

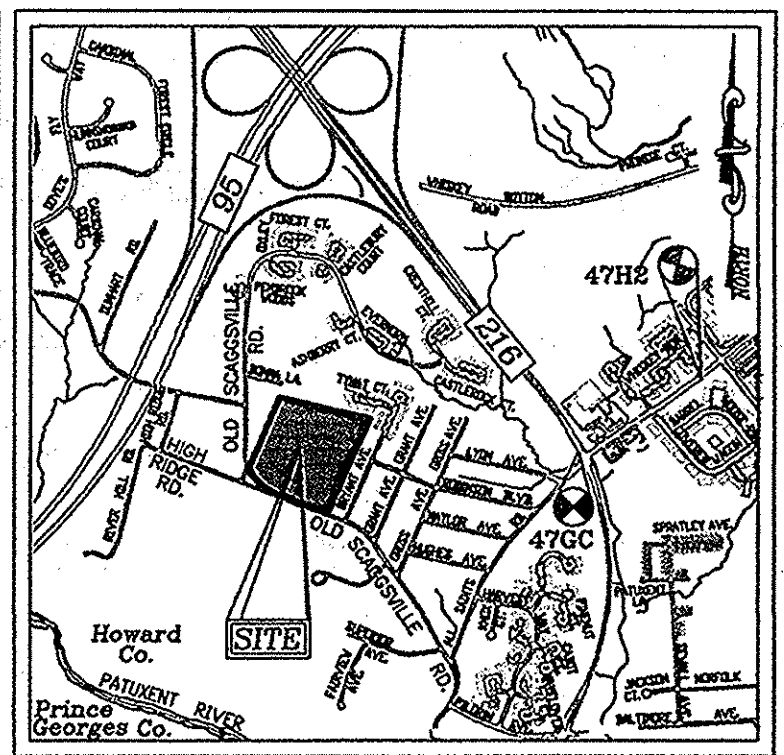
GENERAL NOTES

- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON GRID NORTH OF THE MARYLAND STATE PLANE COORDINATE SYSTEM (NAD 83/91) AND ARE DIRECTLY REFERRED TO HOWARD COUNTY MONUMENTS NOS. 47H2 AND 47C.
- DENOTES AN 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
- BRL DENOTES BUILDING RESTRICTION LINE.
- PROPERTY BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED FEBRUARY 2012.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION, OR BUILDING AND GRADING PERMITS.
- THE SUBJECT PROPERTY IS ZONED R-SC PER SECTION 100.0.G.3 OF THE ZONING REGULATIONS (GRANDFATHERED IN), AS THE INITIAL PRELIMINARY EQUIVALENT SKETCH PLAN WAS APPROVED PRIOR TO 10-6-13. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE 02/02/04 COMPREHENSIVE ZONING PLAN AND COMP LITE ZONING REGULATIONS EFFECTIVE 7/28/06. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/7/2007 PER COUNTY BILL 75-2003.
- AREAS SHOWN HEREON ARE MORE OR LESS.
7. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A. WIDTH --- 12' (16' SERVING MORE THAN ONE RESIDENCE).
B. SURFACE --- 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
C. GEOMETRY --- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
D. STRUCTURES (CULVERTS/BRIDGES) --- CAPABLE OF SUPPORTING 25 GROSS TONS (H2S LOADING)
E. DRAINAGE ELEMENTS --- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER BROWNY SURFACE
F. STRUCTURE CLEARANCES---MINIMUM 12 FEET.
G. MAINTENANCE --- SUFFICIENT TO ENSURE ALL WEATHER USE.
- LOTS 88, 89 & 90 AND 93 & 94 WILL UTILIZE USE-IN-COMMON DRIVEWAYS. THE USE-IN-COMMON MAINTENANCE AGREEMENT WILL BE RECORDED SIMULTANEOUSLY WITH THE FINAL PLAN.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT ON THE FLAG OR PIPE STEM DRIVEWAY.
- TRASH AND RECYCLING COLLECTION FOR LOTS 88-90 & 93-94 WILL BE AT PEACE SPRINGS RIDGE WITHIN 5' OF THE EDGE OF THE COUNTY ROADWAY. THE TRASH PADS WILL BE LOCATED IN THE PUBLIC RIGHT-OF-WAY, BUT THE PADS AND ASSOCIATED LANDSCAPING WILL BE MAINTAINED BY THE H.O.A.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO EXISTING STRUCTURES, CEMETERY, OR BURIAL SITES LOCATED ON SUBJECT PROPERTY.
- OLD SCAGGSVILLE ROAD IS CLASSIFIED AS A MINOR COLLECTOR.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER FOR THIS PROJECT IS TO BE PUBLIC EXTENSIONS OF SECTION ONE CONTRACT 24-4778-D.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER PROVISIONS OF SECTION 16.122.8 OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- WETLANDS AND STREAMS SHOWN HEREON ARE BASED ON DELINEATION BY MCCARTHY & ASSOCIATES, INC., DECEMBER 2011. THE REPORT WAS AMENDED OCTOBER 2012.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS (S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100-YEAR FLOODPLAIN.
- THERE IS NO 100-YR FLOODPLAIN WITHIN THE LIMITS OF THIS SITE.
- A FOREST STAND DELINEATION PLAN WAS PREPARED BY MCCARTHY & ASSOCIATES, INC. APRIL 2012 AND AMENDED OCTOBER 2012.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT. NOISE WALL MITIGATION CURRENTLY EXISTS ALONG INTERSTATE 95.
- STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF ALTERNATIVE SURFACES, NON STRUCTURAL PRACTICES & MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. NON STRUCTURAL PRACTICES INCLUDE ROOFTOP DISCONNECTIONS, MICRO-SCALE PRACTICES INCLUDE MICRO-BORRETENTION, BIO SWALES, DRYWELLS, RAIN BARRELS AND RAIN GARDENS. ALTERNATIVE SURFACES INCLUDE PERMEABLE SURFACES, TYPICALLY ALTERNATIVE SURFACE, NON STRUCTURAL AND MICRO-SCALE FACILITIES ON LOT WILL BE PRIVATELY OWNED AND MAINTAINED. MICRO-SCALE FACILITIES MANAGING ROAD RUNOFF SHALL BE DESIGNATED AS PUBLICLY OWNED AND JOINTLY MAINTAINED FACILITIES (H.O.A. AND HOWARD COUNTY); HOWARD COUNTY WILL MAINTAIN OUTLET STRUCTURES AND PIPES WHILE THE H.O.A. SHALL MAINTAIN MULCH, WEEDING, PLANTINGS, PERFORATED UNDERDRAINS, FEEDER PIPES, AND ROUTINE SOIL REPLACEMENT.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$ 20,490 FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE FINAL DEVELOPER'S AGREEMENT FOR THE 45 REQUIRED SHADE (\$13,500), 41 EVERGREEN TREES (\$6,150), 8 TRASH PAD SCREENING SHRUBS (\$240), 2 PARKING ISLAND SHADE TREES (\$600). PER NOTE 48, THE REQUIRED REPLACEMENT TREES FOR THE REMOVAL OF THE SPECIMEN TREES WERE PROVIDED WITH F14-022.
PUBLIC STREET TREES ARE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(a)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$ 26,700 SHALL BE PROVIDED FOR THE 89 REQUIRED STREET TREES AS PART OF THE FINAL PLAN DEVELOPER'S AGREEMENT.
- A FOREST CONSERVATION PLAN WAS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. AS PART OF SECTION ONE F14-022.
- THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION FOR THIS PROJECT WAS ADDRESSED UNDER F14-022 AND RECORDED ON PLATS 23048-23055, "HIGH RIDGE MEADOWS", SECTION 1". NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE EXISTING FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- OPEN SPACE REQUIREMENTS HAVE BEEN MET IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. REQUIREMENTS FOR THIS RSC PROJECT IS 25% OF GROSS AREA (36,9420 AC X 25% = 9.24 AC).
TOTAL OPEN SPACE PROVIDED (SECT ONE & SECT TWO) = 14.62 AC.
SECTION TWO OPEN SPACE PROVIDED = 4.65 AC.
IN ACCORDANCE WITH SECTION 16.121(c), OPEN SPACE LOTS 144-147 SHOWN HEREON ARE HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON.
OPEN SPACE LOTS 144 - 147 TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
RECREATIONAL OPEN SPACE REQUIREMENTS FOR THIS PROJECT WERE MET UNDER SECTION ONE F14-022, PLATS 23048-23055.
- ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION (HIGH RIDGE MEADOWS COMMUNITY ASSOCIATION, INC.) WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 3-13-2014, DEPARTMENT REF# 015737802.
- 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 HERIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT/PARCELS, DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HERIN 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.

- THIS PROJECT IS SUBJECT TO A DESIGN MANUAL WAIVER, ON DECEMBER 4, 2013, THE CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION APPROVED THE REQUEST TO WAIVE THE REQUIREMENTS OF SECTION 2.5 AND APPENDIX A OF DESIGN MANUAL VOLUME III; WHICH REQUIRES AN 85TH PERCENTILE SPEED STUDY AND PUBLIC ROADWAY SECTION DESIGN.
- PREVIOUS DPZ FILES : F-10-065, F-14-022, ECP-12-047, SP 13-007, WP-10-087, WP-13-080

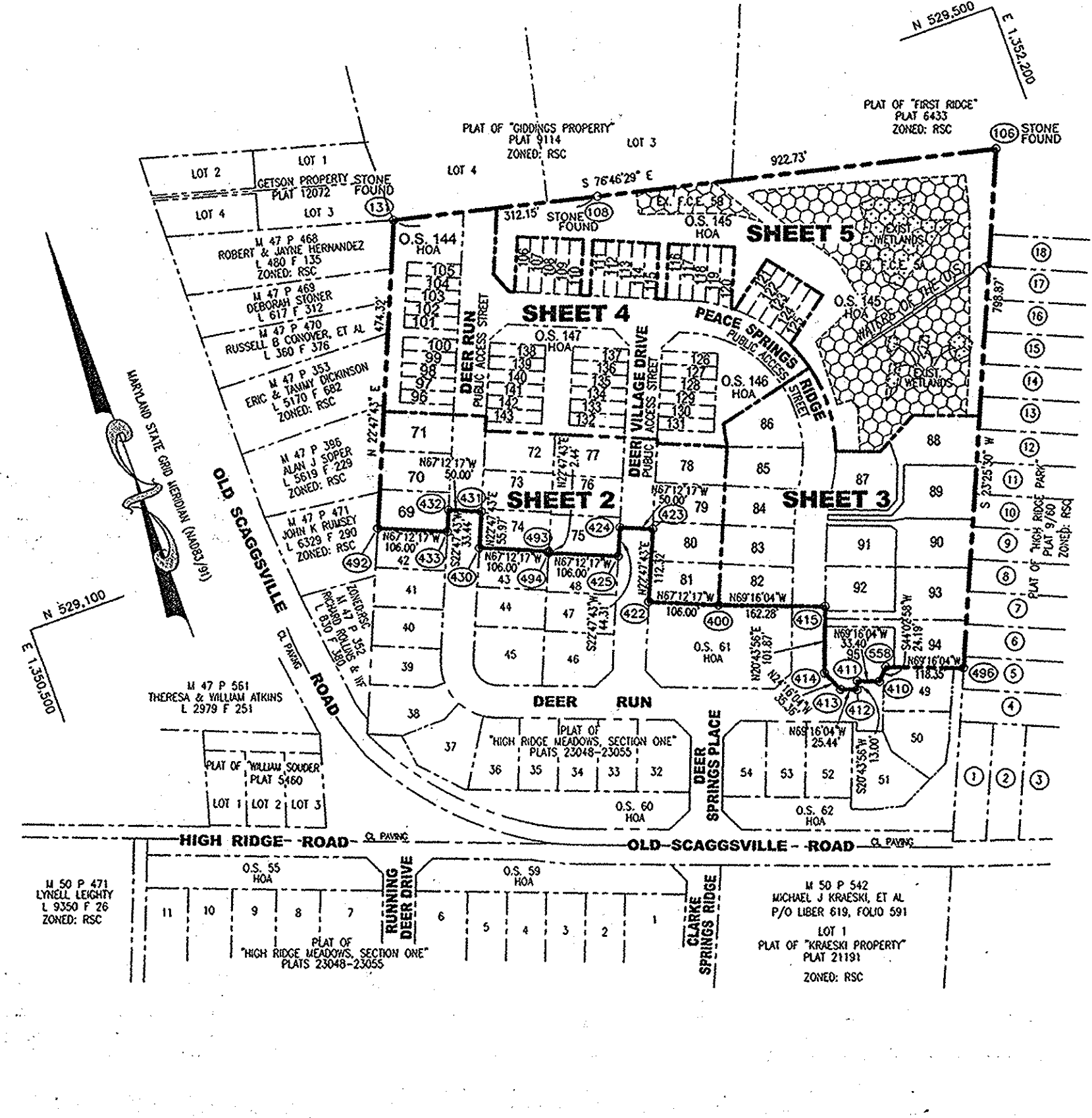
COORDINATE TABLE

NO.	NDRTH	EAST
106	529292.3566	1352130.3938
108	529432.1159	1351536.0210
131	529503.4582	1351232.1353
400	528777.4572	1351495.4164
410	528583.8349	1351685.2969
411	528595.6591	1351654.0582
412	528583.5010	1351649.4561
413	528592.5079	1351625.6604
414	528624.7391	1351611.1293
415	528720.0090	1351647.1902
422	528818.5760	1351397.6956
423	528922.0697	1351441.2115
424	528941.4418	1351395.1168
425	528900.5924	1351377.9492
430	528984.9785	1351183.4528
431	529036.5807	1351205.1393
432	529055.9528	1351159.0446
433	529025.1200	1351146.0866
492	529066.1888	1351048.3658
493	528943.9097	1351281.1734
494	528941.6612	1351280.2284
496	528559.3269	1351812.8042
558	528601.2232	1351702.1177



GENERAL NOTES (CONTD)

- THIS PROJECT IS SUBJECT TO WP-13-080. ON MARCH 27, 2013, THE PLANNING DIRECTOR APPROVED THE REQUEST, TO WAIVE SECTION 16.116(A) FOR DISTURBANCE TO STREAM, STREAM BUFFERS, WETLANDS AND WETLAND BUFFERS ON THE NORTHEAST PORTION OF THE PROJECT FOR A STORM DRAINAGE PIPE, AND SECTION 16.1205(A)(7) TO REMOVE UP TO 3 SPECIMEN TREES. THE PLANNING DIRECTOR DENIED YOUR REQUEST TO WAIVE SECTION 16.120(B)(6)(V)(C) TO ALLOW PIPESTEM LOTS ON MULTIPLE SIDES OF A FRONTAGE LOT IN THE SAME SUBDIVISION.
APPROVAL OF THE WAIVER TO SECTION 16.116(A) AND SECTION 16.1205(A)(7) IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. ENVIRONMENTAL DISTURBANCE MUST BE LIMITED TO THE AREAS INDICATED ON THE WAIVER PETITION PLAN EXHIBIT. ANY EXPANSION OF THE DISTURBED AREA MAY REQUIRE ADDITIONAL WAIVER APPROVAL IF DETERMINED SIGNIFICANT.
2. PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITIES THAT RESULT IN THE APPROVED ENVIRONMENTAL DISTURBANCES, ALL APPROVALS FROM WDE, APPLICABLE SRC AGENCIES AND PERMISSIONS FROM ADJOINING/AFFECTED PROPERTY OWNERS MUST BE OBTAINED AND DOCUMENTED. COPIES OF DOCUMENTATION MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING PRIOR TO THE FINAL PLAN APPROVAL (OR PRIOR TO SITE DEVELOPMENT PLAN APPROVAL, AT THE DISCRETION OF DPZ).
3. PRIOR TO REMOVAL OF THE TWO OAK SPECIMEN TREES, PLEASE REVIEW THE PROPOSED DESIGN ALTERNATIVES RECOMMENDED BY THE DIVISION OF LAND DEVELOPMENT IN THE REVISED SUBMISSION COMMENTS DATED MARCH 28, 2013. INCORPORATE DESIGN RECOMMENDATIONS OR PROVIDE AMPLIFIED JUSTIFICATION TO THE DEPARTMENT OF PLANNING AND ZONING IF NOT FEASIBLE (LOSS OF LOT YIELD ALONE WILL NOT BE CONSIDERED AMPLIFIED JUSTIFICATION).
4. REMOVAL OF EACH SPECIMEN TREE WILL REQUIRE MITIGATION WITH THE PLANTING OF TWO NEW NATIVE SHADE TREES (FOR UP TO 6 NEW SHADE TREES) WITH A MINIMUM 2-1/2" CALIPER TRUNK-- SURETY OF THESE SHADE TREES SHALL BE INCORPORATED INTO THE LANDSCAPE SURETY WITH THE FINAL ROAD CONSTRUCTION DRAWINGS.
5. PRIOR TO REMOVING THE SILVER MAPLE SPECIMEN TREE ON THE NORTH PARCEL, THE DEVELOPER SHALL FIRST ATTEMPT DESIGN ALTERNATIVES THAT WOULD ALLOW PRESERVATION OF THE TREE. IF REMOVED, THE TWO TREES PLANNED FOR MITIGATION SHOULD BE PLACED WITHIN THE PROXIMITY OF THE REMOVED TREE OR AT LEAST ON THE PORTION OF THE PROPERTY BOUNDARY SHARED BY PARCEL 396.
DENIAL OF THE WAIVER TO SECTION 16.120(B)(6)(V)(C) WAS BASED ON THE FOLLOWING REASONS:
1. EXTRAORDINARY CIRCUMSTANCES OR DESIGN CONSTRAINTS RESULTING IN SIGNIFICANT HARSHIP WERE NOT INDICATED IN THE WAIVER JUSTIFICATION.
2. DESIGN ALTERNATIVES EXIST THAT WOULD PREVENT THE LOT BEING SURROUNDED ON FOUR SIDES BY PAVED DRIVE LANES. PLEASE SEE OLD COMMENTS DATED MARCH 28, 2013.
3. THE DESIGN PROPOSAL APPEARS GEARED TO ENSURING AN OPTIMAL LOT YIELD. THE DEVELOPER HAS THE OPTION OF INCORPORATING ADDITIONAL TOWNHOME LOTS TO OBTAIN DESIRED LOT YIELD IN THE PROPOSED SUBDIVISION DESIGN.
4. THE WAIVER, IF APPROVED WOULD NULLIFY THE INTENT AND PURPOSE OF THE REGULATIONS, WHICH IS TO ACHIEVE A WELL THOUGHT-OUT DESIGN THAT PROVIDES ORDERLY SUBDIVISION LAYOUT AND AVOIDS ORIENTATION AND PRIVACY PROBLEMS FOR NEW HOUSES ON PIPESTEM AND FRONTAGE LOTS. AS PROPOSED, LOT 74 WOULD HAVE LIMITED USABILITY AND PRIVACY. OLD RECOMMENDS A SUBDIVISION REDESIGN TO REMOVE AND RELOCATE LOTS 72, 73, AND 74 ELSEWHERE IN THE DEVELOPMENT. IN LAYING OUT THE SUBDIVISION DESIGN, THE DEVELOPER SHOULD GIVE MORE CONSIDERATION TO THE ARRANGEMENT OF LOTS SO THAT PROPOSED HOUSES WILL NOT LOOK INTO NEIGHBORING REAR YARDS OF THE FRONT LOTS. EACH NEW LOT IN THE SUBDIVISION SHOULD INCORPORATE GOOD LOT DESIGN AND PLANNED AS TO THE SIZE, SHAPE AND ORIENTATION TO AVOID UNDESIRABLE VIEWS FROM ADJOINING LOTS. WAIVERS SHALL NOT BE USED TO ACHIEVE MAXIMUM LOT YIELD AT THE EXPENSE OF GOOD SUBDIVISION DESIGN.
ON JUNE 3, 2013, A REQUEST FOR RECONSIDERATION WAS SUBMITTED WHICH AMENDED THE REQUESTED SPECIMEN TREES TO BE REMOVED TO SPECIMEN TREES # 3 AND #4 PREVIOUSLY APPROVED TO BE REMOVED AND IN CONJUNCTION WITH THE REVISED LAYOUT, ARE NOW PROPOSED TO REMAIN. AS A RESULT OF THE REVISED LAYOUT, SPECIMEN TREE # 15 AND 16 (35' / 37' TWIN TRUNK SOUTHERN RED OAK IN FAIR CONDITION) IS PROPOSED TO BE REMOVED.
30. THE DEVELOPER WILL OBTAIN ALL NECESSARY STATE AND/OR COE PERMITS FOR THE PROPOSED ENVIRONMENTAL IMPACTS. THE TRACKING NUMBER IS 20140226/14-NT-3048.



HIGH RIDGE MEADOWS - DENSITY TABULATION

FINAL PLAN #	SECTION	GROSS AREA	FLOODPLAIN	STEEP SLOPES	NET AREA	UNITS ALLOWED	UNITS PROP.	OPEN SPACE REQ.	OPEN SPACE PROV.
F14-022	SEC. 1	36.94 ACRES	0.00 ACRES	0.34 ACRES	36.60 ACRES	146	54 SFD	9.24 ACRES	9.97 ACRES
F14-023	SEC. 2	13.04 ACRES	0.00 ACRES	0.00 ACRES	36.60 ACRES	146	27 SFD	0.00 ACRES	4.65 ACRES
TOTAL	-	0.00 ACRES	0.34 ACRES	36.60 ACRES	146	81 SFD	9.24 ACRES	14.62 ACRES	

** F14-022 - NON-BUILDABLE BULK PARCEL "B" RESUBDIVIDED UNDER F14-023 INTO 27 SFD / 48 SFA

PURPOSE NOTE: THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON-BUILDABLE BULK PARCEL B INTO LOTS 69-143, OPEN SPACE LOTS 144-147 AND TO ESTABLISH PUBLIC STORMWATER AND DRAINAGE AND UTILITY EASEMENTS AND PRIVATE RETAINING WALL EASEMENTS.

AREA TABULATION CHART

	SHEET 2	SHEET 3	SHEET 4	SHEET 5	TOTAL
BUILDABLE LOTS TO BE RECORDED	13	14	48	0	75
NON-BUILDABLE BULK PARCELS TO BE RECORDED	0	0	0	0	0
OPEN SPACE LOTS TO BE RECORDED	0	0	3	1	4
TOTAL LOTS AND PARCELS TO BE RECORDED	13	14	51	1	79
AREA OF BUILDABLE LOTS TO BE RECORDED	1,913.7 AC	2,661.3 AC	1,873.2 AC	0	6,448.2 AC
AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0	0	0.9685 AC	3.6858 AC	4.6543 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	0	0	0	0	0
AREA OF LOTS AND PARCELS TO BE RECORDED	1,913.7 AC	2,661.3 AC	2,841.7 AC	3.6858 AC	11,1025 AC
AREA OF ROADWAY TO BE RECORDED	0.3268 AC	0.4142 AC	1.1498 AC	0	1.8908 AC
TOTAL AREA TO BE RECORDED	2,2405 AC	3,0755 AC	3,9915 AC	3.6858 AC	12,9933 AC

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

Michael J. Davis 4/2/15
HOWARD COUNTY HEALTH OFFICER H.D. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edwards 4-24-15
CHIEF, DEVELOPMENT ENGINEERING DIVISION #49 DATE

Robert H. Vogel 6-16-15
DIRECTOR #98 DATE

OWNER'S CERTIFICATE

BEAZER HOMES CORP., OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 12th DAY OF December 2014.

Edward W. Gold
BEAZER HOMES CORP.
EDWARD W. GOLD, DIVISION PRESIDENT

WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL OF THAT LAND DESCRIBED IN CONVEYANCE FROM ARTHUR P. KRAESKI TO BEAZER HOMES CORP. BY DEED DATED AUGUST 13, 2014 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 15737, FOLIO 129.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR 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 THE HOWARD COUNTY SUBDIVISION REGULATIONS.

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, 2016.

Thomas M. Hoffman, Jr. 12-8-14
PROPERTY LINE SURVEYOR, MD REG. NO. 267

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8966

RECORDED AS PLAT No. 23385 ON 6/18/15
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

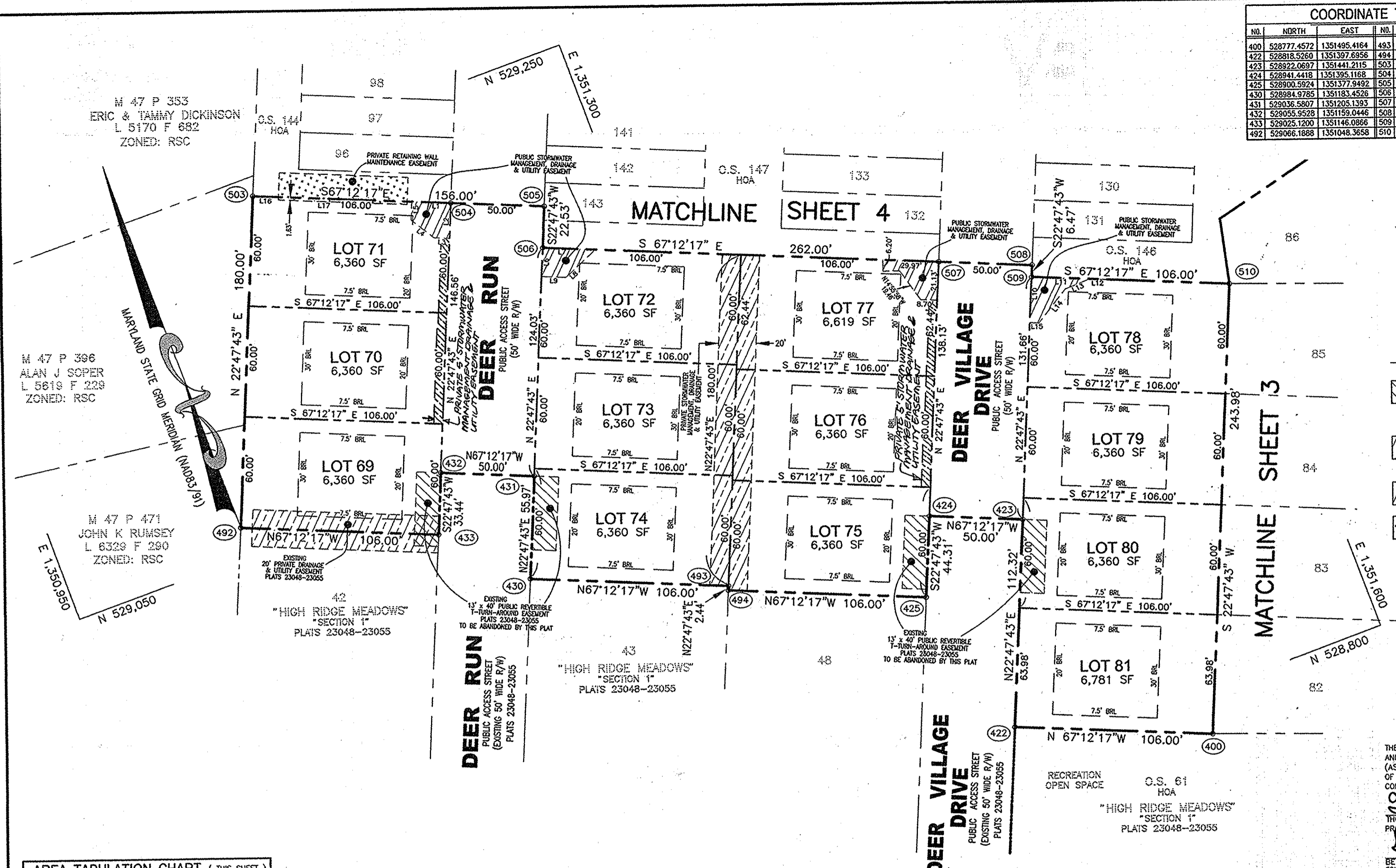
PLAT OF RESUBDIVISION
HIGH RIDGE MEADOWS
SECTION TWO
LOTS 69 - 143 AND OPEN SPACE LOTS 144 - 147
A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL B, "HIGH RIDGE MEADOWS, SECTION 1", PLATS 23048-23055
DPZ REF'S: F-10-065, F-14-022, ECP-12-047, SP 13-007, WP-10-087, WP-13-080
ZONED: R-SC
TAX MAP 50, GRID 1, PARCEL 363
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 200'
GRAPHIC SCALE
DECEMBER 8, 2014

SHEET 1 OF 5
F-14-023

COORDINATE TABLE					
NO.	NORTH	EAST	NO.	NORTH	EAST
400	528777.4572	1351495.4164	493	528943.9097	1351281.1734
422	528818.5260	1351397.6956	494	528941.6612	1351280.2284
423	528922.0697	1351441.2115	503	529232.1298	1351118.1052
424	528941.4418	1351395.1168	504	529191.0610	1351215.8260
425	528900.5924	1351377.9492	505	529171.6890	1351261.9207
430	528984.9785	1351183.4526	506	529150.9195	1351253.1520
431	529036.5807	1351205.1393	507	529068.7819	1351448.6336
432	529055.9528	1351159.0446	508	529049.4099	1351434.7283
433	529025.1200	1351146.0866	509	529043.4450	1351492.2215
492	529066.1888	1351048.3658	510	529002.3762	1351589.9423

PUBLIC STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENTS LINE TABLE	
LINE	COURSE
L1	S67°12'17"E 20.84'
L2	S22°47'43"W 19.18'
L3	N67°12'17"W 8.53'
L4	N50°30'20"W 15.36'
L5	N22°47'43"E 10.00'
L6	N22°47'43"E 15.64'
L7	S67°12'17"E 28.03'
L8	S66°45'01"W 21.62'
L9	N67°12'17"W 12.94'
L10	N22°47'43"E 25.18'
L11	S67°12'17"E 40.46'
L12	N68°42'37"W 9.90'
L13	S87°57'18"W 13.32'
L14	S57°40'46"W 23.56'
L15	N67°12'17"E 5.01'

PRIVATE RETAINING WALL MAINTENANCE EASEMENT LINE TABLE	
LINE	COURSE
L16	S67°12'17"E 13.70'
L17	S67°12'17"E 69.00'



LEGEND

- EXISTING 13' x 40' PUBLIC REVERSIBLE T-TURN AROUND EASEMENT PLATS 23048-23055 TO BE ABANDONED BY THIS PLAT
- EXISTING PRIVATE DRAINAGE & UTILITY EASEMENT PLATS 23048-23055
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PRIVATE RETAINING WALL MAINTENANCE EASEMENT

AREA TABULATION CHART (THIS SHEET)

BUILDABLE LOTS TO BE RECORDED	13
NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
OPEN SPACE LOTS TO BE RECORDED	0
TOTAL LOTS AND PARCELS TO BE RECORDED	13
AREA OF BUILDABLE LOTS TO BE RECORDED	1.9137 AC
AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
AREA OF OPEN SPACE LOTS TO BE RECORDED	0
AREA OF LOTS AND PARCELS TO BE RECORDED	1.9137 AC
AREA OF ROADWAY TO BE RECORDED	0.3268 AC
TOTAL AREA TO BE RECORDED	2.2405 AC

OWNER / DEVELOPER
 BEAZER HOMES CORP.
 8965 GUILFORD ROAD, #290
 COLUMBIA, MARYLAND 21046
 ATTN: MR. EDWARD W. GOLD, DIVISION PRESIDENT
 410-381-3222

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. 12-8-14
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267
 EDWARD W. GOLD, DIVISION PRESIDENT 12/8/14 DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT.
 [Signature] 4/2/15
 HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 4/24/15
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 6-16-15
 DIRECTOR DATE

OWNER'S CERTIFICATE

BEAZER HOMES CORP., OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 12th DAY OF December 2014.
 [Signature] BEAZER HOMES CORP.
 EDWARD W. GOLD, DIVISION PRESIDENT

[Signature] WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL OF THAT LAND DESCRIBED IN CONVEYANCE FROM ARTHUR P. KRAESKI TO BEAZER HOMES CORP. BY DEED DATED AUGUST 13, 2014 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 15737 FOLIO 129.

I HEREBY FURTHER CERTIFY THAT 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, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

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, 2016.

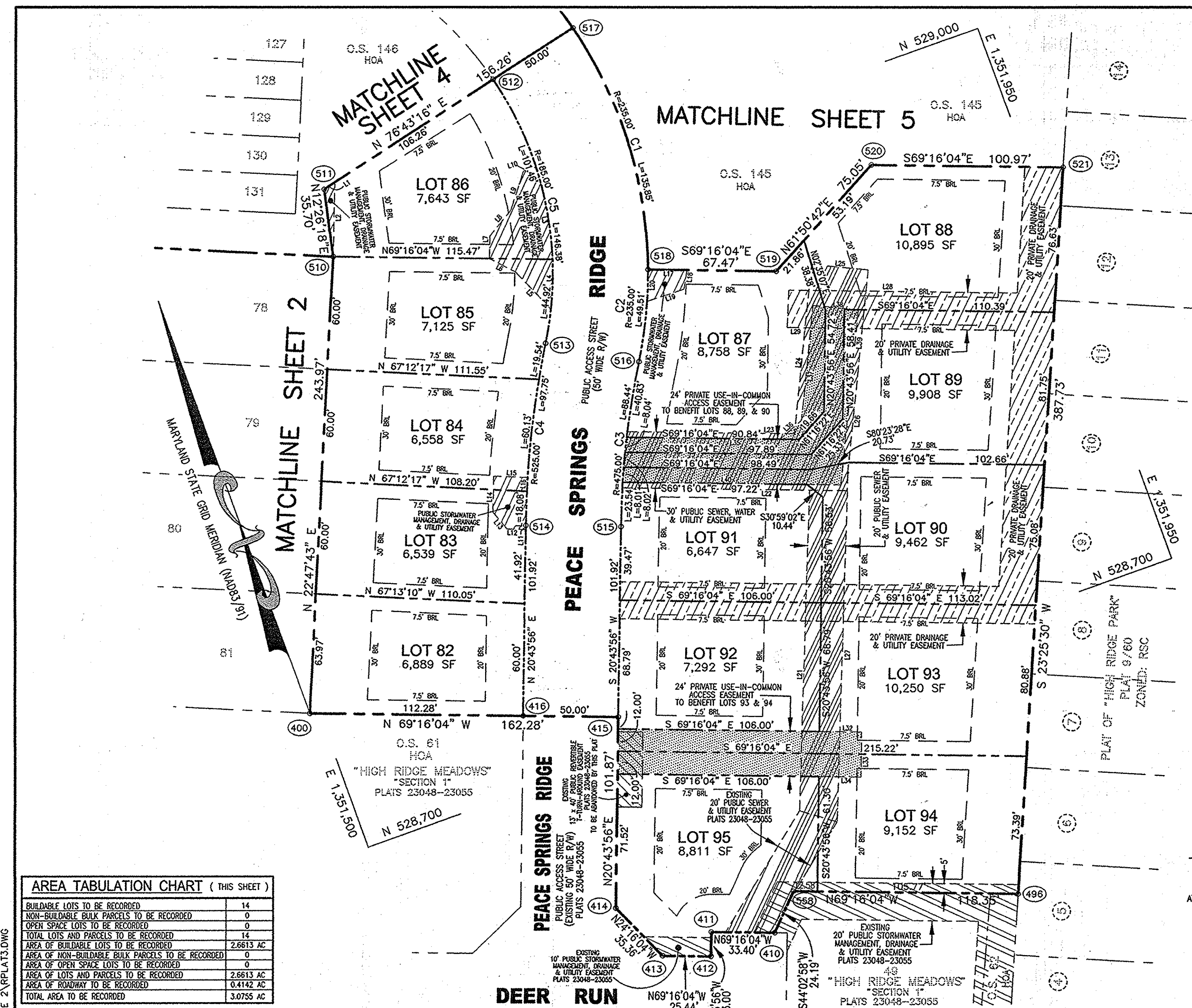
[Signature] 12-8-14
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

ROBERT H. VOGEL
 ENGINEERS • SURVEYORS • PLANNERS
 8409 MAIN STREET
 ELICOTT CITY, MD 21043 FAX: 410-481-8981

RECORDED AS PLAT No. 23386 ON 6/10/15
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
HIGH RIDGE MEADOWS
 SECTION TWO
 LOTS 69-143 AND OPEN SPACE LOTS 144-147
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL B,
 "HIGH RIDGE MEADOWS, SECTION 1", PLATS 23048-23055
 DPZ REF'S: F-10-065, F-14-022, ECP-12-047, SP 13-007,
 WP-10-087, WP-13-080
 ZONED: R-SC
 TAX MAP 50, GRID 1, PARCEL 363
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 40'
 DECEMBER 8, 2014
 SHEET 2 OF 5

K:\PROJECTS\11-28\SURVEY\DWG\RECORD PLATS\PHASE 2\PLAT2.DWG



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-1	235.00'	135.85'	33°07'23"	69.88'	S02°46'02"W 133.97'
C-2	235.00'	49.51'	12°04'16"	24.85'	S25°21'52"W 49.42'
C-3	475.00'	88.44'	10°40'04"	44.35'	S26°03'58"W 88.31'
C-4	525.00'	97.75'	10°40'04"	49.02'	N26°03'58"E 97.61'
C-5	185.00'	146.38'	45°20'00"	77.26'	N08°44'00"E 142.59'

COORDINATE TABLE		
NO.	NORTH	EAST
400	528777.4572	1351495.4164
410	528583.8349	1351685.2969
411	528595.8591	1351654.0582
412	528583.5010	1351649.4561
413	528592.5079	1351625.6804
414	528624.7391	1351611.1293
415	528720.0090	1351647.1902
416	528737.7091	1351600.4279
496	528559.3269	1351812.8042
510	529002.3762	1351589.9423
511	529037.2343	1351597.6308
512	529061.6404	1351701.0462
513	528920.7065	1351679.3965
514	528833.0274	1351635.5071
515	528815.3273	1351683.2893
516	528894.6560	1351722.0740
517	529073.1255	1351749.7118
518	528939.3109	1351743.2437
519	528915.4271	1351806.3428
520	528950.8415	1351872.5148
521	528915.0986	1351966.9448
558	528601.2232	1351702.1177

MINIMUM LOT SIZE CHART			
LOT #	GROSS AREA	PIPESTEM AREA	NET AREA
88	10,895 SF	1,546 SF	9,349 SF
89	9,908 SF	1,096 SF	8,812 SF
90	9,462 SF	872 SF	8,590 SF
93	10,250 SF	1,272 SF	8,978 SF
94	9,152 SF	1,272 SF	7,880 SF

PUBLIC STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENTS LINE TABLE	
LINE	COURSE
L1	N76°43'16"E 6.70'
L2	S21°19'30"W 39.07'
L3	R=185.00' L=49.45'
L4	R=185.00' L=26.54'
L5	N23°17'59"W 27.22'
L6	N42°41'57"W 15.53'
L7	N20°43'56"E 11.96'
L8	N59°48'03"E 17.55'
L9	N37°42'08"E 21.57'
L10	S87°49'34"E 6.90'
L11	S20°43'56"W 2.24'
L12	N67°54'25"W 9.73'
L13	N19°57'48"W 11.82'
L14	N21°26'42"E 18.91'
L15	S67°42'58"E 17.82'
L16	R=525.00' L=7.30'
L17	S69°16'04"E 20.50'
L18	S28°30'23"W 10.21'
L19	N88°45'58"W 20.49'
L20	R=235.00' L=16.96'

20' PUBLIC SEWER WATER & UTILITY EASEMENT LINE TABLE	
LINE	COURSE
L21	N21°42'05"E 171.23'
L22	N69°16'04"W 98.50'
L23	S69°16'04"E 88.01'
L24	N25°28'17"E 90.76'
L25	S64°31'43"E 30.00'
L26	S25°28'17"W 108.84'
L27	S21°42'05"W 186.30'

20' PRIVATE DRAINAGE & UTILITY EASEMENT LINE TABLE	
LINE	COURSE
L28	N69°16'04"W 120.29'
L29	S69°16'04"E 19.96'

24' PRIVATE USE-IN-COMMON ACCESS EASEMENT LINE TABLE	
LINE	COURSE
L32	S69°16'04"E 22.11'
L33	S20°43'56"W 24.00'
L34	N69°16'04"W 22.11'
L35	S69°16'04"E 80.84'
L36	N69°11'53"E 15.04'
L37	N25°28'17"E 61.68'
L38	S64°31'43"E 24.00'
L39	S25°28'17"W 93.98'
L40	N69°16'04"W 114.97'

LEGEND

- EXISTING 15' x 40' PUBLIC REVERTIBLE T-TURN AROUND EASEMENT PLATS 23048-23055 TO BE ABANDONED BY THIS PLAT
- EXISTING PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT PLATS 23048-23055
- EXISTING 20' PUBLIC SEWER & UTILITY EASEMENT PLATS 23048-23055
- EXISTING 30' PUBLIC SEWER, WATER & UTILITY EASEMENT PLATS 23048-23055
- 20' PRIVATE DRAINAGE & UTILITY EASEMENT
- 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT TO BENEFIT LOTS 88, 89, & 90
- 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT TO BENEFIT LOTS 93 & 94

AREA TABULATION CHART (THIS SHEET)	
BUILDABLE LOTS TO BE RECORDED	14
NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
OPEN SPACE LOTS TO BE RECORDED	0
TOTAL LOTS AND PARCELS TO BE RECORDED	14
AREA OF BUILDABLE LOTS TO BE RECORDED	2,6613 AC
AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
AREA OF OPEN SPACE LOTS TO BE RECORDED	0
AREA OF LOTS AND PARCELS TO BE RECORDED	2,6613 AC
AREA OF ROADWAY TO BE RECORDED	0.4142 AC
TOTAL AREA TO BE RECORDED	3.0755 AC

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

Michael J. Davis 4/2/15
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edwards 4/24/15
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Karl Sheehan 6/16/15
DIRECTOR DATE

OWNER'S CERTIFICATE

BEAZER HOMES CORP., OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 12th DAY OF December, 2014.

Edward W. Gold
BEAZER HOMES CORP.
EDWARD W. GOLD, DIVISION PRESIDENT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL OF THAT LAND DESCRIBED IN CONVEYANCE FROM ARTHUR P. KRAESKI TO BEAZER HOMES CORP. BY DEED DATED AUGUST 13, 2014 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 15737, FOLIO 129.

I HEREBY FURTHER CERTIFY THAT 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, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2016.

Thomas M. Hoffman, Jr. 12-8-14
PROPERTY LINE SURVEYOR, MD REG. NO. 267 DATE



ROBERT H. VOGEL ENGINEERS, INC.
ENGINEERS • SURVEYORS • PLANNERS
8400 MAIN STREET
BLODGETT CITY, MD 21043 FAX: 410-481-2989

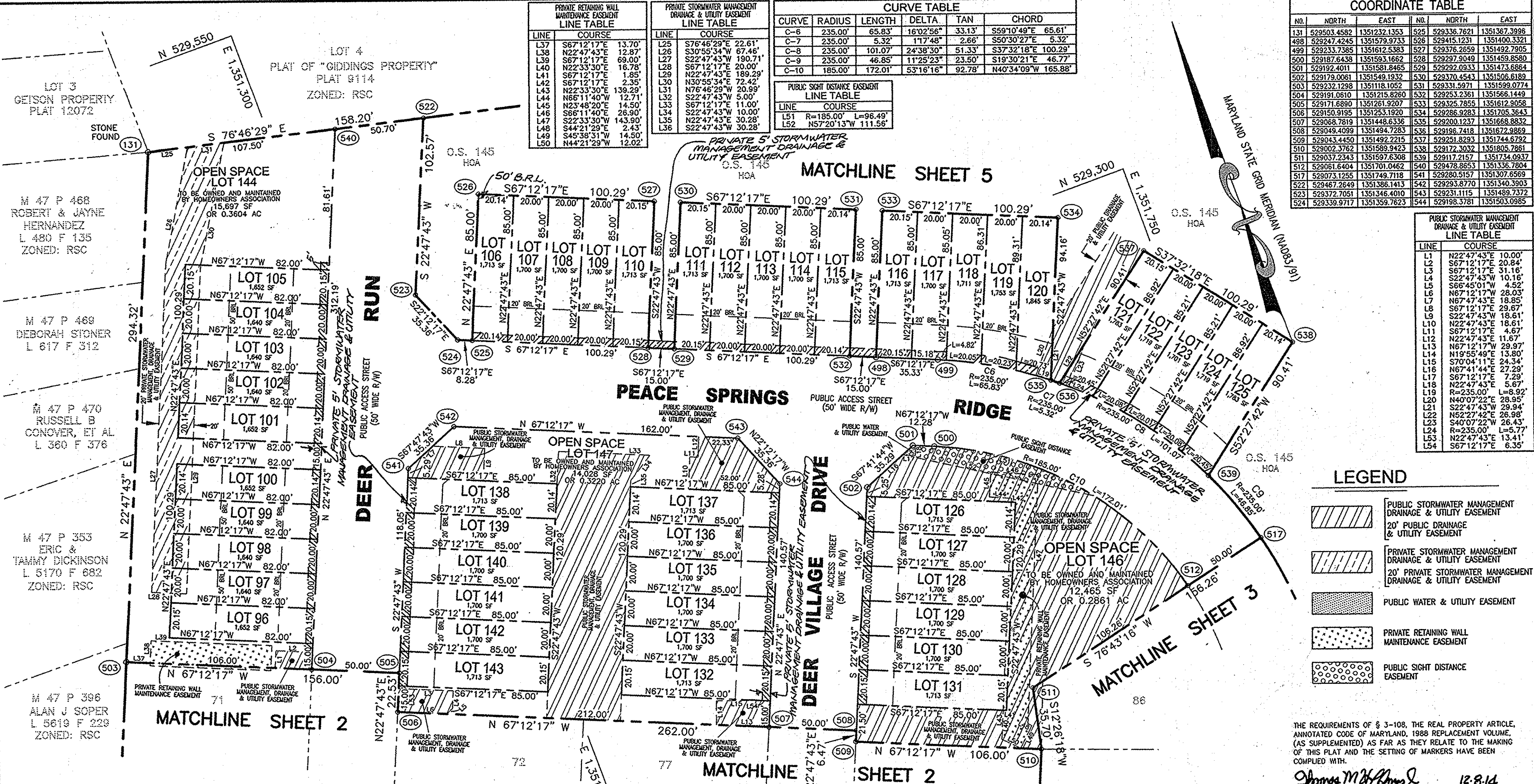
RECORDED AS PLAT No. 23387 ON 6/10/15
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION
HIGH RIDGE MEADOWS
SECTION TWO**

LOTS 69 - 143 AND OPEN SPACE LOTS 144 - 147
A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL B,
"HIGH RIDGE MEADOWS," SECTION 1, PLATS 23048-23055
DPZ REF'S: F-10-085, F-14-022, ECP-12-047, SP 13-007,
WP-10-087, WP-13-080

ZONED: R-SC
TAX MAP 50, GRID 1, PARCEL 363
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 40'
GRAPHIC SCALE
DECEMBER 8, 2014



AREA TABULATION CHART (THIS SHEET)

BUILDABLE LOTS TO BE RECORDED	46
NON-BUILDABLE BULK PARCELS TO BE RECORDED	3
OPEN SPACE LOTS TO BE RECORDED	3
TOTAL LOTS AND PARCELS TO BE RECORDED	51
AREA OF BUILDABLE LOTS TO BE RECORDED	1.8732 AC
AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.9685 AC
AREA OF LOTS AND PARCELS TO BE RECORDED	2.8417 AC
AREA OF ROADWAY TO BE RECORDED	1.1498 AC
TOTAL AREA TO BE RECORDED	3.9915 AC

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

Richard J. Davis 4/2/15
HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad P. Smith 4/24/15
CHIEF, DEVELOPMENT ENGINEERING DIVISION HOP DATE

Keith Schaefer 6/16/15
DIRECTOR gmp DATE

OWNER'S CERTIFICATE

BEAZER HOMES CORP., OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE; AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 12th DAY OF December 2014.

Edward W. Gold
BEAZER HOMES CORP.
EDWARD W. GOLD, DIVISION PRESIDENT

WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL OF THAT LAND DESCRIBED IN CONVEYANCE FROM ARTHUR P. KRAESKI TO BEAZER HOMES CORP. BY DEED DATED AUGUST 13, 2014 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 15737, FOLIO 129.

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I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2016.

Thomas M. Hoffmann, Jr. 12-8-14
THOMAS M. HOFFMANN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET TEL: 410.461.7666
ELICOTT CITY, MD 21043 FAX: 410.461.8981

RECORDED AS PLAT No. 83398 ON 6/18/15
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
HIGH RIDGE MEADOWS SECTION TWO
LOTS 69-143 AND OPEN SPACE LOTS 144-147
A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL B, "HIGH RIDGE MEADOWS, SECTION 1", PLATS 23048-23055

DPZ REF'S: F-10-065, F-14-022, ECP-12-047, SP 13-007, WP-10-087, WP-13-080

ZONED: R-SC

TAX MAP 50, GRID 1, PARCEL 363
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 40'

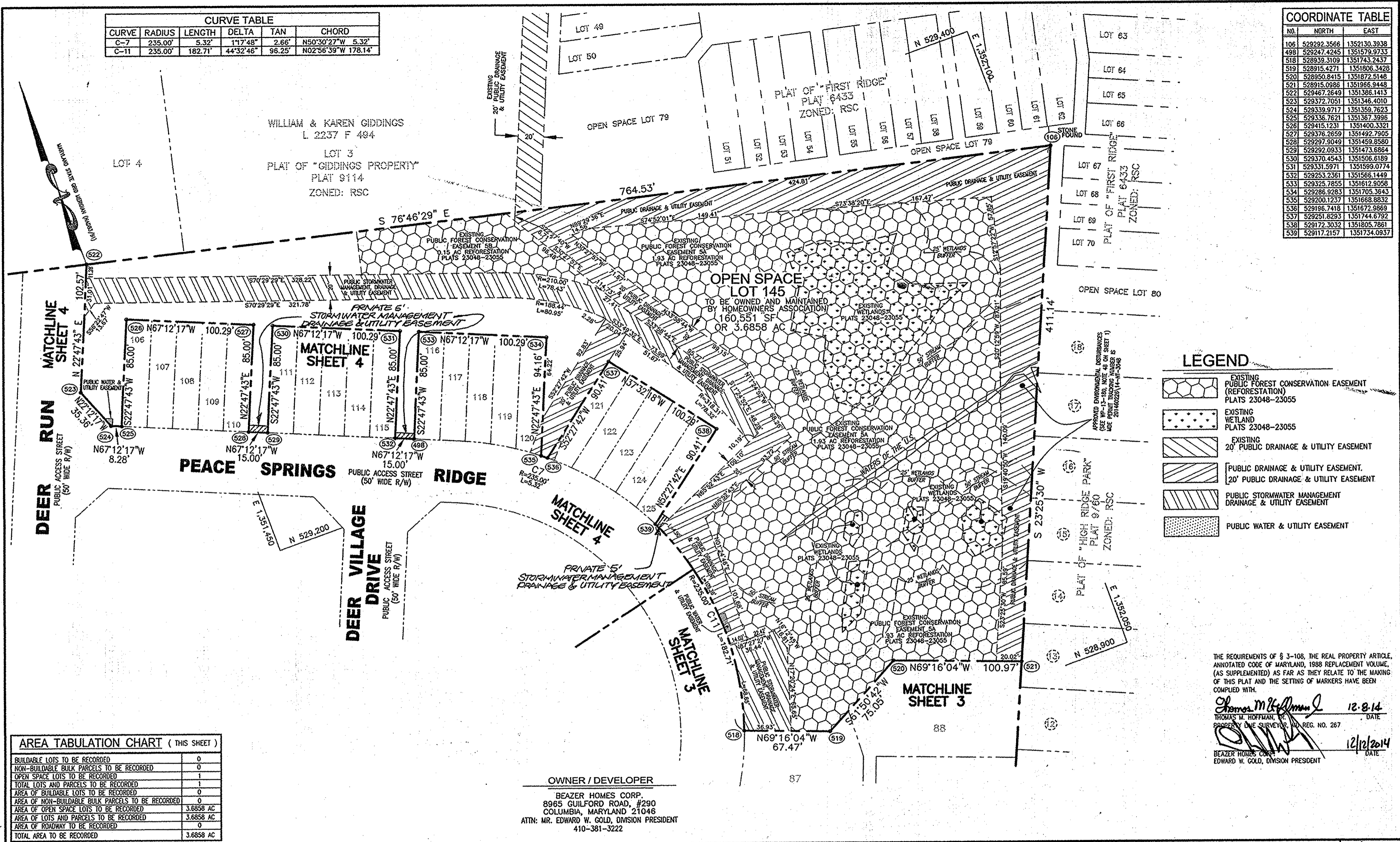
DECEMBER 8, 2014

SHEET 4 OF 5
F-14-023

K:\PROJECTS\11-28\SURVEY\DWG\RECORD PLATS\PHASE 2\PLAT4.DWG

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-7	235.00'	5.32'	1°17'48"	2.86'	N50°30'27"W 5.32'
C-11	235.00'	182.71'	44°32'46"	96.25'	N02°56'39"W 178.14'

COORDINATE TABLE		
NO.	NORTH	EAST
106	529292.3566	1352130.3938
498	529247.4245	1351579.9733
518	528939.3109	1351743.7437
519	528915.4271	1351806.3428
520	528850.8415	1351872.5148
521	528915.0988	1351966.9448
522	529467.2649	1351366.1413
523	529372.7051	1351346.4010
524	529339.9717	1351359.7623
525	529336.7621	1351367.3996
526	529415.1231	1351400.3321
527	529376.2659	1351492.7905
528	529297.9049	1351459.8580
529	529292.0933	1351473.6864
530	529370.4543	1351506.6189
531	529331.5971	1351599.0774
532	529253.2361	1351566.1449
533	529325.7855	1351612.9058
534	529286.9283	1351705.3643
535	529200.1237	1351668.8832
536	529196.7418	1351672.9869
537	529251.8293	1351744.6792
538	529172.3032	1351805.7861
539	529117.2157	1351734.0937



LEGEND	
	EXISTING PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION) PLATS 23048-23055
	EXISTING WETLAND PLATS 23048-23055
	EXISTING 20' PUBLIC DRAINAGE & UTILITY EASEMENT
	PUBLIC DRAINAGE & UTILITY EASEMENT, 20' PUBLIC DRAINAGE & UTILITY EASEMENT
	PUBLIC STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT
	PUBLIC WATER & UTILITY EASEMENT

AREA TABULATION CHART (THIS SHEET)	
BUILDABLE LOTS TO BE RECORDED	0
NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
OPEN SPACE LOTS TO BE RECORDED	1
TOTAL LOTS AND PARCELS TO BE RECORDED	1
AREA OF BUILDABLE LOTS TO BE RECORDED	0
AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
AREA OF OPEN SPACE LOTS TO BE RECORDED	3.6858 AC
AREA OF LOTS AND PARCELS TO BE RECORDED	3.6858 AC
AREA OF ROADWAY TO BE RECORDED	0
TOTAL AREA TO BE RECORDED	3.6858 AC

OWNER / DEVELOPER
 BEAZER HOMES CORP.
 8965 GUILFORD ROAD, #290
 COLUMBIA, MARYLAND 21046
 ATTN: MR. EDWARD W. GOLD, DIVISION PRESIDENT
 410-381-3222

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. 12-8-14 DATE
 THOMAS M. HOFFMAN, JR. PROPERTY LINE SURVEYOR, NO. REG. NO. 267
 EDWARD W. GOLD, DIVISION PRESIDENT 12/12/2014 DATE

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING

Richard J. Davis 4/2/15 DATE
 HOWARD COUNTY HEALTH OFFICER
 Chief, Development Engineering Division 4/24/15 DATE
 Director 6-16-15 DATE

OWNER'S CERTIFICATE

BEAZER HOMES CORP., OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACES, WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 12th DAY OF December 2014.
 BEAZER HOMES CORP.
 EDWARD W. GOLD, DIVISION PRESIDENT
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL OF THAT LAND DESCRIBED IN CONVEYANCE FROM ARTHUR P. KRAESKI TO BEAZER HOMES CORP. BY DEED DATED AUGUST 13, 2014 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 15737, FOLIO 129.
 I HEREBY FURTHER CERTIFY THAT 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, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.
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Thomas M. Hoffman, Jr. 12-8-14 DATE
 THOMAS M. HOFFMAN, JR. PROPERTY LINE SURVEYOR, NO. REG. NO. 267
 ROBERT H. VOGEL ENGINEERING, INC. ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET, ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

RECORDED AS PLAT No. 23319 ON 6/18/15
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
 SECTION TWO
 HIGH RIDGE MEADOWS

LOTS 69 - 143 AND OPEN SPACE LOTS 144 - 147
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL B,
 "HIGH RIDGE MEADOWS, SECTION 1", PLATS 23048-23055
 DPZ REF'S: F-10-065, F-14-022, ECP-12-047, SP 13-007,
 WP-10-087, WP-13-080
 ZONED: R-SC
 TAX MAP 50, GRID 1, PARCEL 363
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50'
 GRAPHIC SCALE
 DECEMBER 8, 2014
 SHEET 5 OF 5

K:\PROJECTS\11-28\SURVEY\DWG\RECORD PLATS\PHASE 2\RPLATS.DWG