

GENERAL NOTES

- SUBJECT PROPERTY IS ZONED "R-20" PER THE 2/02/04 COMPREHENSIVE ZONING PLAN AND THE "COMP-LITE" ZONING AMENDMENTS EFFECTIVE 7/2008.
 - GROSS AREA OF SITE SUBJECT TO SUBDIVISION = 5.07 AC.±
 - AREA OF PROPOSED PUBLIC ROW: 0.58 AC.±
 - NUMBER OF PROPOSED BUILDABLE LOTS: 9
 - AREA OF PROPOSED BUILDABLE LOTS: 3.67 AC.±
 - NUMBER OF PROPOSED OPEN SPACE LOTS: 2
 - AREA OF PROPOSED OPEN SPACE LOT: 0.82 AC.±
 - OPEN SPACE REQUIRED (8% OF GROSS AREA OF SITE SUBJECT TO SUBDIVISION): 0.50 AC. ± 6% = 0.30 AC.±
 - CREDITED OPEN SPACE PROVIDED: 0.80 AC.±
 - NON-CREDITED OPEN SPACE PROVIDED: 0.02 AC.±
 - TOTAL OPEN SPACE PROVIDED: 0.82 AC.±
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
 - PUBLIC WATER AND PUBLIC SEWER WILL BE USED WITHIN THIS SITE. WATER AND SEWER SERVICE WILL BE PROVIDED BY AN EXTENSION OF CONTRACT #34-4345.
 - BOUNDARY SURVEY AND TOPOGRAPHY WERE PREPARED BY SILL, ADCOCK & ASSOCIATES, LLC. ON OR ABOUT FEBRUARY, 2008.
 - THERE ARE NO STEEP SLOPES, WETLANDS, FLOODPLAIN, HISTORIC STRUCTURES OR CEMETERIES WITHIN THE PROJECT BOUNDARY.
 - A WETLAND DELINEATION WAS PERFORMED BY SILL, ADCOCK AND ASSOCIATES, LLC. ON OR ABOUT MARCH 4, 2008.
 - THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES OR AGENCIES AT LEAST FIVE (5) WORKING DAYS BEFORE STARTING WORK SHOWN ON THESE PLANS:

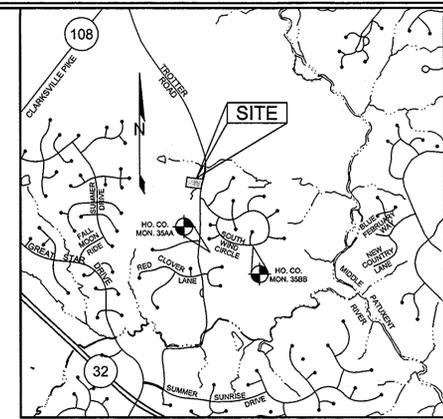
STATE HIGHWAY ADMINISTRATION	410.531.5533
BGE(CONTRACTOR SERVICES)	410.850.4620
BGE(UNDERGROUND DAMAGE CONTROL)	410.787.9068
MISS UTILITY	1.800.257.7777
COLONIAL PIPELINE COMPANY	410.785.1300
HOWARD COUNTY, DEPT. OF PUBLIC WORKS, BUREAU OF UTILITIES	410.313.4900
HOWARD COUNTY HEALTH DEPARTMENT	410.313.2640
ATT&T	1.800.252.1133
VERIZON	1.800.743.0033/410.224.9210
 - THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
 - ANY DAMAGE TO PUBLIC RIGHT-OF-WAYS, PAVING OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING CONSTRUCTION INSPECTION DIVISION AT (410) 313-1900 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY IN ADDITION TO MARYLAND STATE HIGHWAY AUTHORITY STANDARDS AND SPECIFICATIONS IF APPLICABLE.
 - THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
 - EXISTING UTILITIES ARE LOCATED BY THE USE OF ANY OR ALL OF THE FOLLOWING: ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER PLANS AND OTHER AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO THE CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
 - ALL HDPE PIPE SPECIFICATION AND INSTALLATION SHALL MEET AASHTO M-252 TYPE S, M-294 TYPE S AND ASTM D2321, RESPECTIVELY.
 - SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. DRIVEWAY PAVING TO BE HOWARD COUNTY STANDARD P-1 PAVING SECTION. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOIL TEST PRIOR TO CONSTRUCTION.
 - ALL TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NUMBERS 35AA AND 35BB WERE USED FOR THIS PROJECT.
 - DRIVEWAY ENTRANCES PER HOWARD COUNTY DESIGN MANUAL IV, DETAIL R.6.03.
 - 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 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
 - 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.
 - ALL DITCHES AND SWALES WILL HAVE EROSION CONTROL MATTING.
 - STORMWATER MANAGEMENT IS PROVIDED FOR THIS PROJECT. WATER QUALITY AND RECHARGE OBLIGATIONS WILL BE MET BY UTILIZING ROOFTOP DISCONNECTS, DRYWELLS, BIORETENTION FACILITIES AND SHEET FLOW TO BUFFER CREEKS, CHANNEL PROTECTION IS NOT REQUIRED BECAUSE THE POST DEVELOPED 1 YEAR STORM RUNOFF IS LESS THAN 2 CFS. BIORETENTION FACILITIES LOCATED ON A LOT SHALL BE OWNED AND MAINTAINED BY EACH LOT OWNER. BIORETENTION FACILITY 'A' SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - LANDSCAPING IS PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED 16 PERIMETER SHADE TREES IN THE AMOUNT OF \$4,500.00 WILL BE PAID WITH THE GRADING PERMIT.
 - THE TRAFFIC STUDY FOR THIS PROJECT WERE PREPARED BY MARS GROUP, DATED MARCH 2008.
 - THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.125 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WHICH REQUIRES A 30' BUFFER OF EXISTING FOREST OR WOODED AREA BETWEEN THE SCENIC ROAD AND THE PROPOSED DEVELOPMENT.
 - THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY THE ON-SITE RETENTION OF 0.63 ACRES OF FOREST, THE ON-SITE REFORESTATION PLANTING OF 0.11 ACRES OF FOREST AND THE REMAINING 0.99 ACRES OF REFORESTATION TO BE PROVIDED IN AN OFFSITE EASEMENT LOCATED IN THE FRIENDSHIP LAKES FOREST MITIGATION BANK. SURETY IN THE AMOUNT OF \$7,884.60 (27.4435F x \$0.20= \$5,488.60 + 4.7925F x \$0.50= \$2,396.00) SHALL BE PAID WITH THE DEVELOPER'S AGREEMENT FOR THIS PLAN. THE SURETY FOR THE 0.99 ACRES OF OFFSITE REFORESTATION HAS BEEN PAID WITH SDP-02-117.
 - THE EXISTING WELLS SHALL BE PROPERLY SEALED AND ABANDONED BY A LICENSED WELL DRILLER IN ACCORDANCE WITH HOWARD COUNTY HEALTH DEPARTMENT REGULATIONS AND GUIDELINES.
 - THE EXISTING SEPTIC SYSTEM SHALL BE PROPERLY ABANDONED IN ACCORDANCE WITH HOWARD COUNTY HEALTH DEPARTMENT REGULATIONS AND GUIDELINES.
 - OPEN SPACE LOTS 9 AND 10 WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - THE DIVISION OF LAND DEVELOPMENT HAS DETERMINED THE MINOR DISTURBANCE TO THE STREAM BUFFER TO BE ESSENTIAL BECAUSE THE SITE LACKS A VIABLE ACCESS ALTERNATIVE.
 - A DESIGN MANUAL WAIVER REQUEST TO DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-1.01, TO ALLOW OPEN SECTION ROADS IN THE PLANNED SERVICE AREA, WAS DENIED ON SEPTEMBER 3, 2008.

PRELIMINARY EQUIVALENT SKETCH PLAN

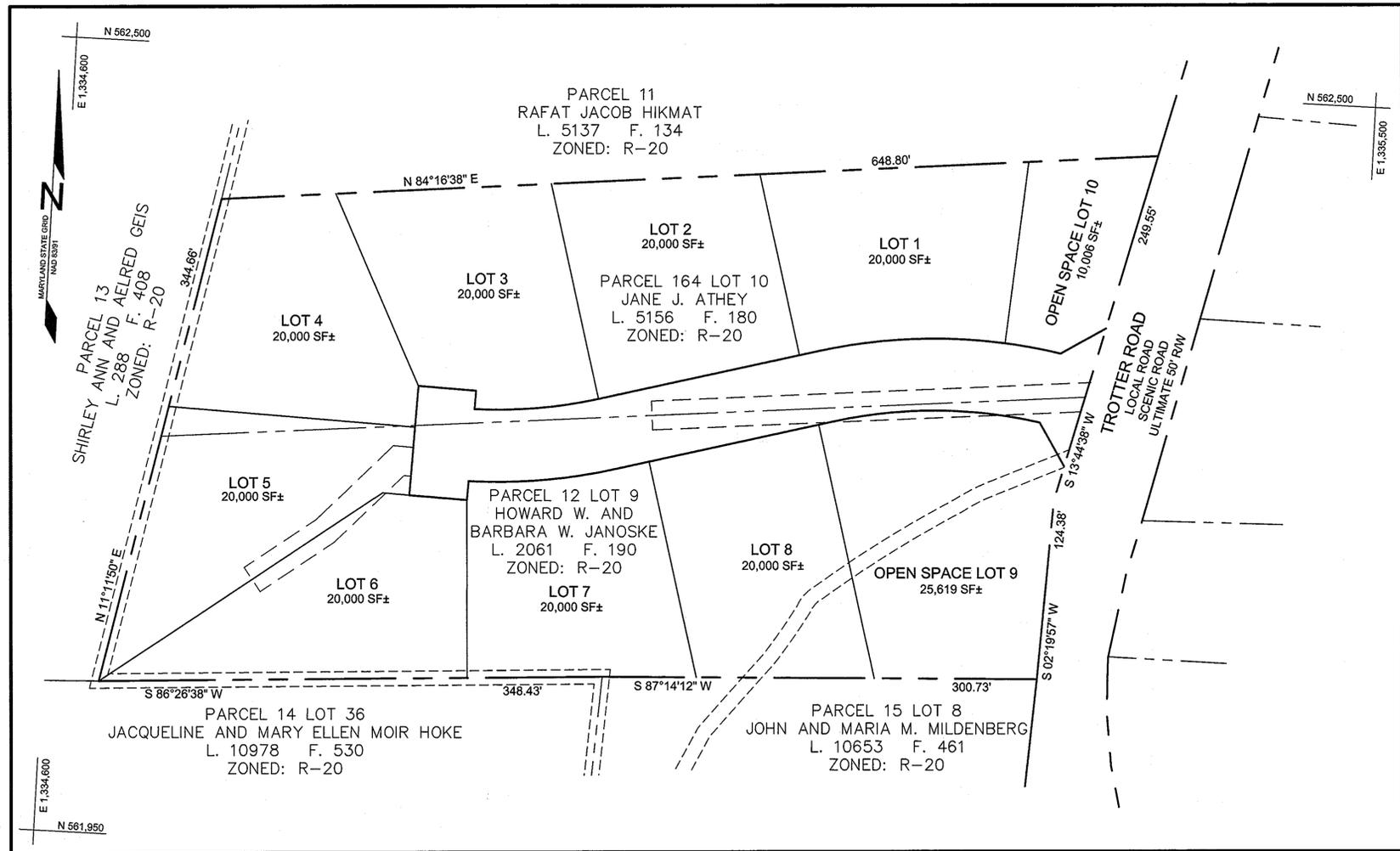
TROTTER LANDING

LOTS 1-8 AND OPEN SPACE LOTS 9-10

HOWARD COUNTY, MARYLAND



HOWARD COUNTY, MARYLAND ADC MAP 14, GRID H7
VICINITY MAP
SCALE: 1"=2000'



LOCATION MAP
SCALE: 1"=50'

BENCHMARKS				
NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
35AA	560,767.7141	1,335,483.8522	430.958	CONCRETE MONUMENT ON THE EAST SIDE OF TROTTER ROAD 1.2 MILES SOUTH OF RT-108
35BB	560,790.4066	1,336,537.2658	394.323	CONCRETE MONUMENT ON THE SOUTH SIDE OF SOUTH WIND CIRCLE 100' WEST OF MISTY TOP

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	350.00'	173.15'	28°20'41"	S88°46'23"W	171.39'
C2	350.00'	104.68'	17°08'08"	N83°10'06"E	104.29'

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	PRELIMINARY ROAD PROFILE
4	PRELIMINARY LAYOUT PLAN
5	PRELIMINARY GRADING, SEDIMENT AND EROSION CONTROL PLAN
6	PRELIMINARY STORM DRAIN DRAINAGE AREA MAP
7	PRELIMINARY LANDSCAPE AND FOREST CONSERVATION PLAN

OWNER JANE J. ATHEY 5848 TROTTER ROAD CLARKSVILLE, MD 21029	OWNER HOWARD W. AND BARBARA W. JANOSKE 5858 TROTTER ROAD CLARKSVILLE, MD 21029	DEVELOPER WILLIAMSBURG GROUP, LLC C/O ROBERT CORBETT 5485 HARPERS FARM ROAD, SUITE 200 COLUMBIA, MD 21044 410.997.8800
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COVER SHEET
TROTTER LANDING
LOTS 1 THRU 8 AND OPEN SPACE LOTS 9 AND 10

TAX MAP 35 GRID 2
5TH ELECTION DISTRICT

PARCEL 164 AND 12
HOWARD COUNTY, MARYLAND



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
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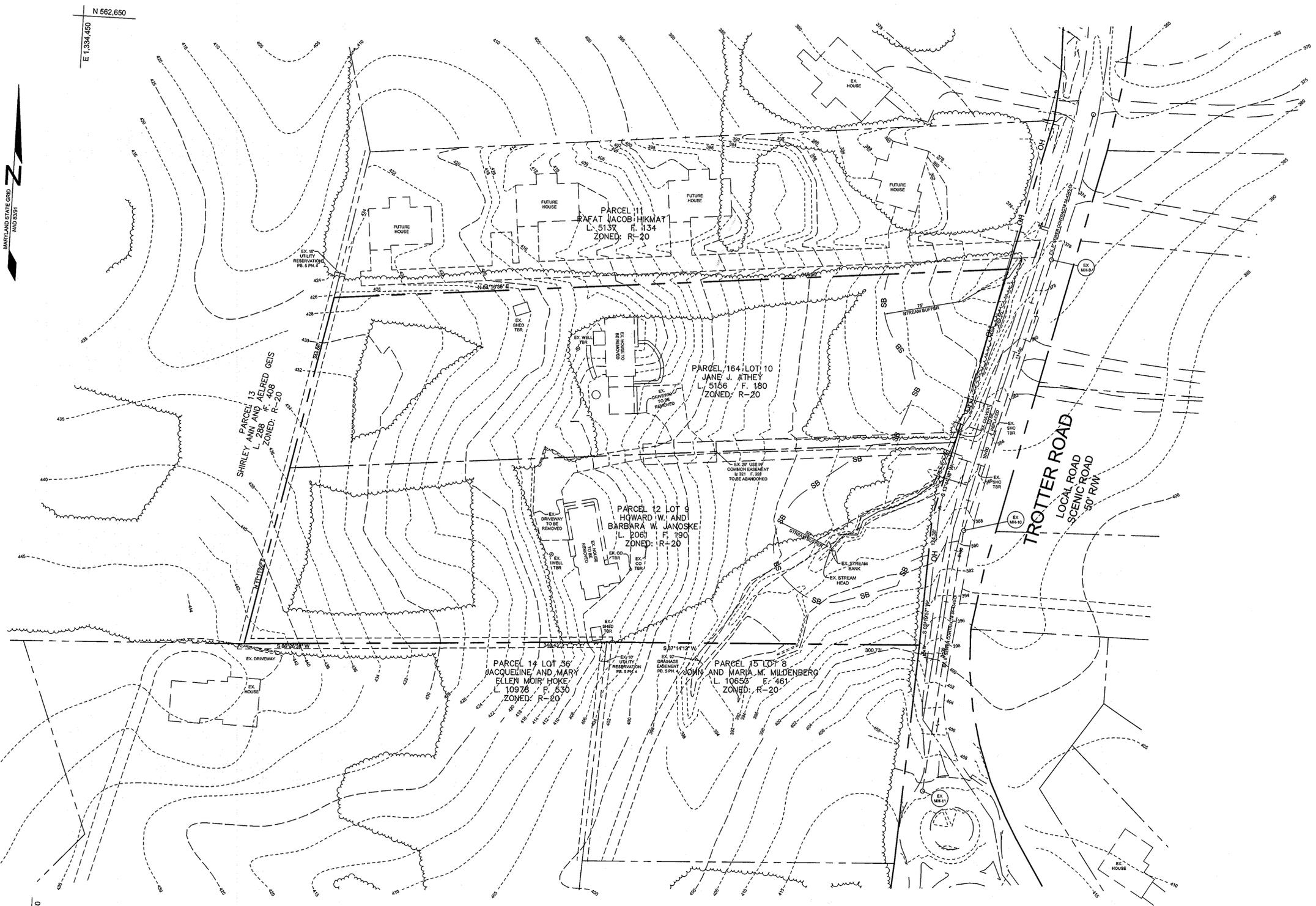
DESIGN BY: JT
DRAWN BY: AM
CHECKED BY: PS
SCALE: AS SHOWN
DATE: DECEMBER 08, 2008
PROJECT #: 07-105
SHEET #: 1 of 7

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32026, EXPIRATION DATE: JUNE 06, 2009

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark P. Leylek 12/08/08
PLANNING DIRECTOR DATE

LEGEND
 EXISTING CONTOUR -----
 EXISTING SPOT ELEVATION 300.0
 EXISTING TREELINE ~~~~~
 SOIL BOUNDARY - . - . - .



N 562.650
 E 1,334.450

N 561.750
 E 1,334.450

N 561.750
 E 1,335.500

OWNER JANE J. ATHEY 5848 TROTTER ROAD CLARKSVILLE, MD 21029	OWNER HOWARD W. AND BARBARA W. JANOSKE 5858 TROTTER ROAD CLARKSVILLE, MD 21029	DEVELOPER WILLIAMSBURG GROUP, LLC C/O ROBERT CORBETT 5485 HARPERS FARM ROAD, SUITE 200 COLUMBIA, MD 21044 410.997.8800
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EXISTING CONDITIONS PLAN
TROTTER LANDING
 LOTS 1 THRU 8 AND OPEN SPACE LOTS 9 AND 10
 TAX MAP 35 GRID 2
 5TH ELECTION DISTRICT
 PARCEL 164 AND 12
 HOWARD COUNTY, MARYLAND

	Sil Adcock & Associates · LLC	DESIGN BY: JT
	Engineers · Surveyors · Planners	DRAWN BY: AM
	3300 North Ridge Road, Suite 160 Ellicott City, Maryland 21043 Phone: 443.325.7682 Fax: 443.325.7685 Email: info@saaland.com	CHECKED BY: PS
		SCALE: 1"=50'
	DATE: DECEMBER 08, 2008	PROJECT #: 07-105
		SHEET #: 2 of 7

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. 32925, EXPIRATION DATE: JUNE 06, 2009

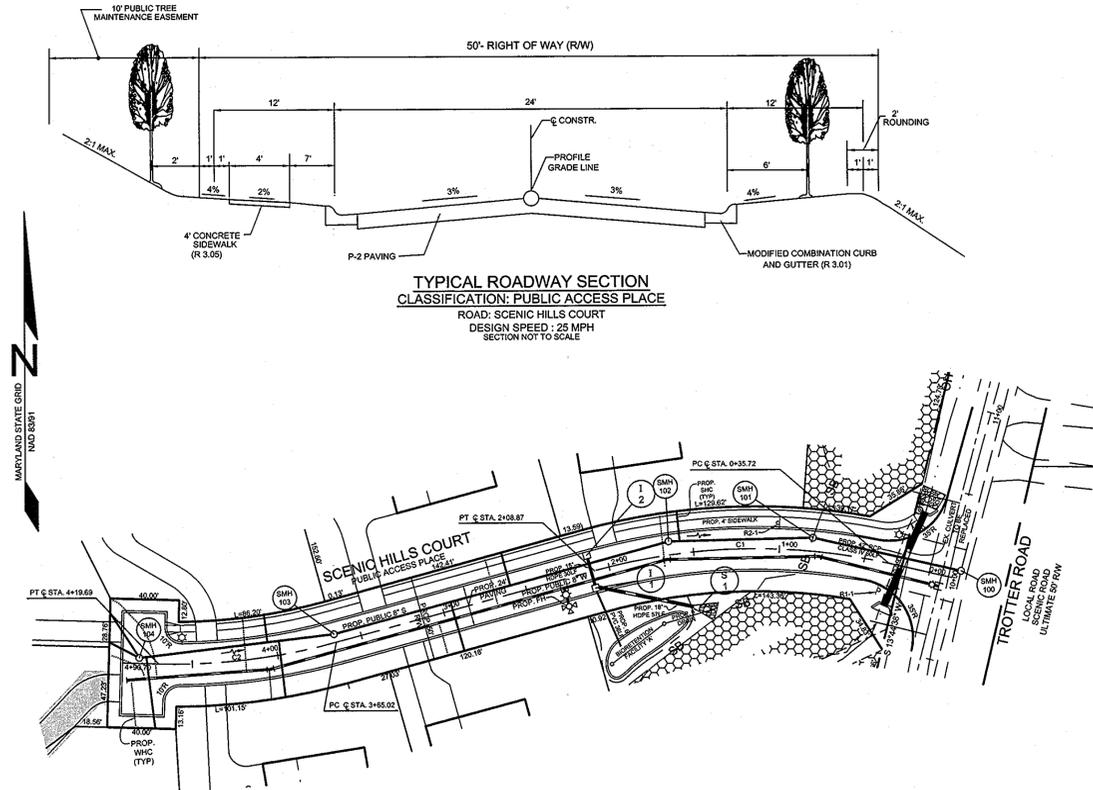
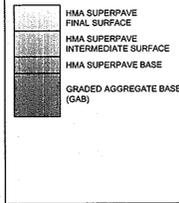
TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

 PLANNING DIRECTOR DATE 12/10/08

PAVING SECTIONS						
SEC. NO.	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)	3 TO <5 TO <7		3 TO <5 TO <7	
			MIN HMA WITH GAB	MIN HMA WITH GAB	HMA WITH CONSTANT GAB	HMA WITH CONSTANT GAB
P-2	PARKING DRIVE AISLES: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY	HMA SUPERPAVE FINAL SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)	1.5	1.5	1.5	1.5
		HMA SUPERPAVE INTERMEDIATE SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)	1.0	1.0	1.0	1.0
		HMA SUPERPAVE BASE 19.0 MM, PG 64-22, LEVEL 1 (ESAL)	2.0	2.0	3.5	2.0
P-3	PARKING DRIVE AISLES: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY	HMA SUPERPAVE FINAL SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)	1.5	1.5	1.5	1.5
		HMA SUPERPAVE INTERMEDIATE SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)	1.0	1.0	1.0	1.0
		HMA SUPERPAVE BASE 19.0 MM, PG 64-22, LEVEL 1 (ESAL)	3.0	3.0	4.5	3.0
P-4	LOCAL ROADS: ACCESS PLACE, ACCESS STREET, CUL-DE-SACS: RESIDENTIAL	HMA SUPERPAVE FINAL SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)	1.5	1.5	1.5	1.5
		HMA SUPERPAVE INTERMEDIATE SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)	1.0	1.0	1.0	1.0
		HMA SUPERPAVE BASE 19.0 MM, PG 64-22, LEVEL 1 (ESAL)	2.0	2.0	3.5	2.0
P-5	LOCAL ROADS: ACCESS PLACE, ACCESS STREET, CUL-DE-SACS: NON-RESIDENTIAL MINOR COLLECTORS: RESIDENTIAL	HMA SUPERPAVE FINAL SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)	1.5	1.5	1.5	1.5
		HMA SUPERPAVE INTERMEDIATE SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)	1.0	1.0	1.0	1.0
		HMA SUPERPAVE BASE 19.0 MM, PG 64-22, LEVEL 1 (ESAL)	3.0	3.0	4.5	3.0
P-6	LOCAL ROADS: ACCESS PLACE, ACCESS STREET, CUL-DE-SACS: NON-RESIDENTIAL MINOR COLLECTORS: RESIDENTIAL	HMA SUPERPAVE FINAL SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)	1.5	1.5	1.5	1.5
		HMA SUPERPAVE INTERMEDIATE SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)	1.0	1.0	1.0	1.0
		HMA SUPERPAVE BASE 19.0 MM, PG 64-22, LEVEL 1 (ESAL)	2.0	2.0	3.5	2.0

NOTES:

- HEAVY TRUCKS ARE DEFINED AS THOSE WITH SIX (6) WHEELS OR MORE INCLUDING GARAGE TRUCKS.
- HMA SUPERPAVE LAYERS SHALL BE PLACED IN APPROPRIATE COMPACTED LIFT THICKNESS: 19.0 MM BASE (2.0" MIN TO 4.0" MAX), 12.5 MM SURFACE (1.0" MIN TO 3.0" MAX), AND 9.5 MM SURFACE (1.0" MIN TO 2.0" MAX).
- GRADED AGGREGATE BASE (GAB) TO BE PLACED AND COMPACTED IN 6" MAX COMPACTED THICKNESS LAYERS.
- THE INTERMEDIATE SURFACE COURSE LAYER MUST BE PLACED WITHIN 2 WEEKS OF PLACEMENT OF BASE COURSE, AND IS REQUIRED PRIOR TO SUBSTANTIAL COMPLETION INSPECTION AND BOND REDUCTION.
- IN LIEU OF PLACING THE INTERMEDIATE SURFACE COURSE LAYER FOR COMMERCIAL/INDUSTRIAL ENTRANCE APRONS WITHIN THE COUNTY RIGHT-OF-WAY WHERE AUXILIARY LANES ARE NOT REQUIRED, THE THICKNESS OF THE INTERMEDIATE PAVEMENT LAYER CAN BE ADDED TO THE REQUIRED THICKNESS OF THE BASE ASPHALT LAYER.
- THE CONSTRUCTION DRAWINGS SHALL SHOW THE PAVING SECTION, ROAD CLASSIFICATION AND CBR VALUE FOR EACH ROADWAY.



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR: _____ DATE: _____

PRELIMINARY ROAD PROFILE
SCENIC HILLS COURT
TROTTER LANDING

LOTS 1 THRU 8 AND OPEN SPACES LOTS 9 AND 10

TAX MAP 35 GRID 2
5TH ELECTION DISTRICT

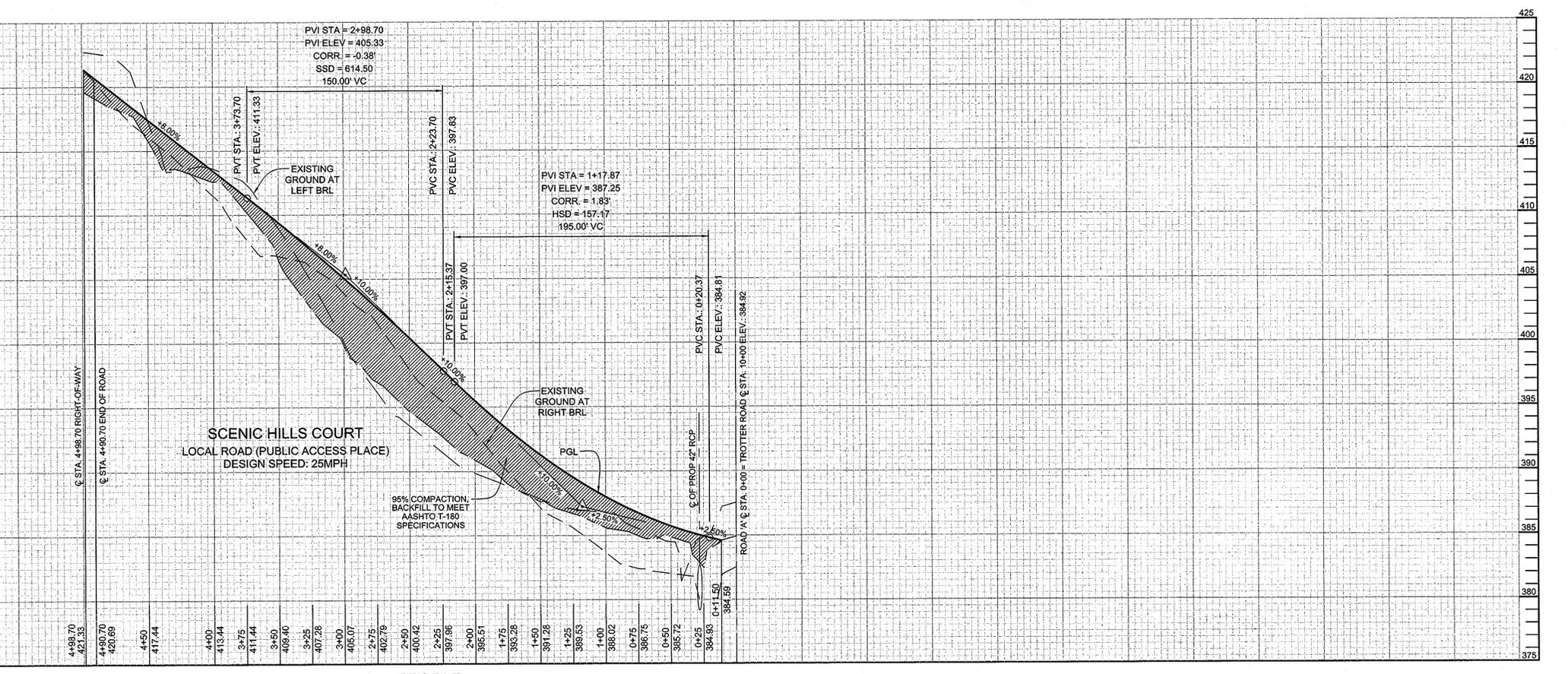
PARCEL 235
HOWARD COUNTY, MARYLAND

Sill · Adcock & Associates · LLC
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DESIGN BY: JT
DRAWN BY: AM
CHECKED BY: PS
SCALE: AS SHOWN
DATE: DECEMBER 08, 2008
PROJECT #: 07-105
SHEET #: 3 OF 7

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. 30225, EXPIRATION DATE: JUNE 06, 2009.

ROAD PLAN
SCALE: 1"=50'



ROAD PROFILE
SCALE: HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

Frank P. Taylor 12/10/08

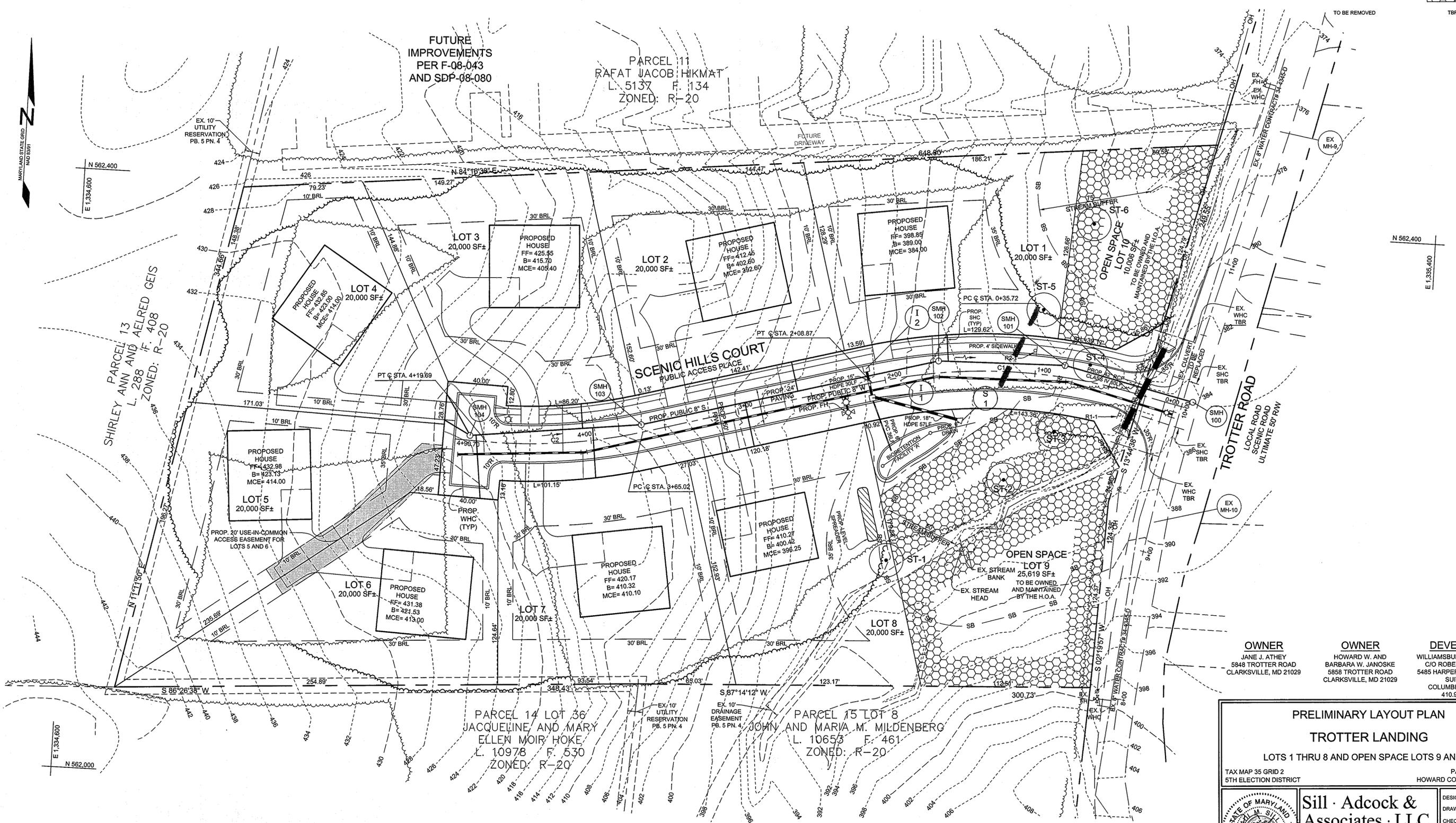
STREET SIGN CHART				
SYMBOL	ROAD NAME	STATION	OFFSET	DESCRIPTION
⊥	SCENIC HILLS COURT	0+37	17' LEFT	R1-1 "STOP"
⊥	SCENIC HILLS COURT	1+00	15' RIGHT	R2-1 "SPEED LIMIT 25"

STREET LIGHT TABLE				
FIXTURE TYPE	POLE TYPE	LOCATION	STREET	
150 WATT HPS VAPOR PREMIER POST TOP MOUNTED	14' BLACK FIBERGLASS	☉ STA. 0+33 17' RIGHT	SCENIC HILLS COURT	
100 WATT HPS VAPOR PREMIER POST TOP MOUNTED	14' BLACK FIBERGLASS	☉ STA. 0+58 15' RIGHT	SCENIC HILLS COURT	

NOTE: LIGHT POLE LOCATION GIVEN AT CENTER OF BASE

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING WELL
- EXISTING OVERHEAD UTILITY
- FOREST CONSERVATION EASEMENT
- TO BE REMOVED
- TBR



PRELIMINARY LAYOUT PLAN
TROTTER LANDING
LOTS 1 THRU 8 AND OPEN SPACE LOTS 9 AND 10

TAX MAP 35 GRID 2
5TH ELECTION DISTRICT

PARCEL 164 AND 12
HOWARD COUNTY, MARYLAND

	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@saaland.com	DESIGN BY: JT
	DRAWN BY: AM	CHECKED BY: PS
	SCALE: 1"=30'	DATE: DECEMBER 08, 2008
	PROJECT #: 07-105	SHEET #: 4 of 7
	<small>PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32025, EXPIRATION DATE: JUNE 08, 2009</small>	

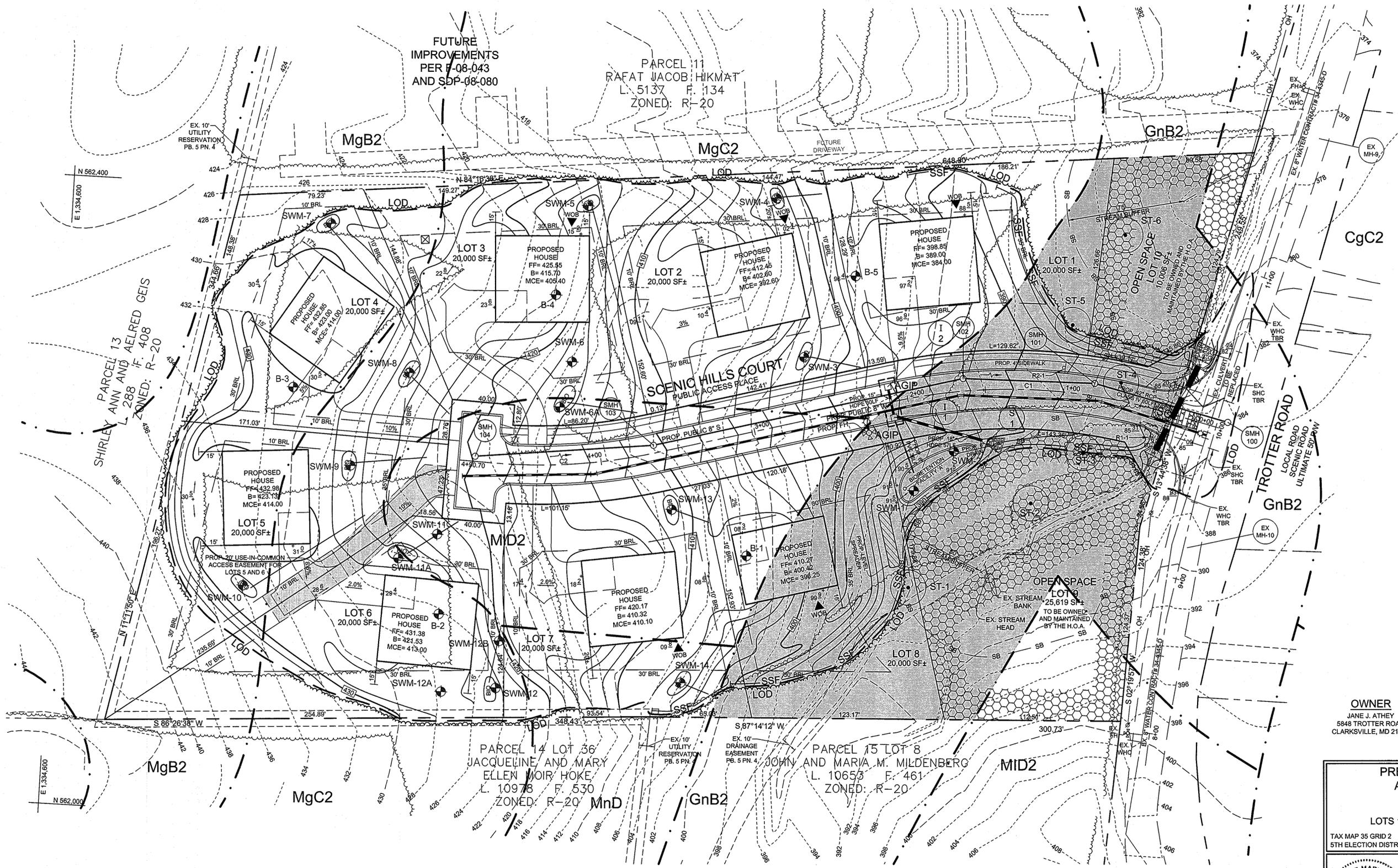
TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark A. Cagle 12/10/08
PLANNING DIRECTOR DATE

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
Cg2	CHESTER GRAVELLY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
GnB2	GLENNVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
MnD	MANOR VERY STONY LOAM, 3 TO 25 PERCENT SLOPES	B
MID2	MANOR LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	B
MgB2	MANOR GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
MgC2	MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B

HOWARD COUNTY SOILS MAP 23

LEGEND	
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
EXISTING SPOT ELEVATION	382
PROPOSED SPOT ELEVATION	+82.53
DIRECTION OF FLOW	→
EXISTING TREELINE	~
PROPOSED TREELINE	~
EXISTING WELL	⊙
STABILIZED CONSTRUCTION ENTRANCE	⊠
SILT FENCE	SF
SUPER SILT FENCE	SSF
LIMIT OF DISTURBANCE	LOD
SOIL BOUNDARY	---
PROPOSED DRY WELL	⊠
AT GRADE INLET PROTECTION	AGIP
TO BE REMOVED	TBR
PROPOSED PRIVATE BIORETENTION FACILITY	BIO
FOREST CONSERVATION EASEMENT	⊠
TYPE 'B' SOIL GROUP	□
TYPE 'C' SOIL GROUP	■



OWNER
JANE J. ATHEY
5848 TROTTER ROAD
CLARKSVILLE, MD 21029

OWNER
HOWARD W. AND
BARBARA W. JANOSKE
5858 TROTTER ROAD
CLARKSVILLE, MD 21029

DEVELOPER
WILLIAMSBURG GROUP, LLC
C/O ROBERT CORBETT
5485 HARPERS FARM ROAD,
SUITE 200
COLUMBIA, MD 21044
410.997.8800

**PRELIMINARY GRADING, SEDIMENT
AND EROSION CONTROL PLAN
TROTTER LANDING**

LOTS 1 THRU 8 AND OPEN SPACE LOTS 9 AND 10

TAX MAP 35 GRID 2
5TH ELECTION DISTRICT

PARCEL 164 AND 12
HOWARD COUNTY, MARYLAND

**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@silladcock.com

DESIGN BY: JT
DRAWN BY: AM
CHECKED BY: PS
SCALE: 1"=30'
DATE: DECEMBER 08, 2008
PROJECT #: 07-105
SHEET #: 5 of 7

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR: [Signature]
DATE: 12/10/08

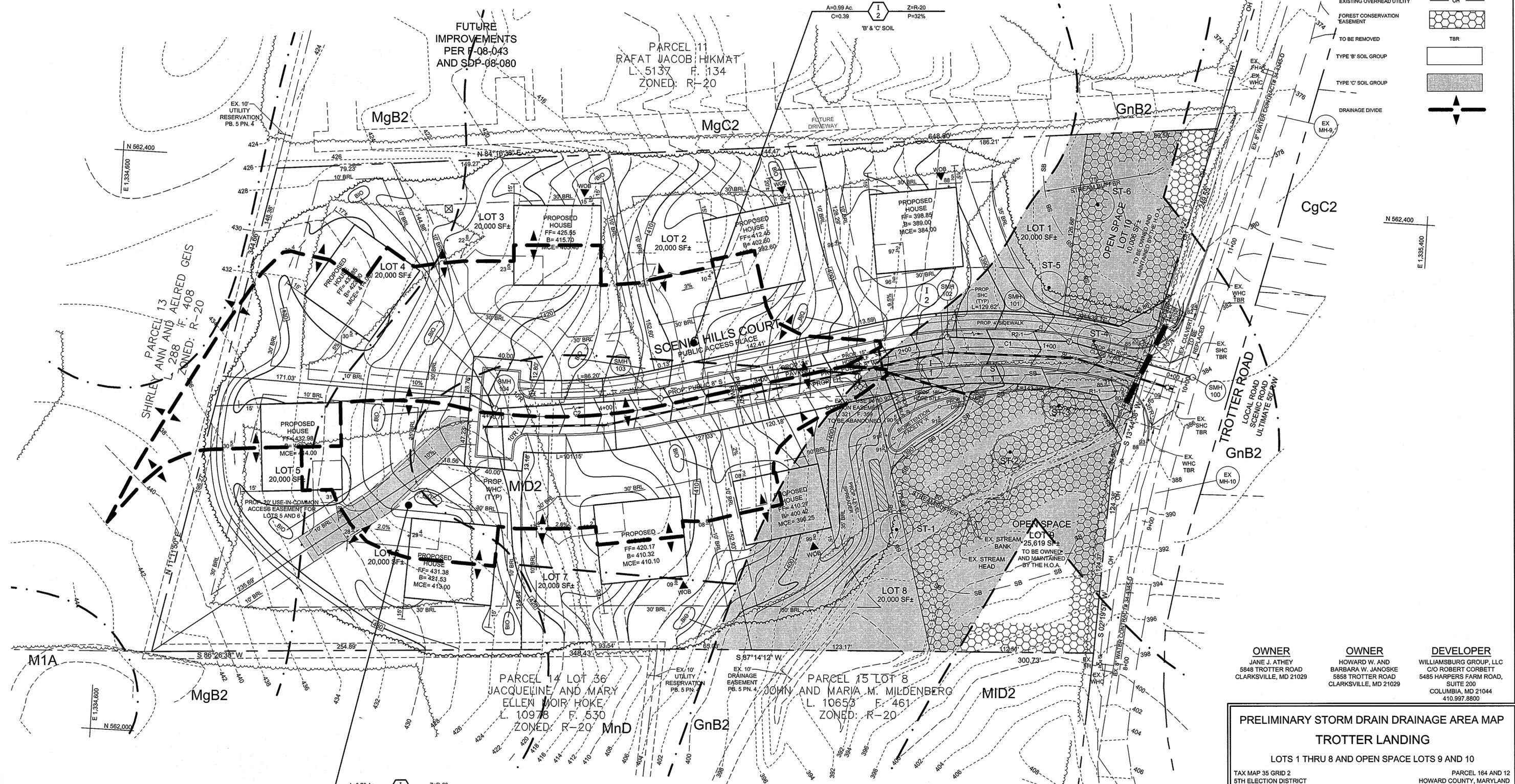
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32025, EXPIRATION DATE: JUNE 06, 2009

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
CgC2	CHESTER GRAVELLY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
MnD	MANOR VERY STONY LOAM, 3 TO 25 PERCENT SLOPES	B
MD2	MANOR LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	B
MgB2	MANOR GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
MgC2	MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	C

HOWARD COUNTY SOILS MAP 23

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING WELL
- EXISTING OVERHEAD UTILITY
- FOREST CONSERVATION EASEMENT
- TO BE REMOVED
- TYPE 'B' SOIL GROUP
- TYPE 'C' SOIL GROUP
- DRAINAGE DIVIDE



OWNER	OWNER	DEVELOPER
JANE J. ATHEY 5848 TROTTER ROAD CLARKSVILLE, MD 21029	HOWARD W. AND BARBARA W. JANOSKE 5858 TROTTER ROAD CLARKSVILLE, MD 21029	WILLIAMSBURG GROUP, LLC C/O ROBERT CORBETT 5485 HARPERS FARM ROAD, SUITE 200 COLUMBIA, MD 21044 410.997.8800

PRELIMINARY STORM DRAIN DRAINAGE AREA MAP
TROTTER LANDING
 LOTS 1 THRU 8 AND OPEN SPACE LOTS 9 AND 10
 TAX MAP 35 GRID 2
 5TH ELECTION DISTRICT
 PARCEL 164 AND 12
 HOWARD COUNTY, MARYLAND

	Sil·Adcock & Associates · LLC Engineers · Surveyors · Planners 3300 North Ridge Road, Suite 160 Elliott City, Maryland 21043 Phone: 443.325.7682 Fax: 443.325.7685 Email: info@saadland.com	DESIGN BY: JT DRAWN BY: PS CHECKED BY: PS SCALE: 1"=30' DATE: DECEMBER 08, 2008 PROJECT #: 07-105 SHEET #: 6 of 7
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TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

 PLANNING DIRECTOR
 DATE: 12/10/08

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 20925, EXPIRATION DATE: JUNE 09, 2009

NOTES

- CONSULT INTERNATIONAL SOCIETY OF ARBORICULTURE GUIDELINES FOR FURTHER DETAILS OF PLANTING SPECIFICATIONS OR CONSULT WITH A QUALIFIED PROFESSIONAL.
- EACH TREE SHALL BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL.
- STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
- PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
- KEEP MULCH 1" FROM TRUNK.
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
- TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.

NOTES

- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPING MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS 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 REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- 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 CONDITION, 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.
- LANDSCAPING IS PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED 16 PERIMETER SHADE TREES IN THE AMOUNT OF \$4,800.00 WILL BE PAID WITH THE GRADING PERMIT.
- THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY THE ON-SITE RETENTION OF 0.63 ACRES OF FOREST, THE ON-SITE REFORESTATION PLANTING OF 0.11 ACRES OF FOREST AND THE REMAINING 0.99 ACRES OF REFORESTATION TO BE PROVIDED IN AN OFFSITE EASEMENT LOCATED IN THE FRIENDSHIP LAKES FOREST MITIGATION BANK. SURETY IN THE AMOUNT OF \$7,884.00 (27,443 SF x \$0.29 + \$5,488.00 + 4,792 SF x \$0.50 = \$2,386.00) SHALL BE PAID WITH THE DEVELOPER'S AGREEMENT FOR THIS PLAN. THE SURETY FOR THE 0.99 ACRES OF OFFSITE REFORESTATION HAS BEEN PAID WITH SDP-02-117.
- BIORETENTION PLANTINGS WILL BE DETAILED AT THE FINAL PLAN PHASE.

FOREST CONSERVATION EASEMENT SUMMARY

FOREST CONSERVATION EASEMENT #1 (FCE #1)	RETENTION= 0.42 AC. REFORESTATION= 0.10 AC. FCE #1 TOTAL= 0.52 AC.
FOREST CONSERVATION EASEMENT #2 (FCE #2)	RETENTION= 0.21 AC. REFORESTATION= 0.01 AC. FCE #2 TOTAL= 0.21 AC.
TOTAL RETENTION= 0.63 AC.	TOTAL REFORESTATION= 0.11 AC.
TOTAL EASEMENT= 0.74 AC.	

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS		ADJACENT TO PERIMETER PROPERTIES		
	1	2	3	4	5
PERIMETER/FRONTAGE DESIGNATION LANDSCAPE TYPE	B	B	A	A	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	125	150	650	345	649
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES (1), 125LF	YES (1), 150LF	YES (1), 378LF	YES (1), 144LF	YES (1), 199LF
REMAINING PERIMETER LENGTH CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO
REMAINING PERIMETER LENGTH NUMBER OF PLANTS REQUIRED SHADE TREES	1:50 = 0	1:50 = 0	1:60 = 5	1:60 = 3	1:60 = 8
EVERGREEN TREES	1:40 = 0	1:40 = 0	-	-	-
SHRUBS	-	-	-	-	-

PERIMETER LANDSCAPE PLANT LIST

KEY	QUANTITY	BOTANICAL NAME	SIZE	NOTE
⊙	6	LIQUIDAMBAR STRACIFLUA 'AMERICAN SWEETGUM'	2 1/2"-3" CAL.	B & B
⊙	5	QUERCUS COCCINEA 'SCARLET OAK'	2 1/2"-3" CAL.	B & B
⊙	5	FAGUS GRANDIFOLIA 'AMERICAN BEECH'	2 1/2"-3" CAL.	B & B

SPECIMEN TREE TABLE

KEY	SIZE	TYPE	CONDITION	LOCATION	REMARKS
ST-1	54"	TULIP POPLAR	GOOD	L-1	TO REMAIN
ST-2	33"	TULIP POPLAR	GOOD	L-1	TO REMAIN
ST-3	30"	TULIP POPLAR	GOOD	L-1	TO REMAIN
ST-4	36"	TULIP POPLAR	GOOD	L-1	TO BE REMOVED
ST-5	36"	TULIP POPLAR	GOOD	L-1	TO REMAIN
ST-6	33"	TULIP POPLAR	GOOD	L-1	TO REMAIN

FOREST CONSERVATION EASEMENT #1 PLANT LIST (0.10 AC)

QUANTITY	BOTANICAL NAME	SIZE	SPACING	NOTE
4	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	1" CAL.	15' x 15'	B & B
4	FUGUS GRANDIFOLIA AMERICAN BEECH	1" CAL.	15' x 15'	B & B
4	LIQUIDAMBAR STRACIFLUA AMERICAN SWEETGUM	1" CAL.	15' x 15'	B & B
4	CORNUS FLORIDA FLOWERING DOGWOOD	1" CAL.	15' x 15'	B & B
4	QUERCUS RUBRA RED OAK	1" CAL.	15' x 15'	B & B

FOREST CONSERVATION EASEMENT #2 PLANT LIST (0.01 AC)

QUANTITY	BOTANICAL NAME	SIZE	SPACING	NOTE
1	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	1" CAL.	15' x 15'	B & B
1	FUGUS GRANDIFOLIA AMERICAN BEECH	1" CAL.	15' x 15'	B & B

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREELINE
- PROPOSED TREELINE
- FOREST CONSERVATION RETENTION EASEMENT
- FOREST CONSERVATION REFORESTATION EASEMENT
- FOREST CONSERVATION SIGN (RETENTION)
- FOREST CONSERVATION SIGN (REFORESTATION)

FOREST CONSERVATION AREA
REFORESTATION PROJECT
TREES FOR YOUR FUTURE

FOREST RETENTION AREA
MACHINERY, DUMPING, OR STORAGE OF ANY MATERIALS IS PROHIBITED
VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE MARYLAND FOREST CONSERVATION ACT OF 1991

FOREST CONSERVATION WORKSHEET

NET TRACT AREA					
A TOTAL TRACT AREA	5.07 AC				
B DEDUCTIONS	0.00 AC				
C NET TRACT AREA	5.07 AC				
LAND USE CATEGORY					
ARA	MDR	IDA	HDR	MPD	CIA
0	0	0	0	0	0
D AFFORESTATION THRESHOLD (NET TRACT AREA x 15%)	0.76 AC				
E CONSERVATION THRESHOLD (NET TRACT AREA x 20%)	1.01 AC				
EXISTING FOREST COVER					
F EXISTING FOREST COVER WITHIN THE NET TRACT AREA	2.34 AC				
G AREA OF FOREST ABOVE CONSERVATION THRESHOLD	1.33 AC				
BREAK EVEN POINT					
H BREAK EVEN POINT	1.28 AC				
I FOREST CLEARING PERMITTED WITHOUT MITIGATION	1.06 AC				
PROPOSED FOREST CLEARING					
J TOTAL AREA OF FOREST TO BE CLEARED	1.71 AC				
K TOTAL AREA OF FOREST TO BE RETAINED	0.63 AC				
PLANTING REQUIREMENTS					
L REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD	0.33 AC				
M REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD	0.71 AC				
N CREDIT FOR RETENTION ABOVE THE CONSERVATION THRESHOLD	0.00 AC				
P TOTAL REFORESTATION REQUIRED	1.10 AC				
Q TOTAL AFFORESTATION REQUIRED	0.00 AC				
R TOTAL PLANTING REQUIRED	1.10 AC				

OWNER
JANE J. ATHEY
5848 TROTTER ROAD
CLARKSVILLE, MD 21029

OWNER
HOWARD W. AND BARBARA W. JANOSKE
5858 TROTTER ROAD
CLARKSVILLE, MD 21029

DEVELOPER
WILLIAMSBURG GROUP, LLC
C/O ROBERT CORBETT
5485 HARPERS FARM ROAD,
SUITE 200
COLUMBIA, MD 21044
410.997.8800

PRELIMINARY LANDSCAPE AND FOREST CONSERVATION PLAN TROTTER LANDING

LOTS 1 THRU 8 AND OPEN SPACE LOTS 9 AND 10

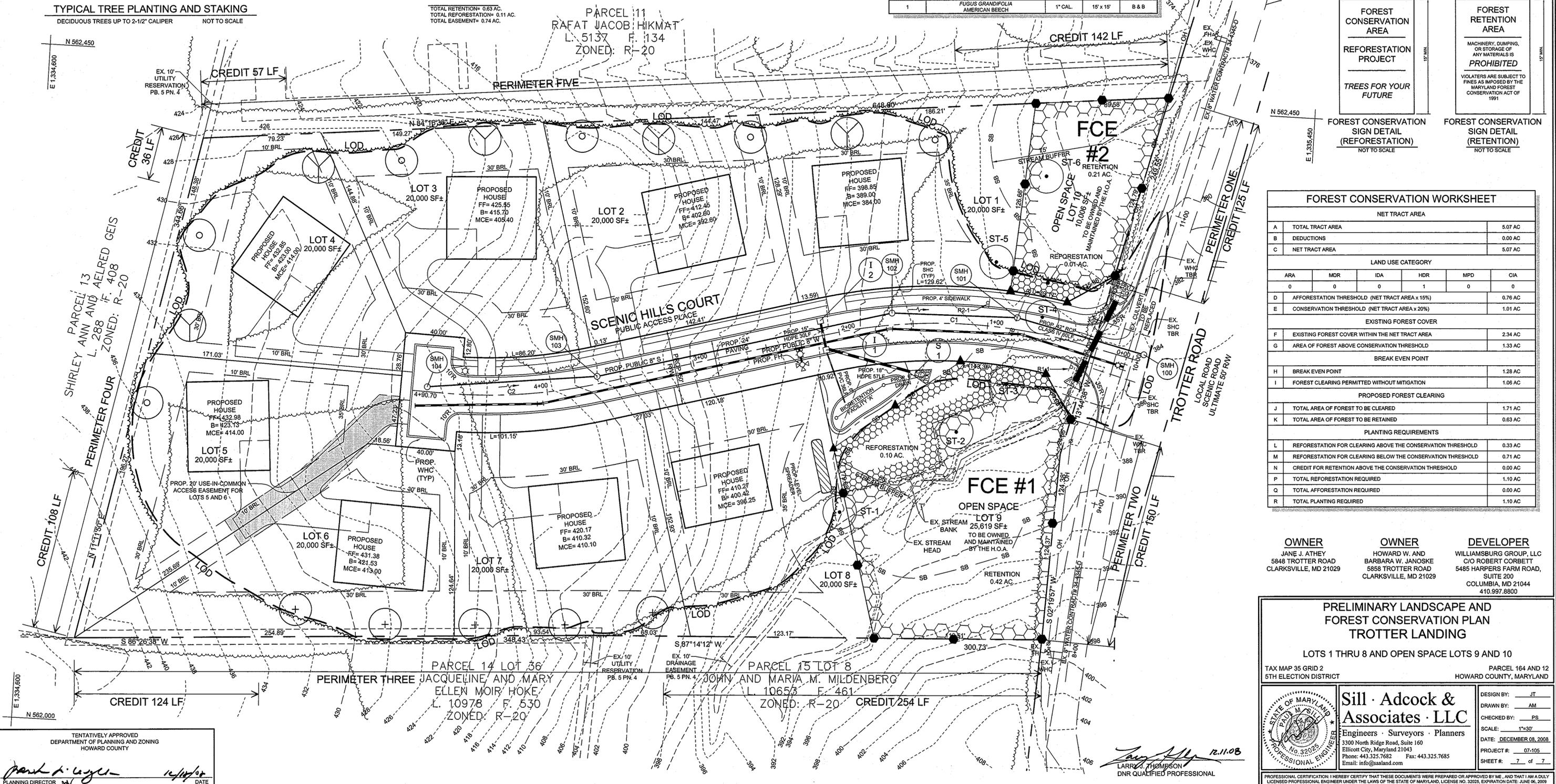
TAX MAP 35 GRID 2
5TH ELECTION DISTRICT

PARCEL 164 AND 12
HOWARD COUNTY, MARYLAND

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@silladcock.com

DESIGN BY: JT
DRAWN BY: AM
CHECKED BY: PS
SCALE: 1"=30'
DATE: DECEMBER 08, 2008
PROJECT #: 07-105
SHEET #: 7 of 7

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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Paul A. Lopez
PLANNING DIRECTOR

DATE: 12/10/08

Larry A. Thompson
12.11.08
LARRY A. THOMPSON
DNR QUALIFIED PROFESSIONAL