

GENERAL NOTES

- 1.) DENOTES 4" X 4" X 30" CONCRETE MONUMENT TO BE SET.
DENOTES 3/8" X 30" PIPE OR STEEL MARKER TO BE SET.
DENOTES STONE FOUND.
DENOTES IRON PIPE FOUND.
- 2.) THE BOUNDARY SHOWN IS BASED ON A MONUMENTED FIELD-RUN SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC., DATED DECEMBER, 2012.
- 3.) THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL MONUMENTS 476A & 476B, WHICH ARE BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM.
- 4.) THE SUBJECT PROPERTY IS ZONED R-SC PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- 5.) THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- 6.) FOREST STAND DELINEATION PLAN WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED MARCH, 2013.
- 7.) SPECIMEN TREES WERE FOUND ON-SITE AS PER FOREST STAND DELINEATION PLAN PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED MARCH 2013. WAIVER WP-14-021 HAS BEEN APPROVED FOR THE REMOVAL OF THE SPECIMEN TREES.
- 8.) WETLANDS DO NOT EXIST WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THE WETLAND DELINEATION REPORT PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED MARCH 2013.
- 9.) A NOISE STUDY HAS BEEN PREPARED BY BENCHMARK ENGINEERING, INC.
- 10.) A.P.F.O. TRAFFIC STUDY WAS PREPARED BY THE MARS TRAFFIC GROUP, INC., DATED DECEMBER, 2012.
- 11.) NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN OR FOREST CONSERVATION EASEMENTS UNLESS DEEMED NECESSARY BY THE DEPARTMENT OF PLANNING AND ZONING. THE SEWER CROSSING AT THE FLOODPLAIN HAS BEEN CONSIDERED AN ESSENTIAL DISTURBANCE BY DPZ.
- 12.) THERE ARE EXISTING STRUCTURES LOCATED ON-SITE.
- 13.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- 14.) THIS PLAN IS SUBJECT TO THE AMENDED 5th EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS.
- 15.) THE WATER QUALITY HAS BEEN PROVIDED BY THE IMPLEMENTATION OF TWELVE (12) ON-LOT MICRO-BIORETENTION FACILITIES (M-6) AND (2) BIO-SWALES (M-8) TO TREAT ALL OF THE PROPOSED IMPERVIOUS ON-SITE LIMITING UNDERDRAINS AND OUTFALLS TO REDUCE ADDITIONAL SITE DISTURBANCE AND ENVIRONMENTAL IMPACTS. EACH FACILITY DESIGN IS TO MAINTAIN NATURAL FLOW PATTERNS. THE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
- 16.) FLOODPLAIN BASED ON FEMA FOR THE PATUXENT ROVER AT ELEVATION 150.0 AS PROVIDED BY HOWARD COUNTY.
- 17.) A 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 EASEMENT. THIS PROJECT IS MEETING THE BREAK-EVEN POINT FOR ITS OBLIGATION. THE TOTAL FOREST CONSERVATION OBLIGATIONS IS MET BY THE ON-SITE RETENTION OF 1.26 ACRES.
- 18.) ALL LANDSCAPING REQUIREMENTS HAVE BEEN FULFILLED IN ACCORDANCE WITH THE HOWARD COUNTY CODE. SECTION 16.124 AND THE LANDSCAPE MANUAL. LANDSCAPING IS PROVIDED BY THE RETENTION OF THE EXISTING FOREST TO BE RETAINED WITHIN THE FCE ALONG THE PERIMETER OF THE SITE. THE SURETY FOR THE REQUIRED FOR THE 9 STREET TREES AND ADDITIONAL 3 TULIP POPLAR TREES THAT ARE REQUIRED FOR THE REMOVAL OF THE 3 SPECIMEN TREES HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$3,600.00.
- 19.) FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- 20.) DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
B) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING.
C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45° TURNING RADIUS.
D) STRUCTURES - CULVERTS/BRIDGES - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- 21.) TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- 22.) A PRE-SUBMISSION COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON JANUARY 9, 2013 IN ACCORDANCE WITH SECTION 16.128 AND 16.147(b)(1) OF THE SUBDIVISION REGULATIONS.
- 23.) PREVIOUS DPZ FILES: ECP-13-065, WP-14-021
- 24.) WATER IS PUBLIC 44-1119-D, SEWER IS PUBLIC 49-S. WATER AND SEWER SHALL BE PUBLIC. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 16.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWERAGE ALLOCATIONS WILL BE GRANTED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- 25.) THIS PLAN IS SUBJECT TO A DESIGN MANUAL WAIVER APPROVED OCTOBER 31, 2013 TO ALLOW LOTS ACCESSING FROM A USE-IN-COMMON EASEMENT SUBJECT TO THE FOLLOWING:
1. THE DRIVEWAY MUST BE BUILT 18' WIDE (ASPHALT TO ASPHALT) WITH P-2 PAVING WITH CONCRETE FLUSH CURB ON BOTH SIDES AND A TURNAROUND AREA AT THE END. THIS DRIVEWAY MUST BE WITHIN A 40' ACCESS EASEMENT.
2. THE DRIVEWAY TURNING RADI AND TURNAROUND AREA MUST BE APPROVED BY THE DEPARTMENT OF FIRE AND RESCUE.
3. COMPLIANCE OF ANY APPROVAL CONDITIONS FOR WP-14-021.
- 26.) THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS' ASSOCIATION WERE ACCEPTED ON AUGUST 20, 2014 AS AMENDED 16.030538 AMONG THE RECORDS OF THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS & TAXATION.
- 27.) OPEN SPACE LOT 11 TO BE DEDICATED TO HOWARD COUNTY DEPARTMENT OF RECREATION & PARKS. OPEN SPACE LOTS 10 AND 12 TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE MINIMUM OPEN SPACE REQUIRED IS 1.22 ACRES (25% OF GROSS AREA).
- 28.) THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED, IN, ON, OVER AND THROUGH AND ALL 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(S). DEVELOPER SHALL EXECUTE AND DELIVER THE DEEDS FOR THE EASEMENTS HERIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.

PATUXENT OVERLOOK

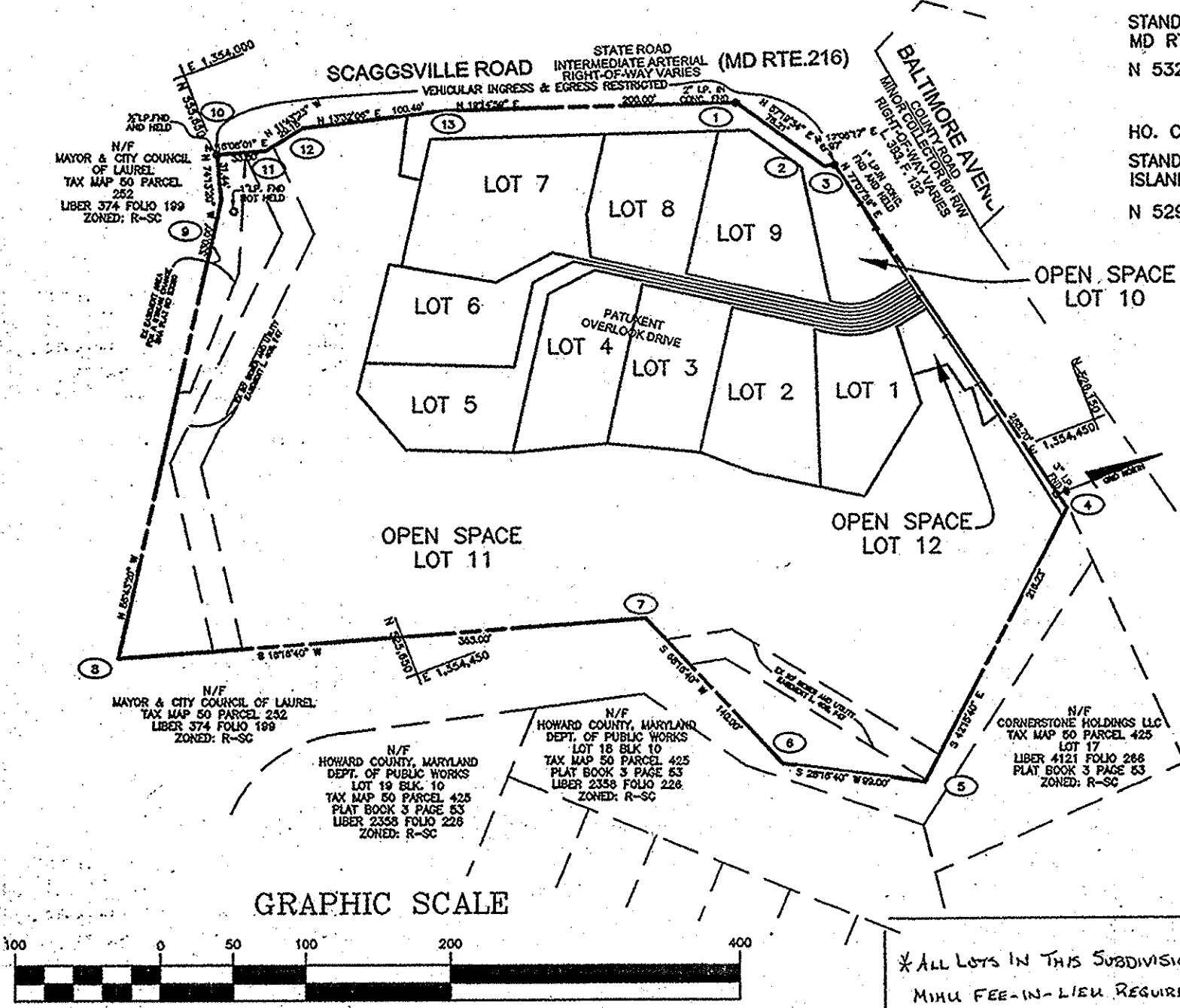
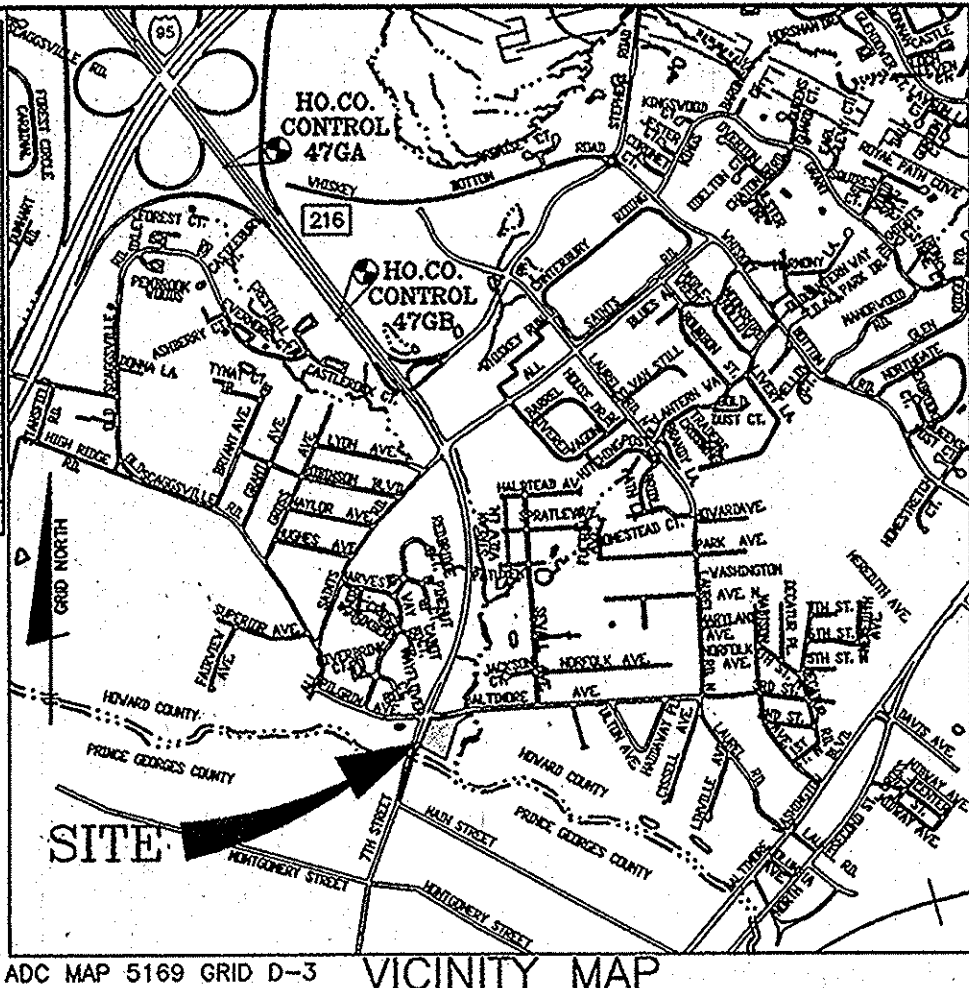
LOTS 1-9 AND OPEN SPACE LOTS 10, 11 & 12

6th ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

COORDINATE CHART		
NO.	NORTH	EAST
1	N 526998.5182	E 1354153.5249
2	N 526039.6577	E 1354217.6752
3	N 526046.4740	E 1354219.1371
4	N 526110.7651	E 1354500.5923
5	N 525950.7366	E 1354646.0085
6	N 525863.5512	E 1354589.1075
7	N 525811.7363	E 1354469.0490
8	N 525461.3678	E 1354366.7412
9	N 525642.4385	E 1354090.8547
10	N 525650.9873	E 1354060.5993
11	N 525683.4561	E 1354069.9916
12	N 525711.9981	E 1354084.0888
13	N 525809.6972	E 1354087.5875

BENCH MARKS		
HO. CO. #476A (NAD '83)	ELEV. 350.468	
STANDARD DISC ON CONCRETE MONUMENT		
MD RTE 216 AT I 95 BRIDGE		
N 532404.179	E 1351627.363	
HO. CO. #476B (NAD '83)	ELEV. 259.239	
STANDARD DISC ON CONCRETE MONUMENT		
ISLAND IN MD RTE 216 NORTH OF ALL SAINTS ROAD		
N 529917.139	E 1353526.704	



* ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID AT THE TIME OF BUILDING PERMIT APPLICATION BY BUILDER. SEE GENERAL NOTE 30.

AREA TABULATION CHART	
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	9
BUILDABLE	9
NON-BUILDABLE	0
OPEN SPACE	2
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1.68 AC.±
NON-BUILDABLE	0.00 AC.±
OPEN SPACE	3.16 AC.±
CREDITED OPEN SPACE	2.90 AC.±
TOTAL AREA OF FLOODPLAIN TO BE RECORDED	1.41 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.02 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.86 AC.±

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

Donald M. Mason 2-4-15
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC.
MD. REG. NO. 351

J. M. Boy 2/4/15
JUSTIN M. BOY OWNER DATE

MINIMUM LOT SIZE CHART			
LOT	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	6518 SF	64 SF	6454 SF
2	8033 SF	213 SF	7820 SF
3	7433 SF	365 SF	7068 SF
4	8092 SF	530 SF	7562 SF
5	7861 SF	616 SF	7245 SF
6	7595 SF	652 SF	6943 SF
7	11949 SF	617 SF	11332 SF
8	7604 SF	433 SF	7171 SF
9	8230 SF	156 SF	8074 SF

OWNER
DEVELOPMENT PARTNERS LLC
11807 WOLLINGFORD COURT
CLARKSVILLE, MD 21029
301-490-0388

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
580 BALTIMORE NATIONAL PIKE A SUITE 315 A ELICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-CIVILENGINEERING.COM

- GENERAL NOTES CONTINUED: SCALE: 1"=2000'
- 30.) THE MODERATE INCOME HOUSING UNIT REQUIREMENTS PER COUNCIL BILL 35-2015 FOR THIS SUBDIVISION WILL BE FULFILLED BY PAYMENT OF FEE-IN-LIEU OF CONSTRUCTION IN THE AMOUNT OF \$2.04 PER SQUARE FOOT OF EACH NEW HOUSE PROPOSED BY THIS SUBDIVISION. PLEASE NOTE THAT ALL LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICATION.
 - 31.) THE USE-IN-COMMON PRIVATE ROAD MAINTENANCE AGREEMENT FOR LOTS 1-9 SHALL BE RECORDED IN THE LAND RECORDS SIMULTANEOUSLY WITH THE RECORDING OF THIS PLAN.
 - 32.) THIS PLAN IS SUBJECT TO WAIVER PETITION WP-14-021 APPROVED OCTOBER 31, 2013 TO THE FOLLOWING SECTIONS OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS:
SECTION 16.120(C)(2)(IV) OF THE AMENDED FIFTH EDITION - SHARED USE AND MAINTENANCE OF A SINGLE USE-IN-COMMON DRIVEWAY WILL BE REQUIRED ONLY IF THE TOTAL DEVELOPMENT POTENTIAL OF THE SUBDIVISION UNDER CURRENT ZONING WILL NOT EXCEED 6 UNITS (IN CONJUNCTION WITH SECTION 2.6B, VOLUME III (ROADS AND BRIDGES) OF THE DESIGN MANUAL). THE APPLICANT IS SEEKING TO UTILIZE A SHARED DRIVEWAY FOR MORE THAN SIX USERS.
SECTION 16.1205(A) (7) OF THE AMENDED FIFTH EDITION ON-SITE FOREST RETENTION; SPECIMEN TREES ARE CONSIDERED PRIORITY FOR ON-SITE RETENTION AND PROTECTION IN THE COUNTY. THE APPLICANT PROPOSES TO REMOVE THREE (3) SPECIMEN TREES (TREES HAVING A 30" DIAMETER AT BREAST HEIGHT).
SECTION 16.144 AND SECTION 16.1450F OF THE AMENDED FIFTH EDITION - REQUIRES THE SUBMISSION OF A SKETCH PLAN AND/OR PRELIMINARY EQUIVALENT SKETCH PLAN. THE APPLICANT IS PROPOSING A SINGLE - FAMILY DETACHED IN-FEE SIMPLE LOTS WHICH IS, BY DEFINITION, A MAJOR SUBDIVISION.
APPROVAL IS SUBJECT TO THE FOLLOWING EIGHT (8) CONDITIONS:
1) SUBJECT TO SUBMISSION OF A FINAL SUBDIVISION PLAN FOR PROCESSING.
2) REPLACEMENT MITIGATION FOR THE 3 SPECIMEN TREES TO BE REMOVED AT A 1 TO 1 RATIO REPLACEMENT WITH LARGER 3 1/2" CALIPER NATIVE SPECIES TO BE PLANTED WITHIN OR NEAR THE PROPOSED FOREST CONSERVATION EASEMENT AREA.
3) ALL OF THE PLANNED RESIDENTIAL LOTS SHALL FRONT ON AND OBTAIN ACCESS FROM THE PROPOSED PRIVATE SHARED DRIVEWAY WITHIN THE PROJECT AREA. THE DEVELOPER SHALL BE RESPONSIBLE FOR ESTABLISHING SAFE VEHICULAR ACCESS TO ALL RESIDENTIAL LOTS ONTO BALTIMORE AVENUE.
4) A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT MUST BE PREPARED AND RECORDED WITH THE PLAN. ALL FUTURE LOT OWNERS WILL BE SUBJECT TO THE REQUIREMENTS AND OBLIGATIONS OF THIS AGREEMENT. A NOTE MUST BE ADDED TO THE PLAN AND SITE DEVELOPMENT PLAN REGARDING THIS USE-IN-COMMON AGREEMENT, INCLUDING THE RECORDED LIBER AND FOLIO REFERENCE ONCE IT HAS BEEN RECORDED WITHIN THE LAND RECORDS OFFICE.
5) THE PROPOSED PRIVATE DRIVEWAY MUST BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED DESIGN MANUAL REQUIREMENTS ISSUED BY THE DEVELOPMENT ENGINEERING DIVISION. FURTHERMORE, THIS DRIVEWAY MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ANY ADDITIONAL REQUIREMENTS AND PLAN REVIEW COMMENTS PROVIDED BY THE DEVELOPMENT ENGINEERING DIVISION, THE DEPARTMENT OF FIRE AND RESCUE SERVICES AND THE DEPARTMENT OF PUBLIC WORKS AS PART OF THE FINAL PLAN PROCESS.
6) A COMPLETE TITLE REPORT MUST BE SUBMITTED TO THE OFFICE OF DPW, REAL ESTATE SERVICES FOR THE PREPARATION OF PUBLIC EASEMENT DOCUMENTS WITH THE FINAL PLAN PROCESSING.
7) A COMPLETE DEED HISTORY THAT PROVIDES A CHRONOLOGICAL DESCRIPTION OF HOW TAX PARCEL 257 WAS CREATED BE SUBMITTED WITH THE FINAL PLAN.
8) ON THE FINAL PLAN AND THE SITE DEVELOPMENT PLAN, PROVIDE A BRIEF DESCRIPTION OF THIS WAIVER PETITION, WP-14-021, AND DESIGN MANUAL WAIVER AS A GENERAL NOTE THAT INCLUDES THE WAIVER REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE OF WAIVER APPROVAL.
 - 33.) THE 65 dba CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dba NOISE EXPOSURE. THE 65 dba NOISE LINE ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
 - 34.) SINCE THERE IS NO PUBLIC SEWER LOCATED ALONG MD ROUTE 216 OR BALTIMORE AVENUE THE ONLY MEANS OF GAINING PUBLIC SEWER FOR THIS DEVELOPMENT IS FROM THE SYSTEM LOCATED ADJACENT TO THE PATUXENT RIVER WHICH IS CURRENTLY LOCATED WITHIN A FLOODPLAIN. THEREFORE A CONNECTION TO AN EXISTING SEWER LINE IS NECESSARY. GRADING/DISTURBING THE STEEP SLOPES AND WITHIN THE STREAM BUFFER WOULD BE DEEMED AS "ESSENTIAL" DISTURBANCE.
 - 35.) THIS SUBDIVISION IS SUBJECT TO SECTION 18.122.B OF THE HOWARD COUNTY CODE, PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF, EFFECTIVE 12/18/14 ON WHICH DATE DEVELOPERS AGREEMENT # 24-4850-D WAS FILED & ACCEPTED.

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

Budina for Mauna Roseman 2/20/2015
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Phil Chub 3-10-15
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Ketel... 3-11-15
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1/7/2017; AND THAT IT IS ALL OF THE LANDS CONVEYED BY RODNEY WHITE, TO BOY FAMILY LLC, BY DEED DATED APRIL 1, 2013 RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 14800 AT FOLIO 233 AND THAT ALL 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 AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS

Donald M. Mason 2-4-15
DONALD A. MASON DATE
PROFESSIONAL LAND SURVEYOR
NO. 21320

OWNER'S CERTIFICATE

WE, DEVELOPMENT PARTNERS LLC, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF EASEMENT, AND IN CONSIDERATION OF APPROVAL OF THIS PLAN OF EASEMENT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS DAY 4 OF FEBRUARY, 2015.

Justin M. Boy 2/4/15
JUSTIN M. BOY DATE

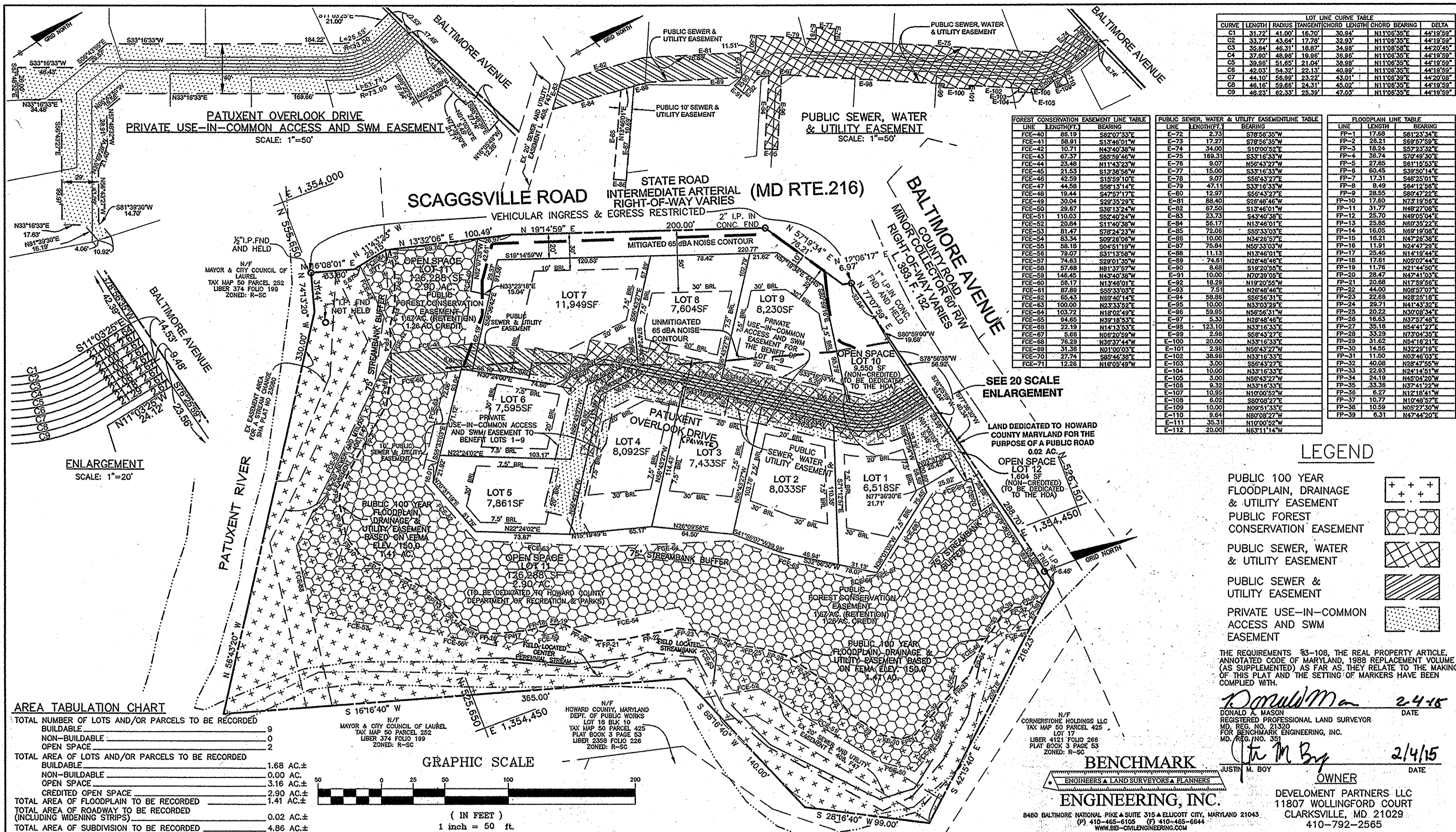
J. M. Boy 2/4/15
WITNESS DATE

RECORDED AS PLAT NO. 83226
ON 2/13/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PATUXENT OVERLOOK
LOTS 1-9 AND OPEN SPACE LOTS 10, 11 & 12

6TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 50
GRID: 02
PARCEL: 257
ZONED: R-SC

SCALE: AS SHOWN
DATE: FEBRUARY 2015
SHEET: 1 OF 2



CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	31.72	41.00	30.84	16.70	N11°08'35"E	44°19'59"
C2	33.77	43.64	17.78	32.93	N11°08'35"E	44°19'59"
C3	35.84	46.31	18.87	34.85	N11°08'35"E	44°19'59"
C4	37.90	48.98	19.95	36.85	N11°08'35"E	44°19'59"
C5	39.96	51.65	21.04	38.88	N11°08'35"E	44°19'59"
C6	42.03	54.32	22.13	40.89	N11°08'35"E	44°19'59"
C7	44.10	56.99	23.22	43.01	N11°08'35"E	44°19'59"
C8	46.16	59.66	24.31	45.02	N11°08'35"E	44°19'59"
C9	48.23	62.33	25.39	47.03	N11°08'35"E	44°19'59"

LINE	LENGTH(FT.)	BEARING
FCE-40	86.19	S82°07'33"E
FCE-41	58.91	S13°48'01"W
FCE-42	10.71	N43°40'38"W
FCE-43	67.37	S85°59'46"W
FCE-44	23.48	N11°43'23"W
FCE-45	21.53	S13°38'56"W
FCE-46	42.59	S15°59'10"E
FCE-47	44.58	S58°13'14"E
FCE-48	19.44	S47°57'17"E
FCE-49	30.04	S29°35'29"E
FCE-50	29.67	S39°13'24"W
FCE-51	110.03	S82°40'24"W
FCE-52	20.84	S11°40'38"W
FCE-53	81.47	S78°24'23"W
FCE-54	83.34	N34°28'08"W
FCE-55	58.16	S04°51'19"W
FCE-56	79.07	S31°15'58"W
FCE-57	74.83	S29°01'35"W
FCE-58	67.68	N11°17'57"W
FCE-59	146.45	N43°40'38"W
FCE-60	58.17	N13°48'01"E
FCE-61	87.89	S55°33'03"E
FCE-62	65.43	N69°40'14"E
FCE-63	100.00	N23°33'52"E
FCE-64	103.72	N18°02'49"E
FCE-65	94.65	N39°18'53"E
FCE-66	22.19	N14°13'53"E
FCE-67	5.66	N06°20'59"W
FCE-68	76.29	N33°37'44"W
FCE-69	31.36	N01°00'03"E
FCE-70	27.74	S85°46'38"E
FCE-71	12.26	N16°05'48"W

LINE	LENGTH(FT.)	BEARING
E-72	2.73	S78°58'35"W
E-73	17.27	S78°58'35"W
E-74	34.00	S10°00'50"E
E-75	169.31	S33°16'33"W
E-76	9.07	N56°43'27"W
E-77	15.00	S33°16'33"W
E-78	9.07	S58°43'27"E
E-79	47.11	S33°16'33"W
E-80	12.97	S58°43'27"E
E-81	88.40	S35°48'48"W
E-82	67.50	S13°48'01"E
E-83	23.73	S43°40'58"E
E-84	56.17	N13°46'01"E
E-85	72.06	S55°33'03"E
E-86	10.00	N34°28'08"W
E-87	75.84	N55°33'03"W
E-88	11.13	N13°46'01"E
E-89	74.61	N28°44'48"E
E-90	8.68	S19°20'55"E
E-91	10.00	N70°39'05"E
E-92	18.29	N19°20'55"W
E-93	7.51	N28°44'48"E
E-94	58.86	S58°56'31"E
E-95	10.00	N33°03'28"E
E-96	59.95	N58°56'31"E
E-97	5.33	N39°18'53"E
E-98	123.10	N33°16'33"E
E-99	2.98	S58°43'27"E
E-100	20.00	N33°16'33"E
E-101	2.96	N58°43'27"E
E-102	38.88	N33°16'33"E
E-103	3.00	S58°43'27"E
E-104	10.00	N33°16'33"E
E-105	3.00	N58°43'27"E
E-106	9.32	N33°16'33"E
E-107	10.95	N10°00'52"W
E-108	6.02	S80°08'27"E
E-109	10.00	N09°51'33"E
E-110	9.64	N80°08'27"E
E-111	35.31	N10°00'52"W
E-112	20.00	N63°11'14"W

LINE	LENGTH	BEARING
FP-1	17.69	S81°23'34"E
FP-2	21.21	S82°57'57"E
FP-3	18.24	S53°33'32"E
FP-4	36.74	S70°49'30"E
FP-5	27.85	S61°15'53"E
FP-6	60.45	S39°50'14"E
FP-7	17.31	S48°25'01"E
FP-8	8.49	S84°12'28"E
FP-9	28.55	S80°47'22"E
FP-10	17.60	N73°12'58"E
FP-11	31.77	N48°27'08"E
FP-12	25.70	N48°05'04"E
FP-13	25.85	N63°35'22"E
FP-14	16.05	N69°10'08"E
FP-15	16.21	N47°28'38"E
FP-16	11.91	N24°47'29"E
FP-17	25.45	N41°18'44"E
FP-18	17.61	N50°04'42"E
FP-19	11.76	N71°44'50"E
FP-20	28.47	N47°41'03"E
FP-21	20.68	N17°59'56"E
FP-22	44.00	N08°57'07"E
FP-23	22.68	N28°25'18"E
FP-24	29.71	N41°33'32"E
FP-25	20.22	N30°08'34"E
FP-26	16.63	N37°44'07"E
FP-27	35.16	N54°41'27"E
FP-28	33.29	N73°04'35"E
FP-29	31.62	N54°18'21"E
FP-30	14.55	N32°28'19"E
FP-31	11.60	N03°46'03"E
FP-32	40.08	N28°47'55"E
FP-33	22.93	N21°15'17"E
FP-34	24.19	N50°04'20"W
FP-35	33.38	N37°16'22"W
FP-36	6.27	N12°18'41"W
FP-37	10.77	N10°48'57"E
FP-38	10.59	N05°27'30"W
FP-39	6.51	N47°44'20"E

LEGEND

- PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT
- PUBLIC SEWER, WATER & UTILITY EASEMENT
- PUBLIC SEWER & UTILITY EASEMENT
- PRIVATE USE-IN-COMMON ACCESS AND SWM EASEMENT

THE REQUIREMENTS §§-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald A. Mason 2/4/15
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC.
MD. REG. NO. 351

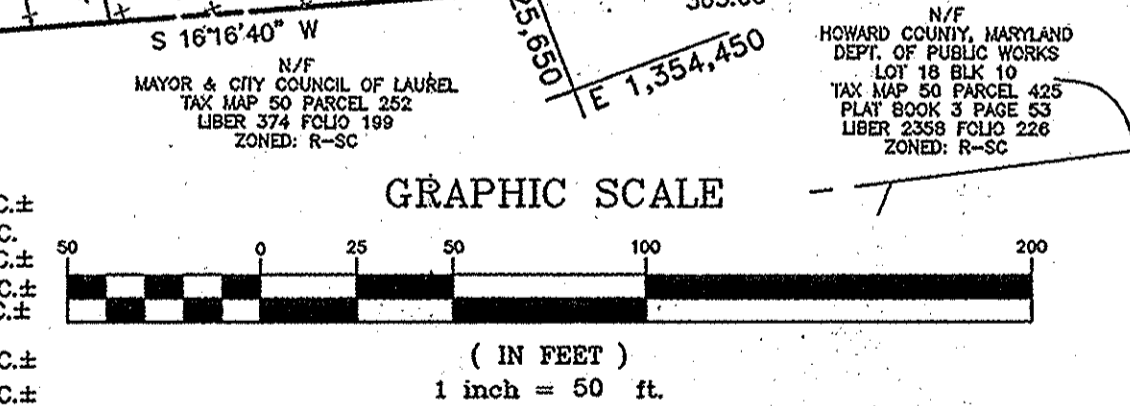
Justin M. Boy 2/4/15
JUSTIN M. BOY
OWNER

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6844
WWW.BE-CIVILENGINEERING.COM

DEVELOPMENT PARTNERS LLC
11807 WOLLINGFORD COURT
CLARKSVILLE, MD 21029
410-792-2565

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	9
NON-BUILDABLE	0
OPEN SPACE	2
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1.68 AC.±
NON-BUILDABLE	0.00 AC.
OPEN SPACE	3.16 AC.±
CREDITED OPEN SPACE	2.90 AC.±
TOTAL AREA OF FLOODPLAIN TO BE RECORDED	1.41 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.02 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.86 AC.±



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

Richard M. Morrison 2/20/2015
HOWARD COUNTY HEALTH OFFICER
DATE

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad Clark 3-10-15
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE

Kate Schaefer 3-11-15
DIRECTOR
DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1/7/2017; AND THAT IT IS ALL OF THE LANDS CONVEYED BY RODNEY WHITE, TO BOY FAMILY LLC, BY DEED DATED APRIL 1, 2013 RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 14800 AT FOLIO 233 AND THAT ALL 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 AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS

Donald A. Mason 2-4-15
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351
DATE

OWNER'S CERTIFICATE

WE, DEVELOPMENT PARTNERS LLC, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF EASEMENT, AND IN CONSIDERATION OF APPROVAL OF THIS PLAN OF EASEMENT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 4 DAY OF FEBRUARY, 2015.

Justin M. Boy 2/4/15
JUSTIN M. BOY
DATE

Justin M. Boy 2/4/15
WITNESS
DATE

RECORDED AS PLAT NO. 23227
ON 3/13/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PATUXENT OVERLOOK
LOTS 1-9 AND OPEN SPACE LOTS 10, 11 & 12

6TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 50
GRID: 02
PARCEL: 257
ZONED: R-SC

DATE: 1"=50'
SCALE: FEBRUARY 2015
SHEET: 2 OF 2