

GENERAL NOTES

- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROLS STATIONS NO. 29CA AND NO. 29IC.
- DENOTES IRON PIPE OR REBAR FOUND.
- DENOTES STONE OR CONCRETE MONUMENT FOUND.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER, 2009 BY BENCHMARK ENGINEERING, INC.
- ALL AREAS ARE MORE OR LESS (±).
- DISTANCES SHOWN ON THIS PLAT ARE BASED ON MARYLAND STATE PLANE ZONE, U.S. SURVEY FOOT.
- BRL INDICATES BUILDING RESTRICTION LINE.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERIES LOCATED ON THIS SITE AND THIS SITE IS NOT LOCATED WITHIN AN HISTORIC DISTRICT.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOOD PLAIN, UNLESS APPROVED BY THE MARYLAND DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES.
- STORMWATER EASEMENT SHALL BE PROVIDED FOR THIS PROJECT BASED ON GUIDELINES ESTABLISHED BY THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES I & II AS AMENDED BY THE STORMWATER MANAGEMENT ACT OF 2007.
- THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY BENCHMARK ENGINEERING INC., DATED DECEMBER 2013, HAS BEEN APPROVED UNDER THE SP-14-004.
- THE FOREST STAND DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED DECEMBER 2013, HAS BEEN APPROVED UNDER THE SP-14-004.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE MARS GROUP, DATED MARCH, 2014, AND WAS APPROVED WITH THIS SKETCH PRELIMINARY PLAN. A FEE IN LIEU OF CONSTRUCTION IN THE AMOUNT OF \$18,022.00 WAS PAID WITH THE PRELIMINARY EQUIVALENT SKETCH PLAN TO HOWARD COUNTY, MARYLAND, IN ACCORDANCE WITH A LETTER DATED SEPTEMBER 29, 2014. SEE NOTE #11 FOR ADDITIONAL DETAILS.
- A NOISE STUDY IS NOT REQUIRED FOR THIS DEVELOPMENT.
- THE PROPERTY IS NOT LOCATED IN THE METROPOLITAN DISTRICT.
- WATER AND SEWER ARE SYSTEMS EXCEPT FOR LOTS 16 AND 21-25 WHICH SHALL HAVE PRIVATE WATER AND SEWER BY A SHARED SEWAGE DISPOSAL SYSTEM.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- THIS AREA DESIGNATES A PRIVATE SEWAGE DISPOSAL AREA OF AT LEAST 10,000 SQUARE FEET OR 10,000 SQUARE FEET PER LOT SERVED BY THE SHARED SYSTEM AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THIS PRIVATE SEWAGE DISPOSAL AREA. RECONSTRUCTION OF A MODIFIED SEWAGE DISPOSAL AREA SHALL NOT BE REQUIRED.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES FROM THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS;
 - STRUCTURES (CULVERTS) - CAPABLE OF SUPPORTING 25 TONS (125 LOADS);
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER SURFACE.
- STRUCTURE CLEARANCE - MINIMUM OF 12 FEET.
- MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, GAS, ELECTRIC, TELEPHONE, AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, OVER AND THROUGH LOTS 1 THROUGH 36 AND PARCELS A THRU I, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF AFFORESTED LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER A DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN CASE OF A FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF DEVELOPER OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEEDS OF EASEMENTS AND RECORD THE DEEDS OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY GTA, INC., DATED 5/17/13 AND WAS APPROVED WITH THIS SKETCH PRELIMINARY PLAN. ADDITIONAL GEOTECHNICAL WORK WAS PERFORMED BY GTA, INC., AND IS PROVIDED IN LOTS 1-19.
- A PRESUBMISSION MEETING WAS HELD ON MARCH 10, 2014 AT KAHLER HALL.
- LOTS 1, 4-6, 8, 9, 19, 27 AND 34-36 EXCEED 50,000 SF. IN ACCORDANCE WITH SECTION 104.0(e)(1)(c) OF THE ZONING REGULATIONS, LOTS CAN EXCEED 50,000 SF BUT MUST STAY UNDER 50,000 SF IF IT IS NECESSARY TO PROVIDE SWM, SEPTIC RESERVE AREA, AND WELLS ON THE LOTS. A DETAILED JUSTIFICATION HAS BEEN PROVIDED TO THE DEPARTMENT OF PLANNING AND ZONING FOR WHY EACH OF THESE LOTS EXCEEDS 50,000 SQUARE FEET. THE HOWARD COUNTY HEALTH DEPARTMENT HAS APPROVED THE LOTS BEING OVER 50,000 SF IN A MEMO DATED OCTOBER 2014.
- NO PUBLIC ROAD CONNECTIONS PROPOSED TO CARROLL-ZIEGLER PROPERTY, PARCEL "E" BECAUSE OF THE PUBLIC ROAD FRONTAGE PROVIDED TO PARCEL "E" BY WHITEBROOK LANE. ALL OTHER ADJOINING PARCELS ARE EITHER ENCLOSED BY A PRESERVATION EASEMENT OR FULLY DEVELOPED.
- THE DEPARTMENT OF PLANNING AND ZONING HAS DETERMINED THAT THE ENVIRONMENTAL DISTURBANCE ASSOCIATED WITH THE EXTENSION OF PUDDING LANE INTO THE SITE IS NECESSARY IN ORDER TO PROVIDE ACCESS TO THE SITE IN ACCORDANCE WITH SECTION 6.1.1(b) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE TURN IN THE ROADWAY AND THE USE OF STANDARD CURB AND GUTTER ARE INTENDED TO MINIMIZE THE ENVIRONMENTAL IMPACT. THE ENVIRONMENTAL DISTURBANCE ASSOCIATED WITH THE CONSTRUCTION OF REYNOLDS COURT HAS BEEN APPROVED UNDER WP-14-119.
- THE PREVIOUS DPZ FILES FOR THIS SITE ARE: F-06-228, WP-06-068, SP-06-019, RE-06-10, WP-07-038, F-07-022, F-07-022, F-07-185, WP-08-122, EOP-14-046, WP-14-119, SP-14-004, WP-19-032.
- WP-14-119 WAS APPROVED SEPTEMBER 4, 2014. AS AN ALTERNATIVE COMPLIANCE TO SECTION 16.115(c)(2) WHICH DISALLOWS DISTURBANCE WITHIN THE FLOODPLAINS, SECTION 16.115(c)(2) WHICH CONTROLS DISTURBANCE WITHIN ENVIRONMENTAL BUFFERS, SECTION 16.1205(a)(7)(A) REGARDING RETENTION OF SPECIMEN TREES, RESIDENTIAL LOTS MUST BE AT LEAST 50 FEET FROM AGRICULTURAL PRESERVATION EASEMENTS. THE WAGER WAS APPROVED SUBJECT TO THE FOLLOWS: COMPLIANCE TO THE ENVIRONMENTAL AREAS SHALL BE LIMITED TO THAT WHICH REQUIRE FOR ROADWAY CONSTRUCTION, AND SHALL BE A BOTTOMLESS ARCH CULVERT. THE APPLICANT SHALL OBTAIN MARYLAND DEPARTMENT OF THE ENVIRONMENT PERMITTING AND REFERENCE PERMIT NUMBER ON THE PLAN SUBMISSION. APPROVAL TO REMOVE SPECIMEN TREES IS LIMITED TO TREES #5, 6, 7, 8, 11 AND 15, AND SIX MITIGATION TREES #1-4 CALIPER BEING PROVIDED AND BONDED WITH THE LANDSCAPING.
- THE MODERATE INCOME HOUSING UNIT REQUIREMENT (COUNCIL BILL 35-2013) SHALL BE FULFILLED BY PAYMENT OF A FEE-IN-LIEU IN AN AMOUNT THAT IS TO BE CALCULATED BY THE DEPARTMENT OF INSPECTIONS LICENSES AND USER FEES AT THE TIME THE PERMIT IS ISSUED. THE FEE SHALL BE PAID, FOR LOTS/RESIDENTIAL UNITS 1 THROUGH 36 AND PARCEL "D" WITHIN THIS SUBDIVISION, AT THE TIME OF BUILDING PERMIT ISSUANCE. A MIHU AGREEMENT HAS BEEN RECORDED AMONG LAND RECORDS OF HOWARD COUNTY, MARYLAND, DATED OCTOBER 2021.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PRESERVATION OF THE EXISTING PERIMETER VEGETATION RETENTION.
- THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 10/6/2013 COMPREHENSIVE ZONING PLAN.
- THIS SUBDIVISION COMPLIES WITH THE REQUIREMENTS OF SECTION 16.200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION VIA THE ON-SITE RETENTION OF 34.93 ACRES OF FOREST WITHIN A FOREST CONSERVATION EASEMENT AND BY THE ON-SITE REFORESTATION OF 2.12 ACRES. 4.34 ACRES OF REFORESTATION IS SHOWN ON PLAN SHEET 4B-06-228 AND 0.61 ACRES ON PLAN SHEET 5A-SURETY FOR 2.13 ACRES OF REFORESTATION, IN THE AMOUNT OF \$46,174.00, MUST BE POSTED WITH THE DPW DEVELOPER'S AGREEMENT.
- LANDSCAPING IS PROVIDED WITH A CERTIFIED LANDSCAPE PLAN IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL POSTING OF SURETY FOR REQUIRED LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE LANDSCAPE MANUAL IN THE AMOUNT OF \$14,400 FOR 36 SHADE TREES AND 12 MITIGATION PLANTINGS. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT.
- THE MARYLAND DEPARTMENT OF THE ENVIRONMENT HAS APPROVED A VARIANCE TO ALLOW THE SEPTIC DISPOSAL AREAS ON LOTS 26, 27, 28, 33 AND 34, AND PRESERVATION PARCEL D TO BE UPGRADED TO WELLS ON LOTS 17, 25, 27, 33-35 AND PARCEL A4 AT 10410 QUEENSWAY DRIVE. AS A CONDITION OF THE APPROVAL FOR THE LOCATIONS OF THE SEPTIC SYSTEMS AND WELLS, AS SHOWN ON THIS PLAN, THE INITIAL AND ALL REPLACEMENT WELLS ON LOTS 17, 26, 27, AND 33-35 WILL REQUIRE STEEL CASINGS TO BE INSTALLED TO 50' OR 10' INTO COMPLETE BEDROCK. WELLS DEEPER THAN 50' SHALL BE INSTALLED TO 100' INTO COMPLETE BEDROCK. BEST AVAILABLE TECHNOLOGIES (BAT) TO TREAT SEPTIC EFFLUENT, AND THE SEPTIC SYSTEMS ON LOTS 26, 27, 33 AND 34 SHALL BE LOW PRESSURE DOSE SYSTEMS.
- A GROUNDWATER APPROPRIATIONS PERMIT MUST BE ISSUED BY MARYLAND DEPARTMENT OF THE ENVIRONMENT PRIOR TO HEALTH DEPARTMENT ISSUANCE OF WELL PERMITS. MDE GROUNDWATER APPROPRIATIONS PERMIT NUMBER H020186004.
- THIS PROPERTY IS DESIGNATED A TIER III PROPERTY PER THE SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT OF 2012, MAP 6-3, AS APPROVED BY THE HOWARD COUNTY COUNCIL AS PART OF PLAN HOWARD 2030. BY BEING DESIGNATED TIER III THIS PROPERTY IS IN COMPLIANCE WITH SB 236.
- SWM DEVICES ARE SUBJECT TO THE RESTRICTIONS AND REQUIREMENTS OF A RECORDED DECLARATION OF COVENANT.



MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
4	56,726 SF	2,300 SF	54,426 SF
5	55,313 SF	4,024 SF	51,289 SF
9	63,643 SF	11,548 SF	52,095 SF

BENCHMARKS NAD'83 HORIZONTAL

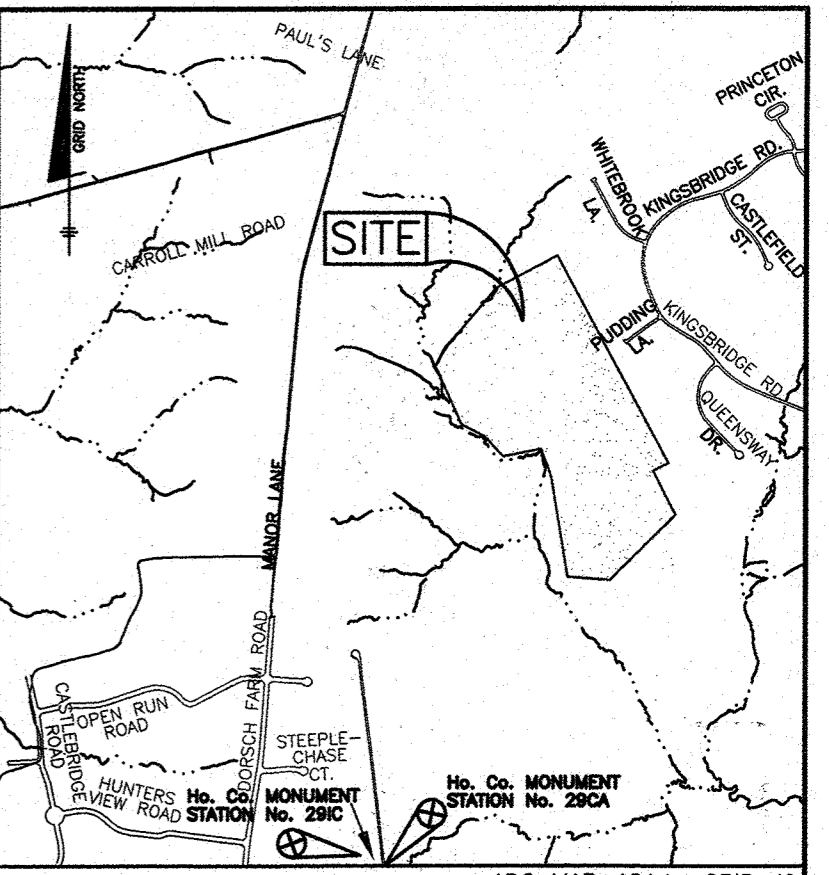
HO. CO. #29CA	HO. CO. #29IC
3/4" REBAR	STAMPED ALUMINUM
WITH CAP	DISK SET ON 3/4"
N 5744526.138'	IRON ROD
E 1343533.820'	N 572323.559'
ELEV.=423.53	E 1344112.295'
	ELEV.=468.79

BENCHMARK ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PINE SUITE 315
 ELLICOTT CITY, MD 21043
 (P) 410-465-6105 (F) 410-465-6844
 WWW.BE-CIVLENGINEERING.COM

DEVELOPER:
 TOLL BROTHERS, INC.
 7184 COLUMBIA GATEWAY DR.
 STE. 230
 COLUMBIA, MD 21046
 c/o MR. JEFF DISCOLL
 DIRECTOR OF LAND DEVELOPMENT

TRAVERSE COORDINATES (NAD'83)

POINT #	NORTHING	EASTING
18	578117.1499	1346546.0551
19	578625.3426	1346356.5172
100	580667.9652	1345177.2899
103	580098.9769	1344414.0370



VICINITY MAP
 SCALE: 1" = 2000'
 ADC MAP 4814 GRID J9

DENSITY EXCHANGE CHART

RECEIVING PARCEL INFORMATION	TAX MAP 23, GRID 23, PARCEL
148	148
TOTAL AREA OF SUBDIVISION	97.74 ACRES
DENSITY UNITS ALLOWED BY RIGHT	97.74 / 4.25 = 22 D.U.
MAXIMUM DEO UNITS ALLOWED	97.74 / 2 = 47 D.U.
NUMBER OF UNITS PROPOSED	37 (36 LOTS AND 1 BUILDABLE PRESERVATION PARCEL)
CEO DENSITY UNITS TO BE RECEIVED FROM SENDING PARCELS	15
SENDING PARCEL #1 INFORMATION	MATTINGLY PROPERTY TAX MAP 23, GRID 23, PARCEL 112
CEO DENSITY UNITS TO BE RECEIVED FROM SENDING PARCEL #1	2
SENDING PARCEL #2 INFORMATION	CARROLL-ZIEGLER PROPERTY TAX MAP 23, GRID 23, PARCEL 148
CEO DENSITY UNITS TO BE RECEIVED FROM SENDING PARCEL #2	2
SENDING PARCEL #3 INFORMATION	ZITZMAN PROPERTY TAX MAP 18, GRID 8, PARCEL 113
CEO DENSITY UNITS TO BE RECEIVED FROM SENDING PARCEL #3	1
SENDING PARCEL #4 INFORMATION	PATAPSCO FALLS, LOT 2, AND HARRISON FOREST, SECTION ONE, LOT 7, TAX MAP 3, GRID 14, PARCELS 6 & 10
CEO DENSITY UNITS TO BE RECEIVED FROM SENDING PARCEL #4	4
SENDING PARCEL #5 INFORMATION	LAWSON PROPERTY TAX MAP 20, GRID 3, PARCEL 29
CEO DENSITY UNITS TO BE RECEIVED FROM SENDING PARCEL #5	1
SENDING PARCEL #6 INFORMATION	DONNA L. SHAPIRO PROPERTY TAX MAP 12, GRID 5, PARCEL 9
CEO DENSITY UNITS TO BE RECEIVED FROM SENDING PARCEL #6	1
SENDING PARCEL #7 INFORMATION	SHARP PROPERTY TAX MAP 20, GRID 03, PARCEL 005
CEO DENSITY UNITS TO BE RECEIVED FROM SENDING PARCEL #7	4

MAXIMUM DENSITY UNITS ALLOWED AS FOLLOWS:
 TOTAL TRACT AREA (97.74 ac.)
 FLOODPLAIN AREA (-3.36 ac.)
 STEEP SLOPES AREA (-0.49 ac.)
 STEEP SLOPES IN FLOODPLAIN (+0.00 ac.)
 NET TRACT AREA = 93.89 ac.
 93.89 / 2.56 = 36.67 UNITS

LEGEND

LIMIT OF SUBMISSION	---
WETLAND LINE TAG	WI
WETLAND LIMITS	---
WETLAND BUFFER	---
FLOODPLAIN LINE TAG	FP1
PUBLIC FOREST CONSERVATION EASEMENT	---
SEWAGE DISPOSAL AREA	---
PUBLIC 100-YEAR FLOODPLAIN & UTILITY EASEMENT	---
WETLAND AREA	---
TRAVERSE	---
BOUNDARY AND RIGHT OF WAY COORDINATE POINT TAG	(200)
RIGHT OF WAY LINE TAG	(LT)
PUBLIC TREE MAINTENANCE & UTILITY EASEMENT	---
PUBLIC DRAINAGE & UTILITY EASEMENT	---
PUBLIC STORM DRAIN & UTILITY EASEMENT	---
FLOODPLAIN ELEVATION STREAM BANK BUFFER	SB
PUBLIC DRAINAGE & UTILITY EASEMENT	---
PUBLIC SEWER & UTILITY EASEMENT	---

SHEET INDEX

NO.	TITLE
1	COVER SHEET
2-4	PLAT SHEETS
5	LINE AND POINT TABLES

AREA TABULATION CHART THIS SUBMISSIONS

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	36
BUILDABLE PRES. PARCEL	1
NON-BUILDABLE PRES. PARCEL	8
OPEN SPACE	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	41.97 AC±
BUILDABLE PRES. PARCEL	3.35 AC ±
NON-BUILDABLE PRES. PARCEL	47.99 AC±
OPEN SPACE	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	4.43 AC±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	97.74 AC±

APPROVED: FOR PRIVATE WELL AND SEPTIC SYSTEMS FOR LOTS 1-15, 17-20, 26-36 AND PRESERVATION PARCEL 'D' FOR PRIVATE WELL AND SHARED COMMUNITY SEWER SYSTEMS FOR LOTS 16 AND 21-25. HOWARD COUNTY HEALTH DEPARTMENT.

Howard County Health Officer 5/12/21

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chief, Development Engineering Division 5/14/21

APPROVED: DONALD A. MASON, PROFESSIONAL LAND SURVEYOR MD NO. 21320 FOR BENCHMARK ENGINEERING, INC. MD NO. 351

Donald A. Mason 12-23-2020

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION 1-7-2023 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND CONVEYED BY SOPHIE A. ZIEGLER, JESSICA ZIEGLER, CATHERINE MARIE LUCEY, AND SOPHIE A. ZIEGLER, NATALIE C. ZIEGLER AND JONATHAN IAN SCHWARTZ, AS TRUSTEES OF THE REED E. ZIEGLER SCHWARTZ TRUST 2002, AND SOPHIE A. ZIEGLER, NATALIE C. ZIEGLER AND JONATHAN IAN SCHWARTZ, AS TRUSTEES OF THE SIMON RAY ZIEGLER SCHWARTZ TRUST 2002, TO TOLL MID-ATLANTIC LP COMPANY, INC., BY DEED DATED THE SIXTH OF NOVEMBER, 2020, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 20039, AT FOLIO 212, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

OWNER'S CERTIFICATE

"TOLL MID-ATLANTIC LP COMPANY, INC., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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-WAY, WITNESS MY HAND THIS DAY OF DECEMBER, 2020."

John Harris 12/21
 JOHN HARRIS, SENIOR VICE PRESIDENT
 TOLL MID-ATLANTIC LP COMPANY, INC.

Amy Budasell 12/21
 WITNESS

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

Donald A. Mason 12-23-2020
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

John Harris 12/21
 JOHN HARRIS, SENIOR VICE PRESIDENT
 TOLL MID-ATLANTIC LP COMPANY, INC.

PURPOSE STATEMENT:
 THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE CARROLL ZIEGLER PROPERTY NON-BUILDABLE BULK PARCEL K, AS SHOWN ON PLAT NOS. 19791 INTO KINGS FOREST LOTS 1-36, BUILDABLE PARCEL D AND NON-BUILDABLE PARCEL A, B, C AND E THRU I.

MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTIONS TRACKING

Total Number of Lots/Units Proposed	37
Number of MIHU Required	4
Number of MIHU Provided Onsite (except from APFO allocations)	0
Number of APFO Allocations Required (remaining lots/units)	37

THE MODERATE INCOME HOUSING UNIT REQUIREMENT FOR LOTS/RESIDENTIAL UNITS 1 THROUGH 36 AND PARCEL 'D' SHALL BE FULFILLED BY PAYMENT OF A FEE-IN-LIEU OF CONSTRUCTION AT THE TIME OF BUILDING PERMIT APPLICATION.

John Harris 12/21
 DATE

RECORDED AS PLAT NO. 25764 ON 12/22/2021 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

KINGS FOREST
 LOTS 1-36, BUILDABLE PRESERVATION PARCEL D AND NON-BUILDABLE PRESERVATION PARCELS A, B, C, AND E THRU I

A RESUBDIVISION OF CARROLL-ZIEGLER PROPERTY NON-BUILDABLE BULK PARCEL K PREVIOUSLY RECORDED AS PLAT NO 19791

2ND ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TAX MAP: 23
 GRID: 23
 PARCEL: 148
 ZONED: RC-DEO

SCALE: AS SHOWN
 DATE: DECEMBER, 2020
 SHEET: 1 OF 5

LEGEND

- LIMIT OF SUBMISSION
WETLAND LINE TAG
WETLAND LIMITS
WETLAND BUFFER
FLOODPLAIN LINE TAG
PUBLIC FOREST CONSERVATION EASEMENT
SEWAGE DISPOSAL AREA
PUBLIC 100-YEAR FLOODPLAIN & UTILITY EASEMENT
WETLAND AREA
TRAVERSE
BOUNDARY AND RIGHT OF WAY COORDINATE POINT TAG
RIGHT OF WAY LINE TAG
PUBLIC TREE MAINTENANCE & UTILITY EASEMENT
PUBLIC DRAINAGE & UTILITY EASEMENT
PUBLIC STORM DRAIN & UTILITY EASEMENT
FLOODPLAIN ELEVATION STREAM BANK BUFFER
PRIVATE DRAINAGE & UTILITY EASEMENT
PUBLIC SEWER & UTILITY EASEMENT

BENCHMARK

ENGINEERS LAND SURVEYORS PLANNERS

ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE AND SUITE 315 A ELLICOTT CITY, MARYLAND 21043
(P) 410-465-8105 (F) 410-465-6644
WWW.BEI-CIVILENGINEERING.COM

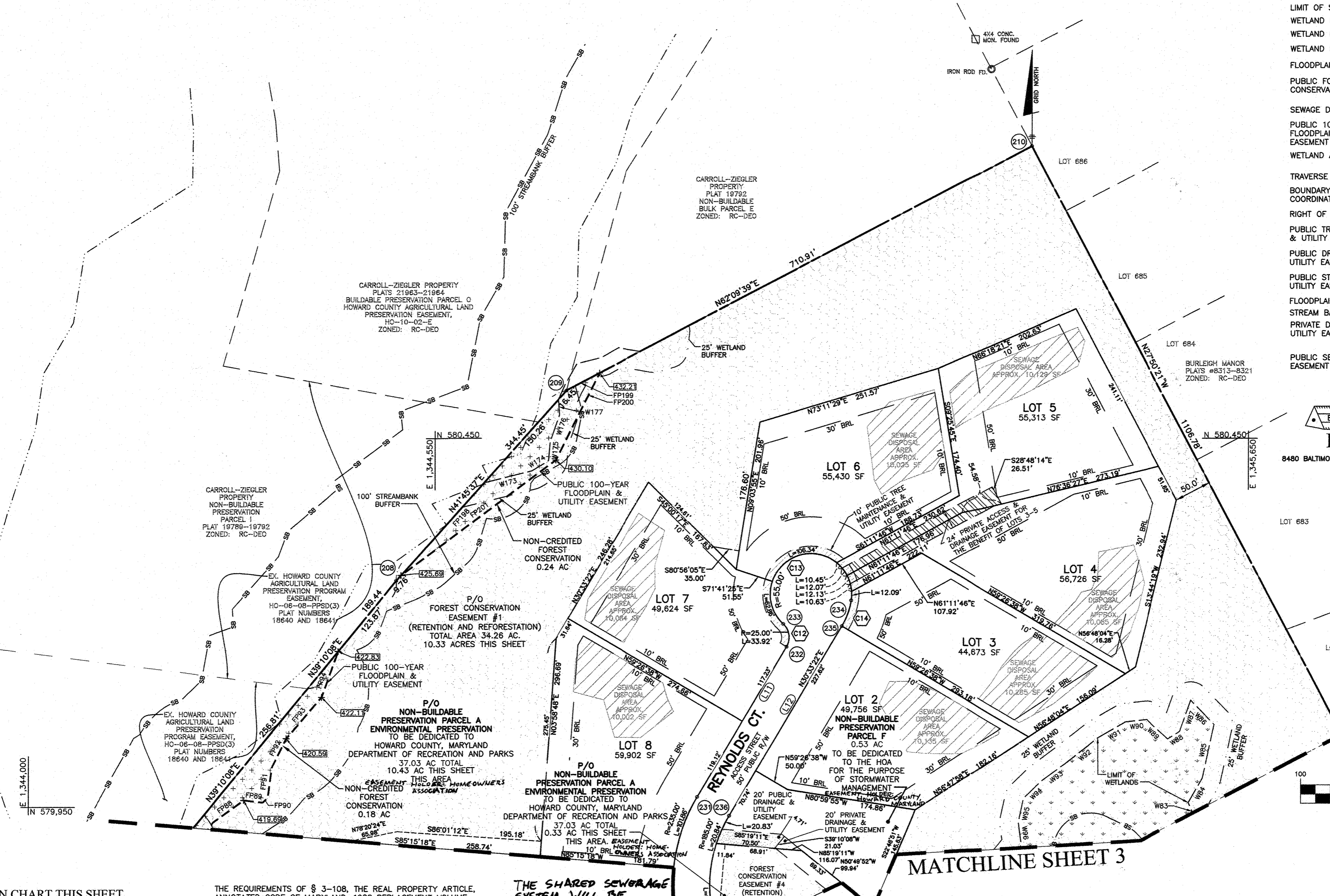
FOR LINE AND CURVE TABLE SEE SHEET NO. 5

PLAN VIEW

SCALE: 1" = 100'



(IN FEET)
1 inch = 100 feet



AREA TABULATION CHART THIS SHEET

Table with 2 columns: Description and Value. Includes rows for total number of lots, area of lots, and area of roadway.

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

Donald A. Mason 12-23-2020

DONALD A. MASON
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

John Harris 1/7/21
JOHN HARRIS, SENIOR VICE PRESIDENT
TOLL MID-ATLANTIC LP COMPANY, INC.

THE SHARED SEWERAGE SYSTEM WILL BE AVAILABLE TO LOTS 16 AND 21-25. PLANS FOR THE FACILITY INCLUDING ANY NECESSARY POINT OF DISCHARGE HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT.

John Harris 4-30-21
JOHN HARRIS, SENIOR VICE PRESIDENT
TOLL MID-ATLANTIC LP COMPANY, INC.

ENGINEER: BENCHMARK ENGINEERING, INC. SUITE 315 8480 BALTIMORE NATIONAL PIKE ELLICOTT CITY, MARYLAND 21043 410-465-8105
DEVELOPER: MR. JEFF DRISCOLL DIRECTOR OF LAND DEVELOPMENT TOLL BROTHERS 7164 COLUMBIA GATEWAY DRIVE, SUITE 230, COLUMBIA, MD 21046

THE MODERATE INCOME HOUSING UNIT REQUIREMENT FOR LOTS/RESIDENTIAL UNITS 1 THROUGH 36 AND PARCEL 'D' SHALL BE FULFILLED BY PAYMENT OF A FEE-IN-LIEU OF CONSTRUCTION AT THE TIME OF BUILDING PERMIT APPLICATION.

PURPOSE STATEMENT: THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE CARROLL-ZIEGLER PROPERTY NON-BUILDABLE BULK PARCEL K, AS SHOWN ON PLAT Nos. 19791 INTO KINGS FOREST LOTS 1-36, BUILDABLE PARCEL D AND NON-BUILDABLE PARCELS A, B, C AND E THRU I.

APPROVED: FOR PRIVATE WELL AND SEPTIC SYSTEMS FOR LOTS 1-15, 17-20, 26-36 AND PRESERVATION PARCEL 'D' FOR PRIVATE WELL AND SHARED COMMUNITY SEWER SYSTEMS FOR LOTS 16 AND 21-25. HOWARD COUNTY HEALTH DEPARTMENT.

Howard County Health Officer signature and date 5/2/21

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chief Development Engineering Division signature and date 5/14/21

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION 1-7-2023 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND CONVEYED BY SOPHIE A. ZIEGLER, JESSICA ZIEGLER, CATHERINE MARIE LUCEY, AND SOPHIE A. ZIEGLER, NATALIE C. ZIEGLER AND JONATHAN IAN SCHWARTZ, AS TRUSTEES OF THE REED E. ZIEGLER SCHWARTZ TRUST 2002, AND SOPHIE A. ZIEGLER, NATALIE C. ZIEGLER AND JONATHAN IAN SCHWARTZ, AS TRUSTEES OF THE SIMON RAY ZIEGLER SCHWARTZ TRUST 2002, TO TOLL MID-ATLANTIC LP COMPANY, INC., BY DEED DATED THE SIXTH OF NOVEMBER, 2020, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 20039 AT FOLIO 212 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 12-23-2020
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MD NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD NO. 351

OWNER'S CERTIFICATE

TOLL MID-ATLANTIC LP COMPANY, INC., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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-WAY, WITNESS MY HAND THIS DAY OF DECEMBER, 2020.

John Harris 1/7/21
JOHN HARRIS, SENIOR VICE PRESIDENT
TOLL MID-ATLANTIC LP COMPANY, INC.
Witness: Amy Budasiewicz 1/7/21

RECORDED AS PLAT NO. 25765 ON 1/22/2021 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

KINGS FOREST

LOTS 1-36, BUILDABLE PRESERVATION PARCEL D AND NON-BUILDABLE PRESERVATION PARCELS A, B, C, AND E THRU I.

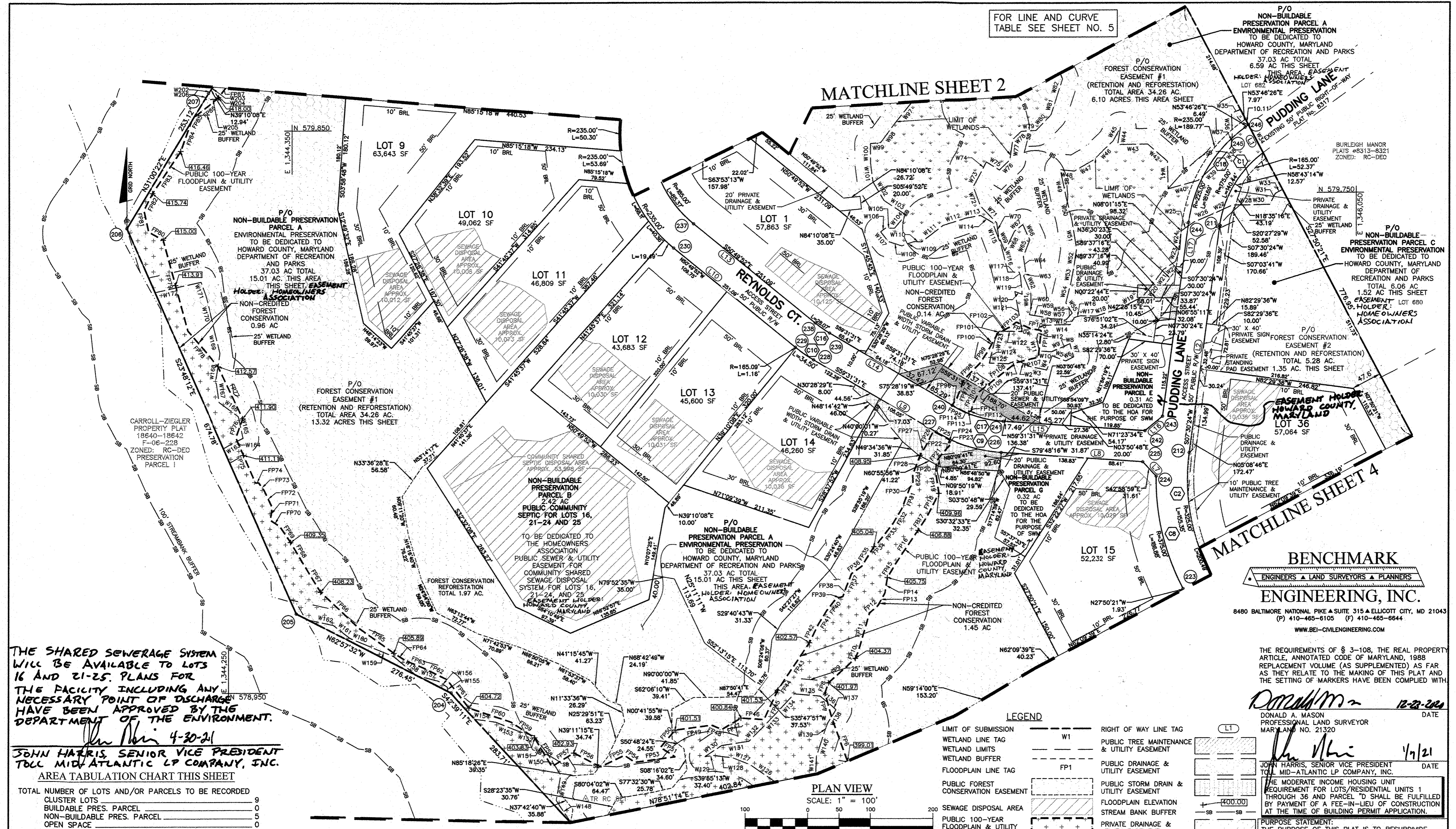
A RESUBDIVISION OF CARROLL-ZIEGLER PROPERTY NON-BUILDABLE BULK PARCEL K PREVIOUSLY RECORDED AS PLAT NO 19791

2ND ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 23
GRID: 23
PARCEL: 148
ZONED: RC-DEO
SCALE: AS SHOWN
DATE: DECEMBER, 2020
SHEET: 2 OF 5

FOR LINE AND CURVE TABLE SEE SHEET NO. 5

MATCHLINE SHEET 2

MATCHLINE SHEET 4



THE SHARED SEWERAGE SYSTEM WILL BE AVAILABLE TO LOTS 16 AND 21-25. PLANS FOR THE FACILITY INCLUDING ANY NECESSARY POINT OF DISCHARGE HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT.

JOHN HARRIS, SENIOR VICE PRESIDENT TOLL MID-ATLANTIC LP COMPANY, INC.

AREA TABULATION CHART THIS SHEET table with columns for lot types and areas.

APPROVED: FOR PRIVATE WELL AND SEPTIC SYSTEMS FOR LOTS 1-15, 17-20, 26-36 AND PRESERVATION PARCEL 'D' FOR PRIVATE WELL AND SHARED COMMUNITY SEWER SYSTEMS FOR LOTS 16 AND 21-25. HOWARD COUNTY HEALTH DEPARTMENT.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

SURVEYOR'S CERTIFICATE: I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND...

OWNER'S CERTIFICATE: TOLL MID-ATLANTIC LP COMPANY, INC., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING...

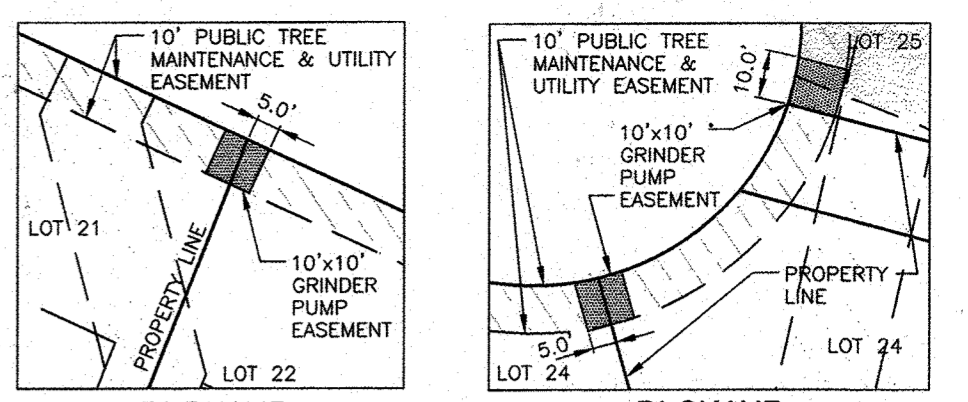
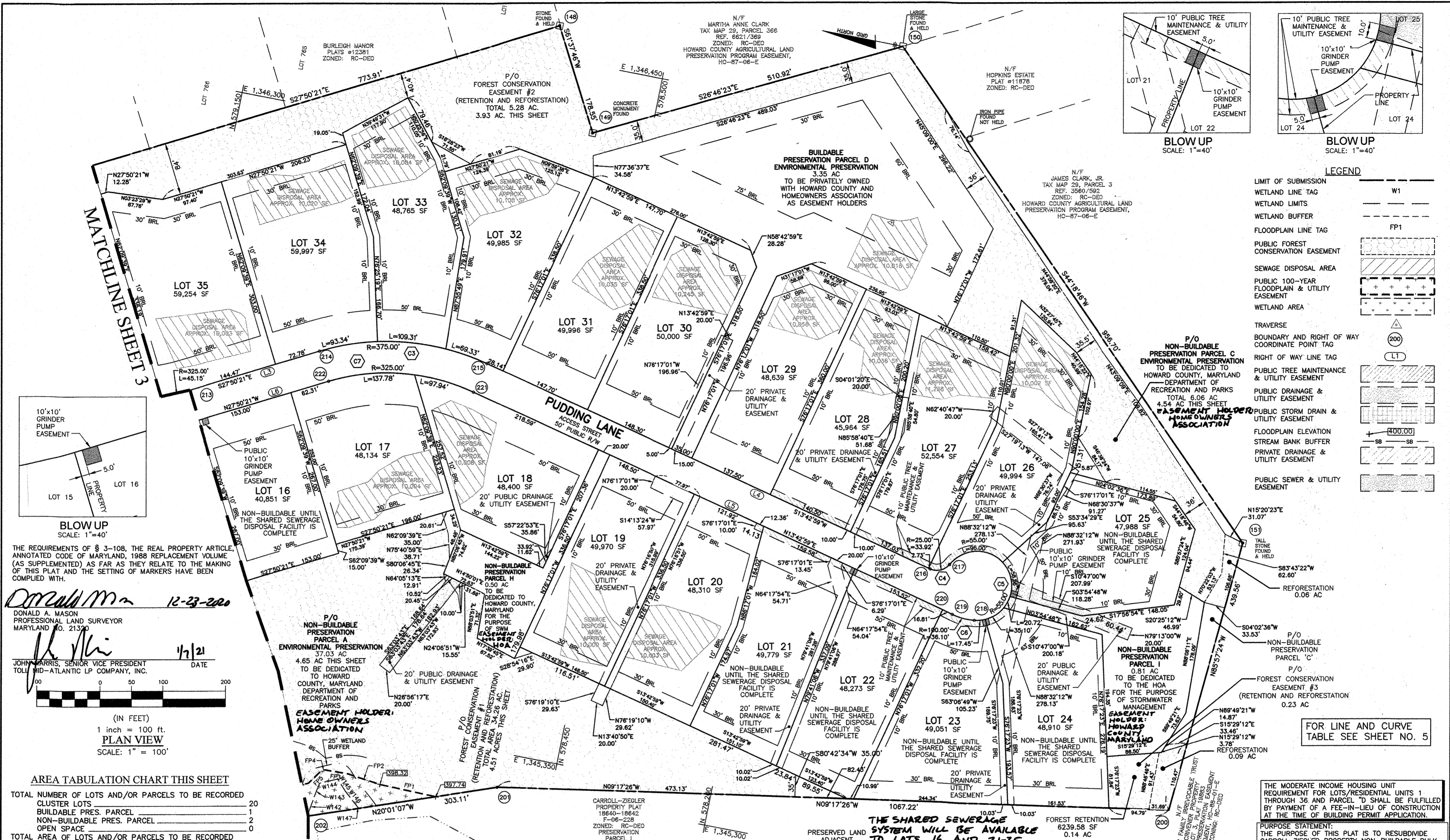
BENCHMARK ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE & SUITE 315 ELLICOTT CITY, MD 21043

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

LEGEND: LIMIT OF SUBMISSION, WETLAND LINE TAG, WETLAND LIMITS, FLOODPLAIN LINE TAG, PUBLIC FOREST CONSERVATION EASEMENT, SEWAGE DISPOSAL AREA, PUBLIC 100-YEAR FLOODPLAIN & UTILITY EASEMENT, WETLAND AREA, TRAVERSE, BOUNDARY AND RIGHT OF WAY COORDINATE POINT TAG.

RECORDED AS PLAT NO. 25704 ON 1/12/21 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

KINGS FOREST LOTS 1-36, BUILDABLE PRESERVATION PARCEL D AND NON-BUILDABLE PRESERVATION PARCELS A, B, C, AND E THRU I. A RESUBDIVISION OF CARROLL-ZIEGLER PROPERTY NON-BUILDABLE BULK PARCEL K PREVIOUSLY RECORDED AS PLAT NO 19791

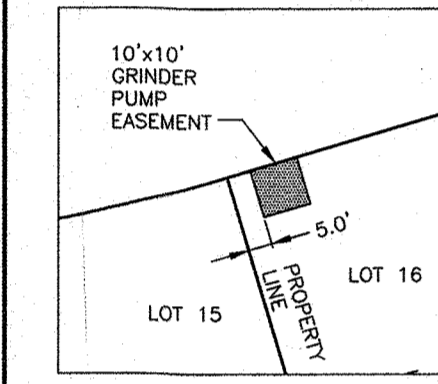


BLOW UP
SCALE: 1"=40'

BLOW UP
SCALE: 1"=40'

LEGEND

LIMIT OF SUBMISSION	W1
WETLAND LINE TAG	---
WETLAND LIMITS	---
WETLAND BUFFER	---
FLOODPLAIN LINE TAG	FP1
PUBLIC FOREST CONSERVATION EASEMENT	---
SEWAGE DISPOSAL AREA	---
PUBLIC 100-YEAR FLOODPLAIN & UTILITY EASEMENT	---
WETLAND AREA	---
TRAVERSE	△
BOUNDARY AND RIGHT OF WAY COORDINATE POINT TAG	(200)
RIGHT OF WAY LINE TAG	(L1)
PUBLIC TREE MAINTENANCE & UTILITY EASEMENT	---
PUBLIC DRAINAGE & UTILITY EASEMENT	---
PUBLIC STORM DRAIN & UTILITY EASEMENT	---
FLOODPLAIN ELEVATION	+
STREAM BANK BUFFER	SB
PRIVATE DRAINAGE & UTILITY EASEMENT	---
PUBLIC SEWER & UTILITY EASEMENT	---



BLOW UP
SCALE: 1"=40'

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

Donald Mason 12-23-2020
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320
John Harris 1/7/21
JOHN HARRIS, SENIOR VICE PRESIDENT
TOLL MID-ATLANTIC LP COMPANY, INC.

(IN FEET)
1 inch = 100 ft.
PLAN VIEW
SCALE: 1" = 100'

AREA TABULATION CHART THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	20
CLUSTER LOTS	0
BUILDABLE PRES. PARCEL	1
NON-BUILDABLE PRES. PARCEL	2
OPEN SPACE	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
CLUSTER LOTS	22.85 AC±
BUILDABLE PRES. PARCEL	3.35 AC±
NON-BUILDABLE PRES. PARCEL	10.52 AC±
OPEN SPACE	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	1.69 AC±
TOTAL AREA THIS SHEET TO BE RECORDED	38.41 AC±

ENGINEER:
BENCHMARK ENGINEERING, INC.
SUITE 315
8480 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21043
410-465-6105

DEVELOPER:
MR. JEFF DRISCOLL
DIRECTOR OF LAND DEVELOPMENT
TOLL BROTHERS
7164 COLUMBIA GATEWAY DRIVE,
SUITE 230, COLUMBIA, MD 21046

APPROVED: FOR PRIVATE WELL AND SEPTIC SYSTEMS FOR LOTS 1-15, 17-20, 26-36 AND PRESERVATION PARCEL 'D' FOR PRIVATE WELL AND SHARED COMMUNITY SEWER SYSTEMS FOR LOTS 16 AND 21-25. HOWARD COUNTY HEALTH DEPARTMENT.

Howard County Health Officer 5/3/21
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chief Development Engineer 5/14/21
CHIEF DEVELOPMENT ENGINEERING DIVISION
Director 6/16/21
DIRECTOR

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION 1-7-2023 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND CONVEYED BY SOPHIE A. ZIEGLER, JESSICA ZIEGLER, CATHERINE MARIE LUCEY, AND SOPHIE A. ZIEGLER, NATALIE C. ZIEGLER AND JONATHAN IAN SCHWARTZ, AS TRUSTEES OF THE REED E. ZIEGLER SCHWARTZ TRUST 2002, AND SOPHIE A. ZIEGLER, NATALIE C. ZIEGLER AND JONATHAN IAN SCHWARTZ, AS TRUSTEES OF THE SIMON RAY ZIEGLER SCHWARTZ TRUST 2002, TO TOLL MID-ATLANTIC LP COMPANY, INC., BY DEED DATED THE SIXTH OF NOVEMBER, 2020, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 20039 AT FOLIO 212 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 12-23-2020
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MD NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD NO. 351

OWNER'S CERTIFICATE
"TOLL MID-ATLANTIC LP COMPANY, INC., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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-WAY, WITNESS MY HAND THIS DAY OF DECEMBER, 2020."

John Harris 1/7/21
JOHN HARRIS, SENIOR VICE PRESIDENT
TOLL MID-ATLANTIC LP COMPANY, INC.
Amy Sudsall 1/7/21
WITNESS

THE SHARED SEWERAGE SYSTEM WILL BE AVAILABLE TO LOTS 16 AND 21-25. PLANS FOR THE FACILITY INCLUDING ANY NECESSARY POINT OF DISCHARGE HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT.
John Harris 4-30-21
JOHN HARRIS, SENIOR VICE PRESIDENT
TOLL MID-ATLANTIC LP COMPANY, INC.

THE MODERATE INCOME HOUSING UNIT REQUIREMENT FOR LOTS/RESIDENTIAL UNITS 1 THROUGH 36 AND PARCEL 'D' SHALL BE FILLED BY PAYMENT OF A FEE-IN-LIEU OF CONSTRUCTION AT THE TIME OF BUILDING PERMIT APPLICATION.

PURPOSE STATEMENT:
THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE CARROLL-ZIEGLER PROPERTY NON-BUILDABLE BULK PARCEL K, AS SHOWN ON PLAT Nos. 19791 INTO KINGS FOREST LOTS 1-36, BUILDABLE PARCEL D AND NON-BUILDABLE PARCEL A, B, C AND E THRU I.

RECORDED AS PLAT NO. 25767 ON 6/23/21 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

KINGS FOREST
LOTS 1-36, BUILDABLE PRESERVATION PARCEL D AND NON-BUILDABLE PRESERVATION PARCELS A, B, C, AND E THRU I
A RESUBDIVISION OF CARROLL-ZIEGLER PROPERTY NON-BUILDABLE BULK PARCEL K PREVIOUSLY RECORDED AS PLAT NO 19791
2ND ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 23
GRID: 23
PARCEL: 148
ZONED: RC-DEO
SCALE: AS SHOWN
DATE: DECEMBER, 2020
SHEET: 4 OF 5

RIGHT-OF-WAY CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	175.00'	140.44'	45°58'47"	74.25'	N30°29'47"E	136.70'
C2	325.00'	200.49'	35°20'45"	103.55'	N10°09'59"W	197.33'
C3	375.00'	271.98'	41°33'20"	142.28'	N07°03'41"W	266.06'
C4	25.00'	33.92'	77°43'52"	20.15'	N25°08'57"W	31.37'
C5	55.00'	227.83'	237°20'29"	100.58'	N54°39'21"E	96.51'
C6	100.00'	36.10'	20°41'04"	18.25'	S03°22'27"W	35.91'
C7	325.00'	235.72'	41°33'20"	123.31'	S07°03'41"E	230.58'
C8	375.00'	186.88'	28°33'10"	95.42'	S13°33'46"E	184.95'
C9	235.00'	109.22'	26°37'41"	55.61'	S72°50'21"E	108.23'
C10	235.00'	35.66'	8°41'38"	17.86'	S55°10'41"E	35.62'
C11	235.00'	333.81'	81°23'14"	202.09'	S10°08'15"E	306.45'
C12	25.00'	33.92'	77°43'51"	20.15'	S08°18'35"E	31.37'
C13	55.00'	226.57'	236°01'52"	103.37'	S70°50'26"W	97.11'
C14	100.00'	37.36'	21°24'18"	18.90'	N19°51'12"E	37.14'
C15	185.00'	262.79'	81°23'14"	159.09'	N10°08'15"W	241.25'
C16	185.00'	28.07'	8°41'38"	14.06'	N55°10'41"W	28.04'
C17	185.00'	85.98'	26°37'41"	43.78'	N72°50'21"W	85.21'
C18	225.00'	181.69'	46°16'03"	96.13'	S30°38'25"W	176.80'

RIGHT-OF-WAY COORDINATES (NAD'83)		
POINT #	NORTHING	EASTING
210	580846.1491	1345355.8769
211	579696.0433	1345831.6875
212	579334.9496	1345784.1062
213	579140.7189	1345818.9359
214	578948.6174	1345920.3878
215	578684.5772	1345953.0953
216	577929.8260	1345768.8790
217	577901.4254	1345782.2126
218	577845.5940	1345703.4876
219	577881.4373	1345705.6008
220	577881.4373	1345705.6008
221	578696.4329	1345904.5213
222	578925.2678	1345876.1747
223	579117.3693	1345774.7229
224	579297.1613	1345731.3499
225	579320.2880	1345709.7966
226	579335.5325	1345483.0766
227	579367.4676	1345379.6602
228	579482.7563	1345183.7409
229	579503.0990	1345154.4952

RIGHT-OF-WAY COORDINATES (NAD'83)		
POINT #	NORTHING	EASTING
230	579661.6903	1344959.8268
231	579963.3528	1344905.8885
232	580166.8803	1345026.0439
233	580197.9256	1345021.5096
234	580229.7969	1345113.2407
235	580194.8624	1345100.6266
236	579937.9337	1344948.9451
237	579700.4547	1344991.4071
238	579541.8635	1345186.0756
239	579525.8490	1345209.0987
240	579410.5602	1345405.0181
241	579385.4199	1345486.4310
242	579370.1754	1345713.1510

RIGHT-OF-WAY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N27°50'21"W	50.54'
L2	N07°30'24"E	364.22'
L3	N27°50'21"W	217.25'
L4	N13°42'59"E	776.91'
L5	S13°42'59"W	838.92'
L6	S27°50'21"E	217.25'
L7	N42°58'59"W	31.61'
L8	S86°09'12"E	227.23'
L9	S59°31'31"E	227.32'
L10	S50°49'52"E	251.09'
L11	S30°33'22"W	236.35'
L12	N30°33'22"E	298.36'
L13	N50°49'52"W	251.09'
L14	N59°31'31"W	227.32'
L15	N86°09'12"W	227.23'
L16	S50°40'36"W	36.47'
L17	S07°30'24"W	311.97'

WETLAND LINE TABLE		
LINE	BEARING	DISTANCE
W1	N66°35'29"E	14.15'
W2	S63°39'33"E	22.04'
W3	S77°41'43"E	28.48'
W4	N20°40'02"E	24.23'
W5	S69°41'04"E	23.49'
W6	N62°47'58"E	13.96'
W7	N15°28'13"W	21.97'
W8	S67°01'55"W	22.15'
W9	S67°01'55"W	22.15'
W10	N86°46'27"W	19.43'
W11	N12°49'23"W	19.70'
W12	N10°50'08"E	19.71'
W13	N88°39'52"E	39.10'
W14	N88°39'52"E	39.10'
W15	N31°20'15"E	13.48'
W16	N74°47'19"E	9.24'
W17	S88°47'02"E	24.95'
W18	N73°10'34"E	38.89'
W19	N62°52'56"E	42.47'
W20	N39°37'35"E	22.54'
W21	N36°09'30"E	32.22'
W22	N56°09'25"E	22.85'
W23	N20°21'13"E	20.39'
W24	N04°06'31"E	29.84'
W25	N54°57'20"E	24.67'

WETLAND LINE TABLE		
LINE	BEARING	DISTANCE
W26	N67°15'29"E	36.23'
W27	N65°06'35"E	31.36'
W28	N89°57'47"E	23.85'
W30	N88°29'06"E	35.83'
W31	N26°53'01"E	19.42'
W33	N61°04'23"E	13.04'
W34	N27°50'21"W	145.06'
W35	S66°02'25"W	15.40'
W36	S02°03'32"E	33.78'
W37	S04°52'44"W	20.20'
W38	S39°45'52"W	32.01'
W39	S48°14'03"W	43.18'
W40	S74°20'15"W	49.52'
W41	N01°34'56"W	44.41'
W42	N49°18'47"W	41.92'
W43	S89°06'46"W	47.62'
W44	N08°55'43"E	27.62'
W45	S28°38'44"W	24.96'
W46	S46°48'40"W	44.41'
W47	S59°53'39"W	34.44'
W48	N83°45'43"W	22.54'
W49	S12°05'12"E	46.18'
W50	S13°51'00"E	37.26'
W51	S09°23'25"E	45.87'
W52	S08°30'03"W	32.59'

WETLAND LINE TABLE		
LINE	BEARING	DISTANCE
W53	S10°48'21"W	22.17'
W54	S13°41'15"W	32.93'
W55	S31°10'00"E	19.43'
W56	S43°06'04"W	13.06'
W57	N88°58'16"W	23.79'
W58	N77°32'21"W	12.56'
W59	N79°48'56"W	23.80'
W60	N14°20'43"E	10.10'
W61	N00°54'28"W	24.03'
W62	N22°27'24"W	30.16'
W63	N32°09'56"E	6.54'
W64	N08°35'10"W	26.00'
W65	N21°18'56"E	27.94'
W66	N24°15'33"W	27.02'
W67	S51°19'39"W	16.83'
W68	S26°05'12"W	35.04'
W69	N23°43'21"W	25.85'
W70	N07°49'03"W	21.28'
W71	N43°45'28"W	37.15'
W72	N20°21'57"W	33.29'
W73	N28°15'51"E	25.22'
W74	N26°18'15"E	19.34'
W75	S58°13'08"E	24.71'
W76	N46°01'59"E	23.60'
W77	N07°46'30"E	32.59'

WETLAND LINE TABLE		
LINE	BEARING	DISTANCE
W78	N46°00'04"E	18.80'
W79	N86°37'28"E	23.62'
W80	N43°10'40"E	34.73'
W81	N18°07'11"E	26.72'
W82	N17°30'46"E	33.70'
W83	N23°38'51"W	25.50'
W84	N29°32'00"E	38.25'
W85	N12°14'50"E	74.52'
W86	N44°05'11"W	45.59'
W87	S19°29'08"W	44.86'
W88	S57°26'56"W	18.86'
W89	N47°33'25"W	39.30'
W90	S83°31'48"W	29.07'
W91	S59°57'33"W	43.77'
W92	S51°38'25"W	55.22'
W93	S53°28'54"W	40.23'
W94	S46°01'23"W	33.35'
W95	S12°06'12"W	33.19'
W96	S07°47'55"E	31.33'
W97	S38°57'18"W	50.29'
W98	S36°17'05"W	37.41'
W99	S84°11'12"W	16.25'
W100	S00°31'27"E	31.85'
W101	S07°24'57"E	29.70'
W102	S30°27'46"E	34.49'

100-YR FLOODPLAIN LINE TABLE		
LINE	BEARING	DISTANCE
FP1	N00°58'50"E	91.22'
FP2	N07°02'27"E	53.67'
FP3	N01°26'36"W	36.94'
FP4	N23°13'08"W	6.01'
FP5	N55°51'37"W	28.75'
FP6	N19°49'08"W	85.77'
FP7	N15°16'56"W	40.36'
FP8	N19°21'20"E	16.86'
FP9	N47°25'25"E	58.44'
FP10	N22°13'22"E	13.16'
FP11	N16°02'15"E	62.51'
FP12	N48°28'02"E	17.67'
FP13	N29°02'26"E	22.98'
FP14	N09°11'40"E	25.32'
FP15	N30°29'52"E	25.47'
FP16	N33°49'21"E	64.45'
FP17	N33°01'43"E	27.68'
FP18	N26°38'20"E	40.33'
FP19	N08°56'30"W	30.77'
FP20	N00°51'40"E	20.49'

100-YR FLOODPLAIN LINE TABLE		
LINE	BEARING	DISTANCE
FP21	N38°04'17"E	13.36'
FP22	N39°57'37"E	23.33'
FP23	N61°00'16"W	4.10'
FP24	N29°00'44"E	4.62'
FP25	N62°24'22"W	29.97'
FP26	S26°42'36"W	25.93'
FP27	S31°00'06"W	18.21'
FP28	S20°41'42"W	32.74'
FP29	S01°54'32"E	14.31'
FP30	S38°59'53"W	7.60'
FP31	S20°47'58"W	35.91'
FP32	S30°43'09"W	28.32'
FP33	S37°44'27"W	38.99'
FP34	S45°50'21"W	9.10'
FP35	S31°23'58"W	36.30'
FP36	S53°55'35"W	20.66'
FP37	S21°37'07"W	21.62'
FP38	S19°32'01"W	17.34'
FP39	S70°50'25"W	11.77'
FP40	S37°42'06"W	23.87'

100-YR FLOODPLAIN LINE TABLE		
LINE	BEARING	DISTANCE
FP41	S31°32'08"W	25.21'
FP42	S25°36'12"W	32.85'
FP43	S33°55'13"W	67.37'
FP44	S32°32'22"W	24.21'
FP45	N25°01'19"E	51.57'
FP46	N86°24'21"W	36.93'
FP47	S59°11'05"W	35.32'
FP48	N67°09'02"W	17.79'
FP49	S82°16'38"W	58.84'
FP50	S40°26'17"W	36.19'
FP51	S57°38'46"E	28.10'
FP53	S82°12'14"W	65.59'
FP54	N56°11'48"W	20.30'
FP55	S64°10'06"W	42.50'
FP56	N62°10'15"W	48.18'
FP57	S58°15'33"W	41.17'
FP58	N31°00'27"W	53.79'
FP59	N55°55'59"W	45.47'
FP60	N71°24'19"W	70.62'
FP61	N38°01'31"W	57.75'

100-YR FLOODPLAIN LINE TABLE		
LINE	BEARING	DISTANCE
FP62	N63°45'18"W	42.63'
FP63	N67°35'55"W	29.88'
FP64	N57°48'19"W	21.94'
FP65	N54°26'45"W	70.41'
FP66	N46°32'32"W	82.39'
FP67	N31°38'07"W	51.24'
FP68	N30°34'59"W	41.89'
FP69	N33°57'47"W	30.31'
FP70	N55°59'44"W	18.64'
FP71	N08°33'46"E	20.54'
FP72	N25°20'57"W	30.20'
FP73	N36°23'15"W	15.32'
FP74	S84°58'49"W	4.96'
FP75	N23°24'23"W	79.27'
FP76	N19°22'45"E	32.57'
FP77	N25°16'26"W	92.40'
FP78	N40°35'41"W	75.35'
FP79	N15°15'29"W	150.11'
FP80	N60°45'47"W	26.73'
FP81	N12°13'33"W	35.57'

100-YR FLOODPLAIN LINE TABLE		
LINE	BEARING	DISTANCE
FP82	N26°43'25"E	30.30'
FP83	N33°49'26"E	81.13'
FP84	N19°28'03"E	50.20'
FP85	N30°45'05"E	8.21'
FP86	N51°44'28"E	51.15'
FP87	N36°10'19"E	30.90'
FP88	N54°09'18"E	51.07'
FP89	S83°26'28"E	25.79'
FP90	N46°37'44"E	9.26'
FP91	N07°34'43"E	41.45'
FP92	N26°26'19"E	44.00'
FP93	N40°07'56"E	73.56'
FP94	N19°47'58"E	66.15'
FP95	N63°08'33"W	24.05'
FP96	N34°01'35"E	13.67'
FP97	N20°30'55"E	33.38'
FP98	N44°41'47"E	35.25'
FP99	N33°13'35"E	20.38'
FP100	N29°09'10"E	37.57'
FP10		