

GENERAL NOTES

- 1. ZONING: THE SUBJECT PROPERTIES ARE ZONED CEF-M PER ZB-111616 APPROVED ON MARCH 11, 2020.
2. PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: ZB-111616, SDP-18-001, ECP-21-007, WP-21-015
3. SITE ANALYSIS:
TOTAL AREA OF SITE: 32.28 ± ACRES
NET AREA: N/A
AREA OF PROPOSED ROADWAY (PUBLIC): 2.41± ACRES
NO. OF SINGLE FAMILY ATTACHED LOTS: 84
AREA OF SINGLE FAMILY ATTACHED LOTS: 3.04 ACRES
NO. OF MULTI-FAMILY PARCELS: 1
AREA OF MULTI-FAMILY PARCELS: 11.04 ACRES
NO. MULTI-FAMILY UNITS: 270 (INCLUDES 44 AGE-RESTRICTED UNITS)
NO. OF COMMERCIAL PARCELS: 1
AREA OF COMMERCIAL PARCELS: 1.92 ACRES
NO. OF COMMON OPEN SPACE LOTS: 3
AREA OF COMMON OPEN SPACE LOTS: 1.38± ACRES
NO. OF OPEN SPACE LOTS: 8
AREA OF OPEN SPACE LOTS: 12.40± ACRES
TOTAL NUMBER OF LOTS: 100
TOTAL NUMBER OF PARCELS: 2
TOTAL NUMBER OF UNITS: 354
TOTAL APPROXIMATE LIMIT OF DISTURBANCE: 25.0± ACRES±
4. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS AND THE AMENDED 5TH EDITION OF THE SUBDIVISION LAND DEVELOPMENT REGULATIONS UNLESS OTHERWISE SPECIFIED.

- 5. THE HOWARD COUNTY CEMETERY INVENTORY MAP DOES NOT SHOW ANY CEMETERIES WITHIN THE PROJECT LIMITS.
6. THE SCENIC ROADS MAP DOES NOT INDICATE ANY SCENIC ROADS IN THE VICINITY.
7. THE HISTORIC SITES MAP DOES NOT SHOW ANY HISTORICAL SITES WITHIN THE PROJECT LIMITS.
8. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY BENCHMARKS 3806 AND 3805 WERE USED FOR THIS PROJECT.
9. BOUNDARY INFORMATION IS FROM BOUNDARY SURVEYS BY BOHLER ENGINEERING, DATED 2017.
10. SOIL DATA WAS TAKEN FROM THE SOIL SURVEY OF HOWARD COUNTY, MARYLAND ISSUED MARCH, 2008.
11. THE EXISTING TOPOGRAPHY TAKEN FROM AERIAL TOPOGRAPHY PREPARED BY MCKENZIE-SANDER DATED JANUARY, 2020.
12. THE STREAM AND WETLAND DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY FOREN/ICON, DATED AUGUST, 2020 AND APPROVED WITH THIS PRELIMINARY EQUIVALENT SKETCH PLAN.
13. THE 100-YEAR FLOODPLAIN LIMITS FOR THE PERENNIAL STREAMS ON-SITE WERE DETERMINED BY A FLOODED PLAN STUDY PREPARED BY GUTSCHICK, LITTLE AND WEBER, P.A. DATED AUGUST, 2020 AS WILL BE APPROVED ON 1/26/2021.
14. A NOISE STUDY WAS PREPARED BY FOREN/ICON, DATED AUGUST, 2020 AND WAS APPROVED ON 11/03/2020 WITH THIS PRELIMINARY PLAN. THE 65DBA NOISE LINE ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPT OF HOUSING AND URBAN DEVELOPMENT.
15. A TRAFFIC STUDY WAS PREPARED BY TRAFFIC GROUP IN A REPORT DATED FEBRUARY 21, 2020 AND WAS APPROVED ON 11/03/2020 WITH THIS PRELIMINARY EQUIVALENT SKETCH PLAN. THE RESULTS OF THIS ANALYSIS INDICATE THAT THE CURRENT SITE PLAN FOR THE SUBJECT SITE, THE PROPOSED DEVELOPMENT OF THE ROBERTS PROPERTY WOULD STILL RESULT IN ACCEPTABLE LEVELS OF SERVICE ALONG THE ADJACENT ROAD SYSTEM AND THEREFORE MEET THE REQUIREMENTS OF THE ADJACENT ROAD FACILITIES TEST EVALUATION FOR HOWARD COUNTY. IT SHOULD BE NOTED THAT ONE ACCESS TO THE ROBERTS PROPERTY IS PROPOSED TO BE LIMITED TO RIGHT TURN (RIGHT TURN ONLY), THE SECOND ACCESS WILL BE A FULL ROUTE ACCESS LOCATED AT THE INTERSECTION OF US 1 AND DUCKETTS LANE. TRAFFIC SIGNAL MODIFICATIONS WILL BE REQUIRED AT THIS ACCESS. DURING THE REVIEW OF THIS PRELIMINARY PLAN, MDOT SHA REQUIRED THE DEVELOPER TO REACH OUT TO THE OWNERS OF THE ADJACENT ASB FREIGHT PROPERTY AND INQUIRE ABOUT MOVING THEIR SITE ACCESS TO FROM RT-1 TO DUCKETTS LANE. THE ADJACENT SITE ACCESS ISSUE MUST BE RESOLVED WITH SHA PRIOR TO THE SUBMISSION OF THE FINAL PLANS.
16. THE GEO-TECHNICAL REPORT WAS PROVIDED BY GTA DATED MAY, 2020. THIS STUDY WILL BE APPROVED AS PART OF THE FINAL PLAN STAGE.
17. EXISTING UTILITIES WERE TAKEN FROM AVAILABLE HOWARD COUNTY RECORDS.
18. THE PROJECT IS WITHIN THE METROPOLITAN DISTRICT.
19. WATER AND SEWER ARE PUBLIC PER CONTRACT NO. 14-5154-D. EXISTING CONTRACT NUMBERS: WATER: 44-4703 SEWER: 23-5, 10-5051*
NOTE: THESE PRELIMINARY PLANS SHOW ALL CONSTRUCTION FOR CONTRACT 10-5051 WITHIN THE LIMITS OF THE SITE AS COMPLETED, INCLUDING THE REMOVAL OF THE EXISTING 15" SEWER (MH 1012 - MH 1015) FROM CONTRACT NO. 14-5154 AND THE ABANDONMENT OF THE ASSOCIATED EXHIBENTS. THE TIMING OF THE 10-5051 CONSTRUCTION IN RELATION TO THE ROBERTS PROPERTY DEVELOPMENT WILL BE FURTHER EVALUATED AT TIME OF THE FINAL PLANS.
20. THE FOLLOWING STREAM BUFFERS HAVE BEEN PROVIDED:
INTERMITTENT STREAM - 50' BUFFER
PERENNIAL STREAM - 75' BUFFER
THE STREAM BUFFERS ARE MEASURED FROM THE STREAM BANKS AND NOT THE CENTERLINE.
21. FINAL LOCATION OF STREET TREES WILL BE DETERMINED AT FINAL PLAN STAGE. CONFLICTS BETWEEN THE STREET TREES AND OTHER DESIGN ELEMENTS WILL BE RESOLVED AT THAT TIME.
22. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, UNLESS PERMITTED UNDER AN APPROVED WADWER PERMIT OR DETERMINED TO BE ESSENTIAL OR NECESSARY BY DPZ.
23. FOREST CONSERVATION REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY ZONE AND THE FOREST CONSERVATION MANUAL WILL BE SATISFIED AT THE FINAL PLAN STAGE. THE FOREST STAND DELINEATION IS PART OF THE "NRI WETLAND INVESTIGATION AND FOREST STAND DELINEATION" REPORT BY FOREN/ICON, INC. (DATED AUGUST, 2020). SEE THAT REPORT FOR THE PSD. THE PRELIMINARY FOREST CONSERVATION PLANS ARE SHEET 14 OF THIS PLAN SET. THE FOREST CONSERVATION OBLIGATION FOR THIS DEVELOPMENT AS CALCULATED IN THE FOREST CONSERVATION WORKSHEET (ON SHEET 17) IS 4.2± ACRES OF FOREST RETENTION OUTSIDE THE FLOODPLAIN AND AT LEAST 5.2± ACRES OF AFFORESTATION / REFORESTATION PLANTING FOR TOTAL OF 9.4± CREDITED ACRES OF FOREST CONSERVATION EASEMENT TO BE RECORDED.
24. MINIMUM BUILDING SETBACK RESTRICTIONS FROM PUBLIC ROADS AND PROPERTY LINES WILL BE PROVIDED IN ACCORDANCE WITH THE DEVELOPMENT STANDARDS AGREED AS PART OF ZB-111616.
25. LANDSCAPE OBLIGATIONS IDENTIFIED ON SHEET 14 SHALL BE FILLED AT THE FINAL PLAN AND SITE DEVELOPMENT PLAN STAGE.
26. A PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON 10/24/2017 AT DUCKETTS LANE ELEMENTARY SCHOOL. IN COMPLIANCE WITH SECTION 16.128 OF THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
27. THIS SITE IS IN THE ROUTE 1 CORRIDOR. PRIOR TO SUBMITTING THIS PRELIMINARY PLAN, A SUBMISSION TO THE HOWARD COUNTY DESIGN ADVISORY PANEL WAS AS PART OF THE CEF ZONING PROCESS. THE DESIGN ADVISORY PANEL CONSIDERED THE APPLICATION AT ITS MEETING ON NOVEMBER 1, 2017. THE DAP ADOPTED FIVE RECOMMENDATIONS AS NOTED IN THE MINUTES AND DPZ ACCEPTED THE APPLICANT RESPONSE FOR ALL FIVE.
28. THIS SITE QUALIFIES FOR REDEVELOPMENT UNDER MDE CRITERIA. STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE MDE STORMWATER DESIGN MANUAL. IN ORDER TO FULFILL THE STORMWATER MANAGEMENT REQUIREMENTS A COMBINATION OF MICRO-BIORETENTION (M-B), SURFACE SAND FILTER (S-F), STORM-CEPTORS (SC), AND UNDERGROUND STORAGE (UGS) WILL BE USED. M-B'S WILL BE PUBLICLY OWNED AND JOINTLY MAINTAINED. ALL OTHER S/W FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
29. AS SHOWN ON THE DEVELOPMENT CONCEPT PLAN (DCP), 100-YEAR SPM WILL BE OVERMANAGED SO THAT THE POST DEVELOPMENT PEAK WILL BE NO MORE THAN 40% OF THE PEAK FLOW FROM THE EXISTING SITE. I.E. 1108 100-YEAR STORMWATER MANAGEMENT.
30. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12' SERVING MORE THAN ONE RESIDENCE
B) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/4" 1/2" MIN)
C) GEOMETRY - MAX. 15% GRADE, MAX 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
D) STRUCTURE (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADINGS)
E) DRAINAGE ELEMENTS - SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
31. THE SITE IS PROPOSED TO BE SERVED WITH A COMBINATION OF PUBLIC AND PRIVATE STREETS WITH PRIVATE TRASH AND RECYCLING PICK-UP SERVICE FOR ALL RESIDENTS. TRASH AND RECYCLING WILL BE COLLECTED AT DRIVEWAY ALONG THE ALLEYS FOR ALL TOWNHOUSE LOTS. TRASH AND RECYCLING FOR THE APARTMENT UNITS WILL BE COLLECTED IN THE DUMPSTER ENCLOSURE LOCATED ON PARCEL B. THE RECYCLING WILL BE COLLECTED MULTIPLE TIMES PER WEEK.
32. MDE PERMITS FOR THE DISTURBANCE IN THE STREAMS, WETLANDS, AND FLOODPLAIN SHALL BE APPLIED FOR AND OBTAINED PRIOR TO APPLYING FOR A GRADING PERMIT.
33. ALL EXISTING STRUCTURES ON THE SITE WILL BE REMOVED PRIOR TO THE PLAN RECORDED.
34. THE NOISE WALLS LOCATED ON PARCEL B AND OPEN SPACE LOT 43 WILL BE OWNED AND MAINTAINED BY THE H.O.A.
35. THIS SITE IS PARTIALLY WITHIN THE MARYLAND AVIATION ADMINISTRATION (MAA) AIRPORT ZONING DISTRICT (AN AREA DEFINED AS A FOUR (4) MILE RADIUS OF BWI MARSHALL). THE APPLICANT MUST OBTAIN AN APPROVED AIRPORT ZONING PERMIT (AZP) FROM THE MAA PRIOR TO OBTAINING COUNTY PERMITS.
36. STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (2017) SECTION 213, THE HOWARD COUNTY ROUTE 1 MANUAL (2009), AND MSHA LIGHTING GUIDELINES.
37. A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPER/OWNER'S EXPENSE FOR ALL THE USE-IN-COMMON DRIVEWAYS IN THE DEVELOPMENT. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5752 FOR DETAILS AND COST ESTIMATES.
38. ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
39. ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL PERFORATED SQUARE PIPE POST (4 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL PERFORATED SQUARE TUBE SLEEVE (12 GAUGE) - 3" LONG. THE ANCHOR SHALL NOT EXTEND MORE THAN TWO "QUICK RINCH" HOLES ABOVE GROUND LEVEL. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
40. IF ANY PRIVATE WELL OR SEPTIC SYSTEMS ARE FOUND THE HEALTH DEPT. MUST BE NOTIFIED AND THE EXISTING SYSTEMS MUST BE PROPERLY ABANDONED WITH DOCUMENTATION SENT TO THE HEALTH DEPT.
41. ON MARCH 11, 2020 THE BOARD APPROVED ZB-111616 AND HEREBY ORDERS:
(A) A CEF DISTRICT IS CREATED COVERING THE LAND IN THE PETITION.
(B) THE DEVELOPMENT CONCEPT PLAN, AS AMENDED AND AS RESTRICTED AND MODIFIED BY THIS D40 IS APPROVED;
(C) THE BULK REGULATIONS SHALL BE AS SET FORTH IN THE DEVELOPMENT CONCEPT PLAN AS AMENDED. THE BULK REGULATIONS ARE SHOWN ON THIS SHEET.
(D) THE COMMUNITY ENHANCEMENTS AS SET FORTH IN THIS D40 ARE APPROVED. THE COMMUNITY ENHANCEMENTS ARE LISTED ON THIS SHEET.
SEE SHEET 20 FOR ADDITIONAL GENERAL NOTES AND ALLOCATION PHASING

OPEN SPACE ANALYSIS

Table with 2 columns: Description and Value. Includes rows for Open Space Required (ZB 1116-M), Rec Open Space, Tonhouse Lots, Exercise Park, and Apartment Units.

Table for Moderate Income Housing Unit (MIH) Application Exemptions Tracking. Columns: Description, Count. Totals: 354 Total MIH Proposed, 54 MIH Provided On-Site, 303* MIH Fee-In-Lieu.

COMMERCIAL PARKING ANALYSIS (PARCEL A)

Table for Commercial Parking Analysis. Columns: Building, Description, Spacing, Spacing. Totals: 113 Spaces Required, 113 Spaces Provided.

RESIDENTIAL PARKING ANALYSIS

Table for Residential Parking Analysis. Columns: Description, Spacing, Spacing. Totals: 223 Spaces Required, 224 Spaces Provided.

COMMUNITY ENHANCEMENTS (ZB-111616)

- 1. PROVIDE \$350,000 IN FUNDING TO IMPROVE STREAM BANKS FOR THE STREAM AT THE REAR OF THE PROPERTY (SEE NOTE 42);
2. AN ENHANCED PUBLIC PARK AS DEPICTED IN THE AMENDED CONCEPT PLAN, INCLUDING PUBLIC ART;
3. CLEAN UP OF THE PROPERTY TO THE HIGHEST MARYLAND DEPARTMENT OF THE ENVIRONMENT RESIDENTIAL STANDARD;
4. CLEAN-UP OF AN ADJACENT PROPERTY OWNED BY THE COUNTY (SEE NOTE 42);
5. CREATION OF A SIDEWALK TO THE PROPERTY NEXT DOOR IN THE DIRECTION OF BELMONT TRAIL AS WELL AS CONSULTATION WITH THE OWNERS OF THE ADJACENT PROPERTY REGARDING CONNECTING FROM PETITIONER'S PROPERTY TO BELMONT STATION;
6. CONTINUATION OF THE SIDEWALK IN THE FRONT OF THE PROPERTY ALONGSIDE ROUTE 1, IN THE DIRECTION OF LONDON, SUBJECT TO GRANT OF RIGHT-OF-WAY AND ENGINEERING APPROVALS; AND, IF NOT, PAYMENT OF A FEE IN LIEU TO THE COUNTY BASED UPON 530 FEET OF SIDEWALK OR MULTI-USE PATHWAY AS BEST FITS THE SPACE WHERE IT IS NEEDED, AT A COST AS DETERMINED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS;
7. CONTINUATION OF THE SIDEWALK ALONG ROUTE 1 TO TROY HILL DRIVE, INCLUDING A GROSS-WALK AT TROY HILL DRIVE ACROSS ROUTE 1, AND IF ANY PORTION OF THIS IS NOT POSSIBLE, PAYMENT OF A FEE IN LIEU TO THE COUNTY AT A COST TO BE DETERMINED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS.

PRELIMINARY EQUIVALENT SKETCH PLAN ELMS AT ELKRIDGE PARCELS 'A', 'B', LOTS 1-89, COMMON OPEN SPACE LOTS 90 - 92, & OPEN SPACE LOTS 93 - 100

A SUBDIVISION OF PARCELS 279, 352 & 847 L: 1988 F: 71, L: 4125 F: 31, L: 4004 F: 489

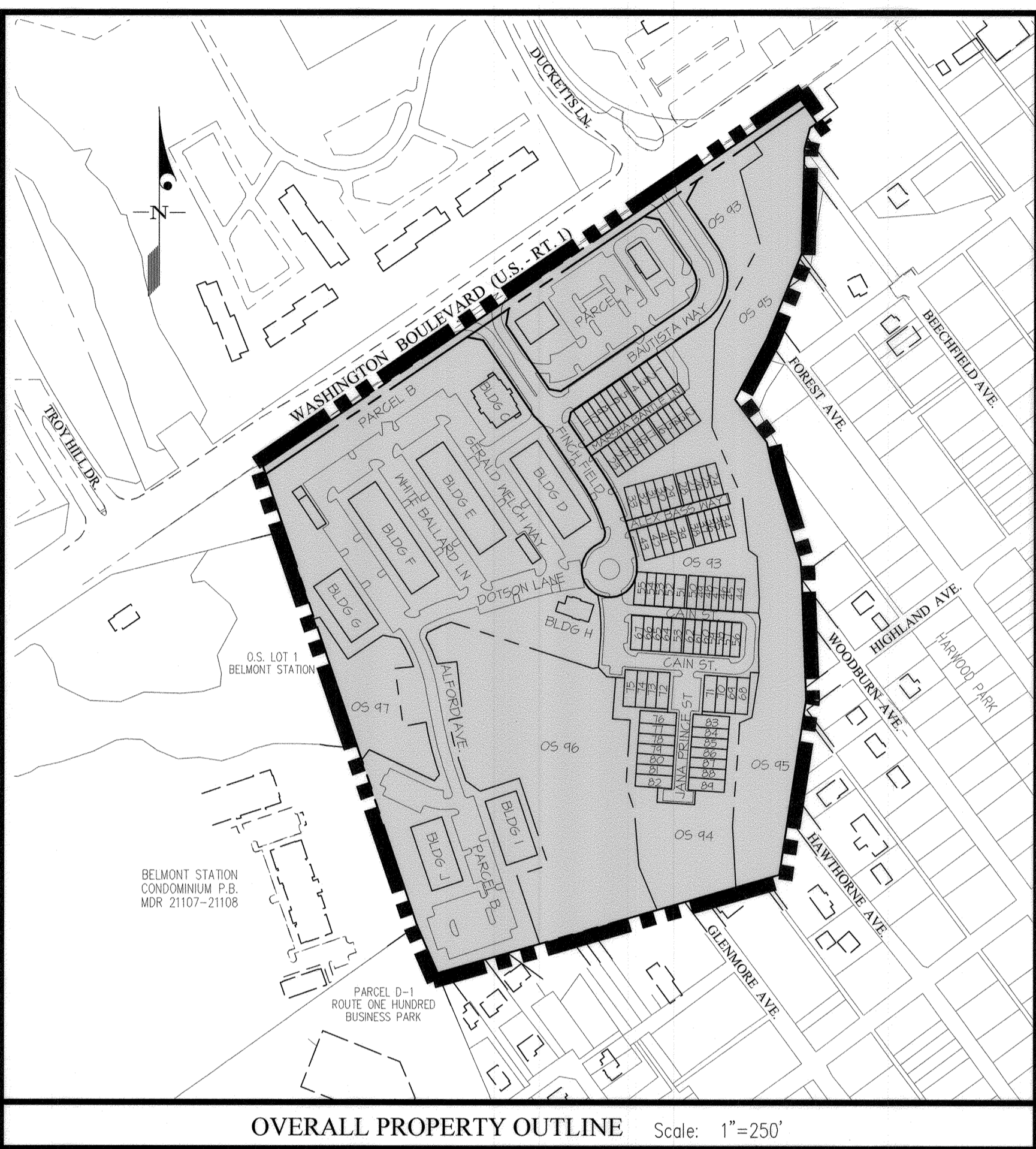


Table for Development Standards (ZB-111616). Columns: Structure Type, Height, Density, etc.

Table for Minimum Setback Requirements. Columns: From exterior public road right of way, From any other public street, etc.

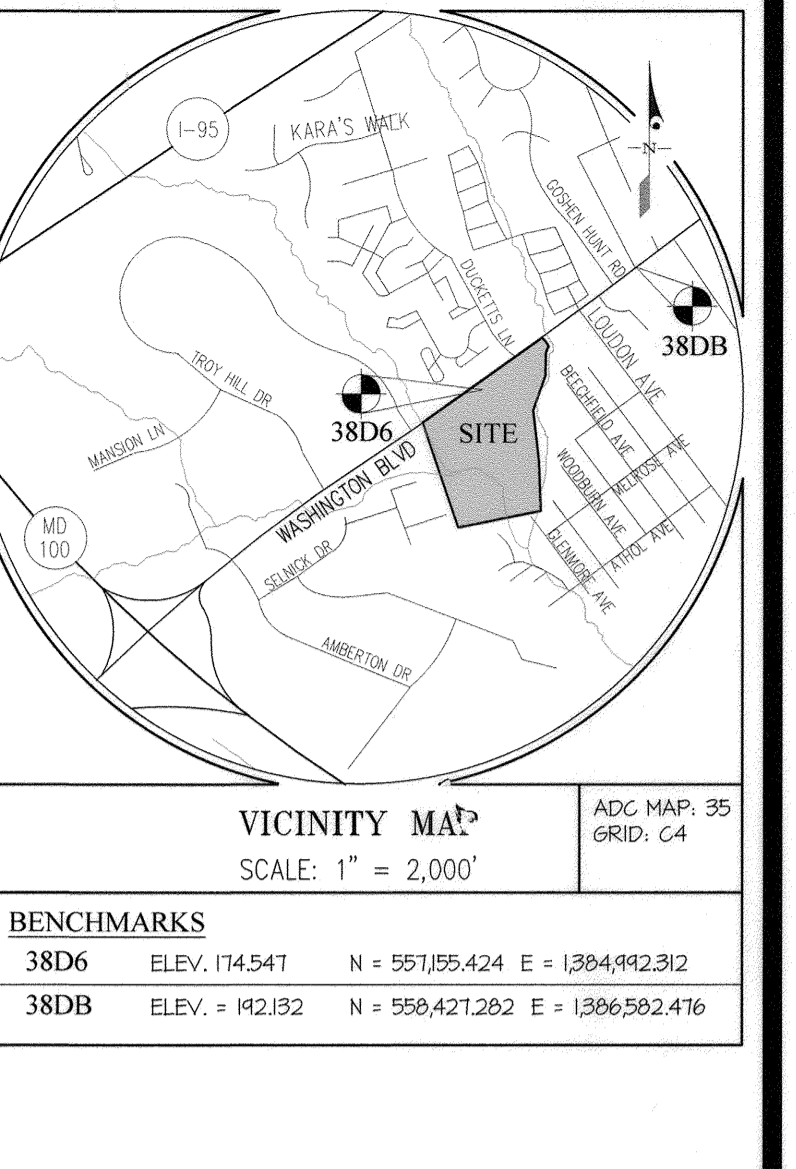
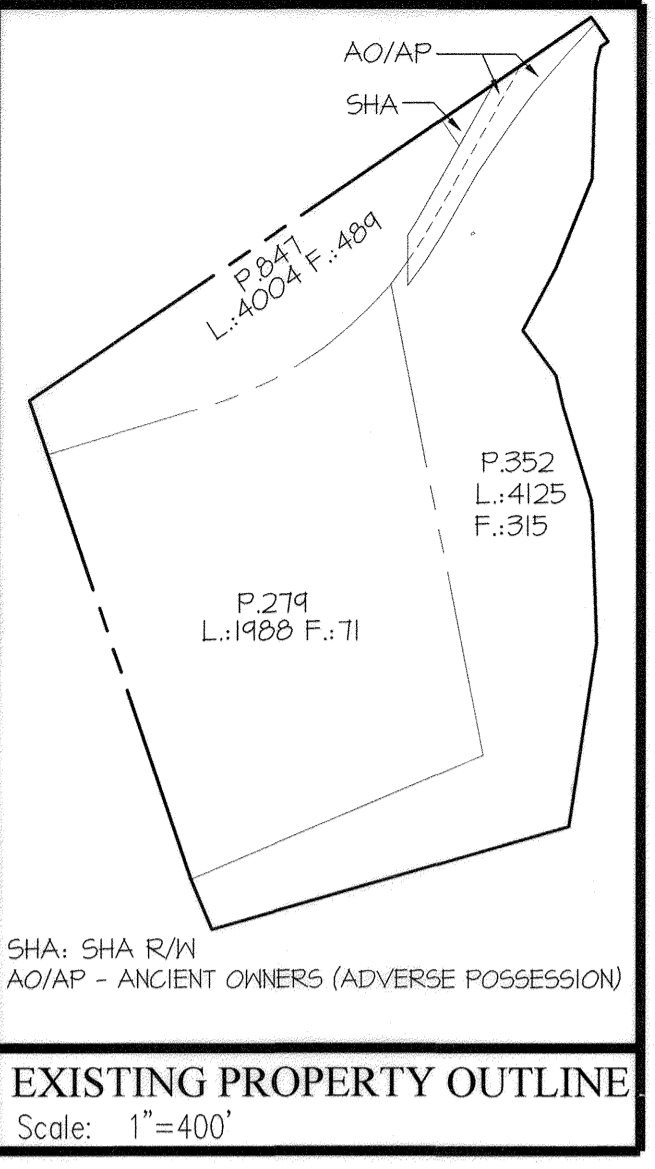
Table for Minimum Distances between Single Family Attached Buildings. Columns: Face to Face, Face to Side, etc.

- 1. Permitted uses. The proposed permitted uses are: Residential: i. One single-family detached dwelling unit per lot. ii. One zero lot line dwelling unit per lot. iii. Single-family attached dwelling units. iv. Apartment units. v. Private recreational facilities, such as swimming pools, basketball courts and tennis courts, reserved for the use of on-site residents and their guests. vi. Public Amenities and open space. vii. Single story garage structures. viii. Conservation areas, including wildlife and forest preserves, environmental management areas, reforestation areas, and similar uses. ix. Age-Restricted Adult Housing. Commercial: i. All uses allowed in the B-1, B-2 & POR Zones including conditional uses, and single lane drive thru, except the following which are excluded: adult entertainment, commercial communication antennas and towers, funeral homes, mortuaries, carnivals and fair, motor vehicle parts or tire stores and maintenance shops, underground pipelines, car washes.

Table for Accessory uses. Columns: Structure Type, Spacing, Spacing. Includes rows for Single Family Attached, Multi-Family, and Commercial.

COVER SHEET

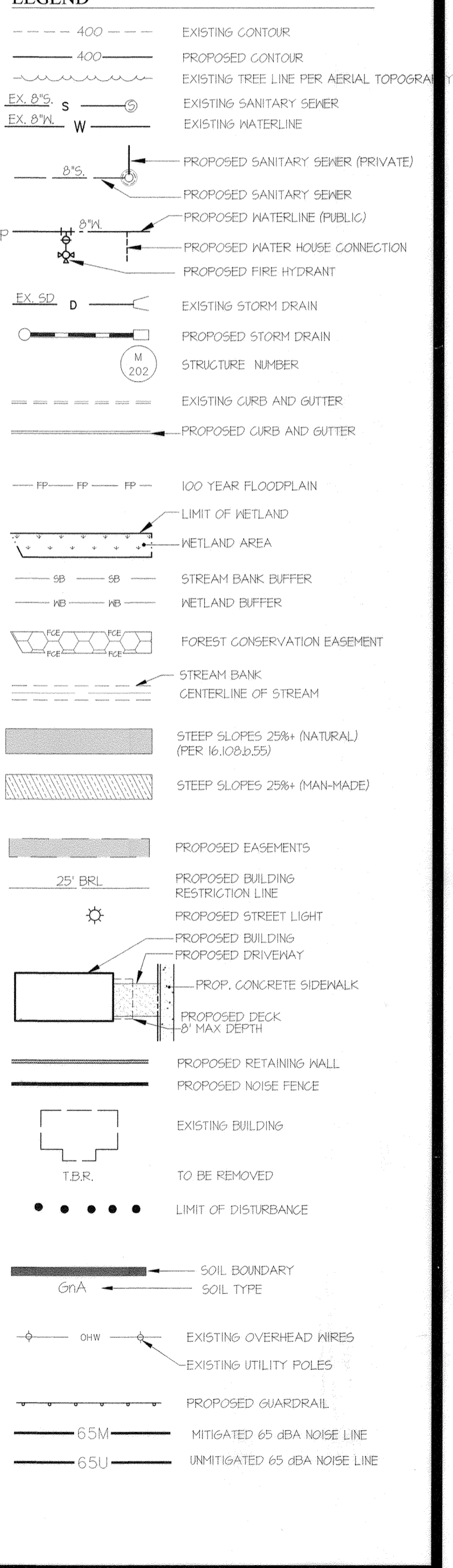
ELMS AT ELKRIDGE PARCELS A & B, LOTS 1 - 89, COMMON OPEN SPACE LOTS 90 - 92, & OPEN SPACE LOTS 93 - 100 A SUBDIVISION OF PARCELS 279, 352 & 847 L: 1988 F: 71, L: 4125 F: 31, L: 4004 F: 489



SHEET INDEX

- 1. COVER SHEET
2. PRELIMINARY EQUIVALENT SKETCH PLAN
3. PRELIMINARY EQUIVALENT SKETCH PLAN
4. PRELIMINARY EQUIVALENT GRADING PLAN
5. PRELIMINARY EQUIVALENT GRADING PLAN
6. PRELIMINARY SEDIMENT CONTROL PLAN
7. PRELIMINARY FOREST CONSERVATION PLAN
8. PRELIMINARY STORM DRAIN DRAINAGE AREA MAP
9. PRELIMINARY STORM DRAIN DRAINAGE AREA MAP
10. PRELIMINARY ESD DRAINAGE AREA MAP
11. PRELIMINARY ESD DRAINAGE AREA MAP
12. PRELIMINARY EXISTING 5NM DRAINAGE AREA MAP
13. PRELIMINARY PROPOSED 5NM DRAINAGE AREA MAP
14. PRELIMINARY LANDSCAPE PLAN
15. PRELIMINARY FOREST CONSERVATION PLAN
16. PRELIMINARY FOREST CONSERVATION PLAN
17. PRELIMINARY FOREST CONSERVATION PLAN
18. PRELIMINARY FOREST CONSERVATION PLAN
19. PRELIMINARY ROUTE 1 STRIPING PLAN
20. ADDITIONAL GENERAL NOTES

LEGEND



TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY. Includes signature of Planning Director and date 6/24/21.

GLW PLANNING | ENGINEERING | SURVEYING. 3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWVA.COM

Table for Design and Revision. Columns: Design/Check/Drawn, Date, Revision, By, Appr.

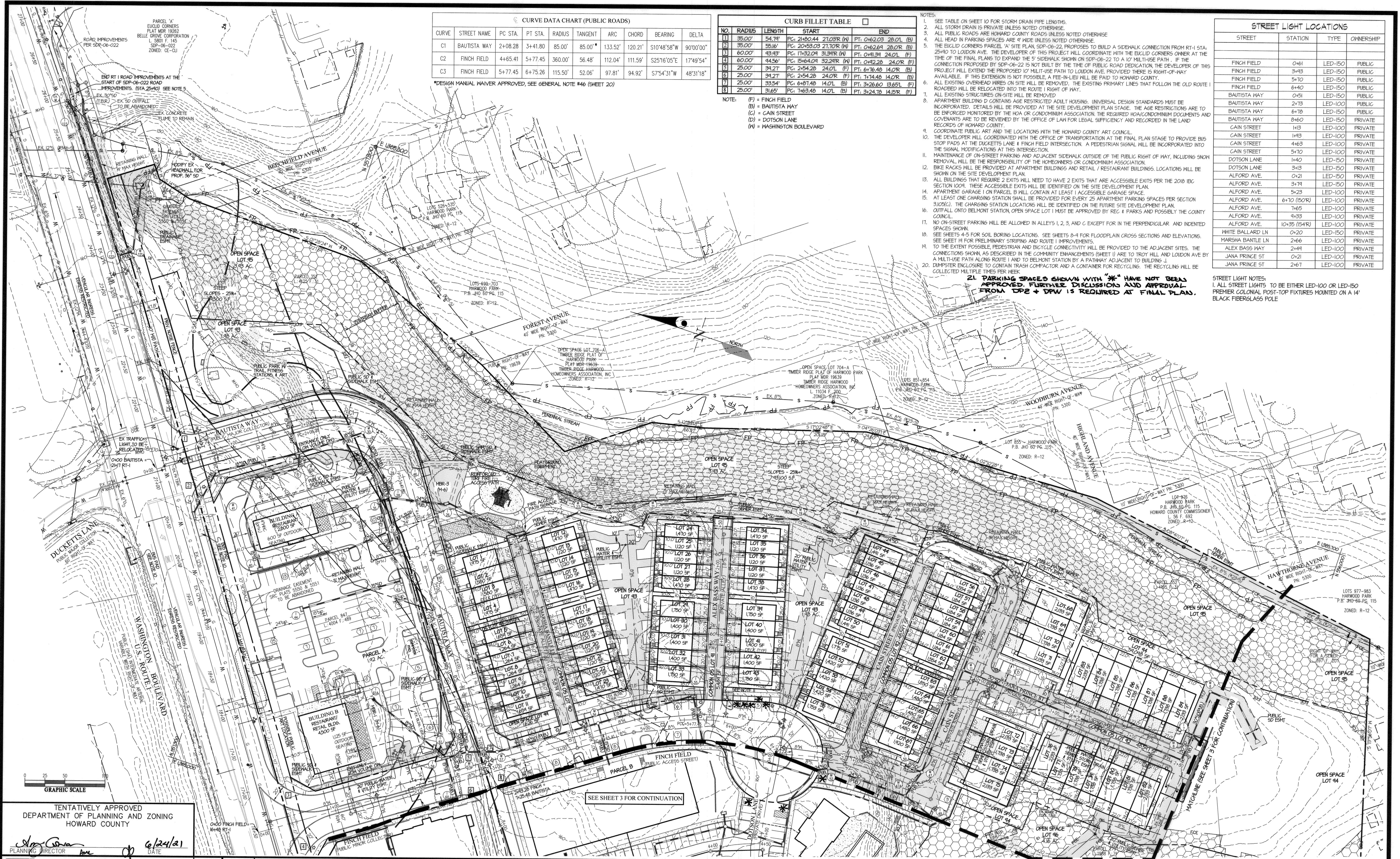
PREPARED FOR: James Edward Roberts, 6767 Washington Blvd, Elkridge, MD 21075.

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

STATE OF MARYLAND seal and ELECTION DISTRICT No. 1.

COVER SHEET table with columns: SCALE, ZONING, G. L. W. FILE No., DATE, TAX MAP - GRID, SHEET.

Table with columns: SCALE, ZONING, G. L. W. FILE No., DATE, TAX MAP - GRID, SHEET.



CURVE DATA CHART (PUBLIC ROADS)									
CURVE	STREET NAME	PC STA.	PT STA.	RADIUS	TANGENT	ARC	CHORD	BEARING	DELTA
C1	BAUTISTA WAY	2+08.28	3+41.80	85.00'	85.00'	133.52'	120.21'	S10°48'58"W	90°00'00"
C2	FINCH FIELD	4+65.41	5+77.45	360.00'	56.48'	112.04'	111.59'	S25°16'05"E	17°49'54"
C3	FINCH FIELD	5+77.45	6+75.26	115.50'	52.06'	97.81'	94.92'	S75°31'1"W	48°31'18"

*DESIGN MANUAL MAJNER APPROVED, SEE GENERAL NOTE #46 (SHEET 20)

CURB FILLET TABLE				
NO.	RADIUS	LENGTH	START	END
1	35.00'	54.71'	PC: 2H30.44 21.03R (N)	PT: 0462.03 20.01 (B)
2	35.00'	55.16'	PC: 2045.03 21.10R (N)	PT: 0462.64 20.07R (B)
3	60.00'	49.95'	PC: 1H32.04 31.34R (N)	PT: 0461.34 24.01 (B)
4	60.00'	44.56'	PC: 2564.04 32.24R (N)	PT: 0462.28 24.02R (B)
5	25.00'	34.21'	PC: 254.28 24.01 (F)	PT: 6476.48 14.02 (B)
6	25.00'	34.21'	PC: 254.28 24.01 (F)	PT: 1434.48 14.02 (B)
7	25.00'	33.54'	PC: 6481.48 14.01 (B)	PT: 3426.60 13.65 (F)
8	25.00'	31.65'	PC: 1463.46 14.01 (B)	PT: 3424.78 14.15R (F)

NOTE: (F) = FINCH FIELD
 (B) = BAUTISTA WAY
 (C) = CAIN STREET
 (D) = DOTSON LANE
 (W) = WASHINGTON BOULEVARD

- NOTES:
- SEE TABLE ON SHEET 10 FOR STORM DRAIN PIPE LENGTHS.
 - ALL STORM DRAIN IS PRIVATE UNLESS NOTED OTHERWISE.
 - ALL PUBLIC ROADS ARE HOWARD COUNTY ROADS UNLESS NOTED OTHERWISE.
 - ALL HEAD IN PARKING SPACES ARE 7' WIDE UNLESS NOTED OTHERWISE.
 - THE ELKID CORNERS PARCEL 14 SITE PLAN SDP-06-22 PROPOSES TO BUILD A SIDEWALK CONNECTION FROM RT-1 STA. 25+40 TO LONDON AVE. THE DEVELOPER OF THIS PROJECT WILL COORDINATE WITH THE ELKID CORNERS OWNER AT THE TIME OF THE FINAL PLANS TO EXPAND THE 5' SIDEWALK SHOWN ON SDP-06-22 TO A 10' MULTI-USE PATH. IF THE CONNECTION PROPOSED BY SDP-06-22 IS NOT BUILT BY THE TIME OF PUBLIC ROAD DEDICATION, THE DEVELOPER OF THIS PROJECT WILL EXTEND THE PROPOSED 10' MULTI-USE PATH TO LONDON AVE. PROVIDED THERE IS RIGHT-OF-WAY AVAILABLE. IF THIS EXTENSION IS NOT POSSIBLE, A FEE-IN-LIEU WILL BE PAID TO HOWARD COUNTY.
 - ALL EXISTING OVERHEAD WIRES ON SITE WILL BE REMOVED. THE EXISTING PRIMARY LINES THAT FOLLOW THE OLD ROUTE 1 ROADBED WILL BE RELOCATED INTO THE ROUTE 1 RIGHT OF WAY.
 - ALL EXISTING STRUCTURES ON-SITE WILL BE REMOVED.
 - COORDINATE PUBLIC ART AND THE LOCATIONS WITH THE HOWARD COUNTY ART COUNCIL.
 - APARTMENT BUILDING D CONTAINS AGE RESTRICTED ADULT HOUSING. UNIVERSAL DESIGN STANDARDS MUST BE INCORPORATED. DETAILS WILL BE PROVIDED AT THE SITE DEVELOPMENT PLAN STAGE. THE AGE RESTRICTIONS ARE TO BE ENFORCED MONITORED BY THE HOA OR CONDOMINIUM ASSOCIATION. THE REQUIRED HOA/CONDOMINIUM DOCUMENTS AND COVENANTS ARE TO BE REVIEWED BY THE OFFICE OF LAW FOR LEGAL SUFFICIENCY AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY.
 - COORDINATE PUBLIC ART AND THE LOCATIONS WITH THE HOWARD COUNTY ART COUNCIL.
 - THE DEVELOPER WILL COORDINATE WITH THE OFFICE OF TRANSPORTATION AT THE FINAL PLAN STAGE TO PROVIDE BUS STOP PADS AT THE DUCKETTS LANE & FINCH FIELD INTERSECTION. A PEDESTRIAN SIGNAL WILL BE INCORPORATED INTO THE SIGNAL MODIFICATIONS AT THIS INTERSECTION.
 - MAINTENANCE OF ON-STREET PARKING AND ADJACENT SIDEWALK OUTSIDE OF THE PUBLIC RIGHT OF WAY, INCLUDING SMOKER REMOVAL WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS OR CONDOMINIUM ASSOCIATION.
 - BIKE RACKS WILL BE PROVIDED AT APARTMENT BUILDINGS AND RETAIL / RESTAURANT BUILDINGS. LOCATIONS WILL BE SHOWN ON THE SITE DEVELOPMENT PLAN.
 - ALL BUILDINGS THAT REQUIRE 2 EXITS WILL NEED TO HAVE 2 EXITS THAT ARE ACCESSIBLE EXITS PER THE 2018 IBC SECTION 1004. THESE ACCESSIBLE EXITS WILL BE IDENTIFIED ON THE SITE DEVELOPMENT PLAN.
 - APARTMENT GARAGE 1 ON PARCEL B WILL CONTAIN AT LEAST 1 ACCESSIBLE GARAGE SPACE.
 - AT LEAST ONE CHARGING STATION SHALL BE PROVIDED FOR EVERY 25 APARTMENT PARKING SPACES PER SECTION 3105(C). THE CHARGING STATION LOCATIONS WILL BE IDENTIFIED ON THE FUTURE SITE DEVELOPMENT PLAN.
 - OUTFALL ONTO BELMONT STATION, OPEN SPACE LOT 1 MUST BE APPROVED BY REC. & PARKS AND POSSIBLY THE COUNTY COUNCIL.
 - NO ON-STREET PARKING WILL BE ALLOWED IN ALLEYS 1, 2, 3, AND C EXCEPT FOR IN THE PERPENDICULAR AND INDENTED SPACES SHOWN.
 - SEE SHEETS 4-5 FOR SOIL BORING LOCATIONS. SEE SHEETS 8-9 FOR FLOODPLAIN CROSS SECTIONS AND ELEVATIONS. SEE SHEET 14 FOR PRELIMINARY STRIPING AND ROUTE 1 IMPROVEMENTS.
 - TO THE EXTENT POSSIBLE, PEDESTRIAN AND BICYCLE CONNECTIVITY WILL BE PROVIDED TO THE ADJACENT SITES. THE CONNECTIONS SHOWN, AS DESCRIBED IN THE COMMUNITY ENHANCEMENTS (SHEET 11) ARE TO TROY HILL AND LONDON AVE BY A MULTI-USE PATH ALONG ROUTE 1 AND TO BELMONT STATION BY A PATHWAY ADJACENT TO BUILDING J.
 - DUMPSTER ENCLOSURE TO CONTAIN TRASH COMPACTOR AND A CONTAINER FOR RECYCLING. THE RECYCLING WILL BE COLLECTED MULTIPLE TIMES PER WEEK.

21. PARKING SPACES SHOWN WITH "*" HAVE NOT BEEN APPROVED. FURTHER DISCUSSION AND APPROVAL FROM DPZ + DPW IS REQUIRED AT FINAL PLANS.

STREET LIGHT LOCATIONS			
STREET	STATION	TYPE	OWNERSHIP
FINCH FIELD	0+61	LED-150	PUBLIC
FINCH FIELD	3+43	LED-150	PUBLIC
FINCH FIELD	5+70	LED-150	PUBLIC
FINCH FIELD	6+40	LED-150	PUBLIC
BAUTISTA WAY	0+51	LED-150	PUBLIC
BAUTISTA WAY	2+73	LED-100	PUBLIC
BAUTISTA WAY	6+78	LED-150	PUBLIC
BAUTISTA WAY	8+60	LED-150	PRIVATE
CAIN STREET	1+13	LED-100	PRIVATE
CAIN STREET	1+43	LED-100	PRIVATE
CAIN STREET	4+63	LED-100	PRIVATE
CAIN STREET	5+70	LED-100	PRIVATE
DOTSON LANE	1+40	LED-150	PRIVATE
DOTSON LANE	3+13	LED-150	PRIVATE
ALFORD AVE.	0+21	LED-150	PRIVATE
ALFORD AVE.	3+71	LED-150	PRIVATE
ALFORD AVE.	5+23	LED-100	PRIVATE
ALFORD AVE.	6+10 (50'R)	LED-100	PRIVATE
ALFORD AVE.	7+65	LED-100	PRIVATE
ALFORD AVE.	9+33	LED-100	PRIVATE
ALFORD AVE.	10+35 (154'R)	LED-100	PRIVATE
WHITE BALLARD LN	0+20	LED-150	PRIVATE
MARSHA BANTLE LN	2+66	LED-100	PRIVATE
ALEX BASS WAY	2+41	LED-100	PRIVATE
JANA PRINCE ST	0+21	LED-100	PRIVATE
JANA PRINCE ST	2+67	LED-100	PRIVATE

STREET LIGHT NOTES:
 1. ALL STREET LIGHTS TO BE EITHER LED-100 OR LED-150 PREMIER COLONIAL POST-TOP FIXTURES MOUNTED ON A 14" BLACK FIBERGLASS POLE

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

PLANNING DIRECTOR: *[Signature]* DATE: 6/24/21

GLW
 PLANNING | ENGINEERING | SURVEYING

3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
 PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY	DDSD
DRAWN BY	
CHECKED BY	CKG
DATE	
REVISION	
BY	APP'R

PREPARED FOR:

OWNER:
 James Edward Roberts
 6787 Washington Blvd.
 Elkridge, MD 21075

DEVELOPER:
 ELMS AT ELKRIDGE, L.C.
 c/o ELM STREET DEVELOPMENT
 5074 Dorsey Hall Drive
 Suite 205
 Ellicott City, MD 21042
 Ph: 410-720-3021
 Attn: Jason Van Kirk

PROFESSIONAL CERTIFICATION

HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 128275, EXPIRATION DATE: MAY 28, 2022.

6/21

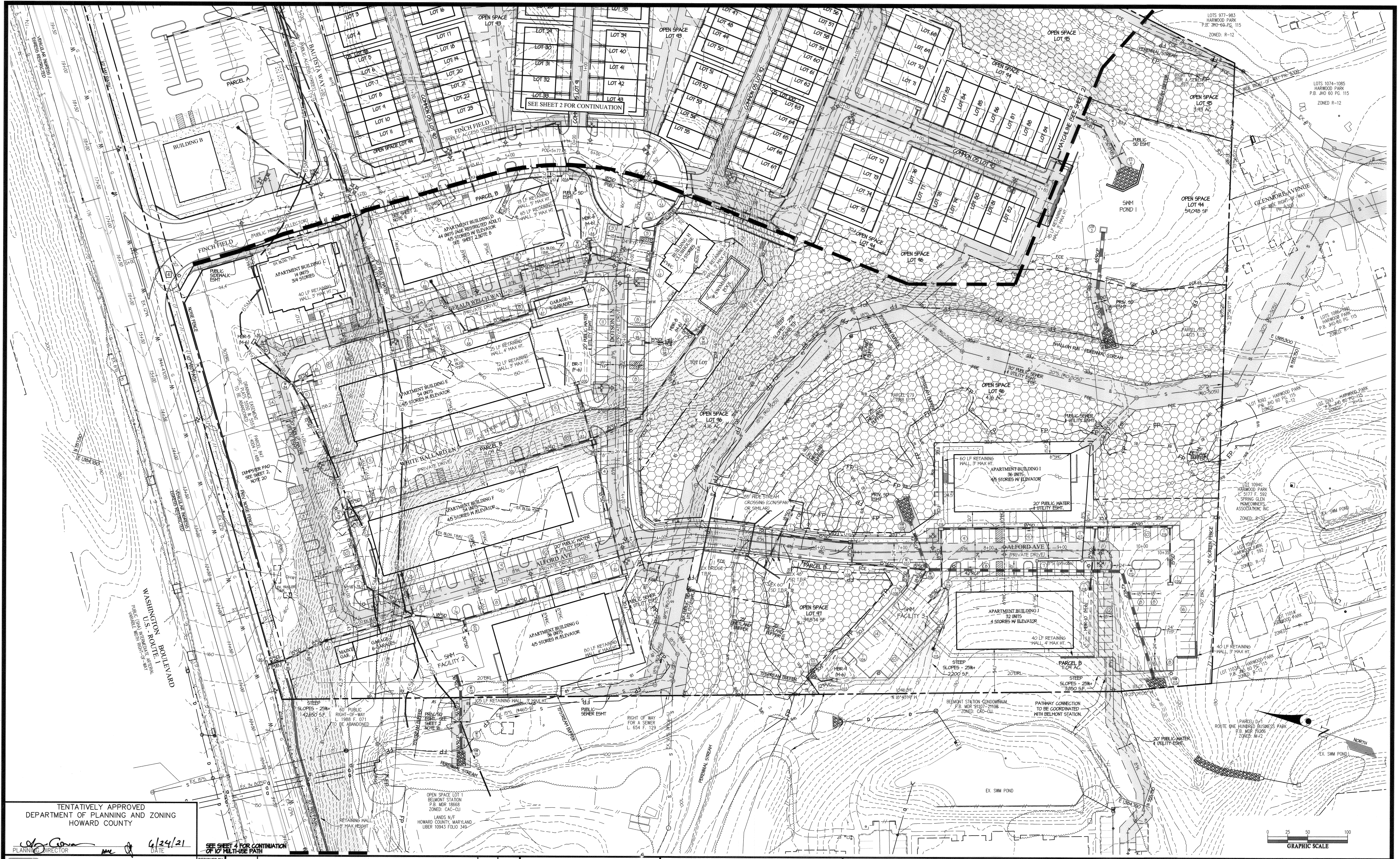
PRELIMINARY EQUIVALENT SKETCH PLAN

ELMS AT ELKRIDGE

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

ELECTION DISTRICT No. 1

SCALE	ZONING	G. L. W. FILE No.
1"=50'	CEF-M	17066
DATE	TAX MAP - GRID	SHEET
JUNE, 2021	38-13	2 OF 20



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

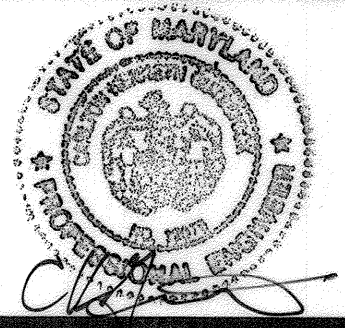
PLANNING DIRECTOR: [Signature]
DATE: 6/24/21

GLW
PLANNING | ENGINEERING | SURVEYING
3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
PHONE: 301-421-4024 | BAL: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY:	DATE	REVISION	BY	APP'R.
DDS				
DRAWN BY:				
CHECKED BY:				
CKG				

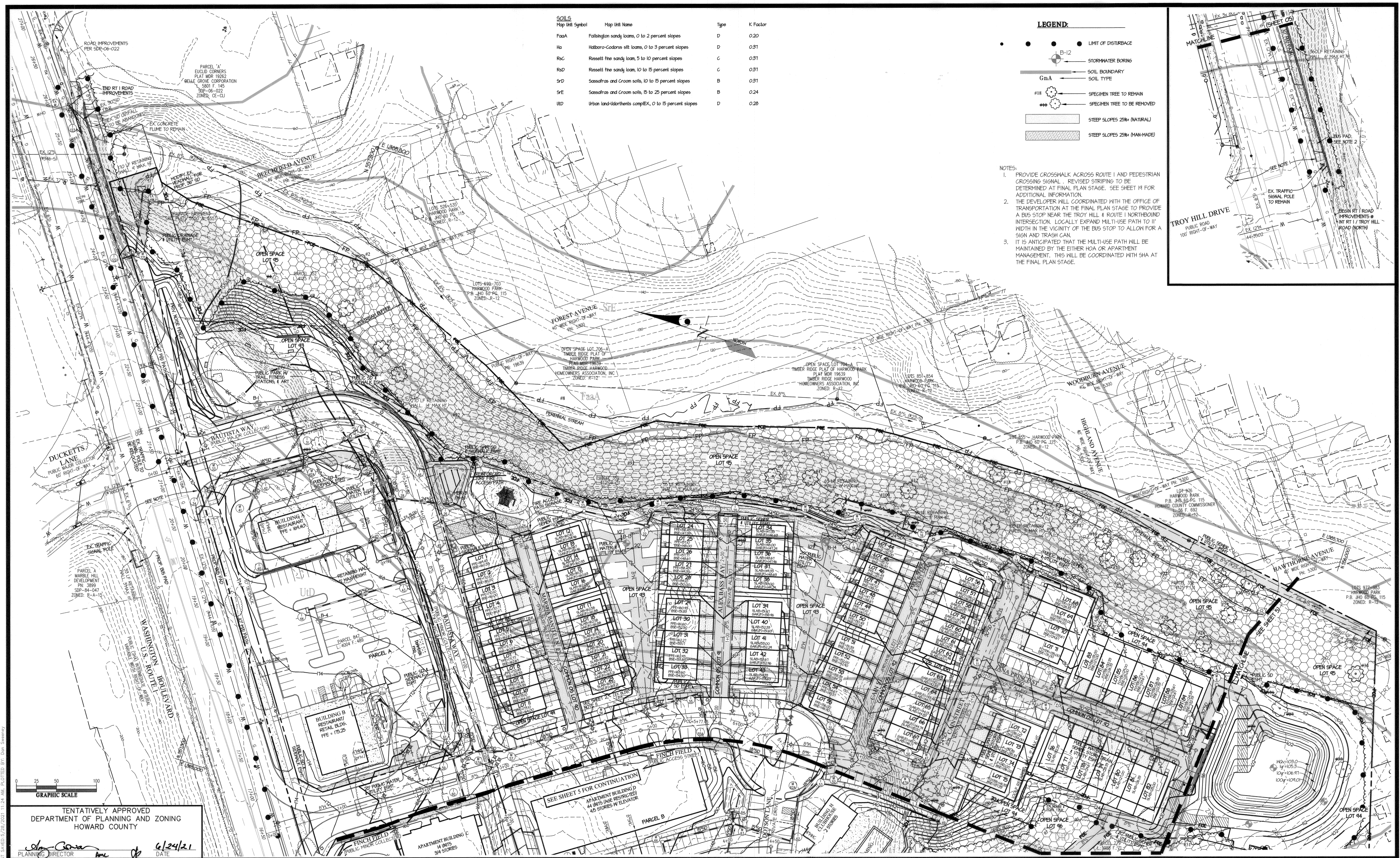
PREPARED FOR:
OWNER: James Edward Roberts
6767 Washington Blvd.
Elkridge, MD 21075
DEVELOPER: ELMS AT ELKRIDGE, L.C.
c/o ELM STREET DEVELOPMENT
5074 Dorsey Hall Drive
Suite 205
Ellicott City, MD 21042
Ph: 410-720-3021
Attn: Jason Van Kirk

PROFESSIONAL CERTIFICATION
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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. 12923.
EXPIRATION DATE: MAY 28, 2022
6/21



PRELIMINARY EQUIVALENT SKETCH PLAN
ELMS AT ELKRIDGE
PARCELS A & B, LOTS 1 - 89,
COMMON OPEN SPACE LOTS 90 - 92, & OPEN SPACE LOTS 93 - 100
A SUBDIVISION OF PARCELS 279, 352 & 847
L: 1988 F: 71, L: 4125 F: 31, L: 4004 F: 489
ELECTION DISTRICT No. 1
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	CEF-M	17066
DATE	TAX MAP - GRID	SHEET
JUNE, 2021	38-13	3 OF 20



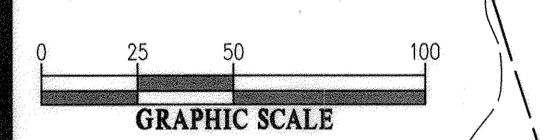
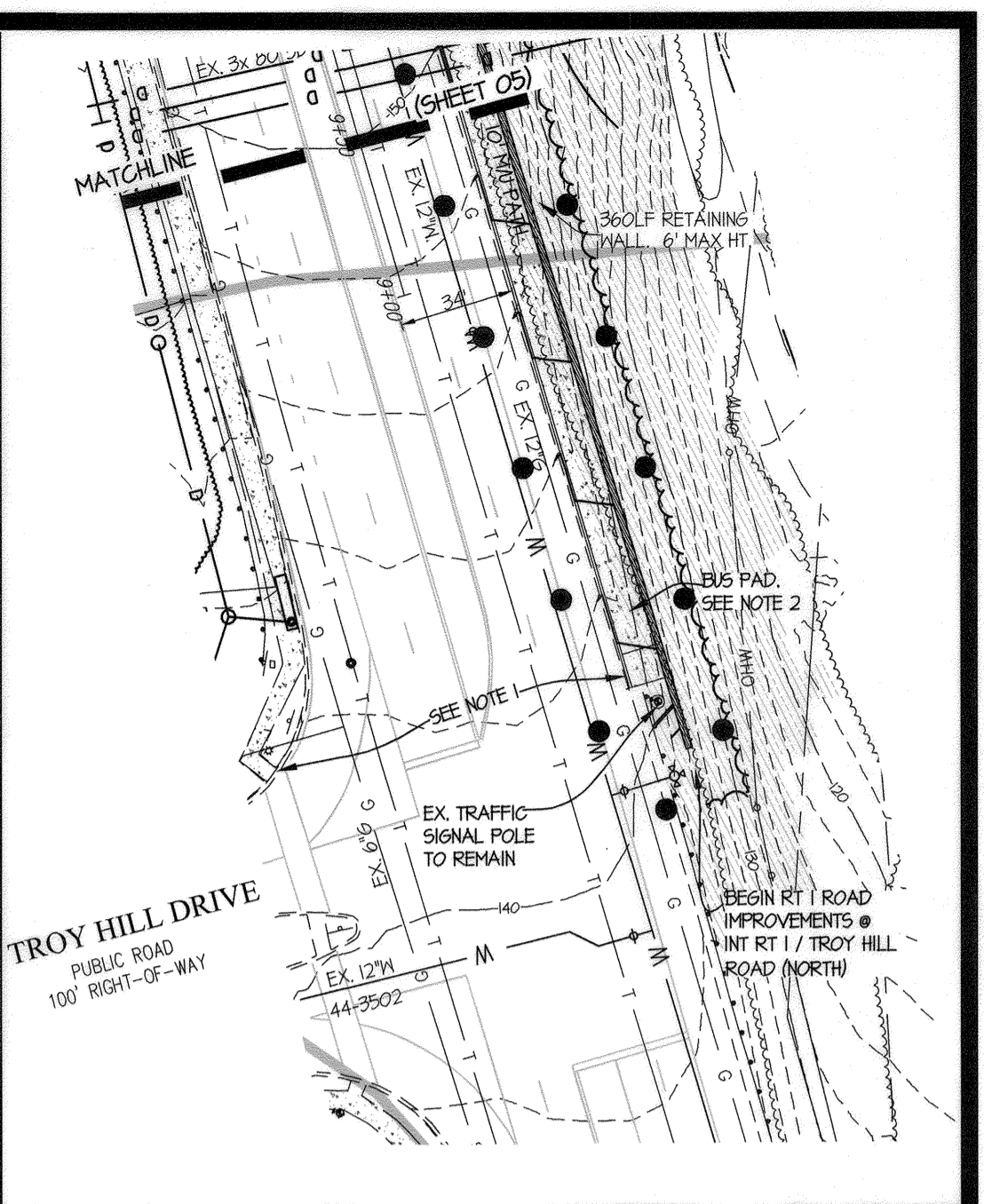
SOILS

Map Unit Symbol	Map Unit Name	Type	K Factor
FaaA	Fallingston sandy loam, 0 to 2 percent slopes	D	0.20
Ha	Hatboro-Codorus silt loam, 0 to 3 percent slopes	D	0.31
RaC	Rossett fine sandy loam, 5 to 10 percent slopes	C	0.31
RaD	Rossett fine sandy loam, 10 to 15 percent slopes	C	0.31
SrE	Sassafras and Croom soils, 10 to 15 percent slopes	B	0.31
SrF	Sassafras and Croom soils, 15 to 25 percent slopes	B	0.24
UdD	Urban land-Underliths complex, 0 to 15 percent slopes	D	0.28

LEGEND:

- LIMIT OF DISTURBANCE
- B-12 STORMWATER BORING
- SOIL BOUNDARY
- SOIL TYPE
- #18 SPECIMEN TREE TO REMAIN
- SPECIMEN TREE TO BE REMOVED
- ▨ STEEP SLOPES 25% (NATURAL)
- ▨ STEEP SLOPES 25% (MAN-MADE)

- NOTES:**
1. PROVIDE CROSSWALK ACROSS ROUTE 1 AND PEDESTRIAN CROSSING SIGNAL. REVISED STRIPING TO BE DETERMINED AT FINAL PLAN STAGE. SEE SHEET M FOR ADDITIONAL INFORMATION.
 2. THE DEVELOPER WILL COORDINATE WITH THE OFFICE OF TRANSPORTATION AT THE FINAL PLAN STAGE TO PROVIDE A BUS STOP NEAR THE TROY HILL & ROUTE 1 NORTHEAST INTERSECTION. LOCALLY EXPAND MULTI-USE PATH TO 11' WIDTH IN THE VICINITY OF THE BUS STOP TO ALLOW FOR A SIGN AND TRASH CAN.
 3. IT IS ANTICIPATED THAT THE MULTI-USE PATH WILL BE MAINTAINED BY THE EITHER HOA OR APARTMENT MANAGEMENT. THIS WILL BE COORDINATED WITH SHA AT THE FINAL PLAN STAGE.



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

John C. ...
PLANNING DIRECTOR

6/24/21
DATE

GLW
PLANNING | ENGINEERING | SURVEYING

3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-988-2524 | FAX: 301-421-4188

DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE:	REVISION:	BY:	APP'R:
DDS		CKG				

PREPARED FOR:

OWNER:
Jones Edward Roberts
6787 Washington Blvd.
Elkridge, MD 21075

DEVELOPER:
ELMS AT ELKRIDGE, L.C.
c/o ELM STREET DEVELOPMENT
5074 Dorsey Hall Drive
Suite 205
Ellicott City, MD 21042
Ph: 410-220-3021
Attn: Jason Van Kirk

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 128275
EXPIRATION DATE: MAY 28, 2022

6/21/21

PRELIMINARY GRADING PLAN

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

ELECTION DISTRICT No. 1

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	CEF-M	17066
DATE	TAX MAP - GRID	SHEET
JUNE, 2021	38-13	4 OF 20



STREAM SUMMARY TABLE

EX. Q10 =	374 CFS
PROP. Q10 =	181 CFS
EX. Q100 =	14.7 CFS
PROP. Q100 =	34.6 CFS

LOTS 1074-1085
HARWOOD PARK
P.B. #10 60 PG. 115
ZONED R-12

SHALLOW RUN SUMMARY TABLE

EX. Q10 =	60.6 CFS
PROP. Q10 =	64.8 CFS
EX. Q100 =	139.5 CFS
PROP. Q100 =	142.1 CFS

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR: *[Signature]* DATE: 6/24/21

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DESIGNED BY: DDS

DRAWN BY:

CHECKED BY: CKG

DATE	REVISION	BY	APPR.

PREPARED FOR:

OWNER: James Edward Roberts
6767 Washington Blvd.
Elkridge, MD 21075

DEVELOPER: ELMS AT ELKRIDGE, L.C.
c/o ELM STREET DEVELOPMENT
5074 Dorsey Hall Drive
Suite 205
Ellicott City, MD 21042
Ph: 410-720-3021
Attn: Jason Van Kirk

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I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12875.

EXPIRATION DATE: MAY 26, 2027

6/21

PRELIMINARY GRADING PLAN

ELMS AT ELKRIDGE

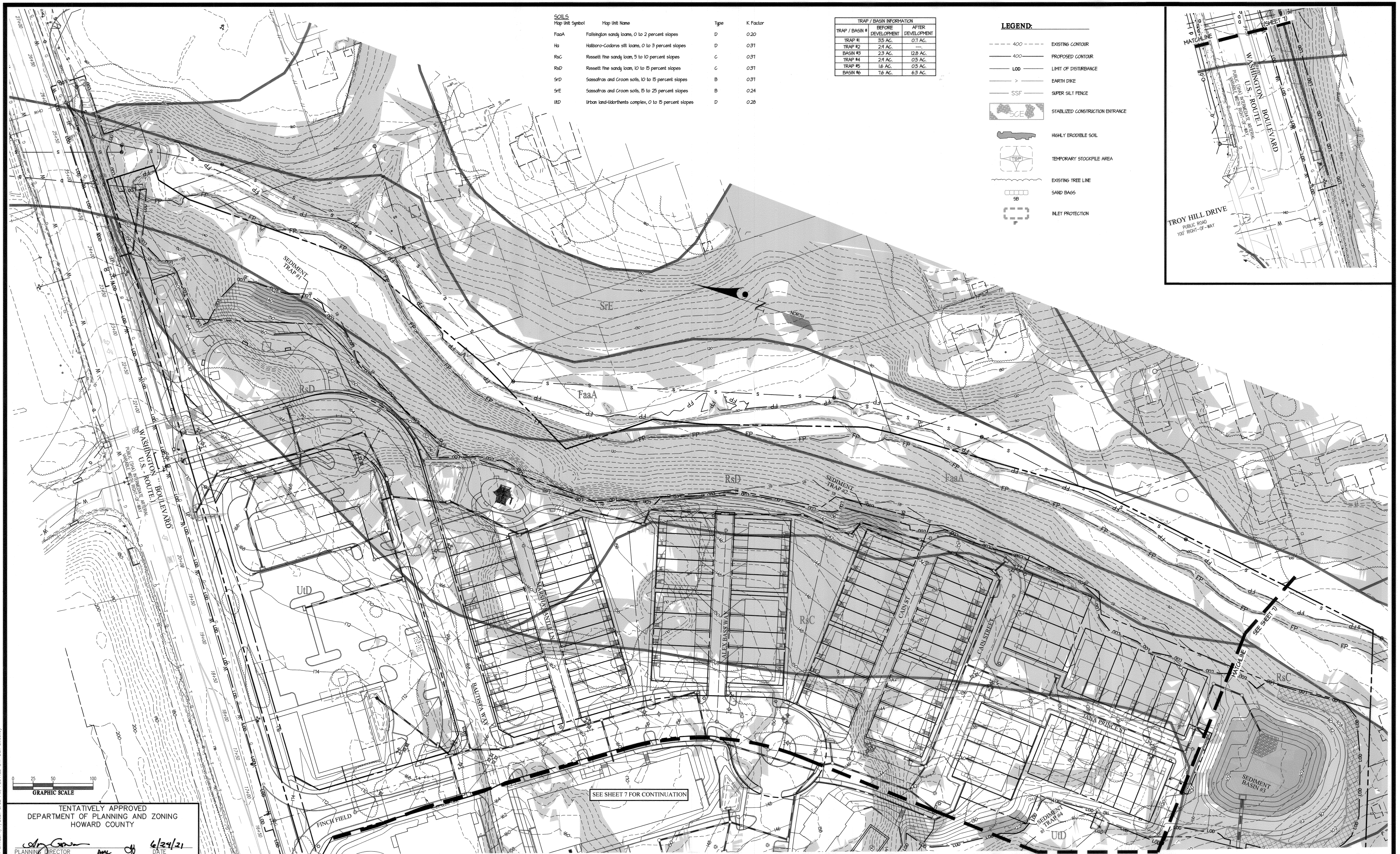
PARCELS A & B, LOTS 1 - 89,
COMMON OPEN SPACE LOTS 90 - 92, & OPEN SPACE LOTS 93 - 100
A SUBDIVISION OF PARCELS 279, 352 & 847

L: 1988 F: 71, L: 4125 F: 31, L: 4004 F: 489

HOWARD COUNTY, MARYLAND

ELECTION DISTRICT No. 1

SCALE	ZONING	G. L. W. FILE No.
1"=50'	CEF-M	17066
DATE	TAX MAP - GRID	SHEET
JUNE, 2021	38-13	5 OF 19



SOILS

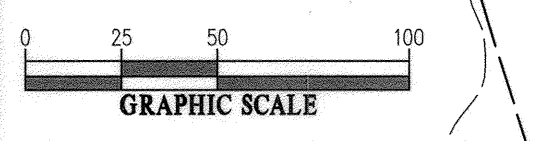
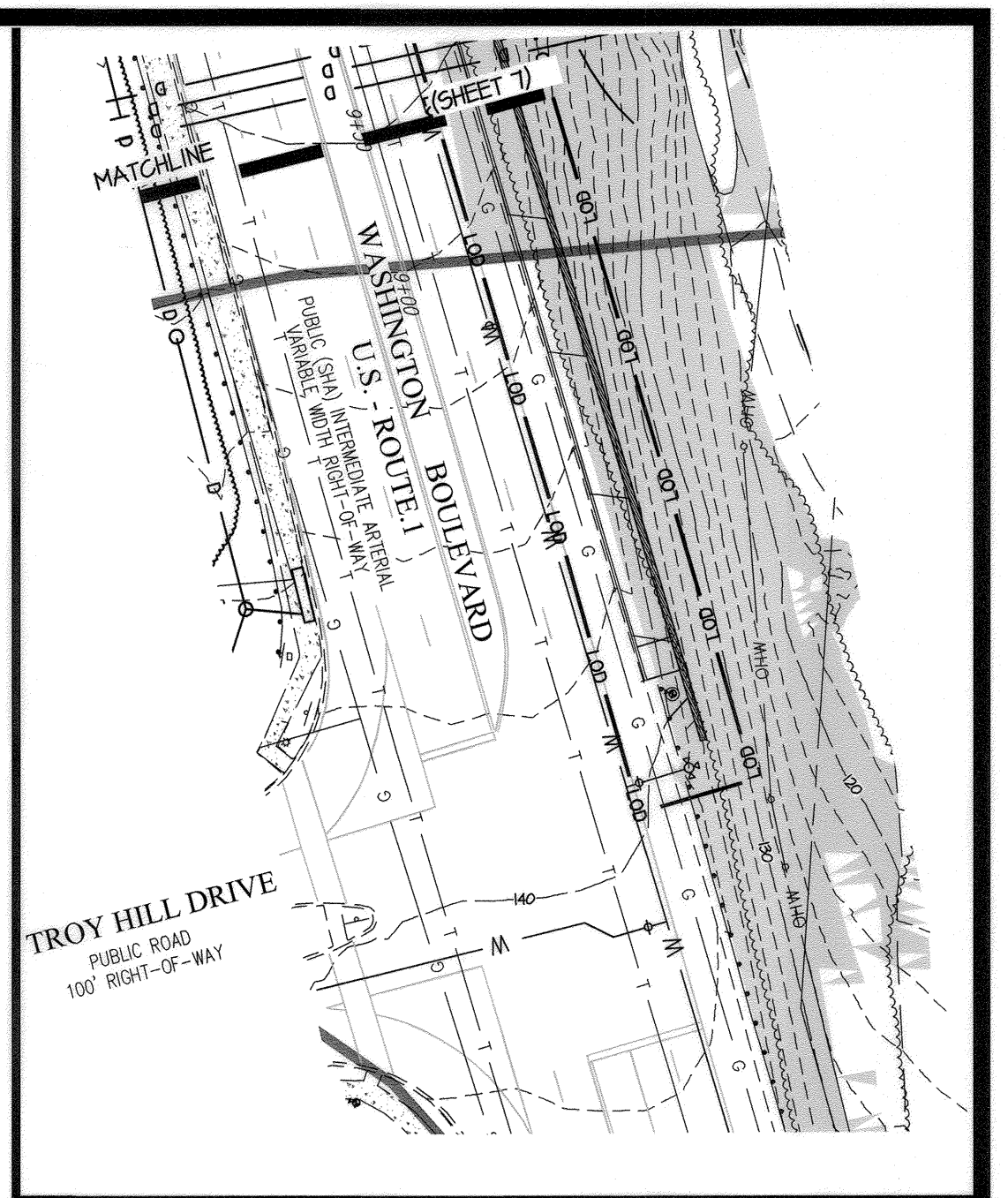
Map Unit Symbol	Map Unit Name	Type	K Factor
FaaA	Fallsington sandy loams, 0 to 2 percent slopes	D	0.20
Ha	Halboro-Codomo silt loams, 0 to 3 percent slopes	D	0.31
RaC	Rossett fine sandy loam, 5 to 10 percent slopes	C	0.31
RaD	Rossett fine sandy loam, 10 to 15 percent slopes	C	0.31
SrD	Sassafras and Croom soils, 10 to 15 percent slopes	B	0.31
SrE	Sassafras and Croom soils, 15 to 25 percent slopes	B	0.24
UD	Urban land-landforms complex, 0 to 15 percent slopes	D	0.28

TRAP / BASIN INFORMATION

TRAP / BASIN #	BEFORE DEVELOPMENT	AFTER DEVELOPMENT
TRAP #1	35 AC.	0.1 AC.
TRAP #2	24 AC.	0.5 AC.
BASIN #3	23 AC.	12.8 AC.
TRAP #4	24 AC.	0.5 AC.
TRAP #5	1.6 AC.	0.5 AC.
BASIN #6	1.6 AC.	6.3 AC.

LEGEND:

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



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR: *[Signature]* AMC
DATE: 6/24/21

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PLANNING | ENGINEERING | SURVEYING

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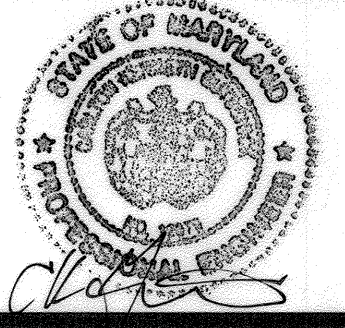
DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE:	REVISION:	BY:	APPR:
DDS		CKG				

PREPARED FOR:
OWNER: James Edward Roberts
6767 Washington Blvd.
Elkridge, MD 21075

DEVELOPER: ELMS AT ELKRIDGE, L.C.
c/o ELM STREET DEVELOPMENT
5074 Dorsey Hall Drive
Suite 205
Ellicott City, MD 21042
Ph: 410-720-3021
Attn: Jason Van Kirk

PROFESSIONAL CERTIFICATION
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EXPIRATION DATE: MAY 26, 2022

[Signature]
6/1/21



PRELIMINARY SEDIMENT CONTROL PLAN
ELMS AT ELKRIDGE
PARCELS A & B, LOTS 1 - 89,
COMMON OPEN SPACE LOTS 90 - 92, & OPEN SPACE LOTS 93 - 100
A SUBDIVISION OF PARCELS 279, 352 & 847
L: 1988 F: 71, L: 4125 F: 31, L: 4004 F: 489

ELECTION DISTRICT No. 1

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	CEF-M	17066
DATE	TAX MAP - GRID	SHEET
JUNE, 2021	38-13	6 OF 20

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PLOTTED: 6/22/2021 2:01 PM, LAST SAVED: 4/7/2021 2:52 PM, PLOTTED BY: Dan Sweeney
L:\CAD\DRAWINGS\17066\PLANS BY CLIENTS\17066 (06-07).SC.dwg
PLOTTED: 6/22/2021 2:01 PM, LAST SAVED: 4/7/2021 2:52 PM, PLOTTED BY: Dan Sweeney



SEE SHEET 6 FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION OF FILTER PATH

SEE SHEET 8 FOR LEGEND, SOILS AND TRAP INFORMATION

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Don Swenney
PLANNING DIRECTOR
DATE: 6/29/21

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PLANNING | ENGINEERING | SURVEYING
3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
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DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE	REVISION	BY	APPR.
DDS		CKG				

PREPARED FOR:
OWNER: James Edward Roberts, 5767 Washington Blvd, Elkridge, MD 21075
DEVELOPER: ELMS AT ELKRIDGE, L.C. c/o ELM STREET DEVELOPMENT, 5074 Dorsey Hall Drive, Suite 205, Ellicott City, MD 21042, Ph: 410-720-3021, Attn: Jason Van Kirk

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6/2/21

PRELIMINARY SEDIMENT CONTROL PLAN
ELMS AT ELKRIDGE
PARCELS A & B, LOTS 1 - 89,
COMMON OPEN SPACE LOTS 90 - 92, & OPEN SPACE LOTS 93 - 100
A SUBDIVISION OF PARCELS 279, 352 & 847
L: 1988 F: 71, L: 4125 F: 31, L: 4004 F: 489
ELECTION DISTRICT No. 1
HOWARD COUNTY, MARYLAND

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1"=50'	CEF-M	17066
DATE	TAX MAP - GRID	SHEET
JUNE, 2021	38-13	7 OF 20

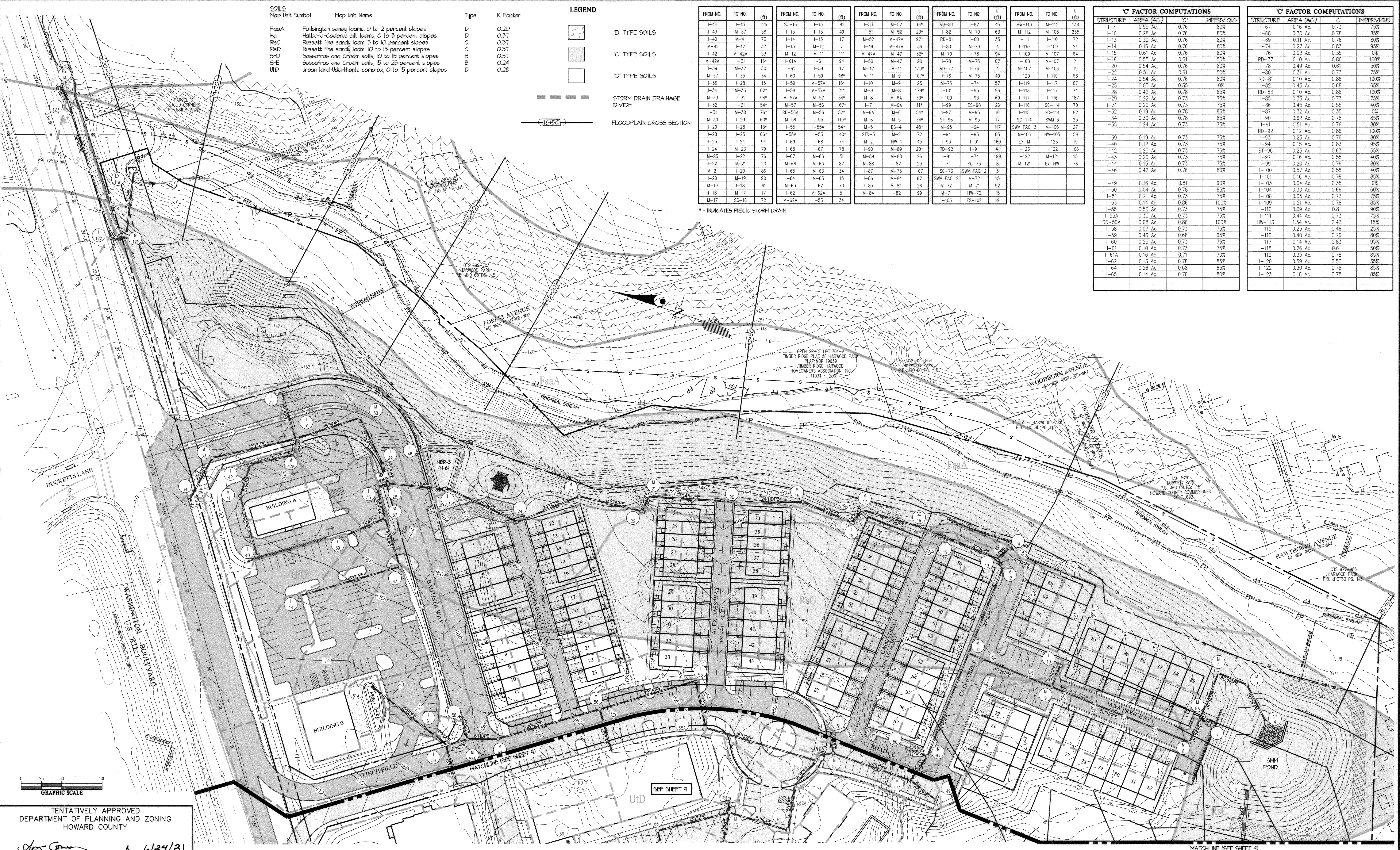
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FaaA		Fallsington sandy loams, 0 to 2 percent slopes	D	0.20
Ha		Hatboro-Codorus silt loams, 0 to 3 percent slopes	D	0.37
R5C		Russell fine sandy loam, 5 to 10 percent slopes	C	0.37
R5D		Russell fine sandy loam, 10 to 15 percent slopes	C	0.37
SrD		Sassafras and Crom soils, 10 to 15 percent slopes	B	0.37
SrE		Sassafras and Crom soils, 15 to 25 percent slopes	B	0.24
UD		Urban land-therents complex, 0 to 15 percent slopes	D	0.28

LEGEND

- B' TYPE SOILS
- C' TYPE SOILS
- D' TYPE SOILS
- STORM DRAIN DRAINAGE DIVIDE
- FLOODPLAIN CROSS SECTION

FROM NO.	TO NO.	L (ft)	FROM NO.	TO NO.	L (ft)	FROM NO.	TO NO.	L (ft)	FROM NO.	TO NO.	L (ft)	FROM NO.	TO NO.	L (ft)	FROM NO.	TO NO.	L (ft)
I-44	I-43	126	SC-16	I-15	41	I-53	M-52	16*	RD-83	I-82	45	HW-113	M-112	138			
I-43	M-37	58	I-15	I-13	49	I-51	M-52	23*	M-112	M-106	235	EX M	I-123	59			
I-40	M-41	73	I-14	I-13	17	M-52	M-47A	97*	I-111	I-110	72	I-122	M-121	165			
M-41	I-42	37	I-13	M-12	7	I-49	M-47A	36	I-109	I-109	24	M-121	EX HW	76			
I-42	M-42A	53	M-12	M-11	111	M-47A	M-47	32*	I-109	M-107	64						
M-42A	I-31	16*	I-61A	I-61	94	I-50	M-47	20	I-108	M-107	21						
I-39	M-37	50	I-61	I-59	17	M-47	M-11	133*	RD-77	I-76	4						
M-37	I-35	34	I-60	I-59	48*	M-11	M-9	107*	I-76	M-75	49						
I-35	I-28	15	I-59	M-57A	16*	I-10	M-9	25	M-75	I-74	57						
I-34	M-33	62*	I-58	M-57A	21*	M-9	M-8	179*	I-101	I-93	96						
M-33	I-31	94*	M-57A	M-57	34*	M-8	M-6A	30*	I-100	I-93	69						
I-32	I-31	54*	M-57	M-56	167*	I-7	M-6A	11*	I-99	ES-98	26						
I-31	M-30	76*	RD-56A	M-56	52*	M-6A	M-6	54*	I-97	M-95	16						
M-30	I-29	60*	M-56	I-55	119*	M-6	M-5	34*	ST-96	M-95	17						
I-29	I-28	18*	I-55	I-55A	54*	M-5	ES-4	48*	M-95	I-94	117						
I-28	I-25	66*	I-55A	I-53	140*	STR-3	M-2	72	I-94	I-93	65						
I-25	I-24	94	I-69	I-68	74	M-2	HW-1	45	I-93	I-91	169						
I-24	M-23	79	I-68	I-67	78	M-2	M-89	20*	RD-92	I-91	41						
M-23	I-22	76	I-67	M-66	51	M-89	M-88	26	I-91	I-74	199						
I-22	M-21	20	M-66	M-63	87	M-88	I-87	23	I-74	ES-73	8						
M-21	I-20	68	I-65	M-63	34	I-87	M-75	107	SC-73	SWM FAC. 2	3						
I-20	M-19	90	I-64	M-63	15	I-86	M-84	67	SWM FAC. 2	M-72	15						
M-19	I-18	61	M-63	I-62	70	I-85	M-84	26	SWM FAC. 2	M-71	52						
I-18	M-17	17	I-62	M-62A	51	M-84	I-82	99	M-71	HW-70	15						
M-17	SC-16	72	M-62A	I-53	34				I-103	ES-102	19						

"C" FACTOR COMPUTATIONS				"C" FACTOR COMPUTATIONS			
STRUCTURE	AREA (AC.)	"C"	IMPERVIOUS	STRUCTURE	AREA (AC.)	"C"	IMPERVIOUS
I-7	0.65 Ac.	0.76	80%	I-87	0.35 Ac.	0.73	75%
I-10	0.28 Ac.	0.76	80%	I-88	0.30 Ac.	0.78	85%
I-13	0.39 Ac.	0.76	80%	I-89	0.11 Ac.	0.76	80%
I-14	0.16 Ac.	0.76	80%	I-74	0.27 Ac.	0.83	95%
I-15	0.61 Ac.	0.76	80%	I-76	0.03 Ac.	0.35	0%
I-18	0.55 Ac.	0.61	50%	RD-77	0.10 Ac.	0.86	100%
I-20	0.54 Ac.	0.76	80%	I-78	0.49 Ac.	0.61	50%
I-22	0.51 Ac.	0.61	50%	I-80	0.31 Ac.	0.73	75%
I-24	0.54 Ac.	0.76	80%	RD-81	0.10 Ac.	0.86	100%
I-25	0.05 Ac.	0.35	0%	I-82	0.45 Ac.	0.68	65%
I-28	0.42 Ac.	0.78	85%	RD-83	0.10 Ac.	0.86	100%
I-29	0.22 Ac.	0.73	75%	I-85	0.35 Ac.	0.73	75%
I-31	0.20 Ac.	0.73	75%	I-86	0.45 Ac.	0.55	40%
I-32	0.19 Ac.	0.78	85%	I-87	0.32 Ac.	0.35	0%
I-34	0.39 Ac.	0.78	85%	I-90	0.62 Ac.	0.78	85%
I-35	0.24 Ac.	0.73	75%	I-91	0.51 Ac.	0.76	80%
I-39	0.19 Ac.	0.73	75%	RD-92	0.12 Ac.	0.86	100%
I-40	0.12 Ac.	0.73	75%	I-93	0.25 Ac.	0.76	80%
I-42	0.20 Ac.	0.73	75%	I-94	0.15 Ac.	0.83	95%
I-43	0.20 Ac.	0.73	75%	ST-96	0.23 Ac.	0.63	55%
I-44	0.15 Ac.	0.73	75%	I-97	0.16 Ac.	0.55	40%
I-46	0.42 Ac.	0.76	80%	I-99	0.20 Ac.	0.76	80%
I-49	0.16 Ac.	0.81	90%	I-100	0.57 Ac.	0.55	40%
I-50	0.04 Ac.	0.78	85%	I-101	0.16 Ac.	0.78	85%
I-51	0.21 Ac.	0.73	75%	I-103	0.04 Ac.	0.35	0%
I-53	0.14 Ac.	0.86	100%	I-104	0.30 Ac.	0.66	60%
I-55	0.50 Ac.	0.73	75%	I-108	0.05 Ac.	0.73	75%
I-56A	0.30 Ac.	0.73	75%	I-109	0.21 Ac.	0.78	85%
RD-56A	0.08 Ac.	0.86	100%	I-110	0.09 Ac.	0.81	90%
I-58	0.07 Ac.	0.73	75%	I-111	0.44 Ac.	0.73	75%
I-59	0.46 Ac.	0.68	65%	HW-113	1.54 Ac.	0.43	15%
I-60	0.25 Ac.	0.73	75%	I-115	0.23 Ac.	0.48	25%
I-61	0.10 Ac.	0.73	75%	I-116	0.40 Ac.	0.76	80%
I-61A	0.16 Ac.	0.71	70%	I-117	0.14 Ac.	0.83	95%
I-62	0.13 Ac.	0.78	85%	I-118	0.26 Ac.	0.61	50%
I-64	0.26 Ac.	0.68	65%	I-119	0.35 Ac.	0.78	85%
I-65	0.14 Ac.	0.76	80%	I-120	0.59 Ac.	0.53	35%
				I-122	0.30 Ac.	0.78	85%
				I-123	0.18 Ac.	0.78	85%



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR: [Signature] DATE: 6/24/21

GLW
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3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
PHONE: 301-421-4024 | BALT: 410-880-1620 | DC/VA: 301-988-2524 | FAX: 301-421-4186

DESIGNED BY	DRAWN BY	CHECKED BY	DATE	REVISION	BY	APP'R.
JRC						

PREPARED FOR:

OWNER: James Edward Roberts
5767 Washington Blvd.
Elkridge, MD 21075

DEVELOPER: ELMS AT ELKBRIDGE, L.C.
c/o 650 ELM STREET DEVELOPMENT
5074 Dorsey Hall Drive
Suite 205
Ellicott City, MD 21042
Ph: 410-720-3021
Attn: Jason Van Kirk

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 129275

EXPIRATION DATE: MAY 28, 2022

[Signature]

PRELIMINARY STORM DRAIN DRAINAGE AREA MAP

ELMS AT ELKBRIDGE

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

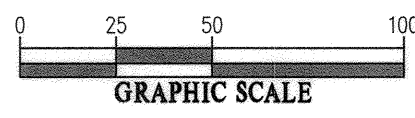
ELECTION DISTRICT No. 1

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	CEP-M	17066
DATE	TAX MAP - GRID	SHEET
JUNE, 2021	38-13	8 OF 20



FLOODPLAIN INFORMATION FOR PROPOSED CONDITIONS

CROSS SECTION	Q ₁₀₀ (cfs)	WSEL (PER FEMA)	WSEL (THIS REPORT)	CROSS SECTION	Q ₁₀₀ (cfs)	WSEL (PER COUNTY)	WSEL (THIS REPORT)
4363.24	3174	104.18	104.29	4110	163	123.22	123.21
4505.24	3174	104.14	104.14	1800	163	121.24	126.02
4480.33	3174	---	104.04	1650	163	121.33	120.13
4424.8	3174	103.4	---	1500	163	116.16	111.05
4400.22	3174	101.19	---	1250	163	111.41	111.31
4350.15	3174	---	101.34	810	163	---	102.62
4313.2	3174	---	101.13	375	163	---	45.32
4242.46	3174	---	101.04	---	---	---	---
4141.47	3174	---	100.91	---	---	---	---
4094.77	3174	100.75	100.41	---	---	---	---
4055.05	3174	---	100.26	---	---	---	---
3990.33	3174	---	99.34	---	---	---	---
3943.31	3174	---	91.20	---	---	---	---
3871.52	3174	91.75	91.00	---	---	---	---
3728.42	3174	---	85.61	---	---	---	---
3662.28	3174	85.75	85.75	---	---	---	---



MATCHLINE (SEE THIS SHEET)

MATCHLINE (SEE THIS SHEET)

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

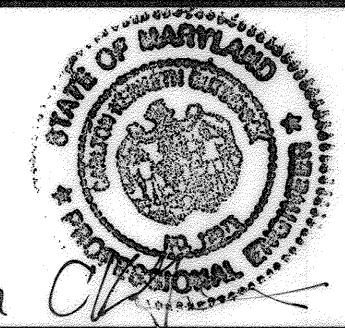
[Signature]
PLANNING DIRECTOR
DATE: 6/24/21

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DESIGNED BY:	DATE:	REVISION:	BY:	APP'R:
JRC				
DRAWN BY:				
CHECKED BY:				
CKG				

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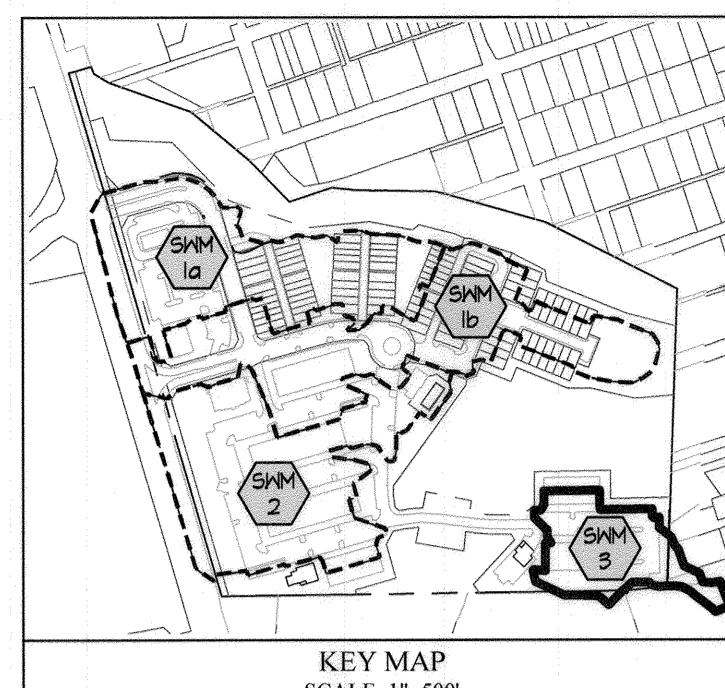
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EXPIRATION DATE: MAY 28, 2022
[Signature]
6/24/21



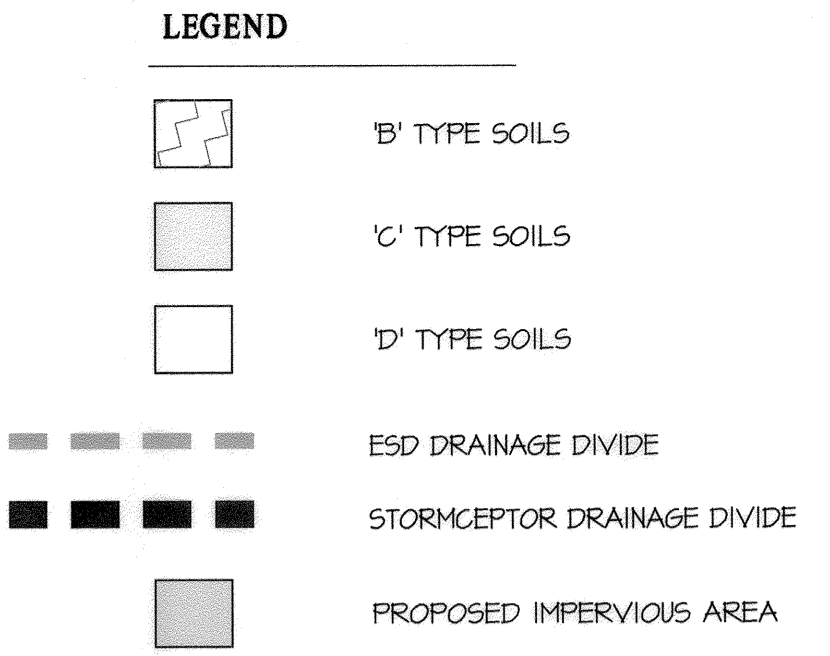
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ELMS AT ELKRIDGE
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COMMON OPEN SPACE LOTS 90 - 92, & OPEN SPACE LOTS 93 - 100
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L: 1988 F: 7L, L: 4125 F: 3L, L: 4004 F: 489
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	CEP-M	17066
DATE	TAX MAP - GRID	SHEET
JUNE, 2021	38-13	9 OF 20

SOILS	Map Unit Name	Type	K Factor
FaaA	Fallsington sandy loams, 0 to 2 percent slopes	D	0.20
Ha	Hatboro-Codorus silt loams, 0 to 3 percent slopes	D	0.31
R5C	Russett fine sandy loam, 5 to 10 percent slopes	C	0.31
R5D	Russett fine sandy loam, 10 to 15 percent slopes	C	0.31
SrD	Sassafras and Croom soils, 10 to 15 percent slopes	B	0.31
SrE	Sassafras and Croom soils, 15 to 25 percent slopes	B	0.24
UdD	Urban land-Udorthents complex, 0 to 15 percent slopes	D	0.20



SNM 1a = DRAINAGE AREA TO SC-16, CONTINUES TO POND 1
 SNM 1b = DRAINAGE AREA TO POND 1 THAT BYPASSES SC-16
 SNM 2 = DRAINAGE AREA TO SC-13 AND SNMF-2
 SNM 3 = DRAINAGE AREA TO SC-114 AND SNMF-3



NOTES:
 1. MBR-3 WILL BE PUBLICLY OWNED AND JOINTLY MAINTAINED. ALL OTHER MICRO-BIORETENTION FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.

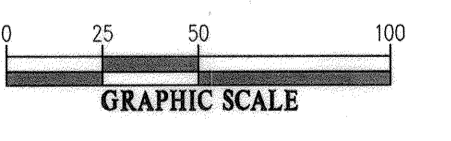
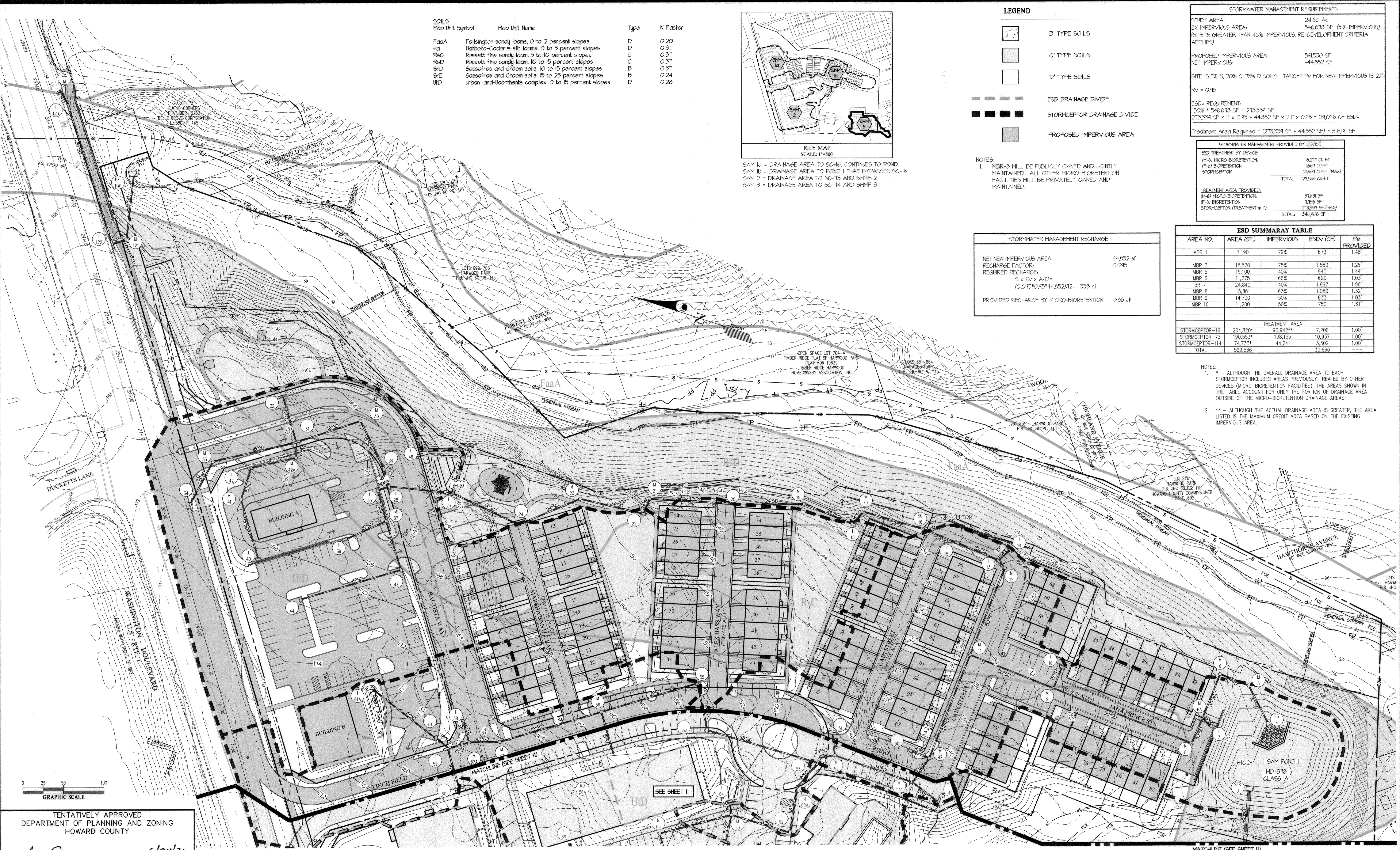
STORMWATER MANAGEMENT REQUIREMENTS	
STUDY AREA:	24.60 Ac.
EX IMPERVIOUS AREA:	546,670 SF (51% IMPERVIOUS)
SITE IS GREATER THAN 40% IMPERVIOUS, RE-DEVELOPMENT CRITERIA APPLIES)	
PROPOSED IMPERVIOUS AREA:	591,530 SF
NET IMPERVIOUS:	+44,852 SF
SITE IS 7% B, 20% C, 73% D SOILS. TARGET P ₀ FOR NEW IMPERVIOUS IS 2.1"	
R _v = 0.95	
ESDV REQUIREMENT: 50% * 546,670 SF = 273,334 SF 273,334 SF x 1" x 0.95 + 44,852 SF x 2.1" x 0.95 = 29,096 CF ESDV	
Treatment Area Required = (273,334 SF + 44,852 SF) = 318,186 SF	

STORMWATER MANAGEMENT PROVIDED BY DEVICE	
ESD TREATMENT BY DEVICE	6,271 CU-FT
(M-6) MICRO-BIORETENTION	1,667 CU-FT
(F-6) BIORETENTION	2,634 CU-FT (MAX)
STORMCEPTOR	TOTAL: 29,583 CU-FT
TREATMENT AREA PROVIDED:	
(M-6) MICRO-BIORETENTION	51,631 SF
(F-6) BIORETENTION	9,360 SF
STORMCEPTOR (TREATMENT @ 1")	273,334 SF (MAX)
TOTAL:	340,906 SF

STORMWATER MANAGEMENT RECHARGE	
NET NEW IMPERVIOUS AREA:	44,852 sf
RECHARGE FACTOR:	0.045
REQUIRED RECHARGE:	5 x R _v x A / 12 = (0.045 * 0.95 * 44,852) / 12 = 330 cf
PROVIDED RECHARGE BY MICRO-BIORETENTION:	1,986 cf

ESD SUMMARY TABLE				
AREA NO.	AREA (SF)	IMPERVIOUS	ESDV (CF)	P ₀ PROVIDED
MBR 1	7,190	79%	673	1.48"
MBR 3	18,520	75%	1,580	1.26"
MBR 5	19,100	40%	940	1.44"
MBR 6	11,275	66%	620	1.03"
BR 7	24,840	40%	1,667	1.96"
MBR 8	15,861	63%	1,080	1.32"
MBR 9	14,700	50%	633	1.03"
MBR 10	11,200	50%	750	1.61"
TREATMENT AREA				
STORMCEPTOR-16	204,820*	90.942**	7,200	1.00"
STORMCEPTOR-73	190,553*	138.155	10,937	1.00"
STORMCEPTOR-114	74,233*	44.241	3,502	1.00"
TOTAL	599,586		30,666	

NOTES:
 1. * - ALTHOUGH THE OVERALL DRAINAGE AREA TO EACH STORMCEPTOR INCLUDES AREAS PREVIOUSLY TREATED BY OTHER DEVICES (MICRO-BIORETENTION FACILITIES), THE AREAS SHOWN IN THE TABLE ACCOUNT FOR ONLY THE PORTION OF DRAINAGE AREA OUTSIDE OF THE MICRO-BIORETENTION DRAINAGE AREAS.
 2. ** - ALTHOUGH THE ACTUAL DRAINAGE AREA IS GREATER, THE AREA LISTED IS THE MAXIMUM CREDIT AREA BASED ON THE EXISTING IMPERVIOUS AREA.



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

PLANNING DIRECTOR: [Signature] AML
 DATE: 6/24/21

GLW
 PLANNING | ENGINEERING | SURVEYING
 3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
 PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

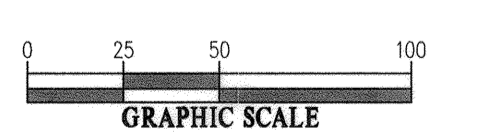
DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE	REVISION	BY	APP'R.
JRC		CKG				

PREPARED FOR:
 OWNER: James Edward Roberts
 6767 Washington Blvd.
 Elkridge, MD 21075
 DEVELOPER: ELMS AT ELKRIDGE, L.C.
 c/o ELM STREET DEVELOPMENT
 5074 Dorsey Hall Drive
 Suite 205
 Ellicott City, MD 21042
 Ph.: 410-720-3021
 Attn: Jason Van Kirk

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975.
 EXPIRATION DATE: MAY 26, 2022
 [Signature] 6/21
 [Seal of State of Maryland]

PRELIMINARY ESD DRAINAGE AREA MAP
ELMS AT ELKRIDGE
 PARCELS A & B, LOTS 1 - 89,
 COMMON OPEN SPACE LOTS 90 - 92, & OPEN SPACE LOTS 93 - 100
 A SUBDIVISION OF PARCELS 279, 352 & 847
 L: 1988 F: 7I, L: 4125 F: 3I, L: 4004 F: 489
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	CEF-M	17066
DATE	TAX MAP - GRID	SHEET
JUNE, 2021	38-13	10 OF 20



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

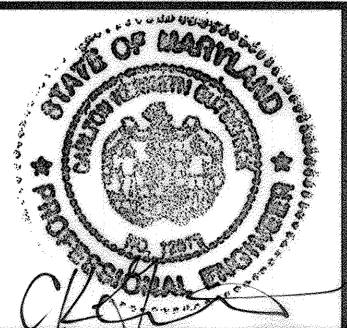
Steve Gwo
PLANNING DIRECTOR *me* *dp* 6/24/21
DATE

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3809 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
PHONE: 301-421-4024 | BAL: 410-880-1820 | DC&VA: 301-889-2524 | FAX: 301-421-4186

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

PREPARED FOR:
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6787 Washington Blvd.
Elkridge, MD 21075
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PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 12875
EXPIRATION DATE: MAY 28, 2022
6/4/21



PRELIMINARY ESD DRAINAGE AREA MAP
ELMS AT ELKRIDGE
PARCELS A & B, LOTS 1 - 89,
COMMON OPEN SPACE LOTS 90 - 92, & OPEN SPACE LOTS 93 - 100
A SUBDIVISION OF PARCELS 279, 352 & 847
L: 1988 F: 7L, L: 4125 F: 3L, L: 4004 F: 489
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	CEF-M	17066
DATE	TAX MAP - GRID	SHEET
JUNE, 2021	38-13	11 OF 20

LEGEND

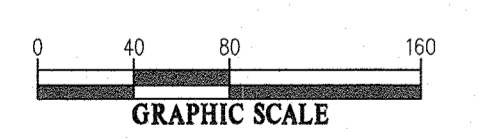
- DRAINAGE DIVIDE
- 'B' TYPE SOILS
- 'C' TYPE SOILS
- 'D' TYPE SOILS
- EXISTING IMPERVIOUS
- EXISTING FOREST
- TC PATH
- DRAINAGE AREA LABEL



AS SHOWN ON THE DEVELOPMENT CONCEPT PLAN (DCP), 100-YEAR SWM WILL BE OVERMANAGED SO THAT THE POST DEVELOPMENT PEAK WILL BE NO MORE THAN 90% OF THE PEAK FLOW FROM THE EXISTING SITE. (I.E. 100% 100-YEAR STORMWATER MANAGEMENT). TO DETERMINE THE PEAK FLOW FROM THE SITE ONLY, THE DRAINAGE DIVIDES HAVE BEEN CUT OFF AT THE SITE BOUNDARY. THE ONLY OFFSITE AREA INCLUDED IN THIS ANALYSIS IS THE PART OF THE ROUTE 1 RIGHT-OF-WAY THAT DRAINS INTO THE PROPOSED STORMWATER MANAGEMENT FACILITIES.

EXISTING DRAINAGE AREA SUMMARY

	Q1 (cfs)	Q10 (cfs)	Q100 (cfs)
STUDY POINT 1 (SITE ONLY)	315	415	1455



SOILS	Map Unit Name	Type	K Factor
FaaA	Fallsington sandy loams, 0 to 2 percent slopes	D	0.20
Ha	Hatboro-Codorus silt loams, 0 to 3 percent slopes	D	0.31
R&C	Russett fine sandy loam, 5 to 10 percent slopes	C	0.31
R&D	Russett fine sandy loam, 10 to 15 percent slopes	C	0.31
SrD	Sassafras and Croom soils, 10 to 15 percent slopes	B	0.31
SrE	Sassafras and Croom soils, 15 to 25 percent slopes	B	0.24
UID	Urban land-Use/therents complex, 0 to 15 percent slopes	D	0.28

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

James Gorman
PLANNING DIRECTOR

6/24/21
DATE

GLW
PLANNING | ENGINEERING | SURVEYING

3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
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DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE	REVISION	BY	APPR.
JRC		CKG				

PREPARED FOR:

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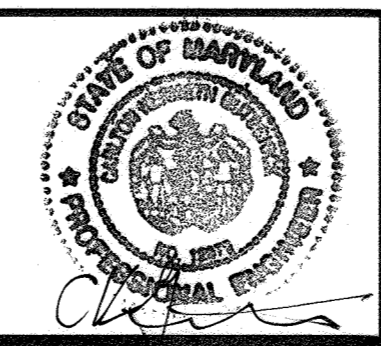
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6/4/21



EXISTING CONDITION SWM DRAINAGE AREA MAP

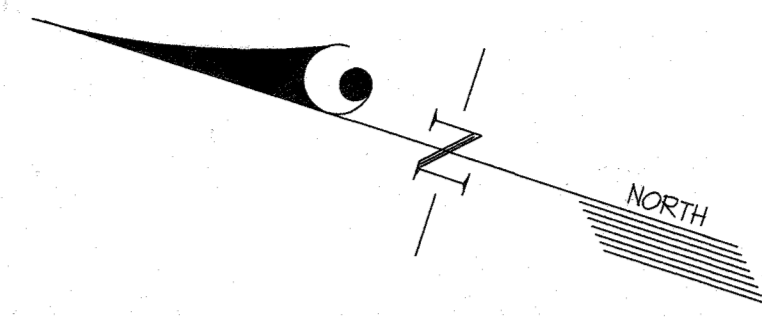
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ELECTION DISTRICT No. 1

SCALE	ZONING	G. L. W. FILE No.
1"=80'	CEF-M	17066
DATE	TAX MAP - GRID	SHEET
JUNE, 2021	38-13	12 OF 20

LEGEND

- DRAINAGE DIVIDE
- 'B' TYPE SOILS
- 'C' TYPE SOILS
- 'D' TYPE SOILS
- PROPOSED IMPERVIOUS
- FOREST CONSERVATION EASEMENT
- TC PATH
- DRAINAGE AREA LABEL



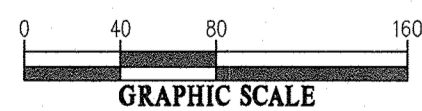
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EXISTING DRAINAGE AREA SUMMARY

STUDY POINT I (SITE ONLY)	Q1 (cfs)	Q10 (cfs)	Q100 (cfs)
	31.5	41.5	145.5

PROPOSED DRAINAGE AREA SUMMARY

STUDY POINT I (SITE ONLY)	Q1 (cfs)	Q10 (cfs)	Q100 (cfs)
	34.5	84.8	175.1
PERCENTAGE OF EXISTING FLOW	---	---	89.6%



Soils Map Unit Symbol	Map Unit Name	Type	K Factor
FaaA	Fallsington sandy loams, 0 to 2 percent slopes	D	0.20
Ha	Haboro-Codonis silt loams, 0 to 3 percent slopes	D	0.31
RsC	Russett fine sandy loam, 5 to 10 percent slopes	C	0.31
RsD	Russett fine sandy loam, 10 to 15 percent slopes	C	0.31
SrD	Sassafras and Croom soils, 10 to 15 percent slopes	B	0.31
SrE	Sassafras and Croom soils, 15 to 25 percent slopes	B	0.24
UdD	Urban land-Udorthents complex, 0 to 15 percent slopes	D	0.28

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Alan Conner
PLANNING DIRECTOR

mc
DATE: 6/24/21

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

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6/21

PROPOSED CONDITION SWM DRAINAGE AREA MAP

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

ELECTION DISTRICT No. 1

SCALE	ZONING	G. L. W. FILE No.
1"=80'	CEF-M	17066
DATE	TAX MAP - GRID	SHEET
JUNE, 2021	38-13	13 OF 20

L:\CADD\WORKSPACE\17066\PLANS BY CLIENT\17066 - (X)_SWM_DRAIN.dwg, PLOTTED BY 6/24/2021 2:45:54 PM, USER: JRC, PLOT: 38-13, ELECTION DIST: Don Summary



SCHEDULE 'D' ~ STORMWATER MANAGEMENT AREA										
PERIMETER	LAND USE	TYPE OF BUFFER	ADJACENT LAND USE	LINEAR FEET OF PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET, DESCRIBE BELOW IF NEEDED)	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED	SHADE TREES	EVERGREEN TREES	SHRUBS	PLANTS PROVIDED
SHM PERIMETER #1	SHM	'B' Buffer	RESIDENTIAL	722'	FOREST CONSERVATION (485')	---	231/50 => 5	231/40 => 6	N/A	SEE NOTE No.2 BELOW

SCHEDULE 'A' ~ EXTERNAL PERIMETER PLANTING SCHEDULE												
PERIMETER	LAND USE	ADJACENT LAND USE	TYPE OF BUFFER	LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	PRELIMINARY CREDIT FOR EXISTING VEGETATION (Yes, No, Linear Feet and describe below if needed)	PRELIMINARY CREDIT FOR WALL, FENCE OR BERM (Yes, No, Linear Feet and describe below if needed)	NUMBER OF PLANTS REQUIRED (see note #)			NUMBER OF PLANTS PROVIDED		
							SHADE TREES	EVERGREEN TREES	SHRUBS	SHADE TREES	EVERGREEN TREES	SHRUBS
PERIMETER 1	SFA RESIDENTIAL	ROADWAY	'C' Buffer	324'	NONE	15' WALL/FENCE & BERM	3(24'-183)/40=>4	3(24'-183)/20=>7	N/A	SEE NOTE No.2 BELOW THIS SCHEDULE		
PERIMETER 2	PARKING	ROADWAY	'E' Buffer	241'	NONE		6	N/A	N/A			SEE NOTE No.3 BELOW
PERIMETER 3	NON-RESIDENTIAL	ROADWAY	'B' or 'C' Buffer	101'	NONE		3	3 if 'B', 6 if 'C'	N/A			
PERIMETER 4	APARTMENTS	ROADWAY	'B' Buffer	166'	NONE	Wall/Fence (400 LF) & Grade Change with site more than 3' below road for entire length of this perimeter	115/50 => 3	0	N/A			
PERIMETER 5	APARTMENTS	OTHER USES	'A' Buffer	395'	NONE		41/40 => 3	N/A	N/A			
PERIMETER 6	Apt. Parking Lot	OTHER USES	'A' Buffer	1024'	FOREST CONSERVATION (667')		1024-46/180 => 5	N/A	N/A			
PERIMETER 7A	APARTMENTS	OTHER USES	'A' Buffer	113'			2	N/A	N/A			
PERIMETER 7B	SFA RES. (SHM)	SFD RESIDENTIAL	'C' Buffer	206'			6	11	N/A			
PERIMETER 8	SFA RES. (SHM)	SFD RESIDENTIAL	'C' Buffer	178'			5	4	N/A			SEE NOTE No.2 BELOW
PERIMETER 9	SFA RESIDENTIAL	SFD RESIDENTIAL	'C' Buffer	1703'	FOREST CONSERVATION (1703')		0	0	N/A			
PERIMETER 4	SFA RESIDENTIAL	OTHER USES	'A' Buffer	144'			3	N/A	N/A			

- NOTES:
- REQUIRED PLANT QUANTITIES SUBJECT TO CHANGE AT THE FINAL AND SDP PLAN STAGE IF THERE ARE CREDIT CHANGES.
 - PLANT QUANTITIES SHALL BE PROVIDED AND BONDED AT THE FINAL PLAN STAGE.
 - PLANT QUANTITIES SHALL BE PROVIDED AND BONDED AT THE SITE DEVELOPMENT PLAN STAGE.
 - AT THE FINAL PLAN STAGE, STREET TREES SHALL BE PROVIDED ALONG PERIMETER NOS 1-4 IN ACCORDANCE WITH THE ROUTE-1 DESIGN MANUAL (Chapter 3, Streetscape Design).

SCHEDULE 'B' ~ PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	25 (4 on the part of Cain Street fronting Lots 57-61 and 16 on Jana Prince Street)
RESIDENTIAL SINGLE FAMILY ATTACHED SURFACE PARKING SPACES	464 (400 on Parcel-B + 40 on Finch Field + 21 on Cain Street next to Club House & Pool).
RESIDENTIAL MULTI FAMILY SURFACE PARKING SPACES	115 Commercial Surface Parking Lot Spaces
NUMBER OF SHADE TREES REQUIRED	(25+464)/10 => 50 TREES (3 for SFA & 41 for APT)
RESIDENTIAL (SFA & MF) - AT 1-TREE PER 10 SPACES	
COMMERCIAL - AT 1-TREE PER 20 PARKING SPACES	113/20 => 6 TREES
NUMBER OF TREES PROVIDED	THE REQUIRED PARKING LOT INTERNAL LANDSCAPING SHALL BE PROVIDED AT SDP STAGE
SHADE TREES	
OTHER TREES (2:1 SUBSTITUTION)	

NOTE: THE RESIDENTIAL PARKING LOT INTERNAL LANDSCAPING (TO BE PROVIDED AT SDP STAGE) WILL SATISFY THE STREET TREE OBLIGATION FOR THAT PORTION OF FINCH FIELD WITH THE 40' PERPENDICULAR PARKING SPACES.

SCHEDULE 'C' ~ RESIDENTIAL LOT INTERNAL LANDSCAPING	
NUMBER OF DWELLING UNITS (DU)	84 SINGLE FAMILY ATTACHED 210 UNITS APARTMENT/CONDO
NUMBER OF TREES REQUIRED (1 PER SFA DU, 1 PER 3 APTS DU)	84 FOR SINGLE FAMILY ATTACHED 90 FOR APARTMENTS/CONDO
NUMBER OF TREES PROVIDED	THE REQUIRED RESIDENTIAL LOT INTERNAL LANDSCAPING SHALL BE PROVIDED AT SDP STAGE
SHADE TREES	
OTHER TREES (2:1 SUBSTITUTIONS WITH ORNAMENTAL OR EVERGREEN TREES)	

NOTE: A 15' WIDE LANDSCAPE AREA IS REQUIRED BETWEEN PARKING AREA AND SFA OR APARTMENT BUILDINGS (LM Pg. 28 & 29). WHERE THIS DISTANCE IS LESS THAN 15', A MASONRY WALL, EVERGREEN HEDGE OR SOLID FENCE MAY BE UTILIZED AS AN OPTIONAL TREATMENT (TO EFFECTIVELY BLOCK VEHICLE HEAD LIGHTS).

PUBLIC STREET TREE CHART						
ROAD NAME	CURB LENGTH (Linear feet to be planted)	TREES REQUIRED (at 1 Tree/40 LF)	TREES PROVIDED	TREES BOTANICAL & COMMON NAMES	SIZE	REMARKS
Finch Field (portion without perpendicular parking)	571	14				See Note #2
Bautista Way	1188	30				

- Notes:
- The linear feet of curb length to be planted is for both sides of the roadway except within 30-ft of intersections. The street tree obligations for the portion of Finch Field with the perpendicular parking spaces will be satisfied by internal parking lot landscaping (Schedule-B).
 - The quantity, type, size of street trees to be planted along the public street shall be shown at the Final Plan stage for bonding with the Developer's Agreement

- LANDSCAPING NOTES:
- STREET TREES WILL BE PROVIDED AT FINAL PLAN STAGE. STREET TREES SHALL BE PLACED A MINIMUM OF 15' FROM ALL SIGNS AND INTERSECTIONS WHEN PLANTED BETWEEN THE SIDEWALK AND CURB, AND BE LOCATED WITH CONSIDERATION TO UNDERGROUND UTILITIES AND STRUCTURES. STREET TREES MAY NOT BE PLANTED WITHIN 5' OF A DRAIN INLET STRUCTURE, WITHIN 5' OF AN OPEN SPACE ACCESS STRIP, AND WITHIN 10' OF A DRIVEWAY. FINAL PLACEMENT OF THE STREET TREES WILL BE DETERMINED IN THE FIELD BY THE DEPARTMENT OF PUBLIC WORKS TO BEST ACCOMMODATE THESE SETBACKS WHILE PROVIDING THE MAXIMUM NUMBER OF STREET TREES REQUIRED. STREET TREE TYPES (BASED ON MATURED HEIGHT) SHALL BE SELECTED WITH CONSIDERATION TO ANY OVERHEAD POWER LINES & BGE TREE ZONE. ALL EXISTING OVERHEAD WIRES ON SITE WILL BE REMOVED. THE EXISTING PRIMARY LINES THAT FOLLOW THE OLD ROUTE-1 ROADBED (THAT'S ON-SITE) WILL BE RELOCATED INTO THE ROUTE 1 RIGHT OF WAY.
 - FOREST PLANTING SIZE SHALL BE LARGE ENOUGH TO MEET THE LANDSCAPE BUFFERING REQUIREMENT ALONG EXTERNAL PERIMETERS WHERE APPLICABLE.
 - BUFFERS SHOWN IN THE SCHEDULES (ABOVE) ARE IN ACCORDANCE WITH THE LANDSCAPE MANUAL (LM). THE LANDSCAPE BUFFER TYPES BASED ON ADJACENT LAND USE PER TABLE-1 OF THE LANDSCAPE MANUAL ARE AS FOLLOWS:

Landscape Edge Type	Landscape Character	Shade Tree per Linear feet	Evergreen Trees per Linear feet	Shrubs Per Linear Feet
A	Light Buffer	1:60	0	0
B	Moderate Buffer	1:50	1:40	0
C	Heavy Buffer	1:40	1:20	0
D	Screen	1:60	1:10	0
E	Buffer - Parking Adjacent to Roadway	1:40	0	1:4

LANDSCAPE PLAN LEGEND:

- 152 --- EXISTING CONTOUR
- 152 --- PROPOSED CONTOUR
- ☼ EXISTING SIGNIFICANT TREE TO REMAIN (see PSD & FCP for list)
- --- EXISTING TREELINE
- --- PROPOSED TREELINE
- FP 100'-1R FLOODPLAIN
- SB 75' STREAM BANK BUFFER
- --- EXISTING CL STREAM & STREAM BANK
- --- NON-TIDAL WETLAND
- WB 25' WETLAND BUFFER
- FCE 30' FOREST CONSERVATION EASEMENT (FCE) AREA
- --- 20' BGE GREEN TREE ZONE
- --- 25' BGE YELLOW TREE ZONE
- --- PUBLIC UTILITY EASEMENTS (Existing & Proposed)

STATE OF MARYLAND
Richard B. Tran
 REGISTERED ARCHITECT
 935 L. J. DORRAN
 6/24/21

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

PLANNING DIRECTOR
 DATE 6/24/21

GRAPHIC SCALE
 0 40 80 160

GLW
 PLANNING | ENGINEERING | SURVEYING

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

DESIGNED BY	DRAWN BY	CHECKED BY	DATE	REVISION	BY	APPR.

PREPARED FOR:

OWNER:
 James Edward Roberts
 6767 Washington Blvd.
 Elkridge, MD 21075

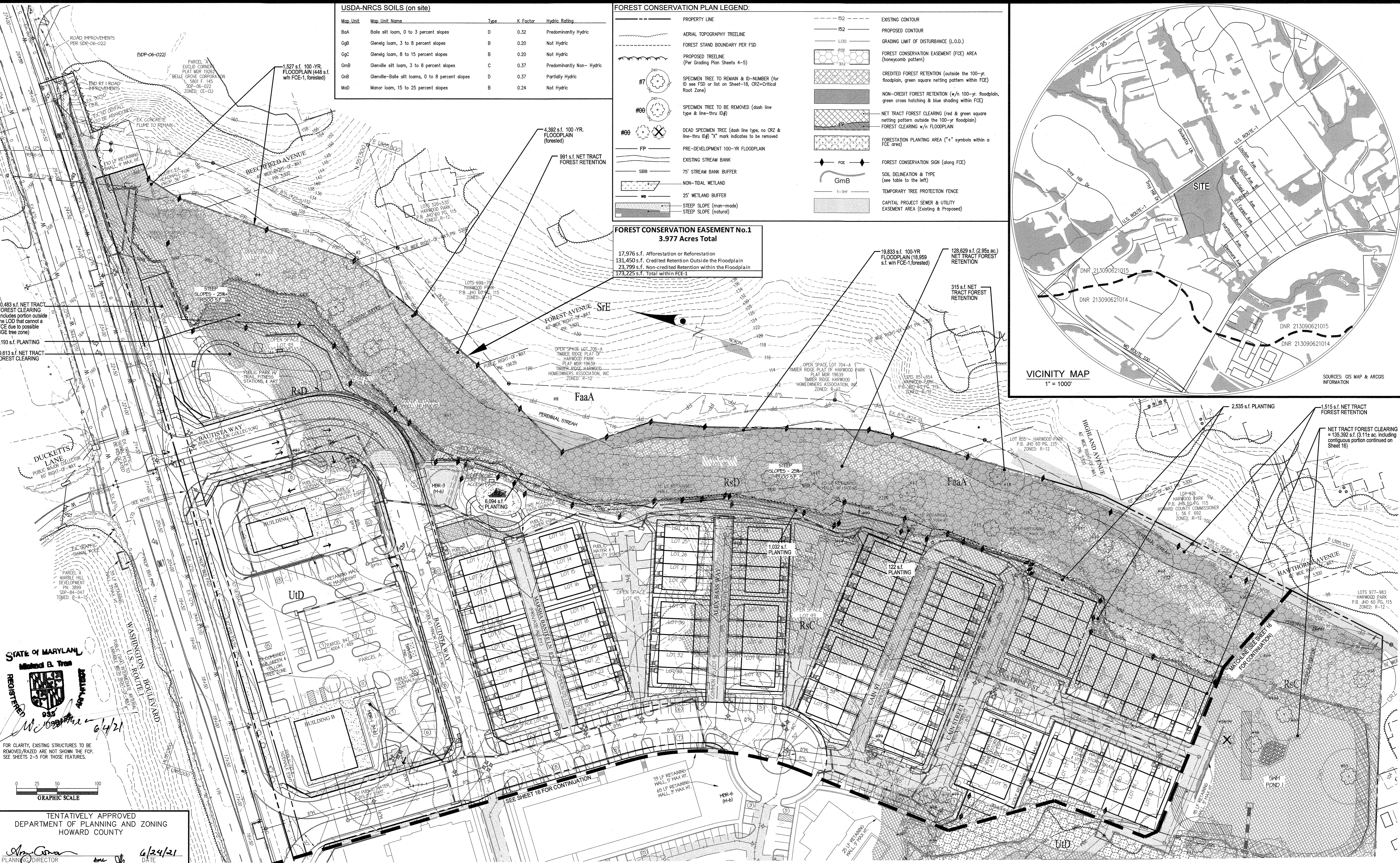
DEVELOPER:
 ELMS AT ELKRIDGE, L.C.
 c/o ELM STREET DEVELOPMENT
 5074 Dorsey Hill Drive
 Suite 205
 Ellicott City, MD 21042
 Ph: 410-720-3021
 Attn: Jason Van Kirk

LANDSCAPE ANALYSIS PLAN

ELMS AT ELKRIDGE
 PARCELS A & B, LOTS 1 - 89,
 COMMON OPEN SPACE LOTS 90 - 92, & OPEN SPACE LOTS 93 - 100
 A SUBDIVISION OF PARCELS 279, 352 & 847
 L: 1988 F: 7L L: 4125 F: 3L L: 4004 F: 489

ELECTION DISTRICT No. 1

SCALE	ZONING	G. L. W. FILE No.
1"=80'	CEF-M	17066
DATE	TAX MAP - GRID	SHEET
JUNE, 2021	38-13	14 OF 20



USDA-NRCS SOILS (on site)

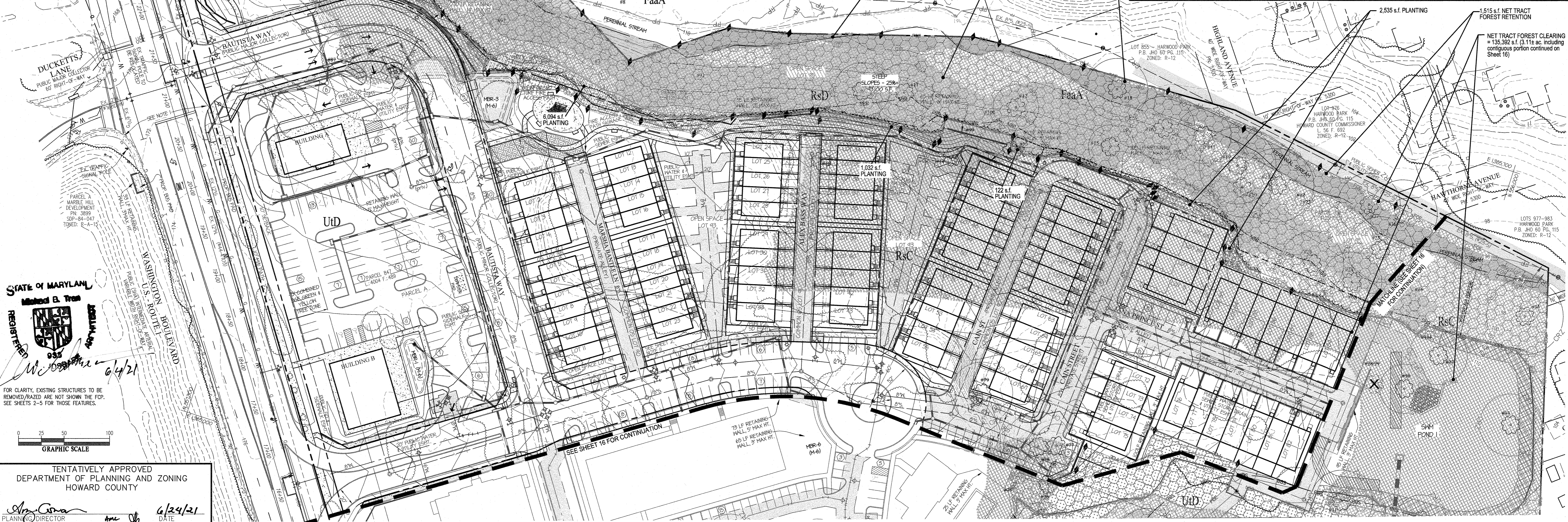
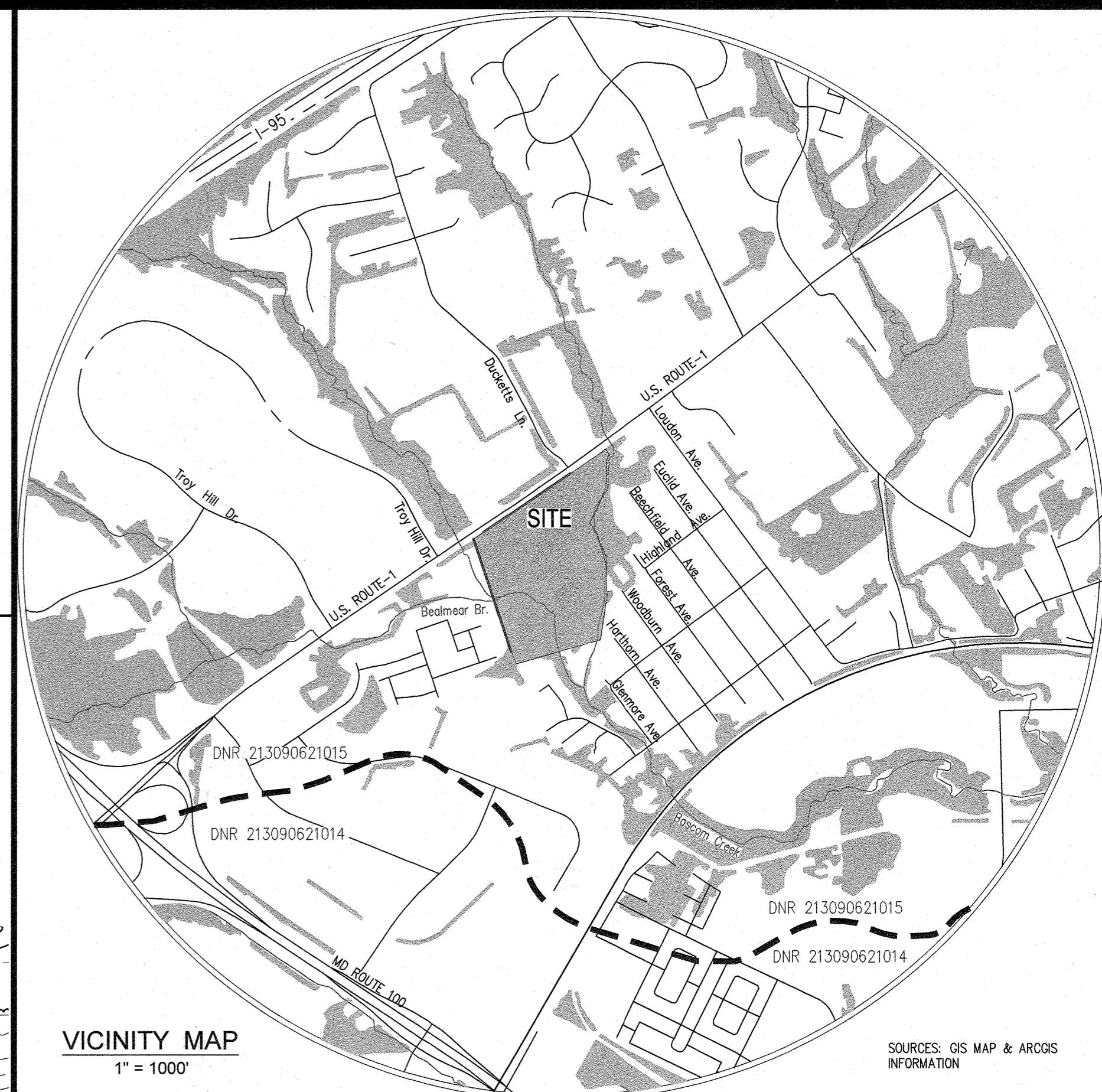
Map Unit	Map Unit Name	Type	K Factor	Hydric Rating
BaA	Baile silt loam, 0 to 3 percent slopes	D	0.32	Predominantly Hydric
GgB	Glensg loam, 3 to 8 percent slopes	B	0.20	Not Hydric
GgC	Glensg loam, 8 to 15 percent slopes	B	0.20	Not Hydric
GmB	Glenville silt loam, 3 to 8 percent slopes	C	0.37	Predominantly Non-Hydric
GnB	Glenville-Baile silt loams, 0 to 8 percent slopes	D	0.37	Partially Hydric
MaB	Manor loam, 15 to 25 percent slopes	B	0.24	Not Hydric

FOREST CONSERVATION PLAN LEGEND:

---	PROPERTY LINE	---	EXISTING CONTOUR
---	AERIAL TOPOGRAPHY TREELINE	---	PROPOSED CONTOUR
---	FOREST STAND BOUNDARY PER FSD	---	GRADING LIMIT OF DISTURBANCE (L.O.D.)
---	PROPOSED TREELINE (Per Grading Plan Sheets 4-5)	---	FOREST CONSERVATION EASEMENT (FCE) AREA (honeycomb pattern)
#7	SPECIMEN TREE TO REMAIN & ID-NUMBER (for ID see FSD or list on Sheet-18, CR2-Critical Root Zone)	---	CREDITED FOREST RETENTION (outside the 100-yr. floodplain, green square netting pattern within FCE)
#00	SPECIMEN TREE TO BE REMOVED (dash line type & line-thru ID#)	---	NON-CREDIT FOREST RETENTION (w/n 100-yr. floodplain, green cross hatching & blue shading within FCE)
#00	DEAD SPECIMEN TREE (dash line type, no CRZ & line-thru ID#) "X" mark indicates to be removed	---	NET TRACT FOREST CLEARING (red & green square netting pattern outside the 100-yr floodplain)
FP	PRE-DEVELOPMENT 100-YR FLOODPLAIN	---	FORESTATION PLANTING AREA ("+" symbols within a FCE area)
SBB	75' STREAM BANK BUFFER	---	FOREST CONSERVATION SIGN (along FCE)
---	NON-TIDAL WETLAND	---	SOIL DELINEATION & TYPE (see table to the left)
---	25' WETLAND BUFFER	---	TEMPORARY TREE PROTECTION FENCE
---	STEEP SLOPE (man-made)	---	CAPITAL PROJECT SEWER & UTILITY EASEMENT AREA (Existing & Proposed)
---	STEEP SLOPE (natural)	---	

FOREST CONSERVATION EASEMENT No.1
3.977 Acres Total

17,976 s.f.	Afforestation or Reforestation
131,450 s.f.	Credited Retention Outside the Floodplain
23,799 s.f.	Non-Credited Retention within the Floodplain
173,225 s.f.	Total within FCE-1



STATE OF MARYLAND
Michael B. Tran
 REGISTERED PROFESSIONAL ENGINEER
 No. 935
 6/24/21

FOR CLARITY, EXISTING STRUCTURES TO BE REMOVED/RAISED ARE NOT SHOWN THE FCP. SEE SHEETS 2-5 FOR THOSE FEATURES.

GRAPHIC SCALE
 0 25 50 100

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Amir Anwar
 PLANNING DIRECTOR
 6/24/21
 DATE

DESIGNED BY:	DATE:

DRAWN BY:	DATE:

CHECKED BY:	DATE:

DATE:	REVISION:	BY:	APPR.:

PREPARED FOR:

OWNER:
 James Edward Roberts
 8767 Washington Blvd.
 Elkridge, MD 21075

DEVELOPER:
 ELMS AT ELKRIDGE, L.C.
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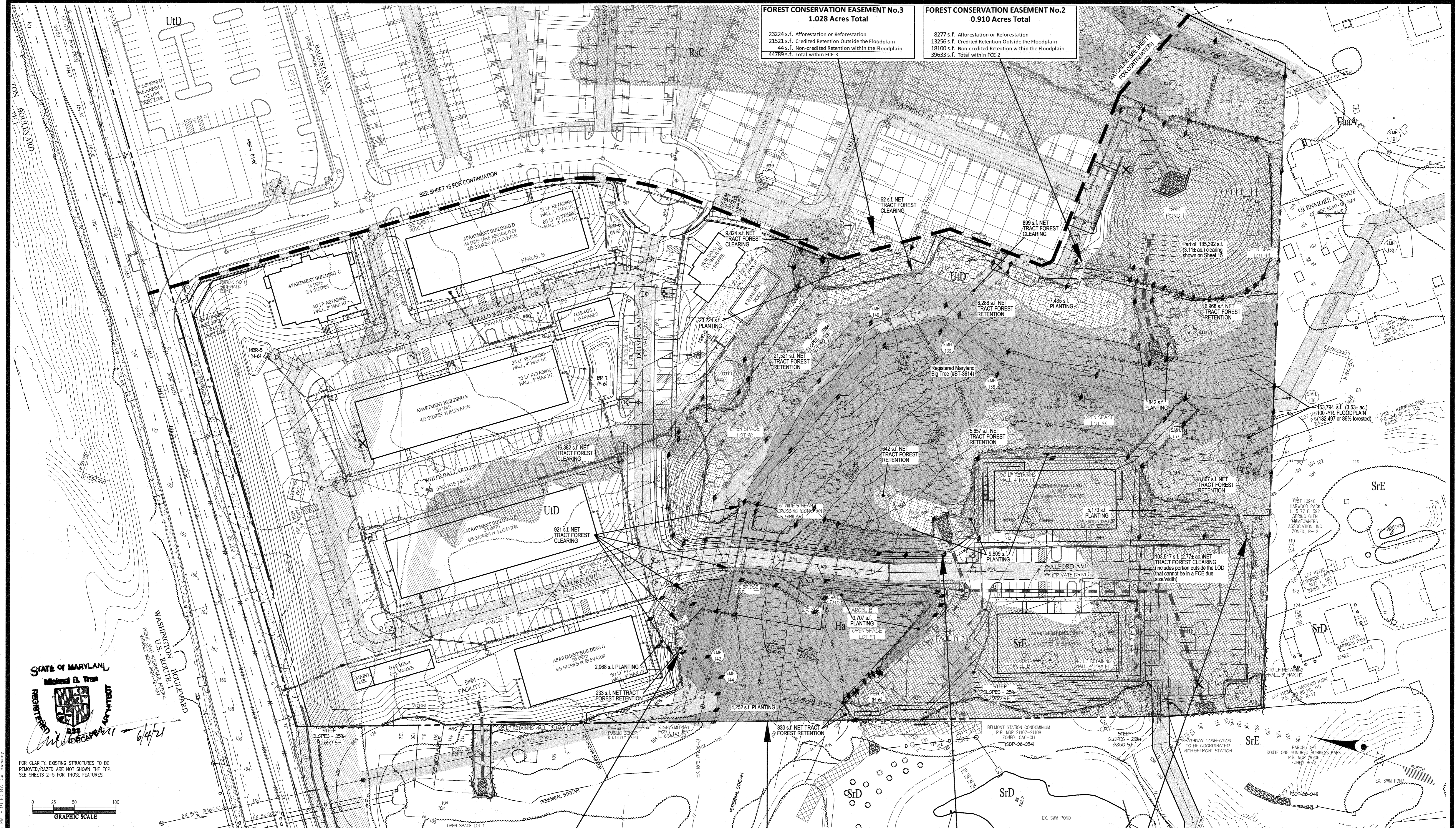
PRELIMINARY FOREST CONSERVATION PLAN

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

ELECTION DISTRICT No. 1

SCALE:	ZONING:	G. L. W. FILE No.:
1"=50'	CEF-M	17066
DATE:	TAX MAP - GRID:	SHEET:
JUNE, 2021	38-13	15 OF 20

HOWARD COUNTY, MARYLAND



FOREST CONSERVATION EASEMENT No.3
1.028 Acres Total
 23224 s.f. Afforestation or Reforestation
 21521 s.f. Credited Retention Outside the Floodplain
 44 s.f. Non-credited Retention within the Floodplain
 44789 s.f. Total within FCE-3

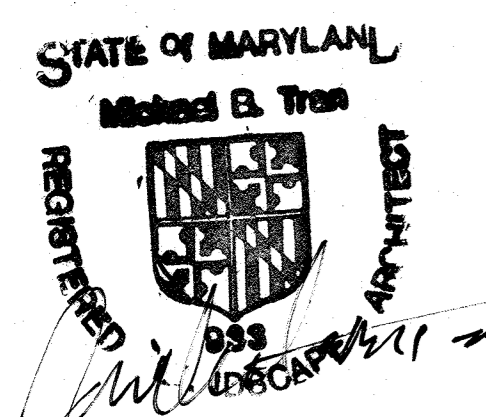
FOREST CONSERVATION EASEMENT No.2
0.910 Acres Total
 8277 s.f. Afforestation or Reforestation
 13256 s.f. Credited Retention Outside the Floodplain
 13100 s.f. Non-credited Retention within the Floodplain
 39633 s.f. Total within FCE-2

FOREST CONSERVATION EASEMENT No.4
0.054 Acres Total
 2068 s.f. Afforestation or Reforestation
 233 s.f. Credited Retention Outside the Floodplain
 60 s.f. Non-credited Retention within the Floodplain
 2361 s.f. Total within FCE-4

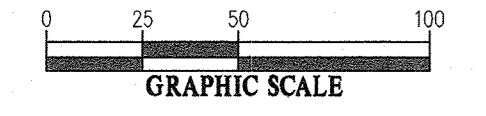
FOREST CONSERVATION EASEMENT No.5
0.762 Acres Total
 7959 s.f. Afforestation or Reforestation
 330 s.f. Credited Retention Outside the Floodplain
 24892 s.f. Non-credited Retention within the Floodplain
 33181 s.f. Total within FCE-5

FOREST CONSERVATION EASEMENT No.6
1.478 Acres Total
 9809 s.f. Afforestation or Reforestation
 6300 s.f. Credited Retention Outside the Floodplain
 48292 s.f. Non-credited Retention within the Floodplain
 64401 s.f. Total within FCE-6

FOREST CONSERVATION EASEMENT No.7
0.468 Acres Total
 5170 s.f. Afforestation or Reforestation
 8867 s.f. Credited Retention Outside the Floodplain
 6366 s.f. Non-credited Retention within the Floodplain
 20403 s.f. Total within FCE-7



FOR CLARITY, EXISTING STRUCTURES TO BE REMOVED/RAISED ARE NOT SHOWN THE TOP. SEE SHEETS 2-5 FOR THOSE FEATURES.



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Michael B. Tran
 PLANNING DIRECTOR
 DATE: 6/24/21

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 PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	
REVISION:	
BY:	APPR:

PREPARED FOR:
 OWNER: James Edward Roberts
 6767 Washington Blvd.
 Elkridge, MD 21075
 DEVELOPER: ELMS AT ELKRIDGE, L.C.
 c/o ELM STREET DEVELOPMENT
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PRELIMINARY FOREST CONSERVATION PLAN
ELMS AT ELKRIDGE
 PARCELS A & B, LOTS 1 - 89,
 COMMON OPEN SPACE LOTS 90 - 92, & OPEN SPACE LOTS 93 - 100
 A SUBDIVISION OF PARCELS 279, 352 & 847
 L: 1988 F: 7I, L: 4125 F: 3I, L: 4004 F: 489
 ELECTION DISTRICT No. 1
 SCALE: 1"=50'
 ZONING: CEF-M
 G. L. W. FILE No. 17066
 DATE: JUNE, 2021
 TAX MAP - GRID: 38-13
 SHEET: 16 OF 20
 HOWARD COUNTY, MARYLAND

1,406,212 s.f. Gross Site Area within Project Boundary
 -179,547 s.f. Portion within 100-yr. Floodplain
 -70,977 s.f. Section 16.1202(b)(1)(viii) exempt area*
1,155,688 s.f. or 26.53 acres - NET TRACT AREA
 *Impermeable area shown on SDP-78-001 and SHA HO-56 thru HO-82(3780 s.f. building + 0.28 ac. Paved area + 55,000 s.f. Old Baltimore-Washington Blvd. Existing paving)

640,302 s.f. Gross Forested Area-1
 -159,250 s.f. Portion within 100-yr. Floodplain
 -9,266 s.f. Portion within Public utility easements not w/n floodplain
 472,786 s.f. Net Tract Forested Area-1
 16,382 s.f. Net Tract Forested Area-2
489,169 s.f. or 11.23 acres (Total Net Tract Forested Area)

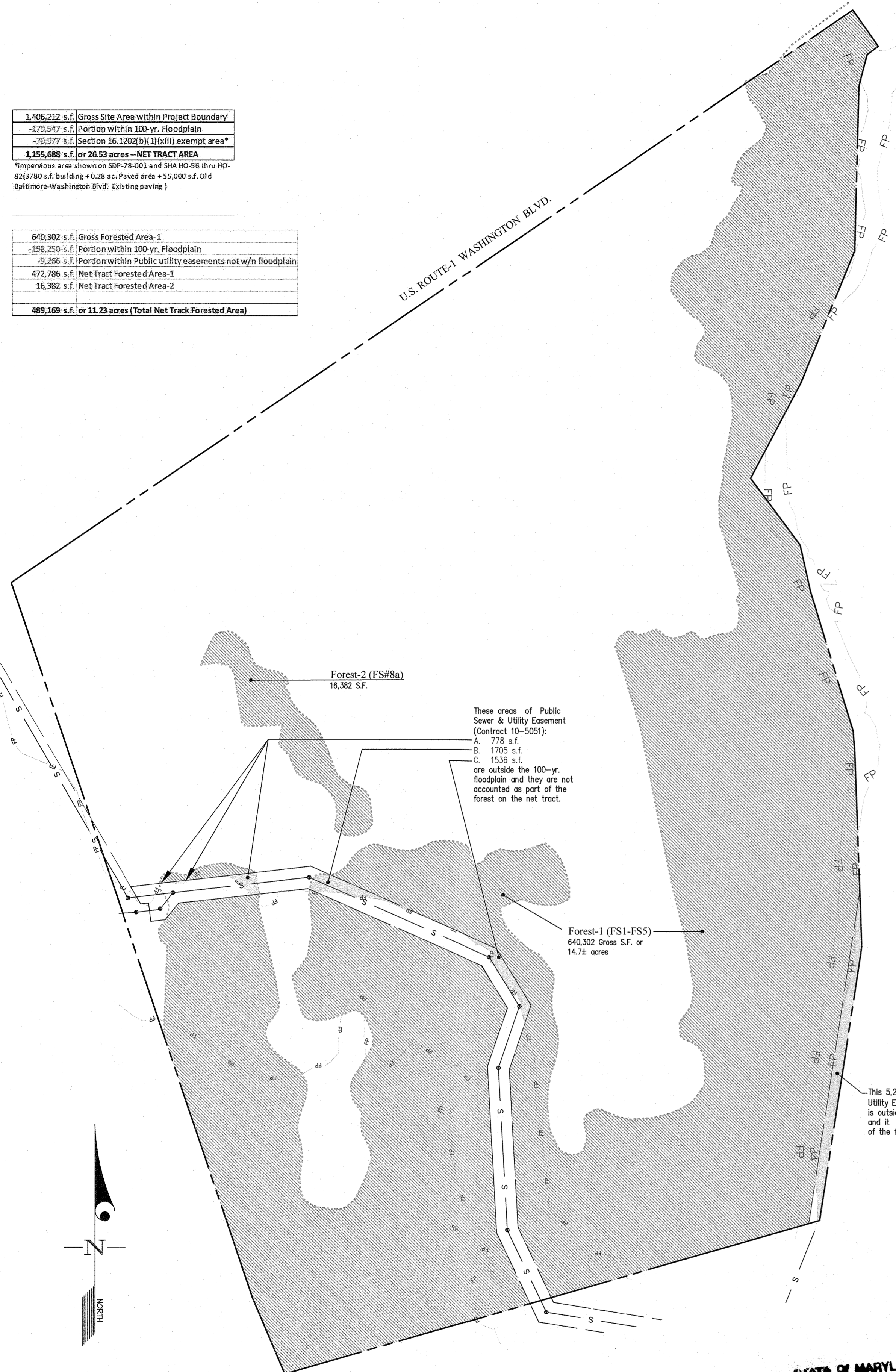


DIAGRAM for NET TRACT & FOREST AREA CALCULATIONS
 (FOR CLARITY, OTHER SITE FEATURES ARE NOT SHOWN) SCALE: 1" = 100'

FOREST CONSERVATION WORKSHEET FOR DPZ file SP-21-001 (Robert's Property)

Net Tract Area

A. Total (Gross) Tract Area	A = 32.3
B. Area within 100-year Floodplain	B = 4.1
C. Other Deductions (Identify: Section 16.1202(b)(1)(viii) exempt areas)	C = 1.6
D. Net Tract Area	D = 26.5

Land Use Category
 Insert the number "1" under the appropriate land use (limit to only one entry)

Resid.	Resid.	Resid.	Inst./	Retail/Ind./	Mixed Use/
Rural LD	Rural MD	Suburban	Linear	Office	PUD
0	0	0	0	0	1

Existing Forest Cover

E. Afforestation Threshold (Net Tract Area x 15%)	E = 4.0
F. Reforestation Threshold (Net Tract Area x 20%)	F = 5.3
G. Existing Forest Cover within the Net Tract Area	G = 11.2
H. Area of Forest above Afforestation Threshold	H = 7.3
I. Area of Forest above Reforestation Threshold	I = 5.9

Break Even Point

J. Break Even Point	J = 7.3
K. Forest Clearing Permitted without Mitigation	K = 4.0

Proposed Forest Clearing

L. Total Area of Forest to be Cleared (on net tract)	L = 7.0
M. Total Area of Forest to be Retained (on net tract)	M = 4.2

Planting Requirements Inside Watershed

N. Reforestation for Clearing above the Reforestation Threshold	N = 3.0
P. Reforestation for Clearing below the Reforestation Threshold	P = 2.3
Q. Credit for Retention above the Reforestation Threshold	Q = 0.0
R. Total Reforestation Required	R = 5.2
S. Total Afforestation Required	S = 0.0
T. Total Reforestation and Afforestation Requirement	T = 5.2
U. 75% of Total Obligation (Retention + Planting)	U = 7.1
V. Planting Required Onsite to meet 75% Obligation	V = 2.9

Planting Requirements Outside Watershed

W. Total Planting within Development Site Watershed	W = 1.7
X. Total Afforestation Required	X = 0.0
Y. Remaining Planting within Watershed for Reforestation Credit	Y = 1.7
Z. Reforestation for Clearing above the Reforestation Threshold	Z = 2.5
AA. Reforestation for Clearing below the Reforestation Threshold	AA = 3.4
BB. Credit for Retention above the Reforestation Threshold	BB = 0.0
CC. Total Reforestation Required	CC = 5.9
DD. Total Afforestation and Reforestation Requirement	DD = 5.9

Date: Jan 2021

NOTE: THE VALUES IN THE ABOVE WORKSHEET ARE ROUNDED TO THE NEAREST 1/10 OF AN ACRE; THEREFORE, SOME VALUES MAY "APPEAR" NOT TO MATHEMATICALLY ADD UP. FOREST CONSERVATION CALCULATIONS FOR THIS PROJECT ARE BASED ON SQUARE FEET MEASUREMENTS AND THE END RESULTS CONVERTED TO ACRES (such as in the FCE Tabulation below for use in the determining Forest Conservation Surety amount per square foot as required by Sec.16.1211)

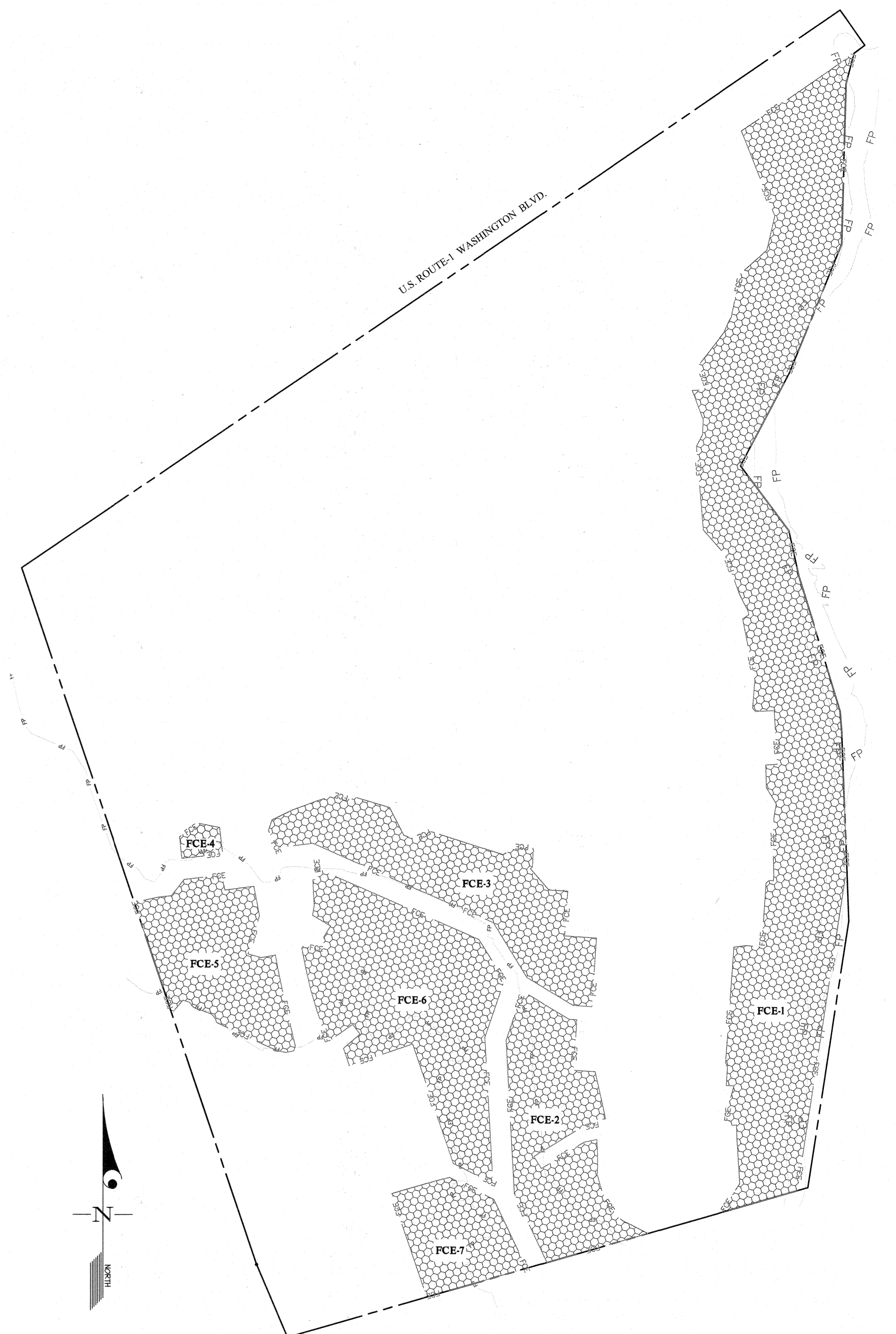
PRELIMINARY FOREST CONSERVATION OBLIGATIONS:

THE FOREST CONSERVATION OBLIGATION FOR THIS DEVELOPMENT AS CALCULATED IN THE FOREST CONSERVATION WORKSHEET IS 4.2± ACRES OF FOREST RETENTION OUTSIDE THE FLOODPLAIN AND AT LEAST 5.2± ACRES OF AFFORESTATION & REFORESTATION PLANTING FOR TOTAL OF 9.4± CREDITED ACRES OF FOREST CONSERVATION EASEMENT TO BE RECORDED.

- PRELIMINARY METHODS OF SATISFYING THE ABOVE FOREST CONSERVATION OBLIGATIONS:**
- ON-SITE:** RECORD 7 (SEVEN) FOREST CONSERVATION EASEMENTS TOTALING 8.7± ACRES OF WHICH 4.2± ACRES ARE CREDITED FOREST RETENTION (outside the floodplain), 1.7± ACRES ARE AFFORESTATION & REFORESTATION PLANTING AND 2.8± ACRES ARE NON-CREDITED AREA OF FLOODPLAIN FOREST. THE BALANCE OF THE PLANTING OBLIGATIONS OF 3.5± ACRES (which is 5.2± acres required less 1.7± acres provided) WOULD BE OFF-SITE.
 - OFF-SITE** (one of the following 2 options at the Final Plan stage):
 - PURCHASE AT LEAST 3.5 PLANTED ACRES FROM A FOREST CONSERVATION BANK IF IT'S IN THE SAME DNR 12-DIGIT WATERSHED AS THIS SITE.
 - PURCHASE AT LEAST 5.9 PLANTED ACRES FROM A FOREST CONSERVATION BANK IF IT'S IN A DIFFERENT DNR 12-DIGIT WATERSHED.
 - FOREST CONSERVATION SURETY REQUIRED:**
 THE FOREST CONSERVATION SURETY REQUIRED PER SEC.16.1210(c) SHALL BE POSTED WITH THE DEVELOPER AGREEMENT AT THE FINAL PLAN STAGE. THE REQUIRED FINANCIAL SECURITY SHALL BE IN ACCORDANCE WITH SECTION 16.1211.

Forest Conservation Easement Tabulation

Forest Conservation Easement No.	Credited Forest Retention outside the 100-yr floodplain	Non-Credited Forest Retention inside the 100-yr floodplain	Forest Planting		Total Forest Conservation Easement (FCE)
1	131,450 s.f. 3.0177 ac.	23,799 s.f. 0.5463 ac.	17,976 s.f.	0.4127 ac.	3.977 ac.
2	13,256 s.f. 0.3043 ac.	18,100 s.f. 0.4155 ac.	8,277 s.f.	0.1900 ac.	0.910 ac.
3	21,521 s.f. 0.4941 ac.	44 s.f. 0.0010 ac.	23,224 s.f.	0.5331 ac.	1.028 ac.
4	233 s.f. 0.0053 ac.	60 s.f. 0.0014 ac.	2,068 s.f.	0.0475 ac.	0.054 ac.
5	330 s.f. 0.0076 ac.	24,892 s.f. 0.5714 ac.	7,959 s.f.	0.1827 ac.	0.762 ac.
6	6,300 s.f. 0.1446 ac.	48,292 s.f. 1.1086 ac.	9,809 s.f.	0.2252 ac.	1.478 ac.
7	8,867 s.f. 0.2036 ac.	6,366 s.f. 0.1461 ac.	5,170 s.f.	0.1187 ac.	0.468 ac.
Total Provided on-site	181,957 s.f. 4.1772 ac.	121,553 s.f. 2.7905 ac.	74,483 s.f.	1.7099 ac.	8.678 ac.



FOREST CONSERVATION EASEMENT LOCATION DIAGRAM
 (FOR CLARITY, OTHER SITE FEATURES ARE NOT SHOWN) SCALE: 1" = 100'

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

PLANNING DIRECTOR: *[Signature]* DATE: 6/24/21

GLW
 PLANNING | ENGINEERING | SURVEYING

3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
 PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

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

PREPARED FOR:

OWNER:
 James Edward Roberts
 6767 Washington Blvd.
 Elkridge, MD 21075

DEVELOPER:
 ELMS AT ELKRIDGE, L.C.
 c/o ELM STREET DEVELOPMENT
 5074 Dorsey Hill Drive
 Suite 205
 Ellicott City, MD 21042
 Ph: 410-720-3021
 Attn: Jason Van Kirk

PRELIMINARY FOREST CONSERVATION PLAN

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

ELECTION DISTRICT No. 1

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	CEF-M	17066
DATE	TAX MAP - GRID	SHEET
JUNE, 2021	38-13	17 OF 20

PRELIMINARY FCP GENERAL NOTES

- THIS FOREST CONSERVATION PLAN IS PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 16, SUBTITLE 12 "FOREST CONSERVATION" OF THE HOWARD COUNTY CODE. ALSO SEE SHEET NO.1 OF THE PLAN SET FOR APPLICABLE GENERAL NOTES FOR THE PROJECT.
- THE FOREST STAND DELINEATION PLAN (FSD) IS PART OF THE "NRW WETLAND INVESTIGATION AND FOREST STAND DELINEATION REPORT" BY FOREVNICON, INC. & DATED AUGUST 2020 THAT IS FILED WITH WP-21-001. SEE THAT REPORT FOR THE FSD. THE LIST OF SPECIMEN TREES FROM THAT REPORT IS SHOWN TO THE RIGHT.
- FOREST CONSERVATION PLANT LIST AND APPLICABLE CONSTRUCTION DETAILS (Tree Protection Fencing, Planting Details and others) SHALL BE PROVIDED AT THE FINAL PLAN STAGE. TWO ROWS OF ONE-INCH MINIMUM CALIBER TREES SHALL BE PLANTED ALONG THE EDGE OF THE FCE THAT IS LESS THAN 35' FROM PROPOSED RESIDENTIAL LOT LINES.
- THIS SITE IS LOCATED IN THE DNR 02130901015 WATERSHED.
- AT THE FINAL PLAN STAGE, THE DEVELOPER IS RESPONSIBLE FOR IMPLEMENTING THE REQUIREMENTS OF THE FOREST CONSERVATION PLAN, FOREST CONSERVATION MANUAL AND A DEVELOPER'S AGREEMENT FOR FOREST CONSERVATION. FINANCIAL SECURITY SHALL BE PROVIDED FOR THE FOREST CONSERVATION AGREEMENT AS PROVIDED IN SECTION 16.1210 AND THE FOREST CONSERVATION MANUAL.
- THE FOREST CONSERVATION EASEMENTS SHALL BE ESTABLISHED AT FINAL PLAN STAGE TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- WP-21-15 WAS APPROVED ON MAY 20, 2021 FOR ALTERNATIVE COMPLIANCE WITH RESPECT TO SECTIONS 16.116(a)(1), 16.116(a)(2)(i), 16.116(a)(1), 16.1205(a)(3), 16.1209(b)(2), 16.1210(c)(2), 16.1210(d)(1)(i) and 16.1209(c)(4). SEE SHEET 20, NOTE NOS. 47-50 FOR DETAILED INFORMATION ON WP-21-015.

FOREST CONSERVATION PROGRAM SEQUENCE (at Final Plan Stage)

- OBTAIN ALL NECESSARY PERMITS.
- STAKEOUT THE L.O.D. AND FIELD MEETING TO REVIEW AND VERIFY L.O.D. FOR CLEANING UP THE SITE TO THE HIGHEST MDC STANDARDS, SITE GRADING & CONSTRUCTION.
- INSTALL FOREST CONSERVATION SIGNS AND FOREST PROTECTION DEVICES (FENCES) ALONG THE PORTION OF THE LIMIT OF DISTURBANCE (THAT INVOLVES CLEARING AND/OR RETENTION OF TREES).
- COMMENCE SITE CLEAN-UP AND CONSTRUCTION. IMPLEMENT THE REQUIREMENTS OF THE FOREST CONSERVATION PLAN, CONSTRUCTION PERIOD PRACTICES PER THE FOREST CONSERVATION MANUAL (INCLUDING NECESSARY PRACTICES AND MITIGATION FOR IMPACT TO CRITICAL ROOT ZONES TO ENSURE SURVIVAL OF SAND) THE DEVELOPER AGREEMENT (for Forest Conservation). ALL JUNK TRASH, DEBRIS, ETC. SHALL BE REMOVED FROM THE FCE AREAS.
- INSPECTION FOR THE RELEASE OF THE CONSTRUCTION PERIOD OBLIGATIONS AND TO START OF POST-CONSTRUCTION MANAGEMENT PERIOD (for at least 3 growing seasons).
- POST-CONSTRUCTION MANAGEMENT (for a minimum of 3 growing seasons) IN ACCORDANCE WITH THE REQUIREMENTS OF THE FOREST CONSERVATION PLAN, FOREST CONSERVATION MANUAL AND THE DEVELOPER AGREEMENT (for Forest Conservation).
- FINAL INSPECTION FOR THE RELEASE OF THE OWNER'S FOREST CONSERVATION SURETY.

NARRATIVE

THIS 324 ACRE SITE CONSISTS OF THREE PARCELS AND AN OLD PORTION OF ROUTE-1 (BEFORE IT WAS REALIGNED AS THE CURRENT STRAIGHT INTERMEDIATE ARTERIAL), APPROXIMATELY 46.5% OF THE SITE IS WOODED AND 24% OF WHICH IS IN TWO FLOODPLAIN AREAS. THERE IS A NARROW FLOODPLAIN ALONG A PERENNIAL STREAM MEANDERING ALONG THE EASTERN BOUNDARY AND A BROADER FLOODPLAIN ALONG SHALLOW RUN IN THE SOUTHWEST QUADRANT OF THE SITE.

CURRENTLY, THE SITE IS ESSENTIALLY A JUNK YARD WITH THE OWNER'S HOUSE LOCATED IN SOUTHEASTERN QUADRANT OF THE SITE. CLEANING UP THIS SITE (TO THE HIGHEST MDC STANDARDS) IS PART OF THE MAJOR WORK IN THE DEVELOPMENT OF PROJECT. THE PROPOSED IMPROVEMENTS TO THE SITE ARE OUTSIDE SENSITIVE ENVIRONMENTAL AREAS EXCEPT FOR THOSE DISTURBED AREAS REQUESTED UNDER WP-21-015. ENVIRONMENTAL AREAS THAT ARE NOT ENCOMPASSED BY OTHER EASEMENTS OR "CLEARANCE" FOR PUBLIC UTILITIES WOULD BE INCLUDED IN THE THE PROPOSED FOREST CONSERVATION EASEMENTS.

Specimen Tree #	Diameter Inches	Species Common Name	General Form & Condition	*CRZ Radius	% of CRZ Disturbed	Remarks
ST-02	33.3	Red Oak	Fair, crown dieback	--	--	
ST-03	32.1	Tulip Poplar	Good, healthy	24'	--	
ST-05	35	Tulip Poplar	Good, healthy	30'	--	
ST-06	37.4	Tulip Poplar	Good, healthy	32'	6%	See Note-3
ST-09	30.6	Tulip Poplar	Good, healthy	--	--	
ST-10	43.3	Tulip Poplar	Good, healthy, large crown	34'	100%	TBR / WP-21-015
ST-11	31.8	Tulip Poplar	Fair, crown dieback	--	--	
ST-12	30.6	Tulip Poplar	Good, healthy	25'	--	
ST-13	39.3	Tulip Poplar	Good, healthy	38'	100%	TBR / WP-21-015
ST-14	40.4	Tulip Poplar	Good, healthy	28'	100%	TBR / WP-21-015
ST-15	34.4	Tulip Poplar	Poor, crooked, broken top	24'	--	
ST-16	34.9	Black Oak	Good, healthy	--	--	
ST-17	30.5	American Beech	Good, healthy	--	--	
ST-18	33.8	American Sycamore	Good, healthy	--	--	
ST-19	42	Tulip Poplar	Good, double vole, healthy	--	--	
ST-20	32.5	Tulip Poplar	Good, healthy	--	--	
ST-21	40.4	Tulip Poplar	Good, healthy	--	--	
ST-22	34.1	Tulip Poplar	Dead	-	--	
ST-23	32.8	Tulip Poplar	Good, healthy	35'	--	
ST-24	35	Tulip Poplar	Good, healthy	33'	--	
ST-25	36	Tulip Poplar	Good, healthy	--	--	
ST-26	33.4	Tulip Poplar	Dead	-	--	
ST-27	32.8	Tulip Poplar	Good, healthy	32'	100%	TBR / WP-21-015
ST-28 V1	32.6	Tulip Poplar-Vole 1	Dead	-	100%	TBR / WP-21-015
ST-29 V2	30	Same Tree (Vole 2)	Dead	-	100%	TBR / WP-21-015
ST-30	31.8	Tulip Poplar	Good, healthy	27'	100%	TBR / WP-21-015
ST-31	37.6	Tulip Poplar	Good, healthy	34'	39%	See Note-3
ST-32	31.1	Tulip Poplar	Good, healthy	28'	18%	See Note-3
ST-33	34.4	Tulip Poplar	Good, healthy	34'	100%	TBR / WP-21-015
ST-34	42	American Sycamore	Good, healthy	--	--	
ST-35	35	Black Oak	Dead	-	--	
ST-36	37.3	Scarlet Oak	Good, healthy	--	--	
ST-37	34.5	Tulip Poplar	Good, healthy	--	--	
ST-38	34.1	White Oak	Good, healthy	27'	20%	See Note-3
ST-39	32.1	Red Oak	Fair-poor, steel cables girdling	30'	100%	TBR / WP-21-015
ST-40	31.7	Red Oak	Dead	-	100%	TBR / WP-21-015
ST-41	36.3	Tulip Poplar	Good, healthy	29'	100%	TBR / WP-21-015
ST-42	43.9	Tulip Poplar	Good, healthy, double vole	26'	17%	See Note-3
ST-43	32.1	Tulip Poplar	Good, healthy	30'	--	
ST-44 V1	36.3	Tulip Poplar-Vole 1	Good, healthy	34'	100%	TBR / WP-21-015
ST-45 V2	37.9	Same Tree - Vole 2	Good, healthy	-	100%	TBR / WP-21-015
ST-46	31.5	Tulip Poplar	Poor, breakage	25'	2%	
ST-47	42.4	Tulip Poplar	Good, healthy	33'	--	
ST-48	30.6	Tulip Poplar	Good, healthy	24'	--	
ST-50	30.9	Tulip Poplar	Good, healthy	32'	100%	TBR / WP-21-015
ST-51	33	Tulip Poplar	Good, healthy	31'	100%	TBR / WP-21-015
ST-52	36.5	Tulip Poplar	Good, healthy	33'	100%	TBR / WP-21-015
ST-53	38.5	Tulip Poplar	Good, healthy	27'	100%	TBR / WP-21-015
ST-54	31.5	Tulip Poplar	Poor, galls, sickly, dying	24'	100%	TBR / WP-21-015
ST-55	32.5	Tulip Poplar	Good, healthy	22'	20%	See Note-3
ST-56	38.5	Tulip Poplar	Good, healthy	26'	16%	See Note-3
ST-57	32.5	Red Oak	Good, healthy	29'	47%	TBR / WP-21-015
ST-58	31.2	Red Oak	Good, healthy	31'	100%	TBR / WP-21-015
ST-60	33.4	Tulip Poplar	Good, healthy	28'	15%	See Note-3
ST-61	34.4	American Sycamore	Good, healthy	36'	64%	TBR/WP-21-015
ST-62	30.6	Tulip Poplar	Good, healthy	26'	100%	TBR / WP-21-015
ST-63	30.3	Tulip Poplar	Good, healthy	--	--	
ST-64	37.6	Tulip Poplar	Poor, crown dieback	--	--	
ST-65	31.8	American Sycamore	Good, healthy	--	--	
ST-66	66.9	American Sycamore	Good, healthy	58'	--	
ST-67	35.3	American Sycamore	Good, healthy	--	--	
ST-68	33.6	American Sycamore	Good, healthy	--	--	
ST-69	37.4	American Sycamore	Fair, healthy, leaning badly	--	--	
ST-70	31.5	American Sycamore	Good, healthy	--	--	
ST-71	32.5	American Sycamore	Good, healthy	31'	16%	See Note-3
ST-72	33.6	American Sycamore	Good, healthy	35'	100%	TBR / WP-21-015
ST-73	35	American Sycamore	Good, healthy	26'	--	
ST-74	32.1	American Sycamore	Fair, crown dieback	22'	16%	See Note-3
ST-76	36.5	American Sycamore	Poor, broken top	34'	100%	TBR / WP-21-015
ST-77	31.9	American Sycamore	Good, healthy	24'	100%	TBR / WP-21-015
ST-78	38.4	American Sycamore	Good, healthy	38'	100%	TBR / WP-21-015
ST-79	38.2	American Sycamore	Good, healthy	34'	100%	TBR / WP-21-015
ST-80	31.5	Pignut Hickory	Good, healthy, large crown	29'	100%	TBR / WP-21-015
ST-81	33.6	Tulip Poplar	Good, healthy	32'	100%	TBR / WP-21-015
ST-82 V1	32.8	Tulip Poplar-Vole 1	Fair-Good, some breakage	40'	42%	TBR/WP-21-015
ST-83 V2	31.7	Same Tree-Vole 2	Fair-Good some breakage	-	42%	TBR/WP-21-015
ST-86	32.7	Tulip Poplar	Poor, 3 vole,damage,1 dead	20'	100%	TBR / WP-21-015
ST-87	34.8	Tulip Poplar	Good, healthy	25'	100%	TBR / WP-21-015
ST-88	35.2	American Sycamore	Fair-Good, healthy, poor form	27'	100%	TBR / WP-21-015
ST-89	36.5	Black Oak	Dead	-	100%	TBR / WP-21-015
ST-90	32	American Sycamore	Good, healthy, large crown	--	--	
ST-102	30.1	Tulip Poplar	Good, healthy	25'	100%	TBR / WP-21-015
ST-103	30.4	Tulip Poplar	Good, healthy	24'	100%	TBR / WP-21-015
ST-105	46.8	American Ash	Poor, almost dead	-	--	
ST-106	30.3	Tulip Poplar	Good, healthy	27'	4%	See Note-3
ST-107	30.6	Tulip Poplar	Dead	-	--	
ST-109	30.5	Tulip Poplar	Poor, dieback, broken limbs	--	--	
ST-110	30.2	Tulip Poplar	Poor, lightning-strike, rotten	18'	100%	TBR / WP-21-015

Specimen Tree #	Diameter Inches	Species Common Name	General Form & Condition	*CRZ Radius
ST-04	29.7	American Sycamore	Good, healthy	23'
ST-07	29.6	Red Oak	Fair, crown dieback	--
ST-49	29.6	Tulip Poplar	Fair-poor, very crooked	22'
ST-75	29.6	American Sycamore	Good, healthy	26'
ST-91	29.9	Tulip Poplar	Good, healthy	--
ST-92	29.2	Tulip Poplar	Fair, crown damage, form	--
ST-98	29.3	Tulip Poplar	Good, healthy	--
ST-99	29.6	Tulip Poplar	Good, healthy	27'
ST-100	29.9	Tulip Poplar	Good, healthy	26'
ST-101	29.6	Tulip Poplar	Good, healthy	27'
ST-104	29.4	American Sycamore	Good, healthy	23'

*CRZ = Critical Root Zone Radius in Feet END TABLE

- NOTES:
- THESE TABLES, EXCEPT THE % OF CRZ DISTURBED AND REMARK COLUMNS, ARE FROM THE "NRW WETLAND INVESTIGATION AND FOREST STAND DELINEATION REPORT" BY FOREVNICON, INC., (DATED AUGUST 2020, PG.17-19). THE TREE DIAMETER VALUES IN THESE TABLES ARE SUBJECT TO CHANGE (AS THE TREES GROW). THEREFORE, THE TABLE ON THE RIGHT HAS BEEN INCLUDED EVEN THOUGH ALL THE DIAMETERS LISTED IN THAT TABLE ARE UNDER 30 INCHES.
 - ABBREVIATIONS
CRZ - CRITICAL ROOT ZONE (RADIUS IN FEET) PER REPORT BY FOREVNICON, INC.
TBR - TO BE REMOVED PER WP-21-15 REQUEST.
 - AT THE FINAL PLAN STAGE, APPLICABLE MITIGATION MEASURES PER THE HOWARD CO. DRAFT FOREST CONSERVATION MANUAL (FCM) SHALL BE INCORPORATED TO ENSURE THE SURVIVAL OF THOSE SPECIMEN TREES TO BE RETAINED THAT HAVE CRZ IMPACT. GENERALLY, CRZ IMPACT BY EXCAVATION (OR A GRADING CUT CONDITION) SHOULD BE ROOT PRUNED (IN ACCORDANCE WITH FCM FIG-4 AND FIG 5-9, APPENDIX-4) AT LEAST ONE GROWING SEASON PRIOR TO CONSTRUCTION. DO NOT ROOT PRUNE DURING A DROUGHT PERIOD. FOR CRZ IMPACT BY PLACEMENT OF FILL MATERIAL, MITIGATE BY USING AN AERATION SYSTEM (SUCH AS FCM FIG-E12, APPENDIX-4). ALTHOUGH TREE#31 CRZ IMPACT IS GREATER THAN 20%, THIS TREE IS IN A FILL CONDITION SO NO ROOTS WOULD BE CUT; HOWEVER, THE AERATION SYSTEM FACILITATES CELLULAR RESPIRATION SO THE ROOT SYSTEM CAN ACCLIMATE AND GROW INTO THE NEW GRADED CONDITION.

STATE OF MARYLAND
 Michael B. Wan
 REGISTERED
 833
 J. J. Schaefer
 6/4/21

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 [Signature] 6/24/21
 PLANNING DIRECTOR DATE

GLW
 PLANNING | ENGINEERING | SURVEYING
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 PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-3524 | FAX: 301-421-4186

DESIGNED BY:			
DRAWN BY:			
CHECKED BY:			
DATE:		REVISION:	BY APP'R:

PREPARED FOR:

OWNER: James Edward Roberts
 6767 Washington Blvd.
 Elkridge, MD 21075

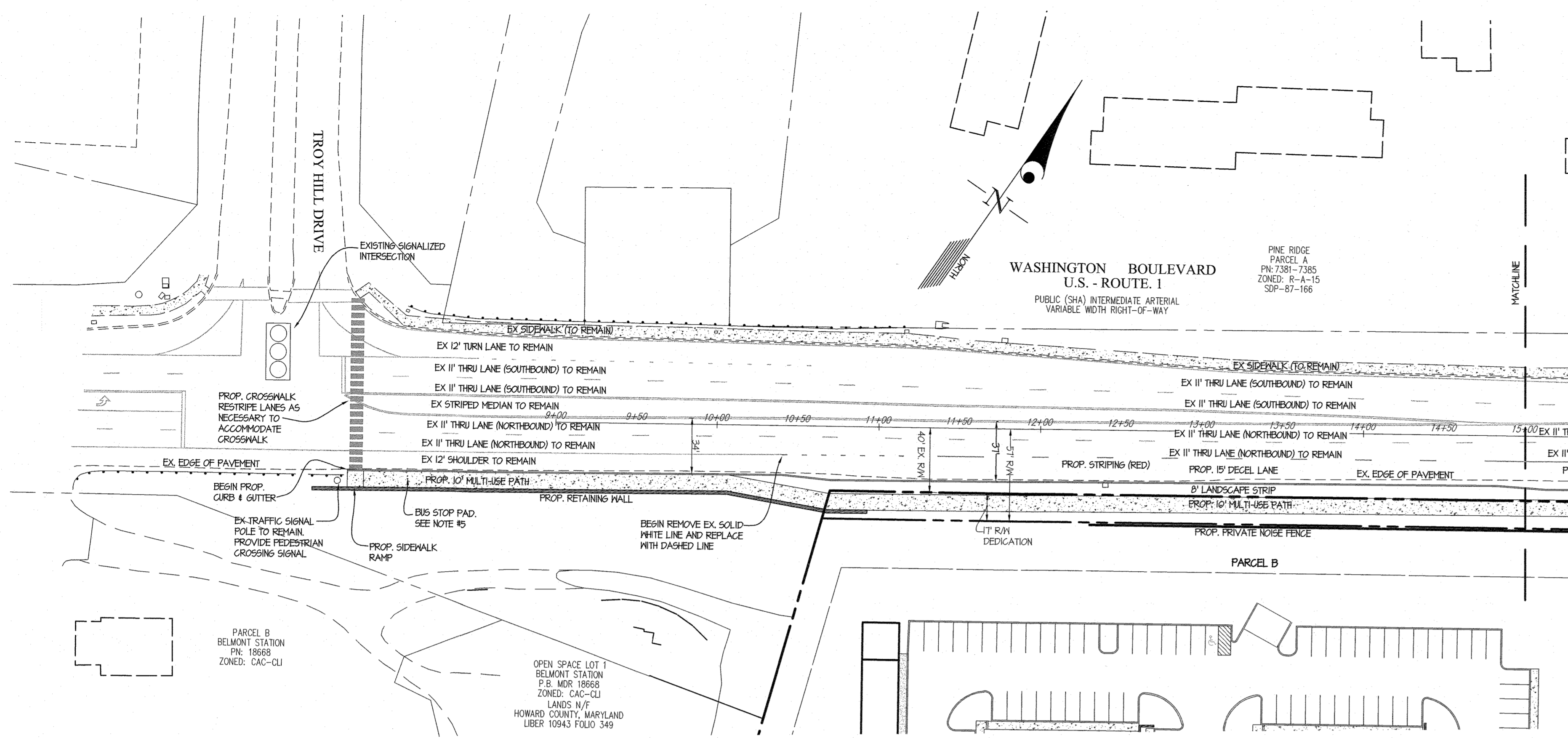
DEVELOPER: ELMS AT ELKRIDGE, L.C.
 c/o ELM STREET DEVELOPMENT
 5074 Dorsey Hill Drive
 Suite 205
 Ellicott City, MD 21042
 Ph.: 410-720-3021
 Attn.: Jason Van Kirk

PRELIMINARY FOREST CONSERVATION PLAN

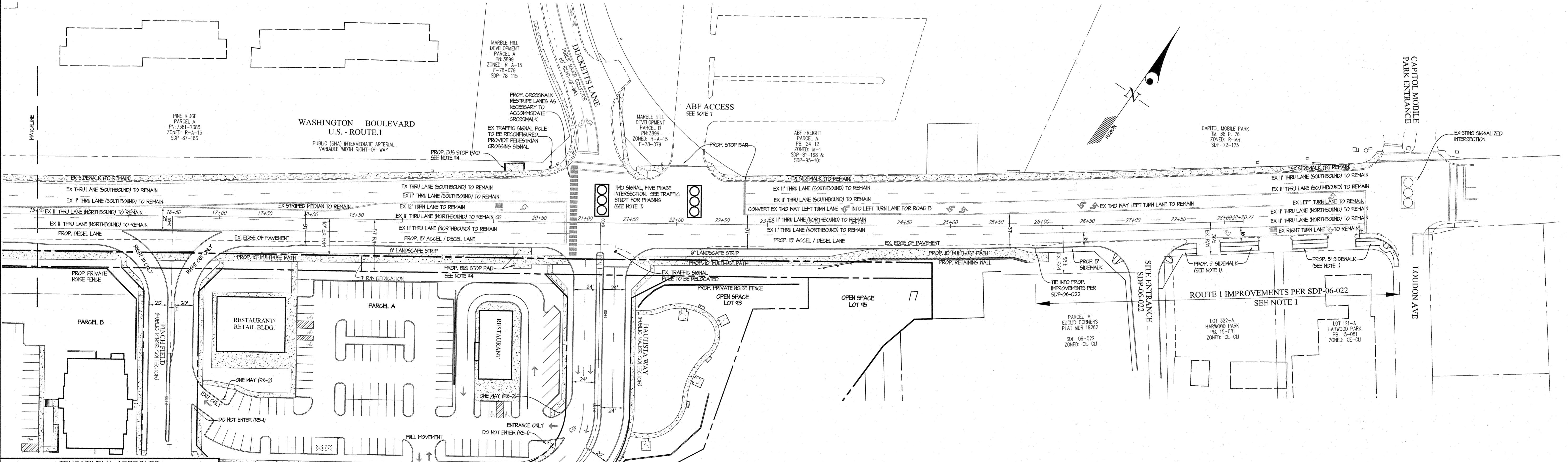
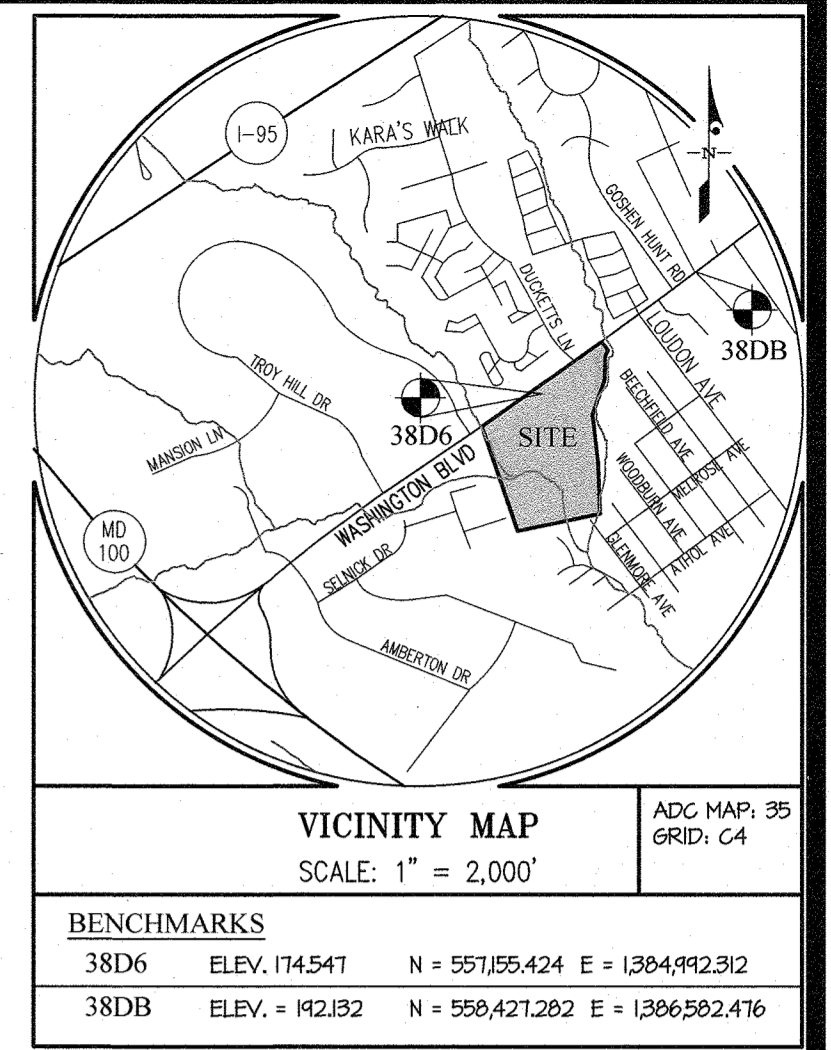
ELMS AT ELKRIDGE
 PARCELS A & B, LOTS 1 - 89,
 COMMON OPEN SPACE LOTS 90 - 92, & OPEN SPACE LOTS 93 - 100
 A SUBDIVISION OF PARCELS 279, 352 & 847
 L: 1988 F: 7I, L: 4125 F: 3I, L: 4004 F: 489

SCALE 1"=50'	ZONING CEF-M	G. L. W. FILE NO. 17066
DATE JUNE, 2021	TAX MAP - GRID 38-13	SHEET 18 OF 20

ELECTION DISTRICT No. 1 HOWARD COUNTY, MARYLAND



- NOTES:
- THE EUCLID CORNERS PARCEL 'A' SITE PLAN, SDP-06-22, PROPOSES TO BUILD A SIDEWALK CONNECTION FROM RT-1 STA: 25+90 TO LOUDON AVE. THE DEVELOPER OF THIS PROJECT WILL COORDINATE WITH THE EUCLID CORNERS OWNER AT THE TIME OF THE FINAL PLANS TO EXPAND THE 5' SIDEWALK SHOWN ON SDP-06-22 TO A 10' MULTI-USE PATH. IF THE CONNECTION PROPOSED BY SDP-06-22 IS NOT BUILT BY THE TIME OF PUBLIC ROAD DEDICATION, THE DEVELOPER OF THIS PROJECT WILL EXTEND THE PROPOSED 10' MULTI-USE PATH TO LOUDON AVE. PROVIDED THERE IS RIGHT-OF-WAY AVAILABLE. IF THIS EXTENSION IS NOT POSSIBLE, A FEE-IN-LIEU WILL BE PAID TO HOWARD COUNTY.
 - EXISTING NORTHBOUND SHOULDER PAVEMENT SECTION TO BE VERIFIED PRIOR TO CONSTRUCTION. PAVEMENT TO BE REPLACED IF IT IS NOT SUITABLE FOR A TRAVEL LANE.
 - 31' HALF PAVEMENT SECTION PROVIDES THE PAVEMENT WIDTH NECESSARY TO RESTRIPE AS THREE - 12' TRAVEL LANES IN THE FUTURE PER THE HOWARD COUNTY ROUTE 1 MANUAL.
 - THE DEVELOPER WILL COORDINATED WITH THE OFFICE OF TRANSPORTATION AT THE FINAL PLAN STAGE TO PROVIDE BUS STOP PADS AT THE DUCKETTS LANE & FINCH FIELD INTERSECTION.
 - THE DEVELOPER WILL COORDINATED WITH THE OFFICE OF TRANSPORTATION AT THE FINAL PLAN STAGE TO PROVIDE A BUS STOP NEAR THE TROY HILL & ROUTE 1 NORTHBOUND INTERSECTION. LOCALLY EXPAND MULTI-USE PATH TO 11' WIDTH IN THE VICINITY OF THE BUS STOP TO ALLOW FOR A SIGN AND TRASH CAN.
 - ALL PAVEMENT MARKINGS TO BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). A SIGNING AND STRIPING PLAN WILL BE SUBMITTED AS PART OF THE FINAL ROAD CONSTRUCTION PLANS.
 - THE TRAFFIC SIGNAL CONFIGURATION SHOWN IS FOR THE SCENARIO WHERE THE ABF FREIGHT ENTRANCE LOCATION REMAINS IN ITS CURRENT LOCATION. DURING THE REVIEW OF THIS PRELIMINARY PLAN, MDOT SHA REQUIRED THE DEVELOPER TO REACH OUT TO THE OWNERS OF THE ADJACENT ABF FREIGHT PROPERTY AND INQUIRE ABOUT MOVING THEIR SITE ACCESS TO FROM RT-1 TO DUCKETTS LANE. THE ADJACENT SITE ACCESS ISSUE MUST BE RESOLVED WITH SHA PRIOR TO THE SUBMISSION OF THE FINAL PLANS.



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR: *[Signature]* DATE: 6/24/21

GLW
PLANNING | ENGINEERING | SURVEYING

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

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

PREPARED FOR:

OWNER:
James Edward Roberts
6767 Washington Blvd.
Elkridge, MD 21075

DEVELOPER:
ELMS AT ELKRIDGE, L.C.
c/o ELM STREET DEVELOPMENT
5074 Dorsey Hill Drive
Suite 205
Ellicott City, MD 21042
Ph.: 410-720-3021
Attn: Jason Van Kirk

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 12875
EXPIRATION DATE: MAY 26, 2022

6/4/21

RT 1 IMPROVEMENTS / PRELIMINARY STRIPING PLAN

ELMS AT ELKRIDGE
PARCELS A & B, LOTS 1 - 89,
COMMON OPEN SPACE LOTS 90 - 92, & OPEN SPACE LOTS 93 - 100
A SUBDIVISION OF PARCELS 279, 352 & 847
L: 1988 F: 7I, L: 4125 F: 3I, L: 4004 F: 489

ELECTION DISTRICT No. 1

SCALE	ZONING	G. L. W. FILE No.
1"=50'	CEF-M	17066
DATE	TAX MAP - GRID	SHEET
JUNE, 2021	38-13	19 OF 20

HOWARD COUNTY, MARYLAND

L:\CAD\DRAWINGS\17066\PLANS BY GLW\PE\17066 (00) STRIPING.dwg, 6/23/21 8:26:48 AM, User: J. Van Kirk, Plot Date: 6/24/21 8:24 AM, PLOTTED BY: J. Van Kirk, Plot Size: 11x17

GENERAL NOTES CONTINUED

42. PRIOR TO FINAL PLAN APPROVAL, THE DEVELOPER (ELM STREET) WILL CONTRACT WITH A STREAM RESTORATION DESIGN EXPERT TO ANALYZE THE STREAM CHANNEL FOR STREAM IMPROVEMENTS ON THE PROPERTY AND NEAR THE PROPERTY IF ACCESS PERMISSION CAN BE OBTAINED FROM NEIGHBORING OWNERS. BY GOVERNMENT CITATION, SUBSTANTIAL CLEAN-UP HAS OCCURRED ON THE HOWARD COUNTY PROPERTY BY THE OFFENDING PROPERTY OWNER TO THE SOUTH SINCE THE ZONING BOARD HEARINGS. PRIOR TO FINAL PLAN APPROVAL, THE REMAINING CLEAN-UP NEEDS FOR THE ADJACENT PROPERTY OWNED BY THE COUNTY WILL BE ANALYZED AND A BUDGET DEVELOPED. STREAM RESTORATION PLANS WILL BE DEVELOPED FOR REVIEW DURING THE FINAL PLAN PROCESS THAT MAXIMIZES THE STREAM IMPROVEMENTS AND HOWARD COUNTY PARCEL CLEAN-UP WITHIN THE BUDGET FOR DESIGN AND CONSTRUCTION. AT FINAL PLAN APPROVAL, AN ACCOUNTING OF THE ENGINEERING COSTS AND CONSTRUCTION PROPOSALS WILL BE PROVIDED TO HOWARD COUNTY. FINAL ACCOUNTING OF THE ENGINEERING AND CONSTRUCTION COSTS WILL BE PROVIDED DURING THE BOND RELEASE PROCESS FOR ACCEPTANCE OF COMMUNITY ENHANCEMENTS #1 AND #4.

43. WATER AND SEWER CALCULATIONS WERE SUBMITTED AND APPROVED WITH THE PRELIMINARY WATER AND SEWER PLANS, CONTRACT NO. 14-5154-D. THESE CALCULATIONS SHOW THE EXISTING WATER SYSTEM PROVIDES ADEQUATE FLOWS AND PROPOSED SHALLOW RUN INTERCEPTOR, CONTRACT 10-5051, HAS ADEQUATE SEWER CAPACITY FOR THIS PROJECT.

44. FIRE DEPARTMENT CONNECTIONS FOR FIRE PROTECTION SYSTEMS SHALL BE LOCATED: (A.) ON THE SIDE OF THE STRUCTURE DISPLAYING THE ADDRESS CLEARLY VISIBLE TO THE RESPONDING UNITS; (B.) WITHIN 100 FEET OF A FIRE HYDRANT; (C.) THE APPROPRIATE SIGN SHALL BE MOUNTED ON THE BUILDING'S WALL BETWEEN 8 AND 12 FEET ABOVE THE FIRE DEPARTMENT CONNECTION; (D.) A FREE-STANDING FIRE DEPARTMENT CONNECTION SHALL HAVE THE SIGN MOUNTED ON A POLE DIRECTLY BEHIND THE CONNECTION APPROXIMATELY 6 FEET HIGH; (E.) SIGNS SHALL HAVE A WHITE REFLECTIVE BACKGROUND WITH A RED REFLECTIVE BORDER, RED REFLECTIVE LETTERS AND A RED REFLECTIVE ARROW. THE BORDER SHALL HAVE A 3/8" STROKE. THE LETTERS SHALL BE 6" HIGH WITH A 1" STROKE. THE ARROW SHALL HAVE A STROKE NOT LESS THAN 2". THE OVERALL SIGN MEASUREMENTS SHALL BE 12" BY 18"; (F.) ANY OBSTRUCTION OR CONDITION THAT DETERS OR HINDERS ACCESS TO A FDC IS PROHIBITED. A MINIMUM CLEAR SPACE OF 15 FEET (7.5 FEET ON ALL SIDES) SHALL BE MAINTAINED.

45. KNOX BOXES SHALL BE LOCATED WITHIN 6' TO THE RIGHT OF THE MAIN ENTRANCE AT A RANGE OF 4'-5' IN HEIGHT. THE CONTRACTOR SHOULD CONTACT THE OFFICE OF THE FIRE MARSHAL PRIOR TO PURCHASING AND INSTALLING KNOX BOXES TO DETERMINE IF ADDITIONAL KNOX BOXES WILL BE REQUIRED AS WELL AS TO VERIFY THE LOCATION(S) WHERE THEY ARE TO BE MOUNTED.

46. ON FEBRUARY 8, 2021 A DESIGN MANUAL WAIVER REQUESTING A WAIVER OF SECTION 2.3.A.1.d OF THE HOWARD COUNTY DESIGN MANUAL, VOLUME III, REGARDING THE MINIMUM CURVE RADIUS FOR BAUTISTA WAY / ROAD B WAS APPROVED. ALLOWING THE 85' CENTERLINE RADIUS SHOWN. A WAIVER TO SECTION 2.3.A.3.b REGARDING THE TURN-AROUND FOR FINCH FIELD / ROAD 'A' WAS DENIED. AT THIS TIME, NO ADDITIONAL WAIVERS ARE NEEDED OR ANTICIPATED.

47. ON MAY 25, 2021, THE DEPARTMENT OF PLANNING AND ZONING AFTER CONSULTATION WITH THE DEPARTMENT OF PUBLIC WORKS AND THE OFFICE OF COMMUNITY SUSTAINABILITY, APPROVED A REQUEST TO ALLOW THE DISTANCES AS ESSENTIAL OR NECESSARY DISTURBANCE IN ACCORDANCE WITH SECTION 16.16(C) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AT 6 LOCATIONS. LOCATION #1: ZONING BOARD APPROVAL REQUIRES EXTENSION OF A 10-FOOT MULTI-USE PATHWAY ALONGSIDE ROUTE 1 IN THE DIRECTION OF LODDEN AVENUE. DUE TO THE STEEP GRADE, A RETAINING WALL IS NECESSARY AND REQUIRES RELOCATION OF THE EXISTING STORM DRAIN OUTFALL THAT RESULTS IN TEMPORARY DISTURBANCE TO THE STREAM BANK, STEEP SLOPES AND FLOODPLAIN. LOCATION #2 & #3: THE LARGE RIPRAP APRONS ASSOCIATED WITH THESE TWO STORMWATER MANAGEMENT FACILITIES CANNOT OUTLET ONTO SLOPES GREATER THAN 10%. THIS REQUIRES CONSTRUCTING THE RIPRAP APRON AT THE BOTTOM OF THE STREAM BANK AND RESULTS IN TEMPORARY DISTURBANCE TO THE STREAM BANK, STREAM BUFFER AND FLOODPLAIN. LOCATION #4 & #5: THE SHALLOW RUN PUBLIC SEWER INTERCEPTOR IS LOCATED ADJACENT TO THE STREAM BANK. CONNECTION TO THE EXISTING SEWER REQUIRES TEMPORARY DISTURBANCE TO THE STREAM BUFFER AND FLOODPLAIN. LOCATION #6: ZONING BOARD APPROVAL REQUIRES EXTENSION OF A 10-FOOT MULTI-USE PATHWAY ALONGSIDE ROUTE 1 IN THE DIRECTION OF TROY HILL DRIVE. DUE TO THE STEEP GRADE, A RETAINING WALL IS NECESSARY AND WILL RESULT IN DISTURBANCE TO STEEP SLOPES. APPROVAL OF THE ABOVE DESCRIBED ESSENTIAL OR NECESSARY DISTURBANCE IS SUBJECT TO THE FOLLOWING CONDITIONS AND MITIGATION METHODS:

- A. THE IMPROVEMENTS SHALL ONLY DISTURB THE ENVIRONMENTAL AREAS AS STATED IN THE REQUEST AND DELINEATED ON THE NECESSARY DISTURBANCE EXHIBIT. ANY DISTURBANCES TO ENVIRONMENTALLY REGULATED FEATURES BEYOND WHAT HAVE BEEN APPROVED ARE NOT PERMITTED UNLESS THE DEVELOPER SUBMITS A FORMAL REQUEST TO DPZ FOR SUCH DISTURBANCES IN ACCORDANCE WITH SECTION 16.16(C) OR AN ALTERNATIVE COMPLIANCE REQUEST.
- B. THE PROPOSED OUTFALL FROM THE STORMWATER MANAGEMENT FACILITY ONTO BELMONT STATION OPEN SPACE LOT 1 (DISTURBANCE #3) IS ON HOWARD COUNTY PROPERTY AND REQUIRES APPROVAL BY THE DEPARTMENT OF RECREATION AND PARKS. IF THE COUNTY APPROVES THE OUTFALL ON THEIR PROPERTY, COUNTY COUNCIL APPROVAL MAY ALSO BE REQUIRED. APPROVAL MUST BE OBTAINED PRIOR TO APPROVAL OF THE FINAL SUBDIVISION PLAN.
- C. THE DEVELOPER IS REQUIRED TO OBTAIN ALL NECESSARY APPROVALS AND AUTHORIZATIONS BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) AND THE U.S. ARMY CORPS OF ENGINEERS (USACE) FOR ACTIVITIES IN REGULATED AREAS PRIOR TO RECORDATION OF THE SUBDIVISION PLAT. MDE PERMIT NUMBERS SHALL BE REFERENCED ON THE FINAL PLAN AND ON ALL RELATED DEVELOPMENT PLANS AND GRADING PERMITS.

48. ON MAY 21, 2021 AND PURSUANT TO SECTION 16.104, THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING, CONSIDERED AND APPROVED A REQUEST FOR ALTERNATIVE COMPLIANCE (NP-21-05) WITH RESPECT TO SECTIONS 16.115(C)(2), 16.120(B)(4)(II)(D) AND 16.120(C)(4) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO DISTURB 100-YEAR FLOODPLAIN FOR A REPLACEMENT STREAM CROSSING. ALLOW ENVIRONMENTAL FEATURES ASSOCIATED WITH THE PRIVATE ROAD STREAM CROSSINGS TO BE LOCATED WITHIN A RESIDENTIAL LOT AND NOT AN OPEN SPACE LOT, AND TO CONSTRUCT SINGLE-FAMILY ATTACHED LOTS ON 5 SEPARATE PRIVATE ROADS THAT EXCEED 200 FEET IN LENGTH. APPROVAL OF THIS ALTERNATIVE COMPLIANCE IS SUBJECT TO THE FOLLOWING CONDITIONS:

- A. THE DISTURBANCES TO THE 100-YEAR FLOODPLAIN SHALL BE LIMITED TO THE GRADING REQUIRED TO CONSTRUCT THE PRIVATE STREAM CROSSING THAT WILL BE APPROVED UNDER THE FINAL SUBDIVISION PLAN. ANY NATURAL VEGETATION DISTURBED DURING THE GRADING FOR THE PRIVATE STREAM CROSSING MUST BE RESTORED TO ITS NATURAL CONDITION TO THE GREATEST EXTENT POSSIBLE ONCE CONSTRUCTION IS COMPLETED. A PLAN TO DEMONSTRATE HOW THESE IMPACTED AREAS SHALL BE RESTORED TO ITS NATURAL CONDITIONS MUST BE INCLUDED ON THE FINAL ROAD CONSTRUCTION PLAN.
- B. A COPY OF THE MARYLAND DEPARTMENT OF ENVIRONMENT (MDE) PERMIT APPROVAL FOR THE DISTURBANCE TO THE 100-YEAR FLOODPLAIN MUST BE PROVIDED TO DPZ PRIOR TO THE RECORDATION OF THE FINAL PLAT AND REFERENCED AS A NOTE ON THE PLAT.
- C. THE PRIVATE ROADS AND ALLEYS MUST MEET THE DESIGN STANDARDS AS REQUIRED BY THE DPWS DESIGN MANUAL.
- D. A FIRE ACCESS ROAD MUST BE CONSTRUCTED AT THE END OF ALLEY 1 AND "NO PARKING" SIGNS MUST BE POSTED IN ALL ALLEYS. CONSTRUCTION AND IMPLEMENTATION OF THESE DESIGN FEATURES MUST BE APPROVED BY THE DEPARTMENT OF FIRE AND RESCUE SERVICES.

49. ON MAY 21, 2021 PURSUANT TO SECTION 16.1216, THE DIRECTOR OF THE DEPARTMENT OF PLANNING ZONING, DIRECTOR OF THE DEPARTMENT OF RECREATION AND PARKS AND THE ADMINISTRATOR OF THE OFFICE OF COMMUNITY SUSTAINABILITY CONSIDERED AND APPROVED THE APPLICANTS REQUEST FOR A VARIANCE (NP-21-05) WITH RESPECT TO SECTIONS 16.1205(A)(3) AND 16.204(B)(2) OF THE FOREST CONSERVATION REGULATIONS. THE PURPOSE IS TO ALLOW REMOVAL OF 38 OF THE 80 ON-SITE SPECIMEN TREES AND PROVIDE LESS THAN 15% OF THE FOREST CONSERVATION OBLIGATION ON-SITE. APPROVAL OF ALTERNATIVE COMPLIANCE OF SECTIONS 16.1205(A)(3) AND 16.204(B)(2) IS SUBJECT TO THE FOLLOWING CONDITIONS:

- A. THE ALTERNATIVE COMPLIANCE APPROVAL APPLIES ONLY TO THIS CEF-M DEVELOPMENT AND GRANTS THE APPLICANT THE AUTHORITY TO REMOVE THE FOLLOWING 38 SPECIMEN TREES: SPECIMEN TREE NOS. 10, 13, 14, 21, 28, 29, 30, 33, 34, 40, 41, 44, 45, 50, 51, 52, 53, 54, 51, 58, 61, 62, 72, 76, 77, 78, 79, 80, 81, 82, 83, 86, 87, 88, 89, 102, 103, 110 (AS SHOWN ON THE ALTERNATIVE COMPLIANCE PLAN EXHIBIT 'J'). THE REMOVAL OF ANY OTHER SPECIMEN TREE ON THE SUBJECT PROPERTY IS NOT PERMITTED UNDER THIS APPROVAL.
- B. THE REMOVAL OF 38 SPECIMEN TREES IS PERMITTED AND REQUIRES THE PLANTING OF 76 NATIVE SHADE TREES ONSITE PER SECTION 16.1216(D) OF THE FOREST CONSERVATION REGULATIONS. THE TREES SHALL BE A MINIMUM OF 3" DBH AND SHALL BE SHOWN ON THE FINAL SUBDIVISION LANDSCAPE AND FOREST CONSERVATION PLAN SHEETS. THE TREES MUST BE BONDED ALONG WITH THE DEVELOPER'S REQUIRED LANDSCAPING OR FOREST CONSERVATION.
- C. PROTECTIVE MEASURES SHALL BE UTILIZED DURING CONSTRUCTION TO PROTECT THE SPECIMEN TREES THAT ARE TO REMAIN, INCLUDING HOW THE CRITICAL ROOT ZONES ARE TO BE PROTECTED. INCLUDE DETAILS OF THE PROPOSED TREE PROTECTION MEASURE ON THE FINAL SUBDIVISION PLAN.
- D. THE APPLICANT MUST SATISFY THE REMAINING FOREST CONSERVATION REFORESTATION OBLIGATION BY PURCHASING CREDITS FROM AN ESTABLISHED FOREST MITIGATION BANK AND/OR FULFILLING THE OBLIGATION BY PLANTING AT A SUITABLE OFF-SITE LOCATION, PREFERABLY WITHIN HIGH-PRIORITY LOCATIONS, TO BE APPROVED BY THE COUNTY DURING THE FINAL SUBDIVISION PLAN STAGE.
- E. THE ON-SITE FOREST CONSERVATION EASEMENT AREAS MUST BE PLANTED WITH A MIXTURE OF LARGER STOCK PLANTINGS (1- TO 3- GALLON AND 1- AND 2-INCH CALIBER) IN ACCORDANCE WITH THE STANDARDS IN THE FOREST CONSERVATION MANUAL.

50. ON MAY 21, 2021 PURSUANT TO SECTION 16.116(D), THE DIRECTOR OF THE DEPARTMENT OF PLANNING ZONING, DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND THE ADMINISTRATOR OF THE OFFICE OF COMMUNITY SUSTAINABILITY CONSIDERED AND APPROVED THE APPLICANTS REQUEST FOR AN ALTERNATIVE COMPLIANCE (NP-21-05) WITH RESPECT TO SECTIONS 16.116(A)(1), 16.116(A)(2)(II) AND 16.116(B)(1) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE PURPOSE IS TO GRADE, REMOVE VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES WITHIN WETLAND, STREAMS, THEIR BUFFERS AND STEEP SLOPES TO REMOVE CONTAMINANTS AND CONSTRUCTION DEBRIS, CONSTRUCT A STREAM CROSSING AND DEVELOP A MIXED-USE DEVELOPMENT. APPROVAL OF ALTERNATIVE COMPLIANCE OF SECTIONS 16.116(A)(1), 16.116(A)(2)(II) AND 16.116(B)(1) IS SUBJECT TO THE FOLLOWING CONDITIONS:

- A. THE DISTURBANCES TO THE STEEP SLOPES, STREAM, WETLANDS AND THEIR BUFFERS SHALL BE LIMITED TO THE GRADING AS SHOWN ON THE ALTERNATIVE COMPLIANCE EXHIBITS. ANY NATURAL VEGETATION DISTURBED DURING THE GRADING FOR THE IMPROVEMENTS MUST BE RESTORED TO ITS NATURAL CONDITION TO THE GREATEST EXTENT POSSIBLE ONCE CONSTRUCTION IS COMPLETED. A PLAN TO DEMONSTRATE HOW THESE IMPACTED AREAS SHALL BE RESTORED TO ITS NATURAL CONDITIONS MUST BE INCLUDED ON THE FINAL ROAD CONSTRUCTION PLAN.
- B. A COPY OF THE MARYLAND DEPARTMENT OF ENVIRONMENT (MDE) PERMIT APPROVAL FOR THE DISTURBANCE TO THE STREAM CHANNEL AND WETLANDS AND WETLAND BUFFERS MUST BE PROVIDED TO DPZ PRIOR TO THE RECORDATION OF THE FINAL PLAT AND REFERENCED AS A NOTE ON THE PLAT.

TENTATIVE ALLOCATIONS (SEE NOTES BELOW)			
ANNUAL PHASE	NO. TENTATIVE ALLOCATIONS	ALLOCATION YEAR	NEXT PLAN SUBMISSION DUE DATE
1	300	2023	
2	3	2024	

NOTES:
1. 254 MARKET RATE UNITS ARE PROPOSED (NOT AGE-RESTRICTED ADULT HOUSING).

2. ADDITIONAL 54 UNITS ARE MINUS. THESE MINUS DO NOT REQUIRE HOUSING ALLOCATIONS PER SECTION 16.107(B)(3) AND ARE NOT INCLUDED IN THE 303 UNITS FOR HOUSING ALLOCATION PHASING, BUT WILL REQUIRE SCHOOL TESTING (SEE MHU CHART SHEET 01).

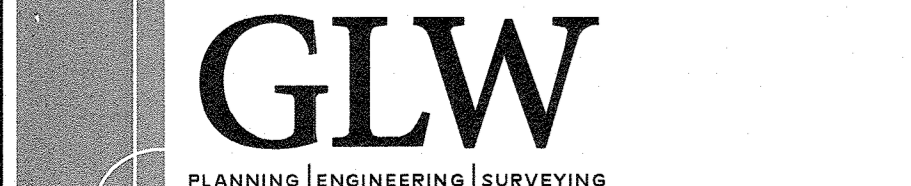
3. ADDITIONAL 44 UNITS ARE AGE-RESTRICTED ADULT HOUSING UNITS. THESE UNITS REQUIRE HOUSING ALLOCATIONS AND ARE INCLUDED IN THE 303 UNITS FOR HOUSING ALLOCATION PHASING, BUT DO NOT REQUIRE SCHOOLS TESTING PER SECTION 16.103(B)(1).

4. ADDITIONAL 2 LOTS EXIST AND DO NOT REQUIRE APFO ALLOCATIONS AND SCHOOL CAPACITY UTILIZATION TESTING.

5. THE DEVELOPER IS REQUESTING THAT MILESTONE DATES BE ESTABLISHED FOR THE ENTIRETY OF THE PROJECT SO THAT ALLOCATIONS FOR UNITS THAT DO NOT REQUIRE A SCHOOLS TEST WILL NOT GET AHEAD OF UNITS THAT REQUIRE A SCHOOLS TEST.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

James Edward Roberts
PLANNING DIRECTOR
DATE: 6/24/21



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DESIGNED BY:					
DRAWN BY:					
CHECKED BY:					
DATE	REVISION	BY	APP'R		

PREPARED FOR:

OWNER:
James Edward Roberts
6767 Washington Blvd.
Elkridge, MD 21075

DEVELOPER:
ELMS AT ELKRIDGE, L.C.
c/o ELM STREET DEVELOPMENT
5074 Dorsey Hill Drive
Suite 205
Ellicott City, MD 21042
Ph.: 410-700-3021
Attn: Jason Van Kirk

PROFESSIONAL CERTIFICATION



HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 12875
EXPIRATION DATE: MAR 28, 2022
6/4/21

ADDITIONAL NOTES

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

ELECTION DISTRICT No. 1

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	CEF-M	17066
DATE	TAX MAP - GRID	SHEET
JUNE, 2021	38-13	20 OF 20