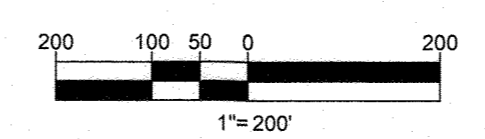


10/12/2023 10:00 AM
 H:\PROJECTS\2023\DRAWINGS\PLAN SET\SEC\MD172015-OVR-3-A\OUT-03-OVERALL.PLAN

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 3/15/24
 CHIEF DEVELOPMENT ENGINEERING DIVISION
 DATE: 3.6.24



SUBDIVISION NAME: ERICKSON - OXFORD HILLS
 DEED # 2161364, 2161372, WP-20-108

PREVIOUS FILE No.:
 ZB CASE NO. 1118M
 SP-23-001

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, 05, 01
 ZONED: CEF-M, B-2
 PARCEL: 100, 185, 259
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SHEET TITLE:
OVERALL PLAN

SHEET NUMBER:
3
 3 OF 10

REVISION 2 - 01/24/24

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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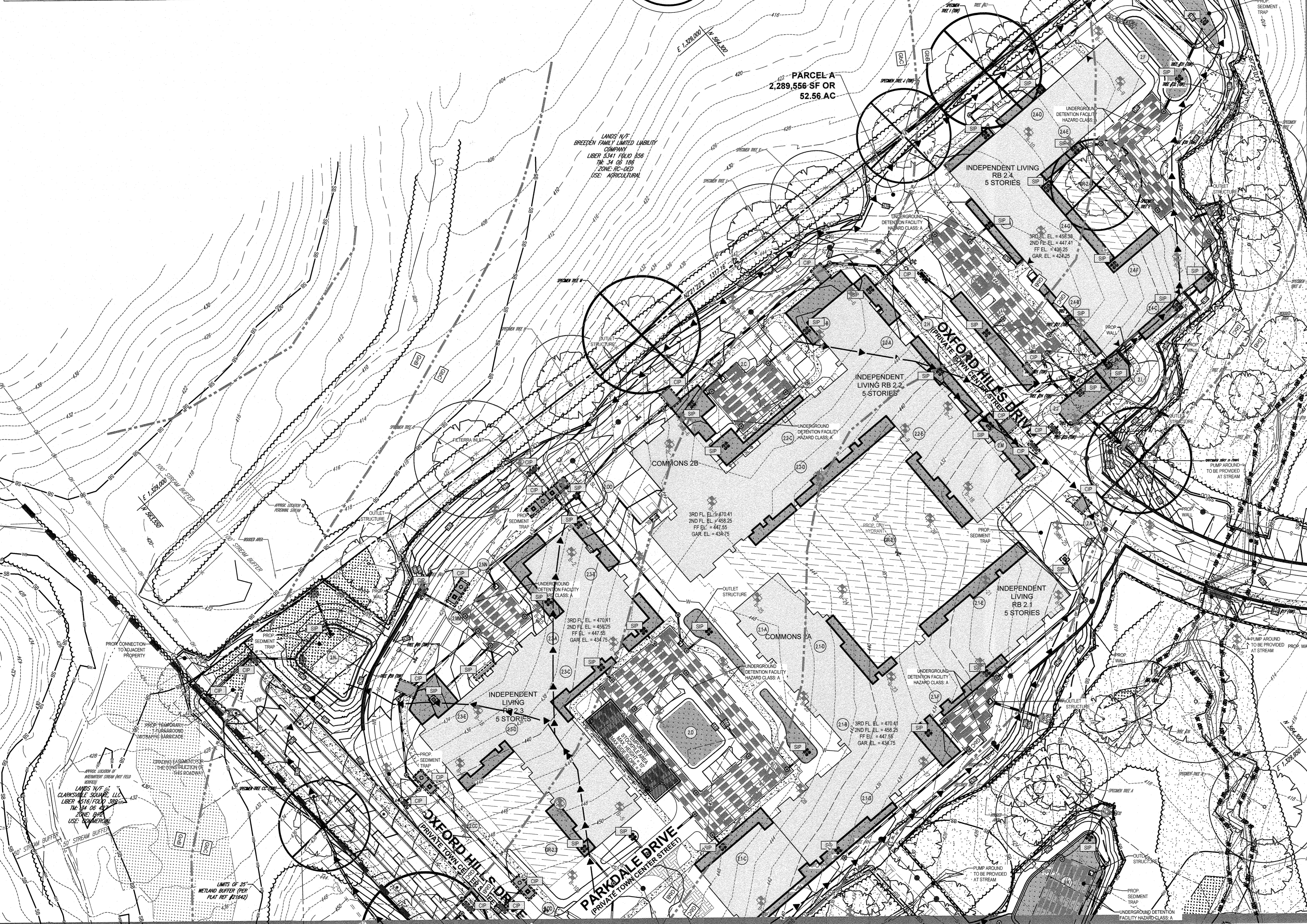
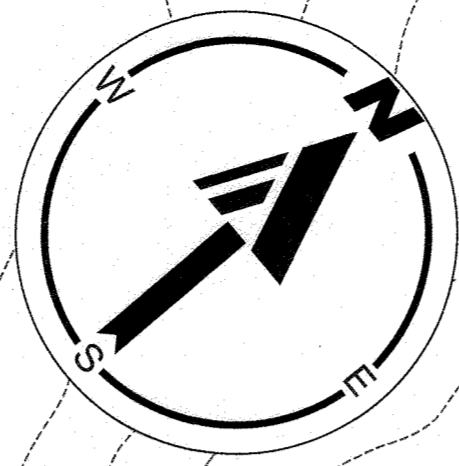
PROJECT No.: MD172015
DRAWN BY: CJB
CHECKED BY: BRR
DATE: 02/21/24
CAD I.D.: OVR-3

ENVIRONMENTAL CONCEPT PLAN
 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 21284
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

BRANDON ROWE
 PROFESSIONAL ENGINEER
 MARYLAND LICENSE NO. 44968
 PROFESSIONAL CERTIFICATION
 I, BRANDON ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 44968, EXPIRATION DATE: 7/31/25

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
GhB	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
---	WETLAND BOUNDARY
---	TOP OF STREAM BANK
---	STREAM BUFFER
---	SOILS BOUNDARY
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	100-YEAR FLOODPLAIN
---	ZONING LINE
---	ENVIRONMENTAL BUILDING SETBACK
---	STORM DRAIN
---	SANITARY PIPE
---	SANITARY FORCE MAIN
---	WATER LINE

REVISIONS

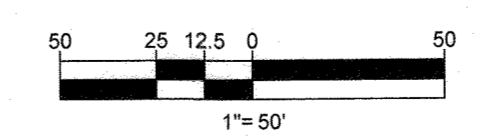
REV	DATE	COMMENT	DRAWN BY	CHECKED BY

☉	SPECIMEN TREE
☉	SPECIMEN TREE (TO BE REMOVED)
⊕	SOIL BORINGS
▨	EXISTING FOREST
▨	REINFORCED TURF EMERGENCY ACCESS
▨	ABOVE GROUND SWM QUALITY FACILITY
▨	GREEN ROOF
▨	WETLANDS
▨	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

MATCHLINE - SHEET 5

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 DATE: 3/15/24
 DATE: 3.6.24
 DATE: 3.6.24

MATCHLINE - SHEET 6



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, WP-20-108

PREVIOUS FILE No.: ZB CASE NO. 1118M
 SP-23-001

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
 LANDSCAPE ARCHITECTURE
 PROGRAM MANAGEMENT
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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PROJECT No.: MD172015
 DRAWN BY: CJB
 CHECKED BY: BRR
 DATE: 02/21/24
 CAD I.D.: GRAD-3

ENVIRONMENTAL CONCEPT PLAN

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 601
 TOWSON, MARYLAND 21284
 Phone: (410) 821-7900
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 MD@BohlerEng.com

B. K. ROWE

PROFESSIONAL ENGINEER

I, BRANDON ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 42908. EXPIRATION DATE: 7/30/25

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

SHEET NUMBER:
4
 4 OF 10

REVISION 2 - 01/24/24



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
GhB	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
	WETLAND BOUNDARY
	TOP OF STREAM BANK
	WETLAND BUFFER
	STREAM BUFFER
	SOILS BOUNDARY
	EXISTING TREE LINE
	PROPOSED TREE LINE
	100-YEAR FLOODPLAIN
	ZONING LINE
	ENVIRONMENTAL BUILDING SETBACK
	STORM DRAIN
	SANITARY PIPE
	SANITARY FORCE MAIN
	WATER LINE

- SPECIMEN TREE
- SPECIMEN TREE (TO BE REMOVED)
- SOIL BORINGS
- EXISTING FOREST
- REINFORCED TURF EMERGENCY ACCESS
- ABOVE GROUND SWM QUALITY FACILITY
- GREEN ROOF
- WETLANDS
- UNDERGROUND SWM DETENTION FACILITY
- CURB INLET PROTECTION
- STANDARD INLET PROTECTION
- SILTS FENCE
- SUPER SILTS FENCE
- EARTH DIKE
- SEDIMENT TRAP
- END SECTION
- YARD INLET
- CURB INLET

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REV	DATE	COMMENT	DRAWN BY

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PROJECT No.: MD172015
 DRAWN BY: CJB
 CHECKED BY: BRR
 DATE: 02/21/24
 CAD I.D.: GRAD-3

ENVIRONMENTAL CONCEPT PLAN
 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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 Fax: (410) 821-7987
 MD@BohlerEng.com

B.R. ROWE
 PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 4909
 I, BRANCO R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 4909, EXPIRATION DATE: 7/31/25

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

SHEET NUMBER:
5
5 OF 10

REVISION 2 - 01/24/24

FEB 21, 2024 11:17 AM D:\DRAWINGS\SPRINT\SETUP\MD172015\GRAD-3-1-24\LAYOUT-05 - ON-SITE GRADING SWM EROSION

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT **3/1/24** DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION **3/6/24** DATE

SUBDIVISION NAME: ERICKSON - OXFORD HILLS
 DEED # 2161364, 2161372, WP-20-108

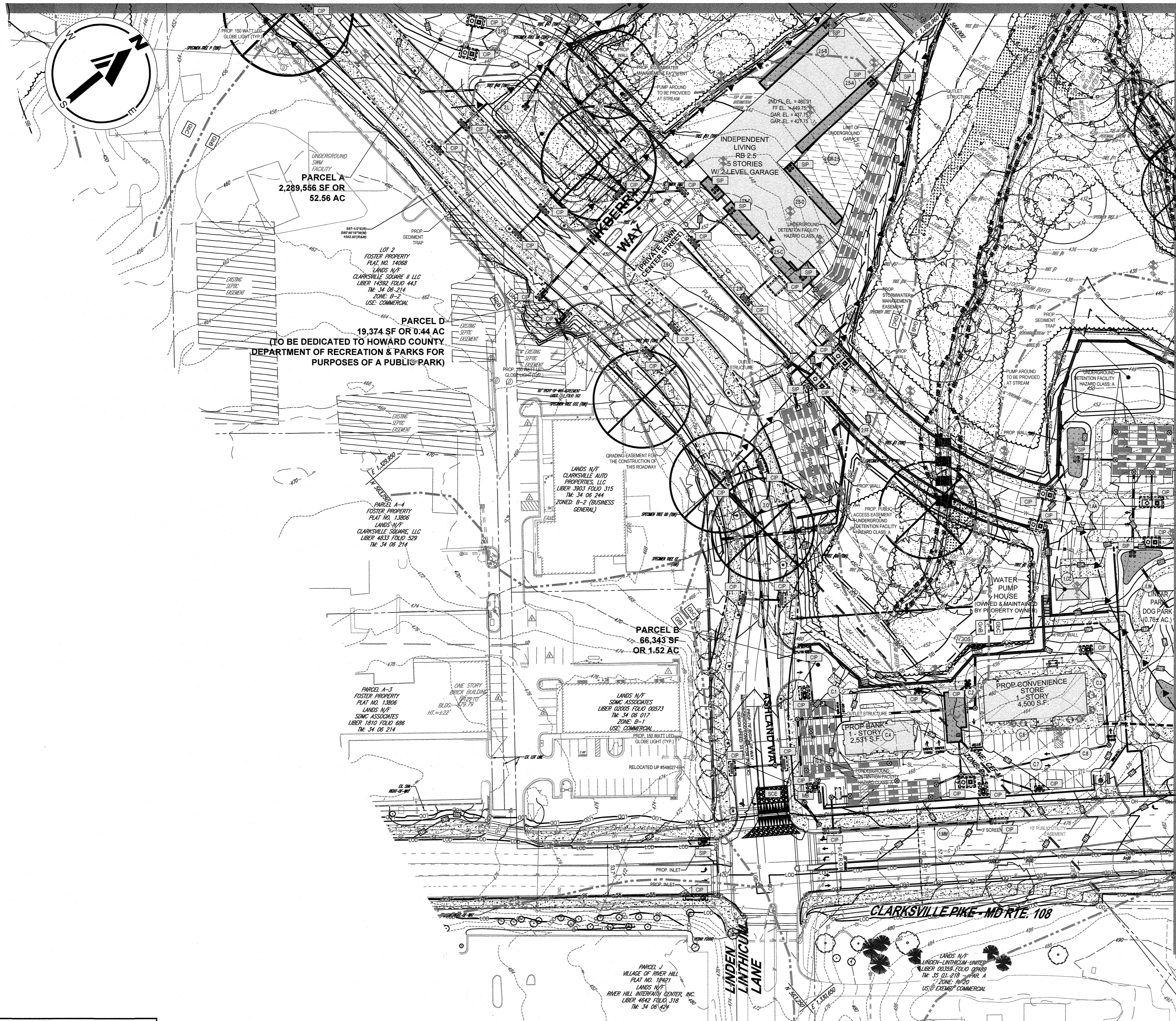
PREVIOUS FILE No.:
 ZB CASE NO. 1118M
 SP-23-001

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



SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL	K FACTOR
G8B	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	A	NO	0.28
G8C	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	A	NO	0.28
G8B	GLENVILLE-BAILE SALT 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
	WETLAND BOUNDARY
	TOP OF STREAM BANK
	WETLAND BUFFER
	STREAM BUFFER
	SOILS BOUNDARY
	EXISTING TREE LINE
	PROPOSED TREE LINE
	100-YEAR FLOODPLAIN
	ZONING LINE
	ENVIRONMENTAL BUILDING SETBACK
	STORM DRAIN
	SANITARY PIPE
	SANITARY FORCE MAIN
	WATER LINE

MATCHLINE - SHEET 7

	SPECIMEN TREE
	SPECIMEN TREE (TO BE REMOVED)
	SOIL BORINGS
	EXISTING FOREST
	REINFORCED TURF EMERGENCY ACCESS
	ABOVE GROUND SWM QUALITY FACILITY
	GREEN ROOF
	WETLANDS
	UNDERGROUND SWM DETENTION FACILITY
	CURB INLET PROTECTION
	STANDARD INLET PROTECTION
	SILT FENCE
	SUPER SILT FENCE
	EARTH DIKE
	SEDIMENT TRAP
	END SECTION
	YARD INLET STABILIZED CONSTRUCTION ENTRANCE
	CURB INLET
	TEMPORARY GABION OUTLET STRUCTURE

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 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
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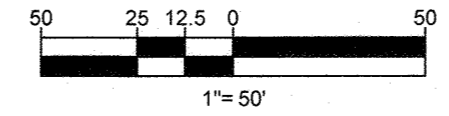
ENVIRONMENTAL CONCEPT PLAN
 FOR
ERICKSON - OXFORD HILLS
 PARCELS 100, 185, 259
 CLARKSVILLE PIKE (MD RTE 108)
 5TH ELECTION DISTRICT
 TAX MAP 28, GRID 24, PARCEL 100
 TAX MAP 34, GRID 06, PARCEL 185
 TAX MAP 35, GRID 01, PARCEL 259
 CLARKSVILLE, HOWARD COUNTY, MARYLAND

BOHLER//
 901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21284
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

B.R. ROWE
 PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 40882 / PROFESSIONAL CERTIFICATION I BRUCE R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 40882 EXPIRATION DATE: 7/3/2025

SHEET TITLE:
SCHEMATIC ON-SITE GRADING, SWM AND EROSION AND SEDIMENT CONTROL PLAN
 SHEET NUMBER:
6
 8 OF 10
 REVISION 2 - 01/24/24

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 3/5/24
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 3-6-24



SUBDIVISION NAME: ERICKSON - OXFORD HILLS
 DEED # 21613/64, 21613/72, WP-20-108

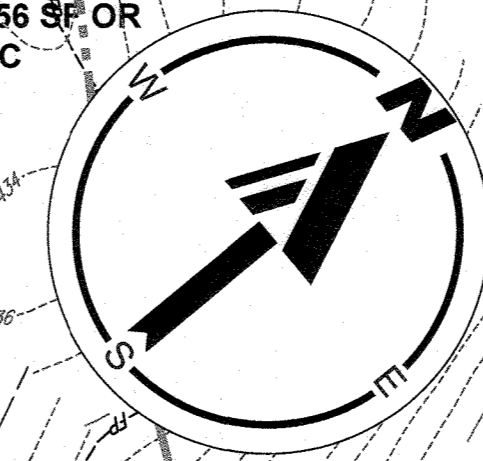
PREVIOUS FILE No.:
 ZB CASE NO. 1118M
 SP-23-001

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

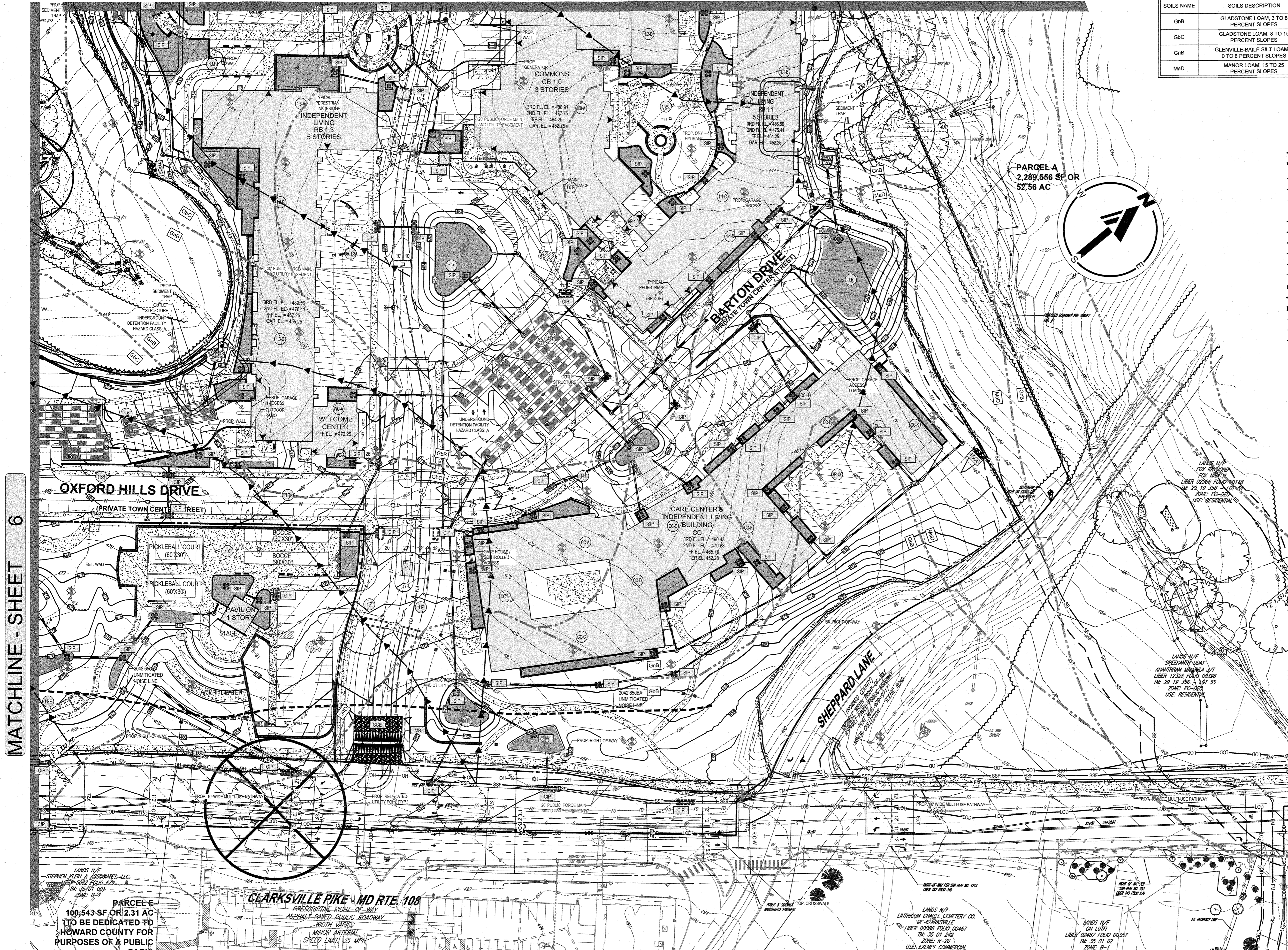
SOILS TABLE				
SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL	K FACTOR
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	A	NO	0.28
GbC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	A	NO	0.28
GnB	GLENVILLE-BAILE SILT LOAMS, 0 TO 8 PERCENT SLOPES	C	YES	0.43
MmD	MANOR LOAM, 15 TO 25 PERCENT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

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- WETLAND BOUNDARY
- TOP OF STREAM BANK
- WETLAND BUFFER
- STREAM BUFFER
- SOILS BOUNDARY
- EXISTING TREE LINE
- PROPOSED TREE LINE
- 100-YEAR FLOODPLAIN
- ZONING LINE
- ENVIRONMENTAL BUILDING SETBACK
- STORM DRAIN
- SANITARY PIPE
- SANITARY FORCE MAIN
- WATER LINE
- SPECIMEN TREE
- ⊗ SPECIMEN TREE (TO BE REMOVED)
- ⊕ SOIL BORINGS
- EXISTING FOREST
- REINFORCED TURF EMERGENCY ACCESS
- ABOVE GROUND SWM QUALITY FACILITY
- GREEN ROOF
- WETLANDS
- UNDERGROUND SWM DETENTION FACILITY
- CURB INLET PROTECTION
- STANDARD INLET PROTECTION
- SILT FENCE
- SUPER SILT FENCE
- EARTH DIKE
- SEDIMENT TRAP
- END SECTION
- YARD INLET CONSTRUCTION ENTRANCE
- CURB INLET
- TEMPORARY GABION OUTLET STRUCTURE
- TGOS



PARCEL-A
2,289,566 SF OR
52.56 AC



MATCHLINE - SHEET 6

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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PROJECT No.: MD172015
DRAWN BY: CJB
CHECKED BY: BRR
DATE: 02/21/24
CAD I.D.: GRAD-3

ENVIRONMENTAL CONCEPT PLAN

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 21284
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Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE

PROFESSIONAL ENGINEER

MARYLAND LICENSE NO. 40887
PROFESSIONAL CERTIFICATION
I, BRANDON B. 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: 10/30/25

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

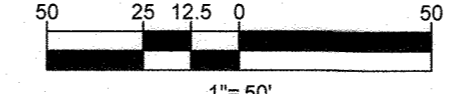
SHEET NUMBER:
7
7 OF 10

REVISION 2 - 01/24/24

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHEF, DIVISION OF LAND DEVELOPMENT

DATE: 3-6-24



SUBDIVISION NAME: ERICKSON - OXFORD HILLS
DEED # 2161364, 2161372, WP-20-108

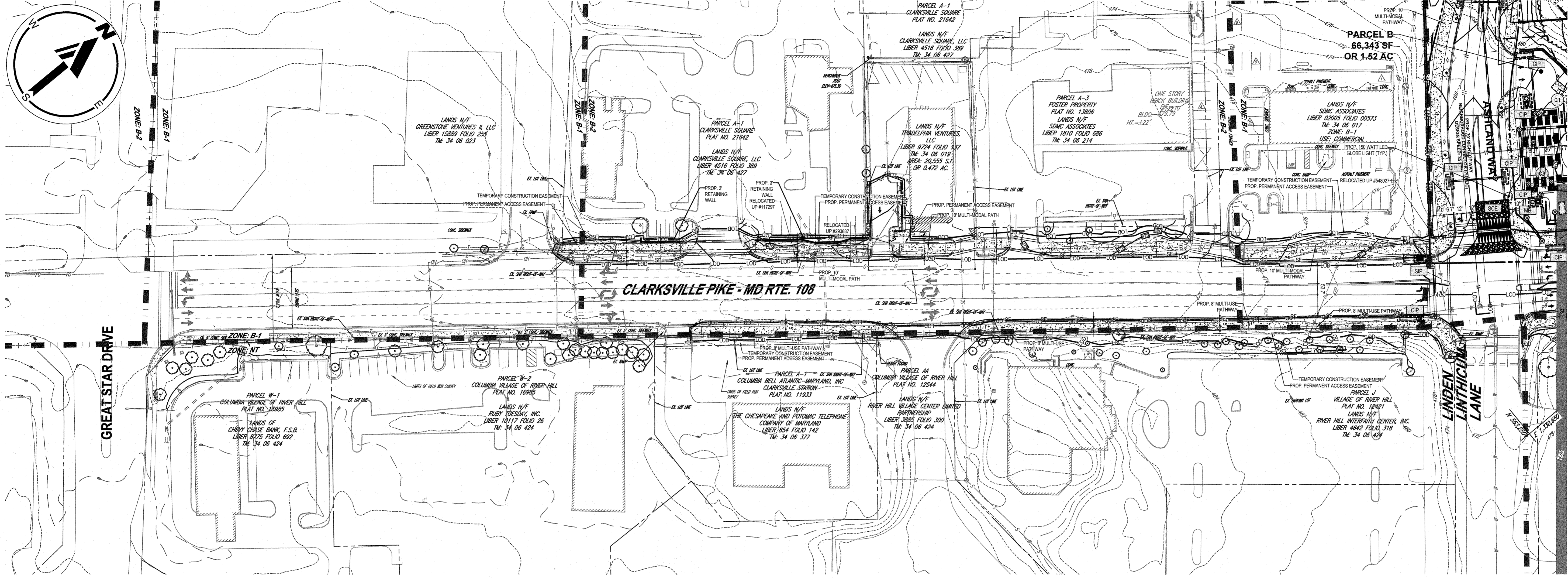
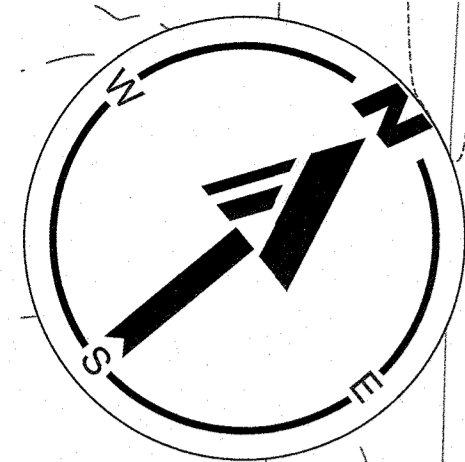
PREVIOUS FILE No.:
SECTION/AREA: N/A
ZB CASE NO. 1118M
SP-23-001

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

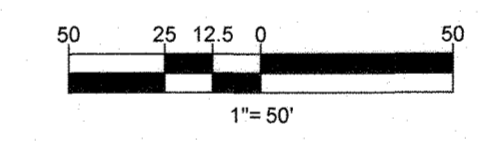
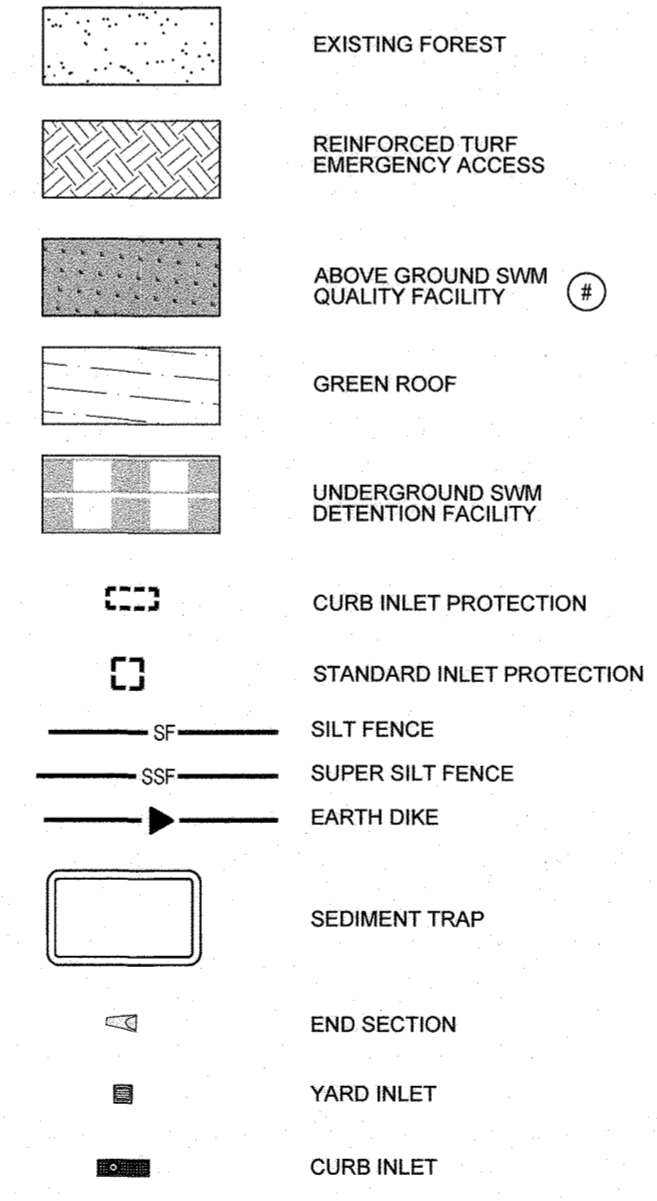
CLARKSVILLE FREESTATE, LLC
P.O. BOX 417
ELICOTT CITY, MD 21041
PHONE: (410) 531-3101

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



MATCHLINE - SHEET 7



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	GLENNVILLE-BAILE SILT LOAMS, 0 TO 8 PERCENT SLOPES	C	YES	0.43
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	NO	0.28

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DIVISION OF LAND DEVELOPMENT 3/5/24
 CHIEF, DEVELOPMENT ENGINEERING DIVISION 3-6-24

SUBDIVISION NAME: ERICKSON - OXFORD HILLS
 DEED # 21613/64, 21613/72, WP-20-108

PREVIOUS FILE NO.: 28 CASE NO. 1118M
 SECTION/AREA: NA
 SP-23-001

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
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TAX MAP: 28, 34, 35 GRID: 24, 05, 01 ZONED: CEF-M, B-2
 PARCEL: 100, 185, 259
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SHEET TITLE:
SCHEMATIC OFF-SITE GRADING, SWM AND EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
8
 8 OF 10
 REVISION 2 - 01/24/24

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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PROJECT No.: MD172015
 DRAWN BY: CJB
 CHECKED BY: BRP
 DATE: 02/21/24
 CAD I.D.: GRAD-3

PROJECT:
ENVIRONMENTAL CONCEPT PLAN
 FOR

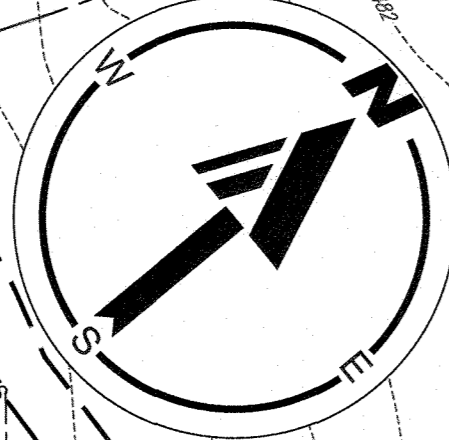
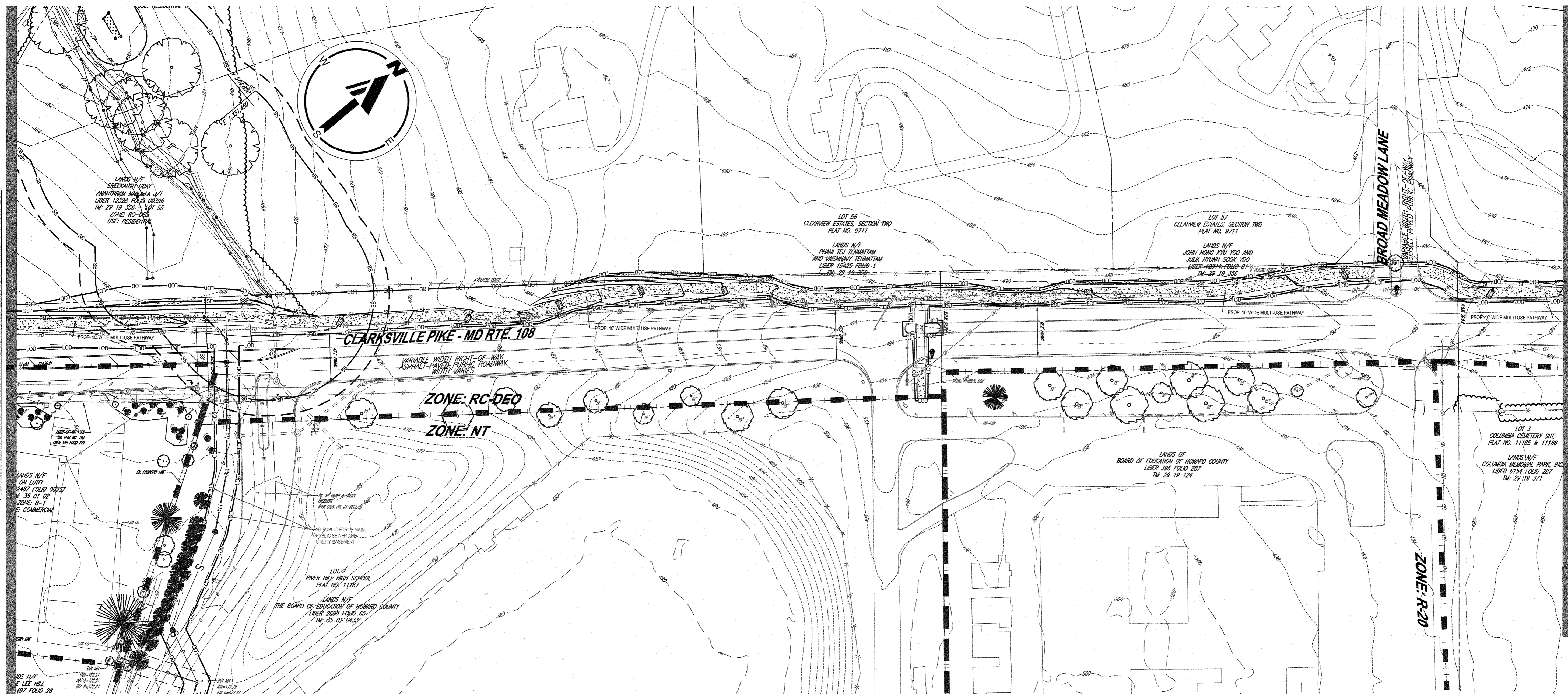
ERICKSON - OXFORD HILLS
 PARCELS 100, 185, 259
 CLARKSVILLE PIKE (MD RTE 108)
 5TH ELECTION DISTRICT
 TAX MAP 28, GRID 24, PARCEL 100
 TAX MAP 34, GRID 05, PARCEL 185
 TAX MAP 35, GRID 01, PARCEL 259
 CLARKSVILLE
 HOWARD COUNTY, MARYLAND

BOHLER //
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 TOWSON, MARYLAND 21284
 Phone: (410) 821-7800
 Fax: (410) 821-7987
 MD@BohlerEng.com

B.R. ROWE
 PROFESSIONAL ENGINEER
 I, BRANKEN B. 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. 48908, EXPIRATION DATE: 10/02/25

MATCHLINE - SHEET 7

MATCHLINE - SHEET 10



LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- WETLAND BOUNDARY
- WETLAND BUFFER
- STREAM BUFFER
- SOILS BOUNDARY
- EXISTING TREE LINE
- PROPOSED TREE LINE
- PROPOSED 100-YEAR FLOODPLAIN
- ZONING LINE
- ENVIRONMENTAL BUILDING SETBACK
- STORM DRAIN
- SANITARY PIPE
- SANITARY FORCE MAIN
- WATER LINE
- SPECIMEN TREE
- SPECIMEN TREE (TO BE REMOVED)
- SOIL BORINGS
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- REINFORCED TURF EMERGENCY ACCESS
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- GREEN ROOF
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- CURB INLET PROTECTION
- STANDARD INLET PROTECTION
- SILTY FENCE
- SUPER SILTY FENCE
- 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

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 DATE: 3/6/24
 DATE: 3/6/24

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 DEED # 2161364, 2161372, WP-20-108
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 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
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

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PROJECT No.: MD172015
 DRAWN BY: CJB
 CHECKED BY: BRR
 DATE: 02/21/24
 CAD I.D.: GRAD-3

ENVIRONMENTAL CONCEPT PLAN

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
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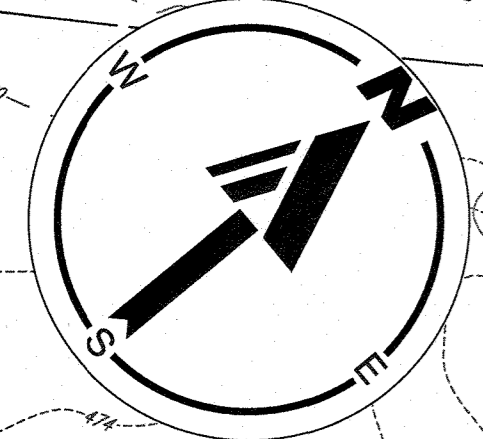
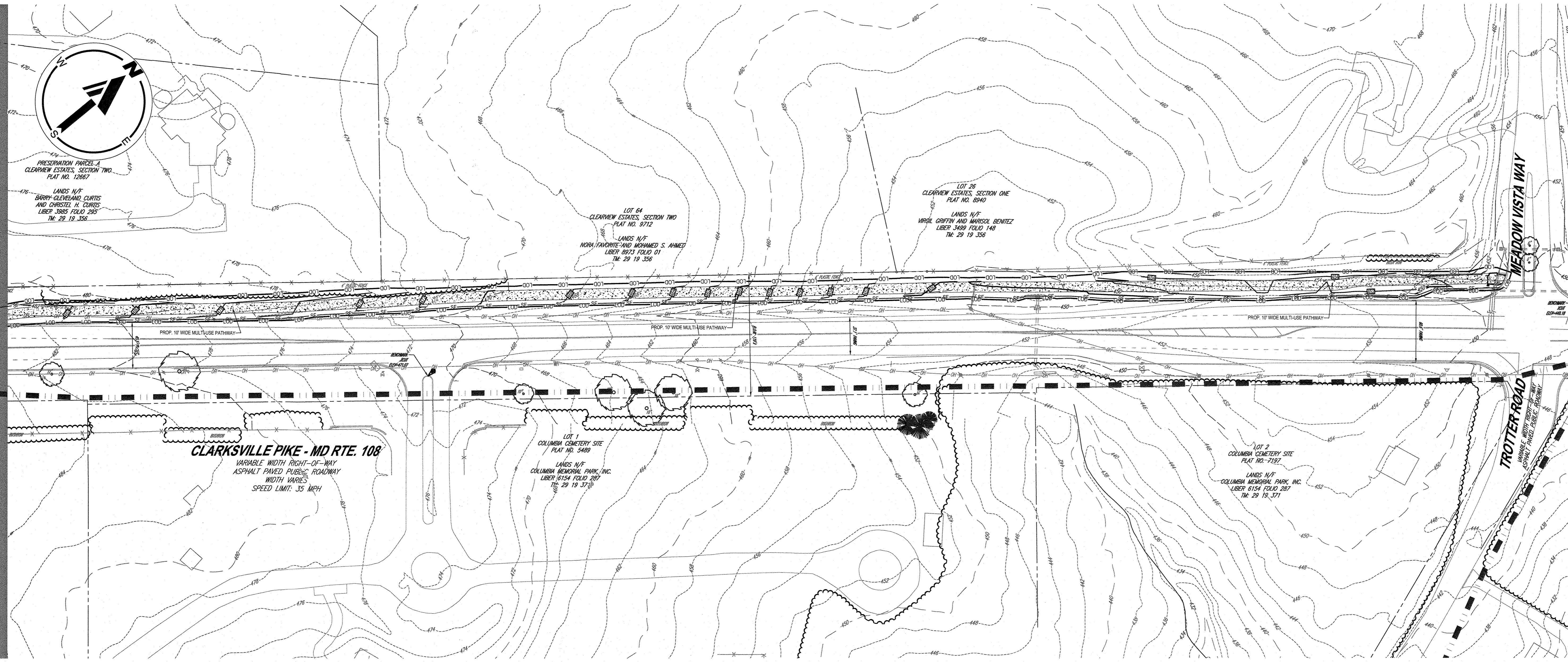
P.R. ROWE
 PROFESSIONAL ENGINEER
 LICENSE NO. 40808
 EXPIRATION DATE: 7/3/2025

SHEET TITLE:
SCHEMATIC OFF-SITE GRADING, SWM AND EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
 9
 9 OF 10

REVISION 2 - 01/24/24

FEB 21, 2024
 H:\172015\DRAWINGS\PLAN SET\SECFM\MD172015-GRAD-3---LAYOUT-09 - OFF-SITE GRADING SWM EROSION



PRESERVATION PARCEL A
CLEARVIEW ESTATES, SECTION TWO
PLAT NO. 12867

LANDS N/F
BARRY CLEVELAND CURTIS
AND CHRISTEL H. CURTIS
LIBER 3885 FOLIO 225
TM. 29 19 356

LOT 64
CLEARVIEW ESTATES, SECTION TWO
PLAT NO. 9712

LANDS N/F
NORA FAVORITE AND MOHAMED S. AHMED
LIBER 5973 FOLIO 01
TM. 29 19 356

LOT 26
CLEARVIEW ESTATES, SECTION ONE
PLAT NO. 6540

LANDS N/F
VIRGIL GRIFFIN AND MARISOL BENITEZ
LIBER 3489 FOLIO 148
TM. 29 19 356

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

LOT 1
COLUMBIA CEMETERY SITE
PLAT NO. 5489

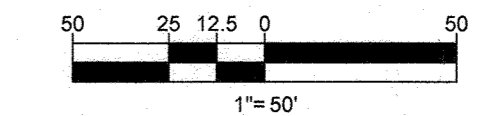
LANDS N/F
COLUMBIA MEMORIAL PARK, INC.
LIBER 6154 FOLIO 287
TM. 29 19 378

LOT 2
COLUMBIA CEMETERY SITE
PLAT NO. 7192

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

LEGEND

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APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF DEVELOPMENT ENGINEERING DIVISION

DATE: 3/6/24

SUBDIVISION NAME: ERICKSON - OXFORD HILLS
DEED # 21613/64, 21613/72, WP-20-108

PREVIOUS FILE No.:
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FOR

ERICKSON - OXFORD HILLS

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TAX MAP 28, GRID 24, PARCEL 100
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B.R. ROWE

PROFESSIONAL ENGINEER

STATE OF MARYLAND LICENSE NO. 40697
PROFESSIONAL CERTIFICATION
I, B.R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40696, EXPIRATION DATE: 10/2025

SHEET TITLE:
SCHEMATIC OFF-SITE GRADING, SWM AND EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
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10 OF 10

REVISION 2 - 01/24/24