

VICINITY MAP

COPYRIGHT ADC THE MAP PEOPLE
 PERMIT USE NO. 20602153-5
 SCALE: 1"=200'
 ADC MAP COORDINATES: 5052/H8

SHEET INDEX

COVER SHEET	1
SUBDIVISION PLAT	2-3
EASEMENT PLAT	4-5

OPEN SPACE DEDICATION

THE OPEN SPACE (LOTS 22-23 AND 25-26) SHOWN HEREON ARE HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON. OPEN SPACE LOTS 21 AND 24 SHOWN HEREON ARE HEREBY DEDICATED TO HOWARD COUNTY, MARYLAND MAINTAINED BY DEPARTMENT OF RECREATION AND PARKS.

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, AND OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THROUGH BUILDABLE LOTS 1 THRU 20, OPEN SPACE LOTS 21-26, ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A 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 FOREST CONSERVATION EASEMENT(S), THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

OWNER

CM HIGDON LC
 1355 BEVERLY ROAD, SUITE 330
 MCLEAN, VA 22101
 CONTACT: DAVID KAUFMAN
 PHONE: (703) 734-9855

DEVELOPER

ELMS AT FELS POINT II, L.C.
 5074 DORSEY HALL DRIVE, SUITE 205
 ELLICOTT CITY, MD 21043
 CONTACT: JASON VAN KIRK
 PHONE: (410) 720-3021

AREA TABULATION CHART

TOTAL NUMBER OF BUILDABLE LOTS AND/OR PARCEL TO BE RECORDED	20
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	6
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	26
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	5.95 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	4.55 AC.
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	10.50 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.79 AC.
TOTAL AREA OF RIGHT-OF-WAY DEDICATION	0.07 AC.
TOTAL AREA TO BE RECORDED	11.36 AC.

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

David Kaufman 12/4/2014
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edwards 11-6-14
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

David Kaufman 12-08-14
 DIRECTOR DATE

COORDINATE TABLE

POINT	NORTH (FEET)	EAST (FEET)
1	537488.20	1343551.60
2	537354.79	1343735.02
3	537329.43	1343782.11
4	537313.56	1343813.39
5	537347.52	1343939.84
6	537183.31	1343909.72
7	536189.12	1343059.90
8	536214.71	1342975.84
9	537048.04	1343191.52
10	537327.95	1343743.20
11	537291.73	1343724.97

COORDINATE TABLE

POINT	NORTH (FEET)	EAST (FEET)
12	537256.12	1343701.54
13	537092.71	1343564.85
14	537053.45	1343527.54
15	537009.77	1343480.96
16	537006.88	1343450.48
17	536920.31	1343458.67
18	537016.98	1343016.98
19	537080.60	1343602.98
20	537224.01	1343739.87
21	537269.25	1343769.63
22	537305.06	1343787.66

THIS SUBDIVISION IS SUBJECT TO SECTION 18, 122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 10-1-14 ON WHICH DATE DEVELOPER AGREEMENT 24-2178-D WAS FILED AND ACCEPTED.

CURVE DATA TABULATION

Pnt - Pnt	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
11 - 12	42.72	185.00	013°13'50"	21.46	N33° 20' 20"E	42.62
13 - 14	54.06	450.00	008°53'00"	27.06	N43° 23' 40"E	54.03
15 - 16	32.95	25.00	075°31'20"	19.36	N84° 35' 50"E	30.62
16 - 17	245.28	55.00	255°31'20"	71.00	S05°24' 10"E	86.96
18 - 19	60.06	500.00	008°53'00"	30.07	N43° 23' 40"E	60.03
20 - 21	54.27	235.00	013°13'50"	27.25	N33° 20' 20"E	54.14

OWNER'S CERTIFICATE

DAVID KAUFMAN, MANAGER OF CM HIGDON LC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS 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:

- 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;
- 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;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY HAND THIS 13 DAY OF October 2014.
 OWNER: DAVID KAUFMAN, MANAGER OF CM HIGDON LC

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 TERESA MARIAN DUSTIN, TRUSTEE OF THE EULA P. HIGDON REVOCABLE TRUST TO CM HIGDON LC BY DEED DATED AUGUST 14, 2013 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 15161 FOLIO 365 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.

ROBERT C. HARR, JR.
 MARYLAND PROFESSIONAL LAND SURVEYOR
 EXPIRATION DATE: JANUARY 16, 2015

COVER SHEET

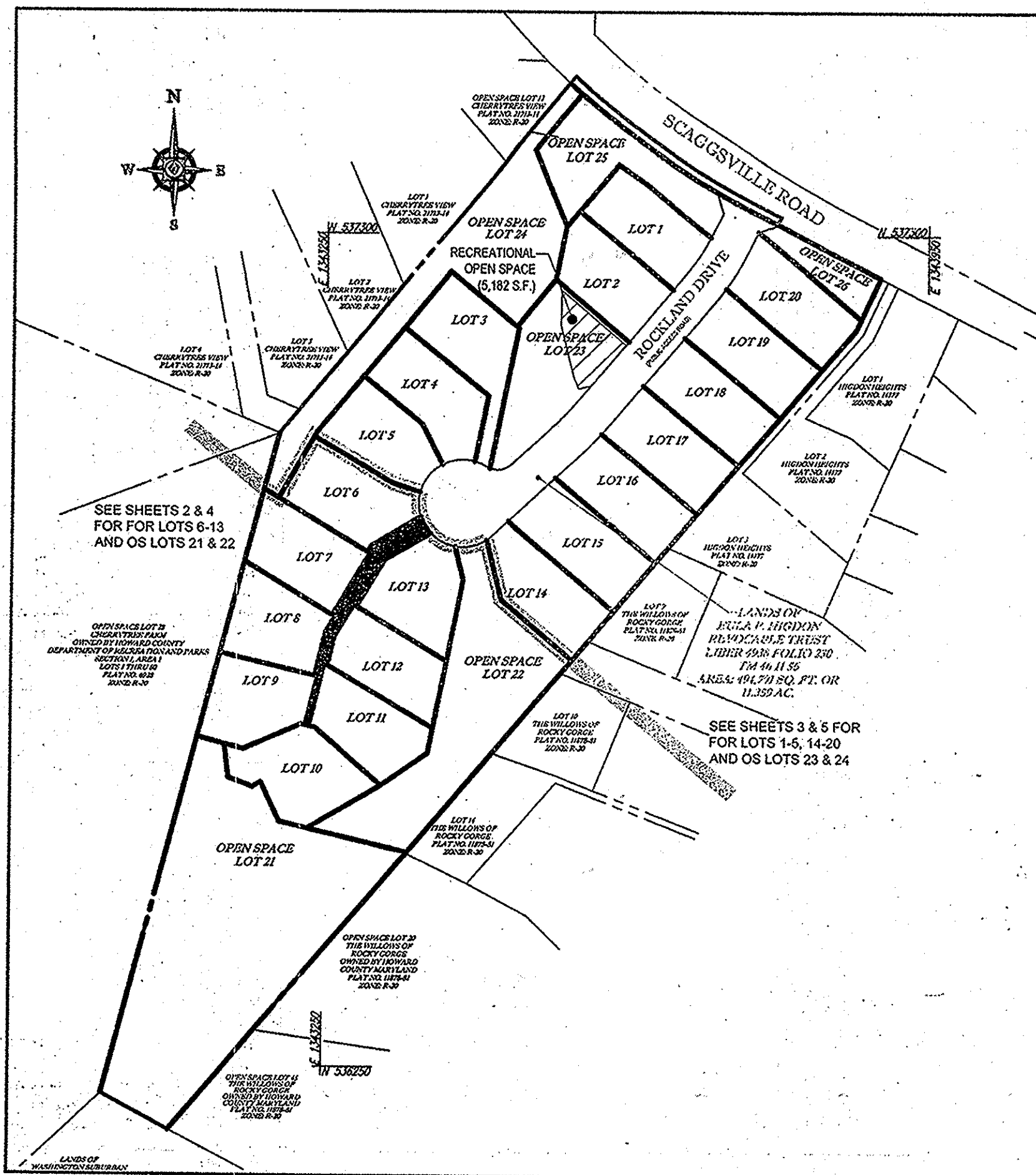
RECORDED AS PLAT 23170 ON 12/11/14, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

RESERVOIR ESTATES

10883 AND 10887 SCAGGSVILLE ROAD
 BUILDABLE LOTS 1 - 20 AND OPEN SPACE LOTS 21 - 26
 (A SUBDIVISION OF PARCEL 56)
 ZONING: R-20
 6th ELECTION DISTRICT, TAX MAP # 46, TM PARCEL 56, GRID 11,
 HOWARD COUNTY, MARYLAND
 DPZ FILE #'S: WP-13-048, ECP-13-038, BA-95-028, BA-95-028, SP-13-008, 24-4787-D
 SCALE: AS SHOWN DATE: SEPTEMBER 30, 2014 SHEET 1 OF 5

BOHLER ENGINEERING

801 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21204
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 www.BohlerEngineering.com

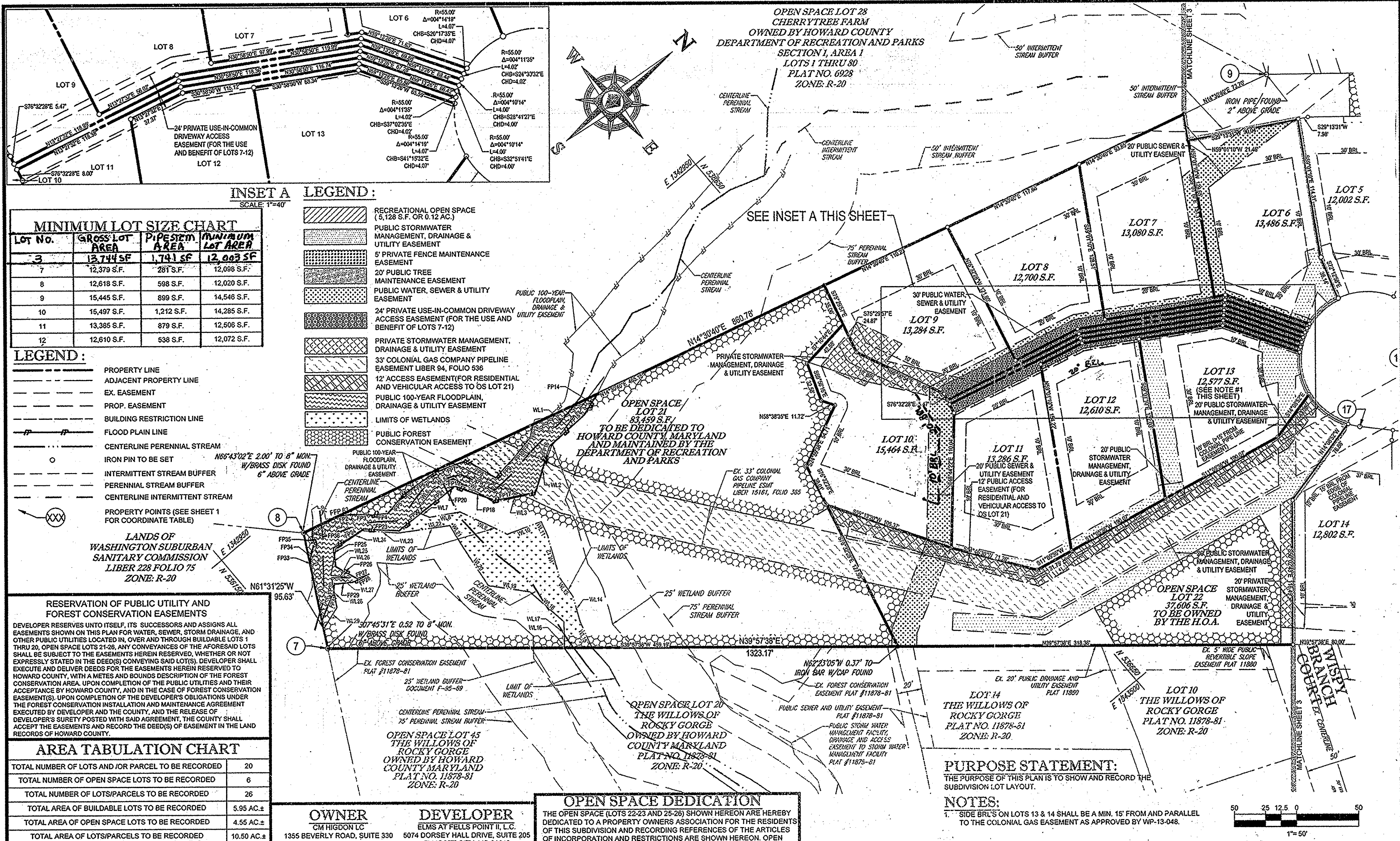


GENERAL NOTES

- 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. 4668 AND 46C8 WHICH WERE USED FOR THIS PROJECT.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY SPECIFICATIONS. WATER QUALITY AND RECHARGE VOLUMES WILL BE PROVIDED BY PERVIOUS PAVEMENT AND MICRO-BIORETENTION FACILITIES TO MEET MDR REQUIREMENTS. CHANNEL PROTECTION VOLUME, OVERBANK FLOOD PROTECTION VOLUME AND FLOOD CONTROL VOLUME ARE NOT REQUIRED FOR THIS SITE. THE STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY OWNED BY PROPERTY OWNERS AND HOA. FACILITIES TREATING ONLY AREAS FROM PRIVATE PROPERTY WILL BE MAINTAINED BY PROPERTY OWNERS AND HOA. FACILITIES TREATING AREAS WITHIN PUBLIC R/W WILL BE MAINTAINED BY HOWARD COUNTY AND WILL BE MAINTAINED BY BOTH HOWARD COUNTY AND PROPERTY OWNERS. HOWARD COUNTY WILL MAINTAIN PIPES AND PROPERTY OWNERS WILL MAINTAIN FACILITY SURVEILLANCE.
- AN OBVIOUSLY NON-CRITICAL FLOOD PLAN STUDY WAS COMPLETED BY BOHLER ENGINEERING ON 11/16/12. THERE IS NO FLOODPLAIN ON THIS SITE.
- THE ADEQUATE ROAD FACILITIES TEST EVALUATION FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, DATED 11/20/12.
- A. GROSS AREA OF TRACT = 11.36 AC.
 B. AREA OF FLOODPLAIN = 0.14 AC.
 C. AREA OF 2% OR GREATER SLOPES = 0.06 AC.
 D. NET AREA OF TRACT = 11.16 AC.
 E. REQUIRED OPEN SPACE = 40% OF GROSS AREA (BASED ON 12,000 S.F. LOTS) = 4.54 AC.
 F. PROVIDED OPEN SPACE = 4.55 AC. (LOTS 21, 22)
 G. REQUIRED RECREATIONAL OPEN SPACE = 2000 S.F./AC UNIT = 4,000 S.F.
 H. PROVIDED RECREATIONAL OPEN SPACE = 6,182 S.F.
- RELATED DPZ FILE NUMBERS ASSOCIATED WITH THIS PROJECT INCLUDE WP-13-048, ECP-13-038, BA-95-028, BA-95-028, SP-13-008, 24-4787-D.
- BOUNDARY OUTLINE BASED ON FIELD RUN SURVEY PERFORMED BY BOHLER ENGINEERING, DATED 10/9/12, LAST REVISED 11/13/12.
- THIS PROPERTY IS LOCATED INSIDE OF THE METROPOLITAN DISTRICT.
- NO CEMETERIES EXIST WITHIN THIS SUBDIVISION.
- THE SUBJECT PROPERTY IS ZONED R-20 AND IS CONSIDERED TO BE "GRANDFATHERED" TO THE 2004 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 10/1/12. THE GRANDFATHERING OF THIS MAJOR SUBDIVISION PLAN IS IN ACCORDANCE WITH SECTION 100.0.3.8 OF THE NEW ZONING REGULATIONS (EFFECTIVE 10/1/12). THE INITIAL PLAN SUBMISSION OF THE PRELIMINARY EQUIVALENT SKETCH PLAN (SP-13-008) WAS GRANTED TECHNICAL COMPLETE STATUS PRIOR TO THE ENACTMENT DATE OF THE NEW REGULATIONS. BASED ON THE GRANDFATHERING OF THIS PROJECT TO THE 1983 ZONING REGULATIONS, THIS SUBDIVISION IS NOT REQUIRED TO PROVIDE 10% MODERATE INCOME HOUSING UNITS (MIHU).
- A FOREST STAND DELINEATION REPORT WAS COMPLETED BY ECO-SCIENCE PROFESSIONALS, INC. ON 10/22/12. FIELD WORK WAS PERFORMED ON 9/21/12 AND 9/22/12.
- LANDSCAPING FOR THIS SUBDIVISION HAS BEEN PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDING WITH THE ROAD CONSTRUCTION PLAN SET AND IN ACCORDANCE WITH SECTION 16.132 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. PERIMETER LANDSCAPE SURVEY AND THE AMOUNT SHALL BE POSTED BY THE DEVELOPER AS PART OF THE DPW DEVELOPER'S AGREEMENT.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE AMENDED ZONING REGULATIONS PER COUNCIL BILL NO. 75-2003. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING GRADING PERMIT APPLICATIONS.
- WAIVER REQUEST WP-13-048 FOR THE FOLLOWING:
 1. THE ALLOWANCE OF A 15' MINIMUM SETBACK FROM EX. UNDERGROUND GAS TRANSMISSION MAIN EASEMENT IN LIEU OF THE REQUIRED 30' SETBACK SECTION 16.1205(A)(10).
 2. THE REMOVAL OF 10 SPECIMEN TREES (SECTION 16.1205(A)(10)).
- APPROVED: 1/30/13
 APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 (1) SECTION 16.1205(B)(9)(i):
 a. DPZ APPROVES THE REDUCTION OF THE 30' REQUIRED SETBACK FROM THE EDGE OF THE UTILITY EASEMENT FROM THE EXISTING 'OUT OF SERVICE IDLED' UNDERGROUND PIPELINE (COLONIAL PIPELINE COMPANY LETTER ON FILE WITH THIS OFFICE) TO 15' FROM THE EDGE OF THE UTILITY EASEMENT FOR LOTS 13 AND 14 ONLY.
 b. ON LOTS 13 AND 14 THE AFFECTED SIDE BRL'S SHOULD BE DRAWN 15' FROM AND PARALLEL TO THE EDGE OF THE UTILITY EASEMENT.
 c. ON LOTS 2 AND 3 THE FRONT BRL'S SHOULD BE DRAWN 30' FROM AND PARALLEL TO THE EDGE OF THE UTILITY EASEMENT.
 d. THE DEVELOPER SHALL PLACE A BOLD NOTE WITHIN LOTS 13 AND 14 ON THE PRELIMINARY EQUIVALENT SKETCH PLAN (SP-13-008) AND ALL FUTURE FINAL PLATS AND SDP'S THAT DESCRIBES THIS SETBACK REDUCTION FROM 30' TO 15'.
 (2) SECTION 16.1205(A)(7):
 a. MITIGATION FOR THE REMOVAL OF THE TEN(10) SPECIMEN TREES (A, D, E, F, G, H, L, M, N & O) AS IDENTIFIED ON THE ENVIRONMENTAL CONCEPT PLAN AND THE WAIVER PETITION EXHIBIT A WILL CONSIST OF 0.2" CALIPER TREES FOR EACH ONE(1) REMOVED OF IDENTICAL SPECIES. THESE TREES WILL BE PLACED WITHIN CLOSE PROXIMITY TO THE LOCATION OF THE ORIGINAL SPECIMEN TREE AND WILL BE IN ADDITION TO THE REQUIRED PERIMETER LANDSCAPING (AS DEPICTED ON THE WAIVER PETITION EXHIBIT). COSTS TO COVER THE INSTALLATION OF THESE TREES SHALL BE INCLUDED IN THE PERIMETER LANDSCAPING ESTIMATE. AND, SURETY AND INSPECTION FEES SHALL BE POSTED WITH THE DPW DEVELOPER'S AGREEMENT AT THE FINAL PLAN STAGE FOR THIS DEVELOPMENT.
 b. THE REMOVAL OF ANY OF THE REMAINING SIX(6) SPECIMEN TREES (TREES B, C, I, J, K & P) NOT DESIGNATED FOR REMOVAL UNDER THIS WAIVER PETITION WP-13-048, WOULD REQUIRE A SEPARATE WAIVER PETITION APPROVAL IN ACCORDANCE WITH SECTION 16.1205(A)(7) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
 (3) ON ECP-13-038, SP-13-008 AND ALL SUBSEQUENT PLANS AND PLATS, PROVIDE A BRIEF DESCRIPTION OF THIS WAIVER PETITION, WP-13-048, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
- NO HISTORIC STRUCTURES EXIST ON THIS PROPERTY.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- FOR FLAG OR PIPESTEM LOTS, REUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL BY PROVIDING ON-SITE FOREST RETENTION OF 1.6 ACRES OF EXISTING FOREST RESOURCES. ON-SITE REFORESTATION PLANTING OF 0.9 ACRES OF FOREST SHALL BE PROVIDED FOR THIS SUBDIVISION IS 2.9 ACRES. REFORESTATION SURETY IN THE AMOUNT OF \$18,000.00 FOR THE 0.9 ACRES OF FOREST PLANTING SHALL BE POSTED BY THE DEVELOPER AS PART OF THE DPW DEVELOPER'S AGREEMENT, F-14-003.
- A 4" VINYL SPLIT RAIL FENCE SHALL BE CONSTRUCTED ADJACENT TO OPEN SPACE LOTS WHERE INDICATED ON THESE PLANS.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- OPEN SPACE LOTS 21 AND 24 TO BE DEDICATED TO HOWARD COUNTY, MARYLAND MAINTAINED BY DEPARTMENT OF RECREATION AND PARKS.
- OPEN SPACE LOTS 22-23 AND 25-26 TO BE OWNED BY HOME OWNERS ASSOCIATION.
- ALL AREAS ARE APPROXIMATE (A)
- DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENTS AND NOT REDUCED TO NAD' 83 GRID MEASUREMENTS.
- WETLANDS EXIST ON SITE BASED UPON A WETLAND DELINEATION REPORT BY ECO-SCIENCE PROFESSIONALS, INC. DATED 10/22/12. FIELD WORK WAS PERFORMED ON 9/21/12. NO WETLANDS WILL BE DISTURBED.
- 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:
 - WIDTH - 12' (15' SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH AND CHIP COATING (1-1/2" MIN.)
 - CONSTRUCTION - MAX. 1% GRADE MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (AS 1' LOADING)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1" FOOT DEPTH OVER DRIVEWAY SURFACE.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE 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.
- THE ARTICLES OF INCORPORATION OF THE HOMEOWNERS ASSOCIATION WERE ACCEPTED ON 9-2-14 BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION 24-216065-393.
- PROTECTIVE COVENANTS AND COVENANTS GOVERNING THE MAINTENANCE OF COMMUNITY OWNED OPEN SPACE AND THE MAINTENANCE AND USE OF USE-IN-COMMON DRIVEWAY, RESERVATIONS FOR FOREST CONSERVATION AREAS WILL BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY SIMULTANEOUS WITH THE RECORDING OF THE RECORD PLAT.
- A TREE MAINTENANCE EASEMENT RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY, AS SHOWN ON THIS PLAT OF SUBDIVISION, IS RESERVED UPON ALL LOTS FRONTING ON THE SAID PUBLIC ROAD RIGHT-OF-WAY. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY, WHEN NECESSARY FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF COUNTY-OWNED TREES LOCATED WITH THE BOUNDARIES OF THE SAID EASEMENT AREA.
- A SHARED DRIVEWAY ACCESS AND MAINTENANCE OBLIGATION AGREEMENT FOR THE 16' DRIVEWAYS WHICH SERVE LOTS 3 & 4 AND LOTS 7-12 WILL BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY SIMULTANEOUSLY WITH THE RECORDATION OF THIS SUBDIVISION PLAT, F-14-003.
- RESIDENTS OF THIS DEVELOPMENT WILL HAVE ACCESS TO OPEN SPACE LOT 21 THROUGH A 12' WIDE ACCESS EASEMENT ON OPEN SPACE LOT 22.
- IDENTIFICATION CAPS ARE TO BE SET IN ACCORDANCE WITH SECTION 16.139 (c).
 ○ REPRESENTS CONCRETE MONUMENT SET (UNLESS OTHERWISE NOTED)
 ○ REPRESENTS IRON REBAR SET (UNLESS OTHERWISE NOTED)
- DUE TO THIS SITE'S UNIQUE CONSTRAINTS SUCH AS THE BOUNDARY CONFIGURATION, THE EXISTING GAS EASEMENT, SMALL LOT SIZES AND MORE THAN 90 FEET OF ELEVATION DISTANCE FROM SCAGGSVILLE ROAD TO THE STREAM, IT IS NOT FEASIBLE TO PROVIDE A CONNECTION FROM THIS SUBDIVISION TO WISBY BRANCH COURT.
- THE PRIVATE STORMWATER MANAGEMENT, DRAINAGE, ACCESS & UTILITY EASEMENT WILL BE MANAGED BY THE HOMEOWNERS ASSOCIATION.

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND AND THE REPLACEMENT VOLUME AS SUPPLEMENTED BY THE REVISIONS TO THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS HAVE BEEN COMPLETED WITH THIS PLAT.

Robert C. Harr, Jr.
 REGISTERED SURVEYOR
 NO. 21587
 PROFESSIONAL LAND SURVEYOR
 DATE: 10-13-14



INSET A
SCALE: 1"=40'

MINIMUM LOT SIZE CHART

LOT NO.	GROSS LOT AREA	PIPESTEM AREA	MINIMUM LOT AREA
3	13,744 S.F.	1,741 S.F.	12,003 S.F.
7	12,379 S.F.	281 S.F.	12,098 S.F.
8	12,618 S.F.	598 S.F.	12,020 S.F.
9	15,445 S.F.	899 S.F.	14,546 S.F.
10	15,497 S.F.	1,212 S.F.	14,285 S.F.
11	13,385 S.F.	879 S.F.	12,506 S.F.
12	12,610 S.F.	538 S.F.	12,072 S.F.

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EX. EASEMENT
- PROP. EASEMENT
- BUILDING RESTRICTION LINE
- FLOOD PLAIN LINE
- CENTERLINE PERENNIAL STREAM
- IRON PIN TO BE SET
- INTERMITTENT STREAM BUFFER
- PERENNIAL STREAM BUFFER
- CENTERLINE INTERMITTENT STREAM
- PROPERTY POINTS (SEE SHEET 1 FOR COORDINATE TABLE)

LEGEND:

- RECREATIONAL OPEN SPACE (5,128 S.F. OR 0.12 AC.)
- PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- 5' PRIVATE FENCE MAINTENANCE EASEMENT
- 20' PUBLIC TREE MAINTENANCE EASEMENT
- PUBLIC WATER, SEWER & UTILITY EASEMENT
- 24' PRIVATE USE-IN-COMMON DRIVEWAY ACCESS EASEMENT (FOR THE USE AND BENEFIT OF LOTS 7-12)
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- 33' COLONIAL GAS COMPANY PIPELINE EASEMENT LIBER 94, FOLIO 536
- 12' ACCESS EASEMENT (FOR RESIDENTIAL AND VEHICULAR ACCESS TO OS LOT 21)
- PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- LIMITS OF WETLANDS
- PUBLIC FOREST CONSERVATION EASEMENT

LANDS OF WASHINGTON SUBURBAN SANITARY COMMISSION LIBER 228 FOLIO 75 ZONE: R-20

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, AND OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THROUGH BUILDABLE LOTS 1 THRU 20, OPEN SPACE LOTS 21-26, ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A 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 FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY DEVELOPER AND THE COUNTY, AND THE RELEASE OF 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.

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCEL TO BE RECORDED	20
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	6
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	26
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	5.95 AC.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	4.55 AC.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	10.50 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.79 AC.±
TOTAL AREA TO BE RECORDED	11.36 AC.±

OPEN SPACE DEDICATION

THE OPEN SPACE (LOTS 22-23 AND 25-26) SHOWN HEREON ARE HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON. OPEN SPACE LOTS 21 AND 24 SHOWN HEREON ARE HEREBY DEDICATED TO HOWARD COUNTY, MARYLAND MAINTAINED BY DEPARTMENT OF RECREATION AND PARKS.

OWNER'S CERTIFICATE

DAVID KAUFMAN, MANAGER OF CM HIGDON LC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS 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:

- 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;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF 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;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY HAND THIS 13 DAY OF October, 2014.

OWNER: DAVID KAUFMAN, MANAGER OF CM HIGDON LC

OWNER'S CERTIFICATE

DAVID KAUFMAN, MANAGER OF CM HIGDON LC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS 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:

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- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY HAND THIS 13 DAY OF October, 2014.

OWNER: DAVID KAUFMAN, MANAGER OF CM HIGDON LC

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 TERESA MARIAN DUSTIN, TRUSTEE OF THE EULA P. HIGDON REVOCABLE TRUST TO CM HIGDON LC BY DEED DATED AUGUST 14, 2013 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 15161 FOLIO 365 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.

ROBERT C. HARR, JR.
MARYLAND PROFESSIONAL LAND SURVEYOR
EXPIRATION DATE: JANUARY 16, 2015

10-9-14
DATE

RESERVOIR ESTATES

10883 AND 10887 SCAGGSVILLE ROAD
BUILDABLE LOTS 1 - 20 AND OPEN SPACE LOTS 21 - 26
(A SUBDIVISION OF PARCEL 56)
ZONING: R-20
6th ELECTION DISTRICT, TAX MAP # 46, TM PARCEL 56, GRID 11,
HOWARD COUNTY, MARYLAND
DPZ FILE #S: WP-13-048, ECP-13-038, BA-05-028, BA-05-028, SP-13-008, 24-4787-D
SCALE: AS SHOWN. DATE: SEPTEMBER 30, 2014. SHEET 2 OF 5

PREPARED BY:

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

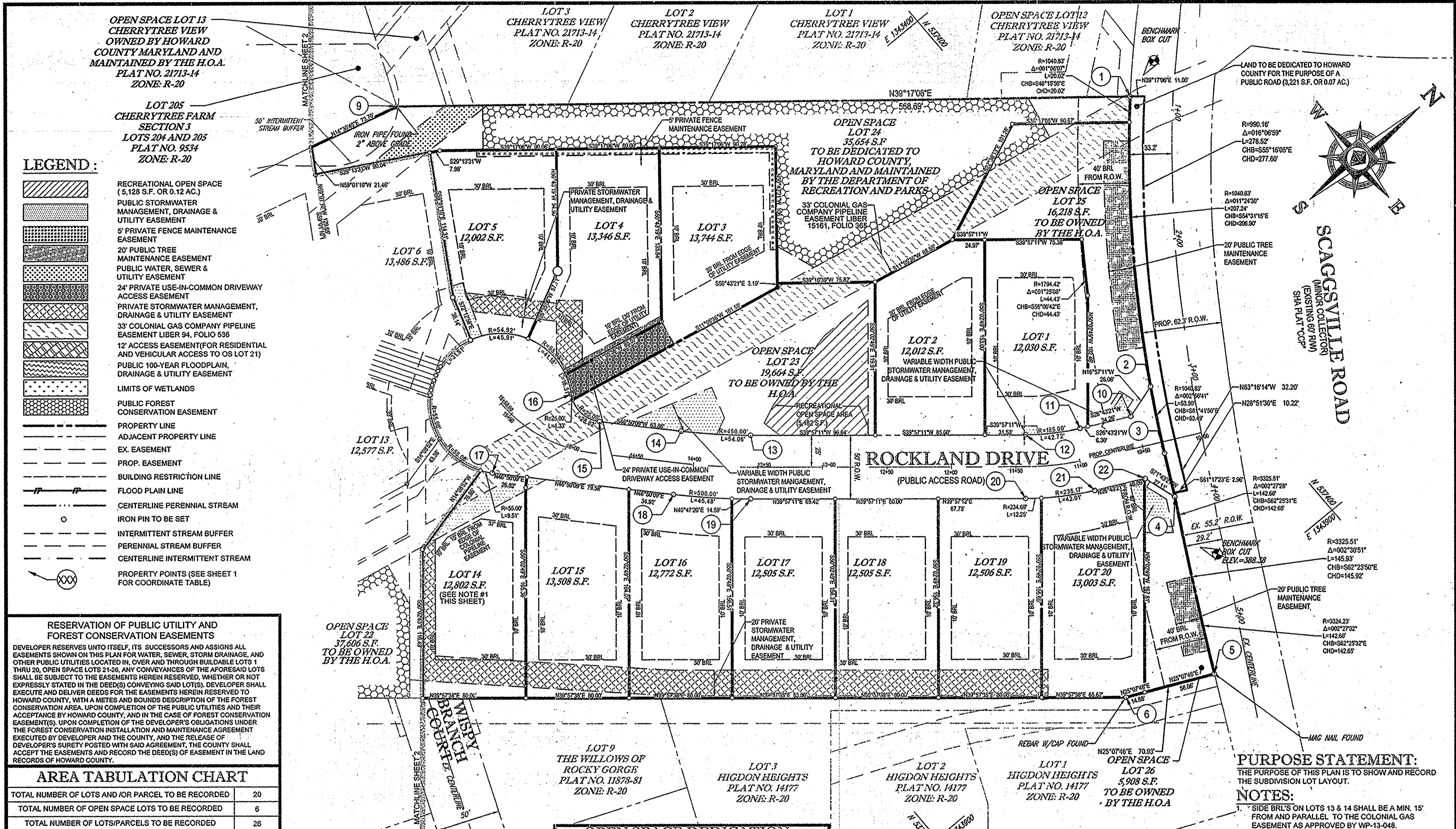
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

David Kaufman 12/4/2014
HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Anderson 11-6-14
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Robert C. Harr, Jr. 12-08-14
DIRECTOR DATE



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

David Kaufman 12/4/2014
HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Church 11-6-14
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Robert C. Harr, Jr. 12-02-14
DIRECTOR DATE

OWNER'S CERTIFICATE

DAVID KAUFMAN, MANAGER OF CM HIGDON LC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS 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;

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(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 RIGHT-OF-WAYS.

WITNESS MY HAND THIS 13 DAY OF October 2014.

OWNER: DAVID KAUFMAN, MANAGER OF CM HIGDON LC

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 TERESA MARIAN DUSTIN, TRUSTEE OF THE EULA P. HIGDON REVOCABLE TRUST TO CM HIGDON LC BY DEED DATED AUGUST 14, 2013 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 15161 FOLIO 365 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.

ROBERT C. HARR, JR.
MARYLAND PROFESSIONAL LAND SURVEYOR
EXPIRATION DATE: JANUARY 16, 2015

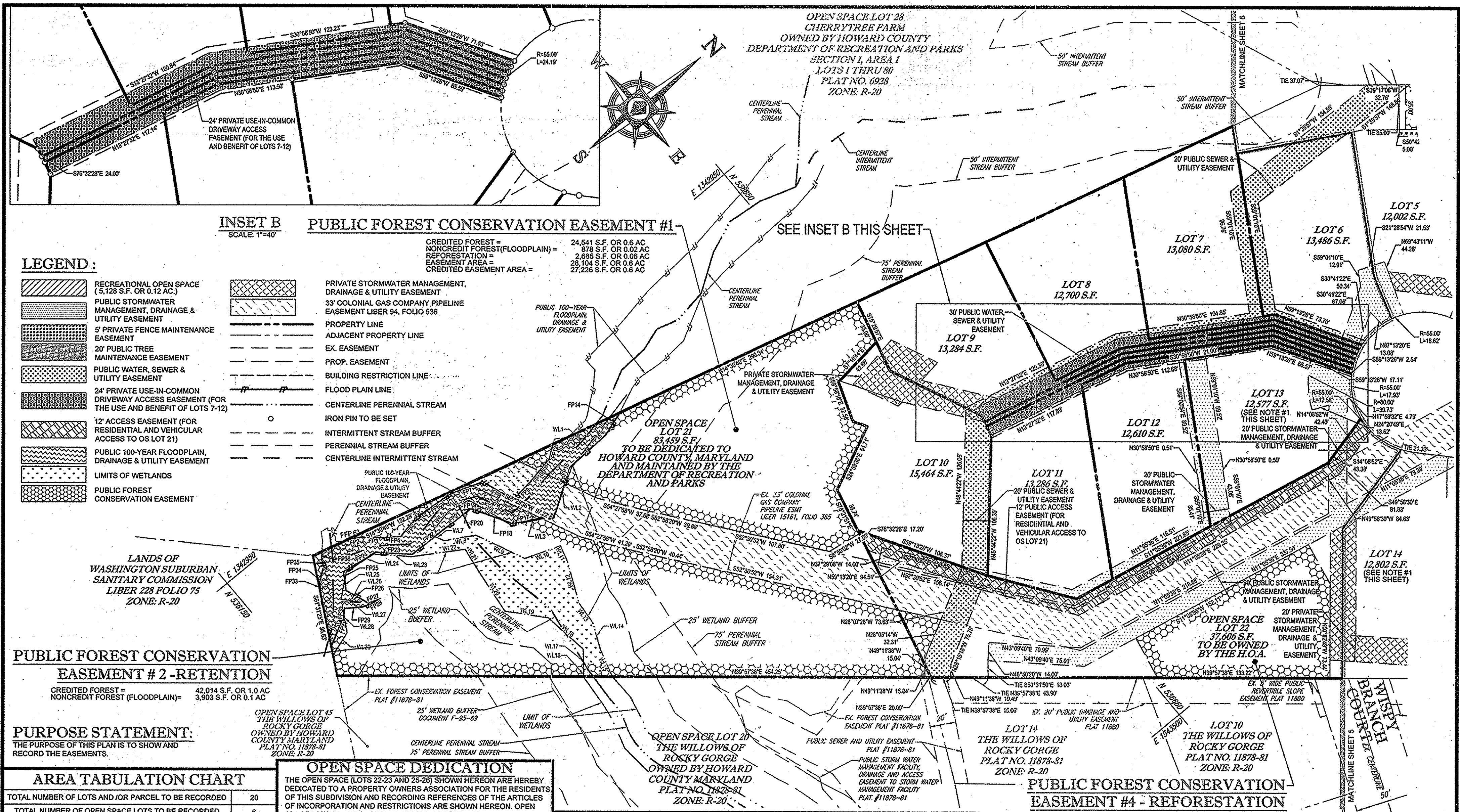
10-9-14
DATE

RESERVOIR ESTATES

10883 AND 10887 SCAGGSVILLE ROAD
BUILDABLE LOTS 1 - 20 AND OPEN SPACE LOTS 21 - 26
(A SUBDIVISION OF PARCEL 56)

ZONING: R-20
6th ELECTION DISTRICT, TAX MAP # 48, TM PARCEL 56, GRID 11,
HOWARD COUNTY, MARYLAND
DPZ FILE #S: WP-13-048, ECP-13-038, BA-95-028, BA-95-028, SP-13-008, 24-4787-D
SCALE: AS SHOWN DATE: SEPTEMBER 30, 2014 SHEET 3 OF 5

PREPARED BY: **BOHLER ENGINEERING**
901 DULANEY VALLEY ROAD, SUITE 801
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Phone: (410) 821-7900
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LEGEND:

- RECREATIONAL OPEN SPACE (5,128 S.F. OR 0.12 AC.)
- PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- 5' PRIVATE FENCE MAINTENANCE EASEMENT
- 20' PUBLIC TREE MAINTENANCE EASEMENT
- PUBLIC WATER, SEWER & UTILITY EASEMENT
- 24' PRIVATE USE-IN-COMMON DRIVEWAY ACCESS EASEMENT (FOR THE USE AND BENEFIT OF LOTS 7-12)
- 12' ACCESS EASEMENT (FOR RESIDENTIAL AND VEHICULAR ACCESS TO OS LOT 21)
- PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- LIMITS OF WETLANDS
- PUBLIC FOREST CONSERVATION EASEMENT
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- 33' COLONIAL GAS COMPANY PIPELINE EASEMENT LIBER 94, FOLIO 536
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EX. EASEMENT
- PROP. EASEMENT
- BUILDING RESTRICTION LINE
- FLOOD PLAIN LINE
- CENTERLINE PERENNIAL STREAM
- IRON PIN TO BE SET
- INTERMITTENT STREAM BUFFER
- PERENNIAL STREAM BUFFER
- CENTERLINE INTERMITTENT STREAM
- PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- LIMITS OF WETLANDS
- PUBLIC FOREST CONSERVATION EASEMENT

INSET B
SCALE: 1"=40'

PUBLIC FOREST CONSERVATION EASEMENT #1

CREDITED FOREST = 24,541 S.F. OR 0.6 AC
 NONCREDIT FOREST (FLOODPLAIN) = 378 S.F. OR 0.02 AC
 REFORESTATION = 2,885 S.F. OR 0.06 AC
 EASEMENT AREA = 28,104 S.F. OR 0.6 AC
 CREDITED EASEMENT AREA = 27,226 S.F. OR 0.6 AC

PUBLIC FOREST CONSERVATION EASEMENT #2 - RETENTION

CREDITED FOREST = 42,014 S.F. OR 1.0 AC
 NONCREDIT FOREST (FLOODPLAIN) = 3,903 S.F. OR 0.1 AC

PURPOSE STATEMENT:
THE PURPOSE OF THIS PLAN IS TO SHOW AND RECORD THE EASEMENTS.

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND /OR PARCEL TO BE RECORDED	20
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	6
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	26
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	5.95 AC.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	4.55 AC.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	10.50 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.79 AC.±
TOTAL AREA TO BE RECORDED	11.36 AC.±

OPEN SPACE DEDICATION
THE OPEN SPACE (LOTS 22-23 AND 25-26) SHOWN HEREON ARE HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON. OPEN SPACE LOTS 21 AND 24 SHOWN HEREON ARE HEREBY DEDICATED TO HOWARD COUNTY, MARYLAND MAINTAINED BY DEPARTMENT OF RECREATION AND PARKS.

OWNER: CM HIGDON LC
1355 BEVERLY ROAD, SUITE 330
MCLEAN, VA 22101
CONTACT: DAVID KAUFMAN
PHONE: (703) 794-9855

DEVELOPER: ELMS AT FELL'S POINT II, L.C.
5074 DORSEY HALL DRIVE, SUITE 205
ELLCOTT CITY, MD 21043
CONTACT: JASON VAN KIRK
PHONE: (410) 720-3021

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, AND OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THROUGH BUILDABLE LOTS 1 THRU 20, OPEN SPACE LOTS 21-26, ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A 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 FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY DEVELOPER AND THE COUNTY, AND THE RELEASE OF 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.

NOTES:
1. SIDE BRLS ON LOTS 13 & 14 SHALL BE A MIN. 15' FROM AND PARALLEL TO THE COLONIAL GAS EASEMENT AS APPROVED BY WP-13-048.

EASEMENTS RECORDED FOR SUBDIVISION PLAT

RECORDED AS PLAT 23123 ON 12/17/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
Radwan for Monica Robinson 12/4/2014
HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
David Kaufman 11-6-14
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Keith Schuchman 12-08-14
DIRECTOR DATE

OWNER'S CERTIFICATE
DAVID KAUFMAN, MANAGER OF CM HIGDON LC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS 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:
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 WITNESS MY HAND THIS 13th DAY OF October 2014.
 OWNER: DAVID KAUFMAN, MANAGER OF CM HIGDON LC

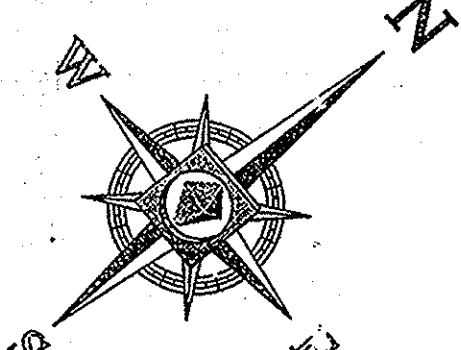
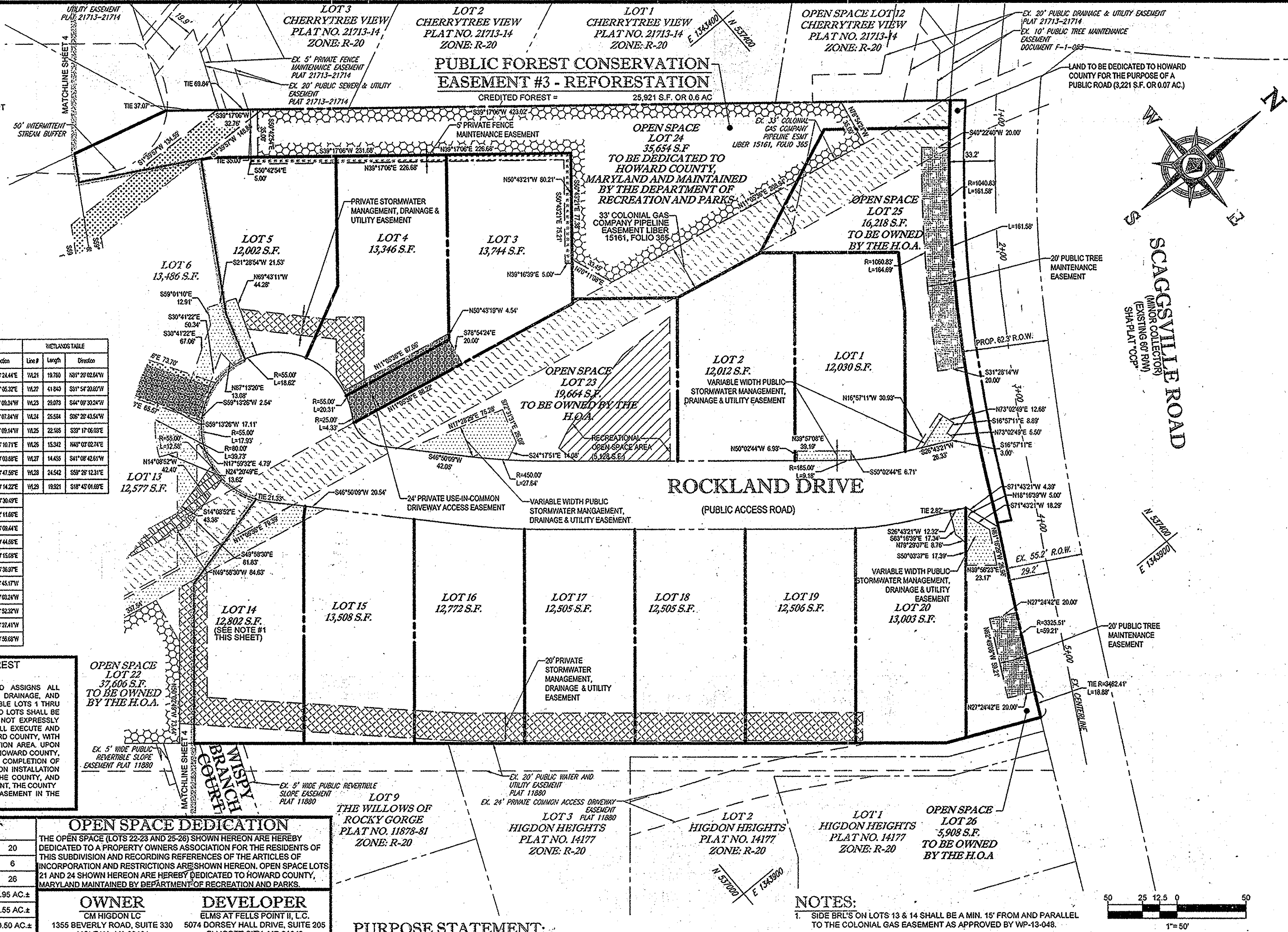
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 ROBERT C. HARR, JR.
 MARYLAND PROFESSIONAL LAND SURVEYOR
 EXPIRATION DATE: JANUARY 16, 2018
 DATE: 10-9-14

RESERVOIR ESTATES
10883 AND 10887 SCAGGSVILLE ROAD
BUILDABLE LOTS 1 - 20 AND OPEN SPACE LOTS 21 - 26
(A SUBDIVISION OF PARCEL 56)
ZONING: R-20
6th ELECTION DISTRICT, TAX MAP # 46, TM PARCEL 56, GRID 11,
HOWARD COUNTY, MARYLAND
DPZ FILE #'S: WP-13-048, ECP-13-038, BA-95-028, BA-95-028, SP-13-008, 24-4787-D
SCALE: AS SHOWN DATE: SEPTEMBER 30, 2014 SHEET 4 OF 5
 PREPARED BY: **BOHLER ENGINEERING**
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LEGEND:

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- LIMITS OF WETLANDS
- PUBLIC FOREST CONSERVATION EASEMENT
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- 33' COLONIAL GAS COMPANY PIPELINE EASEMENT LIBER 94, FOLIO 355
- PROPERTY LINE
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- EX. EASEMENT
- PROP. EASEMENT
- BUILDING RESTRICTION LINE
- IRON PIN TO BE SET
- INTERMITTENT STREAM BUFFER
- PERENNIAL STREAM BUFFER
- CENTERLINE INTERMITTENT STREAM

FLOODPLAIN TABLE			FLOODPLAIN TABLE			WETLANDS TABLE			WETLANDS TABLE		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
FP1	20.62	N14°30'38.85"E	FP21	19.420	S01°33'42.50"W	W1	43.120	S13°09'24.44"E	W21	19.760	N81°20'02.64"W
FP2	12.022	S28°53'51.77"W	FP22	36.487	S01°02'41.83"W	W2	40.550	S30°47'05.32"E	W22	41.840	S31°54'20.65"W
FP3	18.183	S41°43'56.61"W	FP23	28.613	S42°59'44.55"W	W3	33.462	S27°38'09.34"W	W23	29.073	S44°07'59.24"W
FP4	11.524	S35°08'18.89"W	FP24	23.709	S29°04'23.99"W	W4	38.455	S71°05'07.84"W	W24	25.554	S25°29'43.54"W
FP5	20.021	S19°27'15.94"E	FP25	15.105	S27°05'03.76"E	W5	18.137	S59°59'09.14"W	W25	22.165	S33°17'06.03"E
FP6	30.564	S35°53'42.91"W	FP26	16.338	N69°27'57.15"E	W6	23.326	S12°06'10.71"E	W26	15.342	N48°03'02.74"E
FP7	27.403	S19°27'24.57"W	FP27	9.216	N19°41'22.42"E	W7	12.065	N61°59'03.68"E	W27	14.455	S41°08'42.61"W
FP8	27.483	S79°53'53.57"W	FP28	6.976	S28°14'14.65"W	W8	24.811	N33°09'41.58"E	W28	24.542	S59°28'12.31"E
FP9	20.565	S07°54'53.89"E	FP29	6.404	S34°34'06.40"W	W9	41.789	N65°49'14.22"E	W29	19.921	S18°43'01.89"E
FP10	10.405	S11°04'02.82"E	FP30	14.054	S41°36'30.87"E	W10	29.274	N20°03'30.97"E			
FP11	11.646	S11°19'47.93"E	FP31	25.148	S28°06'38.28"E	W11	12.152	S74°42'11.65"E			
FP12	11.889	S25°52'04.62"E	FP32	42.361	S61°31'21.50"E	W12	55.143	S55°59'04.44"E			
FP13	56.829	N14°30'38.85"E	FP33	9.097	S53°20'00.57"E	W13	18.469	S55°30'44.66"E			
FP14	18.809	S18°29'13.27"E	FP34	12.857	S38°17'54.15"E	W14	21.578	S55°59'15.09"E			
FP15	38.442	S02°38'24.37"E	FP35	4.779	S69°22'01.66"E	W15	23.159	S29°59'58.97"E			
FP16	39.333	S28°48'58.13"E	FP36	6.541	S48°06'38.40"E	W16	3.105	N44°18'45.17"W			
FP17	33.202	S28°43'38.21"W			W17	18.024	N51°20'03.24"W				
FP18	33.830	S00°04'38.25"W			W18	36.579	S81°54'52.32"W				
FP19	4.675	S34°44'38.81"W			W19	33.883	S48°33'27.41"W				
FP20	2.991	N22°51'20.07"E			W20	37.439	N82°59'58.65"W				



SCAGGSVILLE ROAD
(MINOR COLLECTOR)
(EXISTING 60' R.O.W.)
SHA PLAT COP.

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS
DEVELOPER RESERVES INTO ITSELF, ITS SUCCESSORS AND ASSIGNS ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THROUGH BUILDABLE LOTS 1 THRU 20, OPEN SPACE LOTS 21-26, ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HERIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HERIN RESERVED TO HOWARD COUNTY, WITH A 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 FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY DEVELOPER AND THE COUNTY, AND THE RELEASE OF 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.

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCEL TO BE RECORDED	20
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	6
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	26
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	5.95 AC.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	4.55 AC.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	10.50 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.79 AC.±
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OPEN SPACE DEDICATION
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OWNER
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1355 BEVERLY ROAD, SUITE 330
MCLEAN, VA 22101
CONTACT: DAVID KAUFMAN
PHONE: (703) 734-9855

DEVELOPER
ELMS AT FELS POINT II, L.C.
5074 DORSEY HALL DRIVE, SUITE 205
ELICOTT CITY, MD 21043
CONTACT: JASON VAN KIRK
PHONE: (410) 720-3021

PURPOSE STATEMENT:
THE PURPOSE OF THIS PLAN IS TO SHOW AND RECORD THE EASEMENTS.

EASEMENTS RECORDED FOR SUBDIVISION PLAT

RECORDED AS PLAT 23121 ON 12/14/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

David Kaufman 12/14/2014
HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

David Kaufman 11-6-14
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Robert C. Harr, Jr. 12-8-14
DIRECTOR DATE

OWNER'S CERTIFICATE
DAVID KAUFMAN, MANAGER OF CM HIGDON LC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS 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:

- 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;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF 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;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY HAND THIS 13 DAY OF *October* 2014.

OWNER: DAVID KAUFMAN MANAGER OF CM HIGDON LC

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 TERESA MARIAN DUSTIN, TRUSTEE OF THE EULA P. HIGDON REVOCABLE TRUST TO CM HIGDON LC BY DEED DATED AUGUST 14, 2013 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 15161 FOLIO 365, 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.

Robert C. Harr, Jr.
ROBERT C. HARR, JR.
MARYLAND PROFESSIONAL LAND SURVEYOR
EXPIRATION DATE: JANUARY 16, 2015

10-8-14
DATE

RESERVOIR ESTATES
10883 AND 10887 SCAGGSVILLE ROAD
BUILDABLE LOTS 1 - 20 AND OPEN SPACE LOTS 21 - 26
(A SUBDIVISION OF PARCEL 56)
ZONING: R-20
6th ELECTION DISTRICT, TAX MAP # 46, TM PARCEL 56, GRID 11,
HOWARD COUNTY, MARYLAND
DPZ FILE #S: WP-13-048, ECP-13-038, BA-95-028, BA-95-028, SP-13-008, 24-4787-D
SCALE: AS SHOWN DATE: SEPTEMBER 30, 2014 SHEET 5 OF 5

PREPARED BY:
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