

U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING
203	562,215.77157	1,335,292.48229
202	562,091.49482	1,335,287.42006
205	562,076.99606	1,334,987.04145
34	562,194.30995	1,334,886.91460
35	562,207.46909	1,334,887.31346
36	562,220.93217	1,334,987.25884
37	562,262.39730	1,335,137.80274
38	562,269.25109	1,335,279.83837
39	562,239.73727	1,335,298.34398
47	562,071.19462	1,334,893.68885

WETLANDS LINE TABLE

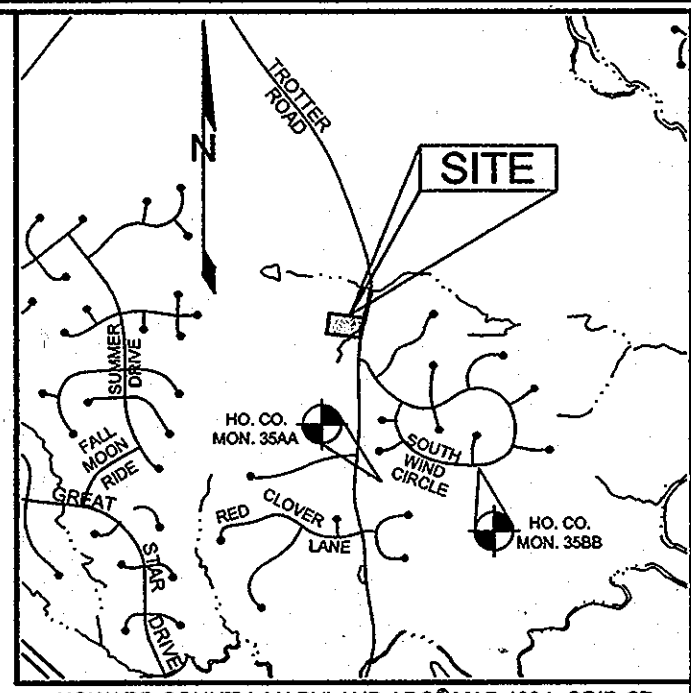
LINE	LENGTH	BEARING
L1	17.02'	S85°18'33"E
L2	3.87'	S28°20'24"E
L3	18.28'	S22°16'38"W
L4	13.32'	S70°32'41"W
L5	12.88'	S11°20'42"E
L6	13.00'	S09°25'06"W
L7	16.70'	N43°56'11"W
L8	2.00'	S41°04'22"W
L9	21.80'	S44°22'02"E
L10	25.18'	N61°05'24"W
L11	21.51'	S66°29'51"W
L12	14.09'	S18°15'16"W
L13	36.64'	S34°25'22"W

CURVE TABLE

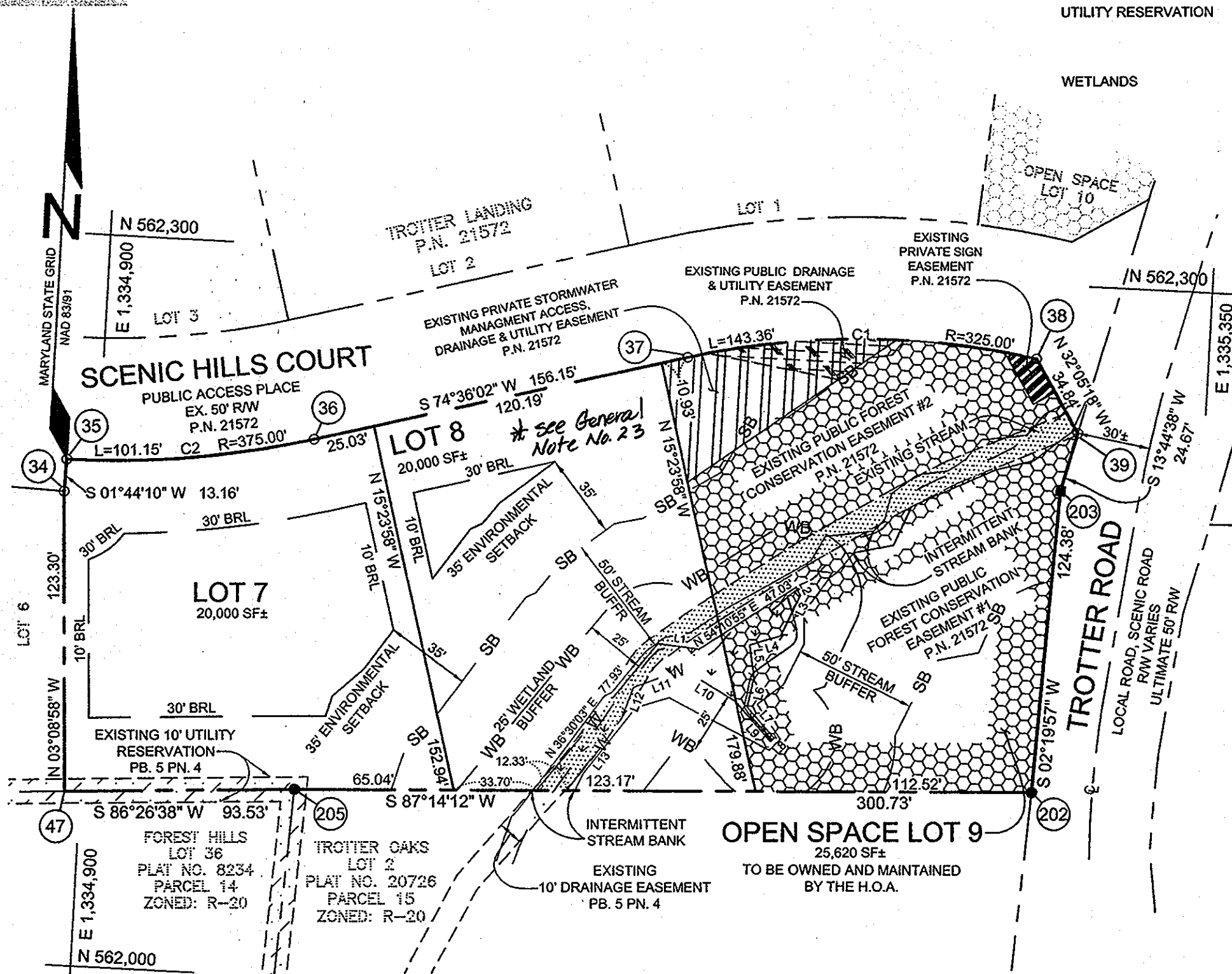
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	143.36	325.00	25°16'25"	S87°14'15"W	142.20
C2	101.15	375.00	15°27'19"	N82°19'41"E	100.85

LEGEND

- EXISTING PUBLIC FOREST CONSERVATION EASEMENT
- PRIVATE STORMWATER, ACCESS, DRAINAGE & UTILITY EASEMENT
- PRIVATE SIGN EASEMENT
- EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT
- DRAINAGE EASEMENT
- UTILITY RESERVATION
- WETLANDS



16. DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING REQUIREMENTS:
- 1) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
 - 2) SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
 - 3) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
 - 4) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H2S-LOADING);
 - 5) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - 6) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
17. OPEN SPACE DEDICATION:
THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION. ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON JANUARY 21, 2010, INCORPORATION NO. 100036199273679.
18. STORMWATER MANAGEMENT IS PROVIDED FOR THIS PROJECT. WATER QUALITY AND RECHARGE OBLIGATIONS WILL BE MET BY UTILIZING ROOFTOP DISCONNECTS, DRYWELLS, BIORETENTION FACILITIES AND SHEET FLOW TO BUFFER CREDITS. CHANNEL PROTECTION IS NOT REQUIRED BECAUSE THE POST DEVELOPED 1 YEAR STORM RUNOFF IS LESS THAN 2 CFS. BIORETENTION FACILITIES 'B' THRU 'M', AS SHOWN ON APPROVED FINAL ROAD CONSTRUCTION PLAN (F-10-039), LOCATED ON A LOT SHALL BE OWNED AND MAINTAINED BY EACH LOT OWNER. BIORETENTION FACILITY 'A', AS SHOWN ON APPROVED FINAL ROAD CONSTRUCTION PLAN (F-10-039), SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
19. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
20. A DESIGN MANUAL WAIVER REQUEST TO DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-1.01, TO ALLOW OPEN SECTION ROADS IN THE PLANNED SERVICE AREA, WAS DENIED ON SEPTEMBER 3, 2008.
21. A WAIVER PETITION (WP-09-166) TO WAIVE SECTION 16.144(k)(3)(i) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO GRANT AN EXTENSION OF THE DEADLINE TO SUBMIT FINAL PLANS FOR INITIAL REVIEW FOR F-10-039, WAS APPROVED ON APRIL 18, 2009, SUBJECT TO THE FOLLOWING CONDITION:
1) THE FINAL PLAT AND PLAN MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE OCTOBER 18, 2009.
22. A WAIVER PETITION (WP-11-007) TO WAIVE SECTION 16.144(p) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, REQUIRING THE PAYMENT OF FEES AND POSTING OF FINANCIAL OBLIGATIONS WITHIN 120 DAYS FROM THE APPROVAL DATE OF THE SUBDIVISION PLAN; AND SECTION 16.144(q) REQUIRING THE SUBMISSION OF THE FINAL SUBDIVISION PLAN FOR RECORDATION OF WITHIN 180 DAYS FROM THE APPROVAL DATE OF THE SUBDIVISION PLAN. EXTENSION OF THE DEADLINE TO SUBMIT FINAL PLANS FOR INITIAL REVIEW FOR F-10-039, WAS APPROVED ON AUGUST 11, 2010, SUBJECT TO THE FOLLOWING CONDITION:
1) THE DEVELOPER'S AGREEMENT, PAYMENT OF FEES, AND ORIGINAL PLAT SUBMISSION MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE APRIL 11, 2011.
23. BASED ON AN UPDATED ENVIRONMENTAL ASSESSMENT OF THE INTERMITTENT STREAM SYSTEM LOCATED WITHIN OPEN SPACE LOT 9, IT WAS DETERMINED THAT THE INTERMITTENT STREAM EXTENDS BEYOND OPEN SPACE LOT 9 AND ONTO LOT 8 RESULTING IN A CHANGE IN THE STREAM CHANNEL DELINEATION, THE 50' STREAM BUFFER AND THE 35' ENVIRONMENTAL BRL. BASED ON A MEETING WITH DPZ OFFICIALS ON JUNE 17, 2011, IT WAS DETERMINED THAT THE 50' STREAM BUFFER AND 35' BRL ENCROACHMENTS WERE DETERMINED TO BE NECESSARY DISTURBANCES BASED ON SECTION 16.116(c) OF THE SUBDIVISION LAND REGULATIONS IN THIS PARTICULAR SITUATION TO ACCOMMODATE THE NECESSARY SITE IMPROVEMENTS.
24. PREVIOUS HOWARD COUNTY FILE NUMBERS: SP-08-15; CONTR.#34-4575-D; WP-09-166; WP-11-007, SDP-11-015, F-10-039, P.N. 21571-21572.



GENERAL NOTES

- SUBJECT PROPERTY IS ZONED "R-20" PER THE 2/02/04 COMPREHENSIVE ZONING PLAN AND THE "COMP-LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 35AA AND NO. 47EB
 ♦ DENOTES APPROXIMATE LOCATION (SEE LOCATION MAP)
 STA.NO. 35AA N 560767.7141 E 1335483.8522
 STA.NO. 35BB N 560790.4066 E 1336537.2658
- DENOTES IRON PIPE FOUND.
 ○ DENOTES REBAR AND CAP FOUND.
 □ DENOTES REBAR AND CAP SET.
 ■ DENOTES CONCRETE MONUMENT OR STONE FOUND.
 ▣ DENOTES CONCRETE MONUMENT SET.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PREPARED BY SILL, ADCOCK & ASSOCIATES, LLC. ON OR ABOUT FEBRUARY 2008.
- ALL LOT AREAS ARE MORE LESS (+/-).
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- WATER AND SEWER SERVICES TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER WILL BE USED WITHIN THIS SITE. WATER AND SEWER SERVICE WILL BE PROVIDED BY AN EXTENSION OF CONTRACT #34-4345 UNDER CONTRACT # 34-4575-D.
- THERE ARE NO STEEP SLOPES, FLOODPLAIN, HISTORIC STRUCTURES OR CEMETERIES WITHIN THE PROJECT BOUNDARY.
- THE TRAFFIC STUDY FOR THIS PROJECT WERE PREPARED BY MARS GROUP, DATED MARCH 2008.
- THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.125 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WHICH REQUIRES A 35' BUFFER OF EXISTING FOREST OR WOODED AREA BETWEEN THE SCENIC ROAD AND THE PROPOSED DEVELOPMENT.
- THIS PLAT ADDRESSED THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION IN ACCORDANCE WITH A FOREST CONSERVATION PLAN PREVIOUSLY APPROVED UNDER F-10-039, TROTTER LANDING.
- LANDSCAPING FOR THIS SUBDIVISION WAS PREVIOUSLY PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN APPROVED UNDER F-10-039, TROTTER LANDING, IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- OPEN SPACE REQUIREMENTS FOR THIS PROJECT HAVE BEEN FULFILLED UNDER F-10-039, PLAT NUMBERS 21571-21572.
- OPEN SPACE LOT 9 WILL BE OWNED AND MAINTAINED BY THE TROTTER LANDING HOMEOWNERS ASSOCIATION.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS, EXCEPT AS PERMITTED BY GEN. NOTE 23.
- THE DIVISION OF LAND DEVELOPMENT HAS DETERMINED THE MINOR DISTURBANCE TO THE STREAM BUFFER TO BE ESSENTIAL BECAUSE THE SITE LACKS A VIABLE ACCESS ALTERNATIVE AS PER SECTION 16.116(c) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

AREA TABULATION CHART

- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
 A. BUILDABLE: 2
 B. NON-BUILDABLE: 0
 C. OPEN SPACE: 1
 D. PRESERVATION PARCELS: 0
- TOTAL AREA OF LOTS AND/OR PARCELS
 A. BUILDABLE: 0.9183 AC
 B. NON-BUILDABLE: 0.0000 AC
 C. OPEN SPACE: 0.5881 AC
 D. PRESERVATION PARCELS: 0.0000 AC
- TOTAL AREA OF ROADWAY TO BE RECORDED: 0.0000 AC
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 1.5064 AC

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.

Michael D. Adcock 9/6/11
 MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR DATE

Robert C. Corbett 9-6-11
 ROBERT C. CORBETT, VICE PRESIDENT WILLIAMSBURG GROUP, LLC. DATE

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS

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 LOT(S)/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOT(S)/PARCELS SHALL BE SUBJECT TO EASEMENTS HERIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A 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 OBLIGATION 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.

OWNER/DEVELOPER
 WILLIAMSBURG GROUP, LLC
 C/O ROBERT CORBETT
 5485 HARPERS FARM ROAD, SUITE 200
 COLUMBIA, MD 21044
 410.997.8800

Sill · Adcock & Associates · LLC
 Engineers · Surveyors · Planners
 3300 North Ridge Road, Suite 160
 Ellicott City, Maryland 21043
 Phone: 443.325.7682 Fax: 443.325.7685
 Email: info@sasaland.com

THE PURPOSE OF THIS PLAT IS TO SHOW THE STREAM AND STREAM BUFFER MODIFICATIONS, WETLANDS, WETLAND BUFFERS, AND THE ENVIRONMENTAL SETBACKS ON LOTS 7, 8 AND OPEN SPACE LOT 9.

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

Peter Bileysen 9/3/2011
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Robert C. Corbett 9/23/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Peter Bileysen 10/05/11
 DIRECTOR DATE

DEDICATION FOR CORPORATIONS

WE, WILLIAMSBURG GROUP, L.L.C., A MARYLAND LIMITED LIABILITY PARTNERSHIP BY AUTHORIZED AGENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE 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 ROAD 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 AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION HEREBY GRANT 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 ERRECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 6th DAY OF Sept., 2011.

Robert C. Corbett 9-6-11
 ROBERT C. CORBETT, VICE-PRESIDENT WILLIAMSBURG GROUP, LLC. DATE

Quilae Manola 9-6-11
 WITNESS DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS FINAL PLAT AND THE SURVEY WORK REFLECTED IN IT, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND. I ALSO CERTIFY THAT THIS FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY HOWARD W. JANOSKE AND BARBARA W. JANOSKE TO WILLIAMSBURG GROUP, L.L.C., A MARYLAND LIMITED LIABILITY COMPANY, BY A DEED DATED THE 22ND OF FEBRUARY, 2011, RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 13088 AT FOLIO 26, THIS FINAL PLAT IS ALSO A REVISION OF LOTS 7 THRU 9, OF A PLAT TITLED "TROTTER LANDING, LOTS 1 THRU 8 AND OPEN SPACE LOTS 9 AND 10" PREVIOUSLY RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO. 21572, 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.

Michael D. Adcock 9/6/11
 MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 21257, EXPIRATION DATE: 06-16-2013 DATE

RECORDED AS PLAT NUMBER 21710 ON 10/6/11
 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
TROTTER LANDING
 LOTS 7 & 8 AND OPEN SPACE LOT 9
 A REVISION OF TROTTER LANDING LOTS 1 THRU 8 AND OPEN SPACE LOTS 9 AND 10
 PARCEL 12
 TAX MAP 35 GRID 2,
 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 ZONED: R-20
 PREVIOUS DPZ FILE NO.S:
 SP-08-015, WP-09-166, WP-11-007, SDP-11-015
 F-10-039, P.N. 21571-21572

DATE: SEPTEMBER 1, 2011 SCALE: 1"=50' SHEET 1 OF 1