

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
510	561116.2707	1334606.4706	171028.501372	406788.865827
600	561090.7134	1334129.0261	171020.791493	406643.340430
601	561013.5667	1334647.2670	170997.277119	406801.300575
602	561000.8486	1334648.9454	170993.400637	406801.812162
603	560995.3171	1334574.6210	170991.714828	406779.158026
604	560836.2840	1334582.1067	170943.241249	406781.439862
605	560812.2934	1334591.5410	170935.928890	406784.315270
606	560804.9740	1334572.9285	170933.697936	406778.642157
607	560739.1195	1334235.0183	170913.625448	406675.646919
608	560754.9148	1334211.5178	170918.439862	406668.483949
609	560781.4402	1334143.0953	170926.524831	406647.628736
610	560801.8367	1334135.0747	170932.741704	406645.184057

The Requirements S-3-108, The Real Property Article, Annotated Code of Maryland, 1989 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

*Tyson* 4/10/18 Date  
 Todd M. Hill, L.S. #21351 (Professional Land Surveyor)  
*Tyson* 4/10/18 Date  
 Tyson Tall Timber, Inc.  
 By: Larry Tyson, President

**General Notes Continued:**

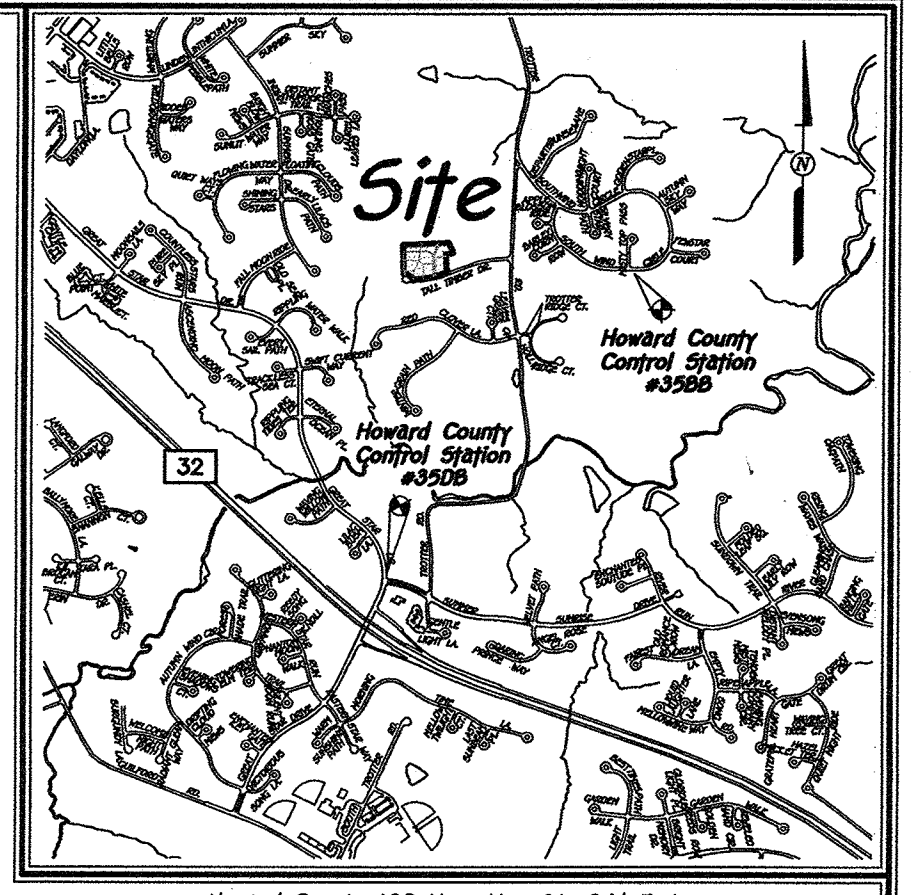
- 32. There Is An Existing Dwelling Located On Lot 36 To Remain. An Existing Garage On Lot 36 Was Removed On April 9, 2018. No New Buildings, Extensions To The Existing Dwelling Are To Be Constructed At A Distance Less Than The Zoning Regulations Allow.
- 33. No 100 Year Floodplain Exists On This Site.
- 34. Open Space Lots 33 And 42 Will Be Owned And Maintained By The Trotter Woods Section 2 Homeowner's Association, Inc.
- 35. This Plan Has Been Prepared In Accordance With The Provisions Of Section 16.124 Of The Howard County Code And The Landscape Manual. Financial Surety For The Required Perimeter Landscaping Will Be Posted As Part Of The Developers Agreement For This Final Plan, In The Amount Of \$2,400.00 Based On 6 Shade Trees @ \$300.00 Each, 4 Evergreens @ \$150.00.
- 36. Open Space Tabulation:
  - a. Open Space Required: = 6.06 Acres (Section 1 (Excluding Parcel 'A') + Parcel 'A') x 30% (16.60 Acres + 3.61 Acres) x 30% 20.21 Acres x 30%
  - b. Open Space Provided: = 6.06 Acres (Section 1 (Lots 29, 30, 31 & 32) + Section 2 (Lots 33 & 42) (0.29 Ac. + 0.12 Ac. + 5.02 Ac. + 0.06 Ac.) + (0.49 Ac. + 0.10 Ac.) (5.49 Acres) + (0.59 Acres)
- 37. Recreational Open Space Tabulation:
  - a. Total Project (Section 1 And 2) Recreational Area Required = 7,200 Sq. Ft.
    - 1. Section 1 (Lots x 200 Sq. Ft./Lot = 5,600 Sq. Ft. (28 Lots x 200 Sq. Ft./Lot)
    - 2. Section 2 (Lots x 200 Sq. Ft./Lot = 1,600 Sq. Ft. (8 Lots (Lot 34 Thru Lot 41) x 200 Sq. Ft./Lot)
  - b. Total Project (Section 1 And 2) Recreational Area Provided = 8,650 Sq. Ft.
    - 1. Section 1 = 7,000 Sq. Ft.
    - 2. Section 2 (Credited) = 1,650 Sq. Ft.
- 38. Stormwater Management Is In Accordance With The M.D.E. Storm Water Design Manual, Volumes 1 & II, Revised 2009. Non-Structural Practices In Accordance With Chapter 5 Are Being Utilized. All Drywells, Micro-Bioretenion Facilities And Grass Swales Are Privately Owned And Maintained.
- 39. Articles of Incorporation For Trotter Woods Section 2 Homeowners Association, Inc. submitted on 03/16/18. Receipt # D18569954.

**Legend**

- Existing Public Water, Sewer & Utility Easement (Plat Nos. 13449 Thru 13452)
- Existing Public Drainage & Utility Easement (Plat Nos. 13449 Thru 13452)
- Existing Private Stormwater Management Easement (Plat Nos. 13449 Thru 13452)
- Existing Private Ingress/Egress Easement For Lots 21, 22, 23 And Bulk Parcel 'A' (Plat Nos. 13449 Thru 13452) And New Lots 39, 40 And 41
- Existing 10' Public Tree Maintenance Easement (Plat Nos. 13449 Thru 13452)
- 30' Public Sewer, Water & Utility Easement
- 24' Private Use-In-Common Driveway Access Easement
- Recreation Area (Credited)
- Recreational Area (Non-Credited)
- 10' Private Drainage & Utility Easement

Minimum Lot Size Tabulation			
Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
34	21,825 Sq. Ft.±	969 Sq. Ft.±	20,856 Sq. Ft.±
35	15,331 Sq. Ft.±	997 Sq. Ft.±	14,334 Sq. Ft.±
36	17,369 Sq. Ft.±	672 Sq. Ft.±	16,697 Sq. Ft.±
39	14,404 Sq. Ft.±	151 Sq. Ft.±	14,253 Sq. Ft.±
40	14,602 Sq. Ft.±	602 Sq. Ft.±	14,000 Sq. Ft.±
41	14,945 Sq. Ft.±	945 Sq. Ft.±	14,000 Sq. Ft.±

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 March 15, 2018 On Which Date Developer Agreement 34-4963-D Was Filed And Accepted.



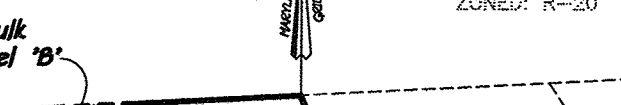
**General Notes Continued:**

- 22. This Property Is Located Within The Metropolitan District. Public Water And Public Sewer Will Be Utilized For This Project.
- 23. This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The 10/06/13 Comprehensive Zoning Plan. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application, Or Building/Grading Permit.
- 24. This Project Is In Compliance With The Latest Howard County Standards Unless Alternative Compliance Has Been Approved.
- 25. The Traffic Study Dated October, 2016 For This Project Was Prepared By Mars Group.
- 26. Declaration Of Covenants And Restrictions For The Trotter Woods, Section 2 Homeowners Association, Inc. Are To Be Recorded Simultaneously Herewith.
- 27. The Private Use-In-Common Driveway Access Easement And Maintenance Agreement For Shared Driveway On Lots 33, 34, 35, 36 And Lot 27, Forest Hills Subdivision, Plat No. 4258 Is Recorded Simultaneously With This Plat.
- 28. This Subdivision Is Subject To Section 104.0.F. Of The Zoning Regulations. At Least 10% Of The Dwelling Units Shall Be Moderate Income Housing Units (M.I.H.U.) Or An Alternative Compliance Will Be Provided. The Developer Shall Execute A M.I.H.U. Agreement With The Department Of Housing To Indicate How The M.I.H.U. Requirement Will Be Met. The M.I.H.U. Agreement And Covenants Will Be Recorded Simultaneously With This Plat In The Land Records Office Of Howard County, Maryland. This Development Will Meet M.I.H.U. Alternative Compliance By A Payment Of A Fee-In-Lieu To The Department Of Housing For Each Required Unit.
  - Moderate Income Housing Unit (M.I.H.U.) Tabulation:
    - a. M.I.H.U. Required (Lots 34, 35, 37 Thru 41) = (7 Lots x 10%) = 0.7 M.I.H.U.
    - b. M.I.H.U. Proposed = Developer Will Pursue Alternative Compliance By Paying A Fee-In-Lieu To The Howard County Housing Department For The Units Required By The Development.
    - c. An Executed M.I.H.U. Agreement With The Howard County Housing Department Has Been Completed.
- 29. An M.I.H.U. Agreement Is Recorded Simultaneously With This Plat.
- 30. The Forest Conservation Obligation For This Final Plat For Trotters Woods, Section 2 Was Included With The Developers Agreement For Trotter Woods, Section 1, F-98-99. The Total Forest Conservation Easement Area Is 1.98 Acres.
- 31. The Existing Private Ingress/Egress Easement For Lots 21, 22, 23 And Bulk Parcel 'A' (Plat Nos. 13449 And 13452) Is To Be Re-Recorded As A Private Ingress/Egress Easement For Existing Lots 21, 22, 23, Bulk Parcel 'A', And New Lots 39, 40 And 41. Maintenance Agreement Recorded Simultaneously With This Plat.

**Reservation Of Public Utility Easements**

"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 34 Thru 41, Open Space Lots 33 And 42 And Bulk Parcel 'B'. Any Conveyances Of The Aforesaid Lots/Parcel Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcel. 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."

**Graphic Scale**



**Owner/Developer**

Tyson Tall Timber, Inc.  
 11850 Tall Timber Drive  
 Clarksville, Maryland 21029  
 Ph# (410) 370-9406

**Fisher, Collins & Carter, Inc.**

Civil Engineering Consultants & Land Surveyors  
 Centennial Square Office Park-10272 Baltimore National Pike  
 Ellicott City, Maryland 21042  
 (410) 461-2855

Please Note That Lots 34, 35, 37 Thru 41 In This Subdivision Are Subject To The Moderate Income Housing Unit (M.I.H.U.) Fee-In-Lieu Requirement That Is To Be Calculated And Paid To The Department Of Inspections, Licenses And Permits At The Time Of Building Permit Issuance By The Permit Applicant.

**Area Tabulation This Submission**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	8
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	2
TOTAL NUMBER OF BULK PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	11
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2,924 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.589 Ac.±
TOTAL AREA OF BULK PARCELS TO BE RECORDED	0.096 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	3.609 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	3.609 Ac.±

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

*David J. Davis* 7/11/18 Date  
 Howard County Health Officer R/S

APPROVED: Howard County Department Of Planning And Zoning.

*[Signature]* 7/26/18 Date  
 Chief, Development Engineering Division

*[Signature]* 8/24/18 Date  
 Director

**Owner's Certificate**

Tyson Tall Timber, Inc., By Larry Tyson, President, Owner 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 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 10<sup>th</sup> Day Of April, 2018.

*[Signature]*  
 Tyson Tall Timber, Inc.  
 By: Larry Tyson, President

*[Signature]* Witness

**Surveyor's Certificate**

I Hereby 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 This Subdivision Is Part Of The Lands Conveyed By Norman E. Tyson And Helen Tyson To Tyson Tall Timber, Inc. By Deed Dated June 29, 1999 And Recorded Among The Land Records Of Howard County, Maryland In Liber 4934 At Folio 437; And Being Bulk Parcel "A", As Shown On Plats Entitled "Trotter Woods, Section 1, Lots 1 Thru 32 And Bulk Parcel 'A'" Recorded Among The Aforesaid Land Records As Plat Nos. 13449 Thru 13452; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

*[Signature]* 4/10/2018 Date  
 Todd M. Hill, Professional Land Surveyor No. 21351  
 Expiration Date: July 15, 2019

**Purpose Statement**

The Purpose Of This Plat Is To Resubdivide Bulk Parcel "A", As Shown On Plats Entitled "Trotter Woods, Section 1, Lots 1 Thru 32 And Bulk Parcel 'A'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 13449 Thru 13452, Creating Lots 34 Thru 41, Open Space Lots 33 And 42 And Bulk Parcel 'B'.

RECORDED AS PLAT No. 24731 ON 8/10/18  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Trotter Woods Section 2**

Lots 34 Thru 41, Open Space  
 Lots 33 And 42 And Bulk  
 Parcel 'B'

(Being A Resubdivision Of Bulk Parcel "A", As Shown On Plats Entitled "Trotter Woods, Section 1, Lots 1 Thru 32 And Bulk Parcel 'A'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 13449 Thru 13452)

Zoned: R-20  
 Tax Map: 35, Parcel: 21, Grid: 8  
 Fifth Election District - Howard County, Maryland  
 Date: April 3, 2018 Scale: As Shown Sheet 1 Of 2



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.

*[Signature]* 4/10/18  
Date  
Todd M. Hill, L.S. #21351  
(Professional Land Surveyor)

*[Signature]* 4/10/18  
Date  
Tyson Tall Timber, Inc.  
By: Larry Tyson, President

**Curve Data Tabulation**

Point-Point	Radius	Arc Length	Delta	Tangent	Bearing & Distance
606-607	950.00'	346.18'	20°52'43"	175.03'	S 78°58'19" W 344.27'
607-608	25.00'	30.10'	68°59'11"	17.18'	N 56°05'38" W 28.32'
608-609	50.00'	82.40'	94°25'08"	54.01'	N 68°48'36" W 73.38'

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 March 5, 2018 On Which Date Developer Agreement 34-4963-D Was Filed And Accepted.

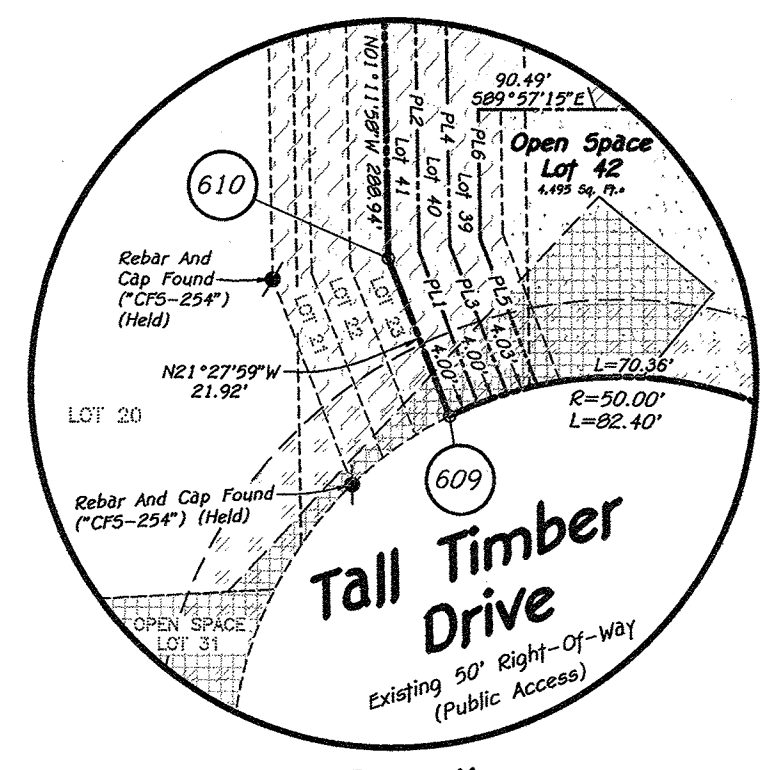
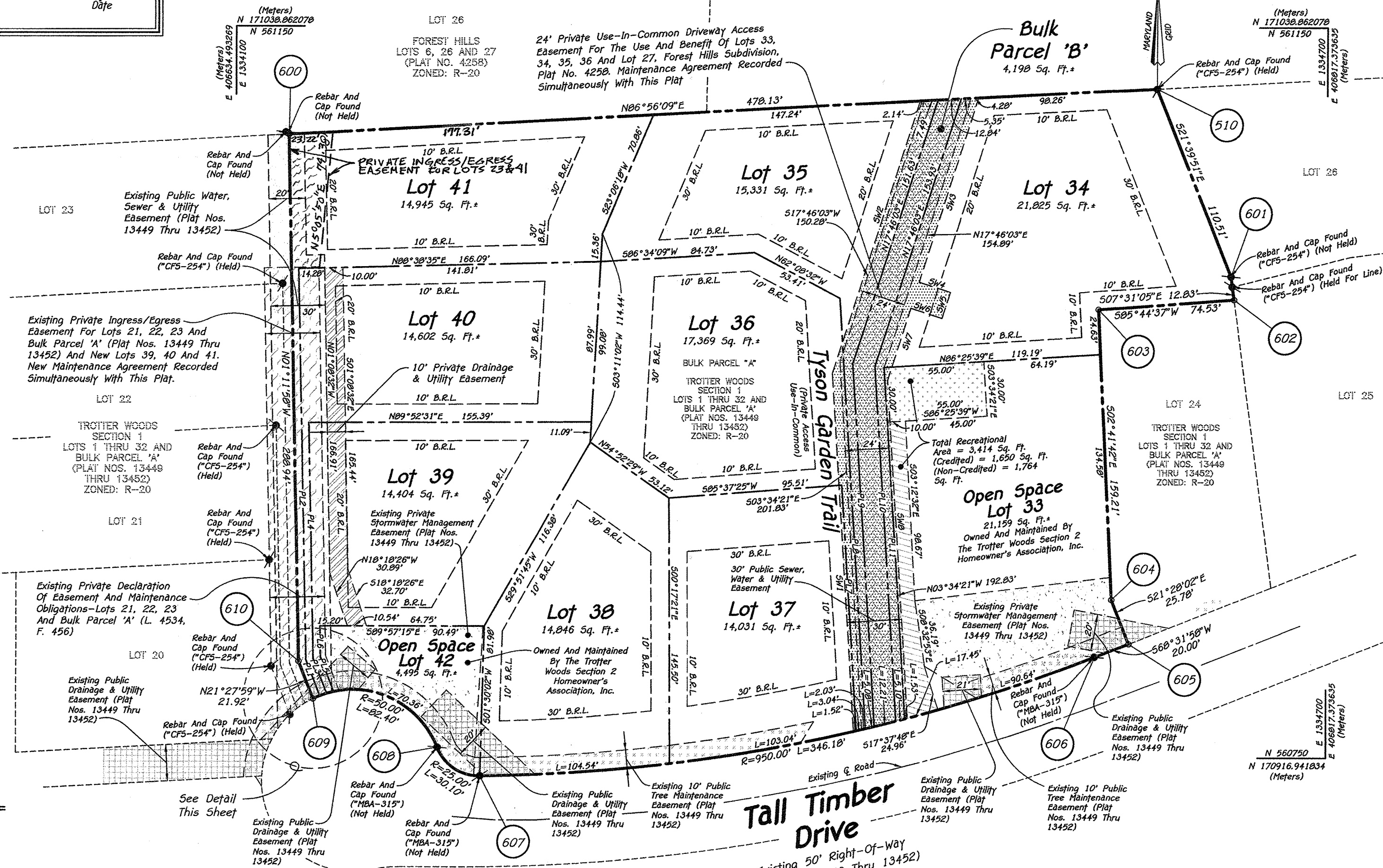
- Legend**
- Existing Public Water, Sewer & Utility Easement (Plat Nos. 13449 Thru 13452)
  - Existing Public Drainage & Utility Easement (Plat Nos. 13449 Thru 13452)
  - Existing Private Stormwater Management Easement (Plat Nos. 13449 Thru 13452)
  - Existing Private Ingress/Egress Easement For Lots 21, 22, 23 And Bulk Parcel 'A' (Plat Nos. 13449 Thru 13452) And New Lots 39, 40 And 41.
  - Existing 10' Public Tree Maintenance Easement (Plat Nos. 13449 Thru 13452)
  - 30' Public Sewer, Water & Utility Easement
  - 24 Private Use-In-Common Driveway Access Easement
  - Recreation Area (Credited)
  - Recreational Area (Non-Credited)
  - 10' Private Drainage & Utility Easement

**Property Line Line Table Chart**

LINE	BEARING	LENGTH
PL1	N 21°27'59" W	21.04'
PL2	N 01°11'58" W	214.41'
PL3	N 21°27'59" W	20.49'
PL4	N 01°11'58" W	129.33'
PL5	N 21°27'59" W	20.26'
PL6	N 01°11'58" W	16.92'
PL7	N 03°34'21" W	134.82'
PL8	N 03°34'21" W	236.16'
PL9	N 03°34'21" W	199.27'
PL10	N 03°34'21" W	194.76'
PL11	N 03°34'21" W	192.83'

**30' Public Sewer, Water & Utility Easement Line Table Chart**

LINE	BEARING	LENGTH
SW1	N 03°34'21" W	196.57'
SW2	N 17°46'03" E	156.77'
SW3	S 17°46'03" W	106.01'
SW4	S 72°13'57" E	18.03'
SW5	S 17°59'44" W	15.00'
SW6	N 72°13'57" W	17.97'
SW7	S 17°46'03" W	41.52'
SW8	S 03°34'21" W	185.38'

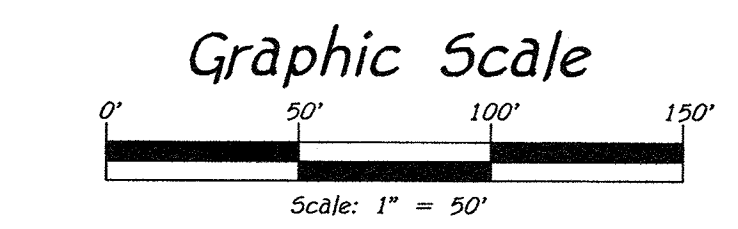


**Owner/Developer**  
Tyson Tall Timber, Inc.  
11250 Tall Timber Drive  
Clarksville, Maryland 21029  
Ph# (410) 370-9406

**Area Tabulation This Sheet**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	8
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	2
TOTAL NUMBER OF BULK PARCELS TO BE RECORDED	1
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TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2,924 Ac.±
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TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	3.609 Ac.±

**Fisher, Collins & Carter, Inc.**  
Civil Engineering Consultants & Land Surveyors  
Centennial Square Office Park-10272 Baltimore National Pike  
Ellicott City, Maryland 21042  
(410) 461-2255



**Reservation Of Public Utility Easements**  
"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 34 Thru 41, Open Space Lots 33 And 42 And Bulk Parcel 'B'. Any Conveyances Of The Aforesaid Lots/Parcel Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcel. 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."

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

*[Signature]* 7/11/18  
Date  
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

*[Signature]* 7/20/18  
Date  
Chief, Development Engineering Division

*[Signature]* 8/02/18  
Date  
Director

**Owner's Certificate**  
Tyson Tall Timber, Inc., By Larry Tyson, President, Owner 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 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 10th Day Of April, 2018.

*[Signature]*  
Tyson Tall Timber, Inc.  
By: Larry Tyson, President

*[Signature]*  
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 This Subdivision Is Part Of The Lands Conveyed By Norman E. Tyson And Helen Tyson To Tyson Tall Timber, Inc. By Deed Dated June 29, 1999 And Recorded Among The Land Records Of Howard County, Maryland In Liber 4934 At Folio 437; And Being Bulk Parcel "A", As Shown On Plats Entitled "Trotter Woods, Section 1, Lots 1 Thru 32 And Bulk Parcel "A"" Recorded Among The Aforesaid Land Records As Plat Nos. 13449 Thru 13452; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

*[Signature]* 4/10/2018  
Date  
Todd M. Hill, Professional Land Surveyor No. 21351  
Expiration Date: July 15, 2019

RECORDED AS PLAT No. 24732 ON 8/10/18  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Trotter Woods Section 2**  
Lots 34 Thru 41, Open Space  
Lots 33 And 42 And Bulk Parcel 'B'

(Being A Resubdivision Of Bulk Parcel "A", As Shown On Plats Entitled "Trotter Woods, Section 1, Lots 1 Thru 32 And Bulk Parcel "A"" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 13449 Thru 13452)

Zoned: R-20  
Tax Map: 35, Parcel: 21, Grid: 8  
Fifth Election District - Howard County, Maryland  
Date: April 3, 2018 Scale: 1"=50' Sheet 2 Of 2

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