SHEET INDEX 1 | TITLE SHEET 2 SITE DEVELOPMENT PLAN 3 SITE DEVELOPMENT PLAN SEDIMENT AND EROSION CONTROL PLAN SEDIMENT AND EROSION CONTROL PLAN 6 SEDIMENT CONTROL NOTES AND DETAILS LANDSCAPE PLAN 8 LANDSCAPE PLAN 9 LANDSCAPE NOTES AND DETAILS 10 ARCHITECTURAL ELEVATIONS AND DEVELOPMENT STANDARDS

510/	MWATER MANAGEMENT PR	ACTICES &	STREET ADDRESS CHART
LOT NO.	STREET ADDRESS	DRY WELLS M-5 (Y/N)	BIO-RETENTION F-6 (Y/N)
9	3970 COOK5 LANE	1	Y (PROVIDED BY F-19-047)
10	3972 COOKS LANE		Y (PROVIDED BY F-19-047)
11	3974 COOK5 LANE		Y (PROVIDED BY F-19-047)
12	4001 DORSEYS RIDGE SQUARE		Y (PROVIDED BY F-19-047)
13	4003 DORSEYS RIDGE SQUARE		Y (PROVIDED BY F-19-047)
14	4005 DORSEYS RIDGE SQUARE		Y (PROVIDED BY F-19-047)
15	4007 DORSEYS RIDGE SQUARE		Y (PROVIDED BY F-19-047)
16	4011 DORSEYS RIDGE SQUARE		Y (PROVIDED BY F-19-047)
17	4013 DORSEYS RIDGE SQUARE		Y (PROVIDED BY F-19-047)
18	4015 DORSEYS RIDGE SQUARE		Y (PROVIDED BY F-19-047)
19	4017 DORSEYS RIDGE SQUARE		Y (PROVIDED BY F-19-047)
20	4021 DORSEYS RIDGE SQUARE		Y (PROVIDED BY F-19-047)
21	4023 DORSEYS RIDGE SQUARE		Y (PROVIDED BY F-19-047)
22	4025 DORSEYS RIDGE SQUARE		Y (PROVIDED BY F-19-047)
23	4029 DORSEYS RIDGE SQUARE	_	Y (PROVIDED BY F-19-047) Y (PROVIDED BY F-19-047)
24 25	4031 DORSEYS RIDGE SQUARE	<u> </u>	Y (PROVIDED BY F-19-047) Y (PROVIDED BY F-19-047)
26	4033 DORSEYS RIDGE SQUARE		Y (PROVIDED BY F-19-047)
27	4035 DORSEYS RIDGE SQUARE 4039 DORSEYS RIDGE SQUARE		Y (PROVIDED BY F-19-047)
28	4041 DORSEYS RIDGE SQUARE		Y (PROVIDED BY F-19-047)
29	4043 DORSEYS RIDGE SQUARE		Y (PROVIDED BY F-19-047)
30	4045 DORSEYS RIDGE SQUARE		Y (PROVIDED BY F-19-047)
31	4049 DORSEYS RIDGE SQUARE		Y (PROVIDED BY F-19-047)
32	4051 DORSEYS RIDGE SQUARE		Y (PROVIDED BY F-19-047)
33	4053 DORSEYS RIDGE SQUARE		Y (PROVIDED BY F-19-047)
34	4055 DORSEYS RIDGE SQUARE		Y (PROVIDED BY F-19-047)
35	4059 DORSEYS RIDGE SQUARE		Y (PROVIDED BY F-19-047)
36	4061 DORSEYS RIDGE SQUARE		Y (PROVIDED BY F-19-047)
37	4063 DORSEYS RIDGE SQUARE	Y(1)	Y (PROVIDED BY F-19-047)
38	4067 DORSEYS RIDGE SQUARE	Y(1)	Y (PROVIDED BY F-19-047)
39	4069 DORSEYS RIDGE SQUARE		Y (PROVIDED BY F-19-047)
40	4071 DORSEYS RIDGE SQUARE		Y (PROVIDED BY F-19-047)
41	4073 DORSEYS RIDGE SQUARE		Y (PROVIDED BY F-19-047)
42	4077 DORSEYS RIDGE SQUARE		Y (PROVIDED BY F-19-047)
43	4079 DORSEYS RIDGE SQUARE		Y (PROVIDED BY F-19-047)
44	4001 DORSEYS RIDGE SQUARE		Y (PROVIDED BY F-19-047)
45	4003 DORSEYS RIDGE SQUARE		Y (PROVIDED BY F-19-047)
46	4085 DORSEYS RIDGE SQUARE		Y (PROVIDED BY F-19-047)
47	4009 DORSEYS RIDGE SQUARE		Y (PROVIDED BY F-19-047) Y (PROVIDED BY F-19-047)
48	4093 DORSEYS RIDGE SQUARE		Y (PROVIDED BY F-19-047) Y (PROVIDED BY F-19-047)
50	4095 DORSEYS RIDGE SQUARE		Y (PROVIDED BY F-19-047)
51	4097 DORSEYS RIDGE SQUARE		Y (PROVIDED BY F-19-047)
52	3923 COOKS LANE		Y (PROVIDED BY F-19-047)
53	3921 COOKS LANE		Y (PROVIDED BY F-19-047)
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	3931 COOKS LANE		Y (PROVIDED BY F-19-047)
58	3929 COOK5 LANE		Y (PROVIDED BY F-19-047)
59	3927 COOK5 LANE		Y (PROVIDED BY F-19-047)
60	3925 COOKS LANE		Y (PROVIDED BY F-19-047)

GENERAL NOTES CONTINUED 40. THE ZONING BOARD APPROVED CASE ZB1106M ON OCTOBER 13, 2016 SUBJECT TO THE FOLLOWING CONDITIONS:

a. THAT ALL OPEN SPACE IDENTIFIED ON THE DCP, INCLUDING THE OPEN SPACE AREA ADJACENT TO BUILDING E, IS AND SHALL BE LABELED NON-BUILDABLE AND SHALL BE OFFERED FOR b. THAT THE ENHANCEMENT OF THE PUE-FULTON HOUSE AND ITS SURROUNDING ONE ACRE AS OUTLINED IN THE REVISED DCP AS DESCRIBED IN THE PETITION, THE PETITIONER'S EXHIBITS. AND IN THIS DECISION, MAY BECOME FINAL WHEN THE PETITIONER RETURNS TO THE ZONING BOARD WITHIN 6 MONTHS OF THIS DECISION FOR APPROVAL OF AN AGREEMENT WITH AN APPROPRIATE NON-PROFIT ORGANIZATION TO TRANSFER THE PUE-FULTON HOUSE AND LOT TO THAT NON-PROFIT ORGANIZATION, FREE OF CHARGE, WHICH ENSURES THE PERPETUAL USE AND MAINTENANCE OF THE PUE-FULTON PROPERTY FOR THE USES OF AN HISTORIC RESOURCE, TWO APARTMENTS AND A MEETING HOUSE, UTILIZING SUBSTANTIALLY FOR THE FRAMEWORK OF THAT AGREEMENT THE DOCUMENTS INTRODUCED AS APPLICANT'S EXHIBITS & (DORSEY'S RIDGE LLC DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS) AND 9 (DEED AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS) BUT ALSO INCLUDING SUGGESTIONS MADE AT THE UPCOMING ZONING BOARD HEARING AND THE SUGGESTIONS FOR CHANGE (THE REFERENCES WILL BE TO APPLICANT'S EXHIBIT 8) MADE BY MR. BOBOTEK AND THE BOARD DURING THE HEARINGS HELD IN THIS MATTER, INCLUDING:

(1) IN ARTICLE I. PARAGRAPH 3. AN "ACT OF GOD" EXCEPTION SHOULD BE MADE TO THE FORFEITURE OFF DEPOSIT PROVISION: AND (2) IN ARTICLE I. PARAGRAPH 6. ANY PROPOSED TRANSFER OF OWNERSHIP APPROVAL SHOULD BE BY THE PLANNING BOARD RATHER THAN THE DEPT OF PLANNING AND ZONING

SCALE: 1" = 100'

(3) IN ARTICLE II, SECTION I, POLICY STATEMENT, THE NOISE RESTRICTIONS ON THE USE OF THE PUE-FULTON FACILITIES FOR A MEETING HOUSE SHOULD BE MADE MORE SPECIFIC; (4) IN ARTICLE V, PARAGRAPH 3, AN EXCEPTION TO THE INSURANCE REQUIREMENTS SHOULD BE MADE FOR SMALL EVENTS NOT INVOLVING THE PLAYING OF MUSIC OR USE OF

(5) AN OPTION FOR CONVEYANCE OF THE PUE-FULTON HOUSE TO THE COUNTY AS AN OPTION SHOULD BE CONSIDERED IN THE AGREEMENT IN THE PUE-FULTON HOUSE FOR THE ABOVE-DESCRIBED LISES IN PERPETUTY C. THE PETITIONER SHALL NOT BE PERMITTED TO PROCEED WITH DEVELOPMENT OF THE SINGLE FAMILY ATTACHED RESIDENTIAL PORTION OF THE DCP UNTIL THE ZONING BOARD APPROVES THE AGREEMENT REFERRED TO ABOVE IN CONCLUSION OF LAW 2.B.

1. ON APRIL 3, 2017, ZONING BOARD APPROVED THE PROPOSED AGREEMENT WITH AN APPROPRIATE NON-PROFIT ORGANIZATION, HOWARD COUNTY HISTORICAL SOCIETY, INC., TO TRANSFER THE PUE-FULTON HOUSE AND LOT ALONG WITH RECORDATION OF DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IN THE LAND RECORDS OF HOWARD COUNTY, MD. 2. ALTERNATIVE COMPLIANCE APPLICATION, WP-17-084, WAS APPROVED ON APRIL 5, 2017 FOR ALTERNATIVE COMPLIANCE TO SECTION 16,1205(a)(7) TO ALLOW THE REMOVAL OF TWO (2 SPECIMEN TREES 30" IN DIAMETER OR GREATER AND SECTION 16.120(b)(9)(i) TO ALLOW A 20-FOOT MINIMUM DISTANCE BETWEEN AN EASEMENT FOR HIGH TENSION POWER LINES IS SUBJECT TO THE FOLLOWING CONDITIONS: REMOVAL OF THE TWO (2) SPECIMEN TREES WILL REQUIRE REPLACEMENT MITIGATION AT A RATIO OF TWO (2) LARGER CALIPER TREES (AT LEAST THREE (3) INCHES DBH) FOR EACH SPECIMEN TREE REMOVED (FOUR TREES TOTAL). THE MITIGATION PLANTING CAN BE PROVIDED AS PART OF THE REQUIRED PERIMETER LANDSCAPING FOR THIS PROJECT. YOU MUST ADDRESS THIS ALTERNATIVE LANDSCAPE MITIGATION REQUIREMENT WITH THE SITE DEVELOPMENT PLAN FOR THIS PROPERTY.

3. SPECIMEN TREES 5T-13, ST-14, ST -15 AND ST-16 MUST BE PROTECTED DURING CONSTRUCTION. A REGISTERED ARBORIST MUST INSPECT THE TREES AND IMPLEMENT RECOMMENDATIONS FOR PROFESSIONAL PRUNING OF ROOTS AND FOLIAGE. ALL PRUNING MUST BE PERFORMED BY A MARYLAND LICENSED TREE EXPERT. TREE PROTECTION FENCING MUST BE INSTALLED AROUND THE ENTIRE PERIMETER OF SPECIMEN TREES 5T-13, 5T-14, 5T-15, AND 5T-16 TO PREVENT ROOT AND FOLIAGE DAMAGE DURING CONSTRUCTION. 1. THE REQUEST FOR A WAIVER TO DESIGN MANUAL, VOLUME III, SECTION 2.5 TABLE 2.00 MINIMUM CURB FILLET RADIUS IN FEET IS TO REDUCE THE REQUIRED CURB FILLET RADIUS OF 25' FOR A

LOCAL ROAD TO A 15' RADIUS WAS DENIED. THE REQUEST FOR SECTION 2.09 IS TO ALLOW THE MAXIMUM LANDING GRADE 4% FOR A LOCAL ROAD FOR 40 FEET DISTANCE TO BE INCREASED TO A GRADE OF 12%-13% WAS DENIED. THE REQUEST IS FOR SECTION 2, APPENDIX A WHICH PROVIDES THE PUBLIC ROADWAY DESIGN CRITERIA. THE REQUEST IS TO REDUCE THE MINIMUM 350 FOOT CURVE RADIUS FOR AN ACCESS STREET TO 57 FEET AND 100 FEET ALONG DORSEY'S RIDGE SQUARE AND 100 FEET ALONG COOKS LANE BETWEEN PRIVATE ALLEY A AND DORSEY'S RIDGE SQUARE WAS APPROVED ON MARCH 20, 2017. AN EASEMENT IS BEING SOUGHT FOR SHOULD GRADING EASEMENTS FROM THE ADJACENT PROPERTIES NOT BE POSSIBLE TO BE OBTAINED, A PECONSIDERATION OF THIS DENIAL WILL BE REQUESTED. 45. LOTS THAT HAVE GARAGE ACCESS TO SORREY RIGHE SOURCE & COOKS LANE WILL HAVE PUBLIC TRASH FICK UP & LOTS THAT HAVE GARAGE ACCESS TO PRIVATE ALLEYS WILL HAVE AS NO STRUCTURES WILL BE PERMITTED WITHIN 10 FEET OF ANY PUBLIC WATER AND/OR SEWER EASEMENT.

7. THIS PLAN IS SUBJECT TO WP-18-030 WHICH ON SEPTEMBER 21. 2010 THE PLANNING DIRECTOR APPROVED A REQUEST FOR ALTERNATIVE COMPLIANCE OF SECTION 16.146, REQUIRING SUBMISSION OF A FINAL PLAN APPLICATION. INCLUDING A FINAL SUBDIVISION PLAT AND ROAD CONSTRUCTION PLAN DRAWINGS WITHIN 6 MONTHS FROM THE DATE OF THE ALTERNATIVE COMPLIANCE APPROVAL LETTER (50 TO 100 UNITS). A FINAL PLAN MUST BE SUBMITTED FOR PHASE 1 TO SHOW THE 5 LOTS, WITH ALL OTHER LOTS SHOWN AS NON-BUILDABLE BULK

2. ALL PROPOSED INFRASTRUCTURE AND IMPROVEMENTS FOR THE ENTIRE PROJECT (57 UNITS) MUST SE SHOWN AND BONDED THROUGH A DEVELOPERS AGREEMENT WITH THE INITIAL SUBDIVISION PLAT AND SUPPLEMENTAL PLANS, EVEN IF THAT PLAN WILL ONLY USE THE 5 ALLOCATION CREDITS ASSOCIATED WITH THE PROPERTY.

3. ANY NECESSARY UNIT-SIZE CHANGES MUST BE MADE ON THE SUBSEQUENT SUBDIVISION PLAT, SUPPLEMENTAL PLANS AND SITE DEVELOPMENT PLANS. 4. A PHASING SCHEDULE MUST BE PROVIDED ON THE FINAL PLAN FOR THIS PROJECT (IF NEEDED, PLEASE CONTACT JEFF BRONOW AT (410) 313-4370 FOR GUIDANCE REGARDING THE

WORDING WITHIN THE PHASING SCHEDULE). THE PLAT SHOULD INDICATE THAT 5 UNITS WILL BE PHASE 1 AND THE REMAINING UNITS WILL BE PHASE 2. PHASE 2 WILL REMAIN IN THE APPO HOLD BIN UNTIL THE SCHOOLS TEST IS PASSED IN THE RELATED PLANNING AREA

5. AN EASEMENT FROM BGE MUST BE OBTAINED PRIOR TO RECORDATION OF THE FINAL PLAT FOR THIS PROJECT. A NOTE MUST BE PROVIDED ON THE PLAT INDICATING DATE OF RECORDATION OF THE EASEMENT AND LIBER/FOLIO NUMBERS ASSOCIATED WITH THE EASEMENT.

6. A SEPARATE FINAL PLAN / 50P IS REQUIRED FOR EACH OF THE FOLLOWING: COOKS LANE ROAD IMPROVEMENTS

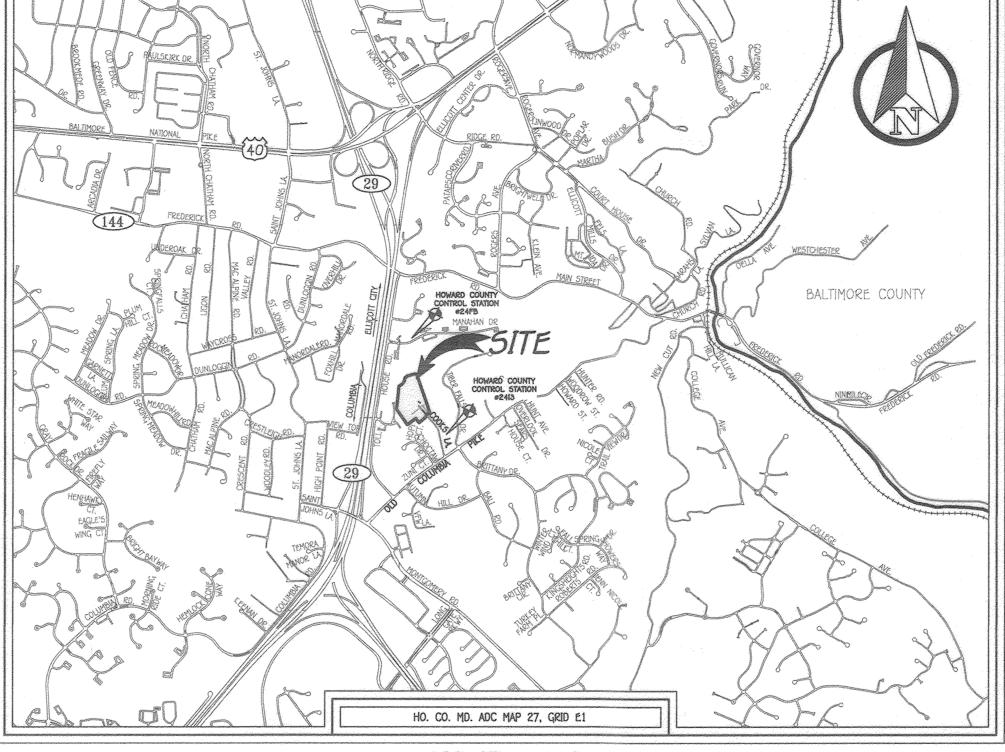
PEDESTRIAN NETWORK ENHANCEMENTS

STUD DISVISION PLAN DORSEY'S RIDGE

PHASE 2 LOTS 9 THRU 60

TAX MAP No. 24

SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND



SITE ANALYSIS DATA TOTAL AREA OF SITE = 2.75 AC.+ (LOTS 9-60)

TOTAL AREA OF THIS SUBMISSION = 2.75 AC. * PRESENT ZONING DESIGNATION = CEF-R PROPOSED USE: SINGLE FAMILY ATTACHED FLOOR SPACE ON EACH LEVEL OF BUILDING: N/A TOTAL NUMBER OF UNITS: 52 UNITS (50P-21-002) BUILDING COVERAGE OF SITE: 51%

PREVIOUS HOWARD COUNTY FILES: 5-89-014, P-89-040, F-89-158, F-05-129, F-09-074, Z81106M, 5-17-006, WP-17-084, WP-18-038, 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. + (5DP-21-002) TOTAL AREA OF SLOPES IN EXCESS OF 25% = 0.000 AC. + (5DP-21-002)

LeB Legore silt loam, 3 to 8 percent slopes, stony

LoB Legore-Montalto-Urban land complex, 0 to 8

LoC Legore-Montalto-Urban land complex, 8 to 15

LrF Legore-Relay gravelly loams, 25 to 65 percent

MaC Manor loam, 8 to 15 percent slopes

AREA OF WETLANDS = 0.00 AC. + (5DP-21-002) AREA OF FOREST = 0.00 AC. \pm (50P-21-002) IMPERVIOUS AREA = 76% AC. ± (5DP-21-002) OVERALL DORSEY'S RIDGE PROJECT: 36%

VICINITY MAP

	5	TREET	SIGN	CHART				
TREET NAME	STATION	OFFSET	POSTED	5IGN	SIGN CODE	COM	MENTS	
COOK5 LANE	3+44	20' RT	510)P	R1-1	MOUNTED O	N LIGHT	POLE
VATE ALLEY 'C'	0+96	21' LT	5T0)P	R1-1	MOUNTED O	N LIGHT	POLE

SCALE: 1" = 2,000'

	5	TREET	SIGN CHAR	r	
STREET NAME	STATION	OFFSET	POSTED SIGN	SIGN CODE	COMMENTS
COOKS LANE	3+44	20' RT	5TOP	R1-1	MOUNTED ON LIGHT POL
IVATE ALLEY 'C'	0+96	21' LT	5TOP	R1-1	MOUNTED ON LIGHT POL

50IL5 LEGEND

			A
 NAME	CLA55	K FACTOR	
Codorus and Hatboro silt loams, 0 to 3 percent slopes	С	0.37	RESIDENTIAL PARKING TABULATION (LOTS 9-60)
Legore silt loam, 3 to 8 percent slopes, stony	С	0.28	TOTAL RESIDENTIAL PARKING REQUIRED: 130 PARKING SPACES TOWNHOUSES: 2 SPACES PER UNIT
Legore-Montalto-Urban land complex, 0 to 8 percent slopes	В	0.32	TOWNHOUSES: 2 SPACES PER UNIT 52 UNITS X 2 = 104 PARKING SPACES OVERFLOW PARKING 0.5 PER UNIT
Legore-Montalto-Urban land complex, 8 to 15 percent slopes	В	0.32	52 UNITS X 0.5 = 26 PARKING SPACES
Legore-Relay gravelly loams, 25 to 65 percent slopes, very stony	B/C	0.32	TOTAL RESIDENTIAL PARKING PROVIDED: 200 PARKING SPACES 52 REAR LOAD TOWNHOUSES: 200 SPACES
Manor loam, 8 to 15 percent slopes	В	0.24	4 SPACES PER UNIT (2 GARAGE + 2 DRIVEWAY)

P	HASING TABU	LATION
PHASE	ALLOCATION YEAR	No. OF UNITS
1	2019	5
2	2019	52

OF FIVE (5) FEET FROM ANY WATER VALVE, OR SEWER CLEANOUT, OR WATER/SEWER APPURTENANCE (E.G. METER);

b. THE CONSTRUCTION OF ACCESS STEPS, FROM/TO EXTERIOR GRADE, FOR DECKS SHALL NOT BE PREMITTED.

GENERAL NOTES
SUBJECT PROPERTY ZONED CEF-R PER ZB 1106M APPROVAL TO REZONE PROPERTY FROM R-ED TO CEF-R UNDER DECISION & ORDER APPROVAL DATED OCTOBER 13, 2016. AS PART OF CEF REZONING PROCESS

3. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS / BUREAU OF ENGINEERING / CONSTRUCTION INSPECTION DIVISION AT 410-313-1860 AT LEAST (5) WORKING DAYS PRIOR TO THE START OF

5. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003, THE 10/06/13 COMPREHENSIVE ZONING PLAN AND ZB-1106M.

DEVELOPMENT OR CONSTRUCTION ON THESE LOTS OR PARCELS MUST COMPLY WITH THE DEVELOPMENT CRITERIA IN ZB1106M AND ZONING REGULATIONS IN EFFECT AT THE TIME OF BUILDING OR GRADING PERMIT

5. THE EXISTING TOPOGRAPHY INFORMATION SHOWN IS BASED ON HOWARD COUNTY AERIAL CONTOURS SUPPLEMENTED WITH A FIELD RUN SURVEY OF WETLANDS AND STREAM BANKS PERFORMED ON OR ABOUT

9. IN ACCORDANCE WITH SECTION 128.0 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET

ELEVATION = 422.492 - VERTICAL - (NAVO '88) 11. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM)

13. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS. 14. FLAG AND PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEI

17. STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE MARYLAND DEPARTMENT OF ENVIRONMENT STORM WATER DESIGN MANUAL, VOLUMES 1 & II, REVISED 2009, FOR LOTS 35-44 WHERE STORM WATER MANAGEMENT HAS NOT ALREADY BEEN PROVIDED UNDER F-19-047, (M-5) DRYWELLS WILL BE PROVIDED AND MAINTAINED BY THE OWNER OF THE LOT WHERE THAT PARTICULAR DEVICE IS LOCATED. PLEASE SEE SHEET 9 FOR DRYWELL AND CHART.

THERE ARE NO KNOWN CEMETERIES WITHIN THIS SUBDIVISION. THERE IS AN EXISTING HISTORIC SMOKE HOUSE AND DWELLING, HO-059, THE PUE-FULTON FARM, ca. 1050-1905, ON LOT 4 OF THE OVERALL DORSEY'S RIDGE PROJECT TO REMAIN, THE OVERALL DORSEY'S RIDGE PLAN WAS PRESENTED TO THE HISTORIC PRESERVATION COMMISSION ON MARCH 2, 2017 IN CASE HPC-17-19 FOR ADVISORY COMMENTS. THE

26. PERIMETER LANDSCAPING, STREET TREES, AND STORMWATER MANAGEMENT LANDSCAPING OBLIGATIONS FOR DORSEY'S RIDGE HAVE BEEN PROVIDED UNDER F-19-047 AND SDP-21-036. FINANCIAL SURETY FOR INTERNAL AND PARKING LANDSCAPE OBLIGATIONS FOR 52 SHADE TREES, 9 ORNAMENTAL TREES, AND 50 SHRUBS SHALL BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$18,450 FOR

31. A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS/OWNERS EXPENSE FOR ALL THE USE IN COMMON DRIVEWAYS

2. MIHU AGREEMENT & MIHU COVENANTS WILL BE REQUIRED IN ACCORDANCE WITH SECTION 13.402 OF THE COUNTY CODE. THEY ARE TO BE COMPLETED IN A FORMAT DICTATED BY THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (DHCD) AND HAVE BEEN REVIEWED BY DHCD AND THE OFFICE OF LAW AT TIME OF FINAL PLAN APPROVAL. SIX (6) MIHU ARE REQUIRED FOR THE OVERALL DORSEY'S RIDGE SUBDIVISION. 3. THIS SUBDIVISION IS SUBJECT TO SECTION 104.O.F. OF THE ZONING REGULATIONS AT LEAST 10% OF THE DWELLING UNITS SHALL BE MODERATE INCOME HOUSING UNITS (M.L.H.U.). THE DEVELOPER SHALL EXECUTED A MI.H.U. AGREEMENT WITH THE DEPARTMENT OF HOUSING INDICATING HOW THE MI.H.U. REQUIREMENT HAS BEEN MET. THE MI.H.U. AGREEMENT AND COVENANTS ARE RECORDED AS BOOK 20193, PAGE 362 IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND.

PHASE 1, DORSEY'S RIDGE CREATED BUILDABLE LOTS 1 THRU 4. PROPOSED LOTS 1 THRU 3 EACH CONTAIN A SINGLE FAMILY TOWNHOUSE. PROPOSED LOT 4 CONTAINS AN EXISTING HISTORIC STRUCTURE

PHASE 1, DORSEY'S RIDGE SUBDIVISION IS COMPRISED OF FIVE (5) PREVIOUSLY RECORDED LOTS WHICH HAVE A BUILDING ALLOCATION. THE FIVE (5) PREVIOUS BUILDING ALLOCATIONS ARE BEING APPLIED TO PHASE 1 DEVELOPMENT.

a, REMOVAL OF THE 3-SPECIMEN TREES WILL REQUIRE REPLACEMENT MITIGATION AT A RATIO OF TWO (2) LARGER CALIPER TREES AT LEAST THREE (3) INCHES (dbh) FOR EACH SPECIMEN TREE REMOVED (SIX(6) ADDITIONAL TREES FOR THIS REQUEST, TEN (10) TREES TOTAL). THE MITIGATION PLANTING MUST BE PROVIDED WITHIN ONE OF THE FOREST CONSERVATION EASEMENT AREAS. PREFERABLY ALONG THE PERIMETER OF ONE OF THOSE EASEMENT AREAS. THE FINAL PLAN MUST SHOW THE ALTERNATIVE MITIGATION REQUIREMENT FOR THIS PROPERTY. THE MITIGATION PLANTING MUST BE BONDED WITH THE

RECOMMENDATIONS FOR PROFESSIONAL PRUNING OF ROOTS AND FOLIAGE, ALL PRUNING MUST BE PERFORMED BY A MARYLAND LICENSED TREE EXPERT, TREE PROTECTION FENCING MUST BE INSTALLED AROUND THE ENTIRE PERIMETER OF SPECIMEN TREES ST-6, ST-7, ST-9, ST-13, ST-14, ST-15 AND ST-16 TO THE GREATEST EXTENT POSSIBLE. (WHILE NOT DISTURBING PROPOSED FOREST

C. NO CRADING IS PERMITTED WITHIN SEVENTY-FIVE (75') OF THE PERENNIAL STREAM BANK EXCEPT GRADING FOR THE PROPOSED STORMWATER MANAGEMENT FACILITY AND THE PROPOSED ACCESS ROADWAY

. THIS PLAN IS SUBJECT TO WP-20-097 WHICH WAS APPROVED ON APRIL 14, 2020. THE PLANNING DIRECTOR APPROVED THE REQUEST FOR THE ALTERNATIVE COMPLIANCE OF SECTION 16.120(a)(7) TO ALLOW THE

a. APPROVAL IS FOR REMOVAL OF SPECIMEN TREE #14 AS SHOWN ON THE ALTERNATIVE COMPLIANCE EXHIBIT. NO OTHER SPECIMEN TREE IS APPROVED TO BE REMOVED UNDER THIS REQUEST. PREVIOUS ALTERNATIVE COMPLIANCE CONDITIONS OF APPROVAL TO PROTECT SPECIMEN TREE #14 ARE NO LONGER APPLICABLE (WP-17-048 & WP-20-053).

b. REMOVAL OF THE SPECIMEN TREE REQUIRES REPLACEMENT OF TWO NATIVE TREES WITH A DBH OF AT LEAST THREE INCHES. THE MITIGATION PLANTING MUST BE SHOWN ON THE LANDSCAPE PLAN FOR

C. SPECIMEN TREES ST-6, ST-7, ST-9, ST-13, ST-13 & ST-16 MUST BE PROTECTED DURING CONSTRUCTION. A MARYLAND LICENSED TREE EXPERT MUST INSPECT THE TREES AND IMPLEMENT RECOMMENDATIONS FOR PROFESSIONAL PRUNING OF ROOTS AND FOLIAGE. ALL PRUNING MUST BE PERFORMED BY A MARYLAND LICENSED TREE EXPERT. TREE PROTECTION FENCING MUST BE INSTALLED

THIS PLAN IS SUBJECT TO WP-18-136 WHICH WAS APPROVED ON SEPT. 21, 2018. THE PLANNING DIRECTOR APPROVED THE REQUEST FOR THE ALTERNATIVE COMPLIANCE OF SECTION 16.144(g) AND DEFERRED THE

a. SUBMISSION OF A FINAL PLAN APPLICATION, INCLUDING A FINAL SUBDIVISION PLAT AND ROAD CONSTRUCTION PLAN DRAWINGS WITHIN 6 MONTHS FROM THE DATE OF THE ALTERNATIVE COMPLIANCE APPROVAL LETTER (50 TO 100 UNITS) (MARCH 21, 2019). A FINAL PLAN MUST BE SUBMITTED FOR PHASE 1 TO SHOW THE 5 LOTS, WITH ALL OTHER LOTS SHOWN AS NON-BUILDABLE BULK PARCEL(S) AND OPEN SPACE LOTS.

b. ALL PROPOSED INFRASTRUCTURE AND IMPROVEMENTS FOR THE ENTIRE PROJECT (57 UNITS) MUST BE SHOWN AND BONDED THROUGH A DEVELOPER'S AGREEMENT WITH THE INITIAL SUBDIVISION PLAT AND

e. AN EASEMENT FROM BOAR MUST BE OBTAINED PRIOR TO RECORDATION OF THE FINAL PLAT FOR THIS PROJECT. A NOTE MUST BE PROVIDED ON THE PLAT INDICATING DATE OF RECORDATION OF THE

38. THIS PLAN IS SUBJECT TO WP-21-129 WHICH WAS APPROVED ON JUNE 14, 2021. THE PLANNING DIRECTOR APPROVED THE REQUEST FOR ALTERNATIVE COMPLIANCE OF SECTION 16.120(c)(4) OF THE SUBDIVISION

39. THIS PLAN IS SUBJECT TO DIVIZ-21-019 WHICH WAS APPROVED ON MAY 25, 2021. THE ACTING BUREAU CHIEF OF DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING APPROVED THE REQUEST FOR A

AND LAND DEVELOPMENT REGULATIONS TO ALLOW ACCESS FOR LOTS 1-3 AND 9-ZZ FROM A PROVATE ALLEYWAY THAT EXCEEDS 200 FEET IN LENGTH. THE PROJECT IS SUBJECT TO THE POLLOWING CONDITIONS.

WAIVER OF SECTION 5.4 CROSSINGS AND CLEARANCES, PARAGRAPH B.5 OF THE HOWARD COUNTY WATER AND SEWER DESIGN MANUAL, VOLUME III, REQUIRING A MINIMUM 10-FOOT HORIZONTAL CLEARANCE BETWEEN ANY PERMANENT STRUCTURE AND THE EDGE OF A PUBLIC UTILITY EASEMENT. APPROVAL ALLOWS LOTS 1 THRU 3, LOTS 9 THRU 22, AND LOTS 52 THRU 60 TO INCLUDE OR ADD A MAXIMUM OF FIVE (5) FEET INTO

a. DECKS (MAXIMUM DEPTH THEREOF) SHALL BE SUCH THAT THE APPROVED DECK PLAN (PERMIT APPROVED) ALLOWS THAT ANY STRUCTURAL POST, FOOTING AND/OR OVERHANG LIMITS SHALL BE A MINIMUM

c. THE DECK CONDITIONS AND SIZE LIMITATIONS APPROVED HEREIN SHALL BE NOTED AND DOCUMENTED ON THE WATER AND SEWER CONTRACT DRAWINGS, SITE DEVELOPMENT PLANS AND ELSEWHERE AS MAY

d. A PHASING SCHEDULE MUST BE PROVIDED ON THE FINAL PLAN FOR THIS PROJECT. THE PLAT SHOULD INDICATE THAT 5 UNITS WILL BE PHASE 1 AND THE REMAINING UNITS WILL BE PHASE 2. PHASE 2 WILL

DORSEY'S RIDGE, PHASE 1 (F-19-047) AND BE BONDED AS PART OF THE LANDSCAPING SURETY. THE REPLACEMENT TREES CAN NOT COUNT TOWARD THE LANDSCAPING OBLIGATION FOR THE SUBDIMISION.

AROUND THE ENTIRE PERIMETER OF THESE SPECIMEN TREES TO THE GREATEST EXTENT POSSIBLE (WHILE NOT DISTURBING PROPOSED FOREST CONSERVATION AREAS) TO PREVENT ROOT AND FOLIAGE DAMAGE

28. THIS PLAN IS FOR HOUSE SITING AND GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE APPROVED ROAD

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.

N 582,652,119

£ 1,364,255.979

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

INTO ANY SETBACKS, PORCHES OR DECKS OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.

HOWARD COUNTY CONTROL STATION #2413 - HORIZONTAL - (NAD '83) HOWARD COUNTY CONTROL STATION #24FB - HORIZONTAL - NAD '83)

15. THE FOREST STAND DELINEATION AND WETLAND DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED FEBRUARY, 2017

23. A TRAFFIC STUDY DATED NOVEMBER 12, 2015 WAS PREPARED BY THE TRAFFIC GROUP WAS PROVIDED AS PART OF F-19-047 AND APPROVED ON MARCH 29, 2016

WITH TWO (2) PROPOSED SINGLE FAMILY APARTMENTS. WITH FOUR (4) LOTS CREATED THERE WILL BE FIVE (5) RESIDENTIAL UNITS.

PHASE 1 PROVIDES ONE (1) M.I.H.U. APARTMENT ON LOT 4. THIS M.I.H.U. APARTMENT SATISFIES THE M.I.H.U. OBLIGATION OF PHASE 1

PHASE 2, PROVIDES FIVE (5) M.I.H.U. TOWNHOUSES LOCATED ON LOTS 10, 14, 17, 53, & 59 TO SATISFY THE M.I.H.U, OBLIGATION OF PHASE 2.

FOR GRADING FOR THE PROPOSED SWM FACILITY AND THE ACCESS ROAD FOR MAINTENANCE FACILITY, THE PROJECT TO THE FOLLOWING CONDITIONS OF APPROVAL OF THIS WAIVER:

d. THE APPLICANT MUST REDUCE THE AMOUNT OF THE BUFFER DISTURBANCE BY ADDING A SMALL RETAINING WALL THAT WILL ALLOW FOR DISTURBANCE TO BE REDUCED.

b. SPECIMEN TREES ST-6, ST-7, ST-9, ST-13, ST-14, ST-15, AND ST-16 MUST BE PROTECTED DURING CONSTRUCTION. AN REGISTERED ARBORIST MUST INSPECT THE TREES AND IMPLEMENT

4. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE

10. COORDINATES BASED ON NAD'83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS.

6. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

A.) WIDTH - 12' (16' IF SERVING MORE THAN ONE RESIDENCE)

MORE THAN I FOOT DEPTH OVER DRIVEWAY SURFACE. F.) STRUCTURE CLEARANCES - MINIMUM 12 FEET G.) MAINTENANCE SUFFICIENT TO INSURE ALL WEATHER USE.

16. FOREST CONSERVATION REQUIREMENTS HAVE BEEN ADDRESSED WITH F-19-047.

8. NOISE REQUIREMENTS FOR THIS PROJECT WERE PROVIDED UNDER F-19-047. 19. NO FLOODPLAIN EXIST WITHIN THE LIMITS OF THIS SITE DEVELOPMENT PLAN.

20. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.

24. GEOTECHNICAL REPORT WAS PROVIDED WITH F-19-047.

B.) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING C.) GEOMETRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT

D.) STRUCTURES - (BRIDGES/CULVERTS) CAPABLE OF SUPPORTING 25 GROSS TONS

E.) DRAINAGE ELEMENTS CAPABLE OF SAFETY PASSING LOD YEAR FLOOD WITH NO

12. FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.02.

25. SOILS SHOWN HEREON ARE BASED ON NRCS WEBSOIL SURVEY AND HOWARD COUNTY SOIL SURVEY MAP #13.

29. CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.

CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-2430 FOR DETAILS AND COST ESTIMATES.

LANDSCAPING, BUT MAY NOT BE COUNTED TOWARD THE LANDSCAPING OBLIGATION FOR THIS PROJECT.

REMAIN IN THE APPO HOLD BIN UNTIL THE SCHOOLS TEST IS PASSED IN THE RELATED PLANNING AREA.

EASEMENT AND LIBER/FOLIO NUMBERS ASSOCIATED WITH THE EASEMENT.

a. THE ALLEYS MUST MEET THE DESIGN STANDARDS AS REQUIRED BY THE DPW'S DESIGN MANUAL.

THE EASEMENT SETBACK. THE REQUEST WAS APPROVED UNDER THE FOLLOWING CONDITIONS AND LIMITATIONS:

USED FOR MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITY AS SHOWN ON THE ALTERNATIVE COMPLIANCE EXHIBIT.

e. THE APPLICANT MUST REPLACE THE RUNAROUND ON THE MAINTENANCE ROAD FOR THE POND WITH A TEE TO REDUCE THE DISTURBANCE

REMOVAL OF APPROVAL TO PROTECT SPECIMEN TREE #14. THE PROJECT IS SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL OF THIS WAVER:

REQUEST FOR AN ALTERNATIVE COMPLIANCE OF SECTION 16.1205(a)(7). THE PROJECT IS SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL OF THIS WAIVER:

SUPPLEMENTAL PLANS, EVEN IF THAT PLAN WILL ONLY USE THE 5 ALLOCATION CREDITS ASSOCIATED WITH THE PROPERTY.

C. ANY NECESSARY UNIT-SIZE CHANGES MUST BE MADE ON THE SUBSEQUENT SUBDIVISION PLAT, SUPPLEMENTAL PLANS AND SITE DEVELOPMENT PLANS.

conservation areas), to prevent root and foliage damage during construction.

7. PRE-SUBMISSION COMMUNITY MEETINGS WERE HELD ON APRIL 21, 2015 AND AUGUST 17, 2015.

N 580,648,901

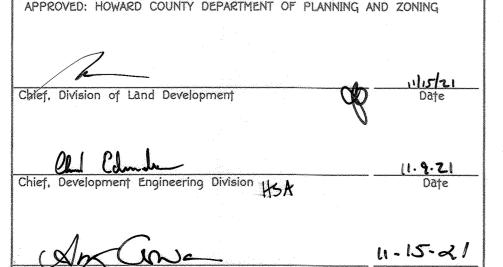
E 1.364,974,507

(H25-LOADING)

JANUARY, 2017 BY FISHER, COLLINS & CARTER, INC. AND TOPOGRAPHIC INFORMATION TAKEN FROM F-19-047.

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 Lots 10, 14, (exempt from APFO allocations) 17, 53, & 59	5
Number of APFO Allocations Required (remaining lots/units)	0
MIHU Fee-in-Lieu (indicate lot/unit numbers)	0

FISHER, COLLINS & CARTER, INC. IVIL ENGINEERING CONSULTANTS & LAND SURVEYORS NIAL SQUARE OFFICE PARK – 10272 BALTIMORE NATIONAL PIK ELLICOTT CITY, MARYLAND 21042 (410) 461 - 2855





OS LOT 7 1.635 Ac. 1 (TO BE DEDICATED TO HOA)

(TO BE DEDICATED TO DEPT OF REC & PARKS

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.

DEDICATED

LEGEND

EXISTING 2' CONTOURS

EXISTING 10' CONTOURS

PROPOSED CONTOUR

SOILS LINES AND TYPE

EXISTING TREES & SHRUBS

LANDSCAPING PER F-19-047

(PERIMETER & STREET TREES)

LANDSCAPING PER SDP-21-036

LANDSCAPING PER SDP-20-039

TO BE REMOVED OR RELOCATED

EXISTING FENCE LINE

EXISTING PAVING

PROPOSED LANDSCAPING PER THIS SOP

SIDEWALKS PROPOSED PER THIS SDP

EXISTING SIDEWALKS PER F-19-047

PUBLIC WATER AND SEWER EASEMENT

DRAINAGE AND UTILITY EASEMENT

LIMITS OF DISTURBANCE

PROPOSED TREELINE

EXISTING TREELINE

SPOT ELEVATION

HIGH POINT

DESCRIPTION

SYMBOL

-492--

T.B.R.

-490-

OWNER/DEVELOPER BUILDER DORSEYS RIDGE, LLC NVR, INC. C\O DAVE WOESSNER CLO BRENT HANAUER 9172 WILLOW WALK 9720 PATUXENT WOODS DRIVE ESTERO, FL 34135 COLUMBIA, MD 21046 410-461-0837 443-832-9102

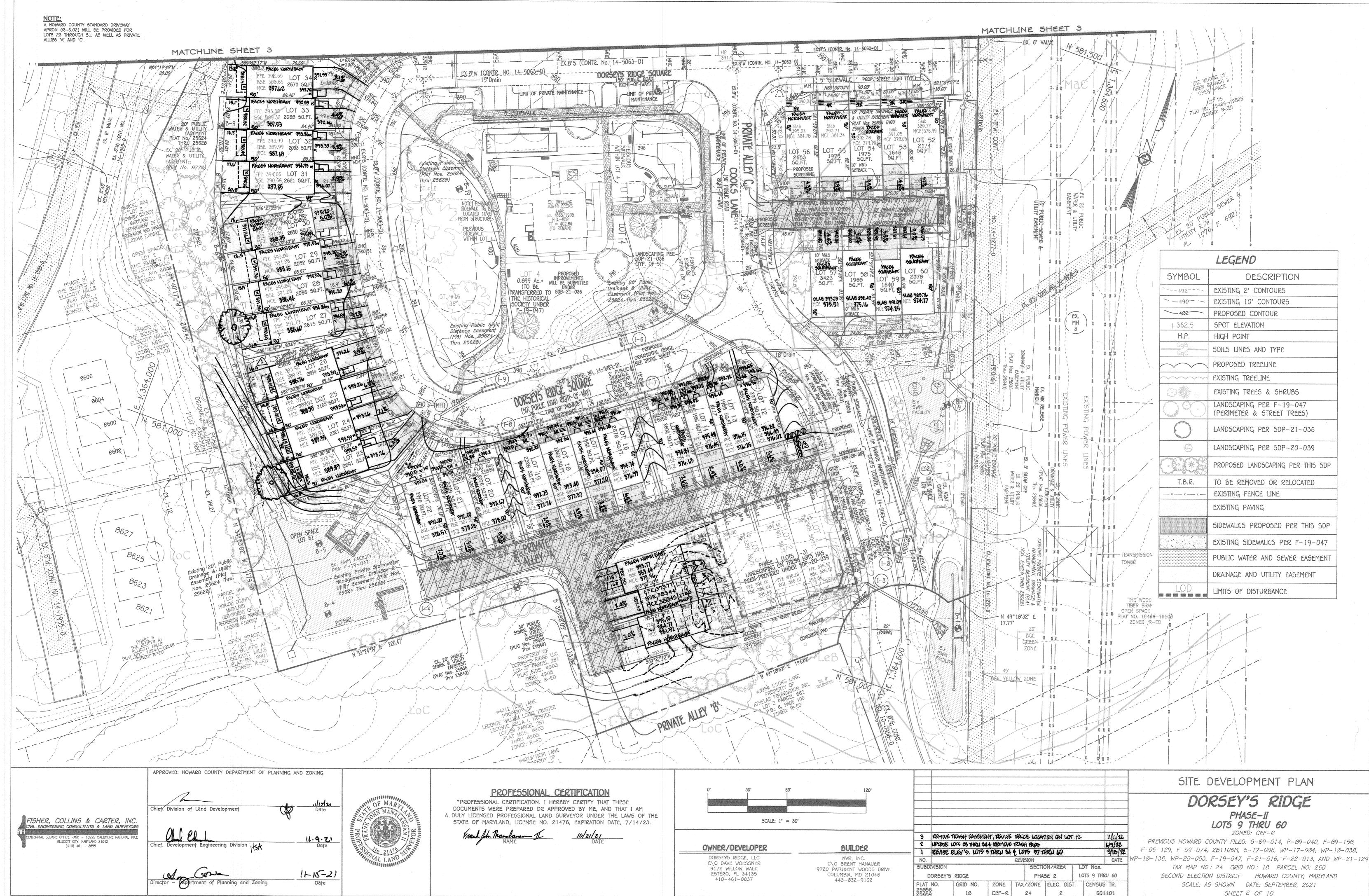
REAGE GENERAL NOTE NO. 45 DATE SECTION/AREA LOTS 9 THRU 60 DORSEY'S RIDGE PHASE 2 PLAT NO. GRID NO. ZONE TAX/ZONE ELEC. DIST. CENSUS TR. CEF-R 18 24

TITLE SHEET

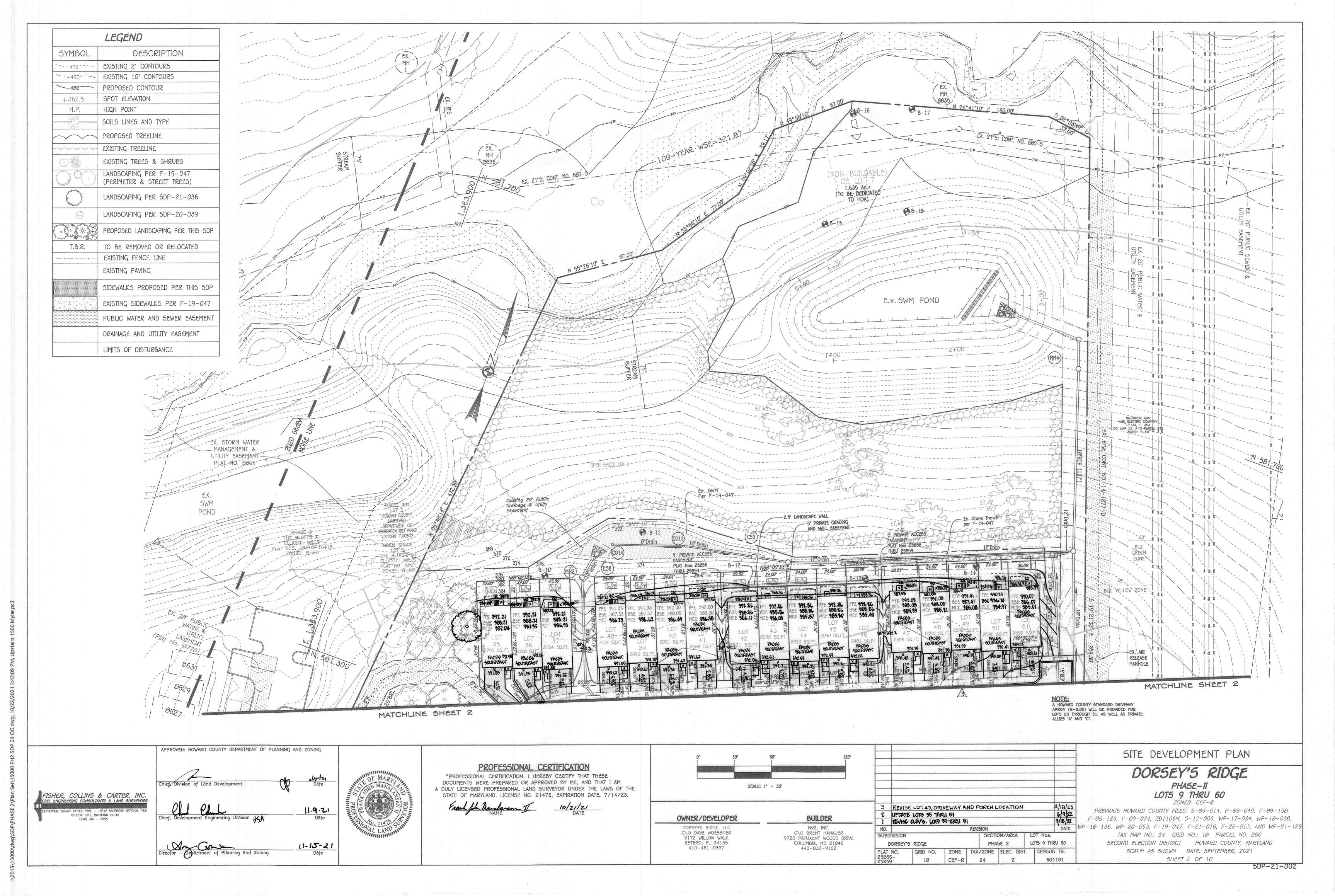
DORSEY'S RIDGE LOTS 9 THRU 60 ZONED: CEF-R

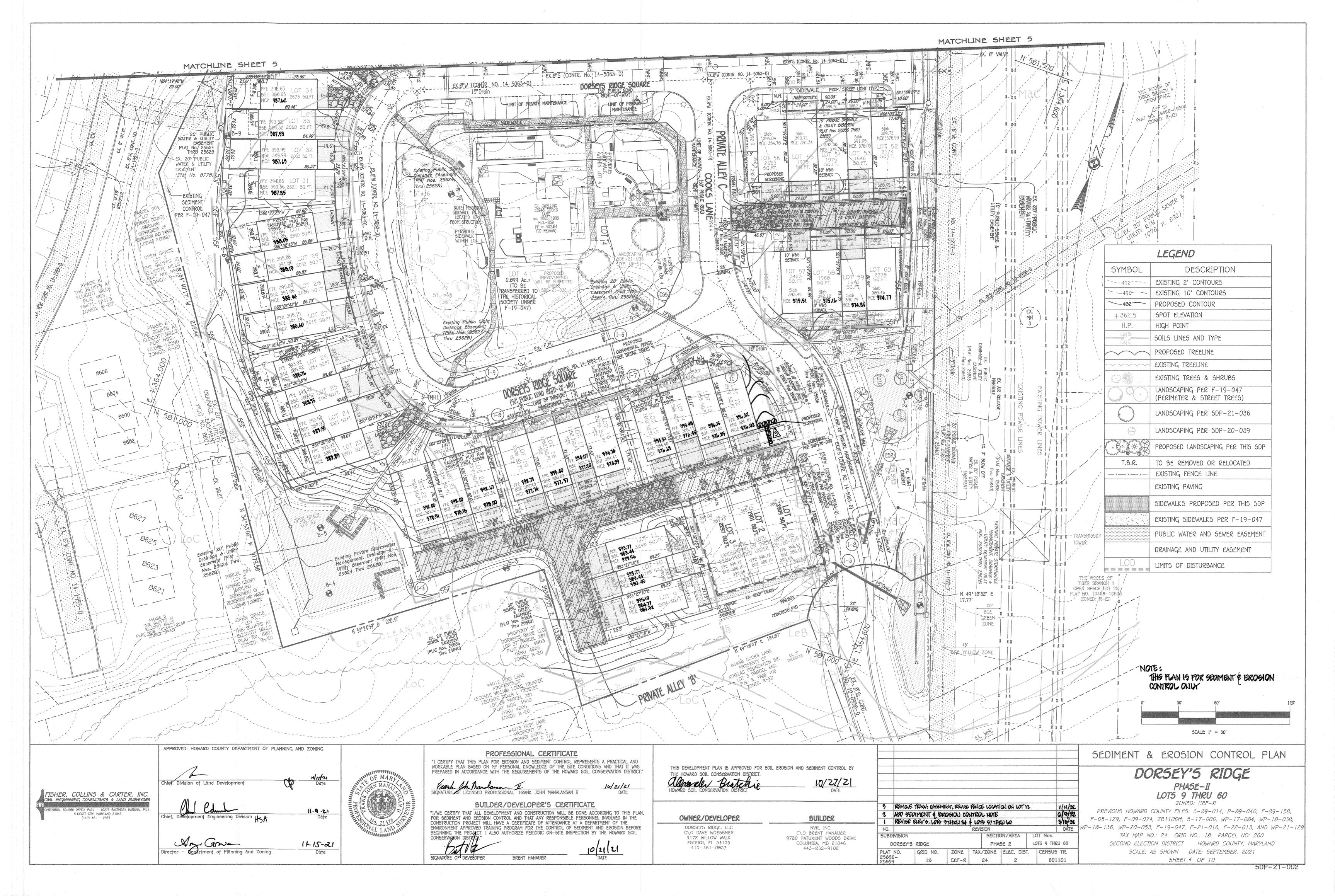
PREVIOUS HOWARD COUNTY FILES: 5-89-014, P-89-040, F-89-158, F-05-129, F-09-074, ZB1106M, 5-17-006, WP-17-084, WP-18-038, /P-18-136, WP-20-053, F-19-047, F-21-016, F-22-013, AND WP-21-129 TAX MAP NO.: 24 GRID NO.: 18 PARCEL NO. 260 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: AS SHOWN DATE: SEPTEMBER, 2021

SHEET 1 OF 10

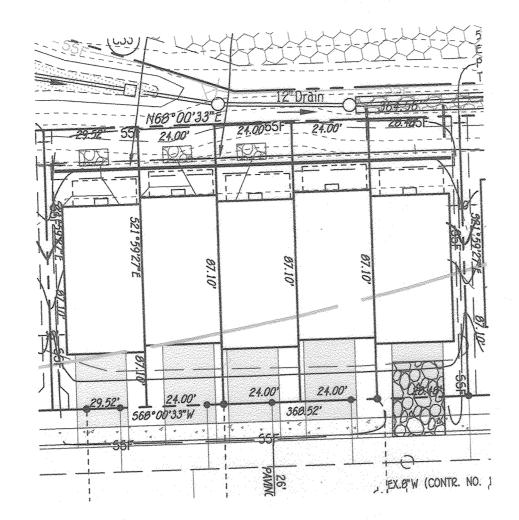


SDP-21-002



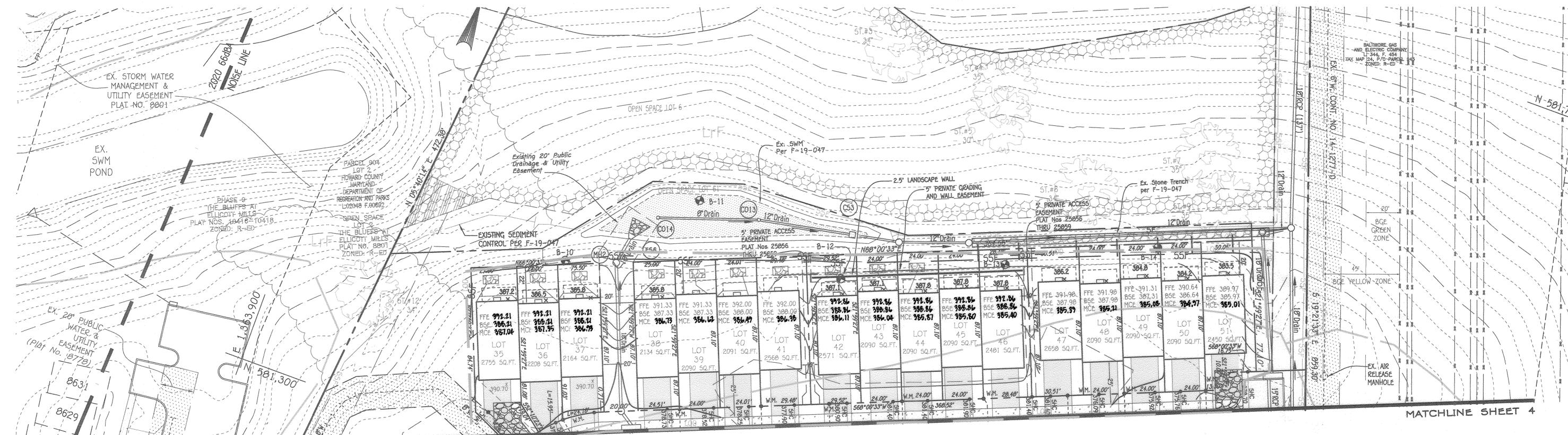


	LEGEND
SYMBOL	DESCRIPTION
492	EXISTING 2' CONTOURS
- 490	EXISTING 10' CONTOURS
482	PROPOSED CONTOUR
+ 362.5	SPOT ELEVATION
H.P.	HIGH POINT
Gg8 GgC	SOILS LINES AND TYPE
	PROPOSED TREELINE
	EXISTING TREELINE
0 % 1 × 1	EXISTING TREES & SHRUBS
	LANDSCAPING PER F-19-047 (PERIMETER & STREET TREES)
0	LANDSCAPING PER 5DP-21-036
6	LANDSCAPING PER SDP-20-039
S. S	PROPOSED LANDSCAPING PER THIS 5DP
T.B.R.	TO BE REMOVED OR RELOCATED
X X X X	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

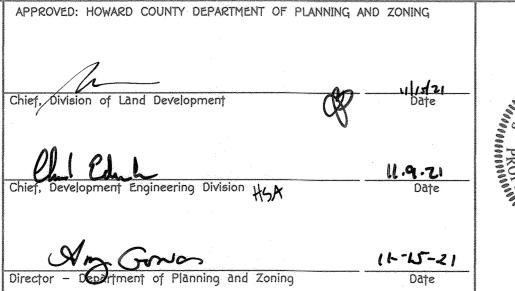


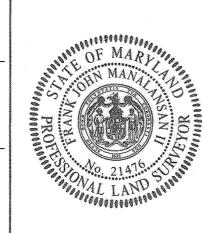
TYPICAL SEDIMENT & EROSION CONTROL FOR TOWNHOUSE CONSTRUCTION SCALE: 1" = 30'

SOILS LEGEND CLASS K FACTOR Codorus and Hatboro silt loams, 0 to 3 percent slopes LeB Legore silt loam, 3 to 0 percent slopes, stony LoB | Legore-Montalto-Urban land complex, 0 to 8 percent slopes LoC Legore-Montalto-Urban land complex, 8 to 15 percent slopes 8 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









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."

10/21/21 SIGNATURE OF LICENSED PROFESSIONAL FRANK JOHN MANALANSAN 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. BRENT HANAUER

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY 10/27/21

5CALE: 1" = 30'

BUILDER OWNER/DEVELOPER DORSEYS RIDGE, LLC NVR, INC. C\O DAVE WOESSNER 9172 WILLOW WALK C\O BRENT HANAUER 9720 PATUXENT WOODS DRIVE ESTERO, FL 34135 COLUMBIA, MD 21046 410-461-0837 443-832-9102

2 ADD GEAMENT & EROSION CONTROL NOTE 1 REVISE ELEV'S. LOTS 35 THRU 51 3/18/02 DATE LOTS 9 THRU 60 PHASE 2 DORSEY'S RIDGE PLAT NO. GRID NO. ZONE TAX/ZONE ELEC. DIST. CENSUS TR.

CEF-R

18

SEDIMENT & EROSION CONTROL PLAN

THIS RAN IS FOR SEDIMENT & EROSION CONTROL ONLY

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 5 OF 10

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

A. Soil Preparation Temporary Stabilization

a. Seedbed preparation consists of loosening soil to a depth of 3 to 5 inches by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or rippers mounted on construction equipment After the soil is loosened, it must not be rolled or dragged smooth but left in the roughened condition. Slopes 3:1 or flatter are to be tracked with ridges running parallel to the contour of the slope.

o. Apply fertilizer and lime as prescribed on the plans.

c. Incorporate lime and fertilizer into the top 3 to 5 inches of soil by disking or other suitable means.

. A soil test is required for any earth disturbance of 5 acres or more. The minimum soil conditions required for permanent vegetative establishment are:

Soil pH between 6.0 and 7.0

Soluble salts less than 500 parts per million (ppm). i. Soil contains less than 40 percent clay but enough fine grained material (greater than 30 percent silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception: if lovegrass will be planted, then a sandy soil (less than 30 percent silt plus clay) would be acceptable.

v. Soil contains 1.5 percent minimum organic matter by weight. . Soil contains sufficient pore space to permit adequate root penetration

Application of amendments or topsoil is required if on-site soils do not meet the above conditions . Graded areas must be maintained in a true and even grade as specified on the approved plan, then scarified or otherwise loosened to a depth of 3 to 5 inches.

d. Apply soil amendments as specified on the approved plan or as indicated by the results of a soil test.

e. Mix soil amendments into the top 3 to 5 inches of soil by disking or other suitable means. Rake lawn areas to smooth the surface, remove large objects like stones and branches, and ready the area for seed application. Loosen surface soil by dragging with a heavy chain or other equipment to roughen the surface where site conditions will not permit normal seedbed preparation. Track slopes 3:1 or flatter with tracked equipment leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. Leave the top 1 to 3 inches of soil loose and friable. Seedbed loosening may be unnecessary on newly disturbed areas.

B. Topsoiling

. Topsoil is placed over prepared subsoil prior to establishment of permanent vegetation. The purpose is to provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH. materials toxic to plants, and/or unacceptable soil gradation.

?. Topsoil salvaged from an existing site may be used provided it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-NRCS.

3. Topsoiling is limited to areas having 2:1 or flatter slopes where:

a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.

b. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients

c. The original soil to be vegetated contains material toxic to plant growth.

d. The soil is so acidic that treatment with limestone is not feasible.

4. Areas having slopes steeper than 2:1 require special consideration and design.

5. Topsoil Specifications: Soil to be used as topsoil must meet the following criteria

be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. every 3 to 4 days depending on soil texture) until they are firmly established. This is especially true Topsoil must not be a mixture of contrasting textured subsoils and must contain less than 5 percent by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1

b. Topsoil must be free of noxious plants or plant parts such as Bermuda grass, quack grass, Johnson grass, nut sedge, poison ivy, thistle, or others as specified

c. Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil 6. Topsoil Application

a. Erosion and sediment control practices must be maintained when applying topsoil.

b. Uniformly distribute topsoil in a 5 to 8 inch layer and lightly compact to a minimum thickness of 4 inches. Spreading is to be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations must be corrected in order to prevent the formation of depressions or water pockets

c. Topsoil must not be placed if the topsoil or subsoil is in a frozen or muddy condition, when the subsoil i excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

C. Soil Amendments (Fertilizer and Lime Specifications)

. Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer on sites having disturbed areas of 5 acres or more. Soil analysis may be performed by a recognized private or commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical

2. Fertilizers must be uniform in composition, free flowing and suitable for accurate application by appropriate equipment. Manure may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers must all be delivered to the site fully labeled according to the applicable laws and must bear the name, trade name or trademark and warranty of the producer

3. Lime materials must be ground limestone (hydrated or burnt lime may be substituted except when hydroseeding) which contains at least 50 percent total oxides (calcium oxide plus magnesium oxide). Limestone must be ground to such fineness that at least 50 percent will pass through a #100 mesh sieve and 90 to 100 percent will pass through a #20 mesh sieve

4. Lime and fertilizer are to be evenly distributed and incorporated into the top 3 to 5 inches of soil by disking or other suitable means.

5. Where the subsoil is either highly acidic or composed of heavy clays, spread ground limestone at the rate of 4 to 8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil.

TEMPORARY SEEDING NOTES (B-4-4)

To stabilize disturbed soils with vegetation for up to 6 months.

To use fast growing vegetation that provides cover on disturbed soils

Conditions Where Practice Applie

Exposed soils where ground cover is needed for a period of 6 months or less. For longer duration of time, permanent stabilization practices are required.

Hardiness Zone (from Figure B.3), and enter them in the Temporary Seeding Summary below along with application rates, seeding dates and seeding depths. If this Summary is not put on the plan and completed, then Table B.1 plus fertilizer and lime rates must be put on the plan. 2. For sites having soil tests performed, use and show the recommended rates by the testing agency.

1. Select one or more of the species or seed mixtures listed in Table 8.1 for the appropriate Plant

Soil tests are not required for Temporary Seeding. 3. When stabilization is required outside of a seeding season, apply seed and mulch or straw mulch

alone as prescribed in Section B-4-3.A.1.b and maintain until the next seeding season. Temporary Seeding Summary

Hardiness Zone Seed Mixture (e (from Figure B. (from Table B.1):	Fertilizer	Rate (10-20-20)	Lime Rațe	
Species	Application Rate (lb/ac)	Seeding Dāțes	Seeding Depths		
BARLEY	96	3/1 - 5/15, 8/15 - 10/15	1"	436 lb/ac	2 tons/ac
OATS	72	3/1 - 5/15, 8/15 - 10/15	1"	(10 lb/ 1000 sf)	(90 lb/ 1000 sf)
RYE	112	3/1 - 5/15, 8/15 - 10/15	1"		
FOXTAIL MILLET	30	6/1 - 7/31	0.50°		

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 8.3 for the appropriate Plant Hardiness Zone (from Figure 8.3) and based on the site condition or purpose found on Table 8.2. Enter selected mixture(s), application rates, and seeding dates in the Permanent Seeding Summary. The Summary is to be

. Additional planting specifications for exceptional sites such as shorelines, stream banks, or dunes or for special purposes such as wildlife or aesthetic treatment may be found in USDA-NRCS Technical Field Office Guide, Section 342 - Critical Area Planting.

c. For sites having disturbed area over 5 acres, use and show the rates recommended by the soil testing agency. d. For areas receiving low maintenance, apply urea form fertilizer (46-0-0) at 3 1/2 pounds per 1000 square feet (150 pounds per acre) at the time of seeding in addition to the soil amendments shown in the Permanent Seeding Summary

a. Areas where turfgrass may be desired include lawns, parks, playgrounds, and commercial sites which will

b. Select one or more of the species or mixtures listed below based on the site conditions or purpose

Enter selected mixture(s), application rates, and seeding dates in the Permanent Seeding Summary. The summary is to be placed on the plan. i. Kentucky Bluegrass: Full Sun Mixture: For use in areas that receive intensive management. Irrigation required in the areas of central Maryland and Eastern Shore. Recommended Certified Kentucky Bluegrass Cultivars Seeding Rate: 1.5 to 2.0 pounds per 1000 square feet. Choose a minimum of three Kentucky

bluegrass cultivars with each ranging from 10 to 35 percent of the total mixture by weight. Kentucky Bluegrass/Perennial Rye: Full Sun Mixture: For use in full sun areas where rapid establishment is necessary and when turf will receive medium to intensive management. Certified Perennial Ryegrass Cultivars/Certified Kentucky Bluegrass Seeding Rate: 2 pounds mixture per 1000 square feet. Choose a minimum of three Kentucky bluegrass cultivars with each ranging from 10 to 35 percent of the

Tall Fescue/Kentucky Bluegrass: Full Sun Mixture: For use in drought prone areas and/or for areas receiving low to medium management in full sun to medium shade. Recommended mixture includes; Certified Tall Fescue Cultivars 95 to 100 percent, Certified Kentucky Bluegrass Cultivars 0 to 5 percent. Seeding Rate: 5 to 8 pounds per 1000 square feet. One or more cultivars may be blended.

iv. Kentucky Bluegrass/Fine Fescue: Shade Mixture: For use in areas with shade in Bluegrass lawns. For establishment in high quality, intensively managed turf area. Mixture includes; Certified Kentucky Bluegrass Cultivars 30 to 40 percent and Certified Fine Fescue and 60 to 70 percent. Seeding Rate: 1 1/2 to 3

Select turfgrass varieties from those listed in the most current University of Maryland Publication, Agronomy Memo #77, "Turfgrass Cultivar Recommendations for Maryland"

Choose certified material. Certified material is the best guarantee of cultivar purity. The certification program of the Maryland Department of Agriculture, Turf and Seed Section, provides a reliable means of consumer protection and

c. Ideal Times of Seeding for Turf Grass Mixtures Western MD: March 15 to June 1, August 1 to October 1 (Hardiness Zones: 5b, 6a) Central MD: March 1 to May 15, August 15 to October 15 (Hardiness Zone: 6b) Southern MD, Eastern Shore: March 1 to May 15, August 15 to October 15 (Hardiness Zones: 7a. 7b)

d. Till areas to receive seed by disking or other approved methods to a depth of 2 to 4 inches, level and rake the areas to prepare a proper seedbed. Remove stones and debris over 1 1/2 inches in diameter. The resulting seedbed must be in such condition that future moving of grasses will pose no

a. Topsoil must be a loam, sandy loam, clay loam, silt loam, sandy clay loam, or loamy sand. Other soils may 🔞 e. It soil moisture is deficient, supply new seedings with adequate water for plant growth (1/2 to 1 inch when seedings are made late in the planting season, in abnormally dry or hot seasons, or on adverse

Permanent Seeding Summary

No. O	5pecies	Application (lb/ac)	Rate Dates	Seedin S	Depths	eeding	21 5	P ₂ 0	K
8	TALL FESCUE	100	Mar. 1-Ma Aug. 1-Oc	y 15 t. 15	1/4-1/2 in.	per acre	90 lb/ac (2 lb/	90 lb/ac (2 lb/	(90 lb/
8	MILLET FOXTAIL	50 50	May 15-Ju	ne 15	1/4-1/2 in.	(1.0 lb/ 1000 sf)	1000 sf)	1000 sf)	1000 sf)
8	50D	100	Mar. 15-M May 16-5 Sept.15-N	ay 31 ept.14 ov.15	1/4-1/2 in.				
8	5WITCH GRASS BUSH CLOVER (LEGUME)	10 2	June 1-Ju		4-7 in. Max.				

B-4-1 STANDARDS AND SPECIFICATIONS FOR INCREMENTAL STABILIZATION

Definition

Establishment of vegetative cover on cut and fill slopes

To provide timely vegetative cover on cut and fill slopes as work progresses Conditions Where Practice Applies

Any cut or fill slope greater than 15 feet in height. This practice also applies to stockpiles

A incremental Stabilization - Cut Slones 1. Excavate and stabilize cut 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.

2. Construction sequence example (Refer to Figure B.1): a. Construct and stabilize all temporary swales or dikes that will be used to convey runoff around the excavation.

b. Perform Phase 1 excavation, prepare seedbed, and stabilize. c. Perform Phase 2 excavation, prepare seedbed, and stabilize. Overseed Phase 1 areas as

d. Perform final phase excavation, prepare seedbed, and stabilize. Overseed previously seeded

Note: Once excavation 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. Any interruptions in the operation or completing the operation out of the seeding season will necessitate the application of temporary stabilization.

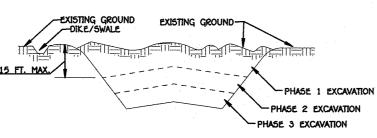


Figure B.1: Incremental Stabilization - Cut

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 slopes as the work progresses. 2. Stabilize slopes immediately when the vertical height of a lift reaches 15 feet, or when the grading operation ceases as prescribed in the plans. 3. At the end of each day, install temporary water conveyance practice(s), as necessary, to intercept surface runoff and convey it down the slope in a non-erosive manner.

4. Construction sequence example (Refer to Figure 8.2): a. Construct and stabilize all temporary swales or dikes that will be used to divert runoff around the fill. Construct silt fence on low side of fill unless other methods shown on the plans address

b. At the end of each day, install temporary water conveyance practice(s), as necessary, to intercept surface runoff and convey it down the slope in a non-erosive manner. c. Place Phase 1 fill, prepare seedbed, and stabilize.

d. Place Phase 2 fill, prepare seedbed, and stabilize e. Place final phase fill, prepare seedbed, and stabilize. Overseed previously seeded areas as

11-15-21

Note: Once the placement of fill has begun the operation should be continuous from grubbing through th completion of grading and placement of topsoil (if required) and permanent seed and mulch. Any interruptions in the operation or completing the operation out of the seeding season will necessitate the application of temporary stabilization.

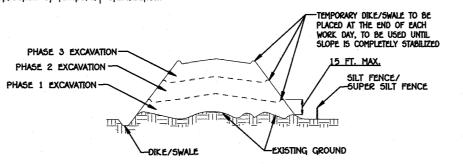


Figure B.2: Incremental Stabilization - Fill

STANDARD STABILIZATION NOTE FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY

a.) THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL

b.) SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.

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

The application of seed and mulch to establish vegetative cover

To protect disturbed soils from erosion during and at the end of construction.

Conditions Where Practice Applies To the surface of all perimeter controls, slopes, and any disturbed area not under active grading.

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. All seed used must have been tested within the 6 months immediately preceding the date of sowing such material on any project. Refer to Table B.4 regarding the quality of seed. Seed tags must be available upon request to the inspector

<u>Criteria</u>

to verify type of seed and seeding rate. Mulch alone may be applied between the fall and spring seeding dates only if the ground is frozen. The appropriate seeding mixture must be applied when the ground thaws. Inoculants: The inoculant for treating legume seed in the seed mixtures must be a pure culture of nitrogen fixing bacteria prepared specifically for the species. Inoculants must not be used later than the date indicated on the container. Add fresh inoculants as directed on the package. Use four times the recommended rate when hydroseeding. Note: It is very important to keetp inoculant as cook as possible until used. Temperatures above 75 to 80 degrees Fahrenheit can weaken bacteria and make the inoculant less effective.

d. Sod or seed must not be placed on soil which has been treated with soil sterilants or chemicals used for weedcontrol until sufficient time has elapsed (14 days min.) to permit dissipation of phyto-toxic materials.

a. Dry Seeding: This includes use of conventional drop or broadcast spreaders. Incorporate seed into the subsoil at the rates prescribed on Temporary Seeding Table B.1, Permanent Seeding Table B.3. or site-specific seeding summaries. Apply seed in two directions, perpendicular to each other. Apply half the seeding rate in

each direction. Roll the seeded area with weighted roller to provide good seed to soil

b. Drill or Cultipacker Seeding: Mechanized seeders that apply and cover seed with soil Cultipacking seeders are required to bury the seed in such a fashion as to provide at least 1/4 inch of soil covering. Seedbed must be firm after planting. Apply seed in two directions, perpendicular to each other. Apply half the seeding rate in

Hydroseeding: Apply seed uniformly with hydroseeder (slurry includes seed and fertilizer). If fertilizer is being applied at the time of seeding, the application rates should not exceed the following: nitrogen, 100 pounds per acre total of soluble nitrogen; P205 (phosphorus), 200 pounds per acre; K₂O (potassium), 200 pounds per acre. ii. Lime: Use only ground agricultural limestone (up to 3 tons per acre may be applied by hydroseeding). Normally, not more than 2 tons are applied by hydroseeding at any one

time. Do not use burnt or hydrated lime when hydroseeding. iii. Mix seed and fertilizer on site and seed immediately and without interruption iv. When hydroseeding do not incorporate seed into the soil.

Mulch Materials (in order of preference) Straw consisting of thoroughly threshed wheat, rye, oat, or barley and reasonably bright in color. Straw is to be free of noxious weed seeds as specified in the Maryland Seed Law and not musty, moldy, caked, decayed, or excessively dusty. Note: Use only sterile straw mulch in areas

where one species of grass is desired. b. Wood Cellulose Fiber Mulch (WCFM) consisting of specially prepared wood cellulose processed into uniform fibrous physical state.

i. WCFM is to be dyed green or contain a green dye in the package that will provide an

appropriate colot to facilitate visual inspection of the uniformly spread slurry. WCFM, including dye, must contain no germination or growth inhibiting factors. iii. WCFM materials are to be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation and will blend with seed, fertilizer and other additives to form a homogeneous slurry. The mulch material must form a blotter-like ground cover, on application, having moisture absorption and percolation properties and must cover and hold grass seed in contact with the soil without inhibiting the growth of the

iv. WCFM material must not contain elements or compounds at concentration levels that will by WCFM must conform to the following physical requirements: fiber length of approximately 10 millimeters, diameter approximately 1 millimeter, pH range of 4.0 to 8.5, ash content of 1.6 percent maximum and water holding capacity of 90 percent minimum.

Apply mulch to all seeded areas immediately after seeding.

When straw mulch is used, spread it over all seeded areas at the rate of 2 tons per acre to a uniform loose depth of 1 to 2 inches. Apply mulch to achieve a uniform distribution and depth so that the

soil surface is not exposed. When using a mulch anchoring tool, increase the application rate to 2.5 tons per acre.
c. Wood cellulose fiber used as mulch must be applied to a net dry weight of 1500 pounds per acre. Mix the wood cellulose fiber with water to attain a mixture with a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water.

b. Perform mulch anchoring immediately following application of mulch to minimize loss by wind or water. This may be done by one of the following methods (listed by preference), depending upon the size of i. A mulch anchoring tool is a tractor drawn implement designed to punch and anchor mulch into the soil surface a minimum of 2 inches. This practice is most effective on large areas, but is limited to flatter

slopes where equipment can operate safely. If used on sloping land, this practice should follow the contour. i. Wood cellulose fiber may be used for anchoring straw. Apply the fiber binder at a net dry weight of 750 pounds per acre. Mix the wood cellulose fiber with water at a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water. iii. Synthetic binders such as Acrylic DLR (Agro-Tack), DCA-70, Petroset, Terra Tax II. Terra

ecommendations. Netting is usually available in rolls 4-15 feet wide and 300 to 3,000 feet Iona.

Tack AR or other approved equal may be used. Follow application rates as specified by the manufacturer. Application of liquid binders needs to be heavier at the edges where wind catches mulch, such as in valleys and on crests of banks. Use of asphalt binders is iv. Lightweight plastic netting may be stapled over the mulch according to manufacturer

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.

To provide a designated location for the temporary storage of soil that controls the potential for erosion, sedimentation, and changes to drainage patterns.

Conditions Where Practice Applies

Stockpile areas are utilized when it is necessary to salvage and store soil for later use.

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 tha 2:1. Benching must be provided in accordance with

3. Runoff from the stockpile area must drain to a suitable sediment control practice. Access the stockpile area from the upgrade side.

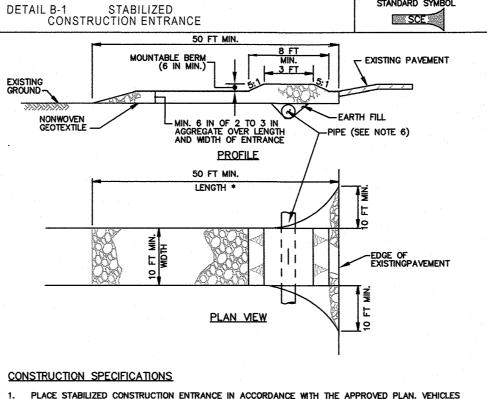
Clear water runoff into the stockpile area must be minimized by use of a diversion device such as an earth dike, temporary swale or diversion fence. Provisions must be made for discharging concentrated flow in a non-erosive manner. 6. Where runoff concentrates along the toe of the stockpile fill, an appropriate erosion/sediment control

practice must be used to intercept the discharge. Stockpiles must be stabilized in accordance with the 3/7 day stabilization requirement as well as

Standard B-4-1 Incremental Stabilization and Standard B-4-4 Temporary Stabilization. 8. If the stockpile is located on an impervious surface, a liner should be provided below the stockpile to facilitate cleanup. Stockpiles containing contaminated material must be covered with impermeable

Maintenance

The stockpile area must continuously meet the requirements for Adequate Vegetative Establishment in accordance with Section B-4 Vegetative Stabilization. Side slopes must be maintained at no steeper than a 2:1 ratio. The stockpile area must be kept free of erosion. If the vertical height of a stockpile exceeds 20 feet for 2:1 slopes, 30 feet for 3:1 slopes, or 40 feet for 4:1 slopes, benching must be provided in accordance with Section 8-3



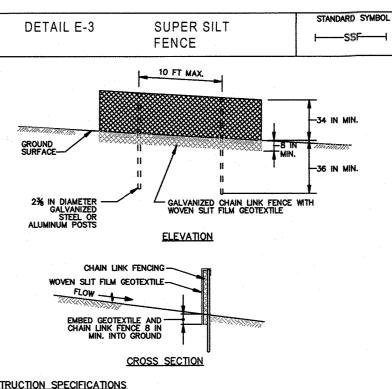
MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.

PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.

PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.

PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL U.S. DEPARTMENT OF AGRICULTURE MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



CONSTRUCTION SPECIFICATIONS

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

WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS.

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

PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL U.S. DEPARTMENT OF AGRICULTURE
TURAL RESOURCES CONSERVATION SERVICE 2011

HOWARD SOIL CONSERVATION DISTRICT (HSCD) STANDARD SEDIMENT CONTROL NOTES

1. A pre-construction meeting must occur with the Howard County Department of Public Works, Construction Inspection Division (CID), 410-313-1855 after the future LOD and protected areas are marked clearly in the field. A minimum of 40 hour notice to CID must be given at the following stages: a. Prior to the start of earth disturbance.

b. Upon completion of the installation of perimeter erosion and sediment controls, but any other <u>before proceeding</u> with

Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made. Other related state and federal permits shall be referenced, to ensure coordination and to avoid conflicts with this plan.

c. Prior to the start of another phase of construction or opening of another grading unit, d. Prior to the removal or

2. All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, and revisions

3. Following initial soil disturbance or re-disturbance, permanent or temporary stabilization is required within three (3) calendar days as to the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes, and all slopes steeper than 3 horizontal to 1 ertical (3:1); and seven (7) calendar days as to all other disturbed areas on the project site except for those areas under activ

4. All disturbed areas must be stabilized within the time period specified above in accordance with the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for topsoil (Sec. B-4-2), permanent seeding (Sec. B-4-5), temporary seeding (Sec. B-4-4) and mulching (Sec. B-4-3). Temporary stabilization with mulch alone can only be applied between the fall and spring seeding dates if the ground is trozen. Incremental stabilization (Sec. B-4-1) specifications shall be enforced in areas with >15' of cut and/or fill. Stockpiles (Sec. B-4-8) in excess of 20 ft. must be benched with

5. All sediment control structures are to remain in place, and are to be maintained in operative condition until permission for

table outlet. All concentrated flow, steep slope, and highly erodible areas shall receive soil stabilization matting (Sec. 8-4-6).

6. Site Analysis Total Area of Site: ______10.90 Acres Area Disturbed: ____3.52_ Acres Area to be roofed or paved: ______2.07___ Acres

Area to be vegetatively stabilized: 1.45 Acres

_____5,676 Cu. Yds Total Fill: _____5.678__ Cu. Yds. Offsite waste/borrow area location:

8. Additional sediment control must be provided, if deemed necessary by the CID. The site and all controls shall be inspected by he contractor weekly; and the next day after each rain event. A written report by the contractor, made available upon request, i part of every inspection and should include

Inspection date
Inspection type (routine, pre-storm event, during rain event)
Name and title of inspector Name and fitle of inspector
 Weather information (current conditions as well as time and amount of last recorded precipitation)
 Brief description of project's status (e.g., percent complete) and/or current activities
 Evidence of sediment discharges
 Identification of plan deficiencies
 Identification of sediment controls that require maintenance
 Identification of missing or improperly installed sediment controls
 Compliance status regarding the sequence of construction and stabilization requirements

7. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day

Monitoring/sampling
 Maintenance and/or corrective action performed

Other inspection items as required by the General Permit for Stormwater Associated with Construction Activities (NPDES. 9. Trenches for the construction of utilities is limited to three pipe lengths or that which can and shall be back-filled and stabilized by the end of each workday, whichever is shorter. 10. Any major changes or revisions to the plan or sequence of construction must be reviewed and approved by the HSCD prior to

l. Disturbance shall not occur outside the L.O.D. A project is to be sequenced so that grading activities begin on one grading unit (maximum acreage of 20 ac. per grading unit) at a time. Work may proceed to a subsequent grading unit when at least 50 percent of the disturbed area in the preceding grading unit has been stabilized and approved by the HSCD. Unless otherwise specified and approved by the HSCD, no more than 30 acres cumulatively may be disturbed at a given time.

12. Wash water from any equipment, vehicles, wheels, pavement, and other sources must be treated in a sediment basin or other

13. Topsoil shall be stockpiled and preserved on-site for redistribution onto final grade. 14. All Silt Fence and Super Silt Fence shall be placed on-the-contour, and be imbricated at 25' minimum intervals, with lower 15. Stream channels must not be disturbed during the following restricted time periods (inclusive):

• Use I and IP March 1 - June 15 Use II June 16 - Sept. 30

Use III and IIIP October 1 - April 30

• Use IV March 1 - May 31 16. A copy of this plan, the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, and associated permits shall be on-site and available when the site is active.

SEQUENCE OF CONSTRUCTION

COMMENCE CONSTRUCTION OF TOWNHOUSES (6 MONTHS)

. OBTAIN A GRADING PERMIT. (2 WEEKS) 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 410-313-1330 AT LEAST

24 HOURS BEFORE STARTING WORK. 3. REQUEST A PRE-CONSTRUCTION MEETING WITH THE APPROPRIATE ENFORCEMENT AUTHORITY. f infrastructure necessary.

F-19-047 MUST BE COMPLETED PRIOR TO BEGINNING CONSTRUCTION ON THIS PLAN. 5. WITH INSPECTORS PERMISSION, UTILIZE PERIMETER CONTROLS FROM F-19-047, TO COMMENCE GRADING OF ALLEYS AND BUILDING PADS. STABILIZE BUILDING PADS WITH TEMPORARY SEEDING. (1 MONTHS) COMMENCE INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCES, AND SUPER SILT FENCE. (1 WEEK) BEGIN CONSTRUCTION OF CURB & GUTTER AND INSTALLATION OF ALLEY BASE COURSE. (2 WEEKS)

COMMENCE INSTALLATION OF TYPICAL SEDIMENT & EROSION CONTROLS FOR TOWNHOUSE CONSTRUCTION. (2 WEEKS)

CONTRACTOR SHALL REMOVE ALL OLD AND NEW JUNK, TRASH.
OBTAIN APPROVAL OF APPROPRIATE ENFORCEMENT AUTHORITY PRIOR TO REMOVAL OF SEDIMENT CONTROLS. 13. REMOVAL OF CONTROLS AND STABILIZATION OF AREAS THAT ARE DISTURBED BY REMOVAL OF SEDIMENT

INSTALL FINISHED SURFACE COURSE, SIDEWALKS AND STREET TREES. (2 WEEKS)

NOTE: THE CONTRACTOR SHALL INSPECT AND PROVIDE NECESSARY MAINTENANCE AFTER EACH RAINFALL AND ON A DAILY BASIS. REMOVE SEDIMENT FROM ALL SEDIMENT AND EROSION CONTROL STRUCTURES SHOWN HEREON.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS ELLICOTT CITY, MARYLAND 21042 Chief. Development Engineering Division

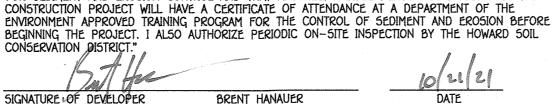
for - Department of Planning and Zoning



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."





FOR SEDIMENT AND EROSION CONTROL AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE

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

OWNER/DEVELOPER BUILDER DORSEYS RIDGE, LLC NVR, INC. C\O BRENT HANAUFR C\O DAVE WOESSNER 9172 WILLOW WALK 9720 PATUXENT WOODS DRIVE ESTERO, FL 34135 COLUMBIA, MD 21046 410-461-0837 443-832-9102

DATE REVISION LOTS 9 THRU 60 DORSEY'S RIDGE PHASE 2 GRID NO. ZONE TAX/ZONE ELEC. DIST. CENSUS TR. CEF-R 601101 24

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,

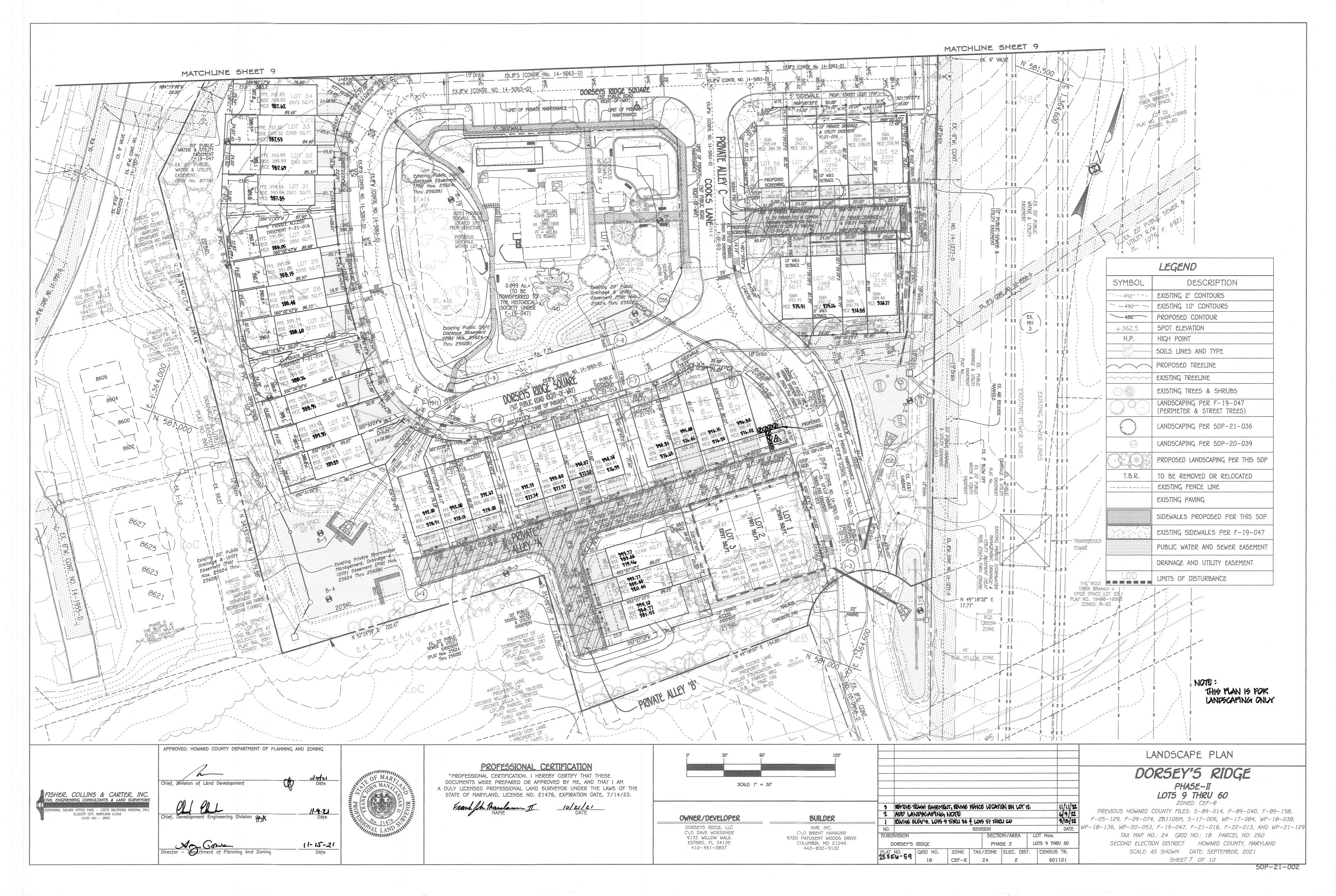
DORSEY'S RIDGE PHASE-II LOTS 9 THRU 60 ZONED: CEF-R

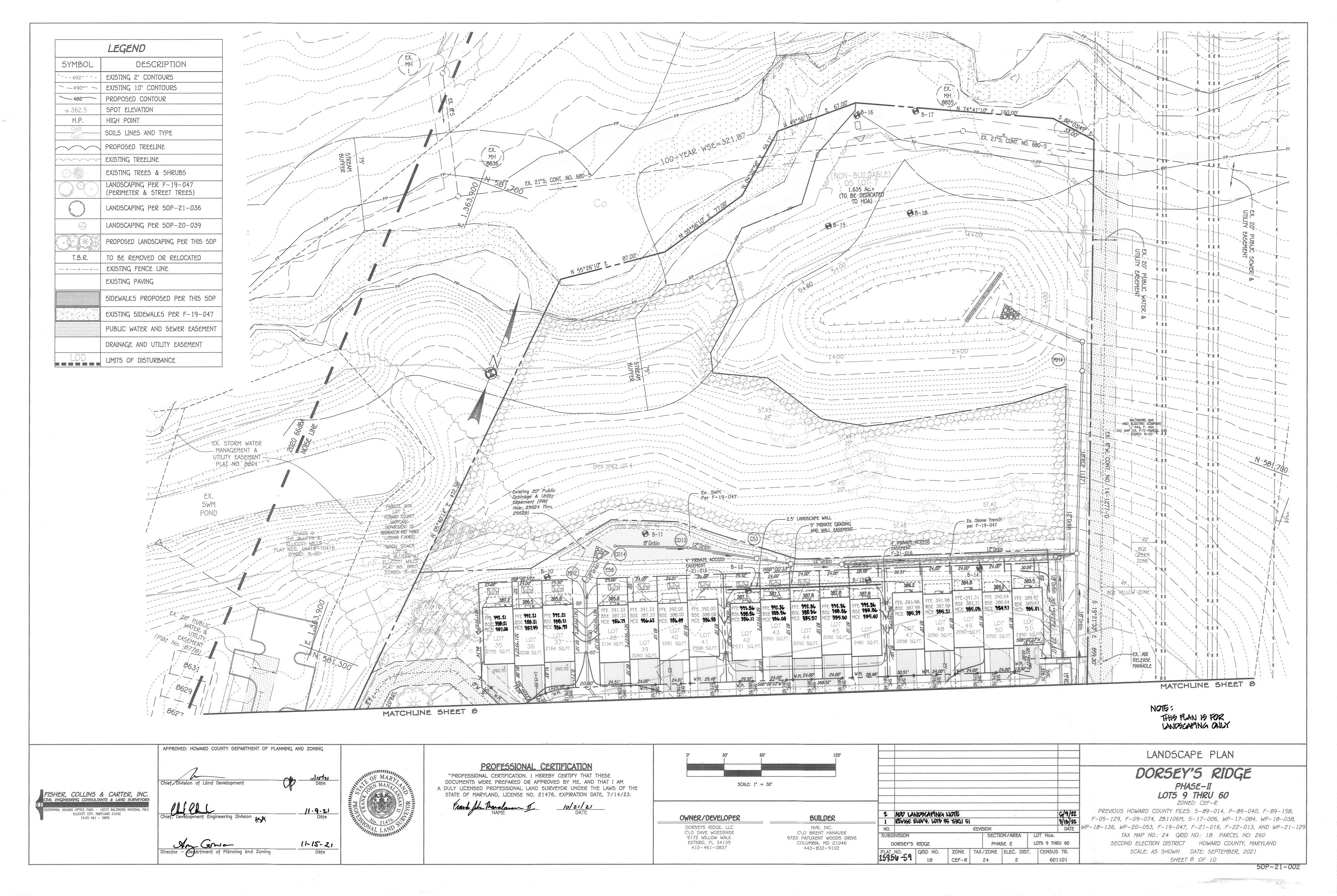
SEDIMENT AND EROSION CONTROL NOTES & DETAILS

VP-18-136, WP-20-053, F-19-047, F-21-016, F-22-013, AND WP-21-12 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

5DP-21-002





	LAND	SCAPING PLANT LIST	
QTY.	KEY	NAME	SIZE
11	E	ZELKOVA SERRATA (JAPANESE ZELKOVA)	2 1/2" - 3" CALIPER FULL CROWN, B&B
В	(#)	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. 8&B
30	4	ILEX GLABRA 'INKBERRY'	2-1/2' - 3" HT.

TOTAL: 52 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						
OTHER TREES (2:1 SUBSTITUTION)	*6 (2:1) (ORNAMENTAL)					

* 3 ORNAMENTAL TREES PROVIDED UNDER SDP-21-036

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

TRASH PAD ENCLOSURE LANDSCAPE PLANT LIST			
QTY.	KEY	NAME	SIZE
20	00	THUJA STANDISHII X PLICATA (GREEN GIANT ARBORVITAE)	5' - 6' HT. 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. THE LANDSCAPING SURETY FOR PARKING AND RESIDENTIAL TREES IS \$10,450.00 FOR 52 SHADE TREES (\$15,600.00), 9 ORNAMENTAL TREES (\$1,350.00) AND 50 SHRUGS (\$1,500.00) WILL BE PAID WITH THE GRADING PERMIT FOR THIS PLAN (5DP-21-002).
- 2. 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 LANDSCAPING 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.
- 3. THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. 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 OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY 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 DPZ 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."
- 5. A MINIMUM OF 20 FT SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- 6. ON THE APPROACH SIDE OF A STOP SIGN, NO STREET TREE SHALL BE PLANTED WITHIN 30 FT OF THE STOP SIGN.
- 7. 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

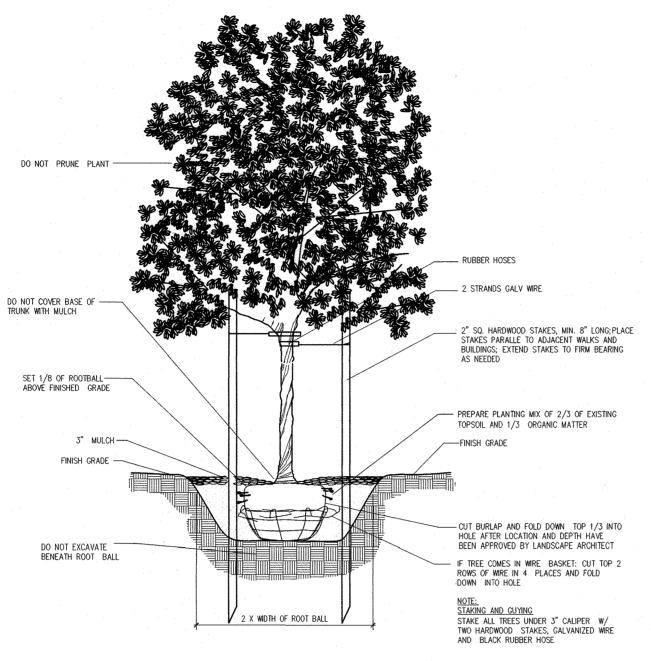
I/We certify that the landscaping shown on this plan will be done according to the plan,

Section 16.124 of the Howard County Code and the Howard County Landscape Manual.

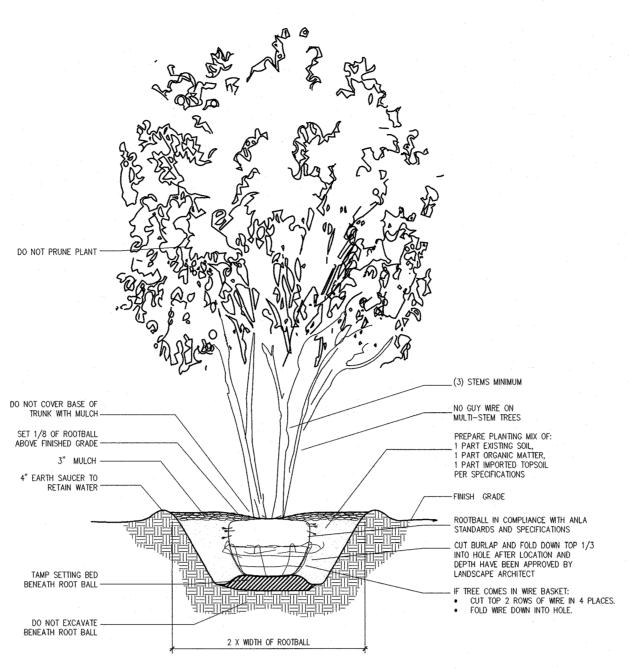
accompanied by an executed one year guarantee of plant materials will be submitted to

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

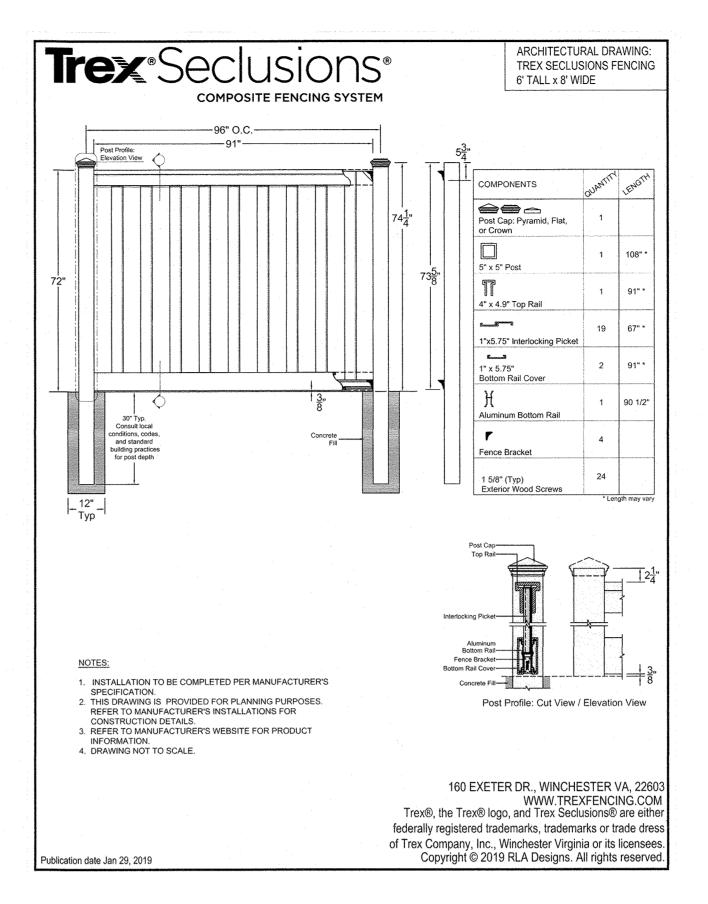
I/We further certify that upon completion a certification of landscape installation

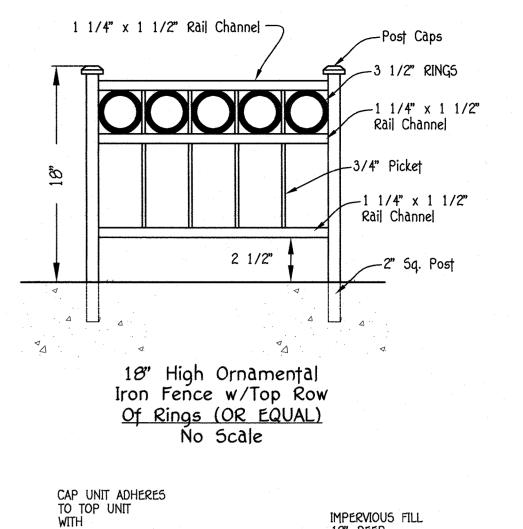


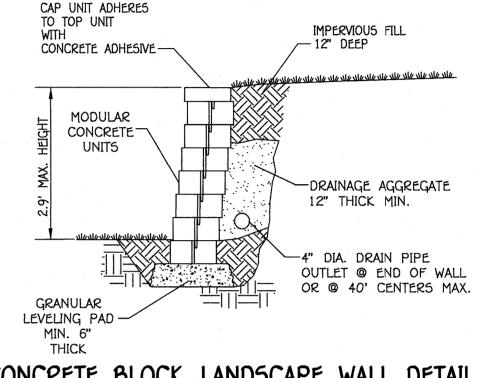
DECIDUOUS TREE - TYPICAL PLANTING DETAIL



MULTISTEM TREE - TYPICAL PLANTING DETAIL







CONCRETE BLOCK LANDSCAPE WALL DETAIL

PLANTING SPECIFICATIONS

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

plants, related material, and operations shall meet the detailed description as given on the plans and as described herein.

ERIAL UNLESS OTHERWISE SPECIFIED, SHALL BE NURSERY GROWN, UNIFORMLY BRANCHED, HAVE A VIGOROUS ROOT SYSTEM, AND SHALL CONFORM TO THE SPECIES, I SHAPE SHOWN ON THE PLANT LIST AND THE AMERICAN ASSOCIATION OF NURSERYMEN (AM) STANDARDS. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, FREE DECAY, DISFIGURING ROOTS, SUN SCALD INJURIES, ABRASIONS OF THE BARK, PLANT DISEASE, INSECT PEST EGGS, BORERS AND ALL FORMS OF INSECT ROBJECTIONABLE DISFIGUREMENTS. PLANT MATERIAL THAT IS WEAK OR WHICH HAS BEEN CUT BACK FROM LARGER GRADES TO MEET SPECIFIED REQUIREMENTS FOO. TREES WITH FORKED LEADERS WILL NOT BE ACCEPTED. ALL PLANTS SHALL BE FRESHLY DUG; NO HEALED-IN PLANTS FROM COLD STORAGE WILL BE ACCEPTED. SPECIFIED, ALL GENERAL CONDITIONS, PLANTING OPERATIONS, DETAILS AND PLANTING SPECIFICATION SHALL CONFORM TO "LANDSCAPE SPECIFICATION GUIDELINES" HINGTON METROPOLITAN AREAS", (HEREINAFTER "LANDSCAPE GUIDELINES") APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN IE 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.

CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES, UTILITY CONTRACTORS AND "MISS UTILITY" A MINIMUM OF 40 HOURS PRIOR TO BEGINNING ANY WORK.

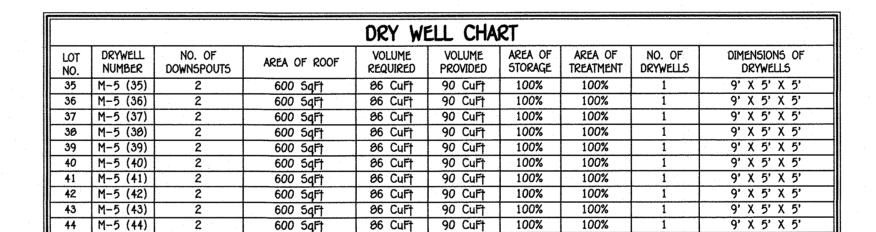
CONTRACTOR MAY MAKE MINOR ADJUSTMENTS IN SPACING AND LOCATION OF PLANT MATERIAL TO AVOID CONFLICTS WITH UTILITIES. DAMAGE TO EXISTING STRUCTURE AND UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR. PROTECTION OF EXISTING VEGETATION TO REMAIN SHALL BE ACCOMPLISHED BY THE TEMPORARY INSTALLATION OF 4 FOOT HIGH SNOW FENCE OR BLAZE ORANGE SAFETY FENCE AT THE DRIP LINE.

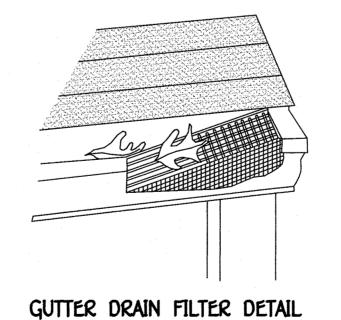
CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIAL IN THE PROPER PLANTING SEASON FOR EACH PLANT TYPE. ALL PLANTING IS TO BE COMPLETED WITHIN THE GROWING SEASON OF COMPLETION OF SITE CONSTRUCTION. BID SHALL BE BASE ON ACTUAL SITE CONDITIONS. NO EXTRA PAYMENT SHALL BE MADE FOR WORK ARISING FROM SITE CONDITIONS DIFFERING FROM THOSE INDICATED ON DRAWINGS AND SPECIFICATIONS

PLANT QUANTITIES ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON PLAN AND THOSE SHOWN 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.

PLANTING MIX SHALL BE AS FOLLOWS: DECIDIOUS 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. THIS PLAN IS INTENDED FOR LANDSCAPE USE ONLY. SEE OTHER PLAN SHEETS FOR MORE INFORMATION ON GRADING, SEDIMENT CONTROL, LAYOUT, ETC.

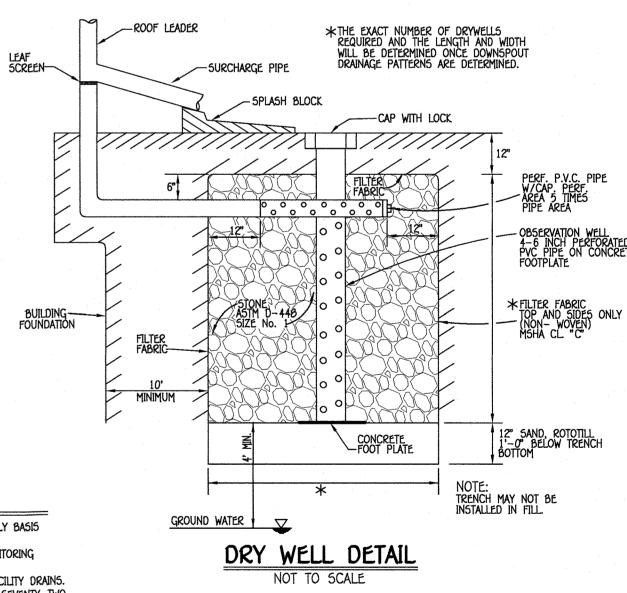




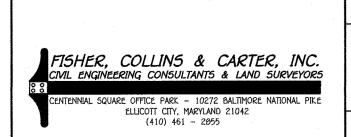
NOT TO SCALE

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

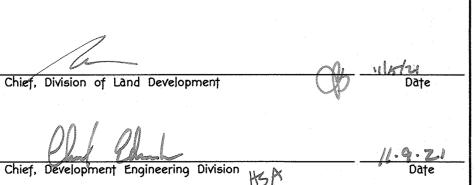
- A. THE OWNER SHALL INSPECT THE MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS AND AFTER EVERY HEAVY STORM EVENT. B. THE OWNER SHALL RECORD THE WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING
- WELLS OVER A PERIOD OF SEVERAL DAYS TO ENSURE TRENCH DRAINAGE. C. THE OWNER SHALL MAINTAIN A LOG BOOK TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS. D. 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. E. THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.



required landscaping will be posted as part of the grading permit.



the Department of Planning and Zoning.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

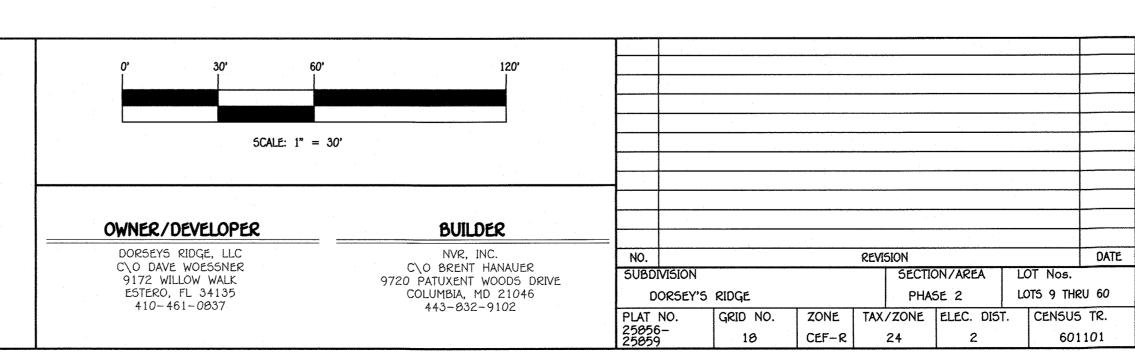
Department of Planning and Zoning



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.



DORSEY'S RIDGE PHASE-II LOTS 9 THRU 60

LANDSCAPE DETAILS

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-21-12 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



OWNER/DEVELOPER

DORSEYS RIDGE, LLC

C\O DAVE WOESSNER

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.

SUBDIVISIO

PLAT NO.

DORSEY'S RIDGE

GRID NO.

18

CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

ELLICOTT CITY, MARYLAND 21042

(410) 461 - 2855

Chief, Development Engineering Division

Department of Planning and Zoning

11-15-21

PHASE-II LOTS 9 THRU 60 ZONED: CEF-R PREVIOUS HOWARD COUNTY FILES: 5-89-014, P-89-040, F-89-158,

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DATE

LOTS 9 THRU 60

CENSUS TR.

601101

REVISION

CEF-R

ZONE TAX/ZONE ELEC. DIST.

PHASE 2

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

SHEET10 OF 10

5DP-21-002

... 15 feet

. 18 feet

10 feet

25 feet

6.0 units per gross acre

..... 6 units per structure