

THE REQUIREMENTS OF SECTION 3-10B, 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.

MORRIS & RITCHIE ASSOCIATES, INC.

Kenneth L. Evans, Jr. 4/26/2018
 BY: KENNETH L. EVANS, JR., PROF. L.S. DATE
 MD. REG. NO. 21085 (EXP. DATE 2-18-19)

GALATLANTIC GROUP, INC.

James J. Sigmund 5/1/2018
 BY: JAMES SIGMUND, VICE PRESIDENT OF FINANCE DATE

GENERAL NOTES

1. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
2. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY CONTROL NOS. 37B4 AND 37R2. 37B4 - N 563920.557, E 1373104.173 37R2 - N 562611.417, E 1371554.150
3. PRIOR DPZ CASES: ECP-15-020, MP-15-042, MP-15-085, MP-16-061, SP-16-002.
4. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY MORRIS AND RITCHIE ASSOCIATES IN OR ABOUT MARCH, 2008 AND FIELD VERIFIED IN MAY, 2017. INFORMATION SHOWN HEREON IS BASED ON SHA PLAT NO. 56682. ALL AREAS ARE MORE OR LESS (1/4). DISTANCES ARE BASED ON U.S. SURVEY FEET.
5. A FOREST STAND DELINEATION WAS PERFORMED BY GEO-TECHNOLOGY ASSOCIATES, INC. IN 2007 AND RECONFIRMED/REVISITED BY FIELD INVESTIGATION IN OCTOBER 2014.
6. A NOISE STUDY WAS PREPARED BY PHOENIX NOISE AND VIBRATION, LLC, ENTITLED "TROTTER'S KNOLL PHASE I NOISE ANALYSIS", IN MARCH 2015.

SITE ANALYSIS & DENSITY TABULATION

GROSS AREA OF SITE	11.54 ACRES
NET TRACT AREA OF SITE	11.54 ACRES
FLOODPLAIN AREA	0.00 ACRES
STEEP SLOPE AREA	0.00 ACRES
MAXIMUM UNITS ALLOWED	92 (8 DWELLING UNITS/NET ACRE)
TOTAL UNITS PROPOSED	78
WETLAND AREA	0.13 ACRES

OPEN SPACE TABULATION

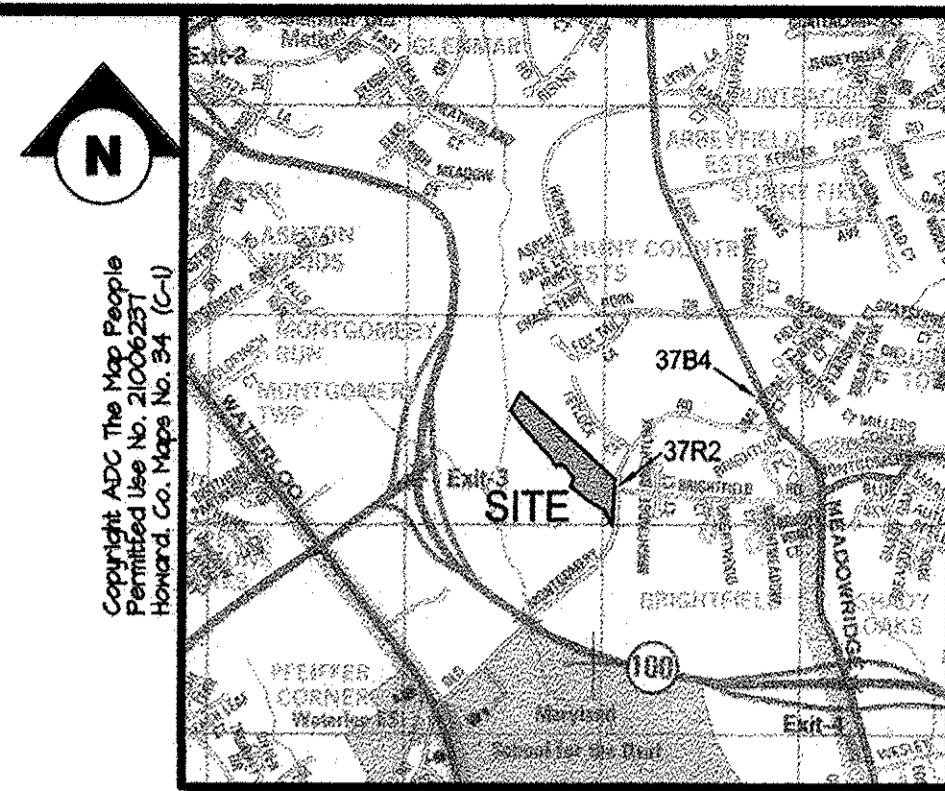
REQUIRED OPEN SPACE (25%)	2.89 ACRES
PROVIDED OPEN SPACE	5.40 ACRES
CREDITED OPEN SPACE	4.52 ACRES
NON-CREDITED OPEN SPACE	0.81 ACRES
NON-CREDITED COMMON OPEN SPACE	0.07 ACRES

LOT	AREA	CREDITED	NON-CREDITED	NON-CREDITED COMMON
79	2.39 ACRES	1.87 ACRES	0.48 ACRES	0.04 ACRES
80	0.26 ACRES	0.26 ACRES	0	0
81	0.64 ACRES	0.59 ACRES	0.02 ACRES	0.03 ACRES
82	0.56 ACRES	0.49 ACRES	0.07 ACRES	0
83	0.31 ACRES	0.31 ACRES	0	0
84	1.24 ACRES	1.00 ACRES	0.24 ACRES	0

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	78
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	6
TOTAL NUMBER OF PARCELS AND LOTS TO BE RECORDED	84
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3.441 ACS.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	5.404 ACS.
TOTAL AREA OF PARCELS AND LOTS TO BE RECORDED	9.345 ACS.
TOTAL AREA OF ROADWAY TO BE RECORDED	2.196 ACS.
TOTAL AREA TO BE RECORDED	11.541 ACS.

7. THE OFFSITE FLOODPLAIN SHOWN IS PER SHA PLAT NO. 54587.
8. 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 FEBRUARY 12, 2019. MDE PERMIT NO. 15-NI-0324/20161502.
9. THE SUBJECT PROPERTY IS ZONED R-SA-8 PER THE 10/6/2013 COMPREHENSIVE ZONING PLAN. WATER/SEWER CONTRACT # 14-4438-D.
10. ON 10/16/2014 ALTERNATIVE COMPLIANCE PETITION, MP-15-042, TO SECTION 16.116(a)(1) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WAS APPROVED TO ALLOW DISTURBANCE IN THE WETLANDS AND WETLAND BUFFERS FOR CONSTRUCTION OF A PUBLIC ROAD. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS: (1) THE DISTURBANCE TO THE WETLAND AND WETLAND BUFFER SHOULD BE LIMITED TO WHAT IS REQUIRED FOR THE CONSTRUCTION OF THE PUBLIC ROADWAY. ALL DISTURBED AREAS MUST BE STABILIZED, AS APPROPRIATE; (2) THE APPLICANT MUST CONTACT MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) FOR ANY NECESSARY PERMITS FOR DISTURBANCES TO THE ENVIRONMENTAL FEATURES. THE MDE TRACKING PERMIT NUMBER MUST BE REFERENCED ON ALL PLAN SUBMISSIONS; (3) APPROVAL OF THIS ALTERNATIVE COMPLIANCE PETITION, IS CONTINGENT UPON SUBMISSION OF THE APPROPRIATE DEVELOPMENT PLANS TO THE DEPARTMENT OF PLANNING AND ZONING BASED ON THE PROPOSED LAYOUT AS SHOWN ON THE ALTERNATIVE COMPLIANCE PETITION EXHIBIT. IF THE PLAN SHOULD DRAGSTICALLY CHANGE, A NEW ALTERNATIVE COMPLIANCE PETITION MAY BE WARRANTED IN ORDER TO RE-EVALUATE THE ENVIRONMENTAL ENCROACHMENT. ALSO, ON ALL FUTURE SUBDIVISION PLANS, SITE PLANS AND BUILDING PERMIT PLANS PROVIDE A GENERAL NOTE THAT GIVES A BRIEF DESCRIPTION OF THE ALTERNATIVE COMPLIANCE PETITION REQUEST, SECTION OF THE REGULATIONS MAIVED, DATE OF APPROVAL AND ANY CONDITIONS OF APPROVAL.
11. ON 02/18/15 ALTERNATIVE COMPLIANCE PETITION, MP-15-085, TO SECTION 16.1205(a)(1)&(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 #5 & #6 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 TREES PERIMETER 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 ALTERNATIVE COMPLIANCE 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.
12. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. 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.
13. THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY A COMBINATION OF ON-SITE AFFORESTATION AND AN OFF-SITE FOREST MITIGATION BANK. THE ON-SITE AFFORESTATION SHALL TOTAL 0.56 AC. A SURETY IN THE AMOUNT OF \$12,470.00 FOR THE ON-SITE AFFORESTATION SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT. THE REMAINING 1.14 AC. IS ADDRESSED WITH 1.28 AC. OF OFF-SITE FOREST RETENTION AREA LOCATED WITHIN THE FOREST MITIGATION BANK KNOWN AS AFS FARM, SDP-16-024, LOCATED AT 15685 OLD FREDERICK ROAD, WOODBINE, MARYLAND 21141.
14. ON 12/16/15 ALTERNATIVE COMPLIANCE PETITION, MP-16-061, TO SECTION 16.134(a)(1) & SECTION 16.134(c) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WAS APPROVED TO ALLOW PARTIAL RELIEF FROM SIDEWALK FRONTAGE IMPROVEMENT. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS: (1) AS SHOWN ON THE ALTERNATIVE COMPLIANCE PETITION EXHIBIT, THE DEVELOPER SHALL CONSTRUCT A PORTION OF THE SIDEWALK ALONG THE PROPERTY FRONTAGE AS NECESSARY TO PROVIDE A CONNECTION TO THE EXISTING SIDEWALK AT THE INTERSECTION OF OLD MONTGOMERY ROAD AND BRIGHTFIELD ROAD; (2) THE DEVELOPER SHALL PAY A FEE-IN-LIEU OF SIDEWALK ROAD FRONTAGE AND STREET LIGHTS IMPROVEMENTS FOR THE UNIMPROVED PORTION OF THE PROPERTY FRONTAGE IN COMPLIANCE WITH THE ATTACHED DEVELOPMENT ENGINEERING DIVISION COMMENTS DATED DECEMBER 7, 2015. A COST ESTIMATE FOR THE ADDITIONAL IMPROVEMENTS SHALL BE FORWARDED TO THE DEPARTMENT OF PLANNING AND ZONING, DEVELOPMENT ENGINEERING DIVISION. THE FEE-IN-LIEU MUST BE PAID PRIOR TO THE SUBDIVISION PLAT RECORDATION; (3) APPROVAL OF THIS ALTERNATIVE COMPLIANCE PETITION IS SUBJECT TO THE REVIEW AND APPROVAL SP-16-002 AND ALL SUBSEQUENT DEVELOPMENT PLANS.



VICINITY MAP
 SCALE: 1" = 2000'

GENERAL NOTES

15. ON NOVEMBER 3, 2015 THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING PLANNING DIRECTOR APPROVED THE REQUEST FOR AN INCREASED BUILDING LENGTH PER SECTION 110.D.(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.
16. LANDSCAPING FOR LOT(S) 1-84 ARE PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN (SHEETS 29 AND 30 INCLUDED WITH THE ROAD CONSTRUCTION PLAN SET) IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$61,200 (142 SHADE TREES @ \$300.00 EACH, AND 124 ORNAMENTAL/EVERGREEN TREES @ \$150.00 EACH).
17. THE 65DBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65DBA NOISE EXPOSURE. THE 65DBA NOISE LINE ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPT. OF HOUSING AND URBAN DEVELOPMENT.
18. THERE ARE NO EXISTING STRUCTURES OR DWELLINGS ON THIS SITE.

GENERAL NOTES CONTINUED ON SHEET 2

PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO:
 1. SUBDIVIDE TM PARCEL 748 TO CREATE 78 RESIDENTIAL LOTS AND 6 OPEN SPACE LOTS,
 2. DEDICATE PUBLIC ROADWAY RIGHT OF WAY, AND
 3. TO CREATE PUBLIC UTILITY, SIDEWALK & STREET TREE MAINTENANCE EASEMENTS, AND TEMPORARY ROADWAY EASEMENTS.

RECORDED AS PLAT NO. 241699
 ON 7/17/18 IN THE
 LAND RECORDS OF HOWARD COUNTY, MD.

OWNER/DEVELOPER
 GALATLANTIC GROUP, INC.
 7035 ALBERT EINSTEIN DRIVE - SUITE 200
 COLUMBIA, MARYLAND 21046
 Phone: (410) 290-0044

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY
Robert J. Davis 6/13/18
 HOWARD COUNTY HEALTH OFFICER u.o. DATE

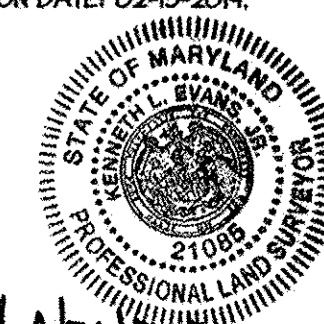
APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
Chad Plumb 6-22-18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION NY DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
Keith Sheindorff 7-9-18
 DIRECTOR DATE

OWNER'S DEDICATION

GALATLANTIC GROUP, INC., A BODY CORPORATE OF THE STATE OF DELAWARE, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTED THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT INTO 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-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON;
 (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; AND
 (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
 (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.
 WITNESS MY/OUR HANDS THIS 1ST DAY OF May, 2018
 GALATLANTIC GROUP, INC.
James J. Sigmund 5/1/2018
 JAMES SIGMUND, VICE PRESIDENT OF FINANCE DATE
 WITNESS: *Paul Peell*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY HORSE FARM, LLC TO GALATLANTIC GROUP, INC. BY DEED DATED APRIL 2, 2018 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 18112, FOLIO 54, AND THAT ALL MONUMENTS ARE IN PLACE 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.
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21085, EXPIRATION DATE: 02-18-2019.

Kenneth L. Evans, Jr. 4/26/2018
 KENNETH L. EVANS, JR. DATE



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS
 14280 Park Center Drive, Suite A
 Laurel, Maryland 20707
 Phone: 410-792-4792
 Fax: 410-792-7395

SUBDIVISION PLAT
TROTTER'S KNOLL - SECTION I

HORSE FARM PROPERTY
 LOTS 1 THRU 78 AND OPEN SPACE LOTS 79 THRU 84
 A SUBDIVISION OF TAX MAP 37, PARCEL 748
 DPZ REFS: ECP-15-020, MP-15-042, MP-16-061, SP-16-002
 ZONED R-SA-8
 TAX MAP 37, BLK 2, PARCEL 748
 1st ELECTION DISTRICT, HOWARD COUNTY, MARYLAND 21403

SHEET 1 OF 6
 SCALE: AS SHOWN DATE: 4/26/2018 DRAWN BY: DDA REVIEW BY: KLE JOB NO: 15368x02

F172027

THE REQUIREMENTS OF SECTION 3-10B, 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.

MORRIS & RITCHIE ASSOCIATES, INC.

Kenneth L. Evans, Jr. 4/26/2018
 BY: KENNETH L. EVANS, JR., PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 21085 (EXP. DATE 2-13-19) DATE

CALATLANTIC GROUP, INC.

James Sigmund 5/1/2018
 BY: JAMES SIGMUND, VICE PRESIDENT OF FINANCE DATE

GENERAL NOTES (CONTINUED)

19. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 - a. WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
 - b. SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1.5" MINIMUM);
 - c. GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
 - d. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING);
 - e. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - f. STRUCTURE CLEARANCES - MINIMUM 12 FEET;
 - g. MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
20. NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON-SITE.
21. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND PUBLIC SEWER WILL BE UTILIZED FOR THIS PROJECT.
22. THIS PLAT IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2008 AND THE 10/6/13 COMPREHENSIVE ZONING PLAN. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN.
23. ARTICLES OF INCORPORATION FOR THE TROTTER'S KNOLL HOMEOWNERS ASSOCIATION HAVE BEEN FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATIONS ON 4/12/18, I.D. # D 18742023.
- ~~24. DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE TROTTER'S KNOLL HOMEOWNERS ASSOCIATION IS RECORDED IN LIBER 18112, FOLIO 54.~~
25. THIS SUBDIVISION WILL ADDRESS THE MODERATE INCOME HOUSING UNIT (MIHU) REQUIREMENT BY PROVIDING 10% OF THE SFA DWELLING UNITS AS MIHUs.
26. OPEN SPACE LOTS 79, 81, 82 & 84 WILL BE OWNED AND MAINTAINED BY THE TROTTER'S KNOLL HOMEOWNER'S ASSOCIATION. OPEN SPACE LOTS 80 & 83 WILL BE DEDICATED AND MAINTAINED TO HOWARD COUNTY RECREATION AND PARKS.
27. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF THE WETLANDS, STREAMS, THEIR BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENTS UNLESS WAIVERS HAVE BEEN APPROVED.
28. WETLAND PERMIT #15-NI-0329/201561582, EXPIRATION DATE FEBRUARY 12, 2019, HAS BEEN JOINTLY AUTHORIZED BY THE U.S. ARMY CORPS OF ENGINEERS AND MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR THE PROPOSED DISTURBANCE TO THE ON-SITE WETLANDS, WETLAND BUFFERS, 100 YEAR FLOODPLAIN, ROAD CROSSINGS, AND SEWER TIE-IN. NO WETLAND MITIGATION IS REQUIRED.
29. 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 EASEMENT"), LOCATED IN, ON, OVER, AND THROUGH LOTS 1 THRU 84. ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENTS, 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 DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
30. THE PRE-SUBMISSION COMMUNITY MEETINGS WERE HELD ON JUNE 2, 2015 AND JANUARY 12, 2016.
31. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY TRAFFIC CONCEPTS, INC., DATED MAY, 2015, AND WAS APPROVED ON NOVEMBER 23, 2015.
32. STORM WATER MANAGEMENT PRACTICES ARE IN ACCORDANCE WITH THE 2000 MDE DESIGN MANUAL, REVISED IN 2004. THE STORM WATER DEVICES HAVE BEEN DESIGNED USING ESD AND BMP GUIDELINES. PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAT OR SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DECLARATION OF COVENANT AND/OR A DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORM WATER MANAGEMENT PRACTICES AND A MAINTENANCE AGREEMENT STORM WATER MANAGEMENT REQUIREMENTS SHALL BE MET WITH MICRO-BIORETENTION FACILITIES. ALL MICRO-BIORETENTION FACILITIES ARE PRIVATE AND SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
33. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 5/14/2018, ON WHICH DATE DEVELOPER AGREEMENT # E-17-027 WAS FILED AND ACCEPTED.
34. THE TEMPORARY ROADWAY EASEMENTS SHOWN HEREON ARE RELINQUISHED WITH THE FUTURE EXTENSION OF TROTTERS CHASE AND ACCEPTANCE BY HOWARD COUNTY.
35. LAND DEDICATED TO HOWARD COUNTY, MARYLAND, FOR PURPOSES OF A PUBLIC ROAD (2.185 ACRES).
36. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE.
37. PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
38. CONCRETE MONUMENTS SHOWN ■ AND IRON PIPE/REBAR SHOWN ● WILL BE SET IN ACCORDANCE WITH SECTION 16.134(C) OF THE SUBDIVISION REGULATIONS.

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PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO:
 1. SUBDIVIDE TR PARCEL 748 TO CREATE 78 RESIDENTIAL LOTS AND 6 OPEN SPACE LOTS,
 2. DEDICATE PUBLIC ROADWAY RIGHT OF WAY, AND
 3. TO CREATE PUBLIC UTILITY EASEMENTS, AND TEMPORARY ROADWAY EASEMENTS.

RECORDED AS PLAT NO. 24700
 ON 7/17/18 IN THE
 LAND RECORDS OF HOWARD COUNTY, MD.

OWNER/DEVELOPER

CALATLANTIC GROUP, INC.
 1035 ALBERT EINSTEIN DRIVE - SUITE 200
 COLUMBIA, MARYLAND 21046
 Phone: (410) 290-0044

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY

Paul J. J. J. J. 6/13/18
 HOWARD COUNTY HEALTH OFFICER H.O. 2 DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

Chad Robinson 6-22-18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION NY DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

Kent Sheehy 7-9-18
 DIRECTOR DATE

OWNER'S DEDICATION

CALATLANTIC GROUP, INC., A BODY CORPORATE OF THE STATE OF DELAWARE, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTED THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL 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-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON;
- (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; AND
- (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY/OUR HANDS THIS 1st DAY OF May, 2018
 CALATLANTIC GROUP, INC.

James Sigmund 5/1/2018
 JAMES SIGMUND, VICE PRESIDENT OF FINANCE DATE

(CORPORATE SEAL)

WITNESS: *[Signature]*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY HORSE FARM, LLC TO CALATLANTIC GROUP, INC. BY DEED DATED APRIL 2, 2018 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 18112, FOLIO 54, AND THAT ALL MONUMENTS ARE IN PLACE 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.
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21085, EXPIRATION DATE: 02-13-2019.



Kenneth L. Evans, Jr. 4/26/2018
 KENNETH L. EVANS, JR. DATE



MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS

14280 Park Center Drive, Suite A
 Laurel, Maryland 20707
 Phone: 410-792-9792
 Fax: 410-792-7395

**SUBDIVISION PLAT
 TROTTER'S KNOLL - SECTION I
 HORSE FARM PROPERTY**

LOTS 1 THRU 78 AND OPEN SPACE LOTS 79 THRU 84
 A SUBDIVISION OF TAX MAP 37, PARCEL 748
 DPZ REF: ECP-15-020, WP-15-042, WP-16-061, SP-16-002
 ZONED R-SA-8
 TAX MAP 37, BLK 2, PARCEL 748
 1st ELECTION DISTRICT, HOWARD COUNTY, MARYLAND 21403

SHEET 2 OF 6

SCALE: AS SHOWN DATE: 4/26/2018 DRAWN BY: DDA REVIEW BY: KLE JOB NO: 15368X02

THE REQUIREMENTS OF SECTION 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.

MORRIS & RITCHIE ASSOCIATES, INC.
Kenneth L. Evans, Jr.
 BY: KENNETH L. EVANS, JR., PROF. I.L.S. DATE
 MD. REG. NO. 21085 (EXP. DATE 2-13-19)

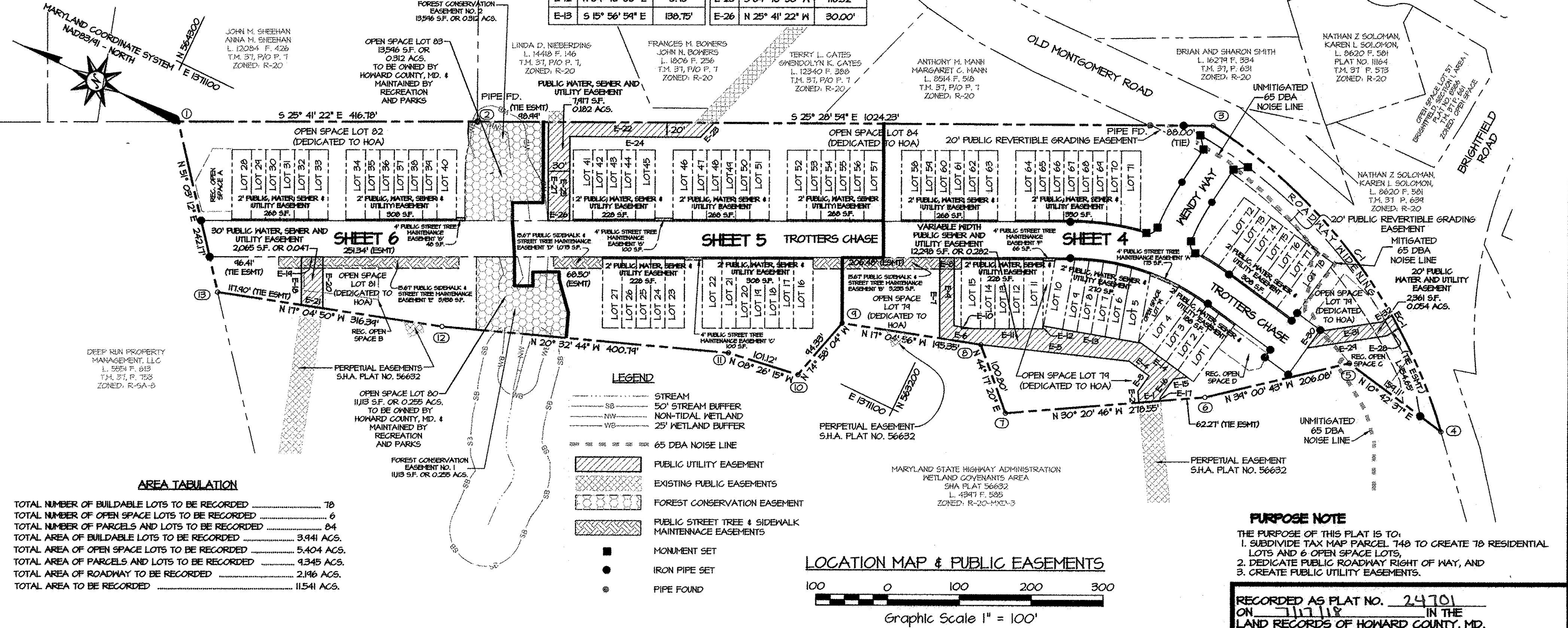
GALATLANTIC GROUP, INC.
James Sigmund
 BY: JAMES SIGMUND, VICE PRESIDENT OF FINANCE DATE

COORDINATE TABLE		
NO.	NORTHING	EASTING
1	564264.6142	1371025.2075
2	563844.0251	1371205.8811
3	562464.4305	1371646.5510
4	562444.4236	1371404.2710
5	562655.7618	1371483.8467
6	562215.8842	1371304.1232
7	563056.2750	1371163.3438
8	563128.4304	1371233.7802
9	563315.1625	1371116.3476
10	563334.6244	1371085.2912
11	563434.6547	1371070.4540
12	563814.4520	1371042.7464
13	564117.3846	1371036.8672

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C-1	40° 54' 51"	755.00'	540.23'	282.26'	5 27° 16' 10" W 528.78'

PUBLIC UTILITY EASEMENT CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
EC-1	1° 31' 08"	755.00'	20.01'	20.01'	S 35° 16' 21" W 20.01'

PUBLIC UTILITY EASEMENT LINE TABLE			PUBLIC UTILITY EASEMENT LINE TABLE			PUBLIC UTILITY EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
E-1	N 30° 20' 46" W	30.00'	E-14	S 10° 25' 40" W	74.33'	E-27	N 64° 18' 38" E	136.43'
E-2	N 54° 04' 33" E	15.51'	E-15	N 33° 24' 46" W	14.16'	E-28	N 56° 53' 48" W	14.90'
E-3	S 74° 34' 20" E	26.50'	E-16	N 74° 34' 20" W	31.91'	E-29	N 34° 23' 48" W	111.66'
E-4	N 10° 25' 40" E	34.68'	E-17	S 54° 04' 33" W	4.44'	E-30	S 74° 34' 20" E	28.20'
E-5	N 14° 31' 24" W	207.56'	E-18	S 64° 18' 38" W	66.58'	E-31	S 34° 23' 48" E	87.80'
E-6	N 17° 04' 56" W	57.42'	E-19	N 25° 41' 22" W	30.00'	E-32	S 56° 53' 48" E	16.68'
E-7	N 64° 18' 38" E	111.24'	E-20	N 64° 18' 38" E	71.12'			
E-8	S 25° 41' 22" E	20.00'	E-21	S 17° 04' 50" E	30.34'			
E-9	S 64° 18' 38" W	44.04'	E-22	S 25° 28' 54" E	231.01'			
E-10	S 17° 04' 56" E	26.15'	E-23	N 71° 25' 36" W	27.83'			
E-11	S 25° 41' 22" E	48.04'	E-24	N 25° 28' 54" W	181.54'			
E-12	N 64° 18' 38" E	3.45'	E-25	S 64° 18' 38" W	116.32'			
E-13	S 15° 56' 54" E	138.75'	E-26	N 25° 41' 22" W	30.00'			



OWNER/DEVELOPER
 GALATLANTIC GROUP, INC.
 1035 ALBERT EINSTEIN DRIVE - SUITE 200
 COLUMBIA, MARYLAND 21046
 Phone: (410) 240-0044

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY
Scott Miller 6/13/18
 HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
David Anderson 6-22-18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION NY DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
Kurt Seidenbach 7-9-18
 DIRECTOR DATE

OWNER'S DEDICATION
 GALATLANTIC GROUP, INC., A BODY CORPORATE OF THE STATE OF DELAWARE, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTED THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- 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-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; AND
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY/OUR HANDS THIS 1st DAY OF MAY, 2018
 GALATLANTIC GROUP, INC.
James Sigmund 5.31.18
 JAMES SIGMUND, VICE PRESIDENT OF FINANCE DATE

(CORPORATE SEAL) WITNESS: *Mr. [Signature]*

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY HORSE FARM, LLC TO GALATLANTIC GROUP, INC. BY DEED DATED APRIL 2, 2018 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 18112, FOLIO 54, AND THAT ALL MONUMENTS ARE IN PLACE 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.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21085, EXPIRATION DATE: 02-13-2019.

Kenneth L. Evans, Jr. 4/26/2018
 KENNETH L. EVANS, JR. DATE

MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS

14280 Park Center Drive, Suite A
 Laurel, Maryland 20707
 Phone: 410-742-4792
 Fax: 410-742-1345

SUBDIVISION PLAT
TROTTER'S KNOLL - SECTION I
HORSE FARM PROPERTY
 LOTS 1 THRU 78 AND OPEN SPACE LOTS 79 THRU 84
 A SUBDIVISION OF TAX MAP 37, PARCEL 748
 DPZ REFS. ECP-15-020, WP-15-042, WP-16-061, SP-16-002
 ZONED R-SA-B
 TAX MAP 37, BLK 2, PARCEL 748
 1st ELECTION DISTRICT, HOWARD COUNTY, MARYLAND 21403

SHEET 3 OF 6

SCALE: AS SHOWN DATE: 4/26/2018 DRAWN BY: DDA REVIEW BY: KLE JOB NO: 15368x02

F-17-027

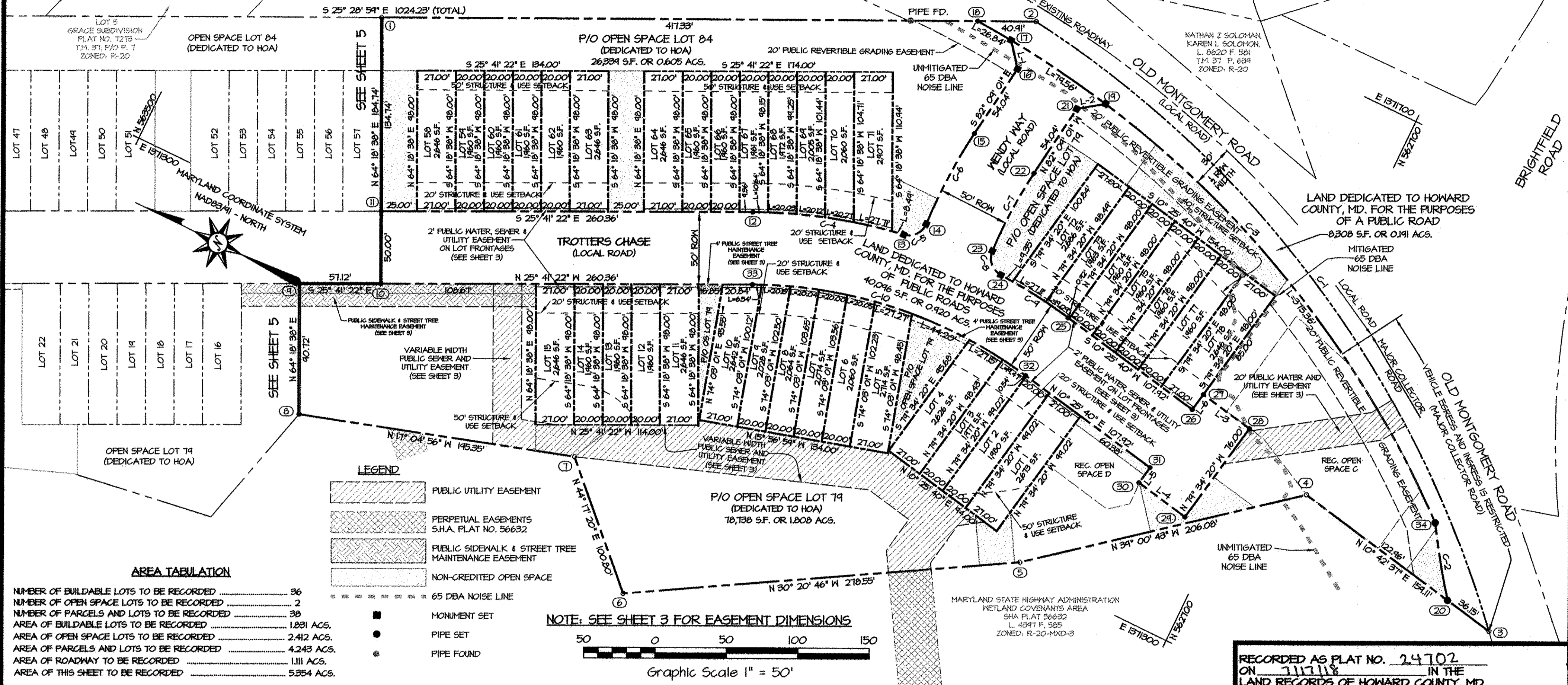
COORDINATE TABLE			COORDINATE TABLE			COORDINATE TABLE		
NO.	NORTHING	EASTING	NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
1	563383.0471	1371444.3458	13	562988.1063	1371472.4702	25	562854.6245	1371471.7059
2	562469.4385	1371466.5510	14	562977.2259	1371486.4466	26	562753.4899	1371452.1723
3	562444.4236	1371404.2710	15	562974.2520	1371551.8247	27	562751.8649	1371464.9576
4	562655.1618	1371433.8467	16	562966.8718	1371611.2544	28	562711.7476	1371457.7177
5	562815.8892	1371304.1232	17	562974.5847	1371621.2242	29	562725.5533	1371382.4730
6	563056.2750	1371163.3438	18	563006.3684	1371628.4445	30	562764.8427	1371390.2128
7	563128.4304	1371233.7802	19	562900.8090	1371616.3635	31	562762.5397	1371402.9481
8	563315.1625	1371176.3976	20	562534.4444	1371410.9455	32	562868.6743	1371422.5317
9	563354.4886	1371258.1496	21	562917.3403	1371604.5311	33	563068.3887	1371345.7154
10	563303.0121	1371282.9119	22	562924.7205	1371551.0004	34	562566.1448	1371455.6331
11	563324.6866	1371321.9647	23	562927.3417	1371490.0128			
12	563040.0634	1371440.8333	24	562914.7490	1371471.6842			

LINE TABLE			CURVE TABLE					
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
L-1	S 51° 17' 35" W	20.33'	C-1	40° 54' 51"	755.00'	540.23'	282.26'	S 27° 16' 10" W 528.78'
L-2	N 35° 35' 36" W	20.33'	C-2	6° 03' 34"	515.08'	54.44'	27.21'	N 55° 02' 53" E 54.46'
L-3	S 10° 25' 40" W	40.00'	C-3	37° 42' 32"	732.00'	481.76'	244.97'	N 21° 24' 23" E 473.11'
L-4	N 10° 25' 40" E	40.00'	C-4	16° 23' 21"	375.00'	107.27'	54.00'	S 17° 24' 41" E 106.90'
L-5	S 74° 34' 20" E	13.00'	C-5	83° 46' 24"	13.00'	14.01'	11.66'	N 51° 11' 16" W 17.36'
L-6	N 74° 34' 20" W	13.00'	C-6	10° 55' 30"	375.00'	71.50'	35.26'	N 87° 36' 46" W 71.40'
			C-7	10° 46' 40"	325.00'	61.13'	30.66'	N 87° 32' 21" W 61.04'
			C-8	85° 07' 50"	13.00'	14.32'	11.94'	S 44° 30' 24" W 17.54'
			C-9	8° 24' 11"	375.00'	55.54'	27.82'	S 06° 11' 05" W 55.44'
			C-10	36° 07' 02"	325.00'	204.87'	105.97'	N 07° 37' 51" W 201.41'

THE REQUIREMENTS OF SECTION 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.

MORRIS & RITCHIE ASSOCIATES, INC.
Kenneth L. Evans, Jr. 4/26/2018 DATE
 BY: KENNETH L. EVANS, JR., PROF. L.S.
 MD. REG. NO. 21085 (EXP. DATE 2-13-19)

CALATLANTIC GROUP, INC.
James Sigmund 5.31.18 DATE
 BY: JAMES SIGMUND, VICE PRESIDENT OF FINANCE



OWNER/DEVELOPER
 CALATLANTIC GROUP, INC.
 7035 ALBERT EINSTEIN DRIVE - SUITE 200
 COLUMBIA, MARYLAND 21046
 Phone: (410) 240-0044

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY
Michael J. Carr 6/13/18
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
Chad Chamberlain 6-22-18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
Kurtz Leubsdorn 7-9-18
 DIRECTOR

OWNER'S DEDICATION
 CALATLANTIC GROUP, INC., A BODY CORPORATE OF THE STATE OF DELAWARE, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTED THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT INTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- 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-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; AND
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY/OUR HANDS THIS 14-DAY OF MAY, 2018
 CALATLANTIC GROUP, INC.
James Sigmund 5.31.18
 JAMES SIGMUND, VICE PRESIDENT OF FINANCE

(CORPORATE SEAL) WITNESS: *[Signature]*

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY HORSE FARM, LLC TO CALATLANTIC GROUP, INC. BY DEED DATED APRIL 2, 2018 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 18112, FOLIO 54, AND THAT ALL MONUMENTS ARE IN PLACE 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.

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Kenneth L. Evans, Jr. 4/26/2018
 KENNETH L. EVANS, JR. DATE

MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS
 14280 Park Center Drive, Suite A
 Laurel, Maryland 20707
 Phone: 410-742-9742
 Fax: 410-742-7345

SUBDIVISION PLAT
TROTTER'S KNOLL - SECTION I
HORSE FARM PROPERTY
 LOTS 1 THRU 78 AND OPEN SPACE LOTS 79 THRU 84
 A SUBDIVISION OF TAX MAP 37, PARCEL 748
 DPZ REFS: ECP-15-020, WP-15-042, WP-16-061, SP-16-002
 ZONED R-5A-0
 TAX MAP 37, BLK 2, PARCEL 748
 1st ELECTION DISTRICT, HOWARD COUNTY, MARYLAND 21403

SHEET 4 OF 6

SCALE: AS SHOWN DATE: 4/26/2018 DRAWN BY: DDA REVIEW BY: KLE JOB NO: 15368x02

F-17-027

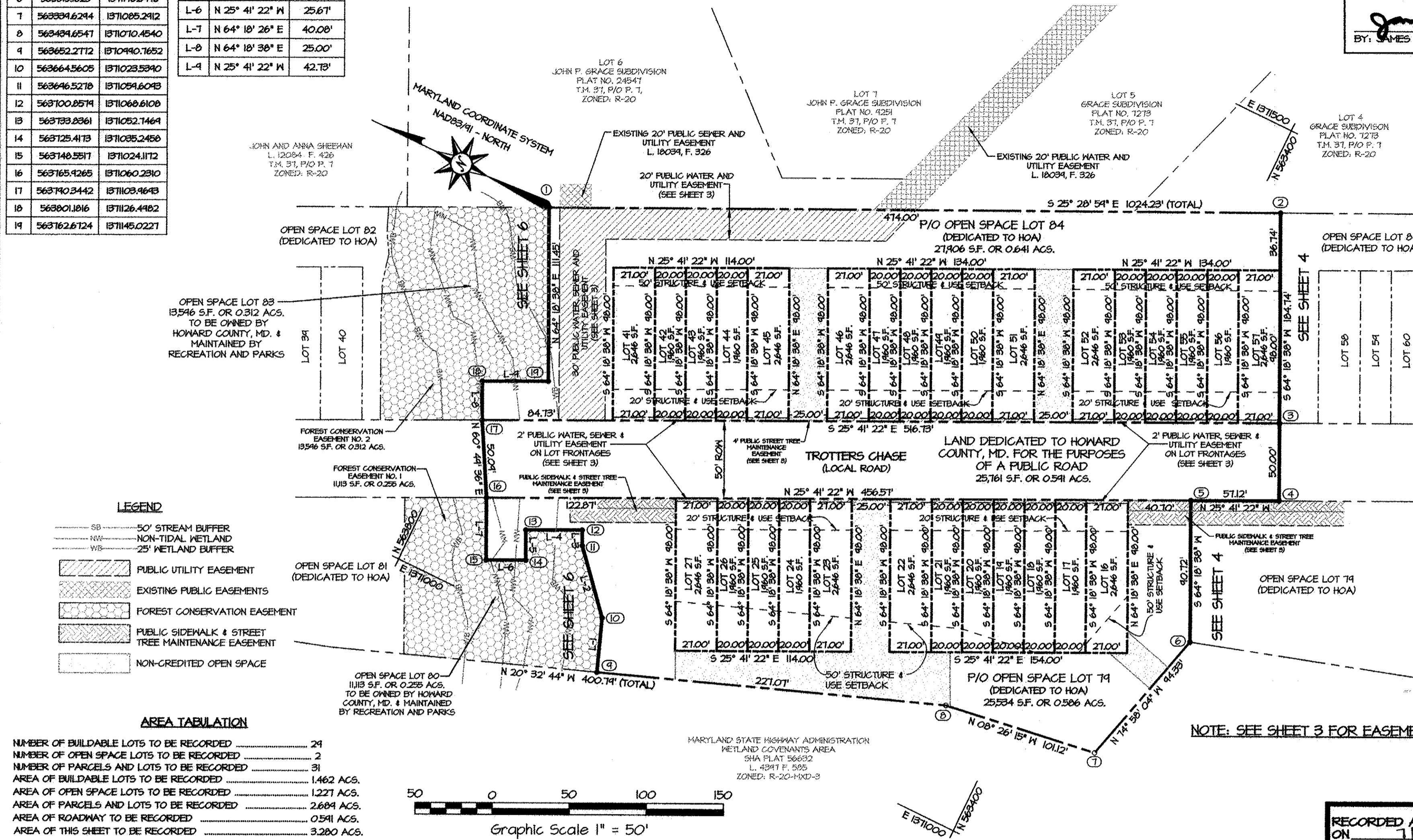
COORDINATE TABLE		
NO.	NORTHING	EASTING
1	563810.9321	1371245.7107
2	563809.0977	1371444.9450
3	563824.6060	1371327.9697
4	563803.0121	1371282.4119
5	563854.4006	1371250.1496
6	563815.1625	1371176.3976
7	563834.6244	1371085.2412
8	563484.6547	1371070.4540
9	563652.2712	1371090.7652
10	563664.5605	1371023.5990
11	563646.5270	1371059.6093
12	563700.8574	1371060.6100
13	563733.8361	1371052.7469
14	563725.4173	1371035.2450
15	563740.5517	1371024.1172
16	563765.4265	1371060.2310
17	563740.3442	1371103.4643
18	563801.1016	1371126.4182
19	563762.6724	1371145.0227

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 64° 27' 16" E	35.00'
L-2	N 48° 27' 04" E	40.20'
L-3	N 64° 18' 38" E	4.99'
L-4	N 25° 41' 22" W	36.60'
L-5	S 64° 18' 38" W	14.42'
L-6	N 25° 41' 22" W	25.67'
L-7	N 64° 18' 26" E	40.00'
L-8	N 64° 18' 38" E	25.00'
L-9	N 25° 41' 22" W	42.73'

THE REQUIREMENTS OF SECTION 3-10B, 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.

MORRIS & RITCHIE ASSOCIATES, INC.
Kent Z... 4/26/2018
 BY: KENNETH L. EVANS, JR., PRD.F. L.S. DATE
 MD. REG. NO. 21085 (EXP. DATE 2-13-14)

CALATLANTIC GROUP, INC.
James Sigmund 3-31-18
 BY: JAMES SIGMUND, VICE PRESIDENT OF FINANCE DATE



LEGEND

- SB 50' STREAM BUFFER
- NW NON-TIDAL WETLAND
- WB 25' WETLAND BUFFER
- PUBLIC UTILITY EASEMENT
- EXISTING PUBLIC EASEMENTS
- FOREST CONSERVATION EASEMENT
- PUBLIC SIDEWALK & STREET TREE MAINTENANCE EASEMENT
- NON-CREDITED OPEN SPACE

AREA TABULATION

NUMBER OF BUILDABLE LOTS TO BE RECORDED	29
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	2
NUMBER OF PARCELS AND LOTS TO BE RECORDED	31
AREA OF BUILDABLE LOTS TO BE RECORDED	1,462 ACS.
AREA OF OPEN SPACE LOTS TO BE RECORDED	1,227 ACS.
AREA OF PARCELS AND LOTS TO BE RECORDED	2,689 ACS.
AREA OF ROADWAY TO BE RECORDED	0.591 ACS.
AREA OF THIS SHEET TO BE RECORDED	3,280 ACS.

RECORDED AS PLAT NO. 24703
 ON 7/17/18 IN THE
 LAND RECORDS OF HOWARD COUNTY, MD.

OWNER/DEVELOPER
 CALATLANTIC GROUP, INC.
 1025 ALBERT EINSTEIN DRIVE - SUITE 200
 COLUMBIA, MARYLAND 21046
 Phone: (410) 290-0044

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY
Howard County Health Officer 6/13/18
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
Chief Development Engineering Division 6-22-18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION NY DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
Director 7-9-18
 DIRECTOR DATE

OWNER'S DEDICATION
 CALATLANTIC GROUP, INC., A BODY CORPORATE OF THE STATE OF DELAWARE, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTED THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- 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-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; AND
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY/OUR HANDS THIS 1st DAY OF May, 2018
 CALATLANTIC GROUP, INC.
James Sigmund 3-31-18
 JAMES SIGMUND, VICE PRESIDENT OF FINANCE DATE

(CORPORATE SEAL) WITNESS: *MB*

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY HORSE FARM, LLC TO CALATLANTIC GROUP, INC. BY DEED DATED APRIL 2, 2018 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 10112, FOLIO 54, AND THAT ALL MONUMENTS ARE IN PLACE 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.
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21085, EXPIRATION DATE: 02-13-2019.

Kent Z... 4/26/18
 KENNETH L. EVANS, JR. DATE

MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS
 14280 Park Center Drive, Suite A
 Laurel, Maryland 20707
 Phone: 410-792-9792
 Fax: 410-792-7395

SUBDIVISION PLAT
TROTTER'S KNOLL - SECTION I
HORSE FARM PROPERTY
 LOTS 1 THRU 18 AND OPEN SPACE LOTS 19 THRU 84
 A SUBDIVISION OF TAX MAP 37, PARCEL 740
 DPZ REFS: ECP-15-020, WP-15-042, WP-16-061, SP-16-002
 ZONED R-SA-8
 TAX MAP 37, BLK 2, PARCEL 740
 1st ELECTION DISTRICT, HOWARD COUNTY, MARYLAND 21403

SHEET 5 OF 6

SCALE: AS SHOWN DATE: 4/26/2018 DRAWN BY: DDA REVIEW BY: KLE JOB NO: 15368x02

F-17-027

THE REQUIREMENTS OF SECTION 3-10B, 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.

MORRIS & RITCHIE ASSOCIATES, INC.
Kenneth L. Evans, Jr. 4/26/2018 DATE
 BY: KENNETH L. EVANS, JR., PROF. L.S.
 MD. REG. NO. 21085 (EXP. DATE 2-13-19)
 CALATLANTIC GROUP, INC.
James Sigmund 5.31.18 DATE
 BY: JAMES SIGMUND, VICE PRESIDENT OF FINANCE

NO.	NORTHING	EASTING
1	564269.6142	1371025.2075
2	563894.0251	1371205.8811
3	563810.9862	1371245.4587
4	563762.6724	1371145.0227
5	563801.1816	1371126.4482
6	563710.3442	1371103.9643
7	563765.9265	1371060.2310
8	563748.5517	1371024.1172
9	563725.4173	1371035.2458
10	563733.8361	1371052.7464
11	563700.8574	1371068.6108
12	563646.5278	1371054.6043
13	563664.5605	1371023.5340
14	563652.2772	1371040.7652
15	564117.3846	1371036.8672
16	564148.9881	1371075.9625
17	564181.2784	1371045.9138
18	563814.4520	1371029.7464

LINE	BEARING	DISTANCE
L-1	S 25° 41' 22" E	42.73'
L-2	N 64° 18' 38" E	25.00'
L-3	S 64° 18' 26" W	40.08'
L-4	S 25° 41' 22" E	25.67'
L-5	N 64° 18' 38" E	14.42'
L-6	S 25° 41' 22" E	36.60'
L-7	S 64° 18' 38" W	9.99'

LINE	BEARING	DISTANCE
L-8	S 48° 27' 04" W	48.20'
L-9	S 64° 27' 16" W	35.00'
L-10	S 67° 50' 01" W	16.24'
L-11	S 59° 04' 54" W	14.13'
L-12	S 77° 07' 32" W	18.95'
L-13	S 66° 31' 09" W	21.67'
L-14	S 64° 18' 38" W	66.37'

LINE	BEARING	DISTANCE
W-1	N 20° 32' 44" W	13.70'
W-2	S 64° 06' 34" W	24.17'
W-3	S 48° 41' 49" W	21.71'
W-4	N 78° 57' 41" W	14.95'
W-5	S 44° 09' 27" W	24.84'
W-6	S 25° 41' 22" E	17.52'
W-7	N 68° 15' 19" E	30.80'
W-8	N 14° 56' 11" E	18.46'
W-9	N 74° 18' 46" E	31.62'
W-10	N 25° 41' 22" W	0.75'

LINE	BEARING	DISTANCE
W-11	S 60° 56' 33" W	25.88'
W-12	S 56° 12' 21" W	34.65'
W-13	S 01° 24' 34" W	13.54'
W-14	S 44° 47' 09" W	45.91'
W-15	S 71° 36' 32" W	24.33'
W-16	N 01° 34' 04" E	27.18'
W-17	N 57° 50' 27" E	42.14'
W-18	N 35° 15' 01" E	45.20'
W-19	N 57° 30' 21" E	40.10'
W-20	N 25° 41' 22" W	24.90'

LINE	BEARING	DISTANCE
E-4	N 25° 41' 22" W	34.92'
E-5	S 25° 41' 22" E	35.37'
E-6	S 64° 18' 38" W	13.30'
E-7	N 25° 41' 22" W	32.23'
E-8	N 51° 08' 12" E	13.66'

LEGEND

- SB 50' STREAM BUFFER
- NW 25' NON-TIDAL WETLAND
- WB 25' WETLAND BUFFER
- Public Utility Easement
- Existing Public Easements
- Forest Conservation Easement
- Public Sidewalk & Street Tree Maintenance Easement
- Non-Credited Open Space
- PIPE FOUND
- PIPE SET

AREA TABULATION

NUMBER OF BUILDABLE LOTS TO BE RECORDED	13
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	4
NUMBER OF PARCELS AND LOTS TO BE RECORDED	17
AREA OF BUILDABLE LOTS TO BE RECORDED	0.648 ACS.
AREA OF OPEN SPACE LOTS TO BE RECORDED	1.765 ACS.
AREA OF PARCELS AND LOTS TO BE RECORDED	2.413 ACS.
AREA OF ROADWAY TO BE RECORDED	0.443 ACS.
AREA OF THIS SHEET TO BE RECORDED	2.406 ACS.

NOTE: SEE SHEET 3 FOR EASEMENT DIMENSIONS

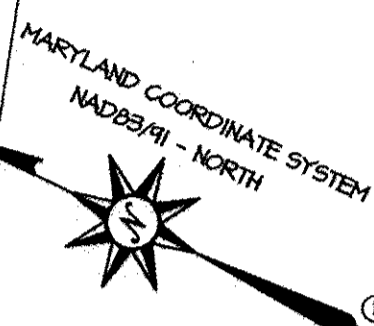
LEEDS NUN PROPERTY MGMT. LLC
 L. 5554 F. 613
 T.M. 31, P/O P. 153
 ZONED: R-5A-B

JOHN AND ANNA SHEEHAN
 L. 12204 F. 426
 T.M. 31, P/O P. 1
 ZONED: R-20

OPEN SPACE LOT 83
 TO BE OWNED BY
 HOWARD COUNTY, MD. &
 MAINTAINED BY
 RECREATION AND PARKS
 13546 S.F. OR 0.312 ACS.

LOT 9
 JOHN P. GRACE SUBDIVISION
 PLAT NO. 2454-1
 T.M. 31, P/O P. 7
 ZONED: R-20

LOT 7
 JOHN P. GRACE SUBDIVISION
 PLAT NO. 9251
 T.M. 31, P/O P. 7
 ZONED: R-20



PUBLIC T-TURNAROUND
 TEMPORARY ROADWAY
 EASEMENT
 514 S.F. OR
 0.012 ACS.

OPEN SPACE LOT 82
 (DEDICATED TO HOA)
 24,484 S.F. OR 0.562 ACS.

OPEN SPACE LOT 84
 (DEDICATED TO HOA)

LAND DEDICATED TO HOWARD
 COUNTY, MD. FOR THE PURPOSES
 OF A PUBLIC ROAD
 21,472 S.F. OR 0.443 ACS.

TROTTERS CHASE
 (LOCAL ROAD)
 N 25° 41' 22" W 425.00'
 372.00'

OPEN SPACE LOT 80
 TO BE OWNED BY HOWARD
 COUNTY, MD. & MAINTAINED
 BY RECREATION AND PARKS
 11,113 S.F. OR 0.255 ACS.

OPEN SPACE LOT 81
 (DEDICATED TO HOA)
 27,644 S.F. OR 0.636 ACS.

PUBLIC T-TURNAROUND
 TEMPORARY ROADWAY
 EASEMENT
 444 S.F. OR
 0.010 ACS.

EXISTING PERPETUAL
 EASEMENT
 S.H.A. PLAT NO. 56632

MARYLAND STATE HIGHWAY ADMINISTRATION
 WETLAND COVENANTS AREA
 S.H.A. PLAT NO. 56632
 L. 4391 F. 585
 ZONED: R-20-1-1-1-1-1-1

EXISTING PERPETUAL
 EASEMENT
 S.H.A. PLAT NO. 56632

RECORDED AS PLAT NO. 21104
 ON 7/17/18 IN THE
 LAND RECORDS OF HOWARD COUNTY, MD.

OWNER/DEVELOPER

CALATLANTIC GROUP, INC.
 1035 ALBERT EINSTEIN DRIVE - SUITE 200
 COLUMBIA, MARYLAND 21046
 Phone: (410) 240-0044

OWNER'S DEDICATION

CALATLANTIC GROUP, INC., A BODY CORPORATE OF THE STATE OF DELAWARE, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTED THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

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WITNESS MY/OUR HANDS THIS 1st DAY OF MAY, 2018

CALATLANTIC GROUP, INC.

James Sigmund 5.31.18
 JAMES SIGMUND, VICE PRESIDENT OF FINANCE DATE

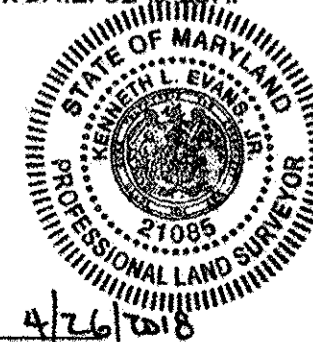
(CORPORATE SEAL)

WITNESS: *[Signature]*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY HORSE FARM, LLC TO CALATLANTIC GROUP, INC. BY DEED DATED APRIL 2, 2018 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1812, FOLIO 54, AND THAT ALL MONUMENTS ARE IN PLACE 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.

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Kenneth L. Evans, Jr. 4/26/2018
 KENNETH L. EVANS, JR. DATE



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS

14280 Park Center Drive, Suite A
 Laurel, Maryland 20707
 Phone: 410-792-4792
 Fax: 410-792-7395

**SUBDIVISION PLAT
 TROTTER'S KNOLL - SECTION I**

HORSE FARM PROPERTY

LOTS 1 THRU 78 AND OPEN SPACE LOTS 79 THRU 84

A SUBDIVISION OF TAX MAP 37, PARCEL 748

DPZ REF'S: ECP-15-020, WP-15-042, WP-16-061, SP-16-002

ZONED R-5A-B

TAX MAP 37, BLK 2, PARCEL 748

1st ELECTION DISTRICT, HOWARD COUNTY, MARYLAND 21403

SHEET 6 OF 6

SCALE: AS SHOWN DATE: 4/26/2018 DRAWN BY: DDA REVIEW BY: KLE JOB NO: 15368x02

F-17-027