

PETITIONER'S OPENING STATEMENT

Opening Statement by W. Erskine:

Display Slide #1 (GIS Aerial Image)

The applicant is requesting Planning Board approval of a PESP for 14.85 ac of R-20 zoned property proposed to be developed under the optional R-ED zoning regulations.

The site is located on the west side of Trotter Road in close proximity to the Middle Patuxent Environmental Area.

Display Slide #2 (GIS Base Map)

The site is adjacent to the head waters of a small tributary that drains into the Middle Patuxent River.

Display Slide #3 (R-ED Purpose Statement)

The purpose of the R-ED District is set forth in §107.0.A. of the zoning regulations. This section provides:

SECTION 107.0: - R-ED (Residential: Environmental Development) District

A. Purpose

The R-ED District is established to accommodate residential development at a density of two dwelling units per net acre in areas with a high proportion of sensitive environmental and/or historic resources. Protection of environmental and historic resources is to be achieved by minimizing the amount of site disturbance and directing development to the most appropriate areas of a site, away from sensitive resources. To accomplish this, the regulations allow site planning flexibility and require that development proposals be evaluated in terms of their effectiveness in minimizing alteration of existing topography, vegetation and the landscape setting for historic structures.

Display Slide #4 (GIS Neighborhood Aerial Image)

It is appropriate to develop this property under the R-ED regulations because it is located in an area with a high proportion of sensitive environmental resources. In particular, the site is in close proximity to the Middle Patuxent Environmental Area and drains into the Middle Patuxent

River. The site is also encumbered with sensitive environmental resources including forested areas, an intermittent stream, and buffers related to an off-site perennial stream channel.

The Planning Board is called upon to evaluate the site plan under three (3) specific approval criteria set forth under HCZR §107.0.F.6.

Before I address the approval criteria, I would like to remind the Planning Board of the types of matters that are not included among the approval criteria. For example, the Planning Board is not called upon to evaluate whether the site plan meets the APFO requirements for school capacity. Nor is the Planning Board called upon to evaluate whether the site plan meets the APFO requirements for adequate transportation facilities. Additionally, the Planning Board is not called upon to evaluate the community's density or whether it is more or less dense than other communities in the area. The permitted density of this proposed community is determined by the zoning regulations; and it is DPZ that is charged with the responsibility of determining whether the site plan meets all requirements under the zoning regulations. These matters are not among criteria that the Planning Board is charged to evaluate.

Nonetheless, the Planning Board will likely hear testimony from opponents relating to these matters. Ironically, the proposed density for this site is not dissimilar to that of an immediately adjacent community developed under the R-20 regulations.

The next slide illustrates this point.

Display Slide #5 (R-20 vs. R-ED Density Comparison)

This slide illustrates a density comparison between the adjoining Tall Timber Drive community developed under the R-20 regulations and the density being proposed by the sketch plan currently under consideration.

Tall Timber:

23.45 ac. +/-

43 Dwelling Units

0.54 ac. +/- per Dwelling Unit

30% Open Space

10 ft. Setback

Subject Property:

14.85 ac. +/-

31 Dwelling Units

0.47 ac per Dwelling Unit

50% Open Space

75 ft. Setback

The respective densities of the two communities are not at all dissimilar, only 0.07 acre per dwelling unit. The difference between the two communities is that the proposed community is more compact, and it has significantly greater setbacks and more open space. These are the very characteristics that make R-ED development more environmentally sensitive and more appropriate for this area given its high proportion of environmental resources.

Although the R-20 and R-ED zoning regulations provide similar densities, density is not a criterion that the Planning Board is called upon to evaluate.

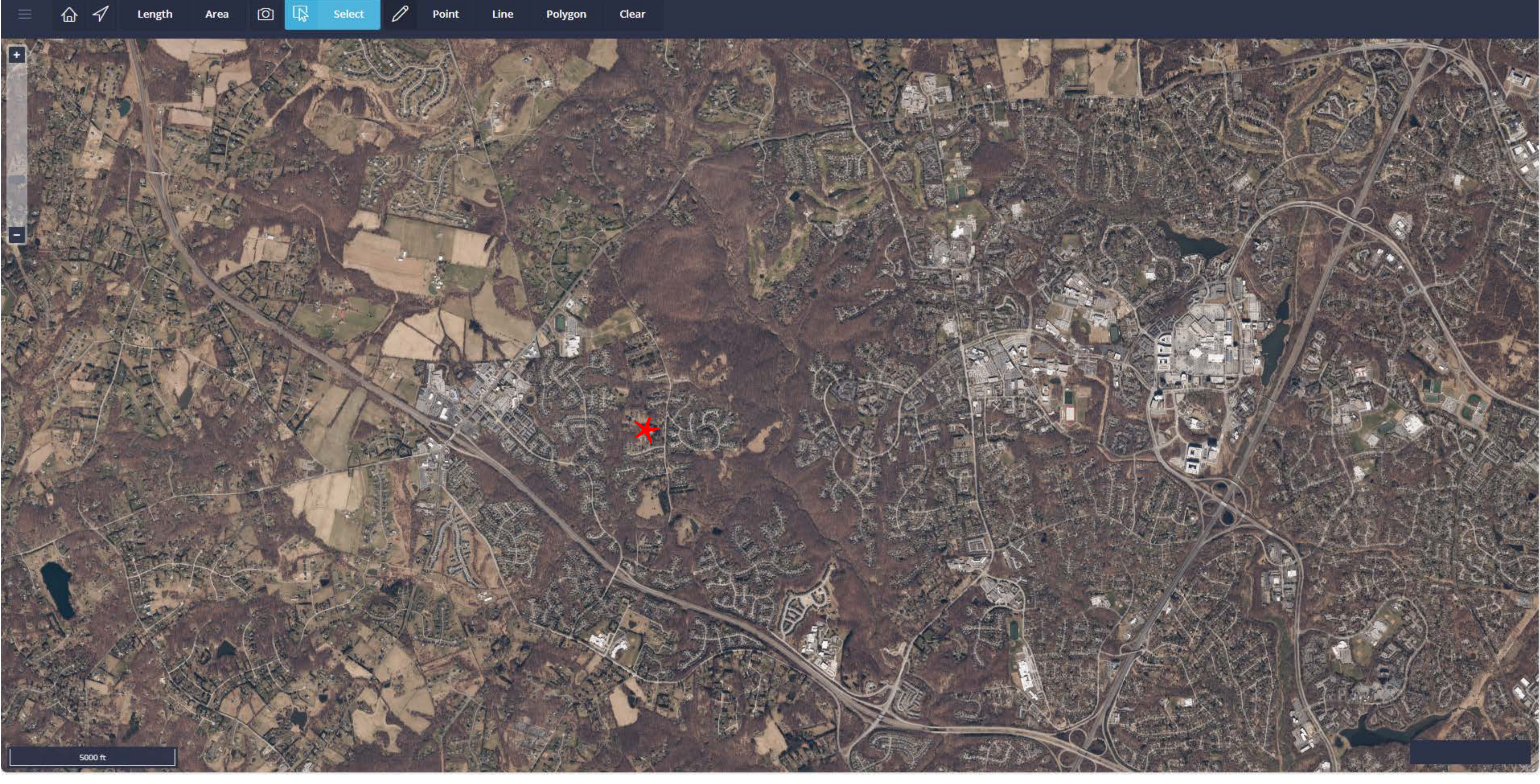
Display Slide #6

The three (3) Planning Board criteria for approval are as follows:

“The following criteria shall be used in evaluating preliminary equivalent sketch plans:

- a. The proposed lay-out of lots and open space effectively protects environmental and historic resources.*
- b. Buildings, parking areas, roads, storm water management facilities and other site features are located to take advantage of existing topography and to limit the extent of clearing and grading.*
- c. Setbacks, landscaped buffers, or other methods are proposed to buffer the development from existing neighborhoods or roads, especially from designated scenic roads or historic districts.”*

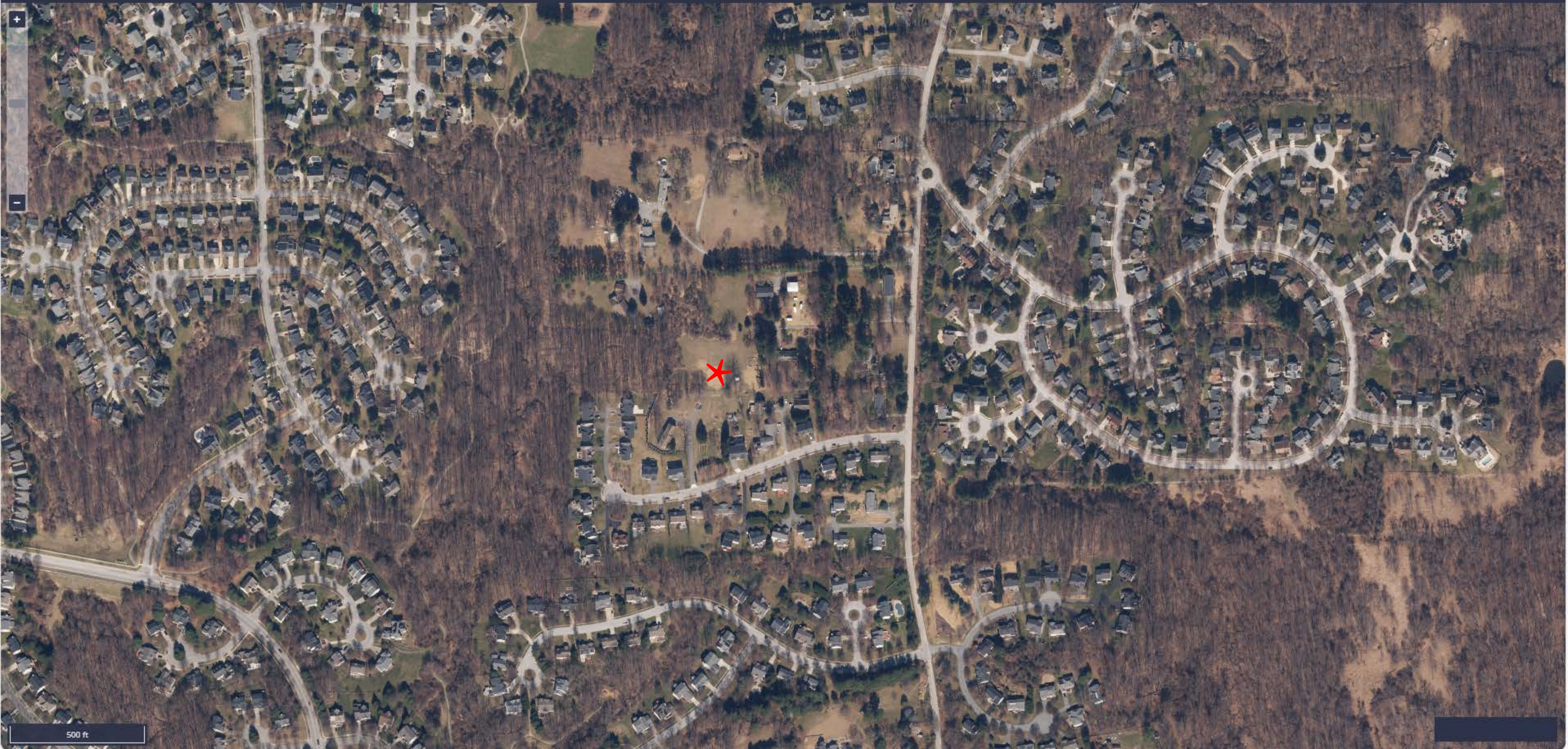
The Petitioner, through the testimony of its consultant, Dave Thompson, with Benchmark Engineering, and through contents of the TSR prepared by DPZ, will prove by competent, material and substantial evidence, that it is entitled to have its PESP approved by the Planning Board and that this Petition meets all prescribed standards and requirements.

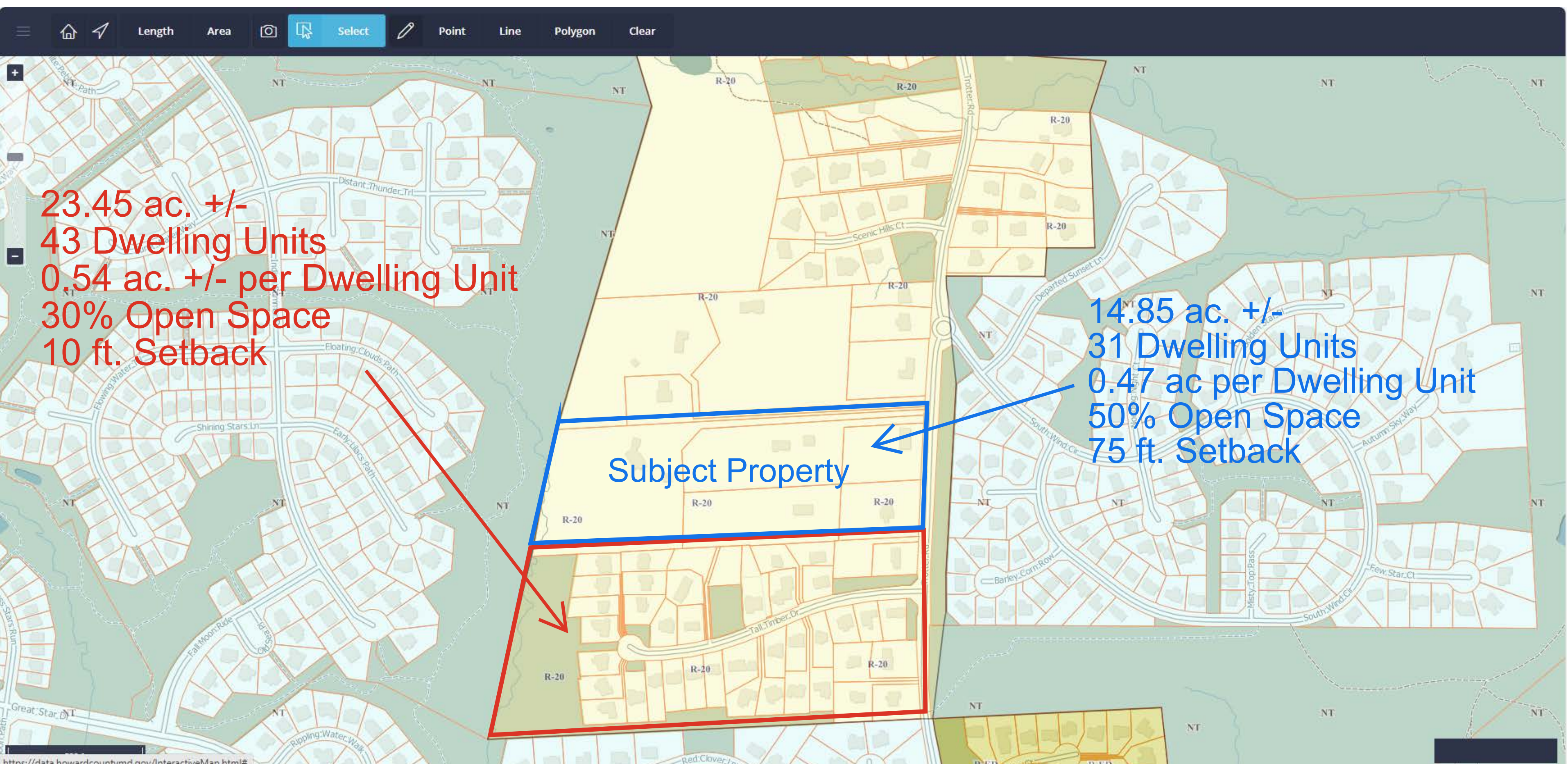


SECTION 107.0: - R-ED (Residential: Environmental Development) District

A. Purpose

The R-ED District is established to accommodate residential development at a density of two dwelling units per net acre in areas with a high proportion of sensitive environmental and/or historic resources. Protection of environmental and historic resources is to be achieved by minimizing the amount of site disturbance and directing development to the most appropriate areas of a site, away from sensitive resources. To accomplish this, the regulations allow site planning flexibility and require that development proposals be evaluated in terms of their effectiveness in minimizing alteration of existing topography, vegetation and the landscape setting for historic structures.





23.45 ac. +/-
43 Dwelling Units
0.54 ac. +/- per Dwelling Unit
30% Open Space
10 ft. Setback

14.85 ac. +/-
31 Dwelling Units
0.47 ac per Dwelling Unit
50% Open Space
75 ft. Setback

Subject Property

HCZR §107.0.F.6:

“The following criteria shall be used in evaluating preliminary equivalent sketch plans:

- a. The proposed lay-out of lots and open space effectively protects environmental and historic resources.
- b. Buildings, parking areas, roads, storm water management facilities and other site features are located to take advantage of existing topography and to limit the extent of clearing and grading.
- c. Setbacks, landscaped buffers, or other methods are proposed to buffer the development from existing neighborhoods or roads, especially from designated scenic roads or historic districts.”

**PETITIONER'S PRESENTATION
BY DAVE THOMPSON, BENCHMARK ENGINEERING**

Display Slide #1 (Plan View Existing)

Summary of Proposed Plan:

- This is a request to resubdivide 5 existing improved lots, consisting of 14.85 acres into 31 single-family detached lots and 4 open space lots in accordance with the R-ED zoning regulations.
- The property is located in Clarksville, on the west side of Trotter Road approximately 300 feet south of South Wind Circle.
- The westernmost portion of the property is mostly forested and has stream buffers related to an on-site intermittent stream/ephemeral channel and an off-site perennial stream channel.
- There are no regulated steep slopes, wetlands, or floodplain on the property.
- The 5 existing homes on the property are proposed to be removed.

Description of Existing Site:

- The site is in:
- R-20 (Residential: Single) District
- Middle Patuxent River watershed
- Planned Service Area (PSA) - public water and sewer will be provided
- The site contains 14.85 gross acres.
- The site contains 0.00 acres of 25% or greater slopes.
- The site contains 0.00 acres of 100-yr Floodplain.
- The site contains an ephemeral/intermittent stream system, and related 50 ft. buffers on the southwestern portion of the property.
- The site contains a 100 ft. stream buffer related to a perennial stream channel present on the adjacent property west of the site.
- The site contains 4.9 acres of forest.

- There are 56 specimen trees on-site.
- The site contains 14.85 net acres.

Description of Proposed Development Plan:

Display Slide #2 (Plan View Developed Condition)

- The property is proposed to be developed under the R-ED zoning regulations.
- The maximum base density is two (2) dwelling units per net acre, plus 10% bonus neighborhood preservation density.
- The minimum lot size is 6,000 sq. ft.
- The Plan proposes 31 single-family detached, fee simple lots and 4 open space lots.
- 7.85 acres (7.66 acres of credited and .19 acres of non-credited) of open space will be provided. This exceeds the required 7.43 acres, which is 50% of the gross site area.
- Lot 17 & Lot 18 will share a use-in-common driveway. The remainder of the lots will have direct access onto a proposed new public road (Scenic Valley Court).

Evaluation of Approval Criteria under §107.0.F.6:

Display Slide #3 (Approval Criteria under §107.0.F.6.a)

Display Slide #4 and #5 (Grading Plan with LOD)

a. The proposed lay-out of lots and open space effectively protects environmental and historic resources.

Response:

- The proposed subdivision layout effectively protects environmental resources by avoiding disturbances to on-site streams and stream buffers.
- There are no wetlands, wetlands buffers, 100-year floodplain, or 25% or greater steep slopes located within the project site.
- 2.4 acres (2.2 acres credited) of on-site forest are to be retained.
- 28 of the 56 on-site specimen trees are to be retained.

- There are no historic resources located within the project site.
- The lot layout has been designed to protect the streams and stream buffers and to protect and optimize the existing forested area on the western portion of the site, as well as to provide significant buffering around the perimeter of the site.
- An alternative compliance has been granted for the removal of 28 specimen trees (WP-25-068) which are scattered throughout the site and are outside of the existing forested area on the western end of the property.
- The proposed plan contains 7.66 acres of credited open space which will protect the stream and stream buffers and will provide 104% of the required forest conservation obligation to be met on the site.

Display Slide #6 (Approval Criteria under §107.0.F.6.b)

Display Slide #7 and #8 (Site Cross Sections)

b. Building, parking areas, roads, storm water management facilities and other site features are located to take advantage of existing topography and to limit the extent of clearing and grading.

Response:

- The subdivision layout places all buildings, parking areas, road, storm water management facilities and other site features in locations that take advantage of existing topography thereby limiting the extent of clearing and grading.
- The proposed development preserves 2.4 acres of forest out of the 4.9 acres of forest existing on-site.
- The vast majority of the clearing is within the middle buildable portion of the site. Stormwater management facilities are located at the existing low points of the property.
- To minimize the extent of clearing and grading, the proposed houses have been centrally located on the property, adjacent to the proposed internal public road and cul-de-sac.
- Parking for each dwelling is provided on the respective lots.
- Due to the relatively gentle topography existing in the central region of the site, the necessary grading has been limited.

- The site will utilize (89) drywells, (1) surface sand filter, (3) micro-bioretenction facilities, and (1) bioretention facility for stormwater management treatment.
- The stormwater management facilities will be privately owned and maintained by the lot owners or the homeowner's association.
- Forest conservation easements will be recorded to permanently protect the 2.4 acres of forested conservation areas.

Display Slide #9 (Approval Criteria under §107.0.F.6.c)

Display Slide #10 and #11 (Landscape Plan)

Display Slide #12 and #13 (Scenic Road Buffers)

Display Slide #14 (Developed Condition)

c. Setbacks, landscape buffers, or other methods are proposed to buffer the development from existing neighborhoods or roads, especially from designated scenic roads or historic districts.

Response:

- A 100' vegetative buffer from Trotter Road (scenic road) is provided in compliance with Section 16.125(c)(2).
- The remainder of the development provides a minimum 75' structure setback from the project boundaries adjoining single-family detached developments in accordance with Section 108.0.G.3.b.
- Most of the structures along the northern project boundary are setback 122 feet+/- . The houses along the southern boundary are also setback 122 feet+/- , and the houses along the western project boundary are setback 180' feet+/- .
- To buffer existing neighborhoods and roads from the development, 4 open space lots surround the proposed development on all sides. These open space lots were created to provide appropriate buffers for Trotter Road, a scenic road, and for the surrounding residential neighborhoods.
- A landscape buffer is also proposed for the perimeter of the site to supplement the existing trees and vegetation.

- Open Space Lot 33 will be dedicated to Howard County Recreation and Parks.
- The other 3 open space lots will be dedicated to the homeowner's association.
- Two 50-ft. wide forest conservation easements have been provided along portions of the northern and southern boundaries.
- Perimeter landscaping has also been provided along these boundaries to provide additional buffering to adjacent neighborhoods.
- The eastern boundary adjacent to Trotter Road (scenic road) and the western boundary have also been buffered by perimeter landscaping as well as by forest conservation easements ranging in size from 100-450 feet+/- wide.

Display Slide #15 (Schematic Rendered House Elevations, or Similar)

- Proposed architecture is typical and in character with what is found in other neighborhoods in the vicinity.

Closing: The PESP satisfies all criteria under HCZR §107.0.F.6. Thank you.

Questions:



RIVER HILL ESTATES

EXHIBIT FOR PLANNING BOARD
PLAN VIEW - EXISTING CONDITION



RIVER HILL ESTATES

EXHIBIT FOR PLANNING BOARD
PLAN VIEW - DEVELOPED CONDITION

Evaluation of Approval Criteria under §107.0.F.6:

a. The proposed lay-out of lots and open space effectively protects environmental and historic resources.

Response:

- The proposed subdivision layout effectively protects environmental resources by avoiding disturbances to on-site streams and stream buffers.
- There are no wetlands, wetlands buffers, 100-year floodplain, or 25% or greater steep slopes located within the project site.
- 2.4 acres (2.2 acres credited) of on-site forest is to be retained.
- 28 of the 56 on-site specimen trees are to be retained.
- There are no historic resources located within the project site.
- The lot layout has been designed in order to protect the streams and stream buffers and to protect and optimize the existing forested area on the western portion of the site, as well as to provide significant buffering around the perimeter of the site.
- An alternative compliance has been granted for the removal of 28 specimen trees (WP-25-068) which are scattered throughout the site and are outside of the existing forested area on the western end of the property.
- The proposed plan contains 7.66 acres of credited open space which will protect the stream and stream buffers and will provide 104% of the required forest conservation obligation to be met on the site.

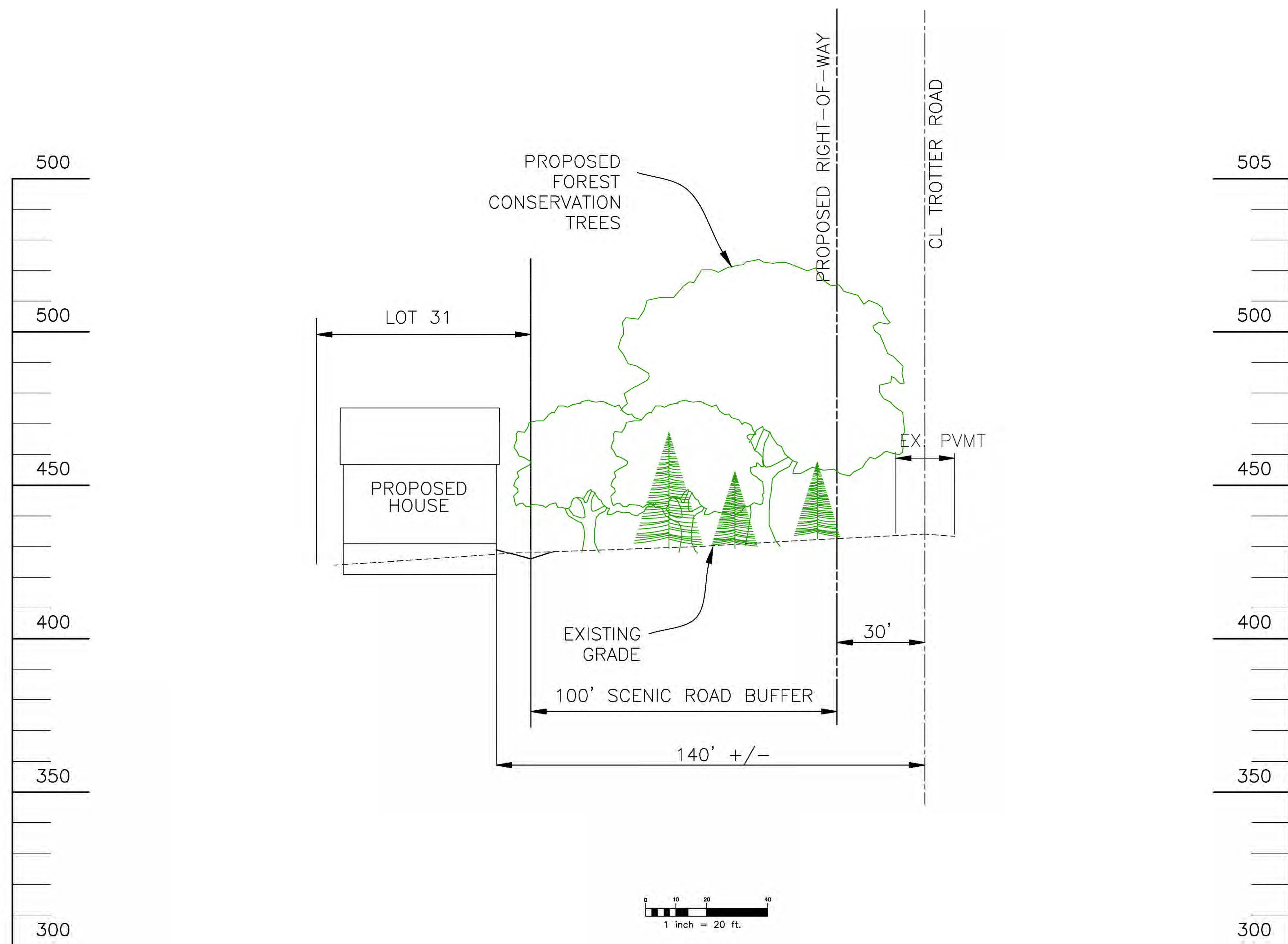
GRID NORTH



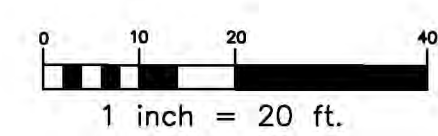
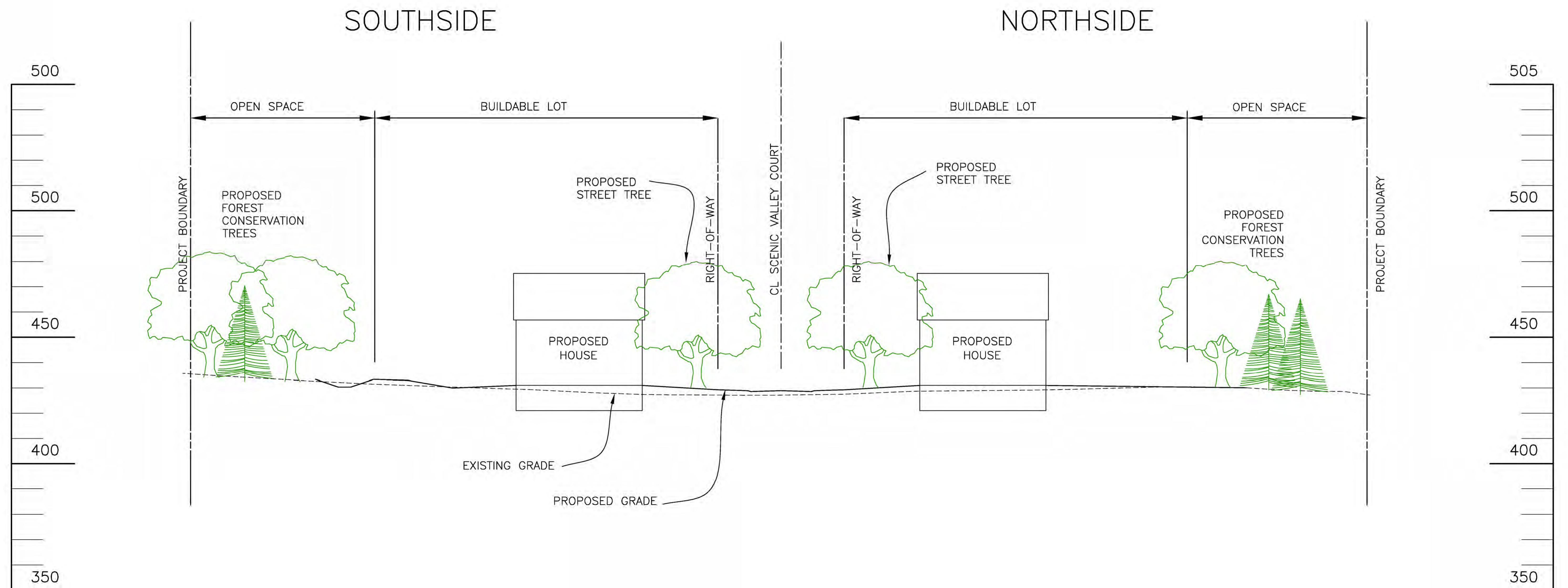
b. Building, parking areas, roads, storm water management facilities and other site features are located to take advantage of existing topography and to limit the extent of clearing and grading.

Response:

- The subdivision layout places all buildings, parking areas, roads, storm water management facilities and other site features in locations that take advantage of existing topography thereby limiting the extent of clearing and grading.
- The proposed development preserves 2.4 acres of forest out of the 4.9 acres of forest existing on-site.
- The vast majority of the clearing is within the middle buildable portion of the site. Stormwater management facilities are located at the existing low points of the property.
- To minimize the extent of clearing and grading, the proposed houses have been centrally located on the property, adjacent to the proposed internal public road and cul-de-sac.
- Parking for each dwelling is provided on the respective lots.
- Due to the relatively gentle topography existing in the central region of the site, the necessary grading has been limited.
- The site will utilize (89) drywells, (1) surface sand filter, (3) micro-bioretenention facilities, and (1) bioretention facility for stormwater management treatment.
- The stormwater management facilities will be privately owned and maintained by the lot owners or the homeowner's association.
- Forest conservation easements will be recorded to permanently protect the 2.4 acres of forested conservation areas.



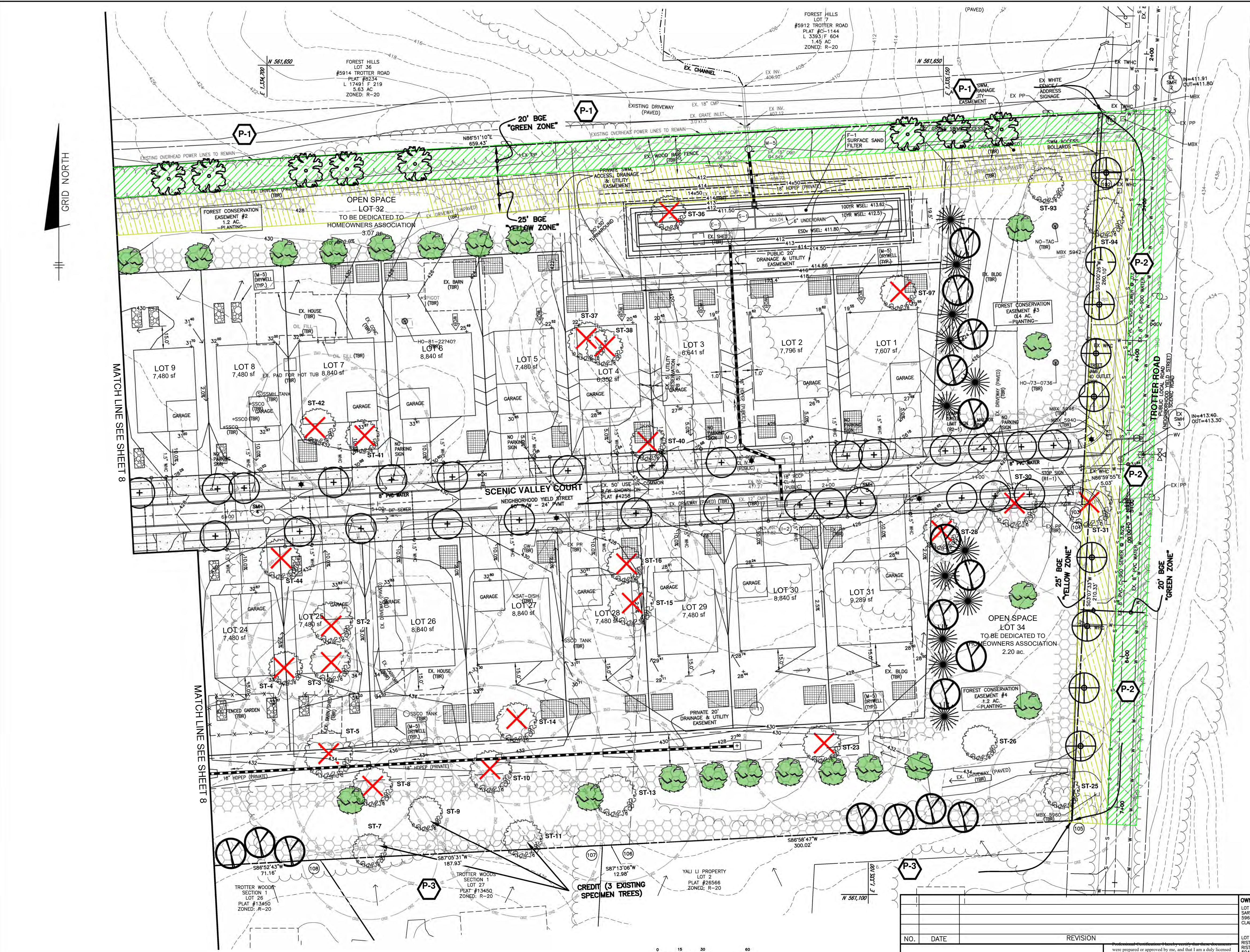
PROPOSED
TYPICAL CROSS SECTION
ALONG TROTTER ROAD



c. Setbacks, landscape buffers, or other methods are proposed to buffer the development from existing neighborhoods or roads, especially from designated scenic roads or historic districts.

Response:

- A 100' vegetative buffer from Trotter Road (scenic road) is provided in compliance with Section 16.125(c)(2).
- The remainder of the development provides a minimum 75' structure setback from the project boundaries adjoining single-family detached developments in accordance with Section 108.0.G.3.b.
- Most of the structures along the northern project boundary are setback 122 feet+/- . The houses along the southern boundary are also setback 122 feet+/- , and the houses along the western project boundary are setback 180' feet+/- .
- To buffer existing neighborhoods and roads from the development, 4 open space lots surround the proposed development on all sides. These open space lots were created to provide appropriate buffers for Trotter Road, a scenic road, and for the surrounding residential neighborhoods.
- A landscape buffer is also proposed for the perimeter of the site to supplement the existing trees and vegetation.
- Open Space Lot 33 will be dedicated to Howard County Recreation and Parks.
- The other 3 open space lots will be dedicated to the homeowner's association.
- Two 50-ft. wide forest conservation easements have been provided along portions of the northern and southern boundaries.
- Perimeter landscaping has also been provided along these boundaries to provide additional buffering to adjacent neighborhoods.



Schedule A Perimeter Landscape Edge				
Category	P-1	P-2	P-3	P-4
Landscape Type	A	B	A	A
Linear Feet of Road Frontage or Perimeter	1,367	475	1,411	477
Credit for Existing Vegetation (Yes, No, Linear Feet)	70	0	285	477
(Describe below if needed)	yes	no	yes	yes
Credit for Wall, Fence, or Berm (Yes, No, Linear Feet)	0	0	0	0
(Describe below if needed)	no	no	no	no
Linear Feet of Planting	1,297	475	1,126	0
Number of Plants Required				
Shade Trees	22	10	19	0
Evergreen Trees	0	12	0	0
Other Trees (2:1 substitute)	0	0	0	0
Shrubs	0	0	0	0
Number of Plant Provided				
Shade Trees	22	10	15	0
Evergreen Trees	0	12	0	0
Other Trees (2:1 substitute)	0	0	0	0
Shrubs	0	0	0	0

Note: 4 existing specimen trees to remain to be credited toward obligation

Street Tree Schedule		
Category	Scenic Valley Court	Trotter Road
Linear Feet of ROW	2110	475
Number of Trees Required (1:40 LF)	52	11
Credit for Existing Trees (yes/no)	no	yes
Number of Existing Trees	0	2 (a)
Number of Trees to be Provided	52	9

(a) ST-25 and ST-94

LANDSCAPE PLANTING LIST				
SYMBOL	QUANTITY	NAME	REMARKS	DESCRIPTION
	52	TILIA CORDATA "GREENSPIRE" (Greenspire Littleleaf Linden)	2.5" - 3" col.	STREET TREES ALONG DEER VALLEY COURT TO BE PROVIDED BY THE DEVELOPER
	9	TREES LESS THAN 40' IN HEIGHT AMERICAN HORNBEE, HEDGE MAPLE, HONEY LOCUST - IMP., SAWTOOTH OAK	2.5" - 3" col.	STREET TREES ALONG TROTTER ROAD TO BE PROVIDED BY THE DEVELOPER
	39	CLADRASTIS KENTUCKIA LUTEA (Yellowwood)	2.5" - 3" col.	SHADE TREES ALONG PERIMETER EDGES TO BE PROVIDED BY THE DEVELOPER
	8	TREES LESS THAN 25' IN HEIGHT PAPERBARK MAPLE, TRIDENT MAPLE, PACIFIC SUNSET AMUR MAPLE	2.5" - 3" col.	SHADE TREES ALONG PERIMETER EDGES TO BE PROVIDED BY THE DEVELOPER
	12	THUJA PLICATA GIANT ARBORVITAE "GREEN GIANT"	5' - 6' ht.	EVERGREEN TREES ALONG PERIMETER EDGES TO BE PROVIDED BY THE DEVELOPER
	56	EITHER RED MAPLE, TULIP POPLAR, SYCAMORE, WHITE OAK, OR RED OAK	3" dbh or greater	SPECIMEN TREE MITIGATION PLANTING FOR THE REMOVAL OF 28 SPECIMEN TREES PER WP-25-068 APPROVAL

EXISTING SPECIMEN TREE

EXISTING SPECIMEN TREE TO BE REMOVED

FOREST CONSERVATION EASEMENT RETENTION

FOREST CONSERVATION EASEMENT PLANTING

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR _____ DATE _____

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE _____

NO. _____ DATE _____ REVISION _____

BENCHMARK
ENGINEERING, INC.
3300 N. RIDGE ROAD & SUITE 140 • ELICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-CVLENGINEERING.COM

Professional Engineer Seal: State of Maryland, License No. 22390, R. J. B. B. B.

OWNER:
LOT 5:
SARY CHARISSE
5960 TROTTER ROAD
CLARKSVILLE, MARYLAND 21029

LOT 6:
RISTWAY EDWARD A
RISTWAY BARBARA A
5946 TROTTER ROAD
CLARKSVILLE, MARYLAND 21029

LOT 27:
HWANG STEVEN SEKU
HWANG SUN WIA
6105 SYRACUSE COURT
CLARKSVILLE, MARYLAND 21029

LOT 34 AND 35:
5938 TROTTER LLC
82 E LAKE DRIVE
ANNAPOLIS, MARYLAND 21403
PHONE: 410-792-2565

RIVER HILL ESTATES
LOTS 1-31 AND OPEN SPACE LOTS 32-35

A Re-Subdivision of Lot 5 (previously recorded as Forest Hills Plat No. C-1144); Lots 6 and 27 (previously recorded as Forest Hills Plat No. 4258); Lots 34 and 35 (previously recorded as Forest Hills Plat No. 8258)

TAX MAP: 0035 GRID: 0008 PARCEL: 0373
ZONED: R-20
ELECTION DISTRICT NO. 5 HOWARD COUNTY, MARYLAND

LANDSCAPE PLAN

DATE: JUNE 11, 2025 BEI PROJECT NO. 3200
SCALE: AS SHOWN SHEET 7 OF 17

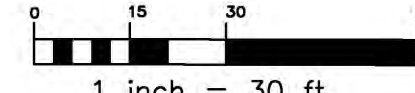


TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR _____ DATE _____

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE _____



NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.
3300 N. RIDGE ROAD & SUITE 140 • ELICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6844
WWW.BE-CVLENGINEERING.COM

Professional Engineer Seal: State of Maryland, Professional Engineer, No. 22390, Exp. 12/31/2025

OWNER: LOT 5: SARY CHARISSE 5940 TROTTER ROAD CLARKSVILLE, MARYLAND 21029	
LOT 6: RISTWAY EDWARD A RISTWAY BARBARA A 5946 TROTTER ROAD CLARKSVILLE, MARYLAND 21029	
LOT 27: HWANG STEVEN SEKU HWANG SUN WHA 6105 SYRACUSE COURT CLARKSVILLE, MARYLAND 21029	
LOT 34 AND 35: 5938 TROTTER LLC 82 E LAKE DRIVE ANNAPOLIS, MARYLAND 21403 PHONE: 410-792-2565	
DESIGN: DBT	CHECK: CAM

RIVER HILL ESTATES LOTS 1-31 AND OPEN SPACE LOTS 32-35	
A Re-Subdivision of Lot 5 (previously recorded as Forest Hills Plat No. C-1144); Lots 6 and 27 (previously recorded as Forest Hills Plat No. 4258); Lots 34 and 35 (previously recorded as Forest Hills Plat No. 8258)	
TAX MAP: 0035 GRID: 0008 PARCEL: 0373 ZONED: R-20 ELECTION DISTRICT NO. 5 HOWARD COUNTY, MARYLAND	
LANDSCAPE PLAN	
DATE: JUNE 11, 2025	BEI PROJECT NO. 3200
SCALE: AS SHOWN	SHEET 8 OF 17

SP-25-002



EXISTING CONDITION
AERIAL VIEW



PROPOSED CONDITION (RENDERED)
AERIAL VIEW



EXISTING CONDITION
AT PROPOSED ENTRANCE
LOOKING NORTH



PROPOSED CONDITION (RENDERED)
AT PROPOSED ENTRANCE
LOOKING NORTH



EXISTING CONDITION
AT PROPOSED ENTRANCE
LOOKING SOUTH



PROPOSED CONDITION (RENDERED)
AT PROPOSED ENTRANCE
LOOKING SOUTH



RIVER HILL ESTATES

EXHIBIT FOR PLANNING BOARD
PLAN VIEW - DEVELOPED CONDITION



SCHEMATIC RENDERED HOUSE ELEVATIONS (OR SIMILAR)
BUILDER HAS NOT YET BEEN CHOSEN