

DOUGLAS WOODS
LOTS 1-3

DEBORAH JEAN DRIVE
ELKRIDGE, 21075

Development Team

Developer:

Burkard Homes

Civil Engineering:

Mildenberg,
Boender & Assoc., Inc.

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Project Description

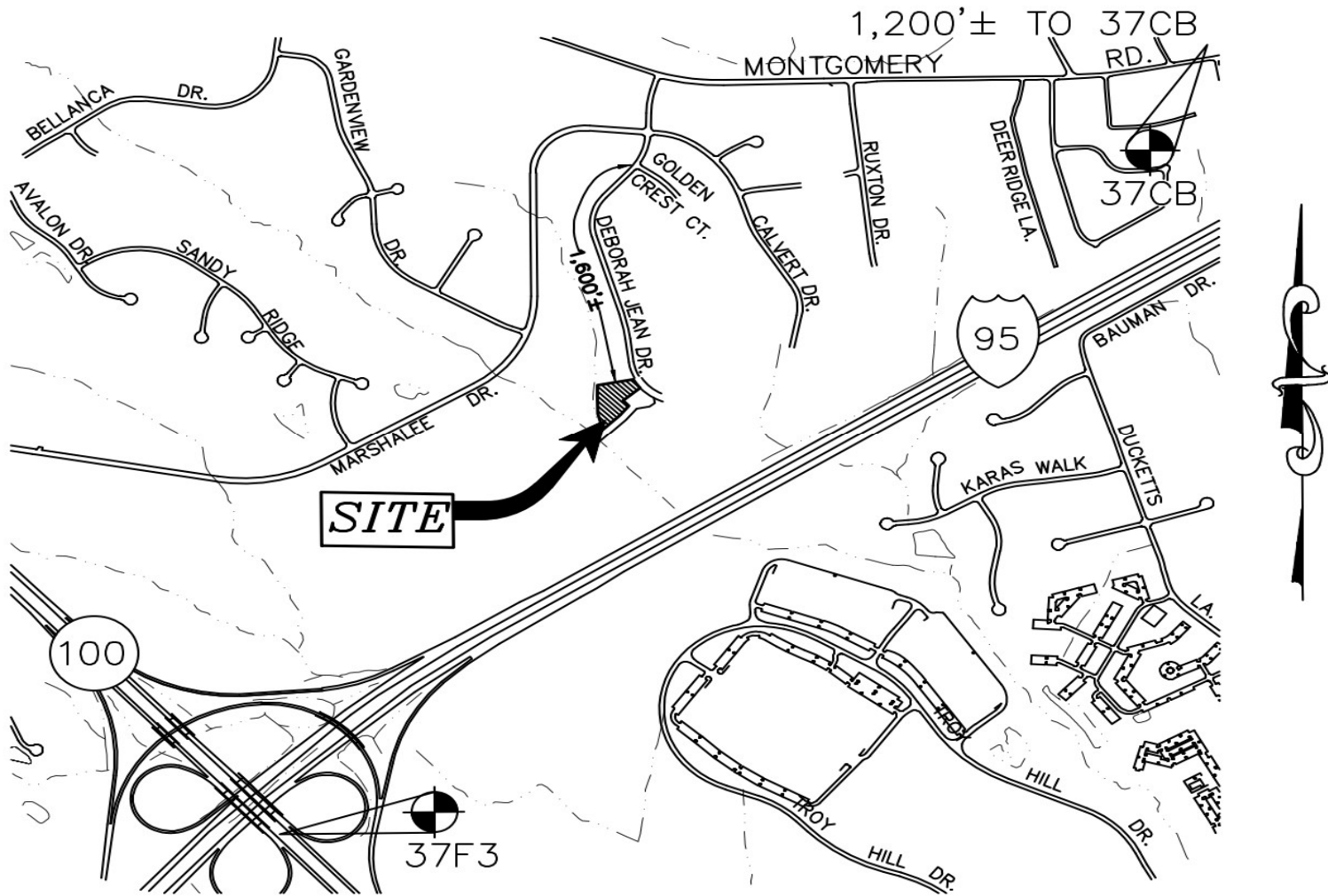
Introduction

Douglas woods property is a minor subdivision that creates 3 buildable lots. Area of the site is 0.85 acres. The property has one access onto Deborah Jean drive that is a local road. The property is zoned R-ED.

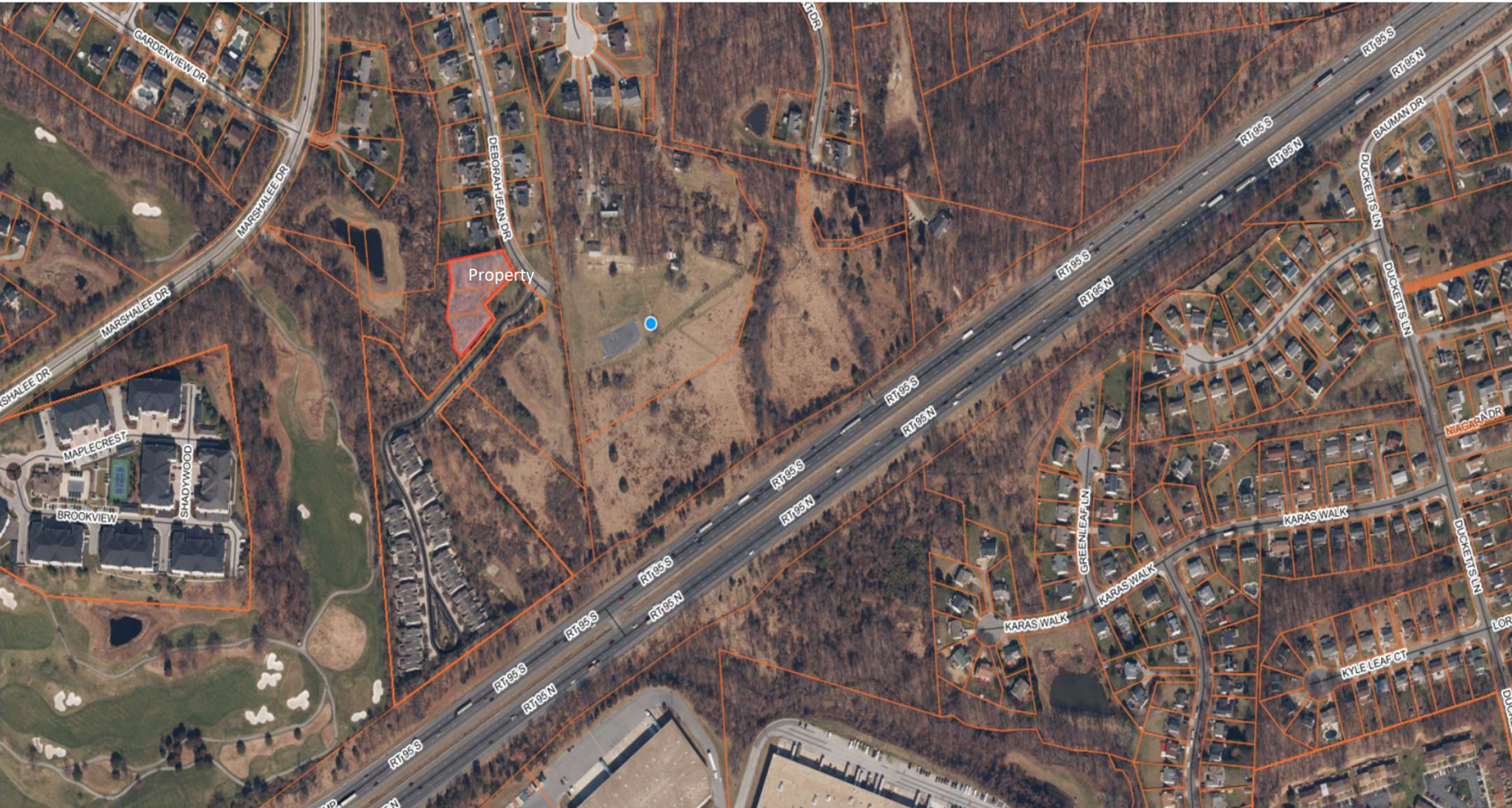
Existing Conditions

Douglas Woods is located at the southern end of Deborah Jean Drive in Elkridge. There are no existing structures on site. The property is partially wooded. The site drains from the northeast to the southwest of the property into the stream off-site which runs along the western property line.

Vicinity map



Aerial





Deborah Jean Drive

Looking west



Looking down Pebble Creek Drive



Entrance to lots 1-3



Facing the property



Looking at dead-end Deborah Jean Drive

Looking East

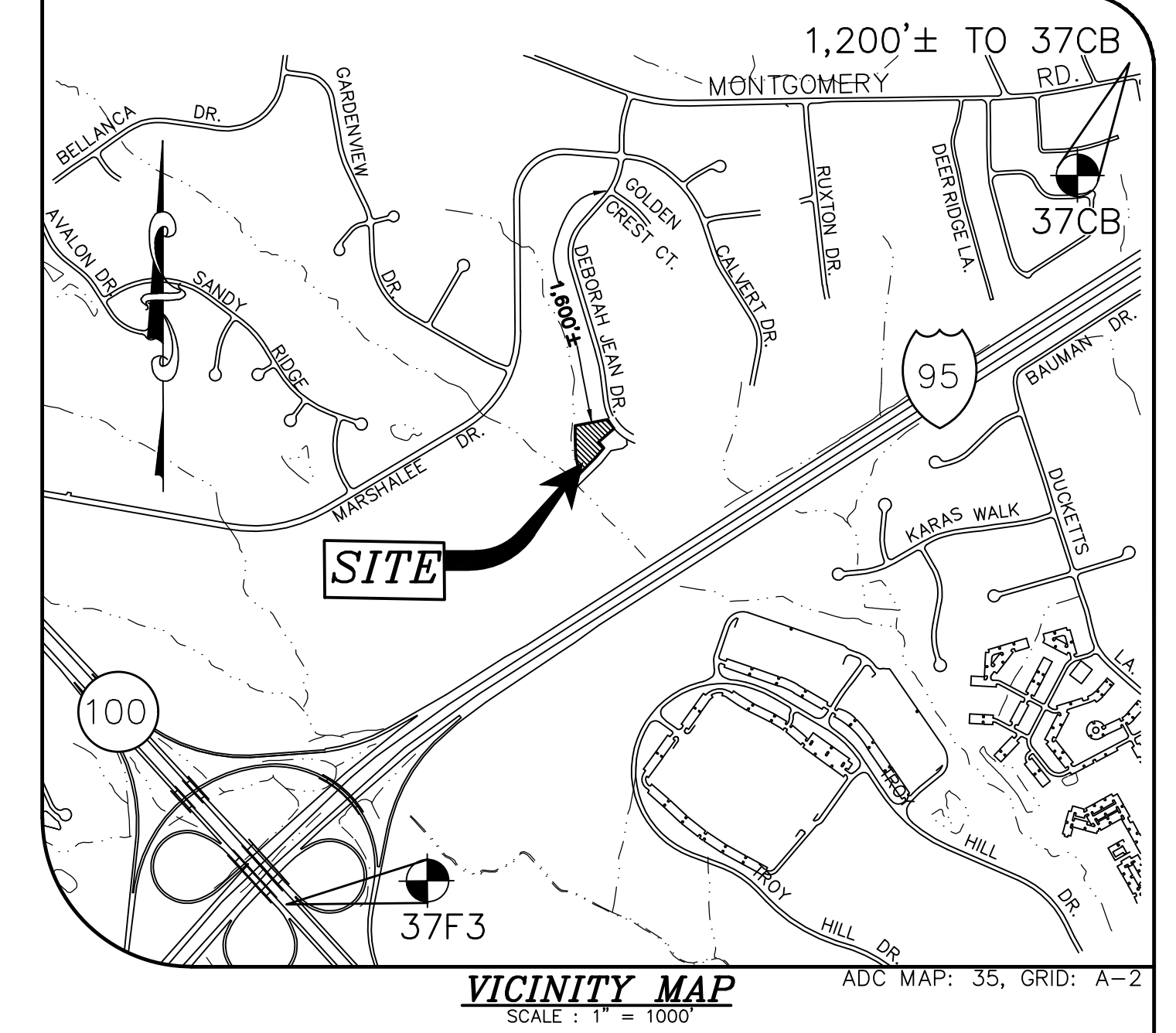
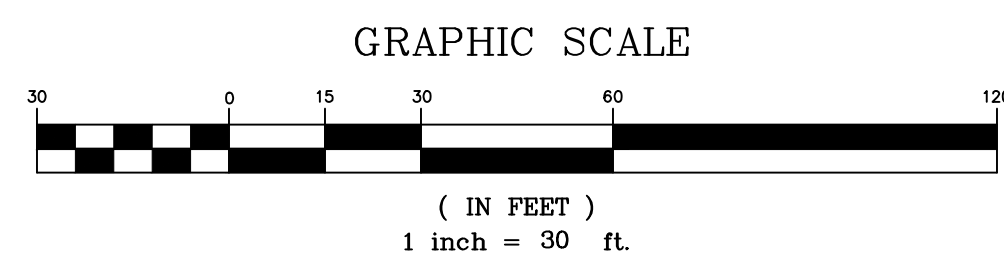
Proposed Subdivision

This project creates 3 buildable lots.

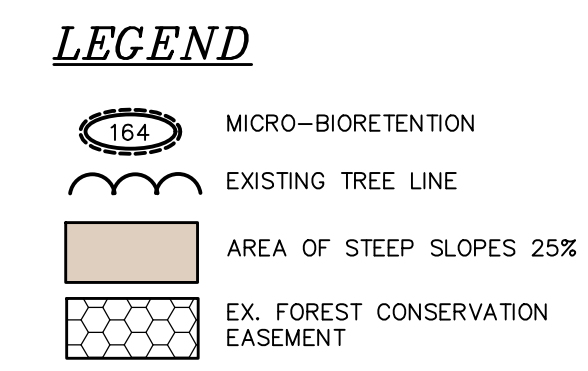
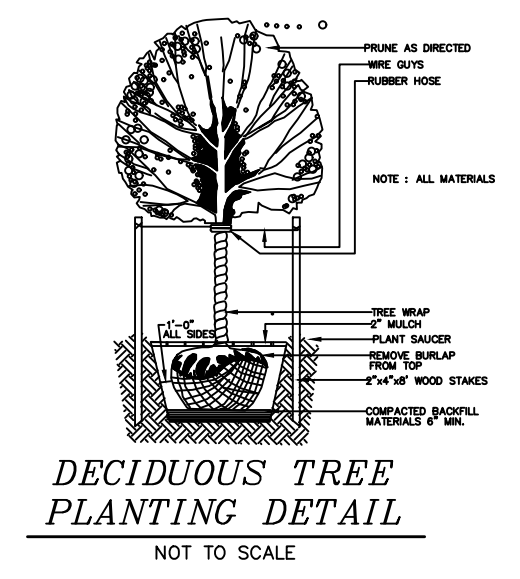
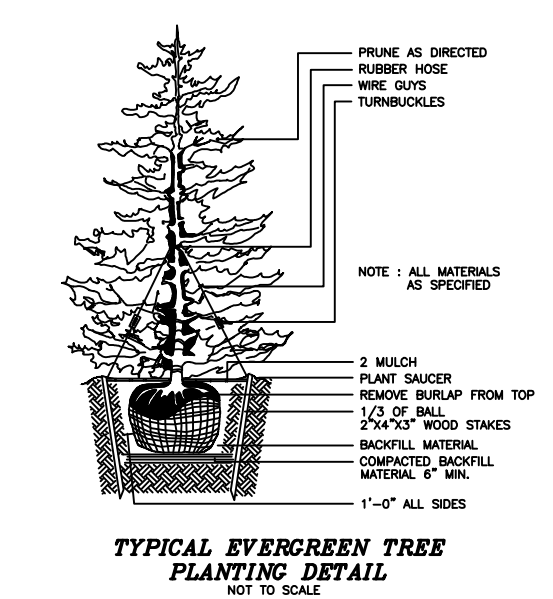
- The proposed homes will have access to the public road (Deborah Jean Drive) via a use-in-common driveway.
- Sidewalks are being provided with this development.

ADDRESS CHART

LOT	ADDRESS
LOT 1	5940 DEBORAH JEAN DRIVE
LOT 2	5936 DEBORAH JEAN DRIVE
LOT 3	5932 DEBORAH JEAN DRIVE



- GENERAL NOTES**
- THIS SUBJECT PROPERTY IS ZONED R-ED PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
 - THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
 - SITE ANALYSIS DATA:**
 LOCATION: TAX MAP : 37 PARCEL: 698 GRID: 11
 ELECTION DISTRICT : FIRST
 ZONING: R-ED
 DEED REFERENCE: 4540/293
 PREVIOUS PROJECT NUMBERS: ECP-19-003, F-20-074, WP-21-035, BA-18-018V, F21-067
 PROPOSED USE FOR SITE : RESIDENTIAL
 TOTAL NUMBER OF UNITS : 3
 TYPE OF PROPOSED UNIT : SFD
 TOTAL AREA OF BUILDABLE LOTS = 0.85± AC±
 AREA OF 15%-24.9% SLOPES = 0.15 AC± (6,740 S.F.)
 THREE (3) SINGLE FAMILY DETACHED RESIDENTIAL UNITS ARE PROPOSED.
 - ON-SITE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY PERFORMED ON OR ABOUT JANUARY 2001 BY MILDENBERG, BOENDER & ASSOC., INC. VERIFIED ON MARCH 2018.
 - PROJECT BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY, 2001 BY MILDENBERG, BOENDER & ASSOC., INC.



MITIGATION TREE PLANTING SCHEDULE (WP-21-035)

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
2	(Symbol)	ACER RUBRUM 'RED SUNSET' OR EQUIVALENT	RED SUNSET RED MAPLE OR EQUIVALENT	3" CAL.
TOTAL		2 SHADE TREES AS PER WP-21-035 REQUIREMENT		

NOTE- AN ADDITIONAL 2 SHADE TREES HAVE BEEN PROVIDED IN LIEU OF 1 SPECIMEN TREE REMOVED.

TRASH PAD PLANT SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
2	(Symbol)	THUJA OCCIDENTALIS 'ELEGANTISSIMA' OR EQUIVALENT	ELEGANTISSIMA ARBORVITAE OR EQUIVALENT	6' - 8' HEIGHT
TOTAL		2 EVERGREEN TREES		

PERIMETER LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
10	(Symbol)	RUBRUM 'RED SUNSET' OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL.	RED SUNSET RED MAPLE OR EQUIVALENT	2.5"-3" CAL.
7	(Symbol)	THUJA OCCIDENTALIS 'ELEGANTISSIMA' OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL.	GREEN GIANT	6'-8' HEIGHT
TOTAL		17 TREES (10 SHADE AND 7 EVERGREEN TREES)		



ELEGANTISSIMA ARBORVITAE



RED MAPLE



GREEN GIANT

OWNER/DEVELOPER
 BURKARD HOMES
 612 THIRD ST. SUITE 4C
 ANNAPOLIS, MD 21403
 240-375-1052

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES					TOTAL
	A (PERIMETER 1)	N/A (PERIMETER 2)	B (PERIMETER 3)	A (PERIMETER 4)	B (PERIMETER 5)	
LANDSCAPE TYPE						
LINEAR FEET OF PERIMETER	174.79 LF	275.18 LF	145.81 LF	52.48 LF	136.97 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) OR # OF TREES	NO	NO	NO	NO	NO	
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO	
NUMBER OF PLANTS REQUIRED						
SHADE TREES	3 SHADE TREES	0 SHADE TREES	3 SHADE TREES	1 SHADE TREES	3 SHADE TREES	10 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	4 EVERGREEN TREES	4 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	7 EVERGREEN TREES
SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS
NUMBER OF PLANTS PROVIDED						
SHADE TREES	3 SHADE TREES	0 SHADE TREES	3 SHADE TREES	1 SHADE TREES	3 SHADE TREES	10 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	4 EVERGREEN TREES	0 EVERGREEN TREES	3 EVERGREEN TREES	7 EVERGREEN TREES
OTHER TREES (2:1 SUBSTITUTION)	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES
SHRUBS (10:1 SUBSTITUTION)	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS

Project	date	APR 2025
23-024	illustration	MM
MMT	scale	AS SHOWN
MM	author	SAA

no.	description	revisions	date

DOUGLAS WOODS
 LOTS 1-3
 TAX MAP: 37, PARCEL 698, GRID: 11
 HOWARD COUNTY, MARYLAND
 FIRST ELECTION DISTRICT
PLANNING BOARD EXHIBIT

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 8818 Forrest Street, Suite 300, Ellicott City MD. 21043
 (410) 997-0296 Tel.

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Closing

THANK YOU FOR YOUR TIME AND EFFORTS!