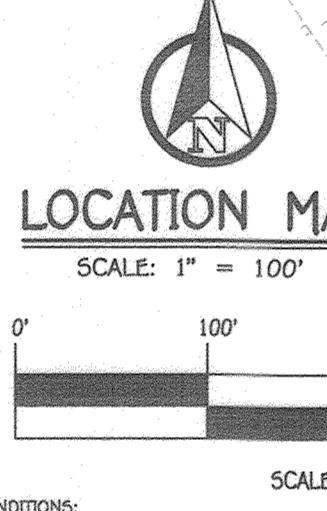


SHEET INDEX	
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
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STORMWATER MANAGEMENT PRACTICES & STREET ADDRESS CHART			
LOT NO.	STREET ADDRESS	DRY WELLS (Y/N)	BIO-RETENTION (Y/N)
9	3970 COOKS LANE	Y	(PROVIDED BY F-19-047)
10	3972 COOKS LANE	Y	(PROVIDED BY F-19-047)
11	3974 COOKS LANE	Y	(PROVIDED BY F-19-047)
12	4001 DORSEY'S RIDGE SQUARE	Y	(PROVIDED BY F-19-047)
13	4003 DORSEY'S RIDGE SQUARE	Y	(PROVIDED BY F-19-047)
14	4005 DORSEY'S RIDGE SQUARE	Y	(PROVIDED BY F-19-047)
15	4007 DORSEY'S RIDGE SQUARE	Y	(PROVIDED BY F-19-047)
16	4011 DORSEY'S RIDGE SQUARE	Y	(PROVIDED BY F-19-047)
17	4013 DORSEY'S RIDGE SQUARE	Y	(PROVIDED BY F-19-047)
18	4015 DORSEY'S RIDGE SQUARE	Y	(PROVIDED BY F-19-047)
19	4017 DORSEY'S RIDGE SQUARE	Y	(PROVIDED BY F-19-047)
20	4021 DORSEY'S RIDGE SQUARE	Y	(PROVIDED BY F-19-047)
21	4023 DORSEY'S RIDGE SQUARE	Y	(PROVIDED BY F-19-047)
22	4025 DORSEY'S RIDGE SQUARE	Y	(PROVIDED BY F-19-047)
23	4027 DORSEY'S RIDGE SQUARE	Y	(PROVIDED BY F-19-047)
24	4031 DORSEY'S RIDGE SQUARE	Y	(PROVIDED BY F-19-047)
25	4033 DORSEY'S RIDGE SQUARE	Y	(PROVIDED BY F-19-047)
26	4035 DORSEY'S RIDGE SQUARE	Y	(PROVIDED BY F-19-047)
27	4037 DORSEY'S RIDGE SQUARE	Y	(PROVIDED BY F-19-047)
28	4041 DORSEY'S RIDGE SQUARE	Y	(PROVIDED BY F-19-047)
29	4043 DORSEY'S RIDGE SQUARE	Y	(PROVIDED BY F-19-047)
30	4045 DORSEY'S RIDGE SQUARE	Y	(PROVIDED BY F-19-047)
31	4049 DORSEY'S RIDGE SQUARE	Y	(PROVIDED BY F-19-047)
32	4051 DORSEY'S RIDGE SQUARE	Y	(PROVIDED BY F-19-047)
33	4053 DORSEY'S RIDGE SQUARE	Y	(PROVIDED BY F-19-047)
34	4055 DORSEY'S RIDGE SQUARE	Y	(PROVIDED BY F-19-047)
35	4059 DORSEY'S RIDGE SQUARE	Y	(PROVIDED BY F-19-047)
36	4061 DORSEY'S RIDGE SQUARE	Y	(PROVIDED BY F-19-047)
37	4063 DORSEY'S RIDGE SQUARE	Y	(PROVIDED BY F-19-047)
38	4067 DORSEY'S RIDGE SQUARE	Y	(PROVIDED BY F-19-047)
39	4069 DORSEY'S RIDGE SQUARE	Y	(PROVIDED BY F-19-047)
40	4071 DORSEY'S RIDGE SQUARE	Y	(PROVIDED BY F-19-047)
41	4073 DORSEY'S RIDGE SQUARE	Y	(PROVIDED BY F-19-047)
42	4077 DORSEY'S RIDGE SQUARE	Y	(PROVIDED BY F-19-047)
43	4079 DORSEY'S RIDGE SQUARE	Y	(PROVIDED BY F-19-047)
44	4081 DORSEY'S RIDGE SQUARE	Y	(PROVIDED BY F-19-047)
45	4083 DORSEY'S RIDGE SQUARE	Y	(PROVIDED BY F-19-047)
46	4089 DORSEY'S RIDGE SQUARE	Y	(PROVIDED BY F-19-047)
47	4091 DORSEY'S RIDGE SQUARE	Y	(PROVIDED BY F-19-047)
48	4093 DORSEY'S RIDGE SQUARE	Y	(PROVIDED BY F-19-047)
49	4095 DORSEY'S RIDGE SQUARE	Y	(PROVIDED BY F-19-047)
50	4097 DORSEY'S RIDGE SQUARE	Y	(PROVIDED BY F-19-047)
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54	3919 COOKS LANE	Y	(PROVIDED BY F-19-047)
55	3917 COOKS LANE	Y	(PROVIDED BY F-19-047)
56	3915 COOKS LANE	Y	(PROVIDED BY F-19-047)
57	3913 COOKS LANE	Y	(PROVIDED BY F-19-047)
58	3925 COOKS LANE	Y	(PROVIDED BY F-19-047)
59	3927 COOKS LANE	Y	(PROVIDED BY F-19-047)
60	3929 COOKS LANE	Y	(PROVIDED BY F-19-047)

**GENERAL NOTES CONTINUED**

- THE ZONING BOARD APPROVED CASE 281108M ON OCTOBER 13, 2016 SUBJECT TO THE FOLLOWING CONDITIONS:
  - THAT ALL OPEN SPACE IDENTIFIED ON THE DCP, INCLUDING THE OPEN SPACE AREA ADJACENT TO BUILDING 1, IS AND SHALL BE LABELED NON-BUILDABLE AND SHALL BE OFFERED FOR DONATION TO HOWARD COUNTY AS PERMITTED OPEN SPACE.
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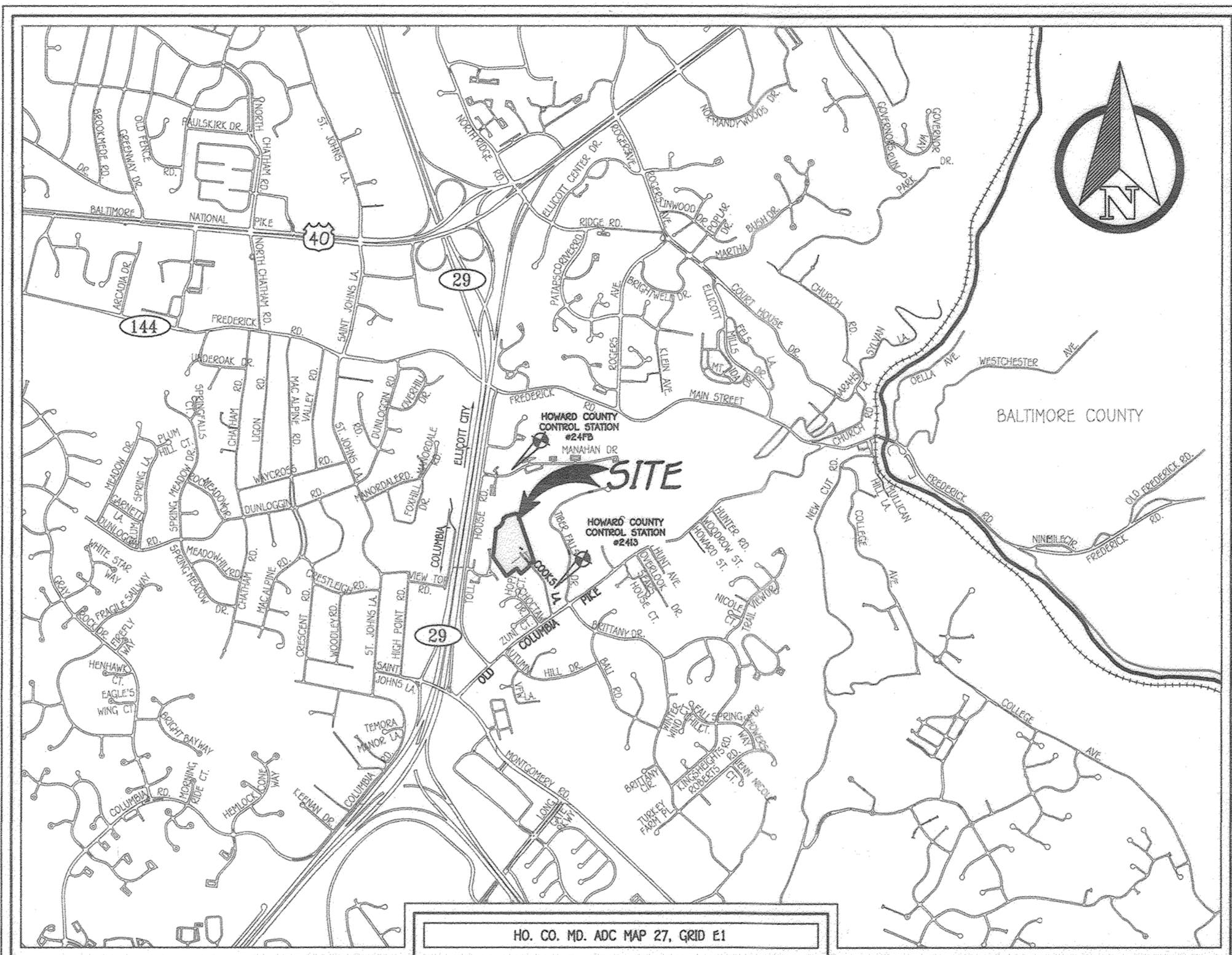


# SITE DEVELOPMENT PLAN DORSEY'S RIDGE

## PHASE 2 LOTS 9 THRU 60

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

### SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND



LEGEND	
SYMBOL	DESCRIPTION
-492-	EXISTING 2' CONTOURS
-490-	EXISTING 10' CONTOURS
+362.5	SPOT ELEVATION
H.P.	HIGH POINT
SLO	SOILS LINES AND TYPE
-	PROPOSED TREELINE
-	EXISTING TREELINE
-	EXISTING TREES & SHRUBS
-	LANDSCAPING PER F-19-047 (PERIMETER & STREET TREES)
-	LANDSCAPING PER S0P-21-036
-	LANDSCAPING PER S0P-20-039
-	PROPOSED LANDSCAPING PER THIS S0P
T.B.R.	TO BE REMOVED OR RELOCATED
-	EXISTING FENCE LINE
-	EXISTING PAVING
-	SIDEWALKS PROPOSED PER THIS S0P
-	EXISTING SIDEWALKS PER F-19-047
-	PUBLIC WATER AND SEWER EASEMENT
-	DRAINAGE AND UTILITY EASEMENT
LOO	LIMITS OF DISTURBANCE

#### SITE ANALYSIS DATA

- TOTAL AREA OF SITE = 2.78 AC. (LOTS 9-60)
- TOTAL AREA OF THIS SUBDIVISION = 2.75 AC.
- LIMIT OF DISTURBANCE AREA = 3.32 AC.
- PRESENT ZONING DESIGNATION = CEF-R
- PROPOSED USE: SINGLE FAMILY ATTACHED
- FLOOR SPACE ON EACH LEVEL OF BUILDING N/A
- BUILDING COVERAGE OF SITE: 51%
- TOTAL NUMBER OF UNITS: 52 UNITS (S0P-21-002)
- OVERALL DORSEY'S RIDGE PROJECT: 136
- PROPOSED HOWARD COUNTY FILES: S-89-014, P-89-040, F-89-150, F-09-129, F-09-074, ZB1106M, S-17-006, WP-17-084, WP-16-030, WP-18-136, WP-20-053, WP-20-097, F-19-047, F-21-016, F-22-013, AND WP-21-129
- TOTAL AREA OF FLOODPLAIN: 0.00 AC. (S0P-21-002)
- TOTAL AREA OF SLOPES IN EXCESS OF 25% = 0.000 AC. (S0P-21-002)
- AREA OF WETLANDS = 0.00 AC. (S0P-21-002)
- AREA OF FOREST = 0.00 AC. (S0P-21-002)
- WETLANDS AREA = 700 AC. (S0P-21-002)
- OVERALL DORSEY'S RIDGE PROJECT: 36X

SOILS LEGEND			
SOIL	NAME	CLASS	K FACTOR
Co	Codorus and Håjtorp silt loams, 0 to 3 percent slopes	C	0.27
LoB	Legore silt loam, 3 to 8 percent slopes, stony	C	0.38
LoB	Legore-Montalto-Urban land complex, 0 to 8 percent slopes	B	0.32
LoC	Legore-Montalto-Urban land complex, 0 to 15 percent slopes	B	0.32
LrF	Legore-Relay gravelly loams, 25 to 65 percent slopes, very stony	B/C	0.32
MAC	Månor loam, 0 to 15 percent slopes	B	0.24

#### RESIDENTIAL PARKING TABULATION (LOTS 9-60)

TOTAL RESIDENTIAL PARKING REQUIRED: 130 PARKING SPACES  
 TOWNHOUSES: 2 SPACES PER UNIT  
 52 UNITS X 2 = 104 PARKING SPACES  
 OVERFLOW PARKING 0.5 PER UNIT  
 52 UNITS X 0.5 = 26 PARKING SPACES  
 TOTAL RESIDENTIAL PARKING PROVIDED: 208 PARKING SPACES  
 50 SPACE LOAD TOWNHOUSES: 200 SPACES  
 4 SPACES PER UNIT (2 GARAGE + 2 DRIVEWAY)

#### PHASING TABULATION

PHASE	ALLOCATION YEAR	No. OF UNITS
1	2019	5
2	2019	52

#### MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTIONS TRACKING

Total Number of Lots/Units Proposed	52
Number of MIHU Required	5
Number of MIHU Provided Onsite	5
(except from APFD allocations)	17, 53, & 59
Number of APFD Allocations Required (remaining lots/units)	0
MIHU Fee-In-Lieu (Indicate lot/unit numbers)	0

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]*  
Chief, Division of Land Development

*[Signature]*  
Chief, Development Engineering Division

*[Signature]*  
Director, Department of Planning and Zoning

Date: 11-9-21  
Date: 11-9-21  
Date: 11-15-21

**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, 7/14/23.

*[Signature]*  
NAME: Frank J. Rowland, Jr.  
DATE: 10/21/21

**OWNER/DEVELOPER**  
DORSEY'S RIDGE, LLC  
C/O DAVE WOODS/OWNER  
9172 WILLOW WALK  
ESTERO, FL 34135  
410-461-0837

**BUILDER**  
NVR, INC.  
C/O GREG HANAUER  
9720 TOWNING WOODS DRIVE  
COLUMBIA, MD 21046  
443-832-9102

TITLE SHEET  
**DORSEY'S RIDGE**  
PHASE-II  
LOTS 9 THRU 60  
ZONED: CEF-R

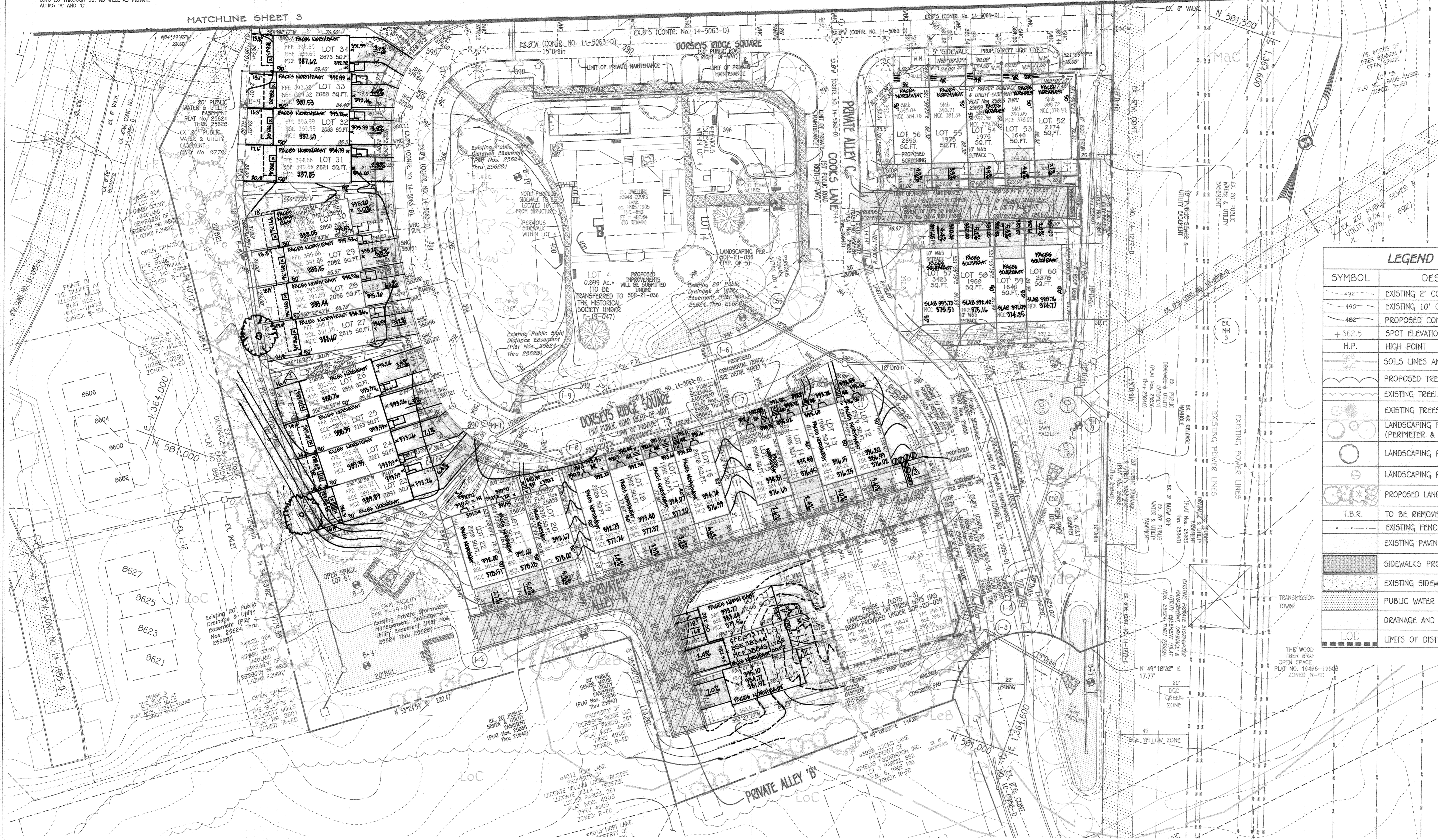
PREVIOUS HOWARD COUNTY FILES: S-89-014, P-89-040, F-89-150, F-09-129, F-09-074, ZB1106M, S-17-006, WP-17-084, WP-18-030, WP-18-136, WP-20-053, F-19-047, F-21-016, F-22-013, AND WP-21-129

TAX MAP NO.: 24 GRID NO.: 18 PARCEL NO.: 260  
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: SEPTEMBER, 2021  
SHEET 1 OF 10

**NOTE:**  
A HOWARD COUNTY STANDARD DRIVEWAY APRON (R-6.02) WILL BE PROVIDED FOR LOTS 23 THROUGH 51, AS WELL AS PRIVATE ALLEYS 'A' AND 'C'.

MATCHLINE SHEET 3

MATCHLINE SHEET 3



LEGEND	
SYMBOL	DESCRIPTION
--- 492 ---	EXISTING 2' CONTOURS
--- 490 ---	EXISTING 10' CONTOURS
---	PROPOSED CONTOUR
+ 362.5	SPOT ELEVATION
H.P.	HIGH POINT
Soils symbols	SOILS LINES AND TYPE
--- (dashed line)	PROPOSED TREELINE
--- (dashed line)	EXISTING TREELINE
(Tree symbols)	EXISTING TREES & SHRUBS
(Tree symbols)	LANDSCAPING PER F-19-047 (PERIMETER & STREET TREES)
(Tree symbols)	LANDSCAPING PER SDP-21-036
(Tree symbols)	LANDSCAPING PER SDP-20-039
(Tree symbols)	PROPOSED LANDSCAPING PER THIS SDP
T.B.R.	TO BE REMOVED OR RELOCATED
---	EXISTING FENCE LINE
---	EXISTING PAVING
(Hatched pattern)	SIDEWALKS PROPOSED PER THIS SDP
(Hatched pattern)	EXISTING SIDEWALKS PER F-19-047
(Hatched pattern)	PUBLIC WATER AND SEWER EASEMENT
(Hatched pattern)	DRAINAGE AND UTILITY EASEMENT
LOD	LIMITS OF DISTURBANCE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development: *[Signature]* Date: 11-9-21

Chief, Development Engineering Division: *[Signature]* Date: 11-15-21

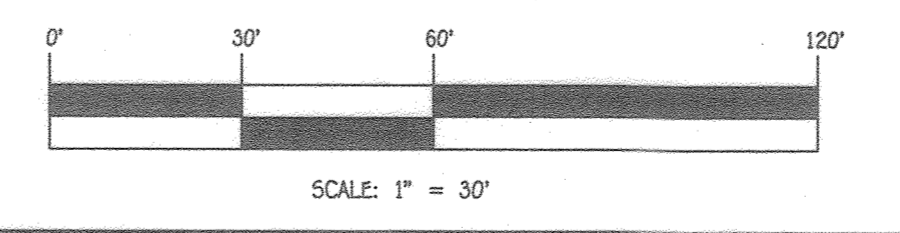
Director - Department of Planning and Zoning: *[Signature]* Date: 11-15-21



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Name: *[Signature]* Date: 10/21/21



**OWNER/DEVELOPER**  
DORSEY'S RIDGE, LLC  
C/O DAVE WOODSNER  
9172 WILLOW WALK  
ESTERO, FL 34135  
410-461-0637

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

NO.	REVISION	DATE
3	REMOVE TRENCH EASEMENT, REVISE FENCE LOCATION ON LOT 12	11/1/22
2	UPGRADE LOTS 23 THRU 54 & REMOVE TRENCH EASEMENTS	4/9/22
1	REVISE ELEV'S, LOTS 9 THRU 54 & LOTS 57 THRU 60	3/16/22

SUBDIVISION	SECTION/AREA	LOT Nos.
DORSEY'S RIDGE	PHASE 2	LOTS 9 THRU 60

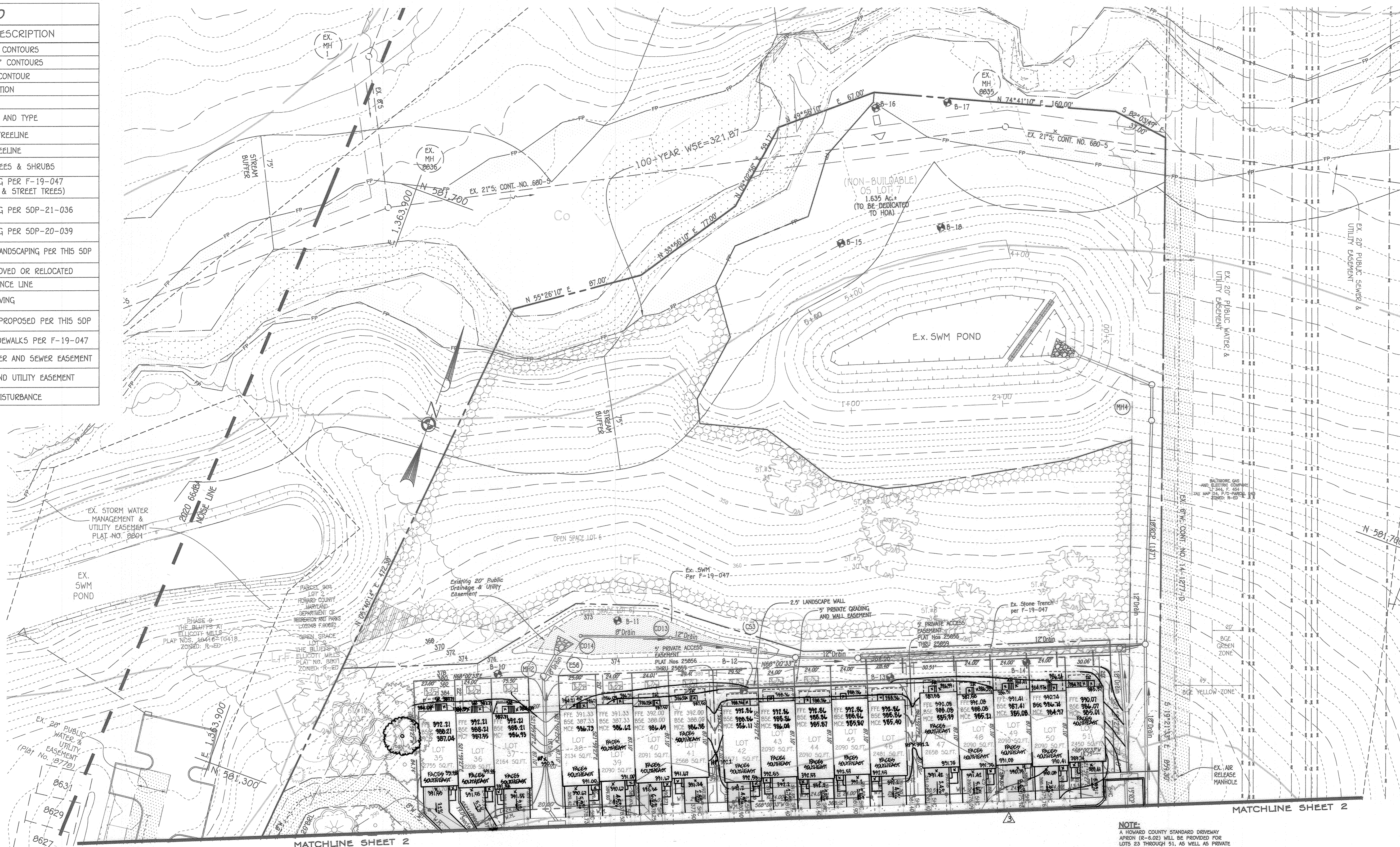
PLAT NO.	GRID NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
25056-25059	18	CEF-R	24	2	601101

**SITE DEVELOPMENT PLAN**  
**DORSEY'S RIDGE**  
**PHASE-II**  
**LOTS 9 THRU 60**  
ZONED: CEF-R

PREVIOUS HOWARD COUNTY FILES: 5-89-014, P-89-040, F-89-158, F-09-129, F-09-074, ZB1106M, 5-17-006, WP-17-084, WP-18-038, WP-18-136, WP-20-053, F-19-047, F-21-016, F-22-013, AND WP-21-129

TAX MAP NO.: 24 GRID NO.: 18 PARCEL NO.: 260  
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: SEPTEMBER, 2021  
SHEET 2 OF 10

LEGEND	
SYMBOL	DESCRIPTION
-492-	EXISTING 2' CONTOURS
-490-	EXISTING 10' CONTOURS
-482-	PROPOSED CONTOUR
+362.5	SPOT ELEVATION
H.P.	HIGH POINT
C28 C4C	SOILS LINES AND TYPE
	PROPOSED TREELINE
	EXISTING TREELINE
	EXISTING TREES & SHRUBS
	LANDSCAPING PER F-19-047 (PERIMETER & STREET TREES)
	LANDSCAPING PER 5DP-21-036
	LANDSCAPING PER 5DP-20-039
	PROPOSED LANDSCAPING PER THIS 5DP
T.B.R.	TO BE REMOVED OR RELOCATED
	EXISTING FENCE LINE
	EXISTING PAVING
	SIDEWALKS PROPOSED PER THIS 5DP
	EXISTING SIDEWALKS PER F-19-047
	PUBLIC WATER AND SEWER EASEMENT
	DRAINAGE AND UTILITY EASEMENT
	LIMITS OF DISTURBANCE



NOTE:  
A HOWARD COUNTY STANDARD DRIVEWAY APRON (2'-6.00') WILL BE PROVIDED FOR LOTS 23 THROUGH 51, AS WELL AS PRIVATE ALLEYS 'A' AND 'C'.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development *[Signature]* 11/17/21 Date

Chief, Development Engineering Division *[Signature]* 11-9-21 Date

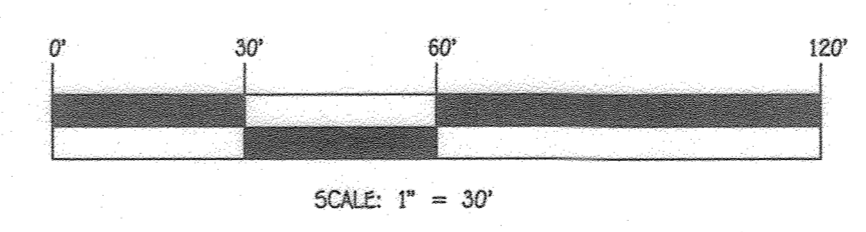
Director - Department of Planning and Zoning *[Signature]* 11-15-21 Date



**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, 7/14/23.

*Frank J. Anderson II* 10/21/21 NAME DATE



**OWNER/DEVELOPER**  
DORSEY'S RIDGE, LLC  
C/O DAVE MOESCHNER  
9172 WILLOW WALK  
ESTERO, FL 34135  
410-461-0837

**BUILDER**  
NVR, INC.  
C/O BRENT HANAUER  
9720 PATUKENT WOODS DRIVE  
COLUMBIA, MD 21046  
443-832-9102

SUBDIVISION		SECTION/AREA		LOT Nos.	
DORSEY'S RIDGE		PHASE 2		LOTS 9 THRU 60	
PLAT NO.	GRID NO.	ZONE	TAX/ZONING	ELEC. DIST.	CENSUS TR.
25858-25859	18	CEF-2	24	2	601101

**SITE DEVELOPMENT PLAN**

**DORSEY'S RIDGE**

**PHASE-II**

**LOTS 9 THRU 60**

ZONED: CEF-R

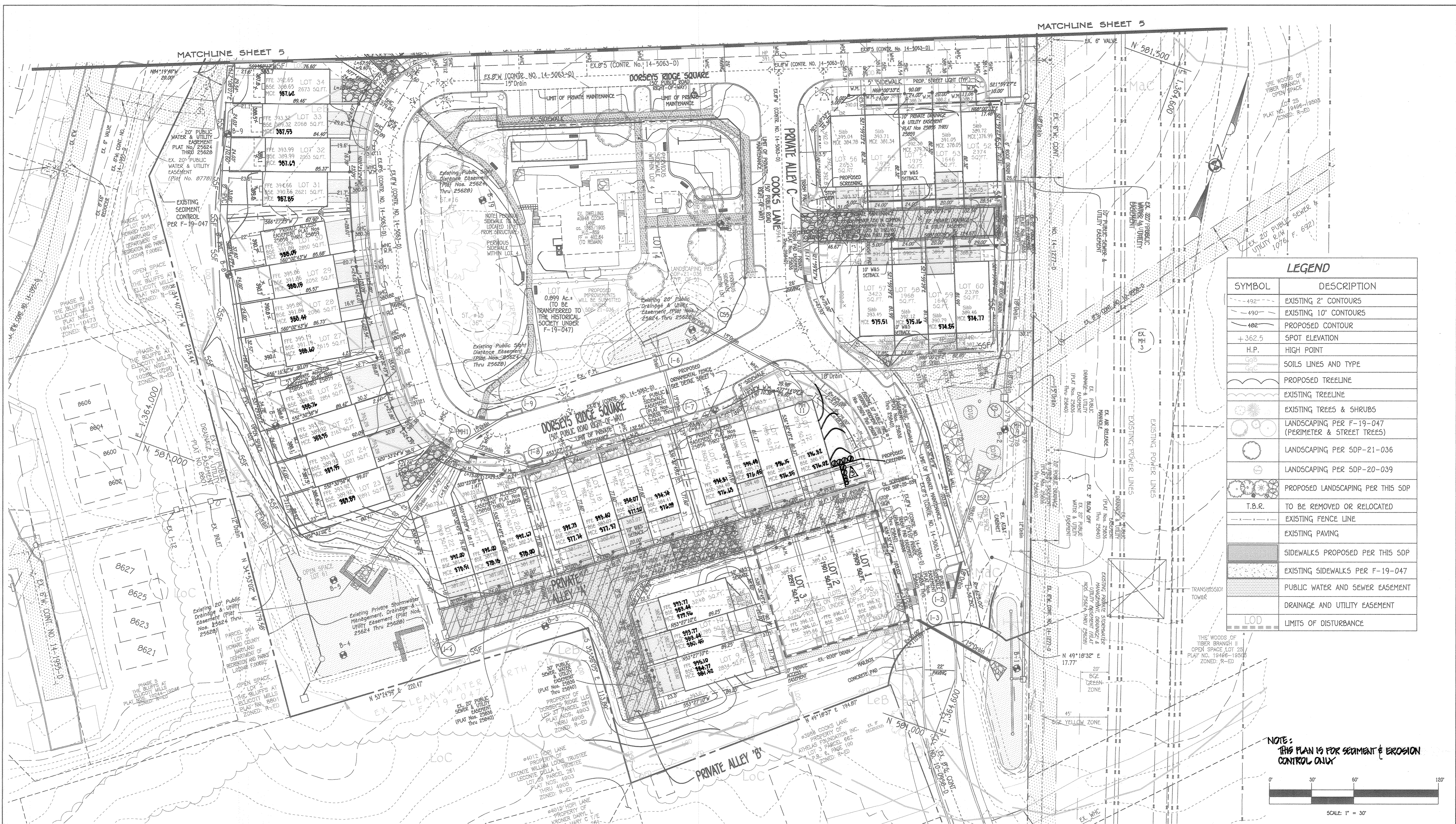
PREVIOUS HOWARD COUNTY FILES: 5-89-014, P-89-040, F-89-158, F-05-129, F-09-074, ZB1106M, S-17-006, WP-17-084, WP-18-038, WP-18-136, WP-20-053, F-19-047, F-21-016, F-22-013, AND WP-21-129

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

SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

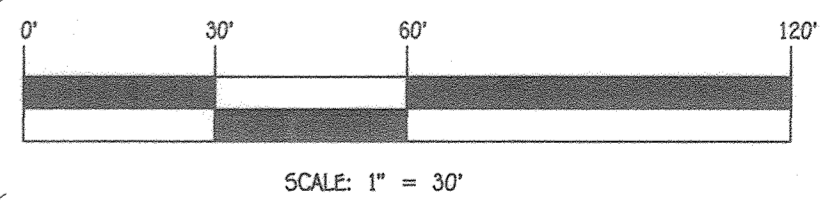
SCALE: AS SHOWN DATE: SEPTEMBER, 2021

SHEET 3 OF 10



LEGEND	
SYMBOL	DESCRIPTION
---492---	EXISTING 2' CONTOURS
---490---	EXISTING 10' CONTOURS
---	PROPOSED CONTOUR
+362.5	SPOT ELEVATION
H.P.	HIGH POINT
---	SOILS LINES AND TYPE
---	PROPOSED TREELINE
---	EXISTING TREELINE
---	EXISTING TREES & SHRUBS
---	LANDSCAPING PER F-19-047 (PERIMETER & STREET TREES)
---	LANDSCAPING PER SDP-21-036
---	LANDSCAPING PER SDP-20-039
---	PROPOSED LANDSCAPING PER THIS SDP
T.B.R.	TO BE REMOVED OR RELOCATED
---	EXISTING FENCE LINE
---	EXISTING PAVING
---	SIDEWALKS PROPOSED PER THIS SDP
---	EXISTING SIDEWALKS PER F-19-047
---	PUBLIC WATER AND SEWER EASEMENT
---	DRAINAGE AND UTILITY EASEMENT
LOD	LIMITS OF DISTURBANCE

NOTE:  
THIS PLAN IS FOR SEDIMENT & EROSION CONTROL ONLY



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development *[Signature]* 11/21/21  
 Chief, Development Engineering Division *[Signature]* 11-9-21  
 Director - Department of Planning and Zoning *[Signature]* 11-15-21



**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]* 10/21/21  
 SIGNATURE OF LICENSED PROFESSIONAL FRANK JOHN MANALANSAN II DATE

**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]* 10/21/21  
 SIGNATURE OF DEVELOPER BRENT HANAUER DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

*[Signature]* 10/27/21  
 SIGNATURE OF LICENSED PROFESSIONAL ALEXANDER BUTCHER DATE

**OWNER/DEVELOPER BUILDER**

DORSEY'S RIDGE, LLC  
 C/O DAVE WOODS/OWNER  
 9172 WILLOW WALK  
 ESTERO, FL 34135  
 410-461-0837

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

NO.	REVISION	DATE
3	REMOVE TRASH EASEMENT, REVISE FENCE LOCATION ON LOT 12	11/11/21
2	ADD SEDIMENT & EROSION CONTROL NOTE	10/19/21
1	REVISE ELEVATIONS, LOTS 9 THRU 24 & LOTS 57 THRU 60	3/16/21

NO.	REVISION	DATE
NO.	REVISION	DATE

PLAT NO.	GRID NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
25056-25059	1B	CEF-R	24	2	601101

**SEDIMENT & EROSION CONTROL PLAN**

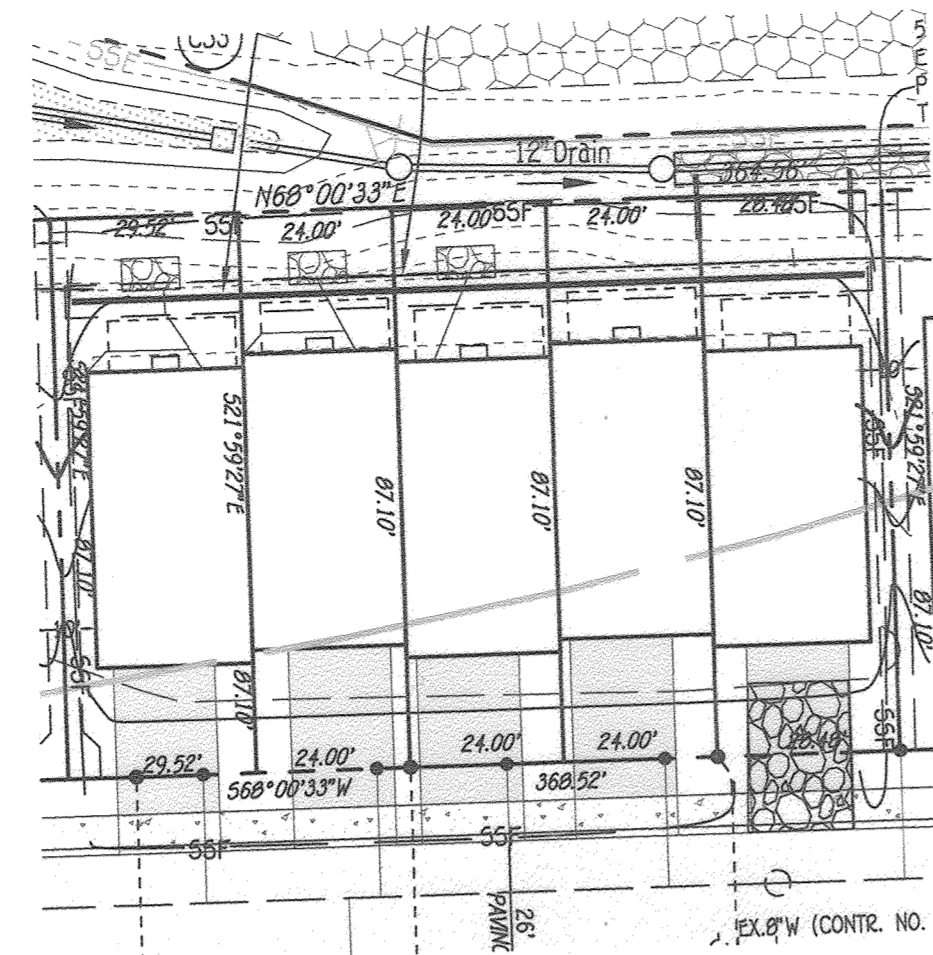
**DORSEY'S RIDGE**  
 PHASE-II  
 LOTS 9 THRU 60  
 ZONED: CEF-R

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-18-030, WP-18-136, WP-20-053, F-19-047, F-21-016, F-22-013, AND WP-21-129  
 TAX MAP NO.: 24 GRID NO.: 18 PARCEL NO: 260  
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: SEPTEMBER, 2021  
 SHEET 4 OF 10

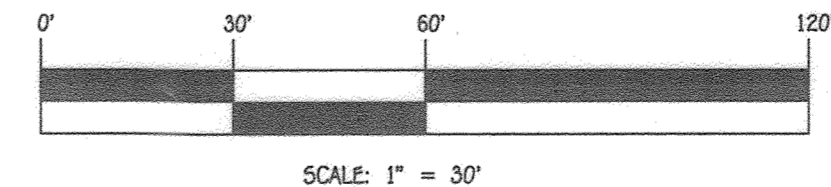
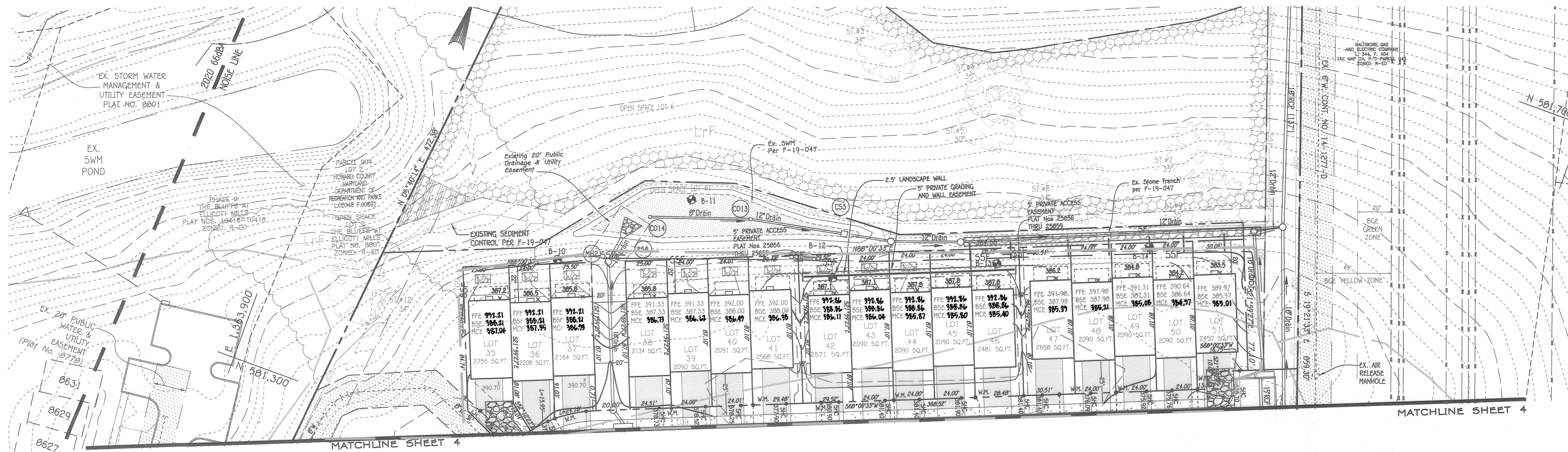
FISHER, COLLINS & CARTER, INC.  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461-1000

LEGEND	
SYMBOL	DESCRIPTION
---492---	EXISTING 2' CONTOURS
---490---	EXISTING 10' CONTOURS
---482---	PROPOSED CONTOUR
+ 362.5	SPOT ELEVATION
H.P.	HIGH POINT
G <sub>10</sub> G <sub>10</sub> C	SOILS LINES AND TYPE
	PROPOSED TREELINE
	EXISTING TREELINE
	EXISTING TREES & SHRUBS
	LANDSCAPING PER F-19-047 (PERIMETER & STREET TREES)
	LANDSCAPING PER SDP-21-036
	LANDSCAPING PER SDP-20-039
	PROPOSED LANDSCAPING PER THIS SDP
T.B.R.	TO BE REMOVED OR RELOCATED
---	EXISTING FENCE LINE
---	EXISTING PAVING
	SIDEWALKS PROPOSED PER THIS SDP
	EXISTING SIDEWALKS PER F-19-047
	PUBLIC WATER AND SEWER EASEMENT
	DRAINAGE AND UTILITY EASEMENT
LOD	LIMITS OF DISTURBANCE

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



TYPICAL SEDIMENT & EROSION CONTROL FOR TOWNHOUSE CONSTRUCTION  
SCALE: 1" = 30'



NOTE:  
THIS PLAN IS FOR SEDIMENT & EROSION CONTROL ONLY

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development *[Signature]* 11/21/21 Date

Chief, Development Engineering Division *[Signature]* 11/9/21 Date

Director - Department of Planning and Zoning *[Signature]* 11-15-21 Date



**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]* 10/21/21 DATE  
SIGNATURE OF LICENSED PROFESSIONAL, FRANK JOHN MALALANSAN II

**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]* 10/21/21 DATE  
SIGNATURE OF DEVELOPER BRENT HANAUER

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

*[Signature]* 10/27/21 DATE  
HOWARD SOIL CONSERVATION DISTRICT

**OWNER/DEVELOPER** DORSEYS RIDGE, LLC  
C/O DAVE WOODS/NER  
9172 WILLOW WALK  
ESTERO, FL 34135  
410-461-0937

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

NO.	REVISION	DATE
1	REVISE PLAN TO ADD 35 THRU 51	6/9/22
2	ADD SEDIMENT & EROSION CONTROL NOTE	9/16/22

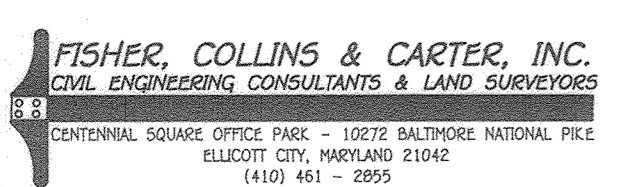
PLAT NO.	GRID NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
25956-25959	18	CEF-R	24	2	601101

SEDIMENT & EROSION CONTROL PLAN

**DORSEY'S RIDGE**  
PHASE-II  
LOTS 9 THRU 60  
ZONED: CEF-R

PREVIOUS HOWARD COUNTY FILES: S-89-014, P-89-040, F-89-158, F-09-129, F-09-074, ZB1106M, S-17-006, WP-17-084, WP-18-038, WP-18-136, WP-20-053, F-19-047, F-21-016, F-22-013, AND WP-21-129

TAX MAP NO.: 24 GRID NO.: 18 PARCEL NO: 260  
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: SEPTEMBER, 2021  
SHEET 5 OF 10



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

A. Soil Preparation

- 1. Temporary Stabilization
a. Seeded preparation consists of loosening soil to a depth of 3 to 5 inches by means of suitable agricultural or construction equipment...

B. Topsoiling

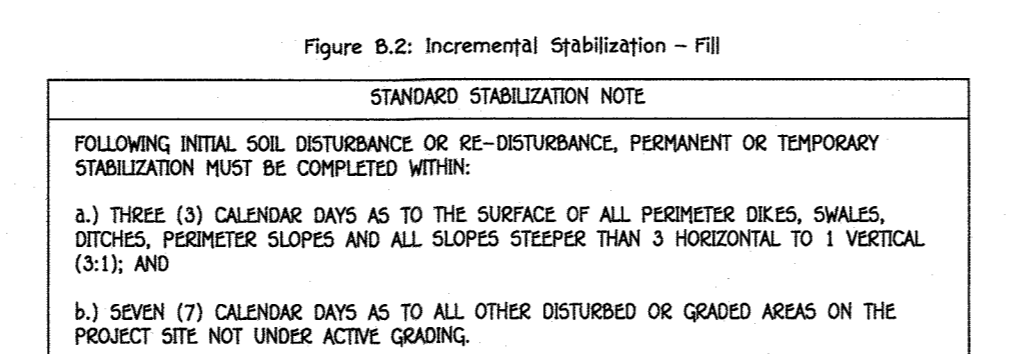
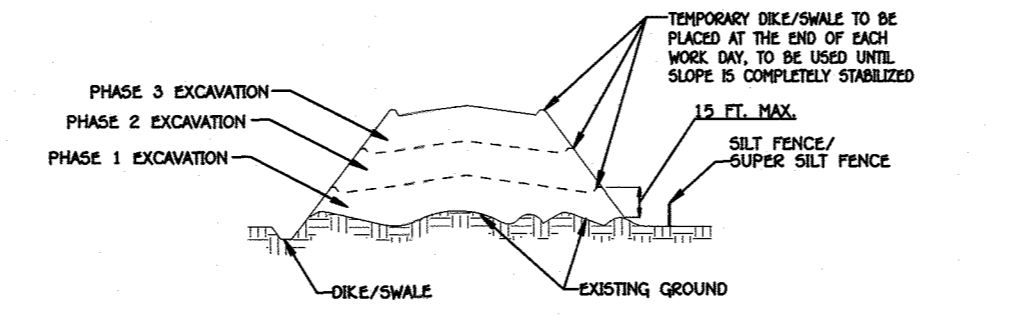
- 1. Topsoil is placed over prepared subsoil prior to establishment of permanent vegetation. The purpose is to provide a suitable surface for vegetative growth. Soils of various kinds low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil texture.

PERMANENT SEEDING NOTES (B-4-5)

A. Seed Mixtures

- 1. General Use
a. Select one or more of the species or mixtures listed in Table B.3 for the appropriate Plant Hardness Zone (from Figure B.3) and based on the site condition or purpose found on Table B.2. Enter selected mixtures, application rates, and seeding dates in the Permanent Seeding Summary...

Note: Once the placement of fill has begun the operation should be continuous from grubbing through the completion of grading and placement of topsoil (if required) and permanent seed and mulch.



STANDARD STABILIZATION NOTE

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN:
a. THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER BENCHES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1), AND

STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING (B-4-3)

Definition: The application of seed and mulch to establish vegetative cover.
Purpose: To protect disturbed soils from erosion during and after the construction.

- A. Seeding
1. Specifications
a. All seed must meet the requirement of the Maryland State Seed Law. All seed must be subject to re-testing by a recognized seed laboratory.

B. Topsoiling

- 1. Topsoil is placed over prepared subsoil prior to establishment of permanent vegetation. The purpose is to provide a suitable surface for vegetative growth. Soils of various kinds low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil texture.

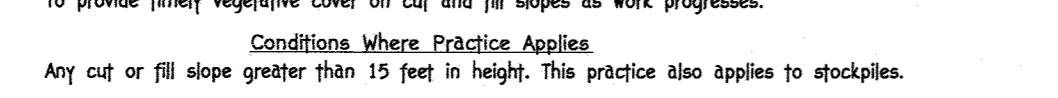
PERMANENT SEEDING SUMMARY

Table with columns: No., Species, Application Rate (lb/ac), Seeding Dates, Seeding Depth, N, P, K, Lime Rate (lb/acre), and Lime Rate (tons/acre). Rows include Tall Fescue, Millet, Sod, and Switchgrass.

B-4-1 STANDARDS AND SPECIFICATIONS FOR INCREMENTAL STABILIZATION

Definition: Establishment of vegetative cover on cut and fill slopes.
Purpose: To provide timely vegetative cover on cut and fill slopes as work progresses.

- A. Incremental Stabilization - Cut Slopes
1. Excavate and stabilize fill slopes in increments not to exceed 15 feet in height. Prepare seedbed and apply seed and mulch on all cut slopes as the work progresses.



- B. Incremental Stabilization - Fill Slopes
1. Construct and stabilize fill slopes in increments not to exceed 15 feet in height. Prepare seedbed and apply seed and mulch on all fill slopes as the work progresses.

TEMPORARY SEEDING NOTES (B-4-4)

Definition: To stabilize disturbed soils with vegetation for up to 6 months.
Purpose: To use fast growing vegetation that provides cover on disturbed soils.

- 1. Select one or more of the species or seed mixtures listed in Table B.1 for the appropriate Plant Hardness Zone (from Figure B.3), and enter them in the Temporary Seeding Summary below along with application rates, seeding dates and seeding depths.

Table with columns: Species, Application Rate (lb/ac), Seeding Dates, Seeding Depth, N, P, K, Lime Rate (lb/acre), and Lime Rate (tons/acre). Rows include Barley, Oats, Rye, and Foxtail Millet.

STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA (B-4-8)

Definition: The mound or pile of soil protected by appropriately designed erosion and sediment control measures.
Purpose: To provide a designated location for the temporary storage of soil that controls the potential for erosion, sedimentation, and changes to drainage patterns.

- 1. The stockpile location and all related sediment control practices must be clearly indicated on the erosion and sediment control plan.
2. The footprint of the stockpile must be sized to accommodate the anticipated volume of material and based on a side slope ratio no steeper than 2:1.

STANDARD STABILIZATION NOTE

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN:
a. THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER BENCHES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1), AND

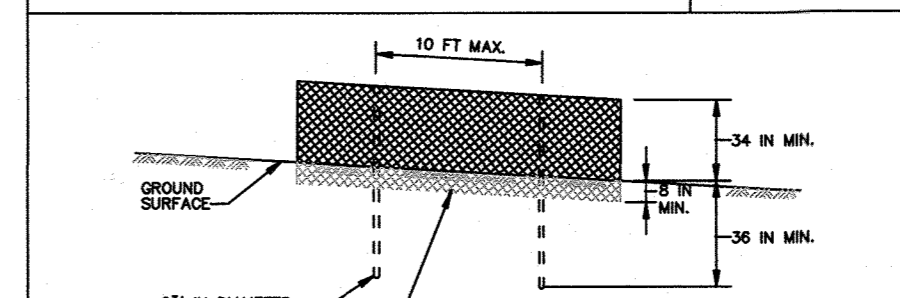
STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING (B-4-3)

Definition: The application of seed and mulch to establish vegetative cover.
Purpose: To protect disturbed soils from erosion during and after the construction.

- A. Seeding
1. Specifications
a. All seed must meet the requirement of the Maryland State Seed Law. All seed must be subject to re-testing by a recognized seed laboratory.

STANDARD SEDIMENT CONTROL NOTES

1. A pre-construction meeting must occur with the Howard County Department of Public Works, Construction Inspection Division (CID) 410-313-1300 after the storm L.O.D. and proposed final site plan are submitted to the field. A minimum of 48 hours notice to CID must be given at the following stages: a. Prior to the start of earth disturbance.



CONSTRUCTION SPECIFICATIONS

- 1. INSTALL 2% IN DIAMETER GALVANIZED STEEL POSTS OF 60% RICH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36 INCHES INTO THE GROUND.
2. FASTEN A GAUGE OR HEAVY GALVANIZED CHAIN LINK FENCE (2% MIN MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIE OR WIRE PINS.

SEQUENCE OF CONSTRUCTION

- 1. OBTAIN A PERMITS. (2 WEEKS)
2. NOTIFY 'MISS UTILITY' AT LEAST 48 HOURS BEFORE BEGINNING ANY WORK AT 1-800-257-7777. NOTIFY THE HOWARD COUNTY OFFICE OF CONSTRUCTION/INSPECTION AT 410-313-1300 AT LEAST 24 HOURS BEFORE STARTING WORK.

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 COUNTY CONSERVATION DISTRICT."

SIGNATURE OF LICENSED PROFESSIONAL: FRANK JOHN MALALANSAN II DATE: 10/27/21

BUILDER/DEVELOPER'S CERTIFICATE

"I/WE CERTIFY THAT DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, FOR SEDIMENT AND EROSION CONTROL AND PERSONAL KNOWLEDGE OF THE SITE CONDITIONS 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 COUNTY CONSERVATION DISTRICT."

SIGNATURE OF DEVELOPER: BRENT HANAUER DATE: 10/21/21

OWNER/DEVELOPER

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY CONSERVATION DISTRICT.

SIGNATURE OF OWNER/DEVELOPER: Dorsey's Ridge DATE: 10/27/21

BUILDER

SIGNATURE OF BUILDER: INR, INC. DATE: 10/27/21

SEDIMENT AND EROSION CONTROL NOTES & DETAILS

DORSEY'S RIDGE PHASE-II LOTS 9 THRU 60

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, F-19-047, F-21-016, F-22-013, AND WP-21-129

TAX MAP NO.: 24 GRID NO.: 18 PARCEL NO.: 260
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN DATE: SEPTEMBER, 2021 SHEET 6 OF 10

Table with columns: SUBDIVISION, REVISION, SECTION/AREA, LOT Nos., DATE. Rows include Dorsey's Ridge and Lot 9 thru 60.

Table with columns: PLAT NO., GRID NO., ZONE, TAX/ZONE, ELEC. DIST., CENSUS TR. Rows include Dorsey's Ridge and Lot 9 thru 60.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

SIGNATURE OF CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 11-9-21

SIGNATURE OF CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 11-15-21

SIGNATURE OF DIRECTOR DATE: 11-15-21

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

SIGNATURE OF CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 11-9-21

SIGNATURE OF CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 11-15-21

SIGNATURE OF DIRECTOR DATE: 11-15-21

FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS. CENTRAL SQUARE OFFICE: 10272 BALTIMORE NATIONAL PLACE, ELIOTT CITY, MARYLAND 21042. (410) 451-2995.

PROFESSIONAL LAND SURVEYOR: FRANK JOHN MALALANSAN II, License No. 21476, State of Maryland.

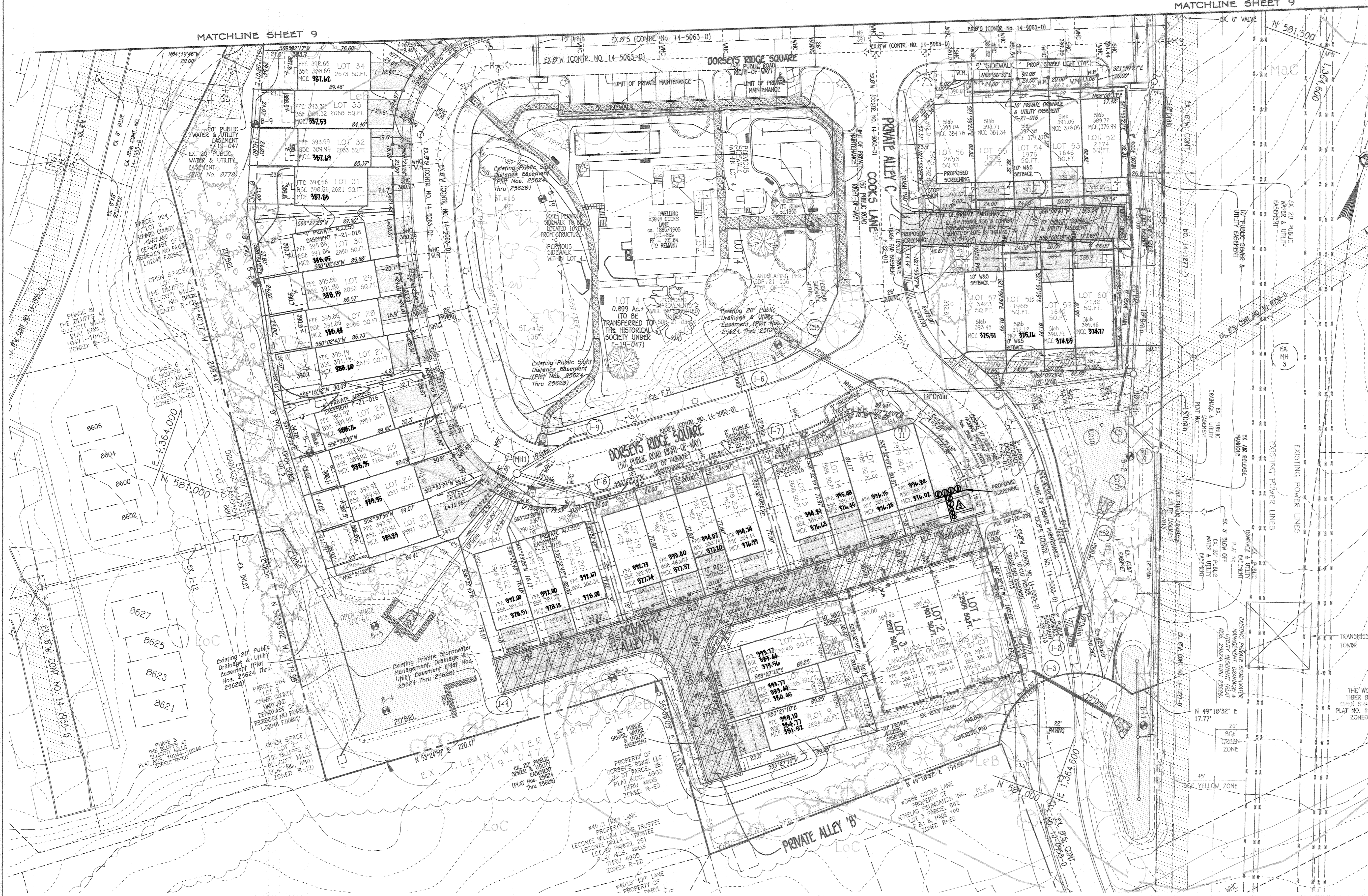
OWNER/DEVELOPER: DORSEY'S RIDGE, LLC, C/O DAN WOODS, 9172 WILLOW WALK, ESTERO, FL 34139, 410-461-0837. BUILDER: INR, INC., C/O SEBASTIAN HANAUER, 9720 PATUXENT WOODS DRIVE, COLUMBIA, MD 21046, 443-832-9102.

SEDIMENT AND EROSION CONTROL NOTES & DETAILS. DORSEY'S RIDGE PHASE-II LOTS 9 THRU 60. 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, F-19-047, F-21-016, F-22-013, AND WP-21-129. TAX MAP NO.: 24 GRID NO.: 18 PARCEL NO.: 260. SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND. SCALE: AS SHOWN DATE: SEPTEMBER, 2021 SHEET 6 OF 10.

SEDIMENT AND EROSION CONTROL NOTES & DETAILS. DORSEY'S RIDGE PHASE-II LOTS 9 THRU 60. 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, F-19-047, F-21-016, F-22-013, AND WP-21-129. TAX MAP NO.: 24 GRID NO.: 18 PARCEL NO.: 260. SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND. SCALE: AS SHOWN DATE: SEPTEMBER, 2021 SHEET 6 OF 10.

MATCHLINE SHEET 9

MATCHLINE SHEET 9



LEGEND	
SYMBOL	DESCRIPTION
-492-	EXISTING 2' CONTOURS
-490-	EXISTING 10' CONTOURS
-482-	PROPOSED CONTOUR
+362.5	SPOT ELEVATION
H.P.	HIGH POINT
Sy/S	SOILS LINES AND TYPE
-	PROPOSED TREELINE
-	EXISTING TREELINE
(Tree symbols)	EXISTING TREES & SHRUBS
(Tree symbols)	LANDSCAPING PER F-19-047 (PERIMETER & STREET TREES)
(Tree symbols)	LANDSCAPING PER SDP-21-036
(Tree symbols)	LANDSCAPING PER SDP-20-039
(Tree symbols)	PROPOSED LANDSCAPING PER THIS SDP
T.B.R.	TO BE REMOVED OR RELOCATED
-	EXISTING FENCE LINE
-	EXISTING PAVING
(Hatched pattern)	SIDEWALKS PROPOSED PER THIS SDP
(Dotted pattern)	EXISTING SIDEWALKS PER F-19-047
(Cross-hatched pattern)	PUBLIC WATER AND SEWER EASEMENT
(Dashed pattern)	DRAINAGE AND UTILITY EASEMENT
LOD	LIMITS OF DISTURBANCE

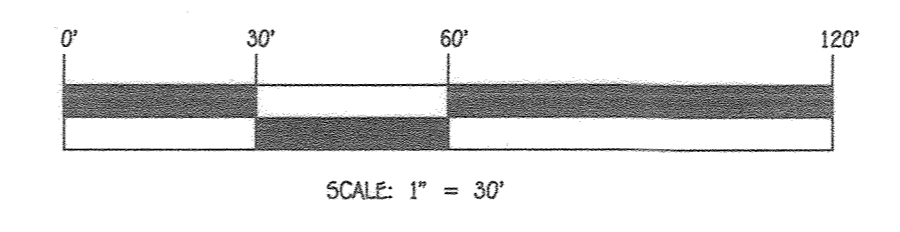
NOTE:  
THIS PLAN IS FOR  
LANDSCAPING ONLY

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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



**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, 7/14/23."  
 Name: *Frank J. Rowland II*  
 Date: *10/21/21*



**OWNER/DEVELOPER**  
 DORSEY'S RIDGE, LLC  
 C/O DAVE WOODSNER  
 9172 WILLOW WALK  
 ESTERO, FL 34135  
 410-461-0837

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

NO.	REVISION	DATE
3	REVISE TRAIL EASEMENT, REVISE FENCE LOCATION ON LOT 12	11/11/22
2	ADD LANDSCAPING NOTE	4/9/22
1	REVISE PLAN TO SHOW LOTS 34 & LOTS 57 THRU 60	3/16/22

NO.	REVISION	SECTION/AREA	LOT Nos.
DORSEY'S RIDGE	PHASE 2	ELEC. DIST.	LOTS 9 THRU 60
PLAT NO. 15856-59	GRID NO. 18	ZONE CEF-R	TAX 24
			ELEC. DIST. 2
			CENSUS TR. 601101

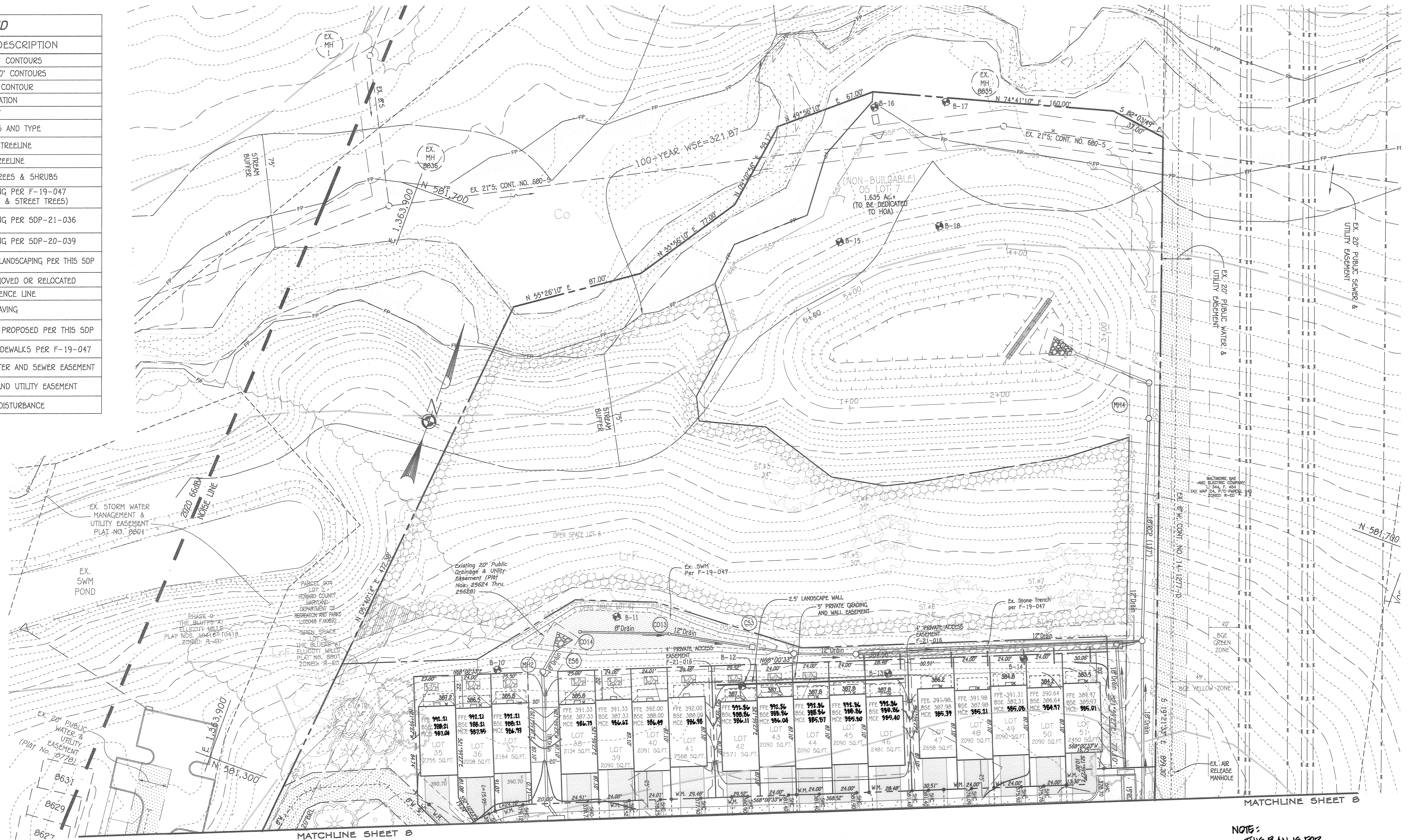
**LANDSCAPE PLAN**  
**DORSEY'S RIDGE**  
**PHASE-II**  
**LOTS 9 THRU 60**  
 ZONED: CEF-R

PREVIOUS HOWARD COUNTY FILES: S-09-014, P-09-040, F-09-158, F-09-129, F-09-074, ZB1106M, S-17-006, WP-17-084, WP-18-038, WP-18-136, WP-20-053, F-19-047, F-21-016, F-22-013, AND WP-21-129

TAX MAP NO.: 24 GRID NO.: 18 PARCEL NO: 260  
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: SEPTEMBER, 2021  
 SHEET 7 OF 10

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PLACE  
 ELLICOTT CITY, MARYLAND 21142  
 (410) 461-2899

LEGEND	
SYMBOL	DESCRIPTION
-492-	EXISTING 2' CONTOURS
-490-	EXISTING 10' CONTOURS
-482-	PROPOSED CONTOUR
+362.5	SPOT ELEVATION
H.P.	HIGH POINT
G66 G6C	SOILS LINES AND TYPE
(Wavy line)	PROPOSED TREELINE
(Dashed line)	EXISTING TREELINE
(Tree symbols)	EXISTING TREES & SHRUBS
(Tree symbols)	LANDSCAPING PER F-19-047 (PERIMETER & STREET TREES)
(Tree symbols)	LANDSCAPING PER SDP-21-036
(Tree symbols)	LANDSCAPING PER SDP-20-039
(Tree symbols)	PROPOSED LANDSCAPING PER THIS SDP
T.B.R.	TO BE REMOVED OR RELOCATED
(Dashed line)	EXISTING FENCE LINE
(Dashed line)	EXISTING PAVING
(Hatched area)	SIDEWALKS PROPOSED PER THIS SDP
(Dotted area)	EXISTING SIDEWALKS PER F-19-047
(Hatched area)	PUBLIC WATER AND SEWER EASEMENT
(Hatched area)	DRAINAGE AND UTILITY EASEMENT
LOD	LIMITS OF DISTURBANCE



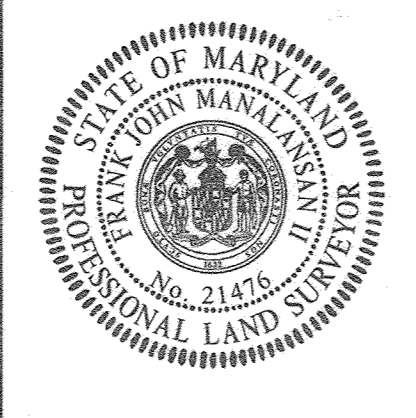
NOTE:  
THIS PLAN IS FOR  
LANDSCAPING ONLY

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development *[Signature]* 11/15/21 Date

Chief, Development Engineering Division *[Signature]* 11-9-21 Date

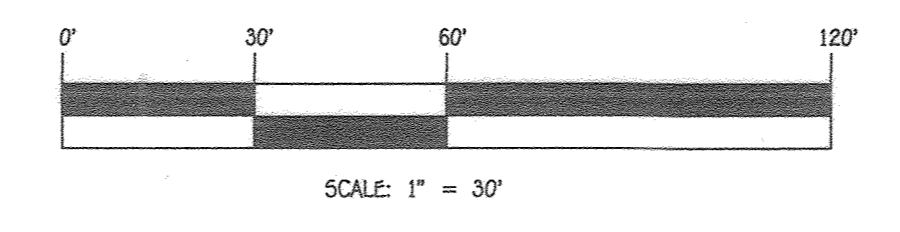
Director - Department of Planning and Zoning *[Signature]* 11-15-21 Date



**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, 7/14/23.

*[Signature]* NAME DATE 10/21/21



**OWNER/DEVELOPER**  
DORSEY'S RIDGE, LLC  
C/O DAVID WOODSNER  
9172 WILLOW WALK  
ESTERO, FL 34135  
410-461-0837

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

SUBDIVISION		REVISION		DATE	
DORSEY'S RIDGE		2 ADD LANDSCAPING NOTE		6/9/22	
PHASE 2		1 CHANGE ELEV. LOTS 35 THRU 51		3/16/22	
PLAT NO.	GRID NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
15956-59	18	CEF-R	24	2	601101

**LANDSCAPE PLAN**  
**DORSEY'S RIDGE**  
**PHASE-II**  
**LOTS 9 THRU 60**  
ZONED: CEF-R

PREVIOUS HOWARD COUNTY FILES: S-09-014, P-09-040, F-09-150, F-09-129, F-09-074, ZB1106M, S-17-006, WP-17-084, WP-18-038, WP-18-136, WP-20-053, F-19-047, F-21-016, F-22-013, AND WP-21-129

TAX MAP NO.: 24 GRID NO.: 18 PARCEL NO: 260  
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: SEPTEMBER, 2021  
SHEET B OF 10

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



LANDSCAPING PLANT LIST			
QTY.	KEY	NAME	SIZE
11		ZELKOVA SERRATA (JAPANESE ZELKOVA)	2 1/2" - 3" CALIPER FULL CROWN, B&B
8		WILLOW OAK QUERCUS PHellos	2 1/2" - 3" CALIPER FULL CROWN, B&B
32		PRUNUS SARGENTII (SARGENT CHERRY)	2.5" - 3" CAL. FULL CROWN, B&B
9		CORNUS FLORIDA (DOGWOOD)	8"-10" HT. B&B
30		ILEX GLABRA (HOLLEBERRY)	2-1/2" - 3" HT.

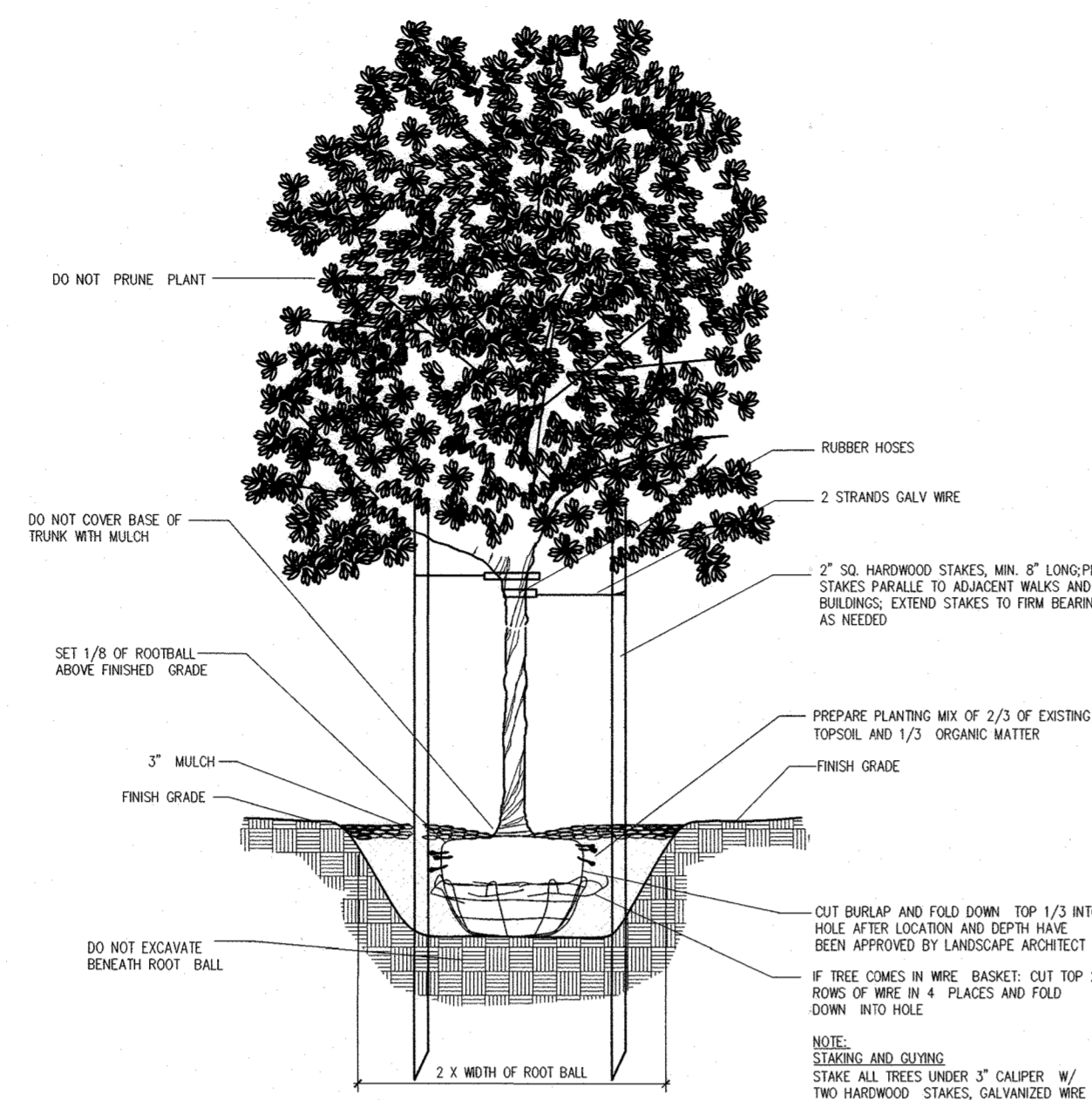
TOTAL: 92 SHADE TREES, 9 ORNAMENTAL TREES, 30 SHRUBS

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	31
NUMBER OF TREES REQUIRED	3 (1:10)
NUMBER OF TREES PROVIDED	
SHADE TREES	3 (2:1 SUBSTITUTION)
OTHER TREES (2:1 SUBSTITUTION)	+6 (2:1) (ORNAMENTAL)

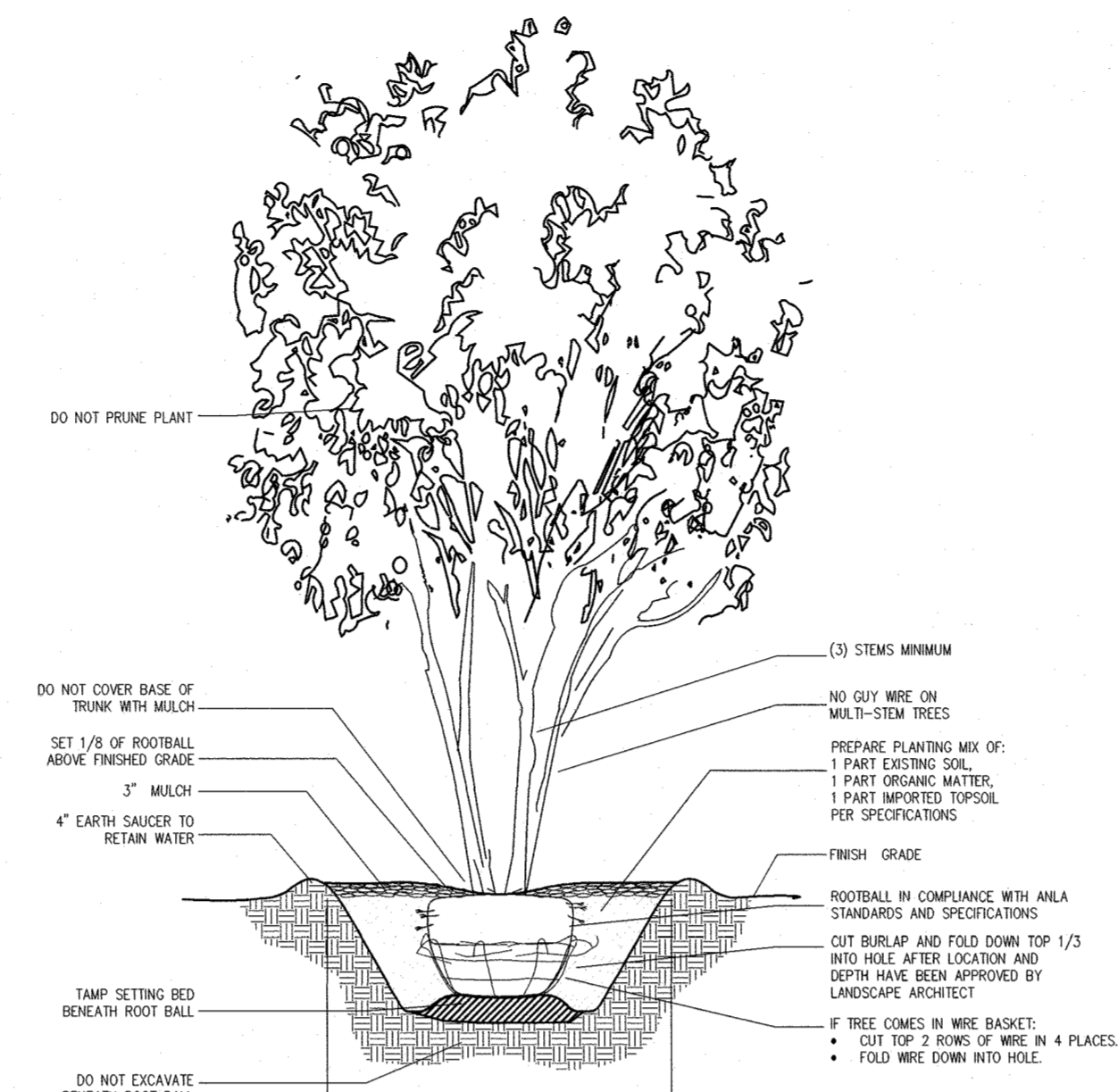
• 3 ORNAMENTAL TREES PROVIDED UNDER SOP-21-036

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
NUMBER OF DWELLING UNITS	52
NUMBER OF TREES REQUIRED (1:100 SFA)	52
NUMBER OF TREES PROVIDED	
SHADE TREES	52
SHRUBS	0 (2:1)

TRASH PAD ENCLOSURE LANDSCAPE PLANT LIST			
QTY.	KEY	NAME	SIZE
20		THUJA STANDISHII X PLUCATA (GREEN GIANT ARBOVITAE)	5' - 6' HT. B&B



DECIDUOUS TREE - TYPICAL PLANTING DETAIL



MULTISTEM TREE - TYPICAL PLANTING DETAIL

**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 SHAWT SHOWN ON THE PLANS LIST AND THE MINIMUM REQUIREMENTS OF NURSERY (LAND) STANDARDS. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, FREE FROM DEFECTS, DISEASE, DEFORMATION, ROOTS, SUN SCALD INJURIES, ABNORMALS OF THE BARK, PLANT DAMAGE, INSECT PEST EGGS, BOSSIES AND ALL FORMS OF INSECT INFESTATIONS OR DISEASEABLE DISEASES. PLANT MATERIAL THAT IS WEAKE 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 PRESERVED IN PLANTS FROM COLD STORAGE WILL BE ACCEPTED.

UNLESS OTHERWISE SPECIFIED, ALL GENERAL CONDITIONS, PLANTING OPERATIONS, DETAILS AND PLANTING SPECIFICATIONS 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 ARCHITECTS, LATEST EDITION, INCLUDING ALL AMENDMENTS.

CONTRACTOR SHALL BE RESPONSIBLE 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.

CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES, UTILITY CONTRACTORS AND THESE UTILITIES A MINIMUM OF 48 HOURS PRIOR TO BEGINNING ANY WORK. CONTRACTOR MAY MAKE MINOR ADJUSTMENTS IN SPACING AND LOCATION OF PLANT MATERIAL TO AVOID CONFLICTS WITH UTILITIES. DAMAGE TO EXISTING STRUCTURE AND UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.

PROTECTION OF EXISTING VEGETATION TO REMAIN SHALL BE ACCOMPLISHED BY THE TEMPORARY INSTALLATION OF 4 FOOT HIGH SHOW FENCE OR BUZZ ORANGE SAFETY FENCE AT THE JOB LINE.

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIAL IN THE PROPER PLANTING SEASON FOR EACH PLANT TYPE. ALL PLANTING IS TO BE COMPLETED WITHIN THE GROWING SEASON OF COMPLETION OF SITE CONSTRUCTION.

BD 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.

PLANT QUANTITIES ARE PROVIDED FOR THE COMMENCEMENT OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN TAKE PRECEDENCE.

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 COM OR HOG MANURE, ADD 3 LBS. OF STANDED FERTILIZER PER CUBIC YARD OF PLANTING MIX. EVERGREEN PLANTS - TWO PARTS TOPSOIL, ONE PART HUIUS OR OTHER APPROVED ORGANIC MATERIAL, ADD 3 LBS. OF OVERSEEN (AZULEX) 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 GRASS 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.

THIS PLAN IS INTENDED FOR LANDSCAPE USE ONLY. SEE OTHER PLAN SHEETS FOR MORE INFORMATION ON GRADING, SEDIMENT CONTROL, LAYOUT, ETC.

**NOTES**

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. THE LANDSCAPING SURETY FOR PARKING AND RESIDENTIAL TREES IS \$18,450.00 FOR 52 SHADE TREES (\$1,500.00), 9 ORNAMENTAL TREES (\$1,050.00) AND 30 SHRUBS (\$1,500.00) WILL BE PAID WITH THE GRADING PERMIT FOR THIS PLAN (SOP-21-002).
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS 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 APPLICABLE PLANS AND CERTIFICATES.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BENCHES, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED MAINTENANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE MAINTAINED MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- FOR ANY TREE DESIGNATED FOR PRESERVATION, FOR WHICH CREDIT IS GIVEN, BE REMOVED OR DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR IF THE TREE IS LISTED AS A PROHIBITED OR INVASIVE SPECIES ON THE OPZ TREE LIST IT SHOULD BE REPLACED WITH A RECOMMENDED TREE SPECIES WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 3 INCHES IN CALIPER AND INSTALLED AS REQUIRED IN THE LANDSCAPE MANUAL.
- A MINIMUM OF 20 FT SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- ON THE APPROACH SIDE OF A STOP SIGN, NO STREET TREE SHALL BE PLANTED WITHIN 30 FT OF THE STOP SIGN.
- LOTS 14-19 DO NOT COMPLY WITH THE LANDSCAPE MANUAL'S MINIMUM 15' WIDE LANDSCAPE AREA BETWEEN THE COMMON PARKING AREA AND THE RESIDENTIAL STRUCTURE. THE DEPARTMENT OF PLANNING AND ZONING APPROVED A LANDSCAPE ALTERNATIVE COMPLIANCE REQUEST TO REDUCE THE 15' WIDE REQUIREMENT, SUBJECT TO LOTS 12-19, PROVIDING LANDSCAPING AND A PHYSICAL BARRIER AS SHOWN ON THE LANDSCAPE PLANS.

**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 certification of landscape installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

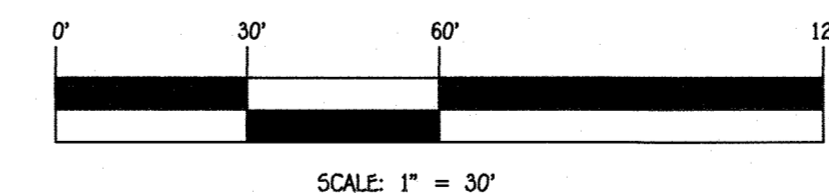
*[Signature]* 10/21/2021  
Date  
This plan has been prepared in accordance with the provision of Section 16.124 of the Howard County Code and Landscape Manual. Financial surety for the required landscaping will be posted as part of the grading permit.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* Chief, Division of Land Development Date *[Signature]* 11/9/21  
*[Signature]* Chief, Development Engineering Division Date *[Signature]* 11-15-21  
*[Signature]* Director Department of Planning and Zoning Date



**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, 7/14/23."  
*[Signature]* NAME *[Signature]* 10/21/21 DATE

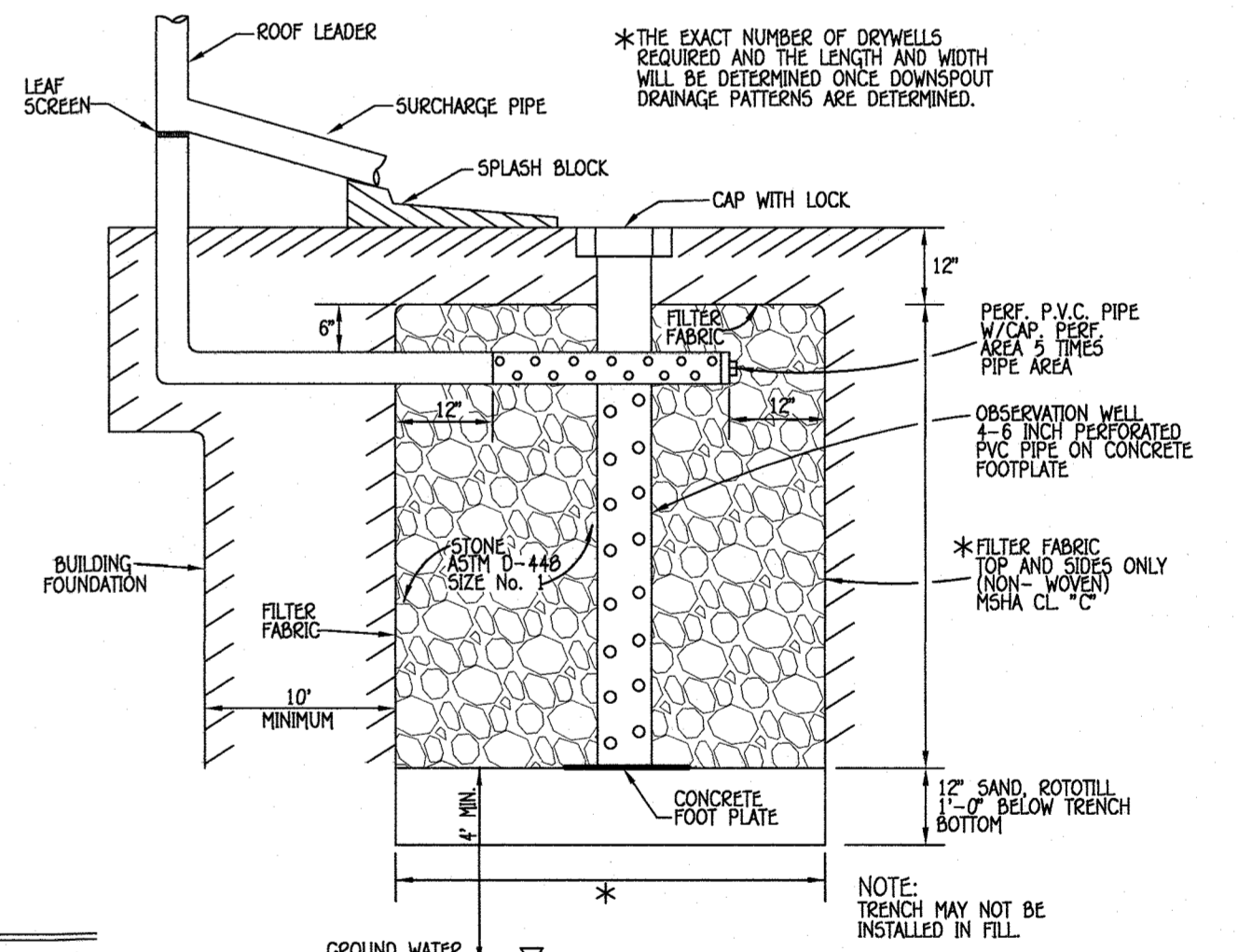


**OWNER/DEVELOPER**  
DORSEYS RIDGE, LLC  
C/O DAVE WOODS/ENR  
9172 WILLOW WALK  
ESTERO, FL 34135  
410-461-0837

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

**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 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.



DRY WELL DETAIL  
NOT TO SCALE

GUTTER DRAIN FILTER DETAIL  
NOT TO SCALE

**Trex® Seclusions®**  
COMPOSITE FENCING SYSTEM

ARCHITECTURAL DRAWING:  
TREX SECLUSIONS FENCING  
6\"/>

COMPONENTS	QUANTITY	LENGTH
Post Cap: Pyramid, Flat, or Crown	1	
5\"/>		

NOTES:  
1. INSTALLATION TO BE COMPLETED PER MANUFACTURERS SPECIFICATION.  
2. THIS DRAWING IS PROVIDED FOR PLANNING PURPOSES. REFER TO MANUFACTURERS INSTALLATIONS FOR CONSTRUCTION DETAILS.  
3. REFER TO MANUFACTURERS WEBSITE FOR PRODUCT INFORMATION.  
4. DRAWING NOT TO SCALE.

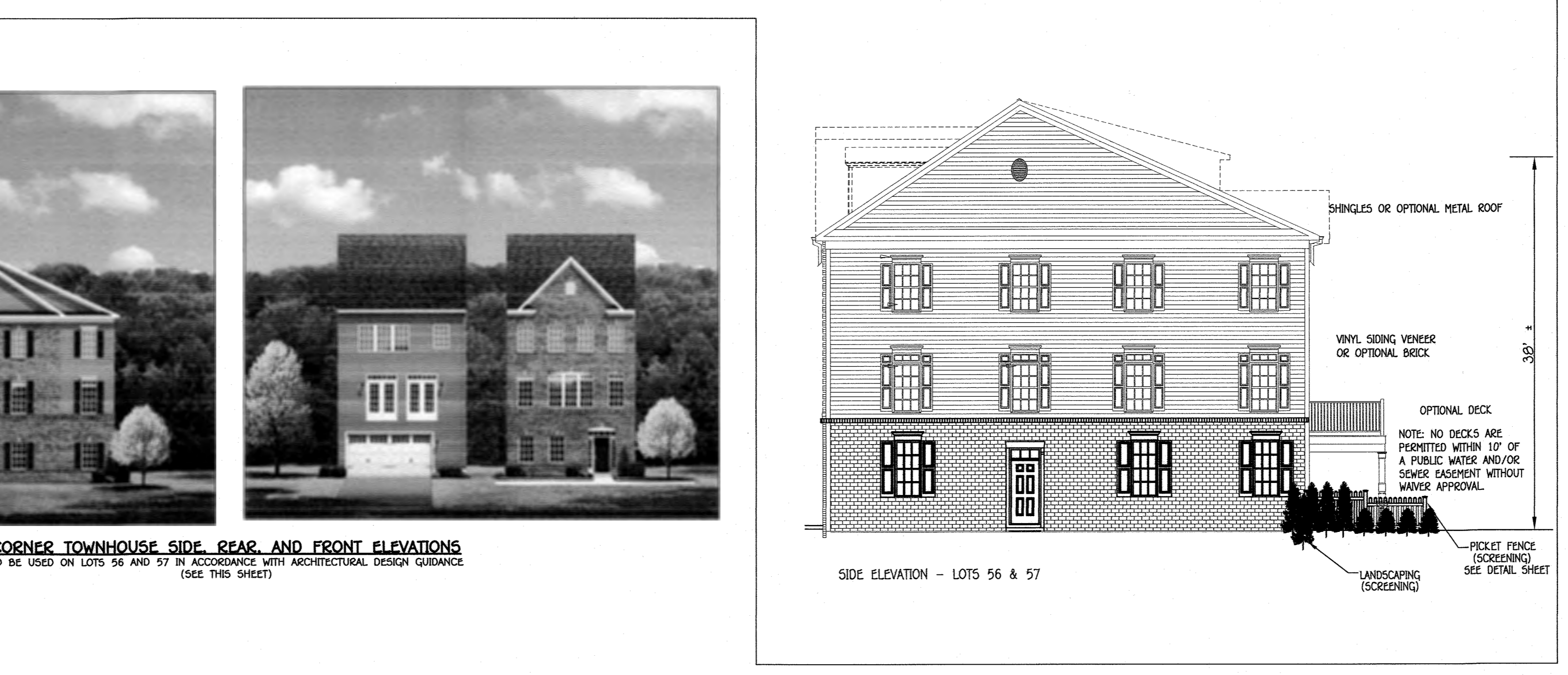
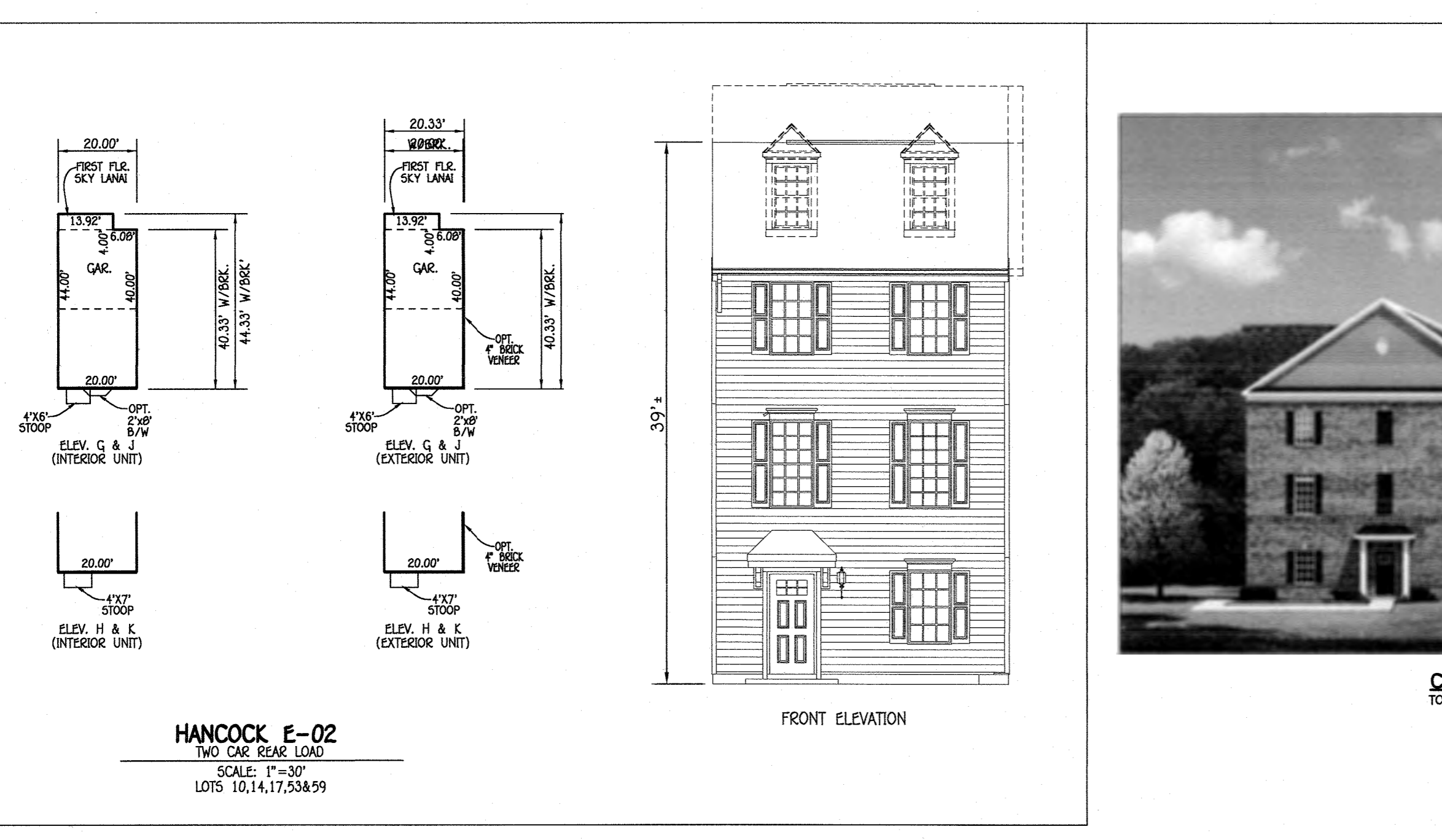
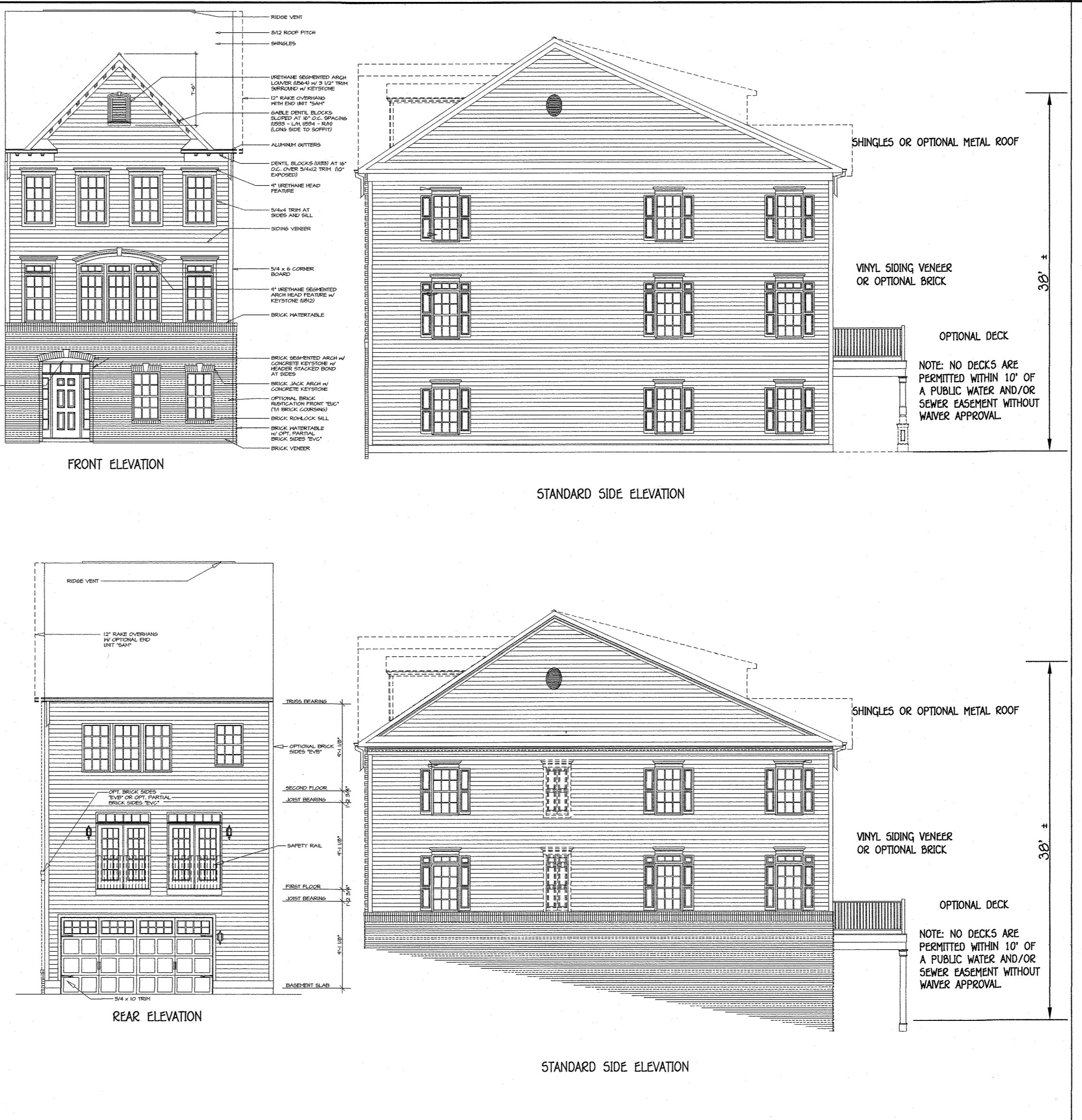
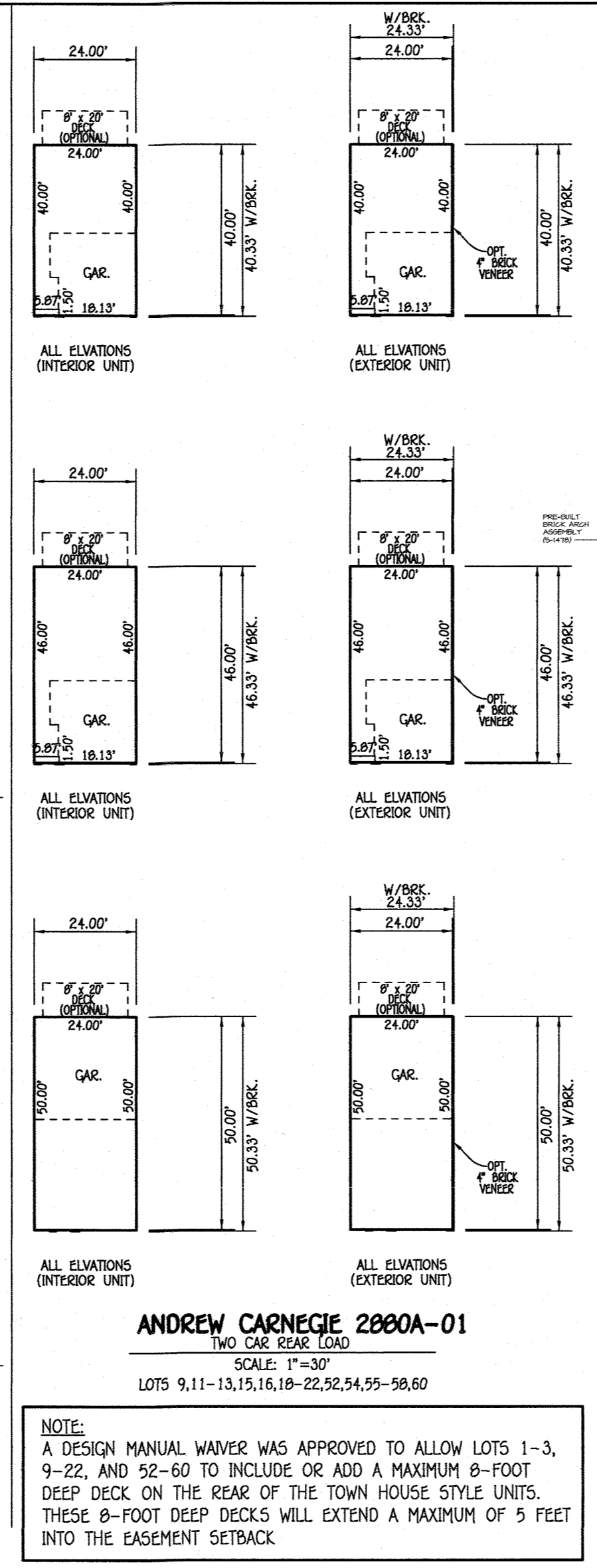
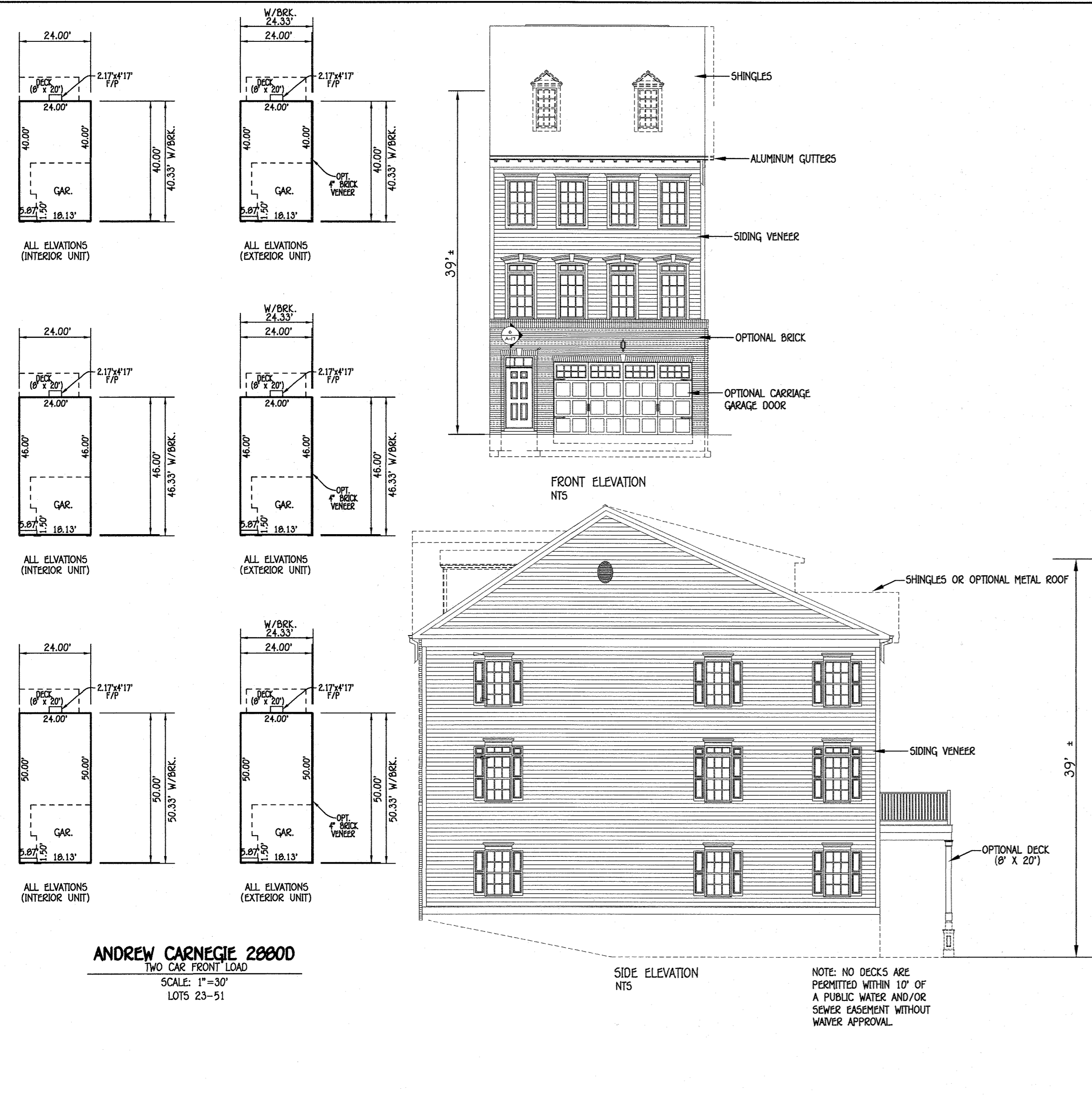
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CONCRETE BLOCK LANDSCAPE WALL DETAIL  
NO SCALE

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLICOTT CITY, MARYLAND 21042  
(410) 461-2855

**LANDSCAPE DETAILS  
DORSEY'S RIDGE  
PHASE-II  
LOTS 9 THRU 60**

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, F-19-047, F-21-016, F-22-013, AND WP-21-129  
TAX MAP NO.: 24 GRID NO.: 18 PARCEL NO: 260  
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: SEPTEMBER, 2021  
SHEET 9 OF 10



**PROPOSED DEVELOPMENT STANDARDS**

**A. USES PERMITTED AS A MATTER OF RIGHT**

1. Single-family attached dwelling units, and similar uses.
2. Conservation areas, including wildlife and forest preserves, environmental areas, and similar uses.
3. Underground pipelines; electric transmission and distribution lines; telephone, telegraph and CATV lines; mobile transformer units; telephone equipment boxes; and other similar public utility uses not requiring a Conditional Use.
4. Community meeting facility, interactive 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 than one accessory use shall be permitted on a lot, provided that the combination of accessory uses remains secondary, incidental and subordinate to the principal use.

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 Section 128.0.A.
2. The housing by a resident family of:
  - (a) Not more than four non-familial roomers or boarders; or
  - (b) Not more than 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 128.0.C.
4. Home care, provided that if home care is combined with housing of mentally or physically disabled persons or persons 62 years of age or older as allowed by subsection 4.b above, the total number of persons receiving home care at any one time plus the number of persons being housed shall not exceed eight.
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 128.0.A. Supplementary Bulk Regulations)**

1. The following maximum limitations shall apply:
  - (a) Height
 

(1) Single Family Attached	40 feet
(2) Accessory structures	15 feet
  - (b) Density
 

(1) Maximum units per acre	6.0 units per gross acre
----------------------------	--------------------------
  - (c) Minimum setbacks - single-family attached
 

(1) Building length	164 feet
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  - (d) Minimum setback requirements:
 

(a) From internal street and alley regardless of the classification of street and alley, as measured from face of curb or edge of roadway, in the absence of a curb: <ol style="list-style-type: none"> <li>(1) Single Family Attached                   <table border="1"> <tr><td>6. Front</td><td>15 feet</td></tr> <tr><td>b. Front with integral garage</td><td>18 feet</td></tr> <tr><td>c. Rear</td><td>5 feet</td></tr> <tr><td>d. Side</td><td>10 feet</td></tr> </table> </li> <li>(2) Structure setback from residential uses zoned R-ED and R-20</li></ol>	6. Front	15 feet	b. Front with integral garage	18 feet	c. Rear	5 feet	d. Side	10 feet	25 feet
6. Front	15 feet								
b. Front with integral garage	18 feet								
c. Rear	5 feet								
d. Side	10 feet								
- (2) Structure setback from Open Space Lot and BQE right-of-way 20 feet |
- (e) Between Single Family (Attached)
 

(1) Face to Face	25 feet
(2) Face to side	25 feet
(3) Rear to Rear	25 feet
(4) Side to side	10 feet
(5) Rear to side	10 feet
(6) Rear to face	30 feet

**A. MODERATE INCOME HOUSING UNITS**

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

**B. 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.

**C. OPEN SPACE AND ACTIVE RECREATION**

Forty percent (40%) of the gross acres of the site will be designated as Open Space. The active recreation needs of the community will be met by the playground, common area around the Pae-Fulton House, the on-site gathering places and mews and, Pathways on-site and linking to off-site, pedestrian and bicycle connection.

**G. PARKING**

Dorsey's Ridge will comply with the off-street parking requirements of Section 133.0 Off-Street Parking and Loading Facilities for all uses.

**COMMUNITY ENHANCEMENTS**

1. RESTORATION OF HISTORIC PAE-FULTON HOUSE AND SMOKE HOUSE
2. COOKS LANE IMPROVEMENTS
3. SIDEWALK, CROSSWALK AND PATHWAY CONNECTION BETWEEN SEVERAL NEIGHBORHOODS AND THROUGH THE BQE RIGHT-OF-WAY TO SCHOOLS AND SHOPPING

**NEIGHBORHOOD DESIGN**

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

**ARCHITECTURAL DESIGN GUIDANCE**

**A. DESIGN INTENT:**

1. The residential architecture shall establish a harmonious and common neighborhood character, while being respectful of the distinctive and historic architectural heritage of the Pae-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 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.

**B. 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 materially distinctive from the historic Pae-Fulton house.
3. Facades oriented toward streets and public open spaces shall be designed to create visual interest by incorporating higher quality 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 home when viewed from the side. Both public oriented sides shall be designed to incorporate higher quality 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 extension of the corner house using similar details and materials.

**D. FRONT GARAGE TOWNHOUSES:**

1. Front garage townhouses shall provide architectural design elements to reduce the visual prominence of garage openings from the street. These elements may include the following:
  - 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 townhouse, and
  - 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.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development *[Signature]* 11/15/21 Date

Chief, Development Engineering Division *[Signature]* 11-9-21 Date

Director of Department of Planning and Zoning *[Signature]* 11-15-21 Date

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10272 BALDORNE NATIONAL PIKE  
ELLSWORTH CITY, MARYLAND 21042  
(410) 461-2959

**PROFESSIONAL CERTIFICATION**

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*[Signature]* NAME: *[Signature]* DATE: 10/31/21

OWNER/DEVELOPER: DORSEY'S RIDGE, LLC  
C/O DAVE WOODS/SENER  
9172 WILLOW WALK  
ESTERO, FL 34135  
410-461-0837

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

NO.		REVISION		DATE	
SUBDIVISION		SECTION/AREA		LOT Nos.	
DORSEY'S RIDGE		PHASE 2		LOTS 9 THRU 60	
PLAT NO.	GRID NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
28056-28059	18	CEF-R	24	2	601101

**ARCHITECTURAL ELEVATIONS AND DEVELOPMENT STANDARDS**

**DORSEY'S RIDGE**

**PHASE-II**

**LOTS 9 THRU 60**

ZONED: CEF-R

PREVIOUS HOWARD COUNTY FILES: S-89-014, P-89-040, F-89-158, F-05-129, F-09-074, ZB1106M, S-17-006, WP-17-084, WP-18-038, WP-18-136, WP-20-053, F-19-047, F-21-016, F-22-013, AND WP-21-129

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

SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN DATE: SEPTEMBER, 2021

SHEET 110 OF 110

1/20/15/15000dwg/SDP/PHASE 2/Plan Set/15000 PHZ SDP 10 ARCH ELEV.dwg, 10/22/2021 3:07:08 PM, Upstairs 1500 Mylar.pcl