

**SHEET INDEX**

- ENVIRONMENTAL CONCEPT PLAN
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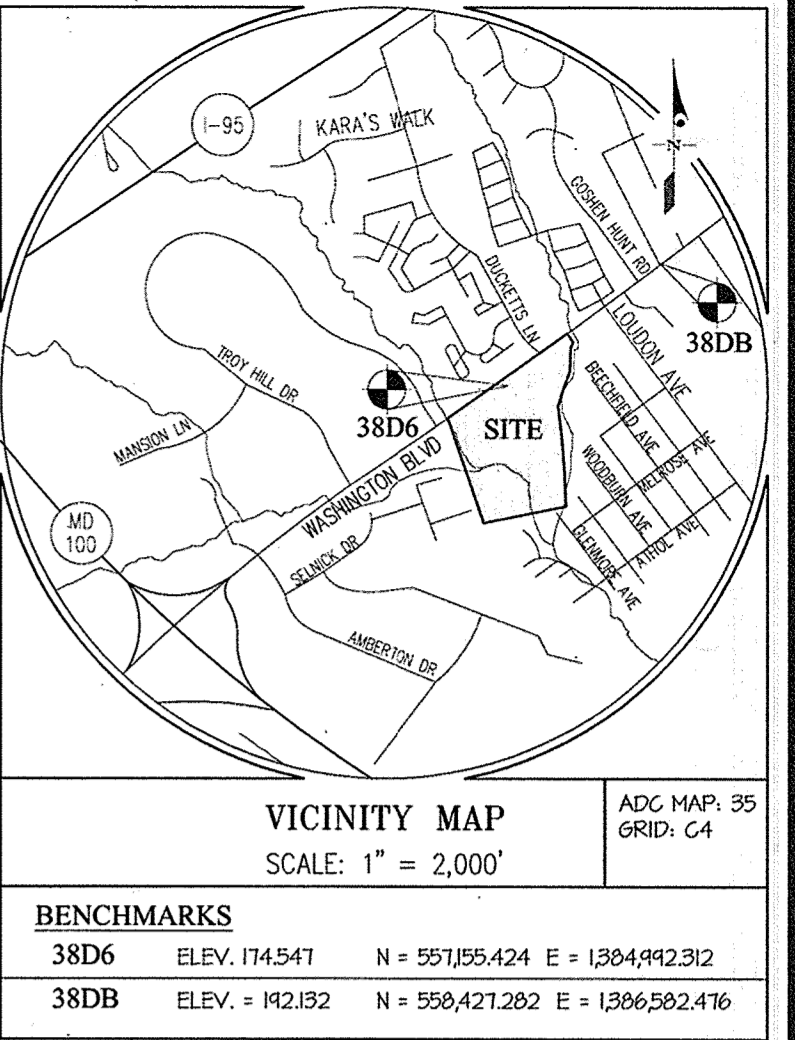
**SOILS**

Map Unit Symbol	Map Unit Name	Type	K Factor
FaaA	Fallington sandy loam, 0 to 2 percent slopes	D	0.20
Hs	Hatton-Codomo silt loam, 0 to 3 percent slopes	D	0.31
RuC	Russell fine sandy loam, 5 to 10 percent slopes	C	0.31
RuD	Russell fine sandy loam, 10 to 15 percent slopes	C	0.31
SrD	Sassafras and Croom soils, 15 to 25 percent slopes	B	0.24
SrE	Sassafras and Croom soils, 15 to 25 percent slopes	B	0.24
UD	Urban land-landfills complex, 0 to 15 percent slopes	D	0.26

**LEGEND**

--- 400 ---	EXISTING CONTOUR	--- 400 ---	EXISTING CONTOUR
--- 400 ---	PROPOSED CONTOUR	--- 400 ---	PROPOSED CONTOUR
---	EXISTING TREE LINE	---	EXISTING TREE LINE
EX 8" S	EXISTING SANITARY SEWER	EX 8" S	EXISTING SANITARY SEWER
EX 8" W	EXISTING WATERLINE	EX 8" W	EXISTING WATERLINE
8" S	PROPOSED SANITARY SEWER (PRIVATE)	8" S	PROPOSED SANITARY SEWER (PRIVATE)
8" S	PROPOSED SANITARY SEWER	8" S	PROPOSED SANITARY SEWER
8" W	PROPOSED WATERLINE (PUBLIC)	8" W	PROPOSED WATERLINE (PUBLIC)
8" W	PROPOSED WATER HOUSE CONNECTION	8" W	PROPOSED WATER HOUSE CONNECTION
8" W	PROPOSED FIRE HYDRANT	8" W	PROPOSED FIRE HYDRANT
EX 50 D	EXISTING STORM DRAIN	EX 50 D	EXISTING STORM DRAIN
50 D	PROPOSED STORM DRAIN	50 D	PROPOSED STORM DRAIN
---	STRUCTURE NUMBER	---	STRUCTURE NUMBER
---	EXISTING CURB AND GUTTER	---	EXISTING CURB AND GUTTER
---	PROPOSED CURB AND GUTTER	---	PROPOSED CURB AND GUTTER
FP	100 YEAR FLOODPLAIN	FP	100 YEAR FLOODPLAIN

---	LIMIT OF WETLAND	---	LIMIT OF WETLAND
---	WETLAND AREA	---	WETLAND AREA
---	STREAM BANK BUFFER	---	STREAM BANK BUFFER
---	WETLAND BUFFER	---	WETLAND BUFFER
---	FOREST CONSERVATION EASEMENT	---	FOREST CONSERVATION EASEMENT
---	STREAM BANK CENTERLINE OF STREAM	---	STREAM BANK CENTERLINE OF STREAM
---	STEEP SLOPES 25%+ (NATURAL) (PER 16.08.B.55)	---	STEEP SLOPES 25%+ (NATURAL) (PER 16.08.B.55)
---	STEEP SLOPES 25%+ (MAN-MADE)	---	STEEP SLOPES 25%+ (MAN-MADE)
---	25' BURL	---	25' BURL
---	PROPOSED BUILDING RESTRICTION LINE	---	PROPOSED BUILDING RESTRICTION LINE
---	PROPOSED STREET LIGHT	---	PROPOSED STREET LIGHT
---	PROPOSED BUILDING DRIVEWAY	---	PROPOSED BUILDING DRIVEWAY
---	PROPOSED CONCRETE SIDEWALK	---	PROPOSED CONCRETE SIDEWALK
---	PROPOSED RETAINING WALL	---	PROPOSED RETAINING WALL
---	PROPOSED NOISE FENCE	---	PROPOSED NOISE FENCE
---	EXISTING BUILDING	---	EXISTING BUILDING
---	TO BE REMOVED	---	TO BE REMOVED
---	LIMIT OF DISTURBANCE	---	LIMIT OF DISTURBANCE
---	SOIL BOUNDARY	---	SOIL BOUNDARY
---	SOIL TYPE	---	SOIL TYPE
---	EXISTING OVERHEAD WIRES	---	EXISTING OVERHEAD WIRES
---	EXISTING UTILITY POLES	---	EXISTING UTILITY POLES
---	PROPOSED GUARDRAIL	---	PROPOSED GUARDRAIL
---	ESD DRAINAGE DIVIDE	---	ESD DRAINAGE DIVIDE
---	STORMCEPTOR DRAINAGE DIVIDE	---	STORMCEPTOR DRAINAGE DIVIDE
---	CRITICAL ROOT ZONE	---	CRITICAL ROOT ZONE
---	SPECIMEN TREE TO REMAIN	---	SPECIMEN TREE TO REMAIN
---	SPECIMEN TREE TO BE REMOVED	---	SPECIMEN TREE TO BE REMOVED



GRAPHIC SCALE  
0 25 50 100

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chief, Division of Land Development Date: 1/1/21  
Chief, Development Engineering Division Date: 2/8/21

**GLW**  
PLANNING | ENGINEERING | SURVEYING

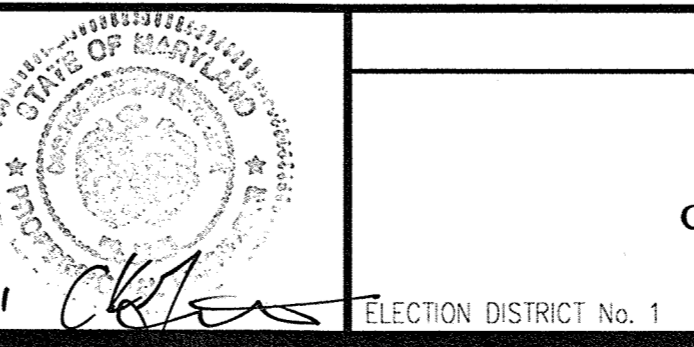
3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM  
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC/VA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY: DDS  
DRAWN BY:  
CHECKED BY: CKG

DATE	REVISION	BY	APPR.

PREPARED FOR:  
OWNER: James Edward Roberts, 6767 Washington Blvd, Elkridge, MD 21075  
DEVELOPER: ELMS AT ELKBRIDGE, L.C., c/o ELM STREET DEVELOPMENT, 3074 Dorsey Hall Drive, Suite 250, Elkridge, MD 21042, Ph: 410-720-3021, Attn: Jason Van Kirk

PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE PLANS 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. 12276.  
EXPIRATION DATE: MAY 26, 2022  
1-25-21



**ENVIRONMENTAL CONCEPT PLAN**  
**ELMS AT ELKBRIDGE**  
PARCELS A & B, LOTS 1 - 89,  
COMMON OPEN SPACE LOTS 90 - 92, & OPEN SPACE LOTS 93 - 100  
A RESUBDIVISION OF PARCELS 279, 352 & 847  
L: 1988 F: 71, L: 4125 F: 31, L: 4004 F: 489

SCALE	ZONING	G. L. W. FILE No.
1"=50'	CEF-M	17066
DATE	TAX MAP - GRID	SHEET
JAN., 2021	38-13	1 OF 4

HOWARD COUNTY, MARYLAND

L:\CAD\DRAWINGS\71866\PLANS BY CLIENT\17066 (01-20).ECP.dwg, PLOT DATE: 1/21/21, 10:04 AM, LAST SAVED: 1/21/2021, 10:04 AM, PLOTTED BY: Dan Stearns

NOTES: 1. APPROVAL OF THIS ECP DOES NOT CONSTITUTE APPROVAL OF SUBSEQUENT OR ASSOCIATED SUBDIVISION PLANS OR PLATS AND/OR SITE DEVELOPMENT PLANS. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN STAGES. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED REVIEW COMMENTS (INCLUDING COMMENTS THAT MAY ALTER THE OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES THROUGH THE PLAN REVIEW PROCESS. 2. THIS SITE IS SUBJECT TO SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL. FOREST CONSERVATION OBLIGATIONS WILL BE FULFILLED UNDER A FUTURE DEVELOPMENT PLAN.



STORMWATER MANAGEMENT REQUIREMENTS	
STUDY AREA:	24.60 AC.
EX IMPERVIOUS AREA:	546,678 SF (5% IMPERVIOUS) (SITE IS GREATER THAN 40% IMPERVIOUS, RE-DEVELOPMENT CRITERIA APPLIES)
PROPOSED IMPERVIOUS AREA:	540,205 SF
NET IMPERVIOUS:	+43,442 SF
SITE IS 1% B, 20% C, 13% D SOILS. TARGET P <sub>e</sub> FOR NEW IMPERVIOUS IS 2.1"	
R <sub>v</sub> = 0.45	
ESDV REQUIREMENT: 50% * 546,678 SF = 273,339 SF 273,339 SF x 1" x 0.45 + 43,442 SF x 2.1" x 0.45 = 20,862 CF ESDV	
Treatment Area Required = (273,339 SF + 43,442 SF) = 316,781 SF	

ESD SUMMARY TABLE				
AREA NO.	AREA (SF)	IMPERVIOUS	ESDV (CF)	P <sub>e</sub> PROVIDED
MBR 1	8,500	70%	917	1.90"
MBR 2	4,500	75%	333	1.23"
MBR 3	18,500	75%	1,580	1.41"
MBR 5	19,100	40%	940	1.44"
MBR 6	12,000	65%	1,127	1.77"
MBR 7	24,840	40%	1,667	1.96"
MBR 8	16,700	60%	1,080	1.36"
MBR 9	14,700	50%	633	1.03"
MBR 10	11,200	50%	750	1.61"
TREATMENT AREA				
STORMCEPTOR-16	204,820*	90,942**	7,200	1.00"
STORMCEPTOR-73	190,553*	138,155	10,937	1.00"
STORMCEPTOR-114	74,733*	44,241	3,507	1.00"
TOTAL	599,556		30,666	

STORMWATER MANAGEMENT PROVIDED BY DEVICE	
ESD TREATMENT BY DEVICE	
(M-6) MICRO-BIORETENTION:	1360 CU-FT
(F-6) BIORETENTION:	1681 CU-FT
STORMCEPTOR:	2639 CU-FT (MAX)
TOTAL:	3046 CU-FT
TREATMENT AREA PROVIDED:	
(M-6) MICRO-BIORETENTION:	61265 SF
(F-6) BIORETENTION:	4136 SF
STORMCEPTOR (TREATMENT @ 1"):	273339 SF (MAX)
TOTAL:	344540 SF

STORMWATER MANAGEMENT INFORMATION CHART			
LOT NO.	(M-6)	(F-6)	(SC)
OS LOT 93	2	1	1
PARCEL A	2	1	1
PARCEL B	6	2	2

(M-6) MICRO-BIORETENTION  
(F-6) BIORETENTION  
(SC) STORMCEPTOR

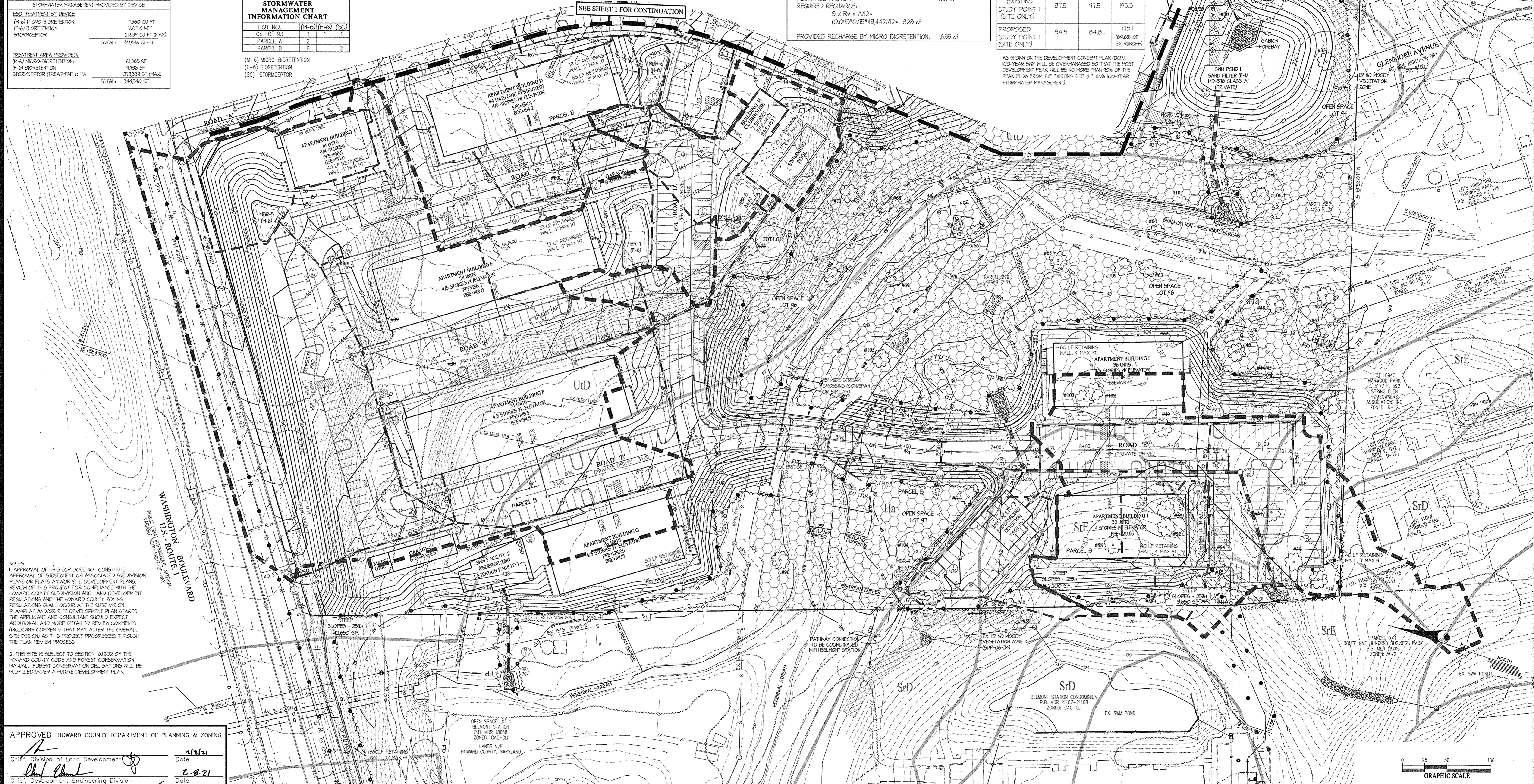
NOTES:  
1. \* - ALTHOUGH THE OVERALL DRAINAGE AREA TO EACH STORMCEPTOR INCLUDES AREAS PREVIOUSLY TREATED BY OTHER DEVICES (MICRO-BIORETENTION FACILITIES), THE AREAS SHOWN IN THE TABLE ACCOUNT FOR ONLY THE PORTION OF DRAINAGE AREA OUTSIDE OF THE MICRO-BIORETENTION DRAINAGE AREAS.  
2. \*\* - ALTHOUGH THE ACTUAL DRAINAGE AREA IS GREATER, THE AREA LISTED IS THE MAXIMUM CREDIT AREA BASED ON THE EXISTING IMPERVIOUS AREA.  
3. MBR-3 WILL BE PUBLICLY OWNED AND JOINTLY MAINTAINED. ALL OTHER FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.

ESD DESIGN NARRATIVE:  
THE ESD STORMWATER MANAGEMENT REQUIREMENTS FOR THIS SITE WILL BE PROVIDED BY A COMBINATION OF PRACTICES. THE EXISTING IMPERVIOUS AREA FOR THE SITE IS GREATER THAN 40%, WHICH QUALIFIES THE SITE AS REDEVELOPMENT PER THE MDE DESIGN MANUAL. THE DEVELOPMENT AREA IS 54% IMPERVIOUS. A PE OF 1" FOR 50% OF THE EXISTING IMPERVIOUS AREA AND A PE OF 2.1" IS REQUIRED FOR ALL ADDITIONAL IMPERVIOUS AREA. THERE ARE 3 STORMCEPTORS ON SITE, WHICH WILL BE SIZED TO PROVIDE TREATMENT FOR THE 1" REQUIREMENT FOR 50% OF THE EXISTING AREA. THE REMAINING ESD VOLUME REQUIREMENTS WILL BE MET WITH THE MICRO-BIORETENTION FACILITIES (M-6) SPREAD THROUGHOUT THE SITE. MICRO-BIORETENTION FACILITIES MANAGING RUNOFF FROM PUBLIC RIGHT-OF-WAY WILL BE PUBLICLY OWNED AND JOINTLY MAINTAINED. ALL OTHER FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED. THERE ARE NO EXISTING UTILITIES IN THE VICINITY OF THE STORMWATER DEVICES. ALL OF THE PROPOSED UTILITIES HAVE BEEN DESIGNED IN CONJUNCTION WITH THE LOCATION AND ELEVATIONS OF THE PROPOSED STORMWATER DEVICES.  
THE PROPOSED DEVELOPMENT HAS BEEN CLUSTERED AS MUCH AS POSSIBLE TO PROTECT NATURAL RESOURCES ON THE SITE AND REDUCE THE AMOUNT OF IMPERVIOUS AREA REQUIRED FOR THE DEVELOPMENT. STREAM BUFFERS AND FOREST CONSERVATION EASEMENTS WILL BE PLACED OVER THE STREAMS AND A MAJORITY OF THE OPEN SPACE ON THE SITE. THERE WILL BE ONE ROAD STREAM CROSSING AS PART OF THIS DEVELOPMENT. THE LOCATION OF THIS CROSSING HAS BEEN CHOSEN TO MINIMIZE DISTURBANCE TO ENVIRONMENTAL FEATURES. THERE WILL BE MINIMAL STREAM DISTURBANCE DUE TO THIS CROSSING. CONNECTIONS TO EXISTING UTILITIES AND STORM DRAIN OUTFALLS. A WAIVER FOR ESSENTIAL DISTURBANCE WILL BE PROVIDED WITH THE PRELIMINARY EQUIVALENT SKETCH PLAN. SEVERAL SPECIMEN TREES ON SITE WILL BE REMOVED. WAIVERS FOR SPECIMEN TREE REMOVAL WILL BE SUBMITTED WITH THE PRELIMINARY EQUIVALENT SKETCH PLAN. THE NATURAL FLOW PATTERNS ON THE SITE WILL BE MAINTAINED. THE DRAINAGE AREA TO EACH OF THE STREAMS WILL REMAIN THE SAME. THE SEDIMENT CONTROLS HAVE BEEN PRELIMINARILY DESIGNED SO THEY DO NOT INCREASE THE LIMIT OF DISTURBANCE. THE SAND FILTER WILL BE UTILIZED AS A BASIN.

STORMWATER MANAGEMENT RECHARGE	
NET NEW IMPERVIOUS AREA:	43,442 sf
RECHARGE FACTOR:	0.045
REQUIRED RECHARGE:	9 x R <sub>v</sub> x A/12 = 320 cf (0.045 x 0.45 x 43,442) / 12 = 320 cf
PROVIDED RECHARGE BY MICRO-BIORETENTION:	1,835 cf

DRAINAGE AREA SUMMARY			
	Q1 (cfs)	Q10 (cfs)	Q100 (cfs)
EXISTING STUDY POINT 1 (SITE ONLY)	31.5	41.5	145.5
PROPOSED STUDY POINT 1 (SITE ONLY)	34.5	64.8	175.1 (89.6% OF EX RUNOFF)

AS SHOWN ON THE DEVELOPMENT CONCEPT PLAN (DCP), 100-YEAR SWM WILL BE OVERMANAGED SO THAT THE POST DEVELOPMENT PEAK WILL BE NO MORE THAN 90% OF THE PEAK FLOW FROM THE EXISTING SITE. (I.E. 108 100-YEAR STORMWATER MANAGEMENT).



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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Chief, Division of Land Development: [Signature] Date: 1/13/21  
Chief, Development Engineering Division: [Signature] Date: 2-8-21

**GLW**  
PLANNING | ENGINEERING | SURVEYING  
3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM  
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4188

DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE	REVISION	BY	APPR.
DDS		CKG				

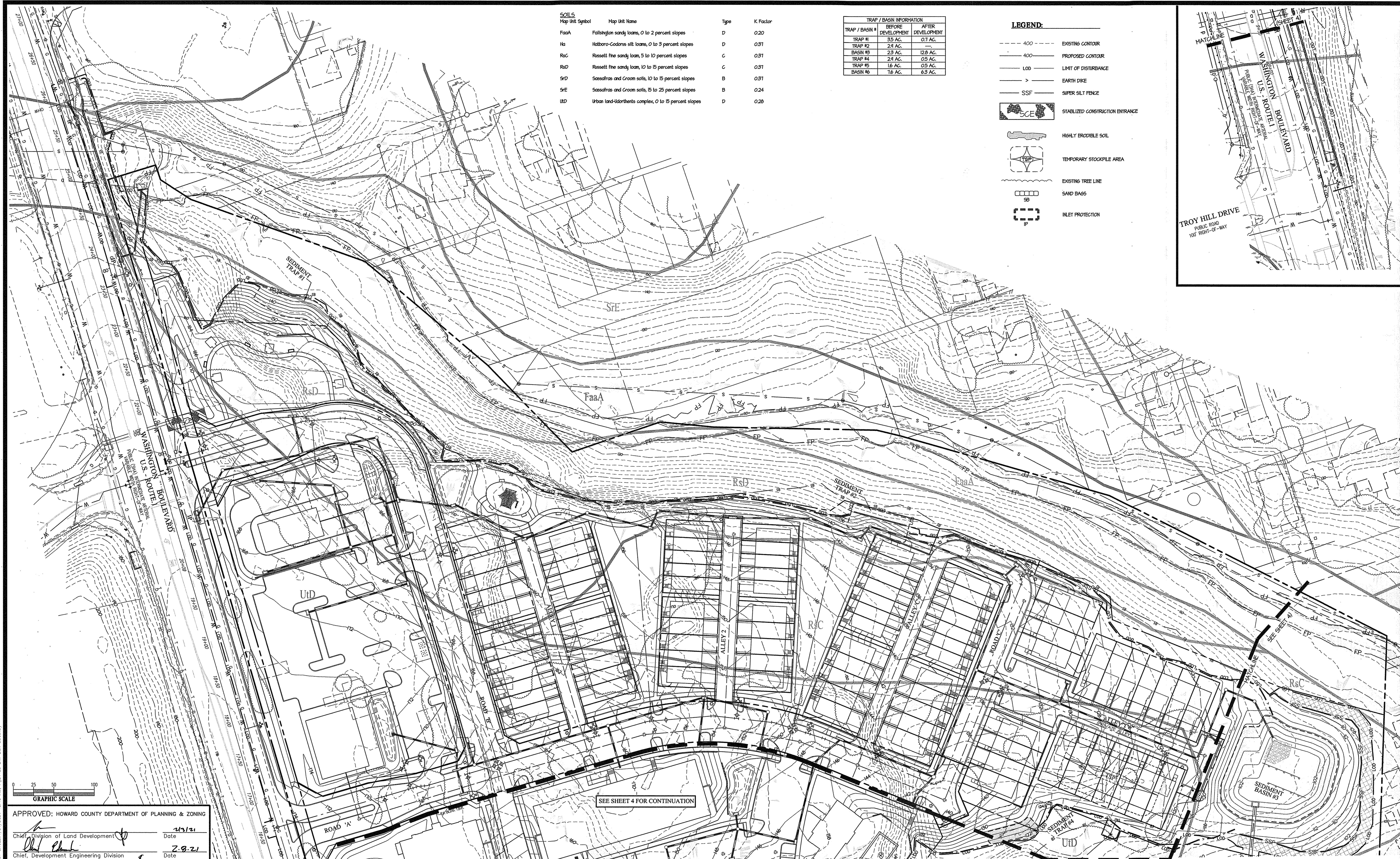
PREPARED FOR:  
OWNER: James Edward Roberts  
6767 Washington Blvd.  
Elkrige, MD 21075  
DEVELOPER: ELMS AT ELKRIDGE, L.C.  
c/o ELM STREET DEVELOPMENT  
5074 Dorsey Hill Drive  
Suite 250  
Ellicott City, MD 21042  
Ph: 410-720-3021  
Attn: Jason Van Kirk

PROFESSIONAL CERTIFICATION  
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EXPIRATION DATE: MAY 26, 2022  
1/25/21 [Signature]

ENVIRONMENTAL CONCEPT PLAN  
**ELMS AT ELKRIDGE**  
PARCELS A & B, LOTS 1 - 89,  
COMMON OPEN SPACE LOTS 90 - 92, & OPEN SPACE LOTS 93 - 100  
A RESUBDIVISION OF PARCELS 279, 352 & 847  
L: 1988 F: 71, L: 4125 F: 31, L: 4004 F: 489  
HOWARD COUNTY, MARYLAND

SCALE	ZONING	C. L. W. FILE NO.
1"=50'	CEF-M	17066
DATE	TAX MAP - GRID	SHEET
JAN, 2021	38-13	2 OF 4





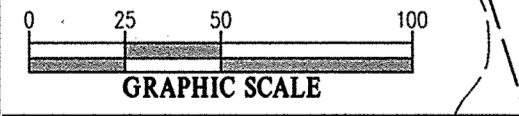
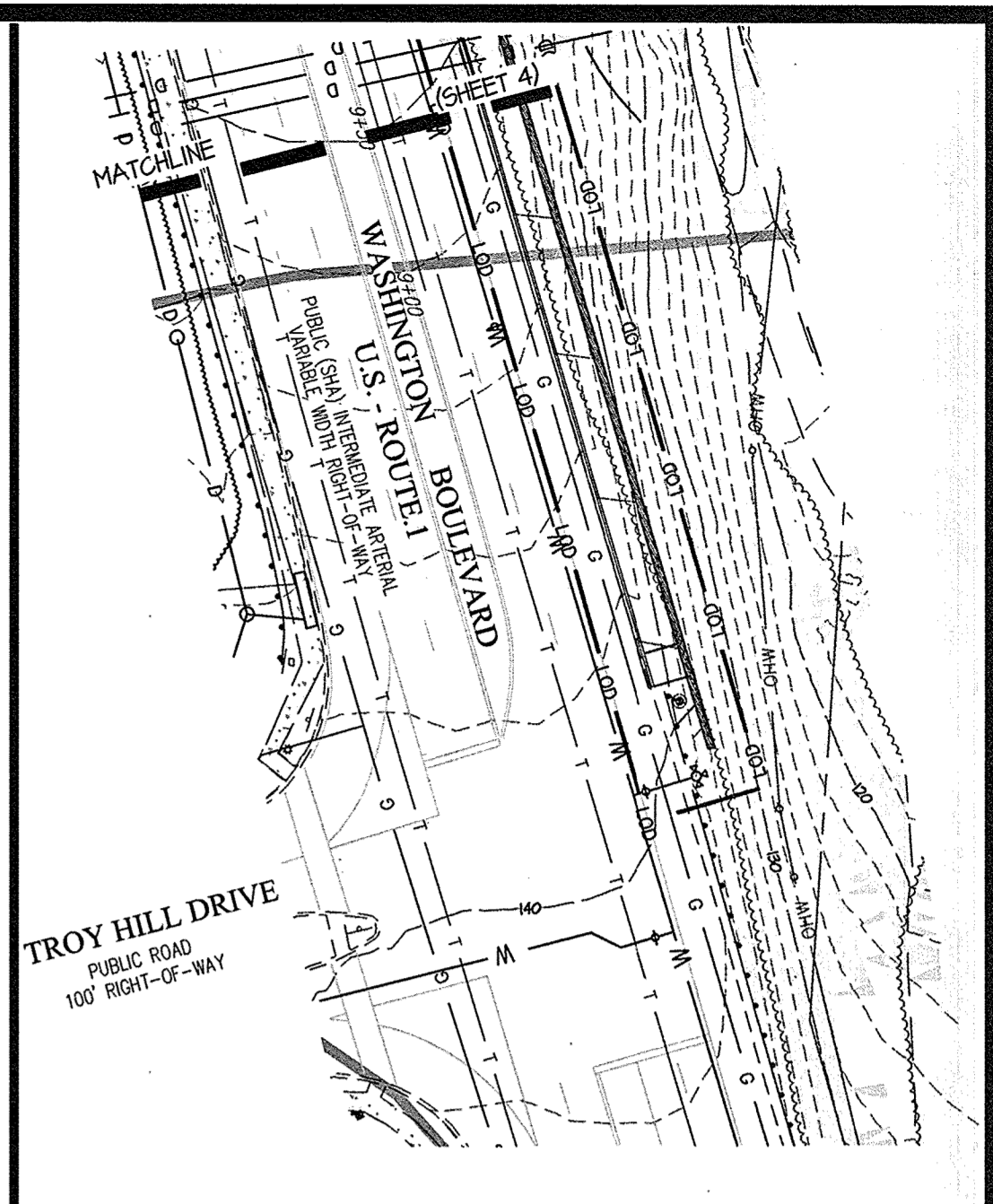
**SOILS**

Map Unit Symbol	Map Unit Name	Type	K Factor
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R&D	Russell fine sandy loam, 10 to 15 percent slopes	C	0.31
Srd	Sassafras and Croom soils, 10 to 15 percent slopes	B	0.31
Sre	Sassafras and Croom soils, 15 to 25 percent slopes	B	0.24
Ud	Urban land-utilities complex, 0 to 15 percent slopes	D	0.28

**TRAP / BASIN INFORMATION**

TRAP / BASIN #	BEFORE DEVELOPMENT	AFTER DEVELOPMENT
TRAP #1	3.5 AC.	0.1 AC.
TRAP #2	2.9 AC.	0.5 AC.
BASIN #3	2.3 AC.	12.8 AC.
TRAP #4	2.4 AC.	0.5 AC.
TRAP #5	1.6 AC.	0.5 AC.
BASIN #6	1.6 AC.	6.3 AC.

- LEGEND:**
- 400 --- EXISTING CONTOUR
  - 400 — PROPOSED CONTOUR
  - L00 — LIMIT OF DISTURBANCE
  - > — EARTH DIKE
  - SSF — SUPER SILT FENCE
  - STABILIZED CONSTRUCTION ENTRANCE
  - HIGHLY ERODIBLE SOIL
  - TEMPORARY STOCKPILE AREA
  - EXISTING TREE LINE
  - SAND BAGS
  - INLET PROTECTION



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chief, Division of Land Development *[Signature]* Date: 2/3/21

Chief, Development Engineering Division *[Signature]* Date: 2-9-21

SEE SHEET 4 FOR CONTINUATION

**GLW**  
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3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM  
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC/VA: 301-889-2524 | FAX: 301-421-4186

DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE	REVISION	BY	APPR.
DDS		CKG				

**PREPARED FOR:**

OWNER: James Edward Roberts  
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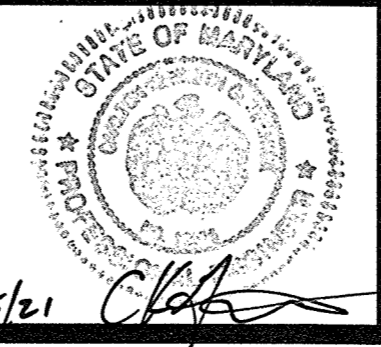
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Ph: 410-720-3021  
Attn: Jason Von Kirk

**PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THESE PLANS 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. 12375.

EXPIRATION DATE: MAY 26, 2027

2/25/21 *[Signature]*



**PRELIMINARY SEDIMENT CONTROL PLAN**

**ELMS AT ELKRIDGE**

PARCELS A & B, LOTS 1 - 89,  
COMMON OPEN SPACE LOTS 90 - 92, & OPEN SPACE LOTS 93 - 100  
A RESUBDIVISION OF PARCELS 279, 352 & 847  
L: 1988 F: 71, L: 4125 F: 31, L: 4004 F: 489

ELECTION DISTRICT No. 1

SCALE	ZONING	G. L. W. FILE No.
1"=50'	CEF-M	17066
DATE	TAX MAP - GRID	SHEET
JAN., 2021	38-13	3 OF 4

L:\CD\DRAWINGS\17066\PLANS BY CLIENT\CV17066 (06-07) 06.dwg  
PLOTED: 2/23/21 10:20 AM, LAST SAVER: 2/23/21 10:16 AM, PLOTTED BY: Don Stearny





SEE SHEET 3 FOR CONTINUATION

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Chief, Division of Land Development  
 Date: 1/31/21  
 Date: 2-8-21

SEE SHEET 3 FOR CONTINUATION OF MULTIPATH

SEE SHEET 3 FOR LEGEND, SOILS AND TRAP INFORMATION



**GLW**  
 PLANNING | ENGINEERING | SURVEYING  
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 EXPIRATION DATE: MAY 26, 2022  
 1/31/21



PRELIMINARY SEDIMENT CONTROL PLAN  
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 COMMON OPEN SPACE LOTS 90 - 92, & OPEN SPACE LOTS 93 - 100  
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 HOWARD COUNTY, MARYLAND

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