

GENERAL NOTES

- 1. THE SUBJECT PROPERTY IS ZONED R-20 PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE 7-28-2006.
2. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS EFFECTIVE APRIL 13, 2004.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
4. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS, CONSTRUCTION INSPECTION DIVISION AT 410-313-1880 AT LEAST FIVE(5) WORKING DAYS PRIOR TO THE START OF WORK.
5. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" @ 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
6. THE BOUNDARY SURVEY FOR THIS PROJECT WAS PREPARED BY PHRA DATED JANUARY, 2007.
7. THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD RUN SURVEYS WITH TWO FOOT CONTOUR INTERVALS PREPARED BY PHRA DATED JANUARY 2007 & SUPPORTED TOPOGRAPHICAL INFORMATION.
8. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. #29GB AND #29GS WERE USED FOR THIS PROJECT.
9. EXISTING UTILITIES SHOWN HAVE BEEN TAKEN FROM CONTRACT DRAWINGS #34-4728-D, #34-4170-D AND FIELD SURVEYED LOCATIONS. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITY AND SHALL ADJUST ALL UTILITIES AND RIM ELEVATIONS AS NEEDED TO MATCH THIS PLAN.
10. THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER SERVICE SHALL BE PUBLIC, CONNECTING TO EXISTING CONDUIT #34-4170-D, UNDER CONTRACT #34-4728-D; DRAINAGE AREA IS WITHIN THE PATUXENT RIVER WATERSHED.
11. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122.B OF THE HOWARD COUNTY CODE OF PUBLIC WATER AND PUBLIC SEWER SERVICE ALLOCATIONS WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
12. BASED ON AVAILABLE COUNTY MAPS AND RECORDS, THERE ARE NO HISTORIC STRUCTURES, SITES OR KNOWN CEMETERIES LOCATED ON THE SUBJECT PROPERTY.
13. THERE ARE EXISTING STRUCTURES LOCATED ON THIS SITE TO BE REMOVED UNDER F-13-004, THE HOUSE, GARAGE AND BARN ON PARCEL 168 WERE BUILT CIRCA 1958. THE 2 SHEDS ON PARCEL 9 WERE BUILT CIRCA 1955.
14. A NOISE STUDY IS NOT REQUIRED FOR THIS DEVELOPMENT.
15. MAA APPROVAL IS NOT REQUIRED FOR THIS DEVELOPMENT.
16. THE AFPO TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP, INC. DATED JULY, 2011 AND APPROVED UNDER SP-12-002.
17. THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY GEOTECHNICAL LABORATORIES, INC., DATED APRIL, 2007 SUPPLEMENTED IN JANUARY, 2012 AND APPROVED UNDER SF-12-002.
18. 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.
19. THERE ARE NO WETLANDS LOCATED ON-SITE AS OUTLINED IN A WETLAND DELINEATION PREPARED BY PHRA DATED 2007.
20. NO GRADING, REMOVAL OF VEGETATIVE COVER AND TREES ARE NOT PERMITTED IN WETLANDS, STREAMS, WETLAND BUFFERS, STREAM BUFFERS, FLOODPLAIN BUFFER SLOPES OR FOREST CONSERVATION EASEMENT AREAS. DISTURBANCE TO THE EXISTING PERMANENT 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.
21. FOREST STAND DELINEATION PLAN WAS PREPARED BY PHRA, DATED JUNE, 2011 AND APPROVED UNDER SP-12-002.
22. 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-07-003FC/KINDLER OVERLOOK, PLAT #2004A). 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 1.43 ACRES OF REFORESTATION IN THE AMOUNT OF \$31,145.00 SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT UNDER F-13-004.
23. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 18.120 OF THE HOWARD COUNTY CODE AND 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.
24. ALL LANDSCAPING REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL AND SECTION 18.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
25. PERIMETER LANDSCAPING, TRASH PAD SCREENING AND W/P-12-011 PLANTINGS ARE PROVIDED IN ACCORDANCE WITH SECTION 18.124 OF THE LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$11,250.00 FOR 33 SHADE TREES, 5 EVERGREENS, AND 20 SHRUBS WERE POSTED WITH THE DEVELOPER AGREEMENT UNDER F-13-004.
26. A WRITTEN APPROVAL FROM BOBE FOR THE PROPOSED LANDSCAPING ALONG TROTTER ROAD WAS OBTAINED BY CORRESPONDENCE DATED SEPTEMBER 17, 2012 AND APPROVED UNDER F-13-004.
27. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM ROAD RIGHT-OF-WAY AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
28. 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 TAR AND CHIP COATING.
C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 CROSS TONS (H25 LOAD)
E) DRAINAGE - CURRENTLY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1' DEPTH OVER DRIVEWAY.
F) STRUCTURE CLEARANCES - 7' CLEARANCE OVER DRIVEWAY.
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
29. A USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 6 & 8 SHALL BE RECORDED SIMULTANEOUSLY WITH PLAT #2283 FOR THIS SUBDIVISION IN THE LAND RECORDS OF HOWARD COUNTY, MD. AT L1218/F.0004.
30. UNLESS OTHERWISE NOTED AS "PRIVATE", ALL EASEMENTS ARE PUBLIC.
31. BRL INDICATES BUILDING RESTRICTION LINE.
32. STORMWATER MANAGEMENT SHALL BE PROVIDED FOR THIS PROJECT BASED ON GUIDELINES ESTABLISHED BY THE STATE STORMWATER MANAGEMENT ACT OF 2009. SWM FOR THIS PROJECT SHALL BE PROVIDED BY ESD TO THE MEP UTILIZING (M-1) DISCONNECTION OF ROOFTOP RUN-OFF, (M-5) DRY WELLS, (M-6) MICRO-BIORETENTION, AND (M-8) GRASS SWALES, AS SHOWN ON THESE PLANS & THE APPROVED ROAD CONSTRUCTION PLANS F-13-004.
33. THE STORMWATER MANAGEMENT FACILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED, SAVING AND EXCEPTING THE GRASS SWALES ALONG THE ROADWAY WHICH SHALL BE JOINTLY OWNED AND MAINTAINED.
34. THE TRAFFIC CONTROL DEVICES SHOWN ON THESE PLANS ARE APPROXIMATE AND MUST BE FIELD APPROVED BY HOWARD COUNTY TRAFFIC DIVISION (410-313-5752) PRIOR TO INSTALLATION.
35. ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MARYLAND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCOD), ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
36. ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED WITHIN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED (QUICK PUNCH), SQUARE TUBE POST (14 GAUGE) INSERTED INTO 2-1/2" GALVANIZED STEEL, PERFORATED SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG, A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
37. THE R-1-1 STOP SIGN AND THE STREET NAME SIGN (SNS) ASSEMBLY FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETED.
38. A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPER/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5752 FOR DETAILS AND COST ESTIMATES.
39. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE BUILDERS EXPENSE.
40. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
41. STREET LIGHT PLACEMENT AND TYPE OF FIXTURES AND POLES SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL VOLUME III (2006), SECTION 5.5.A. A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREETLIGHT AND ANY TREE.
42. ALL AREAS OF CONTROLLED FILL TO BE AT 95% COMPACTION PER MSHTO-1160 STANDARDS.
43. THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE RECORDED ON 8/15/2008 AS ACCOUNT NO.012675013 AMONG THE RECORDS OF THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION.
44. ALL ASPECTS OF THIS PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
45. WAIVER PETITION WP-12-011 WAS APPROVED BY LETTER DATED AUGUST 10, 2011 TO WAIVE SECTION 18.120(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 OF SIXTEEN SPECIMEN TREES AS SHOWN ON THE WAIVER PETITION EXHIBIT AND IDENTIFIED AS SPECIMEN TREES NOS. 1 THROUGH 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.
46. A DESIGN MANUAL WAIVER WAS APPROVED PER LETTER DATED DECEMBER 13, 2011, TO WAIVE STD. R.101 OF THE HOWARD COUNTY DESIGN MANUAL VOL IV TO ALLOW FOR THE USE OF A MODIFIED OPEN SECTION ROADWAY FOR A PUBLIC ACCESS PLACE WITHIN THE METROPOLITAN DISTRICT.
47. THE EX. 10'x10' CONCRETE BUS PAD AND SHELTER (F-13-004) ARE OWNED AND MAINTAINED BY THE H.O.A.
48. DRIVEWAY APRONS SHALL BE IN ACCORDANCE WITH H.O.C. STD.R-6.05.
49. DRIVEWAY CULVERTS SHOWN ON THESE PLANS WERE DESIGNED & APPROVED UNDER F-13-004.
50. THE SECOND AMENDMENT TO THE COVENANTS AND RESTRICTIONS FOR THE HOMEOWNERS ASSOCIATION WERE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS RECORDING REFERENCE 000181 ON 8/02/2013.

TROTTER POINT

LOTS 1-14

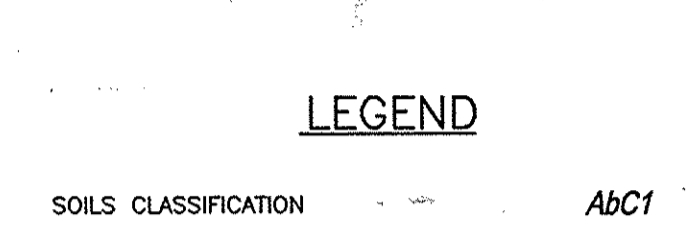
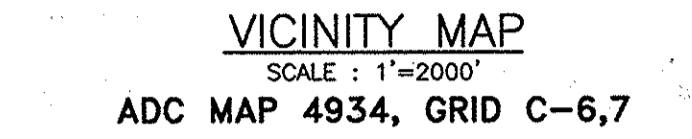
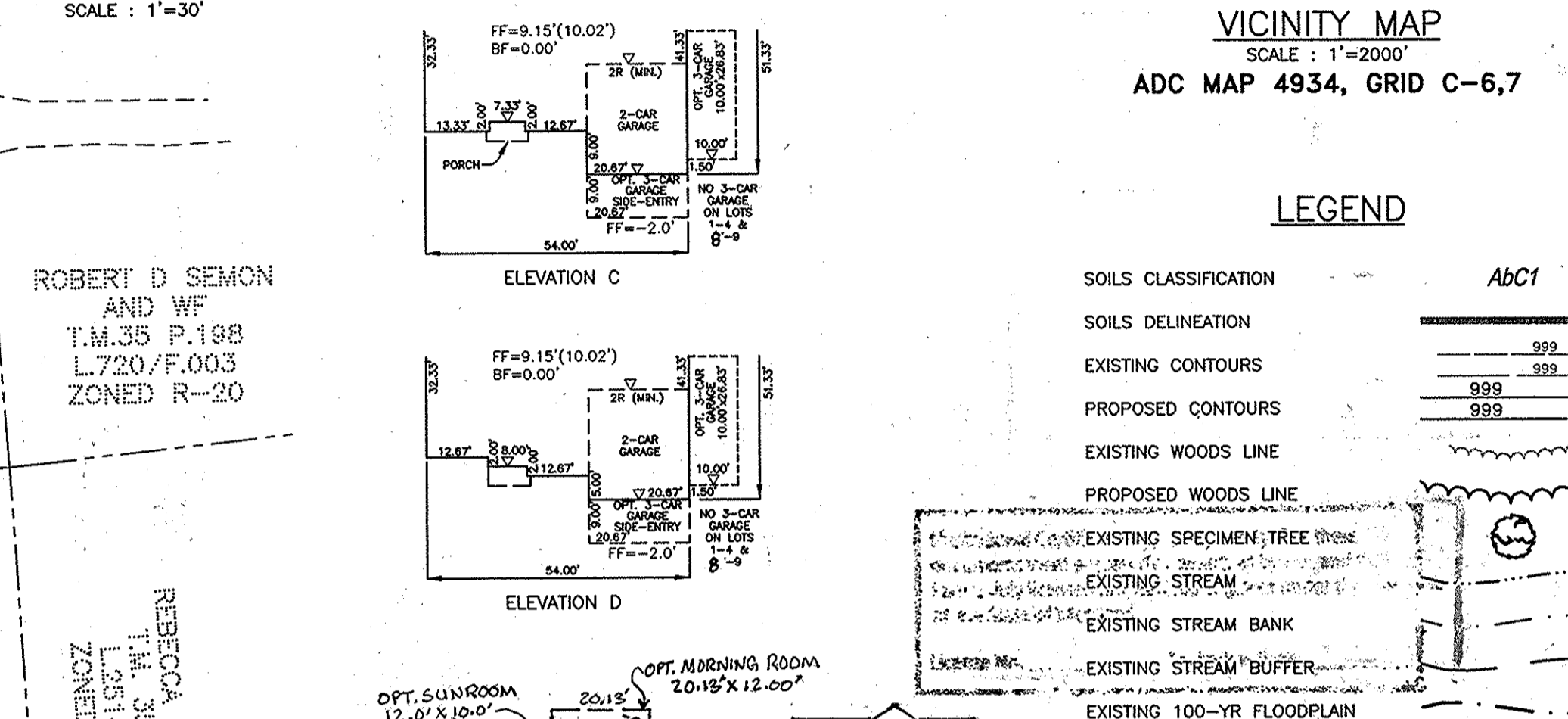
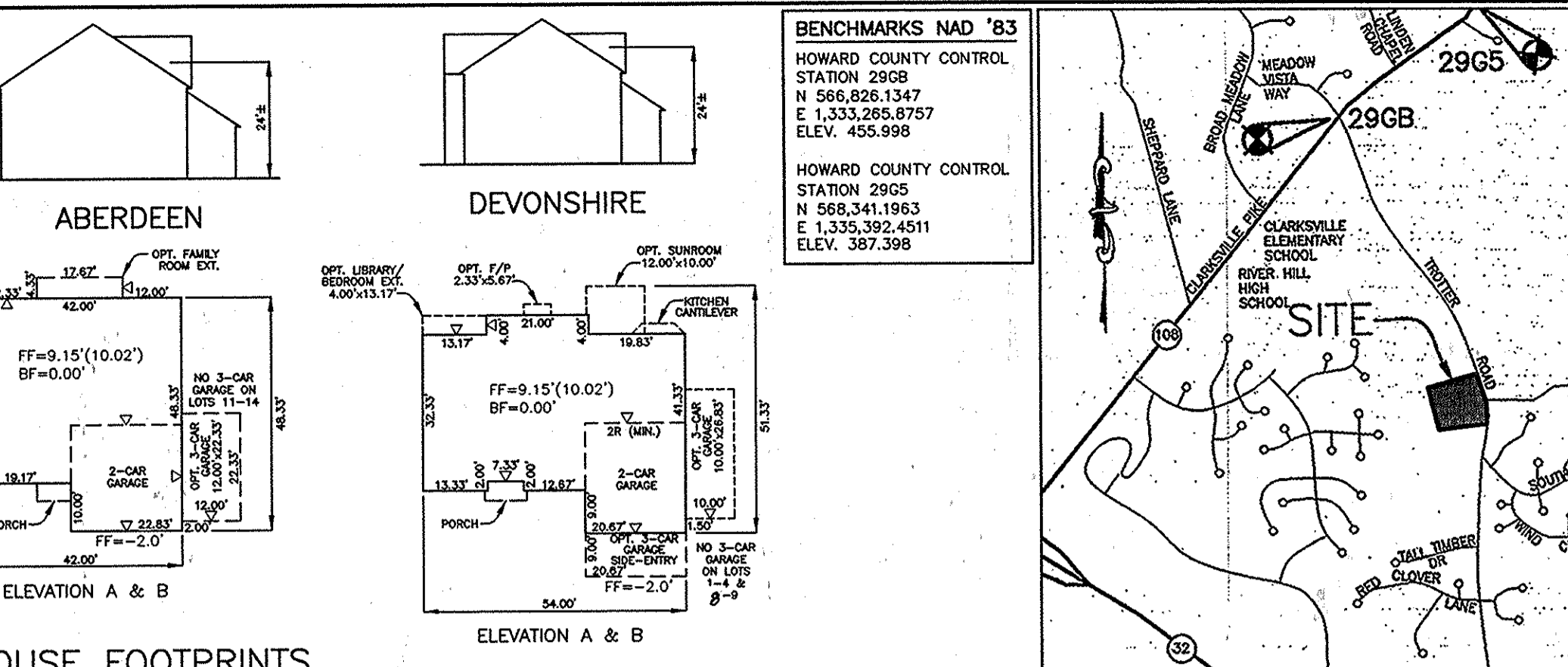
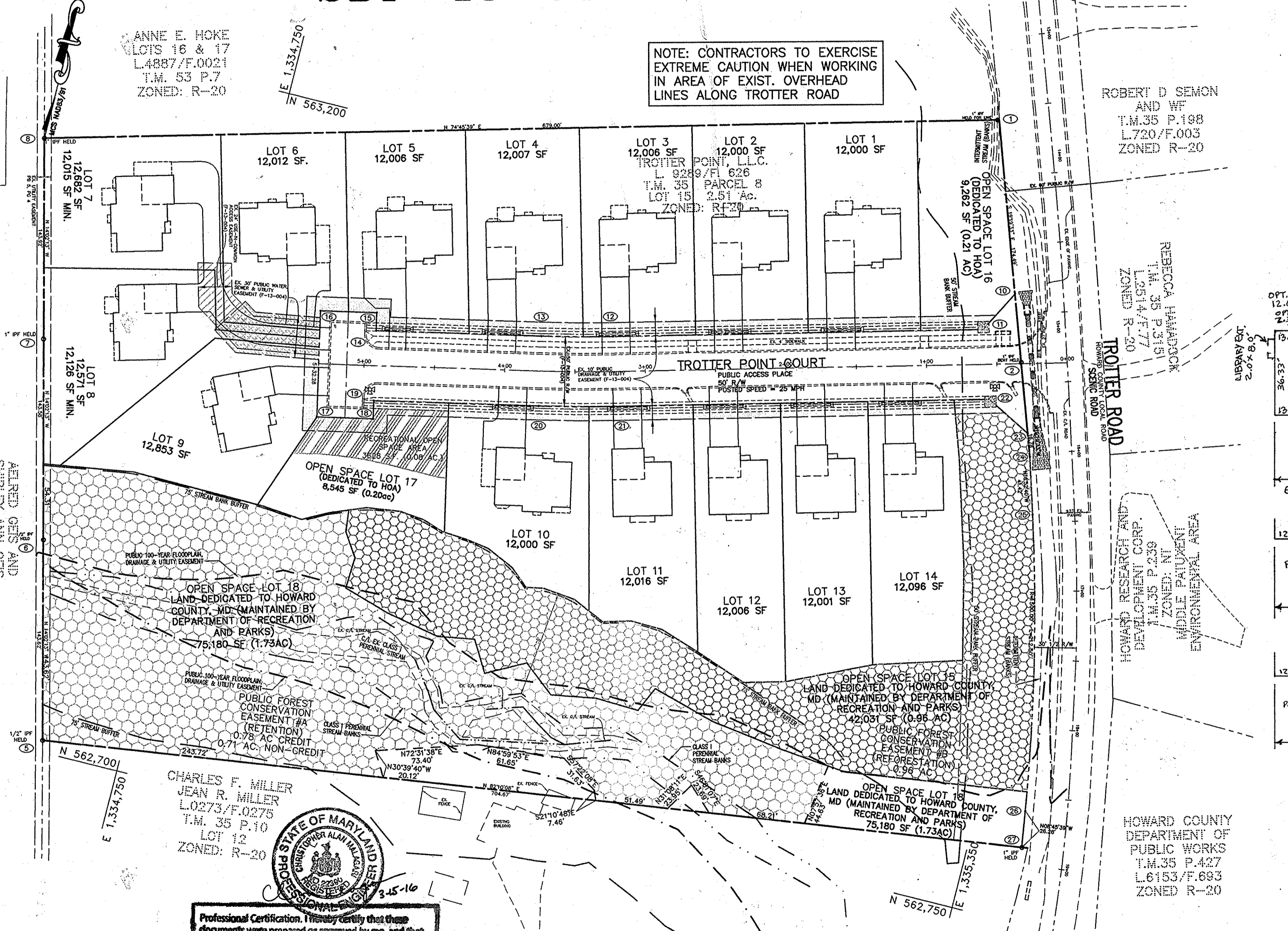
PARCELS 8, 9, & 165 / ZONE: R-20

5th ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

SITE DEVELOPMENT PLANS

SDP-13-083



SITE ANALYSIS DATA/TABULATION

Table with 2 columns: Description and Value. Includes data for general site data, zoning, area tabulation, and total area provided.

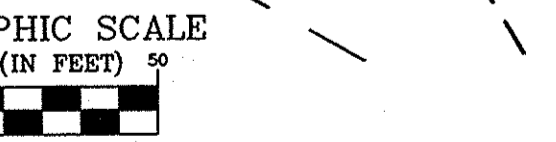
BOUNDARY COORDINATE TABLE (NAD '83)

Table with 3 columns: Lot No., Northing, Easting. Lists boundary coordinates for lots 1 through 14.

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 22390. Expiration Date: 6-30-17.

STORMWATER MANAGEMENT PRACTICE CHART

Table with 5 columns: Lot No., Street Address, Disconnection of Rooftop Run-off (N-1), Dry Wells (M-5), Micro-bioretention (M-6). Shows management practices for each lot.



MINIMUM LOT SIZE CHART

Table with 4 columns: Lot No., Gross Area, Pipestem Area, Min. Lot Size. Shows minimum requirements for lots 7, 12, and 8.

SHEET INDEX

Table with 2 columns: No., Description. Lists sheets 1 through 5 and their respective titles.

PERMIT INFORMATION CHART

Table with 4 columns: Subdivision Name, Section/Area, Lot/Parcel, and Census. Includes permit details for Trotter Point.

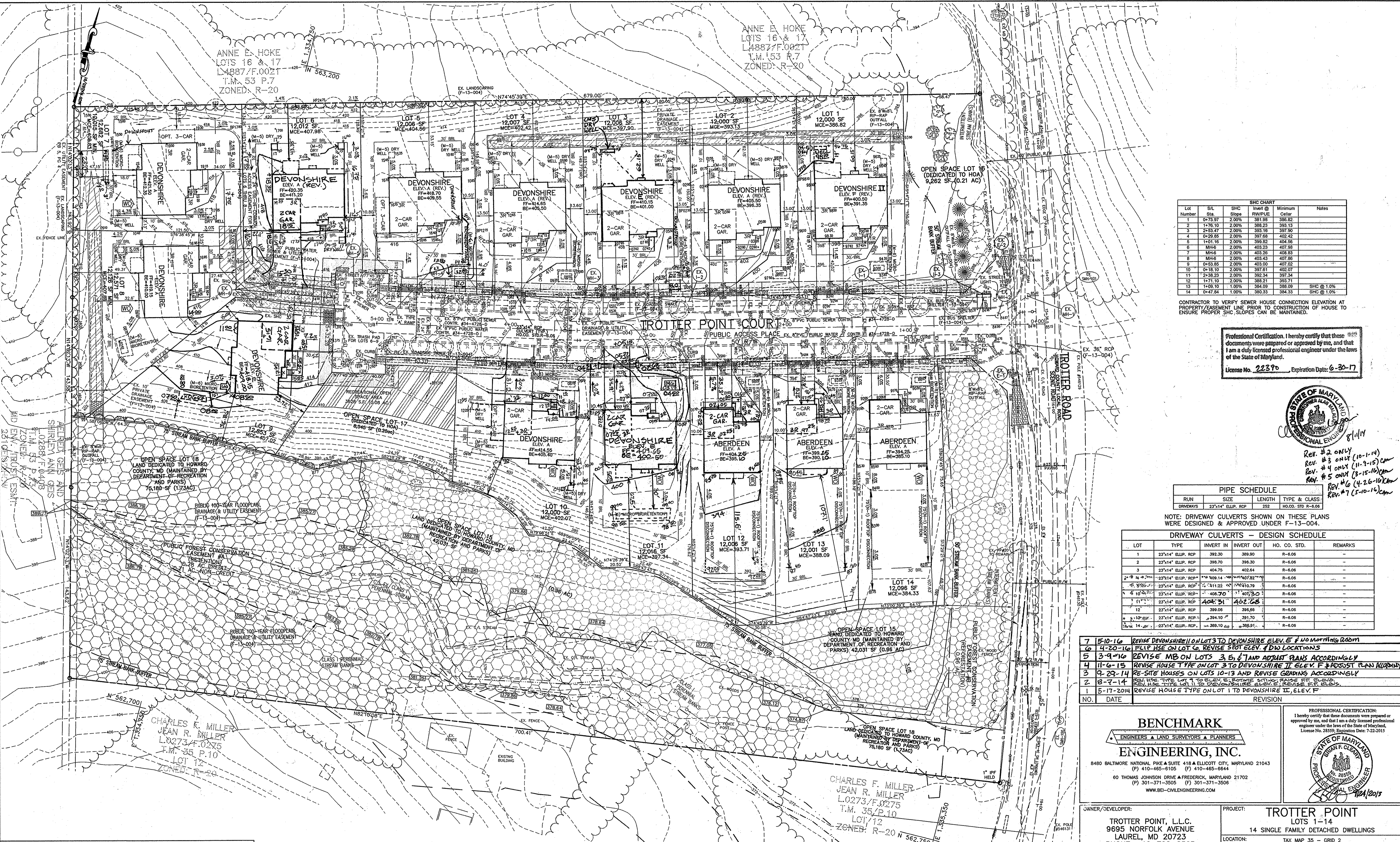
Table with 4 columns: Water Code, Sewer Code, and other permit information.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING. Signatures and dates for staff members.

BENCHMARK ENGINEERING, INC. logo and contact information. Includes address, phone, and website details.

Project information section. Includes owner/developer (Trotter Point, L.L.C.), project name, location, title sheet details, and drawing information.

P:\2283 Trotter Point\dwg\009V2-FINAL.dwg COVER, 9/24/2013 2:30:33 PM, mcr



ANNE E. HOKE  
 LOTS 16 & 17  
 L4887/F.0021  
 T.M. 53 P.7  
 ZONED R-20

ANNE E. HOKE  
 LOTS 16 & 17  
 L4887/F.0021  
 T.M. 53 P.7  
 ZONED R-20

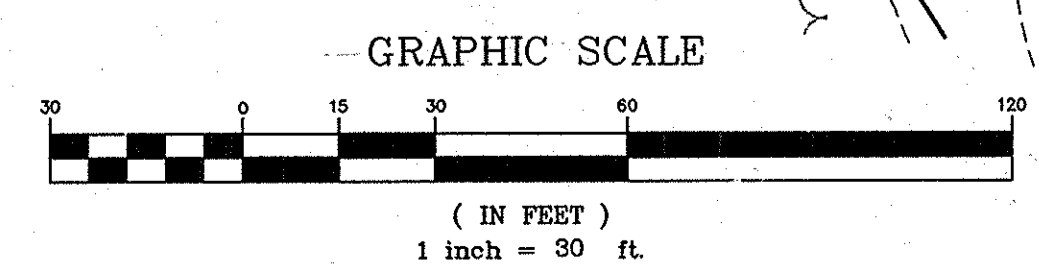
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Edelman* 10-23-13  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Mark A. Taylor* 4/10/13  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*Mark A. Taylor*  
 DIRECTOR

NOTE: CONTRACTORS TO EXERCISE EXTREME CAUTION WHEN WORKING IN AREA OF EXIST. OVERHEAD LINES ALONG TROTTER ROAD



SIC CHART

| Lot Number | SIC     | SIC Slope | SIC R/W/F/VE | Minimum Center | Notes      |
|------------|---------|-----------|--------------|----------------|------------|
| 1          | 0+73.97 | 2.00%     | 381.98       | 386.82         |            |
| 2          | 1+76.10 | 2.00%     | 388.23       | 393.13         |            |
| 3          | 2+53.47 | 2.00%     | 393.18       | 397.90         |            |
| 4          | 0+29.85 | 2.00%     | 397.58       | 402.42         |            |
| 5          | 1+01.16 | 2.00%     | 399.82       | 404.56         |            |
| 6          | MH+6    | 2.00%     | 403.23       | 407.98         |            |
| 7          | MH+6    | 2.00%     | 403.29       | 408.93         |            |
| 8          | MH+6    | 2.00%     | 403.43       | 407.99         |            |
| 9          | 0+53.85 | 2.00%     | 403.00       | 407.02         |            |
| 10         | 0+18.10 | 2.00%     | 397.61       | 402.07         |            |
| 11         | 2+38.23 | 2.00%     | 392.34       | 397.34         |            |
| 12         | 1+71.10 | 2.00%     | 388.21       | 393.71         |            |
| 13         | 1+09.10 | 1.00%     | 384.09       | 388.09         | SHC @ 1.0% |
| 14         | 0+47.84 | 1.00%     | 380.33       | 384.33         | SHC @ 1.0% |

CONTRACTOR TO VERIFY SEWER HOUSE CONNECTION ELEVATION AT PROPERTY/EASEMENT LINE PRIOR TO CONSTRUCTION OF HOUSE TO ENSURE PROPER SLOPES CAN BE MAINTAINED.

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.  
 License No. 22370 Expiration Date: 6-30-17



REV. #2 ONLY (10-1-14)  
 REV. #3 ONLY (11-9-15) C.M.  
 REV. #4 ONLY (11-15-16) C.M.  
 REV. #5 ONLY (3-15-16) C.M.  
 REV. #6 (4-26-16) C.M.  
 REV. #7 (5-10-16) C.M.

PIPE SCHEDULE

| RUN       | SIZE               | LENGTH | TYPE & CLASS        |
|-----------|--------------------|--------|---------------------|
| DRIVEWAYS | 23"x14" ELLIP. RCP | 252    | HO. CO. STD. R-6.0E |

NOTE: DRIVEWAY CULVERTS SHOWN ON THESE PLANS WERE DESIGNED & APPROVED UNDER F-13-004.

DRIVEWAY CULVERTS - DESIGN SCHEDULE

| LOT | TYPE               | INVERT IN | INVERT OUT | HO. CO. STD. | REMARKS |
|-----|--------------------|-----------|------------|--------------|---------|
| 1   | 23"x14" ELLIP. RCP | 392.30    | 389.90     | R-6.0E       |         |
| 2   | 23"x14" ELLIP. RCP | 398.70    | 396.30     | R-6.0E       |         |
| 3   | 23"x14" ELLIP. RCP | 404.75    | 402.35     | R-6.0E       |         |
| 4   | 23"x14" ELLIP. RCP | 409.14    | 406.74     | R-6.0E       |         |
| 5   | 23"x14" ELLIP. RCP | 411.22    | 408.82     | R-6.0E       |         |
| 6   | 23"x14" ELLIP. RCP | 408.70    | 406.30     | R-6.0E       |         |
| 7   | 23"x14" ELLIP. RCP | 404.75    | 402.35     | R-6.0E       |         |
| 8   | 23"x14" ELLIP. RCP | 399.06    | 396.66     | R-6.0E       |         |
| 9   | 23"x14" ELLIP. RCP | 394.10    | 391.70     | R-6.0E       |         |
| 10  | 23"x14" ELLIP. RCP | 389.10    | 386.70     | R-6.0E       |         |

- 7 5-10-16 REVISE DEVONSHIRE II ON LOTS 3 TO DEVONSHIRE ELEV. E # NO MORTGAGE ROOM
- 6 4-20-16 FLIP HSE ON LOT 6, REVISE SPOT ELEV. # DW LOCATIONS
- 5 3-9-16 REVISE MB ON LOTS 3, 5, 6, 7 AND ADJUST PLANS ACCORDINGLY
- 4 11-6-15 REVISE HOUSE TYPE ON LOT 3 TO DEVONSHIRE II ELEV. F # ADJUST PLAN ACCORDINGLY
- 3 9-29-14 RE-SITE HOUSES ON LOTS 10-13 AND REVISE GRADING ACCORDINGLY
- 2 8-7-14 REV. HSE TYPE LOT 1 TO ELEV. E, REMOVE SYLING, RAISE FF. ELEV. REV. HSE TYPE LOT 11 TO DEVONSHIRE ELEV. E, REVISE P.F. ELEV.
- 1 5-17-2014 REVISE HOUSE TYPE ON LOT 1 TO DEVONSHIRE II, ELEV. F

PROFESSIONAL CERTIFICATION:  
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.  
 License No. 28559; Expiration Date: 7-22-2015

**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS & LAND SURVEYORS & PLANNERS  
 8480 BALTIMORE NATIONAL PIKE & SUITE 418 • ELLICOTT CITY, MARYLAND 21104  
 (P) 410-485-6105 (F) 410-485-6844  
 60 THOMAS JOHNSON DRIVE • FREDERICK, MARYLAND 21702  
 (P) 301-371-3505 (F) 301-371-3506  
 WWW.BEI-CIVILENGINEERING.COM

OWNER/DEVELOPER: TROTTER POINT, L.L.C.  
 9695 NORFOLK AVENUE  
 LAUREL, MD 20723  
 PHONE: +1-0-792-2565

PROJECT: TROTTER POINT LOTS 1-14  
 14 SINGLE FAMILY DETACHED DWELLINGS

LOCATION: TAX MAP 35 - GRID 2  
 PARCELS 8, 9 & 165  
 5th ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

BUILDER: CORNERSTONE HOMES, INC.  
 9685 NORFOLK AVENUE  
 LAUREL, MD 20723  
 PHONE: 410-782-2535

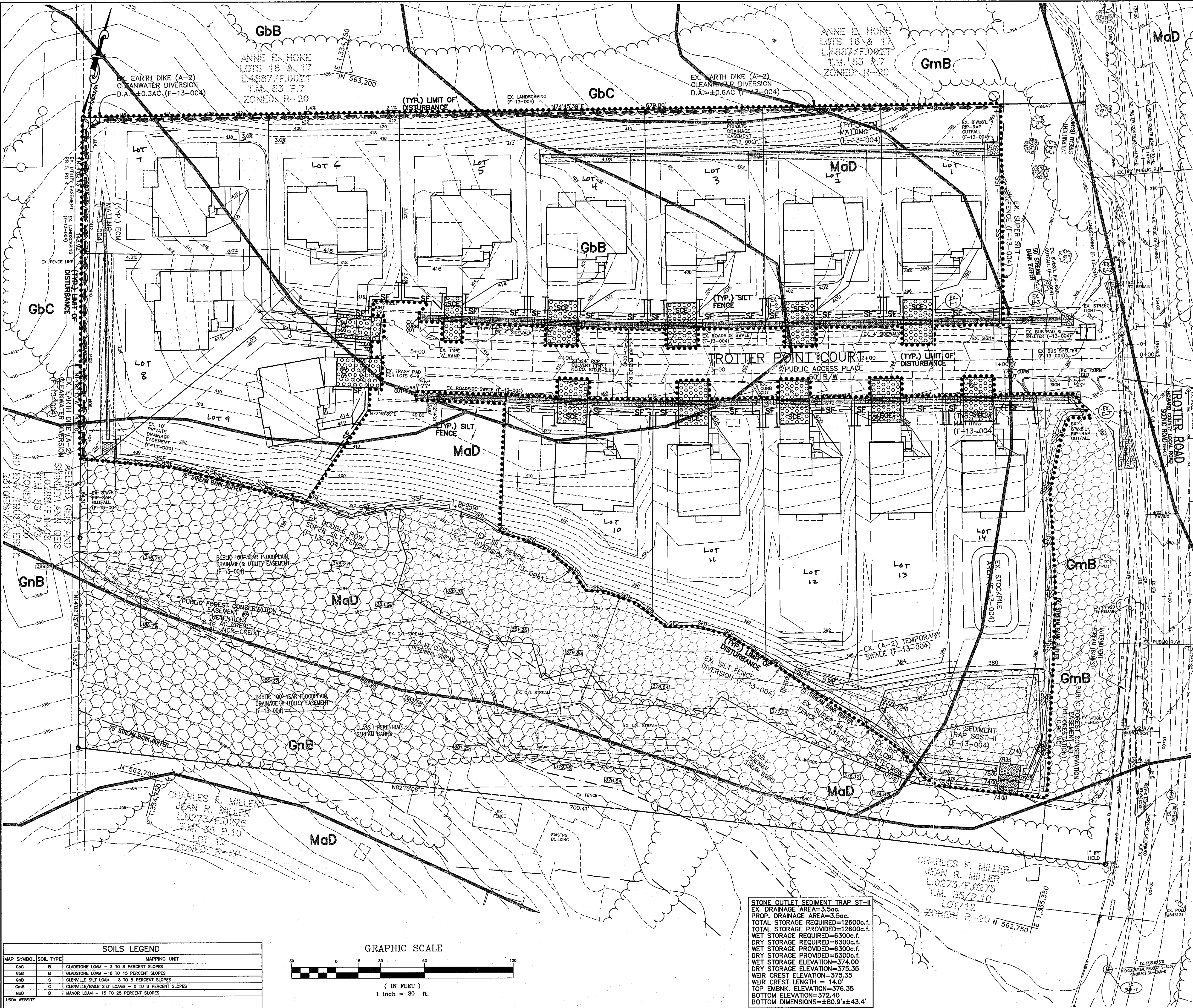
TITLE: SITE DEVELOPMENT/GRADING PLAN NOTES AND DETAILS

DATE: JUNE 2013  
 SEPTEMBER, 2013

PROJECT NO. 2283

SCALE: AS SHOWN DRAWING 2 OF 5

Design: MCR Draft: MCR Check: BFC



BY THE DEVELOPER:  
 I, WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, 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.  
 DEVELOPER: *R.O. By* DATE: 9/26/13

BY THE ENGINEER:  
 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.  
 ENGINEER: *[Signature]* DATE: 9/26/13

THIS DEVELOPMENT PLAN IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
*[Signature]* DATE: 10/8/13  
 HOWARD SOIL CONSERVATION DISTRICT

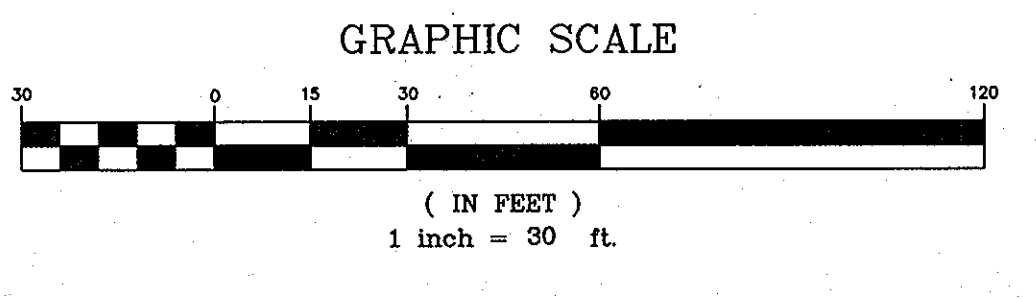
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*[Signature]* DATE: 10-28-13  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* DATE: 11-13-13  
 CHIEF, DIVISION OF LAND DEVELOPMENT

*[Signature]* DATE: 11/15/13  
 DIRECTOR

NOTE: CONTRACTORS TO EXERCISE EXTREME CAUTION WHEN WORKING IN AREA OF EXIST. OVERHEAD LINES ALONG TROTTER ROAD

| SOILS LEGEND |           |   |
|--------------|-----------|---|
| MAP SYMBOL   | SOIL TYPE | MAPPING UNIT  |
| GbC          | B         | GLADSTONE LOAM - 3 TO 8 PERCENT SLOPES              |
| GbB          | B         | GLADSTONE LOAM - 8 TO 15 PERCENT SLOPES             |
| GmB          | C         | GLENNVILLE SILT LOAM - 3 TO 8 PERCENT SLOPES        |
| GmB          | C         | GLENNVILLE/SABLE SILT LOAMS - 0 TO 8 PERCENT SLOPES |
| MaD          | B         | MANOR LOAM - 15 TO 25 PERCENT SLOPES                |



STONE OUTLET SEDIMENT TRAP ST-II  
 EX. DRAINAGE AREA=3.5ac.  
 PROP. DRAINAGE AREA=3.5ac.  
 TOTAL STORAGE REQUIRED=12600c.f.  
 TOTAL STORAGE PROVIDED=12600c.f.  
 WET STORAGE REQUIRED=6300c.f.  
 DRY STORAGE REQUIRED=6300c.f.  
 WET STORAGE PROVIDED=6300c.f.  
 DRY STORAGE PROVIDED=6300c.f.  
 WET STORAGE ELEVATION=374.00  
 DRY STORAGE ELEVATION=375.35  
 WEIR CREST ELEVATION=375.35  
 WEIR CREST LENGTH = 14.0'  
 TOP EMBNK. ELEVATION=376.35  
 BOTTOM ELEVATION=372.40  
 BOTTOM DIMENSIONS=±80.9'x±43.4'

|     |      |          |
|-----|------|----------|
| NO. | DATE | REVISION |
|     |      |          |

**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS & LAND SURVEYORS & PLANNERS  
 8480 BALTIMORE NATIONAL PIKE & SUITE 418 • ELLOTT CITY, MARYLAND 21043  
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 60 THOMAS JOHNSON DRIVE • FREDERICK, MAR. LAND 21702  
 (P) 301-371-3505 (F) 301-371-1506  
 WWW.BEI-CIVILENGINEERING.COM

PROFESSIONAL CERTIFICATION:  
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 28559; Expiration Date: 7-22-2015

|   |  |
|---|--|
| OWNER/DEVELOPER:<br>TROTTER POINT, L.L.C.<br>9695 NORFOLK AVENUE<br>LAUREL, MD 20723<br>PHONE: 410-792-2565 | PROJECT:<br><b>TROTTER POINT</b><br>LOTS 1-14<br>14 SINGLE FAMILY DETACHED DWELLINGS                       |
| BUILDER:<br>CORNERSTONE HOMES, INC.<br>9695 NORFOLK AVENUE<br>LAUREL, MD 20723<br>PHONE: 410-792-2565       | LOCATION:<br>TAX MAP 35 - GRID 2<br>PARCELS 8, 9 & 165<br>5th ELECTION DISTRICT<br>HOWARD COUNTY, MARYLAND |
| DATE: JUNE 2013<br>SEPTEMBER 2013   | TITLE:<br><b>SEDIMENT &amp; EROSION CONTROL PLAN, NOTES AND DETAILS</b>                                    |
| Design: MCR Draft: MCR Check: BFC   | PROJECT NO. 2283<br>SCALE: AS SHOWN DRAWING 3 OF 5   |

B-4 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION... Using vegetation as cover to protect exposed soil... To promote the establishment of vegetation on exposed soil...

B-4.2 STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING AND SOIL AMENDMENTS... The process of preparing the soils to sustain adequate vegetative stabilization... To provide a suitable soil medium for vegetative growth...

B-4.1 STANDARDS AND SPECIFICATIONS FOR INCREMENTAL STABILIZATION... Establishment of vegetative cover on cut and fill slopes... To provide timely vegetative cover on cut and fill slopes...

B-4.3 STANDARDS AND SPECIFICATIONS FOR MULCHING... Mulch is a layer of organic or inorganic material applied to the soil surface... To reduce soil erosion and maintain soil moisture...

B-4.5 STANDARDS AND SPECIFICATIONS FOR PERMANENT VEGETATIVE STABILIZATION... To stabilize disturbed soils with permanent vegetation... Using long-lived perennial grasses and legumes to establish permanent ground cover...

B-4.4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY VEGETATIVE STABILIZATION... To stabilize disturbed soils with vegetation for short term... Using fast growing vegetation that provides cover on disturbed soils...

B-4.6 STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA... To provide quick cover on disturbed areas (2:1 grade or flatter)...

H-5 STANDARDS AND SPECIFICATIONS FOR DUST CONTROL... Controlling the suspension of dust particles from construction activities... To prevent blowing and movement of dust from exposed soil surfaces...

SEDIMENT CONTROL NOTES

- 1. A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSES AND PERMITS... 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 SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL... 3. FOLLOWING INITIAL SOIL DISTURBANCE OR RESTORATION, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) THREE (3) CALENDAR DAYS FOR ALL PERMETER SEDIMENT CONTROL STRUCTURES, DICES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1; B) SEVEN (7) DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE...

Table with 2 columns: Category and Value. Includes TOTAL AREA OF SITE (7.66 ACRES), AREA DISTURBED (4.30 ACRES), AREA TO BE ROOFED OR PAVED (1.30 ACRES), AREA TO BE VEGETATIVELY STABILIZED (3.00 ACRES), TOTAL CUT (2500 CY), TOTAL FILL (2500 CY), OFFSITE WASTE/BORROW AREA LOCATION (\*).

\*IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY THE SPOIL/BORROW SITE AND NOTIFY AND OBTAIN APPROVAL FROM THE SEDIMENT CONTROL INSPECTOR OF THE SITE AND ITS GRADING PERMIT NUMBER AT THE TIME OF CONSTRUCTION.

NOTE: THE AREAS OF ESD IMPLEMENTATION SHALL HAVE LIMITED ACCESS FROM HEAVY CONSTRUCTION EQUIPMENT TO AVOID UNNECESSARY COMPACTION WHEN PRACTICAL.

NOTE: ALL SUPER SILT FENCES TO BE CHECKED DAILY TO ENSURE COMPLIANCE AND REPAIRED IMMEDIATELY AS REQUIRED

NOTE: NO CHANGES ARE ALLOWED TO THE SEQUENCE OF CONSTRUCTION WITHOUT PRIOR HOWARD SCD APPROVAL

Table B.1: Temporary Seeding for Site Stabilization

Table with columns: Plant Species, Seeding Rate (lb/acre), Seeding Depth (inches), Recommended Seeding Dates by Plant Hardiness Zone (5b and 6b).

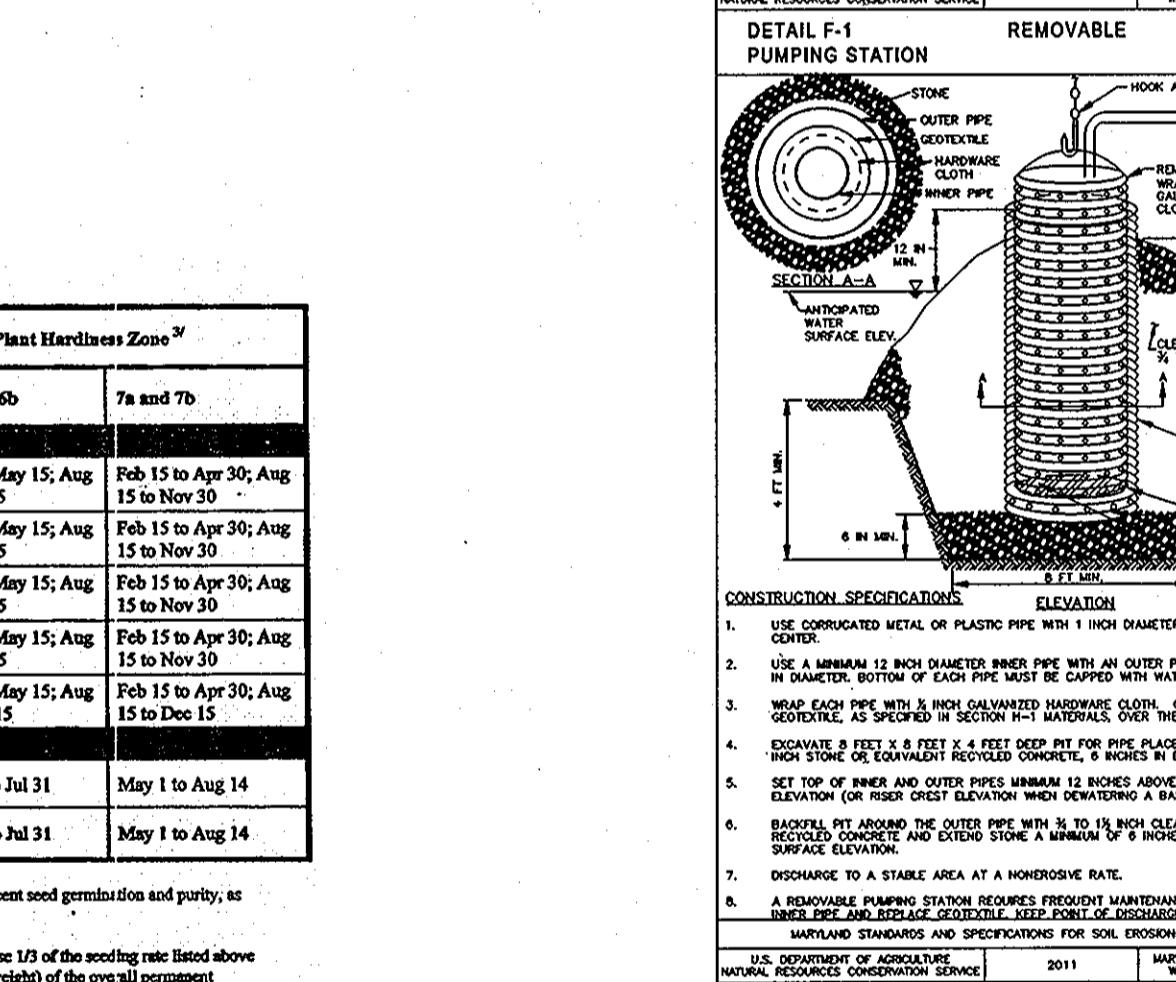
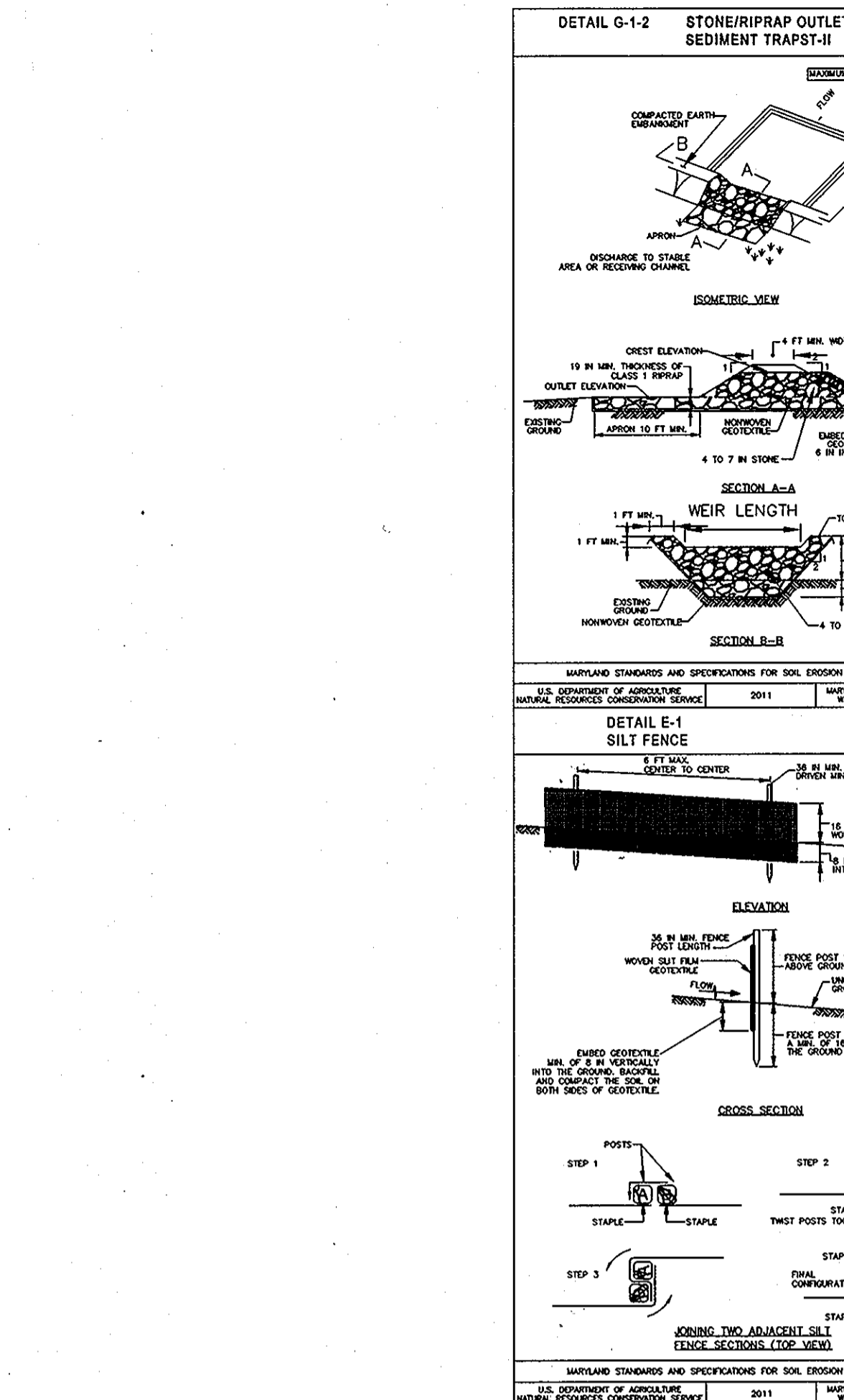
Notes regarding seeding rates for warm-season grasses, annual planting rates, and adjustments for soil conditions.

2/ For sandy soils, plant seeds at twice the depth listed above... 3/ The planting dates listed are averages for each Zone and may require adjustment to reflect local conditions, especially near the boundaries of the zones.

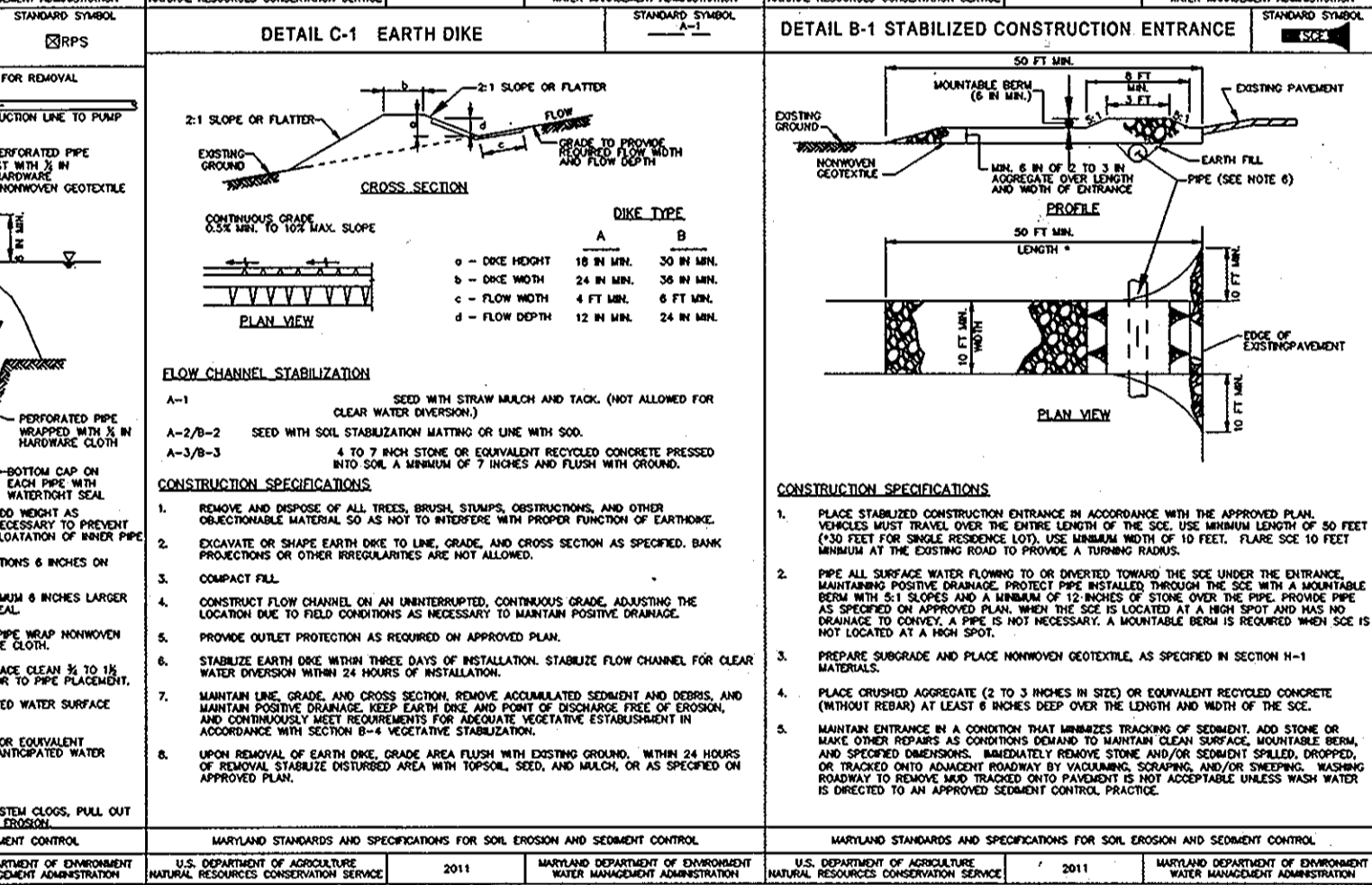
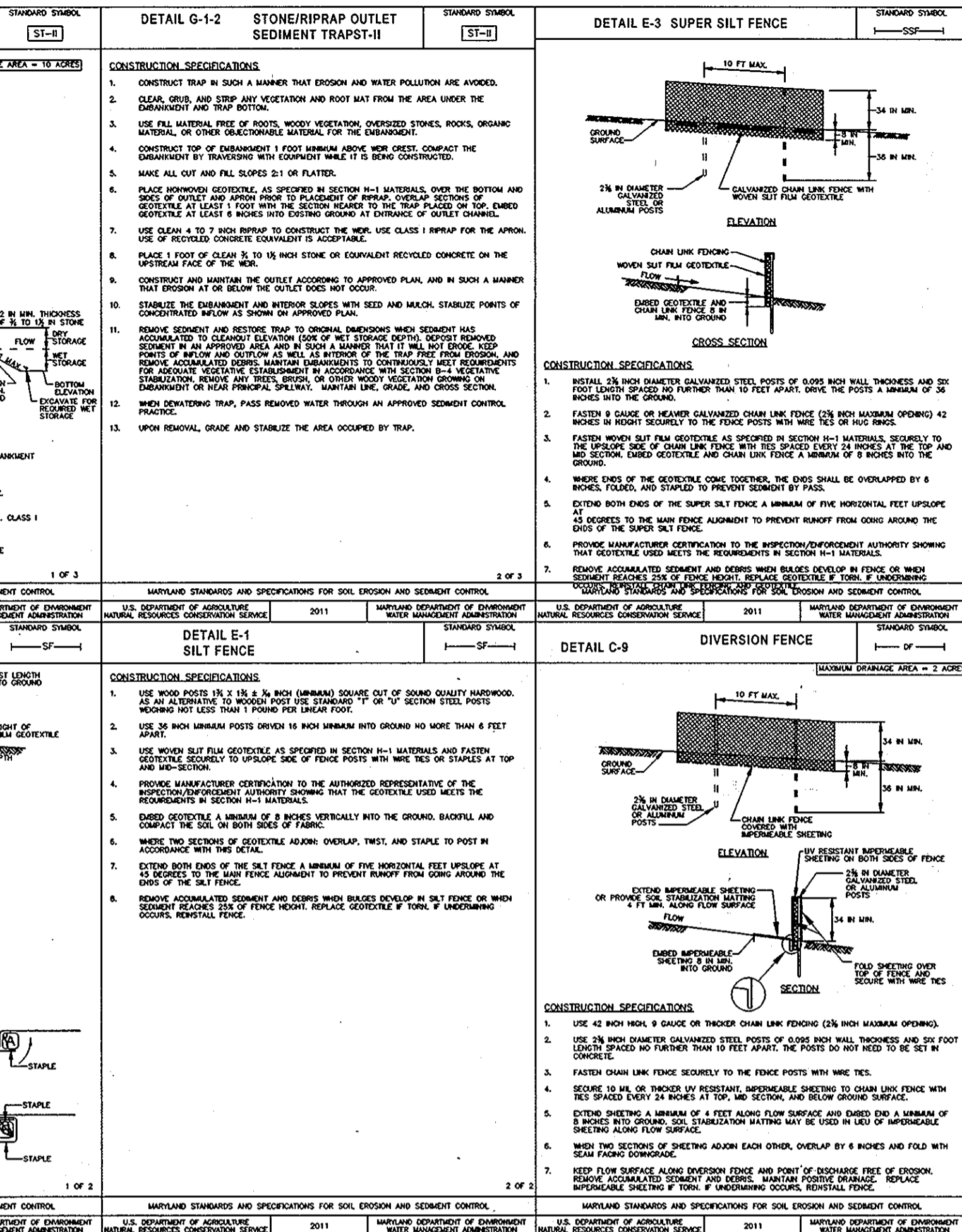
SEQUENCE OF CONSTRUCTION NOTIFICATION CONTROL DIVISION 48 HOURS PRIOR TO START OF CONSTRUCTION ACTIVITY

- DAY 1\* OBTAIN GRADING PERMIT... DAY 2-5\* INSTALL SEDIMENT CONTROLS AS SHOWN ON THIS S.D.P. INSPECT AND MAINTAIN EXISTING PRACTICES INSTALLED UNDER F-13-1004 TO BE UTILIZED UNDER THIS PLAN... DAY 6-10\* UPON APPROVAL OF HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, EXCAVATE FOR FOUNDATIONS AND ROUGH GRADE LOT, TAKE CARE TO AVOID COMPACTION OF SOILS IN THE ESD IMPLEMENTATION AREAS... DAY 11-90\* CONSTRUCT PROPOSED DWELLINGS (UTILIZE APPLICABLE SINGLE LOT SCD REQUIREMENTS) INCLUDING THE DRIVEWAY AND CULVERS, AS APPLICABLE... DAY 90-100\* CONSTRUCT ON-LOT SWM-ESD PRACTICES, FINAL GRADE AND STABILIZE IN ACCORDANCE WITH PERMANENT SEEDED NOTES... DAY 101-105\* OCCUPY LOTS 10 THRU 14 ARE CONSTRUCTED AND PERMANENTLY STABILIZED, AND APPROVAL OBTAINED FROM HOWARD COUNTY SEDIMENT CONTROL INSPECTOR FOR THE SCD IMPLEMENTATION AREAS... DAY 106-110\* UPON APPROVAL OF HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE REMAINING SEDIMENT CONTROL DEVICES AND PERMANENTLY STABILIZE ANY REMAINING DISTURBED AREAS...

\* - INDICATES SINGLE HOUSE CONSTRUCTION. NOTE: EROSION CONTROL MATTING SHALL BE PLACED IN SWALES WHERE DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR UNTIL VEGETATION IS ESTABLISHED OR SOLD SCD SHOULD BE USED.



Professional Engineer and Surveyor certification block for Benchmark Engineering, Inc., including project details for Trotter Point, L.L.C.



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