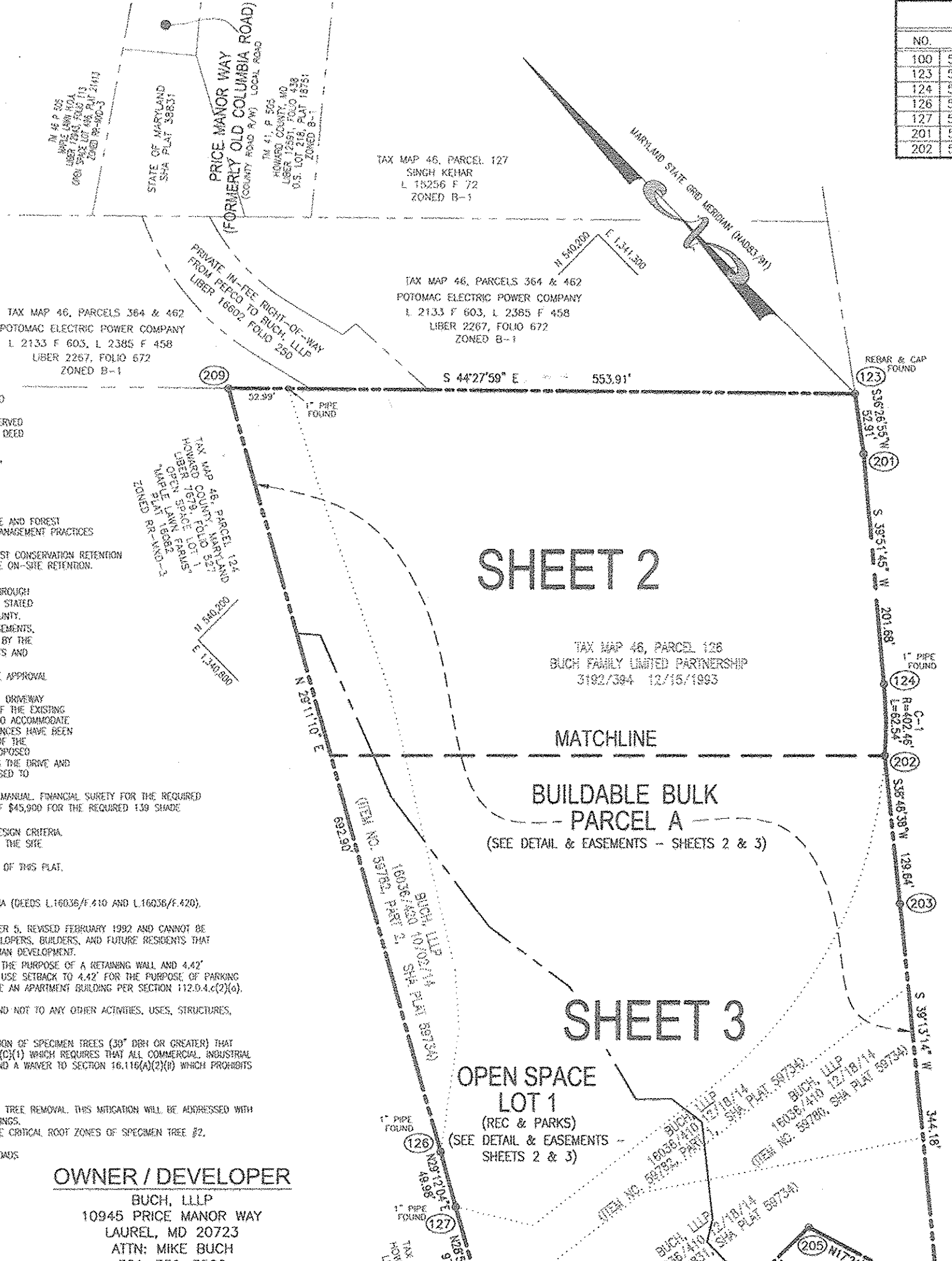


GENERAL NOTES

- 1. COORDINATES BASED ON NAD 83/01, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATION NO. 468E AND 468F.
2. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. DATED NOVEMBER 2013.
3. EASEMENTS BEARING WITH CAP SET MARKED (PROP. MARK 21024).
4. EASEMENTS FROM PIPE OR FROM OPEN FURNACE.
5. EASEMENTS ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
6. EASEMENTS STONE OR MONUMENT FOUND.
7. AREAS SHOWN HEREON ARE MORE OR LESS.
8. THE SUBJECT PROPERTY IS ZONED R-APT PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
9. FLOODPLAIN STUDY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. DATED 10/03/14, REVISED 1/21/15, (TRACKING NO. R190883381505).
10. THE ENVIRONMENTAL REPORT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED AUGUST 21, 2014, UPDATED MAY 21, 2015.
11. THERE ARE WETLANDS, STREAMS, THEIR BUFFERS, STEEP SLOPES, AND 100-YEAR FLOODPLAIN LOCATED ON-SITE.
12. NOISE STUDY PREPARED BY HUSS ACOUSTICS, LLC DATED JULY 10, 2014. THE 65DBA CONTOUR LINE HAS BEEN LOCATED IN CONFORMANCE WITH THIS REPORT. WINDOWS AND EXTERIOR DOORS LOCATED ALONG THE ROUTE 29 SIDE OF THE BUILDING SHALL BE UPGRADED TO ACHIEVE AN STC 27 OR GREATER RATING. ARCHITECTURE, SPECIFICATION AND DRAWINGS REFLECTS EXTENSIVE FURNISHINGS, NO RESIDENTIAL BALCONIES OR PATIOS HAVE BEEN LOCATED ALONG THE ROUTE 29 SIDE AND/FOR WHERE THE MAXIMUM NOISE LEVELS AREA EXCEEDED.
13. WATER AND SEWER SERVICE WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.1229 OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER IS AVAILABLE UNDER CONTRACT NO. 24-4916-D.
14. TO THE BEST OF THE GRANTEE'S KNOWLEDGE AND BELIEF, THERE ARE NO BURIAL GROUNDS OR CEMETERIES ON THE SUBJECT PROPERTY.
15. THERE IS A HISTORIC STRUCTURE LOCATED ON THIS PROPERTY, WHICH WILL BE DEMOLISHED. THE STRUCTURE IS LISTED ON THE HISTORIC SITES INVENTORY 25 193-685.
16. THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH THE SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT APPLICATION.
17. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING, AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS OR THEIR RESERVED BUFFER AREAS, OR 100 YEAR FLOODPLAIN.
18. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH PARCEL A, ANY CONVEYANCES OF THE FORESAID PARCEL A SHALL BE SUBJECT TO THE EASEMENTS HERIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID PARCEL A. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HERIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL RECORD THE DEED OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
19. DPZ FILES : 04-15-022N, CONT. 20-1729-01, CONT. 24-4916-D, DP-15-071, ECP-15-047, L 3192 F 394, SDP-01-043, SDP-15-044, SDP-15-071, SECP-15-018, WP-15-154, WP-15-085, & ZRA-153.
20. THE PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
21. TRAFFIC STUDY WAS PREPARED BY TRAFFIC GROUP, DATED AUGUST 6, 2014; APPROVED 6/29/15.
22. FOREST STAND DELINEATION PLAN WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED AUGUST 2015.
23. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 18.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
24. THE FOREST CONSERVATION OBLIGATION FOR THIS PROJECT HAS BEEN MET BY THE RETENTION OF 201 ACRES OF FOREST WITHIN FOUR FOREST CONSERVATION EASEMENTS, AND BY A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$22,700.00 (22.7 ACRES X \$995.00/ACRE) WHICH IS REQUIRED FOR THE ON-SITE RETENTION.
25. 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 THE LOTS, ANY CONVEYANCES OF THE FORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HERIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HERIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND THE DEEDS OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
26. ANY DISTURBANCES TO THE WETLANDS, FOREST, INTERMITTENT STREAMS, OR THEIR ASSOCIATED BUFFERS WILL REQUIRE MDE APPROVAL AND PERMIT (MDE PERMIT 14-NF-3329/201461731).
27. IN ACCORDANCE WITH SECTION 18.116 (C) OF THE SUBDIVISION REGULATIONS, NECESSARY DISTURBANCES ARE REQUIRED TO UPGRADE THE EXISTING DRIVEWAY TO CURRENT STANDARDS TO PROVIDE ACCESS TO THE SUBJECT PROPERTY (SEE SDP-15-071). THIS UPGRADE ALSO INCORPORATES THE REPLACEMENT OF THE EXISTING CULVERT WITH A BOTTOMLESS BOX CULVERT TO ACCOMMODATE THE REPLACEMENT OF THE EXISTING CULVERT WITH A BOTTOMLESS BOX CULVERT TO ACCOMMODATE THE INCREASED RUNOFF FROM MARLE LANE AND TO PROVIDE A SAFER INGRESS AND EGRESS. THE STREAM, WETLAND AND FLOODPLAIN DISTURBANCES HAVE BEEN PERMITTED BY THE MARYLAND DEPARTMENT OF WETLAND AND FLOODPLAIN DISTURBANCES HAVE BEEN PERMITTED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT. THESE ENVIRONMENTAL DISTURBANCES ARE THE MINIMUM REQUIRED AND WOULD BE REQUIRED REGARDLESS OF THE CURRENTLY PROPOSED DEVELOPMENT. WALLS HAVE BEEN UTILIZED ALONG THE DRIVE AND THE LOWER AREAS OF THE SITE TO MINIMIZE AND AVOID ENVIRONMENTAL IMPACTS. THERE IS ALSO A SMALL STREAM BUFFER DISTURBANCE PROPOSED TO ACCOMMODATE STORM DRAIN OUTFALL AND BYPASS APPROX.
28. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE, AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR THE SITE DEVELOPMENT PLAN (SDP-15-044) IN THE AMOUNT OF \$45,000 FOR THE REQUIRED 130 SHADE TREES AND 28 EVERGREEN TREES. ALL LANDSCAPING AND AMENITY FEATURES MUST BE IN PLACE BEFORE BOND IS RELEASED FOR SDP-15-044.
29. STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. THESE CRITERIA WILL BE MAINTAINED IN ACCORDANCE WITH THE OPERATION AND MAINTENANCE SCHEDULE PROVIDED WITH THE SITE DEVELOPMENT PLAN (SDP-15-044 AND SDP-15-071).
30. THE MODERATE INCOME HOUSING UNIT (MIHU) AGREEMENT FOR THE 43 DWELLING UNITS WILL BE RECORDED SIMULTANEOUSLY WITH THE RECORDING OF THIS PLAT.
31. THE REQUIRED AMENITY AREA FOR THIS PROJECT IS 0.87 ACRES. THE AMENITY AREA PROVIDED IS 1.12 ACRES.
32. THE COMMUNITY MEETING FOR THIS PROJECT WAS CONDUCTED ON 08/25/14 AT 6PM AT THE NORTH LAUREL COMMUNITY CENTER.
33. THE TOTAL ACRES OF THIS PROJECT IS 8.89 AC, WHICH INCLUDES 6.09 AC (PARCEL 126), AND 2.80 AC. OF RIGHT-OF-WAY ACQUIRED FROM SVA (DEEDS L16036/F 410 AND L16036/F 420).
34. OPEN SPACE LOT 1 TO BE OWNED AND MAINTAINED BY THE HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS.
35. THE 65 DBA NOISE 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 WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS, AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
36. THIS PLAT IS SUBJECT TO 04-15-022N, APPROVED 03/19/15, TO REDUCE THE REQUIRED 30' SETBACK (SIDE) AND USE SETBACK TO 2.92' FOR THE PURPOSE OF A RETAINING WALL AND 4.42' FOR THE PURPOSE OF A FIRE LANE AND SERVICE DRIVE PER SECTION 112.10.4.4(1)(c), TO REDUCE THE REQUIRED 20' OTHER STRUCTURE AND USE SETBACK TO 4.42' FOR THE PURPOSE OF PARKING PER SECTION 112.10.4.4(2)(b), AND TO REDUCE THE REQUIRED 20' APARTMENT DWELLING SETBACK TO A B-1 ZONE TO 49.38' TO ACCOMMODATE AN APARTMENT BUILDING PER SECTION 112.0.4.4(2)(a). APPROVAL GRANTED, HOWEVER, THAT:
A. THE VARIANCE SHALL APPLY ONLY TO THE USE AND STRUCTURES AS DESCRIBED IN THE PETITION AS DEPICTED ON THE VARIANCE PLAN AND NOT TO ANY OTHER ACTIVITIES, USES, STRUCTURES, OR ADORNMENTS ON THE PROPERTY.
B. THE PETITIONER SHALL OBTAIN ALL REQUIRED PERMITS.
37. THIS PLAT IS SUBJECT TO 04-15-022N, APPROVED 02/25/15, TO WAIVE SECTION 16.1205(A)(7) AND 16.1205(A)(10) WHICH REQUIRES THE RETENTION OF SPECIMEN TREES (30' OR GREATER) THAT ARE NOT CONTAINED WITHIN OTHER PRIORITY FOREST RETENTION AREAS AS OUTLINED IN SECTION 16.1205(A)(1-10), A WAIVER TO SECTION 16.1205(C)(1) WHICH REQUIRES THAT ALL COMMERCIAL, INDUSTRIAL OR APARTMENT LOTS TO HAVE A MINIMUM FRONTAGE OF 60 FEET ON AN APPROVED PUBLIC ROAD WHICH PROVIDES ACCESS TO THE PROPERTY, AND A WAIVER TO SECTION 16.116(A)(2)(ii) WHICH PROHIBITS DISTURBANCE WITHIN 75' OF A PERENNIAL STREAMBANK FOR USE OF STREAMS.
APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:
A. WAIVER APPROVAL IS LIMITED TO THE REMOVAL OF SPECIMEN TREES #1, #6, #9 AND #10 AS DEPICTED ON THE WAIVER EXHIBIT.
B. A MINIMUM OF 8 ADDITIONAL, NATIVE, 2-3" CALIPER TREES SHALL BE PROVIDED ON-SITE AS PART OF THE MITIGATION FOR THE SPECIMEN TREE REMOVAL. THIS MITIGATION WILL BE ADDRESSED WITH SDP-15-044 (THE "VINE"-BUCH APARTMENTS) AND WILL BE IN ADDITION TO ANY REQUIRED LANDSCAPE OR FOREST CONSERVATION PLANNINGS.
C. DUE TO THEIR PROXIMITY TO THE LOD, INDIVIDUAL TREE PROTECTIVE DEVICES (TREE FENCINGS) SHALL BE PLACED COMPLETELY AROUND THE CRITICAL ROOT ZONES OF SPECIMEN TREE #2, SPECIMEN TREE #3, SPECIMEN TREE #4, AND SPECIMEN TREE #7 PRIOR TO THE COMMENCEMENT OF ANY GRADING.
D. A PROPERTY MANAGEMENT COMPANY WILL BE CREATED THAT WILL BE THE RESPONSIBLE PARTY FOR THE MAINTENANCE OF THE PRIVATE ROADS AND STORMWATER CONVEYANCE AND MANAGEMENT FACILITIES. WATER AND SEWER SHALL BE PUBLIC AND BE LOCATED WITHIN A RECORDED EASEMENT.
E. IMPACTS TO STREAMS AND ASSOCIATED BUFFERS AND ALL OTHER ENVIRONMENTAL AREAS SHALL BE THE LEAST NECESSARY AND SHALL BE LIMITED TO THOSE DISTURBANCES SHOWN ON THE WAIVER PETITION AND/OR OUTLINED IN MDE PERMIT 14-NF-3329/201461731.



COORDINATE TABLE

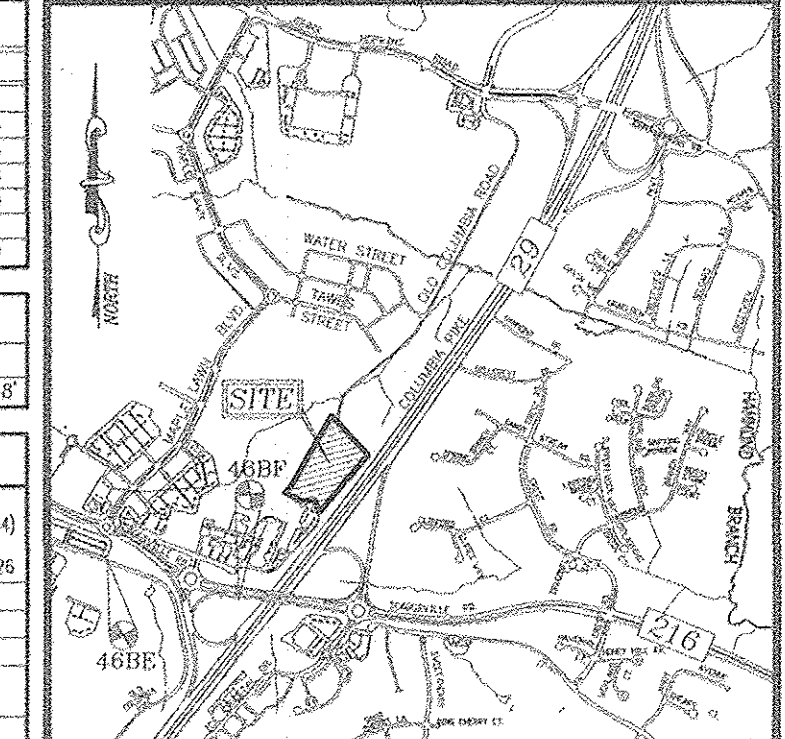
NO.	NORTH	EAST	NO.	NORTH	EAST
100	539534.2283	1340501.5029	203	539598.1839	1341076.4461
123	539941.2558	1341362.0684	204	539331.5425	1340858.8193
124	539743.8663	1341201.3659	205	539454.9722	1340820.2355
126	539731.6367	1340636.1667	206	539458.1520	1340634.7058
127	539688.0083	1340611.7824	207	539456.9376	1340647.7780
201	539898.6926	1341330.6325	208	539602.8970	1340564.6431
202	539699.2013	1341157.6964	209	540336.5635	1340974.0579

CURVE TABLE

CURVE	RADIUS	LENGTH	TAN	DELTA	CHORD
C-1	402.46'	62.54'	31.33'	85°14'	544'20.29" W 62.48'

DENSITY RECEIVING TABULATION

RECEIVING PARCEL INFORMATION	THE VINE - BUCH APARTMENTS SITE DEVELOPMENT PLAN (SDP-15-044)
TOTAL AREA OF PARCEL	8.89 AC.
SLEEP SLOPES	0.11 AC.
FLOODPLAIN	0.09 AC.
NET AREA OF PARCEL (MINUS SLEEP SLOPES AND FLOODPLAIN)	8.69 AC.
DENSITY UNITS PER NET AREA (25 UNITS/NET AC)	8.69 x 25 = 217
ALLOWABLE UNITS BASED ON BONUS (35 UNITS/NET AC)	8.69 x 35 = 304
NUMBER OF UNITS PROPOSED	283
NEIGHBORHOOD PRESERVATION DENSITY EXCHANGE RIGHTS REQUIRED	(283-217)/3 = 22 UNITS
SENDING PARCEL INFORMATION	"BELMONT PROPERTY" TAX MAP 32, BLK 13 & 19, PARCEL 2



SHEET 2

SHEET 3

LOCATION DRAWING

GENERAL NOTES (CONT'D)

- 37. THIS PLAT IS SUBJECT TO ZRA-153, APPROVED 08/10/15, AN ACT AMENDING THE HOWARD COUNTY ZONING REGULATIONS "R-APT" (RESIDENTIAL APARTMENTS) DISTRICT TO CHANGE THE MAXIMUM BUILDING LENGTH LIMITATION TO 300 FT, AND GENERALLY RELATING TO THE R-APT (RESIDENTIAL APARTMENTS) DISTRICT. APPROVAL GRANTED, HOWEVER, THAT:
A. THE DEPARTMENT OF PLANNING AND ZONING MAY APPROVE A GREATER LENGTH, UP TO A MAXIMUM OF 600 FEET, BASED ON A DETERMINATION THAT THE GREATER LENGTH IS NEEDED TO ADDRESS NOISE MITIGATION OR SITE CONSIDERATIONS AND THAT THE DESIGN OF THE BUILDING WILL MITIGATE THE VISUAL IMPACT OF THE INCREASED LENGTH BY USING ARCHITECTURAL TREATMENTS TO REDUCE THE PERCEIVED VISUAL MASS.
38. USING THE NEIGHBORHOOD PRESERVATION DENSITY EXCHANGE OPTION DESCRIBED IN SECTION 128.0.4 OF THE ZONING REGULATIONS, THE DEVELOPMENT RIGHTS FOR 22 APARTMENT UNITS SHOWN ON THE SITE DEVELOPMENT PLAN FOR THE VINE-BUCH APARTMENTS (SDP-15-044) HAVE BEEN TRANSFERRED FROM "BELMONT PROPERTY", TAX MAP 32, PARCEL 2.
39. A SECONDARY EMERGENCY INGRESS AND EGRESS WILL BE PROVIDED IN CONJUNCTION WITH SDP-15-044 AND WILL BE LOCATED ON ADJACENT PARCEL, TAX MAP 46 PARCEL 288.
40. THIS PLAT IS SUBJECT TO WAIVERS TO THE FOLLOWING DESIGN MANUAL SECTIONS:
A. DESIGN MANUAL VOLUME III, SECTION 3.3.8.2.B.1 TO TEMPORARILY ALLOW A DEAD WATER MAIN UNITS SUCH AS A TIME AS HOWARD COUNTY COMPLETES THE LOOP; AND TO SECTION 3.3.8.3.A.5 TO REDUCE THE COVER OVER THE PROPOSED PVC 600 WATER MAIN TO 2.7' FOR A LENGTH OF 20' IN ORDER TO ACCOMMODATE A BOTTOMLESS ARCH BOX CULVERT. APPROVAL GRANTED ON 07/21/15.
B. DESIGN MANUAL VOLUME III, SECTION 2.3.A.3.A, WHICH REQUIRES A CURB-DE-SAC OR TEE TURNAROUND AT THE TERMINUS OF A PUBLIC ROAD. APPROVAL GRANTED ON 8/24/15, BASED ON THE ROADWAY BEYOND THE PUBLIC TEE TURNAROUND BEING PRIVATELY OWNED AND MAINTAINED.
C. DESIGN MANUAL VOLUME III, SECTION 2.6.B (TABLE 2.10), WHICH REQUIRES THE CONSTRUCTION OF A PUBLIC ROAD WHERE A SHARED RESIDENTIAL DRIVEWAY CROSSES A 100-YEAR FLOODPLAIN. APPROVAL GRANTED ON 8/24/15, SUBJECT TO THE ROAD BEING BUILT TO A COUNTY ROAD STANDARD AND THE ACCESS BEING PRIVATELY OWNED AND MAINTAINED.
D. DESIGN MANUAL VOLUME III, SECTION 3.4.A.3.J, WHICH REQUIRES A MINIMUM 10-FOOT RETAINING WALL SETBACK FROM A BOUNDARY LINE. APPROVAL GRANTED ON 8/24/15, BASED ON THE EXPLANATION THAT THE CONSTRUCTION METHODS FOR THE RETAINING WALLS WILL NOT DISTURB NEIGHBORING PROPERTIES OR ENVIRONMENTAL FEATURES. ALL CONSTRUCTION FOR THE RETAINING WALLS MUST BE LIMITED TO THE SUBJECT SITE.
E. DESIGN MANUAL VOLUME III, APPENDIX A, WHICH REQUIRES A MINIMUM PAVEMENT WIDTH OF 26- FEET FOR DESIGN TO TOWNHOUSE, APARTMENT, OR CONDOMINIUM DEVELOPMENTS. APPROVAL GRANTED ON 12/22/15, SUBJECT TO THE SECONDARY ACCESS MUST BE DESIGN AND APPROVED AS PART OF THIS SDP.
F. DESIGN MANUAL VOLUME III, SECTION 5.4.B.5, WHICH REQUIRES THE REQUIRED 10' SEPARATION BETWEEN A STRUCTURE AND THE PUBLIC UTILITY EASEMENT TO A MINIMUM OF 4' APPROVED 4/11/16.
G. DESIGN MANUAL VOLUME III, SECTION 2.3.A.3.E, WHICH REQUIRES A SECOND ACCESS WHICH THE TRAFFIC VOLUME IS PROJECTED TO EXCEED 1,000 AVERAGE DAILY TRIPS. THE PROPERTY DOES NOT HAVE ACCESSIBLE FRONTAGE ON A PUBLIC ROAD, AND THEREFORE WILL PROVIDE A SECOND ACCESS WHICH WOULD BE USED FOR "EMERGENCY" ONLY ACCESS (EMERGENCY PROGRESS/EGRESS FOR FIRE AND RESCUE AND APARTMENT RESIDENTS). APPROVED 03/24/16.
41. THIS PLAT IS SUBJECT TO WAIVER PETITION WP-16-085, APPROVED 01/21/16, TO WAIVE SECTION 16.1205(A)(7) AND 16.1205(A)(10) WHICH REQUIRES THE RETENTION OF SPECIMEN TREES THAT ARE NOT CONTAINED WITHIN OTHER PRIORITY FOREST RETENTION AREAS. APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:
1. A REVISED WAIVER EXHIBIT (SHOWING AS THE FSD FOR THE IMPACTED AREA OF THE EMERGENCY ACCESS) SHALL BE SUBMITTED WITHIN 2 WEEKS OF WAIVER APPROVAL (ON OR BEFORE 02/04/16) AND WILL ADDRESS ALL COMMENTS.
2. A REVISED AND COMPLETED FC WORKSHEET INDICATING AMOUNT OF PROPOSED CLEARING AND REFORESTATION/AFFORESTATION OBLIGATIONS SHALL BE SUBMITTED WITHIN 2 WEEKS OF WAIVER APPROVAL (ON OR BEFORE 02/04/16).
3. WAIVER APPROVAL IS LIMITED TO THE REMOVAL OF SPECIMEN TREES #4, #5, #6 AS DEPICTED ON THE WAIVER EXHIBIT. ANY PROPOSAL TO REMOVE ADDITIONAL SPECIMEN TREES WILL REQUIRE A NEW WAIVER REQUEST AND AN AMENDMENT TO THIS WAIVER REQUEST.
4. A MINIMUM OF 6 ADDITIONAL, NATIVE, 2-3" CALIPER TREES SHALL BE PROVIDED ON-SITE AS PART OF THE MITIGATION FOR THE SPECIMEN TREE REMOVAL. THIS MITIGATION WILL BE ADDRESSED WITH SDP-15-044 (THE "VINE"-BUCH APARTMENTS) AND WILL BE IN ADDITION TO ANY REQUIRED LANDSCAPE OR FOREST CONSERVATION PLANNINGS. THE MITIGATION WILL BE SHOWN ON THE ASSOCIATED LANDSCAPE PLAN AND SURETY FOR THESE ADDITIONAL TREES WILL BE REQUIRED AS PART OF THE SITE DEVELOPMENT PLAN.
5. DUE TO THEIR PROXIMITY TO THE LOD, INDIVIDUAL TREE PROTECTIVE DEVICES (TREE FENCINGS) SHALL BE PLACED COMPLETELY AROUND THE CRITICAL ROOT ZONES OF SPECIMEN TREE #1, SPECIMEN TREE #2 AND SPECIMEN TREE #3, PRIOR TO THE COMMENCEMENT OF ANY GRADING. THIS SHALL BE OUTLINED IN THE PRE-CONSTRUCTION MANAGEMENT PLAN OF THE FINAL FOREST CONSERVATION PLAN (FCP) AND WITHIN THE SEQUENCE OF CONSTRUCTION PROVIDED ON THE SITE DEVELOPMENT PLAN FOR SDP-15-044 (THE "VINE"-BUCH APARTMENTS).
6. THE PETITIONER SHALL REMOVE THE EXISTING CHAIN LINK SECURITY FENCE (LOCATED INSIDE THE PROPERTY LINE OF PARCEL 288), THIS SECURITY FENCING SHALL BE RELOCATED TO THE PROPERTY LINE (AS SHOWN ON THE WAIVER EXHIBIT) AND SHALL BE OF THE SAME FENCING MATERIAL AS THE EXISTING FENCING LOCATED WITHIN THE PUBLIC STORM PARKING LOT.
7. SDP-15-044 (THE "VINE"-BUCH APARTMENTS) SHALL BE AMENDED (VA DIRECT SUBMISSION) PER THE CONDITIONS SET FORTH ABOVE. A FOREST CONSERVATION FEE-IN-LIEU SHALL BE PROVIDED WITH THE SUBMISSION OF SDP-15-044 MYLARS.

AREA TABULATION

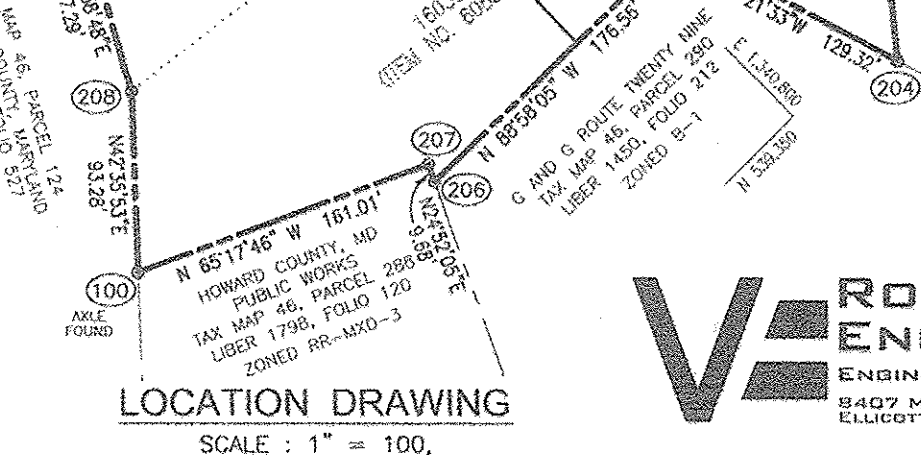
	SHEET 2	SHEET 3	TOTAL
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	P/0 2	P/0 2	2
- BUILDABLE	P/0 1	P/0 1	1
- NON-BUILDABLE	0	0	0
- OPEN SPACE	P/0 1	P/0 1	1
- PRESERVATION PARCELS	0	0	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	3.8336 AC	5.0606 AC	8.8942 AC
- BUILDABLE	3.7635 AC	3.0878 AC	6.8313 AC
- NON-BUILDABLE	0.0000 AC	0.0000 AC	0.0000 AC
- OPEN SPACE	0.0701 AC	1.9928 AC	2.0629 AC
- PRESERVATION PARCELS	0.0000 AC	0.0000 AC	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING UNDERDRY STRIPS	0.0000 AC	0.0000 AC	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.8336 AC	5.0606 AC	8.8942 AC

OWNER / DEVELOPER
BUCH, LLLP
10945 PRICE MANOR WAY
LAUREL, MD 20723
ATTN: MIKE BUCH
301-359-3500

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 PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Thomas M. Hoffman, Jr. 5.18.16
THOMAS M. HOFFMAN, JR.
PROPERTY LINE SURVEYOR, MD. REG. NO. 267

Mike J. Buch 6.3.16
MIKE BUCH, PRESIDENT
BUCH, LLLP



ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS - SURVEYORS - PLANNERS
8407 MAIN STREET ELLICOTT CITY, MD 21043
TEL: 410.461.7666 FAX: 410.461.9991

PURPOSE
THE PURPOSE OF THIS PLAT IS TO:
(1) CONSOLIDATE T.M. 46, PAR. 126 (LIBER 3192 FOLIO 394), LIBER 16036 FOLIO 420, (2) RECORD CONSOLIDATED PARCEL A, (3) RECORD FLOODPLAIN, WETLANDS, & VARIOUS EASEMENTS, AND (4) IS A NEIGHBORHOOD DENSITY RECEIVING PLAT.

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Howard County Health Officer: *6/28/2016*
DATE

Chief, Development Engineering Division: *7.12.16*
DATE

Director: *7.14.16*
DATE

OWNER'S CERTIFICATE
BUCH, LLLP, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND 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 THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERCTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 3 DAY OF JUNE, 2016.

Mike J. Buch
BUCH, LLLP

Megan Ruggier
WITNESS

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE AGGREGATE OF THE THREE FOLLOWING CONVEYANCES: (1) FROM ANNIE C. BUCH TO THE BUCH FAMILY LIMITED PARTNERSHIP BY DEED DATED DECEMBER 15, 1993 AND RECORDED IN LIBER 3192, FOLIO 394, (2) FROM STATE OF MARYLAND TO BUCH, LLLP BY DEED DATED DECEMBER 18, 2014 AND RECORDED IN LIBER 16036, FOLIO 410, AND (3) FROM STATE OF MARYLAND TO BUCH, LLLP BY DEED DATED OCTOBER 2, 2014 AND RECORDED IN LIBER 16036, FOLIO 420. ALL RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

I ALSO CERTIFY ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND BOUNDARY SURVEY 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. 5.18.16
THOMAS M. HOFFMAN, JR.
PROPERTY LINE SURVEYOR, MD. REG. NO. 267

RECORDED AS PLAT No. *23876* ON *8/9/16*
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SUBDIVISION AND DENSITY RECEIVING PLAT
THE VINE - BUCH APARTMENTS
OPEN SPACE LOT 1 AND
BUILDABLE BULK PARCEL A

A SUBDIVISION OF T.M. 46, PAR. 126 (LIBER 3192 FOLIO 394), LIBER 16036 FOLIO 410, AND LIBER 16036 FOLIO 420

ZONED R-APT
TAX MAP 46, BLK. 4, PARCEL 126
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE 1" = 100'
MAY 18, 2016

GRAPHIC SCALE
100' 0 100' 200' 300'

SHEET 1 OF 3

CURVE TABLE					
CURVE	RADIUS	LENGTH	TAN	DELTA	CHORD
C-1	402.46'	62.54'	31.33'	8°54'14"	544'20'29" W 62.48'

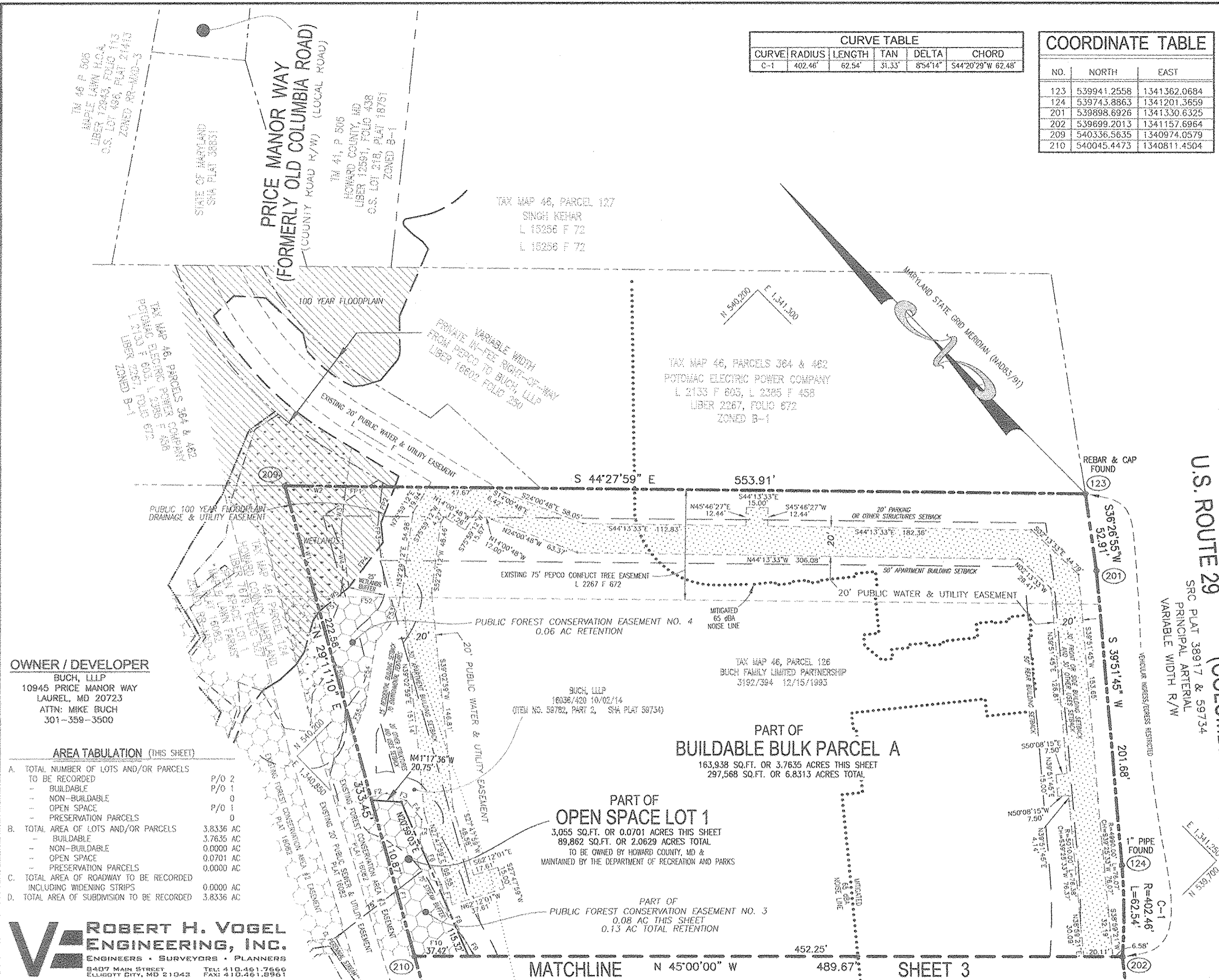
COORDINATE TABLE		
NO.	NORTH	EAST
123	539941.2558	1341362.0684
124	539743.8863	1341201.3659
201	539898.6926	1341330.6325
202	539699.2013	1341157.6964
209	540336.5635	1340974.0579
210	540045.4473	1340811.4504

WETLANDS LINE TABLE		
LINE	BEARING	DISTANCE
W1	N 29°11'10" E	88.55'
W2	S 44°27'59" E	42.25'
W3	S 51°13'41" W	29.12'
W4	S 37°14'28" W	40.13'
W5	N 83°17'57" W	25.96'

PUBLIC FOREST CONSERVATION EASEMENT NO. 3 LINE TABLE		
LINE	BEARING	DISTANCE
F1	N 29°11'10" E	113.06'
F2	S 57°42'57" E	11.33'
F3	S 24°55'35" E	14.51'
F4	S 05°10'26" W	16.64'
F5	S 49°11'48" W	15.63'
F6	S 17°52'38" W	32.53'
F7	S 28°14'36" W	17.84'
F8	S 16°04'25" W	25.61'
F9	S 10°47'10" W	11.45'
F10	N 45°00'00" W	42.19'

100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
FP1	S 44°27'59" E	75.98'
FP2	S 65°49'02" W	26.16'
FP3	S 38°45'05" W	13.50'
FP4	S 82°45'43" W	38.61'

PUBLIC FOREST CONSERVATION EASEMENT NO. 4 LINE TABLE		
LINE	BEARING	DISTANCE
F50	N 29°11'10" E	87.02'
F51	S 83°17'57" E	15.90'
F52	S 44°27'59" E	43.38'
F53	R=50.00' L=34.48' CH=N74°06'33"E 33.80'	
F54	S 54°32'41" W	44.70'
F55	S 67°56'58" W	21.24'



LEGEND

- PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT (PLAT 16082)
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- 20' PUBLIC WATER & UTILITY EASEMENT
- WETLANDS

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 PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Thomas M. Hoffman, Jr. 5-18-16
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD. REG. NO. 267

Mike Z. Buch 6-3-16
 MIKE BUCH, PRESIDENT DATE
 BUCH, LLLP

PURPOSE

THE PURPOSE OF THIS PLAT IS TO:
 (1) CONSOLIDATE T.M. 46, PAR. 126 (LIBER 3192 FOLIO 394), LIBER 16036 FOLIO 410, & LIBER 16036 FOLIO 420, (2) RECORD CONSOLIDATED PARCEL A, (3) RECORD FLOODPLAIN, WETLANDS, & VARIOUS EASEMENTS, AND (4) IS A NEIGHBORHOOD DENSITY RECEIVING PLAT.

OWNER / DEVELOPER
 BUCH, LLLP
 10945 PRICE MANOR WAY
 LAUREL, MD 20723
 ATTN: MIKE BUCH
 301-359-3500

AREA TABULATION (THIS SHEET)	
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	P/O 2
- BUILDABLE	P/O 1
- NON-BUILDABLE	0
- OPEN SPACE	P/O 1
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	3.8336 AC
- BUILDABLE	3.7635 AC
- NON-BUILDABLE	0.0000 AC
- OPEN SPACE	0.0701 AC
- PRESERVATION PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.8336 AC

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET
 ELLEGGOTT CITY, MD 21042
 TEL: 410.461.7696
 FAX: 410.461.8961

OWNER'S CERTIFICATE

BUCH, LLLP, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND 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 THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; 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 3 DAY OF JUNE, 2016.

Mike Z. Buch
 MIKE BUCH, PRESIDENT
 BUCH, LLLP

Megan Ruggier
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE AGGREGATE OF THE THREE FOLLOWING CONVEYANCES: (1) FROM ANNIE C. BUCH TO THE BUCH FAMILY LIMITED PARTNERSHIP BY DEED DATED DECEMBER 15, 1993 AND RECORDED IN LIBER 3192, FOLIO 394, (2) FROM STATE OF MARYLAND TO BUCH, LLLP BY DEED DATED DECEMBER 15, 1993 AND RECORDED IN LIBER 16036, FOLIO 410, AND (3) FROM STATE OF MARYLAND TO BUCH, LLLP BY DEED DATED OCTOBER 2, 2014 AND RECORDED IN LIBER 16036, FOLIO 420, ALL RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

I ALSO CERTIFY ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND BOUNDARY SURVEY 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. 5-18-16
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD. REG. NO. 267



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

Radison for Maurea Roseman 6/28/2016
 HOWARD COUNTY HEALTH OFFICER MD *Maurea Roseman* DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING

Chief [Signature] 7-12-16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Director [Signature] 7-14-16
 DIRECTOR DATE

RECORDED AS PLAT No. 23877 ON 8/1/16
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**SUBDIVISION AND DENSITY RECEIVING PLAT
 THE VINE - BUCH APARTMENTS
 OPEN SPACE LOT 1 AND
 BUILDABLE BULK PARCEL A**

A SUBDIVISION OF T.M. 46, PAR. 126 (LIBER 3192 FOLIO 394), LIBER 16036 FOLIO 410, AND LIBER 16036 FOLIO 420

ZONED R-APT
 TAX MAP 46, BLK. 4, PARCEL 126
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE 1" = 50' MAY 18, 2016

50' 0 50' 100' 150'

SHEET 2 OF 3
 F-16-010

PUBLIC FOREST CONSERVATION EASEMENT NO. 3 LINE TABLE

LINE	BEARING	DISTANCE
F11	N 29°11'10" E	80.44'
F12	S 45°00'00" E	42.19'
F13	S 29°23'24" W	21.69'
F14	S 19°16'10" W	11.46'
F15	S 78°56'35" W	55.67'

PUBLIC FOREST CONSERVATION EASEMENT NO. 2 LINE TABLE

LINE	BEARING	DISTANCE
F16	N 29°11'10" E	252.81'
F17	N 78°56'35" E	63.75'
F18	S 06°34'48" W	16.36'
F19	S 03°42'10" E	20.73'
F20	S 14°20'41" W	17.21'
F21	S 06°03'58" W	21.14'
F22	S 03°18'03" W	19.76'
F23	S 14°59'22" W	22.91'
F24	S 06°14'39" E	22.63'
F25	S 21°07'29" E	27.55'
F26	S 00°11'28" E	51.72'
F27	S 17°32'18" W	28.15'
F28	S 06°41'06" W	28.26'
F29	S 15°07'54" W	43.34'
F30	S 12°48'41" E	16.09'
F31	S 37°04'27" E	28.98'
F32	S 01°27'19" W	34.09'
F33	S 28°43'40" W	19.30'
F34	N 33°40'29" W	8.61'
F35	S 38°23'50" W	19.00'
F36	S 69°31'50" E	8.87'
F37	S 37°12'35" W	21.12'
F38	S 58°04'48" W	46.55'
F39	S 40°39'29" E	17.10'
F40	S 65°46'36" E	33.31'
F41	S 78°02'34" E	12.57'
F42	S 90°15'26" W	1.83'
F43	N 89°44'34" W	30.30'
F44	N 23°18'38" W	189.41'
F45	N 28°58'48" E	46.55'

PUBLIC FOREST CONSERVATION EASEMENT NO. 1 LINE TABLE

LINE	BEARING	DISTANCE
F46	N 28°58'48" E	25.46'
F47	S 23°18'38" E	146.33'
F48	S 67°45'26" W	22.28'
F49	N 65°17'46" W	124.12'

PUBLIC FOREST CONSERVATION EASEMENT NO. 1 LINE TABLE

LINE	BEARING	DISTANCE
F46	N 28°58'48" E	25.46'
F47	S 23°18'38" E	146.33'
F48	S 67°45'26" W	22.28'
F49	N 65°17'46" W	124.12'

PUBLIC FOREST CONSERVATION EASEMENT NO. 1 LINE TABLE

LINE	BEARING	DISTANCE
F46	N 28°58'48" E	25.46'
F47	S 23°18'38" E	146.33'
F48	S 67°45'26" W	22.28'
F49	N 65°17'46" W	124.12'

PUBLIC FOREST CONSERVATION EASEMENT NO. 1 LINE TABLE

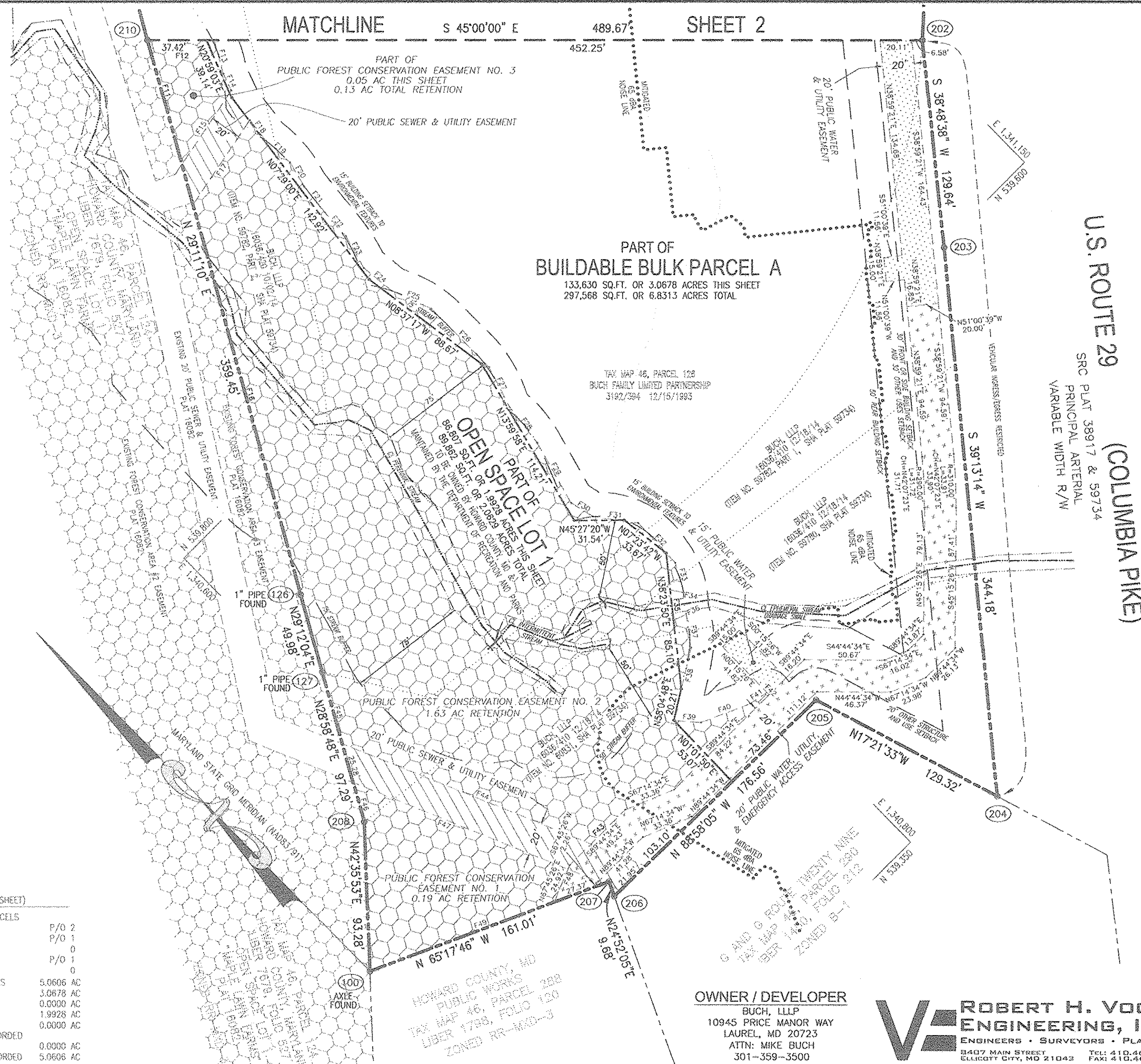
LINE	BEARING	DISTANCE
F46	N 28°58'48" E	25.46'
F47	S 23°18'38" E	146.33'
F48	S 67°45'26" W	22.28'
F49	N 65°17'46" W	124.12'

AREA TABULATION (THIS SHEET)

DESCRIPTION	AREA (AC)
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	P/O 2
- BUILDABLE	P/O 1
- NON-BUILDABLE	0
- OPEN SPACE	P/O 1
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	5.0606 AC
- BUILDABLE	3.0678 AC
- NON-BUILDABLE	0.0000 AC
- OPEN SPACE	1.9928 AC
- PRESERVATION PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.0606 AC

COORDINATE TABLE

NO.	NORTH	EAST
100	539534.2283	1340501.5029
126	539731.6367	1340636.1667
127	539688.0083	1340611.7824
202	539699.2013	1341157.6964
203	539598.1839	1341076.4461
204	539331.5425	1340858.8193
205	539454.9722	1340820.2355
206	539458.1520	1340643.7058
207	539466.9376	1340647.7780
208	539602.8970	1340564.6431
210	540045.4473	1340811.4504



U.S. ROUTE 29 (COLUMBIA PIKE)
 SRC PLAT 38917 & 59734
 PRINCIPAL ARTERIAL
 VARIABLE WIDTH R/W

LEGEND

- EXISTING PUBLIC FOREST CONSERVATION EASEMENT (PLAT 16082)
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- 20' PUBLIC WATER & UTILITY EASEMENT
- 15' PUBLIC WATER & UTILITY EASEMENT
- 20' PUBLIC WATER, UTILITY, & EMERGENCY ACCESS EASEMENT
- 20' PUBLIC SEWER & UTILITY EASEMENT

THE REQUIREMENTS §3-106, 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. 5-18-16
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD. REG. NO. 267

Mike Z. Buch 6-3-16
 MIKE BUCH, PRESIDENT DATE
 BUCH, LLLP

OWNER / DEVELOPER
 BUCH, LLLP
 10945 PRICE MANOR WAY
 LAUREL, MD 20723
 ATTN: MIKE BUCH
 301-359-3500

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET SUITE 21042 FREDERICK CITY, MD 21704 TEL: 410-461-7666 FAX: 410-461-8966

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

Robison de Mauro-Rosen 6/28/2016
 HOWARD COUNTY HEALTH OFFICER uo DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad... 7-12-16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kevin... 7-14-16
 DIRECTOR DATE

OWNER'S CERTIFICATE

BUCH, LLLP, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND 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 THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERCTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 3 DAY OF JUNE, 2016.

Mike Z. Buch
 MIKE BUCH, PRESIDENT
 BUCH, LLLP

Megan Puggin
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE AGGREGATE OF THE THREE FOLLOWING CONVEYANCES: (1) FROM ANNIE C. BUCH TO THE BUCH FAMILY LIMITED PARTNERSHIP BY DEED DATED DECEMBER 15, 1993 AND RECORDED IN LIBER 3192, FOLIO 394, (2) FROM STATE OF MARYLAND TO BUCH, LLLP BY DEED DATED DECEMBER 18, 2014 AND RECORDED IN LIBER 16036, FOLIO 410, AND (3) FROM STATE OF MARYLAND TO BUCH, LLLP BY DEED DATED OCTOBER 2, 2014 AND RECORDED IN LIBER 16036, FOLIO 420. ALL RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

I ALSO CERTIFY ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND BOUNDARY SURVEY 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. 5-18-16
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD. REG. NO. 267

RECORDED AS PLAT No. 23878 ON 8/19/16
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SUBDIVISION AND DENSITY RECEIVING PLAT
THE VINE - BUCH APARTMENTS
 OPEN SPACE LOT 1 AND
 BUILDABLE BULK PARCEL A

A SUBDIVISION OF T.M. 46, PAR. 126 (LIBER 3192 FOLIO 394),
 LIBER 16036 FOLIO 410, AND LIBER 16036 FOLIO 420

ZONED R-APT
 TAX MAP 46, BLK. 4, PARCEL 126
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE 1" = 50'
 GRAPHIC SCALE MAY 18, 2016

SHEET 3 OF 3
 F-16-010

12-501 SURVEYOR RECORD PLATS \RP\PLAT3.dwg