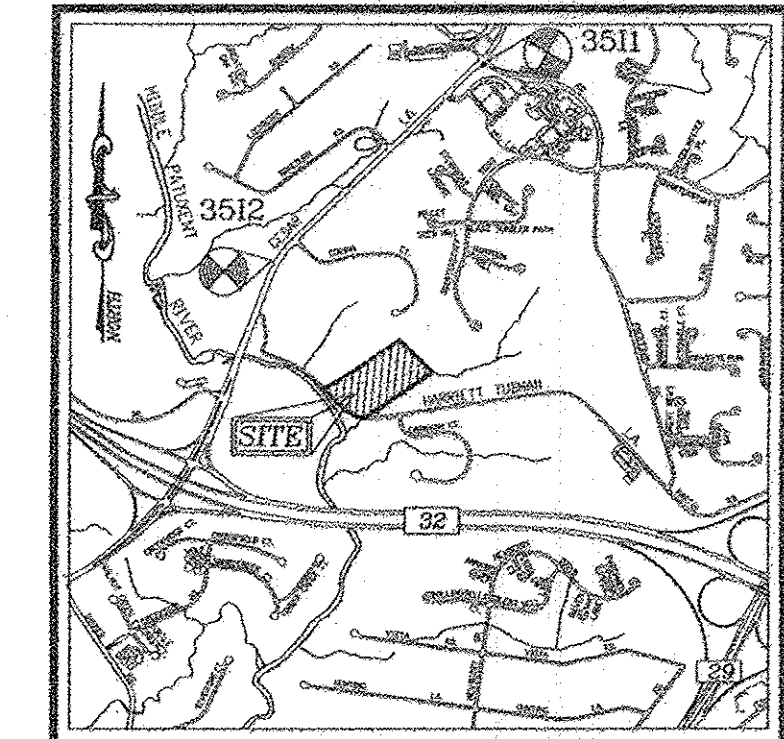


GENERAL NOTES

- COORDINATES BASED ON NAD83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO.5 3511 AND 3512.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY
● DENOTES IRON PIPE OR BAR FOUND
□ DENOTES STONE OR MONUMENT FOUND
▢ DENOTES REBAR WITH CAP SET
BRL DENOTES BUILDING RESTRICTION LINE
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY 8, 2015 BY ROBERT H. VOGEL ENGINEERING, INC.
- 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, ALTERNATIVE COMPLIANCE, OR BUILDING AND GRADING PERMITS.
- THE SUBJECT PROPERTY IS ZONED "R-20" IN ACCORDANCE WITH THE 10/06/13 COMPREHENSIVE ZONING PLAN AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE EXISTING DWELLING AND STRUCTURE ON LOT 2 ARE TO REMAIN, NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- 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' (10' SERVING MORE THAN ONE RESIDENCE);
B. SURFACE --- 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CLIP COATING.
C. GEOMETRY --- MAX. 1% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
D. STRUCTURES (CULVERTS/BRIDGES) --- CAPABLE OF SUPPORTING 25 GROSS TONS (125 LOADS)
E. DRAINAGE ELEMENTS --- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
F. STRUCTURE CLEARANCES---MINIMUM 12 FEET.
G. MAINTENANCE --- SUFFICIENT TO ENSURE ALL WEATHER USE.
- HARRIET TUBMAN LANE (FORMERLY GULFORD ROAD) IS CLASSIFIED AS A MAJOR COLLECTOR. SITE ACCESS WILL BE BY A PRIVATE USE-IN-COMMON DRIVEWAY. EXISTING DRIVEWAY ENTRANCE SHALL BE UTILIZED.
- LOTS 1 & 2 WILL UTILIZE A USE-IN-COMMON DRIVEWAY. A USE-IN-COMMON MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.
- 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 LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.0 OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT A TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- WATER FOR THIS PROJECT SHALL BE FROM AN EXTENSION OF CONTRACT NO. 44-3305-0.
- SEWER FOR THIS PROJECT SHALL BE FROM THE PROPOSED SEWER EXTENSION FY2016-5-6296 EXTENSION OF CONTRACT NO. 30-1001.
EXISTING WELL (ON LOT 2) AND SEPTIC (ON LOT 1) WILL BE PROPERLY ABANDONED AND DOCUMENTATION SENT TO THE HEALTH DEPARTMENT PRIOR TO RECORDATION OF THIS PLAT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
- PREVIOUS DPZ FILES - CONTRACT NO. 44-3305-0, CONTRACT NO. 30-1001 AND PROP. SEWER EXT. FY2016-5-6296, ECP-15-052, F-15-113, & WP-16-118.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY JOHN CANOLES OF ECO-SCIENCE PROFESSIONALS, INC., DATED APRIL 2015.
- THERE ARE NO WETLANDS ON-SITE THAT WILL BE DISTURBED OR THAT WILL REQUIRE 401 OR 404 WETLAND PERMITS FROM THE STATE OF MARYLAND.
- A FLOODPLAIN IS LOCATED ON-SITE AS PER FEMA DFIRM MAPS APPROVED BY FEMA AND EFFECTIVE FOR COUNTY DEVELOPMENT RESTRICTIONS AS OF 06 NOVEMBER 2013.
- NO CLEARING, GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN, OR FOREST CONSERVATION AREAS.
- THE FOREST STAND DELINEATION (FSD) FOR THIS PROJECT WAS PERFORMED BY JOHN CANOLES OF ECO-SCIENCE PROFESSIONALS, INC., DATED APRIL 2015.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL HAVE BEEN FULFILLED BY THE PLACEMENT OF 3.20 AC. INTO RETENTION EASEMENTS.
NO SURVEY IS REQUIRED.
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.
- IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE OPEN SPACE REQUIREMENTS FOR THIS R-20 PROJECT (20,000 SF LOT) IS 6% OF GROSS AREA (10,196 AC. x 6% = 0.612 AC. REQUIRED).
- OPEN SPACE LOT 3 TO BE OWNED BY HOWARD COUNTY, MD. AND MAINTAINED BY THE DEPARTMENT OF RECREATION AND PARKS.
- TOTAL OPEN SPACE PROVIDED IS 0.6183 ACRES.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA.
ON LOT STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
- LANDSCAPING OBLIGATIONS FOR LOTS 1 & 2 HAVE BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
FINANCIAL SURETY IN THE AMOUNT OF \$4,200.00 FOR THE REQUIRED 14 SHADE TREES (\$600 FOR PERIMETER LANDSCAPING AND \$3,600 FOR SPECIMEN TREE REPLACEMENT) WILL BE PAID WITH THE DEVELOPER AGREEMENT.
THE OFFICIAL PRE-SUBMISSION COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON FEBRUARY 24, 2015 AT 7:00 PM AT THE EAST BRANCH COLUMBIA LIBRARY MEETING ROOM.
- A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT.
- DECLARATION OF COVENANTS FOR LOTS 1 & 2 SHALL BE RECORDED WITH THE DEVELOPER'S AGREEMENT AND SIMULTANEOUSLY WITH THIS PLAT FOR THE PRIVATE STORMWATER DEVICES LOCATED ON THESE LOTS. STORMWATER DEVICES LOCATED WITHIN THE USE-IN-COMMON EASEMENT WILL BE MAINTAINED BY THE OWNERS OF LOTS 1 AND 2.
- IN ACCORDANCE WITH SECTION 108.0 OF THE 10/06/13 COMPREHENSIVE ZONING REGULATIONS, THIS SUBDIVISION IS SUBJECT TO MODERATE INCOME HOUSING UNITS (MIHU). THE MIHU OBLIGATION FOR THIS DEVELOPMENT IS ONE (1) UNIT AND WILL BE PROVIDED BY PAYMENT OF A FEE-IN-LIEU TO THE HOWARD COUNTY HOUSING DEPARTMENT FOR EACH UNIT OR PORTION OF THE UNITS REQUIRED BY THE DEVELOPMENT. THE MIHU AGREEMENT WILL BE RECORDED SIMULTANEOUSLY WITH THE RECORDING OF THIS PLAT.

COORDINATE TABLE

NO.	NORTH	EAST
109	553945.2025	1344406.2818
201	553471.5138	1343689.4532
202	553606.1337	1343449.0832
203	553795.8676	1343263.8574
204	553970.1001	1343566.8621
205	554290.7963	1344054.3079



VICINITY MAP

SCALE: 1"=2000'
ADC MAP : 32, D-4

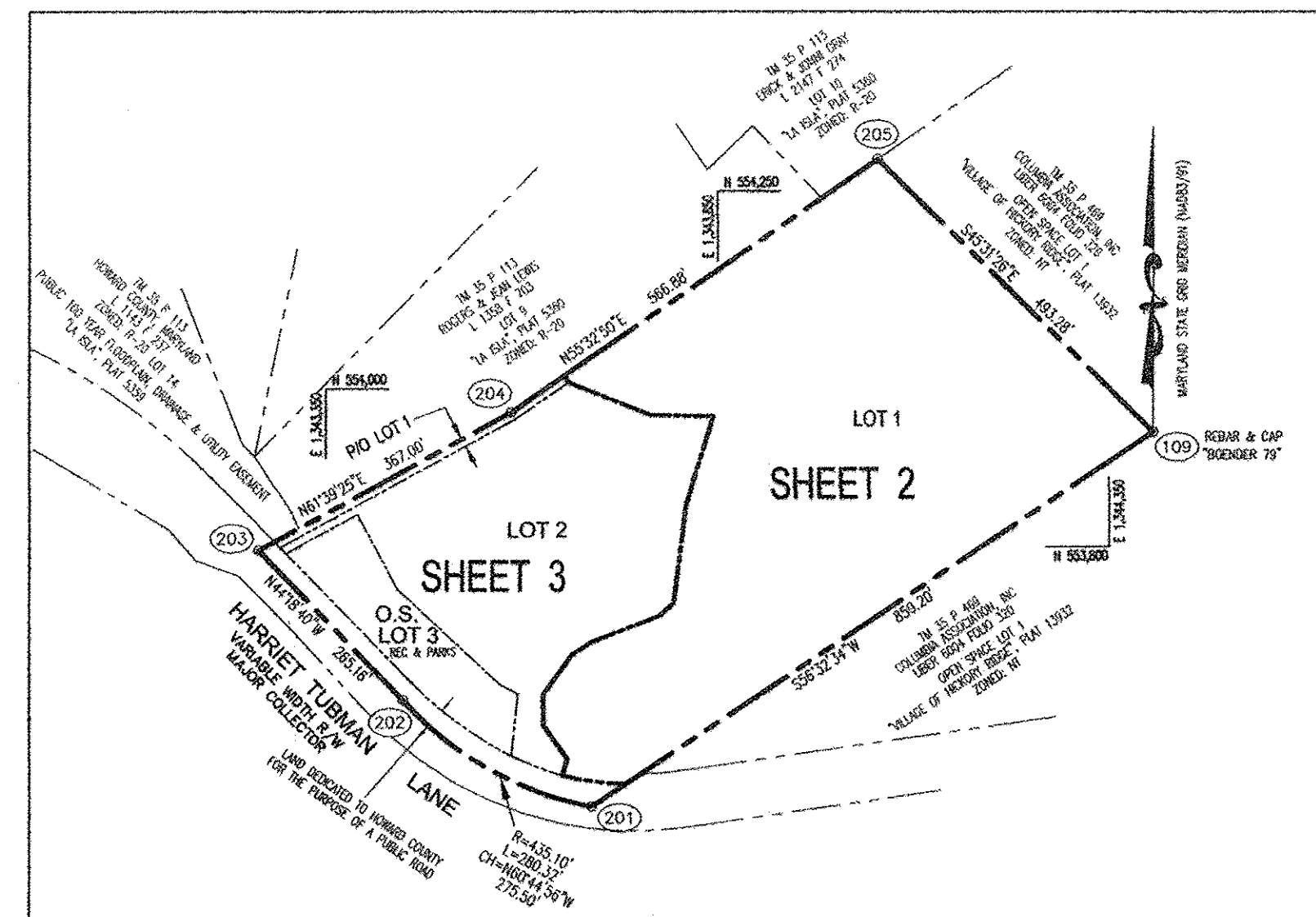
RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH THE LOTS, OR PORTIONS THEREOF. ANY AND ALL 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 THE FOREST CONSERVATION EASEMENT(S), 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.

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.

Edward Glawe 15/NOV/2017 DATE
Bryan Pass 11/9/2017 DATE
Emily Pass 11/9/17 DATE

- REFERENCE ALTERNATIVE COMPLIANCE WP-16-118, APPROVED JULY 7, 2016, TO THE FOLLOWING:
A. SECTION 16.120(d)(4)(ii)(b) TO ALLOW FOREST CONSERVATION EASEMENTS, WETLANDS, STREAMS & ASSOCIATED BUFFERS ON THE LOTS.
B. SECTION 16.1205(g)(7) TO ALLOW THE REMOVAL OF 9 SPECIMEN TREES FOR THE PURPOSE OF GRADING USE-IN-COMMON DRIVEWAY AND LOTS.
APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE APPROVAL OF THIS ALTERNATIVE COMPLIANCE REQUEST APPLIES ONLY TO THE 9 SPECIMEN TREE AS SHOWN TO BE REMOVED ON THE PLAN EXHIBIT. THE REMOVAL OF ANY OTHER SPECIMEN TREE ON THE SUBJECT PROPERTY IS NOT PERMITTED UNDER THIS REQUEST UNLESS IT CAN BE SUFFICIENTLY DEMONSTRATED TO BE JUSTIFIED.
2. THE DEVELOPER SHALL PLANT EIGHTEEN (18) 2" MINIMUM-DIAMETER NATIVE SHADE TREES IN ADDITION TO THE REQUIRED PERIMETER LANDSCAPING TO MITIGATE THE REMOVAL OF THE NINE (9) SPECIMEN TREES. INCLUDE THE ADDITIONAL TREES ON F-15-113 AND ALL SUBSEQUENT PLANS. THESE TREES WILL BE BONDED WITH THE PERIMETER LANDSCAPING UNDER THE BUILDER'S GRADING PERMIT.
3. PROTECTIVE MEASURES SHALL BE UTILIZED DURING CONSTRUCTION TO PROTECT THE SPECIMEN TREES THAT ARE TO REMAIN. INCLUDE DETAILS OF THE TREE PROTECTION MEASURES ON F-15-113 AND ALL SUBSEQUENT CONSTRUCTION PLANS.
4. THE APPROVAL OF THIS ALTERNATIVE COMPLIANCE REQUEST APPLIES ONLY TO THE PROPOSED FOREST CONSERVATION EASEMENT FOR RETENTION ON LOT 1, AS DEPICTED ON THE PLAN EXHIBIT. NO EASEMENTS FOR FOREST CONSERVATION WILL BE PERMITTED ON THE LOTS.
5. NO GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING OR NEW STRUCTURES WILL BE PERMITTED WITHIN THE LIMITS OF THE 100-YEAR FLOODPLAIN, WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS IN ACCORDANCE WITH SECTION 16.116 OF THE SUBDIVISION AND LAND REGULATIONS. THE APPLICANT SHALL MAINTAIN A 35' ENVIRONMENTAL SETBACK FROM THE STEEP SLOPES, FLOODPLAIN, STREAMS, WETLANDS, REQUIRED BUFFERS AND/OR FOREST CONSERVATION EASEMENTS AS DEPICTED ON THE FINAL PLAN, F-15-113.
6. ANY DISTURBANCE TO THE EXISTING STEEP SLOPES BEYOND THE AMOUNT NECESSARY TO CONSTRUCT THE PROPOSED DRIVEWAY IS NOT PERMITTED UNDER THIS ALTERNATIVE COMPLIANCE REQUEST UNLESS IT CAN BE SUFFICIENTLY DEMONSTRATED BY THE APPLICANT TO BE JUSTIFIED.
- NOTE: PER THE CONDITIONS OF WP-16-118, AN ADDITIONAL 16 TREES WERE REQUIRED TO OFFSET THE REMOVAL OF 9 SPECIMEN TREES. THE PLAN HAS SINCE BEEN REVISED SUCH THAT WE ARE NOW REMOVING ONLY 6 SPECIMEN TREES, THEREFORE ONLY 12 REPLACEMENT TREES ARE PROVIDED.
- REFERENCE DESIGN MANUAL W/AVR, VOL. III, SECTION 2.5.B.9, APPROVED 04/15/16, TO ALLOW THE USE OF STOPPING SIGHT DISTANCE IN LIEU OF INTERSECTION SIGHT DISTANCE TO THE WEST OF THE PROPOSED ACCESS FOR HARRIET TUBMAN LANE UNDER THE FOLLOWING CONDITIONS:
1. INTERSECTION SIGHT DISTANCE MUST STILL BE PROVIDED TO THE EAST OF THE PROPOSED ACCESS.
2. PLEASE NOTE THAT ALL VEGETATION WITHIN THE R-O-W SHOULD BE TRIMMED ACCORDINGLY BY THE PROPERTY OWNER.
- FOR THE REQUIRED SIDEWALK ALONG PUBLIC ROAD FRONTAGE, A FEE IN LIEU SHALL BE PAID IN THE AMOUNT OF \$9,700, IN ACCORDANCE WITH SECTION 16.134 OF THE SUBDIVISION REGULATIONS.
- REFERENCE W/AVR OF DESIGN MANUAL VOL. III, SECTION 2.6.F, APPROVAL DATE JUNE 27, 2016 TO ALLOW DRIVEWAY SLOPE GREATER THAN 15%.
- THE PROPOSED DISTURBANCE TO STEEP SLOPES AND STREAM BUFFER IN THE AREA OF EXISTING DRIVEWAY IS CONSIDERED TO BE NECESSARY DISTURBANCE IN ACCORDANCE WITH SECTION 16.116 (c) OF THE SUBDIVISION REGULATIONS.



LOCATION MAP

SCALE 1" = 200'
(SEE SHEETS 2 & 3 - FOR FURTHER DETAIL)

OWNER / DEVELOPER

BRYAN AND EMILY PASS
7715 SUFFOLK WAY
HANOVER, MD 21076
240-481-6971

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410-481-7669 FAX: 410-481-8961

AREA TABULATION CHART	SHEET 2	SHEET 3	TOTAL
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1	1	2
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	0	0	0
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED	0	0	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0	1	1
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	1	2	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	6.5462 AC	2.7090 AC	9.2552 AC
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.0000 AC	0.0000 AC	0.0000 AC
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED	0.0000 AC	0.0000 AC	0.0000 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC	0.6183 AC	0.6183 AC
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	6.5462 AC	3.3273 AC	9.8735 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0000 AC	0.3225 AC	0.3225 AC
TOTAL AREA TO BE RECORDED	6.5462 AC	3.6498 AC	10.1954 AC

OWNER'S CERTIFICATE

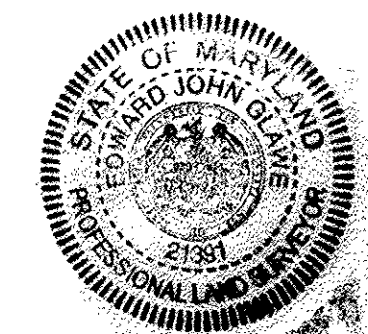
WE, BRYAN PASS AND EMILY PASS, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND 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 FLOODPLAINS 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 ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.
 WITNESS OUR HANDS THIS 9th DAY OF November, 2016.

Bryan Pass
Emily Pass

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL THAT LAND CONVEYED FROM KLINE A. PRICE, JR. AND BEBE DREW PRICE TO BRYAN PASS AND EMILY PASS BY DEED DATED MARCH 28, 2014, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 15542, FOLIO 335.
 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 PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION DATE 04 JUNE 2019.

Edward Glawe 15/NOV/2017 DATE



RECORDED AS PLAT No. 24514 ON 11/14/18 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION
PASS PROPERTY
 LOTS 1 & 2 AND OPEN SPACE LOT 3
 A SUBDIVISION OF TM 35 PARCEL 117

ZONED R-20
 TAX MAP 35, GRID 23, PARCEL 117
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 200' 22 JUNE 2017
 GRAPHIC SCALE
 SHEET 1 OF 3

K:\PROJECTS\14-15\SURVEY.dwg (RECORD PLAT) 11.2.dwg

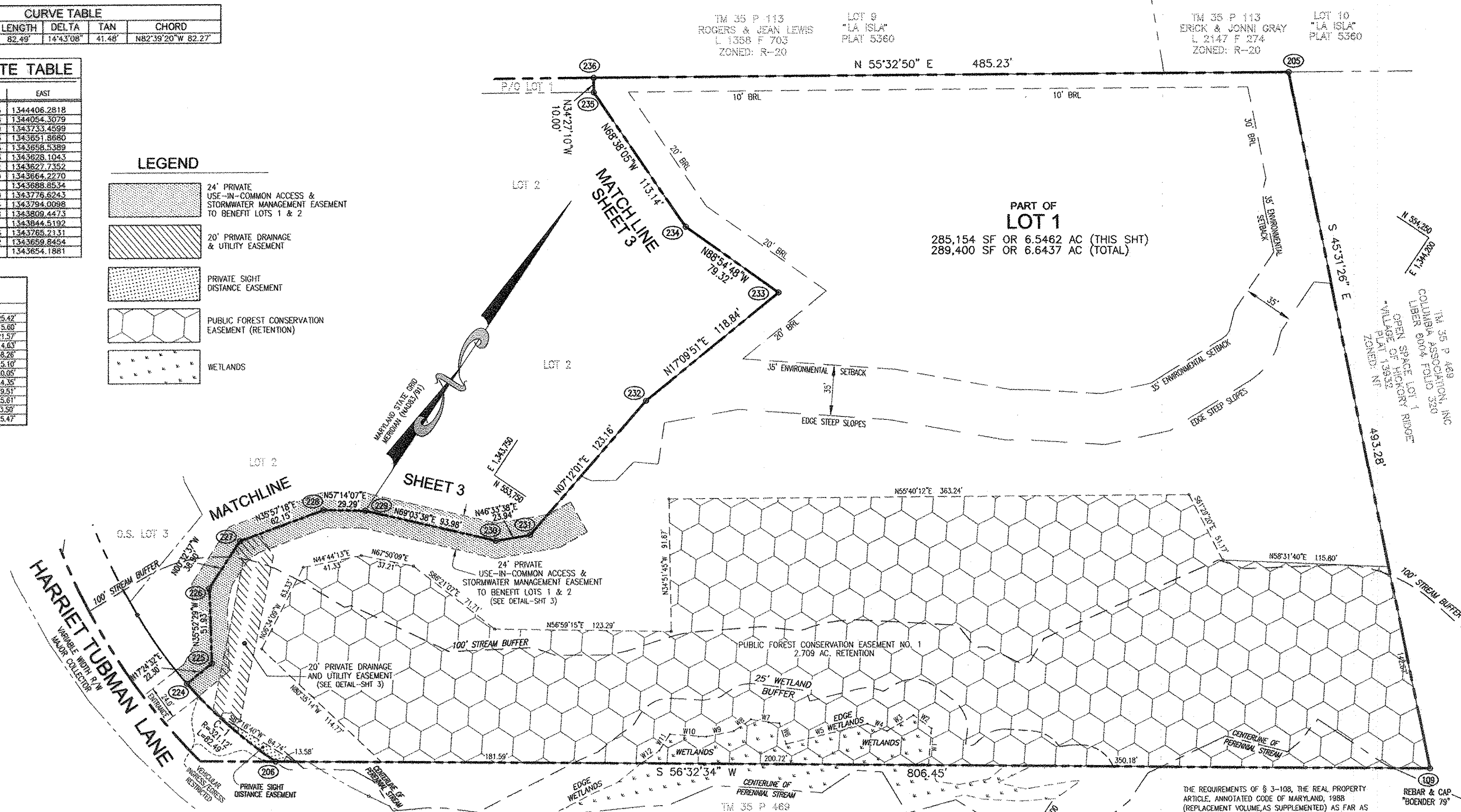
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-1	321.12	82.49	14°43'08"	41.48'	N82°39'20"W 82.27'

COORDINATE TABLE		
NO.	NORTH	EAST
109	553945.2025	1344406.2818
205	554290.7983	1344054.3079
206	553500.5939	1343733.4599
224	553511.1103	1343651.8680
225	553532.3856	1343656.5389
226	553574.4683	1343828.1043
227	553613.3672	1343827.7352
228	553663.6770	1343864.2270
229	553679.5261	1343888.8534
230	553713.1120	1343776.6243
231	553729.5754	1343794.0098
232	553851.7698	1343809.4473
233	553965.3201	1343844.5192
234	553986.8246	1343765.2131
235	554008.0442	1343659.8454
236	554016.2901	1343654.1861

WETLANDS LINE TABLE	
LINE	COURSE
W1	N 28°54'18" W 25.42'
W2	N 87°48'41" W 15.60'
W3	S 25°43'24" W 23.57'
W4	S 78°11'20" W 14.63'
W5	S 42°18'33" W 58.26'
W6	N 52°16'02" W 15.10'
W7	S 63°35'20" W 20.05'
W8	S 22°39'46" W 14.35'
W9	S 44°48'06" W 19.51'
W10	S 59°48'56" W 25.61'
W11	S 00°58'27" E 13.50'
W12	S 21°44'00" W 15.47'

LEGEND

- 24' PRIVATE USE-IN-COMMON ACCESS & STORMWATER MANAGEMENT EASEMENT TO BENEFIT LOTS 1 & 2
- 20' PRIVATE DRAINAGE & UTILITY EASEMENT
- PRIVATE SIGHT DISTANCE EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- WETLANDS



AREA TABULATION CHART (THIS SHEET)

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	0
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	6.5462 AC
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.0000 AC
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED	0.0000 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	6.5462 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA TO BE RECORDED	6.5462 AC

OWNER / DEVELOPER

BRYAN AND EMILY PASS
7715 SUFFOLK WAY
HANOVER, MD 21076
240-481-6971

TM 35 P 469
COLUMBIA ASSOCIATION, INC
LIBER 6004 FOLIO 320
OPEN SPACE LOT 1
"VILLAGE OF HICKORY RIDGE"
PLAT 13832
ZONED: NT

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET ELICOTT CITY, MD 21042 TEL: 410.461.7666 FAX: 410.461.8981

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.

Edward Glawe 15 NOV 2017 DATE
Bryan Pass 11/9/2017 DATE
Emily Pass 11/9/17 DATE

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

William for Maura Kosteran 12/1/2017 DATE
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edmon 1-2-18 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

J. Manors 1-17-18 DATE
DIRECTOR

OWNER'S CERTIFICATE

WE, BRYAN PASS AND EMILY PASS, OWNERS 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 FLOODPLAINS 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 ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 9th DAY OF November, 2015.

Bryan Pass
Emily Pass
Megan Ruggie
Megan Ruggie

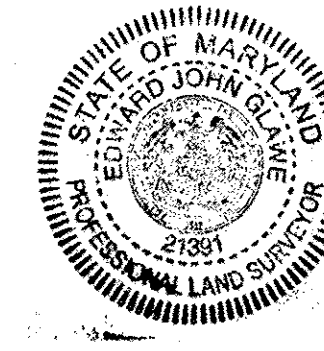
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL THAT LAND CONVEYED FROM KLINE A. PRICE, JR. AND BEBE DREW PRICE TO BRYAN PASS AND EMILY PASS BY DEED DATED MARCH 28, 2014, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 15542, FOLIO 335.

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 PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION DATE 04 JUNE 2019.

Edward Glawe 15 NOV 2017 DATE



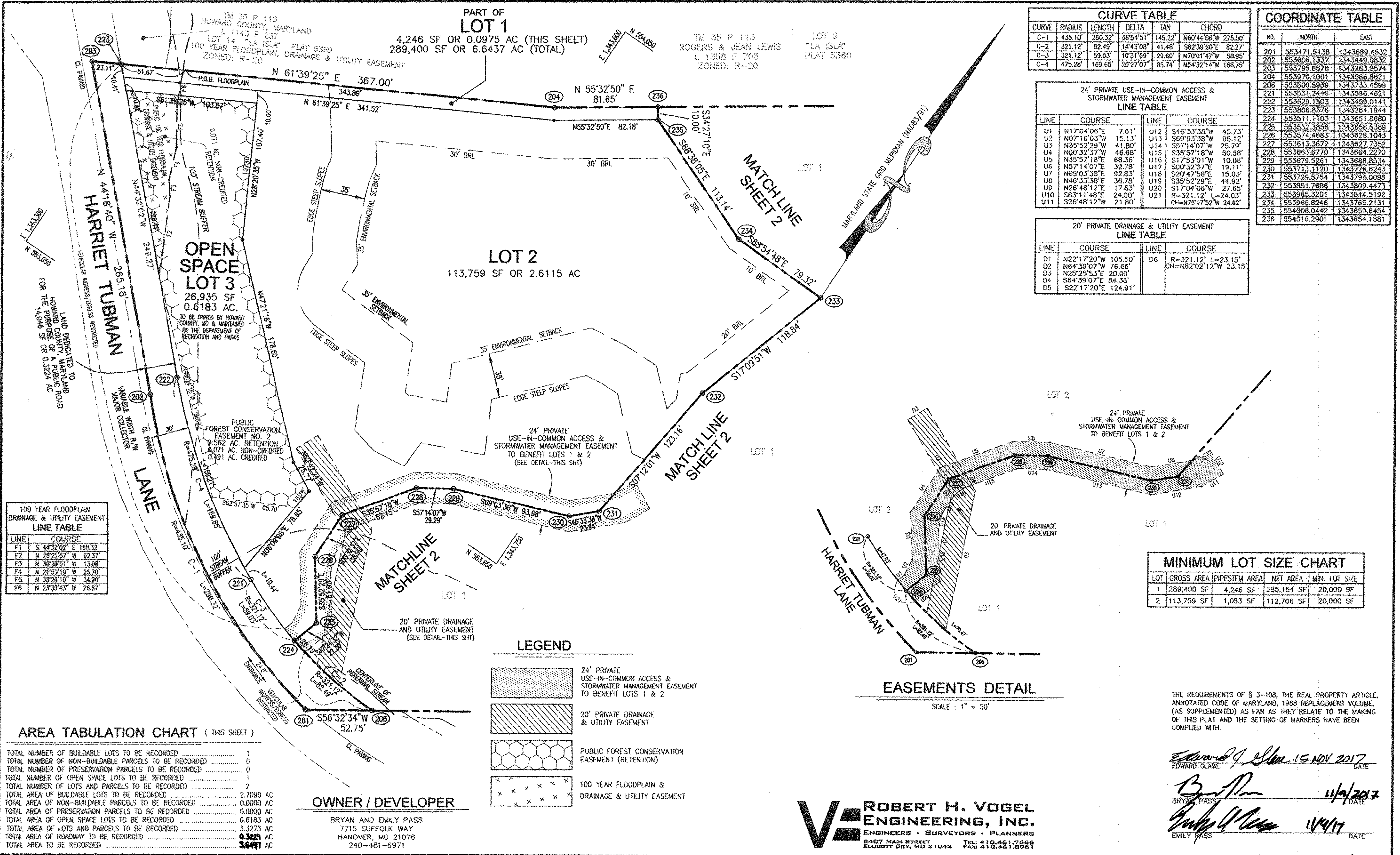
RECORDED AS PLAT No. 24515 ON 11/9/18 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION
PASS PROPERTY
LOTS 1 & 2 AND OPEN SPACE LOT 3
A SUBDIVISION OF TM 35 PARCEL 117

ZONED R-20
TAX MAP 35, GRID 23, PARCEL 117
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 50' 22 JUNE 2017



SHEET 2 OF 3



CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-1	435.10'	280.32'	36°54'51"	145.22'	N60°44'56"W 275.50'
C-2	321.12'	82.49'	14°43'08"	41.48'	S82°39'20"E 82.27'
C-3	321.12'	59.03'	10°31'59"	29.60'	N70°01'47"W 58.95'
C-4	475.28'	169.65'	20°27'07"	85.74'	N54°32'14"W 168.75'

NO.	NORTH	EAST
201	553471.5138	1343689.4532
202	553606.1337	1343449.0832
203	553795.8676	1343263.8574
204	553970.1001	1343586.8621
206	553600.5939	1343733.4599
221	553531.2440	1343596.4621
222	553629.1503	1343459.0141
223	553806.8376	1343284.1944
224	553511.1103	1343651.8680
225	553532.3856	1343658.5389
226	553574.4683	1343628.1043
227	553613.3672	1343627.7352
228	553663.6770	1343664.2270
229	553679.5261	1343688.8534
230	553713.1120	1343776.6243
231	553729.5754	1343794.0098
232	553851.7686	1343809.4473
233	553965.3201	1343844.5192
234	553966.8248	1343765.2131
235	554008.0442	1343669.8454
236	554016.2901	1343654.1881

LINE	COURSE	LINE	COURSE
U1	N17°04'06"E 7.61'	U12	S46°33'38"W 45.73'
U2	N07°16'03"W 15.13'	U13	S69°03'38"W 95.12'
U3	N35°52'29"W 41.80'	U14	S57°14'07"W 25.79'
U4	N00°32'37"W 46.68'	U15	S35°57'18"W 90.58'
U5	N35°57'18"E 68.36'	U16	S17°53'01"W 10.08'
U6	N57°14'07"E 32.78'	U17	S00°32'37"E 19.11'
U7	N69°03'38"E 92.83'	U18	S20°47'58"E 15.03'
U8	N46°33'38"E 36.78'	U19	S35°52'29"E 44.92'
U9	N26°48'12"E 17.63'	U20	S17°04'06"W 27.65'
U10	S63°11'48"E 24.00'	U21	R=321.12' L=24.03'
U11	S26°48'12"W 21.80'	U22	CH=N82°02'12"W 23.15'

LINE	COURSE	LINE	COURSE
D1	N22°17'20"W 105.50'	D6	R=321.12' L=23.15'
D2	N64°59'07"W 76.66'		CH=N82°02'12"W 23.15'
D3	N25°25'53"E 20.00'		
D4	S64°39'07"E 84.38'		
D5	S22°17'20"E 124.91'		

LOT	GROSS AREA	PIPESTEM AREA	NET AREA	MIN. LOT SIZE
1	288,400 SF	4,246 SF	285,154 SF	20,000 SF
2	113,759 SF	1,053 SF	112,706 SF	20,000 SF

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.

Edward Glawe 15 NOV 2017 DATE
 EDWARD GLAWE
 SURVEYOR
Bryan Pass 11/9/2017 DATE
 BRYAN PASS
Emily Pass 11/9/17 DATE
 EMILY PASS

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7669 FAX: 410.461.8961

LINE	COURSE
F1	S 44°32'02" E 188.32'
F2	N 26°21'57" W 82.37'
F3	N 36°39'01" W 13.08'
F4	N 21°50'19" W 25.70'
F5	N 33°26'19" W 34.20'
F6	N 23°33'43" W 28.87'

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	0
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2.7099 AC
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.0000 AC
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED	0.0000 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.6183 AC
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	3.3273 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0.3824 AC
TOTAL AREA TO BE RECORDED	3.6497 AC

OWNER / DEVELOPER
 BRYAN AND EMILY PASS
 7715 SUFFOLK WAY
 HANOVER, MD 21076
 240-481-6971

LEGEND

- 24' PRIVATE USE-IN-COMMON ACCESS & STORMWATER MANAGEMENT EASEMENT TO BENEFIT LOTS 1 & 2
- 20' PRIVATE DRAINAGE & UTILITY EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- 100 YEAR FLOODPLAIN & DRAINAGE & UTILITY EASEMENT

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT.
Howard County Health Officer 12/21/2017 DATE
 HOWARD COUNTY HEALTH OFFICER
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chief, Development Engineering Division 1-2-18 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
Director 1-17-18 DATE
 DIRECTOR

OWNER'S CERTIFICATE

WE, BRYAN PASS AND EMILY PASS, OWNERS 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:

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

WITNESS OUR HANDS THIS 9th DAY of November, 2015.

Bryan Pass
 BRYAN PASS
Emily Pass
 EMILY PASS

Megan Pappas
 MEGAN PAPPAS
Megan Pappas
 MEGAN PAPPAS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL THAT LAND CONVEYED FROM KLINE A. PRICE, JR. AND BEBE DREW PRICE TO BRYAN PASS AND EMILY PASS BY DEED DATED MARCH 28, 2014, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 15542, FOLIO 335.

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 PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION DATE 04 JUNE 2019.

Edward Glawe 15 NOV 2017 DATE
 EDWARD GLAWE
 SURVEYOR

RECORDED AS PLAT No. 24516 ON 11/19/18 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION

PASS PROPERTY
 LOTS 1 & 2 AND OPEN SPACE LOT 3
 A SUBDIVISION OF TM 35 PARCEL 117

ZONED R-20

TAX MAP 35, GRID 23, PARCEL 117
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50' 22 JUNE 2017

GRAPHIC SCALE
 0 50 100 150

SHEET 3 OF 3

K:\PROJECTS\14-15\SURVEY\0403\RECORD PLATS\PLAT.3.2