



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

- SUBJECT PROPERTY ZONED R-20 PER THE 10-6-13 COMPREHENSIVE ZONING PLAN. THE DEVELOPMENT OF THIS PROJECT PROPOSES AN AGE RESTRICTED COMMUNITY VIA A CONDITIONAL USE PER SECTION 131.0.N.1 OF THE ZONING REGULATIONS. THEREFORE, THE BULK REGULATIONS USED FOR THIS CONCEPT IS BASED ON THE AGE RESTRICTED REQUIREMENTS.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- EXISTING TOPOGRAPHY IS TAKEN ON A FIELD RUN SURVEY PREPARED BY BENCHMARK ENGINEERING, INC. DATED MARCH 2021 AND HOWARD COUNTY 2011 GIS AND ARE 2' INTERVALS.
- FOREST CONSERVATION OBLIGATIONS FOR THIS SITE WILL BE APPROXIMATELY 1.50 ACRES OF AFFORESTATION TO BE PROVIDED ONSITE.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERIES LOCATED ON THIS SITE.
- PROPOSED DRIVEWAYS ARE TO BE A MINIMUM OF 18' WIDE CONSTRUCTED WITH ASPHALT OR CONCRETE. PROPOSED ACCESS DRIVE TO BE 24' WIDE AND PAVED WITH ASPHALT OR CONCRETE.
- EXISTING SURROUNDING DRIVEWAYS ARE PAVED AS ASPHALT OR CONCRETE.
- THIS PLAN IS SUBJECT TO SECTION 128 AND 131.0 OF THE HOWARD COUNTY ZONING REGULATIONS FOR BULK REGULATIONS.
- STORM WATER MANAGEMENT ANTICIPATED FOR THE PROPOSED IMPERVIOUS AREA WILL BE BY DRYWELLS AND MICRO-BIORETENTION FACILITIES.
- THE EXISTING HOUSE LOCATED ON THE PROPERTY (LOT 1) IS TO BE REMOVED.
- THIS SITE MAY BE SUBJECT TO AN ALTERNATIVE COMPLIANCE FOR REMOVAL OF SPECIMEN TREES. NO OTHER WAIVERS OR VARIANCES ARE ANTICIPATED BUT MAY BE REQUIRED AS THE PROJECT PLAN PROGRESSES THROUGH THE HOWARD COUNTY REVIEW PROCESS.
- AS PART OF THE CONDITIONAL USE PROCESS THE CONDITIONAL USE PLAN AND ARCHITECTURAL DESIGN OF THE BUILDINGS SHALL HAVE BEEN REVIEWED BY THE DESIGN ADVISORY PANEL, IN ACCORDANCE WITH TITLE 16, SUBTITLE 15 OF THE HOWARD COUNTY CODE, PRIOR TO THE SUBMISSION OF THE CONDITIONAL USE PETITION TO THE DEPARTMENT OF PLANNING AND ZONING. THE PETITIONER SHALL PROVIDE DOCUMENTATION WITH THE PETITION TO SHOW COMPLIANCE WITH THIS CRITERION.
- REFUSE COLLECTION WILL NOT BE PROVIDED FOR THE COMMUNITY. A TRASH PAD IS PROVIDED FOR UNITS 1-16. UNITS 17-25 WILL HAVE CURB SIDE PICK-UP.
- THE PROPOSED COMMUNITY IS LOCATED SOUTHEAST OF THE INTERSECTION OF SOUTH TROTTER ROAD AND SWIMMER ROW WAY.
- THE PROPOSED UNITS WILL NOT EXCEED THE BULK REGULATIONS FOR MAXIMUM HEIGHT OF 34'.
- THIS COMMUNITY IS TO BE DESIGNED UTILIZING A CONDOMINIUM REGIME.

PROJECT BACKGROUND INFORMATION

PRESENT ZONING: R-20
PRESENT COMMUNITY: CLARKSVILLE
LOCATION: TAX MAP 35 - GRID 20 - PARCEL 338
APPLICABLE DPZ FILE REFERENCES: F-76-064
DEED REFERENCES: TBD
PROPOSED USE OF SITE: AGE RESTRICTED COMMUNITY-SINGLE FAMILY DETACHED VILLAS
PROPOSED WATER AND SEWER SYSTEMS: PUBLIC WATER & SEWER

<div><div><div><div><div><div></div><div>BENCHMARK</div><div>ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS</div></div></div><div><div>ENGINEERING, INC.</div><div>8480 BALTIMORE NATIONAL PIKE & SUITE 315 ▲ ELLICOTT CITY, MARYLAND 21043</div><div>(P) 410-465-6105 (F) 410-465-6644</div><div>WWW.BEI-CIVILENGINEERING.COM</div></div></div></div></div>		
<div>OWNER/PETITIONER:</div> <div>SOUTH TROTTER LLC JUSTIN BOY, MANAGER 9693 GERWIG LANE, SUITE L COLUMBIA, MD 21046 410-792-2565</div> <div>COUNSEL:</div> <div>WILLIAM E. ERSKINE, ESQ. OFFIT KURMAN, PA 8850 STANFORD BOULEVARD, SUITE 2900 COLUMBIA, MD 21045 301-575-0363 werskine@offitkurman.com</div>	<div>SCOTT PROPERTY</div> <div>LOTS 1 & 2</div> <div>PLAT NO. 3469</div> <div>6479 & 6485 SOUTH TROTTER ROAD</div>	
	<div>TAX MAP: 35 GRID: 20 PARCEL: 338</div> <div>ZONED: R-20</div> <div>ELECTION DISTRICT NO. 5th HOWARD COUNTY, MARYLAND</div>	
	<div>EXISTING CONDITIONS</div>	
	<div>DESIGN: JCO</div>	<div>DATE: MAY 2021</div>
<div>DRAFT: JCO</div>	<div>SCALE: 1"=50"</div>	<div>SHEET 1 OF 2</div>