

STANDARD DRAWING LEGEND		STANDARD DRAWING LEGEND	
FOR ENTIRE PLAN SET (NOT TO SCALE)		FOR ENTIRE PLAN SET (NOT TO SCALE)	
EXISTING NOTE	PROPOSED NOTE	EXISTING NOTE	PROPOSED NOTE
ON-SITE PROPERTY LINE / R.O.W. LINE	---	SOILS LINE	---
NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	---	WETLAND BUFFER	---
EASEMENT LINE	---	STREAM BUFFER	---
SETBACK LINE	---	TREELINE	---
CONCRETE CURB & GUTTER	---	(TBR)	---
UTILITY POLE WITH LIGHT	---	FOREST CONSERVATION AREA	---
POLE LIGHT	---	YARDOVERFLOW INLET	---
UTILITY POLE	---	REFORESTATION AREA	---
STREET LIGHT	---	SPECIFIC TREE TO BE REMOVED IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL OF WP-13-048	---
TYPICAL SIGN	---	PERENNIAL STREAM	---
CONTOUR LINE	---	INTERMITTENT STREAM	---
SANITARY SEWER LATERAL	---	LIMIT OF FIELD RUN SURVEY	---
UNDERGROUND WATER LINE	---	WATER QUALITY FACILITY DRAINAGE AREA	---
UNDERGROUND ELECTRIC LINE	---	MARYLAND AVIATION ADMINISTRATION (BWI) AIRPORT 0.000 L.F. NOISE (ANZ) AND SWM BUFFER LINE	---
UNDERGROUND GAS LINE	---		
OVERHEAD WIRE	---		
UNDERGROUND TELEPHONE LINE	---		
UNDERGROUND CABLE LINE	---		
STORM SEWER	---		
SANITARY SEWER MAIN	---		
HYDRANT	---		
SANITARY MANHOLE	---		
STORM MANHOLE	---		
WATER METER	---		
WATER VALVE	---		
TYPICAL END SECTION	---		
HEADWALL OR ENDWALL	---		
YARD INLET	---		
CURB INLET	---		
CLEAN OUT	---		
ELECTRIC MANHOLE	---		
TELEPHONE MANHOLE	---		
ELECTRIC BOX	---		
ELECTRIC PEDESTAL	---		
MONITORING WELL	---		
BENCHMARK	---		
BORING	---		
FLOODPLAIN	---		
STEEP SLOPES (>25%)	---		
STEEP SLOPES (15%-25%)	---		
IMPERVIOUS AREA	---		
MICROBIOTENTATION FACILITY NUMBER	---		
LIMIT OF DISTURBANCE	---		
TREE CLEARING AREA	---		

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MICROBIOTENTATION FACILITY NUMBER	---		
LIMIT OF DISTURBANCE	---		
TREE CLEARING AREA	---		

ROADWAY INFORMATION CHART			
ROAD NAME	CLASSIFICATION	DESIGN SPEED	R/W WIDTH
FLOREY ROAD	PUBLIC ACCESS STREET	30 MPH	50 FT.
COMPANION LANE	PUBLIC ACCESS PLACE	25 MPH	50 FT.

ESD SUMMARY TABLE	
"SITE AREA"	14.71 AC.
ESDv	25,390 S.F. (REQUIRED), 30,587 S.F. (PROVIDED)
Rev	2,145 C.F. (REQUIRED), 6,988 C.F. (PROVIDED)
GPv	INCLUDED IN ESDv
QP10 POI #1	EX: 53.72 CFS, PROP. 52.75 CFS
QP10 POI #1	EX: 94.13 CFS, PROP. 87.31 CFS
QP10 POI #2	EX: 16.57 CFS, PROP. 14.50 CFS
QP10 POI #2	EX: 29.19 CFS, PROP. 24.88 CFS

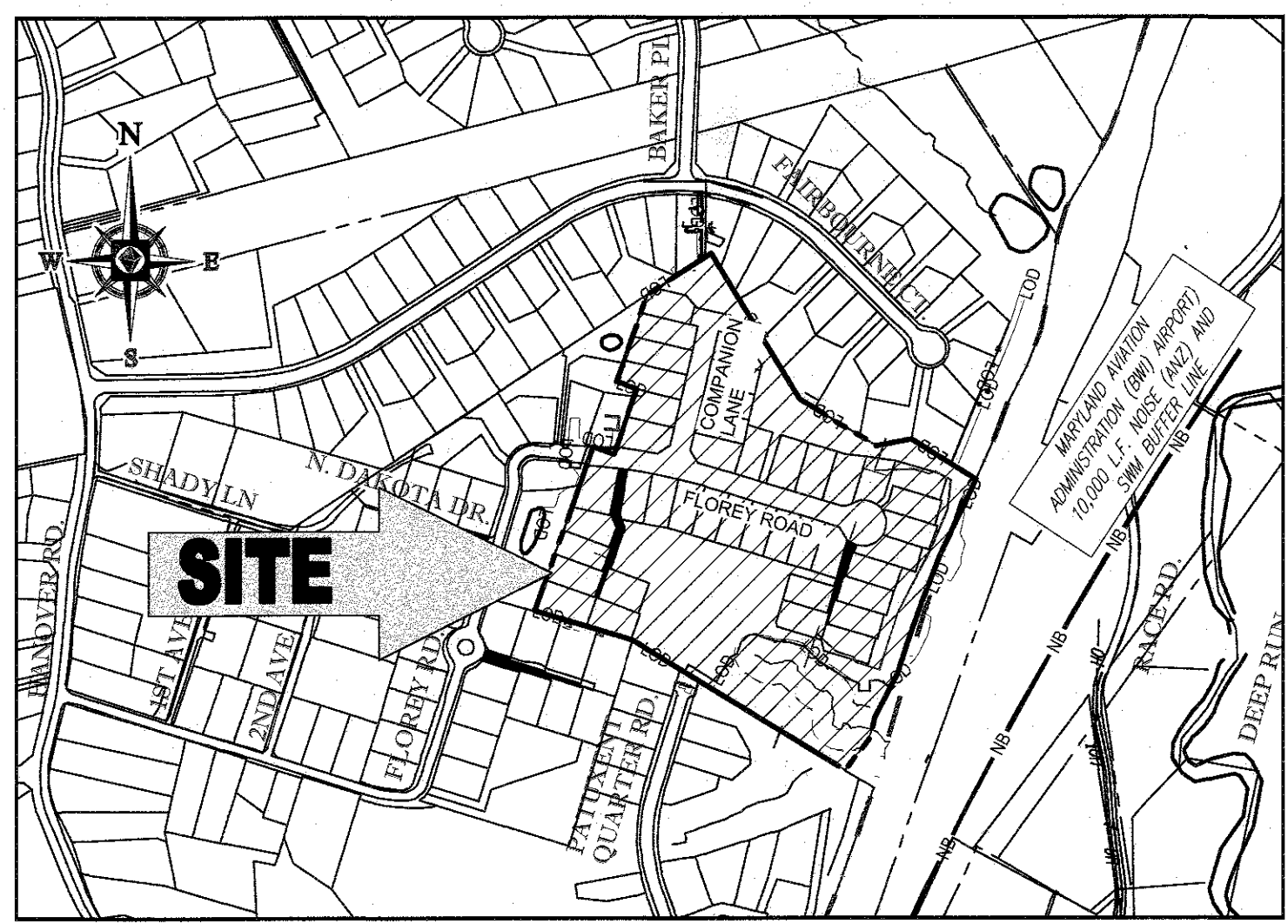
SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	1 OF 14
SOILS MAP, EXISTING CONDITIONS & DEMOLITION PLAN	2 OF 14
PRELIMINARY PLAN	3 OF 14
GRADING PLAN	4-5 OF 14
EROSION & SEDIMENT CONTROL PLAN	6-7 OF 14
LANDSCAPE PLAN	8 OF 14
SWM LANDSCAPE PLAN	9 OF 14
LANDSCAPE NOTES & DETAILS	10 OF 14
ROAD PLAN & PROFILES	11-12 OF 14
FOREST CONSERVATION PLAN	13 OF 14
PRELIMINARY FOREST CONSERVATION NOTES & DETAILS	14 OF 14

PRELIMINARY PLAN FOR ELKCRIDGE WOODS

LOTS 1-42 & OPEN SPACE LOTS 43 & 44

LOCATION OF SITE

5920 FLOREY ROAD ELKCRIDGE, MD 1ST ELECTION DISTRICT TAX MAP 38, GRID 9, PARCELS 756 & 340 HOWARD COUNTY

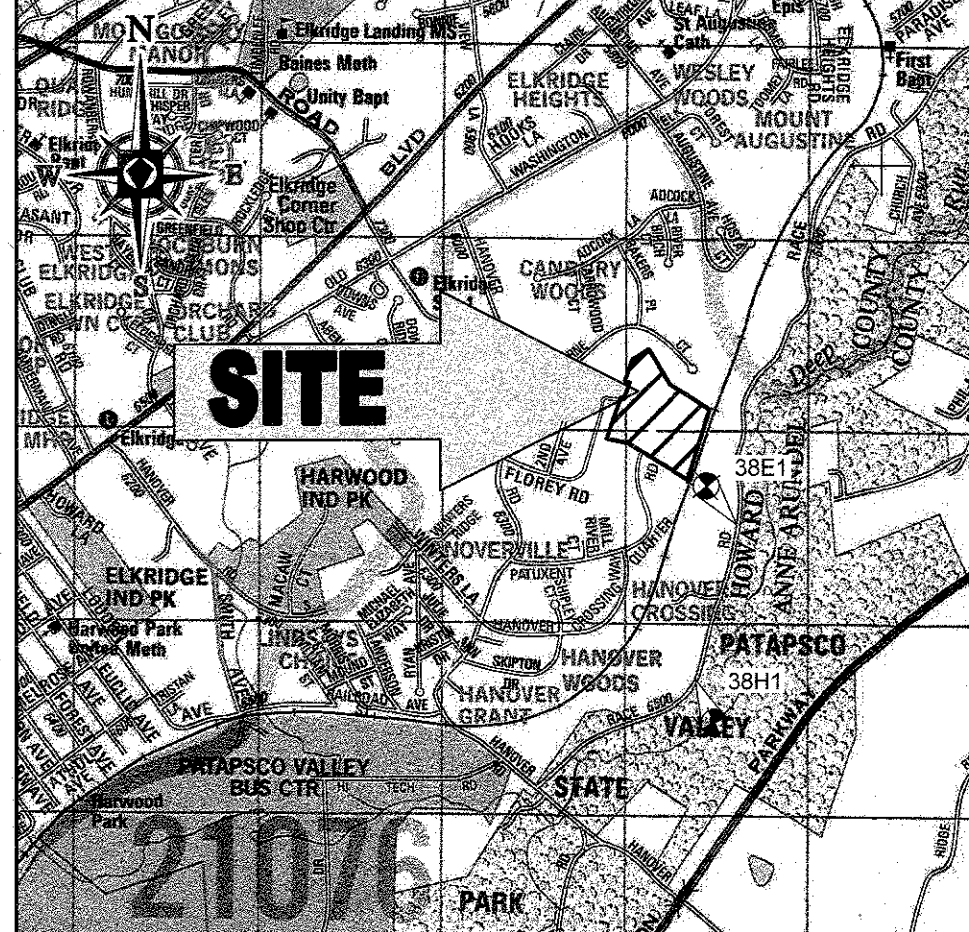


LOCATION MAP
SCALE: 1" = 400'

MINIMUM LOT SIZE CHART			
LOT #	Area	PIPE STEM AREA	MIN. LOT SIZE
LOT 1	5,191 S.F.		
LOT 2	8,016 S.F.	457 S.F.	7,619 S.F.
LOT 3	8,016 S.F.	780 S.F.	7,233 S.F.
LOT 4	5,120 S.F.	1,054 S.F.	6,096 S.F.
LOT 5	10,500 S.F.	1,288 S.F.	9,642 S.F.
LOT 6	8,978 S.F.	1,291 S.F.	7,687 S.F.
LOT 7	8,883 S.F.	991 S.F.	7,892 S.F.
LOT 8	7,241 S.F.		
LOT 9	7,378 S.F.		
LOT 10	7,316 S.F.		
LOT 11	7,242 S.F.		
LOT 12	7,297 S.F.		
LOT 13	7,201 S.F.		
LOT 14	7,200 S.F.		
LOT 15	7,200 S.F.		
LOT 16	7,221 S.F.		
LOT 17	7,475 S.F.	460 S.F.	7,215 S.F.
LOT 18	8,162 S.F.	713 S.F.	7,449 S.F.
LOT 19	8,065 S.F.	806 S.F.	7,889 S.F.
LOT 20	7,962 S.F.	502 S.F.	7,460 S.F.
LOT 21	7,479 S.F.	312 S.F.	7,567 S.F.
LOT 22	7,606 S.F.	78 S.F.	7,429 S.F.
LOT 23	7,989 S.F.		
LOT 24	7,225 S.F.		
LOT 25	7,488 S.F.	78 S.F.	7,415 S.F.
LOT 26	8,349 S.F.	718 S.F.	7,631 S.F.
LOT 27	7,922 S.F.		
LOT 28	8,542 S.F.		
LOT 29	8,405 S.F.		
LOT 30	8,405 S.F.		
LOT 31	7,290 S.F.		
LOT 32	7,935 S.F.		
LOT 33	7,200 S.F.		
LOT 34	7,200 S.F.		
LOT 35	7,200 S.F.		
LOT 36	7,365 S.F.		
LOT 37	7,242 S.F.		
LOT 38	8,625 S.F.		
LOT 39	9,033 S.F.		
LOT 40	9,293 S.F.		
LOT 41	7,866 S.F.		
LOT 42	8,310 S.F.		
TOTAL =	334,316 S.F.		

OPEN SPACE CHART		
LOT NO.	OWNER	PURPOSE
43	HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS	OPEN SPACE
44	HOME OWNERS ASSOCIATION	OPEN SPACE

PROPERTY LINE COORDINATE TABLE			
Point #	Northing	Easting	
1	N 591963.3320	E 1392351.1952	
2	N 591946.0028	E 1392350.4796	
3	N 591963.1321	E 1392405.6272	
4	N 592001.4924	E 1392455.2630	
5	N 592018.7883	E 1392407.0028	
6	N 592027.1852	E 1392461.8767	
7	N 592025.6242	E 1392353.0330	
8	N 592277.1994	E 1392845.7972	
9	N 591986.2788	E 1393028.8773	
10	N 591982.5850	E 1393112.7672	
11	N 592085.2283	E 1393206.9410	
12	N 592078.2378	E 1393263.7810	
13	N 592033.4714	E 1393244.2338	
14	N 592028.8984	E 1393240.8144	
15	N 592889.5151	E 1393221.5719	
16	N 592899.1962	E 1393179.6740	
17	N 592805.8118	E 1393143.5924	
18	N 592712.7903	E 1393108.1061	
19	N 592620.7760	E 1393090.4202	
20	N 592618.8922	E 1393026.0149	
21	N 592464.8912	E 1393012.2237	
22	N 592390.6418	E 1392854.2417	
23	N 592701.9124	E 1392445.2723	
24	N 592771.7942	E 1392710.6735	



VICINITY MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=200'
ADC MAP 35, GRID F3

- ### GENERAL NOTES
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS ALTERNATE COMPLIANCE REQUESTS HAVE BEEN APPROVED.
 - THE PROPERTY BOUNDARY AND ON-SITE EXISTING TOPOGRAPHY IS BASED ON A BOUNDARY & TOPOGRAPHIC SURVEY BY BOHLER ENGINEERING, TITLED "BOUNDARY & TOPOGRAPHIC SURVEY, ELM STREET DEVELOPMENT, 5920 FLOREY ROAD, 1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND", FILE NO. SD152015, DATED 05-08-15.
 - THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY MONUMENT Nos. 38E1 AND 38H1 WERE USED FOR THIS PROJECT.
 - WATER IS PUBLIC, CONT. # 14-1404-D.
 - SEWER IS PUBLIC, CONT. # 14-1404-D, CONT. # 14-3281-D, CONT. # 14-1456-D.
 - EXISTING UTILITIES ARE BASED ON FIELD RUN SURVEY PERFORMED BY BOHLER ENGINEERING, DATED 5-08-15 AND HOWARD COUNTY RECORD PLANS FOR THE WHITELAND WOODS II AND CANBURY WOODS SUBDIVISIONS.
 - THE STORMWATER MANAGEMENT SYSTEMS SHOWN ON THESE PLANS ARE AN APPROXIMATION OF THE SIZE, SHAPE AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS BEEN DESIGN AND ACTUAL DESIGN MAY CHANGE, ALTERING THE NUMBER IF UNITS ALLOCATED FOR THIS DEVELOPMENT.
 - STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY SPECIFICATIONS, WATER QUALITY AND RECHARGE VOLUMES WILL BE PROVIDED BY MICRO-BIOTENTATION FACILITIES, BIOTENTATION FACILITIES AND MS-378 WET POND TO MEET MS REQUIREMENTS. FACILITIES TREATING ONLY ARIAS FROM PRIVATE PROPERTY WILL BE OWNED AND MAINTAINED BY PRIVATE OWNERS. FACILITIES TREATING AREAS WITHIN PUBLIC R/W WILL BE PLACED IN EASEMENTS AND WILL BE MAINTAINED BY HOWARD COUNTY WILL MAINTAIN PIPES AND PROPERTY OWNERSHIP WILL MAINTAIN FACILITY SURFACES.
 - SUBJECT PROPERTY ZONED R-12 PER THE 1008/13 COMPREHENSIVE ZONING REGULATIONS.
 - PROPERTY INFORMATION:
 - GROSS AREA OF TRACT = 15.41 AC.
 - AREA OF FLOODPLAIN = 0 AC.
 - AREA OF 25% OR GREATER SLOPES = 0.65 AC. (0.50 AC. WILL BE DISTURBED)
 - NET AREA OF TRACT = 14.76 AC.
 - AREA OF PROPOSED R/W DEDICATION = 1.39 AC.
 - AREA OF PROPOSED LOTS = 7.87 AC.
 - NUMBER OF LOTS/PARCELS PROPOSED: 44 (TOTAL)
 - BUILDABLE LOTS = 2
 - OPEN SPACE LOTS = 2
 - OPEN SPACE REQUIRED = 8,184 AC. (40% OF GROSS AREA)
 - OPEN SPACE PROVIDED = 8,348 AC. (GROSS OPEN SPACE = 8,314 AC. OPEN SPACE CREDITED)
 - RECREATION OPEN SPACE REQUIREMENT:
 - 200 S.F. UNIT = 200 X 45 = 9,000 S.F.
 - RECREATION OPEN SPACE PROVIDED = 20,000 S.F.
 - RECREATION OPEN SPACE PROVIDED = 21,856 S.F.
 - TOTAL RECREATION OPEN SPACE PROVIDED = 21,856 S.F.
 - NO WETLANDS EXIST ON SITE BASED UPON THE NRI WETLAND INVESTIGATION AND FOREST STAND DELINEATION REPORT BY FOREMCON DATED 02/14/11.
 - THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, DATED 2/21/16, AND APPROVED ON MARCH 6, 2017.
 - THIS PROPERTY IS LOCATED INSIDE OF THE METROPOLITAN DISTRICT.
 - THERE IS A FAMILY CEMETERY ON-SITE. PER A LETTER FROM THE OFFICE OF THE STATE'S ATTORNEY FOR HOWARD COUNTY, DATED JUNE 14, 2017, THE DISINTERMENT OF ANY REMAINS & TOMBSTONES IS AUTHORIZED. DISINTERMENT OF THE REMAINS WITH IDENTIFYING TOMBSTONES IS PROPOSED TO BE MADE AT ZION CEMETERY, 6600 AMBERTON DRIVE, ELKCRIDGE, MD 21075.
 - ALTERNATIVE COMPLIANCE REQUEST WP-16-150 WAS APPROVED ON JULY 11, 2017 FOR THE FOLLOWING:
 - SECTION 16.1205(A)(7) - SPECIMEN TREES ARE TO REMAIN UNDISTURBED UNLESS REASONABLE EFFORTS HAVE BEEN MADE TO PROTECT THEM.
 - SECTION 16.1304(A)(1) - ACCOMMODATE THE CEMETERY BY PLACING IT IN A NON-BUILDABLE LOT.
 - SECTION 16.116(B)(10) - GRADING REMOVAL OF VEGETATIVE COVER AND TREES, ON EXISTING STEEP SLOPES WHEN GREATER THAN 20,000 SF OF CONTIGUOUS SLOPES.
 - EXISTING WELL AND SEPTIC SYSTEMS MUST BE PROPERLY ABANDONED AND HOWARD COUNTY HEALTH DEPARTMENT NOTIFIED PRIOR TO THE HEALTH DEPARTMENT'S SIGNATURE ON THE FINAL PLAN.
 - THIS PROPERTY IS LOCATED APPROXIMATELY 10,302 FEET FROM RUNWAY 13R LOCATED AT BWI THURGOOD MARSHALL AIRPORT, MARYLAND DEPARTMENT OF AVIATION (MDA) HAS REVIEWED AND APPROVED THE PROPOSED PRELIMINARY PLAN APPROVAL, DATE JULY 14, 2016.
 - THE SKETCH PLAN, 8-16-001, WAS REVIEWED BY CSX REAL PROPERTY. CSX REAL PROPERTY PROVIDED COMMENTS REGARDING DWELLINGS BE SET BACK AT LEAST 30' FROM THE CSX RAILROAD R/W FOR THE MITIGATION OF VIBRATION AND PROVIDING A NOISE BARRIER FOR NOISE MITIGATION. BOTH THESE RECOMMENDATIONS ARE ADDRESSED WITH THIS PLAN.
 - A NOISE STUDY HAS BEEN PERFORMED BY ROBERT VOGAL ENGINEERING, INC. DATED 2/8/16 AND A NOISE BARRIER PROVIDED FOR NOISE MITIGATION. THIS SUBDIVISION IS NOT LOCATED WITHIN THE R/W HEIGHT AND NOISE ZONE (AND PER MAR 427, 16-17) DATED JULY 14, 2016.
 - A GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HILLIS-CARNES, DATED DECEMBER 14, 2016, AND WAS APPROVED ON MARCH 6, 2017.
 - TRAFFIC CONTROL DEVICES:
 - THE R-11 ("STOP") SIGN AND THE STREET NAME SIGN (SNS) ASSEMBLY FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETED.
 - 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.
 - ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
 - 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" TYPE PLATE WITH 1/2" SQUARE TUBULAR POST. 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.
 - STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURES AND POLES SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (2006), SECTION 5.5.A. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
 - TWO (2) PRIVATE STREET NAME SIGNS, ONE (1) PUBLIC STREET NAME SIGN, THREE (3) PRIVATE RANGER ADDRESS SIGN ASSEMBLIES SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPER'S OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-2430 FOR DETAILS AND COST ESTIMATES.
 - ALL TRAFFIC CONTROL SIGNS SHALL BE PLACED IN FRONT OF TREE LOCATIONS FOR MAXIMUM SIGHT VISIBILITY. NO TREE CAN BE INSTALLED WITHIN MAY BE REQUIRED AT THOSE LOCATIONS.
 - LAND DEDICATED TO HOWARD COUNTY, MARYLAND, FOR PURPOSES OF THE PUBLIC ROAD (1.39 ACRES).
 - PRIOR CASE NUMBERS ASSOCIATED WITH THIS PROJECT INCLUDE F-05-094, CONT. # 14-4220-D, WP-16-150, S-16-001, & ECP-16-008.
 - 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. 15-2009. DEVELOPMENT OR CONSTRUCTION ON THIS PROJECT WITHIN HOWARD COUNTY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING GRADING PERMIT APPLICATIONS.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 TURNING RADIUS
 - STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (H 25 LOADING)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE

GENERAL NOTES (cont.)

- TRASH PAD MAINTENANCE AND LANDSCAPE SCREENING SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS WHICH ACCESS ONTO THE APPLICABLE SHARED DRIVEWAYS AND SHALL BE MADE A PART OF THE USE-IN-COMMON MAINTENANCE AGREEMENTS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS WILL NOT BE RESPONSIBLE FOR URUPP.
- A LANDSCAPING SURETY WILL BE REQUIRED AS PART OF THE DEVELOPER'S AGREEMENT AT FINAL PLAN STAGE.
- HIGHLY ERODABLE SOILS EXIST ON SITE. SEDIMENT CONTROL PLANS WILL ADDRESS THE EROSION CONCERNS.
- THE R-11 ("STOP") SIGN AND THE STREET NAME SIGN (SNS) ASSEMBLY FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETED.
- FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULLY FULFILLED BY THE EXISTING FOREST IN THE AMOUNT OF 1.63 ACRES. THE REFORESTATION OBLIGATION OF 8 ACRES WILL BE PROVIDED AT THE CHELSEA KNOWLES FOREST CONSERVATION BANK (SOP-14-050). TOTAL FORESTATION PROVIDED FOR THIS SUBDIVISION IS 7.4 ACRES.
- ALL STRUCTURES SHALL BE REMOVED PRIOR TO FINAL RECOGNITION OF THE FINAL PLAT AND BEFORE THE RELEASE OF ANY BUILDING PERMITS. EXISTING STRUCTURES WERE BUILT CIRCA 1937 OR LATER.
- PARKING WILL BE RESTRICTED TO ONE SIDE OF THE PUBLIC ROADS WITH 24 PAVEMENT WIDTH.
- OPEN SPACE LOT 43 SHALL BE DEDICATED TO HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS. OPEN SPACE LOT 44 SHALL BE OWNED BY THE HOMEOWNERS ASSOCIATION.
- A CERTIFIED LANDSCAPE PLAN WILL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- IN ACCORDANCE WITH SECTION 109.0.6 OF THE ZONING REGULATIONS, AT LEAST 10% OF THE DWELLINGS IN EACH R-12 DEVELOPMENT SHALL BE MODERATE INCOME HOUSING UNITS. THIS REQUIREMENT WILL BE MET THROUGH PAYMENT OF A FEE-IN-CLUE AT THE FINAL SUBDIVISION PLAN STAGE.
- THE FLOODPLAIN STUDY AND EXISTING CSX COLLUVIUM ANALYSIS REPORT FOR THIS PROJECT WAS PREPARED BY BOHLER ENGINEERING, DATED, MAY 2, 2017, AND WAS APPROVED ON MARCH 9, 2017.
- 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 WP-16-150).
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122 B OF THE HOWARD COUNTY CODE.
- 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 REFERRED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID



BOHLER ENGINEERING

CORPORATE OFFICE:
WARREN, NJ

OFFICES:
BOSTON, MA
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PHOENIX, AZ
RICHMOND, VA
TOWSON, MD
WILMINGTON, DE

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

REVISIONS

REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MD192015
AVG
DRAWN BY: BRR
CHECKED BY: 08/08/17
DATE: 11" = 50'
SCALE: CAD I.D.: S90

PRELIMINARY PLAN

FOR
ELKRIDGE WOODS
LOTS 1-42 & OPEN SPACE LOTS 43 & 44
LOCATION OF SITE
5920 FLOREY ROAD
ELKRIDGE, MD
1ST ELECTION DISTRICT
TAX MAP 38, GRID 9
PARCELS 756 & 340
HOWARD COUNTY

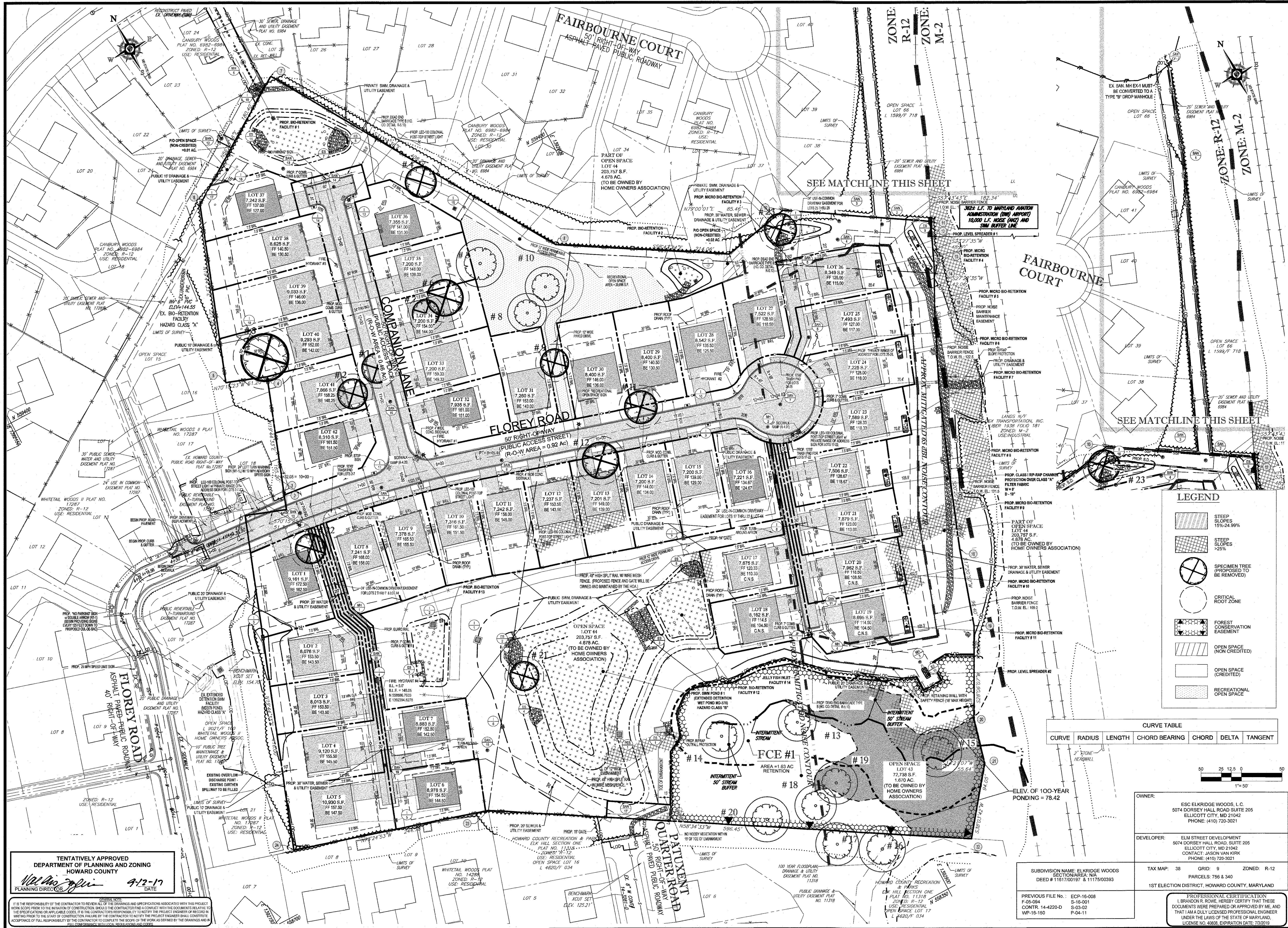
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B. ROWE
PROFESSIONAL ENGINEER
M.D. 4119

SHEET TITLE:
SOILS MAP, EXISTING CONDITIONS & DEMOLITION PLAN

SHEET NUMBER:
2 OF 14



BOHLER ENGINEERING

CORPORATE OFFICE: WARREN, NJ

OFFICES: SOUTHPORT, IN; ALBANY, NY; CHICAGO, IL; FORT LAUDERDALE, FL; HARTFORD, CT; HUNTSVILLE, AL; JARVISVILLE, VA; WASHINGTON, DC

CIVIL & CONSULTING ENGINEERS

SURVEYORS

PROJECT MANAGERS

ENVIRONMENTAL CONSULTANTS

LANDSCAPE ARCHITECTS

REVISIONS

REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811 (VA 1-800-245-4449) (PA 1-800-245-1777) (DC 1-800-287-7777) (MD 1-800-552-7010) (ND 1-800-557-7777) (DE 1-800-262-8889)

NOT APPROVED FOR CONSTRUCTION

PROJECT No. MD152015
 DRAWN BY: AVG
 CHECKED BY: BRR
 DATE: 08/08/17
 SCALE: 1" = 60'
 CAD I.D.: SSD

PRELIMINARY PLAN

FOR

ELKRIDGE WOODS

LOTS 1-42 & OPEN SPACE LOTS 43 & 44

LOCATION OF SITE
 5920 FLOREY ROAD
 ELKRIDGE, MD
 1ST ELECTION DISTRICT
 TAX MAP 38, GRID 9
 PARCELS 756 & 340
 HOWARD COUNTY

BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21284
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 www.BohlerEngineering.com

B.R. ROWE

PROFESSIONAL ENGINEER

1919

SHEET TITLE: **PRELIMINARY PLAN**

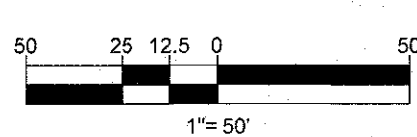
SHEET NUMBER: **3 OF 14**

LEGEND

- STEEP SLOPES 15%-24.99%
- STEEP SLOPES >25%
- SPECIMEN TREE (PROPOSED TO BE REMOVED)
- CRITICAL ROOT ZONE
- FOREST CONSERVATION EASEMENT
- OPEN SPACE (NON CREDITED)
- OPEN SPACE (CREDITED)
- RECREATIONAL OPEN SPACE

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT



OWNER: ESC ELKRIDGE WOODS, L.C.
 5074 DORSEY HALL ROAD SUITE 205
 ELLICOTT CITY, MD 21042
 PHONE: (410) 720-3021

DEVELOPER: ELM STREET DEVELOPMENT
 6074 DORSEY HALL ROAD, SUITE 205
 ELLICOTT CITY, MD 21042
 CONTACT: JASON VAN KIRK
 PHONE: (410) 720-3021

TAX MAP: 38 GRID: 9 ZONED: R-12
 PARCELS: 756 & 340
 1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SUBDIVISION NAME: ELKRIDGE WOODS
 SECTION/AREA: A, N117500393
 DEED # 11617/00197 & 1117500393

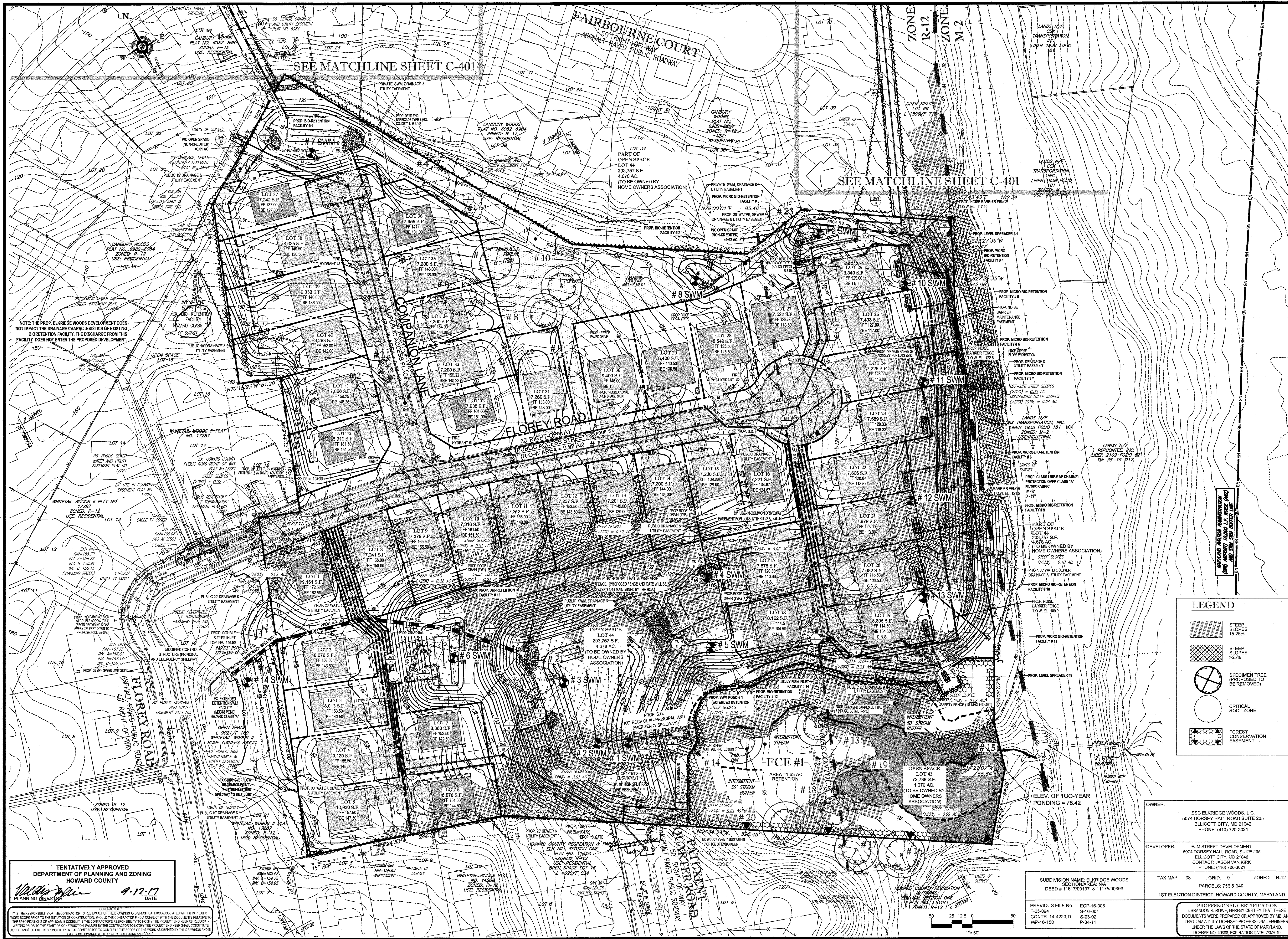
PREVIOUS FILE No.: ECP-16-008
 S-16-004
 CONTR. 14-4220-D S-03-02
 WP-16-160 P-04-11

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. 40628, EXPIRATION DATE: 7/31/2019

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

N. J. ... 9-12-17
 PLANNING DIRECTOR DATE

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPROPRIATE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND ALL CONFORMANCE WITH ALL REGULATIONS AND CODES.



NOTE: THE PROP. ELK RIDGE WOODS DEVELOPMENT DOES NOT IMPACT THE DRAINAGE CHARACTERISTICS OF EXISTING BIOTENTION FACILITY. THE DISCHARGE FROM THIS FACILITY DOES NOT ENTER THE PROPOSED DEVELOPMENT.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
9-12-17
DATE

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BOHLER ENGINEERING
CORPORATE OFFICE: VALERGEN, NJ
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

BOHLER ENGINEERING
CORPORATE OFFICE: VALERGEN, NJ
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

REVISIONS

REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MD152015
DRAWN BY: AVG
CHECKED BY: BRR
DATE: 08/08/17
SCALE: 1" = 50'
CAD I.D.: SSO

PRELIMINARY PLAN
FOR
ELK RIDGE WOODS
LOTS 1-42 &
OPEN SPACE LOTS 43 & 44
LOCATION OF SITE
5920 FLOREY ROAD
ELK RIDGE, MD
1ST ELECTION DISTRICT
TAX MAP 38, GRID 9,
PARCELS 756 & 340
HOWARD COUNTY

BOHLER ENGINEERING
901 DALANEY VALLEY ROAD,
SUITE 801
TOWSON, MARYLAND 21284
PHONE: (410) 821-7900
FAX: (410) 821-7987
www.BohlerEngineering.com

B. R. ROWE
PROFESSIONAL ENGINEER
IN THE STATE OF MARYLAND
LICENSE NO. 40988, EXPIRATION DATE: 7/31/2019

OWNER: ESC ELK RIDGE WOODS, L.C.
5074 DORSEY HALL ROAD SUITE 205
ELLCOTT CITY, MD 21042
PHONE: (410) 720-3021

DEVELOPER: ELM STREET DEVELOPMENT
5074 DORSEY HALL ROAD, SUITE 205
ELLCOTT CITY, MD 21042
CONTACT: JASON VAN KIRK
PHONE: (410) 720-3021

TAX MAP: 38 GRID: 9 ZONED: R-12
PARCELS: 756 & 340
1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SUBDIVISION NAME: ELK RIDGE WOODS SECTION AREA NA DEED # 1161700197 & 1117500393

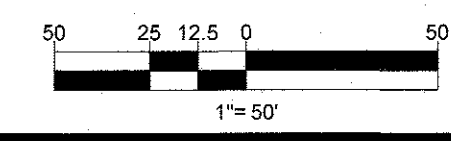
PREVIOUS FILE No.: ECP-16-008
F-05-094
CONTR. 14-4220-D S-03-02
WP-16-150 P-04-11

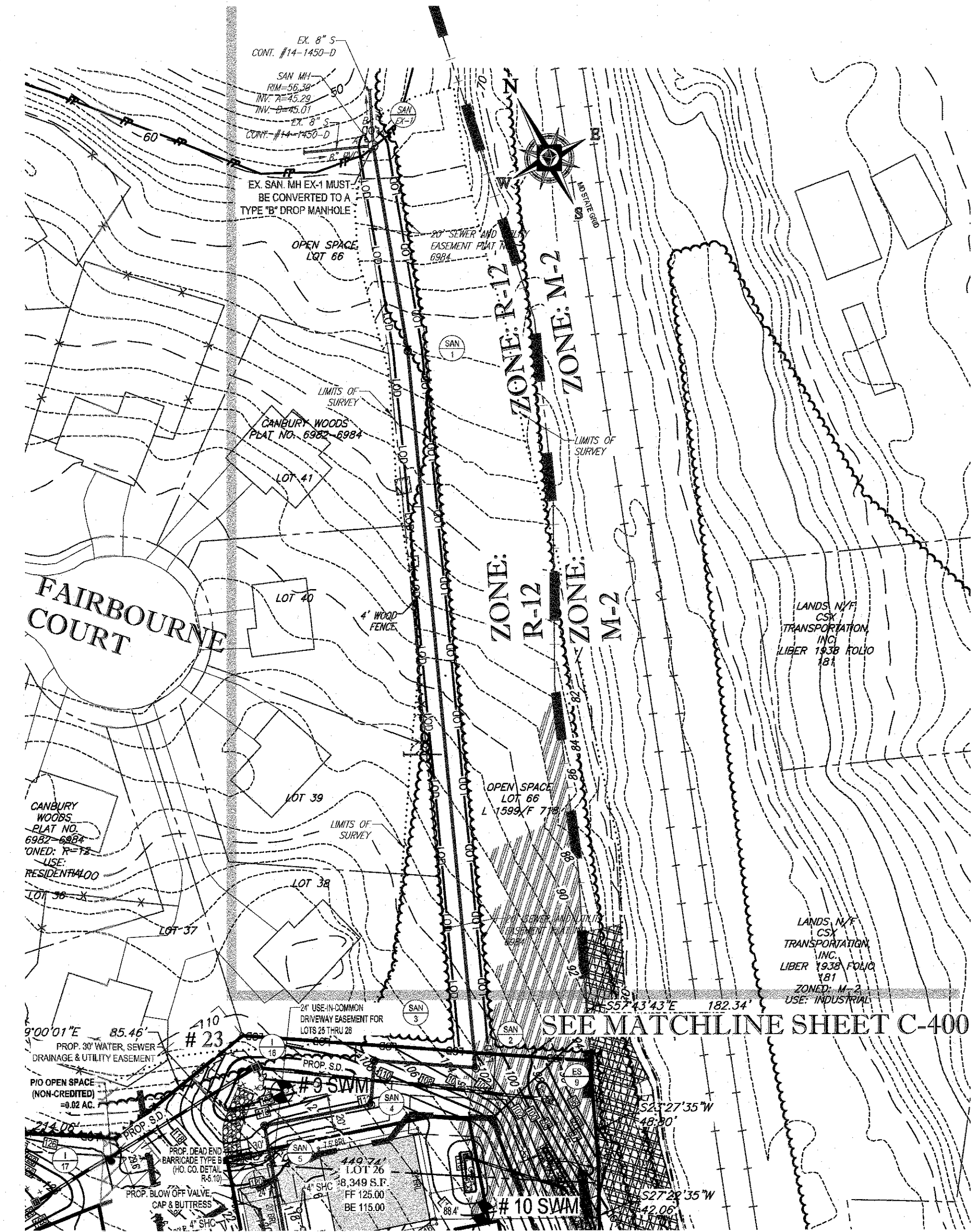
PROFESSIONAL CERTIFICATION
I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40988, EXPIRATION DATE: 7/31/2019

GRADING PLAN
SHEET NUMBER:
4 OF 14

LEGEND

- STEEP SLOPES 15-25%
- STEEP SLOPES >25%
- SPECIMEN TREE TO BE REMOVED
- CRITICAL ROOT ZONE
- FOREST CONSERVATION EASEMENT





LEGEND

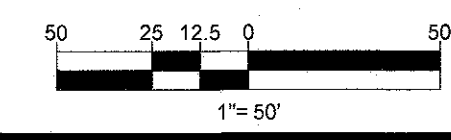
- STEEP SLOPES 15-25%
- STEEP SLOPES >25%
- SPECIMEN TREE (PROPOSED TO BE REMOVED)
- CRITICAL ROOT ZONE
- FOREST CONSERVATION EASEMENT

MD-378 Detention Pond

Storm Event	Ex. Discharge (c.f.s.)	Prop. Discharge (c.f.s.)	HWEL (ft)
1-YR	12.72	11.52	101.36
2-YR	21.06	15.69	101.84
10-YR	52.28	25.88	103.84
100-YR	70.83	43.13	104.99

DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
TENTATIVELY APPROVED
9-12-17
DATE

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT FROM SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR IDENTIFY A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND ALL CONFORMANCE WITH ALL REGULATIONS AND CODES.



SUBDIVISION NAME: ELKRIDGE WOODS
SECTION/AREA: N/A
DEED # 11161700197 & 1117500393

OWNER:
ESC ELKRIDGE WOODS, L.C.
5074 DORSEY HALL ROAD SUITE 205
ELLCOTT CITY, MD 21042
PHONE: (410) 720-3021

DEVELOPER:
ELM STREET DEVELOPMENT
5074 DORSEY HALL ROAD, SUITE 205
ELLCOTT CITY, MD 21042
CONTACT: JASON VAN KIRK
PHONE: (410) 720-3021

TAX MAP: 38 GRID: 9 ZONED: R-12
PARCELS: 756 & 340
1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

PREVIOUS FILE No.: ECP-16-006
F-05-094 S-16-001
CONTR. 14-4220-D S-03-02
WP-16-150 P-04-11

PROFESSIONAL CERTIFICATION
I, BRANCON 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: 7/3/2019

BOHLER ENGINEERING

CORPORATE OFFICE:
WYOMING, NJ

CIVIL & CONSULTING ENGINEERS

SURVEYORS

PROJECT MANAGERS

ENVIRONMENTAL CONSULTANTS

LANDSCAPE ARCHITECTS

APPROVED BY:

- BOHLE, MD
- TOWSON, MD
- ROTHSCHILD, MA
- ALBANY, NY
- WILMINGTON, DE
- WARRINGTON, VA
- POPLAR BLVD, ALABAMA
- WILMINGTON, PA
- LANCASTER, PA

REVISIONS

REV	DATE	COMMENT	BY

BOHLER ENGINEERING

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, ENGINEERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811 (WV 1-800-245-4449) (PA 1-800-242-1772) (DC 1-800-257-7777) (VA 1-800-662-7271) (MD 1-800-257-7777) (DE 1-800-392-8529)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MD152015
AVG
DRAWN BY: BRR
CHECKED BY: BRR
DATE: 08/08/17
SCALE: 1" = 50'
CADD I.D.: SSD

PRELIMINARY PLAN

FOR

ELKRIDGE WOODS

LOTS 1-42 & OPEN SPACE LOTS 43 & 44

LOCATION OF SITE
5920 FLOREY ROAD
ELKRIDGE, MD
1ST ELECTION DISTRICT
TAX MAP 38, GRID 9,
PARCELS 756 & 340
HOWARD COUNTY

BOHLER ENGINEERING

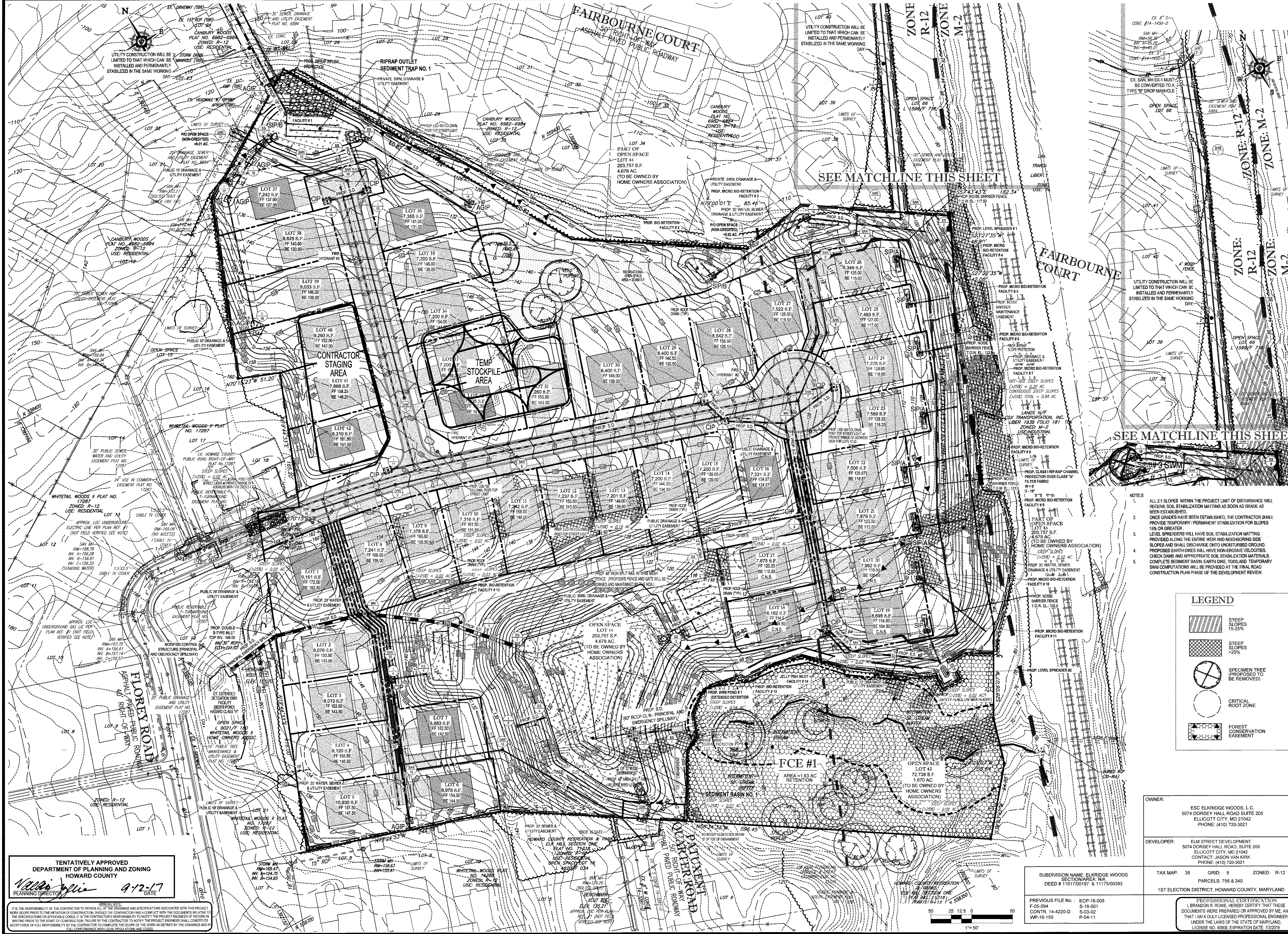
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7600
Fax: (410) 821-7987
www.BohlerEngineering.com

B. R. ROWE

PROFESSIONAL ENGINEER
LICENSE NO. 40808

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
5 OF 14



BOHLER ENGINEERING

CORPORATE OFFICE:
 901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21284
 PHONE: (410) 821-7800
 FAX: (410) 821-7807
 WWW: www.BohlerEngineering.com

OFFICES:
 BOWIE, MD
 TOWSON, MD
 WASHINGTON, VA
 CHARLOTTE, NC
 PHILADELPHIA, PA
 TAMPA, FL

CIVIL & CONSULTING ENGINEERS
 SURVEYORS
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REVISIONS

REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

PROJECT No: MD152015
 DRAWN BY: AVG
 CHECKED BY: BRR
 DATE: 08/09/17
 SCALE: 1" = 50'
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PRELIMINARY PLAN
 FOR
ELKRIDGE WOODS
 LOTS 1-42 &
 OPEN SPACE LOTS 43 & 44
 LOCATION OF SITE
 5920 FLOREY ROAD
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 PARCELS 756 & 340
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 TOWSON, MARYLAND 21284
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 Fax: (410) 821-7807
 www.BohlerEngineering.com

B.R. ROWE

PROFESSIONAL ENGINEER
 LICENSE NO. 16388
 EXPIRES 12/31/2019

EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER:
6 OF 14

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Nadia Spivey 9-12-17
 PLANNING DIRECTOR DATE

GENERAL NOTE:
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DENIED BY THE DRAWINGS AND ALL FULL COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND CODES.

- NOTES
- ALL 2:1 SLOPES WITHIN THE PROJECT LIMIT OF DISTURBANCE WILL RECEIVE SOIL STABILIZATION MATTING AS SOON AS GRADE AS BEEN ESTABLISHED.
 - ONCE GRADES HAVE BEEN ESTABLISHED, THE CONTRACTOR SHALL PROVIDE TEMPORARY / PERMANENT STABILIZATION FOR SLOPES 15% OR GREATER.
 - LEVEL SPREADERS WILL HAVE SOIL STABILIZATION MATTING PROVIDED ALONG THE ENTIRE WEIR AND NEIGHBORING SIDE SLOPES AND SHALL DISCHARGE ONTO UNDISTURBED GROUND.
 - PROPOSED EARTH Dikes WILL HAVE NON-EROSIVE VELOCITIES. CHECK DAMS AND APPROPRIATE SOIL STABILIZATION MATERIALS COMPLETE SEDIMENT BASIN, EARTH DIKE, TOGS AND TEMPORARY SWM COMPUTATIONS WILL BE PROVIDED AT THE FINAL ROAD CONSTRUCTION PLAN PHASE OF THE DEVELOPER REVIEW.

LEGEND

- STEEP SLOPES 15-25%
- STEEP SLOPES >25%
- SPECIMEN TREE (PROPOSED TO BE REMOVED)
- CRITICAL ROUTE ZONE
- FOREST CONSERVATION EASEMENT

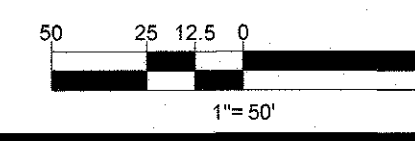
SUBDIVISION NAME: ELKRIDGE WOODS SECTION/AREA: NA DEED # 1161700197 & 1117500393

TAX MAP: 38 GRID: 9 ZONED: R-12 PARCELS: 756 & 340

1ST ELECTION DISTRICT: HOWARD COUNTY, MARYLAND

PREVIOUS FILE No.: ECP-16-008 F-05-094 S-16-001 CONTR. 14-4220-D S-03-02 WP-16-150 P-04-11

PROFESSIONAL CERTIFICATION I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 40888, EXPIRATION DATE: 7/3/2019





RIPRAP OUTLET SEDIMENT TRAP No.1

SCALE: 1" = 50'



SEDIMENT BASIN No.1

SCALE: 1" = 50'

NOTES

- ALL 2:1 SLOPES WITHIN THE PROJECT LIMIT OF DISTURBANCE WILL RECEIVE SOIL STABILIZATION MATTING AS SOON AS GRADES ARE ESTABLISHED.
- ONCE GRADES HAVE BEEN ESTABLISHED, THE CONTRACTOR SHALL PROVIDE TEMPORARY / PERMANENT STABILIZATION FOR SLOPES 15% OR GREATER.
- LEVEL SPREADERS WILL HAVE SOIL STABILIZATION MATTING PROVIDED ALONG THE ENTIRE WEIR AND NEIGHBORING SIDE SLOPES AND SHALL DISCHARGE ONTO UNDISTURBED GROUND.
- PROPOSED EARTH DIKES WILL HAVE NON-EROSIVE VELOCITIES. CHECK DAMS AND APPROPRIATE SOIL STABILIZATION MATERIALS. COMPLETE SEDIMENT BASIN, EARTH DIKE, TIGOS AND TEMPORARY SWM COMPUTATIONS WILL BE PROVIDED AT THE FINAL ROAD CONSTRUCTION PLAN PHASE OF THE DEVELOPMENT REVIEW.

LEGEND

- STEEP SLOPES 15-25%
- STEEP SLOPES >25%
- SPECIMEN TREE (TO BE REMOVED)
- CRITICAL ROOT ZONE
- FOREST CONSERVATION EASEMENT

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Valerie Zani 9-12-17
PLANNING DIRECTOR DATE

GENERAL NOTE
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SUBDIVISION NAME: ELKRIDGE WOODS
SECTION/AREA: N/A
DEED # 1161700197 & 1117300393

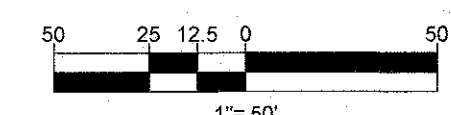
PREVIOUS FILE No.: ECP-16-008
P-05-094
CONTR. 14-4220-D S-15-001
WP-16-150 S-03-02 P-04-11

OWNER:
ESC ELKRIDGE WOODS, L.C.
5074 DORSEY HALL ROAD SUITE 205
ELLICOTT CITY, MD 21042
PHONE: (410) 720-3021

DEVELOPER:
ELM STREET DEVELOPMENT
5074 DORSEY HALL ROAD, SUITE 205
ELLICOTT CITY, MD 21042
CONTACT: JASON VAN KIRK
PHONE: (410) 720-3021

TAX MAP: 38 GRID: 9 ZONED: R-12
PARCELS: 756 & 340

1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND



BOHLER ENGINEERING
CORPORATE OFFICE: WARRAGEN, NJ
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

OFFICES:
BOWIE, MD
TOWSON, MD
WARRAGEN, NJ
WARRINGTON, VA
FARMERSVILLE, VA
FARMERSVILLE, VA
FARMERSVILLE, VA
FARMERSVILLE, VA

REVISIONS

REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MD152015
DRAWN BY: AVG
CHECKED BY: BRR
DATE: 08/08/17
SCALE: 1" = 50'
CAD I.D.: SSO

PRELIMINARY PLAN
FOR
ELKRIDGE WOODS
LOTS 1-42 & OPEN SPACE LOTS 43 & 44
5920 FLOREY ROAD
ELKRIDGE, MD
1ST ELECTION DISTRICT
TAX MAP 38, GRID 9,
PARCELS 756 & 340
HOWARD COUNTY

BOHLER ENGINEERING
301 DULANEY VALLEY ROAD,
SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

B. BRITTON
PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 40808
8/9/17

SHEET TITLE:
EROSION & SEDIMENT CONTROL PLAN
SHEET NUMBER:
7 OF 14

SPECIMEN TREES

KEY	SPECIES NAME	SIZE	TO REMAIN
1	TULIP POPLAR	35"	N
2	TULIP POPLAR	33"	N
3	TULIP POPLAR	52"	N
4	WHITE OAK	34"	N
5	TULIP POPLAR	39"	Y
6	TULIP POPLAR	30"	N
7	TULIP POPLAR	30"	N
8	TULIP POPLAR	39"	Y
9	SCARLET OAK	31"	N
10	TULIP POPLAR	33"	Y
11	TULIP POPLAR	36"	N
12	CATALPA	40"	N
13	TULIP POPLAR	35"	Y
14	RED OAK	37.5"	Y
15	TULIP POPLAR	40"	Y
16	RED OAK	38"	Y
17	TULIP POPLAR	35.5"	Y
18	RED OAK	34"	Y
19	TULIP POPLAR	35"	Y
20	TULIP POPLAR	37.5"	Y
21	RED MAPLE	32"	N
22	TULIP POPLAR	33"	N
23	RED MAPLE	35"	N

UNDER MD 16-150, SECTION 18.1205 (A) (7) - A REQUEST HAS BEEN MADE TO DRY FOR THE REMOVAL OF TWELVE (12) SPECIMEN TREES. MITIGATION FOR THE REMOVAL OF THESE TWELVE (12) SPECIMEN TREES IS TO CONSIST OF TWO (2) 3-4" CALIBER TREE FOR EACH ONE (1) REMOVED SIMILAR OR IDENTICAL SPECIES. THESE TWENTY FOUR (24) 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. SURETY AND INSPECTION FEES SHALL BE POSTED WITH THE DPW DEVELOPER'S AGREEMENT AT THE FINAL PLAN STAGE FOR THIS DEVELOPMENT. THE SYMBOL "W" REPRESENTS PLANT MATERIAL TO MEET THIS REQUIREMENT. PENDING APPROVAL.

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SCHEDULE 'A' - PERIMETER LANDSCAPE EDGE

PERIMETER	CATEGORY (P = PROPERTIES, R = ROWWAYS)	LANDSCAPE TYPE	LINEAR FEET OF PERIMETER	CREDIT FOR EX. VEGETATION (YES/NO)	CREDIT FOR EX. VEGETATION (YES/NO)	NUMBER OF PLANTS REQUIRED			NUMBER OF PLANTS PROVIDED		
						EVERGREEN TREES	SHADE TREES	ORNAMENTAL TREES	EVERGREEN TREES	SHADE TREES	ORNAMENTAL TREES
#1	P	A*	800 LF	NO	NO (0)	23	18	23	0	18	2
#2	P	B*	766 LF	YES (165 LF) 581 LF	NO (0)	0	10	17	0	2	2
#3	P	C*	841 LF	YES (400 LF) 441 LF	NO (0)	22	11	22	0	11	11
#4	P	B*	1085 LF	NO	NO (0)	28	22	37	0	19	19
#5	R	R	110 LF	NO	NO (0)	3	3	5	1	0	0
#6	R	R	110 LF	NO	NO (0)	3	3	5	1	0	0
TOTAL						79	67	104	9	51	51

SCHEDULE D - STORMWATER MANAGEMENT AREA LANDSCAPING

CATEGORY	FACILITY #1	FACILITY #2	FACILITY #3	FACILITY #4	FACILITY #5	FACILITY #6	FACILITY #7
LINEAR FEET OF PERIMETER	247'	109'	127'	116'	202'	540'	242'
CREDIT FOR EXISTING VEGETATION (YES/NO)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
CREDIT FOR WALL, FENCE, OR BERM (YES/NO)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NUMBER OF PLANTS REQUIRED	NUMBER OF PLANTS REQUIRED	NUMBER OF PLANTS REQUIRED	NUMBER OF PLANTS REQUIRED	NUMBER OF PLANTS REQUIRED	NUMBER OF PLANTS REQUIRED	NUMBER OF PLANTS REQUIRED	NUMBER OF PLANTS REQUIRED
SHADE TREES	0	0	0	0	0	0	0
OTHER TREES	0	0	0	0	0	0	0
EVERGREEN TREES	0	0	0	0	0	0	0
SHRUBS	0	0	0	0	0	0	0
NUMBER OF PLANTS PROVIDED	NUMBER OF PLANTS PROVIDED	NUMBER OF PLANTS PROVIDED	NUMBER OF PLANTS PROVIDED	NUMBER OF PLANTS PROVIDED	NUMBER OF PLANTS PROVIDED	NUMBER OF PLANTS PROVIDED	NUMBER OF PLANTS PROVIDED
SHADE TREES	0	0	0	0	0	0	0
EVERGREEN TREES	0	0	0	0	0	0	0
OTHER TREES (21 SUBSTITUTION)	0	0	0	0	0	0	0
SHRUBS (10-1 SUBSTITUTION)	0	0	0	0	0	0	0

HOWARD COUNTY, MD COMPLIANCE CHART:

LANDSCAPE EDGE TYPE	LANDSCAPE CHARACTER	SHADE TREE(S) PER LINEAR FOOT	EVERGREEN TREE(S) PER LINEAR FOOT	SHRUB(S) PER LINEAR FOOT
A	LIGHT BUFFER	1.60	0	0
B	MODERATE BUFFER	1.50	1.40	0
C	HEAVY BUFFER	1.40	1.20	0
D	SCREEN	1.60	1.10	0
E	BUFFER - PARKING ADJ TO ROADWAY	1.40	0	1.4

STREET TREE CHART

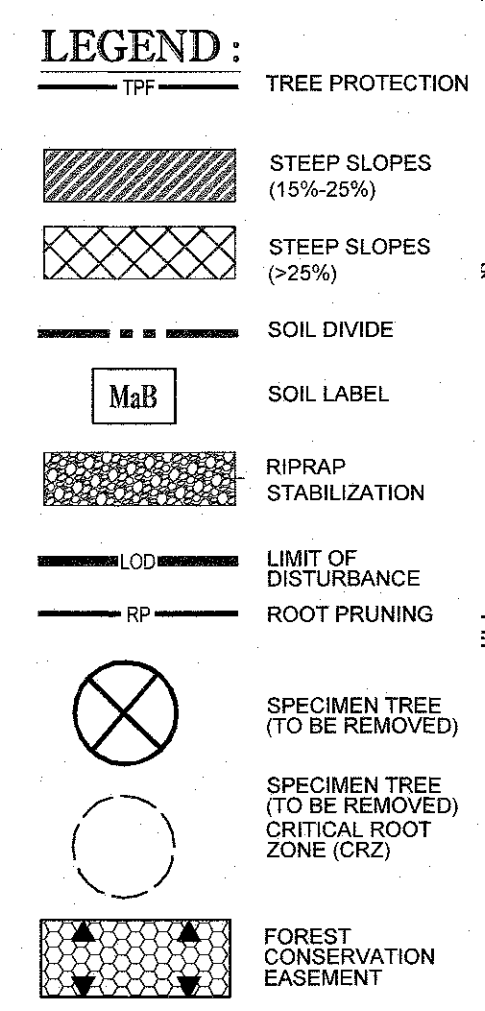
STREET NAME	REQUIRED	PROVIDED
COMPANION LANE (385 X 2 = 730 LF / 40)	19 TREES	19 TREES
FLOREY ROAD (638 X 2 = 1276 LF / 40)	32 TREES	32 TREES
TOTAL TREES	51 TREES	51 EQUIVALENT TREES

- THE SYMBOL "T" REPRESENTS PLANT MATERIAL TO MEET THIS REQUIREMENT.
- FINANCIAL SURETY FOR THE REQUIRED 40 STREET TREES WILL BE POSTED WITH THE DEVELOPMENT ENGINEERING DIVISION (DED) COST ESTIMATE UNDER THE FINAL PLAN SUBMISSION.
 - SHADE TREES MUST BE PLANTED A MINIMUM OF 40 FEET AND ORNAMENTAL TREES MUST BE PLANTED A MINIMUM OF 25 FEET FROM POWER LINES FROM POWER LINES PER B.G.E. PLANTING GUIDE.
 - FINAL PLACEMENT OF STREET TREES WILL OCCUR IN THE FIELD AND BE PLACED A MINIMUM OF 30 FEET FROM ALL SIGNS AND INTERSECTIONS WHEN PLANTED BETWEEN SIDEWALK AND CURB. BE LOCATED WITH CONSIDERATION OF UNDERGROUND UTILITIES AND STRUCTURES AND MAINTAIN A MINIMUM 5 FEET DISTANCE ON CENTER FROM A DRAIN INLET STRUCTURE, 5 FEET FROM AN OPEN ACCESS STRIP AND 10 FEET FROM A DRIVEWAY.
 - THE HEALTH DEPARTMENT MAY REQUIRE DISTURBANCE TO THE TREES WITHIN THE VICINITY OF THE SRA. IF DAMAGE OCCURS, THE TREES MUST BE REPLACED IN KIND.

LANDSCAPE SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONT.
SHADE TREES					
AR	36	ACER RUBRUM	RED MAPLE (SEMI-DWARF)	2 1/2" CAL / 10-14'	9-B
LT	26	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2 1/2" CAL	9-B
FLO	43	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2 1/2" CAL	9-B
TTM	19	TILIA TOMENTOSA 'GREEN MOUNTAIN'	GREEN MOUNTAIN SILVER LINDEN	2 1/2" CAL	9-B
UA	19	ULMUS AMERICANA 'DELAVAR'	DELAWARE AMERICAN BLM	2 1/2" CAL	9-B
ZS	22	ZELKOVA SERATA	JAPANESE ZELKOVA	2 1/2" CAL / 10-14'	9-B
SUBTOTAL	161				
ORNAMENTAL TREES					
CC	8	CERCIS CANADENSIS	BASTARD REDBUD	2 1/2" CAL / 10-14'	9-B
SUBTOTAL	8				
EVERGREEN TREES					
ABC	3	ABIES CONCOLOR	WHITE FIR	5'	9-B
CLY	19	XIPHOXYPIA LEYLANDII	LEYLAND CYPRESS	5'	9-B
IO	35	ILEX OPACA	AMERICAN HOLLY	5'	9-B
PMB	37	PRUNUS AEREA	NORWAY SPRUCE	5'	9-B
PS	38	PRUNUS SPINOSA	EASTERN WHITE PINE	5'	9-B
SUBTOTAL	166				

- NOTES:
- IF ANY TREE DESIGNATED FOR PRESERVATION FOR WHICH LANDSCAPING CREDIT IS GIVEN, THE PRIOR TO RELEASE OF BONDS, THE OWNER 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 CALIBER AND INSTALLED AS REQUIRED IN THE HOWARD COUNTY LANDSCAPE MANUAL.
 - THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION AND WHEN NECESSARY, REPAIRED OR REPLACED.
 - AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPING MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
4-12-17
DATE

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INCEPTION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A DISCREPANCY WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

BOHLER ENGINEERING

CORPORATE OFFICE:
1000 N. JONES RD.
BOWERS, MD 21032
PHONE: (410) 720-3021

PROJECT MANAGERS:
BOHNER, MD
TOWSON, MD
ELICOTT CITY, MD
CHICAGO, IL
PHILADELPHIA, PA

ENVIRONMENTAL CONSULTANTS:
BOHNER, MD
TOWSON, MD
ELICOTT CITY, MD
CHICAGO, IL
PHILADELPHIA, PA

LANDSCAPE ARCHITECTS:
BOHNER, MD
TOWSON, MD
ELICOTT CITY, MD
CHICAGO, IL
PHILADELPHIA, PA

CIVIL & CONSULTING ENGINEERS:
SURVEYORS

REVISIONS

REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXISTING DESIGNERS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE: CALL - 811 (WV 1-800-348-3888; PA 1-800-342-3777; DC 1-800-331-7177; VA 1-800-552-7001) (MD 1-800-227-7777; DE 1-800-292-2555)

NOT ADOPTED FOR CONSTRUCTION

PROJECT No: M152015
AVG
DRAWN BY: BRB
CHECKED BY: GBR
DATE: 08/08/17
SCALE: 1" = 50'
CAD: LPO

PRELIMINARY PLAN

FOR
ELKRIDGE WOODS
LOTS 1-42 &
OPEN SPACE LOTS 43 & 44
LOCATION OF SITE
5920 FLOREY ROAD
ELKRIDGE, MD
1ST ELECTION DISTRICT
TAX MAP 38, GRID 9
PARCELS 756 & 340
HOWARD COUNTY

BOHLER ENGINEERING

901 DULANEY VALLEY ROAD,
SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7500
Fax: (410) 821-7587
www.BohlerEngineering.com

E.R. McWILLIAMS

REGISTERED PROFESSIONAL ARCHITECT

LANDSCAPE PLAN

SHEET NUMBER:
8 OF 14

SUBDIVISION NAME: ELKRIDGE WOODS SECTION/AREA: N/A DEED # 1161700197 & 1117600393

TAX MAP: 38 GRID: 9 ZONED: R-12 PARCELS: 756 & 340

1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

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. 3897, EXPIRATION DATE: 9/20/2019

PREVIOUS FILE No.: ECP-16-038 S-16-001 CONTR. 14-4220-D S-03-02 WP-16-150

