

GENERAL NOTES

- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM A FIELD RUN SURVEY WITH 2 FOOT CONTOUR INTERVALS PREPARED BY A.B. CONSULTANTS, INC. IN OCTOBER 2007.
- 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. 37B4 AND 37R2 WERE USED FOR THIS PROJECT.
- WATER IS PUBLIC. CONTRACT NUMBER #320-W AND #14-4938-D.
- SEWER IS PUBLIC. CONTRACT NUMBER #16-6-S. PATRISCO WASTE WATER TREATMENT PLANT.
- THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THESE PLANS IS AN APPROXIMATION OF THE SIZE, SHAPE AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE, ALTERING THE NUMBER OR UNITS ALLOCATED FOR THIS DEVELOPMENT.
- PROJECT SHALL BE DEVELOPED AS ONE PHASE.
- PRIOR DPZ CASES: ECP-15-020, WP-15-085 AND WP-18-043.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN SURVEY PERFORMED BY MORRIS & RITCHE ASSOC., INC. IN OCTOBER 2007.
- A FOREST STAND DELINEATION WAS PERFORMED BY GEO-TECHNOLOGY ASSOCIATES, INC. IN 2007 AND RECONFIRMED/REVISITED BY FIELD INVESTIGATION IN OCTOBER 2014.
- A TRAFFIC STUDY WAS PREPARED BY TRAFFIC GROUP, ENTITLED "TRAFFIC IMPACT STUDY", IN MAY 2015.
- A NOISE STUDY WAS PREPARED BY PHOENIX NOISE AND VIBRATION, LLC, ENTITLED "TROTTER'S KNOLL PHASE 1 NOISE ANALYSIS", IN MARCH 2015.
- THE FLOODPLAIN SHOWN ON THE SUBJECT PROPERTY IS PER SHA PLAT NO. 54587.
- WETLANDS AND WATERS OF U.S. SHOWN HEREON WERE DELINEATED AND GPS LOCATED BY GEO-TECHNOLOGY ASSOCIATES, INC. ON DECEMBER 17, 2007, RECONFIRMED ON AUGUST 24, 2011, PERMITTED ON FEBRUARY 12, 2016, AND EXPIRES ON FEBRUARY 12, 2019.
- THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY GEO-TECHNOLOGY ASSOCIATES, INC., DATED AUGUST 25, 2016.
- THE SUBJECT PROPERTY IS ZONED R-SA-8 PER THE 10/6/2013 COMPREHENSIVE ZONING PLAN.
- ON 02/18/15 A WAIVER PETITION, WP-15-085, TO SECTION 16.1205(a)(7)&(10) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WAS APPROVED TO REMOVE SPECIMEN TREE #4, BUT DENIED THE REQUEST TO REMOVE SPECIMEN TREE #5. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS: (1) SPECIMEN TREE #5 MUST BE SAVED, PROTECTED AND MAINTAINED AS SHOWN ON THE REVISED ENVIRONMENTAL CONCEPT PLAN UPLOADED TO PROJECTDOX. IN ORDER TO FURTHER PROTECT DISTURBANCE TO THE CRITICAL ROOT ZONE FOR SPECIMEN TREE #5, DPZ RECOMMENDS THE APPLICANT MOVE UNITS 95 & 96 AND RELOCATED THEM NEXT TO UNIT 27. THIS EXCHANGE SHOULD BE CONSIDERED AND EVALUATED DURING THE DESIGN AND REVIEW OF THE SUBDIVISION PLAN; (2) IN ACCORDANCE WITH THE DEPARTMENT OF RECREATION AND PARKS COMMENTS DATED JANUARY 21, 2015 - SPECIMEN TREE #5 SHOULD BE PROTECTED DURING CONSTRUCTION. A REGISTERED ARBORIST MUST INSPECT THE TREE AND IMPLEMENT RECOMMENDATIONS FOR PROFESSIONAL PRUNING OF ROOTS AND FOLIAGE ALL PRUNING MUST BE PERFORMED BY A MARYLAND LICENSED TREE EXPERT. TREE PROTECTION FENCING MUST BE INSTALLED AROUND THE TREE TO PREVENT ROOT AND FOLIAGE DAMAGE DURING CONSTRUCTION AND ALTERNATIVE DESIGNS OF THE SITE LAYOUT MUST BE CONDUCTED BY THE CONSULTANT IN ORDER TO MINIMIZE ROOT DAMAGE; (3) EFFORTS SHOULD BE MADE TO SAVE AND PROTECT SPECIMEN TREE #4 DURING CONSTRUCTION. HOWEVER SHOULD GRADING CONDITIONS ASSOCIATED WITH THE PLAN PROHIBIT THE SAVING OF THIS SPECIMEN TREE, THE REMOVAL OF SPECIMEN TREE #4 IS APPROVED UNDER THIS WAIVER REQUEST. THE REMOVAL OF SPECIMEN TREE #4 WILL REQUIRE MITIGATION OF ONE 3" - 4" CALIPER TREE. THE MITIGATED TREE SHALL BE OF SIMILAR SPECIES AS THE REMOVED TREE, BE SHOWN AS PART OF THE LANDSCAPE PLAN, AND SHALL BE BONDED WITH THE LANDSCAPE OBLIGATION.
- AN ALTERNATIVE COMPLIANCE, #WP-17-040 FOR SECTIONS 16.1205(a)(7)&(10) OF THE SUBDIVISION & LAND DEVELOPMENT REGULATIONS TO REMOVE SPECIMEN TREE #5 TO ALLOW INSTALLATION OF THE PUBLIC WATER LINE WAS VOIDED ON MAY 11, 2017.
- FOREST CONSERVATION SHALL BE MET THROUGH ON-SITE RETENTION OF 1.72 ACRES.
- A WATERWAY CONSTRUCTION IS BEING PREPARED TO REQUEST AUTHORIZATION FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR THE PROPOSED DISTURBANCE TO THE 100 YEAR FLOOD PLAN ON-SITE FOR SEWER #4. IN NOVEMBER 3, 2015 THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING PLANNING DIRECTOR APPROVED THE REQUEST FOR AN INCREASED BUILDING LENGTH PER SECTION 111.0.D.1(E) OF THE ZONING REGULATION SUBJECT TO THE FOLLOWING CONDITIONS:
 - EACH TOWNHOUSE UNIT SHALL HAVE THE 2' JOG BETWEEN THE BUILDING FACADES OF EACH UNIT AND ADJACENT UNITS AS PROPOSED BY THE APPLICANT.
 - EACH UNIT SHALL HAVE THE DIFFERENT ARCHITECTURAL CHARACTER AS PROPOSED BY THE APPLICANT TO INCLUDE BUILDING MATERIALS, COLOR PALETTE AND/OR ARCHITECTURAL FEATURES. ADDITIONALLY, THE APPLICANT SHALL VARY THE ARCHITECTURAL CHARACTER OF THE ROOF DESIGN TO INCLUDE VARYING HEIGHTS, SHINGLE COLOR, DORMERS, ETC.
 - A FINAL DETERMINATION OF THE BUILDING ARCHITECTURAL DESIGN AND VISUAL IMPACT OF THE BUILDING LENGTH SHALL BE FURTHER EVALUATED BY THIS OFFICE WITH THE REVIEW AND APPROVAL OF THE SITE DEVELOPMENT PLAN.
- A PRE-SUBMISSION COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON JULY 14, 2016.
- OPEN SPACE LOT 17 WILL BE DEDICATED TO THE HOME OWNERS ASSOCIATION.
- PROPOSED ROAD B IS AN EXTENSION OF THE PROPOSED ROAD B IN TROTTER'S KNOLL SECTION 1. TROTTER'S KNOLL SECTION 2 DOES NOT CONTAIN A PROPOSED ROAD A.
- TRAFFIC CONTROL DEVICES
 - THE TRAFFIC CONTROL DEVICE LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE FIELD APPROVED BY HOWARD COUNTY TRAFFIC DIVISION (410-313-2430) PRIOR TO THE INSTALLATION OF ANY OF THE TRAFFIC CONTROL DEVICES.
 - ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
 - ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED ("QUICK PUNCH"), SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. THE ANCHOR SHALL NOT EXTEND MORE THAN TWO "QUICK PUNCH" HOLES ABOVE GROUND LEVEL. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURES AND POLES SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (2006), SECTION 5.5.A AND THE DOWNTOWN COLUMBIA DESIGN GUIDELINES. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- DISTURBANCE TO THE FLOODPLAIN AND STREAM BUFFER FOR THE EXTENSION OF THE PUBLIC SEWER UTILITY HAS BEEN DETERMINED ESSENTIAL BY THE DEPARTMENT OF PLANNING AND ZONING IN ACCORDANCE WITH SECTION 16.116(C) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- IN ACCORDANCE WITH SECTION 128.0.A.10 OF THE ZONING REGULATIONS TROTTER'S KNOLL SECTIONS 1 & II ARE CONSIDERED AN INTEGRATED DEVELOPMENT THEREFORE STRUCTURE AND USE SETBACKS ARE NOT REQUIRED BETWEEN PARCELS.
- ON NOVEMBER 30, 2015 THE DIRECTOR OF THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING APPROVED A MAXIMUM BUILDING LENGTH OF 164' FOR THE TROTTER'S KNOLL DEVELOPMENT, SUBJECT TO THE FOLLOWING CONDITIONS:
 - EACH TOWNHOUSE UNIT SHALL HAVE THE 2' JOG BETWEEN THE BUILDING FACADES OF EACH UNIT AND ADJACENT UNITS AS PROPOSED BY THE APPLICANT.
 - EACH UNIT SHALL HAVE THE DIFFERENT ARCHITECTURAL CHARACTER AS PROPOSED BY THE APPLICANT TO INCLUDE BUILDING MATERIALS, COLOR PALETTE AND/OR ARCHITECTURAL FEATURES. ADDITIONALLY, THE APPLICANT SHALL VARY THE ARCHITECTURAL CHARACTER OF THE ROOF DESIGN TO INCLUDE VARYING HEIGHTS, SHINGLE COLOR, DORMERS, ETC.
 - A FINAL DETERMINATION OF THE BUILDING ARCHITECTURAL DESIGN AND VISUAL IMPACT OF THE BUILDING LENGTH SHALL BE FURTHER EVALUATED BY THIS OFFICE WITH THE REVIEW AND APPROVAL OF THE SITE DEVELOPMENT PLAN.
- ON NOVEMBER 16, 2017 AN ALTERNATIVE COMPLIANCE, WP-18-043, TO SECTION 16.121(a)(4)(v) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WAS APPROVED TO INSTALL A 5 FOOT WIDE PATHWAY FROM THE PRIVATE ROAD TO THE PROPOSED RECREATIONAL OPEN SPACE IN LIEU OF PROMOVING THE REQUIRED 20 FOOT ROAD FRONTAGE. THE ALTERNATIVE COMPLIANCE IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - A 5 FOOT ASPHALT PATHWAY MUST BE INSTALLED AS SHOWN ON THE ALTERNATIVE COMPLIANCE EXHIBIT SUBMITTED WITH THE PRELIMINARY EQUIVALENT SKETCH PLAN ON OCTOBER 5, 2017. THE PATHWAY MUST EXTEND FROM THE PROPOSED TROTTER'S CHASE ROADWAY TO THE RECREATIONAL OPEN SPACE AREA AS SHOWN ON THE PLAN.
- ALL STREET PARKING SHALL BE MAINTAINED BY THE HOA.

TROTTER'S KNOLL - SECTION II

DEEP RUN PROPERTY

PRELIMINARY EQUIVALENT SKETCH PLAN

LOTS 1-16, OPEN SPACE LOTS 17-20

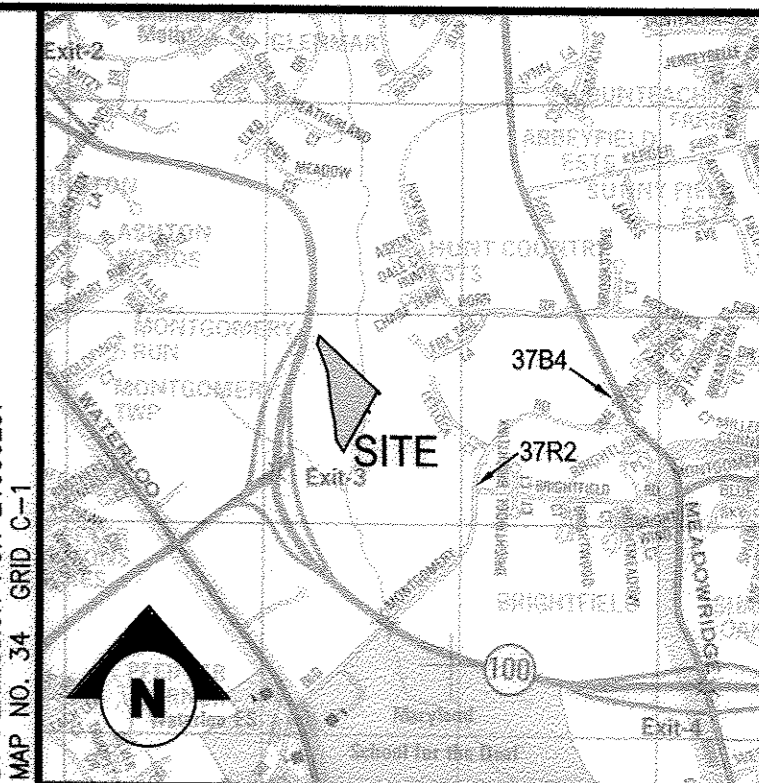
SUBDIVISION OF PARCEL 753

HOWARD COUNTY, MARYLAND

BENCH MARKS

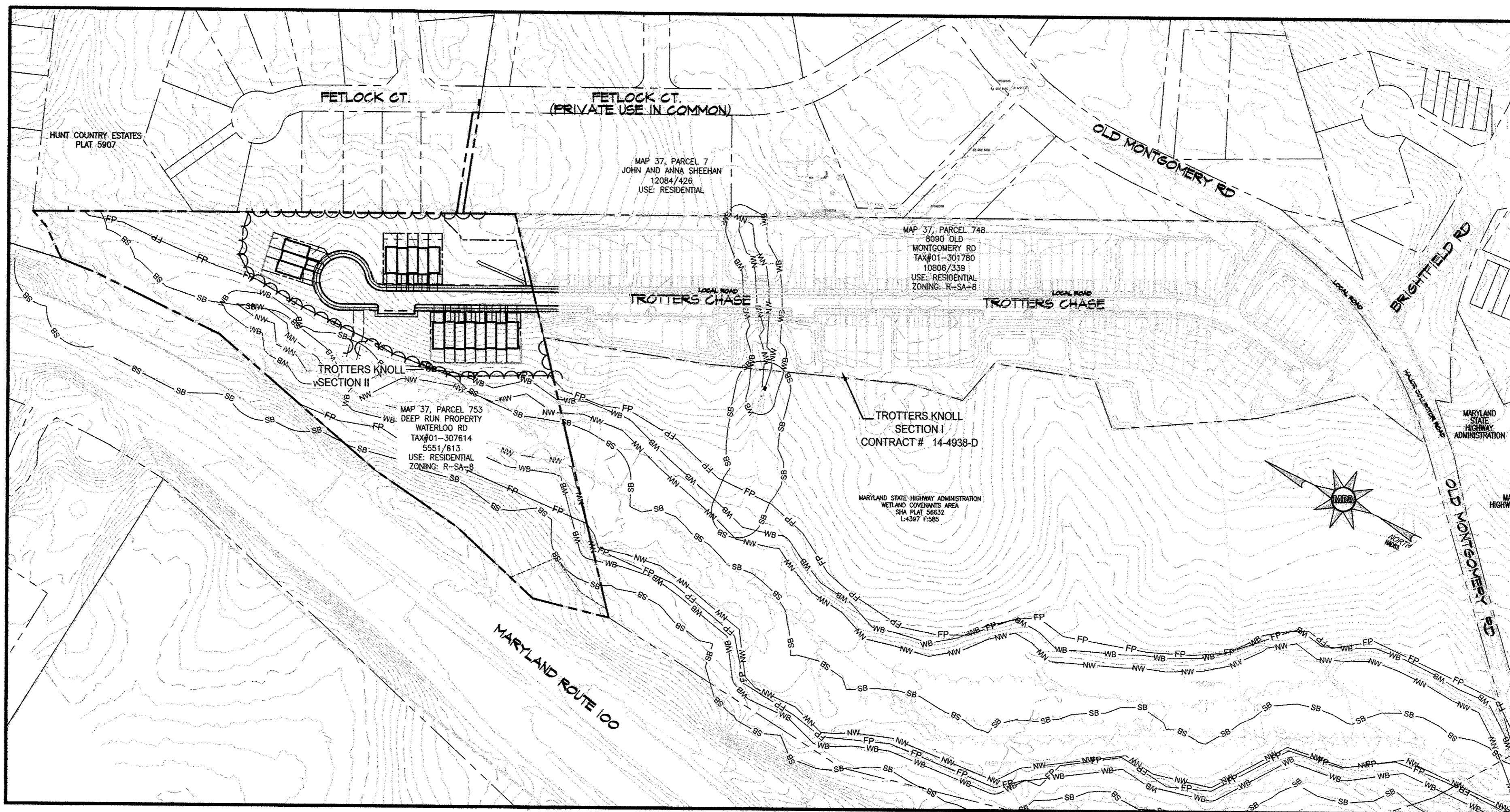
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ELEV. 401.41'
NAD 83/91
NAVD 88

37R2
N 562,611.4210 E 1,371,554.4972
ELEV. 399.73'
NAD 83/91
NAVD 88



VICINITY MAP

SCALE: 1" = 2,000'



SHEET INDEX

1	COVER SHEET
2	LAYOUT PLAN
3	SOIL MAP, GRADING, EROSION AND SEDIMENT CONTROL PLAN
4	ROAD PLANS & PROFILES
5	TYPICAL SECTIONS
6	STORM DRAIN DRAINAGE AREA MAP
7	SCHEMATIC LANDSCAPE PLAN
8	LANDSCAPE DETAILS
9-10	FOREST CONSERVATION PLAN

ADDRESS CHART

LOT/PARCEL #	STREET ADDRESS
753	WATERLOO ROAD, ELLICOTT CITY MD

LEGEND

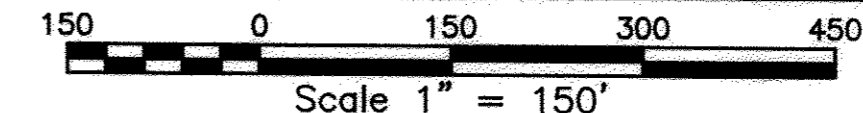
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---	EX. ADJACENT PROPERTY LINE	---	EX. ELECTRIC MANHOLE
---	EX. RIGHT OF WAY	---	EX. TELEPHONE MANHOLE
---	EX. EASEMENT	---	EX. BORING LOCATION
---	EX. ZONING LINE	---	EX. NON TIDAL WETLANDS
---	EX. BUILDING	---	EX. NON TIDAL WETLANDS
---	EX. CONCRETE	---	EX. 25' WETLAND BUFFER
---	EX. PAVEMENT	---	EX. FLOODPLAIN
---	EX. ROAD CENTERLINE	---	EX. WATERS OF THE US
---	EX. FENCE	---	EX. STREAM BUFFER
---	EX. OVERHEAD LINE	---	EX. SPECIMEN TREE
---	EX. WATER LINE	---	EX. STREAM
---	EX. SEWER LINE	---	EX. 1' CONTOUR
---	EX. STREAM BUFFER	---	EX. 2' CONTOUR
---	EX. TREE LINE	---	EX. 10' CONTOUR
---	EX. GUARD RAIL	---	EX. SLOPES 15%-25%
---	EX. ELECTRIC CONDUIT	---	EX. SLOPES +25%
---	EX. LIGHT POLES	---	EX. STEEP SLOPES BUFFER
---	EX. GAS LINE	---	
---	EX. STORM DRAIN	---	
---	EX. CONDUIT	---	
---	EX. FIBER OPTIC	---	

SITE ANALYSIS DATA

1. ZONING:	R-SA-8
2. GROSS AREA:	8.88 AC.
3. 100 YEAR FLOODPLAIN:	3.73 AC.
4. STEEP SLOPES (25%+):	0.23 AC.
5. NET AREA:	4.92 AC.
6. TOTAL AREA OF PROPOSED LOTS:	0.82 AC.
7. AREA OF PROPOSED ROADS:	0.61 AC.
8. AREA OF PROPOSED OPEN SPACE:	7.43 AC.
9. PROPOSED USE:	RESIDENTIAL (SINGLE FAMILY ATTACHED) 39 (8 DWELLING UNITS/NET ACRE)
10. NO. OF UNITS ALLOWED:	16
11. NO. OF UNITS PROPOSED:	16
12. NO. OF LOTS PROPOSED:	20
13. PROPOSED WATER AND SEWER SHALL BE PUBLIC.	

LOCATION PLAN

SCALE: 1" = 150'



C. MODERATE INCOME HOUSING UNITS		
AT LEAST 10% (1.9 UNITS) OF THE DWELLINGS IN EACH	10% (1.9 UNITS)	10% (2 UNITS - SPECIFIC UNITS TBD)
R-SA-8 DEVELOPMENT SHALL BE MODERATE INCOME HOUSING UNITS.		

D. OPEN SPACE:		
1. REQUIRED OPEN SPACE:	25% (2.22 AC.)	
2. PROVIDED OPEN SPACE:	84% (7.43 AC.)	
A. CREDITED OPEN SPACE:	7.37 AC.	
B. NON-CREDITED OPEN SPACE:	0.06 AC.	
3. RECREATIONAL OPEN SPACE:	REQUIRED: 6,400 SF (400 SF/SFA UNIT)	PROVIDED: 6,474 SF

E. PARKING REQUIREMENTS:		
1. REQUIRED PARKING (16 SINGLE-FAMILY ATTACHED):	40 SPACES	
1.1. RESIDENTIAL UNITS (2 SPACES PER DWELLING UNIT)	32 SPACES	
1.2. VISITOR PARKING (0.5 PER DWELLING UNIT)	8 SPACES	
2. PROVIDED PARKING:	52 SPACES	
2.1. SINGLE FAMILY ATTACHED GARAGES SPACES:	22 SPACES*	
2.2. SINGLE FAMILY ATTACHED DRIVEWAY SPACES:	22 SPACES*	
2.3. OFF-STREET SPACES:	8 SPACES	
* UNITS W/ 1-CAR GARAGE AND 1-CAR DRIVEWAYS	UNITS 2-4, 7, 10-15	
* UNITS W/ 2-CAR GARAGE AND 2-CAR DRIVEWAYS	UNITS 1, 5, 6, 8, 9, 16	

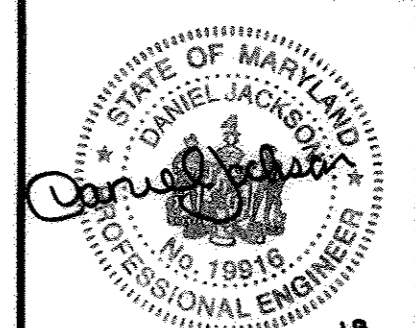
STORMWATER MANAGEMENT PRACTICE CHART

LABEL	TYPE
SWM#1	M-6: Micro-Bioretenation
SWM#2	M-6: Micro-Bioretenation
SWM#3	M-6: Micro-Bioretenation
SWM#4	Facility Removed
SWM#5	M-6: Micro-Bioretenation
SWM#6	A-2: Porous-Pavement

PETITIONER'S ATTORNEY:
OFFIT KURMAN PA
8171 MAPLE LAWN BLVD.
SUITE 200
MAPLE LAWN, MD 20759
CONTACT: WILLIAM E. ERSKINE
410-738-1563
WERSKINE@OFFITKURMAN.COM

APPLICANT / DEVELOPER: HORSE FARM, LLC, C/O LOVELL AGENCY
ADDRESS: 9200 RUMSEY ROAD SUITE 200 COLUMBIA, MD 21045
CONTACT: RICHARD HAYWARD
PHONE: 410-997-7222

OWNER: DEEP RUN PROPERTY MANAGEMENT, LLC.
ADDRESS: 191 MILLER HOLLOW LANE LAKE CITY, TENNESSEE 37769
CONTACT: BOB CURTIS



MORRIS & RITCHE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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MRAGTA.COM

TROTTER'S KNOLL - SECTION II
DEEP RUN PROPERTY

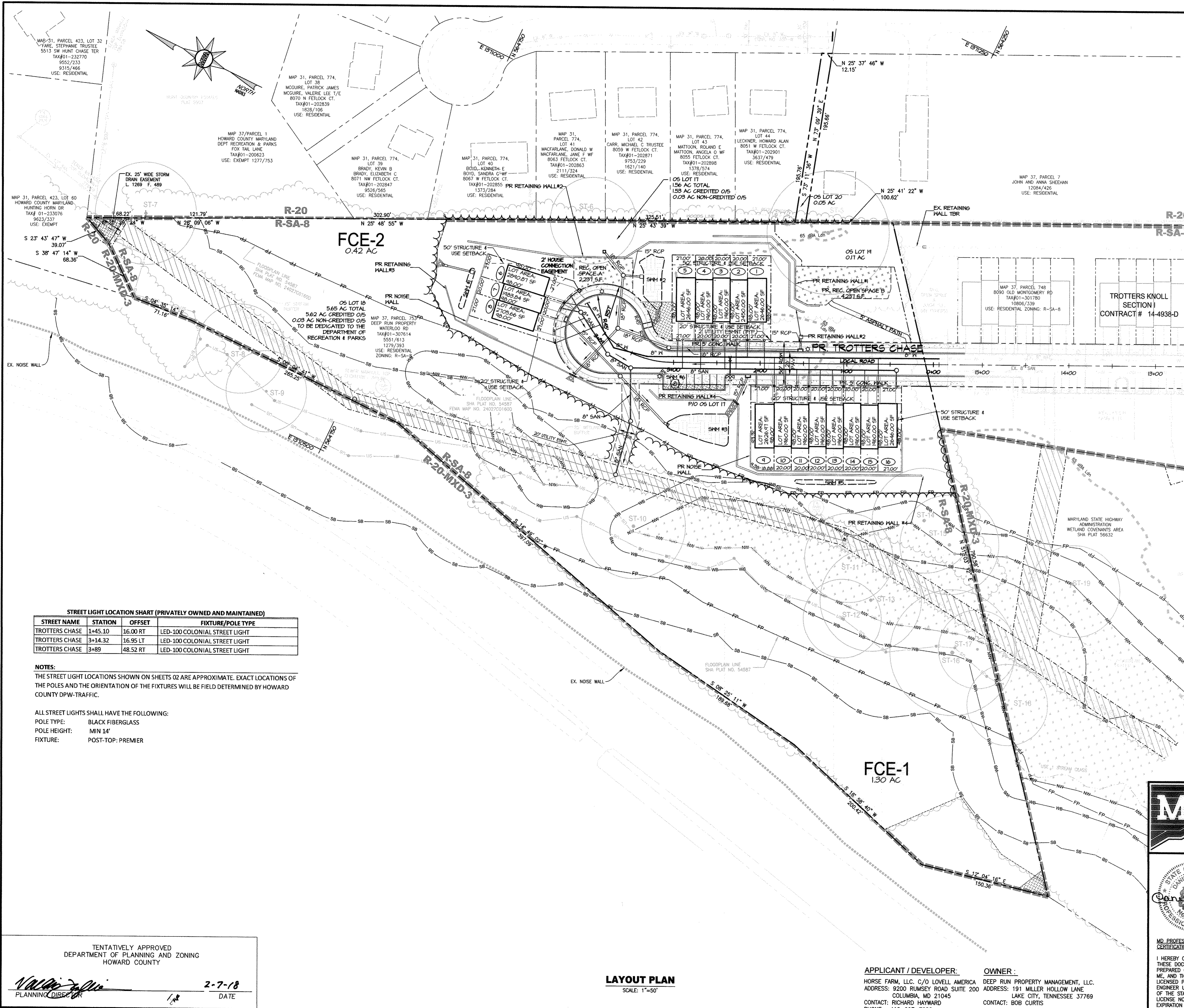
COVER SHEET

TAX MAP 37 GRIDS 2 PARCEL 753 ZONED: R-SA-8
1ST ELECTION DISTRICT
HOWARD COUNTY, MD 21043

DATE	REVISIONS	JOB NO.:
		15368 x 03
		SCALE: 1" = 50'
		DATE: 12/27/2017
		DRAWN BY: MZR
		DESIGN BY: ATS
		REVIEW BY: DJ
		SHEET: 01 OF 10

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

William E. Erskine
PLANNING DIRECTOR
DATE: 12-7-18



LEGEND

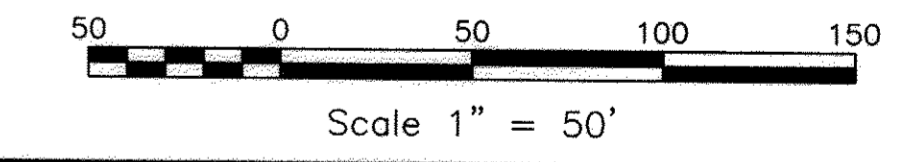
- EX. PROPERTY LINE
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- PR. RIGHT OF WAY
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- PR. EASEMENT
- PR. BUILDING
- PR. CURB & GUTTER
- PR. RETAINING WALL
- PR. ROAD CENTER LINE
- PR. CONC SIDEWALK
- PR. REC OPEN AREA
- PR. TREE LINE
- PR. HANDICAP PARKING
- PR. LOT NUMBER
- PR. UNIT ADDRESS
- PR. PARKING SPACE COUNT
- PR. CURB RADIUS
- PR. STREET LIGHT (LED-100 COLONIAL)
- PR. SANITARY LINE
- PR. STORM DRAIN
- PR. WATER LINE
- PR. FIRE HYDRANT
- PR. WATER VALVE
- PR. SINGLE HOUSE CONNECTION
- PR. DOUBLE HOUSE CONNECTION
- PR. MICRO-BIORETENTION FACILITY (M-6)
- PR. FOREST CONSERVATION EASEMENT
- UTILITY EASEMENT
- PR. OPEN SPACE NON-CREDITED

STREET LIGHT LOCATION CHART (PRIVATELY OWNED AND MAINTAINED)

STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE
TROTTERS CHASE	1+45.10	16.00 RT	LED-100 COLONIAL STREET LIGHT
TROTTERS CHASE	3+14.32	16.95 LT	LED-100 COLONIAL STREET LIGHT
TROTTERS CHASE	3+89	48.52 RT	LED-100 COLONIAL STREET LIGHT

NOTES:
 THE STREET LIGHT LOCATIONS SHOWN ON SHEETS 02 ARE APPROXIMATE. EXACT LOCATIONS OF THE POLES AND THE ORIENTATION OF THE FIXTURES WILL BE FIELD DETERMINED BY HOWARD COUNTY DPW-TRAFFIC.

ALL STREET LIGHTS SHALL HAVE THE FOLLOWING:
 POLE TYPE: BLACK FIBERGLASS
 POLE HEIGHT: MIN 14'
 FIXTURE: POST-TOP: PREMIER



SHEET: **PESP-02**



MORRIS & RITCHIE ASSOCIATES, INC.
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TROTTER'S KNOLL - SECTION II
DEEP RUN PROPERTY

LAYOUT PLAN

TAX MAP 37 GRIDS 2 PARCEL 753 ZONED: R-SA-8
 1ST ELECTION DISTRICT
 HOWARD COUNTY, MD 21043

DATE	REVISIONS	JOB NO.:
		15368 x 03
		SCALE: 1" = 50'
		DATE: 12/27/2017
		DRAWN BY: MZR
		DESIGN BY: AT5
		REVIEW BY: DJ
		SHEET: 02 OF 10

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Valerie J. Quinn
 PLANNING DIRECTOR

2-7-18
 DATE

LAYOUT PLAN
 SCALE: 1"=50'

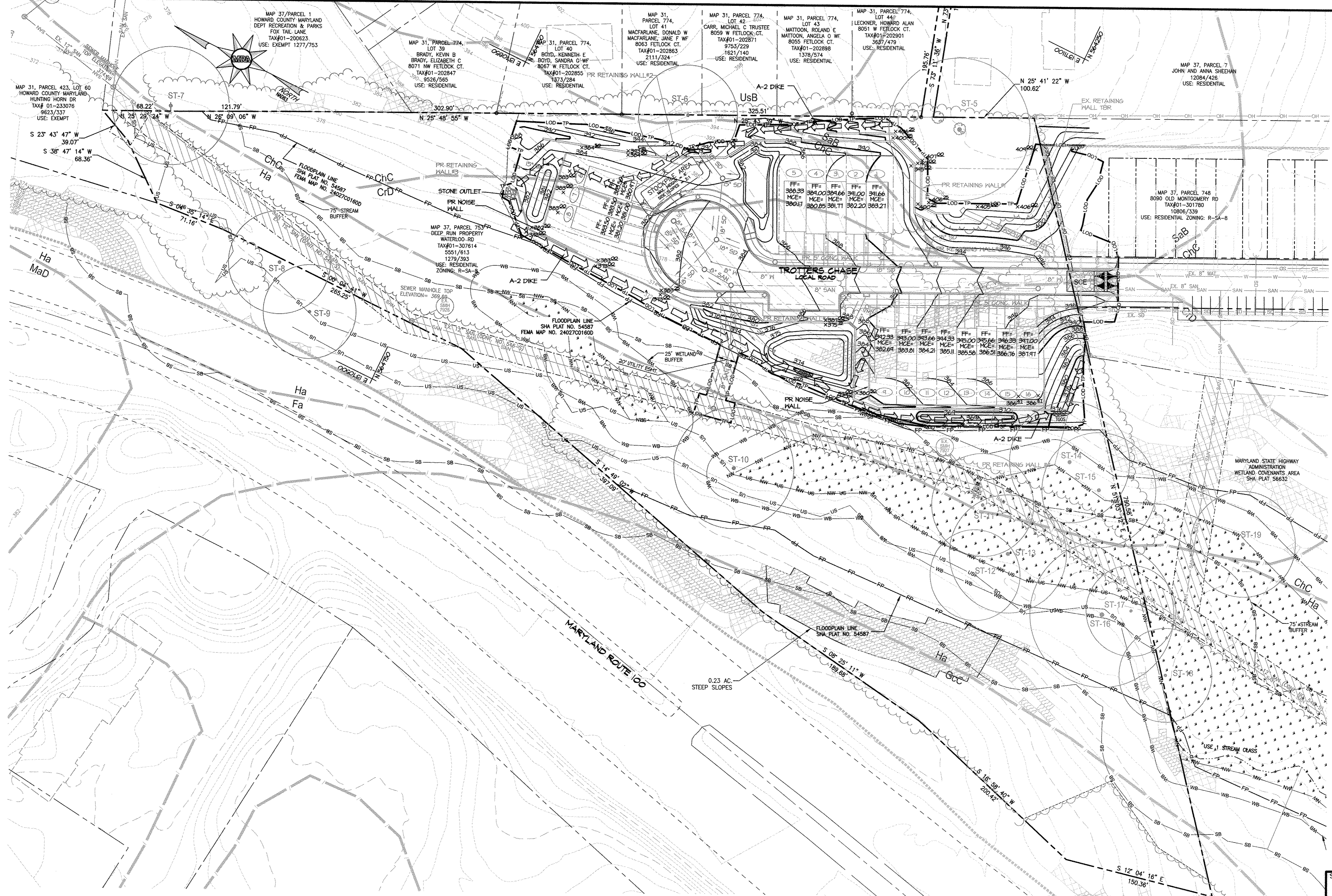
APPLICANT / DEVELOPER:
 HORSE FARM, LLC C/O LOVELL AMERICA
 ADDRESS: 9200 RUMSEY ROAD SUITE 200
 COLUMBIA, MD 21045
 CONTACT: RICHARD HAYWARD
 PHONE: 410-997-7222

OWNER:
 DEEP RUN PROPERTY MANAGEMENT, LLC.
 ADDRESS: 191 MILLER HOLLOW LANE
 LAKE CITY, TENNESSEE 37769
 CONTACT: BOB CURTIS

MD 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. 19918, EXPIRATION DATE: 01/14/2019.

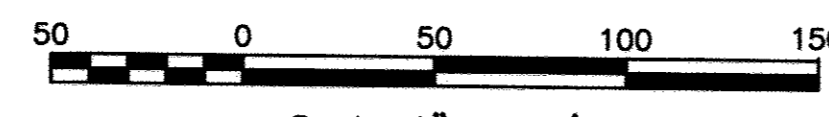
LEGEND

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- PR. WATER VALVE
- PR. SINGLE HOUSE CONNECTION
- PR. DOUBLE HOUSE CONNECTION
- PR. SILT FENCE /TREE PROTECTION
- PR. LIMIT OF DISTURBANCE
- PR. TREE PROTECTION FENCE
- PR. SILT FENCE
- PR. STABILIZED CONSTRUCTION ENTRANCE (SCE)
- PR. EARTH DIKE A
- PR. TEMPORARY GABION OUTLET STRUCTURE
- PR. STONE OUTLET



SOILS MAP, GRADING, EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1"=50'



Scale 1" = 50'

SOILS LEGEND				
SYMBOL	NAME/DESCRIPTION	SOIL TYPE	HYDRIC SOIL	'K' FACTOR
ChC	CHILLUM-RUSSET LOAMS, 5-10% SLOPES	C	NO	0.43
CrD	CROOM AND EVESBORO SOILS, 10-15% SLOPES	C	NO	0.37
FoAa	FALLSINGTON SANDY LOAM, 0-2% SLOPES	D	NO	0.32
Ha	HATBORO-CORDORUS SILT LOAMS, 0-3% SLOPES	D	YES	0.37
GcC	GLADSTONE-LEGORE COMPLEX, 8-15 % SLOPES	A	NO	0.28
SoB	SASSAFRAS LOAM, 2-5% SLOPES	B	NO	0.32
UsB	URBAN LAND-FALLSINGTON COMPLEX, 0-2% SLOPES	D	NO	0.37

HOWARD COUNTY SOIL CONSERVATION DISTRICT MAP NUMBER 14-036

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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FAX: (410) 792-7395
MRAGTA.COM

TROTTER'S KNOLL - SECTION II
DEEP RUN PROPERTY
SOILS MAP, GRADING,
EROSION AND SEDIMENT CONTROL PLAN

TAX MAP 37 GRIDS 2 PARCEL 753 ZONED: R-SA-8
1ST ELECTION DISTRICT
HOWARD COUNTY, MD 21043

SHEET:
PESP-03

DATE	REVISIONS	JOB NO.:	SCALE:
		15368 x 03	1" = 50'
		DATE:	12/27/2017
		DRAWN BY:	MZR
		DESIGN BY:	ATS
		REVIEW BY:	DJ
		SHEET:	03 OF 10

MD 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. 19916, EXPIRATION DATE: 01/14/2019.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

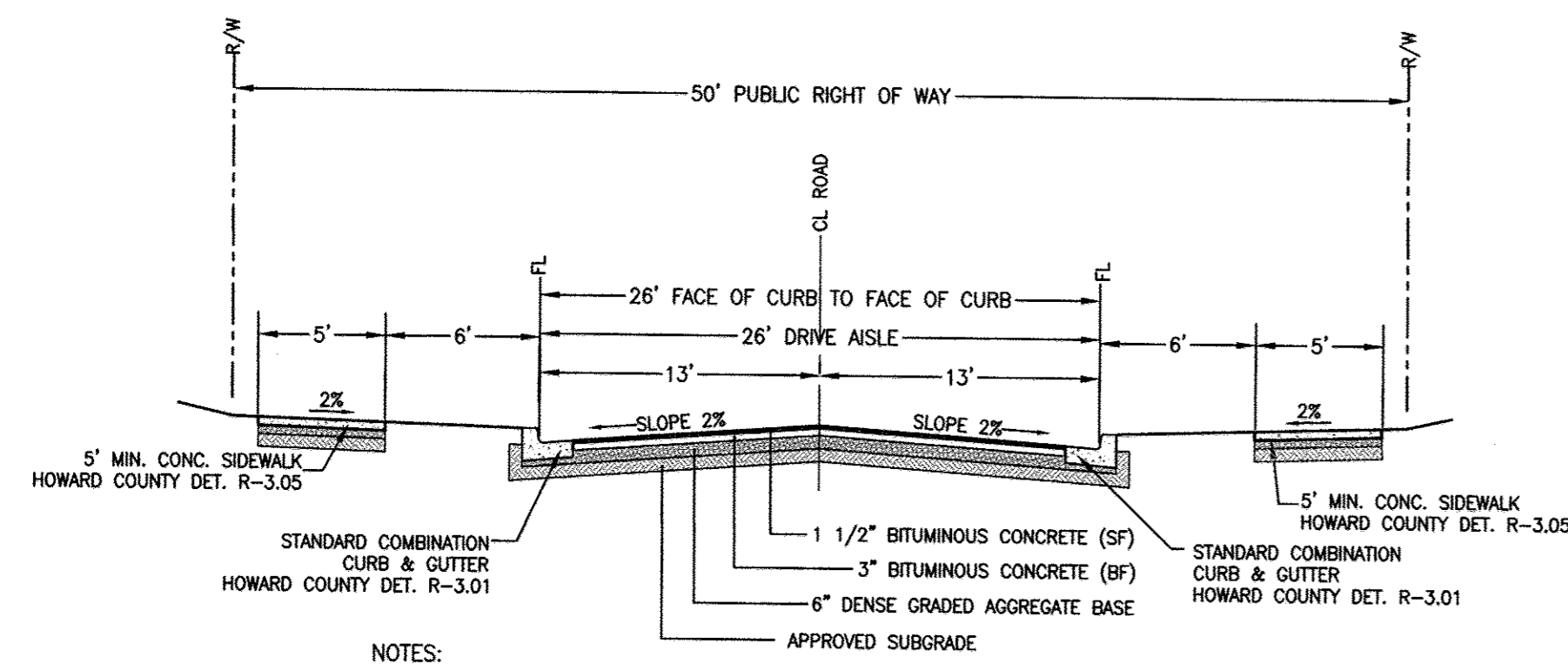
Valerie J. Cline
PLANNING DIRECTOR

2-7-18
DATE

APPLICANT / DEVELOPER:
HORSE FARM, LLC, C/O LOVELL AMERICA
ADDRESS: 9200 RUMSEY ROAD SUITE 200
COLUMBIA, MD 21045
CONTACT: RICHARD HAYWARD
PHONE: 410-997-7222

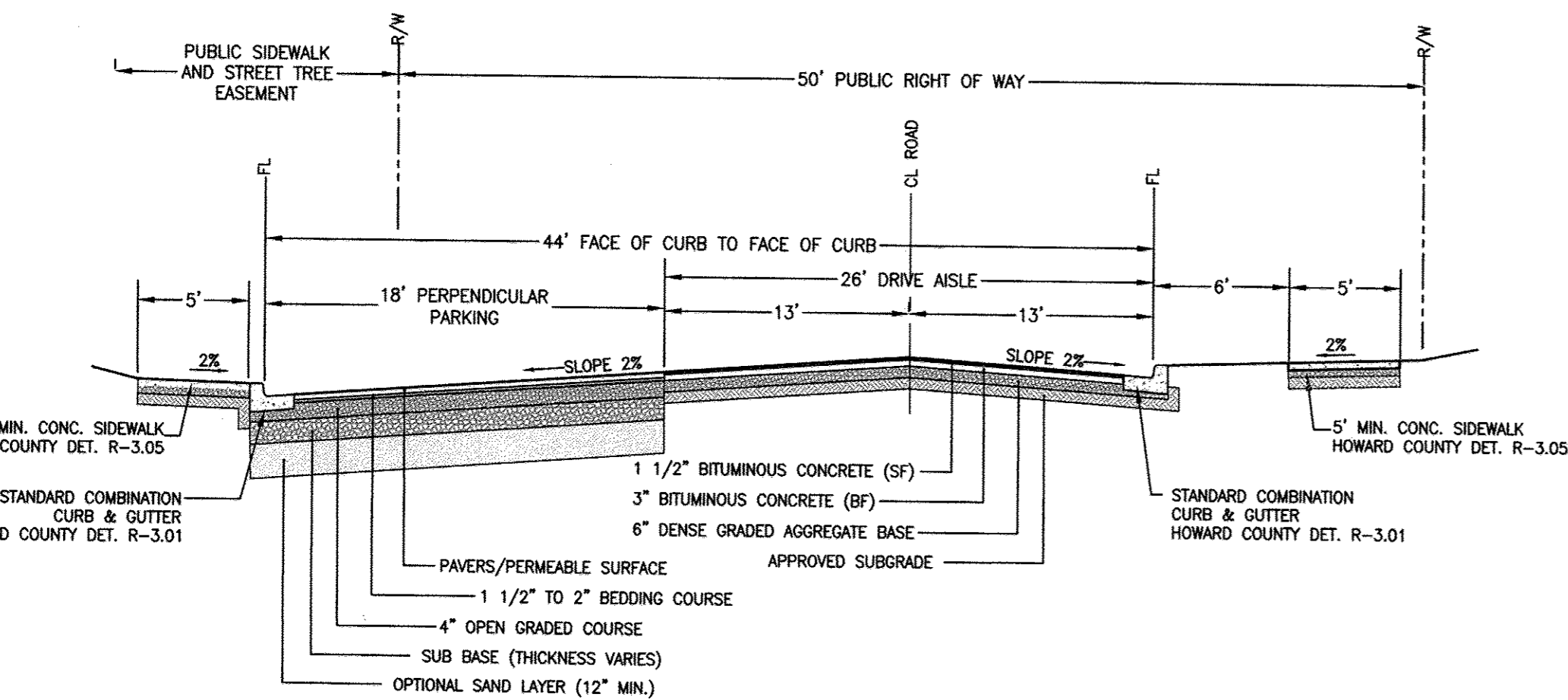
OWNER:
DEEP RUN PROPERTY MANAGEMENT, LLC.
ADDRESS: 191 MILLER HOLLOW LANE
LAKE CITY, TENNESSEE 37769
CONTACT: BOB CURTIS

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 1:1, Copyright 2017 Morris & Ritchie Associates, Inc.

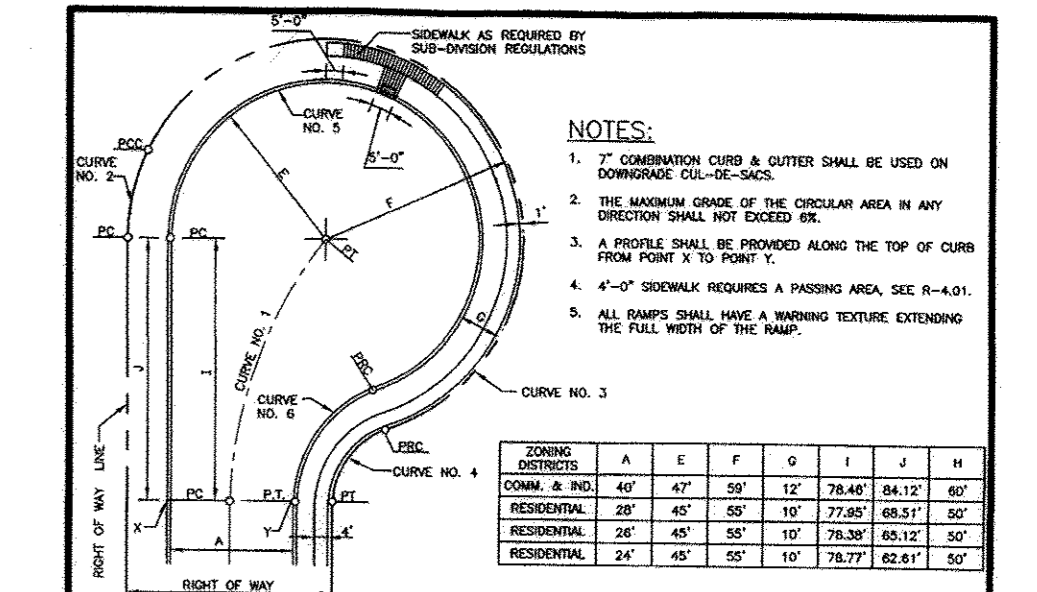


NOTES:
1. DEPRESSED CURB TO BE USED AT ALL DRIVEWAY LOCATIONS, SEE PLAN VIEWS.

TYPICAL SECTION PROPOSED TROTTERS CHASE
STA. 0+00 TO STA. 2+49
STA. 3+09 TO STA. 3+88
NOT TO SCALE

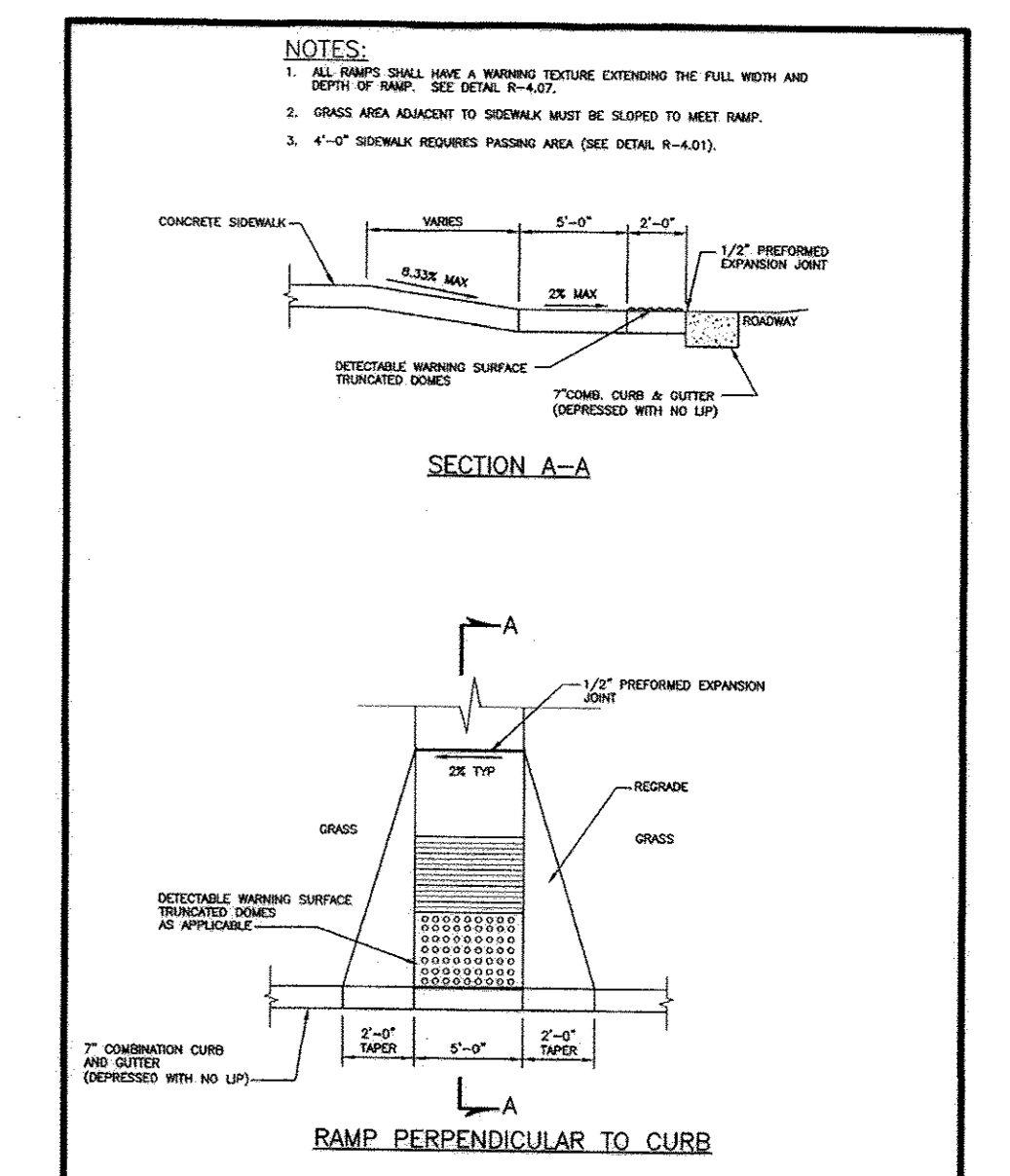


TYPICAL SECTION PROPOSED TROTTERS CHASE
STA. 2+49 TO 3+09
NOT TO SCALE



NOTES:
1. 1" COMBINATION CURB & GUTTER SHALL BE USED ON DOWNWARD CURVES COL-DE-06C.
2. THE MAXIMUM GRADE OF THE CIRCULAR AREA IN ANY DIRECTION SHALL NOT EXCEED 5%.
3. A PROFILE SHALL BE PROVIDED ALONG THE TOP OF CURB FROM POINT X TO POINT Y.
4. 4'-0" SIDEWALK REQUIRES A PARKING AREA SEE R-4.01.
5. ALL RAMP SHALL HAVE A WARNING TEXTURE EXTENDING THE FULL WIDTH OF THE RAMP.

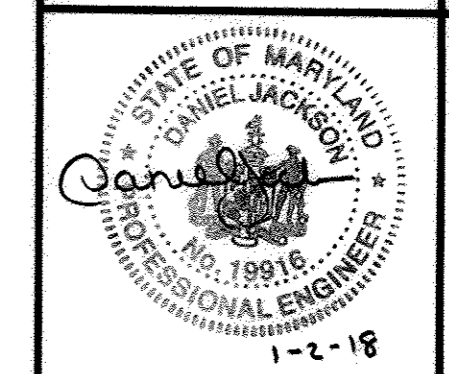
CURVE DATA	
COMMERICAL - INDUSTRIAL APPROACH LP=327.26	RESIDENTIAL 2/4 APPROACH LP=328.67
CURVE 1 CURVE 2 CURVE 3 CURVE 4	CURVE 1 CURVE 2 CURVE 3 CURVE 4
A 17.000 100.00 100.00 100.00 100.00	A 17.000 100.00 100.00 100.00 100.00
B 17.000 100.00 100.00 100.00 100.00	B 17.000 100.00 100.00 100.00 100.00
L 17.000 100.00 100.00 100.00 100.00	L 17.000 100.00 100.00 100.00 100.00
T 17.000 100.00 100.00 100.00 100.00	T 17.000 100.00 100.00 100.00 100.00
L.C. 17.000 100.00 100.00 100.00 100.00	L.C. 17.000 100.00 100.00 100.00 100.00



Howard County, Maryland Department of Public Works	SIDEWALK RAMP Layout & Grading Perpendicular to Curb	Detail R-4.05
---	--	------------------



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TROTTER'S KNOLL - SECTION II
DEEP RUN PROPERTY
TYPICAL ROAD SECTIONS
TAX MAP 37 GRIDS 2 PARCEL 753 ZONED: R-SA-8
1ST ELECTION DISTRICT
HOWARD COUNTY, MD 21043

DATE	REVISIONS	JOB NO.:	15368 x 03
		SCALE:	1" = 50'
		DATE:	12/27/2017
		DRAWN BY:	ATS
		DESIGN BY:	ATS
		REVIEW BY:	DJ
		SHEET:	05 OF 10

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Walter J. Miller
PLANNING DIRECTOR
2-7-18
DATE

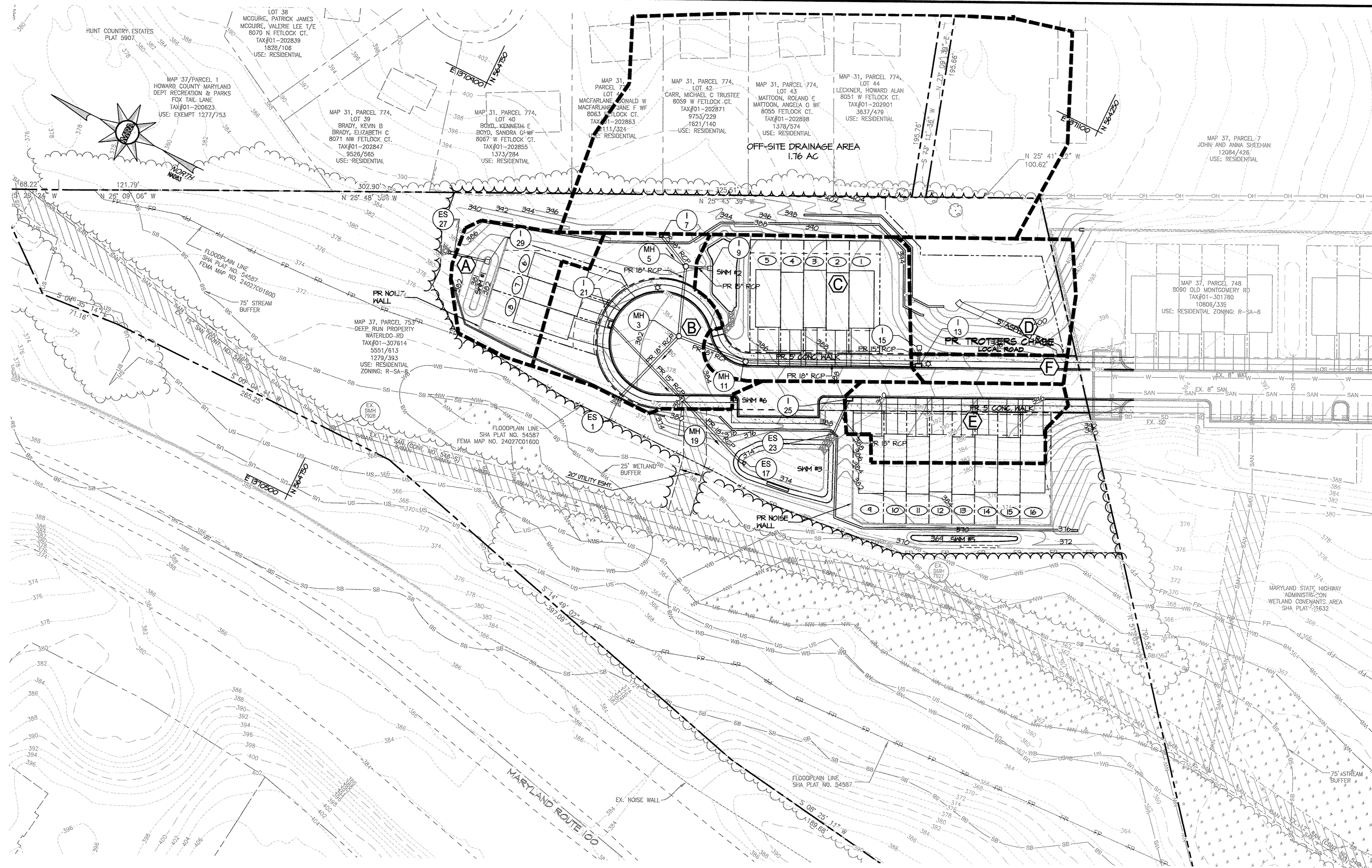
APPLICANT / DEVELOPER: HORSE FARM, LLC. C/O LOVELL AMERICA
ADDRESS: 9200 RUMSEY ROAD SUITE 200 COLUMBIA, MD 21045
CONTACT: RICHARD HAYWARD
PHONE: 410-997-7222

OWNER: DEEP RUN PROPERTY MANAGEMENT, LLC.
ADDRESS: 191 MILLER HOLLOW LANE LAKE CITY, TENNESSEE 37769
CONTACT: BOB CURTIS

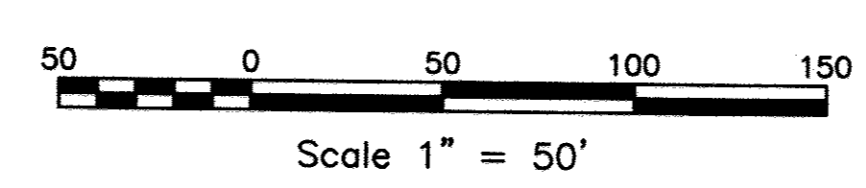
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LEGEND

- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- EX. RIGHT OF WAY
- EX. EASEMENT
- EX. ZONING LINE
- EX. BUILDING
- EX. CONCRETE
- EX. PAVEMENT
- EX. ROAD CENTERLINE
- EX. FENCE
- EX. OVERHEAD LINE
- EX. WATER LINE
- EX. SEWER LINE
- EX. STREAM
- EX. STREAM BUFFER
- EX. TREE LINE
- EX. GUARD RAIL
- EX. ELECTRIC CONDUIT
- EX. LIGHT POLES
- EX. GAS LINE
- EX. STORM DRAIN
- EX. CONDUIT
- EX. FIBER OPTIC
- EX. TV LINE
- EX. ELECTRIC MANHOLE
- EX. TELEPHONE MANHOLE
- EX. BORING LOCATION
- EX. NON TIDAL WETLANDS
- EX. NON TIDAL WETLANDS
- EX. 25' WETLAND BUFFER
- EX. FLOODPLAIN
- EX. WATERS OF THE US
- EX. STREAM BUFFER
- PR. RIGHT OF WAY
- PR. LOT LINE/PARCEL LINE
- PR. EASEMENT
- PR. BUILDING
- PR. CURB & GUTTER
- PR. RETAINING WALL
- PR. ROAD CENTER LINE
- PR. CONC SIDEWALK
- PR. REC. OPEN AREA
- PR. STORM DRAIN
- PR. DRAINAGE DIVIDE
- PR. DRAINAGE AREA



STORM DRAIN DRAINAGE AREA MAP
SCALE: 1" = 50'



Morris & Ritchie Associates, Inc.
14280 Park Center Drive, Suite A
Laurel, Maryland 20707
Phone No. (410) 792-6792
Fax No. (410) 792-7395

Project Name: **TROTTERS KNOLL, SECT. II**
Project No.: 15368X03
Computed By: ATS
Checked By: TCN
Date: 6/27/2017 Sheet No.: 1
Revised:

RUNOFF COEFFICIENT 'C' (Less than 25 years)

Drainage Area No.	A (Acres)	C=.95		C=.35		Weighted C	CA	SCA	CW
		Sub-A (Acres)	Impervious Area (Acres)	Pervious Area (Acres)	% Impervious				
A	0.23	0.23	0.05	0.19	21%	0.4738	0.1105	0.1105	0.47
B	0.47	0.47	0.32	0.15	67%	0.7547	0.3554	0.3554	0.75
C	0.50	0.50	0.21	0.29	42%	0.6007	0.2975	0.2975	0.60
D	0.33	0.33	0.00	0.33	0%	0.3500	0.1154	0.1154	0.35
E	0.28	0.28	0.09	0.19	31%	0.54	0.15	0.15	0.54
F	0.08	0.08	0.05	0.02	69%	0.7612	0.0573	0.0573	0.76

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

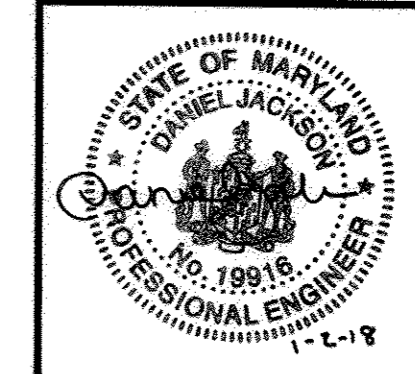
William J. ...
PLANNING DIRECTOR
DATE: 2-7-18

APPLICANT / DEVELOPER: HORSE FARM, LLC. C/O LOVELL AMERICA
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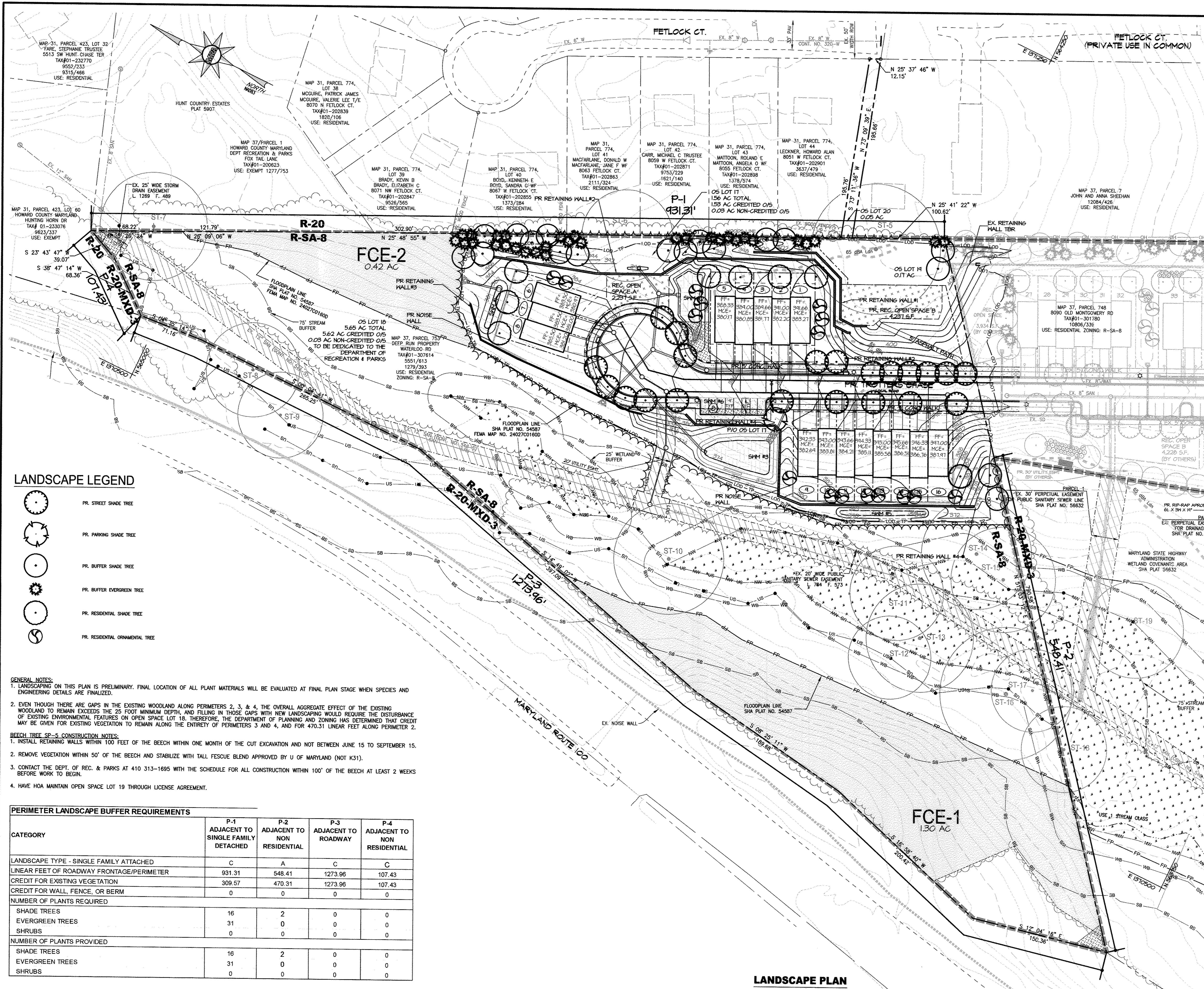
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TROTTER'S KNOLL - SECTION II
DEEP RUN PROPERTY
STORM DRAIN DRAINAGE AREA MAP
TAX MAP 37 GRIDS 2 PARCEL 753 ZONED: R-SA-8
1ST ELECTION DISTRICT
HOWARD COUNTY, MD 21043

DATE	REVISIONS	SCALE	JOB NO.
		1" = 50'	15368 x 03
		12/27/2017	
		ATS	
		DJ	
		06	10

SHEET: PESP-06



- ### LEGEND
- EX. PROPERTY LINE
 - EX. ADJACENT PROPERTY LINE
 - EX. RIGHT OF WAY
 - EX. EASEMENT
 - EX. ZONING LINE
 - EX. BUILDING
 - EX. CONCRETE
 - EX. PAVEMENT
 - EX. ROAD CENTERLINE
 - EX. FENCE
 - EX. OVERHEAD LINE
 - EX. WATER LINE
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 - EX. NON TIDAL WETLANDS
 - EX. TIDAL WETLANDS
 - EX. 25' WETLAND BUFFER
 - EX. FLOODPLAIN
 - EX. WATERS OF THE US
 - EX. STREAM BUFFER
 - EX. SPECIMEN TREE
 - EX. 2' CONTOUR
 - EX. 10' CONTOUR
 - PR. 1' CONTOUR
 - PR. 2' CONTOUR
 - PR. 10' CONTOUR
 - PR. LIMIT OF DISTURBANCE
 - PR. TREE PROTECTION FENCE
 - PR. RIGHT OF WAY
 - PR. LOT LINE/PARCEL LINE
 - PR. EASEMENT
 - PR. BUILDING
 - PR. CURB & GUTTER
 - PR. RETAINING WALL
 - PR. ROAD CENTER LINE
 - PR. CONC SIDEWALK
 - PR. REC OPEN AREA
 - PR. TREE LINE
 - PR. HANDICAP PARKING
 - PR. LOT NUMBER
 - PR. UNIT ADDRESS
 - PR. PARKING SPACE COUNT
 - PR. CURB RADIUS
 - PR. STREET LIGHT (LED-100 COLONIAL)
 - PR. CURB TRANSITION (MODIFIED CURB TO STANDARD)
 - PR. PRIVATE RIGHT OF WAY
 - PR. SANITARY LINE
 - PR. STORM DRAIN
 - PR. WATER LINE
 - PR. FIRE HYDRANT
 - PR. WATER VALVE
 - PR. SINGLE HOUSE CONNECTION
 - PR. DOUBLE HOUSE CONNECTION
 - PR. FDC
 - PR. MICRO-BIORETENTION FACILITY (M-6)
 - PR. FLOOD POND
 - PR. OPEN SPACE NON-CREDITED

LANDSCAPE LEGEND

- PR. STREET SHADE TREE
- PR. PARKING SHADE TREE
- PR. BUFFER SHADE TREE
- PR. BUFFER EVERGREEN TREE
- PR. RESIDENTIAL SHADE TREE
- PR. RESIDENTIAL ORNAMENTAL TREE

- GENERAL NOTES:**
- LANDSCAPING ON THIS PLAN IS PRELIMINARY. FINAL LOCATION OF ALL PLANT MATERIALS WILL BE EVALUATED AT FINAL PLAN STAGE WHEN SPECIES AND ENGINEERING DETAILS ARE FINALIZED.
 - EVEN THOUGH THERE ARE GAPS IN THE EXISTING WOODLAND ALONG PERIMETERS 2, 3, & 4, THE OVERALL AGGREGATE EFFECT OF THE EXISTING WOODLAND TO REMAIN EXCEEDS THE 25 FOOT MINIMUM DEPTH, AND FILLING IN THOSE GAPS WITH NEW LANDSCAPING WOULD REQUIRE THE DISTURBANCE OF EXISTING ENVIRONMENTAL FEATURES ON OPEN SPACE LOT 18. THEREFORE, THE DEPARTMENT OF PLANNING AND ZONING HAS DETERMINED THAT CREDIT MAY BE GIVEN FOR EXISTING VEGETATION TO REMAIN ALONG THE ENTIRETY OF PERIMETERS 3 AND 4, AND FOR 470.31 LINEAR FEET ALONG PERIMETER 2.
- BEECH TREE SP-5 CONSTRUCTION NOTES:**
- INSTALL RETAINING WALLS WITHIN 100 FEET OF THE BEECH WITHIN ONE MONTH OF THE CUT EXCAVATION AND NOT BETWEEN JUNE 15 TO SEPTEMBER 15.
 - REMOVE VEGETATION WITHIN 50' OF THE BEECH AND STABILIZE WITH TALL FESCUE BLEND APPROVED BY U OF MARYLAND (NOT K31).
 - CONTACT THE DEPT. OF REC. & PARKS AT 410 313-1695 WITH THE SCHEDULE FOR ALL CONSTRUCTION WITHIN 100' OF THE BEECH AT LEAST 2 WEEKS BEFORE WORK TO BEGIN.
 - HAVE HOA MAINTAIN OPEN SPACE LOT 19 THROUGH LICENSE AGREEMENT.

PERIMETER LANDSCAPE BUFFER REQUIREMENTS				
CATEGORY	P-1 ADJACENT TO SINGLE FAMILY DETACHED	P-2 ADJACENT TO NON RESIDENTIAL	P-3 ADJACENT TO ROADWAY	P-4 ADJACENT TO NON RESIDENTIAL
LANDSCAPE TYPE - SINGLE FAMILY ATTACHED	C	A	C	C
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	931.31	548.41	1273.96	107.43
CREDIT FOR EXISTING VEGETATION	309.57	470.31	1273.96	107.43
CREDIT FOR WALL, FENCE, OR BERM	0	0	0	0
NUMBER OF PLANTS REQUIRED				
SHADE TREES	16	2	0	0
EVERGREEN TREES	31	0	0	0
SHRUBS	0	0	0	0
NUMBER OF PLANTS PROVIDED				
SHADE TREES	16	2	0	0
EVERGREEN TREES	31	0	0	0
SHRUBS	0	0	0	0

RESIDENTIAL PLANTING REQUIREMENTS	
NUMBER OF UNITS	16
NUMBER OF PLANTINGS REQUIRED	16 SHADE TREES
NUMBER OF PLANTINGS PROVIDED	16 SHADE TREES (EQUIVALENT)
SHADE TREES	8
ORNAMENTAL TREES (2:1 SUBSTITUTION)	16

RESIDENTIAL PARKING LANDSCAPE REQUIREMENTS	
NUMBER OF PARKING SPACES	8
NUMBER OF ISLANDS REQUIRED	1
NUMBER OF ISLANDS PROVIDED	2
SHADE TREES REQUIRED	1
SHADE TREES PROVIDED	1

STREET TREES	
PUBLIC ROAD B	416.62
LINEAR FEET	21
TREES REQUIRED	21
TREES PROVIDED	21

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

William J. Miller
PLANNING DIRECTOR

2-7-18
DATE

APPLICANT / DEVELOPER:
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Scale 1" = 50'



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MRA@GTA.COM



TROTTER'S KNOLL - SECTION II
DEEP RUN PROPERTY

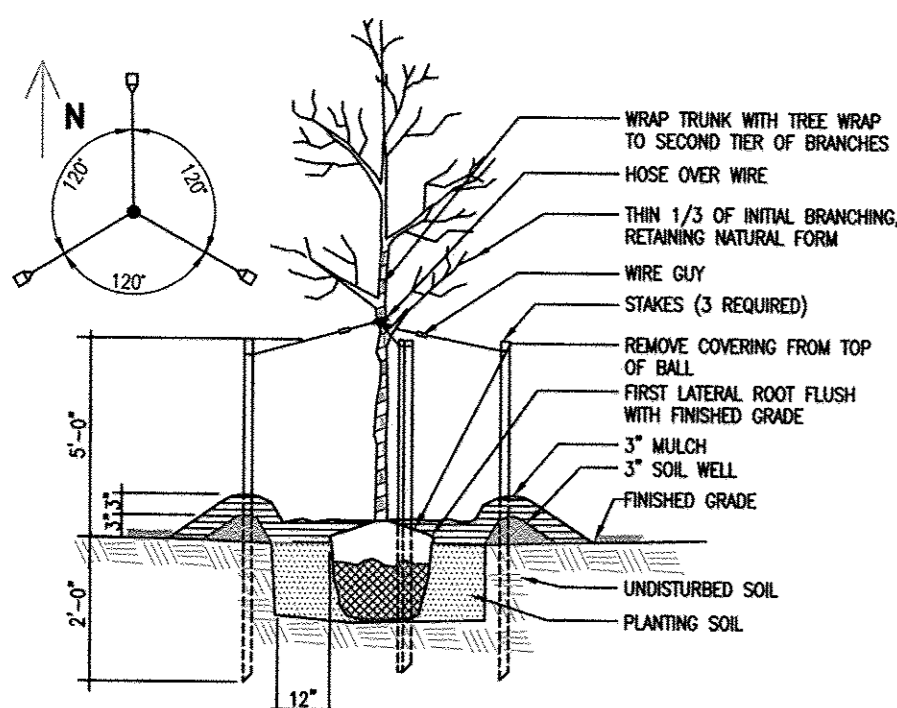
SCHEMATIC LANDSCAPE PLAN

TAX MAP 37 GRIDS 2 PARCEL 753 ZONED: R-SA-8
1ST ELECTION DISTRICT
HOWARD COUNTY, MD 21043

DATE	REVISIONS	JOB NO.:	SCALE:
		15368 x 03	1" = 50'
			DATE: 12/27/2017
			DRAWN BY: CRM
			DESIGN BY: CRM
			REVIEW BY: CMG
			SHEET: 7 OF 10

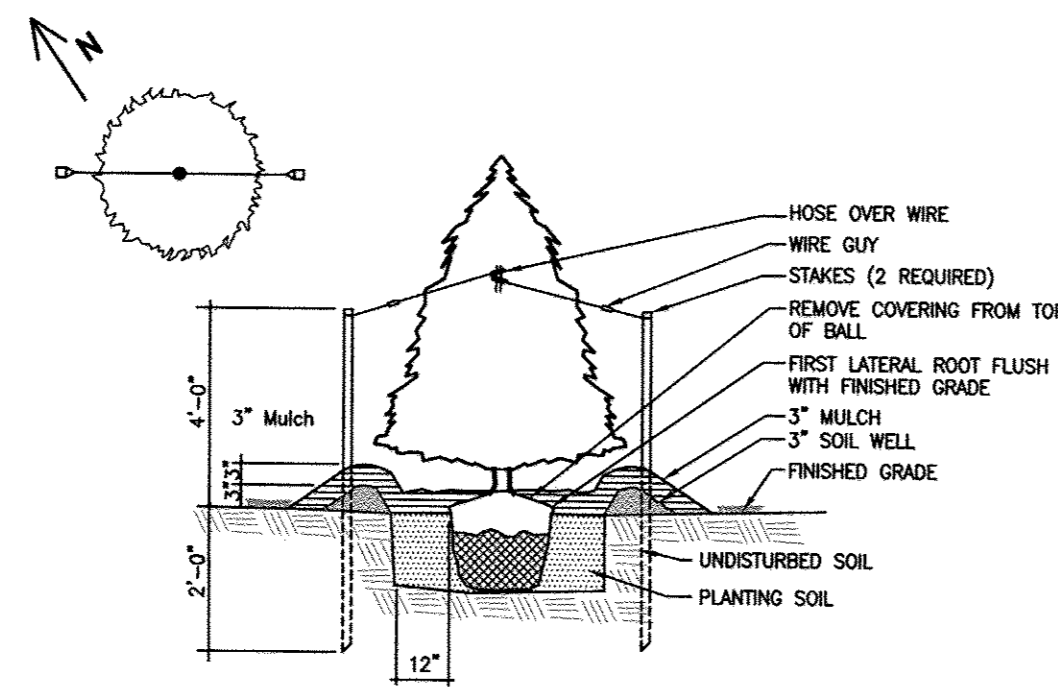
LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL COMPLY WITH THE 'AMERICAN STANDARD FOR NURSERY STOCK' (ANSI Z60.1), LATEST EDITION, AND ALL ADDENDA PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- TREES AND SHRUBS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABIT, WELL DEVELOPED, DENSELY FOLIATED BRANCHES, AND VIGOROUS, FIBROUS ROOT SYSTEMS.
- TREES AND SHRUBS SHALL BE FRESHLY DUG AND NURSERY GROWN. THEY SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT OR PROPERLY ACCLIMATED TO CONDITIONS OF THE LOCALITY OF THE PROJECT.
- TREES AND SHRUBS SHALL BE FREE FROM DEFECTS AND INJURIES AND CERTIFIED BY APPROPRIATE FEDERAL AND STATE AUTHORITIES TO BE FREE OF DISEASES AND INSECT INFESTATIONS.
- THE LANDSCAPE CONTRACTOR SHALL WARRANT ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) FULL YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS, UNSATISFACTORY GROWTH, DISEASE OR DEATH. UNSATISFACTORY, UNHEALTHY, DYING OR DEAD PLANT MATERIAL (IN THE OPINION OF THE LANDSCAPE ARCHITECT) SHALL BE REPLACED WITH THE SAME SIZE AND SPECIES.
- IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO ADEQUATELY AND PROPERLY MAINTAIN THE LANDSCAPED AREAS, WHICH SHALL INCLUDE WATERING, CLEANING OF WEEDS AND DEBRIS, PRUNING AND TRIMMING, REPLACEMENT OF DEAD OR DISEASED PLANTINGS, AND FERTILIZING TO MAINTAIN HEALTHY GROWTH FOR THE WARRANTY PERIOD.
- THE LANDSCAPE CONTRACTOR SHALL STAKEOUT PLANT LOCATIONS IN THE FIELD. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE SHALL OBSERVE THESE LOCATIONS PRIOR TO COMMENCING PLANT PIT EXCAVATION. THE LANDSCAPE CONTRACTOR SHALL MAKE ANY ADJUSTMENTS AS REQUESTED BY THE LANDSCAPE ARCHITECT.
- ALL PLANT SAUCERS AND PLANT BEDS SHALL BE MULCHED WITH DOUBLE SHREDDED HARDWOOD MULCH, A MINIMUM OF 3" IN DEPTH.
- NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE PERMITTED WITHOUT WRITTEN AUTHORIZATION OF THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE. THIS SHALL APPLY TO SUBSTITUTIONS OF SPECIES, LOCATION, SIZE, AND QUANTITY.
- THE LANDSCAPE CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD BARK MULCH TO A DEPTH OF 3" UNDER AND SURROUNDING ALL NEW LANDSCAPED MASS PLANTING AREAS TO PROVIDE A UNIFORM AND CONTINUOUS SURFACE AND APPEARANCE BETWEEN AND AROUND ALL PLANT MATERIAL, BUILDING LINES AND PAVED AREAS. IN GENERAL, THIS PERTAINS TO ALL PLANT MATERIAL THAT IS PLANTED CLOSER THAN SIX (6) FEET CENTER TO CENTER. IT IS THE INTENT OF THIS CONTRACT TO INSTALL LANDSCAPE MAT UNDER THE ENTIRE AREA OF SHREDDED BARK MULCH.
- TREES SHALL BE LOCATED A MINIMUM OF 3' FROM SEWER/WATER CONNECTIONS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC AND PRIVATE UTILITIES, WATER AND SEWER LINES.
- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
- CONTRACTOR SHALL SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS NOT TO IMPEDE DRAINAGE AWAY FROM BUILDINGS.
- TREE STAKING AND GUYING SHALL BE DONE PER DETAILS. CONTRACTOR SHALL ENSURE THAT TREES REMAIN PLUMB AND UPRIGHT FOR THE DURATION OF THE GUARANTEE PERIOD.
- ALL TREE PITS, SHRUB BEDS, AND PREPARED PLANTING BEDS ARE TO BE COMPLETELY EXCAVATED IN ACCORDANCE WITH THE PLANTING DETAILS.
- CROWN OF ROOT BALL SHALL BE HIGHER (AFTER SETTING) THAN ADJACENT SOIL.
- SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF 'V' CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.
- CONTRACTOR MUST CONTACT THE OWNER AT LEAST TEN WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.
- TREES SHALL BE PLANTED DURING ACCEPTABLE PLANTING SEASONS: BETWEEN MARCH 15 AND MAY 15 AND BETWEEN AUGUST 15 AND NOVEMBER 15 OR AS APPROVED BY OWNERS REPRESENTATIVE.
- ALL TREE STAKING AND GUYING SHALL BE REMOVED BY THE CONTRACTOR AFTER THE TREES ARE ESTABLISHED.
- SEEDED AREAS THAT WASH OUT MUST BE FILLED AND GRADED AS NECESSARY AND THEN RESEDED. SOME TYPE OF ANCHORING METHOD SHOULD THEN BE USED TO HOLD SEED AND MULCH IN PLACE; THIS IS ESPECIALLY IMPORTANT AROUND WATER COURSES, IN SWALES AND AREAS OF CONCENTRATED FLOWS, AND ON SLOPES.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- 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 MATERIAL 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.
- AT THE TIME OF INSTALLATION, 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 LANDSCAPE 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.
- EVEN THOUGH THERE ARE GAPS IN THE EXISTING WOODLAND ALONG PERIMETERS 2, 3, & 4, THE OVERALL AGGREGATE EFFECT OF THE EXISTING WOODLAND TO REMAIN EXCEEDS THE 25 FOOT MINIMUM DEPTH, AND FILING IN THOSE GAPS WITH NEW LANDSCAPING WOULD REQUIRE THE DISTURBANCE OF EXISTING ENVIRONMENTAL FEATURES ON OPEN SPACE LOT 18. THEREFORE, THE DEPARTMENT OF PLANNING AND ZONING HAS DETERMINED THAT CREDIT MAY BE GIVEN FOR EXISTING VEGETATION TO REMAIN ALONG THE ENTIRETY OF PERIMETERS 3 AND 4, AND FOR 470.31 LINEAR FEET ALONG PERIMETER 2.



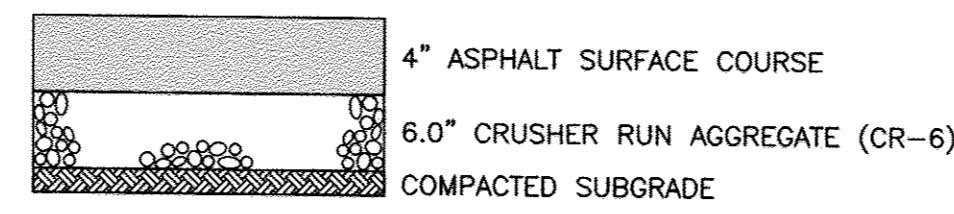
DECIDUOUS TREE DETAIL

NOT TO SCALE



EVERGREEN TREE DETAIL

NOT TO SCALE



ASPHALT TRAIL DETAIL

NOT TO SCALE

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

William J. ...
 PLANNING DIRECTOR

2-7-18
 DATE

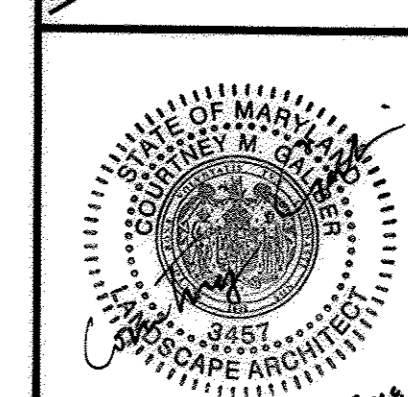
APPLICANT / DEVELOPER: HORSE FARM, LLC. C/O LOVELL AMERICA
 ADDRESS: 9200 RUMSEY ROAD SUITE 200 COLUMBIA, MD 21045
 CONTACT: RICHARD HAYWARD
 PHONE: 410-997-7222

OWNER: DEEP RUN PROPERTY MANAGEMENT, LLC.
 ADDRESS: 191 MILLER HOLLOW LANE LAKE CITY, TENNESSEE 37769
 CONTACT: BOB CURTIS

SHEET:
PESP-08



MORRIS & RITCHIE ASSOCIATES, INC.
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 LAUREL, MD 20707
 (410) 792-9792 / (301) 776-1690
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TROTTER'S KNOLL - SECTION II
DEEP RUN PROPERTY
 LANDSCAPE DETAILS

TAX MAP 37 GRIDS 2 PARCEL 753 ZONED: R-SA-8
 1ST ELECTION DISTRICT
 HOWARD COUNTY, MD 21043

DATE	REVISIONS	JOB NO.:	SCALE:
		15368 x 03	AS SHOWN
		DATE:	12/27/2017
		DRAWN BY:	CRM
		DESIGN BY:	CRM
		REVIEW BY:	CMG
		SHEET:	8 OF 10

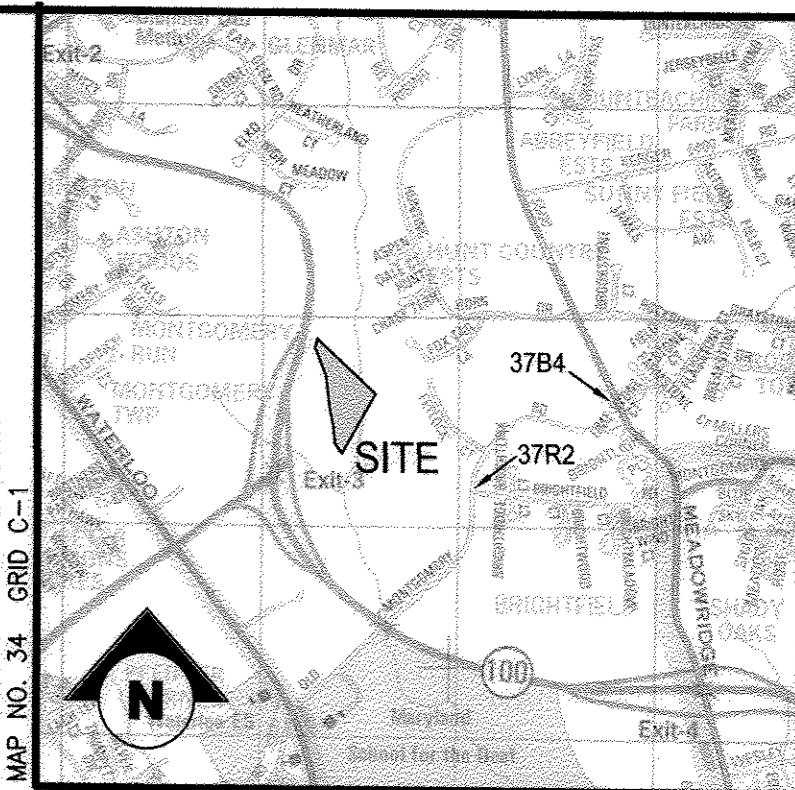
P:\PROJECTS\TROTTER'S KNOLL\PLAN SETS\DWG\PLAN SETS\TROTTER'S KNOLL-PESP-08.dwg, 12/27/2017 8:55:54 AM, Collibri
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TROTTER'S KNOLL SECTION II DEEP RUN PROPERTY FOREST CONSERVATION PLAN HOWARD COUNTY, MARYLAND

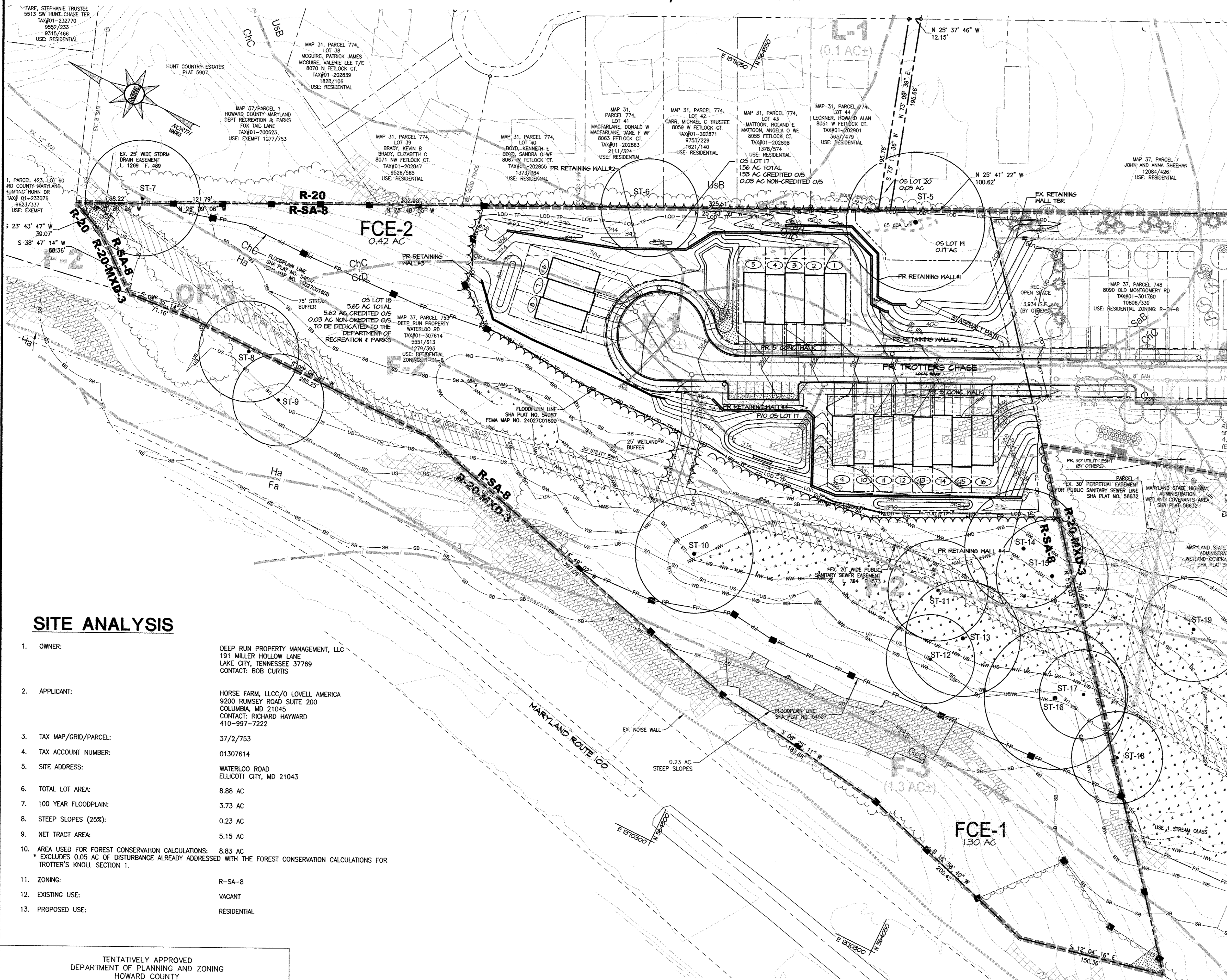
BENCH MARKS

37B4
N 563,928.5542 E 1,373,109.1044
ELEV. 401.41'
NAD 83/91
NAVD 88

37R2
N 562,611.4210 E 1,371,554.4972
ELEV. 399.73'
NAD 83/91
NAVD 88



VICINITY MAP
SCALE: 1" = 2,000'

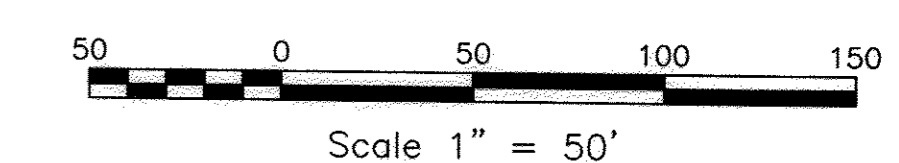


LEGEND

- EX. RIGHT OF WAY
- EX. EASEMENT
- EX. ZONING LINE
- EX. BUILDING
- EX. CONCRETE
- EX. PAVEMENT
- EX. ROAD CENTERLINE
- EX. FENCE
- EX. OVERHEAD LINE
- EX. WATER LINE
- EX. SEWER LINE
- EX. STREAM
- EX. STREAM BUFFER
- EX. TREE LINE
- EX. GUARD RAIL
- EX. ELECTRIC CONDUIT
- EX. LIGHT POLES
- EX. GAS LINE
- EX. STORM DRAIN
- EX. CONDUIT
- EX. FIBER OPTIC
- EX. TV LINE
- EX. ELECTRIC MANHOLE
- EX. TELEPHONE MANHOLE
- EX. BORING LOCATION
- EX. NON TIDAL WETLANDS
- EX. NON TIDAL WETLANDS
- EX. 25' WETLAND BUFFER
- EX. FLOODPLAIN
- EX. WATERS OF THE US
- EX. STREAM BUFFER
- EX. SPECIMEN TREE
- EX. 2' CONTOUR
- EX. 10' CONTOUR
- EX. SPOT
- EX. SLOPES 15%-25%
- EX. SLOPES +25%
- EX. SOLS DELINEATION
- PR. S1' CONTOUR
- PR. 2' CONTOUR
- PR. 10' CONTOUR
- PR. LIMIT OF DISTURBANCE
- PR. TREE PROTECTION FENCE
- PR. RIGHT OF WAY
- PR. LOT LINE/PARCEL LINE
- PR. EASEMENT
- PR. CURB & GUTTER
- PR. RETAINING WALL
- PR. ROAD CENTER LINE
- PR. CONC SIDEWALK
- PR. REC OPEN AREA
- PR. TREE LINE
- PR. HANDICAP PARKING
- PR. LOT NUMBER
- PR. UNIT ADDRESS
- PR. PARKING SPACE COUNT
- PR. STREET LIGHT (LED-100 COLONIAL)
- PR. CURB TRANSITION (MODIFIED CURB TO STANDARD CURB)
- PR. PRIVATE RIGHT OF WAY
- PR. SANITARY LINE
- PR. STORM DRAIN
- PR. WATER LINE
- PR. FIRE HYDRANT
- PR. WATER VALVE
- PR. SINGLE HOUSE CONNECTION
- PR. DOUBLE HOUSE CONNECTION
- PR. FDC
- PR. FOREST CONSERVATION EASEMENT
- PR. OPEN SPACE NON-CREDITED

SITE ANALYSIS

- OWNER:** DEEP RUN PROPERTY MANAGEMENT, LLC
191 MILLER HOLLOW LANE
LAKE CITY, TENNESSEE 37769
CONTACT: BOB CURTIS
- APPLICANT:** HORSE FARM, LLC/O LOVELL AMERICA
9200 RUMSEY ROAD SUITE 200
COLUMBIA, MD 21045
CONTACT: RICHARD HAYWARD
410-997-7222
- TAX MAP/GRID/PARCEL:** 37/2/753
- TAX ACCOUNT NUMBER:** 01307614
- SITE ADDRESS:** WATERLOO ROAD
ELLCOTT CITY, MD 21043
- TOTAL LOT AREA:** 8.88 AC
- 100 YEAR FLOODPLAIN:** 3.73 AC
- STEEP SLOPES (25%):** 0.23 AC
- NET TRACT AREA:** 5.15 AC
- AREA USED FOR FOREST CONSERVATION CALCULATIONS:** 8.83 AC
* EXCLUDES 0.05 AC OF DISTURBANCE ALREADY ADDRESSED WITH THE FOREST CONSERVATION CALCULATIONS FOR TROTTER'S KNOLL SECTION I.
- ZONING:** R-SA-8
- EXISTING USE:** VACANT
- PROPOSED USE:** RESIDENTIAL



Scale 1" = 50'

SHEET: PESP-09

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
14280 PARK CENTER DRIVE
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(410) 792-9792 / (301) 776-1690
FAX: (410) 792-7395

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TROTTER'S KNOLL - SECTION II
DEEP RUN PROPERTY

FOREST CONSERVATION PLAN
COVER SHEET

TAX MAP 37 GRIDS 2 PARCEL 753 ZONED: R-SA-8
1ST ELECTION DISTRICT
HOWARD COUNTY, MD 21043

DATE	REVISIONS	JOB NO.:	15368 x 03
		SCALE:	1" = 50'
		DATE:	12/27/2017
		DRAWN BY:	CRM
		DESIGN BY:	CRM
		REVIEW BY:	CMG
		SHEET:	9 OF 10

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

William J. Davis
PLANNING DIRECTOR

2-7-18
DATE

APPLICANT / DEVELOPER: HORSE FARM, LLC. C/O LOVELL AMERICA
ADDRESS: 9200 RUMSEY ROAD SUITE 200
COLUMBIA, MD 21045
CONTACT: RICHARD HAYWARD
PHONE: 410-997-7222

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ADDRESS: 191 MILLER HOLLOW LANE
LAKE CITY, TENNESSEE 37769
CONTACT: BOB CURTIS

PA PROJ 15368 TROTTER'S KNOLL PLANS V01.DWG, 2/1/2017 10:58 AM, 12/26/2017 3:41:22 PM, C:\Users\...
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FOREST STAND SUMMARY/NARRATIVE:

THE SUBJECT PROPERTY ENCOMPASSES 19.6± ACRES AND IS LOCATED BETWEEN OLD MONTGOMERY ROAD AND MD ROUTE 100 IN HOWARD COUNTY, MARYLAND. THE SUBJECT PROPERTY IS BOUNDED BY RESIDENTIAL DEVELOPMENTS TO THE NORTH, SOUTH, AND EAST, AND BY UNDEVELOPED MARYLAND STATE HIGHWAY LANDS TO THE WEST THAT ARE RESTRICTED BY WETLAND COVENANTS. THE SUBJECT PROPERTY CONSISTS OF TWO PARCELS OF LAND, TOTALING 19.6± ACRES. THE HORSE FARM PARCEL, THE PARCEL TO THE SOUTH, WAS RECENTLY USED AS AN AGRICULTURAL FIELD. THE CURTIS PARCEL, THE PARCEL TO THE NORTH, CONTAINS UNDEVELOPED FOREST AND AN EXISTING SEWER RIGHT-OF-WAY.

THE SUBJECT PROPERTY DRAINS TOWARD THE WEST VIA A WETLAND AREA THAT FORMS AN INTERMITTENT STREAM NEAR THE EASTERN BOUNDARY OF THE HORSE FARM PROPERTY BEFORE CONTRIBUTING TO DEEP RUN. DEEP RUN EXTENDS THROUGH THE WESTERN PORTION OF THE CURTIS PROPERTY IN A SOUTHWEST DIRECTION.

A NUMBER OF LARGE INDIVIDUAL TREES GROW EITHER ON-SITE, OR IN CLOSE PROXIMITY TO THE SUBJECT PROPERTY. THESE TREES ARE GENERALLY LOCATED ALONG OLD PARCEL BOUNDARIES AND WITHIN THE FLOODPLAIN OF DEEP RUN. NINETEEN OF THESE TREES HAVE ATTAINED SPECIMEN TREE SIZE AND THEIR SPECIES, SIZE, AND CONDITION ARE LISTED ON THE COVER SHEET. THEIR LOCATIONS ARE SHOWN ON THIS PLAN.

GTA OBSERVED THAT THE LAND COVER OF THE SUBJECT PROPERTY IS COMPOSED OF THREE FOREST STANDS THAT TOTAL 7.4± ACRES, WHICH ARE PRIMARILY LOCATED WITHIN THE CURTIS PROPERTY. EFFECTIVELY, THERE IS NO FOREST (<0.02 ACRES) ON THE HORSE FARM PARCEL. THE REMAINING LAND COVER CONSISTS OF THREE HEDGEROWS, THREE OPEN FIELDS/MEADOWS, A TREE GROUP, A SCRUB-SHRUB WETLAND AREA, AN ABANDONED FIELD, AND A LAWN AREA. A SUMMARY DESCRIPTION OF EACH OF THESE AREAS FOLLOWS.

F-1
FOREST STAND F-1 ENCOMPASSES 2.9 AC±, THE MAJORITY OF WHICH IS LOCATED OUTSIDE THE FLOODPLAIN AREA ALONG DEEP RUN WITHIN THE CURTIS PROPERTY. THIS AREA IS DOMINATED IN THE OVERSTORY BY GREEN ASH, BLACK CHERRY, AMERICAN BEECH, TULIPTREE AND RED MAPLE WITH MULTIFLORA ROSE AND WINEBERRY AS DOMINANT UNDERSTORY AND HERBACEOUS SPECIES. TREES WITHIN THIS FOREST STAND RANGE FROM 4" TO 20" DIAMETER AT BREAST HEIGHT (DBH) WITH THE EXCEPTION OF TWO SPECIMEN TREES, LOCATED ALONG THE EASTERN PROPERTY LINE.

THIS UPLAND FOREST ACTS AS A WOODED CORRIDOR ALONG DEEP RUN. HOWEVER, DUE TO ITS LOCATION OUTSIDE OF THE FLOODPLAIN, STREAM BUFFER, AND OTHER SENSITIVE ENVIRONMENTS, THE MAJORITY OF THIS FOREST IS NOT PRIORITY FOR RETENTION, WITH THE EXCEPTION OF THE SPECIMEN TREES AND STEEP SLOPES.

F-2
FOREST STAND F-2 ENCOMPASSES 3.2 AC±, THE MAJORITY OF WHICH IS CONTAINED WITHIN THE STREAM AND WETLAND BUFFERS AND FLOODPLAIN OF DEEP RUN ON THE CURTIS PROPERTY. DOMINANT TREE SPECIES INCLUDE GREEN ASH, RED MAPLE, AMERICAN SYCAMORE, AND SILPHERY ELM. BOXELDER AND WITCHHAZEL ARE FOUND WITHIN THE UNDERSTORY. THE HERBACEOUS LAYER IS REPRESENTED BY POISON IVY, MULTIFLORA ROSE, AND GRAPE SPECIES. TREES WITHIN THIS FOREST STAND RANGE FROM 4" TO 48" DBH.

THIS FOREST STAND ACTS AS A RIPARIAN BUFFER ALONG DEEP RUN. DUE TO ITS PRESENCE WITHIN STREAM BUFFERS AND FLOODPLAIN, AND DUE TO THE PRESENCE OF A NUMBER OF SPECIMEN TREES, THE MAJORITY OF THIS FOREST STAND IS PRIORITY FOR RETENTION.

F-3
FOREST STAND F-3 ENCOMPASSES 1.3 AC±, MOST OF WHICH ARE CONTAINED OUTSIDE THE FLOODPLAIN AND STREAM BUFFERS ALONG DEEP RUN WITHIN THE CURTIS PROPERTY. THIS STAND IS DOMINATED BY GREEN ASH, BLACK CHERRY, PERSIMMON AND PIN CHERRY WITH MULTIFLORA ROSE AND WINEBERRY AS DOMINANT UNDERSTORY AND HERBACEOUS SPECIES. TREES WITHIN THIS FOREST STAND RANGE FROM 4" TO 18" DBH.

THIS FOREST STAND ACTS AS A RIPARIAN BUFFER ALONG DEEP RUN. THE PORTIONS OF THIS FOREST STAND LOCATED WITHIN THE STREAM BUFFER AND FLOODPLAIN ARE PRIORITY FOR RETENTION.

H-1 (HORSE PROPERTY - NOT SHOWN ON THIS PLAN)
HEDGEROW AREA H-1 ENCOMPASSES 0.6 AC±, AND ACTS AS A PROPERTY LINE BUFFER ALONG THE SUBJECT PROPERTY'S EASTERN AND SOUTHERN BOUNDARIES. DOMINANT SPECIES INCLUDE BLACK SOUTHERN RED, AND WHITE OAKS, WHITE PINE, AND BLACK CHERRY. TREES WITHIN THIS HEDGEROW RANGE FROM 33" TO 39" DBH, WHICH INCLUDES FOUR SPECIMEN TREES OF PIN, SOUTHERN RED, AND BLACK OAKS THAT RANGE FROM FAIR TO GOOD CONDITION.

THE PORTIONS OF THE HEDGEROW THAT INCLUDE SPECIMEN TREES ARE PRIORITY FOR RETENTION. THE HEDGEROW, GIVEN ITS SIZE AND THAT IT CONTAINS A NUMBER OF SPECIMEN TREES, COULD BE SUPPLEMENTED WITH PLANTINGS TO ESTABLISH A FOREST STAND ALONG THE EASTERN PROPERTY BOUNDARY.

H-2 (HORSE PROPERTY - NOT SHOWN ON THIS PLAN)
HEDGEROW AREA H-2 ENCOMPASSES 0.2 AC±, AND ACTS TO SEPARATE TWO OPEN FIELDS, OF-1 AND OF-2, ON THE HORSE FARM PORTION OF THE SUBJECT PROPERTY. DOMINANT TREE AND SHRUB SPECIES INCLUDE BLACK CHERRY, EASTERN REDCEDAR, AND MULTIFLORA ROSE. TREES WITHIN THIS HEDGEROW ARE YOUNG IN MATURITY AND RANGE FROM 2" TO 9" DBH.

THIS HEDGEROW DOES NOT CONTAIN ENVIRONMENTALLY SENSITIVE AREAS THAT WOULD BE PRIORITY FOR AFFORESTATION; NOR DOES IT CONTAIN SPECIMEN TREES. THEREFORE, THE HEDGEROW HAS LOW PRIORITY FOR RETENTION. THE HEDGEROW, GIVEN ITS SIZE, MATURITY, AND PROXIMITY TO ANY OTHER WOODED AREAS, OFFERS LITTLE INCENTIVE FOR ESTABLISHMENT OF A FOREST STAND.

H-3 (HORSE PROPERTY - NOT SHOWN ON THIS PLAN)
HEDGEROW AREA H-3 ENCOMPASSES 0.3 AC±, AND ACTS TO SEPARATE OPEN FIELD OF-2 FROM WETLAND AREA W-1 ON THE HORSE FARM PORTION OF THE SUBJECT PROPERTY. DOMINANT TREE SPECIES INCLUDE GREEN ASH, BLACK WALNUT, AND PERSIMMON. MULTIFLORA ROSE AND BLACKBERRY SPECIES ARE DOMINANT UNDERSTORY AND HERBACEOUS SPECIES. TREES WITHIN THIS HEDGEROW ARE YOUNG IN MATURITY AND RANGE FROM 4" TO 8" DBH.

PORTIONS OF THIS HEDGEROW CONTAIN AREAS WITHIN THE WETLANDS AND WETLAND BUFFERS. THE AREAS WITHIN THE WETLAND BUFFER WOULD BE PRIORITY FOR RETENTION. HOWEVER, GIVEN THE HEDGEROW'S SIZE, MATURITY, AND LACK OF PROXIMITY TO OTHER WOODED AREAS, THERE IS LITTLE INCENTIVE FOR ESTABLISHMENT OF A FOREST STAND.

T-1 (HORSE PROPERTY - NOT SHOWN ON THIS PLAN)
TREE GROUP T-1 ENCOMPASSES 0.1 AC±, AND GROWS AROUND A FORMER HORSE WATERING DEPRESSION THAT IS ISOLATED WITHIN OPEN FIELD OF-1. DOMINANT TREE SPECIES INCLUDE BLACK WILLOW, BLACK CHERRY, AND MULTIFLORA ROSE. TREES WITHIN THIS TREE GROUP ARE YOUNG IN MATURITY AND RANGE FROM 4" TO 12" DBH.

THIS TREE GROUP DOES NOT CONTAIN ENVIRONMENTALLY SENSITIVE AREAS. THEREFORE, THE TREE GROUP HAS LOW PRIORITY FOR RETENTION. THE TREE GROUP, GIVEN ITS SIZE, MATURITY, AND ISOLATION FROM OTHER WOODED AREAS, OFFERS LITTLE INCENTIVE FOR ESTABLISHMENT OF A FOREST STAND.

W-1 (HORSE PROPERTY - NOT SHOWN ON THIS PLAN)
WETLAND AREA W-1 ENCOMPASSES 0.1 AC±, AND ACTS TO COLLECT RUNOFF FROM THE ADJACENT UPLAND AREAS BEFORE CONTRIBUTING TO DEEP RUN. IT IS LOCATED BETWEEN ABANDONED FIELD AF-1 AND HEDGEROW H-3 ON THE HORSE FARM PROPERTY. THE DOMINANT TREE SPECIES IS BLACK WILLOW. THE MAJORITY OF THE WETLAND IS COMPOSED OF SHRUB AND HERBACEOUS VEGETATION THAT IS DOMINATED BY SILKY DOGWOOD AND SENSITIVE FERN. TREES WITHIN THIS WETLAND RANGE FROM 10" TO 20" DBH.

THIS WETLAND AREA IS PRIORITY FOR RETENTION. SUPPLEMENTAL PLANTINGS FOR ESTABLISHMENT OF A FORESTED WETLAND COULD BE CONSIDERED.

AF-1 (HORSE PROPERTY - NOT SHOWN ON THIS PLAN)
ABANDONED FIELD AREA AF-1 ENCOMPASSES 3.0 AC±, AND IS A REVERTING PASTURE LOCATED PREDOMINANTLY WITHIN THE HORSE FARM PROPERTY. DOMINANT TREE SPECIES INCLUDE STAGHORN SUMAC, BLACK WALNUT, AND BLACK CHERRY. MULTIFLORA ROSE AND BLACKBERRY SPECIES ARE DOMINANT UNDERSTORY AND HERBACEOUS SPECIES. THE FEW TREES WITHIN THIS ABANDONED FIELD ARE YOUNG IN MATURITY AND RANGE FROM 3" TO 6" DBH.

PORTIONS OF THIS ABANDONED FIELD CONTAIN AREAS WITHIN THE ADJACENT WETLAND BUFFERS FROM WETLAND AREA W-1. THE AREAS WITHIN THE WETLAND BUFFER WOULD BE PRIORITY FOR AFFORESTATION. ALSO, THE NORTHERN PORTION OF THE ABANDONED FIELD IS ADJACENT TO FOREST STAND F-1 WHERE SUPPLEMENTAL PLANTINGS COULD ESTABLISH FOREST WITHIN AREAS OF THE ABANDONED FIELD.

OF-1 (HORSE PROPERTY - NOT SHOWN ON THIS PLAN)
OPEN FIELD AREA OF-1 ENCOMPASSES 8.1 AC±, AND WAS USED AS A HAYFIELD AT THE TIME OF GTA'S 2007 SITE VISITS. THE FIELD HAS SINCE GONE FALLOW. THE OPEN FIELD IS LOCATED WITHIN THE HORSE FARM PROPERTY.

OF-1 DOES NOT CONTAIN ENVIRONMENTALLY SENSITIVE AREAS THAT WOULD BE CONSIDERED PRIORITY FOR AFFORESTATION.

OF-2 (HORSE PROPERTY - NOT SHOWN ON THIS PLAN)
OPEN FIELD AREA OF-2 ENCOMPASSES 1.7 AC±, AND WAS USED AS A HAYFIELD AT THE TIME OF GTA'S 2007 SITE VISITS. THE FIELD HAS SINCE GONE FALLOW. THE OPEN FIELD IS LOCATED WITHIN THE HORSE FARM PROPERTY.

PORTIONS OF OF-2 CONTAIN AREAS WITHIN THE ADJACENT WETLAND BUFFERS FROM WETLAND AREA W-1. THE AREAS WITHIN THE WETLAND BUFFER WOULD BE PRIORITY FOR AFFORESTATION.

OF-3
OPEN FIELD AREA OF-3 ENCOMPASSES 1.0 AC±, AND CONTAINS A RIGHT-OF-WAY EASEMENT FOR A PUBLIC SEWER LINE THROUGH THE CURTIS PROPERTY PORTION OF THE SUBJECT PROPERTY. THE OPEN FIELD IS IN A MEADOW CONDITION AND IS MAINTAINED TO BE KEPT FREE OF TREES AND BRUSH BY THE UTILITY COMPANY.

THIS OPEN FIELD IS GENERALLY LOCATED WITHIN THE STREAM BUFFERS AND FLOODPLAIN OF DEEP RUN. HOWEVER, GIVEN THE OPEN FIELD'S USE AS A UTILITY RIGHT-OF-WAY, THE FIELD SHOULD NOT BE AFFRESTED WITH SUPPLEMENTAL PLANTINGS.

L-1
LAWN AREA L-1 ENCOMPASSES 0.1 AC±, AND PROVIDES ACCESS TO THE CURTIS PROPERTY PORTION OF THE SUBJECT PROPERTY FROM FETLOCK COURT. THE AREA CONTAINS LAWN AND LANDSCAPING THAT ARE MAINTAINED BY THE ADJACENT LANDOWNERS.

THIS LAWN AREA CONTAINS A PORTION OF THE CRITICAL ROOT ZONE OF A SPECIMEN TREE, WHICH WOULD BE PRIORITY FOR RETENTION. GIVEN THE LAWN AREA'S USE AS AN ACCESS TO FETLOCK COURT, AFFORESTATION SHOULD NOT BE CONSIDERED.

GENERAL NOTES

1. THERE IS A 100 YEAR FLOODPLAIN ON SITE PER SHA PLAT NO. 54587 AND FEMA FLOOD INSURANCE RATE MAP (FIRM) 24027C0160D.
2. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
3. THERE ARE 0.23 ACRES OF STEEP SLOPES ON SITE THAT MEET THE HOWARD COUNTY STEEP SLOPE DEFINITION.
4. THERE IS A 75' STREAM BUFFER ON SITE.
5. THE BOUNDARY SHOWN HEREON IS BASED ON SHA PLAT NO. 56632.
6. TOPOGRAPHIC INFORMATION SHOWN HERE FOR THE HORSE FARM PROPERTY IS BASED ON A FIELD RUN SURVEY PERFORMED BY MORRIS & RITCHIE ASSOC., INC. IN DECEMBER 2007.
7. THE COORDINATES SHOWN HEREON ARE BASED ON THE PROJECTION OF THE MARYLAND N.A.D. 83 COORDINATE SYSTEM BY THE HOWARD COUNTY OFFICE OF PLANNING AND ZONING. THE BASIS OF CONTROL FOR THE SITE ARE HOWARD COUNTY STATIONS 37B4 AND 37R2.
8. EXISTING UTILITIES, ROADS, DRIVEWAYS, AND STRUCTURES SHOWN ARE FROM THE BEST AVAILABLE RECORDS AND SHALL BE VERIFIED BY THE CONTRACTOR TO HIS SATISFACTION PRIOR TO CONSTRUCTION.
9. ACCORDING TO LORI A. BYRNE, ENVIRONMENTAL REVIEW SPECIALIST, THE WILDLIFE AND HERITAGE SERVICE HAS DETERMINED THAT THERE ARE NO STATE OR FEDERAL RECORDS FOR RARE, THREATENED OR ENDANGERED SPECIES WITHIN THE BOUNDARIES OF THE PROJECT SITE AS DELINEATED. AS A RESULT, WE HAVE NO SPECIFIC COMMENTS OR REQUIREMENTS PERTAINING TO PROTECTION MEASURES AT THIS TIME.*
10. ACCORDING TO MARY J. RATNASWAMY, PH.D., PROGRAM SUPERVISOR, THREATENED AND ENDANGERED SPECIES, U.S. FISH AND WILDLIFE SERVICE: "EXCEPT FOR OCCASIONAL TRANSIENT INDIVIDUALS, NO FEDERALLY PROPOSED OR LISTED ENDANGERED OR THREATENED SPECIES ARE KNOWN TO EXIST WITHIN THE PROJECT IMPACT AREA. THEREFORE, NO BIOLOGICAL ASSESSMENT OR FURTHER SECTION 7 CONSULTATION WITH THE U.S. FISH AND WILDLIFE SERVICE IS REQUIRED."*
11. ACCORDING TO MARY A. COLLIGAN, ASSISTANT REGIONAL ADMINISTRATOR FOR PROTECTED RESOURCES WITH THE NATIONAL MARINE FISHERIES SERVICE (NMFS), "NO THREATENED OR ENDANGERED SPECIES UNDER THE JURISDICTION OF NMFS ARE KNOWN TO EXIST IN THE PROJECT AREA."*
12. ACCORDING TO MERLIN ONLINE, MARYLAND'S ENVIRONMENTAL RESOURCE AND LAND INFORMATION NETWORK, NO AREAS OF THE SITE OR ADJACENT PARCELS ARE LISTED ON THE MARYLAND INVENTORY OF HISTORIC PROPERTIES OR NATIONAL REGISTER OF HISTORIC PLACES, OR CONTAIN MARYLAND HISTORIC TRUST EASEMENTS.
13. STREAMS AND WETLANDS ON THE SUBJECT PROPERTY WERE DELINEATED BY GTA ON DECEMBER 17, 2007. THE WETLAND DELINEATION WAS GPS LOCATED USING A TRIMBLE PRO-XR BACKPACK UNIT ON DECEMBER 20, 2007. ADDITIONAL DATA WAS COLLECTED FOR THE WETLAND REPORT IN JANUARY 2008. THE WETLAND LIMITS WERE RECONFIRMED IN THE FIELD BY GTA IN 2011, AND THE WETLAND REPORT AND PLAN WERE UPDATED. THE WETLAND DELINEATION WAS REVIEWED IN THE FIELD BY THE UNITED STATES ARMY CORPS OF ENGINEERS (CORPS) ON AUGUST 24, 2011. THE CORPS ISSUED A JURISDICTIONAL DETERMINATION ON SEPTEMBER 15, 2011, STATING THAT GTA'S WETLAND DELINEATION PLAN, DATED MAY 20, 2011, "IDENTIFIES ALL POTENTIAL JURISDICTIONAL WATERS AND WETLANDS WITHIN THE REVIEW AREA." OFF-SITE STREAMS ARE FROM HOWARD COUNTY GIS INFORMATION OR ARE APPROXIMATED ON THE PLAN.
14. THE SUBJECT PROPERTY IS LOCATED IN THE PATAPSCO RIVER AREA WATERSHED, BASIN NUMBER 02-12-09. THE SUBJECT PROPERTY DRAINS TO DEEP RUN. THE CODE OF MARYLAND REGULATIONS (COMAR) STREAM USE CLASSIFICATION INDEX LISTS TRIBUTARIES TO DEEP RUN AS USE I (WATER CONTACT RECREATION, AND PROTECTION OF AQUATIC LIFE).
15. THE ORIGINAL FOREST STAND DELINEATION FIELD WORK WAS PERFORMED BY GTA ON OCTOBER 8, 2007 FOR THE HORSE FARM PROPERTY, AND ON DECEMBER 17, 2007 FOR THE CURTIS PROPERTY. ON FEBRUARY 24, 2014 THE INFORMATION IN THE FOREST STAND DELINEATION WAS RECONFIRMED IN THE FIELD BY GTA.
16. NINETEEN SPECIMEN TREES WERE IDENTIFIED ON THE SUBJECT PROPERTY. SPECIMEN TREES WERE LOCATED BY GTA ON FEBRUARY 24, 2014 USING A TRIMBLE PRO-XR BACKPACK UNIT AND WERE MARKED IN THE FIELD BY BLUE FLAGGING TIED AROUND THEIR TRUNKS. SPECIMEN TREES ARE SHOWN ON THIS PLAN AT THE SIZE OF THEIR CRITICAL ROOT ZONE. OF THE 19 SPECIMEN TREES, NINE (9) ARE LOCATED WITHIN THE TROTTER'S KNOLL SECTION 2 (CURTIS) PROPERTY AND SIX (6) ARE JUST OFF THE TROTTER'S KNOLL SECTION 2 PROPERTY WITH A CRITICAL ROOT ZONE THAT EXTENDS ON-SITE.
17. SOILS ARE MAPPED AND LABELED WITH THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE'S WEB SOIL SURVEY, AVAILABLE ON-LINE AT [HTTP://WEBSOILSURVEY.NRCS.USDA.GOV/APP/](http://websoilsurvey.nrcs.usda.gov/APP/).

FOREST CONSERVATION NOTES:

1. THERE ARE NINETEEN (19) TOTAL SPECIMEN TREES LISTED ON THE TROTTER'S KNOLL FOREST STAND DELINEATION, EIGHT (8) OF WHICH ARE ON THE TROTTER'S KNOLL SECTION 2 (CURTIS) PROPERTY, FOUR (4) OF WHICH ARE JUST OFF THE TROTTER'S KNOLL SECTION 2 PROPERTY WITH A CRITICAL ROOT ZONE THAT EXTENDS ONSITE.
2. ONE (1) EXISTING SPECIMEN TREES ON-SITE IS PROPOSED TO BE REMOVED (SPECIMEN TREE #5). THE PROPOSED DISTURBANCES ONSITE WILL NOT REQUIRE THE REMOVAL OF ANY OF THE OFF SITE SPECIMEN TREES. AN ALTERNATIVE COMPLIANCE APPLICATION, WP-17-040, HAS BEEN SUBMITTED FOR APPROVAL TO ALLOW THE REMOVAL OF SPECIMEN TREE #5.

SPECIMEN TREE LIST: (FOR SECTION 2 ONLY)

NUMBER	SCIENTIFIC NAME	COMMON NAME	DBH	CONDITION
ST-5	FAGUS GRANDIFOLIA	AMERICAN BEECH	47"	GOOD
ST-6	FRAXINUS AMERICANA	WHITE ASH	33"	GOOD
ST-7	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	39"	GOOD
ST-8	ACER SACCHARINUM	SILVER MAPLE	34"	GOOD
ST-9	FRAXINUS PENNSYLVANICA	GREEN ASH	31"	FAIR
ST-10	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	40"	GOOD
ST-11	ACER SACCHARINUM	SILVER MAPLE	34"	GOOD
ST-12	ACER SACCHARINUM	SILVER MAPLE	30"	GOOD
ST-13	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	39"	GOOD
ST-14	ACER SACCHARINUM	SILVER MAPLE	40"	GOOD
ST-15	ACER SACCHARINUM	SILVER MAPLE	38"	GOOD
ST-16	ACER SACCHARINUM	SILVER MAPLE	48"	GOOD
ST-17	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	30"	POOR
ST-18	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	31"	GOOD
ST-19	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	35"	POOR

SPECIMEN TREE RETENTION PROCEDURES

1. THESE NOTES PERTAIN TO SPECIMEN TREE ST-6 WHOSE CRITICAL ROOTS ZONE IS IMPACTED BY THE PROPOSED DISTURBANCE.
2. AFTER LIMIT OF DISTURBANCE (LOD) IS STAKED IN THE FIELD USE A VIBRATORY KNIFE TO SEVER THE ROOTS ALONG THE LOD WITHIN THE CRITICAL ROOT ZONE (CRZ).
3. CONTRACT WITH A CERTIFIED ARBORIST TO PERFORM TREE PRUNING AND FERTILIZATION PRIOR TO AND DURING CONSTRUCTION.

FOREST CONSERVATION WORKSHEET

FOREST CONSERVATION WORKSHEET

PROJECT NAME: TROTTER'S KNOLL SECTION II DATE: 7/7/2017

LOCATION: HOWARD COUNTY REVISION:

REVIEWED BY: APPROVAL DATE:

GROSS SITE AREA	
AREA WITHIN 100 YEAR FLOODPLAIN	8.8
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL (if applicable)	3.7
AREA IN OVERHEAD TRANSMISSION LINE EASEMENTS (if applicable)	0.0
NET TRACT AREA	5.1
LAND USE CATEGORY	RESIDENTIAL

II. INFORMATION FOR CALCULATIONS	
	ACRES
	(0.1 acre)
A. NET TRACT AREA	5.1
B. FOREST CONSERVATION THRESHOLD (20% X A)	1.0
C. AFFORESTATION THRESHOLD (15% X A)	0.8
D. EXISTING FOREST ON NET TRACT AREA	4.6
E. EXISTING FOREST ABOVE FOREST CONSERVATION THRESHOLD	3.6
F. BREAK-EVEN POINT (the amount of forest to be retained for no mitigation) ((E x 0.2) + B)	1.7
G. FOREST TO BE CLEARED	2.9
H. FOREST TO BE RETAINED	1.8 ¹

¹ OF THE 1.8 AC. OF FOREST TO BE RETAINED, 1.72 AC. WILL BE PLACED IN A CONSERVATION EASEMENT
² FOREST RETENTION MEETS THE BREAK-EVEN POINT. SECTIONS 3.4 AND 5 ARE NOT APPLICABLE

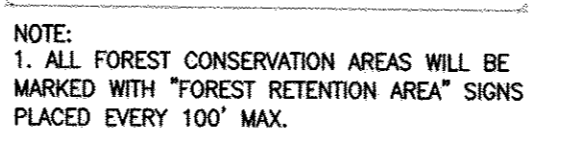
SOILS CHART

SOILS LEGEND				
SYMBOL	NAME/DESCRIPTION	SOIL TYPE	HYDRIC SOIL	'K' FACTOR
Chc	CHILLUM-RUSSET LOAMS, 5-10% SLOPES	C	NO	0.43
Cd	CROOM AND EYEBORO SOILS, 10-15% SLOPES	C	NO	0.37
Foa	FALLSINGTON SANDY LOAM, 0-2% SLOPES	D	NO	0.32
Ho	HATBORO-CORDORUS SILT LOAMS, 0-3% SLOPES	D	YES	0.37
Gcc	GLADSTONE-LEGORE COMPLEX, 8-15 % SLOPES	A	NO	0.28
SoB	SASSAFRAS LOAM, 2-5% SLOPES	B	NO	0.32
UsB	URBAN LAND-FALLSINGTON COMPLEX, 0-2% SLOPES	D	NO	0.37

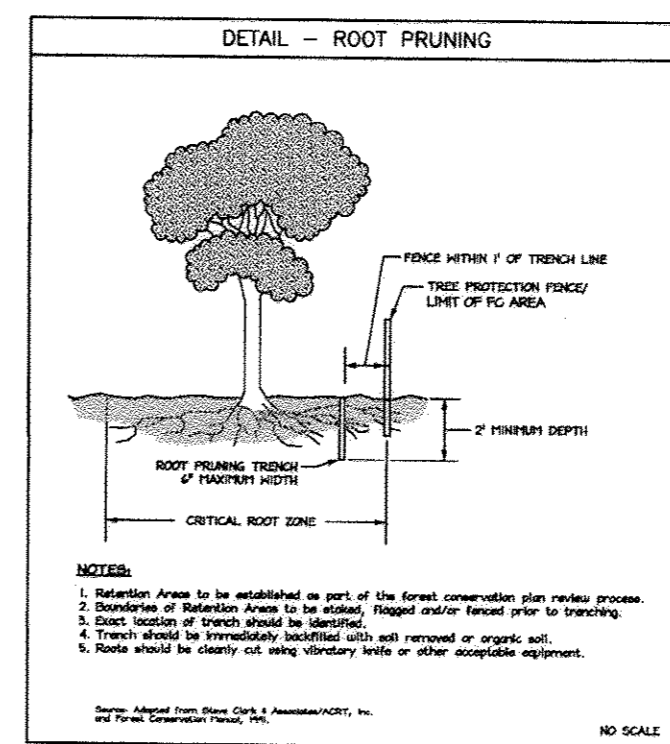
1. SOURCE: THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE'S WEB SOIL SURVEY, CONSULTED OCTOBER 4, 2017, AVAILABLE ONLINE AT <[HTTP://WEBSOILSURVEY.NRCS.USDA.GOV/APP/](http://websoilsurvey.nrcs.usda.gov/APP/)>. K FACTORS SHOWN ARE FOR WHOLE SOIL.
2. SOILS INFORMATION ADAPTED FROM THE NATIONAL HYDRIC SOILS LIST FOR MARYLAND, AT <[HTTP://SOILS.USDA.GOV/USE/HYDRIC/LISTS/STATE.HTML](http://soils.usda.gov/use/hydric/lists/state.html)>. CONSULTED ON JUNE 23, 2015.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

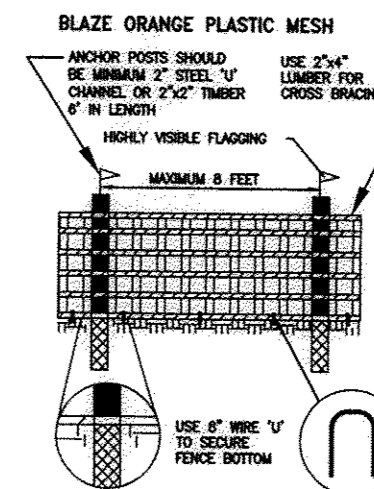
Walter J. ...
PLANNING DIRECTOR 2-9-18 DATE



FOREST CONSERVATION AREA SIGNS
NOT TO SCALE



ROOT PRUNING
NOT TO SCALE



TREE PROTECTION FENCE
TYPICAL DETAIL
NO SCALE

SHEET:
PESP-10

	MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 14280 PARK CENTER DRIVE LAUREL, MD 20707 (410) 792-9792 / (301) 776-1690 FAX: (410) 792-7395 MRAGTA.COM																												
	TROTTER'S KNOLL - SECTION II DEEP RUN PROPERTY FOREST CONSERVATION PLAN DETAILS TAX MAP 37 GRIDS 2 PARCEL 753 ZONED: R-SA-B 1ST ELECTION DISTRICT HOWARD COUNTY, MD 21043																												
<table border="1"> <thead> <tr> <th>DATE</th> <th>REVISIONS</th> <th>JOB NO.:</th> <th>15368 x 03</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td>SCALE:</td> <td>AS SHOWN</td> </tr> <tr> <td></td> <td></td> <td>DATE:</td> <td>12/27/2017</td> </tr> <tr> <td></td> <td></td> <td>DRAWN BY:</td> <td>CRM</td> </tr> <tr> <td></td> <td></td> <td>DESIGN BY:</td> <td>CRM</td> </tr> <tr> <td></td> <td></td> <td>REVIEW BY:</td> <td>CMG</td> </tr> <tr> <td></td> <td></td> <td>SHEET:</td> <td>10 OF 10</td> </tr> </tbody> </table>	DATE	REVISIONS	JOB NO.:	15368 x 03			SCALE:	AS SHOWN			DATE:	12/27/2017			DRAWN BY:	CRM			DESIGN BY:	CRM			REVIEW BY:	CMG			SHEET:	10 OF 10	<p>APPLICANT / DEVELOPER: OWNER :</p> <p>HORSE FARM, LLC. C/O LOVELL AMERICA DEEP RUN PROPERTY MANAGEMENT, LLC. ADDRESS: 9200 RUMSEY ROAD SUITE 200 ADDRESS: 191 MILLER HOLLOW LANE COLUMBIA, MD 21045 LAKE CITY, TENNESSEE 37769 CONTACT: RICHARD HAYWARD CONTACT: BOB CURTIS PHONE: 410-997-7222</p>
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