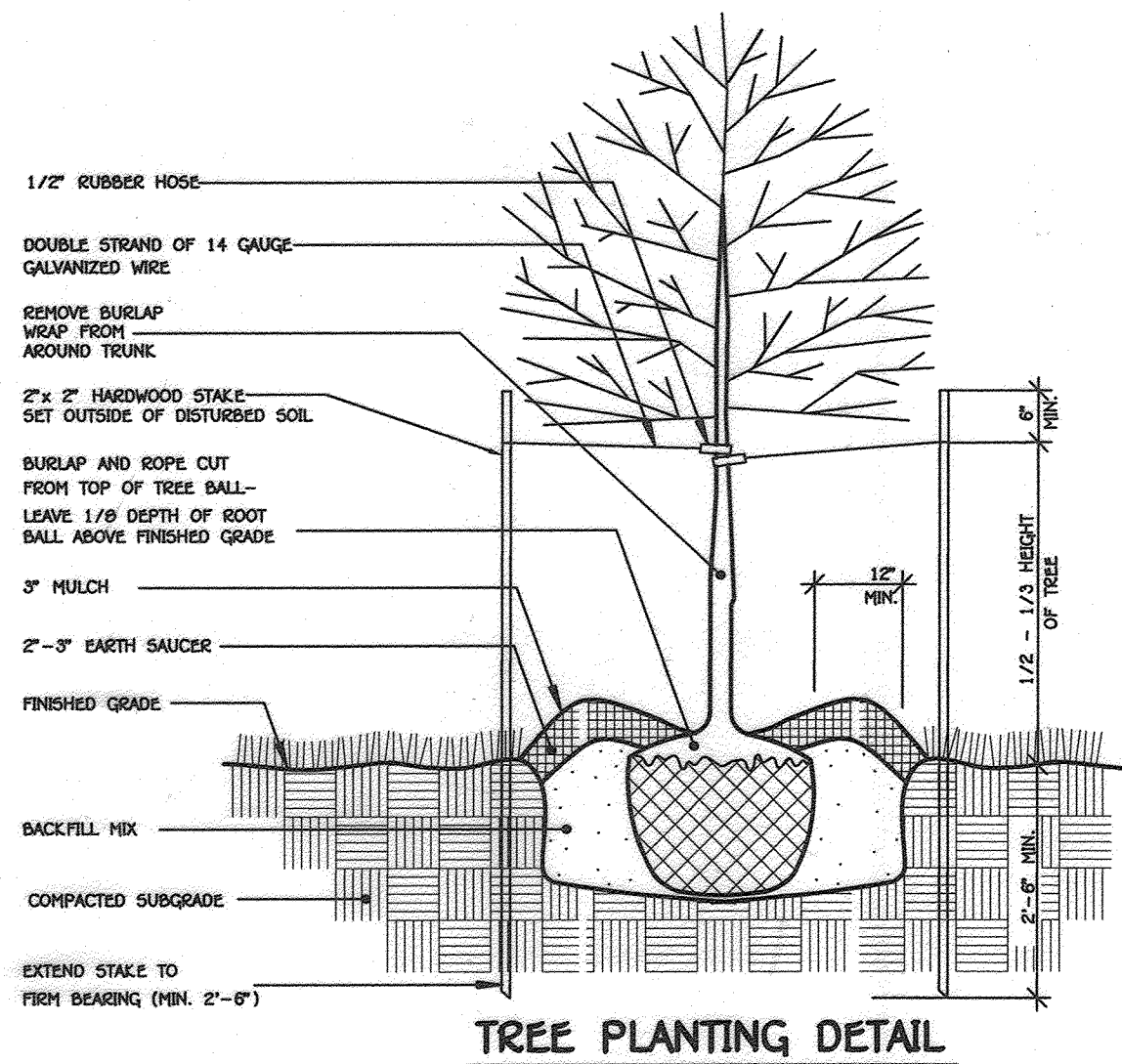
### CONSTRUCTION MONITORING

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

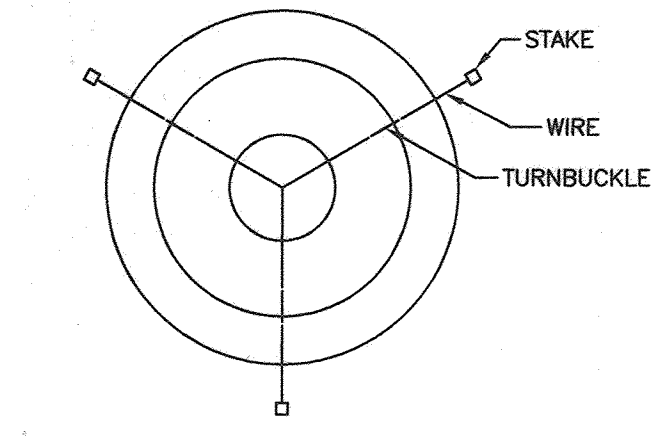


EVERGREEN TREE PLANTING DETAIL

NO SCALE

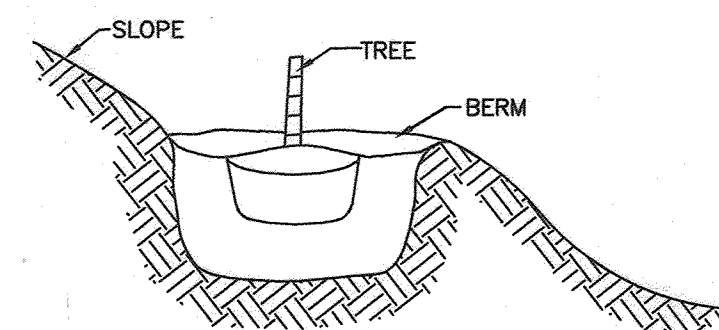


TREE PLANTING DETAIL



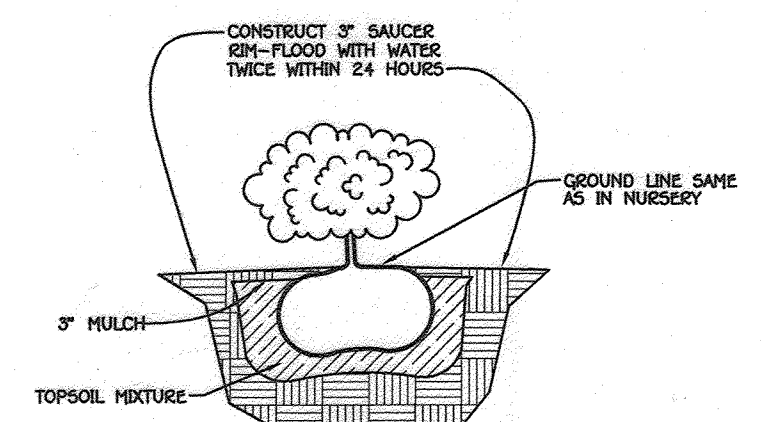
STAKING DETAIL

NOT TO SCALE



GRADING FOR PLANTING ON SLOPES

NOT TO SCALE



SHRUB PLANTING DETAIL

### LANDSCAPE DEVELOPER'S CERTIFICATE

I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a letter of landscape installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

*Rhita*  
Name  
11-16-2020  
Date

THERE IS NO AS-BUILT INFORMATION PROVIDED ON THIS SHEET



SCHEDULE A - PERIMETER LANDSCAPE EDGE					TOTAL
PERIMETER	P-1	P-2	P-3	P-4	
	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	
LANDSCAPE TYPE	A	A	A	A	
LINEAR FEET OF PERIMETER	294 L.F.	168 L.F.	617 L.F.	54 L.F.	
NUMBER OF PLANTS REQUIRED					
SHADE TREES	(294'/60' = 4.9) = 5	(168'/60' = 2.8) = 3	(617'/60' = 10.3) = 11	(54'/60' = 0.9) = 1	20
EVERGREEN TREES	0	0	0	0	0
CREDIT FOR WALL, FENCE OR BERM		0	0	0	
CREDIT FOR EXISTING VEGETATION					
SHADE TREES	0	0	0	0	0
EVERGREEN TREES	0	0	0	0	0
NUMBER OF PLANTS PROVIDED					
SHADE TREES	4	3	9	1	17
EVERGREEN TREES (SUBSTITUTE 2:1)	2	0	0	0	2
SHRUBS (SUBSTITUTE 10:1)	0	0	20	0	20

PER CONDITION #2 OF WP-20-011 PROVIDE (12) REPLACEMENT TREES OF 2 1/2" TO 3" CALIPER ON SITE IN PLACE OF THE REMOVED TREES AS MITIGATION.

LANDSCAPING PLANT LIST			
TOTAL	KEY	NAME	SIZE
17		ACER RUBRUM 'RED SUNSET' RED SUNSET RED MAPLE	2 1/2" - 3" CALIPER FULL CROWN, B&B
2		ILEX 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY	5' - 6' HT. B&B
20		CLETHRA ALNIFOLIA SUMMERSWEET CLETHRA	2-1/2" - 3" HEIGHT
12		PRUNUS SARGENTII SARGENT CHERRY	2 1/2" - 3" CALIPER FULL CROWN, B&B

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY OF \$9,600.00 FOR 29 SHADE TREES (12 TREES ARE BEING PROVIDED TO REPLACE THE REMOVAL OF 6 SPECIMEN TREES), 2 EVERGREEN TREES AND 20 SHRUBS. A SURETY OF \$2,400.00 WAS PREVIOUSLY POSTED AS PART OF THE WATER AND SEWER DEVELOPERS AGREEMENT. THE LANDSCAPING SHOWN TO BE INSTALLED UNDER THIS SITE DEVELOPMENT PLAN HAS BEEN MODIFIED FROM THE PREVIOUSLY REVIEWED AND APPROVED THE SUPPLEMENTAL PLAN (F-11-041).

NO.	REVISION	DATE

FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL FLD.  
ELLCOTT CITY, MARYLAND 21042  
(410) 461-2000



**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.  
*Frank Marulanan II*  
FRANK MARULANAN II  
11/16/20  
DATE

**OWNER**  
DORSEY FAMILY HOMES  
10717 BIRMINGHAM WAY  
SUITE B  
WOODSTOCK, MD 21163  
(410) 992-4600

**DEVELOPER**  
DORSEY FAMILY HOMES  
10717 BIRMINGHAM WAY  
SUITE B  
WOODSTOCK, MD 21163  
(410) 465-7200

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
Chief, Division of Land Development *[Signature]* 2/16/21  
Date  
Chief, Development Engineering Division *[Signature]* 2-19-21  
Date  
Director - Department of Planning and Zoning *[Signature]* 2-11-21  
Date

PROJECT: JORDAN OVERLOOK  
PHASE: N/A  
PARCEL NO.: 309

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
23115-23116, 24881	10	R-20	30	SIXTH	6086.01

PREVIOUS HOWARD COUNTY FILES:  
SP-09-010, BA-08-031, BA-10-008V, WP-12-005, F-11-041, F-19-034, & ECP-19-069

**LANDSCAPING NOTES & DETAILS**

**JORDAN OVERLOOK**  
9211 JORDAN RIVER ROAD  
LOTS 2 THRU 5  
ZONED: R-20

TAX MAP NO.: 30 PARCEL NO.: 309 GRID NO.: 10  
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: AS SHOWN  
DATE: NOVEMBER, 2020  
SHEET 9 OF 9