

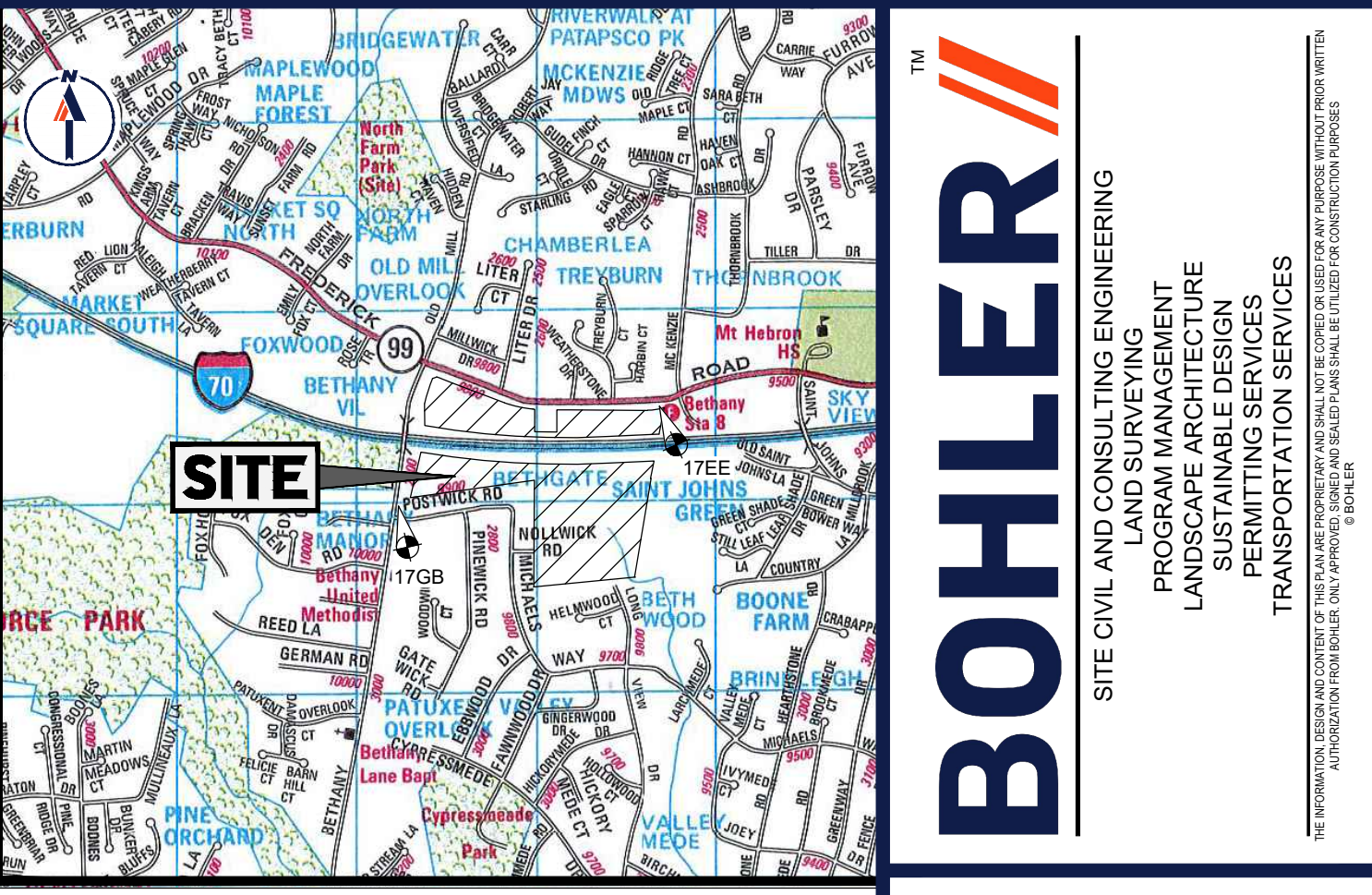
COORDINATE TABLE

OPEN SPACE CHART

PRELIMINARY EQUIVALENT SKETCH PLAN

FOR BETHANY GLEN - ARAH LOTS 1 THRU 155 AND OPEN SPACE LOTS 156 THRU 168

LOCATION OF SITE 9891 OLD FREDERICK ROAD - ROUTE 99 2ND ELECTION DISTRICT TAX MAP 17, GRID 15, PARCEL 34 HOWARD COUNTY, MARYLAND



NOTE: See General Note 8 for this project's total open space provided.

RECREATIONAL OPEN SPACE North Section

RECREATIONAL OPEN SPACE South Section

STORMWATER MANAGEMENT PRACTICES

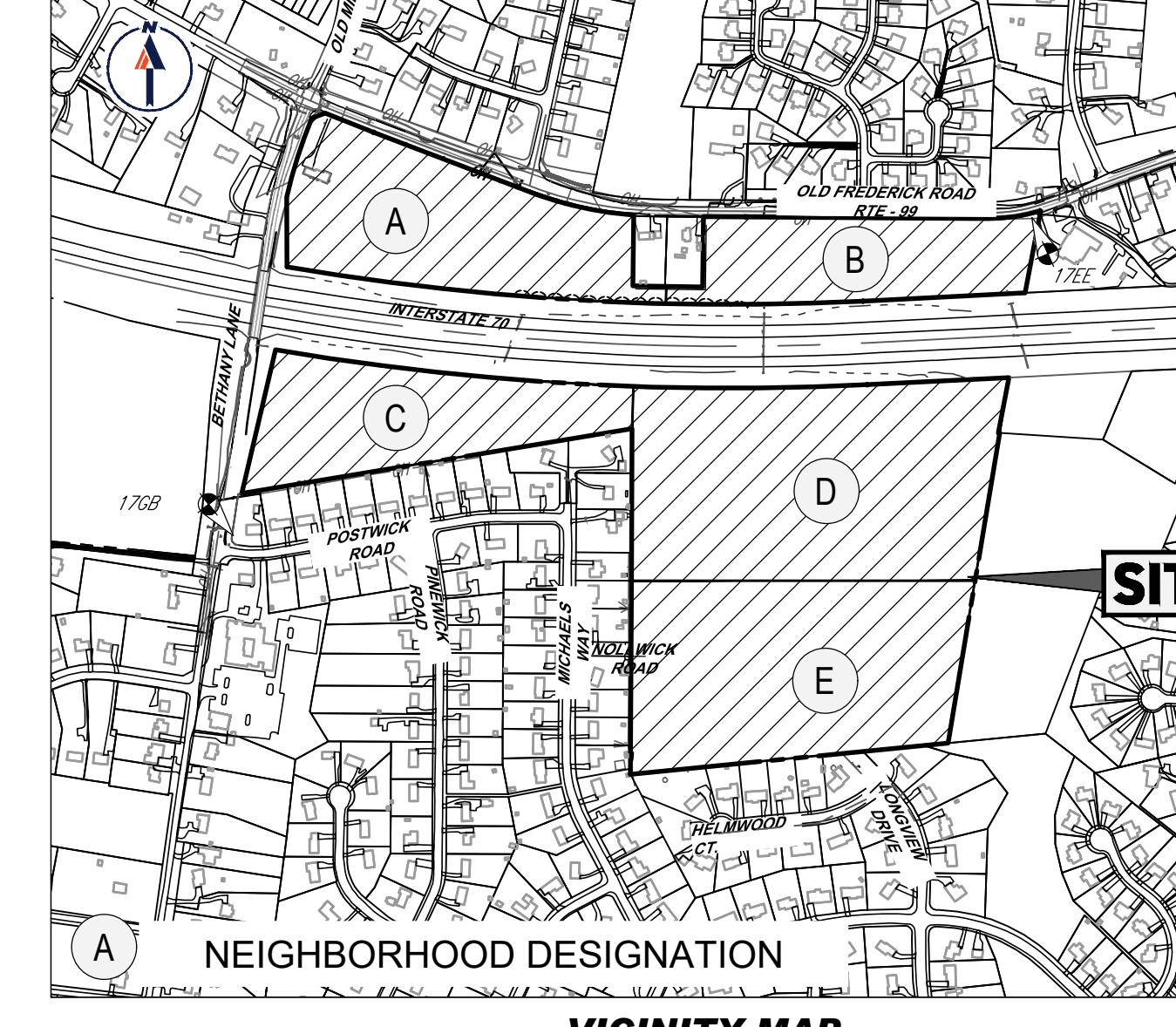
SHEET INDEX

GENERAL NOTES

- 1. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
2. THE PROPERTY BOUNDARY AND ON-SITE EXISTING TOPOGRAPHY IS BASED ON A BOUNDARY & TOPOGRAPHIC SURVEY BY BOHLER ENGINEERING...

LOT SIZE & DWELLING TYPE CHART

LOT SIZE & DWELLING TYPE CHART



- 1. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
2. THE PROPERTY BOUNDARY AND ON-SITE EXISTING TOPOGRAPHY IS BASED ON A BOUNDARY & TOPOGRAPHIC SURVEY BY BOHLER ENGINEERING...

UNIT & PARKING SCHEDULE TABLE

- 32. IN ACCORDANCE WITH SECTION 131.03.1 (A) 1 (6) OF THE ZONING REGULATIONS AT LEAST 10% OF THE DWELLINGS IN EACH R-20 DEVELOPMENT SHALL BE MODERATE INCOME HOUSING UNITS...
33. EXISTING STRUCTURE (HOUSE) ON PROPOSED LOT 165 TO REMAIN AL WITH OTHER STRUCTURES TO BE REMOVED PRIOR TO FINAL RECORDATION OF THE FINAL PLAT...

SITE ANALYSIS DATA / TABULATION

ROADWAY INFORMATION CHART

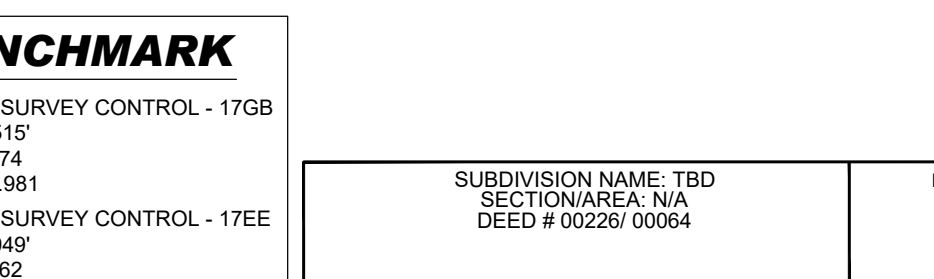
ESD SUMMARY TABLE

ROADWAY INFORMATION CHART

NECESSARY DISTURBANCE

- 1. THE PRIVATE ROAD DESIGN AND WIDTHS MUST COMPLY WITH DESIGN STANDARDS FOR PUBLIC ROADS AS REQUIRED BY THE GEORGIA MANUAL.
2. COMPLIANCE WITH THE SPECIFIC REQUIREMENTS FOR PRELIMINARY EARTHWORK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.

PREPARED BY BRANDON ROWE



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

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

REVISIONS

Table with columns: REV, DATE, COMMENT, DRAWN BY, CHECKED BY

811 Know what's below. Call before you dig. ALWAYS CALL 811

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MD152018 DRAWN BY: RLB CHECKED BY: TG DATE: 11/02/24 CAD: SDF-3

PRELIMINARY EQUIVALENT SKETCH PLAN

BETHANY GLEN - ARAH

LOTS 1 THRU 155 AND OPEN SPACE LOTS 155 THRU 168 9891 OLD FREDERICK ROAD - ROUTE 99 2ND ELECTION DISTRICT TAX MAP 17, GRID 15, PARCEL 34 HOWARD COUNTY, MARYLAND

BOHLER ENGINEERING 901 DULANEY VALLEY ROAD, SUITE 801 TOWSON, MARYLAND 21204 Phone: (410) 821-7900 Fax: (410) 821-7967 MD@BohlerEng.com

B.R. ROWE PROFESSIONAL ENGINEER License No. 40688, Expiration Date: 7/30/23

COVER SHEET SHEET NUMBER: 1 of 32

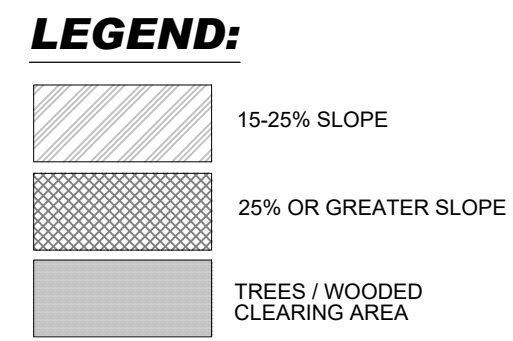
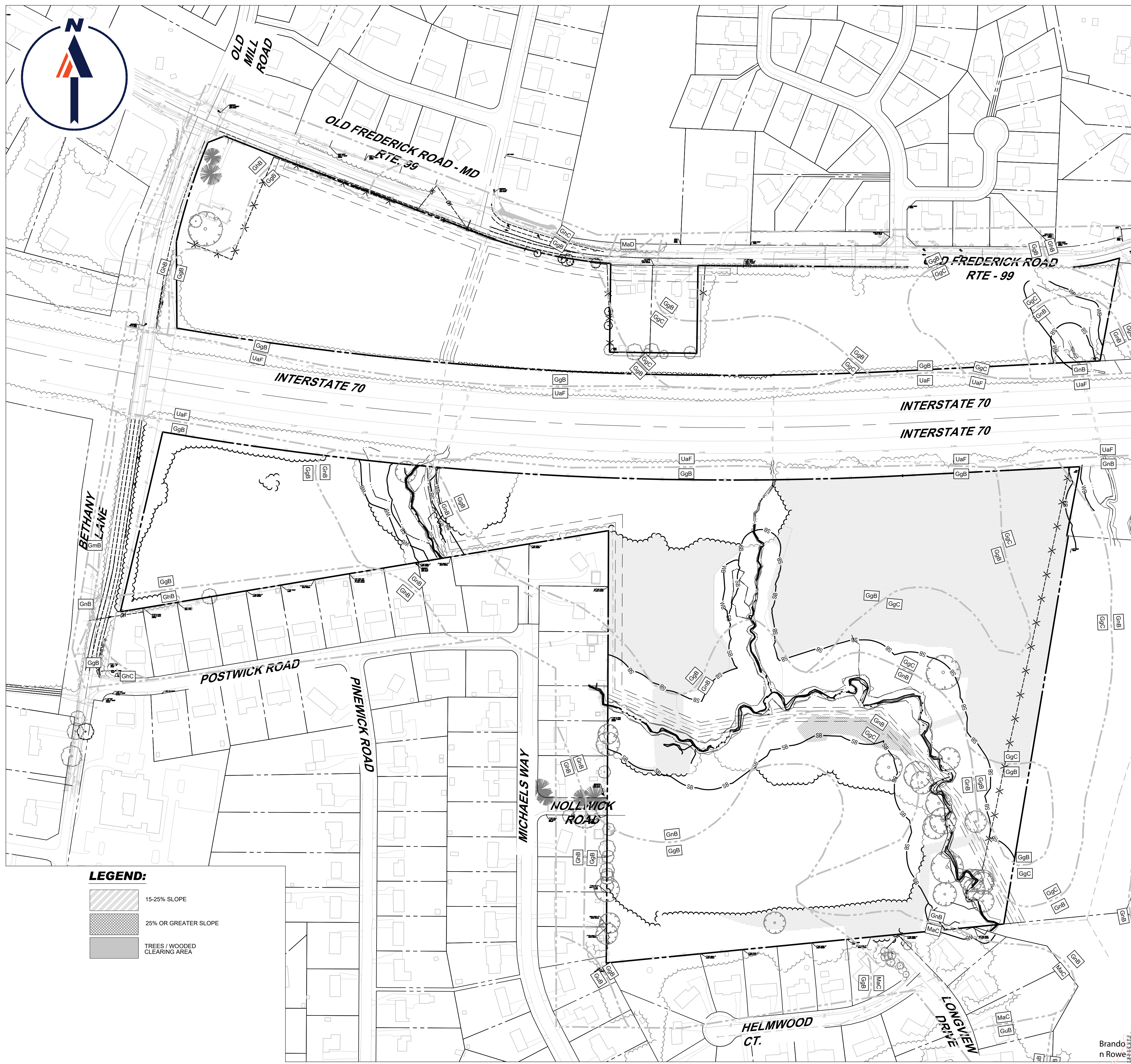
Nov 02, 2024

STANDARD DRAWING LEGEND

Table with 3 columns: LIMIT OF WORK, LIMIT OF DISTURBANCE, EXISTING NOTE, TYPICAL NOTE TEXT, PROPOSED NOTE. Includes symbols for utility poles, traffic lights, and various underground utilities.

STANDARD ABBREVIATIONS

Table with 2 columns: ABBREVIATION, DESCRIPTION. Lists terms like ACRES, ARCHITECTURAL, BLOCK, BASELINE, etc.



EXISTING CONDITIONS PLAN VIEW

SCALE: 1" = 150'

Owner and Developer information table. Includes name, address, phone, and fax for both the owner and developer.

Subdivision and Previous File information table. Includes subdivision name, deed number, and previous file details.

BOHLER logo and company information: SITE CIVIL AND CONSULTING ENGINEERING, PROGRAM MANAGEMENT, LANDSCAPE ARCHITECTURE, SUSTAINABLE DESIGN, PERMITTING SERVICES, TRANSPORTATION SERVICES.

REVISIONS table with columns: REV, DATE, COMMENT, DRAWN BY, CHECKED BY.

811 logo and text: Know what's below. Call before you dig. ALWAYS CALL 811. It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

Project information table: PROJECT No., DRAWN BY, CHECKED BY, DATE, CAD ID.

PRELIMINARY EQUIVALENT SKETCH PLAN FOR BETHANY GLEN - ARAH

LOTS 1 THRU 155 AND OPEN SPACE LOTS 155 THRU 168

9891 OLD FREDERICK ROAD - ROUTE 99 2ND ELECTION DISTRICT TAX MAP 17, GRID 15, PARCEL 34 HOWARD COUNTY, MARYLAND

BOHLER logo and address: 901 DULANEY VALLEY ROAD, SUITE 801 TOWSON, MARYLAND 21204

B.R. ROWE logo and professional engineer information: PROFESSIONAL ENGINEER, LICENSE NO. 40908, EXPIRATION DATE: 7/3/2023

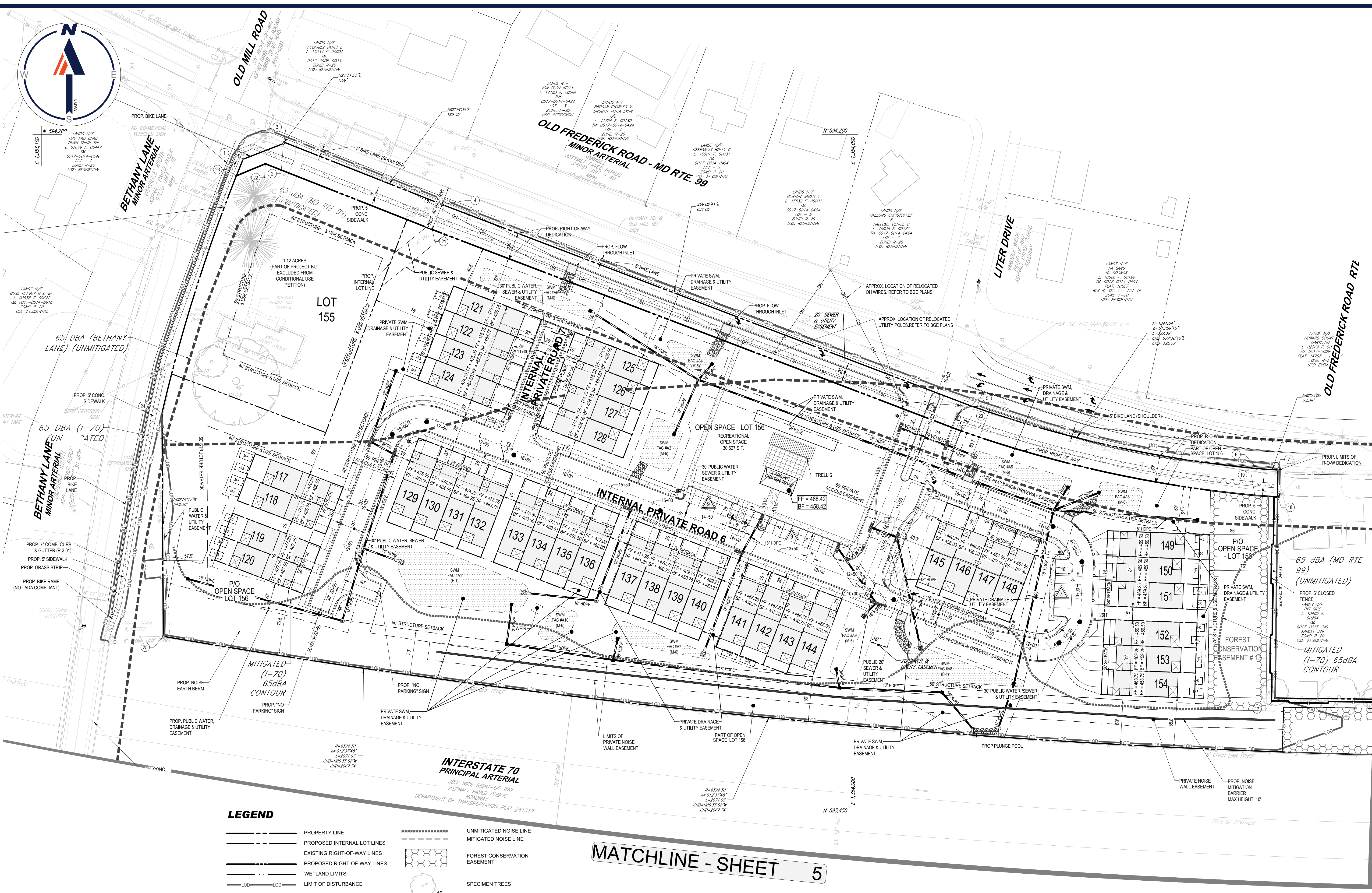
EXISTING CONDITIONS AND LEGEND

SHEET NUMBER: 2 of 32

SP-21-002

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY. Includes signature of Amy Stroman and date 11/17/2021.

Nov 02, 2021 H:\1500\1500\DRAWINGS\PLAN SETS\RESTRICTED\SPMD1500\AR\SPD3...LAYOUT_02 - EXISTING COND. - LEGENDS



LEGEND

	PROPERTY LINE		UNMITIGATED NOISE LINE
	PROPOSED INTERNAL LOT LINES		MITIGATED NOISE LINE
	EXISTING RIGHT-OF-WAY LINES		FOREST CONSERVATION EASEMENT
	PROPOSED RIGHT-OF-WAY LINES		SPECIMEN TREES
	WETLAND LIMITS		SPECIMEN TREE (TO BE REMOVED)
	LIMIT OF DISTURBANCE		25% SLOPE OR GREATER
	WETLAND BUFFER		SWM FACILITIES
	STREAM BUFFER		RIP-RAP
	EXISTING TREE LINE		FIRE HYDRANT
	PROPOSED TREE LINE		STREET LIGHT
	EXISTING FLOODPLAIN		PROPOSED BENCH
	PROPOSED FLOODPLAIN		
	WETLANDS		

MATCHLINE - SHEET 5

MATCHLINE - SHEET 4

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY

811
 Know what's below.
 Call before you dig.
 ALWAYS CALL 811
 It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	MD152018
DRAWN BY:	RLB
CHECKED BY:	TG
DATE:	11/02/21
CAD ID:	SSP-3

PRELIMINARY EQUIVALENT SKETCH PLAN
 FOR
BETHANY GLEN - ARAH
 LOTS 1 THRU 155 AND OPEN SPACE LOTS 155 THRU 168

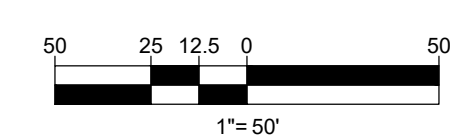
9891 OLD FREDERICK ROAD - ROUTE 99
 2ND ELECTION DISTRICT
 TAX MAP 17, GRID 15, PARCEL 34
 HOWARD COUNTY, MARYLAND

BOHLER
 901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21204
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

B.R. ROWE
 PROFESSIONAL ENGINEER
 11 BRANSON WAY, FREDERICK, MD 21704
 (410) 338-1111
 LICENSE NO. 40088, EXPIRATION DATE: 7/3/2023

OWNER:	THE ESTATE OF RUTH L. HARBIN H. MARK BOBOTEK, ESQ. P.O. BOX 66 ELLCOTT CITY, MD 21041 410-964-9700
DEVELOPER:	ELM STREET DEVELOPMENT 5074 DORSEY HALL ROAD, SUITE 205 ELLCOTT CITY, MD 21042 CONTACT: JASON VAN KIRK PHONE: (410) 720-3021
TAX MAP:	17 GRID: 15 ZONED: R-20 PARCEL: 34
2ND ELECTION DISTRICT:	HOWARD COUNTY, MARYLAND

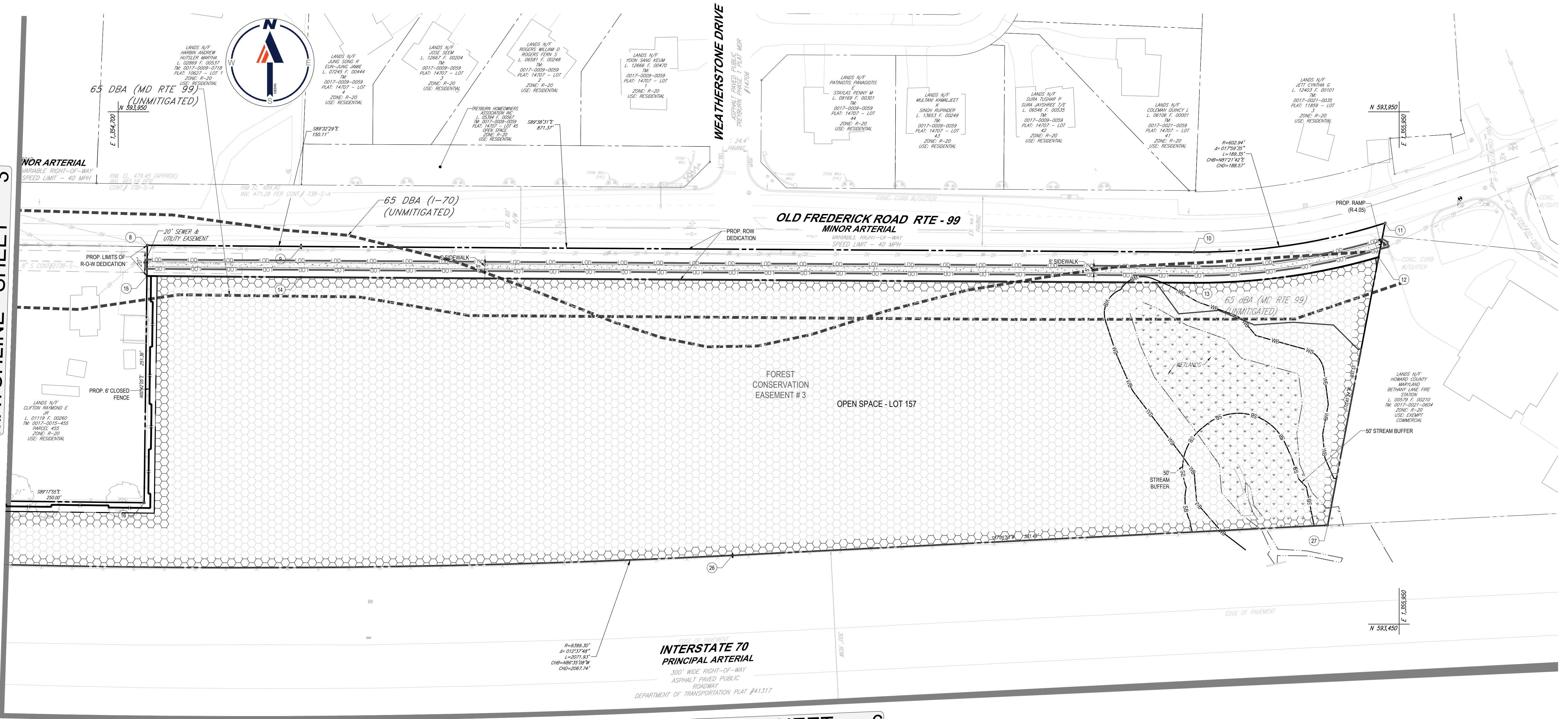
SUBDIVISION NAME: TBD SECTION/AREA: N/A DEED # 00226/00064	PREVIOUS FILE NO.: WP-21-127 ECP-19-041 BA-CASE NO 17-010C ECP-21-017, WP-21-064 SP-19-005
--	---



TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY
 Approved by: *Angy Simon*
 PLANNING DIRECTOR
 11/17/2021
 DATE

Brando n Rowe
PRELIMINARY SKETCH PLAN
NEIGHBORHOOD - A
 SHEET NUMBER:
3 of 32
 SP-21-002

MATCHLINE - SHEET 3



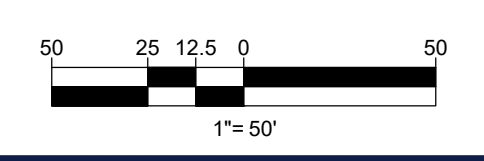
MATCHLINE - SHEET 6

- LEGEND**
- — — — — PROPERTY LINE
 - — — — — PROPOSED INTERNAL LOT LINES
 - — — — — EXISTING RIGHT-OF-WAY LINES
 - — — — — PROPOSED RIGHT-OF-WAY LINES
 - — — — — WETLAND LIMITS
 - — — — — LIMIT OF DISTURBANCE
 - — — — — WETLAND BUFFER
 - — — — — STREAM BUFFER
 - — — — — EXISTING TREE LINE
 - — — — — PROPOSED TREE LINE
 - — — — — EXISTING FLOODPLAIN
 - — — — — PROPOSED FLOODPLAIN
 - — — — — WETLANDS
 - — — — — FIRE HYDRANT
 - — — — — STREET LIGHT
 - — — — — PROPOSED BENCH
 - — — — — UNMITIGATED NOISE LINE
 - — — — — MITIGATED NOISE LINE
 - — — — — FOREST CONSERVATION EASEMENT
 - — — — — SPECIMEN TREES
 - — — — — SPECIMEN TREE (TO BE REMOVED)
 - — — — — 25% SLOPE OR GREATER

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

DocuSigned by:
 Amy Groman
 PLANNING DIRECTOR

11/17/2021
 DATE



SUBDIVISION NAME: TBD
 SECTION/AREA: N/A
 DEED # 00226/ 00064

PREVIOUS FILE NO.:
 WP-21-127
 ECP-19-041
 BA-CASE NO 17-018C
 ECP-21-017, WP-21-064
 SP-19-005

OWNER: THE ESTATE OF RUTH L. HARBIN
 H. MARK BOBOTEK, ESQ.
 P.O. BOX 66
 ELLICOTT CITY, MD 21041
 410-964-9700

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

TAX MAP: 17 GRID: 15 ZONED: R-20
 PARCEL: 34

2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SHEET TITLE:
PRELIMINARY SKETCH PLAN
NEIGHBORHOOD - B

SHEET NUMBER:
4 of 32

SP-21-002

REVISIONS

REV	DATE	COMMENT	DRAWN BY

811
 Know what's below.
 Call before you dig.
 ALWAYS CALL 811
 It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MD152018
 DRAWN BY: RLB
 CHECKED BY: TG
 DATE: 11/02/21
 CAD ID: SSP-3

PROJECT:
PRELIMINARY EQUIVALENT SKETCH PLAN
 FOR
BETHANY GLEN - ARAH
 LOTS 1 THRU 155 AND OPEN SPACE LOTS 155 THRU 168

9891 OLD FREDERICK ROAD - ROUTE 99
 2ND ELECTION DISTRICT
 TAX MAP 17, GRID 15, PARCEL 34
 HOWARD COUNTY, MARYLAND

BOHLER

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

B.R. ROWE
 PROFESSIONAL ENGINEER
 5074 DORSEY HALL ROAD, SUITE 205
 ELLICOTT CITY, MD 21042
 CONTACT: JASON VAN KIRK
 PHONE: (410) 720-3021
 LICENSE NO. 40088, EXPIRATION DATE: 7/3/2023

Brando n Rowe
 PROFESSIONAL ENGINEER
 5074 DORSEY HALL ROAD, SUITE 205
 ELLICOTT CITY, MD 21042
 CONTACT: JASON VAN KIRK
 PHONE: (410) 720-3021
 LICENSE NO. 40088, EXPIRATION DATE: 7/3/2023

BOHLER

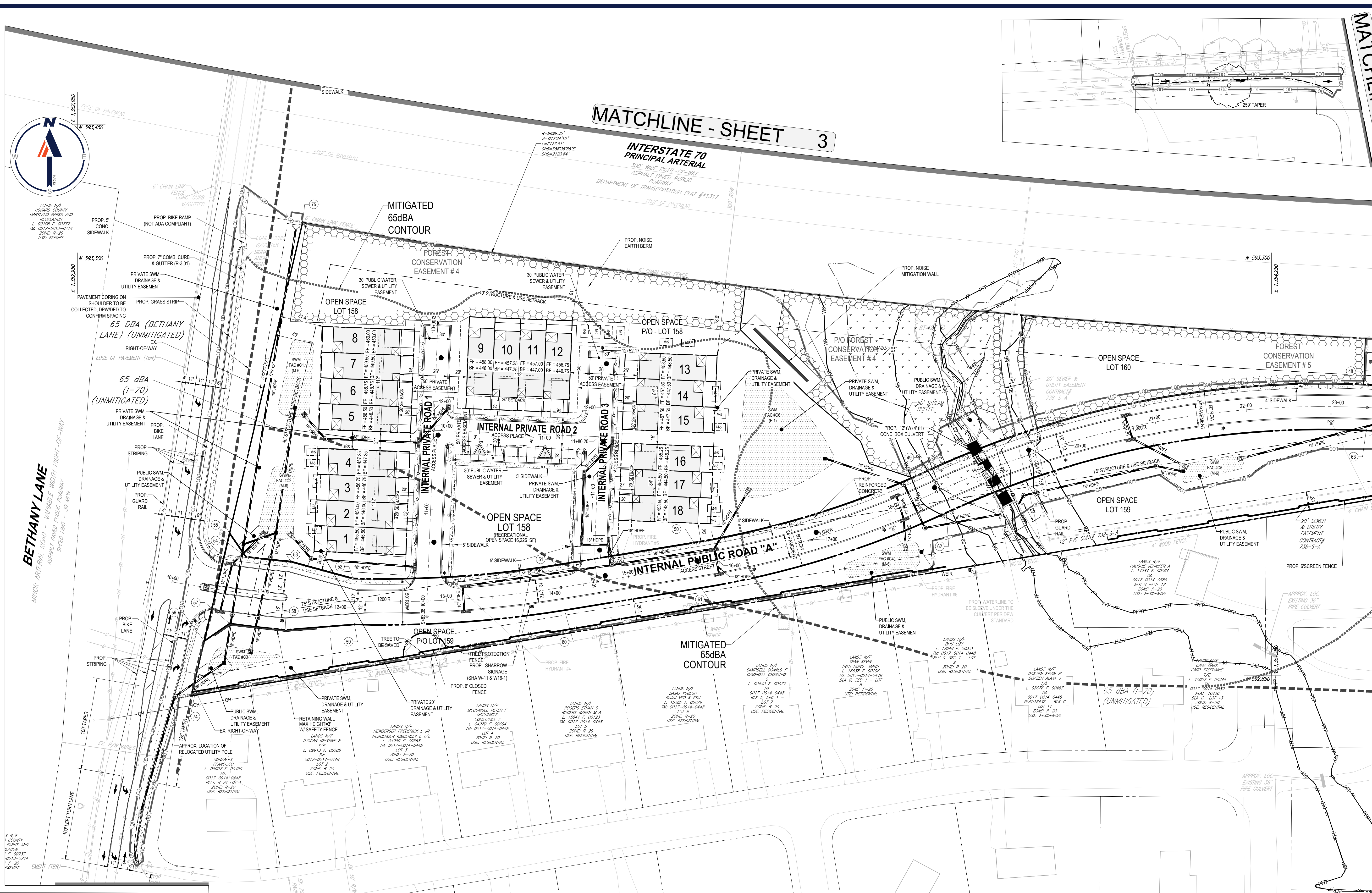
SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

THE INFORMATION CONTAINED ON THIS DRAWING IS THE PROPERTY OF BOHLER ENGINEERING AND CONSULTING SERVICES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING AND CONSULTING SERVICES, INC. IS STRICTLY PROHIBITED.



MATCHLINE - SHEET 3

MATCHLINE THIS SHEET



MATCHLINE - SHEET 6

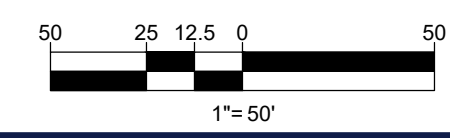
MATCHLINE THIS SHEET

LEGEND

- PROPERTY LINE
- PROPOSED INTERNAL LOT LINES
- EXISTING RIGHT-OF-WAY LINES
- PROPOSED RIGHT-OF-WAY LINES
- WETLAND LIMITS
- LIMIT OF DISTURBANCE
- WETLAND BUFFER
- STREAM BUFFER
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING FLOODPLAIN
- PROPOSED FLOODPLAIN
- WETLANDS
- FIRE HYDRANT
- STREET LIGHT
- PROPOSED BENCH
- UNMITIGATED NOISE LINE
- MITIGATED NOISE LINE
- FOREST CONSERVATION EASEMENT
- SPECIMEN TREES
- SPECIMEN TREE (TO BE REMOVED)
- 25% SLOPE OR GREATER
- RIP-RAP
- SWM FACILITIES

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

11/17/2021
 DATE



SUBDIVISION NAME: TBD
 SECTION/AREA: N/A
 DEED # 00226/00064

PREVIOUS FILE NO.:
 WP-21-127
 ECP-19-041
 BA-CASE NO. 17-018C
 ECP-21-017, WP-21-064
 SP-19-005

OWNER: THE ESTATE OF RUTH L. HARBIN
 H. MARK BOBOTEK, ESQ.
 P.O. BOX 66
 ELLICOTT CITY, MD 21041
 410-964-9700

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

TAX MAP: 17 GRID: 15 ZONED: R-20
 PARCEL: 34

2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

BOHLER

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

REVISIONS			
REV	DATE	COMMENT	DRAWN BY

811

Know what's below.
 Call before you dig.
 ALWAYS CALL 811
 It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MD152018
 DRAWN BY: RLB
 CHECKED BY: TG
 DATE: 11/02/21
 CAD ID: SSP-3

PRELIMINARY EQUIVALENT SKETCH PLAN

FOR

BETHANY GLEN - ARAH

LOTS 1 THRU 155 AND OPEN SPACE LOTS 155 THRU 168

9891 OLD FREDERICK ROAD - ROUTE 99
 2ND ELECTION DISTRICT
 TAX MAP 17, GRID 15, PARCEL 34
 HOWARD COUNTY, MARYLAND

BOHLER

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

B.R. ROWE

PROFESSIONAL ENGINEER
 LICENSE NO. 40688, EXPIRATION DATE: 7/3/2023

PRELIMINARY SKETCH PLAN

NEIGHBORHOOD - C

SHEET NUMBER:
5 of 32

SP-21-002

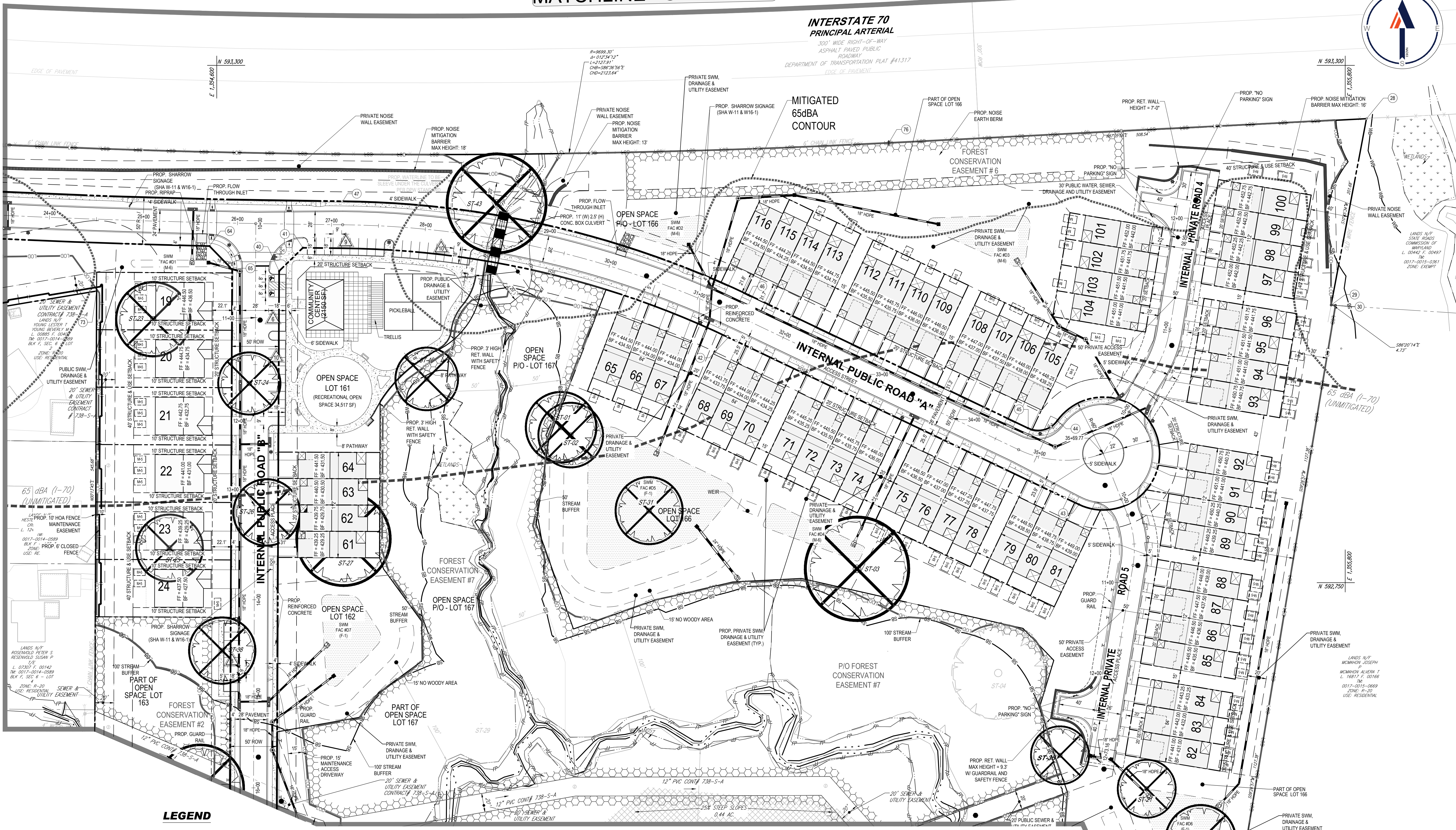
MATCHLINE - SHEET 4

INTERSTATE 70
PRINCIPAL ARTERIAL

30' WIDE RIGHT-OF-WAY
ASPHALT PAVED PUBLIC
ROADWAY
DEPARTMENT OF TRANSPORTATION PLAN #1317
EDGE OF PAVEMENT



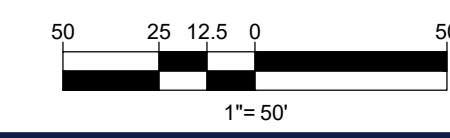
MATCHLINE - SHEET 5



MATCHLINE - SHEET 7

LEGEND

- PROPERTY LINE
- PROPOSED INTERNAL LOT LINES
- EXISTING RIGHT-OF-WAY LINES
- PROPOSED RIGHT-OF-WAY LINES
- WETLAND LIMITS
- LIMIT OF DISTURBANCE
- WETLAND BUFFER
- STREAM BUFFER
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING FLOODPLAIN
- PROPOSED FLOODPLAIN
- WETLANDS
- FIRE HYDRANT
- STREET LIGHT
- PROPOSED BENCH
- UNMITIGATED NOISE LINE
- MITIGATED NOISE LINE
- FOREST CONSERVATION EASEMENT
- SPECIMEN TREES
- SPECIMEN TREE (TO BE REMOVED)
- 25% SLOPE OR GREATER
- SWM FACILITIES
- RIP-RAP



SUBDIVISION NAME: TBD
SECTION/AREA: N/A
DEED # 00226/ 00064

PREVIOUS FILE NO.:
WP-21-127
ECP-19-041
BA-CASE NO 17-018C
ECP-21-017, WP-21-064
SP-19-005

OWNER: THE ESTATE OF RUTH L. HARBIN
H. MARK BOBOTEK, ESQ.
P.O. BOX 66
ELLCOTT CITY, MD 21041
410-964-9700

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

TAX MAP: 17 GRID: 15 ZONED: R-20
PARCEL: 34
2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

BOHLER

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY

811

Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MD152018
DRAWN BY: RLB
CHECKED BY: TG
DATE: 11/02/21
CAD ID: SSP-3

PRELIMINARY EQUIVALENT SKETCH PLAN

FOR

BETHANY GLEN - ARAH

LOTS 1 THRU 155 AND OPEN SPACE LOTS 155 THRU 168

9891 OLD FREDERICK ROAD - ROUTE 99
2ND ELECTION DISTRICT
TAX MAP 17, GRID 15, PARCEL 34
HOWARD COUNTY, MARYLAND

BOHLER

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

B.R. ROWE

PROFESSIONAL ENGINEER
LICENSE NO. 40898, EXPIRATION DATE: 7/3/2023

PRELIMINARY SKETCH PLAN

NEIGHBORHOOD - D

SHEET NUMBER:
6 of 32

SP-21-002

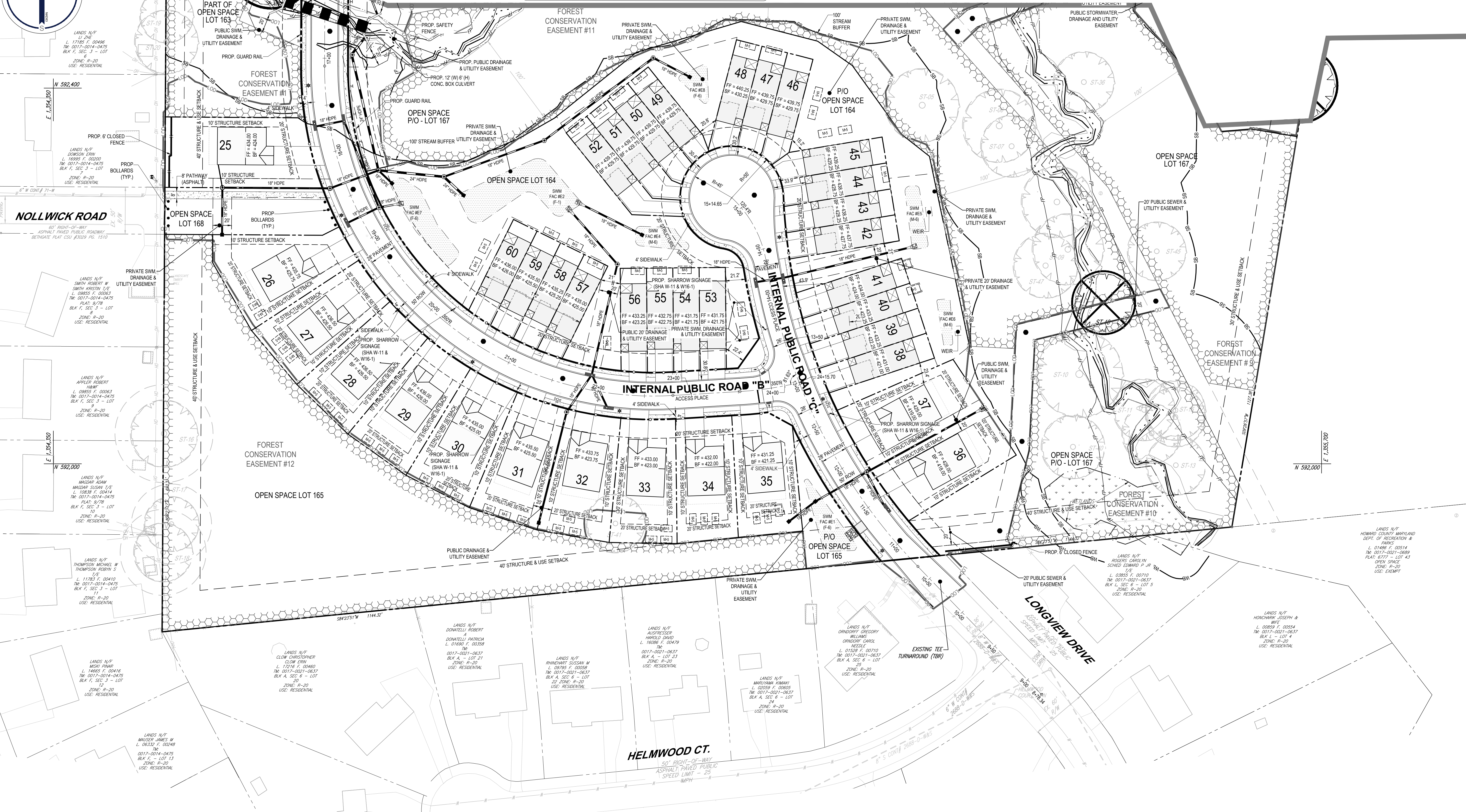
TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

11/17/2021

PLANNING DIRECTOR

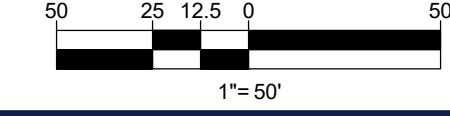


MATCHLINE - SHEET 6



LEGEND

- P — P — PROPERTY LINE
- - - - - PROPOSED INTERNAL LOT LINES
- - - - - EXISTING RIGHT-OF-WAY LINES
- - - - - PROPOSED RIGHT-OF-WAY LINES
- WETLAND LIMITS
- LOD — LOD — LIMIT OF DISTURBANCE
- WB — WB — WETLAND BUFFER
- SB — SB — STREAM BUFFER
- — — — — EXISTING TREE LINE
- - - - - PROPOSED TREE LINE
- FP — FP — EXISTING FLOODPLAIN
- - - - - PROPOSED FLOODPLAIN
- WETLANDS
- — — — — FIRE HYDRANT
- * — STREET LIGHT
- — — — — PROPOSED BENCH
- — — — — UNMITIGATED NOISE LINE
- — — — — MITIGATED NOISE LINE
- FOREST CONSERVATION EASEMENT
- 45 SPECIMEN TREES
- SPECIMEN TREE (TO BE REMOVED)
- 25% SLOPE OR GREATER
- SWM FACILITIES
- RIP-RAP



SUBDIVISION NAME: TBD
SECTION/AREA: N/A
DEED # 00226/00064

PREVIOUS FILE NO.:
WP-21-127
ECP-19-041
BA-CASE NO 17-018C
ECP-21-017, WP-21-064
SP-19-005

OWNER: THE ESTATE OF RUTH L. HARBIN
H. MARK BOBOTEK, ESQ.
P.O. BOX 66
ELLCOTT CITY, MD 21041
410-964-9700

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

TAX MAP: 17 GRID: 15 ZONED: R-20
PARCEL: 34

2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

REVISIONS

REV	DATE	COMMENT	DRAWN BY



ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT NO.: MD152018
DRAWN BY: RLB
CHECKED BY: TG
DATE: 11/02/21
CAD ID: SSP-3

PRELIMINARY EQUIVALENT SKETCH PLAN

BETHANY GLEN - ARAH

LOTS 1 THRU 155 AND OPEN SPACE LOTS 155 THRU 168

9891 OLD FREDERICK ROAD - ROUTE 99
2ND ELECTION DISTRICT
TAX MAP 17, GRID 15, PARCEL 34
HOWARD COUNTY, MARYLAND

BOHLER

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

B.R. ROWE

PROFESSIONAL ENGINEER
5074 DORSEY HALL ROAD, SUITE 205
ELLCOTT CITY, MD 21042
PHONE: (410) 720-3021
LICENSE NO. 40088, EXPIRATION DATE: 7/3/2023

SHEET TITLE:

PRELIMINARY SKETCH PLAN NEIGHBORHOOD - E

SHEET NUMBER:

7 of 32

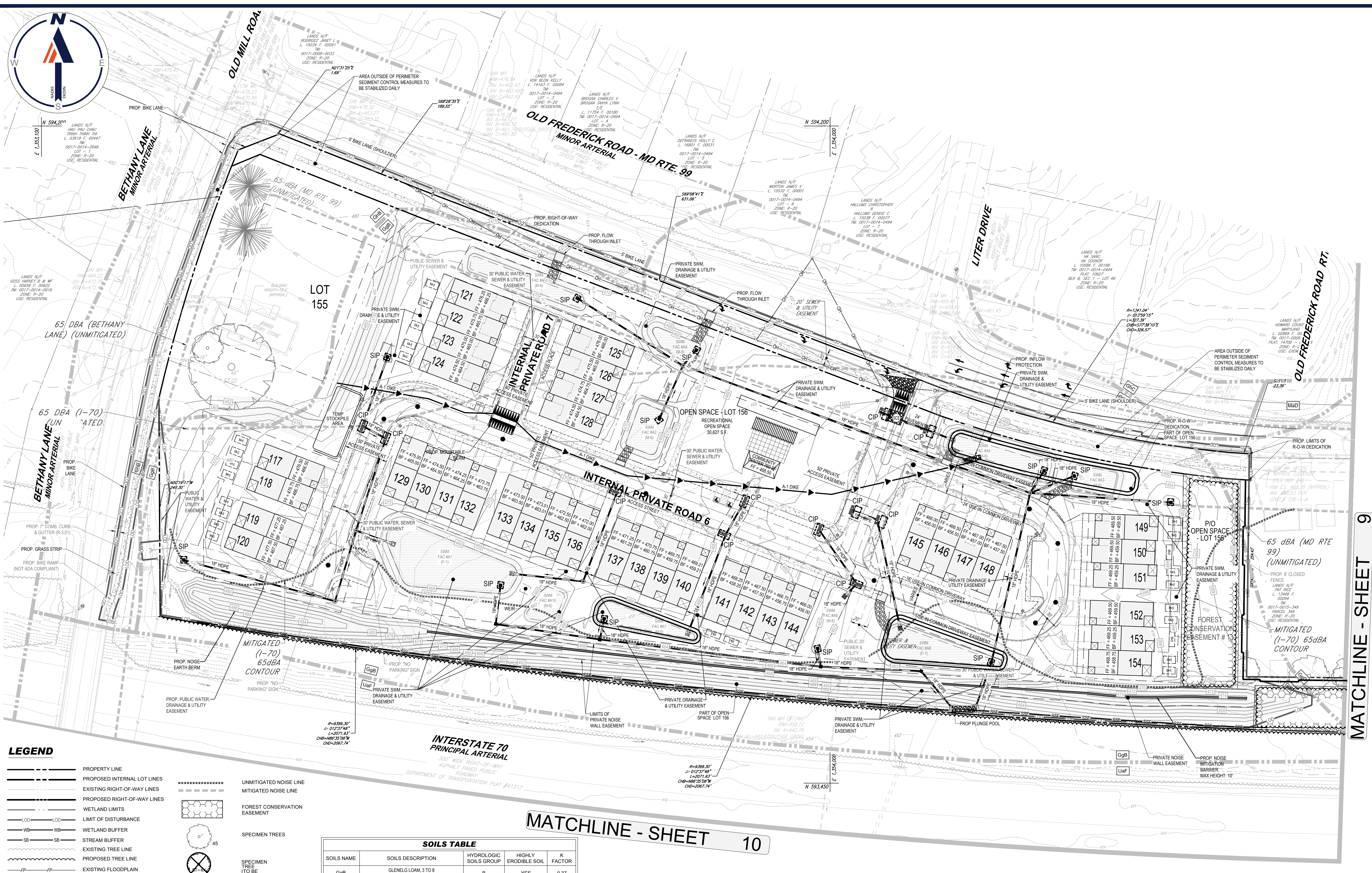
SP-21-002

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

DocuSigned by:
Amy Groman
PLANNING DIRECTOR

11/17/2021
DATE

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



LEGEND

	PROPERTY LINE		UNMITIGATED NOISE LINE
	PROPOSED INTERNAL LOT LINES		MITIGATED NOISE LINE
	EXISTING RIGHT-OF-WAY LINES		FOREST CONSERVATION EASEMENT
	PROPOSED RIGHT-OF-WAY LINES		SPECIMEN TREES
	WETLAND LIMITS		SPECIMEN TREE (TO BE REMOVED)
	LIMIT OF DISTURBANCE		25% SLOPE OR GREATER
	WETLAND BUFFER		SOILS STABILIZATION MATTING
	STREAM BUFFER		SWM FACILITIES
	EXISTING TREE LINE		
	PROPOSED TREE LINE		
	EXISTING FLOODPLAIN		
	PROPOSED FLOODPLAIN		
	WETLANDS		
	FIRE HYDRANT		
	STREET LIGHT		
	PROPOSED BENCH		

SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL	K FACTOR
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	YES	0.37
GgC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B	YES	0.43
GhB	GLENELG-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	YES	0.43
GhC	GLENELG-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES	B	YES	0.43
GnB	GLENVILLE-BAILE SILT LOAMS, 0 TO 8 PERCENT SLOPES	C	YES	0.49
GnB	GLENVILLE-URBAN LAND-UDORTMENTS COMPLEX, 0 TO 8 PERCENT SLOPES	C	YES	0.49
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	NO	0.32
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	NO	0.32
UaF	UDORTMENTS, HIGHWAY, 0 TO 65 PERCENT SLOPES	N/A	-	-

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
11/17/2021

GRADING NOTES:

1. CONSTRUCTION WILL BE PHASED SUCH THAT NO MORE THAN 20AC OF LAND WILL BE DISTURBED AT ONE TIME. PHASING DESIGN TO BE PROVIDED ON FINAL PLANS

SUBDIVISION NAME: TBD
SECTION/AREA: N/A
DEED # 00226/ 00064

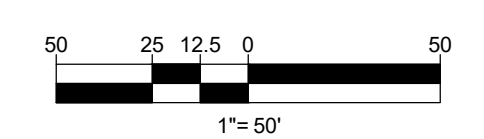
PREVIOUS FILE NO.:
WP-21-127
ECP-19-041
BA-CASE NO. 17-018C
ECP-21-017, WP-21-064
SP-19-005

OWNER: THE ESTATE OF RUTH L. HARBIN
H. MARK BOBOTEK, ESQ.
P.O. BOX 66
ELLCOTT CITY, MD 21041
410-964-9700

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

TAX MAP: 17 GRID: 15 ZONED: R-20
PARCEL: 34

2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND



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

REVISIONS

REV	DATE	COMMENT	DRAWN BY

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MD152018
DRAWN BY: RLB
DATE: 11/02/21
CHECKED BY: TG
GDP-3

PROJECT:
PRELIMINARY EQUIVALENT SKETCH PLAN
FOR
BETHANY GLEN - ARAH
LOTS 1 THRU 155 AND OPEN SPACE LOTS 155 THRU 168

9891 OLD FREDERICK ROAD - ROUTE 99
2ND ELECTION DISTRICT
TAX MAP 17, GRID 15, PARCEL 34
HOWARD COUNTY, MARYLAND

BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
5074 DORSEY HALL ROAD, SUITE 205
ELLCOTT CITY, MD 21042
CONTACT: JASON VAN KIRK
PHONE: (410) 720-3021
LICENSE NO. 40088, EXPIRATION DATE: 7/3/2023

SHEET TITLE:
PRELIMINARY GRADING, EROSION & SEDIMENT CONTROL PLAN NEIGHBORHOOD - A
SHEET NUMBER:
8 of 32
SP-21-002

MATCHLINE - SHEET 9

MATCHLINE - SHEET 10



MATCHLINE - SHEET 8

MATCHLINE - SHEET 11

LEGEND

- PROPERTY LINE
- PROPOSED INTERNAL LOT LINES
- LIMIT OF DISTURBANCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- FOREST CONSERVATION EASEMENT
- UNMITIGATED NOISE LINE
- MITIGATED NOISE LINE

SOILS TABLE				
SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL	K FACTOR
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	YES	0.37
GgC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B	YES	0.43
GhB	GLENELG-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	YES	0.43
GhC	GLENELG-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES	B	YES	0.43
GnB	GLENVILLE-BAILE SILT LOAMS, 0 TO 8 PERCENT SLOPES	C	YES	0.49
GuB	GLENVILLE-URBAN LAND-UDORTHERENTS COMPLEX, 0 TO 8 PERCENT SLOPES	C	YES	0.49
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	NO	0.32
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	NO	0.32
UaF	UDORTHERENTS, HIGHWAY, 0 TO 65 PERCENT SLOPES	N/A	-	-

GRADING NOTES:

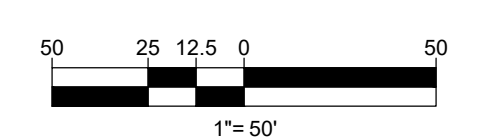
1. CONSTRUCTION WILL BE PHASED SUCH THAT NO MORE THAN 20AC OF LAND WILL BE DISTURBED AT ONE TIME. PHASING DESIGN TO BE PROVIDED ON FINAL PLANS.

OWNER:		THE ESTATE OF RUTH L. HARBIN H. MARK BOBOTEK, ESQ. P.O. BOX 66 ELLCOTT CITY, MD 21041 410-964-9700	
DEVELOPER:		ELM STREET DEVELOPMENT 5074 DORSEY HALL ROAD, SUITE 205 ELLCOTT CITY, MD 21042 CONTACT: JASON VAN KIRK PHONE: (410) 720-3021	
TAX MAP: 17	GRID: 15	ZONED: R-20	PARCEL: 34
2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND			

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

DocuSigned by:
Angy Groman
PLANNING DIRECTOR

11/17/2021
DATE



SUBDIVISION NAME: TBD
SECTION/AREA: N/A
DEED # 00226/00064

PREVIOUS FILE NO.:
WP-21-127
ECP-19-041
BA-CASE NO. 17-018C
ECP-21-017, WP-21-064
SP-19-005

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT NO.: MD152018
DRAWN BY: RLB
CHECKED BY: TG
DATE: 11/02/21
CAD ID: GDP-3

PROJECT:
PRELIMINARY EQUIVALENT SKETCH PLAN
FOR
BETHANY GLEN - ARAH
LOTS 1 THRU 155 AND OPEN SPACE LOTS 155 THRU 168

9891 OLD FREDERICK ROAD - ROUTE 99
2ND ELECTION DISTRICT
TAX MAP 17, GRID 15, PARCEL 34
HOWARD COUNTY, MARYLAND

BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
5074 DORSEY HALL ROAD, SUITE 205
ELLCOTT CITY, MD 21042
CONTACT: JASON VAN KIRK
PHONE: (410) 720-3021
LICENSE NO. 40808, EXPIRATION DATE: 7/3/2023

SHEET TITLE:
PRELIMINARY GRADING, EROSION & SEDIMENT CONTROL PLAN NEIGHBORHOOD - B

SHEET NUMBER:
9 of 32

SP-21-002

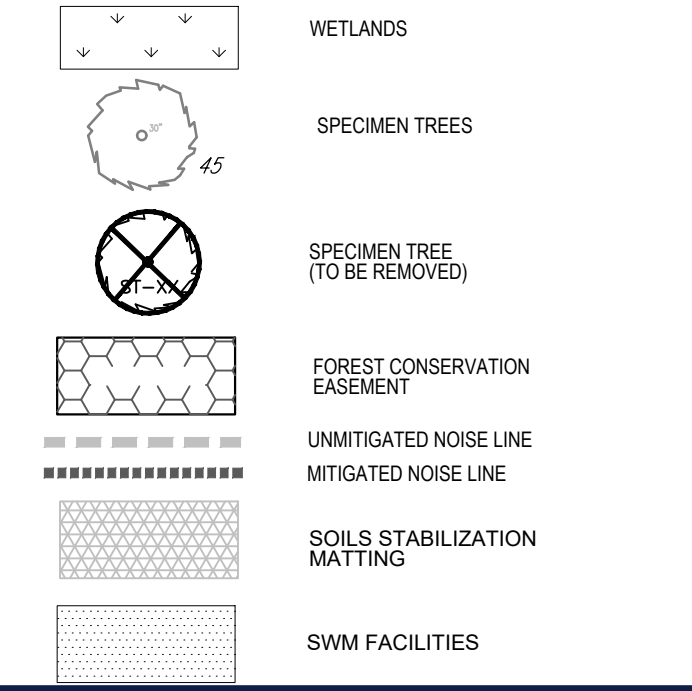
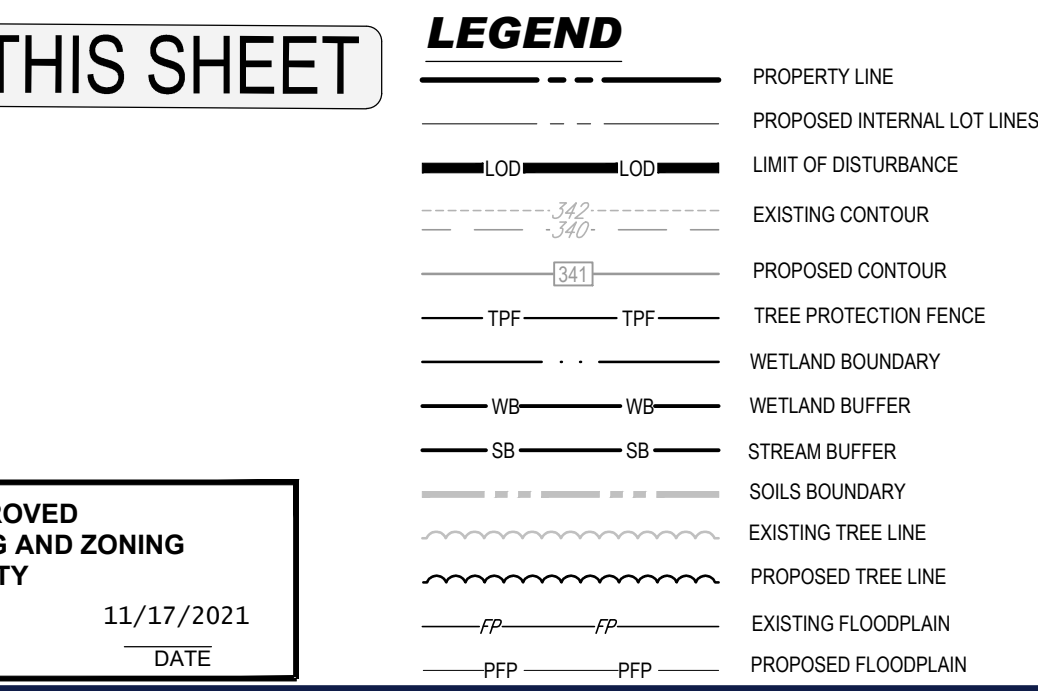
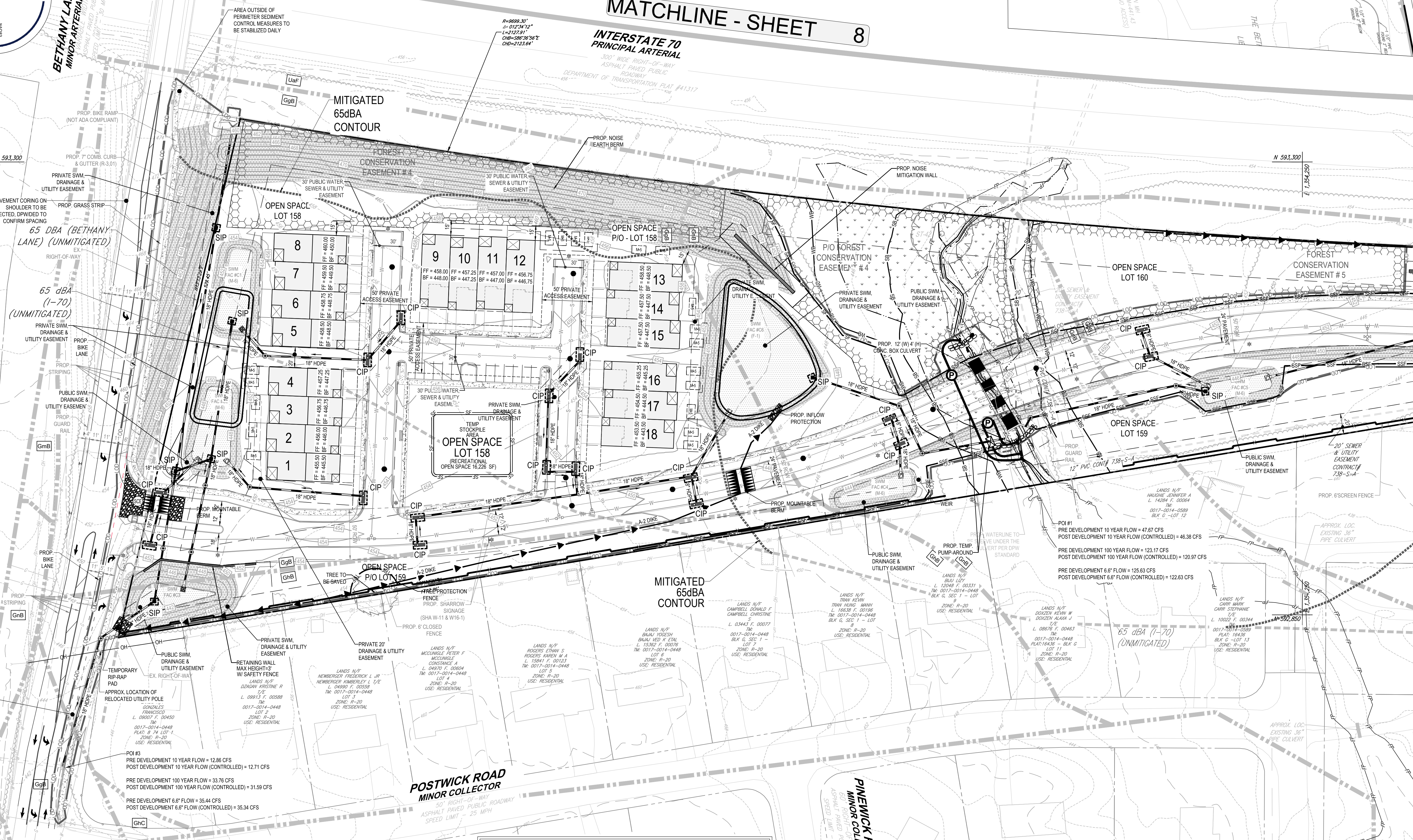


BETHANY LANE
MINOR ARTERIAL

MATCHLINE - SHEET 8

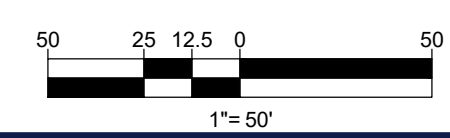
MATCHLINE THIS SHEET

MATCHLINE - SHEET 11



SOILS TABLE with columns: SOILS NAME, SOILS DESCRIPTION, HYDROLOGIC SOILS GROUP, HIGHLY ERODIBLE SOIL, K FACTOR

GRADING NOTES: 1. CONSTRUCTION WILL BE PHASED SUCH THAT NO MORE THAN 20AC OF LAND WILL BE DISTURBED AT ONE TIME...



Owner, Developer, and Tax Map information table.

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY DATE 11/17/2021

BOHLER logo and company services: SITE CIVIL AND CONSULTING ENGINEERING, PROGRAM MANAGEMENT, LANDSCAPE ARCHITECTURE, SUSTAINABLE DESIGN, PERMITTING SERVICES, TRANSPORTATION SERVICES.

REVISIONS table with columns: REV, DATE, COMMENT, DRAWN BY, CHECKED BY.

811 logo and text: Know what's below. Call before you dig. ALWAYS CALL 811. It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MD152018
DRAWN BY: RLB
CHECKED BY: TG
DATE: 11/02/21
GDP-3

PRELIMINARY EQUIVALENT SKETCH PLAN FOR

BETHANY GLEN - ARAH
LOTS 1 THRU 155 AND OPEN SPACE LOTS 155 THRU 168

9891 OLD FREDERICK ROAD - ROUTE 99
2ND ELECTION DISTRICT
TAX MAP 17, GRID 15, PARCEL 34
HOWARD COUNTY, MARYLAND

BOHLER logo and address: 901 DULANEY VALLEY ROAD, SUITE 801 TOWSON, MARYLAND 21204

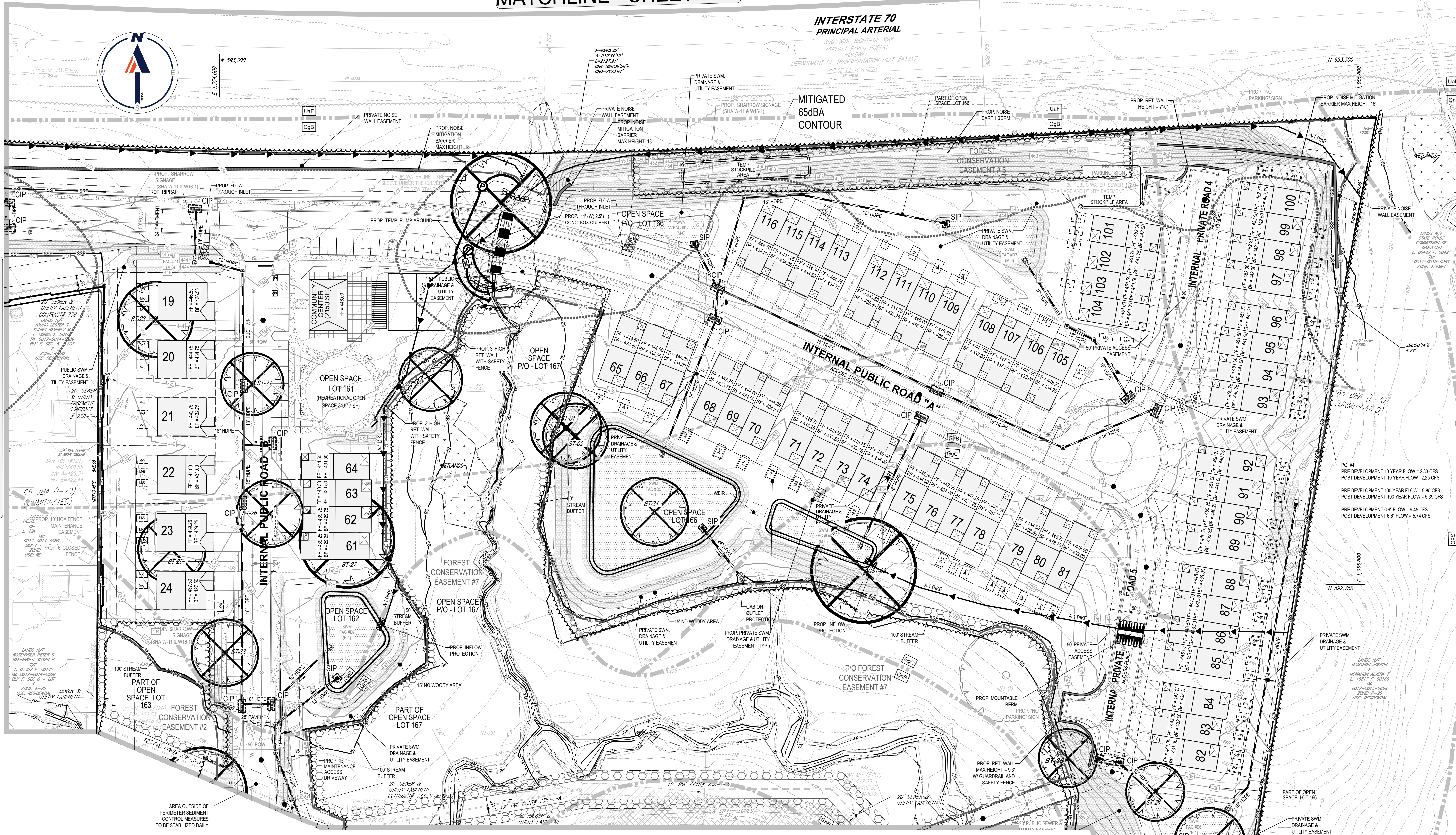
B.R. ROWE logo and professional engineer information.

PRELIMINARY GRADING, EROSION & SEDIMENT CONTROL PLAN NEIGHBORHOOD - C

10 of 32
SP-21-002

MATCHLINE - SHEET 9

MATCHLINE - SHEET 10



INTERSTATE 70
PRINCIPAL ARTERIAL

MITIGATED
65dBA
CONTOUR



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

DocuSigned by:
Amy Strawn
PLANNING DIRECTOR

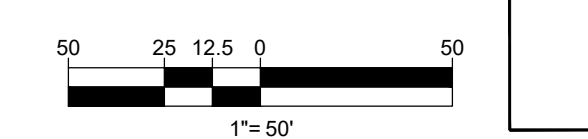
11/17/2021
DATE

SOILS TABLE				
SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL	K FACTOR
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	YES	0.37
GgC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B	YES	0.43
GhB	GLENELG-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	YES	0.43
GhC	GLENELG-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES	B	YES	0.43
GnB	GLENNVILLE-RAIL SILT LOAMS, 0 TO 8 PERCENT SLOPES	C	YES	0.49
GnB	GLENNVILLE-URBAN LAND-UDORHENTS COMPLEX, 0 TO 8 PERCENT SLOPES	C	YES	0.49
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	NO	0.32
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	NO	0.32
UaF	UDORHENTS, HIGHWAY, 0 TO 65 PERCENT SLOPES	N/A	-	-

LEGEND	
	PROPERTY LINE
	PROPOSED INTERNAL LOT LINES
	LIMIT OF DISTURBANCE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	TREE PROTECTION FENCE
	WETLAND BOUNDARY
	WETLAND BUFFER
	STREAM BUFFER
	SOILS BOUNDARY
	EXISTING TREE LINE
	PROPOSED TREE LINE
	EXISTING FLOODPLAIN
	PROPOSED FLOODPLAIN
	WETLANDS
	SPECIMEN TREES
	SPECIMEN TREE (TO BE REMOVED)
	FOREST CONSERVATION EASEMENT
	UNMITIGATED NOISE LINE
	MITIGATED NOISE LINE
	25% SLOPE OR GREATER
	SOILS STABILIZATION MATTING
	SWM FACILITIES

GRADING NOTES:

1. CONSTRUCTION WILL BE PHASED SUCH THAT NO MORE THAN 20AC OF LAND WILL BE DISTURBED AT ONE TIME. PHASING DESIGN TO BE PROVIDED ON FINAL PLANS



MATCHLINE - SHEET 12

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT NO.: MD152018
DRAWN BY: RLB
CHECKED BY: TG
DATE: 11/02/21
CAD ID: GGP-3

PRELIMINARY EQUIVALENT SKETCH PLAN

FOR

BETHANY GLEN - ARAH

LOTS 1 THRU 155 AND OPEN SPACE LOTS 155 THRU 168

9891 OLD FREDERICK ROAD - ROUTE 99
2ND ELECTION DISTRICT
TAX MAP 17, GRID 15, PARCEL 34
HOWARD COUNTY, MARYLAND

BOHLER

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

B.R. ROWE

PROFESSIONAL ENGINEER
P. O. BOX 66
ELLCOTT CITY, MD 21041
410-964-9700

I BRANSON, I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR SUPERVISED BY ME, AND THAT I AM A duly Licensed Professional Engineer under the laws of the State of Maryland, LICENSE NO. 40808, EXPIRATION DATE: 7/30/23

SHEET TITLE:
PRELIMINARY GRADING, EROSION & SEDIMENT CONTROL PLAN NEIGHBORHOOD - D

SHEET NUMBER:
11 of 32

SP-21-002

OWNER: THE ESTATE OF RUTH L. HARBIN
P. O. BOX 66
ELLCOTT CITY, MD 21041
410-964-9700

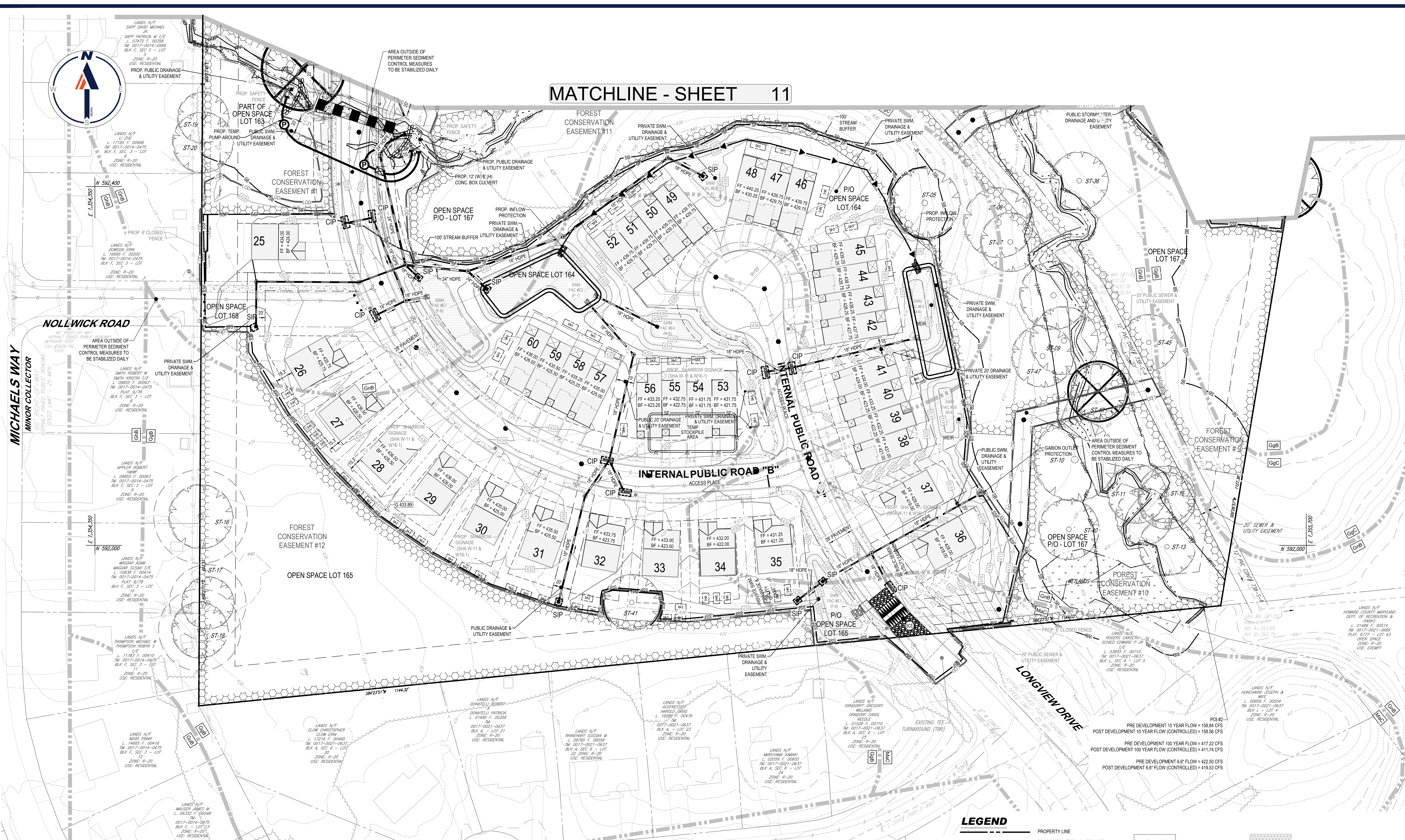
DEVELOPER: ELM STREET DEVELOPMENT
5074 DORSEY HALL ROAD, SUITE 205
ELLCOTT CITY, MD 21042
CONTACT: JASON VAN HORN
PHONE: (410) 720-3021

TAX MAP: 17 GRID: 15 ZONED: R-20 PARCEL: 34
2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SUBDIVISION NAME: TBD
SECTION/AREA: N/A
DEED # 00226/00064

PREVIOUS FILE NO.: WP-21-127
ECP-19-041
BA-CASE NO. 17-018C
ECP-21-017, WP-21-064
SP-19-005

MATCHLINE - SHEET 11



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

REVISIONS

REV	DATE	COMMENT	DRAWN BY

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MD152018
DRAWN BY: RLB
CHECKED BY: TG
DATE: 11/02/21
CAD LIT: GDP-3

PROJECT:
PRELIMINARY EQUIVALENT SKETCH PLAN
FOR
BETHANY GLEN - ARAH
LOTS 1 THRU 155 AND OPEN SPACE LOTS 155 THRU 168

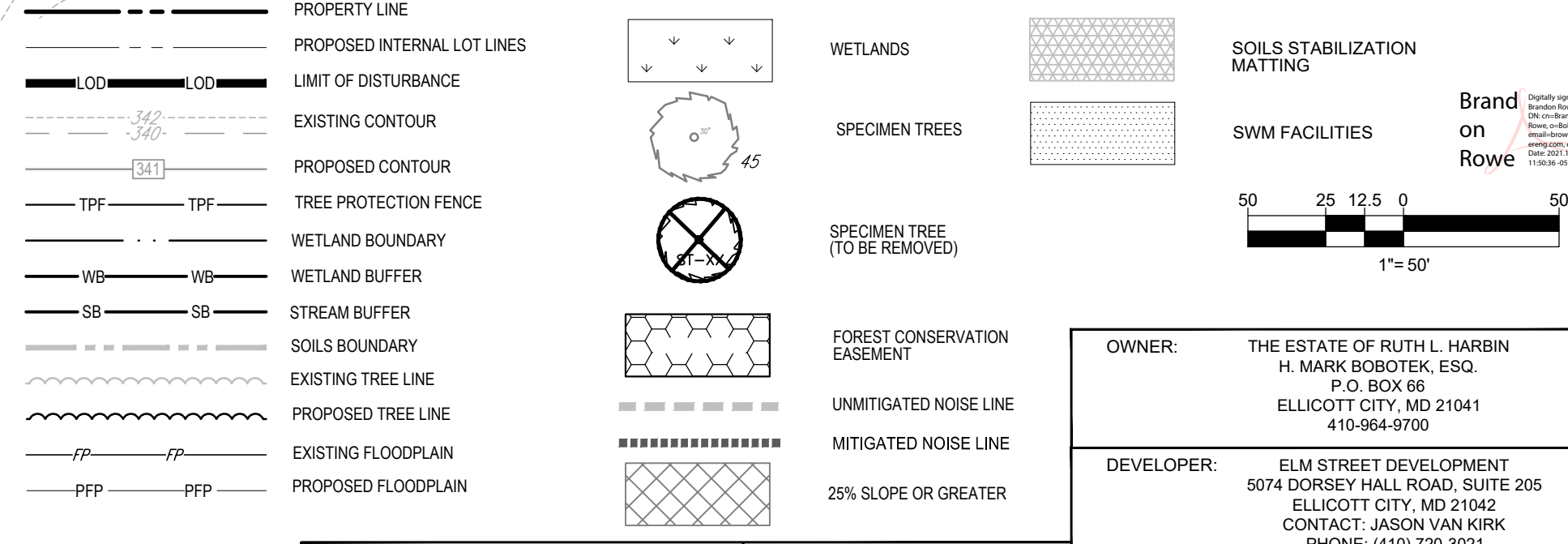
9891 OLD FREDERICK ROAD - ROUTE 99
2ND ELECTION DISTRICT
TAX MAP 17, GRID 15, PARCEL 34
HOWARD COUNTY, MARYLAND

BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
C. J. BOWEN, P.E.
PROFESSIONAL CERTIFICATION
I BRAGON: I HAVE REVIEWED THIS DRAWING AND I CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, OR BY AN ENGINEER EMPLOYED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 40088, EXPIRATION DATE: 7/3/2023

SHEET TITLE:
PRELIMINARY GRADING, EROSION & SEDIMENT CONTROL PLAN NEIGHBORHOOD - E
SHEET NUMBER:
12 of 32
SP-21-002

LEGEND



SOILS TABLE

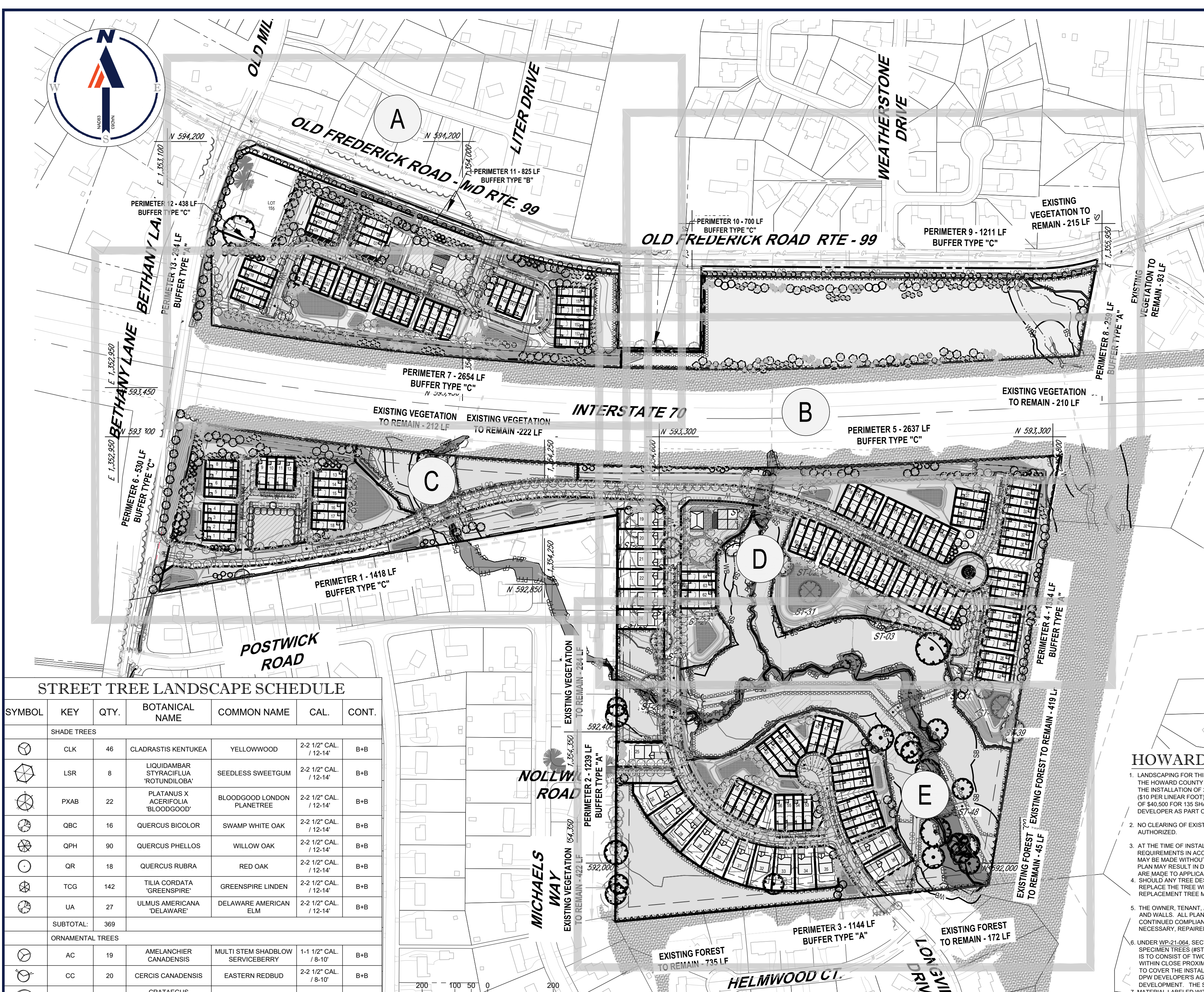
SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL	K FACTOR
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	YES	0.37
GgC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B	YES	0.43
GhB	GLENELG-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	YES	0.43
GhC	GLENELG-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES	B	YES	0.43
GnB	GLENVILLE-BALE SILT LOAMS, 0 TO 8 PERCENT SLOPES	C	YES	0.49
GuB	GLENVILLE-URBAN LAND-UDOROTHENTS COMPLEX, 0 TO 8 PERCENT SLOPES	C	YES	0.49
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	NO	0.32
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	NO	0.32
UA1	UDOROTHENTS, HIGHWAY, 0 TO 65 PERCENT SLOPES	N/A	-	-

GRADING NOTES:

1. CONSTRUCTION WILL BE PHASED SUCH THAT NO MORE THAN 20AC OF LAND WILL BE DISTURBED AT ONE TIME. PHASING DESIGN TO BE PROVIDED ON FINAL PLANS

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
11/17/2021
DATE

SUBDIVISION NAME: TBD
SECTION/AREA: N/A
DEED #: 00226/00064
PREVIOUS FILE NO.: WP-21-127
ECP-19-041
BA-CASE NO: 17-018C
ECP-21-017, WP-21-064
SP-19-005
OWNER: THE ESTATE OF RUTH L. HARBIN
H. MARK BOBOTEK, ESQ.
P.O. BOX 66
ELLCOTT CITY, MD 21041
410-964-9700
DEVELOPER: ELM STREET DEVELOPMENT
5074 DORSEY HALL ROAD, SUITE 205
ELLCOTT CITY, MD 21042
CONTACT: JASON VAN KORK
PHONE: (410) 720-3021
TAX MAP: 17 GRID: 15 ZONED: R-20
PARCEL: 34
2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND



STREET TREE LANDSCAPE SCHEDULE table with columns: SYMBOL, KEY, QTY., BOTANICAL NAME, COMMON NAME, CAL., CONT.

STREET TREE NOTES and STREET TREE REQUIREMENTS sections detailing planting specifications and requirements.

STREET TREE REQUIREMENTS table with columns: STREET, LINEAR FEET, SPACING, TREES REQUIRED, TREES PROVIDED.

LANDSCAPE SCHEDULE table with columns: SYM., KEY, QTY., BOTANICAL NAME, COMMON NAME, CAL., CONT.

SCHEDULE 'A' PERIMETER LANDSCAPE EDGE table with columns: PERIMETER, LANDSCAPE TYPE, LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER, CREDIT FOR EX. VEGETATION, CREDIT FOR FENCE/WALL/BERM, TOTAL LINEAR FEET (AFTER CREDITS), NUMBER OF PLANTS REQUIRED (SHADE TREES, EVERGREEN TREES, SHRUBS), NUMBER OF PLANTS PROVIDED (SHADE TREES, EVERGREEN TREES, SHRUBS, ORNAMENTAL TREES).

HOWARD COUNTY LANDSCAPE NOTES detailing landscaping requirements, including tree removal and replacement rules.

SCHEDULE C - RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING table with columns: NUMBER OF DWELLING UNITS, NUMBER OF TREES REQUIRED, NUMBER OF PLANTS PROVIDED, OTHER TREES.

OPEN SPACE and SYMBOL LEGEND sections detailing open space requirements and symbols for forest area, fence, stream buffer, flood plain, etc.

BOHLER logo and contact information for SITE CIVIL AND CONSULTING ENGINEERING.

REVISIONS table with columns: REV, DATE, COMMENT, DRAWN BY, CHECKED BY.

811 logo and text: Know what's below. Call before you dig. ALWAYS CALL 811. It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT INFORMATION: PROJECT No., DRAWN BY, CHECKED BY, CAD ID, PROJECT, PRELIMINARY EQUIVALENT SKETCH PLAN FOR BETHANY GLEN - ARAH.

BOHLER logo and address: 901 DULANEY VALLEY ROAD, SUITE 801 TOWSON, MARYLAND 21284.

E.R. McWILLIAMS logo and professional certification information.

LANDSCAPE PLAN - OVERALL NEIGHBORHOOD PLAN, SHEET NUMBER 13 of 32, SP-21-002.

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY, 11/17/2021.

*NOTE: ORNAMENTAL TREES WILL BE PROVIDED ALONG MD RTE. 99 DUE TO OVERHEAD POWER LINES.

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN THE AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN WILL DICATE.

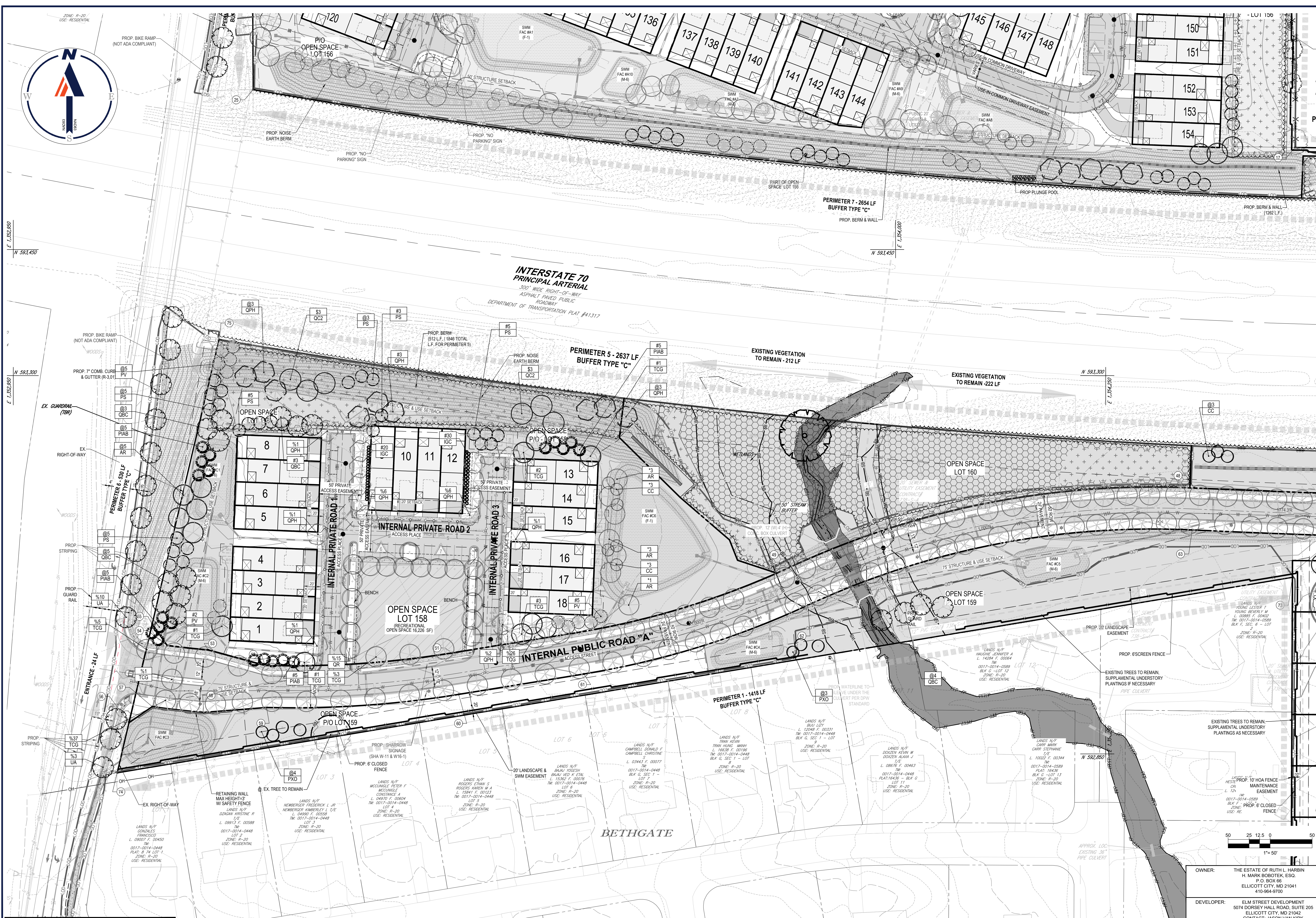
SUBDIVISION NAME: TBD SECTION/AREA: N/A DEED # 00226/00064

PREVIOUS FILE No.: WP-21-127 ECP-19-041 BA-CASE NO. 17-018C ECP-21-07, WP-21-064 SP-19-005

OWNER: THE ESTATE OF RUTH L. HARGIN H. MARK BOBOTEK, ESQ. ELLICOTT CITY, MD 21041 410-964-9700

DEVELOPER: ELM STREET DEVELOPMENT 5074 DORSEY HALL ROAD, SUITE 205 ELLICOTT CITY, MD 21042 CONTACT: JASON VAN KIRK PHONE: (410) 720-3521

TAX MAP: 17 GRID: 15 ZONED: R-20 PARCEL: 34 2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND



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

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

ALWAYS CALL 811
 It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: M0152018
 DRAWN BY: RLB
 CHECKED BY: TG
 DATE: 11/02/21
 CAD ID: 3

PROJECT:
PRELIMINARY EQUIVALENT SKETCH PLAN
 FOR
BETHANY GLEN - ARAH
 LOTS 1 THRU 155 AND OPEN SPACE LOTS 155 THRU 168

8991 OLD FREDERICK ROAD - ROUTE 99
 2ND ELECTION DISTRICT
 TAX MAP 17, GRID 15, PARCEL 34
 HOWARD COUNTY, MARYLAND

BOHLER
 901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21204
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

E.R. McWILLIAMS
 11/05/2021
 REGISTERED LANDSCAPE ARCHITECT
 LICENSE NO. 15376, EXPIRES 12/31/2024
 I, E.R. McWILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS HAVE BEEN PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 3897, EXPIRATION DATE: 9/22/22

SHEET TITLE:
LANDSCAPE PLAN NEIGHBORHOOD - C

SHEET NUMBER:
16 of 32

SP-21-002

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 11/17/2021
 DATE

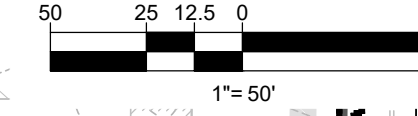
SUBDIVISION NAME: TBD
 SECTION/AREA: N/A
 DEED # 00226/00064

PREVIOUS FILE No.:
 WP-21-127
 ECP-19-041
 BA-CASE NO. 17-018C
 ECP-21-017, WP-21-064
 SP-19-005

OWNER: THE ESTATE OF RUTH L. HARBIN
 H. MARK BOBOTEK, ESQ.
 P.O. BOX 66
 ELLICOTT CITY, MD 21041
 410-984-9700

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

TAX MAP: 17 GRID: 15 ZONED: R-20
 PARCEL: 34
 2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND





300' WIDE RIGHT-OF-WAY
ASPHALT PAVED PUBLIC
ROADWAY
DEPARTMENT OF TRANSPORTATION PLAT #41317

INTERSTATE 70
PRINCIPAL ARTERIAL
300' WIDE RIGHT-OF-WAY
ASPHALT PAVED PUBLIC
ROADWAY
DEPARTMENT OF TRANSPORTATION PLAT #41317

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MD152018
DRAWN BY: RLB
CHECKED BY: TG
DATE: 11/02/21
CAD ID: 3

PROJECT:
PRELIMINARY EQUIVALENT SKETCH PLAN
FOR
BETHANY GLEN - ARAH
LOTS 1 THRU 155 AND
OPEN SPACE LOTS 155 THRU 168

8981 OLD FREDERICK ROAD - ROUTE 99
2ND ELECTION DISTRICT
TAX MAP 17, GRID 15, PARCEL 34
HOWARD COUNTY, MARYLAND

BOHLER™
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

E.R. McWILLIAMS
11/05/2021
REGISTERED LANDSCAPE ARCHITECT
PROFESSIONAL CERTIFICATION
ERIC R. McWILLIAMS, LICENSE # 19018
CONTACT: JASON VAN KIRK
PHONE: (410) 720-3021
LICENSE NO. 3897, EXPIRATION DATE: 9/2022

SHEET TITLE:
**LANDSCAPE PLAN
NEIGHBORHOOD - D**

SHEET NUMBER:
17 of 32

SP-21-002

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
11/17/2021
DATE

OWNER: THE ESTATE OF RUTH L. HARBIN
H. MARK BOBOTEK ESQ.
P.O. BOX 66
ELLICOTT CITY, MD 21041
410-984-9700

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

TAX MAP: 17 GRID: 15 ZONED: R-20
PARCEL: 34
2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

PREVIOUS FILE No.: WP-21-127
ECP-19-041
BA-CASE NO. 17-018C
ECP-21-017, WP-21-064
SP-19-005

SUBDIVISION NAME: TBD
SECTION AREA: N/A
DEED # 00226/00064



MICHAELS WAY
MINOR COLLECTOR
ASPHALT PAVED PUBLIC ROADWAY
SPEED LIMIT - 25 MPH

NOLLICK ROAD

INTERNAL PUBLIC ROAD "C"

INTERNAL PUBLIC ROAD "B"

MB. LONGVIEW DRIVE
ASPHALT PAVED PUBLIC ROADWAY
SPEED LIMIT - 25 MPH

HELMWOOD CT.
50' RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
SPEED LIMIT - 25 MPH

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

REVISIONS			
REV	DATE	COMMENT	DRAWN BY

Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MD152018
 DRAWN BY: RLB
 CHECKED BY: TGT
 DATE: 11/02/21
 CAD ID.: 3

PRELIMINARY EQUIVALENT SKETCH PLAN
FOR
BETHANY GLEN - ARAH
LOTS 1 THRU 155 AND OPEN SPACE LOTS 155 THRU 168

8981 OLD FREDERICK ROAD - ROUTE 99
2ND ELECTION DISTRICT
TAX MAP 17, GRID 15, PARCEL 34
HOWARD COUNTY, MARYLAND

BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

E.R. McWILLIAMS
11/05/2021
REGISTERED LANDSCAPE ARCHITECT
PROFESSIONAL CERTIFICATION
ERIC R. McWILLIAMS, ARCHITECT
THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME
AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT
UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 3897, EXPIRATION DATE: 9/20/22

LANDSCAPE PLAN NEIGHBORHOOD - E
SHEET NUMBER:
18 of 32
SP-21-002

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
DocuSigned by:
Amy Stroman
11/17/2021
PLANNING DIRECTOR DATE

OWNER: THE ESTATE OF RUTH L. HARBIN
H. MARK BOBOTEK ESQ.
P.O. BOX 66
ELLCOTT CITY, MD 21041
410-984-9700

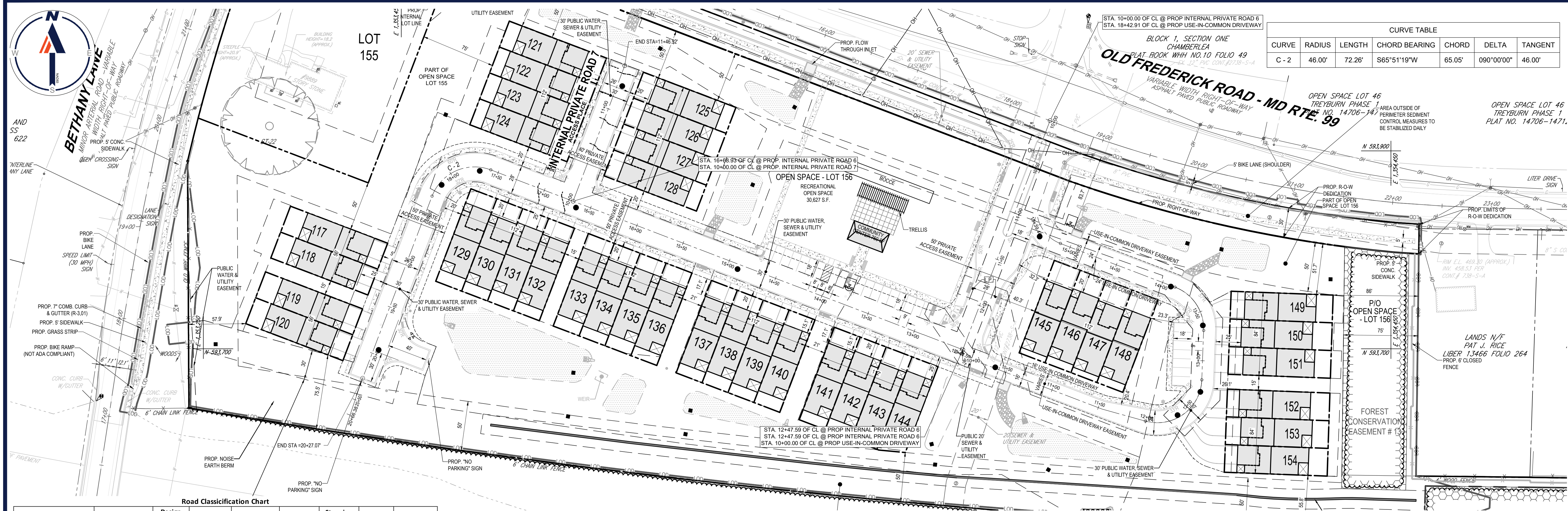
DEVELOPER: ELM STREET DEVELOPMENT
5074 DORSEY HALL ROAD, SUITE 205
ELLCOTT CITY, MD 21042
CONTACT: JASON VAN KIRK
PHONE: (410) 720-3021

TAX MAP: 17 GRID: 15 ZONED: R-20
PARCEL: 34

2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SUBDIVISION NAME: TBD
SECTION/AREA: N/A
DEED # 00226/00064

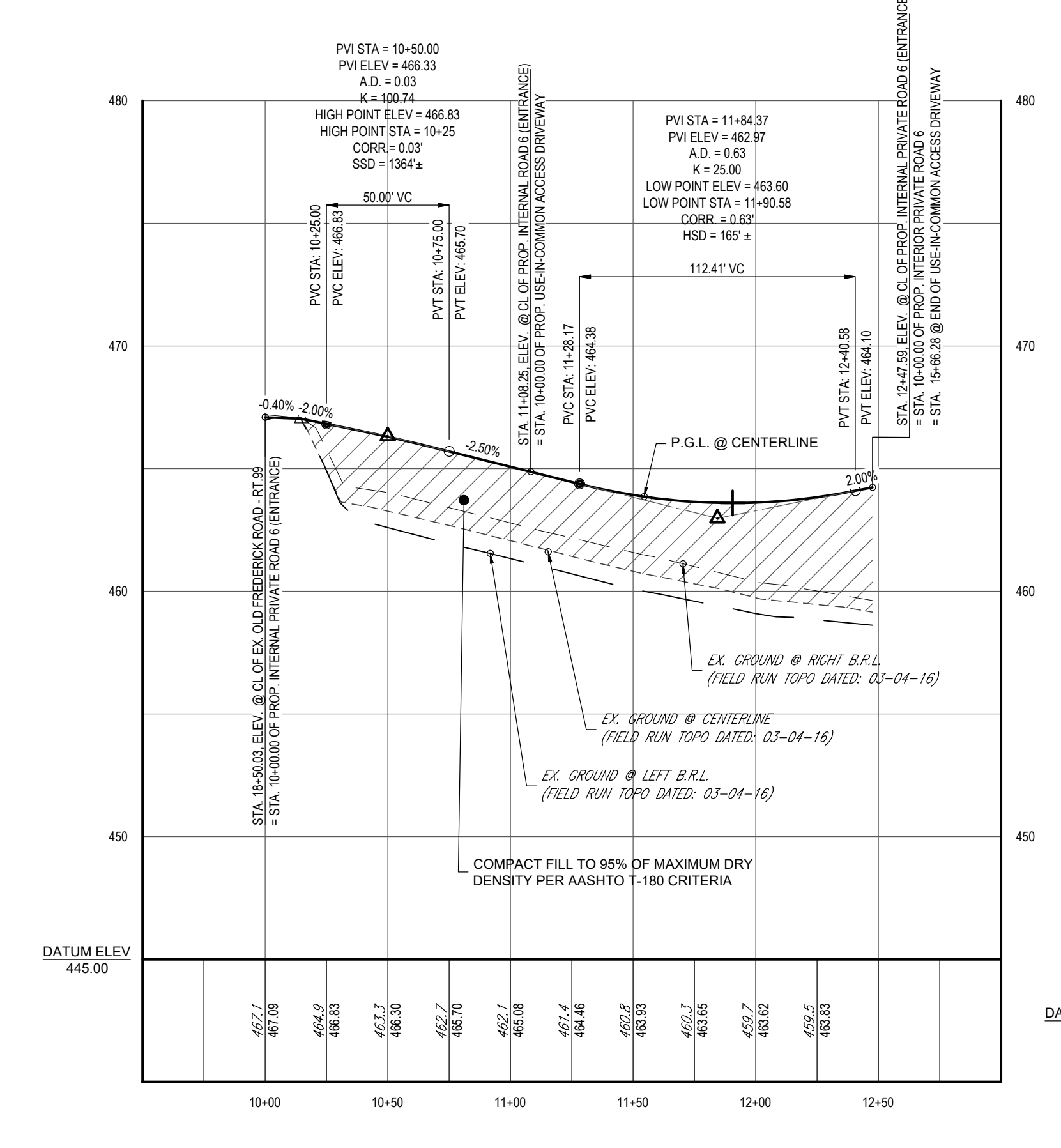
PREVIOUS FILE No.: WP-21-127
ECP-19-041
BA-CASE NO. 17-018C
ECP-21-017, WP-21-064
SP-19-005



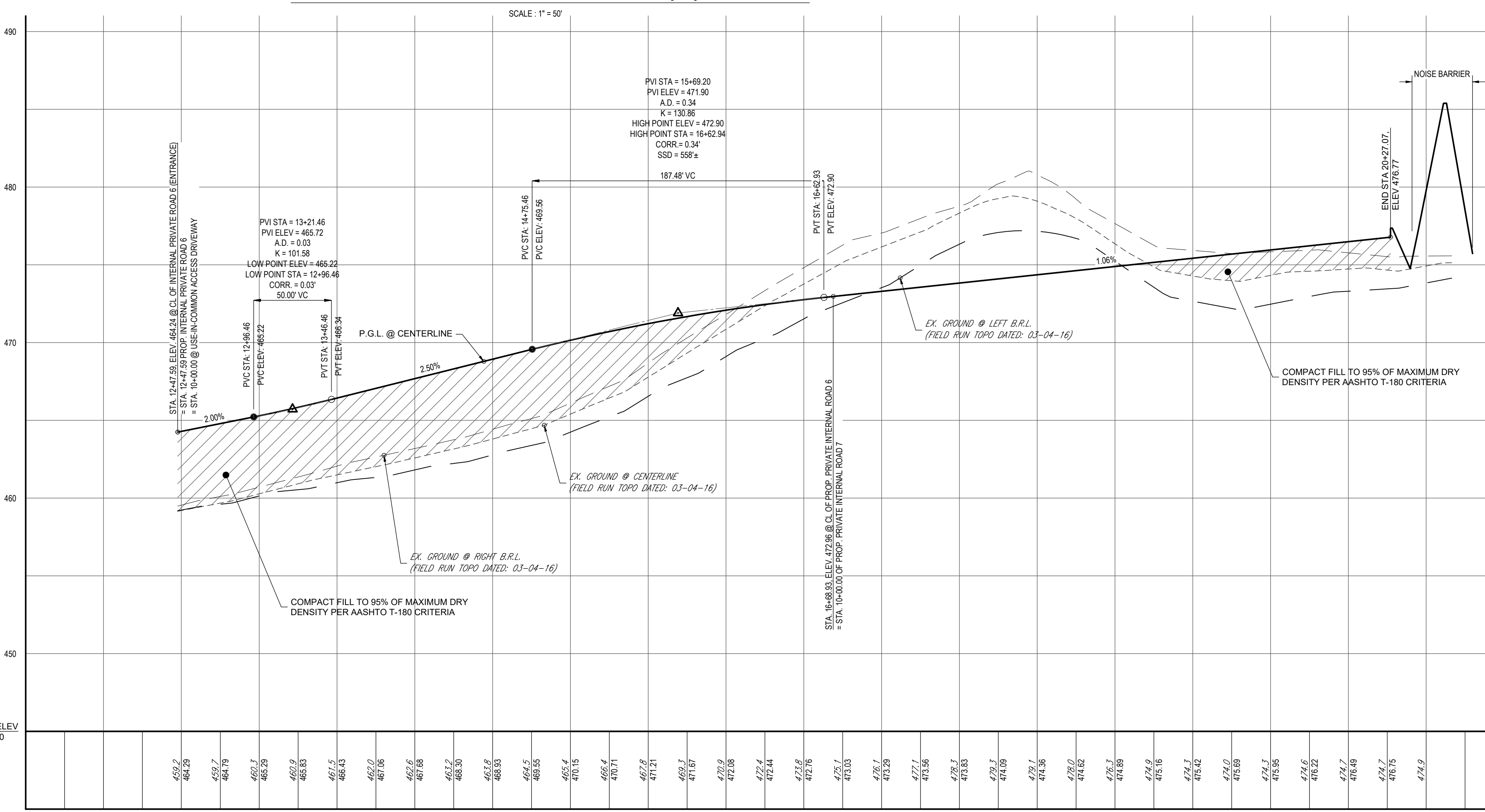
CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	TANGENT
C-2	46.00'	72.26'	S65°51'19"W	65.05'	090°00'00" 46.00'

Road Name	Classification	Design Speed (MPH)	Horizontal Curve (Min.)	Crest Vertical Curve (K)	Sag Vertical Curve (K)	Stopping Sight Distance	Max Slope	Intersection Spacing
Internal Private Road 6	Access Street	30	350'	19	37	200'	10%	250'
Internal Private Road 7	Access Place	25	210'	12	26	155'	10%	250'
Use-In-Common Driveway	Access Place	25	210'	12	26	155'	10%	250'

PROPOSED INTERNAL PRIVATE ROAD 6, 7, & 8 - PLAN



INTERNAL PRIVATE ROAD 6 (ENTRANCE) - PROFILE



INTERNAL PRIVATE ROAD 6 - PROFILE

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 11/17/2021
 DATE

SUBDIVISION NAME: TBD
 SECTION/AREA: N/A
 DEED # 00226/00064

PREVIOUS FILE NO.:
 WP-21-127
 ECP-19-041
 BA-CASE NO. 17-018C
 ECP-21-017, WP-21-064
 SP-19-005

OWNER: THE ESTATE OF RUTH L. HARBIN
 H. MARK BOBOTEK, ESQ.
 P.O. BOX 66
 ELLICOTT CITY, MD 21041
 410-964-9700

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

TAX MAP: 17 GRID: 15 ZONED: R-20
 PARCEL: 34

2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

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

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

811
 Know what's below.
 Call before you dig.
 ALWAYS CALL 811
 It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MD152018
 DRAWN BY: RLB
 CHECKED BY: TG
 DATE: 11/02/21
 CAD ID: PPR-3

PRELIMINARY EQUIVALENT SKETCH PLAN
 FOR
BETHANY GLEN - ARAH
 LOTS 1 THRU 155 AND OPEN SPACE LOTS 155 THRU 168

9891 OLD FREDERICK ROAD - ROUTE 99
 2ND ELECTION DISTRICT
 TAX MAP 17, GRID 15, PARCEL 34
 HOWARD COUNTY, MARYLAND

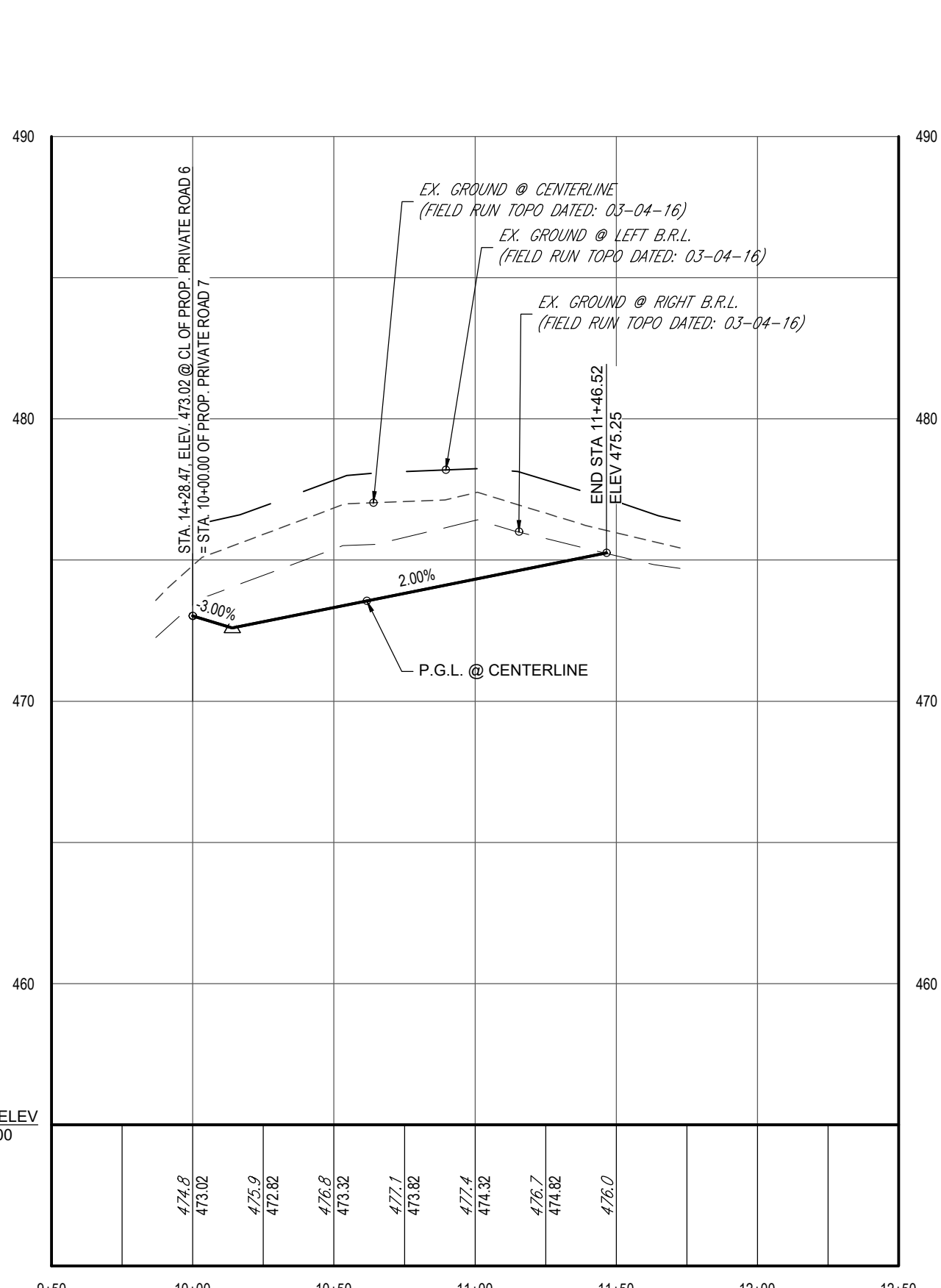
BOHLER
 901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21204
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

B.R. ROWE
 PROFESSIONAL ENGINEER
 18 BRANDON LANE, SUITE 400
 ELLICOTT CITY, MD 21042
 (410) 821-7900
 LICENSE NO. 40808, EXPIRATION DATE: 7/3/2023

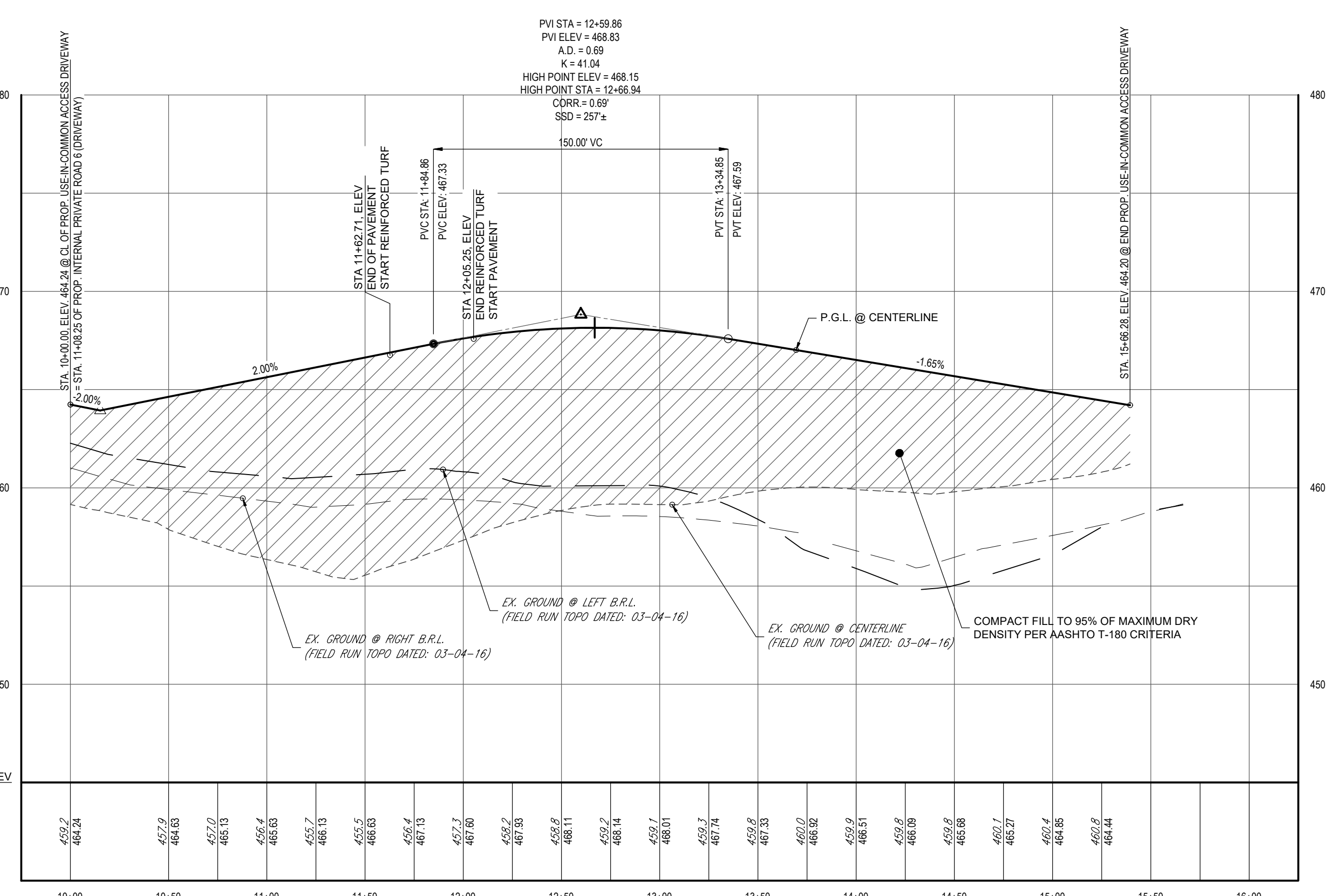
ROAD PLAN & PROFILES

SHEET NUMBER:
22 of 32

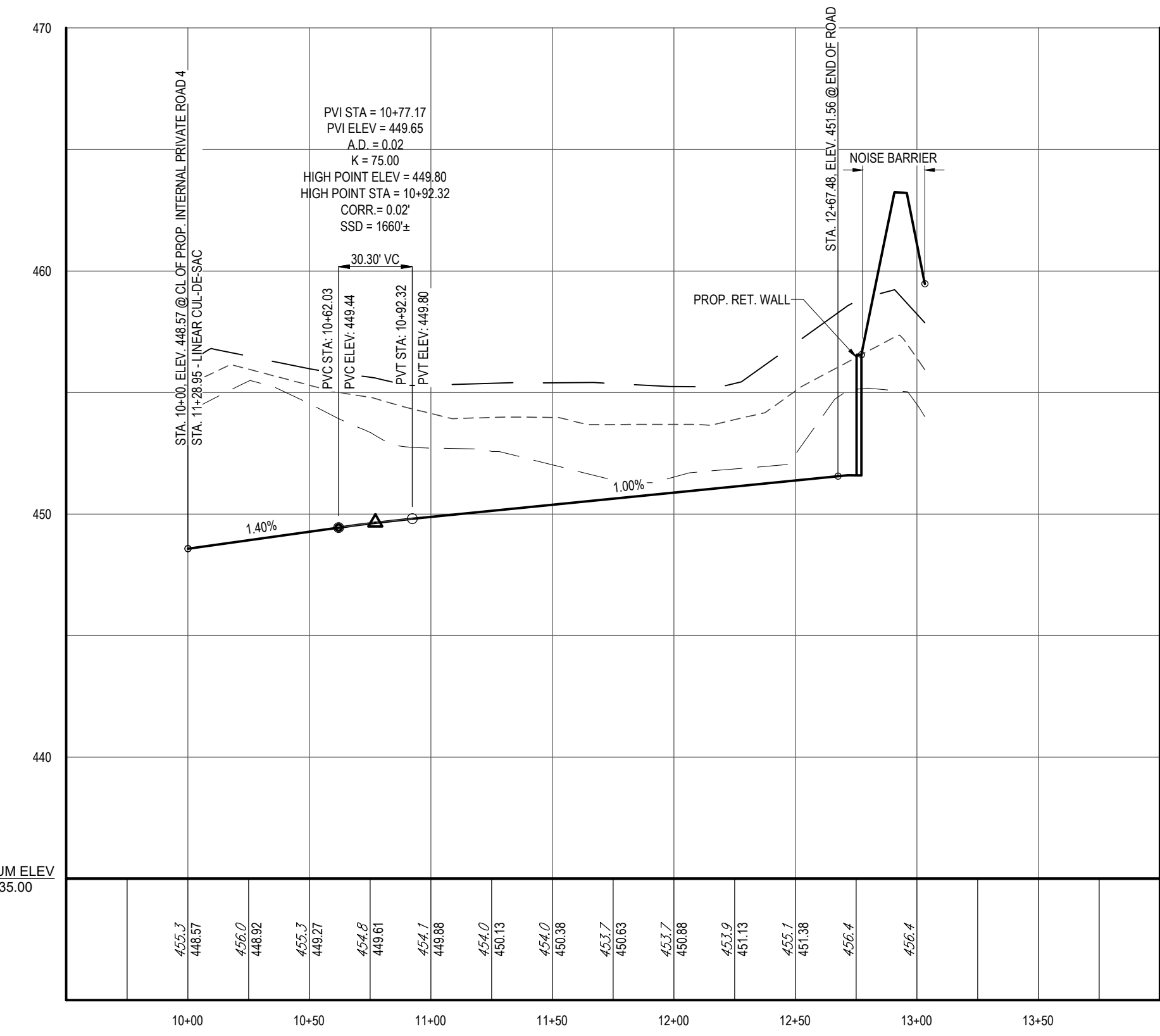
SP-21-002



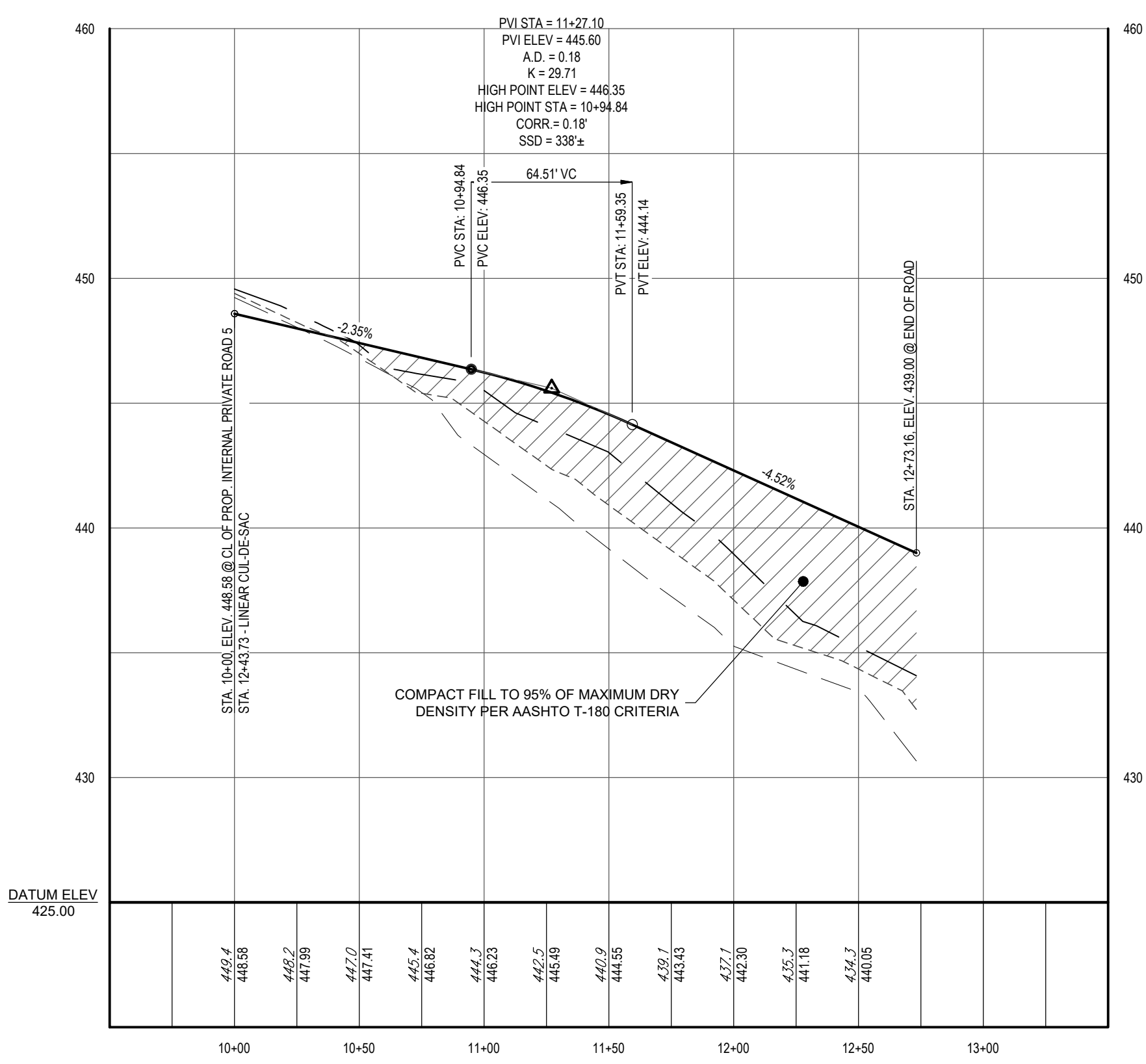
**ACCESS PLACE
DESIGN SPEED = 25 MPH
INTERNAL PRIVATE ROAD 7 - PROFILE**
SCALE: 1"= 50' HORIZONTAL
1"= 5' VERTICAL



PROP. USE-IN-COMMON ACCESS DRIVEWAY - PROFILE
SCALE: 1"= 50' HORIZONTAL
1"= 5' VERTICAL



**ACCESS PLACE
DESIGN SPEED = 25 MPH
PROP INTERNAL PRIVATE ROAD 4 - PROFILE**
SCALE: 1"= 50' HORIZONTAL
1"= 5' VERTICAL



**ACCESS PLACE
DESIGN SPEED = 25 MPH
PROP INTERNAL PRIVATE ROAD 5 - PROFILE**
SCALE: 1"= 50' HORIZONTAL
1"= 5' VERTICAL

CLOSED SECTION

NOTES:

- TYPE OF CURB VARIES (MODIFIED COMBINATION CURB & GUTTER OR COMBINATION CURB & GUTTER - SEE DESIGN MANUAL VOLUME II FOR CRITERIA).
- 4" CONCRETE SIDEWALK AS REQUIRED BY SUB-DIVISION REGULATIONS.
- 4'-0" SIDEWALK REQUIRES A PASSING AREA (SEE DETAIL R-4.01).
- SEE R-3.05 FOR WHERE SIDEWALK IS AGAINST CURB.

CLASSIFICATION	A	B	C	D	PAVING SECTION
MINOR COLLECTOR 2000 ADT	24"	6"	4"	1"	P-3
ACCESS STREET 1000 ADT	24"	8"	4"	1"	P-2
ACCESS PLACE 200 ADT	24"	8"	4"	1"	P-2

TOWNHOUSES, CONDOMINIUM / APARTMENT DEVELOPMENTS REQUIRE 2" MINIMUM PAVING WIDTH (P-2 PAVING SECTION)

Howard County, Maryland
Department of Public Works
Approved: *Priscilla R. Smith*
1/21/2007
Chief, Bureau of Engineering

Detail
TYPICAL SECTIONS - RESIDENTIAL STREETS
Access Place, Access Streets, Minor Collector
(Closed Section)
R-1.02

SECTION NUMBER	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)	3 TO <5		5 TO <7		7 TO <9		9 TO <12		12 TO <15	
			MIN. SUPERPAVE ASPHALT MIX WITH GAB	MIN. SUPERPAVE ASPHALT MIX WITH CONSTANT GAB	MIN. SUPERPAVE ASPHALT MIX WITH GAB	MIN. SUPERPAVE ASPHALT MIX WITH CONSTANT GAB	MIN. SUPERPAVE ASPHALT MIX WITH GAB	MIN. SUPERPAVE ASPHALT MIX WITH CONSTANT GAB	MIN. SUPERPAVE ASPHALT MIX WITH GAB	MIN. SUPERPAVE ASPHALT MIX WITH CONSTANT GAB		
P-1	PARKING DRIVE ABLES: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 2 HEAVY TRUCKS PER DAY	SUPERPAVE ASPHALT MIX FINAL SURFACE 9.5 MM PG 64-225, LEVEL 1 (ESAL)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
			2.0	2.0	2.0	3.5	3.5	2.0	2.5			
			2.0	2.0	2.0	3.0	4.0	4.0	4.0			
P-2	PARKING DRIVE ABLES: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY LOCAL ROADS ACCESS PLACE, ACCESS STREET CUL-DE-SACS: RESIDENTIAL	SUPERPAVE ASPHALT MIX FINAL SURFACE 9.5 MM PG 64-225, LEVEL 1 (ESAL)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
			2.0	2.0	2.0	3.5	3.5	2.0	2.0			
			2.0	2.0	2.0	3.0	4.0	4.0	4.0			
P-3	PARKING DRIVE ABLES: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY LOCAL ROADS ACCESS PLACE, ACCESS STREET CUL-DE-SACS: NON-RESIDENTIAL MINOR COLLECTORS:	SUPERPAVE ASPHALT MIX FINAL SURFACE 9.5 MM PG 64-225, LEVEL 1 (ESAL)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
			2.0	2.0	2.0	3.0	3.0	2.0	2.0			
			2.0	2.0	2.0	3.0	4.0	4.0	4.0			
P-4	NON-RESIDENTIAL MAJOR COLLECTORS	SUPERPAVE ASPHALT MIX FINAL SURFACE 12.5 MM PG 64-225, LEVEL 2 (LOW ESAL)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
			4.0	4.0	3.0	6.0	5.0	3.0	3.0			
			13.0	7.0	4.0	6.0	6.0	6.0	6.0			

NOTES:

- HEAVY TRUCKS ARE DEFINED AS THOSE WITH SIX (6) WHEELS OR MORE INCLUDING GARBAGE TRUCKS.
- SUPERPAVE ASPHALT MIX LAYERS SHALL BE PLACED IN APPROPRIATE COMPACTED LIFT THICKNESS: 19.0 MM BASE (2.0" MIN. TO 4.0" MAX.), 12.5 MM SURFACE (1.5" MIN. TO 3.0" MAX.), AND 9.5 MM SURFACE (1.0" MIN. TO 2.0" MAX.).
- GRADED AGGREGATE BASE (GAB) TO BE PLACED AND COMPACTED IN 8" MAX. COMPACTED THICKNESS LAYERS.
- THE INTERMEDIATE SURFACE COURSE LAYER MUST BE PLACED WITHIN 2 WEEKS OF PLACEMENT OF BASE COURSE, AND IS REQUIRED PRIOR TO SUBMITTAL COMPLETION INSPECTION AND BOND REDUCTION.
- IN LIEU OF PLACING THE INTERMEDIATE SURFACE COURSE LAYER FOR COMMERCIAL/INDUSTRIAL ENTRANCE APRONS WITHIN THE COUNTY RIGHT-OF-WAY WHERE ADJUTANT LINES ARE NOT REQUIRED, THE THICKNESS OF THE INTERMEDIATE PAVEMENT LAYER CAN BE ADDED TO THE REQUIRED THICKNESS OF THE BASE ASPHALT LAYER.
- THE CONSTRUCTION DRAWINGS SHALL SHOW THE PAVING SECTION, ROAD CLASSIFICATION AND CBR VALUE FOR EACH ROADWAY.

Howard County, Maryland
Department of Public Works
Approved: *Priscilla R. Smith*
1/21/2007
Chief, Bureau of Engineering

Detail
PAVING SECTIONS
P-1 to P-4
R-2.01

Road Classification Chart

Road Name	Classification	Design Speed (MPH)	Horizontal Curve (Min.)	Crest Vertical Curve (K)	Sag Vertical Curve (K)	Stopping Sight Distance	Max Slope	Intersection Spacing
Internal Public Road A	Access Street	30	350'	19	37	200'	10%	250'
Internal Public Road B	Access Street	30	350'	19	37	200'	10%	250'
Internal Public Road C	Access Place	25	210'	12	26	155'	10%	250'
Internal Private Road 1	Access Place	25	210'	12	26	155'	10%	250'
Internal Private Road 2	Access Place	25	210'	12	26	155'	10%	250'
Internal Private Road 3	Access Place	25	210'	12	26	155'	10%	250'
Internal Private Road 4	Access Place	25	210'	12	26	155'	10%	250'
Internal Private Road 5	Access Place	25	210'	12	26	155'	10%	250'
Internal Private Road 6	Access Street	30	350'	19	37	200'	10%	250'
Internal Private Road 7	Access Place	25	210'	12	26	155'	10%	250'
Use-In-Common Driveway	Access Place	25	210'	12	26	155'	10%	250'

Brando n Rowe

Digitally signed by Brando n Rowe
DN: cn=Brando n Rowe, ou=Brando n Rowe, email=brandon@brandonrowe.com, c=US
Date: 2021.11.09 11:25:01-0500

OWNER: THE ESTATE OF RUTH L. HARBIN
H. MARK BOBOTEK, ESQ.
P.O. BOX 66
ELLCOTT CITY, MD 21041
410-964-9700

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

TAX MAP: 17 GRID: 15 ZONED: R-20
PARCEL: 34

2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

BOHLER

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

811

Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MD152018
DRAWN BY: RLB
CHECKED BY: TG
DATE: 11/02/21
GAB ID: PPR-3

PRELIMINARY EQUIVALENT SKETCH PLAN

FOR

BETHANY GLEN - ARAH

LOTS 1 THRU 155 AND
OPEN SPACE LOTS 155 THRU 168

9891 OLD FREDERICK ROAD - ROUTE 99
2ND ELECTION DISTRICT
TAX MAP 17, GRID 15, PARCEL 34
HOWARD COUNTY, MARYLAND

BOHLER

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

B.R. ROWE

PROFESSIONAL ENGINEER
18 BRANDON N. MORE FERRY CENTER THAT THESE DOCUMENTS WERE PREPARED AND APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 40808, EXPIRATION DATE: 7/3/2023

SHEET TITLE:
ROAD PLAN & PROFILES
SHEET NUMBER:
23 of 32
SP-21-002

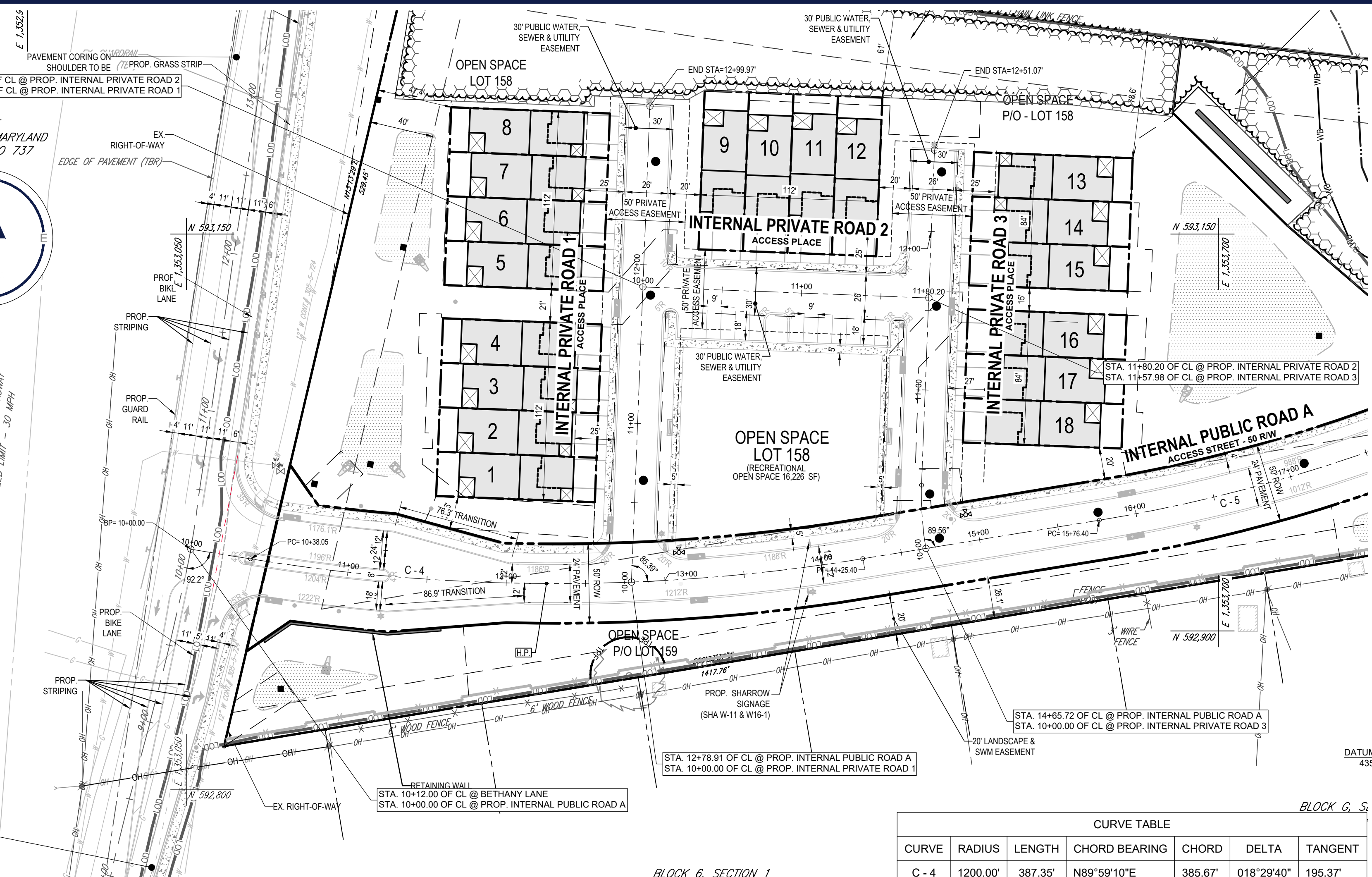
TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
11/17/2021

LANDS N/F HOWARD COUNTY, MARYLAND LIBER 2108 FOLIO 737



BETHANY LANE
MINOR ARTERIAL ROAD - VARIABLE WIDTH, RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
SPEED LIMIT - 30 MPH

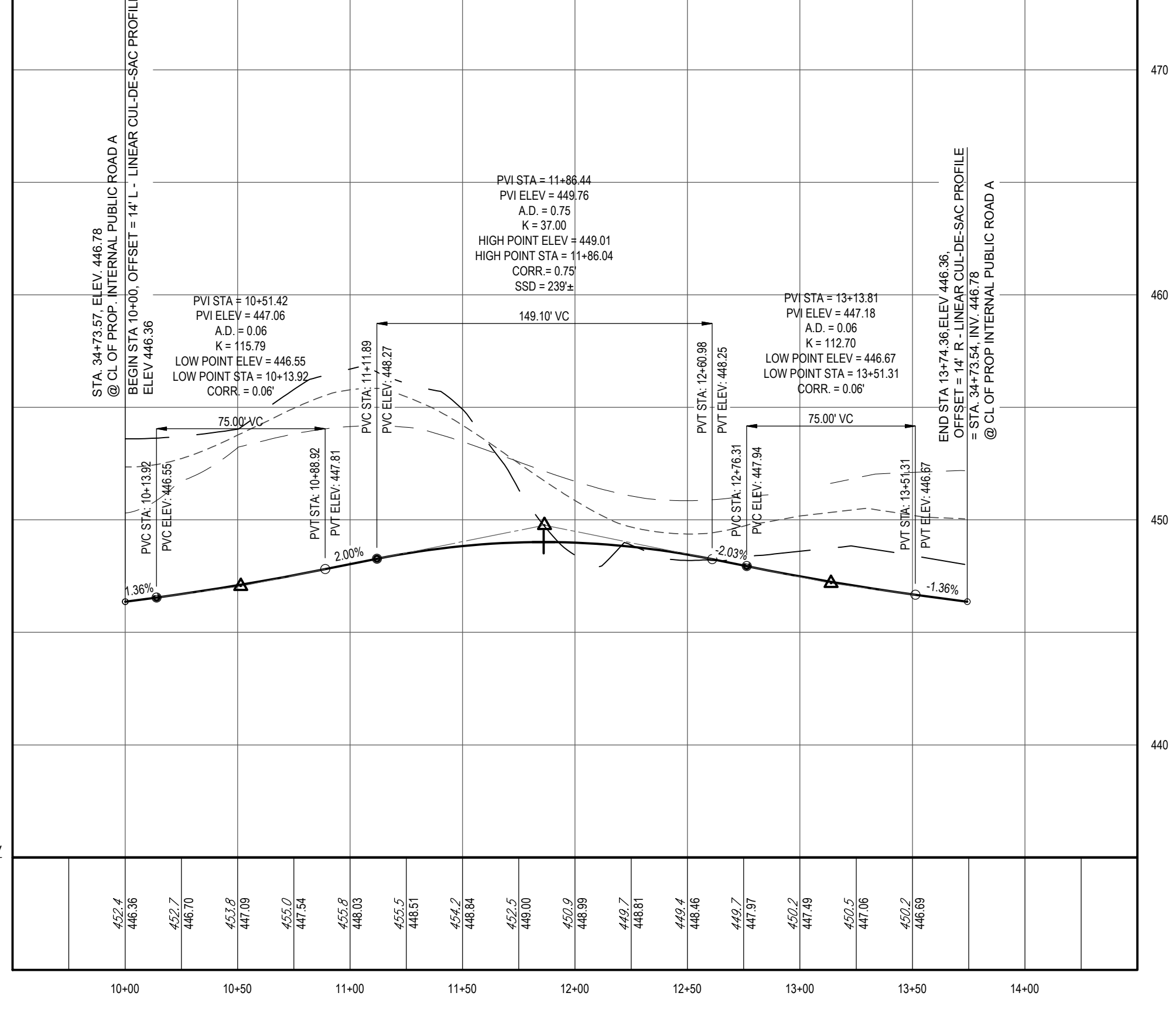
AREA OUTSIDE OF PERIMETER SEGMENT CONTROL MEASURES TO BE STABILIZED DAILY



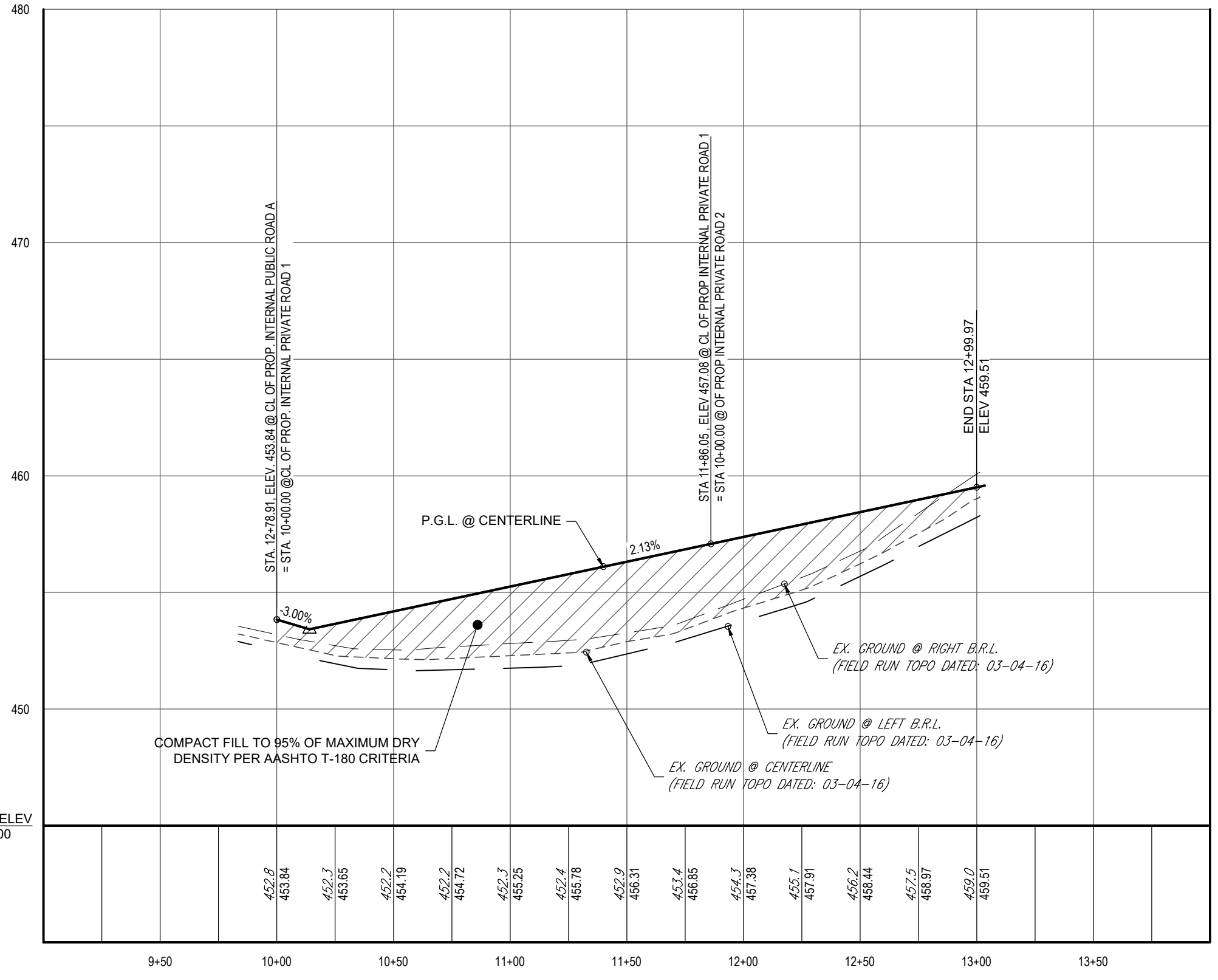
PROPOSED INTERNAL PUBLIC ROAD A AND INTERNAL PRIVATE ROADS 1, 2, & 3 - PLAN
SCALE: 1" = 50'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C - 4	1200.00'	387.35'	N89°59'10"E	385.67'	018°29'40"	195.37'
C - 5	1000.00'	272.88'	N72°55'17"E	272.03'	015°38'05"	137.29'
C - 6	1000.00'	482.61'	S78°55'46"W	477.94'	027°39'04"	246.10'

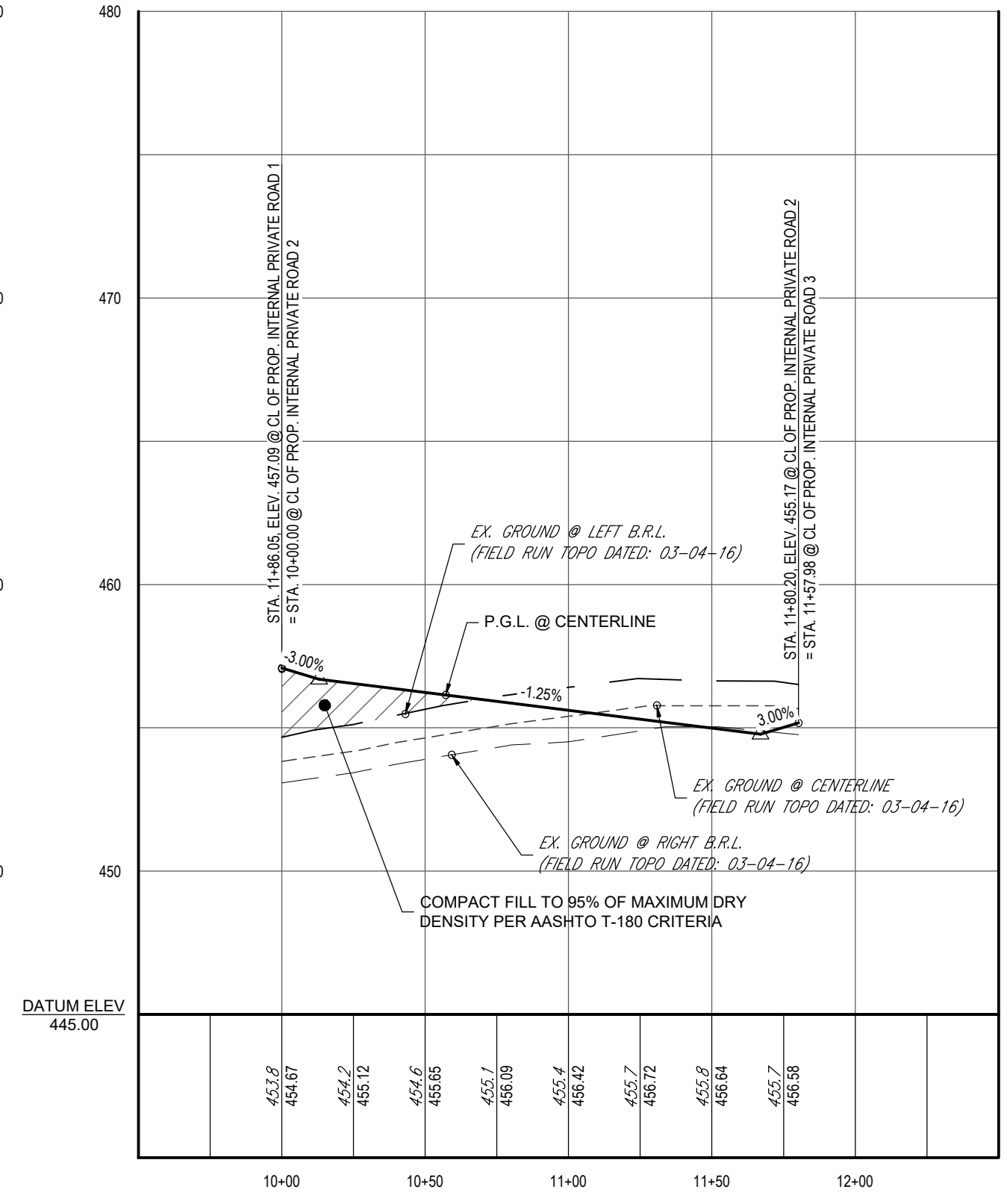
Road Classification Chart								
Road Name	Classification	Design Speed (MPH)	Horizontal Curve (Min.)	Vertical Curve (K)	Sag Vertical Curve (K)	Stopping Sight Distance	Max Slope	Intersection Spacing
Internal Public Road A	Access Street	30	350'	19	37	200'	10%	250'
Internal Private Road 1	Access Place	25	210'	12	26	155'	10%	250'
Internal Private Road 2	Access Place	25	210'	12	26	155'	10%	250'
Internal Private Road 3	Access Place	25	210'	12	26	155'	10%	250'



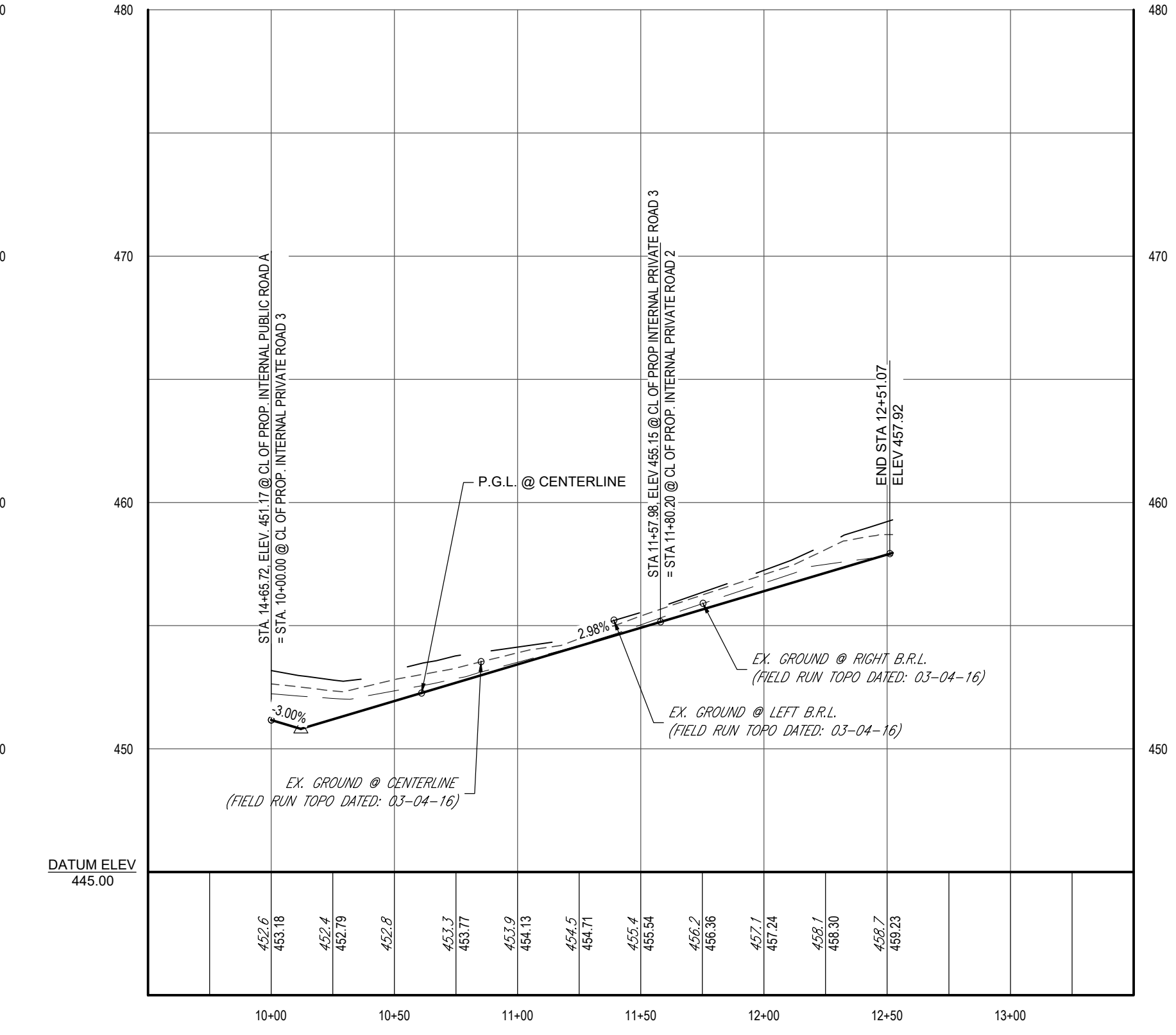
PUBLIC ROAD A CUL-DE-SAC - LINEAR PROFILE
SCALE: 1" = 50' HORIZONTAL, 1" = 5' VERTICAL



ACCESS PLACE DESIGN SPEED = 25 MPH PROP. INTERNAL PRIVATE ROAD 1 - PROFILE
SCALE: 1" = 50' HORIZONTAL, 1" = 5' VERTICAL



ACCESS PLACE DESIGN SPEED = 25 MPH PROP. INTERNAL PRIVATE ROAD 2 - PROFILE
SCALE: 1" = 50' HORIZONTAL, 1" = 5' VERTICAL



ACCESS PLACE DESIGN SPEED = 25 MPH PROP. INTERNAL PRIVATE ROAD 3 - PROFILE
SCALE: 1" = 50' HORIZONTAL, 1" = 5' VERTICAL

OWNER:	THE ESTATE OF RUTH L. HARBIN H. MARK BOBOTEK, ESQ. P.O. BOX 66 ELLCOTT CITY, MD 21041 410-964-9700
DEVELOPER:	ELM STREET DEVELOPMENT 5074 DORSEY HALL ROAD, SUITE 205 ELLCOTT CITY, MD 21042 CONTACT: JASON VAN KORK PHONE: (410) 720-3021
TAX MAP:	17 GRID: 15 ZONED: R-20 PARCEL: 34
2ND ELECTION DISTRICT:	HOWARD COUNTY, MARYLAND



REVISIONS			
REV	DATE	COMMENT	DRAWN BY



NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MD152018
DRAWN BY: RLB
CHECKED BY: TG
DATE: 11/02/21
CAD ID.: PFR-3

PRELIMINARY EQUIVALENT SKETCH PLAN
FOR
BETHANY GLEN - ARAH
LOTS 1 THRU 155 AND OPEN SPACE LOTS 155 THRU 168

9891 OLD FREDERICK ROAD - ROUTE 99
2ND ELECTION DISTRICT
TAX MAP 17, GRID 15, PARCEL 34
HOWARD COUNTY, MARYLAND

BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
18 BRANSON DRIVE, FREDERICK, MD 21704
CONTACT: JASON VAN KORK
PHONE: (410) 720-3021
LICENSE NO. 40988, EXPIRATION DATE: 7/30/23

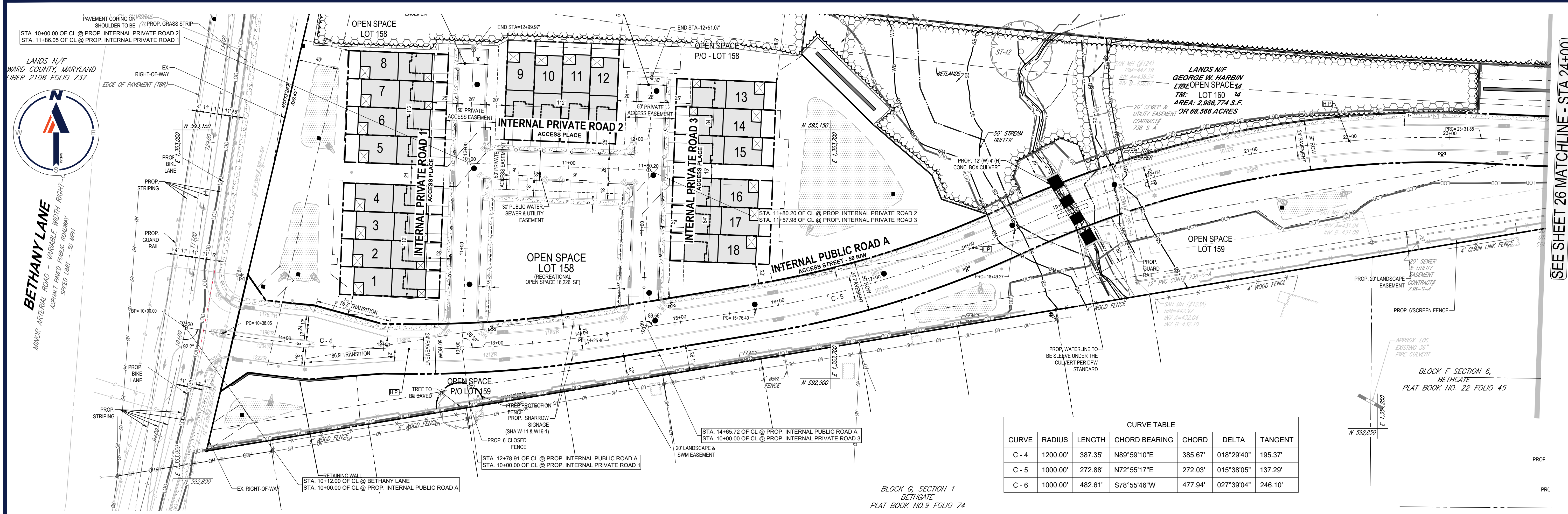
ROAD PLAN & PROFILES

SHEET NUMBER:
24 of 32

SP-21-002

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
11/17/2021
DATE

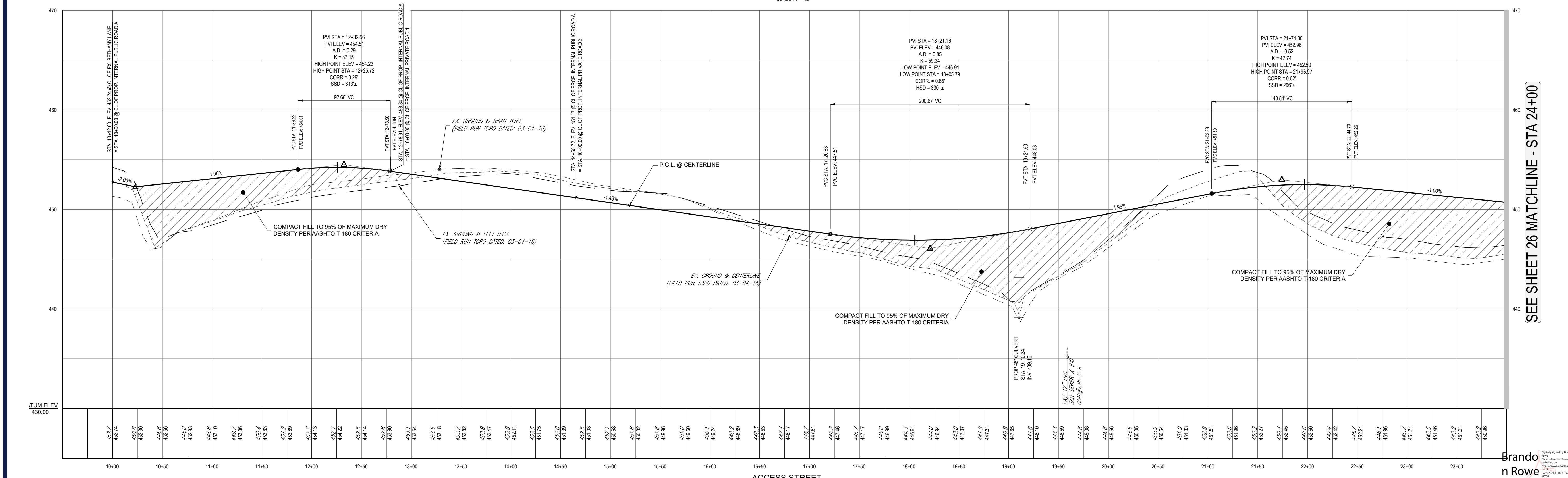
Nov 02, 2021
H:\152018\152018\DRAWINGS\PLAN SET\BETHANY GLEN\PPR-3\17-ROAD PLAN & PROFILES



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C - 4	1200.00'	387.35'	N89°59'10"E	385.67'	018°29'40"	195.37'
C - 5	1000.00'	272.88'	N72°55'17"E	272.03'	015°38'05"	137.29'
C - 6	1000.00'	482.61'	S78°55'46"W	477.94'	027°39'04"	246.10'

PROPOSED INTERNAL PUBLIC ROAD A - PLAN
 BLOCK G, SECTION 1 BETHGATE
 PLAT BOOK NO. 9 FOLIO 74
 SCALE: 1" = 50'



Road Classification Chart

Road Name	Classification	Design Speed (MPH)	Horizontal Curve (Min.)	Crest Vertical Curve (K)	Sag Vertical Curve (K)	Stopping Sight Distance	Max Slope	Intersection Spacing
Internal Public Road A	Access Street	30	350'	19	37	200'	10%	250'
Internal Private Road 1	Access Place	25	210'	12	26	155'	10%	250'
Internal Private Road 2	Access Place	25	210'	12	26	155'	10%	250'
Internal Private Road 3	Access Place	25	210'	12	26	155'	10%	250'

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 11/17/2021
 DATE

OWNER: THE ESTATE OF RUTH L. HARBIN
 H. MARK BOBOTEK, ESQ.
 P.O. BOX 66
 ELLICOTT CITY, MD 21041
 410-964-9700

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

TAX MAP: 17 GRID: 15 ZONED: R-20
 PARCEL: 34
 2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

811
 Know what's below.
 Call before you dig.
 ALWAYS CALL 811
 It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: MD152018
 DRAWN BY: RLB
 CHECKED BY: TG
 DATE: 11/02/21
 CAD ID: PPR-3

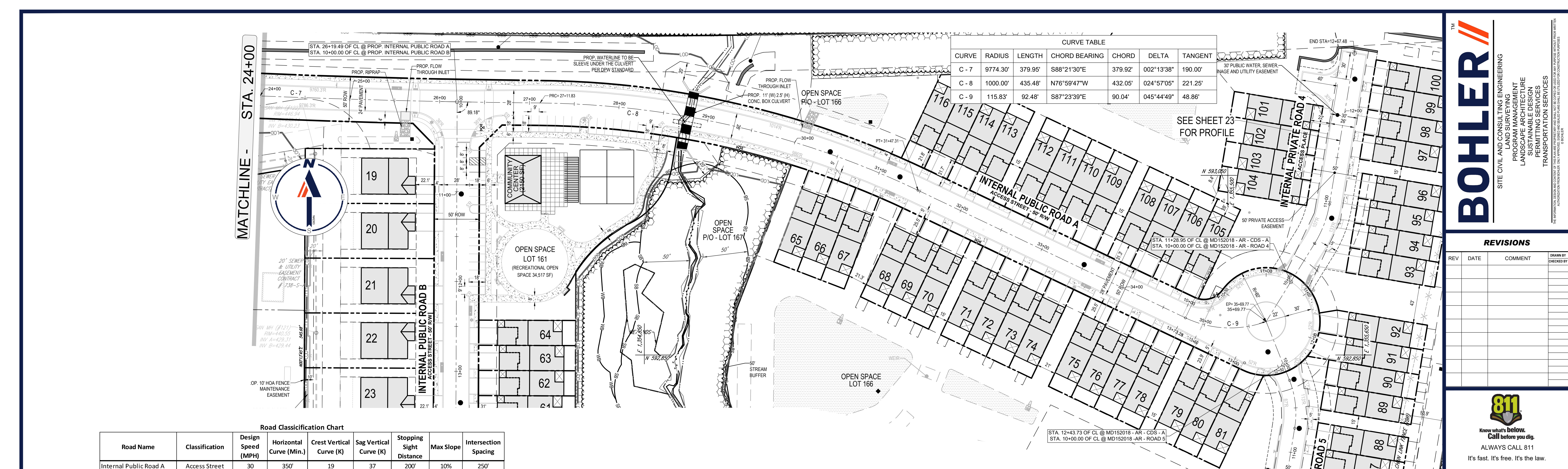
PRELIMINARY EQUIVALENT SKETCH PLAN
 FOR
BETHANY GLEN - ARAH
 LOTS 1 THRU 155 AND OPEN SPACE LOTS 155 THRU 168

9891 OLD FREDERICK ROAD - ROUTE 99
 2ND ELECTION DISTRICT
 TAX MAP 17, GRID 15, PARCEL 34
 HOWARD COUNTY, MARYLAND

BOHLER
 901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21204
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

B.R. ROWE
 PROFESSIONAL ENGINEER
 5074 DORSEY HALL ROAD, SUITE 205
 ELLICOTT CITY, MD 21042
 CONTACT: JASON VAN KORK
 PHONE: (410) 720-3021
 LICENSE NO. 40988, EXPIRATION DATE: 7/3/2023

ROAD PLAN & PROFILES
 SHEET NUMBER:
25 of 32
 SP-21-002

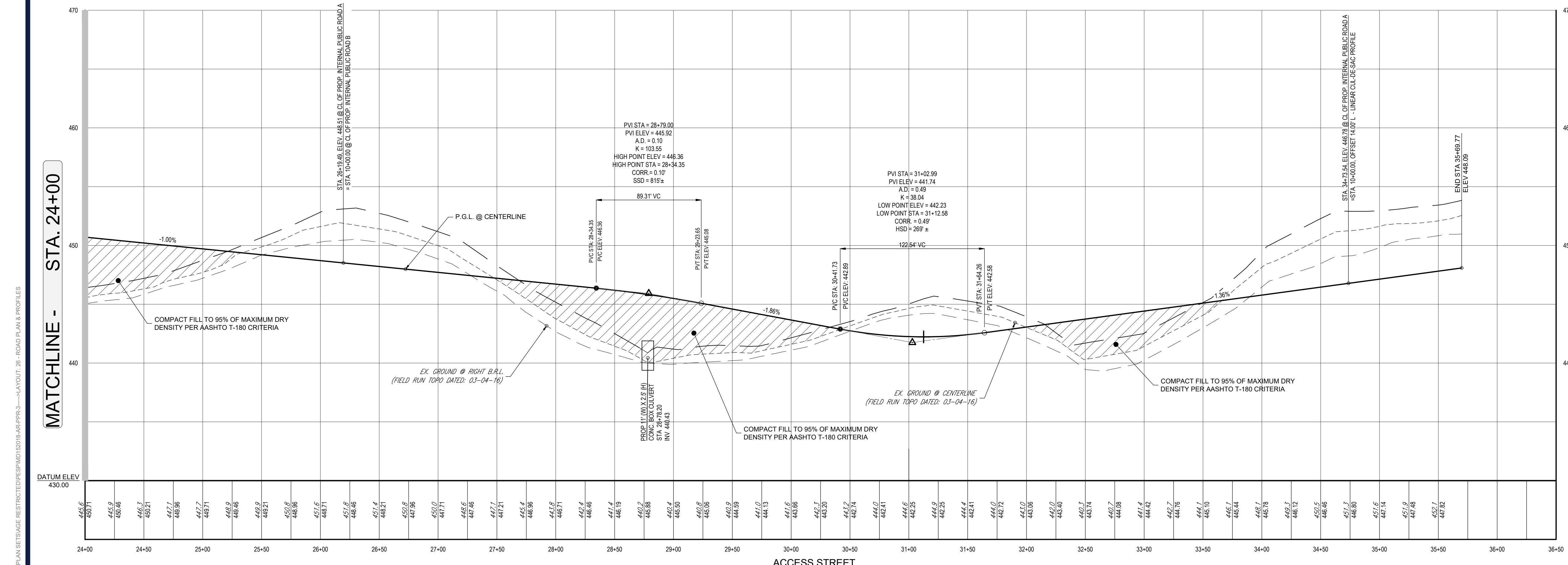


CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C-7	9774.30'	379.95'	S88°21'30"E	379.92'	002°13'38"	190.00'
C-8	1000.00'	435.48'	N76°59'47"W	432.05'	024°57'05"	221.25'
C-9	115.83'	92.48'	S87°23'39"E	90.04'	045°44'49"	48.86'

Road Name	Classification	Design Speed (MPH)	Horizontal Curve (Min.)	Crest Vertical Curve (K)	Sag Vertical Curve (K)	Stopping Sight Distance	Max Slope	Intersection Spacing
Internal Public Road A	Access Street	30	350'	19	37	200'	10%	250'
Internal Private Road 4	Access Place	25	210'	12	26	155'	10%	250'
Internal Private Road 5	Access Place	25	210'	12	26	155'	10%	250'

PROPOSED INTERNAL PUBLIC ROAD A AND INTERNAL PRIVATE ROADS 4 & 5 - PLAN

SCALE: 1" = 50'



PROP. INTERNAL PUBLIC ROAD A - PROFILE

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL

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

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MD152018
DRAWN BY: RLB
CHECKED BY: TG
DATE: 11/02/21
CAD ID.: PPR-3

PRELIMINARY EQUIVALENT SKETCH PLAN
FOR
BETHANY GLEN - ARAH
LOTS 1 THRU 155 AND OPEN SPACE LOTS 155 THRU 168

9891 OLD FREDERICK ROAD - ROUTE 99
2ND ELECTION DISTRICT
TAX MAP 17, GRID 15, PARCEL 34
HOWARD COUNTY, MARYLAND

BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
1 BRANDON ROWE, PROFESSIONAL CERTIFICATION
I, BRANDON ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR SUPERVISED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 40988, EXPIRATION DATE: 7/3/2023

OWNER:	THE ESTATE OF RUTH L. HARBIN H. MARK BOBOTEK, ESQ. P.O. BOX 66 ELLCOTT CITY, MD 21041 410-964-9700
DEVELOPER:	ELM STREET DEVELOPMENT 5074 DORSEY HALL ROAD, SUITE 205 ELLCOTT CITY, MD 21042 CONTACT: JASON VAN KORK PHONE: (410) 720-3021
TAX MAP:	17 GRID: 15 ZONED: R-20 PARCEL: 34
2ND ELECTION DISTRICT:	HOWARD COUNTY, MARYLAND

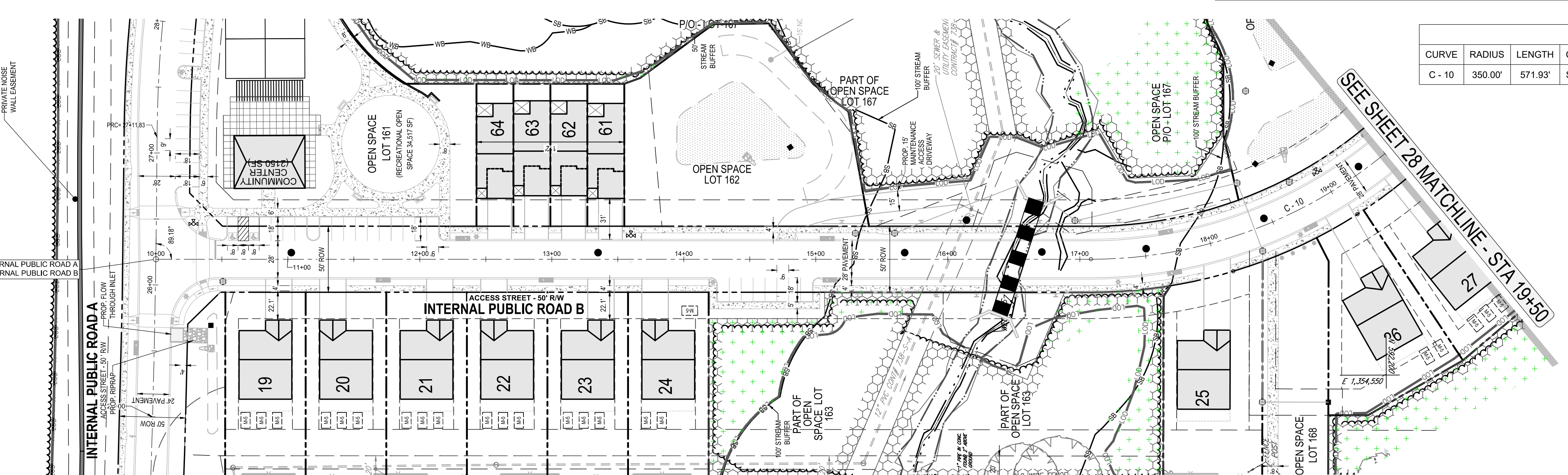
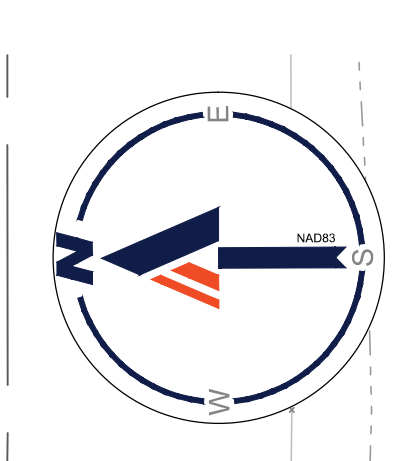
ROAD PLAN & PROFILES

SHEET NUMBER:
26 of 32

SP-21-002

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
11/17/2021

SUBDIVISION NAME: TBD SECTION/AREA: N/A DEED # 00226/00064	PREVIOUS FILE NO.: WP-21-127 ECP-19-041 BA-CASE NO. 17-018C ECP-21-017, WP-21-064 SP-19-005
--	--



PROPOSED INTERNAL PUBLIC ROAD B - PLAN
SCALE: 1" = 50'

Road Classification Chart								
Road Name	Classification	Design Speed (MPH)	Horizontal Curve (Min.)	Crest Vertical Curve (K)	Sag Vertical Curve (K)	Stopping Sight Distance	Max Slope	Intersection Spacing
Internal Public Road B	Access Street	30	350'	19	37	200'	10%	250'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C - 10	350.00'	571.93'	S46°35'03"E	510.39'	093°37'35"	372.88'

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

REVISIONS			
REV	DATE	COMMENT	DRAWN BY

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

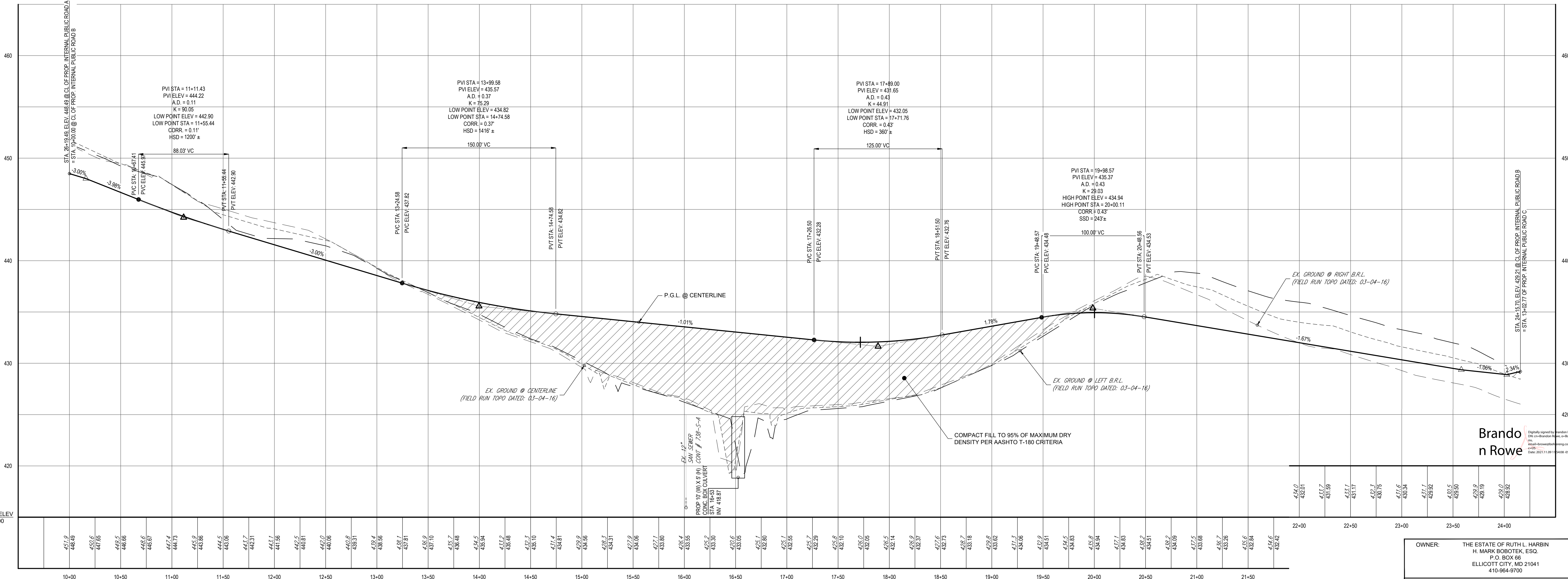
NOT APPROVED FOR CONSTRUCTION
THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MD152018
DRAWN BY: RLB
CHECKED BY: TG
DATE: 11/02/21
CAD ID: PPR-3

PROJECT:
PRELIMINARY EQUIVALENT SKETCH PLAN
FOR
BETHANY GLEN - ARAH
LOTS 1 THRU 155 AND OPEN SPACE LOTS 155 THRU 168

9891 OLD FREDERICK ROAD - ROUTE 99
2ND ELECTION DISTRICT
TAX MAP 17, GRID 15, PARCEL 34
HOWARD COUNTY, MARYLAND
BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
I BRANSON R. ROWE FERRY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 40688, EXPIRATION DATE: 7/3/2023



PROP. INTERNAL PUBLIC ROAD B - PROFILE
SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL

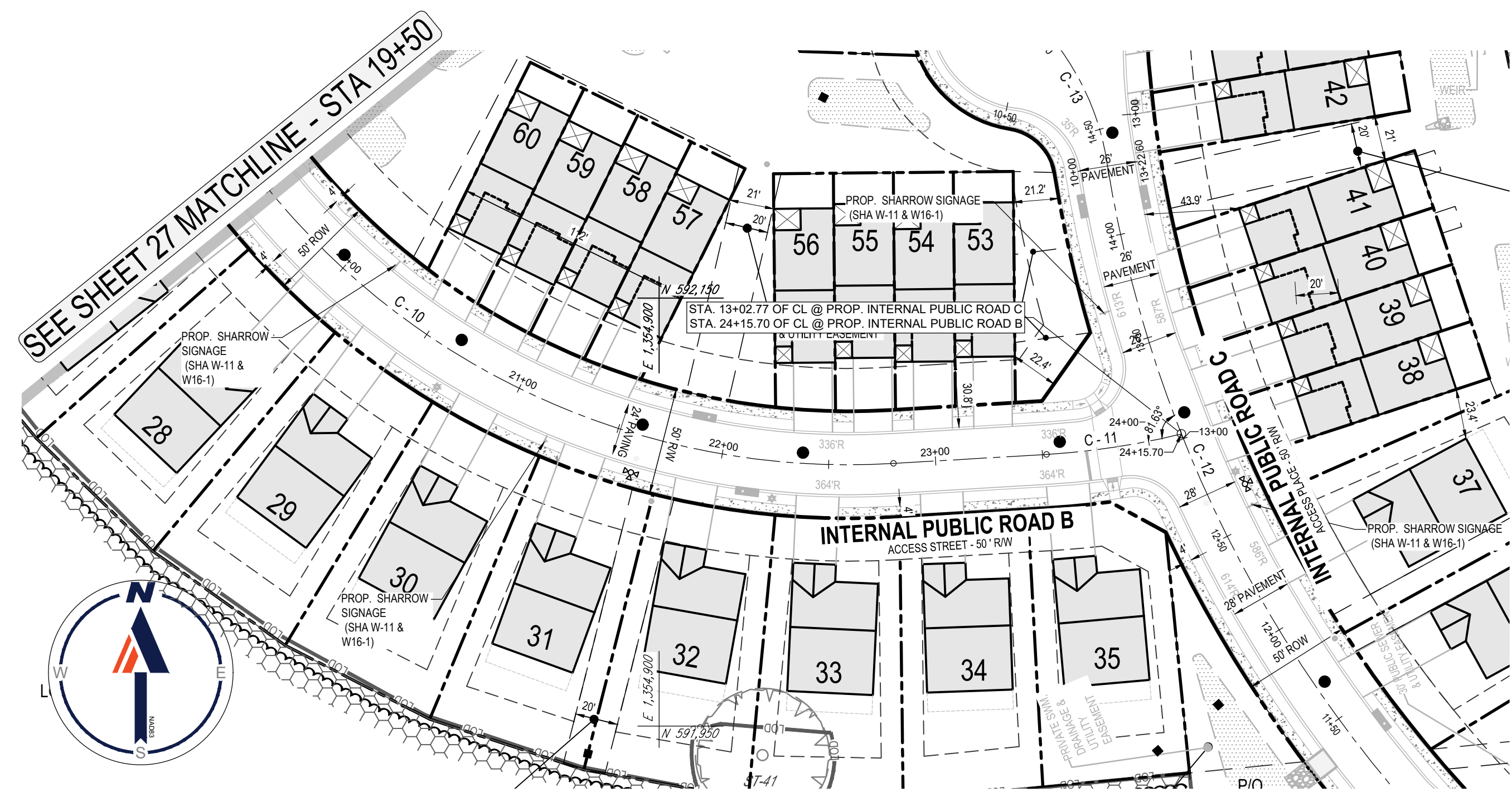
OWNER:	THE ESTATE OF RUTH L. HARBIN H. MARK BOBOTEK, ESQ. P.O. BOX 66 ELLCOTT CITY, MD 21041 410-964-9700
DEVELOPER:	ELM STREET DEVELOPMENT 5074 DORSEY HALL ROAD, SUITE 205 ELLCOTT CITY, MD 21042 CONTACT: JASON VAN KORK PHONE: (410) 720-3021
TAX MAP:	17 GRID: 15 ZONED: R-20
2ND ELECTION DISTRICT:	HOWARD COUNTY, MARYLAND

SUBDIVISION NAME: TBD
SECTION/AREA: N/A
DEED # 00226/00064

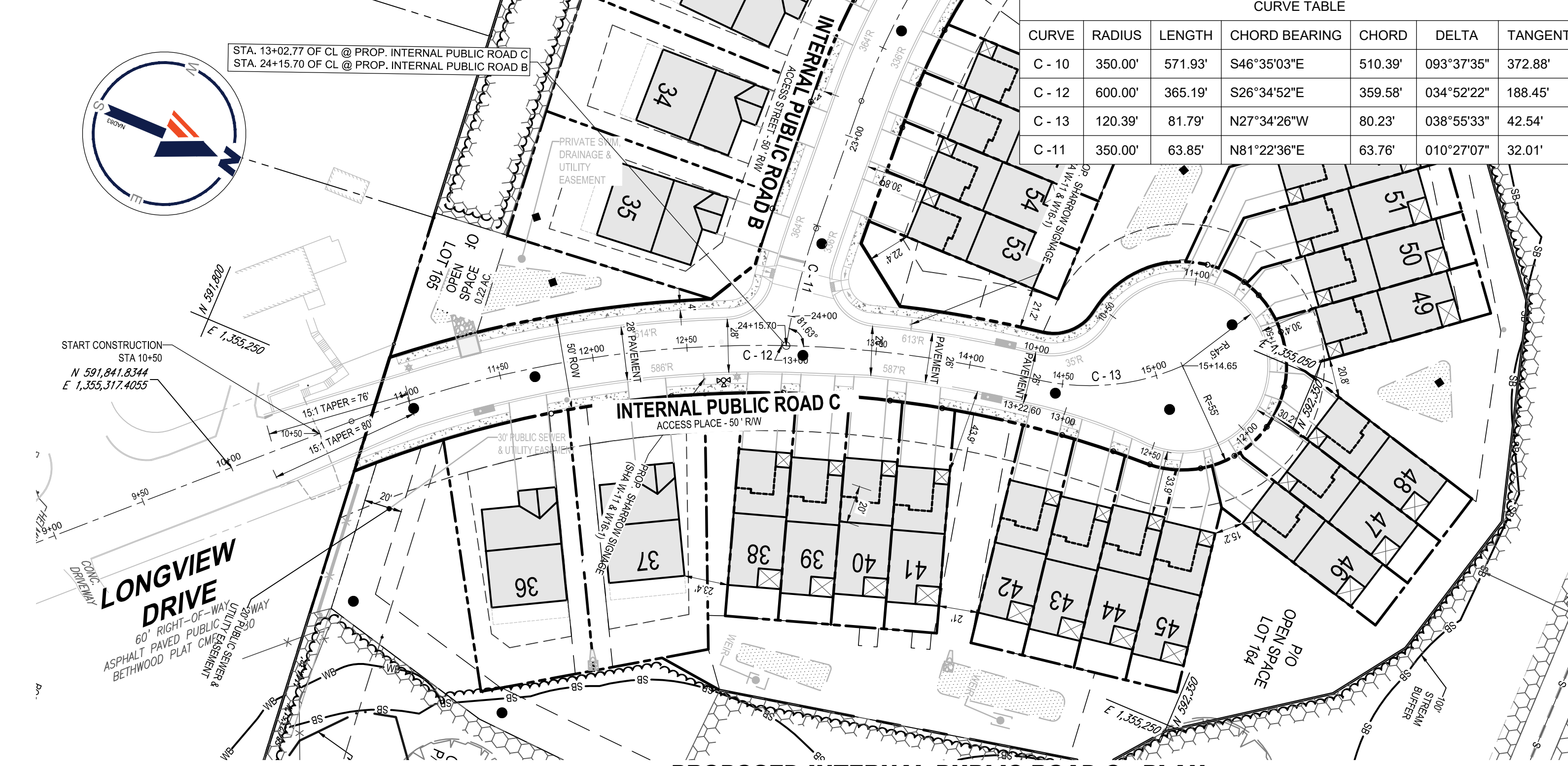
PREVIOUS FILE No.:
WP-21-127
ECP-19-041
BA-CASE NO 17-018C
ECP-21-017, WP-21-064
SP-19-005

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
11/17/2021
DATE

SHEET TITLE:
ROAD PLAN & PROFILES
SHEET NUMBER:
27 of 32
SP-21-002

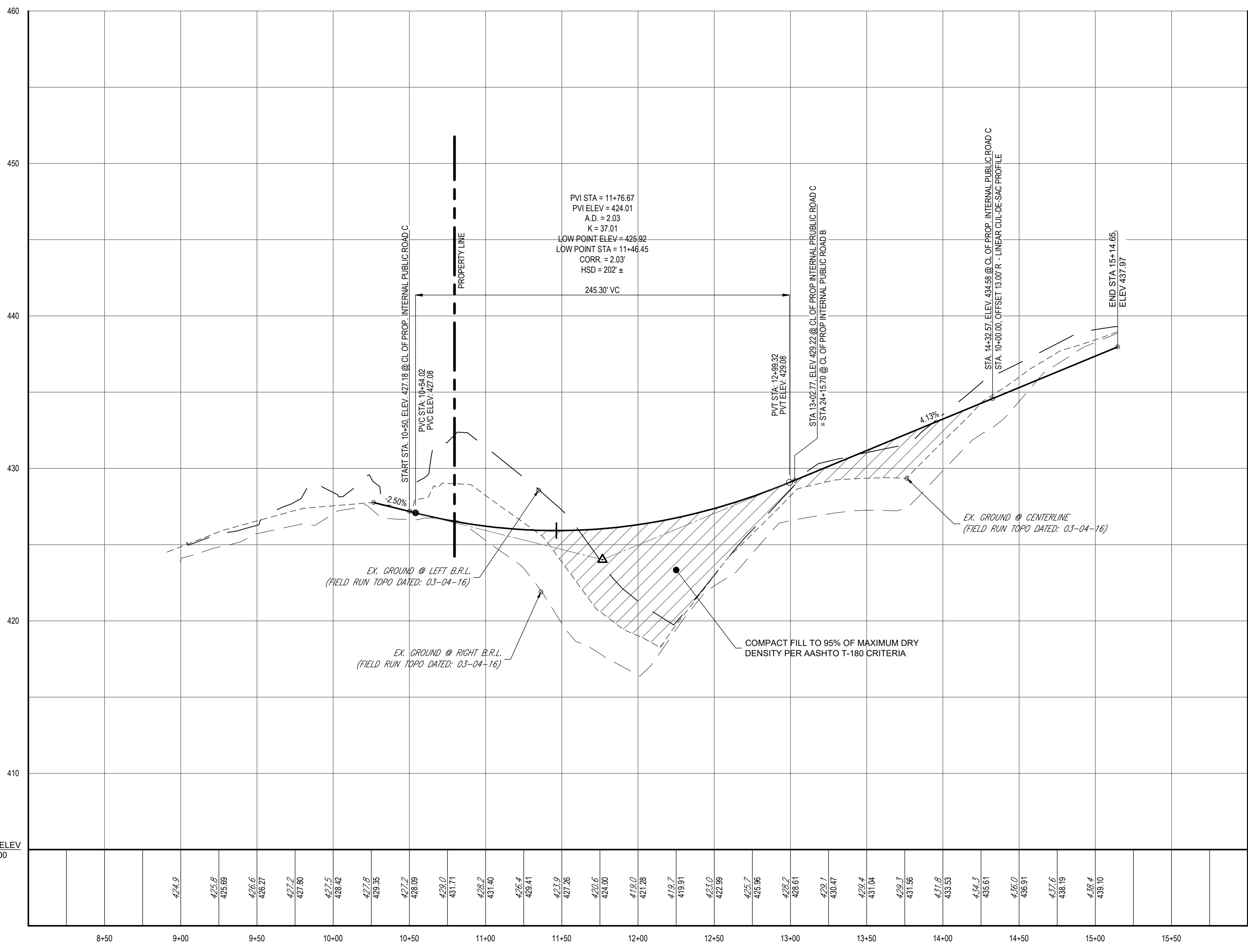
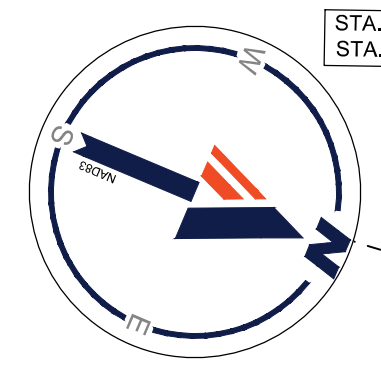


PROPOSED INTERNAL PUBLIC ROAD B - PLAN
SCALE: 1" = 50'

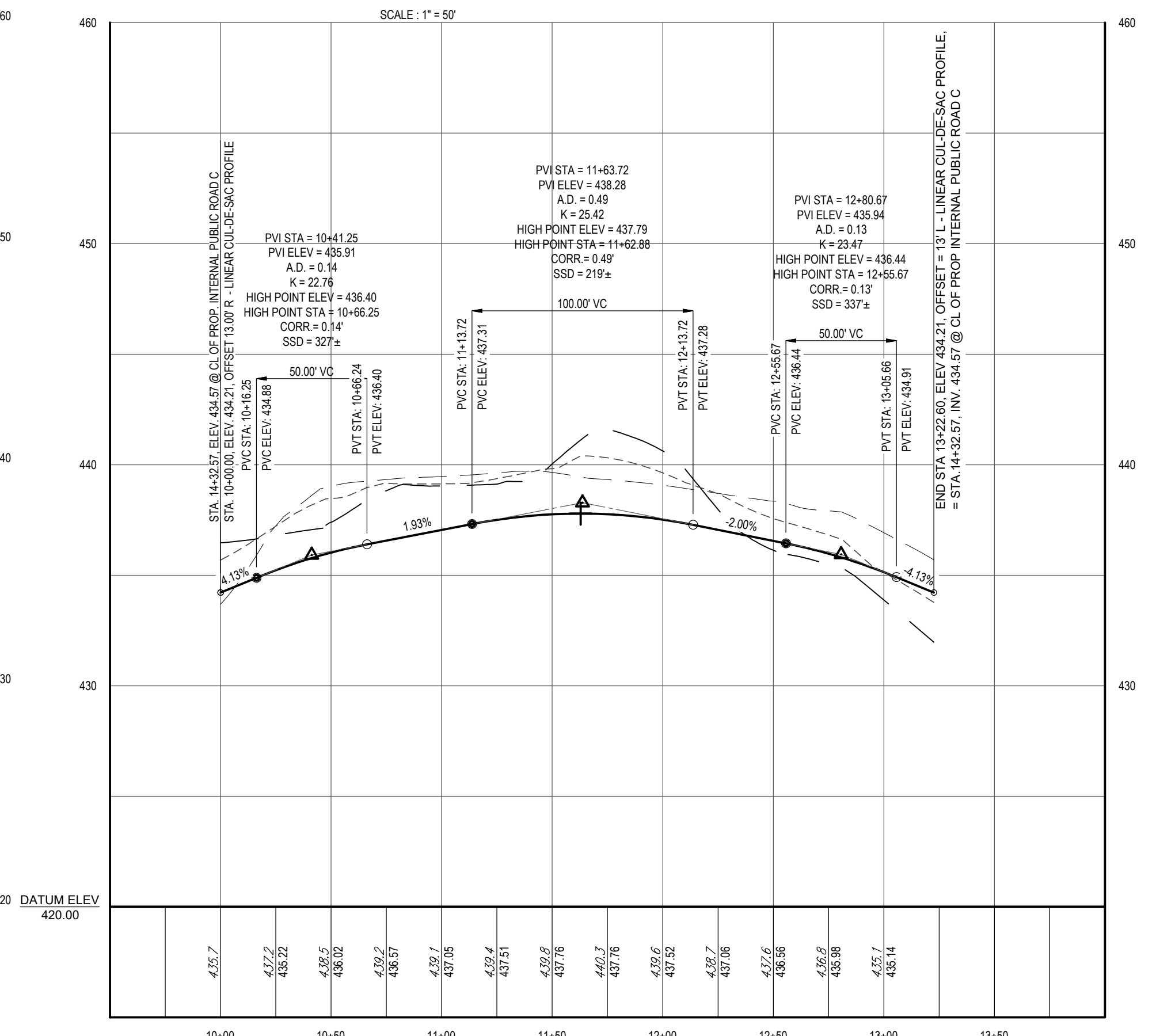


PROPOSED INTERNAL PUBLIC ROAD C - PLAN
SCALE: 1" = 50'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C - 10	350.00'	571.93'	S46°35'03"E	510.39'	093°37'35"	372.88'
C - 12	600.00'	365.19'	S26°34'52"E	359.58'	034°52'22"	188.45'
C - 13	120.39'	81.79'	N27°34'26"W	80.23'	038°55'33"	42.54'
C - 11	350.00'	63.85'	N81°22'36"E	63.76'	010°27'07"	32.01'

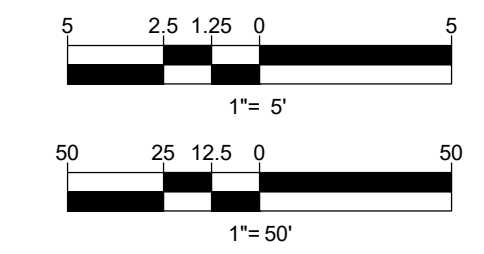


PROP INTERNAL PUBLIC ROAD C - PROFILE
SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL



PUBLIC ROAD C CUL-DE-SAC - LINEAR PROFILE
SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL

Road Name	Classification	Design Speed (MPH)	Horizontal Curve (Min.)	Crest Vertical Curve (K)	Sag Vertical Curve (K)	Stopping Sight Distance	Max Slope	Intersection Spacing
Internal Public Road B	Access Street	30	350'	19	37	200'	10%	250'
Internal Public Road C	Access Place	25	210'	12	26	155'	10%	250'



OWNER: THE ESTATE OF RUTH L. HARBIN
H. MARK BOBOTEK, ESQ.
P.O. BOX 66
ELLCOTT CITY, MD 21041
410-964-9700

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

TAX MAP: 17 GRID: 15 ZONED: R-20
PARCEL: 34
2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SUBDIVISION NAME: TBD
SECTION/AREA: N/A
DEED # 00226/00064

PREVIOUS FILE NO.: WP-21-127
ECP-19-041
BA-CASE NO. 17-018C
ECP-21-017, WP-21-064
SP-19-005

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

REVISIONS			
REV	DATE	COMMENT	DRAWN BY

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MD152018
DRAWN BY: RLB
CHECKED BY: TG
DATE: 11/02/21
CAD ID.: PPR-3

PRELIMINARY EQUIVALENT SKETCH PLAN
FOR
BETHANY GLEN - ARAH
LOTS 1 THRU 155 AND OPEN SPACE LOTS 155 THRU 168

9891 OLD FREDERICK ROAD - ROUTE 99
2ND ELECTION DISTRICT
TAX MAP 17, GRID 15, PARCEL 34
HOWARD COUNTY, MARYLAND

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

B.R. ROWE
PROFESSIONAL ENGINEER
1 BRANSON WAY, FREDERICK, MD 21704
Date: 2021.11.09 11:54:37 -0500

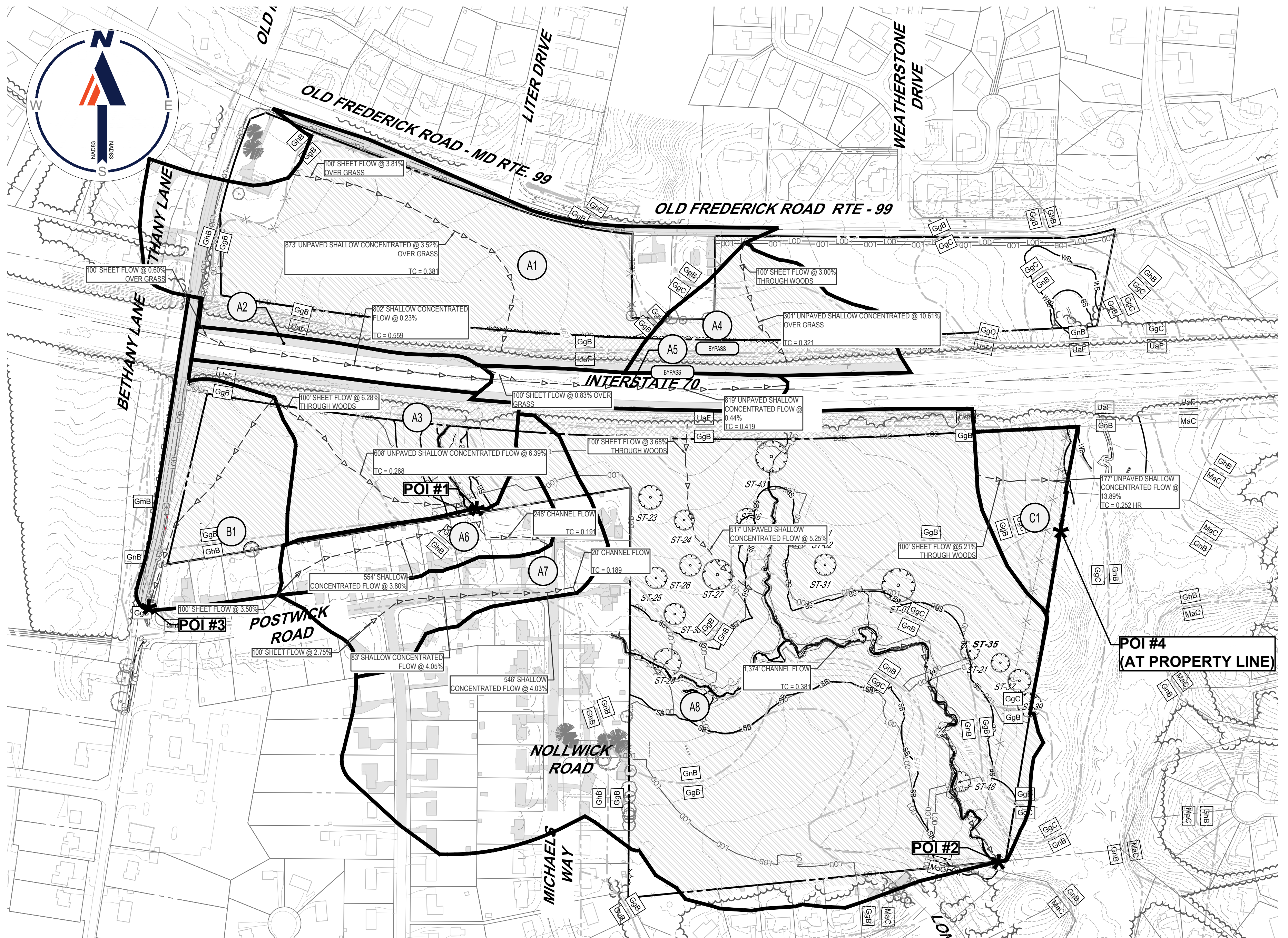
ROAD PLAN & PROFILES

SHEET NUMBER:
28 of 32

SP-21-002

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
DocuSigned by:
Amy Groman
11/17/2021
PLANNING DIRECTOR
DATE

Nov 02, 2021 11:54:00 AM H:\152018\DRAWINGS\PLAN SET\RESTRICTED\PEPMD\152018\AR\PPR3-LAYOUT\28 - ROAD PLAN & PROFILES



SOILS TABLE				
SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL	K FACTOR
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	YES	0.37
GgC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B	YES	0.43
Gnb	GLENELG-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	YES	0.43
Gnc	GLENELG-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES	B	YES	0.43
Gnb	GLENVILLE-BALE SILT LOAMS, 0 TO 8 PERCENT SLOPES	C	YES	0.49
GuB	GLENVILLE-URBAN LAND UDORTMENTS COMPLEX, 0 TO 8 PERCENT SLOPES	C	YES	0.49
Mac	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	NO	0.32
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	NO	0.32
UaF	UDORTMENTS, HIGHWAY, 0 TO 65 PERCENT SLOPES	N/A	-	-

**Quantity - Coverage Summary Chart
Pre-Development**

Project: Bethany Glen (MD152018)
Location: Howard County
By: TG
Date: August, 2021
Notes: In accordance with CR-123-2019, Site Pre-Development Drainage Area Coverage Conditions have been modeled as Woods in Good Condition. Off-Site Drainage has been modeled as existing coverage (in the existing and proposed conditions).

POI	DA	Tc (hr)	AREA (ac)	CN	DESCRIPTION			
1	A1	0.381	2.010	61	B SOILS - OPEN SPACE; GRASS COVER > 75% (Offsite)			
			2.225	98	IMPERVIOUS (Offsite)			
			1.963	61	B SOILS - PASTURE, GRASSLAND OR RANGE (Offsite)			
			12.562	55	B SOILS - WOODS			
			63	(Weighted CN)				
			A2	0.559	2.062	80	D SOILS - OPEN SPACE; GRASS COVER > 75% (Offsite)	
						0.659	98	IMPERVIOUS (Offsite)
						0.715	98	IMPERVIOUS (Offsite)
						1.085	61	B SOILS - PASTURE, GRASSLAND OR RANGE (Offsite)
						0.135	74	C SOILS - PASTURE, GRASSLAND OR RANGE (Offsite)
2	A3	0.268	2.299	55	B SOILS - WOODS			
			2.662	70	C SOILS - WOODS			
			67	(Weighted CN)				
			A4	0.321	4.699	61	B SOILS - OPEN SPACE; GRASS COVER > 75% (Offsite)	
						0.529	98	IMPERVIOUS (Offsite)
						3.931	55	B SOILS - WOODS
						60	(Weighted CN)	
						A5	0.419	2.290
			0.831	98	IMPERVIOUS (Offsite)			
			1.459	80	D SOILS - OPEN SPACE; GRASS COVER > 75% (Offsite)			
0.963	74	C SOILS - OPEN SPACE; GRASS COVER > 75% (Offsite)						
0.349	98	IMPERVIOUS (Offsite)						
3	B1	0.212	0.237	55	B SOILS - WOODS			
			0.198	70	C SOILS - WOODS			
			69	(Weighted CN)				
			A6	0.189	4.760	61	B SOILS - OPEN SPACE; GRASS COVER > 75% (Offsite)	
						0.772	74	C SOILS - OPEN SPACE; GRASS COVER > 75% (Offsite)
						1.241	98	IMPERVIOUS (Offsite)
						0.688	55	B SOILS - WOODS
						72	(Weighted CN)	
			4	C1	0.252	8.869	61	B SOILS - OPEN SPACE; GRASS COVER > 75% (Offsite)
						1.605	74	C SOILS - OPEN SPACE; GRASS COVER > 75% (Offsite)
3.442	98	IMPERVIOUS (Offsite)						
27.304	55	B SOILS - WOODS						
11.796	70	C SOILS - WOODS						
63	(Weighted CN)							
A7	0.189	4.760				61	B SOILS - OPEN SPACE; GRASS COVER > 75% (Offsite)	
						0.772	74	C SOILS - OPEN SPACE; GRASS COVER > 75% (Offsite)
						1.241	98	IMPERVIOUS (Offsite)
						0.688	55	B SOILS - WOODS
			72	(Weighted CN)				



REVISIONS				
REV	DATE	COMMENT	DRAWN BY	CHECKED BY



NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MD152018
DRAWN BY: RLB
CHECKED BY: TG
DATE: 11/02/21
CAD ID: HDP-3

PRELIMINARY EQUIVALENT SKETCH PLAN
 FOR
BETHANY GLEN - ARAH
 LOTS 1 THRU 155 AND OPEN SPACE LOTS 155 THRU 168

9891 OLD FREDERICK ROAD - ROUTE 99
 2ND ELECTION DISTRICT
 TAX MAP 17, GRID 15, PARCEL 34
 HOWARD COUNTY, MARYLAND

BOHLER
 901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21204
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

B.R. ROWE
 PROFESSIONAL ENGINEER
 BRANDON ROWE, LICENSE NO. 4088, EXPIRATION DATE: 7/3/2023

PRE-DEVELOPMENT QUANTITY DRAINAGE AREA MAP

SHEET NUMBER:
29 OF 32
 SP-21-002

LEGEND

- DRAINAGE AREA DIVIDE
- TIME OF CONCENTRATION PATH
- SOIL BOUNDARY LINE
- SOIL LABEL
- DRAINAGE AREA LABEL
- POI LABEL
- IMPERVIOUS AREA
- PASTURE, GRASSLAND, OR RANGE
- WOODS IN (GOOD CONDITION)
- LAWNS IN (GOOD CONDITION)

Brandon Rowe
Digitally signed by Brandon Rowe
 DN: cn=Brandon Rowe, o=Bohler, email=br Rowe@bohlereng.com, c=US
 Date: 2021.11.09 11:55:07 -0500

NOTE:
 FOR AREAS WHERE NO TC PATHS ARE DELINEATED, A TIME OF CONCENTRATION OF 0.10 HOURS WAS ASSUMED.

OWNER: THE ESTATE OF RUTH L. HARBIN
 H. MARK BOBOTEK, ESQ.
 P.O. BOX 66
 ELLICOTT CITY, MD 21041
 410-964-9700

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

SUBDIVISION NAME: TBD
SECTION/AREA: N/A
DEED #: 00226/00064

PREVIOUS FILE No.: WP-21-127
ECF-19-041
BA-CASE NO: 17-018C
ECF-21-017, WP-21-064
SP-19-005

TAX MAP: 17
GRID: 15
ZONED: R-20
PARCEL: 34
2ND ELECTION DISTRICT: HOWARD COUNTY, MARYLAND

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

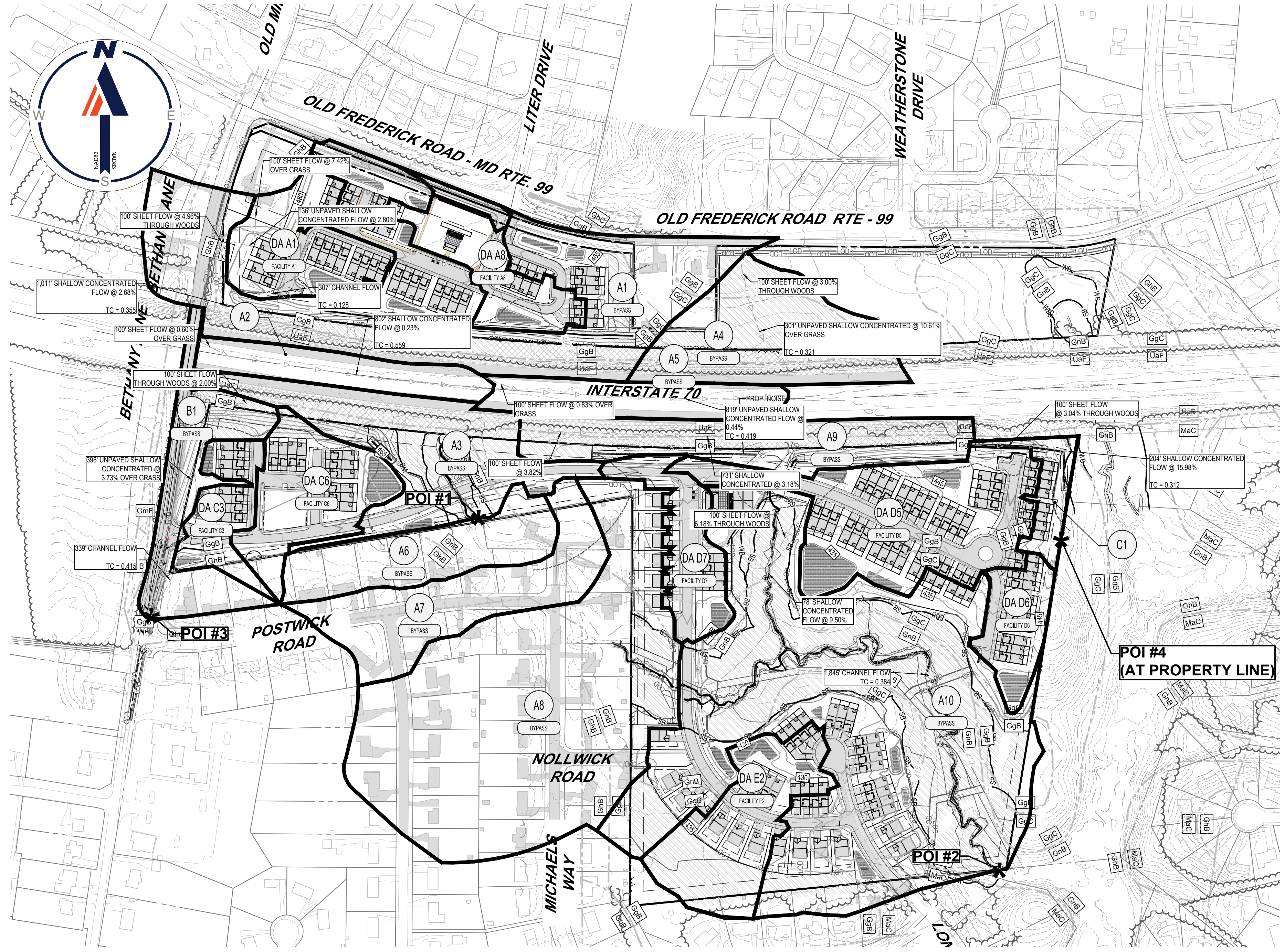
DocuSigned by:
Angy Groman
 PLANNING DIRECTOR

11/17/2021
 DATE

SOILS TABLE				
SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL	K FACTOR
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	YES	0.37
GgC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B	YES	0.43
GhB	GLENELG-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	YES	0.43
GhC	GLENELG-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES	B	YES	0.43
GnB	GLENVILLE-BAILE SILT LOAMS, 0 TO 8 PERCENT SLOPES	C	YES	0.49
GnB	GLENVILLE-URBAN LAND/UDORTHERENTS COMPLEX, 0 TO 8 PERCENT SLOPES	C	YES	0.49
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	NO	0.32
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	NO	0.32
UaF	UDORTHERENTS, HIGHWAY, 0 TO 65 PERCENT SLOPES	N/A	-	-

Quantity Management - POI Summary Chart								
Project: Bethany Glen (MD152018)								
Location: Howard County								
By: TG								
Date: August, 2021								
POI #	Pre-Development Runoff Rates			Post-Development Runoff Rates			POI Description	Notes
	Q100(pre) (cfs)	Q100(pre) (cfs)	QhCo6.6(pre)(cfs)	Q100(post)(cfs)	Q100(post)(cfs)	QhCo6.6(post)(cfs)		
1	47.67	123.17	125.63	47.38	120.97	122.63	Point within existing stream located to the southeast of Neighborhood C	Discharge to POI#1 from Neighborhoods A and C. Flows to be managed with two surface sand filters in Neighborhood A (Facility 1 & Facility 2) with control structures and a surface sand filter in Neighborhood C (Facility 3) with a control structure.
2	158.84	417.22	422.50	158.56	411.74	419.53	Point within existing stream located to the southeast of Neighborhood E	Discharge to POI #2 from Neighborhoods A, B, C, D and E. Flows to be managed with several surface sand filters in Neighborhoods D & E with control structures. POI #1 ultimately outfalls to this POI as well and is included in the computations.
3	12.86	33.76	35.44	12.71	31.59	35.34	Existing storm drain inlet located to the southwest of Neighborhood C	Discharge to POI #3 from Neighborhood C. Flows to be managed with one surface sand filter in Neighborhood C (Facility 4) with a control structure. A portion of the Neighborhood bypasses the facilities and outfalls directly into POI.
4	2.83	9.85	9.45	2.25	5.39	5.74	Portion of northeast property boundary of Neighborhood D (Sheet Runoff in pre and post conditions)	Discharge to POI#4 from Neighborhood D. Flows have been reduced from pre development to post development by diverting flows to alternative POIs.

Quantity - Coverage Summary Chart						
Post-Development						
Project: Bethany Glen (MD152018)						
Location: Howard County						
By: TG						
Date: August, 2021						
POI	DA	Tc (hr)	AREA (ac)	CN	DESCRIPTION	
1	A1 (Bypass)	0.355	13.903	68	61 B SOILS - OPEN SPACE; GRASS COVER > 75%	
					98 IMPERVIOUS	
					61 B SOILS - PASTURE, GRASSLAND OR RANGE	
	DA A1 (Facility A1)	0.128	2.952	74	61 B SOILS - OPEN SPACE; GRASS COVER > 75%	
					98 IMPERVIOUS	
	DA A8 (Facility A8)	0.218	1.784	76	61 B SOILS - OPEN SPACE; GRASS COVER > 75%	
					98 IMPERVIOUS	
	A2 (Bypass)	0.559	2.062	86	61 B SOILS - OPEN SPACE; GRASS COVER > 75%	
					98 IMPERVIOUS	
					61 B SOILS - PASTURE, GRASSLAND OR RANGE	
DA C6 (Facility C6)	0.211	3.211	77	61 B SOILS - OPEN SPACE; GRASS COVER > 75%		
				98 IMPERVIOUS		
				61 B SOILS - PASTURE, GRASSLAND OR RANGE		
2	DA D5 (Facility D5)	0.169	6.350	77	61 B SOILS - OPEN SPACE; GRASS COVER > 75%	
					98 IMPERVIOUS	
					61 B SOILS - OPEN SPACE; GRASS COVER > 75%	
	DA D6 (Facility D6)	0.100	1.623	79	61 B SOILS - OPEN SPACE; GRASS COVER > 75%	
					98 IMPERVIOUS	
	DA D7 (Facility D7)	0.169	2.146	79	61 B SOILS - OPEN SPACE; GRASS COVER > 75%	
					98 IMPERVIOUS	
	DA E2 (Facility E2)	0.163	3.7643	68	61 B SOILS - OPEN SPACE; GRASS COVER > 75%	
					98 IMPERVIOUS	
					61 B SOILS - PASTURE, GRASSLAND OR RANGE	
A4 (Bypass)	0.321	4.800	60	61 B SOILS - OPEN SPACE; GRASS COVER > 75%		
				98 IMPERVIOUS		
A5 (Bypass)	0.419	2.290	87	61 B SOILS - OPEN SPACE; GRASS COVER > 75%		
				98 IMPERVIOUS		
A6 (Bypass)	0.191	3.298	67	61 B SOILS - OPEN SPACE; GRASS COVER > 75%		
				98 IMPERVIOUS		
				61 B SOILS - PASTURE, GRASSLAND OR RANGE		
A7 (Bypass)	0.189	4.266	73	61 B SOILS - OPEN SPACE; GRASS COVER > 75%		
				98 IMPERVIOUS		
A8 (Bypass)	0.395	15.290	70	61 B SOILS - OPEN SPACE; GRASS COVER > 75%		
				98 IMPERVIOUS		
				61 B SOILS - PASTURE, GRASSLAND OR RANGE		
A9 (Bypass)	0.348	4.272	59	61 B SOILS - OPEN SPACE; GRASS COVER > 75%		
				98 IMPERVIOUS		
A10 (Bypass)	0.384	21.4473	68	61 B SOILS - OPEN SPACE; GRASS COVER > 75%		
				98 IMPERVIOUS		
3	B1 (Bypass)	0.129	3.224	74	61 B SOILS - OPEN SPACE; GRASS COVER > 75%	
					98 IMPERVIOUS	
					61 B SOILS - PASTURE, GRASSLAND OR RANGE	
4	C1	0.312	0.994	63	61 B SOILS - OPEN SPACE; GRASS COVER > 75%	
					98 IMPERVIOUS	



LEGEND

- DRAINAGE AREA DIVIDE
- - - TIME OF CONCENTRATION PATH
- - - SOIL BOUNDARY LINE
- [Label] SOIL LABEL
- [Label] DRAINAGE AREA LABEL
- * POI LABEL
- IMPERVIOUS AREA
- ▨ PASTURE, GRASSLAND, OR RANGE
- ▨ WOODS IN (GOOD CONDITION)
- ▨ LAWN IN (GOOD CONDITION)

NOTE:
FOR AREAS WHERE NO TC PATHS ARE DELINEATED, A TIME OF CONCENTRATION OF 0.10 HOURS WAS ASSUMED.

SUBDIVISION NAME: TBD SECTION/AREA: N/A DEED # 00226/ 00064	PREVIOUS FILE NO.: WP-21-127 ECP-19-041 BA-CASE NO. 17-016C ECP-21-017, WP-21-064 SP-19-005	TAX MAP: 17 GRID: 15 ZONED: R-20 PARCEL: 34 2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
---	--	--

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MD152018
DRAWN BY: RLB
DATE: 11/02/21
CAD ID: HDP-3

PRELIMINARY EQUIVALENT SKETCH PLAN
FOR
BETHANY GLEN - ARAH
LOTS 1 THRU 155 AND OPEN SPACE LOTS 155 THRU 168

9891 OLD FREDERICK ROAD - ROUTE 99
2ND ELECTION DISTRICT
TAX MAP 17, GRID 15, PARCEL 34
HOWARD COUNTY, MARYLAND

BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
1 BRADDOCK RD, FREDERICK, MD 21704
PHONE: (301) 696-1000
FAX: (301) 696-1001
LICENSE NO. 40808, EXPIRATION DATE: 7/30/23

POST-DEVELOPMENT QUANTITY DRAINAGE AREA MAP
SHEET NUMBER:
30 OF 32
SP-21-002

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Approved by: Amy Groman
PLANNING DIRECTOR
11/17/2021
DATE

Nov 02, 2021 11:00AM D:\03\DRAWINGS\PLAN SET\BETHANY GLEN\MD152018\ARAHD\30 - POST-DEVELOPMENT QUANTITY

SOILS TABLE

Table with 5 columns: SOILS NAME, SOILS DESCRIPTION, HYDROLOGIC SOILS GROUP, HIGHLY ERODIBLE SOIL, K FACTOR. Rows include GgB, GgC, GhB, GhC, GhB, GgB, MaC, MaD, UaF.

BOHLER

Project: Bethany Glen By: KLO Checked By: TRG Location: Howard County, MD Date: 10/12/2020 Condition: ESD Volume Job#: MD152018

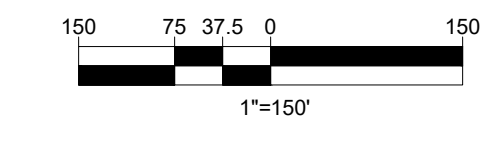
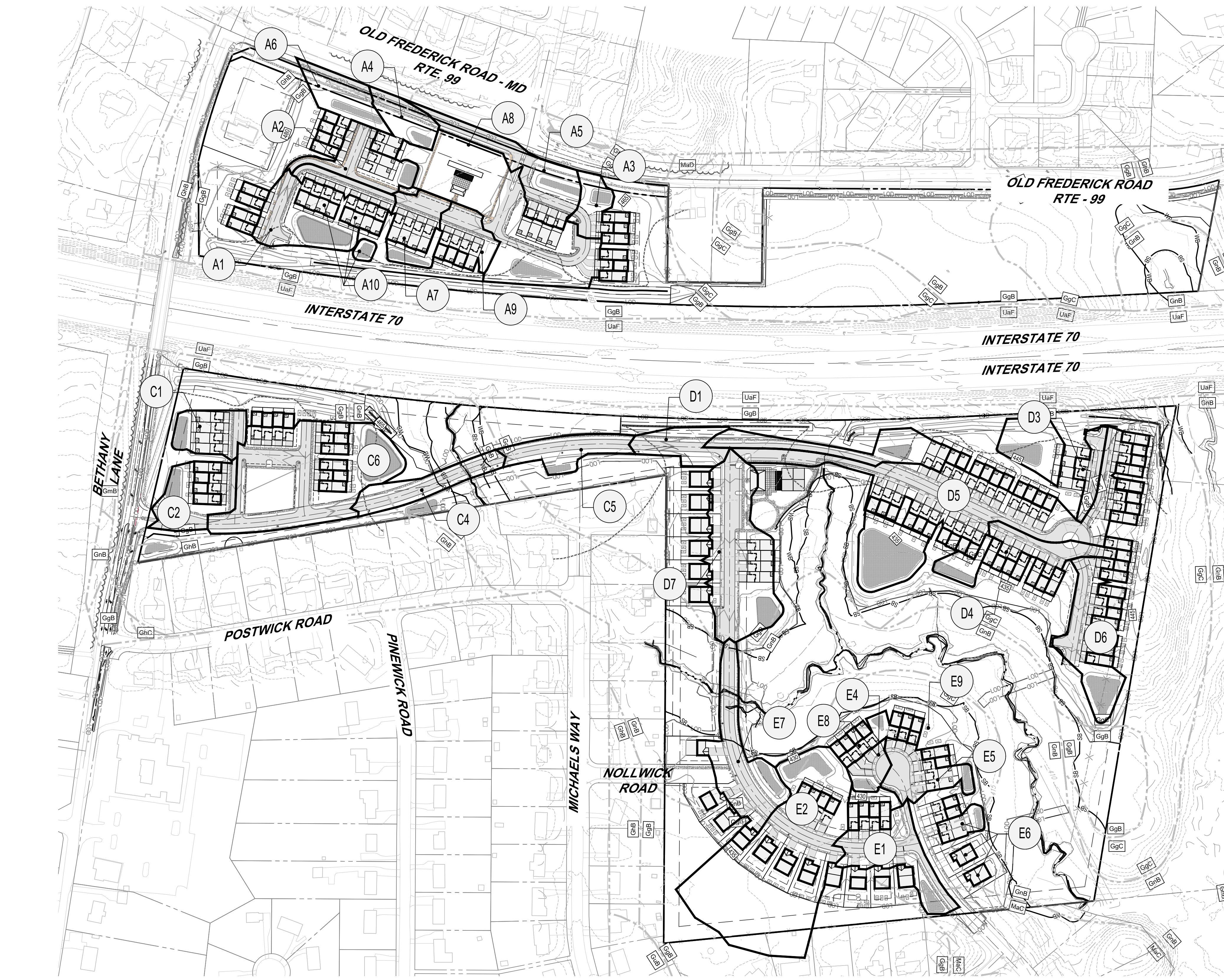
ESD Facility Summary table with rows for ESD Volume Required (114627.51 CF), Imp Area to be Treated (17.24 acres), Recharge Vol Required (15195.10 CF), Target PE (1.76 inches), and 1" Pe Volume Required (65178.23 CF).

Main table listing Facility #, Practice, Surface Area, Impervious Area, PerVIOUS Area, PE, Recharge Volume, and Treatment Volume for various facilities A1 through E8 and Drywells.

Total ESD Treatment Volume Provided = 114736.90 CF, Total Impervious Area Treated = 15.31 acres, PE Treatment Provided = 1.93 inches, Recharge Provided = 18982.45 CF.

LEGEND

- Legend items: DRAINAGE AREA DIVIDE (solid line), SOIL BOUNDARY LINE (dashed line), SOIL LABEL (DrE), DRAINAGE AREA LABEL (A), IMPERVIOUS AREA (shaded box).



TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY. Signed by Amy Groman, Planning Director, 11/17/2021.

SUBDIVISION NAME: TBD SECTION/AREA: N/A DEED # 00226/00064. PREVIOUS FILE No.: WP-21-127 ECP-19-041 BA-CASE NO 17-018C ECP-21-017, WP-21-064 SP-19-005.

OWNER: THE ESTATE OF RUTH L. HARBIN, H. MARK BOBOTEK, ESQ., ELLICOTT CITY, MD 21041. DEVELOPER: ELM STREET DEVELOPMENT, 5074 DORSEY HALL ROAD, SUITE 205, ELLICOTT CITY, MD 21042.

BOHLER logo and company information: SITE CIVIL AND CONSULTING ENGINEERING, PROGRAM MANAGEMENT, LANDSCAPE ARCHITECTURE, SUSTAINABLE DESIGN, PERMITTING SERVICES, TRANSPORTATION SERVICES.

REVISIONS table with columns: REV, DATE, COMMENT, DRAWN BY, CHECKED BY.

811 logo and text: Know what's below. Call before you dig. ALWAYS CALL 811. It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MD152018 DRAWN BY: RLB CHECKED BY: TG DATE: 11/02/21 CAD ID: HDP-3

PRELIMINARY EQUIVALENT SKETCH PLAN FOR BETHANY GLEN - ARAH LOTS 1 THRU 155 AND OPEN SPACE LOTS 155 THRU 168

9891 OLD FREDERICK ROAD - ROUTE 99 2ND ELECTION DISTRICT TAX MAP 17, GRID 15, PARCEL 34 HOWARD COUNTY, MARYLAND

BOHLER logo and address: 901 DULANEY VALLEY ROAD, SUITE 801 TOWSON, MARYLAND 21204. Phone: (410) 821-7900. Fax: (410) 821-7987. MD@BohlerEng.com

B.R. ROWE logo and professional information: PROFESSIONAL ENGINEER, LICENSE NO. 40808, EXPIRATION DATE: 7/3/2023.

ESD FACILITY DRAINAGE AREA MAP SHEET NUMBER: 31 OF 32 SP-21-002

SOILS TABLE				
SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL	K FACTOR
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	YES	0.37
GgC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B	YES	0.43
GhB	GLENELG-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	YES	0.43
GhC	GLENELG-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES	B	YES	0.43
GnB	GLENEVILLE-SALE SILT LOAMS, 0 TO 8 PERCENT SLOPES	C	YES	0.49
GuB	GLENEVILLE-URBAN LAND-UDORTHERENTS COMPLEX, 0 TO 8 PERCENT SLOPES	C	YES	0.49
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	NO	0.32
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	NO	0.32
UaF	UDORTHERENTS, HIGHWAY, 0 TO 65 PERCENT SLOPES	N/A	-	-

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY

811
 Know what's below.
 Call before you dig.
 ALWAYS CALL 811
 It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MD152018
 DRAWN BY: RLB
 CHECKED BY: TG
 DATE: 11/02/21
 CAD ID: HDP-3

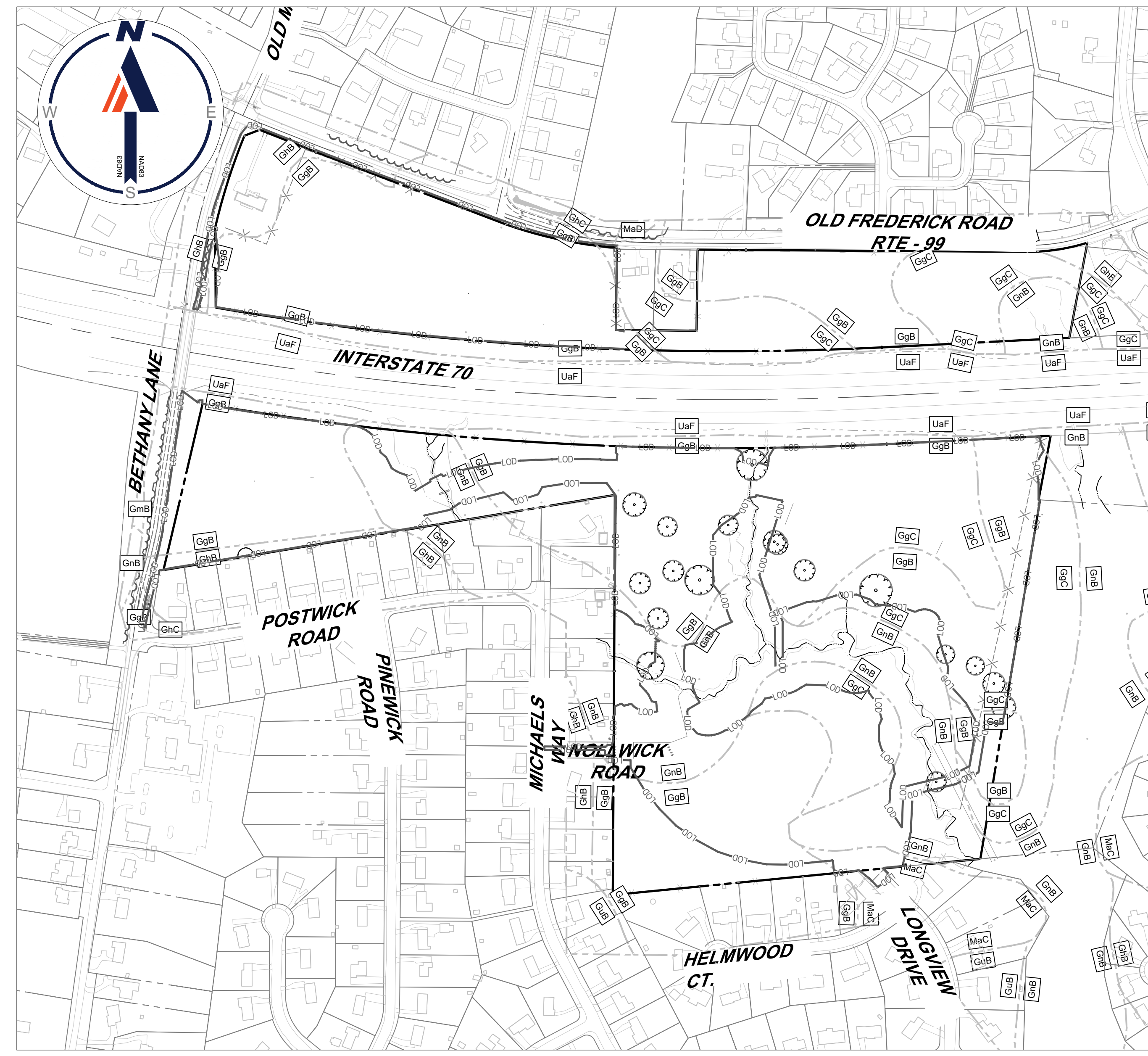
PROJECT:
PRELIMINARY EQUIVALENT SKETCH PLAN
 FOR
BETHANY GLEN - ARAH
 LOTS 1 THRU 155 AND OPEN SPACE LOTS 155 THRU 168

9891 OLD FREDERICK ROAD - ROUTE 99
 2ND ELECTION DISTRICT
 TAX MAP 17, GRID 15, PARCEL 34
 HOWARD COUNTY, MARYLAND

BOHLER
 901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21204
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

B.R. ROWE
 PROFESSIONAL ENGINEER
 BRANDON ROWE, ENGINEER
 I, BRANDON ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 40808, EXPIRATION DATE: 7/3/2023

SHEET TITLE:
QUALITY COVERAGE MAPS
 SHEET NUMBER:
32 OF 32
 SP-21-002

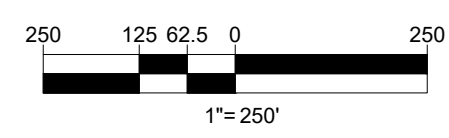


EXISTING COVERAGE AREA MAP

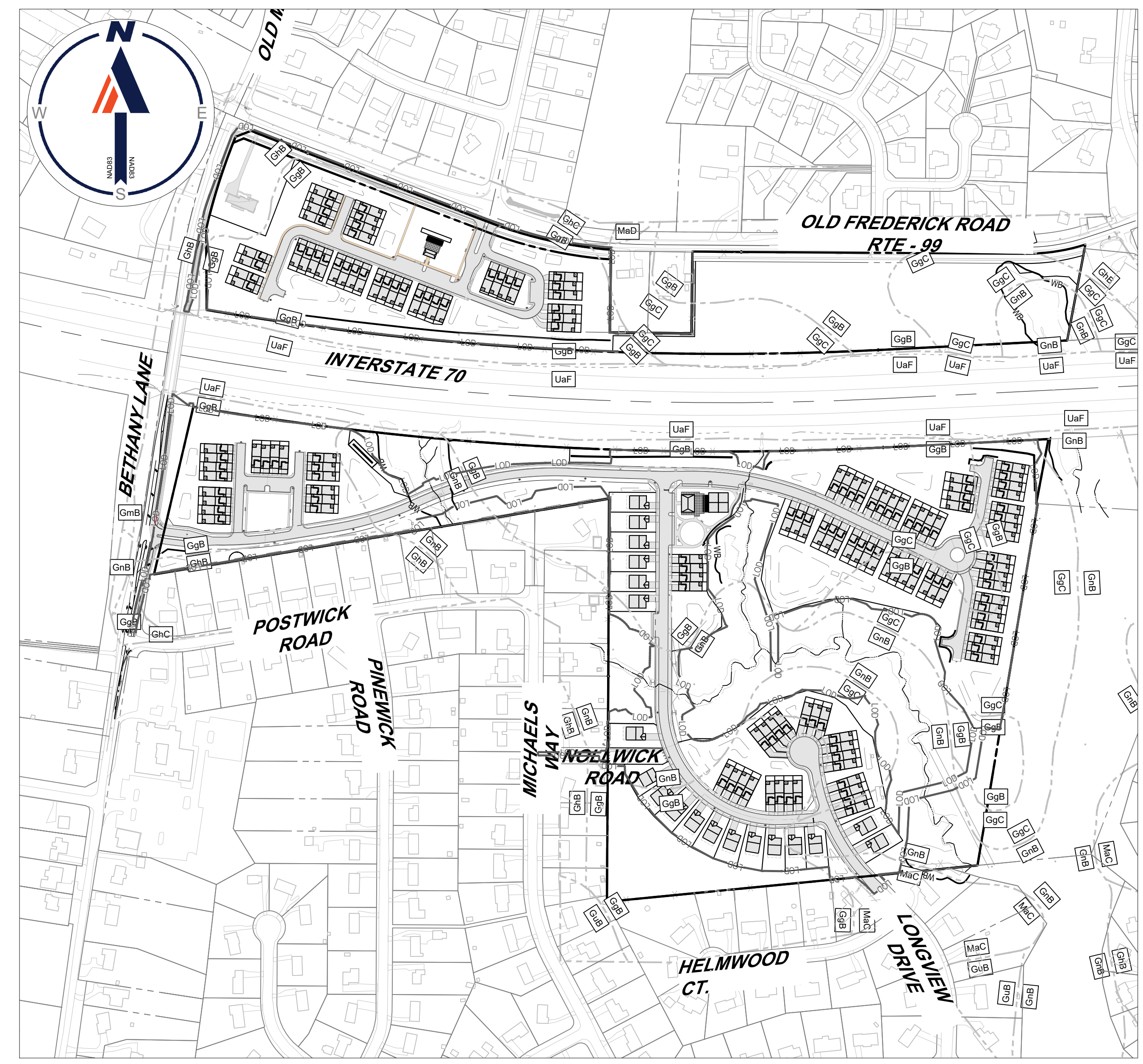
IMPERVIOUS AREA: 10,541 SF OR 0.242 AC.
 PERVIOUS AREA: 2,113,837 SF OR 48.527 AC.
 LIMIT OF DISTURBANCE: 2,124,378 SF OR 48.769 AC.

LEGEND

- LIMITS OF DISTURBANCE
- - - SOIL BOUNDARY LINE
- SOIL LABEL
- IMPERVIOUS AREA



1"=250'



PROPOSED COVERAGE AREA MAP

IMPERVIOUS AREA: 751,018 SF OR 17.241 AC.
 PERVIOUS AREA: 1,373,360 SF OR 31.528 AC.
 LIMIT OF DISTURBANCE: 2,124,378 SF OR 48.769 AC.

Brandon Rowe
 Digitally signed by Brandon Rowe
 DN: cn=Brandon Rowe, o=Bohler, ou=Bohler, email=browe@bohlereng.com, c=US
 Date: 2021.11.05 11:56:07 -0500'

NOTE:

FOR AREAS WHERE NO TC PATHS ARE DELINEATED, A TIME OF CONCENTRATION OF 0.10 HOURS WAS ASSUMED.

OWNER: THE ESTATE OF RUTH L. HARBIN
 H. MARK BOBOTEK, ESQ.
 P.O. BOX 66
 ELLICOTT CITY, MD 21041
 410-964-9700

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

TAX MAP: 17 GRID: 15 ZONED: R-20
 PARCEL: 34
 2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SUBDIVISION NAME: TBD
 SECTION/AREA: N/A
 DEED # 00226/00064

PREVIOUS FILE No.: WP-21-127
 ECP-19-041
 BA-CASE NO. 17-016C
 ECP-21-017, WP-21-064
 SP-19-005

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 DocuSigned by:
 Amy Groman
 PLANNING DIRECTOR
 11/17/2021
 DATE