

OPEN SPACE CHART				
LOT No.	OWNER	OPEN SPACE AREA (AC)	NON CREDITED OPEN SPACE AREA (AC)	CREDITED OPEN SPACE AREA (AC)
NORTH COMMUNITY OPEN SPACE (SDP-22-021)				
156	HOMEOWNERS ASSOCIATION	8.09	1.03	7.06
157	HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS	7.43	0	7.43
SOUTH COMMUNITY OPEN SPACE (F-22-033)				
158	HOMEOWNERS ASSOCIATION	3.33	0.24	3.09
159	HOMEOWNERS ASSOCIATION	1.92	0.37	1.55
160	HOMEOWNERS ASSOCIATION	1.62	0.05	1.57
161	HOMEOWNERS ASSOCIATION	0.79	0	0.79
162	HOMEOWNERS ASSOCIATION	0.52	0	0.52
163	HOMEOWNERS ASSOCIATION	1.14	0.02	1.12
164	HOMEOWNERS ASSOCIATION	1.73	0.29	1.44
165	HOWARD COUNTY RECREATION AND PARKS	2.41	0.02	2.39
166	HOMEOWNERS ASSOCIATION	7.13	1.70	5.43
167	HOWARD COUNTY RECREATION AND PARKS	10.96	0	10.96
168	HOWARD COUNTY RECREATION AND PARKS	0.20	0	0.20
		47.27	3.72	43.55

RECREATIONAL OPEN SPACE				
North Community Recreational Open Space (SDP-22-021)				
Unit Type	# of Units	Rec. Open Space Calculation	Rec. Open Space Requirement	
Single Family Detached Units	0	200 s.f./unit	0 s.f.	
Single Family Attached/Semi-Detached Units	38	400 s.f./unit	15,200 S.F.	
Total Required			15,200 S.F.	
Total Provided			30,627 S.F.	
South Community Recreation Open Space (F-22-033)				
Unit Type	# of Units	Rec. Open Space Calculation	Rec. Open Space Requirement	
Single Family Detached Units	19	200 s.f./unit	3,800 S.F.	
Single Family Attached/Semi-Detached Units	92	400 s.f./unit	38,800 S.F.	
Total Required			42,600 S.F.	
Total Provided			46,174 S.F.	

LOT SIZE & DWELLING TYPE CHART		LOT SIZE & DWELLING TYPE CHART		LOT SIZE & DWELLING TYPE CHART		LOT SIZE & DWELLING TYPE CHART	
LOT#	GROSS AREA (SF)	DWELLING TYPE	LOT#	GROSS AREA (SF)	DWELLING TYPE	LOT#	GROSS AREA (SF)
1	2,800 (SF)	SINGLE FAMILY ATTACHED	37	9,175 (SF)	SINGLE FAMILY DETACHED	73	3,066 (SF)
2	2,800 (SF)	SINGLE FAMILY ATTACHED	38	3,342 (SF)	SINGLE FAMILY ATTACHED	74	3,066 (SF)
3	2,800 (SF)	SINGLE FAMILY ATTACHED	39	3,380 (SF)	SINGLE FAMILY ATTACHED	75	3,066 (SF)
4	2,800 (SF)	SINGLE FAMILY ATTACHED	40	3,375 (SF)	SINGLE FAMILY ATTACHED	76	3,066 (SF)
5	2,800 (SF)	SINGLE FAMILY ATTACHED	41	3,340 (SF)	SINGLE FAMILY ATTACHED	77	3,066 (SF)
6	2,800 (SF)	SINGLE FAMILY ATTACHED	42	3,346 (SF)	SINGLE FAMILY ATTACHED	78	3,066 (SF)
7	2,800 (SF)	SINGLE FAMILY ATTACHED	43	3,269 (SF)	SINGLE FAMILY ATTACHED	79	3,066 (SF)
8	2,800 (SF)	SINGLE FAMILY ATTACHED	44	3,191 (SF)	SINGLE FAMILY ATTACHED	80	3,066 (SF)
9	2,800 (SF)	SINGLE FAMILY ATTACHED	45	3,269 (SF)	SINGLE FAMILY ATTACHED	81	3,101 (SF)
10	2,800 (SF)	SINGLE FAMILY ATTACHED	46	3,174 (SF)	SINGLE FAMILY ATTACHED	82	2,800 (SF)
11	2,800 (SF)	SINGLE FAMILY ATTACHED	47	3,078 (SF)	SINGLE FAMILY ATTACHED	83	2,800 (SF)
12	2,800 (SF)	SINGLE FAMILY ATTACHED	48	3,219 (SF)	SINGLE FAMILY ATTACHED	84	2,800 (SF)
13	2,800 (SF)	SINGLE FAMILY ATTACHED	49	3,025 (SF)	SINGLE FAMILY ATTACHED	85	2,800 (SF)
14	2,800 (SF)	SINGLE FAMILY ATTACHED	50	3,199 (SF)	SINGLE FAMILY ATTACHED	86	2,800 (SF)
15	2,800 (SF)	SINGLE FAMILY ATTACHED	51	3,492 (SF)	SINGLE FAMILY ATTACHED	87	2,800 (SF)
16	2,800 (SF)	SINGLE FAMILY ATTACHED	52	3,060 (SF)	SINGLE FAMILY ATTACHED	88	2,800 (SF)
17	2,800 (SF)	SINGLE FAMILY ATTACHED	53	3,043 (SF)	SINGLE FAMILY ATTACHED	89	2,800 (SF)
18	2,800 (SF)	SINGLE FAMILY ATTACHED	54	3,083 (SF)	SINGLE FAMILY ATTACHED	90	2,800 (SF)
19	8,778 (SF)	SINGLE FAMILY DETACHED	55	3,113 (SF)	SINGLE FAMILY ATTACHED	91	3,382 (SF)
20	8,792 (SF)	SINGLE FAMILY DETACHED	56	3,091 (SF)	SINGLE FAMILY ATTACHED	92	3,378 (SF)
21	8,792 (SF)	SINGLE FAMILY DETACHED	57	3,107 (SF)	SINGLE FAMILY ATTACHED	93	3,382 (SF)
22	8,792 (SF)	SINGLE FAMILY DETACHED	58	3,181 (SF)	SINGLE FAMILY ATTACHED	94	2,800 (SF)
23	8,792 (SF)	SINGLE FAMILY DETACHED	59	3,168 (SF)	SINGLE FAMILY ATTACHED	95	2,800 (SF)
24	8,792 (SF)	SINGLE FAMILY DETACHED	60	3,086 (SF)	SINGLE FAMILY ATTACHED	96	2,800 (SF)
25	11,732 (SF)	SINGLE FAMILY DETACHED	61	3,024 (SF)	SINGLE FAMILY ATTACHED	97	2,800 (SF)
26	9,937 (SF)	SINGLE FAMILY DETACHED	62	3,024 (SF)	SINGLE FAMILY ATTACHED	98	2,800 (SF)
27	8,891 (SF)	SINGLE FAMILY DETACHED	63	3,024 (SF)	SINGLE FAMILY ATTACHED	99	3,066 (SF)
28	8,792 (SF)	SINGLE FAMILY DETACHED	64	3,024 (SF)	SINGLE FAMILY ATTACHED	100	2,800 (SF)
29	8,891 (SF)	SINGLE FAMILY DETACHED	65	3,079 (SF)	SINGLE FAMILY ATTACHED	101	2,788 (SF)
30	8,791 (SF)	SINGLE FAMILY DETACHED	66	3,056 (SF)	SINGLE FAMILY ATTACHED	102	2,800 (SF)
31	8,891 (SF)	SINGLE FAMILY DETACHED	67	3,079 (SF)	SINGLE FAMILY ATTACHED	103	2,800 (SF)
32	8,891 (SF)	SINGLE FAMILY DETACHED	68	3,066 (SF)	SINGLE FAMILY ATTACHED	104	2,800 (SF)
33	8,426 (SF)	SINGLE FAMILY DETACHED	69	3,066 (SF)	SINGLE FAMILY ATTACHED	105	3,066 (SF)
34	8,307 (SF)	SINGLE FAMILY DETACHED	70	3,066 (SF)	SINGLE FAMILY ATTACHED	106	3,066 (SF)
35	8,658 (SF)	SINGLE FAMILY DETACHED	71	3,066 (SF)	SINGLE FAMILY ATTACHED	107	3,066 (SF)
36	8,792 (SF)	SINGLE FAMILY DETACHED	72	3,066 (SF)	SINGLE FAMILY ATTACHED	108	3,066 (SF)

UNIT & PARKING SCHEDULE TABLE

NEIGHBORHOOD	TOTAL UNITS	SINGLE FAMILY ATTACHED VILLAS	SINGLE FAMILY SEMI-DETACHED VILLAS	REQUIRED PARKING SPACES FOR DWELLING UNITS (2 SPACES/DWELLING UNIT)	OFF-STREET PARKING SPACES FOR DWELLING UNITS *	REQUIRED PARKING SPACES FOR GUESTS (0.5 SPACES/DWELLING UNIT)	OFF-STREET PARKING SPACES FOR GUESTS **	COMMUNITY BUILDING PARKING ***	EXCESS GUEST PARKING SPACES IN COMMON AREAS	TOTAL PARKING SPACES
NORTH COMMUNITY										
A	38	34	4	76	76	12	76	8	17	177
NORTH COMMUNITY TOTAL										
38	34	4			76		76	8	17	177
SOUTH COMMUNITY										
C	18	18	0	36	36	6	36	0	13	85
D	62	56	0	124	124	19	124	22	21	291
E	36	23	0	72	72	11	72	0	0	144
SOUTH COMMUNITY TOTAL										
116	97	0	19	232	232	22	232	22	34	520
TOTAL UNITS										
154	131	4	19	308	308	48	308	30	51	697

NOTE:
PARKING FOR THIS PROJECT IS IN ACCORDANCE WITH SECTION 131.0 B.C. AND 133.0 D.2. OF THE ZONING REGULATIONS

★ TWO SPACES IN GARAGE
★★ TWO SPACES DRIVEWAY
★★★ 15 SPACES/31,000 SF

OVERALL SITE ANALYSIS DATA / TABULATION

(F-22-033 AND SDP-22-021)	
TOTAL PROJECT AREA	68.56 AC, 35.76 AC. (THIS PLAN)
AREA OF WETLANDS AND BUFFER	2.56 AC.
AREA OF 100-YR FLOODPLAIN	2.10 AC.
AREA OF FOREST	27.60 AC.
AREA OF STEEP SLOPES (25% OR GREATER)	0.44 AC.
AREA OF PUBLIC ROAD DEDICATION (ROAD RW)	7.09 AC.
INTERMITTENT STREAM & 50' BUFFER	11.44 AC.
HIGHLY ERODIBLE SOILS (Kc > 0.35)	14.37 AC.
NUMBER OF RESIDENTIAL UNITS TO REMAIN	154
NUMBER OF RESIDENTIAL UNITS PROPOSED	154
LIMIT OF DISTURBED AREA	48.77 AC, 35.76 AC. (THIS PLAN)
PRESENT ZONING DESIGNATION	R-20
PROPOSED USE	AGE RESTRICTED ADULT HOUSING
IMPERVIOUS COVER	17.24 AC.

NOTE: THE TOTAL PROPERTY AREA IS 68.56 ACRES. 100-YR FLOODPLAINS, FORESTED AREAS, AREAS OF STEEP SLOPES, AND ERODIBLE SOILS HAVE BEEN IDENTIFIED WITHIN THE PROJECT AREA.

ROADWAY INFORMATION CHART

ROAD NAME	CLASSIFICATION	DESIGN SPEED	R/W WIDTH (PUBLIC) ACCESS EASEMENT WIDTH (PRIVATE)
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BLUE IVY WAY	PUBLIC ACCESS STREET	30 MPH	50 FT.
BAKER LANE	PUBLIC ACCESS STREET	30 MPH	50 FT.
LONGVIEW DRIVE	PUBLIC ACCESS PLACE	25 MPH	50 FT.
CALMING COURT	PRIVATE ACCESS PLACE	25 MPH	50 FT.
HOPE PLACE	PRIVATE ACCESS PLACE	25 MPH	50 FT.
WISTERIA LANE	PRIVATE ACCESS PLACE	25 MPH	50 FT.
STONE WELL WAY	PRIVATE ACCESS PLACE	25 MPH	50 FT.
WISHING WELL LANE	PRIVATE ACCESS PLACE	25 MPH	50 FT.

APPROVED: DEPARTMENT OF PUBLIC WORKS

CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	1
GENERAL NOTES	2
EXISTING CONDITIONS & LEGENDS	3
BUILDING ELEVATIONS	4
SITE LAYOUT PLAN	5-7
GRADING AND STORMWATER MANAGEMENT PLAN	8-10
LANDSCAPE PLAN OVERALL NEIGHBORHOOD PLAN	11
LANDSCAPE PLAN	12-14
LANDSCAPE NOTES AND DETAILS	15
PHASE I EROSION AND SEDIMENT CONTROL PLAN	16-18
PHASE II EROSION AND SEDIMENT CONTROL PLAN	19-21
PHASE I EROSION AND SEDIMENT CONTROL DRAINAGE AREAS	22
INTERIOR EROSION AND SEDIMENT CONTROL DRAINAGE AREAS	23
PHASE II EROSION AND SEDIMENT CONTROL DRAINAGE AREAS	24
TRAP #1 PLAN, SECTION & DETAILS	25
TRAPS #2 PLAN, SECTION & DETAILS	26
TRAP #3 PLAN, SECTION & DETAILS	27
TRAP #4 PLAN, SECTION & DETAILS	28
TRAP #5 PLAN, SECTION & DETAILS	29
SEDIMENT BASIN #1 PLAN, SECTION & DETAILS	30-31
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	32-36
SWM NOTES AND DETAILS	37-56
STORMWATER MANAGEMENT AND STORM DRAIN NOTES AND DETAILS	57
OVERALL STORMDRAIN DRAINAGE AREA MAP	58
ROAD PLAN AND PROFILES	59-64
STORM DRAIN PROFILES	65-71
BORING LOCATION DIAGRAM	72
BORING PLAN & BORING LOGS	73-75
FOREST CONSERVATION PLAN	76
FOREST CONSERVATION NOTES AND DETAILS	77
BETHANY LANE CROSS SECTIONS	78-81
CULVERT END WALL DESIGN	82
CULVERT END WALL DETAILS	83
BOX CULVERT STRUCTURAL DESIGN PLAN	84-86
CULVERT INSTALLATION PLAN, NOTES AND DETAILS	87-89
SIGNAGE AND PAVEMENT MARKING PLAN	90
MAINTENANCE OF TRAFFIC PLAN	91-92
STRUCTURAL WALL DESIGNS	93-102

ESD SUMMARY TABLE

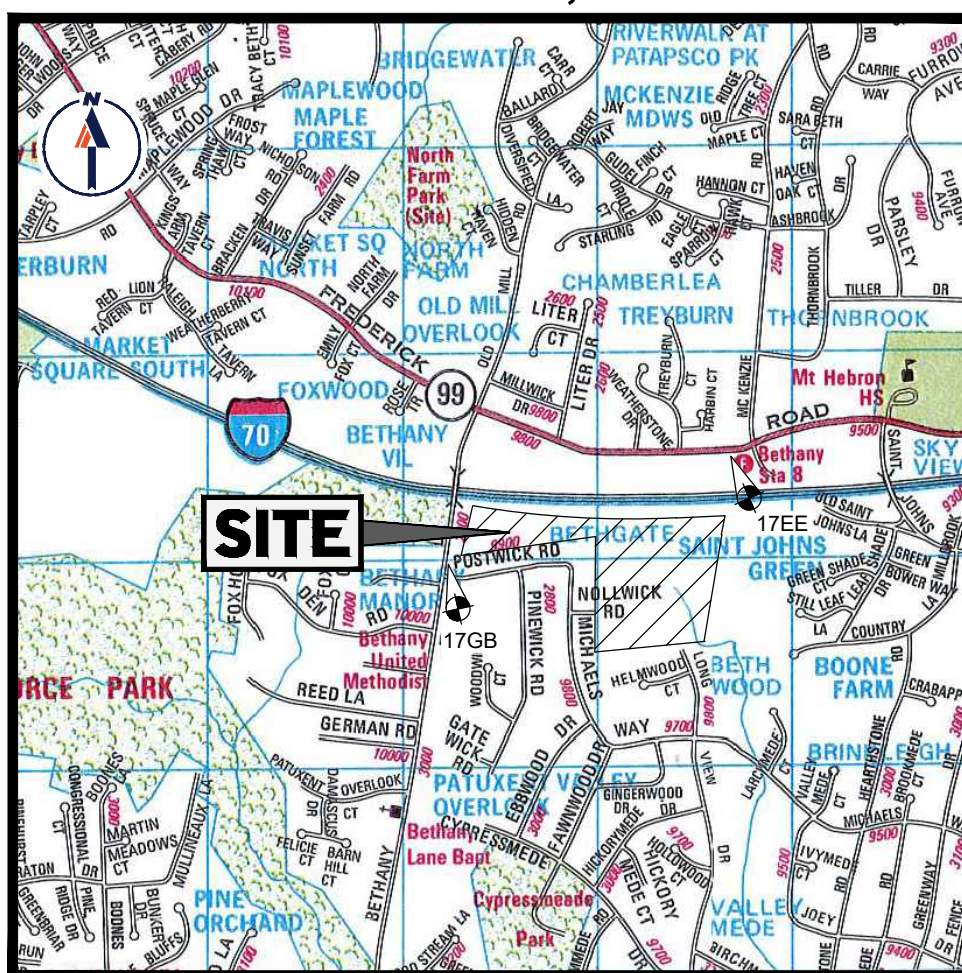
"SITE AREA"	48.77 AC.
ESDv	114,627.51 C.F. (REQUIRED), 119,720.36 C.F. (PROVIDED)
Rev	15,195.10 C.F. (REQUIRED), 17,126.95 C.F. (PROVIDED)
CPV	INCLUDED IN ESDv
QP(10)	EX: 242.23 CFS, PROP. 236.09 CFS
QP(100)	EX: 629.92 CFS, PROP. 578.32 CFS
QP(6)	EX: 645.84 CFS, PROP. 599.55 CFS

FINAL ROAD CONSTRUCTION PLAN

FOR

BETHANY GLEN - ARAH SOUTH COMMUNITY NEIGHBORHOODS C, D, & E LOTS 1 THRU 116 AND OPEN SPACE LOTS 158 THRU 168

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



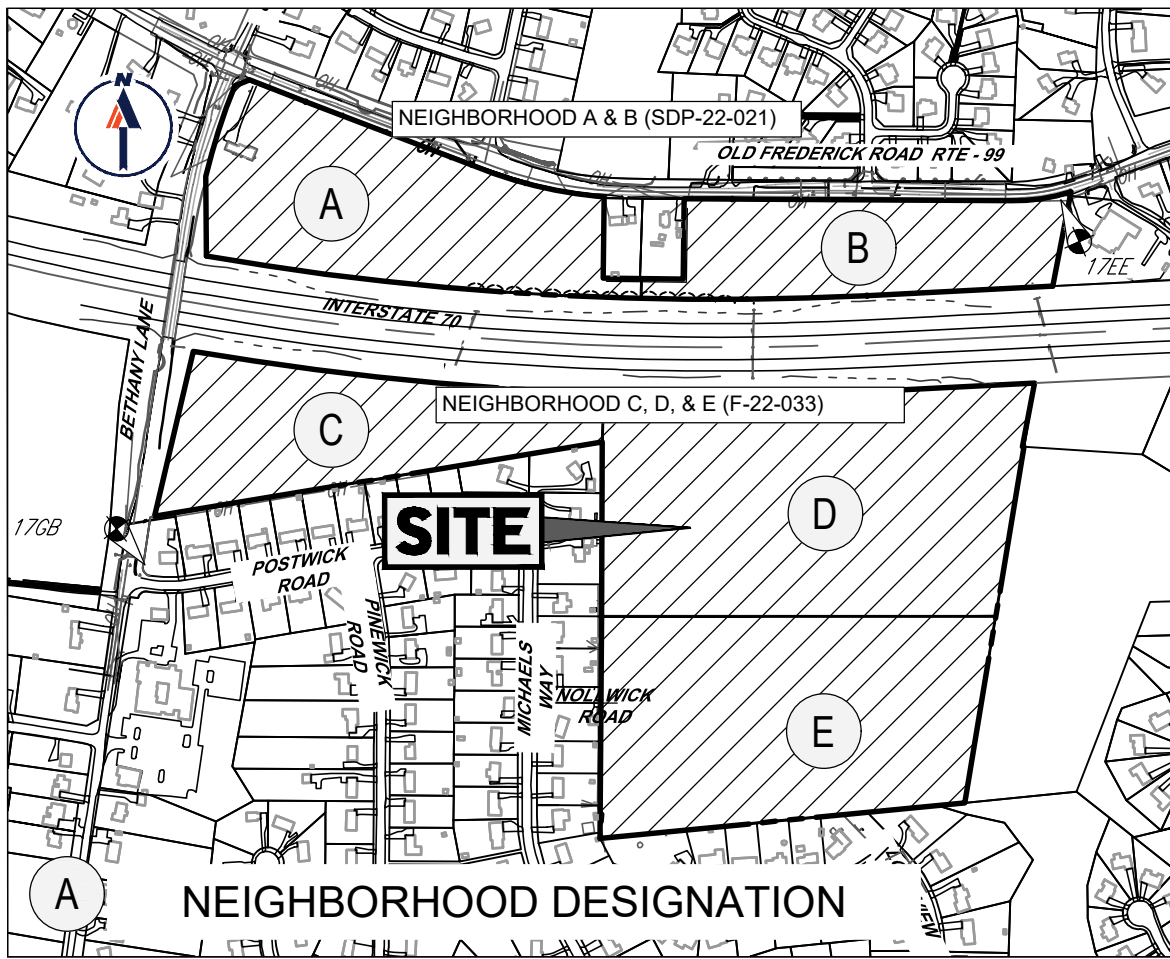
LOCATION MAP

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PERMIT USE NO. 20802153-5

SCALE: 1"=200'

ADC MAP COORDINATES: 24B5



VICINITY MAP

PREPARED BY

BOHLER

CONTACT: BRANDON ROWE, P.E.

STORMWATER MANAGEMENT PRACTICES

FACILITY NAME & NUMBER	PRACTICE TYPE (QUALITY)	PUBLIC	PRIVATE	HOA MAINTAINS	HOMEOWNER MAINTAINS	MISC.
8"X 14" X 4.67' DRYWELLS (1,000 SF)	MDE M-5	✓	✓	✓	✓	(12" MIN. 3" MAX COVER)
7"X 12" X 4.67' DRYWELLS (748 SF)	MDE M-5	✓	✓	✓	✓	(12" MIN. 3" MAX COVER)
6.375" X 12" X 4.67' DRYWELLS (1,000 SF)	MDE M-5	✓	✓	✓	✓	(12" MIN. 3" MAX COVER)
7"X 12" X 3.33' DRYWELLS (538 SF)	MDE M-5	✓	✓	✓	✓	COMMUNITY CENTER
SURFACE SAND FILTER WETLAND JCS1	MDE F-1	✓	✓	✓	✓	
SURFEMERGED GRAVEL WETLAND JCS4	MDE M-2	✓	✓	✓	✓	
MICROBIORETENTION FACILITY JCS5	MDE M-6	✓	✓	✓	✓	
SURFEMERGED GRAVEL WETLAND JCS6	MDE M-2	✓	✓	✓	✓	
MICROBIORETENTION FACILITY JCS7	MDE M-6	✓	✓	✓	✓	
BIORETENTION FACILITY JCS8	MDE F-6	✓	✓	✓	✓	
MICROBIORETENTION FACILITY JCS9	MDE M-6	✓	✓	✓	✓	
SURFACE SAND FILTER FACILITY JCS10	MDE F-1	✓	✓	✓	✓	
SURFACE SAND FILTER FACILITY JCS11	MDE F-1	✓	✓	✓	✓	
BIORETENTION FACILITY JCS12	MDE F-6	✓	✓	✓	✓	
SURFACE SAND FILTER FACILITY JCS13	MDE F-1	✓	✓	✓	✓	
MICROBIORETENTION FACILITY JCS14	MDE M-6	✓	✓	✓	✓	
MICROBIORETENTION FACILITY JCS15	MDE M-6	✓	✓	✓	✓	
MICROBIORETENTION FACILITY JCS16	MDE F-6	✓	✓	✓	✓	
MICROBIORETENTION FACILITY JCS17	MDE F-6	✓	✓	✓	✓	
MICROBIORETENTION FACILITY JCS18	MDE M-6	✓	✓	✓	✓	

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST HOWARD COUNTY AND MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE UNLESS WAIVERS HAVE BEEN APPROVED BY THE BOARD OF SUPERVISORS.
- THE PROPERTY BOUNDARY AND ON-SITE EXISTING TOPOGRAPHY IS BASED ON A BOUNDARY & TOPOGRAPHIC SURVEY BY BOHLER ENGINEERING, TITLED "BOUNDARY & TOPOGRAPHIC SURVEY, HARBIN PROPERTY, 8991 OLD FREDERICK ROAD - 2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND, FILE NO. SD10210, DATED 03/04/2010, 03/26/16.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT No. 1708 AND 1709 WERE USED FOR THIS PROJECT.
- WATER IS PUBLIC. CONT. # 71 W. 463-D-W. 436-W (ACP) 25-109-D. 688-D-W & S.
- SEWER IS PUBLIC. CONT. # 2738-S-D. 409 & S. 738-S-A. 25-109-D.
- EXISTING UTILITIES ARE BASED ON FIELD RUN SURVEY PERFORMED BY BOHLER ENGINEERING, DATED 03/04/16 AND HOWARD COUNTY RECORDED PLANS.
- SUBJECT PROPERTY ZONED R-20 PER THE 100%13 COMPREHENSIVE ZONING REGULATIONS. AN A-10 RESTRICTED CONDITIONAL USE COMMUNITY IS PROPOSED UNDER SECTION 131.0 A.1 AND IS APPROVED PER BA-17-016C. THE DECISION AND ORDER FOR THE CONDITIONAL USE WAS SIGNED BY THE HEARINGS EXAMINER ON SEPT. 2, 2020.
- PROPERTY INFORMATION:
a. AREA OF LOT 158: 88.96 AC. 35.76 AC. (THIS PLAN)
b. AREA OF LOT 159: 15.92 AC. TOTAL: 15.94 AC. (THIS PLAN)
c. AREA OF LOT 160: 15.92 AC. TOTAL: 15.94 AC. (THIS PLAN)
d. AREA OF LOT 161: 15.92 AC. TOTAL: 15.94 AC. (THIS PLAN)
e. AREA OF LOT 162: 15.92 AC. TOTAL: 15.94 AC. (THIS PLAN)
f. AREA OF LOT 163: 15.92 AC. TOTAL: 15.94 AC. (THIS PLAN)
g. AREA OF LOT 164: 15.92 AC. TOTAL: 15.94 AC. (THIS PLAN)
h. AREA OF LOT 165: 15.92 AC. TOTAL: 15.94 AC. (THIS PLAN)
i. AREA OF LOT