

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH	POINT	NORTH	
312	562109.6505	1335286.4836	312	171331.364144
911	562108.7566	1335702.2721	911	171331.091690
925	562214.2565	1335707.6199	925	171363.248139
936	562215.6563	1335291.8496	936	171363.674482
937	562215.4669	1335341.9051	937	171363.623154
938	562109.5429	1335336.5422	938	171331.331341

Stormwater Management Practices				
Lot No.	Address	Disconnection Of Non-Rooftop Runoff (Y/N)	Dry Wells M-5 (Number)	Micro Bio-Retention M-6 (Number)
1	5857 Trotter Road	N	3	1
2	5861 Trotter Road	N	6	0
Driveways		Y	0	0

General Notes Continued:

37. Plat Subject to WP-13-021 Which The Planning Director On August 24, 2012 Approved A Request To Waive Sections 16.1205(a)(7) And 16.1205(A)(10) Of The Subdivision And Land Development Regulations, Which Requires The Retention Of State Champion Trees, Trees 75% Of The Diameter Of State Trees, And Trees 30" In Diameter Or Larger. The Applicant Is Requesting A Waiver To Remove One Specimen Tree. Approval Is Subject To The Following Conditions:

- The Perimeter Landscaping Obligation Must Be Fulfilled Under The Subdivision Or Site Development Plan Process.
- Approval Of This Waiver Is For The Removal Of Specimen Tree 'A' As Shown On The Waiver Petition Exhibit. No Other Specimen Trees May Be Removed.

General Notes Continued:

28. Traffic Study Is Not Required For This Subdivision.

29. Sight Distance Study For This Project Was Prepared By Mars Group, Dated June, 2012.

30. This Property Is Located Within The Metropolitan District.

31. This Development Is Designed To Be In Accordance With Section 16.127-Residential Infill Development-Of Subdivision And Land Development Regulations. The Developer Of This Project Shall Create Compatibility With The Existing Neighborhood Through The Use Of Enhanced Perimeter Landscaping, Berms, Fences, Similar Housing Unit Types And The Directional Orientation Of The Proposed Houses.

32. Approval Of A Site Development Plan Is Required For The Development Of Lots 1 And 2 Prior To The Issuance Of Any Grading Or Building Permits For New House Construction In Accordance With Section 16.155 Of The Subdivision And Land Development Regulations.

33. A Community Meeting Was Conducted On January 25, 2012 For The Purpose Of The Developer To Provide Information To The Community To Ask Questions And To Make Comments. Per Section 16.128(d), Of The Subdivision Regulations.

34. Section 16.120(b)(2)(ii) Of The Howard County Subdivision And Land Development Regulations Allow Land Dedicated For Road Street Widening In A Minor Subdivision To Be Counted Up To 10% Of The Minimum Lot Size Requirements Or 10,000 Square Feet:

Lot 1 Minimum Lot Area = Gross Area Greater Than 10,000 Square Feet Minimum Allowed.
 Lot 2 Minimum Lot Area = Gross Area - Pipestem Area = 20,644 Square Feet (-) 2,637 Square Feet = 18,007 Square Feet Which Is Greater Than 10,000 Square Feet Minimum Allowed.

35. In Accordance With Section 16.120(c)(2)(ii), Minimum Frontages, The 24 Foot Wide Use-In-Common Driveway Easement With 16 Foot Paving Width Provides A Shared Access For Lots 1 And 2 Having Sufficient Frontage Collectively To Meet The Driveway Easement Requirements In The Design Manual.

36. Stormwater Management Requirements For This Site Will Be Met Using Environmental Site Design To The Maximum Extent Possible In Accordance With The Maryland Stormwater Design Manual, Volumes 1 & 11, Effective May, 2010. Proposed Practices Will Be Located On Individual Lots And The Use-In-Common Driveway As Follows:

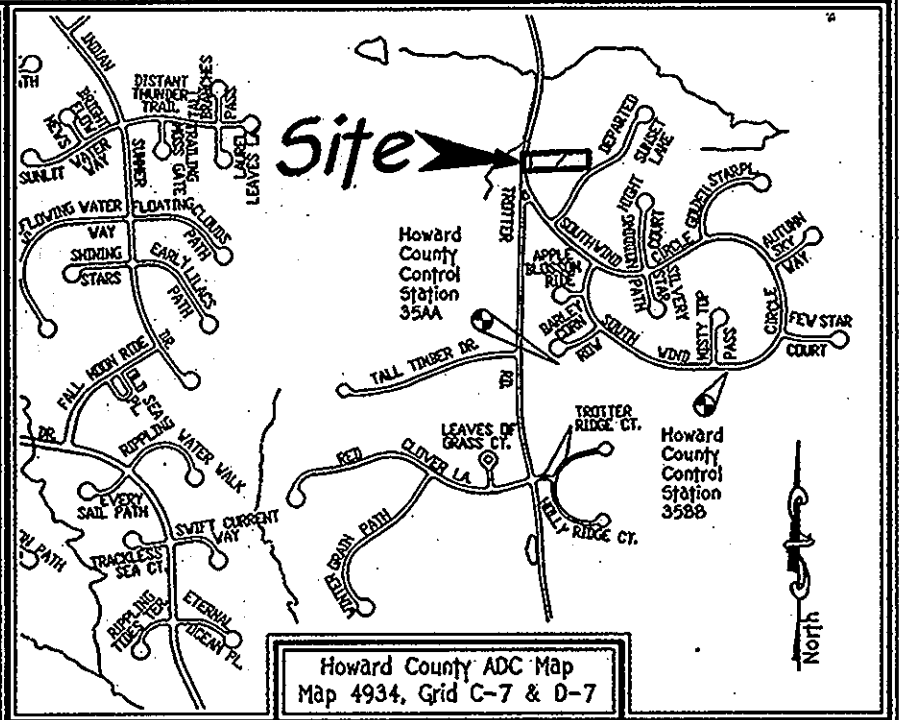
- Lot 1 Will Meet Stormwater Requirements Using Drywells (M-5) And Landscape Infiltration (M-3) For The Proposed House And Landscape Infiltration For Proposed Use-In-Common Driveway And Individual Driveway.
- Lot 2 Will Meet Stormwater Requirements Using Drywells (M-5) For The Proposed House And Non-Rooftop Disconnection (N-2) For The Proposed Driveway.

These Practices Shall Be Privately Owned And Maintained In Accordance With Individual Declarations Of Covenant.

The Requirements 8-3-108, 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.

Terrell A. Fisher 9/7/12
 Terrell A. Fisher, L.S. #10692
 (Registered Land Surveyor)
Hill Huang 9/6/12
 Trotter 5857, LLC, (Owner)
 By: Hill Huang, Managing Member

Minimum Lot Size Chart			
Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
2	20,644 Sq. Ft.	2,637 Sq. Ft.	18,007 Sq. Ft.



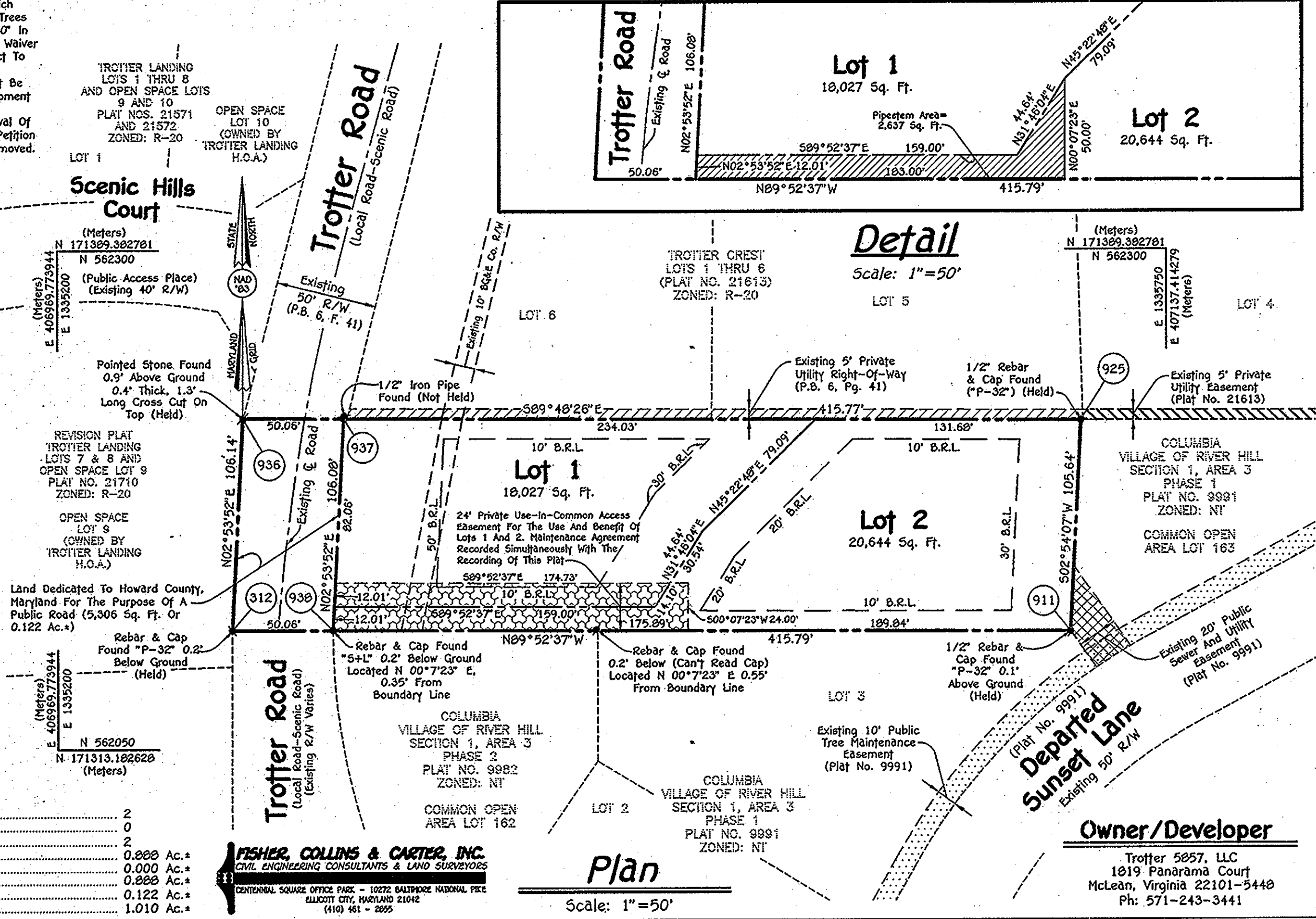
- Legend**
- Existing 5' Public Right-Of-Way For Utilities (P.B. 6, Pg. 41)
 - Existing 5' Private Utility Easement (Plat No. 21613)
 - Existing 10' Public Tree Maintenance Easement (Plat No. 9991)
 - Existing 20' Public Sewer & Utility Easement (Plat No. 9991)
 - 24' Private Use-In-Common Access Easement For The Use And Benefit Of Lots 1 And 2

Reservation Of Public Utility Easements

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities Located In, On, Over, And Through Lots 1 And 2. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. Developer Shall Execute And Deliver 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 Easement In The Land Records Of Howard County."

Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.122 Ac.*
TOTAL AREA TO BE RECORDED	1.010 Ac.*



- General Notes:**
- The Subject Property Is Zoned R-20 Per The Decision And Order For ZB-1091M Approved By The Zoning Board On September 6, 2011.
 - Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 35AA And No. 35B
 Sta. 35AA N 560767.6901 E 1335483.8345
 Sta. 35B N 560790.4155 E 1336537.2303
 - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About January 26, 2010, By Fisher, Collins And Carter, Inc.
 - B.R.L. Denotes Building Restriction Line.
 - Denotes Iron Pin Set Capped "E.C.C. 106".
 - ▲ Denotes Iron Pipe Or Iron Bar Found.
 - Denotes Angular Change In Bearing Or Right-Of-Way.
 - Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
 - ✦ Denotes Concrete Monument Or Stone Found.
 - All Lot Areas Are More Or Less (*).
 - Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
 - No Cemeteries Exist On This Site Based On Both A Site Visit And On An Examination Of The Howard County Cemetery Inventory Map.
 - This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The 2004 Zoning Regulations As Amended By Council Bill 75-2003. Development Or Construction On These Lots Must Comply With setback And Buffer Regulations To Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application, Or Building/Grading Permit And Per The "Comp-Lite" Zoning Regulations Dated July 28, 2006.
 - Previous Department Of Planning And Zoning File Numbers: ZB-1091M, HC-12-17, ECP-12-029 And WP-13-021.
 - There Was An Existing Dwelling And Accessory Shed On The Property Removed On 11/26/2012.
 - 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 To The Pipestem Lot Driveway.
 - Driveways 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 (Minimum) Requirements:
 - Width - 12 Feet (16 Feet Serving More Than One Residence);
 - Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating; (1 - 1/2" Minimum);
 - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
 - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 - Structure Clearances - Minimum 12 Feet;
 - Maintenance - Sufficient To Ensure All Weather Use.
 - No Noise Study Is Required For This Project Per Howard County Design Manual, Vol. III, Section 5.2(F).
 - The Forest Stand Delineation And Wetland Delineation For This Project Was Prepared By Eco-Science Professionals, Inc. Dated November 10, 2011.
 - Open Space Requirements Are Provided By A Fee-In-Lieu Payment Of \$1,500.00.
 - 24' Private Use-In-Common Access Easement And Maintenance Agreement For Lots 1 And 2 Have Been Recorded In The Howard County Land Records Office Simultaneously With The Recording Of This Subdivision Plat.
 - House On Property Is Not Listed On Historic Register But Is Older Than 50 Years. Howard County Historic District Approved #12-17 (#5857 Trotter Road) On June 7, 2012 A Recommendation To Allow Demolition Of Existing House And Shed.
 - There Are No Wetlands Or Streams On Site Based On A Site Inspection By Eco-Science Professionals, Inc. On November 10, 2011.
 - Public Water And Sewage Allocation Will Be Granted At The Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
 - Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.122.B. Of The Howard County Code.
 - Landscaping For Lots 1 And 2 Is Defered To The Site Development Plan Grading Permit.
 - This Plan Is Exempt From Forest Conservation With Section 16.1202(b)(1)(vii) Of The Howard County Code And Forest Conservation Manual Since It Is A Minor Subdivision That Creates One Additional Lot And Has No Further Subdivision Potential.

APPROVED: For Public Water And Public Sewerage Systems.
 Howard County Health Department.

B. Wilson for *Maura Rossman* 11/4/2013
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

J.P. 12/19/12
 Chief, Development Engineering Division

Keith 1/6/13
 Director

OWNER'S CERTIFICATE

Trotter 5857, LLC, By Hill Huang, Managing Member, Owner Of The Property Shown And Described Hereon, Hereby Adopts 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 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 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 Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 12th Day Of September, 2012.

Hill Huang
 Trotter 5857, LLC
 By: Hill Huang, Managing Member

Angela J. Lambert, II
 Witness

SURVEYOR'S CERTIFICATE

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Was 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; That It Is A Subdivision Of All The Lands Conveyed By John P. Connolly And Mary Ellen Connolly To Trotter 5857, LLC By Deed Dated November 11, 2009 And Recorded Among The Land Records Of Howard County, Maryland In Liber 12157 At Folio 123; 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, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 9/7/12
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Expiration Date: December 13, 2013

RECORDED AS PLAT No. 22223 ON 11/8/13
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Trotter Circle
 Lots 1 And 2

(Being A Subdivision Of Tax Map Parcel 220,
 Tax Map 35, Grid No. 2, Liber 12157 At Folio 123)

Zoned: R-20
 Tax Map: 35, Grid: 2, Parcel: 220
 Fifth Election District - Howard County, Maryland
 Date: September 7, 2012 Scale: As Shown Sheet 1 of 1