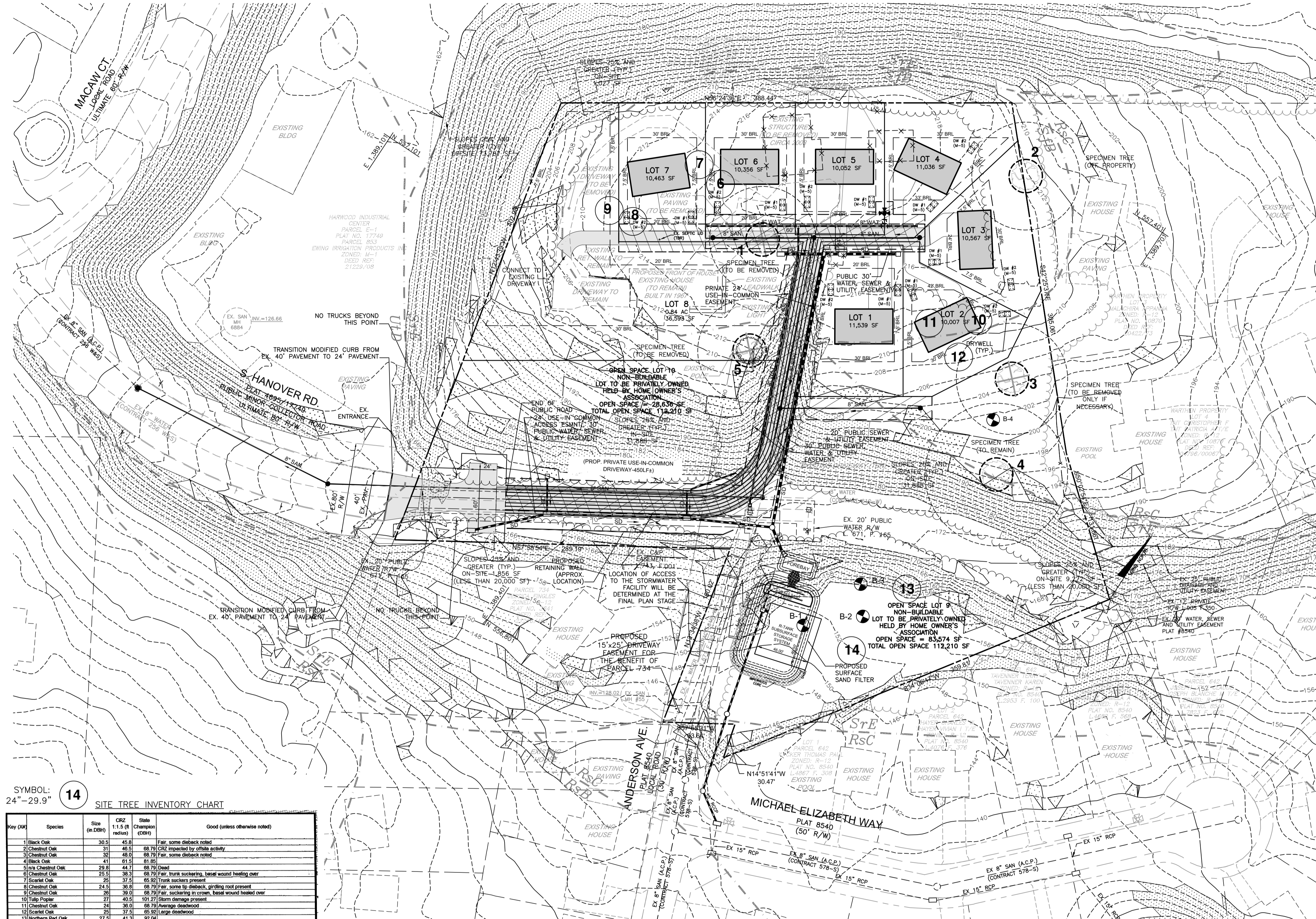


SYMBOL	HYDRIC	HYDROLOGIC GROUP	ALTERNATE GROUP	NAME	k-VALUE
RSc		C		RUSSETT FINE SANDY LOAM, 5 TO 10 PERCENT SLOPES	0.24
SiE**		B		SASSAFRAS AND CROOM SOIL, 15 TO 25 PERCENT SLOPES	0.24/0.28
SiB		B		SASSAFRAS GRAVELLY SAND LOAM, 2 TO 5 PERCENT SLOPE	0.24

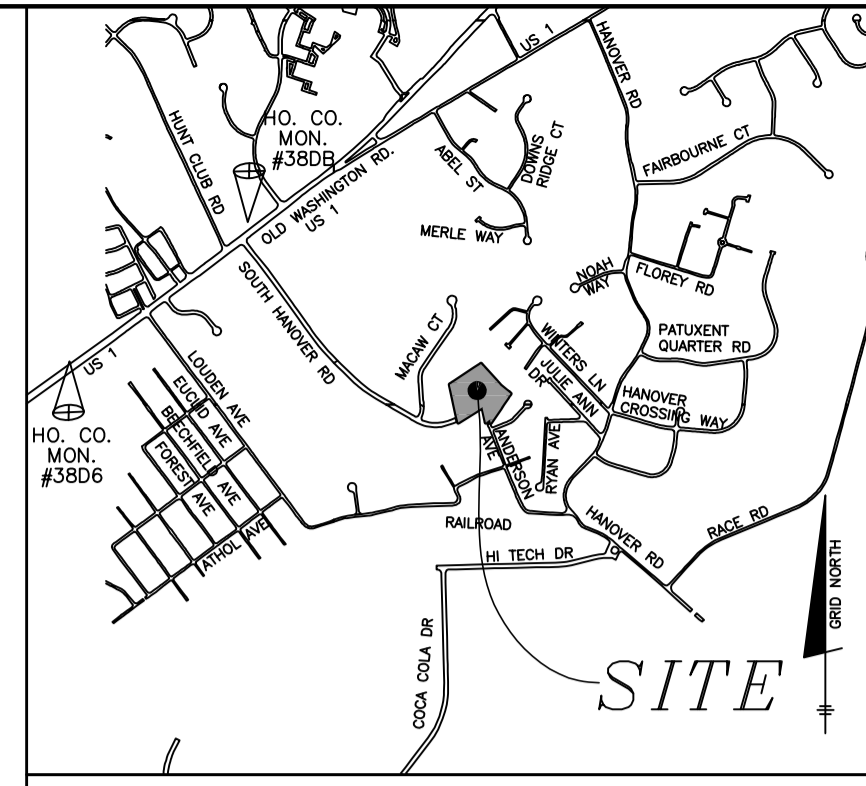
\*\* HIGHLY ERODIBLE, K>0.35 AND STEEPER THAN 5%, OR 15% AND GREATER SLOPES. TAKEN FROM THE NRCS WEB SOIL SURVEY HOWARD COUNTY, MARYLAND, SEPTEMBER 2017.



**GENERAL NOTES**

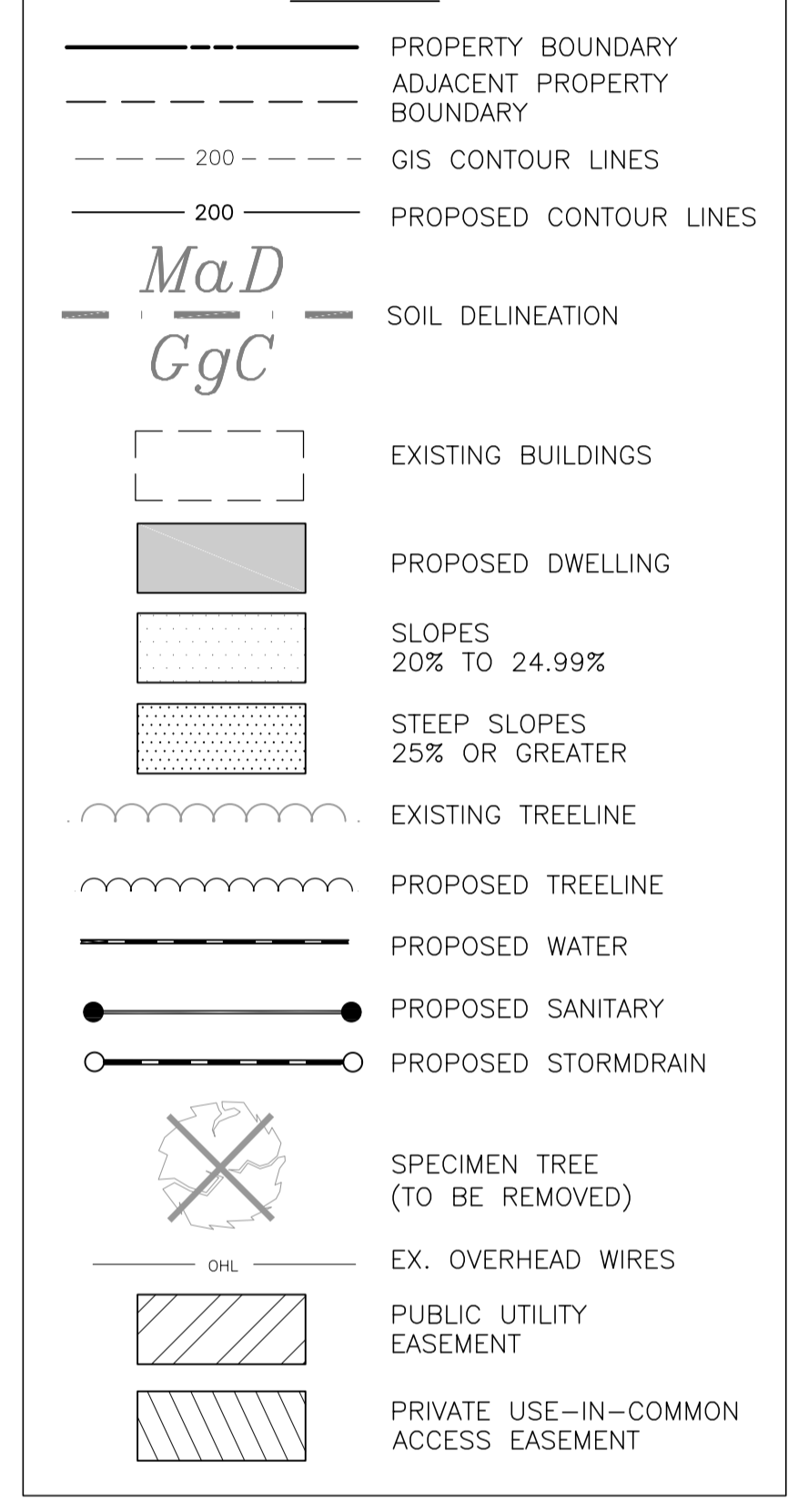
- SUBJECT PROPERTY IS ZONED R-12 PER THE COMPREHENSIVE ZONING PLAN DATED 10/6/13.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE PROJECT IS ON CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE 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.
- M&A 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:**
- STEEL 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.
  - 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.
  - 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'.
  - 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.
  - THE MITIGATION PLANTINGS SHOULD BE PLACED (IF POSSIBLE) WITHIN THE REAR YARDS OF LOTS 5, 10 AND 12.
  - THE EXISTING DRIVEWAY SHALL BE REMOVED AND THE AREA STABILIZED UNDER THE PRELIMINARY PLAN.



VICINITY MAP  
SCALE: 1" = 2000'

ADC MAP 35 GRID E4

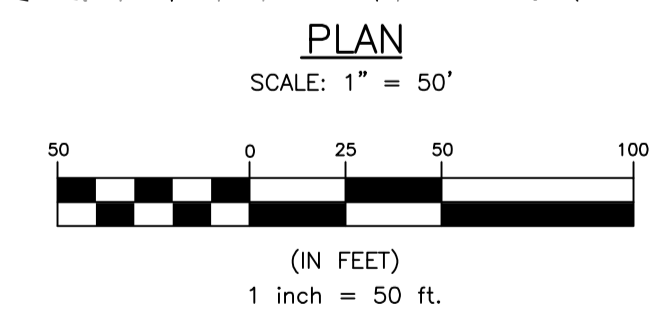
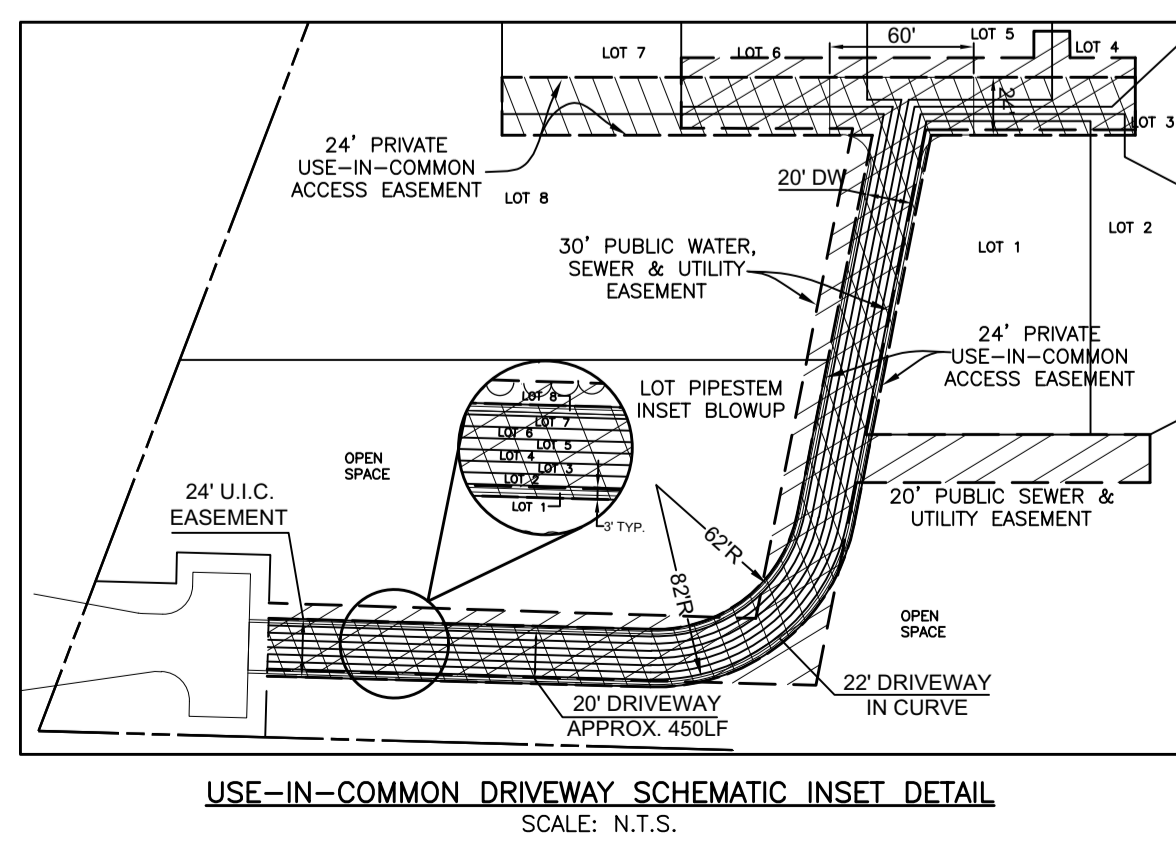


**SYMBOL: 14 SITE TREE INVENTORY CHART**  
24" - 29.9"

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	(dead)
6	Chestnut Oak	25.3	38.3	68.79	Fair, trunk rot, basal wood rot
7	Scatter Oak	25	37.8	65.92	Tree rot, basal wood rot
8	Chestnut Oak	24.5	36.8	68.79	Fair, some top deck rot, basal wood rot
9	Chestnut Oak	26	39.8	68.79	Fair, basal wood rot
10	White Poplar	27	40.5	101.27	Short, basal wood rot
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	White Poplar	25	37.2	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 (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	ESD <sub>v</sub> (cf) Required based on each DA	ESD <sub>v</sub> (cf) Provided	Ownership
F-1	Surface Sand Filter	1	3,756	3,950	HOA
M-5	Dry Wells	14	1,247	1,400	Private
<b>Totals</b>			<b>5,003</b>	<b>5,350</b>	

- Notes:**
- Total Site Pe and Total Site ESD<sub>v</sub> numbers are based on the Total Site Area.
  - Total ESD<sub>v</sub> provided exceeds total ESD<sub>v</sub> required based on individual drainage areas.
  - All impervious areas are being treated via ESD practices.
  - 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**

Category	Value
TOTAL NUMBER OF LOTS/UNITS PROPOSED	8
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

**BENCHMARK ENGINEERING, INC.**  
ENGINEERS & LAND SURVEYORS & PLANNERS  
3300 NORTH RIDGE ROAD SUITE 140  
ELICOTT CITY, MARYLAND 21043  
(P) 410-465-6105 (F) 410-465-6644  
WWW.BEI-CIVILENGINEERING.COM

**OWNER/DEVELOPER:**  
TROTTER 5857, LLC.  
1819 PANARAMA CT.  
MCLEAN, VA 22101  
(P) 443-250-1555

**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: 2132  
ZONED: R-12  
ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND

**SKETCH PLAN**

DATE: MARCH 2023  
SCALE: AS SHOWN  
DESIGN: LDD  
DRAFT: LDD

BEI PROJECT NO. 2894  
SHEET 1 OF 1

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