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PRELIMINARY EQUIVALENT SKETCH PLANS

FOR

ERICKSON - OXFORD HILLS

CONTINUING CARE RETIREMENT COMMUNITY AND COMMERCIAL PADS

LOCATION OF SITE

CLARKSVILLE PIKE (MD RTE 108)
5TH ELECTION DISTRICT
TAX MAP 28, GRID 24, PARCEL 100
TAX MAP 34, GRID 06, PARCEL 185
TAX MAP 35, GRID 01, PARCEL 259
CLARKSVILLE
HOWARD COUNTY, MARYLAND

GENERAL NOTES

1. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.

2. THE PROPERTY BOUNDARY AND ON-SITE EXISTING TOPOGRAPHY IS BASED ON A BOUNDARY & TOPOGRAPHIC SURVEY BY BOHLER ENGINEERING, TITLED: BOUNDARY & TOPOGRAPHIC SURVEY; ERICKSON LIVING PROPERTIES, II, LLC; CLARKSVILLE PIKE-MD RTE. 108 AND SHEPARD LANE; 5TH ELECTION DISTRICT; HOWARD COUNTY MARYLAND" DATED 06/30/2017; LATEST REVISION 10/09/2023.

3. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATES SYSTEM. HOWARD COUNTY MONUMENT Nos. 35A2 AND 0044 WERE USED FOR THIS PROJECT.

4. WATER IS PUBLIC. CONT. #20-3340

5. SEWER IS PUBLIC. CONT. #34-3212-D

6. EXISTING UTILITIES ARE BASED ON FIELD RUN SURVEY PERFORMED BY BOHLER ENGINEERING, DATED 06/30/2017 AND HOWARD COUNTY RECORDED PLANS.

7. THE SITE IS LOCATED WITHIN THE MIDDLE PATUXENT WATERSHED. STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY SPECIFICATIONS. WATER QUALITY AND RECHARGE VOLUMES WILL BE PROVIDED BY MICRO-BIORETENTION FACILITIES, BIORETENTION FACILITIES, SURFACE SAND FILTERS, SUBMERGED GRAVEL WETLANDS, GREEN ROOFS, CONTECH FILTERRA, AND CONTECH STORMFILTRS TO MEET MDE REQUIREMENTS. WATER QUANTITY WILL BE PROVIDED BY SURFACE SAND FILTERS, SUBMERGED GRAVEL WETLANDS, AND UNDERGROUND DETENTION STORAGE TO MANAGE THE 100-YR STORM. FACILITIES TREATING ONLY AREAS FROM PRIVATE PROPERTY WILL BE PRIVATELY OWNED AND MAINTAINED. FACILITIES TREATING AREAS WITHIN PUBLIC R/W WILL BE PLACED IN EASEMENTS AND WILL BE MAINTAINED BY HOWARD COUNTY. THE STORMWATER MANAGEMENT SYSTEMS SHOWN ON THESE PLANS ARE AN APPROXIMATION OF THE SIZE, SHAPE AND LOCATION. IT IS UNDERSTOOD THAT THESE SYSTEMS HAVE BEEN DESIGN AND ACTUAL DESIGN MAY CHANGE, ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.

8. SUBJECT PROPERTY ZONED B-2 PER THE 10/06/13 COMPREHENSIVE ZONING REGULATIONS AND CEF-M PER ZONING BOARD CASE NO. 1118M, ZONING DECISION GRANTED ON 11/10/21.

9. A WETLAND DELINEATION REPORT WAS COMPLETED FOR THIS PROJECT BY ECOSCIENCE PROFESSIONALS, INC. ON 09/23/20 AND UPDATED 10/24/23 AND A FOREST STAND DELINEATION REPORT WAS COMPLETED BY ECOSCIENCE PROFESSIONALS, INC. ON 9/24/20 AND UPDATED 03/08/24.

10. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY TRAFFIC GROUP, DATED NOVEMBER 2022, AND WAS APPROVED ON 07/26/23.

    - DATE OF REPORT: DECEMBER 2, 2022; REVISED JUNE 6, 2023
    - DATE OF COUNT(S): MAY 5, 2022, MAY 10, 20222 (HOWARD COUNTY PUBLIC SCHOOLS WERE IN SESSION)
    - SUBMITTED AS PART OF PLAN #: SP-23-001
    - INTERSECTIONS STUDIED:
      MD-108 AT GREAT STAR DRIVE
      MD-108 AT MD 32 (EAST AND WEST BOUND RAMPS)
      MD-108 AT SHEPPARD LANE
      MD-108 AT LINDEN LINTHICUM LANE
      MD-108 AT SITE ACCESS / RIVER HILL SQUARE ACCESS
    - METHOD(S) OF MITIGATION:
      EXTEND THE EFFECTIVE LENGTH FOR THE LEFT TURN LANE ALONG EASTBOUND MD-108 APPROACHING SHEPPARD LANE (CEF ENHANCEMENT)
      WIDEN THE WESTBOUND MD-108 APPROACH TO PROVIDE TWO THRU LANES IN ADDITION TO THE EXISTING RIGHT/LEFT TURN LANES (CEF ENHANCEMENT)
      RECONSTRUCT THE TRAFFIC SIGNAL AS REQUIRED (CEF ENHANCEMENT)
      PROVIDE INTERCONNECTION OF THIS TRAFFIC SIGNAL TO MD 32 (CEF ENHANCEMENT)

11. THIS PROPERTY (PARCEL 100 & 185) IS LOCATED OUTSIDE OF THE METROPOLITAN DISTRICT AND PARCEL 259 IS LOCATED WITHIN THE METRO DISTRICT. EACH PARCEL WILL NEED TO FOLLOW THE NECESSARY PROCEDURE TO BE INCORPORATED INTO THE DISTRICT, PRIOR TO FINAL PLAN APPROVAL OF THE RESPECTIVE AREA.

12. THERE ARE NO CEMETERIES OR HISTORICAL FEATURES KNOWN ONSITE.

13. EXISTING WELL AND SEPTIC SYSTEMS MUST BE PROPERLY ABANDONED AND HOWARD COUNTY HEALTH DEPARTMENT NOTIFIED PRIOR TO THE HEALTH DEPARTMENTS SIGNATURE ON THE FINAL PLAT.

14. THE NOISE STUDY FOR THIS PROJECT WAS PREPARED BY FOREVICON, DATED JUNE 2023, AND WAS APPROVED ON JULY 25, 2023.

15. TRAFFIC CONTROL DEVICES:

    A) THE R1-1 ("STOP") SIGN AND THE STREET NAME SIGN (SNS) ASSEMBLY FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETED.

    B) THE TRAFFIC CONTROL DEVICE LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE FIELD APPROVED BY HOWARD COUNTY TRAFFIC DIVISION (410-313-2430) PRIOR TO THE INSTALLATION OF ANY OF THE TRAFFIC CONTROL DEVICES.

    C) ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MDMUTCD).

    D) ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED ("QUICK PUNCH"), SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. THE ANCHOR SHALL NOT EXTEND MORE THAN TWO "QUICK PUNCH" HOLES ABOVE GROUND LEVEL. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.

17. STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURES AND POLES SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (2022), SECTION 2.7.B. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.

18. ALL TRAFFIC CONTROL SIGNS SHALL BE PLACED IN FRONT OF TREE LOCATIONS FOR MAXIMUM SIGHT VISIBILITY. NO TREE CAN BE INSTALLED WITHIN 30' OF ANY STOP SIGN (APPROACH DIRECTION). WHERE SIGNS NEED TO BE PLACED BEHIND THE SIDEWALK, ADDITIONAL SPACING BETWEEN TREES MAY BE REQUIRED AT THOSE LOCATIONS.

19. LAND DEDICATED TO HOWARD COUNTY, MARYLAND, FOR PURPOSES OF THE PUBLIC ROAD (1.85 ACRES).

20. LAND DEDICATED TO MARYLAND STATE HIGHWAY ADMINISTRATION, FOR PURPOSES OF THE PUBLIC ROAD (1.70 ACRES).

21. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE AMENDED ZONING REGULATIONS PER COUNCIL BILL NO. 75-2003. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, ALTERNATIVE COMPLIANCE APPLICATION, OR BUILDING/GRADING PERMIT APPLICATIONS.

22. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREA (SUBJECT TO APPROVAL OF ALTERNATIVE COMPLIANCE AND NECESSARY DISTURBANCE JUSTIFICATION. REFER TO NOTES #35 AND #36.

23. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. WATER AND SEWER TO BE PUBLIC FOR ALL LOTS.

24. RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS
    DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

25. A) LANDSCAPING FOR THIS SUBDIVISION WILL BE PROVIDED IN ACCORDANCE WITH THIS CERTIFIED LANDSCAPE PLAN AND IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. LANDSCAPING SHOWN ON THIS PLAN IS PRELIMINARY, AND THE FINAL LANDSCAPING PLAN WILL BE INCLUDED AS PART OF THE FINAL PLANS. PERIMETER LANDSCAPE, STORMWATER MANAGEMENT, AND FINANCIAL SURETY WILL PROVIDED WITH THE DEVELOPER'S AGREEMENT WITH FUTURE FINAL PLANS.

    B) LANDSCAPING FOR THE STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH THIS CERTIFIED LANDSCAPE PLAN AND IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. SURETY FOR STREET TREES ALONG THE PUBLIC ROADS WILL BE COLLECTED WITH THE DEVELOPMENT ENGINEERING DIVISION (DED) COST ESTIMATE. SURETY FOR STREET TREES ALONG THE PRIVATE ROADS WILL BE INCLUDED WITH THE LANDSCAPE SURETY AS PART OF THE DPW DEVELOPERS AGREEMENT.

26. IN ACCORDANCE WITH THE ZONING BOARD CASE NO 1118M DECISION AND ORDER (APPROVED 11/10/21), A SERIES OF COMMUNITY ENHANCEMENTS WERE OUTLINED. REFER TO SHEET 2 FOR A DETAILED SUMMARY OF THESE REQUIREMENTS SET FORTH IN SECTION 'E' OF THE DECISION AND ORDER..

27. HIGHLY ERODIBLE SOILS EXIST ON SITE. SEDIMENT CONTROL PLANS WILL ADDRESS THE EROSION CONCERNS.

28. FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY RETENTION OF EXISTING FOREST IN THE AMOUNT OF 4.1 ACRES. THE REFORESTATION OBLIGATION OF 7.7 ACRES WILL BE PROVIDED BY 6.8 ACRES ON-SITE AND 1.4 ACRES AT A FOREST CONSERVATION BANK AT 2:1 (2.8 ACRES) FOR THE REQUIRED REFORESTATION AND AFFORESTATION. TOTAL FORESTATION FOR THIS SUBDIVISION IS 13.7 ACRES. SURETY IN THE AMOUNT OF $148,104.00 WILL BE POSTED WITH THE DEVELOPERS AGREEMENT.

29. THE EXISTING FREESTATE GAS STATION STRUCTURES (INCLUDING UST'S) ARE TO BE REMOVED PRIOR TO FINAL RECORDATION OF THE FINAL PLAT AND BEFORE RELEASE OF ANY BUILDING PERMITS.

30. THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY BOHLER ENGINEERING DATED NOVEMBER 2022, AND WAS **APPROVED 02/29/24**.

31. A PRE-SUBMISSION COMMUNITY MEETING WAS HELD AT THE GATHERING PLACE IN CLARKSVILLE, MD ON NOVEMBER 8, 2017.

32. ELECTRIC VEHICLE (EV) CHARGING STATIONS (IF REQUIRED) ARE TO BE LOCATED WITHIN PROPOSED GARAGES AND SPECIFIED BY THE BUILDERS. CONTRACTOR/BUILDER TO CONTACT HOWARD COUNTY CHIEF OF PLAN REVIEW FOR DILP TO CONFIRM REQUIREMENTS.

33. DESIGN MANUAL WAIVER
    REQUEST DMV2-24-010 FOR THE FOLLOWING: APPROVED 01/25/24

    A) VOL. II, SECTION 3.4(D)(2), "FIRE HYDRANTS: NORMALLY, HYDRANTS PLACED WITHIN DEVELOPED SITES ARE PART OF THE PUBLIC SYSTEM; HOWEVER, IN CERTAIN INSTANCES, HYDRANTS BECOME PART OF THE INTERNAL FIRE PROTECTION SYSTEM AND REQUIRE SPECIFIC ARRANGEMENTS AND/OR AGREEMENTS WITH THE DPW."

    (REFER TO SHEET 2 FOR DECISION AND CONDITIONS)

    REQUEST DMV2-23-014 FOR THE FOLLOWING: APPROVED 01/18/23

    A) VOL. II, SECTION 6.9(A)(2), "LAND ACQUISITION: LAND REQUIRED FOR PUMPING STATIONS, INCLUDING NECESSARY VEHICULAR ACCESS ROUTES TO AN EXISTING OR PROPOSED PUBLIC ROADWAY SHALL BE OWNED IN FEE SIMPLE BY HOWARD COUNTY. AS PART OF THIS PROCESS, A BOUNDARY SURVEY OF THE PROPERTY IS REQUIRED TOGETHER WITH A RECORD PLAT AND METES AND BOUNDS DESCRIPTION OF THE PARCEL. IN DETERMINING THE SPACE REQUIREMENTS FOR THE FACILITY, PARTICULAR ATTENTION SHALL BE GIVEN TO THE WIDTH PROVIDED FOR THE ACCESS ROAD TO ENSURE ADEQUATE SPACE FOR GRADING AND DRAINAGE WITHIN THE ACCESS ROAD RIGHT-OF-WAY. DPW PROCEDURE 501.4, "STANDARDS FOR PREPARATION OF LAND ACQUISITION DOCUMENTS," SHALL BE FOLLOWED IN THE PREPARATION OF DOCUMENTS NECESSARY FOR LAND ACQUISITION."

    (REFER TO SHEET 2 FOR DECISION AND CONDITIONS)

    REQUEST DMW3-23-001 FOR THE FOLLOWING: APPROVED 05/14/24

    A. VOL. III, SECTION 1.3.C, STREET TYPES, TABLE 1-3, "NEIGHBORHOOD STREET 2 DIMENSIONS AND CHARACTERISTICS"
    B. VOL. III, SECTION 2.3.A.1.A, "GEOMETRIC DESIGN, HORIZONTAL ALIGNMENT, HORIZONTAL CURVES, MINIMUM RADII"
    C. VOL. III, SECTION 2.3.A.1.C, "GEOMETRIC DESIGN, HORIZONTAL ALIGNMENT, HORIZONTAL CURVES, MINIMUM CURVE LENGTH"
    D. VOL. III SECTION 2.3.A.1.D, "GEOMETRIC DESIGN, HORIZONTAL ALIGNMENT, HORIZONTAL CURVES, REVERSE CURVE"
    E. VOL. III, SECTION 2.4.B.1, "INTERSECTION DESIGN, GEOMETRIC DESIGN, LOCATION AND SPACING"
    F. VOL. III, SECTION 2.5.B, "DRIVEWAYS, RESIDENTIAL", TABLE 2-23, "IF A SHARED RESIDENTIAL DRIVEWAY CROSSES A 100-YEAR FLOODPLAIN AS DEFINED BY VOLUME 1 OF THE HOWARD COUNTY DESIGN MANUAL, THEN A PUBLIC ACCESS PLACE SHALL BE REQUIRED".

    (REFER TO SHEET 2 FOR DECISION AND CONDITIONS)

34. ALTERNATIVE COMPLIANCE
    REQUEST WP-24-040 FOR THE FOLLOWING: APPROVED 02/15/24

    A) SECTION 16.1205 (a) (3); FOR SPECIMEN TREE REMOVAL
    B) SECTION 16.115 - FLOODPLAIN PRESERVATION
    C) SECTION 16.116; PROTECTION OF WETLANDS, STREAMS, AND STEEP SLOPES.
    D) SECTION 16.120 (c) (1), MINIMUM FRONTAGES

    (REFER TO SHEET 2 FOR DECISION AND CONDITIONS)

    REQUEST WP-23-091 FOR THE FOLLOWING: APPROVED 04/21/23

    A) SECTION 16.144 (D) (2); GENERAL PROCEDURES REGARDING THE SUBDIVISION PROCESS.
    (REFER TO SHEET 2 FOR DECISION AND CONDITIONS)

    REQUEST WP-24-026 FOR THE FOLLOWING: APPROVED 09/21/23

    A) SECTION 16.144 (D) (2); GENERAL PROCEDURES REGARDING THE SUBDIVISION PROCESS.
    (REFER TO SHEET 2 FOR DECISION AND CONDITIONS)

    REQUEST WP-24-094 FOR THE FOLLOWING: APPROVED 05/08/24

    A) SECTION 16.144 (d) (2); GENERAL PROCEDURES REGARDING THE SUBDIVISION PROCESS.
    (REFER TO SHEET 2 FOR DECISION AND CONDITIONS)

35. NECESSARY DISTURBANCE
    REQUEST FOR MULTI-USE PATH AND FORCE MAIN ALONG MD-108 FOR THE FOLLOWING: APPROVED 01/03/24

    A) SECTION 16.116; "PROTECTION OF WETLANDS, STREAMS, AND STEEP SLOPES.
    (REFER TO SHEET 2 FOR DECISION AND CONDITIONS)

    REQUEST FOR THE PUBLIC ACCESS ROAD FOR THE FOLLOWING: APPROVED 02/28/24

    A) SECTION 16.116, "PROTECTION OF WETLANDS, STREAMS, AND STEEP SLOPES.
    (REFER TO SHEET 2 FOR DECISION AND CONDITIONS)

36. ALL FIRE PROTECTION SYSTEMS SHALL BE DESIGNED TO COMPLY WITH FULL NFPA-13 REQUIREMENTS.

37. THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY ECS MID-ATLANTIC, LLC, DATED APRIL 6, 2018, AND WAS APPROVED ON NOVEMBER 27, 2023.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

DocuSigned by: Lynda Eisenberg
4220B635863942E...
PLANNING DIRECTOR — 5/21/2024 — DATE

SITE ANALYSIS DATA / TABULATION

TOTAL PROJECT AREA	61.25 AC.
TOTAL NET TRACT AREA	60.46 AC.
AREA OF WETLANDS AND BUFFER	1.62 AC.
AREA OF 100-YR FLOODPLAIN	0.79 AC.
AREA OF EXISTING FOREST	7.54 AC.
AREA OF STEEP SLOPES (25% OR GREATER)	0.00 AC.
AREA OF DEDICATION (ROAD R/W)	3.55 AC.
AREA OF STREAM BUFFER	11.17 AC.
HIGHLY ERODIBLE SOILS (K> 0.35)	12.83 AC.
NO. OF INDEPENDENT LIVING BUILDINGS PROPOSED	11 (1,200 UNITS)
NO. OF CARE CENTER BUILDINGS PROPOSED	1 (240 UNITS)
LIMIT OF DISTURBED AREA (PARCEL A,C,D,E, MD-108, PUBLIC ROAD)	53.25 AC.
LIMIT OF DISTURBED AREA (PARCEL B)	1.53 AC.
PRESENT ZONING DESIGNATION	CEF-M/B-2
PROPOSED USE:	CONTINUED CARE RETIREMENT COMMUNITY, CONVENIENCE STORE WITH DRIVE THRU AND BANK
IMPERVIOUS COVER (PARCEL A,C,D,E, MD-108, PUBLIC ROAD)	27.75 AC.
IMPERVIOUS COVER (PARCEL B)	0.86 AC.

APFO/Allocations Phasing Table

Allocation Year	Allocations (# of Units)	MIHUs (10%, exempt from Allocations)	Total Units (with MIHUs)	Building(s)	Phase (see Sheet 4 for limits)
2026	252	28	280	CB 1.0, RB 1.1, RB 1.2, RB 1.3	1
2027	279	31	310	RB 1.4, RB 1.5, RB 1.6	2
2030	256	29	285	RB 2.1, RB 2.2	3
2031	117	13	130	RB 2.3	4
2032	104	11	115	RB 2.4	5
2033	72	8	80	RB 2.5	6
Totals:	1080	120	1200		

MODERATE INCOME HOUSING UNIT (MIHU) APPLICATION EXEMPTION TRACKING

TOTAL NUMBER OF LOTS/UNITS PROPOSED	1200
NUMBER OF MIHU REQUIRED	120
NUMBER OF MIHU PROVIDED ONSITE (EXEMPT FROM APFO ALLOCATIONS)	120
NUMBER OF APFO ALLOCATIONS REQUIRED (REMAINING LOTS/UNITS)	1,080
MIHU FEE-IN-LIEU (INDICATE LOT/UNIT NUMBERS)	0

* THE ASSISTED LIVING, MEMORY CARE, AND SKILLED NURSING CARE UNITS DO NOT REQUIRE ALLOCATIONS.

PARCEL SUMMARY TABLE

PARCEL NO.	SIZE	OWNERSHIP
A	2,289,556 C.F. OR 52.56 AC.	PRIVATE
B	66,343 C.F. OR 1.52 AC.	PRIVATE
C	15,040 C.F. OR 0.35 AC.	HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
D	19,374 C.F. OR 0.44 AC.	HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS
E	100,543 C.F. OR 2.31 AC.	HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS

PREPARED BY

BOHLER

CONTACT: BRANDON R. ROWE, P.E.

PARKING

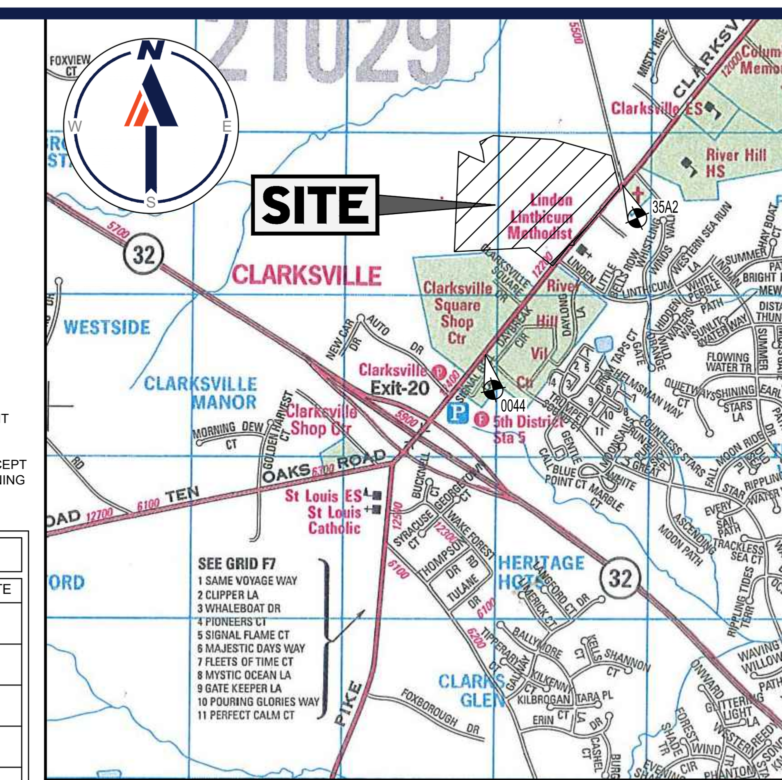
	REQUIRED	PROVIDED
INDEPENDENT LIVING UNITS (ASSISTED LIVING, MEMORY CARE, SKILLED NURSING)	1200 UNITS (1.3 SPACES / UNIT)	
STRUCTURED PARKING SPACES		1,256 SPACES
SURFACE PARKING SPACES		309 SPACES
TOTAL PARKING (CCRC)	1,560 SPACES	1,565 SPACES (SEE NOTE 2)
CONVENIENCE STORE	24 SPACES	24 SPACES
BANK	8 SPACES (3.3 SP/1000 SF)	17 SPACES
EV CHARGING STATIONS	1 SPACE PER 25 UNITS	TBD
CRC ACCESSORY SPACE (SEE NOTE 1)		108,000 SF +/-

NOTES:

1. CCRC ACCESSORY SPACE CONSISTS OF BUILDING AREAS ALLOCATED FOR RESIDENT AMENITIES, RESIDENT SERVICES, FOOD SERVICE, CAMPUS ADMINISTRATION, AND CAMPUS SERVICES. CCRC ACCESSORY SPACES ARE TYPICALLY LOCATED WITHIN CLUBHOUSE BUILDINGS AS WELL AS ON THE GROUND/FIRST FLOOR OF INDEPENDENT LIVING BUILDINGS.
2. CCRC AND CONVENIENCE STORE PARKING REQUIREMENTS ARE IN ACCORDANCE WITH THE DEVELOPMENT CONCEPT PLAN (ZB-1118M). PARKING REQUIREMENTS FOR THE BANK ARE IN ACCORDANCE WITH SECTION 133.0 OF THE ZONING REGULATIONS
3. MINIMUM CLEARANCE HEIGHT FOR PEDESTRIAN LINK BRIDGES IS 15'-0"

ROADWAY INFORMATION CHART

ROAD NAME	CLASSIFICATION	DESIGN SPEED	R/W WIDTH	PUBLIC / PRIVATE
ASHLAND WAY	NEIGHBORHOOD CONNECTOR ROAD	35 MPH	70 FT	PUBLIC
BARTON DRIVE	TOWN CENTER STREET	30 MPH	-	PRIVATE
BYRON WAY	TOWN CENTER STREET	30 MPH	-	PRIVATE
INKBERRY WAY	TOWN CENTER STREET	30 MPH	-	PRIVATE
OXFORD HILLS DRIVE	TOWN CENTER STREET	30 MPH	-	PRIVATE
PARKDALE DRIVE	TOWN CENTER STREET	30 MPH	-	PRIVATE
RILEY LANE	TOWN CENTER STREET	30 MPH	-	PRIVATE



LOCATION MAP

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SCALE: 1"=2000'
ADC MAP COORD.

DEVELOPMENT STANDARDS FOR CEF-M DISTRICT

A. DEFINITIONS

1. CONTINUING CARE RETIREMENT COMMUNITY (CCRC)

   CONTINUING CARE RETIREMENT COMMUNITY (CCRC) SHALL MEAN A LARGE SCALE FACILITY (OR INTEGRATED GROUP OF FACILITIES) WHICH HAS A PRIMARY PURPOSE OF PROVIDING HOUSING AND CONTINUING CARE FOR PEOPLE OVER THE AGE OF 62, AND WHICH CONSISTS OF CCRC INDEPENDENT LIVING UNITS, CCRC ASSISTED LIVING AND MEMORY CARE UNITS, CCRC SKILLED CARE NURSING UNITS, AND CCRC ACCESSORY USES, ALL AS DEFINED HEREIN. FOR PURPOSES OF THIS CEF DISTRICT, "CONTINUING CARE" MEANS THE PROVISION OF LODGING, AMENITY AND NURSING, MEDICAL, OR OTHER HEALTH-RELATED SERVICES AT THE SAME OR ANOTHER LOCATION TO AN INDIVIDUAL PURSUANT TO AN AGREEMENT EFFECTIVE FOR THE LIFE OF THE INDIVIDUAL OR FOR A PERIOD GREATER THAN ONE YEAR INCLUDING MUTUALLY TERMINABLE CONTRACTS AND IN CONSIDERATION OF THE PAYMENT OF AN ENTRANCE FEE WITH OR WITHOUT PERIODIC CHARGES TO AN INDIVIDUAL WHO IS AT LEAST 62 YEARS OF AGE.

2. CCRC INDEPENDENT LIVING UNIT

   CCRC INDEPENDENT LIVING UNIT SHALL MEAN A DWELLING UNIT WITHIN A CCRC CONTAINING LIVING AREA(S), BEDROOM AREA(S), A KITCHEN AREA, AND BATHROOM(S), WHICH HOUSE ONE OR MORE PEOPLE OVER THE AGE OF 62 IN A MANNER IN WHICH THEY MAY LIVE INDEPENDENTLY WITH PROVISIONS FOR A VARIETY OF RESTAURANT STYLE MEAL SERVICES THROUGH A DECLINING BALANCE PROGRAM.

3. CCRC ASSISTED LIVING AND MEMORY CARE UNIT

   CCRC ASSISTED LIVING FACILITY AND MEMORY CARE UNIT IS A UNIT LOCATED WITHIN A CCRC BUILDING THAT PROVIDES A RESIDENTIAL LIVING ENVIRONMENT, ASSISTED BY CONGREGATE MEALS, HOUSEKEEPING, AND PERSONAL SERVICES FOR PERSONS AGE 62 OR OLDER, WHO HAVE TEMPORARY OR PERIODIC DIFFICULTIES WITH ONE OR MORE ESSENTIAL ACTIVITIES OF DAILY LIVING, SUCH AS FEEDING, BATHING, DRESSING, OR MOBILITY . A CCRC ASSISTED LIVING AND MEMORY CARE UNIT SHALL INCLUDE THE RESIDENTIAL UNITS, AS WELL AS ACCESSORY DINING ROOM(S), BATHING AREA(S), COMMON AREA(S), OFFICES, AND OTHER SPACES NECESSARY TO PROVIDE THE ABOVE SERVICES LOCATED WITH THE CCRC.

4. CCRC SKILLED CARE NURSING UNIT

   CCRC SKILLED CARE NURSING UNIT IS A UNIT LOCATED WITHIN A CCRC WHICH PROVIDES BOARD, SHELTER, AND 24-HOUR SKILLED NURSING AND MEDICAL CARE TO CHRONIC OR CONVALESCENT PATIENTS. A CCRC SKILLED CARE NURSING UNIT SHALL INCLUDE NURSING BEDS AND/OR INDIVIDUAL ROOMS, AS WELL AS ACCESSORY DINING ROOMS, BATHING AREAS, COMMON AREAS, OFFICES, CLINICS, THERAPY AREAS, MEDICAL FACILITIES, AND OTHER SPACE NECESSARY TO PROVIDE THE ABOVE SERVICES LOCATED WITHIN THE CCRC

5. CCRC ACCESSORY USES

   THE CCRC MAY BE DEVELOPED THROUGH CLUSTERS OF MID-RISE BUILDINGS THAT SURROUND A CCRC STAND-ALONE BUILDING OR INTEGRATED WITH CCRC INDEPENDENT LIVING UNITS AND FORM A NEIGHBORHOOD.

   CCRC ACCESSORY USES WITHIN A CCRC SHALL MEAN ANY USE NECESSARY FOR THE OPERATION OF THE FACILITY OR FOR THE BENEFIT OR CONVENIENCE OF THE RESIDENTS AND THEIR GUESTS INCLUDING, BUT NOT LIMITED TO: KITCHEN AND DINING FACILITIES, RESTAURANTS, PLACES OF WORSHIP, INDOOR AND OUTDOOR RECREATIONAL BUILDINGS AND USES, RETAIL AND BANKING FACILITIES, BEAUTY SALONS AND BARBER SHOPS, GIFT SHOPS, CLASS ROOMS, SECURITY FACILITIES, GATE HOUSES, ENCLOSED PEDESTRIAN CONNECTING LINKS AND BRIDGES, SECURITY FENCING (CHAINLINK, ORNAMENTAL PICKET, MASONRY PIERS), CONFERENCE ROOMS, SOCIAL ROOMS, COMMON AREAS, GUEST ROOMS, MEDICAL OFFICES, MEDICAL CLINIC, DIALYSIS CENTER, LABORATORY SERVICES, DENTAL OFFICES, PHYSICAL THERAPY AND REHABILITATION CENTER, WELLNESS CENTER, AMBULATORY SURGERY, DIAGNOSTIC IMAGING SERVICES, POSTAL CENTER, PHARMACY, MAINTENANCE FACILITIES, CRAFT AND MUSIC ROOMS, VARIOUS CRAFT, HEALTH, EXERCISE AND VOCATIONAL ACTIVITIES, CLASSROOMS, SWIMMING POOLS, LIBRARY AND TELEVISION ROOM, AS WELL AS FACILITIES RELATED TO THE OPERATION OF THE FACILITY SUCH AS BUT NOT LIMITED TO ADMINISTRATIVE OFFICES, FOOD AND RECORD STORAGE AREAS, PROPERTY MAINTENANCE FACILITIES, RADIO AND SATELLITE DISH ANTENNAE, NON-AGE RESTRICTED DAY CARE CENTER FOR RELATIVES OF EMPLOYEES, SECURITY OPERATIONS, OFF-STREET PARKING AND OFF-STREET PARKING STRUCTURES, AND HEATING AND COOLING EQUIPMENT STRUCTURES, PROVIDED THAT THE CCRC ACCESSORY USE IS FOR THE PRIMARY BENEFIT OF THE CCRC.

B. USES PERMITTED AS A MATTER OF RIGHT

1. CCRC CONSISTING OF CCRC INDEPENDENT LIVING UNITS, CCRC ASSISTED LIVING AND MEMORY CARE UNITS, CCRC SKILLED CARE NURSING UNITS, AND/OR RELATED FACILITIES AND ACCESSORY USES THERETO.
2. PRIVATE RECREATIONAL FACILITIES, SUCH AS SWIMMING POOLS, TENNIS COURTS RESERVED FOR USE OF ON-SITE RESIDENTS AND THEIR GUESTS.
3. CONSERVATION AREAS, INCLUDING WILDLIFE AND FOREST PRESERVES, ENVIRONMENTAL AREAS, REFORESTATION AREAS, AND SIMILAR USES.
4. CONVENIENCE STORE (SUBJECT TO SECTION G BELOW).
5. PUBLIC AMENITY SPACE INCLUDING BUT NOT LIMITED TO MULTI-USE PATHWAYS, PLAYGROUNDS, DOG PARKS, AMPHITHEATERS, PAVILIONS.
6. MARKETING/SALES CENTER
7. SANITARY PUMP STATION

C. ACCESSORY USES

1. ANY USE NORMALLY AND CUSTOMARILY INCIDENTAL TO ANY PERMITTED USE AS A MATTER OF RIGHT, INCLUDING, BUT NOT LIMITED TO CCRC ACCESSORY USES.

D. BULK REGULATIONS (CCRC USES)

1. THE FOLLOWING MAXIMUM LIMITATIONS SHALL APPLY:
   (a) HEIGHT....................NOT TO EXCEED FIVE (5) STORIES, EXCLUSIVE OF UNDERGROUND PARKING PROVIDED LESS THAN 50% OF THE PARKING DECK IS ABOVE GRADE.
   (b) DENSITY ....25 INDEPENDENT LIVING UNITS PER GROSS ACRE

2. MINIMUM SETBACK REQUIREMENTS (SUBJECT TO SECTION 128.0.A.1 OF THE HOWARD COUNTY ZONING REGULATIONS AND NOTE 3 BELOW):
   (a) FROM EXTERIOR, ARTERIAL OR COLLECTOR STREET RIGHT OF WAY.
       a. RESIDENTIAL BUILDING....................30 FEET
       b. OTHER STRUCTURES AND USES (EXCLUDING SIGNAGE) ....10 FEET
   (b) FROM ANY OTHER PUBLIC STREET RIGHT OF WAY OR PRIVATE STREET
       a. RESIDENTIAL BUILDING ....20 FEET
       b. OTHER STRUCTURES AND USES....................10 FEET
   (c) FROM THE VICINAL PROPERTIES
       (1) FROM RC AND RR
       a. RESIDENTIAL BUILDING ....30 FEET
       b. OTHER STRUCTURES AND USES....................10 FEET

3. SIDEWALKS, PATHWAYS, PARKS, SIGNAGE, LIGHTING, RETAINING WALLS AND PUMP STATION ARE EXEMPT FROM THE MINIMUM SETBACK REQUIREMENTS.

E. MODERATE INCOME HOUSING UNITS

1. AT LEAST 10 PERCENT OF CCRC INDEPENDENT LIVING UNITS WILL BE MODERATE INCOME HOUSING UNITS IN ACCORDANCE WITH HOWARD COUNTY ZONING REGULATIONS AND MIHU CODES.
2. SEE DECISION & ORDER FOR ADDITIONAL MIHU CONDITIONS OF APPROVAL.

F. PARKING

PARKING WILL BE PROVIDED IN A COMBINATION OF UNDERGROUND PARKING, STRUCTURED PARKING, AND SURFACE PARKING AT A MINIMUM RATE OF 1.3 SPACES PER INDEPENDENT LIVING UNIT, INCLUSIVE OF ALL STAFF, RESIDENT AND VISITOR PARKING AND INCLUSIVE OF ALL ASSISTED LIVING/MEMORY CARE UNITS AND SKILLED NURSING UNITS WITHIN THE CCRC. SUCH PARKING REQUIREMENTS SHALL BE EXCLUSIVE OF AND IN ADDITION TO THE PARKING REQUIREMENTS SET FORTH IN SECTION G BELOW WITH RESPECT TO THE OPERATION OF THE CONVENIENCE STORE.

G. ADDITIONAL REQUIREMENTS FOR CONVENIENCE STORE.

A CONVENIENCE STORE SHALL BE PERMITTED SUBJECT TO THE FOLLOWING:

1. MAXIMUM HEIGHT
   a. CONVENIENCE STORE.................... 30 FEET
2. MINIMUM SETBACK REQUIREMENTS:
   (a) FROM ANY OTHER PUBLIC STREET RIGHT OF WAY OR PRIVATE STREET
   (i) STRUCTURES.................... 20 FEET
   (ii) PARKING AND OTHER USES (EXCLUDING SIGNAGE)........ 10 FEET
3. SIDEWALKS, PATHWAYS, OUTDOOR SEATING AREAS, SIGNAGE, LIGHTING, SCREEN WALLS, AND RETAINING WALLS ARE EXEMPT FROM THE MINIMUM SETBACK REQUIREMENTS.
4. PARKING REQUIREMENTS
   REQUIRED PARKING: 24 SPACES
   PROPOSED PARKING: 24 SPACES
5. HOURS OF OPERATION
   (a) CONVENIENCE STORE TWENTY-FOUR HOURS PER DAY, SEVEN DAYS A WEEK.
6. EMPLOYEES (CONVENIENCE STORE):
   (a) MAXIMUM TOTAL ON-SITE ....5.
7. SITE LIGHTING SHALL COMPLY WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS. SITE LIGHTING SHALL CONSIST OF BUILDING MOUNTED LIGHTING. ANY POLE MOUNTED LIGHTING WILL COMPLY WITH APPLICABLE COUNTY REGULATIONS.
8. OUTSIDE OPERATIONS SHALL BE LIMITED TO VENDING MACHINES AND SALES OF PROPANE.
9. THE GROSS FLOOR AREA OF THE CONVENIENCE STORE SHALL NOT EXCEED 4,500 SQUARE FEET.

BULK REGULATIONS FOR B-2 DISTRICT:

PER SECTION 119.0 OF ZONING REGULATIONS

1. THE FOLLOWING MAXIMUM HEIGHT FOR STRUCTURES SHALL APPLY:
   (a) MAXIMUM HEIGHT....................40 FEET
   (b) MAXIMUM HEIGHT FOR A STRUCTURE WITH A PITCHED ROOF....................48 FEET
2. THE FOLLOWING MINIMUM STRUCTURE AND USE SETBACKS REQUIREMENTS SHALL BE OBSERVED:
   (a) FROM PUBLIC STREET RIGHT-OF-WAY....................30 FEET
   EXCEPT FOR PARKING USES....................10 FEET
   EXCEPT FOR DISPLAY OF FOR-SALE PASSENGER CARS, PICK UP TRUCKS, AND PASSENGER VANS FROM THE RIGHT-OF-WAY OF A LOCAL ROAD....................10 FEET

FROM RESIDENTIAL DISTRICTS OTHER THAN PUBLIC STREET RIGHT-OF-WAY... 30 FEET

ESD SUMMARY TABLE

"SITE AREA"	54.78 AC.
ESDv	201,061 C.F. (REQUIRED), 207,541 C.F. (PROVIDED)
Rev	32,697 C.F. (REQUIRED), 33,316 C.F. (PROVIDED)
CPv	INCLUDED IN ESDv
QP(100)	EX: 172.03 CFS, PROP. 167.87 CFS

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BENCHMARK

GEODETIC SURVEY CONTROL - 35A2
ELEV. 487.903
N 564,154.807
E 1,331,201.160

GEODETIC SURVEY CONTROL - 0044
ELEV. 484.477
N 562,176.494
E 1,329,641.911

SUBDIVISION NAME: ERICKSON - OXFORD HILLS
SECTION/AREA: N/A
DEED # 21613/64, 21613/72, 3583/234, 20021/133

PREVIOUS FILE No. :
ZONING BOARD CASE ZB-1118M
ECP-23-026

OWNER:
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701 MAIDEN CHOICE LANE
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701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
CONTACT: PRIYA PRASAD
PHONE: (410) 402-1743

TAX MAP: 28, 34, 35 GRID: 24, 06, 01 ZONED: CEF-M, B-2
PARCEL: 100, 185, 259
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

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PROJECT No.:	MD172015
DRAWN BY:	CJB
CHECKED BY:	BRR
DATE:	05/15/24
CAD I.D.:	CNDS-5

PROJECT:

PRELIMINARY EQUIVALENT SKETCH PLANS

FOR

ERICKSON - OXFORD HILLS

PARCELS 100, 185, 259
CLARKSVILLE PIKE (MD RTE 108)
5TH ELECTION DISTRICT
TAX MAP 28, GRID 24, PARCEL 100
TAX MAP 34, GRID 06, PARCEL 185
TAX MAP 35, GRID 01, PARCEL 259
CLARKSVILLE
HOWARD COUNTY, MARYLAND

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B.R. ROWE
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 40808
PROFESSIONAL CERTIFICATION
I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40808, EXPIRATION DATE: 7/3/2025

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

1

REVISION 4 -

SP-23-001

May 15, 2024
H:\17\MD172015\DRAWINGS\PLAN SETS\PESP\MD172015-CNDS-4----->LAYOUT: 01 - COVER SHEET
CB

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STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET

LIMIT OF WORK	——LOW——LOW——
LIMIT OF DISTURBANCE	——LOD——LOD——

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CONCRETE CURB & GUTTER	CURB AND GUTTER; SPILL, TRANSITION; DEPRESSED CURB AND GUTTER
	UTILITY POLE WITH LIGHT	
	POLE LIGHT	
	TRAFFIC LIGHT	
	UTILITY POLE	
	TYPICAL LIGHT	
	ACORN LIGHT	
	TYPICAL SIGN	
X	PARKING COUNTS	X
170 / 169	CONTOUR LINE	190 / 187
TC 516.4 OR 516.4	SPOT ELEVATIONS	TC 516.00; TC 516.00 BC 515.55; MATCH EX (518.02 ±)
SAN #	SANITARY LABEL	SAN #
X #	STORM LABEL	X #
SL	SANITARY SEWER LATERAL	SL
W	UNDERGROUND WATER LINE	W
E	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
	STORM SEWER	
S	SANITARY SEWER MAIN	S
	HYDRANT	
S	SANITARY MANHOLE	S
D	STORM MANHOLE	D
WM	WATER METER	
WV	WATER VALVE	
	GAS VALVE	
	GAS METER	
	TYPICAL END SECTION	
OR	HEADWALL OR ENDWALL	OR
	GRATE INLET	
	CURB INLET	
	CLEAN OUT	
E	ELECTRIC MANHOLE	E
T	TELEPHONE MANHOLE	T
EB	ELECTRIC BOX	EB
EP	ELECTRIC PEDESTAL	EP
	MONITORING WELL	
	TEST PIT	
	BENCHMARK	
	BORING	

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

DocuSigned by: Lynda Eisenberg 4220B635863942E...
PLANNING DIRECTOR 5/21/2024 DATE

STANDARD ABBREVIATIONS

FOR ENTIRE PLAN SET	
AC	ACRES
ADA	AMERICANS WITH DISABILITY ACT
ARCH	ARCHITECTURAL
BC	BOTTOM OF CURB
BF	BASEMENT FLOOR
BK	BLOCK
BL	BASELINE
BLDG	BUILDING
BM	BUILDING BENCHMARK
BRL	BUILDING RESTRICTION LINE
CF	CUBIC FEET
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CONN	CONNECTION
CONC	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
CY	CUBIC YARDS
DEC	DECORATIVE
DEP	DEPRESSED
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
ELEC	ELECTRIC
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ES	EDGE OF SHOULDER
EW	END WALL
EX	EXISTING
FES	FLARED END SECTION
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FG	FINISHED GRADE
G	GRADE
GF	GARAGE FLOOR (AT DOOR)
GH	GRADE HIGHER SIDE OF WALL
GL	GRADE LOWER SIDE OF WALL
GRT	GRATE
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HOR	HORIZONTAL
HW	HEADWALL
INT	INTERSECTION
INV	INVERT
LF	LINEAR FOOT
LOC	LIMITS OF CLEARING
LOD	LIMITS OF DISTURBANCE
LOS	LINE OF SIGHT
LP	LOW POINT
L/S	LANDSCAPE
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
MJ	MECHANICAL JOINT
OC	ON CENTER
PA	POINT OF ANALYSIS
PC	POINT OF CURVATURE
PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN
PI	POINT OF INTERSECTION
POG	POINT OF GRADE
PROP	PROPOSED
PT	POINT OF TANGENCY
PTCR	POINT OF TANGENCY, CURB RETURN
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RET WALL	RETAINING WALL
R/W	RIGHT OF WAY
S	SLOPE
SAN	SANITARY SEWER
SF	SQUARE FEET
STA	STATION
STM	STORM
S/W	SIDEWALK
TBA	TO BE ABANDONED
TBR	TO BE REMOVED
TBRL	TO BE RELOCATED
TBV	TO BE VACATED
TC	TOP OF CURB
TELE	TELEPHONE
TPF	TREE PROTECTION FENCE
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UP	UTILITY POLE
W	WIDE
W/L	WATER LINE
W/M	WATER METER
±	PLUS OR MINUS
°	DEGREE
Ø	DIAMETER
#	NUMBER

ALTERNATIVE COMPLIANCE (WP-24-040) DECISION AND CONDITIONS

DIRECTORS ACTION: APPROVAL OF ALTERNATIVE COMPLIANCE OF SECTIONS 16.115(C), 16.116(A)(1) AND 16.116(A)(2) WAS APPROVED ON 2/29/24, SUBJECT TO THE FOLLOWING CONDITIONS:

1. DISTURBANCE TO THE 100-YEAR FLOODPLAIN, STREAMS, WETLAND AND BUFFERS SHALL BE THE MINIMUM NECESSARY TO CONSTRUCT THE ROAD CROSSINGS AND UTILITIES, AS SHOWN ON THE ALTERNATIVE COMPLIANCE PLAN EXHIBITS. ANY DISTURBANCE TO REGULATED RESOURCES BEYOND THIS REQUEST WILL REQUIRE APPROVAL OF ALTERNATIVE COMPLIANCE FROM THE DEPARTMENT OF PLANNING & ZONING.
2. BOTTOMLESS ARCH CULVERTS SHALL BE UTILIZED TO SPAN THE STREAMS AT ROAD CROSSINGS #1 AND #3 AS PROPOSED IN THE PETITION. NO DISTURBANCE TO THE STREAMS WILL BE PERMITTED EXCEPT FOR THE CLEARING OF VEGETATION REQUIRED FOR CONSTRUCTION OF THE ROAD CROSSINGS. DETAILS SHALL BE PROVIDED ON THE FINAL PLAN OR SITE DEVELOPMENT PLAN.
3. JACK AND BORE CONSTRUCTION SHALL BE UTILIZED TO INSTALL THE SEWER LINE BENEATH THE STREAM AND 100-YEAR FLOODPLAIN AT IMPACT AREA #1. DETAILS SHALL BE PROVIDED ON THE FINAL PLAN OR SITE DEVELOPMENT PLAN. THE DEVELOPER IS ENCOURAGED TO INVESTIGATE RELOCATING THE TUNNEL PITS TO THE LOCATION OF THE MANHOLES OUTSIDE OF THE BUFFER, RATHER THAN THE PROPOSED PITS.
4. WITH APPROVAL FROM HOWARD SOIL CONSERVATION DISTRICT AND DPZ- DEVELOPMENT ENGINEERING DIVISION, PLUNGE POOLS SHALL BE CONSTRUCTED AT THE OUTFALLS OF ALL STORM DRAINS DISCHARGING TO PERENNIAL STREAMS ‘B’, ‘C’ OR ‘D’ TO SLOW THE VELOCITY OF WATER PRIOR TO REACHING THE ERODED STREAM CHANNELS. DETAILS SHALL BE PROVIDED ON THE FINAL PLANS OR SITE DEVELOPMENT PLANS.
5. A STREAM RESTORATION PLAN SHALL BE INCLUDED WITH THE PHASE 1 FINAL PLAN OR SITE DEVELOPMENT PLAN TO STABILIZE AND RESTORE PERENNIAL STREAM ‘D’ AS IDENTIFIED IN THE PETITION. THE RESTORATION AREA SHALL BE EXTENDED DOWNSTREAM TO AT LEAST 50-FEET BEYOND THE CONFLUENCE WITH PERENNIAL STREAM ‘C’. MEASURES SHALL BE INCLUDED TO PREVENT THE EXISTING HEADCUTS WITHIN THE CHANNEL FROM MIGRATING UPSTREAM. MEASURES TO SLOW THE VELOCITY OF WATER AND EROSION WITHIN THE CHANNEL UPSTREAM OF THE RESTORATION AREA WILL ALSO BE REQUIRED (CHECK DAMS, LIVE STAKES, ETC.).
6. A PLAN TO STABILIZE THE BANKS OF PERENNIAL STREAMS ‘B’ AND ‘C’ BETWEEN IMPACT AREAS #1 AND #3 SHALL BE INCLUDED WITH THE FINAL PLAN OR SITE DEVELOPMENT PLAN FOR PHASE 1. STABILIZATION MEASURES SHALL INCLUDE PLANTING LIVE STAKES, BRUSH LAYERING, ETC. AS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.
7. THE PLANTING DENSITIES WITHIN ALL ONSITE STREAM BUFFERS SHALL BE INCREASED BEYOND THE MINIMUM REQUIREMENTS FOR AFFORESTATION (FIGURE 3-M IN FOREST CONSERVATION MANUAL) TO PROVIDE STABILIZATION IN THE AREAS ADJACENT TO THE ERODING STREAMS. THE PLANTING CALCULATIONS SHALL BE DOUBLE THE STANDARD FOREST CONSERVATION REQUIREMENTS (EX: PROPOSED 2-INCH CALIPER TREES = 200 TREES/ACRE, 15’X15’ SPACING) OR AS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING. THE PLANTING PLAN SHALL ALSO INCLUDE NATIVE SHRUBS AND RIPARIAN SEED MIX WITHIN THE STREAM BUFFERS. THE APPLICANT IS ENCOURAGED TO UTILIZE NATIVE TREE AND SHRUB SPECIES WITH DEEP ROOT SYSTEMS TO STABILIZE THE AREAS ADJACENT TO THE ERODING STREAM BANKS.
8. THE SEQUENCE OF CONSTRUCTION IN THE PHASE 1 PLANS SHALL SPECIFY THAT THE STREAM RESTORATION AND STREAM BUFFER PLANTINGS WILL BE COMPLETED PRIOR TO THE CONSTRUCTION OF THE RETAINING WALLS, UTILITIES, ETC. A PHASING PLAN FOR THE STREAM RESTORATION, PLANTING AND RETAINING WALL CONSTRUCTION MAY BE REQUIRED TO AVOID IMPACTS TO THE PLANTED AREAS.
9. THE APPLICANT SHALL OBTAIN ALL REQUIRED AUTHORIZATIONS AND PERMITS FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THE U.S. ARMY CORPS OF ENGINEERS FOR DISTURBANCES WITHIN REGULATED RESOURCES PRIOR TO APPROVAL OF THE FINAL PLANS AND/OR SITE DEVELOPMENT PLANS. THE AUTHORIZATION NUMBER AND DATE SHALL BE INCLUDED IN A NOTE ON THE FINAL PLANS AND/OR SITE DEVELOPMENT PLANS. THE APPLICANT SHALL CONDUCT THE AUTHORIZED ACTIVITIES IN A MANNER CONSISTENT WITH THE BEST MANAGEMENT PRACTICES FOR WORKING IN NONTIDAL WETLANDS AND WETLAND BUFFERS, AS SPECIFIED BY MD DEPT. OF THE ENVIRONMENT.
10. ALL EXCESS FILL, SPOIL MATERIAL, DEBRIS AND CONSTRUCTION MATERIAL SHALL BE DISPOSED OF OUTSIDE OF THE WETLANDS, STREAMS, BUFFERS AND 100-YEAR FLOODPLAIN, AND IN A LOCATION AND MANNER WHICH DOES NOT ADVERSELY IMPACT SURFACE OR SUBSURFACE WATER FLOW INTO OR OUT OF THE WETLANDS. TEMPORARY CONSTRUCTION TRAILERS, STAGING AREAS AND STOCKPILES SHALL NOT BE LOCATED WITHIN THE WETLANDS, BUFFERS OR 100-YEAR FLOODPLAIN.
11. ALL DISTURBED AREAS SHALL BE STABILIZED AND SEEDED OR PLANTED WITH NATIVE VEGETATION IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE, IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLANS.
12. PROVIDE A NOTE ON THE PRELIMINARY-EQUIVALENT SKETCH PLAN (SP-23-001) AND ALL SUBSEQUENT PLANS REFERENCING THIS ALTERNATIVE COMPLIANCE REQUEST AND CONDITIONS OF APPROVAL.

DIRECTORS ACTION: APPROVAL OF ALTERNATIVE COMPLIANCE OF SECTION 16.1205(A)(3) IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE REMOVAL OF THE SIXTEEN (16) SPECIMEN TREES IS HEREBY PERMITTED, AS SHOWN ON THE ALTERNATIVE COMPLIANCE PLAN EXHIBIT. THE REMOVAL OF ANY OTHER SPECIMEN TREE ON THE SUBJECT PROPERTY IS NOT PERMITTED UNDER THIS REQUEST. DISTURBANCE TO THE CRITICAL ROOT ZONE OF THE REMAINING SPECIMEN TREES SHALL BE LIMITED TO A MAXIMUM OF 30%. PROTECTIVE MEASURES SHALL BE UTILIZED DURING CONSTRUCTION TO PROTECT THE CRITICAL ROOT ZONES OF THE SPECIMEN TREES PROPOSED TO REMAIN. DETAILS SHALL BE PROVIDED ON THE FINAL PLAN(S) AND SITE DEVELOPMENT PLAN(S).
2. SPECIMEN TREES ‘V’ AND ‘U’ ARE APPROVED FOR REMOVAL ONLY FOLLOWING APPROVAL OF A STREAM RESTORATION PLAN BY THE DEPARTMENT OF PLANNING & ZONING.
3. THE APPLICANT SHALL MITIGATE THE REMOVAL OF THE SIXTEEN (16) SPECIMEN TREES BY PLANTING A MINIMUM OF THIRTY-TWO (32) NATIVE SHADE TREES ONSITE WITH A PLANTING SIZE OF AT LEAST 3” DIAMETER AT BREAST HEIGHT (DBH). PLANTING DETAILS SHALL BE PROVIDED ON THE FINAL PLAN OR SITE DEVELOPMENT PLAN FOR PHASE 1. THE TREES WILL BE BONDED WITH THE DEVELOPER’S AGREEMENT ALONG WITH THE REQUIRED LANDSCAPING AND AFFORESTATION. THE TREES SHALL BE MONITORED FOR AT LEAST THREE (3) GROWING SEASONS AND REPLACED IN-KIND IF THE PLANTINGS DO NOT SURVIVE.
4. A DETAILED SURVEY OF INVASIVE SPECIES WITHIN THE FOREST RETENTION AREAS (ALL FOREST STRATA) AND DETAILS FOR REMOVAL AND TREATMENT OF THE INVASIVE SPECIES WILL BE REQUIRED WITH THE PHASE 1 PLANS, INCLUDING THE REMOVAL AND/OR TREATMENT OF VINES FROM ANY TREES PROPOSED TO REMAIN. SUPPLEMENTAL PLANTING WITH NATIVE TREES AND SHRUBS WILL BE REQUIRED WITHIN THE RETENTION AREAS TO ESTABLISH A HEALTHY, NATIVE FOREST. DETAILS SHALL BE PROVIDED ON THE FINAL PLAN OR SITE DEVELOPMENT PLAN FOR PHASE 1.
5. PROVIDE A NOTE ON THE PRELIMINARY-EQUIVALENT SKETCH PLAN (SP-23-001) AND ALL SUBSEQUENT PLANS REFERENCING THIS ALTERNATIVE COMPLIANCE REQUEST AND CONDITIONS OF APPROVAL.

APPROVAL OF THIS ALTERNATIVE COMPLIANCE TO SECTION 16.120(C)(1) IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE APPROVAL OF THIS ALTERNATIVE COMPLIANCE REQUEST IS SPECIFIC TO THE SEWAGE PUMP STATION PROPOSED ON ‘PARCEL C’, AS SHOWN ON THE ALTERNATIVE COMPLIANCE PLAN EXHIBIT.
2. THE PROPOSED PRIVATE STREETS WITHIN THE PROJECT SHALL BE DESIGNED AND CONSTRUCTED TO PUBLIC ROAD STANDARDS IN ACCORDANCE WITH THE DESIGN MANUAL OR AS APPROVED BY THE DEVELOPMENT ENGINEERING DIVISION AND THE DEPARTMENT OF PUBLIC WORKS.
3. THE PUMP STATION SHALL OBTAIN ACCESS FROM THE PROPOSED PRIVATE STREETS THROUGH A PUBLIC UTILITY EASEMENT TO BE RECORDED ON A FUTURE PLAT. THE APPLICANT SHALL BE RESPONSIBLE FOR ESTABLISHING SAFE VEHICULAR ACCESS TO THE PUMP STATION.
4. THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, TRASH COLLECTION AND SNOW REMOVAL ALONG THE PRIVATE ROADS.
5. INCLUDE THIS ALTERNATIVE COMPLIANCE FILE NUMBER (WP-24-040) IN THE GENERAL NOTES ON THE PRELIMINARY-EQUIVALENT SKETCH PLAN (SP-23-001).

ALTERNATIVE COMPLIANCE (WP-23-091) DECISION AND CONDITIONS

DIRECTORS ACTION: APPROVAL OF ALTERNATIVE COMPLIANCE OF SECTIONS 16.144(d)(2) WAS APPROVED ON 04/21/23, SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE DEADLINE FOR RESUBMISSION OF SP-23-001 IS EXTENDED 60 DAYS FROM THE PREVIOUS DEADLINE DATE (ON OR BEFORE JUNE 8, 2023). THE PLAN MARKUPS AND COMMENT IN PROJECTDOX MUST BE ADDRESSED IN A REVISED PLAN SUBMISSION ON OR BEFORE JUNE 8. 2023. PLEASE PROVIDE A COPY OF THE ALTERNATIVE COMPLIANCE DECISION LETTER WHEN RESUBMITTING THE PRELIMINARY EQUIVALENT SKETCH PLAN TO DPZ.
2. INCLUDE THE ALTERNATIVE COMPLIANCE FILE NUMBER (WP-23-091) IN THE GENERAL NOTES ON SP-23-001.

ALTERNATIVE COMPLIANCE (WP-24-026) DECISION AND CONDITIONS

DIRECTORS ACTION: APPROVAL OF ALTERNATIVE COMPLIANCE OF SECTIONS 16.144(d)(2) WAS APPROVED ON 09/21/23, SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE DEADLINE FOR RESUBMISSION OF SP-23-001 IS EXTENDED 60 DAYS FROM THE PREVIOUS DEADLINE DATE (ON OR BEFORE NOVEMBER 6, 2023). THE PLAN MARKUPS AND COMMENT IN PROJECTDOX MUST BE ADDRESSED IN A REVISED PLAN SUBMISSION ON OR BEFORE NOVEMEBER 6, 2023. PLEASE PROVIDE A COPY OF THE ALTERNATIVE COMPLIANCE DECISION LETTER WHEN RESUBMITTING THE PRELIMINARY EQUIVALENT SKETCH PLAN TO DPZ.
2. INCLUDE THE ALTERNATIVE COMPLIANCE FILE NUMBER (WP-24-094) IN THE GENERAL NOTES ON SP-23-001.

ALTERNATIVE COMPLIANCE (WP-24-094) DECISION AND CONDITIONS

DIRECTORS ACTION: APPROVAL OF ALTERNATIVE COMPLIANCE OF SECTIONS 16.144(d)(2) WAS APPROVED ON 05/08/24, SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE DEADLINE FOR SUBMISSION OF THE ELECTRONIC ORIGINALS FOR SP-23-001 IS EXTENDED 60 DAYS FROM THE PREVIOUS DEADLINE DATE (ON OR BEFORE JUNE 13, 2024). PLEASE PROVIDE A COPY OF THE ALTERNATIVE COMPLIANCE DECISION LETTER WHEN SUBMITTING THE ELECTRONIC ORIGINALS TO DPZ.
2. INCLUDE THE ALTERNATIVE COMPLIANCE FILE NUMBER (WP-24-094) IN THE GENERAL NOTES ON SP-23-001.

DESIGN MANUAL WAIVER (DMV2-24-010) DECISION AND CONDITIONS

DESIGN MANUAL WAIVER (DMV2-24-010) TO PROVIDE A PRIVATE WATER SYSTEM WITH ASSOCIATED FIRE HYDRANTS AND APPURTENANCES TO SERVE THE COMMUNITY IN LIEU OF EXTENDING THE PUBLIC WATER MAIN THROUGH THE PROPOSED DEVELOPMENT WAS APPROVED ON 01/25/24 SUBJECT TO THE FOLLOWING CONDITIONS.

1. THE COMPLETE PLANS AND SPECIFICATION FOR THE PRIVATE WATER SYSTEM SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS IDENTIFIED IN THE COUNTY CODE OF ORDINANCES, SECTION 18-108. - CONSTRUCTION REQUIREMENTS FOR PRIVATE WATER AND SEWER SYSTEMS. ISSUANCE AND ACCEPTANCE OF A PRIVATE WATER SYSTEM PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS IS REQUIRED.
2. REDUNDANT (I.E., A MINIMUM OF TWO LOCATIONS) MASTER METERED CONNECTION POINTS TO THE PUBLIC SYSTEM SHALL BE PROVIDED.

DESIGN MANUAL WAIVER (DMV2-23-014) DECISION AND CONDITIONS

WE ARE IN RECEIPT OF YOUR LETTER DATED DECEMBER 19, 2022 REQUESTING A WAIVER OF DMV2 SECTION 6.9.A.2, DESIGN CRITERIA FOR CONV. WASTEWATER PUMPING STATIONS (GREATER THAN 500 GPM OR GREATER THAN 25 FEET WET WELL DEPTH) – SITE DESIGN | LAND ACQUISITION, WHICH REQUIRES THAT LAND REQUIRED FOR PUMPING STATIONS, INCLUDING NECESSARY VEHICULAR ACCESS ROUTES TO AN EXISTING OR PROPOSED PUBLIC ROADWAY SHALL BE OWNED IN FEE SIMPLE BY HOWARD COUNTY.

FROM THE INFORMATION PROVIDED, IT IS UNDERSTOOD THAT IN LIEU OF A FEE SIMPLE ACCESS ROADWAY TO THE PUBLIC RIGHT-OF-WAY, THE ACCESS ROADWAY TO THE PROPOSED NEW PUMPING STATION WILL BE PRIVATE AND A PUBLIC UTILITY ACCESS EASEMENT WILL BE RECORDED TO ALLOW HOWARD COUNTY ACCESS TO THE PUMPING STATION. THE PROPOSED ACCESS ROUTE IS SHOWN ON THE PROVIDED DESIGN MANUAL WAIVER EXHIBIT.

BASED ON THE INFORMATION PROVIDED, THE WAIVER REQUEST IS APPROVED. PLEASE COORDINATE THE ACCESS EASEMENT AND ANY REQUIREMENTS THEREOF WITH THE REAL ESTATE SERVICE DIVISION DURING THE DEVELOPMENT AGREEMENT PROCESS.

DESIGN MANUAL WAIVER (DMW3-23-001) DECISION AND CONDITIONS

DESIGN MANUAL WAIVER REQUEST FROM THE HOWARD COUNTY VOLUME III DESIGN MANUAL, COMPLETE STREETS AND BRIDGES, FOR THE DESIGN OF THE PROPOSED INTERNAL PRIVATE STREETS FOR THE PROPOSED DEVELOPMENT WAS APPROVED ON 05/14/24 SUBJECT TO THE FOLLOWING CONDITIONS.

MODIFY THE NEIGHBORHOOD STREET 2 DIMENSIONS AND CHARACTERISTICS PROVIDED IN DMV III, SECTION 1.3.C, TABLE 1-7, WHICH REQUIRES A BUFFER ZONE BE PROVIDED ADJACENT TO THE TRAVEL LANE AND/OR PARKING LANE BEFORE THE SIDEWALK SECTION, EVEN THOUGH WE DISAGREE THAT THE 6’ BUFFER WOULD INCREASE IMPERVIOUS AREA, WE AGREE THAT THE SIDEWALK SECTION, EVEN THOUGH WE DISAGREE THAT THE B BUTTER WOULD INCREASE IMPERVIOUS AREA, WE AGREE THAT THE BUFFER COULD INCREASE DISTURBANCE WITHIN ENVIRONMENTAL AREAS AND FOR THIS REASON WILL KEEP THE ROAD SECTION CONSISTENT THROUGHOUT THE DEVELOPMENT. PLEASE NOTE THAT DURING THE SITE DEVELOPMENT PLAN REVIEW, THE COUNTY WILL LOOK FOR SPECIFIC LOCATIONS TO PROVIDE A SAFER ROAD BY PROVIDING A LARGER GRASS BUFFER UP TO 6’.

SECTION 2.3.A.1.A, TO ALLOW HORIZONTAL CURVES ON THE PRIVATE ROAD “C” LOCATED AT APPROXIMATE STA 22+50 (150’), STA. 23+50 (150’), STA. 27+00 (100’), STA. 34+00 (45’), PRIVATE ROAD “D” AT APPROXIMATE STA. 15+50 (200’) SUBJECT TO WIDENING THE PAVEMENT THROUGHOUT THE CURVE TO ACCOMMODATE THE TURNING MOVEMENTS WITHIN THE CURB LINES. TURNING TEMPLATES SHOWING THAT THIS IS PROVIDED SHALL BE SHOWN ON THE NEXT PLAN STAGE FOR THOSE ROAD DESIGNS.

SECTION 2.3.A.1.C, TO ALLOW MINIMUM CURVE LENGTHS FOR PRIVATE ROAD "C" AT APPROXIMATELY STA 22+50 (102'), STA 23+50 (102'), STA 27+00 (130'), STA 29+00 (107'), PRIVATE ROAD "D" AT APPROXIMATELY STA 15+50 (96') TO HELP MINIMIZE DISTURBANCE TO ENVIRONMENTALLY SENSITIVE AREAS.

SECTION 2.3.A.1.D, TO ALLOW LESS THAN 100' BETWEEN REVERSE CURVES FOR PUBLIC ROAD "C" AT APPROXIMATELY STA 23+00 (0' OF SEPARATION) TO HELP MINIMIZE DISTURBANCE TO ENVIRONMENTALLY SENSITIVE AREAS.

SECTION 2.4.B.1, TO ALLOW INTERSECTION SPACING WITH MINIMUM DISTANCES FOR PRIVATE ROAD "C" AT APPROXIMATELY STA 37+50, WHICH THIS PORTION OF PRIVATE ROAD "C" SERVES AS A CONNECTION BETWEEN SURFACE PARKING AREAS AROUND BUILDINGS RB2.2 AND RB2.4, PROVIDES ACCESS TO THE INTERNAL PARKING GARAGES WITHIN THESE BUILDINGS, AND PROVIDES EMERGENCY ACCESS (FIRE LANE) TO BUILDING RB2.1. THE INTERSECTION BETWEEN GARAGE ACCESS POINTS FOR RB2.2 AND RB2.4 WERE DESIGNED TO ALIGN AS BEST AS POSSIBLE WHILE ALSO MINIMIZING IMPACTS TO THE ADJACENT ENVIRONMENTALLY SENSITIVE AREAS. THE NEARBY EMERGENCY ACCESS DRIVEWAY IS NOT ANTICIPATED TO BE USED FREQUENTLY, AND ONLY FOR EMERGENCY PURPOSES OR OCCASIONAL MAINTENANCE USE. PRIVATE ROAD "C" AT APPROXIMATELY STA: 15+00, WHICH THIS PORTION OF PRIVATE ROAD "C" IS THE CONNECTION FROM THE MAIN ENTRANCE OFF MD ROUTE 108 AND FRONTS THE PROPOSED PUBLIC PARK AND SURFACE PARKING AREA AND GARAGE ACCESS TO BUILDING RB1.3. THE DRIVEWAY THAT IS TO BE USED TO ACCESS THE WATER PUMPING STATION ADJACENT TO THE PUBLIC PARK IS ANTICIPATED TO BE USED ONLY FOR MAINTENANCE OPERATIONS.

SECTION 2.5.B, TO ALLOW A PRIVATE ROAD TO CROSS A FLOODPLAIN INSTEAD OF REQUIRING A PUBLIC ROAD CROSSING, SINCE THIS IS PRIVATE CAMPUS STYLE DEVELOPMENT WITH TOTAL PRIVATE OWNERSHIP AND MAINTENANCE OF ALL FACILITIES INCLUDING THE WATER MAINS AND FIRE HYDRANTS FOR ALL INTERNAL FACILITIES.

ZONING BOARD CASE ZB-1118M - SECTION E - SUMMARY OF COMMUNITY ENHANCEMENTS

THE COMMUNITY ENHANCEMENTS AS SET FORTH IN THIS DECISION AND ORDER ARE APPROVED, AS AMENDED AND MODIFIED HEREIN, SPECIFICALLY PETITIONER SHALL:

1. MAKE PROVISION FOR AT LEAST 10% OF ALL DWELLING UNITS TO BE MIHUS, WHICH IS A REQUIREMENT AND NOT AN ENHANCEMENT, AND DO SO SUCH THAT RESIDENTS OF THE MIHUS ARE ABLE TO REMAIN IN THE CCRC, PROCEEDING ALONG THE CONTINUUM OF CARE AS NON-MIHU CCRCS RESIDENTS MAY, UP TO AND INCLUDING THE ADVANCED CARE UNITS, IN PART BY A SCHOLARSHIP FUND PROVIDED BY PETITIONER TOTALING $2,500,000.00 AND $500,000.00 BENEVOLENT FUND.
2. CHARGE A MONTHLY FEE FOR THE MIHUS NO GREATER THAN AS SHALL BE DETERMINED BY THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT BOARD AS A PART OF THEIR EXISTING MIHU PUBLIC PROCESS.
3. PROVIDE THAT ANY REMAINING PERSONAL ASSETS OFMIHU RESIDENTS THAT REMAIN AT THE CONCLUSION OF THEIR RESIDENCE AT THE CCRC SHALL BE REFUNDABLE TO THE FORMER RESIDENTS OR THEIR ESTATES. PETITIONER SHALL EXECUTE AN ALTERNATIVE COMPLIANCE AGREEMENT AND OPERATING AGREEMENT APPLICABLE TO MIHUS REGARDING THE MONTHLY FEE, ALONG WITH RECORDATION OF A COVENANT OR MEMORANDUM THAT DOCUMENTS ACCOMMODATIONS IN PERPETUITY.
4. SATISFY THE MIHU REQUIREMENTS WITH RESPECT TO EVERY PHASE OF THE DEVELOPMENT BEFORE THEY MAY PROCEED TO ANY FURTHER PHASE, WITH MIHU UNITS EQUALLY DISTRIBUTED THROUGHOUT ALL RESIDENTIAL BUILDINGS AND PHASES OF THE DEVELOPMENT. PETITIONER SHALL NOT AND BY ACCEPTING THIS APPROVAL AND PROCEEDING WITH DEVELOPMENT WAIVES ANY RIGHT OR OPPORTUNITY TO CONVERT OR SEEK TO CONVERT MIHU UNITS TO MARKET RATE UNITS AT ANY TIME.
5. THE SIZE OF THE DOG PARK COMMUNITY ENHANCEMENT SHALL BE AT LEAST THREE QUARTERS OF AN ACRE IN SIZE, BE LOCATED AWAY FROM THE PLAYGROUND COMMUNITY ENHANCEMENT, AND UTILIZE ENVIRONMENTALLY AND "DOG FRIENDLY" SURFACING, AS APPROVED BY THE COUNTY THROUGH ITS DEPARTMENT OF RECREATION AND PARKS.
6. PROVIDE FOR HOURS OF OPERATION FOR THE DOG PARK COMMUNITY ENHANCEMENT AT LEAST UNTIL 7:30 P.M. EACH DAY.
7. PROVIDE THE TRANSPORTATION AND STREETSCAPE IMPROVEMENTS AND ENHANCEMENTS, AS PROPOSED IN THE PETITION AND DISCUSSED IN THE TSR, AS MODIFIED HEREIN. PETITIONER HAS AGREED AND IS REQUIRED AS A CONDITION OF ACCEPTING THE APPROVAL GRANTED BY THIS DECISION AND ORDER, TO PROVIDE FOR ALL ENHANCEMENTS AND/OR IMPROVEMENTS, INCLUDING THE TRAFFIC IMPROVEMENTS, EVEN TO THE EXTENT THEY REQUIRE USE AND/OR ENCUMBRANCE OF LAND THAT IS EXCLUDED HEREIN FROM THE SCOPE OF THE CEF AS PART OF THE GAS STATION AND CONVENIENCE STORE PARCEL. ALL LEGAL ARRANGEMENTS AND ALL COSTS ASSOCIATED WITH SUCH ENHANCEMENTS AND/OR IMPROVEMENTS SHALL BE SOLELY THE RESPONSIBILITY OF PETITIONER.
8. PRIOR TO BEGINNING ANY CONSTRUCTION OF THE DEVELOPMENT PLAN, PROVIDE BONDS THAT ARE SUFFICIENT, TO THE COUNTY'S SATISFACTION, TO COMPLETE CONSTRUCTION OF ALL STREETSCAPE, PARK, AND TRANSPORTATION IMPROVEMENTS AND ENHANCEMENTS.
9. COMPLETE THE CONSTRUCTION OF ALL STREETSCAPE, PARK, AND TRANSPORTATION IMPROVEMENTS AND ENHANCEMENTS PRIOR TO THE OCCUPANCY OF ANY RESIDENTIAL UNIT.
10. IN THE EVENT THAT THE PETITIONER IS UNABLE TO CONSTRUCT A REQUIRED STREETSCAPE IMPROVEMENT BECAUSE OF AN APPROVAL OR PERMISSION THAT CANNOT BE OBTAINED, AN ALTERNATIVE IMPROVEMENT MUST BE CONSTRUCTED BY THE PETITIONER THAT IS COMMENSURATE WITH THE IMPROVEMENT THAT CANNOT BE CONSTRUCTED, INCLUDING IN ITS PROPORTION TO THE SCOPE OF THE APPROVED CEF PLAN. A BOND SUFFICIENT TO COVER THE COST OF THE ALTERNATIVE IMPROVEMENT MUST BE PROVIDED BY THE PETITIONER JUST AS WITH THE IMPROVEMENTS AND ENHANCEMENT APPROVED HEREIN.
11. REIMBURSE THE REGIONAL TRANSPORTATION AGENCY OF CENTRAL MARYLAND ("RTA") OR ANY SUCCESSOR(S) ENTITY FOR ALL PARATRANSIT TRIPS PROVIDED TO RESIDENTS OR EMPLOYEES OF THE CCRC, IF ANY, BEYOND THE FIRST 2,855 PARATRANSIT TRIPS EACH YEAR.
12. BUILD AND CONSTRUCT THE PARK COMMUNITY ENHANCEMENTS, INCLUDING ALL AMENITIES, AS PROPOSED BY THE PETITIONER AND MODIFIED HEREIN TO THE SPECIFICATIONS AND STANDARDS OF THE COUNTY, INCLUDING ITS DEPARTMENT OF RECREATION AND PARKS AND PROVIDE FOR THE TRANSFER OF PARK SPACE (NOT INCLUSIVE OF THE MEETING SPACE OF IN THE "WELCOME CENTER") TO COUNTY OWNERSHIP, IF THE COUNTY WILL ACCEPT IT. THE PARK COMMUNITY ENHANCEMENTS INCLUDE: THE PUBLIC USE RECREATION AREA PARK AND PLAYGROUND, OUTDOOR AMPHITHEATER ADJACENT TO ROUTE 108, PAVILION, DOG PARK, PICKLE BALL COURTS, 48-SPACE PARKING LOT, AND PROVISION FOR PUBLIC RESERVATION AND USAGE OF THE MEETING SPACE IN THE "WELCOME CENTER" AS IDENTIFIED IN THE PETITION.
13. PROVIDE STORM WATER MANAGEMENT ON SITE TO THE 100-YEAR STORM WATER QUANTITY.

NECESSARY DISTURBANCE (SP-23-001) DECISION AND CONDITIONS

NECESSARY ENVIRONMENTAL DISTURBANCE TO ALLOW THE STREAM AND STREAM BANK BUFFER DISTURBANCES AS ESSENTIAL OR NECESSARY DISTURBANCES IN ACCORDANCE WITH SECTION 16.116(C) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WAS APPROVED ON 01/03/24, SUBJECT TO THE FOLLOWING CONDITIONS AND MITIGATION METHODS.

1. THE CONSTRUCTION OF THE MULTI-USE PATHWAY AND SEWER FORCE MAIN SHALL ONLY DISTURB THOSE ENVIRONMENTAL AREAS AS STATED IN THE REQUEST AND AS DELINEATED ON THE PLAN EXHIBITS. ANY DISTURBANCES TO REGULATED ENVIRONMENTAL FEATURES BEYOND THIS REQUEST ARE NOT PERMITTED UNLESS THE APPLICANT SUBMITS A FORMAL REQUEST TO THE DEPARTMENT OF PLANNING & ZONING IN ACCORDANCE WITH SECTION 16.116(C).
2. THE DISTURBED AREAS SHALL BE STABILIZED AND SEEDED OR PLANTED AFTER CONSTRUCTION IS COMPLETE. DETAILS SHALL BE PROVIDED ON THE EROSION AND SEDIMENT CONTROL PLANS.
3. THE APPLICANT WILL BE REQUIRED TO OBTAIN ALL NECESSARY APPROVALS AND AUTHORIZATIONS BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) AND THE U.S. ARMY CORPS OF ENGINEERS (USACE) FOR ACTIVITIES IN REGULATED AREAS PRIOR TO BEGINNING CONSTRUCTION.
4. PERMISSION FROM THE OWNER(S) WILL BE REQUIRED WITH THE FINAL PLAN FOR ANY OFFSITE GRADING ASSOCIATED WITH CONSTRUCTION OF THE MULTI-USE PATHWAY.

NECESSARY DISTURBANCE (SP-23-001) DECISION AND CONDITIONS

NECESSARY ENVIRONMENTAL DISTURBANCE TO ALLOW THE WETLAND, WETLAND BUFFER, AND STREAM BANK BUFFER DISTURBANCES AS ESSENTIAL OR NECESSARY DISTURBANCES IN ACCORDANCE WITH SECTION 16.116(C) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WAS APPROVED ON 02/28/24, SUBJECT TO THE FOLLOWING CONDITIONS AND MITIGATION METHODS.

1. THE CONSTRUCTION OF THE PUBLIC ACCESS ROAD AND STORMWATER MANAGEMENT FACILITY SHALL ONLY DISTURB THOSE ENVIRONMENTAL AREAS AS STATED IN THE REQUEST AND AS DELINEATED ON THE PLAN EXHIBITS. ANY DISTURBANCES TO REGULATED ENVIRONMENTAL FEATURES BEYOND THIS REQUEST ARE NOT PERMITTED UNLESS THE APPLICANT SUBMITS A FORMAL REQUEST TO THE DEPARTMENT OF PLANNING & ZONING IN ACCORDANCE WITH SECTION 16.116(C).
2. THE DISTURBED AREAS SHALL BE STABILIZED AND SEEDED OR PLANTED AFTER CONSTRUCTION IS COMPLETE. DETAILS SHALL BE PROVIDED ON THE EROSION AND SEDIMENT CONTROL PLANS.
3. THE APPLICANT WILL BE REQUIRED TO OBTAIN ALL NECESSARY APPROVALS AND AUTHORIZATIONS BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) AND THE U.S. ARMY CORPS OF ENGINEERS (USACE) FOR ACTIVITIES IN REGULATED AREAS PRIOR TO BEGINNING CONSTRUCTION.
4. PERMISSION FROM THE OWNER(S) WILL BE REQUIRED WITH THE FINAL PLAN OR SDP FOR ANY OFFSITE GRADING ASSOCIATED WITH CONSTRUCTION OF THE PUBLIC ACCESS ROAD AND STORMWATER MANAGEMENT FACILITY.

SUBDIVISION NAME: ERICKSON - OXFORD HILLS SECTION/AREA: N/A DEED # 21613/64, 21613/72, 3583/234, 20021/133	PREVIOUS FILE No. : ZONING BOARD CASE ZB-1118M ECP-23-026	OWNER: OXFORD HILLS, LLC, 701 MAIDEN CHOICE LANE, BALTIMORE, MD 21228, PHONE: (410) 402-1743 CLARKSVILLE FREESTATE, LLC, P.O. BOX 417, ELLICOTT CITY, MD 21041, PHONE: (410) 531-3101 DEVELOPER: OXFORD HILLS, LLC, 701 MAIDEN CHOICE LANE, BALTIMORE, MD 21228, CONTACT: PRIYA PRASAD, PHONE: (410) 402-1743 TAX MAP: 28, 34, 35 GRID: 24, 06, 01 ZONED: CEF-M, B-2 PARCEL: 100, 185, 259 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

BOHLER // ™
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.:	MD172015
DRAWN BY:	CJB
CHECKED BY:	BRR
DATE:	05/15/24
CAD I.D.:	CNDS-5

PROJECT:

PRELIMINARY EQUIVALENT SKETCH PLANS

FOR

ERICKSON - OXFORD HILLS

PARCELS 100, 185, 259
CLARKSVILLE PIKE (MD RTE 108)
5TH ELECTION DISTRICT
TAX MAP 28, GRID 24, PARCEL 100
TAX MAP 34, GRID 06, PARCEL 185
TAX MAP 35, GRID 01, PARCEL 259
CLARKSVILLE
HOWARD COUNTY, MARYLAND

BOHLER //
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
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MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 40808
PROFESSIONAL CERTIFICATION
I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40808, EXPIRATION DATE: 7/3/2025

SHEET TITLE:

CASE HISTORY

SHEET NUMBER:

2

REVISION 4 -

SP-23-001

May 15, 2024
H:\17\MD172015\DRAWINGS\PLAN SETS\PES\PMD172015-CNDS-4----->LAYOUT: 02 - CASE HISTORY
CB

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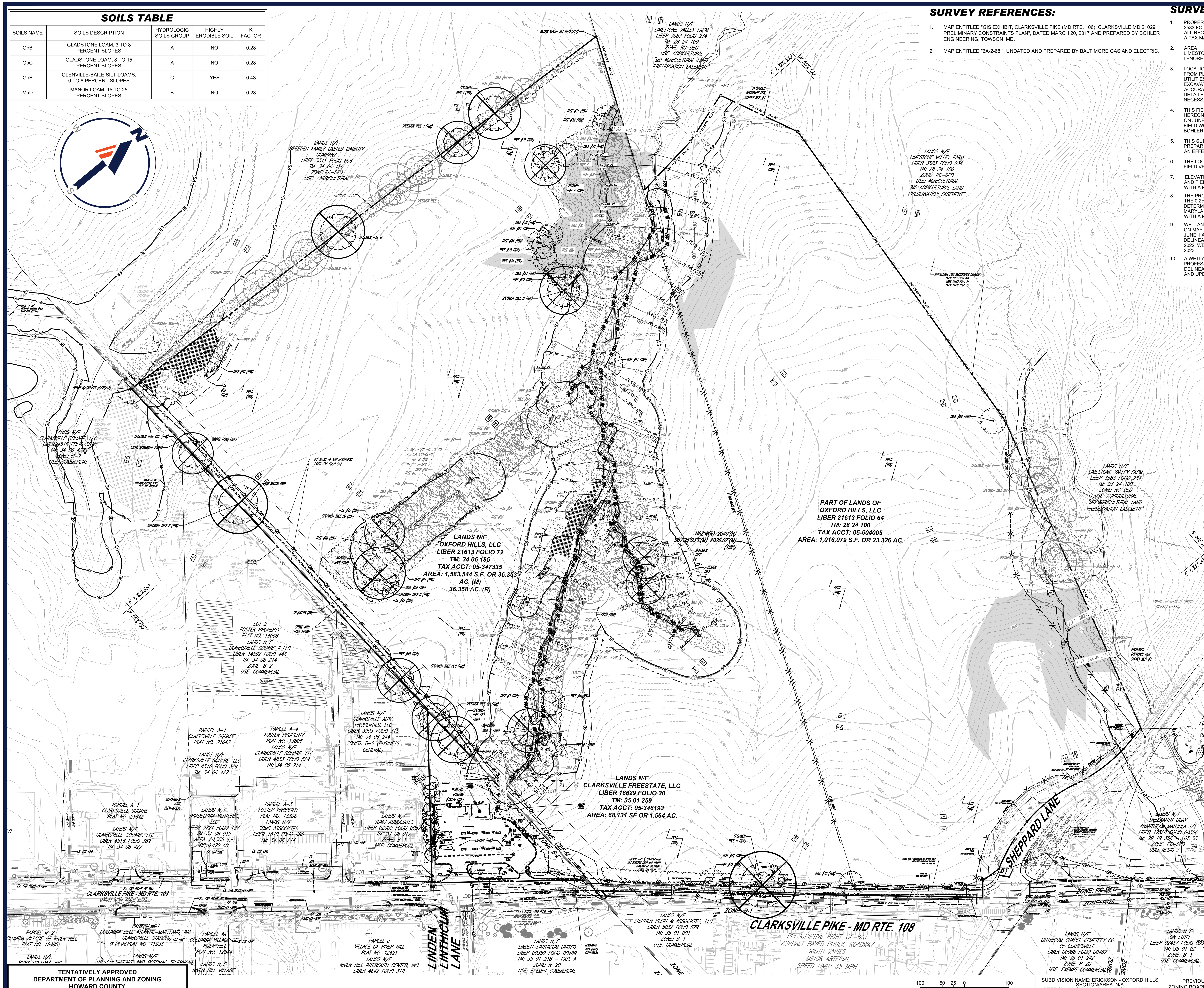
SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL	K FACTOR
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	A	NO	0.28
GbC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	A	NO	0.28
GnB	GLENVILLE-BAILE SILT LOAMS, 0 TO 8 PERCENT SLOPES	C	YES	0.43
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	NO	0.28



SURVEY REFERENCES:

1. MAP ENTITLED "GIS EXHIBIT, CLARKSVILLE PIKE (MD RTE. 106), CLARKSVILLE MD 21029, PRELIMINARY CONSTRAINTS PLAN", DATED MARCH 20, 2017 AND PREPARED BY BOHLER ENGINEERING, TOWSON, MD.
2. MAP ENTITLED "6A-2-68 ", UNDATED AND PREPARED BY BALTIMORE GAS AND ELECTRIC.

SURVEY NOTES:

1. PROPERTY IS PART OF THE LANDS OF LIMESTONE VALLEY FARM AS RECORDED IN LIBER 3583 FOLIO 234, AND THE LANDS OF LENORE, LLC AS RECORDED IN LIBER 11056 FOLIO 243, ALL RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND HAVING A TAX MAP NUMBER OF 28 24 100 AND 34 6 185 PER THE DEPARTMENT OF ASSESSMENTS.
2. AREA :

	SQUARE FEET	OR	ACRES
LIMESTONE VALLEY FARMS	1,054,111		24.199
LENORE, LLC	1,585,544		36.353

3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE, SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
4. THIS FIELD SURVEY WAS PERFORMED UTILIZING THE REFERENCE MATERIAL AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS THEREON, ON JUNE 1, 2017 AND REVISITED AUGUST 30, 2017 FOR FEATURES SHOWN ON SHEET 1. FIELD WORK RELATED TO SHEET 2 AND 3 WERE OBTAINED ON DECEMBER 20, 2017, BY BOHLER ENGINEERING.
5. THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 29501730191, WITH AN EFFECTIVE DATE OF MARCH 17, 2017.
6. THE LOCATIONS OF UNDERGROUND FUEL TANKS ARE APPROXIMATE AND ARE SUBJECT TO FIELD VERIFICATION.
7. ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE HOWARD COUNTY SURVEY CONTROL MONUMENT NUMBER 0044 WITH A PUBLISHED ELEVATION OF 484.477 FEET.
8. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND IN ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, HOWARD COUNTY, MARYLAND AND INCORPORATED AREAS, PANEL 130 OF 235", MAP NUMBER 24027C0130D, WITH A MAP EFFECTIVE DATE OF NOVEMBER 6, 2013.
9. WETLANDS FLAGS AND SPECIMEN TREES SHOWN HEREON WERE MARKED BY ECOSCIENCE ON MAY 2, 2017 AND AUGUST 25, 2017 AND FIELD LOCATED BY BOHLER ENGINEERING ON JUNE 1 AND AUGUST 30, 2017 ON THE SUBJECT PROPERTY. THE FOREST STAND DELINEATION WAS SUBSEQUENTLY UPDATED ON SEPTEMBER 8, 2020 AND DECEMBER 17, 2022. WETLAND FLAGS SHOWN EAST OF SHEPARD LANE WERE DELINEATED ON OCT. 9, 2023.
10. A WETLAND DELINEATION REPORT WAS COMPLETED FOR THIS PROJECT BY ECOSCIENCE PROFESSIONALS, INC. ON 09/23/20 AND UPDATED 10/24/23 AND A FOREST STAND DELINEATION REPORT WAS COMPLETED BY ECOSCIENCE PROFESSIONALS, INC. ON 9/24/20 AND UPDATED 03/08/24.

OVERALL SITE SPECIMEN TREE TABLE

KEY	SPECIES NAME	SIZE	CRZ	CONDITION	TO REMAIN
A	RED MAPLE	34"	51'	FAIR	Y
B	RED MAPLE	33"	49.5'	GOOD	Y
C	RED MAPLE	39"	58.5'	GOOD	N
D	WHITE PINE	36"	54'	DEAD	N
E	WHITE PINE	31"	46.5'	FAIR	N
F	WHITE PINE	33"	49.5'	FAIR	Y
G	BLACK CHERRY	32"	48'	V. POOR	Y
H	AM. SYCAMORE	49"	73.5'	POOR	N
I	BLACK CHERRY	39"	58.5'	POOR	N
J	WHITE ASH *	32"	48'	DEAD	N
K	BLACK CHERRY	32"	48'	POOR	Y
L	BLACK CHERRY	37"	55.5'	FAIR	Y
M	BLACK CHERRY	40"	60'	POOR	N
N	RED MAPLE	34"	51'	GOOD	Y
O	WHITE ASH*	40"	60'	DEAD	Y
P	BLACK CHERRY	44"	66'	FAIR	N
Q	TULIP POPLAR	32"	48'	GOOD	Y
R	TULIP POPLAR	33"	49.5'	V. POOR	N
S	TULIP POPLAR	30"	45'	GOOD	Y
T	TULIP POPLAR	33"	49.5'	GOOD	Y
U	RED MAPLE	30"	45'	GOOD	N
V	TULIP POPLAR	32"	48'	GOOD	N
W	TULIP POPLAR	38	57'	FAIR	Y
X	BLACK CHERRY	42"	63'	V. POOR	Y
Y	TULIP POPLAR	33"	49.5'	FAIR	Y
Z	TULIP POPLAR	31"	46.5'	GOOD	Y
AA	TULIP POPLAR	30"	45'	GOOD	Y
BB	RED MAPLE	30"	45'	GOOD	N
CC	TULIP POPLAR	31"	46.5'	GOOD	N
DD	RED OAK	34"	51'	FAIR	N
EE	WHITE OAK	35"	52.5'	F. GOOD	N
FF	PIGNUT HICKORY	36"	54'	F. GOOD	Y
GG	TULIP POPLAR	31"	46.5'	FAIR	Y
HH	AMERICAN BEECH	32"	48'	GOOD	Y
II	AMERICAN BEECH	43"	64.5'	FAIR	Y
CCC	RED MAPLE	33"	49.5'	POOR	N

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- WETLAND BOUNDARY
- TOP OF STREAM BANK
- WETLAND BUFFER
- STREAM BUFFER
- SOILS BOUNDARY
- EXISTING TREE LINE
- EXISTING TREE LINE TO BE REMOVED
- EXISTING 100-YEAR FLOODPLAIN
- LIMIT OF DISTURBANCE
- ZONING LINE
- SPECIMEN TREES (TO REMAIN) ST-XX
- SPECIMEN TREE (TO BE REMOVED) ST-XX
- EXISTING FOREST
- STEEP SLOPES - 15% -25%

OWNER:	
OXFORD HILLS, LLC 701 MAIDEN CHOICE LANE BALTIMORE, MD 21228 PHONE: (410) 402-1743	CLARKSVILLE FREESTATE, LLC P.O. BOX 417 ELLICOTT CITY, MD 21041 PHONE: (410) 531-3101

DEVELOPER: OXFORD HILLS, LLC
701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
CONTACT: PRIYA PRASAD
PHONE: (410) 402-1743

TAX MAP: 28, 34, 35 GRID: 24, 06, 01 ZONED: CEF-M, B-2
PARCEL: 100, 185, 259
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SUBDIVISION NAME: ERICKSON - OXFORD HILLS
SECTION/AREA: N/A
DEED # 21613/64, 21613/72, 3583/234, 20021/133

PREVIOUS FILE No. :
ZONING BOARD CASE ZB-1118M
ECP-23-026

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

DocuSigned by: Lynda Eisenberg
4220B635863942E...
PLANNING DIRECTOR — DATE 5/21/2024

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DRAWN BY:	CJB
CHECKED BY:	BRR
DATE:	04/04/24
CAD I.D.:	ECP-4

PROJECT:

PRELIMINARY EQUIVALENT SKETCH PLANS

FOR

ERICKSON - OXFORD HILLS

PARCELS 100, 185, 259
CLARKSVILLE PIKE (MD RTE 108)
5TH ELECTION DISTRICT
TAX MAP 28, GRID 24, PARCEL 100
TAX MAP 34, GRID 06, PARCEL 185
TAX MAP 35, GRID 01, PARCEL 259
CLARKSVILLE
HOWARD COUNTY, MARYLAND

BOHLER
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TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 40808
PROFESSIONAL CERTIFICATION
I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40808, EXPIRATION DATE: 7/3/2025

SHEET TITLE:

OVERALL EXISTING CONDITIONS PLAN

SHEET NUMBER:
3
3 OF 49

REVISION 4 -

SP-23-001

Apr 05, 2024
H:\17\MD172015\DRAWINGS\PLAN SETS\PES\PMD172015-EXST-4---->LAYOUT: 03 - OVERALL EXISTING CONDITIONS PLAN
CB

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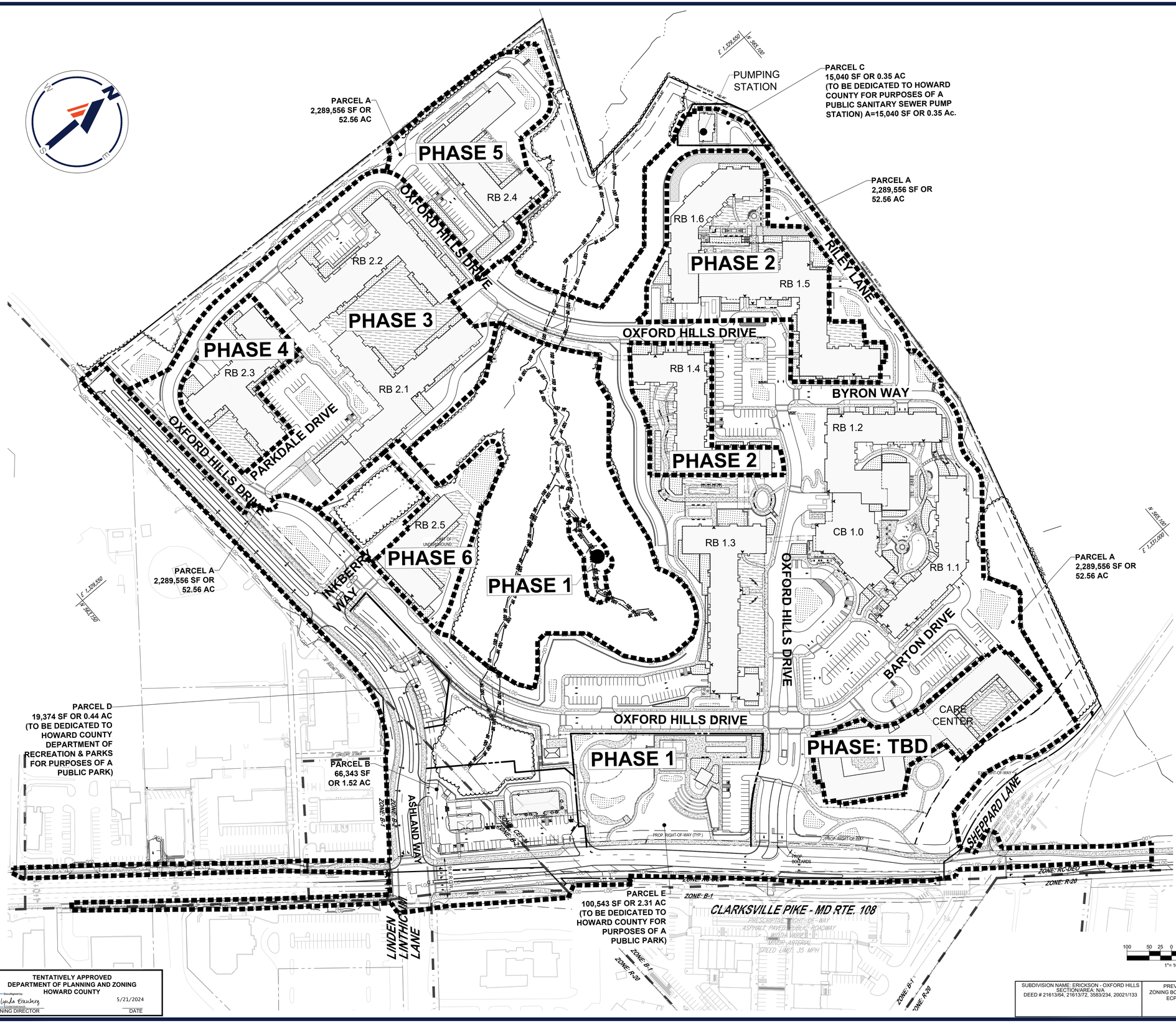

LEGEND

PHASING LINE

NOTES:

- PATHWAYS/STREETSCAPE IMPROVEMENTS TO MEADOW VISTA WAY WILL BE INCLUDED IN PHASE 1
- PERENNIAL STREAM MITIGATION IMPROVEMENTS (INCLUDING STREAM RESTORATION, BUFFER PLANTING, ETC.) WILL BE COMPLETED IN PHASE 1 PER WP-24-040.

OWNER: OXFORD HILLS, LLC 701 MAIDEN CHOICE LANE BALTIMORE, MD 21228 PHONE: (410) 402-1743	CLARKSVILLE FREESTATE, LLC P.O. BOX 417 ELLICOTT CITY, MD 21041 PHONE: (410) 531-3101
DEVELOPER:	OXFORD HILLS, LLC 701 MAIDEN CHOICE LANE BALTIMORE, MD 21228 CONTACT: PRIYA PRASAD PHONE: (410) 402-1743
TAX MAP: 28, 34, 35	GRID: 24, 06, 01 ZONED: CEF-M, B-2
PARCEL: 100, 185, 259	
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND	

SUBDIVISION NAME: ERICKSON - OXFORD HILLS
SECTION/AREA: N/A
DEED # 21613/64, 21613/72, 3583/234, 20021/133

PREVIOUS FILE No. :
ZONING BOARD CASE ZB-1118M
ECP-23-026

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Docusigned by: Linda Stanbery 5/21/2024
PLANNING DIRECTOR — DATE

Apr 05, 2024
I:\17\MD172015\DRAWING\SPLAN SETS\PESP\MD172015-SITE-4---LAYOUT1 (4 - PRELIMINARY PHASING PLAN

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PROJECT No.:	MD172015
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CHECKED BY:	BRR
DATE:	04/04/24
CAD I.D.:	SITE-4

PROJECT:

PRELIMINARY EQUIVALENT SKETCH PLANS

FOR

ERICKSON - OXFORD HILLS

PARCELS 100, 185, 259
CLARKSVILLE PIKE (MD RTE 108)
5TH ELECTION DISTRICT
TAX MAP 28, GRID 24, PARCEL 100
TAX MAP 34, GRID 06, PARCEL 185
TAX MAP 35, GRID 01, PARCEL 259
CLARKSVILLE
HOWARD COUNTY, MARYLAND

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SHEET TITLE:

PRELIMINARY PHASING PLAN

SHEET NUMBER:

4
4 OF 49

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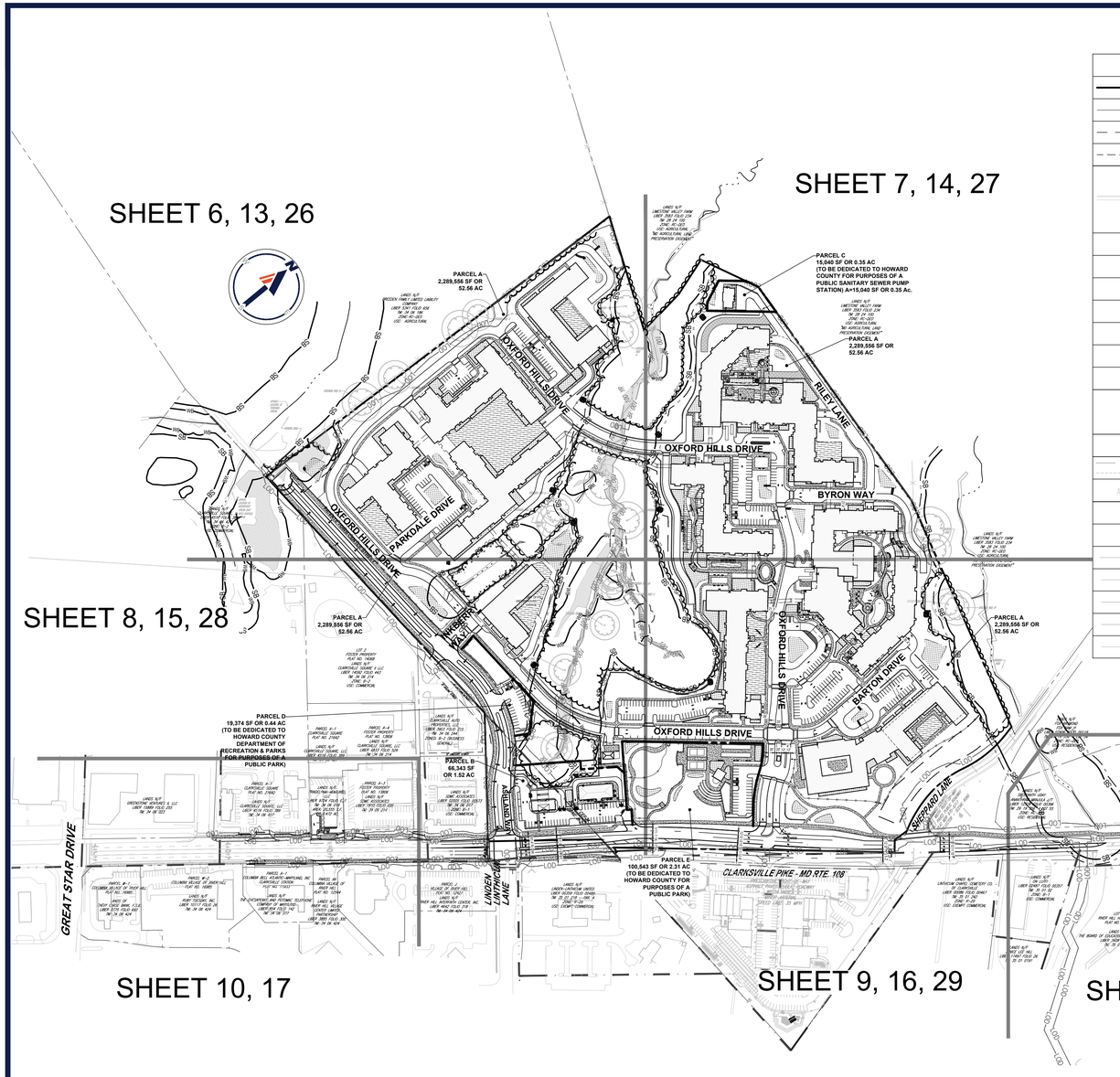

STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CONCRETE CURB & GUTTER	CURB AND GUTTER; SPILL / TRANSITION; DEPRESSED CURB AND GUTTER
	UTILITY POLE WITH LIGHT	
	POLE LIGHT	
	TRAFFIC	
	UTILITY POLE	
	TYPICAL LIGHT	
	ACORN LIGHT	
	TYPICAL SIGN	
	LIMIT OF WORK	LOW — LOW
	LIMIT OF DISTURBANCE	LOD — LOD
	PARKING COUNTS	X
170 / 169	CONTOUR LINE	190 / 187
TC 516.4 OR 516.4	SPOT ELEVATIONS	TC 516.00; TC 516.00 BC 515.55; MATCH EX 518.02 ±1
SAN #	SANITARY LABEL	SAN #
	STORM LABEL	X #
	SANITARY SEWER LATERAL	-S-
-W-	UNDERGROUND WATER LINE	-W-
-E-	UNDERGROUND ELECTRIC LINE	-E-
-G-	UNDERGROUND GAS LINE	-G-
-OH-	OVERHEAD WIRE	-OH-

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
-T-	UNDERGROUND TELEPHONE LINE	-T-
-C-	UNDERGROUND CABLE LINE	-C-
	STORM SEWER	
-S-	SANITARY SEWER MAIN	-S-
	HYDRANT	
S	SANITARY MANHOLE	S
D	STORM MANHOLE	D
WM	WATER METER	
	WATER VALVE	
	GAS VALVE	
	GAS METER	
	TYPICAL END SECTION	
	HEADWALL OR ENDWALL	
	GRATE INLET	
	CURB INLET	
	CLEAN OUT	
E	ELECTRIC MANHOLE	E
T	TELEPHONE MANHOLE	T
EB	ELECTRIC BOX	EB
EP	ELECTRIC PEDESTAL	EP
	MONITORING WELL	
	TEST PIT	
	BENCHMARK	
	BORING	

STANDARD ABBREVIATIONS

FOR ENTIRE PLAN SET

AC	ACRES	LP	LOW POINT
ADA	AMERICANS WITH DISABILITY ACT	L/S	LANDSCAPE
ARCH	ARCHITECTURAL	MAX	MAXIMUM
BC	BOTTOM OF CURB	MIN	MINIMUM
BF	BASEMENT FLOOR	MH	MANHOLE
BK	BLOCK	MJ	MECHANICAL JOINT
BL	BASELINE	OC	ON CENTER
BLDG	BUILDING	PA	POINT OF ANALYSIS
BM	BUILDING BENCHMARK	PC	POINT OF CURVATURE
BRL	BUILDING RESTRICTION LINE	PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN
CF	CUBIC FEET	PI	POINT OF INTERSECTION
CL	CENTERLINE	POG	POINT OF GRADE
CMP	CORRUGATED METAL PIPE	PROP	PROPOSED
CONN	CONNECTION	PT	POINT OF TANGENCY
CONC	CONCRETE	PTCR	POINT OF TANGENCY, CURB RETURN
CPP	CORRUGATED PLASTIC PIPE	PVC	POLYVINYL CHLORIDE PIPE
CY	CUBIC YARDS	PVI	POINT OF VERTICAL INTERSECTION
DEC	DECORATIVE	PVT	POINT OF VERTICAL TANGENCY
DEP	DEPRESSED	R	RADIUS
DIP	DUCTILE IRON PIPE	RCP	REINFORCED CONCRETE PIPE
DOM	DOMESTIC	RET WALL	RETAINING WALL
ELEC	ELECTRIC	R/W	RIGHT OF WAY
ELEV	ELEVATION	S	SLOPE
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
ES	EDGE OF SHOULDER	SF	SQUARE FEET
EW	END WALL	STA	STATION
EX	EXISTING	STM	STORM
FES	FLARED END SECTION	S/W	SIDEWALK
FF	FINISHED FLOOR	TBA	TO BE ABANDONED
FH	FIRE HYDRANT	TBR	TO BE REMOVED
FG	FINISHED GRADE	TBRL	TO BE RELOCATED
G	GRADE	TBV	TO BE VACATED
GF	GARAGE FLOOR (AT DOOR)	TC	TOP OF CURB
GH	GRADE HIGHER SIDE OF WALL	TELE	TELEPHONE
GL	GRADE LOWER SIDE OF WALL	TPF	TREE PROTECTION FENCE
GRT	GRATE	TW	TOP OF WALL
GV	GATE VALVE	TYP	TYPICAL
HDPE	HIGH DENSITY POLYETHYLENE PIPE	UG	UNDERGROUND
HP	HIGH POINT	UP	UTILITY POLE
HOR	HORIZONTAL	W	WIDE
HW	HEADWALL	W/L	WATER LINE
INT	INTERSECTION	W/M	WATER METER
INV	INVERT	±	PLUS OR MINUS
LF	LINEAR FOOT	°	DEGREE
LOC	LIMITS OF CLEARING	Ø	DIAMETER
LOD	LIMITS OF DISTURBANCE	#	NUMBER
LOS	LINE OF SIGHT		

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- BUILDING SETBACK
- ZONING LINE
- WETLAND BUFFER
- STREAM BUFFER
- EXISTING TREE LINE
- PROPOSED TREE LINE
- 100 YEAR FLOODPLAIN
- 15' ENVIRONMENTAL SETBACK (SECTION 16.120.b.4.iii.d)
- WETLAND LIMITS
- PROPOSED FORESTED AREA
- CONCRETE SIDEWALK
- WETLANDS
- ABOVE GROUND SWM QUALITY FACILITY
- REINFORCED TURF EMERGENCY ACCESS
- GREEN ROOF
- FIRE HYDRANT
- SPECIMEN TREES
- SPECIMEN TREE (TO BE REMOVED)
- FOREST CONSERVATION EASEMENT

200 100 50 0 200

1"= 200'

SUBDIVISION NAME: ERICKSON - OXFORD HILLS SECTION/AREA: N/A DEED # 21613/64, 21613/72, 3583/234, 20021/133	PREVIOUS FILE No. : ZONING BOARD CASE ZB-1118M ECP-23-026

OWNER: OXFORD HILLS, LLC 701 MAIDEN CHOICE LANE BALTIMORE, MD 21228 PHONE: (410) 402-1743	CLARKSVILLE FREESTATE, LLC P.O. BOX 417 ELLICOTT CITY, MD 21041 PHONE: (410) 531-3101
DEVELOPER: OXFORD HILLS, LLC 701 MAIDEN CHOICE LANE BALTIMORE, MD 21228 CONTACT: PRIYA PRASAD PHONE: (410) 402-1743	
TAX MAP: 28, 34, 35 GRID: 24, 06, 01 ZONED: CEF-M, B-2 PARCEL: 100, 185, 259 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND	

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Docusigned by: Lynda Eisenberg 5/21/2024

PLANNING DIRECTOR — DATE

Apr 05, 2024
H:\17\MD172015\DRAWINGS\PLAN SETS\PESP\MD172015-SITE-4---LAYOUT 05 - OVERALL PRELIMINARY SKETCH PLAN AND LEGEND

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DATE:	04/04/24
CAD I.D.:	SITE-4

PROJECT:

PRELIMINARY EQUIVALENT SKETCH PLANS

FOR

ERICKSON - OXFORD HILLS

PARCELS 100, 185, 259
CLARKSVILLE PIKE (MD RTE 108)
5TH ELECTION DISTRICT
TAX MAP 28, GRID 24, PARCEL 100
TAX MAP 34, GRID 06, PARCEL 185
TAX MAP 35, GRID 01, PARCEL 259
CLARKSVILLE
HOWARD COUNTY, MARYLAND

BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 40808
PROFESSIONAL CERTIFICATION
I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40808, EXPIRATION DATE: 7/3/2025

SHEET TITLE:

OVERALL PRELIMINARY SKETCH PLAN AND LEGEND

SHEET NUMBER: 5 (5 OF 49)

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SP-23-001

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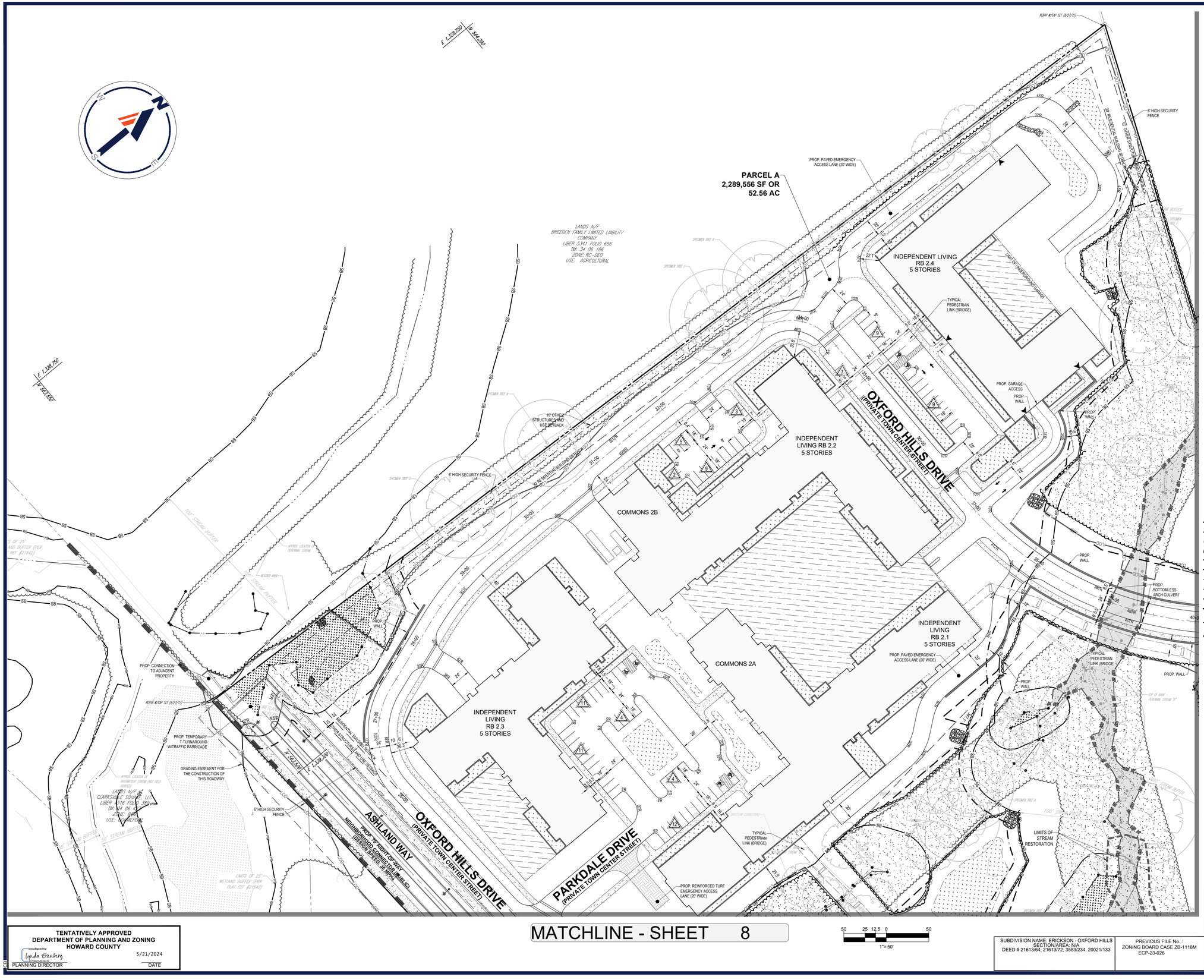

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- BUILDING SETBACK
- ZONING LINE
- WETLAND BUFFER
- STREAM BUFFER
- EXISTING TREE LINE
- PROPOSED TREE LINE
- 100 YEAR FLOODPLAIN
- 15' ENVIRONMENTAL SETBACK (SECTION 16.120.b.4.III.d)
- WETLAND LIMITS
- LIMITS OF STREAM RESTORATION AREA
- PROPOSED FORESTED AREA
- CONCRETE SIDEWALK
- WETLANDS
- ABOVE GROUND SWM QUALITY FACILITY
- REINFORCED TURF EMERGENCY ACCESS
- GREEN ROOF
- FIRE HYDRANT
- SPECIMEN TREES
- SPECIMEN TREE (TO BE REMOVED)
- FOREST CONSERVATION EASEMENT

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Docusigned by: Lynda Eisenberg — 5/21/2024
PLANNING DIRECTOR — DATE

OWNER:	
OXFORD HILLS, LLC 701 MAIDEN CHOICE LANE BALTIMORE, MD 21228 PHONE: (410) 402-1743	CLARKSVILLE FREESTATE, LLC P.O. BOX 417 ELLICOTT CITY, MD 21041 PHONE: (410) 531-3101
DEVELOPER:	
OXFORD HILLS, LLC 701 MAIDEN CHOICE LANE BALTIMORE, MD 21228 CONTACT: PRIYA PRASAD PHONE: (410) 402-1743	

SUBDIVISION NAME: ERICKSON - OXFORD HILLS
SECTION/AREA: N/A
DEED # 21613/64, 21613/72, 3583/234, 20021/133

PREVIOUS FILE No. :
ZONING BOARD CASE ZB-1118M
ECP-23-026

TAX MAP: 28, 34, 35 GRID: 24, 06, 01 ZONED: CEF-M, B-2
PARCEL: 100, 185, 259
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

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CAD I.D.:	SITE-4

PROJECT:

PRELIMINARY EQUIVALENT SKETCH PLANS

FOR

ERICKSON - OXFORD HILLS

PARCELS 100, 185, 259
CLARKSVILLE PIKE (MD RTE 108)
5TH ELECTION DISTRICT
TAX MAP 28, GRID 24, PARCEL 100
TAX MAP 34, GRID 06, PARCEL 185
TAX MAP 35, GRID 01, PARCEL 259
CLARKSVILLE
HOWARD COUNTY, MARYLAND

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SHEET TITLE:

PRELIMINARY ON-SITE SKETCH PLAN

SHEET NUMBER:
6
6 OF 49

REVISION 4 -

SP-23-001

Apr 05, 2024
H:\TMD\172015\DRAWINGS\PLANSETS\PESP\MD172015-SITE-4---LAYOUT 06 - PRELIMINARY ON-SITE SKETCH PLAN

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MATCHLINE - SHEET 6

PARCEL C
15,040 SF OR 0.35 AC
(TO BE DEDICATED TO HOWARD COUNTY FOR PURPOSES OF A PUBLIC SANITARY SEWER PUMP STATION) A=15,040 SF OR 0.35 Ac.

PARCEL A
2,289,556 SF OR 52.56 AC

PROP. SANITARY LIFT STATION

PERIMETER FENCE AROUND PUMP STATION

PROP. REINFORCED TURF EMERGENCY ACCESS LANE (20' WIDE)

LANDS N/F
LIMESTONE VALLEY FARM
LIBER 3583 FOLIO 234
TM: 28 24 100
ZONE: RC-DEO
USE: AGRICULTURAL
"MD AGRICULTURAL LAND PRESERVATION EASEMENT"

PROP. GARAGE ACCESS

PROP. WALL

PROP. REINFORCED TURF EMERGENCY ACCESS LANE (20' WIDE)

INDEPENDENT LIVING
RB 1.6
5 STORIES

PROP. STAIRS

RILEY LANE
(PRIVATE TOWN CENTER STREET)

INDEPENDENT LIVING
RB 1.5
5 STORIES

PROP. GARAGE ACCESS

6' HIGH SECURITY FENCE

AGRICULTURAL LAND PRESERVATION EASEMENT
LIBER 1181 FOLIO 284
LIBER 1482 FOLIO 54
LIBER 1482 FOLIO 72

END OF PRIVATE ROAD "C"/BEGIN PARKING LOTS
STA.=42+03.95' ~

PROP. PAVED EMERGENCY ACCESS LANE (20' WIDE)

TYPICAL PEDESTRIAN LINK (BRIDGE)

OXFORD HILLS DRIVE
(PRIVATE TOWN CENTER STREET)

INDEPENDENT LIVING
RB 1.4
5 STORIES

END OF PRIVATE ROAD "D"/BEGIN PARKING LOTS
STA.=17+00.00' ~

BYRON WAY
(PRIVATE TOWN CENTER STREET)

INDEPENDENT LIVING
RB 1.2
5 STORIES

OXFORD HILLS DRIVE
(PRIVATE TOWN CENTER STREET)

PROP. PAVED EMERGENCY ACCESS LANE (20' WIDE)

LANDS N/F
LIMESTONE VALLEY FARM
LIBER 3583 FOLIO 234
TM: 28 24 100
ZONE: RC-DEO
USE: AGRICULTURAL
"MD AGRICULTURAL LAND PRESERVATION EASEMENT"

MATCHLINE - SHEET 9

50 25 12.5 0 50
1"= 50'

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- BUILDING SETBACK
- ZONING LINE
- WETLAND BUFFER
- STREAM BUFFER
- EXISTING TREE LINE
- PROPOSED TREE LINE
- 100 YEAR FLOODPLAIN
- 15' ENVIRONMENTAL SETBACK (SECTION 16.120.b.4.III.d)
- WETLAND LIMITS
- LIMITS OF STREAM RESTORATION AREA
- PROPOSED FORESTED AREA
- CONCRETE SIDEWALK
- WETLANDS
- ABOVE GROUND SWM QUALITY FACILITY
- REINFORCED TURF EMERGENCY ACCESS
- GREEN ROOF
- FIRE HYDRANT
- SPECIMEN TREES
- SPECIMEN TREE (TO BE REMOVED)
- FOREST CONSERVATION EASEMENT

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Docusigned by: Lynda Eisenberg
PLANNING DIRECTOR — DATE 5/21/2024

OWNER:
OXFORD HILLS, LLC
701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
PHONE: (410) 402-1743

CLARKSVILLE FREESTATE, LLC
P.O. BOX 417
ELLICOTT CITY, MD 21041
PHONE: (410) 531-3101

DEVELOPER:
OXFORD HILLS, LLC
701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
CONTACT: PRIYA PRASAD
PHONE: (410) 402-1743

TAX MAP: 28, 34, 35 GRID: 24, 06, 01 ZONED: CEF-M, B-2
PARCEL: 100, 185, 259
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SUBDIVISION NAME: ERICKSON - OXFORD HILLS
SECTION/AREA: N/A
DEED # 21613/64, 21613/72, 3583/234, 20021/133

PREVIOUS FILE No. :
ZONING BOARD CASE ZB-1118M
ECP-23-026

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
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PROJECT No.: MD172015
DRAWN BY: CJB
CHECKED BY: BRR
DATE: 04/04/24
CAD I.D.: SITE-4

PROJECT:

PRELIMINARY EQUIVALENT SKETCH PLANS

FOR

ERICKSON - OXFORD HILLS

PARCELS 100, 185, 259
CLARKSVILLE PIKE (MD RTE 108)
5TH ELECTION DISTRICT
TAX MAP 28, GRID 24, PARCEL 100
TAX MAP 34, GRID 06, PARCEL 185
TAX MAP 35, GRID 01, PARCEL 259
CLARKSVILLE
HOWARD COUNTY, MARYLAND

BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 40808
PROFESSIONAL CERTIFICATION
I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40808, EXPIRATION DATE: 7/3/2025

SHEET TITLE:

PRELIMINARY ON-SITE SKETCH PLAN

SHEET NUMBER: 7 OF 49

REVISION 4 -

SP-23-001

Apr 05, 2024
H:\17\MD172015\DRAWING\PLAN SET\PRESP\MD172015-SITE-4_---LAYOUT 07 - PRELIMINARY ON-SITE SKETCH PLAN

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MATCHLINE - SHEET 6

MATCHLINE - SHEET 9

PROP. 150 WATT LED GLOBE LIGHT (TYP.)

ASHLAND WAY
PROP. 70' RIGHT-OF-WAY
NEIGHBORHOOD CONNECTOR (PUBLIC)
(DESIGN SPEED = 25 MPH)

E 1,329,550
N 563,350

587-10'00"W
598'48"W
1582.00'(R&M)

PROP. 10' MULTI-MODAL PATHWAY

PARCEL A
2,289,556 SF OR
52.56 AC

PROP. 10' MULTI-MODAL PATHWAY

25' ACCESSORY BUILDING SETBACK

10' OTHER STRUCTURES AND USE SETBACK

INDEPENDENT LIVING
RB 2.5
5 STORIES
W/ 2 LEVEL GARAGE

PROP. GARAGE ACCESS

LIMIT OF UNDERGROUND GARAGE

PROP. GARAGE ACCESS

INKBERRY WAY
(PRIVATE TOWN CENTER STREET)

LIMITS OF STREAM RESTORATION

LOT 2
FOSTER PROPERTY
PLAT NO. 14068
LANDS N/F
CLARKSVILLE SQUARE II LLC
LIBER 14582 FOLIO 443
TM: 34 06 214
ZONE: B-2
USE: COMMERCIAL

6' HIGH SECURITY FENCE

STONE WAY-IN OUT ISLAND

CONTROLLED ACCESS

PROP. FUTURE CONNECTION

PARCEL D
19,374 SF OR 0.44 AC
(TO BE DEDICATED TO HOWARD COUNTY DEPARTMENT OF RECREATION & PARKS FOR PURPOSES OF A PUBLIC PARK)

PLAYGROUND

PROP. WALL

PROP. 150 WATT LED GLOBE LIGHT (TYP.)

80' RIGHT OF WAY AGREEMENT LIBER 338 FOLIO 562

6' HIGH SECURITY FENCE

PROP. BOTTOMLESS ARCH CULVERT

PROP. WALL

GRADING EASEMENT FOR THE CONSTRUCTION OF THIS ROADWAY

LANDS N/F
CLARKSVILLE AUTO PROPERTIES, LLC
LIBER 3903 FOLIO 315
TM: 34 06 244
ZONED: B-2 (BUSINESS GENERAL)

PUBLIC PARKING

PROP. WALL

PROP. PUBLIC PARK CONNECTION
PROP. PUBLIC ACCESS EASEMENT

PARCEL A-4
FOSTER PROPERTY
PLAT NO. 13806
LANDS N/F
CLARKSVILLE SQUARE, LLC
LIBER 4833 FOLIO 529
TM: 34 06 214

PARCEL B
66,343 SF
OR 1.52 AC

WATER PUMP HOUSE
(OWNED & MAINTAINED BY PROPERTY OWNER)

PUMP HOUSE

6' HIGH SECURITY FENCE

LINEAR PARK
DOG PARK
(0.76± AC.)

PROP. 10' MULTI-MODAL PATHWAY

PROP. TRASH ENCLOSURE

PROP. BOLLARD (TYP.)

PROP. WALL

ORDER POINT

LANDS N/F
SDMC ASSOCIATES
LIBER 02005 FOLIO 00573
TM: 34 06 017
ZONE: B-1
USE: COMMERCIAL

ZONE B-1

ZONE B-2

PROP CONVENIENCE STORE
1 - STORY
4,500 S.F.

PICKUP WINDOW

PROP. BIKE RACK

PROP. BANK
1 - STORY
2,531 S.F.

PROP. ACCESS EASEMENT

PROP. FREESTANDING SIGN

30' STRUCTURE AND USE SETBACK

20' STRUCTURE AND USE SETBACK

10' PARKING AND OTHER USE SETBACK

10' PARKING SETBACK

PROP. CROSSWALK

TEMPORARY CONSTRUCTION EASEMENT
PROP. PERMANENT ACCESS EASEMENT

PROP. RAMP
PROP. CURB

RELOCATED "CENTER LANE ONLY" "BEGIN" SIGN

3' SCREEN WALL

RELOCATED SPEED LIMIT SIGN

PROP. 10' MULTI-MODAL PATHWAY

LANDSCAPE AREA (TYP.)

PROP. RAMP

PROP. 10' WIDE MULTI-USE PATHWAY

PROP. 8' MULTI-USE PATHWAY

RELOCATED SIGN

PROP. CROSSWALK

PROP. RAMP

REMOVE EXISTING CURB

TEMPORARY CONSTRUCTION EASEMENT
PROP. PERMANENT ACCESS EASEMENT
PARCEL J
VILLAGE OF RIVER HILL
PLAT NO. 12421
LANDS N/F
RIVER HILL INTERFAITH CENTER, INC.
LIBER 4642 FOLIO 318
TM: 34 06 424

INDEN INTHICUM LANE

VARIABLE WIDTH (50' MIN.) ASPHALT PAVED PUBLIC ALLEY

CLARKSVILLE PIKE - MD RTE. 108
ASPHALT PAVED PUBLIC ROADWAY
WIDTH VARIES
CLASSIFICATION: MINOR ARTERIAL
SPEED LIMIT: 35 MPH
LINDEN-LINTHICUM LIMITED
LIBER 00359 FOLIO 00489
TM: 35 01 218 - PAR. A
ZONE: R-20
USE: EXEMPT COMMERCIAL

STA. 19+67.37 CL OF CLARKSVILLE PIKE (MD RTE. 108)
= STA. 10+21.80 CL OF PUBLIC ACCESS ROAD

50 25 12.5 0 50
1"= 50'

REFER TO SHEET 10 FOR OFFSITE ROAD AND PATHWAY IMPROVEMENTS

SU-30 - Single Unit Truck

Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

50 25 12.5 0 50
1"= 50'

PARCEL B
66,343 SF
OR 1.52 AC

ASHLAND WAY

30' STRUCTURE AND USE SETBACK

10' PARKING SETBACK

3' SCREEN WALL

TRUCK TURNING TEMPLATE

SCALE: 1" = 50'

50 25 12.5 0 50
1"= 50'

SHA IMPROVEMENTS NOTE:

THE PROPOSED LANE CONFIGURATION ALONG CLARKSVILLE PIKE (MD ROUTE 108) WAS REVIEWED AND APPROVED BY MDOT SHA ON 07/26/23.

LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE
- BUILDING SETBACK
- ZONING LINE
- WB — WETLAND BUFFER
- SB — STREAM BUFFER
- EXISTING TREE LINE
- PROPOSED TREE LINE
- 100 YR — 100 YR — 100 YEAR FLOODPLAIN
- 15' ENVIRONMENTAL SETBACK (SECTION 16.120.b.4.III.d)
- WETLAND LIMITS
- LIMITS OF STREAM RESTORATION AREA
- PROPOSED FORESTED AREA
- CONCRETE SIDEWALK
- WETLANDS
- ABOVE GROUND SWM QUALITY FACILITY
- REINFORCED TURF EMERGENCY ACCESS
- GREEN ROOF
- FIRE HYDRANT
- 45 SPECIMEN TREES
- SPECIMEN TREE TO BE REMOVED)
- FOREST CONSERVATION EASEMENT

OWNER:	
OXFORD HILLS, LLC 701 MAIDEN CHOICE LANE BALTIMORE, MD 21228 PHONE: (410) 402-1743	CLARKSVILLE FREESTATE, LLC P.O. BOX 417 ELLICOTT CITY, MD 21041 PHONE: (410) 531-3101
DEVELOPER:	OXFORD HILLS, LLC 701 MAIDEN CHOICE LANE BALTIMORE, MD 21228 CONTACT: PRIYA PRASAD PHONE: (410) 402-1743

TAX MAP: 28, 34, 35 GRID: 24, 06, 01 ZONED: CEF-M, B-2
PARCEL: 100, 185, 259
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SUBDIVISION NAME: ERICKSON - OXFORD HILLS
SECTION/AREA: N/A
DEED # 21613/64, 21613/72, 3583/234, 20021/133

PREVIOUS FILE No. :
ZONING BOARD CASE ZB-1118M
ECP-23-026

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Docusigned by: Lynda Eisenberg
PLANNING DIRECTOR — 5/21/2024 DATE

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SITE CIVIL AND CONSULTING ENGINEERING
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PROGRAM MANAGEMENT
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PROJECT No.:	MD172015
DRAWN BY:	CJB
CHECKED BY:	BRR
DATE:	04/04/24
CAD I.D.:	SITE-4

PROJECT:

PRELIMINARY EQUIVALENT SKETCH PLANS

FOR

ERICKSON - OXFORD HILLS

PARCELS 100, 185, 259
CLARKSVILLE PIKE (MD RTE 108)
5TH ELECTION DISTRICT
TAX MAP 28, GRID 24, PARCEL 100
TAX MAP 34, GRID 06, PARCEL 185
TAX MAP 35, GRID 01, PARCEL 259
CLARKSVILLE
HOWARD COUNTY, MARYLAND

BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 40808
PROFESSIONAL CERTIFICATION
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SHEET TITLE:

PRELIMINARY ON-SITE SKETCH PLAN

SHEET NUMBER:

8
8 OF 49

REVISION 4 -

SP-23-001

Apr 05, 2024
H:\TM\MD172015\DRAWINGS\PLAN SETS\PE\SP\MD172015-SITE-4-----LAYOUT: 08 - PRELIMINARY ON-SITE SKETCH PLAN

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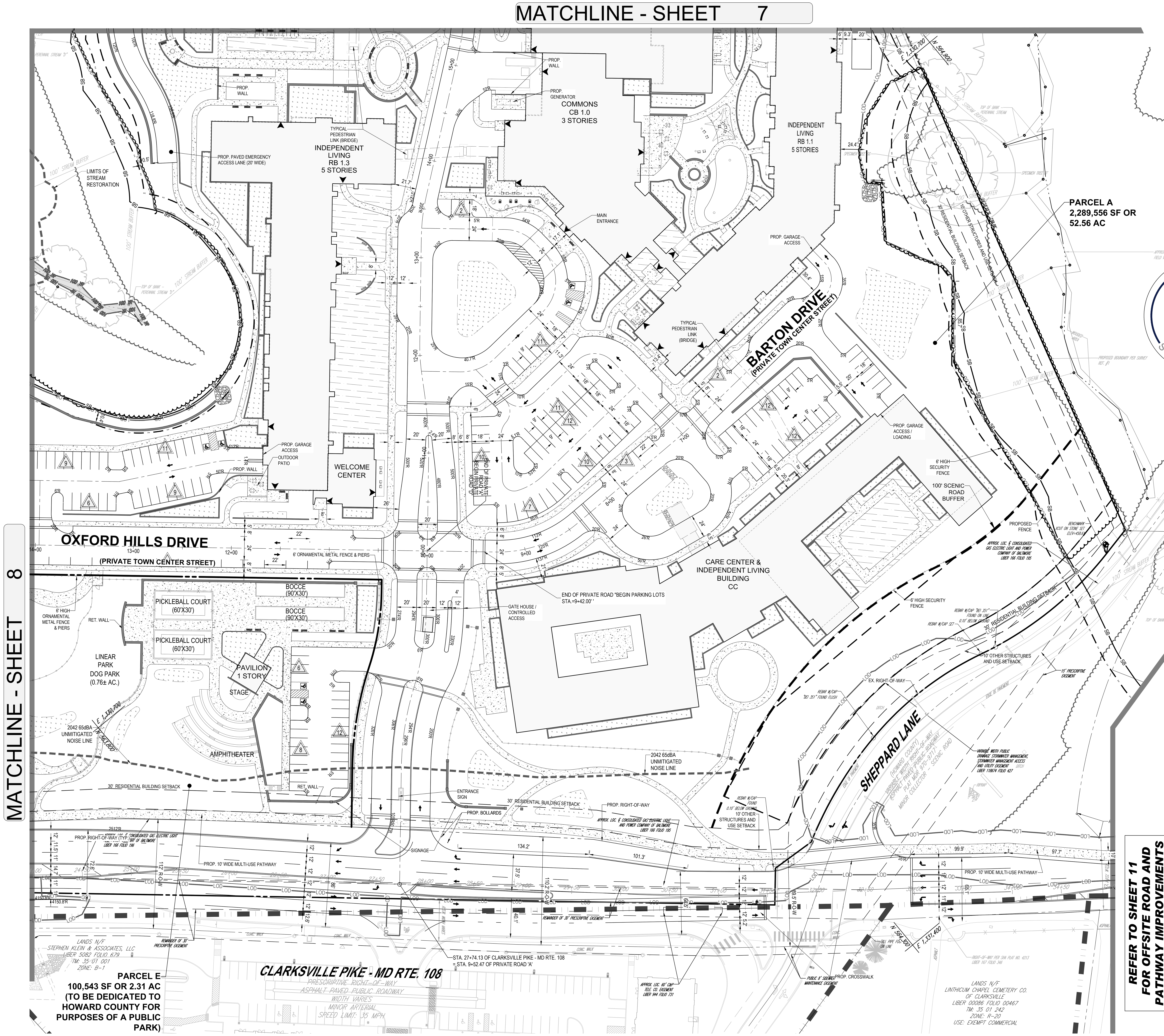

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- BUILDING SETBACK
- ZONING LINE
- WETLAND BUFFER
- STREAM BUFFER
- EXISTING TREE LINE
- PROPOSED TREE LINE
- 100 YEAR FLOODPLAIN
- 15' ENVIRONMENTAL SETBACK (SECTION 16.120.b.4.III.d)
- WETLAND LIMITS
- LIMITS OF STREAM RESTORATION AREA
- PROPOSED FORESTED AREA
- CONCRETE SIDEWALK
- WETLANDS
- ABOVE GROUND SWM QUALITY FACILITY
- REINFORCED TURF EMERGENCY ACCESS
- GREEN ROOF
- FIRE HYDRANT
- SPECIMEN TREES
- SPECIMEN TREE (TO BE REMOVED)
- FOREST CONSERVATION EASEMENT

SHA IMPROVEMENTS NOTE:

THE PROPOSED LANE CONFIGURATION ALONG CLARKSVILLE PIKE (MD ROUTE 108) WAS REVIEWED AND APPROVED BY MDOT SHA ON 07/26/23.

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PROJECT No.:	MD172015
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DATE:	04/04/24
CAD I.D.:	SITE-4

PROJECT:

PRELIMINARY EQUIVALENT SKETCH PLANS

FOR

ERICKSON - OXFORD HILLS

PARCELS 100, 185, 259
CLARKSVILLE PIKE (MD RTE 108)
5TH ELECTION DISTRICT
TAX MAP 28, GRID 24, PARCEL 100
TAX MAP 34, GRID 06, PARCEL 185
TAX MAP 35, GRID 01, PARCEL 259
CLARKSVILLE
HOWARD COUNTY, MARYLAND

BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
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SHEET TITLE:

PRELIMINARY ON-SITE SKETCH PLAN

SHEET NUMBER:
9
9 OF 49

REVISION 4 -

OWNER:
OXFORD HILLS, LLC
701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
PHONE: (410) 402-1743

CLARKSVILLE FREESTATE, LLC
P.O. BOX 417
ELLICOTT CITY, MD 21041
PHONE: (410) 531-3101

DEVELOPER: OXFORD HILLS, LLC
701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
CONTACT: PRIYA PRASAD
PHONE: (410) 402-1743

TAX MAP: 28, 34, 35 GRID: 24, 06, 01 ZONED: CEF-M, B-2
PARCEL: 100, 185, 259
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SUBDIVISION NAME: ERICKSON - OXFORD HILLS
SECTION/AREA: N/A
DEED # 21613/64, 21613/72, 3583/234, 20021/133

PREVIOUS FILE No. :
ZONING BOARD CASE ZB-1118M
ECP-23-026

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
DocuSigned by: Lynda Eisenberg
PLANNING DIRECTOR 5/21/2024 DATE

Apr 05, 2024
H:\17\MD172015\DRAWINGS\PLAN SETS\PES\PMD172015-SITE-4----->LAYOUT: 09 - PRELIMINARY ON-SITE SKETCH PLAN
CB

SP-23-001

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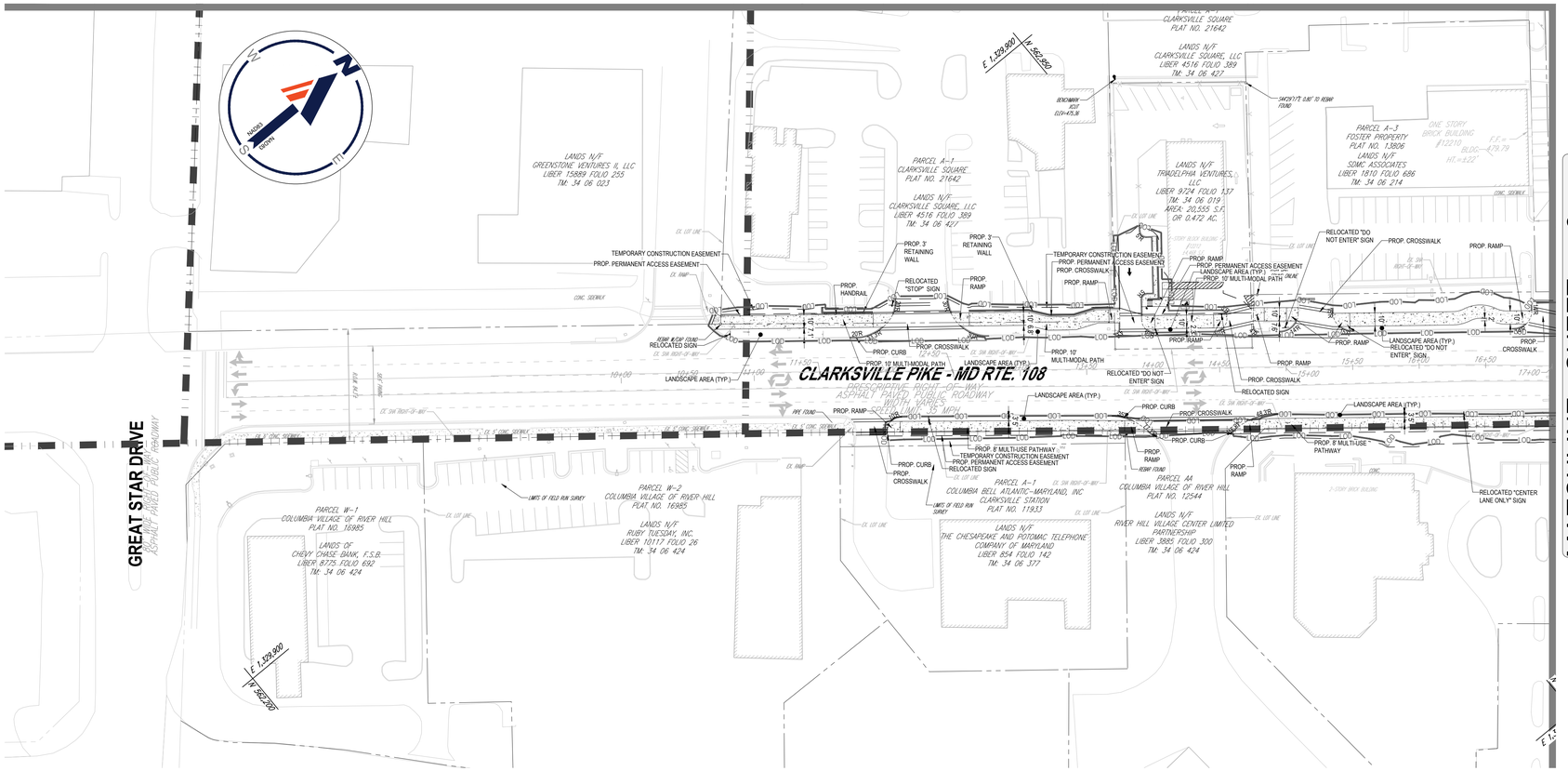

50 25 12.5 0 50
1"= 50'

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE (LOD)
- BUILDING SETBACK
- ZONING LINE
- WETLAND BUFFER (WB)
- STREAM BUFFER (SB)
- EXISTING TREE LINE
- PROPOSED TREE LINE
- 100 YEAR FLOODPLAIN (100 YR)
- 15' ENVIRONMENTAL SETBACK (SECTION 16.120.b.4.III.d)
- WETLAND LIMITS
- LIMITS OF STREAM RESTORATION AREA
- PROPOSED FORESTED AREA
- CONCRETE SIDEWALK
- WETLANDS
- ABOVE GROUND SWM QUALITY FACILITY
- REINFORCED TURF EMERGENCY ACCESS
- GREEN ROOF
- FIRE HYDRANT
- SPECIMEN TREES (45)
- SPECIMEN TREE (TO BE REMOVED)
- FOREST CONSERVATION EASEMENT

SHA IMPROVEMENTS NOTE:

THE PROPOSED LANE CONFIGURATION ALONG CLARKSVILLE PIKE (MD ROUTE 108) WAS REVIEWED AND APPROVED BY MDOT SHA ON 07/26/23.

OWNER: OXFORD HILLS, LLC, 701 MAIDEN CHOICE LANE, BALTIMORE, MD 21228, PHONE: (410) 402-1743	CLARKSVILLE FREESTATE, LLC, P.O. BOX 417, ELLICOTT CITY, MD 21041, PHONE: (410) 531-3101
DEVELOPER: OXFORD HILLS, LLC, 701 MAIDEN CHOICE LANE, BALTIMORE, MD 21228, CONTACT: PRIYA PRASAD, PHONE: (410) 402-1743	
SUBDIVISION NAME: ERICKSON - OXFORD HILLS SECTION/AREA: N/A, DEED # 21613/64, 21613/72, 3583/234, 20021/133	PREVIOUS FILE No. : ZONING BOARD CASE ZB-1118M, ECP-23-026
TAX MAP: 28, 34, 35 GRID: 24, 06, 01 ZONED: CEF-M, B-2, PARCEL: 100, 185, 259, 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND	

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Docusigned by: Lynda Eisenberg
PLANNING DIRECTOR — 5/21/2024 DATE

Apr 05, 2024
H:\17\MD17201\5DRAWINGS\PLAN SETS\PE\P\MD17201S-SITE-4-----\LAYOUT 19 - PRELIMINARY ON-SITE SKETCH PLAN

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LAND SURVEYING
PROGRAM MANAGEMENT
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REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.:	MD172015
DRAWN BY:	CJB
CHECKED BY:	BRR
DATE:	04/04/24
CAD I.D.:	SITE-4

PROJECT:

PRELIMINARY EQUIVALENT SKETCH PLANS

FOR

ERICKSON - OXFORD HILLS

PARCELS 100, 185, 259
CLARKSVILLE PIKE (MD RTE 108)
5TH ELECTION DISTRICT
TAX MAP 28, GRID 24, PARCEL 100
TAX MAP 34, GRID 06, PARCEL 185
TAX MAP 35, GRID 01, PARCEL 259
CLARKSVILLE
HOWARD COUNTY, MARYLAND

BOHLER
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Phone: (410) 821-7900
Fax: (410) 821-7987
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SHEET TITLE:

PRELIMINARY OFF-SITE SKETCH PLAN

SHEET NUMBER: 10 (10 OF 49)

REVISION 4 -

SP-23-001

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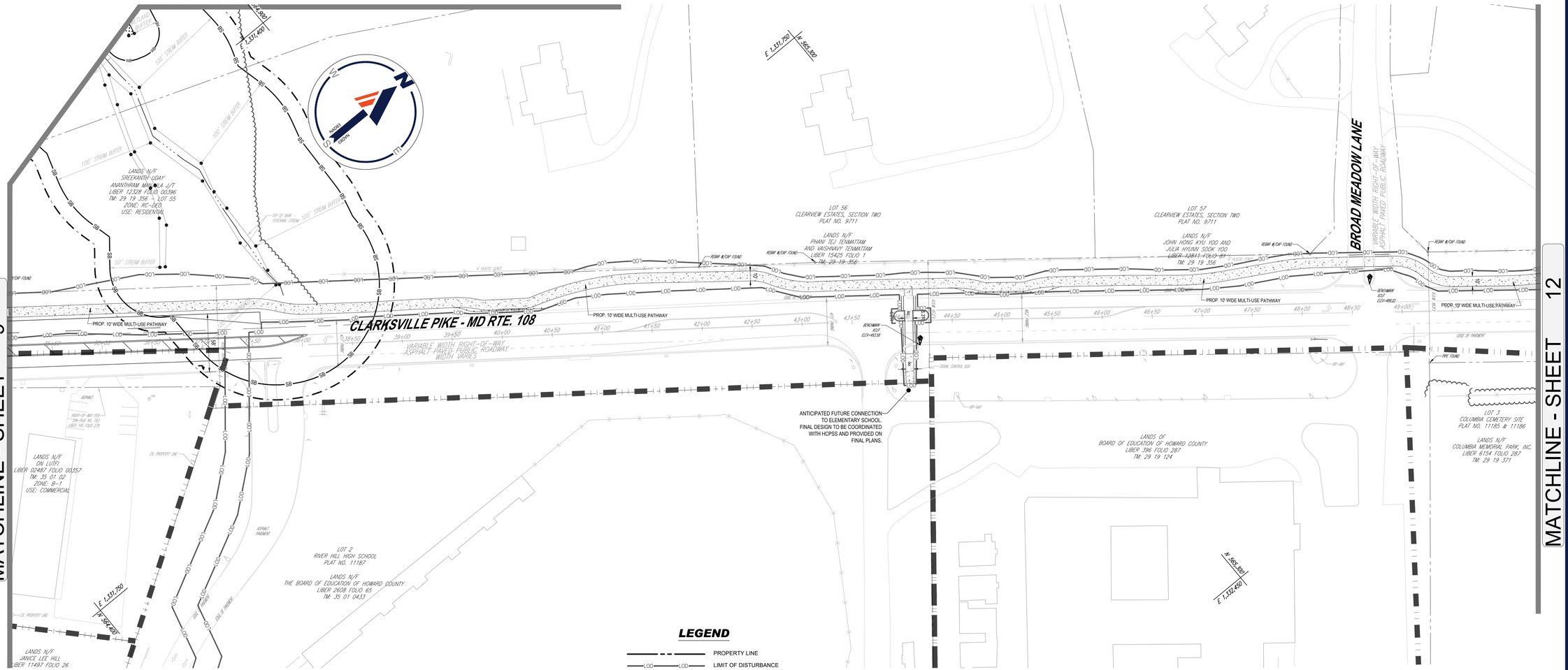

LEGEND

- PROPERTY LINE
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- BUILDING SETBACK
- ZONING LINE
- WETLAND BUFFER
- STREAM BUFFER
- EXISTING TREE LINE
- PROPOSED TREE LINE
- 100 YEAR FLOODPLAIN
- 15' ENVIRONMENTAL SETBACK (SECTION 16.120.b.4.III.d)
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- LIMITS OF STREAM RESTORATION AREA
- PROPOSED FORESTED AREA
- CONCRETE SIDEWALK
- WETLANDS
- ABOVE GROUND SWM QUALITY FACILITY
- REINFORCED TURF EMERGENCY ACCESS
- GREEN ROOF
- FIRE HYDRANT
- SPECIMEN TREES
- SPECIMEN TREE (TO BE REMOVED)
- FOREST CONSERVATION EASEMENT

SHA IMPROVEMENTS NOTE:

THE PROPOSED LANE CONFIGURATION ALONG CLARKSVILLE PIKE (MD ROUTE 108) WAS REVIEWED AND APPROVED BY MDOT SHA ON 07/26/23.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Docusigned by: Lynda Eisenberg 5/21/2024

PLANNING DIRECTOR — DATE

SUBDIVISION NAME: ERICKSON - OXFORD HILLS SECTION/AREA: N/A DEED # 21613/64, 21613/72, 3583/234, 20021/133	PREVIOUS FILE No. : ZONING BOARD CASE ZB-1118M ECP-23-026

OWNER:
OXFORD HILLS, LLC
701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
PHONE: (410) 402-1743

CLARKSVILLE FREESTATE, LLC
P.O. BOX 417
ELLICOTT CITY, MD 21041
PHONE: (410) 531-3101

DEVELOPER:
OXFORD HILLS, LLC
701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
CONTACT: PRIYA PRASAD
PHONE: (410) 402-1743

TAX MAP: 28, 34, 35 GRID: 24, 06, 01 ZONED: CEF-M, B-2
PARCEL: 100, 185, 259
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES
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PROJECT No.:	MD172015
DRAWN BY:	CJB
CHECKED BY:	BRR
DATE:	04/04/24
CAD I.D.:	SITE-4

PROJECT:

PRELIMINARY EQUIVALENT SKETCH PLANS

FOR

ERICKSON - OXFORD HILLS

PARCELS 100, 185, 259
CLARKSVILLE PIKE (MD RTE 108)
5TH ELECTION DISTRICT
TAX MAP 28, GRID 24, PARCEL 100
TAX MAP 34, GRID 06, PARCEL 185
TAX MAP 35, GRID 01, PARCEL 259
CLARKSVILLE
HOWARD COUNTY, MARYLAND

BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 40808
PROFESSIONAL CERTIFICATION
I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40808, EXPIRATION DATE: 7/3/2025

SHEET TITLE:

PRELIMINARY OFF-SITE SKETCH PLAN

SHEET NUMBER:

11
11 OF 49

REVISION 4 -

SP-23-001

Apr 05, 2024
H:\17\MD172015\DRAWING\PLAN SET\PRESP\MD172015-SITE-4_----3-LAYOUT 11 - PRELIMINARY OFF-SITE SKETCH PLAN
CJB

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MATCHLINE - SHEET 11

PRESERVATION PARCEL A
CLEARVIEW ESTATES, SECTION TWO
PLAT NO. 12667

LANDS N/F
BARRY CLEVELAND CURTIS
AND CHRISTEL H. CURTIS
LIBER 7985 FOLIO 295
TM: 29 19 356

LOT 64
CLEARVIEW ESTATES, SECTION TWO
PLAT NO. 9712

LANDS N/F
NORA FAVORITE AND MOHAMED S. AHMED
LIBER 8913 FOLIO 01
TM: 29 19 356

LOT 26
CLEARVIEW ESTATES, SECTION ONE
PLAT NO. 8940

LANDS N/F
VIRGIL GRIFFIN AND MARSOL BENITEZ
LIBER 3499 FOLIO 148
TM: 29 19 356

MEADOW VISTA WAY

E 1,332,700
N 565,600

PROP. 10' WIDE MULTI-USE PATHWAY

BENCHMARK
#23
EL01=411.87

BENCHMARK
#24
EL01=449.18

CLARKSVILLE PIKE - MD RTE. 108
VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
WIDTH VARIES
SPEED LIMIT: 35 MPH

E 1,332,700
N 565,200

LOT 1
COLUMBIA CEMETERY SITE
PLAT NO. 5489

LANDS N/F
COLUMBIA MEMORIAL PARK, INC.
LIBER 6154 FOLIO 287
TM: 29 19 371

LOT 2
COLUMBIA CEMETERY SITE
PLAT NO. 7197

LANDS N/F
COLUMBIA MEMORIAL PARK, INC.
LIBER 6154 FOLIO 287
TM: 29 19 371

TROTTER ROAD

N 565,600
E 1,333,400

50 25 12.5 0 50
1"= 50'

LEGEND

- PROPERTY LINE
- LOD LOD — LIMIT OF DISTURBANCE
- BUILDING SETBACK
- ZONING LINE
- WB WB — WETLAND BUFFER
- SB SB — STREAM BUFFER
- EXISTING TREE LINE
- PROPOSED TREE LINE
- 100 YR 100 YR — 100 YEAR FLOODPLAIN
- 15' ENVIRONMENTAL SETBACK (SECTION 16.120.b.4.III.d)
- WETLAND LIMITS
- LIMITS OF STREAM RESTORATION AREA
- PROPOSED FORESTED AREA
- CONCRETE SIDEWALK
- WETLANDS
- ABOVE GROUND SWM QUALITY FACILITY
- REINFORCED TURF EMERGENCY ACCESS
- GREEN ROOF
- FIRE HYDRANT
- 45 — SPECIMEN TREES
- SPECIMEN TREE (TO BE REMOVED)
- FOREST CONSERVATION EASEMENT

SHA IMPROVEMENTS NOTE:

THE PROPOSED LANE CONFIGURATION ALONG CLARKSVILLE PIKE (MD ROUTE 108) WAS REVIEWED AND APPROVED BY MDOT SHA ON 07/26/23.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Docusigned by: Lynda Eisenberg
5/21/2024
PLANNING DIRECTOR — DATE

OWNER: OXFORD HILLS, LLC 701 MAIDEN CHOICE LANE BALTIMORE, MD 21228 PHONE: (410) 402-1743	CLARKSVILLE FREESTATE, LLC P.O. BOX 417 ELLICOTT CITY, MD 21041 PHONE: (410) 531-3101
DEVELOPER: OXFORD HILLS, LLC 701 MAIDEN CHOICE LANE BALTIMORE, MD 21228 CONTACT: PRIYA PRASAD PHONE: (410) 402-1743	
TAX MAP: 28, 34, 35 GRID: 24, 06, 01 ZONED: CEF-M, B-2 PARCEL: 100, 185, 259 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND	

SUBDIVISION NAME: ERICKSON - OXFORD HILLS SECTION/AREA: N/A DEED # 21613/64, 21613/72, 3583/234, 20021/133	PREVIOUS FILE No. : ZONING BOARD CASE ZB-1118M ECP-23-026

BOHLER
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LAND SURVEYING
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ENVIRONMENTAL SERVICES
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TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.:	MD172015
DRAWN BY:	CJB
CHECKED BY:	BRR
DATE:	04/04/24
CAD I.D.:	SITE-4

PROJECT:

PRELIMINARY EQUIVALENT SKETCH PLANS

FOR

ERICKSON - OXFORD HILLS

PARCELS 100, 185, 259
CLARKSVILLE PIKE (MD RTE 108)
5TH ELECTION DISTRICT
TAX MAP 28, GRID 24, PARCEL 100
TAX MAP 34, GRID 06, PARCEL 185
TAX MAP 35, GRID 01, PARCEL 259
CLARKSVILLE
HOWARD COUNTY, MARYLAND

BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
STATE OF MARYLAND LICENSE No. 40808
PROFESSIONAL CERTIFICATION
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SHEET TITLE:

PRELIMINARY OFF-SITE SKETCH PLAN

SHEET NUMBER:
12
12 OF 49

REVISION 4 -

SP-23-001

Apr 05, 2024
H:\172\MD172015\DRAWINGS\PLAN SET\SPE\SPMD172015-SITE-4----LAYOUT 12 - PRELIMINARY OFF-SITE SKETCH PLAN
JOB

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SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL	K FACTOR
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	A	NO	0.28
GbC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	A	NO	0.28
GnB	GLENVILLE-BAILE SILT LOAMS, 0 TO 8 PERCENT SLOPES	C	YES	0.43
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	NO	0.28

MATCHLINE - SHEET 14

MATCHLINE - SHEET 15

50 25 12.5 0 50
1"= 50'

STORMWATER MANAGEMENT NOTE

REFER TO ESD SUMMARY CHARTS ON SHEET 22 OF THIS PLAN SET FOR A BREAKDOWN OF TREATMENT VOLUMES, DEVELOPMENT PHASE, AND MAINTENANCE RESPONSIBILITIES FOR EACH SWM PRACTICE.

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- TREE PROTECTION FENCE
- SOILS BOUNDARY
- BUILDING SETBACK
- ZONING LINE
- WETLAND BUFFER
- STREAM BUFFER
- EXISTING TREE LINE
- PROPOSED TREE LINE
- 100 YEAR FLOODPLAIN
- 15' ENVIRONMENTAL SETBACK (SECTION 16.120.b.4.III.d)
- WETLAND LIMITS
- LIMITS OF STREAM RESTORATION AREA
- PROPOSED FORESTED AREA
- CONCRETE SIDEWALK
- WETLANDS
- ABOVE GROUND SWM QUALITY FACILITY
- REINFORCED TURF EMERGENCY ACCESS
- GREEN ROOF
- FIRE HYDRANT
- SPECIMEN TREES
- SPECIMEN TREE (TO BE REMOVED)
- FOREST CONSERVATION EASEMENT
- SOIL BORING
- UNDERGROUND SWM DETENTION FACILITY
- CURB INLET PROTECTION
- STANDARD INLET PROTECTION
- SILT FENCE
- SUPER SILT FENCE
- EARTH DIKE
- SEDIMENT TRAP
- END SECTION
- YARD INLET
- CURB INLET

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PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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PROJECT No.:	MD172015
DRAWN BY:	CJB
CHECKED BY:	BRR
DATE:	04/04/24
CAD I.D.:	GRAD -4

PROJECT:

PRELIMINARY EQUIVALENT SKETCH PLANS
FOR
ERICKSON - OXFORD HILLS

PARCELS 100, 185, 259
CLARKSVILLE PIKE (MD RTE 108)
5TH ELECTION DISTRICT
TAX MAP 28, GRID 24, PARCEL 100
TAX MAP 34, GRID 06, PARCEL 185
TAX MAP 35, GRID 01, PARCEL 259
CLARKSVILLE
HOWARD COUNTY, MARYLAND

BOHLER//
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 40808
PROFESSIONAL CERTIFICATION
I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40808, EXPIRATION DATE: 7/3/2025

SHEET TITLE:
PRELIMINARY ON-SITE GRADING, SWM AND EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
13
13 OF 49

REVISION 4 -

OWNER:
OXFORD HILLS, LLC
701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
PHONE: (410) 402-1743

CLARKSVILLE FREESTATE, LLC
P.O. BOX 417
ELLICOTT CITY, MD 21041
PHONE: (410) 531-3101

DEVELOPER: OXFORD HILLS, LLC
701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
CONTACT: PRIYA PRASAD
PHONE: (410) 402-1743

TAX MAP: 28, 34, 35 GRID: 24, 06, 01 ZONED: CEF-M, B-2
PARCEL: 100, 185, 259
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SUBDIVISION NAME: ERICKSON - OXFORD HILLS
SECTION/AREA: N/A
DEED # 21613/64, 21613/72, 3583/234, 20021/133

PREVIOUS FILE No. :
ZONING BOARD CASE ZB-1118M
ECP-23-026

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
DocuSigned by: Lynda Eisenberg 4220B635863942E...
PLANNING DIRECTOR 5/21/2024 DATE

Apr 05, 2024
H:\17\MD172015\DRAWINGS\PLAN SETS\PES\P\MD172015-GRAD-4----->LAYOUT: 13 - PRELIMINARY ON-SITE GRADING SWM SED CONTROL PLAN
CB

SP-23-001

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MATCHLINE - SHEET 13

PARCEL C
15,040 SF OR 0.35 AC
(TO BE DEDICATED TO HOWARD COUNTY FOR PURPOSES OF A PUBLIC SANITARY SEWER PUMP STATION) A=15,040 SF OR 0.35 Ac.

PARCEL A
2,289,556 SF OR 52.56 AC

PROPOSED BOUNDARY PER SURVEY REF. #1

PROP. SANITARY LIFT STATION PE EL. = 416.00

INDEPENDENT LIVING
RB 1.6
5 STORIES
3RD FL. EL. = 465.75
2ND FL. EL. = 452.25
FF EL. = 440.25
GAR. EL. = 428.25

INDEPENDENT LIVING
RB 1.5
5 STORIES
3RD FL. EL. = 476.91
2ND FL. EL. = 465.75
FF EL. = 452.25
GAR. EL. = 440.25

INDEPENDENT LIVING
RB 1.4
5 STORIES
3RD FL. EL. = 477.06
2ND FL. EL. = 465.91
FF EL. = 454.75
GAR. EL. = 442.75

INDEPENDENT LIVING
RB 1.2
5 STORIES
3RD FL. EL. = 488.91
2ND FL. EL. = 477.75
FF EL. = 464.25
GAR. EL. = 452.25

UNDERGROUND DETENTION FACILITY HAZARD CLASS: A

OUTLET STRUCTURE

PROP. SEDIMENT TRAP

PROP. WALL

GREEN ROOF AREA

PROP. DRY HYDRANT

OXFORD HILLS DRIVE
(PRIVATE TOWN CENTER STREET)

BYRON WAY
(PRIVATE TOWN CENTER STREET)

RILEY LANE
(PRIVATE TOWN CENTER STREET)

LANDS N/F
LIMESTONE VALLEY FARM
LIBER 3583 FOLIO 234
TM: 28 24 100
ZONE: RC-DEO
USE: AGRICULTURAL
"MD AGRICULTURAL LAND PRESERVATION EASEMENT"

AGRICULTURAL LAND PRESERVATION EASEMENT LIBER 1181 FOLIO 284 LIBER 1482 FOLIO 54 LIBER 1482 FOLIO 72

20' PUBLIC FORCE MAIN AND UTILITY EASEMENT

MATCHLINE - SHEET 16

50 25 12.5 0 50
1"= 50'

SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL	K FACTOR
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	A	NO	0.28
GbC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	A	NO	0.28
GnB	GLENVILLE-BAILE SILT LOAMS, 0 TO 8 PERCENT SLOPES	C	YES	0.43
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	NO	0.28

STORMWATER MANAGEMENT NOTE

REFER TO ESD SUMMARY CHARTS ON SHEET 22 OF THIS PLAN SET FOR A BREAKDOWN OF TREATMENT VOLUMES, DEVELOPMENT PHASE, AND MAINTENANCE RESPONSIBILITIES FOR EACH SWM PRACTICE.

LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE
- 340 — EXISTING CONTOUR
- 341 — PROPOSED CONTOUR
- TPF — TREE PROTECTION FENCE
- SOILS BOUNDARY
- BUILDING SETBACK
- ZONING LINE
- WB — WETLAND BUFFER
- SB — STREAM BUFFER
- EXISTING TREE LINE
- PROPOSED TREE LINE
- 100 YR — 100 YR — 100 YEAR FLOODPLAIN
- 15' ENVIRONMENTAL SETBACK (SECTION 16.120.b.4.III.d)
- WETLAND LIMITS
- LIMITS OF STREAM RESTORATION AREA
- PROPOSED FORESTED AREA
- CONCRETE SIDEWALK
- WETLANDS
- ABOVE GROUND SWM QUALITY FACILITY
- REINFORCED TURF EMERGENCY ACCESS
- GREEN ROOF
- FIRE HYDRANT
- 45 — SPECIMEN TREES
- SPECIMEN TREE (TO BE REMOVED)
- FOREST CONSERVATION EASEMENT
- B-85 — SOIL BORING
- UNDERGROUND SWM DETENTION FACILITY
- CURB INLET PROTECTION
- STANDARD INLET PROTECTION
- SF — SILT FENCE
- SSF — SUPER SILT FENCE
- EARTH DIKE
- SEDIMENT TRAP
- END SECTION
- YARD INLET
- CURB INLET

OWNER: OXFORD HILLS, LLC 701 MAIDEN CHOICE LANE BALTIMORE, MD 21228 PHONE: (410) 402-1743	CLARKSVILLE FREESTATE, LLC P.O. BOX 417 ELLICOTT CITY, MD 21041 PHONE: (410) 531-3101
DEVELOPER: OXFORD HILLS, LLC 701 MAIDEN CHOICE LANE BALTIMORE, MD 21228 CONTACT: PRIYA PRASAD PHONE: (410) 402-1743	
TAX MAP: 28, 34, 35 GRID: 24, 06, 01 ZONED: CEF-M, B-2 PARCEL: 100, 185, 259 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND	

SUBDIVISION NAME: ERICKSON - OXFORD HILLS SECTION/AREA: N/A DEED # 21613/64, 21613/72, 3583/234, 20021/133	PREVIOUS FILE No. : ZONING BOARD CASE ZB-1118M ECP-23-026

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Docusigned by: Lynda Eisenberg
5/21/2021

PLANNING DIRECTOR — DATE

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
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PROJECT No.: MD172015
DRAWN BY: CJB
CHECKED BY: BRR
DATE: 04/04/24
CAD I.D.: GRAD -4

PROJECT:

PRELIMINARY EQUIVALENT SKETCH PLANS

FOR

ERICKSON - OXFORD HILLS

PARCELS 100, 185, 259
CLARKSVILLE PIKE (MD RTE 108)
5TH ELECTION DISTRICT
TAX MAP 28, GRID 24, PARCEL 100
TAX MAP 34, GRID 06, PARCEL 185
TAX MAP 35, GRID 01, PARCEL 259
CLARKSVILLE
HOWARD COUNTY, MARYLAND

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901 DULANEY VALLEY ROAD, SUITE 801
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STATE OF MARYLAND, LICENSE No. 43808
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SHEET TITLE:

PRELIMINARY ON-SITE GRADING, SWM AND EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
14
14 OF 49

REVISION 4 -

SP-23-001

Apr 05, 2024
H:\172015\DRAWING\PLAN SET\PRESP\MD172015-GRAD-4 — LAYOUT: 14 - PRELIMINARY ON-SITE GRADING SWM SED CONTROL PLAN

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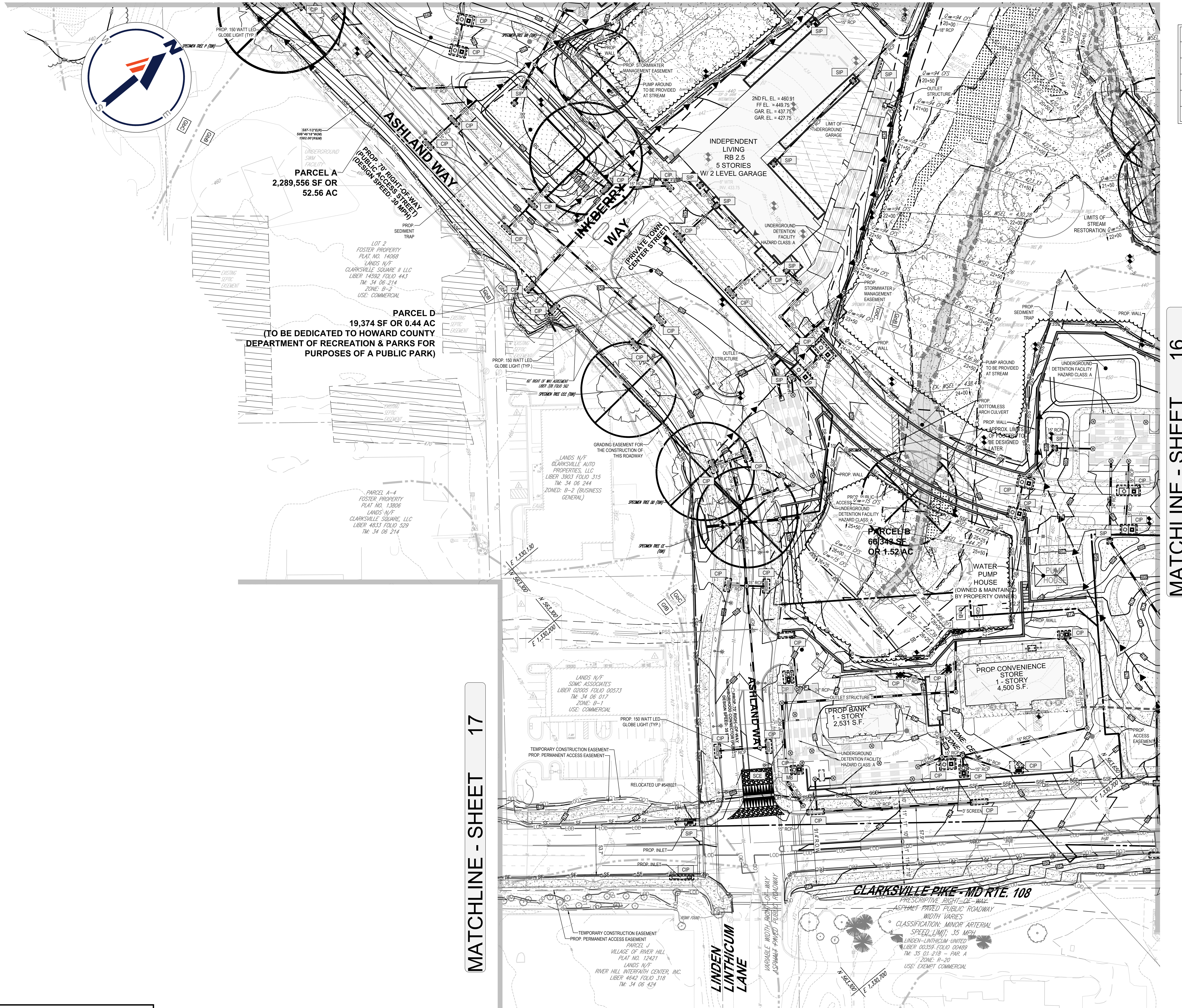
MATCHLINE - SHEET 13



50 25 12.5 0 50
1"= 50'

SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL	K FACTOR
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	A	NO	0.28
GbC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	A	NO	0.28
GnB	GLENVILLE-BAILE SILT LOAMS, 0 TO 8 PERCENT SLOPES	C	YES	0.43
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	NO	0.28

STORMWATER MANAGEMENT NOTE

REFER TO ESD SUMMARY CHARTS ON SHEET 22 OF THIS PLAN SET FOR A BREAKDOWN OF TREATMENT VOLUMES, DEVELOPMENT PHASE, AND MAINTENANCE RESPONSIBILITIES FOR EACH SWM PRACTICE.

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- TREE PROTECTION FENCE
- SOILS BOUNDARY
- BUILDING SETBACK
- ZONING LINE
- WETLAND BUFFER
- STREAM BUFFER
- EXISTING TREE LINE
- PROPOSED TREE LINE
- 100 YEAR FLOODPLAIN
- 15' ENVIRONMENTAL SETBACK (SECTION 16.120.b.4.III.d)
- WETLAND LIMITS
- LIMITS OF STREAM RESTORATION AREA
- PROPOSED FORESTED AREA
- CONCRETE SIDEWALK
- WETLANDS
- ABOVE GROUND SWM QUALITY FACILITY
- REINFORCED TURF EMERGENCY ACCESS
- GREEN ROOF
- FIRE HYDRANT
- SPECIMEN TREES
- SPECIMEN TREE (TO BE REMOVED)
- FOREST CONSERVATION EASEMENT
- SOIL BORING
- UNDERGROUND SWM DETENTION FACILITY
- CURB INLET PROTECTION
- STANDARD INLET PROTECTION
- SILT FENCE
- SUPER SILT FENCE
- EARTH DIKE
- SEDIMENT TRAP
- END SECTION
- YARD INLET
- CURB INLET

BOHLER//
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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PROJECT No.:	MD172015
DRAWN BY:	CJB
CHECKED BY:	BRR
DATE:	04/04/24
CAD I.D.:	GRAD -4

PROJECT:

PRELIMINARY EQUIVALENT SKETCH PLANS

FOR

ERICKSON - OXFORD HILLS

PARCELS 100, 185, 259
CLARKSVILLE PIKE (MD RTE 108)
5TH ELECTION DISTRICT
TAX MAP 28, GRID 24, PARCEL 100
TAX MAP 34, GRID 06, PARCEL 185
TAX MAP 35, GRID 01, PARCEL 259
CLARKSVILLE
HOWARD COUNTY, MARYLAND

BOHLER//
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 40808
PROFESSIONAL CERTIFICATION
I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40808, EXPIRATION DATE: 7/3/2025

SHEET TITLE:

PRELIMINARY ON-SITE GRADING, SWM AND EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
15

REVISION 4 -

OWNER:
OXFORD HILLS, LLC
701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
PHONE: (410) 402-1743

CLARKSVILLE FREESTATE, LLC
P.O. BOX 417
ELLICOTT CITY, MD 21041
PHONE: (410) 531-3101

DEVELOPER:
OXFORD HILLS, LLC
701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
CONTACT: PRIYA PRASAD
PHONE: (410) 402-1743

TAX MAP: 28, 34, 35 GRID: 24, 06, 01 ZONED: CEF-M, B-2
PARCEL: 100, 185, 259
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SUBDIVISION NAME: ERICKSON - OXFORD HILLS
SECTION/AREA: N/A
DEED # 21613/64, 21613/72, 3583/234, 20021/133

PREVIOUS FILE No. :
ZONING BOARD CASE ZB-1118M
ECP-23-026

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
DocuSigned by: Lynda Eisenberg 4220B635863942E...
PLANNING DIRECTOR 5/21/2024 DATE

Apr 05, 2024
H:\17\MD172015\DRAWINGS\PLAN SETS\PESP\MD172015-GRAD-4----->LAYOUT: 15 - PRELIMINARY ON-SITE GRADING SWM SED CONTROL PLAN
CB

SP-23-001

DocuSign Envelope ID: C2C37A1B-78A0-4461-8D4A-FB1DCF089769

MATCHLINE - SHEET 14

MATCHLINE - SHEET 15

MATCHLINE - SHEET 18

SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL	K FACTOR
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	A	NO	0.28
GbC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	A	NO	0.28
GnB	GLENVILLE-BAILE SILT LOAMS, 0 TO 8 PERCENT SLOPES	C	YES	0.43
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	NO	0.28

STORMWATER MANAGEMENT NOTE

REFER TO ESD SUMMARY CHARTS ON SHEET 22 OF THIS PLAN SET FOR A BREAKDOWN OF TREATMENT VOLUMES, DEVELOPMENT PHASE, AND MAINTENANCE RESPONSIBILITIES FOR EACH SWM PRACTICE.

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- TREE PROTECTION FENCE
- SOILS BOUNDARY
- BUILDING SETBACK
- ZONING LINE
- WETLAND BUFFER
- STREAM BUFFER
- EXISTING TREE LINE
- PROPOSED TREE LINE
- 100 YEAR FLOODPLAIN
- 15' ENVIRONMENTAL SETBACK (SECTION 16.120.b.4.III.d)
- WETLAND LIMITS
- LIMITS OF STREAM RESTORATION AREA
- PROPOSED FORESTED AREA
- CONCRETE SIDEWALK
- WETLANDS
- ABOVE GROUND SWM QUALITY FACILITY
- REINFORCED TURF EMERGENCY ACCESS
- GREEN ROOF
- FIRE HYDRANT
- SPECIMEN TREES
- SPECIMEN TREE (TO BE REMOVED)
- FOREST CONSERVATION EASEMENT
- SOIL BORING
- UNDERGROUND SWM DETENTION FACILITY
- CURB INLET PROTECTION
- STANDARD INLET PROTECTION
- SILT FENCE
- SUPER SILT FENCE
- EARTH DIKE
- SEDIMENT TRAP
- END SECTION
- YARD INLET
- CURB INLET

PARCEL A
2,289,556 SF OR
52.56 AC

PARCEL E
100,543 SF OR 2.31 AC
(TO BE DEDICATED TO HOWARD COUNTY FOR PURPOSES OF A PUBLIC PARK)

OXFORD HILLS DRIVE
(PRIVATE TOWN CENTER STREET)

BARTON DRIVE
(PRIVATE TOWN CENTER STREET)

SHEPPARD LANE

CLARKSVILLE PIKE - MD RTE. 108
PRESCRIPTIVE RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
WIDTH VARIES
MINOR ARTERIAL
SPEED LIMIT: 35 MPH

INDEPENDENT LIVING RB 1.3 5 STORIES
3RD FL. EL. = 489.56
2ND FL. EL. = 478.41
FF EL. = 467.25
GAR. EL. = 455.25

COMMONS CB 1.0 3 STORIES
3RD FL. EL. = 488.91
2ND FL. EL. = 477.75
FF EL. = 464.25
GAR. EL. = 452.25

INDEPENDENT LIVING RB 1.1 5 STORIES
3RD FL. EL. = 486.56
2ND FL. EL. = 475.41
FF EL. = 464.25
GAR. EL. = 452.25

WELCOME CENTER
FF EL. = 472.25

CARE CENTER & INDEPENDENT LIVING BUILDING CC
3RD FL. EL. = 490.43
2ND FL. EL. = 479.28
FF EL. = 465.78
TER EL. 452.28

PAVILION 1 STORY

UNDERGROUND DETENTION FACILITY HAZARD CLASS: A

OUTLET STRUCTURE

PROP. SEDIMENT TRAP

MAIN ENTRANCE

PROP. WALL

RET. WALL

2042 65dBA UNMITIGATED NOISE LINE

LIMITS OF STREAM RESTORATION

PROPOSED BOUNDARY PER SURVEY REF. P1

LANDS N/F STEPHEN, KLEIN & ASSOCIATES, LLC. LIBER: 5092 FOLIO: 679 TM: 35/01 001 ZONE: R-1

LANDS N/F LINTHICUM CHAPEL CEMETERY CO. OF CLARKSVILLE LIBER 00086 FOLIO 00467 TM: 35 01 242 ZONE: R-20 USE: EXEMPT COMMERCIAL

REMAINDER OF 30' PRESCRIPTIVE EASEMENT

EX. RIGHT-OF-WAY

5' PRESCRIPTIVE EASEMENT

PROP. RIGHT-OF-WAY (TYP.)

PROP. RELOCATED UTILITY POLE (TYP.)

50 25 12.5 0 50
1"= 50'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Docusigned by: Lynda Eisenberg
PLANNING DIRECTOR — DATE 5/21/2024

SUBDIVISION NAME: ERICKSON - OXFORD HILLS
SECTION/AREA: N/A
DEED # 21613/64, 21613/72, 3583/234, 20021/133

PREVIOUS FILE No. :
ZONING BOARD CASE ZB-1118M
ECP-23-026

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BALTIMORE, MD 21228
CONTACT: PRIYA PRASAD
PHONE: (410) 402-1743

TAX MAP: 28, 34, 35 GRID: 24, 06, 01 ZONED: CEF-M, B-2
PARCEL: 100, 185, 259
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

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PROJECT No.: MD172015
DRAWN BY: CJB
CHECKED BY: BRR
DATE: 04/04/24
CAD I.D.: GRAD -4

PROJECT:

PRELIMINARY EQUIVALENT SKETCH PLANS

FOR

ERICKSON - OXFORD HILLS

PARCELS 100, 185, 259
CLARKSVILLE PIKE (MD RTE 108)
5TH ELECTION DISTRICT
TAX MAP 28, GRID 24, PARCEL 100
TAX MAP 34, GRID 06, PARCEL 185
TAX MAP 35, GRID 01, PARCEL 259
CLARKSVILLE
HOWARD COUNTY, MARYLAND

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SHEET TITLE:

PRELIMINARY ON-SITE GRADING, SWM AND EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
16
16 OF 49

REVISION 4 -

SP-23-001

Apr 05, 2024
H:\172015\2015DRAWINGS\PLANSETS\PESP\MD172015-GRAD-4----LAYOUT 16 - PRELIMINARY ON-SITE GRADING SWM SED CONTROL PLAN

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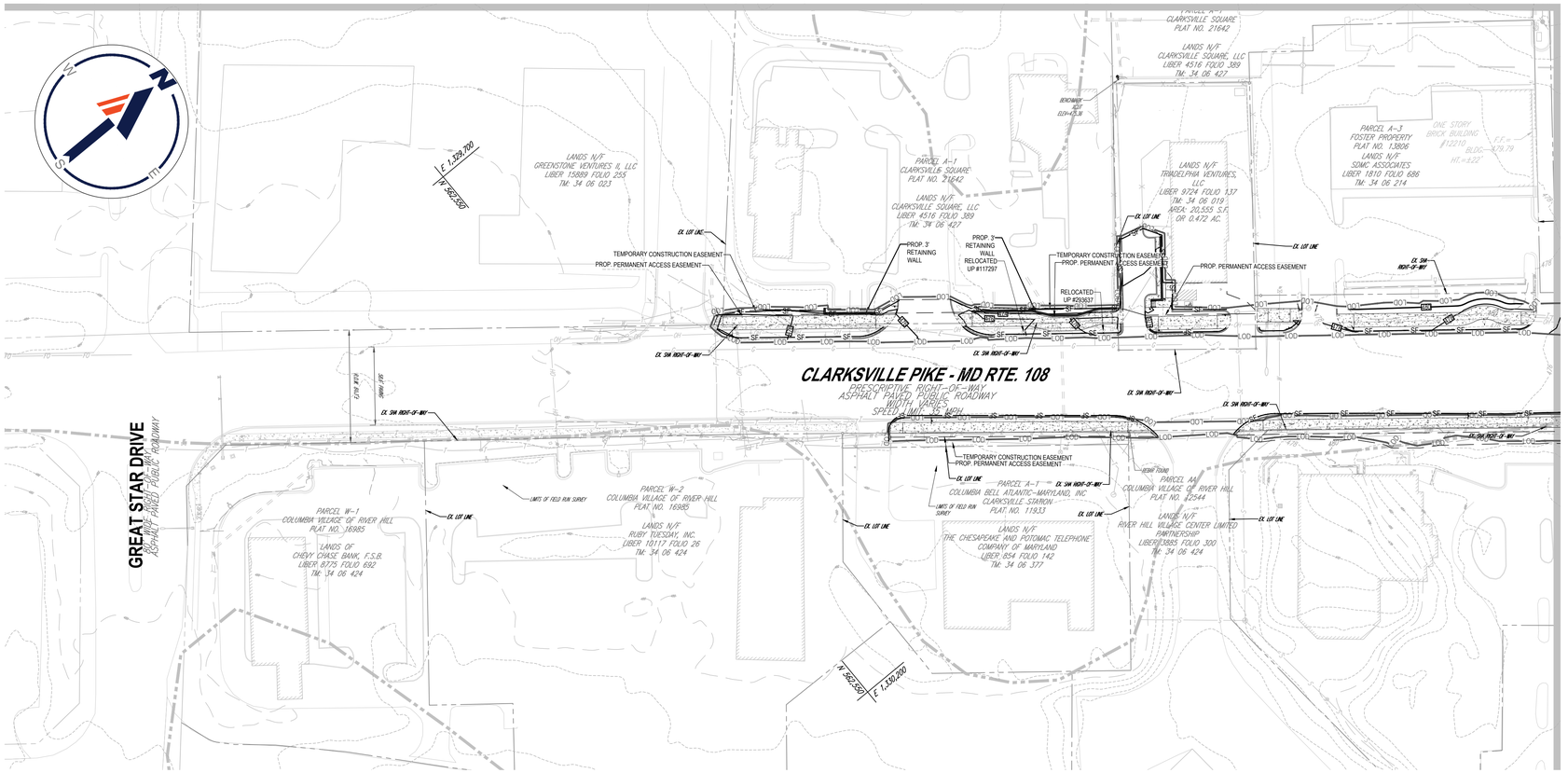

MATCHLINE - SHEET 15

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- TREE PROTECTION FENCE
- SOILS BOUNDARY
- BUILDING SETBACK
- ZONING LINE
- WETLAND BUFFER
- STREAM BUFFER
- EXISTING TREE LINE
- PROPOSED TREE LINE
- 100 YEAR FLOODPLAIN
- 15' ENVIRONMENTAL SETBACK (SECTION 16.120.b.4.III.d)
- WETLAND LIMITS
- PROPOSED FORESTED AREA
- CONCRETE SIDEWALK
- WETLANDS
- ABOVE GROUND SWM QUALITY FACILITY
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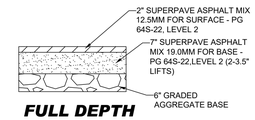
- GREEN ROOF
- FIRE HYDRANT
- SPECIMEN TREES
- SPECIMEN TREE (TO BE REMOVED)
- FOREST CONSERVATION EASEMENT
- SOIL BORING
- UNDERGROUND SWM DETENTION FACILITY
- CURB INLET PROTECTION
- STANDARD INLET PROTECTION
- SILT FENCE
- SUPER SILT FENCE
- EARTH DIKE
- SEDIMENT TRAP
- END SECTION
- YARD INLET
- CURB INLET

50 25 12.5 0 50
1"= 50'

SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL	K FACTOR
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	A	NO	0.28
GbC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	A	NO	0.28
GnB	GLENVILLE-BAILE SILT LOAMS, 0 TO 8 PERCENT SLOPES	C	YES	0.43
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	NO	0.28



FULL DEPTH PAVEMENT SECTION

NOT TO SCALE

NOTE: IF EXISTING PAVEMENT SECTION THICKNESS IS SEEN TO BE THICKER THAN PAVEMENT DETAIL, CONTRACTOR TO MATCH EXISTING PAVEMENT SECTION.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Docusigned by: Linda Eisenberg
PLANNING DIRECTOR — 5/21/2024 DATE

OWNER: OXFORD HILLS, LLC 701 MAIDEN CHOICE LANE BALTIMORE, MD 21228 PHONE: (410) 402-1743	CLARKSVILLE FREESTATE, LLC P.O. BOX 417 ELLICOTT CITY, MD 21041 PHONE: (410) 531-3101
DEVELOPER: OXFORD HILLS, LLC 701 MAIDEN CHOICE LANE BALTIMORE, MD 21228 CONTACT: PRIYA PRASAD PHONE: (410) 402-1743	
SUBDIVISION NAME: ERICKSON - OXFORD HILLS SECTION/AREA: N/A DEED # 21613/64, 21613/72, 3583/234, 20021/133	PREVIOUS FILE No. : ZONING BOARD CASE ZB-1118M ECP-23-026
TAX MAP: 28, 34, 35 GRID: 24, 06, 01 ZONED: CEF-M, B-2 PARCEL: 100, 185, 259 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND	

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PROJECT No.:	MD172015
DRAWN BY:	CJB
CHECKED BY:	BRR
DATE:	04/04/24
CAD I.D.:	GRAD -4

PROJECT:

PRELIMINARY EQUIVALENT SKETCH PLANS

FOR

ERICKSON - OXFORD HILLS

PARCELS 100, 185, 259
CLARKSVILLE PIKE (MD RTE 108)
5TH ELECTION DISTRICT
TAX MAP 28, GRID 24, PARCEL 100
TAX MAP 34, GRID 06, PARCEL 185
TAX MAP 35, GRID 01, PARCEL 259
CLARKSVILLE
HOWARD COUNTY, MARYLAND

BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

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PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 40808
PROFESSIONAL CERTIFICATION
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SHEET TITLE:

PRELIMINARY OFF-SITE (MD 108) GRADING, SWM AND EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER: 17 (17 OF 49)

REVISION 4 -

SP-23-001

Apr 05, 2024
H:\172015\DRAWINGS\PLANSETS\PESPMD172015-GRAD-4----LAYOUT 17 - PRELIMINARY OFF-SITE GRADING SWM SED CONTROL PLAN

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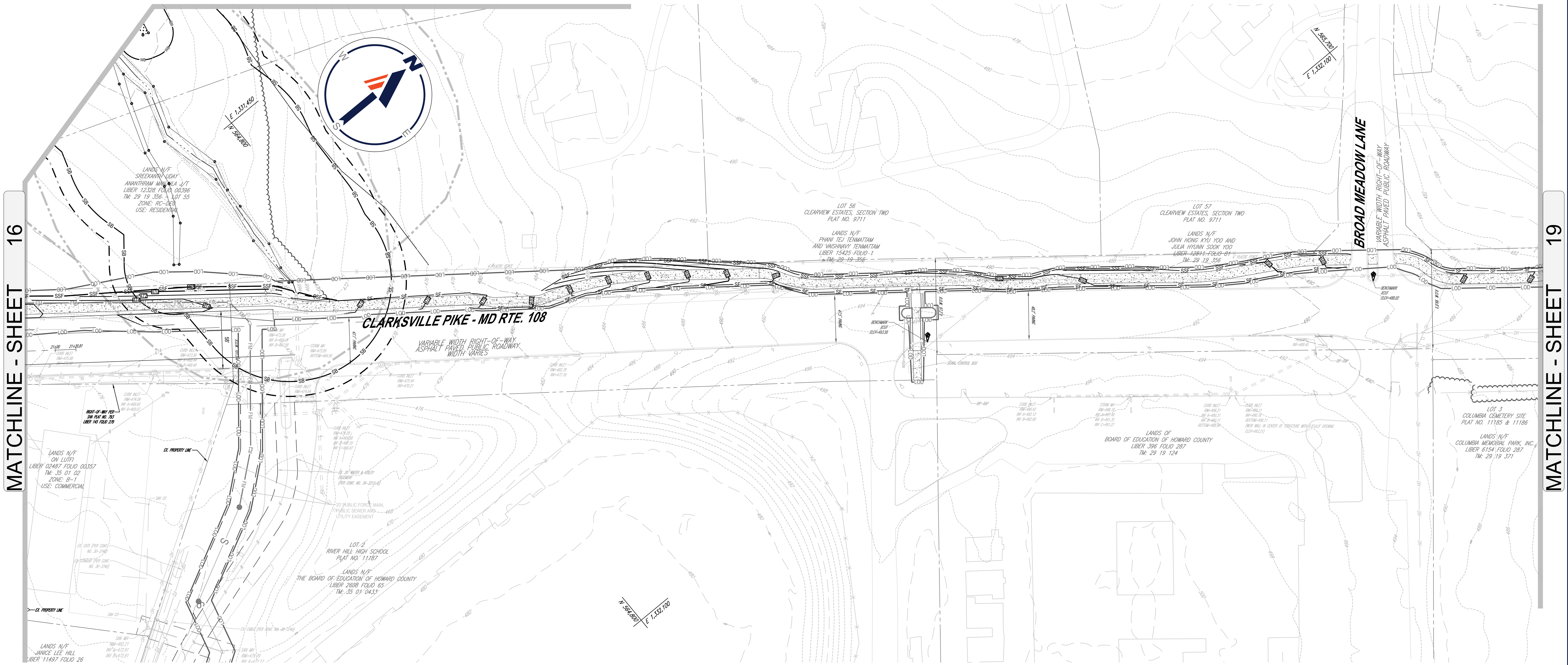


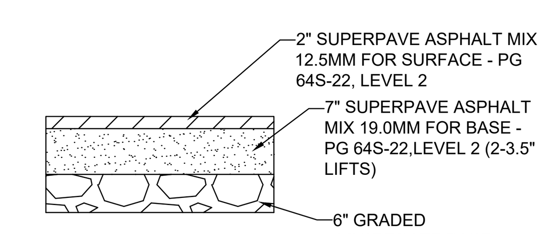
SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL	K FACTOR
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	A	NO	0.28
GbC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	A	NO	0.28
GnB	GLENVILLE-BAILE SILT LOAMS, 0 TO 8 PERCENT SLOPES	C	YES	0.43
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	NO	0.28

LEGEND

PROPERTY LINE
LIMIT OF DISTURBANCE
EXISTING CONTOUR
PROPOSED CONTOUR
TREE PROTECTION FENCE
SOILS BOUNDARY
BUILDING SETBACK
ZONING LINE
WETLAND BUFFER
STREAM BUFFER
EXISTING TREE LINE
PROPOSED TREE LINE
100 YEAR FLOODPLAIN
15' ENVIRONMENTAL SETBACK (SECTION 16.120.b.4.III.d)
WETLAND LIMITS
PROPOSED FORESTED AREA
CONCRETE SIDEWALK
WETLANDS
ABOVE GROUND SWM QUALITY FACILITY
REINFORCED TURF EMERGENCY ACCESS
GREEN ROOF
FIRE HYDRANT
SPECIMEN TREES
SPECIMEN TREE (TO BE REMOVED)
FOREST CONSERVATION EASEMENT
SOIL BORING
UNDERGROUND SWM DETENTION FACILITY
CURB INLET PROTECTION
STANDARD INLET PROTECTION
SILT FENCE
SUPER SILT FENCE
EARTH DIKE
SEDIMENT TRAP
END SECTION
YARD INLET
CURB INLET

50 25 12.5 0 50
1"= 50'



FULL DEPTH PAVEMENT SECTION

NOT TO SCALE

NOTE: IF EXISTING PAVEMENT SECTION THICKNESS IS SEEN TO BE THICKER THAN PAVEMENT DETAIL, CONTRACTOR TO MATCH EXISTING PAVEMENT SECTION.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

DocuSigned by: Lynda Eisenberg 4220B635863942E...
PLANNING DIRECTOR — DATE 5/21/2024

Apr 05, 2024
H:\17\MD172015\DRAWINGS\PLAN SETS\PESP\MD172015-GRAD-4----->LAYOUT: 18 - PRELIMINARY OFF-SITE GRADING SWM SED CONTROL PLAN
CB

SUBDIVISION NAME: ERICKSON - OXFORD HILLS
SECTION/AREA: N/A
DEED # 21613/64, 21613/72, 3583/234, 20021/133

PREVIOUS FILE No. :
ZONING BOARD CASE ZB-1118M
ECP-23-026

OWNER: OXFORD HILLS, LLC, 701 MAIDEN CHOICE LANE, BALTIMORE, MD 21228, PHONE: (410) 402-1743	CLARKSVILLE FREESTATE, LLC, P.O. BOX 417, ELLICOTT CITY, MD 21041, PHONE: (410) 531-3101
DEVELOPER:	OXFORD HILLS, LLC, 701 MAIDEN CHOICE LANE, BALTIMORE, MD 21228, CONTACT: PRIYA PRASAD, PHONE: (410) 402-1743

TAX MAP: 28, 34, 35 GRID: 24, 06, 01 ZONED: CEF-M, B-2
PARCEL: 100, 185, 259
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
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PROJECT:

PRELIMINARY EQUIVALENT SKETCH PLANS

FOR

ERICKSON - OXFORD HILLS

PARCELS 100, 185, 259
CLARKSVILLE PIKE (MD RTE 108)
5TH ELECTION DISTRICT
TAX MAP 28, GRID 24, PARCEL 100
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SHEET TITLE:

PRELIMINARY OFF-SITE (MD 108) GRADING, SWM AND EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
18

REVISION 4 -

SP-23-001

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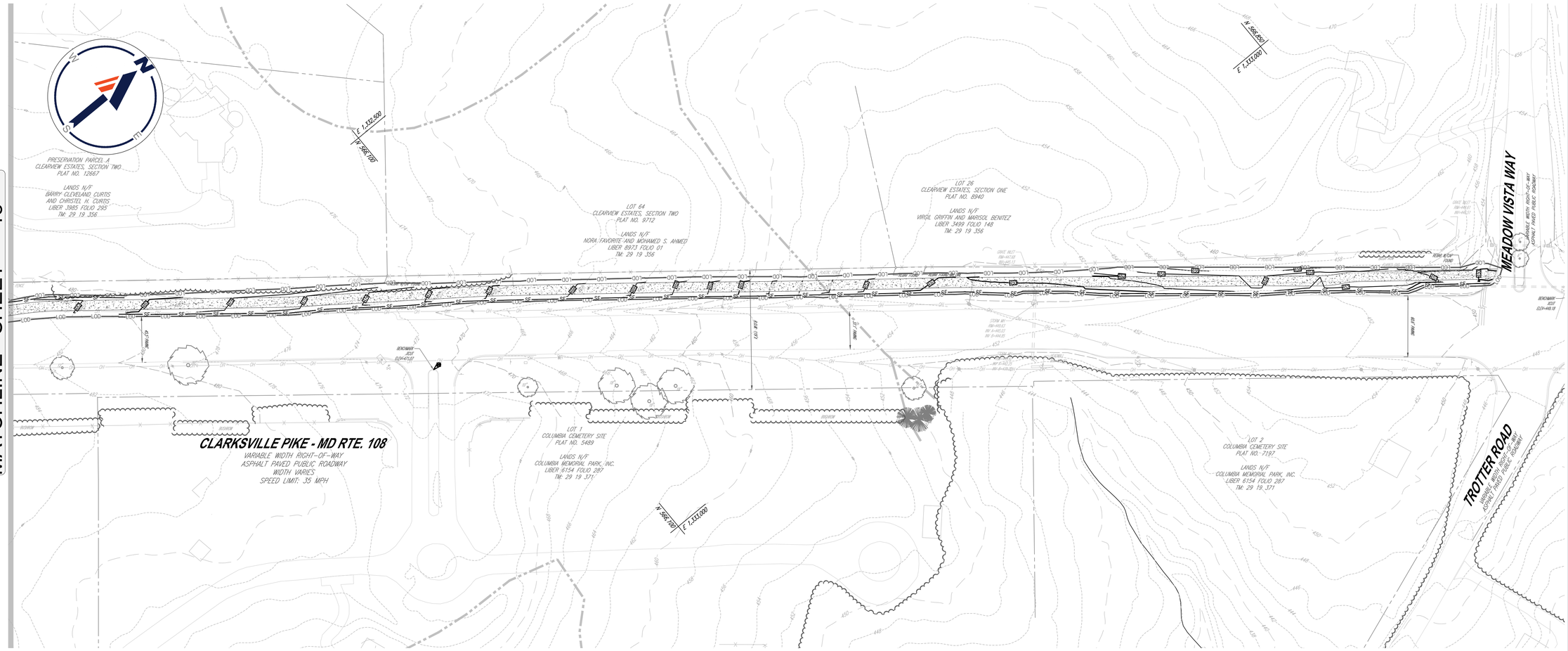
MATCHLINE - SHEET 18



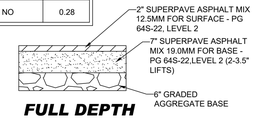
50 25 12.5 0 50
1"= 50'

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE (LOD)
- EXISTING CONTOUR
- PROPOSED CONTOUR
- TREE PROTECTION FENCE (TPF)
- SOILS BOUNDARY
- BUILDING SETBACK
- ZONING LINE
- WETLAND BUFFER (WB)
- STREAM BUFFER (SB)
- EXISTING TREE LINE
- PROPOSED TREE LINE
- 100 YEAR FLOODPLAIN
- 15' ENVIRONMENTAL SETBACK (SECTION 16.120.b.4.III.d)
- WETLAND LIMITS
- PROPOSED FORESTED AREA
- CONCRETE SIDEWALK
- WETLANDS
- ABOVE GROUND SWM QUALITY FACILITY
- REINFORCED TURF EMERGENCY ACCESS
- GREEN ROOF
- FIRE HYDRANT
- SPECIMEN TREES
- SPECIMEN TREE (TO BE REMOVED)
- FOREST CONSERVATION EASEMENT
- SOIL BORING
- UNDERGROUND SWM DETENTION FACILITY
- CURB INLET PROTECTION
- STANDARD INLET PROTECTION
- SILT FENCE (SF)
- SUPER SILT FENCE (SSF)
- EARTH DIKE
- SEDIMENT TRAP
- END SECTION
- YARD INLET
- CURB INLET

SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL	K FACTOR
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	A	NO	0.28
GbC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	A	NO	0.28
GnB	GLENVILLE-BAILE SILT LOAMS, 0 TO 8 PERCENT SLOPES	C	YES	0.43
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	NO	0.28



FULL DEPTH PAVEMENT SECTION

NOT TO SCALE

NOTE: IF EXISTING PAVEMENT SECTION THICKNESS IS SEEN TO BE THICKER THAN PAVEMENT DETAIL, CONTRACTOR TO MATCH EXISTING PAVEMENT SECTION.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Docusigned by: Linda Eisenberg
PLANNING DIRECTOR — 5/21/2024 DATE

OWNER: OXFORD HILLS, LLC 701 MAIDEN CHOICE LANE BALTIMORE, MD 21228 PHONE: (410) 402-1743	CLARKSVILLE FREESTATE, LLC P.O. BOX 417 ELLICOTT CITY, MD 21041 PHONE: (410) 531-3101
DEVELOPER:	OXFORD HILLS, LLC 701 MAIDEN CHOICE LANE BALTIMORE, MD 21228 CONTACT: PRIYA PRASAD PHONE: (410) 402-1743
TAX MAP: 28, 34, 35 GRID: 24, 06, 01 ZONED: CEF-M, B-2 PARCEL: 100, 185, 259 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND	
SUBDIVISION NAME: ERICKSON - OXFORD HILLS SECTION/AREA: N/A DEED # 21613/64, 21613/72, 3583/234, 20021/133	PREVIOUS FILE No. : ZONING BOARD CASE ZB-1118M ECP-23-026

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PROGRAM MANAGEMENT
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PROJECT No.:	MD172015
DRAWN BY:	CJB
CHECKED BY:	BRR
DATE:	04/04/24
CAD I.D.:	GRAD -4

PROJECT:

PRELIMINARY EQUIVALENT SKETCH PLANS

FOR

ERICKSON - OXFORD HILLS

PARCELS 100, 185, 259
CLARKSVILLE PIKE (MD RTE 108)
5TH ELECTION DISTRICT
TAX MAP 28, GRID 24, PARCEL 100
TAX MAP 34, GRID 06, PARCEL 185
TAX MAP 35, GRID 01, PARCEL 259
CLARKSVILLE
HOWARD COUNTY, MARYLAND

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MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
STATE OF MARYLAND
No. 40808
CERTIFICATE
I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40808, EXPIRATION DATE: 7/3/2025

SHEET TITLE:

PRELIMINARY OFF-SITE (MD 108) GRADING, SWM AND EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
19
19 OF 49

REVISION 4 -

SP-23-001

Apr 05, 2024
I:\17\MD172015\DRAWINGS\PLAN SETS\PESP\MD172015-GRAD-4——LAYOUT 19 - PRELIMINARY OFF-SITE GRADING SWM SED CONTROL PLAN

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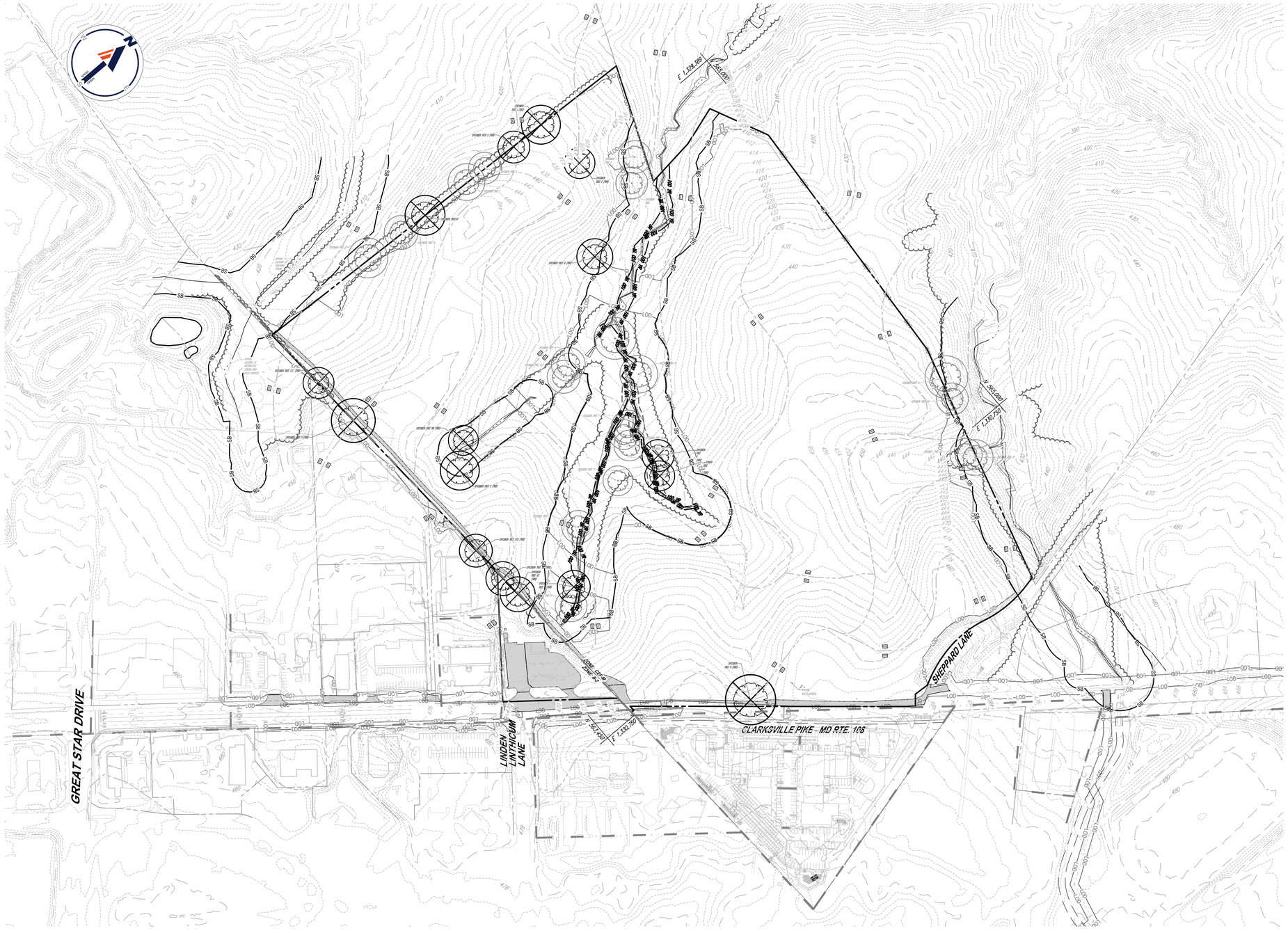
SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL	K FACTOR
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	A	NO	0.28
GbC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	A	NO	0.28
GnB	GLENVILLE-BAILE SILT LOAMS, 0 TO 8 PERCENT SLOPES	C	YES	0.43
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	NO	0.28



PRE-DEVELOPMENT COVERAGE SUMMARY

IMPERVIOUS AREA:	1.83 AC.
PERVIOUS AREA:	52.95 AC.
TOTAL AREA (LOD):	54.78 AC.

LEGEND

- IMPERVIOUS AREA
- LOD — LIMIT OF DISTURBANCE
- SOILS LINE
- DrE — SOILS LABEL

150 75 37.5 0 150

1"=150'

SUBDIVISION NAME: ERICKSON - OXFORD HILLS SECTION/AREA: N/A DEED # 21613/64, 21613/72, 3583/234, 20021/133	PREVIOUS FILE No. : ZONING BOARD CASE ZB-1118M ECP-23-026

OWNER:
OXFORD HILLS, LLC
701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
PHONE: (410) 402-1743

CLARKSVILLE FREESTATE, LLC
P.O. BOX 417
ELLICOTT CITY, MD 21041
PHONE: (410) 531-3101

DEVELOPER:
OXFORD HILLS, LLC
701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
CONTACT: PRIYA PRASAD
PHONE: (410) 402-1743

TAX MAP: 28, 34, 35 GRID: 24, 06, 01 ZONED: CEF-M, B-2
PARCEL: 100, 185, 259
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Docusigned by: Linda Eisenberg
PLANNING DIRECTOR — 5/21/2024 DATE

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PROJECT No.:	MD172015
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CHECKED BY:	BRR
DATE:	04/04/24
CAD I.D.:	DRIN-4

PROJECT:

PRELIMINARY EQUIVALENT SKETCH PLANS

FOR

ERICKSON - OXFORD HILLS

PARCELS 100, 185, 259
CLARKSVILLE PIKE (MD RTE 108)
5TH ELECTION DISTRICT
TAX MAP 28, GRID 24, PARCEL 100
TAX MAP 34, GRID 06, PARCEL 185
TAX MAP 35, GRID 01, PARCEL 259
CLARKSVILLE
HOWARD COUNTY, MARYLAND

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B.R. ROWE
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 40808
PROFESSIONAL CERTIFICATION.
I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40808, EXPIRATION DATE: 7/3/2025

SHEET TITLE:

PRE-DEVELOPMENT COVERAGE MAP

SHEET NUMBER:

20
20 OF 49

REVISION 4 -

SP-23-001

Apr 05, 2024
H:\TA\MD172015\DRAWINGS\PLAN SETS\PE\PMD172015.DRIN-4---LAYOUT 20 - PRE-DEVELOPMENT COVERAGE MAP

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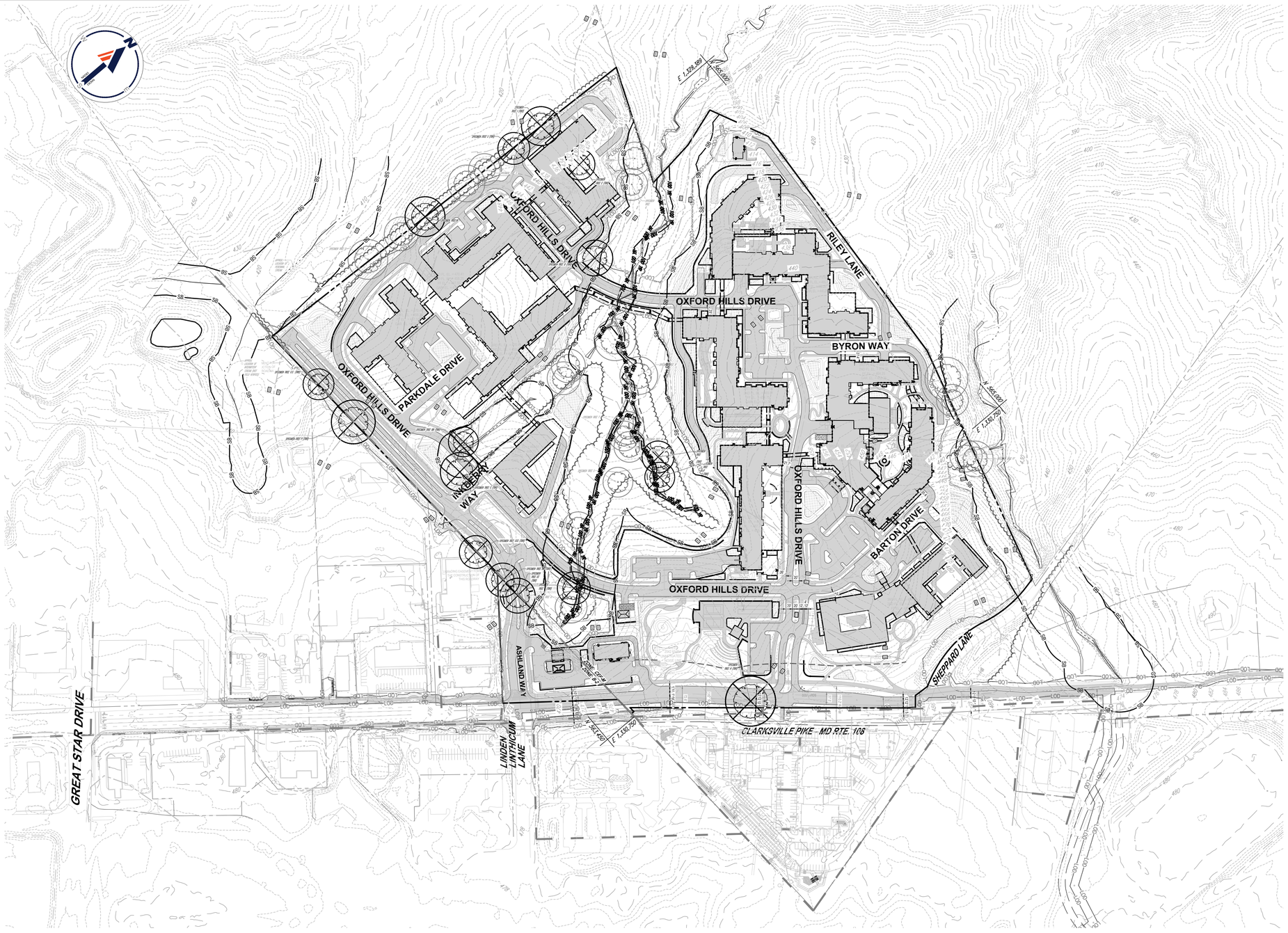
SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL	K FACTOR
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	A	NO	0.28
GbC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	A	NO	0.28
GnB	GLENVILLE-BAILE SILT LOAMS, 0 TO 8 PERCENT SLOPES	C	YES	0.43
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	NO	0.28



POST-DEVELOPMENT COVERAGE SUMMARY

IMPERVIOUS AREA:	28.61 AC.
PERVIOUS AREA:	26.17 AC.
TOTAL AREA (LOD):	54.78 AC.

LEGEND

- IMPERVIOUS AREA
- LOD — LIMIT OF DISTURBANCE
- SOILS LINE
- DrE — SOILS LABEL

150 75 37.5 0 150

1"=150'

SUBDIVISION NAME: ERICKSON - OXFORD HILLS SECTION/AREA: N/A
DEED # 21613/64, 21613/72, 3583/234, 20021/133

PREVIOUS FILE No. :
ZONING BOARD CASE ZB-1118M
ECP-23-026

OWNER:
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BALTIMORE, MD 21228
PHONE: (410) 402-1743

CLARKSVILLE FREESTATE, LLC
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701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
CONTACT: PRIYA PRASAD
PHONE: (410) 402-1743

TAX MAP: 28, 34, 35 GRID: 24, 06, 01 ZONED: CEF-M, B-2
PARCEL: 100, 185, 259
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Docusigned by: Lynda Eisenberg
PLANNING DIRECTOR — 5/21/2024 DATE

Apr 05, 2024
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DRAWN BY:	CJB
CHECKED BY:	BRR
DATE:	04/04/24
CAD I.D.:	DRIN-4

PROJECT:

PRELIMINARY EQUIVALENT SKETCH PLANS

FOR

ERICKSON - OXFORD HILLS

PARCELS 100, 185, 259
CLARKSVILLE PIKE (MD RTE 108)
5TH ELECTION DISTRICT
TAX MAP 28, GRID 24, PARCEL 100
TAX MAP 34, GRID 06, PARCEL 185
TAX MAP 35, GRID 01, PARCEL 259
CLARKSVILLE
HOWARD COUNTY, MARYLAND

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B.R. ROWE
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 40808
PROFESSIONAL CERTIFICATION
I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40808, EXPIRATION DATE: 7/3/2025

SHEET TITLE:

POST-DEVELOPMENT COVERAGE MAP

SHEET NUMBER:

21
21 OF 49

REVISION 4 -

SP-23-001

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SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL	K FACTOR
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	A	NO	0.28
GbC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	A	NO	0.28
GnB	GLENVILLE-BAILE SILT LOAMS, 0 TO 8 PERCENT SLOPES	C	YES	0.43
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	NO	0.28

Facility #	Practice	MDE Class	Surface Area	Impervious Area	Pervious Area	Total Drainage Area	PE	ESD Volume	Recharge Volume*	Development Phase	Maintainance Responsibility
C-1	(Filterra Plus)	X-OTH	64 SF	0.09 Acres	0.02 Acres	0.11 Acres	2.60 inches	816.39 CF		1	PRIVATE
C-2	(Bio-Planter Box)	M-6	900 SF	0.20 Acres	0.08 Acres	0.28 Acres	2.60 inches	1860.00 CF		1	PRIVATE
C-3	(Filterra Plus)	X-OTH	42 SF	0.04 Acres	0.03 Acres	0.07 Acres	2.60 inches	372.80 CF		1	PRIVATE
C-4	(Filterra Plus)	X-OTH	42 SF	0.05 Acres	0.00 Acres	0.05 Acres	2.60 inches	448.31 CF		1	PRIVATE
C-5	(Contech StormFilter)	X-OTH		0.18 Acres	0.03 Acres	0.21 Acres	1.00 inches	628.45 CF		1	PRIVATE
C-6	(Filterra Plus)	X-OTH	48 SF	0.06 Acres	0.01 Acres	0.07 Acres	2.60 inches	559.67 CF		1	PRIVATE
C-7	(Filterra Plus)	X-OTH	60 SF	0.07 Acres	0.00 Acres	0.07 Acres	2.60 inches	627.63 CF		1	PRIVATE
C-8	(Contech StormFilter)	X-OTH		0.14 Acres	0.02 Acres	0.16 Acres	1.00 inches	485.35 CF		1	PRIVATE
C-9	(Filterra Plus)	X-OTH	36 SF	0.04 Acres	0.00 Acres	0.04 Acres	2.60 inches	376.58 CF		1	PRIVATE
Subtotal				0.88 Acres	0.19 Acres			6175.17 CF			

Total ESD Treatment Volume Provided = 6175 CF
Total Recharge Volume Provided = (see note #1 below)
Total Impervious Area Treated= 0.88 acres
PE Treatment Provided= 2.00 inches

ESD Req Met

Facility #	Practice	MDE Class	Surface Area	Impervious Area	Pervious Area	Total Drainage Area	PE	ESD Volume	Recharge Volume*	Development Phase	Maintainance Responsibility
1.A	(Bio-Planter Box)	M-6	1575 SF	0.23 Acres	0.10 Acres	0.32 Acres	1.97 inches	1575.00 CF		1	PRIVATE
1.B	(Bio-Planter Box)	M-6	1240 SF	0.17 Acres	0.14 Acres	0.31 Acres	2.59 inches	1612.00 CF		1	PRIVATE
1.C	(Bio-Planter Box)	M-6	2125 SF	0.30 Acres	0.16 Acres	0.46 Acres	1.97 inches	2125.00 CF		1	PRIVATE
1.D	(Surface Sandfilter)	F-1	1400 SF	0.46 Acres	0.27 Acres	0.73 Acres	2.44 inches	4000.00 CF	1120.00 CF	1	PRIVATE
1.E	(Surface Sandfilter)	F-1	1450 SF	0.53 Acres	0.41 Acres	0.94 Acres	2.57 inches	4933.33 CF	1160.00 CF	1	PRIVATE
1.F	(Bio-Planter Box)	M-6	1650 SF	0.24 Acres	0.05 Acres	0.29 Acres	2.58 inches	2172.50 CF		1	PRIVATE
1.G	(Micro-Bioretention)	M-6	1710 SF	0.26 Acres	0.19 Acres	0.45 Acres	2.30 inches	2127.38 CF	513.00 CF	1	PRIVATE
1.H	(Micro-Bioretention)	M-6	1350 SF	0.24 Acres	0.24 Acres	0.48 Acres	1.95 inches	1686.38 CF	405.00 CF	1	PRIVATE
1.I	(Micro-Bioretention)	M-6	1300 SF	0.23 Acres	0.22 Acres	0.45 Acres	1.97 inches	1625.13 CF	390.00 CF	1	PRIVATE
I.J	(Submerged Gravel Wetland)	M-2	430 SF	0.18 Acres	0.07 Acres	0.25 Acres	2.59 inches	1640.00 CF		1	PRIVATE
1.K	(Bio-Planter Box)	M-6	825 SF	0.12 Acres	0.04 Acres	0.16 Acres	2.52 inches	1045.00 CF		1	PRIVATE
1.L	(Bio-Planter Box)	M-6	1545 SF	0.21 Acres	0.34 Acres	0.56 Acres	2.48 inches	1957.00 CF		1	PRIVATE
1.M	(Bio-Planter Box)	M-6	630 SF	0.06 Acres	0.17 Acres	0.23 Acres	2.59 inches	630.00 CF		1	PRIVATE
1.N	(Bio-Planter Box)	M-6	560 SF	0.07 Acres	0.05 Acres	0.12 Acres	2.23 inches	560.00 CF		1	PRIVATE
1.O	(Bio-Planter Box)	M-6	1575 SF	0.23 Acres	0.07 Acres	0.30 Acres	2.50 inches	1995.00 CF		1	PRIVATE
1.P	(Surface Sandfilter)	F-1	2700 SF	1.03 Acres	0.75 Acres	1.78 Acres	1.90 inches	7024.50 CF	2160.00 CF	1	PRIVATE
1.Q	(Bio-Planter Box)	M-6	1875 SF	0.27 Acres	0.08 Acres	0.36 Acres	2.48 inches	2375.00 CF		1	PRIVATE
1.R	(Surface Sandfilter)	F-1	3770 SF	0.66 Acres	0.59 Acres	1.26 Acres	2.60 inches	6300.00 CF	3016.00 CF	1	PRIVATE
1.S	(Bio-Planter Box)	M-6	2250 SF	0.32 Acres	0.15 Acres	0.47 Acres	2.52 inches	2850.00 CF		1	PRIVATE
1.T	(Bio-Planter Box)	M-6	2130 SF	0.30 Acres	0.17 Acres	0.47 Acres	2.50 inches	2698.00 CF		1	PRIVATE
1.U	(Surface Sandfilter)	F-1	750 SF	0.31 Acres	0.25 Acres	0.56 Acres	1.98 inches	2200.00 CF	600.00 CF	1	PRIVATE
1.V	(Micro-Bioretention)	M-6	1000 SF	0.12 Acres	0.34 Acres	0.46 Acres	2.59 inches	1257.63 CF	300.00 CF	1	PRIVATE
1.W	(Micro-Bioretention)	M-6	440 SF	0.04 Acres	0.42 Acres	0.47 Acres	2.60 inches	571.63 CF	132.00 CF	1	PRIVATE
1.X	(Bio-Planter Box)	M-6	1860 SF	0.27 Acres	0.01 Acres	0.29 Acres	2.48 inches	2356.00 CF		1	PRIVATE
1.Y	(Bio-Planter Box)	M-6	1875 SF	0.27 Acres	0.14 Acres	0.41 Acres	2.48 inches	2375.00 CF		1	PRIVATE
1.Z	(Bio-Planter Box)	M-6	1440 SF	0.21 Acres	0.14 Acres	0.34 Acres	2.49 inches	1824.00 CF		1	PRIVATE
1.AA	(Filterra Plus)	X-OTH	48 SF	0.05 Acres	0.02 Acres	0.07 Acres	1.94 inches	342.00 CF		1	PRIVATE
1.BB	(Filterra Plus)	X-OTH	48 SF	0.09 Acres	0.02 Acres	0.11 Acres	1.94 inches	609.95 CF		1	PRIVATE
1.CC	(Filterra Plus)	X-OTH	65 SF	0.11 Acres	0.06 Acres	0.17 Acres	1.94 inches	758.04 CF		1	PRIVATE
1.DD	(Filterra Plus)	X-OTH	54 SF	0.11 Acres	0.03 Acres	0.14 Acres	1.94 inches	747.46 CF		1	PRIVATE
1.EE	(Micro-Bioretention)	M-6	1530 SF	0.19 Acres	0.38 Acres	0.58 Acres	2.60 inches	1906.88 CF	459.00 CF	1	PRIVATE
1.FF	(Micro-Bioretention)	M-6	730 SF	0.12 Acres	0.25 Acres	0.37 Acres	1.96 inches	926.88 CF	219.00 CF	1	PRIVATE
1.GG	(Bioretention)	F-6	3000 SF	0.43 Acres	0.34 Acres	0.77 Acres	1.96 inches	3000.00 CF	900.00 CF	1	PRIVATE
1.HH	(Micro-Bioretention)	M-6	1180 SF	0.16 Acres	0.12 Acres	0.28 Acres	2.58 inches	1478.13 CF	354.00 CF	1	PRIVATE
1.II	(Micro-Bioretention)	M-6	1060 SF	0.14 Acres	0.11 Acres	0.25 Acres	2.58 inches	1331.13 CF	318.00 CF	1	PRIVATE
1.LL	(Filterra Plus)	X-OTH	56 SF	0.13 Acres	0.01 Acres	0.14 Acres	1.94 inches	874.39 CF		1	PRIVATE
1.MM	(Contech StormFilter)	X-OTH		0.37 Acres	0.11 Acres	0.48 Acres	1.00 inches	1314.19 CF		1	PRIVATE
1.0-A	(Bio-Planter Box)	M-6	1650 SF	0.24 Acres	0.04 Acres	0.28 Acres	1.96 inches	1650.00 CF		1	PRIVATE
1.0-B	(Bio-Planter Box)	M-6	700 SF	0.10 Acres	0.01 Acres	0.11 Acres	2.02 inches	700.00 CF		1	PRIVATE
1.1-A	(Bio-Planter Box)	M-6	1180 SF	0.15 Acres	0.04 Acres	0.19 Acres	2.36 inches	1180.00 CF		1	PRIVATE
1.1-B	(Bio-Planter Box)	M-6	1210 SF	0.16 Acres	0.03 Acres	0.19 Acres	2.24 inches	1210.00 CF		1	PRIVATE
1.1-C	(Bio-Planter Box)	M-6	1080 SF	0.16 Acres	0.03 Acres	0.19 Acres	1.99 inches	1080.00 CF		1	PRIVATE
1.1-D	(Bio-Planter Box)	M-6	1150 SF	0.17 Acres	0.02 Acres	0.19 Acres	1.95 inches	1150.00 CF		1	PRIVATE
1.2-A	(Bio-Planter Box)	M-6	1650 SF	0.19 Acres	0.05 Acres	0.24 Acres	2.49 inches	1650.00 CF		1	PRIVATE
1.2-B	(Bio-Planter Box)	M-6	1000 SF	0.14 Acres	0.03 Acres	0.17 Acres	2.52 inches	1266.67 CF		1	PRIVATE
1.2-C	(Bio-Planter Box)	M-6	1790 SF	0.22 Acres	0.05 Acres	0.27 Acres	2.34 inches	1790.00 CF		1	PRIVATE
1.2-D	(Bio-Planter Box)	M-6	900 SF	0.13 Acres	0.02 Acres	0.15 Acres	2.05 inches	900.00 CF		1	PRIVATE
1.3-A	(Bio-Planter Box)	M-6	2250 SF	0.26 Acres	0.23 Acres	0.49 Acres	2.36 inches	2250.00 CF		1	PRIVATE
1.3-B	(Bio-Planter Box)	M-6	2700 SF	0.30 Acres	0.11 Acres	0.41 Acres	2.54 inches	2700.00 CF		1	PRIVATE
1.3-C	(Bio-Planter Box)	M-6	2100 SF	0.25 Acres	0.03 Acres	0.28 Acres	2.42 inches	2100.00 CF		1	PRIVATE
WC-A	(Bio-Planter Box)	M-6	600 SF	0.07 Acres	0.02 Acres	0.09 Acres	2.52 inches	600.00 CF		1	PRIVATE
1.4-A	(Bio-Planter Box)	M-6	780 SF	0.11 Acres	0.01 Acres	0.12 Acres	2.01 inches	780.00 CF		2	PRIVATE
1.4-C	(Bio-Planter Box)	M-6	1130 SF	0.15 Acres	0.05 Acres	0.20 Acres	2.16 inches	1130.00 CF		2	PRIVATE
1.4-D	(Bio-Planter Box)	M-6	2000 SF	0.29 Acres	0.03 Acres	0.32 Acres	1.99 inches	2000.00 CF		2	PRIVATE
1.5-A	(Bio-Planter Box)	M-6	3140 SF	0.40 Acres	0.07 Acres	0.47 Acres	2.28 inches	3140.00 CF		2	PRIVATE
1.5-B	(Bio-Planter Box)	M-6	1100 SF	0.23 Acres	0.03 Acres	0.26 Acres	2.59 inches	2090.00 CF		2	PRIVATE
1.5-C	(Bio-Planter Box)	M-6	1200 SF	0.13 Acres	0.05 Acres	0.18 Acres	2.55 inches	1200.00 CF		2	PRIVATE
1.5-E	(Bio-Planter Box)	M-6	1150 SF	0.13 Acres	0.04 Acres	0.17 Acres	2.58 inches	1150.00 CF		2	PRIVATE
1.5-F	(Bio-Planter Box)	M-6	900 SF	0.10 Acres	0.00 Acres	0.10 Acres	2.57 inches	900.00 CF		2	PRIVATE
1.6-A	(Bio-Planter Box)	M-6	1000 SF	0.14 Acres	0.02 Acres	0.16 Acres	1.99 inches	1000.00 CF		2	PRIVATE
1.6-B	(Bio-Planter Box)	M-6	1240 SF	0.18 Acres	0.03 Acres	0.21 Acres	1.99 inches	1240.00 CF		2	PRIVATE
1.6-C	(Bio-Planter Box)	M-6	1200 SF	0.19 Acres	0.08 Acres	0.27 Acres	1.80 inches	1200.00 CF		2	PRIVATE
GR-1.0A	(Green Roof)	A-1	3025 SF	0.02 Acres	0.05 Acres	0.07 Acres	1.20 inches	287.38 CF		1	PRIVATE
GR-1.2A	(Green Roof)	A-1	2536 SF	0.01 Acres	0.05 Acres	0.06 Acres	1.20 inches	240.92 CF		1	PRIVATE
GR-1.3A	(Green Roof)	A-1	15161 SF	0.03 Acres	0.32 Acres	0.35 Acres	1.20 inches	1440.30 CF		1	PRIVATE
GR-1.4A	(Green Roof)	A-1	12311 SF	0.15 Acres	0.13 Acres	0.28 Acres	1.20 inches	1169.55 CF		2	PRIVATE
GR-1.4B	(Green Roof)	A-1	7057 SF	0.09 Acres	0.07 Acres	0.16 Acres	1.20 inches	670.42 CF		2	PRIVATE
GR-1.5A	(Green Roof)	A-1	10200 SF	0.10 Acres	0.13 Acres	0.23 Acres	1.20 inches	969.00 CF		2	PRIVATE
GR-1.5B	(Green Roof)	A-1	4735 SF	0.00 Acres	0.11 Acres	0.11 Acres	1.20 inches	449.83 CF		2	PRIVATE
GR-1.6A	(Green Roof)	A-1	12119 SF	0.12 Acres	0.16 Acres	0.28 Acres	1.20 inches	1151.31 CF		2	PRIVATE
GR-CCA	(Green Roof)	A-1	8480 SF	0.06 Acres	0.13 Acres	0.19 Acres	1.20 inches	805.60 CF		7	PRIVATE
CC-A	(Bio-Planter Box)	M-6	1110 SF	0.16 Acres	0.03 Acres	0.19 Acres	1.99 inches	1110.00 CF		7	PRIVATE
CC-B	(Bio-Planter Box)	M-6	930 SF	0.12 Acres	0.02 Acres	0.14 Acres	2.32 inches	930.00 CF		7	PRIVATE
CC-C	(Bio-Planter Box)	M-6	1220 SF	0.16 Acres	0.04 Acres	0.20 Acres	2.18 inches	1220.00 CF		7	PRIVATE
CC-D	(Bio-Planter Box)	M-6	1300 SF	0.18 Acres	0.04 Acres	0.22 Acres	2.07 inches	1300.00 CF		7	PRIVATE
CC-E	(Bio-Planter Box)	M-6	285 SF	0.08 Acres	0.01 Acres	0.09 Acres	2.35 inches	665.00 CF		7	PRIVATE
CC-F	(Bio-Planter Box)	M-6	600 SF	0.07 Acres	0.02 Acres	0.09 Acres	2.54 inches	600.00 CF		7	PRIVATE
CC-G	(Bio-Planter Box)	M-6	475 SF	0.06 Acres	0.01 Acres	0.07 Acres	2.41 inches	475.00 CF		7	PRIVATE
CC-H	(Bio-Planter Box)	M-6	900 SF	0.11 Acres	0.03 Acres	0.14 Acres	2.30 inches	900.00 CF		7	PRIVATE
CC-I	(Bio-Planter Box)	M-6	660 SF	0.09 Acres	0.02 Acres	0.11 Acres	2.14 inches	660.00 CF		7	PRIVATE
CC-J	(Bio-Planter Box)	M-6	450 SF	0.05 Acres	0.02 Acres	0.07 Acres	2.36 inches	450.00 CF		7	PRIVATE
CC-K	(Bio-Planter Box)	M-6	600 SF	0.07 Acres	0.02 Acres	0.09 Acres	2.59 inches	600.00 CF		7	PRIVATE
2.A	(Micro-Bioretention)	M-6	1100 SF	0.15 Acres	0.16 Acres	0.31 Acres	2.58 inches	1380.13 CF	330.00 CF	1	PRIVATE
2.B	(Bio-Planter Box)	M-6	1500 SF	0.26 Acres	0.17 Acres	0.43 Acres	2.55 inches	2400.00 CF		3	PRIVATE
2.C	(Bio-Planter Box)	M-6	1250 SF	0.23 Acres	0.13 Acres	0.36 Acres	1.53 inches	1250.00 CF		3	PRIVATE
2.D	(Surface Sandfilter)	F-1	1400 SF	0.64 Acres	0.25 Acres	0.89 Acres	1.94 inches	4366.67 CF	1120.00 CF	3	PRIVATE
2.E	(Micro-Bioretention)	M-6	1150 SF	0.15 Acres	0.24 Acres	0.39 Acres	2.54 inches	1441.38 CF	345.00 CF	5	PRIVATE
2.F	(Micro-Bioretention)	M-6	1450 SF	0.19 Acres	0.28 Acres	0.47 Acres	2.55 inches	1808.88 CF	435.00 CF	5	PRIVATE
2.H	(Bio-Planter Box)	M-6	1050 SF	0.15 Acres	0.08 Acres	0.23 Acres	2.00 inches	1050.00 CF		3	PRIVATE
2.I	(Bio-Planter Box)	M-6	790 SF	0.09 Acres	0.03 Acres	0.12 Acres	2.58 inches	790.00 CF		5	PRIVATE
2.J	(Bio-Planter Box)	M-6	1300 SF	0.31 Acres	0.13 Acres	0.44 Acres	2.60 inches	2816.67 CF		1	PRIVATE
2.K	(Surface Sandfilter)	F-1	2000 SF	0.13 Acres	0.27 Acres	0.40 Acres	2.66 inches	1266.67 CF	1200.00 CF	6	PRIVATE
2.L	(Surface Sandfilter)	F-1	4300 SF	0.71 Acres	1.02 Acres	1.73 Acres	2.60 inches	6866.67 CF	2560.00 CF	1	PUBLIC
2.M	(Bio-Planter Box)	M-6	920 SF	0.20 Acres	0.29 Acres	0.49 Acres	2.61 inches	1993.33 CF		1	PRIVATE
2.N	(Submerged Gravel Wetland)	M-2	2660 SF	0.44 Acres	0.31 Acres	0.75 Acres	2.51 inches	3942.67 CF		1	PUBLIC
2.O	(Contech Peak Diversion StormFilter)	XOTH		0.71 Acres	0.33 Acres	1.04 Acres	1.00 inches	2508.33 CF		1	PRIVATE
2.CC	(Filterra Plus)	X-OTH	64 SF	0.06 Acres	0.08 Acres	0.14 Acres	1.94 inches	430.14 CF		3	PRIVATE
2.DD	(Filterra Plus)	X-OTH	48 SF	0.07 Acres	0.03 Acres	0.10 Acres	1.94 inches	479.50 CF		3	PRIVATE
2.EE	(Filterra Plus)	X-OTH	76 SF	0.10 Acres	0.09 Acres	0.19 Acres	1.94 inches	701.62 CF		1	PRIVATE
2.FF	(Filterra Plus)	X-OTH	76 SF	0.14 Acres	0.05 Acres	0.19 Acres	1.94 inches	955.48 CF		1	PRIVATE
2.MM	(Filterra Plus)	X-OTH	36 SF	0.06 Acres	0.02 Acres	0.08 Acres	1.94 inches	408.99 CF		2	PRIVATE
2.NN	(Filterra Plus)	X-OTH	76 SF	0.05 Acres	0.14 Acres	0.19 Acres	1.94 inches	384.31 CF		2	PRIVATE
2.OO	(Filterra Plus)	X-OTH	88 SF	0.16 Acres	0.06 Acres	0.22 Acres	1.94 inches	1092.98 CF		2	PRIVATE
2.PP	(Filterra Plus)	X-OTH	48 SF	0.07 Acres	0.04 Acres	0.11 Acres	1.94 inches	483.03 CF		2	PRIVATE
2.QQ	(Filterra Plus)	X-OTH	48 SF	0.04 Acres	0.02 Acres	0.06 Acres	1.94 inches	275.01 CF		2	PRIVATE
2.1-A	(Micro-Bioretention)	M-6	980 SF	0.08 Acres	0.16 Acres	0.24 Acres	2.51 inches	294.00 CF		3	PRIVATE
2.1-B	(Micro-Bioretention)	M-6	1000 SF	0.13 Acres	0.12 Acres	0.25 Acres	2.63 inches	300.00 CF		3	PRIVATE
2.1-C	(Bio-Planter Box)	M-6	930 SF	0.10 Acres	0.04 Acres	0.14 Acres	2.59 inches	930.00 CF		3	PRIVATE
2.1-D	(Bio-Planter Box)	M-6	1010 SF	0.12 Acres	0.03 Acres	0.15 Acres	2.33 inches	1010.00 CF		3	PRIVATE
2.1-E	(Bio-Planter Box)	M-6	1500 SF	0.17 Acres	0.04 Acres	0.21 Acres	2.53 inches	1500.00 CF		3	PRIVATE
2.1-F	(Bio-Planter Box)	M-6	1700 SF	0.35 Acres	0.15 Acres	0.50 Acres	1.39 inches	1700.00 CF		3	PRIVATE
2.1-G	(Bio-Planter Box)	M-6	1650 SF	0.19 Acres	0.05 Acres	0.23 Acres	2.56 inches	1650.00 CF		3	PRIVATE
2.2-A	(Bio-Planter Box)	M-6	1800 SF	0.20 Acres	0.06 Acres	0.26 Acres	2.58 inches	1800.00 CF		3	PRIVATE
2.2-B	(Bio-Planter Box)	M-6	700 SF	0.08 Acres	0.05 Acres	0.13 Acres	2.56 inches	700.00 CF		3	PRIVATE
2.2-C	(Bio-Planter Box)	M-6	1350 SF	0.22 Acres	0.04 Acres	0.26 Acres	1.80 inches	1350.00 CF		3	PRIVATE
2.2-D	(Bio-Planter Box)	M-6	1850 SF	0.21 Acres	0.05 Acres	0.26 Acres	2.56 inches	1850.00 CF		3	PRIVATE
2.2-E	(Bio-Planter Box)	M-6	990 SF	0.12 Acres	0.03 Acres	0.15 Acres	2.39 inches	990.00 CF		3	PRIVATE
2.3-A	(Bio-Planter Box)	M-6	1300 SF	0.15 Acres	0.03 Acres	0.18 Acres	2.56 inches	1300.00 CF		4	PRIVATE
2.3-B	(Bio-Planter Box)	M-6	720 SF	0.08 Acres	0.02 Acres	0.10 Acres	2.55 inches	720.00 CF		4	PRIVATE
2.3-C	(Bio-Planter Box)	M-6	1450 SF	0.22 Acres	0.04 Acres	0.26 Acres	1.88 inches	1450.00 CF		4	PRIVATE
2.3-D	(Bio-Planter Box)	M-6	1600 SF	0.18 Acres	0.04 Acres	0.22 Acres	2.58 inches	1600.00 CF		4	PRIVATE
2.3-E	(Bio-Planter Box)	M-6	1050 SF	0.11 Acres	0.08 Acres	0.19 Acres	2.57 inches	1050.00 CF		3	PRIVATE
2.4-A	(Bio-Planter Box)	M-6	680 SF	0.08 Acres	0.02 Acres	0.09 Acres	2.59 inches	680.00 CF		5	PRIVATE
2.4-B	(Bio-Planter Box)	M-6	690 SF	0.08 Acres	0.02 Acres	0.10 Acres	2.55 inches	690.00 CF		5	PRIVATE
2.4-C	(Bio-Planter Box)	M-6	750 SF	0.09 Acres	0.02 Acres	0.11 Acres	2.50 inches	750.00 CF		5	PRIVATE
2.4-D	(Bio-Planter Box)	M-6	1200 SF	0.14 Acres	0.03 Acres	0.17 Acres	2.49 inches	1200.00 CF		5	PRIVATE
2.4-E	(Bio-Planter Box)	M-6	800 SF	0.12 Acres	0.01 Acres	0.13 Acres	1.99 inches	800.00 CF		5	PRIVATE
2.4-F	(Bio-Planter Box)	M-6	550 SF	0.06 Acres	0.02 Acres	0.08 Acres	2.47 inches	550.00 CF		5	PRIVATE
2.4-G	(Bio-Planter Box)	M-6	950 SF	0.11 Acres	0.03 Acres	0.14 Acres	2.46 inches	950.00 CF		5	PRIVATE
2.5-A	(Bio-Planter Box)	M-6	1050 SF	0.12 Acres	0.02 Acres	0.14 Acres	2.56 inches	1050.00 CF		6	PRIVATE
2.5-B	(Bio-Planter Box)	M-6	1350 SF	0.14 Acres	0.02 Acres	0.16 Acres	2.55 inches	1350.00 CF		6	PRIVATE
2.5-C	(Bio-Planter Box)	M-6	1100 SF	0.19 Acres	0.10 Acres	0.30 Acres	1.59 inches	1100.00 CF		6	PRIVATE
2.5-D	(Bio-Planter Box)	M-6	950 SF	0.20 Acres	0.28 Acres	0.49 Acres	1.25 inches	950.00 CF		6	PRIVATE
GR-2.1	(Green Roof)	A-1	32844 SF	0.21 Acres	0.54 Acres	0.75 Acres	1.20 inches	3120.18 CF		3	PRIVATE
GR-2.3	(Green Roof)	A-1	7064 SF	0.00 Acres	0.16 Acres	0.16 Acres	1.20 inches	671.08 CF		4	PRIVATE
GR-2.4	(Green Roof)	A-1	5472 SF	0.00 Acres	0.13 Acres	0.13 Acres	1.20 inches	519.84 CF		5	PRIVATE
GR-2.5	(Green Roof)	A-1	7818 SF	0.00 Acres	0.18 Acres	0.18 Acres	1.20 inches	742.71 CF		6	PRIVATE
3A-12	Undeground Pipe Storage		9100 SF						7280.00 CF	1	PRIVATE
3A-3	Undeground Pipe Storage		10000 SF						8000.00 CF	1	PRIVATE
Subtotal				9.33 Acres	6.84 Acres			74410.23 CF			

Total ESD Treatment Volume Provided = 201366 CF
Total Recharge Volume Provided = 33316 CF
Total Impervious Area Treated= 24.92 acres
PE Treatment Provided= 2.01 inches

ESD Req Met

LEGEND

- IMPERVIOUS AREA
- ESD DRAINAGE AREA DIVIDE
- ABOVE GROUND SWM QUALITY FACILITY
- GREEN ROOF
- (A) ESD DRAINAGE AREA LABEL

100 50 25 0 100
1"= 100'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
DocuSigned by: [signature] 4220B635863942E...
PLANNING DIRECTOR
5/21/2024
DATE

SUBDIVISION NAME: ERICKSON - OXFORD HILLS
SECTION/AREA: N/A
DEED # 21613/64, 21613/72, 3583/234, 20021/133

PREVIOUS FILE No. :
ZONING BOARD CASE ZB-1118M
ECP-23-026

OWNER:
OXFORD HILLS, LLC
701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
PHONE: (410) 402-1743

CLARKSVILLE FREESTATE, LLC
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PHONE: (410) 531-3101

DEVELOPER:
OXFORD HILLS, LLC
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BALTIMORE, MD 21228
CONTACT: PRIYA PRASAD
PHONE: (410) 402-1743

TAX MAP: 28, 34, 35 GRID: 24, 06, 01 ZONED: CEF-M, B-2
PARCEL: 100, 185, 259
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

BOHLER//
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
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REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.: MD172015
DRAWN BY: CJB
CHECKED BY: BRR
DATE: 04/04/24
CAD I.D.: DRIN-4

PROJECT:

PRELIMINARY EQUIVALENT SKETCH PLANS

FOR

ERICKSON - OXFORD HILLS

PARCELS 100, 185, 259
CLARKSVILLE PIKE (MD RTE 108)
5TH ELECTION DISTRICT
TAX MAP 28, GRID 24, PARCEL 100
TAX MAP 34, GRID 06, PARCEL 185
TAX MAP 35, GRID 01, PARCEL 259
CLARKSVILLE
HOWARD COUNTY, MARYLAND

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MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 40808
PROFESSIONAL CERTIFICATION
I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40808, EXPIRATION DATE: 7/3/2025

SHEET TITLE:

ESD FACILITY DRAINAGE AREA MAP

SHEET NUMBER:
22
22 OF 49

REVISION 4 -

SP-23-001

Apr 05, 2024
H:\17\MD172015\DRAWINGS\PLAN SETS\PESP\MD172015-DRIN-4----LAYOUT: 22 - ESD DRAINAGE AREA MAP
CB

DocuSign Envelope ID: C2C37A1B-78A0-4461-8D4A-FB1DCF089769

SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL	K FACTOR
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	A	NO	0.28
GbC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	A	NO	0.28
GnB	GLENVILLE-BAILE SILT LOAMS, 0 TO 8 PERCENT SLOPES	C	YES	0.43
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	NO	0.28

PEAK FLOW ANALYSIS

1	WOODS	0.79 AC.
	IMPERVIOUS	0.10 AC.
	MEADOWS	4.33 AC.
	TOTAL	5.22 AC.
	RCN	32
	Tc	0.212
	Q_{100}	1.47 CFS
2	WOODS	0.20 AC.
	IMPERVIOUS	0.00 AC.
	MEADOWS	1.01 AC.
	TOTAL	1.21 AC.
	RCN	30
	Tc	0.220
	Q_{100}	0.20 CFS
3A SITE	WOODS	7.62 AC.
	IMPERVIOUS	1.40 AC.
	MEADOWS	33.44 AC.
	TOTAL	42.46 AC.
	RCN	42
	Tc	0.117
	Q_{100}	80.43 CFS
3B SDP-98-024	WOODS	0.14 AC.
	IMPERVIOUS	1.16 AC.
	MEADOWS	0.08 AC.
	TOTAL	1.38 AC.
	RCN	87
	Tc	0.100 (ASSUMED)
	Q_{10}	6.23 CFS
	Q_{100}	11.90 CFS
3C SDP-89-197	WOODS	0.00 AC.
	IMPERVIOUS	0.84 AC.
	MEADOWS	0.93 AC.
	TOTAL	1.77 AC.
	RCN	62
	Tc	0.100 (ASSUMED)
	Q_{100}	9.44 CFS
3D SDP-01-015	WOODS	0.00 AC.
	IMPERVIOUS	2.44 AC.
	MEADOWS	3.32 AC.
	TOTAL	5.76 AC.
	RCN	59
	Tc	0.100 (ASSUMED)
	Q_{100}	27.89 CFS
3E SDP-18-044	WOODS	0.00 AC.
	IMPERVIOUS	1.73 AC.
	MEADOWS	0.34 AC.
	TOTAL	2.07 AC.
	RCN	87
	Tc	0.100 (ASSUMED)
	Q_{100}	17.79 CFS
3 POI	WOODS	7.76 AC.
	IMPERVIOUS	7.57 AC.
	MEADOWS	38.11 AC.
	TOTAL	53.44 AC.
	RCN	47
	Tc	
	Q_{100}	145.69 CFS
4	WOODS	0.17 AC.
	IMPERVIOUS	0.00 AC.
	MEADOWS	12.16 AC.
	TOTAL	12.33 AC.
	RCN	47
	Tc	0.252
	Q_{100}	24.67 CFS

NOTES:

1. THE TIME OF CONCENTRATION (TOC) FOR DRAINAGE AREA'S 3B, 3C, 3D, 3E WERE DETERMINED TO BE LESS THAN 0.1 HRS (6 MINUTES). A TC PATH IS NOT PROVIDED FOR THESE OUTFALLS.

LEGEND

- IMPERVIOUS AREA
- LOD — LIMIT OF DISTURBANCE
- TIME OF CONCENTRATION (TOC) PATH
- DRAINAGE AREA DIVIDE
- A — DRAINAGE AREA LABEL
- POINT OF INVESTIGATION

150 75 37.5 0 150
1"=150'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Docusigned by: Lynda Eisenberg 5/21/2024
PLANNING DIRECTOR — DATE

SUBDIVISION NAME: ERICKSON - OXFORD HILLS
SECTION/AREA: N/A
DEED # 21613/64, 21613/72, 3583/234, 20021/133

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ECP-23-026

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CONTACT: PRIYA PRASAD
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TAX MAP: 28, 34, 35 GRID: 24, 06, 01 ZONED: CEF-M, B-2
PARCEL: 100, 185, 259
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

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PROJECT No.: MD172015
DRAWN BY: CJB
CHECKED BY: BRR
DATE: 04/04/24
CAD I.D.: DRIN-4

PROJECT:

PRELIMINARY EQUIVALENT SKETCH PLANS

FOR

ERICKSON - OXFORD HILLS

PARCELS 100, 185, 259
CLARKSVILLE PIKE (MD RTE 108)
5TH ELECTION DISTRICT
TAX MAP 28, GRID 24, PARCEL 100
TAX MAP 34, GRID 06, PARCEL 185
TAX MAP 35, GRID 01, PARCEL 259
CLARKSVILLE
HOWARD COUNTY, MARYLAND

BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
STATE OF MARYLAND License No. 40808
PROFESSIONAL CERTIFICATION.
I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40808, EXPIRATION DATE: 7/3/2025

SHEET TITLE:

PRE-DEVELOPMENT QUANTITY DRAINAGE AREA MAP

SHEET NUMBER:
23
23 OF 49

REVISION 4 -

SP-23-001

Apr 05, 2024
H:\17\MD172015\DRAWINGS\PLAN SETS\PESP\MD172015-DRIN-4 — LAYOUT: 23 - PRE-DEVELOPMENT QUANTITY DRAINAGE AREA MAP

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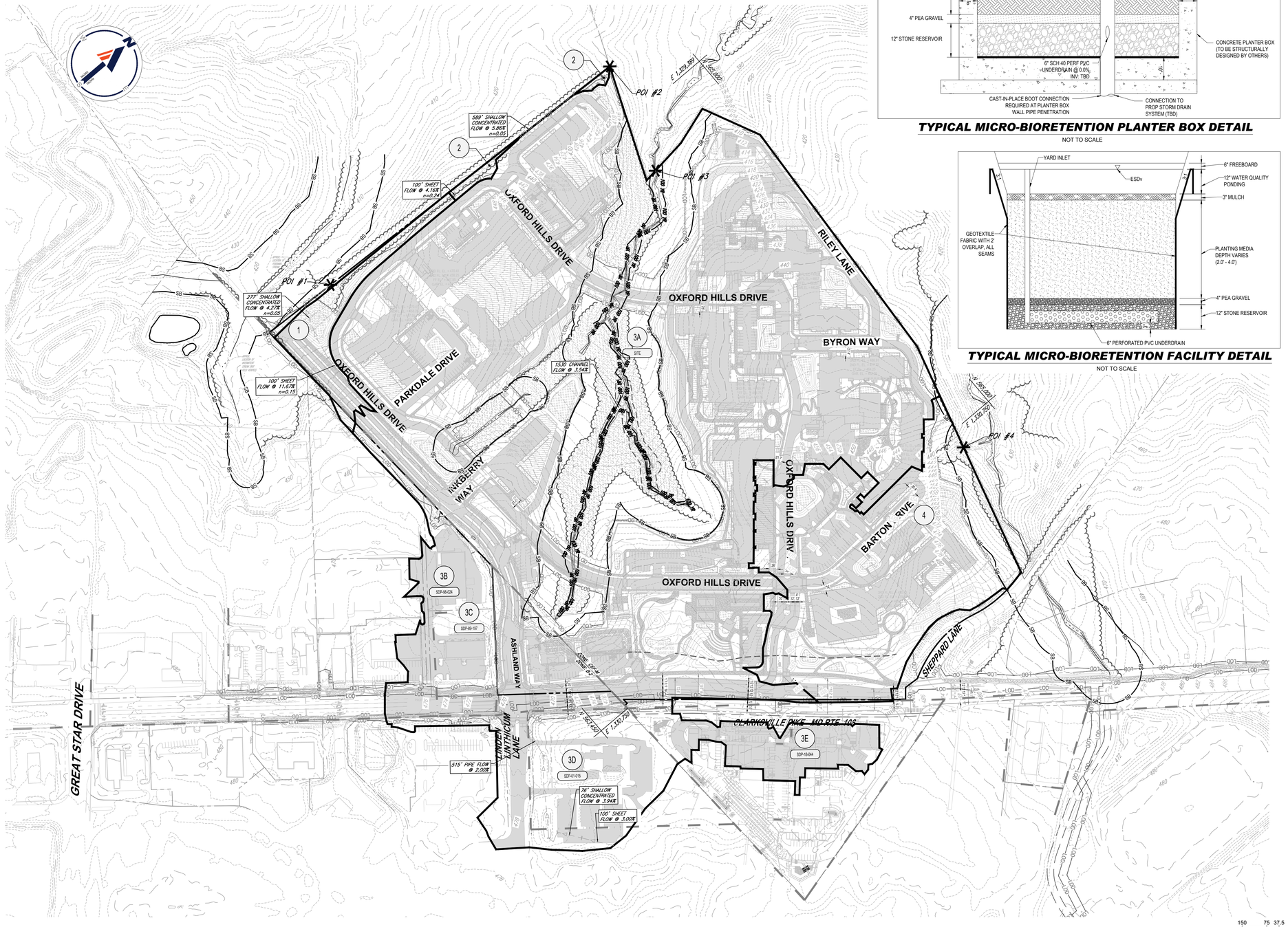
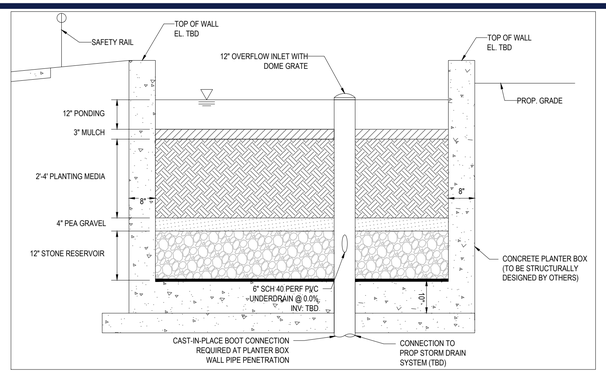
SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL	K FACTOR
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	A	NO	0.28
GbC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	A	NO	0.28
GnB	GLENVILLE-BAILE SILT LOAMS, 0 TO 8 PERCENT SLOPES	C	YES	0.43
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	NO	0.28





TYPICAL MICRO-BIORETENTION PLANTER BOX DETAIL

NOT TO SCALE

TYPICAL MICRO-BIORETENTION FACILITY DETAIL

NOT TO SCALE

PEAK FLOW ANALYSIS

1	WOODS	0.19 AC.
	IMPERVIOUS	0.38 AC.
	GRASS	0.88 AC.
	TOTAL	1.45 AC.
	RCN	53
	Tc	0.150 HRS
	Q_{100}	0.75 CFS
2	WOODS	0.06 AC.
	IMPERVIOUS	0.00 AC.
	MEADOWS	0.15 AC.
	TOTAL	0.21 AC.
	RCN	36
	Tc	0.191 HRS
	Q_{100}	0.16 CFS
3A SITE	WOODS	5.02 AC.
	IMPERVIOUS	21.35 AC.
	MEADOWS	23.11 AC.
	TOTAL	49.48 AC.
	RCN	71
	Tc	0.117 HRS
	Q_{100}	65.09 CFS
3B SDP-88-024	WOODS	0.14 AC.
	IMPERVIOUS	1.16 AC.
	MEADOWS	0.08 AC.
	TOTAL	1.38 AC.
	RCN	87
	Tc	0.100 (ASSUMED)
	Q_{100}	11.90 CFS
3C SDP-89-197	WOODS	0.00 AC.
	IMPERVIOUS	0.90 AC.
	MEADOWS	0.88 AC.
	TOTAL	1.78 AC.
	RCN	64
	Tc	0.100 (ASSUMED)
	Q_{100}	10.03 CFS
3D SDP-01-215	WOODS	0.00 AC.
	IMPERVIOUS	2.55 AC.
	MEADOWS	3.21 AC.
	TOTAL	5.76 AC.
	RCN	60
	Tc	0.100 (ASSUMED)
	Q_{100}	28.82 CFS
3E SDP-18-044	WOODS	0.00 AC.
	IMPERVIOUS	1.73 AC.
	MEADOWS	0.34 AC.
	TOTAL	2.07 AC.
	RCN	87
	Tc	0.100 (ASSUMED)
	Q_{100}	17.79 CFS (SEE NOTE 2)
3 POI	WOODS	5.16 AC.
	IMPERVIOUS	27.69 AC.
	MEADOWS	27.62 AC.
	TOTAL	60.47 AC.
	RCN	
	Tc	0.117
	Q_{100}	144.85 CFS
4	WOODS	0.17 AC.
	IMPERVIOUS	4.78 AC.
	MEADOWS	5.24 AC.
	TOTAL	10.19 AC.
	RCN	74
	Tc	0.100 (ASSUMED)
	Q_{100}	22.11 CFS

NOTES:

1. THE TIME OF CONCENTRATION (TOC) FOR DRAINAGE AREA'S 3B, 3C, 3D, 3E AND 4 WERE DETERMINED TO BE LESS THAN 0.1 HRS (6 MINUTES). A TC PATH IS NOT PROVIDED FOR THESE OUTFALLS.
2. IN POST DEVELOPMENT CONDITIONS, FLOW FROM OFFSITE AREA 3E IS ROUTED THRU AN ONSITE STORMWATER QUANTITY FACILITY (3E-1).

LEGEND

- IMPERVIOUS AREA
- LOD — LIMIT OF DISTURBANCE
- TIME OF CONCENTRATION (TOC) PATH
- DRAINAGE AREA DIVIDE
- A — DRAINAGE AREA LABEL
- POINT OF INVESTIGATION

150 75 37.5 0 150

1"=150'

SUBDIVISION NAME: ERICKSON - OXFORD HILLS
SECTION/AREA: N/A
DEED # 21613/64, 21613/72, 3583/234, 20021/133

PREVIOUS FILE No. :
ZONING BOARD CASE ZB-1118M
ECP-23-026

OWNER:
OXFORD HILLS, LLC
701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
PHONE: (410) 402-1743

CLARKSVILLE FREESTATE, LLC
P.O. BOX 417
ELLICOTT CITY, MD 21041
PHONE: (410) 531-3101

DEVELOPER:
OXFORD HILLS, LLC
701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
CONTACT: PRIYA PRASAD
PHONE: (410) 402-1743

TAX MAP: 28, 34, 35 GRID: 24, 06, 01 ZONED: CEF-M, B-2
PARCEL: 100, 185, 259
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Docusigned by: Lynda Eisenberg
PLANNING DIRECTOR — 5/21/2024 DATE

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.: MD172015
DRAWN BY: CJB
CHECKED BY: BRR
DATE: 04/04/24
CAD I.D.: DRIN-4

PROJECT:

PRELIMINARY EQUIVALENT SKETCH PLANS

FOR

ERICKSON - OXFORD HILLS

PARCELS 100, 185, 259
CLARKSVILLE PIKE (MD RTE 108)
5TH ELECTION DISTRICT
TAX MAP 28, GRID 24, PARCEL 100
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B.R. ROWE
PROFESSIONAL ENGINEER
I.D. NUMBER/LICENSE No. 40808
PROFESSIONAL CERTIFICATION
I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40808, EXPIRATION DATE: 7/3/2025

SHEET TITLE:

POST-DEVELOPMENT QUANTITY DRAINAGE AREA MAP

SHEET NUMBER: 24 (24 OF 49)

REVISION 4 -

SP-23-001

Apr 05, 2024
I:\17\MD172015\DRAWING\SP\PLAN SET\PSP\MD172015-DRIN-4---LAYOUT 24- POST DEVELOPMENT QUANTITY DRAINAGE AREA MAP

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SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL	K FACTOR
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	A	NO	0.28
GbC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	A	NO	0.28
GnB	GLENVILLE-BAILE SILT LOAMS, 0 TO 8 PERCENT SLOPES	C	YES	0.43
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	NO	0.28

FOREST CONSERVATION EASEMENT AREA TABULATION

EASEMENT	GROSS FOREST AREA (AC)	FOREST AREA NONCREDITED (FOR FOREST LESS THAN 10,000 S.F. (AC)	FOREST AREA NONCREDITED (100 YEAR FLOODPLAIN) (AC)	NET FOREST (RETAINED) (CREDITED) (AC)	PLANTED AREA (REFORESTATION) (CREDITED) (AC)	REFOREST AREA FOR BANK	CREDITED EASEMENT AREA (AC)	TOTAL EASEMENT AREA (AC)
FCE # 1	0.92	0.00	0.12	0.80	1.23	0	2.03	2.15
FCE # 2	3.04	0.00	0.34	2.70	3.45	0	6.15	6.49
FCE # 3	0.27	0.00	0.00	0.27	0.18	0	0.45	0.45
FCE # 4	0.17	0.00	0.02	0.15	0.59	0	0.74	0.76
FCE # 5	0.17	0.00	0.00	0.17	1.36	0	1.53	1.53
TOTAL	4.57	0.00	0.48	4.09	6.81	0.00	10.90	11.38

FOREST CONSERVATION EASEMENT #1

EXISTING FOREST AREA =	0.92 AC
NONCREDIT FOREST/FLOODPLAIN =	0.12 AC
CREDITED FOREST/RETENTION =	0.80 AC
REFORESTATION/AFFORESTATION =	1.23 AC
EASEMENT AREA =	2.15 AC
CREDITED EASEMENT AREA =	2.03 AC

FOREST CONSERVATION EASEMENT #2

EXISTING FOREST AREA =	3.04 AC
NONCREDIT FOREST/FLOODPLAIN =	0.34 AC
CREDITED FOREST/RETENTION =	2.70 AC
REFORESTATION/AFFORESTATION =	3.45 AC
EASEMENT AREA =	6.49 AC
CREDITED EASEMENT AREA =	6.15 AC

FOREST CONSERVATION EASEMENT #3

EXISTING FOREST AREA =	0.27 AC
NONCREDIT FOREST/FLOODPLAIN =	0.00 AC
CREDITED FOREST/RETENTION =	0.27 AC
REFORESTATION/AFFORESTATION =	0.18 AC
EASEMENT AREA =	0.45 AC
CREDITED EASEMENT AREA =	0.45 AC

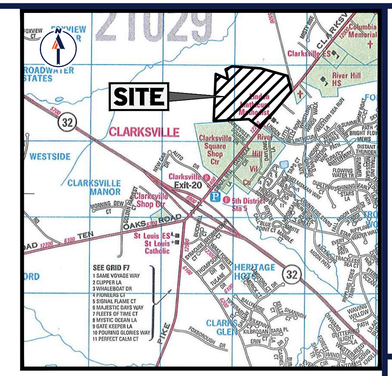
FOREST CONSERVATION EASEMENT #4

EXISTING FOREST AREA =	0.17 AC
NONCREDIT FOREST/FLOODPLAIN =	0.02 AC
CREDITED FOREST =	0.15 AC
REFORESTATION =	0.59 AC
EASEMENT AREA =	0.76 AC
CREDITED EASEMENT AREA =	0.74 AC

FOREST CONSERVATION EASEMENT #5

EXISTING FOREST AREA =	0.17 AC
NONCREDIT FOREST/FLOODPLAIN =	0.00 AC
CREDITED FOREST =	0.17 AC
REFORESTATION =	1.36 AC
EASEMENT AREA =	1.53 AC
CREDITED EASEMENT AREA =	1.53 AC

RILEY LANE · BYRON WAY · OXFORD HILLS DRIVE · BARTON DRIVE · SHEPPARD LANE · OXFORD HILLS DRIVE · OXFORD HILLS DRIVE · PARKSDALE DRIVE · INVERBERRY WAY · OXFORD HILLS DRIVE · ASHLAND WAY · CLARKSVILLE PIKE - MD



VICINITY MAP

OVERALL SITE SPECIMEN TREE TABLE

KEY	SPECIES NAME	SIZE	CRZ	CONDITION	TO REMAIN	CRZ DISTURBANCE %
A	RED MAPLE	34"	51'	FAIR	Y	8.6
B	RED MAPLE	33"	49.5'	GOOD	Y	22.1
C	RED MAPLE	39"	58.5'	GOOD	N	100.0
D	WHITE PINE	36"	54'	DEAD	N	78.5
E	WHITE PINE	31"	46.5'	FAIR	N	100.0
F	WHITE PINE	33"	49.5'	FAIR	Y	0.0
G	BLACK CHERRY	32"	48'	V. POOR	Y	22.9
H	AM. SYCAMORE	49"	73.5'	POOR	N	61.4
I	BLACK CHERRY	39"	58.5'	POOR	N	49.7
J	WHITE ASH *	32"	48'	DEAD	N	53.2
K	BLACK CHERRY	32"	48'	POOR	Y	11.9
L	BLACK CHERRY	37"	55.5'	FAIR	Y	26.2
M	BLACK CHERRY	40"	60'	POOR	N	31.0
N	RED MAPLE	34"	51'	GOOD	Y	9.7
O	WHITE ASH*	40"	60'	DEAD	Y	26.9
P	BLACK CHERRY	44"	66'	FAIR	N	50.0
Q	TULIP POPLAR	32"	48'	GOOD	Y	0.2
R	TULIP POPLAR	33"	49.5'	V. POOR	N	41.0
S	TULIP POPLAR	30"	45'	GOOD	Y	0.0
T	TULIP POPLAR	33"	49.5'	GOOD	Y	0.0
U	RED MAPLE	30"	45'	GOOD	Y	0.0
V	TULIP POPLAR	32"	48'	GOOD	Y	0.0
W	TULIP POPLAR	38"	57'	FAIR	Y	0.0
X	BLACK CHERRY	42"	63'	V. POOR	Y	0.0
Y	TULIP POPLAR	33"	49.5'	FAIR	Y	0.0
Z	TULIP POPLAR	31"	46.5'	GOOD	Y	0.0
AA	TULIP POPLAR	30"	45'	GOOD	Y	0.0
BB	RED MAPLE	30"	45'	GOOD	N	69.2
CC	TULIP POPLAR	31"	46.5'	GOOD	N	53.3
DD	RED OAK	34"	51'	FAIR	N	72.0
EE	WHITE OAK	35"	52.5'	F. GOOD	N	100.0
FF	PIGNUT HICKORY	36"	54'	F. GOOD	Y	0.0
GG	TULIP POPLAR	31"	46.5'	FAIR	Y	0.0
HH	AMERICAN BEECH	32"	48'	GOOD	Y	15.9
II	AMERICAN BEECH	43"	64.5'	FAIR	Y	13.8
CCC	RED MAPLE	33"	49.5'	POOR	N	45.8

LEGEND

- PROPERTY LINE
- WETLAND BOUNDARY
- TOP OF STREAM BANK
- WETLAND BUFFER
- STREAM BUFFER
- SOILS BOUNDARY
- EXISTING TREE LINE
- 15' ENVIRONMENTAL SETBACK (SECTION 16.120.b.4.III.d)
- EXISTING 100-YEAR FLOODPLAIN
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- TREE PROTECTION FENCE & ROOT PRUNING
- REFORESTATION AREA
- FOREST RETENTION AREA
- FOREST TO BE REMOVED
- WETLANDS
- STEEP SLOPES 15-25%
- STEEP SLOPES >25%
- 100 YR. FLOODPLAIN
- FOREST CONSERVATION SIGNAGE
- SIGN PLACEMENT
- REFORESTATION SIGNAGE
- SPECIMEN TREE (TO REMAIN)
- SPECIMEN TREE (TO BE REMOVED)

100 50 25 0 100
1"= 100'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Docusigned by: Linda Stanbery 5/21/2024
PLANNING DIRECTOR — DATE

SUBDIVISION NAME: ERICKSON - OXFORD HILLS
SECTION/AREA: N/A
DEED # 21613/64, 21613/72, 3583/234, 20021/133

PREVIOUS FILE No. :
ZONING BOARD CASE ZB-1118M
ECP-23-026

OWNER:
OXFORD HILLS, LLC
701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
PHONE: (410) 402-1743

CLARKSVILLE FREESTATE, LLC
P.O. BOX 417
ELLICOTT CITY, MD 21041
PHONE: (410) 531-3101

DEVELOPER:
OXFORD HILLS, LLC
701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
CONTACT: PRIYA PRASAD
PHONE: (410) 402-1743

TAX MAP: 28, 34, 35 GRID: 24, 06, 01 ZONED: CEF-M, B-2
PARCEL: 100, 185, 259
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.:	MD172015
DRAWN BY:	CJB
CHECKED BY:	BRR
DATE:	04/04/24
CAD I.D.:	FCP-4

PROJECT:

PRELIMINARY EQUIVALENT SKETCH PLANS

FOR

ERICKSON - OXFORD HILLS

PARCELS 100, 185, 259
CLARKSVILLE PIKE (MD RTE 108)
5TH ELECTION DISTRICT
TAX MAP 28, GRID 24, PARCEL 100
TAX MAP 34, GRID 06, PARCEL 185
TAX MAP 35, GRID 01, PARCEL 259
CLARKSVILLE
HOWARD COUNTY, MARYLAND

BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

E.R. McWILLIAMS
04/05/2024
REGISTERED LANDSCAPE ARCHITECT
"PROFESSIONAL CERTIFICATION"
I, ERIC R. McWILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3057 EXPIRATION DATE: 9/30/24

SHEET TITLE:

PRELIMINARY OVERALL FOREST CONSERVATION PLAN

SHEET NUMBER: 25 OF 49

REVISION 4 -

SP-23-001

Apr 05, 2024
D:\PROGRAMDATA\BOHLER\2022\C3D2022\TEMP\ACPUBLISH_12444\MD172015-FCP-4---LAYOUT 25 - PRELIMINARY OVERALL FOREST CONSERVATION PLAN

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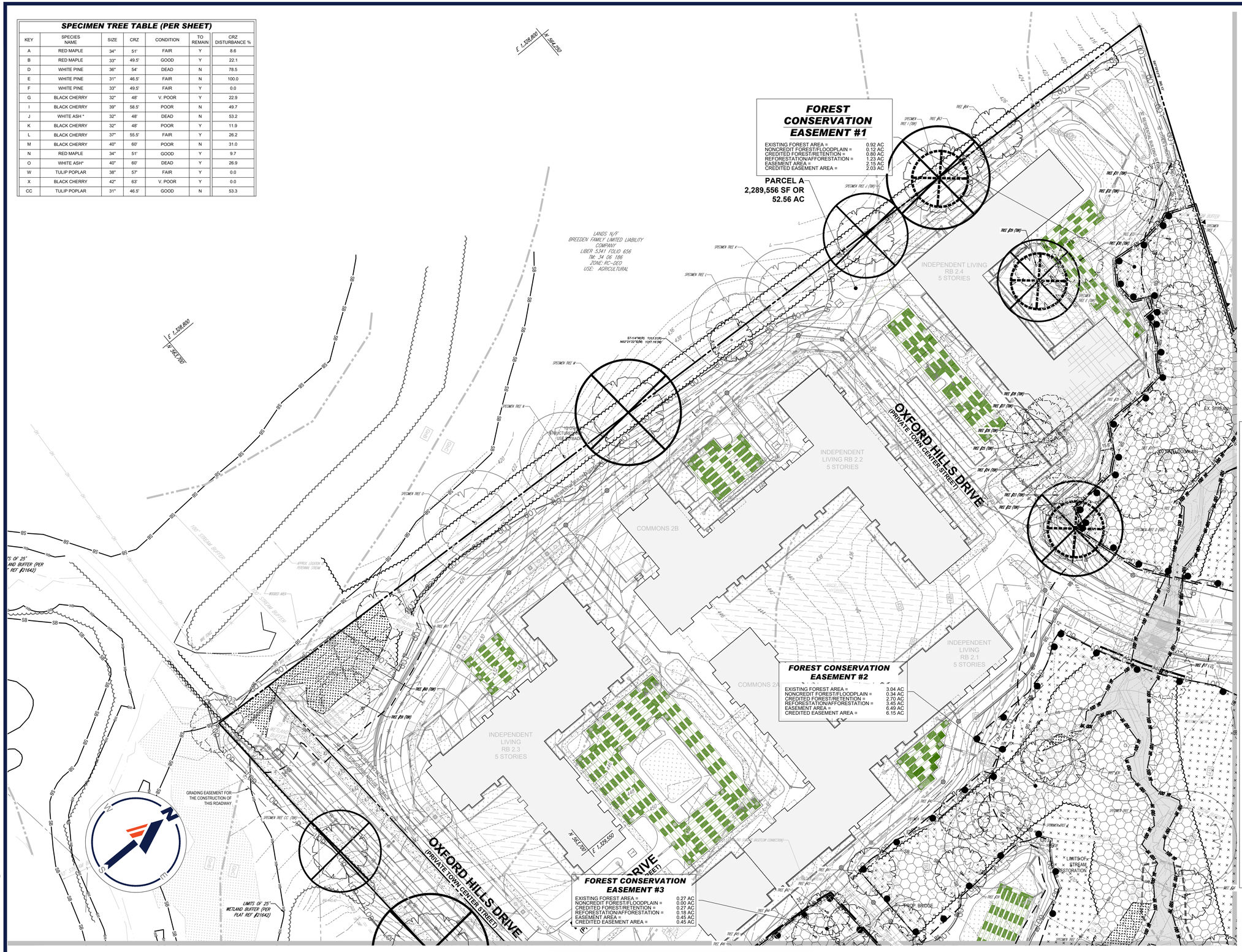
SPECIMEN TREE TABLE (PER SHEET)

KEY	SPECIES NAME	SIZE	CRZ	CONDITION	TO REMAIN	CRZ DISTURBANCE %
A	RED MAPLE	34"	51'	FAIR	Y	8.6
B	RED MAPLE	33"	49.5'	GOOD	Y	22.1
D	WHITE PINE	36"	54'	DEAD	N	78.5
E	WHITE PINE	31"	46.5'	FAIR	N	100.0
F	WHITE PINE	33"	49.5'	FAIR	Y	0.0
G	BLACK CHERRY	32"	48'	V. POOR	Y	22.9
I	BLACK CHERRY	39"	58.5'	POOR	N	49.7
J	WHITE ASH *	32"	48'	DEAD	N	53.2
K	BLACK CHERRY	32"	48'	POOR	Y	11.9
L	BLACK CHERRY	37"	55.5'	FAIR	Y	26.2
M	BLACK CHERRY	40"	60'	POOR	N	31.0
N	RED MAPLE	34"	51'	GOOD	Y	9.7
O	WHITE ASH*	40"	60'	DEAD	Y	26.9
W	TULIP POPLAR	38"	57'	FAIR	Y	0.0
X	BLACK CHERRY	42"	63'	V. POOR	Y	0.0
CC	TULIP POPLAR	31"	46.5'	GOOD	N	53.3



LEGEND

- PROPERTY LINE
- WETLAND BUFFER LIMITS
- LIMIT OF DISTURBANCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- TREE PROTECTION FENCE & ROOT PRUNING
- FOREST CONSERVATION EASEMENT
- REFORESTATION AREA
- FOREST RETENTION AREA
- FOREST TO BE REMOVED
- WETLANDS
- 100 YR. FLOODPLAIN
- FOREST CONSERVATION SIGNAGE
- REFORESTATION SIGNAGE
- SPECIMEN TREES
- WETLAND BOUNDARY
- 100-FOOT STREAM BUFFER
- 25-FOOT WETLAND BUFFER
- 15' ENVIRONMENTAL SETBACK (SECTION 16.120.b.4.III.d)
- SOILS BOUNDARY
- EXISTING TREE LINE
- STEEP SLOPES 15-24.99%
- STEEP SLOPES 25% +
- SPECIMEN TREE (TO BE REMOVED)

50 25 12.5 0 50
1"= 50'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Docusigned by: Lynda Eisenberg
PLANNING DIRECTOR — 5/21/2024 DATE

OWNER:	
OXFORD HILLS, LLC 701 MAIDEN CHOICE LANE BALTIMORE, MD 21228 PHONE: (410) 402-1743	CLARKSVILLE FREESTATE, LLC P.O. BOX 417 ELLICOTT CITY, MD 21041 PHONE: (410) 531-3101

DEVELOPER: OXFORD HILLS, LLC
701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
CONTACT: PRIYA PRASAD
PHONE: (410) 402-1743

TAX MAP: 28, 34, 35 GRID: 24, 06, 01 ZONED: CEF-M, B-2
PARCEL: 100, 185, 259
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SUBDIVISION NAME: ERICKSON - OXFORD HILLS
SECTION/AREA: N/A
DEED # 21613/64, 21613/72, 3583/234, 20021/133

PREVIOUS FILE No. :
ZONING BOARD CASE ZB-1118M
ECP-23-026

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SITE CIVIL AND CONSULTING ENGINEERING
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PERMITTING SERVICES
TRANSPORTATION SERVICES
THE DRAWINGS, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE USED OR LOANED FOR ANY PURPOSE, WITHOUT THE WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.:	MD172015
DRAWN BY:	CJB
CHECKED BY:	BRR
DATE:	04/04/24
CAD I.D.:	PFCP -4

PROJECT:
PRELIMINARY EQUIVALENT SKETCH PLANS
FOR
ERICKSON - OXFORD HILLS
PARCELS 100, 185, 259
CLARKSVILLE PIKE (MD RTE 108)
5TH ELECTION DISTRICT
TAX MAP 28, GRID 24, PARCEL 100
TAX MAP 34, GRID 06, PARCEL 185
TAX MAP 35, GRID 01, PARCEL 259
CLARKSVILLE
HOWARD COUNTY, MARYLAND

BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

E.R. McWILLIAMS
ERIC R. McWILLIAMS
04/05/2024
REGISTERED LANDSCAPE ARCHITECT
MARYLAND LICENSE NO. 3987
PROFESSIONAL CERTIFICATION
I, ERIC R. McWILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3987, EXPIRATION DATE: 9/20/24

SHEET TITLE:
PRELIMINARY FOREST CONSERVATION PLAN

SHEET NUMBER:
26
26 OF 49

REVISION 4 -

SP-23-001

Apr 05, 2024
C:\PROJDATA\BOHLER\ED\2023\D2023021\TEMP\ACPUBLISH_564\MD172015\PFCP-4 — LAYOUT: 26 - PRELIMINARY FOREST CONSERVATION PLAN
BRR

DocuSign Envelope ID: C2C37A1B-78A0-4461-8D4A-FB1DCF089769

MATCHLINE - SHEET 26

FOREST CONSERVATION EASEMENT #1

EXISTING FOREST AREA =	0.92 AC
NONCREDIT FOREST/FLOODPLAIN =	0.12 AC
CREDITED FOREST/RETENTION =	0.80 AC
REFORESTATION/AFFORESTATION =	1.23 AC
EASEMENT AREA =	2.15 AC
CREDITED EASEMENT AREA =	2.03 AC

PARCEL C
15,040 SF OR 0.35 AC
(TO BE DEDICATED TO HOWARD COUNTY FOR PURPOSES OF A PUBLIC SANITARY SEWER PUMP STATION) A=15,040 SF OR 0.35 Ac.

PARCEL A
2,289,556 SF OR 52.56 AC

PROPOSED BOUNDARY PER SURVEY REF. #1

PROP. SANITARY LIFT STATION

PERIMETER FENCE AROUND PUMP STATION

PROP. REINFORCED TURF EMERGENCY ACCESS LANE (20' WIDE)

LANDS N/F
LIMESTONE VALLEY FARM
LIBER 3583 FOLIO 234
TM: 28 24 100
ZONE: RC-DEO
USE: AGRICULTURAL
"MD AGRICULTURAL LAND PRESERVATION EASEMENT"

PROP. REINFORCED TURF EMERGENCY ACCESS LANE (20' WIDE)

INDEPENDENT LIVING
RB 1.6
5 STORIES

INDEPENDENT LIVING
RB 1.5
5 STORIES

INDEPENDENT LIVING
RB 1.4
5 STORIES

INDEPENDENT LIVING
RB 1.2
5 STORIES

PROP. PAVED EMERGENCY ACCESS LANE (20' WIDE)

PROP. WALL

6' HIGH SECURITY FENCE

AGRICULTURAL LAND PRESERVATION EASEMENT
LIBER 1161 FOLIO 284
LIBER 1482 FOLIO 14
LIBER 1482 FOLIO 72

N 565,200
E 1,540,300

RILEY LANE
(PRIVATE TOWN CENTER STREET)

OXFORD HILLS DRIVE
(PRIVATE TOWN CENTER STREET)

BYRON WAY
(PRIVATE TOWN CENTER STREET)

OXFORD HILLS DRIVE
(PRIVATE TOWN CENTER STREET)

FOREST CONSERVATION EASEMENT #2

EXISTING FOREST AREA =	3.04 AC
NONCREDIT FOREST/FLOODPLAIN =	0.34 AC
CREDITED FOREST/RETENTION =	2.70 AC
REFORESTATION/AFFORESTATION =	3.45 AC
EASEMENT AREA =	6.49 AC
CREDITED EASEMENT AREA =	6.15 AC

N 564,520
E 1,540,500

MATCHLINE - SHEET 29

50 25 12.5 0 50
1"= 50'

SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL	K FACTOR
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	A	NO	0.28
GbC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	A	NO	0.28
GnB	GLENVILLE-BAILE SILT LOAMS, 0 TO 8 PERCENT SLOPES	C	YES	0.43
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	NO	0.28

SPECIMEN TREE TABLE (PER SHEET)

KEY	SPECIES NAME	SIZE	CRZ	CONDITION	TO REMAIN	CRZ DISTURBANCE %
HH	AMERICAN BEECH	32"	48'	GOOD	Y	15.9
II	AMERICAN BEECH	43"	64.5'	FAIR	Y	13.8

LEGEND

- PROPERTY LINE
- WETLAND BUFFER LIMITS
- LOD LOD — LIMIT OF DISTURBANCE
- 347 — EXISTING CONTOUR
- 347 — PROPOSED CONTOUR
- TPF TPF — TREE PROTECTION FENCE & ROOT PRUNING
- FOREST CONSERVATION EASEMENT
- REFORESTATION AREA
- FOREST RETENTION AREA
- FOREST TO BE REMOVED
- WETLANDS
- 100 YR 100 YR — 100 YR. FLOODPLAIN
- FOREST CONSERVATION SIGNAGE
- REFORESTATION SIGNAGE
- 45 — SPECIMEN TREES
- W — WETLAND BOUNDARY
- WB — 100-FOOT STREAM BUFFER
- SB — 25-FOOT WETLAND BUFFER
- 15' ENVIRONMENTAL SETBACK (SECTION 16.120.b.4.III.d)
- SOILS BOUNDARY
- EXISTING TREE LINE
- STEEP SLOPES 15-24.99%
- STEEP SLOPES 25% +
- 45 — SPECIMEN TREE (TO BE REMOVED)

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Docusigned by: Lynda Eisenberg
5/21/2021
PLANNING DIRECTOR — DATE

OWNER: OXFORD HILLS, LLC 701 MAIDEN CHOICE LANE BALTIMORE, MD 21228 PHONE: (410) 402-1743	CLARKSVILLE FREESTATE, LLC P.O. BOX 417 ELLICOTT CITY, MD 21041 PHONE: (410) 531-3101
DEVELOPER: OXFORD HILLS, LLC 701 MAIDEN CHOICE LANE BALTIMORE, MD 21228 CONTACT: PRIYA PRASAD PHONE: (410) 402-1743	
TAX MAP: 28, 34, 35 GRID: 24, 06, 01 ZONED: CEF-M, B-2 PARCEL: 100, 185, 259 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND	

SUBDIVISION NAME: ERICKSON - OXFORD HILLS SECTION/AREA: N/A DEED # 21613/64, 21613/72, 3583/234, 20021/133	PREVIOUS FILE No. : ZONING BOARD CASE ZB-1118M ECP-23-026

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES
THE BOHLER CIVIL DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE EXPOSED OR USED FOR ANY PURPOSE, WITHOUT THE EXPRESS WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.:	MD172015
DRAWN BY:	CJB
CHECKED BY:	BRR
DATE:	04/04/24
CAD I.D.:	PFCP-4

PROJECT:

PRELIMINARY EQUIVALENT SKETCH PLANS

FOR

ERICKSON - OXFORD HILLS

PARCELS 100, 185, 259
CLARKSVILLE PIKE (MD RTE 108)
5TH ELECTION DISTRICT
TAX MAP 28, GRID 24, PARCEL 100
TAX MAP 34, GRID 06, PARCEL 185
TAX MAP 35, GRID 01, PARCEL 259
CLARKSVILLE
HOWARD COUNTY, MARYLAND

BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

E.R. McWILLIAMS
04/05/2024
REGISTERED LANDSCAPE ARCHITECT
PROFESSIONAL CERTIFICATION
I, ERIC R. McWILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 365, EXPIRATION DATE: 9/20/24

SHEET TITLE:

PRELIMINARY FOREST CONSERVATION PLAN

SHEET NUMBER:
27
27 OF 49

REVISION 4 -

SP-23-001

Apr 05, 2024
C:\PROGRAMDATA\BOHLER\DRIVE\2022\C3D2022\TEMP\ACPUBLISH_6244\MD172015-PFCP-4---LAYOUT 27 - PRELIMINARY FOREST CONSERVATION PLAN.DWG

DocuSign Envelope ID: C2C37A1B-78A0-4461-8D4A-FB1DCF089769

MATCHLINE - SHEET 26

MATCHLINE - SHEET 29

SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL	K FACTOR
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	A	NO	0.28
GbC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	A	NO	0.28
GnB	GLENVILLE-BAILE SILT LOAMS, 0 TO 8 PERCENT SLOPES	C	YES	0.43
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	NO	0.28

SPECIMEN TREE TABLE (PER SHEET)

KEY	SPECIES NAME	SIZE	CRZ	CONDITION	TO REMAIN	CRZ DISTURBANCE %
C	RED MAPLE	39"	58.5'	GOOD	N	100.0
P	BLACK CHERRY	44"	66'	FAIR	N	50.0
Q	TULIP POPLAR	32"	48'	GOOD	Y	0.2
R	TULIP POPLAR	33"	49.5'	V. POOR	N	41.0
S	TULIP POPLAR	30"	45'	GOOD	Y	0.0
T	TULIP POPLAR	33"	49.5'	GOOD	Y	0.0
U	RED MAPLE	30"	45'	GOOD	Y	0.0
V	TULIP POPLAR	32"	48'	GOOD	Y	0.0
Y	TULIP POPLAR	33"	49.5'	FAIR	Y	0.0
Z	TULIP POPLAR	31"	46.5'	GOOD	Y	0.0
AA	TULIP POPLAR	30"	45'	GOOD	Y	0.0
BB	RED MAPLE	30"	45'	GOOD	N	69.2
DD	RED OAK	34"	51'	FAIR	N	72.0
EE	WHITE OAK	35"	52.5'	F. GOOD	N	100.0
CCC	RED MAPLE	33"	49.5'	POOR	N	45.8

FOREST CONSERVATION EASEMENT #3

EXISTING FOREST AREA =	0.27 AC
NONCREDIT FOREST/FLOODPLAIN =	0.00 AC
CREDITED FOREST/RETENTION =	0.27 AC
REFORESTATION/AFFORESTATION =	0.18 AC
EASEMENT AREA =	0.45 AC
CREDITED EASEMENT AREA =	0.45 AC

FOREST CONSERVATION EASEMENT #2

EXISTING FOREST AREA =	3.04 AC
NONCREDIT FOREST/FLOODPLAIN =	0.34 AC
CREDITED FOREST/RETENTION =	2.70 AC
REFORESTATION/AFFORESTATION =	3.45 AC
EASEMENT AREA =	6.49 AC
CREDITED EASEMENT AREA =	6.15 AC

FOREST CONSERVATION EASEMENT #4

EXISTING FOREST AREA =	0.17 AC
NONCREDIT FOREST/FLOODPLAIN =	0.02 AC
CREDITED FOREST =	0.15 AC
REFORESTATION =	0.59 AC
EASEMENT AREA =	0.76 AC
CREDITED EASEMENT AREA =	0.74 AC

INDEPENDENT LIVING
RB 2.5
5 STORIES
W/ 2 LEVEL GARAGE

PROP CONVENIENCE STORE
1 - STORY
4,500 S.F.

PROP BANK
1 - STORY
2,531 S.F.

INKBERRY WAY (PRIVATE TOWN CENTER STREET)

ASHLAND WAY

CLARKSVILLE PIKE - MD RTE. 108
PRESCRIPTIVE RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
WIDTH VARIES
CLASSIFICATION: MINOR ARTERIAL
SPEED LIMIT: 35 MPH

LINDEN LINTHICUM LANE
VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY

LINEAR PARK
DOG PARK
(0.76± AC.)

WATER PUMP HOUSE
(OWNED & MAINTAINED BY PROPERTY OWNER)

PUBLIC PARKING

PLAYGROUND

EX. STREAM

LIMITS OF STREAM RESTORATION

STREAM RESTORATION AREA
SPECIMEN TREE REMOVAL PENDING STREAM RESTORATION APPROVAL BY DPZ. NATIVE SHRUBS AND RIPARIAN SEED MIX WILL BE UTILIZED FOR RESTORATION PER WP-24-040

LIMIT OF UNDERGROUND GARAGE

LOT 2
FOSTER PROPERTY
PLAT NO. 14068
LANDS N/F
CLARKSVILLE SQUARE II LLC
LIBER 14582 FOLIO 443
TM: 34 06 214
ZONE: B-2
USE: COMMERCIAL

LANDS N/F
CLARKSVILLE AUTO PROPERTIES, LLC
LIBER 3903 FOLIO 315
TM: 34 06 244
ZONED: B-2 (BUSINESS GENERAL)

LANDS N/F
SDMC ASSOCIATES
LIBER 02005 FOLIO 00523
TM: 34 06 017
ZONE: B-1
USE: COMMERCIAL

LANDS N/F
VILLAGE OF RIVER HILL
PLAT NO. 12421
LANDS N/F
RIVER HILL INTERFAITH CENTER, INC.
LIBER 4642 FOLIO 318
TM: 34 06 424

LANDS N/F
LINDEN-LINTHICUM UNITED
LIBER 00359 FOLIO 00489
TM: 35 01 218 - PAR. A
ZONE: R-20
USE: EXEMPT COMMERCIAL

ZONE: CEF-M
ZONE: B-2

ZONE: B-1

ZONE: B-2

6' HIGH SECURITY FENCE

PROP. 150 WATT LED GLOBE LIGHT (TYP.)

TEMPORARY CONSTRUCTION EASEMENT
PROP. PERMANENT ACCESS EASEMENT

TEMPORARY CONSTRUCTION EASEMENT
PROP. PERMANENT ACCESS EASEMENT
PARCEL J
VILLAGE OF RIVER HILL
PLAT NO. 12421
LANDS N/F
RIVER HILL INTERFAITH CENTER, INC.
LIBER 4642 FOLIO 318
TM: 34 06 424

E 1,429,959
N 565,597

N 564,720
E 1,430,650

N 565,320
E 1,430,650

50 25 12.5 0 50
1"= 50'

50 25 12.5 0 50
1"= 50'

EXISTING CONDITIONS INSET (GAS STATION)

EXISTING IMPERVIOUS AREA
28,891 S.F. (0.66 AC)
SDP-96-091

ZONE: CEF-M
ZONE: B-2

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Docusigned by: Linda Eisenberg 5/21/2024
PLANNING DIRECTOR — DATE

LEGEND

- PROPERTY LINE
- WETLAND BUFFER LIMITS
- LOD — LOD — LIMIT OF DISTURBANCE
- 341 — EXISTING CONTOUR
- 341 — PROPOSED CONTOUR
- TPF — TPF — TREE PROTECTION FENCE & ROOT PRUNING
- FOREST CONSERVATION EASEMENT
- REFORESTATION AREA
- FOREST RETENTION AREA
- FOREST TO BE REMOVED
- WETLANDS
- 100 YR — 100 YR — 100 YR. FLOODPLAIN
- FOREST CONSERVATION SIGNAGE
- REFORESTATION SIGNAGE
- SPECIMEN TREES
- W — WETLAND BOUNDARY
- WB — 100-FOOT STREAM BUFFER
- SB — 25-FOOT WETLAND BUFFER
- 15' ENVIRONMENTAL SETBACK (SECTION 16.120.b.4.III.d)
- SOILS BOUNDARY
- EXISTING TREE LINE
- STEEP SLOPES 15-24.99%
- STEEP SLOPES 25% +
- SPECIMEN TREE (TO BE REMOVED)

OWNER:
OXFORD HILLS, LLC
701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
PHONE: (410) 402-1743

CLARKSVILLE FREESTATE, LLC
P.O. BOX 417
ELLICOTT CITY, MD 21041
PHONE: (410) 531-3101

DEVELOPER: OXFORD HILLS, LLC
701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
CONTACT: PRIYA PRASAD
PHONE: (410) 402-1743

SUBDIVISION NAME: ERICKSON - OXFORD HILLS
SECTION/AREA: N/A
DEED # 21613/64, 21613/72, 3583/234, 20021/133

PREVIOUS FILE No. :
ZONING BOARD CASE ZB-1118M
ECP-23-026

TAX MAP: 28, 34, 35 GRID: 24, 06, 01 ZONED: CEF-M, B-2
PARCEL: 100, 185, 259
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.: MD172015
DRAWN BY: CJB
CHECKED BY: BRR
DATE: 04/04/24
CAD I.D.: PFCP -4

PROJECT:

PRELIMINARY EQUIVALENT SKETCH PLANS

FOR

ERICKSON - OXFORD HILLS

PARCELS 100, 185, 259
CLARKSVILLE PIKE (MD RTE 108)
5TH ELECTION DISTRICT
TAX MAP 28, GRID 24, PARCEL 100
TAX MAP 34, GRID 06, PARCEL 185
TAX MAP 35, GRID 01, PARCEL 259
CLARKSVILLE
HOWARD COUNTY, MARYLAND

BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

E.R. McWILLIAMS
04/05/2024
REGISTERED LANDSCAPE ARCHITECT
PROFESSIONAL CERTIFICATION.
I, ERIC R. McWILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3697, EXPIRATION DATE: 9/20/24

SHEET TITLE:
PRELIMINARY FOREST CONSERVATION PLAN

SHEET NUMBER:
28
28 OF 49

REVISION 4 -

SP-23-001

Apr 05, 2024
C:\PROGRAMDATA\BOHLER\D2D2\D2D2\D2D2\TEMP\ACPUBLISH_5244\MDT172015-PFCP-4_----_LAYOUT 28 - PRELIMINARY FOREST CONSERVATION PLAN
BRR

DocuSign Envelope ID: C2C37A1B-78A0-4461-8D4A-FB1DCF089769

MATCHLINE - SHEET 27

MATCHLINE - SHEET 28

SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL	K FACTOR
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	A	NO	0.28
GbC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	A	NO	0.28
GnB	GLENVILLE-BAILE SILT LOAMS, 0 TO 8 PERCENT SLOPES	C	YES	0.43
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	NO	0.28

SPECIMEN TREE TABLE (PER SHEET)

KEY	SPECIES NAME	SIZE	CRZ	CONDITION	TO REMAIN	CRZ DISTURBANCE %
H	AM. SYCAMORE	49"	73.5'	POOR	N	61.4
FF	PIGNUT HICKORY	36"	54'	F. GOOD	Y	0.0
GG	TULIP POPLAR	31"	46.5'	FAIR	Y	0.0

FOREST CONSERVATION EASEMENT #2

EXISTING FOREST AREA =	3.04 AC
NONCREDIT FOREST/FLOODPLAIN =	0.34 AC
CREDITED FOREST/RETENTION =	2.70 AC
REFORESTATION/AFFORESTATION =	3.45 AC
EASEMENT AREA =	6.49 AC
CREDITED EASEMENT AREA =	6.15 AC

FOREST CONSERVATION EASEMENT #5

EXISTING FOREST AREA =	0.17 AC
NONCREDIT FOREST/FLOODPLAIN =	0.00 AC
CREDITED FOREST =	0.17 AC
REFORESTATION =	1.36 AC
EASEMENT AREA =	1.53 AC
CREDITED EASEMENT AREA =	1.53 AC

STREAM RESTORATION AREA
SPECIMEN TREE REMOVAL
PENDING STREAM RESTORATION APPROVAL BY DPZ; NATIVE SHRUBS AND RIPARIAN SEED MIX WILL BE UTILIZED FOR RESTORATION PER WP-24-040

LIMITS OF STREAM RESTORATION

INDEPENDENT LIVING RB 1.3 5 STORIES

COMMONS CB 1.0 3 STORIES

INDEPENDENT LIVING RB 1.1 5 STORIES

MAIN ENTRANCE

WELCOME CENTER

BARTON DRIVE (PRIVATE TOWN CENTER STREET)

OXFORD HILLS DRIVE (PRIVATE TOWN CENTER STREET)

6' ORNAMENTAL METAL FENCE & PIERS

RET. WALL

LINEAR PARK DOG PARK (0.76± AC.)

PAVILION 1 STORY

PROP. GRINDER PUMP

PROP. TERMINAL INLINE FLUSHING

PROP. BOLLARDS

PROP. RIGHT-OF-WAY (TYP.)

50' RESIDENTIAL BUILDING SETBACK

10' OTHER STRUCTURES AND USE SETBACK

CARE CENTER & INDEPENDENT LIVING BUILDING CC

6' HIGH SECURITY FENCE

100' SCENIC ROAD BUFFER

PROPOSED FENCE

EX. RIGHT-OF-WAY

SHEPPARD LANE
(HOWARD COUNTY)
ASPHALT PAVED PUBLIC ROADWAY
WIDTH VARIES
MINOR COLLECTOR - STATE ROAD

CLARKSVILLE PIKE - MD RTE. 108
PRESCRIPTIVE RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
WIDTH VARIES
MINOR ARTERIAL
SPEED LIMIT: 35 MPH

ZONE: RC-DEO
ZONE: R-20
ZONE: B-1

PARCEL E
100,543 SF OR 2.31 AC
(TO BE DEDICATED TO HOWARD COUNTY FOR PURPOSES OF A PUBLIC PARK)

LANDS N/F STEPHEN KLEIN & ASSOCIATES, LLC LIBER 5082 FOLIO 679 TM: 35 01 001 ZONE: B-1 USE: COMMERCIAL

LANDS N/F LINTHICUM CHAPEL CEMETERY CO. OF CLARKSVILLE LIBER 00086 FOLIO 00467 TM: 35 01 043 ZONE: R-20 USE: EXEMPT COMMERCIAL

LANDS N/F ON LUTH LIBER 02467 FOLIO 00357 TM: 35 01 02 ZONE: B-1 USE: COMMERCIAL

LANDS N/F SREEKANTH UDAY ANANTHRAM M/A & J/T LIBER 12328 FOLIO 00396 TM: 29 19 356 - LOT 55 ZONE: RC-DEO USE: RESIDENTIAL

LIBER 02804 TM: 29 19 356 ZONE: RC-DEO USE: RESIDENTIAL

OR

N

50 25 12.5 0 50
1"= 50'

LEGEND

- PROPERTY LINE
- WETLAND BUFFER LIMITS
- LOD / LOD — LIMIT OF DISTURBANCE
- 341 — EXISTING CONTOUR
- 341 — PROPOSED CONTOUR
- TPF / TPF — TREE PROTECTION FENCE & ROOT PRUNING
- FOREST CONSERVATION EASEMENT
- REFORESTATION AREA
- FOREST RETENTION AREA
- FOREST TO BE REMOVED
- WETLANDS
- 100 YR / 100 YR — 100 YR. FLOODPLAIN
- FOREST CONSERVATION SIGNAGE
- REFORESTATION SIGNAGE
- 45 — SPECIMEN TREES
- W — WETLAND BOUNDARY
- WB — 100-FOOT STREAM BUFFER
- SB — 25-FOOT WETLAND BUFFER
- 15' ENVIRONMENTAL SETBACK (SECTION 16.120.b.4.III.d)
- SOILS BOUNDARY
- EXISTING TREE LINE
- STEEP SLOPES 15-24.99%
- STEEP SLOPES 25% +
- SPECIMEN TREE (TO BE REMOVED)

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Docusigned by: Lynda Eisenberg
PLANNING DIRECTOR — DATE 5/21/2024

SUBDIVISION NAME: ERICKSON - OXFORD HILLS SECTION/AREA: N/A DEED # 21613/64, 21613/72, 3583/234, 20021/133	PREVIOUS FILE No. : ZONING BOARD CASE ZB-1118M ECP-23-026

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PHONE: (410) 402-1743

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TAX MAP: 28, 34, 35 GRID: 24, 06, 01 ZONED: CEF-M, B-2
PARCEL: 100, 185, 259
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

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THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	MD172015
DRAWN BY:	CJB
CHECKED BY:	BRR
DATE:	04/04/24
CAD I.D.:	PFCP -4

PROJECT:
PRELIMINARY EQUIVALENT SKETCH PLANS
FOR
ERICKSON - OXFORD HILLS
PARCELS 100, 185, 259
CLARKSVILLE PIKE (MD RTE 108)
5TH ELECTION DISTRICT
TAX MAP 28, GRID 24, PARCEL 100
TAX MAP 34, GRID 06, PARCEL 185
TAX MAP 35, GRID 01, PARCEL 259
CLARKSVILLE
HOWARD COUNTY, MARYLAND

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E.R. McWILLIAMS
STATE OF MARYLAND — E.R. McWILLIAMS — 3911 — REGISTERED LANDSCAPE ARCHITECT
04/05/2024
REGISTERED LANDSCAPE ARCHITECT
I ERIC R. MCWILLIAMS HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3911 EXPIRATION DATE: 9/20/24

SHEET TITLE:
PRELIMINARY FOREST CONSERVATION PLAN

SHEET NUMBER: 29 OF 49

REVISION 4 -

SP-23-001

Apr 05, 2024
C:\PROGRAMDATA\BOHLER\ERIC\2023\2023\TEMP\ACPUBLISH_554496\P170115-PFCP-4---LAYOUT (3) - PRELIMINARY FOREST CONSERVATION PLAN

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FOREST CONSERVATION WORKSHEET FOR: ERICKSON LIVING - OXFORD HILLS

Net Tract Area		
A. Total (Gross) Tract Area	A =	61.3
B. Area within 100-year Floodplain	B =	0.7
C. Other Deductions (Identify: SEE *NOTE BELOW)	C =	0.7
D. Net Tract Area	D =	60.0

Land Use Category

Insert the number "1" under the appropriate land use (limit to only one entry)

Resid. Rural LD	Resid. Rural MD	Resid. Suburban	Inst./ Linear	Retail/Ind./ Office	Mixed Use/ PUD
0	0	0	0	0	1

E. Afforestation Threshold	(Net Tract Area x	15%)	E =	9.0
F. Reforestation Threshold	(Net Tract Area x	20%)	F =	12.0
Existing Forest Cover				
G. Existing Forest Cover within the Net Tract Area			G =	6.9
H. Area of Forest above Afforestation Threshold			H =	0.0
I. Area of Forest above Reforestation Threshold			I =	0.0
Break Even Point				
J. Break Even Point			J =	0.0
K. Forest Clearing Permitted without Mitigation			K =	0.0
Proposed Forest Clearing				
L. Total Area of Forest to be Cleared			L =	2.8
M. Total Area of Forest to be Retained			M =	4.1
Planting Requirements Inside Watershed				
N. Reforestation for Clearing above the Reforestation Threshold			N =	0.0
P Reforestation for Clearing below the Reforestation Threshold			P =	5.6
Q. Credit for Retention above the Reforestation Threshold			Q =	0.0
R. Total Reforestation Required			R =	5.6
S. Total Afforestation Required			S =	2.1
T Total Reforestation and Afforestation Requirement			T=	7.7
U 75% of Total Obligation (Retention + Planting)			U=	8.9
V Planting Required Onsite to meet 75% Obligation			V=	4.8
Planting Requirements Outside Watershed				
W. Total Planting within Development Site Watershed			W=	6.8
X. Total Afforestation Required			X=	0.0
Y. Remaining Planting within Watershed for Reforestation Credit			Y=	4.7
Z. Reforestation for Clearing above the Reforestation Threshold			Z=	0.0
AA. Reforestation for Clearing below the Reforestation Threshold			AA=	1.4
BB. Credit for Retention above the Reforestation Threshold			BB=	0.0
CC. Total Reforestation Required			CC=	1.4
DD. Total Afforestation and Reforestation Requirement			DD=	1.4

Date: 12-Mar-24

*NOTE: PRIORITY FUNDING AREA, EXISTING IMPERVIOUS SHOWN ON SDP-96-091 HAS BEEN DEDUCTED IN ACCORDANCE WITH SECTION 16.1201(b)(1)(xiii) OF THE FOREST CONSERVATION REGULATIONS AND SECTION 1.3.1 OF THE FOREST CONSERVATION MANUAL, REFER TO SHEET 28 FOR DETAIL

SITE AREA COMPUTATIONS

GROSS TRACT AREA = 61.3 AC
100 YEAR FLOODPLAIN = 0.7 AC
OTHER DEDUCTIONS = 0.7 AC.
NET TRACT AREA = 60.0 AC
ZONING = CEF & B-2

FORESTED FLOODPLAIN

FOREST = 0.68 AC

FOREST CLEARING

FOREST TO BE CLEARED = 2.8 AC.
FOREST IN FLOOD PLAIN TO BE CLEARED = 0.2

TOTAL FOREST TO BE CLEARED 3.0 AC

FCP NOTES

1. ANY FOREST CONSERVATION EASEMENT (FCE) SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF HOWARD COUNTY AND WHICH RESTRICT THE DISTURBANCE AND USE OF THESE AREAS.
2. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF VEGETATION AS OUTLINED IN THE FOREST CONSERVATION DEED OF EASEMENT EXCEPT AS PERMITTED BY HOWARD COUNTY.
3. NO STOCKPILE, PARKING AREAS, EQUIPMENT CLEANING AREAS, ETC. SHALL OCCUR WITHIN AREAS DESIGNATED IN THE FOREST CONSERVATION EASEMENT.
4. PERMANENT SIGNAGE SHALL BE PLACED EVERY 50-100 FEET APART ALONG THE BOUNDARIES OF ALL AREAS INCLUDED IN FOREST CONSERVATION EASEMENTS.

FOREST CONSERVATION NARRATIVE:

THIS FOREST CONSERVATION PLAN PROPOSES THE REMOVAL OF 2.8 ACRES OF FOREST FROM THE PROPOSED LIMIT OF DISTURBANCE. THIS FOREST CLEARING IS UNAVOIDABLE WITH THE SUBDIVISION OF THE PROPERTY. THIS PROJECT IS ZONED CEF & B-2 WHICH ENCOURAGES A DEVELOPMENT OF THIS DENSITY. THE PROPOSED CLEARING WILL IMPACT HIGH PRIORITY FOREST OR FOREST AREAS.

THE PROPOSED RETENTION IS LOCATED WITHIN ENVIRONMENTALLY SENSITIVE AREAS. THIS STAND INCLUDES STEEP SLOPES, STREAM BUFFERS AND MULTIPLE SPECIMEN TREES. FOR THESE REASONS THE FOREST RETENTION AREA IS CONSIDERED THE HIGHEST PRIORITY FOR RETENTION WITHIN THE FOREST STAND DELINEATION.

NOTES :

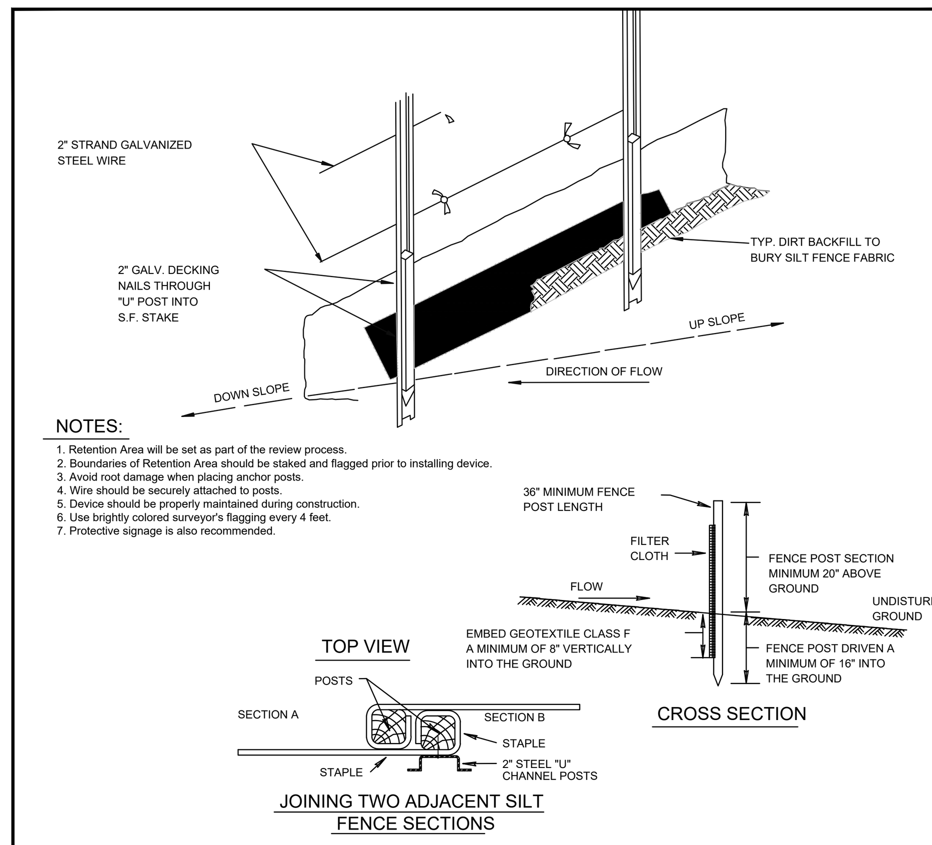
1. BASED ON MARYLAND DEPARTMENT OF ASSESSMENT & TAXATION, THE PRIMARY STRUCTURE ON THE SUBJECT PROPERTIES WAS BUILT CIRCA 1948. THE DEVELOPMENT PORTION OF THE PROPERTY CONTAINS NO STRUCTURES.
2. THERE ARE NO KNOWN HISTORICAL STRUCTURES ONSITE.
3. THERE ARE NO CHAMPION TREES AND/OR TREES 75% FOR THE SIZE OF ANY CHAMPION TREE.
4. THERE ARE NO KNOWN RARE THREATEN AND ENDANGER SPECIES OR THEIR HABITAT ON THIS SITE.
5. THE FOREST STAND DELINEATION PLAN, BY ECOSCIENCE, CERTIFIES THAT NO MARYLAND STATE CHAMPION TREES OR TREES 75% OF THE DIAMETER OF A MD STATE CHAMPION TREE EXIST ON THIS SITE.

SURETY NOTE

FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY RETENTION OF EXISTING FOREST IN THE AMOUNT OF 4.1 ACRES. THE REFORESTATION OBLIGATION OF 7.7 ACRES WILL BE PROVIDED BY 6.8 ACRES ON-SITE AND 1.4 ACRES AT A FOREST CONSERVATION BANK AT 2:1 (2.8 ACRES) FOR THE REQUIRED REFORESTATION AND AFFORESTATION. TOTAL FORESTATION FOR THIS SUBDIVISION IS 13.7 ACRES. SURETY IN THE AMOUNT OF $148,104.00 WILL BE POSTED WITH THE DEVELOPERS AGREEMENT ____________.

FOREST CONSERVATION SEQUENCE OF CONSTRUCTION

1. PRECONSTRUCTION MEETING SHALL BE HELD BETWEEN DEVELOPER, CONTRACTOR, AND COUNTY INSPECTOR.
2. SEDIMENT SHALL BE INSTALLED IN ACCORDANCE WITH GENERAL CONSTRUCTION PLAN FOR SITE, TEMPORARY PROTECTIVE FENCING AND CONSERVATION SIGNAGE SHALL BE INSTALLED AS PER FOREST CONSERVATION PLAN.
3. STREAM RESTORATION SHALL OCCUR, AND FOREST CONSERVATION OBLIGATION SHALL BE FULFILLED IN PHASE 1 OF CONSTRUCTION PRIOR TO THE CONSTRUCTION OF ANY INFRASTRUCTURE. SITE SHALL BE GRADED, INFRASTRUCTURE INSTALLED, WALLS SHALL BE CONSTRUCTED. DISTURBED AREAS SHALL BE STABILIZED. PERMANENT SIGNAGE IN POOR CONDITION SHALL BE REPLACED.
4. POST-CONSTRUCTION MEETING SHALL BE HELD WITH COUNTY INSPECTOR TO ENSURE COMPLIANCE WITH DEVELOPMENT PLAN. SEDIMENT CONTROL AND TEMPORARY PROTECTIVE FENCING UPON STABILIZATION OF SITE AND COMPLETION OF CONSTRUCTION ACTIVITIES.
5. CERTIFICATION OF FOREST RETENTION PAPERWORK SHALL BE SUBMITTED TO THE COUNTY.



NOTES:
1. Retention Area will be set as part of the review process.
2. Boundaries of Retention Area should be staked and flagged prior to installing device.
3. Avoid root damage when placing anchor posts.
4. Wire should be securely attached to posts.
5. Device should be properly maintained during construction.
6. Use brightly colored surveyor's flagging every 4 feet.
7. Protective signage is also recommended.

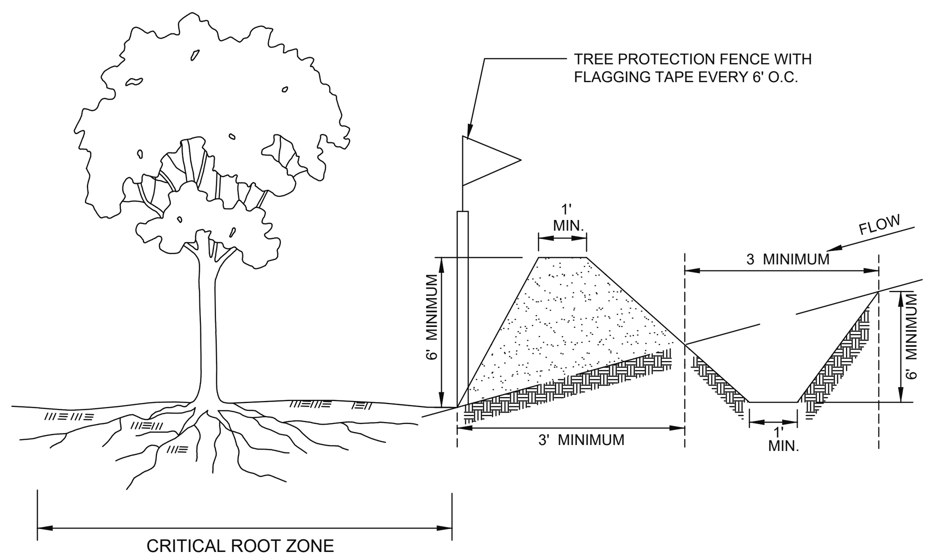
CONSTRUCTION SPECIFICATIONS

1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1 1/2" X 1 1/2" square (min.) cut, or 1 3/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 1.00 pound per linear foot.
2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal ft / minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

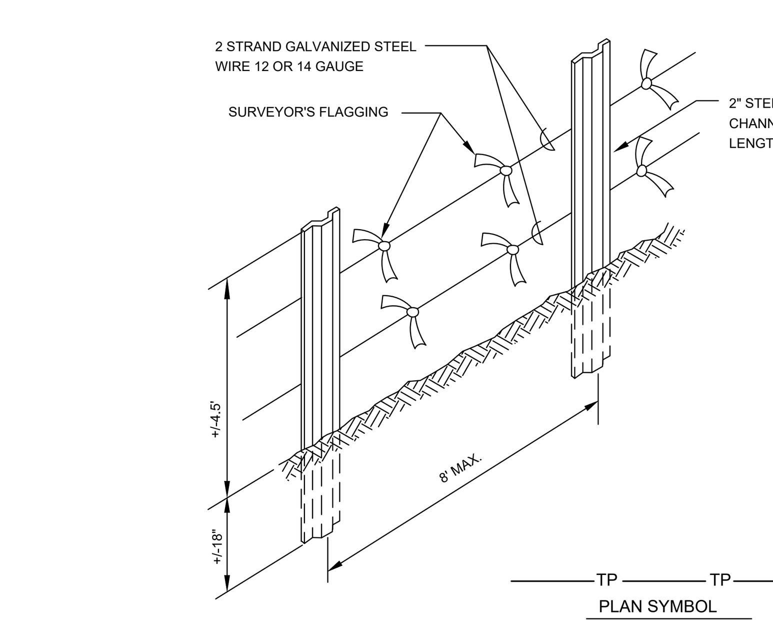
3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

COMBINATION SILT FENCE & TREE PROTECTION - TYPE II
NOT TO SCALE



Notes:
1. Combination sediment control and forest protection device.
2. Boundaries of the Retention Area will be set as part of the forest conservation plan review process.
3. Boundaries of Retention Area should be staked prior to installing protective device.
4. Root damage should be avoided.
5. The toe of slope should be outside the critical root zone
6. Equipment is prohibited within critical root zone of retention area; place dike accordingly.
7. All standard maintenance for earthen dikes and swales apply to these details.
8. All standard reclamation practices for earthen dikes and swales shall apply to these details.

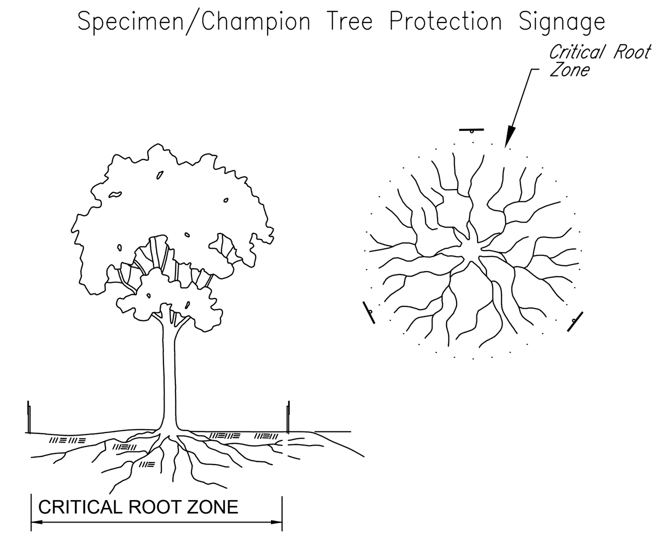
COMBINATION EARTH DIKE & TREE PROTECTION - TYPE III
NOT TO SCALE



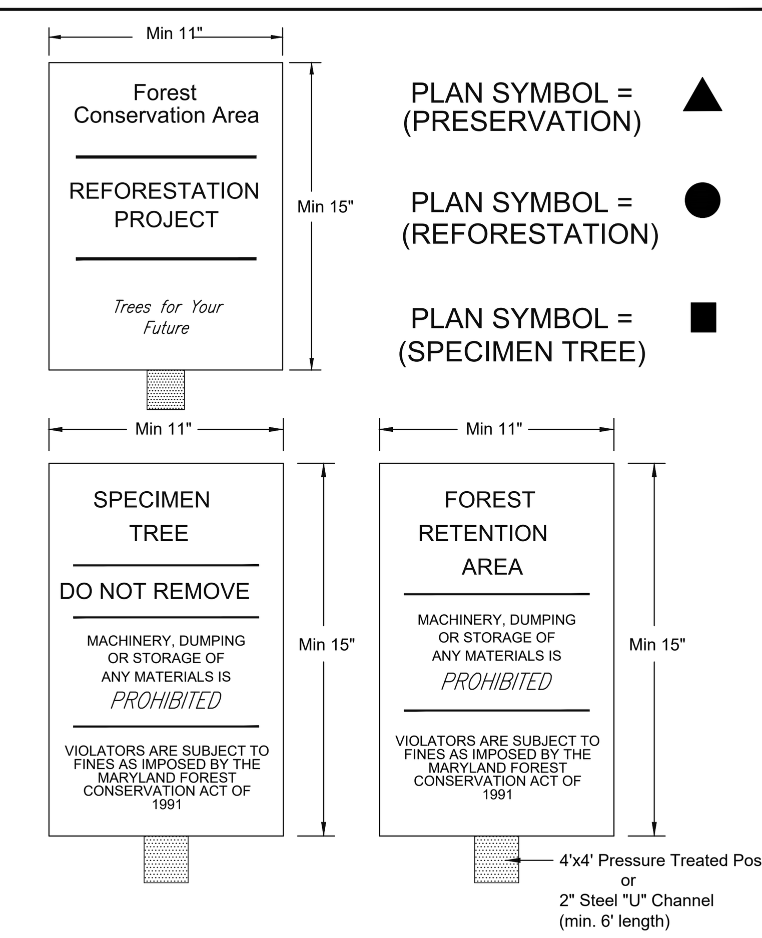
NOTES:
1. Forest preservation, specimen tree and re/af-forestation protection device.
2. Protected areas will be set as part of the review process.
3. Boundaries of protected areas should be staked and flagged prior to installing device.
4. Avoid root damage when placing anchor posts.
5. Wire should be securely attached to posts.
6. Device should be properly maintained during construction.
7. Use brightly colored surveyor's flagging every 4'.
8. Protective signage is also recommended.
9. Contractor may use blaze orange tree protection fence or equal according to MD State Forest Conservation Technical Manual Figure D-5.

TREE PROTECTION FENCING - TYPE I
NOT TO SCALE

Specimen/Champion Tree Protection Signage

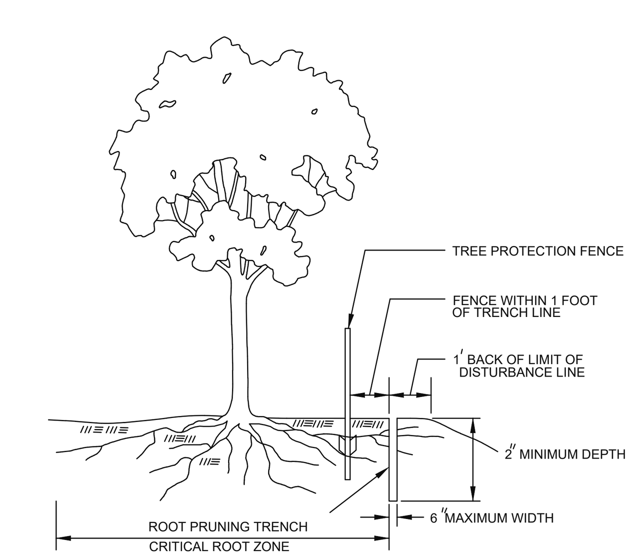


Notes:
1. *Retention Areas will be set as part of the review process*
2. *Boundaries of Retention Areas/Critical Root Zones should be marked with signage prior to construction.*
3. *Signs should be placed at edge or 1-foot outside the Critical Root Zone.*
4. *Signs should be placed around each specimen tree as indicated on the plan.*



Notes:
1. Bottom of signs to be no lower than top of tree protection fence but higher than 6'.
2. Signs to be placed approximately 50' feet apart. Conditions on site affecting visibility may warrant placing signs closer or farther apart.
3. Attachment of signs to trees is prohibited.
4. Signs to be posted on 4'x4' pressure treated wood posts driven a minimum of 1.5' into ground or 2" steel "U" channel (minimum 6' length) driven into ground.
5. Signs to be attached to posts with 2 galvanized bolts, each with 2 washers and a galvanized nut.

SIGNAGE
NOT TO SCALE



Notes:
1. Retention Areas to be established as part of the forest conservation plan review process.
2. Boundaries of Retention Areas should be staked, flagged and/or fenced prior to trenching.
3. Exact location of trench should be identified.
4. Trench should be immediately backfilled with soil removed or other high organic soil.
5. Roots should be cleanly cut using vibratory knife or other acceptable equipment.

ROOT PRUNING
NOT TO SCALE

SITE SUMMARY CHART	
RETAINED CREDITED FOREST	4.09 AC.
ON-SITE REFORESTATION	6.81 AC
TOTAL CREDIT EASEMENT AREAS	10.90 AC

SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL	K FACTOR
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	A	NO	0.28
GbC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	A	NO	0.28
GnB	GLENVILLE-BAILE SILT LOAMS, 0 TO 8 PERCENT SLOPES	C	YES	0.43
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	NO	0.28

AFFORESTATION & REFORESTATION PLANTING SCHEDULE

	FCE #1	FCE #2	FCE #3	FCE #4	FCE #5					
ACREAGE	1.23	3.45	0.18	0.59	1.36	NOTE: NUMBER OF TREES PER ACRE = 200				
P.U. REQUIRED	246	690	36	118	272	NOTE: EQUIVALENT AREA PER TREE (SQUARE FEET) = 435.6				
	QTY					SPECIES	SUCCESSION STAGE	SIZE	SPACING (FEET)	TOTAL P.U.
OVERSTORY	58	161	10	28	65	ACER RUBRUM - RED MAPLE	EARLY SUCCESSIONAL	2" CAL. / 8-10' HT. / B&B	15' X 15'	322
	18	51	2	10	19	PLATNUS OCCIDENTALIS - AMERICAN SYCAMORE	MID-LATE SUCCESSIONAL	2" CAL. / 8-10' HT. / B&B	15' X 15'	100
	18	52	2	8	19	QUERCUS PALUSTRIS - PIN OAK	MID-LATE SUCCESSIONAL	2" CAL. / 8-10' HT. / B&B	15' X 15'	99
	18	52	2	8	19	QUERCUS RUBRA - RED OAK	MID-LATE SUCCESSIONAL	2" CAL. / 8-10' HT. / B&B	15' X 15'	99
	58	161	9	28	65	LIRIODENDRON TULIPIFERA - TULIP POPLAR	EARLY SUCCESSIONAL	2" CAL. / 8-10' HT. / B&B	15' X 15'	321
UNDERSTORY	58	161	9	28	65	CERCIS CANADENSIS - EASTERN REDBUD	EARLY SUCCESSIONAL	2" CAL. / 8-10' HT. / B&B	15' X 15'	321
	18	52	2	8	20	AMELANCHIER CANADENSIS - SERVICEBERRY	MID-LATE SUCCESSIONAL	2" CAL. / 8-10' HT. / B&B	15' X 15'	100
P.U. PROVIDED	246	690	36	118	272	TOTAL PLANTINGS				1362

NOTES:
1. PER WP-24-040, AFFORESTATION CALCULATIONS SHALL BE DOUBLE TO PROVIDE STABILIZATION IN THE AREAS ADJACENT TO THE ERODING STREAMS.
2. STREAM RESTORATION DETAILS WILL BE PROVIDED AT FINAL AND SITE DEVELOPMENT PLANS. NATIVE SHRUBS AND RIPARIAN SEED MIX WILL BE UTILIZED FOR RESTORATION PER WP-24-040.

Forest Conservation Manual
Chapter 3: Forest Conservation Plan
Section 3.6: Reforestation and Afforestation Procedures

Figure 3.6.6 Handling Seedlings in the Field

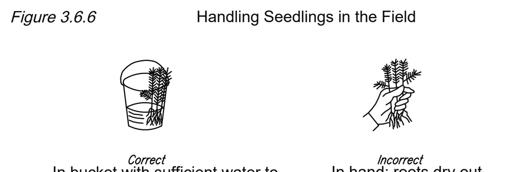
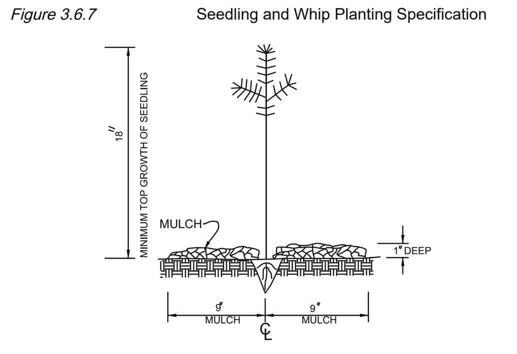
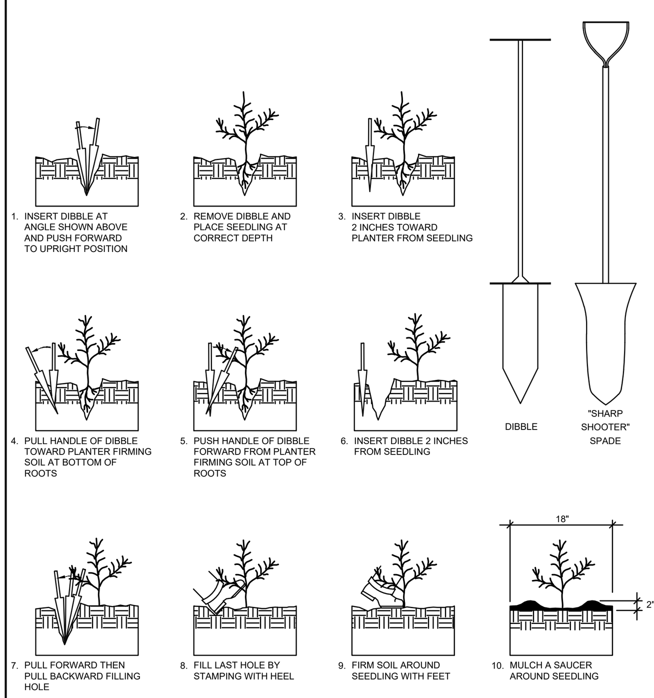


Figure 3.3.6 notes the correct method for handling seedlings in the planting field. Seedlings dry out very quickly and, once dry, often are not usable even after moistening.

Figure 3.6.7 Seedling and Whip Planting Specification

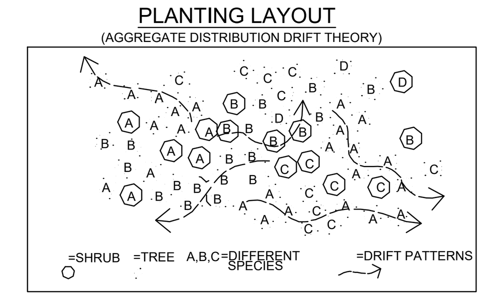


Mulching newly planted seedlings is suggested as it helps the soil retain moisture and it protects the seedling from compaction and stem injury.



SEEDLING PLANTING DETAIL
NOT TO SCALE

PLANTING LAYOUT
(AGGREGATE DISTRIBUTION DRIFT THEORY)



Concept: Aggregate Drift or Sweep. A cluster type grouping which tapers or feathers out along the edges.

Example: Aggregate massing or drifts are one of the most common vegetation distribution patterns occurring in nature. Principle seed bearers are at the central core of the cluster with seed dispersal outwards, often windblown, with densities thinning out along the fringes or extremities (groupings blend through and to other groupings). Imagine the fallout of windblown milkweed seeds. They often appear as aggregate drifts, elongated and tear drop in shape.

Application: When developing a planting plan the Maryland Forest Conservation Manual (pages 98 thru 101) offers recommendations on reforestation methods, species selection, plant materials and site stocking options. This is meant for determining the appropriate number of plants required, not necessarily a feet-on-center "grid pattern" layout.

Many of the State's regulatory reforestation sites installed since the inception of the Act appear as orchards. This un-natural grid patterns can be corrected thru the application of aggregate distribution. This does not mean that plants must be in a grid pattern, the drifts of shrubs cannot blend into groupings of trees or that groupings of same species cannot occur together. It simply means that the installer should meet the aforementioned forest conservation act criteria at the same time replicating natures aggregate drift patterns (see detail).

When using this theory to lay out a planting plan the size of the drifts should depend on the quantity of plants allocated, the scale of the site, and the careful consideration of the installer.

FOREST STAND ANALYSIS TABLE

Project Name: Erickson at Limestone Valley

Key	Type of Community	Area *	Soil Type	Typical Forest Cover for Soil Type	Woodland Suitability Index	Habitat Value for Soil Type	Existing Vegetation (Dominant Species and %) *	Size	Age	General Condition	Forest Area in Sensitive Environments (acres*)
F-1	Tulip poplar/ red maple	5.23ac±	GbC GnB	Mixed hardwoods Mesic hardwoods	75-95 60-90	Good Good	Liriodendron tulipifera 40 Acer rubrum 45 Ligustrum vulgare 55 Rosa multiflora 25 Celastrus orbiculatus Microstegium vimineum	16-22" 14-20" 5-9' 4-8' Vine Herb	55-70	Fair	4.79ac±
F2	White pine	2.09ac±	GbC GnB	Mixed hardwoods Mesic hardwoods	75-95 60-90	Good Good	Pinus strobus 75 Prunus serotina 10 Acer rubrum 10 Ligustrum vulgare 35 Rubus allegheniensis 35 Rosa multiflora 30	14-20" 12-18" 12-18" 5-9' 3-5' 5-8'	50-60	Fair/poor	1.08ac±
F3	Mixed oak/ poplar	0.20ac±	GnB MaD	Mesic hardwoods Mixed hardwoods/ white pine	60-90 65-90	Good Good	Quercus alba 30 Quercus rubra 25 Quercus velutina 25 Liriodendron tulipifera 10 Ligustrum vulgare 30 Lindera benzoin 20	18-26" 18-26" 18-26" 18-26" 4-8' 4-8'	80-90	F-good	0.20ac±
F4	Red maple	0.28ac±	GbC GnB	Mixed hardwoods Mesic hardwoods	75-95 60-90	Good Good	Acer rubrum 65 Salix nigra 25 Ligustrum vulgare 75	12-20" 8-16" 4-8'	45-55	F. good	0.35ac±

* Trees sizes DBH, shrub sizes are height

* Area rounded to nearest 1/10 acre
** Source Howard County Soil Survey, USDA

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PARCEL: 100, 185, 259
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

DocuSigned by: Lynda Eisenberg
4220B635863942E...
PLANNING DIRECTOR 5/21/2024 DATE

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.:	MD172015
DRAWN BY:	CJB
CHECKED BY:	BRR
DATE:	04/04/24
CAD I.D.:	PFCP -4

PROJECT:

PRELIMINARY EQUIVALENT SKETCH PLANS

FOR

ERICKSON - OXFORD HILLS

PARCELS 100, 185, 259
CLARKSVILLE PIKE (MD RTE 108)
5TH ELECTION DISTRICT
TAX MAP 28, GRID 24, PARCEL 100
TAX MAP 34, GRID 06, PARCEL 185
TAX MAP 35, GRID 01, PARCEL 259
CLARKSVILLE
HOWARD COUNTY, MARYLAND

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E.R. McWILLIAMS
04/05/2024
REGISTERED LANDSCAPE ARCHITECT
MARYLAND LICENSE No. 3697
PROFESSIONAL CERTIFICATION
I, ERIC R. McWILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3697, EXPIRATION DATE: 9/20/24

SHEET TITLE:

PRELIMINARY FOREST CONSERVATION NOTE AND DETAILS

SHEET NUMBER:

30

REVISION 4 -

SP-23-001

Apr 05, 2024
C:\PROGRAMDATA\BOHLER\2022\C3D2022\TEMP\ACPUBLISH_5244\MD172015-PFCP-4----->LAYOUT: 30 - PRELIMINARY FOREST CONSERVATION NOTES AND DETAILS
CB

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FOREST CONSERVATION PLANTING SPECIFICATIONS

1. SCOPE OF WORK:
THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

2. MATERIALS
A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.

B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.

C. LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM SIX INCH (6") THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES.
1.1. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
1.2. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS.
1.3. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.

D. MULCH - THE MULCH AROUND THE PERIMETER OF THE BUILDING SHALL BE A 3" LAYER OF DOUBLE SHREDDED BLACK CEDAR MULCH ONLY. ALL OTHER AREAS SHALL BE MULCHED WITH A 3" LAYER OF DOUBLE SHREDDED DARK BROWN HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.

E. FERTILIZER
1.1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
1.2. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.

F. PLANT MATERIAL
1.1. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
1.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
1.3. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
1.4. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1¼", WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED.PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
1.5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
1.6. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
1.7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
1.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

3. GENERAL WORK PROCEDURES
A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.

B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

4. SITE PREPARATIONS
A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.

B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.

C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

5. TREE PROTECTION
A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.

B. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY 'VISI-FENCE', OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.

C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.

D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

6. SOIL MODIFICATIONS
A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.

B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.

C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
1.1. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
1.2. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
1.3. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

7. FINISHED GRADING
A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.

B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1"±).

C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.

D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

8. TOPSOILING
A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.

B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.

C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.

D. ALL PLANTING AND LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA):
1.1. 20 POUNDS 'GROW POWER' OR APPROVED EQUAL
1.2. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP

E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

DocuSigned by: Lynda Eisenberg 4220B635863942E...
PLANNING DIRECTOR — 5/21/2024 DATE

9. PLANTING
A. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.

B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.

C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.

D. ALL PLANTING CONTAINERS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.

E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.

F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:
1.1. PLANTS: MARCH 15 TO DECEMBER 15
1.2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1

G. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.

H. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:

ACER RUBRUM	PLATANUS X ACERIFOLIA
BETULA VARIETIES	POPULOUS VARIETIES
CARPINUS VARIETIES	PRUNUS VARIETIES
CRATAEGUS VARIETIES	PYRUS VARIETIES
KOELREUTERIA	QUERCUS VARIETIES
LIQUIDAMBER STYRACIFLUA	TILIA TOMENTOSA
LIRIODENDRON TULIPIFERA	ZELKOVA VARIETIES

I. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
- 1 PART PEAT MOSS
- 1 PART COMPOSTED COW MANURE BY VOLUME
- 3 PARTS TOPSOIL BY VOLUME
- 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
  A) 2 TABLETS PER 1 GALLON PLANT
  B) 3 TABLETS PER 5 GALLON PLANT
  C) 4 TABLETS PER 15 GALLON PLANT
  D) LARGER PLANTS: 2 TABLETS PER ½" CALIPER OF TRUNK

J. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.

K. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.

L. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.

M. GROUND COVER AREAS SHALL RECEIVE A ¼" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.

N. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.

O. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.

P. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

10. TRANSPLANTING (WHEN REQUIRED)
A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.

B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.

C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.

D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.

E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.

F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

11. WATERING
A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.

B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.

C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

12. GUARANTEE
A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.

C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.

D. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

13. CLEANUP
A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.

B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

REFORESTATION PLAN

THE REFORESTATION AREA WILL BE PLACED INTO A FOREST CONSERVATION EASEMENT.

A. PLANTING PLAN AND METHODS

PLANT SPECIES SELECTION WAS BASED ON OUR KNOWLEDGE REGARDING PLANT COMMUNITIES IN MARYLAND'S PIEDMONT PLATEAU AND INFORMATION PROVIDED IN THE SOIL SURVEY ON TYPICAL VEGETATION FOR THE SOIL TYPE ON THE PLANTING SITE. SPECIES SELECTION WAS ALSO BASED ON OUR KNOWLEDGE OF PLANT AVAILABILITY IN THE NURSERY INDUSTRY.

REFORESTATION WILL BE ACCOMPLISHED THROUGH A PLANTING OF BRANCHED TRANSPLANTS. CONTAINER GROWN STOCK IS RECOMMENDED BUT BAREROOT STOCK MAY BE USED TO HELP CONTROL AFFORESTATION COSTS. IF BAREROOT STOCK IS USED THE ROOT SYSTEMS OF ALL PLANTS WILL BE DIPPED IN AN ANTI-DESICCANT GEL PRIOR TO PLANTING TO IMPROVE MOISTURE RETENTION IN THE ROOT SYSTEMS.

PRIOR TO PLANTING THE PROPOSED FOREST CONSERVATION EASEMENTS ALL INVASIVE PLANT SPECIES, INCLUDING MULTIFLORA ROSE, IN THE PLANTING AREA SHALL BE REMOVED. REMOVAL OF THESE SPECIES MAY BE PERFORMED WITH MOWING AND HERBICIDE TREATMENTS. PHYSICAL REMOVAL OF ALL TOP GROWTH FOLLOWING BY A PERIODIC HERBICIDE TREATMENT OF STUMP SPROUTS IS RECOMMENDED. NATIVE TREE AND SHRUB SPECIES OCCURRING WITHIN ANY IDENTIFIED, OVERGROWN INVASIVE AREAS SHOULD BE RETAINED WHEREVER POSSIBLE. HERBICIDES TREATMENTS SHALL OCCUR ON 2 MONTH INTERVALS DURING THE FIRST GROWING SEASON AND ONCE EACH IN THE SPRING AND FALL FOR SUBSEQUENT YEARS. HERBICIDE USED SHALL BE MADE SPECIFICALLY TO ADDRESS WOODY PLANT MATERIAL AND SHALL BE APPLIED AS PER MANUFACTURERS SPECIFICATIONS. CARE SHOULD BE TAKEN NOT TO SPRAY PLANTED TREES OR NATURALLY OCCURRING NATIVE TREE/SHRUBS. IT IS RECOMMENDED THAT INITIATION OF ROSE REMOVAL BEGIN AT LEAST SIX MONTHS PRIOR TO PLANTING.

B. PLANTING AND SOIL SPECIFICATIONS

PLANT MATERIAL WILL BE INSTALLED IN ACCORDANCE WITH THE PLANTING DETAIL AND PLANTING SPECIFICATIONS SHOWN ON THE FOREST CONSERVATION PLAN.

AMENDMENTS TO EXISTING SOIL WILL BE IN ACCORDANCE WITH THE PLANTING SPECIFICATIONS SHOWN ON THE FOREST CONSERVATION PLAN. SOIL DISTURBANCE WILL BE LIMITED TO INDIVIDUAL PLANTING LOCATIONS.

C. MAINTENANCE OF PLANTINGS

SEE POST CONSTRUCTION NOTES

D. GUARANTEE REQUIREMENTS

A 90 PERCENT SURVIVAL RATE OF THE REFORESTATION PLANTINGS WILL BE REQUIRED AFTER THREE GROWNING SEASONS. ALL PLANT MATERIAL BELOW THE 90 PERCENT SURVIVAL THRESHOLD WILL BE REPLACED AT THE BEGINNING OF THE SECOND GROWING SEASON. AT THE END OF THE SECOND GROWING SEASON, A 75 PERCENT SURVIVAL RATE WILL BE REQUIRED. ALL PLANT MATERIAL BELOW THE 75 PERCENT SURVIVAL THRESHOLD WILL BE REPLACED BY THE BEGINNING OF THE NEXT GROWING SEASON.

E. SECURITY FOR REFORESTATION

SECTION 16-1209 OF THE HOWARD COUNTY FOREST CONSERVATION ACT REQUIRES THAT A DEVELOPER SHALL POST A SECURITY (BOND, LETTER OF CREDIT, ETC.) WITH THE COUNTY TO INSURE THAT ALL WORK IS DONE IN ACCORDANCE WITH THE FCP.

CONSTRUCTION PERIOD PROTECTION PROGRAM

A. FOREST PROTECTION TECHNIQUES

1. SOIL PROTECTION AREA (CRITICAL ROOT ZONE)

THE SOIL PROTECTION AREA, OR CRITICAL ROOT ZONE, OF A TREE IS THAT PORTION OF THE SOIL COLUMN WHERE MOST OF A ITS ROOTS MAY BE FOUND. THE MAJORITY OF ROOTS RESPONSIBLE FOR WATER AND NUTRIENT UPTAKE ARE LOCATED JUST BELOW THE SOIL SURFACE. TEMPORARY FENCING SHALL BE PLACED AROUND THE CRITICAL ROOT ZONE OF THE FOREST IN AREAS WHERE THE FOREST LIMITS OCCUR WITHIN 25 FEET OF THE LIMIT OF DISTURBANCE.

2. FENCING AND SIGNAGE

EXISTING FOREST LIMITS OCCURRING WITHIN 25 FEET OF THE LIMITS OF DISTURBANCE SHALL BE PROTECTED USING TEMPORARY PROTECTIVE FENCING. PERMANENT SIGNAGE SHALL BE PLACED AROUND THE AFFORESTATION AREA PRIOR TO PLANT INSTALLATION, AS SHOWN ON THE PLAN.

B. PRE-CONSTRUCTION MEETING

UPON STAKING OF LIMITS OF DISTURBANCE A PRE-CONSTRUCTION MEETING WILL BE HELD BETWEEN THE DEVELOPER, CONTRACTOR AND APPROPRIATE COUNTY INSPECTOR. THE PURPOSE OF THE MEETING WILL BE TO
VERIFY THAT ALL SEDIMENT CONTROL IS IN ORDER, AND TO NOTIFY THE CONTRACTOR OF POSSIBLE PENALTIES FOR NON-COMPLIANCE WITH THE FCP.

C. STORAGE FACILITIES/EQUIPMENT CLEANING

ALL EQUIPMENT STORAGE, PARKING, SANITARY FACILITIES, MATERIAL STOCKPILING, ETC. ASSOCIATED WITH CONSTRUCTION OF THE PROJECT WILL BE RESTRICTED TO THOSE AREAS OUTSIDE OF THE PROPOSED FOREST CONSERVATION EASEMENT. CLEANING OF EQUIPMENT WILL BE LIMITED TO AREA WITHIN THE LOD OF THE PROPOSED HOMESITES. WASTEWATER RESULTING FROM EQUIPMENT CLEANING WILL BE CONTROLLED TO PREVENT RUNOFF INTO ENVIRONMENTALLY SENSITIVE AREAS.

D. SEQUENCE OF CONSTRUCTION

THE FOLLOWING TIMETABLE REPRESENTS THE PROPOSED TIMETABLE FOR DEVELOPMENT. THE ITEMS OUTLINED IN THE FOREST CONSERVATION PLAN WILL BE ENACTED WITHIN THREE (3) YEARS OF SUBDIVISION APPROVAL.

BELOW FIND A PROPOSED SEQUENCE OF CONSTRUCTION.

1. HOLD PRE-CONSTRUCTION MEETING BETWEEN DEVELOPER, CONTRACTOR AND COUNTY INSPECTOR.

2. SEDIMENT SHALL BE INSTALLED IN ACCORDANCE WITH GENERAL CONSTRUCTION PLAN FOR SITE, TEMPORARY PROTECTIVE FENCING AND CONSERVATION SIGNAGE SHALL BE INSTALLED AS PER FOREST CONSERVATION PLAN.

3. REMOVE ANY AND ALL INVASIVE SPECIES FROM THE FOREST CONSERVATION EASEMENT AREAS WHERE THERE IS FOREST TO BE RETAINED. STABILIZE ALL DISTURBED AREAS ACCORDINGLY.

4. STREAM RESTORATION SHALL OCCUR, AND FOREST CONSERVATION OBLIGATION SHALL BE FULFILLED IN PHASE 1 OF CONSTRUCTION PRIOR TO THE CONSTRUCTION OF ANY INFRASTRUCTURE. SITE SHALL BE GRADED, INFRASTRUCTURE INSTALLED, WALLS SHALL BE CONSTRUCTED. DISTURBED AREAS SHALL BE STABILIZED. PERMANENT SIGNAGE IN POOR CONDITION SHALL BE REPLACED.

5. INSTALL PERMANENT PROTECTIVE SIGNAGE FOR EASEMENTS AND INITIATE PLANTINGS IN ACCORDANCE WITH FOREST CONSERVATION PLAN. PLANTINGS WILL BE COMPLETED WITHIN THREE (3) YEARS OF SUBDIVISION APPROVAL.

6. REMOVE SEDIMENT CONTROL.

7. HOLD POST-CONSTRUCTION MEETING WITH COUNTY INSPECTORS TO ASSURE COMPLIANCE WITH FCP. SUBMIT CERTIFICATION OF INSTALLATION.

8. MONITOR AND MAINTAIN PLANTINGS FOR THREE (3) YEARS.

E. CONSTRUCTION MONITORING

ECO-SCIENCE PROFESSIONALS, OR ANOTHER QUALIFIED PROFESSIONAL DESIGNATED BY THE DEVELOPER, WILL MONITOR CONSTRUCTION OF THE PROJECT TO ENSURE THAT ALL ACTIVITIES ARE IN COMPLIANCE WITH THE FOREST CONSERVATION PLAN.

F. POST-CONSTRUCTION MEETING

UPON COMPLETION OF CONSTRUCTION, ECO-SCIENCE PROFESSIONALS, OR ANOTHER QUALIFIED PROFESSIONAL DESIGNATED BY THE DEVELOPER, WILL NOTIFY THE COUNTY THAT CONSTRUCTION HAS BEEN COMPLETED AND ARRANGE FOR A POST-CONSTRUCTION MEETING TO REVIEW THE PROJECT SITE. THE MEETING WILL ALLOW THE COUNTY INSPECTOR TO VERIFY THAT AFFORESTATION PLANTINGS HAVE BEEN INSTALLED.

POST-CONSTRUCTION MANAGEMENT PLAN

HOWARD COUNTY REQUIRES A THREE YEAR POST-CONSTRUCTION MANAGEMENT PLAN BE PREPARED AS PART OF THE FOREST CONSERVATION PLAN. THE PLAN GOES INTO EFFECT UPON ACCEPTANCE OF THE CONSTRUCTION CERTIFICATION OF COMPLETION BY THE COUNTY. ECO-SCIENCE PROFESSIONALS, OR ANOTHER QUALIFIED PROFESSIONAL DESIGNATED BY THE DEVELOPER, WILL BE RESPONSIBLE FOR IMPLEMENTATION OF THE POST-CONSTRUCTION MANAGEMENT PLAN.

THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE PLAN:

A. FENCING AND SIGNAGE

PERMANENT SIGNAGE INDICATING THE LIMITS OF THE RETENTION/REFORESTATION AREA SHALL BE MAINTAINED.

B. GENERAL SITE INSPECTIONS/MAINTENANCE OF PLANTINGS

SITE INSPECTIONS WILL BE PERFORMED A MINIMUM OF THREE TIMES DURING THE GROWING SEASON. THE PURPOSE OF THE INSPECTIONS WILL BE TO ASSESS THE HEALTH OF THE AFFORESTATION PLANTINGS. APPROPRIATE MEASURES WILL BE TAKEN TO RECTIFY ANY PROBLEMS WHICH MAY ARISE.

IN ADDITION, MAINTENANCE OF THE AFFORESTATION PLANTINGS WILL INVOLVE THE FOLLOWING STEPS:

1. WATERING - ALL PLANT MATERIAL SHALL BE WATERED TWICE A MONTH DURING THE 1ST GROWING SEASON, MORE OR LESS FREQUENTLY DEPENDING ON WEATHER CONDITIONS. DURING THE SECOND GROWING SEASON, ONCE A MONTH DURING MAY-SEPTEMBER, IF NEEDED.

2. REMOVAL OF INVASIVE EXOTICS AND NOXIOUS WEEDS. OLD FIELD SUCCESSIONAL SPECIES WILL BE RETAINED.

3. IDENTIFICATION OF SERIOUS PLANT PESTS AND DISEASES, TREATMENT WITH APPROPRIATE AGENT.

4. PRUNING OF DEAD BRANCHES.

5. AFTER 12 AND 24 MONTHS, REPLACEMENT OF PLANTS, IF REQUIRED, IN ACCORDANCE WITH THE GUARANTEE REQUIREMENTS SHOWN ON THE FCP.

C. EDUCATION

THE DEVELOPER WILL PROVIDE APPROPRIATE MATERIALS TO PROPERTY OWNERS INFORMING THEM OF THE LOCATION AND PURPOSE OF THE AFFORESTATION AREA. MATERIALS MAY INCLUDE SITE PLANS AND INFORMATION EXPLAINING THE INTENT OF THE FOREST CONSERVATION LAW.

D. FINAL INSPECTION

AT THE END OF THE THREE (3) YEAR POST-CONSTRUCTION MANAGEMENT PERIOD, ECO-SCIENCE PROFESSIONALS, OR ANOTHER QUALIFIED PROFESSIONAL, WILL SUBMIT TO THE ADMINISTRATOR OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM CERTIFICATION THAT ALL RETENTION/AFFORESTATION REQUIREMENTS HAVE BEEN MET. UPON ACCEPTANCE OF THIS CERTIFICATION, THE COUNTY WILL RELEASE THE DEVELOPER FROM ALL FUTURE OBLIGATIONS AND RELEASE THE DEVELOPER'S BOND.

PLANTING/SOIL SPECIFICATIONS

1. PLANTING OF NURSERY STOCK SHALL TAKE PLACE BETWEEN MARCH 15TH AND APRIL 30TH OR SEPTEMBER 15TH - NOVEMBER 15TH .
2. A TWELVE (12) INCH LAYER OF TOPSOIL SHALL BE SPREAD OVER ALL FORESTATION AREAS IMPACTED BY SITE GRADING TO ASSURE A SUITABLE PLANTING AREA. DISTURBED AREAS SHALL BE SEEDED AND STABILIZED AS PER GENERAL CONSTRUCTION PLAN FOR PROJECT. PLANTING AREAS NOT IMPACTED BY SITE GRADING SHALL HAVE NO ADDITIONAL TOPSOIL INSTALLED.
3. ALL BAREROOT PLANTING STOCK SHALL HAVE THEIR ROOT SYSTEMS DIPPED INTO AN ANTI-DESICCANT GEL PRIOR TO PLANTING.
4. PLANTS SHALL BE INSTALLED SO THAT THE TOP OF ROOT MASS IS LEVEL WITH THE TOP OF EXISTING GRADE. BACKFILL IN THE PLANTING PITS SHALL CONSIST OF 3 PARTS EXISTING SOIL TO 1 PART PINE FINES OR EQUIVALENT.
5. FERTILIZER SHALL CONSIST OF AGRIFORM 22-8-2, OR EQUIVALENT, APPLIED AS PER MANUFACTURER'S SPECIFICATIONS.
6. A TWO (2) INCH LAYER OF HARDWOOD MULCH SHALL BE PLACED OVER THE ROOT AREA OF ALL PLANTINGS.
7. PLANT MATERIAL SHALL BE TRANSPORTED TO THE SITE IN A TARPED OR COVERED TRUCK. PLANTS SHALL BE KEPT MOIST PRIOR TO PLANTING.
8. ALL NON-ORGANIC DEBRIS ASSOCIATED WITH THE PLANTING OPERATION SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.

SEQUENCE OF CONSTRUCTION

1. SEDIMENT CONTROL AND TREE PROTECTION DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH GENERAL CONSTRUCTION PLAN FOR SITE. SITE SHALL BE GRADED IN ACCORDANCE WITH GENERAL CONSTRUCTION PLANS.
2. PROPOSED FORESTATION AREAS IMPACTED BY SITE GRADING SHALL BE TOPSOILED AND STABILIZED AS PER #2 OF PLANTING/SOIL SPECIFICATIONS FOR PROJECT.
3. PLANTS SHALL BE INSTALLED AS PER PLANT SCHEDULE AND THE PLANTING/SOIL SPECIFICATIONS FOR THE PROJECT.
4. UPON COMPLETION OF THE PLANTING, SIGNAGE SHALL BE INSTALLED AS PER THE FOREST PROTECTION DEVICES SHOWN ON THE FOREST CONSERVATION PLAN.
5. PLANTINGS SHALL BE MAINTAINED AND GUARANTEED IN ACCORDANCE WITH THE MAINTENANCE AND GUARANTEE REQUIREMENTS FOR PROJECT.

MAINTENANCE OF PLANTINGS

1. MAINTENANCE OF PLANTINGS SHALL LAST FOR A PERIOD OF 24 MONTHS.
2. ALL PLANT MATERIAL SHALL BE WATERED TWICE A MONTH DURING THE 1ST GROWING SEASON. WATERING MAY BE MORE OR LESS FREQUENT DEPENDING ON WEATHER CONDITIONS. DURING SECOND GROWING SEASON, ONCE A MONTH DURING MAY-SEPTEMBER, IF NEEDED.
3. INVASIVE EXOTICS AND NOXIOUS WEEDS WILL BE REMOVED FROM FORESTATION AREAS. OLD FIELD SUCCESSIONAL SPECIES WILL BE RETAINED.
4. PLANTS WILL BE EXAMINED A MINIMUM TWO TIMES DURING THE GROWING SEASON FOR SERIOUS PLANT PESTS AND DISEASES. SERIOUS PROBLEMS WILL BE TREATED WITH THE APPROPRIATE AGENT.
5. DEAD BRANCHES WILL BE PRUNED FROM PLANTINGS.

GUARANTEE REQUIREMENTS

1. A 75 PERCENT SURVIVAL RATE OF FORESTATION PLANTINGS WILL BE REQUIRED AT THE END OF THE 36 MONTH MAINTENANCE PERIOD. ALL PLANT MATERIAL BELOW THE 75 PERCENT THRESHOLD WILL BE REPLACED AT THE BEGINNING OF THE NEXT GROWING SEASON.

SURETY FOR FORESTATION

1. THE DEVELOPER SHALL POST A SURETY (BOND, LETTER OF CREDIT) TO ENSURE THAT FORESTATION PLANTINGS ARE COMPLETED. UPON ACCEPTANCE OF THE PLANTINGS BY THE COUNTY, THE BOND SHALL BE RELEASED.

FCP NOTES

1. ANY FOREST CONSERVATION EASEMENT (FCE) AREA SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF HOWARD COUNTY WHICH RESTRICT THE DISTURBANCE AND USE OF THESE AREAS.

2. FORESTED AREAS OCCURRING OUTSIDE OF THE FCE SHALL NOT BE CONSIDERED PART OF THE
FCE AND SHALL NOT BE SUBJECT TO PROTECTIVE LAND COVENANTS.

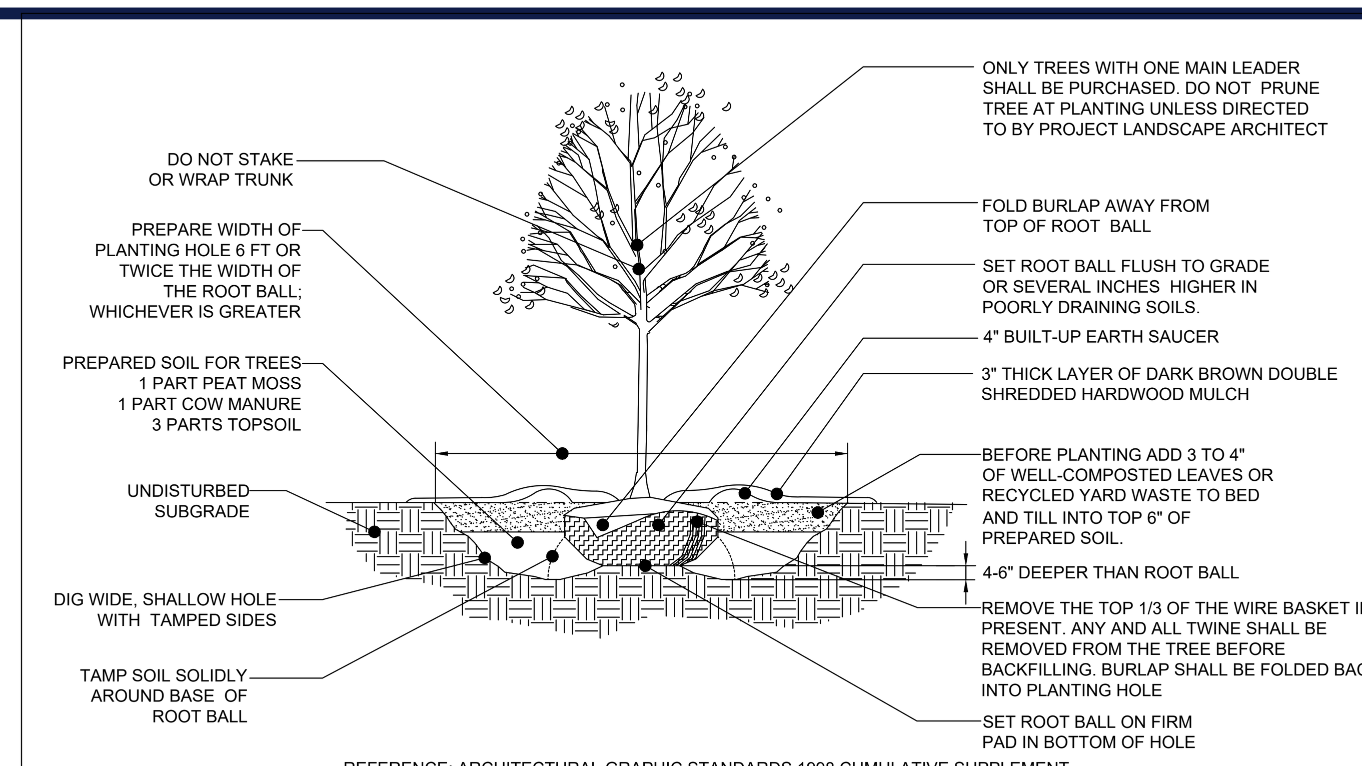
3. LIMITS OF DISTURBANCE SHALL BE RESTRICTED TO AREAS OUTSIDE THE LIMIT OF TEMPORARY
FENCING OR THE FCE BOUNDARY, WHICHEVER IS GREATER.

4. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENT, EXCEPT AS PERMITTED BY HOWARD COUNTY DPZ.

5. NO STOCKPILES, PARKING AREAS, EQUIPMENT CLEANING AREAS, ETC. SHALL OCCUR WITHIN
AREAS DESIGNATED AS FOREST CONSERVATION EASEMENTS.

6. TEMPORARY FENCING SHALL BE USED TO PROTECT FOREST RESOURCES DURING CONSTRUCTION.
FENCING SHALL BE INSTALLED ALONG LIMITS OF DISTURBANCE OCCURRING WITHIN 50 FEET OF THE PROPOSED FCE LIMITS.

7. PERMANENT SIGNAGE WILL BE POSTED A AT 50-100 FOOT INTERVALS ALONG ALL FCE LIMITS.



REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

Trees 24 - 30 inches

Key	Species Name	Size DBH	DBH of State Champion Tree of Species	Cond.
1	Red maple	29"	86.94"	Good
2	Red maple	26"	86.94"	Good
3	Red maple	29.5"	86.94"	Good
4	Tulip poplar	27"	101.27"	F.good - heavy English ivy
5	Tulip poplar	29"	101.27"	Poor - trunk rot
6	Tulip poplar	27"	101.27"	Good
7	Tulip poplar	29"	101.27"	Fair - moderate limb dieback
8	Tulip poplar	26"	101.27"	F.good - limb dieback
9	Tulip poplar	28"	101.27"	Good - light crown
10	Tulip poplar	25.5"	101.27"	Poor - limb dieback/breakage
11	Tulip poplar	25"	101.27"	F.good - scattered dieback
12	Red maple	25"	86.94"	Good - multi-stem
13	Red maple	25"	86.94"	Poor - tree laying over
14	Red maple	27"	86.94"	F.good - scattered limb dieback
15	Tulip poplar	24"	101.27"	F.good - one-sided crown, vines
16	Red maple	28"	86.94"	Good - 2 stems
17	Black cherry	29"	64.01"	Poor - 2 stems, moderate dieback
18	White pine	28"	52.55"	Good
19	White pine	24"	52.55"	Fair - few lower limbs, vine cover
20	White pine	25"	52.55"	F.good - scattered limb dieback
21	White pine	25"	52.55"	F.good - scattered limb dieback
22	White pine	28"	52.55"	Fair - broken limb stub near base
23	Tulip poplar	25"	101.27"	Good
24	White pine	27"	52.55"	F.good - lower limb dieback
25	White pine	26"	52.55"	Fair - moderate limb dieback
26	White pine	28"	52.55"	F.good - lower limb dieback
27	White pine	24"	52.55"	F.good - lower limb dieback
28	White pine	26"	52.55"	F.good - lower limb dieback
29	White pine	25"	52.55"	F.good - lower limb dieback
30	White pine	26"	52.55"	Good
31	Black cherry	27"	64.01"	Poor - moderate dieback, vines
32	Black cherry	25"	64.01"	Fair - dieback, light crown
33	White pine	25"	52.55"	Fair - 1-sided crown
34	White pine	28"	52.55"	Fair - significant limb dieback

Key	Species Name	Size DBH	DBH of State Champion Tree of Species	Cond.
35	White pine	27"	52.55"	Fair - lower limb dieback, vines
36	Red maple	29"	86.94"	Good
37	Red maple	24"	86.94"	Poor - sign. crown dieback, vines
38	Red maple	27"	86.94"	Fair heavy vine cover
39	Red maple	29"	86.94"	Poor - multi-stem, major dieback
40	Black cherry	28.5"	64.01"	V.poor - major trunk decay
41	Red maple	27"	86.94"	Good - multi-stem
42	Black cherry	25"	64.01"	F.good - scattered dieback
43	Red maple	24"	86.94"	Good
44	Black cherry	27"	64.01"	V.poor - 1 main leader dead
45	Red maple	29"	86.94"	Good
46	Tulip poplar	28"	101.27"	Good
47	Red maple	27"	86.94"	F.good - scattered dieback, vines
48	Black cherry	24"	64.01"	Poor - significant limb dieback
49	Red maple	27"	86.94"	F.good - vine cover
50	Red maple	29"	86.94"	Good
51	Red maple	25"	86.94"	Good - 2 stems
52	Red maple	26"	86.94"	Fair - cavity at base
53	Black cherry	26"	64.01"	Poor - significant dieback, vines
54	Red maple	29"	86.94"	Fair - moderate crown dieback
55	Red maple	25"	86.94"	F.good, multi-stem, vine cover
56	Tulip poplar	29.5"	101.27"	F.good - scattered crown dieback
57	Tulip poplar	24"	101.27"	Fair - crown dieback, vines
58	Red maple	27.5"	86.94"	F.good - scattered crown dieback
59	Red maple	28"	86.94"	F.good - scattered crown dieback
60	Red maple	24"	86.94"	Fair - moderate crown dieback
61	Red maple	28"	86.94"	Good - 2 stems
62	Red maple	24"	86.94"	Good - trunk lean
63	White pine	25"	52.55"	Good
64	Black cherry	28.5"	64.01"	Poor -significant limb dieback
65	Red maple	26"	86.94"	F.good - crown dieback, vines
66	Tulip poplar	29"	101.27"	V.poor - tree mostly dead
67	Am. beech	28"	78.03"	F.good - scattered dieback
68	Black gum	27"	66.88"	Good
69	Black walnut	29"	74.20"	F.good - dieback, vine cover
70	Black walnut	27"	74.20"	V.poor - power line trimming
71	Am. sycamore	28"	118.79"	Poor - power line trimming
72	Black walnut	28.5"	74.20"	Poor - power line trimming

SUBDIVISION NAME: ERICKSON - OXFORD HILLS
SECTION/AREA: N/A
DEED # 21613/64, 21613/72, 3583/234, 20021/133

PREVIOUS FILE No. :
ZONING BOARD CASE ZB-1118M
ECP-23-026

OWNER:
OXFORD HILLS, LLC, 701 MAIDEN CHOICE LANE, BALTIMORE, MD 21228, PHONE: (410) 402-1743
CLARKSVILLE FREESTATE, LLC, P.O. BOX 417, ELLICOTT CITY, MD 21041, PHONE: (410) 531-3101

DEVELOPER: OXFORD HILLS, LLC, 701 MAIDEN CHOICE LANE, BALTIMORE, MD 21228, CONTACT: PRIYA PRASAD, PHONE: (410) 402-1743

TAX MAP: 28, 34, 35 GRID: 24, 06, 01 ZONED: CEF-M, B-2
PARCEL: 100, 185, 259
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

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PROJECT No.: MD172015
DRAWN BY: CJB
CHECKED BY: BRR
DATE: 04/04/24
CAD I.D.: PFCP -4

PROJECT:

PRELIMINARY EQUIVALENT SKETCH PLANS
FOR
ERICKSON - OXFORD HILLS

PARCELS 100, 185, 259
CLARKSVILLE PIKE (MD RTE 108)
5TH ELECTION DISTRICT
TAX MAP 28, GRID 24, PARCEL 100
TAX MAP 34, GRID 06, PARCEL 185
TAX MAP 35, GRID 01, PARCEL 259
CLARKSVILLE
HOWARD COUNTY, MARYLAND

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MD@BohlerEng.com

E.R. McWILLIAMS
04/05/2024
REGISTERED LANDSCAPE ARCHITECT
MARYLAND LICENSE No. 3697
PROFESSIONAL CERTIFICATION
I, ERIC R. McWILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3697, EXPIRATION DATE: 9/20/24

SHEET TITLE:
PRELIMINARY FOREST CONSERVATION NOTE AND DETAILS

SHEET NUMBER:
31

REVISION 4 -

SP-23-001

Apr 05, 2024
C:\PROGRAMDATA\BOHLER\2022\C3D2022\TEMP\ACPUBLISH_5244\MD172015-PFCP-4----->LAYOUT: 31 - PRELIMINARY FOREST CONSERVATION NOTES AND DETAILS
CB

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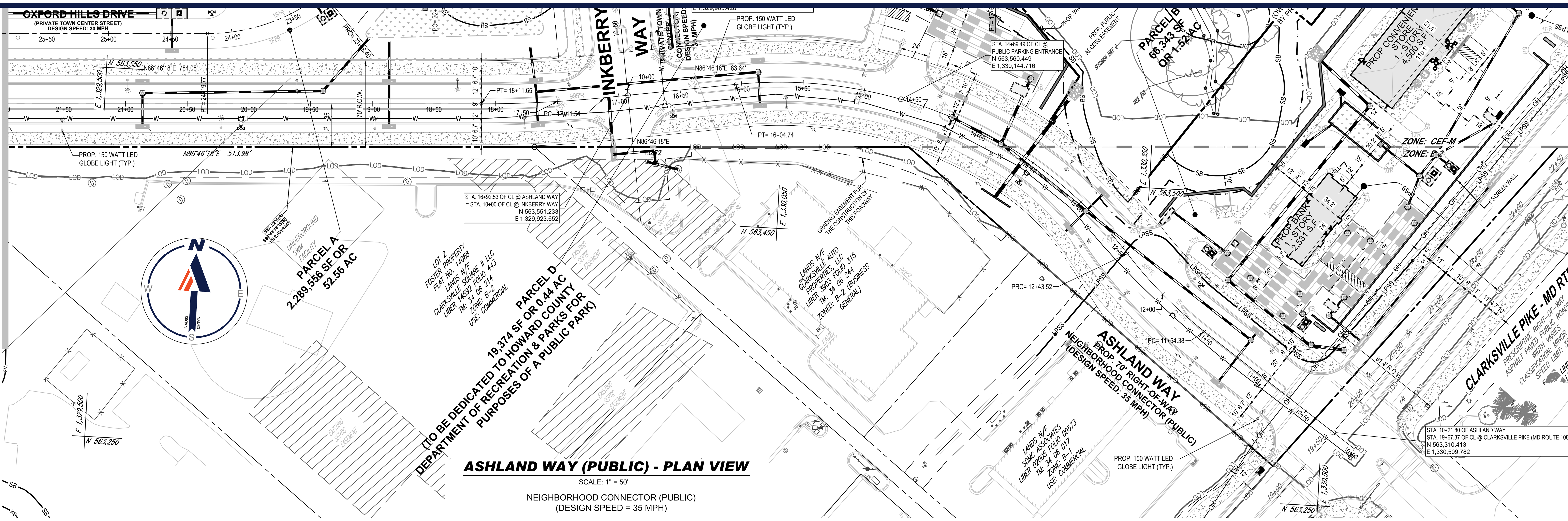
MATCHLINE - SHEET 33



ASHLAND WAY (PUBLIC) - PLAN VIEW

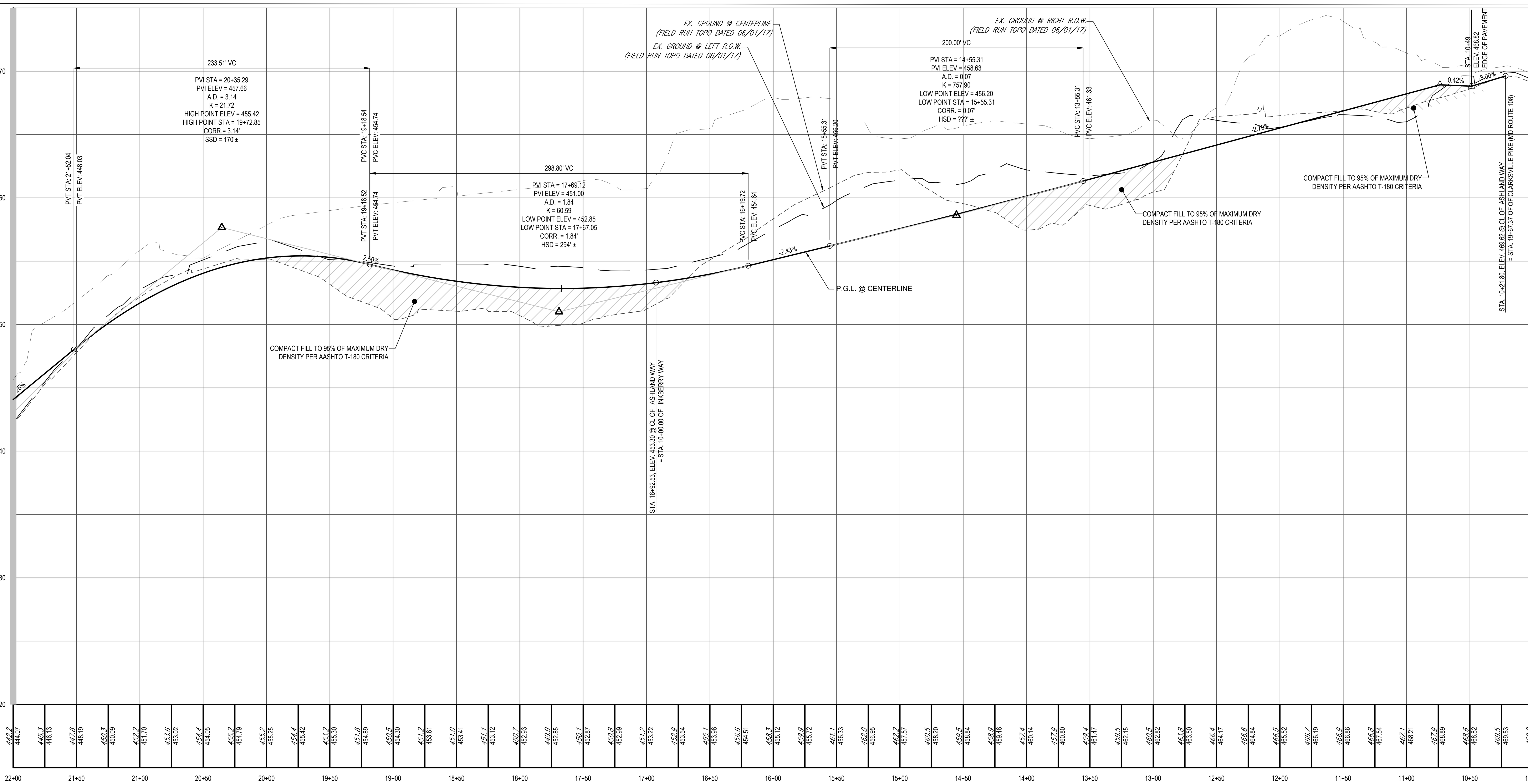
SCALE: 1" = 50'

NEIGHBORHOOD CONNECTOR (PUBLIC)
(DESIGN SPEED = 35 MPH)

LEGEND

PROPOSED STREET LIGHT

MATCHLINE - SHEET 33



ASHLAND WAY (PUBLIC) - PROFILE VIEW

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL

NEIGHBORHOOD CONNECTOR (PUBLIC)
(DESIGN SPEED = 35 MPH)

NOTE:

SEE SHEET 33 FOR ASHLAND WAY TYPICAL SECTIONS.

1"= 50'
1"= 5'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR 5/21/2024 DATE

SUBDIVISION NAME: ERICKSON - OXFORD HILLS
SECTION/AREA: N/A
DEED # 21613/64, 21613/72, 3583/234, 20021/133

PREVIOUS FILE No. :
ZONING BOARD CASE ZB-1118M
ECP-23-026

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BALTIMORE, MD 21228
PHONE: (410) 402-1743

CLARKSVILLE FREESTATE, LLC
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DEVELOPER: OXFORD HILLS, LLC
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CONTACT: PRIYA PRASAD
PHONE: (410) 402-1743

TAX MAP: 28, 34, 35 GRID: 24, 06, 01 ZONED: CEF-M, B-2
PARCEL: 100, 185, 259
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

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PROJECT No.:	MD172015
DRAWN BY:	CJB
CHECKED BY:	BRR
DATE:	04/04/24
CAD I.D.:	PROF-4

PROJECT:

PRELIMINARY EQUIVALENT SKETCH PLANS

FOR

ERICKSON - OXFORD HILLS

PARCELS 100, 185, 259
CLARKSVILLE PIKE (MD RTE 108)
5TH ELECTION DISTRICT
TAX MAP 28, GRID 24, PARCEL 100
TAX MAP 34, GRID 06, PARCEL 185
TAX MAP 35, GRID 01, PARCEL 259
CLARKSVILLE
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B.R. ROWE
PROFESSIONAL ENGINEER
PROFESSIONAL CERTIFICATION
I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40808, EXPIRATION DATE: 7/3/2025

SHEET TITLE:

ASHLAND WAY - PLAN AND PROFILE

SHEET NUMBER:
32

REVISION 4 -

SP-23-001

Apr 05, 2024
H:\17\MD172015\DRAWINGS\PLAN SETS\PESP\MD172015-PROF-4----->LAYOUT: 32 - ASHLAND WAY - PLAN AND PROFILE

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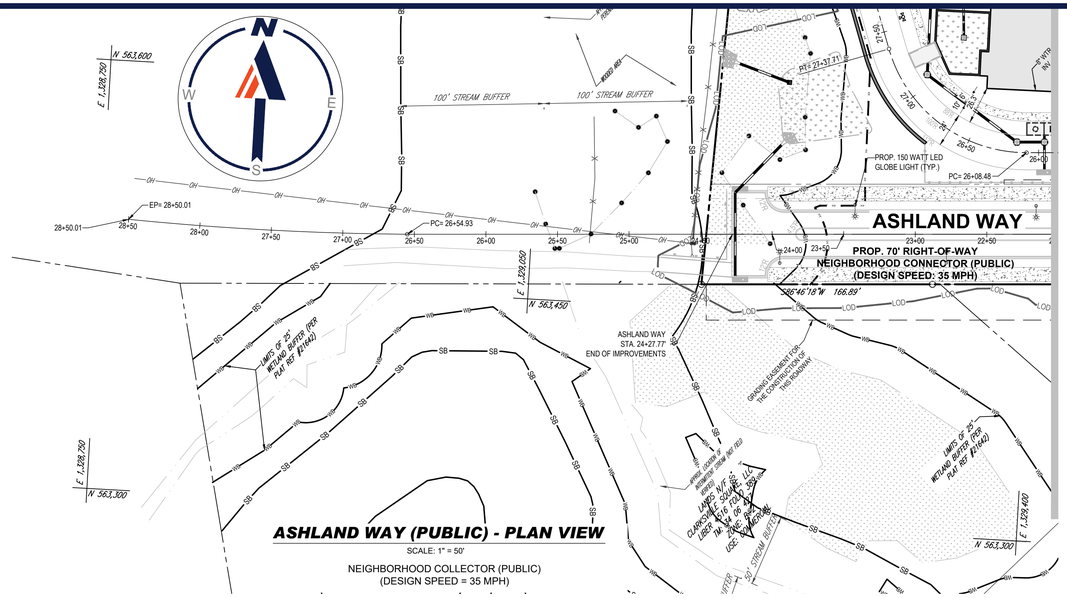


ASHLAND WAY (PUBLIC) - PLAN VIEW

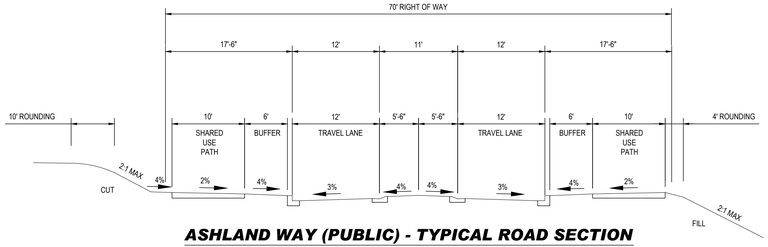
SCALE: 1" = 50'

NEIGHBORHOOD COLLECTOR (PUBLIC)
(DESIGN SPEED = 35 MPH)

MATCHLINE - SHEET 32

LEGEND

PROPOSED STREET LIGHT



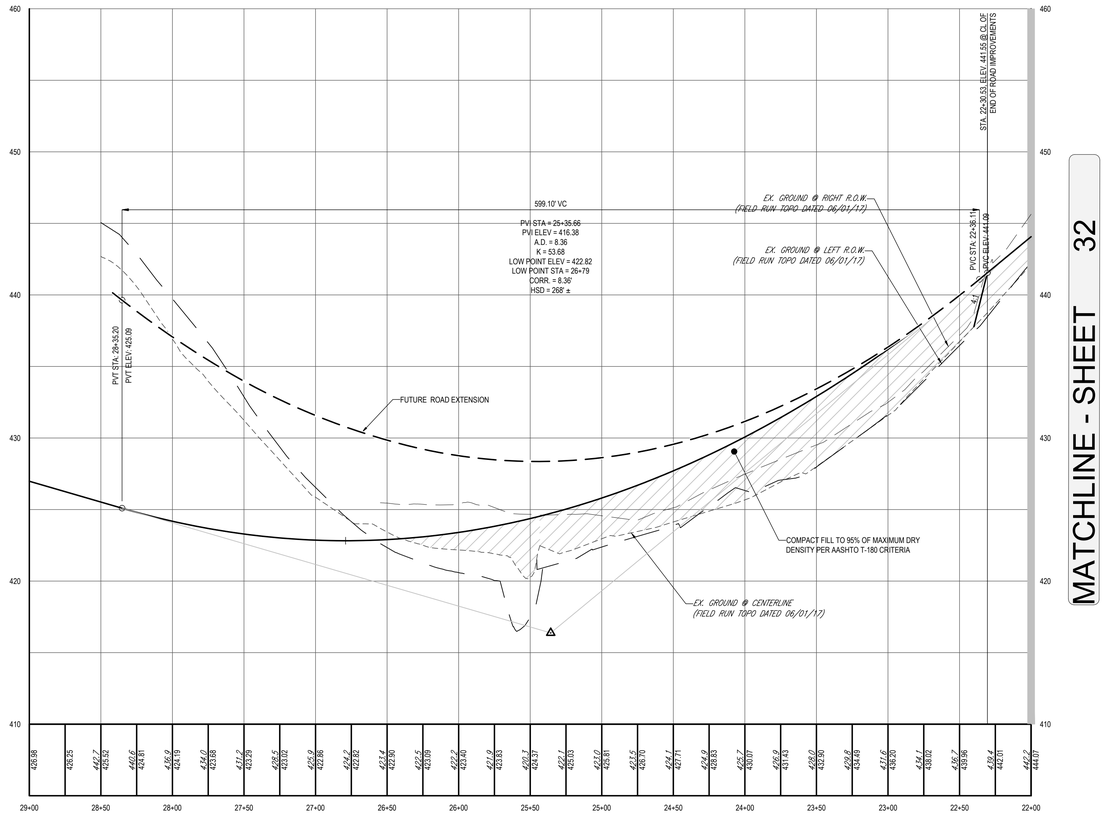
ASHLAND WAY (PUBLIC) - TYPICAL ROAD SECTION

NOT TO SCALE

STA. 10+50 TO STA. 24+27.77

NOTES:

1. TYPE OF CURB VARIES (MODIFIED COMBINATION CURB & GUTTER OR COMBINATION CURB & GUTTER - SEE DESIGN MANUAL VOLUME III). MEDIAN CURB SHALL BE MODIFIED COMBINATION CURB & GUTTER
2. TRAFFIC BARRIER W-BEAM AS REQUIRED (SEE DESIGN MANUAL VOLUME III).
3. USE PAVING SECTION P-5
4. NORMAL CROWN SECTIONS ARE SHOWN. SEE DESIGN MANUAL VOLUME III FOR SUPERELEVATION REQUIREMENTS.
5. PROVIDE 11'-0" LEFT TURN LANE AS REQUIRED.
6. MEDIAN MUST BE STABILIZED FOR VEHICLE LOADING (75,000 POUNDS PER INTERNATIONAL FIRE CODE) AND REMAIN PERVIOUS TO THE MAXIMUM EXTENT POSSIBLE.
7. END OF ROAD TERMINATION WITH TEMP. T-TURN AROUND

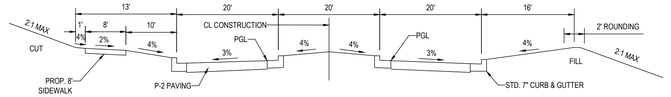


ASHLAND WAY (PUBLIC) - PROFILE VIEW

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL

NEIGHBORHOOD CONNECTOR (PUBLIC)
(DESIGN SPEED = 35 MPH)

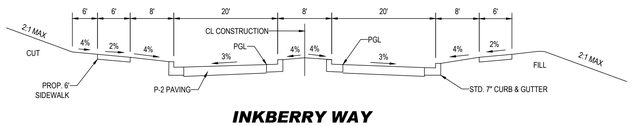
MATCHLINE - SHEET 32



PRIVATE ROAD "A" - OXFORD HILLS DRIVE
PRIVATE CLOSED SECTION - TYPICAL

NOT TO SCALE

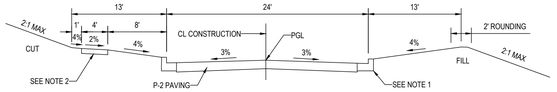
STA. 10+50 TO STA. 12+90.36



INKBERRY WAY
PRIVATE CLOSED SECTION - TYPICAL

NOT TO SCALE

STA. 10+47.15 TO STA. 10+88.86



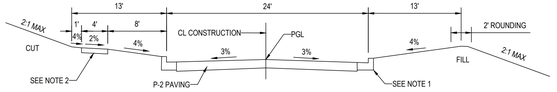
PRIVATE ROAD "C" - OXFORD HILLS DRIVE
PRIVATE CLOSED SECTION - TYPICAL

NOT TO SCALE

STA. 10+50 TO STA. 42+03.95

NOTES:

1. TYPE OF CURB VARIES (MODIFIED COMBINATION CURB & GUTTER OR COMBINATION CURB & GUTTER - SEE DESIGN MANUAL VOL. III FOR CRITERIA).
2. 4" CONCRETE SIDEWALK AS REQUIRED BY SUB-DIVISION REGULATIONS.
3. 4'-0" SIDEWALK REQUIRES A PASSING AREA (SEE DETAIL R-4.01)
4. SEE R-3.05 FOR T=WHERE SIDEWALK IS AGAINST CURB.



PRIVATE ROAD "D" - OXFORD HILLS DRIVE
PRIVATE CLOSED SECTION - TYPICAL

NOT TO SCALE

STA. 10+50 TO STA. 17+00.00

NOTES:

1. TYPE OF CURB VARIES (MODIFIED COMBINATION CURB & GUTTER OR COMBINATION CURB & GUTTER - SEE DESIGN MANUAL VOL. III FOR CRITERIA).
2. 4" CONCRETE SIDEWALK AS REQUIRED BY SUB-DIVISION REGULATIONS.
3. 4'-0" SIDEWALK REQUIRES A PASSING AREA (SEE DETAIL R-4.01)
4. SEE R-3.05 FOR T=WHERE SIDEWALK IS AGAINST CURB.

50 25 12.5 0 50
1"= 50'

5 2.5 1.25 0 5
1"= 5'

SUBDIVISION NAME: ERICKSON - OXFORD HILLS SECTION/AREA: N/A DEED # 21613/64, 21613/72, 3583/234, 20021/133	PREVIOUS FILE No. : ZONING BOARD CASE ZB-1118M ECP-23-026

OWNER:	
OXFORD HILLS, LLC 701 MAIDEN CHOICE LANE BALTIMORE, MD 21228 PHONE: (410) 402-1743	CLARKSVILLE FREESTATE, LLC P.O. BOX 417 ELLICOTT CITY, MD 21041 PHONE: (410) 531-3101
DEVELOPER:	OXFORD HILLS, LLC 701 MAIDEN CHOICE LANE BALTIMORE, MD 21228 CONTACT: PRIYA PRASAD PHONE: (410) 402-1743
TAX MAP: 28, 34, 35 GRID: 24, 06, 01 ZONED: CEF-M, B-2 PARCEL: 100, 185, 259 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND	

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Docusigned by: Linda Eisenberg 5/21/2024
DIRECTOR/DESIGNEE
PLANNING DIRECTOR — DATE

Apr 05, 2024
11:17 MD172015 DRAWINGS\PLAN SETS\PESP\MD172015-PROF-4---LAYOUT 33 - ASHLAND WAY - PLAN AND PROFILE

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
STORMWATER DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES
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PROJECT No.:	MD172015
DRAWN BY:	CJB
CHECKED BY:	BRR
DATE:	04/04/24
CAD I.D.:	PROF-4

PROJECT:

PRELIMINARY EQUIVALENT SKETCH PLANS

FOR

ERICKSON - OXFORD HILLS

PARCELS 100, 185, 259
CLARKSVILLE PIKE (MD RTE 108)
5TH ELECTION DISTRICT
TAX MAP 28, GRID 24, PARCEL 100
TAX MAP 34, GRID 06, PARCEL 185
TAX MAP 35, GRID 01, PARCEL 259
CLARKSVILLE
HOWARD COUNTY, MARYLAND

BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
STATE OF MARYLAND No. 40808
PROFESSIONAL CERTIFICATION
I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40808, EXPIRATION DATE: 7/3/2025

SHEET TITLE:

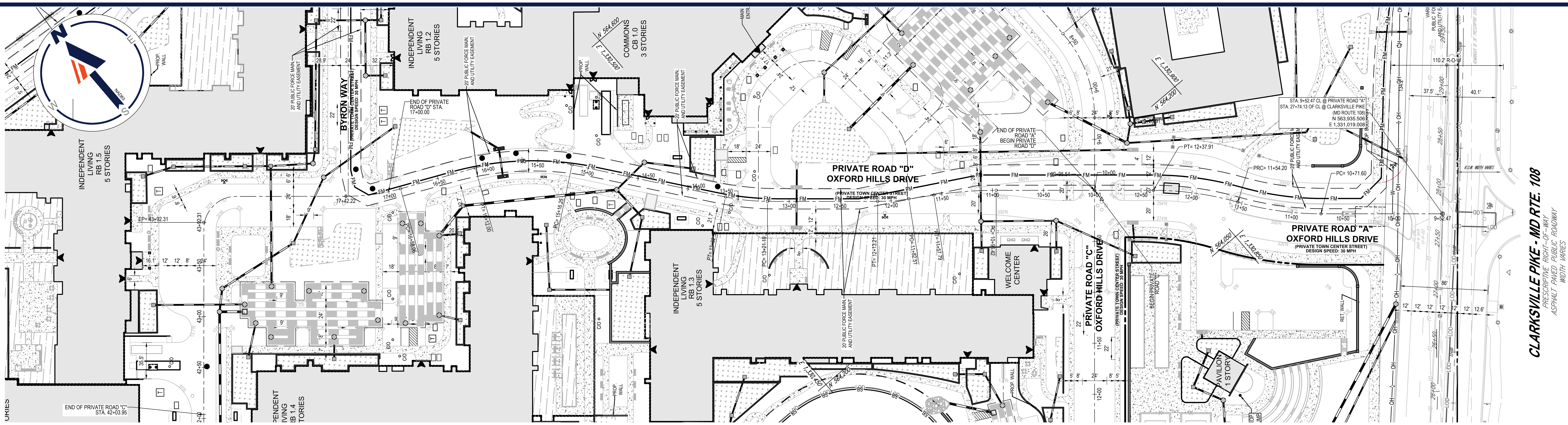
ASHLAND WAY - PLAN AND PROFILE

SHEET NUMBER:
33
33 OF 49

REVISION 4 -

SP-23-001

DocuSign Envelope ID: C2C37A1B-78A0-4461-8D4A-FB1DCF089769



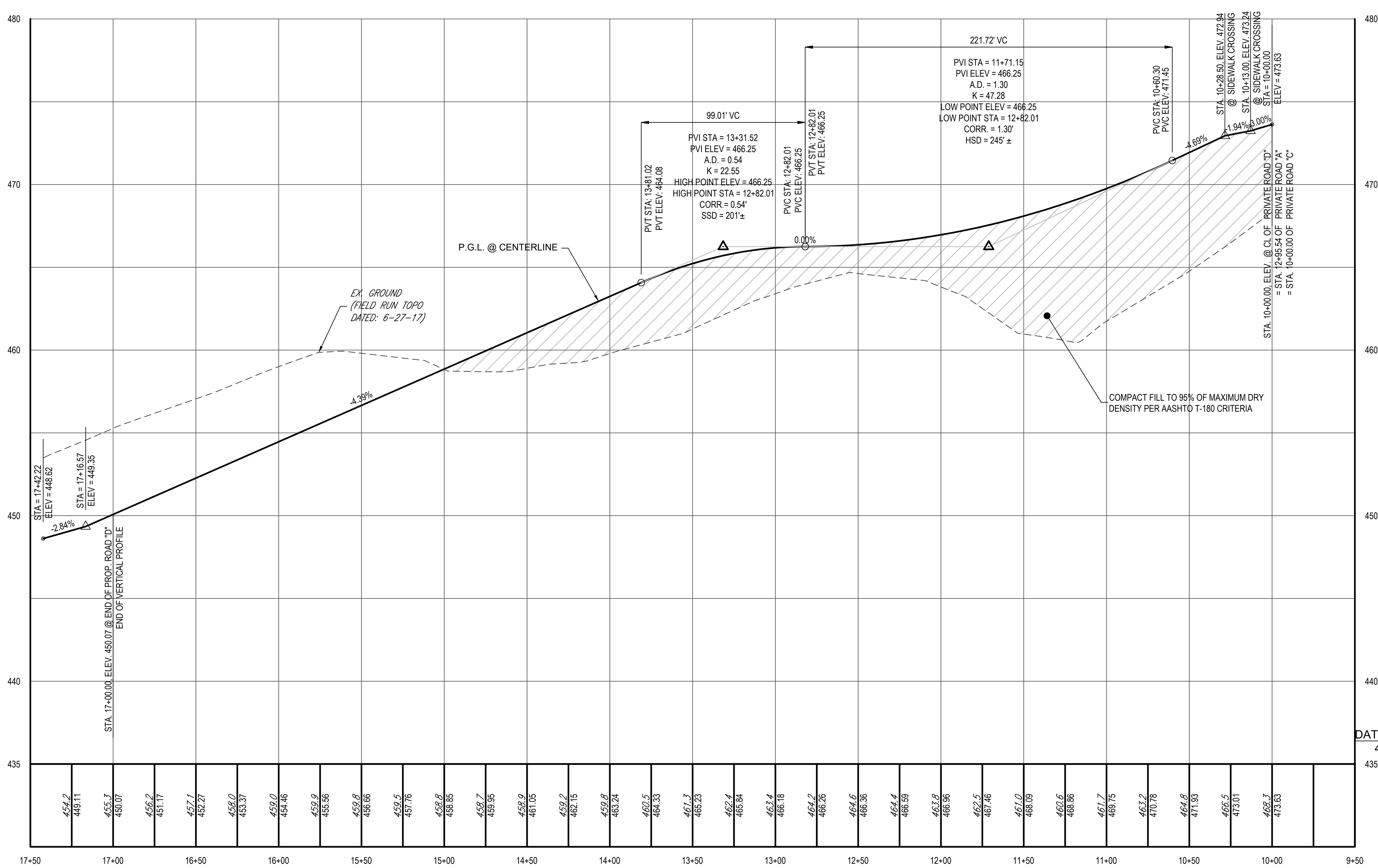
PRIVATE ROAD "A" AND "D"
OXFORD HILLS DRIVE - PLAN VIEW

SCALE: 1" = 50'

PRIVATE TOWN CENTER STREET
(DESIGN SPEED = 30 MPH)

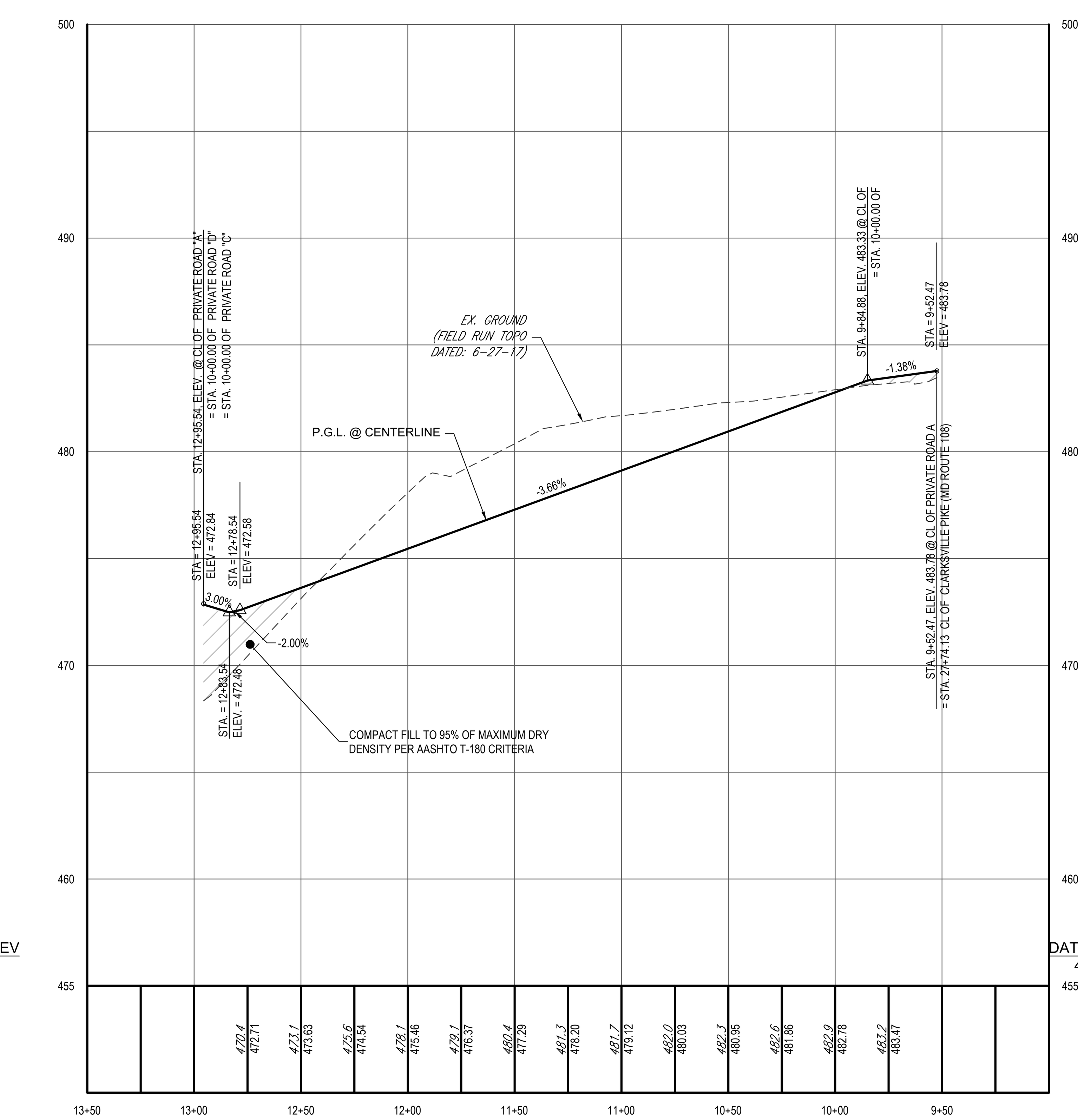
NOTE:

SEE SHEET 33 FOR ROAD 'A' & 'D' (OXFORD HILLS DRIVE) TYPICAL SECTION.



PROP. PRIVATE ROAD "D"
OXFORD HILLS DRIVE - PROFILE VIEW

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL
(PRIVATE TOWN CENTER STREET)
(DESIGN SPEED = 30 MPH)



PROP. PRIVATE ROAD "A"
OXFORD HILLS DRIVE - PROFILE VIEW

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL
(PRIVATE TOWN CENTER STREET)
(DESIGN SPEED = 30 MPH)

1"= 50'
1"= 5'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
DocuSigned by: Lynda Eisenberg 4220B635863942E...
PLANNING DIRECTOR 5/21/2024 DATE

SUBDIVISION NAME: ERICKSON - OXFORD HILLS
SECTION/AREA: N/A
DEED # 21613/64, 21613/72, 3583/234, 20021/133

PREVIOUS FILE No. :
ZONING BOARD CASE ZB-1118M
ECP-23-026

OWNER:
OXFORD HILLS, LLC
701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
PHONE: (410) 402-1743

CLARKSVILLE FREESTATE, LLC
P.O. BOX 417
ELLICOTT CITY, MD 21041
PHONE: (410) 531-3101

DEVELOPER: OXFORD HILLS, LLC
701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
CONTACT: PRIYA PRASAD
PHONE: (410) 402-1743

TAX MAP: 28, 34, 35 GRID: 24, 06, 01 ZONED: CEF-M, B-2
PARCEL: 100, 185, 259
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

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PROJECT No.:	MD172015
DRAWN BY:	CJB
CHECKED BY:	BRR
DATE:	04/04/24
CAD I.D.:	PROF-4

PROJECT:

PRELIMINARY EQUIVALENT SKETCH PLANS
FOR
ERICKSON - OXFORD HILLS

PARCELS 100, 185, 259
CLARKSVILLE PIKE (MD RTE 108)
5TH ELECTION DISTRICT
TAX MAP 28, GRID 24, PARCEL 100
TAX MAP 34, GRID 06, PARCEL 185
TAX MAP 35, GRID 01, PARCEL 259
CLARKSVILLE
HOWARD COUNTY, MARYLAND

BOHLER//
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 40808
PROFESSIONAL CERTIFICATION
I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40808, EXPIRATION DATE: 7/3/2025

SHEET TITLE:

OXFORD HILLS DRIVE - PLAN AND PROFILE

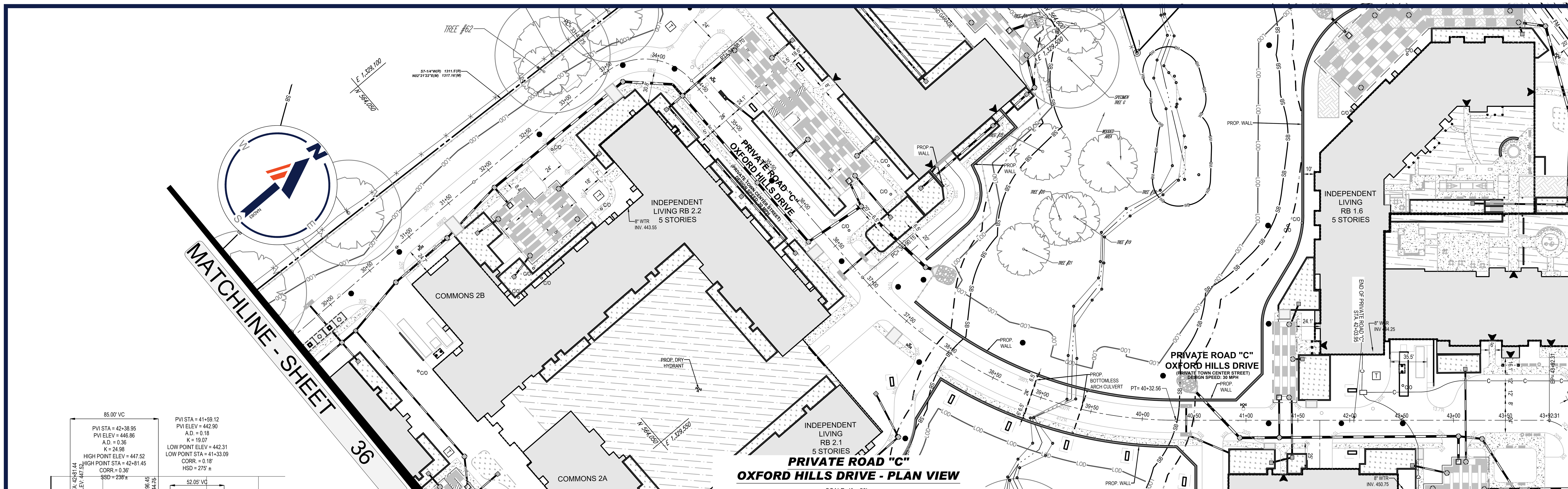
SHEET NUMBER:
34

REVISION 4 -

SP-23-001

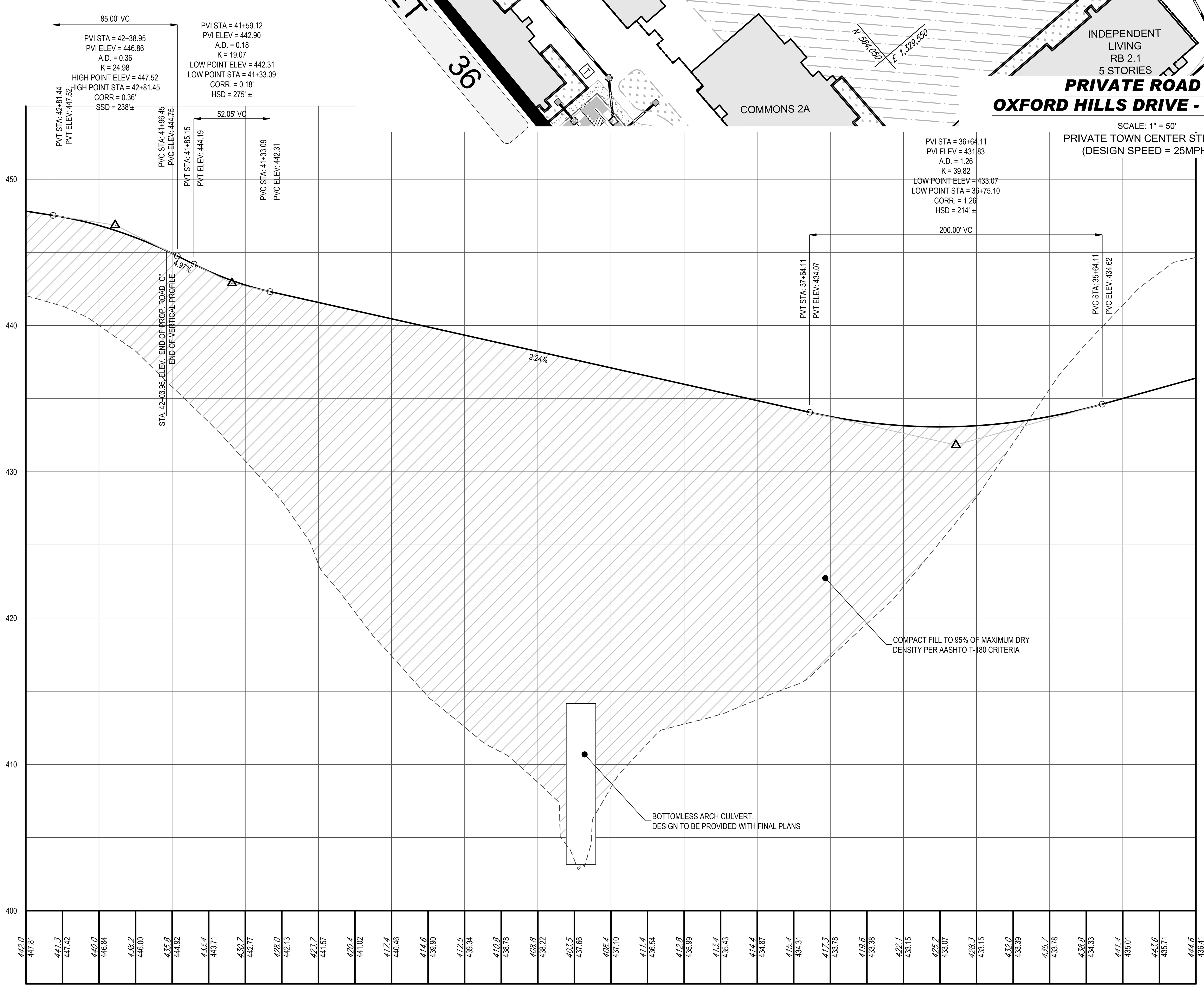
Apr 05, 2024
H:\17\MD172015\DRAWINGS\PLAN SETS\PESP\MD172015-PROF-4---->LAYOUT: 34 - OXFORD HILLS DRIVE - PLAN AND PROFILE
CB

DocuSign Envelope ID: C2C37A1B-78A0-4461-8D4A-FB1DCF089769



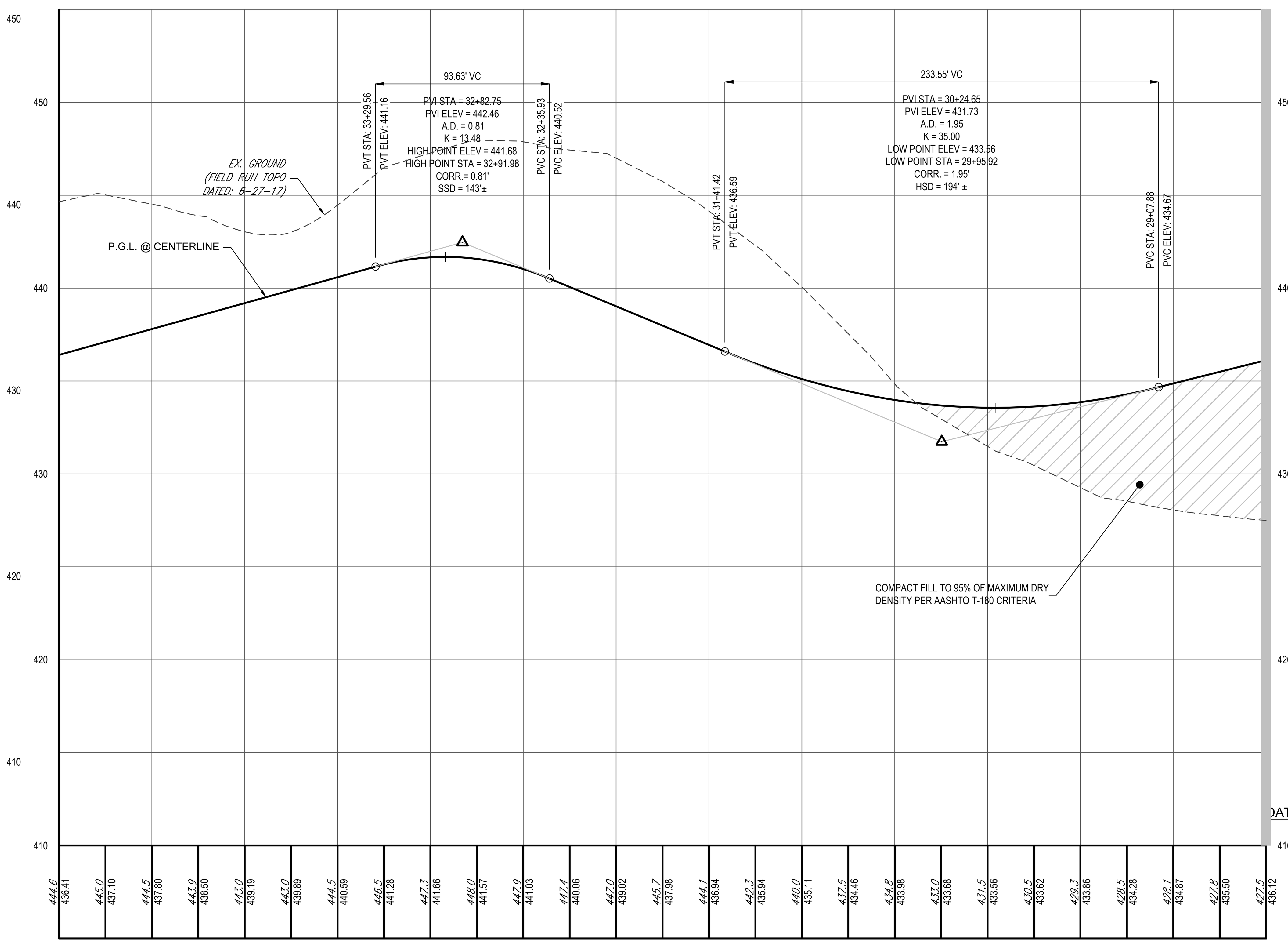
PRIVATE ROAD "C"
OXFORD HILLS DRIVE - PLAN VIEW

SCALE: 1" = 50'
PRIVATE TOWN CENTER STREET
(DESIGN SPEED = 25MPH)



PROP. PRIVATE ROAD "C"
OXFORD HILLS DRIVE - PROFILE VIEW

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL
(PRIVATE TOWN CENTER STREET)
(DESIGN SPEED = 30 MPH)



PROP. PRIVATE ROAD "C"
OXFORD HILLS DRIVE - PROFILE VIEW

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL
(PRIVATE TOWN CENTER STREET)
(DESIGN SPEED = 30 MPH)

50 25 12.5 0 50
1"= 50'
5 2.5 1.25 0 5
1"= 5'

NOTE:

SEE SHEET 33 FOR ROAD 'C' OXFORD HILLS DRIVE TYPICAL SECTION.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

DocuSigned by: Lynda Eisenberg
4220B635863942E...
PLANNING DIRECTOR
5/21/2024
DATE

SUBDIVISION NAME: ERICKSON - OXFORD HILLS
SECTION/AREA: N/A
DEED # 21613/64, 21613/72, 3583/234, 20021/133

PREVIOUS FILE No. :
ZONING BOARD CASE ZB-1118M
ECP-23-026

OWNER:
OXFORD HILLS, LLC
701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
PHONE: (410) 402-1743

CLARKSVILLE FREESTATE, LLC
P.O. BOX 417
ELLICOTT CITY, MD 21041
PHONE: (410) 531-3101

DEVELOPER:
OXFORD HILLS, LLC
701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
CONTACT: PRIYA PRASAD
PHONE: (410) 402-1743

TAX MAP: 28, 34, 35 GRID: 24, 06, 01 ZONED: CEF-M, B-2
PARCEL: 100, 185, 259
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

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LAND SURVEYING
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PROJECT No.:	MD172015
DRAWN BY:	CJB
CHECKED BY:	BRR
DATE:	04/04/24
CAD I.D.:	PROF-4

PROJECT:

PRELIMINARY EQUIVALENT SKETCH PLANS

FOR

ERICKSON - OXFORD HILLS

PARCELS 100, 185, 259
CLARKSVILLE PIKE (MD RTE 108)
5TH ELECTION DISTRICT
TAX MAP 28, GRID 24, PARCEL 100
TAX MAP 34, GRID 06, PARCEL 185
TAX MAP 35, GRID 01, PARCEL 259
CLARKSVILLE
HOWARD COUNTY, MARYLAND

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TOWSON, MARYLAND 21204
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Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 40808
PROFESSIONAL CERTIFICATION
I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40808, EXPIRATION DATE: 7/3/2025

SHEET TITLE:

OXFORD HILLS DRIVE - PLAN AND PROFILE

SHEET NUMBER:
35

REVISION 4 -

SP-23-001

Apr 05, 2024
H:\17\MD172015\DRAWINGS\PLAN SETS\PESP\MD172015-PROF-4----->LAYOUT: 35 - OXFORD HILLS DRIVE - PLAN AND PROFILE
CB

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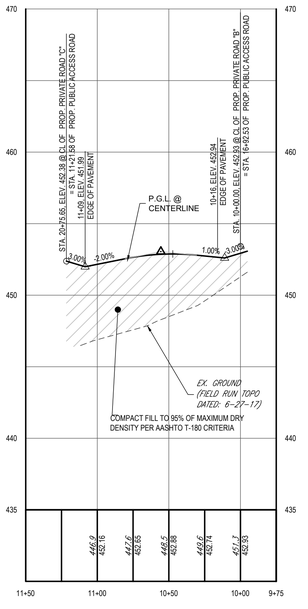
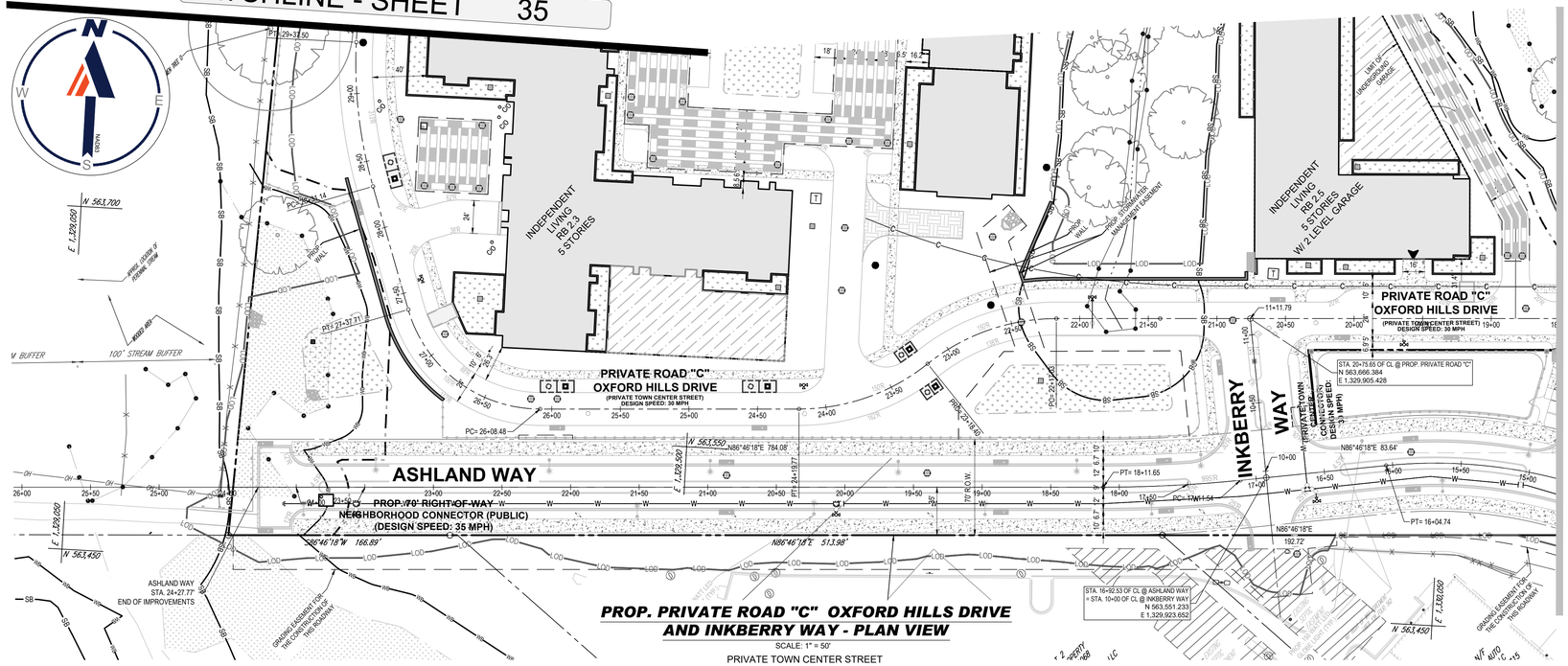


INKBERRY WAY - PROFILE VIEW

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL
PRIVATE TOWN CENTER STREET
(DESIGN SPEED = 30 MPH)

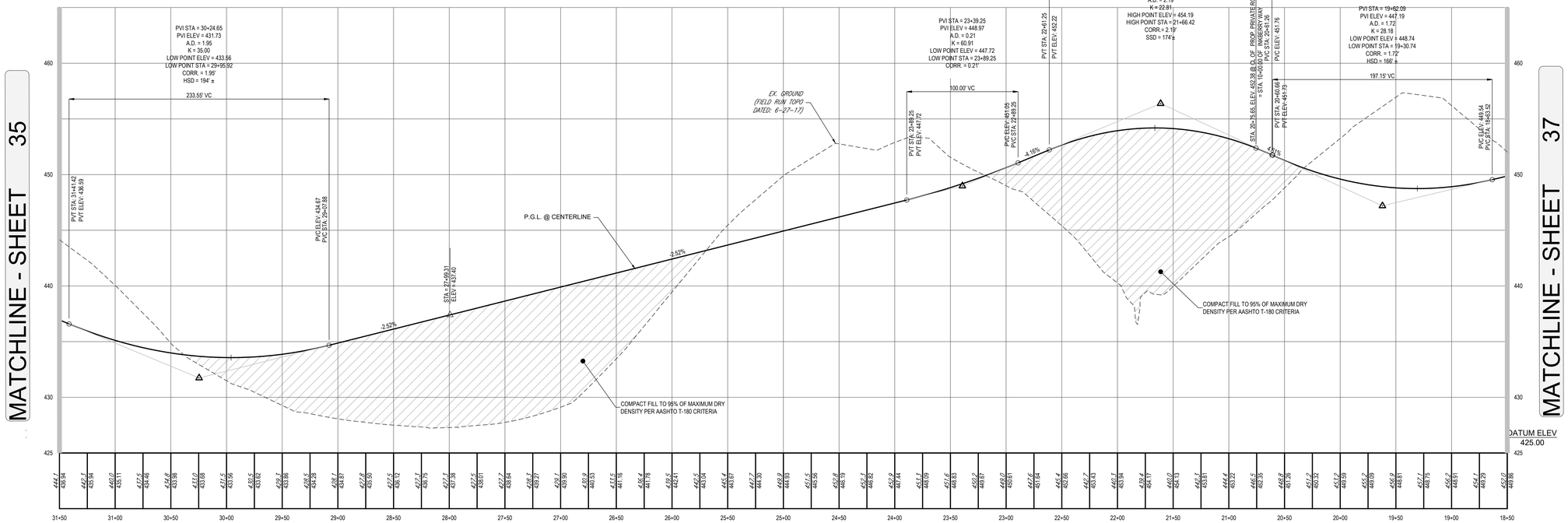
MATCHLINE - SHEET 35



PROP. PRIVATE ROAD "C" OXFORD HILLS DRIVE AND INKBERRY WAY - PLAN VIEW

SCALE: 1" = 50'
PRIVATE TOWN CENTER STREET
(DESIGN SPEED = 30 MPH)

MATCHLINE - SHEET 35



PROP. PRIVATE ROAD "C" OXFORD HILLS DRIVE - PROFILE VIEW

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL
(PRIVATE TOWN CENTER STREET)
(DESIGN SPEED = 30 MPH)

NOTE:

SEE SHEET 33 FOR ROAD 'C' OXFORD HILLS DRIVE AND INKBERRY WAY TYPICAL SECTION.

50 25 12.5 0 50
1"= 50'
5 2.5 1.25 0 5
1"= 5'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Docusigned by: Lynda Eisenberg 5/21/2024
PLANNING DIRECTOR — DATE

SUBDIVISION NAME: ERICKSON - OXFORD HILLS
SECTION/AREA: N/A
DEED # 21613/64, 21613/72, 3583/234, 20021/133

PREVIOUS FILE No. :
ZONING BOARD CASE ZB-1118M
ECP-23-026

OWNER:
OXFORD HILLS, LLC
701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
PHONE: (410) 402-1743

CLARKSVILLE FREESTATE, LLC
P.O. BOX 417
ELLICOTT CITY, MD 21041
PHONE: (410) 531-3101

DEVELOPER:
OXFORD HILLS, LLC
701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
CONTACT: PRIYA PRASAD
PHONE: (410) 402-1743

TAX MAP: 28, 34, 35 GRID: 24, 06, 01 ZONED: CEF-M, B-2
PARCEL: 100, 185, 259
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

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SITE CIVIL AND CONSULTING ENGINEERING
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PROJECT No.: MD172015
DRAWN BY: CJB
CHECKED BY: BRR
DATE: 04/04/24
CAD I.D.: PROF-4

PROJECT:

PRELIMINARY EQUIVALENT SKETCH PLANS

FOR

ERICKSON - OXFORD HILLS

PARCELS 100, 185, 259
CLARKSVILLE PIKE (MD RTE 108)
5TH ELECTION DISTRICT
TAX MAP 28, GRID 24, PARCEL 100
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CLARKSVILLE
HOWARD COUNTY, MARYLAND

BOHLER
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SHEET TITLE:

OXFORD HILLS DRIVE AND INKBERRY WAY - PLAN AND PROFILE

SHEET NUMBER:

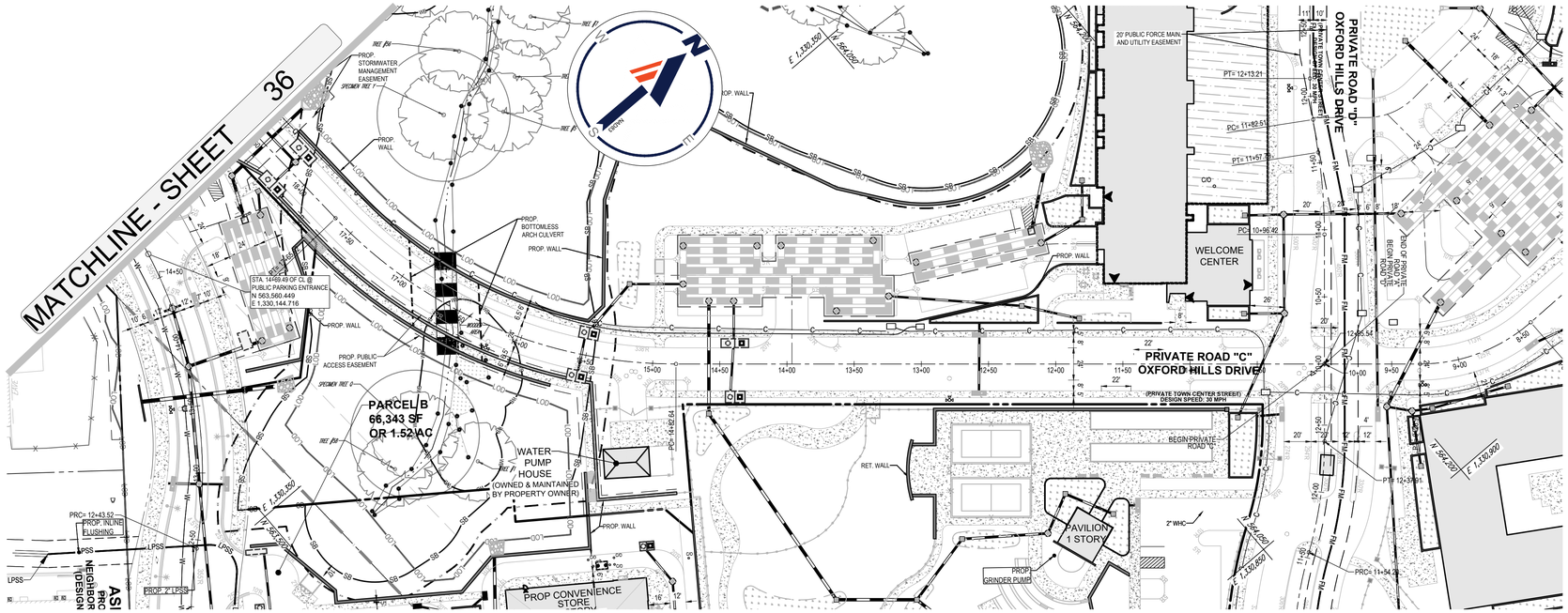
36
36 OF 49

REVISION 4 -

SP-23-001

Apr 05, 2024
H:\172015\DRAWINGS\PLAN SET\PRS\PSHEET\172015-PROF-4---LAYOUT 36 - OXFORD HILLS DRIVE AND INKBERRY WAY - PLAN AND PROFILE

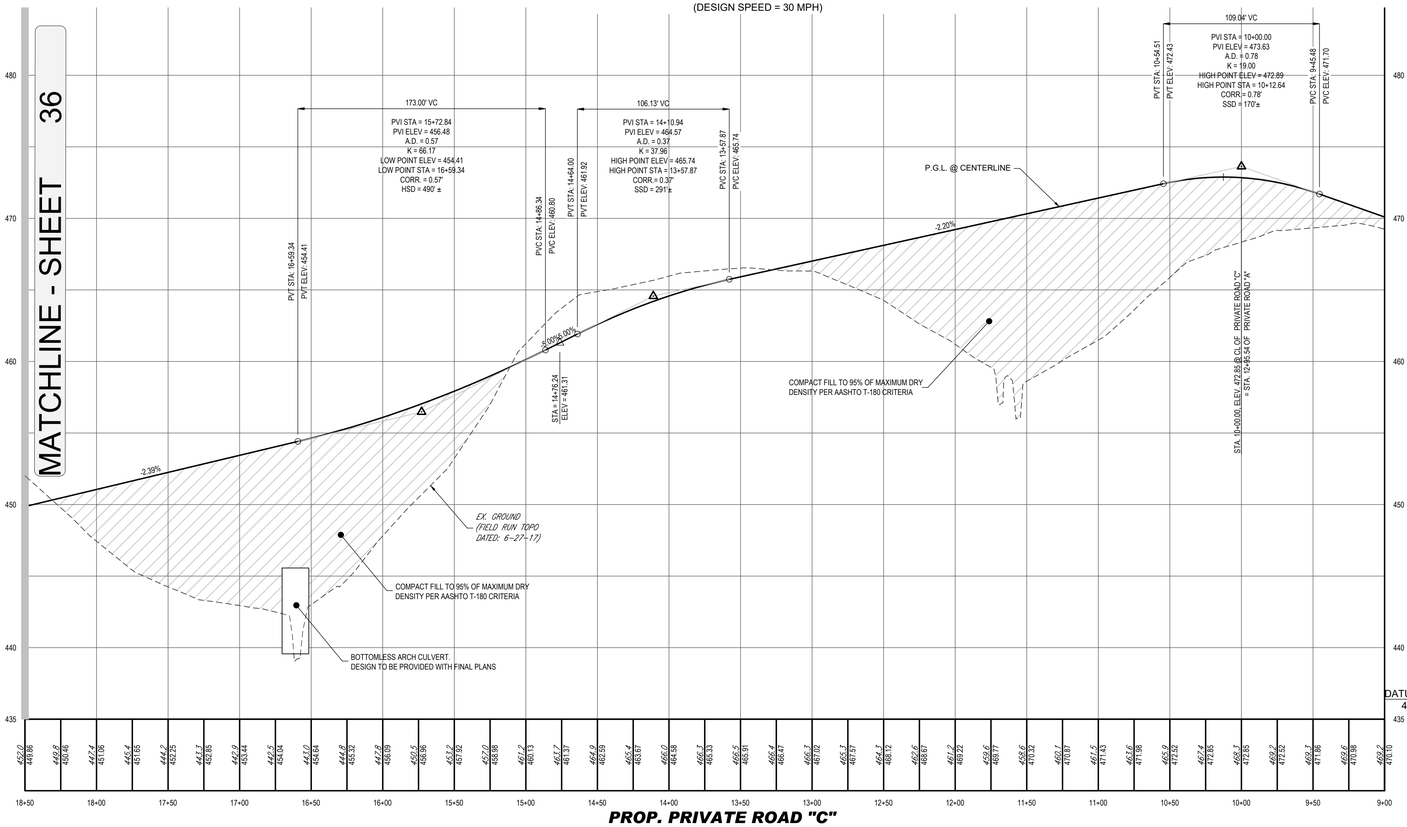
DocuSign Envelope ID: C2C37A1B-78A0-4461-8D4A-FB1DCF089769



PROP. PRIVATE ROAD "C" OXFORD HILLS DRIVE - PLAN VIEW

SCALE: 1" = 50'

PRIVATE TOWN CENTER STREET
(DESIGN SPEED = 30 MPH)



PROP. PRIVATE ROAD "C" OXFORD HILLS DRIVE - PROFILE VIEW

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL
(PRIVATE TOWN CENTER STREET)
(DESIGN SPEED = 30 MPH)

NOTE:

SEE SHEET 33 FOR ROAD 'C' OXFORD HILLS DRIVE TYPICAL SECTION.

50 25 12.5 0 50
1"= 50'

5 2.5 1.25 0 5
1"= 5'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Docusigned by: Linda Eisenberg
5/21/2024
PLANNING DIRECTOR — DATE

SUBDIVISION NAME: ERICKSON - OXFORD HILLS
SECTION/AREA: N/A
DEED # 21613/64, 21613/72, 3583/234, 20021/133

PREVIOUS FILE No. :
ZONING BOARD CASE ZB-1118M
ECP-23-026

OWNER:
OXFORD HILLS, LLC
701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
PHONE: (410) 402-1743

CLARKSVILLE FREESTATE, LLC
P.O. BOX 417
ELLICOTT CITY, MD 21041
PHONE: (410) 531-3101

DEVELOPER:
OXFORD HILLS, LLC
701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
CONTACT: PRIYA PRASAD
PHONE: (410) 402-1743

TAX MAP: 28, 34, 35 GRID: 24, 06, 01 ZONED: CEF-M, B-2
PARCEL: 100, 185, 259
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.:	MD172015
DRAWN BY:	CJB
CHECKED BY:	BRR
DATE:	04/04/24
CAD I.D.:	PROF-4

PROJECT:

PRELIMINARY EQUIVALENT SKETCH PLANS

FOR

ERICKSON - OXFORD HILLS

PARCELS 100, 185, 259
CLARKSVILLE PIKE (MD RTE 108)
5TH ELECTION DISTRICT
TAX MAP 28, GRID 24, PARCEL 100
TAX MAP 34, GRID 06, PARCEL 185
TAX MAP 35, GRID 01, PARCEL 259
CLARKSVILLE
HOWARD COUNTY, MARYLAND

BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
STATE OF MARYLAND, LICENSE No. 40808
"PROFESSIONAL CERTIFICATION.
I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40808, EXPIRATION DATE: 7/3/2025

SHEET TITLE:

OXFORD HILLS DRIVE - PLAN AND PROFILE

SHEET NUMBER:

37
37 OF 49

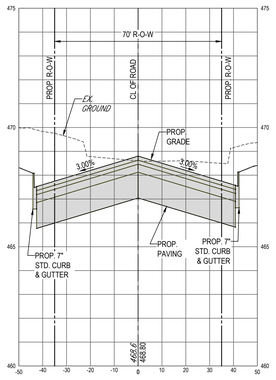
REVISION 4 -

SP-23-001

Apr 05, 2024
H:\172015\2015\DRAWINGS\PLAN SETS\PE\MD172015-PROF-4---LAYOUT 37 - OXFORD HILLS DRIVE - PLAN AND PROFILE

DocuSign Envelope ID: C2C37A1B-78A0-4461-8D4A-FB1DCF089769

10+50



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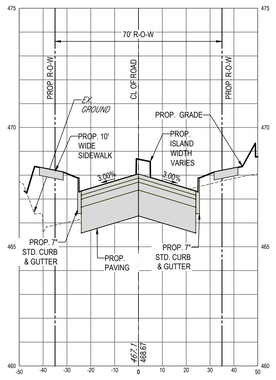
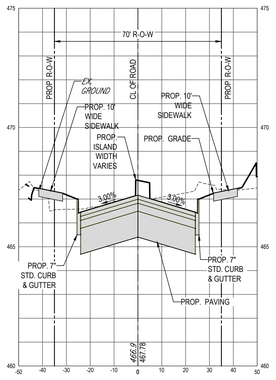
Scale: 1"=30' HORIZONTAL
1"=3' VERTICAL

11+00



ASHLAND WAY
Scale: 1"=30' HORIZONTAL
1"=3' VERTICAL

11+50



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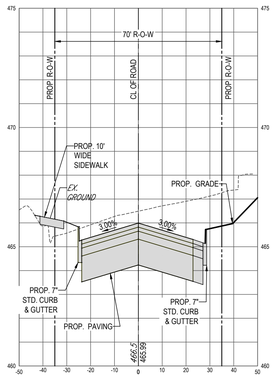
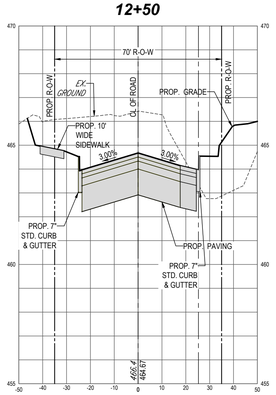
1"=3' VERTICAL

12+00



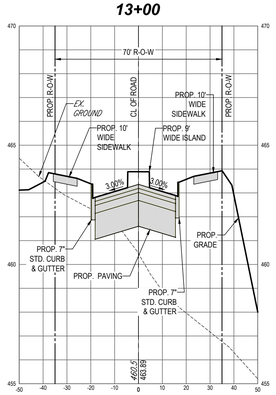
ASHLAND WAY
Scale: 1"=30' HORIZONTAL
1"=3' VERTICAL

12+50



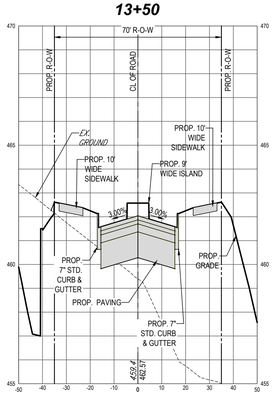
ASHLAND WAY
Scale: 1"=30' HORIZONTAL
1"=3' VERTICAL

13+00



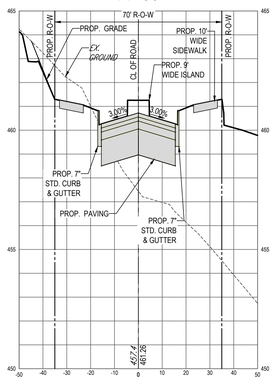
ASHLAND WAY
Scale: 1"=30' HORIZONTAL
1"=3' VERTICAL

13+50



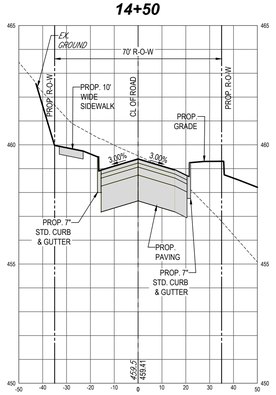
ASHLAND WAY
Scale: 1"=30' HORIZONTAL
1"=3' VERTICAL

14+00



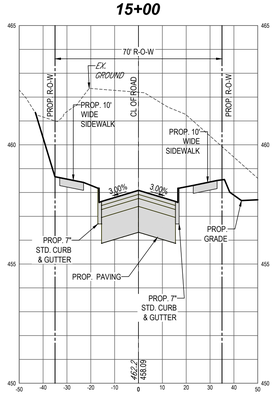
ASHLAND WAY
Scale: 1"=30' HORIZONTAL
1"=3' VERTICAL

14+50



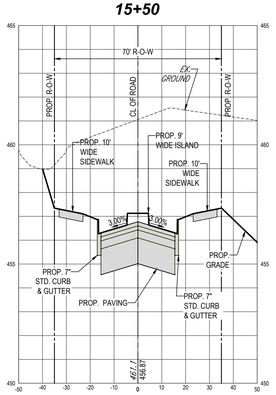
ASHLAND WAY
Scale: 1"=30' HORIZONTAL
1"=3' VERTICAL

15+00



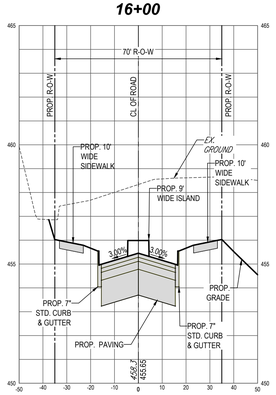
ASHLAND WAY
Scale: 1"=30' HORIZONTAL
1"=3' VERTICAL

15+50



ASHLAND WAY
Scale: 1"=30' HORIZONTAL
1"=3' VERTICAL

16+00



ASHLAND WAY
Scale: 1"=30' HORIZONTAL
1"=3' VERTICAL

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Docusigned by: Lynda Eisenberg
PLANNING DIRECTOR — 5/21/2024 DATE

30 15 7.5 0 30
1"= 30'

3 1.5 .75 0 3
1"= 3'

SUBDIVISION NAME: ERICKSON - OXFORD HILLS SECTION/AREA: N/A
DEED # 21613/64, 21613/72, 3583/234, 20021/133

PREVIOUS FILE No. :
ZONING BOARD CASE ZB-1118M
ECP-23-026

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CLARKSVILLE FREESTATE, LLC
P.O. BOX 417
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PHONE: (410) 531-3101

DEVELOPER:
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701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
CONTACT: PRIYA PRASAD
PHONE: (410) 402-1743

TAX MAP: 28, 34, 35 GRID: 24, 06, 01 ZONED: CEF-M, B-2
PARCEL: 100, 185, 259
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

Apr 05, 2024
H:\TMD\172015\DRAWINGS\PLAN SETS\PESP\MD172015 SECT-4 — LAYOUT 38 - ASHLAND WAY - ROAD SECTIONS

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REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.:	MD172015
DRAWN BY:	CJB
CHECKED BY:	BRR
DATE:	04/04/24
CAD I.D.:	SECT -4

PROJECT:

PRELIMINARY EQUIVALENT SKETCH PLANS

FOR

ERICKSON - OXFORD HILLS

PARCELS 100, 185, 259
CLARKSVILLE PIKE (MD RTE 108)
5TH ELECTION DISTRICT
TAX MAP 28, GRID 24, PARCEL 100
TAX MAP 34, GRID 06, PARCEL 185
TAX MAP 35, GRID 01, PARCEL 259
CLARKSVILLE
HOWARD COUNTY, MARYLAND

BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE
STATE OF MARYLAND — BRANDON R. ROWE — No. 40808 — PROFESSIONAL ENGINEER
PROFESSIONAL ENGINEER
S.O. MARYLAND LICENSE No. 40808
PROFESSIONAL CERTIFICATION
I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40808, EXPIRATION DATE: 7/3/2025

SHEET TITLE:

ASHLAND WAY - ROAD SECTIONS

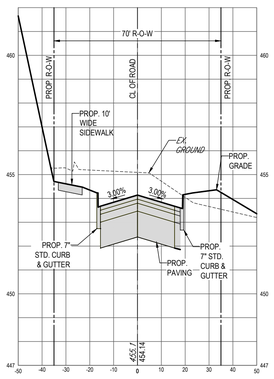
SHEET NUMBER:
38
OF 49

REVISION 4 -

SP-23-001

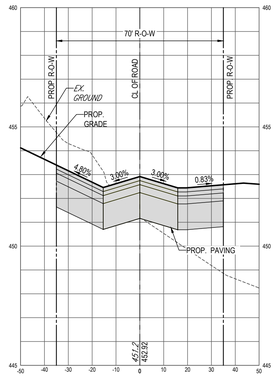
DocuSign Envelope ID: C2C37A1B-78A0-4461-8D4A-FB1DCF089769

16+50



ASHLAND WAY
Scale: 1"=30' HORIZONTAL
1"=3' VERTICAL

17+00



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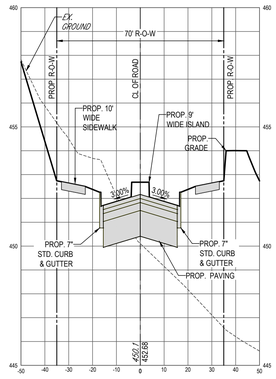

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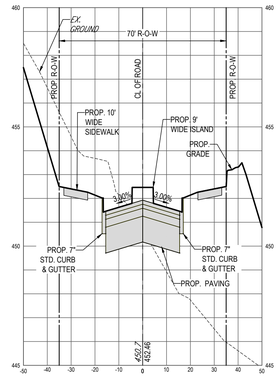
18+00



ASHLAND WAY
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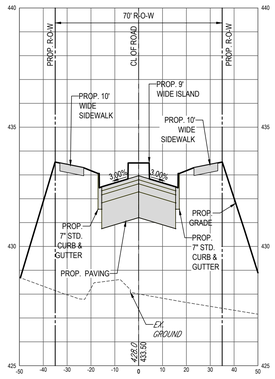
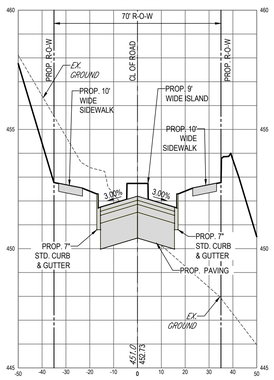
1"=3' VERTICAL

23+50



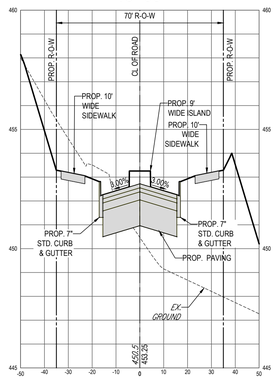
ASHLAND WAY
Scale: 1"=30' HORIZONTAL
1"=3' VERTICAL

18+50



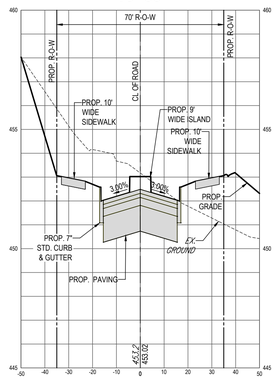
ASHLAND WAY
Scale: 1"=30' HORIZONTAL
1"=3' VERTICAL

19+00



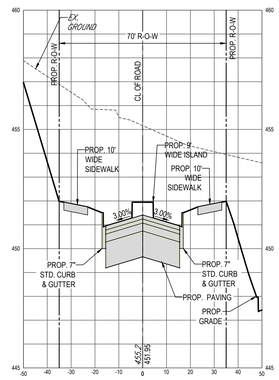
ASHLAND WAY
Scale: 1"=30' HORIZONTAL
1"=3' VERTICAL

19+50



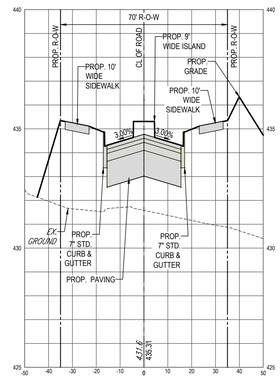
ASHLAND WAY
Scale: 1"=30' HORIZONTAL
1"=3' VERTICAL

20+00



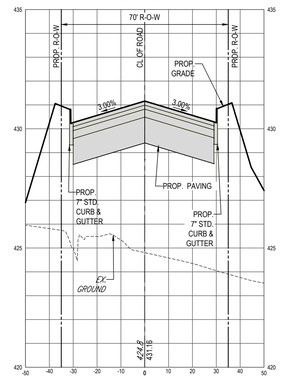
ASHLAND WAY
Scale: 1"=30' HORIZONTAL
1"=3' VERTICAL

23+00



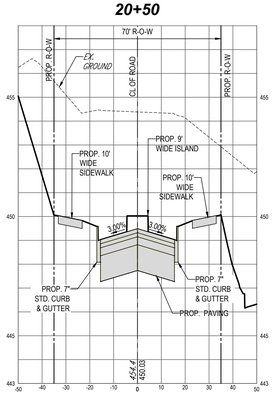
ASHLAND WAY
Scale: 1"=30' HORIZONTAL
1"=3' VERTICAL

24+28



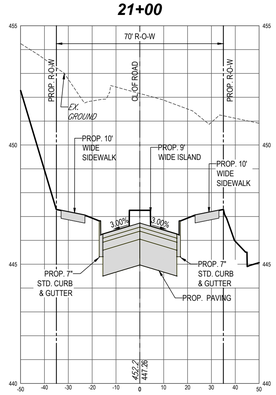
ASHLAND WAY
Scale: 1"=30' HORIZONTAL
1"=3' VERTICAL

20+50



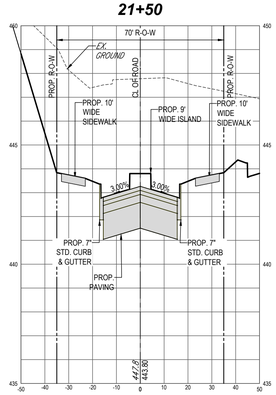
ASHLAND WAY
Scale: 1"=30' HORIZONTAL
1"=3' VERTICAL

21+00



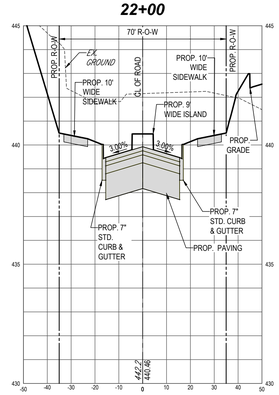
ASHLAND WAY
Scale: 1"=30' HORIZONTAL
1"=3' VERTICAL

21+50



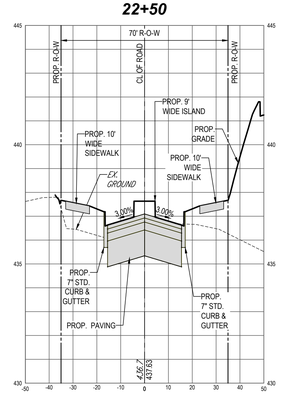
ASHLAND WAY
Scale: 1"=30' HORIZONTAL
1"=3' VERTICAL

22+00



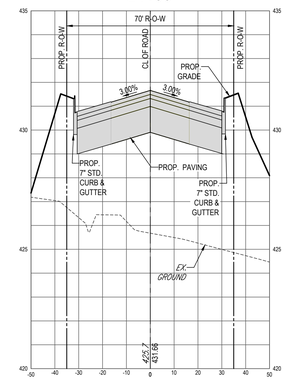
ASHLAND WAY
Scale: 1"=30' HORIZONTAL
1"=3' VERTICAL

22+50



ASHLAND WAY
Scale: 1"=30' HORIZONTAL
1"=3' VERTICAL

24+00



ASHLAND WAY
Scale: 1"=30' HORIZONTAL
1"=3' VERTICAL

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Docusigned by: Lynda Eisenberg
PLANNING DIRECTOR — 5/21/2024 DATE

30 15 7.5 0 30
1"= 30'

3 1.5 .75 0 3
1"= 3'

SUBDIVISION NAME: ERICKSON - OXFORD HILLS SECTION/AREA: N/A
DEED # 21613/64, 21613/72, 3583/234, 20021/133

PREVIOUS FILE No. : ZONING BOARD CASE ZB-1118M ECP-23-026

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701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
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TAX MAP: 28, 34, 35 GRID: 24, 06, 01 ZONED: CEF-M, B-2
PARCEL: 100, 185, 259
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

BOHLER
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.: MD172015
DRAWN BY: CJB
CHECKED BY: BRR
DATE: 04/04/24
CAD I.D.: SECT-4

PROJECT:

PRELIMINARY EQUIVALENT SKETCH PLANS

FOR

ERICKSON - OXFORD HILLS

PARCELS 100, 185, 259
CLARKSVILLE PIKE (MD RTE 108)
5TH ELECTION DISTRICT
TAX MAP 28, GRID 24, PARCEL 100
TAX MAP 34, GRID 06, PARCEL 185
TAX MAP 35, GRID 01, PARCEL 259
CLARKSVILLE
HOWARD COUNTY, MARYLAND

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B.R. ROWE
STATE OF MARYLAND — BRANDON R. ROWE — No. 40808 — PROFESSIONAL ENGINEER
PROFESSIONAL ENGINEER
C.O. MARYLAND LICENSE No. 40808 CP: 0
PROFESSIONAL CERTIFICATION
I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40808, EXPIRATION DATE: 7/3/2025

SHEET TITLE:

ASHLAND WAY - ROAD SECTIONS

SHEET NUMBER: 39 OF 49

REVISION 4 -

SP-23-001

Apr 05, 2024
H:\TEMP\172015\DRAWINGS\PLANSETS\PESP\MD172015-SECT-4---LAYOUT 39 - ASHLAND WAY - ROAD SECTIONS

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NOTE: PRELIMINARY PLANS SUBJECT TO FINAL DESIGN REFINEMENT

1 PARK RENDERING
NTS

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Docusigned by: Lynda Eisenberg 5/21/2024

PLANNING DIRECTOR — DATE

LSG LANDSCAPE ARCHITECTURE
8260 GREENSBORO DRIVE
SUITE 325
TYSONS, VIRGINIA 22102
703-821-2045

STATE OF MARYLAND
CONNIE YUNHUI FAN
LICENSE NO. 3989
LANDSCAPE ARCHITECT

OWNER:
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ERICKSON - OXFORD HILLS

TAX MAP NUMBER: 28, 34, 35
GRID NUMBER: 24, 06, 01
PARCEL NUMBER: 100, 185, 259

DISTRICT 5, HOWARD COUNTY, MARYLAND

PRELIMINARY PARK RENDERING

No.	Description	Date
3	PESP SUBMISSION 4	2024/01/26
2	PESP SUBMISSION 3	2023/10/31
1	PESP SUBMISSION 2	2023/06/08

Revisions

Project Number: 18022.00
Scale: NTS
Drawn By:
Checked By:
Date:

Sheet No. 40 of 49

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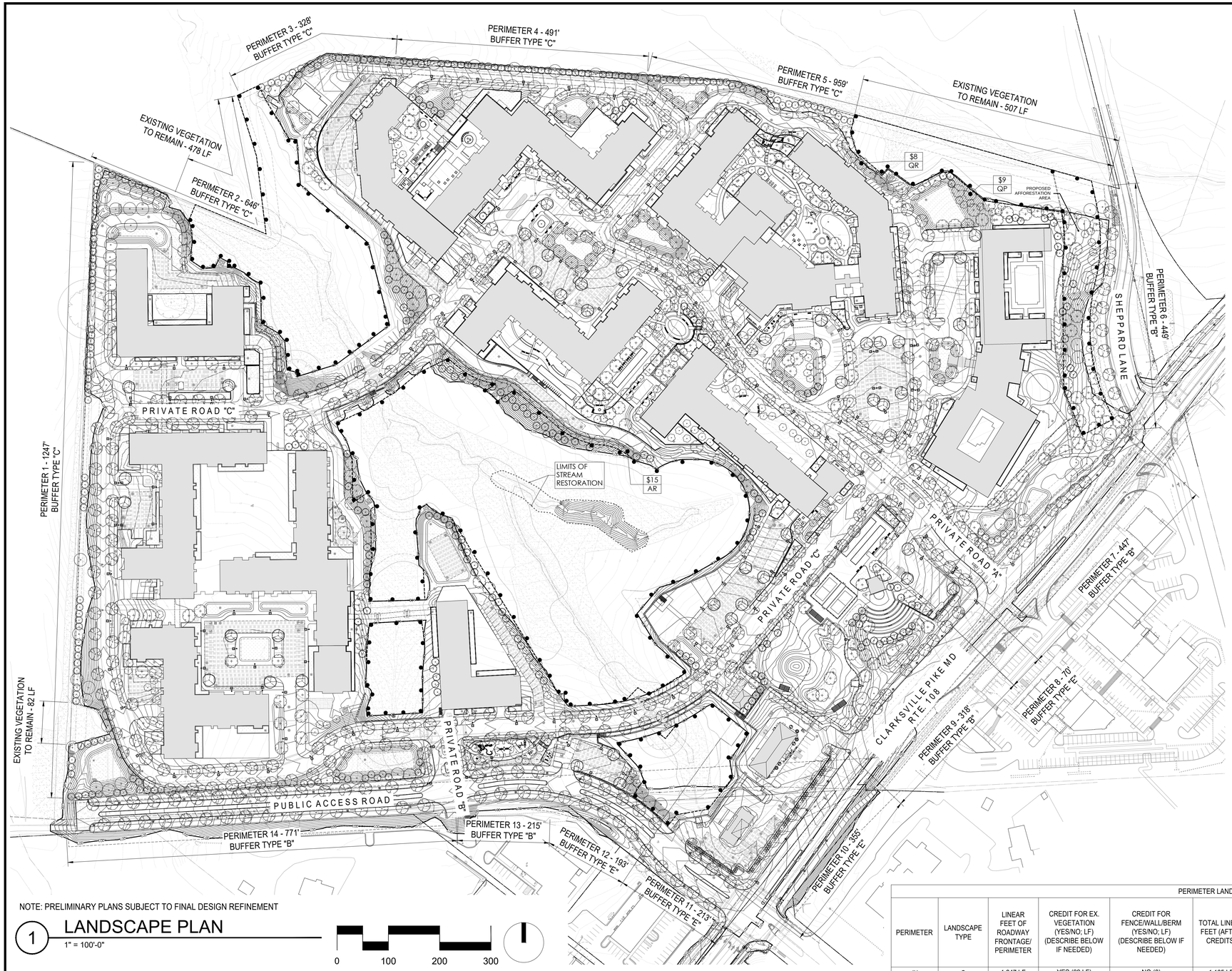

NOTE: PRELIMINARY PLANS SUBJECT TO FINAL DESIGN REFINEMENT

1 LANDSCAPE PLAN

1" = 100'-0"

0 100 200 300

CONCEPT PLANT SCHEDULE

- PERIMETER - SHADE TREES 2 - 1/2" - 3" CAL.
- PERIMETER - ORNAMENTAL TREES 1 - 1/2" - 2" CAL.
- PERIMETER - EVERGREEN TREES 6' - 8' H
- PERIMETER - SHRUB N/A
- STREET TREES - SHADE TREES 2 - 1/2" - 3" CAL.
- PARKING LOT SHADE TREES 2 - 1/2" - 3" CAL.
- INTERNAL - SHADE TREES 2 - 1/2" - 3" CAL.
- INTERNAL - UNDERSTORY/ORNAMENTAL TREES 1 - 1/2" - 2" CAL.
- INTERNAL - EVERGREEN TREES 6' - 8' H
- INTERNAL - SPECIMEN MINIGATION TREES 3" - 4" CAL.

PERIMETER LANDSCAPE TYPE PLANT SUBSTITUTION CHART	
2 SMALL DECIDUOUS TREES	1 SHADE TREE
2 EVERGREEN TREES	1 SHADE TREE
10 SHRUBS	1 SHADE TREE

PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	411 (INCLUDING 18 ADA SPACES)
NUMBER OF TREES REQUIRED: (1/10 SPACES)	NUMBER OF TREES REQUIRED: 42
NUMBER OF PLANTS PROVIDED: SHADE TREES	NUMBER OF PLANTS PROVIDED: 43
NUMBER OF LANDSCAPE ISLANDS REQUIRED: (1/10 SPACES)	42 REQUIRED, 47 PROVIDED
RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
NUMBER OF DEWLLING UNITS:	1440 APARTMENT UNITS
NUMBER OF TREES REQUIRED: (1 PER DEWLLING UNIT - SFA) (0 PER DWELLING UNIT - SFD) (1 PER 3 UNITS - APARTMENTS)	NUMBER OF TREES REQUIRED: 480
NUMBER OF PLANTS PROVIDED: SHADE TREES OTHER TREES (2:1 SUBSTITUTION)	NUMBER OF PLANTS PROVIDED: 308 SHADE TREES, 180 UNDERSTORY/ORNAMENTAL TREES, 164 EVERGREEN TREES
1. 180 UNDERSTORY/ORNAMENTAL TREES SUBSTITUTED FOR 90 SHADE TREES 2. 164 EVERGREEN TREES SUBSTITUTED FOR 82 SHADE TREES	

STREET TREE REQUIREMENTS				
STREET	LINEAR FEET	SPACING	TREE REQUIRED	TREE PROVIDED
SHEPPARD LANE	449 LF	40 L.F.	11 TREES	11 TREES
CLARKSVILLE PIKE - MD RTE. 108	818 LF - 162 LF (ENTRANCE) = 656 LF	40 L.F.	17 TREES	17 TREES
PRIVATE ROAD "A"	1,018 LF - 116 LF (INTERSECTIONS) = 902 LF	40 L.F. (X2)	46 TREES	46 TREES
PRIVATE ROAD "B"	79 LF	40 L.F. (X2)	4 TREES	4 TREES
PRIVATE ROAD "C"	3,793 LF - 436 LF (INTERSECTIONS) = 3357 LF	40 L.F. (X2)	168 TREES	168 TREES
PUBLIC ACCESS ROADWAY	1,350 LF - 190 LF (ENTRANCE) = 1,160 LF	40 L.F. (X2)	58 TREES	58 TREES

MITIGATION FOR REMOVAL OF SPECIMEN TREES (32 TREES TOTAL)						
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	SPACING
CANOPY TREES						
AR	15	ACER RUBRUM	RED MAPLE	3"-4" CAL.	B&B	AS SHOWN
QP	9	QUERCUS PHELLOS	WILLOW OAK	3"-4" CAL.	B&B	AS SHOWN
QR	8	QUERCUS RUBRA	RED OAK	3"-4" CAL.	B&B	AS SHOWN

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Docusigned by: Lynda Eisenberg 5/21/2024

PLANNING DIRECTOR — DATE

NOTE:

1. NO CLEARING OF EXISTING VEGETATION IS PERMITTED WITHIN A LANDSCAPE EDGE FOR WHICH CREDIT IS BEING TAKEN; HOWEVER, LANDSCAPE MAINTENANCE IS AUTHORIZED.
2. AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THE SITE SHALL BE OF 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 APPROVED 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 CERTIFICATIONS.
3. SHOULD ANY TREE DESIGNATED FOR PRESERVATION, FOR WHICH CREDIT IS GIVEN, PRIOR TO RELEASE OF BONDS, THE DEVELOPER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR WITH A TREE 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.
4. THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, 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 REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
5. UNDER WP-24-040, SECTION 16.1205.(a).(3) - A REQUEST FOR ALTERNATIVE COMPLIANCE HAS BEEN APPROVED BY DPZ FOR THE REMOVAL OF SIXTEEN (16) SPECIMEN TREES (#ST-C, D, E, H, I, J, M, P, R, U, V, BB, CC, DD, EE, AND CCC). MITIGATION FOR THE REMOVAL OF THESE SIXTEEN (16) SPECIMEN TREES IS TO CONSIST OF TWO (2) 3-4" CALIBER TREES FOR EACH ONE (1) REMOVED SIMILAR OR IDENTICAL SPECIES. THESE THIRTY-TWO (32) TREES SHALL BE PLACED WITHIN CLOSE PROXIMITY TO THE LOCATION OF THE ORIGINAL SPECIMEN TREE AND WILL BE IN ADDITION TO THE REQUIRED PERIMETER LANDSCAPING. COSTS TO COVER THE INSTALLATION OF THESE TREES SHALL BE INCLUDED IN THE PERIMETER LANDSCAPING ESTIMATE; INSPECTION FEES SHALL BE POSTED WITH THE DPW DEVELOPER'S AGREEMENT AT THE FINAL PLAN STAGE FOR THIS DEVELOPMENT; SURETY WILL BE ADDRESSED WITH THIS PLAN STAGE FOR THIS DEVELOPMENT. THE SYMBOL "$" REPRESENTS PLANT MATERIAL TO MEET THIS REQUIREMENT.
6. MATERIAL LABELED WITH A "$" SYMBOL DESIGNATES MATERIAL PROPOSED FOR MITIGATION. A SCHEDULE OF SPECIMEN TREES CAN BE FOUND ON THE FOREST CONSERVATION PLAN OF THIS SET.

PERIMETER LANDSCAPE EDGE												
PERIMETER	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	CREDIT FOR EX. VEGETATION (YES/NO; LF) (DESCRIBE BELOW IF NEEDED)	CREDIT FOR FENCE/WALL/BERM (YES/NO; LF) (DESCRIBE BELOW IF NEEDED)	TOTAL LINEAR FEET (AFTER CREDITS)	NUMBER OF PLANTS REQUIRED			NUMBER OF PLANTS PROVIDED			
						SHADE TREES	EVERGREEN TREES	SHRUBS	SHADE TREES	EVERGREEN TREES	SHRUBS	ORNAMENTAL TREES
#1	C	1,247 LF	YES (82 LF)	NO (0)	1,165 LF	30	59	0	30	59	0	0
#2	C	646 LF	YES (478 LF)	NO (0)	168 LF	5	9	0	7	6	0	0
#3	C	328 LF	NO	NO (0)	328 LF	9	17	0	7	21	0	0
#4	C	491 LF	NO	NO (0)	491 LF	13	25	0	10	31	0	0
#5	C	959 LF	YES (507 LF)	NO (0)	452 LF	12	23	0	8	31	0	0
#6	B	449 LF	NO	NO (0)	449 LF	9	12	0	9	0	0	12
#7	B	447 LF	NO	NO (0)	447 LF	9	12	0	13	5	0	0
#8	E	70 LF	NO	NO (0)	70 LF	2	0	18	2	0	18	0
#9	B	318 LF	NO	NO (0)	318 LF	7	8	0	11	0	0	0
#10	E	355 LF	NO	NO (0)	355 LF	9	0	89	9	0	89	0
#11	E	213 LF	NO	NO (0)	213 LF	6	0	54	5	0	54	2
#12	E	193 LF	NO	NO (0)	193 LF	5	0	49	5	0	49	0
#13	B	215 LF	NO	NO (0)	215 LF	5	6	0	3	0	0	10
#14	B	771 LF	NO	NO (0)	771 LF	16	20	0	9	28	0	6
TOTAL						137	191	210	128	181	210	30

LSG LANDSCAPE ARCHITECTURE
8260 GREENSBORO DRIVE
SUITE 325
TYSONS, VIRGINIA 22102
703-821-2045

STATE OF MARYLAND — CONNIE YUNHUI FAN — LICENSE NO. 3993 — LANDSCAPE ARCHITECT

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ERICKSON - OXFORD HILLS

TAX MAP NUMBER: 28, 34, 35
GRID NUMBER: 24, 06, 01
PARCEL NUMBER: 100, 185, 259

DISTRICT 5, HOWARD COUNTY, MARYLAND

PRELIMINARY OVERALL LANDSCAPE PLAN

No.	Description	Date
3	PESP SUBMISSION 4	2024/01/26
2	PESP SUBMISSION 3	2023/10/31
1	PESP SUBMISSION 2	2023/06/08

Revisions

Project Number: 18022.00
Scale: 1" = 100'-0"
Drawn By:
Checked By:
Date:

Sheet No. 41 of 49

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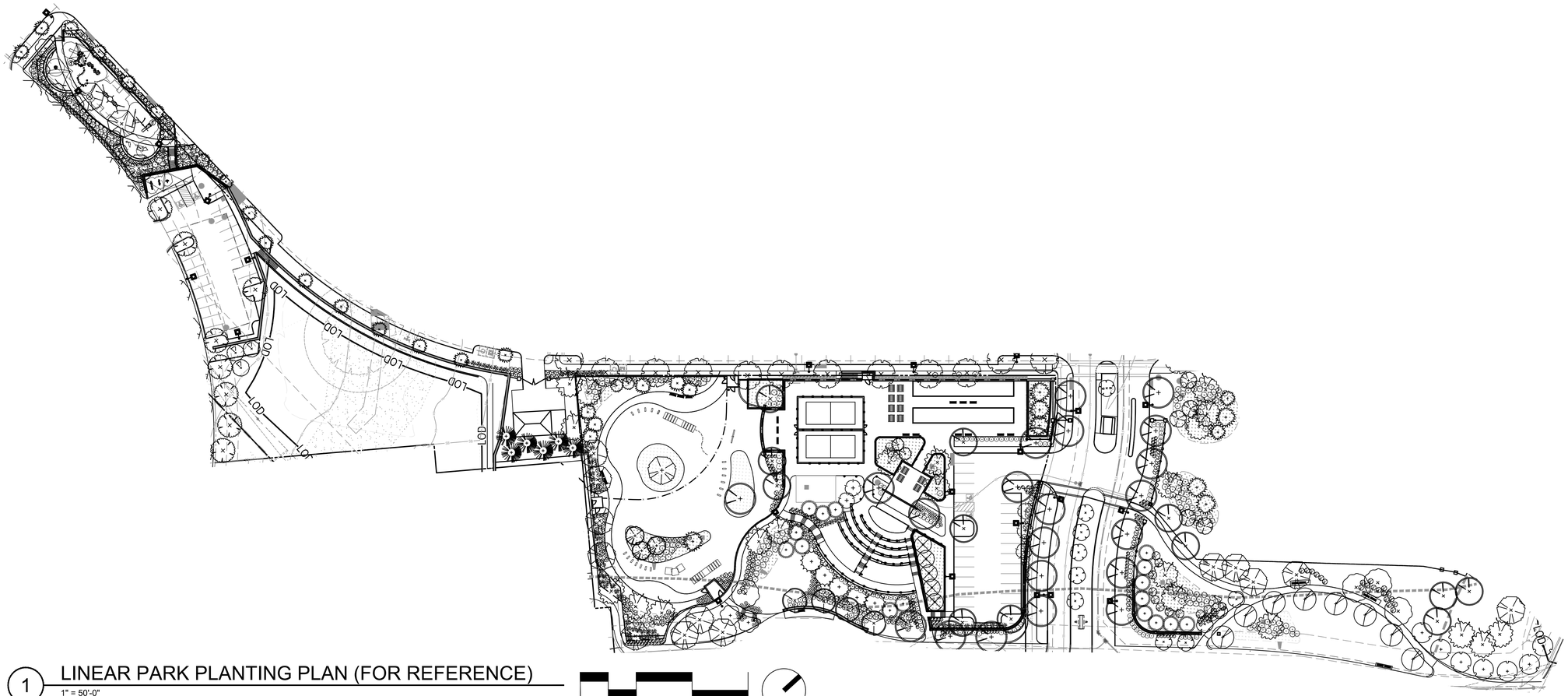

1 LINEAR PARK PLANTING PLAN (FOR REFERENCE)

1" = 50'-0"

0 50 100 150

2 LINEAR PARK PLANTING SCHEDULE

PLANT SCHEDULE PARK

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	SPACING	REMARKS
CANOPY TREES							
AR	18	ACER RUBRUM	RED MAPLE	2.5"-3" CAL.	B&B	AS SHOWN	WELL BALANCED
BN	3	BETULA NIGRA `DURA HEAT`	DURA HEAT RIVER BIRCH	8`-10` HT.	B&B	AS SHOWN	MULTI-STEM, MIN. 3 STEM, FULL
GS	9	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER`	SHADEMASTER HONEY LOCUST	2.5"-3"GAL	B&B	AS SHOWN	WELL BALANCED
LS	4	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEET GUM	2.5"-3"GAL	B&B	AS SHOWN	PER THE RECOMMENDATION OF THE DEPARTMENT OF PUBLIC WORKS, PLANTING OF THESE SPECIES WILL NOT BE PERMITTED IN OR ADJACENT TO STORMWATER MANAGEMENT FACILITIES.
NS	8	NYSSA SYLVATICA	BLACK GUM	2.5"-3" CAL.	B&B	AS SHOWN	WELL BALANCED
PB	16	PLATANUS X ACERIFOLIA `BLOODGOOD`	BLOODGOOD LONDON PLANE TREE	2.5"-3"GAL	B&B	AS SHOWN	PER THE RECOMMENDATION OF THE DEPARTMENT OF PUBLIC WORKS, PLANTING OF THESE SPECIES WILL NOT BE PERMITTED IN OR ADJACENT TO STORMWATER MANAGEMENT FACILITIES.
QC	12	QUERCUS COCCINEA	SCARLET OAK	2.5"-3"GAL	B&B	AS SHOWN	WELL BALANCED
QP	11	QUERCUS PHELLOS	WILLOW OAK	2.5"-3"GAL	B&B	AS SHOWN	WELL BALANCED
QP2	21	QUERCUS PHELLOS	WILLOW OAK	4" CAL	B&B	AS SHOWN	MATCHING WELL BALANCED SPECIMEN
TD2	5	TAXODIUM DISTICHUM	BALD CYPRESS	12`-14` HT	B&B	AS SHOWN	STRAIGHT CENTRAL LEADER
TD	16	TAXODIUM DISTICHUM	BALD CYPRESS	8`-10` HT.	B&B	AS SHOWN	STRAIGHT CENTRAL LEADER
ZS	4	ZELKOVA SERRATA	JAPANESE ZELKOVA	2.5"-3"GAL	B&B	AS SHOWN	SPECIMEN, WELL BALANCED
EVERGREEN TREES							
CD	5	CEDRUS DEODARA	DEODAR CEDAR	8`-10` HT.	B&B	AS SHOWN	FULL TO GROUND
CJ	16	CRYPTOMERIA JAPONICA `YOSHINO`	YOSHINO CRYPTOMERIA	10`-12` HT.	B&B	AS SHOWN	FULL TO GROUND
IO	6	ILEX OPACA	AMERICAN HOLLY	6-7` HT.	B&B	AS SHOWN	FULL TO GROUND
PA	6	PICEA ABIES	NORWAY SPRUCE	8`-10` HT.	B&B	AS SHOWN	FULL TO GROUND
TO	5	THUJA OCCIDENTALIS `GREEN GIANT`	GREEN GIANT ARBORVITAE	10`-12` HT.	B&B	AS SHOWN	FULL BALANCED
ORNAMENTAL TREES							
CC2	3	CERCIS CANADENSIS	EASTERN REDBUD	8-10` HT	B&B	AS SHOWN	MULTI-STEM, MIN. 3 STEM
CV	3	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	8`-10` HT.	B&B	AS SHOWN	MULTI-STEM, HEAVY
LI	12	LAGERSTROEMIA INDICA `NATCHEZ`	WHITE CRAPE MYRTLE	6`-8` HT.	B&B	AS SHOWN	MULTI-STEM, MIN. 3-STEM
LI1	6	LAGERSTROEMIA INDICA `MUSKOGEE`	MUSKOGEE CRAPE MYRTLE	6`-8` HT.	B&B	AS SHOWN	MULTI-STEM, MIN. 3-STEM
MV	4	MAGNOLIA VIRGINIANA `MOON GLOW`	SWEET BAY	6`-8` HT.	B&B	AS SHOWN	MULTI-STEM, MIN. 3-STEM
PK	11	PRUNUS SERRULATA `KANZAN`	KANZAN JAPANESE FLOWERING CHERRY	2.5"-3" CAL.	B&B	AS SHOWN	HEAVY MATCHING SPECIMEN, 6` CLEAR
PY	7	PRUNUS SERRULATA `YOSHINO`	JAPANESE FLOWERING CHERRY	3"-3.5" CAL.	B&B	AS SHOWN	MATCH SPECIMEN, WELL BALANCED

PLANT SCHEDULE PARK

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	SPACING	REMARKS
SHRUBS							
AN	173	AZALEA `NANCY OF ROBIN HILL`	NANCY OF ROBIN HILL AZALEA	24-30" SPR.	CONT.	36" OC	FULL AND HEAVY
AO	14	AZALEA SATSUKI HYBRID `GUMPO PINK`	SATSUKI AZALEA	30-36"HT	CONT.	AS SHOWN	FULL AND HEAVY
BM	91	BUXUS MICROPHYLLA `WINTERGREEN`	WINTER GREEN BOXWOOD	30" HT & 36" SPRD	CONT.	42" OC	FULL AND HEAVY
CS1	134	CORNUS SERICEA `CARDINAL`	`CARDINAL` RED-TWIG DOGWOOD	30" HT & 36" SPRD	CONT.	60" OC	FULL AND HEAVY
CD1	92	COTONEASTER DAMMERI `CORAL BEAUTY`	BEARBERRY COTONEASTER	24-30" SPR.	CONT.	36" OC	FULL
FI	20	FORSYTHIA X INTERMEDIA	BORDER FORSYTHIA	30" HT & 36" SPRD	CONT.	AS SHOWN	FULL AND HEAVY
HP	4	HYDRANGEA PANICULATA `PINKY WINKY`	PANICLED HYDRANGEA	36" HT. & SPRD.	CONT.	60" OC	FULL AND HEAVY
HQP	35	HYDRANGEA QUERCIFOLIA `PEE WEE`	OAKLEAF HYDRANGEA	24"-30" SPR	CONT.	36" OC	FULL AND MATURE
HQ	53	HYDRANGEA QUERCIFOLIA `SNOW QUEEN`	SNOW QUEEN OAKLEAF HYDRANGEA	36" HT. & SPRD.	CONT.	AS SHOWN	HEAVY AND MATURE
IV	48	ILEX X SPARKLEBERRY	SPARKLEBERRY HOLLY	30" HT & 36" SPRD	CONT.	AS SHOWN	FULL AND HEAVY
IT	114	ITEA VIRGINICA `HENRY`S GARNET`	HENRY`S GARNET SUMMERSWEET	30"-36"SPR	CONT.	48" OC	FULL AND HEAVY
PL	29	PRUNUS LAUROCERASUS `OTTO LUYKEN`	OTTO LUYKENS LAUREL	36" HT. & SPRD.	CONT.	60" OC	FULL AND HEAVY
RR	76	ROSA RUGOSA `DWARF PAVEMENT`	DWARF PAVEMENT ROSE	24"-30" SPR.	CONT.	36" OC	FULL
RK	13	ROSA X `KNOCKOUT` TM	KNOCK OUT ROSE	36" HT. & SPRD.	CONT.	60" OC	HEAVY AND MATURE
TB	25	TAXUS BACCATA `REPANDENS`	REPANDENS YEW	36"	CONT.	AS SHOWN	FULL AND HEAVY
TM	45	TAXUS X MEDIA `DENSIFORMIS`	DENSIFORMIS YEW	30" HT & 36" SPRD	CONT.	48" OC	FULL AND HEAVY
VP	10	VIBURNUM PRUNIFOLIUM	BLACKHAW VIBURNUM	48" HT & SPRD	CONT.	AS SHOWN	FULL AND HEAVY
VR	65	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	36" HT. & SPRD.	CONT.	60" OC	FULL AND HEAVY

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Docusigned by: Lynda Eisenberg 5/21/2024

PLANNING DIRECTOR DATE

NOTE:
1. PRELIMINARY PLANS SUBJECT TO FINAL DESIGN REFINEMENT.
2. PLANT SCHEDULE FOR PARK IS ADDED TO ADDRESS COMMENT #650.

LSG LANDSCAPE ARCHITECTURE
8260 GREENSBORO DRIVE
SUITE 325
TYSONS, VIRGINIA 22102
703-821-2045

STATE OF MARYLAND
CONNIE YUNHUI FAN
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LANDSCAPE ARCHITECT

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ERICKSON - OXFORD HILLS

TAX MAP NUMBER: 28, 34, 35
GRID NUMBER: 24, 06, 01
PARCEL NUMBER: 100, 185, 259

DISTRICT 5, HOWARD COUNTY, MARYLAND

PRELIMINARY LINEAR PARK LANSCAPE PLAN

No.	Description	Date
3	PESP SUBMISSION 4	2024/01/26
2	PESP SUBMISSION 3	2023/10/31
1	PESP SUBMISSION 2	2023/06/08

Revisions

Project Number: 18022.00
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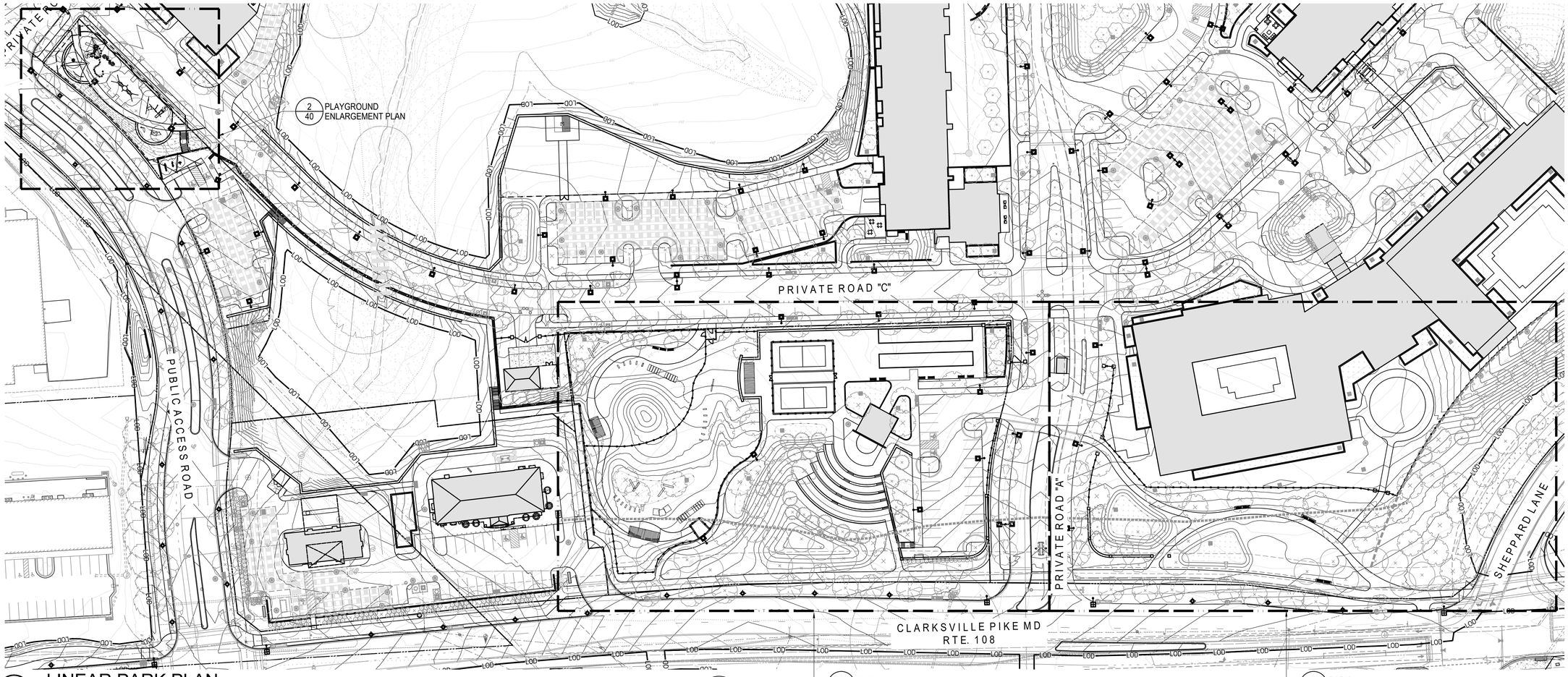
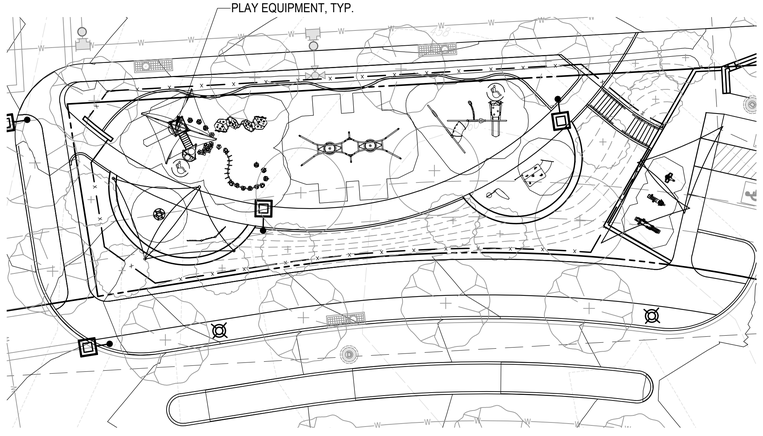


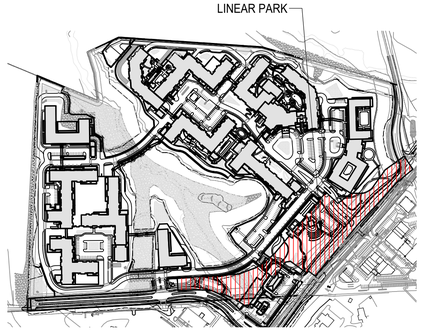
1 LINEAR PARK PLAN
1" = 50'-0"

0 50 100 150



2 PLAYGROUND ENLARGEMENT PLAN
1" = 20'-0"

0 20 40 60



3 KEY PLAN
1" = 400'-0"

0 400 800 1200

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

DocuSigned by: Lynda Eisenberg
PLANNING DIRECTOR

5/21/2024
DATE

NOTE: PRELIMINARY PLANS SUBJECT TO FINAL DESIGN REFINEMENT

LSG LANDSCAPE ARCHITECTURE
8260 GREENSBORO DRIVE
SUITE 325
TYSONS, VIRGINIA 22102
703-821-2045

STATE OF MARYLAND
CONNIE YUNHUI FAN
LICENSE NO. 3083
LANDSCAPE ARCHITECT

OWNER:
OXFORD HILLS, LLC
701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
CONTACT: PRIYA PRASAD (410) 402-1743

CLARKSVILLE FREESTATE, LLC
P.O.BOX 417
ELLICOTT CITY, MD 21041

DEVELOPER:
OXFORD HILLS, LLC
701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
CONTACT: PRIYA PRASAD (410) 402-1743

ERICKSON - OXFORD HILLS

TAX MAP NUMBER: 28, 34, 35
GRID NUMBER: 24, 06, 01
PARCEL NUMBER: 100, 185, 259

DISTRICT 5, HOWARD COUNTY, MARYLAND

PRELIMINARY
OVERALL LINEAR PARK
LANSCAPE PLAN

No.	Description	Date
3	PESP SUBMISSION 4	2024/01/26
2	PESP SUBMISSION 3	2023/10/31
1	PESP SUBMISSION 2	2023/06/08

Revisions

Project Number: 18022.00
Scale: AS SHOWN
Drawn By:
Checked By:
Date:

Sheet No. 43 of 49

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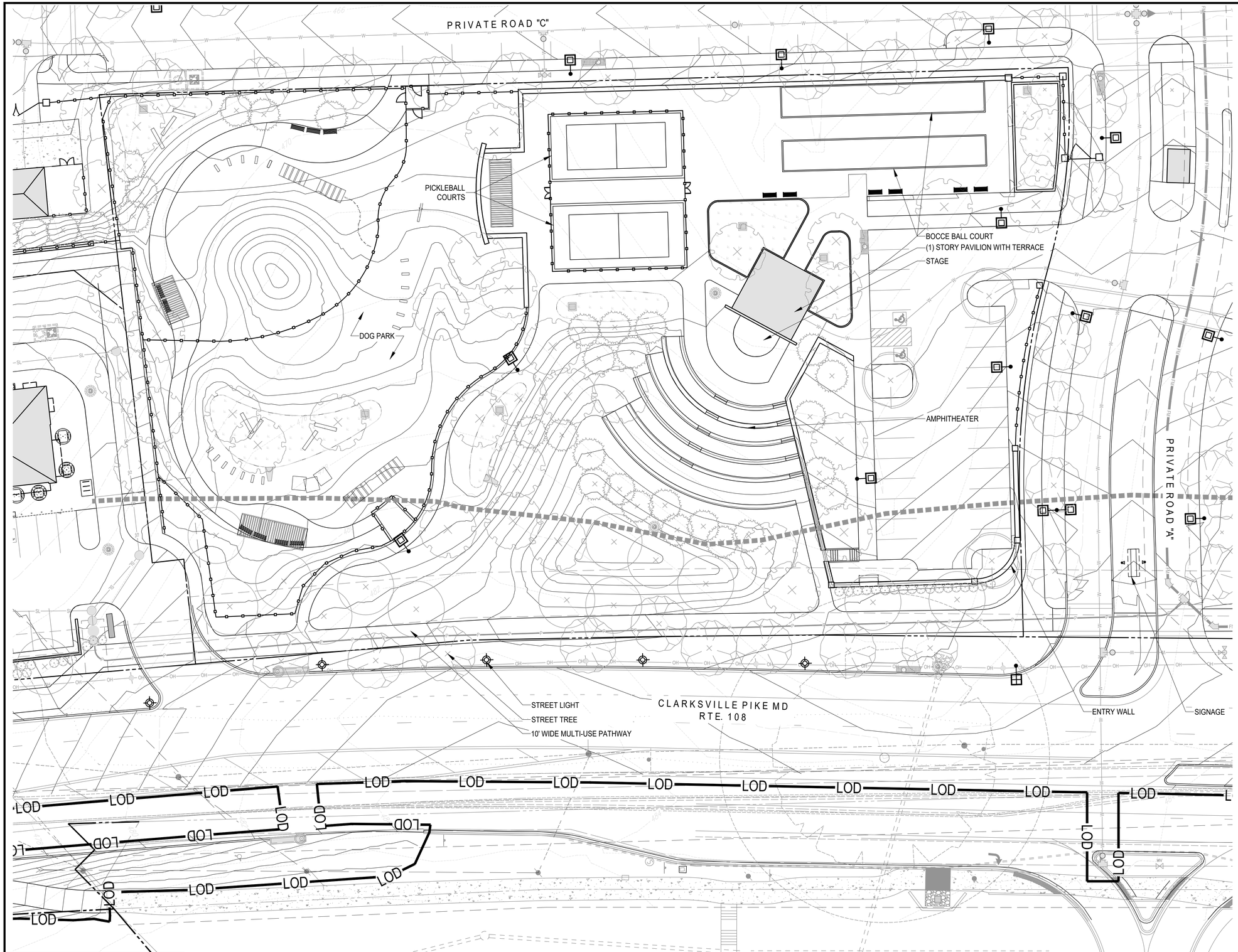

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Docusigned by: Lynda Eisenberg
PLANNING DIRECTOR — 5/21/2024 DATE

1 PARK ENLARGEMENT PLAN
1" = 20'-0"

0 20 40 60

NOTE: PRELIMINARY PLANS SUBJECT TO FINAL DESIGN REFINEMENT

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LSG LANDSCAPE ARCHITECTURE
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STATE OF MARYLAND
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ERICKSON - OXFORD HILLS

TAX MAP NUMBER: 28, 34, 35
GRID NUMBER: 24, 06, 01
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DISTRICT 5, HOWARD COUNTY, MARYLAND

PRELIMINARY LINEAR PARK LANDSCAPE PLAN

No.	Description	Date
3	PESP SUBMISSION 4	2024/01/26
2	PESP SUBMISSION 3	2023/10/31
1	PESP SUBMISSION 2	2023/06/08

Revisions

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5/21/2024
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1 PARK ENLARGEMENT PLAN
1" = 20'-0"

0 20 40 60

NOTE: PRELIMINARY PLANS SUBJECT TO FINAL DESIGN REFINEMENT

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STATE OF MARYLAND
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LICENSE NO. 3989
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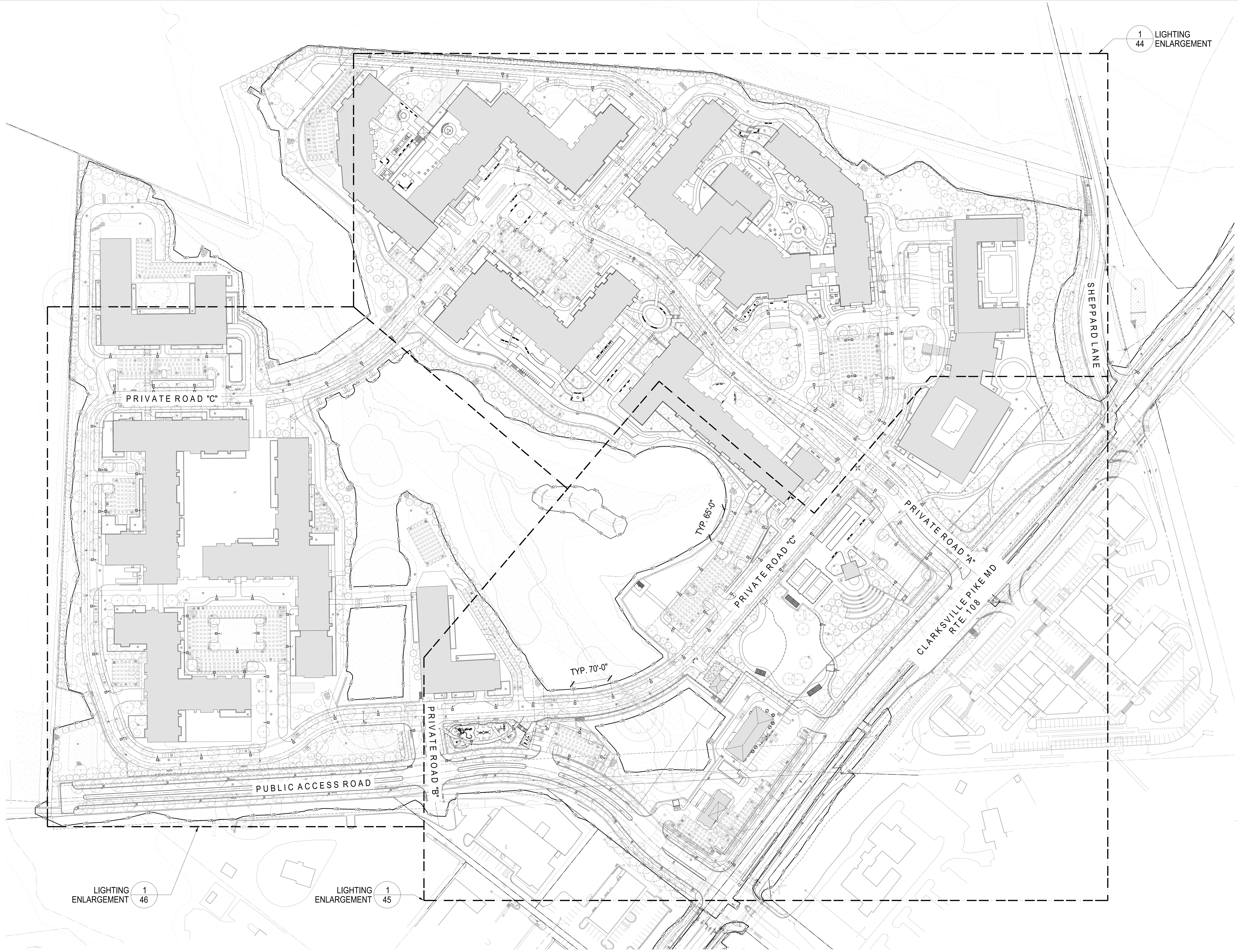


LEGEND

- L1 — STREET LIGHT - 20' H
- L1A — PARKING LOT LIGHT - 16' H
- L2 — CLARKSVILLE PIKE PENDANT LIGHT
- L3 — CLARKSVILLE PIKE GLOBE LIGHT

HUBBELL Outdoor Lighting

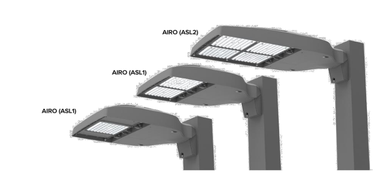
DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

AIRO Micro Strike

AREA/SITE/ROAD LIGHTER

FEATURES

- Compact sleek design with multiple LED configurations and simple installation
- The Airo includes a universal mounting block for easy pole installation or mast arm option for 2-3/8 ft OD roadway brackets
- Capable of replacing up to 1000w HID luminaires
- Micro Strike optical distributions of Type 2, 3, 4W or 5QW
- Tool-less entry option for easy installation and maintenance
- 1.5G rated for high vibration applications including bridges and overpasses



RELATED PRODUCTS
RAR1 Ratio · RAR2 Ratio · Cimarron LED

PHOTOMETRY · CONFIGURATIONS

CONTROL TECHNOLOGY

SiteSync · NX DISTRIBUTED INTELLIGENCE

SPECIFICATIONS

CONSTRUCTION
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Separate optical and electrical compartment for improved thermal management and optimum component operation
- TGIC thermoset polyester powder paint finish applied at nominal 2.5 mil thickness

OPTICS
- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- Premium engineered individual acrylic lenses deliver IES Type 2, 3, 4W and 5QW distributions
- Lens distributions are field rotatable (in 90° increments) or exchangeable for job site fine-tuning
- 3000K, 4000K, or 5000K (70 CRI) CCT
- 80, 160, or 320 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION
- Tool-less entry to wiring/driver compartment optional
- Universal mounting block works with #2 drill pattern
- Fixture ships with slotted mounting block to accommodate wide range of drill patterns for easy retrofit opportunities
- Mast arm fitter accessory or option available for 2-3/8" OD brackets with vertical tilt of +3°, 0° or -3°

ELECTRICAL
- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40° C to 40° C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20KA and 10KV protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is consumed

CONTROLS
- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6
- SiteSync™ wireless control system is available via 7-pin See ordering information and details at: www.hubbelllighting.com/sitesync
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor

CONTROLS (CONTINUED)
- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor via 7-pin
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application

CERTIFICATIONS
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- DLC (DesignLights Consortium Qualified),with some Premium Qualified configurations.Please refer to the DLC website for specificproduct qualifications at www.designlights.org
- 1.5G rated for ANSI C136.31 high vibration applications
- IP65 optical assembly
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions

WARRANTY
- 5 Year warranty
- See HLI Standard Warranty for additional information

KEY DATA	
Lumen Range	3,200–36,000
Wattage Range	25–255
Efficacy Range (LPW)	118–148
Weight lbs. (kg)	14.5–17.5 (6.6–8.0)

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AIROLED-SPEC

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HUBBELL Lighting

HUBBELL Outdoor Lighting

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

AIRO Micro Strike

AREA/SITE/ROAD LIGHTER

ORDERING GUIDE

Example: ASL1-80L-50-3K7-2-UNV-ASQU-BLT-7PRMD-40F

CATALOG #

ORDERING INFORMATION

Series	# LEDs	CCT/CRI	Distribution	Rotation/Orientation	Voltage	Mounting
ASL1 ASL Microstrike Series	80L-25 3,000 lm	3K7 3000K, 70 CRI	2 Type II	L Optic rotation left	UNV Universal 120-277V	ASQU Arm Square w/ Universal Mount
	80L-39 4,500 lm	4K7 4000K, 70 CRI	3 Type III	R Optic rotation right	120 120V	A3 AS with 3.5-4.13" OD RPA3 & UM
	80L-50 6,000 lm	5K7 5000K, 70 CRI	4W Type 4W		208 208V	A4 AS with 4.18-5.25" OD RPA4 & U
	160L-70 9,000 lm		5QW Type 5QW		240 240V	A5 AS with 5.5-6.5" OD RPA5 & UM
	160L-100 12,000 lm				277 277V	MAF Mast Arm Fitter for 2-3/8" OD
	160L-115 15,000 lm				347 347V	
	160L-135 18,000 lm				480 480V	
ASL2 ASL Microstrike Series	320L-145 21,000 lm					
	320L-170 24,000 lm					
	320L-185 27,000 lm					
	320L-210 30,000 lm					
	320L-235 33,000 lm					
	320L-255 35,000 lm					

Control Options Network	
SWP1,2	SiteSync pre-commissioned
SWPM1,2	SiteSync wireless pre-commissioned w/ motion detection
NXSPW14F1	NX Wireless, PIR Occupancy Sensor, Dimming Daylight Harvesting, 14' (use white for WH, black for DB, GT, TT, gray for LG, PS)
NXSPW30F1	NX Wireless, PIR Occupancy Sensor, Dimming Daylight Harvesting, 30' (use white for WH, black for DB, GT, TT, gray for LG, PS)
NXSP14F1	NX, PIR Occupancy Sensor, Dimming Daylight Harvesting, 14' (use white for WH, black for DB, GT, TT, gray for LG, PS)
NXSP30F1	NX, PIR Occupancy Sensor, Dimming Daylight Harvesting, 30' (use white for WH, black for DB, GT, TT, gray for LG, PS)
NXWE1	NX Wireless Enabled (module + radio)
Stand Alone Sensors	
SCP-8F5,6	Remote control programmable line voltage sensor
SCP-40F5,6	Remote control programmable line voltage sensor
Control Options Other	
7PR	7 Pin Receptacle
7PR-SC	7 Pin Receptacle with shorting cap
7PR-MD8F	7 pin receptacle with low voltage sensor at 8' mounting for external control accessory
7PR-MD40F	7 pin receptacle with low voltage sensor at 40' mounting for external control accessory
7PR-TL	7 Pin Receptacle with Photocontrol
ADD	AutoDim timer based dimming
ADT	AutoDim time of day dimming
Sensors	
BTS_F	Bluetooth Programmable, PIR Occupancy/Daylight Sensor, 360° lens7
BTSO_F	Bluetooth Programmable, PIR Occupancy/Daylight Sensor, 360° lens, up to 12' mounting height8

Options	
F3	Fusing
BC	Backlight Control
TB4	Terminal Block
TE	Toolless Entry
SSF	Stainless Steel Fasteners

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Matte Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured
Color Option	
CC	Custom Color

Notes:
1 Not compatible with 80L configurations
2 Not compatible with 480V configurations
3 Must specify voltage
4 Not available with a combination or 347/480 and fusing
5 Must specify voltage, 120V or 277V only
6 Order at least one SPC-REMOTE per project location to program and control the occupancy sensor
7 Replace "_" with "14" for up to 14' mounting height, "40F" for 15-40' mounting height
8 Replace "_" with "12" for up to 12' mounting height

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AIROLED-SPEC

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HUBBELL Lighting

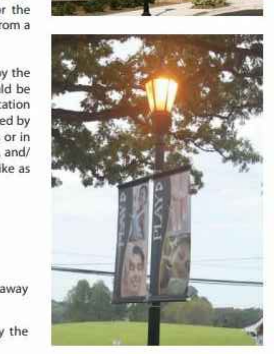
EXCERPT FROM CLARKSVILLE PIKE STREETSCAPE PLANS AND DESIGN GUIDELINES:

LIGHTING

STREET LIGHTS

Street lights should be selected and placed to create an even rhythm and consistent, safe light levels along streets. Street lights should be selected with the consideration of being used as the standard fixture along the corridor. As such, street light selection should be finalized by the County and BGE. Pedestrian scaled street lights of approximately 14 feet in height are encouraged to light the sidewalks and shared-use path as supplement to the existing, taller street lights. Additional, new higher poles may be required to adequately light wider street intersections. Light levels and quality of light should be appropriate for the streetscape character and use. All streetscape lighting should be selected from a family of the same design-related fixtures.

At Site Development Plan (SDP), street light placement will be reviewed by the County to ensure adequate light levels are maintained. Street lights should be located first, followed by street trees, and finally street furnishings. The location layout of all street lights installed in the State right-of-way will be determined by the State Highway Administration. Street lights installed on private streets or in private areas adjacent to Clarksville Pike will be determined by the County, and/or BGE with the State's input regarding any glare issues onto Clarksville Pike as well as glare onto adjoining private properties.



Materials:
- » All light poles should be fiberglass. If metal poles are desired, breakaway bases will be required.
- » All lighting fixtures should be Dark Sky compliant, as defined by the International Dark Sky Association (IDA).
- » LED fixtures are recommended with a target wattage in the range of 70 to 100 watts for the 14' pole locations.
- » Higher wattage fixtures may be used on the 30' pole locations.

Details:
- » Lighting may be installed on utility poles in areas where ground-mounted poles are constrained.
- » Banners may be attached on street light poles where appropriate (see Section 5.0: Signage Design Guidelines for additional information).

Maryland SHA Standards:
- » The minimum offset for a lighting structure from face of curb is 2 feet; the preferred offset for a lighting structure from face of curb is 6 feet.

1 LIGHTING PLAN

1" = 100'-0"

0 100 200 300

NOTE:
1. PRELIMINARY PLANS SUBJECT TO FINAL DESIGN REFINEMENT
2. LIGHTING ALONG PUBLIC STREETS TO BE FINALIZED THROUGH COORDINATION WITH HOWARD COUNTY
3. ALL EXTERIOR LIGHTING WILL BE IN COMPLIANCE WITH SECTION 134.0 OF THE ZONING REGULATIONS
4. LIGHT TRESPASS ONTO PROPERTIES IN THE 'RC' ZONING DISTRICT SHALL BE LIMITED TO 0.1 FOOT CANDLES PER SECTION 134.0.D

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

DocuSigned by: Lynda Eisenberg
4220B635863942E...

PLANNING DIRECTOR — DATE 5/21/2024

LSG LANDSCAPE ARCHITECTURE
8260 GREENSBORO DRIVE
SUITE 325
TYSONS, VIRGINIA 22102
703-821-2045

OWNER:
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ERICKSON - OXFORD HILLS

TAX MAP NUMBER: 28, 34, 35
GRID NUMBER: 24, 06, 01
PARCEL NUMBER: 100, 185, 259

DISTRICT 5, HOWARD COUNTY, MARYLAND

PRELIMINARY OVERALL LIGHTING PLAN

No.	Description	Date
3	PESP SUBMISSION 4	2024/01/26
2	PESP SUBMISSION 3	2023/10/31
1	PESP SUBMISSION 2	2023/06/08

Revisions

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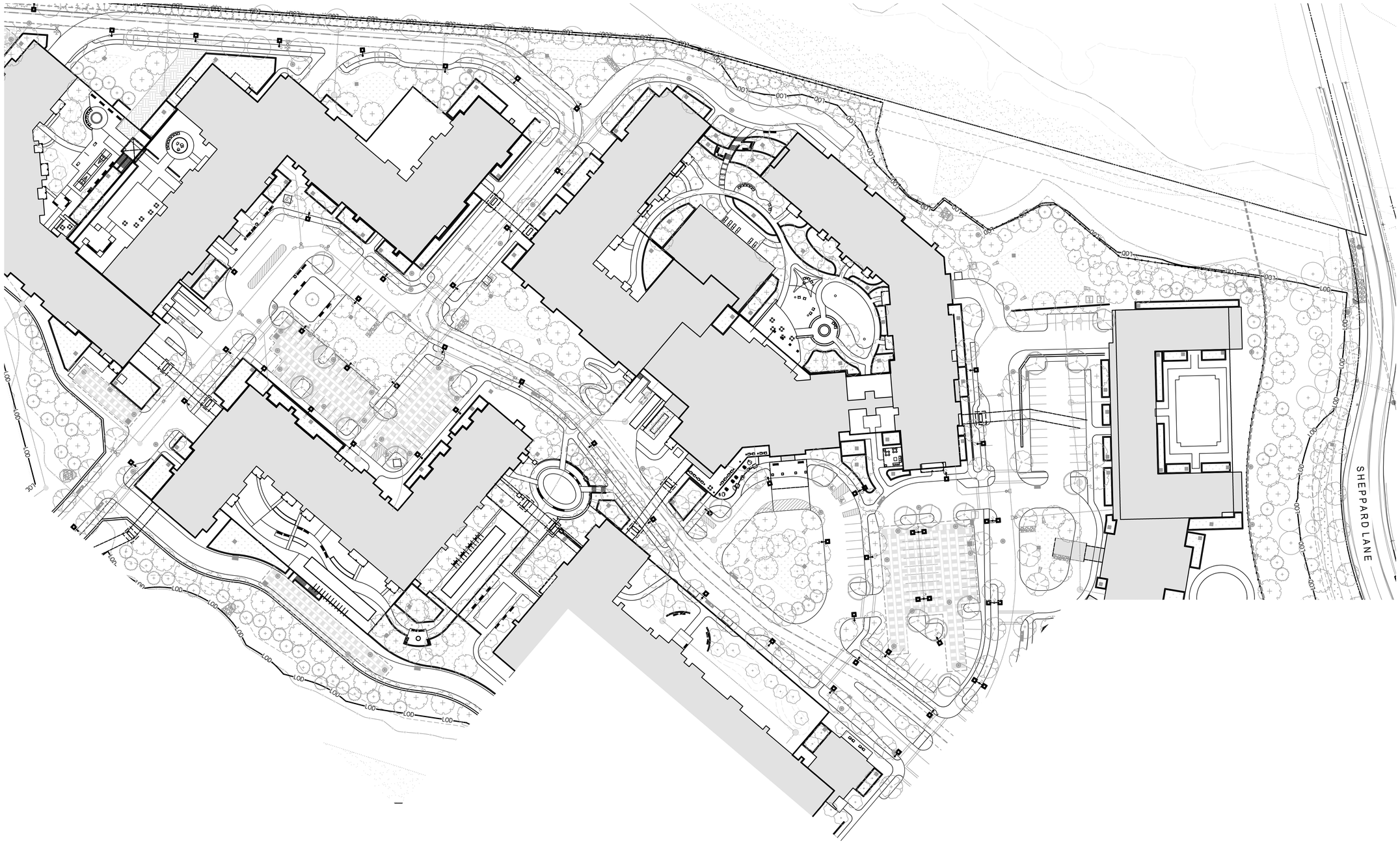
LEGEND

- L1 — STREET LIGHT - 20' H
- L1A — PARKING LOT LIGHT - 16' H
- L2 — CLARKSVILLE PIKE PENDANT LIGHT
- L3 — CLARKSVILLE PIKE GLOBE LIGHT



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PLANNING DIRECTOR — 5/21/2024 DATE

1 LIGHTING ENLARGEMENT PLAN
1" = 50'-0"

0 50 100 150

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LEGEND

L1 STREET LIGHT - 20' H

L1A PARKING LOT LIGHT - 16' H

L2 CLARKSVILLE PIKE PENDANT LIGHT

L3 CLARKSVILLE PIKE GLOBE LIGHT

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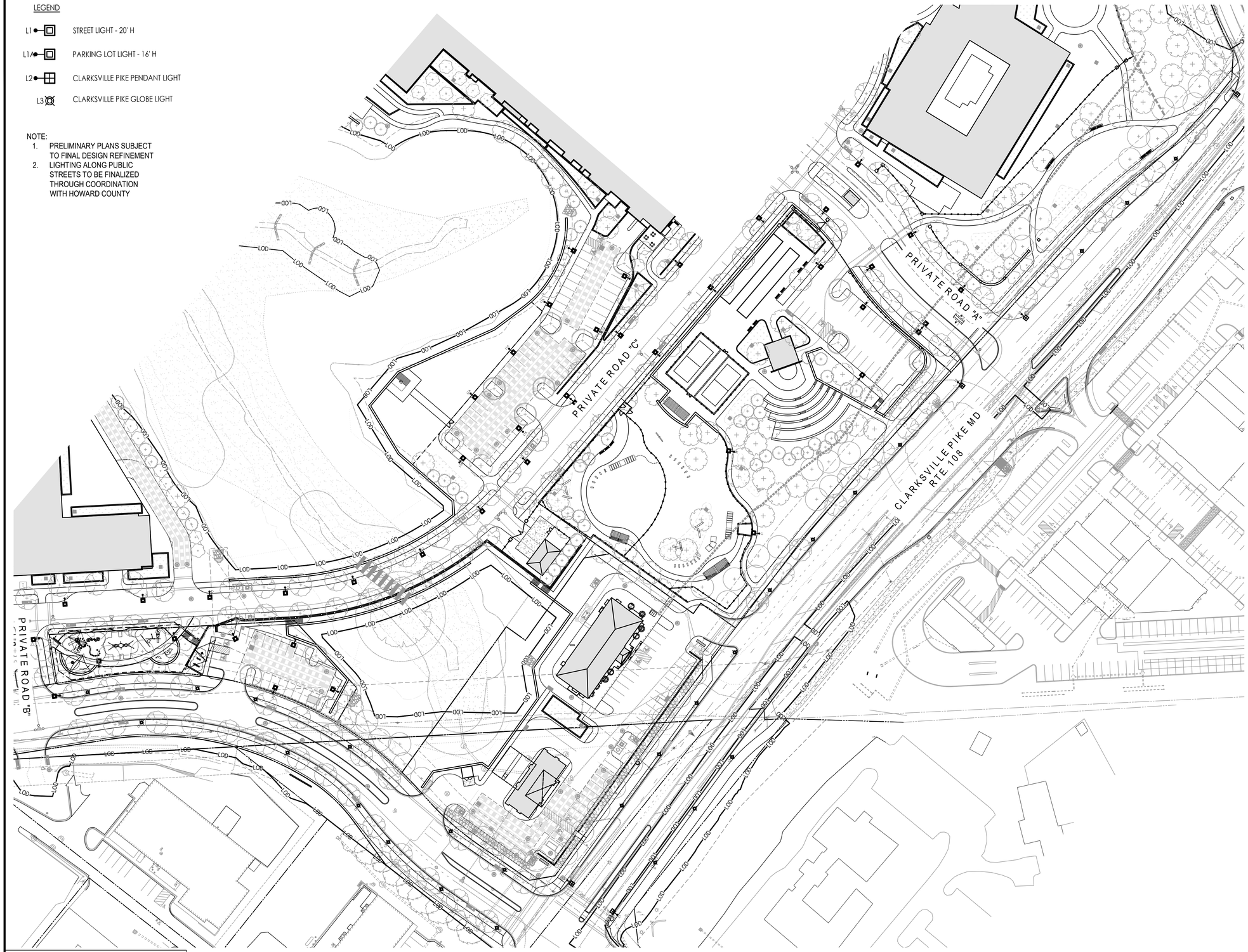

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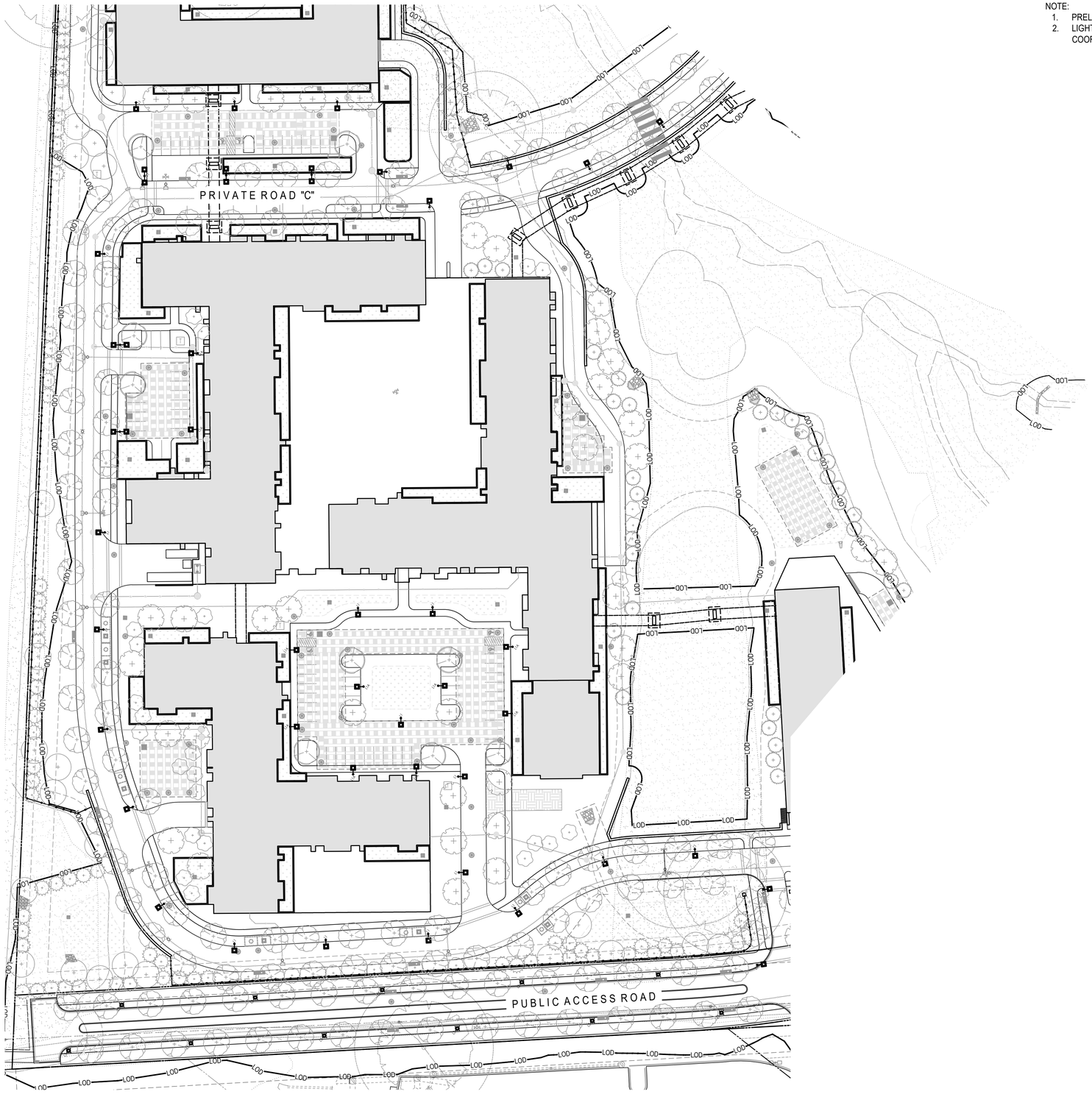

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LEGEND

L1	STREET LIGHT - 20' H
L1A	PARKING LOT LIGHT - 16' H
L2	CLARKSVILLE PIKE PENDANT LIGHT
L3	CLARKSVILLE PIKE GLOBE LIGHT

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Lynda Eisenberg — 5/21/2024
PLANNING DIRECTOR — DATE

1 LIGHTING ENLARGEMENT PLAN
1" = 50'-0"

0 50 100 150

© 2019 LSG LANDSCAPE ARCHITECTURE

LSG LANDSCAPE ARCHITECTURE
8260 GREENSBORO DRIVE
SUITE 325
TYSONS, VIRGINIA 22102
703-821-2045

STATE OF MARYLAND — CONNIE YUNHUI FAN — LICENSE NO. 3993 — LANDSCAPE ARCHITECT

OWNER:
OXFORD HILLS, LLC
701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
CONTACT: PRIYA PRASAD (410) 402-1743

CLARKSVILLE FREESTATE, LLC
P.O.BOX 417
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DEVELOPER:
OXFORD HILLS, LLC
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BALTIMORE, MD 21228
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ERICKSON - OXFORD HILLS

TAX MAP NUMBER: 28, 34, 35
GRID NUMBER: 24, 06, 01
PARCEL NUMBER: 100, 185, 259

DISTRICT 5, HOWARD COUNTY, MARYLAND

PRELIMINARY LIGHTING PLAN

No.	Description	Date
3	PESP SUBMISSION 4	2024/01/26
2	PESP SUBMISSION 3	2023/10/31
1	PESP SUBMISSION 2	2023/06/08

Revisions

Project Number: 18022.00
Scale: 1" = 50'-0"
Drawn By:
Checked By:
Date:

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