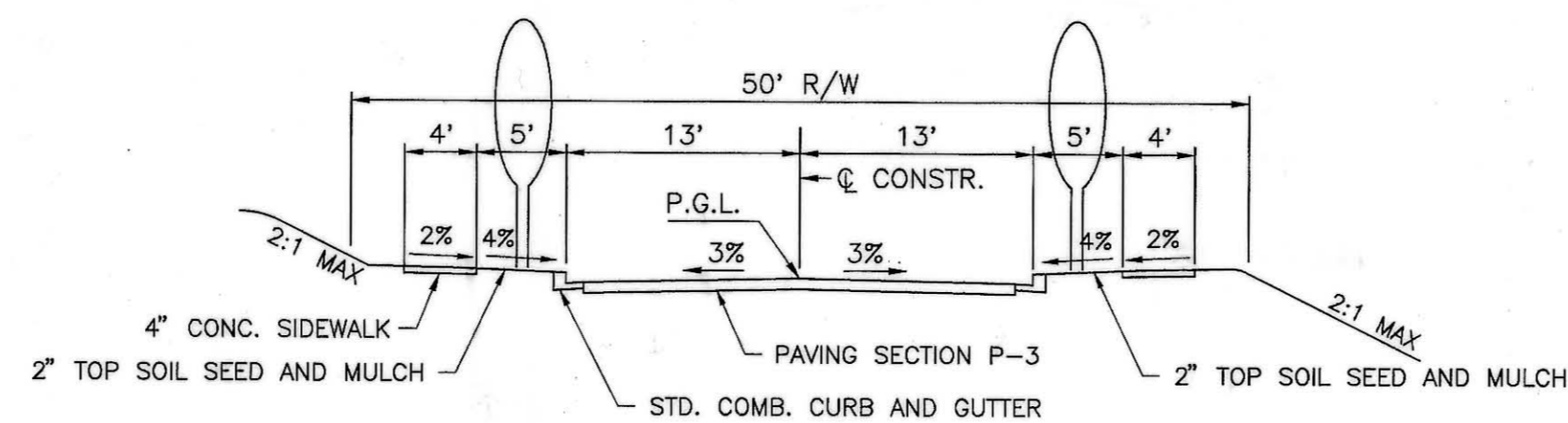


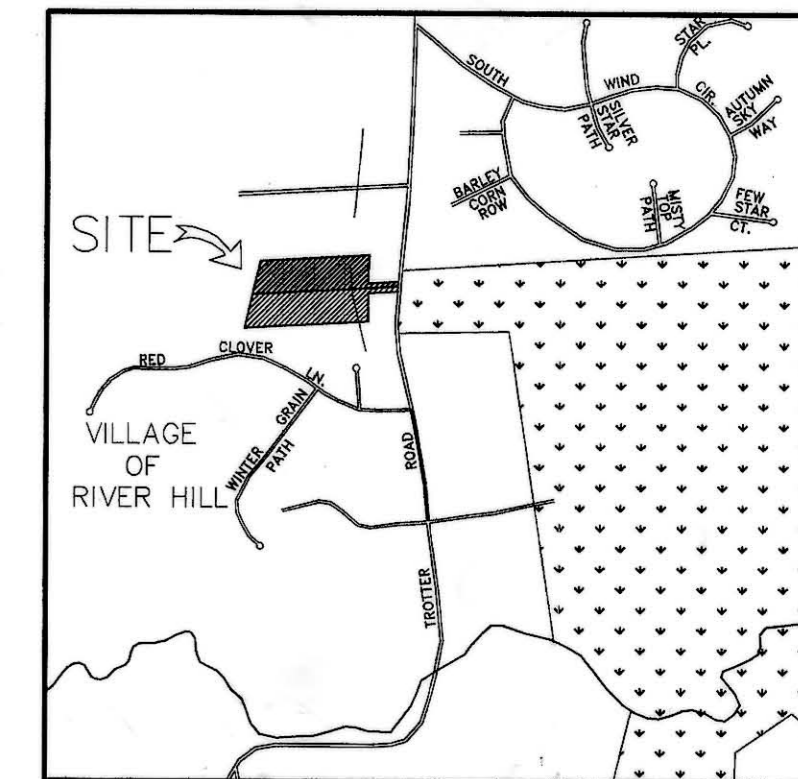
LOT AREA TABULATION

LOT No.	AREA	PIPE STEM	NET AREA
5	16,269	2,269	14,000
6	16,211	2,211	14,000
8	16,088	2,088	14,000
10	16,056	2,056	14,000
18	14,410	408	14,002
19	15,388	1,388	14,000
21	15,686	1,686	14,000
23	15,801	1,801	14,000
30	14,618	618	14,000
31	15,175	1,175	14,000
32	14,094	94	14,000
33	14,461	461	14,000
34	14,845	845	14,000
35	15,184	1,184	14,000

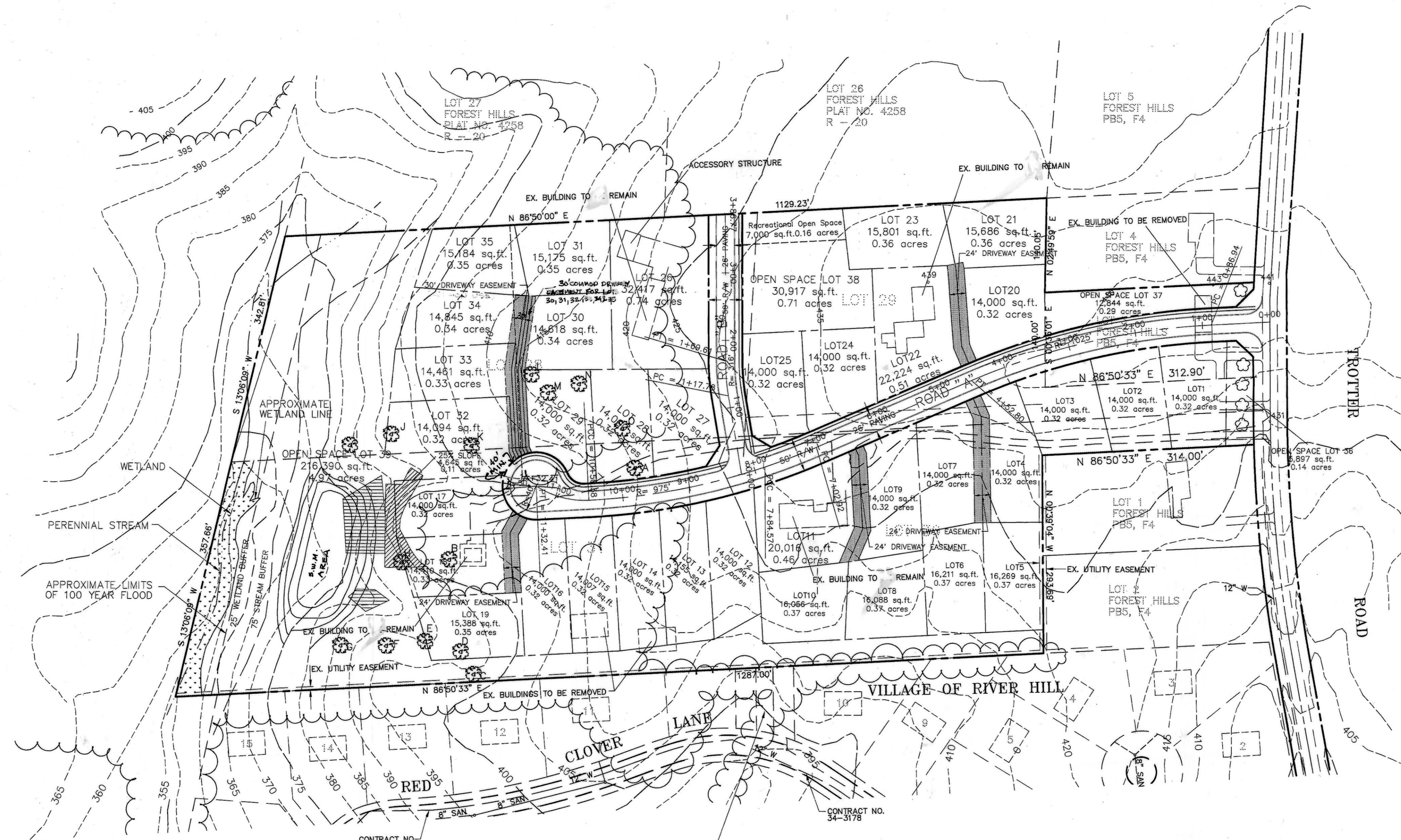


TYPICAL SECTION

ROAD A
 STA. 0 + 00 TO STA. 11 + 32.41
 ROAD B STA. 0 + 00 TO STA. 3 + 86.77
 DESIGN SPEED = 30 MPH



VICINITY MAP
 SCALE 1" = 2000'



GENERAL NOTES:

- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAS BEEN APPROVED.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM HOWARD COUNTY AERIAL MAY 1984.
- WATER IS PUBLIC AND WILL BE CONNECTED TO. (CONTRACT NO. 34-3178).
- SEWER IS PUBLIC AND WILL BE CONNECTED TO. (CONTRACT NO. 34-3178).
- EXISTING UTILITIES ARE BASED ON EXISTING APPROVED COUNTY PLAN.
- PROPERTY IS IN THE METROPOLITAN DISTRICT.
- PROJECT BACKGROUND
 - (a) TAX MAP 35, LOTS 3, 28, 29, 30, & 31
 - (b) EXISTING ZONING = R-20
 - (c) GROSS AREA = 20.29 ACRES
 - (d) NO. OF LOTS = 35 BUILDABLE & 4 OPEN SPACES
 - (e) AREA OF PROPOSED LOTS = 12.31 ACRES
 - (f) AREA OF PROPOSED ROW = 1.85 ACRES
- OPEN SPACE TABULATION
 - GROSS AREA = 20.29 ACRES
 - MINIMUM LOT SIZE = 14,000 SQ.FT.
 - OPEN SPACE REQUIRED = 30% = 265,140 sq ft = 6.087 ACRES
 - GROSS OPEN SPACE PROVIDED = 266,048 sq ft = 6.13 ACRES
 - LESS NON-CREDIT OPEN SPACE = 900 sq ft
 - NET OPEN SPACE = 265,148 sq ft = 6.09 ACRES
 - RECREATIONAL OPEN SPACE REQUIRED = 35 x 200' = 7,000 sq.ft.
 - RECREATIONAL OPEN SPACE PROVIDED = 7,000 sq.ft.
- PREVIOUS FILE NUMBERS F-83-96 PLAT 5590 & F-81-119 PLAT 4917
- PUBLIC WATER AND SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 10.1242 OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAN APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME.

LEGEND :

- EX. GRADE
- WETLAND
- EX. TREE LINE
- PROPOSED TREE
- SPECIMEN TREE
- 15% SLOPE
- 25% SLOPE

SCALE: 1" = 100'

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

James S. Sutter 6/12/97
 PLANNING DIRECTOR DATE



SUBDIVISION NAME TROTTER WOODS	TAX MAP 35	SECTION/AREA 28/BA REF.	LOT/PARCEL 1, 2, 3, 30, 31
ZONING R-20	ELECTION DIST. 5th	TOTAL TRACT AREA 20.29 ACRES	
SECTION AREA 35	NUMBER OF PROPOSED LOTS 35	DPZ REFERENCE NUMBER 9-21-02	
PROJECT : TROTTER WOODS LOTS 1 THRU 39			
A RESUBDIVISION OF LOTS 3, 28, 29, 30, & 31 OF FOREST HILLS SUBDIVISION			
LOCATION : TAX MAP 35, LOTS 3, 28, 29, 30 & 31 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND			
TITLE : SKETCH PLAN			
OWNER : OSCAR SCHULTZ LARRY TYSON LAND DESIGN & DEVELOPMENT INC. 10805 HICKORY RIDGE RD. COLUMBIA, MD. 21044		CONSULTING ENGINEERS Voria Engineering Inc. 8507 MAIN ST., HISTORIC ELLICOTT CITY, MD. TEL: 410-665-0400 FAX: 410-665-0489	
DEVELOPER : LAND DESIGN & DEVELOPMENT INC. 10805 HICKORY RIDGE RD. COLUMBIA, MD. 21044		DESIGNED: DCF CHECKED: JER DATE: 03-19-97 DRAWN: DCF APPROVED: MLL SCALE: 1" = 100' SHEET 1 OF 1	