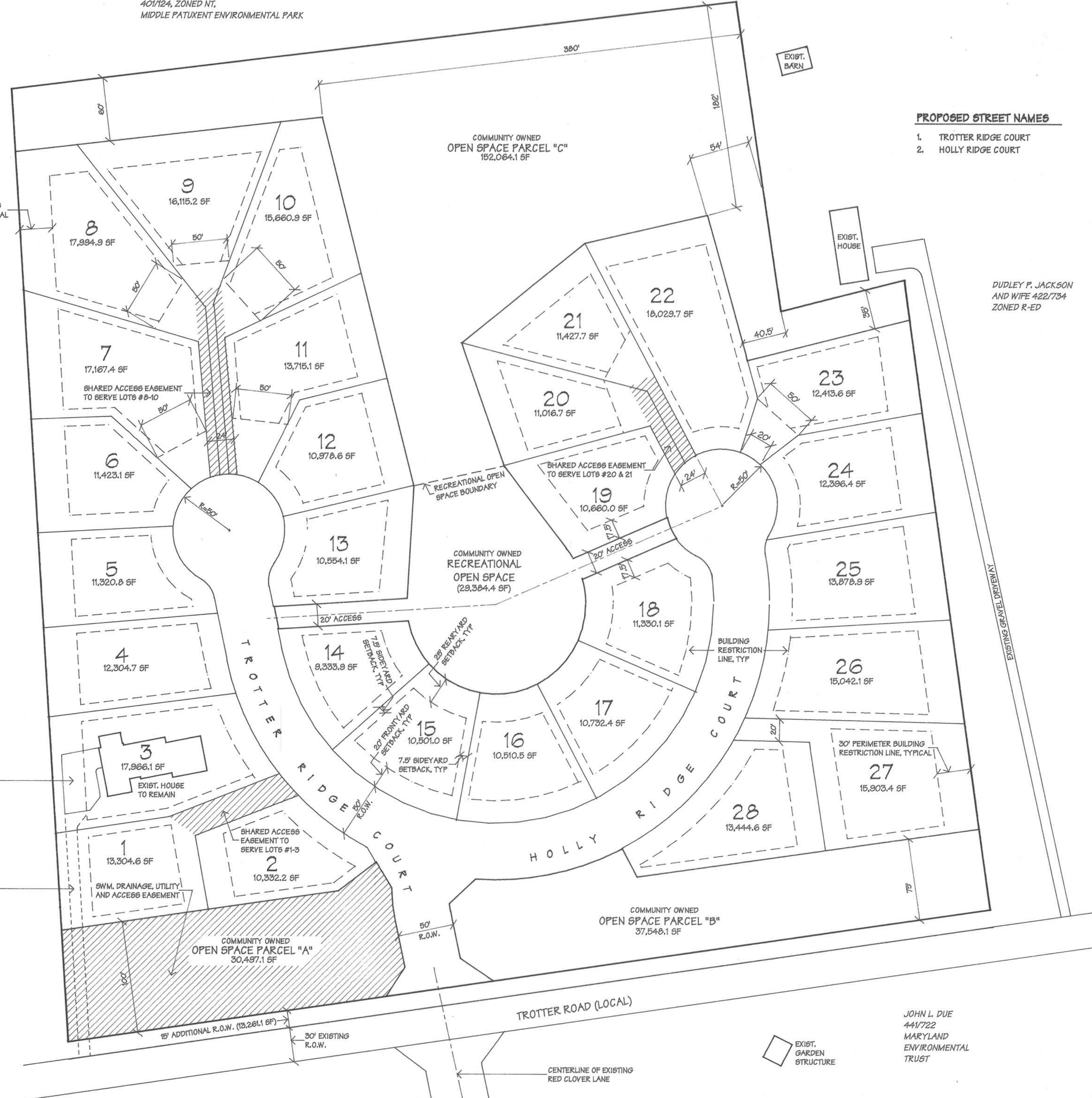


HOWARD RESEARCH AND DEVELOPMENT CORPORATION,  
401124, ZONED NT,  
MIDDLE PATUXENT ENVIRONMENTAL PARK

1:4800, 750  
E823,750



HOWARD RESEARCH AND DEVELOPMENT CORPORATION,  
401124, ZONED NT,  
MIDDLE PATUXENT ENVIRONMENTAL PARK

1:4800, 000  
E823,000

30' PERIMETER BUILDING RESTRICTION LINE, TYPICAL

EXISTING ASPHALT PAVING TO REMAIN

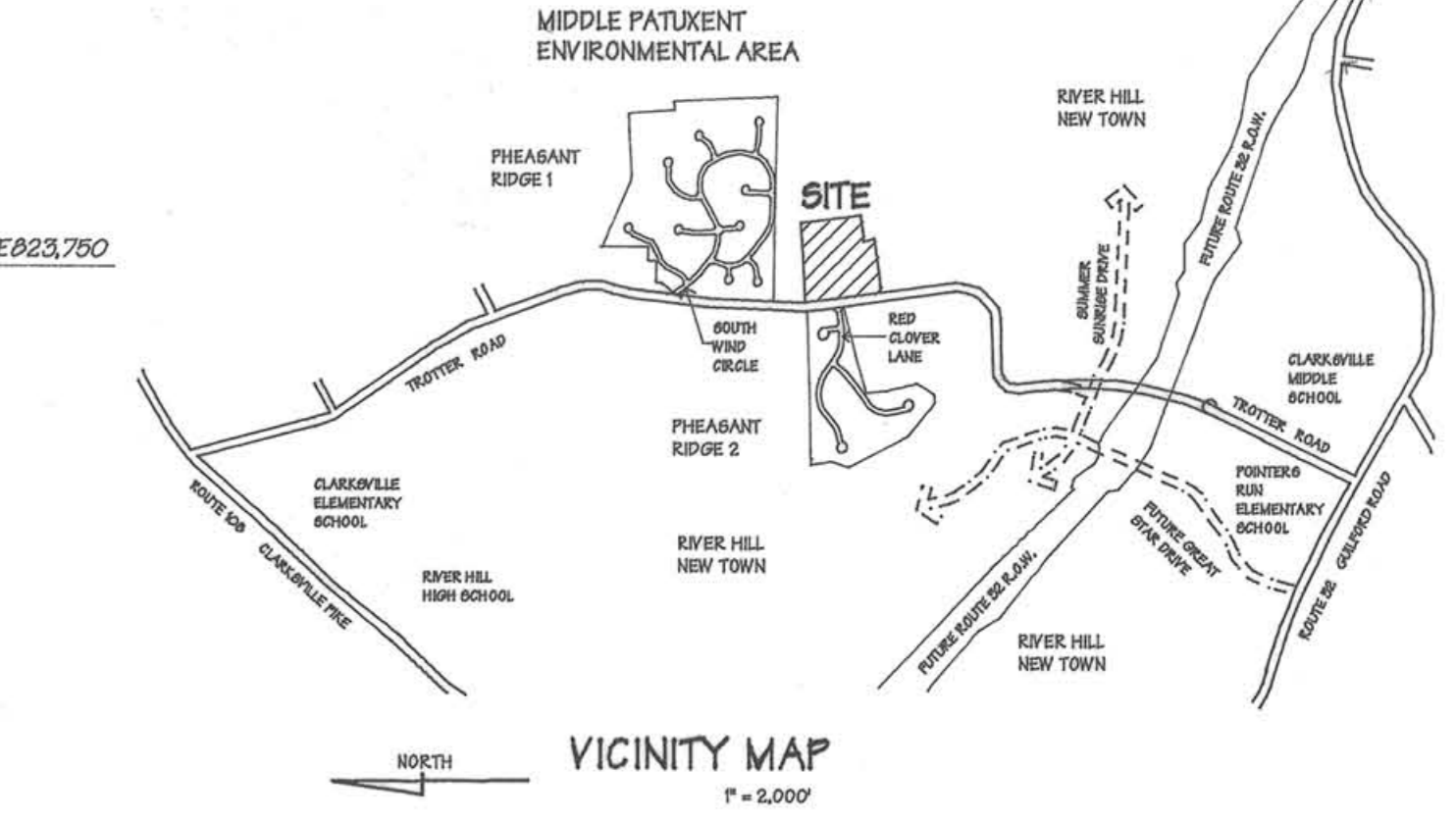
EXISTING ASPHALT DRIVEWAY TO BE REMOVED

JOHN L. DUE  
441722  
MARYLAND ENVIRONMENTAL TRUST

**PROPOSED STREET NAMES**

- TROTTER RIDGE COURT
- HOLLY RIDGE COURT

DUDLEY F. JACKSON AND WIFE 422/734 ZONED R-ED



**GENERAL NOTES**

- EXISTING ZONING: R-ED
- PROPOSED ZONING: R-ED
- GR088 TRACT AREA = 15.0 ACRES
- NET TRACT AREA = 14.5 ACRES (-0.5 AC STEEP SLOPES)
- DENSITY ALLOWED = 2 DWELLING UNITS/NET ACRE = 29 UNITS
- DENSITY PROPOSED: 28 DWELLING UNITS
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS SUBJECT TO WP-94-32
- NO WETLANDS EXIST ON SITE PER WETLAND REPORT BY RON STUPP ASSOCIATES (10/14/93)
- NO CONTIGUOUS STEEP SLOPES (>25%) OVER 20,000 SF
- NO KNOWN BURIAL GROUNDS OR CEMETERY SITES PER REPORT BY RON STUPP ASSOCIATES (10/14/93)
- NUMBER OF PROPOSED LOTS: 28 BUILDABLE, 3 OPEN SPACE
- EXISTING HOUSE ON SITE (1966, ADDITION 1982) TO REMAIN
- TOPOGRAPHY SHOWN ON SHEET #2 FROM HOWARD COUNTY 1" = 200' SCALE SHEETS, 5 FOOT CONTOUR INTERVALS
- ADJACENT PROPERTY OWNERS SHOWN THIS SHEET
- UTILITIES SHOWN WERE LOCATED FROM AVAILABLE RECORDS
- PLAN SUBJECT TO WP-94-32 TO WAIVE SIDEWALK INSTALLATION
- RECORDING REFERENCE: L.2450 F.649
- HOMEOWNER'S ASSOCIATION WILL OWN AND MAINTAIN OPEN SPACE LOTS

**LAND USE TABULATION**

REVISED 3/21/1994

| AREA  | Sq. Ft. | Acres | %       | Lot # | Lot Area (SF) |
|---|---------|-------|---------|-------|---------------|
| TOTAL SITE:                                       | 653,400 | 15.00 | 100.00% | 1     | 13,304.6      |
| TROTTER ROAD R.O.W.:                              | -13,261 | -0.30 | -2.03%  | 2     | 10,852.2      |
| SITE REMAINING:                                   | 640,139 | 14.70 | 97.97%  | 3     | 17,968.1      |
| REMAINING SITE @ 100%:                            |         |       |         | 4     | 12,304.7      |
|   |         |       |         | 5     | 11,320.8      |
|   |         |       |         | 6     | 11,423.1      |
|   |         |       |         | 7     | 17,167.4      |
|   |         |       |         | 8     | 17,167.4      |
|   |         |       |         | 9     | 16,115.2      |
| OPEN SPACE "A":                                   | 30,497  | 0.70  | 4.76%   | 10    | 15,059.9      |
| OPEN SPACE "B":                                   | 37,548  | 0.86  | 5.87%   | 11    | 13,715.1      |
| OPEN SPACE "C":                                   | 152,084 | 3.49  | 23.75%  | 12    | 10,978.6      |
|   |         |       |         | 13    | 10,554.1      |
|   |         |       |         | 14    | 9,335.9       |
| TOTAL OPEN SPACE:                                 | 220,129 | 5.05  | 34.38%  | 15    | 10,501.0      |
| (29% OPEN SPACE REQUIRED)                         | 163,850 | 3.76  | 25.00%  | 16    | 10,510.5      |
|   |         |       |         | 17    | 10,732.4      |
| TOTAL SITE ROAD R.O.W.:                           | 64,571  | 1.25  | 8.52%   | 18    | 11,350.1      |
|   |         |       |         | 19    | 10,660.0      |
| TOTAL BUILDING LOTS:                              | 365,459 | 8.39  | 57.09%  | 20    | 11,016.7      |
|   |         |       |         | 21    | 11,427.7      |
|   |         |       |         | 22    | 16,029.7      |
|   |         |       |         | 23    | 12,413.6      |
|   |         |       |         | 24    | 12,398.4      |
|   |         |       |         | 25    | 13,678.9      |
|   |         |       |         | 26    | 15,042.1      |
|   |         |       |         | 27    | 15,903.4      |
|   |         |       |         | 28    | 13,444.6      |
| RECREATIONAL OPEN SPACE REQUIRED:<br>(260 SF/LOT) | 7,000   | 0.16  | 1.08%   | 29    | 15,903.4      |
| RECREATIONAL OPEN SPACE PROVIDED                  | 29,394  | 0.67  | 4.59%   | 30    | 13,444.6      |
| AVERAGE LOT SIZE:                                 | 13,082  | 0.30  |         |       | 365,458.7     |

APPROVED PLANNING BOARD OF HOWARD COUNTY  
DATE: 6/23/94

TENTATIVELY APPROVED DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY  
DATE: 7/6/94

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

DESIGNED: JLS  
DRAWN: CADD  
CHECKED: JLS  
DATE: MAR., 1994

SCALE: 1" = 50'  
DRAWING: 1 OF 2  
JOB NO.: 93-183  
FILE NO.: 93-183 P

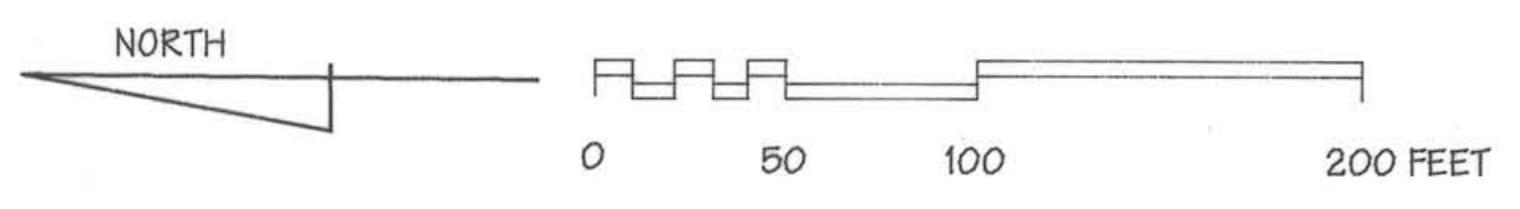
SKETCH PLAN  
**LOTS 1 THRU 28 & PARCELS A THRU C**  
**TROTTER RIDGE**  
TAX MAP 35 PARCEL 24  
5TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

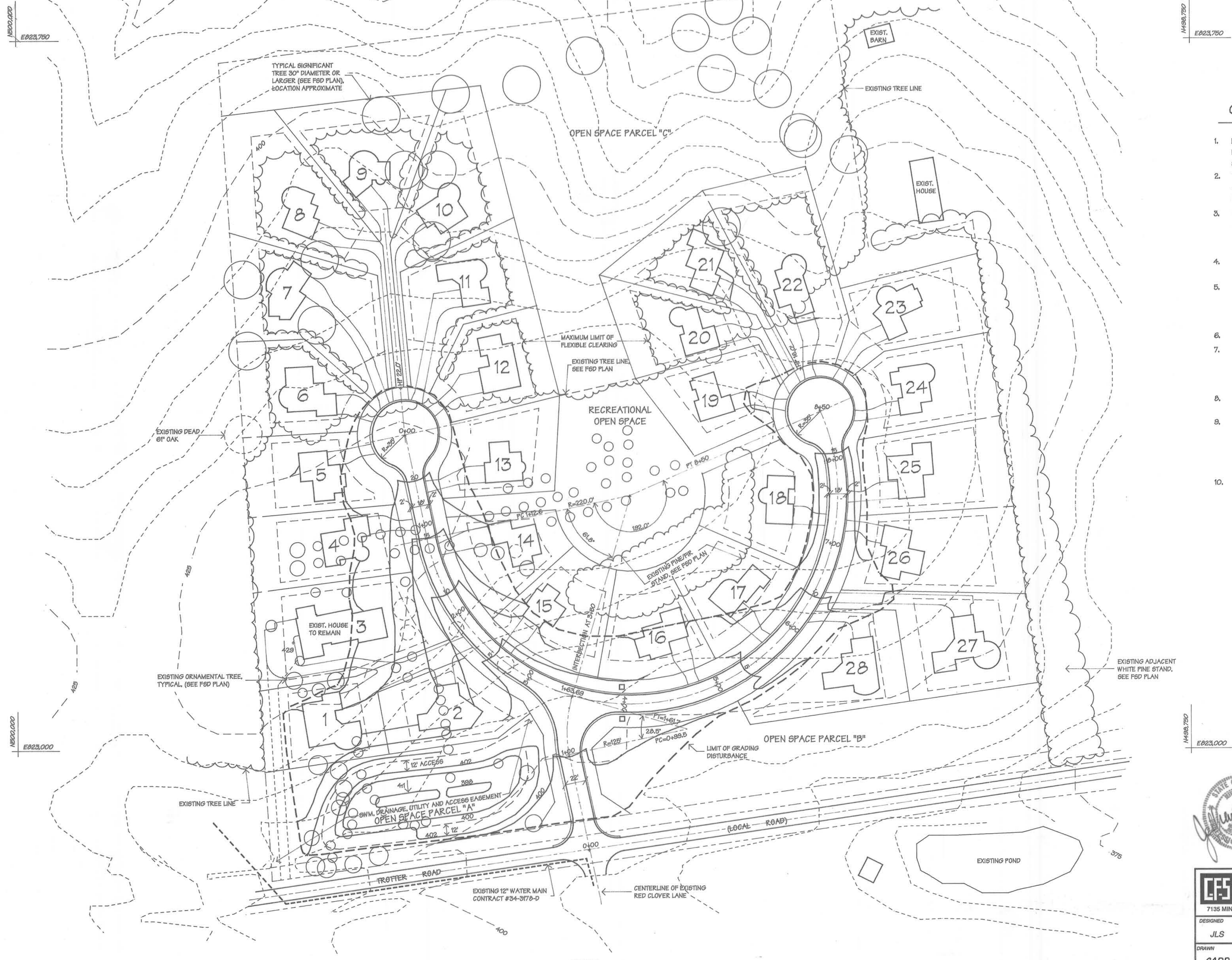
FOR: RONALD & SUSAN STUPP  
11609 VIXENS PATH  
ELlicott CITY, MD 21042

DEVELOPER:  
RONALD & SUSAN STUPP  
11609 VIXENS PATH  
ELlicott CITY, MD 21042

ELWIN BROWN  
328/398  
ZONED R-20

VILLAGE OF RIVER HILL  
SECTION 1, AREA 4






**GENERAL NOTES**

1. LINE OF SIGHT AT TROTTER ROAD INTERSECTION TO BE DETERMINED FOR PROPOSED TRAFFIC CIRCLE (NOT SHOWN) AS DIRECTED BY DEPARTMENT OF PUBLIC WORKS.
2. THE PROPERTY IS IN THE WATER & SEWER DISTRICT AND IS ELIGIBLE FOR ADMISSION TO THE METROPOLITAN DISTRICT.
3. EXISTING SANITARY SEWER MAIN IS APPROXIMATELY 820' DOWNHILL TO SOUTH FROM SOUTH WEST PROPERTY CORNER AT CROSSING OF TROTTER ROAD AND CRICKET CREEK. SIZE OF LINE VARIES FROM 12" TO 16". CONTRACT #30-3096-D.
4. EXISTING 12" WATER MAIN ALONG TROTTER ROAD SHOWN ON THIS DRAWING. CONTRACT #34-3178-D.
5. TROTTER RIDGE COURT AND HOLLY RIDGE COURT OPEN SECTION ROAD PAVING IS 16' WIDE EXCEPT AT CONNECTING STEM TO TROTTER ROAD WHERE IT IS 22' WIDE. ALL PUBLIC ROADS HAVE 2' WIDE PAVED SHOULDERS.
6. ALL DWELLINGS WILL HAVE 2 CAR GARAGES.
7. ALL DWELLINGS SHOWN ARE HYPOTHETICAL. ALL DWELLINGS WILL BE CUSTOM DESIGNED TO FIT THEIR SPECIFIC SITE LOCATION TO MINIMIZE DISTURBANCE TO LAND AND TREE CLEARING.
8. SWM POND TO BE EXTENDED DETENTION FACILITY, HAZARD CLASS "A". BOTTOM OF POND WILL BE SHALLOW MARSH LAND.
9. IT WAS DETERMINED THAT THE SWM POND ADJACENT TO TROTTER ROAD COULD BE CONSTRUCTED WITHIN THE 75' STRUCTURE AND USE SETBACK PROVIDED THE REQUIRED LANDSCAPING BE ACCOMMODATED ALONG THE RIDGE LINE AND THE POND MAINTAIN A 20' SETBACK FROM ALL PUBLIC RIGHTS-OF-WAY AND ALL RESIDENTIAL LOT LINES.
10. WATER QUALITY WILL BE PROVIDED ON INDIVIDUAL LOTS NOT CONTROLLED BY THE STORM WATER POND (E.G. LOTS #7-11 AND #20-22).

**APPROVED**  
 PLANNING BOARD  
 of HOWARD COUNTY  
 DATE 6/23/94



TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND  
 ZONING OF  
 HOWARD COUNTY  
 PLANNING DIRECTOR DATE 7/6/94  
 COH

|  |  |   |      |   |          |
|--|--|---|------|---|----------|
|  <b>CLARK · FINEFROCK &amp; SACKETT, INC.</b><br>ENGINEERS · PLANNERS · SURVEYORS<br>7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH. |  | DESIGNED  | JLS  | SCALE   | 1" = 50' |
|  |  | DRAWN   | CADD | DRAWING   | 2 OF 2   |
| 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.   |  | SKETCH PLAN<br><b>LOTS 1 THRU 28 &amp; PARCELS A THRU C</b><br><b>TROTTER RIDGE</b> |      | JOB NO.<br>93-183   |          |
| TAX MAP 35 PARCEL 24<br>5TH ELECTION DISTRICT<br>HOWARD COUNTY, MARYLAND   |  | DATE<br>MAR., 1994  |      | FOR: RONALD & SUSAN STUPP<br>11609 VIXENS PATH<br>ELLICOTT CITY, MD 21042 |          |
| DEVELOPER:<br>RONALD & SUSAN STUPP<br>11609 VIXENS PATH<br>ELLICOTT CITY, MD 21042<br>(410) 982-4650   |  | FILE NO.<br>93-183 P  |      |   |          |