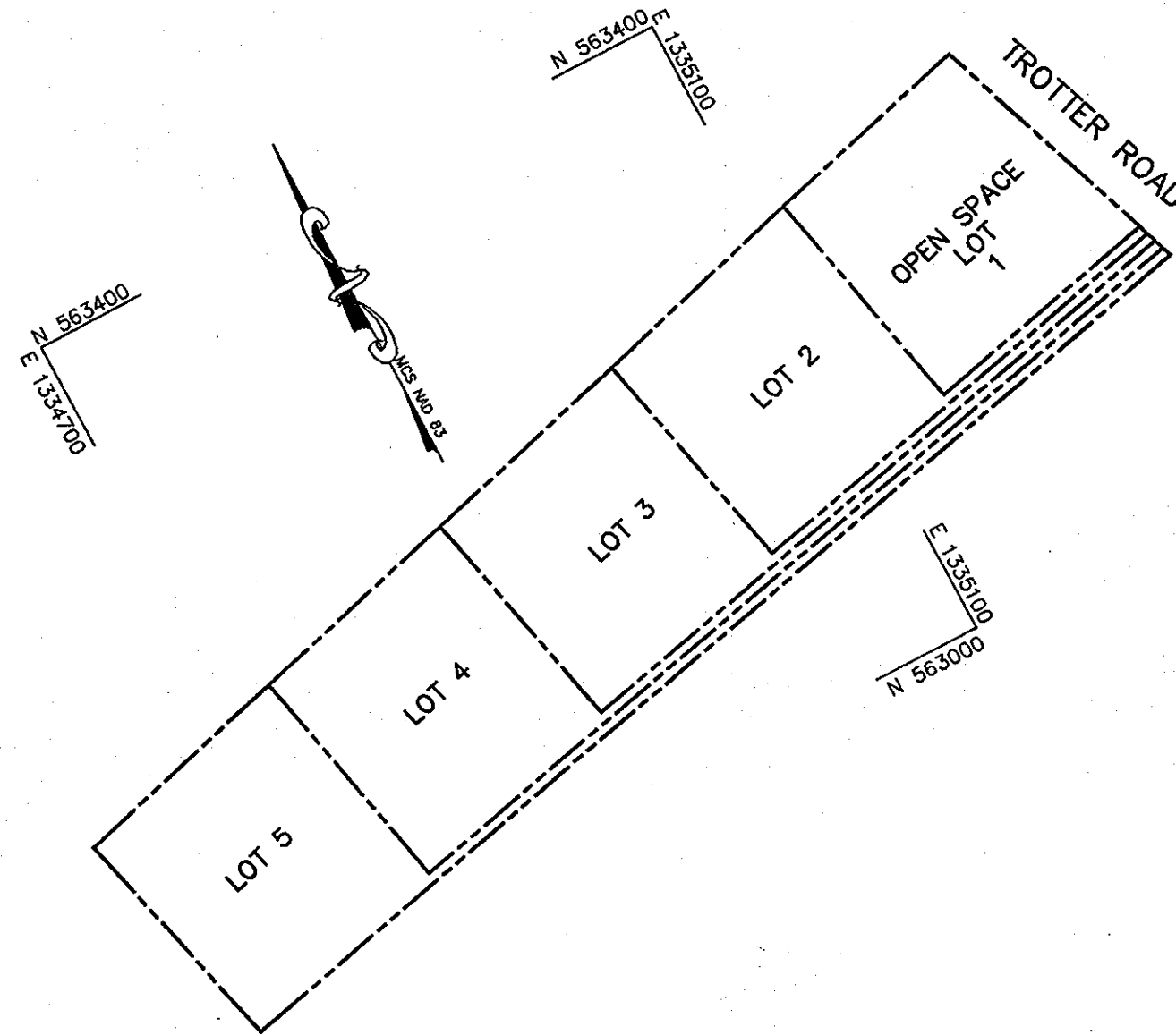


COORDINATES LIST			MINIMUM LOT SIZE CHART			
POINT	NORTH	EAST	LOT No.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
1	563305.1125	1335244.0733	2	20899	899	20000
2	563140.4522	1335301.8202	3	21721	1721	20000
3	562987.0170	1334623.8564	4	22543	2543	20000
4	563126.6392	1334588.9487	5	23365	3365	20000

ALL AREAS SHOWN ABOVE ARE IN SQUARE FEET

**GENERAL NOTES (CONTINUED)**

17. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH PARCEL 8 LOT 1-5, ANY CONVEYANCES OF THE AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.



**PLAN**

SCALE: 1" = 100'

I FURTHER CERTIFY THAT THE REQUIREMENTS OF SECTION 3-108 THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

TROTTER POINT, LLC

*Brian D. Boy* 09/24/09  
BRIAN D. BOY DATE

*Arthur M. Botterill* 09/23/09  
ARTHUR M. BOTTERILL, No. 10886 DATE

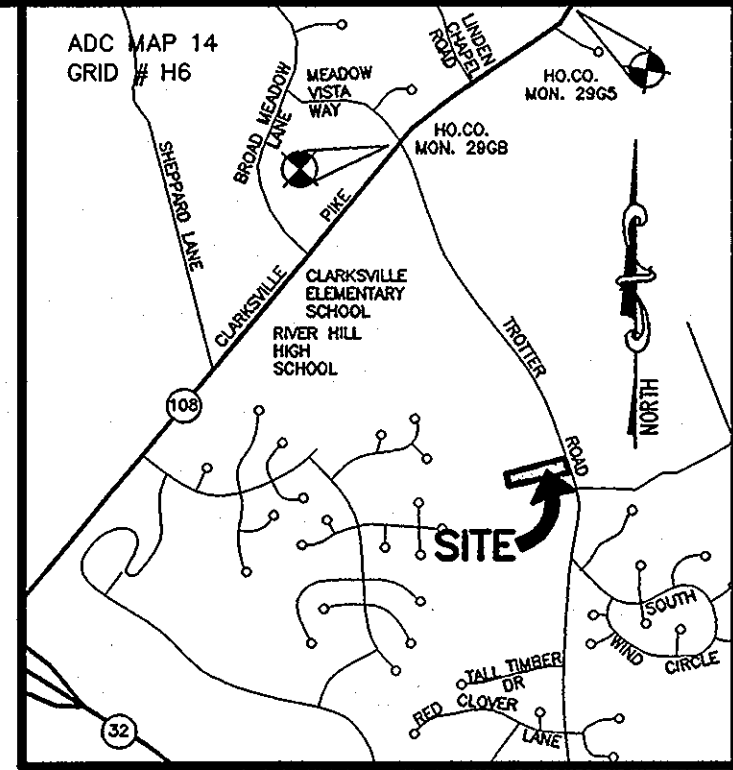
TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	5
BUILDABLE LOTS	4
NON-BUILDABLE LOTS	0
OPEN SPACE	1
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	2.5045 AC.±
BUILDABLE LOTS	2.0323 AC.±
NON-BUILDABLE LOTS	0
OPEN SPACE	0.4722 AC.±
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED:	2.5045 AC.±

**Patton Harris Rust & Associates**  
Engineers. Surveyors. Planners. Landscape Architects.

**PHRA**  
8818 Centre Park Drive  
Columbia, MD 21045  
T 410.997.8900  
F 410.997.9282

**OWNER**

TROTTER POINT LLC  
11807 WOLLINGFORD CT.  
CLARKSVILLE, MD 21029  
TEL. 410.792.2565



**VICINITY MAP**

SCALE: 1" = 2000'

**GENERAL NOTES**

- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD GEODETIC CONTROL STATIONS Nos. 29GB AND 29G5.
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE, 2004 BY PATTON HARRIS RUST & ASSOCIATES.
- THE SUBJECT PROPERTY IS ZONED R-20 AS PER 02-02-04 COMPREHENSIVE ZONING PLAN & THE COMP LITE ZONING AMENDMENTS DATED 07-28-06. CURRENT USE OF THE SITE IS RESIDENTIAL.
- THERE ARE NO VISIBLE SIGNS OF CEMETERIES, HISTORIC SITES OR HISTORIC FEATURES WITHIN THE SUBJECT PROPERTY.
- WATER QUALITY FOR THE DEVELOPMENT IS PROVIDED BY A NATURAL AREA CONSERVATION CREDIT, SHEET FLOW TO BUFFER CREDIT AND PRIVATELY OWNED AND MAINTAINED DRY SWALES AND RAIN GARDENS. Rev IS ADDRESSED IN PRIVATELY OWNED AND MAINTAINED GRASS SWALES. CPV WAS NOT REQUIRED.
- THE FOREST CONSERVATION OBLIGATION FOR THIS PLAN HAS BEEN SATISFIED BY THE CREATION OF A 0.42 ACRE (18,295.20 SF) ONSITE AFFORESTATION EASEMENT. FOREST CONSERVATION SURETY IN THE AMOUNT OF \$9,147.60 (18,295.2 SF x \$0.50/SF) WILL BE POSTED. THE REMAINING REQUIREMENT OF 0.30 ACRES WILL MET BY PAYMENT OF A FEE-IN-LIEU OF \$9,801.00 (0.30 ACRES X 43,560 SF X \$0.75/SF). THE PROPOSED AFFORESTATION AREA WILL BE PLANTED WITH MATURE TREES (1"-2" CALIPER).
- THERE ARE EXISTING STRUCTURES LOCATED ON THE PREVIOUSLY RECORDED LOT 15 OF "MAP OF FOREST HILLS", PLAT BOOK 5 PAGE 4, TO BE REMOVED.
- THE SUBDIVISION SUBJECT TO SECTION 18.122.B OF THE HOWARD COUNTY CODE, PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN PROVIDED BY CONTRACTS 34-4497-D RESPECTIVELY.
- 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. DISTURBANCE TO THE EXISTING INTERMITTENT STREAM AND ASSOCIATED BUFFER IS PROPOSED NEAR THE BEGINNING OF THE USE-IN-COMMON DRIVEWAY. THIS IS A NECESSARY DISTURBANCE FOR ROAD AND UTILITY CONSTRUCTION. IMPACTS WILL BE MINIMIZED AND WILL INCLUDE ONLY THE AREA NECESSARY REQUIRED FOR THESE IMPROVEMENTS.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- THERE IS NO FLOODPLAIN ON THIS SITE.
- THERE ARE NO WETLANDS ON THIS SITE PER FIELD VISIT BY PHRA IN 2007.
- SEE DEPARTMENT OF PLANNING AND ZONING FILE Nos.: S-06-011 & S-06-012.
- THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THE SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HERON.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$6,060 FOR 19 SHADE TREES, 1 EVERGREEN TREES AND 52 SHRUBS. PERIMETER LANDSCAPE OBLIGATIONS WILL BE FULFILLED BY NEW PLANTINGS, SCENIC ROAD PLANTINGS AND REFORESTATION PLANTINGS. DEVELOPER/BUILDER IS RESPONSIBLE FOR INSTALLATION OF PERIMETER LANDSCAPING. NO INTERNAL LANDSCAPING IS REQUIRED WITH THIS DEVELOPMENT. STREET TREES ARE NOT REQUIRED WITH THIS DEVELOPMENT. LANDSCAPE SURETY WAS ADDRESSED UNDER F-08-162. LANDSCAPE PLAN WILL BE PROVIDED WITH SDP-04-024.

**SURVEYOR'S CERTIFICATE**

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL THE LANDS OF LOT 15 AS SHOWN ON PLAT ENTITLED "MAP OF FOREST HILLS" AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT BOOK 5, PAGE 4, AND ALL THE LANDS CONVEYED BY CHRISTOPHER G. WALTERS TO TROTTER POINT LLC, BY DEED DATED JUNE 28, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9289 AT FOLIO 626 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED. THIS SURVEY WAS PREPARED BY ME PERSONALLY, OR UNDER MY RESPONSIBLE CHARGE, AND THE SURVEY WORK REFLECTED IN IT ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION .12 OF CHAPTER 6 OF THE MINIMUM STANDARDS OF PRACTICE OF MARYLAND.



*Arthur M. Botterill* 09/23/09  
ARTHUR M. BOTTERILL  
PROFESSIONAL LAND SURVEYOR  
MD REGISTRATION No. 10886

**OWNER'S CERTIFICATE**

WE, TROTTER POINT, LLC BY BRIAN D. BOY, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM RESTRICTION LINES. ALL EASEMENTS OF (OR) RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS MY/OUR HANDS THIS 24<sup>th</sup> DAY OF Sept. 2009.

TROTTER POINT, LLC

*Brian D. Boy* 9/24/09  
BRIAN D. BOY DATE

*Arthur M. Botterill* 09/24/09  
WITNESS DATE

RECORDED AS PLAT No. 20052  
ON 11/24/09  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**TROTTER POINT  
OPEN SPACE LOT 1  
& LOTS 2 THRU 5**

A RESUBDIVISION OF LOT 15 AS SHOWN ON PLAT ENTITLED "MAP OF FOREST HILLS" AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT BOOK 5, PAGE 4

S-06-011 & S-06-012

5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
TAX MAP No. 35 GRID No. 2 PARCEL: 8 ZONED: R-20  
SCALE: AS SHOWN DATE: 06-16-08 SHEET: 1 OF 2

12888\1-0\SURVEY\FINAL\001 PLAT-LOT 15.DWG

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT

*Brian D. Boy* 11/16/2009  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Arthur M. Botterill* 11/17/09  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kurt Sheinwald* 11/20/09  
DIRECTOR DATE

**GENERAL NOTES (CONTINUED)**

17. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH PARCEL 8 LOT 1-5, ANY CONVEYANCES OF THE AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

18. 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:

- a) WIDTH- 12'(16' SERVING MORE THAN ONE RESIDENCE);
- b) SURFACE- 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MIN.);
- c) GEOMETRY- MAX. 10% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
- d) STRUCTURES (CULVERTS/BRIDGES)- CAPABLE OF SUPPORTING 25 GROSS TONS (H2S LOADING);
- e) DRAINAGE ELEMENTS- CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
- g) MAINTENANCE- SUFFICIENT TO ENSURE ALL WEATHER USE.

19. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.

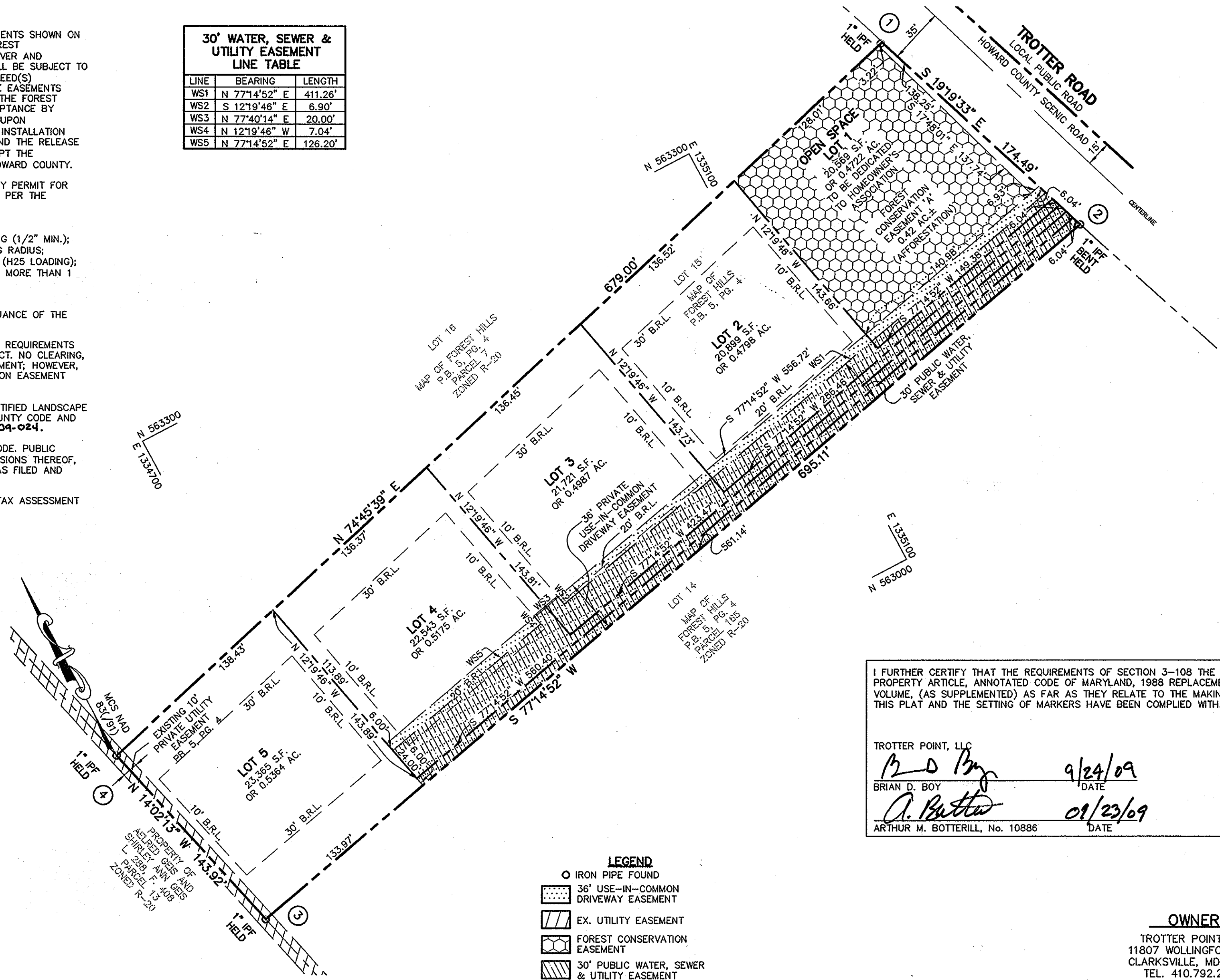
20. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

21. LANDSCAPING FOR LOT(S) 2-5 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. LANDSCAPING SHALL BE ADDRESSED WITH SDP-09-024.

22. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF, EFFECTIVE 11-18-09, ON WHICH DATE DEVELOPER AGREEMENT #34-4497-D WAS FILED AND ACCEPTED.

23. THE ARTICLES OF INCORPORATION FOR THE HOA WERE FILED WITH THE STATE TAX ASSESSMENT OFFICE ON 8-15-08. (ID# D12675013)

LINE	BEARING	LENGTH
WS1	N 77°14'52" E	411.26'
WS2	S 12°19'46" E	6.90'
WS3	N 77°40'14" E	20.00'
WS4	N 12°19'46" W	7.04'
WS5	N 77°14'52" E	126.20'



TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	5
BUILDABLE LOTS	4
NON-BUILDABLE LOTS	0
OPEN SPACE	1
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	2.5045 AC.±
BUILDABLE LOTS	2.0323 AC.±
NON-BUILDABLE LOTS	0
OPEN SPACE	0.4722 AC.±
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	2.5045 AC.±

**Patton Harris Rust & Associates**  
 Engineers. Surveyors. Planners. Landscape Architects.

**PHRA** 8818 Centre Park Drive  
 Columbia, MD 21045  
 T 410.997.8900  
 F 410.997.9282

I FURTHER CERTIFY THAT THE REQUIREMENTS OF SECTION 3-108 THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

TROTTER POINT, LLC  
 Brian D. Boy 9/24/09  
 BRIAN D. BOY DATE  
 Arthur M. Botterill 09/23/09  
 ARTHUR M. BOTTERILL, No. 10886 DATE

**OWNER**  
 TROTTER POINT LLC  
 11807 WOLLINGFORD CT.  
 CLARKSVILLE, MD 21029  
 TEL. 410.792.2565

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT

*Brian Boy* 11/16/2009  
 HOWARD COUNTY HEALTH OFFICER DATE

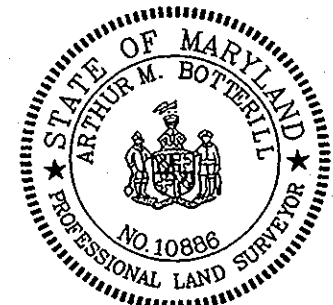
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Arthur M. Botterill* 11/17/09  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kurt Schleich* 11/20/09  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL THE LANDS OF LOT 15 AS SHOWN ON PLAT ENTITLED "MAP OF FOREST HILLS" AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT BOOK 5, PAGE 4, AND ALL THE LANDS CONVEYED BY CHRISTOPHER G. WALTERS TO TROTTER POINT LLC, BY DEED DATED JUNE 28, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9289 AT FOLIO 626 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED. THIS SURVEY WAS PREPARED BY ME PERSONALLY, OR UNDER MY RESPONSIBLE CHARGE, AND THE SURVEY WORK REFLECTED IN IT ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION .12 OF CHAPTER 6 OF THE MINIMUM STANDARDS OF PRACTICE OF MARYLAND.



*Arthur M. Botterill* 09/23/09  
 ARTHUR M. BOTTERILL  
 PROFESSIONAL LAND SURVEYOR  
 MD REGISTRATION No. 10886  
 DATE

**OWNER'S CERTIFICATE**

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WITNESS MY/OUR HANDS THIS 24<sup>th</sup> DAY OF Sept., 2009.

TROTTER POINT, LLC  
*Brian D. Boy* 9/24/09  
 BRIAN D. BOY DATE  
*Arthur M. Botterill* 09/24/09  
 WITNESS DATE

RECORDED AS PLAT No. 20053  
 ON 11/24/09  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**TROTTER POINT OPEN SPACE LOT 1 & LOTS 2 THRU 5**

A RESUBDIVISION OF LOT 15 AS SHOWN ON PLAT ENTITLED "MAP OF FOREST HILLS" AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT BOOK 5, PAGE 4

S-06-011 & S-06-012

5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 TAX MAP No. 35 GRID No. 2 PARCEL: 8 ZONED: R-20  
 SCALE: 1" = 50' DATE: 06-16-08 SHEET: 2 OF 2  
 12888\1-0\SURVEY\FINAL\001 PLAT-LOT 15.DWG