

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE 7-28-2006.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS EFFECTIVE APRIL 13, 2004.
- THE BOUNDARY SURVEY FOR THIS PROJECT WAS PREPARED BY PHRA DATED JANUARY, 2007.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD RUN SURVEYS WITH TWO FOOT CONTOUR INTERVALS PREPARED BY PHRA DATED JANUARY 2007 & SUPPLEMENTED WITH H.O.CO. GIS TOPOGRAPHICAL INFORMATION.
- 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. #29GB AND #29G5 WERE USED FOR THIS PROJECT.
- EXISTING UTILITIES SHOWN HAVE BEEN TAKEN FROM CONTRACT DRAWINGS #34-4170-0 AND FIELD SURVEYED LOCATIONS. IF NECESSARY, CONTRACTOR SHALL ADJUST ANY OR ALL STRUCTURE TOP ELEVATIONS TO MATCH PROPOSED GRADES.
- THERE ARE 100 YEAR-FLOODPLAIN, STREAMS, STEEP SLOPES AND FORESTED AREAS LOCATED ON-SITE. THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY PHRA DATED JANUARY, 2011 AND WAS APPROVED UNDER SP-12-002.
- THERE ARE EXISTING STRUCTURES LOCATED ON THIS SITE TO BE REMOVED. THE HOUSE, GARAGE AND BARN ON PARCEL 165 WERE BUILT CIRCA 1958. THE 2 SHEDS ON PARCEL 8 WERE BUILT CIRCA 1958.
- BASED ON AVAILABLE COUNTY MAPS AND RECORDS, THERE ARE NO HISTORIC STRUCTURES OR KNOWN CEMETERIES LOCATED ON THE SUBJECT PROPERTY.
- A NOISE STUDY IS NOT REQUIRED FOR THIS DEVELOPMENT.
- THE APPO TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP, INC. DATED JULY, 2011 AND APPROVED UNDER SP-12-002.
- THIS SITE IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- WATER & SEWER IS PUBLIC, CONNECTING INTO EX. CONTRACT #34-4170-0; THE DRAINAGE AREA IS LITTLE PATUXENT RIVER WATERSHED.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH THE FOREST CONSERVATION MANUAL SHALL BE FULFILLED BY ON-SITE REFORESTATION OF 0.96 ACRES, ON-SITE RETENTION OF 0.78 ACRES (DOES NOT INCLUDE FLOODPLAIN) AND OFF-SITE REFORESTATION OF 0.47 ACRES ON THE TALLEY PROPERTY (F-07-003) LOCATED ON TAX MAP 8, PARCEL 34.
- FOREST STAND DELINEATION PLAN WAS PREPARED BY PHRA, DATED JUNE, 2011 AND APPROVED UNDER SP-12-002.
- THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY GEOTECHNICAL LABORATORIES, INC., DATED APRIL, 2007.
- NO GRADING, REMOVAL OF VEGETATIVE COVER AND TREES ARE NOT PERMITTED IN WETLANDS, STREAMS, WETLAND BUFFERS, STREAM BUFFERS, FLOODPLAIN, STEEP SLOPES, OR FOREST CONSERVATION EASEMENT AREAS. DISTURBANCE TO THE EXISTING INTERMITTENT STREAM AND ASSOCIATED BUFFER IS PROPOSED NEAR THE BEGINNING OF THE PUBLIC ACCESS PLACE. THIS IS A NECESSARY DISTURBANCE FOR ROAD AND UTILITY CONSTRUCTION. IMPACTS WILL BE MINIMIZED AND WILL INCLUDE ONLY THE AREA NECESSARY FOR THESE IMPROVEMENTS.
- THERE ARE NO WETLANDS LOCATED ON-SITE AS OUTLINED IN A WETLAND DELINEATION PREPARED BY PHRA DATED 2007.
- WAIVER PETITION WP-12-011 WAS APPROVED BY LETTER DATED AUGUST 10, 2011 TO WAIVE SECTION 16.1205(A)(7) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO ALLOW FOR THE REMOVAL OF SPECIMEN TREES HAVING A DIAMETER OF 3" OR GREATER, SUBJECT TO THE FOLLOWING CONDITIONS: 1) APPROVAL IS GIVEN FOR REMOVAL OF SEVEN (7) SPECIMEN TREES AS SHOWN ON THE WAIVER PETITION EXHIBIT AND IDENTIFIED AS SPECIMEN TREES NOS. 1 TO (7); 2) TWO LANDSCAPE TREES PER EVERY SPECIMEN TREE REMOVED SHALL BE PROVIDED HAVING A MINIMUM DIAMETER OF 3-1/2" (FOR A TOTAL OF 14 SHADE TREES); THE REPLACEMENT TREES ARE TO BE IN ADDITION TO THE REQUIRED PERIMETER LANDSCAPE TREES.
- A DESIGN MANUAL WAIVER WAS APPROVED PER LETTER DATED DECEMBER 13, 2011, TO WAIVE STD. R.1.01 OF THE HOWARD COUNTY DESIGN MANUAL VOL.1 TO ALLOW FOR THE USE OF A MODIFIED OPEN CROWN ROADWAY FOR A PUBLIC ACCESS PLACE WITHIN THE METROPOLITAN DISTRICT.
- ALL ASPECTS OF THIS PROJECT SHALL BE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 4" OF COMPACT CRUSHED RUN BASE WITH TAR AND CHIP COATING.
 - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (425 LOAD).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - STRUCTURE CLEARANCES - MINIMUM 12' FT.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- STORMWATER MANAGEMENT SHALL BE PROVIDED FOR THIS PROJECT BASED ON GUIDELINES ESTABLISHED BY THE MD. STORMWATER MANAGEMENT ACT OF 2009. SWM FOR THIS PROJECT SHALL BE PROVIDED BY ESD TO THE MEP AS SHOWN ON APPROVED ECP-11-007.
- THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THIS PLAN IS AN APPROXIMATION OF THE SIZE, SHAPE, AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOWED FOR THIS DEVELOPMENT.
- THE SWM FACILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED.
- UNLESS OTHERWISE NOTED AS "PRIVATE," ALL EASEMENTS ARE PUBLIC.
- BRL INDICATES BUILDING RESTRICTION LINE.
- STREET LIGHTS ARE REQUIRED AND SHALL BE PROVIDED PER DESIGN MANUAL REQUIREMENTS.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE FULFILLED.
- WRITTEN APPROVAL FROM BO&E FOR THE PROPOSED LANDSCAPING AND FOREST CONSERVATION PLANTINGS ALONG TROTTER ROAD WILL BE OBTAINED PRIOR TO APPROVAL OF THE FINAL PLAN SUBMISSION.
- ALL ASPECTS OF THIS PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE TRAFFIC CONTROL DEVICES SHOWN ON THESE PLANS ARE APPROXIMATE AND MUST BE FIELD APPROVED BY HOWARD COUNTY TRAFFIC DIVISION (410-313-5752) PRIOR TO INSTALLATION.
- ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MARYLAND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUMUTCD).
- ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED WITHIN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL PERFORATED SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- THE R1-1 STOP SIGN AND THE STREET NAME SIGN (SNS) ASSEMBLY FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETED.
- A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPER/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5752 FOR DETAILS AND COST ESTIMATES.

NOTE: CONTRACTORS TO EXERCISE EXTREME CAUTION WHEN WORKING IN AREA OF EXIST. OVERHEAD LINES ALONG TROTTER ROAD

TROTTER POINT

LOTS 1-14 AND OPEN SPACE LOTS 15-18

PARCELS 8, 9, & 165 / ZONE: R-20

5th ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

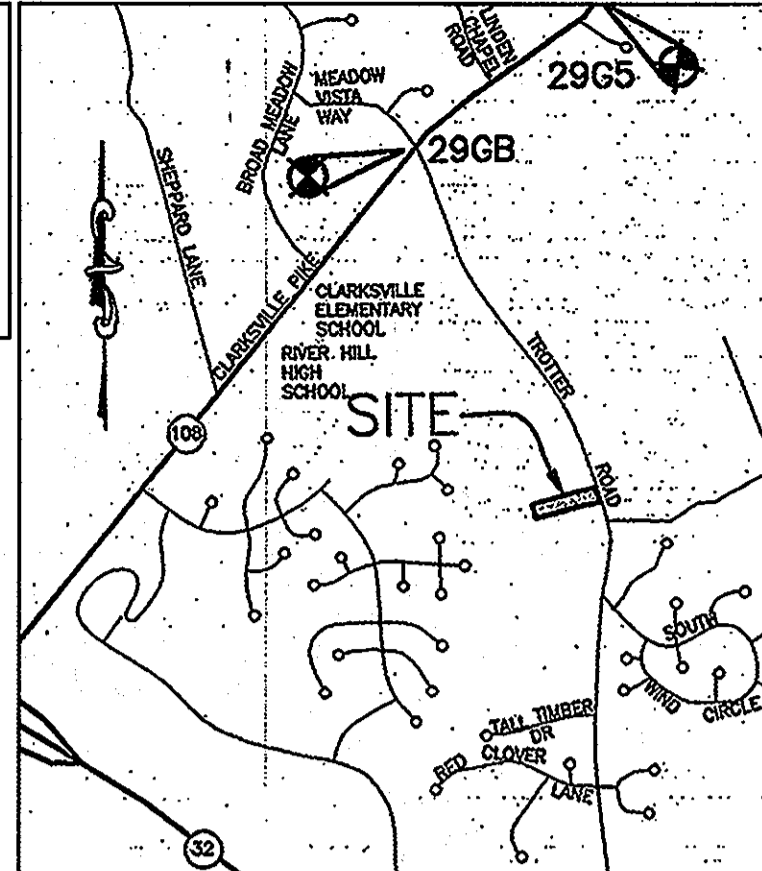
PRELIMINARY-EQUIVALENT SKETCH PLAN SP-12-002

BOUNDARY COORDINATE TABLE (NAD '83)

NO.	NORTHING	EASTING
1	563,308.1125	1,335,244.0733
2	563,140.4522	1,335,301.8202
3	562,975.9671	1,335,359.5056
4	562,804.4115	1,335,391.6121
5	562,708.3967	1,334,693.5156
6	562,847.7276	1,334,658.6808
7	562,987.0170	1,334,623.8564
8	563,126.6392	1,334,588.9487
9	-	-
10	563,186.7952	1,335,285.5676
11	563,160.1028	1,335,271.0076
12	563,087.4760	1,335,015.8653
13	563,075.3527	1,334,966.2808
14	563,050.4716	1,334,851.5796
15	563,063.1761	1,334,848.8237
16	563,054.6984	1,334,809.7328
17	562,980.4238	1,334,825.8441
18	562,988.9035	1,334,864.9350
19	563,001.6080	1,334,862.1791
20	563,026.4892	1,334,976.8803
21	563,039.2341	1,335,029.0076
22	563,109.3299	1,335,286.3094
23	563,092.3098	1,335,318.7039
24	563,076.4725	1,335,324.2581
25	563,036.8388	1,335,336.2829
26	562,829.8071	1,335,383.3924
27	562,803.8315	1,335,387.3954

BENCHMARKS NAD '83
 HOWARD COUNTY CONTROL
 STATION 29GB
 N 566,826.1347
 E 1,333,285.8757
 ELEV. 455.998

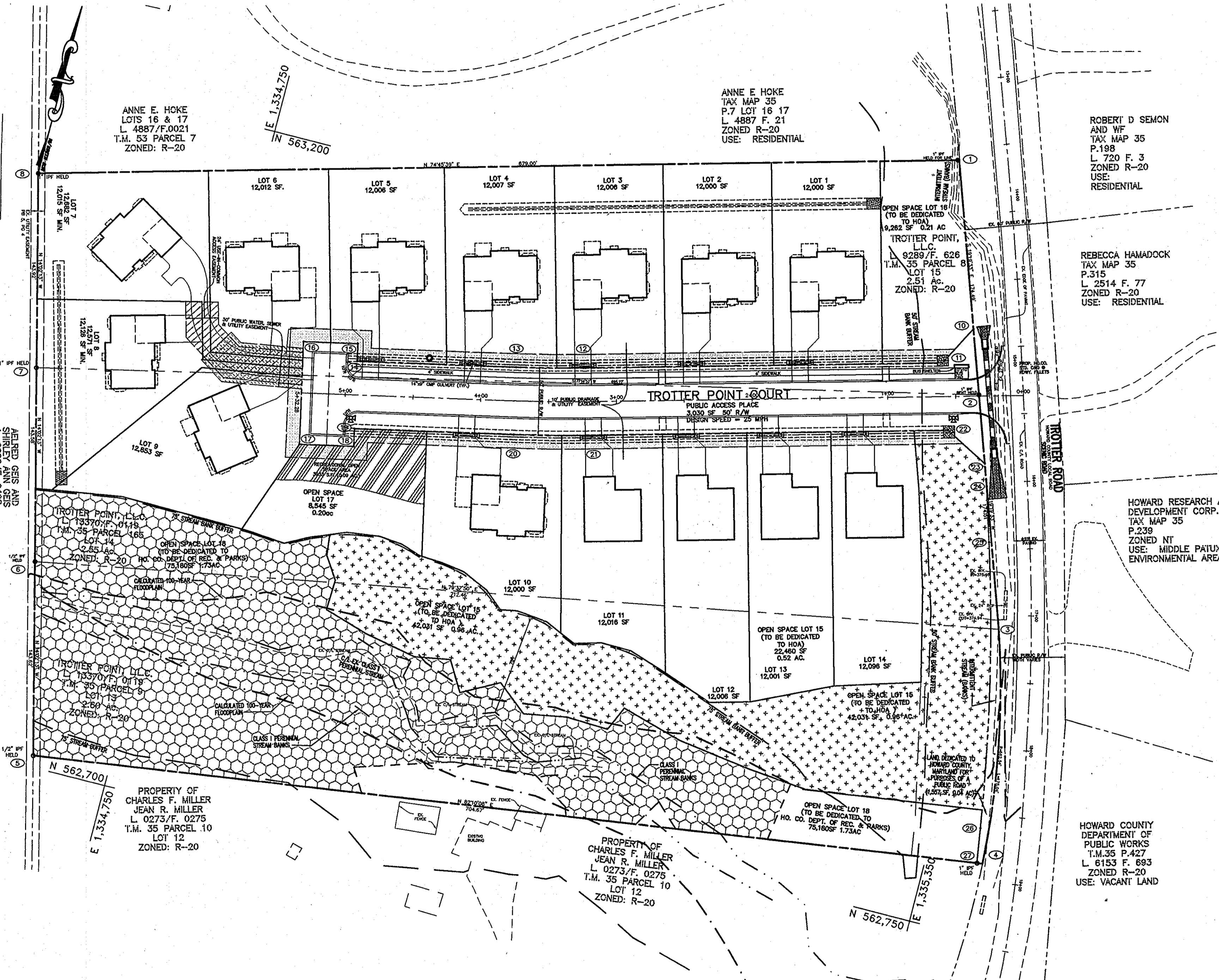
HOWARD COUNTY CONTROL
 STATION 29G5
 N 568,341.1963
 E 1,335,392.4511
 ELEV. 387.598



VICINITY MAP
 SCALE: 1"=2000'
 ADC MAP 4934, GRID C-6,7

LEGEND

- SOILS CLASSIFICATION: AbC1
- SOILS DELINEATION: [Symbol]
- EXISTING CONTOURS: [Symbol]
- PROPOSED CONTOURS: [Symbol]
- EXISTING WOODS LINE: [Symbol]
- PROPOSED WOODS LINE: [Symbol]
- EXISTING SPECIMEN TREE: [Symbol]
- EXISTING STREAM: [Symbol]
- EXISTING STREAM BANK: [Symbol]
- EXISTING STREAM BUFFER: [Symbol]
- EXISTING 100-YR FLOODPLAIN: [Symbol]
- EXISTING STRUCTURE: [Symbol]
- LIMIT OF DISTURBANCE: [Symbol]
- STABILIZED CONSTRUCTION ENTRANCE: [Symbol]
- SUPER SILT FENCE: SSF
- EARTH DIKE: [Symbol]
- DRAINAGE AREA: [Symbol]
- DRAINAGE DIVIDE: [Symbol]
- TO STUDY PATH: [Symbol]
- PRIVATE DRAINAGE & UTILITY EASEMENTS: [Symbol]
- PUBLIC TREE MAINTENANCE & DRAINAGE UTILITY EASEMENTS: [Symbol]
- PUBLIC WATER, SEWER & UTILITY EASEMENTS: [Symbol]
- PRIVATE USE-IN-COMMON ACCESS EASEMENTS: [Symbol]
- RECREATIONAL AREA OPEN SPACE: [Symbol]
- EXISTING STEEP SLOPES 15%-25%: [Symbol]
- EXISTING STEEP SLOPES 25% - OR GREATER: [Symbol]
- FOREST CONSERVATION ESMT. RETENTION: [Symbol]
- FOREST CONSERVATION ESMT. REFORESTATION: [Symbol]



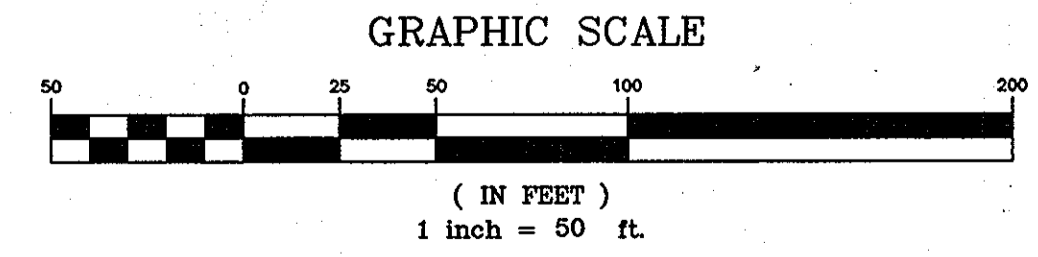
PROJECT BACKGROUND INFORMATION
 PRESENT ZONING: R-20
 LOCATION: TAX MAP 35 - GRID 2 - PARCELS 8, 9, & 165
 APPLICABLE DPZ FILE REFERENCES: (SP-07-012 & S-06-011 VOID) #34-4497-D; F-08-162; ECP-11-067; WP-12-011; SDP-09-024 VOID(F-08-162); WP-09-080(F-08-162); WP-09-225(F-08-162); WP-12-012(SP-12-002) SEC.16.1205.(A)(7) SPECIMEN TREE REMOVAL
 DEED REFERENCES: P.8-L.9289/F.626, P.9-L.8014/F.604, P.135-L.8014/F.594
 PROPOSED USE OF SITE: RESIDENTIAL - 14 SFD
 PROPOSED WATER AND SEWER SYSTEMS: PUBLIC WATER & SEWER

SITE DATA TABULATION

- AREA TABULATION
 - TOTAL AREA OF SITE: 7.66± AC.
 - AREA OF 100 YEAR FLOODPLAIN (APPROX.): 0.90± AC.
 - AREA OF STEEP SLOPES (25% OR GREATER): 0.25± AC.
 - NET AREA OF SITE: 6.51± AC.
 - AREA OF THIS PLAN SUBMISSION: 7.66± AC.
 - LIMIT OF DISTURBANCE (APPROX.): 4.85 AC.±
 - AREA OF PROPOSED BUILDABLE LOTS: 3.83 AC.±
 - AREA OF OPEN SPACE LOTS: 3.10 AC.±
 - AREA OF PROPOSED PUBLIC ROAD: 0.69 AC.±
 - AREA OF PROPOSED PUBLIC R/W DEDICATION: 0.04 AC.±
- LOT TABULATION
 - NET AREA OF SITE: 6.51 AC.±
 - ALLOWABLE RESIDENTIAL LOT YIELD: N/A
 - TOTAL NUMBER OF RESIDENTIAL LOTS PROPOSED ON THIS SUBMISSION: 14
 - TOTAL NUMBER OF OPEN SPACE LOTS PROPOSED ON THIS SUBMISSION: 4
- OPEN SPACE DATA
 - MINIMUM RESIDENTIAL LOT SIZE SELECTED: 12,000 S.F.
 - OPEN SPACE REQUIRED FOR TOTAL AREA OF SITE (40% OF 7.66 AC.): 3.06 AC.
 - TOTAL AREA OF PROPOSED OPEN SPACE LOTS PROVIDED WITH THIS SUBDIVISION: 3.10 AC.
 - OPEN SPACE AREAS LESS THAN 35' IN WIDTH (NON-CREDITED): 0.00 AC.
 - TOTAL AREA OF OPEN SPACE MEETING MINIMUM OPEN SPACE REQUIREMENTS (CREDITED): 3.10 AC.
 - AREA OF RECREATIONAL OPEN SPACE REQUIRED (200 SF/UNIT x 14 LOTS = 2,800 SF)
 - TOTAL AREA OF RECREATIONAL OPEN SPACE PROVIDED: 3,933 SF

SHEET INDEX

NO.	DESCRIPTION
1	TITLE SHEET, NOTES AND DETAILS
2	EXISTING CONDITIONS PLAN
3	PRELIMINARY PLAN & GRADING PLAN
4	SEDIMENT & EROSION CONTROL PLAN, NOTES AND DETAILS
5	ROADWAY PLAN, PROFILE, NOTES, AND DETAILS
6	LANDSCAPING PLAN, NOTES, AND DETAILS
7	FOREST CONSERVATION PLAN
8	FOREST CONSERVATION PLAN, NOTES, AND DETAILS



MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
7	12,882 S.F.	667 S.F.	12,015 S.F.
8	12,571 S.F.	449 S.F.	12,129 S.F.

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 [Signature] 3-8-12
 PLANNING DIRECTOR

NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE & SUITE 418 A ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644
 60 THOMAS JOHNSON DRIVE & FREDERICK, MARYLAND 21702
 (P) 301-371-3505 (F) 301-371-3506
 WWW.BEI-CVLENGINEERING.COM

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. 28559; Expiration Date: 7-22-2013

OWNER/DEVELOPER:
 TROTTER POINT, L.L.C.
 9695 NORFOLK AVENUE
 LAUREL, MD 20723
 PHONE: 410-792-2565

PROJECT:
TROTTER POINT
 LOTS 1-14 AND OPEN SPACE LOTS 15-18
 A RESUBDIVISION OF FOREST HILLS, LOTS 13-15; PB.5/PG.4 & A RESUBDIVISION OF TROTTER POINT O.S. LOT 1 AND LOTS 2-5 PLATS #2082-2083(F-08-162)

LOCATION: TAX MAP 35 - GRID 2
 25% - OR GREATER
 5th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE: PRELIMINARY EQUIVALENT SKETCH PLAN
TITLE SHEET
 NOTES AND DETAILS

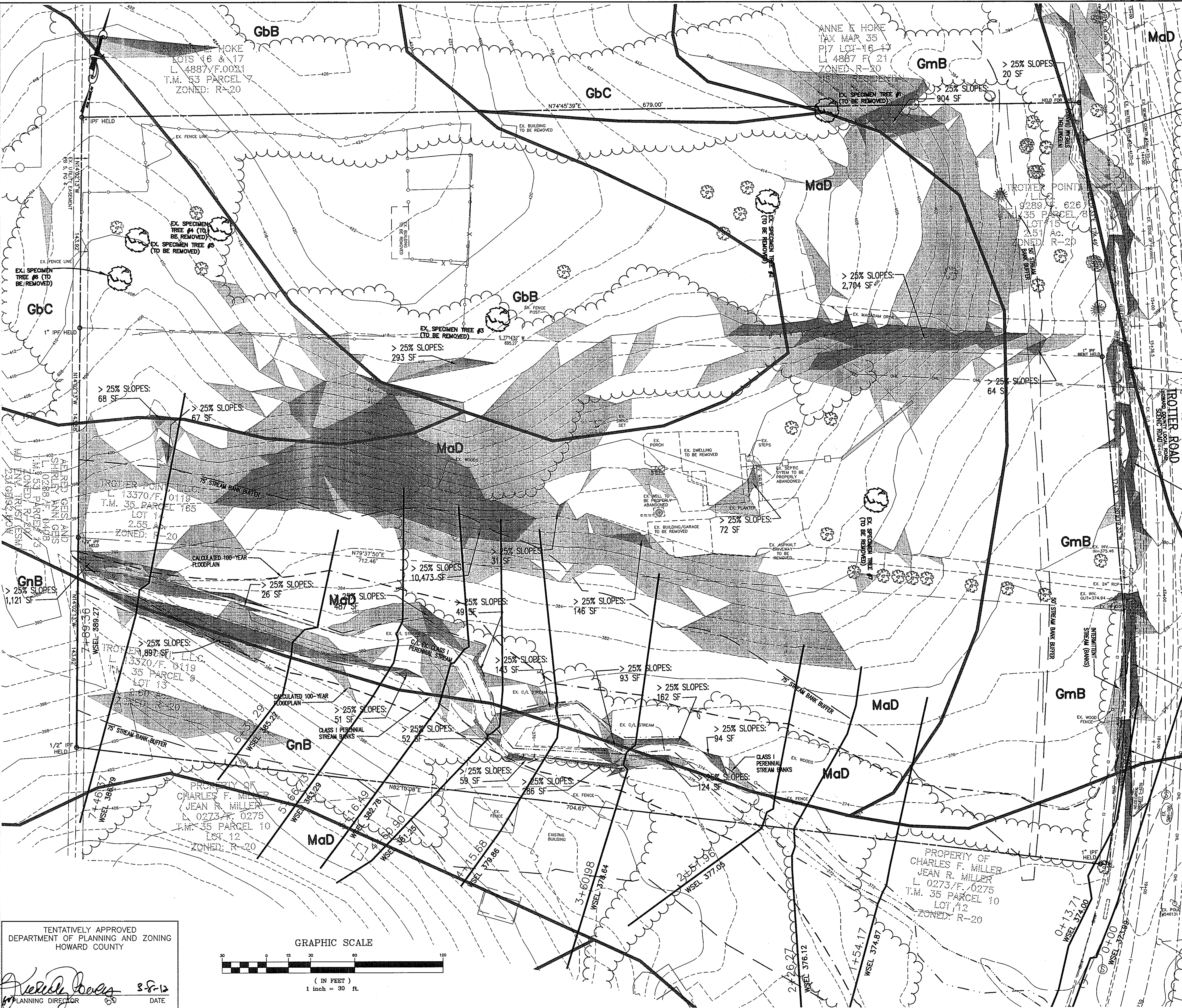
DATE: OCTOBER 11, 2011 PROJECT NO. 2283
 MARCH 1, 2012

SCALE: AS SHOWN DRAWING 1 OF 8

Design: MCR Draft: MCR Check: BFC

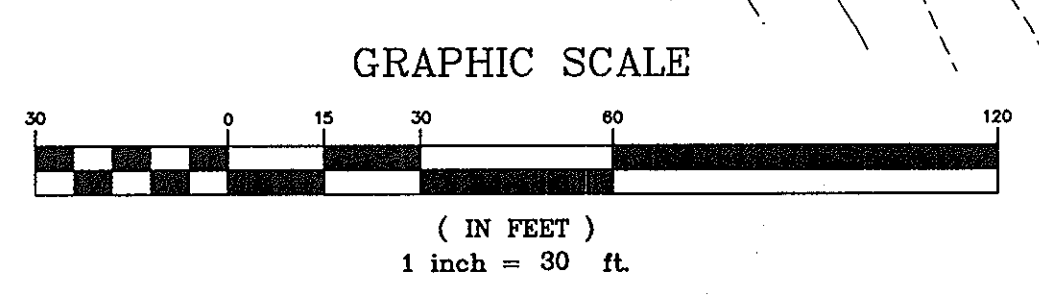
NOTE: CONTRACTORS TO EXERCISE EXTREME CAUTION WHEN WORKING IN AREA OF EXIST. OVERHEAD LINES ALONG TROTTER ROAD

SOILS LEGEND		
MAP SYMBOL	SOIL TYPE	MAPPING UNIT
GbC	B	GLADSTONE LOAM - 3 TO 8 PERCENT SLOPES
GbB	B	GLADSTONE LOAM - 8 TO 15 PERCENT SLOPES
GmB	C	GLENNVILLE SILT LOAM - 3 TO 8 PERCENT SLOPES
GmC	C	GLENNVILLE/SILT LOAMS - 8 TO 8 PERCENT SLOPES
MaD	B	MANOR LOAM - 15 TO 25 PERCENT SLOPES



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Richard Davis 3-8-12
PLANNING DIRECTOR DATE



NO.	DATE	REVISION

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.

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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. 28559; Expiration Date: 7-22-2013

OWNER/DEVELOPER:	PROJECT:
TROTTER POINT, L.L.C. 9695 NORFOLK AVENUE LAUREL, MD 20723 PHONE: 410-792-2565	TROTTER POINT LOTS 1-14 AND OPEN SPACE LOTS 15-18 A RESUBDIVISION OF FOREST HILLS, LOTS 13-15; PB5/PG.4 & A RESUBDIVISION OF TROTTER POINT G.S. LOT 1 AND LOTS 2-5 PLATS #20852-20853 (7-08-162)
TITLE:	LOCATION:
PRELIMINARY EQUIVALENT SKETCH PLAN EXISTING CONDITIONS PLAN AND SOILS MAP	TAX MAP 35 - GRID 2 PARCELS 8, 9 & 165 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE:	PROJECT NO.
OCTOBER 11, 2011 MARCH 1, 2012	2283
Design: MCR Draft: MCR Check: BFC	SCALE: AS SHOWN DRAWING 2 OF 8

Practice	ESD Type	Total DA	Impervious Area	Q _a	ESD ₁ Flow	ESD ₁ Provided	At 2% MIN	Death	Required	Provided	Required	Provided
LOT 1	(M-3)	1,183	500	0.70	96	PASS	2.0	67	96	96	96	96
LOT 2	(M-3)	1,089	500	0.74	96	PASS	2.0	67	96	96	96	96
LOT 3	(M-3)	1,270	500	0.65	96	PASS	2.0	68	96	96	96	96
LOT 4	(M-3)	1,196	500	0.68	96	PASS	2.0	68	96	96	96	96
LOT 5	(M-3)	1,602	500	0.53	96	PASS	2.5	71	115	115	115	115
LOT 9 Front	(M-3)	894	500	0.85	96	PASS	2.0	68	96	96	96	96
LOT 9 Rear	(M-3)	1,136	500	0.71	96	PASS	2.0	68	96	96	96	96
LOT 10	(M-3)	1,193	500	0.68	96	PASS	2.0	68	96	96	96	96
LOT 11	(M-3)	895	500	0.88	96	PASS	2.0	68	96	96	96	96
LOT 12	(M-3)	885	500	0.89	96	PASS	2.0	68	96	96	96	96
LOT 15	(M-3)	997	500	0.83	96	PASS	2.0	68	96	96	96	96
LOT 14	(M-3)	960	500	0.83	96	PASS	2.0	68	96	96	96	96
LOT 5 (M-5)	(M-5)	1,940	1,000	0.56	37	PASS	5.0	45	75	75	75	75
LOT 6 (M-5)	(M-5)	2,460	1,500	0.96	56	PASS	5.0	68	112	112	112	112
LOT 9 (M-5)	(M-5)	820	500	0.96	20	PASS	5.0	23	39	39	39	39
LOT 11 (M-5)	(M-5)	4,440	1,000	0.40	181	PASS	1.0	110	181	181	181	181
LOT 12 (M-5)	(M-5)	8,970	1,000	0.31	181	PASS	1.0	2	181	181	181	181
LOT 13 (M-5)	(M-5)	6,737	1,000	0.29	181	PASS	1.0	-54	181	181	181	181
LOT 14 (M-5)	(M-5)	6,906	1,000	0.29	181	PASS	1.0	-53	181	181	181	181
LOT 1 (M-5)	(M-5)	1,640	1,000	0.96	37	PASS	5.0	45	75	75	75	75
LOT 2 (M-5)	(M-5)	1,640	1,000	0.96	37	PASS	5.0	45	75	75	75	75
LOT 3 (M-5)	(M-5)	1,640	1,000	0.96	37	PASS	5.0	45	75	75	75	75
LOT 4 (M-5)	(M-5)	1,640	1,000	0.96	37	PASS	5.0	45	75	75	75	75
LOT 7 (M-5)	(M-5)	2,460	1,500	0.96	59	PASS	5.0	68	112	112	112	112
LOT 8 (M-5)	(M-5)	2,460	1,500	0.96	56	PASS	5.0	68	112	112	112	112
NonImpervious	(M-5)	54,970	12,035	0.40	2609	PASS	1.0	1368	2381	2381	2381	2381
SoilVegress	(M-5)	33,300	10,375	0.53	2609	PASS	1.0	1100	2609	2609	2609	2609
Totals		142,303	42,410	0.51	0	7,472			3,684	8,041	1,781	5,390

The use of Grassed Swales is applied to the Req requirement.



NOTE: CONTRACTORS TO EXERCISE EXTREME CAUTION WHEN WORKING IN AREA OF EXIST. OVERHEAD LINES ALONG TROTTER ROAD

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR
DATE 3.5.12

NO.	DATE	REVISION

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. 28539; Expiration Date: 7-22-2013

BENCHMARK ENGINEERING, INC.
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STATE OF MARYLAND
BRIAN E. CLEARY
PROFESSIONAL ENGINEER
12/29/2012

OWNER/DEVELOPER:
TROTTER POINT, L.L.C.
9695 NORFOLK AVENUE
LAUREL, MD 20723
PHONE: 410-792-2565

PROJECT:
TROTTER POINT
LOTS 1-14 AND OPEN SPACE LOTS 15-18
A RESUBDIVISION OF FOREST HILLS, LOTS 13-16; PD/5/P/4 & A RESUBDIVISION OF TROTTER POINT O.S. LOT 1 AND LOTS 2-5 PLATS #20852-20853(-08-162)

LOCATION:
TAX MAP 35 - GRID 2
PARCELS 8, 9 & 165
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

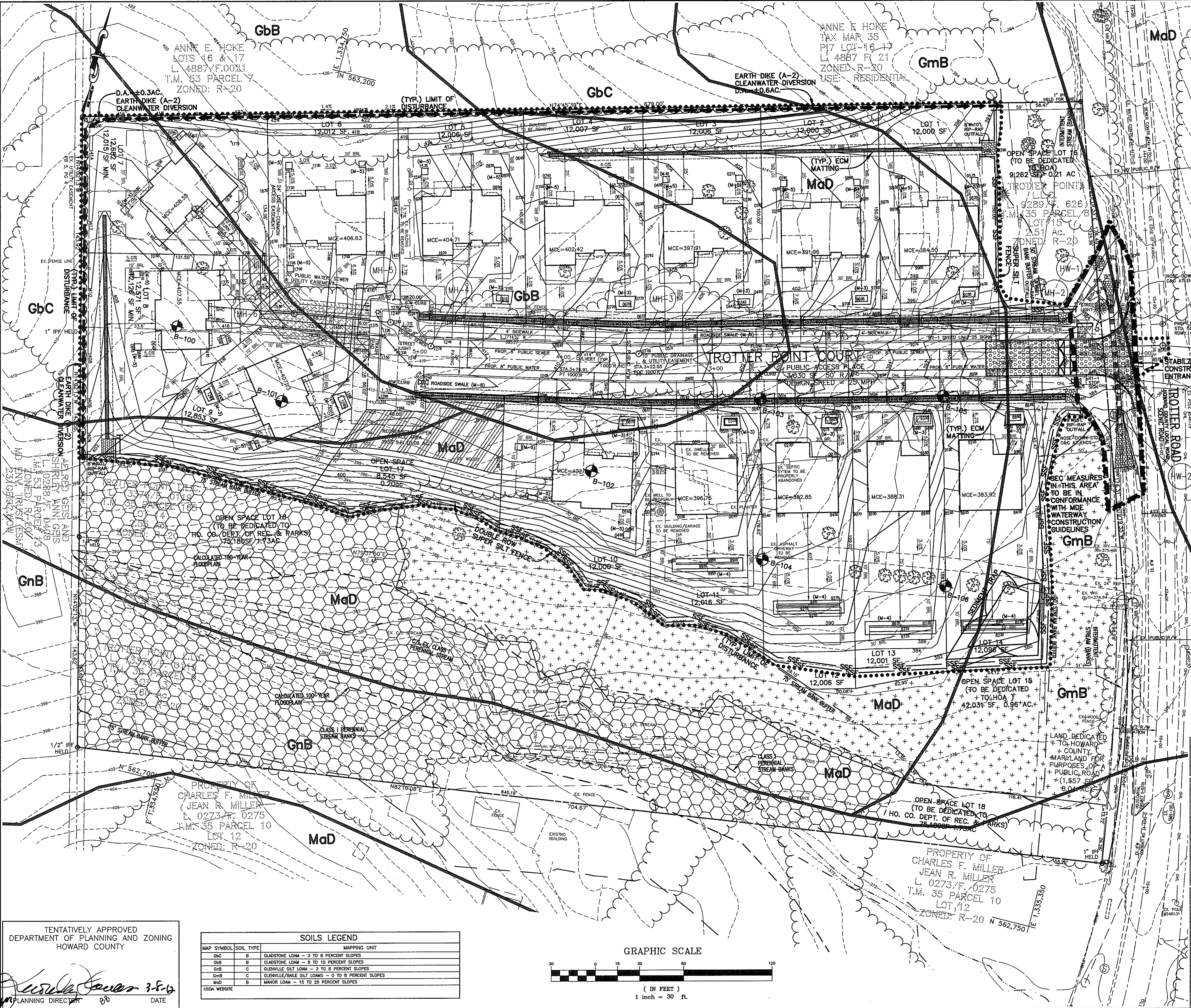
TITLE:
PRELIMINARY EQUIVALENT SKETCH PLAN
PRELIMINARY PLAN
AND GRADING PLAN

DATE:
OCTOBER 11, 2011
MARCH 1, 2012

PROJECT NO.: 2283

Design: MCR Draft: MCR Check: BFC SCALE: AS SHOWN DRAWING 3 OF 8

NOTE: CONTRACTORS TO EXERCISE EXTREME CAUTION WHEN WORKING IN AREA OF EXIST. OVERHEAD LINES ALONG TROTTER ROAD

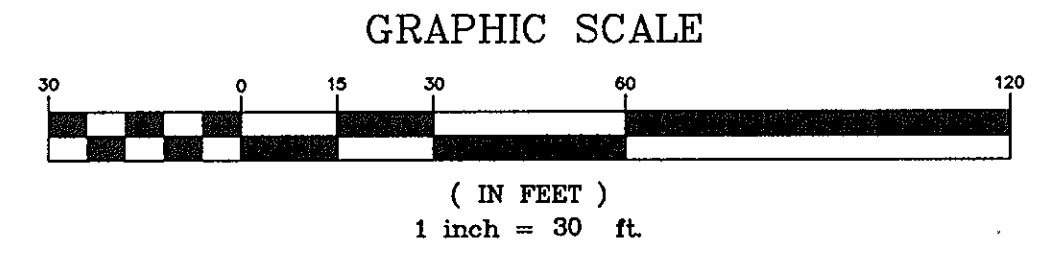


TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

[Signature] 3-8-12
PLANNING DIRECTOR DATE

SOILS LEGEND		
MAP SYMBOL	SOIL TYPE	MAPPING UNIT
Gbc	B	GLADSTONE LOAM - 3 TO 8 PERCENT SLOPES
Gsb	B	GLADSTONE LOAM - 8 TO 15 PERCENT SLOPES
Gsb	C	GLENVILLE SILT LOAM - 3 TO 8 PERCENT SLOPES
Gsb	C	GLENVILLE/BALE SILT LOAMS - 0 TO 8 PERCENT SLOPES
MaD	B	MANOR LOAM - 15 TO 25 PERCENT SLOPES

USDA WEBSITE



NO.	DATE	REVISION

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS

ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE & SUITE 418 • ELLICOTT CITY, MARYLAND 21043
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60 THOMAS JOHNSON DRIVE • FREDERICK, MARYLAND 21702
(P) 301-371-3505 (F) 301-371-3506
WWW.BEI-CIVLENGINEERING.COM

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. 28559; Expiration Date: 7-22-2013

OWNER/DEVELOPER:
TROTTER POINT, L.L.C.
9695 NORFOLK AVENUE
LAUREL, MD 20723
PHONE: 410-792-2565

PROJECT:
TROTTER POINT
LOTS 1-14 AND OPEN SPACE LOTS 15-18
A RESUBDIVISION OF FOREST HILLS, LOTS 13-15; PB 3/Pg. 4 & A RESUBDIVISION OF TROTTER POINT G.S., LOT 1 AND LOTS 2-5, PLATS #20852-20853-08-162

LOCATION:
TAX MAP 35 - GRID 2
PARCELS 8, 9 & 165
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

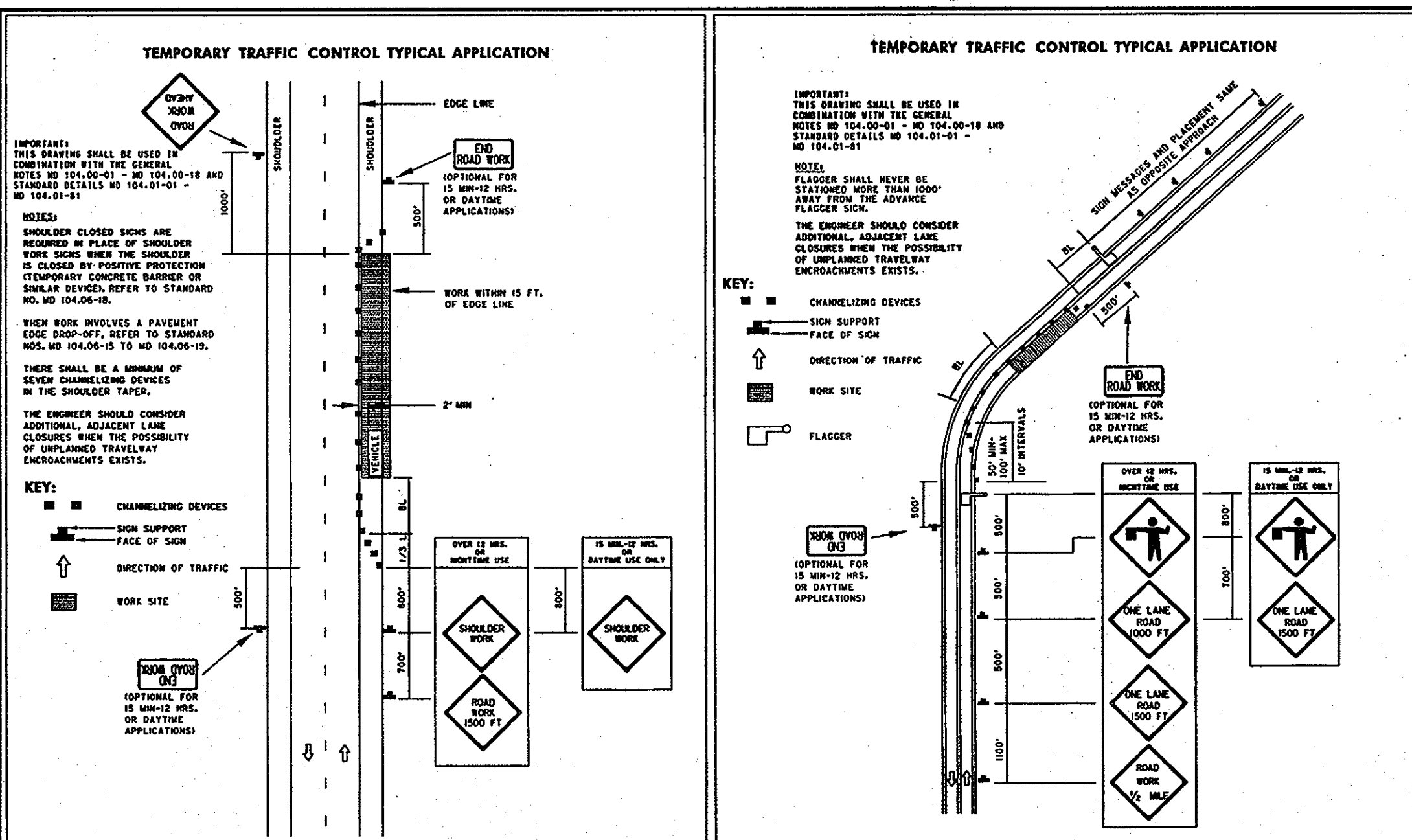
TITLE:
**PRELIMINARY EQUIVALENT SKETCH PLAN
SEDIMENT & EROSION CONTROL
PLAN, NOTES AND DETAILS**

DATE:
OCTOBER 11, 2011
MARCH 1, 2012

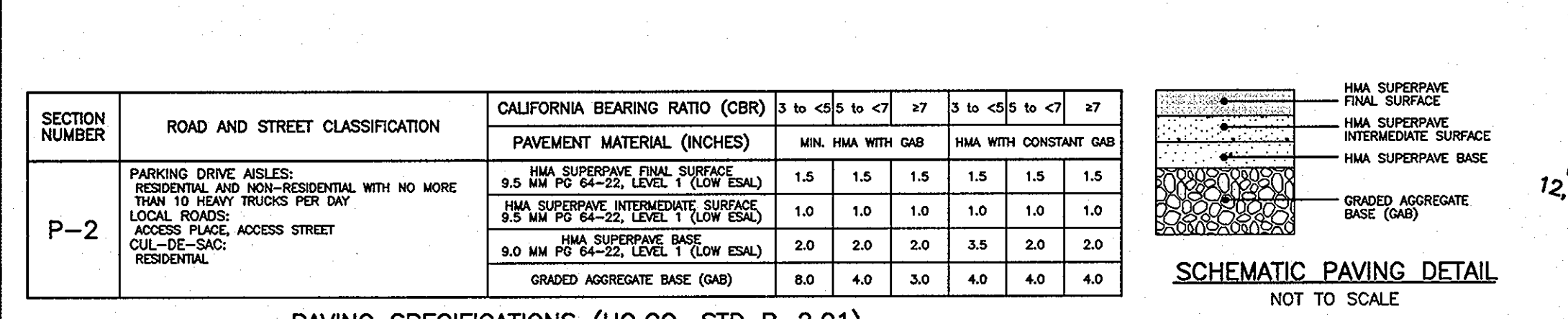
PROJECT NO. 2283

SCALE: AS SHOWN DRAWING 4 OF 8

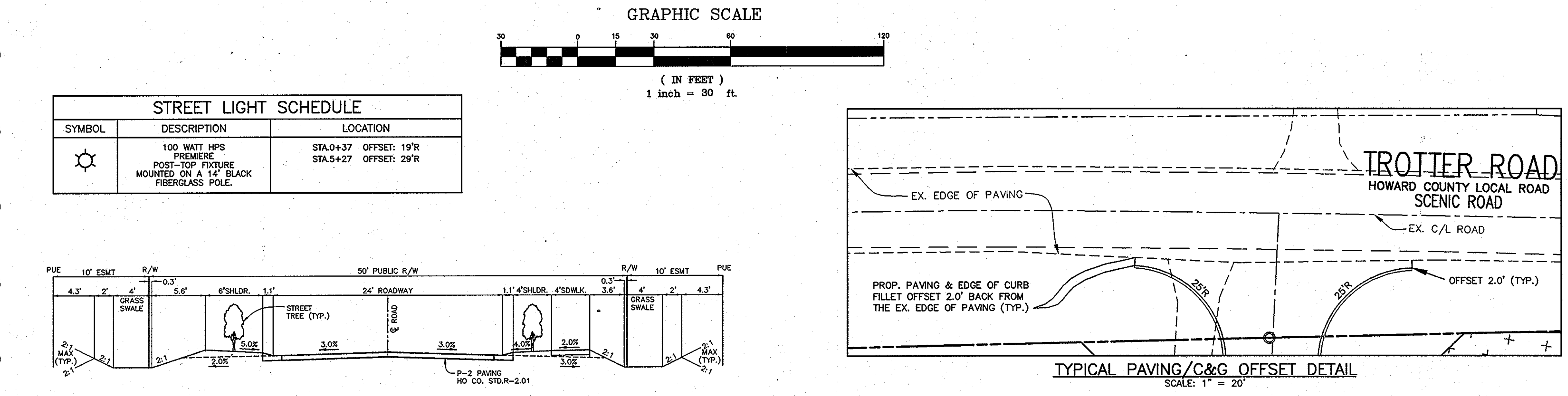
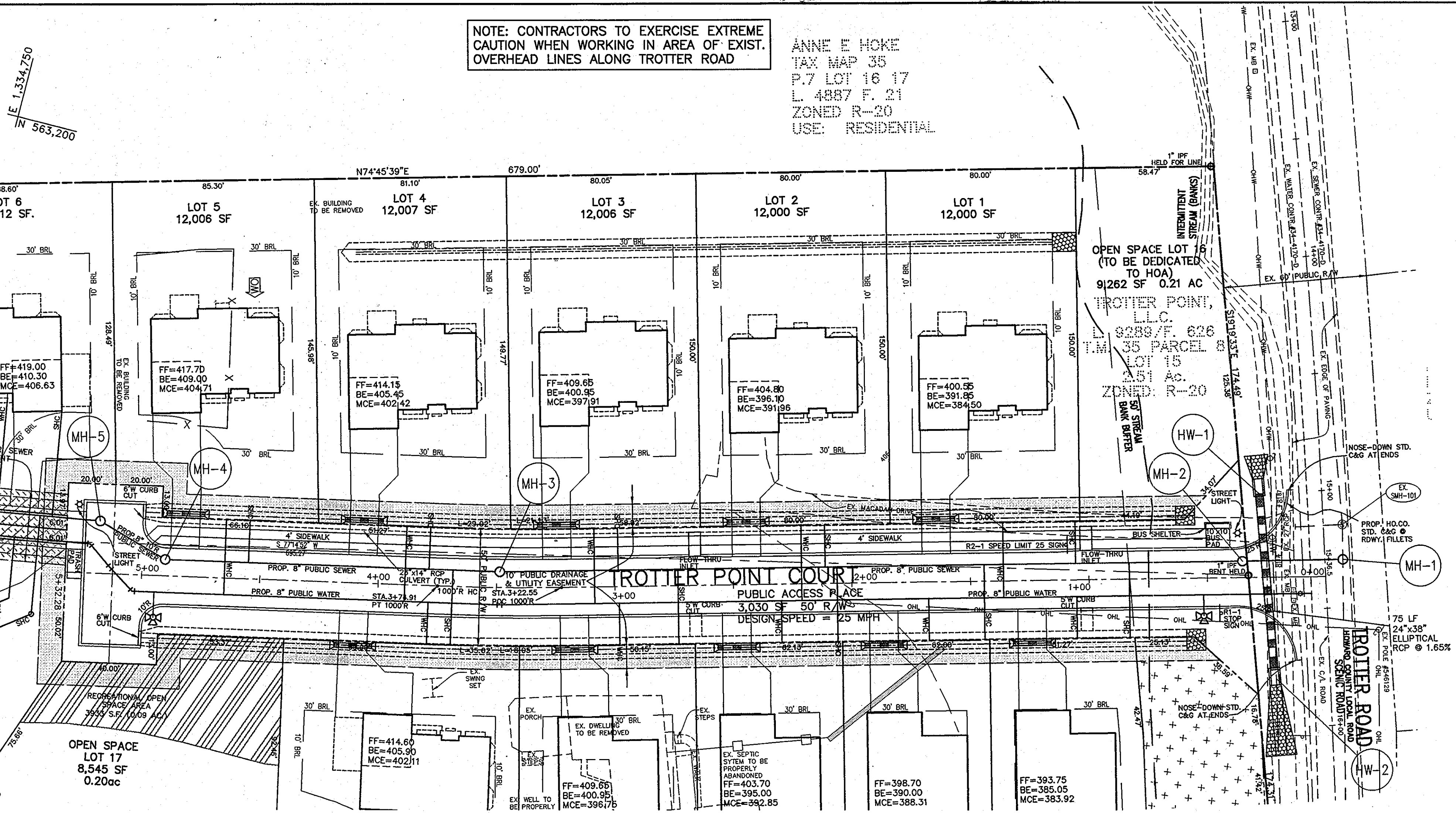
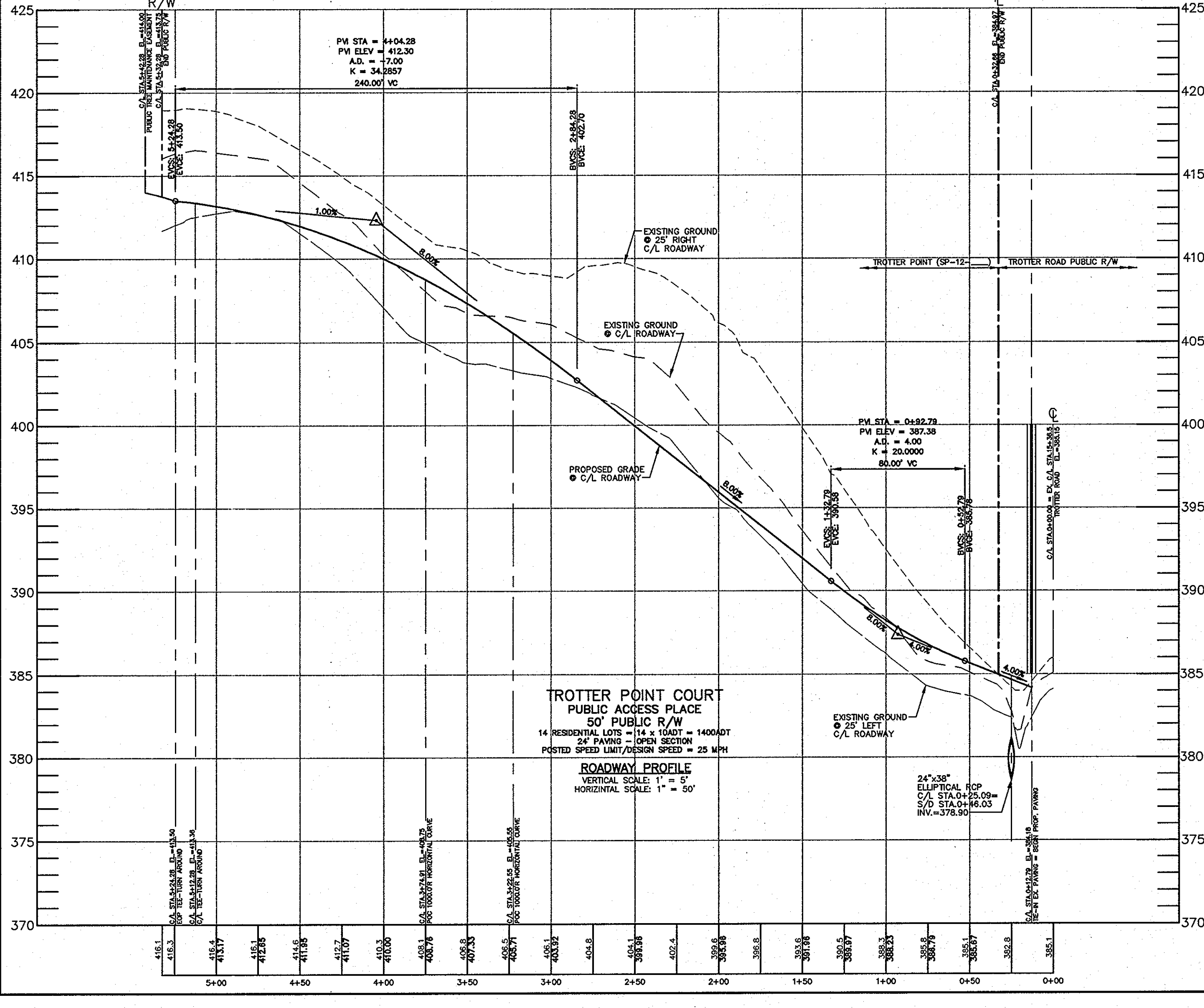
Design: MCR Draft: MCR Check: BFC



SECTION NUMBER	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)	3 to <5 to <7	37	3 to <5 to <7	37	
P-2	PARKING DRIVE AISLES: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY LOCAL ROADS: ACCESS PLACES, ACCESS STREET CUL-DE-SAC: RESIDENTIAL	PAVEMENT MATERIAL (INCHES)					
		HMA SUPERPAVE FINAL SURFACE	1.5	1.5	1.5	1.5	
		HMA SUPERPAVE INTERMEDIATE SURFACE	1.0	1.0	1.0	1.0	
		HMA SUPERPAVE BASE	2.0	2.0	2.0	2.0	
		GRADED AGGREGATE BASE (GAB)	8.0	4.0	3.0	4.0	4.0



PAVING SPECIFICATIONS (HO.CO. STD R-2.01)



TROTTER POINT COURT
PUBLIC ACCESS PLACE - 140 ADT
POSTED SPEED/DESIGN SPEED: 25 MPH
FROM STA. 0+12.79 (BEGIN PROP. ROADWAY @ EX. FLOWLINE)
TO STA. 5+24.28 (EOP PROP. ROADWAY)

CENTERLINE CURVE DATA

CURVE	STATION	RADIUS	ARC	DELTA	TANGENT	CHORD
C1	PC=3+22.05 PT=3+74.91	1000.00'	52.36'	3'00"00"	26.19'	N76°15'39"E 52.35'

CENTERLINE CONTROL DATA - BEARINGS

DESCRIPTION	STATIONS	BEARING	DISTANCE
POB - P/L	0+00.00 - 0+32.66	S74°45'39"W	32.66'
P/L - PC	0+32.66 - 3+22.05	S74°45'39"W	289.89'
PT - END	3+74.91 - 5+32.28	S77°45'39"W	238.22'

CENTERLINE CONTROL DATA - COORDINATES

DESCRIPTION	STATION	NORTH	EAST
POB=EX. C/L TROTTER RD	0+00.00 = 15+65.5	563,148.14	1,335,333.65
INT @ P/L	0+32.66	563,139.5525	1,335,302.1357
PC 1000.0' R HC	3+22.05	563,063.3550	1,335,022.4385
PT 1000.0' R HC	3+74.91	563,056.8051	1,334,997.0899
END = END PUBLIC R/W	5+32.28	563,015.4402	1,334,808.0158

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

[Signature]
PLANNING DIRECTOR

NOTE: CONTRACTORS TO EXERCISE EXTREME CAUTION WHEN WORKING IN AREA OF EXIST. OVERHEAD LINES ALONG TROTTER ROAD

ANNE E HOKE
TAX MAP 35
P.7 LOT 16 17
L. 4887 F. 21
ZONED R-20
USE: RESIDENTIAL

OPEN SPACE LOT 18 (TO BE DEDICATED TO HOA)
9,262 SF 0.21 AC
TROTTER POINT, LLC
111 8288 F.F. 626
1.50 AC
ZONED R-20

BENCHMARK ENGINEERING, INC.
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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. 28559; Expiration Date: 7-22-2013

OWNER/DEVELOPER: TROTTER POINT, L.L.C.
9695 NORFOLK AVENUE
LAUREL, MD 20723
PHONE: 410-792-2565

PROJECT: TROTTER POINT LOTS 1-14 AND OPEN SPACE LOTS 15-18
A RESUBDIVISION OF FOREST HILLS, LOTS 13-18; P8.5/P8.4 & A RESUBDIVISION OF TROTTER POINT G.S. LOT 1 AND LOTS 2-5 PLATS #20852-20853-08-162

LOCATION: TAX MAP 35 - GRID 2 PARCELS 8, 9 & 165 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE: PRELIMINARY EQUIVALENT SKETCH PLAN ROADWAY PLAN, PROFILES, NOTES AND DETAILS

DATE: OCTOBER 11, 2011 PROJECT NO. 2283
MARCH 1, 2012

Design: MCR Draft: MCR Check: BFC SCALE: AS SHOWN DRAWING 5 OF 8

SP-12-002

ANNE E. HOKKE
 LOTS 16 & 17
 L. 4887/F.0021
 T.M. 53 PARCEL 7
 ZONED: R-20

ANNE E. HOKKE
 TAX MAP 35
 P.7 LOT 16 17
 L. 4887 F. 21
 ZONED R-20
 USE: RESIDENTIAL

PROPERTY OF
 CHARLES F. MILLER
 JEAN R. MILLER
 L. 0273/F. 0275
 T.M. 35 PARCEL 10
 LOT 12
 ZONED: R-20

PROPERTY OF
 CHARLES F. MILLER
 JEAN R. MILLER
 L. 0273/F. 0275
 T.M. 35 PARCEL 10
 LOT 12
 ZONED: R-20

SCHEDULE A PERIMETER LANDSCAPE EDGE			
CATEGORY	ADJACENT TO ROADWAY	NO	NO
ADJACENT TO PERIMETER PROPERTIES	NO	NO	NO
PERIMETER NO. / LANDSCAPE TYPE	① A	② B	③ B
LINEAR FEET OF PERIMETER (FRONTAGE/ROADWAY)	912.2	902.6	422.4
CREDIT FOR EXISTING VEGETATION: NO OR YES (w/LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	YES*	YES**
CREDIT FOR WALL, FENCE OR BERM: NO OR YES (w/LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO
LINEAR FEET OF REQUIRED PERIMETER LANDSCAPING	912.2	0.0	198.7
NUMBER OF PLANTS REQUIRED:			
SHADE TREES	15	-	4
EVERGREEN TREES	0	-	5
OTHER TREES (2:1 SUBSTITUTE)	-	-	-
SHRUBS	-	-	-
NUMBER OF PLANTS PROVIDED:			
SHADE TREES	15	-	4
EVERGREEN TREES	0	-	5
OTHER TREES (2:1 SUBSTITUTE)	-	-	-
SHRUBS (10:1 SUBSTITUTE)	-	-	-
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)			

* - PERIMETER 2 REQUIREMENTS WILL BE SATISFIED BY REFORESTATION PLANTINGS, EXISTING VEGETATION AND NEW PLANTINGS WITHIN FCE/ENVIRONMENTAL AREAS.
 ** - PERIMETER 3 REQUIREMENTS INCLUDE REFORESTATION PLANTINGS ALONG TROTTER ROAD; ALL PLANTINGS IN THIS PERIMETER TO BE IN CONFORMANCE W/REGS. PLANT ZONE RESTRICTIONS)

STREET TREE REQUIREMENTS	
ROADWAY NAME:	TP CT.
TROTTER ROAD	1157.2
LINEAR FEET OF PERIMETER	29
STREET TREES REQUIRED	29
NUMBER OF PLANTS PROVIDED:	
SHADE TREES	29
EVERGREEN TREES	-
OTHER TREES (2:1 SUBSTITUTE)	-
SHRUBS (10:1 SUBSTITUTE)	-
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	

DUMPSTER/LOADING/SERVICE AREA LANDSCAPING	
CATEGORY	ADJACENT TO ROADWAY
ADJACENT TO RESIDENTIAL	12.0'
ADJACENT TO NON-RESIDENTIAL	NO
LANDSCAPE / BUFFER TYPE	D
LOCATION OF DUMPSTER/LOADING/SERVICE AREA:	TRASH PAD
CREDIT FOR WALL OR FENCE: NO OR YES (w/LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO
NUMBER OF PLANTS REQUIRED:	
SHADE TREES	-
EVERGREEN TREES	2
OTHER TREES (2:1 SUBSTITUTE)	-
SHRUBS	-
NUMBER OF PLANTS PROVIDED:	
SHADE TREES	2
EVERGREEN TREES	-
OTHER TREES (2:1 SUBSTITUTE)	-
SHRUBS (10:1 SUBSTITUTE)	-
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	

LANDSCAPING NOTES

- 1.) THE PROPOSED LANDSCAPING SHALL BE PROVIDED BY THE PLANTINGS AS SHOWN ON THESE PLANS.
- 2.) THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL INTERNAL PLANTINGS; THE PRESERVATION OF THE EXISTING PERIMETER VEGETATION; AND FOR THE PERIMETER PLANTINGS AS SHOWN ON THESE PLANS. BONDING FOR THE PROPOSED PLANTINGS IS THE OBLIGATION OF THE DEVELOPER AS PART OF THE DEVELOPERS AGREEMENT.
- 3.) TREES MUST BE A MINIMUM OF FOUR(4) FEET FROM THE CURB OR SIDEWALK AND MUST BE A MINIMUM OF FIVE(5) FEET FROM ANY STORM DRAIN.
- 4.) A MINIMUM DISTANCE OF TWENTY(TWO) FEET MUST BE MAINTAINED BETWEEN ANY TREES LOCATED ALONG THE CURB LINE AND FROM STREET LIGHTS.
- 5.) TREE MUST BE PLANTED A MINIMUM OF FIVE(5) FEET FROM AN OPEN SPACE ACCESS STRIP AND TEN(10) FEET FROM A DRIVEWAY.
- 6.) THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SEC.-16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- 7.) STREET TREES SHALL BE PLANTED SIX(6) FEET BEHIND FACE OF CURB WHEN THERE ARE NO SIDEWALKS.
- 8.) ALL LANDSCAPING PLANT TYPES SHOWN ON THESE PLANS ARE RECOMMENDATIONS AND MAY BE SUBSTITUTED WITH APPROVED EQUIVALENTS FROM THE HOWARD COUNTY LANDSCAPE MANUAL.
- 9.) NO TREES SHALL BE PLACED WITHIN 10' BEHIND A RETAINING WALL OR WITHIN A RELATED MAINTENANCE EASEMENT, WHICHEVER IS GREATER.

NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.
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 (P) 301-371-3505 (F) 301-371-3506
 WWW.BEI-CIVILENGINEERING.COM

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. 28559; Expiration Date: 7-22-2013

STATE OF MARYLAND
 BRUCE F. CLEARY
 PROFESSIONAL ENGINEER
 2/27/2012

OWNER/DEVELOPER: TROTTER POINT, L.L.C.
 9695 NORFOLK AVENUE
 LAUREL, MD 20723
 PHONE: 410-792-2565

PROJECT: TROTTER POINT
 LOTS 1-14 AND OPEN SPACE LOTS 15-18
 A RESUBDIVISION OF FOREST HILLS LOTS 13-15; P8.5/P9.4 & A RESUBDIVISION OF TROTTER POINT Q.S. LOT 1 AND LOTS 2-5 PLATS #2082-2083(F)-08-162

LOCATION: TAX MAP 35 - GRID 2
 PARCELS 8, 9 & 165
 5th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE: PRELIMINARY EQUIVALENT SKETCH PLAN
 LANDSCAPING PLAN,
 NOTES AND DETAILS

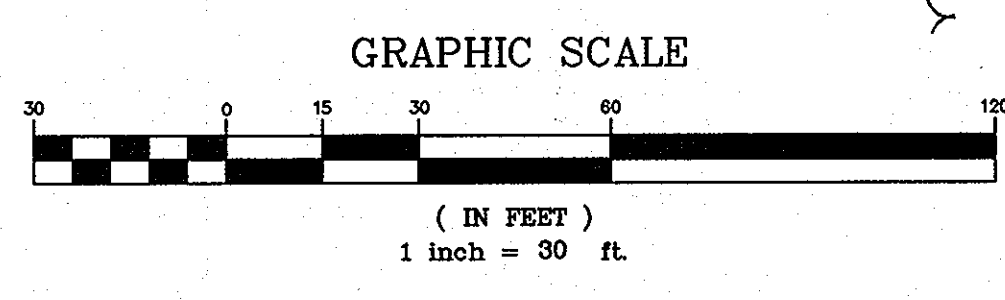
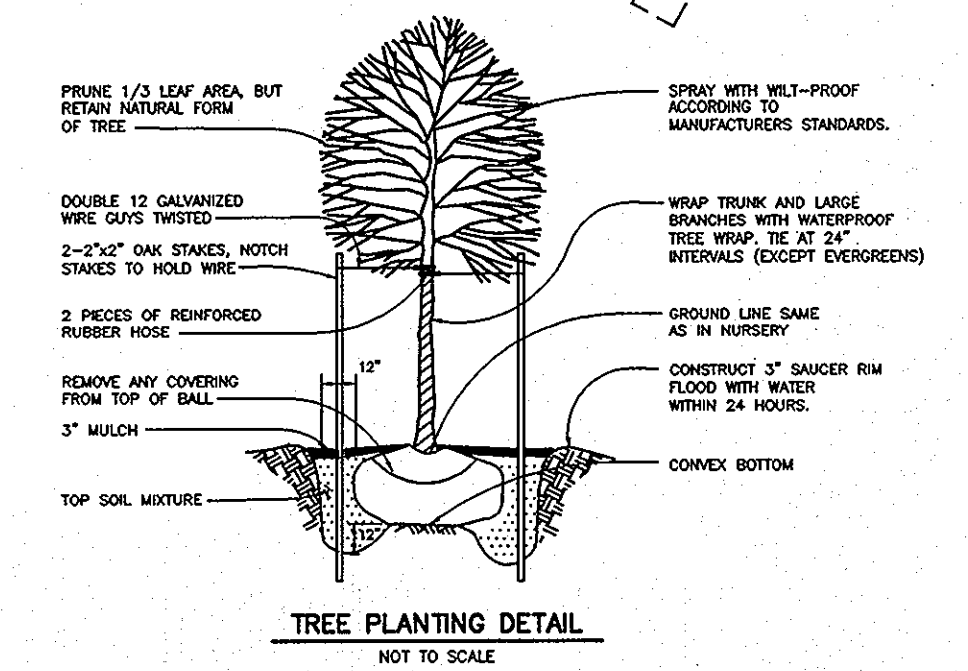
DATE: OCTOBER 11, 2011 PROJECT NO. 2283
 MARCH 1, 2012

Design: MCR Draft: MCR Check: BFC SCALE: AS SHOWN DRAWING 6 OF 8

NOTE: CONTRACTORS TO EXERCISE EXTREME CAUTION WHEN WORKING IN AREA OF EXIST. OVERHEAD LINES ALONG TROTTER ROAD

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

3-8-12
 PLANNING DIRECTOR

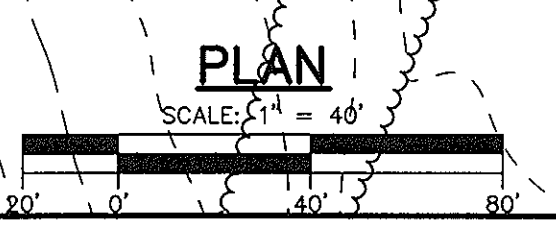




LEGEND

- PROPERTY LINE
- EXISTING TREELINE
- PROPOSED TREELINE
- PROPOSED LOT LINE
- EX. STREAM AND BUFFER
- EX. 100-YEAR FLOODPLAIN
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING BUILDING
- PROPOSED BUILDING
- LIMIT OF DISTURBANCE
- TREE PROTECTION DEVICE (TPD) (SUPER SILT FENCE)
- FOREST RETENTION SIGNAGE
- REFORESTATION SIGNAGE
- REFORESTATION AREA
- FOREST CONSERVATION AREA
- SPECIMEN TREES TO BE REMOVED PER WP-12-012
- SPECIMEN TREES TO REMAIN
- SLOPES 15-25%
- SLOPES > 25%
- FOREST CLEARING
- AREA OF FOREST NOT CLEARED OR PROTECTED (COUNTED AS CLEARED ON WORKSHEET) AND AREA OF EXISTING VEGETATION (NON-FOREST) NOT CLEARED OR PROTECTED
- SB
- 100
- 400
- LOD
- TPD
- 3
- 2

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	
<i>[Signature]</i> PLANNING DIRECTOR	3-8-12 DATE
DATE NO.	REVISION
OWNER	TROTTER POINT LLC 11807 WOLLINGFORD CT CLARKSVILLE, MD 21029 T: 410.792.2565
DEVELOPER	TROTTER POINT LLC ATTN: BRIAN BOY 9695 NORFOLK AVENUE LAUREL, MD 20723 T: 410.792.2565
PROJECT	TROTTER POINT, LOTS 1 TO 14 AND O.S. LOTS 15 TO 18 A RESUBDIVISION OF FOREST HILLS, LOTS 13 TO 15; PB 5/PAGE 4 & A RESUBDIVISION OF TROTTER POINT, O.S. LOT 1 AND LOTS 2 TO 5, PLAT # 20852 & 20853 (7-08-162)
AREA	TAX MAP 35, GRID 2 PARCELS 8, 9, & 165 ZONED R-20 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE	PRELIMINARY FOREST CONSERVATION PLAN
Patton Harris Rust & Associates, pc Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282	
SEAL	DESIGNED BY: PHRA
	DRAWN BY: ALC
	PROJECT NO: 12889-1-2 L300FCP01.DWG
	DATE: MARCH 1, 2012
	SCALE: 1"=40'
BY: <i>[Signature]</i> PETER J. STONE #3068	DRAWING NO. 7 OF 8



GENERAL NOTES:

- THE SITE IS LOCATED AT ALONG TROTTER ROAD IN CLARKSVILLE, MD 21029 (TAX MAP 47, PARCELS 8, 9, & 165). THE SITE CONSISTS THREE (3) PARCELS THAT TOTAL 7.65 ACRES.
- TOPOGRAPHIC AND BOUNDARY INFORMATION IS FROM A FIELD SURVEY PREPARED BY PATTON HARRIS RUST & ASSOCIATES DATED JANUARY 2007.
- THE SITE IS ZONED R-20 (RESIDENTIAL). CURRENTLY, THE SITE CONTAINS ONE RESIDENCE ON PARCELS 9 & 165. PARCEL 8 CONTAINS THE REMAINS OF A DEMOLISHED HOUSE AND TWO REMAINING SHEDS.
- NO RARE, THREATENED, OR ENDANGERED PLANTS OR ANIMALS OR CRITICAL HABITATS WERE OBSERVED IN THE FIELD.
- NO TREES, SHRUBS, OR PLANTS IDENTIFIED AS RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED.
- THERE ARE NO KNOWN CEMETERIES OR BURIAL PLOTS LOCATED ON THE SITE, ACCORDING TO THE HOWARD COUNTY CEMETERIES INVENTORY.
- THERE ARE EXISTING BUILDINGS ON THE SITE AS SHOWN. ALL EXISTING BUILDINGS ARE TO BE REMOVED. STRUCTURES ARE PROPOSED AS SHOWN.
- THIS SITE IS LOCATED IN THE MIDDLE PATUXENT RIVER WATERSHED (#2131106).
- THERE ARE STREAMS AND FLOODPLAINS LOCATED ON THIS SITE. NO WETLANDS EXIST ON THIS PROPERTY.
- THIS SITE CONTAINS ONE HYDRIC SOIL, GLENVILLE-BAILE SILT LOAM (GnB). THE SOILS ON SITE ARE GLADSTONE LOAM (3-8% SLOPES)-GbB, GLADSTONE LOAM (8-15% SLOPES)-GcC, GLENVILLE SILT LOAM (3-8% SLOPES)-GnB, GLENVILLE-BAILE SILT LOAM (0-8% SLOPES)-GnB, AND MANOR LOAM (15-25% SLOPES)-MoD ACCORDING TO THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY.
- THE FSD, DATED JUNE 29, 2011, HAS BEEN PREPARED BY PATTON HARRIS RUST & ASSOCIATES IN CONJUNCTION WITH THESE PLANS. FIELD WORK FOR THIS INVENTORY WAS CONDUCTED ON JULY 20, 2006, FEBRUARY 23, 2007 & JUNE 29, 2011 BY JONATHAN NORMAN, PLANNER OF PATTON HARRIS RUST AND ASSOCIATES UNDER THE SUPERVISION OF PETER J. STONE, RLA OF PATTON HARRIS RUST AND ASSOCIATES.
- THERE ARE TWO EXISTING FOREST STANDS LOCATED ON SITE, AS SHOWN ON THE PLAN. FOREST STAND 1 IS A MEDIUM PRIORITY FOREST STAND DUE TO MINIMAL PROTECTED ENVIRONMENTAL SYSTEMS AND FOREST STAND 2 IS A HIGH PRIORITY FOREST STAND DUE TO THE PRESENCE OF PROTECTED ENVIRONMENTAL SYSTEMS, SUCH AS STREAMS AND FLOODPLAIN.
- THERE ARE 16 SPECIMEN TREES LOCATED ON SITE, AS SHOWN ON THE PLAN.
- THE HOWARD COUNTY FOREST CONSERVATION MANUAL SUPERCEDES ANY DISCREPANCIES BETWEEN THE MANUAL AND THESE PLANS.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH THE FOREST CONSERVATION MANUAL SHALL BE FULFILLED BY ON-SITE REFORESTATION OF 0.96 ACRES, ON-SITE RETENTION OF 0.78 ACRES (DOES NOT INCLUDE FLOODPLAIN) AND OFF-SITE REFORESTATION OF 0.47 ACRES ON THE TALLEY PROPERTY LOCATED ON TAX MAP 8, PARCEL 34.

Howard County Forest Conservation Worksheet

Project Name: **TROTTER POINT**
 County File #: **March 1, 2012**
 Date: **March 1, 2012**

Net Tract Area
 A. Total Tract Area = 7.66
 B. Other Deductions: 100 year floodplain = 0.90
 C. Net Tract Area = Net Tract Area (A-B-C) = 6.76

Land Use Category: RESIDENTIAL SUBURBAN
 D. Afforestation Threshold (Net Tract Area X 15%) = 1.01
 E. Conservation Threshold (Net Tract Area X 20%) = 1.35

Existing Forest Cover
 F. Existing Forest Cover within the Net Tract Area = 2.51
 G. Area of Forest Above Conservation Threshold = 1.16
 If the Existing Forest Cover (F) is greater than Conservation Threshold (G), then G = Existing Forest Cover (F) - Conservation Threshold (E); Otherwise G = 0

Break Even Point
 H. Break Even (Amount of forest that must be retained so that no mitigation is required)
 (1) If the area of forest above the Conservation Threshold (G) is greater than zero, then H = (0.2 X the area of forest above Conservation Threshold (G)) + the Conservation Threshold (E)
 (2) If the area of forest above the Conservation Threshold (G) is equal to zero, then H = Existing Forest Cover (F)
 I. Forest Clearing Permitted Without Mitigation = 0.93
 I = Existing Forest Cover (F) - Break Even Point (H)

Proposed Forest Clearing
 J. Total Area of Forest to be Cleared = 1.73
 K. Total Area of Forest to be Retained = 0.78
 K = Existing Forest Cover (F) - forest to be cleared (J)

Planting Requirements
 If the Total Area of Forest to be Cleared (K) is at or above the Break Even Point (H), no planting is required and no further calculations are necessary (L=0, M=0, N=0, P=0).
 If not, calculate the planting requirement below:
 L. Reforestation for Clearing Above the Conservation Threshold = 0.29
 (1) If the total area of forest to be retained (K) is greater than the Conservation Threshold (E), then L = the area of forest to be cleared (J) X 0.25; or
 (2) If the forest to be retained (K) is less than or equal to the Conservation Threshold (E), then L = area of forest above Conservation Threshold (G) X 0.25
 M. Reforestation for Clearing Below the Conservation Threshold = 1.14
 (1) If Existing Forest Cover (F) is greater than Conservation Threshold (E) and the forest to be retained (K) is less than or equal to the Conservation Threshold (E), then M = 2.0 X (the Conservation Threshold (E) - the forest to be retained (K))
 (2) If Existing Forest Cover (F) is less than or equal to the Conservation Threshold (E), then M = 2.0 X Forest to be cleared (J).
 N. Credit for Retention Above the Conservation Threshold = 0.00
 If the area of forest to be retained (K) is greater than the Conservation Threshold (E), then N = K - E
 P. Total Reforestation Required P = L + M - N = 1.43
 Q. Total Afforestation Required = 0.00
 (1) If Existing Forest Cover (F) is less than the Afforestation Threshold (D) then Q = the Afforestation Threshold (D) - the Existing Forest Cover (F)
 R. Total Planting Requirement R = P + Q = 1.43

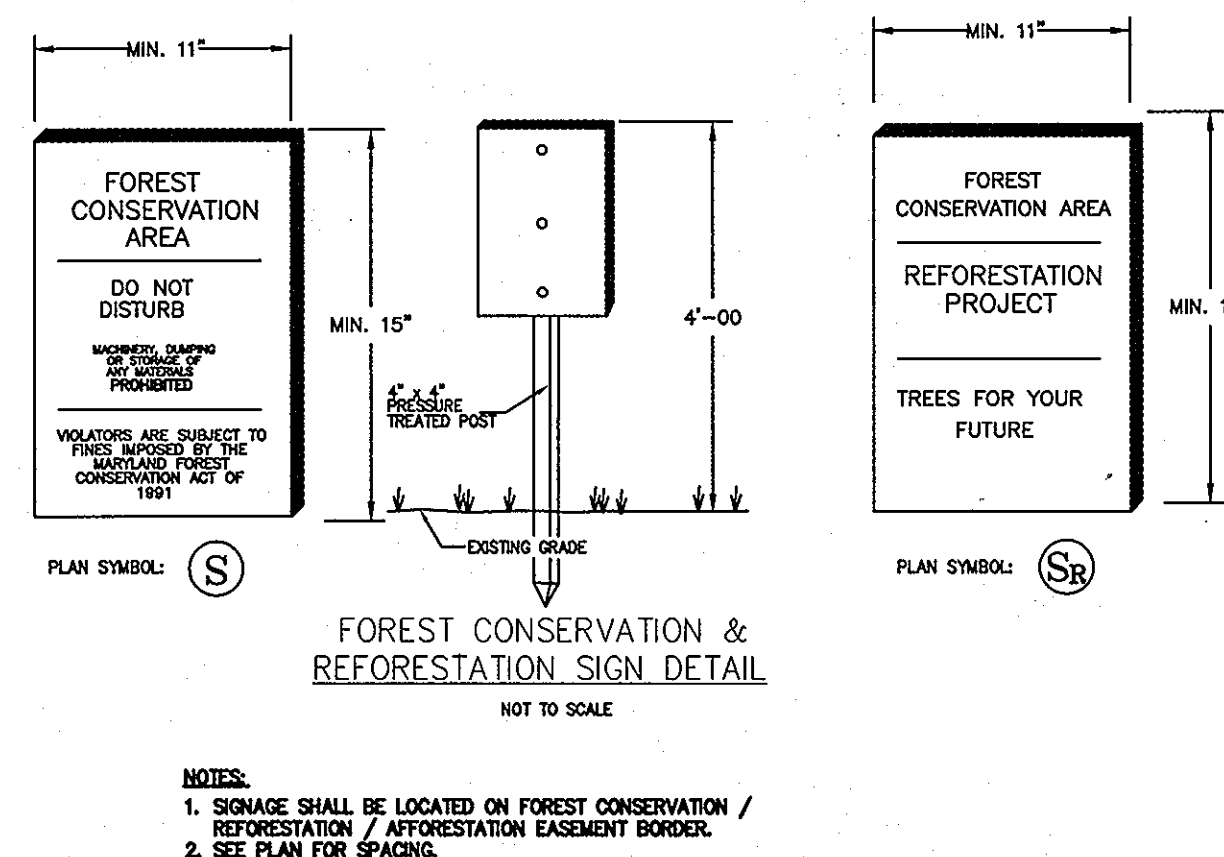
FOREST CONSERVATION EASEMENT	AREA RETENTION (IN ACRES)	AREA REFORESTATION (IN ACRES)	AREA OFF-SITE REFORESTATION (IN ACRES)
A	0.78 AC ±	0	0.47 AC ±
B	0	0.96 AC ±	
TOTAL	0.78 AC ±	0.96 AC ±	

STREAM BUFFER CONSERVATION CHART	
ACREAGE OF STREAM BUFFER CONSERVED	2.46 AC ±
WIDTH OF STREAM BUFFER CONSERVED	50'-150'
LENGTH OF STREAM BUFFER CONSERVED	1,188'±

SPECIMEN TREE CHART				
KEY	SPECIES	SIZE	CONDITION	REMAIN/REMOVE
1	BLACK LOCUST (<i>Robinia pseudoacacia</i>)	48"	FAIR	REMOVE
2	SILVER MAPLE (<i>Acer saccharinum</i>)	32"	GOOD	REMOVE
3	TULIP POPLAR (<i>Liriodendron tulipifera</i>)	30"	GOOD	REMOVE
4	TULIP POPLAR (<i>Liriodendron tulipifera</i>)	44"	GOOD	REMOVE
5	SLIPPERY ELM (<i>Ulmus rubra</i>)	40"	GOOD	REMOVE
6	SILVER MAPLE (<i>Acer saccharinum</i>) (MULTI-STEM)	51"	GOOD	REMOVE
7	WEEPING WILLOW (<i>Salix babylonica</i>)	49"	POOR	REMOVE
8	BLACK WALNUT (<i>Juglans nigra</i>)	33"	GOOD	REMAIN
9	TULIP POPLAR (<i>Liriodendron tulipifera</i>)	65"	GOOD	REMAIN
10	TULIP POPLAR (<i>Liriodendron tulipifera</i>)	33"	GOOD	REMAIN
11	RED MAPLE (<i>Acer rubrum</i>)	36"	GOOD	REMAIN
12	SHAGBARK HICKORY (<i>Carya ovata</i>)	34"	GOOD	REMAIN
13	SILVER MAPLE (<i>Acer saccharinum</i>)	35"	GOOD	REMAIN
14	TULIP POPLAR (<i>Liriodendron tulipifera</i>)	36"	GOOD	REMAIN
15	TULIP POPLAR (<i>Liriodendron tulipifera</i>)	62"	GOOD	REMAIN
16	WHITE OAK (<i>Quercus alba</i>)	45"	FAIR	REMOVE

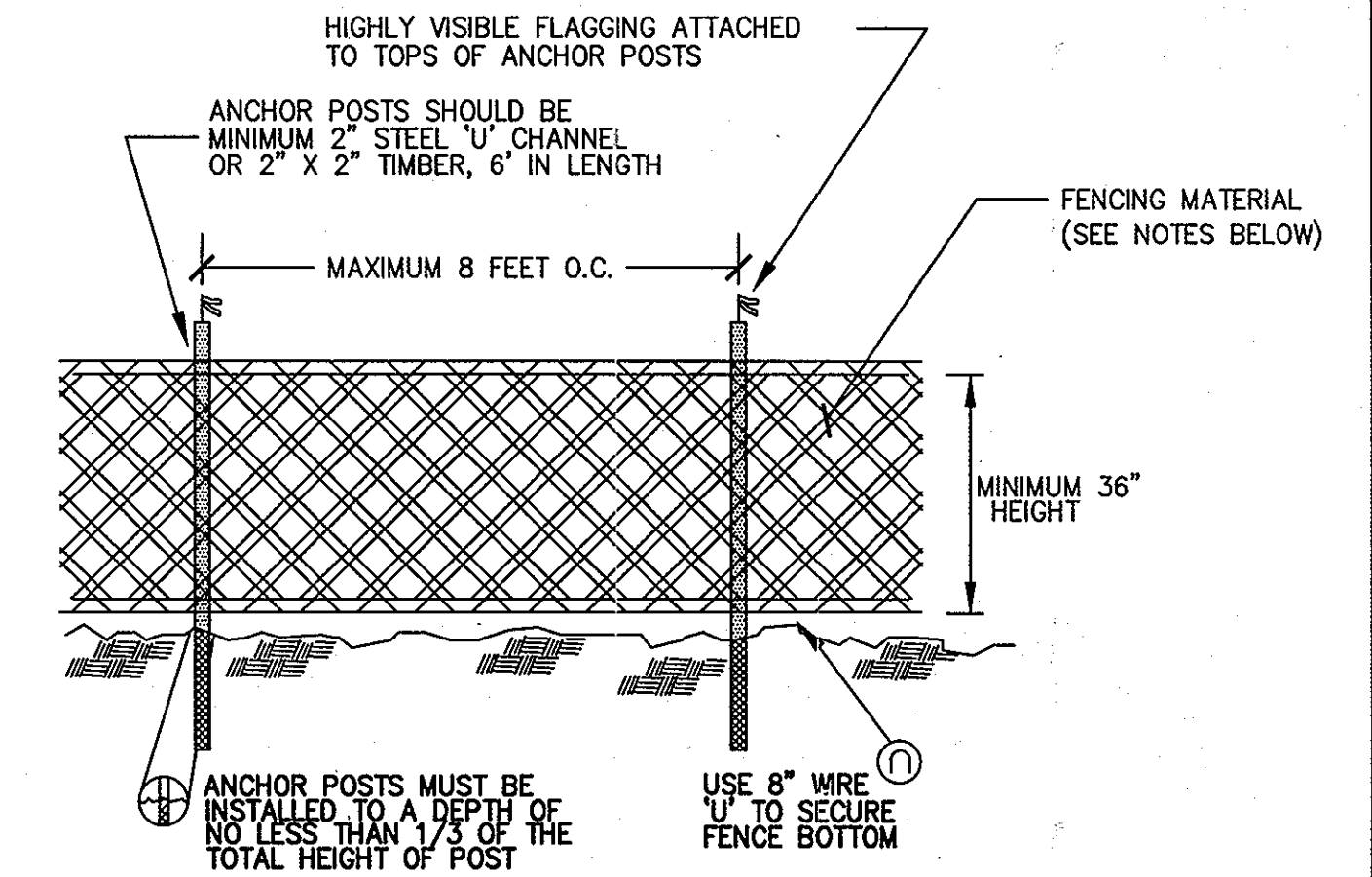
SOILS CHART						
MAP SYMBOL	NAME	STRUCTURAL LIMITATIONS Dwellings w/ Basements	EROSION HAZARD	HYDRIC (Yes/No)	SLOPE (%)	k FACTOR
GbB	Gladstone loam	Not limited	-	No	3-8	-
GbC	Gladstone loam	Somewhat limited: slope	Moderate	No	8-15	-
GnB	Glenville silt loam	Very limited: Depth to saturated zone	Moderate	No	3-8	0.22
GnB	Glenville-Baile silt loam	Very limited: Depth to saturated zone	Moderate	Yes	0-8	0.22
MoD	Manor loam	Very limited: flooding, Depth to saturated zone	Moderate	No	15-25	0.43

SOURCE: USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY



SEQUENCE OF OPERATIONS

- PRE-CONSTRUCTION SITE PREPARATION**
- FIELD STAKE LIMITS OF DISTURBANCE (L.O.D.) AT 25' INTERVALS.
 - REVIEW L.O.D. IN FIELD AND ADJUST IF PRACTICAL.
 - INSTALL TREE PROTECTION FENCE AT THE L.O.D. AND IMPLEMENT TREE PROTECTION METHODS AS SHOWN.
 - CLEAR AND GRUB AS NECESSARY TO FACILITATE ROOT PRUNING TO A DEPTH OF 2-3 FEET WITHIN THE LIMITS OF THE PROPOSED FOREST RETENTION AREA AND AROUND SPECIMEN TREES TO BE SAVED. CLEAR REMAINING TREES IN A WAY THAT "SAVE TREES" ARE NOT DISTURBED. GRIND STUMPS 12" IN DIAMETER AND LARGER THAT ARE WITHIN 25' OF THE L.O.D.
 - PRUNE AND FERTILIZE "EDGE TREES" AS PER CONSULTING ARBORIST'S RECOMMENDATIONS AND DETAILS PROVIDED ON THIS SHEET.
 - THERE SHALL BE NO STAGING, STORAGE, OR STOCKPILING OF MATERIALS OUTSIDE OF THE L.O.D.
 - REMOVE OR TREAT WITH AN ACCEPTABLE METHOD, NOXIOUS PLANT MATERIAL SUCH AS MULTIFLORA ROSE, TEARTHUMB, AND JOHNSON GRASS BEFORE INSTALLING REFORESTATION PLANTS.
 - INSTALL TREE PROTECTION SIGNAGE.
 - STABILIZE ANY DISTURBED AREAS USING THE SPECIFIED STABILIZATION MIXTURE WHICH ALLOWS FOR NATURAL REVEGETATION OF FOREST COMMUNITIES.



- NOTES:**
- BLAZE ORANGE MESH OR SUPER SILT FENCE FOR TREE PROTECTION DEVICE, ONLY.
 - BOUNDARIES OF PROTECTION AREA WILL BE ESTABLISHED PRIOR TO GRADING AND SEDIMENT CONTROL.
 - AVOID DAMAGE TO CRITICAL ROOT ZONE. DO NOT DAMAGE OR SEVER LARGE ROOTS WHEN INSTALLING POSTS.
 - FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

TREE PROTECTION FENCING
NOT TO SCALE

FOREST CONSERVATION SEQUENCE OF OPERATIONS

- Prior to beginning any grading operations on this site or on a respective lot, there may be a preconstruction meeting held at the site which is to include the Contractor and representatives from Patton Harris Rust & Associates, Inc. (PHRA). The Howard County Department of Planning and Zoning (DPZ) and the owner will be notified by the Contractor as to the time and place of the field meeting, should they wish to send a representative. The purpose of this meeting will be to review the approved FOP and to field verify the correct Limits of Disturbance (LOD).
- The Limits of Disturbance (LOD) pertinent to the preservation of wooded areas shall be staked in the field with final adjustments being made as necessary to insure adequate protection of the Critical Root Zone of trees designated for retention. Stakes to be used shall be those specified for the "TREE PROTECTION DEVICE" to which approved protective material will be attached. Alternate means of defining the LOD may be used if approved by the DPZ.
- All forest retention areas shall be protected by highly visible, well anchored temporary protection devices (see detail), which shall be securely in place prior to any clearing or grading operations.
- Grading operations or other construction operations which could dislodge or otherwise damage the protective devices shall be avoided along the edges of the LOD lines if possible. Any protective devices which are damaged during site construction operations shall be properly repaired immediately by the Contractor.
- After site grading, utility access road, and driveway construction have been completed, all trees adjacent to the LOD line shall be inspected for indications of crown die-back (summer indicator), damage within respective critical root zones or any dead wood or other conditions which might be hazardous to pedestrians, buildings, utility lines vehicular access ways or parked vehicles.
- Should there be evidence of any damage to tree trunks, branches or the critical root zone of trees within the protected areas, or to isolated specimen trees to be preserved, the damage shall be examined within a period of two (2) days from the date of observation by a licensed tree care professional. Exposed roots should be covered immediately to a depth of 6 - 8 inches with soil, preferably mixed with 50% peat moss or leaf mold.
- Remove damaged, dead or dying trees or limbs only if the trees or limbs pose an immediate safety hazard to buildings, utility lines, vehicles, or access and egress drives or pedestrian areas. Trees designated for pruning or removal shall be pruned or removed using equipment and methods which will not damage or destroy adjacent large trees or understory trees or shrubs designated for retention.
- All temporary forest protection devices will be carefully removed after all general construction, necessary tree surgery, removal of debris, etc. regrading and reseeded of sediment and erosion control disturbance have been completed and acceptance and approval of the work and site conditions have been given by the DPZ.

PLANT COMMUNITY SUMMARY			
SYMBOL	COMMUNITY	AREA	PRIORITY RETENTION
F1	FOREST	1.99 Ac.±	MEDIUM
F2	FOREST	1.30 Ac.±	HIGH

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Michelle Sanchez 3-8-12
 PLANNING DIRECTOR DATE

DATE NO.	REVISION

OWNER: TROTTER POINT LLC
 11807 WOLLINGFORD CT
 CLARKSVILLE, MD 21029
 T: 410.792.2565

DEVELOPER: TROTTER POINT LLC
 ATTN: BRIAN BOY
 9695 NORFOLK AVENUE
 LAUREL, MD 20723
 T: 410.792.2565

PROJECT: TROTTER POINT, LOTS 1 TO 14 AND O.S. LOTS 15 TO 18
 A RESUBDIVISION OF FOREST HILLS, LOTS 13 TO 15; PB 5/PAGE 4 & A RESUBDIVISION OF TROTTER POINT, O.S. LOT 1 AND LOTS 2 TO 5, PLAT #s 20852 & 20853 (F-08-162)

AREA: TAX MAP 35 GRID 2 PARCELS 8, 9, & 165 ZONED R-20 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE: PRELIMINARY FOREST CONSERVATION NOTES AND TABULATIONS

Patton Harris Rust & Associates, pc
 Engineers, Surveyors, Planners, Landscape Architects.
 8818 Centre Park Drive
 Columbia, MD 21045
 T 410.997.8900
 F 410.997.9282

SEAL: PETER J. STONE, REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT, STATE OF MARYLAND, 3068

DESIGNED BY: ALC
 DRAWN BY: ALC
 PROJECT NO: 12888-1-2
 DATE: MARCH 1, 2012
 SCALE: AS SHOWN
 DRAWING NO. 8 OF 8