

COORDINATE LIST		
POINT	NORTH	EAST
1000	579017.9570	1372817.0997
1001	578717.4630	1373597.5872
1002	578574.6239	1373547.9355
1003	578540.9251	1373581.9888
1004	578780.3534	1373689.9845
1006	578645.4044	1373460.9760
1007	578472.4469	1373987.8239
1008	578012.7449	1374349.2615
1011	578079.0776	1374283.2352
1012	577912.0385	1374326.7636
1013	577859.6103	1374302.8368
1015	577715.1209	1374267.9473
1016	578126.7385	1373536.6385
1017	578322.9381	1373536.8317
1018	578366.5336	1373551.4288
1019	578168.8553	1373452.7812
4029	578663.0147	1372582.2270
4030	578761.2510	1373662.3538
4031	578269.1941	1374325.2791
4032	578029.9688	1374358.4891
4033	577892.2121	1373950.2085
4034	577919.8681	1373903.0380
4035	578103.6130	1373579.9532
4036	578272.4473	1373203.7421
4037	578351.1400	1373047.1367
4038	578643.9623	1372610.1182

LINE TABLE		
LINE	BEARING	DISTANCE
L13	N 22°41'29" W	36.45'
L14	N 50°51'22" W	112.12'
L15	N 62°11'23" E	154.45'
L16	N 55°56'16" E	78.18'
L17	S 55°20'32" E	33.59'
L18	S 28°10'48" W	19.54'
L19	S 12°35'35" W	103.19'
L20	S 24°31'51" W	57.63'
L21	S 13°34'31" W	148.64'
L22	N 59°37'01" W	54.68'
L23	N 55°39'47" W	33.78'

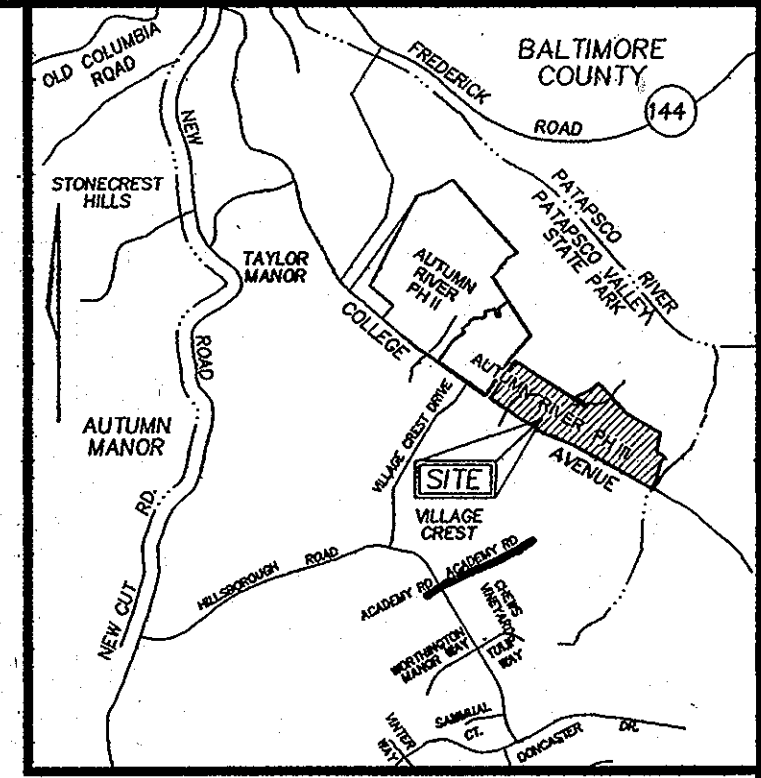
PUBLIC FOREST CONSERVATION EASEMENT RETENTION TABLE		
EASEMENT NO. 1 (RETENTION)	2.29 AC.	
EASEMENT NO. 2 (RETENTION)	0.65 AC.	
EASEMENT NO. 3 (RETENTION)	13.67 AC.	
EASEMENT NO. 4 (RETENTION)	0.79 AC.	
EASEMENT NO. 5 (RETENTION)	0.02 AC.	
EXISTING EASEMENT (RETENTION)	0.23 AC.	(PLAT 14514)
TOTAL RETENTION AREA:		17.65 AC.

LEGEND	
	EXISTING PUBLIC FOREST CONSERVATION EASEMENT (RETENTION) PLAT 14514
	PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	LENGTH
C1	8337.22'	363.79'	2°30'00"	N 60°52'01"W	363.76'
C2	14097.16'	371.69'	1°30'38"	N 60°22'21"W	371.68'
C3	2533.50'	49.10'	1°06'38"	N 61°54'01"W	49.10'
C4	2533.50'	269.85'	6°06'10"	N 67°24'51"W	269.73'
C5	704.57'	175.72'	14°17'23"	N 63°19'15"W	175.26'

**GENERAL NOTES**

1. THE SUBJECT PROPERTY IS ZONED R-ED PER THE 10/02/04 COMPREHENSIVE ZONING PLAN AND COMP-LITE ZONING AMENDMENTS DATED 07/28/06.
2. COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID MERIDIAN (NAD 83) AS PROJECTED BY HOWARD COUNTY CONTROL STATIONS NO. 2411 AND NO. 2413.
3. APPLICABLE DPZ FILE NUMBER(S): F-01-08.
4. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
5. THE 0.23 AC. OF EXISTING FOREST CONSERVATION EASEMENT WAS INTENDED FOR "AUTUMN RIVER, PHASE 1, LOTS 1-3 AND PARCEL A" (F-00-131). THESE LOTS HAVE BEEN MERGED WITH AUTUMN RIVER, PHASE 2 (F-09-021). THIS AREA IS NOW BEING USED AS PART OF THE FOREST BANK PER THIS PLAT.
6. THE PROJECT BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PREPARED BY FISHER, COLLINS & CARTER, INC. DATED FEBRUARY 14, 2000, WHICH WAS VERIFIED AS CORRECT BY ROBERT H. VOGEL ENGINEERING, INC. IN MARCH 2010.
7. RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOT/PARCELS, 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/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
8. THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
9. THE 100 YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT SHOWN ON THIS SITE IS BASED ON A FLOODPLAIN STUDY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. DATED DECEMBER 2006.
10. THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
11. ○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY  
● DENOTES IRON PIPE OR BAR FOUND  
■ DENOTES STONE OR MONUMENT FOUND  
⊗ DENOTES REBAR WITH CAP SET
12. ALL AREAS SHOWN HEREON ARE MORE OR LESS.
13. WETLAND AREAS DELINEATED BY CHESAPEAKE ENVIRONMENTAL AND APPROVED ON NOVEMBER 10, 1999 UNDER P-99-16, DATED JUNE 2004. (FOR LOTS 1, 2 3 AND BULK PARCEL A).



**VICINITY MAP**  
SCALE 1"=2000'  
ADC MAP : 12 - H11, H12, J11, J12



**OWNER**  
AUTUMN RIVER CORPORATION  
4100 COLLEGE AVENUE  
ELLCOTT CITY, MARYLAND  
21043-5506  
410-465-3500

**DEVELOPER**  
AUTUMN DEVELOPMENT CORPORATION  
C/O LAND DESIGN & DEVELOPMENT, INC.  
5300 DORSEY HALL DR. STE 102  
ELLCOTT CITY, MARYLAND 21042-7819  
ATTN: MR. DONALD R. REUWER  
443-367-0422

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS - SURVEYORS - PLANNERS  
8407 MAIN STREET  
ELLCOTT CITY, MD 21043 TEL: 410.461.2666 FAX: 410.461.6961

THE REQUIREMENTS OF §8108, 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.

*Thomas M. Hoffman, Jr.* 2.02.11  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

*Bruce T. Taylor* 2/16/11  
AUTUMN RIVER CORPORATION DATE  
BRUCE T. TAYLOR

**PURPOSE**  
THE PURPOSE OF THIS PLAT IS TO RECORD FOREST RETENTION BANK EASEMENTS ON COLLEGE AVENUE PUMP STATION, BULK PARCEL B

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

*Brian P. Beilinson* 3/16/11  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 3/1/11  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 3/2/11  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

AUTUMN RIVER CORPORATION, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN IN CONSIDERATION OF THE APPROVAL OF THIS PLAT OF FOREST CONSERVATION EASEMENT BY THE DEPARTMENT OF PLANNING AND ZONING, TO ESTABLISH A FOREST CONSERVATION EASEMENT.

WITNESS OUR HAND THIS 16 DAY OF Feb 2011  
AUTUMN RIVER CORPORATION

*[Signature]*  
BY: BRUCE T. TAYLOR

*[Signature]*  
WITNESS

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF A PORTION OF THE LANDS CONVEYED BY HOWARD COUNTY SANITARIUM COMPANY TO AUTUMN RIVER CORPORATION ACCORDING TO THE DEED FOUND AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3883, FOLIO 725.

I FURTHER CERTIFY THAT ALL MONUMENTS HAVE BEEN INSTALLED OR WILL BE INSTALLED 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, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH HOWARD COUNTY SUBDIVISION REGULATIONS.

*Thomas M. Hoffman, Jr.* 2.02.11  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

RECORDED AS PLAT NO. 21538 ON 3/14/2011  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

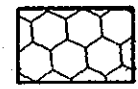
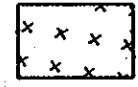
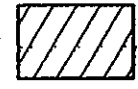
**PLAT OF REVISION**  
**COLLEGE AVENUE PUMP STATION**  
BULK PARCEL 'B'  
AS SHOWN ON PLAT OF "COLLEGE AVENUE PUMP STATION" RECORDED AS PLATS 15794-15795 (F-01-08)  
ZONED R-ED  
TAX MAP 25, GRID 21, PARCEL 172  
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: 1" = 200' FEBRUARY 2, 2011  
GRAPHIC SCALE  
200' 0' 200' 400' 600'  
SHEET 1 OF 3

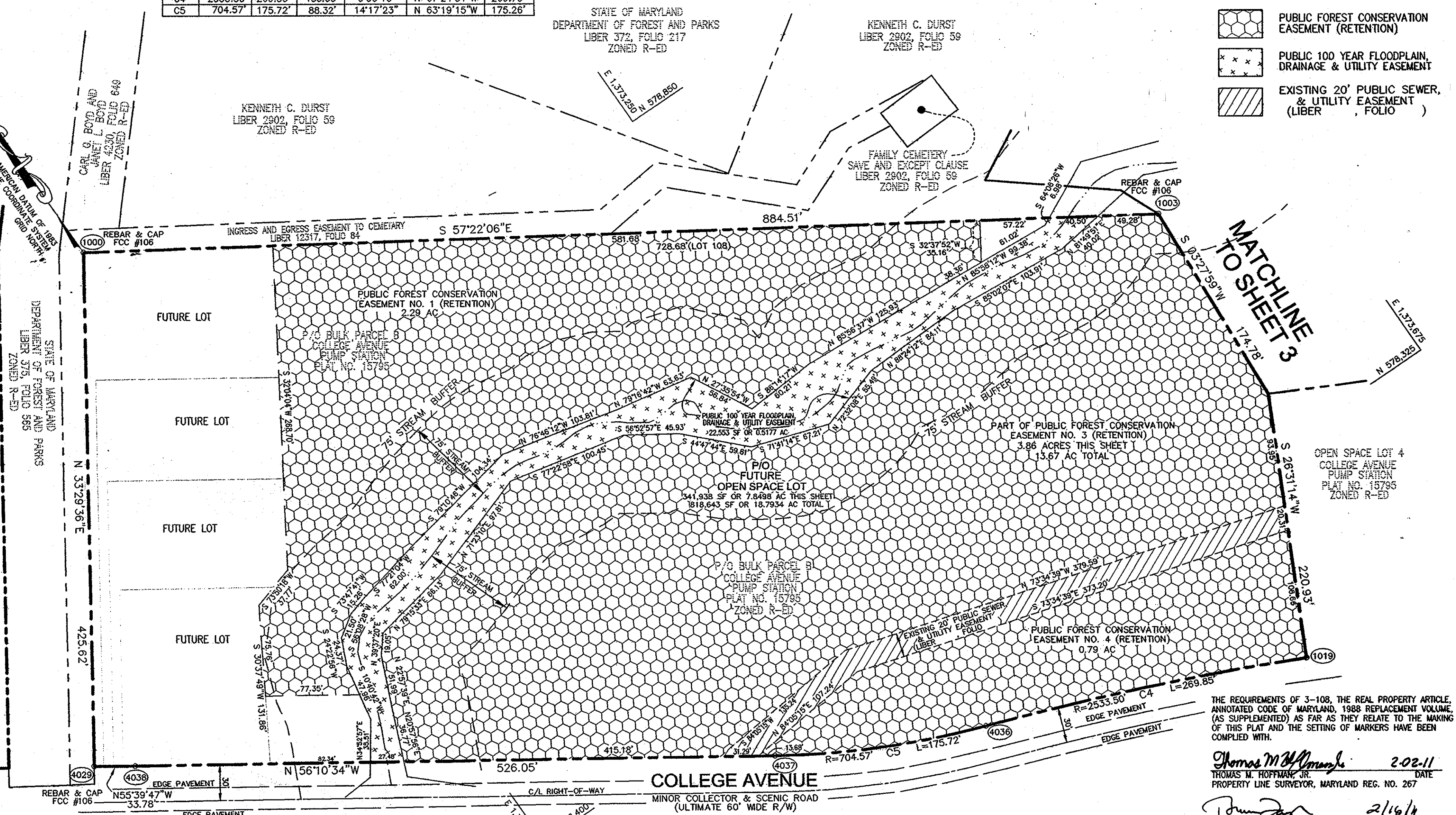
F-11-067

POINT	NORTH	EAST
1000	579017.9570	1372817.0997
1003	578540.9951	1373561.9968
1018	578366.5336	1373551.4288
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4036	578272.4473	1373203.7421
4037	578351.1400	1373047.1367
4038	578643.9623	1372610.1182

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	LENGTH
C4	2533.50'	269.85'	135.05'	6'06"10"	N 67°24'51"W	269.73'
C5	704.57'	175.72'	88.32'	14°17'23"	N 63°19'15"W	175.26'

**LEGEND**

-  PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
-  PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
-  EXISTING 20' PUBLIC SEWER, & UTILITY EASEMENT (LIBER, FOLIO)



PUBLIC FOREST CONSERVATION EASEMENT RETENTION TABLE	
EASEMENT NO. 1 (RETENTION)	2.29 AC.
EASEMENT NO. 2 (RETENTION)	0.65 AC.
EASEMENT NO. 3 (RETENTION)	13.67 AC.
EASEMENT NO. 4 (RETENTION)	0.79 AC.
EASEMENT NO. 5 (RETENTION)	0.02 AC.
EXISTING EASEMENT (RETENTION) (PLAT 14514)	0.23 AC.
<b>TOTAL RETENTION AREA: 17.65 AC.</b>	

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.

*Thomas M. Hoffmann, Jr.* 2-02-11 DATE  
 THOMAS M. HOFFMANN, JR. PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267  
*Bruce T. Taylor* 2/16/11 DATE  
 AUTUMN RIVER CORPORATION  
 BRUCE T. TAYLOR

**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS - SURVEYORS - PLANNERS  
 8407 MAIN STREET TEL: 410.461.7666  
 ELLICOTT CITY, MD 21043 FAX: 410.461.8961

**OWNER**  
 AUTUMN RIVER CORPORATION  
 4100 COLLEGE AVENUE  
 ELLICOTT CITY, MARYLAND  
 21043-5506  
 410-465-3500

**DEVELOPER**  
 AUTUMN DEVELOPMENT CORPORATION  
 C/O LAND DESIGN & DEVELOPMENT, INC.  
 5300 DORSEY HALL DR. STE. 102  
 ELLICOTT CITY, MARYLAND 21042-7819  
 ATTN: MR. DONALD R. RUEWER  
 443-367-0422

**PURPOSE**  
 THE PURPOSE OF THIS PLAT IS TO RECORD FOREST RETENTION BANK EASEMENTS ON COLLEGE AVENUE PUMP STATION, BULK PARCEL B

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

*Peter Bilenson* 3/16/11 DATE  
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Keith Gleason* 3/9/11 DATE  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Keith Gleason* 3/21/11 DATE  
 DIRECTOR

**OWNER'S CERTIFICATE**

AUTUMN RIVER CORPORATION, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN IN CONSIDERATION OF THE APPROVAL OF THIS PLAT OF FOREST CONSERVATION EASEMENT BY THE DEPARTMENT OF PLANNING AND ZONING, TO ESTABLISH A FOREST CONSERVATION EASEMENT.

WITNESS OUR HAND THIS 16 DAY OF Feb 2011  
 AUTUMN RIVER CORPORATION

BY: *Bruce T. Taylor*  
 WITNESS: *Megan Brett*

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF A PORTION OF THE LANDS CONVEYED BY HOWARD COUNTY SANITARIUM COMPANY TO AUTUMN RIVER CORPORATION ACCORDING TO THE DEED FOUND AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3883, FOLIO 725.

I FURTHER CERTIFY THAT ALL MONUMENTS HAVE BEEN INSTALLED OR WILL BE INSTALLED 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, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH HOWARD COUNTY SUBDIVISION REGULATIONS.

*Thomas M. Hoffmann, Jr.* 2-02-11 DATE  
 THOMAS M. HOFFMANN, JR. PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267



RECORDED AS PLAT No. 21639 ON 3/24/2011  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF REVISION**  
**COLLEGE AVENUE PUMP STATION**  
 BULK PARCEL 'B'  
 AS SHOWN ON PLAT OF "COLLEGE AVENUE PUMP STATION" RECORDED AS PLATS 15794-15795 (F-01-08) ZONED R-ED

TAX MAP 25, GRID 21, PARCEL 172  
 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 60' FEBRUARY 2, 2011

GRAPHIC SCALE: 0' 60' 120' 180'

SHEET 2 OF 3

PT	NORTH	EAST
1001	578717.4630	1373597.5872
1002	578574.6239	1373547.9355
1003	578540.9951	1373561.9968
1004	578780.3534	1373689.9845
1005	578645.4044	1373460.9760
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1017	578322.9381	1373536.8317
1018	578366.5336	1373551.4288
4030	578761.2510	1373662.3538
4031	578269.1941	1374325.2791
4032	578029.9688	1374358.4891
4033	577892.2121	1373950.2085
4034	577919.8681	1373903.0380
4035	578103.6130	1373579.9532

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	LENGTH
C1	8337.22'	363.79'	181.92'	2'30'00"	N 60°52'01" W	363.76'
C2	14097.16'	371.69'	185.85'	1'30'38"	N 60°22'21" W	361.68'
C3	2533.50'	49.10'	24.55'	1'08'38"	N 61°54'01" W	49.10'

KENNETH C. DURST  
L2302, FOLIO 58  
ZONED R-ED

FAMILY CHURCH  
SAFE AND EXCEPT CHANGE  
LANDS, FOLIO 59  
ZONED R-ED

- LEGEND**
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
  - EXISTING PUBLIC FOREST CONSERVATION EASEMENT (RETENTION) PLAT NO. 14514
  - PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT

PUBLIC FOREST CONSERVATION EASEMENT RETENTION TABLE	
EASEMENT NO. 1 (RETENTION)	2.29 AC.
EASEMENT NO. 2 (RETENTION)	0.65 AC.
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TOTAL RETENTION AREA: 17.65 AC.	

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS - SURVEYORS - PLANNERS  
8407 MAIN STREET, ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

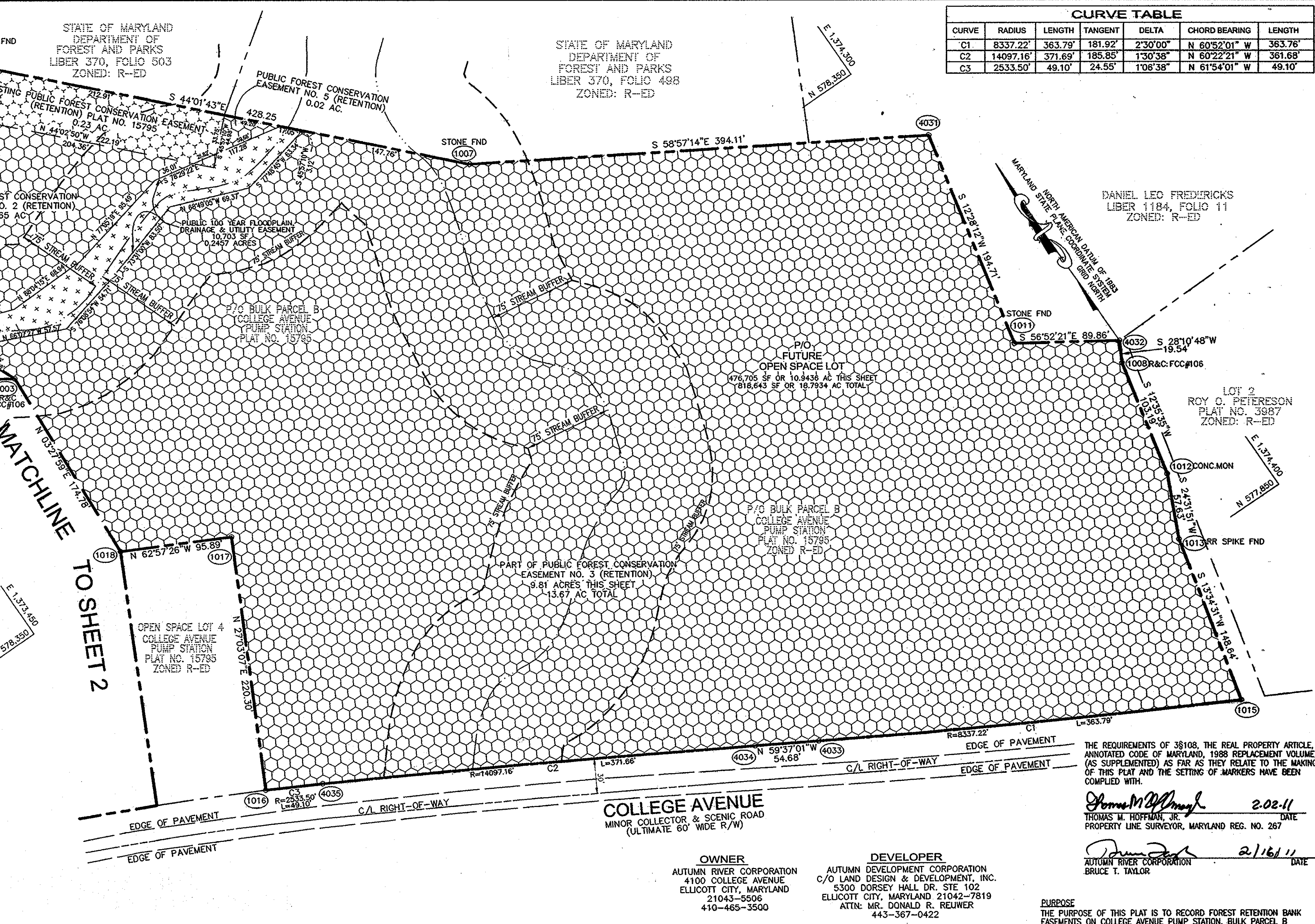
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT.

*B. Wilson* for Peter B. Wilson 3/16/11  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Keith Sheehy* 3/9/11  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Keith Sheehy* 3/21/11  
DIRECTOR DATE



**OWNER'S CERTIFICATE**

AUTUMN RIVER CORPORATION, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN IN CONSIDERATION OF THE APPROVAL OF THIS PLAT OF FOREST CONSERVATION EASEMENT BY THE DEPARTMENT OF PLANNING AND ZONING, TO ESTABLISH A FOREST CONSERVATION EASEMENT.

WITNESS OUR HAND THIS 16 DAY OF Feb 2011  
AUTUMN RIVER CORPORATION

*Bruce T. Taylor*  
BY: BRUCE T. TAYLOR

*Megan Brett*  
WITNESS

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF A PORTION OF THE LANDS CONVEYED BY HOWARD COUNTY SANITARIUM COMPANY TO AUTUMN RIVER CORPORATION ACCORDING TO THE DEED FOUND AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3883, FOLIO 725.

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*Thomas M. Hoffman, Jr.* 2-02-11  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

RECORDED AS PLAT No. 21540 ON 3/24/2011  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION  
**COLLEGE AVENUE PUMP STATION**  
BULK PARCEL 'B'  
AS SHOWN ON PLAT OF "COLLEGE AVENUE PUMP STATION"  
RECORDED AS PLATS 15794-15795 (F-01-08)

ZONED: R-ED

TAX MAP 25, GRID 21, PARCEL 172  
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 60' FEBRUARY 2, 2011

GRAPHIC SCALE  
60' 0' 60' 120' 180'

SHEET 3 OF 3  
F-11-067