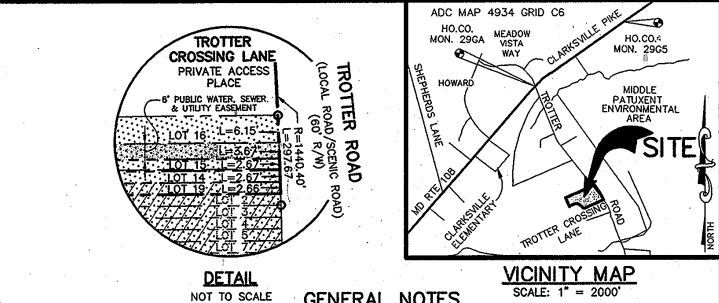
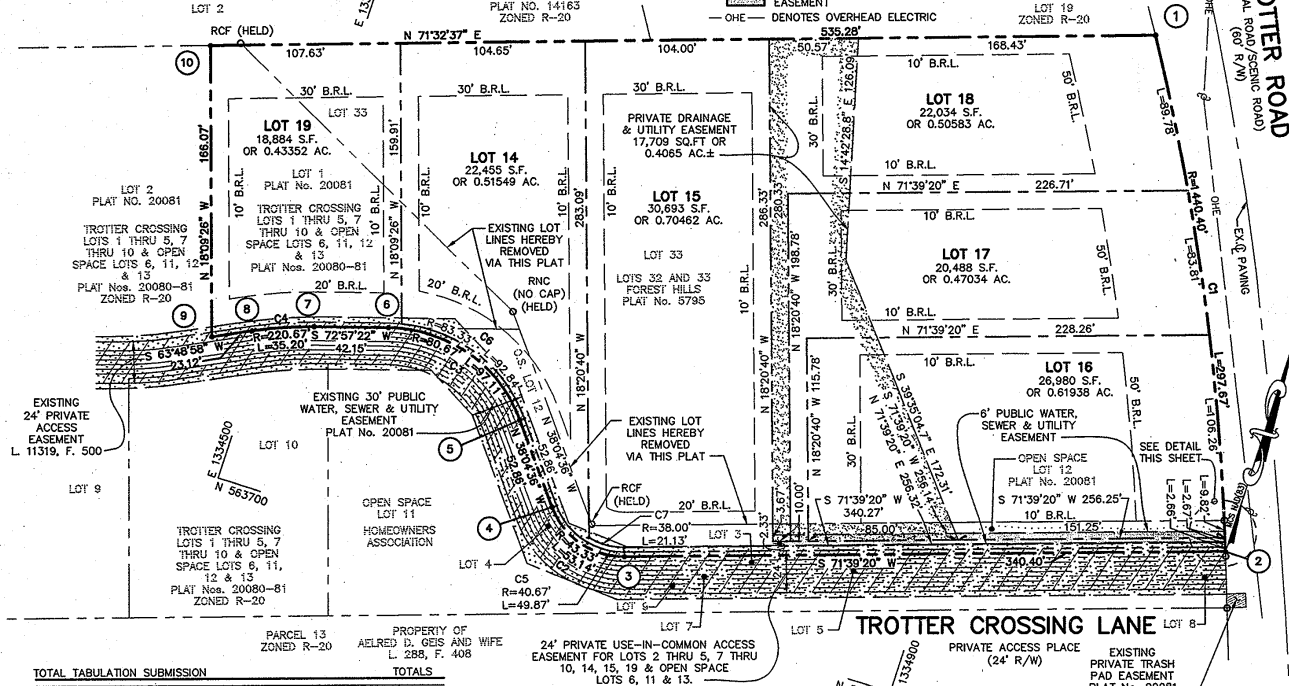
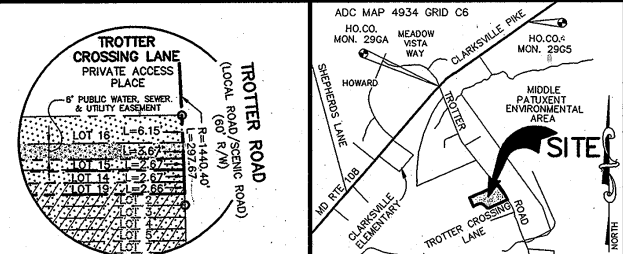


COORDINATES LIST			CURVE TABLE						
POINT	NORTH	EAST	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	564102.6782	1334927.8175	C1	1440.40'	297.67'	149.37'	297.14'	S 29°35'11" E	11°30'28"
2	563834.6777	1335056.1438	C2	43.33'	53.14'	30.49'	49.87'	N 73°12'36" W	70°18'04"
3	563727.6433	1334333.0398	C3	90.67'	97.11'	55.41'	91.35'	N 72°33'37" W	68°58'02"
4	563741.9479	1334685.2975	C4	220.67'	35.20'	17.64'	35.16'	S 68°23'10" W	9°08'23"
5	563783.5699	1334652.8969	C5	40.67'	49.87'	28.62'	46.81'	N 73°12'38" W	70°18'04"
6	563810.9376	1334565.5462	C6	83.33'	92.84'	51.90'	88.11'	N 69°59'32" W	63°49'51"
7	563798.5836	1334525.2485	C7	38.00'	21.13'	10.84'	20.86'	S 87°34'58" W	31°51'15"
8	563785.6308	1334492.5566							
9	563775.4312	1334471.8134							
10	563933.2217	1334420.0650							

LEGEND

B.R.L. = DENOTES BUILDING RESTRICTION LINE
 ○ DENOTES REBAR & CAP FOUND (ROF)
 ▨ EXISTING 30' PUBLIC WATER, SEWER & UTILITY EASEMENT
 ▨ 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 2 TO 5, 7 TO 10, 14, 15, 19 & OPEN SPACE LOTS 6, 11 AND 13.
 ▨ PRIVATE DRAINAGE & UTILITY EASEMENT
 ▨ PUBLIC WATER, SEWER & UTILITY EASEMENT
 ○-E DENOTES OVERHEAD ELECTRIC



NOT TO SCALE

GENERAL NOTES

- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD GEODETIC CONTROL STATIONS Nos. 296A AND 296S.
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED IN JANUARY 2003 BY PATTON HARRIS RUST & ASSOCIATES, PC.
- THE SUBJECT PROPERTY IS ZONED R-20 AS PER 02-02-04 COMPREHENSIVE ZONING PLAN.
- THERE ARE NO VISIBLE SIGNS OF CEMETERIES WITHIN THE SUBJECT PROPERTY.
- THERE IS ONE EXISTING DWELLING ON-SITE TO BE REMOVED.
- STORM WATER MANAGEMENT WILL BE PROVIDED FOR LOTS 14-18 BY PRIVATELY OWNED AND MAINTAINED STORMWATER MANAGEMENT RAIN GARDENS, GRASS SWALES, AND DISCONNECTIONS OF NON-ROOFTOP RUNOFF. ENVIRONMENTAL SITE DESIGN (ESD) TECHNIQUES HAVE BEEN PROVIDED TO TREAT THE REQUIRED TARGET RAINFALL (P₂) AMOUNTS FOR THIS SITE. STORMWATER MANAGEMENT FOR LOT 19 IS PROVIDED BY A PRIVATELY OWNED AND MAINTAINED POCKET POND LOCATED ON OPEN SPACE LOT 11 PER F-05-087.
- NO WETLANDS WERE FOUND WITHIN THE SUBJECT PROPERTY AS VERIFIED BY PATTON HARRIS RUST AND ASSOCIATES, SEPTEMBER 2009.
- 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 JUNE 10, 2008, ON WHICH DATE DEVELOPERS AGREEMENT WAS FILED AND ACCEPTED, CONTRACT NO. W-34-170-0.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH- 12'(16' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE- 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MIN.);
 - GEOMETRY- MAX. 14% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
 - STRUCTURES (CULVERTS/BRIDGES)- CAPABLE OF SUPPORTING 25 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.
- 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 AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH LOTS 14 THRU 18, ANY CONVEYANCES OF THE ATRESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HERIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HERIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DISTRIBUTION UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- PERIMETER AND SCENIC ROAD LANDSCAPING IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL SHALL BE PROVIDED AS SHOWN ON THE LANDSCAPE AND FOREST CONSERVATION PLAN SHEETS OF THE SUPPLEMENTAL LANDSCAPE AND FOREST CONSERVATION PLAN ON FILE WITH THIS SUBDIVISION. POSTING OF FINANCIAL SURETY FOR THE REQUIRED PLANTINGS SHALL BE DEFERRED UNTIL SITE DEVELOPMENT PLAN APPROVAL.
- THE EXISTING SIX FOOT BY EIGHT FOOT (6' X 8') CONCRETE TRASH PAD WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE MAINTAINED BY THE OWNERS OF LOTS 2 THRU 5, LOTS 7 THRU 10 AND LOTS 14, 15 AND 19, PURSUANT TO THE DECLARATION OF RIGHT OF ACCESS AND MAINTENANCE OBLIGATIONS DATED JUNE 18, 2008 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 11319 AT FOLIO 500, AND AS AMENDED BY DECLARATION TO BE RECORDED SIMULTANEOUSLY HERETHIN.
- EXISTING BOE OVERHEAD ELECTRIC UTILITY LINES ARE SHOWN, THERE IS NO GAS SERVICE.
- A REQUEST FOR A WAIVER OF PUBLIC ROAD FRONTAGE FOR OPEN SPACE LOTS AND FOR NON-ENCUMBRANCE OF RESIDENTIAL LOTS BY ACCESS EASEMENTS FOR STORMWATER MANAGEMENT FACILITIES OR OPEN SPACE, WP-03-123, WAS APPROVED BY LETTER DATED JUNE 2, 2003.
- OPEN SPACE LOTS 6, 11 & 13 ARE OWNED BY THE HOMEOWNERS' ASSOCIATION AS RECORDED BY DEED DATED MAY 20, 2008, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 11319 AT FOLIO 522.
- THIS SUBDIVISION IS MADE IN ACCORDANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISIONS LAND DEVELOPMENT REGULATIONS AND THE 1985 ZONING REGULATIONS AS AMENDED BY 02-05-2001.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH THE FOREST CONSERVATION MANUAL SHALL BE FULFILLED BY OFF-SITE REFORESTATION FOR 1.13 ACRES OF REQUIRED REFORESTATION. THE OFF-SITE REFORESTATION IS LOCATED ON THE FOLLOWING SITE: 0.38 ACRES AT THE HARLESS PROPERTY (F-08-3), TAX MAP 7, PARCEL 215) AND 0.75 ACRES AT TALLEY PARCEL 1 (F-07-03) (MAP 8, PARCELS 392 & 481). D.P.E. has determined that the Harless and Talley Construction Tracts are not F-07-03/Map 8. The Harless and Talley Construction Tracts are not F-07-03/Map 8. No survey is required under this final plan, p. 10-53.
- THE OPEN SPACE OBLIGATION IS FULFILLED BY PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$7,500.00 (5 NEW LOTS X \$1,500).

TOTAL TABULATION SUBMISSION

TOTALS	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED.....	6
BUILDABLE LOTS.....	6
NON-BUILDABLE LOTS.....	0
OPEN SPACE.....	0
PRESERVATION PARCELS.....	0
TOTAL AREA OF LOTS TO BE RECORDED.....	3,248.20 AC.±
BUILDABLE LOTS.....	3,248.20 AC.±
NON-BUILDABLE LOTS.....	0
OPEN SPACE.....	0
PRESERVATION PARCELS.....	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED.....	0
INCLUDING WIDENING STRIPS.....	0
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED.....	3,248.20 AC.±

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 CROSSING, LLC.
 Brian D. Boy 11/2/10
 DATE

TROTTER CROSSING HOMEOWNERS' ASSOCIATION, INC.
 Brian D. Boy 11/2/10
 DATE

BRIAN T. JONES, No. 21551
 11/9/10
 DATE

OWNERS

TROTTER CROSSING HOMEOWNERS' ASSOCIATION, INC.
 C/O BRIAN D. BOY
 11807 WOLLINGFORD COURT
 CLARKSVILLE, MD 21029-0193
 410-792-2555

P/O LOTS 14, 15, 16, 17 & 18
 (PREVIOUS OPEN SPACE LOT 12)

TROTTER CROSSING, LLC
 C/O BRIAN D. BOY
 11807 WOLLINGFORD COURT
 CLARKSVILLE, MD 21029-0193
 410-792-2555

PHRA
 Patton Harris Rust & Associates
 8818 Centre Park Drive,
 Columbia, MD 21045
 T 410.997.8900 F 410.997.8322

MINIMUM LOT SIZE TABULATION

LOT NO.	GROSS AREA	LESS PIPESTEM	REMAINING AREA/ MIN LOT SIZE
14	22,455	966	21,489
15	30,693	683	30,010
17	20,488	1,158	19,330
18	22,034	1,988	20,046
19	18,884	1,426	17,458

ALL AREAS SHOWN ABOVE ARE IN SQUARE FEET

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

Richard Peter Bilsenorn 11/2/2011
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad P. Jones 11/19/10
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Richard T. Jones 11/9/10
 PROFESSIONAL LAND SURVEYOR MD REGISTRATION NO. 21551 DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS ALL THE LANDS CONVEYED BY JEFFREY A. BRENTON AND SUSAN M. BRENTON TO TROTTER CROSSING, LLC BY DEED DATED APRIL 27, 2010 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 12441 AT FOLIO 77 AND ALL THE LANDS CONVEYED BY JOSEPH H. RICHMOND AND MARIAN E. RICHMOND TO TROTTER CROSSING, LLC, BY DEED DATED MARCH 24, 2005 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 9080 AT FOLIO 684 AND ALL THE LANDS CONVEYED BY TROTTER CROSSING, LLC, TO TROTTER CROSSING HOMEOWNERS' ASSOCIATION, INC., BY DEED DATED MAY 20, 2008 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 11319 AT FOLIO 522 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.



OWNER'S CERTIFICATE

WE, TROTTER CROSSING HOMEOWNERS' ASSOCIATION, INC. AND TROTTER CROSSING, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY BRIAN D. BOY, OWNERS 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.

WITNESS MY/OUR HANDS THIS 2nd DAY OF November, 2010.

TROTTER CROSSING, LLC.
 Brian D. Boy 11/2/10
 DATE

Needy D. one Custump 11/2/10
 WITNESS DATE

TROTTER CROSSING HOMEOWNERS' ASSOCIATION, INC.
 Brian D. Boy 11/2/10
 DATE

Needy D. one Custump 11/2/10
 WITNESS DATE

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 33 AS SHOWN ON PLAT 11825-2-0 SURVEY AND TO RESUBDIVIDE LOT 1 AND OPEN SPACE LOT 12 AS SHOWN ON PLAT NO. 20080-81 AND TO CREATE NEW LOTS 14 THRU 19, ADD PRIVATE DRAINAGE & UTILITY EASEMENT AND ADD 6' WIDE PUBLIC WATER, SEWER & UTILITY EASEMENT.

RECORDED AS PLAT No. 21450
 ON 11/21/2011
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

TROTTER CROSSING II LOTS 14 THRU 19

A RESUBDIVISION OF LOT 1 & OPEN SPACE LOT 12 AS SHOWN ON PLAT TITLED "TROTTER CROSSING LOTS 1 THRU 5, 7 THRU 10 & OPEN SPACE LOTS 6, 11, 12 AND 13" AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO. 20080-81 AND A RESUBDIVISION OF LOT 33 AS SHOWN ON PLAT TITLED "LOTS 32 & 33 FOREST HILLS" AND RECORDED IN THE AFORESAID LAND RECORDS AS PLAT NO. 5795

5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 TAX MAP NO. 35 GRID NO. 2 PARCEL 6 ZONED: R-20
 "1" = 50' DATE: 10-27-10 SHEET: 1 OF 1
 P:\PROJECT\11885\2-0\SURVEY\FINAL\03 RESUB PLAT.DWG