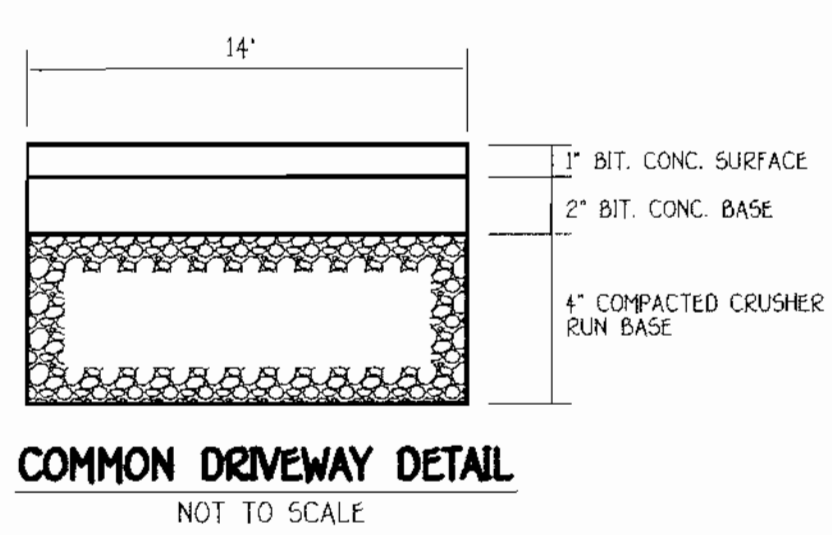
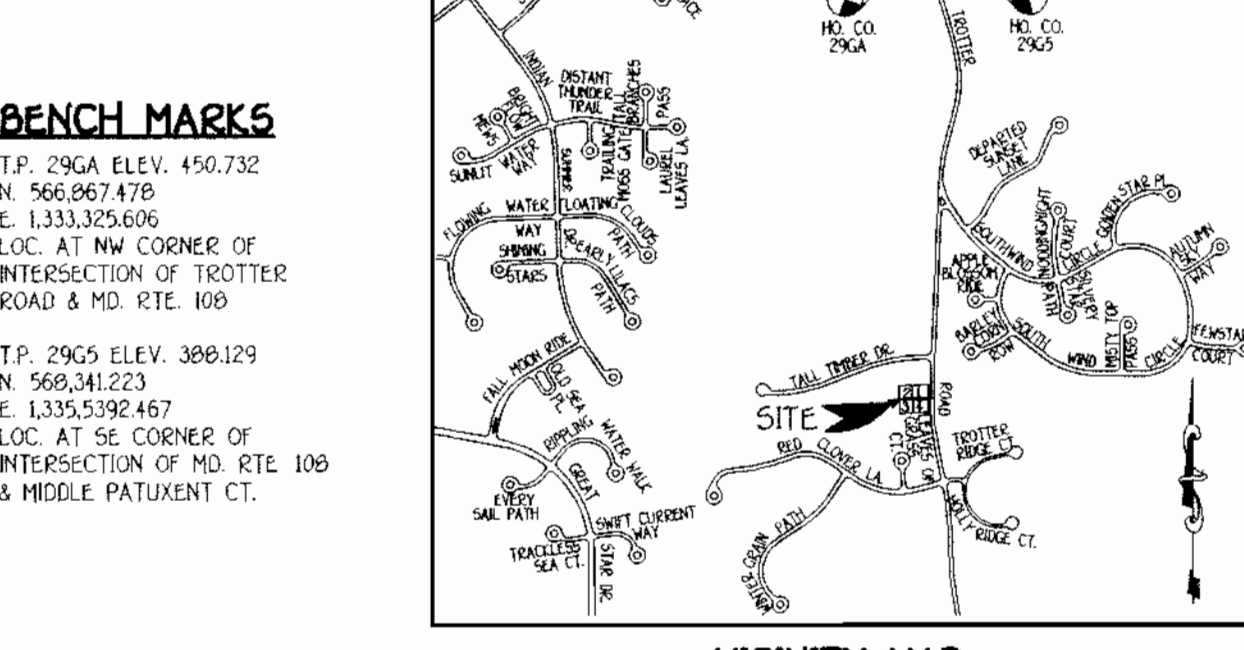


SCHEDULE A- PERIMETER LANDSCAPE EDGE					
PERIMETER CATEGORY	P-1 ADJACENT TO PERIMETER PROPERTIES	P-2 ADJACENT TO PERIMETER PROPERTIES	P-3 ADJACENT TO PERIMETER PROPERTIES	P-4 ADJACENT TO ROADWAYS (FRONT)	TOTAL
LANDSCAPE TYPE	A	A	A	A	
LINEAR FEET OF PERIMETER	313.00 LF	293.05 LF	141.46 LF	153.67 LF	901.18 LF
NUMBER OF PLANTS REQUIRED	5 SHADE TREES	5 SHADE TREES	2 SHADE TREES	N/A (FRONTS PUBLIC RD.)	12 SHADE TREES
NUMBER OF PLANTS PROVIDED	5 SHADE TREES	5 SHADE TREES	2 SHADE TREES	N/A (FRONTS PUBLIC RD.)	12 SHADE TREES
CREDIT FOR EXISTING VEGETATION (NO. YES, AND %)	YES (00%)	YES (00%)	YES (00%)	N/A (FRONTS PUBLIC RD.)	YES (00%)
CREDIT FOR EXISTING VEGETATION (SHADE TREES EVERGREENS)	6 SHADE TREES	7 SHADE TREES	2 SHADE TREES	N/A (FRONTS PUBLIC RD.)	15 SHADE TREES
NUMBER OF PLANTS PROVIDED (SHADE TREES EVERGREENS OTHER TREES (2) SUBSTITUTION)	0	0	0	N/A (FRONTS PUBLIC RD.)	0



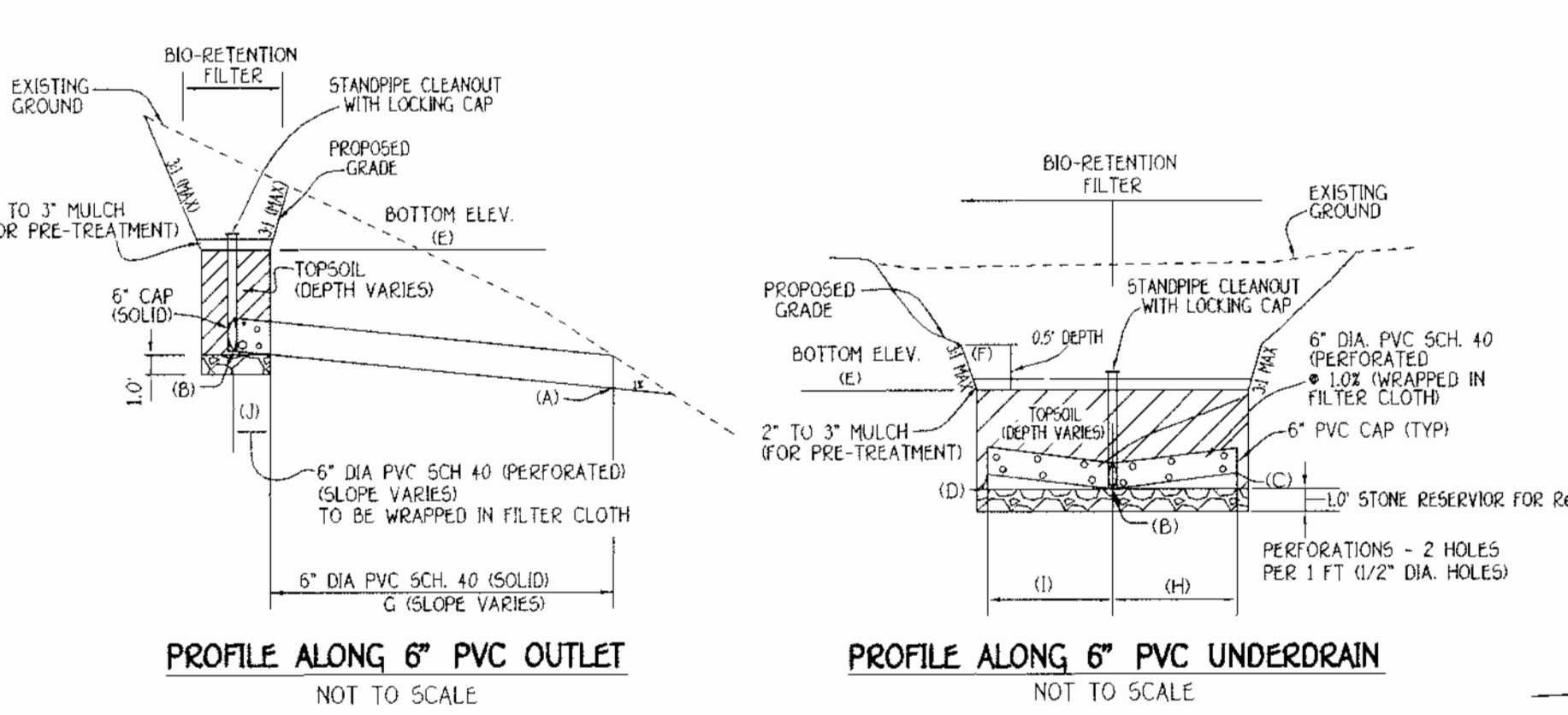
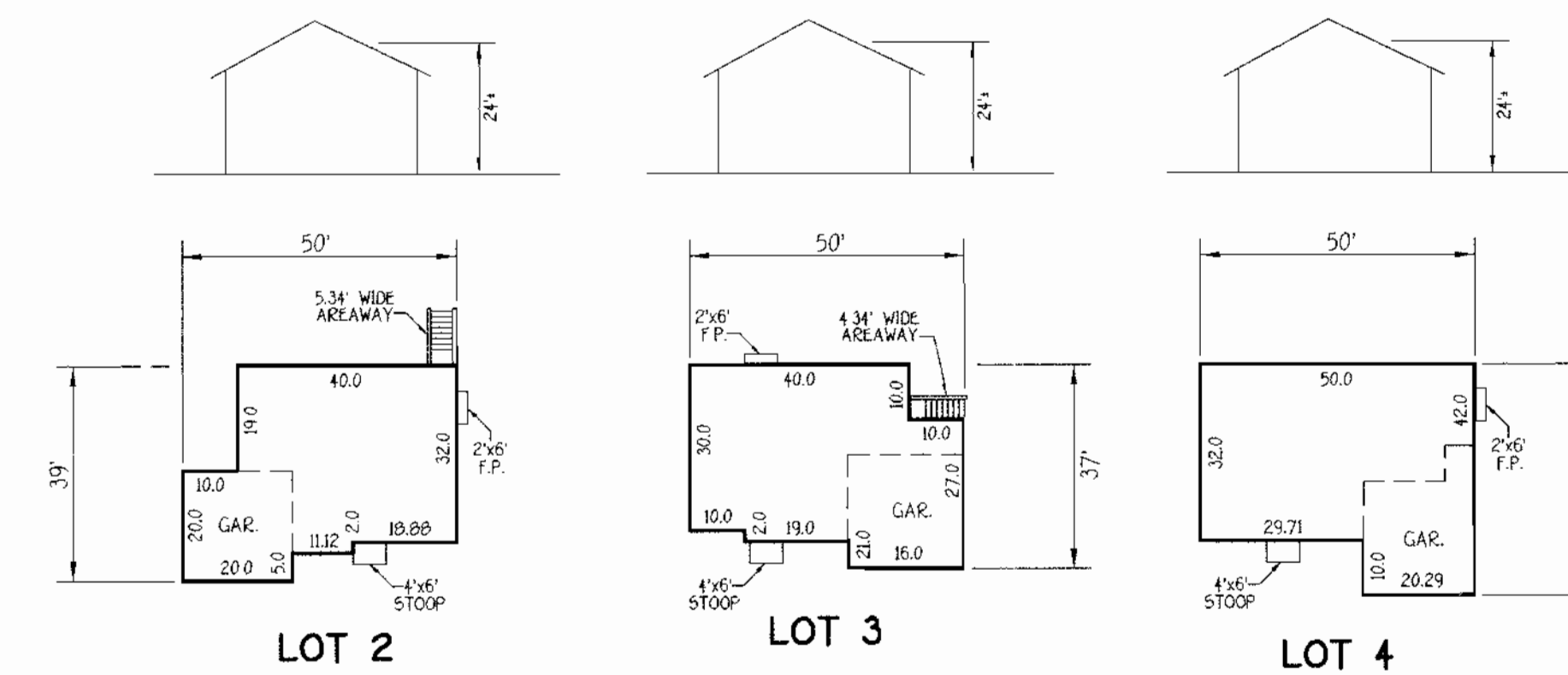
LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 2' & 10'
---	WALKOUT BASEMENT
---	SPOT ELEVATION
---	SILT FENCE
---	SUPER SILT FENCE
---	TREE PROTECTION
---	EXISTING TREE LINE
---	LIMIT OF DISTURBANCE

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
1	6022 TROTTER ROAD
2	6024 TROTTER ROAD
3	6026 TROTTER ROAD
4	6028 TROTTER ROAD



GENERAL NOTES

- SUBJECT PROPERTY ZONED R-20 PER THE 2/02/04 COMPREHENSIVE ZONING PLAN.
- TOTAL AREA OF SITE 2.995 ACRES.
- TOTAL NUMBER OF LOTS SUBMITTED: 4 SINGLE FAMILY DETACHED.
- EXISTING HOUSE ON LOT 1 TO REMAIN.
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410)313-1000 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.
- THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES F-04-017, W & S CONT. NO. 34-1469-D & 34-3643-D.
- THE EXISTING TOPOGRAPHY SHOWN WAS FIELD RUN BY FISHER, COLLINS & CARTER, INC. DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD 83 GRID MEASUREMENT.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS HOWARD COUNTY MONUMENT 296A N568.0123 E 1335.532467 ELEV. 389.129 HOWARD COUNTY MONUMENT 296B N568.0123 E 1335.532467 ELEV. 389.129
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THIS PLAN IS FOR HOUSE SITING AND GRADING ONLY.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT PROPERTY LINE PRIOR TO CONSTRUCTION.
- NO CEMETERIES EXIST ON SITE AS PER AN ON-SITE INSPECTION AND AN EXAMINATION OF THE HOWARD COUNTY CEMETERY INVENTORY MAP.
- FOREST STAND DELINEATION AND WETLAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED JANUARY 26, 2004. APPROVED UNDER F-04-017.
- LANDSCAPING FOR LOTS 2, 3 & 4 IS ON FILE WITH A CERTIFIED LANDSCAPE PLAN IN ACCORDANCE WITH SECTION 16.214 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. THE LANDSCAPING OBLIGATION WILL BE EVALUATED AT THE SITE DEVELOPMENT PHASE AND THE SUEITY WILL BE POSTED WITH THE BUILDER'S GRADING PERMIT. 100% CREDIT FOR EXISTING VEGETATION WILL BE TAKEN.
- LOT 1 IS EXEMPT FROM THE PERIMETER LANDSCAPE REQUIREMENTS OF SECTION 16.214 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE LOT 1 CONTAINS AN EXISTING DWELLING TO REMAIN.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO HO. CO. DESIGN MANUAL VOL. IV STD. DETAILS R-6.03 & R-6.05.
- IN ACCORDANCE WITH SECTION 16.2 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 10 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACKS.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENTS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE)
 - B) SURFACE - 6\"/>
- TURNING RADIUS:
 - D) STRUCTURES - (BERGES/CULVERTS) CAPABLE OF SUPPORTING 25 TONS TRUCKS (RES-LOADING)
 - E) DRAINAGE - ELEMENTS CAPABLE OF SAFELY PASSING 10 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.
- THIS PLAN IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS (COUNCIL BILL NO. 45-2003).
- THIS PLAN IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003. AND THE ZONING REGULATIONS AS AMENDED BY CB-75-2003. 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.
- THE SEWER CONTRACT NO. FOR THE EXISTING SEWER MAIN THAT IS BEING EXTENDED IS CONT. NO. 34-3643-D.
- NO 100 YEAR FLOOD PLAIN EXISTS ON SITE.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 16.222 OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWER ALLOCATIONS WILL BE GRANTED AT TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THERE IS AN EXISTING DWELLING/STRUCTURE LOCATED ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- A FEE IN LIEU OF FOREST CONSERVATION EASEMENT FOR 0.32 ACRES OF AFFORESTATION HAS BEEN PAID UNDER F-04-017 IN THE AMOUNT OF \$6,959.60 (0.32 ACRES x \$43,650.00 / ACRE x \$0.50 / SQ. FT.) TO FULFILL THE REQUIREMENTS OF SECTION 16.220 OF THE HOWARD COUNTY CODE FOREST CONSERVATION ACT.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY AND MARYLAND 37B SPECIFICATIONS. WATER QUALITY VOLUME AND GROUND WATER RECHARGE VOLUME FOR IMPERVIOUS SURFACES ON LOTS 2, 3 & 4 ARE PROVIDED BY BIO-RETENTION FILTERS.
- LOT 4 WILL BE SERVICED BY FIRST FLOOR GRAVITY SERVICE ONLY. A WAIVER OF BASEMENT GRAVITY SERVICE ONLY WAS APPROVED ON 9/17/04.
- A WAIVER TO DESIGN MANUAL, VOLUME II, SECTION 4.3, PARAGRAPH B.3.36 REQUIRING GRAVITY SEWER SURFACE TO THE BASEMENT OR LOWER FLOOR LEVEL OF EACH STRUCTURE WAS APPROVED ON SEPTEMBER 17, 2004 AS A CONDITION OF APPROVAL. A NOTE WAS ADDED TO LOT 4 STATING GRAVITY SEWER SERVICE, FIRST FLOOR ONLY. BASEMENT SEWER SERVICE TO BE PROVIDED BY PRIVATE ON-SITE PUMP.
- A WAIVER TO DESIGN MANUAL, VOLUME III, SECTION 2.5.21, WHICH REQUIRES INTERSECTION RIGHT DISTANCE TO BE PROVIDED ON A PUBLIC ROAD WAS APPROVED ON NOVEMBER 5, 2004. AS A CONDITION OF APPROVAL, THE EXISTING DRIVEWAY FOR LOT 1 MUST BE RELOCATED FROM TROTTER ROAD TO THE USE-IN-COMMON DRIVEWAY FOR INGRESS AND EGRESS.
- THE HOUSES ON LOTS 2 & 3 SHALL BE SITED AT LEAST 10 FEET FROM THE PUBLIC SEWER EASEMENT (AS IT IS SHOWN ON THIS PLAN).
- IN ACCORDANCE WITH SECTION 16.225 (b)(iv)(4) & (iv) OF THE SUBDIVISION REGULATIONS, CONSTRUCTION ADJACENT TO A SCENIC ROAD MUST BE DONE IN ACCORDANCE WITH THE FOLLOWING CRITERIA:
 - i. MINIMIZE TREE AND VEGETATION REMOVAL IN ADDITION TO REQUIREMENTS FOR PROTECTION OF FORESTS, STEEP SLOPES, SUGARS AND WETLANDS. EMPHASIZE THE PROTECTION OF VEGETATION ADJACENT TO THE SCENIC ROAD, AS WELL AS MATURE TREES AND HEADROWNS VISIBLE FROM THE ROAD.
 - ii. MINIMIZE GRADING. RETAIN EXISTING SLOPES ALONG THE SCENIC ROAD FRONTAGE.
 - iii. ORIENT LOTS SO THAT HOUSES DO NOT BACK UP TO A SCENIC ROAD. IF THIS CANNOT BE AVOIDED, HOUSES SHOULD BE SITED AS FAR AS POSSIBLE FROM THE ROAD AND WELL SCREENED.



BIO RETENTION FILTER DATA										
LOT	A	B	C	D	E	F	G	H	I	J
2	418.2	423.3	423.5	423.5	425.5	426.0	2.4	11.5	11.5	5.5
3	418.2	421.3	421.5	421.5	423.0	423.5	1.0	7.5	7.5	12.5
4	412.4	412.3	412.5	412.5	414.3	414.8	1.1	8.5	8.5	10.0

DEVELOPER'S/OWNER'S CERTIFICATE

I, / WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO SECTION 16.214 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF CERTIFICATION OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

B. James Greenfield 4-4-05
DATE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 1072 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21114
410.411.2995

STATE OF MARYLAND
EARL D. COLLINS
PROFESSIONAL ENGINEER

ENGINEER'S CERTIFICATE

"I 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."

Earl D. Collins 4-4-05
Signature of Engineer EARL D. COLLINS Date

BUILDER/DEVELOPER'S CERTIFICATE

"I/we certify that all development and construction will be done according to this plan for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approval 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."

B. James Greenfield 4-4-05
Signature Developer B. JAMES GREENFIELD Date

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service
This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

Howard SCD Date

BUILDER/DEVELOPER
K.D. BUILDERS, LLC
P.O. BOX 999
COLUMBIA, MARYLAND 21044
410-730-3940

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Cinda Standt 5/3/05
Chief, Department of Planning and Zoning Date

Mark C. Taylor 4/20/05
Chief, Development Engineering Division Date

Mark C. Taylor 5/18/05
Director - Department of Planning and Zoning Date

PROJECT: TROTTER'S GLEN SECTION: N/A LOTS NO.: 1,2,3 & 4

PLAT: 17309 BLOCK NO.: 8 ZONE: R-20 TAX/ZONING: 35 ELEC. DIST.: FIFTH CENSUS TR.: 5069 02

WATER CODE: E-15 SEWER CODE: 7640000

SITE DEVELOPMENT PLAN

SINGLE FAMILY DETACHED

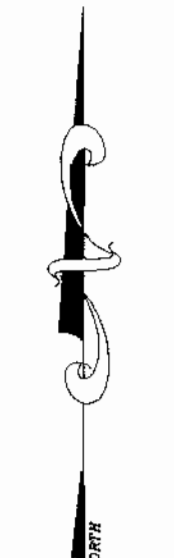
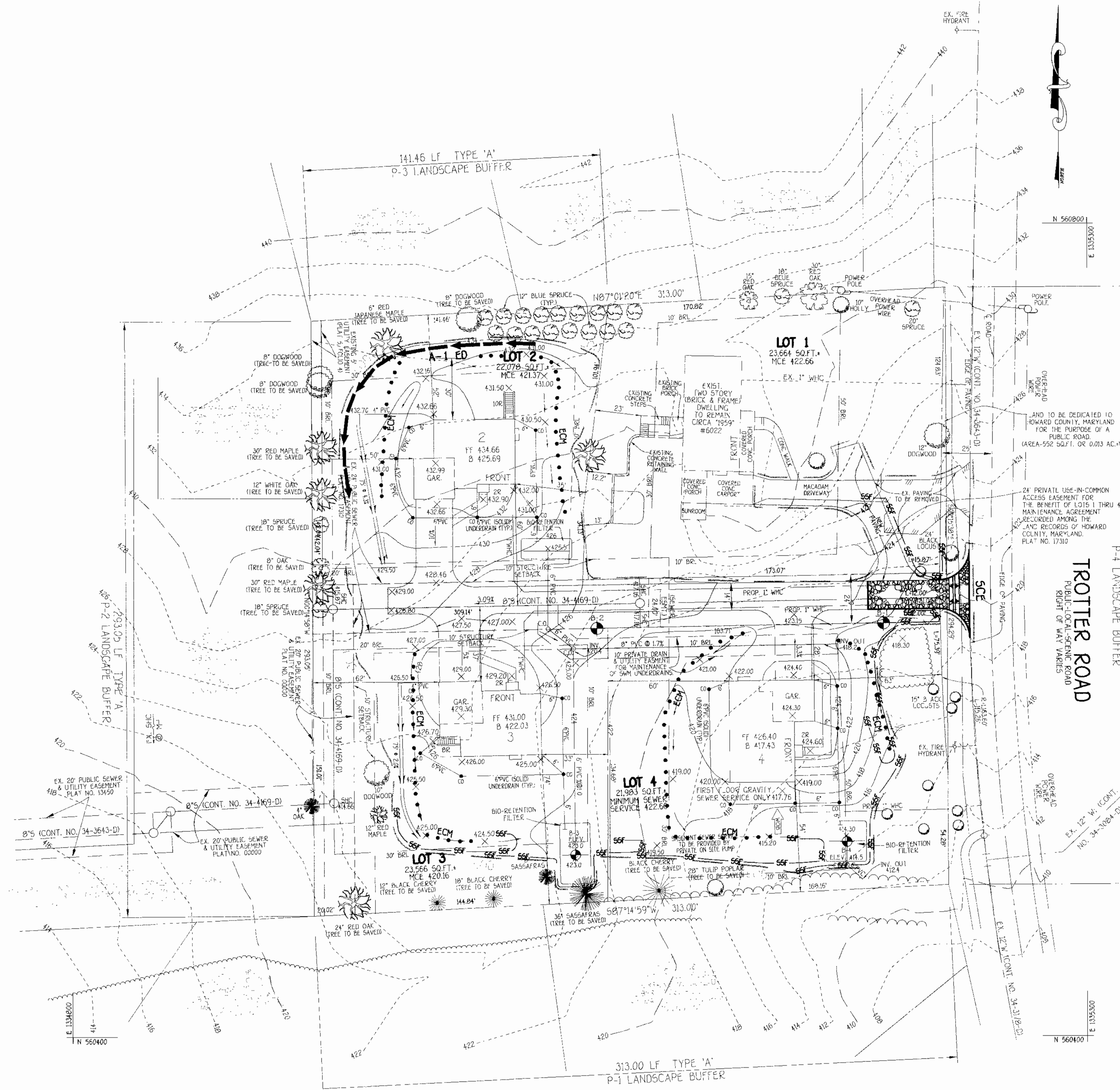
TROTTER'S GLEN

LOTS 1,2,3 & 4

TAX MAP NO.: 35 PARCEL NO.: 162 GRID NO.: B
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"= 30' DATE: DECEMBER, 2004
SHEET 1 OF 3

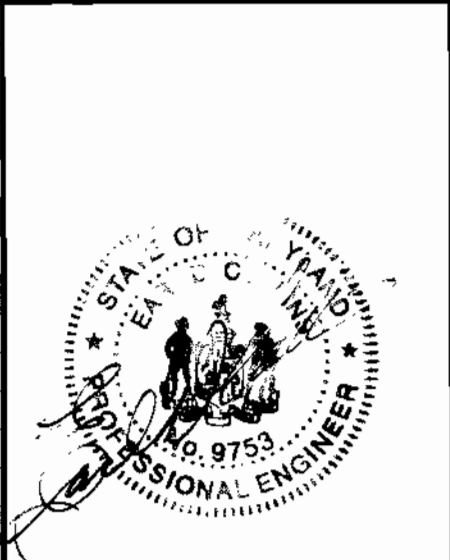
SDP 05-081

K:\Drawings\301095\Trotter\Roofing\301095 Site.Lots 1,2,3 & 4.dwg, 4/20/05 11:34:39 AM



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10770 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21112
 410-461-2895

NO.	REVISION	DATE



ENGINEER'S CERTIFICATE
 I 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.
 Signature of Engineer: *Earl D. Collins* Date: 4-4-05
 EARL D. COLLINS Date

BUILDER/DEVELOPER'S CERTIFICATE
 I/We certify that all development and construction will be done according to this plan for sediment and erosion control and that any 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.
 Signature of Developer: *B. James Greenfield* Date: 4-4-05
 B. JAMES GREENFIELD Date

Revised for HOWARD SOIL and meets Technical Requirements.
 US Fish & Wildlife Service
 Conservation Service
 This development plan is approved for erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Signature of District SCD: *John R. Ristoff* Date: 4/14/05

BUILDER/DEVELOPER
 F.D. BUILDERS, LLC
 P.O. BOX 999
 COLUMBIA, MARYLAND 21044
 410-730-3940

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Signature: *Indy Hamden* Date: 5/3/05
 Chief, Department of Planning and Zoning
 Signature: *Mark A. Single* Date: 4/20/05
 Chief, Development Engineering Division
 Signature: *Mark A. Single* Date: 5/4/05
 Director - Department of Planning and Zoning

PROJECT	SECTION	LOTS NO.
TROTTER'S GLEN	N/A	1,2,3 & 4
PLAT	BLOCK NO.	ZONE
17309	8	R-20
17310		35
WATER CODE	TAX/ZONE	ELEC. DIST.
E-15	FIFTH	6069.02
	SEWER CODE	
	7640000	

SEDIMENT/EROSION CONTROL PLAN
SINGLE FAMILY DETACHED
TROTTER'S GLEN
 LOTS 1,2,3 & 4
 TAX MAP NO.: 35 PARCEL NO.: 162 GRID NO.: 8
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"= 30' DATE: DECEMBER, 2004
 SHEET 2 OF 3

SDP 05-081

K:\Drawings\330795 - Trotter Road\330795 - Sed. Lot 1,2,3 & 4.dwg, 4/12/05 1:21:10 AM

20.0 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION DEFINITION

PURPOSE

Vegetative stabilization specifications are used to promote the establishment of vegetation on exposed soil. When soil is stabilized with vegetation, the soil is more likely to allow infiltration of rainfall, thereby reducing sediment loads and runoff to downstream areas...

CONDITIONS WHERE PRACTICE APPLIES

This practice shall be used on denuded areas as specified on the plans and may be used on highly erodible or critically eroding areas. This specification is divided into Temporary Seeding, to quickly establish vegetative cover for short duration topsoil...

EFFECTS ON WATER QUALITY AND QUANTITY

Planting vegetation in disturbed areas will have an effect on the water budget, especially on volumes and rates of runoff. Infiltration, evaporation, transpiration, percolation and groundwater recharge. Vegetation over time will increase organic matter content and improve the water holding capacity of the soil and subsequent plant growth.

SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS

A. Site Preparation
1. Install erosion and sediment control structures (either temporary or permanent) such as diversions, grade stabilization structures, berms, siltways, or sediment control basins.
2. Perform all grading operations at right angles to the slope. Final grading and shaping is not usually necessary for temporary seeding.

B. Soil Amendments (Fertilizer and Lime Specifications)
1. Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer on sites having disturbed areas over 5 acres. Soil analysis may be performed by the University of Maryland or a recognized commercial laboratory.
2. Fertilizers shall be uniform in composition, free flowing and graded for accurate application by approved equipment.

C. Temporary Seeding
1. Seeded preparation shall consist of loosening soil to a depth of 3" to 5" by means of suitable equipment or construction equipment, such as disc harrows or chisel plows...

D. Seed Specifications
1. All seeds must meet the requirements of the Maryland State Seed Law. All seed shall be subject to re-testing by a recognized seed laboratory.
2. Incubation - The incubator for testing soybean seed in the seed maturity shall be a pure culture of nitrogen-fixing bacteria prepared specifically for the species.

E. Methods of Seeding
1. Hydroseeding - Apply seed uniformly with hydroseeder factory includes seed and fertilizer, broadcast or drop seeder, or a cultimeter seeder.
2. Dry Seeding - This includes use of conventional drop or broadcast spreaders.

F. Mulch Specifications (in order of preference)
1. Straw shall consist of threshed wheat, rye or oat straw, perpendicular bright in color, and shall not be musty, moldy, caked, decayed, or excessively dusty and shall be free of noxious weed seeds.
2. Wood Cellulose Fiber Mulch (WCFM) - WCFM shall consist of specially prepared wood cellulose processed into a uniform fibrous chemical state.

SEQUENCE OF CONSTRUCTION

Table with 2 columns: Task Description and Duration. Tasks include Obtain Grading Permit (7 Days), Install Sediment and Erosion Control Devices (7 Days), Clear and Grade to Limits of Disturbance (4 Days), etc.

SEDIMENT CONTROL NOTES

- 1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSING AND PERMITS, SEEDING CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION 030-8850
2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND ERODING TRENCHES.

PERMANENT SEEDING NOTES

Apply to graded or cleared areas left to be redistributed where a short-term vegetative cover is needed. Seeded Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas left to be redistributed where a short-term vegetative cover is needed. Seeded Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

RAIN GARDEN PLANT MATERIAL FOR LOT 2. Table with 3 columns: Quantity, Name, Maximum Spacing (ft). Plants include Cornflower, Narrow Leaf Bush Clover, Black Eyed Susan.

RAIN GARDEN PLANT MATERIAL FOR LOT 3. Table with 3 columns: Quantity, Name, Maximum Spacing (ft). Plants include Big Bluestem, Black Eyed Susan.

RAIN GARDEN PLANT MATERIAL FOR LOT 4. Table with 3 columns: Quantity, Name, Maximum Spacing (ft). Plants include Broom Sedge, White Heath Aster.

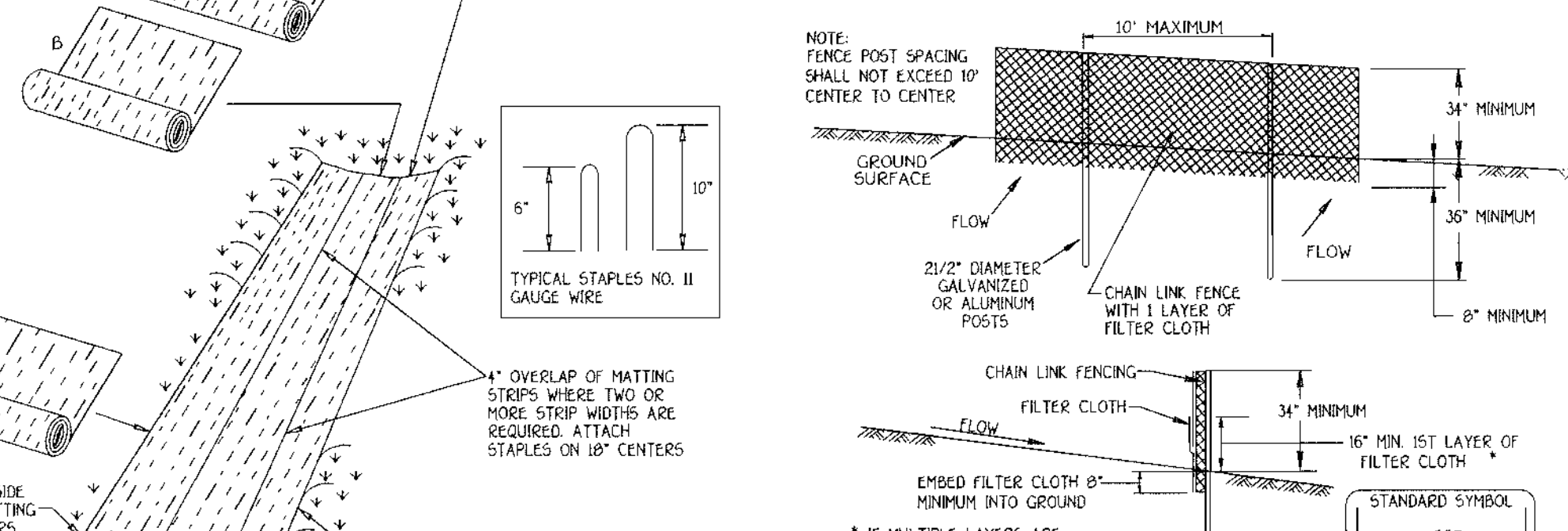
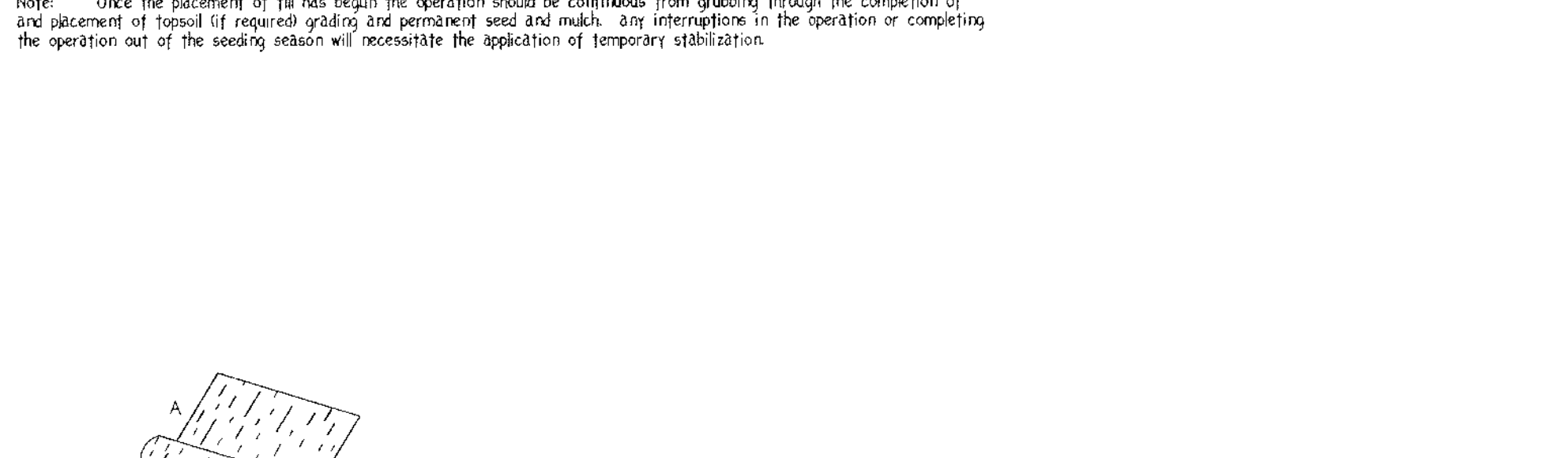
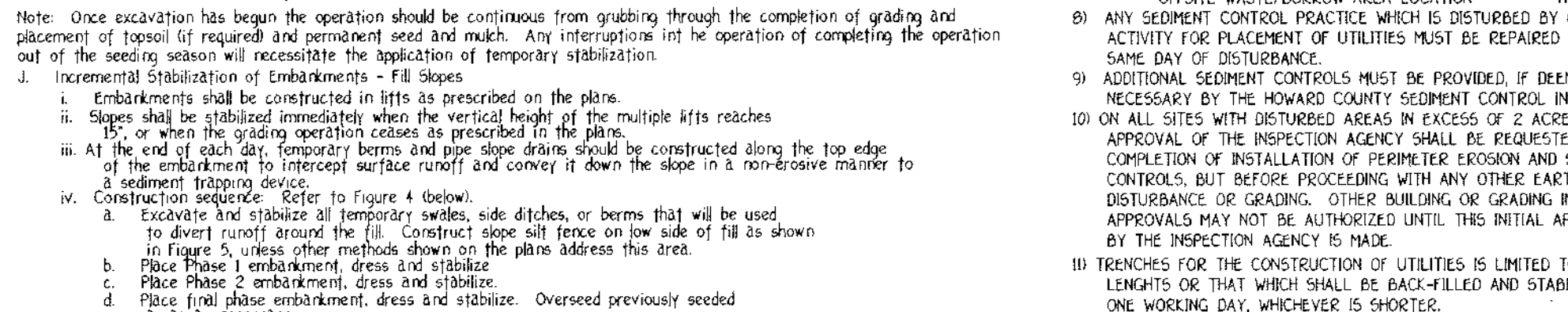


Table with 2 columns: Design Criteria and Silt Fence Length (Maximum). Columns include Slope, Slope Steepness, Slope Length, Silt Fence Length.

Table with 4 columns: Design Criteria, Slope, Slope Length, Silt Fence Length. Includes specific slope and length values for various conditions.

Table with 2 columns: Construction Specifications and Construction Specifications. Lists requirements for fence height, chain link, filter cloth, aggregate, and geotextile.

ENGINEER'S CERTIFICATE and BUILDER/DEVELOPER'S CERTIFICATE. Includes signatures of Earl D. Collins and James Greenfield, dated 4-4-05.

Table for TREE PROTECTION DETAIL. Columns: Block No., Zone, Tax/Zone, Elec. Dist., Census Tr. Includes information for Block 8, Zone R-20, Census 6069.02.

Table for STABILIZED CONSTRUCTION ENTRANCE. Columns: Block No., Zone, Tax/Zone, Elec. Dist., Census Tr.

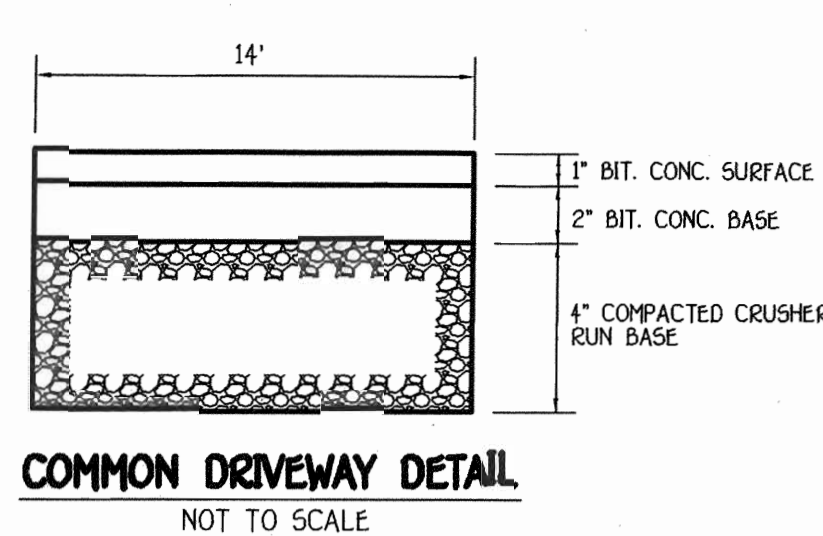
SEDIMENT/EROSION CONTROL NOTES & DETAILS. SINGLE FAMILY DETACHED TROTTER'S GLEN. LOTS 1,2,3 & 4. TAX MAP NO: 35, PARCEL NO: 162, GRID NO: 8. FIFTH ELECTION DISTRICT: HOWARD COUNTY, MARYLAND. SCALE: 1" = 30'. DATE: DECEMBER, 2004.

FISHER, COLLINS & CARTER, INC. ENGINEERING CONSULTANTS & LAND SURVEYORS. CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE. ELICOTT CITY, MARYLAND 21042. (410) 461-2895.

Table with 2 columns: NO. and REVISION. Includes a grid for tracking drawing changes.

SCHEDULE A- PERIMETER LANDSCAPE EDGE					
PERIMETER CATEGORY	P-1 ADJACENT TO PERIMETER PROPERTIES	P-2 ADJACENT TO PERIMETER PROPERTIES	P-3 ADJACENT TO PERIMETER PROPERTIES	P-4 ADJACENT TO ROADWAYS (FRONT)	TOTAL
LANDSCAPE TYPE	A	A	A	A	
LINEAR FEET OF PERIMETER	313.00 L.F.	293.05 L.F.	141.46 L.F.	153.67 L.F.	901.18 L.F.
NUMBER OF PLANTS REQUIRED	5 SHADE TREES	5 SHADE TREES	2 SHADE TREES	N/A (FRONTS PUBLIC RD.)	12 SHADE TREES
NUMBER OF PLANTS PROVIDED	0	0	0	N/A (FRONTS PUBLIC RD.)	0
CREDIT FOR EXISTING VEGETATION (NO. YES, AND 2)	YES (000)	YES (000)	YES (000)	N/A (FRONTS PUBLIC RD.)	YES (000)
CREDIT FOR EXISTING VEGETATION (SHADE TREES, EVERGREENS, SHRUBS)	6 SHADE TREES	7 SHADE TREES	2 SHADE TREES	N/A (FRONTS PUBLIC RD.)	15 SHADE TREES
NUMBER OF PLANTS PROVIDED (SHADE TREES, EVERGREENS, SHRUBS)	0	0	0	N/A (FRONTS PUBLIC RD.)	0

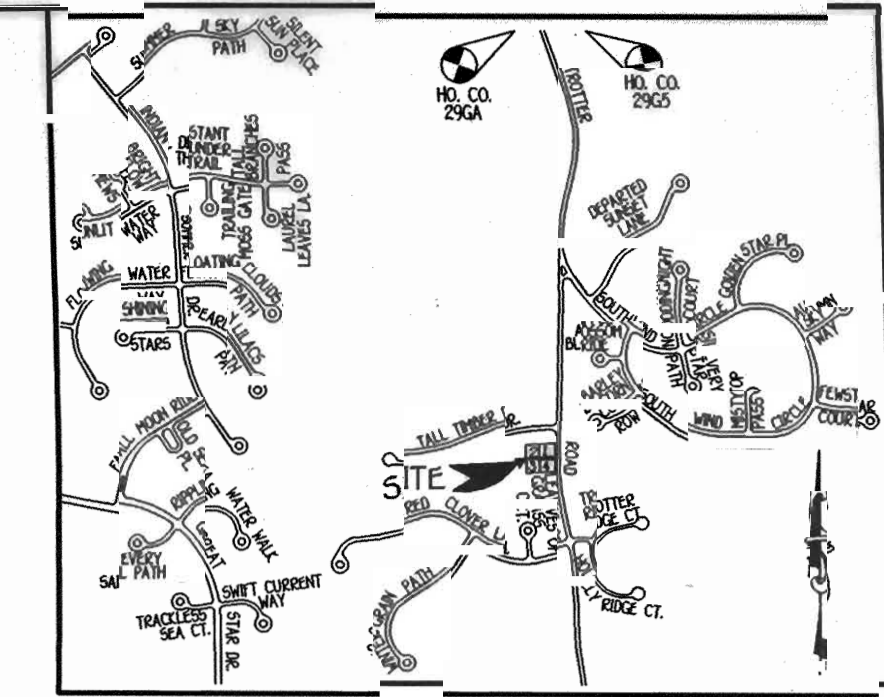
NOTE:
LOT 1 CONTAINS AN EXISTING HOUSE AND IS EXEMPT FROM LANDSCAPING. LANDSCAPING FOR LOT 2, 3 & 4 SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL AND AS SHOWN ON THIS PLAN FILED WITH HOWARD COUNTY.



LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 2' & 10'
---	WALKOUT BASEMENT
+624	SPOT ELEVATION
---	SILT FENCE
---	SUPER SILT FENCE
---	TREE PROTECTION
---	EXISTING TREE LINE
---	LIMIT OF DISTURBANCE

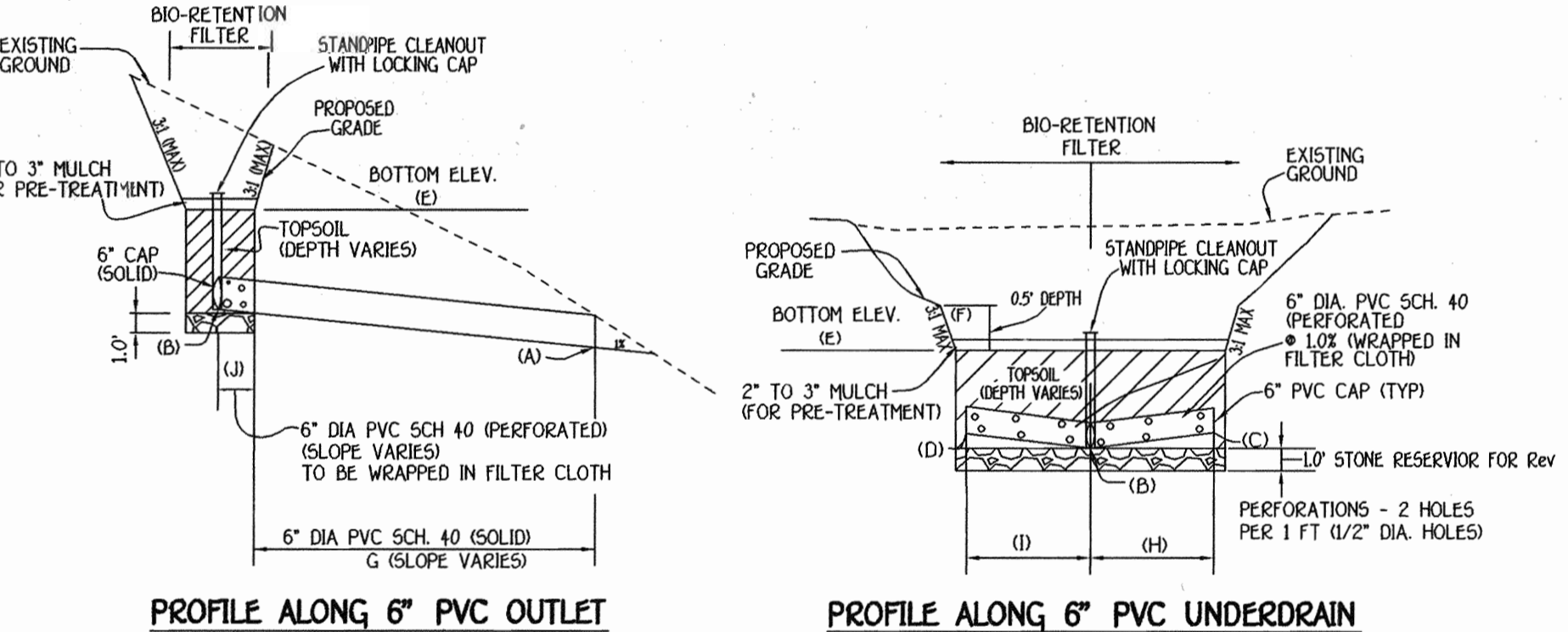
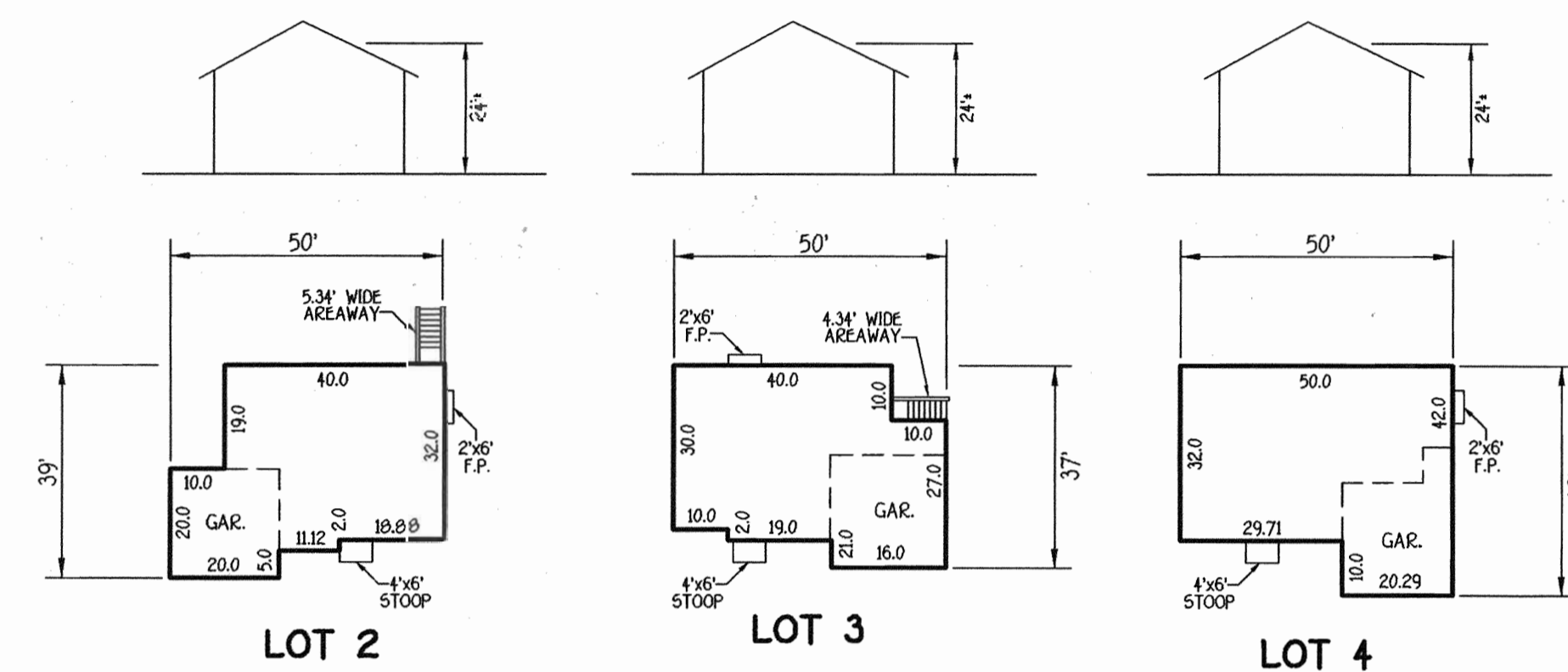
ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
1	6022 TROTTER ROAD
2	6024 TROTTER ROAD
3	6026 TROTTER ROAD
4	6028 TROTTER ROAD

BENCH MARKS
T.P. 295A ELE. 450.732
N. 566.867.475
E. 1333.325.605
LOC. AT NW CORNER OF INTERSECTION OF TROTTER ROAD & MD. RTE. 100
T.P. 295B ELE. 308.129
N. 568.341.223
E. 1333.325.605
LOC. AT SE CORNER OF INTERSECTION OF MD. RTE. 100 & MIDDLE PATUXENT CT.



GENERAL NOTES

- SUBJECT PROPERTY ZONED R-20 PER THE 2/02/04 COMPREHENSIVE ZONING PLAN.
- TOTAL AREA OF SITE: 2.095 ACRES.
- TOTAL NUMBER OF LOTS SUBMITTED: 4 SINGLE FAMILY DETACHED EXISTING HOUSE ON LOT 1 TO REMAIN.
- CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT 410333-1890 24 HOURS PRIOR TO THE START OF WORK.
- FOR SMALL NOTICES "HSS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: F-04, W & S CONT. NO. 34-489-D & 34-367-D.
- THE EXISTING TOPOGRAPHY SHOWN WAS FIELD PLOTTED BY FISHER, COLLINS & CARTER, INC. 8/03/04 MEASUREMENTS WERE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO MGD 83 GRID MEASUREMENT.
- FOR FLAG OR FIRESTORM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF PLACER DRIVE AND THE ROAD RIGHT-OF-WAY AND NOT TO BE A BURDEN ON THE ADJACENT LOT OWNER.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROVIDED BY HOWARD COUNTY GEODETIC CONTROL STATIONS. HOWARD COUNTY MONUMENT 295A 1958.067.475 1333.325.605 ELE. 450.732 HOWARD COUNTY MONUMENT 295B 1958.341.223 1333.325.605 ELE. 308.129.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- CONTRACTOR FOR HOUSE SITING AND GRADING ONLY AT PROPERTY LINE PRIOR TO CONSTRUCTION.
- NO CONCRETE EXISTING ON SITE BASED ON A SITE INSPECTION AND AN EXAMINATION OF THE HOWARD COUNTY CEMETERY INVENTORY MAP.
- FOR 5' ST. STAND DELINEATION AND WETLAND DELINEATION WAS PREPARED BY ECO-SYSTEM PROF. JAMES L. INC. DATED 12/15/04. APPROVED 1/25/05. PLAN IN ACCORDANCE WITH SECTION 16124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. THE LANDSCAPING OBLIGATION WILL BE EVALUATED AT THE SITE DEVELOPMENT PERMITS. THE CITY WILL BE POSTED WITH THE BUILT-UP GRADING. GOOD CREDIT FOR EXISTING VEGETATION WILL BE TAKEN.
- LOT 1 IS EXEMPT FROM THE PERIMETER LANDSCAPE REQUIREMENTS OF SECTION 16124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE LOT 1 CONTAINS AN EXISTING DWELLING TO REMAIN.
- FOR DRIVEWAY ENTRANCES: DETAILS REFER TO HOW. CO. DESIGN MANUAL VOL. IV. SITE DETAILS R.603 & R.605.
- IN ACCORDANCE WITH SECTION 1625 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR CORRIDORS NOT MORE THAN 16 FEET IN WIDTH SHALL NOT PROJECT MORE THAN 10 FEET INTO ANY SETBACKS, PORCHES OR DECKS OPEN ENCL. EX. 1601. PROJECT NOT TO EXCEED 10 FEET INTO THE FRONT OR REAR YARD SETBACKS.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS (STREAMS) OR THEIR BUFFERS AND NO CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS (STREAMS) BUFFERS SHALL BE MAINTAINED PRIOR TO ISSUANCE OF PERMITS AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12' (4" SERVING MORE THAN ONE RESIDENCE)
B) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WATER AND CHIP COATING 0.1/2" MIN. C) CURBS - MAXIMUM 15" (20" MAX. CHANGE AND 45 FOOT
D) STRUCTURES - (2) MINIMUM LEVELS CAPABLE OF SUPPORTING 25 GROSS TONS (HEAVY-LOADING)
E) DRAINAGE - ELEMENTS CAPABLE OF PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
G) MAINTENANCE SUFFICIENT TO RESIST ALL WEATHER USE.
- THIS PLAN IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS (COUNCIL BILL NO. 45-2003).
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AND DEVELOPMENT REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN.
- THE SEWER CONTRACT NO. FOR THE EXISTING SEWER MAIN THAT IS BEING EXT. IS CONT. NO. 34-3643-D.
- NO 100 YEAR FLOOD PLAIN EXISTS ON SITE.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 16122B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWER ALLOCATIONS WILL BE GRANTED AT TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THERE IS AN EXISTING DWELLING/STRUCTURE LOCATED ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- A FEE IN LIEU OF FOREST CONSERVATION EQUIPMENT FOR 0.32 ACRES OF AFFORESTATION HAS BEEN PAID UNDER F-04 IN THE AMOUNT OF \$63,699 (0.32 ACRES x \$199,062 FT² / ACRES x \$103.7 / SQ. FT.) TO FULFILL THE REQUIREMENTS OF SECTION 16120 OF THE HOWARD COUNTY CODE FOREST CONSERVATION ACT.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY AND MARYLAND SPECIFICATIONS. WATER QUALITY VOLUME AND GROUND WATER RECHARGE VOLUME FOR DIFFERENT SURFACES ON LOTS 2, 3 & 4 ARE PROVIDED BY BIO-RETENTION FILTERS.
- LOT 4 WILL BE SERVICED BY FIRST FLOOR BIO-RETENTION FILTER ONLY. A WAIVER OF BASEMENT GRAVITY SEWER SERVICE ONLY WAS APPROVED ON 9/17/04.
- A WAIVER TO DESIGN MANUAL, VOLUME II, SECTION 4.3, PARAGRAPH B.3.3 REQUIRING GRAVITY SEWER SERVICE TO THE BASEMENT OR LOWER FLOOR LEVEL OF EACH STRUCTURE WAS APPROVED ON SEPTEMBER 1, 2004. AS A CONDITION OF APPROVAL, A NOTE WAS ADDED TO LOT 4 STATING GRAVITY SEWER SERVICE, FIRST FLOOR ONLY. BASEMENT SEWER SERVICE TO BE PROVIDED BY PRIVATE ON-SITE PUMP.
- A WAIVER TO DESIGN MANUAL, VOLUME III, SECTION 2.5.2H, WHICH REQUIRES INTERSECTION SIGHT DISTANCE IN A PUBLIC ROAD WAS APPROVED ON NOVEMBER 5, 2004. AS A CONDITION OF APPROVAL, THE EXISTING DRIVEWAY FOR LOT 1 MUST BE RELOCATED FROM TROTTER ROAD TO THE USE-IN-COMMON DRIVEWAY FOR INGRESS AND EGRESS.
- THE HOUSES ON LOTS 2 & 3 SHALL BE SITED AT LEAST 10 FEET FROM THE PUBLIC SEWER EASEMENT. (AS IT IS SHOWN ON THIS PLAN).
- IN ACCORDANCE WITH SECTION 16125 (b)(1)(ii) & (iv) OF THE SUBDIVISION REGULATIONS, CONSTRUCTION ABUTTING A SCENIC ROAD MUST BE DONE IN ACCORDANCE WITH THE FOLLOWING CRITERIA:
i. MINIMIZE TREE AND VEGETATION REMOVAL. IN ADDITION TO REQUIREMENTS FOR PROTECTION OF FORESTS, STEEP SLOPES, STREAMS AND WETLANDS, EMPHASIZE THE PROTECTION OF VEGETATION ADJACENT TO THE SCENIC ROAD, AS WELL AS MATURE TREES AND HEDGEROWS VISIBLE FROM THE ROAD.
ii. MINIMIZE GRADING. RETAIN EXISTING SLOPES ALONG THE SCENIC ROAD FRONTAGE.
iii. ORIENT LOTS SO THAT HOUSES DO NOT BACK UP TO A SCENIC ROAD. IF THIS CANNOT BE AVOIDED, HOUSES SHOULD BE SITED AS FAR AS POSSIBLE FROM THE ROAD AND WELL SCREENED.



BIO RETENTION FILTER DATA										
LOT	A	B	C	D	E	F	G	H	I	J
2	418.2	423.3	423.5	423.5	425.5	426.0	2.4x	11.5	11.5	5.5
3	418.2	421.3	421.5	421.5	423.0	423.5	1.0x	7.5	7.5	12.5
4	412.4	412.3	412.5	412.5	414.3	414.8	1.1x	8.5	8.5	10.0

DEVELOPER'S/OWNER'S CERTIFICATE

I, WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO SECTION 16124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF CERTIFICATION OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

B. James Greenfield 4-4-05
B. JAMES GREENFIELD DATE

ENGINEER'S CERTIFICATE

"I 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."

Earl D. Collins 4-4-05
Signature of Engineer EARL D. COLLINS Date

BUILDER/DEVELOPER'S CERTIFICATE

"I/we certify that all development and construction will be done according to this plan, for sediment and erosion control and that any 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."

B. James Greenfield 4-4-05
Signature of Developer B. JAMES GREENFIELD Date

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service
This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

Howard SCD Date

BUILDER/DEVELOPER

K.D. BUILDERS, LLC
P.O. BOX 999
COLUMBIA, MARYLAND 21044
410-730-3940

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Cindy Hammit 5/3/05
Chief, Department of Planning and Zoning
Mark A. Taylor 4/20/05
Chief, Development Engineering Division
Director - Department of Planning and Zoning

PROJECT	TROTTER'S GLEN	SECTION	N/A	LOTS NO.	1,2,3 & 4
LOT	17209	BLOCK NO.	8	ZONE	R-20
WATER CODE	17310	TAX/ZONE	35	ELEC. DIST.	FIFTH
E-15		SEWER CODE	7640000	CENSUS TR.	6069.02

SITE DEVELOPMENT PLAN

SINGLE FAMILY DETACHED

TROTTER'S GLEN

LOTS 1,2,3 & 4

TAX MAP NO.: 35 PARCEL NO.: 162 GRID NO.: 8

FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1" = 30' DATE: DECEMBER, 2004

SHEET 1 OF 3

SDP 05-081



CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21114
410.661.2999



1 Rev. grd. lot 4 to show Ex. Conditions 4-13-05
NO. REVISION DATE

K:\Drawings\330795\Trotter\Roadway\330795_Sdp_Lots 1,2,3 & 4.dwg, 4/20/05 11:34:39 AM