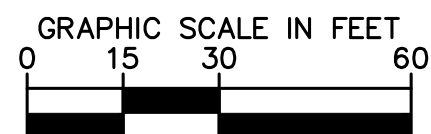


Plotted By: Malco, James Sheet Set: Eldersburg Station Layout: C-700 LANDSCAPE PLAN April 09, 2025 06:31:12pm K:\NECO\_DSV\160774062-Everbroke - Eldersburg Station\CAD\PlanSheets\Concept Plan C-700 LANDSCAPE PLAN.dwg  
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DIAL 811



**PLAN**  
SCALE: 1" = 30'

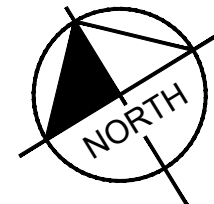
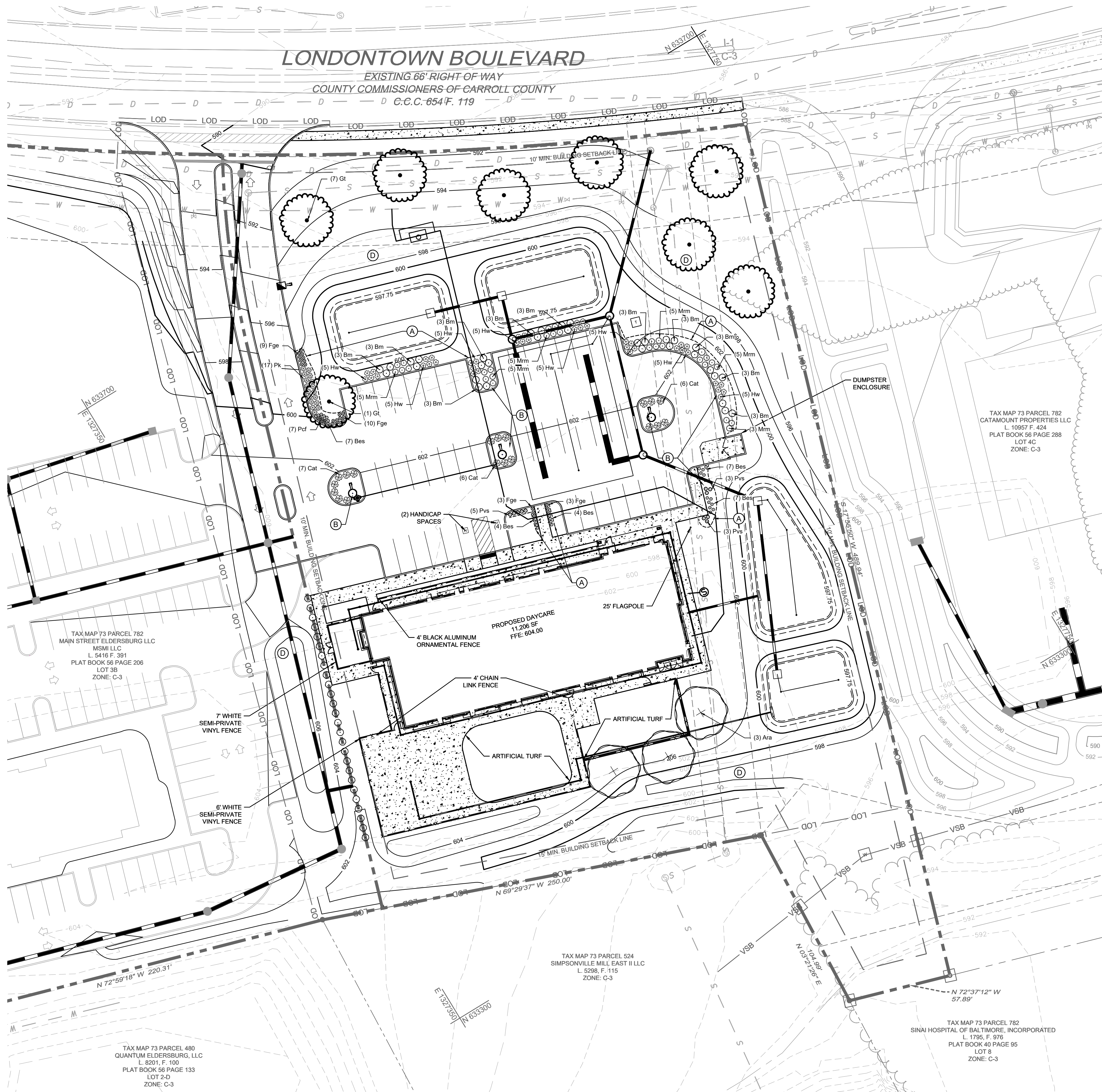
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MAIN STREET ELDERSBURG  
MSM LLC  
2328 W. JOPPA ROAD, SUITE 200  
LUTHERVILLE, MD 21093

**DEVELOPER**  
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C.C. FILE NO.: S-23-0016  
DESIGN & DRAWING BASED ON  
MARYLAND COORDINATE SYSTEM:  
HORIZONTAL NAD 83/91  
VERTICAL NAVD 88



### SITE LEGEND

|  |                              |
|--|------------------------------|
|  | PROPERTY LINE                |
|  | LIMIT OF DISTURBANCE         |
|  | EXISTING EASEMENT            |
|  | BUILDING SETBACK LINE        |
|  | ADJACENT PROPERTY LINE       |
|  | VARIABLE WIDTH STREAM BUFFER |
|  | EXISTING BUILDING            |
|  | EXISTING ZONING BOUNDARY     |
|  | EXISTING CURB                |
|  | EXISTING TREE LINE           |
|  | EXISTING SIDEWALK            |
|  | EXISTING MAJOR CONTOUR       |
|  | EXISTING MINOR CONTOUR       |
|  | EXISTING SEWER               |
|  | EXISTING STORM DRAIN         |
|  | EXISTING WATER               |
|  | EXISTING INLET               |
|  | EXISTING STORM DRAIN MANHOLE |
|  | EXISTING SEWER MANHOLE       |
|  | EXISTING WATER STRUCTURE     |
|  | PROPOSED BUILDING            |
|  | PROPOSED CURB                |
|  | PROPOSED FENCE               |
|  | PROPOSED PAVEMENT MARKING    |
|  | PROPOSED SIDEWALK            |
|  | PROPOSED MAJOR CONTOUR       |
|  | PROPOSED MINOR CONTOUR       |
|  | PROPOSED STORM DRAIN         |
|  | PROPOSED WATER               |
|  | PROPOSED SANITARY            |
|  | PROPOSED INLET               |
|  | PROPOSED STORM DRAIN MANHOLE |
|  | PROPOSED SANITARY MANHOLE    |
|  | PROPOSED WATER FITTING       |
|  | PROPOSED FIRE HYDRANT        |

### LANDSCAPE LEGEND

|  |                                                                   |
|--|-------------------------------------------------------------------|
|  | EXISTING DECIDUOUS TREE (TYP.)                                    |
|  | EXISTING CONIFEROUS TREE (TYP.)                                   |
|  | EXISTING SHRUB (TYP.)                                             |
|  | EDGER (TYP.)                                                      |
|  | APPROXIMATE LIMITS OF SEEDING/ SEEDING ALL DISTURBED AREAS (TYP.) |
|  | SEEDY SOD EDGE (TYP.)                                             |
|  | ROCK MULCH (TYP.)                                                 |

### LANDSCAPE KEYNOTES

|  |                                       |
|--|---------------------------------------|
|  | EDGER (TYP.)                          |
|  | DOUBLE SHREDDED HARDWOOD MULCH (TYP.) |
|  | ROCK MULCH (TYP.)                     |
|  | SOD (TYP.)                            |
|  | MAINTENANCE STRIP (TYP.)              |
|  | ANNUALS BY OWNER (TYP.)               |
|  | BOULDER (TYP.)                        |

### PLANT SCHEDULE

| CODE                      | BOTANICAL NAME                         | COMMON NAME                     | SPACING  | SIZE                    | ROOT   |
|---------------------------|----------------------------------------|---------------------------------|----------|-------------------------|--------|
| <b>CANOPY TREES</b>       |                                        |                                 |          |                         |        |
| AG                        | ACER RUBRUM 'AUTUMN FLAME'             | AUTUMN FLAME RED MAPLE          | AS SHOWN | 2" CAL. MIN. 8'-10' HT. | B&B    |
| GL                        | GLEDITSIA TRIACANTHOS 'NERMIS SKYLINE' | SKYLINE HONEY LOCUST            | AS SHOWN | 2" CAL. MIN. 8'-10' HT. | B&B    |
| <b>DECIDUOUS SHRUBS</b>   |                                        |                                 |          |                         |        |
| GT                        | COTONEASTER APIOLATUS 'TOM THUMB'      | TOM THUMB CRANBERRY COTONEASTER | 4' O.C.  | 18" MIN. HT.            | 3 GAL. |
| Hw                        | HYDRANGEA QUERCIFOLIA 'MUNCHKIN'       | DAKLEAF HYDRANGEA               | 3' O.C.  | 30" MIN. HT.            | 3 GAL. |
| Bm                        | VBURNUM DENTATUM 'BLUE MUFFIN'         | SOUTHERN ARROWWOOD              | 3' O.C.  | 30" MIN. HT.            | 3 GAL. |
| <b>ORNAMENTAL GRASSES</b> |                                        |                                 |          |                         |        |
| FP                        | FESTUCA GLAUCA 'ELIAH BLUE'            | ELIAH BLUE FESCUE               | 2' O.C.  | 1 GAL.                  | CONT.  |
| Mm                        | MUHLENBERGIA CAPILLARIS 'REGAL MIST'   | PINK MUHLY GRASS                | 3' O.C.  | 30" MIN. HT.            | 3 GAL. |
| Pis                       | PANICUM VIRGATUM 'SHENANDOAH'          | SHENANDOAH SWITCHGRASS          | 2' O.C.  | 30" MIN. HT.            | CONT.  |
| Pk                        | PENNSETUM ORIENTALE 'KARLEY ROSE'      | KARLEY ROSE FOUNTAIN GRASS      | 3' O.C.  | 18" MIN. HT.            | CONT.  |
| <b>PERENNIALS</b>         |                                        |                                 |          |                         |        |
| PT                        | ECHINACEA PURPUREA                     | PURPLE CONEFLOWER               | 18" O.C. | 12" MIN. HT.            | CONT.  |
| Bes                       | RUDBECKIA FULGIDA 'GOLDFURN'           | BLACK-EYED SUSAN                | 18" O.C. | 12" MIN. HT.            | CONT.  |

**Kimley»Horn**

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|             |           |      |            |       |     |             |     |          |     |            |     |
|-------------|-----------|------|------------|-------|-----|-------------|-----|----------|-----|------------|-----|
| KHA PROJECT | 160774062 | DATE | 04/09/2025 | SCALE | JPM | DESIGNED BY | JPM | DRAWN BY | NJO | CHECKED BY | JPM |
|-------------|-----------|------|------------|-------|-----|-------------|-----|----------|-----|------------|-----|

## LANDSCAPE PLAN

EVERBROKE ACADEMY  
ELDERSBURG STATION  
PREPARED FOR  
OPPIDAN

SHEET NUMBER  
10 OF 13