

NOTES:

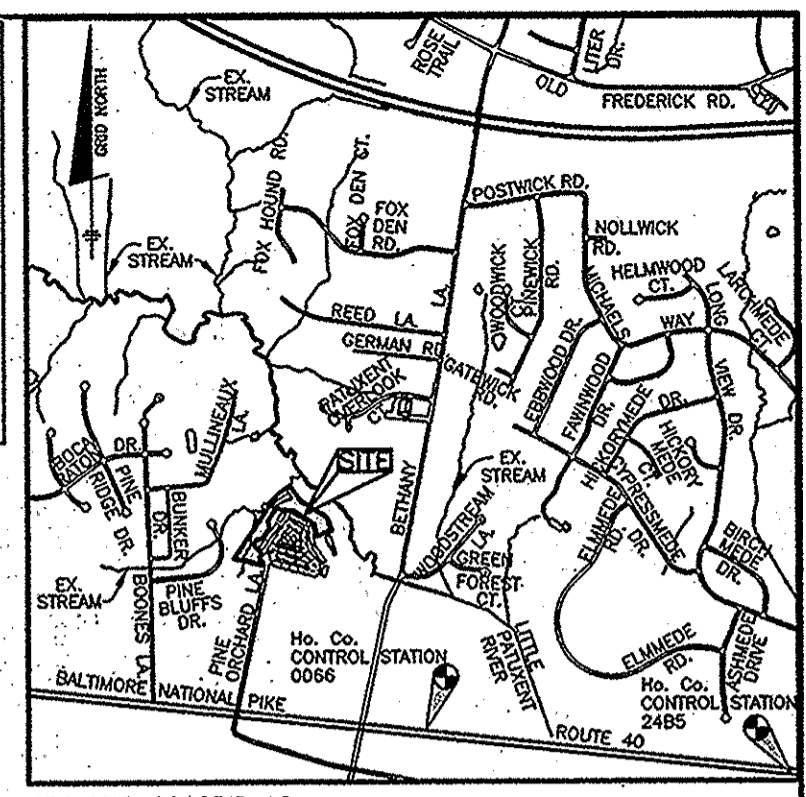
- 1.) * DENOTES IRON PIPE (IPF) OR REBAR & CAP (RCF) FOUND
 Δ DENOTES TRAVERSE POINT.
- 2.) COORDINATES BASED ON NAD'83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 0086 AND NO. 2585.
- 3.) SUBJECT PROPERTY ZONED R-A-15, PER THE COMPREHENSIVE ZONING PLAN, MAPS AND AMENDED REGULATIONS, EFFECTIVE OCTOBER 6, 2013.
- 4.) THERE ARE NO HISTORIC FEATURES OR CEMETERIES ON THIS SITE.
- 5.) ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- 6.) THIS PLAT IS BASED ON A REVISION TO PREVIOUSLY RECORDED PLAT NO. 8530 & 23151 AND FIELD RUN SURVEY WORK PERFORMED BY BENCHMARK ENGINEERING, INC. ON ABOUT NOVEMBER, 2012.
- 7.) THIS PLAT IS SUBJECT TO THE FOLLOWING DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS F-88-291, F-15-050, GP-88-71, SDP-89-07, SDP-90-135.
- 8.) THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER SHALL BE PUBLIC. DRAINAGE AREA IS WITHIN THE MIDDLE PATUXENT WATERSHED. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED UNDER THE PROVISIONS OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. PUBLIC WATER AND SEWER CONTRACT NOS. ARE C-509-S AND 20-W/S.
- 9.) UNLESS NOTED AS "PRIVATE", ALL EASEMENTS ARE PUBLIC.
- 10.) THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS PER COUNCIL BILL 32-2013. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACKS AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- 11.) THIS PLAT IS EXEMPT FROM THE REQUIREMENTS FOR FOREST CONSERVATION PER SECTION 16.1202(b)(1)(vi) OF THE HOWARD COUNTY CODE BECAUSE THIS PLAT CREATES NO ADDITIONAL BUILDABLE LOTS.
- 12.) STORMWATER MANAGEMENT WAS PREVIOUSLY ADDRESSED UNDER GP-88-71 AND SDP-89-71.
- 13.) LANDSCAPING PREVIOUSLY ADDRESSED UNDER SDP-90-135.
- 14.) NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
- 15.) NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- 16.) NO CLEARING, EXCAVATING, FILLING, ALTERING DRAINAGE OR IMPERVIOUS PAVING MAY OCCUR WITHIN THE FLOODPLAIN AREA.
- 17.) OPEN SPACE LOT 3 IS TO BE OWNED AND MAINTAINED BY THE HOA.
- 18.) NO GRADING, REMOVAL OF VEGETATIVE COVER, TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS, THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
- 19.) IN ACCORDANCE WITH SECTION 16.121(e)(3) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TWO ADJACENT OPEN SPACE LOTS MAY SHARE THE FEE SIMPLE FRONTAGE IF THE DEPARTMENT OF PLANNING AND ZONING DETERMINES THAT ACCESS WILL BE ACCEPTABLE FOR THE PROPOSED USE OF THE OPEN SPACE LOT. DPZ, IN COLLABORATION WITH THE DEPARTMENT OF RECREATION AND PARKS, HAS AGREED TO ALLOW THE SHARED FRONTAGE AS LONG AS A 15 FOOT WIDE ACCESS EASEMENT DEDICATED TO DRP IS PROVIDED FROM PINE ORCHARD LANE TO PROPOSED OPEN SPACE LOT 2.
- 20.) THE ARTICLES OF INCORPORATION FOR THE HOME OWNER'S ASSOCIATION WERE FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 9-29-2015; RECEIPT NO. D16794877.

LEGEND

- BOUNDARY COORDINATE (603)
- LIMIT OF SUBMISSION
- 15' PUBLIC ACCESS EASEMENT

BENCH MARKS

HO. CO. #0086 (NAD '83)	ELEV. 386.52
STANDARD DISC ON CONCRETE MONUMENT RT. 40 BY ENCHANTED FOREST SHOPPING CENTER N 587380.50 E 1,352603.44	
HO. CO. #2485 (NAD '83)	ELEV. 390.17
STANDARD DISC ON CONCRETE MONUMENT ISLAND AT CORNER OF RT. 40 AND DOGWOOD DR. N 586956.27 E 1356570.78'	



ADC MAP 20 GRID A6
VICINITY MAP
 SCALE: 1" = 2000'

COORDINATE CHART (NAD '83)

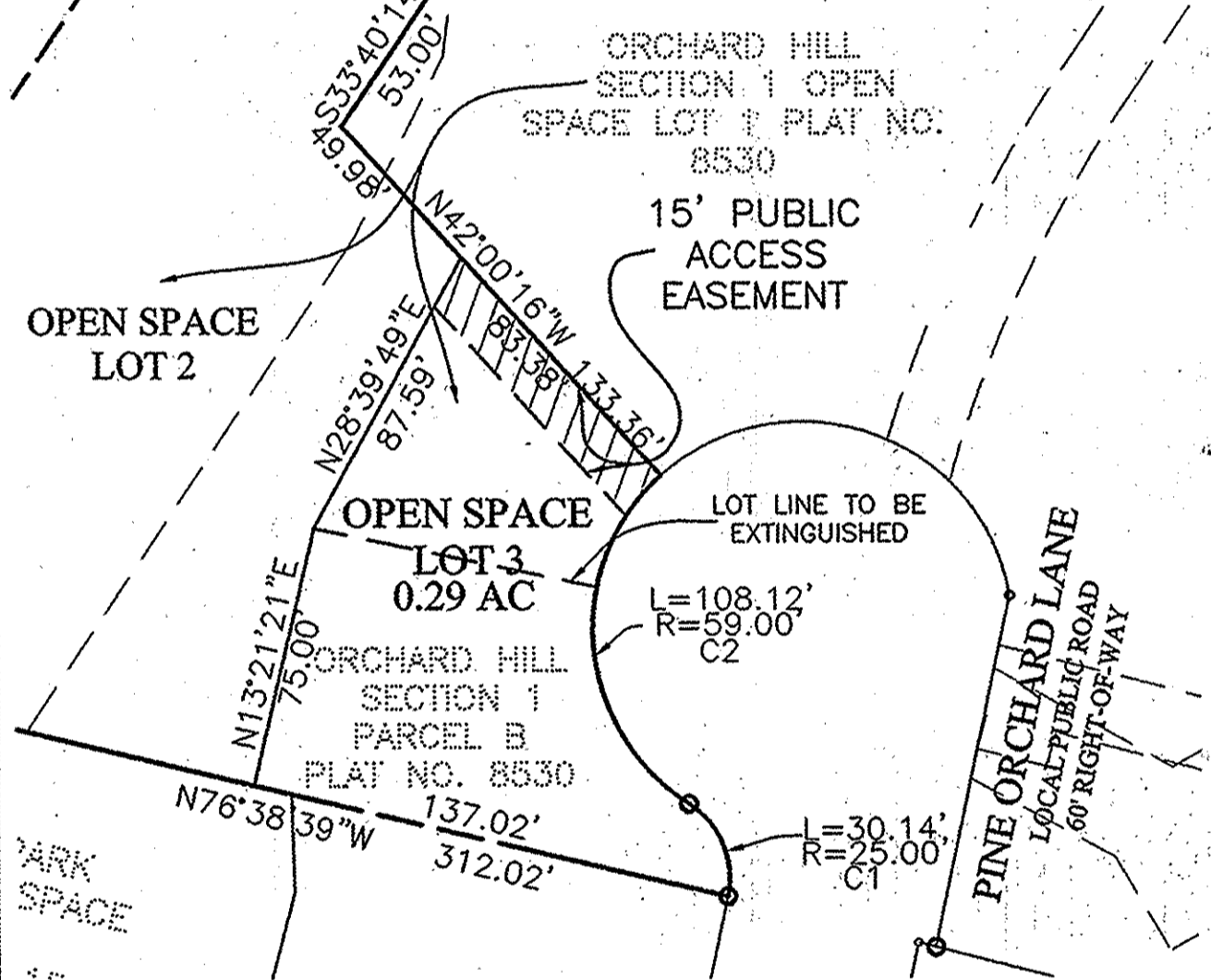
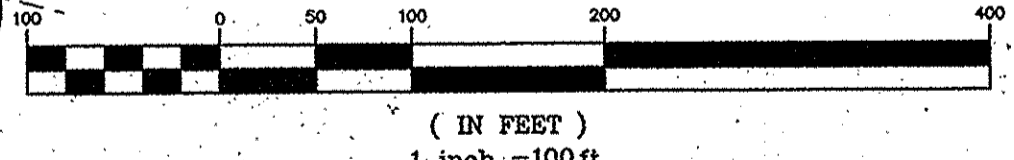
No.	NORTH	EAST
100	588975.18	1350868.54
101	589074.28	1350779.30
102	589118.39	1350808.68
103	589131.51	1350875.10
104	589248.51	1350953.04
105	589321.86	1350932.22
106	589446.70	1351015.38
107	589411.66	1351215.41
108	589284.77	1351415.09
109	589161.63	1351439.61
110	589210.24	1351592.75
111	589355.12	1351546.76
112	589532.00	1351268.43
113	589679.31	1351161.14
114	589594.94	1351039.26
115	589516.88	1350975.62
116	588927.73	1350583.14
117	588855.66	1350888.73
118	588881.85	1350875.89

THE REQUIREMENTS B 3-108; THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald Mason 10-6-15
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

Steve K. Breeden 10/7/15
 STEVEN K. BREEDEN DATE
 JAMES R. MOXLEY III 10/7/15
 JAMES R. MOXLEY III DATE
 JAMES IRVIN 11/18/15
 JAMES IRVIN DATE

GRAPHIC SCALE



DETAIL OPEN SPACE LOT 3
 SCALE: 1"=50'

AREA TABULATION CHART - THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	2
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	4.41± AC.
PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.41± AC.

TRAVERSE/CONTROL COORDINATE TABLE

NO.	NORTHING	EASTING
104	N 588824.90	E 1350930.30
112	N 588514.86	E 1350835.37

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA
C1	30.14'	25.00'	17.21'	28.35'	N22°27'58"W	69°04'31"
C2	108.12'	59.00'	76.89'	93.62'	S04°30'14"E	104°59'58"

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE SUITE 315 • ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-8105 (F) 410-465-6844 (P) 301-710-5688
 (P) 410-465-6844
 WWW.BE-CVLENGINEERING.COM

OWNERS

OPEN SPACE LOT 1 PARCEL B
 HOWARD COUNTY DEPARTMENT OF SECURITY DEVELOPMENT
 PARKS AND RECREATIONS CORPORATION
 3300 N RIDGE ROAD, SUITE 170 P.O. BOX 417
 ELLICOTT CITY, MARYLAND 21043 ELLICOTT CITY, MARYLAND 21041

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

Michelle M. Rossman 10/29/2015
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad E. Chamberlain 11/17/15
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Ket Stedinger 11-18-15
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION 1-7-2017 AND THAT IT IS PART OF THE LAND CONVEYED BY SECURITY DEVELOPMENT CORPORATION TO SECURITY DEVELOPMENT CORPORATION BY DEED DATED AUGUST 16, 1988 AND RECORDED IN LIBER 1869 AT FOLIO 378, PART OF THE LAND CONVEYED BY THOMAS W. KAHLER TO SECURITY DEVELOPMENT CORPORATION BY DEED DATED NOVEMBER 30, 1987 AND RECORDED IN LIBER 1788 AT FOLIO 187 AND ALL OF THE LAND CONVEYED BY SECURITY DEVELOPMENT CORPORATION TO HOWARD COUNTY, MARYLAND BY DEED DATED JANUARY 23, 1989 AND RECORDED IN LIBER 1977 AT FOLIO 350 AND THAT ALL MONUMENTS ARE IN PLACE AND BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 10-6-15
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

OWNER'S CERTIFICATE

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

BY: STEVEN K. BREEDEN 10/7/15 DATE
 JAMES R. MOXLEY III 10/7/15 DATE
 JAMES IRVIN 11/18/15 DATE
 WITNESS: [Signatures] 10/7/15 DATE
 WITNESS: [Signatures] 10/7/15 DATE
 WITNESS: [Signatures] 10/7/15 DATE

THE PURPOSE OF THIS RESUBDIVISION PLAT IS TO MERGE 0.29 ACRES OF OPEN SPACE LOT 1 WITH PARCEL B TO CREATE OPEN SPACE LOT 3 AND OPEN SPACE LOT 2. OPEN SPACE LOT 2 WILL BE OWNED BY THE HOWARD COUNTY AND OPEN SPACE LOT 3 WILL BE DEDICATED TO THE HOA.

RECORDED AS PLAT NO. 23704 ON 11/18/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

RESUBDIVISION PLAT

ORCHARD HILL OPEN SPACE LOTS 2 AND 3

RESUBDIVISION OF ORCHARD HILL, SECTION 1 PARCEL 'B' AND OPEN SPACE LOT 1 PREVIOUSLY RECORDED AS PLAT NO. 8530

2ND ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 17 SCALE: AS SHOWN
 GRID: 19 DATE: OCTOBER 2015
 PARCEL: 130
 ZONED: R-A-15

11/15/15 ORCHARD PARK.dwg/S015 PARCEL B.dwg, 10/6/2015 2:00:07 PM, ceg.c