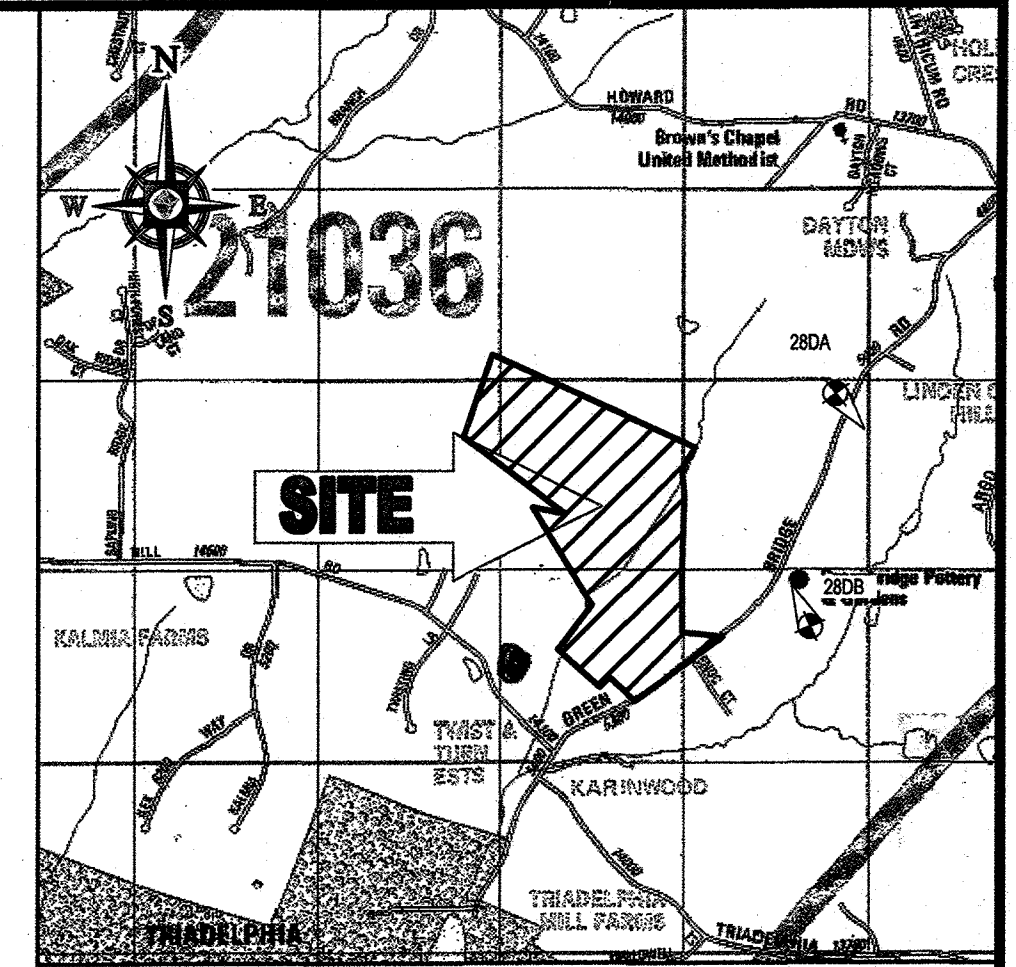


**GENERAL NOTES**

- SUBJECT PROPERTY ZONED RR-DEO PER THE 10/6/2013 COMPREHENSIVE ZONING REGULATIONS.
- PRIOR CASE NUMBERS ASSOCIATED WITH THIS PROJECT INCLUDE ECP-16-025, SP-17-002, WP-17-105 & PB436.
- BOUNDARY OUTLINE BASED ON FIELD RUN SURVEY PERFORMED BY BOHLER ENGINEERING, DATED 08/25/15 AND LAST REVISED 11/20/15.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY SPECIFICATIONS. WATER QUALITY AND RECHARGE VOLUMES WILL BE PROVIDED BY DRYWELLS AND BIORETENTION FACILITIES TO MEET MDE REQUIREMENTS. CHANNEL PROTECTION VOLUME, OVERBANK FLOOD PROTECTION VOLUME, AND EXTREME FLOOD VOLUME ARE NOT REQUIRED FOR THIS SITE. THE STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY OWNED BY PROPERTY OWNERS AND HOA. FACILITIES TREATING ONLY AREAS FROM PRIVATE PROPERTY WILL BE MAINTAINED BY PROPERTY OWNERS AND HOA. FACILITIES TREATING AREAS WITHIN PUBLIC R/W WILL BE PLACED IN EASEMENTS AND WILL BE MAINTAINED BY BOTH HOWARD COUNTY AND PROPERTY OWNERS/HOA. HOWARD COUNTY WILL MAINTAIN PIPES AND PROPERTY OWNERS/HOA WILL MAINTAIN FACILITY SURFACES.
- A FOREST STAND DELINEATION REPORT WAS COMPLETED BY ENVIRONMENTAL SYSTEMS ANALYSIS, INC. DATED DEC. 2015. FIELD WORK WAS PERFORMED ON 8/24/15.
- THIS PROPERTY IS NOT LOCATED INSIDE OF THE METROPOLITAN DISTRICT.
- NO CEMETERIES ARE KNOWN TO EXIST WITHIN THIS SUBDIVISION.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLAN COORDINATE SYSTEM. HORIZONTAL AND VERTICAL CONTROL DATUM ARE BASED ON HOWARD COUNTY MONUMENT NOS. 28DA AND 28DB WHICH WERE USED FOR THIS PROJECT.
- HOWARD COUNTY MONUMENT NO. 28DA ELEV. = 564.389'  
HOWARD COUNTY MONUMENT NO. 28DB ELEV. = 537.361'
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS ALTERNATIVE COMPLIANCE REQUESTS HAVE BEEN APPROVED.
- AN OBVIOUSLY NON-CRITICAL 100-YR. FLOOD PLAIN STUDY WAS COMPLETED BY BOHLER ENGINEERING ON 12/9/2015.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNTY BILL NO. 45-2003 AND THE AMENDED ZONING REGULATIONS PER COUNCIL BILL NO. 32-2013. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, ALTERNATIVE COMPLIANCE APPLICATION OR BUILDING/GRADING PERMIT APPLICATIONS.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- PRIVATE, ON-SITE WATER WELLS AND SEWAGE DISPOSAL AREAS ARE PROPOSED.
- BASED ON DISCUSSION WITH THE PROPERTY OWNER, ON 2/7/2017, THE PROPERTY OWNER VERIFIED THAT WELL ON LOT 18 SERVES THE MOBILE HOME ON PROPOSED LOT 18 AND THE MOBILE HOME ON PROPOSED LOT 16. THIS WELL WILL BE SEALED.
- THIS AREA DESIGNATES A PRIVATE SEWAGE DISPOSAL AREA OF AT LEAST 10,000 SQ FT PER LOT ON SHARED-SYSTEM LOTS 23, 38, 39, 40 AND 42 AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE AREAS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE AREA. RECORDATION OF A REVISED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
- ANY CHANGES TO A PRIVATE SEWERAGE AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- THE STRUCTURES LOCATED ON THE PROPERTIES ARE NOT LISTED ON THE HISTORIC SITES INVENTORY AND ARE TO BE DEMOLISHED.
- THE FOREST BANK MITIGATION IN ACCORDANCE WITH SECTION 16.200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR A TOTAL OF 4.5 ACRES OF AFFORESTATION. SURETY IN THE AMOUNT OF \$98,010.00 WILL BE POSTED WITH THE DEVELOPER'S AGREEMENT F-18-086.
- NON-BUILDABLE PRESERVATION PARCELS A, B, D, L, M, N, O, & P WILL BE OWNED BY THE HOMEOWNER'S ASSOCIATION AND HOWARD COUNTY GOVERNMENT SHALL BE PART OF THE PRESERVATION EASEMENT. BUILDABLE PRESERVATION PARCEL C WILL BE OWNED BY PROPERTY OWNER (PRIVATE ENTITY) AND THE HOMEOWNER'S ASSOCIATION AND HOWARD COUNTY GOVERNMENT SHALL BE PARTIES TO THE PRESERVATION EASEMENT. NON-BUILDABLE PRESERVATION PARCELS E, F, & G WILL BE FEE SIMPLE TRANSFERRED TO THE HOWARD COUNTY, MARYLAND AND MAINTAINED BY RECREATION & PARKS AND THE HOMEOWNER'S ASSOCIATION WILL BE PARTY TO THE PRESERVATION EASEMENT. PARCELS H, I, & J WILL BE OWNED BY THE RESPECTIVE ADJOINING PROPERTY OWNER FOR ACCESS TO THE BRICKER ROAD PUBLIC RIGHT-OF-WAY. NON-BUILDABLE PARCEL K WILL BE OWNED BY HOWARD COUNTY GOVERNMENT.
- IN ACCORDANCE WITH SECTION 105.0 F OF THE ZONING REGULATIONS, AT LEAST 10% OF THE DWELLINGS IN EACH RR DEVELOPMENT SHALL BE MODERATE INCOME HOUSING UNITS (MIHU). DEVELOPER WILL PURSUE ALTERNATIVE COMPLIANCE BY PAYING A FEE-IN-LIEU TO HOWARD COUNTY HOUSING DEPARTMENT FOR THE UNITS REQUIRED BY THE DEVELOPMENT. AN EXECUTED MIHU AGREEMENT WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAN.
- THIS AREA DESIGNATES A PRIVATE SEWAGE DISPOSAL AREA OF AT LEAST 10,000 SQ FT AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE AREAS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE AREA. RECORDATION OF A MODIFIED SEWERAGE AREA SHALL NOT BE NECESSARY.

- A GROUNDWATER APPROPRIATION PERMIT # IS H02017001(01) WAS ISSUED ON FEB. 1, 2019 BY THE MARYLAND DEPT. OF THE ENVIRONMENT PRIOR TO HEALTH DEPARTMENT APPROVAL OF THE RECORD PLAN OR ISSUANCE OF ANY WELL CONSTRUCTION PERMITS. IN THE EVENT THAT MDE IMPOSES A MINIMUM WELL SEPARATION CONDITION ON THE GAP, A REVISED PERC CERTIFICATION PLAN SHOWING PROPOSED WELL LOCATIONS MEETING THOSE REQUIREMENTS MUST BE APPROVED PRIOR TO WELL PERMIT ISSUANCE, DEPENDING ON WELL YIELD, ADDITIONAL SEPARATION DISTANCE BETWEEN WELLS OR WELL ZONES MAY BE REQUIRED PRIOR TO HEALTH DEPT SIGNATURE OF THE FINAL PLAN.
- THE HEALTH DEPARTMENT MAY REQUIRE SAMPLING OF SPECIFIC WELLS AT YIELD TEST TO EVALUATE GROUNDWATER FOR CONTENT OF NITRATES, SODIUM, CHLORIDES, AND/OR TOTAL DISSOLVED SOLIDS (TDS).
- PER COORDINATION WITH DED DURING THE ECP PROCESS, A GEOTECHNICAL STUDY IS NOT REQUIRED PERC TESTING RESULTS WERE UTILIZED FOR THE SWM FACILITY DESIGNS. CONTRACTOR WILL BE REQUIRED TO COMPLETE TESTING FOR PAVEMENT CBR VALUES DURING CONSTRUCTION.
- THE SUBJECT PROPERTY IS LOCATED IN THE GROWTH TIER III DESIGNATION AREA PER HOWARD COUNTY 2030 AND SB-236. THE SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT OF 2012.
- LANDSCAPING FOR THIS SUBDIVISION WILL BE PROVIDED IN ACCORDANCE WITH THIS CERTIFIED LANDSCAPE PLAN AND IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. PERIMETER LANDSCAPE SURETY IN THE AMOUNT OF \$98,550.00 FOR THE INSTALLATION OF 188 SHADE TREES (\$300.00 EACH); AND, 5 EVERGREEN TREES (\$150.00 EACH) SHALL BE POSTED BY THE DEVELOPER AS PART OF THE DPW DEVELOPER'S AGREEMENT, F-18-086.
- PRIOR TO SUBMITTAL OF FINAL PLAN FOR SIGNATURE APPROVAL, THE ASPHALT MUST BE REMOVED FROM THE DRIVEWAY THAT CROSSES THE SDA FOR LOTS 44 AND 45. THERE SHOULD BE MINIMAL DISTURBANCE TO THE SDA DURING THIS OPERATION. THE DEVELOPER IS TO NOTIFY THE HEALTH DEPARTMENT 48 HOURS PRIOR TO REMOVAL OF THE ASPHALT SO THAT THE HEALTH DEPARTMENT MAY OBSERVE THE WORK AS IT IS BEING DONE, AND INSPECT THE AREA AFTER REMOVAL OF THE ASPHALT. THE HEALTH DEPARTMENT MAY REQUIRE REEVALUATION OF THE SOIL PROPERTIES AFTER REMOVAL OF THE ASPHALT.
- DISTANCES SHOWN ARE BASED ON MARYLAND STATE PLANE, NAD 83.
- THE ADEQUATE ROAD FACILITIES TEST EVALUATION FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC CONCEPTS INC. DATED JUNE 2015.
- A PORTION (0.85 AC.) OF THE PROPERTY QUALIFIES AS STEEP SLOPES (25% OR GREATER) AS DEFINED BY THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.116.B. THIS AREA IS SHOWN ON THE GRADING PLAN AND WILL REMAIN UNDISTURBED.
- MDE HAS ISSUED AUTHORIZATION FOR NONTIDAL WETLANDS AND WATERWAYS FOR THE SUBJECT PROPERTY PER PERMIT NUMBER 17-NT-3323201761873, EFFECTIVE JANUARY 25, 2019. IN A LETTER DATED AUGUST 6, 2018, THE US ARMY CORPS OF ENGINEERS, BALTIMORE DISTRICT, HAS ALSO DETERMINED THAT THE PROPOSED WORK, IF ACCOMPLISHED IN ACCORDANCE WITH THE APPROVED PLANS, IS AUTHORIZED AS A CATEGORY A, D, TRANSPORTATION AND CATEGORY A, F, (4) NON-TIDAL BANK STABILIZATION ACTIVITY UNDER THE DA MARYLAND STATE PROGRAMMATIC GENERAL PERMIT-5 (MDSGPG-5).
- AN ADJOINER TRANSFER WILL BE PROCESSED THROUGH THE SIMPSON PROPERTIES (TAX MAP 27 GRID 48 PARCEL 36) AND THE LEAFSINES PROPERTY (T.M. 27 G 18, PARCEL 111), AS WELL AS, THE MAUCK PROPERTY (T.M. 27 G 18, PARCEL 98). THE LEAFSINES ADJOINER TRANSFER WILL TAKE THE PIPE STEM PORTION (0.508 AC.) FROM THE LEAFSINES PROPERTY AND TRANSFER IT TO THE SIMPSON PROPERTY (PARCEL 36). THE REMAINING LEAFSINES PROPERTY AREA WILL BE 3.893 AC.±. THE MAUCK ADJOINER TRANSFER WILL TAKE THE PIPE STEM PORTION (0.245 AC.) FROM THE MAUCK PROPERTY AND TRANSFER IT TO THE SIMPSON PROPERTY (PARCEL 36). THE REMAINING MAUCK PROPERTY AREA WILL BE 27.955 AC.±. THE RECORDATION OF THE PLAT WILL CREATE: NON-BUILDABLE PARCEL "H" (0.02 AC.) THAT WILL BE CONVEYED TO THE MAUCK PROPERTY (PARCEL 98), PROVIDING FEE-SIMPLE ACCESS TO PROPOSED ROAD "A", NON-BUILDABLE PARCEL "I" (0.05 AC.) THAT WILL THEN BE CONVEYED TO THE CLINTON SIMPSON PROPERTY (PARCEL 123), PROVIDING FEE-SIMPLE ACCESS TO PROPOSED ROAD "A", NON-BUILDABLE PARCEL "J" (0.06 AC.) THAT WILL THEN BE CONVEYED TO THE LEAFSINES PROPERTY (PARCEL 111), PROVIDING FEE-SIMPLE ACCESS TO BRUCKER ROAD.
- ALTERNATIVE COMPLIANCE REQUEST WP- 17-105 HAS BEEN APPROVED DATED AUG. 16, 2018 FOR THE FOLLOWING:
  - SECTION 16.1205(A)(7); REQUEST THE REMOVAL OF FORTY (40) SPECIMEN TREES (1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 28, 29, 30, 33, 34, 35, 36, 37, 38, 39, 41, 42, 43, 47, AND 50) AS IDENTIFIED ON THE ENVIRONMENTAL CONCEPT PLAN (ECP-16-025).
  - THE APPLICANTS ARE SEEKING AN ALTERNATIVE COMPLIANCE TO SECTION 16.147 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS IN ORDER TO PERMIT THE TRANSFER AND CONVEYANCE OF THE "PIPE STEM" PORTION OF THE FOLLOWING PARCELS: DENNIS A. LEAF AND LENORE DENISE SINES PROPERTY (TM 27-18-111) JERRY MAUCK AND JANET BURKE JT PROPERTY (TM 27-18-98) TO BE MERGED WITH THE ADJOINING DENUAL PROPERTY, WITHOUT THE NECESSITY OF SUBMITTING AND RECORDING A FINAL PLAN AND FINAL PLAT. APPROVAL DATED: AUGUST 16, 2018.
  - THE APPLICANTS ARE SEEKING AN ALTERNATIVE COMPLIANCE FROM SECTION 16.116 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR IMPACTS TO AN EXISTING STREAM, STREAM BUFFERS, WETLANDS, AND FLOODPLAIN ASSOCIATED WITH AN EXISTING POND REMOVAL AND CONSTRUCTION OF A USE-IN-COMMON DRIVEWAY SERVING PROPOSED LOTS 35-38. IMPACTS ARE PROPOSED TO THESE FEATURES IN THE AREA OF THE NON-BUILDABLE PRESERVATION PARCEL 'E', BETWEEN LOTS 34 AND 35 AND WERE KEPT TO A MINIMUM IN THE OVERALL DESIGN.
  - REMOVAL OF THE FORTY (40) SPECIMEN TREES WILL REQUIRE REPLACEMENT MITIGATION AT A RATIO OF TWO (2) LARGER CALIBER TREES (AT LEAST 3 1/2 TO 4 INCHES DBH) FOR EACH SPECIMEN TREE REMOVED. THE MITIGATION PLANTING CAN BE PROVIDED AS PART OF THE REQUIRED PERIMETER LANDSCAPING FOR THIS PROJECT. YOU MUST SUBMIT A SUPPLEMENTAL PLAN WITH YOUR FINAL SUBDIVISION PLAN FOR THIS PROPERTY THAT SHOWS HOW YOU PLAN TO ADDRESS THIS ALTERNATIVE LANDSCAPE MITIGATION. REMOVAL OF ANY ADDITIONAL SPECIMEN TREES WILL REQUIRE A NEW ALTERNATIVE COMPLIANCE PETITION.
  - AN ADJOINER DEED MUST BE PREPARED TO DEED THE FEE SIMPLE PIPESTEMS TO THE LEAF PROPERTY, PARCEL 111 AND MAUCK PROPERTY, PARCEL 98, AND CREATE AN EASEMENT FOR ACCESS UNTO THE PUBLIC ROAD THAT IS PROPOSED WITH THE SUBDIVISION IS DEDICATED (AT WHICH TIME THE EASEMENT MUST BE TERMINATED), A REVERTIBLE CLAUSE MUST BE INCLUDED IN THE DEED.
  - NON-BUILDABLE PARCELS MUST BE CREATED ON THE PLAT THAT WILL THEN BE DEEDED TO THE RESPECTIVE PROPERTY OWNERS (LEAFSINES, CLINTON SIMPSON, AND MAUCK) TO PROVIDE ACCESS TO THE PUBLIC RIGHT-OF-WAY THAT IS PROPOSED WITH THE SUBDIVISION.
  - THE ADJOINER DEEDS SHALL BE RECORDED IN THE LAND RECORDS OFFICE PRIOR TO SUBMISSION OF THE FINAL SUBDIVISION PLAN FOR THIS PROJECT. A COPY OF THE APPROVED ALTERNATIVE COMPLIANCE PLAN EXHIBIT SHALL BE ATTACHED AS AN EXHIBIT TO THE RECORDED DEEDS.
  - RECORDED COPIES OF THE ADJOINER DEED SHALL BE SUBMITTED TO THIS DEPARTMENT FOR FILE RETENTION PURPOSES WITHIN 30 DAYS OF RECORDATION.
  - THE ADJOINER DEED SHALL REFERENCE THE ALTERNATIVE COMPLIANCE PETITION FILE NUMBER (WP-17-105)
  - THE TWO PARCELS RECONFIGURED BY THE ADJOINER DEED SHALL COMPLY WITH THE RR-DEO ZONING REGULATIONS, INCLUDING, BUT NOT LIMITED TO, THE BUILDING SETBACKS AND ACCESSORY STRUCTURE USES.
  - APPROVAL OF THIS ALTERNATIVE COMPLIANCE PETITION IS TO CREATE THE TWO PRIVATE STRIPS OF LAND TO ALLOW ACCESS TO PARCEL 111 AND PARCEL 98. NO OTHER LOTS ARE BEING LEGALLY ENDORSED. NO ADDITIONAL LOTS ARE BEING CREATED AND NO NEW DEVELOPMENT, CONSTRUCTION, OR IMPROVEMENTS ARE PERMITTED UNDER THIS REQUEST.
  - ANY FUTURE SUBDIVISION OF EITHER PARCEL WILL REQUIRE FULL COMPLIANCE WITH THE ZONING AND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS UNLESS ALTERNATIVE COMPLIANCE PETITIONS ARE APPROVED.
  - APPROVAL OF SECTION 16.116 AUTHORIZES DISTURBANCES WITHIN THE WETLANDS, WETLAND BUFFER, AND STREAM BUFFER AS DEPICTED ON THE ALTERNATIVE COMPLIANCE PETITION PLAN EXHIBIT. NO ADDITIONAL ACTIVITIES WITHIN THE WETLANDS, 25-FOOT WETLANDS BUFFER, AND THE 50-FOOT STREAM BUFFER ARE AUTHORIZED BY THIS APPROVAL, UNLESS IT CAN BE DEMONSTRATED BY THE APPLICANT AT THE FINAL SUBMISSION TO BE JUSTIFIED.

- APPROVAL FROM MDE AND THE ARMY CORPS OF ENGINEERS ARE REQUIRED FOR THE ENVIRONMENTAL DISTURBANCE WITHIN THE WETLANDS, STREAM, AND THEIR BUFFERS. THE MDE TRACKING PERMIT NUMBER SHALL BE LISTED AND DESCRIBED AS A GENERAL NOTE ON THE FINAL PLAN.
- THIS PLAN COMPLIES WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT BY PROVIDING 17.4 ACRES OF RETENTION AND 13.9 ACRES OF REFORESTATION. SURETY FOR THE REFORESTATION AREA IN THE AMOUNT OF \$302,742.00 WILL BE POSTED WITH THE DEVELOPER'S AGREEMENT F-18-086.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE);
  - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.);
  - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
  - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM LOT AND ROAD RIGHT OF WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD ( 5.37 AC.)
- HOWARD COUNTY PLANNING BOARD HAS APPROVED THE PRELIMINARY EQUIVALENT SKETCH PLAN ON AUGUST 7, 2018 UNDER CASE # PB436.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- LOTS 23, 38, 39, 40, AND 42 ARE CONNECTED TO THE SHARED SEWAGE DISPOSAL SYSTEM. THE DEVELOPER IS OBLIGATED TO CONSTRUCT THE FACILITY UNDER THE PROVISIONS OF THE DEVELOPER AGREEMENT. A BUILDING PERMIT FOR THESE LOTS CANNOT BE ISSUED UNTIL THE CONSTRUCTION OF THE FACILITY IS COMPLETED.
- THE SHARED SEWERAGE SYSTEM DESIGNED IS INCLUDED IN THE WATER AND SEWER CONTRACT NO. 50-5062-D, DATED JANUARY 3, 2020 AND SIGNED FEBRUARY 19, 2020.



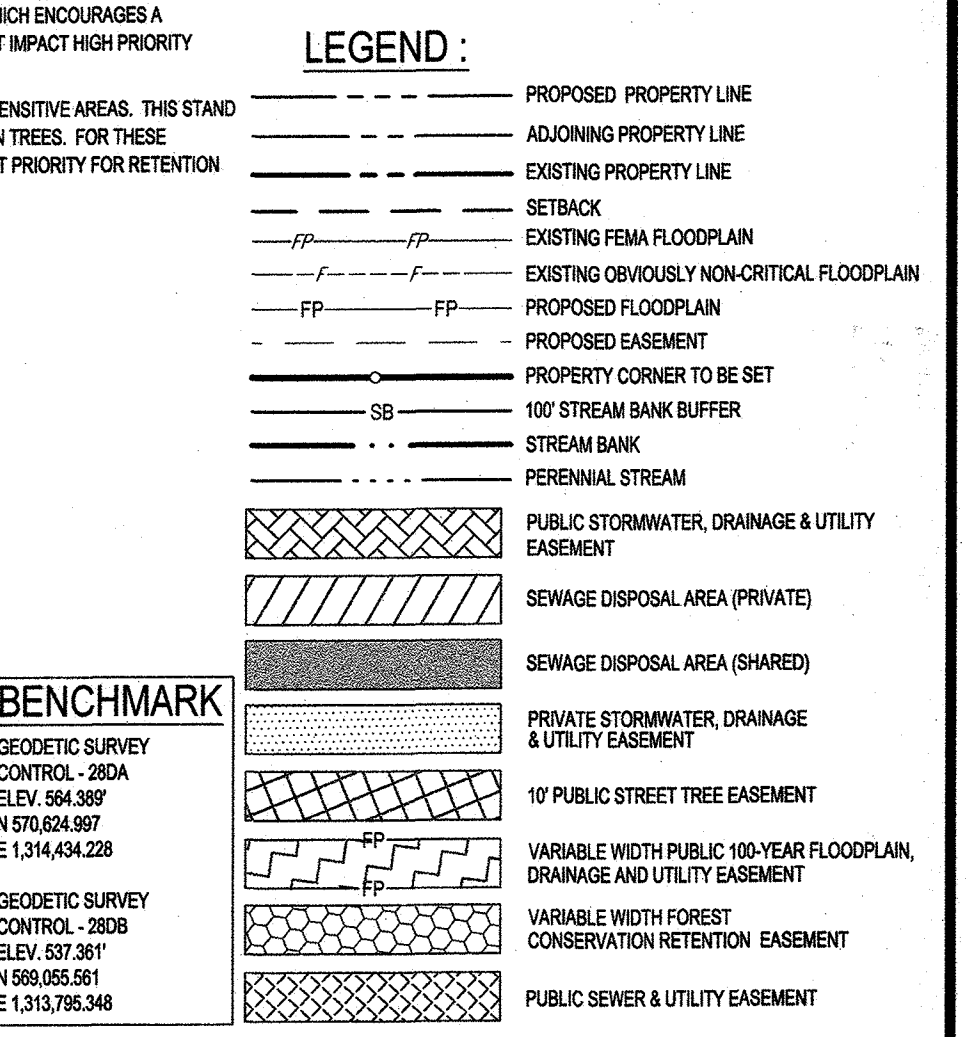
LOT No.	GROSS AREA (SF)	PIPE STEM	NET AREA
1	54,825		54825
2	59,641		59641
3	55,018		55018
4	41,925		41925
5	40,840		40840
6	55,788		55788
7	55,833		55833
8	45,774		45774
9	42,992		42992
10	44,020		44020
11	42,068		42068
12	40,362		40362
13	41,330		41330
14	56,648	6700	49948
15	40,459		40459
16	49,860		49860
17	40,003		40003
18	40,443		40443
19	40,461		40461
20	40,461		40461
21	40,218		40218
22	54,686		54686
23	55,798		55798
24	44,052	1375	42677
25	42,909	2906	40003
26	48,488	5322	43166
27	46,396		46396
28	40,768		40768
29	44,270		44270
30	44,589		44589
31	46,366		46366
32	49,299		49299
33	47,918		47918
34	47,905		47905
35	54,827	2518	52309
36	44,800	3617	41183
37	55,035	4441	50595
38	35,958	2913	33045
39	39,001		39001
40	35,865		35865
41	40,100		40100
42	34,182		34182
43	41,390		41390
44	41,360		41360
45	45,097		45097
TOTAL AREA	2,044,028 SF	46.92 AC.	

**FOREST CONSERVATION NARRATIVE:**

THIS FOREST CONSERVATION PLAN PROPOSES THE REMOVAL OF 14.76 ACRES OF FOREST FROM THE PROPOSED LIMIT OF DISTURBANCE. THIS FOREST CLEARING IS UNAVOIDABLE WITH THE SUBDIVISION OF THE PROPERTY. THIS PROJECT IS ZONED RR-DEO WHICH ENCOURAGES A DEVELOPMENT OF THIS DENSITY. THE PROPOSED CLEARING WILL NOT IMPACT HIGH PRIORITY FOREST OR FOREST AREAS.

THE PROPOSED RETENTION IS LOCATED WITHIN ENVIRONMENTALLY SENSITIVE AREAS. THIS STAND INCLUDES STEEP SLOPES, STREAM BUFFERS AND MULTIPLE SPECIMEN TREES. FOR THESE REASONS THE FOREST RETENTION AREA IS CONSIDERED THE HIGHEST PRIORITY FOR RETENTION WITHIN THE FOREST STAND DELINEATION.

RECEIVING PARCEL INFORMATION	WILLOWSHIRE (F-18-086) TM 27, GRID 18, PARCELS 34, 36, 38, 111, & 112
TOTAL AREA OF SUBDIVISION	99.95 AC (GROSS) 92.01 AC (NET)
DENSITY UNITS ALLOWED BY RIGHT	99.95 / 4.25 = 23 D.U.
MAXIMUM DEO LIMITS ALLOWED	92.01 / 2 = 46 D.U.
NUMBER OF UNITS PROPOSED	46 LOTS
DEO DENSITY UNITS TO BE RECEIVED FROM SENDING PARCELS	23
SENDING PARCEL INFORMATION	PROPERTY OF 2800 NIXONS FARM INC, LLC TM 15, GRID 16, PARCEL 90 (F-18-086-S1)
DEO DENSITY UNITS TO BE RECEIVED FROM SENDING PARCEL	18 DEO (64 AC)
SENDING PARCEL INFORMATION	CHELSEA KNOLLS (F-20-077) TM 12, PARCEL 76, NON-BUILDABLE PARCEL C
DEO DENSITY UNITS TO BE RECEIVED FROM SENDING PARCEL	5 DEO (15 AC)



ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE MODERATE INCOME HOUSING UNIT (MIHU) FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

TOTAL NUMBER OF BUILDABLE LOTS AND/OR PARCEL TO BE RECORDED	46
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	11
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	4
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	61
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	46.92 AC.±
TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED	26.31 AC.±
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	2.20 AC.±
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	19.14 AC.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	94.57 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED	5.38 AC.±
TOTAL AREA TO BE RECORDED	99.95 AC.±

**OWNER**  
TOLL MID ATLANTIC LP COMPANY INC.  
250 GIBRAL TAR ROAD  
HORSHAM PA, 19044

**DEVELOPER**  
GREEN BRIDGE FARM II, L.C.  
5074 DORSEY HALL ROAD, SUITE 205  
ELLIOTT CITY, MD 21042  
CONTACT: JASON VAN KIRK  
PHONE: (410) 720-3021

THE SHARED SEWERAGE SYSTEM WILL BE AVAILABLE TO LOTS 23, 38, 39, 40 AND 42. PLANS FOR THE FACILITY INCLUDING ANY NECESSARY POINT OF DISCHARGE HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT.

*John Harris* 8-19-2020 DATE  
TOLL MID ATLANTIC LP NAME: *John Harris*

"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 LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. 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 EASEMENT(S), 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(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY."

*Jason Van Kirk* 8-18-20 DATE  
GREEN BRIDGE FARM II, L.C. NAME: *Jason Van Kirk*

**OWNER'S CERTIFICATE**

WE, TOLL MID ATLANTIC LP, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN 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 AREAS SHOWN HEREON;

(2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF 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 STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;

(3) THE RIGHT TO REQUIRE DEDICATION OF THE WATERWAYS AND DRAINAGE FACILITIES FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND

(4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

(5) THE REQUIREMENTS 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.

WITNESS MY HAND THIS 19 DAY OF August 2020

*John Harris* TOLL MID ATLANTIC LP NAME: *John Harris* TITLE: *SR. UP*

*John Harris* WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY SHERRY ROTSTEN, HARRY SIMPSON, DEBBIE RIPPON, PEGGY SIMPSON AND JUSTIN BARD SZEMKORE, TO TOLL MID-ATLANTIC LP COMPANY, INC. BY DEED DATED NOVEMBER 15TH, 2018 AND RECORDED IN LIBER 18479 FOLIO 296 AND BY DANA G. DENAULT AND THOMAS C. DENAULT TO TOLL MID-ATLANTIC LP COMPANY, INC. BY DEED DATED NOVEMBER 14TH, 2018 AND RECORDED IN LIBER 18479 FOLIO 320 AND BY JERRY MAUCK AND JANET BURKE TO TOLL MID-ATLANTIC LP COMPANY, INC. BY DEED DATED APRIL 24TH, 2019 AND RECORDED IN LIBER 18699 FOLIO 303 AND BY DENNIS A. LEAF AND LENORE DENISE SINES TO TOLL MID-ATLANTIC LP COMPANY, INC. BY DEED DATED APRIL 24TH, 2019 AND RECORDED IN LIBER 18660 FOLIO 191 AND BY JUDITH M. WINKER AND LINDA F. DAVIDSON TO TOLL MID-ATLANTIC LP COMPANY, INC. BY DEED DATED NOVEMBER 15TH, 2018 AND RECORDED IN LIBER 18479 FOLIO 311; ALL RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, AND THAT ALL THE MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE RECORDATION OF THIS PLAT AND THAT THE MONUMENTS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE 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.

*Robert C. Harr, Jr.* 8-17-2020 DATE  
MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587  
EXPIRATION DATE: JANUARY 16, 2021

**COVER SHEET**

**BOHLER ENGINEERING** 12825 WORLDGATE DRIVE, SUITE 700  
HERNDON, VIRGINIA 20170  
703.789.9500  
www.bohlerengineering.com

RECORDED AS PLAT 25506 ON 8/23/20 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**WILLOWSHIRE**  
LOTS 1 - 45  
**BUILDABLE PRESERVATION PARCEL C, NON-BUILDABLE PRESERVATION PARCELS A, B, D, E, F, G & L-P NON-BUILDABLE PARCELS H-K**

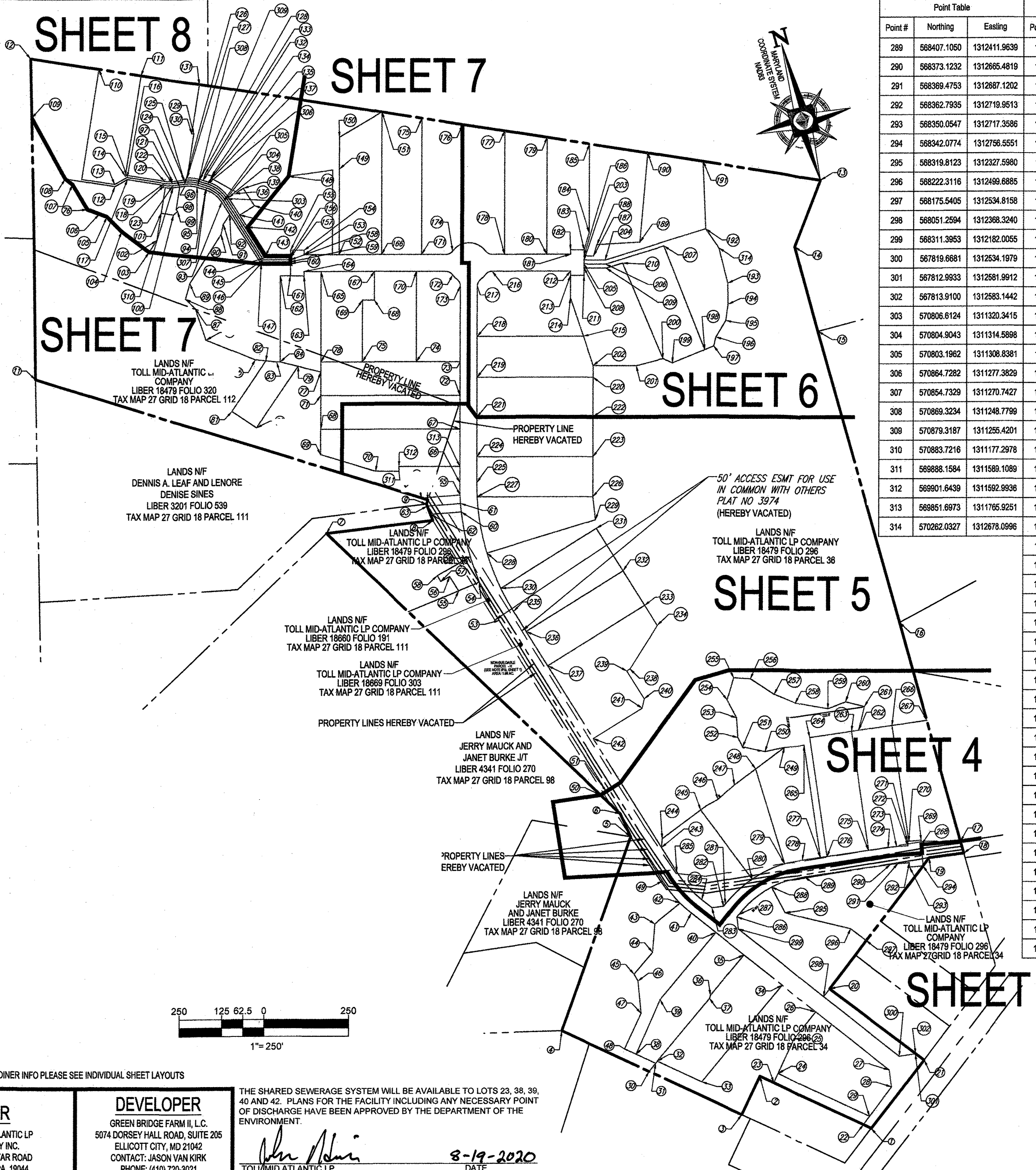
ZONING: RR-DEO  
TAX MAP 27, GRID 18, PARCELS 34, 36 & 112  
5th ELECTION DISTRICT,  
HOWARD COUNTY, MARYLAND

SHEET: 1 OF 10 SCALE: N/A  
DATE: JULY 21, 2020 DPZ FILE #S: ECP-16-025, WP-17-105, SP-17-002.

F-18-086

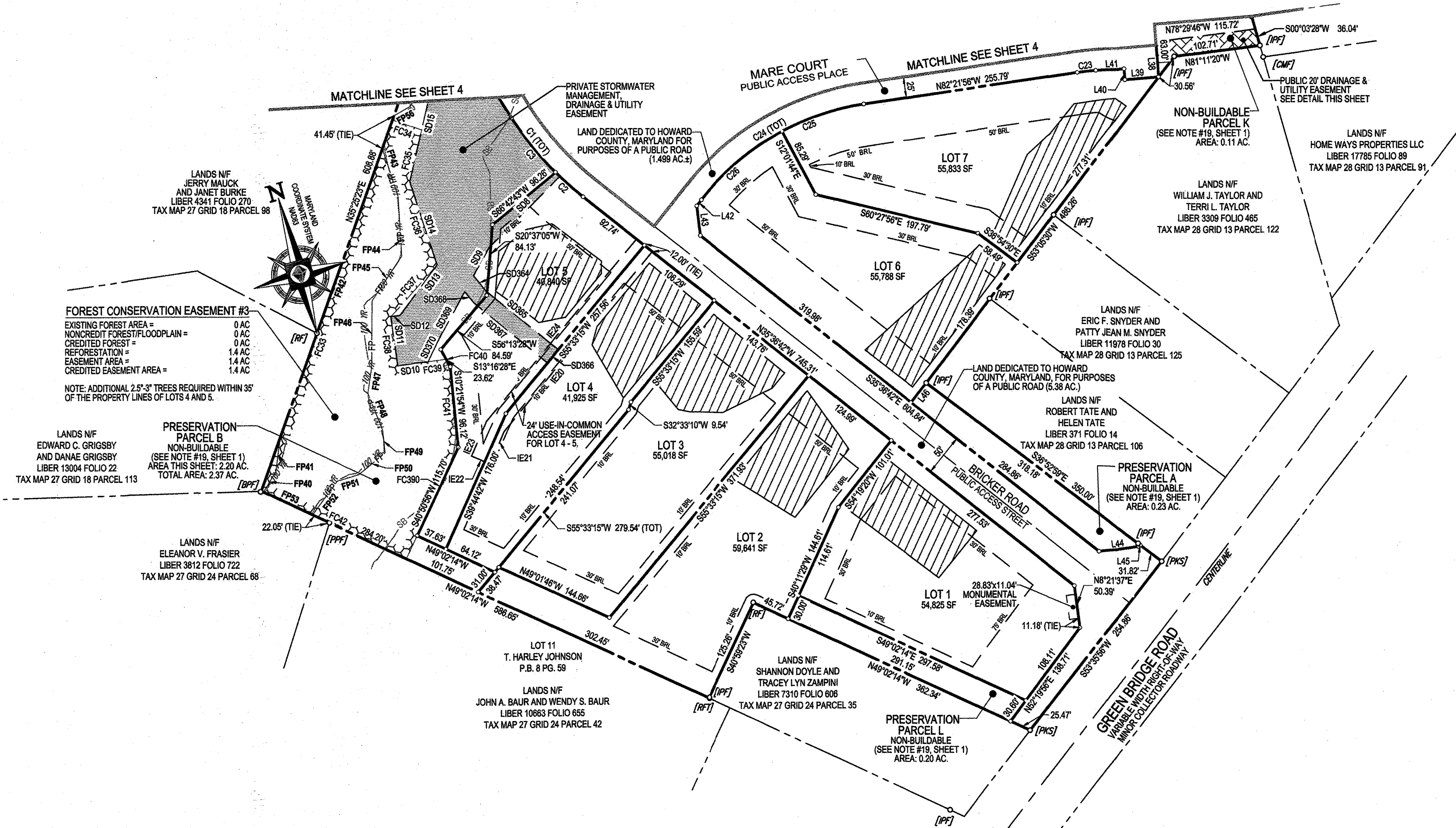
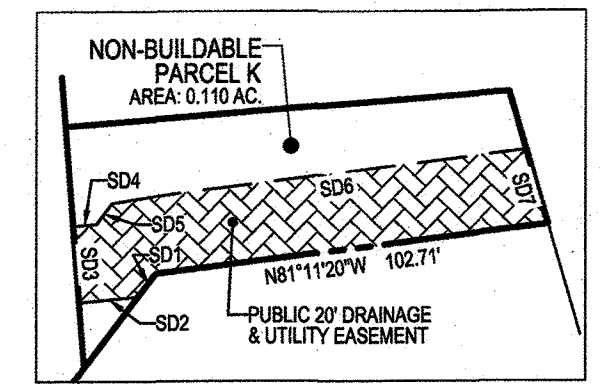


Point #	Northing	Easting	Point #	Northing	Easting	Point #	Northing	Easting
1	567637.2173	1312397.1088	49	568508.7656	1312005.6086	97	570880.3425	1311196.7639
2	567874.7567	1312123.4921	50	568803.9423	1311899.8331	98	570818.5710	1311168.1757
3	567780.2061	1312041.3317	51	568809.4146	1311918.7823	99	570812.9656	1311170.9006
4	568164.7994	1311598.3291				100	570805.7218	1311156.0742
5	568660.9732	1311951.2419	53	568982.9007	1311753.1654	101	570820.9479	1311123.1623
6	568734.9279	1311940.2932	54	568958.1169	1311727.9965	102	570746.6302	1311088.7676
7	56972.3305	1311332.1094	55	568950.6141	1311662.2843	103	570719.3068	1311056.9939
8	569720.9460	1311645.2255	56	568948.6046	1311647.9501	104	570800.5544	1310995.5205
9	569772.5689	1311640.6333	57	568954.1123	1311618.4691	105	570854.1815	1310985.7020
10	569782.8492	1311648.0731	58	568960.8424	1311613.7289	106	570868.2508	1310946.5194
11	570448.1630	1310631.0380	59	568967.5235	1311723.0939	107	570973.9726	1310894.7187
12	571365.3133	1310877.9220	60	568971.9508	1311733.6827	108	570955.7666	1310878.4064
13	570373.8945	1313020.1103	61	568976.5357	1311738.2376	109	571195.8467	1310832.8466
14	570206.2900	1312893.9193	62	568974.1857	1311643.5140	110	571279.7130	1311082.8812
15	569946.5507	1312890.7049	63	568976.1591	1311641.2035	111	571226.7937	1311177.2254
16	569522.7070	1312887.0521	64	568979.5992	1311631.6401	112	570933.6021	1311012.7301
17	568390.7327	1312882.5190	65	568970.9587	1311743.5936	113	570939.9022	1311013.4027
18	568344.6954	1312882.4826	66	568986.9088	1311753.0233	114	570954.5373	1311051.2233
19	568360.4277	1312780.9880	67	568958.5162	1311796.6958	115	570955.5728	1311055.8384
20	568068.4120	1312392.1770	68	570072.8444	1311399.2279	116	570949.2727	1311055.1658
21	567788.4569	1312602.2408	69	570001.1359	1311378.3221	117	570942.9726	1311054.4931
22	567653.9164	1312377.8734	70	569907.7093	1311521.1392	118	570986.9893	1311153.8541
23	567844.7823	1312158.0190	71	570168.9477	1311426.8712	119	570902.4889	1311156.2530
24	567867.7011	1312177.3811	72	570054.5979	1311824.4139	120	570907.9340	1311158.7730
25	567955.2479	1312251.3412	73	570150.7012	1311852.0572	121	570901.4639	1311180.3907
26	568014.1604	1312333.3937	74	570186.6862	1311727.1369	122	570955.5431	1311179.3597
27	567788.5307	1312494.9977	75	570231.2522	1311572.4279	123	570889.6324	1311178.3288
28	567738.6793	1312487.6715	76	570890.6901	1310916.6076	124	570895.4644	1311214.8944
29	567672.6158	1312402.0958	77	570236.6403	1311446.3424	125	570889.5528	1311213.8682
30	567978.4831	1311812.9429	78	570265.0510	1311454.5145	126	570883.6412	1311212.8420
31	567996.0174	1311838.5073	79	570270.9933	1311386.3826	127	570899.4979	1311224.6557
32	568000.2448	1311844.6707	80	570129.3797	1311218.5885	128	570884.3164	1311258.7402
33	567905.3948	1311953.8962	81	570196.6333	1311161.8151	129	571018.3596	1311279.6657
34	568115.7709	1312260.6167	82	570312.9215	1311299.6182	130	571021.0957	1311273.7538
35	568232.6428	1312176.9089	83	570300.8099	1311329.5290	131	571153.7142	1311335.1306
36	568144.6365	1312048.5991	84	570298.0583	1311338.1432	132	570878.2402	1311267.8867
37	568136.5969	1312043.4669	85	570324.8598	1311270.1380	133	570895.1425	1311278.8549
38	568038.0531	1311790.0872	86	570421.8172	1311146.6260	134	570884.2554	1311295.6321
39	568173.3752	1311902.6136	87	570520.8786	1311141.9771	135	570879.6698	1311292.6564
40	568319.0588	131215.0147	88	570555.7153	1311122.1195	136	570813.8296	1311346.9573
41	568394.4522	1312061.0153	89	570596.3396	1311147.0981	137	570869.7259	1311280.7030
42	568431.6020	1312037.5721	90	570710.4081	1311274.9846	138	570806.3205	1311326.0932
43	568393.5462	1311949.1561	91	570737.7441	1311289.7685	139	570822.1811	1311375.0802
44	568314.8053	1311919.5310	92	570759.5782	1311315.5325	140	570763.9224	1311392.3808
45	568267.7789	1311849.2192	93	570801.4880	1311303.0863	141	570749.4305	1311343.5820
46	568244.7896	1311854.6428	94	570849.7352	1311267.4226	142	570709.1843	1311355.5341
47	568150.2420	1311837.3496	95	570864.3257	1311245.4598	143	570612.2704	1311384.3150
48	568082.7210	1311761.6728	96	570877.7296	1311211.8158	144	570607.4139	1311379.4982



Point #	Northing	Easting	Point #	Northing	Easting	Point #	Northing	Easting	Point #	Northing	Easting
289	568407.1050	1312111.9639	145	570602.5575	1311374.6815	193	570154.9091	1312675.0770	241	569017.0452	1312087.5005
290	568373.1232	1312665.4819	146	570597.7010	1311369.8647	194	570094.6254	1312658.8377	242	568969.9612	1311924.4613
291	568369.4753	1312687.1202	147	570592.8446	1311365.0480	195	570049.7082	1312638.9630	243	568804.4850	1312030.0070
292	568362.7935	1312719.9513	148	570588.5083	1311513.3226	196	570011.3226	1312596.9808	244	568628.7810	1312039.1312
293	568350.0547	1312717.3586	149	570584.4312	1311513.3226	197	570006.2846	1312583.8290	245	568469.2331	1312171.1482
294	568342.0774	1312756.5551	150	570588.6624	1311689.6340	198	569994.1600	1312555.3017	246	568295.2108	1312228.6022
295	568319.8123	1312227.5980	151	570594.8471	1311830.0828	199	569972.9797	1312452.5719	247	568273.7185	1312287.5525
296	568222.3116	1312499.6885	152	570555.5892	1311593.6878	200	569992.8644	1312428.8925	248	568251.5409	1312360.3548
297	568175.5405	1312534.8158	153	570584.3149	1311493.9678	201	569995.0732	1312348.3043	249	568239.2424	1312459.0078
298	568051.2594	1312368.3240	154	570596.8069	1311497.5663	202	570030.2397	1312226.2252	250	568239.0864	1312400.8855
299	568311.3953	1312182.0055	155	570607.8792	1311459.1293	203	570338.5216	1312265.7562	251	568204.9306	1312341.2707
300	568189.6681	1312534.1979	156	570592.0340	1311454.5549	204	570321.2823	1312345.6019	252	568185.3157	1312335.3879
301	56812.9933	1312581.9912	157	570588.2684	1311452.9040	205	570326.9905	1312282.4345	253	568182.6255	1312347.9892
302	56813.9100	1312583.1442	158	570580.5029	1311451.2432	206	570308.2472	1312344.0296	254	568170.7366	1312355.5244
303	570806.6124	1311320.3415	159	570574.7373	1311449.5824	207	570312.9619	1312253.8643	255	568162.3206	1312372.0220
304	570804.9043	1311314.5898	160	570568.9718	1311447.9215	208	570315.4584	1312279.1128	256	568151.9406	1312418.4208
305	570803.1962	1311308.3829	161	570534.9488	1311438.0920	209	570297.2122	1312342.4573	257	568148.7774	1312473.1434
306	570864.7282	1311277.3829	162	570543.1007	1311409.2490	210	570298.2553	1312326.9546	258	568108.8231	1312325.8934
307	570854.7329	1311270.7427	163	570523.7766	1311476.5290	211	570294.3346	1312273.0276	259	568105.9082	1312613.8455
308	570869.3234	1311248.7799	164	570536.2686	1311480.1275	212	570317.8989	1312238.1890	260	568100.8510	1312669.2109
309	570879.3187	1311255.4201	165	570522.4348	1311528.1510	213	570305.4069	1312234.5906	261	568102.1782	1312719.1762
310	570883.7216	1311177.2978	166	570520.9883	1311713.8035	214	570241.9551	1312216.3124	262	568109.4663	1312683.4865
311	569888.1584	1311589.1089	167	570478.6562	1311680.1197	215	570121.5577	1312211.9496	263	568102.2240	1312661.9103
312	569891.6439	1311592.9936	168	570396.9795	1311656.5911	216	570381.8480	1312116.1925	264	568106.6978	1312539.0094
313	569851.6973	1311765.9251	169	570406.6678	1311622.9587	217	570351.9256	1311962.0567	265	568101.5321	1312516.5297
314	570262.0327	1312678.0996	170	570443.7805	1311801.1963	218	570208.3385	1311920.6936	266	568106.1489	1312781.8377
171	570487.7714	1311829.1148	219	570092.0665	1311887.1999	267	568752.3209	1312884.9998			
172	570404.4145	1311900.6648	220	569997.1514	1312216.6937	268	568403.8118	1312769.1193			
173	570365.7659	1311914.0095	221	569978.6773	1311854.5366	269	568416.5507	1312771.7119			
174	570472.2448	1311920.2042	222	569883.7622	1312184.0304	270	568423.8284	1312735.9528			
175	570373.6507	1311940.2722	223	569770.3730	1312151.3672	271	568424.5280	1312732.5155			
176	570822.6543	1312050.4616	224	569865.2881	1311821.8734	272	568411.7891	1312729.9229			
177	570789.5330	1312165.2423	225	569792.5711	1311800.9283	273	568418.4709	1312897.0919			
178	570419.9536	1312064.5413	226	569856.9838	1312116.7039	274	568422.6800	1312672.1245			
179	570716.4118	1312280.0229	227	569751.5476	1311790.4295	275	568430.3708	1312614.7467			
180	570385.3527	1312184.6570	228	569504.4077	1311773.1353	276	568446.8446	1312491.8476			
181	570365.9452	1312252.0294	229	56959							





**LANDS N/F JERRY MAUCK AND JANET BURKE**  
LIBER 4341 FOLIO 270  
TAX MAP 27 GRID 18 PARCEL 98

**FOREST CONSERVATION EASEMENT #3**  
EXISTING FOREST AREA = 0 AC  
NON-CREDIT FOREST/FLOODPLAIN = 0 AC  
CREDITED FOREST = 0 AC  
REFORESTATION AREA = 1.4 AC  
EASEMENT AREA = 1.4 AC  
CREDITED EASEMENT AREA = 1.4 AC

NOTE: ADDITIONAL 2.5'-3" TREES REQUIRED WITHIN 35' OF THE PROPERTY LINES OF LOTS 4 AND 5.

**LANDS N/F EDWARD C. GRIGSBY AND DANAE GRIGSBY**  
LIBER 13004 FOLIO 22  
TAX MAP 27 GRID 18 PARCEL 113

**PRESERVATION PARCEL B**  
(SEE NOTE #19, SHEET 1)  
AREA THIS SHEET: 2.20 AC.  
TOTAL AREA: 2.37 AC.

**LANDS N/F ELEANOR V. FRASIER**  
LIBER 3812 FOLIO 722  
TAX MAP 27 GRID 24 PARCEL 68

- LEGEND:**
- PROPOSED PROPERTY LINE
  - ADJOINING PROPERTY LINE
  - EXISTING PROPERTY LINE
  - SETBACK
  - FP --- PROPOSED FLOODPLAIN
  - PROPOSED EASEMENT
  - W --- WETLANDS
  - WB --- 25' WETLANDS BUFFER
  - 100 YR --- 100 YR FLOODPLAIN
  - SB --- 100' STREAM BUFFER
  - [Pattern] PUBLIC STORMWATER, DRAINAGE & UTILITY EASEMENT
  - [Pattern] SEWAGE DISPOSAL AREA (PRIVATE)
  - [Pattern] SEWAGE DISPOSAL AREA (SHARED)
  - [Pattern] PRIVATE STORMWATER, DRAINAGE & UTILITY EASEMENT
  - [Pattern] 10' PUBLIC STREET TREE EASEMENT
  - [Pattern] VARIABLE WIDTH PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT
  - [Pattern] VARIABLE WIDTH FOREST CONSERVATION RETENTION EASEMENT
  - [Pattern] PUBLIC SEWER & UTILITY EASEMENT

- MONUMENT LEGEND:**
- [PKS] PK NAIL SET
  - [SF] STONE FOUND
  - [IPF] IRON PIPE FOUND
  - [RF] REBAR W/CAP FOUND
  - [RS] REBAR W/CAP SET
  - [CMF] CONCRETE MONUMENT FOUND
  - [RFT] REBAR FOUND IN TREE
  - [BPF] BENT PIPE FOUND
  - [PPF] PINCH PIPE FOUND
  - CORNER TO BE SET UNLESS OTHERWISE NOTED

**THIS SHEET AREA TABULATION CHART**

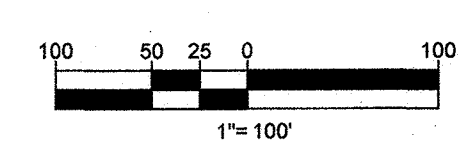
TOTAL NUMBER OF BUILDABLE LOTS AND/OR PARCEL TO BE RECORDED	7
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	4
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	11
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	8.35 AC±
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	2.74 AC±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	11.09 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED	1.50 AC±
TOTAL AREA TO BE RECORDED	12.59 AC±

**OWNER**  
TOLL MID ATLANTIC LP  
COMPANY INC.  
250 GIBRAL TAR ROAD  
HORSHAM PA, 19044

**DEVELOPER**  
GREEN BRIDGE FARM II, L.C.  
5074 DORSEY HALL ROAD, SUITE 205  
ELLICOTT CITY, MD 21042  
CONTACT: JASON VAN KIRK  
PHONE: (410) 720-3021

THE SHARED SEWERAGE SYSTEM WILL BE AVAILABLE TO LOTS 23, 38, 39, 40 AND 42. PLANS FOR THE FACILITY INCLUDING ANY NECESSARY POINT OF DISCHARGE HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT.

*John Harris*  
TOLL MID ATLANTIC LP  
NAME: *John Harris*  
DATE: *8-19-2020*



PLAT

**BOHLER ENGINEERING** 12825 WORLDGATE DRIVE, SUITE 700  
HERNDON, VIRGINIA 20170  
703.709.9500  
www.bohlerengineering.com

UPSTATE NEW YORK ■ BOSTON, MA ■ NEW YORK METRO ■ WARREN, NJ ■ PHILADELPHIA/SOUTHERN NJ ■ LEHIGH VALLEY, PA ■ SOUTHEASTERN PA  
BALTIMORE, MD ■ SOUTHERN MARYLAND ■ NORTHERN VIRGINIA ■ WASHINGTON, DC ■ CENTRAL VIRGINIA ■ CHARLOTTE, NC ■ RALEIGH, NC

RECORDED AS PLAT **25502** ON **9/10/2020** AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED FOR PRIVATE WATER FOR LOTS 1-45 & BUILDABLE PRES. PARCEL C, PRIVATE SEWAGE DISPOSAL SYSTEMS FOR LOTS 1-22, 24-37, 41, 43-45 & BUILDABLE PRES. PARCEL C, AND SHARED SEWAGE DISPOSAL SYSTEM FOR LOTS 23, 38-40, & 42. USE OF THE SHARED SEPTIC SYSTEM IS IN CONFORMANCE WITH THE COUNTY PLAN.

*John Harris*  
HOWARD COUNTY HEALTH OFFICER  
DATE: *9/10/2020*

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*John Harris*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE: *9-10-20*

*John Harris*  
DIRECTOR  
DATE: *9/10/2020*

**OWNER'S CERTIFICATE**

WE, TOLL MID ATLANTIC LP, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT 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 AREAS 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 STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE.

(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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

(5) THE REQUIREMENTS 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.

WITNESS MY HAND THIS *11* DAY OF *August* 20*20*

*John Harris*  
TOLL MID ATLANTIC LP  
NAME: *John Harris* TITLE: *Sr. VP*

*John Harris*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY SHERRY ROTHSTEIN, HARRY SIMPSON, DEBBIE RIPPEON, PEGGY SIMPSON AND JUSTIN BARD SIMPSON, TO TOLL MID-ATLANTIC LP COMPANY, INC. BY DEED DATED NOVEMBER 15TH, 2018 AND RECORDED IN LIBER 18479 FOLIO 296 AND BY DANA G. DENAULT AND THOMAS C. DENAULT TO TOLL MID-ATLANTIC LP COMPANY, INC. BY DEED DATED NOVEMBER 14TH, 2018 AND RECORDED IN LIBER 18479 FOLIO 320 AND BY JERRY MAUCK AND JANET BURKE TO TOLL MID-ATLANTIC LP COMPANY, INC. BY DEED DATED APRIL 24TH, 2019 AND RECORDED IN LIBER 18669 FOLIO 303 AND BY DENNIS A. LEAK AND LENORE DENISE SINES TO TOLL MID-ATLANTIC LP COMPANY, INC. BY DEED DATED APRIL 24TH, 2019 AND RECORDED IN LIBER 18669 FOLIO 191 AND BY JUDITH M. WINKER AND LINDA F. DAVIDSON TO TOLL MID-ATLANTIC LP COMPANY, INC. BY DEED DATED NOVEMBER 15TH, 2018 AND RECORDED IN LIBER 18479 FOLIO 311; ALL BEING AS SHOWN IN THE RECORDS OF HOWARD COUNTY, AND THAT ALL THE MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE RECORDING OF THIS PLAT AND THE SETTING OF MARKERS IN ACCORDANCE WITH THE 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.

*John Harris*  
ROBERT C. HARR, JR.  
MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587  
EXPIRATION DATE: JANUARY 16, 2021

*John Harris*  
DATE: *8-17-2020*

**WILLOWSHIRE**  
LOTS 1 - 45  
BUILDABLE PRESERVATION PARCEL C, NON-BUILDABLE PRESERVATION PARCELS A, B, D, E, F, G & L-P  
NON-BUILDABLE PARCELS H-K

ZONING: RR-DEO  
TAX MAP 27, GRID 18, PARCELS 34, 36 & 112  
5th ELECTION DISTRICT,  
HOWARD COUNTY, MARYLAND

SHEET: 3 OF 10 SCALE: 1" = 100'  
DATE: JULY 21, 2020 DPZ FILE #S: ECP-16-025, WP-17-105, SP-17-002,







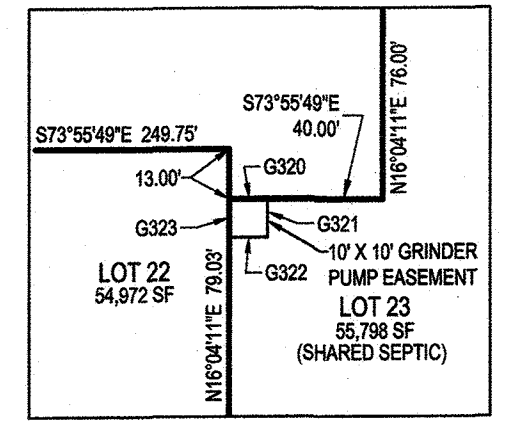
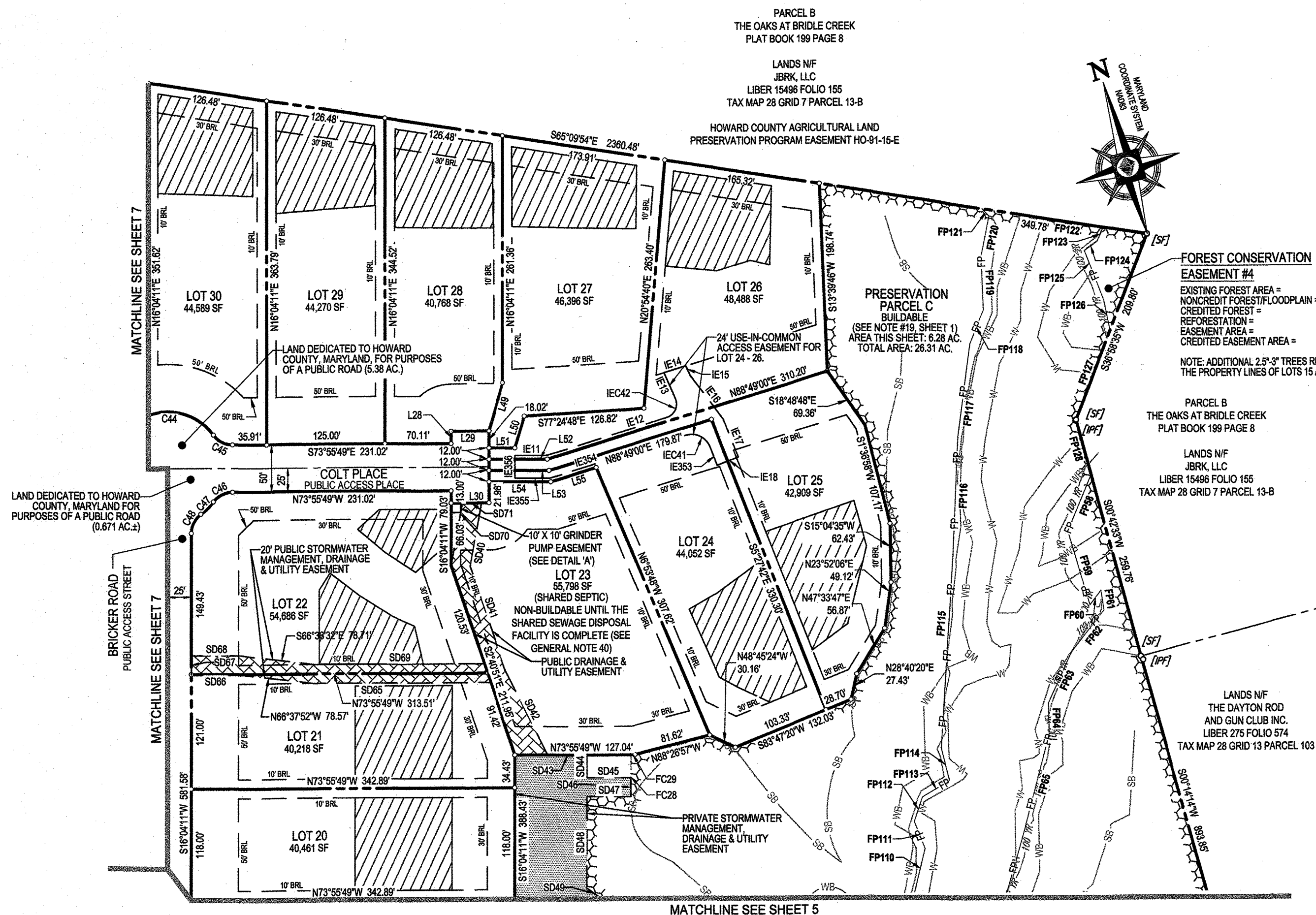


**LEGEND :**

- PROPOSED PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING PROPERTY LINE
- SETBACK
- FP FP PROPOSED FLOODPLAIN
- PROPOSED EASEMENT
- W WETLANDS
- WB 25' WETLANDS BUFFER
- 100 YR 100 YR 100 YEAR FLOODPLAIN
- SB 100' STREAM BUFFER
- [Hatched] PUBLIC STORMWATER, DRAINAGE & UTILITY EASEMENT
- [Diagonal] SEWAGE DISPOSAL AREA (PRIVATE)
- [Dotted] SEWAGE DISPOSAL AREA (SHARED)
- [Stippled] PRIVATE STORMWATER, DRAINAGE & UTILITY EASEMENT
- [Cross-hatched] 10' PUBLIC STREET TREE EASEMENT
- [Wavy] VARIABLE WIDTH PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT
- [Circular] VARIABLE WIDTH FOREST CONSERVATION RETENTION EASEMENT
- [Grid] PUBLIC SEWER & UTILITY EASEMENT

**MONUMENT LEGEND :**

- [PKS] PK NAIL SET
- [SF] STONE FOUND
- [IPF] IRON PIPE FOUND
- [RF] REBAR W/CAP FOUND
- [RS] REBAR W/CAP SET
- [CMF] CONCRETE MONUMENT FOUND
- [RFT] REBAR FOUND IN TREE
- [BPF] BENT PIPE FOUND
- [PPF] PINCH PIPE FOUND
- CORNER TO BE SET UNLESS OTHERWISE NOTED



**THIS SHEET AREA TABULATION CHART**

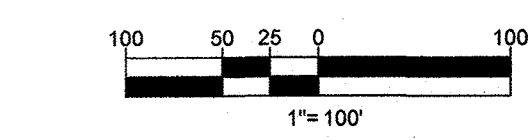
TOTAL NUMBER OF BUILDABLE LOTS AND /OR PARCEL TO BE RECORDED	12
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	12
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	17.90 AC ±
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.00 AC ±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	17.92 AC ±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.73 AC ±
TOTAL AREA TO BE RECORDED	18.54 AC ±

**OWNER**  
TOLL MID ATLANTIC LP  
COMPANY INC.  
250 GIBRAL TAR ROAD  
HORSHAM PA, 19044

**DEVELOPER**  
GREEN BRIDGE FARM II, L.C.  
5074 DORSEY HALL ROAD, SUITE 205  
ELICOTT CITY, MD 21042  
CONTACT: JASON VAN KIRK  
PHONE: (410) 720-3021

THE SHARED SEWERAGE SYSTEM WILL BE AVAILABLE TO LOTS 23, 38, 39, 40 AND 42. PLANS FOR THE FACILITY INCLUDING ANY NECESSARY POINT OF DISCHARGE HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT.

*John Harris*  
TOLL MID ATLANTIC LP  
NAME: *John Harris*  
DATE: *8-19-2020*



PLAT

**BOHLER ENGINEERING** 12825 WORLDGATE DRIVE, SUITE 700  
HERNDON, VIRGINIA 20170  
703.709.9600  
www.bohlerengineering.com

RECORDED AS PLAT 2555 ON 9/21/20 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED FOR PRIVATE WATER FOR LOTS 1-45 & BUILDABLE PRES. PARCEL C, PRIVATE SEWAGE DISPOSAL SYSTEMS FOR LOTS 1-22, 24-37, 41, 43-45 & BUILDABLE PRES. PARCEL C, AND SHARED SEWAGE DISPOSAL SYSTEM FOR LOTS 23, 38-40, & 42. USE OF THE SHARED SEPTIC SYSTEM IS IN CONFORMANCE WITH THE COUNTY PLAN.

*Barbara Moore Roseman* 9/1/2020  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*John Harris* 9-10-20  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*John Harris* 9/16/2020  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, TOLL MID ATLANTIC LP, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT 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 AREAS 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 STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;  
 (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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

(5) THE REQUIREMENTS 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.

WITNESS MY HAND THIS 19<sup>th</sup> DAY OF August 2020

*John Harris*  
TOLL MID ATLANTIC LP  
NAME: *John Harris* TITLE: *Sr. VP*

*Jane Harris*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY SHERRY ROTHSTEIN, HARRY SIMPSON, DEBBIE RIPPEON, PEGGY SIMPSON AND JUSTIN BARD SIMEMORE, TO TOLL MID-ATLANTIC LP COMPANY, INC. BY DEED DATED NOVEMBER 15TH, 2018 AND RECORDED IN LIBER 18479 FOLIO 296 AND BY DANA G. DENAULT AND THOMAS C. DENAULT TO TOLL MID-ATLANTIC LP COMPANY, INC. BY DEED DATED NOVEMBER 14TH, 2018 AND RECORDED IN LIBER 18479 FOLIO 320 AND BY JERRY MAUCK AND JANET BURKE TO TOLL MID-ATLANTIC LP COMPANY, INC. BY DEED DATED APRIL 24TH, 2019 AND RECORDED IN LIBER 18669 FOLIO 303 AND BY DENNIS A. LEAK AND LENORE DENISE SINES TO TOLL MID-ATLANTIC LP COMPANY, INC. BY DEED DATED APRIL 24TH, 2019 AND RECORDED IN LIBER 18660 FOLIO 191 AND BY JUDITH M. WINKER AND LINDA F. DAVIDSON TO TOLL MID-ATLANTIC LP COMPANY, INC. BY DEED DATED NOVEMBER 15TH, 2018 AND RECORDED IN LIBER 18479 FOLIO 311; ALL OF WHICH ARE IN THE PUBLIC RECORDS OF HOWARD COUNTY, AND THAT ALL THE MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE RECORDING OF THIS PLAT AND THE SETTING OF MARKERS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE 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.

*Robert C. Harr, Jr.*  
ROBERT C. HARR, JR.  
MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587  
EXPIRATION DATE: JANUARY 16, 2021

*Robert C. Harr, Jr.* 8-17-2020  
DATE

**WILLOWSHIRE**  
LOTS 1 - 45

**BUILDABLE PRESERVATION PARCEL C, NON-BUILDABLE PRESERVATION PARCELS A, B, D, E, F, G & L-P NON-BUILDABLE PARCELS H-K**

ZONING: RR-DEO  
TAX MAP 27, GRID 18, PARCELS 34, 36 & 112  
5th ELECTION DISTRICT,  
HOWARD COUNTY, MARYLAND

SHEET: 6 OF 10 SCALE: 1" = 100'  
DATE: JULY 21, 2020 DPZ FILE #S: ECP-16-025, WP-17-105, SP-17-002,

**LEGEND :**

- PROPOSED PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING PROPERTY LINE
- SETBACK
- FP---FP--- PROPOSED FLOODPLAIN
- PROPOSED EASEMENT
- WETLANDS
- WB--- 25' WETLANDS BUFFER
- 100 YR---100 YR--- 100 YEAR FLOODPLAIN
- SB--- 100' STREAM BUFFER
- [Hatched Box] PUBLIC STORMWATER, DRAINAGE & UTILITY EASEMENT
- [Hatched Box] SEWAGE DISPOSAL AREA (PRIVATE)
- [Hatched Box] SEWAGE DISPOSAL AREA (SHARED)
- [Hatched Box] PRIVATE STORMWATER, DRAINAGE & UTILITY EASEMENT
- [Hatched Box] 10' PUBLIC STREET TREE EASEMENT
- [Hatched Box] VARIABLE WIDTH PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT
- [Hatched Box] VARIABLE WIDTH FOREST CONSERVATION RETENTION EASEMENT
- [Hatched Box] FOREST MITIGATION BANK
- [Hatched Box] PUBLIC SEWER & UTILITY EASEMENT

**MONUMENT LEGEND :**

- [PKS] PK NAIL SET
- [SF] STONE FOUND
- [IPF] IRON PIPE FOUND
- [RPF] REBAR W/CAP FOUND
- [RS] REBAR W/CAP SET
- [CMF] CONCRETE MONUMENT FOUND
- [RFT] REBAR FOUND IN TREE
- [BPF] BENT PIPE FOUND
- [PPF] PINCH PIPE FOUND
- CORNER TO BE SET UNLESS OTHERWISE NOTED

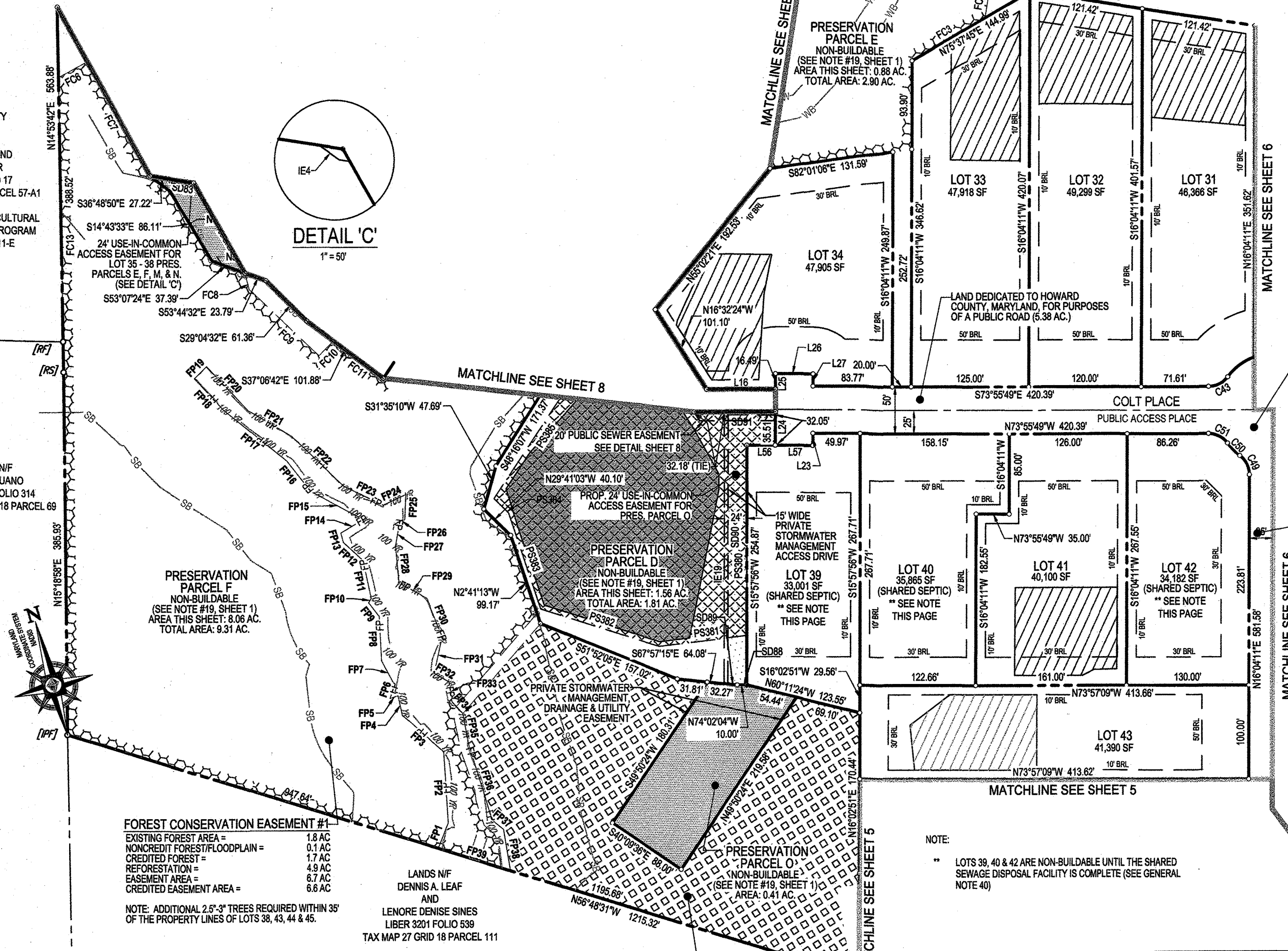
PARCEL A-1  
BAUER PROPERTY  
LANDS N/F  
RICKY M. BAUER AND  
LESLIE A. BAUER  
LIBER 14100 FOLIO 17  
TAX MAP 27 GRID 11 PARCEL 57-A1  
HOWARD COUNTY AGRICULTURAL  
LAND PRESERVATION PROGRAM  
EASEMENT HO-90-11-E

LANDS N/F  
DALE CAPUANO  
LIBER 4807 FOLIO 314  
TAX MAP 27 GRID 18 PARCEL 69

LANDS N/F  
DENNIS A. LEAF  
AND  
LENORE DENISE SINES  
LIBER 3201 FOLIO 539  
TAX MAP 27 GRID 18 PARCEL 111

FOREST CONSERVATION EASEMENT #5  
EXISTING FOREST AREA = 0.0 AC  
NONCREDIT FOREST/FLOODPLAIN = 0.0 AC  
CREDITED FOREST = 0.0 AC  
REFORESTATION = 2.7 AC  
EASEMENT AREA = 2.7 AC  
CREDITED EASEMENT AREA = 2.7 AC

PARCEL B  
THE OAKS AT BRIDLE CREEK  
PLAT BOOK 199 PAGE 8  
LANDS N/F  
JBRK, LLC  
LIBER 15498 FOLIO 155  
TAX MAP 28 GRID 7 PARCEL 13-B



FOREST CONSERVATION EASEMENT #1  
EXISTING FOREST AREA = 1.8 AC  
NONCREDIT FOREST/FLOODPLAIN = 0.1 AC  
CREDITED FOREST = 1.7 AC  
REFORESTATION = 4.9 AC  
EASEMENT AREA = 6.7 AC  
CREDITED EASEMENT AREA = 6.6 AC  
NOTE: ADDITIONAL 2.5'-3" TREES REQUIRED WITHIN 35' OF THE PROPERTY LINES OF LOTS 38, 43, 44 & 45.

FOREST MITIGATION BANK #1 (PLANTING)  
AREA: 2.8 AC

NOTE:  
\*\* LOTS 39, 40 & 42 ARE NON-BUILDABLE UNTIL THE SHARED SEWAGE DISPOSAL FACILITY IS COMPLETE (SEE GENERAL NOTE 40)

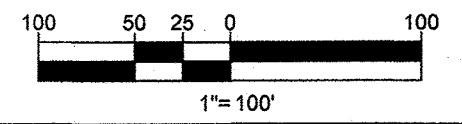
THIS SHEET AREA TABULATION CHART	
TOTAL NUMBER OF BUILDABLE LOTS AND/OR PARCEL TO BE RECORDED	9
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	4
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	13
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	8.63 AC±
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	10.90 AC±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	19.55 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.88 AC±
TOTAL AREA TO BE RECORDED	20.41 AC±

**OWNER**  
TOLL MID ATLANTIC LP  
COMPANY INC.  
250 GIBRAL TAR ROAD  
HORSHAM PA, 19044

**DEVELOPER**  
GREEN BRIDGE FARM II, L.C.  
5074 DORSEY HALL ROAD, SUITE 205  
ELLCOTT CITY, MD 21042  
CONTACT: JASON VAN KIRK  
PHONE: (410) 720-3021

THE SHARED SEWERAGE SYSTEM WILL BE AVAILABLE TO LOTS 23, 38, 39, 40 AND 42. PLANS FOR THE FACILITY INCLUDING ANY NECESSARY POINT OF DISCHARGE HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT.

*John Harris*  
TOLL MID ATLANTIC LP  
NAME: John Harris  
DATE: 8-19-2020



PLAT

**BOHLER ENGINEERING**  
12825 WORLDGATE DRIVE, SUITE 700  
HERNDON, VIRGINIA 20170  
703.709.9500  
www.bohlerengineering.com

RECORDED AS PLAT 25506 ON 9/21/20 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED FOR PRIVATE WATER FOR LOTS 1-45 & BUILDABLE PRES. PARCEL C, PRIVATE SEWAGE DISPOSAL SYSTEMS FOR LOTS 1-22, 24-37, 41, 43-45 & BUILDABLE PRES. PARCEL C, AND SHARED SEWAGE DISPOSAL SYSTEM FOR LOTS 23, 38-40, & 42. USE OF THE SHARED SEPTIC SYSTEM IS IN CONFORMANCE WITH THE COUNTY PLAN.

*Mano Roman* 9/1/2020  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chief Blank* 9-10-20  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Director* 9/16/2020  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, TOLL MID ATLANTIC LP, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN 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 AREAS 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 STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- 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;
- THE REQUIREMENTS 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1888 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

WITNESS MY HAND THIS 19 DAY OF August 2020

*John Harris*  
TOLL MID ATLANTIC LP  
NAME: John Harris TITLE: Sr. VP

*Jane Harris*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY SHERRY ROTHSTEIN, HARRY SIMPSON, DEBBIE RIPPEON, PEGGY SIMPSON AND JUSTIN BARD SIZEMORE, TO TOLL MID-ATLANTIC LP COMPANY, INC. BY DEED DATED NOVEMBER 15TH, 2018 AND RECORDED IN LIBER 18479 FOLIO 296 AND BY DANA G. DENAULT AND THOMAS C. DENAULT TO TOLL MID-ATLANTIC LP COMPANY, INC. BY DEED DATED NOVEMBER 14TH, 2018 AND RECORDED IN LIBER 18479 FOLIO 320 AND BY JERRY MAUCK AND JANET BURKE TO TOLL MID-ATLANTIC LP COMPANY, INC. BY DEED DATED APRIL 24TH, 2019 AND RECORDED IN LIBER 18669 FOLIO 303 AND BY DENNIS A. LEAF AND LENORE DENISE SINES TO TOLL MID-ATLANTIC LP COMPANY, INC. BY DEED DATED APRIL 24TH, 2019 AND RECORDED IN LIBER 18690 FOLIO 191 AND BY JUDITH M. WINKER AND LINDA F. DAVIS TO TOLL MID-ATLANTIC LP COMPANY, INC. BY DEED DATED NOVEMBER 15TH, 2018 AND RECORDED IN LIBER 18479 FOLIO 311. ALL OF THE SAID RECORDS OF HOWARD COUNTY, AND THAT ALL THE MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE RECORDING OF THIS PLAT AND THAT THE MONUMENTS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, 1888 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Robert C. Harris, Jr.*  
ROBERT C. HARRIS, JR.  
MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587  
EXPIRATION DATE: JANUARY 16, 2021

DATE: 8-17-2020

**WILLOWSHIRE**  
LOTS 1 - 45  
BUILDABLE PRESERVATION PARCEL C, NON-BUILDABLE PRESERVATION PARCELS A, B, D, E, F, G & L-P  
NON-BUILDABLE PARCELS H-K

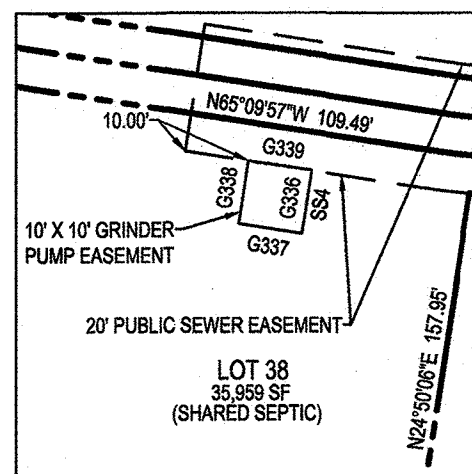
ZONING: RR-DEO  
TAX MAP 27, GRID 18, PARCELS 34, 36 & 112  
5th ELECTION DISTRICT,  
HOWARD COUNTY, MARYLAND

SHEET: 7 OF 10 SCALE: 1" = 100'  
DATE: JULY 21, 2020 DPZ FILE #'S: ECP-16-025, WP-17-105, SP-17-002,



**THIS CHART AREA TABULATION CHART**

TOTAL NUMBER OF BUILDABLE LOTS AND/OR PARCEL TO BE RECORDED	4
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	5
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	9
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	4.31 AC±
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	3.20 AC±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	7.51 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.00 AC±
TOTAL AREA TO BE RECORDED	7.51 AC±



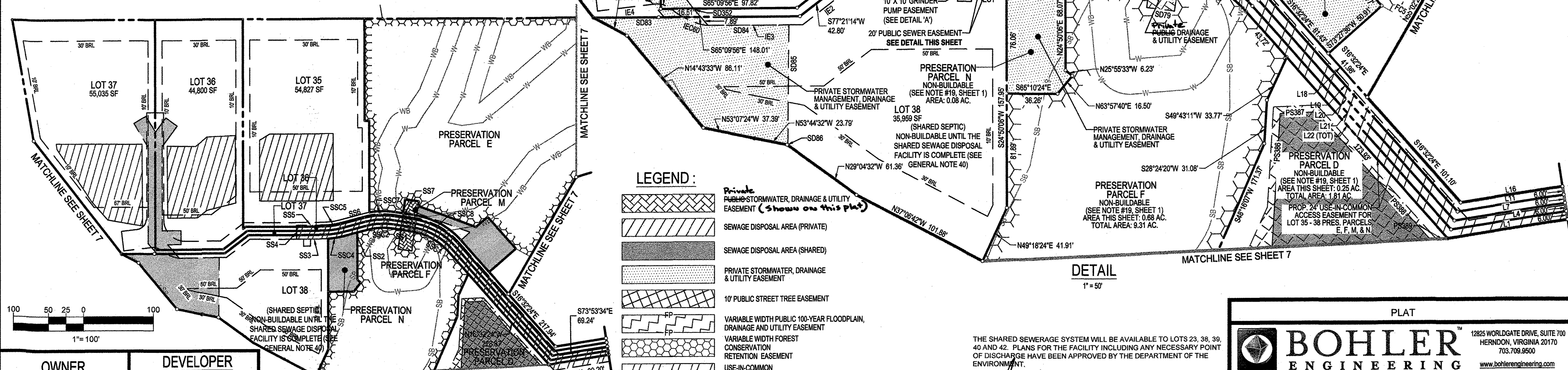
**DETAIL 'A'**  
1" = 30'

**LEGEND :**

- PROPOSED PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING PROPERTY LINE
- SETBACK
- FP — FP — PROPOSED FLOODPLAIN
- PROPOSED EASEMENT
- W — W — WETLANDS
- WB — WB — 25' WETLANDS BUFFER
- 100 YR — 100 YR — 100 YEAR FLOODPLAIN
- SB — SB — 100' STREAM BUFFER

**MONUMENT LEGEND :**

- [PKS] PK NAIL SET
- [SF] STONE FOUND
- [IPF] IRON PIPE FOUND
- [RF] REBAR W/CAP FOUND
- [RS] REBAR W/CAP SET
- [CMF] CONCRETE MONUMENT FOUND
- [RTF] REBAR FOUND IN TREE
- [BPF] BENT PIPE FOUND
- [PPF] PINCH PIPE FOUND
- CORNER TO BE SET UNLESS OTHERWISE NOTED



**LEGEND :**

- Private Public-Stormwater, Drainage & Utility Easement (Shown on this plat)
- SEWAGE DISPOSAL AREA (PRIVATE)
- SEWAGE DISPOSAL AREA (SHARED)
- PRIVATE STORMWATER, DRAINAGE & UTILITY EASEMENT
- 10' PUBLIC STREET TREE EASEMENT
- VARIABLE WIDTH PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT
- VARIABLE WIDTH FOREST CONSERVATION RETENTION EASEMENT
- USE-IN-COMMON ACCESS EASEMENT
- PUBLIC SEWER & UTILITY EASEMENT

**DETAIL**  
1" = 50'

THE SHARED SEWERAGE SYSTEM WILL BE AVAILABLE TO LOTS 23, 38, 39, 40 AND 42. PLANS FOR THE FACILITY INCLUDING ANY NECESSARY POINT OF DISCHARGE HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT.

*John Harris*  
TOLL MID ATLANTIC LP  
NAME: **John Harris**  
DATE: **8-17-2020**

**OWNER**  
TOLL MID ATLANTIC LP  
COMPANY INC.  
250 GIBRAL TAR ROAD  
HORSHAM PA, 19044

**DEVELOPER**  
GREEN BRIDGE FARM II, L.C.  
5074 DORSEY HALL ROAD, SUITE 205  
ELICOTT CITY, MD 21042  
CONTACT: JASON VAN KIRK  
PHONE: (410) 720-3021

APPROVED FOR PRIVATE WATER FOR LOTS 4, 45 & BUILDABLE LOTS 24-37, 41, 43-45 & BUILDABLE PRES. PARCEL C, AND SHARED SEWAGE DISPOSAL SYSTEM FOR LOTS 23, 38-40, & 42. USE OF THE SHARED SEPTIC SYSTEM IS IN CONFORMANCE WITH THE COUNTY PLAN.

*Howard County Health Officer*  
DATE: **9/1/2020**

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chief, Development Engineering Division*  
DATE: **9-10-20**

*Director*  
DATE: **9/10/20**

**OWNER'S CERTIFICATE**

WE, TOLL MID ATLANTIC LP, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN 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 AREAS 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 STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- 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 SHARED EASEMENTS AND RIGHTS-OF-WAYS.

(5) THE REQUIREMENTS 3-109, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

WITNESS MY HAND THIS **19<sup>th</sup>** DAY OF **August** 2020

*John Harris*  
TOLL MID ATLANTIC LP  
NAME: **John Harris** TITLE: **Sr. VP**

*Jane Harris*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY SHERRY ROTHSTEIN, HARRY SIMPSON, DEBBIE RIPPEON, PEGGY SIMPSON AND JUSTIN BARD SIZEMORE, TO TOLL MID-ATLANTIC LP COMPANY, INC. BY DEED DATED NOVEMBER 15TH, 2018 AND RECORDED IN LIBER 18479 FOLIO 296 AND BY DANA G. DENAULT AND THOMAS C. DENAULT TO TOLL MID-ATLANTIC LP COMPANY, INC. BY DEED DATED NOVEMBER 14TH, 2018 AND RECORDED IN LIBER 18479 FOLIO 320 AND BY JERRY MAUCK AND JANET BURKE TO TOLL MID-ATLANTIC LP COMPANY, INC. BY DEED DATED APRIL 24TH, 2019 AND RECORDED IN LIBER 18669 FOLIO 303 AND BY DENNIS A. LEAK AND LENORE DENISE SINES TO TOLL MID-ATLANTIC LP COMPANY, INC. BY DEED DATED APRIL 24TH, 2019 AND RECORDED IN LIBER 18660 FOLIO 191 AND BY JUDITH M. WINKER AND LINDA F. DAVIDSON TO TOLL MID-ATLANTIC LP COMPANY, INC. BY DEED DATED NOVEMBER 15TH, 2018 AND RECORDED IN LIBER 18479 FOLIO 311; ALL BEING PART OF THE RECORDS OF HOWARD COUNTY, AND THAT ALL THE MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE RECORDING OF THIS PLAN IN THE RECORDS OF HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, TITLE 88, SUBTITLE 10, SECTION 10-101.

*Robert C. Harr, Jr.*  
ROBERT C. HARR, JR.  
MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587  
EXPIRATION DATE: JANUARY 16, 2021

**8-17-2020**  
DATE

PLAT

**BOHLER ENGINEERING**

12825 WORLDGATE DRIVE, SUITE 700  
HERNDON, VIRGINIA 20170  
703.708.9500  
www.bohlerengineering.com

■ UPRSTATE NEW YORK ■ BOSTON, MA ■ NEW YORK METRO ■ WARRREN, NJ ■ PHILADELPHIA/SOUTHERN NJ ■ LEHIGH VALLEY, PA ■ SOUTHEASTERN PA ■ BALTIMORE, MD ■ SOUTHERN MARYLAND ■ NORTHERN VIRGINIA ■ WASHINGTON, DC ■ CENTRAL VIRGINIA ■ CHARLOTTE, NC ■ RALEIGH, NC

RECORDED AS PLAT **25507** ON **9/21/20** AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**WILLOWSHIRE**  
LOTS 1 - 45  
BUILDABLE PRESERVATION PARCEL C, NON-BUILDABLE PRESERVATION PARCELS A, B, D, E, F, G & L-P  
NON-BUILDABLE PARCELS H-K

ZONING: RR-DEO  
TAX MAP 27, GRID 18, PARCELS 34, 36 & 112  
5th ELECTION DISTRICT,  
HOWARD COUNTY, MARYLAND

SHEET: 8 OF 10 SCALE: 1" = 100'  
DATE: JULY 21, 2020 DPZ FILE #S: ECP-16-025, WP-17-105, SP-17-002,



CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	375.00'	127.65'	N25°51'36"W	127.03'	019°30'12"	64.45'
C2	375.00'	43.95'	N32°15'14"W	43.93'	006°42'56"	22.00'
C3	375.00'	83.70'	N22°30'07"W	83.52'	012°47'16"	42.02'
C5	765.00'	429.63'	N00°01'09"W	424.01'	032°10'40"	220.65'
C6	765.00'	127.86'	N11°19'12"W	127.71'	009°34'35"	64.08'
C7	765.00'	79.60'	N03°33'03"W	79.57'	005°57'43"	39.84'
C8	765.00'	134.99'	N04°29'07"E	134.82'	010°06'37"	67.67'
C9	765.00'	25.00'	N10°28'36"E	25.00'	001°52'22"	12.50'
C10	765.00'	25.00'	N12°20'58"E	25.00'	001°52'22"	12.50'
C11	765.00'	37.17'	N14°40'40"E	37.17'	002°47'02"	18.59'
C12	715.00'	401.55'	S00°01'09"E	396.30'	032°10'40"	206.22'
C13	715.00'	42.87'	S14°21'08"W	42.86'	003°26'07"	21.44'
C14	715.00'	168.41'	S05°53'12"W	168.02'	013°29'43"	84.80'
C15	715.00'	112.34'	S05°21'43"E	112.22'	009°00'08"	56.29'
C16	715.00'	77.93'	S12°59'08"E	77.90'	006°14'42"	39.01'
C17	325.00'	110.63'	S25°51'36"E	110.10'	019°30'12"	55.86'
C18	350.00'	267.95'	N75°42'10"E	261.45'	043°51'49"	140.92'
C19	350.00'	109.13'	N62°42'10"E	108.68'	017°51'51"	55.01'
C20	350.00'	105.78'	N80°17'34"E	105.37'	017°18'57"	53.29'
C21	350.00'	53.05'	S86°42'26"E	52.99'	008°41'01"	26.57'
C22	375.00'	25.32'	S80°25'51"E	25.32'	003°52'09"	12.67'
C23	325.00'	21.95'	N80°25'51"W	21.94'	003°52'09"	10.98'
C24	300.00'	229.67'	S75°42'10"W	224.10'	043°51'49"	120.79'
C25	300.00'	102.71'	S87°49'33"W	102.21'	019°37'02"	51.87'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C26	300.00'	53.04'	S65°53'39"W	126.01'	024°14'48"	64.44'
C27	112.00'	77.92'	N36°28'17"W	76.36'	039°51'46"	40.61'
C28	112.00'	37.49'	N65°59'29"W	37.31'	019°10'39"	18.92'
C29	106.00'	73.75'	N36°28'17"W	72.27'	039°51'46"	38.44'
C30	106.00'	102.72'	N68°16'39"W	43.62'	023°44'58"	22.29'
C31	95.35'	22.69'	N73°17'21"W	22.63'	013°38'00"	11.40'
C32	100.00'	69.57'	N36°28'17"W	68.18'	039°51'46"	36.26'
C33	100.00'	41.45'	N68°16'39"W	41.15'	023°44'58"	21.03'
C34	101.35'	24.19'	N73°16'11"W	24.13'	013°40'21"	12.15'
C35	94.00'	65.40'	N36°28'17"W	64.09'	039°51'46"	34.09'
C36	94.00'	38.96'	N68°16'39"W	38.69'	023°44'58"	19.77'
C37	107.35'	25.62'	N73°16'11"W	25.56'	013°40'21"	12.87'
C38	88.00'	61.22'	N36°28'17"W	60.00'	039°51'46"	31.91'
C39	88.00'	36.48'	N68°16'39"W	36.22'	023°44'58"	18.50'
C40	113.35'	23.09'	N74°16'09"W	23.05'	011°40'24"	11.59'
C43	25.00'	23.55'	N79°05'08"E	22.69'	053°58'05"	12.73'
C44	60.00'	113.03'	N73°55'49"W	97.04'	107°56'10"	82.49'
C45	25.00'	23.55'	S46°56'46"E	22.69'	053°58'05"	12.73'
C46	25.00'	23.55'	S79°05'08"W	22.69'	053°58'05"	12.73'
C47	60.00'	18.78'	N61°04'11"E	18.71'	017°56'10"	9.47'
C48	25.00'	23.55'	S43°03'14"W	22.69'	053°58'05"	12.73'
C49	25.00'	23.55'	N10°54'52"W	22.69'	053°58'05"	12.73'
C50	60.00'	18.78'	S28°55'49"E	18.71'	017°56'10"	9.47'
C51	25.00'	23.55'	N46°56'46"W	22.69'	053°58'05"	12.73'

FOREST CONSERVATION EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
FC1	S65° 09' 54"E	502.48'
FC2	S24° 50' 08"W	35.00'
FC3	S75° 37' 45"W	89.61'
FC4	S55° 02' 21"W	130.97'
FC5	N34° 57' 39"W	23.75'
FC6	N77° 10' 19"E	35.00'
FC7	S12° 49' 41"E	138.60'
FC8	S01° 19' 38"W	18.01'
FC9	S30° 12' 30"E	102.80'
FC10	N59° 47' 30"E	21.94'
FC11	S37° 06' 42"E	66.64'
FC13	N14° 53' 42"E	280.65'
FC14	S61° 53' 25"E	53.38'
FC15	S20° 54' 54"E	35.07'
FC16	S69° 05' 06"W	121.31'
FC17	N16° 06' 29"W	98.04'
FC18	N45° 18' 47"E	68.70'
FC19	N55° 18' 39"E	32.61'
FC20	N44° 27' 41"W	75.01'
FC21	S72° 40' 09"W	55.64'
FC25	N16° 06' 29"W	177.09'
FC26	N73° 53' 31"E	11.15'
FC27	N16° 06' 23"W	327.77'
FC28	N16° 04' 05"E	44.08'
FC29	S73° 55' 49"E	4.29'
FC30	S16° 06' 29"E	536.87'
FC32	N30° 22' 52"W	724.41'

FOREST CONSERVATION EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
FC33	N35° 25' 23"E	407.36'
FC34	S54° 34' 37"E	36.56'
FC35	S28° 52' 52"W	62.79'
FC36	S02° 08' 43"E	104.20'
FC37	S57° 49' 10"W	81.81'
FC38	S08° 05' 09"W	59.16'
FC39	S81° 38' 39"E	57.80'
FC40	S13° 16' 28"E	10.37'
FC41	S10° 21' 54"W	96.12'
FC42	N49° 02' 14"W	190.04'
FC390	S40° 57' 46"W	145.70'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N73° 55' 49"W	86.24'
L2	N56° 24' 10"W	26.37'
L3	N80° 09' 08"W	35.03'
L4	N73° 55' 49"W	82.96'
L5	N56° 24' 10"W	26.37'
L6	N80° 09' 08"W	35.03'
L7	N73° 55' 49"W	79.67'
L8	N56° 24' 10"W	26.37'
L9	N80° 09' 08"W	35.02'
L10	N65° 09' 54"W	111.39'
L11	N73° 55' 49"W	76.39'
L12	N56° 24' 10"W	26.37'
L13	N80° 09' 08"W	35.02'
L14	N65° 09' 54"W	113.36'
L15	S77° 21' 14"W	4.73'
L16	N73° 55' 49"W	73.11'
L17	N56° 24' 10"W	26.37'
L18	N16° 32' 24"W	204.51'
L19	N16° 32' 24"W	207.80'
L20	N16° 32' 24"W	211.08'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N16° 32' 24"W	214.37'
L22	N16° 32' 24"W	217.65'
L23	S16° 04' 11"W	13.00'
L24	N16° 04' 11"E	38.00'
L25	N16° 04' 11"E	38.00'
L26	S73° 55' 49"E	40.00'
L27	S16° 04' 11"W	13.00'
L28	N16° 04' 11"E	13.00'
L29	S73° 55' 49"E	40.00'
L30	N73° 55' 49"W	40.00'
L31	S35° 36' 42"E	37.97'
L32	S80° 55' 13"E	35.16'
L33	N53° 46' 15"E	8.37'
L34	S78° 29' 46"E	33.50'
L35	N11° 30' 14"E	13.00'
L36	S78° 29' 46"E	40.00'
L37	S11° 30' 14"W	38.00'
L38	S11° 30' 14"W	38.00'
L39	N78° 29' 46"W	40.00'
L40	N11° 30' 14"E	13.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L41	N78° 29' 46"W	33.50'
L42	S53° 46' 15"W	8.91'
L43	S09° 04' 47"W	35.55'
L44	S82° 02' 58"E	48.26'
L45	N51° 30' 46"E	1.47'
L46	S54° 16' 49"W	29.38'
L47	N77° 25' 13"E	38.53'
L48	N64° 11' 32"E	65.48'
L49	N32° 22' 42"E	53.02'
L50	N32° 22' 26"E	35.01'
L51	S73° 55' 49"E	28.13'
L52	S73° 55' 49"E	62.28'
L53	S73° 55' 49"E	64.10'
L54	N73° 55' 49"W	65.92'
L55	S88° 49' 00"W	50.51'
L56	N74° 02' 04"W	30.00'
L57	N73° 55' 49"W	40.00'
L58	N73° 53' 31"E	19.72'

INGRESS EGRESS EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
IE1	N65° 10' 00"W	107.58'
IE2	S77° 21' 14"W	42.80'
IE3	N65° 09' 56"W	69.32'
IE4	N71° 54' 27"W	41.12'
IE5	N18° 05' 33"E	28.00'
IE6	S65° 09' 56"E	1.03'
IE7	S65° 09' 56"E	50.49'
IE8	N77° 21' 14"E	42.80'
IE9	S65° 09' 49"E	115.19'
IE10	S80° 09' 08"E	35.01'
IE11	S73° 55' 49"E	33.54'
IE12	N88° 49' 00"E	132.77'
IE13	N07° 46' 16"W	29.47'
IE14	N88° 49' 00"E	24.16'
IE15	S07° 46' 16"E	10.74'
IE16	S21° 16' 56"E	58.36'
IE17	S05° 27' 42"E	42.89'
IE18	S84° 36' 18"W	24.02'
IE19	S15° 57' 56"W	288.99'
IE20	S55° 33' 15"W	275.45'
IE21	S39° 06' 57"W	41.86'
IE22	N50° 53' 03"W	24.00'
IE23	N39° 06' 57"E	45.33'
IE24	N55° 33' 15"E	278.92'
IE353	N05° 27' 42"W	20.63'
IE354	S88° 49' 00"W	150.22'
IE355	N73° 55' 49"W	37.12'
IE356	N16° 04' 11"E	24.00'
IE379	S71° 54' 27"E	22.41'
IE391	N24° 50' 06"E	153.42'
IE392	S65° 09' 54"E	23.99'
IE393	S24° 50' 06"W	153.41'

STREET TREE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
ST1	N73° 53' 31"E	5.00'
ST2	S16° 06' 29"E	104.70'
ST3	S56° 45' 41"W	5.00'

GRINDER PUMP EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
G320	S73° 55' 49"E	10.00'
G321	S16° 04' 11"W	10.00'
G322	N73° 55' 49"W	10.00'
G323	N16° 04' 11"E	10.00'
G324	S16° 04' 11"W	25.00'
G325	N73° 55' 49"W	10.00'
G326	N16° 04' 11"E	25.00'
G327	S73° 55' 49"E	10.00'
G328	S16° 00' 26"W	25.00'
G329	N73° 55' 49"W	10.00'
G330	N16° 00' 26"E	25.00'
G331	S73° 55' 49"E	10.00'
G332	S16° 00' 26"W	25.00'
G333	N73° 55' 49"W	10.00'
G334	N16° 00' 26"E	25.00'
G335	S73° 55' 49"E	10.00'
G336	S24° 50' 06"W	10.00'
G337	N65° 09' 54"W	10.00'
G338	N24° 50' 06"E	10.00'
G339	S65° 09' 54"E	10.00'

SANITARY EASEMENT CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
SSC1	88.00'	61.22'	S36°28'17"E	60.00'	039°51'46"	31.91'
SSC2	88.00'	36.48'	S68°16'39"E	36.22'	023°44'58"	18.50'
SSC4	113.35'	27.23'	N73°18'57"W	27.17'	013°45'54"	13.68'
SSC5	93.62'	22.11'	N73°19'53"W	22.05'	013°31'44"	11.10'
SSC7	108.00'	44.77'	S68°16'39"E	44.45'	023°44'58"	22.71'
SSC8	108.00'	75.13'	S36°28'26"E	73.63'	039°51'25"	39.16'

INGRESS EGRESS EASEMENT CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
IEC1	113.35'	3.95'	N67°25'58"W	3.95'	001°59'57"	1.98'
IEC2	15.00'	20.80'	N68°22'20"E	19.17'	079°26'26"	12.46'
IEC3	31.01'	48.70'	S20°09'41"E	43.85'	089°59'26"	31.00'
IEC4	89.35'	21.32'	S73°16'11"E	21.27'	013°40'21"	10.71'
IEC5	112.00'	8.94'	S77°51'58"E	8.93'	004°34'19"	4.47'
IEC41	20.99'	31.44'	N48°17'46"W	28.58'	085°48'07"	19.51'
IEC42	15.00'	25.29'	N40°31'22"E	22.40'	096°35'16"	16.83'
IEC60	56.00'	28.57'	N39°49'02"W	28.26'	029°13'57"	14.60'
IEC61	15.00'	12.23'	N48°33'15"W	11.89'	046°42'24"	6.48'



STORMDRAIN EASEMENT LINE TABLE			STORMDRAIN EASEMENT LINE TABLE			STORMDRAIN EASEMENT LINE TABLE			STORMDRAIN EASEMENT LINE TABLE			STORMDRAIN EASEMENT LINE TABLE			STORMDRAIN EASEMENT LINE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
SD1	S83° 05' 30"W	7.58'	SD21	N61° 07' 08"W	32.94'	SD41	S02° 40' 51"E	115.47'	SD61	S84° 52' 34"E	28.10'	SD83	S65° 09' 56"E	77.01'	SD352	S15° 43' 34"E	17.62'			
SD2	N79° 17' 46"W	15.26'	SD22	N23° 24' 42"W	69.83'	SD42	S10° 38' 01"E	101.24'	SD62	S03° 10' 57"E	27.94'	SD84	S65° 09' 44"E	57.85'	SD357	S16° 06' 29"E	81.12'			
SD3	N11° 30' 14"E	20.00'	SD23	N14° 57' 11"E	65.10'	SD43	S73° 55' 49"E	41.80'	SD63	S66° 07' 08"W	64.90'	SD85	S25° 22' 07"W	86.19'	SD358	N28° 52' 52"E	104.90'			
SD4	S79° 17' 46"E	6.13'	SD24	N68° 23' 51"E	73.08'	SD44	S16° 03' 57"W	24.08'	SD64	N16° 06' 23"W	11.22'	SD86	N29° 04' 32"W	0.61'	SD359	N72° 40' 09"E	55.64'			
SD5	N53° 05' 30"E	6.79'	SD25	N07° 38' 04"E	210.52'	SD45	S73° 56' 03"E	46.33'	SD65	N73° 55' 49"W	187.84'	SD88	N74° 02' 04"W	10.00'	SD360	S44° 27' 41"E	75.01'			
SD6	S81° 11' 20"E	99.99'	SD26	S82° 21' 56"E	37.84'	SD46	S16° 03' 57"W	20.00'	SD66	N74° 04' 05"W	51.13'	SD89	N67° 57' 15"W	10.06'	SD361	S55° 18' 39"W	32.61'			
SD7	S00° 03' 28"W	20.24'	SD27	S07° 38' 04"W	20.00'	SD47	N73° 56' 03"W	46.33'	SD67	N16° 04' 11"E	20.00'	SD90	N15° 58' 12"E	285.86'	SD362	S45° 18' 47"W	68.70'			
SD8	S61° 10' 38"W	117.50'	SD28	N82° 21' 56"W	17.84'	SD48	S16° 03' 57"W	96.98'	SD68	S74° 04' 05"E	52.38'	SD91	S74° 02' 04"E	50.04'	SD363	N16° 06' 29"W	108.08'			
SD9	S44° 40' 24"W	38.80'	SD29	S07° 38' 04"W	190.52'	SD49	S29° 06' 00"E	59.21'	SD69	S73° 55' 49"W	179.66'	SD340	N15° 43' 34"W	19.61'	SD364	S23° 27' 01"E	23.09'			
SD10	N81° 54' 51"W	36.00'	SD30	N73° 53' 31"E	189.70'	SD50	S06° 54' 00"W	21.21'	SD70	N26° 11' 20"E	67.08'	SD341	N24° 55' 46"E	138.24'	SD365	S34° 26' 45"E	111.18'			
SD11	N08° 05' 09"E	59.16'	SD31	S16° 06' 29"E	97.10'	SD51	S51° 54' 00"W	131.79'	SD71	S73° 55' 49"E	20.32'	SD342	N06° 00' 03"W	39.63'	SD366	S55° 33' 15"W	20.00'			
SD12	S81° 54' 51"E	10.99'	SD32	S28° 53' 31"W	28.28'	SD52	S31° 17' 06"E	12.36'	SD72	N16° 32' 24"W	60.77'	SD343	N83° 59' 57"E	20.00'	SD367	N34° 26' 45"W	113.10'			
SD13	N52° 17' 33"E	73.77'	SD33	S73° 53' 31"W	83.99'	SD53	S58° 42' 54"W	10.00'	SD73	N73° 27' 38"E	17.33'	SD344	S06° 00' 03"E	26.42'	SD368	N23° 27' 01"W	16.98'			
SD14	N02° 08' 43"W	104.20'	SD34	S17° 28' 37"E	56.53'	SD54	N31° 17' 06"W	11.17'	SD74	N44° 39' 03"W	80.51'	SD345	N60° 45' 34"E	25.05'	SD369	S44° 40' 24"W	68.43'			
SD15	N28° 52' 52"E	201.39'	SD35	S73° 03' 22"W	20.49'	SD55	S51° 54' 00"W	26.79'	SD76	N44° 39' 03"W	88.04'	SD346	S29° 14' 26"E	20.00'	SD370	S41° 22' 54"W	25.41'			
SD16	N71° 11' 09"W	21.68'	SD36	N16° 56' 38"W	56.82'	SD56	S48° 09' 04"E	16.99'	SD77	S32° 58' 49"W	39.03'	SD347	S60° 45' 34"W	36.29'						
SD17	N35° 25' 23"E	9.93'	SD37	S73° 53' 31"W	65.71'	SD57	S41° 21' 34"W	10.00'	SD78	S32° 49' 23"W	27.65'	SD348	S24° 55' 46"W	120.53'						
SD18	N08° 25' 16"W	11.79'	SD38	N16° 06' 29"W	117.10'	SD58	N48° 09' 04"W	16.80'	SD79	N57° 05' 24"W	20.00'	SD349	S65° 17' 22"E	26.76'						
SD19	S71° 11' 09"E	10.27'	SD39	N05° 18' 04"E	163.98'	SD59	S16° 04' 11"W	44.45'	SD80	N32° 49' 30"E	28.03'	SD350	S24° 42' 38"W	20.00'						
SD20	S16° 06' 29"E	24.39'	SD40	S26° 11' 20"W	68.01'	SD60	S09° 20' 39"W	41.07'	SD82	N32° 58' 49"E	24.00'	SD351	N65° 17' 22"W	19.21'						

FLOODPLAIN EASEMENT LINE TABLE			FLOODPLAIN EASEMENT LINE TABLE			FLOODPLAIN EASEMENT LINE TABLE			FLOODPLAIN EASEMENT LINE TABLE			FLOODPLAIN EASEMENT LINE TABLE			SANITARY SEWER EASEMENT LINE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
FP1	N37° 22' 49"E	29.14'	FP27	S25° 27' 59"W	25.18'	FP53	N49° 02' 14"W	65.84'	FP79	S48° 09' 23"W	137.82'	FP105	N13° 17' 44"E	109.77'	SS1	N56° 24' 10"W	26.37'			
FP2	N12° 14' 55"E	75.49'	FP28	S10° 38' 58"W	39.81'	FP54	S10° 31' 41"W	43.27'	FP80	S26° 51' 53"W	56.04'	FP106	N18° 36' 39"W	63.63'	SS2	N80° 09' 08"W	34.85'			
FP3	N32° 49' 07"W	59.45'	FP29	S45° 19' 39"E	34.55'	FP55	S40° 51' 56"W	40.89'	FP81	S09° 46' 36"W	79.32'	FP107	N70° 07' 29"E	7.59'	SS3	N65° 10' 00"W	41.05'			
FP4	N03° 58' 33"E	21.21'	FP30	S05° 51' 46"E	44.00'	FP56	S76° 03' 43"W	22.01'	FP82	S25° 05' 15"W	52.41'	FP108	S30° 16' 43"E	31.15'	SS4	N24° 50' 00"E	20.00'			
FP5	S88° 00' 21"W	9.01'	FP31	S27° 52' 57"W	39.71'	FP57	N35° 25' 23"E	96.66'	FP83	S12° 48' 43"W	43.18'	FP109	S84° 51' 00"E	65.87'	SS5	S65° 09' 45"E	40.78'			
FP6	N34° 30' 38"E	15.19'	FP32	S43° 33' 53"E	18.12'	FP58	S38° 18' 58"W	64.84'	FP84	S27° 27' 37"W	35.39'	FP110	N29° 14' 56"E	79.20'	SS6	S80° 09' 08"E	35.01'			
FP7	N12° 04' 28"W	29.16'	FP33	S07° 36' 57"W	21.56'	FP59	S00° 32' 46"E	81.51'	FP85	S60° 33' 45"W	34.79'	FP111	N05° 23' 30"W	30.88'	SS7	S56° 24' 10"E	26.37'			
FP8	N12° 36' 20"E	47.55'	FP34	S26° 29' 30"E	16.91'	FP60	N53° 37' 35"E	19.41'	FP86	N79° 28' 36"W	31.13'	FP112	N34° 03' 35"E	27.31'						
FP9	N21° 50' 48"W	18.12'	FP35	S05° 09' 12"W	34.15'	FP61	S07° 16' 48"W	21.13'	FP87	N45° 04' 18"W	22.78'	FP113	N74° 59' 51"E	33.50'						
FP10	N44° 32' 19"E	5.76'	FP36	S01° 25' 16"E	83.36'	FP62	S54° 06' 53"W	55.58'	FP88	S79° 45' 48"W	28.51'	FP114	N01° 38' 25"E	35.85'						
FP11	N03° 41' 33"E	41.02'	FP37	S34° 49' 42"E	15.80'	FP63	S40° 26' 34"W	59.39'	FP89	S29° 56' 42"W	50.16'	FP115	N19° 30' 55"E	205.20'						
FP12	N31° 29' 00"W	28.38'	FP38	S06° 22' 29"W	44.55'	FP64	S14° 51' 08"W	33.49'	FP90	S55° 33' 02"W	67.38'	FP116	N18° 19' 04"E	124.94'						
FP13	N00° 02' 50"W	10.45'	FP39	N56° 48' 31"W	80.61'	FP65	S30° 23' 58"W	104.19'	FP91	N45° 35' 24"W	51.09'	FP117	N23° 25' 45"E	98.20'						
FP14	N74° 52' 24"E	27.88'	FP40	N47° 20' 18"E	28.00'	FP66	S31° 54' 52"W	197.20'	FP92	N00° 18' 47"E	23.70'	FP118	N37° 43' 51"E	38.84'						
FP15	N45° 48' 19"W	62.98'	FP41	N23° 19' 22"E	40.80'	FP67	S12° 35' 51"W	55.75'	FP93	N53° 50' 36"E	10.70'	FP119	N13° 36' 46"E	56.67'						
FP16	N22° 24' 36"W	41.11'	FP42	N35° 25' 23"E	364.45'	FP68	S17° 28' 46"E	33.70'	FP94	N17° 04' 45"W	71.68'	FP120	N27° 11' 40"E	43.45'						
FP17	N35° 01' 53"W	87.33'	FP43	S02° 14' 08"E	59.63'	FP69	S79° 12' 44"W	55.45'	FP95	S76° 37' 07"W	53.30'	FP121	N27° 23' 14"W	10.84'						
FP18	N25° 57' 21"W	45.53'	FP44	S12° 27' 36"W	71.28'	FP70	S41° 20' 23"W	48.32'	FP96	N29° 09' 33"E	290.46'	FP122	S65° 09' 54"E	129.60'						
FP19	N61° 50' 19"E	17.91'	FP45	S49° 39' 09"W	63.48'	FP71	S19° 00' 21"W	87.04'	FP97	N35° 07' 20"E	245.39'	FP123	N38° 56' 04"E	16.30'						
FP20	S26° 51' 53"E	64.98'	FP46	S16° 25' 38"W	78.62'	FP72	S02° 59' 09"W	51.86'	FP98	N36° 18' 14"E	47.24'	FP124	N71° 16' 51"E	16.75'						
FP21	S43° 33' 50"E	53.33'	FP47	S24° 01' 35"W	31.81'	FP73	S17° 49' 27"W	53.14'	FP99	N35° 43' 15"W	25.04'	FP125	N05° 44' 34"W	55.96'						
FP22	S30° 17' 32"E	76.73'	FP48	S06° 04' 51"E	46.87'	FP74	S08° 44' 45"W	42.84'	FP100	N08° 14' 11"W	48.54'	FP126	N04° 12' 34"E	32.89'						
FP23	S48° 07' 28"E	46.69'	FP49	S09° 50' 18"W	27.42'	FP75	S32° 01' 49"W	21.37'	FP101	N76° 54' 56"E	31.67'	FP127	S36° 58' 35"W	101.05'						
FP24	N81° 07' 23"E	26.51'	FP50	S66° 18' 56"W	40.53'	FP76	S66° 32' 14"W	44.17'	FP102	N07° 09' 23"E	36.47'	FP128	S00° 42' 33"W	59.81'						
FP25	S18° 17' 34"W	26.48'	FP51	S88° 30' 03"W	26.79'	FP77	S45° 26' 10"W	49.84'	FP103	N38° 43' 19"E	122.97'									
FP26	S76° 08' 39"W	6.53'	FP52	S52° 01' 33"W	49.64'	FP78	S29° 27' 25"E	53.90'	FP104	N57° 36' 26"E	46.76'									

THE SHARED SEWERAGE SYSTEM WILL BE AVAILABLE TO LOTS 23, 38, 39, 40 AND 42. PLANS FOR THE FACILITY INCLUDING ANY NECESSARY POINT OF DISCHARGE HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT.

*John Harris*  
TOLL MID ATLANTIC LP  
NAME: *John Harris*  
DATE: 8-19-2020

OVERALL AREA TABULATION CHART	
TOTAL NUMBER OF BUILDABLE LOTS AND/OR PARCEL TO BE RECORDED	46
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	11
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	61
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	48.92 AC±
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	19.14 AC±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	94.57 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED	5.38 AC±
TOTAL AREA TO BE RECORDED	99.95 AC±

**DEVELOPER**  
GREEN BRIDGE FARM II, L.C.  
5074 DORSEY HALL ROAD, SUITE 205  
ELLCOTT CITY, MD 21042  
CONTACT: JASON VAN KIRK  
PHONE: (410) 720-3021

**OWNER**  
TOLL MID ATLANTIC LP  
COMPANY INC.  
250 GIBRAL TAR ROAD  
HORSHAM PA, 19044

APPROVED FOR PRIVATE WATER FOR LOTS 1-45 & BUILDABLE PRES. PARCEL C, PRIVATE SEWAGE DISPOSAL SYSTEMS FOR LOTS 1-22, 24-37, 41, 43-45 & BUILDABLE PRES. PARCEL C, AND SHARED SEWAGE DISPOSAL SYSTEM FOR LOTS 23, 38-40, & 42. USE OF THE SHARED SEPTIC SYSTEM IS IN CONFORMANCE WITH THE COUNTY PLAN.

*John Harris*  
HOWARD COUNTY HEALTH OFFICER DATE: 9/1/2020

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*John Harris*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 9-10-20  
DATE: 9/16/2020

**OWNER'S CERTIFICATE**

WE, TOLL MID ATLANTIC LP, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT 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 AREAS SHOWN HEREON;  
(2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF 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 STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;  
(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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.  
(5) THE REQUIREMENTS §-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.

WITNESS MY HAND THIS 19<sup>th</sup> DAY OF August 2020

*John Harris*  
TOLL MID ATLANTIC LP  
NAME: *John Harris* TITLE: Sr. VP

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY SHERRY ROTHSTEIN, HARRY SIMPSON, DEBBIE RIPPEON, PEGGY SIMPSON AND JUSTIN BARD SIZEMORE, TO TOLL MID-ATLANTIC LP COMPANY, INC. BY DEED DATED NOVEMBER 15TH, 2018 AND RECORDED IN LIBER 18479 FOLIO 296 AND BY DANA G. DENAULT AND THOMAS C. DENAULT TO TOLL MID-ATLANTIC LP COMPANY, INC. BY DEED DATED NOVEMBER 14TH, 2018 AND RECORDED IN LIBER 18479 FOLIO 320 AND BY JERRY MAUCK AND JANET BURKE TO TOLL MID-ATLANTIC LP COMPANY, INC. BY DEED DATED APRIL 24TH, 2019 AND RECORDED IN LIBER 18669 FOLIO 303 AND BY DENNIS A. LEAK AND LENORE DENISE SINES TO TOLL MID-ATLANTIC LP COMPANY, INC. BY DEED DATED APRIL 24TH, 2019 AND RECORDED IN LIBER 18660 FOLIO 191 AND BY JUDITH M. WINKER AND LINDA F. DAVIS TO TOLL MID-ATLANTIC LP COMPANY, INC. BY DEED DATED NOVEMBER 15TH, 2018 AND RECORDED IN LIBER 18479 FOLIO 311; ALL BEING PART OF THE RECORDS OF HOWARD COUNTY, AND THAT ALL THE MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE RECORDING OF THIS PLAT AND THE RECORDS OF HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS SUPPLEMENTED.

*Robert C. Harr, Jr.*  
ROBERT C. HARR, JR.  
MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587  
EXPIRATION DATE: JANUARY 16, 2021

DATE: 8-17-2020

LINE & CURVE TABLE

**BOHLER ENGINEERING**  
12825 WORLDGATE DRIVE, SUITE 700  
HERNDON, VIRGINIA 20170  
703.709.9500  
www.bohlerengineering.com

■ UPRSTATE NEW YORK ■ BOSTON, MA ■ NEW YORK METRO ■ WARREN, NJ ■ PHILADELPHAS SOUTHERN NJ ■ LEHIGH VALLEY, PA ■ SOUTHEASTERN PA  
■ BALTIMORE, MD ■ SOUTHERN MARYLAND ■ NORTHERN VIRGINIA ■ WASHINGTON, DC ■ CENTRAL VIRGINIA ■ CHARLOTTE, NC ■ RALEIGH, NC

RECORDED AS PLAT 25509 ON 9/1/20 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**WILLOWSHIRE**  
LOTS 1 - 45  
BUILDABLE PRESERVATION PARCEL C, NON-BUILDABLE PRESERVATION PARCELS A, B, D, E, F, G & L-P  
NON-BUILDABLE PARCELS H-K

ZONING: RR-DEO  
TAX MAP 27, GRID 18, PARCELS 34, 36 & 112  
5th ELECTION DISTRICT,  
HOWARD COUNTY, MARYLAND

SHEET: 10 OF 10 SCALE: N/A  
DATE: JULY 21, 2020 DPZ FILE #S: ECP-16-025, WP-17-105, SP-17-002.