

LOT NUMBER	GROSS AREA (sf)	PIPESTEM AREA (sf)	MINIMUM LOT SIZE
1	13,151±	354±	12,797±
2	11,366±	958±	10,408±
3	13,082±	1,414±	11,668±
4	10,492±	1,546±	8,946±

POINT	NORTHING	EASTING
211	558,213.6317	1,334,150.8491
215	557,901.7422	1,334,049.4153
228	557,672.8319	1,334,415.2270
230	557,876.4209	1,334,420.2145
231	557,915.7084	1,334,416.9523
300	557,677.8193	1,334,407.257
301	557,829.9584	1,334,408.2859
302	557,929.8600	1,334,404.3121

GENERAL NOTES CONTINUED...

17. PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SHALL BE PROVIDED BY THE PLANTING OF 10 SHADE TREES AS SHOWN ON A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT. POSTING OF SURETY SHALL BE DEFERRED UNTIL SITE DEVELOPMENT PLAN APPROVAL.

18. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.

19. --- W --- DENOTES WETLAND AREA OUTLINE.

20. --- S --- DENOTES EXISTING STREAM BANK.

21. --- WB --- DENOTES WETLAND BUFFER OUTLINE.

22. --- SBB --- DENOTES STREAM BANK BUFFER OUTLINE.

23. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWERAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.

24. WATER SERVICE WILL BE PROVIDED BY CONTRACT NO. 34-4275-D.

25. SEWER SERVICE WILL BE PROVIDED BY CONTRACT NO. 30-3387-D.

26. THIS PROJECT DOES NOT REQUIRE A NOISE ANALYSIS DUE TO ITS LOCATION BEING GREATER THAN 500' FROM MD ROUTE 32.

27. THIS SITE IS EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS FOR CHANNEL PROTECTION. STORMWATER MANAGEMENT REQUIREMENTS FOR WATER QUALITY AND RECHARGE FOR THIS SITE HAVE BEEN PROVIDED FOR BY THE FOLLOWING METHODS:

- DRIVEWAYS: GRASS CHANNEL CREDIT AND NON-ROOFTOP DISCONNECTS
 - HOUSES: RAINGARDENS** AND SHEET FLOW TO BUFFER CREDIT
- **RAINGARDENS TO BE PRIVATELY OWNED AND MAINTAINED
28. ARTICLES OF INCORPORATION FOR THE HOMEOWNER'S ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON FEBRUARY 9, 2007, INCORPORATION NO. D11749819.
29. A WAIVER OF BASEMENT GRAVITY SEWER SERVICE FOR LOT 1 WAS APPROVED ON OCTOBER 6, 2006. BASEMENT SEWER SERVICE TO BE PROVIDED BY PRIVATE ON-SITE PUMP.
30. LOTS 2 AND 3 HAVE RAIN GARDENS ON THEM TO OBTAIN STORMWATER MANAGEMENT VOLUME CREDITS USING ROOFTOP RUNOFF DISCONNECTS. OPERATION AND MAINTENANCE SCHEDULES ARE PROVIDED ON THE SUPPLEMENTAL PLAN ON FILE WITH THIS PLAT. FAILURE TO INSTALL OR MAINTAIN THESE FACILITIES MAY RESULT IN THE LOSS OF THOSE CREDITS AND ADDITIONAL STORMWATER MANAGEMENT PROVISIONS SHALL BE REQUIRED ACCORDINGLY, WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, THE INSTALLATION OF A BEST MANAGEMENT PRACTICE (BMP) FACILITY WHICH MUST MEET APPROVAL BY THE DEVELOPMENT ENGINEERING DIVISION AND HOWARD SOIL CONSERVATION DISTRICT.
31. THE TOTAL ROOF AREA OF ANY HOUSE SHALL BE NO GREATER THAN 3,000 SF OR ADDITIONAL STORMWATER MANAGEMENT WILL BE REQUIRED FOR THAT LOT.
32. PERMIT TRACKING NUMBER 200760773/07-NT-3038 HAS BEEN ISSUED FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR DISTURBANCE OF THE STREAM BUFFER FOR THE PURPOSE OF CONSTRUCTING THE SHARED DRIVEWAY, WATER MAIN AND CULVERT.

1. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	4
2. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	1.1041 ACRES±
3. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	2
4. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	1.1713 ACRES±
5. TOTAL AREA OF ROAD WIDENING TO BE RECORDED:	0.0584 ACRES±
6. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	2.3338 ACRES±

HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: FOR PUBLIC WATER AND SEWERAGE SYSTEMS

R. Wilson for Peter Beilenson 5/18/07
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 5/7/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 5/16/07
DIRECTOR

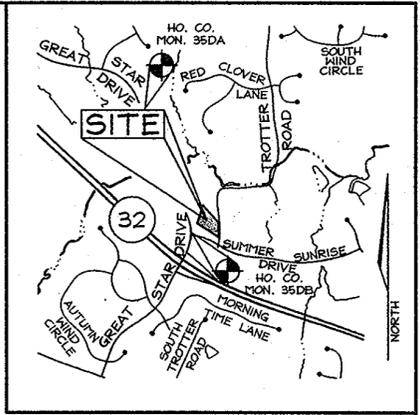
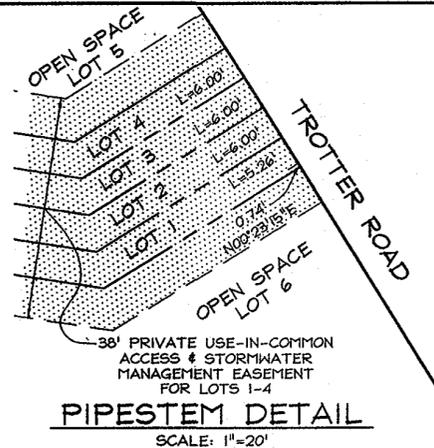
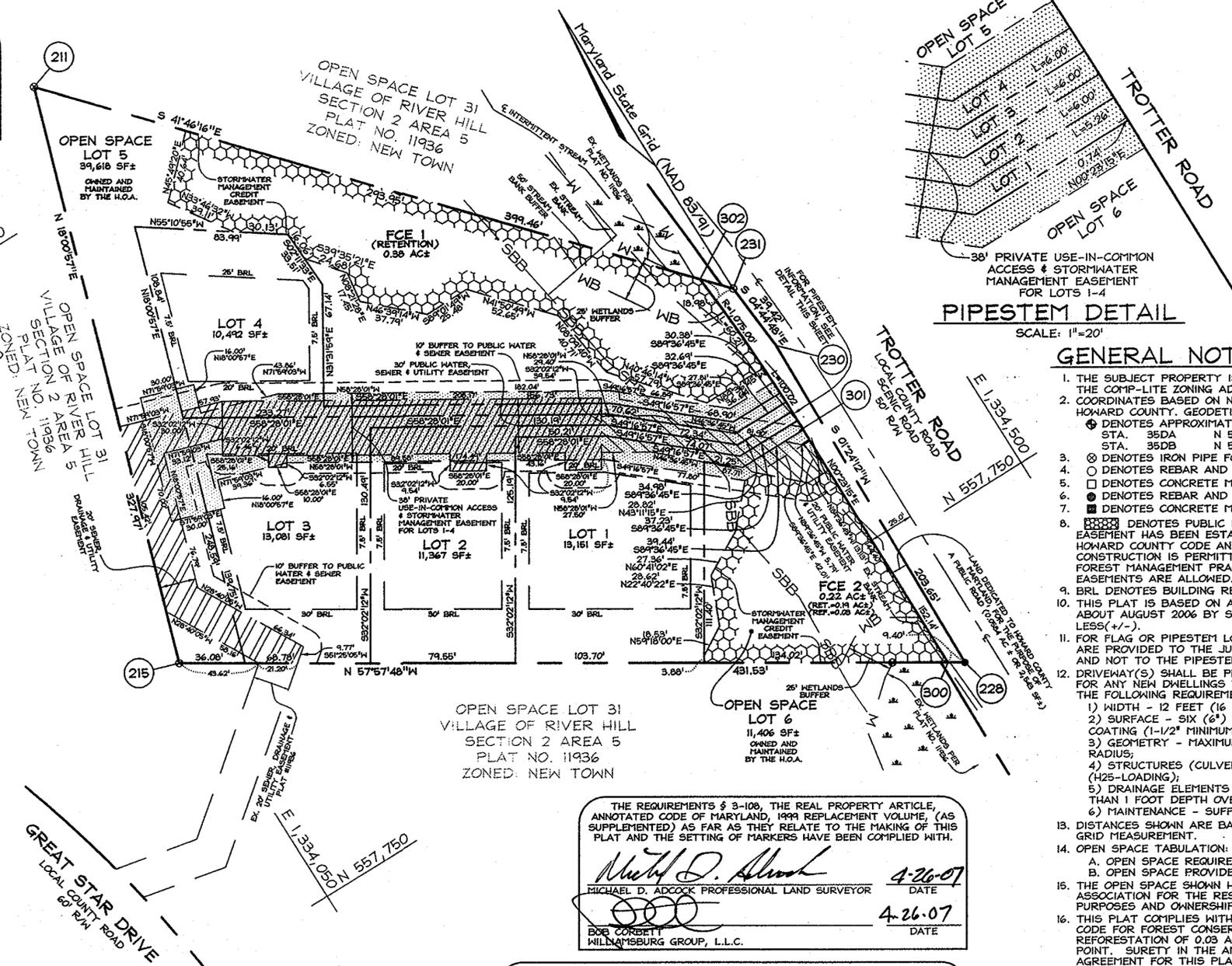
DEDICATION FOR CORPORATIONS

WE, WILLIAMSBURG GROUP, A MARYLAND LIMITED LIABILITY CORPORATION BY ROBERT R. CORBETT, AUTHORIZED AGENT, ERICA N. BISHOP, WITNESS, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROAD AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERCTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 26TH DAY OF APRIL, 2007.

BY: *[Signature]* WILLIAMSBURG GROUP, L.L.C. 4-26-07
ROBERT R. CORBETT, AUTHORIZED AGENT

ATTEST: *[Signature]* ERICA N. BISHOP, WITNESS 4-26-07



- GENERAL NOTES
- THE SUBJECT PROPERTY IS ZONED R-ED PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP-LITE ZONING AMENDMENTS EFFECTIVE 07/28/06.
 - COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY. GEODETIC CONTROL STATIONS NO. 16DA AND NO. 16DC.
 - DENOTES APPROXIMATE LOCATION (SEE LOCATION MAP).
 - STA. 35DA N 558,918.6174 E 1,333,137.331
 - STA. 35DB N 557,696.1467 E 1,333,974.5934
 - ⊗ DENOTES IRON PIPE FOUND.
 - DENOTES REBAR AND CAP FOUND.
 - DENOTES CONCRETE MONUMENT OR STONE FOUND.
 - DENOTES REBAR AND CAP SET.
 - DENOTES CONCRETE MONUMENT SET.
 - DENOTES PUBLIC FOREST CONSERVATION EASEMENT. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENTS ARE ALLOWED.
 - BRL DENOTES BUILDING RESTRICTION LINE.
 - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST 2006 BY SILL, ADCOCK AND ASSOCIATES, LLC. ALL LOT AREAS ARE MORE OR LESS (+/-).
 - FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
 - DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
 - SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
 - GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING);
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
 - DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD '83 GRID MEASUREMENT.
 - OPEN SPACE TABULATION:
 - OPEN SPACE REQUIRED: 1.1669 ACRES± (50% OF GROSS AREA)
 - OPEN SPACE PROVIDED: 1.1713 ACRES±
 - THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THE SUBDIVISION OR GENERAL PUBLIC USE, WITH THE PURPOSES AND OWNERSHIP INDICATED THEREON.
 - THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY THE RETENTION OF 0.57 ACRES OF FOREST AND THE REFORESTATION OF 0.08 ACRES OF FOREST WHICH IS SUFFICIENT TO MEET THE BREAK-EVEN POINT SURETY IN THE AMOUNT OF \$4,966.00 SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT FOR THIS PLAT.
- SEE THIS SHEET FOR CONTINUATION...

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1994 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

[Signature] 4-26-07
MICHAEL D. ADCOCK PROFESSIONAL LAND SURVEYOR DATE

[Signature] 4-26-07
BOB CORBETT DATE
WILLIAMSBURG GROUP, L.L.C.

RESERVATION OF PUBLIC UTILITY EASEMENTS

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA") LOCATED IN, ON, OVER, AND THROUGH LOTS 1 THRU 4, ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

OWNER/DEVELOPER

WILLIAMSBURG GROUP, LLC
P.O. BOX 1018
COLUMBIA, MD 21044
410.997.8800

Sill · Adcock & Associates · LLC

Engineers · Surveyors · Planners

3300 North Ridge Road, Suite 160
Ellicott City, Maryland 21043
Phone: 443.325.7682 Fax: 443.325.7685
Email: info@saatl.com

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY MICHAEL J. BALUCK TO WILLIAMSBURG GROUP, LLC BY DEED DATED FEBRUARY 13, 2007 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 10544 FOLIO 489, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

[Signature] 4-26-07
MICHAEL D. ADCOCK PROFESSIONAL LAND SURVEYOR DATE
MD. REG. NO. 21257

RECORDED AS PLAT NUMBER 19149 ON 5-24-07 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

SUBDIVISION PLAT OF

TROTTER PINES

LOTS 1-4 AND OPEN SPACE LOTS 5 AND 6

A SUBDIVISION OF PARCEL 157
TAX MAP 35 GRID 14
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1"=50'
DATE: APRIL 26, 2007
SHEET 1 OF 1