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LEGEND	
	EX. PROPERTY LINE
	EX. ADJACENT PROPERTY LINE
	EX. RIGHT OF WAY
	EX. UTILITY R/W AND EASEMENT
	EX. WELL LEASE AREA
	EX. SHA EASEMENT
	EX. CURB
	EX. EDGE OF PAVEMENT
	EX. EDGE OF SIDEWALK
	EX. FENCE
	EX. FENCE (BOARD ON BOARD)
	EX. FOREST
	EX. FOREST CONSERVATION
	PR. FOREST CONSERVATION EASEMENT
	EX. FLOOD PLAIN AREA
	100-YR FEMA FLOOD PLAIN
	PR. FLOOD PLAIN EASEMENT
	EX. WETLAND AREA
	EX. WETLAND BUFFER
	EX. BUILDING
	EX. STREAM
	PR. BUILDING
	PR. CURB
	PR. SIDEWALK
	EX. STREAM



USE	PARKING REQUIRED PER CODE (180-88)	PARKING PER PLAN	REQUESTED MODIFICATION
RESIDENTIAL	2 SPACES / HOME	96 DRIVEWAY SPACE 11 PERP. SPACES 32 PARALLEL SPACES TOTAL 139 SPACES	NONE

SITE DATA

- OWNER/DEVELOPER: ELM STREET DEVELOPMENT
5074 DORSEY HALL DRIVE, SUITE
ELLICOTT CITY, MD 21042
CONTACT: JASON VAN NORK
EMAIL: JVANNORK@ELMSTREETDEV.COM
- PLAN PREPARED BY: MORRIS & RITCHIE ASSOCIATES, INC.
1220-B EAST JOPPA RD SUITE 400K
TOWSON MD 21286
- TAX MAP/GRID/PARCEL: 78 / 3 / 0688
- GRANTOR/GRAantee: INTEGRACE INC. / ESC PARKSIDE II, L.C.
- DEED REFERENCE: 10776 / 448, DATED 4/21/2022
- SITE AREA: 23.68 ACRES ±
PUBLIC ROAD RIGHT-OF-WAYS: 1.90 ACRES ±
LIMIT OF DISTURBANCE: 18.2 ACRES ±
EXISTING ZONING: PLANNED EMPLOYMENT CENTER DISTRICT (PEC)
- PROPOSED DEVELOPMENT: 7.00 ACRES ±
RESIDENTIAL: 2.37 ACRES ±
RETAIL/SERVICE: 4.74 ACRES ±
INSTITUTIONAL/HOTEL/LIGHT INDUSTRIAL: 4.74 ACRES ±
- REQUIRED LAND USE PERCENTAGES:
A. PARCEL B - OFFICE/RESEARCH/INSTITUTIONAL/HOTEL/LIGHT INDUSTRIAL = 20-55% OF THE GROSS AREA OR 4.74 - 13.02 ACRES
B. PARCEL A - RETAIL/SERVICE = 10-20% OF THE GROSS AREA OR 2.37 - 4.74 ACRES
C. RESIDENTIAL = 10-35% OF THE GROSS AREA OR 2.37 - 8.29 ACRES
D. OPEN SPACE = NO LESS THAN 25% OF THE GROSS AREA OR 5.92 ACRES
OF THE TOTAL, OPEN SPACE AREA, NO LESS THAN 20% SHALL BE RECREATIONAL SPACE OR 1.18 ACRES. PHYSICAL IMPROVEMENTS WITHIN THE RECREATION SPACE CAN REDUCE THE TOTAL REQUIRED AREA BELOW 20% PER SECTION 180-139.C.
- DENSITY:
COMMERCIAL PERMITTED: THE MAXIMUM NON-RESIDENTIAL SQUARE FOOTAGE PERMITTED IS 154,725 S.F. (0.15 FLOOR AREA RATIO PER SECTION 180-140.A.)
COMMERCIAL PROPOSED: NONE
RESIDENTIAL PERMITTED: THE MAXIMUM RESIDENTIAL DENSITY PERMITTED IS 47 UNITS (PER SECTION 180-140.A.)
RESIDENTIAL PROPOSED: 47 UNITS
- IMPERVIOUS AREA PERMITTED: 85% MAX @ 23.68 ACRES = 20.13 ACRES
PROPOSED IMPERVIOUS:
ROADWAYS AND WALKS: 2.45 ACRES
BUILDINGS AND DRIVES: 1.88 ACRES
TOTAL: 4.33 ACRES
- OPEN SPACE: REQUIRED: NO LESS THAN 25% OF THE GROSS AREA OR 5.92 ACRES. OF THE TOTAL OPEN SPACE AREA, NO LESS THAN 20% SHALL BE RECREATIONAL SPACE OR 1.18 ACRES.
PROPOSED: 7.67 ACRES. OF THE TOTAL OPEN SPACE
- SEE PATTERN BOOK FOR PROPOSED BUILDING MATERIALS AND COLORS
- ALL SIGNS TO BE DESIGNED PER PATTERN BOOK
- THE BOUNDARY SHOWN HEREON WAS PREPARED BY MORRIS & RITCHIE ASSOCIATES, INC. THE TOPOGRAPHY IS A COMBINATION OF CARROLL COUNTY GIS AND FIELD R/W TOPOGRAPHY PREPARED BY MORRIS & RITCHIE ASSOCIATES, INC.
- THE SEWER AND WATER LINES ARE APPROXIMATE AND ARE BASED ON EXISTING ENGINEERING PLANS FOR THE ADJACENT WARFIELD DEVELOPMENT PREPARED BY MORRIS & RITCHIE ASSOCIATES, INC.
- THIS SITE IS NOT ON HISTORIC PROPERTY
- THE 100 YEAR FEMA FLOODPLAIN LOCATED ON THIS SITE IS EVIDENCED BY FEMA FIRM MAP PANEL NO. 2401300314D, EFFECTIVE DATE OCTOBER 2, 2015.
- THIS SITE IS NOT LOCATED WITHIN THE LIMITS OF THE CRITICAL AREA.
- BUILDING LOT REGULATIONS (SEE PEC STANDARDS)
TOWNHOMES
MIN. LOT AREA: 1400 SF (1750 SF END OF GROUP)
MIN. LOT WIDTH: 20 FEET (25 FEET END OF GROUP)
MIN. FRONT YARD: 10 FEET
MIN. SIDE YARD: 0 FEET
MIN. REAR YARD: 20 FEET
MIN. BLDG HEIGHT: 6 STORIES
MAX. D.U. BLDG BLOCK: 7
MIN. DISTANCE BETWEEN BLDG: 50 FEET (FRONT TO FRONT) 30 FEET (FRONT TO FRONT)
35 FEET (FRONT TO SIDE) 50 FEET (FRONT TO REAR)
30 FEET (REAR TO REAR) 20 FEET (FRONT TO SIDE) 20 FEET (SIDE TO SIDE)
- AREA OF RESIDENTIAL LOTS: 7.0 ACRES ±
- AREA OF PUBLIC RIGHT OF WAY: 1.9 ACRES ±
- SIDEWALKS SHALL BE PROVIDED ALONG AT LEAST ONE SIDE OF ALL PUBLIC ROADS.
- STREET LIGHTING SHALL BE PROVIDED ALONG ALL PUBLIC ROAD RIGHTS-OF-WAY.
- ALL PUBLIC ROAD RIGHTS-OF-WAY SHALL BE DEDICATED TO THE TOWN OF SYKESVILLE.
- VILLAGE GREEN WAY: 304 LF
TOWN PARK DRIVE: 1,175 LF
- PROPOSED WATER AND SEWER SHALL BE PUBLIC. ALL UTILITIES NOT MAINTAINED WITHIN A PUBLIC RIGHT OF WAY SHALL BE MAINTAINED IN A DRAINAGE AND UTILITY EASEMENT, EXCLUDING ON LOT HOUSE CONNECTIONS.
- THE FINAL LOCATION OF FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, ETC. SHALL BE DETERMINED DURING FINAL ENGINEERING.
- THE NEAREST EXISTING POTABLE WATER SUPPLY IS LOCATED AT INTERSECTION OF SISCO WAY AND VILLAGE GREEN WAY 300 LF FROM THE NEAREST UNIT ON LOT 6.
- THE NEAREST EXISTING FIRE HYDRANT IS LOCATED ALONG SISCO WAY 220 FT NORTH OF VILLAGE GREEN WAY.
- THE STORMWATER MANAGEMENT AS INDICATED ON THE PLAN IS SUBJECT TO FINAL DESIGN.
- THERE ARE NO TIER II WATERS LOCATED ON SITE PER WWW.MDE.MARYLAND.GOV TIER II MAP.
- THE SITE IS LOCATED WITHIN A WELLHEAD PROTECTION AREA.
- NO STORAGE, USE, SALE OR MAINTENANCE OF HAZARDOUS OR REGULATED SUBSTANCES IS PROPOSED OTHER THAN FOR PRIVATE RESIDENTIAL PURPOSES.
- PARKING RATIOS PER A USE:
THE OVERALL PROPERTY IS LOCATED IN THE PATAPSCO RIVER AREA WATERSHED, BASIN NUMBER 02-13-09. THE OVERALL PROPERTY IS LOCATED WITHIN THE PINEY RUN RESERVOIR SUBWATERSHED (NUMBER 021309081023) OF THE SOUTH BRANCH PATAPSCO WATERSHED.
- STREAMS AND WETLANDS WITHIN THE OVERALL PROPERTY DRAIN TO PINEY RUN. THE CODE OF MARYLAND REGULATIONS STREAM USE CLASSIFICATION INDEX LISTS PINEY RUN AND ALL TRIBUTARIES TO PINEY RUN, AS USE III (NONTIDAL COLD WATER).
- ACCORDING TO THE UNITED STATES DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE, "EXCEPT FOR OCCASIONAL TRANSIENT INDIVIDUALS, NO FEDERALLY PROPOSED OR LISTED ENDANGERED OR THREATENED SPECIES ARE KNOWN TO EXIST WITHIN THE PROJECT IMPACT AREA. THEREFORE, NO BIOLOGICAL ASSESSMENT OR FURTHER SECTION 7 CONSULTATION WITH THE U.S. FISH AND WILDLIFE SERVICE IS REQUIRED."
- ROCK OUTCROPPINGS WERE OBSERVED WITHIN THE OVERALL PROPERTY.
- NO OBVIOUS DISPOSAL AREA OR DUMP SITES WERE OBSERVED WITHIN THE OVERALL PROPERTY.
- ACCORDING TO THE CARROLL COUNTY WATER RESOURCE MANAGEMENT AREA GUIDANCE MAP, PREPARED BY CARROLL COUNTY BUREAU OF RESOURCE MANAGEMENT, DATED OCTOBER 2004, THE OVERALL PROPERTY IS NOT LOCATED WITHIN A DESIGNATED CARBONATE ROCK AREA.
- THIS PLAN WAS PREPARED BY MORRIS & RITCHIE ASSOCIATES, INC. FOR THE SOLE AND EXCLUSIVE USE OF THE ELM STREET DEVELOPMENT, LLC. ANY REPRODUCTION OF THIS PLAN BY ANY OTHER PERSON WITHOUT THE EXPRESSED WRITTEN PERMISSION OF MORRIS & RITCHIE ASSOCIATES, INC. IS UNAUTHORIZED, AND SUCH USE IS AT THE SOLE RISK OF THE USER.
- IN REGARD TO COMPLIANCE WITH MARYLAND FOREST CONSERVATION ACT AND THE CARROLL COUNTY CODE, MRA HAS EVALUATED THE FOREST CONSERVATION REQUIREMENTS BASED ON A 23.68 ACRE NET TRACT AREA OF THE EVALUATION. THROUGH THIS EVALUATION IT WAS DETERMINED THAT 2.93 ACRES OF AFFORESTATION IS REQUIRED. PER SHEET FSD-02, 3.59 ACRES OF AFFORESTATION WILL BE PROVIDED, 0.66 ACRES OVER THE REQUIRED AMOUNT. THEREFORE, THE MINIMUM AFFORESTATION REQUIREMENT HAS BEEN MET AND EXCEEDED.
- THE EXISTING PUBLIC ROADS OF THE ADJOINING PROPERTY WARFIELD DO NOT HAVE POSTED SPEED LIMITS. THE MARYLAND STATUTORY SPEED LIMIT IN A RESIDENTIAL DISTRICT IS 30 MPH.
- THE ADJOINING WARFIELD SITE IS ZONED PLANNED EMPLOYMENT CENTER DISTRICT (PEC).
- ALL ENTRANCES TO PUBLIC ROADS POSE NO SITE DISTANCE CONCERNS.
- EASEMENTS WILL BE ESTABLISHED FOR ANY PUBLIC UTILITIES IN PRIVATE ALLEYS AND WILL BE CONVEYED TO CARROLL COUNTY.

MRA

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

1220-B E. JOPPA ROAD SUITE 400K TOWSON, MD 21286
410-821-1690
FAX 410-821-1748
MCOUGHLIN@MRA.GA.COM

OWNER / DEVELOPER:
ESC PARKSIDE II, LC

ELM STREET DEVELOPMENT
5074 DORSEY HALL DRIVE, SUITE 205
ELLICOTT CITY, MD 21042
PHONE: 410-725-3021
JVANRIRK@ELMSTREETDEV.COM

THE ENCLAVE AT PARKSIDE
PEC - PRELIMINARY PLAN
SYKESVILLE ROAD, TOWN OF SYKESVILLE
CARROLL COUNTY, MARYLAND
ELECTION DISTRICT 05-005



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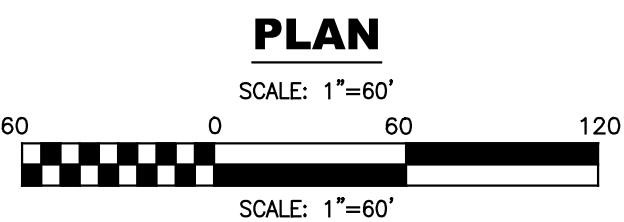
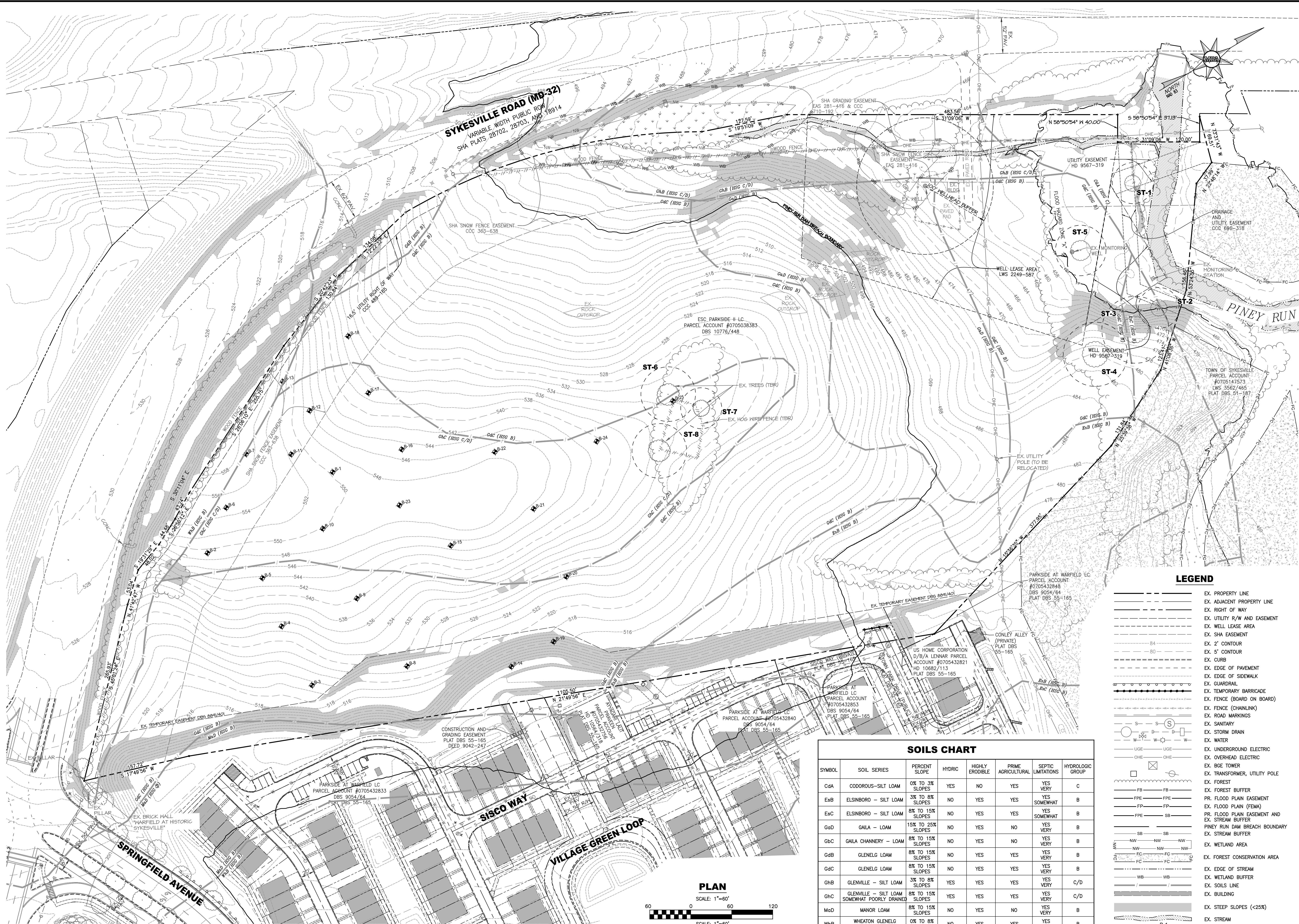
NO.	REVISION	DATE
JOB NO.	SCALE	ISSUED
20802X02	1" = 100'	01/05/2024

SHEET TITLE
PRELIMINARY PLAN
OVERALL PLAN

SHEET NUMBER

PEC-01
OF 6
01 OF 27

FILE # P-23-0026



SOILS CHART

SYMBOL	SOIL SERIES	PERCENT SLOPE	HYDRIC	HIGHLY ERODIBLE	PRIME AGRICULTURAL	SEPTIC LIMITATIONS	HYDROLOGIC GROUP
CdA	CODOROUS - SILT LOAM	0% TO 3% SLOPES	YES	NO	YES	YES VERY	C
EsB	ELSNBORO - SILT LOAM	3% TO 8% SLOPES	NO	YES	YES	YES SOMEWHAT	B
EsC	ELSNBORO - SILT LOAM	8% TO 15% SLOPES	NO	YES	YES	YES SOMEWHAT	B
GoD	GAILA - LOAM	15% TO 25% SLOPES	NO	YES	NO	YES VERY	B
GbC	GAILA CHANNERY - LOAM	8% TO 15% SLOPES	NO	YES	NO	YES VERY	B
GdC	GLENELG LOAM	8% TO 15% SLOPES	NO	YES	YES	YES VERY	B
GdC	GLENELG LOAM	8% TO 15% SLOPES	NO	YES	YES	YES VERY	B
GhB	GLENVILLE - SILT LOAM	3% TO 8% SLOPES	YES	YES	YES	YES VERY	C/D
GhC	GLENVILLE - SILT LOAM SOMEWHAT POORLY DRAINED	8% TO 15% SLOPES	YES	YES	YES	YES VERY	C/D
MaD	MANOR LOAM	8% TO 15% SLOPES	NO	YES	NO	YES VERY	B
WhB	WHEATON GLENELG COMPLEX	0% TO 8% SLOPES	NO	YES	YES	YES SOMEWHAT	B

LEGEND

- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- EX. RIGHT OF WAY
- EX. UTILITY R/W AND EASEMENT
- EX. WELL LEASE AREA
- EX. SHA EASEMENT
- EX. 2' CONTOUR
- EX. 5' CONTOUR
- EX. CURB
- EX. EDGE OF PAVEMENT
- EX. EDGE OF SIDEWALK
- EX. GUARDRAIL
- EX. TEMPORARY BARRICADE
- EX. FENCE (BOARD ON BOARD)
- EX. FENCE (CHAINLINK)
- EX. ROAD MARKINGS
- EX. SANITARY
- EX. STORM DRAIN
- EX. WATER
- EX. UNDERGROUND ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. BOE TOWER
- EX. TRANSFORMER, UTILITY POLE
- EX. FOREST
- EX. FOREST BUFFER
- PR. FLOOD PLAIN EASEMENT
- EX. FLOOD PLAIN (FEMA)
- PR. FLOOD PLAIN EASEMENT AND EX. STREAM BUFFER
- PINEY RUN DAM BREACH BOUNDARY
- EX. STREAM BUFFER
- EX. WETLAND AREA
- EX. FOREST CONSERVATION AREA
- EX. EDGE OF STREAM
- EX. WETLAND BUFFER
- EX. SOILS LINE
- EX. BUILDING
- EX. STEEP SLOPES (<25%)
- EX. STREAM
- SOIL BORING LOCATION

MRA

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ENGINEERS, PLANNERS,
SURVEYORS, AND LANDSCAPE
ARCHITECTS

1220-B E. JOPPA ROAD SUITE
400K TOWSON, MD 21286
410-821-1690
FAX 410-821-1748
MCOUGHLIN@MRA.GA.COM

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5074 DORSEY HALL DRIVE, SUITE 205
ELLICOTT CITY, MD 21042
PHONE 410-725-3021
JAVANKIRK@ELMSTREETDEV.COM

THE ENCLAVE AT PARKSIDE

PEC - PRELIMINARY PLAN
SYKESVILLE ROAD, TOWN OF SYKESVILLE
CARROLL COUNTY, MARYLAND
ELECTION DISTRICT 05-005



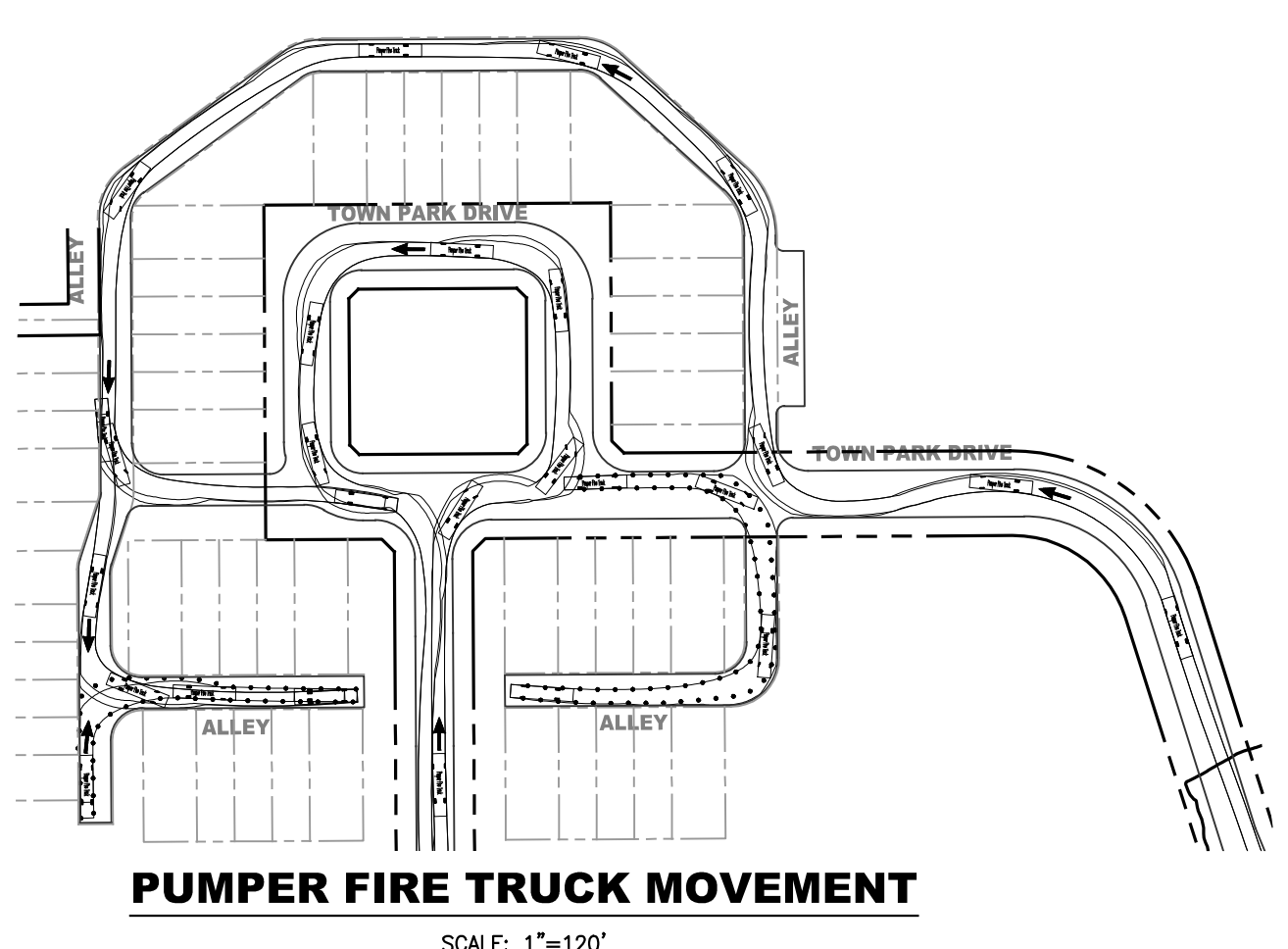
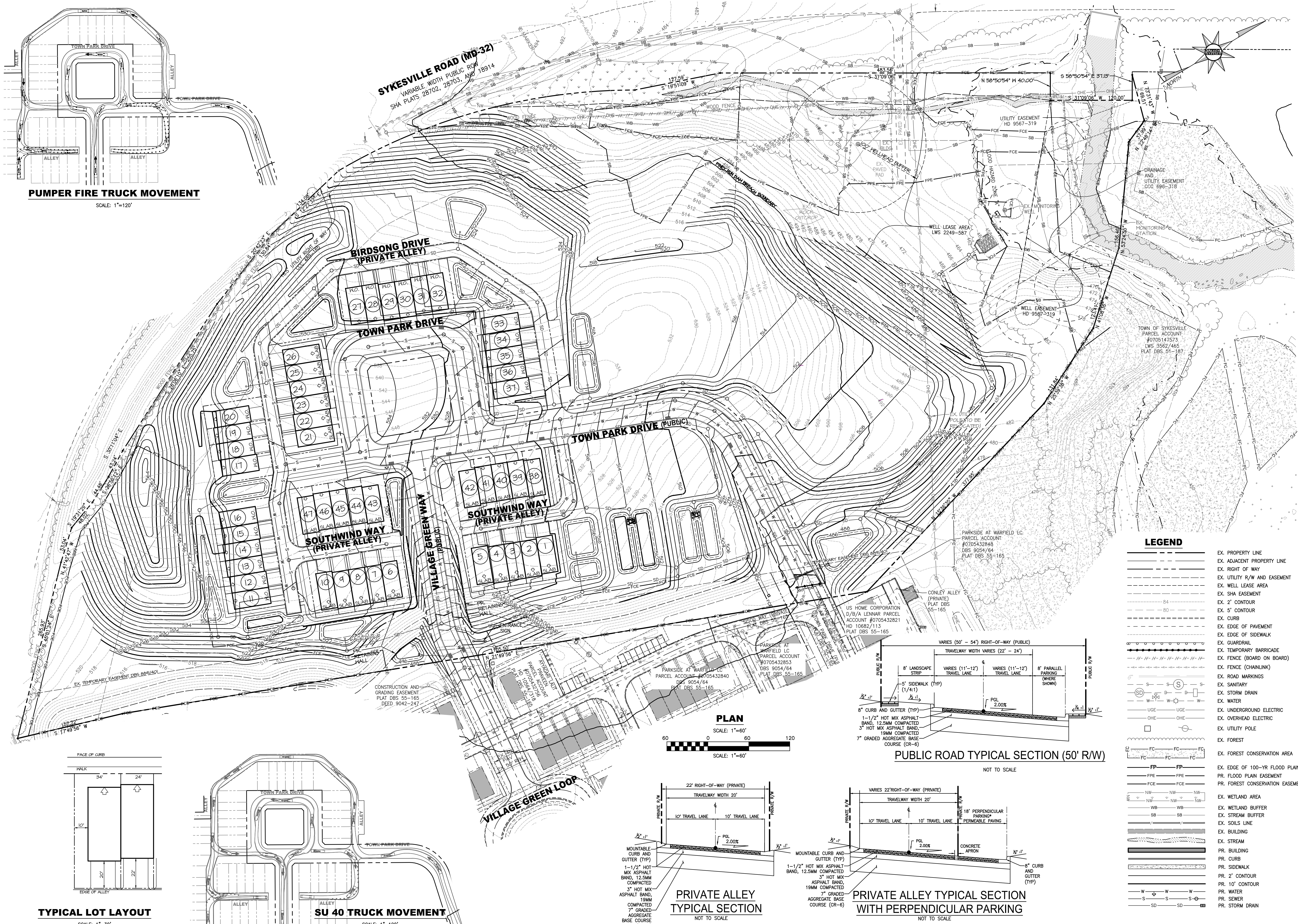
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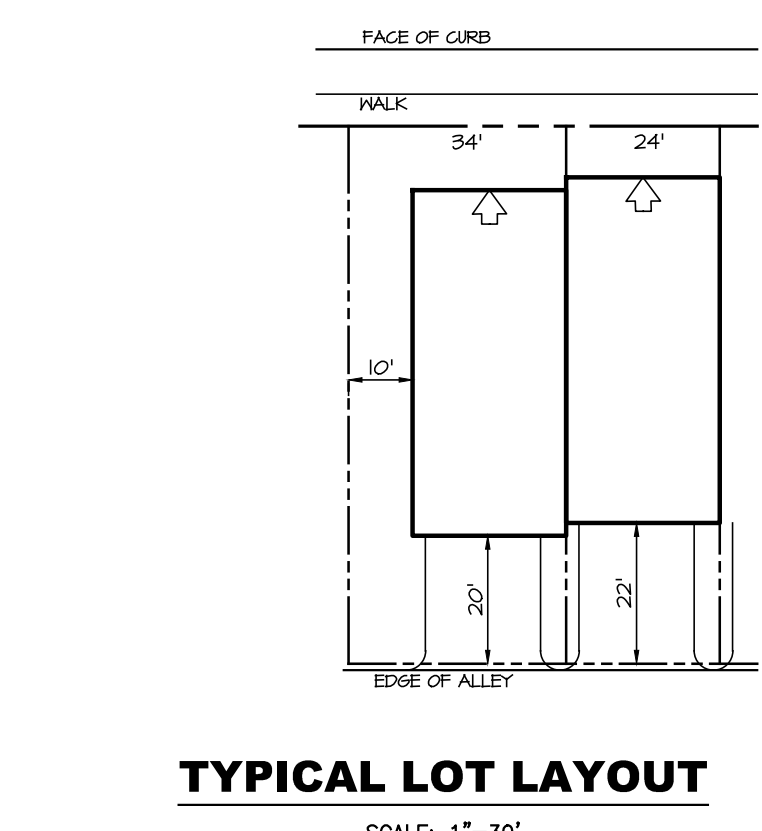
EXISTING
CONDITIONS PLAN

SHEET NUMBER

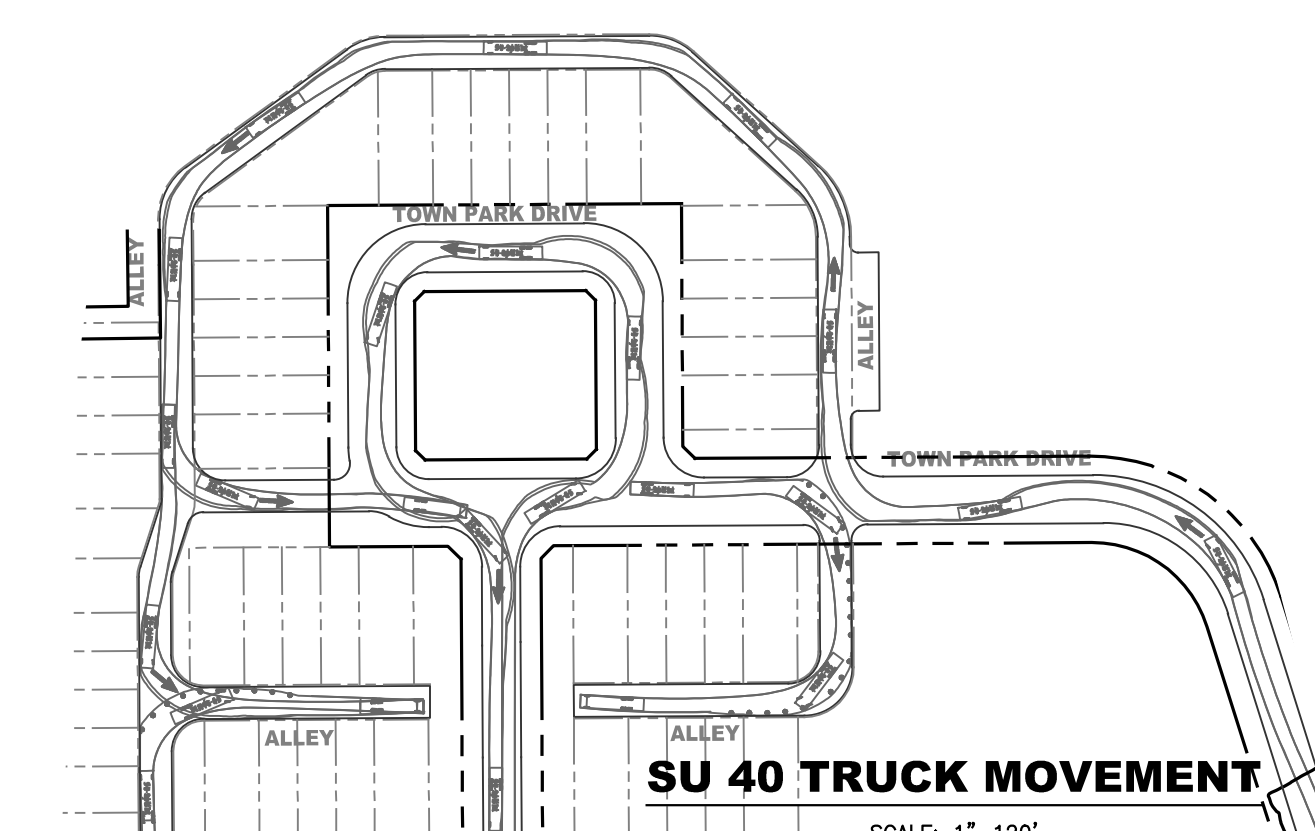
PEC-02
OF 6
02 OF 27



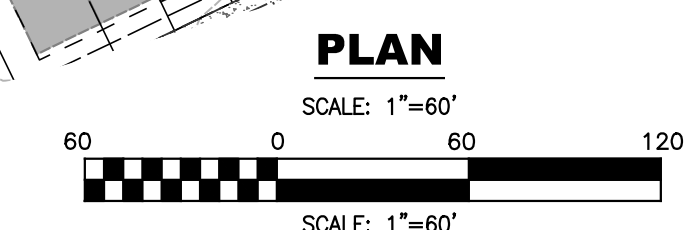
PUMPER FIRE TRUCK MOVEMENT
SCALE: 1"=120'



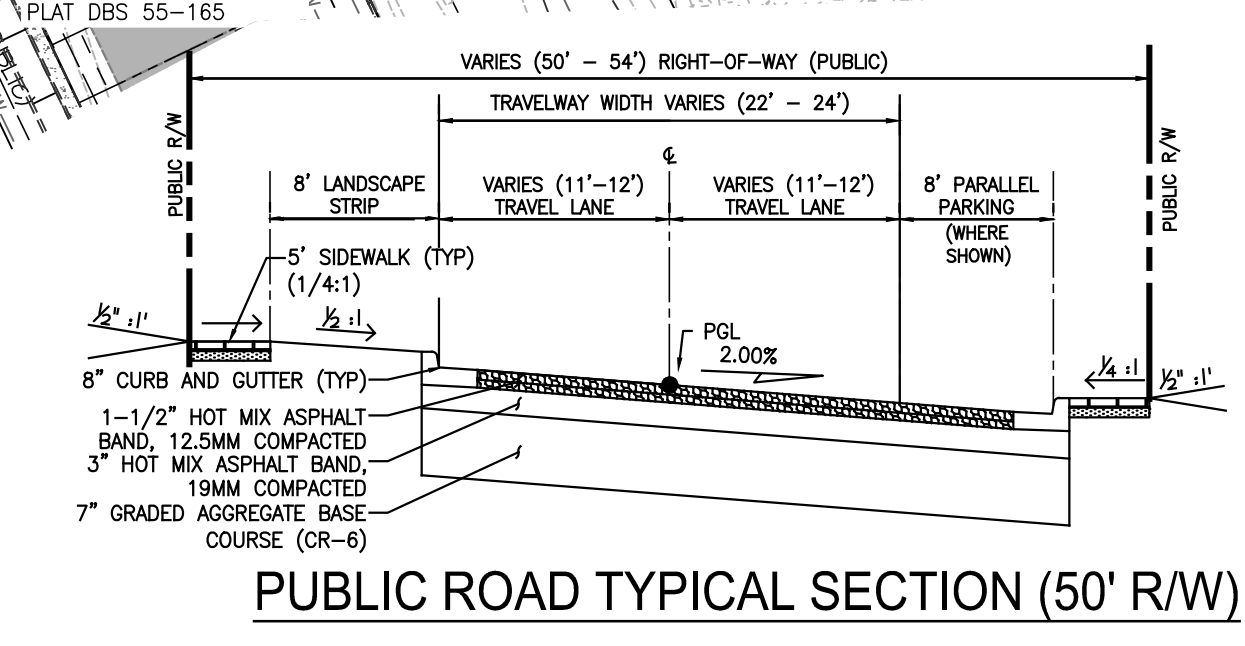
TYPICAL LOT LAYOUT
SCALE: 1"=30'



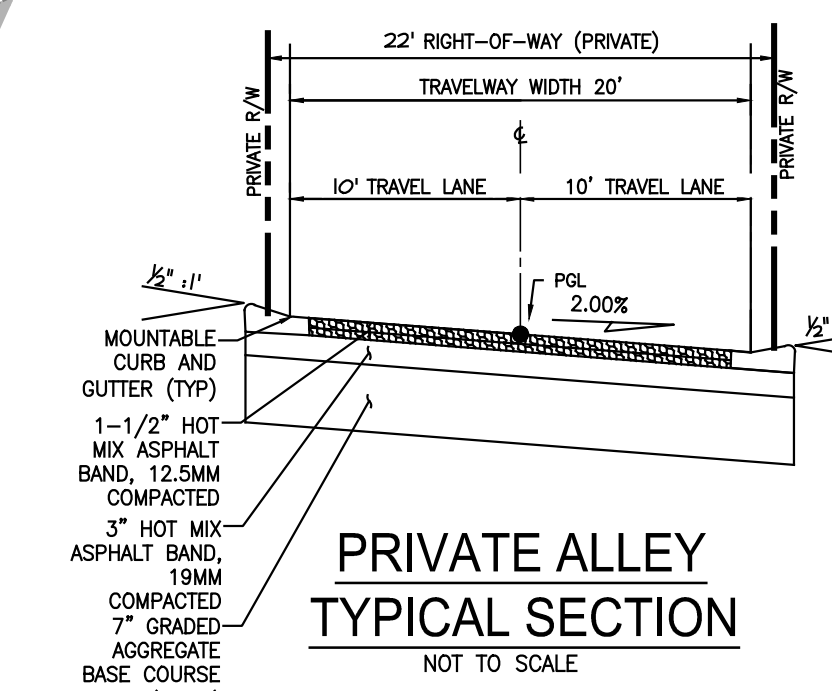
SU 40 TRUCK MOVEMENT
SCALE: 1"=120'



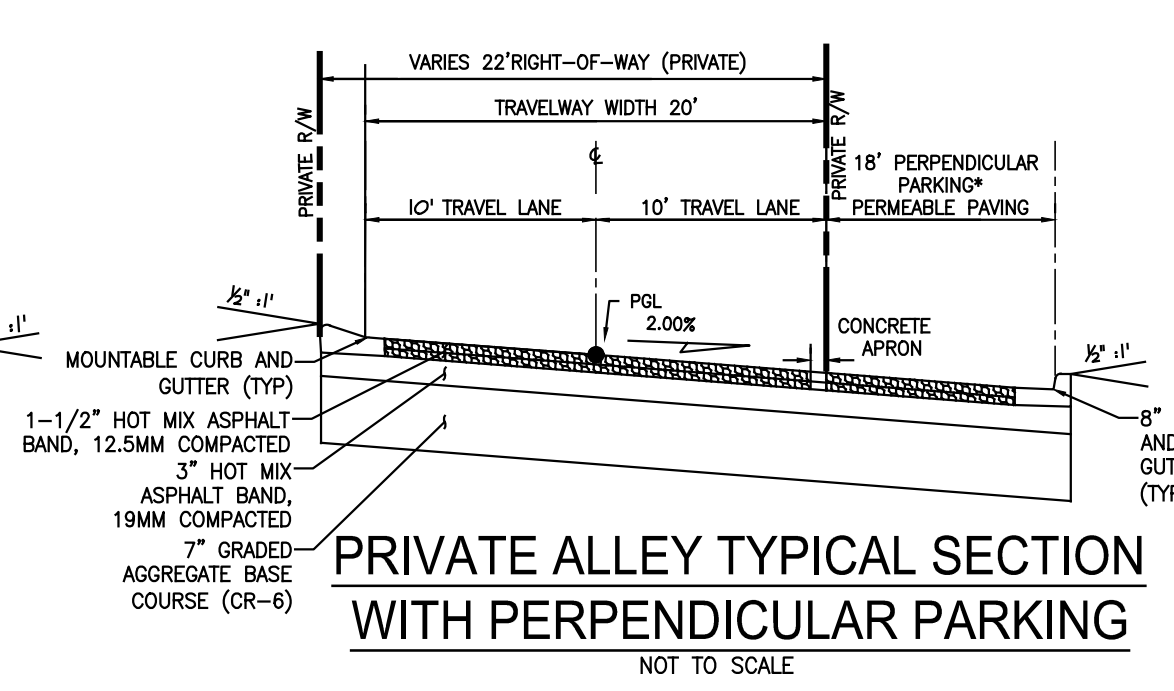
PLAN
SCALE: 1"=60'



PUBLIC ROAD TYPICAL SECTION (50' RW)
NOT TO SCALE



PRIVATE ALLEY TYPICAL SECTION
NOT TO SCALE



PRIVATE ALLEY TYPICAL SECTION WITH PERPENDICULAR PARKING
NOT TO SCALE

LEGEND

- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- EX. RIGHT OF WAY
- EX. UTILITY R/W AND EASEMENT
- EX. WELL LEASE AREA
- EX. SHA EASEMENT
- EX. 2" CONTOUR
- EX. 5" CONTOUR
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- EX. UTILITY POLE
- EX. FOREST
- EX. FOREST CONSERVATION AREA
- EX. EDGE OF 100-YR FLOOD PLAIN
- PR. FLOOD PLAIN EASEMENT
- PR. FOREST CONSERVATION EASEMENT
- EX. WETLAND AREA
- EX. WETLAND BUFFER
- EX. STREAM BUFFER
- EX. SOILS LINE
- EX. BUILDING
- EX. STREAM
- PR. BUILDING
- PR. CURB
- PR. SIDEWALK
- PR. 2" CONTOUR
- PR. 10' CONTOUR
- PR. WATER
- PR. SEWER
- PR. STORM DRAIN

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5074 DORSEY HALL DRIVE, SUITE 205
ELLCOTT CITY, MD 21042
PHONE 410-728-3021
JVANKIRK@ELMSTREETDEV.COM

THE ENCLAVE AT PARKSIDE

PEC - PRELIMINARY PLAN

SYKESVILLE ROAD, TOWN OF SYKESVILLE
CARROLL COUNTY, MARYLAND
ELECTION DISTRICT 05-005

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SHEET TITLE

PROPOSED
CONDITIONS PLAN

SHEET NUMBER

PEC-03
OF 6
03 OF 27

FILE # P-23-0026

P:\20802\01\PLANNING\LOT\PRELIMINARY PLAN\20802-PEC-3.dwg, 1/29/2024 11:56:07 AM, KPMghsh, 1:1, Copyright 2024 Morris & Ritchie Associates, Inc.

Schematic Landscape Plan Notes

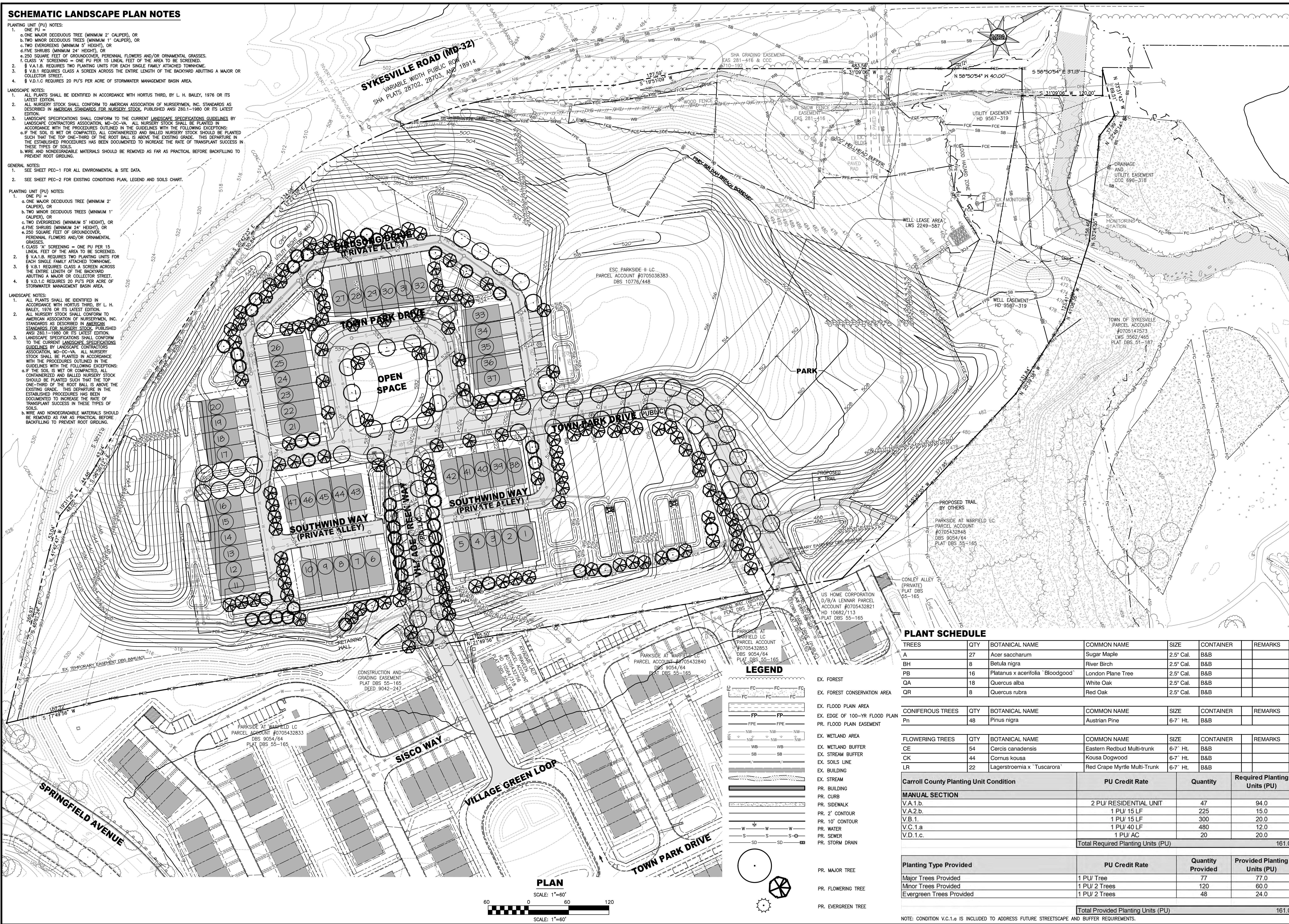
- PLANTING UNIT (PU) NOTES:
- ONE PU =
 - ONE MAJOR DECIDUOUS TREE (MINIMUM 2" CALIPER), OR
 - TWO MINOR DECIDUOUS TREES (MINIMUM 1" CALIPER), OR
 - TWO EVERGREENS (MINIMUM 5' HEIGHT), OR
 - FIVE SHRUBS (MINIMUM 24" HEIGHT), OR
 - 250 SQUARE FEET OF GROUNDCOVER, PERENNIAL FLOWERS AND/OR ORNAMENTAL GRASSES.
 - CLASS "A" SCREENING = ONE PU PER 15 LINEAL FEET OF THE AREA TO BE SCREENED.
 - § V.A.1.B. REQUIRES TWO PLANTING UNITS FOR EACH SINGLE FAMILY ATTACHED TOWNHOME.
 - § V.B.1. REQUIRES CLASS A SCREEN ACROSS THE ENTIRE LENGTH OF THE BACKYARD ABUTTING A MAJOR OR COLLECTOR STREET.
 - § V.D.1.C. REQUIRES 20 PUS PER ACRE OF STORMWATER MANAGEMENT BASIN AREA.

- LANDSCAPE NOTES:
- ALL PLANTS SHALL BE IDENTIFIED IN ACCORDANCE WITH HORTUS THIRD, BY L. H. BAILEY, 1976 OR ITS LATEST EDITION.
 - ALL NURSERY STOCK SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSEYMEN, INC. STANDARDS AS DESCRIBED IN AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED ANS 280.1-1980 OR ITS LATEST EDITION.
 - LANDSCAPE SPECIFICATIONS SHALL CONFORM TO THE CURRENT LANDSCAPE SPECIFICATIONS GUIDELINES BY LANDSCAPE CONTRACTORS ASSOCIATION, MD-DC-VA. ALL NURSERY STOCK SHALL BE PLANTED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE GUIDELINES WITH THE FOLLOWING EXCEPTIONS:
 - IF THE SOIL IS WET OR COMPACTED, ALL CONTAINERIZED AND BALLED NURSERY STOCK SHOULD BE PLANTED SUCH THAT THE TOP ONE-THIRD OF THE ROOT BALL IS ABOVE THE EXISTING GRADE. THIS DEPARTURE IN THE ESTABLISHED PROCEDURES HAS BEEN DOCUMENTED TO INCREASE THE RATE OF TRANSPLANT SUCCESS IN THESE TYPES OF SOILS.
 - WIRE AND NONDEGRADABLE MATERIALS SHOULD BE REMOVED AS FAR AS PRACTICAL BEFORE BACKFILLING TO PREVENT ROOT GIRDLING.

- GENERAL NOTES:
- SEE SHEET PEC-1 FOR ALL ENVIRONMENTAL & SITE DATA.
 - SEE SHEET PEC-2 FOR EXISTING CONDITIONS PLAN, LEGEND AND SOILS CHART.

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- ALL PLANTS SHALL BE IDENTIFIED IN ACCORDANCE WITH HORTUS THIRD, BY L. H. BAILEY, 1976 OR ITS LATEST EDITION.
 - ALL NURSERY STOCK SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSEYMEN, INC. STANDARDS AS DESCRIBED IN AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED ANS 280.1-1980 OR ITS LATEST EDITION.
 - LANDSCAPE SPECIFICATIONS SHALL CONFORM TO THE CURRENT LANDSCAPE SPECIFICATIONS GUIDELINES BY LANDSCAPE CONTRACTORS ASSOCIATION, MD-DC-VA. ALL NURSERY STOCK SHALL BE PLANTED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE GUIDELINES WITH THE FOLLOWING EXCEPTIONS:
 - IF THE SOIL IS WET OR COMPACTED, ALL CONTAINERIZED AND BALLED NURSERY STOCK SHOULD BE PLANTED SUCH THAT THE TOP ONE-THIRD OF THE ROOT BALL IS ABOVE THE EXISTING GRADE. THIS DEPARTURE IN THE ESTABLISHED PROCEDURES HAS BEEN DOCUMENTED TO INCREASE THE RATE OF TRANSPLANT SUCCESS IN THESE TYPES OF SOILS.
 - WIRE AND NONDEGRADABLE MATERIALS SHOULD BE REMOVED AS FAR AS PRACTICAL BEFORE BACKFILLING TO PREVENT ROOT GIRDLING.



MRA

MORRIS & RITCHIE
ASSOCIATES, INC.

ENGINEERS, PLANNERS,
SURVEYORS, AND LANDSCAPE
ARCHITECTS

OWNER / DEVELOPER:
ESC PARKSIDE II, LC

ELM STREET DEVELOPMENT
5074 DORSEY HALL DRIVE, SUITE 205
ELLICOTT CITY, MD 21042
PHONE: 410-728-3001
JVANKIRK@ELMSTREETDEV.COM

THE ENCLAVE AT PARKSIDE
SCHEMATIC LANDSCAPE PLAN
SYKESVILLE ROAD, TOWN OF SYKESVILLE
CARROLL COUNTY, MARYLAND
ELECTION DISTRICT 05-005



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NO. REVISION DATE
JOB NO. SCALE ISSUED
20802X02 1"=60' 01/05/2024
SHEET TITLE

SCHEMATIC
LANDSCAPE PLAN

SHEET NUMBER

PEC-04
OF 6
04 OF 27

FILE # P-23-0026

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
A	27	Acer saccharum	Sugar Maple	2.5" Cal.	B&B	
BH	8	Betula nigra	River Birch	2.5" Cal.	B&B	
PB	16	Platanus x acerifolia 'Bloodgood'	London Plane Tree	2.5" Cal.	B&B	
QA	18	Quercus alba	White Oak	2.5" Cal.	B&B	
QR	8	Quercus rubra	Red Oak	2.5" Cal.	B&B	

CONIFEROUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
Pn	48	Pinus nigra	Austrian Pine	6-7' Ht.	B&B	

FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
CE	54	Cercis canadensis	Eastern Redbud Multi-trunk	6-7' Ht.	B&B	
CK	44	Cornus kousa	Kousa Dogwood	6-7' Ht.	B&B	
LR	22	Lagerstroemia x 'Tuscarora'	Red Crape Myrtle Multi-Trunk	6-7' Ht.	B&B	

Carroll County Planting Unit Condition	PU Credit Rate	Quantity	Required Planting Units (PU)
MANUAL SECTION			
V.A.1.b.	2 PU/ RESIDENTIAL UNIT	47	94.0
V.A.2.b.	1 PU/ 15 LF	225	15.0
V.B.1.	1 PU/ 15 LF	300	20.0
V.C.1.a	1 PU/ 40 LF	480	12.0
V.D.1.c.	1 PU/ AC	20	20.0
Total Required Planting Units (PU)			161.0

Planting Type Provided	PU Credit Rate	Quantity Provided	Provided Planting Units (PU)
Major Trees Provided	1 PU/ Tree	77	77.0
Minor Trees Provided	1 PU/ 2 Trees	120	60.0
Evergreen Trees Provided	1 PU/ 2 Trees	48	24.0
Total Provided Planting Units (PU)			161.0

NOTE: CONDITION V.C.1.a IS INCLUDED TO ADDRESS FUTURE STREETScape AND BUFFER REQUIREMENTS.

THE ENCLAVE AT PARKSIDE

PEC - PRELIMINARY PLAN

SYKESVILLE ROAD, TOWN OF SYKESVILLE
CARROLL COUNTY, MARYLAND
ELECTION DISTRICT 05-005



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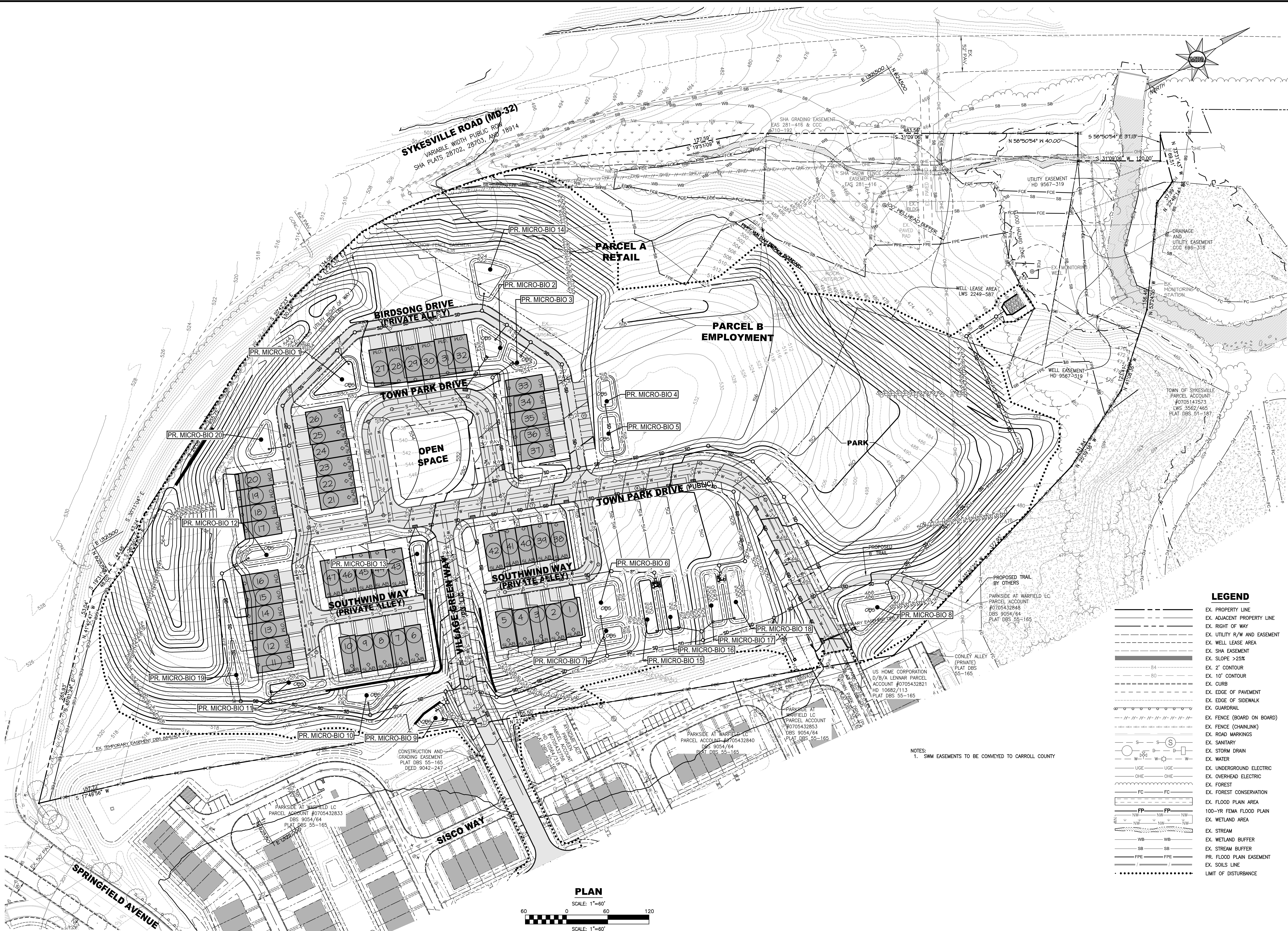
NO.	REVISION	DATE
JOB NO.	20802X02	1" = 60'
ISSUED	01/05/2024	
SHEET TITLE		

PRELIMINARY SWM
ENVIRONMENTAL
SITE DESIGN PLAN

SHEET NUMBER

PEC-05
OF 6
05 OF 27

FILE # P-23-0026





LEGEND

- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- EX. RIGHT OF WAY
- EX. UTILITY R/W AND EASEMENT
- EX. WELL LEASE AREA
- EX. SHA EASEMENT
- EX. 2' CONTOUR
- EX. 5' CONTOUR
- EX. CURB
- EX. EDGE OF PAVEMENT
- EX. EDGE OF SIDEWALK
- EX. GUARDRAIL
- EX. TEMPORARY BARRICADE
- EX. FENCE (BOARD ON BOARD)
- EX. FENCE (CHAINLINK)
- EX. ROAD MARKINGS
- EX. SANITARY
- EX. STORM DRAIN
- EX. WATER
- EX. UNDERGROUND ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. BGE TOWER
- EX. TRANSFORMER, UTILITY POLE
- EX. FOREST
- EX. FOREST BUFFER
- PR. FLOOD PLAIN EASEMENT
- EX. FLOOD PLAIN (FEMA)
- PR. FLOOD PLAIN EASEMENT AND
- EX. STREAM BUFFER
- PINEY RUN DAM BREACH BOUNDARY
- EX. STREAM BUFFER
- EX. WETLAND AREA
- EX. FOREST CONSERVATION AREA
- EX. EDGE OF STREAM
- EX. WETLAND BUFFER
- EX. SOILS LINE
- EX. BUILDING
- EX. STEEP SLOPES (>25%)
- EX. STREAM

STREAM BUFFER CALCULATIONS

TRANSECT IDENTIFICATION	MINIMUM BUFFER	SLOPE CALCULATION (HIGH-LOW)/100*100				SLOPE FACTOR (2 FEET)	WETLAND WIDTH (FT)	SLOPE >25% WIDTH (FT)	FINAL BUFFER WIDTH (FT)
		HIGH	LOW						
1A	50'	459.5	449	X	2	0	0	0	71
1B	50'	455.75	449	X	2	0	53.0	0	116.5
2A	50'	457.5	449.5	X	2	0	0	0	66
2B	50'	453.75	448	X	2	0	0	0	61.5
3A	50'	456	449.5	X	2	0	0	0	63
3B	50'	451.5	448	X	2	0	0	0	57
4A	50'	451	449	X	2	0	0	0	54
4B	50'	453	448	X	2	0	0	0	60
5A	50'	450.5	448.25	X	2	0	0	0	54.5
5B	50'	453.75	448.5	X	2	0	6.5	0	67
6A	50'	450	448	X	2	0	0	0	54
6B	50'	454.5	448	X	2	0	0	0	63
7A	50'	454	448	X	2	0	0	0	62
7B	50'	478.5	448	X	2	0	50.0	0	157
8A	50'	451	448	X	2	0	0	0	56
8B	50'	476	448	X	2	0	0	0	106
9A	50'	449	448	X	2	0	0	0	52
9B	50'	448.5	448	X	2	0	0	0	51
10A	50'	452	450.25	X	2	0	8.8	0	62.3
10B	50'	452.5	449.75	X	2	0	3.1	0	58.6
11A	50'	463.5	453	X	2	0	13.1	0	84.1
11B	50'	453.5	451.75	X	2	0	0	0	53.5
12A	50'	463	454	X	2	0	14.4	0	82.4
12B	50'	455.5	453.5	X	2	0	0	0	56
13A	50'	464.5	456	X	2	0	13.5	0	80.5
13B	50'	456.25	455.5	X	2	0	0	0	51.5
14A	50'	465.5	457	X	2	0	14.1	0	81.1
14B	50'	458.25	456.5	X	2	0	5.3	0	58.8
15A	50'	465.5	460	X	2	0	0	0	61
15B	50'	462.5	460	X	2	0	0	0	55
16A	50'	467	460	X	2	0	0	0	64
16B	50'	466.5	460	X	2	8.8	0	0	71.8
17A	50'	467.75	461	X	2	0	0	0	63.5
17B	50'	475.5	461.5	X	2	34.5	26.4	0	138.9
18A	50'	467.5	465.5	X	2	0	0	0	54
18B	50'	483.5	464.5	X	2	0	50.2	0	138.2
19A	50'	474.25	467.5	X	2	0	0	0	63.5
19B	50'	468.5	466	X	2	0	45.6	0	136.6
20A	50'	479.5	468.25	X	2	0	7.7	0	80.2 / 73'
20B	50'	485.5	467.5	X	2	0	41.5	0	127.5
21A	50'	483	471.75	X	2	36.2	7.2	0	115.9 / 77'
21B	50'	490.5	471.5	X	2	0	47.5	0	135.5
22A	50'	484.75	474.25	X 2	2	46	13.5	0	130.5 / 80'
22B	50'	500.25	473.75	X	2	7.3	77.9	0	188.2
23	50'	479	474.5	X	2	284	0	0	343

*TRANSECTS 15A, 15B, 16B, 20A, 21A AND 22A ADJUSTED FOR EXISTING IMPROVEMENTS. SEE PLAN VIEW.

MRA

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

1220-B E JOPPA ROAD SUITE 400K TOWSON, MD 21286 410-821-1690 FAX 410-821-1748 MCOUGHLIN@MRAGTA.COM

OWNER / DEVELOPER: ESC PARKSIDE II, LC

ELM STREET DEVELOPMENT 5074 DORSEY HALL DRIVE, SUITE 205 ELLICOTT CITY, MD 21042 PHONE: 410-728-3021 JVANKIRK@ELMSTREETDEV.COM

THE ENCLAVE AT PARKSIDE
PEC - PRELIMINARY PLAN
SYKESVILLE ROAD, TOWN OF SYKESVILLE
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ELECTION DISTRICT 05-005



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NO.	REVISION	DATE
JOB NO.	SCALE	ISSUED
20802X02	1" = 60'	01/05/2024

VARIABLE WIDTH STREAM BUFFER

SHEET NUMBER

PEC-06
OF 6
06 OF 27