

SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND					
SYMBOL	HYDRIC	HYDROLOGIC GROUP	ALTERNATE GROUP	NAME	K-VALUE
RSc		C		RUSSETT FINE SANDY LOAM, 5 TO 10 PERCENT SLOPES	0.24
SrE**		B		SASSAFRAS AND CROOM SOIL, 15 TO 25 PERCENT SLOPES	0.24/0.28
SrB		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 (CONTINUED)

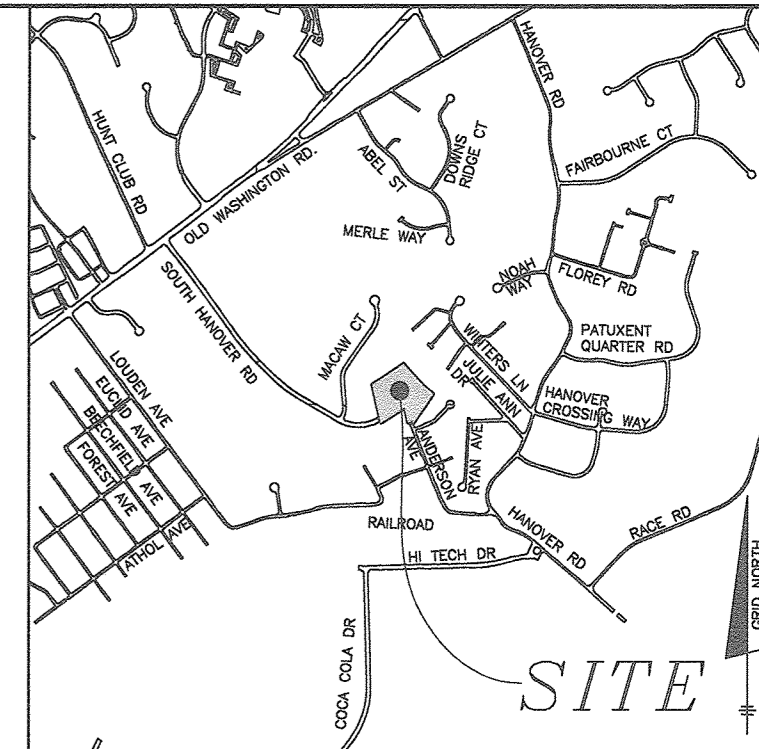
15. A WAIVER TO THE DESIGN MANUAL, VOLUME #1 WAS APPROVED MARCH 25, 2014. THE WAIVERS GRANTED WERE FOR MAXIMUM RAIL CURVE LENGTH, GEOMETRIC DESIGN AND MAXIMUM CURVE TILT. AND INCLUDED SECTION 2.3.A.1.A; SECTION 2.3.A.1.C; SECTION 2.5.B; TABLE 2.09 AND APPENDIX A. THE APPROVAL WAS SUBJECT TO INCREASING THE PAVEMENT WIDTH AT THE SUB-STANDARD CURVES TO 26' WITH RESTRICTED PARKING ON BOTH SIDES, AND WITH THE APPROVAL FROM THE DEPARTMENT OF FIRE AND RESCUE SERVICES.

CENTER LINE CURVE DATA

CURVE	ALIGNMENT	STATION	RADIUS	ARC	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	S. Hanover Road	0+22.15 TO 2+07.13	150.00'	184.98'	70°39'21"	106.32'	N22° 40' 08" E	173.48'
C2	S. Hanover Road	2+35.05 TO 4+15.87	150.00'	180.82'	69°04'05"	103.22'	N21° 52' 29" E	170.07'

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 EXISTING TOPOGRAPHY IS BASED ON 2011 HOWARD COUNTY GIS. EXISTING UTILITIES IS BASED ON 2011 HOWARD COUNTY GIS.
- THE SPECIMEN TREES WERE FIELD LOCATED BY BENCHMARK ENGINEERING, INC., IN MAY, 2018.
- 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 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 PRELIMINARY PLAN SUBMITTAL.
- REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE SUBDIVISION AND/OR SITE DEVELOPMENT PLAN STAGES. THEREFORE, THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS (INCLUDING THOSE THAT MAY ALTER OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES.
- STORMWATER MANAGEMENT PRACTICES SHOWN ON THIS PLAN ARE PRELIMINARY IN NATURE. ALTERNATE PRACTICES MAY NEED TO BE UTILIZED IN THE FINAL DESIGN.
- THE SEDIMENT AND EROSION CONTROL SHOWN IN THIS PLAN SET IS A SCHEMATIC PRELIMINARY DESIGN. A MORE DETAILED DESIGN COMPLETE WITH SEQUENCE OF CONSTRUCTION, NOTES, DETAILS AND COMPUTATIONS SHALL BE PROVIDED AT THE PRELIMINARY PLAN STAGE.
- THE SURFACE SAND FILTER WILL BE PRIVATELY OWNED AND JOINTLY MAINTAINED BY THE HOA AND HOWARD COUNTY.
- COMMUNITY MEETING HELD ON 11/28/18, 6:00 PM AT THE ELKRIDGE LIBRARY, 6540 WASHINGTON AVE., ELKRIDGE, MD.
- TRAFFIC STUDY PERFORMED BY MARS GROUP 5/6/18.
- MAA PERMITS WILL BE PROVIDED AT SDP STAGE OF PLAN PROCESSING.
- 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 16.122(B)(4)(VI)(A) STEEP SLOPES ON RESIDENTIAL LOTS, WAS APPROVED BY HOWARD COUNTY DIRECTOR OF PLANNING AND ZONING DATED APRIL 15, 2019.



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

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- GIS CONTOUR LINES
- PROPOSED CONTOUR LINES
- SOIL DELINEATION
- EXISTING BUILDINGS
- PROPOSED DWELLING
- STEEP SLOPES 15% TO 19.99%
- STEEP SLOPES 20% TO 24.99%
- STEEP SLOPES 25% OR GREATER
- EXISTING TREELINE
- PROPOSED TREELINE
- PROPOSED WATER
- PROPOSED SANITARY
- PROPOSED STORMDRAIN
- SPECIMEN TREE
- NO WOODY BUFFER

APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

- 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.
- ALTERNATIVE COMPLIANCE APPROVAL IS LIMITED TO THE REMOVAL OF SPECIMEN TREES #1, 3 & 5 AS DEPICTED ON THE ALTERNATIVE COMPLIANCE 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.

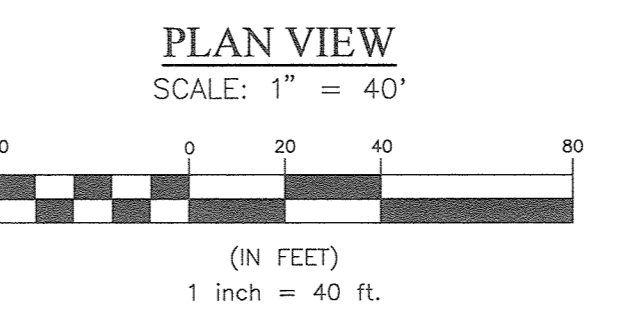
LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
1	9,287 SF	0 SF	9,287 SF
2	8,402 SF	0 SF	8,402 SF
3	8,569 SF	0 SF	8,569 SF
4	9,362 SF	0 SF	9,362 SF
5	8,983 SF	0 SF	8,983 SF
6	8,416 SF	0 SF	8,416 SF
7	8,581 SF	179 SF	8,402 SF
8	8,733 SF	324 SF	8,409 SF
9	8,760 SF	336 SF	8,424 SF
10	9,439 SF	953 SF	8,486 SF
11	8,601 SF	0 SF	8,601 SF
12	8,414 SF	0 SF	8,414 SF

LOT NUMBER	ADDRESS	DRY WELL (M-5) QUANTITY	MICRO BIO-RETENTION (M-6) QUANTITY	SURFACE SAND FILTER (F-1) QUANTITY
1	S. HANOVER RD. HANOVER, MD 21078	2	0	0
2	S. HANOVER RD. HANOVER, MD 21078	2	0	0
3	S. HANOVER RD. HANOVER, MD 21078	2	0	0
4	S. HANOVER RD. HANOVER, MD 21078	2	0	0
5	S. HANOVER RD. HANOVER, MD 21078	2	0	0
6	S. HANOVER RD. HANOVER, MD 21078	2	0	0
7	S. HANOVER RD. HANOVER, MD 21078	2	0	0
8	S. HANOVER RD. HANOVER, MD 21078	2	0	0
9	S. HANOVER RD. HANOVER, MD 21078	2	0	0
10	S. HANOVER RD. HANOVER, MD 21078	0	1	0
11	S. HANOVER RD. HANOVER, MD 21078	2	0	0
12	S. HANOVER RD. HANOVER, MD 21078	2	0	0
13	S. HANOVER RD. HANOVER, MD 21078	0	0	1

*NOTE: THE POND APPEARS TO FALL WITHIN HAZARD CLASS 'B'. THIS WILL BE REEVALUATED AS NECESSARY WHEN A DETAILED DESIGN HAS BEEN PERFORMED.

MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATIONS EXEMPTIONS TRACKING	
TOTAL NUMBER OF LOTS/UNITS PROPOSED	12
NUMBER OF MIHU REQUIRED	1.2
NUMBER OF MIHU PROVIDED ONSITE (EXEMPT FROM APTO ALLOCATIONS)	0
NUMBER OF MIHU PROVIDED ONSITE (REMAINING LOTS/UNITS)	12
MIHU FEE-IN-LIEU (INDICATE LOTS/UNIT NUMBERS)	1-12

Site Analysis Data Sheet	
Gross Site Area	5.25 ac
100yr Floodplain	0.00 ac
Steep Slopes 25% or greater	1.07 ac
Steep Slopes 25% or greater (Off-Site Contiguous)	2.12 ac
Stream Bank and Buffer	0.00 ac
Wetlands	0.00 ac
Wetlands Buffer	0.00 ac
Forsled Area	0.00 ac
Erodible Soils	1.20 ac
Limit of Disturbance	4.18 ac
Impervious Area (within LOD)	0.95 ac
Green Space (within LOD)	3.23 ac
Net Tract Area	4.18 ac
Open Space (Required)	1.58 ac
Public Road Right-of-Way	0.55 ac
Buildable Lots	2.43 ac
Open Space (Provided)	2.27 ac



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Valerie Allie 5-8-19
PLANNING DIRECTOR DATE

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE & SUITE 315
ELICOTT CITY, MARYLAND 21043
(P) 410-465-6105 & (F) 410-465-6644
WWW.BEI-CIVILENGINEERING.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. 24376, Expiration Date: 01-01-2021.
STATE OF MARYLAND
ALLEN A. MILLER
P.E. 24376
PROFESSIONAL ENGINEER
4-25-14

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

THE AERIE IN ELKRIDGE
6399 ANDERSON AVE, HANOVER, MD 21076
TAX MAP: 38 - GRID: 14 - PARCEL: 232
ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND

DESIGN: LDD DRAFT: LDD

SKETCH PLAN
DATE: APRIL, 2019 BEI PROJECT NO. 2894
SCALE: 1" = 40' SHEET 1 OF 1