

SCHEDULE A - PERIMETER LANDSCAPE EDGE - (CONCEPT LANDSCAPING = DEFERRED TO SDP)

PERIMETER CATEGORY	P-1 ADJACENT TO SCENIC ROAD	P-2 ADJACENT TO PERIMETER PROPERTIES	P-3 ADJACENT TO PERIMETER PROPERTIES	P-4 ADJACENT TO PERIMETER PROPERTIES	P-5 ADJACENT TO PERIMETER PROPERTIES	P-6 ADJACENT TO PERIMETER PROPERTIES	P-7 ADJACENT TO ROADWAY	P-8 LANDSCAPE BUFFER	TOTAL
LANDSCAPE TYPE	B	A	A	A	D	D	B	B	
LINEAR FEET OF PERIMETER	94.06 L.F.	234.03 L.F.	131.681 L.F.	105.64 L.F.	245.00 L.F.	120.00 L.F.	12.02 L.F.	123.73 L.F.	
NUMBER OF PLANTS REQUIRED									
SHADE TREES	(94.06/50') = 2	(234.03/60') = 4	(131.681/60') = 2	(105.64/60') = 2	(245/60') = 4	(120.00/60') = 2	N/A	(123.73/50') = 2	18
EVERGREEN TREES	(94.06/40') = 3	0	0	0	(245/10') = 25	(120.00/10') = 12	(IN PAVING)	(123.73/40') = 3	43
CREDIT FOR WALL, FENCE OR BERM	NO	0	0	0	NO (245 L.F. OF EX. FENCE IN POSE CONDITION)	0	NO	0	
CREDIT FOR EXISTING VEGETATION	NO	NO	NO	NO	NO	YES	NO	NO	
SHADE TREES	N/A	0	0	0	1 (BLACK OAK)	SPECIMEN TREE 'C' = 1	N/A	0	2
EVERGREEN TREES	N/A	0	0	0	0	0	N/A	0	0
NUMBER OF PLANTS PROVIDED									
SHADE TREES	2	4	2	2	(4 REQ'D - 1 CREDIT) = 3	2 REQUIRED - 1 CREDIT = 1	N/A	2	16
EVERGREEN TREES	3	0	0	0	25	12	N/A	3	43

A Total Landscape Surety For 16 Shade Trees @ \$300/each And 43 Evergreens @ \$150/each = \$11,250.00. This Surety Is Provided With The Site Development Plan Grading Permit.
 Lot 1 (6 Shade Trees @ \$300/each and 6 Evergreens @ \$150/each) = \$2,700.00
 Lot 2 (10 Shade Trees @ \$300/each and 37 Evergreens @ \$150/each) = \$6,550.00

LANDSCAPING PLANT LIST (THIS SHEET)

QTY.	KEY	NAME	SIZE
8	⊗	ACER RUBRUM (OCTOBER GLOOM) (OCTOBER RED MAPLE)	2 1/2" - 3" CALIPER FULL CROWN, B&B
5	⊗	QUERCUS RUBRA (RED OAK)	2 1/2" - 3" CALIPER FULL CROWN, B&B
3	⊗	CORNUS KOUSA (KOLISA DOGWOOD)	8'-10' HGT.
10	⊗	PICEA PUNGENS 'LAUCA' (COLORADO BLUE SPRUCE)	6'-8' HGT.
25	⊗	ILEX OPACA (AMERICAN HOLLY)	5'-6' HGT.
8	⊗	PINUS STROBUS (EASTERN WHITE PINE)	6'-8' HGT.

SITE ANALYSIS DATA

- TOTAL AREA OF SUBJECT PROPERTY = 1.010 ACRES
- DEVELOPABLE AREA (EXCLUDING ROAD DEDICATION): 0.89 ACRES
- WETLAND AREA: NONE
- FLOODPLAIN: NONE
- FOREST: NONE
- STEEP SLOPES: NONE
- EROSION SOILS: NONE
- LIMIT OF DISTURBANCE: 0.85 ACRES
- PROPOSED SITE USE: RESIDENTIAL
- GREEN OPEN AREA: 0.85 ACRES
- IMPERVIOUS AREA: 0.25 ACRES

LANDSCAPING NOTES

At The Time Of Plant Installation All Shrubs And Trees Listed And Approved On The Landscape Plan, Shall Comply With The Proper Height Requirement In Accordance With The Howard County Landscape Manual. In Addition, No Substitutions Or Relocations Of The Required Plantings May Be Made Without Prior Review And Approval From The Department Of Planning And Zoning. Any Deviation From The Approved Landscape Plan May Result In Denial Or Delay In The Release Of Landscape Surety Until Such Time As All Required Materials Are Planted And/Or Revision Are Made To The Applicable Plans.

The Owner, Tenant And/Or Their Agents Shall Be Responsible For Maintenance Of The Required Landscaping Including Both Plant Materials And Berms, Fences And Walls. All Plant Materials Shall Be Maintained In Good Growing Conditions, And When Necessary, Replaced With New Materials To Ensure Continued Compliance With Applicable Regulations. All Other Required Landscaping Shall Be Permanently Maintained In Good Condition, And When Necessary, Repaired Or Replaced.

Developer's/Builder's Certificate

I/We certify that the landscaping shown on this plan will be done according to Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion of Certification of Landscape Installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

Diana J. Santer, II
 Name
 9/13/12
 Date

SPECIMEN TREE DATA

Key	SPECIES, SIZE	COMMENT
A	RED MAPLE, 48"	GOOD CONDITION, SOME BRANCH DAMAGE
B	SILVER MAPLE, 63.5"	POOR CONDITION, SUBSTANTIAL LEADER DAMAGE AND TRUNK ROT
C	TULIP POPLAR, 35"	GOOD CONDITION

LEGEND

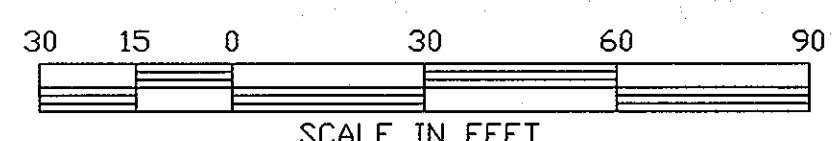
SYMBOL	DESCRIPTION
---	EXISTING 2' CONTOURS
---	EXISTING 10' CONTOURS
---	PROPOSED CONTOUR
•	SPOT ELEVATION
---	LIMITS OF DISTURBANCE
---	EXISTING TRENCH
---	PROPOSED TRENCH
---	SOILS LINES AND TYPE
---	SUPER SILT FENCE
---	STABILIZED CONSTRUCTION ENTRANCE
---	NON-ROOFTOP DISCONNECTION (N-2)
---	EX. DRIVEWAY TO BE REMOVED
---	PROPOSED DRIVEWAY
---	SILT FENCE
---	EROSION CONTROL MATTING

SOILS LEGEND

SOIL	NAME	CLASS
Gbc	Gladstone loam, 0 to 15 percent slopes	B
Gfb	Gladstone-Urban land complex, 0 to 8 percent slopes	B
Gnb	Glenville-Dale silt loams, 0 to 8 percent slopes	B

STORMWATER MANAGEMENT PRACTICES

LOT No.	ADDRESS	DISCONNECTION OF NON-ROOFTOP RUNOFF (Y/N)	DRY WELLS (N-5) (NUMBER)	MICRO BIO-RETENTION (N-6) (NUMBER)
1	5857 TROTTER ROAD	N	3	1
2	5861 TROTTER ROAD	Y	0	0



APPROVED: DEPARTMENT OF PLANNING AND ZONING
K. S. ... 10/2/12
 CHIEF, DIVISION OF LAND DEVELOPMENT
J. P. ... 9/1/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

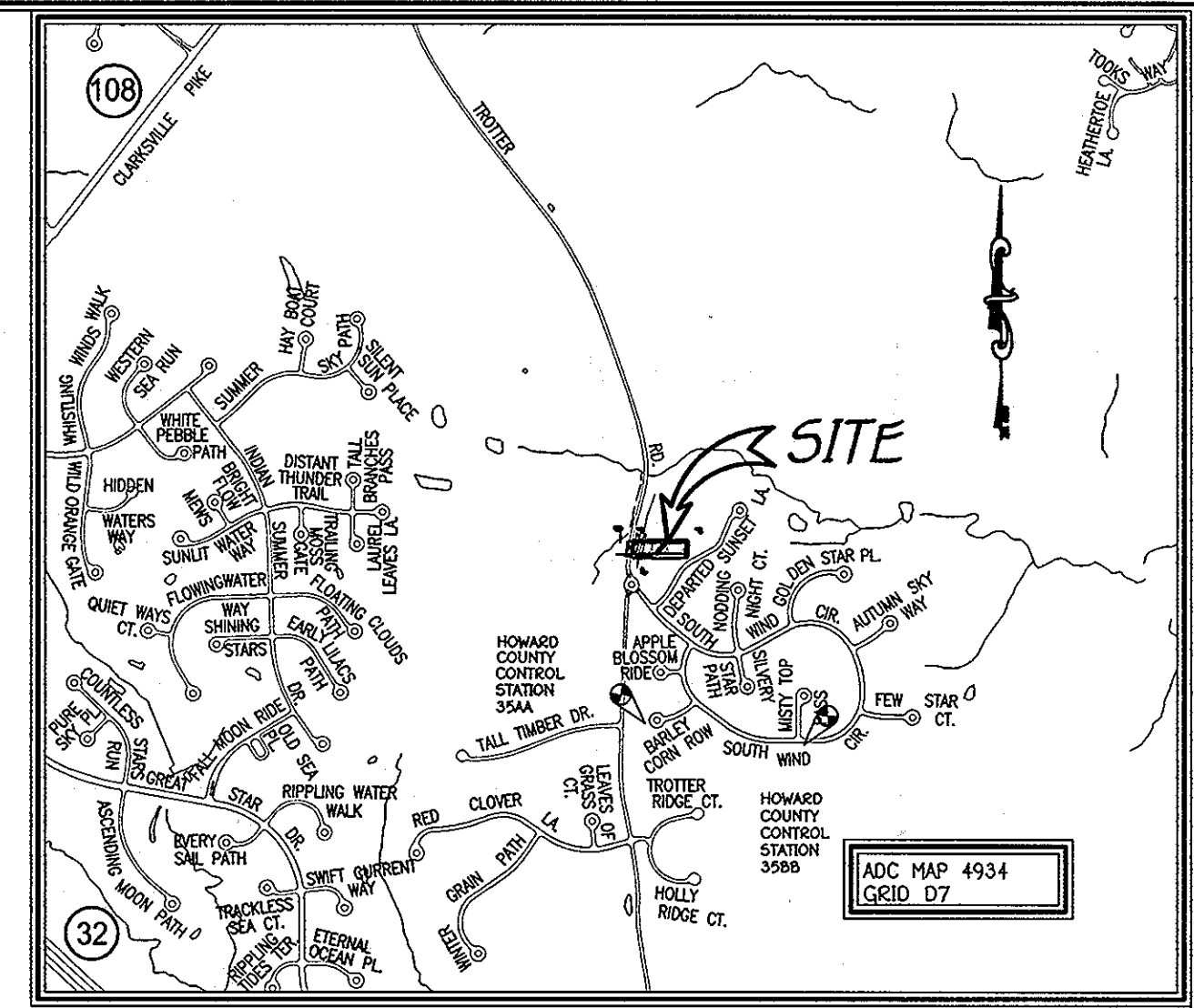
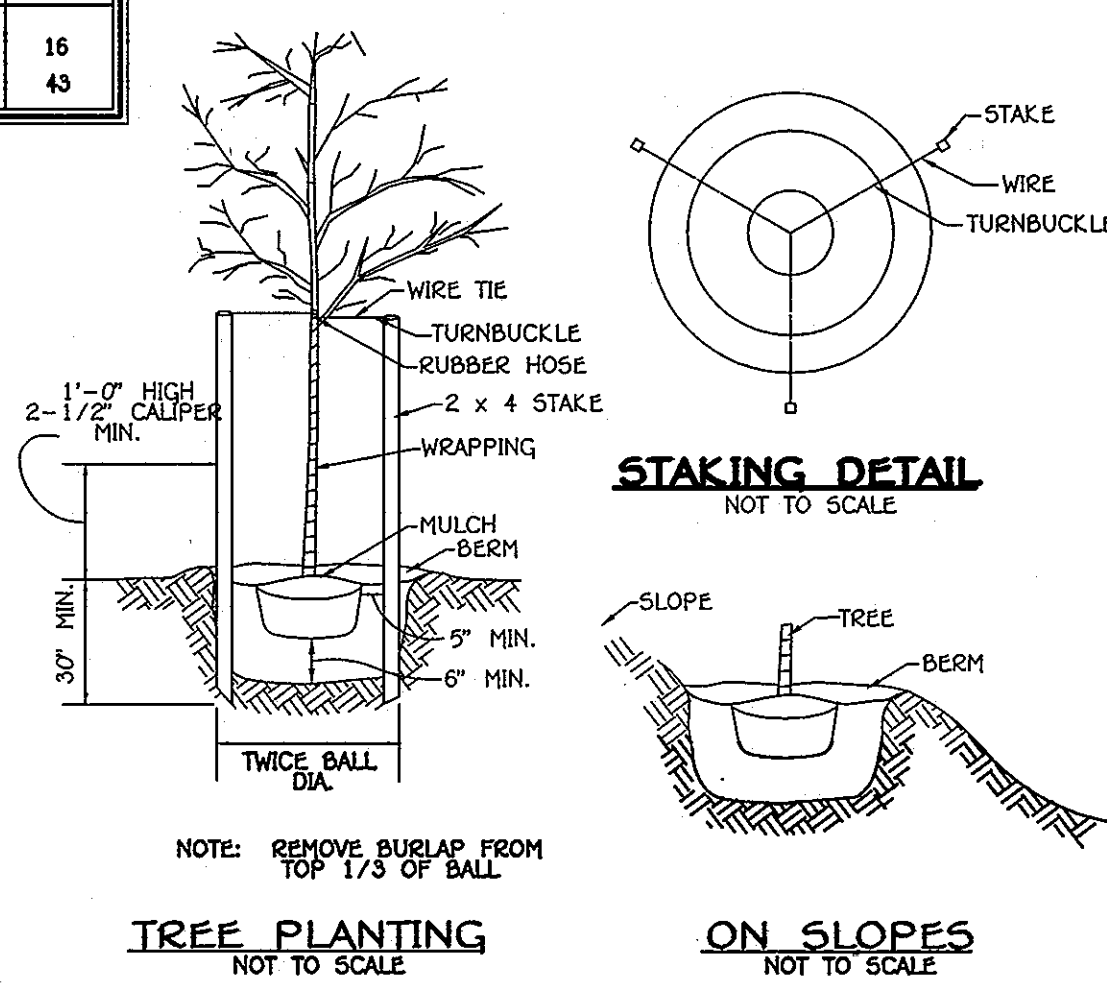
FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PLACE
 CLUETT, MD 21042
 (410) 461-2995

OWNER AND DEVELOPER
 TROTTER 5857, LLC
 1819 PANAMA COURT
 MLEAN, VIRGINIA 22101
 1-703-442-3270

Eco-Science Professionals, Inc.
 CONSULTING ECOLOGISTS
 10 DNR Qualified Professional USACE Wetland Designer Certification #00290005000448
 JOHN P. CAVALLI

General Notes Continued:

- The Swm Measures Illustrated On This Plan Are Conceptual As Specific House Configurations Have Not Yet Been Established. Specific Swm Measures Will Be Provided With The Associated Plot Plan When Final Design Details Can Be Provided.
- Elevations Are Based On Field Run Topographic Survey Performed May, 2011 By Fisher, Collins & Carter, Inc.
- Limit Of Disturbance 0.85 Ac.
- Plot Subject To WP-13-021 Which The Planning Director On August 24, 2012 Approved A Request To Waive Sections 16.120(a)(17) And 16.120(a)(10) Of The Subdivision And Land Development Regulations, Which Requires The Retention Of State Champion Trees, Trees 75% Of The Diameter Of State Trees, And Trees 30" In Diameter Or Larger. The Applicant Is Requesting A Waiver To Remove One Specimen Tree. Approval Is Subject To The Following Conditions:
 1. The Perimeter Landscaping Obligation Must Be Fulfilled Under The Subdivision Or Site Development Plan Process.
 2. Approval Of This Waiver Is For The Removal Of Specimen Tree 'A' As Shown On The Waiver Petition Exhibit. No Other Specimen Trees May Be Removed.



General Notes

- The Subject Property Is Zoned R-20 Per The Decision And Order For ZB-1091M Approved By The Zoning Board On September 6, 2011.
- Coordinates Based On NAD 83, Maryland Coordinate System As Projected By Howard County Geographic Control Station No. 35AA And No. 35BB
 Sta. 35AA N 560787.6901 E 1335483.8345
 Sta. 35BB N 560790.4155 E 1335657.2303
- This Plot Is Based On Field Run Monumented Boundary Survey Performed On Or About January 26, 2010, By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.C.C. 100".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 100".
- Denotes Concrete Monument Or Stone Found.
- All Lot Areas Are More Or Less (+).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Msd Grid Measurement.
- No Cemeteries Exist On This Site Based On Both A Site Visit And An Examination Of The Howard County Cemetery Inventory Map.
- This Plot Is In Compliance With The Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The 2004 Zoning Regulations As Amended By Council Bill 75-2003. Development Or Construction On These Lots Must Comply With Setback And Buffer Requirements As Provided By A Fee-In-Lieu Payment Of \$1,500.00.
- Previous Department Of Planning And Zoning File Numbers: ZB-1091M, HC-12-17, ECP-12-029 And F-13-002.
- There Is An Existing Dwelling And Accessory Shed On The Property Removed On Date:
- 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.
- Driveways 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 (Minimum) Requirements:
 a) Width - 12 Feet (16 Feet Serving More Than One Residence);
 b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating, (1 - 1/2" Minimum);
 c) Geometry - Minimum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
 d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (125-Tons);
 e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 f) Structure Clearances - Minimum 12 Feet;
 g) Maintenance - Sufficient To Ensure All Weather Use.
- No Noise Study Is Required For This Project Per Howard County Design Manual, Vol. III, Section 5.2(1).
- The Forest Stand Delineation And Wetland Delineation For This Project Was Prepared By Eco-Science Professionals, Inc. Dated November 10, 2011.
- Open Space Requirements Are Provided By A Fee-In-Lieu Payment Of \$1,500.00.
- The 24' Private Use-In-Common Access Easement And Maintenance Agreement For Lots 1 And 2 Have Been Recorded In The Howard County Land Records Office Simultaneously With The Recording Of This Subdivision Plot.
- House On Property Is Not Listed On Historic Register But Is Older Than 50 Years. Howard County Historic District Approved #12-17 (#5857 Trotter Road) On June 7, 2012 A Recommendation To Allow Demolition Of Existing House And Shed.
- There Are No Wetlands Or Streams On Site Based On A Site Inspection By Eco-Science Professionals, Inc. On November 10, 2011.
- Public Water And Sewage Allocation Will Be Granted At The Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
- Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 16.122.B Of The Howard County Code.
- Landscaping For Lots 1 And 2 Is Deferred To The Site Development Plan.
- This Plan Is Exempt From Forest Conservation With Section 16.120(b)(1)(vii) Of The Howard County Code And Forest Conservation Manual Since It Is A Minor Subdivision That Creates One Additional Lot And Has No Further Subdivision Potential.
- Traffic Study Is Not Required For This Subdivision.
- Sight Distance Study For This Project Was Prepared By Hars Group, Dated June, 2012.
- This Property Is Located Within The Metrostyle District.
- This Development Is Designed To Be In Accordance With Section 16.127-Residential Infill Development-Of Subdivision And Land Development Regulations. The Developer Of This Project Shall Create Compatibility With The Existing Neighborhood Through The Use Of Enhanced Perimeter Landscaping, Berms, Fences, Similar Housing Unit Types And The Directional Orientation Of The Proposed Houses.
- Approval Of A Site Development Plan Is Required For The Development Of Lots 1 And 2 Prior To The Issuance Of Any Grading Or Building Permits For The House Construction In Accordance With Section 16.155 Of The Subdivision And Land Development Regulations.
- A Community Meeting Was Conducted On January 25, 2012 For The Purpose Of The Developer To Provide Information To The Community To Ask Questions And To Make Comments, Per Section 16.126(d), Of The Subdivision Regulations.
- Section 16.120(b)(2)(ii) Of The Howard County Subdivision And Land Development Regulations Allow Land Dedicated For Road Street Widening In A Minor Subdivision To Be Counted Up To 10% Of The Minimum Lot Size Requirements Or 18,000 Square Feet:
 Lot 1 Minimum Lot Area = Gross Area - Greater Than 18,000 Square Feet Minimum Allowed.
 Lot 2 Minimum Lot Area = Gross Area - Greater Than 20,644 Square Feet (-) 2,637 Square Feet = 18,007 Square Feet Which Is Greater Than 18,000 Square Feet Minimum Allowed.
- In Accordance With Section 16.120(c)(2)(B), Minimum Frontages, The 24 Foot Wide Use-In-Common Driveway Easement With 16 Foot Paving Width Provides A Shared Access For Lots 1 And 2 Having Sufficient Frontage Collectively To Meet The Driveway Easement Requirements In The Design Manual.
- Stormwater Management Requirements For This Site Will Be Met Using Environmental Site Design To The Maximum Extent Possible In Accordance With The Maryland Stormwater Design Manual, Volumes 1 & 11, Effective May, 2010. Proposed Practices Will Be Located On Individual Lots And The Use-In-Common Driveway As Follows:
 1. Lot 1 Will Meet Stormwater Requirements Using Drywells (M-5) And Landscape Infiltration (M-3) For The Proposed House And Landscape Infiltration For Proposed Use-In-Common Driveway And Individual Driveway.
 2. Lot 2 Will Meet Stormwater Requirements Using Drywells (M-5) For The Proposed House And Non-Rooftop Disconnection (N-2) For The Proposed Driveway. These Practices Shall Be Privately Owned And Maintained In Accordance With Individual Descriptions Of Covenance.

SEE GENERAL NOTES CONTINUED THIS SHEET

SUPPLEMENTAL PLAN
LANDSCAPE, TOPOGRAPHY, SOILS AND
STORMWATER MANAGEMENT
TROTTER CIRCLE
LOTS 1 & 2
5857 TROTTER ROAD, CLARKSVILLE, MD 21029
 TAX MAP No. 0035 GRID No. 0002 PARCEL No. 0220
 FIFTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 ZONED: R-20
 SCALE: 1" = 30' DATE: SEPTEMBER 7, 2012
 SHEET 1 OF 2

F-13-002

