

GENERAL NOTES CONTINUED:
 19. THE PLANNING DIRECTOR HAS APPROVED WP-15-083 DATED JANUARY 20, 2015 TO WAIVE SECTION 16.1205(o)(7) AND 16.1205(o)(10) WHICH REQUIRE THE RETENTION OF SPECIMEN TREES (30' DBH OR GREATER) THAT ARE NOT CONTAINED WITHIN OTHER PRIORITY FOREST AREAS AS OUTLINED IN SECTION 16.1205(o)(11-10) SUBJECT TO THE FOLLOWING:
 1. WAIVER APPROVAL IS LIMITED TO THE REMOVAL OF SPECIMEN TREES #8, #10-13 AND #16-20 AS DEPICTED ON THE WAIVER EXHIBIT. ANY PROPOSAL TO REMOVE ADDITIONAL TREES WILL REQUIRE A NEW WAIVER REQUEST OR AN AMENDMENT TO THIS WAIVER.
 2. AN AMENDED WAIVER EXHIBIT SHALL BE PROVIDED WHICH CONTAINS A SPECIMEN TREE CHART FOR THE ENTIRE SITE, LISTING ALL EXISTING SPECIMEN TREES ON-SITE. ALL REFERENCES TO "OFF-SITE" FOR TREES #18-21 SHALL BE REMOVED.
 3. AN AMENDED JUSTIFICATION SHALL BE PROVIDED WHICH CORRECTS THE STATUS OF THE ON-SITE AND OFF-SITE TREES.
 4. THE AMENDED WAIVER EXHIBIT AND JUSTIFICATION SHALL BE PROVIDED WITHIN 30 DAYS OF WAIVER APPROVAL (ON OR BEFORE FEBRUARY 19, 2015).
 5. A MINIMUM OF 20 ADDITIONAL, NATIVE, 2-3" CALIPER TREES SHALL BE PROVIDED ON-SITE AS PART OF THE MITIGATION FOR THE SPECIMEN TREE REMOVAL. THIS MITIGATION WILL BE ADDRESSED WITH THE PROJECT TREAT AS "THE PARK AT LOCUST THICKET". IT WILL BE SHOWN ON THE ASSOCIATED LANDSCAPE PLAN AND SURETY FOR THESE ADDITIONAL TREES WILL BE REQUIRED AS PART OF THE SITE DEVELOPMENT PLAN APPROVAL OF THE PARK AT LOCUST THICKET.
 20. THE PLANNING DIRECTOR HAS DENIED WP-15-097 DATED FEBRUARY TO WAIVE SECTION 16.155(o)(2)(i) WHICH REQUIRES A SITE DEVELOPMENT PLAN BEFORE GRADING THE SITE AND SECTION 16.1205(o)(7) FOR THE REMOVAL OF SPECIMEN TREES #10-13 AND #16-20. A RECONSIDERATION WILL MOST LIKELY BE SUBMITTED IN THE NEAR FUTURE.

21. THE SKETCH PLAN WAS APPROVED SUBJECT TO THE CONDITIONS THAT TRAFFIC AND PARKING CONCERNS RELATED TO TRAFFIC WILL BE RESOLVED IN THE NEXT STAGE OF THE PLAN REVIEW PROCESS.

SKETCH PLAN

THE PARK AT LOCUST THICKET

PARCELS 714 AND 724

1ST ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

PROJECTED PHASING SCHEDULE						
PHASE	ALLOCATION YEAR	ALLOCATIONS GRANTED	APPROX. CALIPER YEAR	ANTICIPATED PLAN SUBMISSION	ALLOC. USED	ALLOC. REMAIN
I	2016	82	7/2014-6/2014	-	0	82
I	2017	13	7/2014-6/2015	PRELIMINARY PLAN - FULL SITE DECEMBER 2015	0	95
I	2018	154	7/2015-6/2016	FINAL PLAN - PUBLIC ROADS DECEMBER 2016	0	249
I	2019	138*	7/2016-6/2017	SDP PHASE I - BLDG. 4-8 DECEMBER 2017	225	162*
II				SDP PHASE II - BLDG. 1-3, 9	162	0

*BECAUSE OF PREDICTED SCHOOL CLOSURES, SUBMISSION DEADLINES MAY NOT YET BE ESTABLISHED FOR PHASE II. WHEN SCHOOL TEST IS PASSED, DATES SHALL BE PROVIDED.

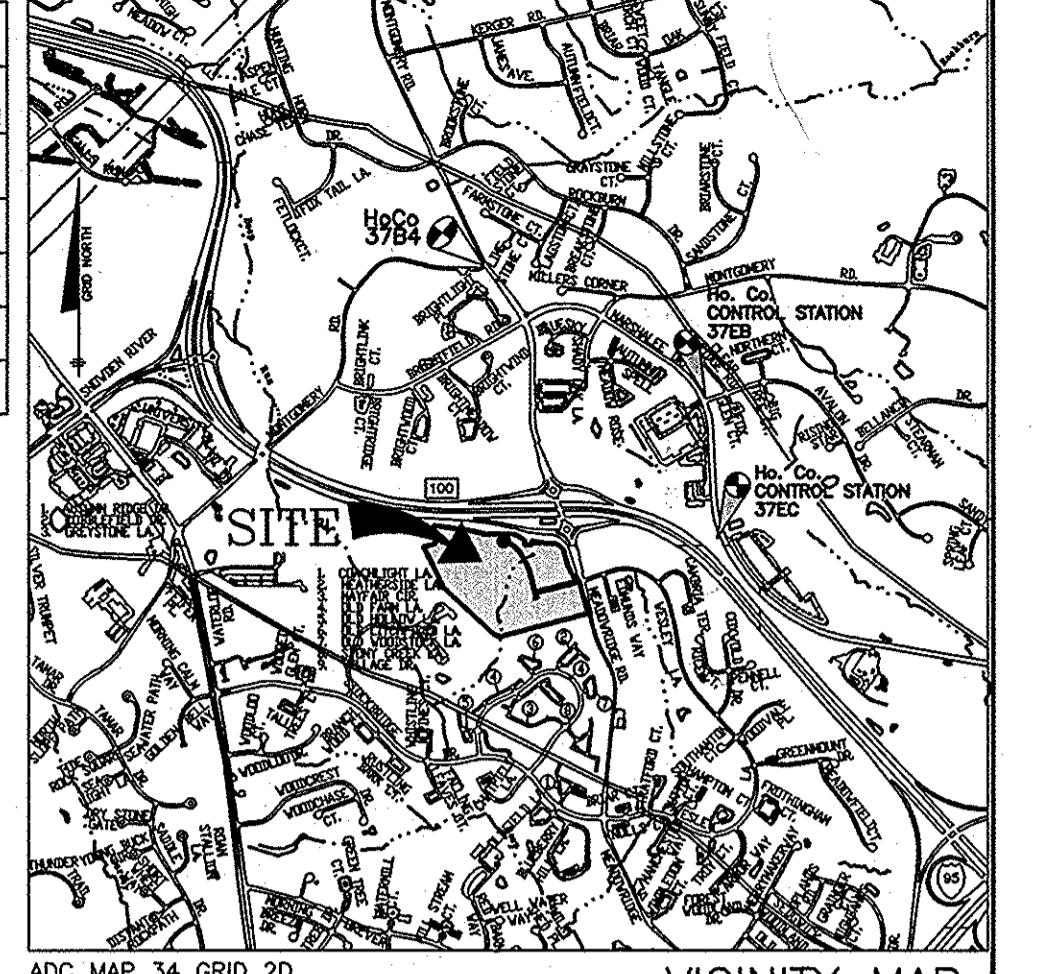
LEGEND	
SOILS CLASSIFICATION	CH2
SOILS DELINEATION	---
EXISTING CONTOURS	---
LIMIT OF WETLANDS	---
EXISTING WOODS LINE	---
FLOODPLAIN	---
LIMIT OF HOWARD COUNTY 100-YEAR FLOODPLAIN	---
EXISTING STRUCTURE	---
15% TO 25% SLOPES	---
25% AND GREATER SLOPES	---
25% AND GREATER SLOPES SUSTAINED >10' ELEVATION	---

SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET AND SOILS MAP
2	DEVELOPMENT CONCEPT AND GRADING PLAN
3	DEVELOPMENT CONCEPT AND GRADING PLAN

TOTAL SITE ANALYSIS DATA SHEET

Parcel 714:	22.47 ac
Parcel 724:	2.92 ac
Total Project Area:	25.39 ac
Parcel B (one buildable parcel) Zoned: POR:	4.60 ac
Parcel A (one buildable parcel) Zoned: R-A-15:	25.39 ac
Gross Area R-A-15-Parcel 714 (No Pk or SS on P.724):	22.47 ac
100yr Floodplain:	0.77 ac
Steep Slopes 25% or >(outside floodplain):	0.33 ac
Net Area:	21.37 ac
Proposed Right of Way Dedication:	2.00 ac
Density:	
Parcel 714: 21.37 ac * 15:	320 units
Parcel 724 (44ac/Density Used: 2.92 ac * 11(See Note 1):	32 units
Bonus Density: 10% Parcel 714:	32 units
Bonus Density: 10% Parcel 724:	3 units
Total Units Allowed:	387 units
Total Units Proposed:	387 units
MIHU Required: 10% Parcel 714:	15 units
MIHU Required: 10% Parcel 724(See Note 2):	50 units

NOTE:
 1. PARCEL 724 WAS INCLUDED AS PART OF THE BRIGHTFIELD SUBDIVISION (PLAT # 8753) ZONED RSC UTILIZING THE 4 UNITS PER ACRE. THE PROPERTY HAS SINCE BEEN REZONED R-A-15 (15 UNITS PER ACRE) PER THE COMPREHENSIVE ZONING DATED OCTOBER 6, 2013; THEREFORE AN ADDITIONAL 11 DENSITY UNITS ARE AVAILABLE.
 2. MIHU REQUIREMENTS FOR PARCEL 724 ARE AN ESTIMATE ONLY, AND THE ACTUAL MIHU DENSITY SHALL BE ESTABLISHED BY THE PROPERTY USE AGREEMENT WITH HOWARD COUNTY, RATHER THAN BY ZONING REQUIREMENTS. CHANGES IN THIS NUMBER RESULTING FROM THE PROPERTY USE NEGOTIATIONS WILL BE DOCUMENTED ON FUTURE PLANS.
 3. SHOULD AN INTENTION TO INCLUDE PARCEL 724 (2.92 ACRES) WITHIN THE DEVELOPMENT BY HOWARD COUNTY AND LOCUST THICKET INVESTORS, LLC NOT OCCUR, ALLOCATIONS WOULD BE REDUCED FROM 387 UNITS TO FEWER UNITS BASED ON ZONING. THIS REDUCTION IN UNITS AND THE ADJUSTMENT TO THE DESIGN LAYOUT OF THE BUILDINGS AND PARKING TO ACCOMMODATE THE REQUIRED SETBACKS WILL TAKE PLACE WITHIN THE PLAN REVIEW PROCESS UNDER WAY AT THE TIME IT IS DETERMINED THAT PARCEL 724 IS NOT FEASIBLE.



GENERAL NOTES

- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM HOWARD COUNTY GIS WITH 2 FOOT CONTOUR INTERVALS.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NOS. 37EB AND 37EC WERE USED FOR THIS PROJECT.
- WATER IS PUBLIC TIED TO EXISTING CONTRACT 14-1588-D.
- THE EXISTING UTILITIES ARE BASED ON HOWARD COUNTY GIS.
- THE 100-YEAR FLOODPLAIN SHOWN WITHIN THE PROJECT BOUNDARIES IS BASED ON A HOWARD COUNTY FLOOD STUDY FOR THE DEER RUN WETLANDS AND WATERS OF THE US WAS ISSUED BY THE ARMY CORPS OF ENGINEERS DATED JULY 12, 2012.
- FOREST STAND DELINEATION WAS PERFORMED BY WRIGHT ENVIRONMENTAL & LAND SERVICES, LLC DATED AUGUST 2013 AND DECEMBER 2014.
- THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THESE PLANS IS AN ESTIMATE ONLY. THE NUMBER OF UNITS AND LOCATION, IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN FULLY DESIGNED AND THE ACTUAL DESIGN MAY VARY FROM THE NUMBER OF UNITS AND LOCATION SHOWN ON THESE PLANS.
- THE ENVIRONMENTAL DISTURBANCES ASSOCIATED WITH THE DEVELOPMENT OF THIS PROPERTY ARE DUE TO THE LOCATION OF THE EXISTING PERENNIAL STREAM WHICH INTERSECTS THE PROPERTY AND THE NECESSITY OF A SEWER CONNECTION CROSSING, NO OTHER VIABLE ALTERNATIVES ARE AVAILABLE. EFFORTS WERE MADE TO REDUCE THE IMPACTS BY ANTICIPATING BOTTOMLESS CULVERT FOR THE ROAD CROSSING AND A SEWER MAIN CROSSING WITH LIMITED IMPACTS TO WETLANDS.
- PREVIOUS DPZ FILES ECR-14-024, S-14-002, WP-15-083, WP-15-097 AND 6:00PM ON SEPTEMBER 12, 2013 AT THE ELKRIE VOLUNTEER FIRE DEPARTMENT. ADDITIONAL COMMUNITY MEETING 2. ADDITIONAL MEETING WERE HELD AT 6:00PM ON MAY 6, 2014 AND NOVEMBER 19, 2014 AT THE ELKRIE VOLUNTEER FIRE DEPARTMENT.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
- THIS PROPERTY WAS REZONED R-A-15 AS PART OF THE COMPREHENSIVE ZONING DATED OCTOBER 6, 2013. AMENDMENT CASE #37.12.
- PARCEL 724 IS OWNED BY HOWARD COUNTY, AND WILL BE INCLUDED IN THE PROPOSED APARTMENT COMPLEX BY AGREEMENT. THIS PARCEL WAS ONE OF THE TWO REMAINERS OF AN SHIA PLAT (S-4297) WHICH DIVIDED THE FORMER PARCEL 'B' OF THE BRIGHTFIELD SUBDIVISION (PLAT 8753) TO CREATE THE RIGHT OF WAY FOR ROUTE 100. THE ROUTE 100 RIGHT-OF-WAY (PARCEL 724) IS IN ACCORDANCE WITH THE 50' OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WHEN LOT LINE OR PARCEL CHANGES OCCUR AS A RESULT OF RIGHT-OF-WAY ACQUISITION OR DISPOSITION.
- A REQUEST FOR INCREASED DENSITY WAS APPROVED BY THE PLANNING DIRECTOR ON AUGUST 18, 2014.
- THIS PROJECT WILL BE CONSTRUCTED IN TWO PHASES. PHASE I INCLUDES THE INFRASTRUCTURE (ROADS, PARKING, COMMUNITY CENTER, REAR AMENITIES, AND BUILDINGS 4-8 (225 UNITS)). PHASE II WILL INCLUDE BUILDINGS 1-3 AND 9 (162 UNITS), ALONG WITH THE AMENITIES FOR THE FRONT APARTMENT AREA. BLDG. PARCEL B WILL BE DEVELOPED ON A FUTURE DATE. A FUTURE STUDY WILL BE CONDUCTED TO DETERMINE THE BEST DEVELOPMENT SCENARIO.

SUBMISSION SITE ANALYSIS DATA SHEET

R-A-15 Open Space:	6.35 ac
Total Open Space Requirements (25%):	3.85 ac
Total Rec. Open Space Required (400sf/Unit):	7.52 ac
Open Space Provided:	4.38 ac
Recreation Area:	0.70 ac
Pool 1,416 sf (400 sf credit/10 sf):	1.30 ac
Community Center 2,400 sf (400 sf credit/10sf):	2.20 ac
Tot Lot (2,000 sf): 2:	0.09 ac
Gazebo (2,000 sf): 2:	0.09 ac

NOTES:
 • TOTAL OPEN SPACE PROVIDED INCLUDES THE FOREST CONSERVATION EASEMENT AREAS.
 • RECREATIONAL OPEN SPACE INCLUDES AMENITY AREAS CONVERTED TO CREDITED AREAS USING THE CREDITS ALLOWED BY THE JULY 15, 2012 MEMO FROM THE PLANNING DIRECTOR.

PARKING ANALYSIS

Parking	891 spaces
Apartment Section Req. Provided (2.3/unit)(387 units)	787 spaces
Apartment Section Provided:	2.03 spaces/unit
Clubhouse Req Parking (10/1000 sf)	56* spaces
Pool Req Parking (1 per 10 persons allowed in pool)	10* spaces
Total Parking Spaces Provided:	853 spaces

* SEE PARKING ANALYSIS FOR JUSTIFICATION APPROVED JANUARY 22, 2015 AND UPDATED APRIL 8, 2015. THERE ARE 28 GUEST PARKING SPACES DESIGNATED FOR THE POOL AND CLUBHOUSE. THE CONDOMINIUM ASSOCIATION OR MANAGEMENT COMPANY ARE RESPONSIBLE FOR THE REGULATION AND MONITORING OF ON-SITE PARKING AND MUST THEMSELVES ADDRESS ANY PARKING INADEQUACIES.

BENCHMARK
 ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE A SUITE 315A ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-8105 (F) 410-465-8644
 WWW.BE-CVLENGINEERING.COM

Professional Certification. I 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. 28327. Effective Date: 01/01/17.

4/16/15

OWNER: LOCUST THICKET INVESTORS LLC
 5816 MEADOWSIDE ROAD
 ELKRIE, MD 21075

DEVELOPER: THE PARK AT LOCUST THICKET LLC
 P.O. BOX 417
 ELLICOTT CITY, MD 21041
 410-465-4244

DESIGN: JCO CHECKED: AAM

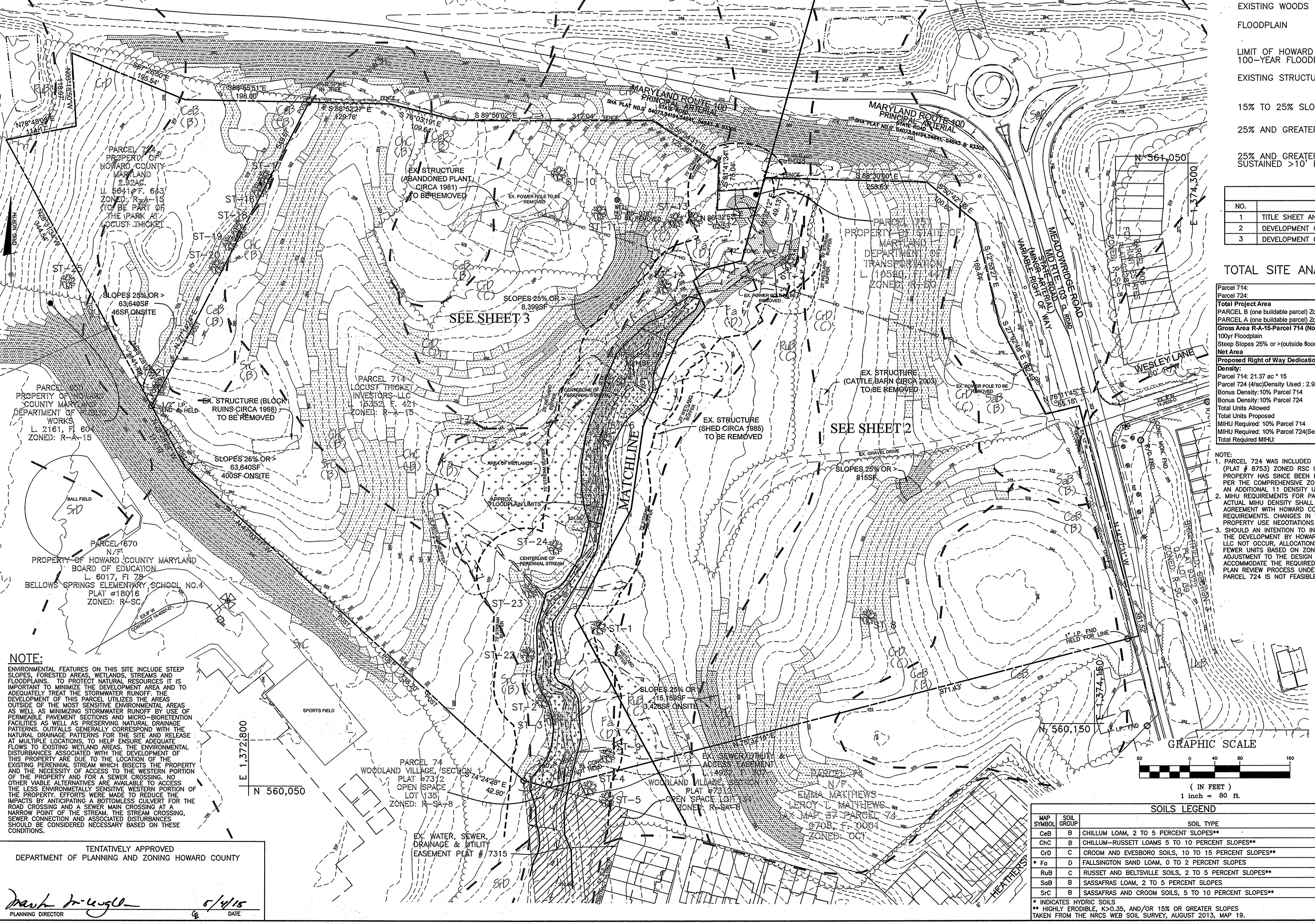
PROJECT: THE PARK AT LOCUST THICKET

LOCATION: TAX MAP 37, GRID 9, PARCEL 714 & 724
 1ST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE: SKETCH PLAN
 ZONED: POR & R-A-15
 TITLE SHEET AND SOILS MAP

DATE: APRIL 2015 PROJECT NO. 0925

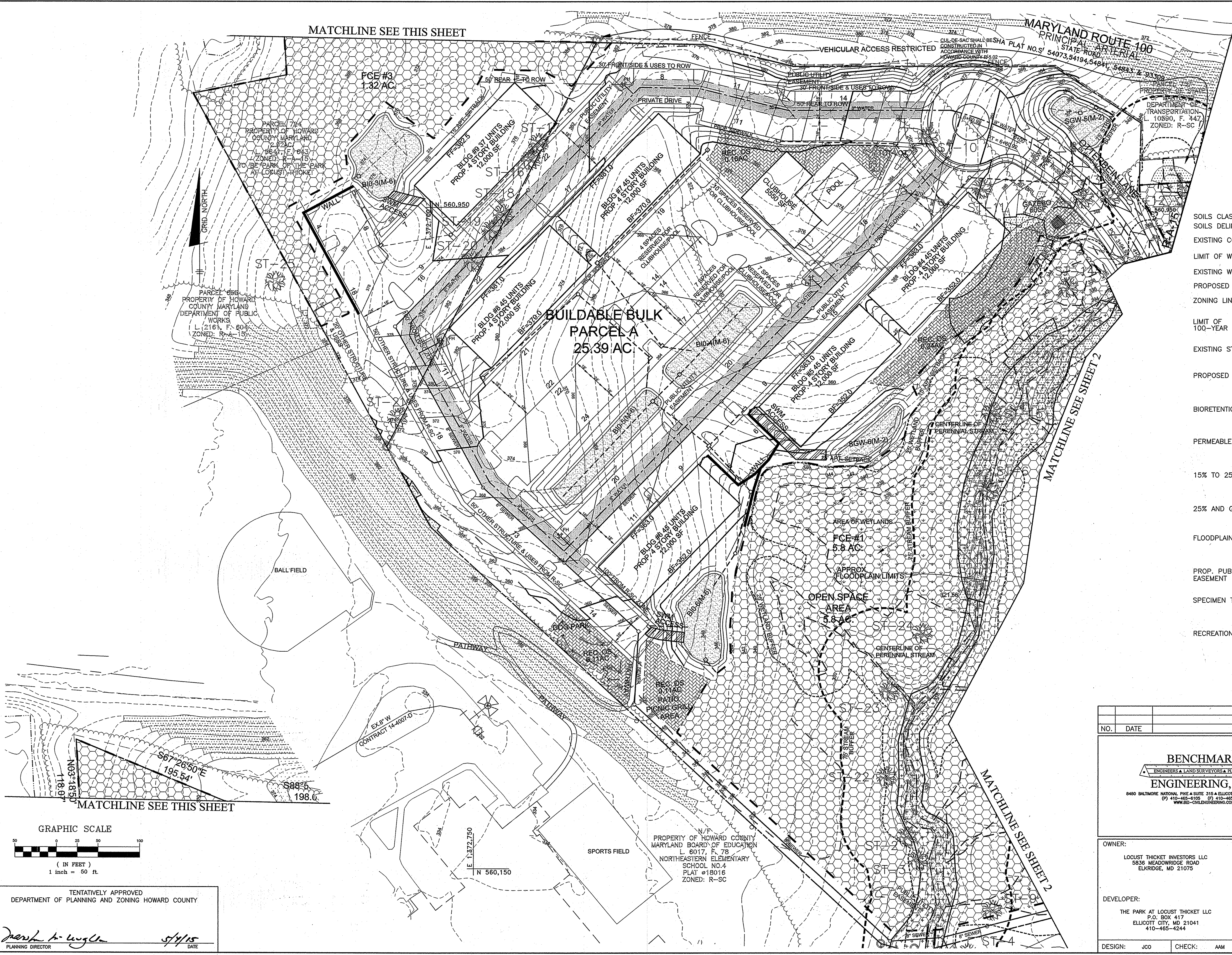
SCALE: AS SHOWN DRAWING 1 OF 3



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY
 Planning Director: *Mark Dr. Leung* 4/16/15

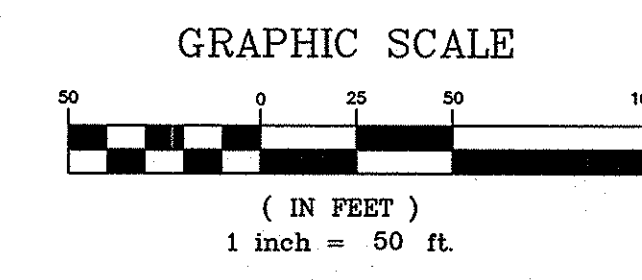
SOILS LEGEND	
MAP SYMBOL	SOIL TYPE
ChB	CHILLUM LOAM, 2 TO 5 PERCENT SLOPES**
ChC	CHILLUM-RUSSETT LOAMS 5 TO 10 PERCENT SLOPES**
CRD	CROOM AND EVESBORO SOILS, 10 TO 15 PERCENT SLOPES**
* Fa	FALLSINGTON SAND LOAM, 0 TO 2 PERCENT SLOPES
RuB	RUSSETT AND BELSVILLE SOILS, 2 TO 5 PERCENT SLOPES**
SoB	SASSAFRAS LOAM, 2 TO 5 PERCENT SLOPES
SiC	SASSAFRAS AND CROOM SOILS, 5 TO 10 PERCENT SLOPES**

* INDICATES HYDRIC SOILS
 ** HIGHLY ERODIBLE, K>0.35, AND/OR 15% OR GREATER SLOPES
 TAKEN FROM THE NRCS WEB SOIL SURVEY, AUGUST 2013, MAP 19.



LEGEND

- SOILS CLASSIFICATION
- SOILS DELINEATION
- EXISTING CONTOURS
- LIMIT OF WETLANDS
- EXISTING WOODS LINE
- PROPOSED WOODS LINE
- ZONING LINE
- LIMIT OF 100-YEAR FLOODPLAIN
- EXISTING STRUCTURE
- PROPOSED BUILDING
- BIORETENTION FACILITIES
- PERMEABLE PAVEMENT
- 15% TO 25% SLOPES
- 25% AND GREATER SLOPES
- FLOODPLAIN
- PROP. PUBLIC UTILITY EASEMENT
- SPECIMEN TREE
- RECREATIONAL OPEN SPACE



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

Joseph K. Wagle
PLANNING DIRECTOR

5/4/15
DATE

NO.	DATE	REVISION

BENCHMARK
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Professional Certification. I 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. 28376, Expiration Date: 01-01-17.

OWNER: LOCUST THICKET INVESTORS LLC 5836 MEADOWCROFT ROAD ELKRIDGE, MD 21075	PROJECT: THE PARK AT LOCUST THICKET
DEVELOPER: THE PARK AT LOCUST THICKET LLC P.O. BOX 417 ELLCOTT CITY, MD 21041 410-465-4244	LOCATION: TAX MAP 37, GRID 9, PARCEL 714 & 724 HOWARD COUNTY, MARYLAND
DESIGN: JCO	CHECK: AAM
DATE: APRIL 2015	PROJECT NO. 0925
SCALE: 1" = 50'	DRAWING 3 OF 3