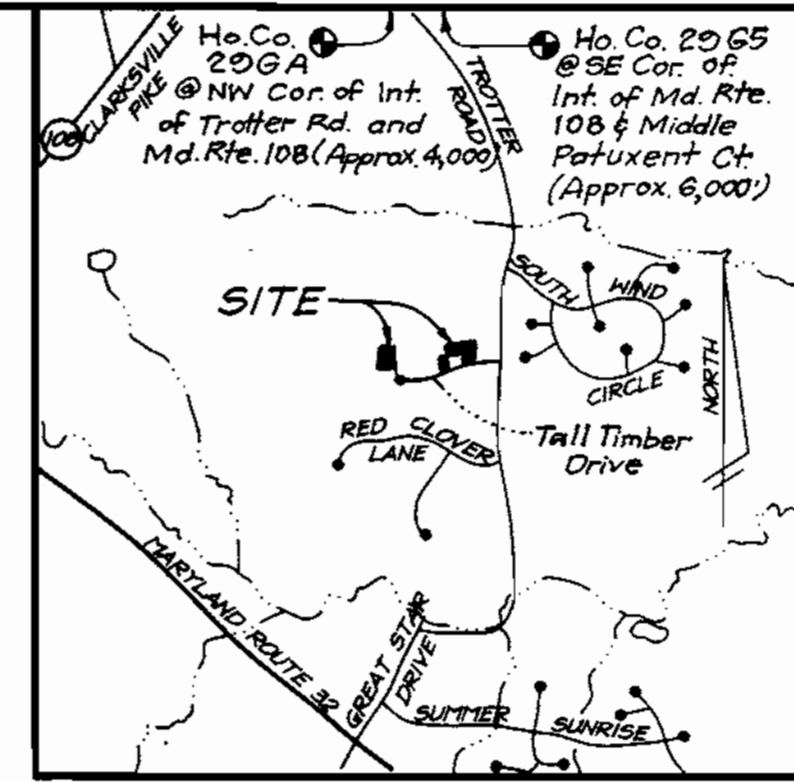
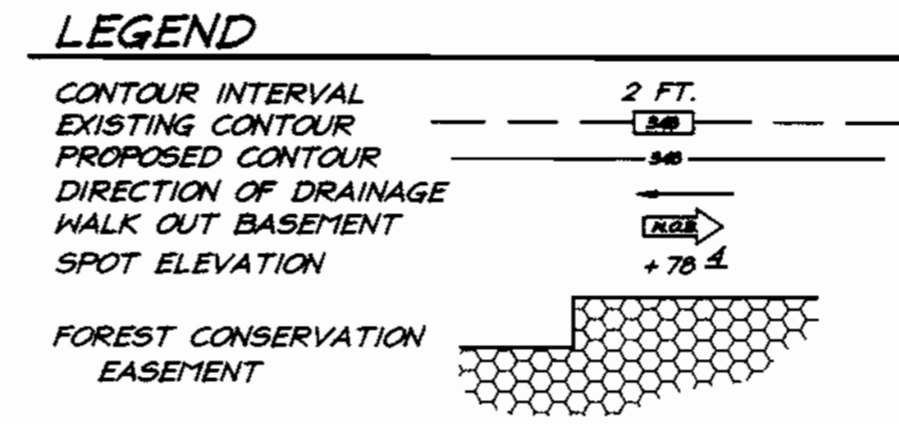


LOT No.	STREET ADDRESS
21	11876 TALL TIMBER DRIVE
22	11872
23	11868
24	11832
26	11824
27	11820
28	11816



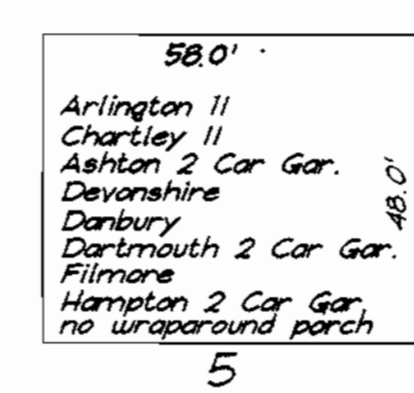
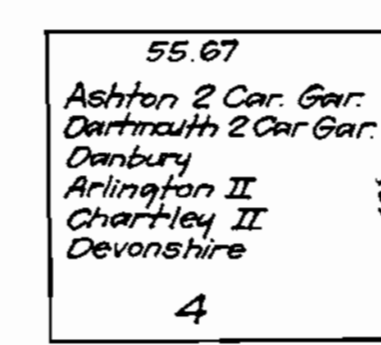
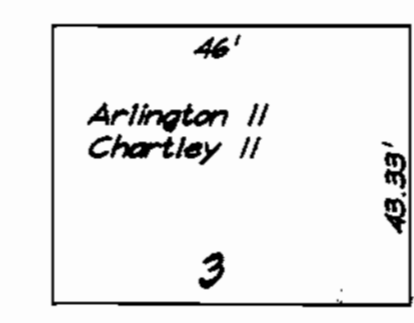
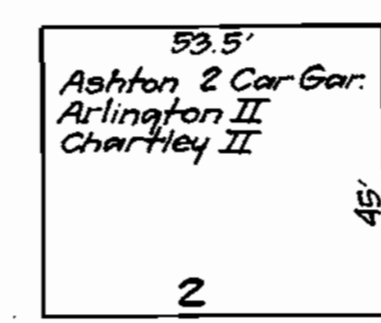
VICINITY MAP  
SCALE: 1"=2000'

**BENCH MARKS**

Ho. Co. Monument No. 29GA = N 566,867.417 Elev.=450.83  
E 1,333,325.606  
Ho. Co. Monument No. 29G5 = N 568,341.182 Elev.=388.10  
E 1,335,392.455

**GENERAL NOTES:**

- Subject property is zoned: R-20 per 10-18-93 Comprehensive Zoning Plan.
- The total area included in this submission is: 2.98 Acres
- The total number of lots included in this submission is: 7
- Improvement to property: Single Family Detached
- Shc elevations shown are located at the property line.
- Department of Planning and Zoning reference file numbers are: F-81-119; F-83-96; F-98-99; P-98-01
- Utilities shown as existing are taken from approved Water and Sewer Plans Contract #24-3643-D, and approved Road Construction Plans F-98-99.
- Any damage to county owned rights-of-way shall be corrected at the developer's expense.
- All roadways are public and existing.
- The existing topography was taken from Road Construction Plans F-98-99 prepared by Mildenberg, Boender & Assoc., Inc., in July, 1998.
- The coordinates shown herein are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Control stations: 29GA & 29G5
- The contractor shall notify the Department of Public Works/Construction Inspection Division at (410) 313-1800 at least twenty-four (24) hours prior to the start of work.
- The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
- For driveway entrance details, refer to Ho. Co. Design Manual Volume IV details R.6.05
- In accordance with Section 128.A.1 of the Howard County Zoning Regulations, bay windows chimneys or areaways not more than 16 feet in width may project not more than 4 feet into any setbacks; porches and decks may project not more than 10 feet into the front or rear setbacks.
- Stormwater Management is provided per: F-98-99.
- Existing street trees and landscape buffers shown are taken from approved Landscape plan F-98-99 prepared by Mildenberg, Boender & Assoc., Inc. on July, 1998 and are the responsibility of the developer.
- Stormwater Management will be provided through bioretention and partial fee in Lieu payment. The bioretention facilities will be privately owned and maintained, (HOA), Per-F-98-99.

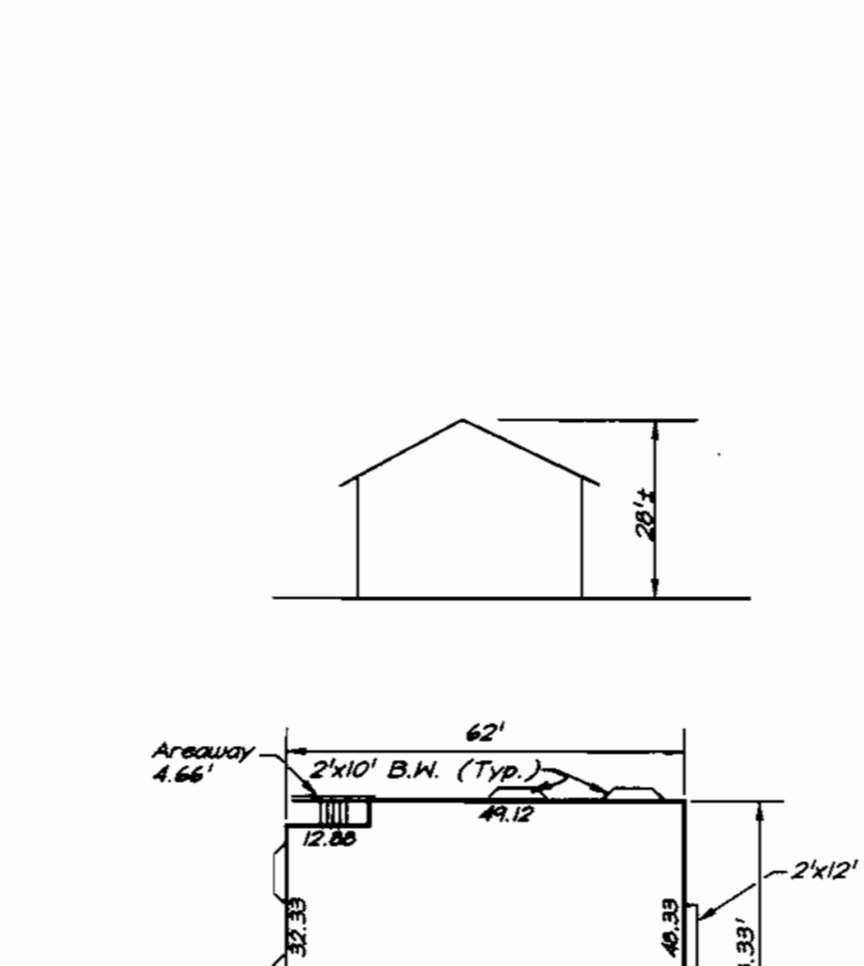
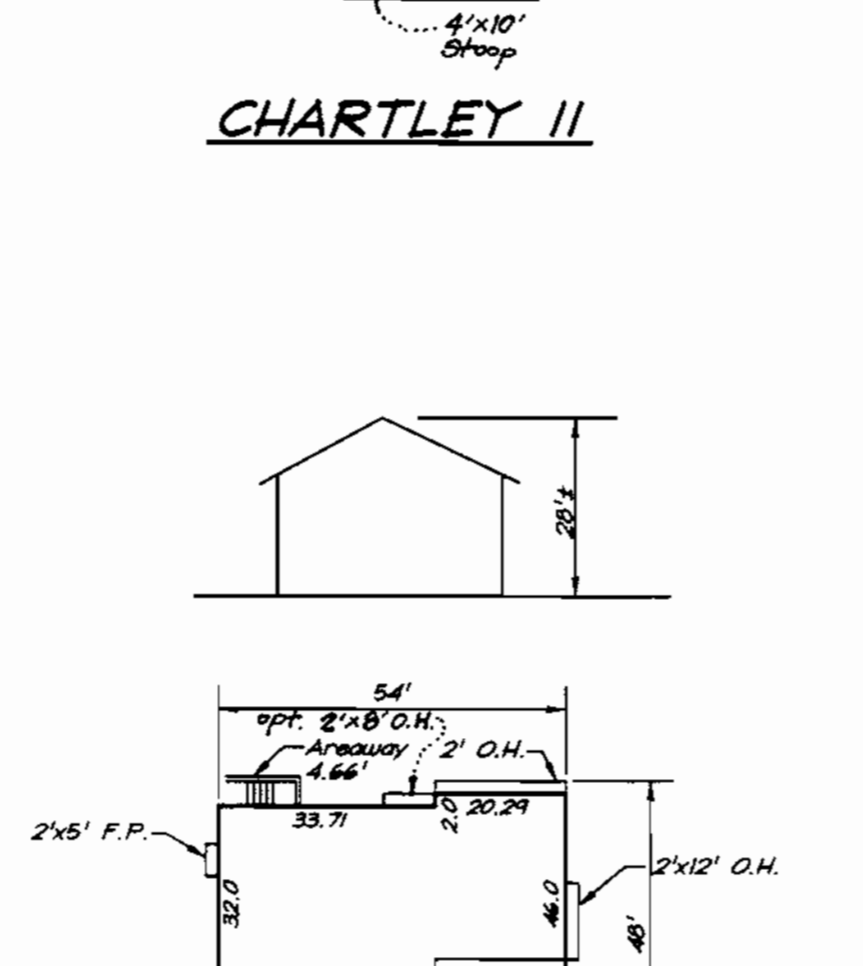
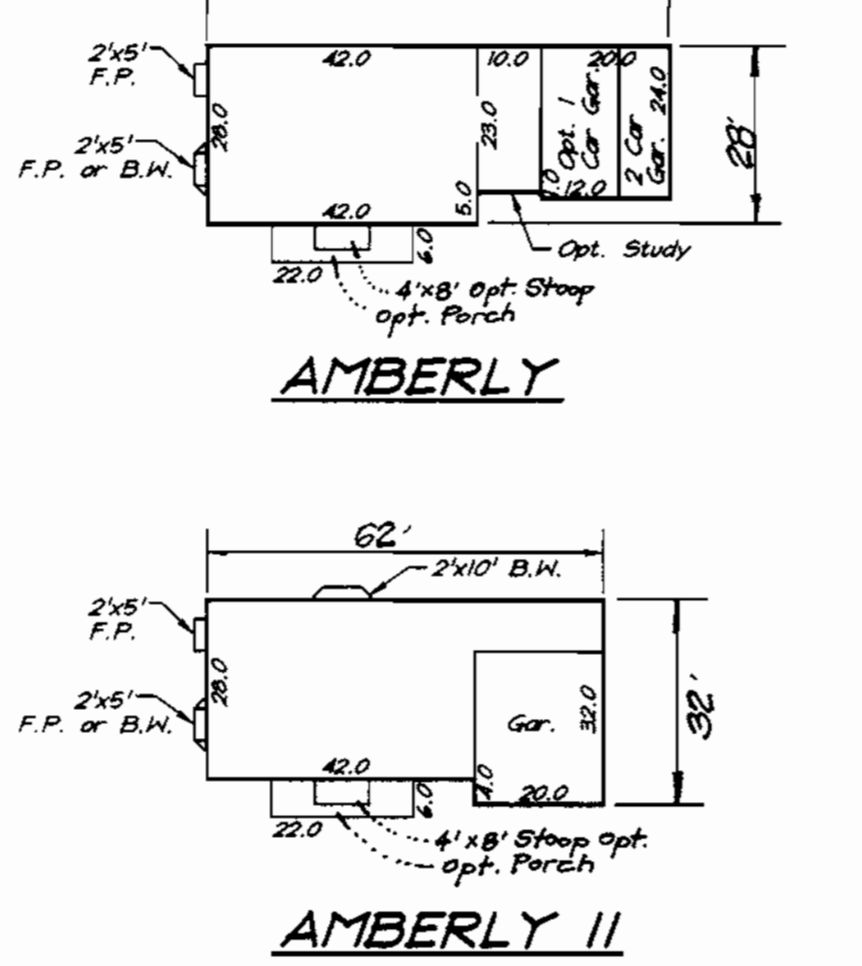
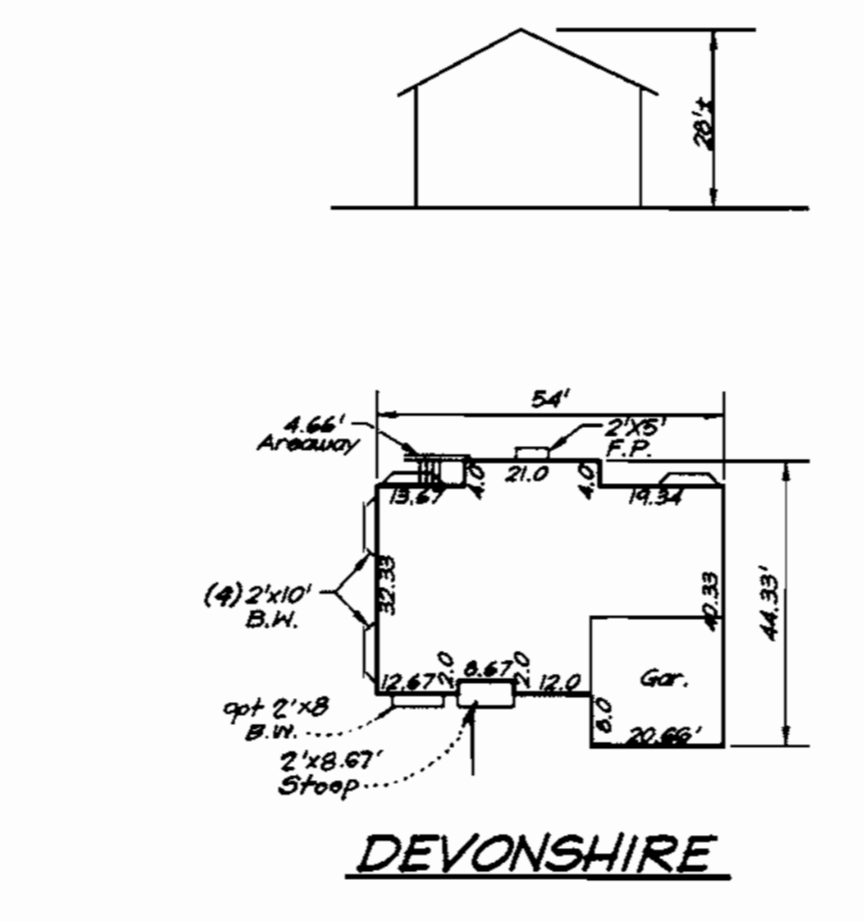
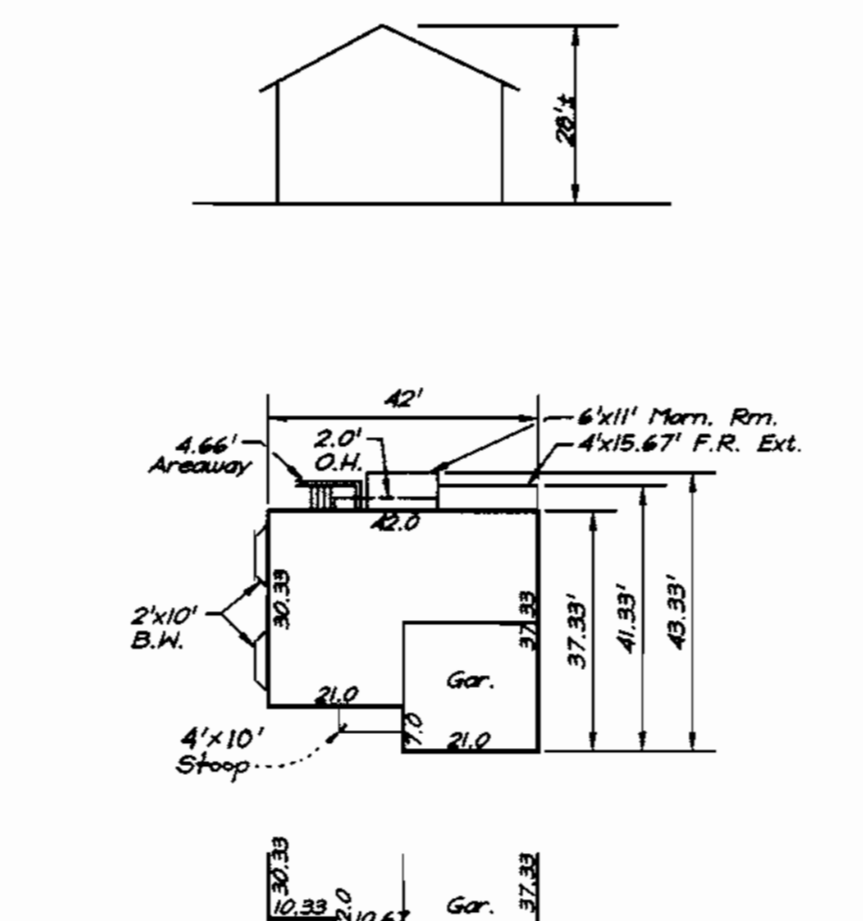
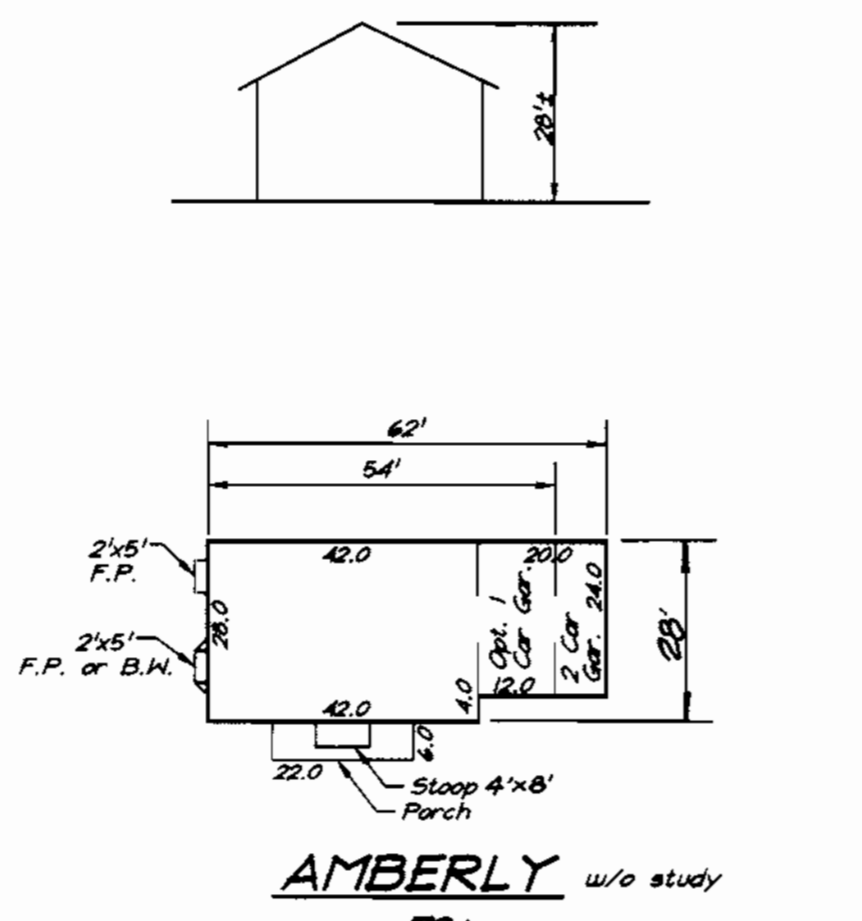
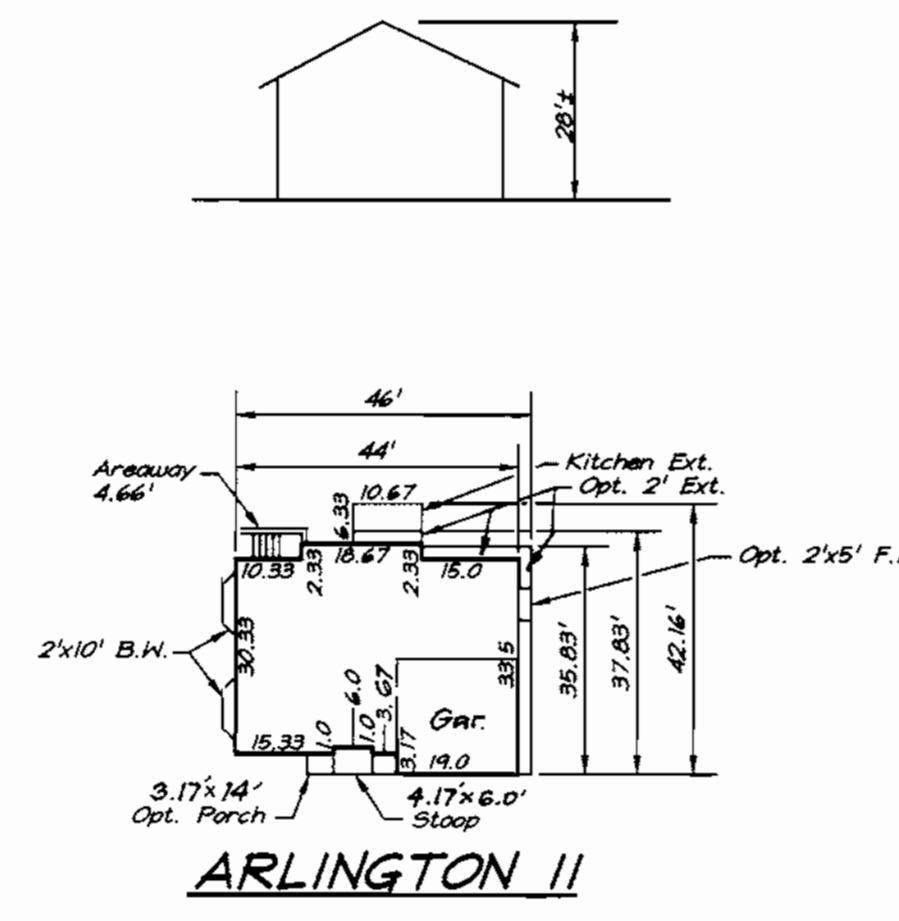
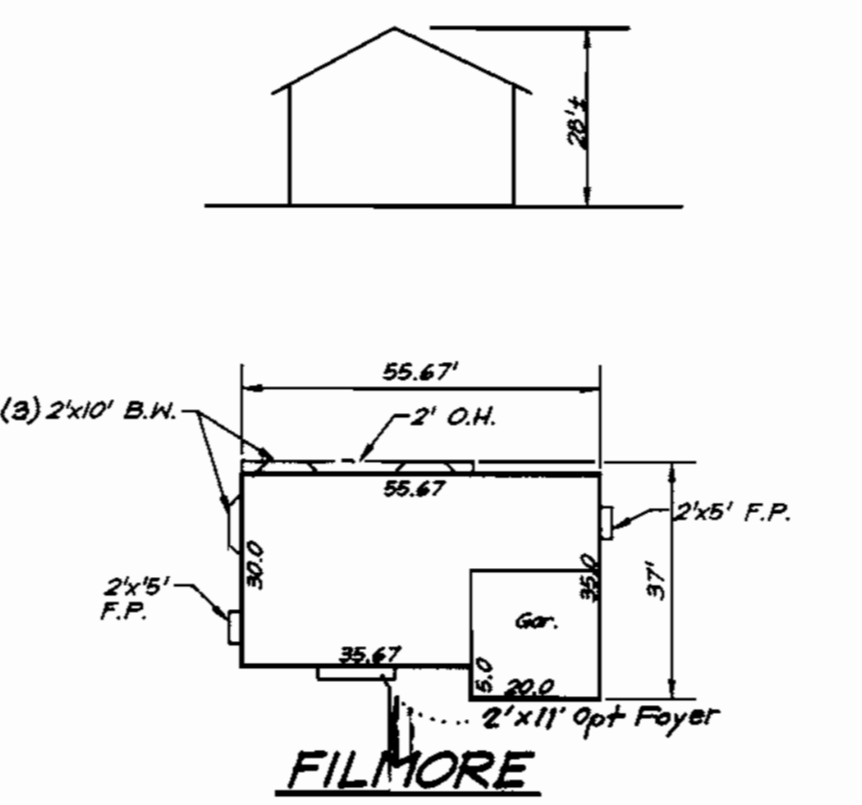
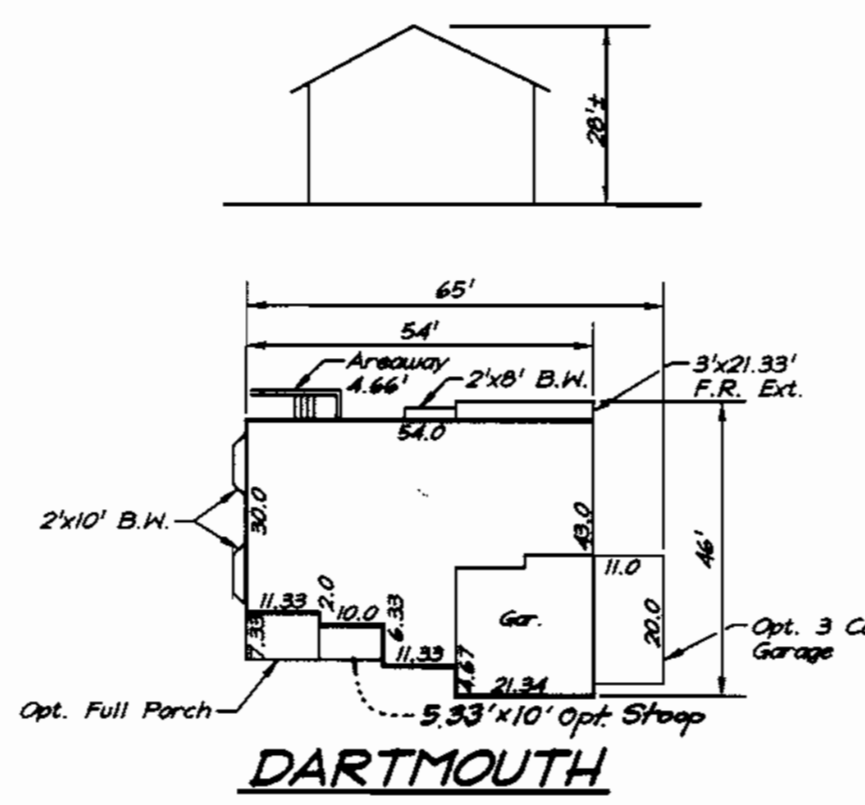
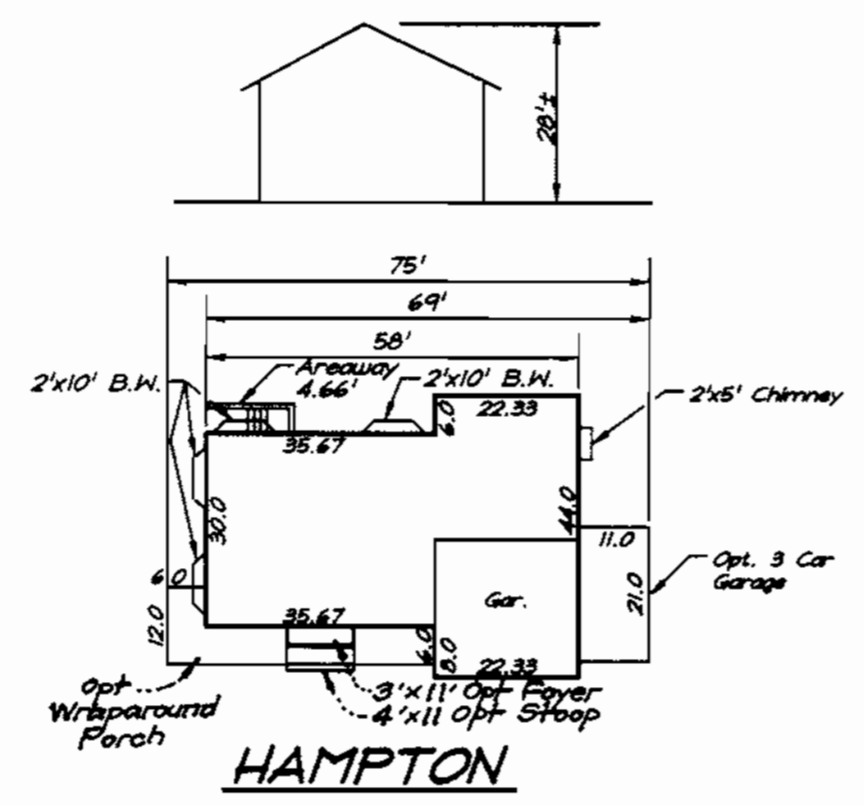
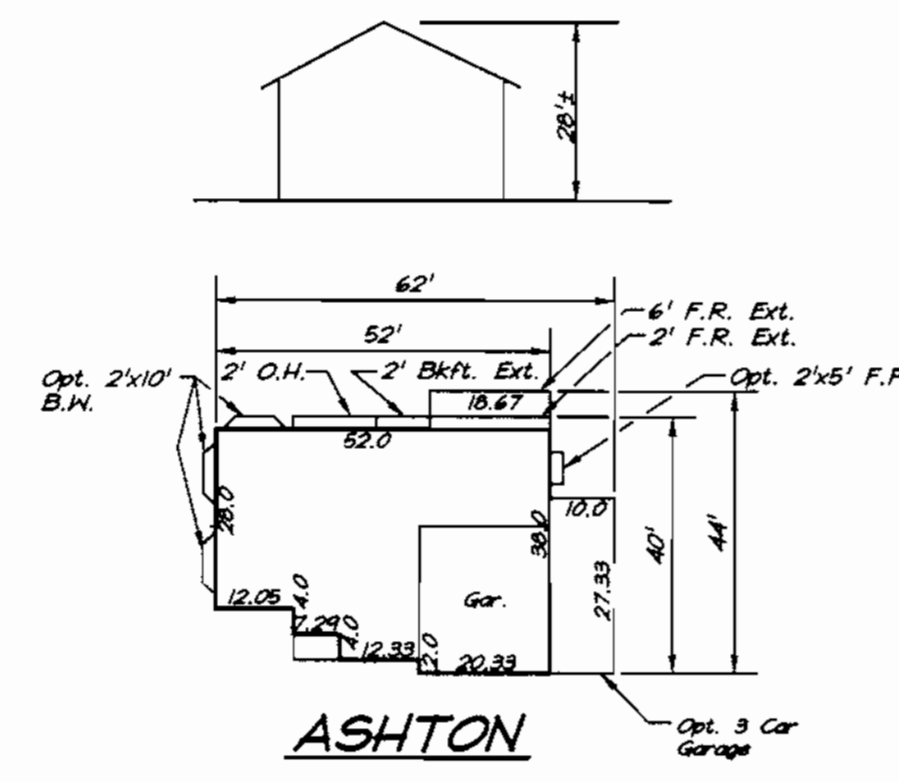
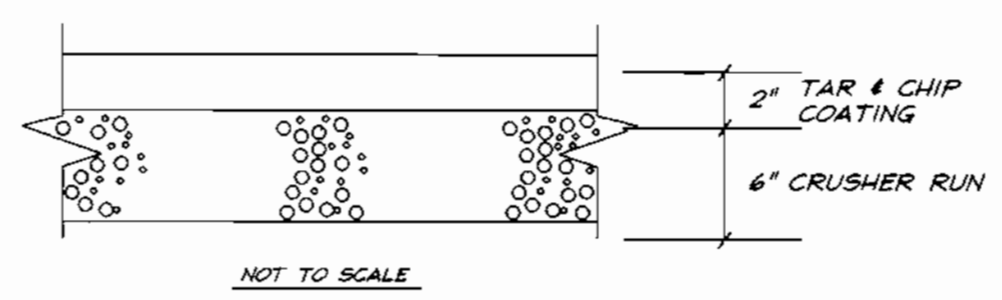


**GENERIC BOXES**

**USE-IN-COMMON DRIVEWAY SPECIFICATIONS**

DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:

- WIDTH 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE.)
- SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
- GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
- STRUCTURES (CULVERT/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 DRIVEWAY SURFACE.
- STRUCTURE CLEARANCES - MINIMUM 12 FEET.
- MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.



SHEET INDEX		
DESCRIPTION	SHEET No.	
SITE DEVELOPMENT PLAN	1 of 4	
SEDIMENT & EROSION CONTROL PLAN	3 of 4	
SEDIMENT AND EROSION CONTROL DETAILS	4 of 4	

**SPECIAL NOTES:**

This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. For construction, see approved Road Construction Plans F-98-99 and/or approved Water and Sewer Plans Contract 24-3643-D.

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
TROTTER WOODS	1	21, 22, 23, 24, 26, 27 & 28
PLAT NO. 13480 thru 13482	BLOCK NO. B	ZONE R-20
	TAX MAP NO. 35	ELECTION DIST. 5th
		CENSUS TRACT 6055
WATER CODE 1-10	SEWER CODE 6653500	

**CLARK • FINEFROCK & SACKETT, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

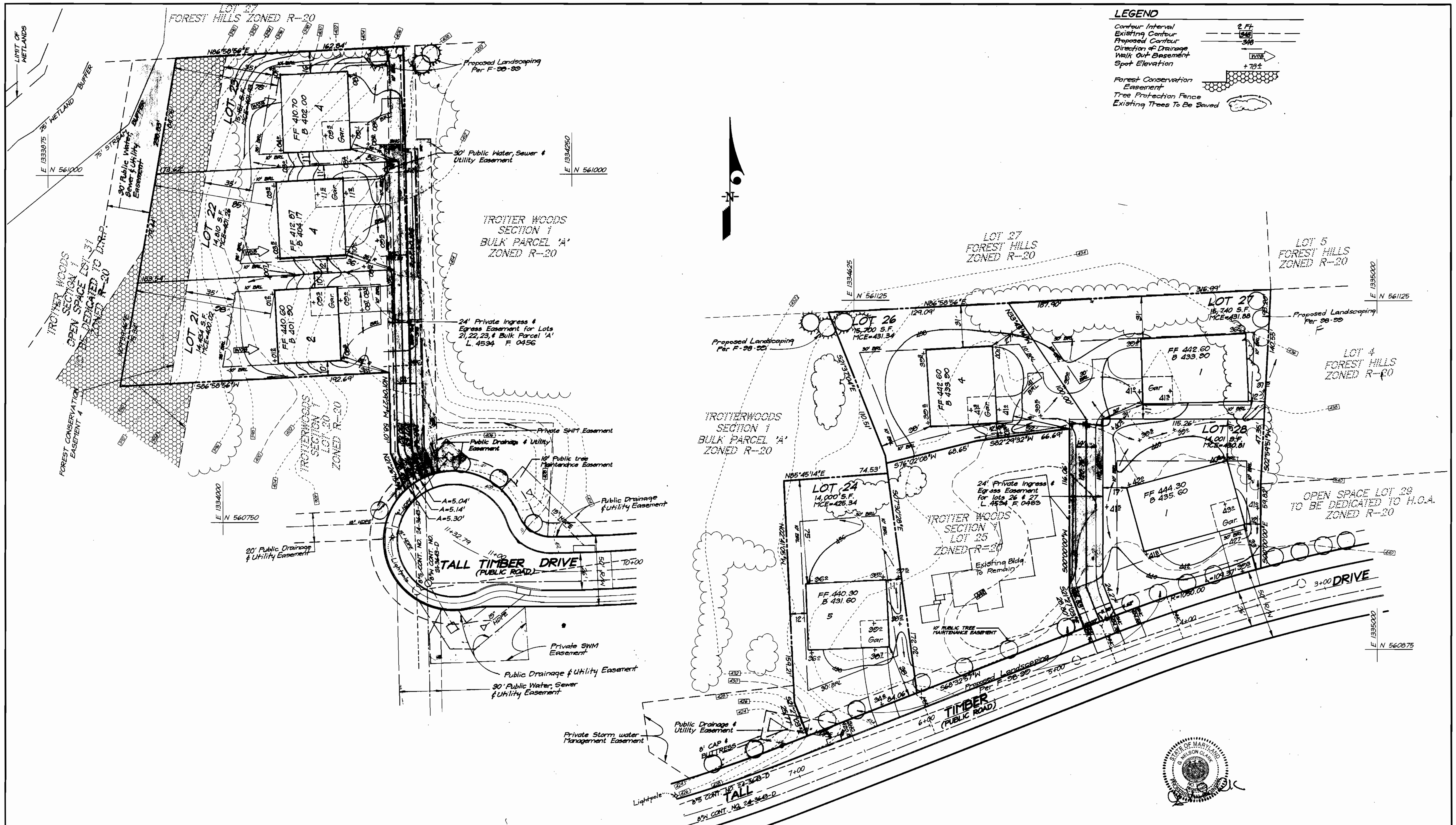
DESIGNED BAL	<b>SITE DEVELOPMENT PLAN</b> <b>LOT 21, 22, 23, 24, 26, 27 &amp; 28</b> <b>TROTTER WOODS</b> SECTION ONE FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN DSV		DRAWING 1 of 4
CHECKED JME		JOB NO. 98-135
DATE 8-27-99		FILE NO. 98-135X
		FOR: CORNERSTONE BUILDERS 961 Northolt Avenue Laurel, Maryland 20723

APPROVED: DEPARTMENT OF PLANNING & ZONING  
 [Signature]  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 [Signature]  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 [Signature]

DATE: 11/2/99  
 DATE: 11/3/99  
 DATE: 11/4/99

**OWNER / DEVELOPER**  
 TROTTER WOODS, L.L.C.  
 c/o Land Design and Development, Inc.  
 10805 Hickory Ridge Road  
 Columbia, Md. 21044





**LEGEND**

Contour Interval: 2 Ft.

Existing Contour:

Proposed Contour:

Direction of Drainage:

Walk Out Basement:

Spot Elevation:

Forest Conservation Easement:

Tree Protection Fence:

Existing Trees To Be Saved:

APPROVED: DEPARTMENT OF PLANNING & ZONING

*[Signature]* 11/2/99 DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 11/2/99 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT

*[Signature]* 11/9/99 DATE

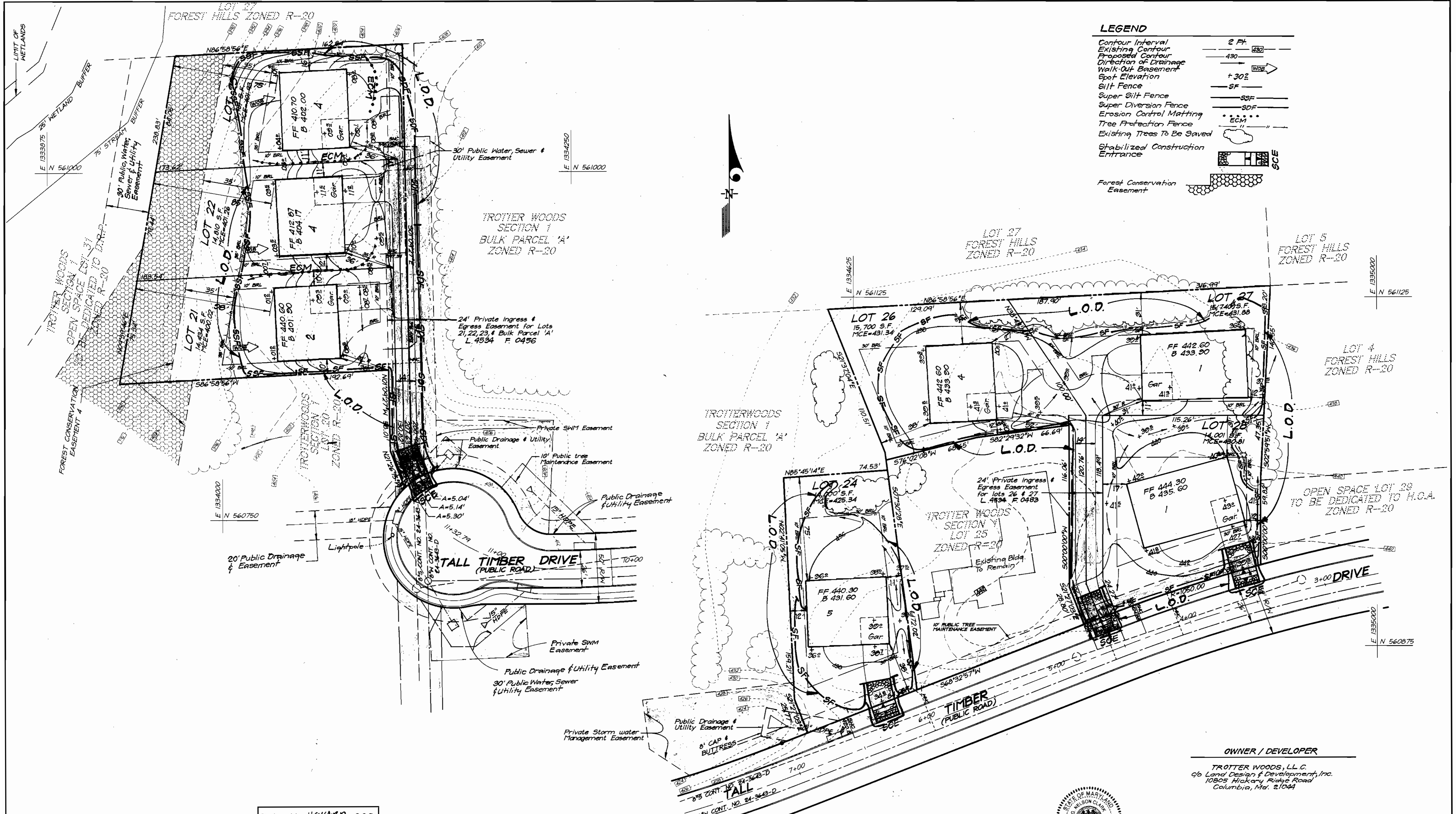
RECORDED

**OWNER / DEVELOPER**

TROTTER WOODS, L.L.C.  
 c/o Land Design and Development, Inc.  
 10805 Hickory Ridge Road  
 Columbia, Md. 21044



<b>CLARK • FINEFROCK &amp; SACKETT, INC.</b> ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.		
DESIGNED BAL	<b>SITE DEVELOPMENT,          LOT 21, 22, 23, 24, 26, 27 &amp; 28          TROTTER WOODS</b>	SCALE 1" = 30'
DRAWN K.B. BAL		DRAWING 2 of 4
CHECKED BAL	SECTION 4 AREA 5 FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 98-135
DATE 8-27-98	FOR: CORNERSTONE HOMES, INC. 9691 Norfolk Avenue Laurel, Maryland 20723	FILE NO. 98-135X



**LEGEND**

Contour Interval	2 Ft.
Existing Contour	430
Proposed Contour	430
Direction of Drainage	→
Walk-Out Basement	+30Z
Spot Elevation	+30Z
Silt Fence	SF
Super Silt Fence	SSF
Super Diversion Fence	SDF
Erosion Control Matting	ECM
Tree Protection Fence	T.P.F.
Existing Trees To Be Saved	(Tree Symbol)
Stabilized Construction Entrance	SCE
Forest Conservation Easement	(Hatched Area)

Reviewed for HOWARD S.C.D. and meets Technical Requirements.  
*Cheryl Simmons* 10/29/99  
 Signature Date  
 U.S. Natural Resources Conservation Service

**DEVELOPER'S/BUILDERS CERTIFICATE**  
 "We certify that all development and construction will be done according to this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Dept. of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by Howard Soil Conservation District or their authorized agencies, as are deemed necessary."  
*Brian D. Boy* 8-27-99  
 Signature of Developer/Builder Date  
 BRIAN D. BOY

**ENGINEER'S CERTIFICATE**  
 I hereby certify that this plan for Erosion and Sediment Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.  
*G. Nelson Clark* 8-27-99  
 Date



**OWNER / DEVELOPER**  
 TROTTER WOODS, L.L.C.  
 c/o Land Design & Development, Inc.  
 10805 Hickory Ridge Road  
 Columbia, Md. 21044

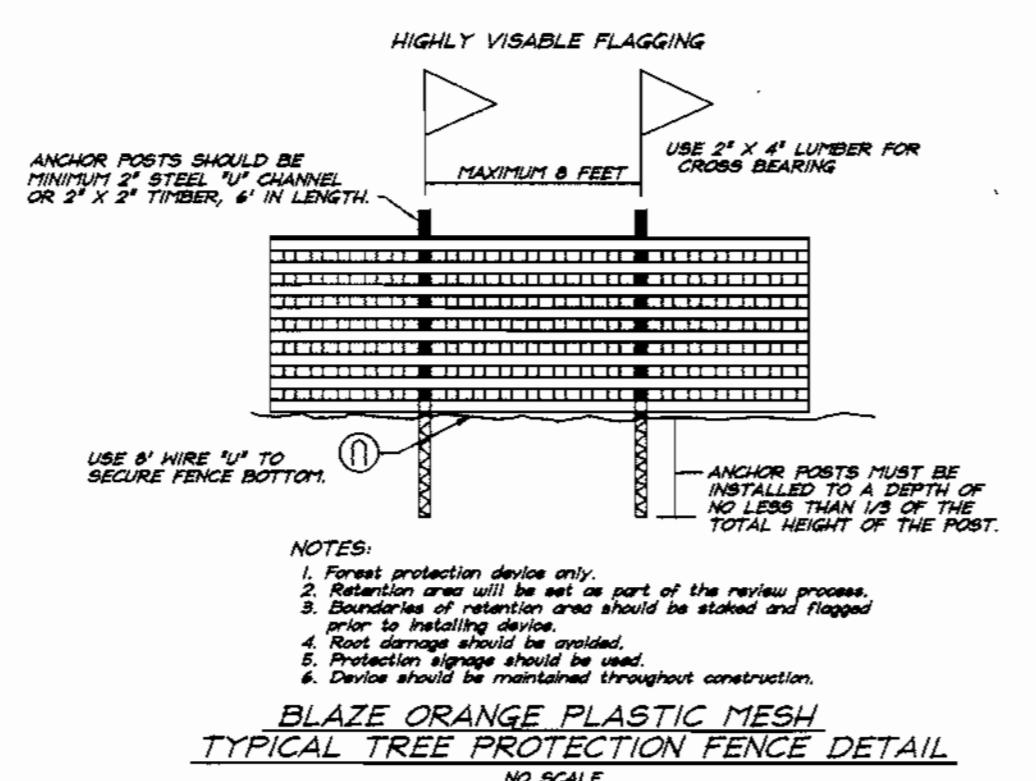
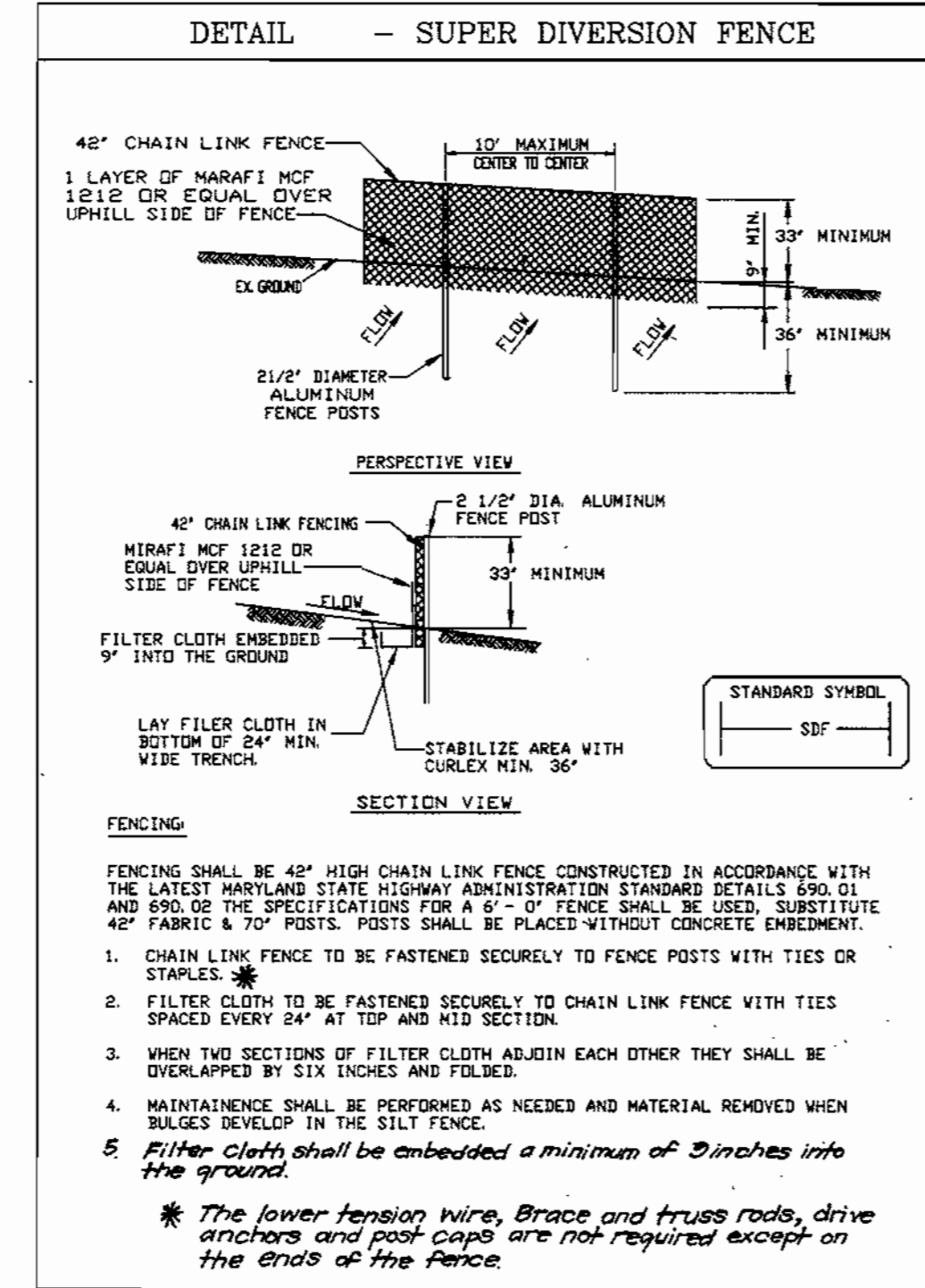
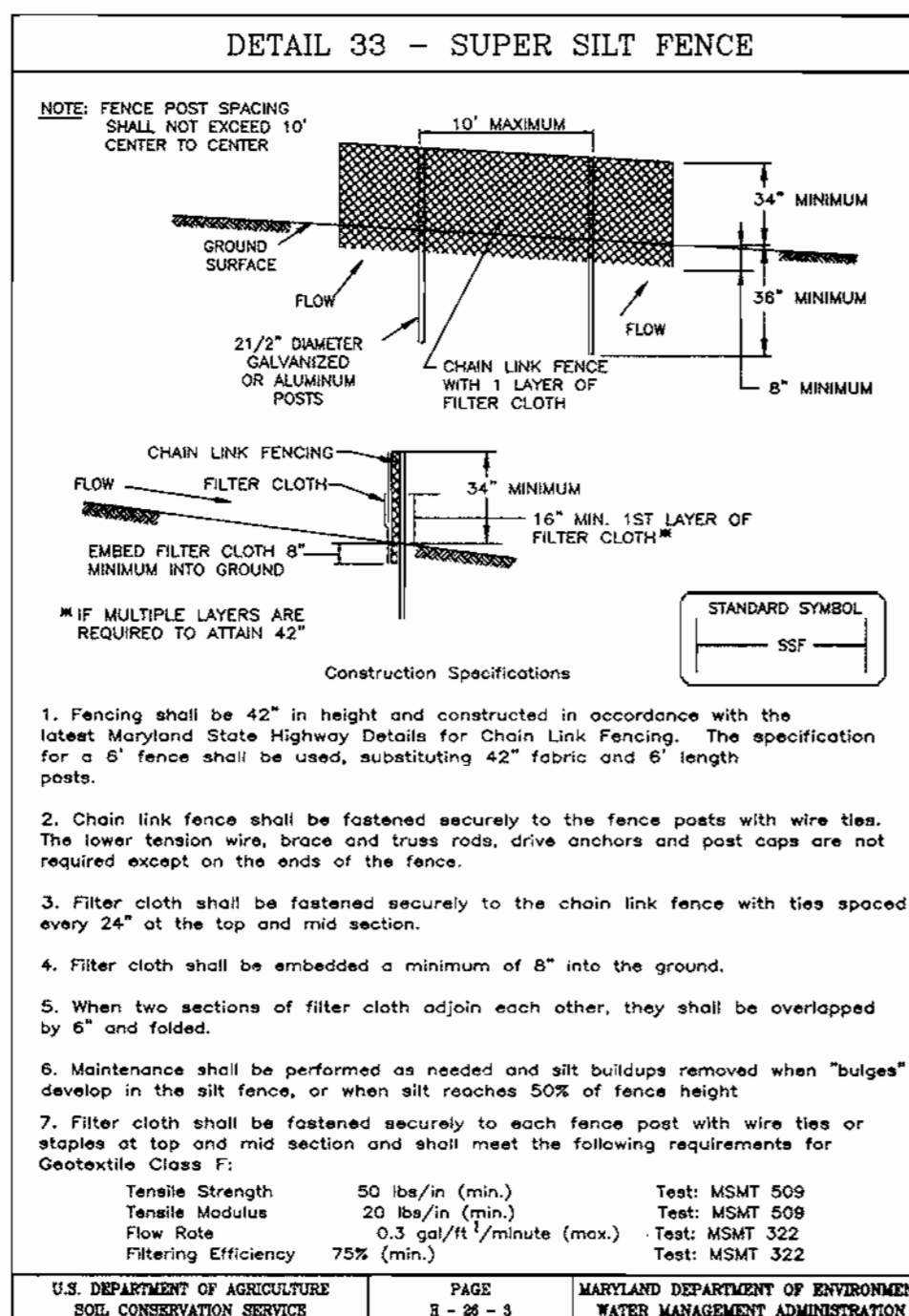
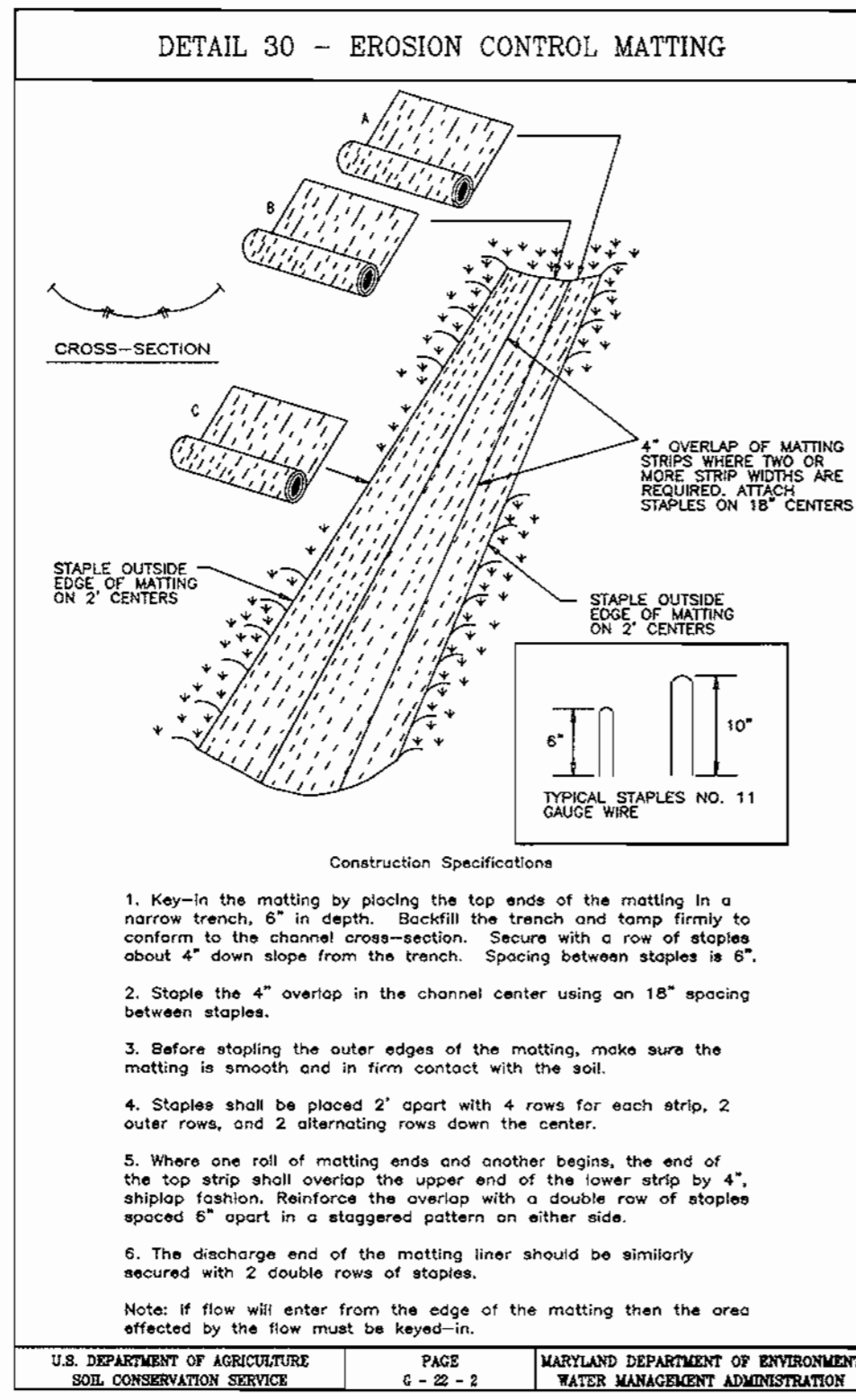
APPROVED DEPARTMENT OF PLANNING & ZONING  
*Cheryl Simmons* 11/2/99  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
*Candy Hamstra* 11/3/99  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
*John P. Smith* 11/4/99  
 DIRECTOR

This Development Plan is Approved For Soil Erosion and Sediment Control By The Howard Soil Conservation District  
*John P. Smith* 11/2/99  
 Approved Date

**CLARK • FINEFROCK & SACKETT, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED PC	<b>SEDIMENT &amp; EROSION CONTROL PLAN</b> LOT 21, 22, 23, 24, 26, 27 & 28	SCALE 1" = 30'
DRAWN BAL		DRAWING 3 of 4
CHECKED PC	<b>TROTTER WOODS</b> SECTION 4 AREA 5 FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 98-135
DATE 8-27-99		FILE NO. 98-135SE

FOR: CORNERSTONE HOMES, INC.  
 9691 Norfolk Avenue  
 Laurel, Maryland 20723



### 21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

**Definition**  
Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

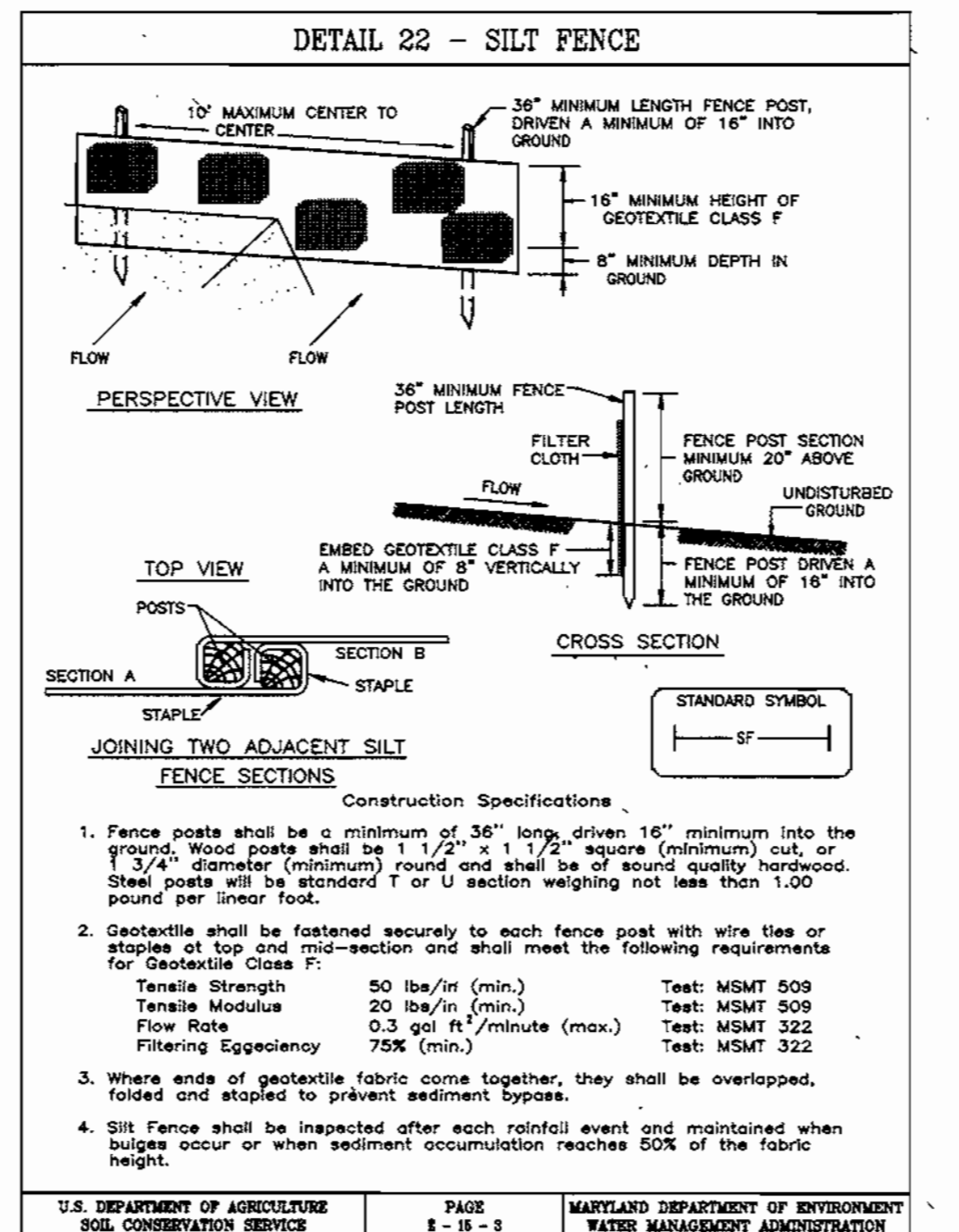
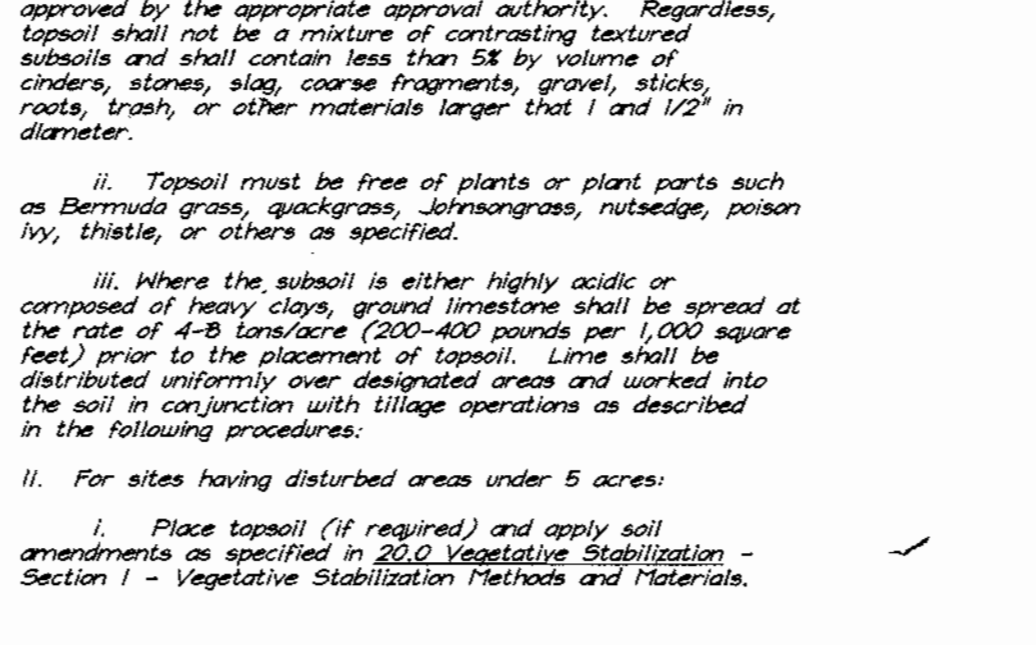
**Purpose**  
To provide a suitable soil medium for vegetable growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

**Conditions Where Practice Applies**

- This practice is limited to areas having 2:1 or flatter slopes where:
  - The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
  - The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
  - The original soil to be vegetated contains material toxic to plant growth.
  - The soil is so acidic that treatment with limestone is not feasible.
- For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

**Construction and Material Specifications**

- Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experiment Station.
- Topsoil Specifications - Soil to be used as topsoil must meet the following:
  - Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or a soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textural soil subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 and 1/2" in diameter.
  - Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, johnsongrass, nutgrass, poison ivy, thistle, or others as specified.
  - Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures:
    - Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
  - For sites having disturbed areas under 5 acres:
    - Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.



### PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

**SEEDBED PREPARATION:** Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

**SOIL AMENDMENTS:** In lieu of soil test recommendations, use one of the following schedules:

- Preferred - Apply 2 tons per acre dolomitic limestone (42 lbs/1000 sq.ft.) and 600 lbs per acre 10-10-10 fertilizer (14 lbs./1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil. At the time of seeding, apply 400 lbs. per acre 30-0-0 ureaform fertilizer (9 lbs./1000 sq.ft.).
- Acceptable - Apply 2 tons per acre dolomitic limestone (42 lbs./1000 sq.ft.) and apply 1000 lbs. per acre 10-10-10 fertilizer (23 lbs./1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil.

**SEEDING:** For the periods March 1 thru April 30 and August 1 thru October 15, seed with 60 lbs. per acre (1.4 lbs./1000 sq.ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs. Kentucky 31 Tall Fescue per acre and 2 lbs. per acre (0.5 lbs./1000 sq.ft.) of weeping lovegrass. During the period of October 16 thru February 28, protect site by, Option (1) 2 tons per acre well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod, Option (3) Seed with 60 lb/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

**MULCHING:** Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (9 gal/1000 sq.ft.) for anchoring.

**MAINTENANCE:** Inspect all seeded areas and make needed repairs, replacements and reseedings.

### TEMPORARY SEEDING NOTES

**SEEDBED PREPARATION:** Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

**SOIL AMENDMENTS:** Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq.ft.).

**SEEDING:** For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2 1/2 bushel per acre of annual rye (3.2 lbs./1000 sq.ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (0.7 lbs./1000 sq.ft.). For the period November 1 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

**MULCHING:** Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (9 gal/1000 sq.ft.) for anchoring.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

### SEDIMENT AND EROSION CONTROL NOTES

- A minimum of 48 hours notice must be given to the Howard County Department of Inspections, Licenses and Permits, Sediment Control Division prior to the start of any construction (318-1865).
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1994 MARYLAND STANDARDS AND SPECS. FOR SOIL EROSION AND SEDIMENT CONTROL and revisions thereto.
- Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within:
  - 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1.
  - 14 days to all other disturbed or graded areas on the project site.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeters in accordance with Vol. I, Chapter 7, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above, in accordance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings, sod, temporary seeding and mulching (Sec. G). Temporary stabilization with mulch alone can only be done when recommended seeding does not allow for proper germination and establishment of grasses.
- All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- SITE ANALYSIS:**

Total Area of Site - 2.38 AC.	
Area Disturbed - 1.72 AC.	
Area to be roofed or paved - 0.76 AC.	
Area to be vegetatively stabilized - 1.02 AC.	
Total Cut - 272 C.Y.	
Total Fill - 258 C.Y.	
Off-site Master/Borrow Area Location -	
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Additional sediment control must be provided, if deemed necessary by the Howard County DPH Sediment Control Inspector.
- On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
- Trenches for the construction of utilities is limited to three pipe lengths or that which shall be back-filled and stabilized within one working day, whichever is shorter.
- The total amount of silt fence = 1,100 LF.
- The total amount of super silt fence = 332 LF.
- The total amount of Super Diversion Fence = 608 LF.

\* It is the responsibility of the contractor to identify the spoil/borrow site and notify and gain approval from the sediment control inspector of the site and it's grading permit number at the time of construction.

### CONSTRUCTION SEQUENCE:

	NO. OF DAYS
1. Obtain grading permit.	7
2. Relocate 18" CMP Clean Water Diversion Outfall.	7
3. Install sediment and erosion control devices and stabilize.	30
4. Excavate for foundations, rough grade and temporarily stabilize.	30
5. Construct structures, sidewalks and driveways.	60
6. Final grade and stabilize in accordance with Specs. 14.	14
7. Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize.	7

**OWNER / DEVELOPER**  
TROTTER WOODS, L.L.C.  
c/o LAND DESIGN & DEVELOPMENT, INC.  
10805 HICKORY RIDGE RD.  
COLUMBIA, MD 21044

APPROVED: DEPARTMENT OF PLANNING & ZONING  
DATE: 11/2/99  
DATE: 11/2/99  
DATE: 11/4/99

Reviewed for HOWARD S.C.D.  
and met Technical Requirements  
for Soil Erosion and Sediment  
Control by the HOWARD SOIL  
CONSERVATION DISTRICT.

John K. Robertson 10/29/99  
Approved

**DEVELOPER'S/BUILDER'S CERTIFICATE**

I/We certify that all development and construction will be done according to this plan of development and plan for sediment and erosion control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents, as so deemed.

Brian D. Boy  
DATE: 8-30-99

**ENGINEER'S CERTIFICATE**

I hereby certify that this plan for Sediment and Erosion Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

G. Nelson Clark  
DATE: 8-27-99

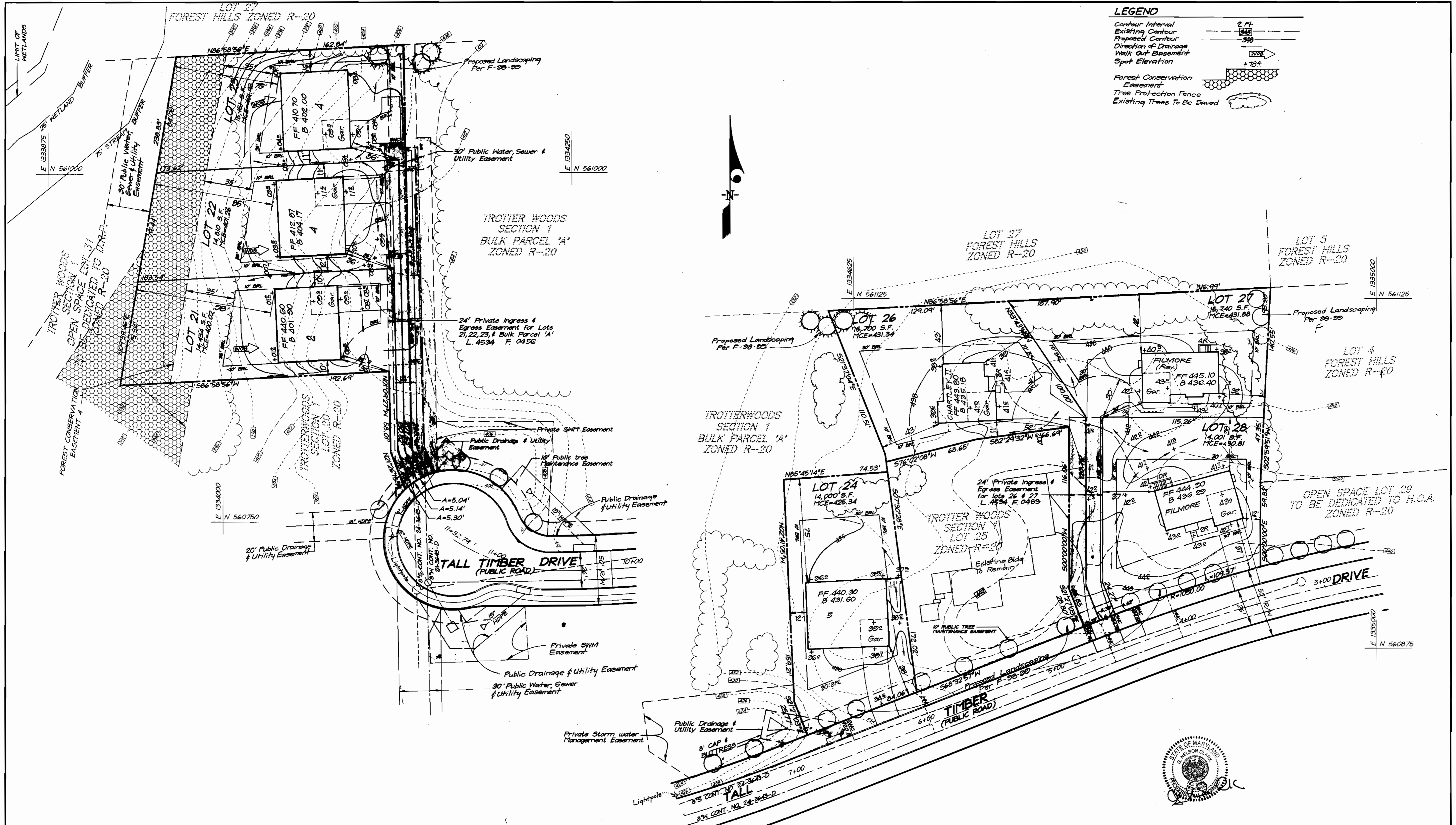


**CLARK • FINEFROCK & SACKETT, INC.**  
ENGINEERS • PLANNERS • SURVEYORS

7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED B.L.	SCALE AS SHOWN
DRAWN K.B.	DRAWING 4 of 4
CHECKED B.L.	JOB NO. 98-135
DATE 8-27-99	FILE NO. 98-135BE

FOR: CORNERSTONE HOMES, INC.  
9691 Norfolk Avenue  
Laurel, Maryland 20723



**LEGEND**

Contour Interval 2 Ft.  
 Existing Contour 1940  
 Proposed Contour 1940  
 Direction of Drainage  
 Walk Out Basement +78.4  
 Spot Elevation

Forest Conservation Easement  
 Tree Protection Fence  
 Existing Trees To Be Saved



**OWNER / DEVELOPER**

TROTTER WOODS, L.L.C.  
 c/o Land Design and Development, Inc.  
 10805 Hickory Ridge Road  
 Columbia, Md. 21044

<b>CLARK • FINEFROCK &amp; SACKETT, INC.</b> ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.		
DESIGNED BAL	<b>SITE DEVELOPMENT,</b> <b>LOT 21, 22, 23, 24, 26, 27 &amp; 28</b> <b>TROTTER WOODS</b> SECTION 4 AREA 5 FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN K.B. BAL		DRAWING 2 of 4
CHECKED BAL		JOB NO. 98-135
DATE 8-27-99		FILE NO. 98-135X
FOR: CORNERSTONE HOMES, INC. 9691 Norfolk Avenue Laurel, Maryland 20723		

APPROVED: DEPARTMENT OF PLANNING & ZONING

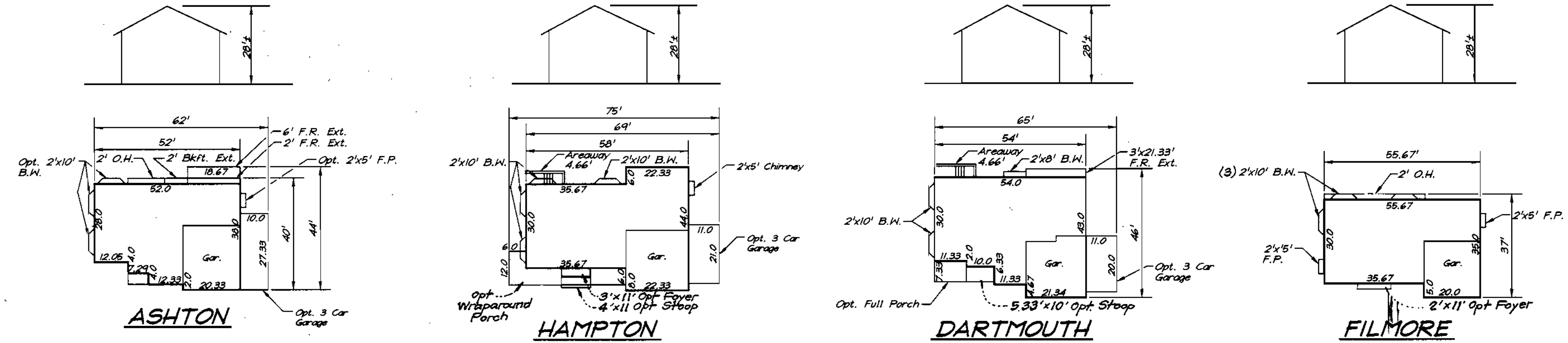
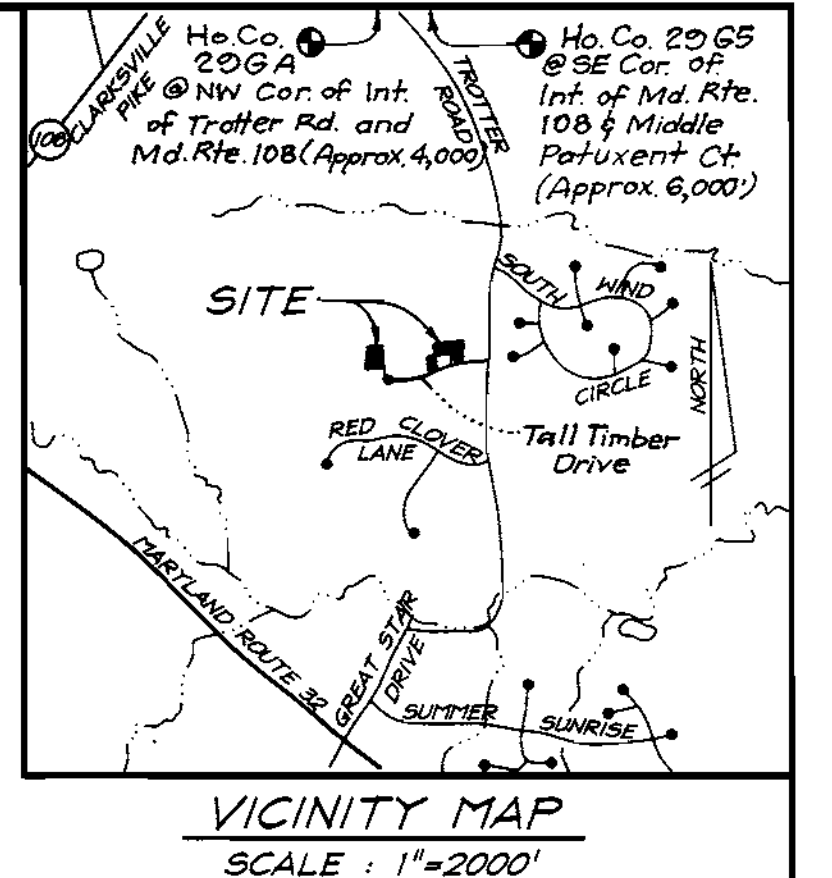
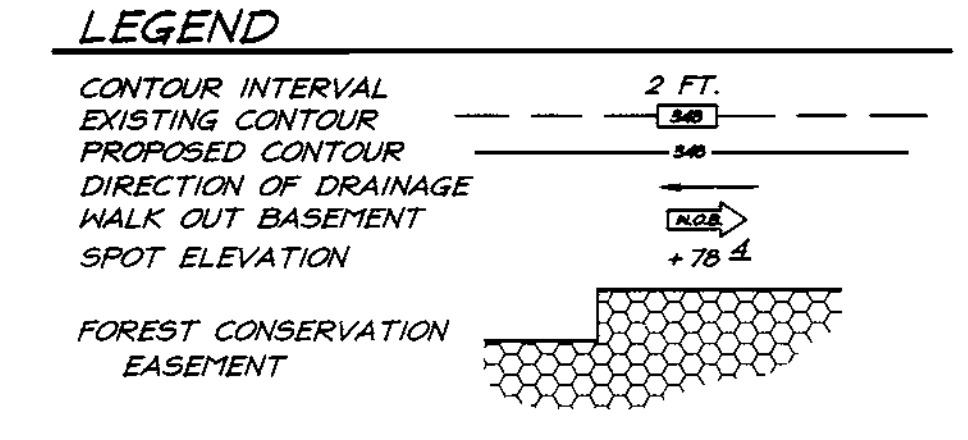
*[Signature]* 11/2/99  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 11/2/99  
 CHIEF, DIVISION OF LAND DEVELOPMENT

*[Signature]* 11/9/99  
 DATE

No	Rev. hse. of grd. lots 26-28 to show As-Built Conditions	Date
1		11-24-00
<b>REVISIONS</b>		

LOT No.	STREET ADDRESS
21	11876 TALL TIMBER DRIVE
22	11872
23	11868
24	11892
26	11824
27	11820
28	11816



75'  
48.33'  
All House Types w/all options fit this generic box.

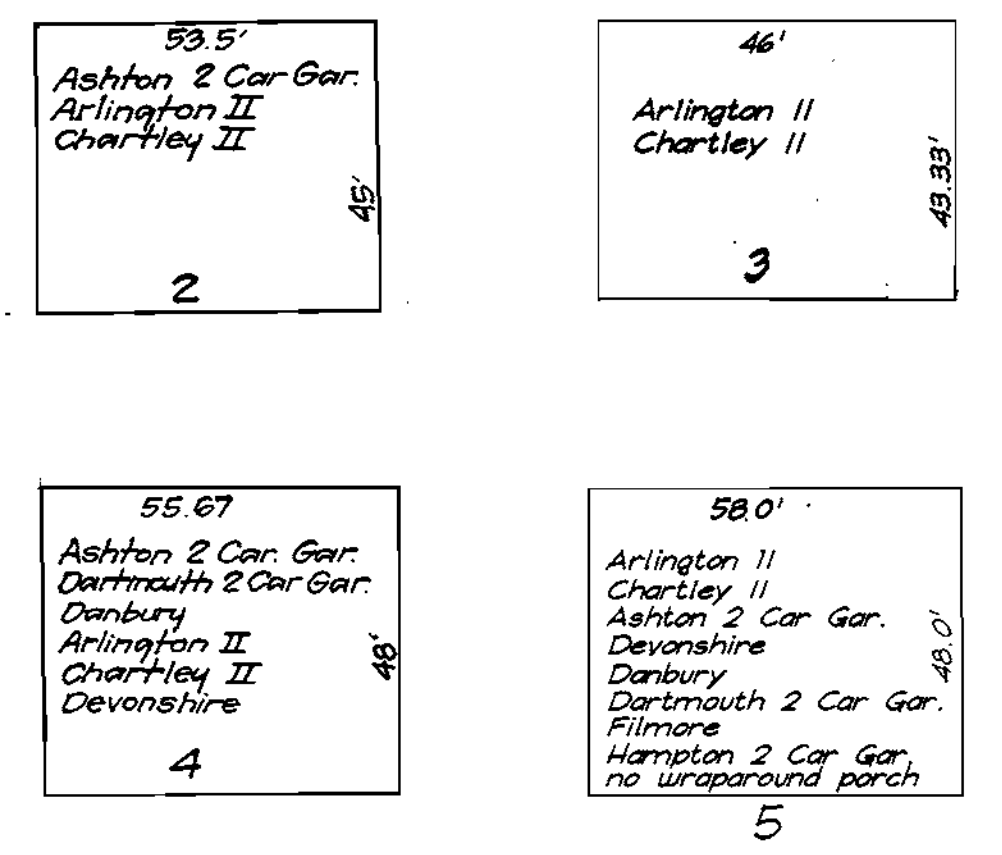
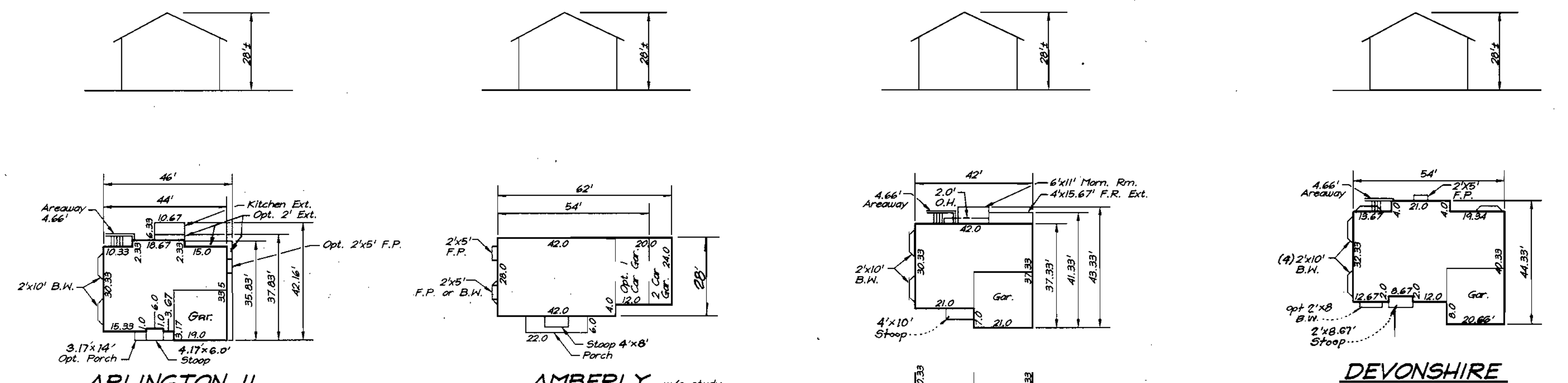
**BENCH MARKS**

Ho. Co. Monument No. 29GA = N 566,867.417 Elev.=450.83  
E 1,333,325.606

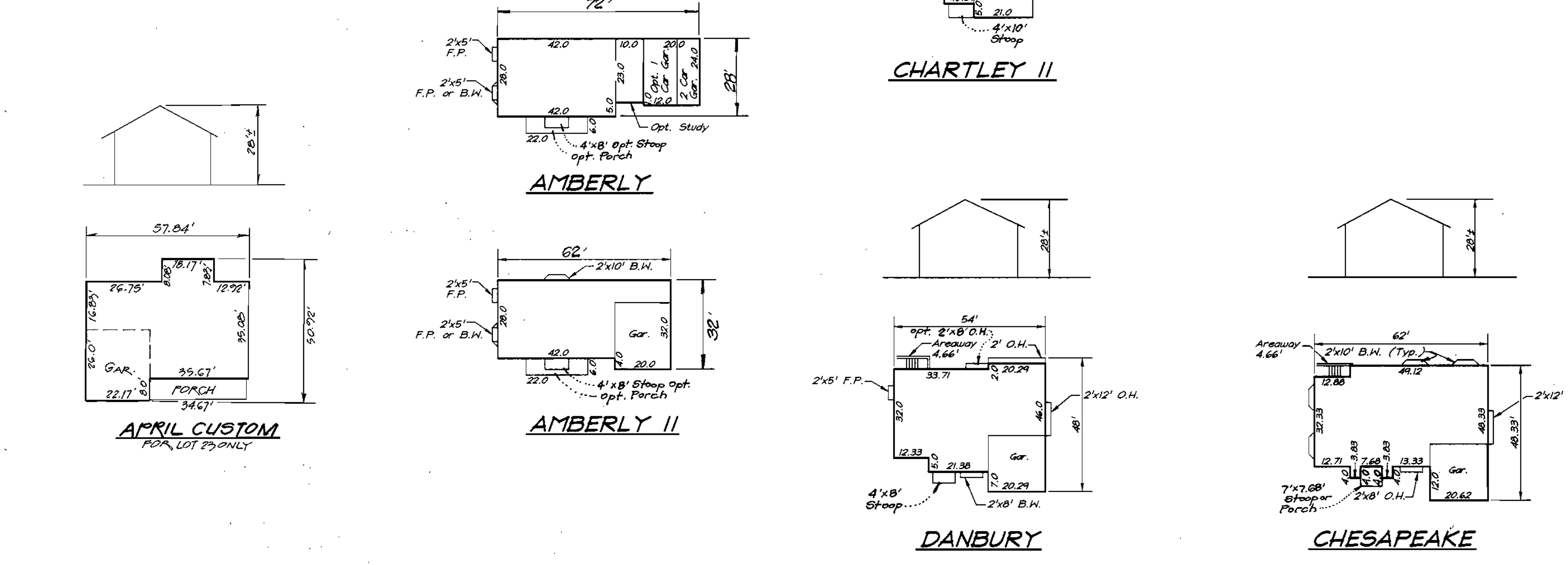
Ho. Co. Monument No. 29GS = N 568,341.182 Elev.=388.10  
E 1,335,392.455

**GENERAL NOTES:**

1. Subject property is zoned: R-20 per 10-18-93 Comprehensive Zoning Plan.
2. The total area included in this submission is: 2.38 Acres
3. The total number of lots included in this submission is: 7
4. Improvement to property: Single Family Detached
5. Shc elevations shown are located at the property line.
6. Department of Planning and Zoning reference file numbers are: F-81-119; F-83-96; F-98-99; P-98-01
7. Utilities shown as existing are taken from approved Water and Sewer Plans Contract #24-3643-D, and approved Road Construction Plans F-98-99
8. Any damage to county owned rights-of-way shall be corrected at the developer's expense.
9. All roadways are public and existing.
10. The existing topography was taken from Road Construction Plans F-98-99 prepared by Mildenberg, Boender & Assoc., Inc., in July, 1998.
11. The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Control stations: 29GA & 29GS
12. The contractor shall notify the Department of Public Works/Construction Inspection Division at (410) 313-1880 at least twenty-four (24) hours prior to the start of work.
13. The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
14. For driveway entrance details, refer to Ho. Co. Design Manual Volume IV details R.6.05
15. In accordance with Section 128.A.1 of the Howard County Zoning Regulations, bay windows, chimneys or awnings not more than 16 feet in width may project not more than 4 feet into any setbacks; porches and decks may project not more than 10 feet into the front or rear setbacks.
16. Stormwater Management is provided per: F-98-99.
17. Existing street trees and landscape buffers shown are taken from approved Landscape plan F-98-99 prepared by Mildenberg, Boender & Assoc., Inc. on July, 1998 and are the responsibility of the developer.
18. Stormwater Management will be provided through bioretention and partial fee in Lieu payment. The bioretention facilities will be privately owned and maintained, (HOA), Per-F-98-99.

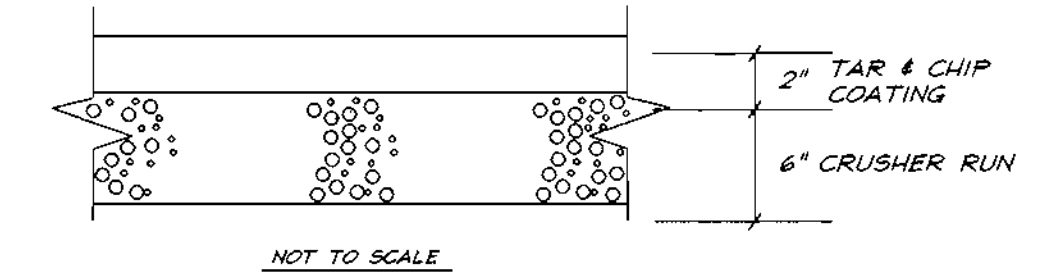


**GENERIC BOXES**



**USE-IN-COMMON DRIVEWAY SPECIFICATIONS**

- 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 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE.)
  - B) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
  - C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
  - D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H2S LOADING)
  - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
  - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
  - G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.



**SHEET INDEX**

DESCRIPTION	SHEET No.
SITE DEVELOPMENT PLAN	1 of 4
SEDIMENT & EROSION CONTROL PLAN	3 of 4
SEDIMENT AND EROSION CONTROL DETAILS	4 of 4

**SPECIAL NOTES:**

This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. For construction, see approved Road Construction Plans F-98-99 and/or approved Water and Sewer Plans Contract 24-3643-D.

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
TROTTER WOODS	1	21, 22, 23, 24, 26, 27 & 28
PLAT NO. 13450 thru 13452	BLOCK NO. 8	ZONE R-20
TAX MAP NO. 35	ELECTION DIST. 5th	CENSUS TRACT 6055
WATER CODE 1-10	SEWER CODE 6653500	

**CLARK • FINEFROCK & SACKETT, INC.**  
ENGINEERS • PLANNERS • SURVEYORS

7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED BY: BAL  
DRAWN BY: DSJ  
CHECKED BY: JME  
DATE: 8-27-99

**SITE DEVELOPMENT PLAN**  
LOT 21, 22, 23, 24, 26, 27 & 28  
**TROTTER WOODS**  
SECTION ONE  
FIFTH (5th) ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

SCALE: 1" = 30'  
DRAWING: 1 of 4  
JOB NO.: 98-135  
FILE NO.: 98-135X

FOR: CORNERSTONE BUILDERS  
341 Norfolk Avenue  
Laurel, Maryland 20723

APPROVED: DEPARTMENT OF PLANNING & ZONING

DATE: 11/2/99  
DATE: 11/2/99  
DATE: 11/4/99

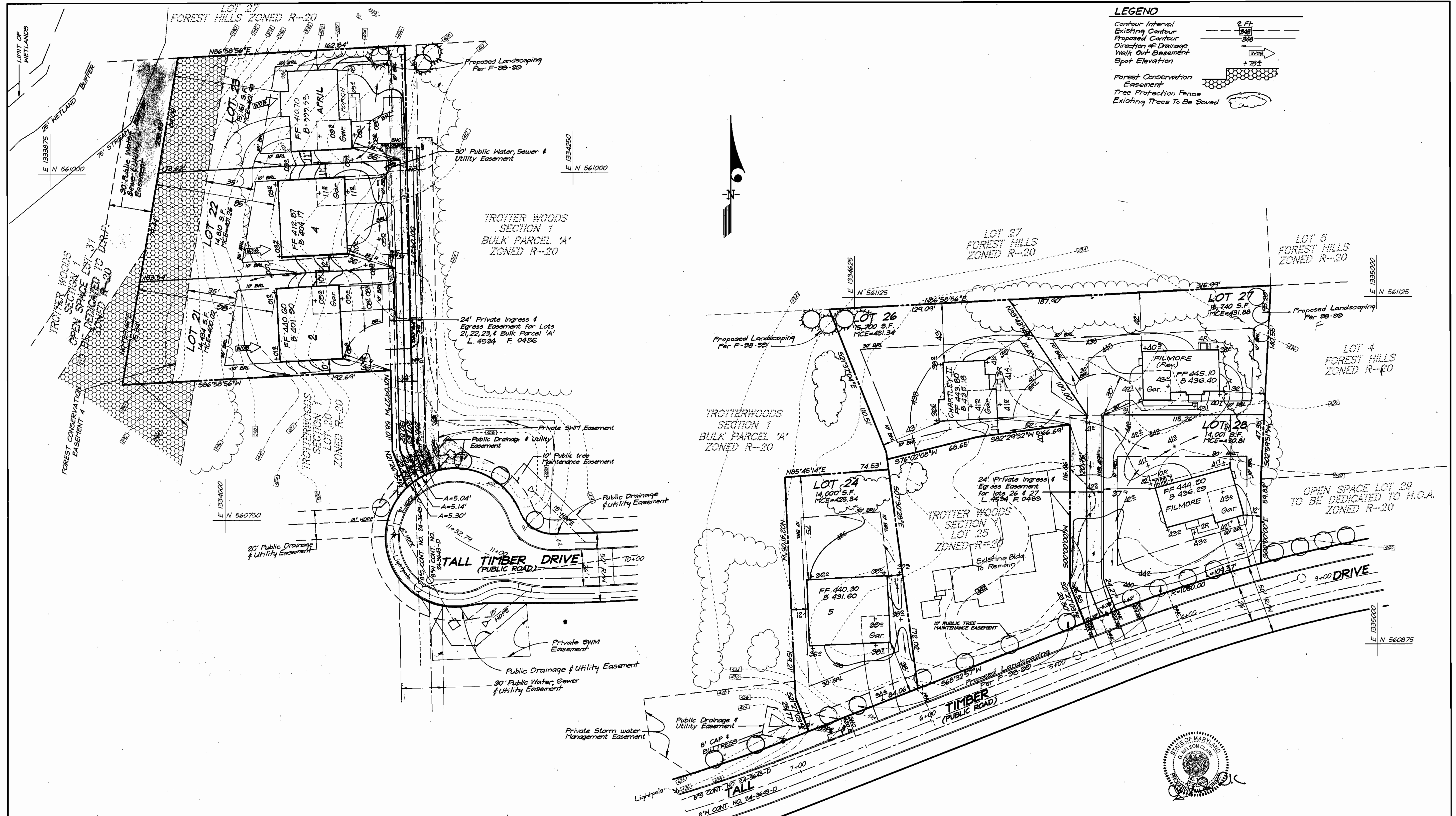
**REVISIONS**

NO.	ADDED HOUSE TYPE 'APRIL CUSTOM FOR LOT 25 USE ONLY	DATE
1		12-10-02

**OWNER / DEVELOPER**

TROTTER WOODS, L.L.C.  
96 Land Design and Development, Inc.  
10805 Hickory Ridge Road  
Columbia, Md. 21044





**LEGEND**

- Contour Interval: 2 Ft.
- Existing Contour:
- Proposed Contour:
- Direction of Drainage:
- Walk Out Basement:
- Spot Elevation:
- Forest Conservation Easement:
- Tree Protection Fence:
- Existing Trees To Be Saved:



APPROVED: DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* 11/2/99

CHIEF, DIVISION OF LAND DEVELOPMENT: *[Signature]* 11/2/99

DATE: 11/4/99

NO.	REVISIONS	DATE
2	REV. HSE1 GRD LOT 23 FROM 'A' BOX TO APRIL	12-16-02
1	Rev. hse. & grd. lots 26-28 to show As-Built Conditions	11-24-00

**OWNER / DEVELOPER**

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DESIGNED: BAL	<b>SITE DEVELOPMENT,</b> LOT 21, 22, 23, 24, 26, 27 & 28 <b>TROTTER WOODS</b> SECTION 4 AREA 5 FIFTH (5th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE: 1" = 30'
DRAWN: K.B. BAL		DRAWING: 2 of 4
CHECKED: BAL		JOB NO.: 98-135
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