

GENERAL NOTES
 1. COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 29CA AND 29C.
 2. SUBJECT PROPERTY ZONED RC-DEO PER 100082013 COMPREHENSIVE ZONING PLAN.
 3. ALL AREAS ON THIS PLAN ARE "MORE OR LESS".
 4. THE BOUNDARY ON THIS PLAN IS BASED ON THE PLAT ENTITLED "CARROLL-ZIEGLER PROPERTY, LOTS 2-7, BUILDABLE PRESERVATION PARCEL 'L', NON-BUILDABLE PRESERVATION PARCELS 'A' AND 'B' AS PLAT NOS. 21055-21058, THE PLAT ENTITLED "CARROLL-ZIEGLER PROPERTY, PARCEL 'A', A RESUBDIVISION OF PARCEL 'A' AND A SUBDIVISION OF A PORTION OF PARCEL 'L' RECORDED AS PLAT NO. 12424-12425.
 5. THERE ARE NO EXISTING STRUCTURES (NO DWELLINGS) ON CARROLL-ZIEGLER PROPERTY PARCEL 'Q'. THERE IS A PRINCIPAL STRUCTURE UNDER CONSTRUCTION ON CARROLL MILL FARM, PARCEL B, PLAT #12427.
 6. NO LANDSCAPING IS REQUIRED FOR CARROLL-ZIEGLER PROPERTY, PRESERVATION PARCEL 'Q'. PRESERVATION PARCEL 'Q' IS EXEMPT FROM LANDSCAPING OBLIGATIONS UNDER F-08-140. CARROLL MILL FARM, PARCEL B IS EXEMPT FROM PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SINCE IT IS A PLAT TO CREATE EASEMENTS AND DOES NOT CREATE ANY ADDITIONAL LOTS.
 7. CARROLL-ZIEGLER PROPERTY PARCEL 'Q' AND CARROLL MILL FARM, PARCEL B, ARE ENCUMBERED WITH PRESERVATION EASEMENTS HELD BY HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM. THE RESTRICTIONS AND PERMITTED USES ASSOCIATED WITH THESE EASEMENTS ARE SPECIFIED WITHIN THE DEEDS OF PRESERVATION EASEMENT RECORDED AS:
 CARROLL ZIEGLER PARCEL Q - LIBER 12408 AT FOLIO 368, DATED MARCH 26, 2010 AND REVISED BY LIBER 16009 AT FOLIO 194, DATED JANUARY 22, 2016;
 CARROLL MILL FARM PARCEL B - LIBER 3848 AT FOLIO 353, DATED OCTOBER 30, 1996.
 THE PRESERVATION EASEMENTS ARE SUBJECT TO TITLE 16, SUBTITLE 5 OF THE HOWARD COUNTY CODE, AND SECTION 106.0 OF THE HOWARD COUNTY ZONING REGULATIONS.
 8. THIS PROPERTY WAS SUBJECT TO A MARYLAND HISTORICAL TRUST DEED OF EASEMENT DATED MAY 23, 1977, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 628 AT FOLIO 542. EASEMENT EXPIRED ON 5/23/07.
 9. STORMWATER MANAGEMENT FOR THE CARROLL-ZIEGLER PROPERTY WAS PROVIDED UNDER F-08-140. STORMWATER MANAGEMENT FOR THE CARROLL MILL FARM, PARCEL B WAS PROVIDED WITH BUILDING PERMIT 820001994.
 10. BRL INDICATES BUILDING RESTRICTION LINE.
 11. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
 12. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, NEW PAVEMENT, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF THE FOREST CONSERVATION AREA. THE ROAD CONSTRUCTION PLANS FOR KINGS FOREST, F-19-014, INCLUDE THE CONSTRUCTION DETAILS FOR THE WETLAND MITIGATION AREA.
 13. THE FOREST OBLIGATION FOR AFForestation IS BEING PROVIDED FOR THE LIMIT OF DISTURBANCE OF THIS WETLAND AREA. THE OBLIGATION IS FULFILLED BY THE SUBMISSION OF A BOUNDARY REVISION TO THE FOREST BANK AT FOREVER A FARM, SDP-14-005 SHOWING 0.20 ACRES OF FOREST BANK BEING USED FOR THIS SITE.
 14. THIS PLAN IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 48-2003 AND THE AMENDED ZONING REGULATIONS PER CB-75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS OR PARCELS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF A BUILDING OR GRADING PERMIT APPLICATION.
 15. THERE IS NO 85 DBA NOISE CONTROL LINE ON THIS PLAN.
 16. OPEN SPACE IS NOT REQUIRED FOR THIS PROJECT PER SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SECTION 16.121(a)(2).
 17. WATER & SEWER FOR THIS SITE IS PRIVATE.
 18. RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS: DEVELOPER RESERVES UPON ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR SEPTIC, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA") LOCATION IN, ON, OVER AND THROUGH ALL LOTS AND PARCELS, ANY CONVEYING LOTS OR PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCEL(S). DEVELOPER SHALL EXECUTE AND DELIVER THE DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY. THE COUNTY SHALL ACCEPT THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY.
 19. THE FOREST CONSERVATION EASEMENTS WERE ESTABLISHED UNDER F-08-140 AND F-18-009 (CARROLL-ZIEGLER PROPERTY), TO FULFILL THE REQUIREMENTS OF SECTION 16.120 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. ADDITIONAL EASEMENT AREA WAS CREATED UNDER F-10-068 (NATALIE C. ZIEGLER ET AL TO HOWARD COUNTY, MARYLAND) AND F-10-069 (NATALIE C. ZIEGLER ET AL TO HOWARD COUNTY, MARYLAND) WITHIN THE FOREST CONSERVATION EASEMENTS; HOWEVER, FOREST MANAGEMENT PRACTICES, AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT, ARE ALLOWED.
 20. THE PRINCIPAL INTENTION OF CARROLL MILL FARM, BUILDABLE PRESERVATION PARCEL B, IS AGRICULTURAL PRESERVATION. THIS PARCEL IS PRIVATELY OWNED AND BUILDABLE. THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM IS THE EASEMENT HOLDER.
 21. THE PRINCIPAL INTENTION OF CARROLL-ZIEGLER PROPERTY, NON-BUILDABLE PRESERVATION PARCEL Q, IS AGRICULTURAL PRESERVATION. PARCEL Q WILL BE PRIVATELY OWNED WITH HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM EASEMENT HELD BY HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM. THIS PARCEL HAS NO FURTHER DEVELOPMENT POTENTIAL IN ACCORDANCE WITH THE ZONING AND SUBDIVISION REGULATIONS.
 22. FLOODPLAIN MAP IS NOT REQUIRED FOR THIS PLAT OF EASEMENT.
 23. A WETLAND DELINEATION WAS APPROVED FOR CARROLL-ZIEGLER PROPERTY UNDER SP-07-05. A WETLAND DELINEATION FOR CARROLL MILL FARM, PARCEL B, IS SUBMITTED WITH THIS PLAT.
 24. NO TRAFFIC STUDY IS REQUIRED FOR THIS SUBDIVISION BECAUSE IT IS A RESIDENTIAL RESUBDIVISION WHICH DOES NOT INCREASE THE NUMBER OF HOUSING UNITS ALLOWED. SEE HOWARD COUNTY CODE SECTION 16.1107(d)(1) FIRST.
 25. A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
 26. FOREST STAND DELINEATION WAS APPROVED FOR CARROLL-ZIEGLER PROPERTY UNDER SP-07-05. A FOREST STAND DELINEATION IS NOT REQUIRED FOR CARROLL MILL FARM, PARCEL B, AS THERE IS NO FOREST RESOURCES WITHIN THE LIMIT OF DISTURBANCE.
 27. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
 28. PLAT NUMBERS 18940 THROUGH 18942 CREATED 148.00 ACRES OF PRESERVATION EASEMENT ON PARCEL 148. PLAT NUMBERS 19354-19356 ADDED 22.75 ACRES OF PRESERVATION EASEMENT TO THIS PARCEL. TWENTY-NINE CEO UNITS WERE SENT TO THE EDGEWOOD FARM SUBDIVISION, PROCESSED UNDER F-06-228, PLAT NOS. 18940-18942. 3 CEO UNITS WERE SENT TO RIVERWOOD, PHASE 2, PROCESSED UNDER F-08-109, PLAT NOS. 19718-19719. AND 3 CEO UNITS WERE SENT TO HOMEWOOD CIRCLE, PHASE 3, PART 2, PROCESSED UNDER F-11-050, PLAT NOS. 21589-21591. MEMORANDUM OF ASSIGNMENT OF EXCHANGE OPTIONS TO TRANSFER 2 CEO'S FROM CARROLL-ZIEGLER PROPERTY TO TOLL BROS., INC. IS RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AS LIBER 17558 FOLIO 389.
 29. THE WETLANDS CREATED BY GP-20-032 IS TO BE MAINTAINED BY THE KINGSLEY WOODS HOMEOWNERS ASSOCIATION, INC., AND IS REQUIRED AS OFFSITE MITIGATION FOR WETLAND DISTURBANCES ASSOCIATED WITH KINGS FOREST F-19-014.
 30. SP-08-122 WAS APPROVED ON JULY 10, 2008 BY THE DIRECTOR OF PLANNING AND ZONING. WP-08-122 WAS A REQUEST TO WAIVE THE FOLLOWING SECTION 16.120(B)(ii) - LENGTH OF PIPESTEM LOT. THE LENGTH OF THE PIPESTEM LOT SHALL NOT EXCEED 1,500 FEET FOR NON-CLUSTER SUBDIVISION LOTS IN THE RC OR RR ZONING DISTRICTS. FOR CLUSTER SUBDIVISIONS, THE DEPARTMENT OF PLANNING AND ZONING MAY APPROVE A GREATER PIPESTEM LENGTH IF THIS PERMITS LOTS TO BE BETTER LOCATED WITH RESPECT TO PRESERVATION PARCELS SECTION 16.120(C). ALL LOTS, PRESERVATION PARCELS, OR UNITS SHALL BE LOCATED WITHIN A SINGLE FAMILY DETACHED DWELLING SHALL HAVE MINIMUM LOT FRONTS ON APPROVED STREETS WITHIN A PUBLIC RIGHT-OF-WAY WHICH PROVIDES ACCESS TO THE PROPERTY WITH 20 FEET FOR SINGLE PIPESTEM AND NON-PIPESTEM LOTS AND PRESERVATION PARCELS WHICH CANNOT BE FURTHER DIVIDED UNDER CURRENT ZONING AND SHALL HAVE SUFFICIENT FRONTAGE COLLECTIVELY TO MEET THE DRIVEWAY EASEMENT REQUIREMENTS IN THE DESIGN MANUAL.
 31. ON SEPTEMBER 5, 2017 THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING APPROVED A REQUEST FOR AN ALTERNATIVE COMPLIANCE (WP-17-125) OF SECTION 16.120(B)(4)(ii) AND SECTION 16.120(C)(2).
 CONDITIONS OF APPROVAL ARE:
 1. A REVISED WP EXHIBIT THAT ADDRESSES THE ATTACHED DLD AND DED COMMENT SHALL BE SUBMITTED WITHIN 30 DAYS OF ALTERNATIVE COMPLIANCE APPROVAL ON OR ABOUT OCTOBER 5, 2017.
 2. SUFFICIENT JUSTIFICATION PER SECTION 104.G.1.b MUST BE PROVIDED WITH THE ECP AND SUBDIVISION PLAT TO RECONFIGURE THE PRESERVATION PARCEL BASED ON AGRICULTURAL, HISTORICAL AND/OR ENVIRONMENTAL FEATURES.
 3. ANY AMENDMENT TO THE EXISTING FOREST CONSERVATION EASEMENT WILL REQUIRE REDLINE REVISION TO THE EXISTING FOREST CONSERVATION PLAN AND A NEW RESUBDIVISION PLAT TO CORRECT THE EASEMENT AND ADJUST LOT LINES FOR NEW LOTS.
 4. THE DRIVEWAY FOR LOT 3 MUST BE PAVED.
 5. ADDRESS ALL DED COMMENTS.
 6. THROUGH THE FORMAL SUBDIVISION PROCESS, EXISTING LOT 2 (FUTURE LOT 3) WILL BE RELOCATED AS SHOWN ON THE ALTERNATIVE COMPLIANCE PROPOSED ACCESS EXHIBIT AND AS APPROVED BY THE HEALTH DEPARTMENT. AN ENVIRONMENTAL CONCEPT PLAN AND FINAL PLAT AND PLAN WILL ALSO BE REQUIRED AND MUST BE APPROVED AND RECORDED PRIOR TO THE ISSUING OF ANY BUILDING PERMIT.
 32. THE MODERATE INCOME HOUSING UNIT REQUIREMENT (COUNCIL BILL 35-2013) DOES NOT APPLY TO THIS PLAT OF EASEMENT AS ALL UNITS ARE EXISTING OR UNDER CONSTRUCTION.

AREA TABULATION CHART (THIS SUBMISSION)

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
TOTAL AREA OF PARCELS TO BE RECORDED	358.81 AC. ±
BUILDABLE PRESERVATION PARCELS	350.51 AC. ±
NON-BUILDABLE PRESERVATION PARCELS	8.10 AC. ±
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING MEDIAN STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	358.81 AC. ±

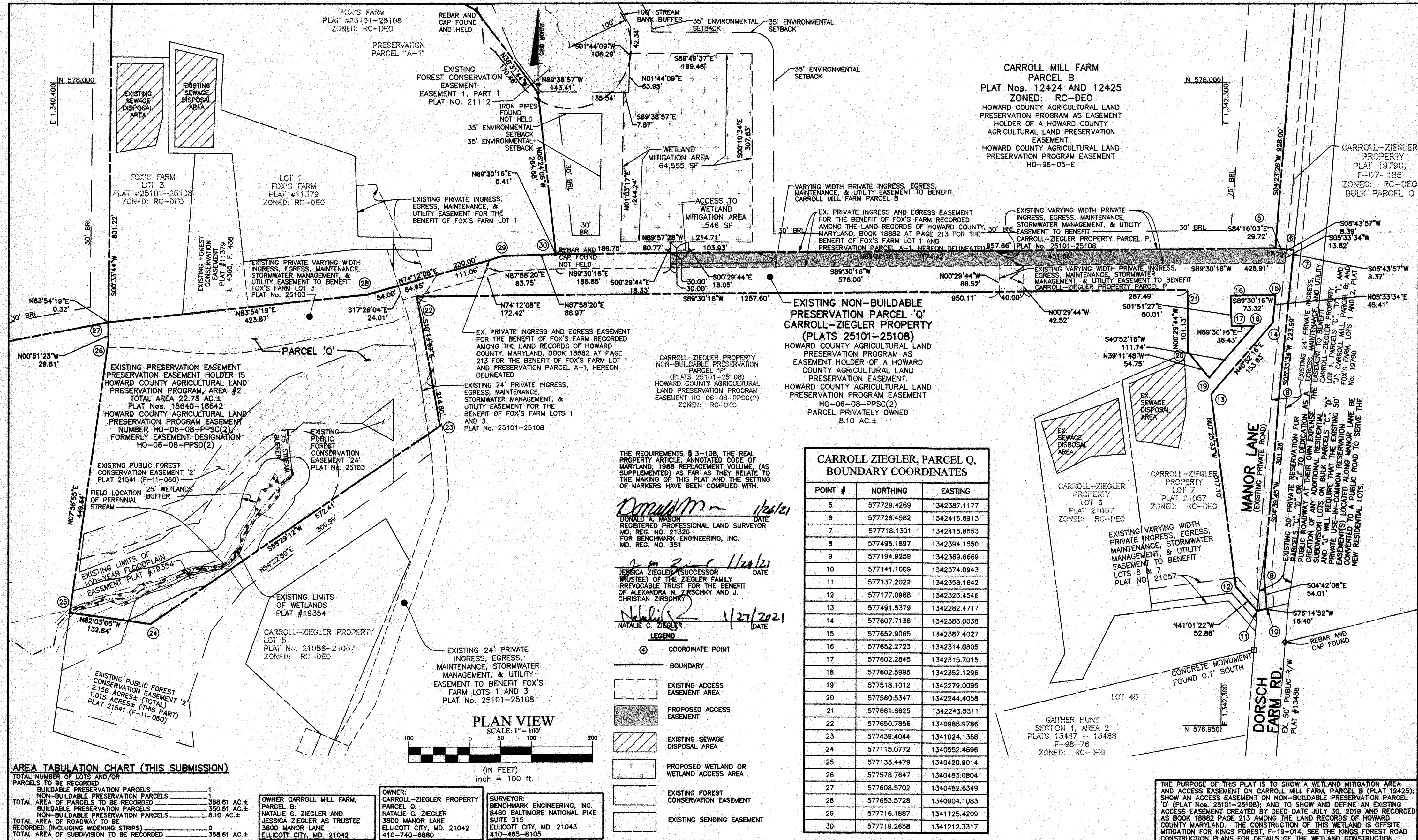
APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS.
 HOWARD COUNTY HEALTH DEPARTMENT
 [Signature] 3/24/21
 HOWARD COUNTY HEALTH OFFICER, DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
 [Signature] 3/24/21
 CHIEF, DEVELOPMENT ENGINEERING, DATE
 DIVISION

APPROVED:
 [Signature] 3/24/21
 DIRECTOR, DATE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME 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 DATE 1-7-2022 AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT THAT IT IS PART OF THE LAND ACQUIRED FROM (i) MARY CARROLL ZIEGLER, (ii) JOHN LEE CARROLL, JR., (iii) THOMAS T. CARROLL, (iv) GENEVIEVE ANNE CARROLL, (v) NATALIE ZIEGLER ZIRSCHKY, NOW KNOWN AS NATALIE C. ZIEGLER, (vi) JESSICA ZIEGLER CARDEW, NOW KNOWN AS JESSICA ZIEGLER, (vii) SOPHIE A. ZIEGLER, (viii) NATALIE C. ZIEGLER, TRUSTEE FOR JESSICA ZIEGLER, TRUST-2000, (ix) JONATHAN IAN SCHWARTZ, TRUSTEE, NATALIE C. ZIEGLER, TRUSTEE, SOPHIE A. ZIEGLER, TRUSTEE OF THE REED E. ZIEGLER SCHWARTZ TRUST-2002, (x) JONATHAN IAN SCHWARTZ, TRUSTEE, NATALIE C. ZIEGLER, TRUSTEE, SOPHIE A. ZIEGLER, TRUSTEE OF THE SIMON RAY ZIEGLER SCHWARTZ TRUST-2002, (xi) JESSICA ZIEGLER (SUCCESSOR TRUSTEE) OF THE ZIEGLER FAMILY IRREVOCABLE TRUST FOR THE BENEFIT OF ALEXANDRA N. ZIRSCHKY AND J. CHRISTIAN ZIRSCHKY BY DEED DATED OCTOBER 8, 2010 AND RECORDED IN LIBER 12824 AT FOLIO 0360, AND ALL THE LAND ACQUIRED FROM (i) MARY CARROLL ZIEGLER, (ii) JOHN LEE CARROLL, JR., (iii) THOMAS T. CARROLL, (iv) GENEVIEVE ANNE CARROLL, (v) NATALIE ZIEGLER ZIRSCHKY, NOW KNOWN AS NATALIE C. ZIEGLER, (vi) JESSICA ZIEGLER CARDEW, NOW KNOWN AS JESSICA ZIEGLER, (vii) SOPHIE A. ZIEGLER, (viii) NATALIE C. ZIEGLER, TRUSTEE FOR JESSICA ZIEGLER, TRUST-2000, (ix) JONATHAN IAN SCHWARTZ, TRUSTEE, NATALIE C. ZIEGLER, TRUSTEE, SOPHIE A. ZIEGLER, TRUSTEE OF THE REED E. ZIEGLER SCHWARTZ TRUST-2002, (x) JONATHAN IAN SCHWARTZ, TRUSTEE, NATALIE C. ZIEGLER, TRUSTEE, SOPHIE A. ZIEGLER, TRUSTEE OF THE SIMON RAY ZIEGLER SCHWARTZ TRUST-2002, (xi) JESSICA ZIEGLER (SUCCESSOR TRUSTEE) OF THE ZIEGLER FAMILY IRREVOCABLE TRUST FOR THE BENEFIT OF ALEXANDRA N. ZIRSCHKY AND J. CHRISTIAN ZIRSCHKY BY DEED DATED OCTOBER 8, 2010 AND RECORDED IN LIBER 12824 AT FOLIO 0360, AND ALL THE LAND ACQUIRED FROM (i) MARY CARROLL ZIEGLER, (ii) JOHN LEE CARROLL, JR., (iii) THOMAS T. CARROLL, (iv) GENEVIEVE ANNE CARROLL, (v) NATALIE ZIEGLER ZIRSCHKY, NOW KNOWN AS NATALIE C. ZIEGLER, (vi) JESSICA ZIEGLER CARDEW, NOW KNOWN AS JESSICA ZIEGLER, (vii) SOPHIE A. ZIEGLER, (viii) NATALIE C. ZIEGLER, TRUSTEE FOR JESSICA ZIEGLER, TRUST-2000, (ix) JONATHAN IAN SCHWARTZ, TRUSTEE, NATALIE C. ZIEGLER, TRUSTEE, SOPHIE A. ZIEGLER, TRUSTEE OF THE REED E. ZIEGLER SCHWARTZ TRUST-2002, (x) JONATHAN IAN SCHWARTZ, TRUSTEE, NATALIE C. ZIEGLER, TRUSTEE, SOPHIE A. ZIEGLER, TRUSTEE OF THE SIMON RAY ZIEGLER SCHWARTZ TRUST-2002, (xi) JESSICA ZIEGLER (SUCCESSOR TRUSTEE) OF THE ZIEGLER FAMILY IRREVOCABLE TRUST FOR THE BENEFIT OF ALEXANDRA N. ZIRSCHKY AND J. CHRISTIAN ZIRSCHKY BY DEED DATED OCTOBER 8, 2010 AND RECORDED IN LIBER 11372 AT FOLIO 0468, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.
 [Signature] 1/26/21
 DONALD A. MASON, REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND No. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

33. THIS AREA DESIGNATES A PRIVATE SEWAGE DISPOSAL AREA OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE 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 THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE DISPOSAL AREA. RECORDED OF A MODIFIED SEWAGE AREA SHALL NOT BE NECESSARY.
 34. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 a) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 b) SURFACE - 8" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN).
 c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45 TURNING RADIUS.
 d) STRUCTURES (CULVERTS OR SEWERAGE SYSTEMS, THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE DISPOSAL AREA. RECORDED OF A MODIFIED SEWAGE AREA SHALL NOT BE NECESSARY.
 e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 35. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 36. THESE EASEMENTS SHALL BE RECORDED SIMULTANEOUSLY WITH THE RECORDED OF THIS PLAT:
 • PRIVATE INGRESS, EGRESS, MAINTENANCE, & UTILITY EASEMENT TO PROVIDE ACCESS TO THE WETLAND MITIGATION AREA;
 • PRIVATE WETLAND MITIGATION AREA AGREEMENT;
 • REVISION TO THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM EASEMENT HO-96-05-E;
 • 24' WIDE PRIVATE INGRESS, EGRESS, MAINTENANCE, & UTILITY EASEMENT ON CARROLL-ZIEGLER PROPERTY, PARCEL Q TO BENEFIT CARROLL MILL FARM, PARCEL B.
 37. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE & NOT UPON THE PIPESTEM LOT DRIVEWAY.
 38. THIS PROPERTY IS DESIGNATED A TIER IV 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.
 39. EXISTING WELLS, SEPTIC SYSTEMS AND SEWAGE DISPOSAL AREAS WITHIN A 100' OF THE PROPERTY AND THOSE WELLS WITHIN 200' DOWN GRADIENT OF THE EXISTING OR PROPOSED SEPTIC SYSTEMS OR SEWAGE DISPOSAL AREAS HAVE BEEN SHOWN.
 40. ANY CHANGES TO A PRIVATE SEWAGE AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
 41. THIS SUBDIVISION IS NOT LOCATED ON A SCENIC ROAD.
 42. THIS EASEMENT PLAT SHOWS THE WETLAND MITIGATION AND ACCESS EASEMENT FOR THE WETLAND VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 • WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 • SURFACE - 8" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN).
 • GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45 TURNING RADIUS.
 • STRUCTURES (CULVERTS OR SEWERAGE SYSTEMS, THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE DISPOSAL AREA. RECORDED OF A MODIFIED SEWAGE AREA SHALL NOT BE NECESSARY.
 • DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 • MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 • THESE EASEMENTS SHALL BE RECORDED SIMULTANEOUSLY WITH THE RECORDED OF THIS PLAT:
 • PRIVATE INGRESS, EGRESS, MAINTENANCE, & UTILITY EASEMENT TO PROVIDE ACCESS TO THE WETLAND MITIGATION AREA;
 • PRIVATE WETLAND MITIGATION AREA AGREEMENT;
 • REVISION TO THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM EASEMENT HO-96-05-E;
 • 24' WIDE PRIVATE INGRESS, EGRESS, MAINTENANCE, & UTILITY EASEMENT ON CARROLL-ZIEGLER PROPERTY, PARCEL Q TO BENEFIT CARROLL MILL FARM, PARCEL B.
 43. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE & NOT UPON THE PIPESTEM LOT DRIVEWAY.
 44. THIS PROPERTY IS DESIGNATED A TIER IV 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.
 45. EXISTING WELLS, SEPTIC SYSTEMS AND SEWAGE DISPOSAL AREAS WITHIN A 100' OF THE PROPERTY AND THOSE WELLS WITHIN 200' DOWN GRADIENT OF THE EXISTING OR PROPOSED SEPTIC SYSTEMS OR SEWAGE DISPOSAL AREAS HAVE BEEN SHOWN.
 46. ANY CHANGES TO A PRIVATE SEWAGE AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
 47. THIS SUBDIVISION IS NOT LOCATED ON A SCENIC ROAD.
 48. THIS EASEMENT PLAT SHOWS THE WETLAND MITIGATION AND ACCESS EASEMENT FOR THE WETLAND VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 • WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 • SURFACE - 8" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN).
 • GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45 TURNING RADIUS.
 • STRUCTURES (CULVERTS OR SEWERAGE SYSTEMS, THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE DISPOSAL AREA. RECORDED OF A MODIFIED SEWAGE AREA SHALL NOT BE NECESSARY.
 • DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 • MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 • THESE EASEMENTS SHALL BE RECORDED SIMULTANEOUSLY WITH THE RECORDED OF THIS PLAT:
 • PRIVATE INGRESS, EGRESS, MAINTENANCE, & UTILITY EASEMENT TO PROVIDE ACCESS TO THE WETLAND MITIGATION AREA;
 • PRIVATE WETLAND MITIGATION AREA AGREEMENT;
 • REVISION TO THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM EASEMENT HO-96-05-E;
 • 24' WIDE PRIVATE INGRESS, EGRESS, MAINTENANCE, & UTILITY EASEMENT ON CARROLL-ZIEGLER PROPERTY, PARCEL Q TO BENEFIT CARROLL MILL FARM, PARCEL B.
 49. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE & NOT UPON THE PIPESTEM LOT DRIVEWAY.
 50. THIS PROPERTY IS DESIGNATED A TIER IV 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.
 51. EXISTING WELLS, SEPTIC SYSTEMS AND SEWAGE DISPOSAL AREAS WITHIN A 100' OF THE PROPERTY AND THOSE WELLS WITHIN 200' DOWN GRADIENT OF THE EXISTING OR PROPOSED SEPTIC SYSTEMS OR SEWAGE DISPOSAL AREAS HAVE BEEN SHOWN.
 52. ANY CHANGES TO A PRIVATE SEWAGE AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
 53. THIS SUBDIVISION IS NOT LOCATED ON A SCENIC ROAD.
 54. THIS EASEMENT PLAT SHOWS THE WETLAND MITIGATION AND ACCESS EASEMENT FOR THE WETLAND VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 • WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 • SURFACE - 8" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN).
 • GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45 TURNING RADIUS.
 • STRUCTURES (CULVERTS OR SEWERAGE SYSTEMS, THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE DISPOSAL AREA. RECORDED OF A MODIFIED SEWAGE AREA SHALL NOT BE NECESSARY.
 • DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 • MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 • THESE EASEMENTS SHALL BE RECORDED SIMULTANEOUSLY WITH THE RECORDED OF THIS PLAT:
 • PRIVATE INGRESS, EGRESS, MAINTENANCE, & UTILITY EASEMENT TO PROVIDE ACCESS TO THE WETLAND MITIGATION AREA;
 • PRIVATE WETLAND MITIGATION AREA AGREEMENT;
 • REVISION TO THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM EASEMENT HO-96-05-E;
 • 24' WIDE PRIVATE INGRESS, EGRESS, MAINTENANCE, & UTILITY EASEMENT ON CARROLL-ZIEGLER PROPERTY, PARCEL Q TO BENEFIT CARROLL MILL FARM, PARCEL B.
 55. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE & NOT UPON THE PIPESTEM LOT DRIVEWAY.
 56. THIS PROPERTY IS DESIGNATED A TIER IV 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.
 57. EXISTING WELLS, SEPTIC SYSTEMS AND SEWAGE DISPOSAL AREAS WITHIN A 100' OF THE PROPERTY AND THOSE WELLS WITHIN 200' DOWN GRADIENT OF THE EXISTING OR PROPOSED SEPTIC SYSTEMS OR SEWAGE DISPOSAL AREAS HAVE BEEN SHOWN.
 58. ANY CHANGES TO A PRIVATE SEWAGE AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
 59. THIS SUBDIVISION IS NOT LOCATED ON A SCENIC ROAD.
 60. THIS EASEMENT PLAT SHOWS THE WETLAND MITIGATION AND ACCESS EASEMENT FOR THE WETLAND VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 • WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 • SURFACE - 8" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN).
 • GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45 TURNING RADIUS.
 • STRUCTURES (CULVERTS OR SEWERAGE SYSTEMS, THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE DISPOSAL AREA. RECORDED OF A MODIFIED SEWAGE AREA SHALL NOT BE NECESSARY.
 • DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 • MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 • THESE EASEMENTS SHALL BE RECORDED SIMULTANEOUSLY WITH THE RECORDED OF THIS PLAT:
 • PRIVATE INGRESS, EGRESS, MAINTENANCE, & UTILITY EASEMENT TO PROVIDE ACCESS TO THE WETLAND MITIGATION AREA;
 • PRIVATE WETLAND MITIGATION AREA AGREEMENT;
 • REVISION TO THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM EASEMENT HO-96-05-E;
 • 24' WIDE PRIVATE INGRESS, EGRESS, MAINTENANCE, & UTILITY EASEMENT ON CARROLL-ZIEGLER PROPERTY, PARCEL Q TO BENEFIT CARROLL MILL FARM, PARCEL B.
 61. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE & NOT UPON THE PIPESTEM LOT DRIVEWAY.
 62. THIS PROPERTY IS DESIGNATED A TIER IV 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.
 63. EXISTING WELLS, SEPTIC SYSTEMS AND SEWAGE DISPOSAL AREAS WITHIN A 100' OF THE PROPERTY AND THOSE WELLS WITHIN 200' DOWN GRADIENT OF THE EXISTING OR PROPOSED SEPTIC SYSTEMS OR SEWAGE DISPOSAL AREAS HAVE BEEN SHOWN.
 64. ANY CHANGES TO A PRIVATE SEWAGE AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
 65. THIS SUBDIVISION IS NOT LOCATED ON A SCENIC ROAD.
 66. THIS EASEMENT PLAT SHOWS THE WETLAND MITIGATION AND ACCESS EASEMENT FOR THE WETLAND VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 • WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 • SURFACE - 8" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN).
 • GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45 TURNING RADIUS.
 • STRUCTURES (CULVERTS OR SEWERAGE SYSTEMS, THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE DISPOSAL AREA. RECORDED OF A MODIFIED SEWAGE AREA SHALL NOT BE NECESSARY.
 • DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 • MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 • THESE EASEMENTS SHALL BE RECORDED SIMULTANEOUSLY WITH THE RECORDED OF THIS PLAT:
 • PRIVATE INGRESS, EGRESS, MAINTENANCE, & UTILITY EASEMENT TO PROVIDE ACCESS TO THE WETLAND MITIGATION AREA;
 • PRIVATE WETLAND MITIGATION AREA AGREEMENT;
 • REVISION TO THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM EASEMENT HO-96-05-E;
 • 24' WIDE PRIVATE INGRESS, EGRESS, MAINTENANCE, & UTILITY EASEMENT ON CARROLL-ZIEGLER PROPERTY, PARCEL Q TO BENEFIT CARROLL MILL FARM, PARCEL B.
 67. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE & NOT UPON THE PIPESTEM LOT DRIVEWAY.
 68. THIS PROPERTY IS DESIGNATED A TIER IV 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.
 69. EXISTING WELLS, SEPTIC SYSTEMS AND SEWAGE DISPOSAL AREAS WITHIN A 100' OF THE PROPERTY AND THOSE WELLS WITHIN 200' DOWN GRADIENT OF THE EXISTING OR PROPOSED SEPTIC SYSTEMS OR SEWAGE DISPOSAL AREAS HAVE BEEN SHOWN.
 70. ANY CHANGES TO A PRIVATE SEWAGE AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
 71. THIS SUBDIVISION IS NOT LOCATED ON A SCENIC ROAD.
 72. THIS EASEMENT PLAT SHOWS THE WETLAND MITIGATION AND ACCESS EASEMENT FOR THE WETLAND VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 • WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 • SURFACE - 8" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN).
 • GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45 TURNING RADIUS.
 • STRUCTURES (CULVERTS OR SEWERAGE SYSTEMS, THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE DISPOSAL AREA. RECORDED OF A MODIFIED SEWAGE AREA SHALL NOT BE NECESSARY.
 • DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 • MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 • THESE EASEMENTS SHALL BE RECORDED SIMULTANEOUSLY WITH THE RECORDED OF THIS PLAT:
 • PRIVATE INGRESS, EGRESS, MAINTENANCE, & UTILITY EASEMENT TO PROVIDE ACCESS TO THE WETLAND MITIGATION AREA;
 • PRIVATE WETLAND MITIGATION AREA AGREEMENT;
 • REVISION TO THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM EASEMENT HO-96-05-E;
 • 24' WIDE PRIVATE INGRESS, EGRESS, MAINTENANCE, & UTILITY EASEMENT ON CARROLL-ZIEGLER PROPERTY, PARCEL Q TO BENEFIT CARROLL MILL FARM, PARCEL B.
 73. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE & NOT UPON THE PIPESTEM LOT DRIVEWAY.
 74. THIS PROPERTY IS DESIGNATED A TIER IV 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.
 75. EXISTING WELLS, SEPTIC SYSTEMS AND SEWAGE DISPOSAL AREAS WITHIN A 100' OF THE PROPERTY AND THOSE WELLS WITHIN 200' DOWN GRADIENT OF THE EXISTING OR PROPOSED SEPTIC SYSTEMS OR SEWAGE DISPOSAL AREAS HAVE BEEN SHOWN.
 76. ANY CHANGES TO A PRIVATE SEWAGE AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
 77. THIS SUBDIVISION IS NOT LOCATED ON A SCENIC ROAD.
 78. THIS EASEMENT PLAT SHOWS THE WETLAND MITIGATION AND ACCESS EASEMENT FOR THE WETLAND VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 • WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 • SURFACE - 8" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN).
 • GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45 TURNING RADIUS.
 • STRUCTURES (CULVERTS OR SEWERAGE SYSTEMS, THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE DISPOSAL AREA. RECORDED OF A MODIFIED SEWAGE AREA SHALL NOT BE NECESSARY.
 • DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 • MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 • THESE EASEMENTS SHALL BE RECORDED SIMULTANEOUSLY WITH THE RECORDED OF THIS PLAT:
 • PRIVATE INGRESS, EGRESS, MAINTENANCE, & UTILITY EASEMENT TO PROVIDE ACCESS TO THE WETLAND MITIGATION AREA;
 • PRIVATE WETLAND MITIGATION AREA AGREEMENT;
 • REVISION TO THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM EASEMENT HO-96-05-E;
 • 24' WIDE PRIVATE INGRESS, EGRESS, MAINTENANCE, & UTILITY EASEMENT ON CARROLL-ZIEGLER PROPERTY, PARCEL Q TO BENEFIT CARROLL MILL FARM, PARCEL B.
 79. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE & NOT UPON THE PIPESTEM LOT DRIVEWAY.
 80. THIS PROPERTY IS DESIGNATED A TIER IV 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.
 81. EXISTING WELLS, SEPTIC SYSTEMS AND SEWAGE DISPOSAL AREAS WITHIN A 100' OF THE PROPERTY AND THOSE WELLS WITHIN 200' DOWN GRADIENT OF THE EXISTING OR PROPOSED SEPTIC SYSTEMS OR SEWAGE DISPOSAL AREAS HAVE BEEN SHOWN.
 82. ANY CHANGES TO A PRIVATE SEWAGE AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
 83. THIS SUBDIVISION IS NOT LOCATED ON A SCENIC ROAD.
 84. THIS EASEMENT PLAT SHOWS THE WETLAND MITIGATION AND ACCESS EASEMENT FOR THE WETLAND VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 • WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 • SURFACE - 8" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN).
 • GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45 TURNING RADIUS.
 • STRUCTURES (CULVERTS OR SEWERAGE SYSTEMS, THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE DISPOSAL AREA. RECORDED OF A MODIFIED SEWAGE AREA SHALL NOT BE NECESSARY.
 • DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 • MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 • THESE EASEMENTS SHALL BE RECORDED SIMULTANEOUSLY WITH THE RECORDED OF THIS PLAT:
 • PRIVATE INGRESS, EGRESS, MAINTENANCE, & UTILITY EASEMENT TO PROVIDE ACCESS TO THE WETLAND MITIGATION AREA;
 • PRIVATE WETLAND MITIGATION AREA AGREEMENT;
 • REVISION TO THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM EASEMENT HO-96-05-E;
 • 24' WIDE PRIVATE INGRESS, EGRESS, MAINTENANCE, & UTILITY EASEMENT ON CARROLL-ZIEGLER PROPERTY, PARCEL Q TO BENEFIT CARROLL MILL FARM, PARCEL B.
 85. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE & NOT UPON THE PIPESTEM LOT DRIVEWAY.
 86. THIS PROPERTY IS DESIGNATED A TIER IV 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.
 87. EXISTING WELLS, SEPTIC SYSTEMS AND SEWAGE DISPOSAL AREAS WITHIN A 100' OF THE PROPERTY AND THOSE WELLS WITHIN 200' DOWN GRADIENT OF THE EXISTING OR PROPOSED SEPTIC SYSTEMS OR SEWAGE DISPOSAL AREAS HAVE BEEN SHOWN.
 88. ANY CHANGES TO A PRIVATE SEWAGE AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
 89. THIS SUBDIVISION IS NOT LOCATED ON A SCENIC ROAD.
 90. THIS EASEMENT PLAT SHOWS THE WETLAND MITIGATION AND ACCESS EASEMENT FOR THE WETLAND VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 • WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 • SURFACE - 8" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN).
 • GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45 TURNING RADIUS.
 • STRUCTURES (CULVERTS OR SEWERAGE SYSTEMS, THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE DISPOSAL AREA. RECORDED OF A MODIFIED SEWAGE AREA SHALL NOT BE NECESSARY.
 • DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 • MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 • THESE EASEMENTS SHALL BE RECORDED SIMULTANEOUSLY WITH THE RECORDED OF THIS PLAT:
 • PRIVATE INGRESS, EGRESS, MAINTENANCE, & UTILITY EASEMENT TO PROVIDE ACCESS TO THE WETLAND MITIGATION AREA;
 • PRIVATE WETLAND MITIGATION AREA AGREEMENT;
 • REVISION TO THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM EASEMENT HO-96-05-E;
 • 24' WIDE PRIVATE INGRESS, EGRESS, MAINTENANCE, & UTILITY EASEMENT ON CARROLL-ZIEGLER PROPERTY, PARCEL Q TO BENEFIT CARROLL MILL FARM, PARCEL B.
 91. FOR FLAG



**CARROLL ZIEGLER, PARCEL Q,
BOUNDARY COORDINATES**

POINT #	NORTHING	EASTING
5	57729.4269	1342387.1177
6	57726.4582	1342416.6913
7	57718.1301	1342415.8553
8	577495.1897	1342394.1550
9	577194.9259	1342369.6669
10	577141.1009	1342374.0943
11	577137.2022	1342358.1642
12	577177.0988	1342323.4546
13	577491.5379	1342282.4717
14	577607.7138	1342383.0038
15	577652.9065	1342387.4027
16	577652.2723	1342314.0805
17	577602.2845	1342315.7015
18	577602.5995	1342352.1296
19	577518.1012	1342279.0095
20	577560.5347	1342244.4058
21	577661.6625	1342243.5311
22	577650.7856	1340985.9786
23	577439.4044	1341024.1358
24	577115.0772	1340552.4696
25	577133.4479	1340420.9014
26	577578.7647	1340483.0804
27	577608.5702	1340482.6349
28	577653.5728	1340904.1083
29	577716.1887	1341125.4209
30	577719.2658	1341212.3317

THE REQUIREMENTS § 3-10B, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald M 1/26/21
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC.
 MD. REG. NO. 351

Jessica Ziegler 1/20/21
 JESSICA ZIEGLER (SUCCESSOR TRUSTEE) OF THE ZIEGLER FAMILY IRREVOCABLE TRUST FOR THE BENEFIT OF ALEXANDRA N. ZIRSCHKY AND J. CHRISTIAN ZIRSCHKY DATE

Natalie C. Ziegler 1/27/2021
 NATALIE C. ZIEGLER DATE

- LEGEND**
- ④ COORDINATE POINT
 - BOUNDARY
 - - - EXISTING ACCESS EASEMENT AREA
 - - - PROPOSED ACCESS EASEMENT
 - ▨ EXISTING SEWAGE DISPOSAL AREA
 - ▨ PROPOSED WETLAND OR WETLAND ACCESS AREA
 - - - EXISTING FOREST CONSERVATION EASEMENT
 - - - EXISTING SENDING EASEMENT

AREA TABULATION CHART (THIS SUBMISSION)

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
BUILDABLE PRESERVATION PARCELS	1
NON-BUILDABLE PRESERVATION PARCELS	1
TOTAL AREA OF PARCELS TO BE RECORDED	358.61 AC.±
BUILDABLE PRESERVATION PARCELS	350.51 AC.±
NON-BUILDABLE PRESERVATION PARCELS	8.10 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	358.61 AC.±

OWNER CARROLL MILL FARM, PARCEL B:
 NATALIE C. ZIEGLER AND JESSICA ZIEGLER AS TRUSTEE
 3800 MANOR LANE
 ELLICOTT CITY, MD. 21042

OWNER: CARROLL-ZIEGLER PROPERTY PARCEL Q:
 NATALIE C. ZIEGLER
 3800 MANOR LANE
 ELLICOTT CITY, MD. 21042
 410-740-6880

SURVEYOR:
 BENCHMARK ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE
 SUITE 315
 ELLICOTT CITY, MD. 21043
 410-465-8105

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

3/2/21
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

3/24/21
 CHIEF, DEVELOPMENT ENGINEERING DATE
 DIVISION

3/2/21
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME 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 DATE 1-7-2023 AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND ACQUIRED FROM (i) MARY CARTER CARROLL ZIEGLER, (ii) JOHN LEE CARROLL, JR., (iii) THOMAS T. CARROLL, (iv) GENEVIEVE ANNE CARROLL, (v) NATALIE ZIEGLER ZIRSCHKY, NOW KNOWN AS NATALIE C. ZIEGLER, (vi) JESSICA ZIEGLER CARDEW, NOW KNOWN AS JESSICA ZIEGLER, (vii) SOPHIE A. ZIEGLER, (viii) NATALIE C. ZIEGLER, TRUSTEE FOR JESSICA ZIEGLER, TRUSTEE, NATALIE C. ZIEGLER, TRUSTEE, NATALIE C. ZIEGLER, TRUSTEE OF THE REED E. ZIEGLER SCHWARTZ TRUST-2002, (ix) JONATHAN IAN SCHWARTZ, TRUSTEE, NATALIE C. ZIEGLER, TRUSTEE, SOPHIE A. ZIEGLER, TRUSTEE, OF THE SIMON RAY ZIEGLER SCHWARTZ TRUST-2002, (x) JESSICA ZIEGLER (SUCCESSOR TRUSTEE) OF THE ZIEGLER FAMILY IRREVOCABLE TRUST FOR THE BENEFIT OF ALEXANDRA N. ZIRSCHKY AND J. CHRISTIAN ZIRSCHKY BY DEED DATED OCTOBER 8, 2010 AND RECORDED IN LIBER 12824 AT FOLIO 0360, AND ALL OF THE LAND ACQUIRED FROM (i) MARY CARTER CARROLL ZIEGLER, (ii) JOHN LEE CARROLL, JR., (iii) THOMAS T. CARROLL, (iv) GENEVIEVE ANNE CARROLL, (v) NATALIE ZIEGLER ZIRSCHKY, NOW KNOWN AS NATALIE C. ZIEGLER, (vi) JESSICA ZIEGLER CARDEW, NOW KNOWN AS JESSICA ZIEGLER, (vii) SOPHIE A. ZIEGLER, (viii) NATALIE C. ZIEGLER, TRUSTEE FOR JESSICA ZIEGLER, TRUSTEE, NATALIE C. ZIEGLER, TRUSTEE, NATALIE C. ZIEGLER, TRUSTEE OF THE REED E. ZIEGLER SCHWARTZ TRUST-2002, (ix) JONATHAN IAN SCHWARTZ, TRUSTEE, NATALIE C. ZIEGLER, TRUSTEE, SOPHIE A. ZIEGLER, TRUSTEE, OF THE SIMON RAY ZIEGLER SCHWARTZ TRUST-2002, (x) JESSICA ZIEGLER (SUCCESSOR TRUSTEE) OF THE ZIEGLER FAMILY IRREVOCABLE TRUST FOR THE BENEFIT OF ALEXANDRA N. ZIRSCHKY AND J. CHRISTIAN ZIRSCHKY BY (i) NATALIE C. ZIEGLER and (ii) JESSICA ZIEGLER (SUCCESSOR TRUSTEE) OF THE ZIEGLER FAMILY IRREVOCABLE TRUST FOR THE BENEFIT OF ALEXANDRA N. ZIRSCHKY AND J. CHRISTIAN ZIRSCHKY BY DEED DATED SEPTEMBER 29, 2008 AND RECORDED IN LIBER 11372 AT FOLIO 0488, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald M 1/26/21
 DONALD A. MASON, REGISTERED PROFESSIONAL LAND SURVEYOR DATE
 MARYLAND NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD. REG. NO. 351

OWNER'S CERTIFICATE

WE, NATALIE C. ZIEGLER, AND JESSICA ZIEGLER (SUCCESSOR TRUSTEE) OF THE ZIEGLER FAMILY IRREVOCABLE TRUST FOR THE BENEFIT OF ALEXANDRA N. ZIRSCHKY AND J. CHRISTIAN ZIRSCHKY, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF 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, 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 OUR HANDS THESE _____ DAYS OF _____, 2021.

Natalie C. Ziegler 1/27/2021 DATE
 NATALIE C. ZIEGLER DATE

Jessica Ziegler 1/20/21 DATE
 JESSICA ZIEGLER (SUCCESSOR TRUSTEE) OF THE DATE
 ZIEGLER FAMILY IRREVOCABLE TRUST FOR THE
 BENEFIT OF ALEXANDRA N. ZIRSCHKY AND J.
 CHRISTIAN ZIRSCHKY DATE

James V. Loney 1/27/21 DATE
 WITNESS DATE

THE PURPOSE OF THIS PLAT IS TO SHOW A WETLAND MITIGATION AREA AND ACCESS EASEMENT ON CARROLL MILL FARM, PARCEL B (PLAT 12425); SHOW AN ACCESS EASEMENT ON NON-BUILDABLE PRESERVATION PARCEL 'Q' (PLAT Nos. 25101-25108); AND TO SHOW AND DEFINE AN EXISTING ACCESS EASEMENT CREATED BY DEED DATE JULY 30, 2019 AND RECORDED AS BOOK 18882 PAGE 213 AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND. THE CONSTRUCTION OF THIS WETLAND IS OFFSITE MITIGATION FOR KINGS FOREST, F-19-014. SEE THE KINGS FOREST ROAD CONSTRUCTION PLANS FOR DETAILS OF THE WETLAND CONSTRUCTION.

RECORDED AS PLAT NO. **25703**
 ON **4-19-21** AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MARYLAND.

PLAT OF EASEMENT
CARROLL ZIEGLER PROPERTY
 NON-BUILDABLE PRESERVATION PARCEL 'Q';
 (PLAT Nos. 25101- AND 25108);
 AND
CARROLL MILL FARM
 BUILDABLE PRESERVATION PARCEL 'B' (PLAT No. 12425)

WP-06-86, WP-07-38, SP-06-19, RE-06-10, F-06-228, SP-07-05,
 F-07-022, F-07-185, F-08-109, WP-08-122, F-11-050, WP-17-125,
 S-02-009, P-03-010, P-04-009, WP-02-064, F-04-82, WP-05-98,
 RE-06-06, F-06-134, F-08-047, F-10-068, F-11-060, F-14-051,
 F-18-009,
 3rd ELECTION DISTRICT OF HOWARD COUNTY, MD
 P/O PARCEL 130, TAX MAP 23, GRID 10
 P/O PARCEL 148, TAX MAP 23, GRID 23

ZONED: RC-DEO
 SCALE: AS SHOWN
 DATE: JAN., 2021
 SHEET: 2 OF 2