

GENERAL NOTES

- COORDINATES BASED ON MD 83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATIONS NO. 2411 AND 2413.
- THIS PLAN IS BASED ON A FIELD BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED JANUARY 11, 2005 AND OCTOBER 29, 2013.
- BRL DENOTES BUILDING RESTRICTION LINE.
- Ø DENOTES REBAR WITH CAP MARKED "PROP MARK 21204" SET.
- Ø DENOTES IRON PIPE OR IRON BAR FOUND.
- Ø DENOTES ANGIULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- Ø DENOTES STONE.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- SUBJECT PROPERTY IS ZONED "R-A-15" IN ACCORDANCE WITH THE 10/06/13 COMPREHENSIVE ZONING PLAN.
- DRAWINGS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLING TO ENSURE SAFE ACCESS TO THE PROPERTY PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/1/4" AND CHIP COATING (1-1/2" MIN.);
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS;
 - STRUCTURES (COLUMNS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (105 LBS/LIN);
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1" OF DEPTH OVER DRIVEWAY SURFACE;
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS OR THEIR BUFFERS, FOREST CONSERVATION AREAS AND 100 YEAR FLOODPLAIN.
- THERE IS NO 100-YR FLOODPLAIN WITHIN THE LIMITS OF THIS PROJECT.
- NO STEEP SLOPES OVER 20% SHALL BE ALLOWED EXCEPT WHERE LOCATED WITHIN OPEN SPACE LOT 81 AND WITHIN NON-RESIDENTIAL PARCEL A ARE BASED ON ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES, DATED AUGUST 2011 AND AUGUST 2013. THERE ARE NO WETLANDS ON SITE THAT WILL BE DISTURBED OR THAT WILL REQUIRE 401 AND 404 WETLANDS PERMITS FROM THE STATE OF MARYLAND.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES LOCATED ON THIS PROPERTY. THE PROJECT HAS GONE BEFORE THE HISTORIC DISTRICT COMMISSION: # 12-20 - ON JUNE 7, 2012, THE PROJECT WENT BEFORE THE HOWARD COUNTY HISTORIC DISTRICT COMMISSION FOR ADVISORY COMMENTS. THE COMMISSION FOUND: 1. THE SITE WAS NOT LISTED ON THE HISTORIC SITE INVENTORY OR A HISTORICAL DISTRICT 2. ALTHOUGH THE HOMES MAY HAVE BEEN PREDOMINANT IN THE PAST, THE DEMOLITION OF THE 4 EXISTING HOMES WOULD NOT "NEGATIVELY AFFECT THE HISTORIC SETTINGS, AS IT NO LONGER EXISTS." 3. COMMISSION HAD NO OBJECTIONS TO THE PROJECT SUBJECT TO DOCUMENTATION OF THE HOMES BY A COUNTY ARCHITECTURAL HISTORIAN PRIOR TO DEMOLITION.
- DPZ FILE REFERENCES: AA-15-003, ECP-14-009, F-15-018, SDP-14-074, SDP-15-011, WP-15-036, WP-16-043, WP-17-056, WP-17-120, WP-18-032, WP-18-039, CB-56-2018, CB-24-2019 AND CB-123-2019.
- ON NOVEMBER 21, 2017 A CONFIRMATORY DEED TO CONSOLIDATE PARCELS 322, 323, 324, 325, 326 AND 327 WAS RECORDED WITH THE LAND RECORDS OF HOWARD COUNTY MARYLAND AS L17949 F. 213.
- THIS PROJECT IS SUBJECT TO COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, ALTERNATIVE COMPLIANCE PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATIONS.
- STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF ALTERNATIVE SURFACES AND MICRO-SCALE STRUCTURES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. MICRO-SCALE STRUCTURES INCLUDE MICRO-BIODIVERSITY, BIO SWALES, RAIN BARRELS AND PERMEABLE SURFACES AND ADDITIONAL STONE RESERVOIR STORAGE AS APPROVED UNDER ECP 14-009. THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
- THE LANDSCAPE PLAN WAS PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. A FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE OPN DEVELOPERS AGREEMENT IN THE AMOUNT OF \$15,150.00 UNDER SDP-14-074 FOR THE REQUIRED INTERNAL LANDSCAPING.
- STREET TREES HAVE BEEN PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(O)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$13,200.00 SHALL BE POSTED WITH THE SITE DEVELOPMENT PLAN (SDP-14-074).
- FOREST STAND DELINEATION PLAN PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES, AUGUST 2011 AND AUGUST 2013.
- A FOREST CONSERVATION PLAN PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. IS PART OF THE SITE DEVELOPMENT PLAN.
- REQUIREMENTS EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL A PORTION OF THE REQUIREMENTS OF SECTION 16.120 OF THE HOWARD COUNTY FOREST CONSERVATION MANUAL. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
 - THE FOREST CONSERVATION OBLIGATION FOR THIS PROJECT TO BE FULFILLED UNDER SDP-14-074.
 - TOTAL FOREST CONSERVATION OBLIGATION FOR THIS PROJECT TO BE FULFILLED BY ONSITE RETENTION OF 0.24 ACRES ON OPEN SPACE LOT 81 NO SURETY REQUIRED.
 - OPT. AFFORESTATION OF 0.91 AC. / PURCHASE OF THE EQUIVALENT OF 0.91 (0.91 x 2 = 1.82) ACRES OF AFFORESTATION CREDIT IN:
 - DENSITY SOLUTIONS, LLC FOREST BANK, SDP-13-059 (1.54 ACRES).
 - PROPERTY OF FREDERICK W. RAULIN, TRUSTEE UNDER THE VOLLAND-RAULIN TRUST FOREST BANK, SDP-13-058 (0.48 ACRES).
- INGRESS AND EGRESS TO MONTGOMERY ROAD (MD ROUTE 103) IS RESTRICTED AS SHOWN. ACCESS WILL BE PROVIDED BY BETHEL OVERLOOK.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE PROVIDED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- WATER AND SEWER SERVICE FOR THIS PROJECT WILL BE PUBLIC. WATER AND SEWER SERVICE WILL BE PROVIDED THROUGH CONTRACT NO. 14-4892-D. WATER FOR THIS PROJECT IS TO BE PUBLIC EXTENSIONS OF CONTRACT NO. 12-W SEWER FOR THIS PROJECT IS TO BE PUBLIC EXTENSIONS OF CONTRACT NO. 20-1001-D.
- PUBLIC WATER & SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- DEVELOPER RESERVES UPON 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 UNDER AND THROUGH THE LOTS, ANY CONVEYANCES OF THE FORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONCERNING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND FOREST CONSERVATION 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 ACCEPTANCE AND RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEEDS OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
- IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE OPEN SPACE REQUIREMENTS FOR THIS R-A-15 PROJECT IS 25% OF GROSS AREA (7,336.5 AC. X 25% = 1,834.1 AC. REQUIRED).
 - OPEN SPACE PROVIDED UNDER SDP-14-074/F-16-048 = 4.27 ACRES
 - TOTAL CREDITED OPEN SPACE PROVIDED = 2.18 ACRES
 - TOTAL NON CREDITED OPEN SPACE PROVIDED = 2.09 ACRES
 OPEN SPACE LOT 80 TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 OPEN SPACE LOT 81 TO BE OWNED AND MAINTAINED BY THE HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS.
 THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 03/15/2013. RECEIPT NO. 2187288 2412.
- THE PROTECTIVE COVENANTS, INCLUDING COVENANTS GOVERNING THE MAINTENANCE OF COMMUNITY OWNED OPEN SPACE (TO INCLUDE PRIVATE ROADWAYS) SHALL BE RECORDED CONCURRENTLY WITH THE RECORDING OF THIS PLAN.
- A NOISE STUDY WAS PREPARED FOR THIS PROJECT BY ROBERT H. VOGEL ENGINEERING, INC. DATED MARCH 2014.
- THE 65 DBA NOISE CONTOUR LINE SHOWN 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 MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- TRASH AND RECYCLING COLLECTION WILL BE PROVIDED BY A PRIVATE REFUSE CONTRACTOR.
- RECREATION OPEN SPACE HAS BEEN PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.121 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE PLAN TO ALLOW CREDIT FOR RECREATIONAL AMENITIES IN LIEU OF LAND AREA REQUIREMENTS, SECTION 16.121(A)(4).
 - REQUIRED RECREATION OPEN SPACE = 79 UNITS X 400SF/UNIT = 31,600 SF REQUIRED
 - 9,821 SF (TENNIS COURT AREA) + 980 SF (RD 2) + 1,150 SF (RD 3) + 2,300 SF (RD 4) = 13,315 SF (AMENITIES) = 27,596 SF
 - TOTAL RECREATION OPEN SPACE PROVIDED = 27,596 SF (SEE WP-15-036)
- A TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP, INC., DATED MARCH 25, 2014, APPROVED APRIL 16, 2014.
- AN ENVIRONMENTAL CONCEPT PLAN (ECP-14-009) WAS APPROVED ON JANUARY 31, 2014.

35. THIS PROJECT IS SUBJECT TO WP-15-036. ON OCTOBER 23, 2014, THE PLANNING DIRECTOR APPROVED THE REQUEST TO WAIVE SECTION 16.120(C) WHICH REQUIRES SINGLE FAMILY ATTACHED LOTS TO HAVE A MINIMUM OF 15 FEET OF FRONTAGE ON A PUBLIC ROAD, OR FRONT ON A COMMONLY OWNED AREA CONTAINING A PARKING AREA OR PRIVATE ROAD NOT EXCEEDING 200 FEET IN LENGTH MEASURED FROM THE EDGE OF THE PUBLIC RIGHT OF WAY. SECTION 16.121(O)(4)(v): RECREATIONAL OPEN SPACE REQUIRED AND SECTION 16.144 AND SECTION 16.145: REQUIRES THE SUBMISSION OF A SKETCH PLAN AND/OR PRELIMINARY EQUIVALENT SKETCH PLAN. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

- A 45' TURNING RADIUS MUST BE PROVIDED FOR ALL THE ROADS AND ALLEYS WITHIN THIS DEVELOPMENT AND ALL OF THE ALLEYS MUST BE AT A MINIMUM PAVED WIDTH OF 18 FEET TO ENSURE EMERGENCY VEHICLES AND PUBLIC SAFETY EQUIPMENT HAVE ADEQUATE SPACING TO MANEUVER THROUGH THE DEVELOPMENT IN ACCORDANCE WITH THE ATTACHED COMMENTS FROM THE DEPARTMENT OF FIRE AND RESCUE SERVICES.
- ALL OF THE PLANNED RESIDENTIAL LOTS SHALL FRONT ON AND OBTAIN ACCESS FROM THE PROPOSED, PRIVATE ROADS WITHIN THE PROJECT AREA. THE APPLICANT SHALL BE RESPONSIBLE FOR ESTABLISHING SAFE VEHICULAR ACCESS TO THE PRIVATE ROAD SYSTEM INCLUDING FOR SNOW REMOVAL, SNOW PLOWING SERVICES AND TRASH COLLECTION ON THE PRIVATE ROAD.
- THE PROPOSED PRIVATE ROADS WITHIN THE PROJECT AREA SHALL BE LOCATED ON PROPERTIES OWNED BY A HOMEOWNERS ASSOCIATION (HOA) AND BE MAINTAINED BY THE SAME HOA. A NOTE MUST BE ADDED TO THE PLAT AND SITE DEVELOPMENT PLAN THAT THE PRIVATE ROADS WILL BE OWNED AND MAINTAINED BY THE HOA.
- THE PROPOSED PRIVATE ROADS WITHIN THE PROJECT AREA SHALL MEET SETBACK REQUIREMENTS FOR THE R-A-15 ZONING DISTRICT AND BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS AND PLAN REVIEW COMMENTS PROVIDED BY THE DEVELOPMENT ENGINEERING DIVISION, DEPARTMENT OF FIRE AND RESCUE SERVICES AND DEPARTMENT OF PUBLIC WORKS.
- PROPOSED PRIVATE ALLEYS 'B', 'C' AND 'D' MUST COMPLY WITH THE 25 FOOT SETBACK FROM THE MONTGOMERY ROAD RIGHT OF WAY, AS GRANTED BY A.A. CASE NO. 14-014.
- ON THE FINAL PLAT AND THE SITE DEVELOPMENT PLAN, PROVIDE A BRIEF DESCRIPTION OF WAIVER PETITION, WP-15-36, AS A GENERAL NOTE THAT INCLUDES THE WAIVER REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE OF THE WAIVER APPROVAL.
- THE RECREATIONAL OPEN SPACE SHALL BE PROVIDED BY TOT LOTS, A TENNIS COURT, A PATHWAY BENCHES AND GAZEBOS.
- COMPLIANCE WITH THE SRC AGENCY COMMENTS FOR F-15-018 AND SDP-14-074.

36. THIS PLAN IS SUBJECT TO A DESIGN MANUAL WAIVER OF DESIGN MANUAL VOLUME II, SECTIONS 4.3.B.3.D, 4.5.F AND 5.3. ON SEPTEMBER 22, 2014, THE DEPUTY DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS APPROVED THE WAIVER OF SECTION 4.3.B.3.D: TO ALLOW NO BASEMENT GRAVITY SEWER SERVICE TO LOTS 57 THRU 69. SUBJECT TO CONDITIONS:

- THE WAIVER OF SECTION 4.5.F: TO ALLOW THE USE OF TWIN SEWER HOUSING CONNECTIONS SUBJECT TO CONDITIONS.
- THE WAIVER OF SECTION 5.3: TO ALLOW THE PLACEMENT OF STORM DRAIN INLET I-16 WITHIN THE PUBLIC SEWER, WATER AND UTILITY EASEMENT.

37. THE MODERATE INCOME HOUSING UNIT AGREEMENT WILL BE RECORDED WITH THIS PLAT F-16-048, "LONG GATE OVERLOOK". THE DEVELOPER SHALL PROVIDE 5 LOW INCOME HOUSING UNITS (LIHU); LOTS 14, 22, 30, 35 AND 72.

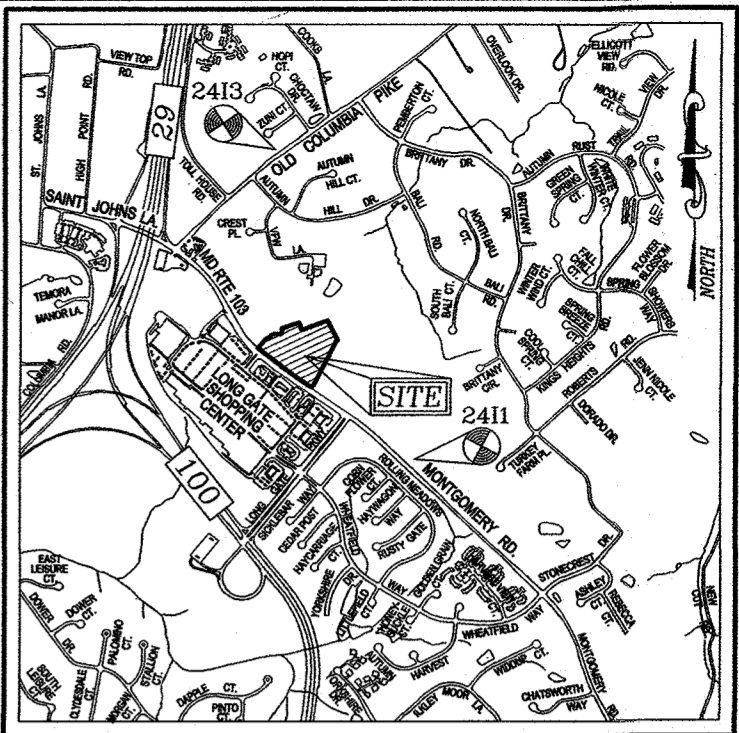
38. THE MODERATE INCOME HOUSING UNIT COVENANTS AND RESTRICTIONS FOR THE 5 LOW INCOME HOUSING UNITS (LIHU) WILL BE RECORDED WITH THIS PLAT F-16-048, "LONG GATE OVERLOOK".

39. THIS PROJECT IS SUBJECT TO A.A. CASE NO. 14-014. THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING SIGNED THE DECISION AND ORDER ON OCTOBER 6, 2014 APPROVING AN ADMINISTRATIVE ADJUSTMENT FROM:

- SECTION 112.0.D.4.C.(2)(C) TO REDUCE THE 20' STRUCTURE AND USE SETBACK TO 16' FOR A PAVED PATHWAY ADJACENT TO THE EAST PROPERTY LINE ADJOINING PARCEL 767;
- SECTION 112.0.D.4.C.(1)(C) TO REDUCE THE 50' STRUCTURE AND USE SETBACK TO 40' FOR A PAVED PATHWAY ADJACENT TO THE EAST PROPERTY LINE ADJOINING PARCEL 1185; AND
- SECTION 112.0.D.4.A.(2) TO REDUCE THE 30' STRUCTURE AND USE SETBACK TO 25' FOR AN ALLEY ADJACENT TO THE FUTURE RIGHT-OF-WAY OF MD 103.

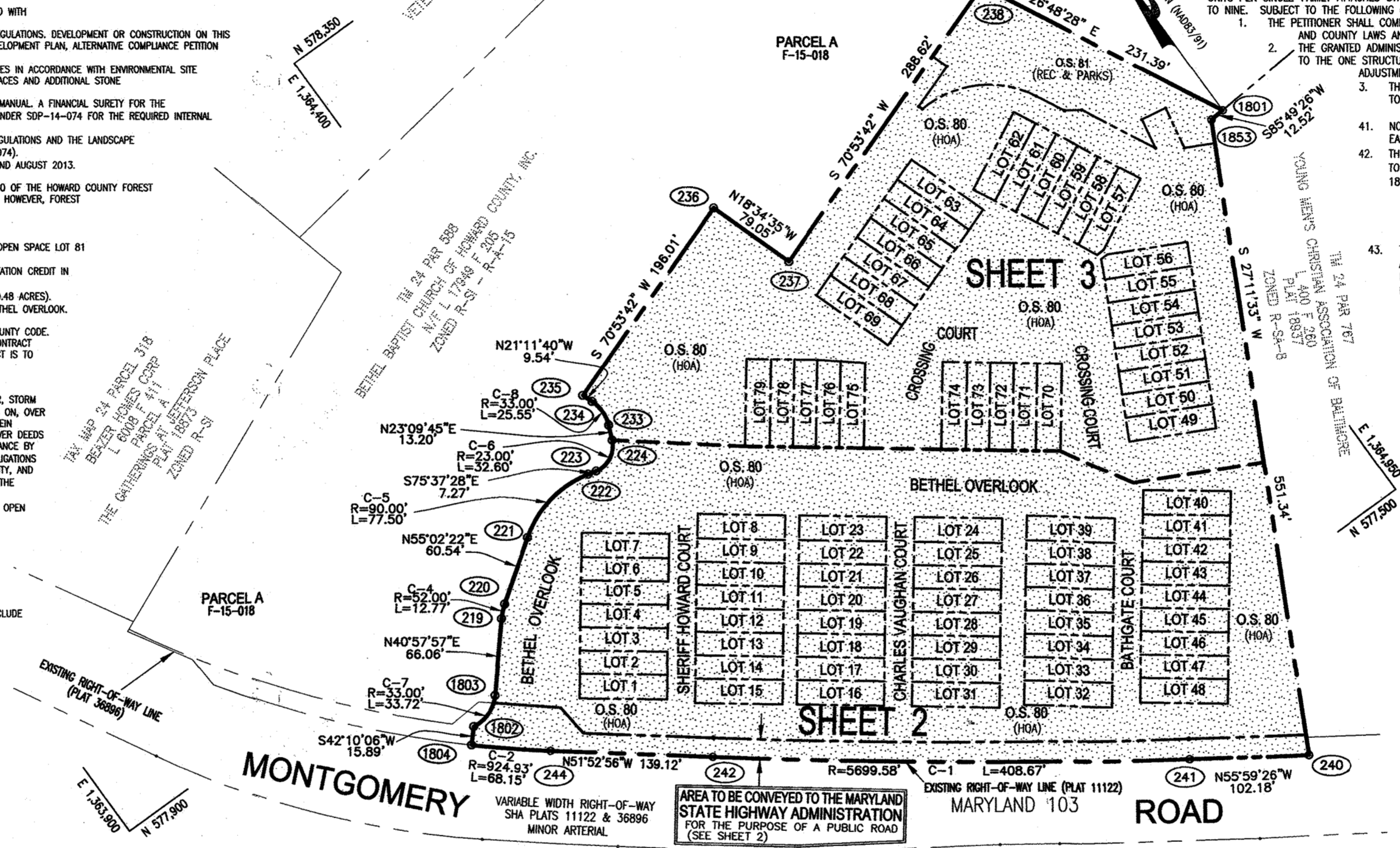
LOCATION MAP

SCALE = 1" = 100'



VICINITY MAP

SCALE: 1"=2000'
ADC MAP: 4815 K10



- THE PETITIONER SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND COUNTY LAWS AND REGULATIONS.
- THE GRANTED ADMINISTRATIVE ADJUSTMENT SHALL APPLY SOLELY TO THE T-TURNAROUND AREAS AND PAVED PATHWAYS AS DEPICTED ON THE ADMINISTRATIVE ADJUSTMENT PLAN SUBMITTED BY THE PETITIONER AND NOT TO ANY OTHER STRUCTURE, ADDITION, BUILDING OR USE.
- THIS DECISION AND ORDER SHALL BE MAINTAINED IN THE OWNERS' PROPERTY RECORDS AND SHALL BE TRANSFERRED TO ANY SUCCEEDING OWNER OF THE PROPERTY.
- THIS PROJECT IS SUBJECT TO A.A. CASE NO. 15-003; THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING SIGNED THE DECISION AND ORDER ON APRIL 21, 2015 APPROVING AN ADMINISTRATIVE ADJUSTMENT FROM:
 - SECTION 112.0.D.1.D. OF THE HOWARD COUNTY ZONING REGULATIONS TO INCREASE THE PERMITTED MAXIMUM NUMBER OF UNITS PER SINGLE-FAMILY ATTACHED STRUCTURE FROM EIGHT TO NINE. SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE PETITIONER SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND COUNTY LAWS AND REGULATIONS.
 - THE GRANTED ADMINISTRATIVE ADJUSTMENT SHALL APPLY SOLELY TO THE ONE STRUCTURE AS DEPICTED ON THE ADMINISTRATIVE ADJUSTMENT PLAN SUBMITTED BY THE PETITIONER AND NOT TO ANY OTHER STRUCTURE, ADDITION, BUILDING OR USE.
- THIS DECISION AND ORDER SHALL BE MAINTAINED IN THE OWNERS' PROPERTY RECORDS AND SHALL BE TRANSFERRED TO ANY SUCCEEDING OWNER OF THE PROPERTY.
- NO DECK WILL BE ALLOWED WITHIN 10 FEET SETBACK FROM EDGE OF PUBLIC SEWER AND/OR WATER & UTILITY EASEMENT.
- THIS PROJECT IS SUBJECT TO WP-16-043. ON OCTOBER 15, 2015, THE PLANNING DIRECTOR APPROVED THE REQUEST TO WAIVE SECTION 16.144(O) OF THE AMENDED FIFTH EDITION WHICH REQUIRES THE FINAL PLAT TO BE SUBMITTED WITHIN 180 DAYS OF THE FINAL PLAN APPROVAL. APPROVAL IS SUBJECT TO THE FOLLOWING TWO (2) CONDITIONS:
 - THE FINAL PLAT (F-15-018) MUST BE SUBMITTED TO DPZ FOR SIGNATURE APPROVAL AND RECORDING 180 DAYS FROM THE DATE SDP-14-074 PASSES THE AFO'S SCHOOLS TEST REQUIREMENT.
 - COMPLIANCE WITH THOSE CONDITIONS AND REQUIREMENTS OUTLINED IN THE TECHNICALLY COMPLETE LETTER DATED APRIL 16, 2015 FOR F-15-018.
- THIS PROJECT IS SUBJECT TO ALTERNATIVE COMPLIANCE PETITION WP-17-056, APPROVED JANUARY 13, 2017; AN ALTERNATIVE COMPLIANCE TO SECTION 16.144(M) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE PURPOSE OF THIS ALTERNATIVE COMPLIANCE IS TO REACTIVATE A VOIDED FINAL PLAT THAT MISSED THE DEADLINE DATE OF OCTOBER 13, 2016 TO RESUBMIT A REVISED PLAT (OFFICIALLY VOIDED ON OCTOBER 21, 2016). APPROVAL IS SUBJECT TO THE FOLLOWING TWO CONDITIONS:
 - WITHIN 45 DAYS FROM THE DATE OF THE ALTERNATIVE COMPLIANCE APPROVAL LETTER, THE DEVELOPER/OWNER SHALL RESUBMIT A REVISED FINAL PLAT (F-16-048) TO THE DEPARTMENT OF PLANNING AND ZONING FOR REVIEW AND COMMENT ON OR BEFORE FEBRUARY 27, 2017.
 - PROVIDE A BRIEF DESCRIPTION OF THIS ALTERNATIVE COMPLIANCE PETITION, WP-17-056, AS A GENERAL NOTE ON THE FINAL PLAT THAT INCLUDES THE REQUESTS, SECTION OF REGULATIONS, ACTION AND DATE OF APPROVAL.

COORDINATES

| PT. | NORTH | EAST | PT. | NORTH | EAST |
|-----|-------------|--------------|------|-------------|--------------|
| 218 | 577805.0058 | 1364216.3961 | 234 | 577964.8619 | 1364436.4385 |
| 219 | 577859.7456 | 1364263.9231 | 235 | 577973.7578 | 1364432.9890 |
| 220 | 577868.2704 | 1364273.3918 | 236 | 578037.9135 | 1364618.2069 |
| 221 | 577902.9624 | 1364323.0099 | 237 | 577962.9630 | 1364643.3895 |
| 222 | 577916.3884 | 1364396.9255 | 238 | 578057.4496 | 1364916.1150 |
| 223 | 577914.5846 | 1364403.9631 | 240 | 577359.6166 | 1364756.0316 |
| 224 | 577927.8176 | 1364430.8195 | 241 | 577416.7661 | 1364671.3335 |
| 225 | 577856.5878 | 1364519.9643 | 242 | 577657.2935 | 1364341.0461 |
| 226 | 577694.6607 | 1364736.4876 | 244 | 577743.1693 | 1364231.5942 |
| 227 | 577637.1858 | 1364771.5964 | 275 | 577768.3215 | 1364260.3718 |
| 228 | 577585.5467 | 1364872.1071 | 1801 | 577850.9289 | 1365020.4713 |
| 229 | 577375.3825 | 1364764.1316 | 1802 | 577798.9485 | 1364190.2433 |
| 230 | 577431.2376 | 1364680.9190 | 1803 | 577809.8605 | 1364202.6111 |
| 231 | 577670.1304 | 1364351.2064 | 1804 | 577787.1717 | 1364179.5766 |
| 232 | 577738.8300 | 1364263.2093 | 1853 | 577850.0171 | 1365007.9833 |
| 233 | 577939.9511 | 1364436.0106 | | | |

MIHU AGREEMENT

THE PROJECT WILL PROVIDE 5 LOW INCOME HOUSING UNITS (LIHU), THE OPTIONAL METHOD OF COMPLIANCE, RATHER THAN THE 8 MODERATE INCOME HOUSING UNITS. THE LOTS DESIGNATED FOR THE LOW INCOME HOUSING UNITS ARE LOTS 14, 22, 30, 35 AND 72.

AREA TABULATION

| | SHEET 2 | SHEET 3 | TOTAL |
|--------------------------------------------|-------------|-------------|-------------|
| NUMBER OF BUILDABLE LOTS TO BE RECORDED | 48 | 31 | 79 |
| NUMBER OF OPEN SPACE LOTS TO BE RECORDED | P/O 1 | 1 & P/O 1 | 2 |
| NUMBER OF N.B. BULK PARCELS TO BE RECORDED | 0 | 0 | 0 |
| NUMBER OF PARCELS TO BE RECORDED | 0 | 0 | 0 |
| NUMBER OF LOTS AND PARCELS TO BE RECORDED | 48 & P/O 1 | 32 & P/O 1 | 80 |
| AREA OF BUILDABLE LOTS TO BE RECORDED | 1,673.36 AC | 1,083.33 AC | 2,756.69 AC |
| AREA OF OPEN SPACE LOTS TO BE RECORDED | 1,953.31 AC | 2,314.42 AC | 4,267.73 AC |
| AREA OF N.B. BULK PARCELS TO BE RECORDED | 0.0000 AC | 0.0000 AC | 0.0000 AC |
| AREA OF PARCELS TO BE RECORDED | 0.0000 AC | 0.0000 AC | 0.0000 AC |
| AREA OF LOTS AND PARCELS TO BE RECORDED | 3,626.7 AC | 3,397.73 AC | 7,024.43 AC |
| AREA OF ROADWAY TO BE RECORDED | 0.3123 AC | 0.0000 AC | 0.3123 AC |
| AREA TO BE RECORDED | 3,939.00 AC | 3,397.73 AC | 7,336.73 AC |

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

OWNER
LONG GATE OVERLOOK - ELLICOTT CITY, LP.
24151 VENTURA BOULEVARD
CALABASAS, CA 91302
818-385-3697

DEVELOPER
BEAZER HOMES
ATTN: ROD HART - DIVISION PRESIDENT
8965 GULFORD ROAD, SUITE 290
COLUMBIA, MD 21046
443-539-9249

CURVE TABLE

| CURVE | RADIUS | LENGTH | TANGENT | DELTA | CHORD |
|-------|----------|---------|---------|-----------|---------------------|
| C-1 | 5699.58' | 408.67' | 204.42' | 4°06'30" | N53°56'11"W 408.59' |
| C-2 | 924.93' | 68.15' | 34.09' | 4°13'17" | N49°46'18"W 68.13' |
| C-4 | 52.00' | 12.77' | 6.42' | 14°04'26" | N48°00'09"E 12.74' |
| C-5 | 90.00' | 77.50' | 41.33' | 49°20'10" | N79°42'18"E 75.13' |
| C-6 | 23.00' | 32.60' | 19.72' | 81°12'47" | N63°46'09"E 29.94' |
| C-7 | 33.00' | 32.72' | 18.50' | 58°32'21" | S70°14'07"W 32.27' |
| C-8 | 33.00' | 25.55' | 13.45' | 44°21'25" | S00°59'03"W 24.91' |

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

[Signature] 12/22/19
HOWARD COUNTY HEALTH OFFICER n.o. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 1-2-20
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 1-3-20
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, LONG GATE OVERLOOK - ELLICOTT CITY, LP., A DELAWARE LIMITED PARTNERSHIP, OWNER(S) 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 UPON 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 OR STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON;
- 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;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE;
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS OUR HANDS THIS 28th DAY OF August, 2018

[Signature]
STEVEN C. PORATH
LONG GATE OVERLOOK - ELLICOTT CITY, LP.

[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND DESCRIBED IN THE DEED CONVEYED FROM TRIANGLE MONTGOMERY ASSOCIATES, LLC, A MARYLAND LIMITED LIABILITY COMPANY AND TRIANGLE OLD ANNAPOLIS ASSOCIATES, LLC, A MARYLAND LIMITED LIABILITY COMPANY TO LONG GATE OVERLOOK - ELLICOTT CITY, LP., A DELAWARE LIMITED PARTNERSHIP, BY DEED DATED APRIL 5, 2018 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 18122 FOLIO 29.

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2022.

[Signature]
ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

[Signature]
DATE

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLICOTT CITY, MD 21043 TEL: 410-461-7666 FAX: 410-461-8961

RECORDED AS PLAT No. 25274 ON 1/3/2020
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION

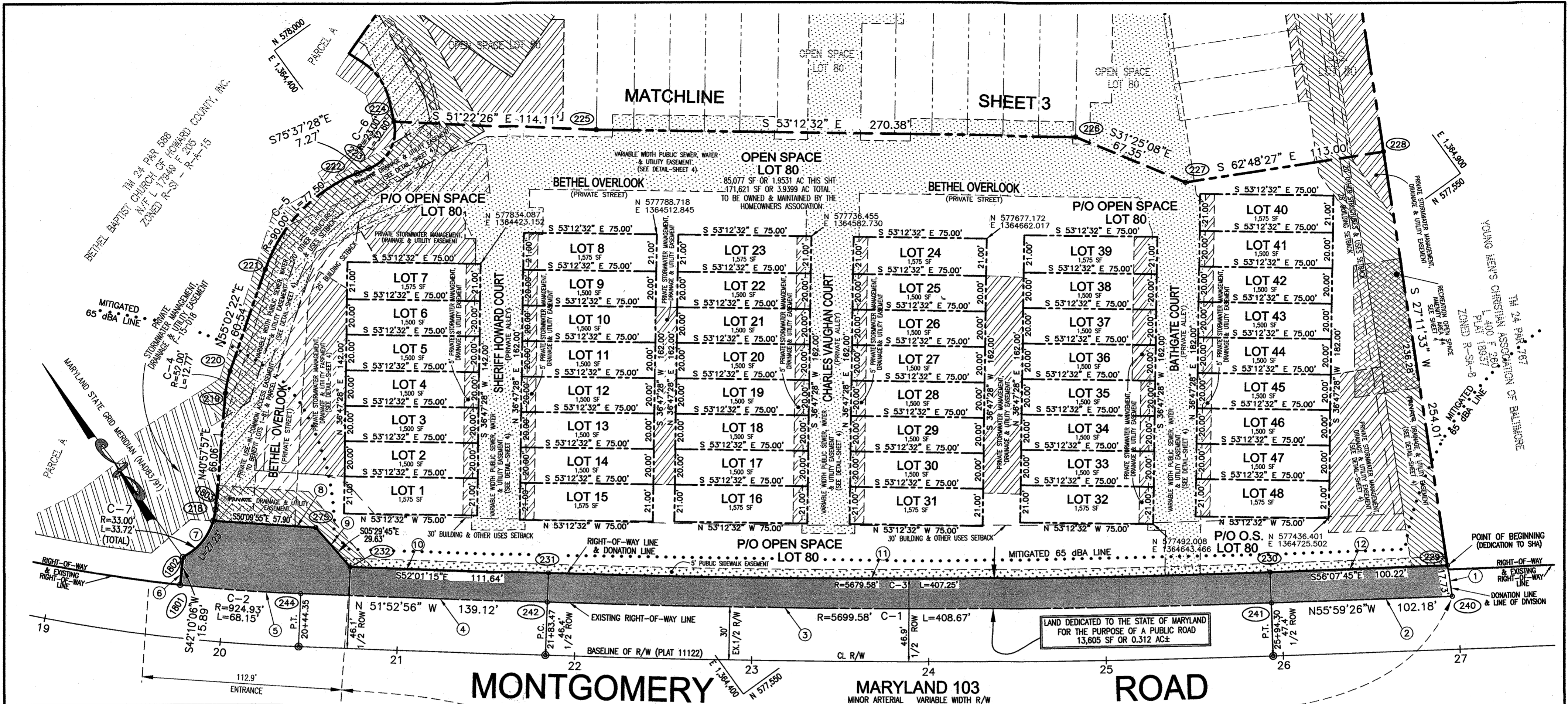
LONG GATE OVERLOOK
LOTS 1 - 79 AND OPEN SPACE LOTS 80 & 81
L. 17949 F. 213

ZONED R-A-15
DPZ REF: AA-14-014, AA-15-003, ECP-14-009, F-15-018, SDP-14-074, SDP-15-011, WP-15-036, WP-16-043, WP-17-056, WP-17-120, WP-18-032 AND WP-18-039

TAX MAP 24 - BLK: 24 - PARCEL
2ND ELECTION DISTRICT,
SCALE: 1"=100'
HOWARD COUNTY, MARYLAND
AUGUST 2018

100' 0 100' 200' 300'
GRAPHIC SCALE

SHEET 1 OF 5



| CURVE | RADIUS | LENGTH | TANGENT | DELTA | CHORD |
|-------|----------|---------|---------|-----------|---------------------|
| C-1 | 5699.58' | 408.67' | 204.42' | 4°06'30" | N53°56'11"W 408.59' |
| C-2 | 924.93' | 68.15' | 34.09' | 4°13'17" | N49°46'18"W 68.13' |
| C-3 | 5679.58' | 407.25' | 203.71' | 4°06'30" | S54°04'29"E 407.16' |
| C-4 | 52.00' | 12.77' | 6.42' | 14°04'26" | N48°00'09"E 12.74' |
| C-5 | 90.00' | 77.50' | 41.33' | 49°20'10" | N79°42'18"E 75.13' |
| C-6 | 23.00' | 32.60' | 19.72' | 81°12'47" | N63°46'09"E 29.94' |
| C-7 | 33.00' | 33.72' | 18.50' | 58°32'21" | S70°14'07"W 32.27' |

| DESCRIPTION | THIS SHEET |
|--------------------------------------------|------------|
| NUMBER OF BUILDABLE LOTS TO BE RECORDED | 48 |
| NUMBER OF OPEN SPACE LOTS TO BE RECORDED | P/O 1 |
| NUMBER OF N.B. BULK PARCELS TO BE RECORDED | 0 |
| NUMBER OF PARCELS TO BE RECORDED | 48 & P/O 1 |
| NUMBER OF LOTS AND PARCELS TO BE RECORDED | 48 & P/O 1 |
| AREA OF BUILDABLE LOTS TO BE RECORDED | 1.6736 AC |
| AREA OF OPEN SPACE LOTS TO BE RECORDED | 1.9531 AC |
| AREA OF N.B. BULK PARCELS TO BE RECORDED | 0.0000 AC |
| AREA OF PARCELS TO BE RECORDED | 0.0000 AC |
| AREA OF LOTS AND PARCELS TO BE RECORDED | 3.6267 AC |
| AREA OF ROADWAY TO BE RECORDED | 0.3123 AC |
| AREA TO BE RECORDED | 3.9390 AC |

| | |
|--------------------------------------------------|--------------------------------------------------|
| ① S27°11'33"W 17.73' | ⑦ R=33.00' L=27.23' CH=N5°51'49"E 26.47' |
| ② N55°59'26"W 102.18' | ⑧ S50°09'55"E 57.90' |
| ③ R=5699.58' L=408.67' CH=N53°56'11"W 408.59' | ⑨ S05°29'45"E 29.63' |
| ④ N51°52'56"W 139.12' | ⑩ S52°01'15"E 111.64' |
| ⑤ R=924.93' L=68.15' CH=N49°46'18"W 68.13' | ⑪ R=5679.58' L=407.25' CH=S54°04'29"E 407.16' |
| ⑥ N42°10'06"E 15.89' | ⑫ S56°07'45"E 100.22' |

FEE SIMPLE AREA
 13,605 SQ.FT. OR 0.312 ACRES±
 SHOWN THUS:

OWNER
 LONG GATE OVERLOOK - ELLICOTT CITY, L.P.
 24151 VENTURA BOULEVARD
 CALABASAS, CA 91302
 818-385-3697

DEVELOPER
 BEAZER HOMES
 ATTN: ROD HART - DIVISION PRESIDENT
 8965 GUILFORD ROAD, SUITE 290
 COLUMBIA, MD 21046
 443-539-9249

| | |
|--|-----------------------------------------------------------------------|
| | VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT |
| | PRIVATE USE-IN-COMMON ACCESS EASEMENT TO BENEFIT LOTS 1-81 & PARCEL A |
| | PRIVATE DRAINAGE & UTILITY EASEMENT |
| | PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT |
| | 5' PUBLIC SIDEWALK EASEMENT |
| | RECREATION OPEN SPACE AMENITY AREA |

| PT. | NORTH | EAST | PT. | NORTH | EAST |
|-----|-------------|--------------|------|-------------|--------------|
| 218 | 577805.0058 | 1364216.3961 | 230 | 577431.2376 | 1364680.9190 |
| 219 | 577859.7456 | 1364263.9231 | 231 | 577670.1304 | 1364351.2064 |
| 220 | 577868.2704 | 1364273.3918 | 232 | 577738.8300 | 1364263.2093 |
| 221 | 577902.9624 | 1364323.0099 | 240 | 577359.6166 | 1364756.0316 |
| 222 | 577916.3884 | 1364396.9255 | 241 | 577416.7661 | 1364671.3335 |
| 223 | 577914.5846 | 1364403.9631 | 242 | 577657.2935 | 1364341.0461 |
| 224 | 577927.8176 | 1364430.8195 | 244 | 577743.1693 | 1364231.5942 |
| 225 | 577856.5878 | 1364519.9643 | 275 | 577768.3215 | 1364260.3718 |
| 226 | 577694.6607 | 1364736.4876 | 1802 | 577798.9485 | 1364190.2433 |
| 227 | 577637.1858 | 1364771.5964 | 1803 | 577809.8605 | 1364220.6111 |
| 228 | 577585.5467 | 1364872.1071 | 1804 | 577787.1717 | 1364179.5766 |
| 229 | 577375.3825 | 1364764.1316 | | | |

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.

E.D.R. DATE 8/20/20
 ERIC DAVID SALMI PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
 AUGUST 20, 2020
 STEVEN C. PORATH DATE
 LONG GATE OVERLOOK - ELLICOTT CITY, L.P.

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

Michael J. Davis 12/23/19
 HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad 1-2-20
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

J. Munch for AG 1-3-20
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, LONG GATE OVERLOOK - ELLICOTT CITY, L.P., A DELAWARE LIMITED PARTNERSHIP, OWNER(S) 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:

- 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-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON;
- 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;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE;
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS OUR HANDS THIS 5th DAY OF AUGUST, 2018

Steven C. Porath
 STEVEN C. PORATH
 LONG GATE OVERLOOK - ELLICOTT CITY, L.P.

Witness
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND DESCRIBED IN THE DEED CONVEYED FROM TRIANGLE MONTGOMERY ASSOCIATES, LLC, A MARYLAND LIMITED LIABILITY COMPANY AND TRIANGLE OLD ANNAPOLIS ASSOCIATES, LLC, A MARYLAND LIMITED LIABILITY COMPANY TO LONG GATE OVERLOOK - ELLICOTT CITY, L.P., A DELAWARE LIMITED PARTNERSHIP, BY DEED DATED APRIL 5, 2018 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 18122 FOLIO 29.

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2022.

E.D.R. DATE
 ERIC DAVID SALMI PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET
 ELLICOTT CITY, MD 21043 FAX 410.461.2981

RECORDED AS PLAT No. 25275 ON 1/3/2020
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION

LONG GATE OVERLOOK
 LOTS 1 - 79 AND OPEN SPACE LOTS 80 & 81
 L. 17949 F. 213

ZONED R-A-15
 DPZ REF'S: AA-14-014, AA-15-003, EOP-14-009, F-15-018, SDP-14-074, SDP-15-011, WP-15-036, WP-16-043, WP-17-056, WP-17-120, WP-18-032 AND WP-18-039

TAX MAP 24 - BLK: 24 - PARCEL
 2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 40'
 AUGUST 2018

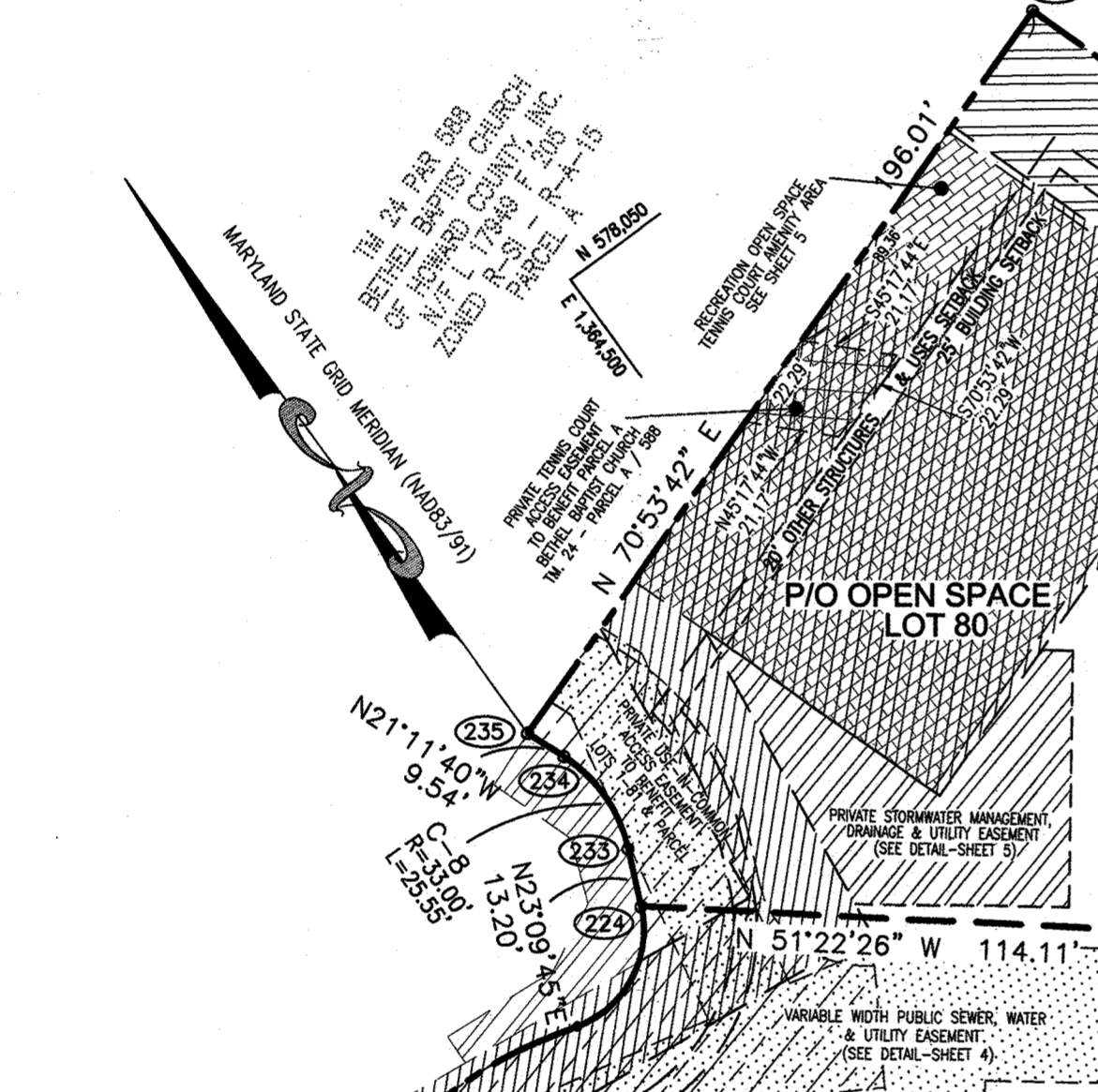
GRAPHIC SCALE
 0 40' 80' 120'

SHEET 2 OF 5

GENERAL NOTES

CONTINUED.

- THIS PROJECT IS SUBJECT TO WP-17-120. ON JUNE 8, 2017, THE PLANNING DIRECTOR APPROVED THE REQUEST FOR AN ALTERNATIVE COMPLIANCE TO THE FOLLOWING TWO SECTIONS OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS: SECTION 16.102 AND 16.147 OF THE AMENDED FIFTH EDITION. ALL DIVISIONS OF LAND SHALL BE IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS REQUIRING A FINAL SUBDIVISION PLAT. THIS ALTERNATIVE COMPLIANCE REQUEST IS TO RECONFIGURE/COMBINE 8 CONTIGUOUS PARCELS BY DEED IN LIEU OF A SUBDIVISION PLAT TO CREATE TWO PARCELS. APPROVAL IS SUBJECT TO THE FOLLOWING FIVE (5) CONDITIONS:
 - A DEED OF CONSOLIDATION OR PARCEL RECONFIGURATION FOR THE 12.68 ACRES BETWEEN THE AFFECTED 8 PARCELS STATED IN THIS REQUEST MUST BE RECORDED WITH THE HOWARD COUNTY LAND RECORDS WITHIN 120 DAYS OF THE DATE OF THIS ALTERNATIVE COMPLIANCE PETITION APPROVAL (ON OR BEFORE OCTOBER 6, 2017).
 - APPROVAL OF THIS ALTERNATIVE COMPLIANCE PETITION IS FOR THE STATED 8 PARCELS INCLUDED IN THIS PETITION; NO NEW LOTS OR PARCELS ARE TO BE CREATED OR ENDORSED UNDER THIS REQUEST.
 - THE NEW DEEDS OF ADDENDUM OR CONSOLIDATION SHALL MAKE REFERENCE TO THIS ALTERNATIVE COMPLIANCE PETITION FILE NUMBER (WP-17-120).
 - THE APPLICANT SHALL ENSURE THAT SDP-14-074, SDP-15-011, F-15-018 AND F-16-048 ARE CONSISTENT WITH THE PROPERTY BOUNDARIES ESTABLISHED BY THE RECORDING OF THE ADDENDUM OR CONSOLIDATION DEEDS.
 - PROVIDE AS A GENERAL NOTE ON ALL RELATED PLATS AND SDP'S FOR THESE SUBJECT PARCELS, THIS ALTERNATIVE COMPLIANCE PETITION FILE NUMBER, REQUEST, APPROVAL DATE, AND CONDITIONS OF APPROVAL.
- THIS PROJECT IS SUBJECT TO WP-18-032. ON SEPTEMBER 27, 2017, THE PLANNING DIRECTOR APPROVED THE REQUEST FOR AN ALTERNATIVE COMPLIANCE TO THE FOLLOWING TWO SECTIONS OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SECTIONS 16.144(O) AND (P) OF THE AMENDED FIFTH EDITION - WITHIN 120 DAYS OF RECEIVING APPROVAL OF THE FINAL PLAN THE DEVELOPER SHALL PAY ALL REQUIRED FEES TO THE COUNTY; AND SHALL POST ALL MONIES AND FILE APPROPRIATE SURETY COVERING THE DEVELOPER'S FINANCIAL OBLIGATIONS FOR THE REQUIRED PUBLIC IMPROVEMENTS, WITHIN 180 DAYS OF FINAL PLAN APPROVAL. THE DEVELOPER SHALL SUBMIT THE FINAL SUBDIVISION PLAT TO THE DEPARTMENT OF PLANNING AND ZONING FOR SIGNATURES AND RECORDED. APPROVAL IS SUBJECT TO THE FOLLOWING TWO (2) CONDITIONS:
 - WITHIN 90 DAYS FROM THE DATE OF THE ALTERNATIVE COMPLIANCE APPROVAL LETTER (ON OR BEFORE DECEMBER 26, 2017), THE PROPERTY DEVELOPER/OWNER SHALL FILE THE NECESSARY DEVELOPER AGREEMENT DOCUMENTS AND SURETIES WITH THE REAL ESTATE SERVICES OFFICE AND SUBMIT THE FINAL PLAT ORIGINALS (F-16-048) TO THE DEPARTMENT OF PLANNING AND ZONING.
 - PROVIDE AS A GENERAL NOTE ON THE FINAL PLAN (F-16-048) THIS ALTERNATIVE COMPLIANCE PETITION FILE NUMBER, REQUEST, APPROVAL DATE, AND CONDITIONS OF APPROVAL.
- THIS PROJECT IS SUBJECT TO WP-18-039. ON OCTOBER 6, 2017, THE PLANNING DIRECTOR APPROVED THE REQUEST FOR AN ALTERNATIVE COMPLIANCE TO THE FOLLOWING TWO SECTIONS OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SECTIONS 16.102 AND 16.147 OF THE AMENDED FIFTH EDITION - ALL DIVISIONS OF LAND SHALL BE IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS REQUIRING A FINAL SUBDIVISION PLAT. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - A DEED OF CONSOLIDATION OR PARCEL RECONFIGURATION FOR THE 12.68 ACRES BETWEEN THE AFFECTED 8 PARCELS STATED IN THIS REQUEST MUST BE RECORDED WITH THE HOWARD COUNTY LAND RECORDS WITHIN 120 DAYS OF THE DATE OF THIS ALTERNATIVE COMPLIANCE PETITION APPROVAL (ON OR BEFORE FEBRUARY 3, 2018). *A COPY OF THE RECORDED DEED WITH AN EXHIBIT THAT DISPLAYS THE RECONFIGURED PARCELS MUST BE SUBMITTED TO THE DIVISION OF LAND DEVELOPMENT WITHIN 30 DAYS OF RECORDING THE DEED. THE APPLICANT IS ADVISED THAT THE ADDENDUM OR CONSOLIDATION DEEDS MUST BE RECORDED PRIOR TO SUBMISSION OF THE PLAN ORIGINALS FOR SDP-14-074, SDP-15-011, F-15-018 OR F-16-048.
 - COMPLIANCE WITH PREVIOUS CONDITIONS OF APPROVAL NUMBERS 2-4 AS REQUIRED UNDER WP-17-120 (APPROVAL LETTER OF JUNE 8, 2017).
 - PROVIDE AS A GENERAL NOTE ON ALL RELATED PLATS AND SDP'S FOR THESE SUBJECT PARCELS, THIS ALTERNATIVE COMPLIANCE PETITION FILE NUMBER, REQUEST, APPROVAL DATE, AND CONDITIONS OF APPROVAL.



| AREA TABULATION | |
|--------------------------------------------|-------------|
| | THIS SHEET |
| NUMBER OF BUILDABLE LOTS TO BE RECORDED | 31 |
| NUMBER OF OPEN SPACE LOTS TO BE RECORDED | 1 & P/O 1 |
| NUMBER OF N.B. BULK PARCELS TO BE RECORDED | 0 |
| NUMBER OF PARCELS TO BE RECORDED | 0 |
| NUMBER OF LOTS AND PARCELS TO BE RECORDED | 32 & P/O 1 |
| AREA OF BUILDABLE LOTS TO BE RECORDED | 1,083.33 AC |
| AREA OF OPEN SPACE LOTS TO BE RECORDED | 2,314.2 AC |
| AREA OF N.B. BULK PARCELS TO BE RECORDED | 0.0000 AC |
| AREA OF PARCELS TO BE RECORDED | 0.0000 AC |
| AREA OF LOTS AND PARCELS TO BE RECORDED | 3,397.5 AC |
| AREA OF ROADWAY TO BE RECORDED | 0.0000 AC |
| AREA TO BE RECORDED | 3,397.5 AC |

OWNER
LONG GATE OVERLOOK - ELLICOTT CITY, L.P.
24151 VENTURA BOULEVARD
CALABASAS, CA 91302
818-385-3697

DEVELOPER
BEAZER HOMES
ATTN: ROD HART - DIVISION PRESIDENT
8965 GUILFORD ROAD, SUITE 290
COLUMBIA, MD 21046
443-539-9249

| CURVE TABLE | | | | | |
|-------------|--------|---------|---------|-----------|--------------------|
| CURVE | RADIUS | LENGTH | TANGENT | DELTA | CHORD |
| C-9 | 33.00' | 25.55' | 13.45' | 44°21'25" | N00°59'03"E 24.91' |
| C-20 | 88.00' | 103.83' | 58.92' | 67°36'18" | S60°36'37"E 97.91' |

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

Michael J. Davis 10/23/19
HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 1-2-20
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 1-3-20
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, LONG GATE OVERLOOK - ELLICOTT CITY, L.P., A DELAWARE LIMITED PARTNERSHIP, OWNER(S) 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:

- 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-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON;
- 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;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE;
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS OUR HANDS THIS 8th DAY OF AUGUST, 2018

[Signature]
STEVEN C. PORATH
LONG GATE OVERLOOK - ELLICOTT CITY, L.P.

WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND DESCRIBED IN THE DEED CONVEYED FROM TRIANGLE MONTGOMERY ASSOCIATES, LLC, A MARYLAND LIMITED LIABILITY COMPANY AND TRIANGLE OLD ANNAPOIS ASSOCIATES, LLC, A MARYLAND LIMITED LIABILITY COMPANY TO LONG GATE OVERLOOK - ELLICOTT CITY, L.P., A DELAWARE LIMITED PARTNERSHIP, BY DEED DATED APRIL 5, 2018 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 18122 FOLIO 29.

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2022.

[Signature] 8/2/18
ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET, ELLICOTT CITY, MD 21043 TEL: 410.481.7664

RECORDED AS PLAT No. 25276 ON 11/3/2020
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION

LONG GATE OVERLOOK
LOTS 1 - 79 AND OPEN SPACE LOTS 80 & 81
L. 17949 F. 213

ZONED R-A-15
DPZ REF'S: AA-14-014, AA-15-003, EDP-14-009, F-15-018, SDP 14-074, SDP-15-011, WP-15-036, WP-16-043, WP-17-056, WP-17-120, WP-18-032 AND WP-18-039

TAX MAP 24 - BLK: 24 - PARCEL
2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 40'
AUGUST 2018

GRAPHIC SCALE
40' 0' 40' 80' 120'

SHEET 3 OF 5

| COORDINATES | | |
|-------------|-------------|--------------|
| PT. | NORTH | EAST |
| 224 | 577927.8176 | 1364430.8195 |
| 225 | 577856.5878 | 1364519.9643 |
| 226 | 577694.6607 | 1364736.4876 |
| 227 | 577637.1858 | 1364771.5864 |
| 228 | 577585.5487 | 1364872.1071 |
| 233 | 577939.9511 | 1364436.0106 |
| 234 | 577964.8619 | 1364436.4385 |
| 235 | 577973.7578 | 1364432.9890 |
| 236 | 578037.9135 | 1364618.2069 |
| 237 | 577962.9830 | 1364633.3895 |
| 238 | 578057.4496 | 1364916.1150 |
| 1801 | 577850.9289 | 1365020.4713 |
| 1853 | 577850.0171 | 1365007.9833 |

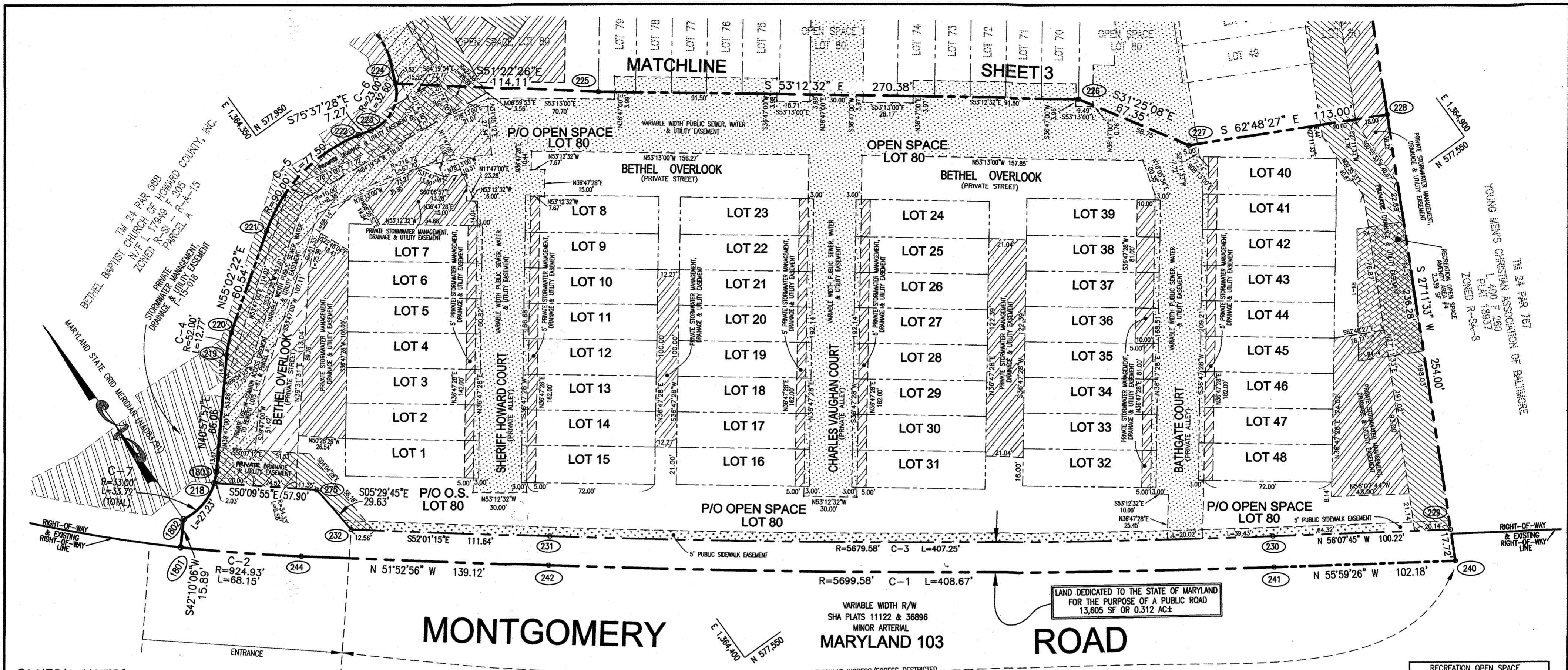
GENERAL NOTES

CONTINUED.

- THIS PROJECT IS SUBJECT TO WP-18-082. ON MARCH 12, 2018, THE PLANNING DIRECTOR APPROVED THE REQUEST FOR AN ALTERNATIVE COMPLIANCE TO THE FOLLOWING TWO SECTIONS OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SECTIONS 16.144(O) OF THE AMENDED FIFTH EDITION - WITHIN 180 DAYS OF FINAL PLAN APPROVAL, THE DEVELOPER SHALL SUBMIT THE FINAL SUBDIVISION PLAT TO THE DEPARTMENT OF PLANNING AND ZONING FOR SIGNATURES AND RECORDED. SECTIONS 16.156(L) AND (M) OF THE AMENDED FIFTH EDITION - WITHIN 180 DAYS OF RECEIVING APPROVAL OF THE SITE DEVELOPMENT PLAN, THE DEVELOPER SHALL PAY ALL REQUIRED FEES TO THE COUNTY AND POST ALL MONIES AND/OR FILE APPROPRIATE SURETY COVERING THE DEVELOPER'S FINANCIAL OBLIGATIONS FOR THE REQUIRED IMPROVEMENTS. WITHIN 180 DAYS OF APPROVAL OF THE SITE DEVELOPMENT PLAN, THE DEVELOPER SHALL SUBMIT THE ORIGINAL MYLAR PLANS CORRECTED TO MEET THE REQUIREMENTS OF THE VARIOUS STATE AND COUNTY AGENCIES APPROVAL IS SUBJECT TO THE FOLLOWING TWO (2) CONDITIONS:
 - WITHIN 60 DAYS FROM THE APRIL 29, 2018 DEADLINE DATE (ON OR BEFORE JUNE 28, 2018), THE DEVELOPER/PROPERTY OWNER SHALL SUBMIT THE FINAL PLAT ORIGINAL MYLAR TO DPZ. WITHIN 60 DAYS FROM THE MAY 7, 2018 DEADLINE DATE (ON OR BEFORE JULY 6, 2018) THE DEVELOPER/PROPERTY OWNER SHALL COMPLETE THE DEVELOPER'S AGREEMENT PROCESS, PAY REQUIRED SURETIES AND SUBMIT THE SDP ORIGINAL MYLAR TO DPZ.
 - PROVIDE AS A GENERAL NOTE ON THE FINAL PLAT AND THE SDP THIS ALTERNATIVE COMPLIANCE PETITION FILE NUMBER, REQUEST, APPROVAL DATE, AND CONDITIONS OF APPROVAL.
- AN INGRESS / EGRESS EASEMENT HAS BEEN CONVEYED TO BETHEL BAPTIST CHURCH OF HOWARD COUNTY, INC. IN A DEED DATED MARCH 15, 2018 AND RECORDED AT LIBER 18121, PAGE 293. BETHEL OVERLOOK (PRIVATE ROAD) SHALL BE OWNED AND MAINTAINED BY THE LONG GATE OVERLOOK PROJECT H.O.A. REFER TO GENERAL NOTE 28.
- THIS PROJECT IS SUBJECT TO AN EMAIL FROM THE CHIEF OF THE DEPARTMENT OF PLANNING AND ZONING DATED JUNE 25, 2018 STATING HOWARD COUNTY RESERVES THE PROVISIONS OF THE PLAN ORIGINALS UNTIL THEY ARE REVISED TO PROVIDE ON-SITE ICD YEAR STORMWATER MANAGEMENT, IN ACCORDANCE WITH SECTION 16.144(I) SECTION 16.156 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. REVISED ORIGINALS MUST BE SUBMITTED OR CHANGES TO THE PREVIOUSLY SUBMITTED ORIGINALS MUST BE MADE EARLY BEFORE AUGUST 28, 2018 OR THE PLAN SUBMISSION WILL BECOME NULL AND VOID AND ALL PREVIOUS APPROVALS WILL BE RESCINDED.

LEGEND

- WETLANDS
- VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT
- PRIVATE DRAINAGE & UTILITY EASEMENT
- PRIVATE USE-IN-COMMON ACCESS EASEMENT TO BENEFIT LOTS 1-81 & PARCEL A
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- 7' PUBLIC TREE MAINTENANCE EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT NO. 1B - RETENTION
- PUBLIC FOREST CONSERVATION EASEMENT NO. 1A - RETENTION PLAT OF BETHEL BAPTIST CHURCH
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT NO. 1 RETENTION - PLAT 18014
- PRIVATE TENNIS COURT ACCESS EASEMENT TO BENEFIT PARCEL A BETHEL BAPTIST CHURCH TRM. 24 - PARCEL 588
- RECREATION OPEN SPACE AMENITY AREA



GENERAL NOTES CONTINUED

50. IN A LETTER DATED SEPTEMBER 12, 2019, HOWARD COUNTY NOTIFIED THE OWNER THAT F-16-048 CANNOT RECEIVE SIGNATURE APPROVAL DUE TO COUNCIL BILL 56-2018 ADOPTED JULY 27, 2018, WHICH TEMPORARILY PROHIBITS ISSUING CERTAIN PERMITS, DEVELOPMENT PLAN APPROVALS AND ZONING CHANGES FOR PROPERTIES LOCATED WITHIN THE TIBER BRANCH AND PLANTERS BRANCH WATERSHEDS.

51. IN A LETTER DATED OCTOBER 29, 2019, HOWARD COUNTY NOTIFIED THE OWNER OF THE EXPIRATION OF THE TEMPORARY PLAN PROCESSING MORATORIUM FOR CERTAIN PERMITS, DEVELOPMENT PLAN APPROVALS AND ZONING CHANGES FOR PROPERTIES LOCATED WITHIN THE TIBER BRANCH AND PLANTERS BRANCH WATERSHEDS IN ACCORDANCE WITH COUNCIL BILLS, CB-20-2019 AND CB-56-2018. THE LETTER STATED THE F-16-048 AND SDP-14-074 PLANS CAN PROCEED THROUGH THE SUBDIVISION/DEVELOPMENT PLAN REVIEW PROCESS. PLANS ARE SUBJECT TO COUNCIL RESOLUTION NO. 123-2019.

EASEMENTS DETAIL

SCALE : 1" = 40'

LEGEND

- VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT
- PRIVATE DRAINAGE & UTILITY EASEMENT
- PRIVATE USE-IN-COMMON ACCESS EASEMENT TO BENEFIT LOTS 1-81 & PARCEL A
- 5' PUBLIC SIDEWALK EASEMENT
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- RECREATION OPEN SPACE AMENITY AREA

RECREATION OPEN SPACE AMENITY AREA #4 LINE TABLE

| LINE | COURSE |
|------|-------------------|
| R4-1 | S35-18-28W 74.32' |
| R4-2 | N62-48-27W 26.54' |
| R4-3 | N27-11-33E 73.58' |
| R4-4 | S62-48-27E 37.04' |

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.

Eric David Salmi
 ERIC DAVID SALMI DATE 8-18-18
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
 STEVEN C. PORATH DATE
 LONG GATE OVERLOOK - ELLICOTT CITY, L.P.

OWNER
 LONG GATE OVERLOOK - ELLICOTT CITY, L.P.
 24151 VENTURA BOULEVARD
 CALABASAS, CA 91302
 818-385-3697

DEVELOPER
 BEAZER HOMES
 ATTN: ROD HART - DIVISION PRESIDENT
 8965 GUILFORD ROAD, SUITE 290
 COLUMBIA, MD 21046
 443-539-9249

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

Richard J. Davis 12/23/19
 HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Shelley Clark 1-8-20
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Mark A. Ag 1-3-20
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, LONG GATE OVERLOOK - ELLICOTT CITY, L.P., A DELAWARE LIMITED PARTNERSHIP, OWNER(S) 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-WAYS 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-WAYS.

WITNESS OUR HANDS THIS 8th DAY OF AUGUST, 2018

Steven C. Porath
 STEVEN C. PORATH
 LONG GATE OVERLOOK - ELLICOTT CITY, L.P.

Mark A. Ag
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND DESCRIBED IN THE DEED CONVEYED FROM TRIANGLE MONTGOMERY ASSOCIATES, LLC, A MARYLAND LIMITED LIABILITY COMPANY AND TRIANGLE OLD ANNAPOLIS ASSOCIATES, LLC, A MARYLAND LIMITED LIABILITY COMPANY TO LONG GATE OVERLOOK - ELLICOTT CITY, L.P., A DELAWARE LIMITED PARTNERSHIP, BY DEED DATED APRIL 5, 2018 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 18122 FOLIO 29.

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2022.

Eric David Salmi 8/18/18
 ERIC DAVID SALMI DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET
 ELLICOTT CITY, MD 21043 TEL: 410.481.2669

RECORDED AS PLAT No. 25277 ON 1/3/2020
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION

LONG GATE OVERLOOK
 LOTS 1 - 79 AND OPEN SPACE LOTS 80 & 81
 L 17949 F. 213

ZONED R-A-15
 DPZ REF'S: AA-14-014, AA-15-003, EOP-14-009, F-15-018, SDP 14-074, SDP-15-011, WP-15-036, WP-16-043, WP-17-056, WP-17-120, WP-18-032 AND WP-18-039

TAX MAP 24 - BLK: 24 - PARCEL
 HOWARD COUNTY, MARYLAND
 2ND ELECTION DISTRICT, AUGUST 2018
 SCALE : 1" = 40'
 GRAPHIC SCALE 0 40' 80' 120'

SHEET 4 OF 5

| WETLANDS LINE TABLE | | PUBLIC FOREST CONSERVATION EASEMENT NO.1B LINE TABLE | | | |
|---------------------|---------------------|------------------------------------------------------|---------------------|------|--------------------|
| LINE | COURSE | LINE | COURSE | LINE | COURSE |
| W43 | N70°53'42"E 26.73' | F17 | N70°53'42"E 53.55' | F23 | N27°10'53"W 41.39' |
| W44 | S26°48'28"E 118.65' | F18 | S26°48'28"E 231.39' | F24 | N31°34'30"W 43.80' |
| W45 | N39°25'52"W 31.31' | F19 | S85°49'26"W 12.52' | F25 | N33°18'27"W 32.59' |
| W46 | N30°17'57"W 28.51' | F20 | S27°11'33"W 15.38' | F26 | N30°36'54"W 27.94' |
| W47 | S87°14'18"W 21.33' | F21 | N18°52'04"W 46.80' | F27 | N20°50'10"W 29.57' |
| W48 | N40°33'57"W 24.41' | | | | |
| W49 | N13°20'07"W 31.69' | | | | |

| PRIVATE USE-IN-COMMON ACCESS EASEMENT LINE TABLE | |
|--------------------------------------------------|--------------------|
| LINE | COURSE |
| L28 | R=24.33' L=7.86' |
| L29 | N23°09'45"E 13.20' |
| L30 | R=59.67' L=46.19' |
| L31 | N21°11'40"W 8.57' |

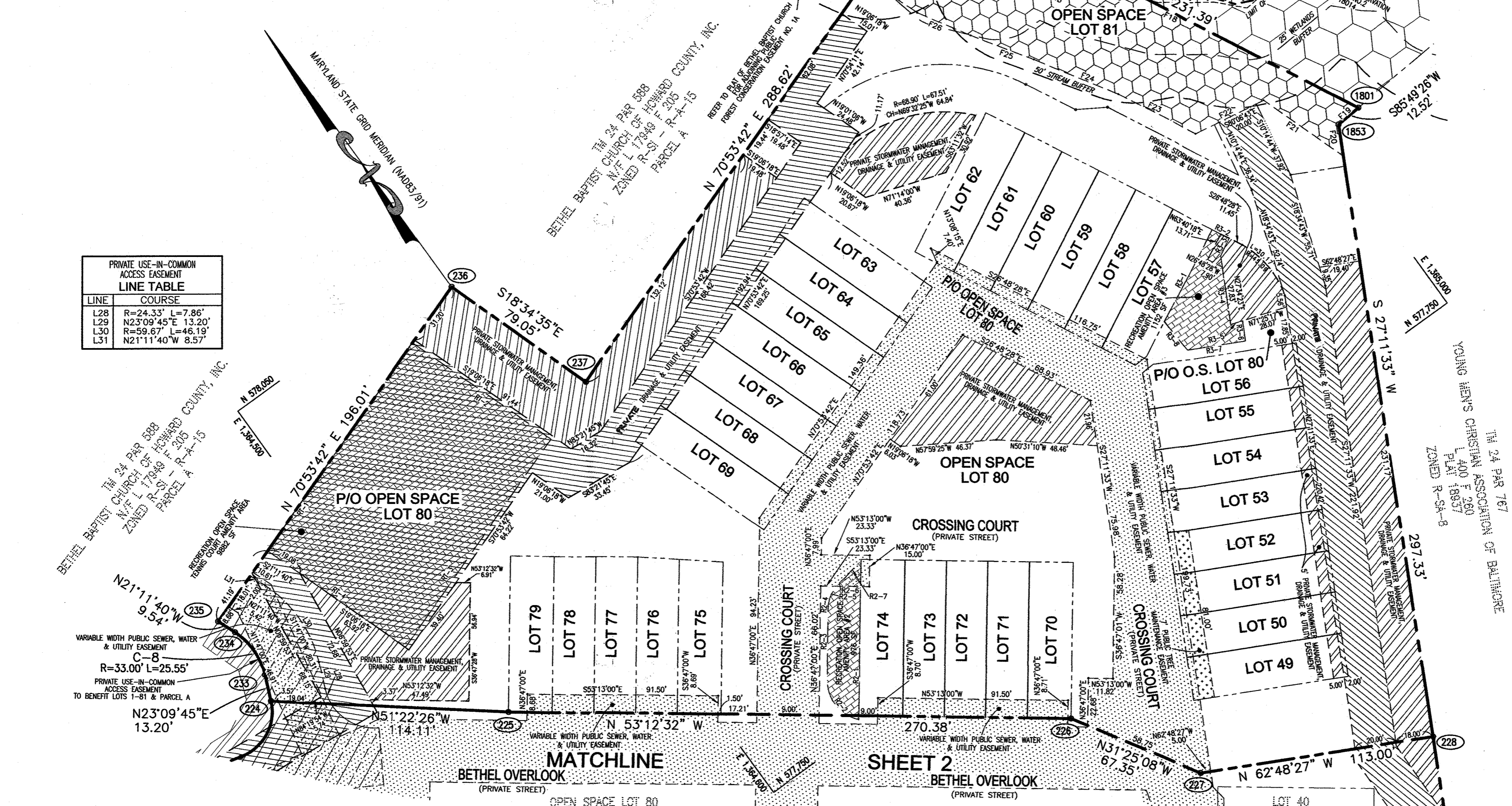
LEGEND

- WETLANDS
- VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT
- PRIVATE USE-IN-COMMON ACCESS EASEMENT TO BENEFIT LOTS 1-81 & PARCEL A
- PRIVATE DRAINAGE & UTILITY EASEMENT
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- 7' PUBLIC TREE MAINTENANCE EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT NO. 1B RETENTION
- PUBLIC FOREST CONSERVATION EASEMENT NO. 1A - RETENTION PLAT OF BETHEL BAPTIST CHURCH
- PUBLIC FOREST CONSERVATION EASEMENT NO. 1 RETENTION - PLAT 1801A
- RECREATION OPEN SPACE AMENITY AREA

| RECREATION OPEN SPACE TENNIS COURT AMENITY AREA #2 LINE TABLE | |
|---------------------------------------------------------------|--------------------|
| LINE | COURSE |
| RT-1 | N70-53-42E 122.00' |
| RT-2 | S19-06-18E 81.00' |
| RT-3 | S70-53-42W 122.00' |
| RT-4 | N19-06-18W 81.00' |

| RECREATION OPEN SPACE AMENITY AREA #2 LINE TABLE | |
|--------------------------------------------------|-------------------------------|
| LINE | COURSE |
| R2-1 | S36-47-28W 76.5231' |
| R2-2 | Radius: 19.33' Length: 26.50' |
| R2-3 | N36-47-28E 33.99' |
| R2-4 | Radius: 19.33' Length: 3.43' |
| R2-5 | Radius: 15.23' Length: 7.93' |
| R2-6 | Radius: 19.04' Length: 5.21' |
| R2-7 | N79-11-18E 12.46' |

| RECREATION OPEN SPACE AMENITY AREA #3 LINE TABLE | |
|--------------------------------------------------|-------------------|
| LINE | COURSE |
| R3-1 | S63-11-32W 50.13' |
| R3-2 | N26-48-28W 8.97' |
| R3-3 | N61-07-02E 9.39' |
| R3-4 | N27-34-23E 33.15' |
| R3-5 | N71-25-17W 6.02' |
| R3-6 | N28-08-57E 9.85' |
| R3-7 | S62-48-27E 28.10' |
| R3-8 | S04-18-00E 17.14' |



OWNER
LONG GATE OVERLOOK - ELLICOTT CITY, L.P.
24151 VENTURA BOULEVARD
CALABASAS, CA 91302
818-385-3697

DEVELOPER
BEAZER HOMES
ATTN: ROD HART - DIVISION PRESIDENT
8965 GUILFORD ROAD, SUITE 290
COLUMBIA, MD 21046
443-539-9249

EASEMENTS DETAIL

SCALE : 1" = 40'

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.

ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
DATE 9/3/2020

STEVEN C. PORATH
DATE
LONG GATE OVERLOOK - ELLICOTT CITY, L.P.

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

Michael J. Davis 12/23/19
HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 1-2-20
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Z. Mahe R. Ag 1-3-20
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, LONG GATE OVERLOOK - ELLICOTT CITY, L.P., A DELAWARE LIMITED PARTNERSHIP, OWNER(S) 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; 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-WAYS 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-WAYS.

WITNESS OUR HANDS THIS 8th DAY OF AUGUST, 2018

[Signature]
STEVEN C. PORATH
LONG GATE OVERLOOK - ELLICOTT CITY, L.P.
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND DESCRIBED IN THE DEED CONVEYED FROM TRIANGLE MONTGOMERY ASSOCIATES, LLC, A MARYLAND LIMITED LIABILITY COMPANY AND TRIANGLE OLD ANNAPOLIS ASSOCIATES, LLC, A MARYLAND LIMITED LIABILITY COMPANY TO LONG GATE OVERLOOK - ELLICOTT CITY, L.P., A DELAWARE LIMITED PARTNERSHIP, BY DEED DATED APRIL 5, 2018 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 18122 FOLIO 29.

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[Signature] *[Signature]*
ERIC DAVID SALMI DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.481.7666 FAX: 410.481.8967

RECORDED AS PLAT No. 25278 ON 1/3/2020
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION
LONG GATE OVERLOOK
LOTS 1 - 79 AND OPEN SPACE LOTS 80 & 81
L 17949 F. 213

ZONED R-A-15
DPZ REF'S: AA-14-014, AA-15-003, ECP-14-009, F-15-018, SDP 14-074, SDP-15-011, WP-15-036, WP-16-043, WP-17-056, WP-17-120, WP-18-032 AND WP-18-039
TAX MAP 24 - BLK: 24 - PARCEL
2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE : 1" = 40'
AUGUST 2018

