

CURVE TABLE					
CURVE	RADIUS	ARC	TANGENT	DELTA	CHORD
C-1	220.00'	10.02'	5.01'	02°36'32"	S 10°26'07"W 10.02'
C-2	120.00'	62.84'	32.16'	30°00'06"	S 23°06'20"E 62.12'
C-3	80.00'	41.89'	21.44'	29°59'57"	S 23°06'20"E 41.41'

COORDINATE LIST					
POINT	NORTH	EAST	POINT	NORTH	EAST
101	577587.8922	1372925.3867	114	578097.2983	1372637.3747
102	577526.9076	1372834.0722	115	578117.2357	1372701.3500
103	577469.7707	1372856.4498	116	578042.6510	1372789.8797
104	577431.6825	1372874.7002	117	578026.3483	1372859.7366
105	577356.8199	1372885.3907	118	578000.7970	1372921.9974
106	577305.6422	1372894.7989	119	577954.6979	1372982.2988
107	577164.8960	1372971.4728	120	577941.5974	1372989.6619
108	577136.7142	1372927.4090	121	577982.3153	1372902.5879
109	577276.2353	1372854.4390	122	577984.3685	1372813.6781
110	577353.5497	1372770.8699	123	577780.4173	1372911.1900
111	577415.0820	1372907.8299	124	577770.5669	1372909.3710
112	577747.9907	1372680.2271	125	577784.6944	1372810.6284
113	577997.8471	1372605.9910	126	577576.0839	1372639.2120

OPEN SPACE TABULATION							
SECTION	REQUIRED O/S	CREDITED O/S	NON-CREDITED O/S	PROVIDED O/S	REQ. REC. O/S	PROV. REC. O/S	
1 F-93-79	4.29 AC	6.35 AC	0.11 AC	6.46 AC	6,000 SF	6,000 SF	
2 F-96-13	6.60 AC	15.19 AC	0.10 AC	15.29 AC	11,500 SF	11,500 SF	
3 F-99-45	21.85 AC	80.44 AC	0.06 AC	80.50 AC	18,000 SF	18,000 SF	
4 F-01-15	4.77 AC	6.81 AC	0.08 AC	6.89 AC	14,000 SF	14,250 SF	
5(PH 1) F-01-23	7.79 AC	18.38 AC	0.09 AC	18.47 AC	11,500 SF	15,000 SF	
5(PH 2) F-01-38	7.47 AC	20.04 AC	0.06 AC	20.10 AC	9,500 SF	19,500 SF	
5(PH 3) F-01-192	1.72 AC	0.17 AC	0.07 AC	0.24 AC	8,500 SF	0	
5(PH 4) F-03-08	2.33 AC	*2.70 AC	0.08 AC	*2.78 AC	10,750 SF	10,871 SF	
5(PH 5) F-03-208	1.86 AC	1.59 AC	0	1.59 AC	4,250 SF	0	
TOTAL	58.68 AC	*131.67 AC	0.65 AC	*131.02 AC	94,000 SF	95,121 SF	

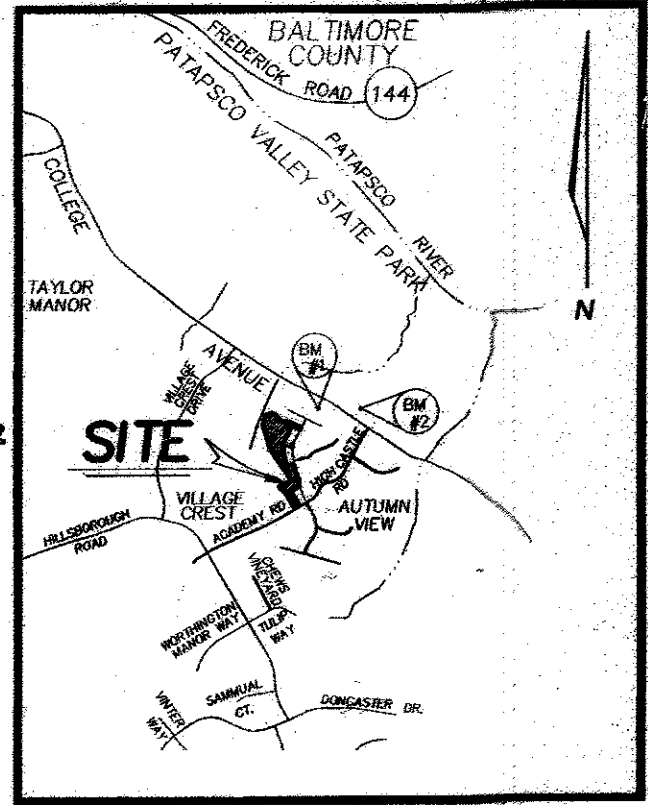
* NOTE: THIS SUBDIVISION PLAT CREATES ONE SINGLE FAMILY DETACHED LOT, RECONFIGURES PREVIOUS OPEN SPACE LOT 412, AND DECREASES THE ACREAGE OF CREDITED AND PROVIDED OPEN SPACE BY 0.22 AC IN SECTION 5, PHASE 4.

GENERAL NOTES (CONT)

- DRIVEWAYS SHALL BE PROVIDED PRIOR TO THE 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:
 - WIDTH--12'(16' SERVING MORE THAN ONE RESIDENCE)
 - SURFACE--6" OF COMPACTED CRUSHER RUN BASE W/1/4" AND CHIP COATING (1-1/2" MIN.)
 - GEOMETRY--MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 4' TURNING RADIUS
 - STRUCTURES (CULVERTS/BRIDGES)--CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
 - DRAINAGE EASEMENTS--CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 - STRUCTURE CLEARANCES--MINIMUM 12 FEET
 - MAINTENANCE--SUFFICIENT TO INSURE ALL WEATHER USE
- FOREST CONSERVATION HAS BEEN PROVIDED UNDER F-99-45, F-01-23, AND F-01-38.
- COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID MERIDIAN (NAD83) AS PROJECTED BY HOWARD COUNTY CONTROL STATION NO. S 304400SR AND 304400R.
- THIS PLAT IS BASED ON A MARCH 1997 BOUNDARY SURVEY BY MILDBERG, BOENKER & ASSOCIATES, CONFIRMED BY ROBERT H. VOGEL ENGINEERING IN FEBRUARY 2012.
- THE EXISTING HOUSE ON LOT 413 IS HISTORIC AND CAN REMAIN. THIS PLAT CAME BEFORE THE HISTORIC DISTRICT COMMISSION ON APRIL 4, 2013 FOR ADVISORY COMMENTS. THE EXISTING STRUCTURE CAN REMAIN.
- THIS SUBDIVISION IS WITHIN THE METROPOLITAN DISTRICT.
- NO BURIAL OR CEMETERY SITES ARE LOCATED ON THE PROPERTY.
- 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
- BR/ DENOTES BUILDING RESTRICTION LINE
- ALL AREAS SHOWN HEREON ARE MORE OR LESS.
- THIS SUBDIVISION COMPLIES WITH THE AMENDED 4TH EDITION OF THE SUBDIVISION AND ZONING REGULATIONS, BOTH AS AMENDED BY COUNCIL BILL 75-2003.
- STORMWATER MANAGEMENT HAS BEEN PROVIDED UNDER F-03-08 AND F-01-192.
- OPEN SPACE HAS BEEN PROVIDED UNDER F-03-08, PLATS 16581-16583.
- NO STEEP SLOPES EXIST ON SITE.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS DEVELOPER RESERVES UNLESS OTHERWISE STATED. 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 HEREBY RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREBY 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.
- ARTICLES OF INCORPORATION FOR "TAYLOR PROPERTIES COMMUNITY ASSOCIATION, INC." N.O.A. IDENTIFICATION # 008178222.
- LANDSCAPING HAS BEEN PROVIDED UNDER F-03-08, F-01-192, AND F-05-60.
- FOR OTHER PERTINENT NOTES, SEE F-03-08, AUTUMN VIEW, SECTION 5, PHASE 4, F-17-72.
- THE EXISTING HOME ON LOT 413 WAS CONSTRUCTED PRIOR TO THE RECORDING OF THE SUBDIVISION. THE FRONT OF THE HOME ENCLOSES INTO THE PROJECT BOUNDARY SETBACK. HOWARD COUNTY ZONING DEFINES THE HOME AS A NON-COMPLYING STRUCTURE AND WILL PERMIT IT TO REMAIN WITHOUT THE NEED FOR A VARIANCE.
- PLANNING BOARD CASE NO. 401 WAS APPROVED BY PLANNING BOARD ON AUGUST 29, 2013.
- THE COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON JULY 23, 2013.

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-ED PER THE 2/02/04 COMPREHENSIVE ZONING PLAN AND COMP-LITE ZONING AMENDMENTS DATED 07/28/06.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR OTHER REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICES HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF, EFFECTIVE 12/2/03, ON WHICH DATE DEVELOPER AGREEMENT #14-4079-D WAS FILED AND ACCEPTED.
- WATER AND SEWER ARE PUBLIC, CONTRACT # 14-3895-D.
- THIS IS AN EXISTING DWELLING/STRUCTURE LOCATED ON LOT 413 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.



VICINITY MAP
SCALE 1"=2000'
ADC. MAP: 4916-E10

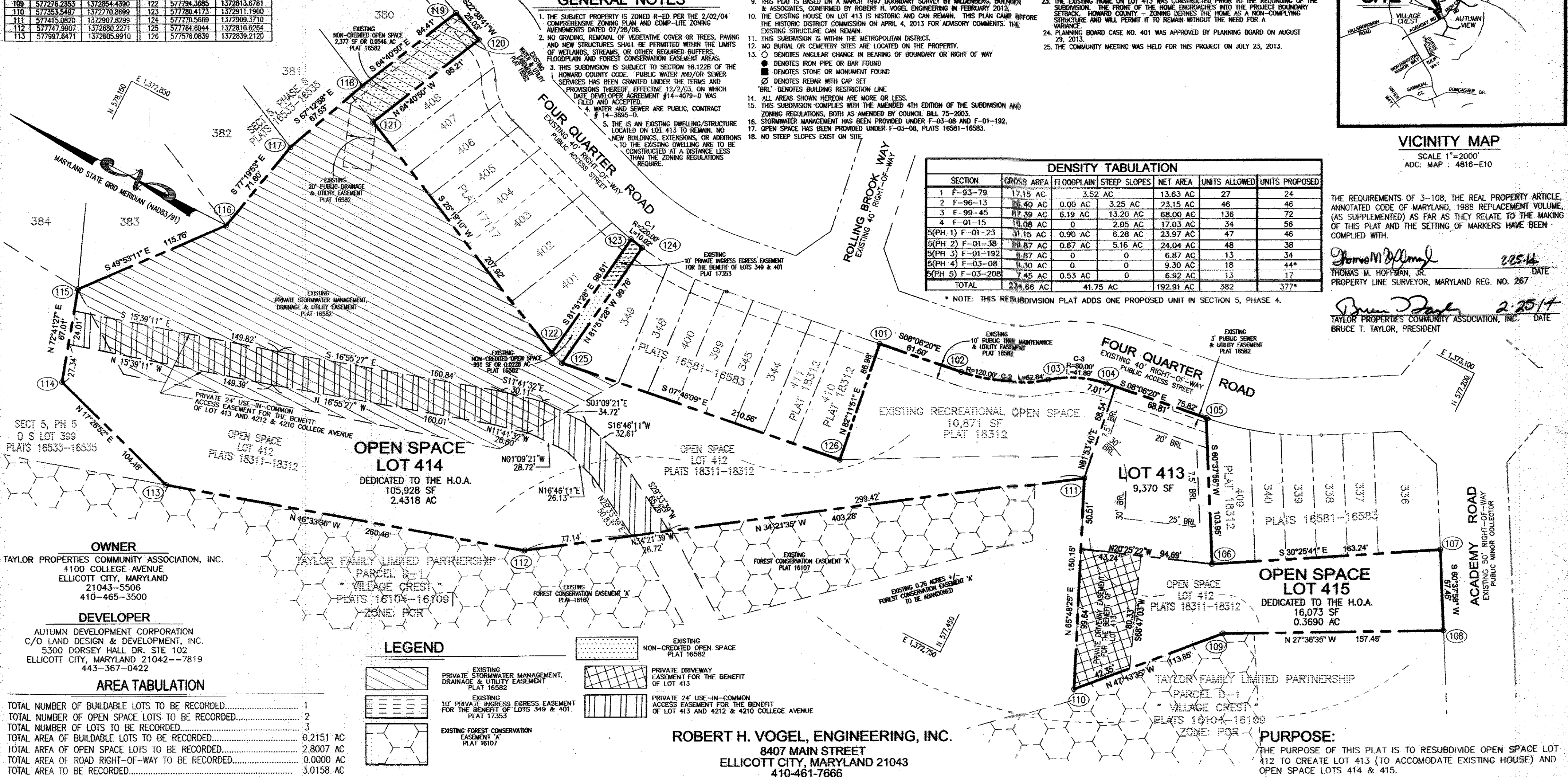
THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Thomas M. Hoffman, Jr. 2-25-14
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

Bruce T. Taylor 2-25-14
TAYLOR PROPERTIES COMMUNITY ASSOCIATION, INC. DATE
BRUCE T. TAYLOR, PRESIDENT

DENSITY TABULATION						
SECTION	GROSS AREA	FLOODPLAIN	STEEP SLOPES	NET AREA	UNITS ALLOWED	UNITS PROPOSED
1 F-93-79	17.15 AC	0.00 AC	3.52 AC	13.63 AC	27	24
2 F-96-13	26.40 AC	0.00 AC	3.25 AC	23.15 AC	46	46
3 F-99-45	87.39 AC	6.19 AC	13.20 AC	68.00 AC	136	72
4 F-01-15	19.08 AC	0	2.05 AC	17.03 AC	34	56
5(PH 1) F-01-23	31.15 AC	0.90 AC	6.28 AC	23.97 AC	47	48
5(PH 2) F-01-38	28.87 AC	0.67 AC	5.16 AC	24.04 AC	48	38
5(PH 3) F-01-192	0.87 AC	0	0	0.87 AC	13	34
5(PH 4) F-03-08	0.30 AC	0	0	0.30 AC	18	44*
5(PH 5) F-03-208	1.45 AC	0.53 AC	0	0.92 AC	13	17
TOTAL	234.66 AC	8.19 AC	41.75 AC	192.91 AC	382	377*

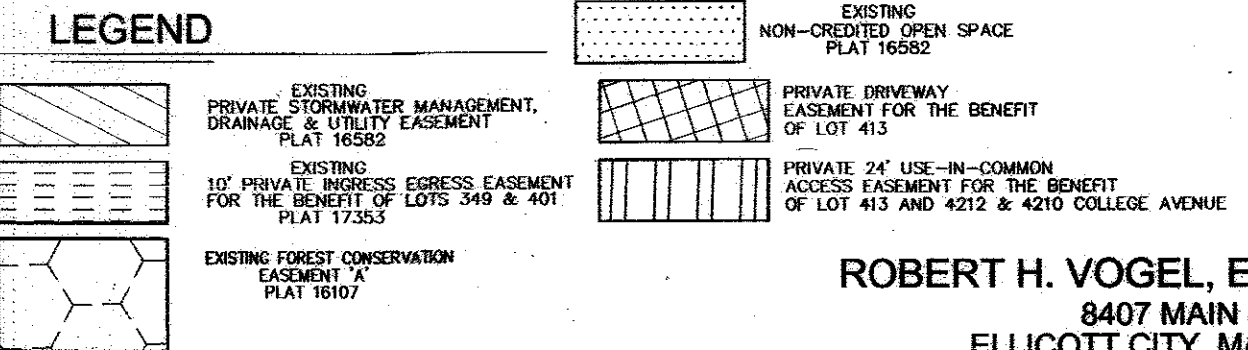
* NOTE: THIS RESUBDIVISION PLAT ADDS ONE PROPOSED UNIT IN SECTION 5, PHASE 4.



OWNER
TAYLOR PROPERTIES COMMUNITY ASSOCIATION, INC.
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
443-367-0422

AREA TABULATION	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	2
TOTAL NUMBER OF LOTS TO BE RECORDED.....	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	0.2151 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	2.8007 AC
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED.....	0.0000 AC
TOTAL AREA TO BE RECORDED.....	3.0158 AC



ROBERT H. VOGEL, ENGINEERING, INC.
8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
410-461-7666

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

William for Melissa Rosoman 3/25/2014
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

Chad Edwards 3-11-14
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kent Senkovich 2-16-17
DIRECTOR DATE

OWNER'S CERTIFICATE

TAYLOR PROPERTIES COMMUNITY ASSOCIATION, INC., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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 SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND THE 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OR ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT OF WAYS.

WITNESS OUR HAND THIS 25 DAY OF FEBRUARY 2014

Bruce T. Taylor
TAYLOR PROPERTIES COMMUNITY ASSOCIATION, INC.
BRUCE T. TAYLOR, PRESIDENT

Megan Brett
WITNESS

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY AUTUMN VIEW BUSINESS TRUST TO TAYLOR PROPERTIES COMMUNITY ASSOCIATION, INC. ACCORDING TO THE DEED DATED 11/28/2006 FOUND AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10550, FOLIO 618.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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.

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2014.

Thomas M. Hoffman, Jr. 2-25-14
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

RECORDED AS PLAT No. 24142 ON 3/20/17
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
AUTUMN VIEW
SECTION 5, PHASE 4
LOT 413 AND OPEN SPACE LOTS 414 & 415

A RESUBDIVISION OF OPEN SPACE LOT 412
"AUTUMN VIEW, SECTION 5, PHASE 4, LOTS 409-411 & OPEN SPACE LOT 412"
(RECORDED AS PLATS 18311-18312)

ZONED R-ED

DPZ FILE NO'S: S-99-01, P-01-08, F-05-060, F-05-128, P-02-09,
PB329, PB354, F-03-08, F-01-192, F-06-204, F-17-72

TAX MAP 25, GRID 3, PARCEL 75
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' FEBRUARY 4, 2014.

GRAPHIC SCALE 100' 50' 0'

SHEET 1 OF 1