

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.

BY: *Kenneth L. Evans, Jr.* 9/16/2019 DATE
 BY: KENNETH L. EVANS, JR., PROF. L.S. MD. REG. NO. 21085 (EXP. DATE 2-13-21)

CALATLANTIC GROUP, INC.

BY: *Matthew S. Mineman* 9/30/19 DATE
 BY: MATTHEW S. MINEMAN, VICE PRESIDENT

GENERAL NOTES

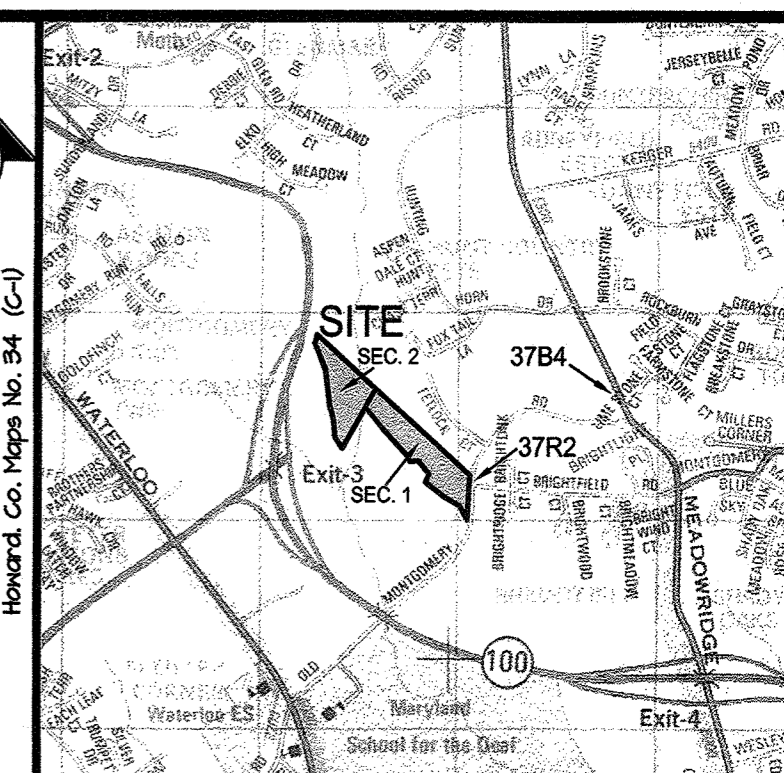
1. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
2. COORDINATES ARE BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS. 37B4 AND 37R2.
 37B4 - N 569428.551, E 1373104.173
 37R2 - N 562611.417, E 1371554.550
3. PRIOR DPZ CASES: ECP-15-020, WP-15-042, WP-15-085, WP-17-040, WP-18-043, SP-17-005, SP-16-002 & F-17-027.
4. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY KENNETH L. EVANS FOR MORRIS AND RITCHIE ASSOCIATES IN OR ABOUT MARCH, 2008 AND FIELD VERIFIED IN MAY, 2017. INFORMATION SHOWN HEREON IS BASED ON SHA PLAT NO. 56632. ALL AREAS ARE MORE OR LESS (+/-). 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.
7. THE 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-NF-0324/201561582.
- 9a. THE SUBJECT PROPERTY IS ZONED R-SA-B PER THE 10/16/2013 COMPREHENSIVE ZONING PLAN.
- 9b. WATER/SEWER CONTRACT # 14-4493-D.

SITE ANALYSIS AND DENSITY TABULATION TROTTERS KNOLL			
	SECTION 1	SECTION 2	TOTAL DEVELOPMENT
GROSS AREA OF SITE	11.54 ACRES	8.82 ACRES	20.36 ACRES
NET TRACT AREA OF SITE	11.54 ACRES	4.86 ACRES	16.40 ACRES
FLOODPLAIN AREA	0.00 ACRES	3.73 ACRES	3.73 ACRES
STEEP SLOPE AREA	0.00 ACRES	0.23 ACRES	0.23 ACRES
MAXIMUM UNITS ALLOWED	42 (8 DU/NET ACRE)	39 (8 DU/NET ACRE)	131 (8 DU/NET ACRE)
TOTAL UNITS PROPOSED	78 UNITS	16 UNITS	94 UNITS
WETLAND AREA	0.13 ACRES	0.14 ACRES	0.42 ACRES

OPEN SPACE TABULATION TROTTERS KNOLL			
	SECTION 1	SECTION 2	TOTAL DEVELOPMENT
REQUIRED OPEN SPACE (25%)	2.89 ACRES	1.22 ACRES	4.11 ACRES
PROVIDED OPEN SPACE	5.40 ACRES	7.34 ACRES	12.74 ACRES
CREDITED OPEN SPACE	4.52 ACRES	7.27 ACRES	11.79 ACRES
NON-CREDITED OPEN SPACE	0.81 ACRES	0.11 ACRES	0.92 ACRES
NON-CREDITED COMMON OPEN SPACE	0.07 ACRES	0.01 ACRES	0.08 ACRES

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	16 (LOTS 85 - 100)
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	3 (LOTS 101 - 103)
TOTAL NUMBER OF PARCELS AND LOTS TO BE RECORDED	19
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.822 ACS.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	7.388 ACS.
TOTAL AREA OF PARCELS AND LOTS TO BE RECORDED	8.210 ACS.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.613 ACS.
TOTAL AREA TO BE RECORDED	8.823 ACS.



VICINITY MAP

SCALE: 1" = 2000'

GENERAL NOTES

16. ON NOVEMBER 3, 2015 THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING PLANNING DIRECTOR APPROVED THE REQUEST FOR AN INCREASED BUILDING LENGTH PER SECTION III.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.
17. LANDSCAPING FOR LOT(S) 85-100 ARE PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN (SHEETS 15 AND 16 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 \$4,800 (8 SHADE TREES @ \$300.00 EACH, AND 16 ORNAMENTAL/EVERGREEN TREES @ \$150.00 EACH).
18. 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.
19. THERE ARE NO EXISTING STRUCTURES OR DWELLINGS ON THIS SITE.

GENERAL NOTES CONTINUED ON SHEET 2

SHEET INDEX

- SHEETS 1 & 2 - GENERAL NOTES, SITE ANALYSIS, DENSITY & OPEN SPACE TABULATIONS
- SHEET 3 - TOTAL BOUNDARY OUTLINE, FOREST CONSERVATION EASEMENTS, OPEN SPACE LOT 102 & NON-TIDAL WETLAND DIMENSIONS
- SHEET 4 - LOTS 85 THRU 100 & OPEN SPACE LOTS 101 & 103
- SHEETS 5 & 6 - PUBLIC EASEMENTS

PURPOSE NOTE

- THE PURPOSE OF THIS PLAT IS TO:
1. SUBDIVIDE TM PARCEL 753 TO CREATE 16 RESIDENTIAL LOTS AND 3 OPEN SPACE LOTS,
 2. DEDICATE PUBLIC ROADWAY RIGHT OF WAY, AND
 3. TO CREATE PUBLIC UTILITY, SIDEWALK & STREET TREE MAINTENANCE EASEMENTS.

MODERATE INCOME HOUSING UNITS (MIHU)

THE SUBDIVISION IS SUBJECT TO SECTION III.F OF THE ZONING REGULATIONS. AT LEAST 10% OF THE DWELLING UNITS SHALL BE MODERATE INCOME HOUSING (MIHU). THE DEVELOPER SHALL EXECUTE A MIHU AGREEMENT WITH THE DEPARTMENT OF HOUSING TO INDICATE HOW THE MIHU REQUIREMENT WILL BE MET. THE MIHU AGREEMENT AND COVENANTS WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. THIS DEVELOPMENT WILL MEET THE MIHU BY PROVIDING TWO (2) MIHU UNITS.

RECORDED AS PLAT NO. 25354
 ON 2/24/2020 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

BY: *Debra J. Morrison* 1/3/2020 DATE
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

BY: *Matthew S. Mineman* 1/21/20 DATE
 CHIEF DEVELOPMENT ENGINEERING DIVISION

BY: *Matthew S. Mineman* 2/15/20 DATE
 DIRECTOR

OWNER'S DEDICATION

CALATLANTIC GROUP, INC. A MARYLAND LIMITED LIABILITY COMPANY, 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 30th DAY OF SEPTEMBER, 2019

BY: *Matthew S. Mineman* 9/30/19 DATE
 CALATLANTIC GROUP, INC.
 BY: MATTHEW S. MINEMAN, VICE PRESIDENT

(CORPORATE SEAL)

WITNESS: *Matthew S. Mineman*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY DEEP RUN PROPERTY MANAGEMENT, LLC TO CALATLANTIC GROUP, INC. BY DEED DATED SEPTEMBER 6, 2019 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 18874, FOLIO 183, 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: 02-13-2021.



BY: *Kenneth L. Evans, Jr.* 9/16/2019 DATE
 KENNETH L. EVANS, JR.



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 2
 DEEP RUN PROPERTY**

LOTS 85 THRU 100 AND OPEN SPACE LOTS 101 THRU 103
 A SUBDIVISION OF TAX MAP 37, PARCEL 753
 DPZ REFS: ECP-15-020, WP-15-042, WP-15-085, WP-17-040, WP-18-043, SP-17-005, SP-16-002, F-17-027
 ZONED R-SA-B
 TAX MAP 37, BLK 1, PARCEL 753
 1st ELECTION DISTRICT, HOWARD COUNTY, MARYLAND 21043

SHEET 1 OF 6

SCALE: AS SHOWN DATE: 9/16/2019 DRAWN BY: DDA REVIEW BY: KLE JOB NO: 15368x06

F18-107

THE REQUIREMENTS OF SECTION 3-100, 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. 9/16/2019
 BY: KENNETH L. EVANS, JR., PROF. L.S. DATE
 MD. REG. NO. 21085 (EXP. DATE 2-13-21)

CALATLANTIC GROUP, INC.

Matthew S. Wineman 9/30/19
 BY: MATTHEW S. WINEMAN, VICE PRESIDENT DATE

GENERAL NOTES (CONTINUED)

20. 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 (1-1/2" 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 (H2S-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.
21. NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON-SITE.
22. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND PUBLIC SEWER WILL BE UTILIZED FOR THIS PROJECT.
23. THIS PLAT IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 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.
24. 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 LD. NO. D18742023.
25. DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE TROTTER'S KNOLL HOMEOWNER'S ASSOCIATION IS RECORDED IN LIBER 18932, FOLIO 423.
26. OPEN SPACE LOTS 101 & 103 WILL BE OWNED AND MAINTAINED BY THE TROTTER'S KNOLL HOMEOWNER'S ASSOCIATION. OPEN SPACE LOT 102 WILL BE DEDICATED TO AND MAINTAINED BY 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. 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 18, 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.
29. THE PRE-SUBMISSION COMMUNITY MEETINGS WERE HELD ON JUNE 2, 2015 AND JANUARY 12, 2016.
30. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY TRAFFIC CONCEPTS, INC., DATED MAY, 2015, AND WAS APPROVED ON NOVEMBER 23, 2015.
31. STORM WATER MANAGEMENT PRACTICES ARE IN ACCORDANCE WITH THE 2000 MDE DESIGN MANUAL, REVISED IN 2009. 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 STORMWATER 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.
32. 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 11/7/19 ON WHICH DATE DEVELOPER AGREEMENT # F-18-107 WAS FILED AND ACCEPTED.
33. LAND DEDICATED TO HOWARD COUNTY, MARYLAND, FOR PURPOSES OF A PUBLIC ROAD (0.613 ACRES).
34. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE.
35. PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
36. CONCRETE MONUMENTS SHOWN AND IRON PIPE/REBAR SHOWN WILL BE SET IN ACCORDANCE WITH SECTION 16.134(C) OF THE SUBDIVISION REGULATIONS.
37. THE HOA WILL MAINTAIN THE PERVIOUS PAVEMENT. HOWARD COUNTY SHALL NOT MAINTAIN THE PERVIOUS PAVEMENT.
38. IN ACCORDANCE WITH SECTION 16.121(C), THE OPEN SPACE SHOWN HEREON IS DEDICATED TO THE HOA FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON.
39. THIS PROJECT IS REQUIRED TO PROVIDE TWO MODERATE INCOME HOUSING UNITS (MIHU) IN ACCORDANCE WITH SECTION 13.402. FINAL LOCATION TO BE DETERMINED AT A LATER DATE.
40. BEFORE ISSUING ANY PERMITS WITHIN THE 50' STRUCTURE AND USE SETBACK ON LOT 100, WRITTEN PERMISSION MUST BE OBTAINED FROM THE STATE HIGHWAY ADMINISTRATION.

**SITE ANALYSIS AND DENSITY TABULATION
TROTTER'S KNOLL**

	SECTION 1	SECTION 2	TOTAL DEVELOPMENT
GROSS AREA OF SITE	11.54 ACRES	8.82 ACRES	20.36 ACRES
NET TRACT AREA OF SITE	11.54 ACRES	4.86 ACRES	16.40 ACRES
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**OPEN SPACE TABULATION
TROTTER'S KNOLL**

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AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED 16 (LOTS 85 - 100)
 TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED 3 (LOTS 101 - 103)
 TOTAL NUMBER OF PARCELS AND LOTS TO BE RECORDED 19
 TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED 0.822 ACS.
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PURPOSE NOTE

- THE PURPOSE OF THIS PLAT IS TO:
1. SUBDIVIDE TM PARCEL 753 TO CREATE 16 RESIDENTIAL LOTS AND 3 OPEN SPACE LOTS,
 2. DEDICATE PUBLIC ROADWAY RIGHT OF WAY, AND
 3. TO CREATE PUBLIC UTILITY, SIDEWALK & STREET TREE MAINTENANCE EASEMENTS.

RECORDED AS PLAT NO. 25355
 ON 2/24/2020 IN THE
 LAND RECORDS OF HOWARD COUNTY, MD.

OWNER/DEVELOPER

CALATLANTIC GROUP, INC.
 7035 ALBERT EINSTEIN DRIVE - SUITE 200
 COLUMBIA, MARYLAND 21046
 Phone: (410) 290-0094

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

Division for Maura Rosaman 1/8/2020
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

[Signature] 1/21/20
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 2/5/20
 DIRECTOR DATE

OWNER'S DEDICATION

CALATLANTIC GROUP, INC. A MARYLAND LIMITED LIABILITY COMPANY, 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 30th DAY OF SEPTEMBER, 2019

CALATLANTIC GROUP, INC.

Matthew S. Wineman 9/30/19
 BY: MATTHEW S. WINEMAN, VICE PRESIDENT DATE

(CORPORATE SEAL)

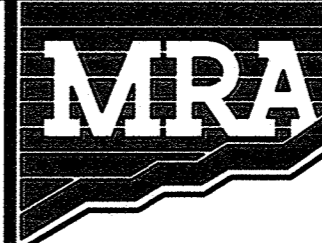
WITNESS: *[Signature]*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY DEEP RUN PROPERTY MANAGEMENT, LLC TO CALATLANTIC GROUP, INC. BY DEED DATED SEPTEMBER 6, 2019 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 18874, FOLIO 183, 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: 02-13-2021.



Kenneth L. Evans, Jr. 9/16/2019
 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 2
DEEP RUN PROPERTY**

LOTS 85 THRU 100 AND OPEN SPACE LOTS 101 THRU 103

A SUBDIVISION OF TAX MAP 37, PARCEL 753

DPZ REF'S: ECP-15-020, WP-15-042, WP-15-085, WP-17-040, WP-18-043, SP-17-005, SP-16-002, F-17-027

ZONED R-9A-8

TAX MAP 37, BLK 1, PARCEL 753

1st ELECTION DISTRICT, HOWARD COUNTY, MARYLAND 21043

SHEET 2 OF 6

SCALE: AS SHOWN | DATE: 9/16/2019 | DRAWN BY: DDA | REVIEW BY: KLE | JOB NO: 15360x06

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.

BY: KENNETH L. EVANS, JR., PROF. L.S.
MD. REG. NO. 21085 (EXP. DATE 2-13-21)

9/16/2019
DATE

CALATLANTIC GROUP, INC.

BY: MATTHEW S. WINEMAN, VICE PRESIDENT

9/30/19
DATE

JOHN M. & ANNA M. SHEEHAN
L. 12084 F. 426
T.M. 31, P/O P. 7
ZONED: R-20

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 04° 35' 14" W	71.16'
L-2	N 38° 47' 14" E	60.36'
L-3	N 23° 43' 47" E	39.07'
L-4	S 25° 24' 24" E	60.22'
L-5	S 26° 04' 06" E	121.79'
L-6	S 25° 54' 34" E	12.27'
L-7	S 25° 41' 22" E	100.62'
L-8	S 82° 28' 45" W	35.44'
L-9	S 66° 18' 39" W	32.61'
L-10	S 84° 28' 53" W	15.80'
L-11	S 37° 01' 06" W	44.43'
L-12	S 07° 33' 18" E	12.14'
L-13	S 05° 06' 35" W	45.41'
L-14	S 00° 00' 37" W	157.20'
L-15	S 04° 25' 30" W	45.54'
L-16	S 05° 28' 54" E	107.56'
L-17	S 08° 26' 05" E	17.38'
L-18	S 26° 32' 15" E	191.66'

FOREST CONSERVATION EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
F-1	N 14° 44' 02" E	193.22'
F-2	S 03° 08' 06" E	80.34'
F-3	S 16° 41' 01" E	85.34'
F-4	S 07° 10' 46" W	46.90'
F-5	S 02° 19' 27" E	308.68'
F-6	S 27° 30' 13" W	1.18'
F-7	S 51° 03' 12" W	166.52'
F-8	N 06° 23' 29" E	59.31'
F-9	N 28° 22' 19" E	81.12'
F-10	N 44° 20' 01" W	95.57'
F-11	N 16° 58' 40" E	141.79'
F-12	N 07° 33' 18" E	71.38'
F-13	N 02° 19' 06" W	118.84'
F-14	N 00° 00' 11" E	76.93'
F-15	N 15° 11' 37" W	67.24'
F-16	N 14° 16' 23" E	11.71'
F-17	S 26° 04' 06" E	90.58'

WETLAND LINE TABLE		
LINE	BEARING	DISTANCE
W-1	S 44° 38' 30" W	156.88'
W-2	S 04° 35' 49" E	30.46'
W-3	S 17° 08' 35" E	57.53'
W-4	S 02° 22' 13" E	87.48'
W-5	S 03° 16' 46" W	58.31'
W-6	S 17° 55' 17" W	32.84'
W-7	S 27° 10' 23" E	57.44'
W-8	S 12° 54' 04" E	46.30'
W-9	N 51° 54' 44" W	84.53'
W-10	N 21° 30' 55" W	48.44'
W-11	N 15° 13' 26" W	58.35'
W-12	N 03° 36' 15" W	75.76'
W-13	N 38° 44' 56" W	60.45'
W-14	N 04° 14' 45" E	61.10'

WETLAND LINE TABLE		
LINE	BEARING	DISTANCE
W-15	N 22° 34' 34" W	17.06'
W-16	S 51° 03' 12" W	261.36'
W-17	S 30° 40' 28" W	37.19'
W-18	S 01° 15' 52" W	42.47'
W-19	S 58° 27' 54" W	34.84'
W-20	S 07° 11' 43" E	41.61'
W-21	S 04° 53' 21" W	40.52'
W-22	N 14° 30' 05" W	53.74'
W-23	N 04° 37' 24" E	53.33'
W-24	N 56° 04' 50" E	22.43'
W-25	N 11° 34' 14" E	64.77'
W-26	N 31° 26' 43" E	32.04'
W-27	S 23° 28' 16" E	38.11'

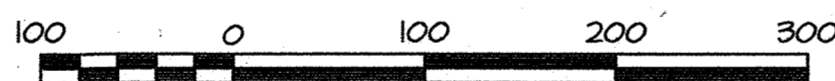
COORDINATE TABLE		
NO.	NORTHING	EASTING
1	563712.6583	1370410.3475
2	563419.6437	1370378.9035
3	564111.3790	1370437.4266
4	564244.0146	1370465.2004
5	564682.9033	1370566.7522
6	564448.1503	1370567.1134
7	565019.0824	1370561.4228
8	565072.3663	1370604.2448
9	565108.1331	1370619.9675
10	565046.5536	1370644.3263
11	564451.2312	1370703.0052
12	564664.5600	1370834.9097
13	564371.3184	1370976.2112
14	564360.2857	1370481.5408
15	564264.6142	1371025.2075

AREA TABULATION

NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
NUMBER OF PARCELS AND LOTS TO BE RECORDED	1
AREA OF BUILDABLE LOTS TO BE RECORDED	0 ACS.
AREA OF OPEN SPACE LOTS TO BE RECORDED	5.658 ACS.
AREA OF PARCELS AND LOTS TO BE RECORDED	5.658 ACS.
AREA OF ROADWAY TO BE RECORDED	0 ACS.
AREA OF THIS SHEET TO BE RECORDED	5.658 ACS.

LEGEND

- 100-YEAR FLOODPLAIN
- 50' STREAM BUFFER
- NON-TIDAL WETLAND
- 25' WETLAND BUFFER
- 65 DBA NOISE LINE
- PUBLIC WATER SEWER & UTILITY EASEMENT
- EXISTING PUBLIC EASEMENTS
- PUBLIC FOREST CONSERVATION RETENTION EASEMENT
- PUBLIC SIDEWALK & STREET TREE MAINTENANCE EASEMENT
- NON-CREDITED OPEN SPACE
- IRON PIPE TO BE SET
- PROPERTY CORNERS FOUND



FOREST CONSERVATION NOTE:

THE DEPARTMENT OF PLANNING AND ZONING HAS DETERMINED THAT AREAS LESS THAN 35 FEET IN WIDTH WILL BE CREDITED BECAUSE THEY ARE CONTIGUOUS WITH EXISTING FOREST AND ADJUT RECREATION AND PARKS OPEN SPACE.

PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO:
1. SUBDIVIDE TM PARCEL 753 TO CREATE 16 RESIDENTIAL LOTS AND 3 OPEN SPACE LOTS,
2. DEDICATE PUBLIC ROADWAY RIGHT OF WAY, AND
3. TO CREATE PUBLIC UTILITY, SIDEWALK & STREET TREE MAINTENANCE EASEMENTS.

RECORDED AS PLAT NO. 253516
ON 2/24/2020 IN THE
LAND RECORDS OF HOWARD COUNTY, MD.

OWNER/DEVELOPER

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

OWNER'S DEDICATION

CALATLANTIC GROUP, INC. A MARYLAND LIMITED LIABILITY COMPANY, 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 30th DAY OF SEPTEMBER, 2019

CALATLANTIC GROUP, INC.

BY: MATTHEW S. WINEMAN, VICE PRESIDENT
DATE: 9/30/19

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 DEEP RUN PROPERTY MANAGEMENT, LLC TO CALATLANTIC GROUP, INC. BY DEED DATED SEPTEMBER 6, 2019 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 18874, FOLIO 183, 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: 02-13-2021.



BY: KENNETH L. EVANS, JR.
DATE: 9/16/2019



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

14280 Park Center Drive, Suite A
Laurel, Maryland 20707
Phone: 410-792-9792
Fax: 410-792-7345

**SUBDIVISION PLAT
TROTTER'S KNOLL - SECTION 2
DEEP RUN PROPERTY**

LOTS 85 THRU 100 AND OPEN SPACE LOTS 101 THRU 103
A SUBDIVISION OF TAX MAP 37, PARCEL 753
DPZ REFS: ECP-15-020, WP-15-042, WP-15-085, WP-17-040, WP-18-043, SP-17-005, SP-16-002, F-17-021
ZONED R-SA-8
TAX MAP 37, BLK 1, PARCEL 753
1st ELECTION DISTRICT, HOWARD COUNTY, MARYLAND 21043

SHEET 3 OF 6

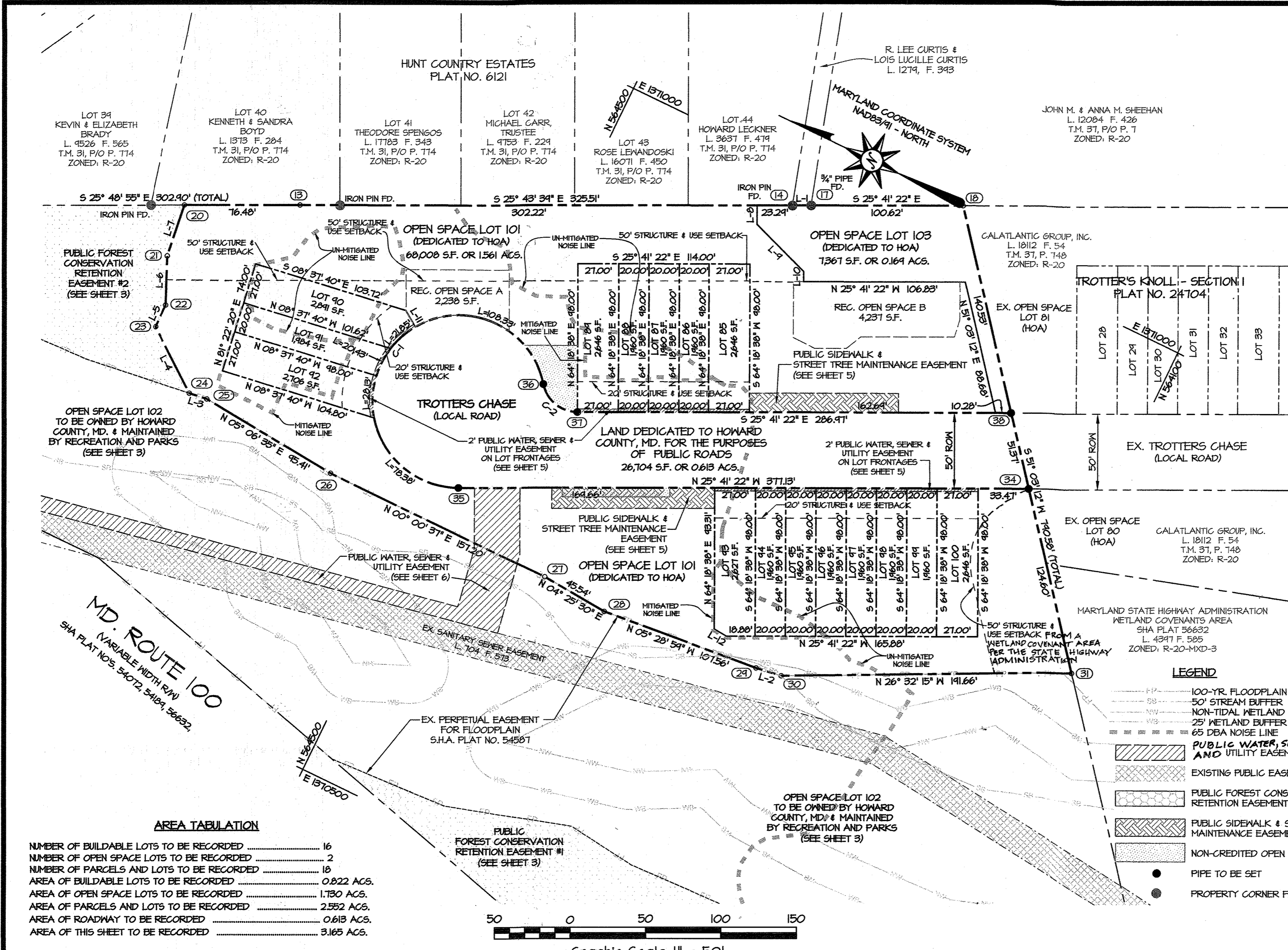
SCALE: AS SHOWN | DATE: 9/16/2019 | DRAWN BY: DDA | REVIEW BY: KLE | JOB NO: 15368x06

F18-107

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.
[Signature] 9/16/2019
 BY: KENNETH L. EVANS, JR., PROF. L.S. DATE
 MD. REG. NO. 21085 (EXP. DATE 2-13-21)

CALATLANTIC GROUP, INC.
[Signature] 9/30/19
 BY: MATTHEW S. WINEMAN, VICE PRESIDENT DATE

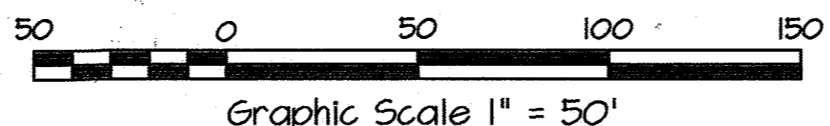


COORDINATE TABLE		LINE TABLE			
NO.	NORTHING	EASTING	LINE	BEARING	DISTANCE
13	564664.5600	1370834.9097	L-1	S 25° 54' 34" E	12.21'
14	564371.3184	1370476.2112	L-2	N 08° 26' 05" W	17.38'
15	564421.9212	1371163.6094	L-3	N 07° 33' 18" W	12.14'
16	564416.9667	1371168.0644	L-4	N 37° 01' 06" E	44.43'
17	564360.2257	1370481.5408	L-5	N 84° 28' 53" E	15.80'
18	564269.6142	1371025.2075	L-6	N 66° 18' 34" E	32.61'
20	564733.4105	1370801.6033	L-7	N 82° 28' 45" E	35.44'
21	564129.7714	1370766.4645	L-8	N 64° 16' 21" E	12.44'
22	564115.6678	1370736.5484	L-9	N 14° 30' 42" E	43.93'
23	564115.5244	1370720.8014	L-10	N 64° 18' 38" E	6.73'
24	564676.0604	1370691.0424	L-11	S 33° 52' 37" W	12.56'
25	564664.0230	1370692.6394	L-12	N 04° 18' 38" E	4.38'
26	564568.9451	1370684.1422			
27	564411.7434	1370684.1143			
28	564366.3885	1370680.6006			
29	564254.3177	1370690.8782			
30	564242.1287	1370643.4270			
31	564070.6646	1370719.0565			
34	564148.9881	1370875.9625			
35	564488.8419	1370712.4784			
36	564468.1647	1370798.3274			
37	564439.8806	1370791.5155			
38	564181.2784	1370415.9138			

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C-1	258° 21' 47"	57.00'	251.13'	64.81	S 76° 27' 24" E 88.30'
C-2	78° 27' 47"	23.00'	31.50'	18.78	S 13° 32' 31" W 24.04'

AREA TABULATION

NUMBER OF BUILDABLE LOTS TO BE RECORDED	16
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	2
NUMBER OF PARCELS AND LOTS TO BE RECORDED	18
AREA OF BUILDABLE LOTS TO BE RECORDED	0.822 ACS.
AREA OF OPEN SPACE LOTS TO BE RECORDED	1.730 ACS.
AREA OF PARCELS AND LOTS TO BE RECORDED	2.552 ACS.
AREA OF ROADWAY TO BE RECORDED	0.613 ACS.
AREA OF THIS SHEET TO BE RECORDED	3.165 ACS.



LEGEND

- FP - 100-YR. FLOODPLAIN
- SB - 50' STREAM BUFFER
- NW - NON-TIDAL WETLAND
- WB - 25' WETLAND BUFFER
- DB - 65 DBA NOISE LINE
- Public Water, Sewer and Utility Easement
- Existing Public Easements
- Public Forest Conservation Retention Easement
- Public Sidewalk & Street Tree Maintenance Easement
- Non-Credited Open Space
- Pipe to be Set
- Property Corner FD.

PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO:

- SUBDIVIDE THE PARCEL 753 TO CREATE 16 RESIDENTIAL LOTS AND 2 OPEN SPACE LOTS;
- DEDICATE PUBLIC ROADWAY RIGHT OF WAY, AND
- TO CREATE PUBLIC UTILITY, SIDEWALK & STREET TREE MAINTENANCE EASEMENTS.

RECORDED AS PLAT NO. 25357
 ON 2/28/2020 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
[Signature] 1/8/2020
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
[Signature] 1/21/20
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 2/5/20
 DIRECTOR DATE

OWNER'S DEDICATION
 CALATLANTIC GROUP, INC. A MARYLAND LIMITED LIABILITY COMPANY, 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 30th DAY OF SEPTEMBER, 2019
 CALATLANTIC GROUP, INC.
[Signature] 9/30/19
 BY: MATTHEW S. WINEMAN, VICE PRESIDENT 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 DEEP RUN PROPERTY MANAGEMENT, LLC TO CALATLANTIC GROUP, INC. BY DEED DATED SEPTEMBER 6, 2019 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 18874, FOLIO 183, 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: 02-13-2021.

[Signature] 9/16/2019
 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

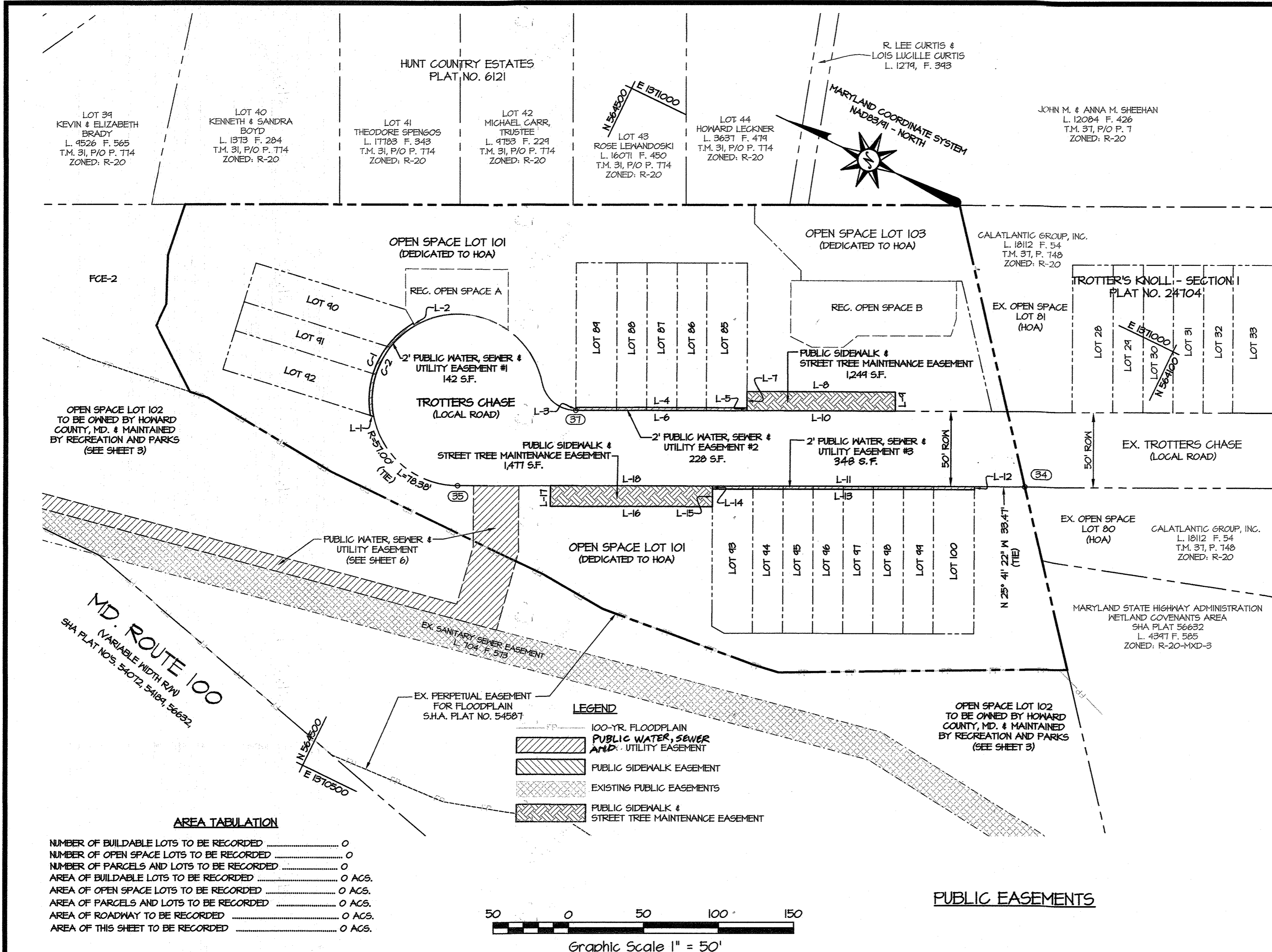
SUBDIVISION PLAT
TROTTER'S KNOLL - SECTION 2
DEEP RUN PROPERTY
 LOTS 85 THRU 100 AND OPEN SPACE LOTS 101 THRU 103
 A SUBDIVISION OF TAX MAP 37, PARCEL 753
 DPZ REFS: ECP-15-020, WP-15-042, WP-15-085, WP-17-040, WP-18-043, SP-17-005, SP-16-002, F-17-027
 ZONED R-SA-8
 TAX MAP 37, BLK 1, PARCEL 753
 1st ELECTION DISTRICT, HOWARD COUNTY, MARYLAND 21043

SHEET 4 OF 6

SCALE: AS SHOWN DATE: 9/16/2019 DRAWN BY: DDA REVIEW BY: KLE JOB NO: 15368x06

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 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.
Matthew S. Wineman 9/16/2019
 BY: KENNETH L. EVANS, JR., PROF. L.S. DATE
 MD. REG. NO. 21085 (EXP. DATE 2-13-21)
 CALATLANTIC GROUP, INC.
Matthew S. Wineman 9/30/19
 BY: MATTHEW S. WINEMAN, VICE PRESIDENT DATE



COORDINATE TABLE

NO.	NORTHING	EASTING
34	564148.9881	1370875.9625
35	564488.8411	1370712.4784
37	564439.8806	1370791.5155

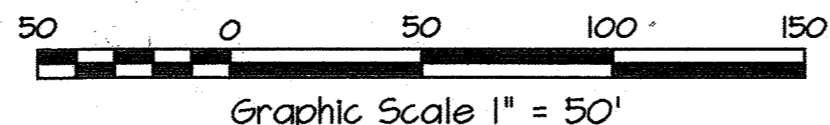
PUBLIC EASEMENT LINE TABLE			PUBLIC EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L-1	N 08° 37' 40" W	2.26'	L-10	N 25° 41' 22" W	98.54'
L-2	S 33° 52' 37" W	2.00'	L-11	S 25° 41' 22" E	174.00'
L-3	N 64° 18' 38" E	2.00'	L-12	S 64° 18' 38" W	2.00'
L-4	S 25° 41' 22" E	114.00'	L-13	N 25° 41' 22" W	174.00'
L-5	S 64° 18' 38" W	2.00'	L-14	N 64° 18' 38" E	2.00'
L-6	N 25° 41' 22" W	114.00'	L-15	S 64° 18' 38" W	116.7'
L-7	N 64° 18' 38" E	12.67'	L-16	N 25° 41' 22" W	108.03'
L-8	S 25° 41' 22" E	98.54'	L-17	N 64° 18' 39" E	13.67'
L-9	S 64° 18' 38" W	12.67'	L-18	S 25° 41' 22" E	108.03'

PUBLIC EASEMENT CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C-1	69° 44' 19"	59.00'	71.81'	41.11	N 89° 00' 27" E 67.46'
C-2	70° 46' 42"	57.00'	70.41'	40.49	S 88° 29' 16" W 66.02'

AREA TABULATION

NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
NUMBER OF PARCELS AND LOTS TO BE RECORDED	0
AREA OF BUILDABLE LOTS TO BE RECORDED	0 ACS.
AREA OF OPEN SPACE LOTS TO BE RECORDED	0 ACS.
AREA OF PARCELS AND LOTS TO BE RECORDED	0 ACS.
AREA OF ROADWAY TO BE RECORDED	0 ACS.
AREA OF THIS SHEET TO BE RECORDED	0 ACS.



PURPOSE NOTE
 THE PURPOSE OF THIS PLAT IS TO:
 1. SUBDIVIDE TM PARCEL 753 TO CREATE 16 RESIDENTIAL LOTS AND 3 OPEN SPACE LOTS,
 2. DEDICATE PUBLIC ROADWAY RIGHT OF WAY, AND
 3. TO CREATE PUBLIC UTILITY, SIDEWALK, PARKING & STREET TREE MAINTENANCE EASEMENTS.

RECORDED AS PLAT NO. 25358
 ON 2/24/2020 IN THE
 LAND RECORDS OF HOWARD COUNTY, MD.

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

OWNER'S DEDICATION
 CALATLANTIC GROUP, INC. A MARYLAND LIMITED LIABILITY COMPANY, 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 AFFICABLE 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 AFFICABLE; 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 30th DAY OF SEPTEMBER, 2019
 CALATLANTIC GROUP, INC.
Matthew S. Wineman 9/30/19
 BY: MATTHEW S. WINEMAN, VICE PRESIDENT DATE
 WITNESS: *Ken Evans*

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY DEEP RUN PROPERTY MANAGEMENT, LLC TO CALATLANTIC GROUP, INC. BY DEED DATED SEPTEMBER 6, 2019 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 18874, FOLIO 183, 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: 02-13-2021.

Ken Evans 9/16/2019
 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

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY
Kevin Brady 1/8/2020
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
Shelley 1-20-21
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Matthew S. Wineman 2/10/20
 DIRECTOR DATE

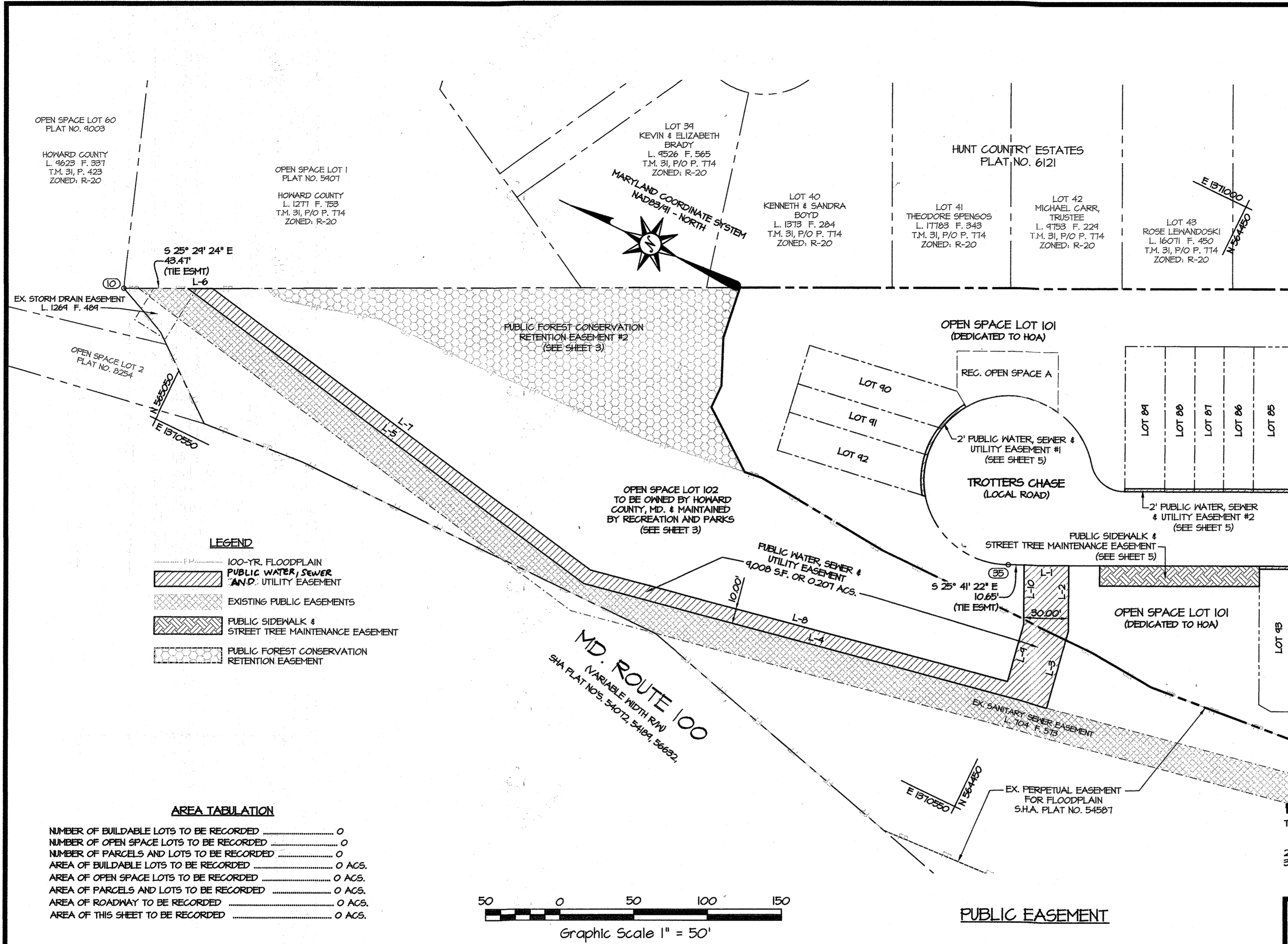
SUBDIVISION PLAT
TROTTER'S KNOLL - SECTION 2
DEEP RUN PROPERTY
 LOTS 85 THRU 100 AND OPEN SPACE LOTS 101 THRU 103
 A SUBDIVISION OF TAX MAP 37, PARCEL 753
 DPZ REFS: ECP-15-020, WP-15-042, WP-15-085, WP-17-040, WP-18-043, SP-17-005, SP-16-002, F-17-027
 ZONED R-5A-8
 TAX MAP 37, BLK 1, PARCEL 753
 1st ELECTION DISTRICT, HOWARD COUNTY, MARYLAND 21043
SHEET 5 OF 6
 SCALE: AS SHOWN DATE: 9/16/2019 DRAWN BY: DDA REVIEW BY: KLE JOB NO: 15368x06

#18-107

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. 9/16/2019
 BY: KENNETH L. EVANS, JR., PROF. L.S. DATE
 MD. REG. NO. 21085 (EXP. DATE 2-13-21)

CALATLANTIC GROUP, INC.
Matthew S. Wineman 9/30/19
 BY: MATTHEW S. WINEMAN, VICE PRESIDENT DATE



COORDINATE TABLE

NO.	NORTHING	EASTING
10	565108.1331	1370619.9675
35	564488.8419	1370712.4784

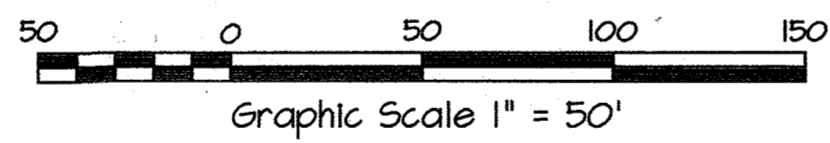
PUBLIC EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L-1	S 25° 41' 22" E	30.00'
L-2	S 64° 20' 23" W	44.12'
L-3	S 74° 50' 33" W	53.91'
L-4	N 10° 54' 33" W	323.48'
L-5	N 10° 44' 16" E	333.60'
L-6	S 25° 29' 24" E	16.89'
L-7	S 10° 44' 16" W	318.07'
L-8	S 10° 54' 33" E	291.64'
L-9	N 74° 50' 33" E	40.22'
L-10	N 64° 20' 23" E	40.02'

- LEGEND**
- 100-YR. FLOODPLAIN
 - PUBLIC WATER, SEWER AND UTILITY EASEMENT
 - EXISTING PUBLIC EASEMENTS
 - PUBLIC SIDEWALK & STREET TREE MAINTENANCE EASEMENT
 - PUBLIC FOREST CONSERVATION RETENTION EASEMENT

AREA TABULATION

NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
NUMBER OF PARCELS AND LOTS TO BE RECORDED	0
AREA OF BUILDABLE LOTS TO BE RECORDED	0 ACS.
AREA OF OPEN SPACE LOTS TO BE RECORDED	0 ACS.
AREA OF PARCELS AND LOTS TO BE RECORDED	0 ACS.
AREA OF ROADWAY TO BE RECORDED	0 ACS.
AREA OF THIS SHEET TO BE RECORDED	0 ACS.



PURPOSE NOTE
 THE PURPOSE OF THIS PLAT IS TO:
 1. SUBDIVIDE TM PARCEL 753 TO CREATE 16 RESIDENTIAL LOTS AND 3 OPEN SPACE LOTS,
 2. DEDICATE PUBLIC ROADWAY RIGHT OF WAY, AND
 3. TO CREATE PUBLIC UTILITY, SIDEWALK, PARKING & STREET TREE MAINTENANCE EASEMENTS.

RECORDED AS PLAT NO. 25359
 ON 2/24/2020 IN THE
 LAND RECORDS OF HOWARD COUNTY, MD.

OWNER/DEVELOPER
 CALATLANTIC 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
Maureen Rossman 1/8/2020
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
John P. Blum 1-20-21
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
John P. Blum 2/5/20
 DIRECTOR DATE

OWNER'S DEDICATION
 CALATLANTIC GROUP, INC. A MARYLAND LIMITED LIABILITY COMPANY, 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 30th DAY OF SEPTEMBER, 2019
 GALATLANTIC GROUP, INC.
Matthew S. Wineman 9/30/19
 BY: MATTHEW S. WINEMAN, VICE PRESIDENT DATE
 WITNESS: *Matthew S. Wineman*

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY DEEP RUN PROPERTY MANAGEMENT, LLC TO CALATLANTIC GROUP, INC. BY DEED DATED SEPTEMBER 6, 2019 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 18874, FOLIO 183, 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, 02-13-2021.

Kenneth L. Evans, Jr. 9/16/2019
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 1st ELECTION DISTRICT, HOWARD COUNTY, MARYLAND 21043
SHEET 6 OF 6
 SCALE: AS SHOWN DATE: 9/16/2019 DRAWN BY: DDA REVIEW BY: KLE JOB NO: 15368x06