

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	SEDIMENT CONTROL NOTES & DETAILS
4	NOTES & DETAILS
5	WATER, SEWER, & STORM DRAINAGE NOTES & DETAILS AND HOUSE LOCATION PLAN

Minimum Lot Size Tabulation			
Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
39	14,404 Sq. Ft.	151 Sq. Ft.	14,253 Sq. Ft.
40	14,602 Sq. Ft.	602 Sq. Ft.	14,000 Sq. Ft.
41	14,945 Sq. Ft.	945 Sq. Ft.	14,000 Sq. Ft.

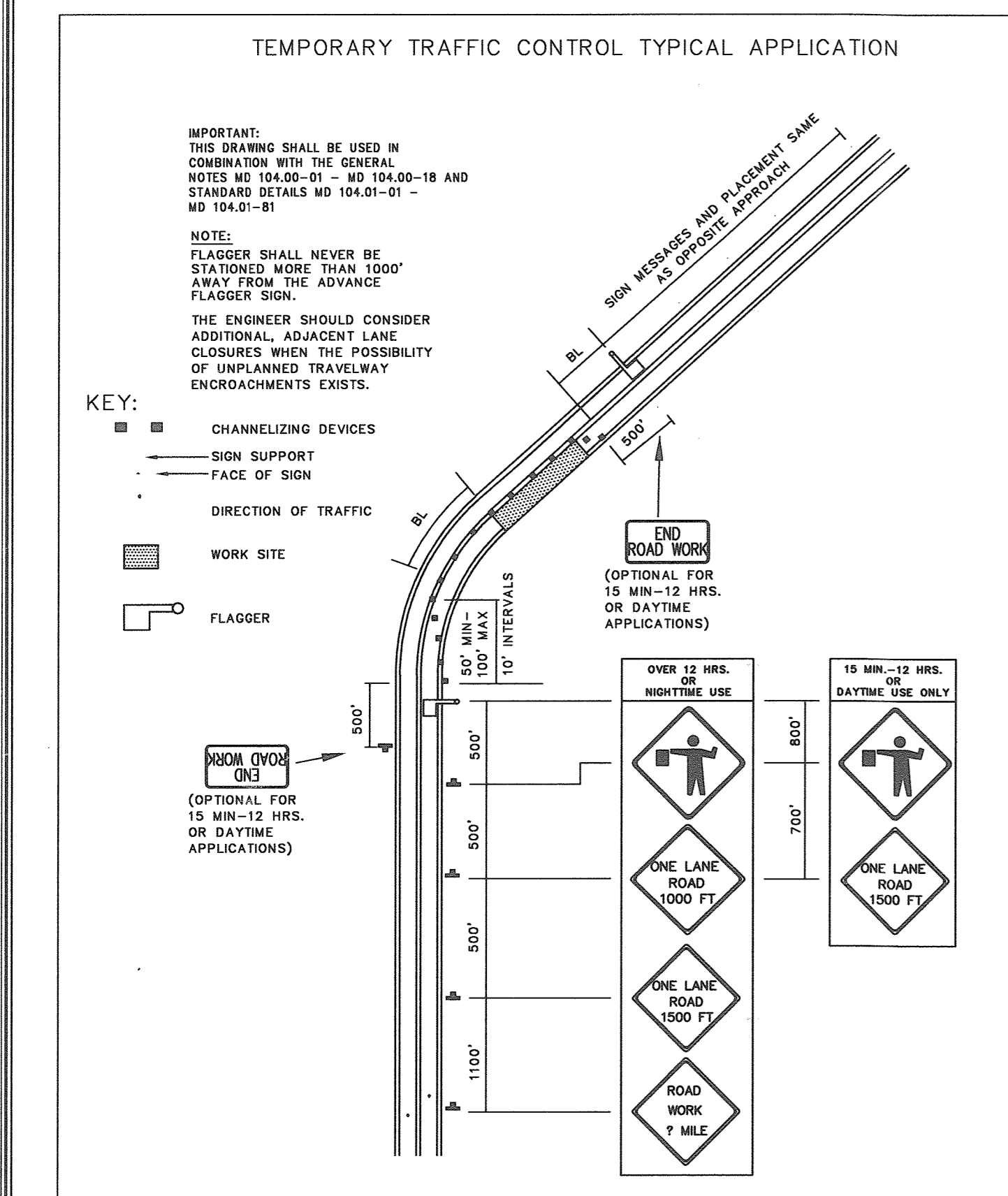
SOILS LEGEND			
SOIL	NAME	CLASS	K FACTOR
QbB	Gládetone-Urbán lánd complex, 0 to 8 percent slopes	A	0.28
QbB	Gládetone-Urbán lánd complex, 3 to 8 percent slopes	A	0.28
QbC	Gládetone-Urbán lánd complex, 8 to 15 percent slopes	A	0.28

Soil Map: 17 (Clarkville, NE)

STORMWATER MANAGEMENT SUMMARY			
AREA ID.	ESDV REQUIRED CU.FT.	ESDV PROVIDED CU.FT.	REMARKS
SITE	2,288	2,620	DRY WELLS (M-5) AND MICRO-BIORETENTION (M-6)
TOTAL	2,288	2,620	

GROSS AREA = 1.66 ACRES  
 LOD = 1.74 ACRES  
 RCN = 38  
 TARGET Pe = 1.4"

STORMWATER MANAGEMENT PRACTICES				
LOT NO.	ADDRESS	DRYWELLS (NUMBER)	MICRO-BIORETENTION (M-6) (NUMBER)	GRASS SWALE (M-8) (NUMBER)
37	11848 TALL TIMBER DRIVE	4	1	1
38	11852 TALL TIMBER DRIVE	4	1	1
39	11856 TALL TIMBER DRIVE	3	1	1
40	11860 TALL TIMBER DRIVE	3	1	1
41	11864 TALL TIMBER DRIVE	4	1	1



**SITE ANALYSIS DATA CHART**

- A. TOTAL AREA OF THIS SUBMISSION = 72,378 SQ.FT. OR 1.66 AC.
- B. LIMIT OF DISTURBED AREA = 75,617 SQ.FT. OR 1.74 AC.
- C. PRESENT ZONING DESIGNATION = R-20 (PER 10/06/2013 COMPREHENSIVE ZONING PLAN)
- D. PROPOSED USE: RESIDENTIAL
- E. PREVIOUS HOWARD COUNTY FILES: F-81-119; PLAT 4917, F-83-96; PLAT 5590; 5-97-02; P-98-01; F-98-099; PLAT 13449; SDP-00-032, ECP-15-072, ECP-16-047, SDP-15-062, F-17-031
- F. TOTAL AREA OF FLOODPLAIN LOCATED ON-SITE = 0.00 AC
- G. TOTAL AREA OF STEEP SLOPES: MODERATE STEEP SLOPES: 15%-24.9% = 0.00 AC<sup>2</sup>; STEEP SLOPES: 25% OR GREATER = 0.00 AC<sup>2</sup>
- H. TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0.00 AC.
- I. TOTAL AREA OF STREAM (INCLUDING BUFFER) = 0.00 AC.
- J. TOTAL AREA OF EXISTING FOREST = 1.13 AC<sup>2</sup>
- K. TOTAL GREEN OPEN AREA = 1.25 AC<sup>2</sup>
- N. TOTAL IMPERVIOUS AREA = 0.41 AC<sup>2</sup>
- O. TOTAL AREA OF EROSIONAL SOILS = 0.00 AC.
- P. TOTAL AREA OF ROAD DEDICATION = 0.00 AC.

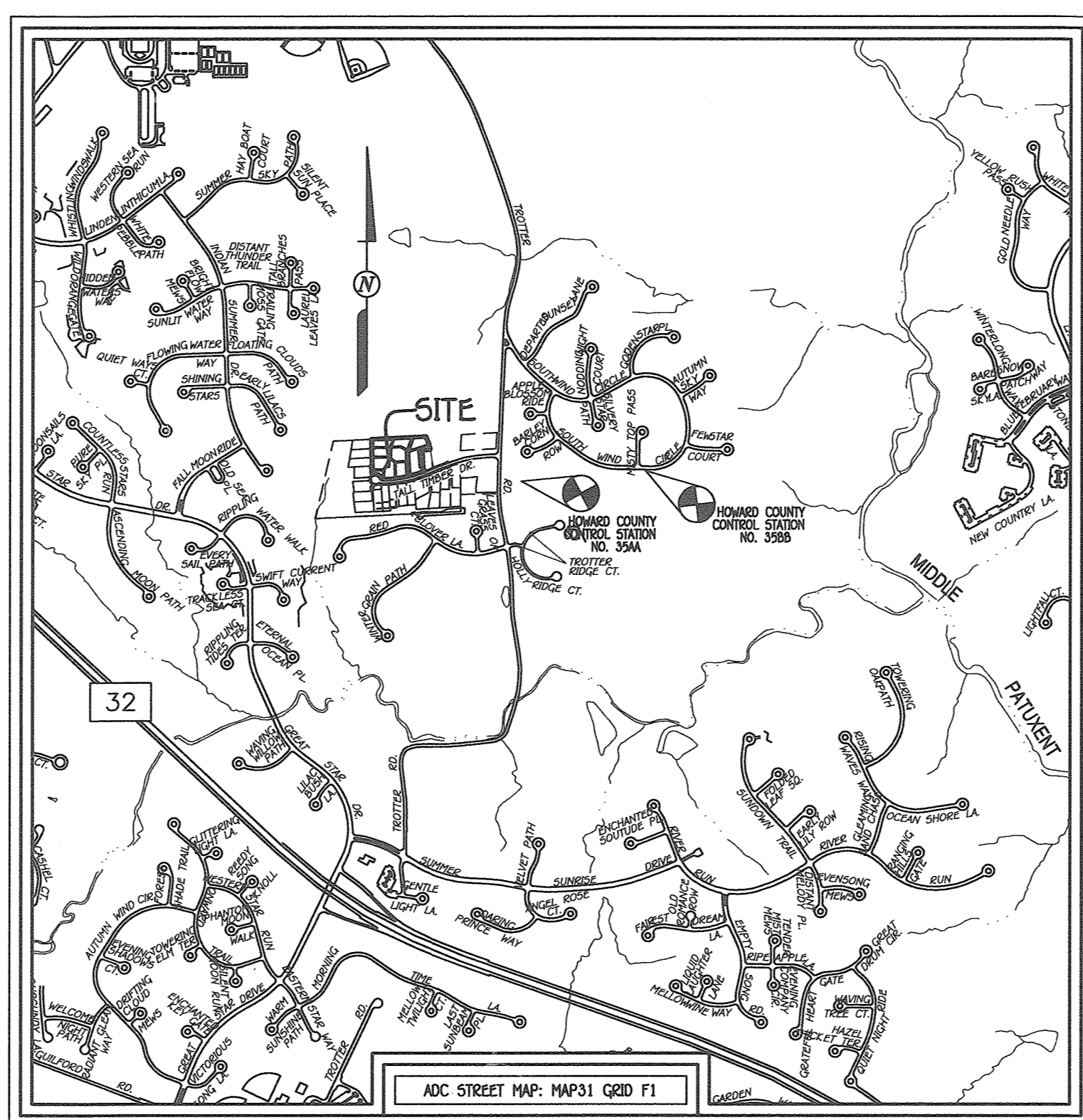
# SITE DEVELOPMENT PLAN

## TROTTER WOODS, SECTION 2

### LOTS 36 THRU 41,

### TAX MAP No. 35 GRID No. 8 PARCEL NOS. 21

### FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



BENCHMARK INFORMATION	
B.M.#1 - HOWARD COUNTY CONTROL STATION #35AA - HORIZONTAL - (NAD '83) (LOCATED BEHIND #6523 BARLEY CORN ROAD, EAST OF TROTTER ROAD)	N 560.767.681 E 1,335,463.997 ELEVATION = 430.957 - VERTICAL - (NAVD '86)
B.M.#2 - HOWARD COUNTY CONTROL STATION #358B - HORIZONTAL - (NAD '83) (LOCATED AT SOUTH SIDE OF SOUTH WIND CIR. NEAR THE INTERSECTION OF MISTY TOP PATH)	N 560.760.257 E 1,335,537.287 ELEVATION = 394.271 - VERTICAL - (NAVD '86)

ADDRESS CHART	
LOT #	STREET ADDRESS
37	11848 TALL TIMBER DRIVE
38	11852 TALL TIMBER DRIVE
39	11856 TALL TIMBER DRIVE
40	11860 TALL TIMBER DRIVE
41	11864 TALL TIMBER DRIVE

**GENERAL NOTES**

1. SUBJECT PROPERTY ZONED R-20 PER 10/06/13 COMPREHENSIVE ZONING PLAN.
2. COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 3588 AND NO. 3585.  
STA. 3588 N 560,790.404, E 1,336,537.287, ELEV. = 394.271  
STA. 3585 N 557,696.148, E 1,333,974.615, ELEV. = 400.941
3. THIS PLAN IS BASED ON A BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY 23, 2015 BY FISHER, COLLINS & CARTER, INC. AND ALSO BASED ON PLATS ENTITLED "TROTTER WOODS, SECTION 2 AND BULK PARCEL "A" RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NOS. 13449 THRU 13452.
4. B.R.L. DENOTES BUILDING RESTRICTION LINE.
5. ○ DENOTES IRON PIN SET CAPPED "F.C.C. 106".
6. # DENOTES IRON PIPE OR IRON BUSH FOUND.
7. ○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
8. ■ DENOTES CONCRETE MONUMENT SET WITH ALUMINUM PLATE "F.C.C. 106".
9. ■ DENOTES CONCRETE MONUMENT OR STONE FOUND.
10. ALL AREAS ARE MEASURED OR LESS (+).
11. DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD '83 GRID MEASUREMENT.
12. FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF FLAG OR PIPE STEM AND ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
13. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:  
A). WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);  
B). SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1 - 1/2" MINIMUM);  
C). GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;  
D). STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (HE3-LOADING);  
E). DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER SURFACE;  
F). STRUCTURE CLEARANCE - MINIMUM 12 FEET;  
G). MAINTENANCE SUFFICIENT TO ENSURE ALL WEATHER USE.
14. PROPERTY SUBJECT TO PROCEEDINGS OF PLANNING AND ZONING FILE NO'S: 5-97-02, F-81-119, F-83-96, F-98-99, P-98-01, ECP-15-072 AND ECP-16-047, SDP-15-062, F-17-031.
15. NO CEMETERIES EXIST ON THIS SITE BASED ON A VISUAL SITE VISIT AND BASED ON AN EXAMINATION OF THE HOWARD COUNTY CEMETERY INVENTORY MAP.
16. SITE IS NOT ADJACENT TO A SCENIC ROAD.
17. A PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON OCTOBER 14, 2015.
18. NO NOISE STUDY IS REQUIRED BECAUSE THE PROJECT DOES NOT FALL WITHIN THE GUIDELINES OF DESIGN MANUAL, VOLUME III, ROADS, BIGGGS SECTION 5.2.F.2.
19. THE ENGINEER AND FOREST STAND DELINEATION LETTER OF FINDINGS DATED MARCH 11, 2016 PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DETERMINED THAT THERE ARE NO WETLANDS AND STREAM AND THEIR RESPECTIVE BUFFERS LOCATED WITHIN THE LIMITS OF THIS PLAN.
20. THE LOTS CREATED BY THIS SUBMISSION PLAN ARE SUBJECT TO A FEE OR AN ASSESSMENT TO COVER OR DEFRAY ALL OR PART OF THE DEVELOPER'S COST OF THE INSTALLATION OF THE WATER AND SEWER FACILITIES, PURSUANT TO THE HOWARD COUNTY CODE SECTION 18.112. THIS FEE OR ASSESSMENT, WHICH RUNS WITH THE LAND, IS A CONTRACTUAL OBLIGATION BETWEEN THE DEVELOPER AND EACH OWNER OF THIS PROPERTY AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF HOWARD COUNTY.
21. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND PUBLIC SEWER WILL BE UTILIZED FOR THIS PROJECT, CONT.# 34-3643-D.
22. THIS PLAN IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS CREATED BY THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS ZONING PLAN, DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
23. THIS PROJECT IS IN COMPLIANCE WITH THE LATEST HOWARD COUNTY STANDARDS AND SPECIFICATIONS COMPLIANCE HAS BEEN APPROVED.
24. THE TRAFFIC STUDY DATED OCTOBER 5, 2016 FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP AND APPROVED ON OCTOBER 24, 2016 UNDER F-17-031.
25. ARTICLES OF INCORPORATION FOR TROTTER WOODS HOMEOWNERS ASSOCIATION, INC. ARE RECORDED AT LIBER 4532, FOLIO 168 OF THE HOWARD COUNTY LAND RECORDS.
26. DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE HOMEOWNERS ASSOCIATION WAS RECORDED SIMULTANEOUSLY WITH THE PLAN.
27. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE.
28. PUBLIC WATER AND SEWER ALLOCATIONS WILL BE GRANTED AT TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
29. THE FOREST CONSERVATION OBLIGATION FOR THIS FINAL PLAT FOR TROTTER WOODS, SECTION 2 WAS INCLUDED WITH THE DEVELOPERS AGREEMENT FOR TROTTER WOODS, SECTION 1, F-98-99.
30. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
31. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT 410-313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
32. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
33. THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY PERFORMED BY FISHER, COLLINS & CARTER INC. ON OR ABOUT JULY 23, 2015 AND SUPPLEMENTED WITH HOWARD COUNTY GIS DATA.
34. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT 410-313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
35. SOIL BORINGS WERE EXCAVATED WITHIN 50 FEET OF THE PROPOSED STORMWATER MANAGEMENT DEVICES.
36. STORMWATER MANAGEMENT IS IN ACCORDANCE WITH THE M.D.E. STORM WATER DESIGN MANUAL, VOLUMES I & II, REVISED 2009. NON-STRUCTURAL PRACTICES IN ACCORDANCE WITH CHAPTER 5 ARE BEING UTILIZED. ALL DRYWELLS (M-5), MICRO-BIORETENTION FACILITIES (M-6) AND GRASS SWALES (M-8) ARE PRIVATELY OWNED AND MAINTAINED. DECLARATION OF COVENANTS HAVE BEEN RECORDED ALONG WITH THE FINAL PLAT, F-17-031.
37. TRAFFIC CONTROL DEVICES, MARKING AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF AND ASPHALT.
38. ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED SQUARE TUBE POST (12 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. A GALVANIZED STEEL POST CAP SHALL BE MOUNTED ON TOP OF EACH POST.
39. PRIVATE RANGE OF ADDRESS SIGN ASSEMBLIES - FOR THE TWO USE-IN-COMMON DRIVEWAYS - SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS, AT THE DEVELOPER'S / OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5752 FOR DETAILS AND COST ESTIMATES.
40. ALL FUTURE RESIDENTIAL DRIVEWAYS ENTRANCES ADJACENT TO TALL TIMBER DRIVE SHALL BE CONSTRUCTED WITH A HOWARD COUNTY APRON (DETAIL R-6.05).
41. LANDSCAPING FOR LOTS 37 THRU 41 WAS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL UNDER F-17-031. THE AMOUNT OF \$2,400 WAS BONDED AS PART OF THE DFW DEVELOPMENT AGREEMENT.
42. TRASH AND RECYCLABLE COLLECTION WILL BE AT TALL TIMBER DRIVE WITHIN 5' OF THE COUNTY ROADWAY. TRASH / REFUSE COLLECTION SHALL BE MAINTAINED BY THE PROPERTY OWNERS (IF AN HOA) IS NOT PROPOSED. THE MAINTENANCE OF THIS COLLECTION AREA SHOULD BE REFERENCED IN THE PRIVATE USE-IN-COMMON ACCESS AGREEMENT.
43. IN ACCORDANCE WITH SECTION 128 (D)(a)(1)(e) OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 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 VAY SETBACK.
44. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES OR AGENCIES AT LEAST FIVE (5) WORKING DAYS BEFORE STARTING WORK SHOWN ON THESE PLANS:  
STATE HIGHWAY ADMINISTRATION 410.531.5533  
BGE (CONTRACTOR SERVICES) 410.850.4620  
BGE (UNDERGROUND DAMAGE CONTROL) 410.787.9068  
MISS UTILITY 1.800.787.9068  
COLONIAL PIPELINE COMPANY 410.795.1390  
HOWARD COUNTY DEPT. OF PUBLIC WORKS, BUREAU OF UTILITIES 410.313.4900  
HOWARD COUNTY HEALTH DEPARTMENT 410.313.2640  
AT&T 1.800.252.1133  
VERIZON 1.800.743.0233 / 410.224.9210
45. ANY DAMAGE TO PUBLIC RIGHT-OF-WAYS, PAVING OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
46. EXISTING UTILITIES ARE BASED ON FIELD LOCATION AND SUPPLEMENTED WITH COUNTY AVAILABLE INFORMATION.
47. SHC ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE.

Please Note that Lots 37 THRU 41 in This Subdivision is Subject to The Moderate Income Housing Unit (M.I.H.U.) Fee-In-Lieu-Requirement That is to Be Calculated And Paid to The Department of Inspections Licenses And Permits At The Time Of Building Permit Issuance By The Permit Applicant.

**OWNERS**  
 TYSON TALL TIMBER INC.  
 11850 TALL TIMBER DRIVE  
 CLARKSVILLE, MD 21029-1213  
 410-370-9406

**BUILDER**  
 VIKING CUSTOM HOMES  
 CARY CUMBERLAND  
 12800 FREDERICK ROAD  
 WEST FRIENDSHIP, MD 21794  
 410-977-2186

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTONAL SOURCE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461 - 2929

NO.	REVISION	DATE

#X

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

*John R. Robertson*  
 Howard SCD  
 Date: 8/30/18

**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. 38386, EXPIRATION DATE: 01/12/2020.

*Stephen J. Junt*  
 Signature of Professional Engineer  
 Date: 8/20/18

**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.

*Comp. H. H. H.*  
 Signature of Developer  
 Date: 8-20-18

**ENGINEER'S CERTIFICATE**  
 I/WE 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.

*Stephen J. Junt*  
 Signature of Engineer  
 Date: 8/20/18

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*Valdis J. J.*  
 Director - Department of Planning and Zoning  
 Date: 9-17-18

*Ken D. D.*  
 Chief, Division of Land Development  
 Date: 9-17-18

*Ch. C.*  
 Chief, Development Engineering Division  
 Date: 9-10-18

**TITLE SHEET**

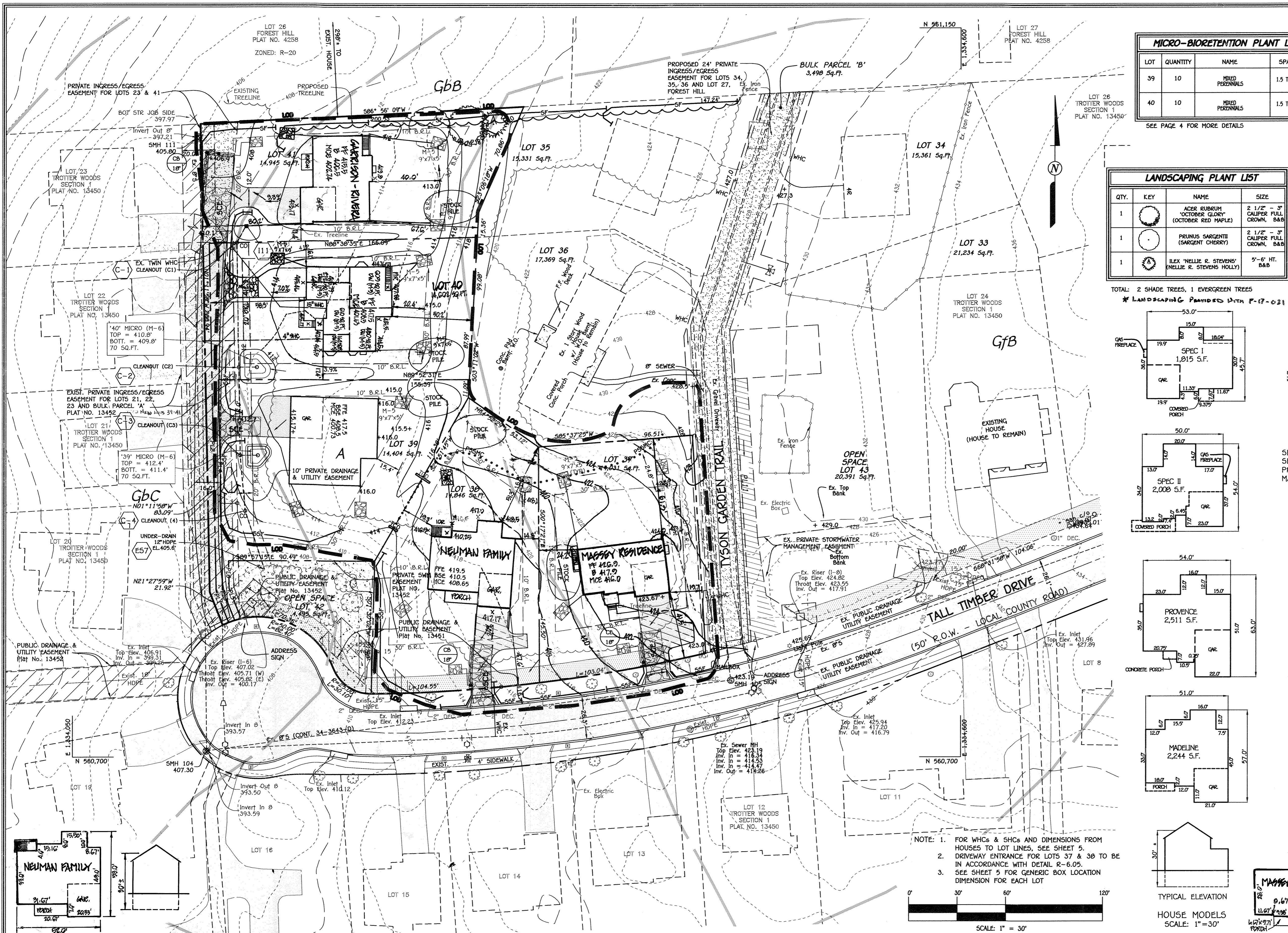
TROTTER WOODS, SECTION 2,  
 LOTS 36 THRU 41  
 ZONED R-20

TAX MAP No. 35 GRID No. 8 PARCEL No. 21  
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: AUGUST, 2018  
 SHEET 1 OF 5

DEED	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
24731 & 24732	8	R-20	35	FIFTH	605505

SDP-18-050





MICRO-BIORETENTION PLANT LIST			
LOT	QUANTITY	NAME	SPACING
39	10	MIXED PERENNIALS	1.5 TO 3.0 FT.
40	10	MIXED PERENNIALS	1.5 TO 3.0 FT.

SEE PAGE 4 FOR MORE DETAILS

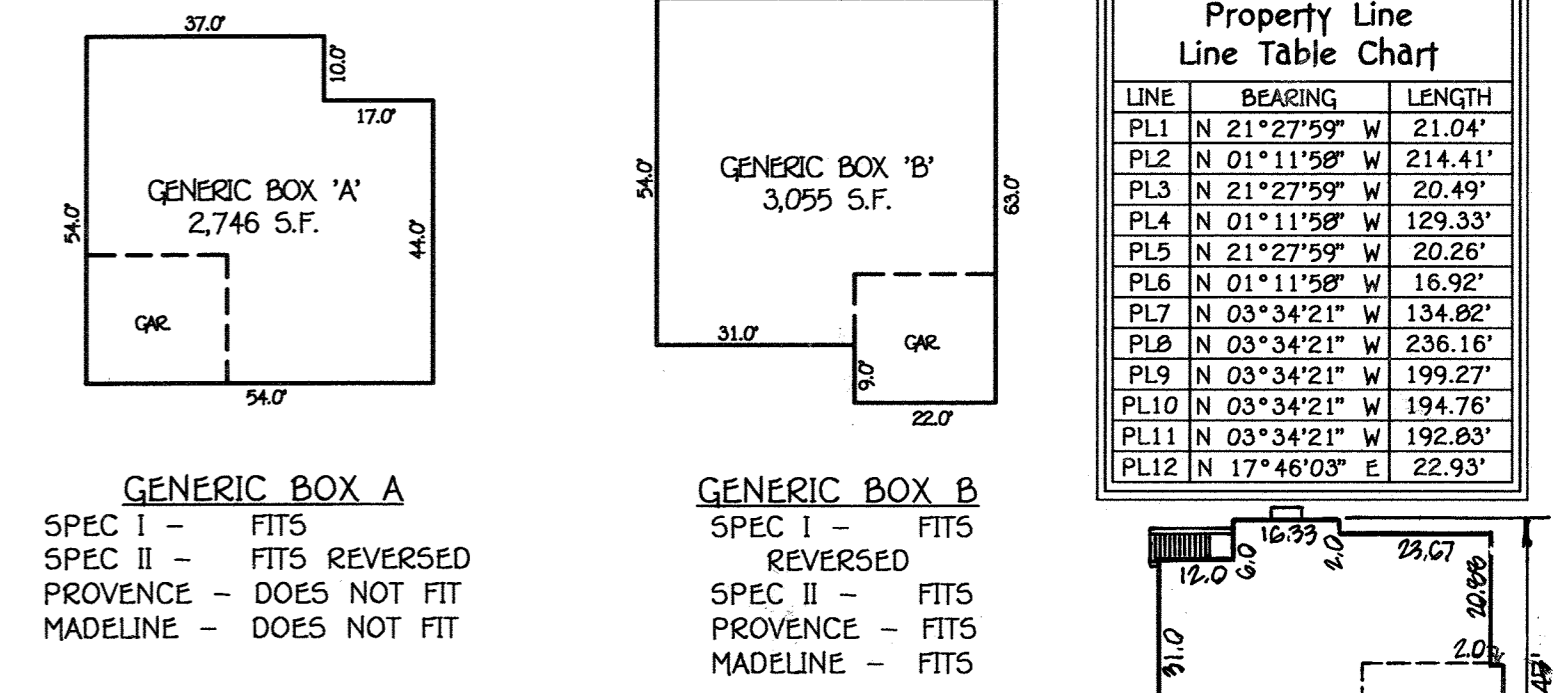
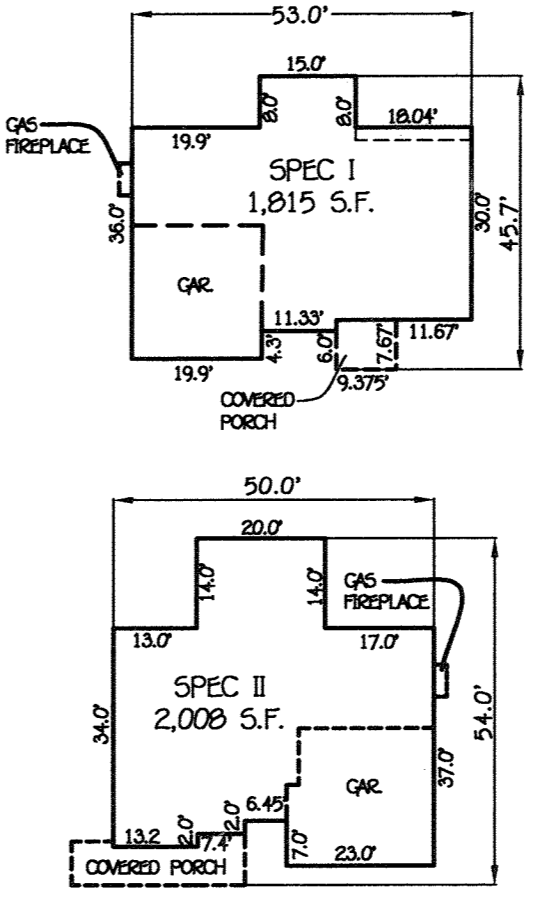
LANDSCAPING PLANT LIST			
QTY.	KEY	NAME	SIZE
1	(Symbol)	ACEE RUBRUM 'OCTOBER GLORY' (OCTOBER RED MAPLE)	2 1/2" - 3" CALIPER FULL CROWN, B&B
1	(Symbol)	PRUNUS SARGENTI (SARGENT CHERRY)	2 1/2" - 3" CALIPER FULL CROWN, B&B
1	(Symbol)	ILEX 'NELLIE R. STEVENS' (NELLIE R. STEVENS HOLLY)	5'-6" HT. B&B

TOTAL: 2 SHADE TREES, 1 EVERGREEN TREES  
\* LANDSCAPING PROVIDED WITH P-17-021

LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(Symbol)	EXISTING 10' CONTOURS	(Symbol)	PROPOSED CONTOUR
(Symbol)	EXISTING 10' CONTOURS	(Symbol)	SPOT ELEVATION
(Symbol)	SOILS LINES AND TYPE	(Symbol)	LIMITS OF DISTURBANCE
(Symbol)	EXISTING TREELINE	(Symbol)	PROPOSED TREELINE
(Symbol)	EXISTING FENCE LINE	(Symbol)	SILT FENCE
(Symbol)	EXISTING PAVING	(Symbol)	PERMANENT 50% STAB. MATING CHANNEL
(Symbol)	DRAINAGE AREA DIVIDE	(Symbol)	SUPER SILT FENCE
(Symbol)	AREA OF RUNOFF TO DRYWELL	(Symbol)	STABILIZES CONSTRUCTION ENTRANCE
(Symbol)	PROPOSED EARTH DIKE	(Symbol)	USE-IN-COMMON ACCESS EASEMENT
(Symbol)	EXISTING TREELINE	(Symbol)	PROPOSED TREELINE
(Symbol)	WH	(Symbol)	WATER METER

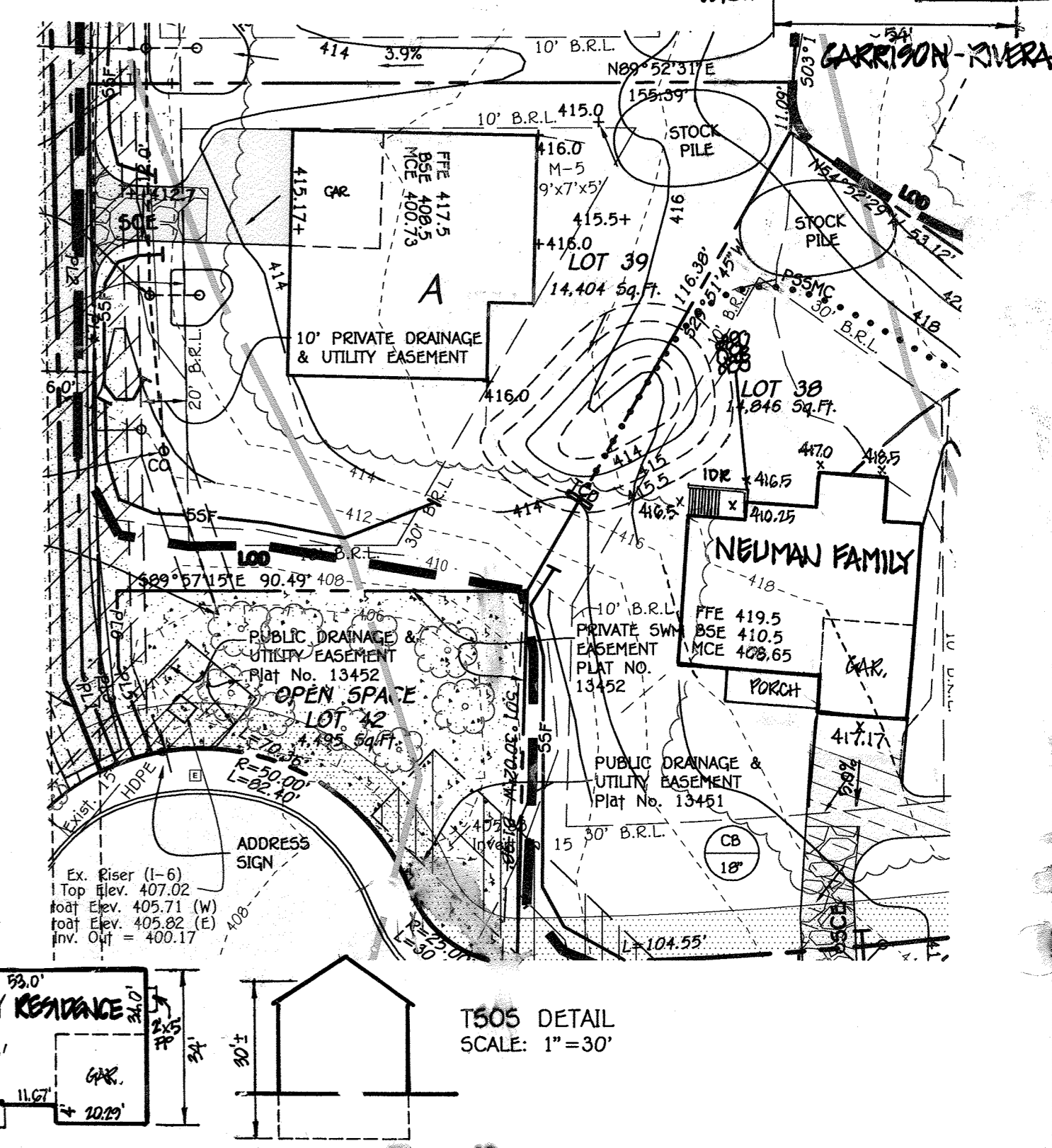
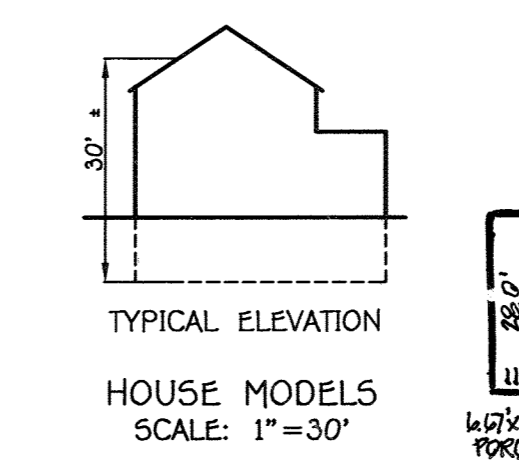
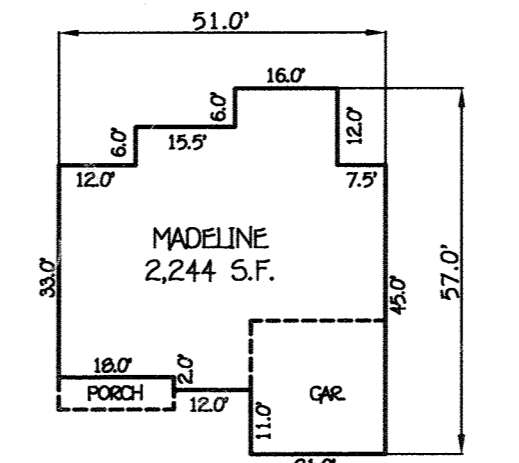
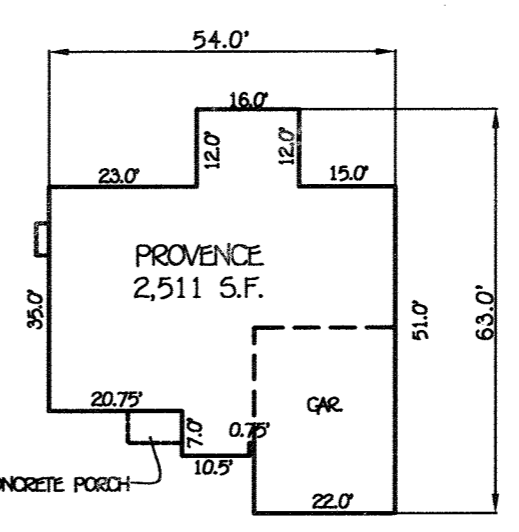
STORMWATER MANAGEMENT PRACTICES					
LOT NO.	DISCONNECTION OF ROOFTOP RUNOFF (N-1) Y/N, NUMBER	DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2) Y/N, NUMBER	DRY WELLS (M-5) Y/N, NUMBER	MICRO-BIORETENTION (M-6) Y/N, NUMBER	
37	NO	NO	YES, FOUR(4)	NO	
38	NO	NO	YES, FOUR(4)	NO	
39	NO	NO	YES, THREE(3)	YES, ONE(1)	
40	NO	NO	YES, TREE(3)	YES, ONE(1)	
41	NO	NO	YES, FOUR(4)	NO	

Property Line Line Table Chart		
LINE	BEARING	LENGTH
PL1	N 21°27'59" W	21.04'
PL2	N 01°11'58" W	214.41'
PL3	N 21°27'59" W	20.49'
PL4	N 01°11'58" W	129.33'
PL5	N 21°27'59" W	20.26'
PL6	N 01°11'58" W	16.92'
PL7	N 03°34'21" W	134.82'
PL8	N 03°34'21" W	236.16'
PL9	N 03°34'21" W	199.27'
PL10	N 03°34'21" W	194.76'
PL11	N 03°34'21" W	192.83'
PL12	N 17°46'03" E	22.93'



GENERIC BOX A  
SPEC I - FITS  
SPEC II - FITS REVERSED  
PROVENCE - DOES NOT FIT  
MADELINE - DOES NOT FIT

GENERIC BOX B  
SPEC I - FITS  
SPEC II - FITS REVERSED  
PROVENCE - FITS  
MADELINE - FITS



NOTE: 1. FOR WHCs & SHCs AND DIMENSIONS FROM HOUSES TO LOT LINES, SEE SHEET 5.  
2. DRIVEWAY ENTRANCE FOR LOTS 37 & 38 TO BE IN ACCORDANCE WITH DETAIL R-6.05.  
3. SEE SHEET 5 FOR GENERIC BOX LOCATION DIMENSION FOR EACH LOT

SCALE: 1" = 30'

OWNERS	
TYSON TALL TIMBER INC. 11950 TALL TIMBER DRIVE CLARKSVILLE MD 21029-1213 410-370-9406	
BUILDER	
VIKING CUSTOM HOMES CARY CUMBERLAND 12800 FREDERICK ROAD WEST FRIENDSHIP, MD 21794 410-977-2188	
FISHER, COLLINS & CARTER, INC.	
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS CENTENAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE ELKTON CITY, MARYLAND 21842 (410) 461-1889	
NO.	REVISION
5	REVISE PER 4 2022 LOT 40, FROM GEN. BOX 'D' TO HAVE OPEN SPACE
4	REVISE PER 4 2022 LOT 37, TO REFLECT AD. BUILD. COLLISION
3	REVISE PER 4 2022 LOT 37, FROM GEN. BOX 'D' TO HAVE OPEN SPACE
2	REVISE PER 4 2022 LOT 37, FROM GEN. BOX 'D' TO HAVE OPEN SPACE
1	REVISE PER 4 2022 LOT 37, FROM GEN. BOX 'D' TO HAVE OPEN SPACE

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

*John R. Roberts* 8/30/18  
Howard SCD Date

**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. 38386, EXPIRATION DATE: 01/18/2020.  
*Stephen John B. Rafis*  
Signature of Professional Engineer DATE

**BUILDER/DEVELOPER'S CERTIFICATE**  
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR EROSION AND SEDIMENT 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.  
*Cary Cumberland* 8-20-18  
Signature of Developer DATE

**ENGINEER'S CERTIFICATE**  
I/WE 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.  
*Stephen John B. Rafis* 8/20/18  
Signature of Engineer DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*Valeria Talia* 9-17-18  
Director - Department of Planning and Zoning Date  
*Kevin J. ...* 9-17-18  
Chief, Division of Land Development Date  
*...* 9-10-18  
Chief, Development Engineering Division Date

PROJECT: TROTTER WOODS SECTION 2 PARCEL NO. 21  
DEED: 24731 & 24732 BLOCK NO. 8 ZONE R-20 TAX/ZONE 35 ELEC. DIST. FIFTH CENSUS TR. 605505

**SITE DEVELOPMENT PLAN**  
TROTTER WOODS, SECTION 2,  
LOTS 36 THRU 41  
ZONED R-20  
TAX MAP NO. 35 GRID NO. 8 PARCEL NO. 21  
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: AUGUST, 2018  
SHEET 2 OF 5

SDP-18-050







**NOTES**

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL, A LANDSCAPE SURETY FOR 9 SHADE TREES IN THE AMOUNT OF (\$2,400.00) WILL BE POSTED AS PART OF THE DW DEVELOPER'S AGREEMENT.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPING MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.

**PLANTING / SOIL SPECIFICATIONS**

- Planting Of Nursery Stock Shall Take Place Between March 15th And April 30th Or September 15th And November 15th.
- A Twelve (12) Inch Layer Of Topsoil Shall Be Spread Over All Reformation Areas Impacted By Site Grading To Assure A Suitable Planting Area, If Applicable. Disturbed Areas Shall Be Seeded And Stabilized In Accordance With The Sediment & Erosion Control Plan For This Project. Planting Areas Not Impacted By Site Grading Shall Have No Additional Topsoil Installed.
- All Bare Root Planting Stock Shall Have Their Root System Dipped Into An Anti-Desiccant Gel Prior To Planting.
- Plants Shall Be Installed So That The Top Of The Root Mass Is Level With The Top Of Existing Grade. Backfill In The Planting Pits Shall Consist Of 3 Parts Existing Soil To 1 Part Fine Fines Or Equivalent.
- Fertilizer Shall Consist Of Agriform 22-8-2, Or Equivalent, Applied As Per Manufacturer's Specifications.
- A Two (2) Inch Layer Of Hardwood Mulch Shall Be Placed Over The Root Area Of All Plantings. See Planting Detail.
- Plant Material Shall Be Transported To The Site In A Tarped Or Covered Truck. Plants Shall Be Kept Moist Prior To Planting.
- All Non-Organic Debris Associated With The Planting Operation Shall Be Removed From The Site By The Contractor.

**MAINTENANCE OF PLANTINGS**

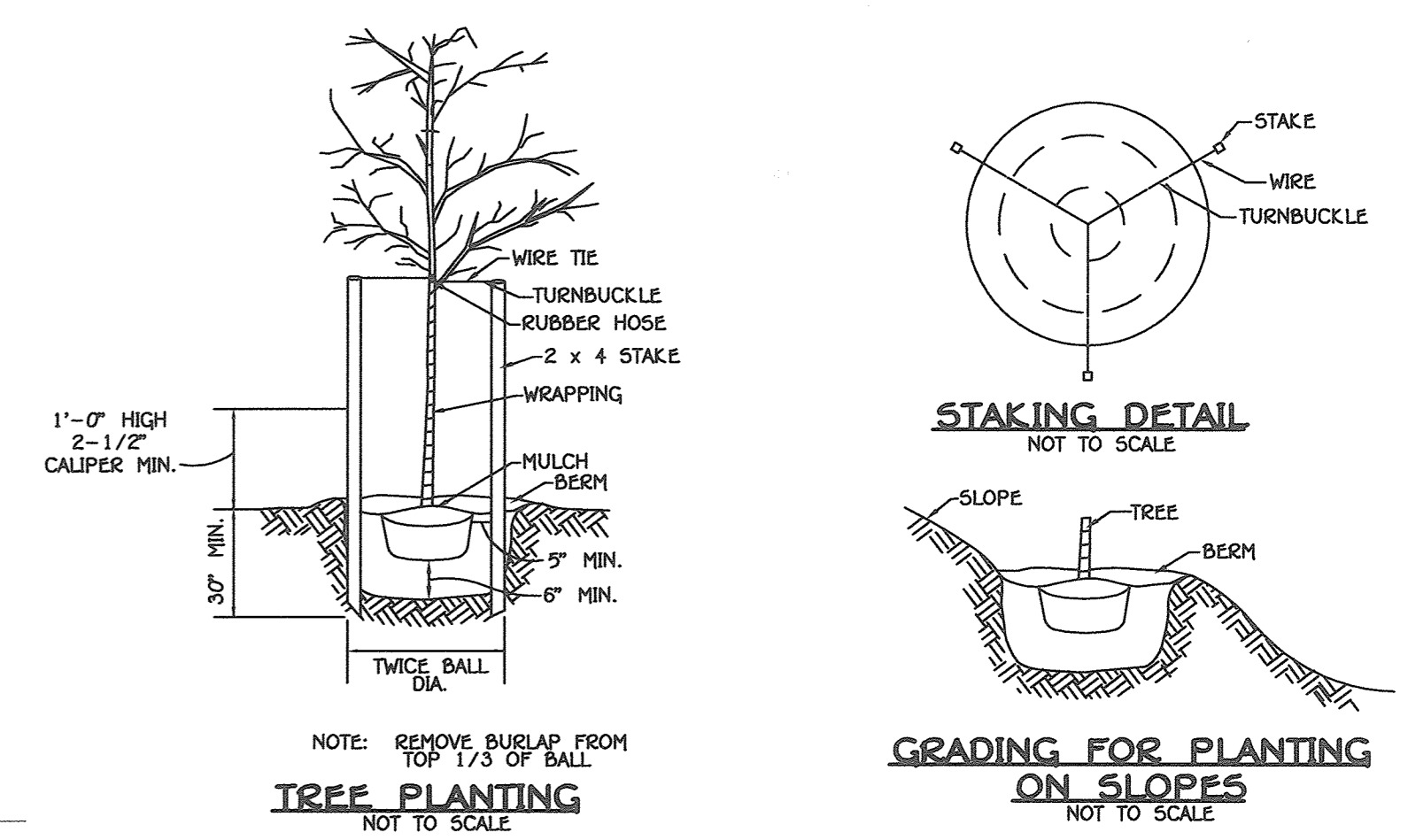
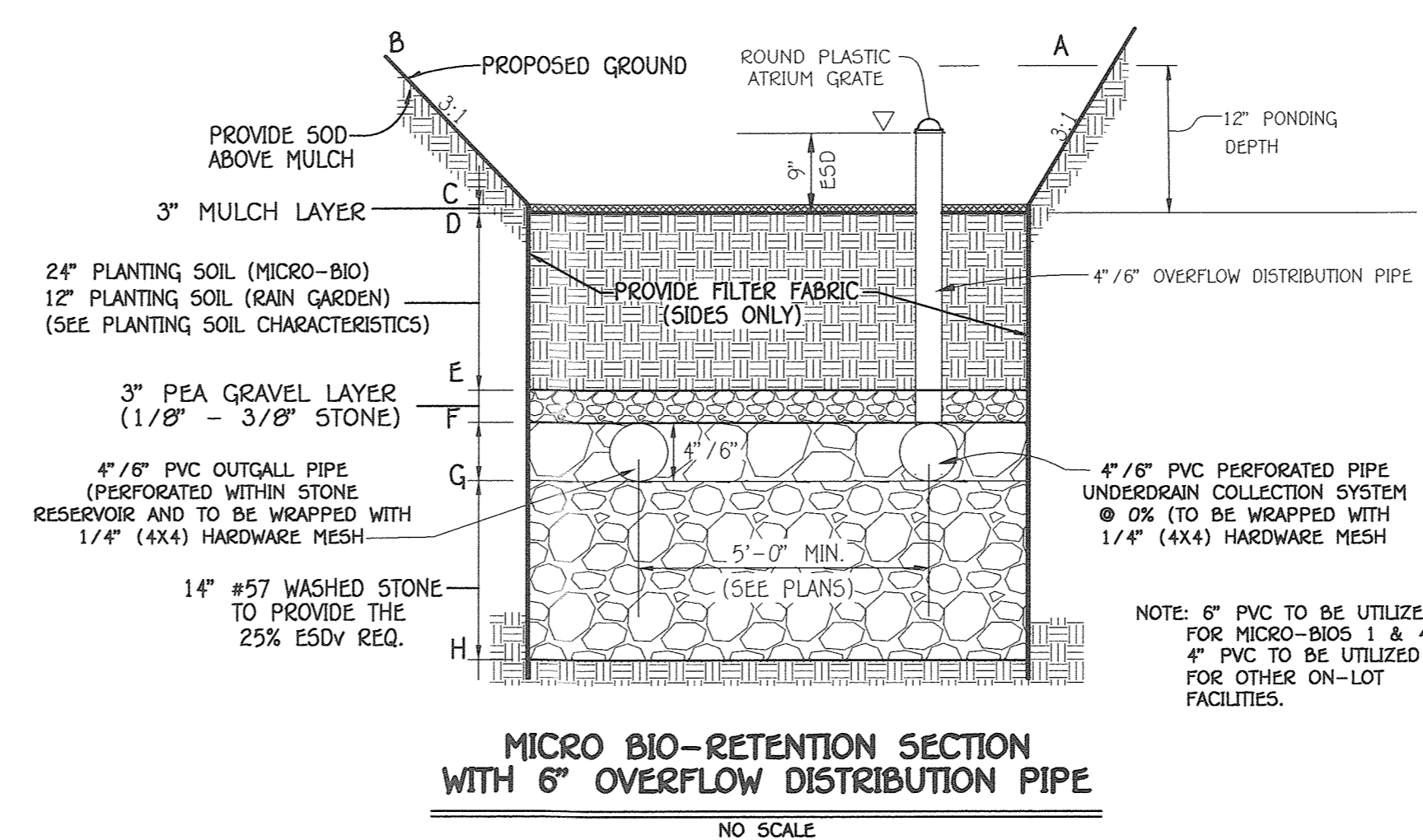
- Maintenance Of Plantings Shall Last For A Period Of 26 Months.
- All Plant Material Shall Be Generally Watered Twice A Month During The 1st Growing Season. Watering May Be More Or Less Frequent Depending On Weather Conditions.
- During The 2nd Growing Season, Plant Material Shall Be Watered Once A Month From May To September, As Needed.
- Invasive Exotic And Noxious Weeds Shall Be Removed From The Reformation Area(s). Old Field Successional Species Shall Be Retained.
- Plants Shall Be Examined A Minimum Of Two (2) Times During The Growing Season For Serious Plant Pests And Diseases With The Appropriate Agent.
- Dead Branched Shall Be Pruned From The Plantings.

Table B.4. Materials Specifications for Micro-Bioretenion, Rain Gardens & Landscape Infiltration

Material	Specification	Size	Notes
Plantings	see Appendix A, Table A.4	n/a	plantings are site-specific
Planting soil (2" to 4" deep)	loamy sand 60-65% compost 35-40% or sandy loam 30% coarse sand 30% compost 40%		USDA soil types loamy sand or sandy loam; clay content <5%
Organic Content	Min. 10% by dry weight (ASTM D 2974)		
Mulch	aged hardwood		aged 6 months, minimum
Pea gravel diaphragm	pea gravel: ASTM-D-448	No. 8 or No. 9 (1/8" to 3/8")	
Curtain drain	ornamental stone: washed cobble	stone: 2" to 5"	
Geotextile	n/a		PE Type 1 nonwoven
Gravel (underdrains and infiltration berms)	ASTM M-43	No. 57 or No. Aggregate (3/8" to 3/4")	
Underdrain piping	F 756, Type P5 PB or ASTM D-278	4" to 6" rigid schedule 40 PVC or SDR35	slotted or perforated pipe; 3/8" perft. @ 6" on center. 4 holes per row; minimum of 9" of gravel over pipe; not necessary underdrain pipes. Perforated pipe shall be wrapped with 1/4 inch galvanized hardware cloth
Poured in place concrete (if required)	MSHA Mix No. 3; f = 3500 psi at 28 days, normal weight, air-entrained; reinforcing to meet ASTM-A615-60	n/a	on-site testing of poured-in-place concrete required: 28 day strength and slump test; all concrete design (cast-in-place or pre-cast) not using previously approved site or local aggregate requires design drawings sealed and approved by a professional structural engineer. Licensed in the State of Maryland - design to include meeting ACI Code 308.2R-09, vertical loading (H-10 or H-20); allowable horizontal loading (based on soil pressure); and analysis of potential cracking
Sand	ASTM-N-6 or ASTM-C-33	0.075" to 0.04"	Sand substitutions such as Diabase and Gneisses (ASTM) #10 are not acceptable. No calcium carbonate or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.

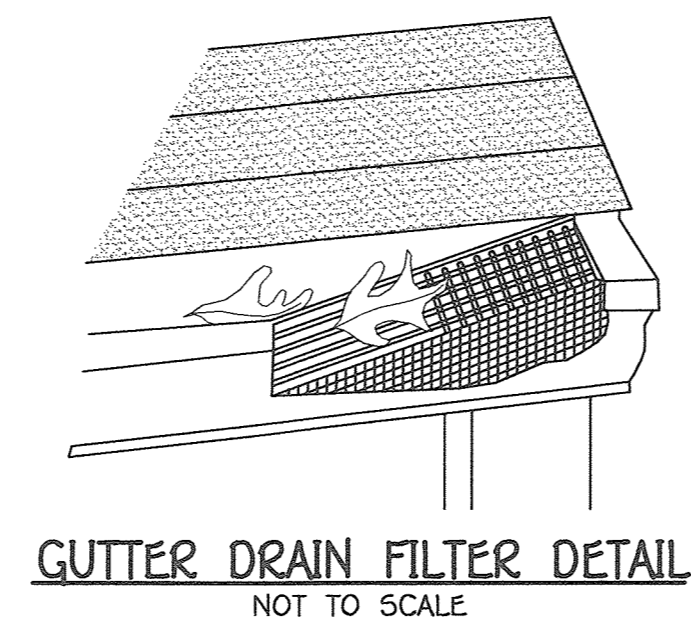
**OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DRY WELLS (M-5)**

- THE OWNER SHALL INSPECT THE MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS AND AFTER EVERY HEAVY STORM EVENT.
- THE OWNER SHALL RECORD THE WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS OVER A PERIOD OF SEVERAL DAYS TO ENSURE TRENCH DRAINAGE.
- THE OWNER SHALL MAINTAIN A LOG BOOK TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
- WHEN THE FACILITY BECOMES CLOGGED SO THAT IT DOES NOT DRAIN DOWN WITHIN A SEVENTY-TWO (72) HOUR TIME PERIOD, CORRECTIVE ACTION SHALL BE TAKEN.
- THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.
- ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION FACILITY HAVE BEEN VERIFIED, THE MONITORING SCHEDULE CAN BE REDUCED TO AN ANNUAL BASIS UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.



**DRY WELL CHART**

LOT NO.	DRYWELL NO.	AREA OF ROOF PER DOWN SPOUT	VOLUME REQUIRED	VOLUME PROVIDED	AREA OF TREATMENT
37	BLD (RR)	1100 SQ. FT.	86 C.F.	144 C.F.	100%
	BLD (RL)	716 SQ. FT.	48 C.F.	144 C.F.	100%
	BLD (FL)	1228 SQ. FT.	57 C.F.	144 C.F.	100%
38	DRIVEWAY	900 SQ. FT.	86 C.F.	116 C.F.	100%
	BLD (RR)	1100 SQ. FT.	86 C.F.	144 C.F.	100%
	BLD (RL)	716 SQ. FT.	48 C.F.	144 C.F.	100%
39	BLD (FL)	1228 SQ. FT.	57 C.F.	144 C.F.	100%
	DRIVEWAY	900 SQ. FT.	86 C.F.	116 C.F.	100%
	BLD (RR)	1198 SQ. FT.	57 C.F.	144 C.F.	100%
40	BLD (RR)	1149 SQ. FT.	48 C.F.	144 C.F.	100%
	BLD (RL)	966 SQ. FT.	86 C.F.	144 C.F.	100%
	DRIVEWAY	1000 SQ. FT.	95 C.F.	116 C.F.	100%
41	BLD (RR)	1100 SQ. FT.	86 C.F.	144 C.F.	100%
	BLD (RL)	716 SQ. FT.	48 C.F.	144 C.F.	100%
	BLD (FL)	1228 SQ. FT.	57 C.F.	144 C.F.	100%
	DRIVEWAY	1000 SQ. FT.	95 C.F.	116 C.F.	100%



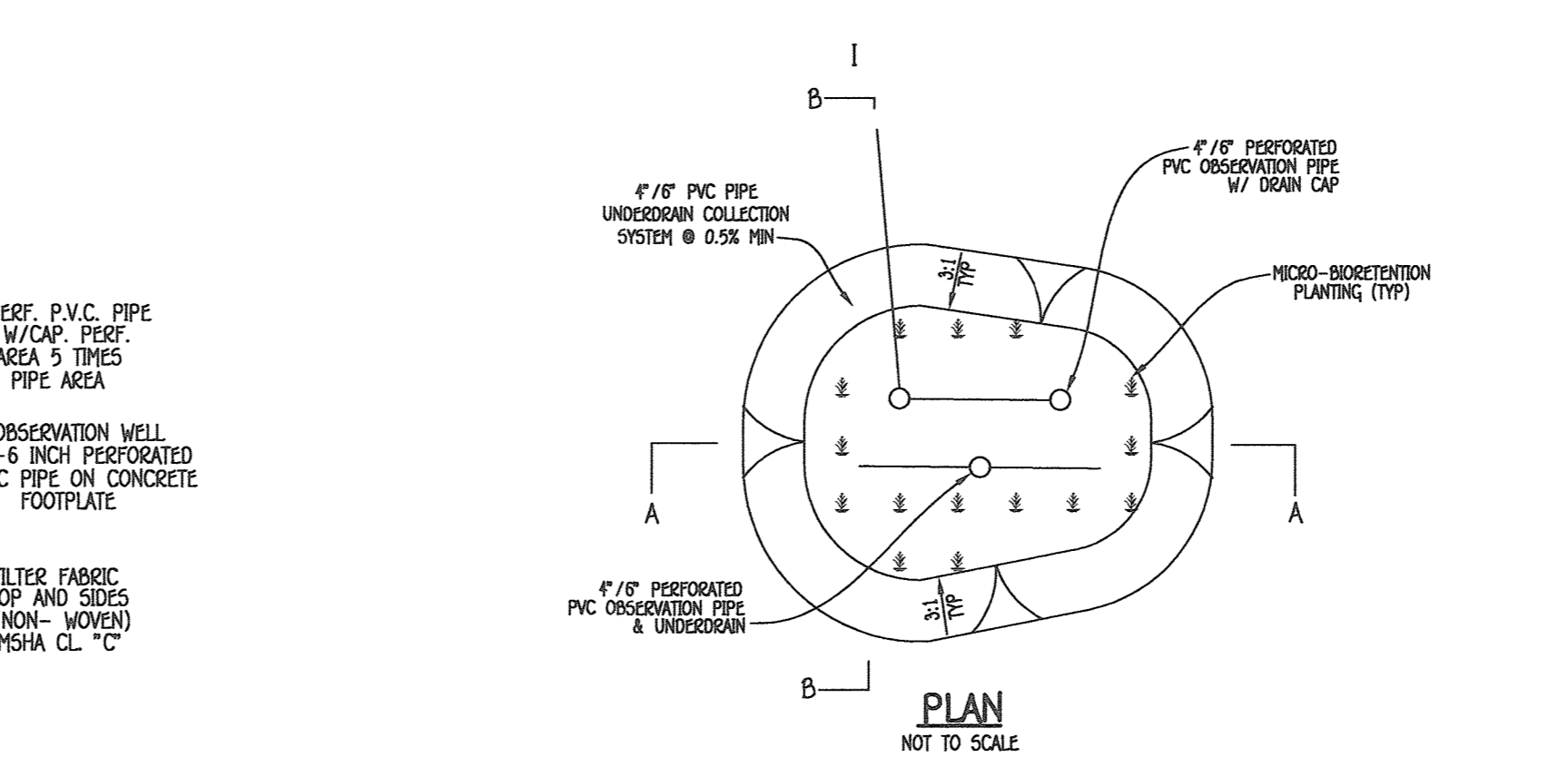
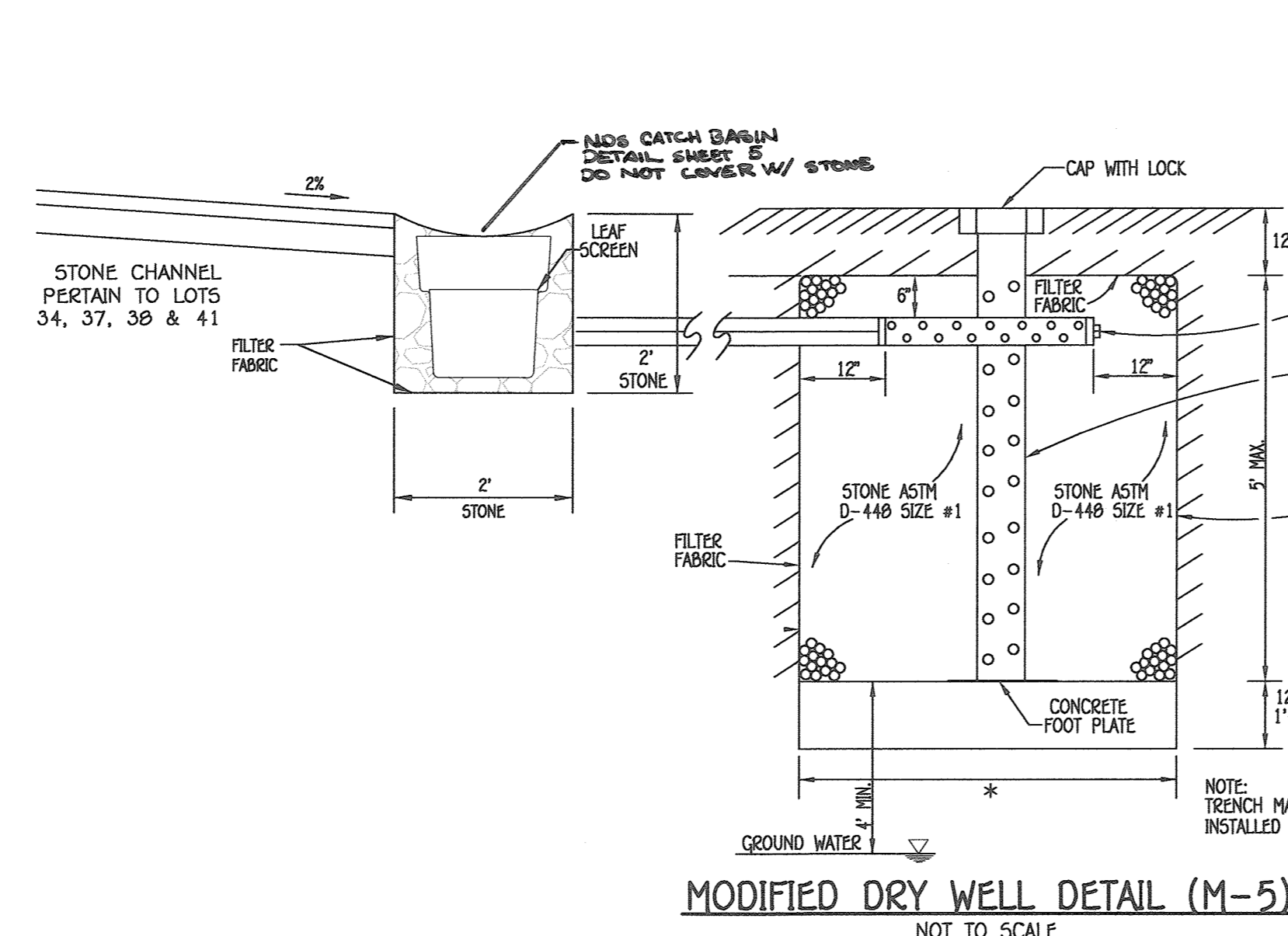
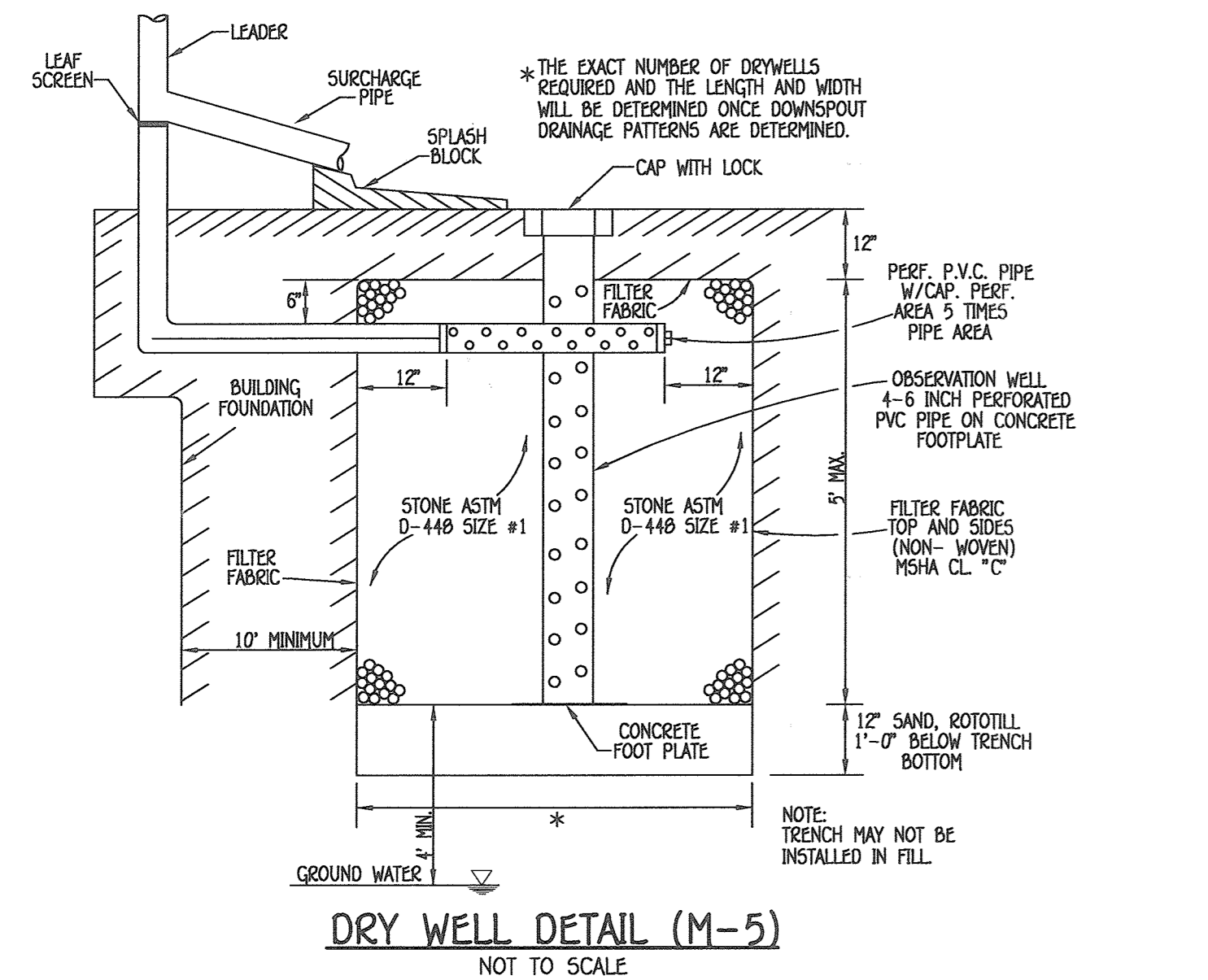
**STORMWATER NOTES**

- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH CHAPTER 5, "ENVIRONMENTAL SITE DESIGN" OF THE 2007 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL, EFFECTIVE MAY 4, 2010.
- MAXIMUM CONTRIBUTING ROOF TOP AREA TO EACH DOWNSPOUT SHALL BE 1,000 SQ. FT. OR LESS.
- DRYWELLS SHALL BE PROVIDED AT LOCATIONS WHERE THE LENGTH OF DISCONNECTION IS LESS THAN 75' AT 2% SLOPE AND CONSTRUCTION OF THE DRYWELL SHALL BE IN ACCORDANCE WITH THE DETAIL SHOWN ON THIS SHEET.
- FINAL GRADING IS SHOWN ON THE PLOT PLAN.



**MICRO-BIORETENTION / BIORETENTION**

BIORETENTION FILTER	DIMENSIONS (APPROX.)	MULCH AREA SQ. FT.	A	B	C	D	E	F	G	H	I
LOT 39	8' x 8.6'	70 SQ. FT.	412.4	411.4	411.4	411.15	409.15	408.90	408.57	408.24	406.90
LOT 40	8' x 8.6'	70 SQ. FT.	410.8	410.8	409.8	409.55	407.55	407.30	406.97	406.61	405.30



**MICRO-BIORETENTION VOLUME CHART**

LOT NO.	MICRO-BIO NO.	TOTAL DRAIN AREA	VOLUME REQUIRED	VOLUME PROVIDED	AREA OF TREATMENT
39	'39'	1,691 SQ. FT.	83 C.F.	148 C.F.	100%
40	'40'	8,722 SQ. FT.	131 C.F.	148 C.F.	100%

**OPERATION & MAINTENANCE SCHEDULE FOR MICRO-BIORETENTION (M-6)**

- THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUME 2, TABLE A.1.1 AND 2.
- THE OWNER SHALL PERFORM A PLANT IN THE SPRING AND IN THE FALL OF EACH YEAR. DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT. REPLACE DEAD PLANT MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL. TREAT DISEASED TREES AND SHRUBS AND REPLACE ALL DEFICIENT STAKES AND WIRES.
- THE OWNER SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS. THE PREVIOUS MULCH LAYER SHALL BE REMOVED BEFORE THE NEW LAYER IS APPLIED.
- THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.

**OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED GRASS SWALE (M-8)**

- THE OPEN CHANNEL SYSTEM SHALL BE INSPECTED ANNUALLY AND AFTER MAJOR STORM. INSPECTIONS SHALL BE PERFORMED DURING WET WEATHER TO DETERMINE IF THE FACILITY IS FUNCTIONING PROPERLY.
- THE OPEN CHANNEL SHALL BE MOWED A MINIMUM OF AS NEEDED DURING THE GROWING SEASON TO MAINTAIN A MAXIMUM GRASS HEIGHT OF LESS THAN 6 INCHES.
- DEBRIS AND LITTER SHALL BE REMOVED DURING REGULAR MOWING OPERATIONS AND AS NEEDED.
- VISIBLE SIGNS OF EROSION IN THE OPEN CHANNEL SYSTEM SHALL BE REPAIRED AS SOON AS IT IS NOTICED.
- REMOVE SILT IN THE OPEN CHANNEL SYSTEM WHEN IT EXCEEDS 25% OF THE ORIGINAL W/OV.
- INSPECT CHECK DAMS TWICE A YEAR FOR STRUCTURAL INTEGRITY. RESTORE CHECK DAMS TO ORIGINAL CONDITION AS APPLICABLE.

**OWNERS**  
 TYSON TALL TIMBER INC.  
 11850 TALL TIMBER DRIVE  
 CLARKSVILLE MD 21029-1213  
 410-370-9406

**BUILDER**  
 VIKING CUSTOM HOMES  
 CARY CUMBERLAND  
 12800 FREDERICK ROAD  
 WEST FRIENDSHIP, MD 21794  
 410-977-2186

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALDPOPE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 461-2899

NO.	REVISION	DATE	X

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

**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.

*John R. Robertson* 8/30/18  
 Signature of Developer DATE

**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. 38386, EXPIRATION DATE: 01/12/2020.

*Stephen J. Jurek* 8/20/18  
 Signature Of Professional Engineer DATE

**ENGINEER'S CERTIFICATE**  
 I/WE 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.

*Conrad K. Lombardi* 8-20-18  
 Signature of Engineer DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*Nadine Taylor* 8-17-18  
 Director - Department of Planning and Zoning DATE

*Paul Sheleff* 9-17-18  
 Chief, Division of Land Development DATE

*Chad Clum* 9-10-18  
 Chief, Development Engineering Division DATE

PROJECT	SECTION	PARCEL NO.
TROTTER WOODS	2	21

DEED	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
24731 & 24732	8	R-20	35	FIFTH	605505

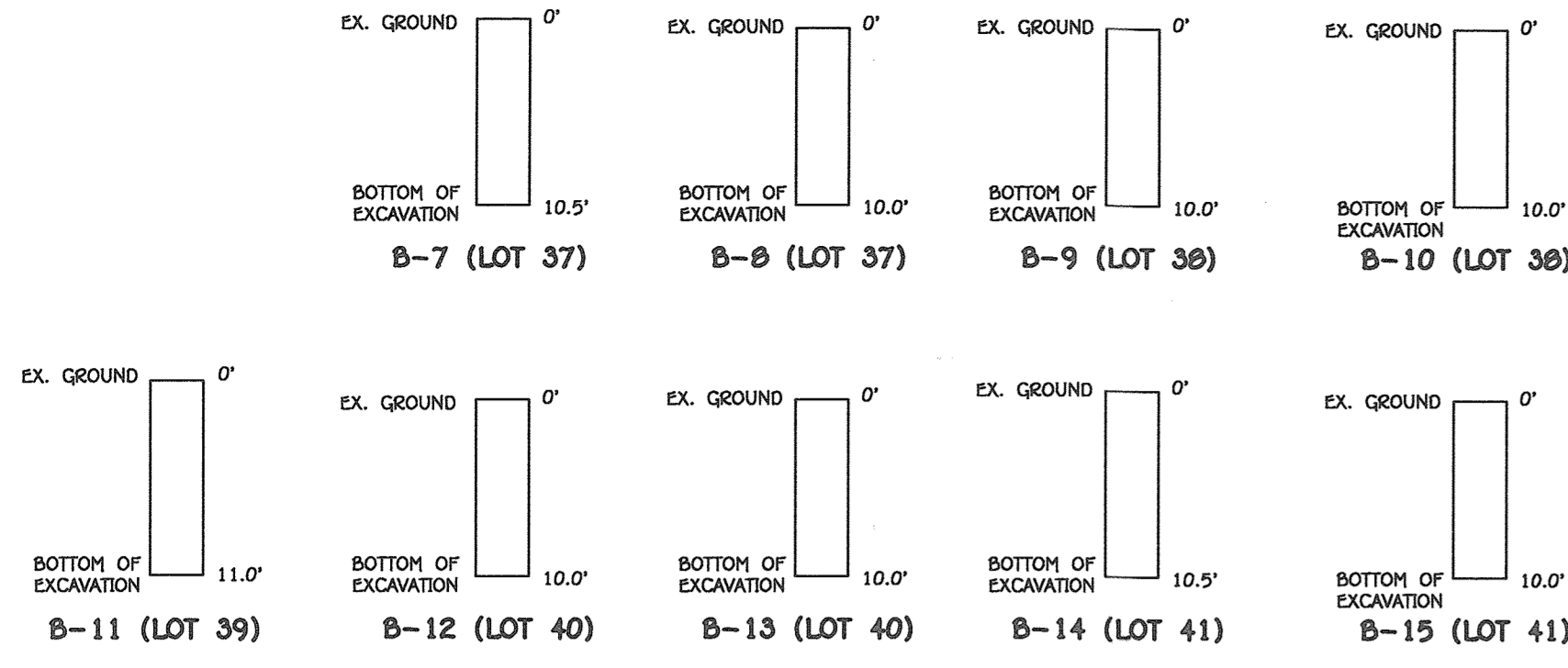
**NOTES & DETAILS**

TROTTER WOODS, SECTION 2,  
 LOTS 36 THRU 41  
 ZONED R-20

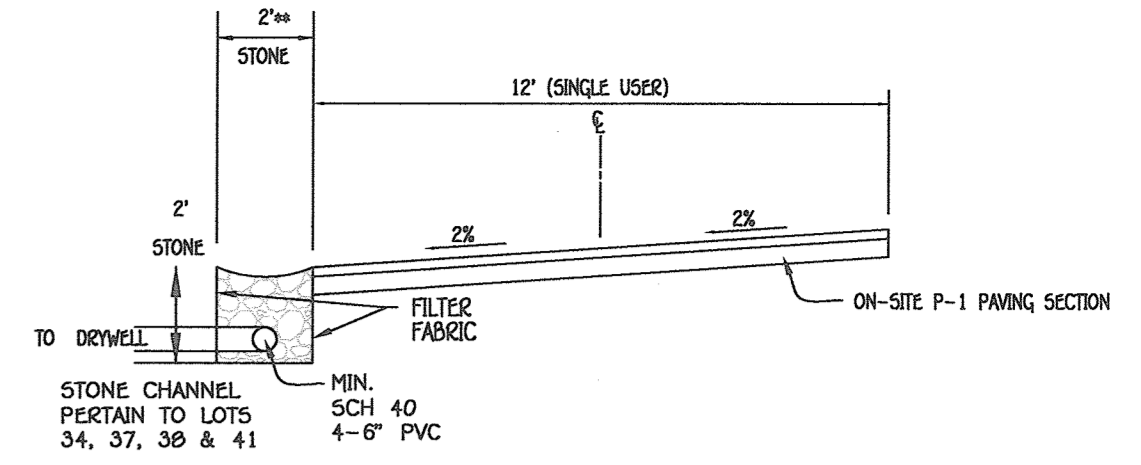
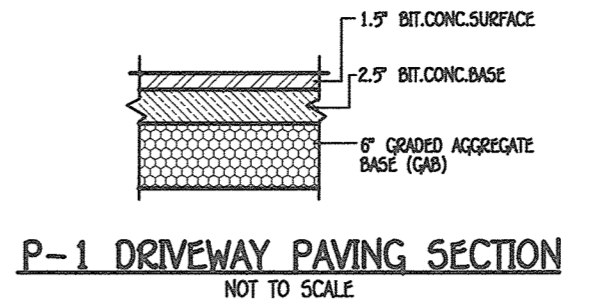
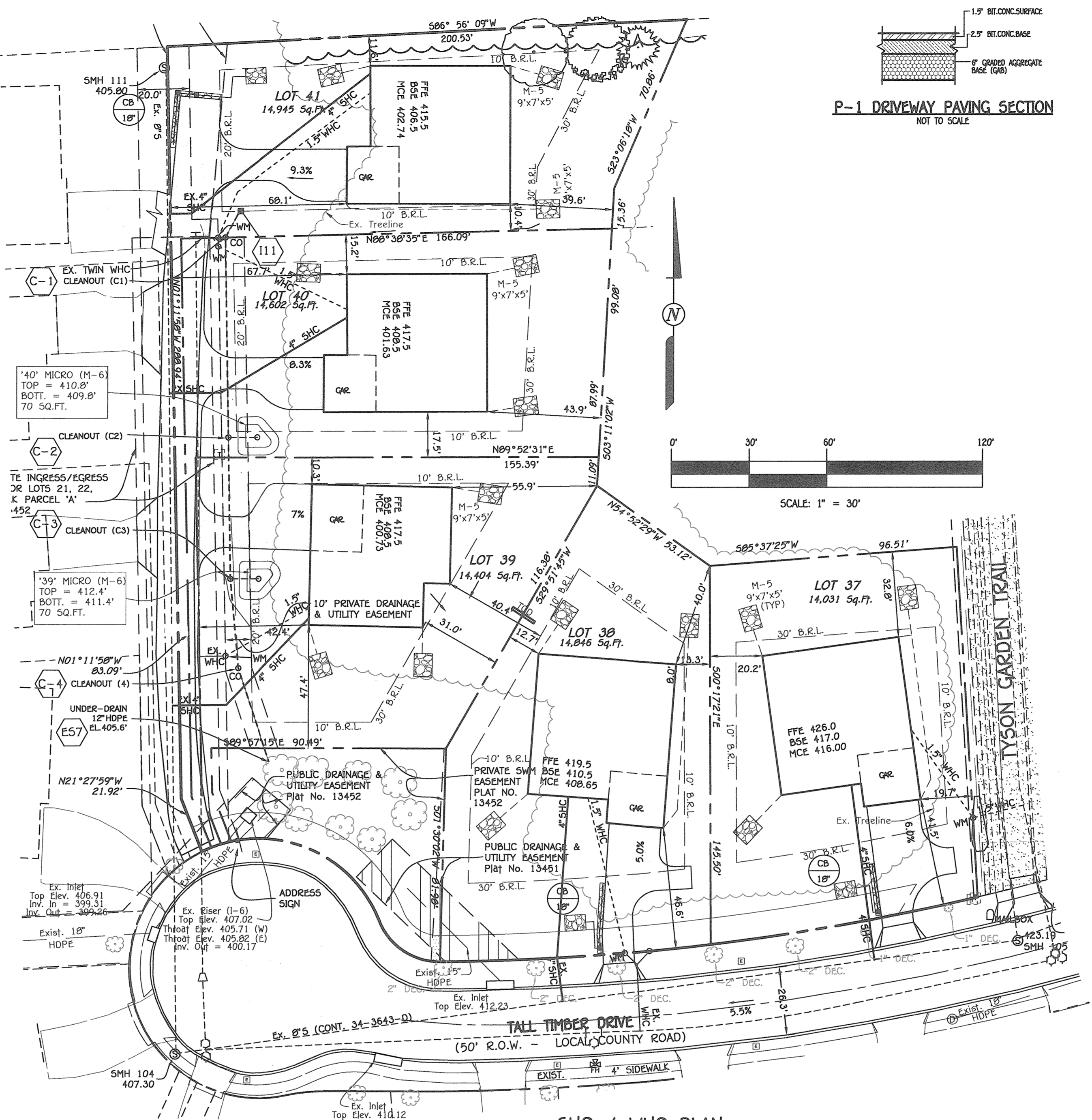
TAX MAP No. 35 GRID No. 8 PARCEL No. 21  
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: AUGUST, 2018  
 SHEET 4 OF 5

SDP-18-050



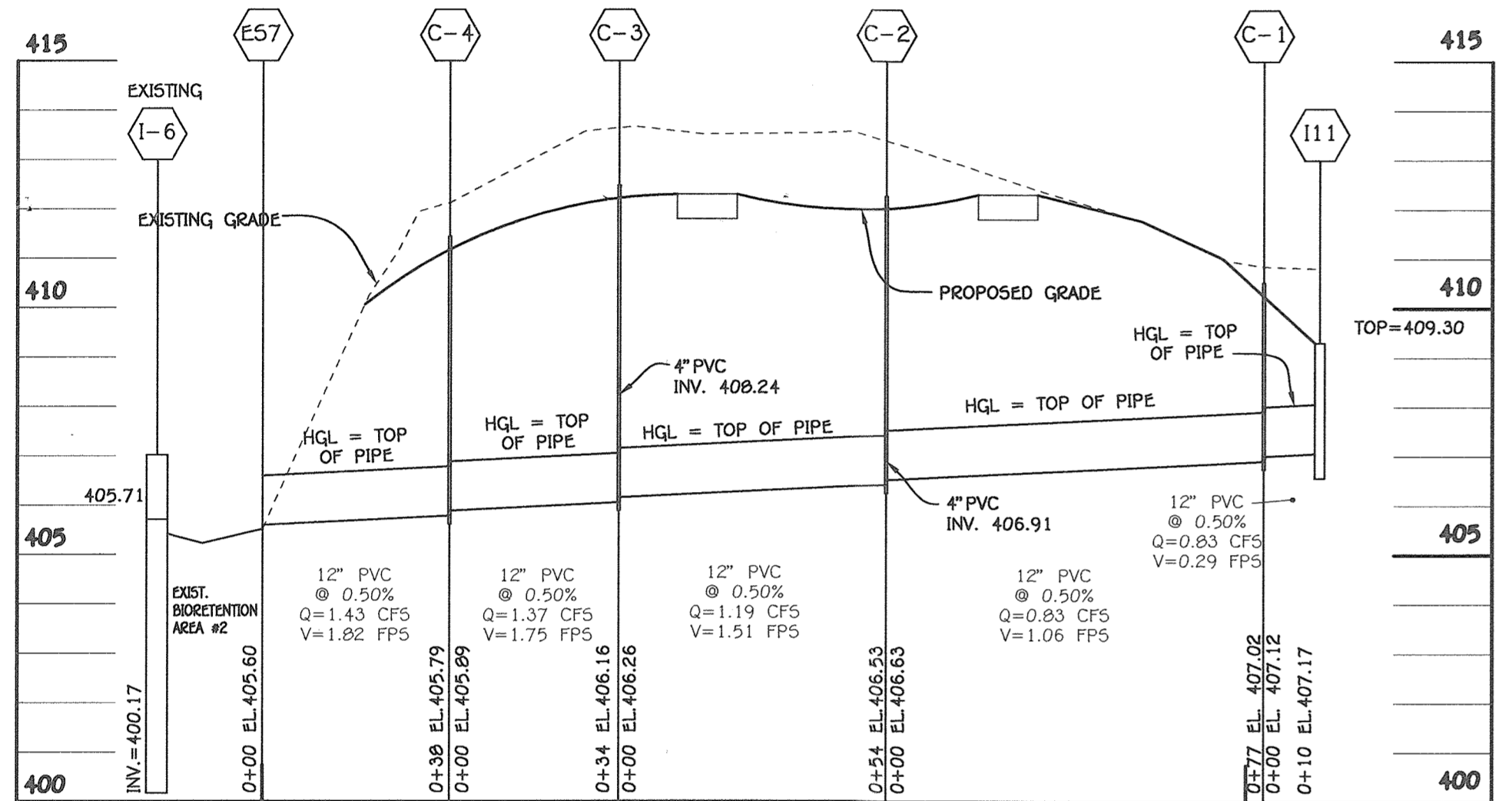


NOTE: NO ROCK OR WATER WAS ENCOUNTERED DURING SOIL EXCAVATIONS IN HOLES 1 THRU 15. PROFILES REFLECT THE DEPTHS OF THE EXCAVATIONS CONDUCTED ON MAY 20, 2015.

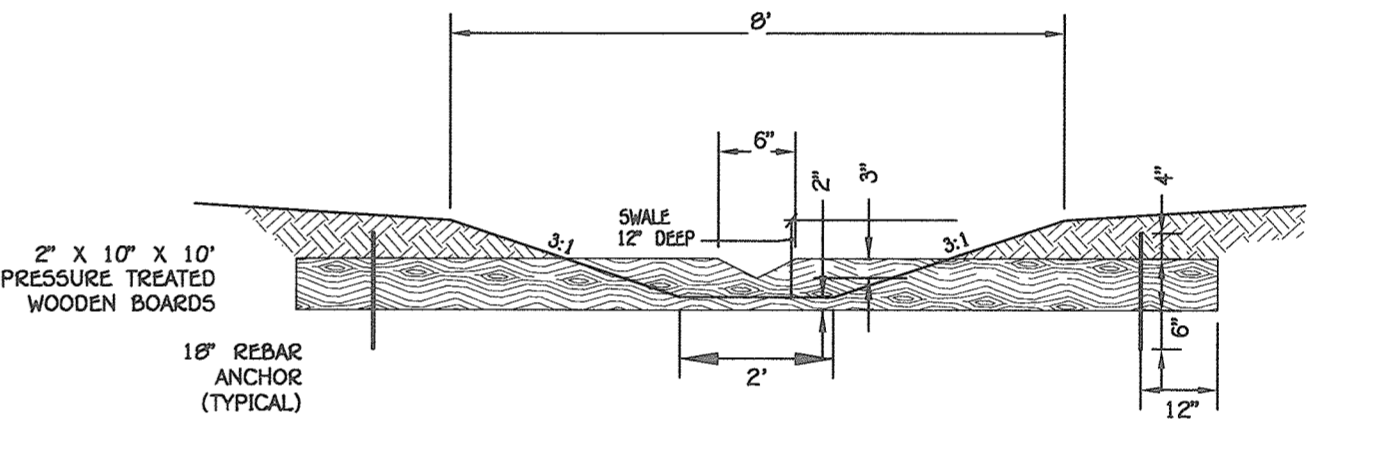


- NOTE:
- ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL VOLUME IV, STANDARD SPECIFICATION AND DETAILS FOR CONSTRUCTION.
  - +2\"/>

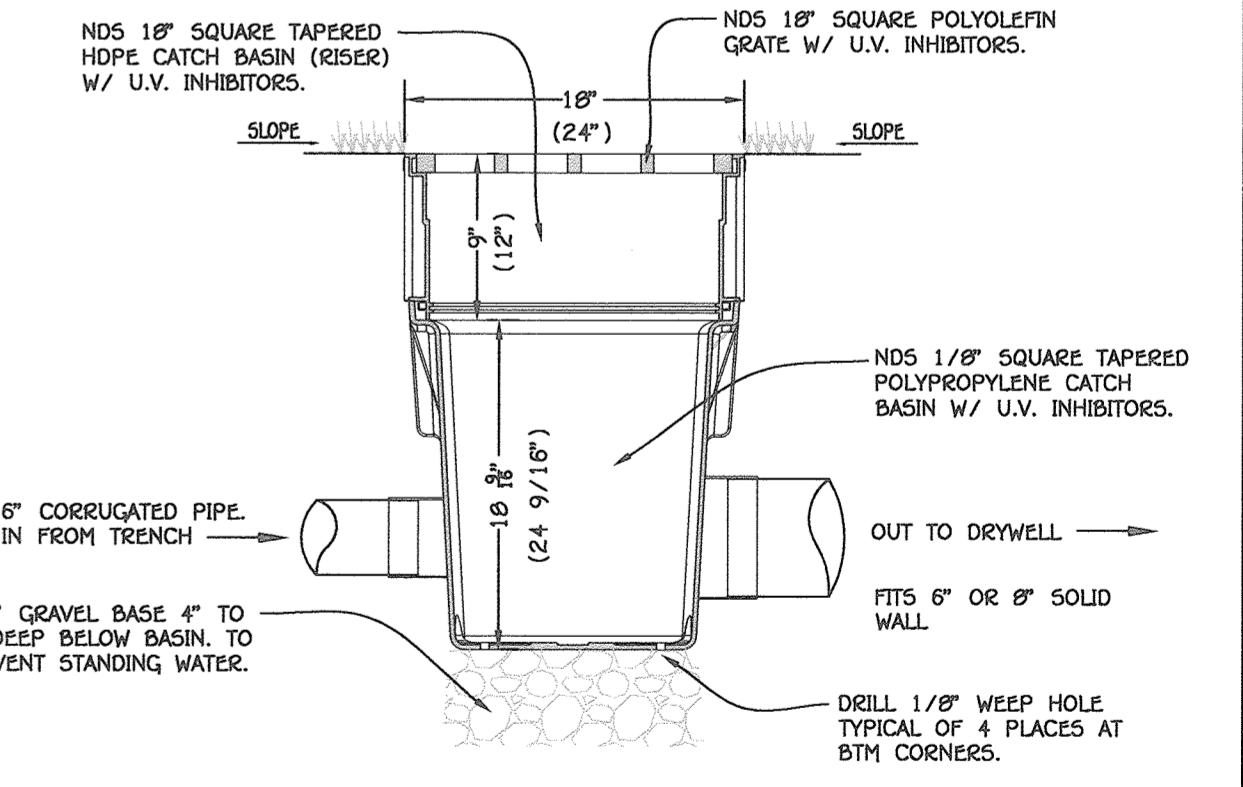
TYPICAL PRIVATE DRIVE CROSS SLOPE SECTION  
NOT TO SCALE



PROFILE STORM DRAIN  
SCALE HORIZ. 1" = 30'  
VERT. 1" = 3'



GRASS SWALE & TIMBER CHECK DAM DETAIL  
SECTION "A-A"  
NOT TO SCALE



18" SQUARE CATCH BASIN

STRUCTURE SCHEDULE						
STRUCTURE NO.	TOP ELEVATION	INV. IN	INV. OUT	LOCATION	TYPE	REMARKS
I-11	409.30	----	407.17	N. 561,027.5, E. 1,334,157.5	24" NDS CATCH BASIN*	MODEL 2400
C-1	410.52	407.12	407.02	N. 561,017.4, E. 1,334,151.6	PVC CLEANOUT	6" PVC
C-2	412.25	408.91	406.53	N. 560,940.5, E. 1,334,152.9	PVC CLEANOUT	MICROBIO. 40
C-3	412.25	408.24	406.16	N. 560,886.2, E. 1,334,153.8	PVC CLEANOUT	MICROBIO. 39
C-4	411.40	405.89	405.79	N. 560,851.9, E. 1,334,156.9	PVC CLEANOUT	6" PVC
ES-7	----	----	405.60	N. 560,815.8, E. 1,334,168.9	END SECTION	G-5.12
EXIST. I-8	424.82	THROUGH 418.00	417.19	TALL TIMBER DR STA 7+79.4, 31.6' RT	INLET TYPE 'K'	D-4.13

SEWER HOUSE CONNECTION CHART				
LOT	ELEVATION AT MAIN	ELEVATION AT ROW	ELEVATION AT HOUSE	MCE
37	410.89	411.30	412.34	416.00
38	403.38	404.21	405.45	408.65
39	395.60	398.55	397.61	400.73
40	396.78	397.23	398.89	401.63
41	397.50	398.04	399.74	402.74

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(410) 461-2929

NO.	REVISION	DATE	X

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

*John R. Roberts* 8/30/18  
Howard SCD Date

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*Stephen J. Tute* 8/20/18  
Signature of Professional Engineer DATE

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*Con K. Kuhl* 8-20-18  
SIGNATURE OF DEVELOPER DATE

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*Stephen J. Tute* 8/20/18  
SIGNATURE OF ENGINEER DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*Natalia Zolli* 9-17-18  
Director - Department of Planning and Zoning Date

*Paul Sheehan* 9-17-18  
Chief, Division of Land Development Date

*Chad Chubb* 9-10-18  
Chief, Development Engineering Division Date

PROJECT	SECTION	PARCEL NO.
TROTTER WOODS	2	21
DEED	BLOCK NO.	ZONE
24731 & 24732	8	R-20
TAX/ZONE	ELEC. DIST.	CENSUS TR.
35	FIFTH	605505

**WATER, SEWER & STORM DRAINAGE NOTES & DETAILS AND HOUSE LOCATION PLAN**

TROTTER WOODS, SECTION 2,  
LOTS 36 THRU 41  
ZONED R-20  
TAX MAP No. 35 GRID No. 8 PARCEL No. 21  
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
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