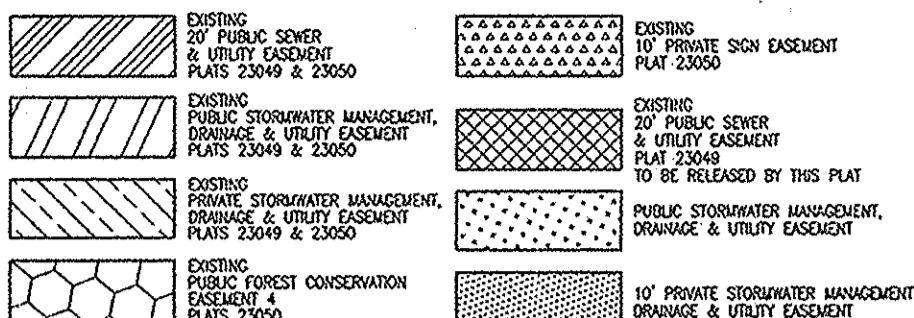


CURVE TABLE					
CURVE	RADIUS	LENGTH	TAN	DELTA	CHORD
C-19	85.00'	30.03'	15.17'	20'14'22"	N79'23'15"W 29.87'

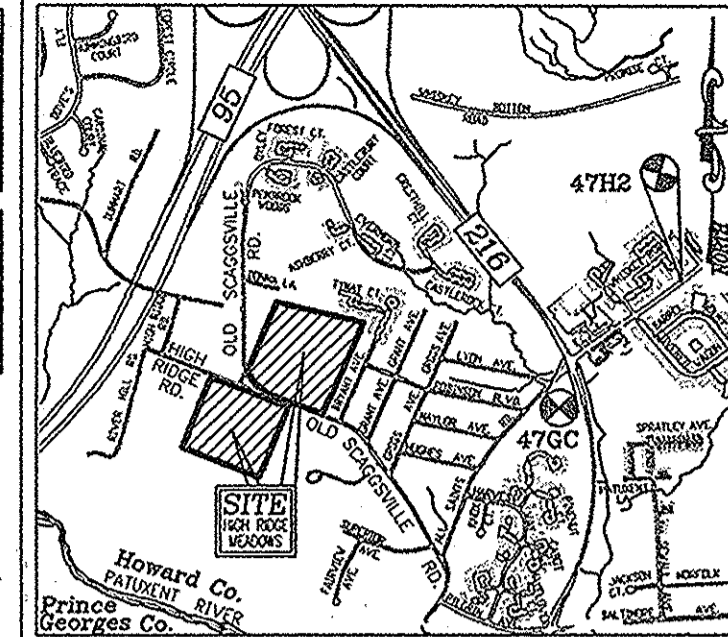
COORDINATE TABLE		
NO.	NORTH	EAST
113	528714.0654	1350547.9827
443	528555.7535	1350580.5559
444	528553.5223	1350575.0820
445	528463.4526	1350837.2094
446	528448.9216	1350804.9782
448	528534.4098	1350578.1277
548	528275.4025	1350822.7262
549	528221.9029	1350802.3115
550	528220.4675	1350777.6922
551	528246.9399	1350776.5611
552	528276.0092	1350699.6550
553	528306.8719	1350711.3369
926	528288.1836	1350760.7098
927	528396.6724	1350801.7742
928	528389.5923	1350820.4791
929	528290.4564	1350782.9549
931	528473.6639	1350739.6108
932	528572.7999	1350777.1350
933	528596.5180	1350714.4736
934	528497.3821	1350676.9494
935	528539.9099	1350549.7687
936	528643.9543	1350589.1509
937	528666.5403	1350529.4804

LEGEND



PUBLIC STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT LINE TABLE			
LINE	COURSE	BEARING	LENGTH
L1	N69°16'04"W	7.65'	
L2	N47°26'42"W	73.99'	
L3	N68°53'55"E	22.24'	

20' PUBLIC SEWER & UTILITY EASEMENT LINE TABLE			
LINE	COURSE	BEARING	LENGTH
L4	S69°16'04"E	69.39'	
L5	S02°26'48"E	32.59'	



VICINITY MAP

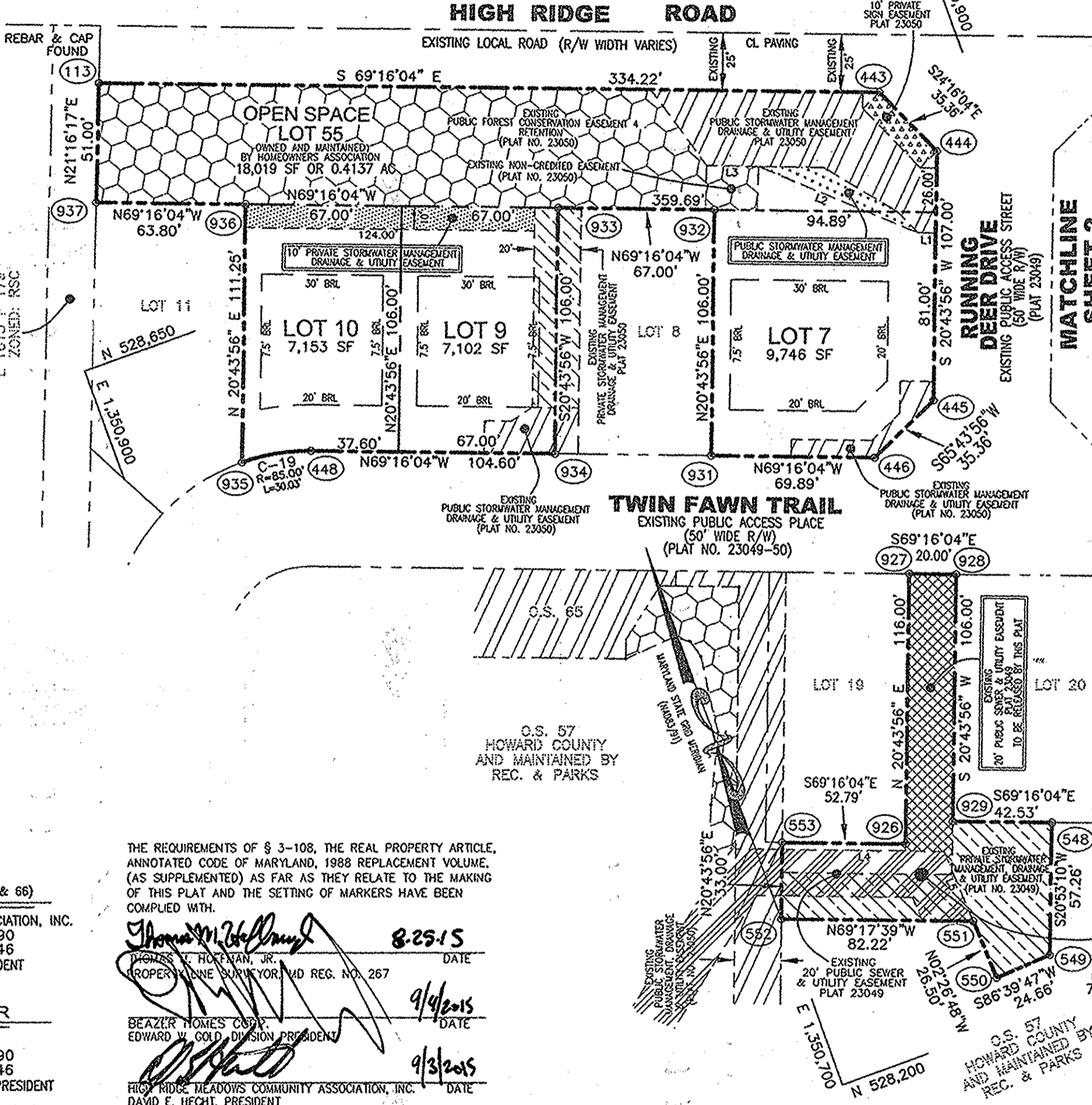
SCALE: 1" = 2,000'
 ADC MAP : 19 G-11,12

GENERAL NOTES

- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON GRID NORTH OF THE MARYLAND STATE PLANE COORDINATE SYSTEM (AND 83/91) AND ARE DIRECTLY REFERRED TO HOWARD COUNTY MONUMENTS NOS. 4712 AND 4760.
- THIS PLAN IS SUBJECT TO THE ADOPTED 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, WATER PERMIT, OR BUILDING AND GRADING PERMITS.
- THE SUBJECT PROPERTY IS ZONED R-5C IN ACCORDANCE WITH THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP. LITE ZONING REGULATIONS EFFECTIVE ON 7/26/06, AND IS SUBJECT TO THE ADOPTED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/17/07 PER CONSUMER BILL 75-2003.
- THE ZONING IS GRANDFATHERED IN SINCE THE PRELIMINARY EQUIVALENT SKETCH PLAN WAS APPROVED PRIOR TO 10/06/13. AREAS SHOWN HEREON ARE MORE OR LESS.
- 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 FOR 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 CLIP COATING;
 C. GEOMETRY -- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
 D. STRUCTURES (CHALKERS/BRODIES) -- 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 DRIVEWAY SURFACE;
 F. STRUCTURE CLEARANCES--MINIMUM 12 FEET.
- MAINTENANCE -- SUFFICIENT TO ENSURE ALL WEATHER USE.
- TO THE BEST OF THE KNOWLEDGE, THERE ARE NO EXISTING OR BURIAL SITES LOCATED ON SUBJECT PROPERTY.
- THERE ARE NO EXISTING DWELLINGS/STRUCTURES LOCATED ON SITE.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- PUBLIC WATER AND SEWER SERVICE TO THESE LOTS HAS BEEN GRANTED UNDER PROVISIONS OF SECTION 18.122(B) OF THE HOWARD COUNTY CODE. INCORPORATION FOR THE HOMEOWNERS ASSOCIATION SITE DESIGN CRITERIA # F-14-022 WAS FILED AND ACCEPTED. WATER FOR THIS PROJECT IS TO BE PUBLIC EXTENSIONS OF CONTRACT NO. 1-W-11.
 -- SEWER FOR THIS PROJECT IS TO BE PUBLIC EXTENSIONS OF CONTRACT NO. 30-S AND CONTRACT NO. 30-3253.
- SECTION ONE EXTENSIONS ARE DETAILED ON CONTRACT 24-4778-D.
- ARTICLE VIII OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION SITE DESIGN CRITERIA # F-14-022 WAS FILED AND ACCEPTED AND TAKEN ON 3-13-2014, 2013, DEPARTMENT REF# D15137802.
- METLANDS AND STREAMS SHOWN HEREON ARE BASED ON DELINEATION BY MCCARTHY & ASSOCIATES, INC., DECEMBER 2011. THE REPORT WAS AMENDED OCTOBER 2012.
- NO CLEARING, GRUBBING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF FOREST CONSERVATION EASEMENT AREAS, METLANDS, STREAMS, OR THEIR REQUIRED BUFFERS. THE PROPOSED SUBDIVISION (SECTION ONE) AND RELATED CONSTRUCTION WILL NOT IMPACT ENVIRONMENTAL FEATURES OR BUFFERS.
- THERE IS NO 100-YEAR FLOODPLAIN WITHIN THE LIMITS OF THIS SITE.
- STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF ALTERNATIVE SURFACES, NON STRUCTURAL PRACTICES & MICRO-SCALE PRACTICES IN ACCORDANCE WITH THE DESIGN CRITERIA. NON STRUCTURAL PRACTICES INCLUDE ROOFTOP DISCONNECTORS, MICRO-SCALE PRACTICES INCLUDE MICRO-BORRETATION, BIO SHALES, DRYWELLS, RAIN BARRELS AND RAIN GARDENS. ALTERNATIVE SURFACES INCLUDE PERMEABLE SURFACES, TYPICALLY ALTERNATIVE SURFACE, NON STRUCTURAL AND MICRO-SCALE FACILITIES. ONLY WILL BE PRIVATELY OWNED AND MAINTAINED (H.O.A.). MICRO-SCALE FACILITIES MANAGING ROAD RUNOFF SHALL BE DESIGNED 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.
 -- PRIOR TO SIGNATURE APPROVAL OF THE SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DEVELOPERS AGREEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITY. ALL PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENTS ON PRIVATE LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 OLD SCAGGSVILLE ROAD IS CLASSIFIED AS A MAJOR COLLECTOR.
 DEVELOPER RESERVES UNTO HIMSELF, HIS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESCRIBED AS FOREST CONSERVATION AREA AND H.O.A. IN, ON, OVER AND THROUGH LOT/PARCELS. ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREBY RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT/PARCELS. DEVELOPER SHALL DEED AND DELIVER DEEDS FOR THE EASEMENTS 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.
- IN ACCORDANCE WITH SECTION 18.122(B)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS THE TOTAL OPEN SPACE PROVIDED FOR SECTION 1 AND SECTION 2 OF THIS PROJECT IS 23% OF GROSS AREA (58,942.0 AC. X 23% = 13,452.66 AC.). IN ACCORDANCE WITH SECTION 18.121(C), OPEN SPACE LOTS 55-66 & 58-68 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 55, 56, 58, 59, 60, 61, AND 62 TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 -- TOTAL OPEN SPACE PROVIDED UNDER F14-022 SECTION ONE = 9.92 ACRES
 -- ADDITIONAL OPEN SPACE SHALL BE PROVIDED UNDER F14-023 SECTION TWO
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 18.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. LANDSCAPING WAS ADDRESSED UNDER F-14-022.
- FOREST STAND DELINEATION PLAN WAS PREPARED BY MCCARTHY & ASSOCIATES, INC., APRIL 2012 AND AMENDED OCTOBER 2012. FOREST CONSERVATION PLAN WAS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. IS PART OF THIS FINAL PLAN.
- THE OFFICIAL PRE-SUBMISSION MEETING WAS HELD FOR THIS PROJECT ON FEBRUARY 28, 2012, AT SAINT VINCENT PALOTI HIGH SCHOOL. ON APRIL 12, 2012 A SECOND, NON-OFFICIAL MEETING WAS HELD AT THE LAUREL COMMUNITY CENTER.
- AN ENVIRONMENTAL CONCEPT PLAN (ECP12-047) WAS APPROVED ON OCTOBER 1, 2012.
- A PRELIMINARY EQUIVALENT SKETCH PLAN (SP13-007) WAS APPROVED ON JULY 3, 2013.
- FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL A PORTION OF THE REQUIREMENTS OF SECTION 16.1200(B)(1)(4) OF THE HOWARD COUNTY FOREST CONSERVATION MANUAL. NO CLEARING, GRUBBING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED. (FOREST CONSERVATION WAS ADDRESSED UNDER F-14-022)
- THIS PLAN OF REVISION IS EXEMPT FROM COMPLIANCE WITH THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200(B)(1)(4) BECAUSE THIS IS A PLAN OF REVISION OF EASEMENTS WHICH DOES NOT CREATE ADDITIONAL LOTS. FOREST CONSERVATION FOR THIS PROJECT WAS PREVIOUSLY ADDRESSED UNDER F-14-022.

GENERAL NOTES (CONTD)

- THIS PROJECT IS SUBJECT TO A DESIGN MANUAL NUMBER, ON DECEMBER 4, 2012, 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 15 WHICH REQUIRE AN 85TH PERCENTILE SPEED STUDY AND PUBLIC ROADWAY SECTION DESIGN.
- THE DIVISION APPROVED THE REQUEST 1. BASED ON CONDITIONS MADE IN THE REQUEST. 2) THE ASSUMED 85TH PERCENTILE SPEED IS IN LINE WITH THE ACTUAL STUDY MADE BY THE ENGINEER AT THE NEXT INTERSECTION. 3. MINIMUM CURVE RADIIUS HAS BEEN REDUCED WITHIN RESIDENTIAL AREA PROVISION SPEED CONTROL WITHIN THIS PORTION OF THE SUBDIVISION. IT IS NOTED THAT ALL DATA WITHIN THE SUBDIVISION MEETS THE HOWARD COUNTY FIRE DEPARTMENT REQUIREMENTS. THE REQUESTED WAIVER TO DESIGN MANUAL VOLUME 4, DETAIL R1.02 HAS BEEN DEFERRED UNTIL THE SUBMISSION OF THIS FINAL PLAN.
- WP-13-000 IS A WAIVER PETITION HAS BEEN SUBMITTED AND APPROVED ON MARCH 27, 2013. THE PLANNING DIRECTOR APPROVED THE REQUEST, TO WAIVE SECTION 16.116(A) FOR DISTURBANCE TO 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 SPECIEMEN TREES. THE PLANNING DIRECTOR DENIED YOUR REQUEST TO WAIVE SECTION 16.1205(B)(6)(V) (C) TO ALLOW PIPESTOCK 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 & DETERMINATION IS NECESSARY.
 2. PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITIES THAT RESULT IN THE APPROVED ENVIRONMENTAL DISTURBANCES, ALL APPROVALS FROM MDE, 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 EPZ).
 3. PRIOR TO REMOVAL OF THE TWO OAK SPECIEMEN 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 AMPLE JUSTIFICATION TO THE DEPARTMENT OF PLANNING AND ZONING IF NOT FEASIBLE. LOSS OF LOT YIELD ALONE WILL NOT BE CONSIDERED AMPLE JUSTIFICATION.
 4. REMOVAL OF EACH SPECIEMEN TREE WILL REQUIRE MITIGATION WITH THE PLANTING OF TWO NEW NATIVE SHADE TREES (FOR UP TO 8 NEW SHADE TREES) WITH A MINIMUM 2-1/2" CALIBER 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 SPECIEMEN TREE ON THE NORTH PARCEL, THE DEVELOPER SHALL FIRST ATTEMPT DESIGN ALTERNATIVES THAT WOULD ALLOW PRESERVATION OF THE TREE. IF REMOVED, THE TWO TREES PLANTED 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 398.
 DENIAL OF THE WAIVER TO SECTION 16.1205(B)(6)(V)(C) WAS BASED ON THE FOLLOWING REASONS:
 1. EXTRAORDINARY CIRCUMSTANCES OR DESIGN CONSTRAINTS RESULTING IN SIGNIFICANT HARSHNESS 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 DISBURING AN OPTIMAL LOT YIELD. THE DEVELOPER HAS THE OPTION OF INCORPORATING ADDITIONAL TOWNHOUSE LOTS TO OBTAIN DESIRED LOT YIELD IN THE PROPOSED SUBDIVISION DESIGN.
 4. THE WAIVER, IF APPROVED, WOULD HULLY 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 PIPESTOCK 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 SUBDIVISION DESIGN. THE DEVELOPER SHOULD GIVE MORE CONSIDERATION TO THE ARRANGEMENT OF LOTS SO THAT PROPOSED HOUSES WILL NOT LOOK INTO NEIGHBORHOODS 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 SPECIEMEN TREES TO BE REMOVED. TO SPECIEMEN 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, SPECIEMEN TREE # 15 AND 16 (35"/37" THIN TRUNK SOUTHERN RED OAK IN FAIR CONDITION) IS PROPOSED TO BE REMOVED.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SUBDIVISION.



AREA TABULATION CHART (THIS SHEET)	
BUILDABLE LOTS TO BE RECORDED	3
OPEN SPACE LOTS TO BE RECORDED	2
TOTAL LOTS TO BE RECORDED	5
AREA OF BUILDABLE LOTS TO BE RECORDED	0.5510 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.5768 AC
AREA OF LOTS TO BE RECORDED	1.1278 AC
AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA TO BE RECORDED	1.1278 AC

OWNER (O.S. LOTS 55, 60, 62, & 66)
 HIGH RIDGE MEADOWS COMMUNITY ASSOCIATION, INC.
 8965 GULFROAD ROAD, #290
 COLUMBIA, MARYLAND 21046
 ATTN: MR. DAVID E. HECHT, PRESIDENT
 410-381-3222

OWNER / DEVELOPER
 BEAZER HOMES CORP.
 8965 GULFROAD ROAD, #290
 COLUMBIA, MARYLAND 21046
 ATTN: MR. EDWARD W. GOLD, DMSION 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. Hoffmann, Jr. 8/25/15
 THOMAS M. HOFFMANN, JR.
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

Edward W. Gold 9/3/2015
 EDWARD W. GOLD, DIVISION PRESIDENT
 BEAZER HOMES CORP.

David E. Hecht 9/3/2015
 DAVID E. HECHT, PRESIDENT
 HIGH RIDGE MEADOWS COMMUNITY ASSOCIATION, INC.

PURPOSE:
 THE PURPOSE OF THIS PLAT IS TO REVISE PLATS 23048-23055 (F-14-022) TO:
 (1) EXPAND THE EXISTING PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT ON LOT 7 AND OPEN SPACE LOT 55 (PLAT 23050) BY ADDING "PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT"
 (2) EXPAND THE EXISTING PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT ON LOT 9 (PLAT 23050) BY ADDING "10' PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT" TO LOTS 9 & 10
 (3) RELEASE PART OF THE EXISTING 20' PUBLIC SEWER & UTILITY EASEMENT ON OPEN SPACE LOT 66 (PLAT 23050)
 (4) ADD "5' PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT" TO LOT 3
 (5) ADD "5' PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT" TO LOT 6
 (6) ADD "5' PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT" TO LOT 47
 (7) EXPAND THE EXISTING PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT ON LOT 53 AND OPEN SPACE LOT 62 (PLAT 23053) BY ADDING "PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT"
 (8) REVISE THE EXISTING PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT ON OPEN SPACE LOT 60 (PLAT 23052) BY RELEASING PART OF IT AND ADDING "PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT"
 (9) ADD "TEMPORARY ROAD REVERTIBLE GRADING EASEMENT" TO LOT 37 AND OPEN SPACE LOT 60

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

Maureen Rossman 9/22/2015
 MAUREEN ROSSMAN
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Chubb 10-1-15
 CHAD CHUBB
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Robert H. Vogel 10-7-15
 ROBERT H. VOGEL
 DIRECTOR

OWNER'S CERTIFICATE

BEAZER HOMES CORP. AND HIGH RIDGE MEADOWS COMMUNITY ASSOCIATION, INC., 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 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.

WITH OUR HANDS THIS 14th DAY OF September 2014.

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

David E. Hecht
 DAVID E. HECHT, PRESIDENT
 HIGH RIDGE MEADOWS COMMUNITY ASSOCIATION, INC.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF (1) PART OF THAT LAND DESCRIBED IN CONVEYANCE FROM ARTHUR P. KRAESKI TO BEAZER HOMES CORP. BY DEED DATED AUGUST 13, 2014 AND RECORDED IN LIBER 15737, FOLIO 129, AND (2) PART OF THAT LAND DESCRIBED IN CONVEYANCE FROM BEAZER HOMES CORP. TO HIGH RIDGE MEADOWS COMMUNITY ASSOCIATION, INC. BY DEED DATED SEPTEMBER 24, 2014 AND RECORDED IN LIBER 15877, FOLIO 510, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY.

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. Hoffmann, Jr. 8/25/15
 THOMAS M. HOFFMANN, JR.
 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: 410.461.9961

RECORDED AS PLAT No. 23517 ON 10/9/15
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
HIGH RIDGE MEADOWS
 SECTION ONE
 LOTS 3, 6, 7, 9, 10, 37, 47, & 53
 AND OPEN SPACE LOTS 55, 60, 62, & 66

A REVISION OF "HIGH RIDGE MEADOWS, SECTION ONE, LOTS 1-54, OPEN SPACE LOTS 55-68 AND NON-BUILDABLE BULK PARCEL B", PLATS 23048-23055
 DPZ REF'S: F-10-065, F-14-022, ECP-12-047, SDP-14-081, 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
 AUGUST 25, 2015

SHEET 1 OF 2

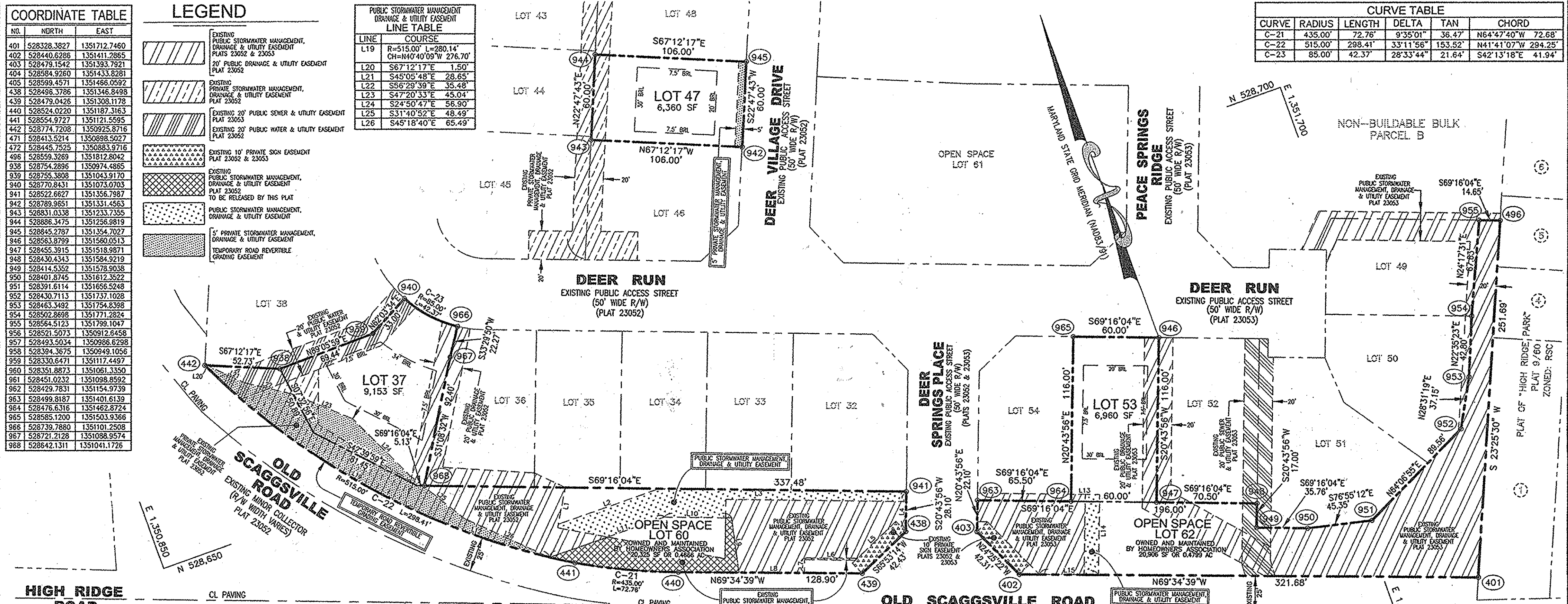
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COORDINATE TABLE		
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439	528479.0426	1351308.1178
440	528524.0220	1351187.3163
441	528554.9727	1351121.5595
442	528774.7208	1350925.8716
471	528413.5214	1350998.5027
472	528445.7525	1350883.9716
496	528559.3269	1351812.8042
938	528754.2896	1350974.4865
939	528755.3808	1351043.9170
940	528770.8431	1351073.0703
941	528789.9551	1351331.4662
942	528789.9551	1351331.4662
943	528831.0338	1351233.7356
944	528886.3475	1351258.9819
945	528845.2787	1351354.7027
946	528863.8799	1351560.0513
947	528455.3915	1351518.9871
948	528430.4343	1351584.9219
949	528414.5352	1351578.9038
950	528401.8745	1351612.3522
951	528391.6114	1351656.5248
952	528430.7113	1351737.1028
953	528463.3492	1351754.8398
954	528502.8698	1351771.2824
955	528564.5123	1351799.1047
956	528521.5073	1350912.6458
957	528493.5034	1350986.6298
958	528394.3675	1350949.1056
959	528330.6471	1351117.4497
960	528351.8873	1351061.3350
961	528451.0232	1351098.8592
962	528429.7831	1351154.9739
963	528499.8187	1351401.6139
964	528476.6316	1351462.8724
965	528585.1200	1351503.9366
966	528739.7880	1351101.2508
967	528721.2128	1351098.9574
968	528642.1311	1351041.1726

LEGEND		
	EXISTING PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT PLATS 23052 & 23053	
	EXISTING PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT PLAT 23052	
	EXISTING 20' PUBLIC SEWER & UTILITY EASEMENT PLAT 23053	
	EXISTING 20' PUBLIC WATER & UTILITY EASEMENT PLAT 23052	
	EXISTING 10' PRIVATE SIGN EASEMENT PLAT 23052 & 23053	
	EXISTING PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT PLAT 23052 TO BE RELEASED BY THIS PLAT	
	PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT	
	5' PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT	
	TEMPORARY ROAD REVERTIBLE GRADING EASEMENT	

PUBLIC STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT LINE TABLE		
LINE	COURSE	
L19	R=515.00' L=280.14'	CH=N40°40'09"W 276.70'
L20	S67°12'17"E	106.00'
L21	S45°05'48"E	28.65'
L22	S56°29'39"E	35.48'
L23	S47°20'33"E	45.04'
L24	S24°50'47"E	56.90'
L25	S31°40'52"E	48.49'
L26	S45°18'40"E	65.49'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-21	435.00'	72.76'	9°35'01"	36.47'	N64°47'40"W 72.68'
C-22	515.00'	298.41'	33°11'56"	153.52'	N41°41'07"W 294.25'
C-23	85.00'	42.37'	28°33'44"	21.64'	S42°13'18"E 41.94'



HIGH RIDGE ROAD
EXISTING LOCAL ROAD
(R/W WIDTH VARIES)

MATCHLINE SHEET 1

OWNER (O.S.LOTS 55, 60, 62, & 66)
HIGH RIDGE MEADOWS COMMUNITY ASSOCIATION, INC.
8965 GUILFORD ROAD, #290
COLUMBIA, MARYLAND 21046
ATTN: MR. DAVID E. HECHT, PRESIDENT
410-381-3222

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

AREA TABULATION CHART (THIS SHEET)	
BUILDABLE LOTS TO BE RECORDED	5
OPEN SPACE LOTS TO BE RECORDED	2
TOTAL LOTS TO BE RECORDED	7
AREA OF BUILDABLE LOTS TO BE RECORDED	0.8473 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.9465 AC
AREA OF LOTS TO BE RECORDED	1.7938 AC
AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA TO BE RECORDED	1.7938 AC

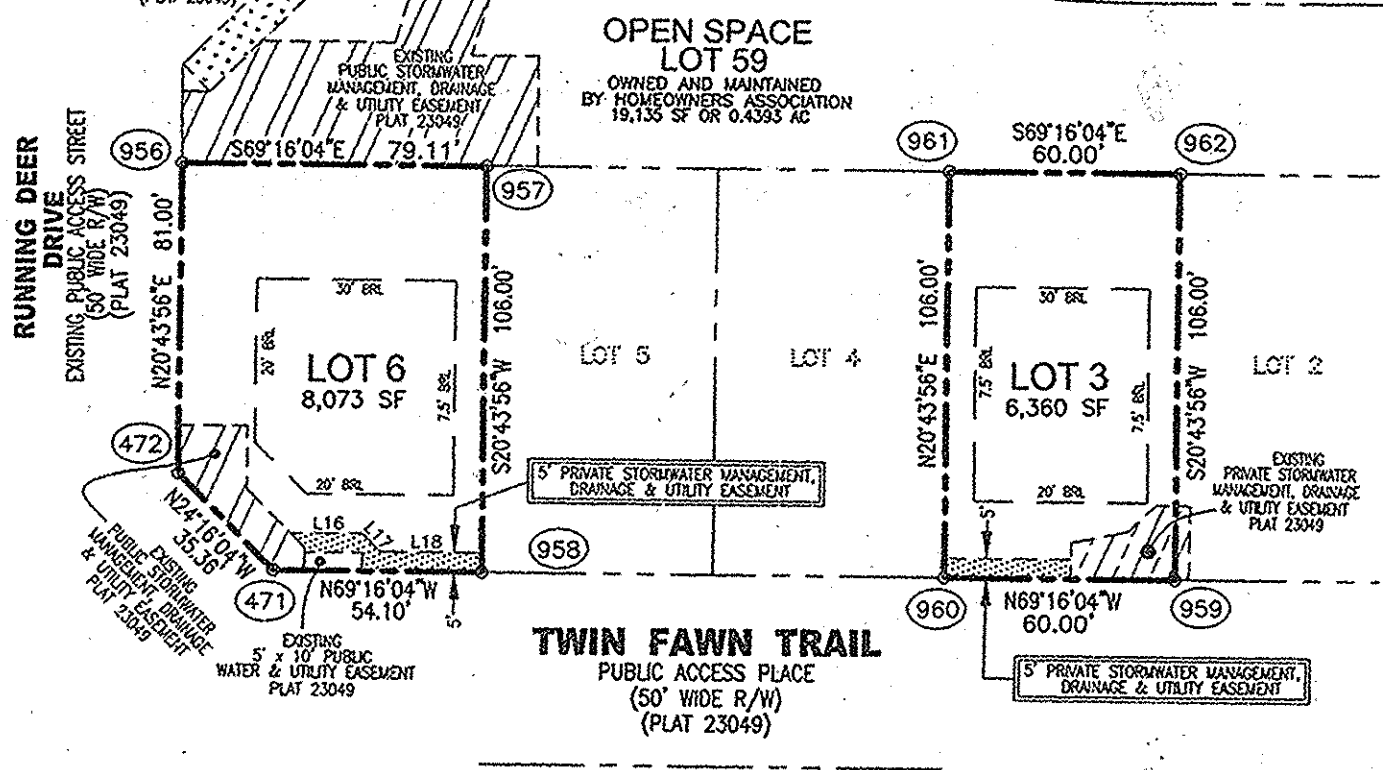
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.

Richard M. Rosen 9/22/2015
HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Elmer 10-1-15
CHIEF, DEVELOPMENT ENGINEERING DIVISION H&P DATE

Kathleen Schaeffer 10-7-15
DIRECTOR DATE



PUBLIC STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT LINE TABLE		
LINE	COURSE	
L1	S30°36'34"W	26.18'
L2	S89°24'18"E	74.91'
L3	S69°16'04"E	173.07'
L4	S20°43'56"W	28.10'
L5	S65°53'14"W	37.38'
L6	N69°34'39"W	36.98'
L7	S20°43'56"W	10.67'
L8	N69°34'39"W	45.87'
L9	N12°21'58"E	38.91'
L10	N69°16'04"W	42.46'
L11	N89°24'18"W	84.99'
L12	R=515.00' L=107.00'	CH=S50°18'01"E 106.80'
L13	S69°16'04"E	19.99'
L14	S20°42'09"W	56.63'
L15	N69°34'39"W	41.42'

5' PRIVATE STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT LINE TABLE		
LINE	COURSE	
L16	S69°16'04"E	18.84'
L15	S24°16'04"E	6.60'
L16	S69°16'04"E	26.30'

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. Hoffmann 8-25-15
THOMAS M. HOFFMANN, JR.
PROPERTY LINE SURVEYOR, MD REG. NO. 267
DATE

Edward W. Gold 9/4/2015
BEAZER HOMES CORP.
EDWARD W. GOLD, DIVISION PRESIDENT
DATE

David E. Hecht 9/3/2015
HIGH RIDGE MEADOWS COMMUNITY ASSOCIATION, INC.
DAVID E. HECHT, PRESIDENT
DATE

PURPOSE:
THE PURPOSE OF THIS PLAT IS TO REVISE PLATS 23048-23055 (F-14-022) TO:
(1) EXPAND THE EXISTING PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT ON LOT 7 AND OPEN SPACE LOT 55 (PLAT 23050) BY ADDING "PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT" TO LOT 6
(2) EXPAND THE EXISTING PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT ON LOT 9 (PLAT 23050) BY ADDING "10' PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT" TO LOTS 9 & 10
(3) RELEASE PART OF THE EXISTING 20' PUBLIC SEWER & UTILITY EASEMENT ON OPEN SPACE LOT 66 (PLAT 23050)
(4) ADD "5' PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT" TO LOT 3
(5) ADD "5' PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT" TO LOT 6
(6) ADD "5' PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT" TO LOT 47
(7) EXPAND THE EXISTING PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT ON LOT 53 AND OPEN SPACE LOT 62 (PLAT 23053) BY ADDING "PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT"
(8) REVISE THE EXISTING PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT ON OPEN SPACE LOT 60 (PLAT 23052) BY RELEASING PART OF IT AND ADDING "PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT"
(9) ADD "TEMPORARY ROAD REVERTIBLE GRADING EASEMENT" TO LOT 37 AND OPEN SPACE LOT 60

OWNER'S CERTIFICATE

BEAZER HOMES CORP. AND HIGH RIDGE MEADOWS COMMUNITY ASSOCIATION, INC., 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 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 OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 14th DAY OF September 2014.

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

David E. Hecht
HIGH RIDGE MEADOWS COMMUNITY ASSOCIATION, INC.
DAVID E. HECHT, PRESIDENT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF (1) PART OF THAT LAND DESCRIBED IN CONVEYANCE FROM ARTHUR P. KRAESKI TO BEAZER HOMES CORP. BY DEED DATED AUGUST 13, 2014 AND RECORDED IN LIBER 15737, FOLIO 129, AND (2) PART OF THAT LAND DESCRIBED IN CONVEYANCE FROM BEAZER HOMES CORP. TO HIGH RIDGE MEADOWS COMMUNITY ASSOCIATION, INC. BY DEED DATED SEPTEMBER 24, 2014 AND RECORDED IN LIBER 15877, FOLIO 510. ALL AMONG THE LAND RECORDS OF HOWARD COUNTY.

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.

Thomas M. Hoffmann 8-25-15
THOMAS M. HOFFMANN, JR.
PROPERTY LINE SURVEYOR, MD REG. NO. 267
DATE

ROBERT H. VOGEL ENGINEERS & PLANNERS
8407 MAIN STREET
ELICHT CITY, MD 21043 TEL: 410-461-7666
FAX: 410-461-8961

RECORDED AS PLAT No. 23518 ON 10/9/15
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
HIGH RIDGE MEADOWS SECTION ONE
LOTS 3, 6, 7, 9, 10, 37, 47, & 63
AND OPEN SPACE LOTS 55, 60, 62, & 66
A REVISION OF "HIGH RIDGE MEADOWS SECTION ONE, LOTS 1-54, OPEN SPACE LOTS 55-68 AND NON-BUILDABLE BULK PARCEL B", PLATS 23048-23055
DPZ REF'S: F-10-065, F-14-022, ECP-12-047, SOP-14-081, 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
AUGUST 25, 2015
SHEET 2 OF 2

K:\PROJECTS\11-28 SURVEY DWG\RECORD PLATS\PHASE 1\PLAT OF REV\PLAT2.DWG