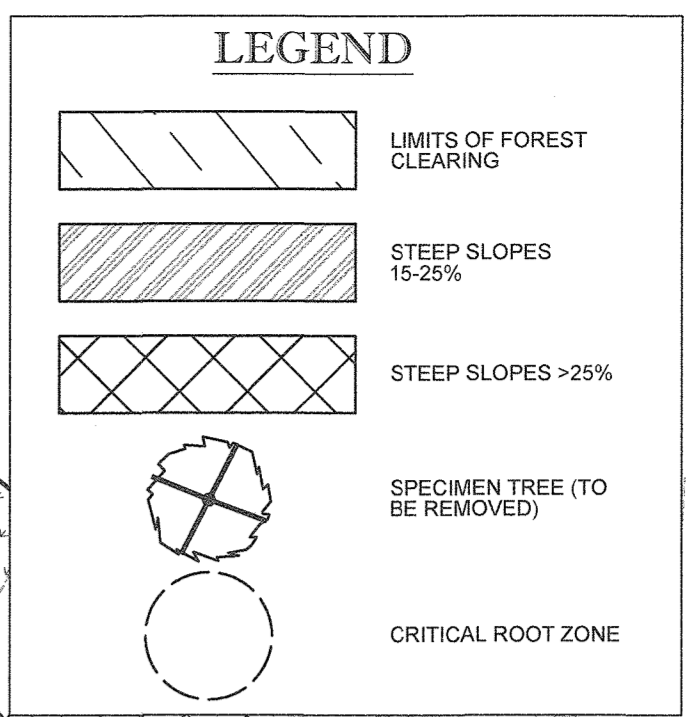


**NOTE:**  
 1. THE EXISTING WELL MUST BE PROPERLY ABANDONED BY A LICENSED WELL DRILLER WITH AN ABANDONMENT REPORT SUBMITTED TO THE HEALTH DEPARTMENT. THE EXISTING SEWAGE SYSTEM MUST BE PUMPED OUT BY A LICENSED SEWAGE HAULER AND PROPERLY ABANDONED WITH DOCUMENTATION SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO HEALTH DEPARTMENT APPROVAL OF THE RECORD PLAT.



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 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 (WA 1-800-245-4848) (PA 1-800-245-1171) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-2555)

**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.: MD142048  
 DRAWN BY: AVG  
 CHECKED BY: BRB  
 DATE: 10-11-18  
 SCALE: 1" = 50'  
 CAD I.D.: SSA

**PRELIMINARY EQUIVALENT SKETCH PLAN**  
 FOR  
**SIMPSON & DENAULT, PROPERTIES**  
 LOTS 1-45, BUILDABLE PRESERVATION PARCEL C, NON-BUILDABLE PRESERVATION PARCELS A, B, E-G & I-P & NON-BUILDABLE BULK PARCEL D & H-K  
 LOCATION OF SITE:  
 5232 GREEN BRIDGE ROAD  
 5TH ELECTION DISTRICT  
 TAX MAP 27, GRID 18,  
 PARCELS 34, 36, 98, 111, & 112  
 HOWARD COUNTY, MARYLAND

**BOHLER ENGINEERING**

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

**B.R. ROWE**

PROFESSIONAL ENGINEER  
 PROFESSIONAL LICENSE NO. 40088  
 PROFESSIONAL CERTIFICATION  
 I, BRANDON B. 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. 49868, EXPIRATION DATE: 7/31/2019

**EXISTING CONDITIONS AND DEMOLITION PLAN**

SHEET NUMBER:  
**3 OF 42**

APPROVED FOR PRIVATE WATER FOR LOTS 1-45 & BUILDABLE PRES. PARCEL C, PRIVATE SEWAGE DISPOSAL SYSTEMS FOR LOTS 1-22, 24-37, 41, 43-45 & BUILDABLE PRES. PARCEL C, AND SHARED SEWAGE DISPOSAL SYSTEM FOR LOTS 23, 38-40, & 42.

*Brandon B. Rowe* 10/31/2018  
 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT

APPROVED  
 PLANNING BOARD OF HOWARD COUNTY

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

DATE: August 7, 2018  
 Planning Director: *William J. Pollock* 11-14-18

**OWNERS:**  
 PARCEL 38: SHERRY ROTHSTEIN, DARLENE THOMPSON, HARRY SIMPSON, DEBBIE RIPPEON, PEGGY SIMPSON, 5232 GREEN BRIDGE ROAD, DAYTON, MD 21038  
 PARCEL 112: DANA G. DENAULT, THOMAS C. DENAULT, 5222 GREEN BRIDGE ROAD, DAYTON, MD 21038  
 PARCEL 34: THOMAS H. SIMPSON, SECTION 9, AREA A, VIA DEED # 1139100222, 0018300554, 15884000594, 0588900400, 0341002070, & 0320100539

**DEVELOPER:** ELM STREET DEVELOPMENT, 8074 DORSEY HALL ROAD, SUITE 205, COLUMBIA, MD 21042, CONTACT: JASON VAN KIRK, PHONE: (410) 720-3021

PREVIOUS FILE NO.: ECP-16-023  
 PB436

TAX MAP: 27 GRID: 18 ZONED: RR-DEO  
 PARCEL: 34, 36, 98, 111 & 112  
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND





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 JEFFERSONVILLE, IN  
 LITTLE ROCK, AR  
 NASHVILLE, TN  
 PHILADELPHIA, PA  
 RICHMOND, VA  
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CIVIL & CONSULTING ENGINEERS  
 SURVEYORS  
 PROJECT MANAGERS  
 ENVIRONMENTAL CONSULTANTS  
 LANDSCAPE ARCHITECTS

REVISIONS

REV	DATE	COMMENT	BY

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**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.: MD142048  
 DRAWN BY: AVG  
 CHECKED BY: BRB  
 DATE: 10-11-18  
 SCALE: 1"=50'  
 CAD I.D.: S54

**PRELIMINARY EQUIVALENT SKETCH PLAN**  
 FOR  
**SIMPSON & DENAULT, PROPERTIES**  
 LOTS 1-45, BUILDABLE PRESERVATION PARCEL C, NON-BUILDABLE PRESERVATION PARCELS A, B, E, G & L - P & NON-BUILDABLE BULK PARCEL D & H-K  
 LOCATION OF SITE  
 5232 GREEN BRIDGE ROAD  
 5TH ELECTION DISTRICT  
 TAX MAP 27, GRID 18,  
 PARCELS 34, 36, 98, 111, & 112  
 HOWARD COUNTY, MARYLAND

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 TOWSON, MARYLAND 21284  
 Phone: (410) 821-7900  
 Fax: (410) 821-7987  
 www.BohlerEngineering.com

**B.R. ROWE**

PROFESSIONAL ENGINEER  
 LICENSE NO. 4088  
 PROFESSIONAL CERTIFICATION  
 I, B.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. 4088, EXPIRATION DATE: 7/31/21

SHEET TITLE:  
**EXISTING CONDITIONS AND DEMOLITION PLAN**

SHEET NUMBER:  
**4 OF 42**

**LEGEND**

- [Hatched Box] LIMITS OF FOREST CLEARING
- [Diagonal Hatched Box] STEEP SLOPES 15-25%
- [Cross-hatched Box] STEEP SLOPES >25%
- [Circle with X] SPECIMEN TREE (TO BE REMOVED)
- [Circle with Dotted] CRITICAL ROOT ZONE

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

*Walter J. Rowe* 11-14-18  
 PLANNING DIRECTOR DATE

APPROVED  
 PLANNING BOARD OF HOWARD COUNTY

DATE: August 7, 2018

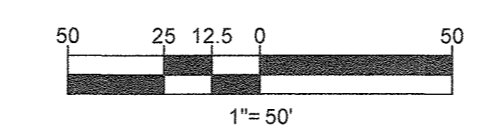
OWNERS: PARCEL 36 SHERRY ROTHSTEIN DARLENE THOMPSON HARRY SIMPSON DEBBIE RIPPON PEGGY SIMPSON 5232 GREEN BRIDGE ROAD DAYTON, MD 21036 TEL.	PARCEL 34 THOMAS H. SIMPSON 5300 GREEN BRIDGE ROAD DAYTON, MD 21036 TEL.	PARCEL 112 DANA G. DENAULT THOMAS C. DENAULT 5222 GREEN BRIDGE ROAD DAYTON, MD 21036 TEL.
PARCEL 111 DENNIS A. LEAF LENORE D. SINES 5226 GREEN BRIDGE ROAD DAYTON, MD 21036 TEL.	PARCEL 98 JERRY MAUCK JANET BURKE JT 5234 GREEN BRIDGE ROAD DAYTON, MD 21036 TEL.	DEVELOPER: ELM STREET DEVELOPMENT 5074 DORSEY HALL ROAD, SUITE 205 COLUMBIA, MD 21042 CONTACT: JASON VAN KIRK PHONE: (410) 720-3021
APPROVED FOR PRIVATE WATER FOR LOTS 1-45 & BUILDABLE PRES. PARCEL C, PRIVATE SEWAGE DISPOSAL SYSTEMS FOR LOTS 1-22, 24-27, 41, 43-45 & BUILDABLE PRES. PARCEL C, AND SHARED SEWAGE DISPOSAL SYSTEM FOR LOTS 23, 38-40, & 42.		TAX MAP: 27 GRID: 18 ZONED: RR-DEO PARCEL: 34, 36, 98, 111 & 112 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

APPROVED FOR PRIVATE WATER FOR LOTS 1-45 & BUILDABLE PRES. PARCEL C, PRIVATE SEWAGE DISPOSAL SYSTEMS FOR LOTS 1-22, 24-27, 41, 43-45 & BUILDABLE PRES. PARCEL C, AND SHARED SEWAGE DISPOSAL SYSTEM FOR LOTS 23, 38-40, & 42.

*Walter J. Rowe*  
 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT

10/31/2018  
 DATE

2018









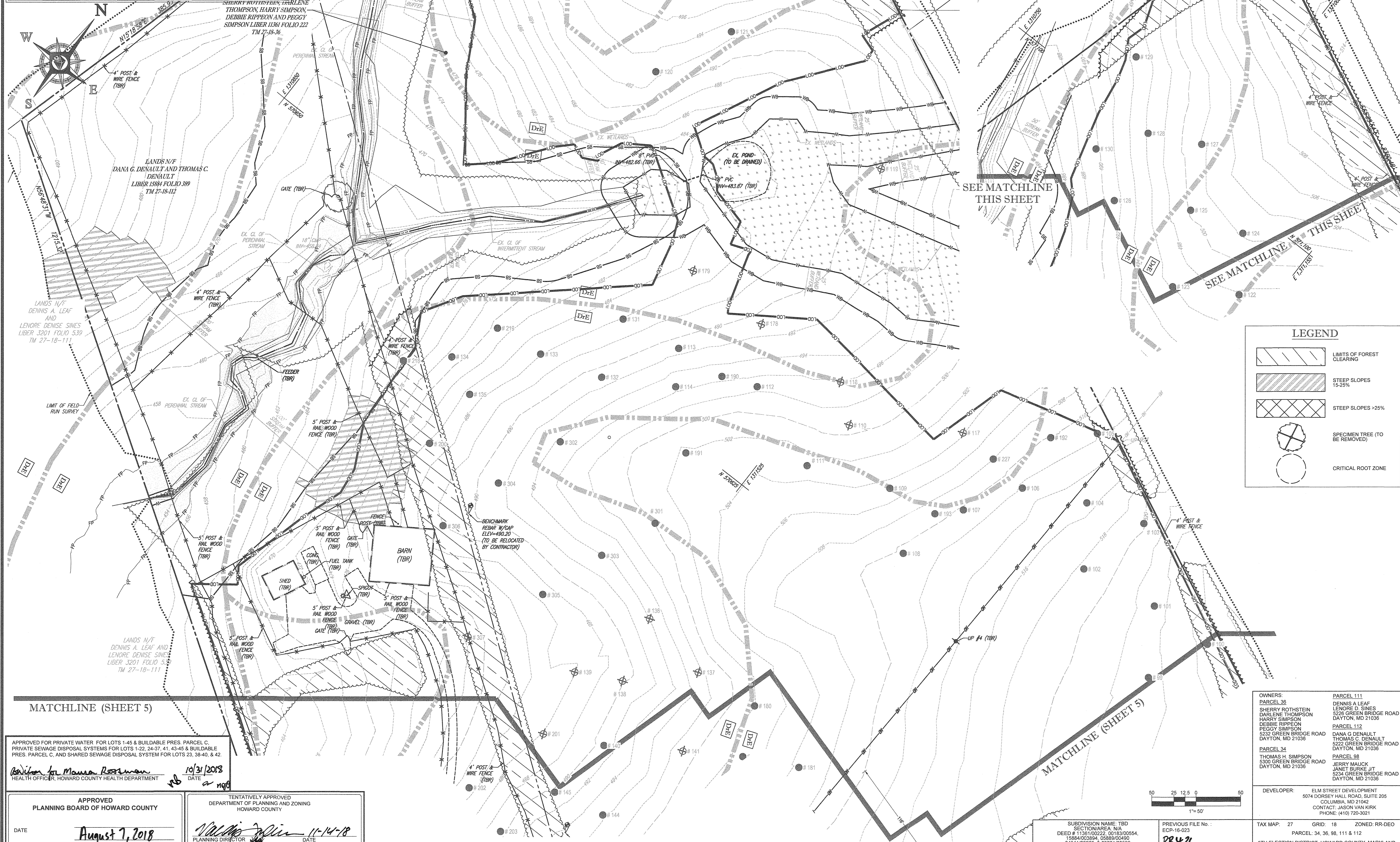
SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL	K FACTOR	AREA - AC
Co	CODORUS AND HATBORO SILT LOAMS, 0 TO 3 PERCENT SLOPES	C	NO	0.32	3.88
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	NO	0.28	16.53
GgC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B	NO	0.28	11.63
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	YES	0.43	9.42
GmB	GLENVILLE-BAILE SILT LOAMS, 0 TO 8 PERCENT SLOPES	C	YES	0.43	9.49
GoB	GLENVILLE-CODORUS SILT LOAMS, 0 TO 8 PERCENT SLOPES	C	YES	0.43	4.16
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	NO	0.28	35.66
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	NO	0.28	9.09

SEE MATCHLINE THIS SHEET

SEE MATCHLINE THIS SHEET

SEE MATCHLINE THIS SHEET

SEE MATCHLINE THIS SHEET



**LEGEND**

	LIMITS OF FOREST CLEARING
	STEEP SLOPES 15-25%
	STEEP SLOPES >25%
	SPECIMEN TREE (TO BE REMOVED)
	CRITICAL ROOT ZONE

MATCHLINE (SHEET 5)

MATCHLINE (SHEET 5)

APPROVED FOR PRIVATE WATER FOR LOTS 1-45 & BUILDABLE PRES. PARCEL C, PRIVATE SEWAGE DISPOSAL SYSTEMS FOR LOTS 1-22, 24-37, 41, 43-45 & BUILDABLE PRES. PARCEL C, AND SHARED SEWAGE DISPOSAL SYSTEM FOR LOTS 23, 38-40, & 42.

*Barbara for Marissa Roseman*  
HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT  
DATE: 10/31/2018

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

DATE: August 7, 2018

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Valdis Jolin*  
PLANNING DIRECTOR  
DATE: 11-14-18

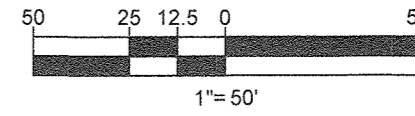
**OWNERS:**  
 PARCEL 36: SHERRY ROTHSTEIN, DARLENE THOMPSON, HARRY SIMPSON, PEGGY SIMPSON, DEBBIE RIPPEON  
 PARCEL 111: DENNIS A LEAF, LENORE D. SINES  
 PARCEL 112: DANA G DENAULT, THOMAS C DENAULT  
 PARCEL 34: THOMAS H SIMPSON  
 PARCEL 98: JERRY MAUCK, JANET BURKE JTT

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

**TAX MAP:** 27 **GRID:** 18 **ZONED:** RR-DEO  
**PARCEL:** 34, 36, 98, 111 & 112  
**5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND**

SUBDIVISION NAME: TBD  
SECTION: AREA A, TWA  
DEED #: 1136100222, 0018300554,  
1388400384, 0388900490  
0431100270, & 0320100539

PREVIOUS FILE NO.:  
ECP-16-023  
PB436



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**REVISIONS**

REV	DATE	COMMENT	BY

**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.: MD142048  
 DRAWN BY: AVG  
 CHECKED BY: BRB  
 DATE: 10-11-18  
 SCALE: 1" = 50'  
 CAD I.D.: SS4

**PRELIMINARY EQUIVALENT SKETCH PLAN**

FOR  
**SIMPSON & DENAULT, PROPERTIES**  
 LOTS 1-45, BUILDABLE PRESERVATION PARCEL C, NON-BUILDABLE PRESERVATION PARCELS A, B, E-G & L-P & NON-BUILDABLE BULK PARCELS D & H-K

LOCATION OF SITE  
 5232 GREEN BRIDGE ROAD  
 5TH ELECTION DISTRICT  
 TAX MAP 27, GRID 18,  
 PARCELS 34, 36, 98, 111, & 112  
 HOWARD COUNTY, MARYLAND

**BOHLER ENGINEERING**

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 TOWSON, MARYLAND 21284  
 Phone: (410) 821-7900  
 Fax: (410) 821-7987  
 www.BohlerEngineering.com

**B. B. ROWE**

PROFESSIONAL ENGINEER  
 MARYLAND LICENSE NO. 4088

PROFESSIONAL CERTIFICATION  
 I, BRADON 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. 4088, EXPIRATION DATE: 7/31/21

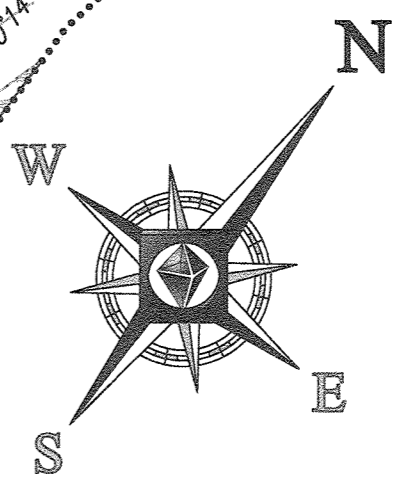
**EXISTING CONDITIONS AND DEMOLITION PLAN**

SHEET NUMBER  
**6 OF 42**



**LEGEND**

- LIMITS OF FOREST CLEARING
- STEEP SLOPES 15-25%
- STEEP SLOPES >25%
- SPECIMEN TREE (TO BE REMOVED)
- CRITICAL ROOT ZONE



APPROVED FOR PRIVATE WATER FOR LOTS 1-45 & BUILDABLE PRES. PARCEL C, PRIVATE SEWAGE DISPOSAL SYSTEMS FOR LOTS 1-22, 24-37, 41, 43-45 & BUILDABLE PRES. PARCEL C, AND SHARED SEWAGE DISPOSAL SYSTEM FOR LOTS 23, 38-40, & 42.

*Barbara Ann Moore*  
HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT

10/31/2018  
DATE

2-1999

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

DATE August 7, 2018

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Valerie J. ...*  
PLANNING DIRECTOR

11-14-18  
DATE

OWNERS:  
PARCEL 36 SHERRY ROTHSTEIN, DARLENE THOMPSON, HARRY SIMPSON, DEBBIE RIPPEON, PEGGY SIMPSON, 5232 GREEN BRIDGE ROAD, DAYTON, MD 21036, TEL.

PARCEL 34 THOMAS H. SIMPSON, 5300 GREEN BRIDGE ROAD, DAYTON, MD 21036, TEL.

PARCEL 111 DENNIS A. LEAF, LENORE D. SINES, 5226 GREEN BRIDGE ROAD, DAYTON, MD 21036, TEL.

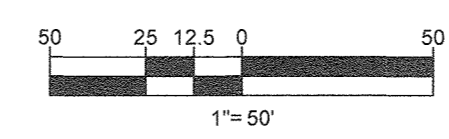
PARCEL 112 DANA G. DENAULT, THOMAS C. DENAULT, 5222 GREEN BRIDGE ROAD, DAYTON, MD 21036, TEL.

PARCEL 98 JERRY MAUCK, JANET BURKE, J.T., 5234 GREEN BRIDGE ROAD, DAYTON, MD 21036, TEL.

PREVIOUS FILE No.: ECP-18-023  
PB436

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

TAX MAP: 27 GRID: 18 ZONED: RR-DEO  
PARCEL: 34, 36, 98, 111 & 112  
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND



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- GENERAL VALLEY, PA
- PHILADELPHIA, PA
- PHILADELPHIA, PA
- PHILADELPHIA, PA

CIVIL & CONSULTING ENGINEERS

SURVEYORS

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**REVISIONS**

REV	DATE	COMMENT	BY

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**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.: MD142048  
DRAWN BY: AWG  
CHECKED BY: BRB  
DATE: 10-11-18  
SCALE: 1" = 50'  
CAD I.D.: SSA

**PRELIMINARY EQUIVALENT SKETCH PLAN**

FOR  
**SIMPSON & DENAULT, PROPERTIES**

LOTS 1-45, BUILDABLE PRESERVATION PARCEL C, NON-BUILDABLE PRESERVATION PARCELS A, B, E - G & L - P & NON-BUILDABLE BULK PARCEL D & H-K

LOCATION OF SITE  
5232 GREEN BRIDGE ROAD  
5TH ELECTION DISTRICT  
TAX MAP 27, GRID 18,  
PARCELS 34, 36, 98, 111, & 112  
HOWARD COUNTY, MARYLAND

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**B.R. ROWE**

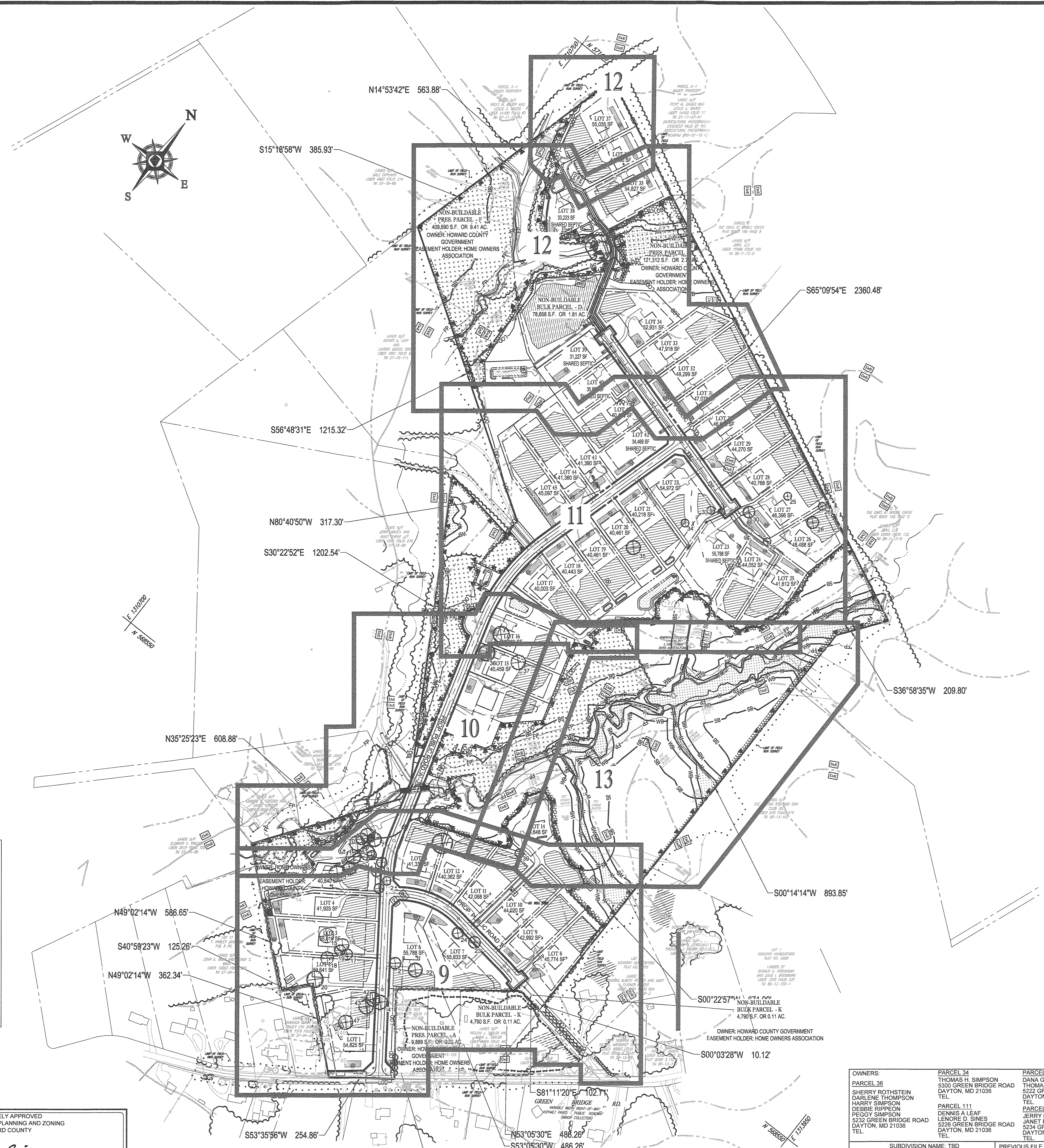
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PROFESSIONAL CERTIFICATION  
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SHEET TITLE:  
**EXISTING CONDITIONS AND DEMOLITION PLAN**

SHEET NUMBER:  
**7 OF 42**



STANDARD DRAWING LEGEND		
FOR ENTIRE PLAN SET (NOT TO SCALE)		
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
---	ONSITE PROPERTY LINE / R.O.W. LINE	---
---	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	---
---	EASEMENT LINE	---
---	SETBACK LINE	---
---	CONCRETE CURB & GUTTER	---
---		CURB AND GUTTER
---		DEPRESSED CURB AND GUTTER
○	TYPICAL LIGHT	○
○	TYPICAL SIGN	○
○	HYDRANT	○
○	SANITARY MANHOLE	○
○	SANITARY TERMINAL	○
○	STORM MANHOLE	○
○	WATER VALVE	○
○	TYPICAL END SECTION	○
○	CLEAN OUT	○
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
▨	SEPTIC DISPOSAL AREA	▨ PRIVATE ▨ SHARED
---	WETLAND BUFFER	---
---	STREAM BUFFER	---
---	TREELINE	---
---	FULL DEPTH PAVEMENT	---
---	PERENNIAL STREAM	---
---	INTERMITTENT STREAM	---
---	BIORETENTION FACILITY / SUBMERGED GRAVEL WETLAND	---
○	WELL AREA	○
---	LIMIT OF FIELD RUN SURVEY	---



SOILS TABLE					
SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL	K FACTOR	AREA - AC.
Co	CODORUS AND HATBORO SILT LOAMS, 0 TO 3 PERCENT SLOPES	C	NO	0.32	3.88
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	NO	0.28	16.53
GgC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B	NO	0.28	11.63
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	YES	0.43	9.42
GmB	GLENVILLE-BAILE SILT LOAMS, 0 TO 8 PERCENT SLOPES	C	YES	0.43	9.49
GgB	GLENVILLE-CODORUS SILT LOAMS, 0 TO 8 PERCENT SLOPES	C	YES	0.43	4.16
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	NO	0.28	35.66
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	NO	0.28	9.09

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

DATE August 7, 2018

APPROVED FOR PRIVATE WATER FOR LOTS 1-45 & BUILDABLE PRES. PARCEL C, PRIVATE SEWAGE DISPOSAL SYSTEMS FOR LOTS 1-22, 24-37, 41, 43-45 & BUILDABLE PRES. PARCEL C, AND SHARED SEWAGE DISPOSAL SYSTEM FOR LOTS 23, 38-40, & 42

HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT

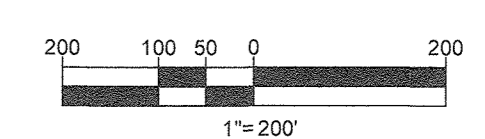
10/31/2018

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

PLANNING DIRECTOR

11-14-18

OWNERS: PARCEL 36 SHERRY ROTHSTEIN DARLENE THOMPSON HARRY SIMPSON DEBBIE RIPPON	PARCEL 111 DENNIS A LEAF LENORE D. SINES 5225 GREEN BRIDGE ROAD DAYTON, MD 21036 TEL.	PARCEL 112 DANA G DENAULT THOMAS C. DENAULT 5222 GREEN BRIDGE ROAD DAYTON, MD 21036 TEL.	PARCEL 98 JERRY MAUCK JANET BURKE, JT 5234 GREEN BRIDGE ROAD DAYTON, MD 21036 TEL.
DEVELOPER: ELM STREET DEVELOPMENT 5074 DORSEY HALL ROAD, SUITE 205 COLUMBIA, MD 21142 CONTACT: JASON VAN KIRK PHONE: (410) 720-3021		TAX MAP: 27 GRID: 18 ZONED: RR-DEO PARCEL: 34, 36, 98, 111 & 112 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND	
SUBDIVISION NAME: TBD SECTION/AREA: N/A DEED #: 1138100222, 0018300554, 1584400394, 0568900590 0434100270, & 0220100339		PREVIOUS FILE NO.: ECP-18-023 PB436	



**BOHLER ENGINEERING**

CORPORATE OFFICE:  
WARREN, NJ

OFFICES:  
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● CHICAGO, IL  
● COLUMBIA, MD  
● FORT LAUDERDALE, FL  
● HARTFORD, CT  
● PHILADELPHIA, PA

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 IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL - 811

(WV 1-800-245-4848) (PA 1-800-245-1776) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-293-8255)

**NOT APPROVED FOR CONSTRUCTION**

PROJECT No. MD142048  
DRAWN BY: AVG  
CHECKED BY: BRB  
DATE: 10-11-18  
SCALE: 1" = 200'  
CAD I.D.: SS4

**PRELIMINARY EQUIVALENT SKETCH PLAN**

FOR  
**SIMPSON & DENAULT, PROPERTIES**

LOTS 1-45, BUILDABLE PRESERVATION PARCEL C, NON-BUILDABLE PRESERVATION PARCELS A, B, E - G & L - P & NON-BUILDABLE BULK PARCEL D & H-K

LOCATION OF SITE  
5232 GREEN BRIDGE ROAD  
5TH ELECTION DISTRICT  
TAX MAP 27, GRID 18,  
PARCELS 34, 36, 98, 111, & 112  
HOWARD COUNTY, MARYLAND

**BOHLER ENGINEERING**

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

**B.B. ROWE**

PROFESSIONAL ENGINEER  
MARYLAND LICENSE NO. 4998  
PROFESSIONAL CERTIFICATION  
I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
LICENSE NO. 7946, EXPIRES DATE: 7/31/2019

SHEET TITLE:  
**OVERALL SITE PLAN**

SHEET NUMBER:  
**8 OF 42**



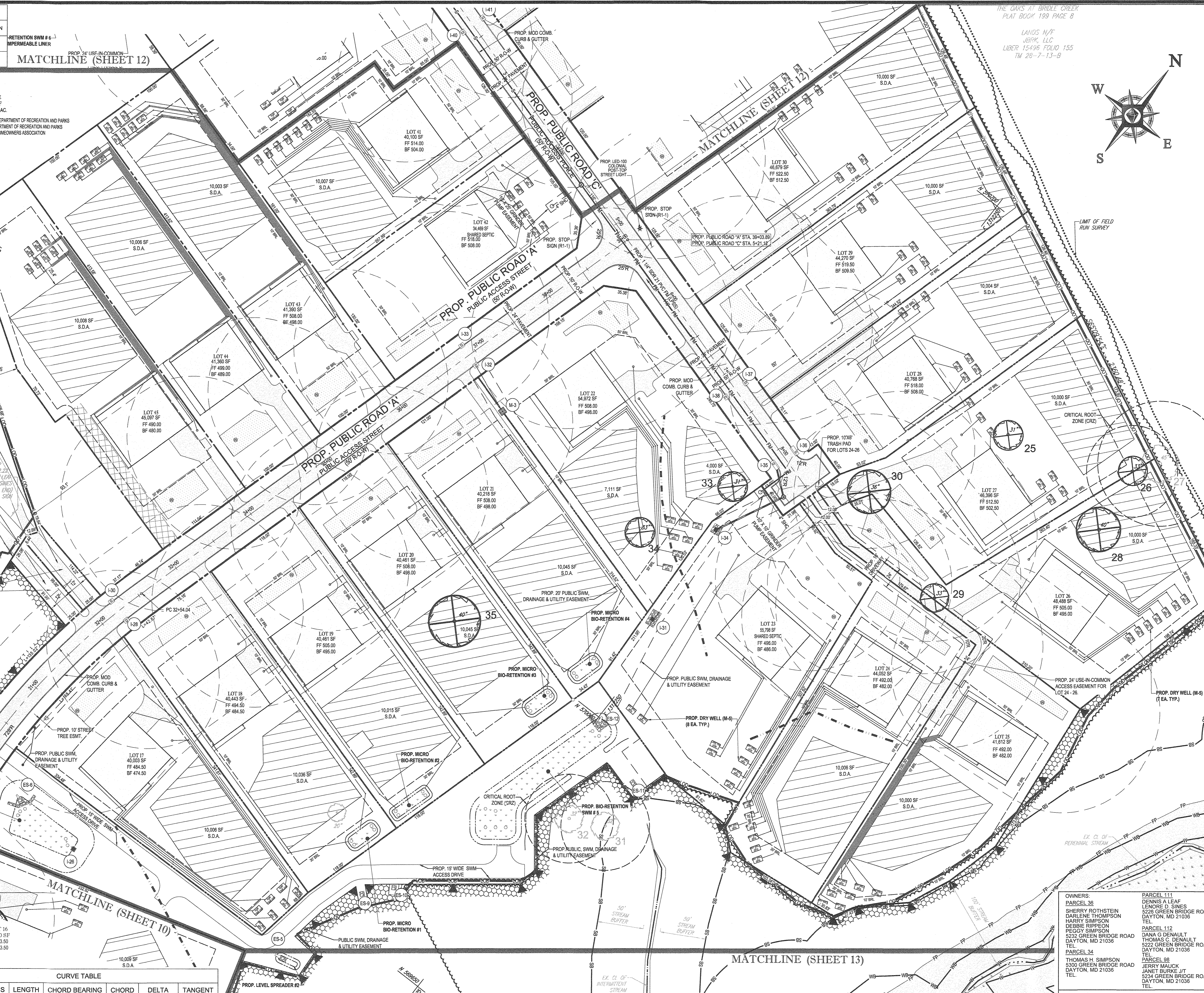




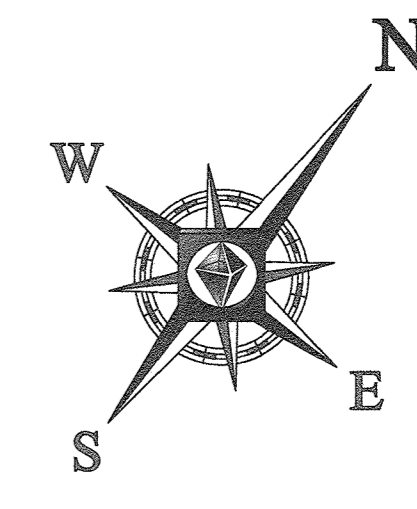




ROADWAY INFORMATION CHART				
ROAD NAME	CLASSIFICATION	DESIGN SPEED	CL STATION LIMITS	PAVING SECTION
PUBLIC ROAD "A"	PUBLIC ACCESS STREET	30 M.P.H.	STA 10+00.00 TO STA 27+53.11	P-2
PUBLIC ROAD "C"	PUBLIC ACCESS PLACE	25 M.P.H.	STA 0+00.00 TO STA 8+81.02	P-2



LANDS N/F  
JBRK, LLC  
LIBER 15496, P240 155  
TM 26-7-13-B



**BOHLER ENGINEERING**

CORPORATE OFFICE:  
WARREN, NJ

OFFICES:  
SOUTH BRUNSWICK, NJ  
ALBANY, NY  
CENTREVILLE, VA  
FORT LAUDERDALE, FL  
HARRISBURG, PA

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 1-800-245-6449; PA 1-800-245-1770; DC 1-800-257-7777; MD 1-800-552-7001) OR 1-800-257-7777 (DE 1-800-282-8555)

**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.: MD142048  
DRAWN BY: AVG  
CHECKED BY: BRB  
DATE: 10-11-18  
SCALE: 1" = 50'  
CAD I.D.: SS4

**PRELIMINARY EQUIVALENT SKETCH PLAN**  
FOR  
**SIMPSON & DENAULT, PROPERTIES**  
LOTS 1-45, BUILDABLE PRESERVATION PARCEL C, NON-BUILDABLE PRESERVATION PARCELS A, B, E-G & L-P & NON-BUILDABLE BULK PARCEL D & H-K

LOCATION OF SITE:  
5232 GREEN BRIDGE ROAD  
5TH ELECTION DISTRICT  
TAX MAP 27, GRID 18,  
PARCELS 34, 36, 98, 111, & 112  
HOWARD COUNTY, MARYLAND

**BOHLER ENGINEERING**

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

**B.R. ROWE**

PROFESSIONAL ENGINEER  
MARYLAND LICENSE NO. 40867  
PROFESSIONAL CERTIFICATION  
I, BRADLEY B. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR SUPERVISED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
LICENSE NO. 40867

SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**11 OF 42**

CURVE TABLE						
CURVE #	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C-1	348.188	119.146	N25°51'36"W	118.57	019°36'21"	60.16
C-2	740.000	415.592	N00°01'09"W	410.15	032°10'40"	213.44
C-3	325.000	245.305	N76°00'41"E	239.52	043°14'46"	128.83
C-4	350.000	23.636	S80°25'51"E	23.63	003°52'09"	11.82

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

DATE: August 7, 2018

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

DATE: 10-14-18

APPROVED FOR PRIVATE WATER FOR LOTS 1-45 & BUILDABLE PRES. PARCEL C, PRIVATE SEWAGE DISPOSAL SYSTEMS FOR LOTS 1-22, 24-37, 41, 43-45 & BUILDABLE PRES. PARCEL C, AND SHARED SEWAGE DISPOSAL SYSTEM FOR LOTS 23, 38-40, & 42.

HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT

DATE: 10/31/2018

DEVELOPER: ELM STREET DEVELOPMENT  
5074 DORSEY HALL ROAD, SUITE 205  
COLUMBIA, MD 21042  
CONTACT: JASON VAN KIRK  
PHONE: (410) 720-3221

PREVIOUS FILE No.: ECP-16-023  
PB436

TAX MAP: 27 GRID: 18 ZONED: RR-DEO  
PARCEL: 34, 36, 98, 111 & 112  
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

11/14/2018 10:00 AM 11/14/2018 10:00 AM 11/14/2018 10:00 AM 11/14/2018 10:00 AM 11/14/2018 10:00 AM 11/14/2018 10:00 AM 11/14/2018 10:00 AM 11/14/2018 10:00 AM 11/14/2018 10:00 AM 11/14/2018 10:00 AM

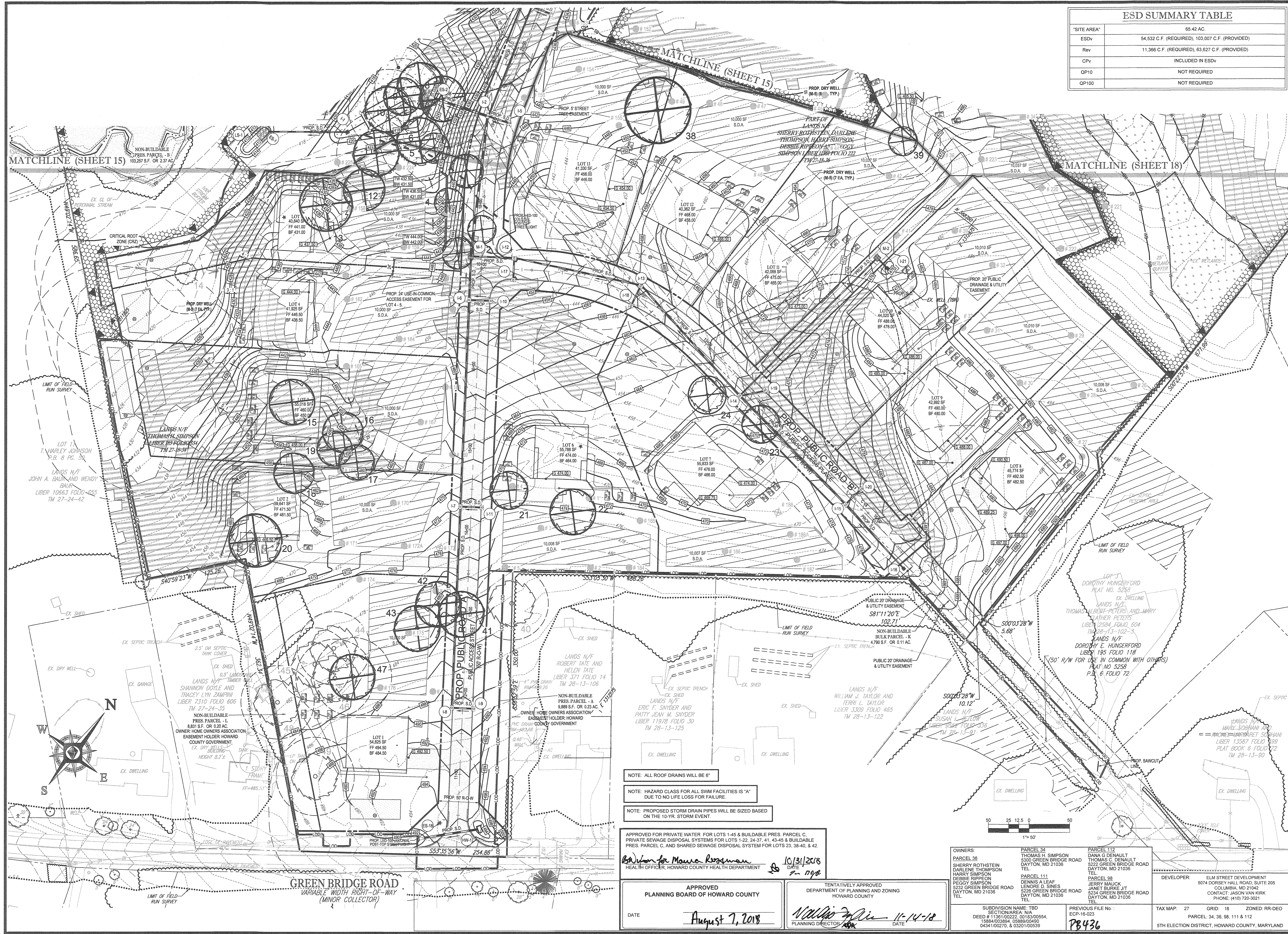












ESD SUMMARY TABLE	
'SITE AREA'	65.42 AC.
ESDv	54,532 C.F. (REQUIRED), 103,007 C.F. (PROVIDED)
Rev	11,366 C.F. (REQUIRED), 63,627 C.F. (PROVIDED)
CPv	INCLUDED IN ESDv
QP10	NOT REQUIRED
QP100	NOT REQUIRED

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 HOUSTON, TX  
 LOS ANGELES, CA  
 MEMPHIS, TN  
 MIAMI, FL  
 MINNEAPOLIS, MN  
 NEW YORK, NY  
 PHOENIX, AZ  
 RICHMOND, VA  
 TAMPA, FL  
 WASHINGTON, DC

SURVEYORS  
 PROJECT MANAGERS  
 ENVIRONMENTAL CONSULTANTS  
 LANDSCAPE ARCHITECTS

CIVIL & CONSULTING ENGINEERS

REVISIONS			
REV	DATE	COMMENT	BY

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**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.: MD142048  
 DRAWN BY: AVG  
 CHECKED BY: BRP  
 DATE: 10-11-18  
 SCALE: 1" = 50'  
 CAD I.D.: SS4

**PRELIMINARY EQUIVALENT SKETCH PLAN**

FOR  
**SIMPSON & DENAULT, PROPERTIES**

LOTS 1-45, BUILDABLE PRESERVATION PARCEL C, NON-BUILDABLE PRESERVATION PARCELS A, B, E-G & L - P & NON-BUILDABLE BULK PARCEL D & H-K

LOCATION OF SITE  
 5232 GREEN BRIDGE ROAD  
 5TH ELECTION DISTRICT  
 TAX MAP 27, GRID 18,  
 PARCELS 34, 36, 98, 111, & 112  
 HOWARD COUNTY, MARYLAND

**BOHLER ENGINEERING**

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 TOWSON, MARYLAND 21284  
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 Fax: (410) 821-7987  
 www.BohlerEngineering.com

**B.R. ROWE**

PROFESSIONAL ENGINEER  
 LICENSE NO. 4988

PROFESSIONAL CERTIFICATION  
 I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 4988, EXPIRATION DATE: 7/31/2019

SHEET TITLE:  
**GRADING AND SWM PLAN**

SHEET NUMBER:  
**14 OF 42**

- NOTE: ALL ROOF DRAINS WILL BE 6"
- NOTE: HAZARD CLASS FOR ALL SWM FACILITIES IS "A" DUE TO NO LIFE LOSS FOR FAILURE.
- NOTE: PROPOSED STORM DRAIN PIPES WILL BE SIZED BASED ON THE 10-YR. STORM EVENT.

APPROVED FOR PRIVATE WATER FOR LOTS 1-45 & BUILDABLE PRES. PARCEL C, PRIVATE SEWAGE DISPOSAL SYSTEMS FOR LOTS 1-22, 24-37, 41, 43-45 & BUILDABLE PRES. PARCEL C, AND SHARED SEWAGE DISPOSAL SYSTEM FOR LOTS 23, 38-40, & 42.

*Signature for Monica Rogman* 10/31/2018  
 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT

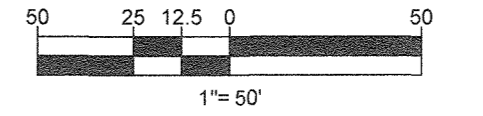
APPROVED  
 PLANNING BOARD OF HOWARD COUNTY

DATE: August 7, 2018

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

*Signature* 10-14-18  
 PLANNING DIRECTOR

OWNERS:	PARCEL 34:	PARCEL 112:
PARCEL 36 SHERRY ROTHSTEIN, DARLENE THOMPSON, HARRY SIMPSON, DEBBIE RIPPEON 5232 GREEN BRIDGE ROAD DAYTON, MD 21036 TEL. [REDACTED]	THOMAS H. SIMPSON 5300 GREEN BRIDGE ROAD DAYTON, MD 21036 TEL. [REDACTED]	DANA G. DENAULT, THOMAS C. DENAULT 5222 GREEN BRIDGE ROAD DAYTON, MD 21036 TEL. [REDACTED]
PARCEL 111 DENNIS A. LEAF, LENORE D. SINES 5226 GREEN BRIDGE ROAD DAYTON, MD 21036 TEL. [REDACTED]	PARCEL 98 JERRY MAUCK, JANET BURKE, J.T. 5234 GREEN BRIDGE ROAD DAYTON, MD 21036 TEL. [REDACTED]	DEVELOPER: ELM STREET DEVELOPMENT 5074 DORSEY HALL ROAD, SUITE 205 COLUMBIA, MD 21046 CONTACT: JASON VAN KIRK PHONE: (410) 720-3021





STANDARD DRAWING LEGEND		
FOR ENTIRE PLAN SET (NOT TO SCALE)		
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
---	ONSITE PROPERTY LINE / R.O.W. LINE	---
---	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	---
---	EASEMENT LINE	---
---	SETBACK LINE	---
170	CONTOUR LINE	170
169	CONTOUR LINE	169
W	UNDERGROUND WATER LINE	W
E	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
S	STORM SEWER	S
SM	SANITARY SEWER MAIN	SM
FM	FORCE MAIN	FM
H	HYDRANT	H
SM	SANITARY MANHOLE	SM
SM	STORM MANHOLE	SM
---	LIMIT OF FIELD RUN SURVEY	---
---	YARD/OVERFLOW INLET	---
---	BIORETENTION FACILITY	---
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
WM	WATER METER	WM
WV	WATER VALVE	WV
---	TYPICAL END SECTION	---
---	BORING	---
---	SOIL STABILIZATION MATTING	---
---	STEEP SLOPES (>25%)	---
---	STEEP SLOPES (15%-25%)	---
---	FULL DEPTH PAVEMENT	---
---	CONCRETE PAVEMENT	---
---	TREELINE	---
---	WETLAND BUFFER	---
---	STREAM BUFFER	---
---	SEPTIC EASEMENT RESERVE AREA	---
---	WELL AREA	---
W	WELL	W
---	PERCOLATION HOLE (PASSED)	---
---	PERCOLATION HOLE (FAILED)	---
---	GEOTEXTILE STABILIZATION MATTING	---



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HUNTSVILLE, AL  
INDIANAPOLIS, IN  
JACKSONVILLE, FL  
KANSAS CITY, MO  
LONG BEACH, CA  
LOS ANGELES, CA  
MEMPHIS, TN  
NEW YORK, NY  
PHILADELPHIA, PA  
PORTLAND, ME  
SAN ANTONIO, TX  
TAMPA, FL  
WASHINGTON, DC  
WICHITA, KS

CIVIL & CONSULTING ENGINEERS  
SURVEYORS  
PROJECT MANAGERS  
ENVIRONMENTAL CONSULTANTS  
LANDSCAPE ARCHITECTS

REVISIONS			
REV	DATE	COMMENT	BY

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**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.: MD142048  
DRAWN BY: AVG  
CHECKED BY: BRB  
DATE: 10-11-18  
SCALE: 1" = 50'  
CAD I.D.: SS4

**PRELIMINARY EQUIVALENT SKETCH PLAN**

FOR  
**SIMPSON & DENAULT, PROPERTIES**

LOTS 1-45, BUILDABLE PRESERVATION PARCEL C, NON-BUILDABLE PRESERVATION PARCELS A, B, E, G & L - P & NON-BUILDABLE BULK PARCEL D & H-K

LOCATION OF SITE:  
5232 GREEN BRIDGE ROAD  
5TH ELECTION DISTRICT  
TAX MAP 27, GRID 18,  
PARCELS 34, 36, 98, 111, & 112  
HOWARD COUNTY, MARYLAND

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www.BohlerEngineering.com

**B.R. ROWE**

PROFESSIONAL ENGINEER  
MARYLAND LICENSE NO. 4088

PROFESSIONAL CERTIFICATION  
I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 4088, EXPIRATION DATE: 7/31/2019

SHEET TITLE:  
**GRADING AND SWM PLAN**

SHEET NUMBER:  
**15 OF 42**





















**LEGEND**

- P/L --- PROPERTY LINE
- - - - - EXISTING CONTOUR
- - - - - PROPOSED CONTOUR
- - - - - LIMIT OF DISTURBANCE
- - - - - WETLAND BUFFER LIMITS
- - - - - FOREST CONSERVATION EASEMENT
- - - - - TREE PROTECTION FENCE
- - - - - ROOT PRUNING
- - - - - 6' HIGH CHAIN LINK FENCE
- ⊗ SPECIMEN TREE (TO BE REMOVED)
- CRITICAL ROOT ZONE (CRZ)
- ▨ STEEP SLOPES (15%-25%)
- ▩ STEEP SLOPES (>25%)
- ▧ SOIL DIVIDE
- MaB SOIL LABEL
- ▨ FOREST CONSERVATION EASEMENT

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CALVERTON, VA  
CENTREVILLE, VA  
FORT LAUDERDALE, FL

CIVIL & CONSULTING ENGINEERS  
SURVEYORS  
PROJECT MANAGERS  
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LANDSCAPE ARCHITECTS

**REVISIONS**

REV	DATE	COMMENT	BY

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**NOT APPROVED FOR CONSTRUCTION**

PROJECT NO.: MD142048  
DRAWN BY: BRR  
CHECKED BY: BRR  
DATE: 10-11-18  
SCALE: 1" = 50'  
CAD I.D.: LSA

**PRELIMINARY EQUIVALENT SKETCH PLAN**  
FOR  
**SIMPSON & DENAULT, PROPERTIES**  
LOTS 1-14, BUILDABLE PRESERVATION PARCEL C, NON-BUILDABLE PRESERVATION PARCELS A, B, E & L-P & NON-BUILDABLE BULK PARCEL D & H-K  
LOCATION OF SITE  
5232 GREEN BRIDGE ROAD  
5TH ELECTION DISTRICT  
TAX MAP 27, GRID 18,  
PARCELS 34, 36, 98, 111, & 112  
HOWARD COUNTY, MARYLAND

**BOHLER ENGINEERING**

801 DULANEY VALLEY ROAD, SUITE 801  
TOWSON, MARYLAND 21284  
Phone: (410) 521-7900  
Fax: (410) 521-7987  
www.BohlerEngineering.com

**E.R. McWILLIAMS**

REGISTERED LANDSCAPE ARCHITECT  
PROJECT NO. 18-001-001  
DATE: 10-11-18  
I, E.R. McWILLIAMS, CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND THAT I AM A DGS REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 3697, EXPIRATION DATE: 9/30/2018

SHEET TITLE:  
**LANDSCAPE PLAN**

SHEET NUMBER:  
**20 OF 42**

**DEVELOPER'S/OWNER'S LANDSCAPE CERTIFICATE**

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER'S/OWNER'S NAME: *D. V. M2*  
DATE: 10-15-18

**GREEN BRIDGE ROAD**  
VARIABLE WIDTH RIGHT-OF-WAY  
(MINOR COLLECTOR)

PERIMETER #1 (254 LF)

SCALE: 1" = 50'

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*N. J. J. J.* 11-14-18  
PLANNING DIRECTOR DATE

APPROVED  
BOARD OF HOWARD COUNTY

DATE: August 7, 2018

**OWNERS:**  
PARCEL 36: SHERRY ROTHSTEIN, DARLENE THOMPSON, HARRY SIMPSON, DEBBIE RIPPEON, PEGGY SIMPSON, 5232 GREEN BRIDGE ROAD, DAYTON, MD 21036, TEL. 410-521-7900  
PARCEL 34: THOMAS H. SIMPSON, 5200 GREEN BRIDGE ROAD, DAYTON, MD 21036, TEL. 410-521-7900  
PARCEL 111: DENNIS A. LEAF, LENORE D. SINES, 5226 GREEN BRIDGE ROAD, DAYTON, MD 21036, TEL. 410-521-7900  
PARCEL 112: DANA G. DENAULT, THOMAS G. DENAULT, 5222 GREEN BRIDGE ROAD, DAYTON, MD 21036, TEL. 410-521-7900  
PARCEL 98: JERRY MALICK, JANET BURKE, JIT, 5224 GREEN BRIDGE ROAD, DAYTON, MD 21036, TEL. 410-521-7900

SUBDIVISION NAME: TBD  
SECTION/AREA: N/A  
DEED # 1136100222, 0615300554, 1588400354, 0536810450, 0434100270, & 0320100539

PREVIOUS FILE NO.: ECP-18-023  
PB436

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

TAX MAP: 27 GRID: 18 ZONED: RR-DEC  
PARCEL: 34, 36, 98, 111 & 112  
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND









THE OAKS AT BRIDLE CREEK  
PLAT BOOK 199 PAGE 4

LANDS N/V  
JDKW, LLC  
LIBER 15426-POLO-151  
IN 20-7-13-8

### LEGEND

	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	LIMIT OF DISTURBANCE
	WETLAND BUFFER LIMITS
	FOREST CONSERVATION EASEMENT
	TREE PROTECTION FENCE
	ROOT PRUNING
	6' HIGH CHAIN LINK FENCE
	SPECIMEN TREE (TO BE REMOVED)
	CRITICAL ROOT ZONE (CRZ)
	STEEP SLOPES (>15%)
	STEEP SLOPES (>25%)
	SOIL DIVIDE
	SOIL LABEL
	FOREST CONSERVATION EASEMENT

## BOHLER ENGINEERING

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CENTRAL VALLEY, CA  
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HARTFORD, CT  
PHILADELPHIA, PA

CIVIL & CONSULTING ENGINEERS  
SURVEYORS  
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LANDSCAPE ARCHITECTS

### REVISIONS

REV	DATE	COMMENT	BY

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MD142048  
DRAWN BY: AVC  
CHECKED BY: BRR  
DATE: 10-11-18  
SCALE: 1" = 50'  
CAD I.D.: LSA

**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.: MD142048  
DRAWN BY: AVC  
CHECKED BY: BRR  
DATE: 10-11-18  
SCALE: 1" = 50'  
CAD I.D.: LSA

**PRELIMINARY EQUIVALENT SKETCH PLAN**  
FOR  
**SIMPSON & DENAULT, PROPERTIES**  
LOTS 1-15, BUILDABLE PRESERVATION PARCEL C, NON-BUILDABLE PRESERVATION PARCELS A, B, E, G & L - P, & NON-BUILDABLE BULK PARCEL D & J, K.

LOCATION OF SITE:  
5232 GREEN BRIDGE ROAD  
5TH ELECTION DISTRICT  
TAX MAP 27, GRID 18,  
PARCELS 34, 36, 98, 111, & 112  
HOWARD COUNTY, MARYLAND

## BOHLER ENGINEERING

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## E.R. McWILLIAMS

REGISTERED LANDSCAPE ARCHITECT  
PROFESSIONAL SEAL  
I, E.R. McWilliams, hereby certify that these documents were prepared by me, or by a person under my direct supervision and that I am a duly licensed landscape architect under the laws of the State of Maryland. LICENSE NO. 9827, EXPIRATION DATE: 06/30/2019

SHEET TITLE:  
**LANDSCAPE PLAN**

SHEET NUMBER:  
**22 OF 42**

**DEVELOPER'S/OWNER'S LANDSCAPE CERTIFICATE**  
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER'S/OWNER'S NAME: *Sherry Rothstein*  
DATE: **10-15-18**

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

PLANNING DIRECTOR: *Nadine J. Dine* DATE: **11-14-18**

DATE: **August 7, 2018**

SUBDIVISION NAME: TBD  
SECTION: BARBARA, VA  
DEED # 1136100222, 0019300554,  
15884003594, 0588900490  
0434100270, & 03201700539

PREVIOUS FILE NO.:  
**78436**

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

TAX MAP: 27 GRID: 18 ZONED: RR-DEO  
PARCEL: 34, 36, 98, 111 & 112  
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND











**LANDSCAPE SPECIFICATIONS**

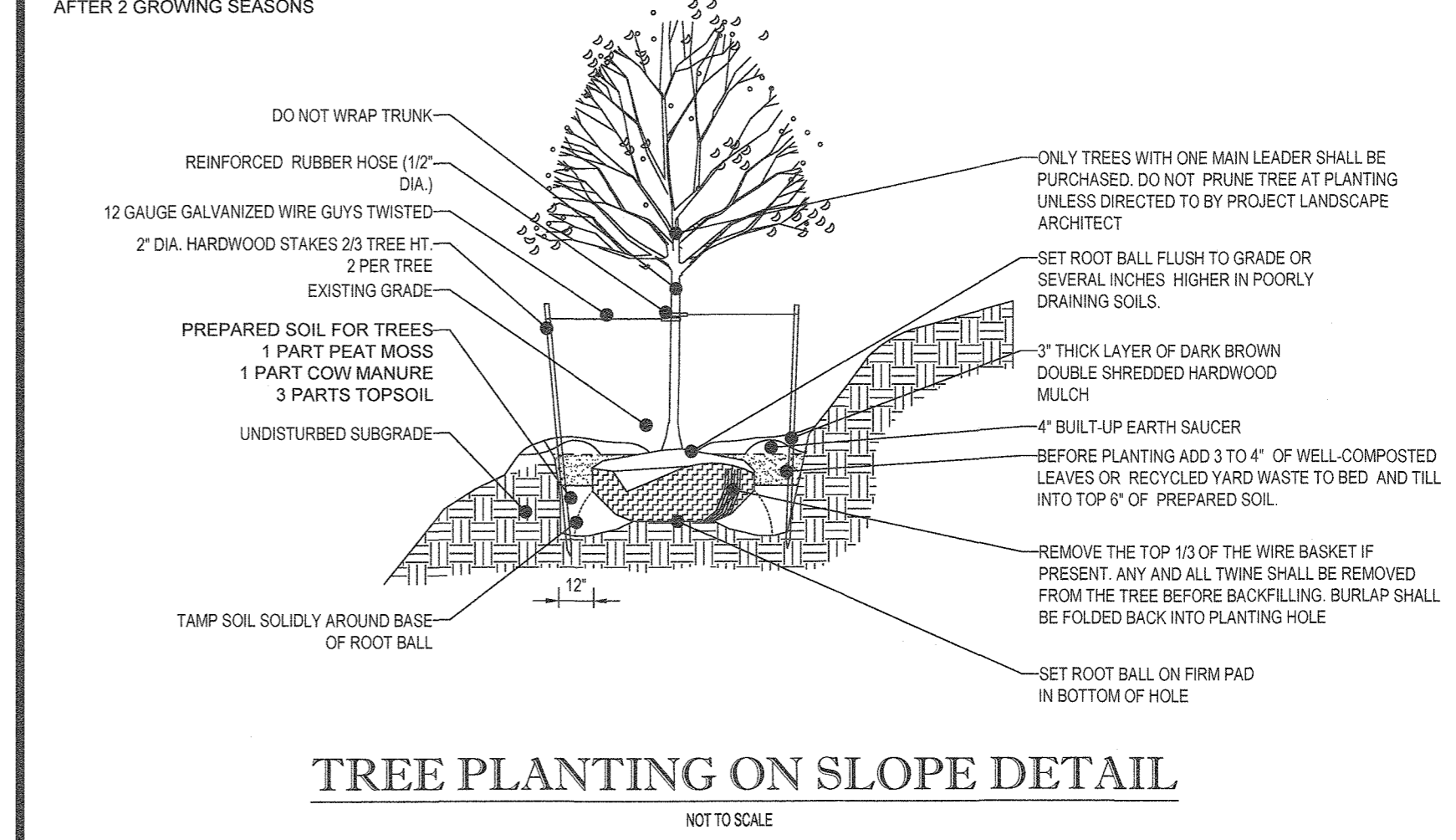
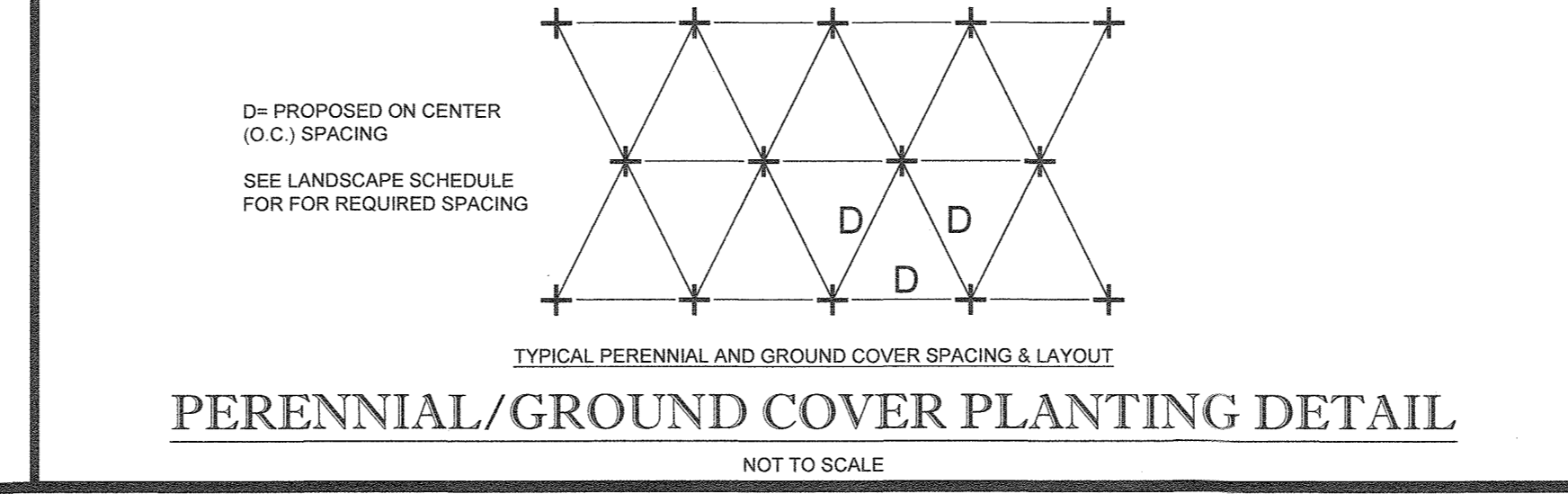
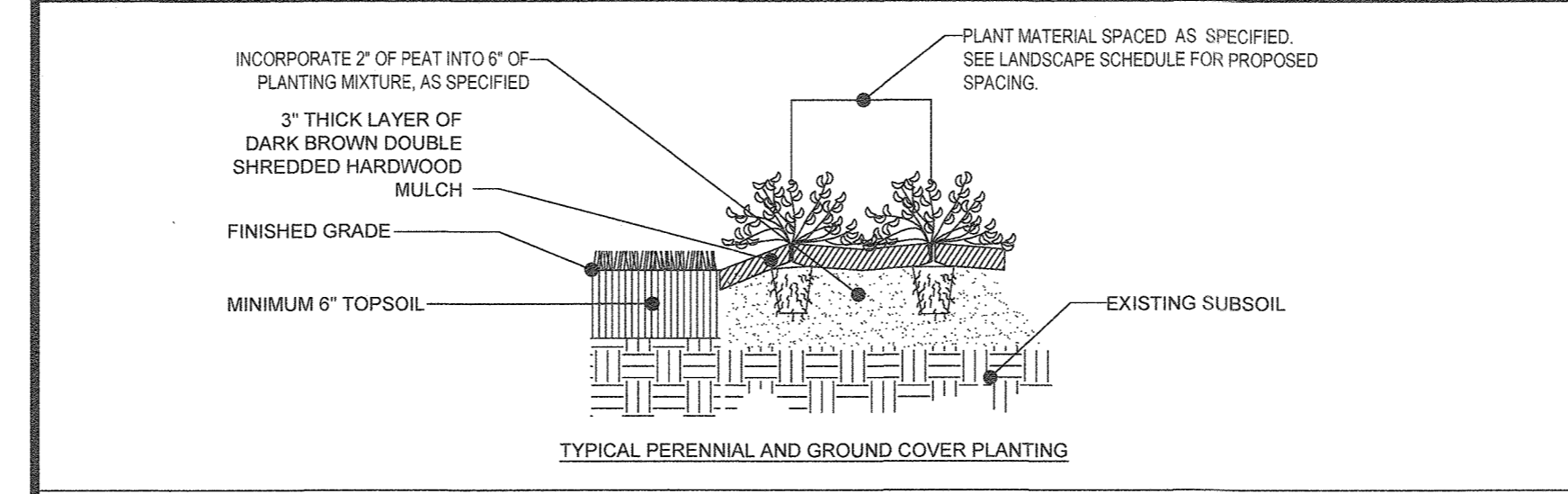
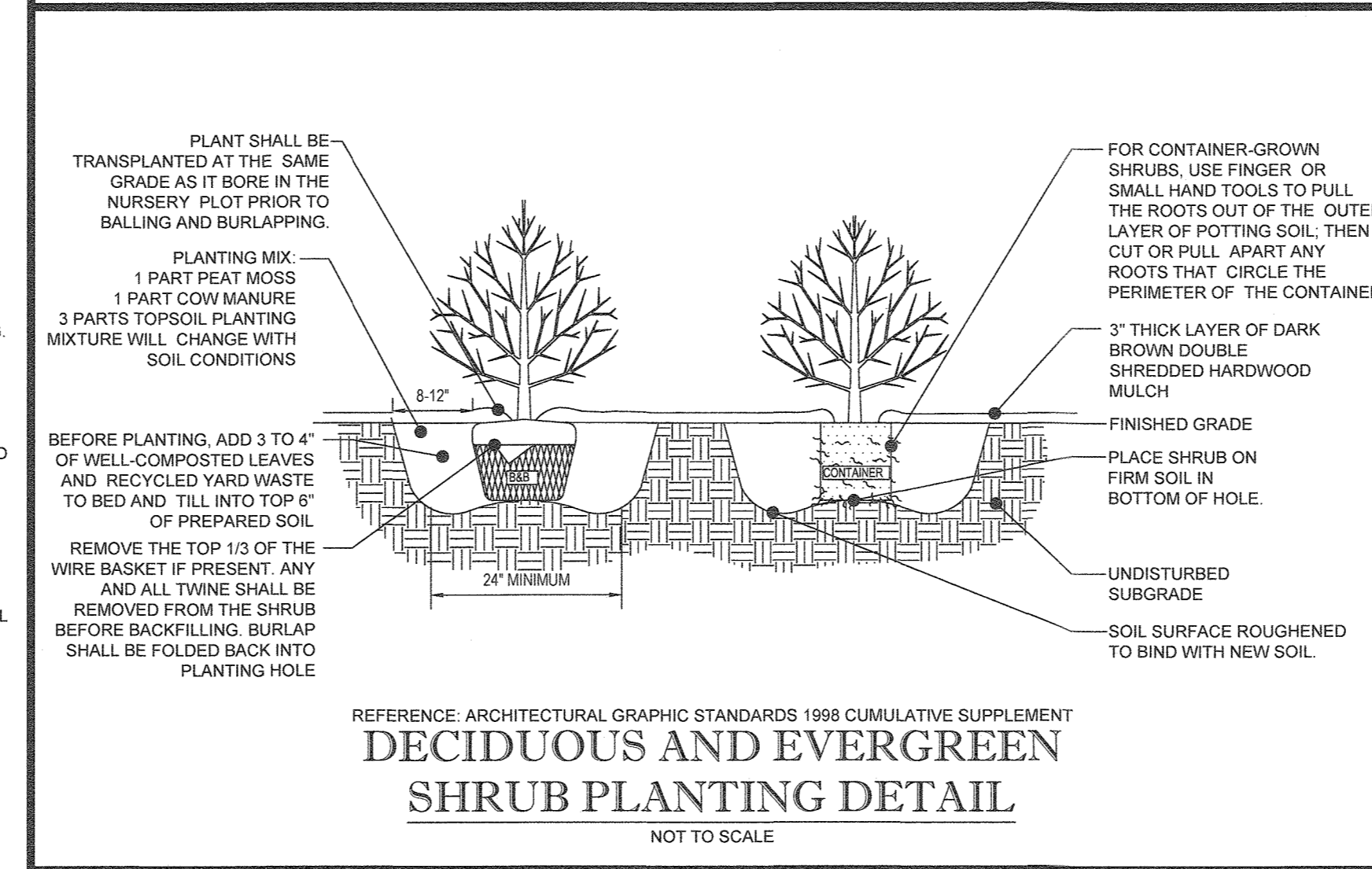
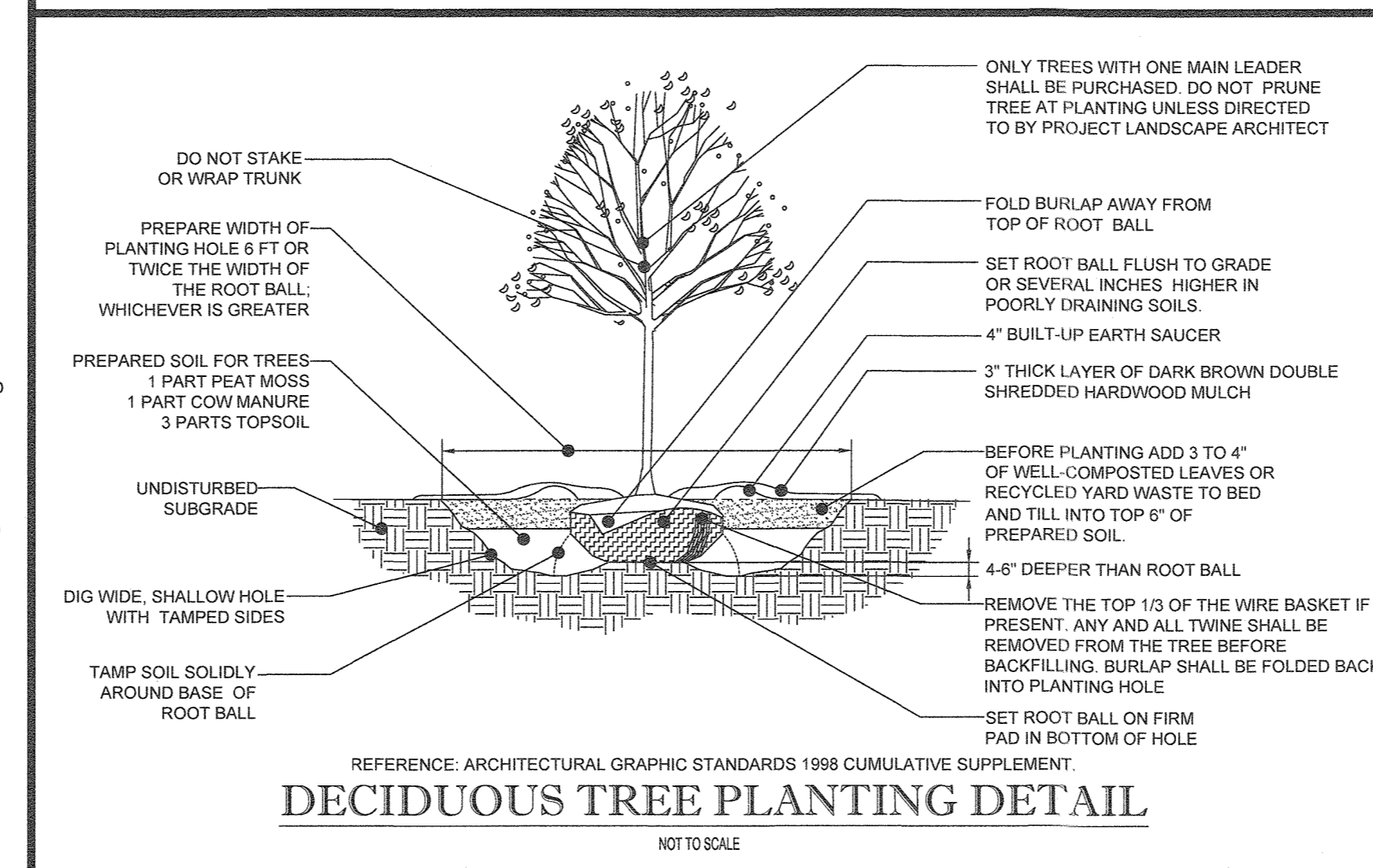
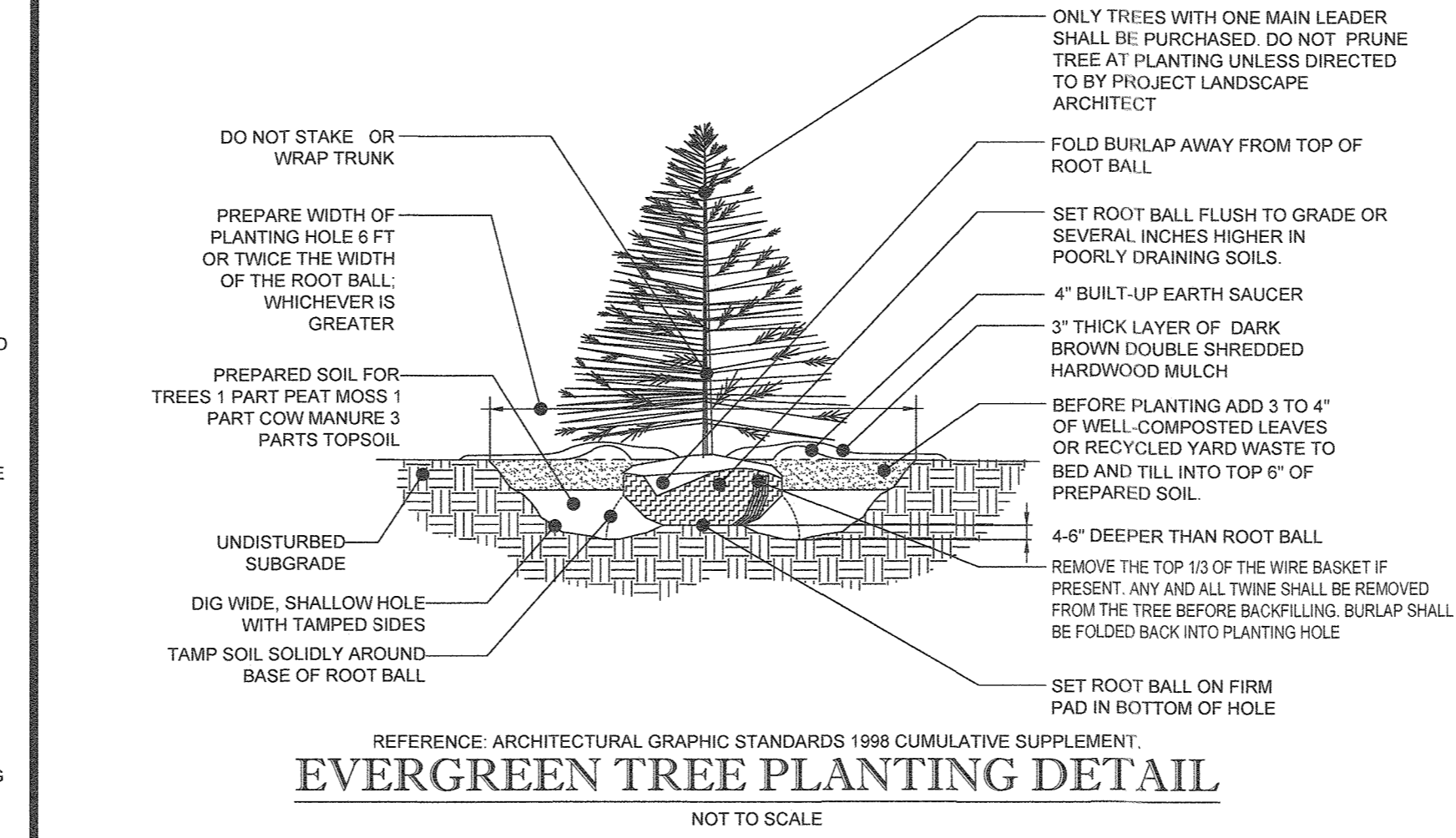
**1. SCOPE OF WORK:**  
THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SOODING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED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

**2. MATERIALS**  
A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS  
B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.  
C. LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM SIX INCH (6") THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEED OR SOODEN IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES.  
1.1. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN WEEP SEED.  
1.2. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/FREE WITH A UNIFORM THICKNESS.  
1.3. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.  
D. MULCH - THE MULCH AROUND THE PERIMETER OF THE BUILDING SHALL BE A 3" LAYER OF DOUBLE SHREDDED BLACK CEDAR MULCH ONLY. ALL OTHER AREAS SHALL BE MULCHED WITH A 3" LAYER OF DOUBLE SHREDDED DARK BROWN HARDWOOD BARK MULCH, UNLESS OTHERWISE SPECIFIED ON THE LANDSCAPE PLAN.  
E. FERTILIZER  
1.1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNIFORM STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.  
1.2. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 8% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.  
F. PLANT MATERIAL  
1.1. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE 'AMERICAN STANDARD FOR NURSERY STOCK' (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.  
1.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.  
1.3. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.  
1.4. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1", WHICH HAVE NOT BEEN COMPLETELY CALLED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.  
1.5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH, WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.  
1.6. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.  
1.7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.  
1.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

**3. GENERAL WORK PROCEDURES**  
A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.  
B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.  
**4. SITE PREPARATIONS**  
A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.  
B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.  
C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.  
**5. TREE PROTECTION**  
A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.  
B. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY 'VISI-FENCE', OR APPROVED EQUIVALENT MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.  
C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.  
D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.  
**6. SOIL MODIFICATIONS**  
A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.  
B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.  
C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.  
1.1. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.  
1.2. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 80% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.  
1.3. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.  
**7. FINISHED GRADING**  
A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.  
B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1").  
C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.  
D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.  
**8. TOPSOILING**  
A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.  
B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.  
C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.  
D. ALL PLANTING AND LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA):  
1.1. 20 POUNDS 'GROW POWER' OR APPROVED EQUAL  
1.2. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP  
E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER DRY OR FROZEN CONDITIONS.

**9. PLANTING**  
A. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.  
B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.  
C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.  
D. ALL PLANTING CONTAINERS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.  
E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.  
F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS: THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:  
1.1. PLANTS: MARCH 15 TO DECEMBER 15  
1.2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1  
G. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.  
H. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE, WITH TRANSPARENT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY. THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:  
ACER RUBRUM PLATANUS X ACERIFOLIA  
BETULA VARIETIES POPULUS VARIETIES  
CARPINUS VARIETIES PRUNUS VARIETIES  
CRATAEGUS VARIETIES PYRUS VARIETIES  
KOELERIA VARIETIES QUERCUS VARIETIES  
LIQUIDAMBER STYRACIFLUA TILIA TOMENTOSA  
LIRIODENDRON TULIPFERA ZELKOVA VARIETIES

I. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:  
+ 1 PART PEAT MOSS  
+ 1 PART COMPOSTED COW MANURE BY VOLUME  
+ 3 PARTS TOPSOIL BY VOLUME  
+ 21 GRAMS 'AGRICIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:  
A) 2 TABLETS PER 1 GALLON PLANT  
B) 3 TABLETS PER 5 GALLON PLANT  
C) 4 TABLETS PER 15 GALLON PLANT  
D) LARGER PLANTS: 2 TABLETS PER 1/2" CALIPER OF TRUNK  
J. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.  
K. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.  
L. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.  
M. GROUND COVER AREAS SHALL RECEIVE A 1/2" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.  
N. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.  
O. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.  
P. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.  
**10. TRANSPLANTING (WHEN REQUIRED)**  
A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.  
B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.  
C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.  
D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.  
E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.  
F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.  
**11. WATERING**  
A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.  
B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.  
C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.  
**12. GUARANTEE**  
A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.  
B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.  
C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.  
D. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOVING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.  
**13. CLEANUP**  
A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.  
B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.



**SEEDING SPECIFICATIONS**

1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.  
2. PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.  
3. SEEDING RATES:  
PERENNIAL RYEGRASS 1/2 LBS/1,000 SQ FT  
KENTUCKY BLUEGRASS 1 LBS/1,000 SQ FT  
RED FESCUE 1 1/2 LBS/1,000 SQ FT  
SPREADING FESCUE 1 1/2 LBS/1,000 SQ FT  
FERTILIZER (20:10:10) 14 LBS/1,000 SQ FT  
MULCH 50 LBS/1,000 SQ FT  
4. GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.

**OWNER MAINTENANCE RESPONSIBILITIES**

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:  
• TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES WILL BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.  
• TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.  
• VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAVES.  
• FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.  
THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

**OWNERS:**

PARCEL 36	PARCEL 34	PARCEL 112
SHERRY ROTHSTEIN DARLENE THOMPSON HARRY SIMPSON DEBBIE RIPPEON PEGGY SIMPSON 5232 GREEN BRIDGE ROAD DAYTON, MD 21038 TEL.	THOMAS H. SIMPSON 5300 GREEN BRIDGE ROAD DAYTON, MD 21038 TEL.	DANA G. DENAULT THOMAS C. DENAULT 5222 GREEN BRIDGE ROAD DAYTON, MD 21038 TEL.
PARCEL 111	PARCEL 98	
DENNIS A. LEAF LENORE D. SINES 5226 GREEN BRIDGE ROAD DAYTON, MD 21038 TEL.	JERRY MAJUCK JANET BURKE JT 5227 GREEN BRIDGE ROAD DAYTON, MD 21038 TEL.	

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

**TAX MAP:** 27 **GRID:** 18 **ZONED:** RR-DEO  
PARCEL: 34, 36, 98, 111 & 112

**5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND**

**DEVELOPER'S/OWNER'S LANDSCAPE CERTIFICATE**

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 12.14 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER'S/OWNER'S NAME: *D. V. W.* DATE: *10-15-18*

**TENTATIVELY APPROVED**  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

**APPROVED**  
PLANNING BOARD OF HOWARD COUNTY

DATE: *11-14-18* DATE: *August 7, 2018*

**BOHLER ENGINEERING**

CORPORATE OFFICE:  
WARREN, NJ

OFFICES:  
BOSTON, MA  
BROOKFIELD, MA  
CHICAGO, IL  
DENVER, CO  
FORT LAUDERDALE, FL  
HAWAII, HI  
PHILADELPHIA, PA

CIVIL & CONSULTING ENGINEERS  
SURVEYORS  
PROJECT MANAGERS  
ENVIRONMENTAL CONSULTANTS  
LANDSCAPE ARCHITECTS

**REVISIONS**

REV	DATE	COMMENT	BY

**NOT APPROVED FOR CONSTRUCTION**

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  
(WV 1-800-245-4548) (PA 1-800-245-1776) (DC 1-800-257-7777) (VA 1-800-652-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

**PROJECT:**

PROJECT No.:	MD142048
DRAWN BY:	AVG
CHECKED BY:	BRB
DATE:	10-11-18
SCALE:	NTS
CAD I.D.:	LS4

**PRELIMINARY EQUIVALENT SKETCH PLAN**  
FOR  
**SIMPSON & DENAULT, PROPERTIES**  
LOTS 1-45, BUILDABLE PRESERVATION PARCEL C, NON-BUILDABLE PRESERVATION PARCELS A, B, E - G & L - P & NON-BUILDABLE BULK PARCEL D & K

LOCATION OF SITE:  
5232 GREEN BRIDGE ROAD  
5TH ELECTION DISTRICT  
TAX MAP 27, GRID 18  
HOWARDS 34, 36, 98, 111, & 112  
HOWARD COUNTY, MARYLAND

**BOHLER ENGINEERING**

901 DULANEY VALLEY ROAD, SUITE 801  
TOWSON, MARYLAND 21204  
Phone: (410) 821-7900  
Fax: (410) 821-7987  
[www.BohlerEngineering.com](http://www.BohlerEngineering.com)

**E.R. McWILLIAMS**

REGISTERED LANDSCAPE ARCHITECT  
PROFESSIONAL SEAL  
I, E.R. McWILLIAMS, CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR THAT I AM A DESIGNER OR ARCHITECT UNDER THE LAWS OF MARYLAND, LICENSE NO. 9822, EXPIRATION DATE 9/30/2019.

**LANDSCAPE NOTES & DETAILS**

**25 OF 42**

SHEET NUMBER: 25 OF 42



LEGEND:	
	STABILIZED CONSTRUCTION ENTRANCE
	RIPRAP STABILIZATION
	LIMIT OF DISTURBANCE
	SILT FENCE
	SPECIMEN TREE (TO BE REMOVED)
	DIVERSION DIKE
	SUPER SILT FENCE
	TREE PROTECTION FENCE
	FOREST CONSERVATION EASEMENT
	STEEP SLOPES (15%-25%)
	STEEP SLOPES (>25%)
	GEOTEXTILE STABILIZATION MATTING
	SOIL DIVIDE
	AREAS OF SAME DAY STABILIZATION
	SOIL LABEL

STONE OUTLET SEDIMENT TRAP - ST-II				
TRAP NO.	WIDTH	LENGTH	BOTTOM ELEV.	D.A.
1	50'	101'	416.00	5.0 AC.

**BOHLER ENGINEERING**  
 CORPORATE OFFICE:  
 WARREN, NJ  
 OFFICES:  
 BOSTON, MA  
 CHICAGO, IL  
 COLUMBIA, MD  
 DENVER, CO  
 FORT LAUDERDALE, FL  
 HOUSTON, TX  
 KANSAS CITY, MO  
 LOS ANGELES, CA  
 MEMPHIS, TN  
 MIAMI, FL  
 MINNEAPOLIS, MN  
 NEW YORK, NY  
 PHILADELPHIA, PA  
 RICHMOND, VA  
 TAMPA, FL  
 WASHINGTON, DC

CIVIL & CONSULTING ENGINEERS  
 SURVEYORS  
 PROJECT MANAGERS  
 ENVIRONMENTAL CONSULTANTS  
 LANDSCAPE ARCHITECTS

REVISIONS		
REV.	DATE	COMMENT

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 (WV 1-800-245-4949; PA 1-800-245-1778; DC 1-800-257-3777; VA 1-800-452-7001) (MD 1-800-297-7777) (DE 1-800-282-8555)

**NOT APPROVED FOR CONSTRUCTION**

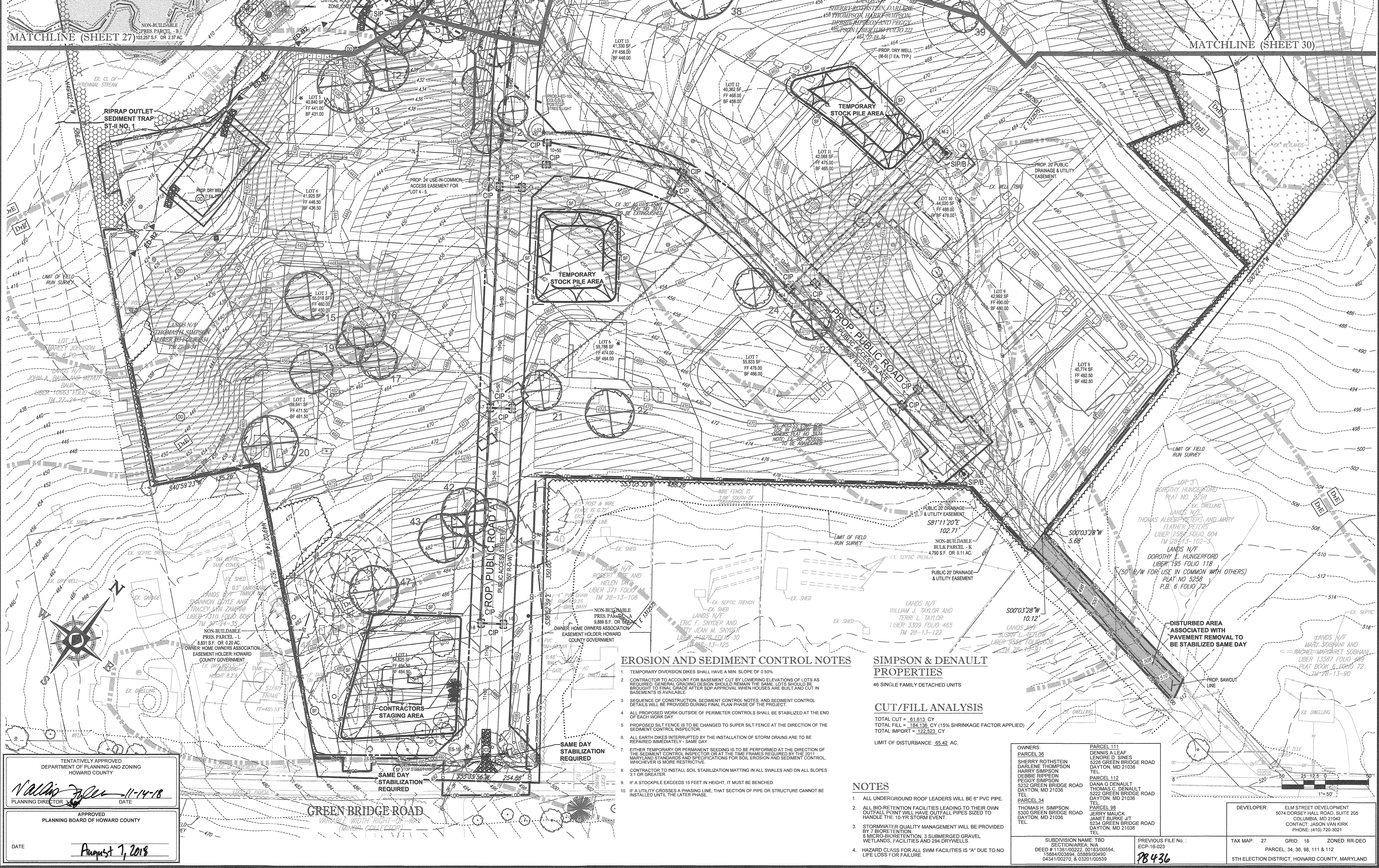
PROJECT NO.: MD142048  
 DRAWN BY: AWG  
 CHECKED BY: BRB  
 DATE: 10-11-18  
 SCALE: 1" = 50'  
 CAD I.D.: EP4

**PRELIMINARY EQUIVALENT SKETCH PLAN**  
 FOR  
**SIMPSON & DENAULT PROPERTIES**  
 LOTS 1-45, BUILDABLE PRESERVATION PARCEL C, NON-BUILDABLE PRESERVATION PARCELS A, B, E-G & L-P & NON-BUILDABLE BULK PARCEL D & H-K  
 LOCATION OF SITE  
 5232 GREEN BRIDGE ROAD  
 5TH ELECTION DISTRICT  
 TAX MAP 27, GRID 18,  
 PARCELS 34, 36, 98, 111, & 112  
 HOWARD COUNTY, MARYLAND

**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  
 LICENSE NO. 14088  
 PROFESSIONAL CERTIFICATION  
 I, BRADY 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. 4088, EXPIRATION DATE: 7/30/21

SHEET TITLE:  
**SEDIMENT CONTROL AND ENVIRONMENTAL CONCEPT PLAN**  
 SHEET NUMBER:  
**26 OF 42**



**EROSION AND SEDIMENT CONTROL NOTES**

- TEMPORARY DIVERSION DIKES SHALL HAVE A MIN. SLOPE OF 0.50%.
- CONTRACTOR TO ACCOUNT FOR BASEMENT CUT BY LOWERING ELEVATIONS OF LOTS AS REQUIRED. GENERAL GRADING DESIGN SHOULD REMAIN THE SAME. LOTS SHOULD BE BROUGHT TO FINAL GRADE AFTER SUD APPROVAL WHEN HOUSES ARE BUILT AND CUT IN BASEMENTS IS AVAILABLE.
- SEQUENCE OF CONSTRUCTION, SEDIMENT CONTROL NOTES, AND SEDIMENT CONTROL DETAILS WILL BE PROVIDED DURING FINAL PLAN PHASE OF THE PROJECT.
- ALL PROPOSED WORK OUTSIDE OF PERIMETER CONTROLS SHALL BE STABILIZED AT THE END OF EACH WORK DAY.
- PROPOSED SILT FENCE IS TO BE CHANGED TO SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.
- ALL EARTH DIKES INTERRUPTED BY THE INSTALLATION OF STORM DRAINS ARE TO BE REPAIRED IMMEDIATELY - SAME DAY.
- EITHER TEMPORARY OR PERMANENT SEEDING IS TO BE PERFORMED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR AT THE TIME FRAMES REQUIRED BY THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL, EROSION AND SEDIMENT CONTROL, WHICHEVER IS MORE RESTRICTIVE.
- CONTRACTOR TO INSTALL SOIL STABILIZATION MATTING IN ALL SWALES AND ON ALL SLOPES 3:1 OR GREATER.
- IF A STOCKPILE EXCEEDS 15 FEET IN HEIGHT, IT MUST BE BENCHED.
- IF A UTILITY CROSSES A PHASING LINE, THAT SECTION OF PIPE OR STRUCTURE CANNOT BE INSTALLED UNTIL THE LATER PHASE.

**SIMPSON & DENAULT PROPERTIES**  
 46 SINGLE FAMILY DETACHED UNITS

**CUT/FILL ANALYSIS**  
 TOTAL CUT = 81.613 CY  
 TOTAL FILL = 184.136 CY (15% SHRINKAGE FACTOR APPLIED)  
 TOTAL IMPORT = 122.523 CY  
 LIMIT OF DISTURBANCE: 65.42 AC.

**NOTES**

- ALL UNDERGROUND ROOF LEADERS WILL BE 6" PVC PIPE.
- ALL BIO-RETENTION FACILITIES LEADING TO THEIR OWN OUTFALL POINT WILL HAVE OUTFALL PIPES SIZED TO HANDLE THE 10-YR STORM EVENT.
- STORMWATER QUALITY MANAGEMENT WILL BE PROVIDED BY 7 BIOPRETENTION, 8 MICRO-BIOPRETENTION, 3 SUBMERGED GRAVEL WETLANDS, FACILITIES AND 284 DRYWELLS.
- HAZARD CLASS FOR ALL SWM FACILITIES IS "A" DUE TO NO LIFE LOSS FOR FAILURE.

**OWNERS:**  
 PARCEL 38  
 SHERRY ROTHSTEIN  
 DARLENE THOMPSON  
 HARRY SIMPSON  
 DEBBIE RIPPON  
 PERRY SIMPSON  
 5232 GREEN BRIDGE ROAD  
 DAYTON, MD 21036  
 TEL: 410-293-1234

**PARCEL 111**  
 DENNIS A LEAF  
 LENORE D SINES  
 5232 GREEN BRIDGE ROAD  
 DAYTON, MD 21036  
 TEL: 410-293-1234

**PARCEL 112**  
 DANA G DENAULT  
 THOMAS G DENAULT  
 5232 GREEN BRIDGE ROAD  
 DAYTON, MD 21036  
 TEL: 410-293-1234

**PARCEL 98**  
 JERRY MAUCK  
 JANET BURKE J/T  
 5234 GREEN BRIDGE ROAD  
 DAYTON, MD 21038  
 TEL: 410-293-1234

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

**PREVIOUS FILE NO.:** ECP-18-023  
**78436**

**TAX MAP:** 27  
**GRID:** 18  
**ZONED:** RR-DEO  
**PARCEL:** 34, 36, 98, 111 & 112  
**5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND**

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

*N. Collins* 11-14-18  
 PLANNING DIRECTOR DATE

APPROVED  
 PLANNING BOARD OF HOWARD COUNTY

DATE: August 7, 2018

\\V:\404040\DRAWING\PLAN SET\PRELIMINARY\CONCEPT PLAN\CONCEPT PLAN.PLT PRINTED BY: ADMINA 10/12/18 @ 8:04 PM USER: SAIED BY: ADMINA



STONE OUTLET SEDIMENT TRAP - ST-I				
TRAP NO.	WIDTH	LENGTH	BOTTOM ELEV.	D.A.
2	35'	150'	428.00	5.0 AC.

STONE OUTLET SEDIMENT TRAP - ST-III				
TRAP NO.	WIDTH	LENGTH	BOTTOM ELEV.	D.A.
3	50'	150'	422.00	8.0 AC.

### EROSION AND SEDIMENT CONTROL NOTES

- TEMPORARY DIVERSION DIKES SHALL HAVE A MIN. SLOPE OF 0.50%.
- CONTRACTOR TO ACCOUNT FOR BASEMENT CUT BY LOWERING ELEVATIONS OF LOTS AS REQUIRED. GENERAL GRADING DESIGN SHOULD REMAIN THE SAME. LOTS SHOULD BE BROUGHT TO FINAL GRADE AFTER SSP APPROVAL WHEN HOUSES ARE BUILT AND CUT IN BASEMENTS IS AVAILABLE.
- SEQUENCE OF CONSTRUCTION, SEDIMENT CONTROL NOTES, AND SEDIMENT CONTROL DETAILS WILL BE PROVIDED DURING FINAL PLAN PHASE OF THE PROJECT.
- ALL PROPOSED WORK OUTSIDE OF PERIMETER CONTROLS SHALL BE STABILIZED AT THE END OF EACH WORK DAY.
- PROPOSED SILT FENCE IS TO BE CHANGED TO SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.
- ALL EARTH DIKES INTERRUPTED BY THE INSTALLATION OF STORM DRAINS ARE TO BE REPAIRED IMMEDIATELY - SAME DAY.
- EITHER TEMPORARY OR PERMANENT SEEDING IS TO BE PERFORMED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR AT THE TIME FRAMES REQUIRED BY THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, WHICHEVER IS MORE RESTRICTIVE.
- CONTRACTOR TO INSTALL SOIL STABILIZATION MATTING IN ALL SWALES AND ON ALL SLOPES 3:1 OR GREATER.
- IF A STOCKPILE EXCEEDS 15 FEET IN HEIGHT, IT MUST BE BENCHED.
- IF A UTILITY CROSSES A PHASING LINE, THAT SECTION OF PIPE OR STRUCTURE CANNOT BE INSTALLED UNTIL THE LATER PHASE.

### SIMPSON & DENAULT PROPERTIES

46 SINGLE FAMILY DETACHED UNITS

### CUT/FILL ANALYSIS

TOTAL CUT = 61.53 CY  
 TOTAL FILL = 184.138 CY (15% SHRINKAGE FACTOR APPLIED)  
 TOTAL IMPORT = 122.603 CY

LIMIT OF DISTURBANCE: 65.42 AC.

### NOTES

- ALL UNDERGROUND ROOF LEADERS WILL BE 6" PVC PIPE.
- ALL BIO-RETENTION FACILITIES LEADING TO THEIR OWN OUTFALL POINT WILL HAVE OUTFALL PIPES SIZED TO HANDLE THE 10-YR STORM EVENT.
- STORMWATER QUALITY MANAGEMENT WILL BE PROVIDED BY 7 BIO-RETENTION, 6 MICRO-BIORETENTION, 3 SUBMERGED GRAVEL WETLANDS, FACILITIES AND 234 DRYWELLS.
- HAZARD CLASS FOR ALL SWM FACILITIES IS "A" DUE TO NO LIFE LOSS FOR FAILURE.

MATCHLINE (SHEET 28)



### LEGEND:

- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE
- DIVERSION DIKE
- SUPER SILT FENCE
- TREE PROTECTION FENCE
- STEEP SLOPES (15%-25%)
- STEEP SLOPES (>25%)
- SOIL DIVIDE
- SOIL LABEL
- RIPRAP STABILIZATION
- LIMIT OF DISTURBANCE
- SPECIMEN TREE (TO BE REMOVED)
- FOREST CONSERVATION EASEMENT
- GEOTEXTILE STABILIZATION MATTING
- PUMP AROUND

APPROVED PLANNING BOARD OF HOWARD COUNTY		TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	
DATE: August 7, 2018		DATE: 11-14-18	
OWNERS: PARCEL 36 SHERRY ROTHSTEIN DARLENE THOMPSON HARRY SIMPSON DEBBIE RIPPEON PEGGY SIMPSON 5232 GREEN BRIDGE ROAD DAYTON, MD 21036 TEL. _____		PARCEL 112 DANA G DENAULT THOMAS C DENAULT 5222 GREEN BRIDGE ROAD DAYTON, MD 21036 TEL. _____	
SUBDIVISION NAME: TBD SECT 10/22/22, 00193/00554, DEED # 11361/00222, 00193/00554, 15884/00394, 05889/00490 04341/00070, & 03201/00539		PREVIOUS FILE NO.: ECP-16-023 <b>P84936</b>	
DEVELOPER: ELM STREET DEVELOPMENT 5074 DORSEY HALL ROAD, SUITE 205 COLUMBIA, MD 21042 CONTACT: JASON VAN KIRK PHONE: (410) 720-3021		TAX MAP: 27 GRID: 18 ZONED: RR-DEO PARCEL: 34, 36, 98, 111 & 112 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND	

**BOHLER ENGINEERING**

CORPORATE OFFICE:  
WARREN, NJ

OFFICES:  
BOULDER, CO  
BOULDER, OH  
BOULDER, UT  
BOULDER, VA  
BOULDER, WA  
BOULDER, WI  
BOULDER, WY  
BOULDER, AZ  
BOULDER, CA  
BOULDER, FL  
BOULDER, GA  
BOULDER, IL  
BOULDER, IN  
BOULDER, MD  
BOULDER, MI  
BOULDER, MN  
BOULDER, MO  
BOULDER, NC  
BOULDER, ND  
BOULDER, OH  
BOULDER, OK  
BOULDER, OR  
BOULDER, PA  
BOULDER, SC  
BOULDER, TN  
BOULDER, TX  
BOULDER, VA  
BOULDER, VT  
BOULDER, WA  
BOULDER, WI  
BOULDER, WY

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 1-800-245-4848) (PA 1-800-245-1719) (DC 1-800-257-7777) (MD 1-800-452-7001) (DE 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MD142048  
 DRAWN BY: AVG  
 CHECKED BY: BRB  
 DATE: 10-11-18  
 SCALE: 1" = 50'  
 CAD I.D.: EP4

PROJECT:  
**PRELIMINARY EQUIVALENT SKETCH PLAN**  
 FOR  
**SIMPSON & DENAULT, PROPERTIES**  
 LOTS 1-45, BUILDABLE PRESERVATION PARCEL C, NON-BUILDABLE PRESERVATION PARCELS A, B, E, G & L - P & NON-BUILDABLE BULK PARCELS D & H-K  
 LOCATION OF SITE  
 5232 GREEN BRIDGE ROAD  
 5TH ELECTION DISTRICT  
 TAX MAP 27, GRID 18,  
 PARCELS 34, 36, 98, 111, & 112  
 HOWARD COUNTY, MARYLAND

**BOHLER ENGINEERING**

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

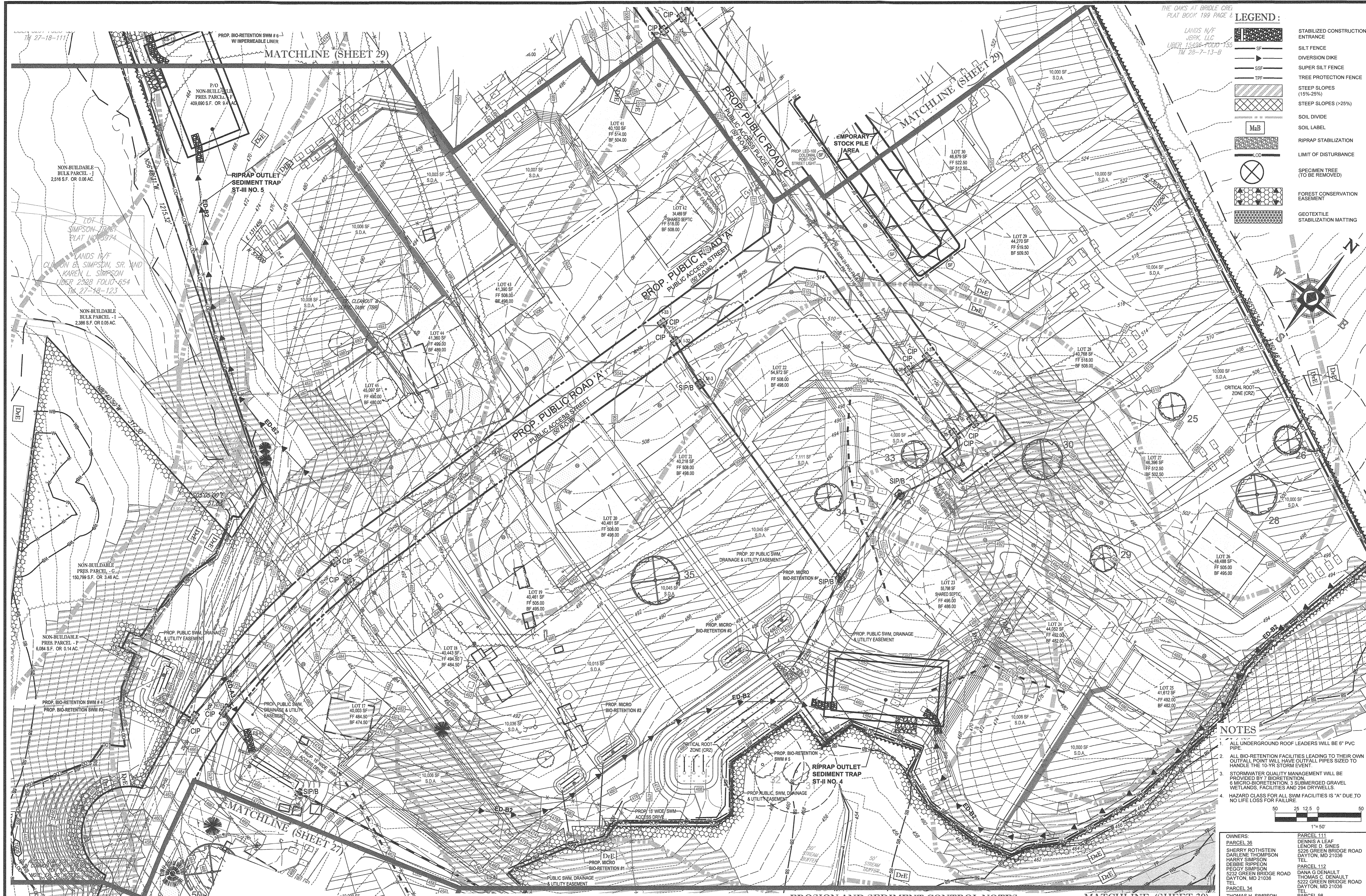
**B.B. ROWE**

PROFESSIONAL ENGINEER  
 PROFESSIONAL CERTIFICATION  
 L BRANSON ROWE, HEREBY CERTIFIES THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 80882, EXPIRATION DATE: 7/31/2019

SHEET TITLE:  
**SEDIMENT CONTROL AND ENVIRONMENTAL CONCEPT PLAN**

SHEET NUMBER:  
**27 OF 42**





**LEGEND :**

[Symbol]	STABILIZED CONSTRUCTION ENTRANCE
[Symbol]	SILT FENCE
[Symbol]	DIVERSION DIKE
[Symbol]	SUPER SILT FENCE
[Symbol]	TREE PROTECTION FENCE
[Symbol]	STEEP SLOPES (15%-25%)
[Symbol]	STEEP SLOPES (>25%)
[Symbol]	SOIL DIVIDE
[Symbol]	SOIL LABEL
[Symbol]	RIPRAP STABILIZATION
[Symbol]	LIMIT OF DISTURBANCE
[Symbol]	SPECIMEN TREE (TO BE REMOVED)
[Symbol]	FOREST CONSERVATION EASEMENT
[Symbol]	GEOTEXTILE STABILIZATION MATTING

**BOHLER ENGINEERING**  
 CORPORATE OFFICE: WARREN, NJ  
 SURVEYORS: WASHINGTON, VA  
 PROJECT MANAGERS: WASHINGTON, VA  
 ENVIRONMENTAL CONSULTANTS: WASHINGTON, VA  
 LANDSCAPE ARCHITECTS: WASHINGTON, VA

**REVISIONS**

REV	DATE	COMMENT	BY

**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.: MD142048  
 DRAWN BY: AVG  
 CHECKED BY: BBH  
 DATE: 10-11-18  
 SCALE: 1" = 50'  
 CAD I.D.: EP4

**PRELIMINARY EQUIVALENT SKETCH PLAN**  
 FOR  
**SIMPSON & DENAULT PROPERTIES**  
 LOTS 1-45, BUILDABLE PRESERVATION PARCEL C, NON-BUILDABLE PRESERVATION PARCELS A, B, E - G & L - P & NON-BUILDABLE BULK PARCELS D & H-K

LOCATION OF SITE  
 5232 GREEN BRIDGE ROAD  
 5TH ELECTION DISTRICT  
 TAX MAP 27, GRID 18,  
 PARCELS 34, 36, 98, 111, & 112  
 HOWARD COUNTY, MARYLAND

**BOHLER ENGINEERING**  
 901 DULANEY VALLEY ROAD,  
 SUITE 301  
 TOWSON, MARYLAND 21284  
 Phone: (410) 821-7900  
 Fax: (410) 821-7987  
 www.BohlerEngineering.com

**B. BROWE**  
 PROFESSIONAL ENGINEER  
 5232 GREEN BRIDGE ROAD  
 DAYTON, MD 21036  
 TEL: 410-220-3021

SHEET TITLE:  
**SEDIMENT CONTROL AND ENVIRONMENTAL CONCEPT PLAN**  
 SHEET NUMBER:  
**28 OF 42**

**STONE OUTLET SEDIMENT TRAP - ST-III**

TRAP NO.	WIDTH	LENGTH	BOTTOM ELEV.	D.A.
5	60'	123'	415.00	5.0 AC.

**STONE OUTLET SEDIMENT TRAP - ST-II**

TRAP NO.	WIDTH	LENGTH	BOTTOM ELEV.	D.A.
4	60'	123'	461.00	10.0 AC.

**SIMPSON & DENAULT PROPERTIES**  
 46 SINGLE FAMILY DETACHED UNITS

**CUT/FILL ANALYSIS**  
 TOTAL CUT = 61.613 CY  
 TOTAL FILL = 184.136 CY (15% SHRINKAGE FACTOR APPLIED)  
 TOTAL IMPORT = 122.523 CY  
 LIMIT OF DISTURBANCE: 65.42 AC.

**EROSION AND SEDIMENT CONTROL NOTES**

- TEMPORARY DIVERSION DIKES SHALL HAVE A MIN. SLOPE OF 0.50%.
- CONTRACTOR TO ACCOUNT FOR BASEMENT CUT BY LOWERING ELEVATIONS OF LOTS AS REQUIRED. GENERAL GRADING DESIGN SHOULD REMAIN THE SAME. LOTS SHOULD BE BROUGHT TO FINAL GRADE AFTER SOP APPROVAL WHEN HOUSES ARE BUILT AND CUT IN BASEMENTS IS AVAILABLE.
- SEQUENCE OF CONSTRUCTION, SEDIMENT CONTROL NOTES, AND SEDIMENT CONTROL DETAILS WILL BE PROVIDED DURING FINAL PLAN PHASE OF THE PROJECT.
- ALL PROPOSED WORK OUTSIDE OF PERIMETER CONTROLS SHALL BE STABILIZED AT THE END OF EACH WORK DAY.
- PROPOSED SILT FENCE IS TO BE CHANGED TO SUPER SILT FENCE IN THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.
- ALL EARTH DIKES INTERRUPTED BY THE INSTALLATION OF STORM DRAINS ARE TO BE REPAIRED IMMEDIATELY - SAME DAY.
- OTHER TEMPORARY OR PERMANENT SEEDING IS TO BE PERFORMED AT THE DIRECTION

OF THE SEDIMENT CONTROL INSPECTOR OR AT THE TIME FRAMES REQUIRED BY THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, WHICHEVER IS MORE RESTRICTIVE.

- CONTRACTOR TO INSTALL SOIL STABILIZATION MATTING IN ALL SWALES AND ON ALL SLOPES 3:1 OR GREATER.
- IF A STOCKPILE EXCEEDS 15 FEET IN HEIGHT, IT MUST BE BENCHED.
- IF A UTILITY CROSSES A PHASING LINE, THAT SECTION OF PIPE OR STRUCTURE CANNOT BE INSTALLED UNTIL THE LATER PHASE.

**MATCHLINE (SHEET 30)**

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

APPROVED  
 PLANNING BOARD OF HOWARD COUNTY

DATE: August 7, 2018

SUBDIVISION NAME: TBD  
 SECTION AREA: N/A  
 DEED # 11361/00222, 00183/00554,  
 13884/00384, 02889/00480  
 04341/00270, & 02321/00539

PREVIOUS FILE NO.:  
 ECP-16-023  
**78436**

TAX MAP: 27 GRID: 18 ZONED: RR-DEO  
 PARCEL: 34, 36, 98, 111 & 112  
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

DATE PLOTTED: 10/11/18 10:52 AM USER: JAV





**BOHLER ENGINEERING**  
 CIVIL & CONSULTING ENGINEERS  
 SURVEYORS  
 PROJECT MANAGERS  
 ENVIRONMENTAL CONSULTANTS  
 LANDSCAPE ARCHITECTS

CORPORATE OFFICE:  
 WARREN, NJ

OFFICES:  
 BOSTON, MA  
 TOWSON, MD  
 STERLING, VA  
 FORT LAUDERDALE, FL  
 PHOENIX, AZ  
 TAMPA, FL

**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 - 611 (VA 1-800-245-4348; PA 1-800-245-1778; DC 1-800-257-7777; MD 1-800-452-7001) (MD 1-800-257-7777) (DE 1-800-292-8555)

**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.:	MD142048
DESIGNED BY:	AVG
CHECKED BY:	BRP
DATE:	10-11-18
SCALE:	1" = 50'
CAD I.D.:	EP4

**PRELIMINARY EQUIVALENT SKETCH PLAN**  
 FOR  
**SIMPSON & DENAULT PROPERTIES**  
 LOTS 1-45, BUILDABLE PRESERVATION PARCEL C, NON-BUILDABLE PRESERVATION PARCELS A, B, E-G & L-P & NON-BUILDABLE BULK PARCEL D & H-K  
 LOCATION OF SITE  
 5232 GREEN BRIDGE ROAD  
 5TH ELECTION DISTRICT  
 TAX MAP 27, GRID 18,  
 PARCELS 34, 36, 98, 111, & 112  
 HOWARD COUNTY, MARYLAND

**BOHLER ENGINEERING**  
 901 DULANEY VALLEY ROAD, SUITE 801  
 TOWSON, MARYLAND 21284  
 Phone: (410) 821-7900  
 Fax: (410) 821-7987  
[www.BohlerEngineering.com](http://www.BohlerEngineering.com)

**B. B. ROWE**  
 PROFESSIONAL ENGINEER  
 11111 KIRK CIRCLE, SUITE 200  
 FORT LAUDERDALE, FL 33304  
 I, BRADDOCK ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 9086 (EXPIRATION DATE: 7/31/19)

SHEET TITLE:  
**SEDIMENT CONTROL AND ENVIRONMENTAL CONCEPT PLAN**  
 SHEET NUMBER:  
**29 OF 42**

**EROSION AND SEDIMENT CONTROL NOTES**

- TEMPORARY DIVERSION DIKES SHALL HAVE A MIN. SLOPE OF 0.50%.
- CONTRACTOR TO ACCOUNT FOR BASEMENT CUT BY LOWERING ELEVATIONS OF LOTS AS REQUIRED. GENERAL GRADING DESIGN SHOULD REMAIN THE SAME. LOTS SHOULD BE BROUGHT TO FINAL GRADE AFTER SOI APPROVAL WHEN WORKS ARE BUILT AND CUT IN BASEMENTS IS AVAILABLE.
- SEQUENCE OF CONSTRUCTION, SEDIMENT CONTROL NOTES, AND SEDIMENT CONTROL DETAILS WILL BE PROVIDED DURING FINAL PLAN PHASE OF THE PROJECT.
- ALL PROPOSED WORK OUTSIDE OF PERIMETER CONTROLS SHALL BE STABILIZED AT THE END OF EACH WORK DAY.
- PROPOSED SILT FENCE IS TO BE CHANGED TO SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.
- ALL EARTH DIKES INTERRUPTED BY THE INSTALLATION OF STORM DRAINS ARE TO BE REPAIRED IMMEDIATELY - SAME DAY.
- EITHER TEMPORARY OR PERMANENT SEEDING IS TO BE PERFORMED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR AT THE TIME FRAMES REQUIRED BY THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, WHICH EVER IS MORE RESTRICTIVE.
- CONTRACTOR TO INSTALL SOIL STABILIZATION MATTING IN ALL SWALES AND ON ALL SLOPES 3:1 OR GREATER.
- IF A STOCKPILE EXCEEDS 15 FEET IN HEIGHT, IT MUST BE BENCHED.
- IF A UTILITY CROSSES A PHASING LINE, THAT SECTION OF PIPE OR STRUCTURE CANNOT BE INSTALLED UNTIL THE LATER PHASE.

**SIMPSON & DENAULT PROPERTIES**

46 SINGLE FAMILY DETACHED UNITS

**CUT/FILL ANALYSIS**

TOTAL CUT = 81,613 CY  
 TOTAL FILL = 184,136 CY (15% SHRINKAGE FACTOR APPLIED)  
 TOTAL IMPORT = 122,523 CY

LIMIT OF DISTURBANCE: 65.42 AC.

**NOTES**

- ALL UNDERGROUND ROOF LEADERS WILL BE 6" PVC PIPE.
- ALL BIO-RETENTION FACILITIES LEADING TO THEIR OWN OUTFALL POINT WILL HAVE OUTFALL PIPES SIZED TO HANDLE THE 10-YR STORM EVENT.
- STORMWATER QUALITY MANAGEMENT WILL BE PROVIDED BY 17 BIO-RETENTION, 6 MICRO-BIORETENTION, 3 SUBMERGED GRAVEL WETLANDS, FACILITIES AND 254 DRYWELLS.
- HAZARD CLASS FOR ALL SWM FACILITIES IS "A" DUE TO NO LIFE LOSS FOR FAILURE.

**OWNERS:**

SHERRY ROTHSTEIN  
 DARLENE THOMPSON  
 HARRY SIMPSON  
 DEBBIE RIPPEON  
 PEGGY SIMPSON  
 5232 GREEN BRIDGE ROAD  
 DAYTON, MD 21036  
 TEL: (410) 821-7900

DENNA D. SINES  
 5232 GREEN BRIDGE ROAD  
 DAYTON, MD 21036  
 TEL: (410) 821-7900

DANA G. DENAULT  
 THOMAS C. DENAULT  
 5222 GREEN BRIDGE ROAD  
 DAYTON, MD 21036  
 TEL: (410) 821-7900

JERRY MAUCK  
 JANET BURKE  
 5234 GREEN BRIDGE ROAD  
 DAYTON, MD 21036  
 TEL: (410) 821-7900

**DEVELOPER:**

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

TAX MAP: 27 GRID: 18 ZONED: RR-DEO  
 PARCEL: 34, 36, 98, 111 & 112  
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

**LEGEND:**

- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE
- DIVERSION DIKE
- SUPER SILT FENCE
- TREE PROTECTION FENCE
- STEEP SLOPES (15%-25%)
- STEEP SLOPES (>25%)
- SOIL DIVIDE
- SOIL LABEL
- RIPRAP STABILIZATION
- LIMIT OF DISTURBANCE
- SPECIMEN TREE (TO BE REMOVED)
- FOREST CONSERVATION EASEMENT
- GEOTEXTILE STABILIZATION MATTING

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

APPROVED  
 PLANNING BOARD OF HOWARD COUNTY

DATE: August 7, 2018

PLANNING DIRECTOR: [Signature]

SUBDIVISION NAME: TBD  
 SECTION: A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z  
 DEED # 1136100222, 0018300554,  
 1588400384, 050890490  
 0434100270, & 0320100539

PREVIOUS FILE NO.:  
 ECP-16-023  
 PB436

\\V:\104048\29\29\PLAN SET\PRELIMINARY\CONCEPT PLAN\104048-29-29.PLAN SET BY: ADAMBA 10/26/18 10:53 AM LUT SMD BY: ADAMBA



**NOTES**

1. ALL UNDERGROUND ROOF LEADERS WILL BE 6" PVC PIPE.
2. ALL BIO-RETENTION FACILITIES LEADING TO THEIR OWN CUTFALL POINT WILL HAVE CUTFALL PIPES SIZED TO HANDLE THE 10-YR STORM EVENT.
3. STORMWATER QUALITY MANAGEMENT WILL BE PROVIDED BY 7 BIORETENTION, 6 MICRO-BIORETENTION, 3 SUBMERGED GRAVEL WETLANDS, FACILITIES AND 284 DRYWELLS.
4. HAZARD CLASS FOR ALL SWM FACILITIES IS "A" DUE TO NO LIFE LOSS FOR FAILURE.

**SIMPSON & DENAULT PROPERTIES**

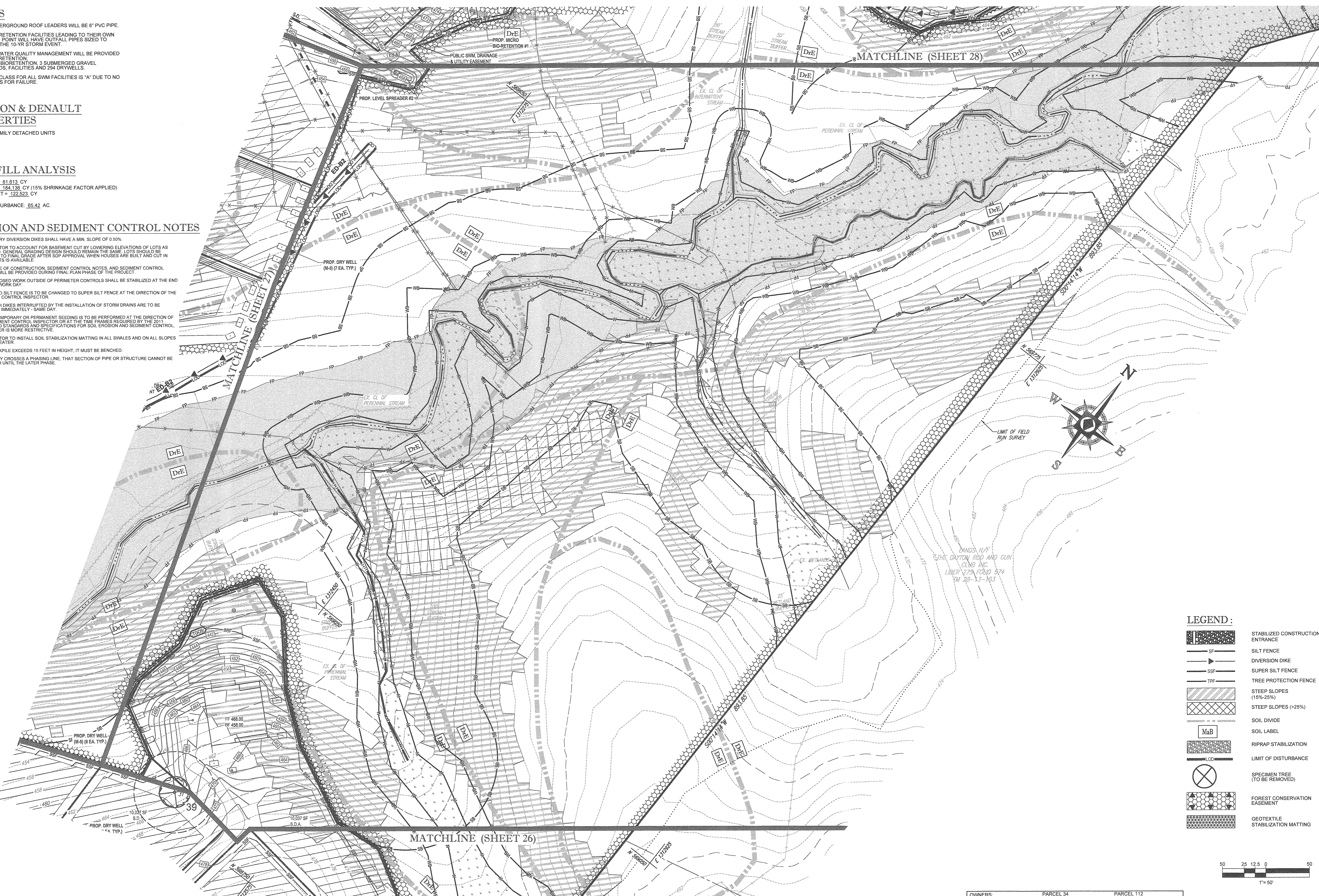
46 SINGLE FAMILY DETACHED UNITS

**CUT/FILL ANALYSIS**

TOTAL CUT = 61,813 CY  
 TOTAL FILL = 184,136 CY (15% SHRINKAGE FACTOR APPLIED)  
 TOTAL IMPORT = 122,323 CY  
 LIMIT OF DISTURBANCE: 65.42 AC.

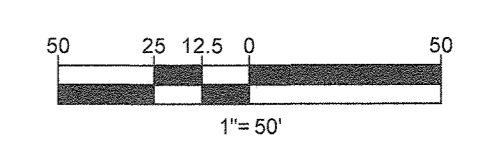
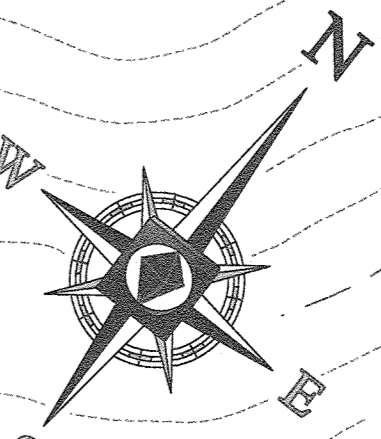
**EROSION AND SEDIMENT CONTROL NOTES**

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2. CONTRACTOR TO ACCOUNT FOR BASEMENT CUT BY LOWERING ELEVATIONS OF LOTS AS REQUIRED. GENERAL GRADING DESIGN SHOULD REMAIN THE SAME. LOTS SHOULD BE BROUGHT TO FINAL GRADE AFTER SDP APPROVAL WHEN HOUSES ARE BUILT AND CUT IN BASEMENTS IS AVAILABLE.
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8. CONTRACTOR TO INSTALL SOIL STABILIZATION MATTING IN ALL SWALES AND ON ALL SLOPES 2:1 OR GREATER.
9. IF A STOCKPILE EXCEEDS 15 FEET IN HEIGHT, IT MUST BE BENCHED.
10. IF A UTILITY CROSSES A PHASING LINE, THAT SECTION OF PIPE OR STRUCTURE CANNOT BE INSTALLED UNTIL THE LATER PHASE.



**LEGEND:**

- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE
- DIVERSION DIKE
- SUPER SILT FENCE
- TREE PROTECTION FENCE
- STEEP SLOPES (15%-25%)
- STEEP SLOPES (>25%)
- SOIL DIVIDE
- SOIL LABEL
- RIPRAP STABILIZATION
- LIMIT OF DISTURBANCE
- SPECIMEN TREE (TO BE REMOVED)
- FOREST CONSERVATION EASEMENT
- GEOTEXTILE STABILIZATION MATTING



<b>OWNERS:</b>	<b>PARCEL 34</b>	<b>PARCEL 112</b>
<b>PARCEL 36</b>	THOMAS H. SIMPSON 2300 GREEN BRIDGE ROAD DAYTON, MD 21038 TEL.	DANA G. DENAULT THOMAS C. DENAULT 5222 GREEN BRIDGE ROAD DAYTON, MD 21038 TEL.
SHERRY ROTHSTEIN DARLENE THOMPSON HARRY SIMPSON DEBBIE RIPPON PEGGY SIMPSON	<b>PARCEL 111</b> DENNIS A. LEAF LENORE D. SIMES 5226 GREEN BRIDGE ROAD DAYTON, MD 21038 TEL.	<b>PARCEL 98</b> JERRY MAJUCK JANET BURKE JTT 5234 GREEN BRIDGE ROAD DAYTON, MD 21038 TEL.

SUBDIVISION NAME: TBD SECTION: AREA 1A DEED # 11361/00222, 00183/00554, 13884/00384, 03889/00490 04341/00270, & 03201/00539	PREVIOUS FILE NO.: ECP-16-023 <b>PR436</b>	TAX MAP: 27 GRID: 18 ZONED: RR-DEO PARCEL: 34, 36, 98, 111 & 112 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
---	--	---

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	APPROVED PLANNING BOARD OF HOWARD COUNTY
<i>William J. ...</i> PLANNING DIRECTOR	DATE: <b>August 7, 2018</b>

**BOHLER ENGINEERING**

CORPORATE OFFICE:  
WARREN, NJ

OFFICES:  
 BOYNTON TOWNSHIP, NJ  
 ALBANY, NY  
 CHANTON, VA  
 CENTERVILLE, VA  
 FORT LAUDERDALE, FL  
 HAGERSTOWN, VA  
 JARVIS, VA  
 PHILADELPHIA, PA

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 STATES OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE: CALL 811 (OR 1-800-245-4848) (PA 1-800-242-1779) (DC 1-800-257-7777) (VA 1-800-452-7001) (MD 1-800-257-7777) (DE 1-800-282-8999)

**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.: MD142048  
 DRAWN BY: AVG  
 CHECKED BY: BRR  
 DATE: 10-11-18  
 SCALE: 1" = 50'  
 CAD I.D.: EP4

**PRELIMINARY EQUIVALENT SKETCH PLAN**

**SIMPSON & DENAULT PROPERTIES**

LOTS 1-45, BUILDABLE PRESERVATION PARCEL C, NON-BUILDABLE PRESERVATION PARCELS A, B, E - G & L - P & NON-BUILDABLE BULK PARCEL D & H-K

LOCATION OF SITE  
 5232 GREEN BRIDGE ROAD  
 5TH ELECTION DISTRICT  
 TAX MAP 27, GRID 18,  
 PARCELS 34, 36, 98, 111, & 112  
 HOWARD COUNTY, MARYLAND

**BOHLER ENGINEERING**

901 DULANEY VALLEY ROAD, SUITE 901  
 TOWSON, MARYLAND 21204  
 Phone: (410) 821-7900  
 Fax: (410) 821-7987  
 www.BohlerEngineering.com

**B.R. ROWE**

PROFESSIONAL ENGINEER

I, BRADDOCK B. 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. 98806, EXPIRES 12/31/2019

**SEDIMENT CONTROL AND ENVIRONMENTAL CONCEPT PLAN**

SHEET NUMBER:  
**30 OF 42**





ROADWAY INFORMATION CHART				
ROAD NAME	CLASSIFICATION	DESIGN SPEED	CL STATION LIMITS	PAVING SECTION
PUBLIC ROAD 'A'	PUBLIC ACCESS STREET	30 M.P.H.	STA 10+11.00 TO STA 27+53.11	P-2

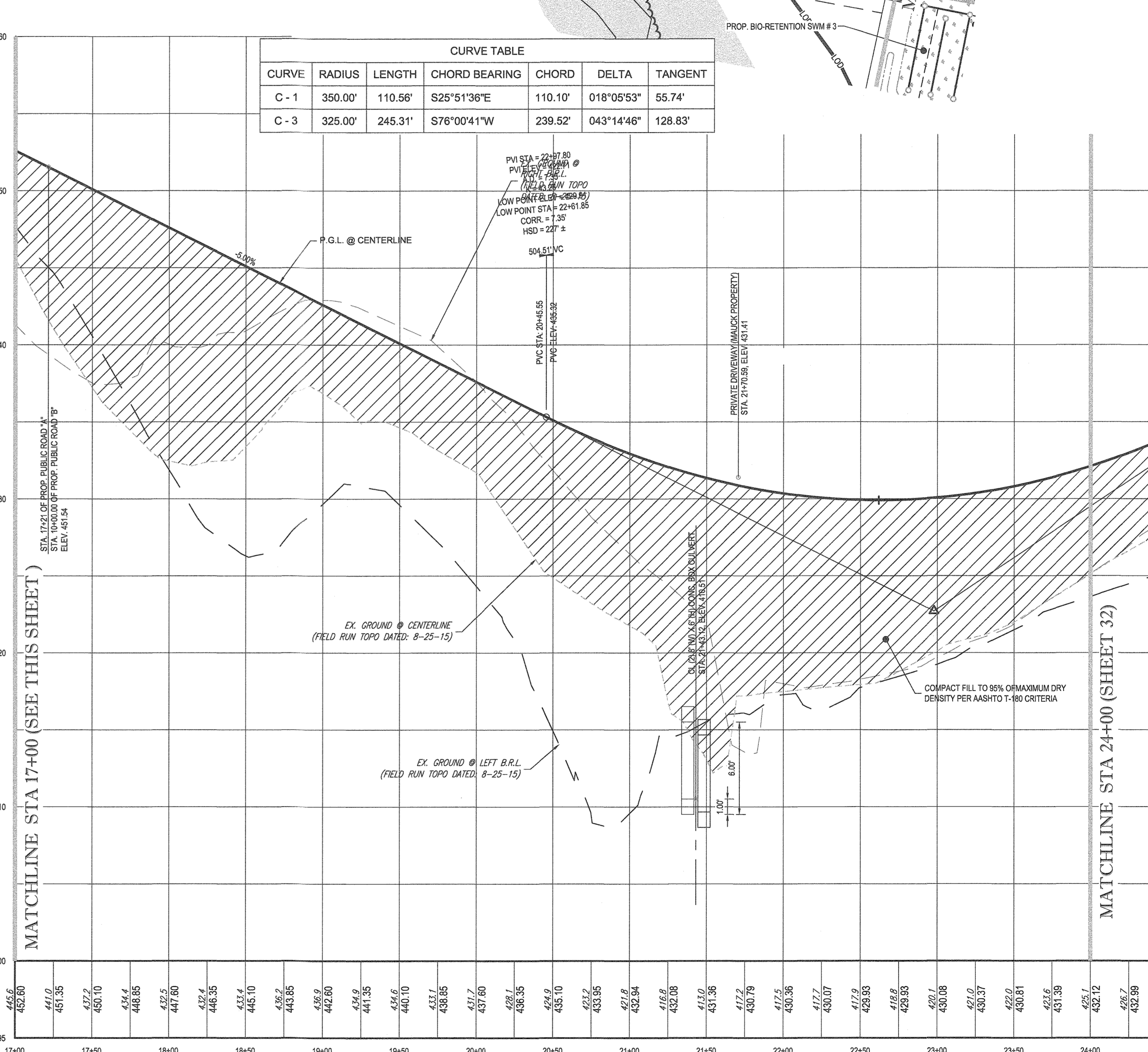
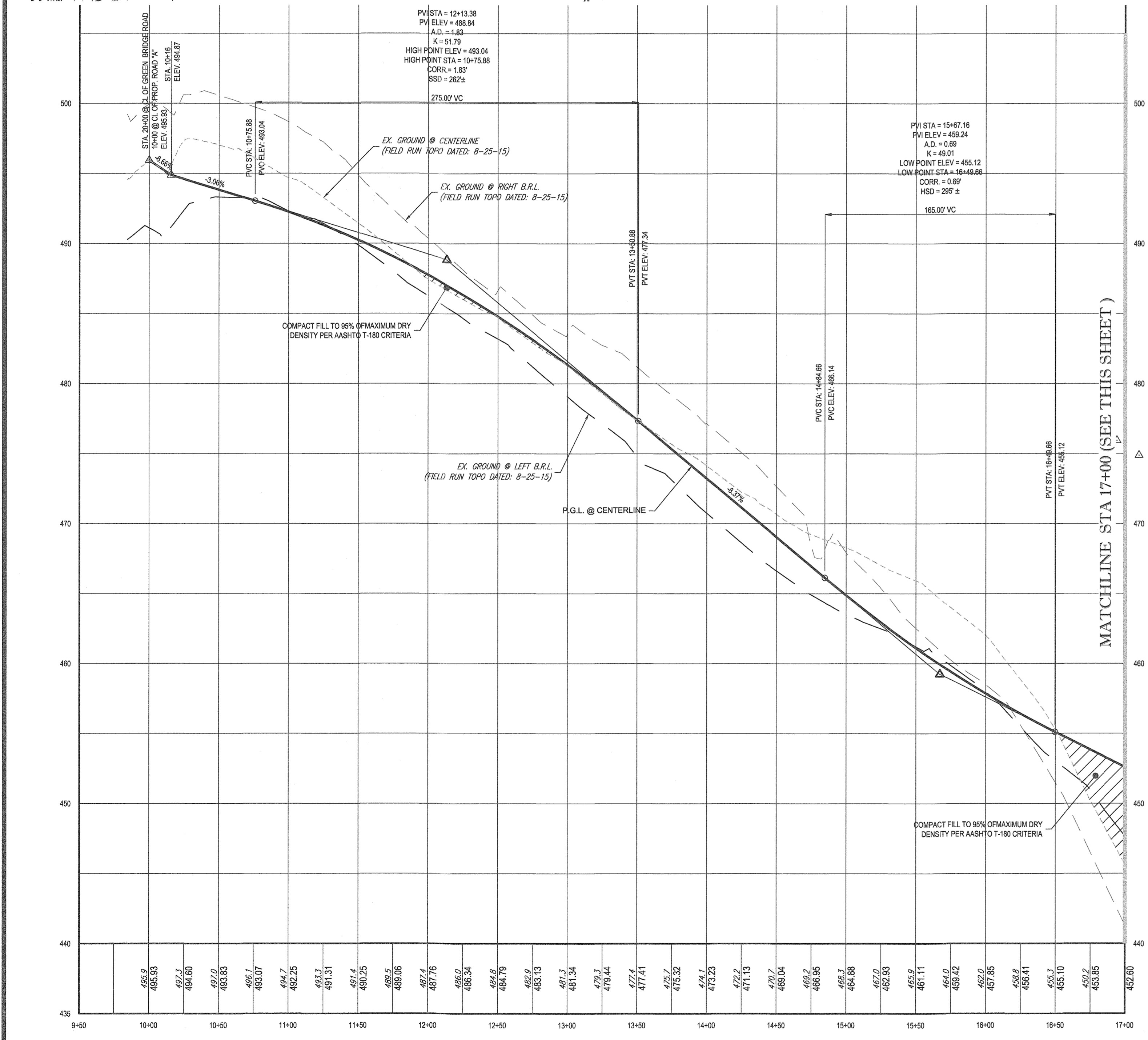
**BOHLER ENGINEERING**

CORPORATE OFFICE:  
WARREN, NJ

OFFICES:  
 BOSTON, MA  
 CHICAGO, IL  
 COLUMBIA, MD  
 FORT LAUDERDALE, FL  
 HARTFORD, CT  
 PHILADELPHIA, PA  
 PITTSBURGH, PA  
 RICHMOND, VA  
 TAMPA, FL

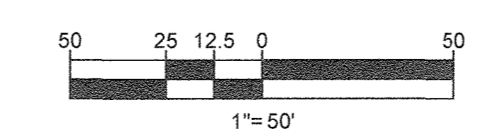
CIVIL & CONSULTING ENGINEERS  
 SURVEYORS  
 PROJECT MANAGERS  
 ENVIRONMENTAL CONSULTANTS  
 LANDSCAPE ARCHITECTS

REVISIONS			
REV	DATE	COMMENT	BY



CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C - 1	350.00'	110.56'	S25°51'36"E	110.10'	018°05'53"	55.74'
C - 3	325.00'	245.31'	S76°00'41"W	239.52'	043°14'46"	128.83'

**PROP. PUBLIC ROAD "A" - PROFILE**  
 PUBLIC ACCESS STREET  
 DESIGN SPEED - 30 MPH  
 SCALE: 1" = 50' HOR  
 1" = 5' VER.



**OWNERS:**  
 PARCEL 36: SHERRY ROTHSTEIN, DARLENE THOMPSON, HARRY SIMPSON, DEBBIE RIPPEON, PEGGY SIMPSON, 5232 GREEN BRIDGE ROAD, DAYTON, MD 21036, TEL.  
 PARCEL 34: THOMAS H. SIMPSON, 5300 GREEN BRIDGE ROAD, DAYTON, MD 21036, TEL.  
 PARCEL 112: DANA G. DENAULT, THOMAS C. DENAULT, 5222 GREEN BRIDGE ROAD, DAYTON, MD 21036, TEL.  
 PARCEL 111: DENNIS A. LEAF, LENORE D. SINES, 5226 GREEN BRIDGE ROAD, DAYTON, MD 21036, TEL.  
 PARCEL 98: JERRY MAUCK, JANET BURKE, J/T, 5234 GREEN BRIDGE ROAD, DAYTON, MD 21036, TEL.

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

**TAX MAP:** 27 **GRID:** 18 **ZONED:** RR-DEO  
**PARCEL:** 34, 36, 98, 111 & 112  
**5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND**

**SUBDIVISION NAME:** TBD  
**SECTION:** 10  
**DEED #:** 11361100222, 0019300554, 1588400364, 0588900490, 0434100270, & 0320100539  
**PREVIOUS FILE NO.:** ECP-16-023  
**DATE:** 8/2/2018  
**BY:** PB 436

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

APPROVED  
 PLANNING BOARD OF HOWARD COUNTY

DATE: August 7, 2018

**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.: MD142048  
 DRAWN BY: AWG  
 CHECKED BY: BRB  
 DATE: 10-11-18  
 SCALE: AS SHOWN  
 CAD I.D.: PP4

**PRELIMINARY EQUIVALENT SKETCH PLAN**  
 FOR  
**SIMPSON & DENAULT, PROPERTIES**  
 LOTS 1-45, BUILDABLE PRESERVATION PARCEL C, NON-BUILDABLE PRESERVATION PARCELS A, B, E-G & L-P & NON-BUILDABLE BULK PARCEL D & H-K  
 LOCATION OF SITE  
 5232 GREEN BRIDGE ROAD  
 5TH ELECTION DISTRICT  
 TAX MAP 27, GRID 18,  
 PARCELS 34, 36, 98, 111, & 112  
 HOWARD COUNTY, MARYLAND

**BOHLER ENGINEERING**

901 DULANEY VALLEY ROAD,  
 SUITE 801  
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 Phone: (410) 821-7900  
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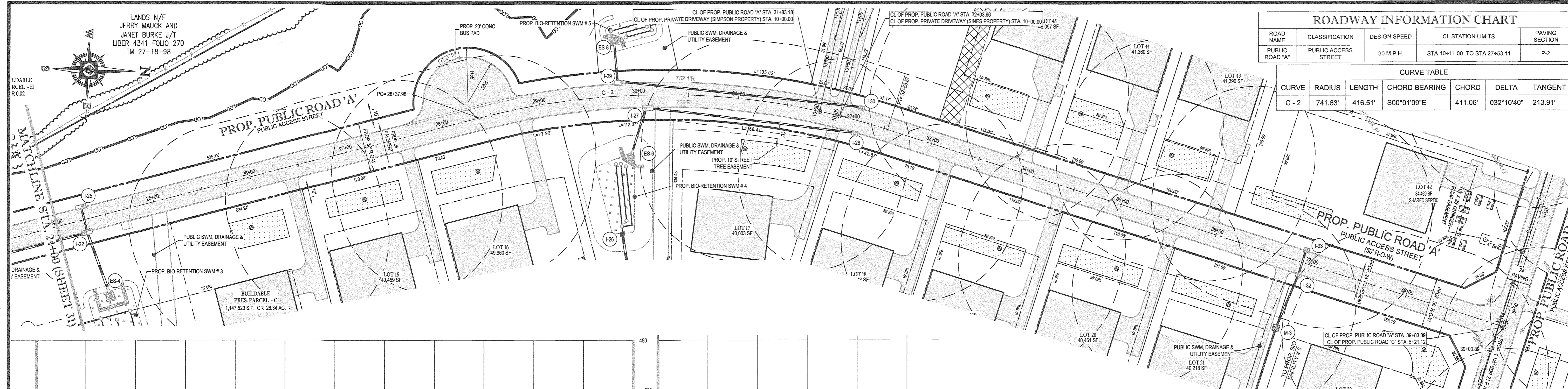
**B. R. ROWE**

PROFESSIONAL ENGINEER  
 MARYLAND LICENSE NO. 14982  
 PROFESSIONAL CERTIFICATION  
 I, BRONCK R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 4908, EXPIRATION DATE: 7/30/2019

**ROAD PLAN AND PROFILE**

SHEET NUMBER:  
**31 OF 42**





ROADWAY INFORMATION CHART				
ROAD NAME	CLASSIFICATION	DESIGN SPEED	CL STATION LIMITS	PAVING SECTION
PUBLIC ROAD 'A'	PUBLIC ACCESS STREET	30 M.P.H.	STA 10+11.00 TO STA 27+53.11	P-2

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	DELTA	TANGENT	
C - 2	741.63'	416.51'	S00°01'09"E	411.06'	032°10'40"	213.91'

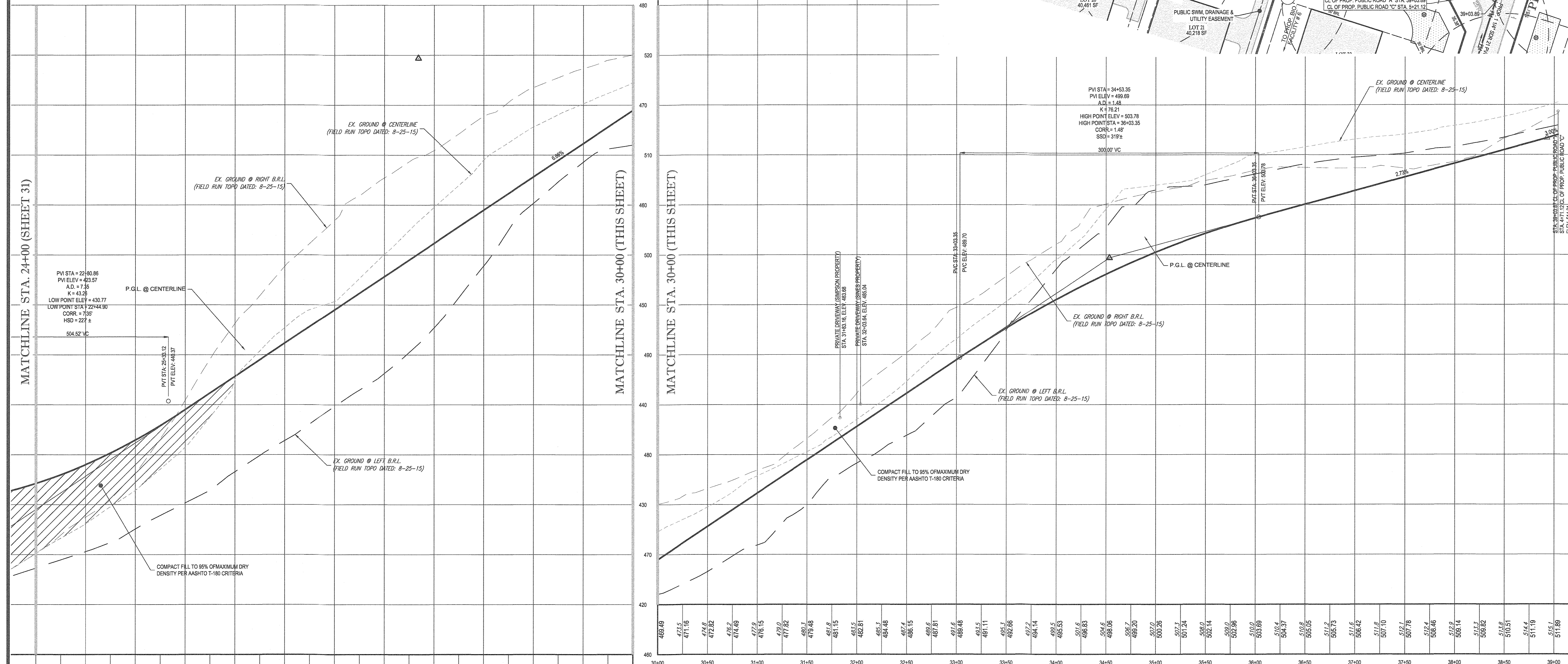
**BOHLER ENGINEERING**

CORPORATE OFFICE:  
WARREN, NJ

OFFICES:  
BOSTON, MA  
TOWSON, MD  
STERLING, VA  
DANVILLE, VA  
FORT LAUDERDALE, FL  
PHILADELPHIA, PA

CIVIL & CONSULTING ENGINEERS  
SURVEYORS  
PROJECT MANAGERS  
ENVIRONMENTAL CONSULTANTS  
LANDSCAPE ARCHITECTS

REVISIONS			
REV	DATE	COMMENT	BY



**PROP. PUBLIC ROAD "A" - PROFILE**  
PUBLIC ACCESS STREET  
DESIGN SPEED - 30 MPH  
SCALE: 1" = 50' HOR.  
1" = 5' VER.

OWNERS:	PARCEL 34	PARCEL 112
PARCEL 36 SHERRY ROTHSTEIN DARLENE THOMPSON HARRY SIMPSON DEBBIE RIPPEON PEGGY SIMPSON 5232 GREEN BRIDGE ROAD DAYTON, MD 21036 TEL.	THOMAS H. SIMPSON 3300 GREEN BRIDGE ROAD DAYTON, MD 21036 TEL.	DANA G. DENAULT THOMAS C. DENAULT 5222 GREEN BRIDGE ROAD DAYTON, MD 21036 TEL.
PARCEL 111 DENNIS A. LEAF LENORE D. SINES 5226 GREEN BRIDGE ROAD DAYTON, MD 21036 TEL.	PARCEL 98 JERRY MAUCK JANET BURKE JTT 5234 GREEN BRIDGE ROAD DAYTON, MD 21036 TEL.	

DEVELOPER:	SUBDIVISION NAME:	PREVIOUS FILE NO.:	TAX MAP:	GRID:	ZONED:
ELM STREET DEVELOPMENT 5074 DORSEY HALL ROAD, SUITE 205 COLUMBIA, MD 21042 CONTACT: JASON VAN KIRK PHONE: (410) 729-3021	TBD SECTION 10, TOWNSHIP 10N, RANGE 12E DEED # 11361/00222, 00183/00554, 1384/00384, 0388/00480 04341/00270, & 03201/00539		27	18	RR-DEO

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

DATE: August 7, 2018

PLANNING DIRECTOR: [Signature]

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 (VA 1-800-245-4848) (PA 1-800-245-1778) (DC 1-800-257-7777) (VA 1-800-452-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.: MD142048  
DRAWN BY: AVG  
CHECKED BY: BRG  
DATE: 10-11-18  
SCALE: AS SHOWN  
CAD I.D.: PP4

**PRELIMINARY EQUIVALENT SKETCH PLAN**  
FOR  
**SIMPSON & DENAULT, PROPERTIES**  
LOTS 1-45, BUILDABLE PRESERVATION PARCEL C, NON-BUILDABLE PRESERVATION PARCELS A, B, E, G & L - P & NON-BUILDABLE BULK PARCELS D & J & K  
LOCATION OF SITE  
5232 GREEN BRIDGE ROAD  
5TH ELECTION DISTRICT  
TAX MAP 27, GRID 18,  
PARCELS 34, 36, 98, 111, & 112  
HOWARD COUNTY, MARYLAND

**BOHLER ENGINEERING**

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

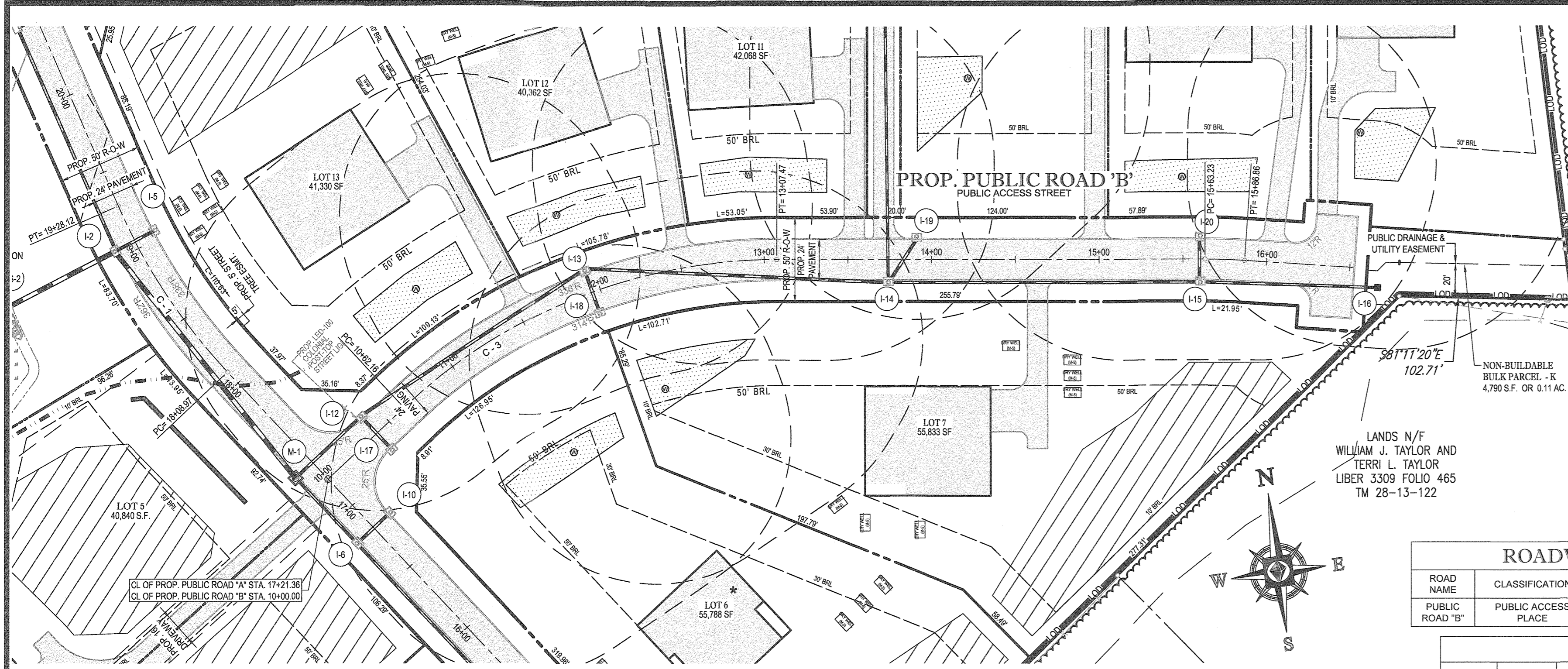
**B.R. ROWE**

PROFESSIONAL ENGINEER  
PROFESSIONAL CERTIFICATION  
I, BRANDON ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
LICENSE NO. 89068, EXPIRATION DATE: 7/31/20

**ROAD PLAN AND PROFILE**

SHEET NUMBER:  
**32 OF 42**



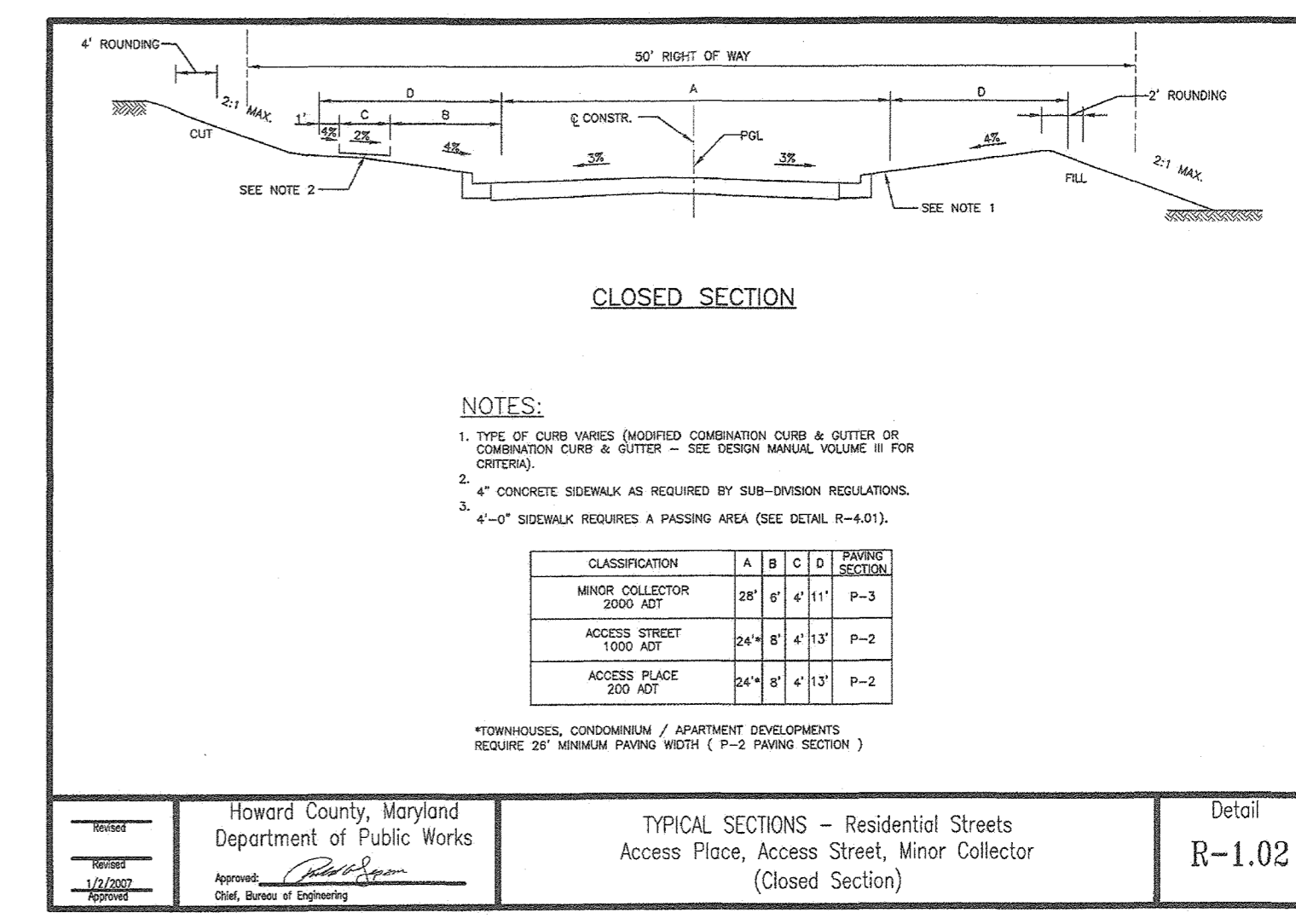


### ROADWAY INFORMATION CHART

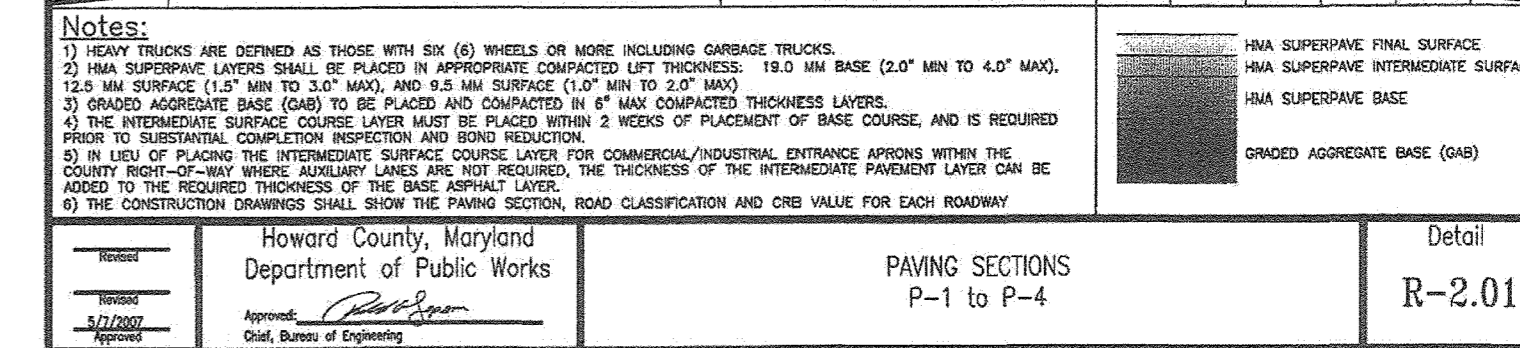
ROAD NAME	CLASSIFICATION	DESIGN SPEED	CL. STATION LIMITS	PAVING SECTION
PUBLIC ROAD 'B'	PUBLIC ACCESS PLACE	30 M.P.H.	STA 10+00.00 TO STA 16+52.37	P-2

### CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C-1	350.00'	110.56'	S25°51'38"E	110.10'	018°05'53"	55.74'
C-3	325.00'	245.31'	S76°00'41"W	239.52'	043°14'46"	128.83'

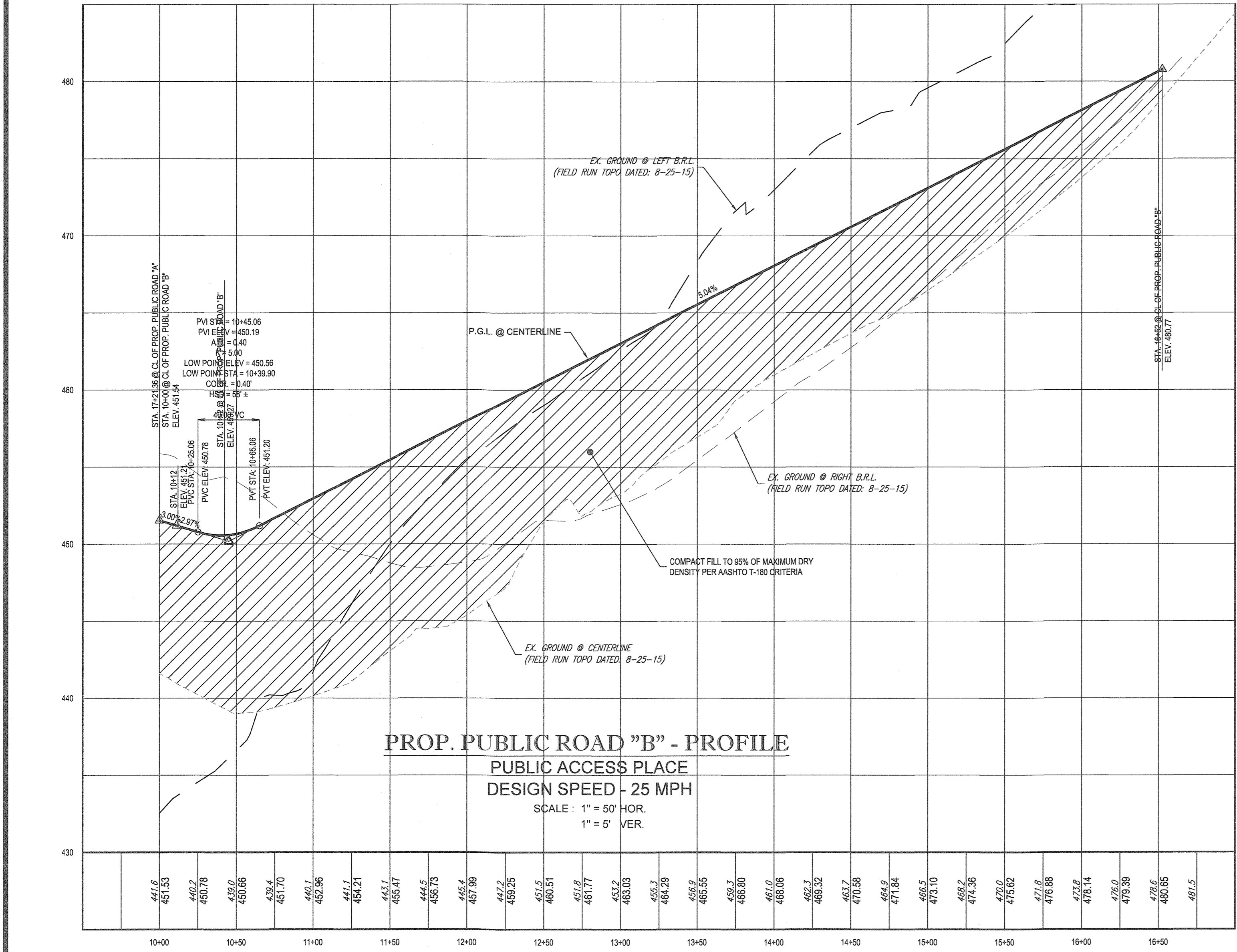


SECTION NUMBER	ROAD AND STREET CLASSIFICATION	PAVEMENT MATERIAL (INCHES)	CALIFORNIA BEARING RATIO (CBR)		MIN. HMA WITH GAB		MIN. HMA WITH CONSTANT GAB	
			3 TO <3	5 TO <7	3 TO <3	5 TO <7	3 TO <3	5 TO <7
P-1	PARKING DRIVE ABLES RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 5 HEAVY TRUCKS PER DAY	HMA SUPERPAVE FINE SURFACE 9.5 MM PG 64-22, LEVEL 1 (ESAL)	1.5	1.5	1.5	1.5	1.5	1.5
		HMA SUPERPAVE INTERMEDIATE SURFACE (VBI) 12.5 MM PG 64-22, LEVEL 1 (ESAL)	2.0	2.0	2.0	2.0	2.0	2.0
P-2	PARKING DRIVE ABLES RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY	HMA SUPERPAVE FINE SURFACE 9.5 MM PG 64-22, LEVEL 1 (ESAL)	1.5	1.5	1.5	1.5	1.5	1.5
		HMA SUPERPAVE INTERMEDIATE SURFACE (VBI) 12.5 MM PG 64-22, LEVEL 1 (ESAL)	2.0	2.0	2.0	2.0	2.0	2.0
P-3	ACCESS PLACE, ACCESS STREET	HMA SUPERPAVE FINE SURFACE 9.5 MM PG 64-22, LEVEL 1 (ESAL)	1.0	1.0	1.0	1.0	1.0	1.0
		HMA SUPERPAVE INTERMEDIATE SURFACE (VBI) 12.5 MM PG 64-22, LEVEL 1 (ESAL)	2.0	2.0	2.0	2.0	2.0	2.0
P-4	MAJOR COLLECTOR	HMA SUPERPAVE FINE SURFACE 9.5 MM PG 64-22, LEVEL 1 (ESAL)	1.5	1.5	1.5	1.5	1.5	1.5
		HMA SUPERPAVE INTERMEDIATE SURFACE (VBI) 12.5 MM PG 64-22, LEVEL 1 (ESAL)	2.0	2.0	2.0	2.0	2.0	2.0



### PAVING SECTIONS

SECTION NUMBER	ROAD AND STREET CLASSIFICATION	PAVEMENT MATERIAL (INCHES)
P-1	PARKING DRIVE ABLES RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 5 HEAVY TRUCKS PER DAY	HMA SUPERPAVE FINE SURFACE 9.5 MM PG 64-22, LEVEL 1 (ESAL)
P-2	PARKING DRIVE ABLES RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY	HMA SUPERPAVE FINE SURFACE 9.5 MM PG 64-22, LEVEL 1 (ESAL)
P-3	ACCESS PLACE, ACCESS STREET	HMA SUPERPAVE FINE SURFACE 9.5 MM PG 64-22, LEVEL 1 (ESAL)
P-4	MAJOR COLLECTOR	HMA SUPERPAVE FINE SURFACE 9.5 MM PG 64-22, LEVEL 1 (ESAL)



TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY  
 Planning Director: *W. J. ...* 11-4-18  
 DATE: August 7, 2018

APPROVED  
 PLANNING BOARD OF HOWARD COUNTY  
 DATE: August 7, 2018

OWNERS:  
 PARCEL 36: SHERRY ROTHSTEIN, DARLENE THOMPSON, HARRY SIMPSON, DEBBIE RIPPEON, FREGGY SIMPSON, 5232 GREEN BRIDGE ROAD, DAYTON, MD 21036, TEL.  
 PARCEL 34: THOMAS H. SIMPSON, 5300 GREEN BRIDGE ROAD, DAYTON, MD 21036, TEL.  
 PARCEL 111: JERRY MALUCK, DENNIS A. LEAF, LENORE D. SINES, 5225 GREEN BRIDGE ROAD, DAYTON, MD 21036, TEL.  
 PARCEL 112: DANA G. DENAULT, THOMAS C. DENAULT, 5222 GREEN BRIDGE ROAD, DAYTON, MD 21036, TEL.  
 PARCEL 88: JERRY MALUCK, JANEY BURKE, J.T., 5234 GREEN BRIDGE ROAD, DAYTON, MD 21036, TEL.

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

TAX MAP: 27 GRID: 18 ZONED: RR-DEO  
 PARCEL: 34, 36, 98, 111 & 112  
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

**BOHLER ENGINEERING**

CORPORATE OFFICE: WARREN, NJ  
 OFFICES: BOSTON, MA; CHICAGO, IL; COLUMBIA, MD; FORT LAUDERDALE, FL; PHILADELPHIA, PA; TAMPA, FL

CIVIL & CONSULTING ENGINEERS  
 SURVEYORS  
 PROJECT MANAGERS  
 ENVIRONMENTAL CONSULTANTS  
 LANDSCAPE ARCHITECTS

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### REVISIONS

REV	DATE	COMMENT	BY

---

**B.R. ROWE**  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 101516  
 EXPIRES 12/31/2019

---

**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.: MD142048  
 DRAWN BY: AVG  
 CHECKED BY: BRR  
 DATE: 10-11-18  
 SCALE: AS SHOWN  
 CAD I.D.: PP4

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**PRELIMINARY EQUIVALENT SKETCH PLAN**

**SIMPSON & DENAULT, PROPERTIES**

LOTS 1-45, BUILDABLE PRESERVATION PARCEL C, NON-BUILDABLE PRESERVATION PARCELS A, B, E - G & L - P & NON-BUILDABLE BULK PARCELS D & H-K

LOCATION OF SITE  
 5232 GREEN BRIDGE ROAD  
 5TH ELECTION DISTRICT  
 TAX MAP 27, GRID 18,  
 PARCELS 34, 36, 98, 111, & 112  
 HOWARD COUNTY, MARYLAND

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 TOWSON, MARYLAND 21204  
 Phone: (410) 821-7900  
 Fax: (410) 821-7987  
 www.BohlerEngineering.com

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**B.R. ROWE**  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 101516  
 EXPIRES 12/31/2019

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**ROAD PLAN AND PROFILE**

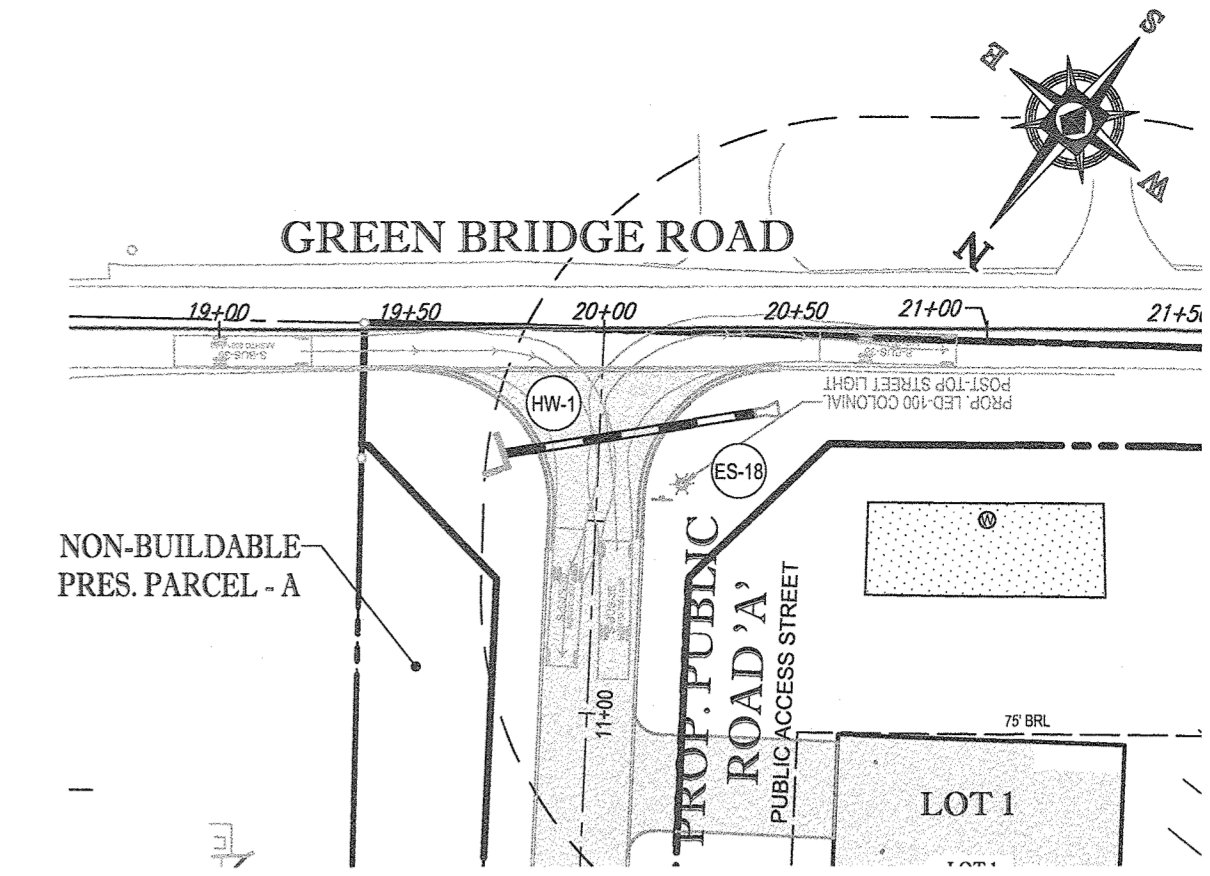
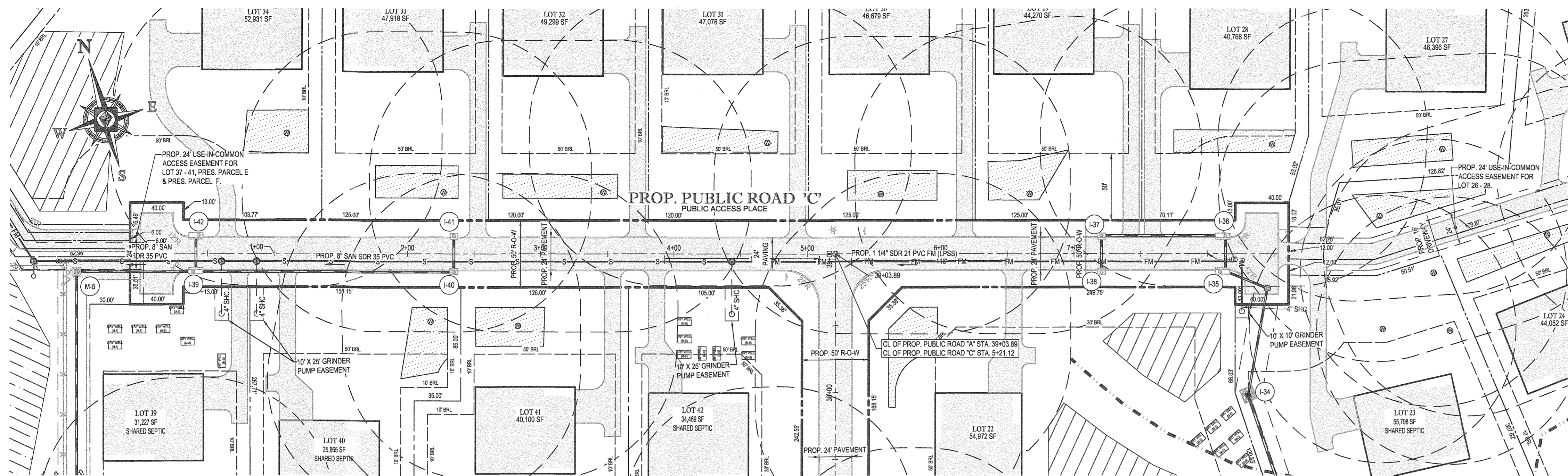
SHEET NUMBER: **33 OF 42**

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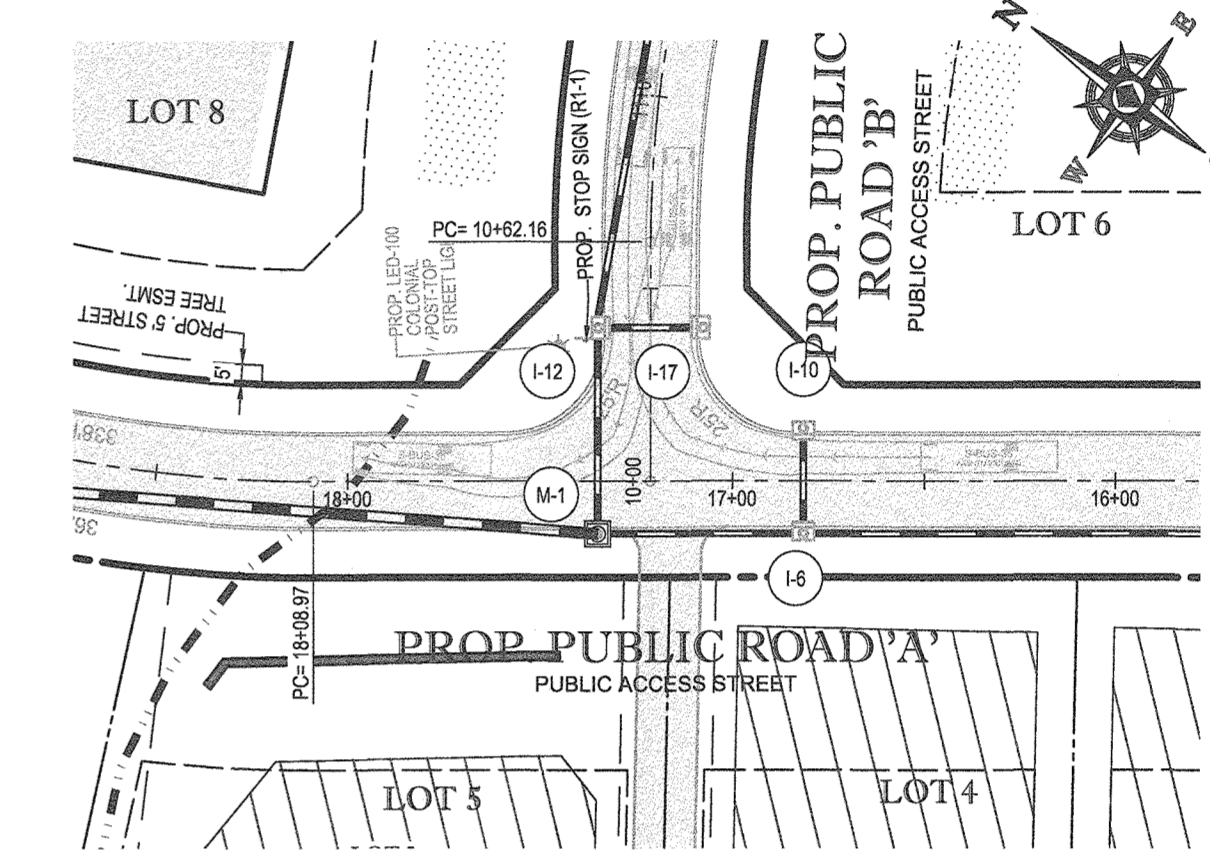
SHEET TITLE: **ROAD PLAN AND PROFILE**

SHEET NUMBER: **33 OF 42**

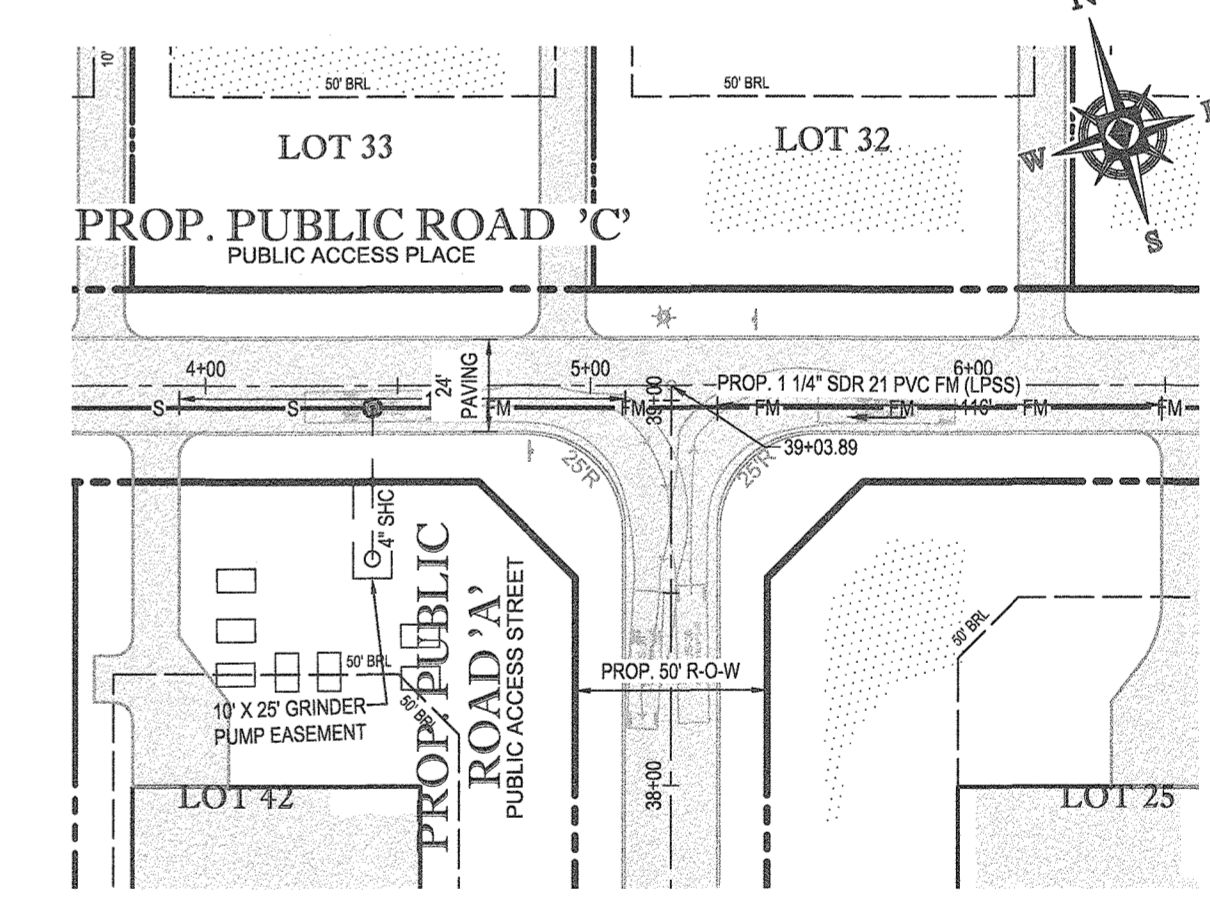




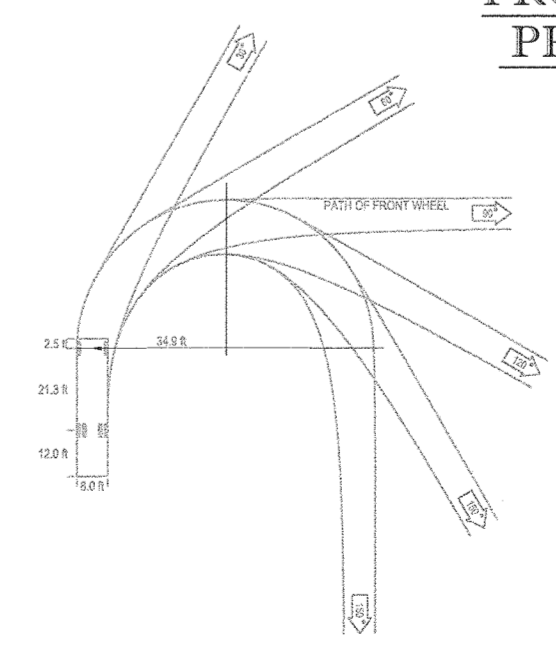
BUS TURNING RADIUS @ GREEN BRIDGE RD AND PROP. PUBLIC ROAD 'A'  
SCALE: 1"=50'



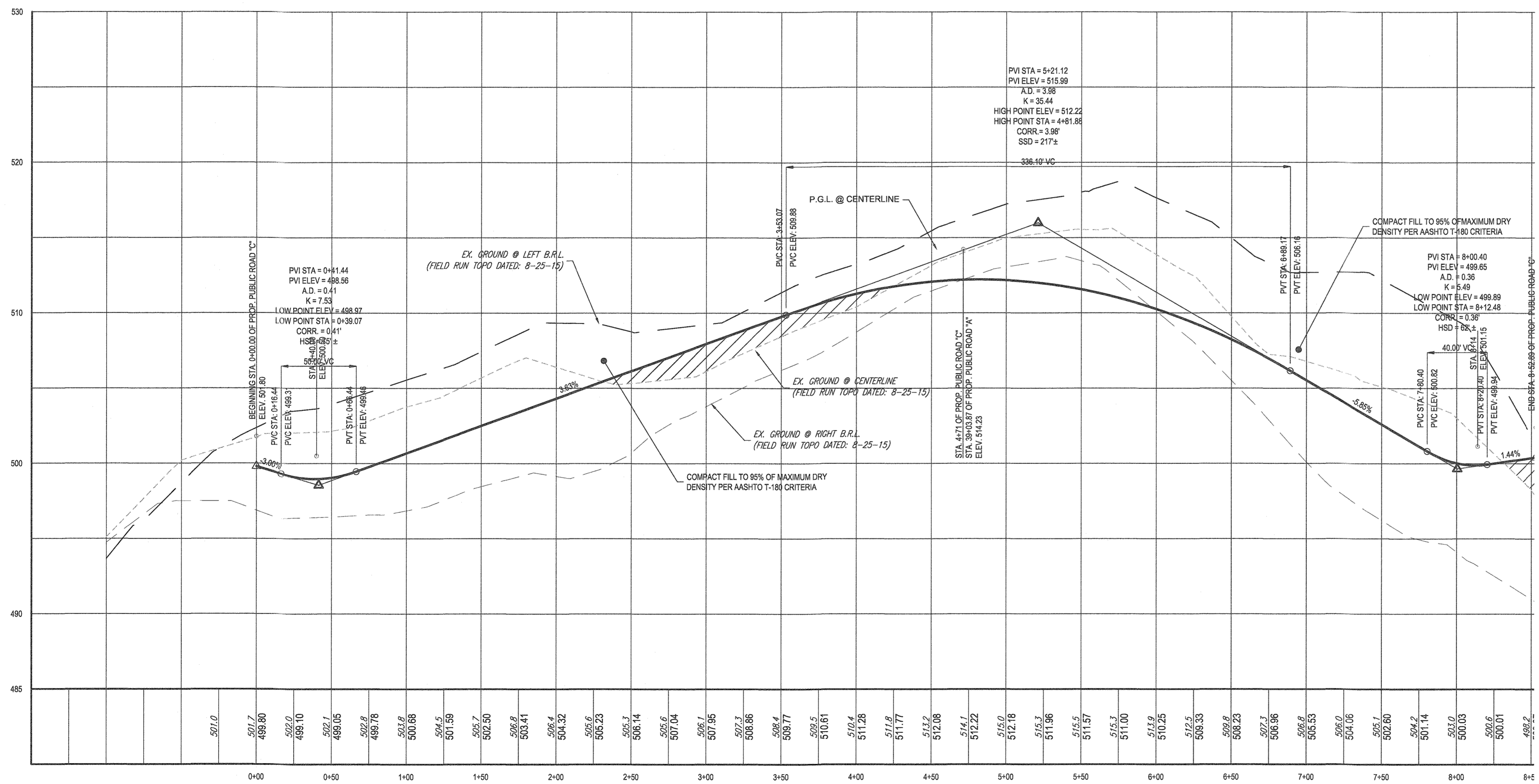
BUS TURNING RADIUS @ PROP. PUBLIC ROAD 'A' & PROP. PUBLIC ROAD 'B'  
SCALE: 1"=50'



BUS TURNING RADIUS @ PROP. PUBLIC ROAD 'A' & PROP. PUBLIC ROAD 'C'  
SCALE: 1"=50'



BUS TURNING TEMPLATE  
SCALE: 1"=50'



PROP. PUBLIC ROAD "C" - PROFILE  
PUBLIC ACCESS PLACE  
DESIGN SPEED - 25 MPH  
SCALE: 1" = 50' HOR.  
1" = 5' VER.

ROADWAY INFORMATION CHART				
ROAD NAME	CLASSIFICATION	DESIGN SPEED	CL STATION LIMITS	PAVING SECTION
PUBLIC ROAD "C"	PUBLIC ACCESS PLACE	25 M.P.H.	STA 0+00.00 TO STA 8+52.89	P-2

OWNERS:	PARCEL 34	PARCEL 112
PARCEL 36 SHERRY ROTHSTEIN DARLENE THOMPSON HARRY SIMPSON DEBBIE RIPPON PEGGY SIMPSON 5232 GREEN BRIDGE ROAD DAYTON, MD 21036 TEL.	THOMAS H. SIMPSON 5300 GREEN BRIDGE ROAD DAYTON, MD 21036 TEL.	DANA G. DENAULT THOMAS C. DENAULT 5222 GREEN BRIDGE ROAD DAYTON, MD 21036 TEL.
PARCEL 111 DENNIS A. LEAF LENORE D. SINES 5226 GREEN BRIDGE ROAD DAYTON, MD 21036 TEL.	PARCEL 98 JERRY MAUCK JANET BURKE, J/T 5234 GREEN BRIDGE ROAD DAYTON, MD 21036 TEL.	

DEVELOPER: ELM STREET DEVELOPMENT  
5074 DORSEY HALL ROAD, SUITE 205  
COLUMBIA, MD 21042  
CONTACT: JASON VAN KIRK  
PHONE: (410) 720-3211

TAX MAP: 27 GRID: 18 ZONED: RR-DEO  
PARCEL: 34, 36, 98, 111 & 112  
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Valdis J. J...* 11-14-18  
PLANNING DIRECTOR DATE

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

DATE August 7, 2018

**BOHLER ENGINEERING**

CORPORATE OFFICE:  
WARREN, NJ

OFFICES:  
● SOUTH BRIDGE, MA  
● ALBANY, NY  
● DANFORTH, ONT.  
● CENTER VALLEY, PA  
● FORT LAUDERDALE, FL  
● HARRISBURG, PA

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 1-800-245-6449) (PA 1-800-245-1778) (DC 1-800-257-7777) (MD 1-800-552-7001) (DE 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MD142048  
DRAWN BY: AVG  
CHECKED BY: BRP  
DATE: 10-11-18  
SCALE: AS SHOWN  
CAD I.D.: PP4

PROJECT:  
**PRELIMINARY EQUIVALENT SKETCH PLAN**  
FOR  
**SIMPSON & DENAULT, PROPERTIES**  
LOTS 1-45, BUILDABLE PRESERVATION PARCEL C, NON-BUILDABLE PRESERVATION PARCELS A, B, E - G & L - P & NON-BUILDABLE BULK PARCEL D & H-K  
LOCATION OF SITE  
5232 GREEN BRIDGE ROAD  
5TH ELECTION DISTRICT  
TAX MAP 27, GRID 18,  
PARCELS 34, 36, 98, 111, & 112  
HOWARD COUNTY, MARYLAND

**BOHLER ENGINEERING**

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

**B.B. ROWE**

PROFESSIONAL ENGINEER  
MARYLAND LICENSE #14088

PROFESSIONAL CERTIFICATION  
I, BRANDON B. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
LICENSE NO. #9668, EXPIRATION DATE: 7/30/2019

SHEET TITLE:  
**ROAD PLAN AND PROFILE**

SHEET NUMBER:  
**34 OF 42**





DRAINAGE AREA INFORMATION				
FACILITY #	FACILITY	IMPERVIOUS (AC.)	PERVIOUS (AC.)	TOTAL (AC.)
1	BIO	2.02	13.33	15.35
2	BIO	0.74	1.55	2.29
3	BIO	0.32	1.54	1.86
4	BIO	0.21	0.30	0.51
5	BIO	0.49	3.97	4.46
6	BIO	0.44	1.97	2.41
7	MICRO-BIO	0.14	0.22	0.36
8	MICRO-BIO	0.11	0.28	0.39
9	MICRO-BIO	0.11	0.25	0.36
10	MICRO-BIO	0.14	0.20	0.34
11	SUBMERGED GRAVEL WETLAND	0.18	0.44	0.62
12	BIO	0.11	0.40	0.51
13	BIO	0.18	0.62	0.80

\*\* NOTE: PROPOSED IMPERVIOUS AREA DOES NOT INCLUDE PROPOSED DWELLINGS.

**BOHLER ENGINEERING**

CORPORATE OFFICE:  
WARREN, NJ

SURVEYORS:  
SOUTHAMPTON, VA  
ALBANY, NY  
CHATEAUGUICH, VA  
GREENSBORO, NC  
HARRISBURG, PA  
HUNTSVILLE, AL  
KANSAS CITY, MO  
LAUREL, MD  
MARTIN, TN  
NEWPORT NEWS, VA  
PORTLAND, ME  
RICHMOND, VA  
ROCKFORD, IL  
TOWSON, MD  
WARRINGTON, VA

PROJECT MANAGERS:  
ENVIRONMENTAL CONSULTANTS:  
LANDSCAPE ARCHITECTS:

CIVIL & CONSULTING ENGINEERS

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 IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL 811 (WV 1-800-245-4848; PA 1-800-245-1779; DC 1-800-257-7777; VA 1-800-552-7001; MD 1-800-257-7777) (DE 1-800-282-8556)

**NOT APPROVED FOR CONSTRUCTION**

PROJECT No. MD142048  
DRAWN BY: AVG  
CHECKED BY: BRR  
DATE: 10-11-18  
SCALE: AS NOTED  
CAD I.D.: DA4

**PRELIMINARY EQUIVALENT SKETCH PLAN**

**SIMPSON & DENAULT, PROPERTIES**

LOTS 1-45, BUILDABLE PRESERVATION PARCEL C, NON-BUILDABLE PRESERVATION PARCELS A, B, E - G & L - P & NON-BUILDABLE BULK PARCEL D & H-K

LOCATION OF SITE:  
5232 GREEN BRIDGE ROAD  
5TH ELECTION DISTRICT  
TAX MAP 27, GRID 18,  
PARCELS 34, 36, 98, 111, & 112  
HOWARD COUNTY, MARYLAND

**BOHLER ENGINEERING**

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

**B.R. ROWE**

PROFESSIONAL ENGINEER

PROFESSIONAL CERTIFICATION

I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 7966R EXP. 01/01/2024

**OVERALL DRAINAGE AREA MAP**

SHEET NUMBER:  
**35 OF 42**

**LEGEND**

--- LIMIT OF DISTURBANCE

--- DRAINAGE AREA DIVIDE

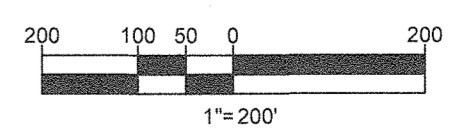
--- TC PATH

STEEP SLOPES 15-25%

STEEP SLOPES >25%

(DA1) DRAINAGE AREA DESIGNATION

NOTES:  
1. DRAINAGE AREA INFORMATION SHOWN HEREON IS PRIMARILY BASED OFF OF FIELD RUN TOPOGRAPHY PREPARED BY BOHLER ENGINEERING DATED AUGUST, 25, 2015.



OWNERS: PARCEL 36 SHERRY ROTHSTEIN DARLENE THOMPSON HARRY SIMPSON DEBBIE RIPPEON PEGGY SIMPSON 5232 GREEN BRIDGE ROAD DAYTON, MD 21036 TEL.	PARCEL 34 THOMAS H. SIMPSON 2300 GREEN BRIDGE ROAD DAYTON, MD 21036 TEL.	PARCEL 112 DANA G. DENAULT THOMAS C. DENAULT 5222 GREEN BRIDGE ROAD DAYTON, MD 21036 TEL.	PARCEL 111 JERRY MAUCK DENNIS A. LEAF LENORE D. SINES 5226 GREEN BRIDGE ROAD DAYTON, MD 21036 TEL.	PARCEL 98 JERRY MAUCK JANET BURKE, J/T 5234 GREEN BRIDGE ROAD DAYTON, MD 21036 TEL.	DEVELOPER: ELM STREET DEVELOPMENT 5074 DORSEY HALL ROAD, SUITE 205 COLUMBIA, MD 21042 CONTACT: JASON VAN KIRK PHONE: (410) 720-3021
SUBDIVISION NAME: TBD SECTION AREA: N/A DEED # 11361/00222, 00183/00554, 13584/00384, 03689/00490 04341/00270, & 03201/00539					PREVIOUS FILE NO.: EOP-16-023 PARCEL: 34, 36, 98, 111 & 112 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

DATE: August 7, 2018

PLANNING DIRECTOR: [Signature]

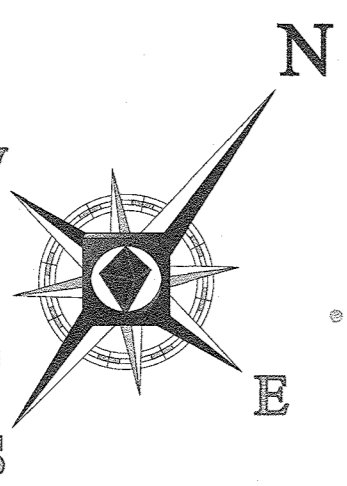
DATE: 11-14-18



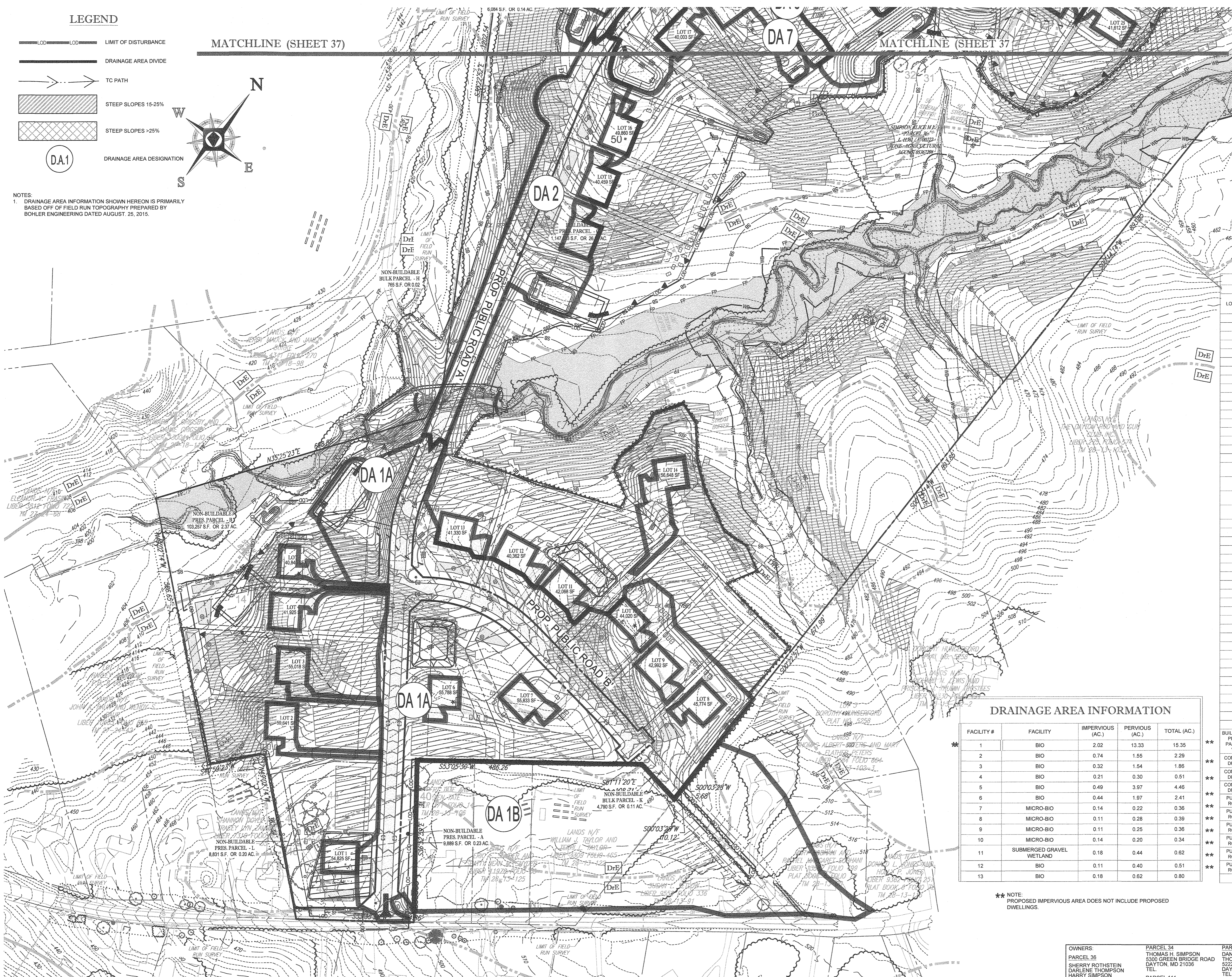
**LEGEND**

- LIMIT OF DISTURBANCE
- DRAINAGE AREA DIVIDE
- TC PATH
- STEEP SLOPES 15-25%
- STEEP SLOPES >25%
- DRAINAGE AREA DESIGNATION

MATCHLINE (SHEET 37)



NOTES:  
1. DRAINAGE AREA INFORMATION SHOWN HEREON IS PRIMARILY BASED OFF OF FIELD RUN TOPOGRAPHY PREPARED BY BOHLER ENGINEERING DATED AUGUST 25, 2015.



**DRAINAGE AREA INFORMATION**

FACILITY #	FACILITY	IMPERVIOUS (AC.)	PERVIOUS (AC.)	TOTAL (AC.)
1	BIO	2.02	13.33	15.35
2	BIO	0.74	1.55	2.29
3	BIO	0.32	1.54	1.86
4	BIO	0.21	0.30	0.51
5	BIO	0.49	3.97	4.46
6	BIO	0.44	1.97	2.41
7	MICRO-BIO	0.14	0.22	0.36
8	MICRO-BIO	0.11	0.28	0.39
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11	SUBMERGED GRAVEL WETLAND	0.18	0.44	0.62
12	BIO	0.11	0.40	0.51
13	BIO	0.18	0.62	0.80

\*\*\* NOTE: PROPOSED IMPERVIOUS AREA DOES NOT INCLUDE PROPOSED DWELLINGS.

**STORMWATER MANAGEMENT PRACTICES**

LOT NO.	PERMEABLE PAVING A-2 (Y / N)	ESD FACILITY TYPE AND NUMBER	TOTAL AREA (A <sub>2</sub> )	REQUIRED (C.F.)	PROVIDED (C.F.)
1	N	(7) DRYWELLS (M-5)	0.18	1441	1,441
2	N	(7) DRYWELLS (M-5)	0.18	1441	1,441
3	N	(7) DRYWELLS (M-5)	0.18	1441	1,441
4	N	(7) DRYWELLS (M-5)	0.18	1441	1,441
5	N	(6) DRYWELLS (M-5)	0.18	1235	1,235
6	N	(7) DRYWELLS (M-5)	0.18	1441	1,441
7	N	(7) DRYWELLS (M-5)	0.18	1441	1,441
8	N	(7) DRYWELLS (M-5)	0.18	1441	1,441
9	N	(7) DRYWELLS (M-5)	0.18	1441	1,441
10	N	(7) DRYWELLS (M-5)	0.18	1441	1,441
11	N	(7) DRYWELLS (M-5)	0.18	1441	1,441
12	N	(7) DRYWELLS (M-5)	0.18	1441	1,441
13	N	(7) DRYWELLS (M-5)	0.18	1441	1,441
14	N	(8) DRYWELLS (M-5)	0.18	1648	1,441
15	N	(7) DRYWELLS (M-5)	0.18	1441	1,441
16	N	(7) DRYWELLS (M-5)	0.18	1441	1,441
17	N	(7) DRYWELLS (M-5)	0.18	1441	1,441
18	N	MICRO-BIORETENTION # 1 (M-6)	0.35	600	628
19	N	MICRO-BIORETENTION # 2 (M-6)	0.37	601	628
20	N	MICRO-BIORETENTION # 3 (M-6)	0.36	604	628
21	N	MICRO-BIORETENTION # 4 (M-6)	0.34	603	628
22	N	(7) DRYWELLS (M-5)	0.18	1441	1,441
23	N	(7) DRYWELLS (M-5)	0.18	1441	1,441
24	N	(8) DRYWELLS (M-5)	0.18	1648	1,648
25	N	(7) DRYWELLS (M-5)	0.18	1441	1,441
26	N	(7) DRYWELLS (M-5)	0.18	1441	1,441
27	N	(7) DRYWELLS (M-5)	0.18	1441	1,441
28	N	(7) DRYWELLS (M-5)	0.18	1441	1,441
29	N	(7) DRYWELLS (M-5)	0.18	1441	1,441
30	N	(7) DRYWELLS (M-5)	0.18	1441	1,441
31	N	(7) DRYWELLS (M-5)	0.18	1441	1,441
32	N	(7) DRYWELLS (M-5)	0.18	1441	1,441
33	N	(7) DRYWELLS (M-5)	0.18	1441	1,441
34	N	(7) DRYWELLS (M-5)	0.18	1441	1,441
35	N	(7) DRYWELLS (M-5)	0.18	1441	1,441
36	N	(7) DRYWELLS (M-5)	0.18	1441	1,441
37	N	(7) DRYWELLS (M-5)	0.18	1441	1,441
38	N	(7) DRYWELLS (M-5)	0.18	1441	1,441
39	N	(7) DRYWELLS (M-5)	0.18	1441	1,441
40	N	(7) DRYWELLS (M-5)	0.18	1441	1,441
41	N	(7) DRYWELLS (M-5)	0.18	1441	1,441
42	N	(7) DRYWELLS (M-5)	0.18	1441	1,441
43	N	(7) DRYWELLS (M-5)	0.18	1441	1,441
44	N	(7) DRYWELLS (M-5)	0.18	1441	1,441
45	N	(7) DRYWELLS (M-5)	0.18	1441	1,441
BUILDABLE PRES. PARCEL	N	(7) DRYWELLS (M-5)	0.16	1441	1,646
COMMON DRIVE	N	SUBMERGED GRAVEL WETLAND #1 (M-2)	0.63	813	1,208
COMMON DRIVE	N	BIORETENTION # 7 (M-6)	0.52	692	1,156
COMMON DRIVE	N	BIORETENTION # 8 (M-6)	1.00	2009	2,924
PUBLIC ROAD	N	BIORETENTION FACILITY #1	8.63	7378	11,119
PUBLIC ROAD	N	BIORETENTION FACILITY #2	2.28	3218	5,644
PUBLIC ROAD	N	BIORETENTION FACILITY #3	1.87	1599	3,346
PUBLIC ROAD	N	BIORETENTION FACILITY #4	0.51	916	2,251
PUBLIC ROAD	N	BIORETENTION FACILITY #5	4.56	3116	7,904
PUBLIC ROAD	N	BIORETENTION FACILITY #6	2.40	2252	5,303
TOTALS			30.56	85,126	104,850

\*\*\* NOTE: PROPOSED IMPERVIOUS AREA DOES NOT INCLUDE PROPOSED DWELLINGS.

NOTE: THE PROPOSED IMPERVIOUS AREA FOR THIS PROJECT IS 10.28 ACRES. FOR EACH LOT, THE PROPOSED IMPERVIOUS DRAINAGE AREA FOR EACH DRYWELL HAS BEEN SET AT 1,000 SF. (MAXIMUM ALLOWED FOR COMPUTATIONAL PURPOSES). THIS RESULTS IN A GREATER IMPERVIOUS AREA THAN WHAT IS INDICATED ON THE MARYLAND ESD CALCULATIONS. THE PROPOSED ESD PROVIDED EXCEEDS THE REQUIRED ESD BY A MORE DETAILED ANALYSIS OF EACH LOT WILL BE PROVIDED AT THE SDP PHASE OF DESIGN.

**BOHLER ENGINEERING**  
CORPORATE OFFICE:  
WARREN, NJ  
OFFICES:  
BOULDER, CO  
BOSTON, MA  
DENVER, CO  
FORT LAUDERDALE, FL  
FORT MYERS, FL  
HARTFORD, CT  
HOUSTON, TX  
INDIANAPOLIS, IN  
LOS ANGELES, CA  
MIAMI, FL  
MINNEAPOLIS, MN  
NEW YORK, NY  
PHILADELPHIA, PA  
PORTLAND, ME  
SAN ANTONIO, TX  
WASHINGTON, DC  
WICHITA, KS

CIVIL & CONSULTING ENGINEERS  
SURVEYORS  
PROJECT MANAGERS  
ENVIRONMENTAL CONSULTANTS  
LANDSCAPE ARCHITECTS

**REVISIONS**

REV	DATE	COMMENT	BY

**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.: MD142048  
DRAWN BY: AVG  
CHECKED BY: BRP  
DATE: 10-11-18  
SCALE: 1" = 100'  
CAD I.D.: DA4

**PRELIMINARY EQUIVALENT SKETCH PLAN**  
FOR  
**SIMPSON & DENAULT PROPERTIES**  
LOTS 1-45, BUILDABLE PRESERVATION PARCEL C, NON-BUILDABLE PRESERVATION PARCELS A, B, E, G & L - P & NON-BUILDABLE BULK PARCELS D & H-K  
LOCATION OF SITE  
5232 GREEN BRIDGE ROAD  
5TH ELECTION DISTRICT  
TAX MAP 27, GRID 18,  
PARCELS 34, 36, 98, 111, & 112  
HOWARD COUNTY, MARYLAND

**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  
MARYLAND LICENSE NO. 10088  
PROFESSIONAL CERTIFICATION  
I, BRADLEY 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. 10088, EXPIRATION DATE: 7/30/21

**PROPOSED SWM/ STORM DRAIN DRAINAGE AREA MAP**

SHEET TITLE:  
SHEET NUMBER:  
**36 OF 42**

APPROVED PLANNING BOARD OF HOWARD COUNTY  
DATE: August 7, 2018

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY  
PLANNING DIRECTOR: [Signature] DATE: 11-14-18

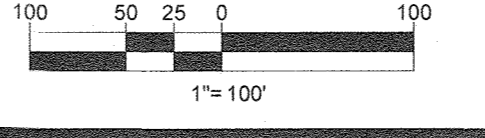
OWNERS:  
PARCEL 36 SHERRY ROTHSTEIN, DARLENE THOMPSON, HARRY SIMPSON, DEBBIE RIPPEON, JERRY SIMPSON, 5232 GREEN BRIDGE ROAD DAYTON, MD 21036 TEL.  
PARCEL 34 THOMAS H. SIMPSON, 5300 GREEN BRIDGE ROAD DAYTON, MD 21036 TEL.  
PARCEL 111 DENNIS A. LEAF, LENORE D. SINES, 5226 GREEN BRIDGE ROAD DAYTON, MD 21036 TEL.  
PARCEL 98 DANA G. DENAULT, THOMAS C. DENAULT, 5222 GREEN BRIDGE ROAD DAYTON, MD 21036 TEL.  
PARCEL 98 JERRY MALUCK, JANET BURKE JT, 5234 GREEN BRIDGE ROAD DAYTON, MD 21036 TEL.

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

TAX MAP: 27 GRID: 18 ZONED: RR-DEO  
PARCEL: 34, 36, 98, 111 & 112  
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

PREVIOUS FILE NO.: ECP-16-023  
**78436**

SUBDIVISION NAME: TBD  
SECTION AREA: N/A  
DEED # 1138100222, 0019300554, 1588400394, 0508900490, 0434100270, & 0320100539





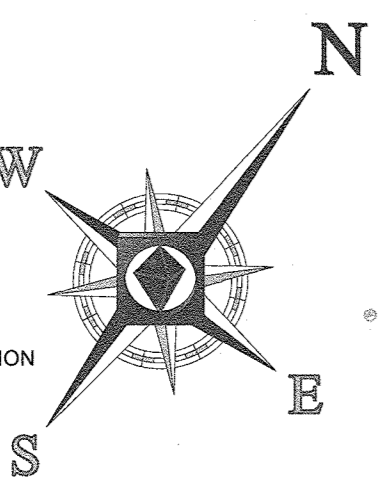




**LEGEND**

- LIMIT OF DISTURBANCE
- DRAINAGE AREA DIVIDE
- TC PATH
- STEEP SLOPES 15-25%
- STEEP SLOPES >25%
- DRAINAGE AREA DESIGNATION

MATCHLINE (SHEET 39)



NOTES:  
1. DRAINAGE AREA INFORMATION SHOWN HEREON IS PRIMARILY BASED OFF OF FIELD RUN TOPOGRAPHY PREPARED BY BOHLER ENGINEERING DATED AUGUST 25, 2015.



MATCHLINE (SHEET 39)

**BOHLER ENGINEERING**  
CORPORATE OFFICE: WARREN, NJ  
OFFICES:  
● BOSTON, MA  
● CHICAGO, IL  
● DENVER, CO  
● FORT LAUDERDALE, FL  
● HONOLULU, HI  
● PITTSBURGH, PA  
● RICHMOND, VA  
● TAMPA, FL  
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: IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811 (WV 1-800-245-4348) (PA 1-800-245-1776) (DC 1-800-257-7777) (VA 1-800-452-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

**NOT APPROVED FOR CONSTRUCTION**  
PROJECT No.: MD142048  
DRAWN BY: AVG  
CHECKED BY: BRB  
DATE: 10-11-18  
SCALE: 1" = 100'  
CAD I.D.: DA4

**PRELIMINARY EQUIVALENT SKETCH PLAN FOR SIMPSON & DENAULT, PROPERTIES**  
LOTS 1-45, BUILDABLE PRESERVATION PARCEL C, NON-BUILDABLE PRESERVATION PARCELS A, B, E - G & L - P & NON-BUILDABLE BULK PARCELS D & H - K  
LOCATION OF SITE  
5232 GREEN BRIDGE ROAD  
5TH ELECTION DISTRICT  
TAX MAP 27, GRID 18,  
PARCELS 34, 36, 98, 111, & 112  
HOWARD COUNTY, MARYLAND

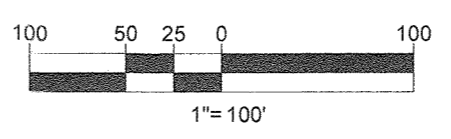
**BOHLER ENGINEERING**  
901 DULANEY VALLEY ROAD, SUITE 801  
TOWSON, MARYLAND 21284  
Phone: (410) 821-7900  
Fax: (410) 821-7987  
www.BohlerEngineering.com

**B.R. ROWE**  
PROFESSIONAL ENGINEER  
PROFESSIONAL LICENSE NO. 10962  
PROFESSIONAL CERTIFICATION I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 40808, EXPIRATION DATE: 7/31/2019

SHEET TITLE:  
**PROPOSED SWM/STORM DRAIN DRAINAGE AREA MAP**  
SHEET NUMBER:  
**38 OF 42**

APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
DATE: August 7, 2018  
TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY  
PLANNING DIRECTOR: [Signature] DATE: 8-14-18

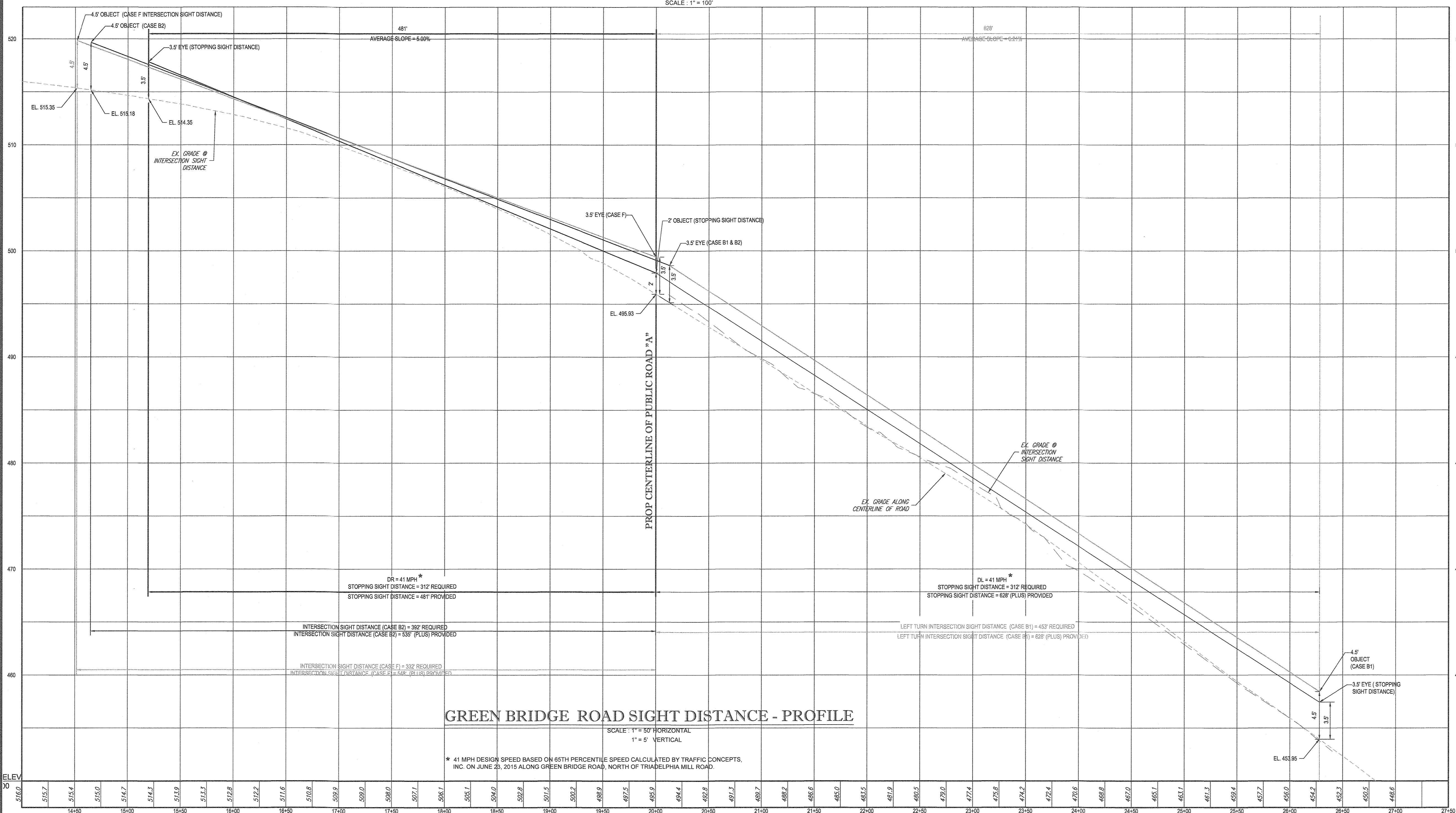
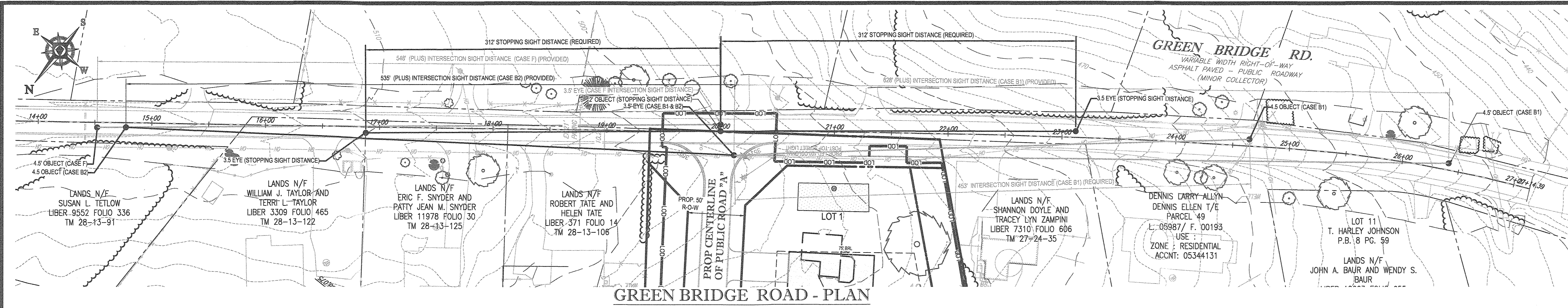
OWNERS: PARCEL 36 SHERRY ROTHSTEIN DARLENE THOMPSON HARRY SIMPSON DEBBIE RIPPEON PEGGY SIMPSON 5232 GREEN BRIDGE ROAD DAYTON, MD 21036 TEL.	PARCEL 34 THOMAS H. SIMPSON 3300 GREEN BRIDGE ROAD DAYTON, MD 21036 TEL.	PARCEL 112 DANA G. DENAULT THOMAS C. DENAULT 5232 GREEN BRIDGE ROAD DAYTON, MD 21036 TEL.	DEVELOPER: ELM STREET DEVELOPMENT 6074 DORSEY HALL ROAD, SUITE 205 COLUMBIA, MD 21042 CONTACT: JASON VAN KIRK PHONE: (410) 720-3021
PARCEL 111 DENNIS A. LEAF LENORE D. SINES 5232 GREEN BRIDGE ROAD DAYTON, MD 21036 TEL.	PARCEL 98 JERRY MALUCK JANET BURKE, J.T. 5234 GREEN BRIDGE ROAD DAYTON, MD 21036 TEL.	PREVIOUS FILE NO.: ECP-16-023 PB436	TAX MAP: 27 GRID: 18 ZONED: RR-DEO PARCEL: 34, 36, 98, 111 & 112 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND











BOHLER ENGINEERING		
Project	Simpson Property	By BRR
Location	Howard County, MD	Checked By DW
Road Name	Green Bridge Road	Date 9/24/2015
Speed Limit	30 mph	Job# MD142048

SIGHT DISTANCE ANALYSIS	
V <sub>major</sub>	41 (Design Speed, mph - Major Road)
V	41 (Design Speed, mph)
a	11.2 (Deceleration Rate, ft/s <sup>2</sup> (Std decel rate for Passenger Cars = 11.2 sec))
G <sub>1</sub>	5.0 (Road Grade % - To Right (for left turn))
G <sub>2</sub>	6.2 (Road Grade % - To Left (for right turn))
t <sub>g(Case B1)</sub>	7.5 (Passenger Car = 7.5 sec Single Unit Truck = 9.5 sec Combination truck = 11.3 sec)
t <sub>g(Case B2)</sub>	6.5 (Passenger Car = 6.5 sec Single Unit Truck = 8.5 sec Combination truck = 10.3 sec)
t <sub>g(Case F)</sub>	5.5 (Passenger Car = 5.5 sec Single Unit Truck = 6.5 sec Combination truck = 7.5 sec)
t	2.5 (Brake Reaction Time, seconds)
BRT	Distance traveled during braking reaction time
BDG	(braking to a stopped position)

**BOHLER ENGINEERING**

CORPORATE OFFICE:  
WARREN, NJ

OFFICES:  
BOSTON, MA  
BIRMINGHAM, AL  
CHICAGO, IL  
COLUMBIA, MD  
DENVER, CO  
FORT LAUDERDALE, FL  
FORT MYERS, FL  
FORT VALLEY, GA  
FORT WORTH, TX  
HARTFORD, CT  
HOUSTON, TX  
INDIANAPOLIS, IN  
JACKSONVILLE, FL  
KANSAS CITY, MO  
LITTLE ROCK, AR  
LOS ANGELES, CA  
MEMPHIS, TN  
MIAMI, FL  
MINNEAPOLIS, MN  
NEW YORK, NY  
PHILADELPHIA, PA  
PHOENIX, AZ  
PORTLAND, OR  
SAN ANTONIO, TX  
SAN FRANCISCO, CA  
SEATTLE, WA  
SPRINGFIELD, IL  
TAMPA, FL  
TULSA, OK  
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 (WV 1-800-245-4848) (PA 1-800-245-1778) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.: MD142048  
DRAWN BY: AVG  
CHECKED BY: BRR  
DATE: 10-11-18  
SCALE: AS SHOWN  
CAD I.D.: SA4

**SIGHT DISTANCE FOR SIMPSON & DENAULT, PROPERTIES**

LOTS 1-45, BUILDABLE PRESERVATION PARCEL C, NON-BUILDABLE PRESERVATION PARCELS A, B, E - G & L - P & NON-BUILDABLE BULK PARCELS D & H-K

LOCATION OF SITE  
5232 GREEN BRIDGE ROAD  
5TH ELECTION DISTRICT  
TAX MAP 27, GRID 18,  
PARCELS 34, 36, 98, 111, & 112  
HOWARD COUNTY, MARYLAND

**BOHLER ENGINEERING**

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

**B.R. ROWE**

PROFESSIONAL ENGINEER  
MAY AND LICENSE NO. 4088  
PROFESSIONAL CERTIFICATION  
I, BRADY 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. 4088, EXPIRES ON DATE: 7/31/2019

SHEET TITLE:  
**FINAL SIGHT DISTANCE ANALYSIS**

SHEET NUMBER:  
**40 OF 42**

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

DATE: August 7, 2018

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

DATE: 11-14-18

OWNERS:

PARCEL 36  
SHERRY ROTHSTEIN  
DARLENE THOMPSON  
HARRY SIMPSON  
DEBBIE RIPPEON  
PEGGY SIMPSON  
5232 GREEN BRIDGE ROAD  
DAYTON, MD 21036  
TEL

PARCEL 34  
THOMAS H. SIMPSON  
3300 GREEN BRIDGE ROAD  
DAYTON, MD 21036  
TEL

PARCEL 111  
DENNIS A. LEAF  
LENDRE D. SINES  
5232 GREEN BRIDGE ROAD  
DAYTON, MD 21036  
TEL

PARCEL 112  
DANA G. DENAULT  
THOMAS G. DENAULT  
5232 GREEN BRIDGE ROAD  
DAYTON, MD 21036  
TEL

PARCEL 98  
JERRY MAUCK  
JANET BURKE, J/T  
5234 GREEN BRIDGE ROAD  
DAYTON, MD 21036  
TEL

SUBDIVISION NAME: TBD  
SECTION AREA: N/A  
DEED # 11361/00222, 00183/00554,  
15884/00384, 03889/0480  
04341/00270, & 03201/00539

PREVIOUS FILE No.:  
ECP-16-023  
PB436

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

TAX MAP: 27 GRID: 18 ZONED RR-DEO  
PARCEL: 34, 36, 98, 111 & 112  
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

