

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 WHA 6105 SYRACUSE COURT CLARKSVILLE, MARYLAND 21029 LOT 34 AND 35: 5938 TROTTER LLC 82 E LAKE DRIVE ANNAPOLIS, MARYLAND 21403	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		
	EXISTING CONDITIONS PLAN		
	DATE: JUNE 11, 2025 BEI PROJECT NO. 3200		
DESIGN: DBT	CHECK: CAM	SCALE: AS SHOWN	SHEET 17 OF 17

Planning Board Criteria

Section 16.125(c)(5)

(5) The Planning Board shall use the criteria specified in this paragraph to evaluate the initial plan submittal.

(i) *Access.* The Planning Board shall consider whether the property has frontage on a non-scenic road, the impacts to environmental features, and traffic safety.

a. Wherever practicable, access shall be located along a non-scenic road. Access along a non-scenic road is not possible. The western edge of the site contains a stream, floodplain, wetlands and no road; the northern edge is all existing residential lots with no road; the southern edge contains existing residential lots with no road. The eastern edge is the only place where the site fronts on a road (Trotter Road)

b. Only to the extent vehicular access cannot be practicably located along a non-scenic road, access along a scenic road shall be permitted at an existing driveway location.

The proposed site entrance road (Scenic Valley Court) is being placed at the location of one of the 4 existing driveways.

c. Only to the extent vehicular access cannot be practicably located along a non-scenic road or at an existing driveway, additional access along a scenic road may be permitted.

Not Applicable

d. To the extent that any access is permitted along a scenic road, such access shall preserve the alignment, topography and surroundings so as to minimize interference with views from the road while ensuring public safety.

Scenic Valley Road maintains the alignment and topography of the existing driveway. Public safety is endured as an intersection sight distance analysis has been prepared concluding that the intersection meets intersection and stopping sight distance.

(ii) *Buffers.* The Planning Board shall determine whether the buffer preserves or enhances the visual character of the road and surrounding area, and whether access minimizes impacts to the buffer. After considering the site access, the buffer concept plan, and the visual assessment and potential impacts to the buffer, the Planning Board may reduce an existing non-wooded buffer to no-less than 75 feet if a buffer less than 100 feet wide could provide natural screening or if replanted as forest or wooded area.

A 100' vegetated buffer is being proposed along the property frontage with Trotter Road. This buffer shall be forested and placed in a recorded forest conservation easement.

Existing Character and Quality of Trotter Road

Trotter Road is a public road that is owned and maintained by Howard County. It is a 2-lane road with a double yellow striped center. There are no shoulders or sidewalks. Per the Complete Streets Manual, it would be classified as a Neighborhood Yield Street. The posted speed is 30MPH.

The road is narrow (existing pavement width 21'+/-) winding open section road. Views along the road are confined by trees and/or residential structures. The existing residential structures that face Trotter Road generally sit back from the road by 50 feet or more.

The portion of the road along the subject property frontage is straight with unsightly overhead power lines that run parallel with the road on the eastern side of the road. Approximately 250 feet north of the property, there is an existing round-a-bout at the intersection with South Wind Circle.

The scenic character of the road in the proximity of the site is created primarily by existing trees and berm along the eastern portion of the road and by trees and setback residential structures on the west side. There are 4 residential driveways along the frontage that provide access to the existing residences.

Residential development along the rest of Trotter Road is frequent and interspersed with forests and stream valleys. Most residential structures are buffered from the road by trees.

Guidelines for Development of Land Abutting a Scenic Road **Section 16.125(b)**

(1) - General

i) The proposed cluster lots and houses shall be located a minimum of 100 feet from the proposed right of way of Trotter Road. This 100-foot buffer shall be planted to provide screening.

ii) There are no steep slopes, forests, streams, or wetlands within the 100' buffer along the scenic road frontage.

There are 7 specimen trees (trees 30" in diameter or greater) located within the 100 foot buffer. 4 of these specimen trees are to remain. 3 need to be removed as they are in the location of the proposed road which is in the location of the existing driveway. Alternative Compliance, WP-25-068, for their removal was approved on July 23, 2025.

There are 4 trees that measure 24" to 29.9". Of those, 2 shall be removed and 2 shall remain.

There are 20 trees that measure 12" to 23.9" within the 100-foot buffer. Of those, 10 are proposed to be removed and 10 are to remain.

iii) The existing slope along the scenic road and within the 100' buffer is to be maintained. The grade gently slopes away from the road and into the project site. Most of the proposed disturbance is a result of the removal of the existing houses, wells and driveways and construction of the new public road Scenic Valley Court. It is not a result of grading that would alter the existing slope.

iv) The proposed houses have been oriented so that the rear of the homes do NOT face Trotter Road. The sides of the houses shall be parallel with Trotter Road.

v) There are no drainage structures, stormwater management facilities or fences within the 100' buffer. There are no proposed Trotter Road frontage improvements. There will be no widening, curb and gutter, or sidewalk all of which would not be harmonious with the character of Trotter Road. A fee-in-lieu was paid for the frontage improvements which will add funds to capital projects for road improvements in other locations of the County.

vi) There are no parking lots, loading areas, or storage areas proposed along the scenic road. It should be noted that this development will condense 4 existing driveways and their access points along Trotter Road down to 1 access point (Scenic Valley Court). There will be 2nd access from Trotter Road that will be grassed and whose sole and only purpose is for access to a stormwater management facility located beyond the 100' buffer. This will only be utilized twice a year for maintenance and is located where an existing unpaved driveway currently resides.

vii) Native species of trees shall be utilized for the perimeter plantings and forest conservation plantings including red maples, flowering dogwoods, tulip poplars, red and white oaks amongst others.

viii) This project is not located in the RC or RR zoning district.

(2) – Forested or Wooded Areas.

Not applicable. This project is not located outside the planned service area.

(3) – Areas with Open Views

i) The subject property is not considered an "open view" in so much as that it is not located in the west with open cropland or vast fields. While not "wooded", it does contain some scattered trees, lawn, and existing residential houses and which face the road. The trees and houses obstruct anything considered an "open view".

ii) The proposed houses shall be located behind proposed forested land.

iii) The site does not contain and foreground meadow, pasture, or cropland.


iv) Structures have not been placed on tops of prominent ridges.

v) Landscaping and forest conservation have been utilized to buffer the development from the scenic road.

(4) – Administrative Waivers

i) The Developer is not seeking an administrative waiver from the scenic road requirements.

LEGEND OF SYMBOLS

-  ST XX EXISTING SPECIMEN TREE
-

RIVER HILL ESTATES

EXHIBIT FOR PLANNING BOARD
EXISTING CONDITION
TREE REMOVAL EXHIBIT

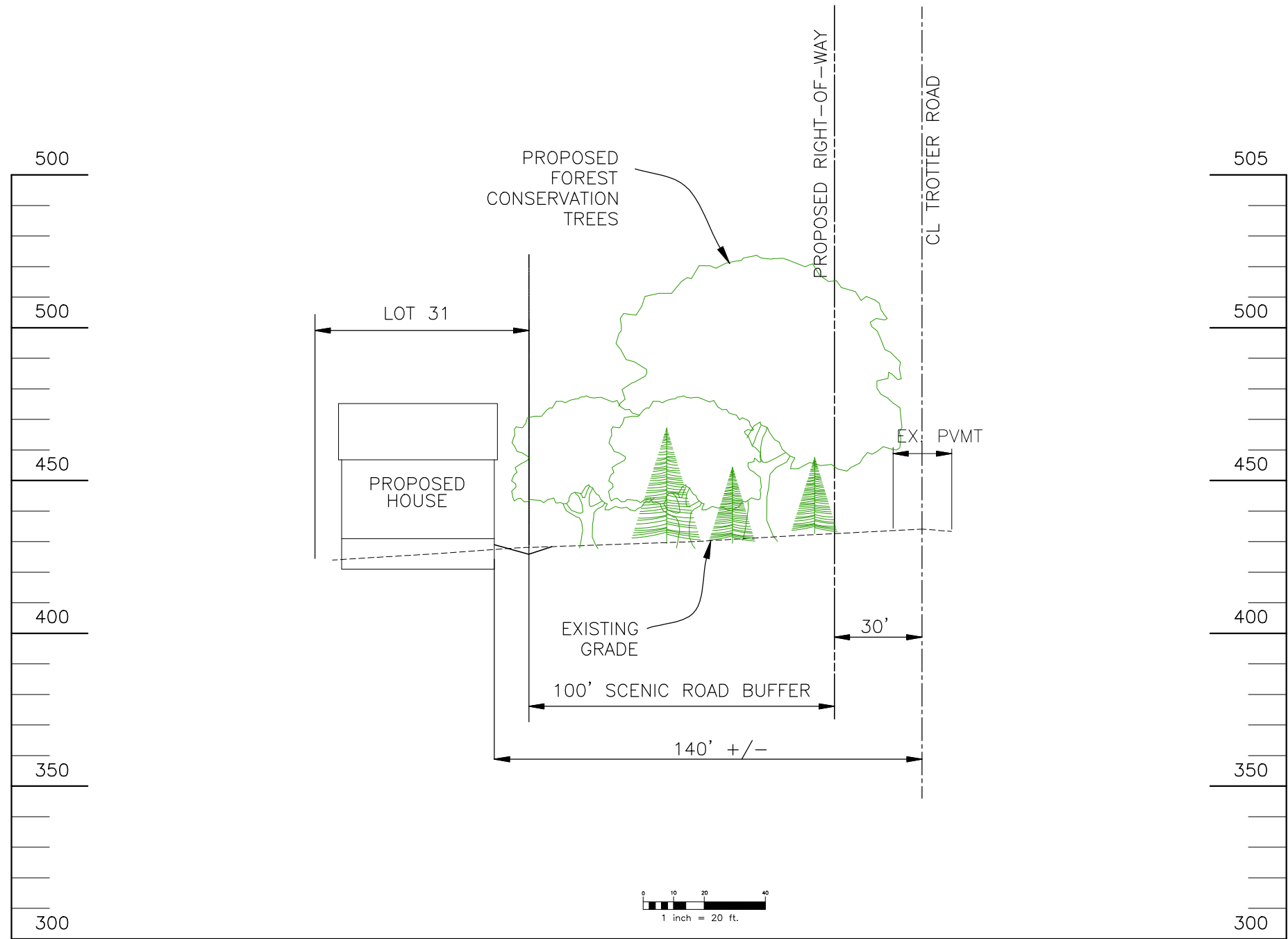
BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.



EXISTING CONDITION
AERIAL VIEW



PROPOSED CONDITION (RENDERED)
AERIAL VIEW



PROPOSED
TYPICAL CROSS SECTION
ALONG TROTTER ROAD



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



0 25 50 100
1 inch = 50 ft.

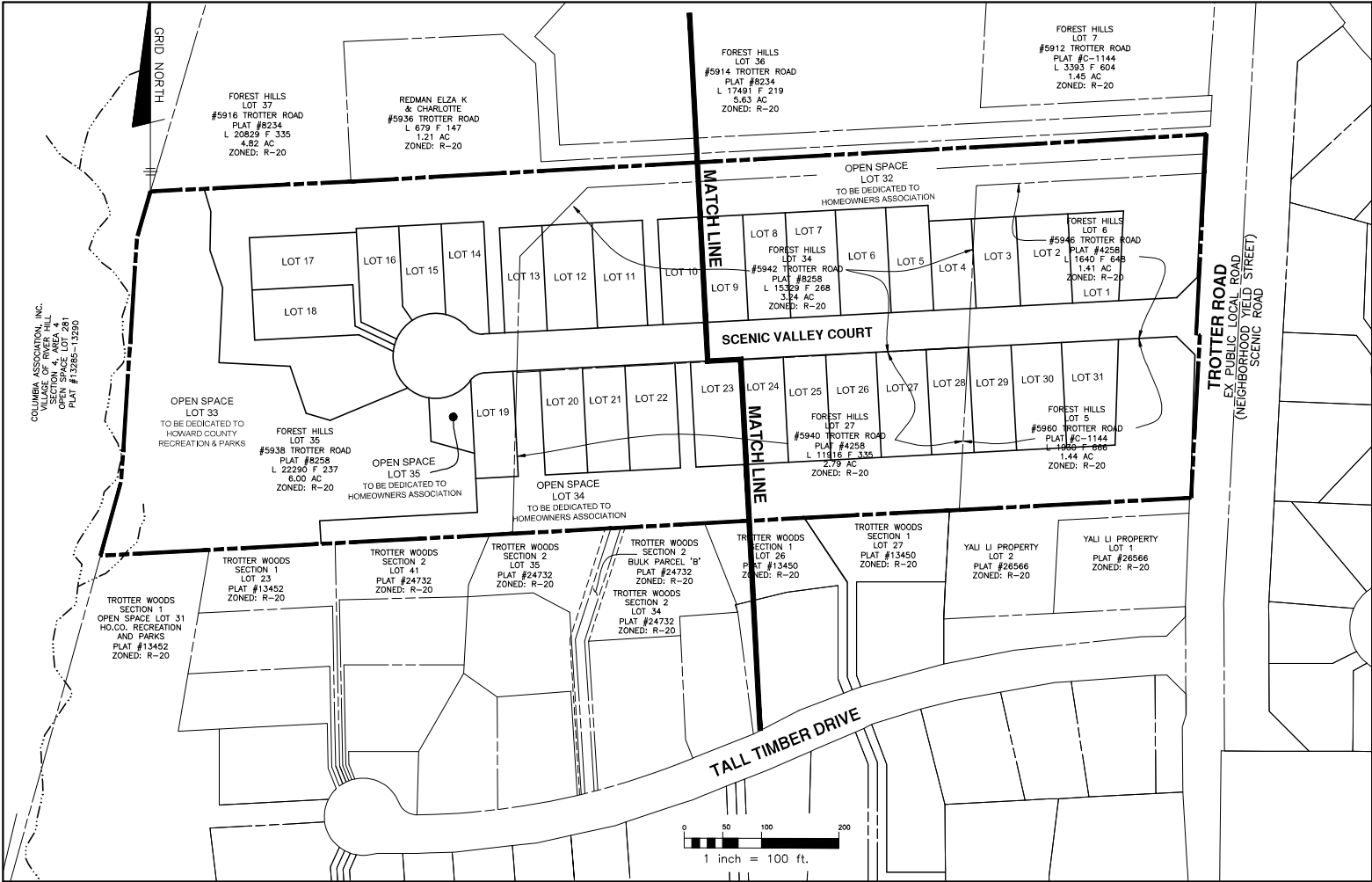
BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.
3300 N. RIDGE ROAD • SUITE 140 • ELICOTT CITY, MARYLAND 21043
(P) 410-485-8105 (F) 410-485-6644
WWW.BE-CIVILENGINEERING.COM

OWNER: LOT 5: SARY CHARROSSE 5860 TROTTER ROAD CLARKSVILLE, MARYLAND 21029 LOT 6: RISTWAY EDWARD A RISTWAY BARBARA A 5846 TROTTER ROAD CLARKSVILLE, MARYLAND 21029 LOT 27: HWARD STEVEN SEKU HWANG SUN WHA 6105 SYRACUSE COURT CLARKSVILLE, MARYLAND 21029 LOT 34 AND 35: 5839 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	
DESIGN: DBT	CHECK: CAM	DATE: JULY 7, 2025	BEI PROJECT NO. 3200
		SCALE: AS SHOWN	SHEET 1 OF 1

GENERAL NOTES

1. SUBJECT PROPERTY IS ZONED R-20 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN. IT SHALL BE DEVELOPED UNDER R-ED REGULATIONS PER SECTION 108.0.G.3.
2. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
3. THE PROJECT BOUNDARY IS BASED ON BOUNDARY SURVEY PREPARED BY BENCHMARK ENGINEERING, INC. IN JUNE, 2024.
4. THE EXISTING TOPOGRAPHY IS BASED ON FIELD RUN SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. IN SEPTEMBER, 2024.
- EXISTING UTILITIES ARE BASED FIELD SURVEY LOCATIONS, HOWARD COUNTY GIS, AND AS-BUILT CONTRACT DRAWINGS.
5. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING, AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100-YEAR FLOODPLAIN, OR 25% OR GREATER STEEP SLOPES THAT HAVE MORE THAN 20,000 SF OF CONTIGUOUS AREA UNLESS AN ALTERNATIVE COMPLIANCE IS APPROVED BY DEPARTMENT OF PLANNING AND ZONING.
6. THERE IS NO 100-YR FLOODPLAIN OR STEEP SLOPES 25% OR GREATER WITH MORE THAN 20,000 SF OF CONTIGUOUS AREA LOCATED WITHIN THE LIMITS OF THIS SUBMISSION.
7. ALL EXISTING LOTS THAT ARE PART OF THIS SUBDIVISION ARE LOCATED WITHIN THE METROPOLITAN DISTRICT.
8. WATER AND SEWER SERVICE FOR THIS SUBDIVISION WILL BE PUBLIC WATER AND PUBLIC SEWER. THE CONTRACT NUMBER IS 34-5279-D. THE DRAINAGE AREA IS THE MIDDLE PATUENT.
9. TO THE BEST OF OUR KNOWLEDGE, INFORMATION, AND BELIEF, AND PER THE INTERACTIVE HOWARD COUNTY ONLINE MAP THERE ARE NO CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
10. THE REQUIRED PRE-SUBMISSION COMMUNITY INPUT MEETING WAS HELD ON OCTOBER 9, 2024 AT CLARET HALL.
11. THE FOREST STAND DELINEATION PLAN AND REPORT AND THE WETLANDS DELINEATION PLAN AND REPORT WERE PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED SEPTEMBER 5, 2024 AND SUBMITTED WITH ECP-25-004. THEY SHALL BE APPROVED WITH THE APPROVAL OF SP-25-002.
12. THIS DEVELOPMENT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200, THE FOREST CONSERVATION ACT OF HOWARD COUNTY. BY THE ON-SITE RETENTION OF 2.2 ACRES OF CREDITED NET TRACT AREA FOREST AND THE ON-SITE PLANTING OF 2.8 ACRES OF FOREST, THE TOTAL OBLIGATION REQUIRED IS 4.8 ACRES. THE TOTAL PROVIDED IS 5.0 ACRES, OR 104%.
- FINANCIAL SURETY FOR THE PLANTING SHALL BE PAID AS PART OF THE DEVELOPERS AGREEMENT UNDER THE FUTURE ROAD CONSTRUCTION PLANS.
13. THE PRELIMINARY FOREST CONSERVATION PLAN WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., AND IS INCLUDED IN THIS PLAN SET.
14. A NOISE STUDY IS NOT REQUIRED AS THIS SITE IS NOT LOCATED WITHIN ANY OF THE LOCATION GUIDELINES LISTED IN SECTION 5.2.G.2 OF DESIGN MANUAL VOLUME III.
15. THE TRAFFIC IMPACT STUDY WAS PREPARED BY THE TRAFFIC GROUP, INC. IT WAS APPROVED ON APRIL 30, 2025.
- SUMMARY OF FINDINGS FOR APFO TRAFFIC ANALYSIS:
A.DATE OF REPORT: MARCH 17, 2025
B.DATE OF COUNT(S): MARCH 13, 2025
C.REPORT SUBMITTED AS PART OF PLAN NUMBER: SP-25-002
D.PROVIDE STATEMENT THAT SCHOOLS WERE IN SESSION ON THAT DATE(S): HOWARD COUNTY PUBLIC SCHOOLS WERE IN SESSION ON DAY OF COUNTS
E.LIST INTERSECTIONS STUDIED, IDENTIFY INTERSECTION AS STATE OR COUNTY JURISDICTION, AND LABEL LOS FOR THE HORIZON YEAR OF EACH INTERSECTION:
MD108/SHEPARD LANE: STATE MAINTAINED - LOS 'A' UNDER 2028 PROJECTED TRAFFIC VOLUMES GREAT STAR/MD 302: LOS 'A' UNDER 2028 PROJECTED TRAFFIC VOLUMES
F.PROVIDE STATEMENT AS TO WHETHER MITIGATION IS REQUIRED AND EXPLAIN THE METHOD OF MITIGATION/IN LIEU FEE: MITIGATION IS NOT REQUIRED
16. THE SPEED STUDY FOR TROTTER ROAD WAS PREPARED BY MARS GROUP IN MAY, 2024.
17. THE GEOTECHNICAL REPORT FOR THE STORMWATER MANAGEMENT PRACTICES WAS PREPARED BY GEOLABS, INC. DATED NOVEMBER 4, 2024.AND UPDATED IN MARCH, 2025.
18. STORMWATER MANAGEMENT HAS BEEN PROVIDED VIA ENVIRONMENTAL SITE DESIGN TO THE MAXIMUM EXTENT PRACTICAL (ESD TO THE MEP) AND COMPLIES WITH THE "MARYLAND DEPARTMENT OF THE ENVIRONMENT STORMWATER MANAGEMENT ACT OF 2007" AND THE "HOWARD COUNTY DESIGN MANUAL VOLUME I, CHAPTER 5". THE REPORT WAS PREPARED BY BENCHMARK ENGINEERING, INC. DATED JUNE 11, 2025.
- STORMWATER MANAGEMENT IS TO BE PROVIDED BY 3 (M-6) MICRO-BIORETENTION PRACTICES, 82 (M-5) DRY WELLS, 1 (F-1) SURFACE SAND FILTER, AND 1 (F-6) BIORETENTION FACILITY. THE (F-1) SURFACE SAND FILTER HAS BEEN SELECTED IN ORDER TO CONTROL POST DEVELOPMENT RUNOFF TO BE EQUAL TO OR LESS THAN THE EXISTING CONDITION DUE TO DISCHARGE ONTO ADJACENT RESIDENTIAL PROPERTIES.
- THE (M-5) PRACTICES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNER OF THE LOT ON WHICH THEY RESIDE. THE (M-6) PRACTICES SHALL BE PRIVATELY OWNED AND PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE (F-1) FACILITY SHALL BE PRIVATELY OWNED AND PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION THE (F-6) PRACTICE SHALL BE PRIVATELY OWNED AND JOINTLY MAINTAINED
19. THE DEVELOPMENT IS SUBJECT TO SECTION 13.402(c)(4) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR MODERATE INCOME HOUSING UNITS. THE REQUIREMENT IS 10% OF THE DWELLING UNITS. THE TOTAL MIHU REQUIRED UNDER THIS PLAN AMOUNTS TO FOUR (4) DWELLING UNITS. THIS OBLIGATION SHALL BE ACCOMPLISHED VIA FEE-IN-LIEU PAYMENT THAT IS TO BE CALCULATED AND PAID AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH LOT WITHIN THE SUBDIVISION (LOTS 1-31).
20. APPLICABLE DPZ FILE REFERENCES: ECP-24-004, WP-25-068
21. WP-25-068, AN ALTERNATIVE COMPLIANCE TO SECTION 16.1205(c)(3) TO ALLOW FOR THE REMOVAL OF SPECIMEN TREES 30" IN DIAMETER OR GREATER HAS BEEN SUBMITTED. APPROVAL IS PENDING.
22. THE TWO (2) BONUS UNITS FOR THIS DEVELOPMENT SHALL COME FROM PARCEL 2 OF TAX MAP 32 COMMONLY KNOWN AS 6555 BELMONT WOODS ROAD, ELK RIDGE, HOWARD COUNTY, MARYLAND. DENSITY SENDING HAS ALREADY BEEN ESTABLISHED BY HOWARD COUNTY AND RECEIVING PLATS SHALL BE PROVIDED AT THE FINAL ROAD CONSTRUCTION PLAN STAGE.
23. THE PROJECT IS IN CONFORMANCE WITH WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
24. 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 NOS. 358B AND 35DA WERE USED FOR THIS PROJECT.
25. THE EXISTING LOTS ARE CURRENTLY SERVED BY PRIVATE WELL AND PRIVATE SEPTIC. ALL PRIVATE WELLS AND SEPTIC ARE TO BE PROPERLY ABANDONED.
26. A DESIGN MANUAL WAIVER TO ALLOW FOR A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$42,794.00 FOR FRONTAGE IMPROVEMENTS ALONG TROTTER ROAD WAS APPROVED ON APRIL 14, 2025. THE FEE-IN-LIEU SHALL BE PAID AS PART OF THE DEVELOPERS AGREEMENT UNDER THE FINAL ROAD CONSTRUCTION PLANS. IT SHALL BE CREDITED TO CAPITAL PROJECT NUMBER J-4220.
28. THIS PROPERTY IS LOCATED ALONG A SCENIC ROAD (TROTTER ROAD) AND IS SUBJECT TO PLANNING BOARD APPROVAL PER SECTION 16.125(c) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
29. PER SECTION 108.0.G.3.b, THIS DEVELOPMENT IS SUBJECT TO PLANNING BOARD APPROVAL SINCE IT IS BEING DEVELOPED UNDER R-ED REGULATIONS.
30. IF ANY PRIVATE WELLS OR SEPTIC SYSTEMS ARE ENCOUNTERED DURING EXCAVATION OR DEVELOPMENT OF THE SUBJECT PROPERTY, CONSTRUCTION MUST BE HALTED INSTANTLY AND THE HEALTH DEPARTMENT SHALL BE CONTACTED IMMEDIATELY.

PRELIMINARY EQUIVALENT SKETCH PLAN
RIVER HILL ESTATES



Stormwater Management Summary Chart								
MDE Designation	Practice Description	Quantity of Each Practice	Storage (cf) Required based on individual DA	Storage (cf) Provided	REv (cf) Required	REv (cf) Provided	Ownership	Maintenance
F-1	Surface Sand Filter	1	3,327	16,001	1,855	1,855	Private	Private
F-6	Bioretention	1	3,901	4,211		975	Private	Private
M-6	Micro Bio-Retention	3	2,733	4,568	2,034	683	Private	Private
M-5	Dry Well	89	15,028	31,569		31,569	Private	Private
Total			24,989	56,349	3,888	35,082		

Stormwater Management Quantity Summary Table				
Study Point #1				
	Pre-Developed		Post-Developed	
2-year	0.2	cfs	0.1	cfs
10-year	3.7	cfs	0.8	cfs
100-year*	18.7	cfs	17.0	cfs

*Only required to safely pass the 100-year storm. However, in this case, management of the 100-year was also achieved.

SEE SHEET 10 FOR ADDITIONAL SUMMARY TABLE OF INDIVIDUAL PRACTICES.

STREET LIGHT CHART			
ROAD	STATION	OFFSET	TYPE
Scenic Valley Court	0+25	18' RIGHT	LED-100
Scenic Valley Court	1+40	15' LEFT	LED-100
Scenic Valley Court	2+50	15' RIGHT	LED-100
Scenic Valley Court	3+82	15' LEFT	LED-100
Scenic Valley Court	5+50	15' RIGHT	LED-100
Scenic Valley Court	7+15	15' RIGHT	LED-100
Scenic Valley Court	8+69	15' RIGHT	LED-100
cul-de-sac	LP 0+33	3' LEFT	LED-100
cul-de-sac	LP 1+38	3' LEFT	LED-100

★ LED-100 POLE: 14' TYPE: BLACK FIBERGLASS
FITURE: POST TOP PREMIERE LAMP TYPE: LED-100

Recreational Open Space Chart					
Property Zone	Subdivision Section	Requirement	Units	Req. (sf)	Prov. (sf)
R-ED	10.121.a.4.w	300 sf per unit	31	9,300	9,425

1 Provided area based on:
land area 3,425 sf
3 playground equipment 6,000 sf
0 picnic table w/benches 0 sf
Total 9,425 sf

Minimum Lot Size Chart				
Lot	Zoned	Total Lot Area (sf)	Flagstem Area (sf)	Min Lot Area (sf)
17	R-20	10,184	840	9,344
18	R-20	8,925	448	8,477

Lots are being developed under R-ED regulations. See General Note 1.
R-ED minimum lot size is 6,000 sf

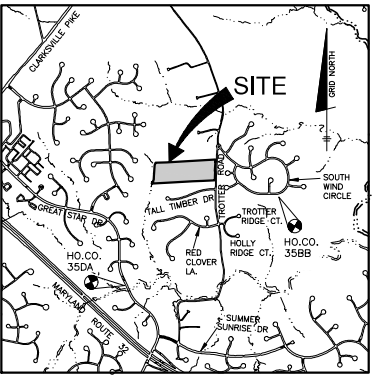
MODERATE INCOME HOUSING UNIT (MIHU) APPLICATION EXEMPTIONS TRACKING	
Total Number of Lots/Units Proposed	31
Total Number of MIHUs Required	4
Number of MIHUs Provided Onsite (Exempt from APFO allocations)	0
Number of APFO Allocations Required (Remaining Lots/Units)	26
MIHU Fee-in-Lieu (Indicate Lot/Unit numbers)	Lots 1-31

Note: 5 existing allocations already established based on the 5 existing lots that make up this development.

BENCHMARK
HORIZONTAL- MARYLAND NAD83
VERTICAL- NAVD88

HO.CO.MON. 358B
N 560790.404
E 1336537.287
ELEV. 394.271

HO.CO.MON. 35DA
N 558918.620
E 1333137.570
ELEV. 350.813



VICINITY MAP
SCALE: 1" = 2000'

SEE SHEET 2 FOR LEGEND OF SYMBOLS.

SHEET INDEX	
SHEET	TITLE
1	TITLE SHEET
2-3	SUBDIVISION LAYOUT PLAN
4-5	GRADING PLAN
6	ROAD PROFILE AND DETAILS
7-8	LANDSCAPE PLAN
9	STORMWATER MANAGEMENT DRAINAGE AREA MAP
10	STORM DRAIN DRAINAGE AREA MAP
11-12	CONCEPTUAL SEDIMENT AND EROSION CONTROL PLAN
13-16	FOREST CONSERVATION PLAN
17	EXISTING CONDITIONS PLAN

BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
101	561618.3230	1335255.7432
102	561568.1100	1335253.0332
103	561358.5774	1335242.0973
104	561358.8408	1335247.1204
105	561148.8261	1335235.6515
106	561133.0184	1334936.0444
107	561132.3887	1334923.0633
108	561122.8546	1334735.3954
109	561109.2541	1334485.9927
110	561102.3481	1334358.5412
111	561073.9975	1333825.7603
112	561170.4339	1333852.4697
113	561485.6466	1333872.9978
114	561544.6019	1333890.3832
115	561557.5280	1334150.0768

Site Analysis Data Chart	
Zoned: R-20 (to be developed under R-ED regulations) Section 108.0.G.3	
Existing Lot 5	1.44
Existing Lot 6	1.41
Existing Lot 27	2.78
Existing Lot 34	3.23
Existing Lot 35	5.99
Gross Area	14.85 acres
100-yr Floodplain	0.00 acres
Steep Slopes 25% or greater (outside floodplain)	0.00 acres
Net Area	14.85 acres
Number of Units allowed (2 per net acre)	29
Number of Units Proposed	31
Area of Buildable Lots	5.61 acres
Area of Public Right-of-way	1.33 acres
Area of Open Space Required	7.43 acres
Area of Open Space Provided	7.85 acres
Non-Credited	0.19 acres
Credited	7.66 acres
Recreational OS Required	9,300 sf
Recreational OS Provided	9,425 sf

a Section 16.108.b.66: *steep slope* means a slope that averages 25 percent or greater over ten vertical feet.
b Section 108.0.G.2. Bonus density up to 10% (29 units X 10% = 2 units)
29 matter of right units + 2 bonus units = 31 total units
c Open Space Required based on 50% of gross area.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

APPROVED
PLANNING BOARD OF HOWARD COUNTY

PLANNING DIRECTOR _____ DATE _____

DATE _____

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

PRELIMINARY EQUIVALENT SKETCH PLAN
TITLE SHEET

DATE: JUNE 11, 2025 BEI PROJECT NO. 3200
SCALE: AS SHOWN SHEET 1 OF 17

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SARY CHARISSE
5960 TROTTER ROAD
CLARKSVILLE, MARYLAND 21029

LOT 6:
RISTWAY EDWARD A
RISTWAY BARBARA A
5945 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

DESIGN: DBT CHECK: CAM

BENCHMARK
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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR

DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE

0 15 30 60
1 inch = 30 ft.

NO.	DATE	REVISION

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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. 22350 (BENHAWK) 6-30-2025



OWNER:
LOT 5:
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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
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

GRADING PLAN

DATE: JUNE 11, 2025	BEI PROJECT NO. 3200
SCALE: AS SHOWN	SHEET 5 OF 17

SP-25-002



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) (Describe below if needed)	70 yes	0 no	285 yes	477 yes	Totals
Credit for Wall, Fence, or Berm (Yes, No, Linear Feet) (Describe below if needed)	0 no	0 no	0 no	0 no	
Linear Feet of Planting	1,297	475	1,126	0	
Number of Plants Required					
Shade Trees	22	10	19	0	51
Evergreen Trees	0	12	0	0	12
Other Trees (2:1 substitute)	0	0	0	0	0
Shrubs	0	0	0	0	0
Number of Plants Provided					
Shade Trees	22	10	15	0	47
Evergreen Trees	0	12	0	0	12
Other Trees (2:1 substitute)	0	0	0	0	0
Shrubs	0	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 L.F.)	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" cal.	STREET TREES ALONG DEER VALLEY COURT TO BE PROVIDED BY THE DEVELOPER
	9	TREES LESS THAN 40' IN HEIGHT AMERICAN HORNBEAM, RED MAPLE, HONEY LOCUST - IMP., SAWTOOTH OAK	2.5" - 3" cal.	STREET TREES ALONG TROTTER ROAD TO BE PROVIDED BY THE DEVELOPER
	39	CLADRASTIS KENTUCKEA LUTEA (Yellowwood)	2.5" - 3" cal.	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" cal.	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

ENGINEERS & LAND SURVEYORS & PLANNERS

ENGINEERING, INC.

3300 N. RIDGE ROAD SUITE 140 • ELICOTT CITY, MARYLAND 21043

(P) 410-465-6105 (F) 410-465-6644

WWW.BCM-ENGINEERING.COM

Professional Certification. I hereby certify that these documents were prepared or approved for me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 22390 (BENCHMARK) Date: 6-30-2025

OWNER:
LOT 5:
SARY CHARISSE
5910 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

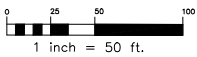
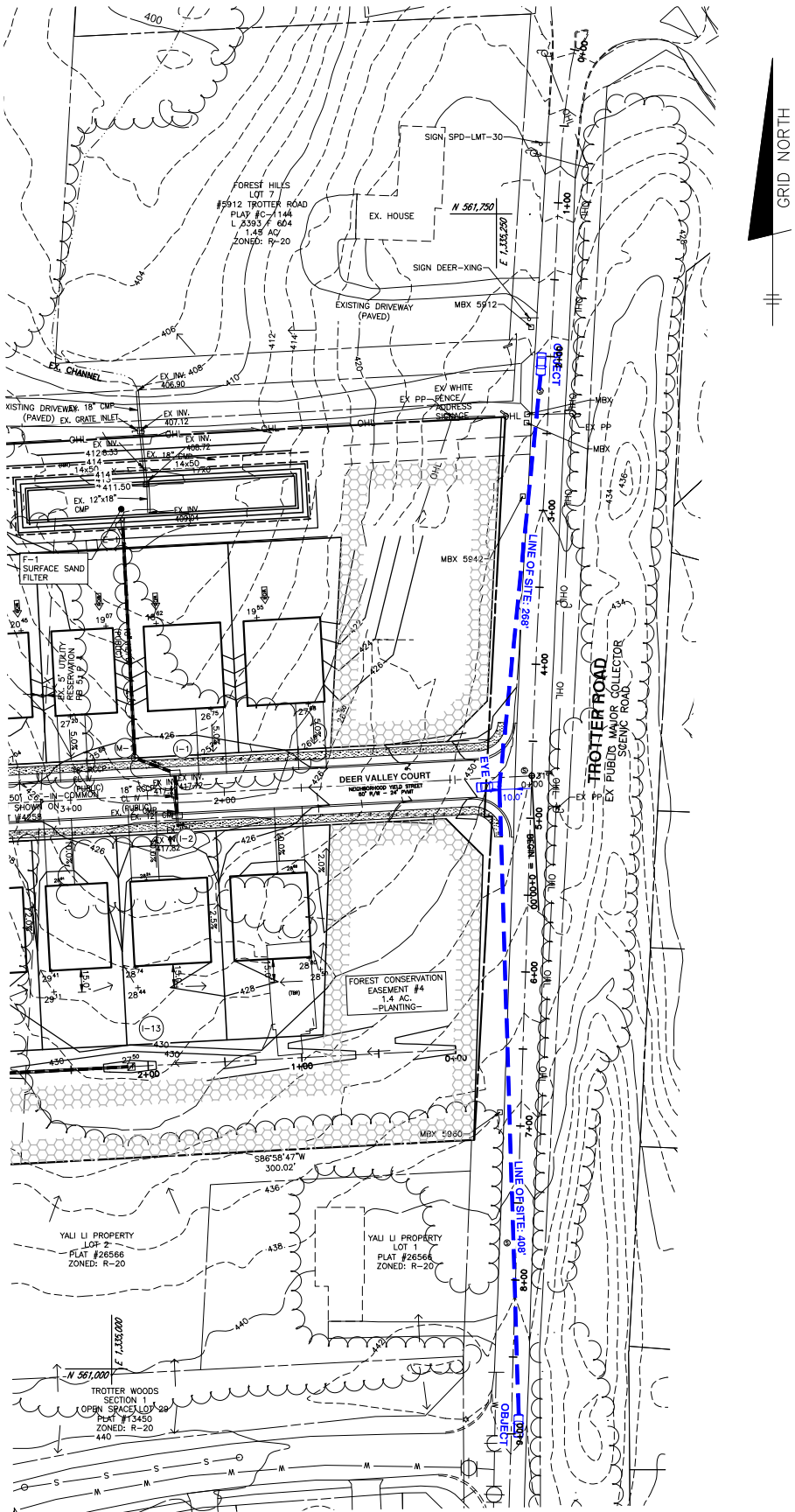
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TAX MAP: 0035 GRID: 0008 PARCEL: 0373
ZONED: R-20
ELECTION DISTRICT NO. 5 HOWARD COUNTY, MARYLAND

LANDSCAPE PLAN

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

SP-25-002



NOTE:

THE SPEED STUDY USED FOR THIS ANALYSIS WAS PREPARED BY MARS GROUP, DATED MAY, 2024.

THE 85TH PERCENTILE SPEEDS WERE AS INDICATED BELOW:

TROTTER ROAD NORTHBOUND: 37 mph
SOUTHBOUND: 28 mph

NOTE:

TROTTER ROAD TOPOGRAPHY SHOWN IS BASED ON FIELD SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. IN SEPTEMBER, 2024.

INTERSECTION SIGHT DISTANCE

ISD = $1.47(V_{major})(tg)$

WHERE:

ISD = intersection sight distance (length of the leg of sight triangle along the major road)(ft)

V_{major} = design speed of major road(mph)

tg = time gap for minor road vehicle to enter the major road (s).
7.5s for CASE B1, 6.5s for CASE B2 and B3 per EXHIBIT 9-54 and 9-57

NOTE:

PER SECTION 2.1.E.3;

INTERSECTION SIGHT DISTANCE IS MEASURED USING A HEIGHT OF EYE OF 3.5 FEET AND HEIGHT OF OBJECT OF 3.5 FEET. THE DISTANCE IS MEASURED FROM A POINT 10 FEET BACK FROM THE EDGE OF PAVING OR FLOW LINE OF THE MAJOR STREET.

CASE B-1: LEFT TURN FROM STOP

ISD = 1.47 (37 mph) 7.5 = 408'

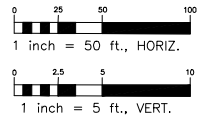
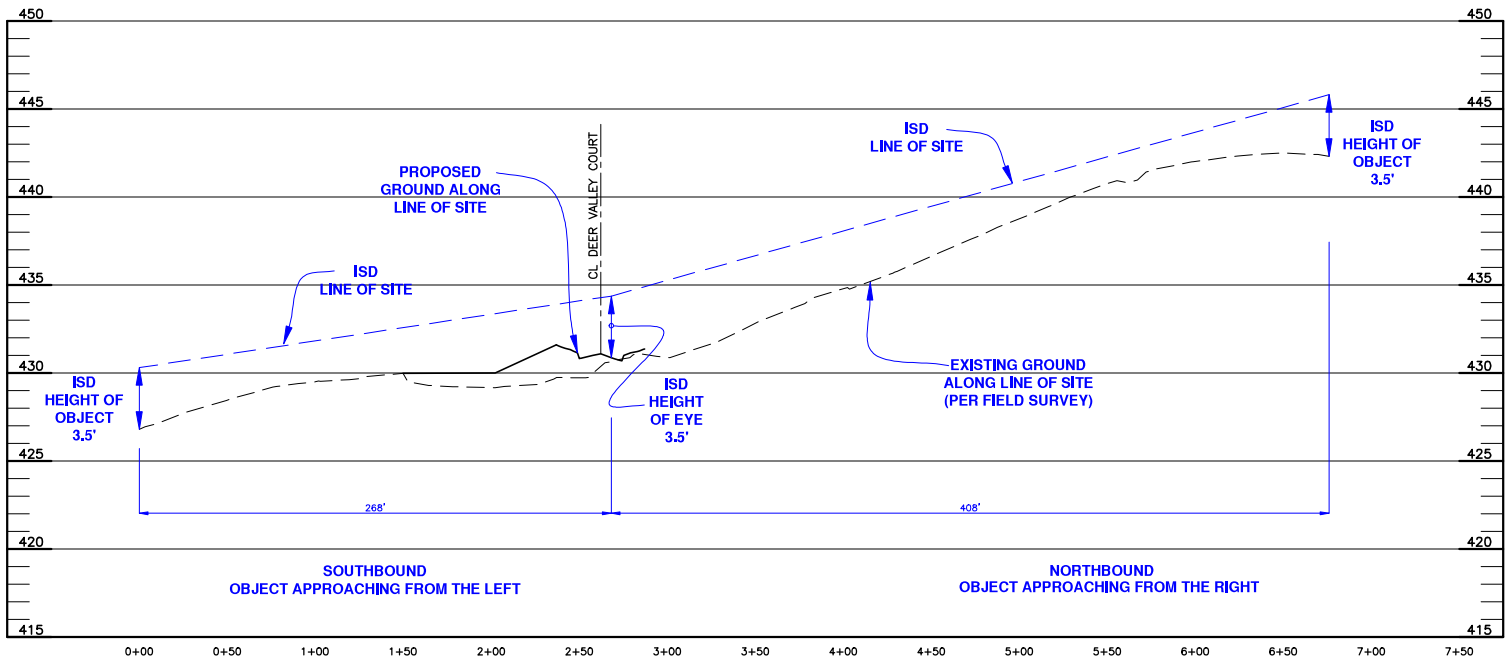
CASE B-2: RIGHT TURN FROM STOP

ISD = 1.47 (28 mph) 6.5 = 268'


CASE B-3: CROSSING MANEUVER

ISD = 1.47 (mph) 6.5 = N/A

ISD = 1.47 (mph) 6.5 = N/A



				OWNER: LOT 5: SARY CHARISSE 5960 TROTTER ROAD CLARKSVILLE, MARYLAND 21029		RIVER HILL ESTATES LOTS 1-31 AND OPEN SPACE LOTS 32-35	
				LOT 6: RISTWAY EDWARD A RISTWAY BARBARA A 5946 TROTTER ROAD CLARKSVILLE, MARYLAND 21029		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)	
				LOT 27: HWANG STEVEN SEKU HWANG SUN WHA 6105 SYRACUSE COURT CLARKSVILLE, MARYLAND 21029		TAX MAP: 0035 GRID: 0008 PARCEL: 0373 ZONED: R-20 ELECTION DISTRICT NO. ____ HOWARD COUNTY, MARYLAND	
				LOT 34 AND 35: 5938 TROTTER LLC 82 E LAKE DRIVE ANNAPOLIS, MARYLAND 21403		SIGHT DISTANCE ANALYSIS INTERSECTION SIGHT DISTANCE	
NO.		DATE		REVISION		DATE: DECEMBER 15, 2024	
						BEI PROJECT NO. 3200	
						SCALE: AS SHOWN	
						SHEET 1 OF 1	

<div><div>BENCHMARK</div><div>ENGINEERS & LAND SURVEYORS & PLANNERS</div><div>Engineering & Land Surveying Professionals</div><div>ENGINEERING, INC.</div><div>3300 N. RIDGE ROAD SUITE 140 ELLICOTT CITY, MARYLAND 21043</div><div>(P) 410-445-4105 (F) 410-445-6844</div><div>WWW.BEC-CIVLENGINEERING.COM</div></div>		<div><div>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. 22390 (BENJAMIN) 6-30-2025.</div><div></div></div>
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SSD = 255.2

V = 37 mph

t = 2.5 s

a = 11.2 ft/s²

G = 0.035 percent of grade/100

