



SOILS TABLE				
SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL	K FACTOR
CrD	Croom and Evesboro soils, 10 to 15 percent slopes	C	NO	0.32
RsC	Russett fine sandy loam, 10 to 10 percent slopes	C	NO	0.28
RsD	Russett fine sandy loam, 10 to 15 percent slopes	C	NO	0.28
SrE	Urban land-Chillum-Beltsville complex, 5 to 15 percent slopes	B	YES	0.32
UcD	Urban land-Chillum-Beltsville complex, 5 to 15 percent slopes	C	YES	0.43

SEE MATCHLINE THIS SHEET

SEE MATCHLINE THIS SHEET

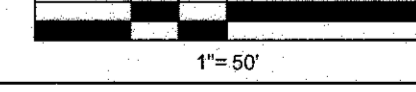
TOTAL AREA: 671,213 S.F. OR 15.409 AC.

LEGEND

- STEEP SLOPES 15-25%
- STEEP SLOPES >25%
- SPECIMEN TREE TO BE REMOVED
- CRITICAL ROOT ZONE
- TREE CLEARING AREA

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	37.5" Y	
14	RED OAK	35" 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	



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
10-7-16
DATE

GENERAL NOTE: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT...
DATE: 10-7-16

SUBDIVISION NAME: TBD
DEED # 11817/00197 & 11175/00393
PREVIOUS FILE No.: F-05-364
CONTR. 14-4220-D
ECP-16-008

OWNERS:
RHONDA REDD
PO BOX 8465
ELK RIDGE, MD 21075

FREDERICK SIPES, JR.
JOHNNY SIPES
DAVID SIPES
850 MARIOTTTSVILLE RD
MARIOTTTSVILLE, MD 21104

DEVELOPER:
ELM STREET DEVELOPMENT
5074 DORSEY HALL ROAD, SUITE 205
COLUMBIA, MD 21042
CONTACT: JASON VAN KIRK
PHONE: (410) 729-3021

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

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. 26088, EXPIRATION DATE: 7/3/2017

BOHLER ENGINEERING

CORPORATE OFFICE:
WARREN, NJ

OFFICES:
SOUTH BEND, IN
ALBANY, NY
CHAMONT, PA
CENTER VALLEY, PA
PHILADELPHIA, PA

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

REVISIONS

REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MD152015
DRAWN BY: AVS
CHECKED BY: BRR
DATE: 10/03/16
SCALE: 1" = 50'
CAD LID: S51

SKETCH PLAN

FOR

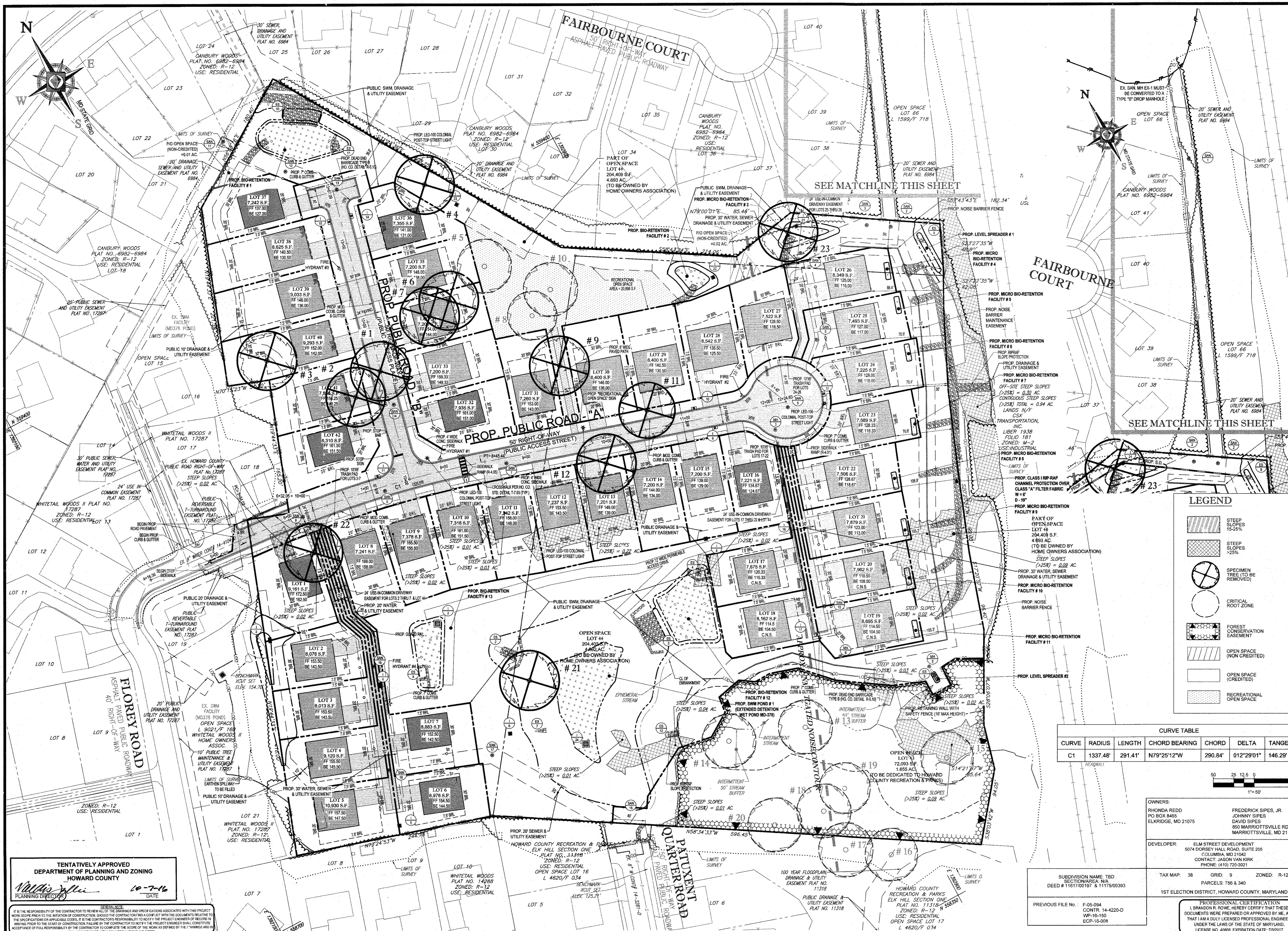
REDD & SIPES PROPERTIES
LOTS 1-42 & OPEN SPACE LOTS 43&44
LOCATION OF SITE
5920 FLOREY ROAD
ELK RIDGE, MD
1ST ELECTION DISTRICT
TAX MAP 38, GRID 9
PARCELS 756 & 340
HOWARD COUNTY

BOHLER ENGINEERING

901 DULANEY VALLEY ROAD,
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TOWSON, MARYLAND 21204
Phone: (410) 821-7900
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www.BohlerEngineering.com

B.R. ROWE
PROFESSIONAL ENGINEER
No. 40588
Professional Engineer
1946

SHEET TITLE:
EXISTING CONDITIONS & DEMOLITION PLAN
SHEET NUMBER:
2 OF 7



BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

OFFICES:
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• BOSTON, MA
• ALBANY, NY
• RICHMOND, VA
• STERLING, VA
• FORT LAUDERDALE, FL
• TAMPA, FL

PHILADELPHIA, PA
PHILADELPHIA, PA
PHILADELPHIA, PA

REVISIONS

REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MD150215
DRAWN BY: AVS
CHECKED BY: BBR
DATE: 10/03/16
SCALE: 1" = 50'
CAD I.D.: SS1

SKETCH PLAN

FOR

REDD & SIPES PROPERTIES

LOTS 1-12 & 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

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SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
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www.BohlerEngineering.com

B. B. ROWE

PROFESSIONAL ENGINEER

14446

SKETCH PLAN

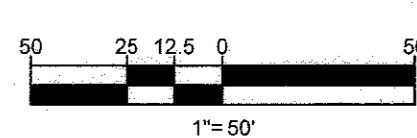
SHEET TITLE

3 OF 7

SHEET NUMBER

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	1337.48'	291.41'	N79°25'12"W	290.84'	012°29'01"	146.29'



OWNERS:
RHONDA REDD
PO BOX 8465
ELK RIDGE, MD 21075

FREDERICK SIPES, JR.
JOHNNY SIPES
DAVID SIPES
850 MARRIOTTSVILLE RD
MARRIOTTSVILLE, MD 21104

DEVELOPER:
ELM STREET DEVELOPMENT
5074 DORSEY HALL ROAD, SUITE 205
COLUMBIA, MD 21042
CONTACT: JASON VAN KIRK
PHONE: (410) 720-5021

TAX MAP: 38 **GRID:** 9 **ZONED:** R-12

PARCELS: 756 & 340

1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

PREVIOUS FILE No.: F-05-094
CONTR. 14-4220-D
WP-16-150
ECP-10-008

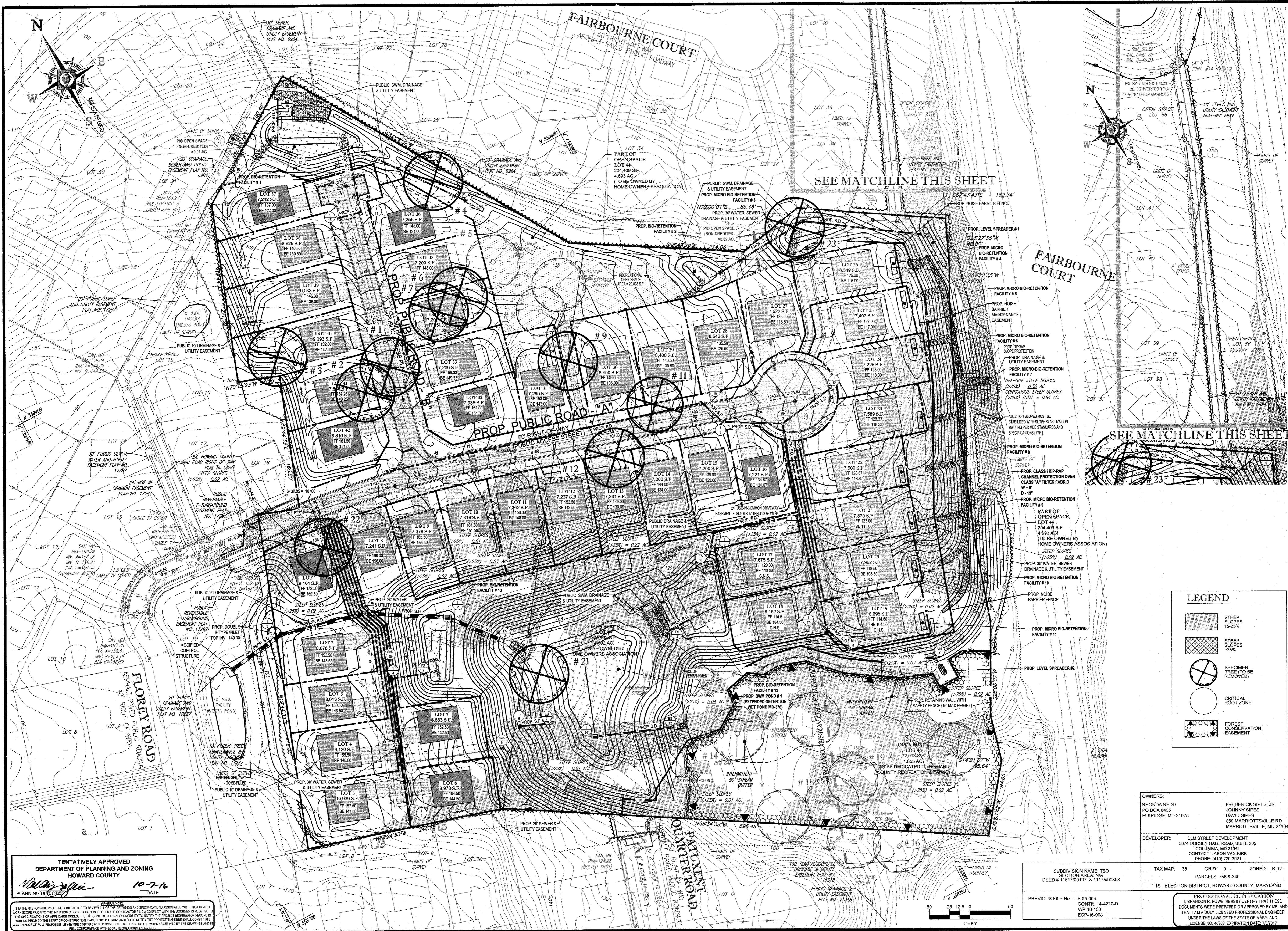
PROFESSIONAL CERTIFICATION:
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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Walter J. ...
PLANNING DIRECTOR

08-27-16
DATE

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SHOULD BE TO THE INTENT 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 WORK AS SHOWN BY THE DRAWINGS AND SPECIFICATIONS AND CODES.



BOHLER ENGINEERING

CORPORATE OFFICE: WARREN, NJ

OFFICES:

- BOHLER, VA
- CHAMONT, PA
- PORT LAUDERDALE, FL
- PORTLAND, ME
- ROSELAND, NJ
- TOWSON, MD
- WASHINGTON, VA

CIVIL & CONSULTING ENGINEERS

SURVEYORS

PROJECT MANAGERS

ENVIRONMENTAL CONSULTANTS

LANDSCAPE ARCHITECTS

REVISIONS

REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MD152016
 DRAWN BY: AVG
 CHECKED BY: BRR
 DATE: 10/03/16
 SCALE: 1" = 50'
 CAD I.D.: S31

SKETCH PLAN

FOR

REDD & SIPES PROPERTIES

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

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B.R. ROWE

PROFESSIONAL ENGINEER

STATE OF MARYLAND

NO. 40938

EXPIRES 12/31/17

SHEET TITLE:

GRADING AND UTILITY PLAN

SHEET NUMBER:

4 OF 7

TENTATIVELY APPROVED

DEPARTMENT OF PLANNING AND ZONING

HOWARD COUNTY

10-7-16

DATE

GENERAL NOTE: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORKSHEET 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 BY 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 SET FORTH BY THE DRAWINGS AND ALL REQUIREMENTS, REGULATIONS, ORDINANCES AND CODES.

SUBDIVISION NAME: TBD

SECTION/AREA: N/A

DEED #: 1161700197 & 1117500393

OWNERS:

RHONDA REDD
 PO BOX 8465
 ELK RIDGE, MD 21075

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 JOHNNY SIPES
 DAVID SIPES
 850 MARRIOTTSVILLE RD
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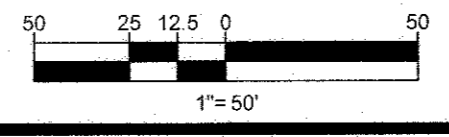
TAX MAP: 38 GRID 9 ZONED: R-12

PARCELS: 756 & 340

1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

PROFESSIONAL CERTIFICATION

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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 WP-16-150, SECTION 16, 1205 (A) (7) - A REQUEST HAS BEEN MADE TO DPZ 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 PLANTED 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. AND SURETY AND INSPECTION FEES SHALL BE POSTED WITH THE DPW DEVELOPERS AGREEMENT AT THE FINAL PLAN STAGE FOR THIS DEVELOPMENT. THE SYMBOL "R" REPRESENTS PLANT MATERIAL TO MEET THIS REQUIREMENT. PENDING APPROVAL.

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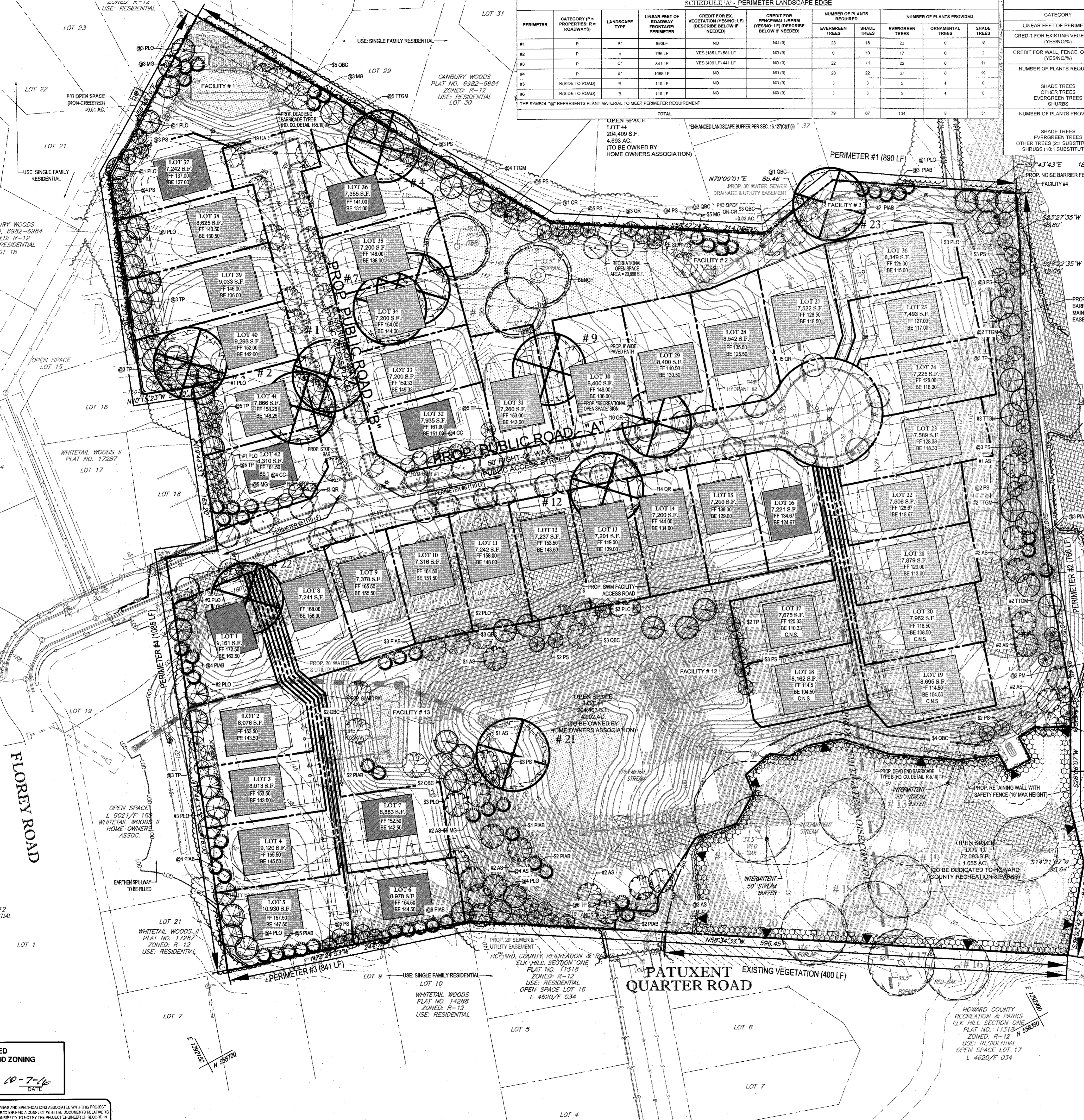
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SCHEDULE 'A' - PERIMETER LANDSCAPE EDGE

PERIMETER	CATEGORY (P = PROPERTIES & ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	CREDIT FOR EX. VEGETATION (YES/NO) (F) (DESCRIBE BELOW IF NEEDED)	CREDIT FOR FENCE/WALL/BERM (YES/NO) (F) (DESCRIBE BELOW IF NEEDED)	NUMBER OF PLANTS REQUIRED	NUMBER OF PLANTS PROVIDED
#1	P	B	896'F	NO	NO (0)	23	18
#2	P	A	766'F	YES (185'F) 581'F	NO (0)	0	10
#3	P	C	84'F	YES (40'F) 44'F	NO (0)	22	11
#4	P	B	108'F	NO	NO (0)	28	22
#5	R	B	110'F	NO	NO (0)	3	3
#6	R	B	110'F	NO	NO (0)	3	3
TOTAL						78	67

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	5	3	3	3	4	11	5
NUMBER OF PLANTS PROVIDED	5	3	3	3	4	11	5

HOWARD COUNTY, MD COMPLIANCE CHART

LANDSCAPE EDGE TYPE	LANDSCAPE CHARACTER	SHADE TREES/ PER LINEAR FEET	EVERGREEN TREES/ PER LINEAR FEET	SHRUBS/ PER LINEAR FEET
A	LICHT 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

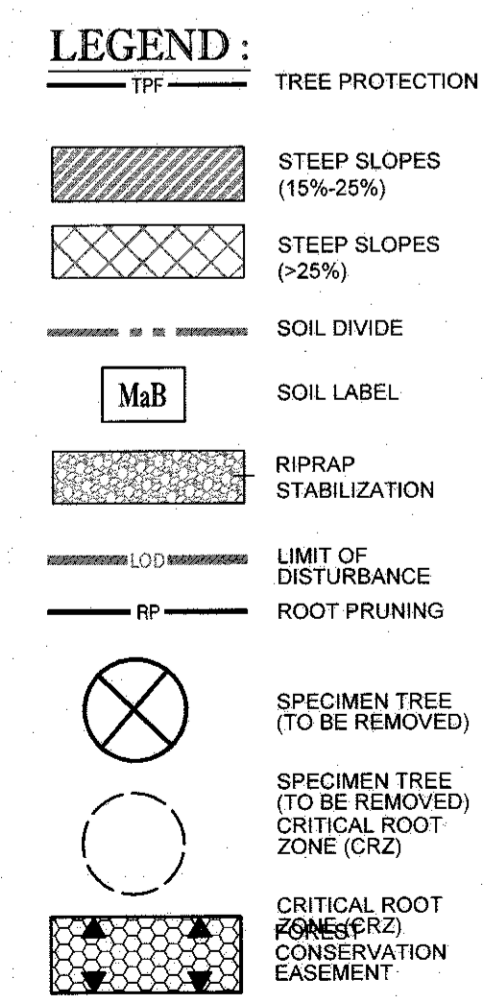
STREET NAME	REQUIRED	PROVIDED
NORTHERN ROAD (365 X 2 = 730 LF / 40)	19 TREES	19 TREES
FLOREY ROAD (638 X 2 = 1276 LF / 40)	32 TREES	32 TREES
TOTAL TREES	51 TREES	51 EQUIVALENT TREES

- THE SYMBOL "R" 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	SIZE	REMARKS
AS	22	ACER SACCHARINUM	SUGAR MAPLE	2 1/2" CAL.	B#6
PLO	42	PLATANUS OCCIDENTALIS	AMERICAN SPICEMORE	1 1/2" CAL.	B#6
OBC	26	QUERCUS BOOCOR	SWAMP WHITE OAK	1 1/2" CAL.	B#6
OR	38	QUERCUS RUBRA	RED OAK	1 1/2" CAL.	B#6
TTM	19	TIJA TOMENTOSA GREEN MOUNTAIN	GREEN MOUNTAIN SILVER LINDEN	1 1/2" CAL.	B#6
UA	19	ULMUS AMERICANA DELAWARE	DELAWARE AMERICAN ELM	1 1/2" CAL.	B#6
SUBTOTAL:	164				
CC	8	CERCIS CANADENSIS	EASTERN REDBUD	3/4" CAL. 18" H.	B#6
SUBTOTAL:	8				
ENHANCEMENT TREES					
MS	13	METASIDODON SPITIDIPRODORUS	CHINA REWOD	6"	B#6
PM	37	PIZABES	NORWAY SPRUCE	6"	B#6
FA	3	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	6"	B#6
PS	56	PRUNUS STROBUS	EASTERN WHITE PINE	6"	B#6
TP	35	THUJA PLICATA	WESTERN RED CEDAR	7 1/2"	B#6
SUBTOTAL:	150				

- NOTES:
- "R" SHOULD APPLY TO TREE DESIGNATED FOR PRESERVATION FOR WHICH LANDSCAPING CREDIT IS GIVEN. DIE PRIORITY 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 CALIPER 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
10-7-16

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SHALL BE IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

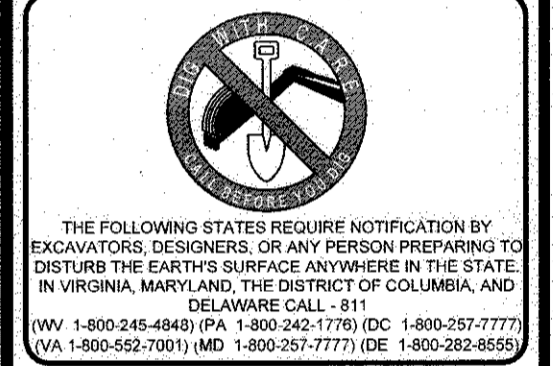
BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

1000 W. WASHINGTON ST. SUITE 200
FARMERSVILLE, VA 22434
703-891-1111

REVISIONS

REV	DATE	COMMENT	BY



NOT APPROVED FOR CONSTRUCTION

PROJECT NO: MD152015
DRAWN BY: AVS
CHECKED BY: BRR
DATE: 10/03/16
SCALE: 1" = 50'
CAD: LPM

SKETCH PLAN

FOR
REDD & SIPES PROPERTIES
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

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Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

E.R. WILLIAMS

REGISTERED PROFESSIONAL ARCHITECT
STATE OF MARYLAND
LICENSE NO. 11175, EXPIRES 12/31/2018

LANDSCAPE PLAN

SHEET NUMBER:
5 OF 7

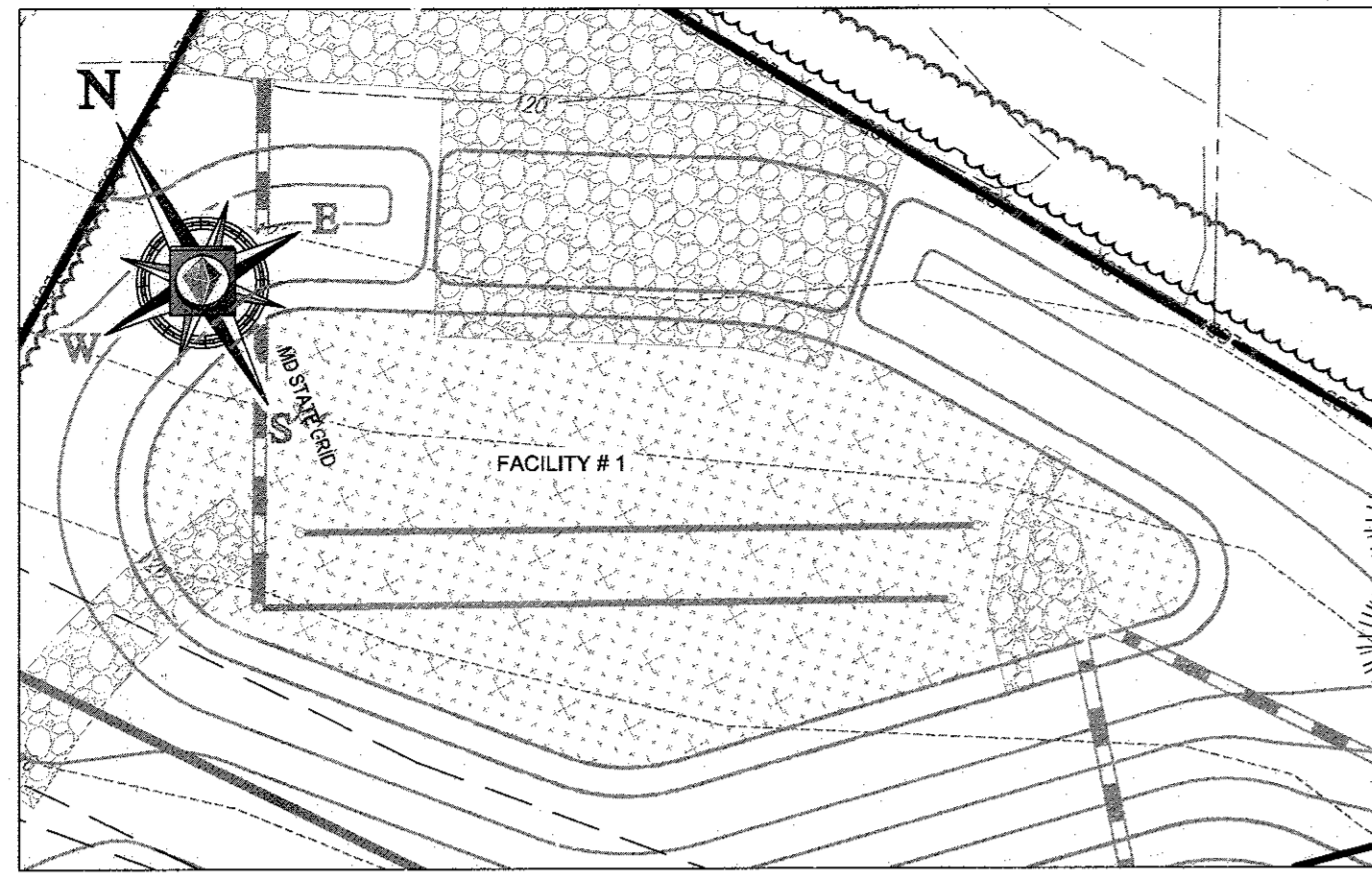
OWNERS: RHONDA REDD, PO BOX 84865, BALTIMORE, MD 21076; FREDERICK SIPES, JR., JOHNNY SIPES, DAVID SIPES, 850 MARRIOTTVILLE RD, MARRIOTTVILLE, MD 21104

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

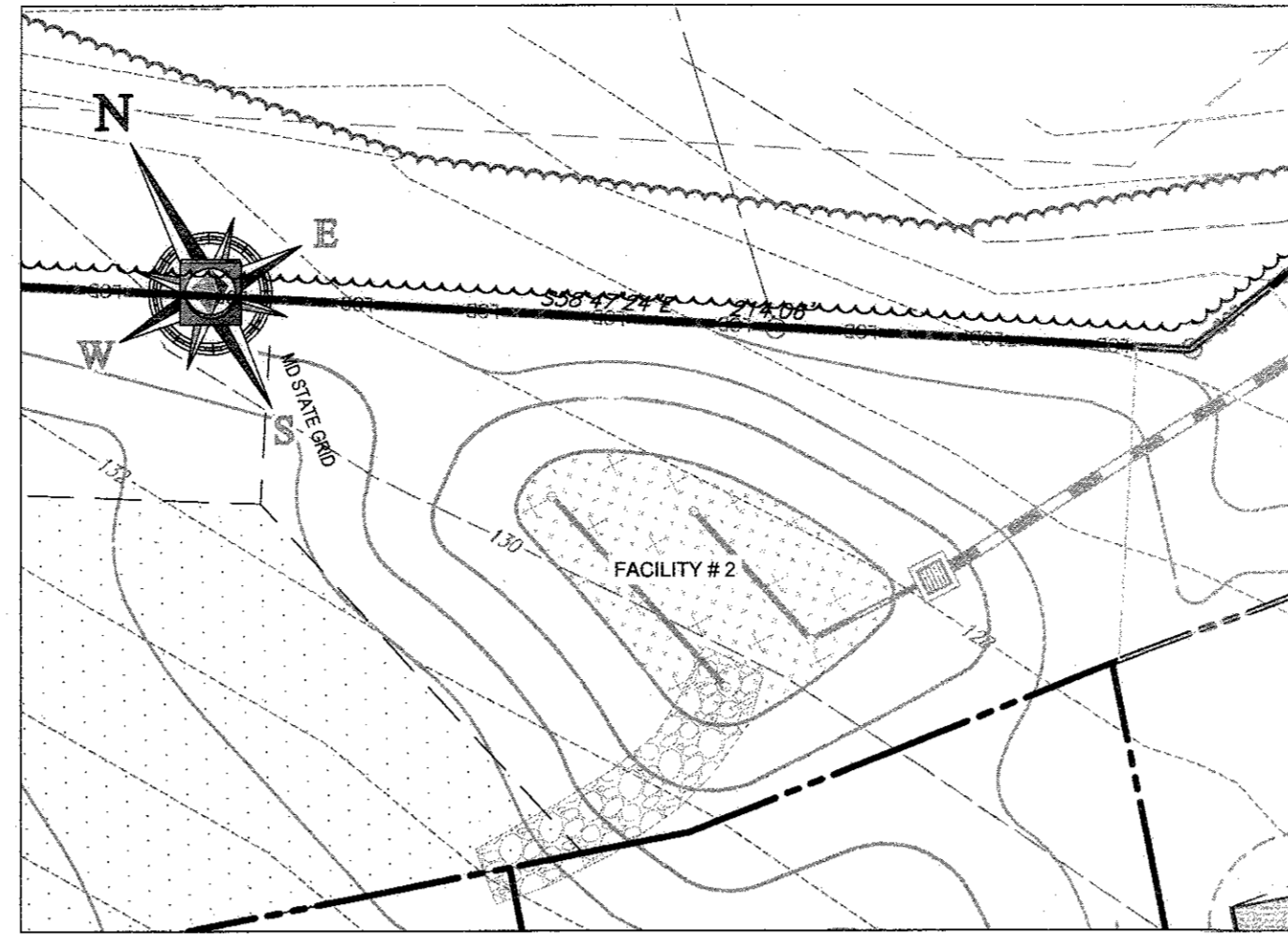
TAX MAP: 38 GRID: 9 ZONED: R-12 PARCELS: 756 & 340 1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

PREVIOUS FILE No.: F-05-094 CONTR: 14-4222-D WP-16-150 ECP-16-003

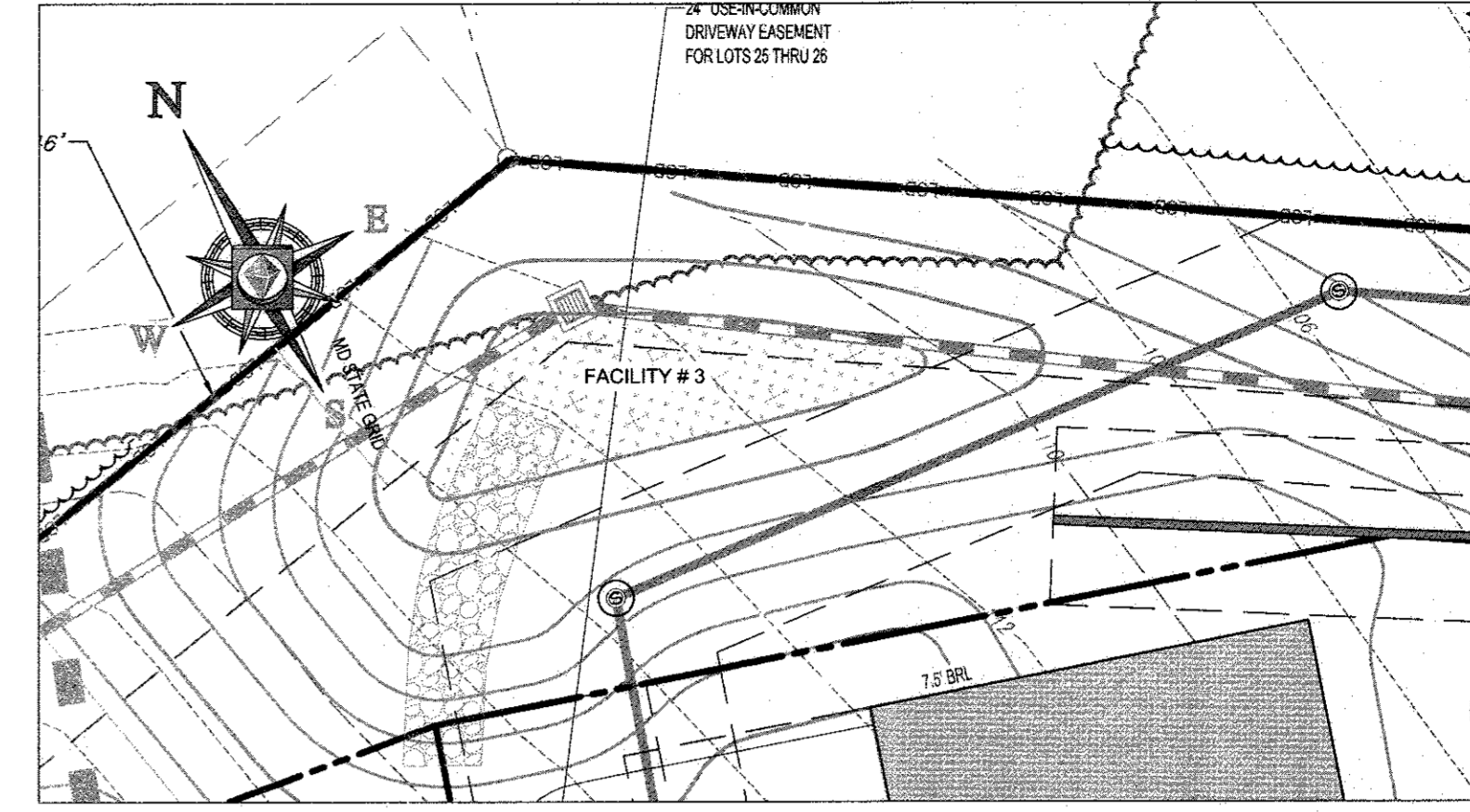
PROFESSIONAL CERTIFICATION: I, ERIC R. WILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3887, EXPIRATION DATE: 12/31/2018



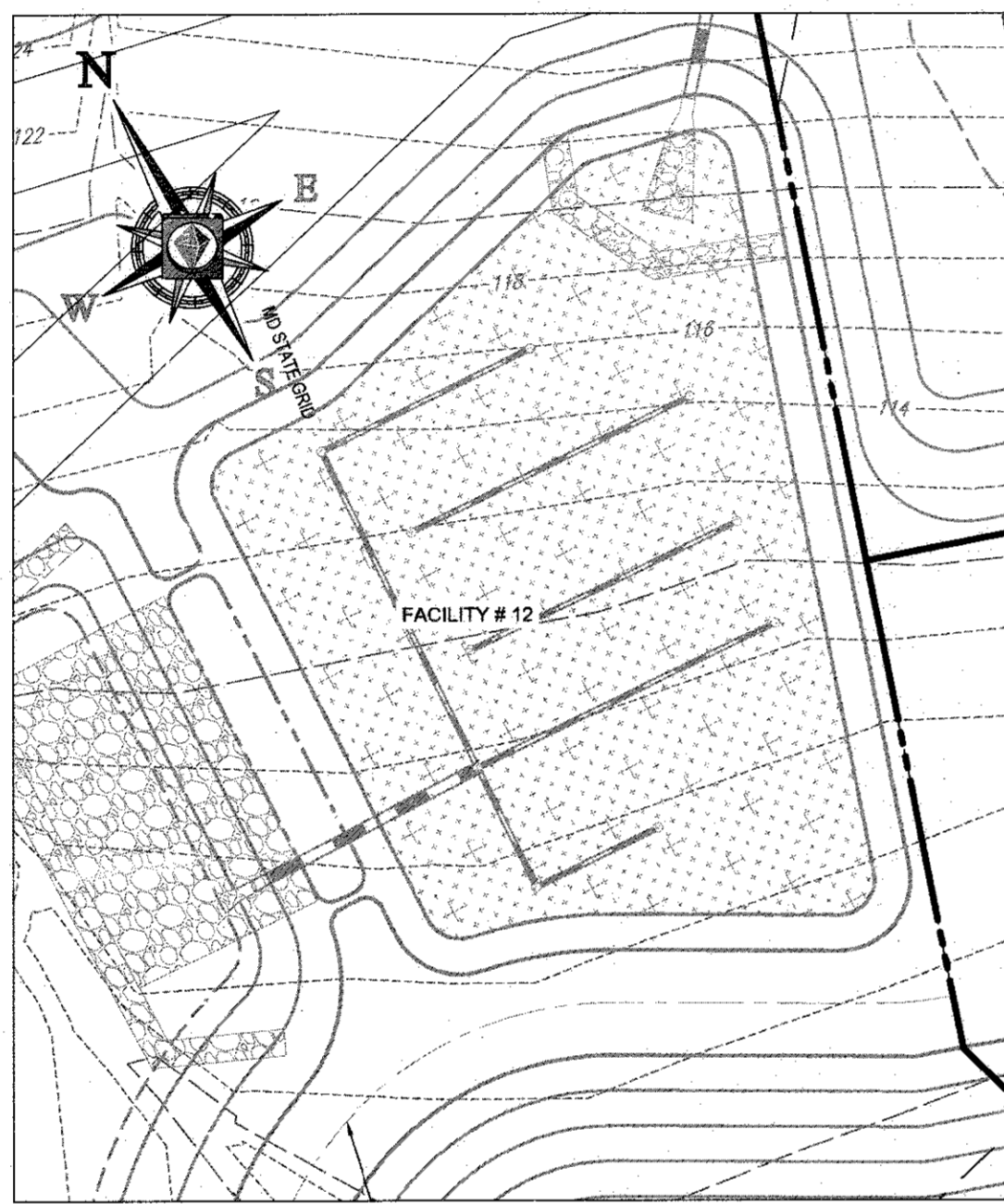
BIORETENTION FACILITY #1



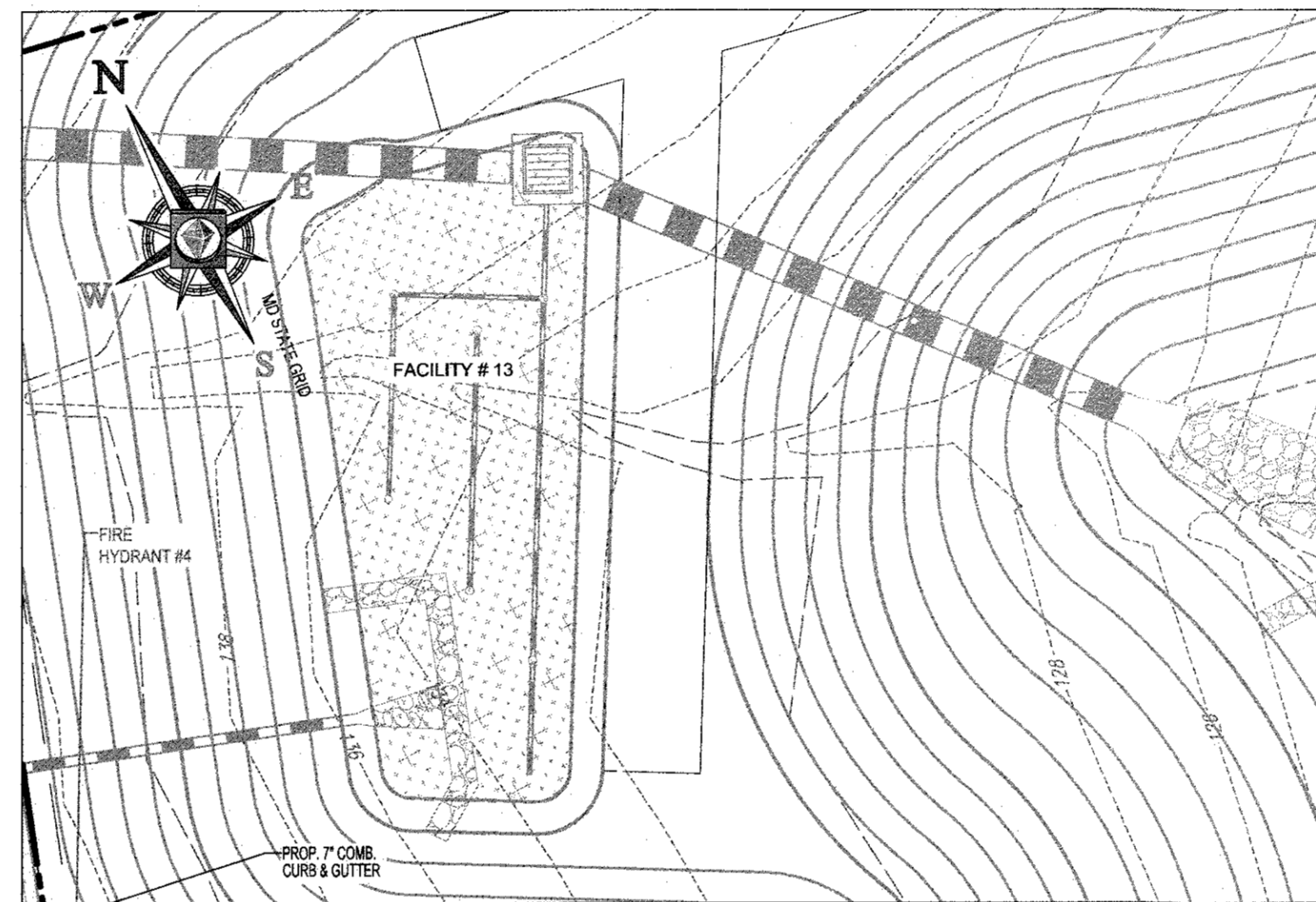
BIORETENTION FACILITY #2



BIORETENTION FACILITY #3



BIORETENTION FACILITY #12



BIORETENTION FACILITY #13

LEGEND:

	TREE PROTECTION
	STEEP SLOPES (15%-25%)
	STEEP SLOPES (>25%)
	SOIL DIVIDE
	SOIL LABEL
	RIPRAP STABILIZATION
	LIMIT OF DISTURBANCE
	ROOT PRUNING
	SPECIMEN TREE (TO BE REMOVED)
	SPECIMEN TREE (TO BE REMOVED) CRITICAL ROOT ZONE (CRZ)
	FOREST CONSERVATION EASEMENT

BIORETENTION AREAS PLANTING SCHEDULE										
SPECIES		TYPE	SPACING	SIZE	FACILITY 1 (3088 S.F.)	FACILITY 2 (784 S.F.)	FACILITY 3 (882 S.F.)	FACILITY 12 (4377 S.F.)	FACILITY 13 (2300 S.F.)	TOTAL
BOTANICAL NAME	COMMON NAME									
HIBISCUS MOSCHEUTOS	SWAMP ROSE MALLOW	PERENNIAL	12" O.C.	PLUG	245	62	54	315	189	865
CORNUS AMOMUM	SILKY DOGWOOD	SHRUB	30" O.C.	1 GAL. CONT.	122	31	27	150	94	424
LOBELIA CARDINALIS	CARDINAL FLOWER	PERENNIAL	12" O.C.	PLUG	245	62	54	315	184	860
ARONIA ARBUTIFOLIA	CHOKEBERRY	SHRUB	30" O.C.	1 GAL. CONT.	122	31	27	150	94	424
RUDBECKIA LACINIATA	TALL CONEFLOWER	PERENNIAL	12" O.C.	PLUG	245	62	54	315	189	865
JUNCUS EFFUSUS	SOFT RUSH	PERENNIAL	12" O.C.	PLUG	552	141	122	710	426	1951
SCIRPUS ACUTUS	HARDSTEMMED BULLRUSH	PERENNIAL	12" O.C.	PLUG	552	141	122	710	426	1951

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

[Signature] 10-7-16
DATE

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SHALL BE IN ACCORDANCE WITH ALL 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 OF THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND FULL CODES AND REGULATIONS.

BOHLER ENGINEERING

CORPORATE OFFICE:
WARREN, NJ

SURVEYORS
CIVIL & CONSULTING ENGINEERS

PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

BRANCH OFFICES:
BOSTON, MA
TOWSON, MD
ALBANY, NY
CHARLOTTE, NC
FARMINGTON, CT
FORT LAUDERDALE, FL
HARTFORD, CT
HUNTSVILLE, AL
JACKSONVILLE, FL
MEMPHIS, TN
NEW YORK, NY
PHILADELPHIA, PA
RICHMOND, VA
SAN ANTONIO, TX
WASHINGTON, DC
WILMINGTON, DE

REVISIONS

REV	DATE	COMMENT	BY

BOHLER ENGINEERING

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL-811

(WV 1-800-246-4848) (PA 1-800-246-1778) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8959)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MD152016
DRAWN BY: AVG
CHECKED BY: BRR
DATE: 10/03/16
SCALE: 1" = 20'
CAD I.D.: LP1

PROJECT: SKETCH PLAN

FOR

REDD & SIPES PROPERTIES
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

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

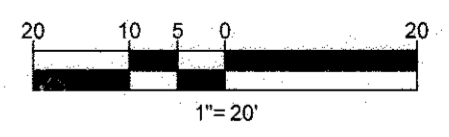
E.R. McWILLIAMS

REGISTERED ARCHITECT

10-16

SHEET TITLE: SWM LANDSCAPE PLAN

SHEET NUMBER: 6 OF 7



OWNERS: RHONDA REDD, PO BOX 8465, ELKRIDGE, MD 21075

FREDERICK SIPES, JR., JOHNNY SIPES, DAVID SIPES, 850 MARRIOTTSVILLE RD, MARRIOTTSVILLE, MD 21104

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

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

1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

PREVIOUS FILE No.: F-05-094 CONTR. 14-4220-D WP-16-150 ECP-16-008

PROFESSIONAL CERTIFICATION: I, ERIC P. 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: 9/20/2018

