

NOTES:

1. DENOTES 4" x 4" CONCRETE MONUMENT TO BE SET. DENOTES 3/4" PIPE OR STEEL MARKER TO BE SET. DENOTES STONE OF CONCRETE MONUMENT FOUND. DENOTES IRON PIPE FOUND.
2. PREVIOUS APPLICABLE HO. CO. DPZ FILE REFERENCES FOR THIS PROJECT: (SP-07-012 & S-08-011 VOID) #34-4497-D; F-08-162; ECP-11-087; WP-12-011; SDP-09-024 VOID(F-08-162); WP-09-080(F-08-162); WP-09-225(F-08-162); WP-12-011(SP-12-002) SEC.16.1205.(a)(7) SPECIMEN TREE REMOVAL; SP-12-002, #34-4728-D
3. COORDINATES SHOWN HEREON ARE BASED ON THE NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY THE HOWARD COUNTY GEODETIC CONTROL STATIONS MONUMENTS #29GB AND #29GS, WHICH ARE BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM.
4. THIS PLAN IS BASED ON A BOUNDARY SURVEY PREPARED BY PHRA DATED JANUARY, 2007.
5. SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND PER THE 7/28/06 COMP LITE RE-ZONING.
6. THIS PLAN CONFORMS TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS.
7. THIS PROPERTY LIES WITHIN THE METROPOLITAN WATER & SEWER DISTRICT. WATER AND SEWER SERVICE ARE PUBLIC UNDER CONTR. NO. 34-4728-D CONNECTING INTO EX. CONTR. #34-4170-D.
8. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF, EFFECTIVE 4/26/2012, ON WHICH DATE DEVELOPERS AGREEMENT #34-4728-D WAS FILED & ACCEPTED.
9. THERE ARE NO HISTORIC STRUCTURES OR SITES LOCATED WITHIN THIS DEVELOPMENT.
10. THERE ARE EXISTING STRUCTURES LOCATED ON THIS SITE TO BE REMOVED. THE HOUSE, GARAGE AND BARN ON PARCEL 165 WERE BUILT CIRCA 1958. THE 2 SHEDS ON PARCEL 8 WERE BUILT CIRCA 1958.
11. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
12. ALL AREAS ON THIS PLAN ARE "MORE OR LESS".
13. BRL INDICATES BUILDING RESTRICTION LINE.
14. UNLESS OTHERWISE NOTED AS "PRIVATE", ALL EASEMENTS ARE "PUBLIC".
15. 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 LOTS/PARCELS, ANY CONVEYANCES OF THE FORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/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, 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.
16. 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.
17. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH THE FOREST CONSERVATION MANUAL SHALL BE FULFILLED BY: ON-SITE REFORESTATION OF 0.96 ACRES, ON-SITE RETENTION OF 0.78 ACRES (DOES NOT INCLUDE FLOODPLAIN) AND OFF-SITE RE-FORESTATION OF 0.47 ACRES ON THE TALLEY PROPERTY, TAX MAP 8, PARCEL 2 (F-07-003FC1/KINDLER OVERLOOK, PLAT #20094). RED-LINE REVISIONS TO THE ROAD CONSTRUCTION DRAWINGS FOR F-07-003/KINDLER OVERLOOK HAVE BEEN PROCESSED TO SHOW THE 0.47 ACRES OF OFF-SITE EASEMENT. SURETY FOR 0.96 ACRES OF ON-SITE REFORESTATION IN THE AMOUNT OF 20,900.00 SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT FOR THIS SUBDIVISION, F-13-004.
18. THE FOREST STAND DELINEATION PLAN FOR THIS PROJECT WAS PREPARED BY PHRA, DATED JUNE, 2011 AND APPROVED UNDER SP-12-002
19. THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY GEOTECHNICAL LABORATORIES, INC., DATED APRIL, 2007 AND SUPPLEMENTED IN JANUARY, 2012
20. THE APFO TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP, INC. DATED JULY, 2011 AND APPROVED UNDER SP-12-002

PROJECT BACKGROUND INFORMATION
 PRESENT ZONING: R-20
 LOCATION: TAX MAP 35 - GRID 2 - PARCELS 8, 9, & 165
 DEED REFERENCES: P.8-L.9289/F.626, PLAT NOs.20852-20853
 P.9-L.8014/F.604, P.135-L.8014/F.594
 PROPOSED USE OF SITE: RESIDENTIAL - 14 SFD
 PROPOSED WATER AND SEWER SYSTEMS: PUBLIC WATER & SEWER

AREA TABULATIONS

TOTAL AREA OF SITE	7.66 AC.±
AREA OF 100 YEAR FLOODPLAIN (APPROX.)	0.90 AC.±
AREA OF STEEP SLOPES (25% OR GREATER)	0.25 AC.±
NET AREA OF SITE	6.51 AC.±

OPEN SPACE ON-SITE TOTAL REQUIREMENTS

MINIMUM RESIDENTIAL LOT SIZE	12,000 S.F.
OPEN SPACE REQUIRED (40% OF 7.66 AC.)	3.06 AC.±
OPEN SPACE PROVIDED	3.10 AC.±
RECREATIONAL O.S. REQUIRED (200 sf x 14 LOTS)	2,800 S.F.
RECREATIONAL O.S. PROVIDED	3,628 S.F.

TOTAL TABULATION THIS SUBDIVISION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	14
BUILDABLE:	0
NON-BUILDABLE:	0
OPEN SPACE:	4
PRESERVATION PARCELS:	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	3.83 AC.±
BUILDABLE:	0.00 AC.±
NON-BUILDABLE:	0.00 AC.±
OPEN SPACE (CREDIT):	3.10 AC.±
OPEN SPACE (NON-CREDIT):	0.00 AC.±
PRESERVATION PARCELS:	0.00 AC.±
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS):	0.73 AC.±
TOTAL AREA OF RECREATIONAL O.S. TO BE RECORDED:	0.08 AC.±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED:	7.66 AC.±

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

Brian D. Boy 7/19/2013
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael C. Riedel 7/26/13
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Karl Sander 7/30/13
 DIRECTOR DATE

21. A NOISE STUDY IS NOT REQUIRED FOR THIS DEVELOPMENT.
22. MAA APPROVAL IS NOT REQUIRED FOR THIS DEVELOPMENT.
23. THERE ARE 100 YEAR-FLOODPLAIN, STREAMS, STEEP SLOPES AND FORESTED AREAS LOCATED ON-SITE. THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY PHRA DATED JANUARY, 2011 AND WAS APPROVED UNDER SP-12-002
24. THERE ARE NO WETLANDS LOCATED ON-SITE AS OUTLINED IN A WETLAND DELINEATION PREPARED BY PHRA DATED 2007.
25. NO GRADING, REMOVAL OF VEGETATIVE COVER AND TREES ARE NOT PERMITTED IN WETLANDS, STREAMS, WETLAND BUFFERS, STREAM BUFFERS, FLOODPLAIN, STEEP SLOPES, OR FOREST CONSERVATION EASEMENT AREAS. DISTURBANCE TO THE EXISTING INTERMITTENT STREAM AND ASSOCIATED BUFFER IS PROPOSED NEAR THE BEGINNING OF THE PUBLIC ACCESS PLACE. 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.
26. STORMWATER MANAGEMENT SHALL BE PROVIDED FOR THIS PROJECT BASED ON GUIDELINES ESTABLISHED BY THE MDE STORMWATER MANAGEMENT ACT OF 2009. SWM FOR THIS PROJECT SHALL BE PROVIDED BY ESD TO THE MEP UTILIZING: (N-1) DISCONNECTION OF ROOFTOP RUN-OFF; (M-5) DRY WELLS; (M-6) MICRO-BIORETENTION; AND (M-8) GRASS SWALES, AS SHOWN ON THE APPROVED ROAD CONSTRUCTION PLANS F-13-004
27. THE SWM FACILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED; SAVING AND EXCEPTING THE GRASS SWALES ALONG THE ROADWAY WHICH SHALL BE JOINTLY OWNED AND MAINTAINED.
28. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
29. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS 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 1-1/2" MIN. TAR & CHIP COATING.
 - C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
 - D) STRUCTURES/CULVERTS/BRIDGES - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
 - 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 ENSURE ALL WEATHER USE.
30. A USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 6 THRU 8 SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAN IN THE LAND RECORDS OF HOWARD COUNTY, MD.
31. THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS' ASSOCIATION WERE RECORDED ON 8/15/2009 AS ACCOUNT NO. P12875013 AMONG THE RECORDS OF THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS & TAXATION.
32. WAIVER PETITION WP-12-011 WAS APPROVED BY LETTER DATED AUGUST 10, 2011 TO WAIVE SECTION 16.1205(A)(7) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO ALLOW FOR THE REMOVAL OF SPECIMEN TREES HAVING A DIAMETER OF 30" OR GREATER, SUBJECT TO THE FOLLOWING CONDITIONS: 1) APPROVAL IS GIVEN FOR REMOVAL OF SEVEN (7) SPECIMEN TREES AS SHOWN ON THE WAIVER PETITION EXHIBIT AND IDENTIFIED AS SPECIMEN TREES NOS. 1 TO 7; 2) TWO LANDSCAPE TREES PER EVERY SPECIMEN TREE REMOVED SHALL BE PROVIDED HAVING A MINIMUM DIAMETER OF 3-1/2" (FOR A TOTAL OF 14 SHADE TREES). THE REPLACEMENT TREES ARE TO BE IN ADDITION TO THE REQUIRED PERIMETER LANDSCAPE TREES.
33. A DESIGN MANUAL WAIVER WAS APPROVED PER LETTER DATED DECEMBER 13, 2011, TO WAIVE STD. R.1.01 OF THE HOWARD COUNTY DESIGN MANUAL VOL.V TO ALLOW FOR THE USE OF A MODIFIED OPEN SECTION ROADWAY FOR A PUBLIC ACCESS PLACE WITHIN THE METROPOLITAN DISTRICT.
34. PERIMETER LANDSCAPING, TRASH PAD SCREENING AND WP-12-011 PLANTINGS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE LANDSCAPE MANUAL. SURETY IN THE AMOUNT OF \$11,250.00 FOR 33 SHADE TREES, 5 EVERGREENS AND 20 SHRUBS SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT FOR THIS FINAL PLAN, F-13-004.
35. A "SCENIC ROAD EXHIBIT" IS ON FILE WITH SP-12-002.
36. THE EXISTING STREAMS ON-SITE ARE CONSIDERED CLASS M-P PER MDE STREAM DESIGNATION MAP. IT IS UNDERSTOOD THAT SINCE SP-12875013 WAS APPROVED PRIOR TO HOWARD COUNTY ENACTMENT DATE THE 75' STREAM BUFFER FOR THE FORMER CLASS I STREAM IS STILL IN EFFECT.

LEGEND

- 999 - COORDINATE DESIGNATION
- [Hatched Box] PRIVATE USE-IN-COMMON ACCESS EASEMENT
- [Hatched Box] PUBLIC WATER, SEWER & UTILITY EASEMENT
- [Hatched Box] PRIVATE DRAINAGE & UTILITY EASEMENTS
- [Dotted Box] RECREATIONAL AREA OPEN SPACE
- [Hatched Box] FOREST CONSERVATION EASEMENT AREA (RETENTION)
- [Hatched Box] FOREST CONSERVATION EASEMENT AREA (REFORESTATION)
- [Hatched Box] PUBLIC TREE MAINTENANCE & DRAINAGE UTILITY EASEMENTS
- 999.99 - 100 YEAR FLOODPLAIN WSEL

ESD On-lot Practices Summary Table

Address	Lot	MDE	Type	Number	Ownership/ Maintenance
Trotter Point Court	LOT 1	(M-5)	DRYWELL	2	Private
Trotter Point Court	LOT-1	(M-6)	Micro-Bioretenion	1	Private
Trotter Point Court	LOT 2	(M-5)	DRYWELL	2	Private
Trotter Point Court	LOT-2	(M-6)	Micro-Bioretenion	1	Private
Trotter Point Court	LOT 3	(M-5)	DRYWELL	2	Private
Trotter Point Court	LOT-3	(M-6)	Micro-Bioretenion	1	Private
Trotter Point Court	LOT 4	(M-5)	DRYWELL	2	Private
Trotter Point Court	LOT-4	(M-6)	Micro-Bioretenion	1	Private
Trotter Point Court	LOT 5	(M-5)	DRYWELL	2	Private
Trotter Point Court	LOT-5	(M-6)	Micro-Bioretenion	1	Private
Trotter Point Court	LOT 6	(M-5)	DRYWELL	3	Private
Trotter Point Court	LOT 7	(M-5)	DRYWELL	2	Private
Trotter Point Court	LOT-7	(M-6)	Micro-Bioretenion	1	Private
Trotter Point Court	LOT 8	(M-5)	DRYWELL	1	Private
Trotter Point Court	LOT-8	(M-6)	Micro-Bioretenion	1	Private
Trotter Point Court	LOT-9	(M-5)	Micro-Bioretenion	1	Private
Trotter Point Court	LOT 10	(M-5)	DRYWELL	3	Private
Trotter Point Court	LOT-10	(M-6)	Micro-Bioretenion	1	Private
Trotter Point Court	LOT-11 (front)	(M-6)	Micro-Bioretenion	1	Private
Trotter Point Court	LOT-11 (rear)	(M-6)	Micro-Bioretenion	1	Private
Trotter Point Court	LOT 12	(N-1)	Roof-top Disconnect	2	Private
Trotter Point Court	LOT-12	(M-6)	Micro-Bioretenion	1	Private
Trotter Point Court	LOT 13	(N-1)	Roof-top Disconnect	2	Private
Trotter Point Court	LOT-13	(M-6)	Micro-Bioretenion	1	Private
Trotter Point Court	LOT 14	(N-1)	Roof-top Disconnect	2	Private
Trotter Point Court	LOT-14	(M-6)	Micro-Bioretenion	1	Private
Trotter Point Court	North/Egress	(M-5)	Roadside Swale	1	Joint
Trotter Point Court	South/Egress	(M-5)	Roadside Swale	1	Joint

* NOTE: Drywells on Lot 10 placed within fill areas will utilize Pre-Fabricated Chambers with 3.3' of cover (per MDE) to decrease erosion potential and possible slope failure

THE REQUIRED §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.

Brian D. Boy 6-20-13
 OWNER EX. LOTS 2 THRU 5 AND LOTS 13 & 14
 TROTTER POINT, L.L.C. - BRIAN D. BOY DATE:

Brian D. Boy 6-20-13
 OWNER - EX. OPEN SPACE LOT 4
 TROTTER POINT, H.O.A. - BRIAN D. BOY DATE:

Donald A. Mason 6-20-13
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MARYLAND NO. 351 DATE:

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
7	12,682 S.F.	667 S.F.	12,015 S.F.
8	12,571 S.F.	445 S.F.	12,126 S.F.

SHEET INDEX

NO.	DESCRIPTION
1	COVER SHEET
2	PLAT

OWNER
 TROTTER POINT, H.O.A.
 11807 WOLLINGFORD CT.
 CLARKSVILLE, MD 21029
 410-792-2565

OWNER/DEVELOPER
 TROTTER POINT, L.L.C.
 9695 NORFOLK AVENUE
 LAUREL, MD 20723
 410-792-2565

OWNER'S DEDICATION

WE, TROTTER POINT, HOMEOWNERS ASSOCIATION, INC. AND TROTTER POINT, L.L.C., OWNERS THE PROPERTIES SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF REVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION HEREBY GRANTS THE OPTION TO HOWARD COUNTY TO ACQUIRE THE FREE 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 OUR HANDS THIS 20th DAY OF JULY 2013

Brian D. Boy 6/20/13
 OWNER EX. LOTS 2 THRU 5 AND LOTS 13 & 14
 TROTTER POINT, L.L.C. - BRIAN D. BOY DATE:

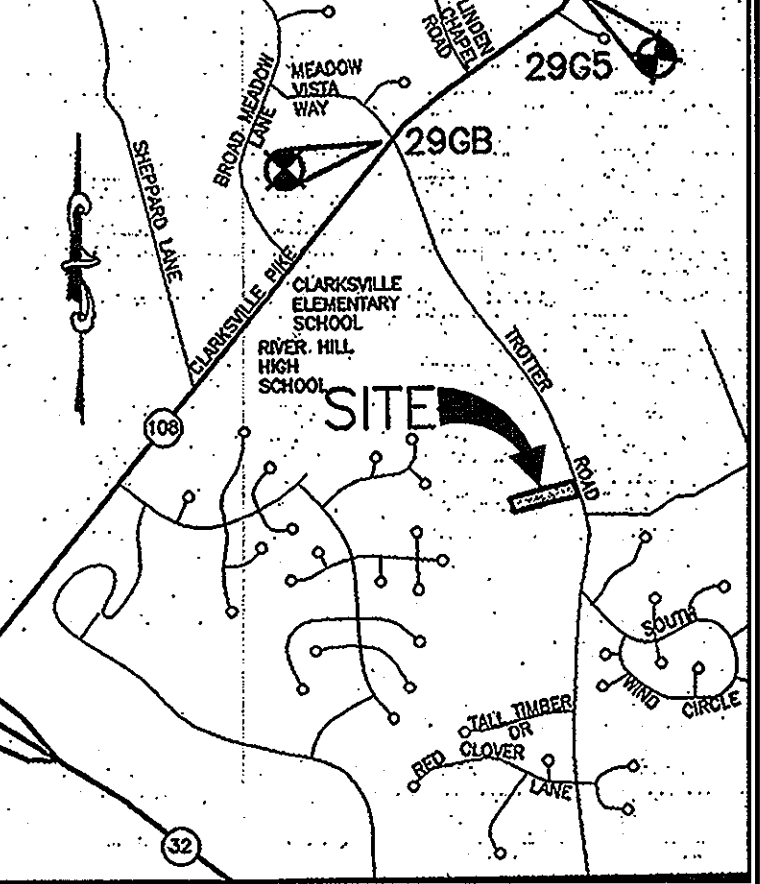
Brian D. Boy 6/20/13
 OWNER - EX. OPEN SPACE LOT 1
 TROTTER POINT, H.O.A. - BRIAN D. BOY DATE:

Michael C. Riedel 6/20/13
 WITNESS
 MICHAEL C. RIEDEL DATE:

Michael C. Riedel 6/20/13
 WITNESS
 MICHAEL C. RIEDEL DATE:

BENCHMARKS NAD '83
 HOWARD COUNTY CONTROL STATION 29GB
 N 568,826.1347
 E 1,335,265.8757
 ELEV. 455.998

HOWARD COUNTY CONTROL STATION 29GS
 N 568,341.1963
 E 1,335,392.4511
 ELEV. 387.398



VICINITY MAP
 SCALE: 1"=2000'
 ADC MAP 4934, GRID C-6,7

COORDINATE TABLE (NAD '83)

NO.	NORTHING	EASTING
1	563,305.1125	1,335,244.0733
2	563,140.4522	1,335,301.8202
3	562,975.9671	1,335,359.5056
4	562,804.4115	1,335,391.6121
5	562,708.3967	1,334,693.5158
6	562,847.7276	1,334,658.8808
7	562,987.0170	1,334,623.8564
8	563,126.6392	1,334,588.9467
9	563,186.7952	1,335,285.5676
10	563,160.1026	1,335,271.0076
11	563,087.4760	1,335,015.8653
12	563,075.3527	1,334,986.2808
13	563,050.4716	1,334,851.5796
14	563,063.1761	1,334,848.8237
15	563,054.6964	1,334,809.7328
16	562,988.4238	1,334,825.8441
17	562,988.9035	1,334,864.9350
18	563,001.6080	1,334,862.1781
19	563,026.4892	1,334,976.8803
20	563,039.2341	1,335,029.0076
21	562,829.8071	1,335,383.3924
22	563,109.3299	1,335,286.3094
23	563,092.3098	1,335,318.7039
24	563,076.4725	1,335,324.2581
25	563,036.8368	1,335,336.2829
26	562,829.8071	1,335,383.3924
27	562,803.8315	1,335,387.3954

ENGINEER
 BENCHMARK ENGINEERING, INC.
 8420 BALT. NAT. PIKE
 SUITE 418
 ELLICOTT CITY, MD 21043
 410-465-6105

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE EXISTING LOTS 13-15 OF FOREST HILLS; PB.5/P.G.4 AND O.S. LOT 1 & LOTS 2-5 OF TROTTER POINT; PLATS #20852-20853(F-08-162) TO CREATE LOTS 1-14 & O.S. LOTS 15-18 AND TO CREATE VARIOUS EASEMENTS AND TO ABANDON A PREVIOUSLY RECORDED FOREST CONSERVATION EASEMENT

RECORDED AS PLAT _____
 ON _____ AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SUBDIVISION PLAT
TROTTER POINT
 LOTS 1 THRU 14 AND
 OPEN SPACE LOTS 15 THRU 18
 A RESUBDIVISION OF FOREST HILLS,
 LOTS 13-15; PB.5/P.G.4 & A RESUBDIVISION
 OF TROTTER POINT O.S. LOT 1 AND
 LOTS 2-5 PLATS #20852-20853(F-08-162)

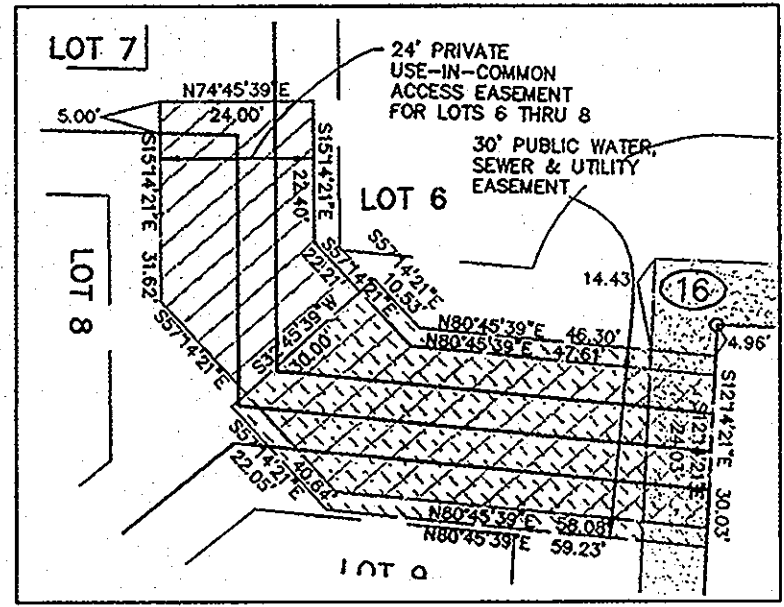
5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP NO. 35
 PARCEL: 8, 9, & 165
 BLOCK: 2
 ZONED: R-20

SCALE: AS SHOWN
 DATE: JUNE 24, 2013
 SHEET: 1 OF 2

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	51.05	875.00	25.53	51.05	N76°15'39"E	3°00'00"
C2	53.67	1025.00	28.84	53.68	N76°15'39"E	3°00'00"
C3	212.50	1500.00	106.43	212.32	N12°49'09"W	8°07'01"

ANNE E. HOKE
 LOTS 16 & 17
 L.4887/F.0021
 T.M. 53 P.7
 ZONED: R-20

ROBERT D SEMON
 AND WF
 T.M. 35 P.168
 L.730/F.003
 ZONED R-20

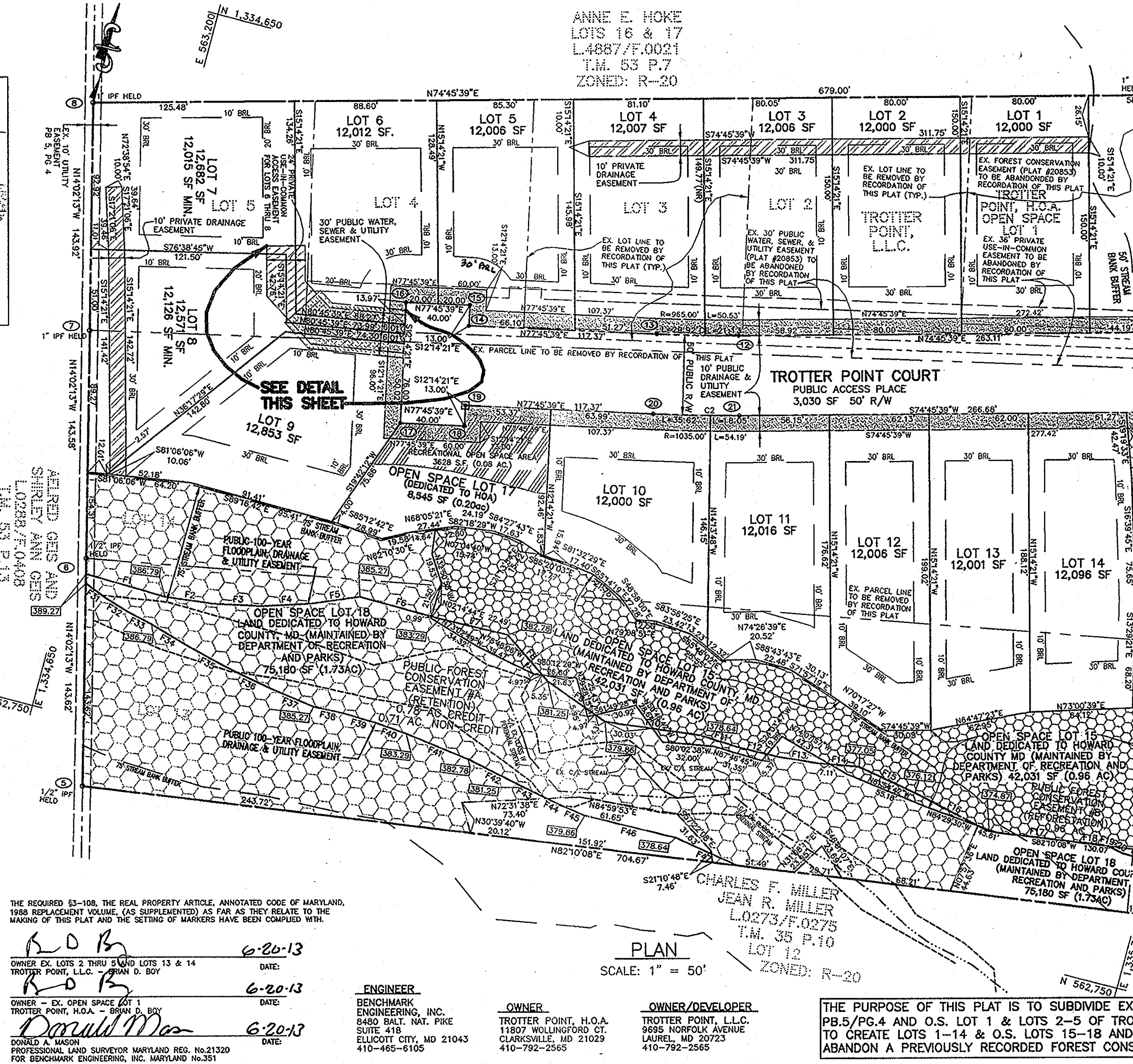


DETAIL
 SCALE: 1" = 30'

LINE	LENGTH	BEARING
F1	51.53	S88°34'08"E
F2	30.48	N83°05'55"E
F3	30.48	N77°44'41"E
F4	30.48	N72°23'27"E
F5	30.48	N67°02'13"E
F6	51.72	S88°28'38"E
F7	43.53	N83°17'7"E
F8	38.47	S55°23'32"E
F9	43.98	S69°23'25"E
F10	59.77	N83°17'13"E
F11	25.47	S88°34'02"E
F12	25.47	N88°31'31"E
F13	25.47	N84°37'04"E
F14	25.47	N80°22'37"E
F15	38.60	S79°14'46"E
F16	52.37	S74°48'42"E
F17	59.83	N82°05'44"E
F18	10.83	N80°47'08"E
F19	6.15	S88°59'04"E
F20	8.53	S78°50'05"E
F21	17.72	S89°57'15"E
F22	7.31	N77°08'23"E
F23	10.18	N53°42'58"E
F24	10.53	N47°59'44"E
F25	8.11	N12°51'26"E
F26	9.12	N21°00'34"E
F27	7.56	N24°05'18"E
F28	5.66	N02°35'08"E
F29	17.79	N05°24'29"W
F30	34.53	N08°23'10"W
F31	16.12	S69°07'22"E
F32	16.12	S73°08'04"E
F33	16.12	S77°08'46"E
F34	28.43	S73°29'18"E
F35	28.43	S78°12'34"E
F36	28.43	S78°55'49"E
F37	28.43	S81°39'04"E
F38	20.06	N87°31'31"E
F39	20.06	S88°29'27"E
F40	20.21	S84°51'18"E
F41	41.82	S82°06'11"E
F42	39.53	S77°23'13"E
F43	13.94	S78°12'44"E
F44	13.94	S79°33'20"E
F45	13.94	S80°53'57"E
F46	58.57	N88°56'44"E
F47	42.04	S80°16'18"E

TOTAL TABULATION THIS SUBDIVISION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE:.....	14
NON-BUILDABLE:.....	0
OPEN SPACE:.....	4
PRESERVATION PARCELS:.....	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE:.....	3.83 AC.±
NON-BUILDABLE:.....	0.00 AC.±
OPEN SPACE (CREDIT):.....	3.10 AC.±
OPEN SPACE (NON-CREDIT):.....	0.00 AC.±
PRESERVATION PARCELS:.....	0.00 AC.±
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS):.....	0.73 AC.±
TOTAL AREA OF RECREATIONAL O.S. TO BE RECORDED:.....	0.08 AC.±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED:.....	7.66 AC.±



REBECCA HAMADOCK
 T.M. 35 P.315
 L.2514/F.77
 ZONED R-20

HOWARD RESEARCH AND DEVELOPMENT CORP.
 T.M. 35 P.235
 L.2514/F.77
 ZONED: R-20
 MIDDLE PATIENT ENVIRONMENTAL AREA

LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A ROAD (1,557 SF, 0.04 AC)

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 T.M. 35 P.427
 L.6153/F.683
 ZONED R-20

THE REQUIRED §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.

Brian D. Boy 6-20-13
 OWNER EX. LOTS 2 THRU 5 AND LOTS 13 & 14
 TROTTER POINT, L.L.C. - BRIAN D. BOY
 DATE:

Brian D. Boy 6-20-13
 OWNER - EX. OPEN SPACE LOT 1
 TROTTER POINT, H.O.A. - BRIAN D. BOY
 DATE:

Donald A. Mason 6-20-13
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MARYLAND No.351
 DATE:

ENGINEER
 BENCHMARK ENGINEERING, INC.
 8480 BALT. NAT. PIKE
 SUITE 418
 ELLICOTT CITY, MD 21043
 410-465-6105

OWNER
 TROTTER POINT, H.O.A.
 11807 WOLLINGFORD CT.
 CLARKSVILLE, MD 21029
 410-792-2565

OWNER/DEVELOPER
 TROTTER POINT, L.L.C.
 9695 NORFOLK AVENUE
 LAUREL, MD 20723
 410-792-2565

PLAN
 SCALE: 1" = 50'

CHARLES F. MILLER
 JEAN R. MILLER
 L.0273/F.0275
 T.M. 35 P.10
 LOT 12
 ZONED: R-20

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE EXISTING LOTS 13-15 OF FOREST HILLS; PB.5/PG.4 AND O.S. LOT 1 & LOTS 2-5 OF TROTTER POINT; PLATS #20852-20853(F-08-162) TO CREATE LOTS 1-14 & O.S. LOTS 15-18 AND TO CREATE VARIOUS EASEMENTS AND TO ABANDON A PREVIOUSLY RECORDED FOREST CONSERVATION EASEMENT AS SHOWN

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

Brian D. Boy 7/19/2013
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael C. Riedo 7/26/13
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Ket DeLosh 7/30/13
 DIRECTOR DATE

SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THIS DOCUMENT 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, LICENSE NO. 21320, EXPIRATION DATE 01-07-15 AND I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS OBTAINED BY TROTTER POINT, L.L.C. BY DEEDS DATED JUNE 28, 2005 AND JULY 29, 2011 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9289 AT FOLIO 0628 AND LIBER 13370 AT FOLIO 0119, RESPECTIVELY, AND ALL OF THE LANDS OBTAINED BY TROTTER POINT, HOMEOWNERS ASSOCIATION, INC. FROM TROTTER POINT, L.L.C. BY DEED DATED NOVEMBER 24, 2009 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 12171 AT FOLIO 0247, AND THAT ALL MONUMENTS ARE IN PLACE AND BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS AND/OR ROADS BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE SUBDIVISION ACT OF MARYLAND, AS AMENDED."

Donald A. Mason 6-20-13
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MARYLAND No.351
 DATE:

OWNER'S DEDICATION

WE, TROTTER POINT, HOMEOWNERS ASSOCIATION, INC. AND TROTTER POINT, L.L.C., OWNERS THE PROPERTIES SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF REVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE 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 THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 20th DAY OF JULY 2013

Brian D. Boy 6/20/13
 OWNER EX. LOTS 2 THRU 5 AND LOTS 13 & 14
 TROTTER POINT, L.L.C. - BRIAN D. BOY
 DATE:

Brian D. Boy 6/20/13
 OWNER - EX. OPEN SPACE LOT 1
 TROTTER POINT, H.O.A. - BRIAN D. BOY
 DATE:

Michael C. Riedo 6/20/13
 WITNESS
 MICHAEL C. RIEDO
 DATE:

Michael C. Riedo 6/20/13
 WITNESS
 MICHAEL C. RIEDO
 DATE:

RECORDED AS PLAT 22483
 ON 8/2/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SUBDIVISION PLAT
TROTTER POINT
 LOTS 1 THRU 14 AND
 OPEN SPACE LOTS 15 THRU 18
 A RESUBDIVISION OF FOREST HILLS,
 LOTS 13-15; PB.5/PG.4 & A RESUBDIVISION
 OF TROTTER POINT O.S. LOT 1 AND
 LOTS 2-5 PLATS #20852-20853(F-08-162)

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP No. 35 SCALE: AS SHOWN
 PARCEL: 8, 9, & 165 DATE: JUNE 24, 2013
 BLOCK: 2 SHEET: 2 OF 2
 ZONED: R-20