

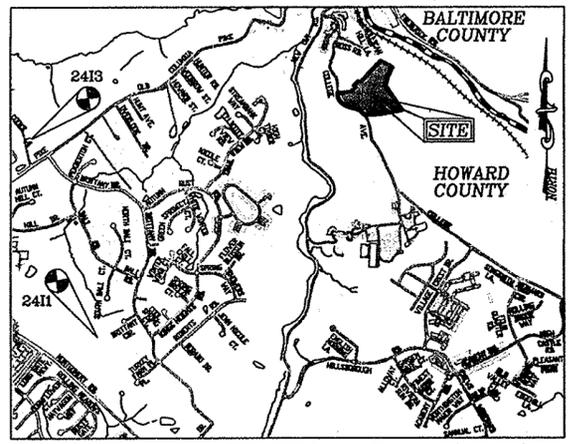
**GENERAL NOTES**

- BEARINGS HEREON ON BASED ON GRID NORTH OF THE MARYLAND STATE PLANE COORDINATE SYSTEM (NAD 83/91) AND ARE DIRECTLY REFERRED TO HOWARD COUNTY MONUMENTS NOS. 2411 AND 2413.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY
- DENOTES IRON PIPE OR BAR FOUND
- DENOTES STONE OR MONUMENT FOUND
- ▣ DENOTES REBAR WITH CAP SET
- ▤ DENOTES BUILDING RESTRICTION LINE
- THE PROJECT BOUNDARY SHOWN FOR PARCEL 95 IS BASED ON A BOUNDARY SURVEY PREPARED BY FISHER, COLLINS & CARTER, INC. DATED FEBRUARY 14, 2000, WHICH WAS VERIFIED AS CORRECT BY ROBERT H. VOGEL ENGINEERING, INC. IN MARCH 2010. ROBERT H. VOGEL ENGINEERING, INC. SURVEYED PARCELS 56 & 309 IN MARCH 2010.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION, OR BUILDING AND GRADING PERMITS.
- THE SUBJECT PROPERTY IS ZONED R-ED IN ACCORDANCE WITH THE 2/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE REGULATIONS EFFECTIVE 7/28/06.
- AREAS SHOWN HEREON ARE MORE OR LESS:
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH -- 12'(16' SERVING MORE THAN ONE RESIDENCE);
  - SURFACE -- 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CLIP COATING.
  - GEOMETRY -- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
  - STRUCTURES (CULVERTS/BRIDGES) -- CAPABLE OF SUPPORTING 25 GROSS TONS (H2S LOADING)
  - DRAINAGE ELEMENTS -- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE
  - STRUCTURE CLEARANCES-- MINIMUM 12 FEET.
  - MAINTENANCE -- SUFFICIENT TO ENSURE ALL WEATHER USE.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. WATER AND SEWER SERVICE TO THESE LOTS WILL BE PROVIDED THROUGH CONTRACTS #14-4737-D AND #134-W. SEWER WILL BE PROVIDED THROUGH CONTRACTS #661-W&S & #14-4737-D.
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERY OR BURIAL SITES LOCATED ON SUBJECT PROPERTY.
- STRUCTURES PREVIOUSLY ON MAP 25, PARCEL 95 WERE LISTED ON THE HISTORIC SITES INVENTORY AS HO-855, HAZELHURST COTTAGES. THESE BUILDINGS CAME BEFORE THE HISTORIC DISTRICT COMMISSION FOR ADVISORY COMMENTS AS HO-06-02 FOR PLAN 5-06-10, WEAVER'S COURT. ALL STRUCTURES HAVE BEEN REMOVED, SPRING 2013. THE STRUCTURE PREVIOUSLY ON MAP 25, PARCEL 309 WAS LISTED ON THE HISTORIC SITES INVENTORY AS HO-856. THE STRUCTURE HAS BEEN REMOVED.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- PREVIOUS DPZ FILE NUMBERS: DPZ FILES: SP-06-101, F-09-036, WP-10-030, WP-11-145, WP-12-152, WP-12-165, ECP-12-012, SP-12-003, PB 382, PB 396, AND CONT. #14-4737-D.
- PLANNING BOARD CASE NO. 396 APPROVED BY PLANNING BOARD ON JANUARY 17, 2013.
- PROTECTIVE COVENANTS, INCLUDING COVENANTS GOVERNING THE MAINTENANCE OF COMMUNITY OWNED OPEN SPACE AND THE MAINTENANCE AND USE OF USE-IN-COMMON DRIVEWAYS OR FOREST CONSERVATION AREAS WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.
- ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON MAY 6, 2014, DEPARTMENT REF # D15844749.
- THE RECREATIONAL OPEN SPACE AREA IS DESIGNATED FOR THE RESIDENTS AND IS AN AREA AVAILABLE TO SIT, PICNIC, PLAY, DOG WALK OR ENJOY THE SURROUNDING WOODED AREA. TWO (2) BENCHES, A DOGWALK STATION, GAZEBO, AND TRASH RECEPTACLE ARE PROVIDED. RESIDENTS OF AUTUMN OVERLOOK SHALL HAVE ACCESS TO VILLAGE CREST AMENITIES.
- WETLANDS SHOWN ON-SITE ARE BASED ON A FIELD INVESTIGATION PREPARED BY MCCARTHY & ASSOC., INC., DATED MAY, 2011 AND ECO-SCIENCE PROFESSIONALS, INC. DATED FEBRUARY 24, 2006 & CONFIRMED MAY 27, 2011. THERE ARE NO PROPOSED DISTURBANCES TO THE WETLANDS OR ASSOCIATED BUFFERS.
- NO CLEARING, GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF FOREST CONSERVATION EASEMENT AREAS, FLOODPLAINS, WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS.
- THERE IS NO 100-YEAR FLOODPLAIN WITHIN THE LIMITS OF THIS SITE.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SUBDIVISION.
- STORM WATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT BY ENVIRONMENTAL SITE DESIGN UTILIZING MICRO BIO-RETENTION FACILITIES, GRASS SWALES, BIO-SWALE, RAIN BARRELS, ROOFTOP DISCONNECTS, AND PERMEABLE PAVEMENT. THE MICRO- BIOTRETION FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA. THE PERFORATED UNDER DRAINS, FEEDERS, PLANTINGS AND SWALES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA. HOWARD COUNTY WILL ONLY MAINTAIN THE INLET STRUCTURE WITHIN THE MICRO-BIOTRETION FACILITIES ADJACENT TO THE RIGHT-OF-WAYS.
- AN ISOLATED AREA OF SMALL TREES LOCATED EAST OF THE PROPOSED ENTRANCE WERE REMOVED ALONG COLLEGE AVENUE IN ORDER TO INSTALL THE PROPOSED ENTRANCE. THE SMALL BAND OF TREES WERE REMOVED BASED ON THE LOCATION OF THE PROPOSED ENTRANCE WITH ITS REGARD TO THE MINIMUM DESIGN MANUAL SIGHT DISTANCE REQUIREMENTS. THE DIRECTOR'S OFFICE OF PLANNING AND ZONING HAS DETERMINED TRAFFIC SAFETY TO BE AN IMPORTANT JUSTIFICATION TO ALLOW FOR PROPOSED CLEARINGS ALONG THE TREE AND VEGETATION REMOVAL HAS BEEN MINIMIZED AND ALL OTHER SENSITIVE AREAS HAVE BEEN PROTECTED. PROPOSED HOUSING AND ROAD HAVE BEEN SETBACK FROM COLLEGE AVENUE IN ORDER TO MAINTAIN EXISTING VIEWS. BASED ON THE REMOVAL, THE DEVELOPER HAS PROPOSED TO INCREASE THE REQUIRED TREE BUFFER ALONG COLLEGE AVENUE OUTSIDE OF THE SIGHT DISTANCE BUFFER.
- ROAD MODIFICATIONS ALONG COLLEGE AVENUE FRONTAGE INCLUDING, BUT NOT LIMITED TO GRADING, GEO-GRID SLOPE STABILIZATION REINFORCEMENT, STORM DRAIN SYSTEM, ETC. WILL BE DONE UNDER CAPITAL PROJECT J-4213 -- COLLEGE AVENUE -- SLOPE REPAIR.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA) LOCATED IN, ON, OVER AND THROUGH LOT/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HERIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HERIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- OPEN SPACE LOT 21 TO BE OWNED BY HOWARD COUNTY MARYLAND AND MAINTAINED BY THE DEPARTMENT OF RECREATION AND PARKS. OPEN SPACE LOTS 22, 23, AND 24 ARE TO BE DEDICATED TO, OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION, THE RECORDING REFERENCE FOR H.O.A. ARTICLES OF INCORPORATION AND RESTRICTIONS IS SHOWN HEREON.

**GENERAL NOTES**

- WP-12-165: A WAIVER PETITION HAS BEEN SUBMITTED AND APPROVED, DATED JULY 23, 2012, TO WAIVE SECTION 16.1205(a)(1) WHICH REQUIRES THE RETENTION OF SPECIMEN TREES (30"DBH OR GREATER) THAT ARE NOT CONTAINED WITHIN OTHER PRIORITY FOREST RETENTION AREAS AS OUTLINED IN SECTION 16.1205(a)(1-9). A WAIVER TO SECTION 16.116(b) WHICH PROHIBITS GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, STRUCTURES AND PAVING ON LAND WITH EXISTING STEEP SLOPES. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - IMPACTS TO STEEP SLOPES (25% OR GREATER) MAY NOT BE GREATER THAN A TOTAL OF 0.23 ACRES OR EXISTING SLOPE UNLESS IT CAN BE SUFFICIENTLY DEMONSTRATED BY THE APPLICANT TO BE JUSTIFIED.
  - WAIVER APPROVAL IS LIMITED TO THE REMOVAL OF SPECIMEN TREES #1, #3-6, #8, #14-17, #23 AND #26-28 AS DEPICTED ON THE WAIVER EXHIBIT. ANY PROPOSAL TO REMOVE ADDITIONAL SPECIMEN TREES WILL REQUIRE A NEW WAIVER REQUEST OR AN AMENDMENT TO THIS WAIVER REQUEST.
  - DETAILED PROTECTIVE MEASURES FOR SPECIMEN TREE #21 SHALL BE OUTLINED ON THE WAIVER EXHIBIT (SHEET 6 OF SP-12-003 WHICH ALSO SERVES AS THE LANDSCAPE AND FOREST CONSERVATION PLAN).
  - THE ADDITIONAL LANDSCAPING PROPOSED BEHIND LOTS 1-6 WILL BE CONSIDERED MITIGATION TO THE REMOVAL OF THE 14 SPECIMEN TREES AND SHALL BECOME PART OF THE APPROVED LANDSCAPE PLAN AND WILL BE BONDED COORDINATELY.
- LOTS 11-15 AND OPEN SPACE LOTS 21 & 23 WILL UTILIZE A USE-IN-COMMON DRIVEWAY. THE USE-IN-COMMON MAINTENANCE AGREEMENT WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT OF WAY LINE AND NOT ONTO THE PIPESTEM DRIVEWAY.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 18.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE PERIMETER LANDSCAPING IN THE AMOUNT OF \$8,250.00 FOR THE REQUIRED 24 SHADE TREES AND 7 EVERGREENS SHALL BE POSTED WITH THE DEVELOPERS AGREEMENT. FINANCIAL SURETY IN THE AMOUNT OF \$9,000.00 FOR THE ADDITIONAL 24 SHADE TREES AND 12 EVERGREENS REQUIRED ALONG PERIMETER 1 TO ADDRESS SCENIC ROAD CONCERNS, AND THE ADDITIONAL TREES PROVIDED BEHIND LOTS 1-6 AS MITIGATION TO THE REMOVAL OF 14 SPECIMEN TREES SHALL ALSO BE POSTED WITH THE DEVELOPERS AGREEMENT FOR THIS PLAN. LANDSCAPE SURETY WILL NOT BE RELEASED UNTIL ALL REQUIRED PLANTINGS AND RECREATIONAL AMENITY FEATURES HAVE BEEN INSTALLED.

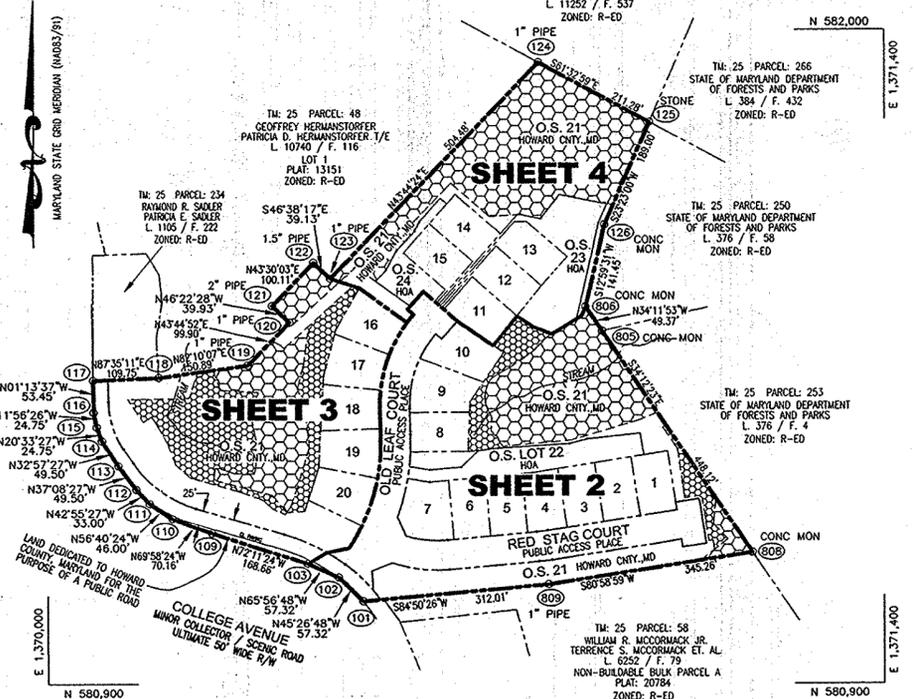
COORDINATE TABLE		
NO.	NORTH	EAST
101	581040.4253	1370527.5225
102	581080.6394	1370486.6765
103	581104.0023	1370434.3340
109	581155.5892	1370273.7569
110	581179.6161	1370207.8393
111	581204.8892	1370169.4040
112	581229.0536	1370146.9300
113	581268.5128	1370117.0432
114	581310.0471	1370090.1145
115	581333.2210	1370081.4236
116	581357.4355	1370076.3030
117	581410.8691	1370075.1585
118	581415.4909	1370184.8061
119	581436.0508	1370334.2889
120	581508.2194	1370403.3700
121	581535.7660	1370374.4691
122	581608.3829	1370443.3822
123	581581.5144	1370471.8327
124	581945.9950	1370820.6266
125	581845.3414	1371006.3913
126	581671.8672	1370931.3825
805	581493.2020	1370927.3322
806	581534.0373	1370899.5825
808	581122.5949	1371179.2566
809	581068.4834	1370838.2638



**VICINITY MAP**  
SCALE: 1" = 2,000'  
ADC MAP : 12 G-10

**GENERAL NOTES (CONTD)**

- PUBLIC STREET TREES ARE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(a)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$15,900.00 SHALL BE PROVIDED FOR THE 53 REQUIRED STREET TREES.
- FOREST STAND DELINEATION : MCCARTHY & ASSOCIATES COMPILED A REPORT AND ASSOCIATED EXHIBITS FOR THE "MCPHERSON PROPERTY" DATED MAY OF 2011. ON MAY 10, 2012 THE FOREST STAND DELINEATION EXHIBITS WERE SIGNED BY MR. WALLIS.
- ECO-SCIENCE PROFESSIONALS, INC. PREPARED A FOREST STAND DELINEATION PLAN AND COMBINATION WETLAND, FOREST STAND AND PRELIMINARY FOREST CONSERVATION REPORT FOR THE "WEAVERS COURT" PROJECT DATED FEBRUARY 24, 2006. THIS WAS CONFORMED IN A LETTER DATED MAY 27, 2011.
- THE FOREST STAND DELINEATION PLAN WAS PREPARED/SIGNED BY MCCARTHY & ASSOC. ON MAY 10, 2012 & ECO-SCIENCE PROFESSIONALS, INC. DATED FEBRUARY 24, 2006 & CONFIRMED MAY 27, 2011.
- FOREST CONSERVATION PLAN WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC.
- FOREST CONSERVATION REQUIREMENTS AS SET FORTH IN SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL HAVE BEEN FULFILLED. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- THE FOREST CONSERVATION OBLIGATION HAS BEEN FULFILLED BY THE RETENTION OF 3.18 AC. OF CREDITED EASEMENT AND 1.12 ACRES OF REFORESTATION. REQUIRED SURETY FOR THE REQUIRED FOREST CONSERVATION HAS BEEN PAID IN THE AMOUNT \$24,394.00. REFORESTATION - (1.12 AC.) 48,787.20 SF x .50 = \$24,394.00.
- A PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THE PROJECT ON MARCH 23, 2011.
- THIS PROJECT IS SUBJECT TO A DESIGN MANUAL WAIVER. ON NOVEMBER 20, 2013, THE ACTING CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION APPROVED THE REQUEST OF A WAIVER TO DETAIL R-5.05 OF DESIGN MANUAL IV TO REDUCE THE RIGHT-OF-WAY WIDTH APPROXIMATELY 2 FEET AT THE END OF RED STAG COURT. THE DIVISION APPROVED THE REQUEST 1. BASED ON CONDITIONS MADE IN THE REQUEST. 2) REDUCTION ALLOWS FOR ADEQUATE SPACE FOR A PUBLIC WALL EASEMENT FOR FUTURE MAINTENANCE 3. A SINGLE GRAVITY WALL WILL BE LOCATED AT THE EDGE OF THE PUBLIC RIGHT-OF-WAY.
- THE PROPERTY(S) SHOWN HEREON ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAY ALL OR PART OF THE DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES. THIS FEE OR ASSESSMENT WHICH RUNS WITH THE LAND, IS A CONTRACTUAL OBLIGATION BETWEEN ELLICOTT CITY WATER COMPANY, LLC AND THE INDIVIDUAL LOT OWNERS AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF HOWARD COUNTY.
- THE OWNER & DEVELOPER RESERVES AN EASEMENT FOR ELLICOTT CITY CABLE COMPANY, LLC OR ITS ASSIGNS TO BUILD, MAINTAIN AND REPAIR TELECOMMUNICATION LINES OR TRANSMISSION LINES OVER AND UNDER THE GROUND WITHIN THE SUBJECT PROJECT.



**LEGEND**

- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION)

**OWNER**  
KB HOME MARYLAND LLC  
MARK BOASTFIELD, VICE PRESIDENT  
2701 PROSPERITY AVENUE, SUITE 100  
FAIRFAX, VIRGINIA 22031  
(571) 419-5183

**DEVELOPER**  
AUTUMN DEVELOPMENT CORPORATION  
RONALD L. SPAHN, PRESIDENT  
5401 TWIN KNOLLS ROAD, SUITE 7  
COLUMBIA, MD 21045  
(410) 465-3500

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET  
ELLICOTT CITY, MD 21043  
TEL: 410.461.2669

AREA TABULATION CHART				
	SHEET 2	SHEET 3	SHEET 4	TOTAL
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	10	5	5	20
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	0	0	0	0
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED	0	0	0	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1 & P/O 1	P/O 1	2 & P/O 1	4
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	11 & P/O 1	5 & P/O 1	7 & P/O 1	24
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1,5448 AC	0.8213 AC	0.7980 AC	3,1641 AC
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0	0	0	0
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED	0	0	0	0
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	2,3260 AC	2,2926 AC	2,2707 AC	6,8893 AC
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	3,8708 AC	3,1139 AC	3,0687 AC	10,0534 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	1,3172 AC	0,3411 AC	0,0000 AC	1,6583 AC
TOTAL AREA TO BE RECORDED	5,1880 AC	3,4550 AC	3,0687 AC	11,7117 AC

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT.

*Salina for Maria Roseman* 7/7/2014  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Edwards* 5-20-14  
CHIEF, DEVELOPMENT ENGINEERING DIVISION J.P. DATE

*West She* 7/6/14  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

KB HOME MARYLAND LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 29th DAY OF April, 2014.

*Mark Boastfield*  
KB HOME MARYLAND LLC  
MARK BOASTFIELD, VICE PRESIDENT

*Renee J. Thompson*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL THAT LAND DESCRIBED IN CONVEYANCE FROM TAYLOR FAMILY LIMITED PARTNERSHIP A AND MR.L. FAMILY LIMITED PARTNERSHIP TO KB HOME MARYLAND LLC BY DEED DATED MARCH 31, 2014 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. IN LIBER 15529, FOLIO 311.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2014.

*Thomas M. Hoffmann, Jr.* 4-15-14  
THOMAS M. HOFFMANN, JR. DATE  
PROPERTY LINE SURVEYOR, MD REG. NO. 267

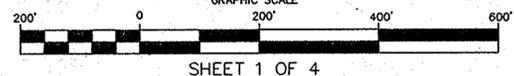


RECORDED AS PLAT No. 22909 ON 7/29/14  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION  
**AUTUMN OVERLOOK**  
LOTS 1 - 20 AND OPEN SPACE LOTS 21-24  
A SUBDIVISION OF TM 25 PARCELS 56 & 309 (L 12833 F 446)  
AND TM 25 PARCEL 95 (L 13244 F 37)

TAX MAP 25, GRID 14, PARCELS 56, 309, & 95  
2nd ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
ZONED R-ED

SCALE: 1" = 200' APRIL 15, 2014



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-1	274.26'	84.59'	17°40'21"	42.84'	N44°48'09"W 84.26'
C-2	330.00'	36.94'	6°24'47"	18.49'	N56°50'43"W 36.92'
C-3	325.00'	199.46'	35°09'51"	102.98'	N15°49'18"E 196.35'
C-4	235.00'	172.71'	42°06'35"	90.47'	N19°17'40"E 168.85'
C-5	185.00'	135.18'	41°51'54"	70.77'	S19°10'19"W 132.19'
C-6	375.00'	141.07'	21°33'13"	71.38'	S09°00'59"W 140.24'
C-7	185.00'	69.86'	21°38'05"	35.35'	S84°20'32"E 69.44'
C-8	270.00'	18.18'	3°51'27"	9.09'	N82°54'42"E 18.17'
C-9	320.00'	21.54'	3°51'27"	10.78'	S82°54'42"E 21.54'
C-10	235.00'	98.03'	23°54'07"	49.74'	N83°12'31"W 97.32'

COORDINATE TABLE		
NO.	NORTH	EAST
101	581040.4253	1370527.9225
102	581080.6394	1370486.6765
103	581104.0023	1370434.3340
104	581123.2289	1370467.2346
105	581130.3509	1370503.2043
106	581139.2595	1370556.7369
107	581162.0751	1370555.4208
108	581152.4445	1370611.2135
109	581530.0361	1370601.4182
110	581560.1077	1370627.7944
111	581509.9930	1370684.9304
112	581468.8934	1370745.1235
113	581518.2576	1370784.9382
114	581496.6663	1370857.6479
115	581519.1339	1370893.2090
116	581479.9214	1370958.5542
117	581488.4691	1370686.8090
118	581363.6112	1370605.3972
119	581320.7956	1370606.7133
120	581182.2900	1370584.7357
121	581150.3270	1370586.9589
122	581143.4809	1370686.0582
123	581157.0285	1370818.0961
124	581158.2712	1370836.1318
125	581193.6081	1371052.5115
126	581206.4474	1371050.4740
127	581091.8840	1370544.0281
128	581058.7570	1370544.0990
129	581043.0334	1370556.4067
130	581102.8186	1370497.0324
131	581500.4516	1370812.2376
132	581488.2332	1370843.1525
133	581208.4688	1371090.6538
134	581493.0020	1370927.3322
135	581534.0373	1370899.5825
136	581122.5949	1371179.2666
137	581068.4834	1370838.2638

**LEGEND**

- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION)
- 20' PUBLIC ACCESS EASEMENT FOR O.S. LOTS 21 & 22
- 10' PRIVATE SIGN EASEMENT
- PUBLIC WALL MAINTENANCE EASEMENT
- PRIVATE DRAINAGE, STORMWATER MANAGEMENT & UTILITY EASEMENT
- VARIABLE WIDTH PRIVATE DRAINAGE & UTILITY EASEMENT
- 20' PUBLIC DRAINAGE, STORMWATER MANAGEMENT & UTILITY EASEMENT
- PUBLIC DRAINAGE & UTILITY EASEMENT

**PUBLIC DRAINAGE & UTILITY EASEMENT LINE TABLE**

LINE	COURSE
L1	N48°44'44"W 2.16'
L2	S33°51'21"W 49.01'
L3	S12°29'14"W 82.29'

**PUBLIC DRAINAGE, STORMWATER MANAGEMENT & UTILITY EASEMENT LINE TABLE**

LINE	COURSE
L4	S80°58'59"W 24.18'
L5	N09°01'01"W 13.00'
L6	S40°57'42"W 12.95'
L7	N55°14'48"E 22.49'
L8	N08°26'28"W 75.41'
L9	N35°10'49"W 42.64'
L10	N04°06'10"W 26.58'
L11	N68°31'42"E 13.71'
L12	S34°12'23"E 13.78'
L13	S04°06'10"E 13.19'
L14	S35°10'49"E 41.83'
L15	S08°38'07"E 16.29'
L16	S28°31'46"E 18.60'
L17	S01°42'45"W 23.56'
L18	S36°05'41"E 34.60'
L19	S86°31'18"W 9.21'
L20	N09°01'01"W 16.40'
L21	S80°58'59"W 6.88'
L22	N09°01'01"W 72.88'
L23	N54°01'01"W 6.07'
L24	S80°58'59"W 24.18'
L25	N55°47'37"E 6.61'
L26	S34°12'23"E 147.65'
L27	S05°40'05"W 43.70'
L28	S43°45'02"E 35.53'
L29	S51°40'06"W 28.73'

**PUBLIC FOREST CONSERVATION EASEMENTS 6 AND 8 (RETENTION) LINE TABLE**

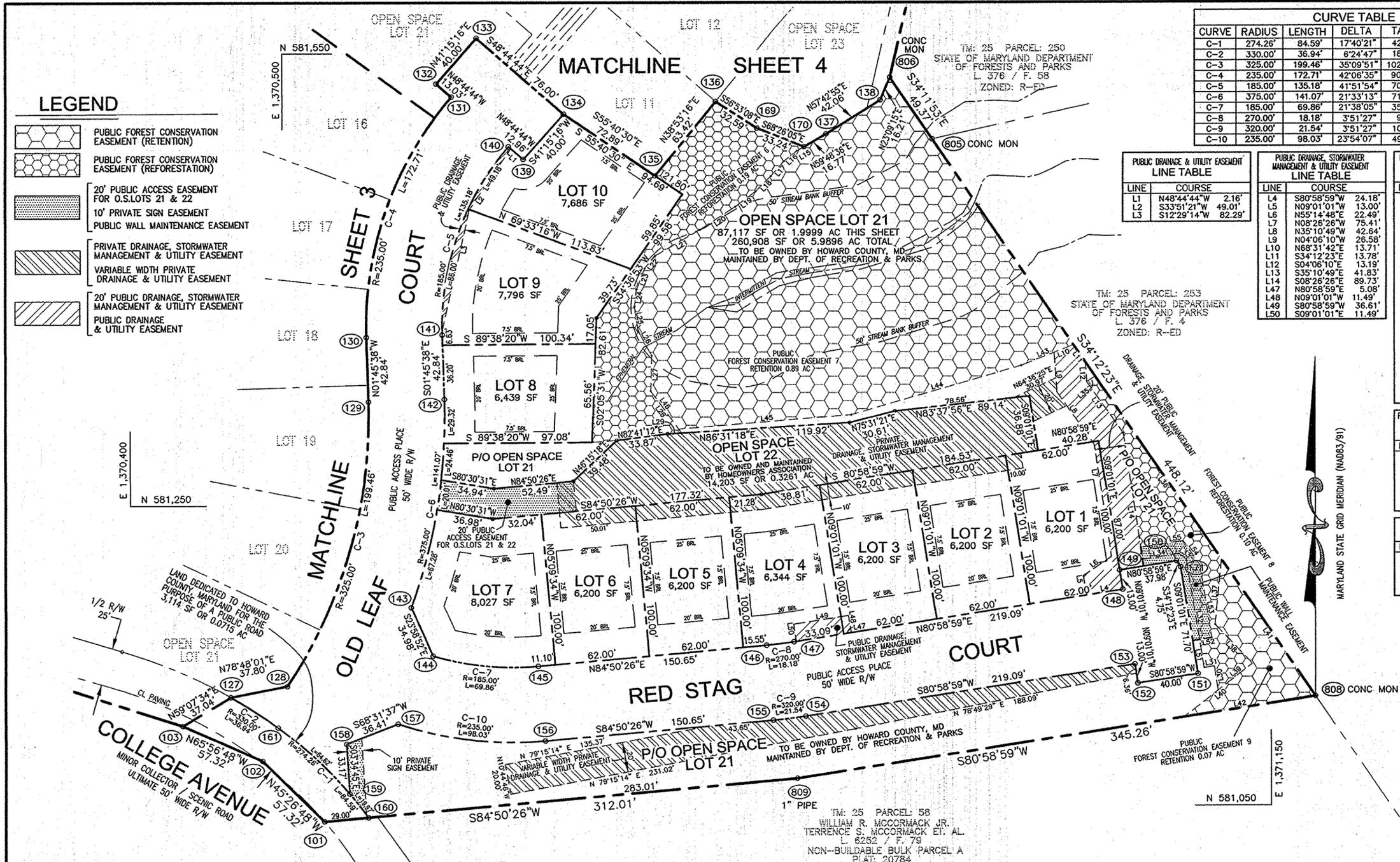
LINE	COURSE
L15	S59°48'36"W 5.54'
L16	S50°11'55"W 11.08'
L17	S40°57'42"W 12.95'
L18	S44°36'32"W 14.34'
L19	S53°20'25"W 16.86'
L20	S56°47'54"W 27.74'
L21	S59°43'21"W 34.12'
L22	S38°37'33"W 10.83'
L23	S04°06'10"E 13.19'
L24	S06°57'24"W 11.88'
L25	S08°38'07"E 16.29'
L26	S28°31'46"E 18.60'
L27	S01°42'45"W 23.56'
L28	S36°05'41"E 34.60'
L29	S86°31'18"W 9.21'
L30	N09°01'01"W 16.40'
L31	S80°58'59"W 6.88'
L32	N09°01'01"W 72.88'
L33	N54°01'01"W 6.07'
L34	S80°58'59"W 24.18'
L35	N55°47'37"E 6.61'
L36	S34°12'23"E 147.65'
L37	S05°40'05"W 43.70'
L38	S43°45'02"E 35.53'
L39	S51°40'06"W 28.73'

**PUBLIC FOREST CONSERVATION EASEMENTS 7 AND 9 (RETENTION) LINE TABLE**

LINE	COURSE
L40	N51°40'06"E 57.19'
L41	S34°12'23"E 109.92'
L42	S80°58'59"W 87.49'
L43	S68°31'42"W 37.11'
L44	S73°41'34"W 116.33'
L45	S85°16'36"W 113.83'
L46	N36°05'41"W 31.39'

**PUBLIC WALL MAINTENANCE EASEMENT LINE TABLE**

LINE	COURSE
L51	N09°01'01"W 22.01'
L52	N80°58'59"E 12.67'
L53	N09°01'01"W 48.59'
L54	N34°12'23"W 19.97'
L55	S80°55'27"W 28.07'



**AREA TABULATION CHART (THIS SHEET)**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	10
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	0
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1 & P/O 1
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	11 & P/O 1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1,5448 AC
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED	0
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	2,3260 AC
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	3,8708 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	1,3172 AC
TOTAL AREA TO BE RECORDED	5,1880 AC

**OWNER**  
 KB HOME MARYLAND LLC  
 MARK BOASTFIELD, VICE PRESIDENT  
 2701 PROSPERITY AVENUE, SUITE 100  
 FAIRFAX, VIRGINIA 22031  
 (571) 419-5183

**DEVELOPER**  
 AUTUMN DEVELOPMENT CORPORATION  
 RONALD L. SPAHN, PRESIDENT  
 5401 TWIN KNOLLS ROAD, SUITE 7  
 COLUMBIA, MD 21045  
 (410) 465-3500

**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET TEL: 410.461.7666  
 ELLICOTT CITY, MD 21043 FAX: 410.461.8961

THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Thomas M. Hoffmann, Jr.* 4-15-14 DATE  
 THOMAS M. HOFFMANN, JR. 267  
 PROPERTY LINE SURVEYOR, MD REG. NO. 267  
*Mark Boastfield* 4-29-14 DATE  
 KB HOME MARYLAND LLC  
 MARK BOASTFIELD, VICE PRESIDENT

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT.

*Walter for Mauna Roseman* 7/7/2014 DATE  
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Chandra* 5-20-14 DATE  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
*Walter for Mauna Roseman* 7/7/2014 DATE  
 DIRECTOR

**OWNER'S CERTIFICATE**

KB HOME MARYLAND LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 29th DAY OF APRIL 2013.

*Mark Boastfield*  
 KB HOME MARYLAND LLC  
 MARK BOASTFIELD, VICE PRESIDENT

*Renée J. Thomas*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL THAT LAND DESCRIBED IN CONVEYANCE FROM TAYLOR FAMILY LIMITED PARTNERSHIP A AND WJL FAMILY LIMITED PARTNERSHIP TO KB HOME MARYLAND LLC BY DEED DATED MARCH 31, 2014 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. IN LIBER 15529, FOLIO 311.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 267, EXPIRATION DATE JULY 28, 2014.

*Thomas M. Hoffmann, Jr.* 4-15-14 DATE  
 THOMAS M. HOFFMANN, JR. 267  
 PROPERTY LINE SURVEYOR, MD REG. NO. 267



RECORDED AS PLAT No. 22910 ON 7/23/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION  
**AUTUMN OVERLOOK**  
 LOTS 1 - 20 AND OPEN SPACE LOTS 21-24  
 A SUBDIVISION OF TM 25 PARCELS 56 & 309 (L 12833 F 446) AND TM 25 PARCEL 95 (L 13244 F 37)

TAX MAP 25, GRID 14, PARCELS 56, 309, & 95  
 2nd ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 ZONED R-ED

SCALE: 1" = 50' APRIL 15, 2014  
 SHEET 2 OF 4  
 F-13-081

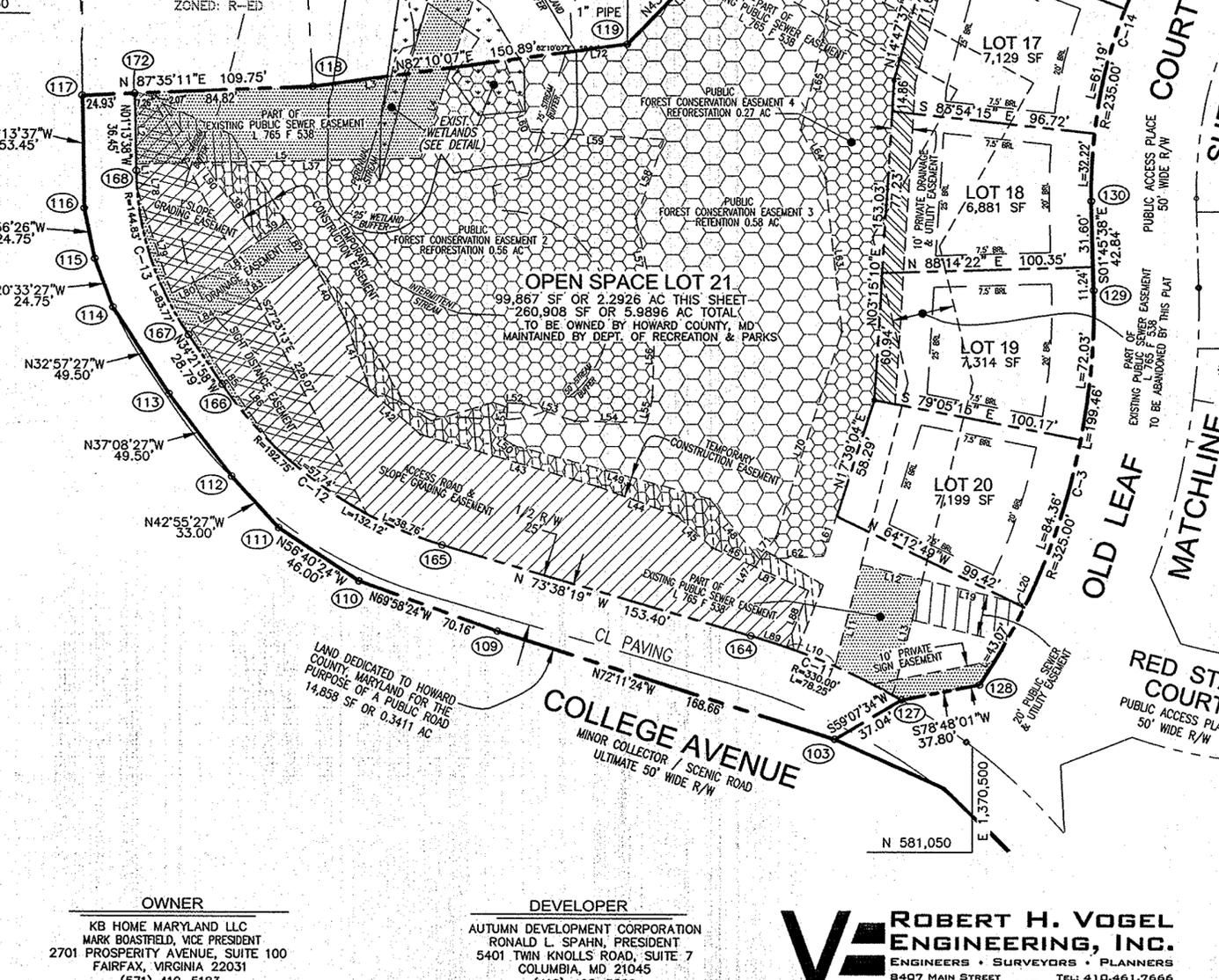
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-3	325.00'	199.46'	35°09'51"	102.98'	S15°49'18"W 196.35'
C-11	330.00'	78.25'	13°35'13"	39.31'	N66°50'43"W 78.07'
C-12	192.75'	132.12'	39°16'21"	68.77'	N54°00'09"W 129.54'
C-13	144.83'	83.77'	33°08'20"	43.09'	N17°47'48"W 82.60'
C-14	235.00'	155.20'	37°50'22"	80.55'	S17°09'33"W 152.39'

COORDINATE TABLE		
NO.	NORTH	EAST
103	581104.0023	1370434.3340
109	581155.5892	1370273.7589
110	581179.6161	1370207.8393
111	581204.8892	1370169.4040
112	581229.0536	1370146.9300
113	581268.5128	1370117.0432
114	581310.0471	1370090.1145
115	581333.2210	1370081.4236
116	581357.4355	1370076.3030
117	581410.8691	1370075.1585
118	581415.4909	1370184.8061
119	581436.0508	1370334.2889
120	581508.2194	1370403.3700
121	581535.7660	1370374.4691
122	581608.3829	1370443.3822
123	581581.5144	1370471.8327
127	581123.2289	1370467.2346
128	581130.3509	1370503.2043
129	581319.2595	1370556.7369
130	581362.0751	1370555.4208
162	581565.8888	1370520.5034
163	581507.6860	1370600.3812
164	581153.7080	1370394.3425
165	581196.9203	1370247.1526
166	581273.0603	1370142.3457
167	581296.8278	1370126.0924
168	581375.4780	1370100.8456
172	581411.9189	1370100.0649

**WETLANDS DETAIL**  
SCALE: 1" = 40'

EXISTING PUBLIC SEWER EASEMENT LINE TABLE		PUBLIC FOREST CONSERVATION EASEMENTS 2 AND 4 (REFORESTATION) LINE TABLE	
LINE	COURSE	LINE	COURSE
L1	N01°13'38"W 3.08'	L37	S88°43'03"W 103.47'
L2	N01°13'38"W 33.37'	L38	S35°10'27"E 46.05'
L3	N82°10'07"E 65.93'	L39	N55°53'24"E 16.30'
L4	S18°05'53"W 45.12'	L40	S29°48'35"E 33.29'
L5	S88°43'03"W 135.36'	L41	S19°48'12"E 36.52'
L6	N43°44'52"E 20.76'	L42	S48°40'15"E 32.18'
L7	S61°48'38"E 26.47'	L43	S73°46'20"E 87.99'
L8	S47°44'42"W 21.22'	L44	S70°06'42"E 40.11'
L9	N61°48'38"W 24.93'	L45	S47°54'28"E 22.42'
L10	R=330.00' L=24.85'	L46	S22°58'03"E 22.55'
L11	N14°05'18"E 50.53'	L47	N31°49'37"E 4.15'
L12	S76°23'01"E 30.00'	L48	N39°56'02"W 37.47'
L13	S14°05'18"W 57.34'	L49	N74°58'09"W 96.67'
		L50	N53°50'15"W 5.12'
		L51	N04°49'44"E 17.45'
		L52	S88°07'16"E 7.20'
		L53	S71°08'43"E 26.07'
		L54	S88°57'55"E 34.14'
		L55	N12°27'38"E 12.53'
		L56	N01°06'30"E 53.57'
		L57	N12°00'22"W 43.49'
		L58	N18°57'34"E 39.87'
		L59	N87°02'15"W 63.62'
		L60	N19°56'37"W 35.93'
		L61	S17°39'04"W 19.85'
		L62	S86°42'58"W 30.45'
		L63	N06°22'00"W 74.08'
		L64	N27°39'58"W 25.56'
		L65	N13°47'40"E 43.77'
		L66	N07°09'51"E 52.30'
		L67	N28°33'17"E 30.92'
		L68	N47°44'42"E 88.47'
		L69	S53°55'16"E 11.48'

PUBLIC DRAINAGE SEWER & UTILITY EASEMENT LINE TABLE		20' PUBLIC SEWER & UTILITY EASEMENT LINE TABLE	
LINE	COURSE	LINE	COURSE
L16	N47°44'42"E 131.04'	L19	S76°23'01"E 50.66'
L17	S53°55'16"E 109.76'	L20	R=325.00' L=1.46'
L18	R=235.00' L=5.00'		



LEGEND	
	PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
	PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION)
	EXISTING PUBLIC SEWER EASEMENT L 765 F 538
	DRAINAGE EASEMENT
	10' PRIVATE SIGN EASEMENT
	SIGHT DISTANCE EASEMENT
	PUBLIC DRAINAGE, SEWER & UTILITY EASEMENT
	20' PUBLIC SEWER & UTILITY EASEMENT
	10' PRIVATE DRAINAGE & UTILITY EASEMENT
	EXIST. WETLANDS
	ACCESS ROAD & SLOPE GRADING EASEMENT
	SLOPE GRADING EASEMENT
	TEMPORARY CONSTRUCTION EASEMENT

THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Thomas M. Hoffman, Jr.* 4-15-14  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MD REG. NO. 267  
*M. B.* 4-29-14  
MARK BOASTFIELD, VICE PRESIDENT DATE

AREA TABULATION CHART (THIS SHEET)	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	5
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	0
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	P/O 1
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	5 & P/O 1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.8213 AC
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED	0
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	2.2926 AC
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	3.1139 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0.3411 AC
TOTAL AREA TO BE RECORDED	3.4550 AC

**OWNER**  
KB HOME MARYLAND LLC  
MARK BOASTFIELD, VICE PRESIDENT  
2701 PROSPERITY AVENUE, SUITE 100  
FAIRFAX, VIRGINIA 22031  
(571) 419-5183

**DEVELOPER**  
AUTUMN DEVELOPMENT CORPORATION  
RONALD L. SPAHN, PRESIDENT  
5401 TWIN KNOLLS ROAD, SUITE 7  
COLUMBIA, MD 21045  
(410) 465-3500

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET TEL: 410.461.2666  
ELLICOTT CITY, MD 21043 FAX: 410.461.8961

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT.

*Radwan for Maura Rossman* 7/7/2014  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
AND ZONING

*Chad Edman* 5-20-14  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Mark Boastfield* 7/09/14  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

KB HOME MARYLAND LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 29th DAY OF April, 2013.

*Mark Boastfield*  
KB HOME MARYLAND LLC  
MARK BOASTFIELD, VICE PRESIDENT

*Remy Hoy*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL THAT LAND DESCRIBED IN CONVEYANCE FROM TAYLOR FAMILY LIMITED PARTNERSHIP A AND MR. J. L. FAMILY LIMITED PARTNERSHIP TO KB HOME MARYLAND LLC BY DEED DATED MARCH 31, 2014 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. IN LIBER 15529, FOLIO 311.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2014.

*Thomas M. Hoffman, Jr.* 4-15-14  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MD REG. NO. 267



RECORDED AS PLAT No. 22911 ON 7/25/14  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION  
**AUTUMN OVERLOOK**  
LOTS 1 - 20 AND OPEN SPACE LOTS 21-24  
A SUBDIVISION OF TM 25 PARCELS 56 & 309 (L 12833 F 446)  
AND TM 25 PARCEL 95 (L 13244 F 37)

TAX MAP 25, GRID 14, PARCELS 56, 309, & 95  
2nd ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
ZONED R-ED

SCALE: 1" = 50' APRIL 15, 2014  
GRAPHIC SCALE  
SHEET 3 OF 4

K:\PROJECTS\10-30-SURVEY\DWG\RECORD PLAT\PLAT3.DWG

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-15	235.00'	17.51'	4°16'13"	8.76'	S38°12'51"W 17.51'

MINIMUM LOT SIZE CHART			
LOT #	GROSS AREA	PIPESTEM AREA	NET AREA
12	6,944 SF	289 SF	6,655 SF
13	7,290 SF	549 SF	6,741 SF
14	7,034 SF	368 SF	6,666 SF
15	6,506 SF	104 SF	6,402 SF
OS 23	18,293 SF	755 SF	17,538 SF

COORDINATE TABLE		
NO.	NORTH	EAST
123	581581.5144	1370471.8327
124	581945.9950	1370820.6266
125	581845.3414	1371808.3913
126	581671.8672	1370931.3825
131	581521.4445	1370611.2135
132	581530.0361	1370601.4182
133	581560.1077	1370627.7944
134	581509.9930	1370684.9304
135	581468.8934	1370745.1235
136	581518.2576	1370784.9382
137	581496.6663	1370857.6479
138	581519.1339	1370893.2090
162	581565.8888	1370520.5034
163	581507.6860	1370600.3812
169	581500.4516	1370812.2376
170	581488.2332	1370843.1525
806	581534.0373	1370899.5825

PUBLIC DRAINAGE, SEWER & UTILITY EASEMENT LINE TABLE	
LINE	COURSE
L1	N72°12'03"W 34.20'
L2	N47°44'42"E 36.48'
L3	S53°55'16"E 78.50'
L4	N83°24'37"W 19.14'
L5	S53°55'16"E 62.23'
L6	R=235.00' L=15.01'

PUBLIC DRAINAGE, STORMWATER MANAGEMENT & UTILITY EASEMENT LINE TABLE	
LINE	COURSE
L7	S48°44'44"E 14.48'
L8	S77°01'23"E 38.58'
L9	S12°58'37"W 97.59'

24' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 11-15 & O.S.LOTS 21 & 23 LINE TABLE	
LINE	COURSE
L10	N41°15'16"E 166.00'
L11	S48°44'44"E 24.00'
L12	S41°15'16"W 166.00'

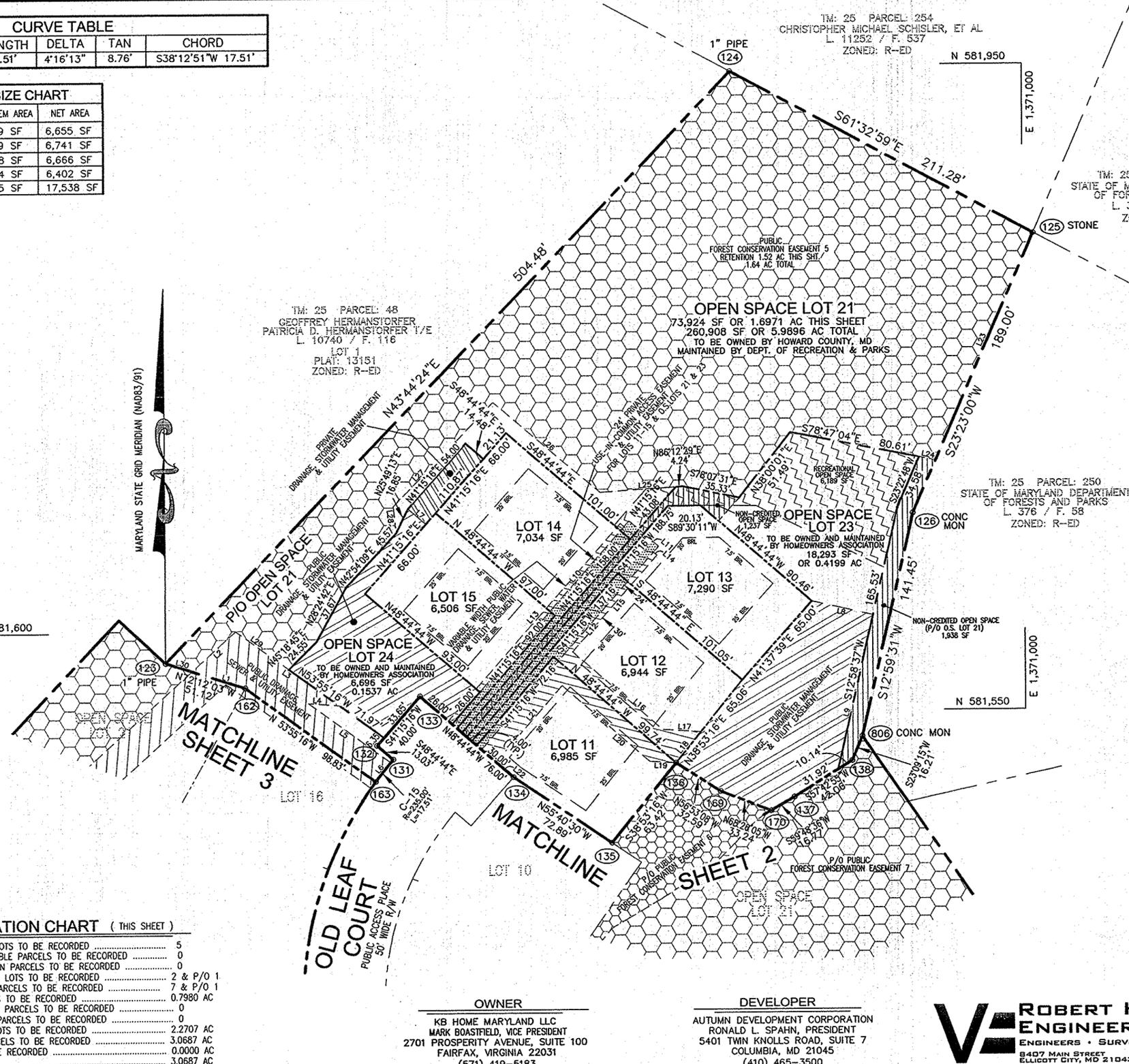
VARIABLE WIDTH PUBLIC DRAINAGE, SEWER, WATER & UTILITY EASEMENT LINE TABLE	
LINE	COURSE
L13	N41°15'16"E 161.25'
L14	S48°44'44"E 30.00'
L15	S41°15'16"W 79.09'
L16	S48°44'44"E 72.99'
L17	S86°32'02"E 23.70'
L18	S38°53'16"W 24.54'
L19	N86°32'02"W 16.32'
L20	N48°44'44"W 71.17'
L21	S41°15'16"W 62.16'
L22	N48°44'44"W 14.33'

PUBLIC FOREST CONSERVATION EASEMENT 5 (RETENTION) LINE TABLE	
LINE	COURSE
L23	S23°23'00"W 153.15'
L24	N78°47'04"W 10.27'
L25	S86°12'29"W 51.11'
L26	N49°24'20"W 86.24'
L27	S43°44'13"W 88.87'
L28	S05°25'17"E 16.77'
L29	N53°55'16"W 40.21'
L30	N72°12'03"W 16.92'

**LEGEND**

- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 11-15 & O.S.LOTS 21 & 23
- PUBLIC DRAINAGE, SEWER & UTILITY EASEMENT
- VARIABLE WIDTH PUBLIC DRAINAGE, SEWER, WATER & UTILITY EASEMENT
- PRIVATE DRAINAGE, STORMWATER MANAGEMENT & UTILITY EASEMENT
- PUBLIC DRAINAGE, STORMWATER MANAGEMENT & UTILITY EASEMENT
- RECREATION OPEN SPACE
- NON-CREDITED OPEN SPACE



**AREA TABULATION CHART (THIS SHEET)**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	5
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	0
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	2 & P/O 1
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	7 & P/O 1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.7980 AC
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED	0
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	2.2707 AC
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	3.0687 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA TO BE RECORDED	3.0687 AC

**OWNER**  
 KB HOME MARYLAND LLC  
 MARK BOASTFIELD, VICE PRESIDENT  
 2701 PROSPERITY AVENUE, SUITE 100  
 FAIRFAX, VIRGINIA 22031  
 (571) 419-5183

**DEVELOPER**  
 AUTUMN DEVELOPMENT CORPORATION  
 RONALD L. SPAHN, PRESIDENT  
 5401 TWIN KNOLLS ROAD, SUITE 7  
 COLUMBIA, MD 21045  
 (410) 465-3500

**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 807 MAIN STREET  
 ELLICOTT CITY, MD 21043 TEL: 410.461.2666  
 FAX: 410.461.8961

THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.  
*Thomas M. Hoffman, Jr.* 4-15-14  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MD REG. NO. 267  
*M. Boastfield* 4-29-14  
 MARK BOASTFIELD, VICE PRESIDENT DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT.

*Bridgette for Maureen Roseman* 7/7/2014  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Phelan* 5.20.14  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Mark Boastfield* 7/29/14  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

KB HOME MARYLAND LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 29th DAY OF April 2013.

*M. Boastfield*  
 KB HOME MARYLAND LLC  
 MARK BOASTFIELD, VICE PRESIDENT

*Reming*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL THAT LAND DESCRIBED IN CONVEYANCE FROM TAYLOR FAMILY LIMITED PARTNERSHIP A AND MRUL FAMILY LIMITED PARTNERSHIP TO KB HOME MARYLAND LLC BY DEED DATED MARCH 31, 2014 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. IN LIBER 15529, FOLIO 311.  
 I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 267, EXPIRATION DATE JULY 28, 2014.

*Thomas M. Hoffman, Jr.* 4-15-14  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MD REG. NO. 267



RECORDED AS PLAT No. 22912 ON 7/23/14  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION  
**AUTUMN OVERLOOK**  
 LOTS 1 - 20 AND OPEN SPACE LOTS 21-24  
 A SUBDIVISION OF TM 25 PARCELS 56 & 309 (L 12833 F 446)  
 AND TM 25 PARCEL 95 (L 13244 F 37)

TAX MAP 25, GRID 14, PARCELS 56, 309, & 95  
 2nd ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 ZONED R-ED

SCALE: 1" = 50'  
 APRIL 15, 2014  
 SHEET 4 OF 4  
 F-13-081