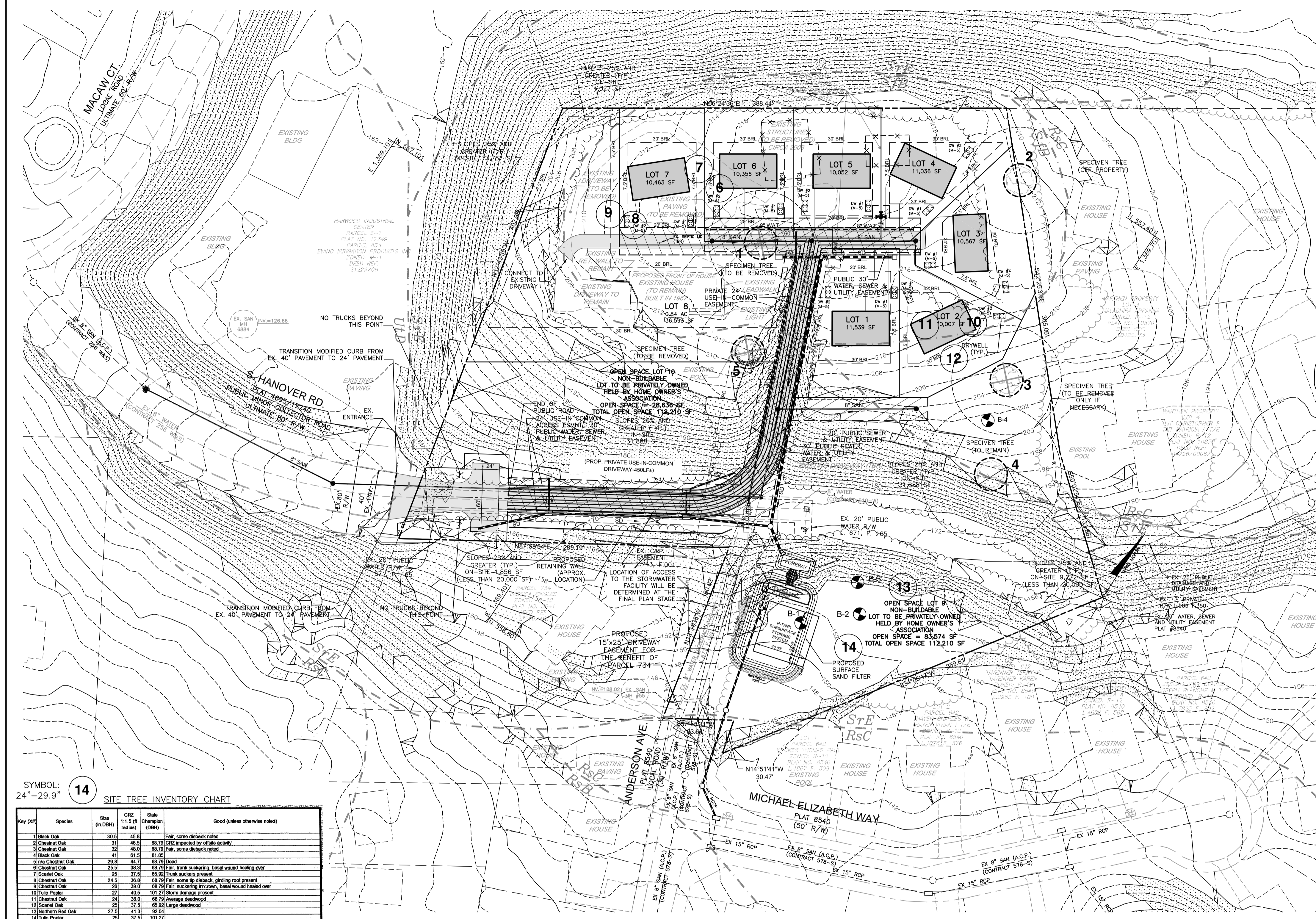


SYMBOL	HYDRIC	HYDROLOGIC GROUP	ALTERNATE GROUP	NAME	K-VALUE
RSc		C		RUSSETT FINE SANDY LOAM, 5 TO 10 PERCENT SLOPES	0.24
SiE**		B		SASSAFRAS AND CROOM SOIL, 15 TO 25 PERCENT SLOPES	0.24/0.28
SiB		B		SASSAFRAS GRAVELLY SAND LOAM, 2 TO 5 PERCENT SLOPE	0.24

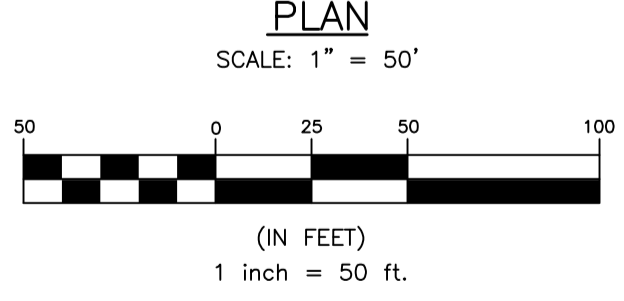
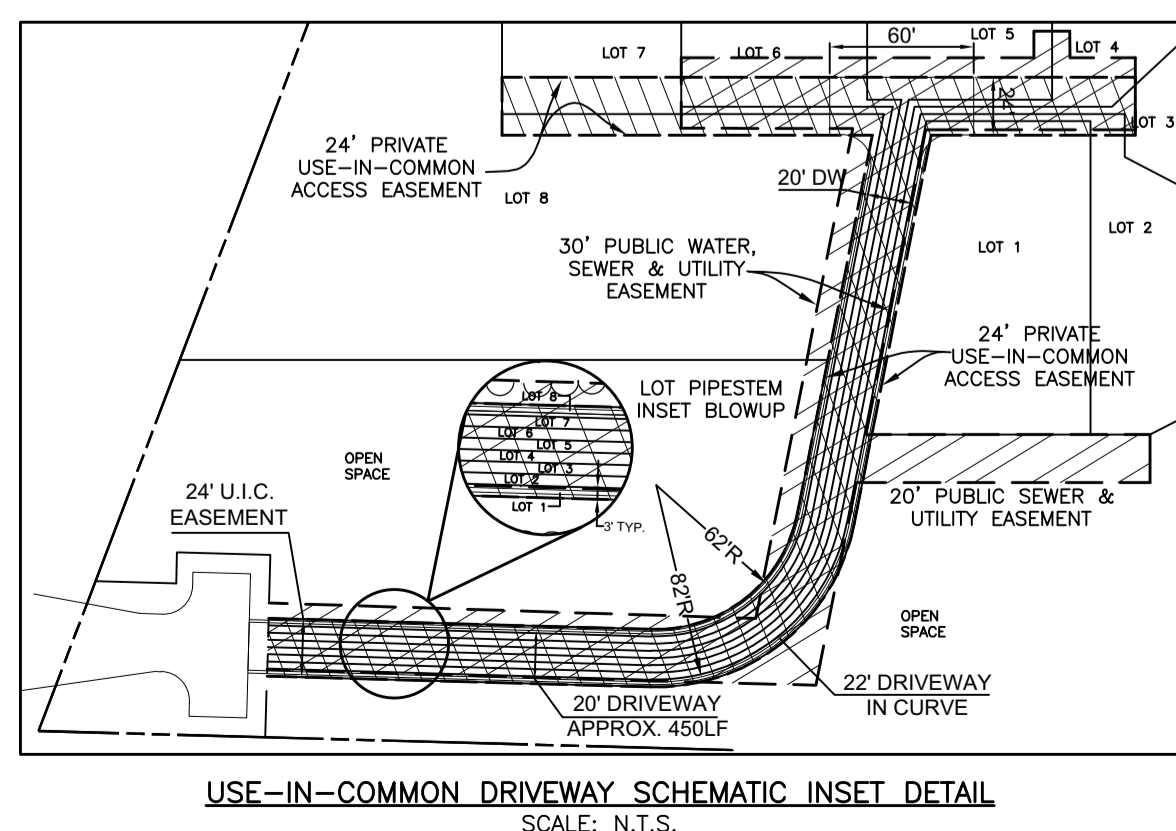
** HIGHLY ERODIBLE, K>0.35 AND STEEPER THAN 5%, OR 15% AND GREATER SLOPES. TAKEN FROM THE NRCS WEB SOIL SURVEY HOWARD COUNTY, MARYLAND, SEPTEMBER 2017.



SYMBOL: 14 SITE TREE INVENTORY CHART

Key (DB)	Species	Size (in DBH)	CRP (11.8 ft radius)	Stem (DBH)	Notes
1	Black Oak	30.5	45.8		Fair, some deck rot
2	Chestnut Oak	31	46.5	68.79	CRP impacted by utility activity
3	Chestnut Oak	32	48.0	68.79	Fair, some deck rot
4	Black Oak	41	61.5	61.65	
5	White Chestnut Oak	29.8	44.7	68.79	Good
6	Chestnut Oak	25.5	38.3	68.79	Fair, trunk rot, basal wood rot, crown rot
7	Scatter Oak	26	37.5	65.92	Tree rot, crown rot
8	Chestnut Oak	24.5	36.8	68.79	Fair, some top dieback, grinding root present
9	Chestnut Oak	26	38.0	68.79	Fair, scarring in crown, basal rot, basal rot
10	Tale Poplar	27	40.5	101.27	Short, damage present
11	Chestnut Oak	24	36.0	68.79	Average diameter
12	Scatter Oak	25	37.5	65.92	Large diameter
13	Northern Red Oak	27.5	41.3	62.04	
14	Tale Poplar	26	37.5	101.27	

Site Analysis Data Chart	
Zoning	R-12
Gross Area	5.25 ac
Stream Bank Buffers	0.00 ac
100yr Floodplain	0.00 ac
Steep Slopes 25% or Greater	0.97 ac
Net Area	4.28 ac
Number of lots/units allowed (4 d.u. per net acre)	17
Number of lots/units proposed	8
Area of Buildable Lots	2.54 ac
Area of Open Space Lots	2.58 ac
Area of Proposed Right-of-Way Dedication	0.13 ac
Open Space Calculations	
Area of Open Space Required (30% of Gross)	1.58 ac
Area of Open Space Provided (49%)	2.58 ac
Area of Non-Credited Open Space	0.00 ac
Area of Credited Open Space	2.58 ac



Stormwater Management Practice Chart / Summary Table					
MDE Designation	Practice Description	Quantity of Each Practice	ESDv (cf) Required based on each DA	ESDv (cf) Provided	Ownership
F-1	Surface Sand Filter	1	3,756	3,960	HOA
M-5	Dry Wells	14	1,247	1,400	Private
Totals			5,003	5,350	

Notes:
 1. Total Site Pe and Total Site ESDv numbers are based on the Total Site Area.
 2. Total ESDv provided exceeds total ESDv required based on individual drainage areas.
 3. All impervious areas are being treated via ESD practices.
 4. Recharge volume will be provided in the on-lot drywells.

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA (SF)	PIPESTEM (SF)	MINIMUM LOT SIZE SQUARE FEET
1	11,539	947	10,592
2	10,007	1,538	8,469
3	10,567	1,567	9,000
4	11,036	1,494	9,542
5	10,052	1,309	8,743
6	10,356	1,328	9,028
7	10,463	1,525	8,938
8	36,593	934	35,659

MODERATE INCOME HOUSING UNIT (MIHU) ALLOCATION EXEMPTIONS TRACKING			
Designation	Quantity	ESDv (cf) Provided	Ownership
TOTAL NUMBER OF LOTS/UNITS PROPOSED	8	1	
NUMBER OF MIHUS REQUIRED	1		
NUMBER OF MIHUS PROVIDED ONSITE (EXEMPT FROM APFO ALLOCATIONS)	TBD		
NUMBER OF APFO ALLOCATIONS REQUIREMENT (REMAINING LOTS/UNITS)	8		
MIHU FEE-IN-LIEU	TBD		

PROJECT BACKGROUND INFORMATION:
 PRESENT ZONING: R-12
 LOCATION: TAX MAP 38 - GRID 14 - PARCEL 232
 APPLICABLE DPZ FILE REFERENCES: ECP-19-028, S-19-004, P-20-003, F-20-070, WP-19-053, WP-22-013, WP-22-109
 DEED REFERENCES: L 18048 / F 6
 PROPOSED USE OF SITE: RESIDENTIAL
 TOTAL TRACT AREA: 5.25 AC.
 NUMBER OF PROPOSED LOTS: 8 SINGLE FAMILY
 PROPOSED WATER AND SEWER SYSTEMS: PUBLIC WATER & SEWER

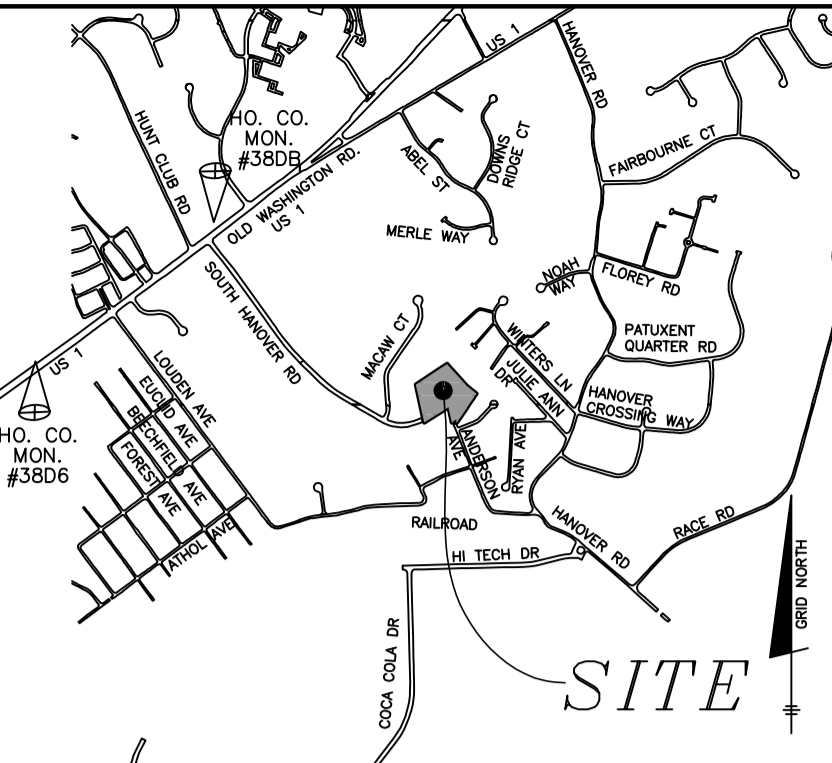
PERMIT INFORMATION CHART			
SUBDIVISION NAME:	SECTION/AREA:	LOT	PARCEL #
THE AERIE IN ELKRIDGE	NA	1-10	232
PLAT No.	GRID No.	ZONE	TAX MAP
NA	14	R-12	38
ELECTION DISTRICT	CENSUS TRACT	1ST	601201

GENERAL NOTES

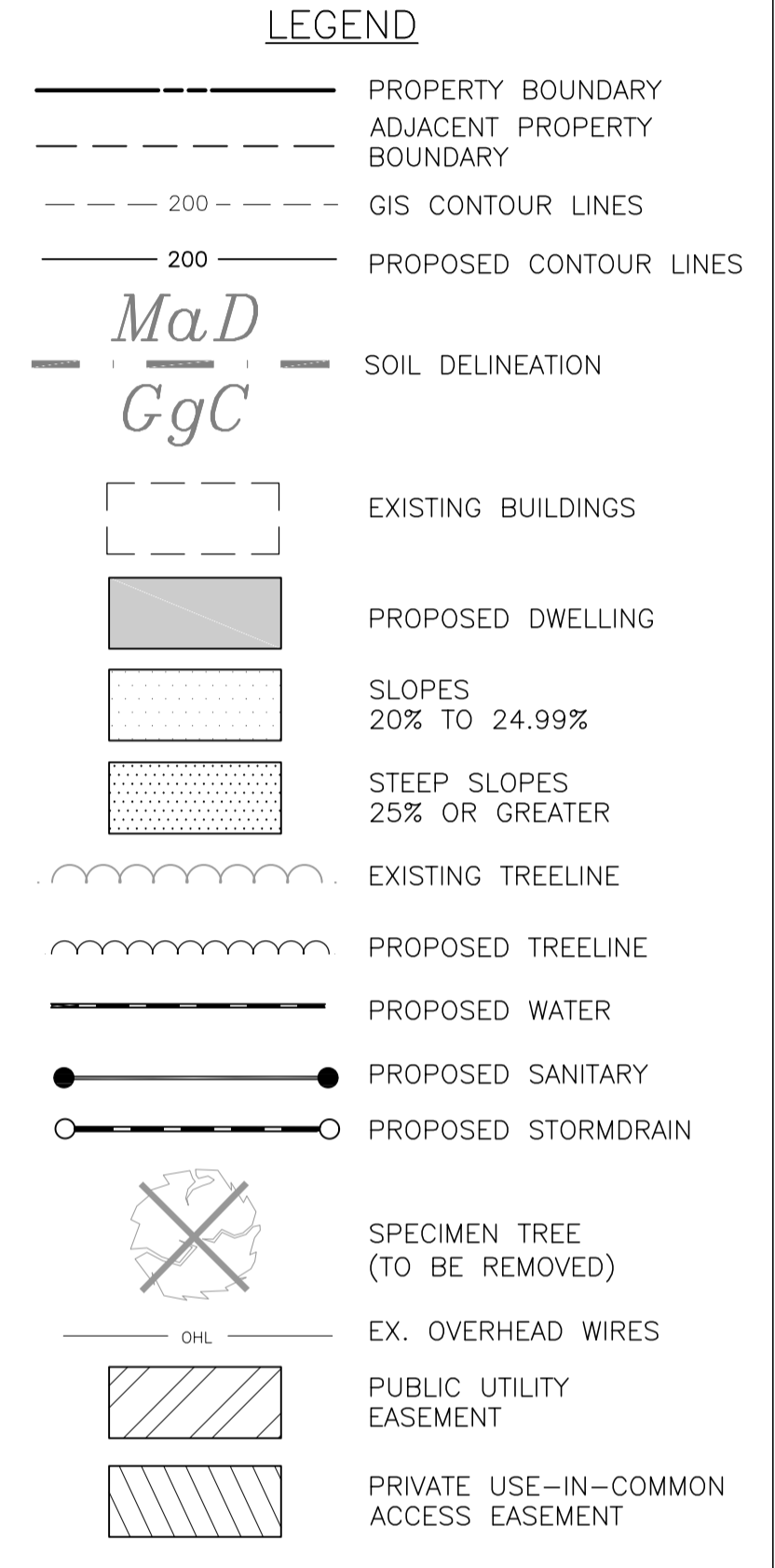
- SUBJECT PROPERTY IS ZONED R-12 PER THE COMPREHENSIVE ZONING PLAN DATED 10/6/13.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE 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. 3808B AND 3806C WERE USED FOR THIS PROJECT.
- WATER IS PUBLIC, CONTRACT NO. 610 - DEEP RUN DRAINAGE AREA.
- SEWER IS PUBLIC, CONTRACT NO. 256 - DEEP RUN DRAINAGE AREA.
- THE EXISTING TOPOGRAPHY AND UTILITIES SHOWN IS BASED ON FIELD SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. IN JULY, 2019 AND HOWARD COUNTY GIS. THE HOUSE ON PROPOSED LOT 8 IS TO REMAIN. ALL OTHER EXISTING STRUCTURES ARE TO BE REMOVED.
- THE SPECIMEN TREES WERE FIELD LOCATED BY BENCHMARK ENGINEERING, INC., IN MAY, 2018 AND SHOWN ON APPROVED S-19-004, P-20-003 AND F-20-070.
- THIS SITE IS WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF OUR KNOWLEDGE, INFORMATION, AND BELIEF, THERE ARE NO CEMETERIES OR SCENIC ROADS LOCATED ON THIS SITE.
- THERE ARE NO HISTORIC SITES/FEATURES OR HISTORIC STRUCTURES LOCATED ON THIS SITE, AND THE SITE IS NOT IN A HISTORIC DISTRICT.
- THIS PROJECT IS SUBJECT TO THE FOREST CONSERVATION REQUIREMENTS. FOREST CONSERVATION CHECKLIST AND PLAN SHALL BE PART OF THE FINAL PLAN SUBMITTAL.
- THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THESE PLANS IS AN APPROXIMATION OF THE SIZE, SHAPE AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE, ALTERING THE NUMBER OF UNITS ALLOWED FOR THIS DEVELOPMENT.
- THE SURFACE SAND FILTER WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA. THE PROPOSED DRYWELLS WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER.
- COMMUNITY MEETING WAS HELD ON 11-28-2018, 6:00 PM AT THE ELKRIDGE LIBRARY, 6540 WASHINGTON AVE., ELKRIDGE, MD. PRIOR TO SUBMISSION OF S-19-004.
- TRAFFIC STUDY WAS PERFORMED BY MARS GROUP 5-6-2018 AND APPROVED UNDER S-19-004. AN UPDATED APFO TRAFFIC & MULTI-MODAL REPORT WAS PREPARED BY MARS GROUP SEPTEMBER 2022.
- MAA PERMITS (IF NECESSARY) WILL BE PROVIDED AT FINAL PLAN STAGE.
- ALTERNATIVE COMPLIANCE, WP-19-053 TO REQUEST RELIEF FROM SECTION 16.1205(A)(7) SPECIMEN TREES RETENTION; SECTION 16.116(B) STEEP SLOPE DISTURBANCE; SECTION 16.120(B)(4)(II)(A) STEEP SLOPES ON RESIDENTIAL LOTS; WAS APPROVED BY HOWARD COUNTY DIRECTOR OF PLANNING AND ZONING DATED APRIL 15, 2018.

APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 1. STEEP SLOPE DISTURBANCE IS LIMITED TO THOSE AREAS SHOWN ON THE WP EXHIBIT FOR WP-19-053. ANY PROPOSAL TO IMPACT ADDITIONAL STEEP SLOPE AREA WILL REQUIRE A NEW ALTERNATIVE COMPLIANCE REQUEST OR AN AMENDMENT TO THIS ALTERNATIVE COMPLIANCE REQUEST.
 2. ALTERNATIVE COMPLIANCE APPROVAL IS LIMITED TO THE REMOVAL OF SPECIMEN TREES #1, 3 & 5 AS DEPICTED ON THE EXHIBIT. ANY PROPOSAL TO REMOVE ADDITIONAL SPECIMEN TREES WILL REQUIRE A NEW ALTERNATIVE COMPLIANCE REQUEST OR AN AMENDMENT TO THIS ALTERNATIVE COMPLIANCE REQUEST.
 3. ALL ATTEMPTS MUST BE MADE TO PRESERVE SPECIMEN TREE #3. INDIVIDUAL TREE PROTECTION DEVICES (TREE FENCING) SHALL BE PLACED COMPLETELY AROUND SPECIMEN TREE #3 PRIOR TO THE COMMENCEMENT OF ANY GRADING. ROOT PRUNING WILL OCCUR. THESE MEASURES SHALL BE OBTAINED IN THE PRE-CONSTRUCTION MANAGEMENT PLAN OF THE FINAL FOREST CONSERVATION PLAN (FCP) AND WITHIN THE SEQUENCE OF CONSTRUCTION PROVIDED ON THE FINAL PLAN FOR 'THE AERIE IN ELKRIDGE'.
 4. A MINIMUM OF 6 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 KNOWN AS 'THE AERIE IN ELKRIDGE' AND WILL BE IN ADDITION TO ANY REQUIRED LANDSCAPE OR FOREST CONSERVATION PLANTINGS.
 5. THE MITIGATION PLANTINGS SHOULD BE PLACED (IF POSSIBLE) UNDER THE REAR YARDS OF LOTS 5, 10 AND 12.
 6. THE EXISTING DRIVEWAY SHALL BE REMOVED AND THE AREA STABILIZED UNDER THE PRELIMINARY PLAN.

PURPOSE NOTE:
 THE PURPOSE OF THIS PLAN IS TO AMEND THE CURRENT APPROVED SKETCH PLAN (S-19-004). THIS AMENDED SKETCH PLAN REDUCES THE NUMBER OF BUILDABLE LOTS FROM 12 TO 8 WITH THE ACCESS BEING PROVIDED BY A USE-IN-COMMON DRIVEWAY FROM SOUTH HANOVER ROAD.



VICINITY MAP SCALE: 1" = 2000' ADC MAP 35 GRID E4



ESD STORMWATER MANAGEMENT PRACTICES			
LOT NO.	ADDRESS	DRYWELLS (M-5)	SURFACE SAND FILTER (F-1)
1	6375 S. HANOVER RD.	2	2
2	6379 S. HANOVER RD.	2	2
3	6383 S. HANOVER RD.	2	2
4	6387 S. HANOVER RD.	2	2
5	6391 S. HANOVER RD.	2	2
6	6395 S. HANOVER RD.	2	2
7	6399 S. HANOVER RD.	2	2
8	(EX. HOUSE) 6403 S. HANOVER RD.	0	0

BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 3300 NORTH RIDGE ROAD SUITE 140
 ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6844
 WWW.BEI-CIVILENGINEERING.COM

OWNER/DEVELOPER:
 TROTTER 5857, LLC.
 1819 PANARAMA CT.
 MCLEAN, VA 22101
 (P) 443-290-1555

THE AERIE IN ELKRIDGE AMENDED
 LOTS 1-8 AND OS LOT 9 & 10

6399 ANDERSON AVE, HANOVER, MD 21076
 TAX MAP: 38 - GRID: 14 - PARCEL: 232
 ZONED: R-12
 ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND

SKETCH PLAN			
DATE:	MARCH 2023	BEI PROJECT NO.	2894
DESIGN:	LDD	DRAFT:	LDD
SCALE:	AS SHOWN	SHEET	1 OF 1

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 4/5/2023
 PLANNING DIRECTOR DATE