

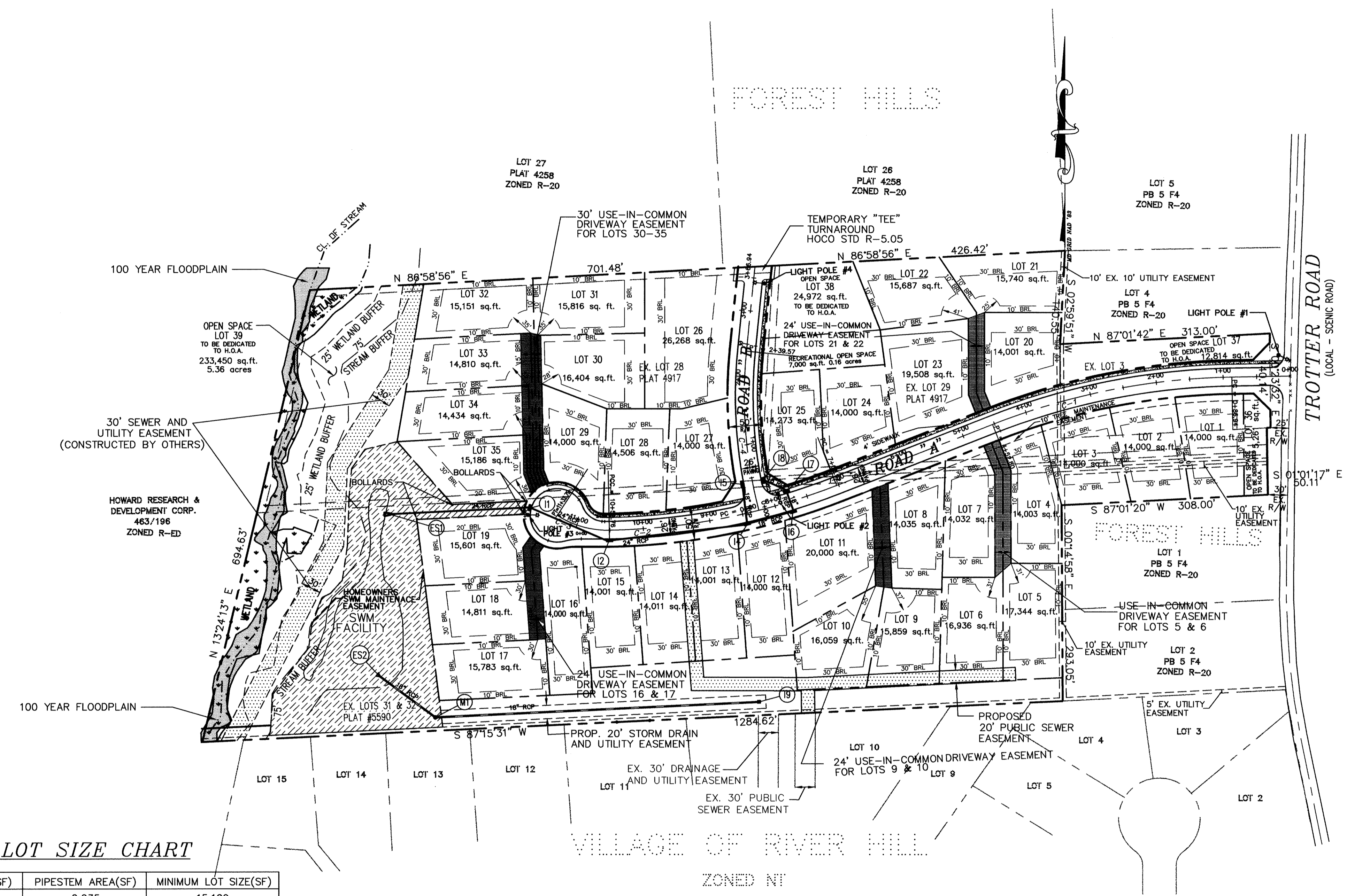
VICINITY MAP
SCALE 1" = 2000'

GENERAL NOTES:

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- PROJECT BACKGROUND:**
LOCATION: 5th ELECTION DISTRICT TAX MAP 35
LOTS: 3, 28, 29, 30 & 31
ZONING: R-20
PRIOR DPZ FILE NOS.: F-81-119 PLAT 4917, F-83-96 PLAT 5590

DATE SKETCH PLAN APPROVED: S-97-02, (6/17/97)
- AREA TABULATION**
A. TOTAL TRACT AREA: 20.29 AC.±
B. NUMBER OF PROPOSED BUILDABLE LOTS: 35
C. NUMBER OF OPEN SPACE LOTS: 4
D. AREA OF PUBLIC RIGHT-OF-WAY: 1.46 AC.±
E. AREA OF BUILDABLE LOTS: 12.53 AC.±
F. AREA OF OPEN SPACE LOTS: 6.30 AC.±
AREA LESS THAN 35' IN WIDTH: 0.06 AC.±
NET AREA OF OPEN SPACE LOTS: 6.24 AC.±
G. OPEN SPACE REQUIRED: 30% X 20.29 AC=6.09 AC
H. AREA OF RECREATIONAL OPEN SPACE (ULTIMATE DEVELOPMENT):
REQUIRED: 35 X 200 SQ. FT. = 7,000 SQ. FT.
PROVIDED: 7,000 SQ. FT. OR 0.16 AC.
I. AREA OF STEEP SLOPES = 0.13 AC.±
J. AREA OF FLOODPLAIN = 0.34 AC.±
- ON-SITE TOPOGRAPHY BASED ON FIELD RUN TOPOGRAPHIC SURVEY BY JOHN C. MELLEMA SR. INC. PERFORMED ON 1996.
OFF-SITE TOPOGRAPHY BASED HOWARD COUNTY AERIAL TOPOGRAPHY
- HORIZONTAL AND VERTICAL DATUMS BASED ON MARYLAND STATE COORDINATE SYSTEM (NAD 83)
- DEED REFERENCE: PLAT 4917, PLAT 5590
- PUBLIC WATER AND SEWER WILL BE USED.
- STORMWATER MANAGEMENT CONTROL WILL BE PROVIDED BY THE METHOD OF EXTENDED DETENTION.
- NO TRAFFIC OR NOISE STUDIES ARE REQUIRED.
- NO PUBLIC UTILITIES EXIST ON SITE. OFF-SITE UTILITIES OBTAINED FROM HOWARD COUNTY AS BUILT RECORDS.
- FOREST STAND DELINEATION BY ECOSCIENCE PROFESSIONALS, INC., DATED DECEMBER 23, 1996
- FINAL GRADING FOR EACH LOT WILL BE SUBMITTED AT THE SITE DEVELOPMENT PLAN STAGE.
- STORMWATER MANAGEMENT PONDS WILL BE A H.O.A./PUBLIC FACILITIES.
- THIS PROPOSED SUBDIVISION WILL CONSIST OF SINGLE FAMILY DETACHED DWELLINGS.
- FLOODPLAIN DELINEATION BASED ON STUDY BY MILDENBERG, BOENDER & ASSOC. DATED JUNE 1997
- GEOTECHNICAL STUDY BY HILLIS-CARNES DATED JUNE 24, 1997.
- NO CEMETERIES OR BURIAL GROUNDS EXIST ON SITE.
- PUBLIC SEWER WILL BE CONNECTED TO CONTRACT 34-3178-D
PUBLIC WATER WILL BE CONNECTED TO CONTRACT 34-3178-D
- PUBLIC WATER AND SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.1228 OF THE HOWARD COUNTY CODE ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME.
- EXISTING WELLS AND SEPTIC AREAS ARE TO BE ABANDONED IN ACCORDANCE WITH HOWARD COUNTY BUREAU OF ENVIRONMENTAL GUIDELINES UPON CONNECTION TO PUBLIC WATER AND SEWER.
- ACCESS TO DWELLINGS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION.
- STREET LIGHTS WILL BE REQUIRED IN THIS DEVELOPMENT IN ACCORDANCE WITH THE DESIGN MANUAL STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SELECTED SHALL BE IN ACCORDANCE WITH THE LATEST HOWARD COUNTY DESIGN MANUAL, VOLUME III (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993)." THE JUNE 1993 POLICY INCLUDES GUIDELINES FOR LATERAL AND LONGITUDINAL PLACEMENT. A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE. STREET LIGHTS SHALL BE PLACED IN THE FOLLOWING LOCATIONS:

LIGHT #	STREET & STATION	OFFSET	FIXTURE/POLE TYPE
1	ROAD A, ON BGE POLE	25'R	150 WATT HPS VAPOR PENDANT(CUTOFF) MOUNTED AT 30' IN A BRONZE FIBERGLASS POLE USING 12' ARM
2	ROAD A, STA 7+90	16'R	100 WATT "TRADITIONAIRE" HPS VAPRO POST TOP FIXTURE ON 14" BLACK FIBERGLASS POLE
3	ROAD A, LP. 1+00	3'	100 WATT "TRADITIONAIRE" HPS VAPRO POST TOP FIXTURE ON 14" BLACK FIBERGLASS POLE
4	ROAD B, STA 3+45	16'R	100 WATT "TRADITIONAIRE" HPS VAPRO POST TOP FIXTURE ON 14" BLACK FIBERGLASS POLE



MINIMUM LOT SIZE CHART

LOT #	GROSS AREA (SF)	PIPESTEM AREA(SF)	MINIMUM LOT SIZE(SF)
5	17,344	2,235	15,109
6	16,936	2,435	14,501
9	15,859	1,859	14,000
10	16,059	1,764	14,295
17	15,783	1,743	14,040
18	14,811	792	14,019
21	15,740	1,740	14,000
22	15,687	1,687	14,000
30	16,404	752	15,652
31	15,816	1,122	14,694
32	15,151	1,151	14,000
33	14,810	776	14,034
34	14,434	424	14,010

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	1025.00'	365.86'	184.90'	363.92'	S 78°46'28" W	20°27'03"
C-2	975.00'	347.84'	175.79'	346.00'	S 78°46'10" W	20°26'27"
C-3	138.00'	82.03'	42.27'	80.83'	N 73°58'53" W	34°03'28"
C-4	675.00'	239.56'	121.05'	238.31'	N 04°24'09" W	20°20'05"

LEGEND

- DESIGNATES AREAS OF WETLANDS
- DESIGNATES AREAS OF FLOODPLAIN
- DESIGNATES HOMEOWNERS SWM EASEMENT
- DESIGNATES PUBLIC SEWER AND UTILITY EASEMENT

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Monika V. Dwyer 10/24/97
PLANNING DIRECTOR DATE



OWNER
OSCAR SHULTZ,
MARION GARRISON & LARRY TYSON
C/O LAND DESIGN & DEVELOPMENT, INC.
10805 HICKORY RIDGE ROAD
COLUMBIA, MARYLAND 21044

DEVELOPER
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project	97021	date	MAY 1997
illustration	JS	engineering	JS
scale	1" = 100'	approval	RJH

description	revisions	date	MAY 1997
no.			

TAX MAP 35, LOTS 3, 28, 29, 30 & 31
TROTTER WOODS, LOTS 1 THRU 39
A RESUBDIVISION OF FOREST HILLS, LOTS 3, 28, 29, 30, & 31
5th ELECTION DISTRICT
HOWARD COUNTY
PRELIMINARY PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Puz.

LEGEND

- 15-24.9% SLOPES
- > 25% SLOPES
- DESIGNATES AREAS OF WETLANDS
- DESIGNATES AREAS OF FLOODPLAIN
- DESIGNATES SEWER AND UTILITY EASEMENT
- LIMIT OF DISTURBANCE

NOTES:

1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL
2. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$ 6,300.00
3. FOR SPECIMEN TREE LOCATION SEE FOREST CONSERVATION PLAN

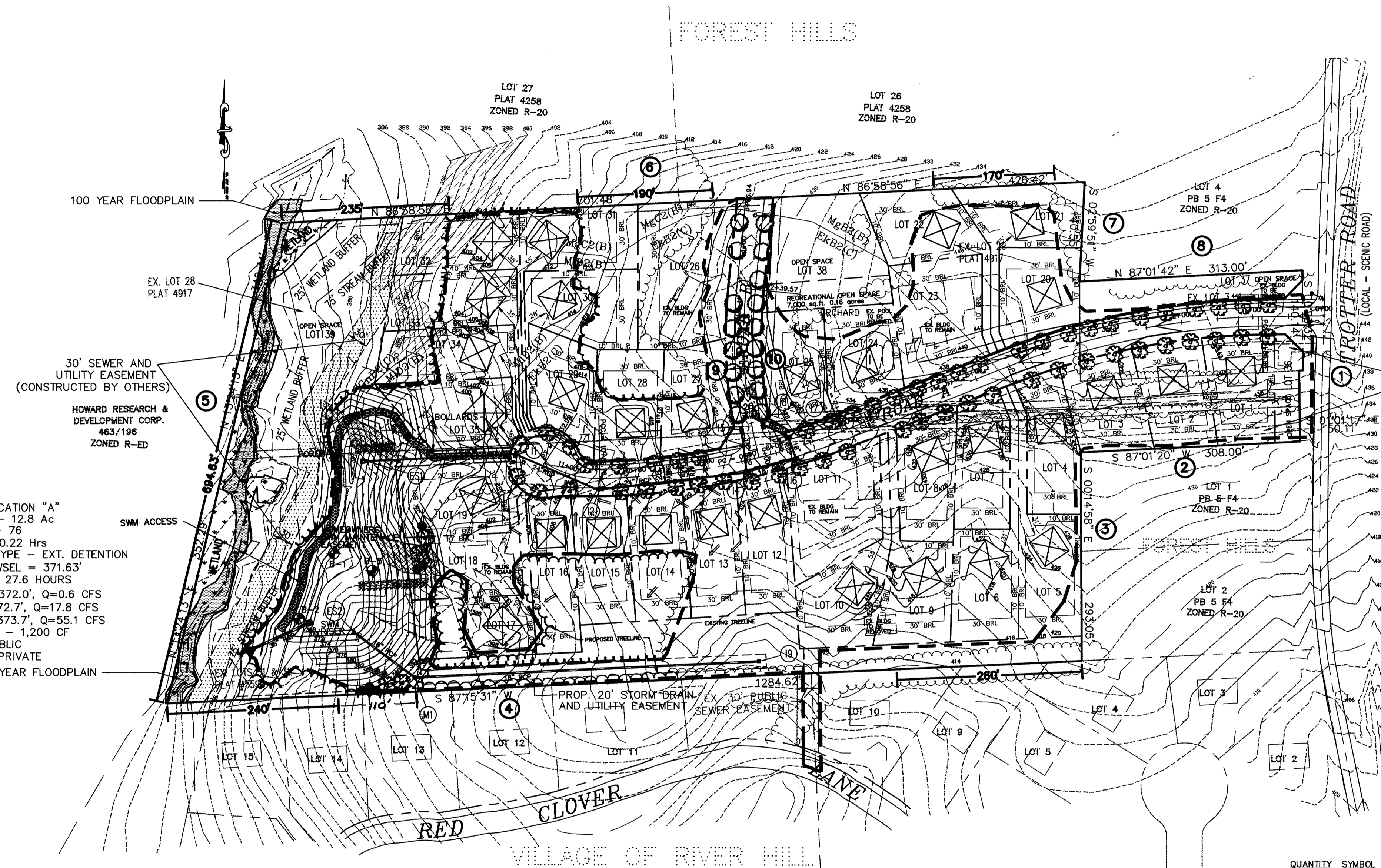
SWM PERIMETER	EDGE TYPE
SWM PERIMETER A - 230 LF	B
EXISTING TREES TO REMAIN - 110 LF	
1 SHADE TREE / 50 LF	2
1 EVERGREEN / 40 LF	3
SWM PERIMETER B - 450 LF	B
EXISTING TREES TO REMAIN	
SWM PERIMETER C - 120 LF	B
EXISTING TREES TO REMAIN	
SWM PERIMETER D - 420 LF	B
EXISTING TREES TO REMAIN - 320 LF	
1 SHADE TREE / 50 LF	2
1 EVERGREEN / 40 LF	3
TOTAL PLANTING OBLIGATION	
SHADE TREES	4
EVERGREEN TREES	6
SHRUBS	0

POND DATA

HAZARD CLASSIFICATION "A"
 DRAINAGE AREA - 12.8 Ac
 PROPOSED RCN - 76
 PROPOSED Tc - 0.22 Hrs
 WATER QUALITY TYPE - EXT. DETENTION
 EXT. DETENTION WSEL = 371.63'
 EXT. DET. TIME = 27.6 HOURS
 2 YEAR WSEL = 372.0', Q=0.6 CFS
 10 YR WSEL = 372.7', Q=17.8 CFS
 100 YR WSEL - 373.7', Q=55.1 CFS
 FOREBAY VOLUME - 1,200 CF
 OWNERSHIP - PUBLIC
 MAINTENANCE - PRIVATE

STREET TREE CALCULATIONS

ROAD A - 2245 / 40 = 56
 ROAD B - 685 / 40 = 17
 TOTAL TREES REQUIRED = 73 TREES
 TOTAL TREES PROVIDED = 73 TREES



PERIMETER	EDGE TYPE
PERIMETER 1	
ENTRANCE ROAD - 50 LF	N/A
OPEN SPACE TO ROAD - 140.25 LF	B
1 SHADE TREE / 50 LF	2
1 EVERGREEN / 40 LF	3
PERIMETER 2	
SFD TO SFD - 308.00 LF	A
1 SHADE TREE / 60 LF	1
PERIMETER 3	
SFD TO SFD - 293.05 LF	A
1 SHADE TREE / 60 LF	1
PERIMETER 4	
OPEN SPACE TO SFD - 500 LF	A
EXISTING TREES TO REMAIN	
OPEN SPACE TO SFD - 110 LF	A
CREDIT FOR SWM LANDSCAPING	
OPEN SPACE TO SFD - 674.62 LF	A
1 SHADE TREE / 60 LF	11
PERIMETER 5	
OPEN SPACE TO SFD - 694.63 LF	A
EXISTING TREES TO REMAIN	
PERIMETER 6	
ENTRANCE ROAD - 50 LF	N/A
OPEN SPACE & SFD TO SFD - 595 LF	A
EXISTING TREES TO REMAIN	
OPEN SPACE & SFD TO SFD - 472.90 LF	A
1 SHADE TREE / 60 LF	8
PERIMETER 7	
SFD TO SFD - 140.55 LF	A
EXISTING TREES TO REMAIN	
PERIMETER 8	
OPEN SPACE TO SFD - 60 LF	A
EXISTING TREES TO REMAIN	
OPEN SPACE TO SFD - 253.00 LF	A
1 SHADE TREE / 60 LF	4
PERIMETER 9	
SFD SIDE TO ROAD - 125 LF	B
1 SHADE TREE / 50 LF	2
1 EVERGREEN / 40 LF	3
PERIMETER 10	
SFD SIDE TO ROAD - 150 LF	B
1 SHADE TREE / 50 LF	3
1 EVERGREEN / 40 LF	4
TOTAL PLANTING OBLIGATION	
SHADE TREES	42
EVERGREEN TREES	11
SHRUBS	0
	53

STREET TREE PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
56		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
17		TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2 1/2" - 3" CAL.
TOTAL				73 STREET TREES

SWM PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
4		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
6		PINUS STROBUS	EASTERN WHITE PINE	6' - 8' HT
TOTAL				10 TREES (4 SHADE TREES, 6 EVERGREENS)

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJ. TO PERIMETER PROPERTIES
LANDSCAPE TYPE	B	A
LINEAR FEET OF PERIMETER	415.25 LF	4111.75 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	YES, 2095.18 LF OF EXISTING TREES
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO
NUMBER OF PLANTS REQUIRED		
SHADE TREES	9	33
EVERGREEN TREES	11	0
SHRUBS	0	0
NUMBER OF PLANTS PROVIDED		
SHADE TREES	9	28
EVERGREEN TREES	11	10
OTHER TREES (2:1 SUBSTITUTION)	0	0
SHRUBS (10:1 SUBSTITUTION)	0	0

SCHEDULE D : STORMWATER MANAGEMENT AREA LANDSCAPING

LINEAR FEET OF PERIMETER	1220 LF
CREDIT FOR EXISTING VEGETATION (NO, YES AND LINEAR FEET)	YES, 1000 LF
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	N/A
NUMBER OF TREES REQUIRED	
SHADE TREES	4
EVERGREEN TREES	6
NUMBER OF TREES PROVIDED	
SHADE TREES	4
EVERGREEN TREES	6
OTHER TREES (2:1 SUBSTITUTION)	0



OWNER

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 HOWARD COUNTY
 5th ELECTION DISTRICT
PRELIMINARY GRADING AND LANDSCAPE PLAN

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