

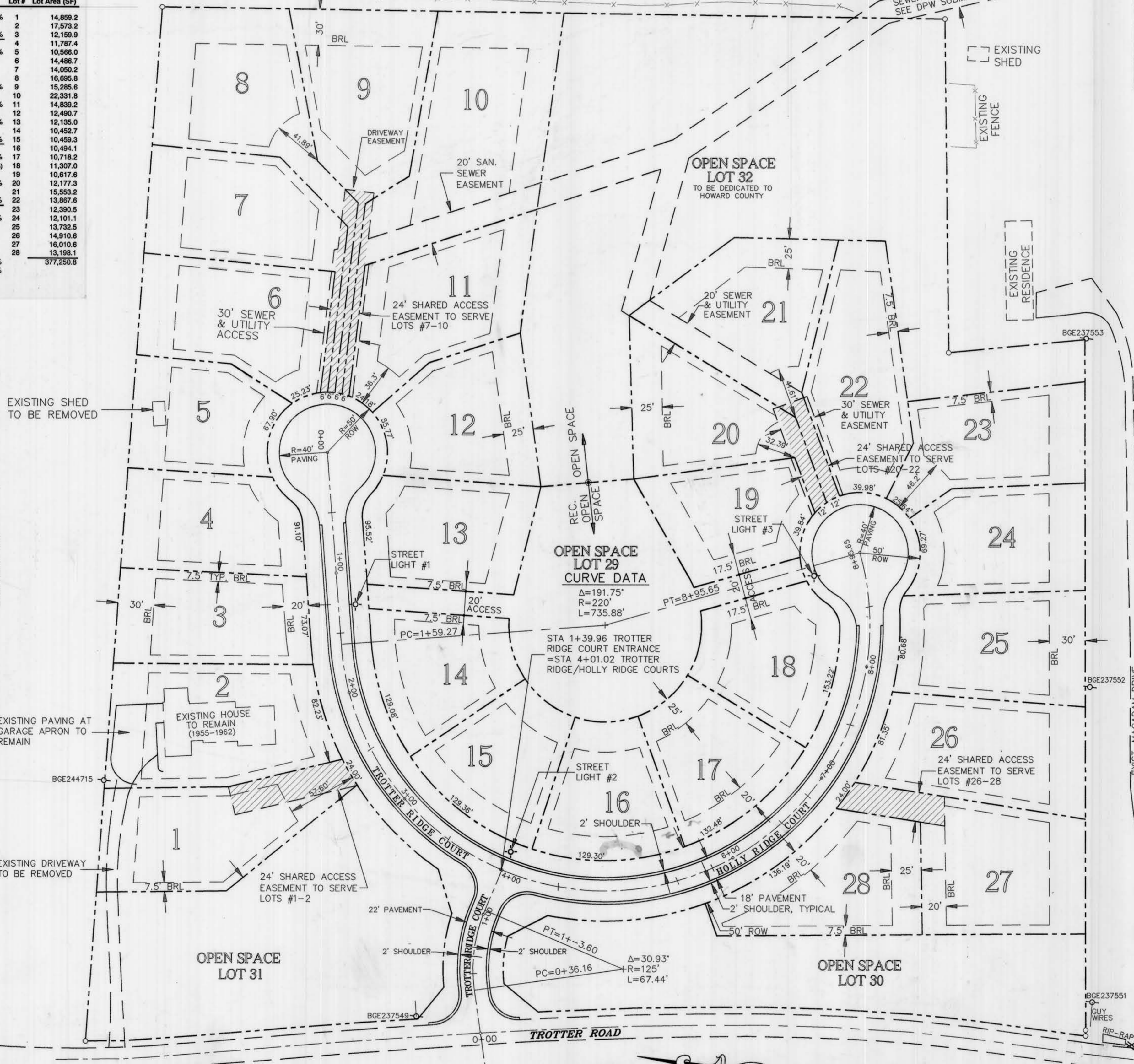
N 560747
E 1336257

MINIMUM LOT AREAS						
LOT NO.	GROSS AREA (SQ. FT.)	PIPESTEM AREA	REMAINING AREA	100 YR. FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE (SQ. FT.)
7	14,050.24	602.56	13,447.68	0	0	13,447.68
8	16,695.77	840.18	15,855.59	0	0	15,855.59
9	15,285.56	951.96	14,333.60	0	0	14,333.60
10	22,331.76	663.70	21,668.06	0	0	21,668.06
20	12,177.31	929.14	11,248.17	0	0	11,248.17
21	15,553.15	1,090.44	14,462.71	0	0	14,462.71
27	16,010.57	1,550.47	14,460.10	0	0	14,460.10

LAND USE TABULATION (revised 1/4/95)

AREA	Sq. Ft.	Acres	%	Lot #	Lot Area (SF)
TOTAL SITE:	653,400	15.00	100.00%	1	14,859.2
TROTTER ROAD R.O.W.:	-18,646	-0.43	-2.85%	3	12,159.9
SITE REMAINING:	634,754	14.57	97.15%	4	11,787.4
REMAINING SITE @ 100%:				5	10,568.0
OPEN SPACE "29":	28,970	0.67	4.56%	6	14,466.7
OPEN SPACE "30":	33,515	0.77	5.28%	7	14,050.2
OPEN SPACE "31":	41,612	0.96	6.56%	8	16,695.8
OPEN SPACE "32":	90,730	2.08	14.23%	9	15,285.6
TOTAL OPEN SPACE:	194,826	4.47	30.69%	10	22,331.8
(28% OPEN SPACE REQUIRED)	158,689	3.64	25.00%	11	14,859.2
TOTAL SITE ROAD R.O.W.:	62,677	1.44	9.87%	12	12,490.7
TOTAL BUILDING LOTS:	377,251	8.66	59.43%	13	12,135.0
TOTAL REMAINING SITE	634,754	14.57	100.00%	14	10,452.7
				15	10,459.3
				16	10,494.1
				17	10,718.2
				18	12,177.3
				19	15,553.2
				20	13,867.6
				21	12,390.5
				22	12,101.1
				23	13,732.5
				24	14,910.6
				25	16,010.6
				26	13,198.1
				27	13,198.1
				28	13,198.1
				29	13,198.1
				30	13,198.1
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				32	13,198.1
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				97	13,198.1
				98	13,198.1
				99	13,198.1
				100	13,198.1

HOWARD RESEARCH AND DEVELOPMENT CORP.
400/709
ZONED NT



DUDLEY P. JACKSON & WIFE
422/734
ZONED R-ED

- GENERAL NOTES:**
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
 - PROJECT BACKGROUND:
LOCATION: 5th ELECTION DISTRICT, TAX MAP 35, PARCEL 24
ZONING: R-ED
GROSS TRACT AREA = 15.00 AC.
NET TRACT AREA = 14.57 AC.
NUMBER OF PROPOSED LOTS: 32 (28 BUILDABLE)
DATE SKETCH PLAN APPROVED: JULY 6, 1994
DPZ REFERENCE #: S-94-17
 - TWO FOOT CONTOUR TOPOGRAPHY AND EXISTING CONDITIONS BASED ON A FIELD RUN SURVEY BY MILDENBERG ASSOC., INC., COMPLETED AUGUST 1994.
 - HORIZONTAL AND VERTICAL DATUMS BASED ON MARYLAND STATE COORDINATE SYSTEM (NAD 83).
 - PUBLIC WATER AND SEWER WILL BE USED. APPLICATION FOR ADMITTANCE TO THE METRO DISTRICT HAS BEEN SUBMITTED. SYSTEM TO TIE INTO EXISTING SYSTEM UNDER CONTRACT NO. 30-3096-d FOR SEWER AND CONTRACT NO. 34-317-d FOR WATER.
 - STORMWATER MANAGEMENT CONTROL WILL BE PROVIDED BY THE METHOD OF EXTENDED DETENTION.
 - NO FLOODPLAINS OR WETLANDS EXIST ON SITE.
 - NO TRAFFIC OR NOISE STUDIES ARE REQUIRED.
 - GEOTECHNICAL REPORT PREPARED BY HILLIS-CARNES ON AUGUST 10, 1994.
 - NO PUBLIC UTILITIES EXIST ON SITE. OFF-SITE UTILITIES OBTAINED FROM HOWARD COUNTY AS-BUILT RECORDS.
 - WAIVER (WP-94-32) FROM SECTION 16.134(b)(1) OF THE LAND DEVELOPMENT AND SUBDIVISION REGULATIONS MANUAL APPROVED MARCH 30, 1994.
 - WAIVER TO SECTION 10.2.6.4 OF THE DESIGN MANUAL VOLUME I, HAS BEEN APPROVED BY THE DEPARTMENT OF PUBLIC WORKS BY LETTER DATED DEC. 19, 1994.
 - FOR EXISTING VEGETATION SEE FOREST STAND DELINEATION.
 - FINAL GRADING FOR EACH LOT WILL BE SUBMITTED AT THE SITE DEVELOPMENT PLAN SUBMISSION.
 - STORMWATER MANAGEMENT POND WILL BE A PUBLIC FACILITY.
 - OPEN SPACE LOTS #29-31 WILL BE OWNED AND MAINTAINED BY THE TROTTER RIDGE HOMEOWNERS ASSOCIATION. OPEN SPACE LOT #32 WILL BE OWNED AND MAINTAINED BY HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS.
 - IN ACCORDANCE WITH PB296, ALL SITE DEVELOPMENT PLANS FOR THESE LOTS WILL REQUIRE PLANNING BOARD APPROVAL.

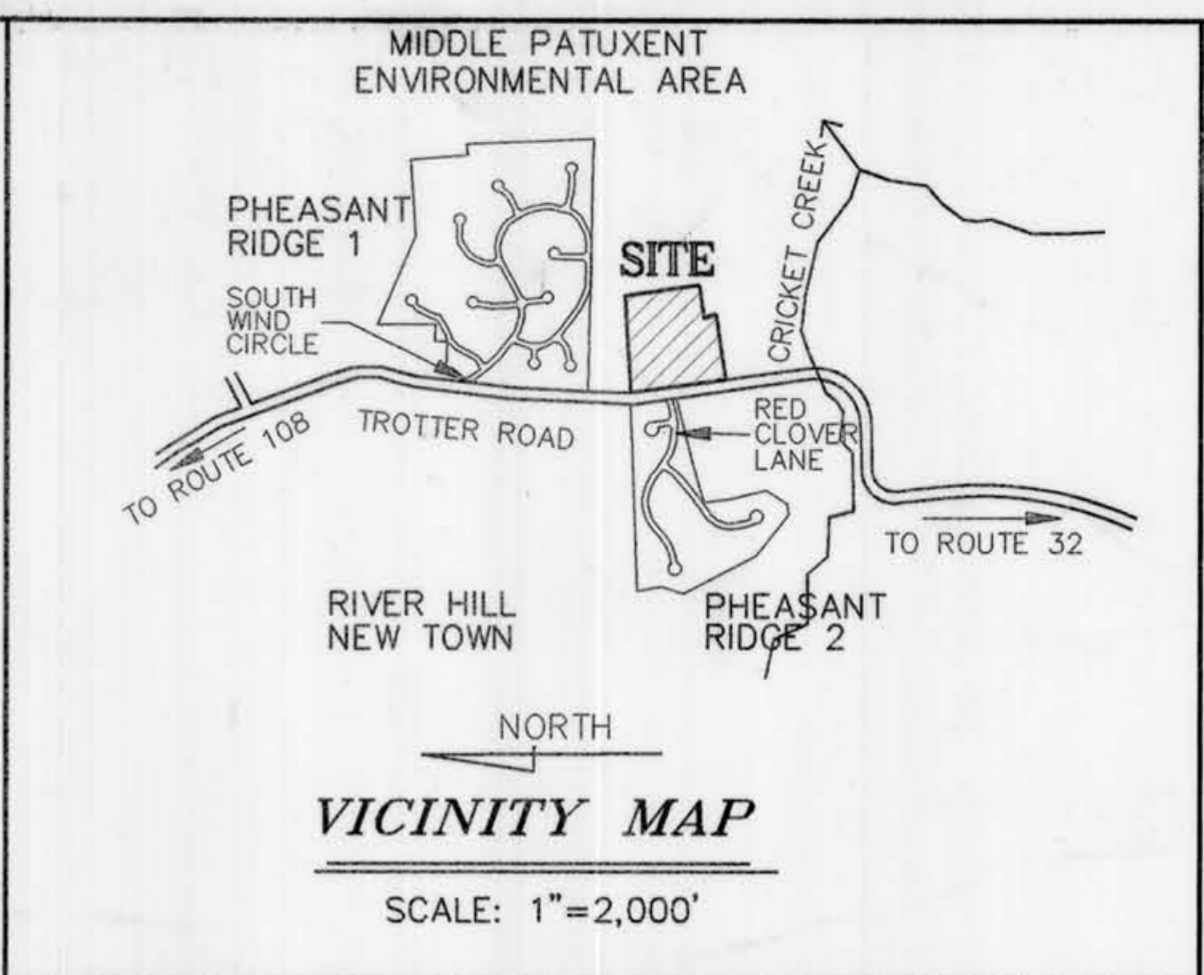
TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR DATE

OWNER/DEVELOPER
RONALD & SUSAN STUP
11609 VIXENS PATH
ELLCOTT CITY, MARYLAND 21042
(410) 992-4650



PLAN
SCALE: 1"=50'
VILLAGE OF RIVER HILL
SECTION 1, AREA 4
JOHN DUE
441/722
MARYLAND ENVIRONMENTAL TRUST

ELWIN BROWN
328/398
ZONED R-20



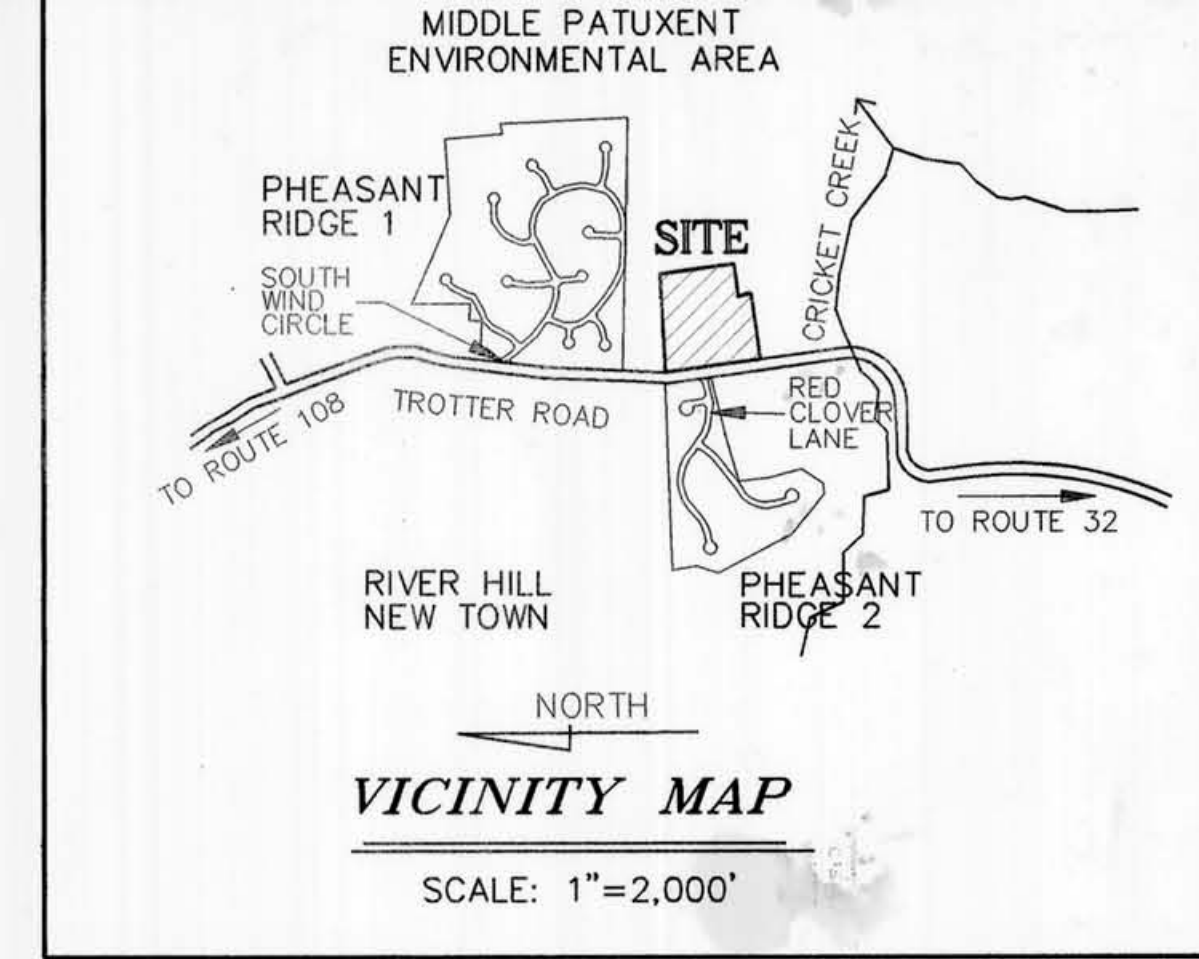
project	date	approval
94008	JAN. 1995	1
illustration	engineering	
SAS	RJH	
scale	1"=50'	

project	date
94008	JAN. 1995

TROTTER RIDGE
5TH ELECTION DISTRICT
CENSUS TRACT 60 56, TAX MAP-35, PARCEL 24
HOWARD COUNTY, MARYLAND
PRELIMINARY PLAN

MILDENBERG ASSOCIATES, INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive Suite 202, Ellicott City, Maryland 21042
(410) 997-0286 Bldg. (301) 621-5521 Wash. (410) 997-0286 Fax.

Project	94008	date	JAN. 1995
Illustration	SAS	engineer	RJH
Scale	1"=50'	approval	
Revisions		date	

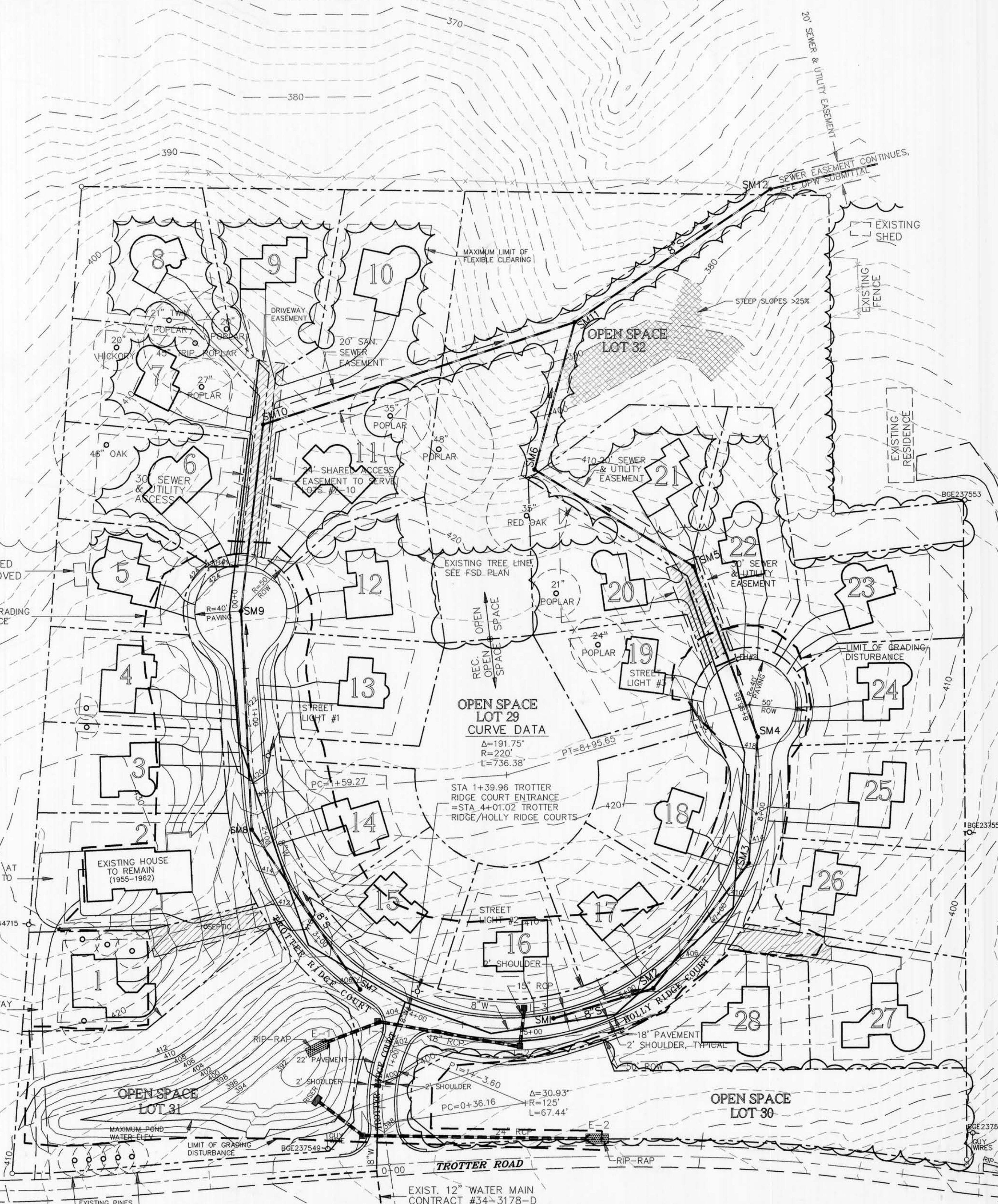


NOTE:
PROPOSED GRADING ON LOTS MINIMIZES DISTURBANCE OF EXISTING TOPOGRAPHY AND VEGETATION BY REQUIRING DRIVEWAYS AND HOUSES TO BE DESIGNED FOR THEIR SPECIFIC EXISTING NATURAL CONDITIONS.

HOWARD RESEARCH AND DEVELOPMENT CORP.
400/709
ZONED NT

STORMWATER MANAGEMENT POND
TYPE: EXTENDED DETENTION
HAZARD CLASSIFICATION: "a"
EX. DETENTION POOL EL. = 395.80'
2-YEAR POOL EL. = 397.02'
10-YEAR POOL EL. = 398.97'
100-YEAR POOL EL. = 399.85'

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5TH ELECTION DISTRICT
CENSUS TRACT 60 56, TAX MAP-35, PARCEL 24
HOWARD COUNTY, MARYLAND
PRELIMINARY GRADING PLAN

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5072 Dorsy Hall Drive, Suite 202, Ellicott City, Maryland 21042
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