

LEGEND:

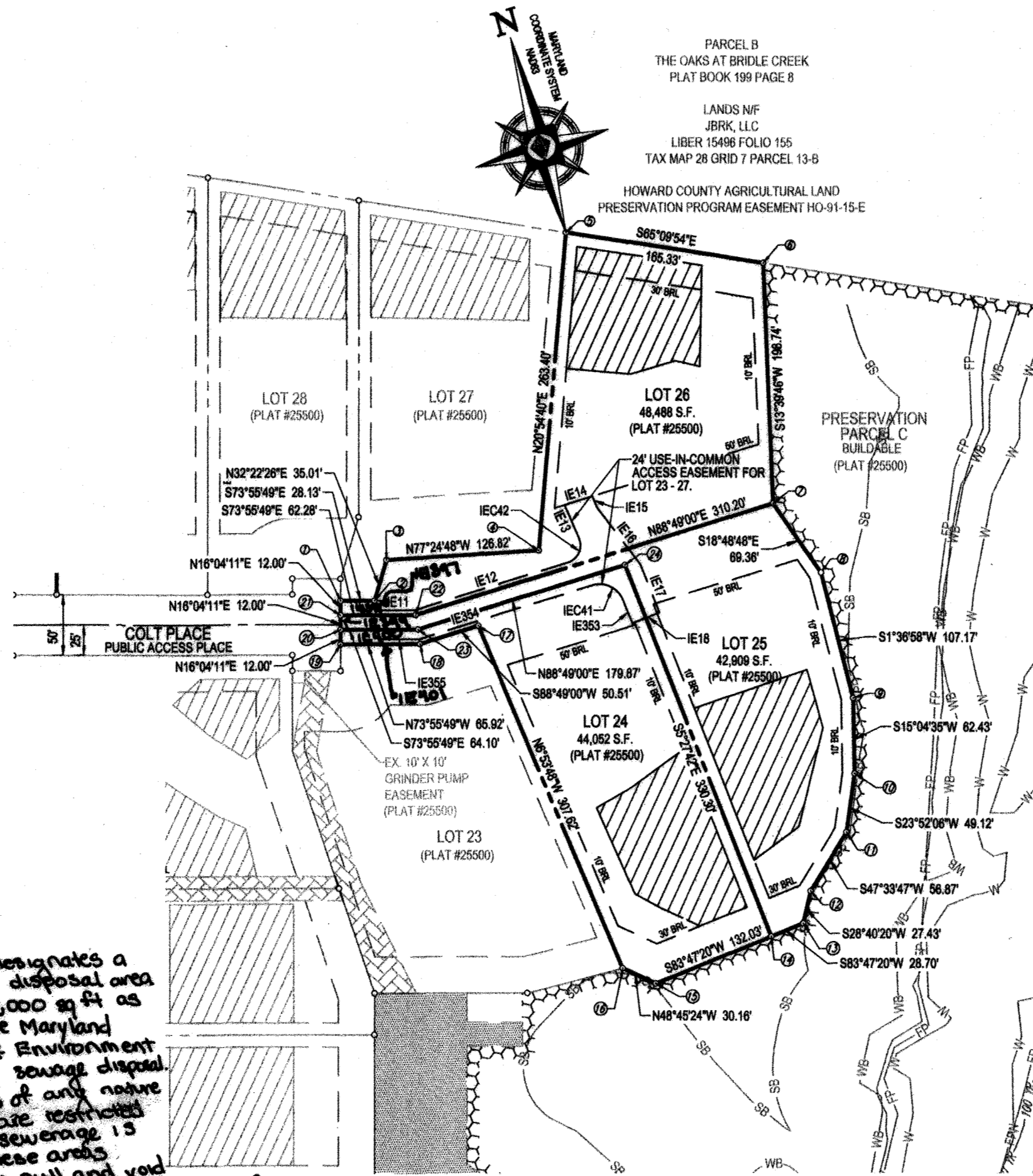
- PROPOSED PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING PROPERTY LINE
- SETBACK
- FP --- FP PROPOSED FLOODPLAIN
- PROPOSED EASEMENT
- WETLANDS
- WB --- 25' WETLANDS BUFFER
- 100 YR --- 100 YR 100 YEAR FLOODPLAIN
- SB --- 100' STREAM BUFFER
- [Pattern] EX. PUBLIC STORMWATER, DRAINAGE & UTILITY EASEMENT (PLAT# 25500)
- [Pattern] EX. PRIVATE STORMWATER, DRAINAGE & UTILITY EASEMENT (PLAT# 25500)
- [Pattern] EX. VARIABLE WIDTH FOREST CONSERVATION RETENTION EASEMENT (PLAT# 25500)
- [Pattern] SEWEGE DISPOSAL AREA (PRIVATE)

MONUMENT LEGEND:

○ CORNER TO BE SET UNLESS OTHERWISE NOTED

GENERAL NOTES

- SUBJECT PROPERTY ZONED RR-DEO PER THE 108/2013 COMPREHENSIVE ZONING REGULATIONS.
- PRIOR CASE NUMBERS ASSOCIATED WITH THIS PROJECT INCLUDE ECP-16-025, SP-17-002, WP-17-105, PB436, F-18-088 & F-21-053.
- BOUNDARY OUTLINE BASED ON FIELD RUN SURVEY PERFORMED BY BOHLER ENGINEERING, DATED 08/25/15 AND LAST REVISED 11/20/15.
- A FOREST STAND DELINEATION REPORT WAS COMPLETED BY ENVIRONMENTAL SYSTEMS ANALYSIS, INC. DATED DEC. 2015. FIELD WORK WAS PERFORMED ON 6/24/15.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLAN COORDINATE SYSTEM. HORIZONTAL AND VERTICAL CONTROL DATUM ARE BASED ON HOWARD COUNTY MONUMENT NOS. 28DA AND 28DB WHICH WERE USED FOR THIS PROJECT.
HOWARD COUNTY MONUMENT NO: 28DA ELEV. = 564.389'
HOWARD COUNTY MONUMENT NO: 28DB ELEV. = 537.361'
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS ALTERNATIVE COMPLIANCE REQUESTS HAVE BEEN APPROVED.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- THE FOREST BANK MITIGATION IN ACCORDANCE WITH SECTION 18.200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR A TOTAL OF 4.5 ACRES OF AFFORESTATION. SURETY IN THE AMOUNT OF \$98,010.00 WAS POSTED WITH THE DEVELOPER'S AGREEMENT F-18-088.
- THE SUBJECT PROPERTY IS LOCATED IN THE GROWTH TIER III DESIGNATION AREA PER HOWARD COUNTY 2030 AND SB-236. THE SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT OF 2012.
- DISTANCES SHOWN ARE BASED ON MARYLAND STATE PLANE, NAD 83.
- THIS PLAN COMPLIES WITH SECTION 18.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT BY PROVIDING 17.4 ACRES OF RETENTION AND 13.9 ACRES OR REFORESTATION. SURETY FOR THE REFORESTATION AREA IN THE AMOUNT OF \$302,742.00 WAS POSTED WITH THE DEVELOPER'S AGREEMENT F-18-088.
- NO NEW SEWAGE DISPOSAL AREAS OR WELLS ARE PROPOSED WITH THIS PLAT.



13. This area designates a private sewage disposal area of at least 10,000 sq ft as required by the Maryland Department of Environment for individual sewage disposal. Improvements of any nature in this area are restricted until public sewerage is available. These areas shall become null and void upon connection to a public sewage system. The county health officer shall have authority to grant adjustments to the private sewage area. Retardation of a modified sewage area shall not be necessary.

14. The lots shown hereon comply with the minimum ownership width and lot areas as required by the Maryland State Department of the Environment.

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

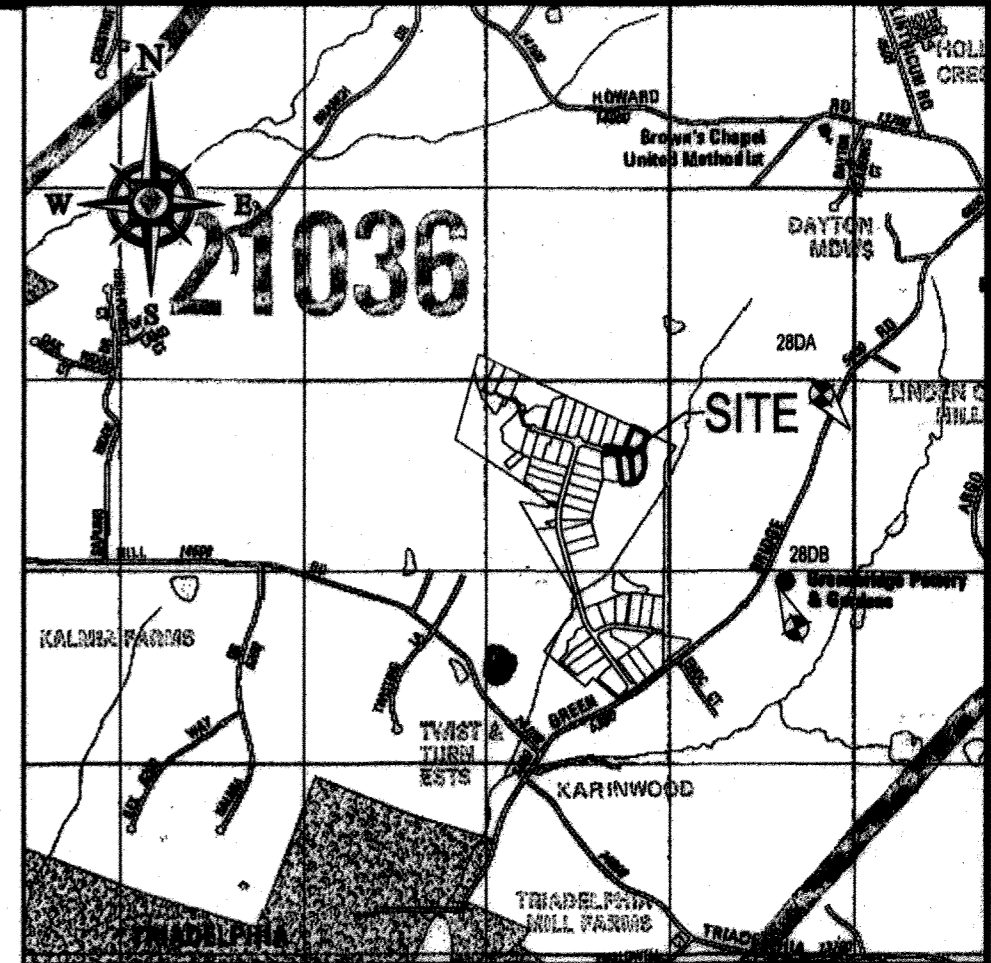
DEVELOPER
GREEN BRIDGE FARM II, L.C.
5074 DORSEY HALL ROAD, SUITE 205
ELLCOTT CITY, MD 21042
CONTACT: JASON VAN KIRK
PHONE: (410) 720-3021

Point Table

Point #	Northing	Easting
1	570360.0527	1312288.0779
2	570342.2862	1312316.1086
3	570371.8331	1312334.8535
4	570344.1970	1312458.6265
5	570980.2440	1312562.6374
6	570620.8055	1312702.8764
7	570327.8883	1312855.7316
8	570282.0327	1312878.0996
9	570154.8091	1312875.0770
10	570094.8254	1312858.8377
11	570048.7082	1312838.9630
12	570011.3328	1312598.9808
13	569987.2846	1312583.8290
14	569984.1800	1312555.3017
15	569972.8787	1312462.5719
16	569982.8844	1312429.8925
17	570298.2563	1312382.9546
18	570287.2122	1312342.4573
19	570315.4584	1312278.1128
20	570328.9905	1312282.4345
21	570338.5216	1312285.7582
22	570321.2823	1312345.8019
23	570308.2472	1312344.0286
24	570312.9619	1312523.8643

INGRESS EGRESS EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
IE11	S73° 55' 49"E	28.54'
IE12	N88° 49' 00"E	132.77'
IE13	N07° 46' 16"W	29.47'
IE14	N88° 49' 00"E	24.16'
IE15	S07° 46' 16"E	10.74'
IE16	S21° 16' 58"E	58.38'
IE17	S05° 27' 42"E	42.89'
IE18	S84° 38' 18"W	24.02'
IE353	N05° 27' 42"W	20.63'
IE354	S88° 49' 00"W	150.22'
IE355	N73° 55' 49"W	32.12'
IE356	S18° 04' 11"W	3.00'
IE357	S73° 55' 49"E	33.13'
IE358	N16° 04' 11"E	36.00'
IE359	N73° 55' 49"W	33.13'
IE360	S18° 04' 11"W	4.00'



VICINITY MAP
SCALE: 1"=200'
ADC MAP COORDINATES: 30C5

INGRESS EGRESS EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
IEC41	20.99'	31.44'	N48°17'46"W	28.58'	088°48'07"	19.51'
IEC42	15.00'	25.29'	N40°31'22"E	22.40'	086°35'18"	16.83'

MINIMUM LOT SIZE CHART

LOT No.	GROSS AREA (SF)	PIPE STEM	NET AREA
24	44,052	1375	42677
25	42,909	2906	40003
26	48,488	5322	43166

THIS SHEET AREA TABULATION CHART

TOTAL NUMBER OF BUILDABLE LOTS AND FOR PARCEL TO BE RECORDED	3
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3.11 AC±
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0 AC±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	3.11 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED	0 AC±
TOTAL AREA TO BE RECORDED	3.11 AC±

BENCHMARK

GEODETIC SURVEY CONTROL - 28DA
ELEV. 564.389'
N 570,824.997
E 1,314,434.228

GEODETIC SURVEY CONTROL - 28DB
ELEV. 537.361'
N 569,055.561
E 1,313,795.348

THE PURPOSE OF THIS PLAT IS TO REVISE THE USE-IN-COMMON EASEMENT THAT SERVES LOTS 23-27.

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

RECORDED AS PLAT 2606 ON 4/26/22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEMS.

[Signature] 4/12/22
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 3.29.22
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 4/12/22
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, TOLL MID ATLANTIC LP, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

(1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON;
(2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
(3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
(4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.
(5) THE REQUIREMENTS 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

WITNESS MY HAND THIS 21 DAY OF JAN 2022

[Signature]
TOLL MID ATLANTIC LP
NAME: JAMES S. DUNN TITLE: VICE PRESIDENT

[Signature]
AMY BUDSALL
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY JERRY MAUCK AND JANET BURKE TO TOLL MID-ATLANTIC LP COMPANY, INC. BY PLAT #18-048 DATED JULY 21, 2020, AS PLAT #26-01 IN THE LAND RECORDS OF HOWARD COUNTY, AND THAT ALL THE 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.

[Signature]
ROBERT C. HARR, JR.
MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587
EXPIRATION DATE: JANUARY 16, 2023

1/20/2022
DATE

PLAT OF REVISION

WILLOWSHIRE
LOTS 24 - 26

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

SHEET: 1 OF 1 SCALE: 1" = 100'

DATE: JAN. 10, 2022 DPZ FILE #S: ECP-16-025, WP-17-105, SP-17-002, PROJ. NUM.: MD142048 F-18-086, F-21-053