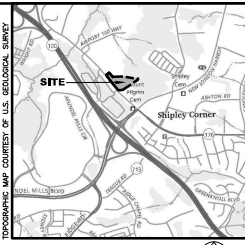


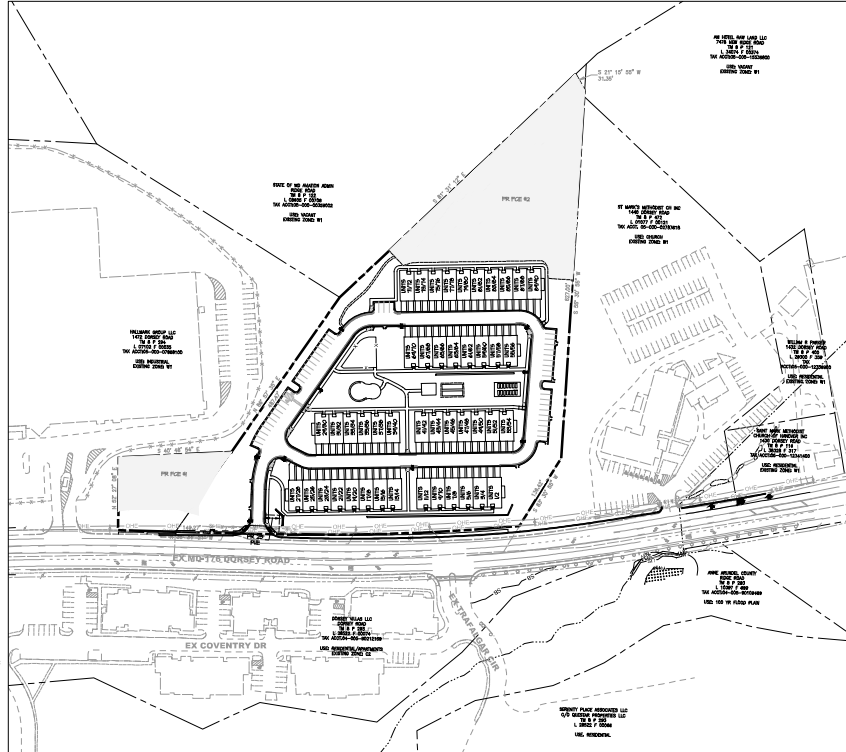
GENERAL NOTES

- 1. PARCELS 207 & 210 BOUNDARY INFORMATION SHOWN HEREIN IS BASED UPON A BOUNDARY SURVEY PREPARED BY ROTHE & ROTHE ASSOCIATES, INC. DATED JANUARY 18, 2024.
2. PARCELS 207 & 210 TOPOGRAPHIC INFORMATION SHOWN HEREIN IS BASED UPON AERIAL, RAIR SURVEY PERFORMED BY AEGIS GEOGRAPHICAL, INC. JANUARY 2024. TOPOGRAPHIC INFORMATION FOR OFFSITE AREA IS SHOWN FROM ANNE ARUNDEL COUNTY RECORDS.
3. THE PROJECT IS SITED ON PARCELS 207 & 210, WHICH ARE PART OF THE 1460 DORSEY ROAD DEVELOPMENT. THE DEVELOPMENT IS SITED ON PARCELS 207 & 210, WHICH ARE PART OF THE 1460 DORSEY ROAD DEVELOPMENT.
4. THE FOREST SHOWN ON THE MAPS AND SITE PLAN IS BASED UPON THE FOREST SURVEY CONDUCTED BY THE ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING, INC. ON JANUARY 21, 2024. THE FOREST IS SITED ON PARCELS 207 & 210, WHICH ARE PART OF THE 1460 DORSEY ROAD DEVELOPMENT.
5. THE PROJECT IS SITED ON PARCELS 207 & 210, WHICH ARE PART OF THE 1460 DORSEY ROAD DEVELOPMENT. THE DEVELOPMENT IS SITED ON PARCELS 207 & 210, WHICH ARE PART OF THE 1460 DORSEY ROAD DEVELOPMENT.
6. THE COORDINATES SHOWN ARE BASED ON THE PROJECTION OF THE MARYLAND NAD 83 COORDINATE SYSTEM BY THE ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING, INC. THE SITE IS LOCATED IN AN UNDEVELOPED AREA FOR WILDLIFE AND NATURAL RESOURCES.
7. ZONING - DEVELOPMENT IS ZONED R-22 IN R-1.
8. THERE IS NO FLOODPLAIN LOCATED ON THE SITE.
9. LANDSCAPE PLAN NOTE: THE APPROVED LANDSCAPE PLANS SHALL BE ON FILE AT THE OFFICE OF PLANNING AND ZONING, THE PLAN SHALL BE IN ACCORDANCE WITH THE ANNE ARUNDEL COUNTY LANDSCAPE MANUAL.
10. THE SUBMISSION IS SUBJECT TO THE RECOMMENDATIONS OF ARTICLE 17, TITLE 5 OF THE ANNE ARUNDEL COUNTY CODE AS IT RELATES TO THE ALLOCATION OF WATER AND WASTEWATER CAPACITY.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING, INC.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING, INC.
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1460 DORSEY MULTI-FAMILY BACK TO BACK DWELLINGS GRADING & SEDIMENT CONTROL PLAN ANNE ARUNDEL COUNTY, MARYLAND



SHEET INDEX table with columns for sheet number and description. Includes sheets for cover, site data, existing conditions, grading, drainage, and landscape plans.



LOCATION PLAN SCALE: 1" = 100'

BENCHMARKS table listing two benchmarks with their coordinates and elevations: #300 and #302.

R-22 REGULATIONS table listing required setbacks for front, rear, and side yards, as well as minimum width and maximum height requirements.

- 1. THE LIMITS OF DISTURBANCE MUST BE FIELD MARKED PRIOR TO ANY CONSTRUCTION, OR OTHER LAND DISTURBANCE ACTIVITIES.
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF INSPECTIONS & PERMITS AT LEAST 48 HOURS BEFORE COMMENCING WORK AT (410)222-7788. WORK MUST BE COMPLETED WITHIN THE PERMITTED TIME FRAME.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING, INC.
4. ALL SEDIMENT CONTROL AND CRITICAL SLOPES MUST BE STABILIZED WITHIN THREE (3) CALENDAR DAYS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING, INC.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING, INC.
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POI SUMMARY TABLE FOR 10 YR STORM table with columns for POI number, total runoff, and percentage of site runoff.

SWM OUTFALL STATEMENT text describing the point of investigation at the site outfall, including details on flow rates and sediment control measures.

HEALTH DEPARTMENT NOTE text stating that all structures on properties involved in the subdivision are currently served by an on-site septic system and/or water well.

SITE TABULATION table showing site statistics: Total Area of Site (6.92 AC), Total Disturbed Area (6.01 AC), Total Impervious Area (2.91 AC), etc.

CONSULTANT CERTIFICATION text certifying that the plan and erosion and sediment control represents a practical and workable plan based on personal knowledge of the site.

POINT OF INVESTIGATION (SITE OUTFALL #1) text providing detailed information about the site outfall, including flow rates and sediment control measures.

STORMWATER MANAGEMENT HOA WARRANTY NOTE text stating that the applicant is required to provide a written warranty of all BMPs that will be owned or maintained by a Home Owners Association (HOA).

POINT OF INVESTIGATION (SITE OUTFALL #2) text providing detailed information about the site outfall, including flow rates and sediment control measures.