

**GENERAL NOTES**

1. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410)311-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
2. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AS APPLICABLE.
4. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
5. THE EXISTING TOPOGRAPHY IS TAKEN FROM A FIELD RUN SURVEY WITH 2 FOOT CONTOUR INTERVALS PREPARED BY A.B. CONSULTANTS, INC. DATED OCTOBER 2007 AND FROM THE PROPOSED GRADES OF THE APPROVED FINAL ROAD CONSTRUCTION PLANS DATED 2/16/2018.
6. 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. 3784 AND 3782 WERE USED FOR THIS PROJECT.
7. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN SURVEY PERFORMED BY MORRIS & RITCHE ASSOC., INC. IN DECEMBER 2007.
8. THE OFFSITE FLOODPLAIN SHOWN IS PER SHA PLAT NO. 54587.
9. THE SUBJECT PROPERTY IS ZONED R-SA-8 PER THE 10/6/2013 COMPREHENSIVE ZONING PLAN.
10. NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON-SITE.
11. WATER IS PUBLIC. CONTRACT NUMBER #320-W AND #14-4993-D.
12. SEWER IS PUBLIC. CONTRACT NUMBER #546-S, 14-4993-D, PATAPSCO WASTE WATER TREATMENT PLANT.
13. A FOREST STAND DELINEATION WAS PERFORMED BY GEO-TECHNOLOGY ASSOCIATES, INC. IN 2007 AND RECONFIRMED/REVISITED BY FIELD INVESTIGATION IN OCTOBER 2014.
14. A TRAFFIC STUDY WAS PREPARED BY TRAFFIC GROUP, ENTITLED "TRAFFIC IMPACT ANALYSIS", IN MARCH 2015.
15. A NOISE STUDY WAS PREPARED BY PHOENIX NOISE AND VIBRATION, LLC, ENTITLED "TROTTER'S KNOLL PHASE 1 NOISE ANALYSIS", IN MARCH 2015.
16. WETLANDS AND WATERS OF U.S. SHOWN HEREON WERE DELINEATED AND GPS LOCATED BY GEO-TECHNOLOGY ASSOCIATES, INC. ON DECEMBER 17, 2007, RECONFIRMED ON AUGUST 24, 2011, PERMITTED ON FEBRUARY 12, 2016, AND EXPIRES ON FEBRUARY 12, 2019.
17. THE GEO-TECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY GEO-TECHNOLOGY ASSOCIATES, INC., DATED AUGUST 25, 2016.
18. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
19. LOTS 85-100 WERE APPROVED ON 5/21/2019 ON FINAL PLAN F-18-107.
20. PRIOR DPZ CASES: ECP-15-020, WP-18-043, WP-15-085, WP-15-042 (WITHDRAWN), WP-17-040 (WITHDRAWN), SP-17-005, SP-16-002, F-17-027, F-18-107.
21. ON NOVEMBER 30, 2015 THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING PLANNING DIRECTOR, APPROVED THE NOVEMBER 3, 2015 REQUEST FOR AN INCREASED BUILDING LENGTH PER SECTION 111.0.D.(E) OF THE ZONING REGULATION SUBJECT TO THE FOLLOWING CONDITIONS:
  - EACH TOWNHOUSE UNIT SHALL HAVE THE 2' JOG BETWEEN THE BUILDING FACADES OF EACH UNIT AND ADJACENT UNITS AS PROPOSED BY THE APPLICANT.
  - EACH UNIT SHALL HAVE THE DIFFERENT ARCHITECTURAL CHARACTER AS PROPOSED BY THE APPLICANT TO INCLUDE BUILDING MATERIALS, COLOR PALETTE AND/OR ARCHITECTURAL FEATURES. ADDITIONALLY, THE APPLICANT SHALL VARY THE ARCHITECTURAL CHARACTER OF THE ROOF DESIGN TO INCLUDE VARYING HEIGHTS, SHINGLE COLOR, DORMERS, ETC.
  - A FINAL DETERMINATION OF THE BUILDING ARCHITECTURAL DESIGN AND VISUAL IMPACT OF THE BUILDING LENGTH SHALL BE FURTHER EVALUATED BY THIS OFFICE WITH THE REVIEW AND APPROVAL OF THE SITE DEVELOPMENT PLAN.
22. A PRE-SUBMISSION COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON JULY 14, 2016.
23. IN ACCORDANCE WITH SECTION 128.0.A.10 OF THE ZONING REGULATIONS TROTTER'S KNOLL SECTIONS I & II ARE CONSIDERED AN INTEGRATED DEVELOPMENT THEREFORE STRUCTURE AND USE SETBACKS ARE NOT REQUIRED BETWEEN PARCELS.
24. LANDSCAPING FOR LOTS 85-100 ARE PROVIDED IN ACCORDANCE WITH CERTIFIED LANDSCAPE PLAN F-18-107 (SHEETS 15 AND 16 INCLUDED WITH THE ROAD CONSTRUCTION PLAN SET) IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$4,800 (8 SHADE TREES @ \$500.00 EACH AND 10 ORNAMENTAL GREEN TREES @ \$150.00 EACH).
25. THIS PLAN IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE 10/6/13 COMPREHENSIVE ZONING PLAN. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN.
26. ALL STORMWATER MANAGEMENT CONTROL DEVICES AND ASSOCIATING PIPES WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. STORMWATER MANAGEMENT IS ACHIEVED BY USING ESD WITH BMP'S. SEE APPROVED FINAL PLAN F-18-107.
27. SHC ELEVATIONS SHOWN ARE LOCATED AT THE UTILITY EASEMENT.
28. FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.01.
29. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE)
  - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1 1/2" MIN)
  - GEOMETRY - MAX. 15% GRADE CHANGE AND MIN. 45' TURNING RADIUS
  - STRUCTURE (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
  - DRAINAGE ELEMENTS - SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
30. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS WITHOUT AN APPROVED ALTERNATIVE COMPLIANCE REQUEST.
31. TROTTER'S KNOLL PROJECT IS DEVELOPED AS TWO SECTIONS, SECTION ONE AND SECTION TWO, PER APPROVED SP-17-005 AND F-18-107, PLAT #25354-25359. THIS PLAN SET IS FOR TROTTER'S KNOLL SECTION TWO ONLY AND SHALL BE DEVELOPED AS ONE PHASE.
32. FOREST CONSERVATION REQUIREMENTS ARE MET WITH ON-SITE RETENTION OF 1.72 ACRES UNDER F-18-107, PLAT # 25354-25359.
33. IN ACCORDANCE WITH SECTION 128.0 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES, OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
34. THE 65DBA NOISE LINE ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPT. OF HOUSING AND URBAN DEVELOPMENT.
35. ALL PARKING SPACES PROVIDED ON SITE SHALL BE MAINTAINED BY THE H.O.A.
36. ALL MIHU REQUIREMENTS FOR THIS PROJECT ARE BEING PROVIDED BY UNITS ON-SITE AS SHOWN ON THE MIHU ALLOCATION EXEMPTIONS TRACKING CHART. THIS PAGE MIHU AGREEMENT WAS RECORDED IN L19196, P.38.
37. ALL REFUSE ON SITE WILL BE COLLECTED FROM INDIVIDUAL HOMEOWNERS BY HOWARD COUNTY. THERE IS A REFUSE COLLECTION CHARGE LEVIED ANNUALLY ON ALL RESIDENTIAL PROPERTY FOR WHICH THE COUNTY PROVIDES REFUSE COLLECTION SERVICE.
38. ON 02/18/15 AN ALTERNATIVE COMPLIANCE, WP-15-085, TO SECTION 16.1205(d)(7)&(10) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WAS APPROVED TO REMOVE SPECIMEN TREE #4, BUT DENIED THE REQUEST TO REMOVE SPECIMEN TREE #5. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS: (1) SPECIMEN TREE #5 MUST BE SAVED, PROTECTED AND MAINTAINED AS SHOWN ON THE REVISED ENVIRONMENTAL CONCEPT PLAN UPLOADED TO PROJECTDOX. IN ORDER TO FURTHER PROTECT DISTURBANCE TO THE CRITICAL ROOT ZONE FOR SPECIMEN TREE #5, DPZ RECOMMENDS THE APPLICANT MOVE UNITS 95 & 96 AND RELOCATED THEM NEXT TO UNIT 27. THIS EXCHANGE SHOULD BE CONSIDERED AND EVALUATED DURING THE DESIGN AND REVIEW OF THE SUBDIVISION PLAN; (2) IN ACCORDANCE WITH THE DEPARTMENT OF RECREATION AND PARKS COMMENTS DATED JANUARY 21, 2015 - SPECIMEN TREE #5 SHOULD BE PROTECTED DURING CONSTRUCTION. A REGISTERED ARBORIST MUST INSPECT THE TREE AND IMPLEMENT RECOMMENDATIONS FOR PROFESSIONAL PRUNING OF ROOTS AND FOLIAGE ALL PRUNING MUST BE PERFORMED BY A MARYLAND LICENSED TREE EXPERT. TREE PROTECTION FENCING MUST BE INSTALLED AROUND THE TREE PERIMETER TO PREVENT ROOT AND FOLIAGE DAMAGE DURING CONSTRUCTION AND ALTERNATIVE DESIGNS OF THE SITE LAYOUT MUST BE CONDUCTED BY THE CONSULTANT IN ORDER TO MINIMIZE ROOT DAMAGE; (3) EFFORTS SHOULD BE MADE TO SAVE AND PROTECT SPECIMEN TREE #4 DURING CONSTRUCTION. HOWEVER SHOULD GRADING CONDITIONS ASSOCIATED WITH THE PLAN PROHIBIT THE SAVING OF THIS SPECIMEN TREE, THE REMOVAL OF SPECIMEN TREE #4 IS APPROVED UNDER THIS WAIVER REQUEST. THE REMOVAL OF SPECIMEN TREE #4 WILL REQUIRE MITIGATION OF ONE 3" - 4" CALIBER TREE. THE MITIGATED TREE SHALL BE OF SIMILAR SPECIES AS THE REMOVED TREE, BE SHOWN AS PART OF THE LANDSCAPE PLAN, AND SHALL BE BONDED WITH THE LANDSCAPE OBLIGATION.
39. THE SEWER CONNECTION WAS DETERMINED TO BE AN ESSENTIAL AND NECESSARY DISTURBANCE AND WAS APPROVED BY THE PLANNING DIRECTOR UNDER SP-17-005 APPROVED. SEE GENERAL NOTE 27 ON SP-17-005.
40. BEFORE ISSUING ANY PERMITS WITHIN THE 50' STRUCTURE AND USE SETBACK ON LOT 100, WRITTEN PERMISSION MUST BE OBTAINED FROM THE MARYLAND STATE HIGHWAY ADMINISTRATION.

# SITE DEVELOPMENT PLAN

## TROTTER'S KNOLL - SECTION II

### SINGLE FAMILY ATTACHED

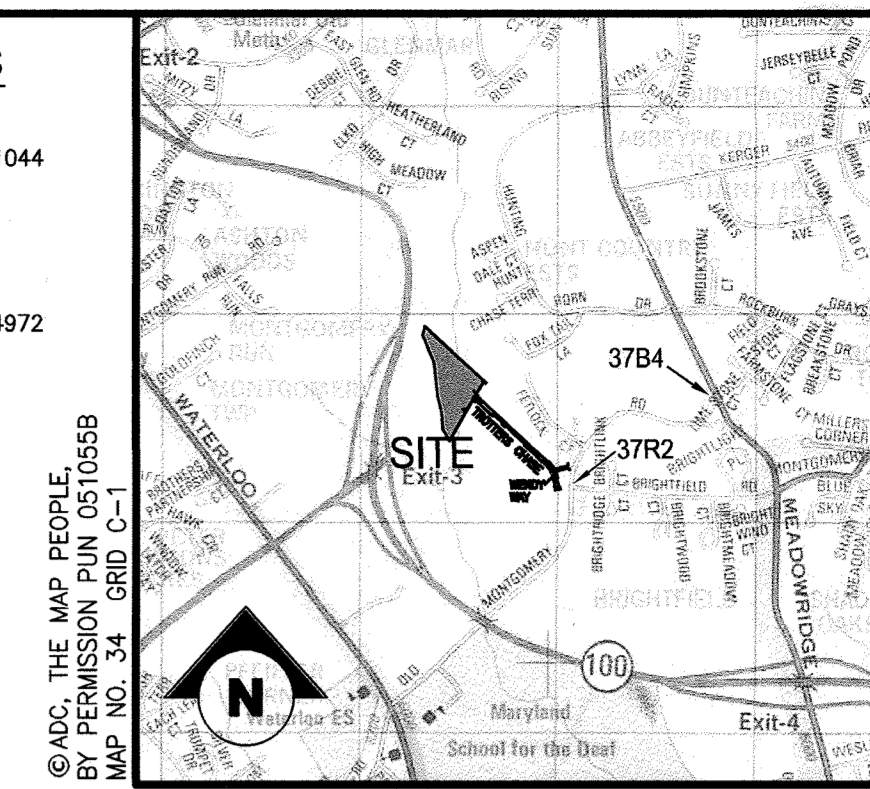
#### LOTS 85-100

#### PLAT #25354-25359

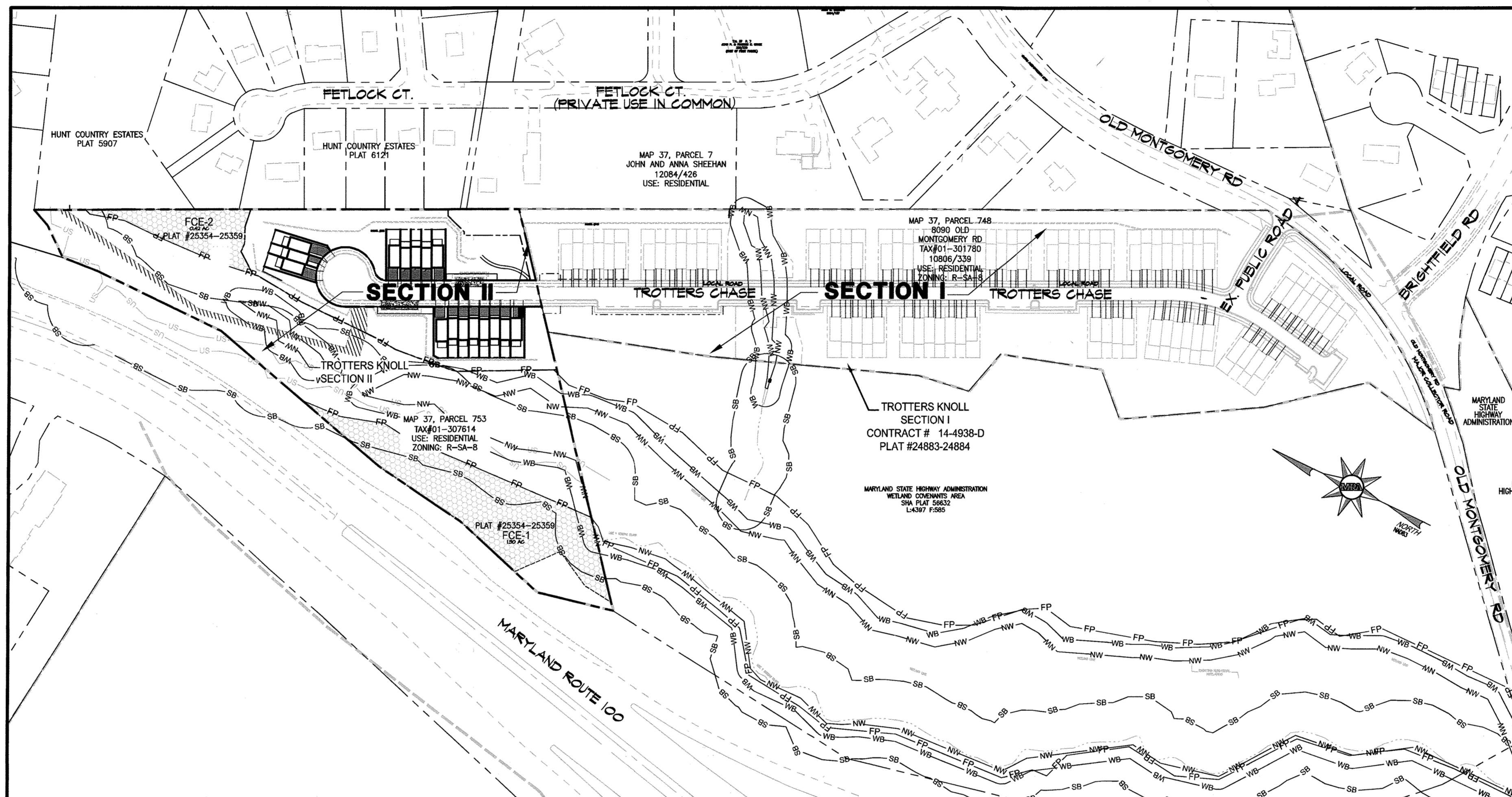
**BENCH MARKS**

3784  
N 563,928.5542 E 1,373,109.1044  
ELEV. 401.411  
NAD 83/91  
NAVD 88

3782  
N 562,611.4210 E 1,371,554.4972  
ELEV. 399.73'  
NAD 83/91  
NAVD 88



**VICINITY MAP**  
SCALE: 1" = 2,000'



**ADDRESS CHART**

LOT NO.	STREET ADDRESS
85	8148 TROTTERS CHASE
86	8150 TROTTERS CHASE
87	8152 TROTTERS CHASE
88	8154 TROTTERS CHASE
89	8156 TROTTERS CHASE
90	8160 TROTTERS CHASE
91	8162 TROTTERS CHASE
92	8164 TROTTERS CHASE
93	8147 TROTTERS CHASE
94	8145 TROTTERS CHASE
95	8143 TROTTERS CHASE
96	8141 TROTTERS CHASE
97	8139 TROTTERS CHASE
98	8137 TROTTERS CHASE
99	8135 TROTTERS CHASE
100	8133 TROTTERS CHASE

**LOCATION PLAN**

SCALE: 1" = 150'

Scale 1" = 150'

**SITE ANALYSIS DATA**

NO.	DESCRIPTION	REQUIRED	PROVIDED
1.	ZONING:	R-SA-8	
2.	PROPERTY AREA (GROSS)	8.82 AC.	
3.	100 YEAR FLOODPLAIN	3.73 AC.	
4.	TOTAL AREA OF PROPOSED LOTS:	0.821 AC.	
5.	AREA OF PROPOSED ROADS:	0.613 AC.	
6.	AREA OF PROPOSED OPEN SPACE:	7.443 AC. (83.8% OF GROSS)	
7.	PROPOSED USE:	RESIDENTIAL (SINGLE FAMILY ATTACHED)	
8.	NO. OF UNITS PROPOSED:	16	
9.	NO. OF RESIDENTIAL LOTS PROPOSED:	16	
10.	PROPOSED WATER AND SEWER SHALL BE PUBLIC.		

NO.	DESCRIPTION	REQUIRED	PROVIDED
C.	<b>MODERATE INCOME HOUSING UNITS</b>		
	AT LEAST 10% OF THE DWELLINGS IN EACH R-SA-8 DEVELOPMENT SHALL BE MODERATE INCOME HOUSING UNITS.	1.6 UNITS (10%)	2 UNITS (12.5%) (SPECIFIC UNITS TBD)
D.	<b>PARKING REQUIREMENTS:</b>		
	1. REQUIRED PARKING (16 SINGLE-FAMILY ATTACHED UNITS):	40 SPACES TOTAL REQUIRED	
	1.1. RESIDENTIAL UNITS (2 SPACES PER DWELLING UNIT)	32 SPACES	
	1.2. VISITOR PARKING (0.5 PER DWELLING UNIT)	8 SPACES	
	2. PROVIDED PARKING	57 SPACES TOTAL PROVIDED	
	2.1. SINGLE FAMILY ATTACHED GARAGES SPACES:	12 SPACES*	
	2.2. SINGLE FAMILY ATTACHED DRIVEWAY SPACES:	37 SPACES*	
	2.3. OFF-STREET RESIDENTIAL SPACES:	6 SPACES*	
	2.4. OFF-STREET VISITOR SPACES:	6 SPACES*	
	* UNITS W/ 1-CAR GARAGE AND 2-CAR DRIVEWAYS	UNITS 86-88	
	* UNITS W/ 2-CAR GARAGE AND 2-CAR DRIVEWAYS	UNITS 85, 89, 90, 92	
	* UNITS W/ 2-CAR OFF-STREET SPACES EACH	UNITS 93-100	
	* UNIT W/ 1-CAR GARAGE & 1-CAR DRIVEWAY	UNIT 91	

**SHEET INDEX**

1	COVER SHEET
2	LAYOUT PLAN - LOTS 85-100
3	GRADING, SOILS, SEDIMENT AND EROSION CONTROL PLAN
4	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
5	HOUSE TYPES

**PERMIT INFORMATION CHART**

SUBDIVISION NAME		PARCEL NO.
TROTTER'S KNOLL - SECTION II		PARCEL 753
PLAT NO. OR L/F	GRID #	ZONING
SHA PLAT NO. 25354-25359	2	R-SA-8
TAX MAP NO.	ELECT. DIST.	CENSUS TRACT
37	1	6011.05

**MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTIONS TRACKING**

TOTAL NUMBER OF LOTS/UNITS PROPOSED	16
NUMBER OF MIHU REQUIRED	2
NUMBER OF MIHU PROVIDED ON-SITE (EXEMPT FROM APFO ALLOCATIONS)	2 PROVIDED - LOTS 97 & 99 PER MIHU AGREEMENT EXECUTED L19196, F.38
NUMBER OF APFO ALLOCATIONS REQUIRED (REMAINING LOTS/UNITS)	16 REQUIRED / 16 PROVIDED
MIHU FEE-IN-LIEU (INDICATE LOT/UNIT NUMBERS)	NOT APPLICABLE REQUIREMENTS MET ON SITE

**OWNER / DEVELOPER:**

CALATLANTIC GROUP, INC.  
ADDRESS: 7035 ALBERT EINSTEIN DRIVE, SUITE 200  
COLUMBIA, MD 21046

CONTACT: RYAN HOUCK  
PHONE: 410-997-5522  
EMAIL: Ryan.Houck@lennar.com

**BUILDER:**  
LENNAR  
ADDRESS: 7035 ALBERT EINSTEIN DRIVE, SUITE 200  
COLUMBIA, MD 21046  
PHONE: 410-997-5522

**OPEN SPACE TABULATIONS**

	SECTION 2
REQUIRED OPEN SPACE (25% OF GROSS)	1.22 ACRES
PROVIDED OPEN SPACE	1.34 ACRES
CREDITED OPEN SPACE	1.21 ACRES
NON-CREDITED OPEN SPACE	0.11 ACRES
NON-CREDITED COMMON OPEN SPACE	0.01 ACRES
RECREATIONAL OPEN SPACE REQ (400 SF/UNIT)	6,400 SF
RECREATIONAL OPEN SPACE PROVIDED	6,475 SF

\* PROVIDED UNDER F-18-107

**A. GENERAL BULK REGULATIONS:**

	REQUIRED	PROVIDED
1. MAXIMUM HEIGHT:	40'	40'
1.1. PRINCIPAL STRUCTURE:	40'	40'
1.2. ACCESSORY STRUCTURES:	15'	15'
2. MAXIMUM LOT COVERAGE FOR STRUCTURES WITHIN SINGLE-FAMILY ATTACHED PROJECTS DEVELOPED WITH ONE DWELLING UNIT PER LOT:	60%	51%
3. MAXIMUM UNITS PER STRUCTURE:	8	8
4. MAXIMUM BUILDING LENGTH: (DIRECTOR MAY APPROVE UP TO 300') (SEE GENERAL NOTE #21)	120'	164'

**A. MINIMUM SETBACK REQUIREMENTS:**

	REQUIRED	PROVIDED
1. FROM ARTERIAL OR MAJOR COLLECTOR		
1.1. STRUCTURES		
1.1.1. FRONT OR SIDE:	30'	30'
1.1.2. REAR:	50'	50'
1.2. USES:	30'	30'
2. FROM OTHER PUBLIC STREET RIGHT-OF-WAY OR PRIVATE STREET		
2.1. STRUCTURES		
2.1.1. FRONT OR SIDE:	20'	20'
2.1.2. REAR TO PUBLIC STREET:	40'	40'
2.2. USES (OTHER THAN STRUCTURES):	20'	20'
3. FROM VICINAL PROPERTIES		
3.1. FROM AN RC, RR, R-20, R-12, R-ED, OR R-SC DISTRICT OR A SINGLE-FAMILY LAND USE AREA OF A NT, PCCG, OR MXD DISTRICT		
3.1.1. SINGLE-FAMILY ATTACHED DWELLINGS:	50'	50'
3.1.2. OTHER STRUCTURES OR USES:	50'	50'
3.2 BETWEEN MULTI-FAMILY BUILDINGS		
3.2.1. FACE TO FACE	30'	MIN. 90'
3.2.2. SIDE TO SIDE	15'	MIN. 146'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

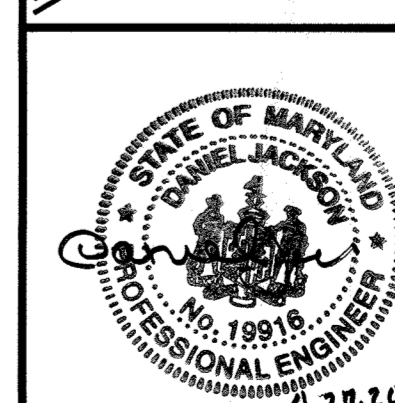
6.5.26  
DATE

6/8/2020  
DATE

6-9-2020  
DATE



**MORRIS & RITCHE ASSOCIATES, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
14280 PARK CENTER DRIVE  
LAUREL, MD 20707  
(410) 792-9792 / (301) 776-1690  
FAX: (410) 792-7395

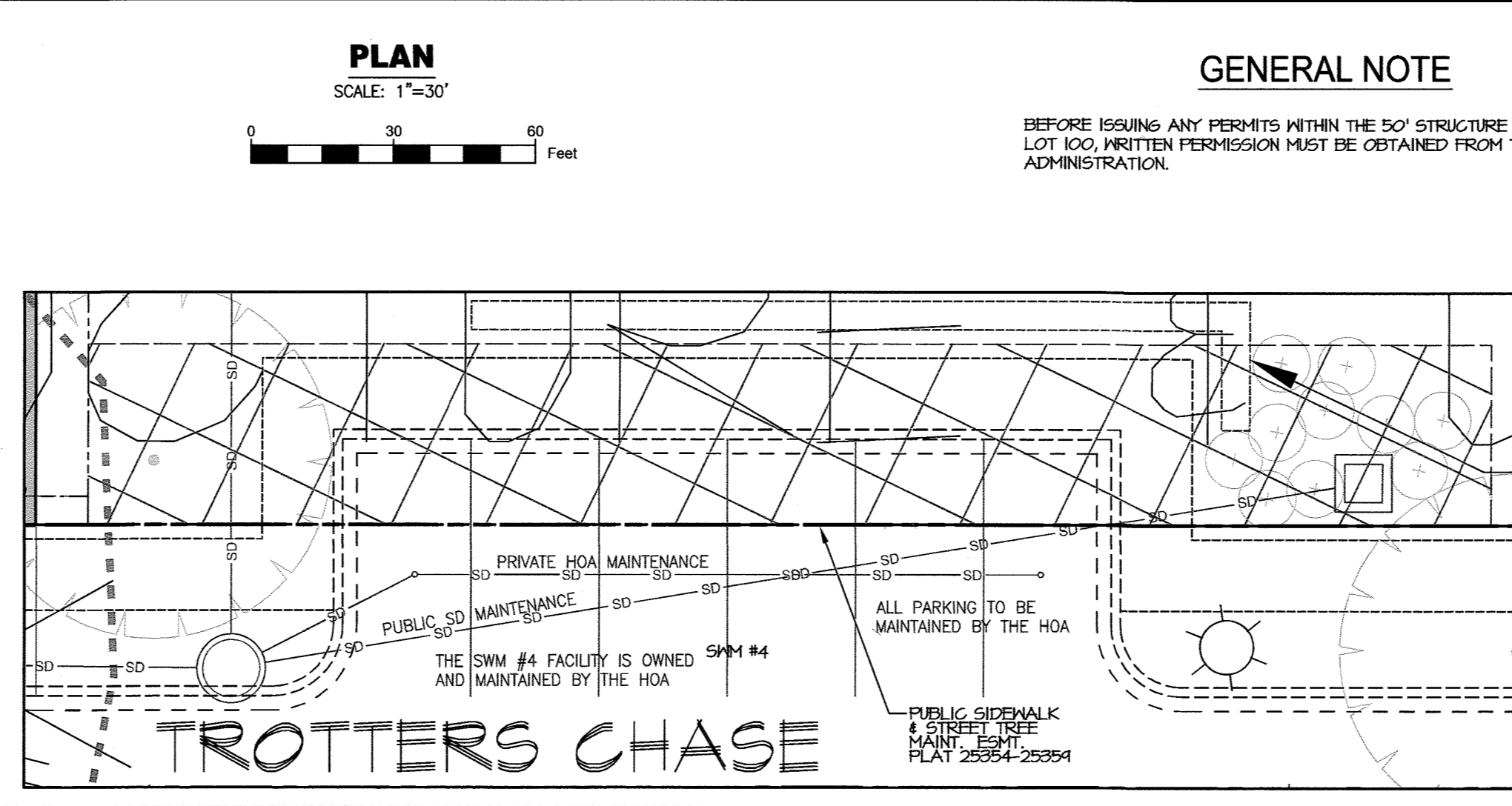
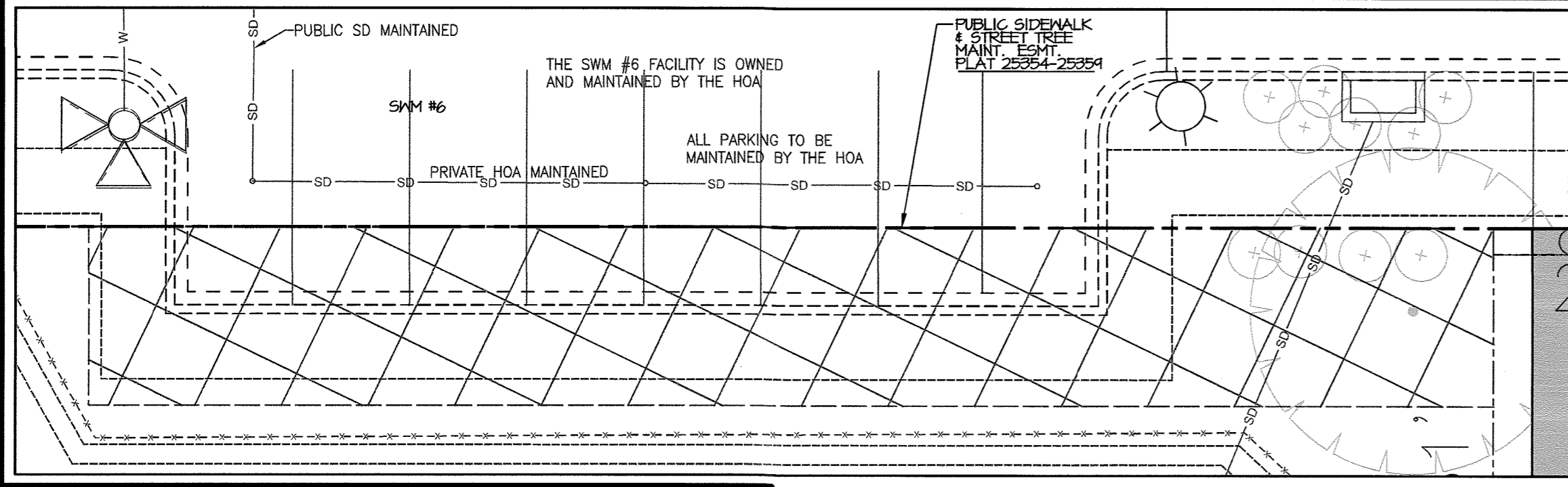
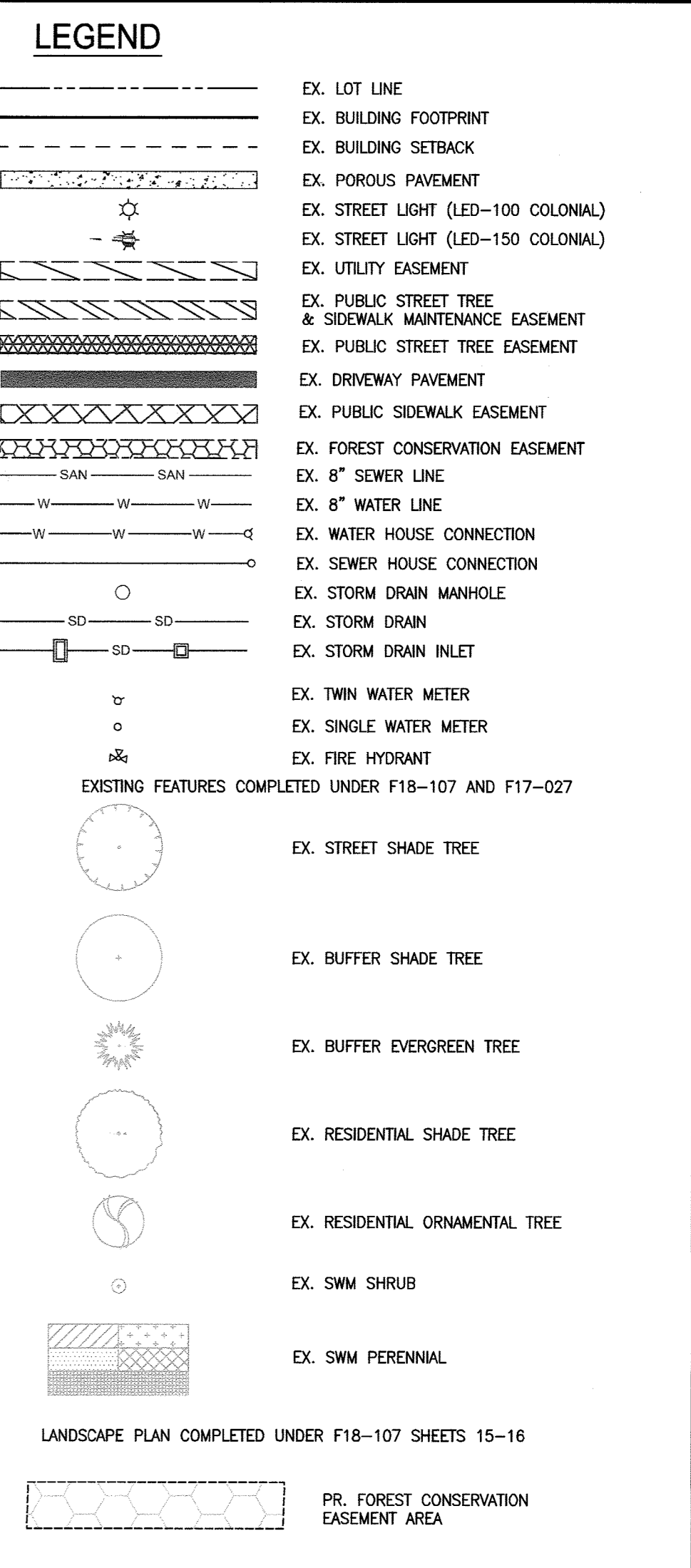
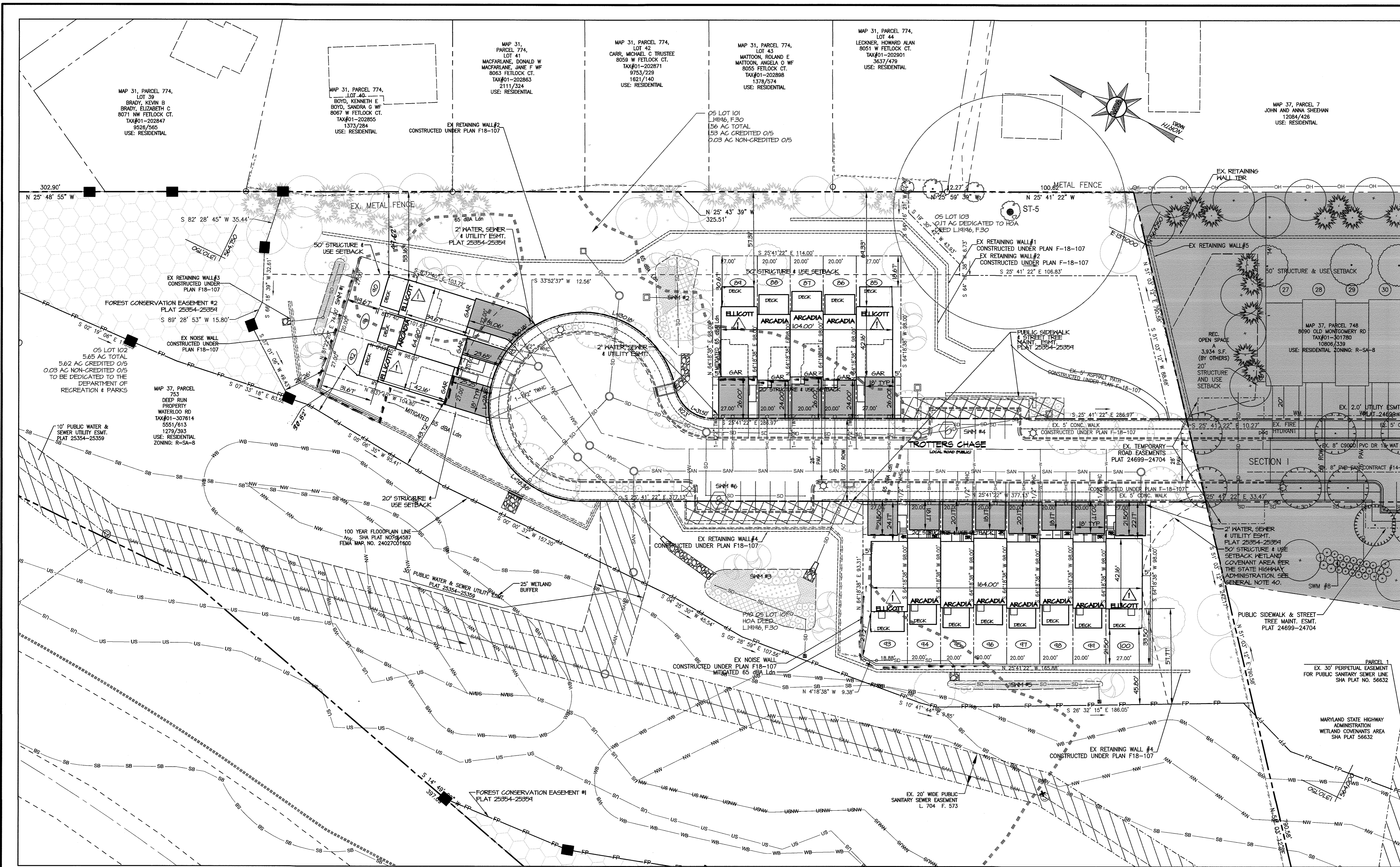


**SITE DEVELOPMENT PLAN**  
**TROTTER'S KNOLL - SECTION II - LOTS 85-100**  
TROTTERS CHASE, ELLICOTT CITY MARYLAND  
**COVER SHEET**

PLAT NO. 25354-25359  
TAX MAP 37 GRIDS 2 PARCEL 753 ZONED: R-SA-8  
1ST ELECTION DISTRICT  
HOWARD COUNTY, MD 21043

DATE	REVISIONS	JOB NO.:
		15368 x 07
		SCALE: 1" = 150'
		DATE: 4/23/20
		DRAWN BY: MR
		DESIGN BY: MR
		REVIEW BY: DJ
		SHEET: 1 OF 5





APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE: 6-3-20  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE: 6-9-2020  
 DIRECTOR OF PLANNING AND ZONING

**PARKING AREA MAINTENANCE DETAILS**  
 SCALE: 1"=10'  
 THE SWM #6 FACILITY IS OWNED AND MAINTAINED BY THE HOA  
 ALL PARKING TO BE MAINTAINED BY THE HOA

**OWNER / DEVELOPER:**  
 CALATLANTIC GROUP, INC.  
 ADDRESS: 7035 ALBERT EINSTEIN DRIVE, SUITE 200  
 COLUMBIA, MD 21046  
 CONTACT: RYAN HOUCK  
 DIVISION PRESIDENT  
 410-997-5522  
 EMAIL: Ryan.Houck@lennar.com

**BUILDER:**  
 LENNAR  
 ADDRESS: 7035 ALBERT EINSTEIN DRIVE, SUITE 200  
 COLUMBIA, MD 21046  
 PHONE: 410-997-5522

**MRA**  
 MORRIS & RITCHIE ASSOCIATES, INC.  
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
 14280 PARK CENTER DRIVE  
 LAUREL, MD 20707  
 (410) 792-9792 / (301) 776-1690  
 FAX: (410) 792-7395  
 MRAGTA.COM

STATE OF MARYLAND  
 DANIEL JACKSON  
 No. 19918  
 PROFESSIONAL ENGINEER  
 01/14/2021

MD 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. 19918, EXPIRATION DATE: 01/14/2021.

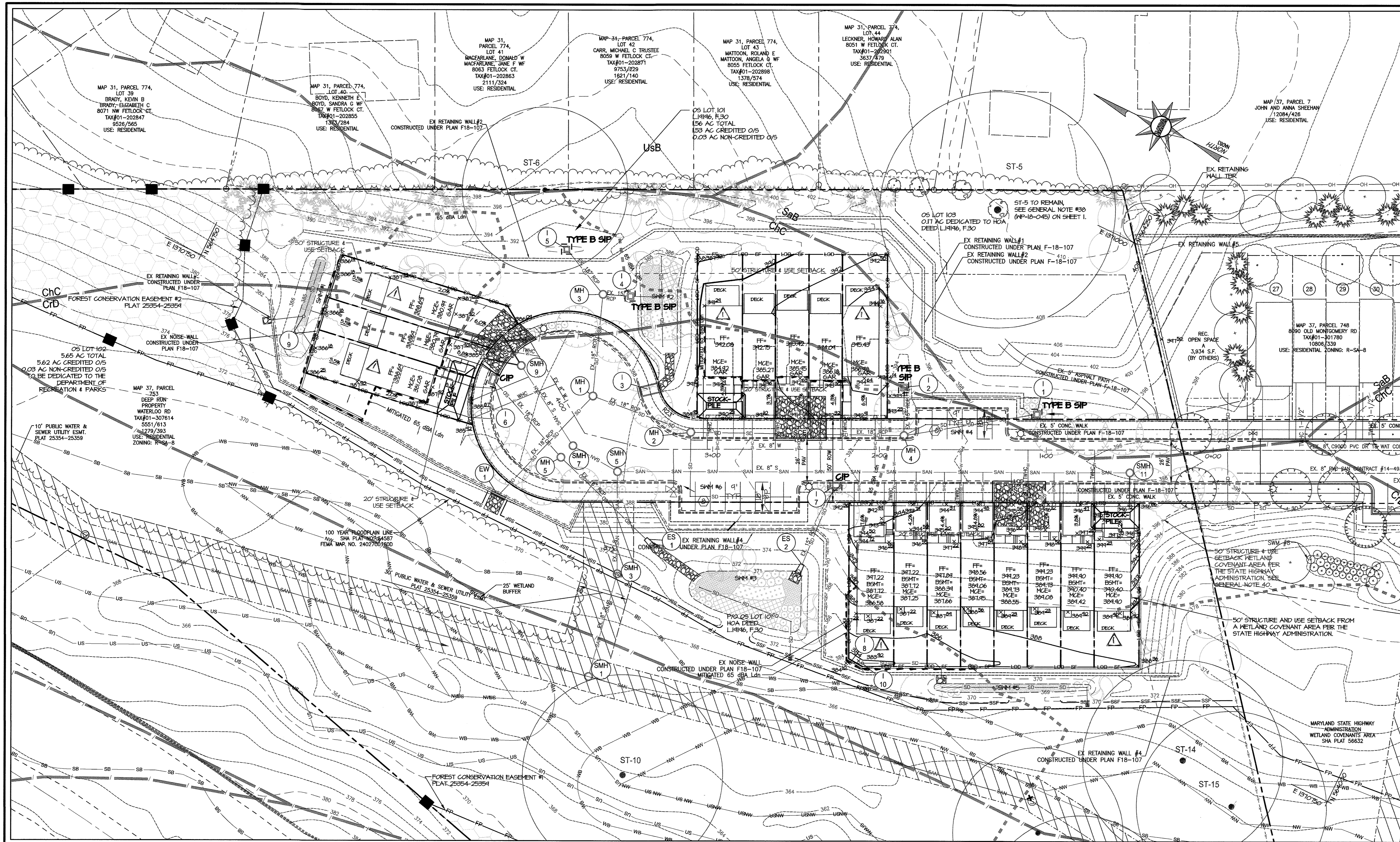
**MORRIS & RITCHIE ASSOCIATES, INC.**  
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
 14280 PARK CENTER DRIVE  
 LAUREL, MD 20707  
 (410) 792-9792 / (301) 776-1690  
 FAX: (410) 792-7395  
 MRAGTA.COM

**SITE DEVELOPMENT PLAN**  
**TROTTER'S KNOLL - SECTION II - LOTS 85-100**  
 TROTTERS CHASE, ELLICOTT CITY MARYLAND  
**LAYOUT PLAN - LOTS 85-100**

PLAT NO. 25354-25359  
 TAX MAP 37 GRIDS 2 PARCEL 753 ZONED: R-SA-8  
 1ST ELECTION DISTRICT  
 HOWARD COUNTY, MD 21043

DATE	REVISIONS	JOB NO.:
8-31-20	REVISED DECKS	15368 x 07
		SCALE: 1" = 30'
		DATE: 4/23/20
		DRAWN BY: JG
		DESIGN BY: MM
		REVIEW BY: MAM
		SHEET: 2 OF 5





**LEGEND**

	EX. PROPERTY LINE
	EX. ADJACENT PROPERTY LINE
	EX. RIGHT OF WAY
	EX. EASEMENT
	EX. ZONING LINE
	EX. BUILDING
	EX. CONCRETE
	EX. PAVEMENT
	EX. ROAD CENTERLINE
	EX. FENCE
	EX. OVERHEAD LINE
	EX. WATER LINE
	EX. SEWER LINE
	EX. STREAM
	EX. STREAM BUFFER
	EX. TREE LINE
	EX. STORM DRAIN
	EX. NON TIDAL WETLANDS
	EX. 25' WETLAND BUFFER
	EX. FLOODPLAIN
	EX. WATERS OF THE US
	EX. FOREST CONSERVATION EASEMENT
	EX. 8" SEWER LINE
	EX. 8" WATER LINE
	EX. WATER HOUSE CONNECTION
	EX. SEWER HOUSE CONNECTION
	EX. STORM DRAIN MANHOLE
	EX. STORM DRAIN
	EX. STORM DRAIN INLET
	EX. TWIN WATER METER
	EX. SINGLE WATER METER
	EX. FIRE HYDRANT
	EX. LIMIT OF DISTURBANCE
	PR. LOD/SILT FENCE
	PR. STABILIZED CONSTRUCTION ENTRANCE (SCE)
	PR. 1' CONTOUR
	PR. 2' CONTOUR
	PR. 10' CONTOUR
	PR. FOREST CONSERVATION EASEMENT AREA

**PLAN**  
SCALE: 1"=30'  
0 30 60 Feet

**GENERAL NOTE**

BEFORE ISSUING ANY PERMITS WITHIN THE 50' STRUCTURE AND USE SETBACK ON LOT 100, WRITTEN PERMISSION MUST BE OBTAINED FROM THE STATE HIGHWAY ADMINISTRATION.  
EXISTING 56" CONSTRUCTED UNDER F-18-107 TO BE USED AND MAINTAINED UNDER THIS PLAN UNTIL COMPLETION.

**ENGINEER'S CERTIFICATE**  
"I certify that this plan for sediment and erosion control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

*Dan Jackson* 4.27.20  
Signature of Engineer (Dan Jackson) Date

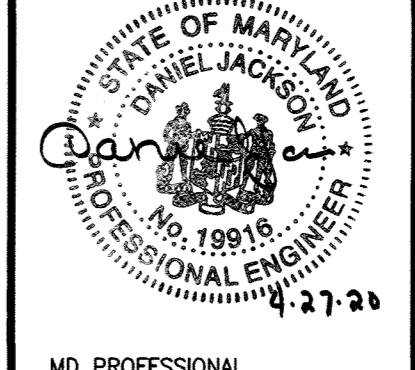
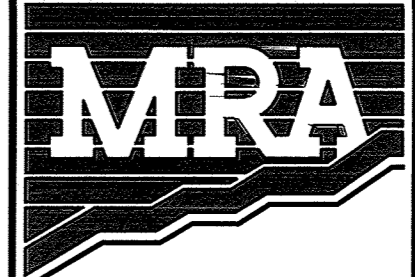
**DEVELOPER'S CERTIFICATE**  
"We certify that all development and construction will be done according to this plan for sediment and erosion control, and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."

*Matthew Wu* 4.27.20  
Signature of Developer (CalAtlantic Group, Inc.) Date

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
*John A. Robertson* 5/13/20  
Howard SCD Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*[Signature]* 6.3.20  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*[Signature]* 6/1/2020  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE  
*[Signature]* 6-9-2020  
DIRECTOR OF PLANNING AND ZONING DATE

**OWNER / DEVELOPER:**  
CALATLANTIC GROUP, INC.  
ADDRESS: 7035 ALBERT EINSTEIN DRIVE, SUITE 200  
COLUMBIA, MD 21046  
CONTACT: RYAN HOUCK  
DIVISION PRESIDENT  
PHONE: 410-997-5522  
EMAIL: Ryan.Houck@lenmar.com  
**BUILDER:**  
LENNAR  
ADDRESS: 7035 ALBERT EINSTEIN DRIVE, SUITE 200  
COLUMBIA, MD 21046  
PHONE: 410-997-5522



MD 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. 19918, EXPIRATION DATE: 01/14/2021.

**MORRIS & RITCHE ASSOCIATES, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
14280 PARK CENTER DRIVE  
LAUREL, MD 20707  
(410) 792-9792 / (301) 776-1690  
FAX: (410) 792-7395  
MRAGTA.COM

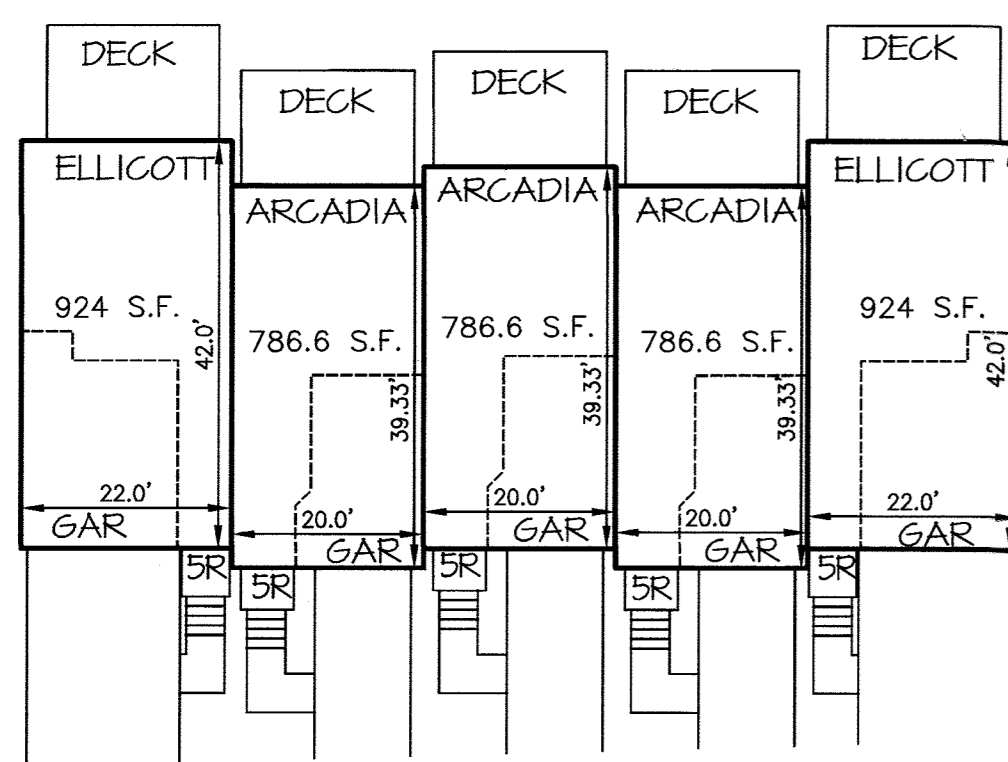
**SITE DEVELOPMENT PLAN**  
**TROTTER'S KNOLL - SECTION II - LOTS 85-100**  
TROTTERS CHASE, ELLICOTT CITY MARYLAND  
**GRADING, SOILS, SEDIMENT AND EROSION CONTROL PLAN**  
PLAT NO. 25354-25359  
TAX MAP 37 GRIDS 2 PARCEL 753 ZONED: R-SA-8  
1ST ELECTION DISTRICT  
HOWARD COUNTY, MD 21043

DATE	REVISIONS	JOB NO.:
5-31-20	REVISED DECKS	15368 x 07
		SCALE: 1" = 30'
		DATE: 4/23/20
		DRAWN BY: MR
		DESIGN BY: MR
		REVIEW BY: MAM
		SHEET: 3 OF 5



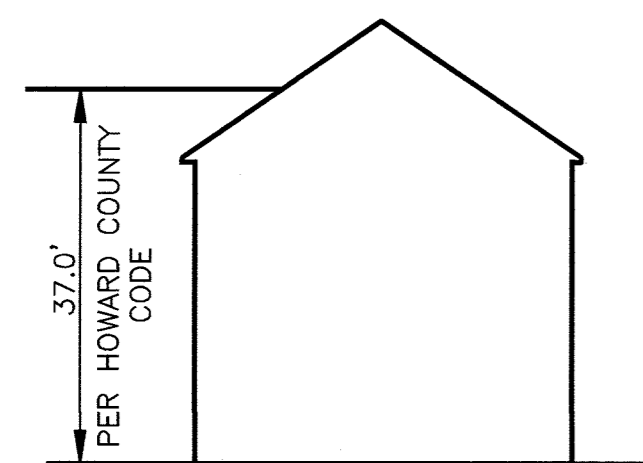






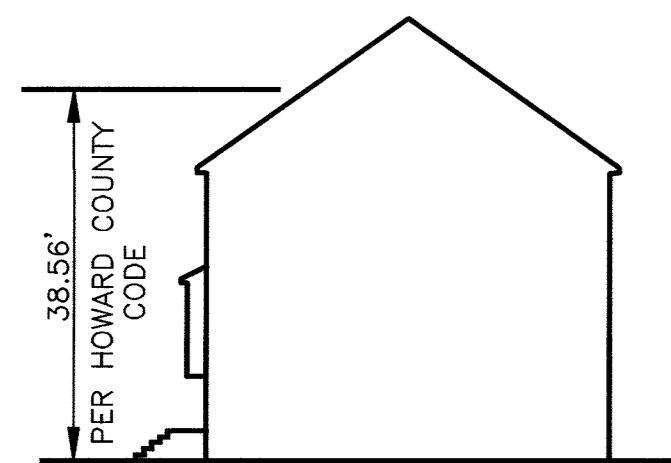
**TYPICAL TOWNHOUSE STRING**

1"=20'



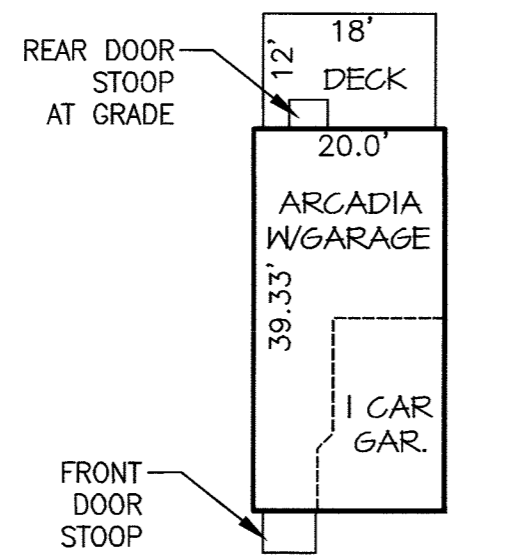
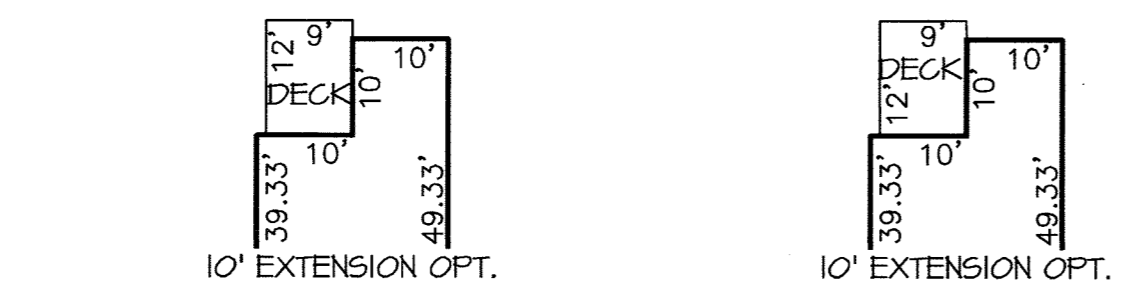
**TYPICAL ARCADIA HOUSE ELEV.**

SCALE: 1"=20'

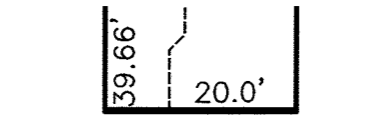


**TYPICAL ELICOTT HOUSE ELEV.**

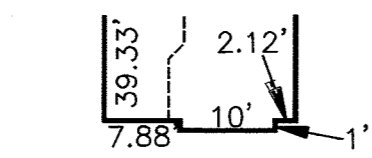
SCALE: 1"=20'



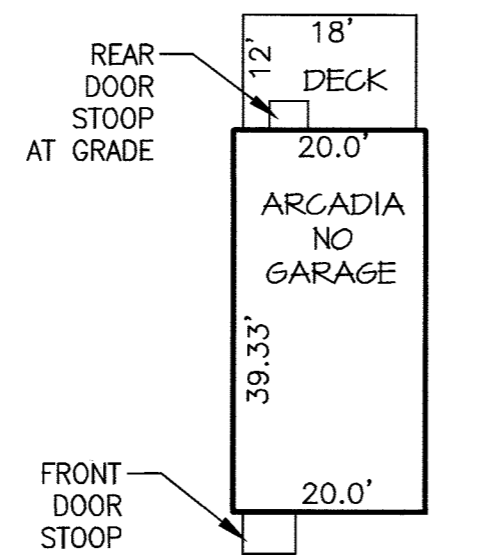
STANDARD FOOTPRINT ELEVATION 1 AND 2



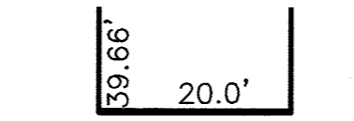
STANDARD FOOTPRINT ELEVATION 1 AND 2 BRICK FRONT OPTION



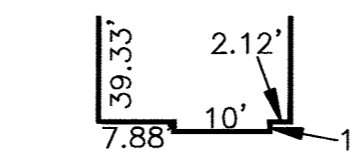
ELEVATION 3 OPTIONAL BAY WINDOW



STANDARD FOOTPRINT ELEVATION 1 AND 2



STANDARD FOOTPRINT ELEVATION 1 AND 2 BRICK FRONT OPTION



ELEVATION 3 OPTIONAL BAY WINDOW

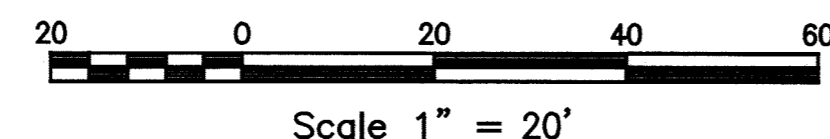
NOTE: OTHER ELEVATIONS VARY BY GARAGE DOOR LOCATION ONLY ON GROUND FLOOR, ELEVATION 3 HAS A BAY WINDOW ON THE SECOND FLOOR.

NOTE: BUILDING DECKS TO BE BUILT AT 10' DEPTH IF LOCATED ON A LOT CONSTRAINED BY STRUCTURE AND USE SETBACKS OR OTHER SITE CONSTRAINTS ARE PRESENT.

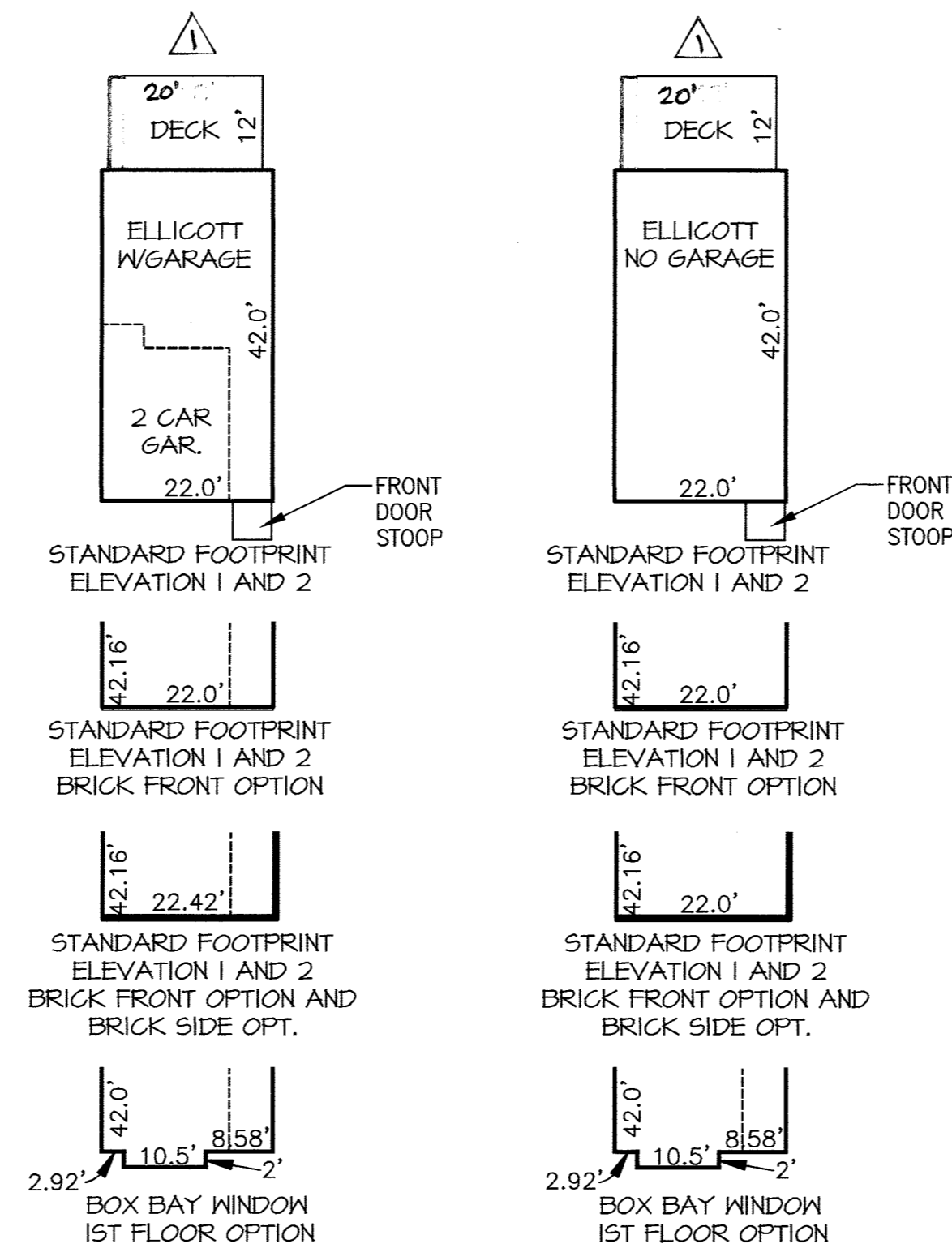
**ARCADIA HOUSE TYPE**

SCALE: 1"=20'

NOTE: ALL TOWNHOUSES TO HAVE AUTOMATIC FIRE SUPPRESSION



Scale 1" = 20'



**ELICOTT HOUSE TYPE**

SCALE: 1"=20'

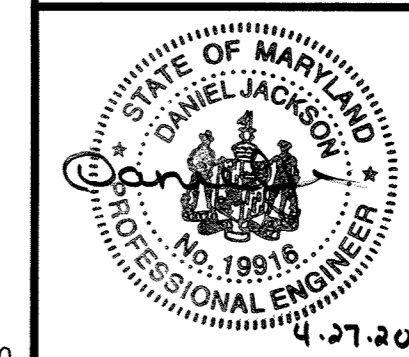
NOTE: BUILDING DECKS TO BE BUILT AT 10' DEPTH IF LOCATED ON A LOT CONSTRAINED BY STRUCTURE AND USE SETBACKS OR OTHER SITE CONSTRAINTS ARE PRESENT.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*[Signature]*  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 6-3-20  
*[Signature]*  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 6/5/2020  
*[Signature]*  
 DIRECTOR OF PLANNING AND ZONING DATE: 6-9-2020

**OWNER / DEVELOPER:**  
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**SITE DEVELOPMENT PLAN**  
**TROTTER'S KNOLL - SECTION II - LOTS 85-100**  
 TROTTERS CHASE, ELICOTT CITY MARYLAND  
**HOUSE TYPES**  
 PLAT NO. 25354-25359  
 1ST ELECTION DISTRICT  
 TAX MAP 37 GRIDS 2 PARCEL 753 ZONED: R-SA-8  
 HOWARD COUNTY, MD 21043

MD PROFESSIONAL CERTIFICATION: DANIEL JACKSON, No. 19918, 4-27-20  
 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. 19918, EXPIRATION DATE: 01/14/2021.

DATE	REVISIONS	JOB NO.:
8-31-20	REVISED DECKS	15368 x 07
		SCALE: 1" = 20'
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		DRAWN BY: MAM
		DESIGN BY: MAM
		REVIEW BY: MM
		SHEET: 5 OF 5