

GENERAL NOTES

- 1.) \odot DENOTES IRON PIPE (IPF) OR REBAR & CAP (RCF) FOUND
 \triangle DENOTES TRAVERSE POINT.
- 2.) COORDINATES BASED ON NAD'83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 3511 AND NO. 3512.
- 3.) THE SUBJECT PROPERTY IS ZONED FOR PER THE OCTOBER 6, 2013 HOWARD COUNTY COMPREHENSIVE ZONING PLAN.
- 4.) COORDINATES BASED ON NAD'83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 3511 AND 3512. DISTANCES SHOWN ARE BASED ON MARYLAND STATE PLANE ZONE, U.S. FOOT.
- 5.) THIS PLAT IS BASED ON A FIELD BOUNDARY SURVEY PERFORMED ON OR ABOUT APRIL, 2015 BY BENCHMARK ENGINEERING, INC.
- 6.) AN APFO TRAFFIC STUDY WAS PREPARED BY LEE CUNNINGHAM & ASSOCIATES, INC. DATED FEBRUARY, 2005 AND APPROVED UNDER SP-05-008. IT WAS AMENDED BY TRAFFIC CONCEPTS IN JUNE, 2007 AND THE TRAFFIC GROUP ON JUNE 6, 2008 AND APPROVED ON JULY 29, 2008. A REVISED TRAFFIC IMPACT STUDY WAS PREPARED BY THE TRAFFIC GROUP IN JANUARY, 2012 AND SUBMITTED WITH SDP-12-015. THE REPORT WAS APPROVED ON JUNE 16, 2015.
- 7.) THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- 8.) WATER IS PUBLIC. THE CONTRACT NUMBER IS 34-4927-D AND TIES INTO EXISTING WATER 34-4373-D AND 34-4739-D
- 9.) SEWER IS PUBLIC. THE CONTRACT NUMBERS ARE 34-4927-D AND TIES INTO EXISTING SEWER 34-4373-D AND 34-4739
- 10.) THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF, EFFECTIVE MARCH 9, 2016, ON WHICH DATE DEVELOPER AGREEMENT WAS FILED AND ACCEPTED.
- 11.) WETLAND AND FOREST STAND DELINEATIONS WERE CONDUCTED BY AB CONSULTANTS, INC. AND WERE SUBMITTED AND APPROVED UNDER S-05-008. BUILDABLE BULK PARCEL "A" CONTAINS NO WETLANDS, STREAMS, THEIR BUFFERS OR STEEP SLOPES.
- 12.) THE 100YR FLOODPLAIN STUDY WAS PREPARED BY KIDDIE CONSULTANTS, INC. DATED JUNE 23, 1978 FOR HOWARD COUNTY, MARYLAND AND UPGRADED BY AB CONSULTANTS, INC. FOR SP-08-002 AND APPROVED ON JUNE 9, 2008. THERE IS NO FLOODPLAIN WITHIN THE LIMITS OF BUILDABLE BULK PARCEL "A".
- 13.) NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S), THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS OR 100YR FLOODPLAIN EXCEPT FOR THE CONSTRUCTION OF THE PATHWAY AS PERMITTED BY THE APPROVAL OF WP-12-029.
- 14.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON THESE LOTS.
- 15.) THERE ARE NO HISTORIC SITES/FEATURES LOCATED ON THESE LOTS.
- 16.) THE 65 dBA NOISE CONTOUR LINE DRAWN ON THIS DEVELOPMENT PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE 65 dBA NOISE LINE WAS 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. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- 17.) A NOISE STUDY WAS PREPARED BY W.T. BALLARD, DATED MARCH, 2008 AND APPROVED ON JUNE 9, 2008. A REVISED STUDY WAS PREPARED BY MARS GROUP, INC. DATED APRIL 8, 2015 AND APPROVED ON JUNE 16, 2015. THE MARS GROUP, INC., STUDY WAS REVISED AGAIN FOR THIS PLAN ON AUGUST 4, 2015 AND APPROVED ON SEPTEMBER 24, 2015.
- 18.) STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE STORMWATER MANAGEMENT ACT OF 2007. ALL PRACTICES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE H.O.A. A PRELIMINARY CONCEPT WAS APPROVED FOR THIS PARCEL ON 6-21-11 UNDER ECP-11-058.
- 19.) PERIMETER LANDSCAPING, UNIT PLANTING AND STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. POSTING OF SURETY IN THE AMOUNT OF \$27,450 FOR 81 SHADE TREES, 21 EVERGREENS, & 30 SHRUBS POSTED WITH THE DEVELOPERS AGREEMENT FOR THE SDP-15-057.
- 20.) THE TOTAL FOREST CONSERVATION OBLIGATION HAS BEEN MET UNDER SDP-12-015 BY THE ON-SITE RETENTION OF 4.51 AC. OF NET TRACT AREA FOREST WITHIN A FOREST CONSERVATION EASEMENT AND THE OFFSITE PLANTING OF 5.33 ACRES WITHIN THE FOREST MITIGATION BANK LOCATED WITHIN THE PRESERVE AT CLARKSVILLE SUBDIVISION (F-05-072). FINANCIAL SURETY FOR THE OFF-SITE PLANTING WAS POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT FOR F-06-072. NO SURETY WAS REQUIRED FOR THE ONSITE RETENTION FOREST CONSERVATION EASEMENT. SEE WP-12-029 TO DEFER OBLIGATION TO SDP STAGE.
- 21.) RESERVATION OF PUBLIC UTILITY EASEMENTS
 DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS 153-174 AND OPEN SPACE LOT 175 ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- 22.) THE PURPOSE OF OPEN SPACE LOT 175 IS FOR PRIVATE ACCESS TO THE LOTS AND FOR PRIVATE STORMWATER MANAGEMENT ESD PRACTICES. THIS LOT IS PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

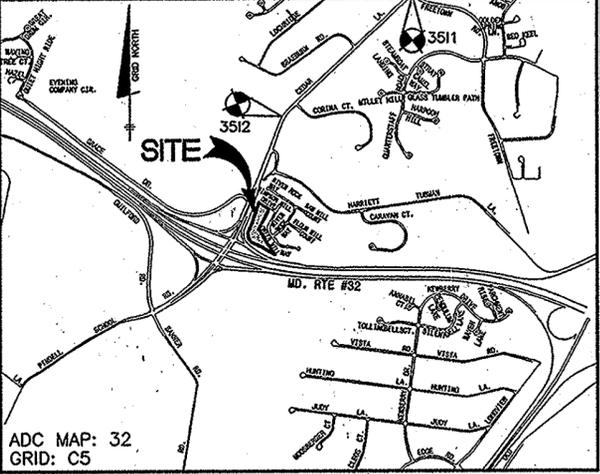
- 22.) DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - a) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 - b) SURFACE - 6" OF COMPACT CRUSHER RUN BASE 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/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - f) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

- 23.) THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 09/11/2015, DEPARTMENT ID D16763443. THE DECLARATION OF COVENANTS FOR THE HOMEOWNERS ASSOCIATION WILL BE RECORDED CONCURRENT WITH THIS PLAT.
- 24.) ALL AREAS ARE "MORE OR LESS".
- 25.) WP-12-020, A REQUEST TO WAIVE SECTIONS 16.155(a)(2)(ii), 16.1202(a)(3) AND 16.1205(a)(7) TO PROCESS AND USE AN APPROVED GRADING PLAN INSTEAD OF A SITE DEVELOPMENT PLAN FOR THE MASS GRADING OF THE SITE, TO TEMPORARILY DEFER COMPLIANCE WITH THE REQUIREMENTS OF THE FOREST CONSERVATION ACT UNTIL THE SITE DEVELOPMENT PLAN STAGE, AND TO GRANT PERMISSION FOR THE REMOVAL OF 13 EXISTING SPECIMEN TREES WAS APPROVED ON SEPTEMBER 14, 2011 WITH THE FOLLOWING CONDITIONS:
 1. COMPLIANCE WITH THE REQUIREMENT OF THE FOREST CONSERVATION ACT OF HOWARD COUNTY OR THIS PROJECT SHALL BE DEFERRED TEMPORARILY TO THE FUTURE SITE DEVELOPMENT PLAN FOR THIS SITE.
 2. COMPLIANCE WITH THE MSHA COMMENTS INCLUDED WITH THE DED COMMENTS DATED 09/28/2011.
 3. COMPLIANCE WITH THE DRP COMMENTS DATED 09/09/2011.
 4. THE SUBMISSION AND ISSUANCE OF ALL APPLICABLE PERMITS REQUIRED BY THE D.L.L.P.
- 26.) TRASH COLLECTION: TRASH COLLECTION FOR THIS SUBDIVISION SHALL BECOME PUBLIC ON THE JULY 1ST AFTER ALL CONSTRUCTION IS COMPLETE. UNTIL SUCH TIME, THE COLLECTION WILL BE PRIVATE.

27) PER ZONING, 10% OF ALL UNITS ON THIS PLAN, RESUBDIVISION OF BULK PARCEL "A", MUST BE MODERATE INCOME HOUSING UNITS (M.I.H.U.). THIS AMOUNTS TO 3 UNITS (10% OF 22) PER SECTION 115.0.E.3(C) OF THE HOWARD COUNTY ZONING REGULATIONS. THE DEVELOPER IS PROVIDING THE 3 REQUIRED MODERATE INCOME HOUSING UNITS THROUGH A CERTIFICATE APPROVED BY THE HOUSING DEPARTMENT PER HOWARD COUNTY CODE, SECTION 13.402(g), ALTERNATIVE OF PROVIDING REHABILITATED EXISTING MODERATE INCOME HOUSING UNITS AT A RATIO OF 3 MODERATE INCOME HOUSING UNITS PER 1 LOW INCOME HOUSING UNIT. ONE LIHU WILL BE PROVIDED AT 10472 FAULKNER RIDGE CIRCLE, COLUMBIA MD. 21044. AGREEMENTS WITH THE HOUSING DEPARTMENT WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT, F-15-093.

- 28.) HOWARD COUNTY PUBLIC SCHOOL SYSTEM WILL NOT PROVIDE BUS SERVICE ON PRIVATE DRIVES OR ROADS DUE TO WEAR AND TEAR ASSOCIATED WITH A BUS'S WEIGHT (OVER 15,000 POUNDS).
- 29.) UNIVERSAL DESIGN STANDARDS WILL BE INCORPORATED INTO THE DESIGN OF THE AGE-RESTRICTED DEVELOPMENT AND FEATURES AND RECOMMENDED OPTIONAL FEATURES FOR THE AGE-RESTRICTED ADULT POPULATION WITH REGARD TO LIMITED MOBILITY FOR ACCESS TO THE LOTS, PARKING, SIDEWALKS AND COMMON AREAS WILL BE SHOWN ON APPLICABLE PLANS.
- 30.) THE HOA SHALL BE RESPONSIBLE TO MONITOR AND ENFORCE THE AGE RESTRICTION COVENANTS AS INDICATED IN THE HOA COVENANTS AND RESTRICTIONS.
- 31.) THE HOA SHALL BE RESPONSIBLE FOR THE UPKEEP AND MAINTENANCE OF TRASH PADS, MAILBOX PADS, LANDSCAPING, WALLS, NOISE WALLS, OPEN SPACE AND PRIVATE ROADWAYS.
- 32.) ROAD FRONTAGE WAIVER WAS APPROVED FOR BUILDABLE BULK PARCEL "A" PER WP-12-029.
- 33.) THIS PLAN IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- 34.) IN ACCORDANCE WITH SECTION 128.0.11 OF THE ZONING REGULATIONS, SETBACKS FROM DIFFERENT ZONING CLASSIFICATION DOES NOT APPLY TO THIS PARCEL BECAUSE IT IS PART OF THE OVERALL DEVELOPMENT AS INDICATED BY ZONING.

BENCH MARKS NAD'83
 HO. CO. #3511
 STAMPED DISC SET ON TOP OF A 3' DEEP COLUMN OF CONCRETE 2" BELOW SURFACE.
 N 657110.3963' E 1344693.6204'
 ELEV. 400.034'
 HO. CO. #3512
 STAMPED DISC SET ON TOP OF A 3' DEEP COLUMN OF CONCRETE 2" BELOW SURFACE.
 N 555100.7743' E 1342732.9971'
 ELEV. 329.719'



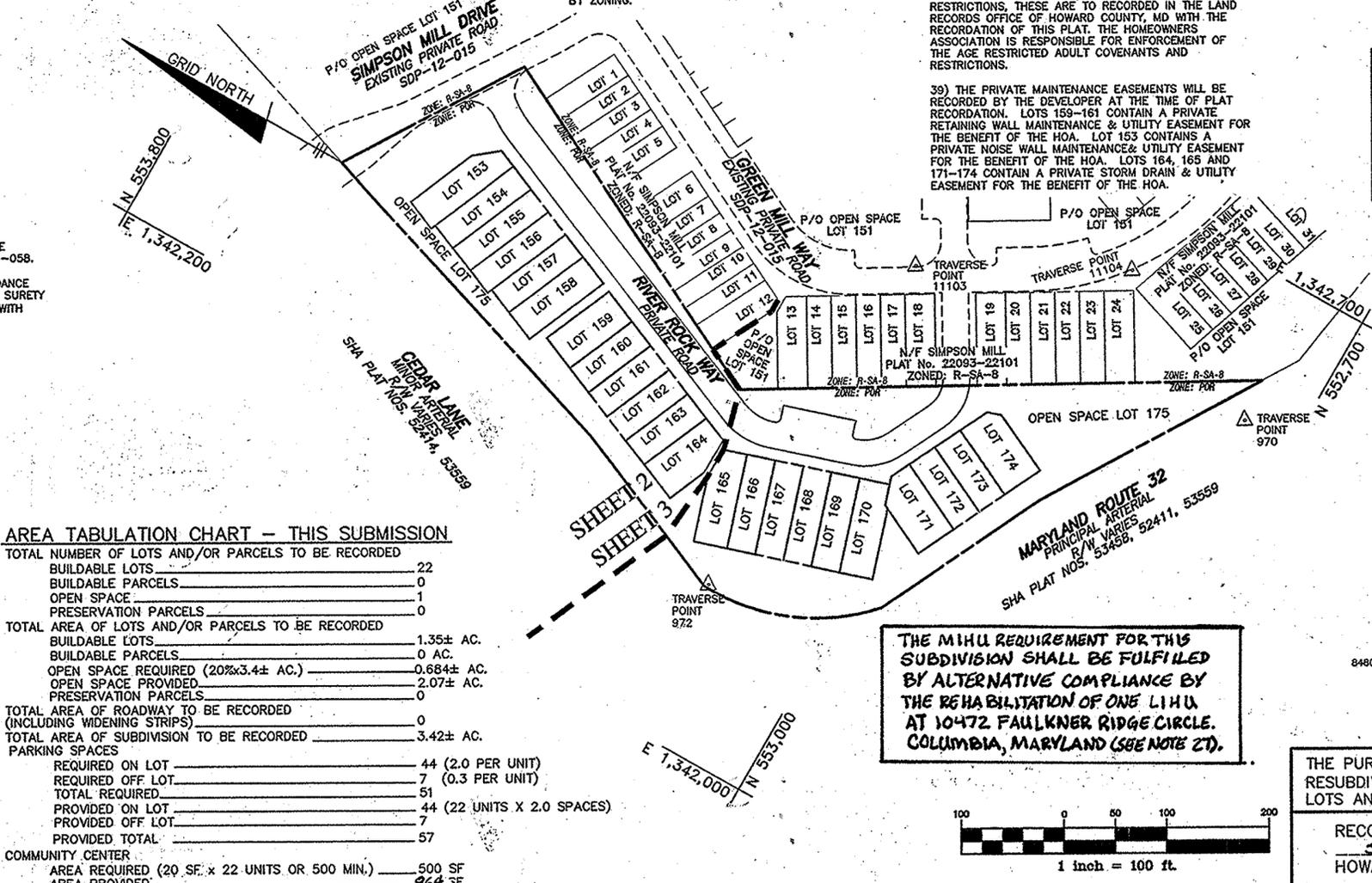
VICINITY MAP
 SCALE : 1"=2000'

TRAVERSE/CONTROL COORDINATE TABLE

NO.	NORTHING	EASTING
970	N 552751.6815	E 1342560.0036
972	N 553125.7349	E 1342161.4704
11103	N 553106.1700	E 1342533.9280
11104	N 552920.5930	E 1342634.5580

OWNER/DEVELOPER:
 SIMPSON MILL LLC
 P.O. BOX 417
 ELLICOTT CITY, MARYLAND 21041
 410-465-4244

BENCHMARK
 ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE A SUITE 315 A ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 301-371-3505 (F) 410-465-6644
 WWW.BE-ONLINEENGINEERING.COM



AREA TABULATION CHART - THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	22
BUILDABLE PARCELS	0
OPEN SPACE	1
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	1.35± AC.
BUILDABLE PARCELS	0 AC.
OPEN SPACE REQUIRED (20%±3.4± AC.)	0.684± AC.
OPEN SPACE PROVIDED	2.07± AC.
PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.42± AC.
PARKING SPACES	
REQUIRED ON LOT	44 (2.0 PER UNIT)
REQUIRED OFF LOT	7 (0.3 PER UNIT)
TOTAL REQUIRED	51
PROVIDED ON LOT	44 (22 UNITS X 2.0 SPACES)
PROVIDED OFF LOT	7
PROVIDED TOTAL	57
COMMUNITY CENTER	
AREA REQUIRED (20 SF. X 22 UNITS OR 500 MIN.)	500 SF
AREA PROVIDED	964 SF

THE MIHU REQUIREMENT FOR THIS SUBDIVISION SHALL BE FULFILLED BY ALTERNATIVE COMPLIANCE BY THE REHABILITATION OF ONE LIHU AT 10472 FAULKNER RIDGE CIRCLE, COLUMBIA, MARYLAND (SEE NOTE 27).

THE PURPOSE OF THIS RESUBDIVISION PLAT IS TO RESUBDIVIDE BULK PARCEL "A" INTO 22 FEE SIMPLE LOTS AND 1 OPEN SPACE LOT.

RECORDED AS PLAT NO. 23776 ON 5/13/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

William for Marcus Roman 3/31/2016
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad Edmon 4-9-16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kate Schaefer 5-9-16
 DIRECTOR DATE

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 DATE 1-7-2017 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY SIMPSON MILL LLC FROM COATE PROPERTIES, LLC BY DEED DATED DECEMBER 30, 2010 AND RECORDED IN LIBER 12989 AT FOLIO 188 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND.

Donald A. Mason 3/16/16
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR, Md. Reg. No. 21320
 FOR BENCHMARK ENGINEERING, INC. Md. Reg. No. 3591

OWNER'S CERTIFICATE

"SIMPSON MILL LLC, 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, WITHIN OUR HANDS THIS 16th DAY OF MARCH, 2016."

James R. Moxley III 3/16/16
 JAMES R. MOXLEY III, MEMBER
 SIMPSON MILL LLC DATE

Steven K. Breeden 3-16-16
 STEVEN K. BREEDEN, MEMBER
 SIMPSON MILL LLC DATE

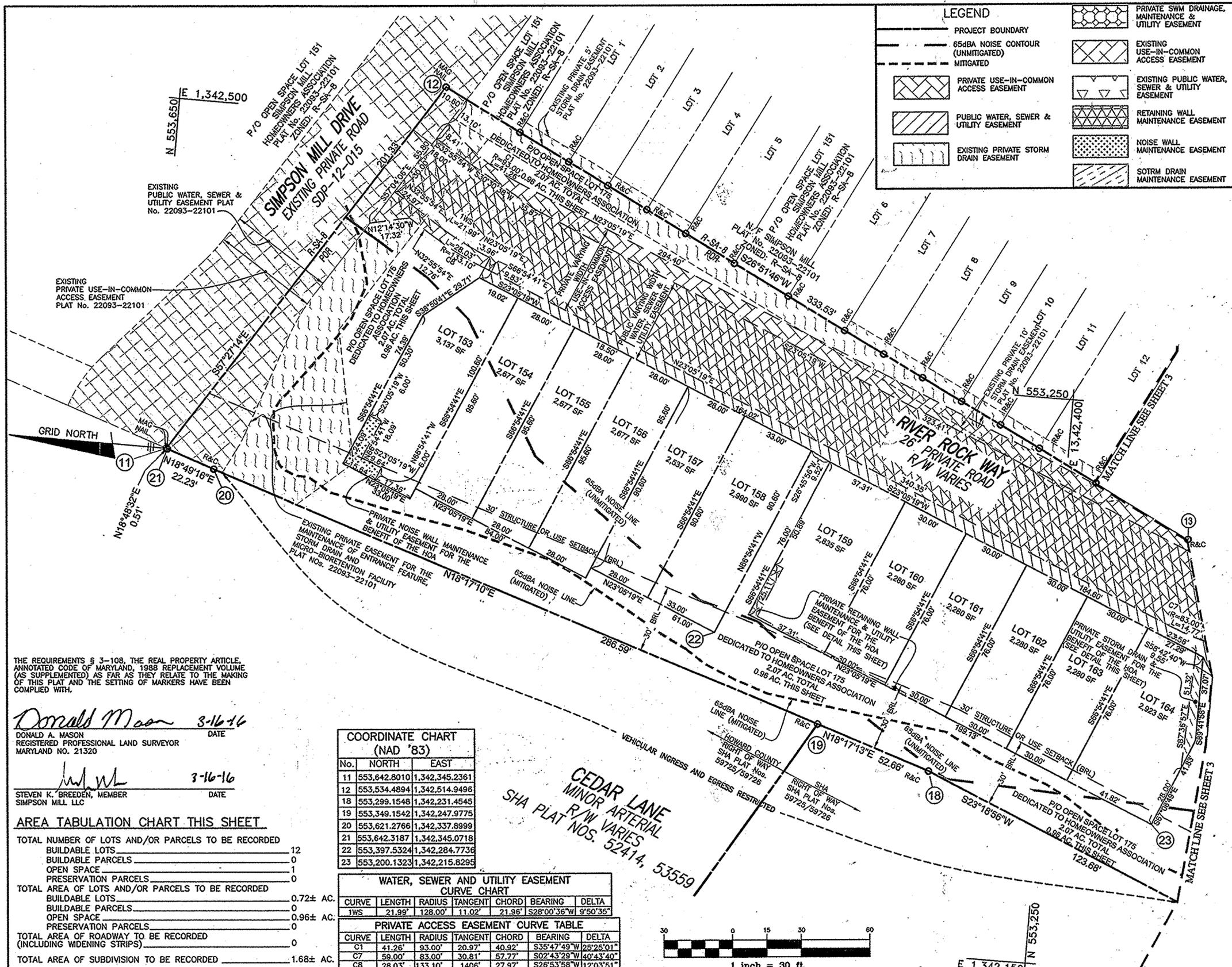
John M. Coy 3/16/16
 WITNESS DATE

John M. Coy 3/16/16
 WITNESS DATE

SIMPSON MILL PHASE 3
 LOTS 153 thru 174 AND OPEN SPACE LOT 175
 A RESUBDIVISION OF BUILDABLE BULK PARCEL 'A'
 AS SHOWN ON PLAT Nos. 22093-22101

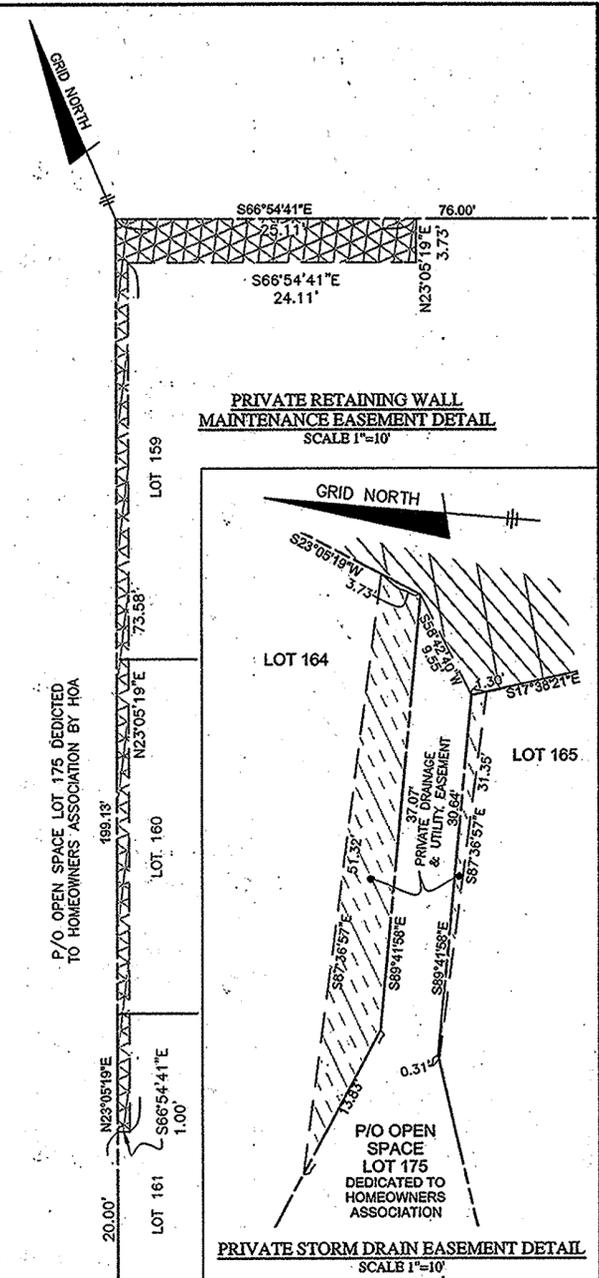
S-05-008, P-06-015, SP-08-002, WP-07-072, ECP-11-058, WP-12-020, WP-12-029, SDP-12-015, F-12-025, F-12-059, GP-12-005,

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 35 SCALE: AS SHOWN
 GRID: 23 DATE: MARCH, 2016
 PARCEL: 116 SHEET: 1 OF 3
 ZONED: POR



LEGEND

- PROJECT BOUNDARY
- 65dB NOISE CONTOUR (UNMITIGATED)
- MITIGATED
- PRIVATE USE-IN-COMMON ACCESS EASEMENT
- PUBLIC WATER, SEWER & UTILITY EASEMENT
- EXISTING PRIVATE STORM DRAIN EASEMENT
- PRIVATE SWM DRAINAGE, MAINTENANCE & UTILITY EASEMENT
- EXISTING USE-IN-COMMON ACCESS EASEMENT
- EXISTING PUBLIC WATER, SEWER & UTILITY EASEMENT
- RETAINING WALL MAINTENANCE EASEMENT
- NOISE WALL MAINTENANCE EASEMENT
- SOTRM DRAIN MAINTENANCE EASEMENT



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.

Donald Mason 3-16-16
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Steven K. Breeden 3-16-16
STEVEN K. BREEDEN, MEMBER
SIMPSON MILL LLC

COORDINATE CHART (NAD '83)

No.	NORTH	EAST
11	553,642.8010	1,342,345.2361
12	553,534.4894	1,342,514.9496
18	553,299.1548	1,342,231.4545
19	553,349.1542	1,342,247.9775
20	553,621.2766	1,342,337.8999
21	553,642.3187	1,342,345.0718
22	553,397.5324	1,342,284.7736
23	553,200.1323	1,342,215.8295

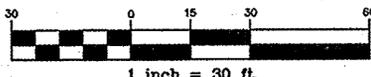
WATER, SEWER AND UTILITY EASEMENT CURVE CHART

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
1WS	21.99'	128.00'	11.02'	21.96'	S28°00'36"W	9°50'35"

PRIVATE ACCESS EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	41.26'	93.00'	20.97'	40.32'	S35°47'49"W	25°25'01"
C7	59.00'	83.00'	30.81'	57.77'	S02°43'29"W	40°43'40"
C8	28.03'	133.10'	1406'	27.97'	S26°53'58"W	112°03'51"

CEDAR LANE
MINOR ARTERIAL
R/W VARIES
SHA PLAT NOS. 52414, 53559



AREA TABULATION CHART THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	22
BUILDABLE LOTS	12
BUILDABLE PARCELS	0
OPEN SPACE	1
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	0.72± AC.
BUILDABLE PARCELS	0
OPEN SPACE	0.96± AC.
PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.68± AC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
William M. Rossman 3/31/2016
HOWARD COUNTY HEALTH OFFICER H.O. P. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chad ... 4-9-16
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Karl ... 5-9-16
DIRECTOR DATE

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 DATE 1-7-2017 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY SIMPSON MILL LLC FROM COATE PROPERTIES, LLC BY DEED DATED DECEMBER 30, 2010 AND RECORDED IN LIBER 12969 AT FOLIO 186 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE FOR THE PURPOSE OF THIS PLAT BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, TITLE 88, SUBTITLE 10, SECTION 10-101.

Donald Mason
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR, Md. Reg. No. 21320
FOR BENCHMARK ENGINEERING, INC. Md. Reg. No. 351

OWNER'S CERTIFICATE
"SIMPSON MILL LLC, 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 OUR HANDS THIS 16th DAY OF MARCH, 2016."

James R. Moxley III 3/16/16
JAMES R. MOXLEY III, MEMBER
SIMPSON MILL LLC
Steven K. Breeden 3-16-16
STEVEN K. BREEDEN, MEMBER
SIMPSON MILL LLC

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
8480 BALTIMORE NATIONAL PIKE SUITE 315 • ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 301-371-3505 (T) 410-465-6844
WWW.BEI-CVLENGINEERING.COM

THE PURPOSE OF THIS RESUBDIVISION PLAT IS TO RESUBDIVIDE BULK PARCEL 'A' INTO 22 FEE SIMPLE LOTS AND 1 OPEN SPACE LOT.
RECORDED AS PLAT NO. 23777 ON 3/13/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SIMPSON MILL PHASE 3
LOTS 153 thru 174 AND OPEN SPACE LOT 175
A RESUBDIVISION OF BUILDABLE BULK PARCEL 'A'
AS SHOWN ON PLAT NOS. 22093-22101
S-05-008, P-06-015, SP-08-002, WP-07-072, ECP-11-058, WP-12-020, WP-12-029, SDP-12-015, F-12-025, F-12-059, GP-12-005,
5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 35 SCALE: 1" = 30'
GRID: 23 DATE: MARCH, 2016
PARCELS: 116 SHEET: 2 OF 3
ZONED: POR

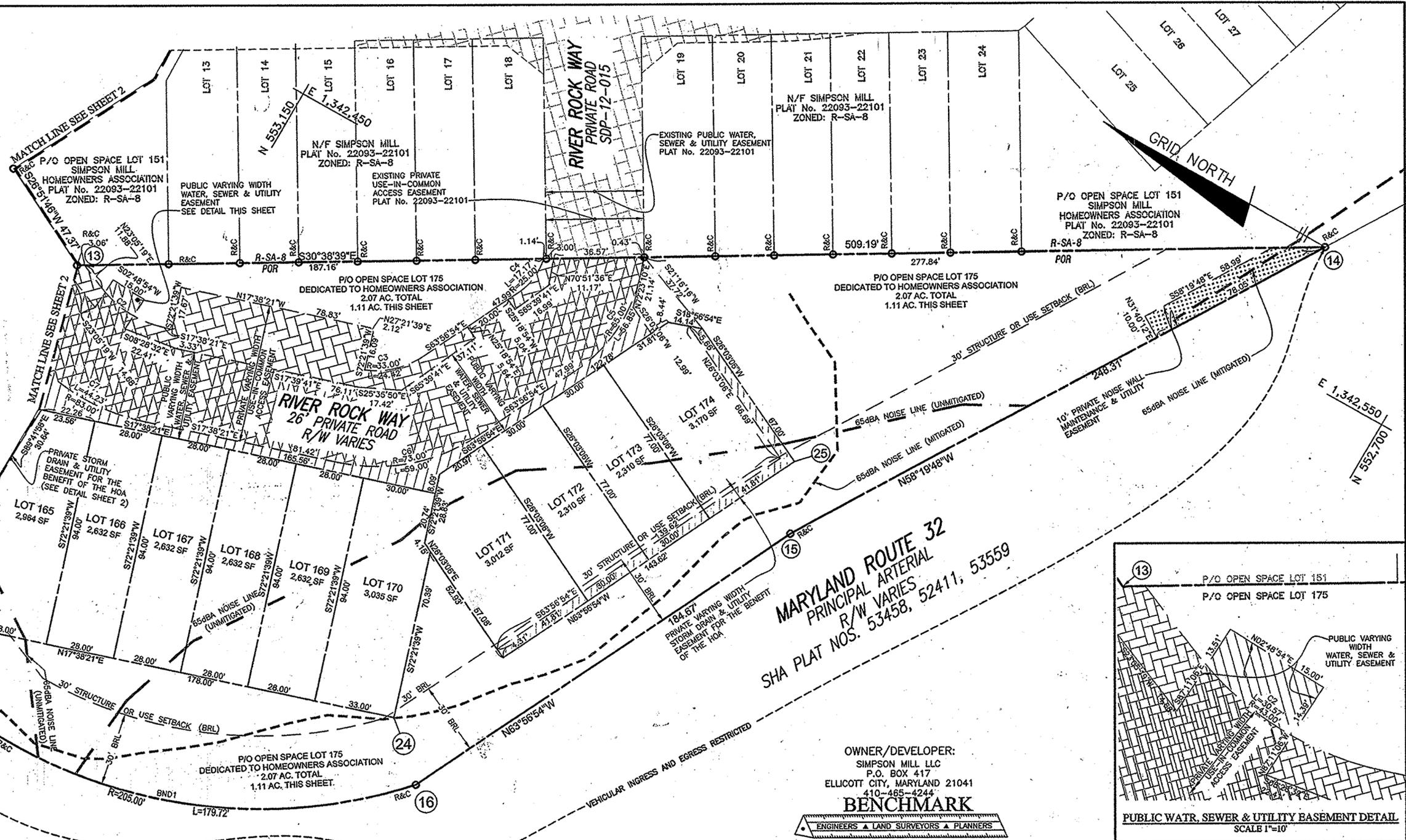
LEGEND

- PROJECT BOUNDARY
- 65dBA NOISE CONTOUR (UNMITIGATED)
- MITIGATED
- PRIVATE USE-IN-COMMON ACCESS EASEMENT
- PUBLIC WATER, SEWER & UTILITY EASEMENT
- PRIVATE STORM DRAIN EASEMENT
- EXISTING USE-IN-COMMON ACCESS EASEMENT
- EXISTING PUBLIC WATER, SEWER & UTILITY EASEMENT
- NOISE WALL MAINTENANCE EASEMENT

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.

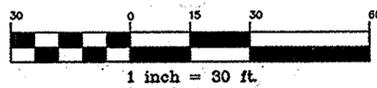
Donald Mason 3-16-16
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

Stev 3-16-16
 STEVEN K. BREEDEN, MEMBER
 SIMPSON MILL LLC



AREA TABULATION CHART THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	10
BUILDABLE PARCELS	0
OPEN SPACE	PO 1
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	0.63± AC.
BUILDABLE PARCELS	0
OPEN SPACE	1.11± AC.
PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.74± AC.



MARYLAND ROUTE 32
 PRINCIPAL ARTERIAL
 R/W VARIES
 SHA PLAT NOS. 53458, 52411, 53559

OWNER/DEVELOPER:
 SIMPSON MILL LLC
 P.O. BOX 417
 ELLCOTT CITY, MARYLAND 21041
 410-465-4244

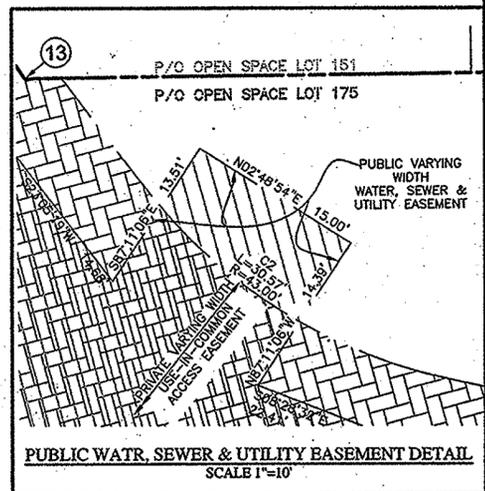
BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS

8480 BALTIMORE NATIONAL PIKE & SUITE 315 A ELLCOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 301-371-3505 (F) 410-465-6544
 WWW.BE-CMLENGINEERING.COM

BOUNDARY CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
BND1	179.72'	205.00'	96.10'	174.02'	S22°42'30"E	50°13'51"

PRIVATE ACCESS EASEMENT CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C2	30.57'	43.00'	15.96'	29.93'	S02°43'29"W	40°43'40"
C3	24.42'	33.00'	12.80'	23.87'	S42°44'42"E	42°24'25"
C4	17.17'	25.00'	8.94'	16.83'	S83°37'15"E	39°20'41"
C5	56.85'	65.00'	30.39'	55.05'	S89°00'11"E	50°06'34"
C6	59.00'	73.00'	31.22'	57.41'	S40°47'38"E	46°18'33"
C7	59.00'	83.00'	30.81'	57.77'	S02°43'29"W	40°43'40"

COORDINATE CHART (NAD '83)		
No.	NORTH	EAST
13	553,194.6904	1,342,342.8371
14	552,756.6089	1,342,602.3728
15	552,886.9811	1,342,391.0357
16	552,968.0825	1,342,225.1325
17	553,128.6143	1,342,157.9527
24	552,989.6142	1,342,244.7806
25	552,900.3097	1,342,417.6452



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Maureen Harrison 3/31/2016
 HOWARD COUNTY HEALTH OFFICER H.D. 2016 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Phil Edelman 4/8/16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION. DATE
Walt Stelmach 5-9-16
 DIRECTOR DATE

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 DATE 1-7-2017 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY SIMPSON MILL LLC FROM COATE PROPERTIES, LLC BY DEED DATED DECEMBER 30, 2010 AND RECORDED IN LIBER 12969 AT FOLIO 186 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE RECORDANCE OF THIS PLAT BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND.
Donald Mason
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR, Md. Reg. No. 21320
 FOR BENCHMARK ENGINEERING, INC. Md. Reg. No. 351

OWNER'S CERTIFICATE
 "SIMPSON MILL LLC, 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 INTO 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 OUR HANDS THIS 15th DAY OF MARCH, 2016."
James R. Moxley III 3/16/16
 JAMES R. MOXLEY III, MEMBER DATE
 SIMPSON MILL LLC
Stev 3-16-16
 STEVEN K. BREEDEN, MEMBER DATE
 SIMPSON MILL LLC

THE PURPOSE OF THIS RESUBDIVISION PLAT IS TO RESUBDIVIDE BULK PARCEL 'A' INTO 22 FEE SIMPLE LOTS AND 1 OPEN SPACE LOT.
 RECORDED AS PLAT NO. 23718 ON 5/13/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SIMPSON MILL PHASE 3
 LOTS 153 thru 174 AND OPEN SPACE LOT 175
 A RESUBDIVISION OF BUILDABLE BULK PARCEL 'A'
 AS SHOWN ON PLAT NOS. 22093-22101
 S-05-008, P-06-015, SP-08-002, WP-07-072, ECP-11-058, WP-12-020, WP-12-029, SDP-12-015, F-12-025, F-12-059, GP-12-005,
 5th. ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 35 SCALE: 1" = 30'
 GRID: 23 DATE: MARCH, 2016
 PARCELS: 116 SHEET: 3 OF 3
 ZONED: POR