

**GENERAL NOTES:**

- DENOTES 4" X 4" X 30" CONCRETE MONUMENT TO BE SET.  
● DENOTES 3/8" X 30" PIPE OR STEEL MARKER TO BE SET.  
○ DENOTES STONE FOUND.  
○ DENOTES IRON PIPE FOUND.
- COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEM, NAD 83, AS PROJECTED BY HO. CO. GEODETIC CONTROL STATIONS 356A AND 356Z. DISTANCES SHOWN ARE BASED ON MARYLAND PLANE STATE ZONE U. S. FOOT.
- BRL INDICATES BUILDING RESTRICTION LINE.
- SUBJECT PROPERTY ZONED R-20 PER 02-02-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE ON 7/28/06.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE, PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 8/30/05 ON WHICH DATE DEVELOPER AGREEMENT No. 34-4081-D WAS FILED AND ACCEPTED.
- A TREE MAINTENANCE EASEMENT RUNNING ALONG THE EDGE OF THE PUBLIC ACCESS PLACE AS SHOWN ON THIS PLAT OF SUBDIVISION IS RESERVED UPON ALL LOTS FRONTING ON THE SAID ACCESS PLACE. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY WHEN NECESSARY FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF THE STREET, TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE LOTS, NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT NOVEMBER, 2003 BY BENCHMARK ENGINEERING, INC.
- THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE RECORDED ON DECEMBER 19, 2005 AS NO. D11021383 AMONG THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION AND WILL BE AMENDED TO INCLUDE THE NEW LOT.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION ARE ALLOWED.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE FLAG OR PIPE STEM LOTS DRIVEWAY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY 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 COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING.  
c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.  
d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)  
e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.  
f) STRUCTURE CLEARANCES - MINIMUM 12 FEET.  
g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS 16-18 ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER THE DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
- THIS PLAN IS SUBJECT TO THE FIFTH EDITION OF THE SUBDIVISION REGULATIONS AND TO CB 50-2001 ZONING REGULATIONS. THE SITE DEVELOPMENT PLAN WILL BE SUBJECT TO THE SUBDIVISION REGULATION IN EFFECT AT THE TIME OF THE PLAN SUBMISSION. THE BUILDING PERMIT WILL BE SUBJECT TO THE SUBDIVISION REGULATIONS IN EFFECT AT THE TIME OF THE PERMIT SUBMISSION.
- THERE IS AN EXISTING DWELLING LOCATED ON LOT 2 TO BE REMOVED, IT WAS BUILT IN 1977.
- THIS PLAN IS SUBJECT TO THE FOLLOWING PLANNING AND ZONING NUMBERS: SP-03-02, WP-03-14, F-05-012, CONTR. 34-4081, SDP-06-150, ECP-11-063.
- PUBLIC WATER AND SEWER SYSTEMS SHALL BE PROVIDED FOR THIS DEVELOPMENT. THIS PROJECT IS WITHIN THE WATER/SEWER METROPOLITAN DISTRICT, IT WAS INCORPORATED INTO THE METROPOLITAN DISTRICT ON DECEMBER 6, 2004. PUBLIC WATER AND SEWER CONNECTIONS WILL BE MADE TO CONTR. No. 34-4081-D.
- PUBLIC WATER AND SEWER ALLOCATIONS WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
- WETLAND DELINEATION PROVIDED BY ECO-SCIENCE PROFESSIONALS, INC., DATED JULY, 2000, AND APPROVED UNDER S-01-01 AND S-01-32. A CERTIFICATION LETTER STATING THERE ARE NO WETLANDS ON LOTS 1 AND 2 IS PROVIDED BY BENCHMARK ENGINEERING, INC.
- TRAFFIC STUDY PREPARED BY THE MARS GROUP, INC., DATED JUNE, 2011. THE ORIGINAL TRAFFIC STUDY BY TRAFFIC CONCEPTS, INC., FOR LOTS 1 AND 2 WAS APPROVED UNDER SP-03-02.
- MINIMUM BUILDABLE LOT SIZE SHALL BE 14,000 SQUARE FEET. 30% OPEN SPACE HAS BEEN PROVIDED UNDER F-05-012.
- ENVIRONMENTAL SITE DESIGN PRACTICES WERE USED TO THE MAXIMUM EXTENT PRACTICABLE BY USE OF DRYWELLS TO TREAT THE ROOFTOPS AND SOME OF THE NEW DRIVEWAYS. STORMWATER MANAGEMENT IS ALSO PROVIDED BY A RECHARGE CHAMBER, A MICROPOOL EXTENDED DETENTION FACILITY CONSTRUCTED UNDER F-05-012.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- THERE IS NO DISTURBANCES TO THE 100-YEAR FLOODPLAIN, WETLAND, WETLAND BUFFER, STREAM AND STREAM BUFFERS.

**TOTAL TABULATION THIS SUBDIVISION**

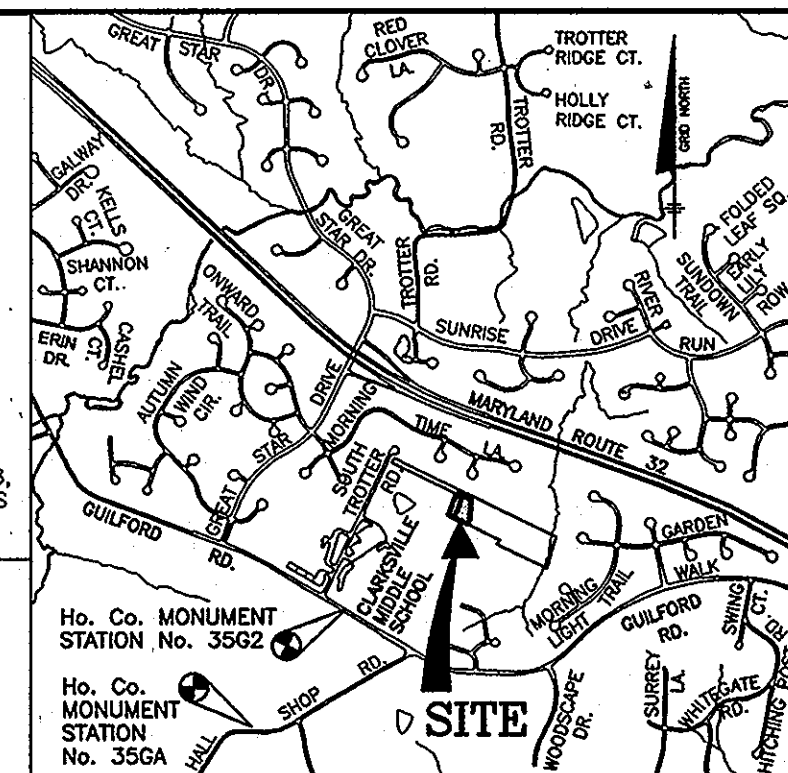
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	3
BUILDABLE.....	NA
NON-BUILDABLE.....	NA
OPEN SPACE.....	NA
PRESERVATION PARCELS.....	NA
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED.....	1.10 AC.±
BUILDABLE LOTS.....	1.10 AC.±
NON-BUILDABLE.....	NA
OPEN SPACE.....	NA
PRESERVATION PARCELS.....	NA
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS).....	NA
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED.....	1.10 AC±

- THE FOREST CONSERVATION OBLIGATION WAS MET BY ON-SITE AND OFF-SITE RETENTION AND REFORESTATION APPROVED UNDER F-05-012. NO SURETY IS REQUIRED AND THERE IS NO NEW FOREST CONSERVATION FOR THIS SUBDIVISION.
- THERE IS NO FOREST STAND DELINEATION FOR THIS SITE. THERE IS NO NOISE STUDY FOR THIS PROJECT.
- BUILDING RESTRICTION LINES AT THE SITE DEVELOPMENT PLAN STAGE SHALL BE DESIGNED TO CURRENT REQUIREMENTS. SEE ZONING SECTION 108 FOR R-20 BULK REGULATIONS.
- WP-03-14 WAS APPROVED BY THE PLANNING DIRECTOR ON SEPTEMBER 26, 2002. THIS WAVES SECTION 16.119(e)(5) OF THE HOWARD COUNTY SUBDIVISIONS AND LAND DEVELOPMENT REGULATIONS TO ALLOW DESIGN OF THE PUBLIC RIGHT-OF-WAY TO SERVE TROTTERS RUN WITHOUT THE REQUIRED 25 FOOT INTERSECTION TRUNCATION.
- LOT 13 IS OWNED BY THE HOMEOWNERS ASSOCIATION, LOT 14 IS OWNED BY HOWARD COUNTY MARYLAND. THE PROTECTIVE COVENANTS FOR THE OPEN SPACE LOTS IS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 9828 AT FOLIO 0455 AND ARE DATED 12/5/05.
- THE EXISTING WELL ON LOT 2 WILL BE PROPERLY ABANDONED PRIOR TO THE RECORDATION OF THIS PLAT. THE HEALTH DEPARTMENT WILL BE NOTIFIED PRIOR TO ABANDONMENT.
- WP-12-077 WAS APPROVED BY THE PLANNING DIRECTOR ON NOVEMBER 23, 2011. THIS WAVES SECTION 16.119(e)(4)(v) OF THE HOWARD COUNTY SUBDIVISIONS AND LAND DEVELOPMENT REGULATIONS WHICH STATES THAT 200 S.F. OF RECREATIONAL SPACE IS REQUIRED FOR EACH SFD IN THE R-20 AND R-12 ZONING DISTRICTS. APPROVAL IS SUBJECT TO THE FOLLOWING:  
1. PROVIDE A 5' PARK BENCH, A PICNIC TABLE, GAZEBO OR SIMILAR IMPROVEMENT FOR EXISTING RECREATIONAL OPEN SPACE CREDIT.  
2. PROVIDE CONFORMATION TO THE DEPARTMENT OF PLANNING AND ZONING OF THE INSTALLATION OF THE IMPROVEMENT THROUGH PHOTO DOCUMENTATION AND COLLABORATION WITH THE HOMEOWNERS ASSOCIATION PRIOR TO RECORDATION OF THIS PLAT.  
3. PROVIDE NOTATION OF THE CREDIT FOR THE RECREATION OPEN SPACE ON F-12-006 AND SDP-12-019. THE DEVELOPER HAS CHOSEN TO PUT A BENCH ON OPEN SPACE LOT 13 WITHIN THE RECREATIONAL OPEN SPACE AND OUTSIDE OF ANY OTHER EASEMENT.
- PERIMETER LANDSCAPING IS NOT REQUIRED FOR THIS SUBDIVISION SINCE LANDSCAPING WOULD BE INTERIOR TO THE OVERALL SUBDIVISION, AND THAT LANDSCAPING IS MET BY EXISTING VEGETATION. IF GRADING AND/OR IMPROVEMENTS IMPACT EXISTING PERIMETER TREES THEN LANDSCAPING WILL BE ADDRESSED ON THE SITE DEVELOPMENT PLAN.

**BENCHMARKS (NAD '83):**

STATION 356A  
NORTHING: 553249.684 EASTING: 1,332,627.281  
ELEVATION: 482.037  
STAMPED DISC SET ON TOP OF A CONC. (3' DEEP) COLUMN, SET 1" OR 2" BELOW TERRAIN SURFACE. LOCATED 17.1' NORTH OF THE C/L OF HALL SHOP ROAD, 150' EAST OF C&P POLE G510 (G&E POLE 112401), 72.4' WEST OF AN ENTRANCE AND 0.35 MILES WEST OF MD ROUTE 32.

STATION 356Z  
NORTHING: 554,965.671 EASTING: 1,332,934.904  
ELEVATION: 477.490  
STAMPED DISC SET ON TOP OF A CONC. (3' DEEP) COLUMN, SET 1" OR 2" BELOW TERRAIN SURFACE. LOCATED 15.0' NORTH OF THE EDGE OF PAVING OF GUILFORD ROAD, 128.3' EAST OF G&E POLE 371538, 107.9' WEST OF G&E POLE 176031 AND 0.15 MILES WEST OF TROTTER ROAD.



**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
17	16,701 S.F.	2,583 S.F.	14,118 S.F.

ADC MAP 4934 GRID C10  
**VICINITY MAP**  
SCALE: 1" = 2000'

**COORDINATE CHART (NAD '83)**

No.	BOUNDARY COORDINATES	
	NORTH	EAST
104	555700.8363	1334835.1708
216*	555696.7940	1334866.5588
217	555641.5646	1334980.2689
218	555438.6161	1334970.2685
219	555386.1901	1334944.8081
220	555480.2466	1334751.2500

THE REQUIREMENTS § 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.

*Donald Mason* 2-2-12  
DATE:  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21320  
FOR BENCHMARK ENGINEERING, INC.  
MARYLAND NO. 351

*Brian Boy* 2/3/12  
DATE:  
BOYHINK, LLC  
BRIAN BOY, MEMBER

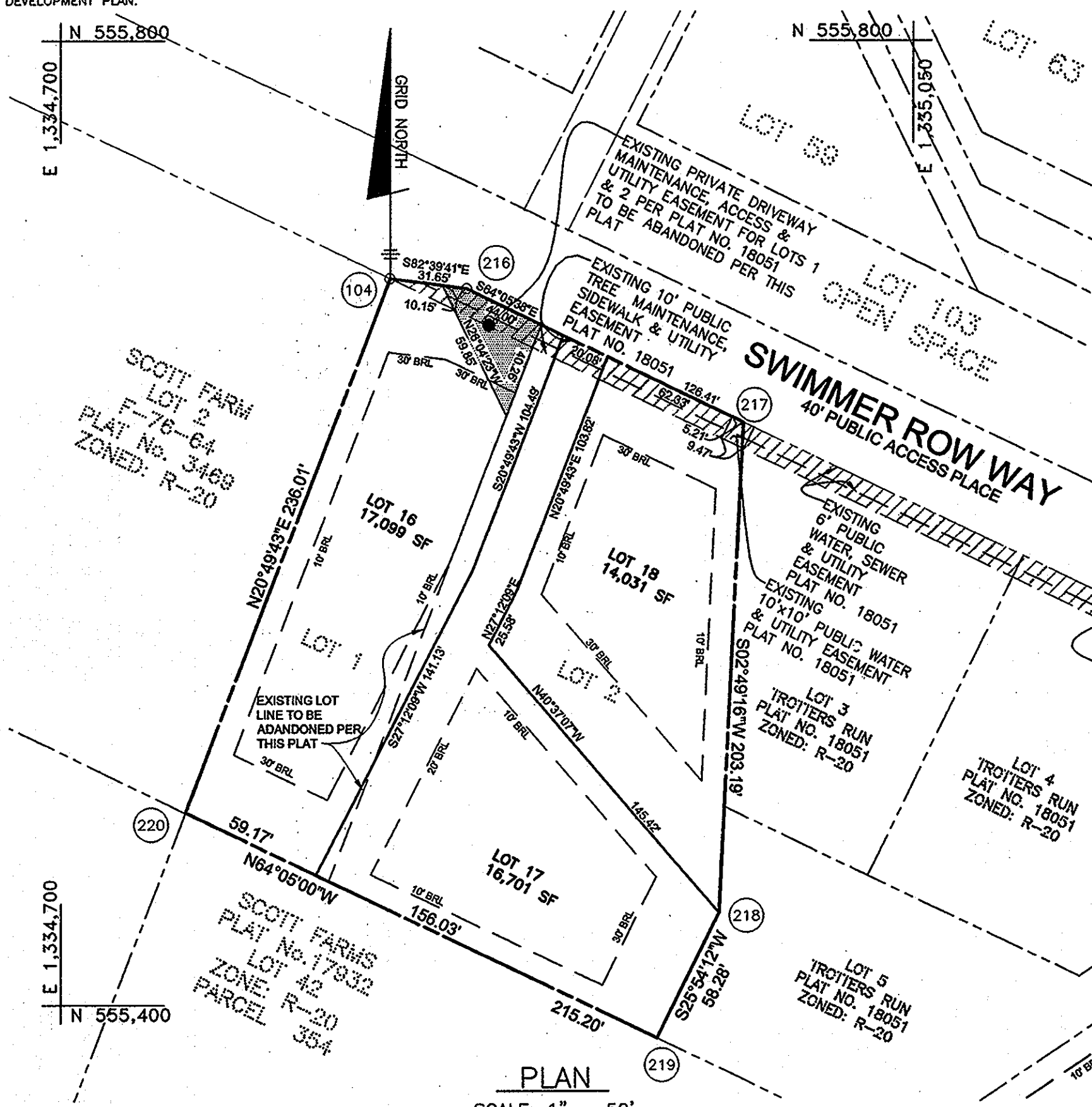
**OWNER/DEVELOPER:**

BOYHINK, LLC  
11807 WOLLINGFORD COURT  
CLARKSVILLE, MARYLAND 21029  
410-792-2565

**ENGINEER:**

BENCHMARK ENGINEERING INC.  
SUITE 418  
8480 BALTIMORE NATIONAL PIKE  
ELLCOTT CT., MD 21043  
410-456-6105

THE SOLE AND ONLY PURPOSES OF THIS PLAT IS TO RESUBDIVIDE LOTS 1 AND 2 TO CREATE LOTS 16, 17 AND 18 AND TO ABANDON A PRIVATE ACCESS AND MAINTENANCE EASEMENT. PLAT NOS. 18049-18052.



**LEGEND**

- (216) COORDINATE POINT
- EXISTING PUBLIC EASEMENT PLAT NO. 18051
- PRIVATE EASEMENT TO BE ABANDONED

PLAN  
SCALE: 1" = 50'

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS BY THE HOWARD COUNTY HEALTH DEPARTMENT

*William for Peter B. Silen* 2/28/2012  
HOWARD COUNTY HEALTH OFFICER DATE

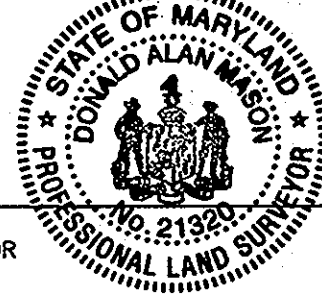
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*William for Peter B. Silen* 2/15/12  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*William for Peter B. Silen* 3/01/12  
DIRECTOR DATE

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1/7/2013, AND THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LANDS CONVEYED BY KATHLEEN JULIA KRALOWEC TO BOYHINK, LLC, BY DEED DATED APRIL 14TH, 2011 RECORDED AT LIBER 13189, FOLIO 445 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND 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 NOW AMENDED.



*Donald Mason* 2-2-12  
DATE  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MARYLAND No. 21320  
FOR BENCHMARK ENGINEERING, INC.  
MARYLAND No. 351

**OWNER'S DEDICATION**

BOYHINK, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF RESUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERCTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS MY HAND THIS THIRD DAY OF FEBRUARY, 2012

*Brian Boy* 2/3/12  
DATE  
BRIAN BOY, MEMBER

*William for Peter B. Silen* 2-3-12  
DATE  
WITNESS

RECORDED AS PLAT 2842  
ON 3/2/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**RESUBDIVISION PLAT  
TROTTERS RUN  
LOTS 16, 17 AND 18  
A RESUBDIVISION OF LOTS 1 AND 2  
PLAT NOS. 18049-18052**

SP-03-02, WP-03-14, F-05-012, CONTR. 34-4081, SDP-06-150, ECP-11-063.

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 35 SCALE: AS SHOWN  
GRID: 20 DATE: FEBRUARY, 2012  
PARCEL: 342 SHEET: 1 OF 1  
ZONED: R-20