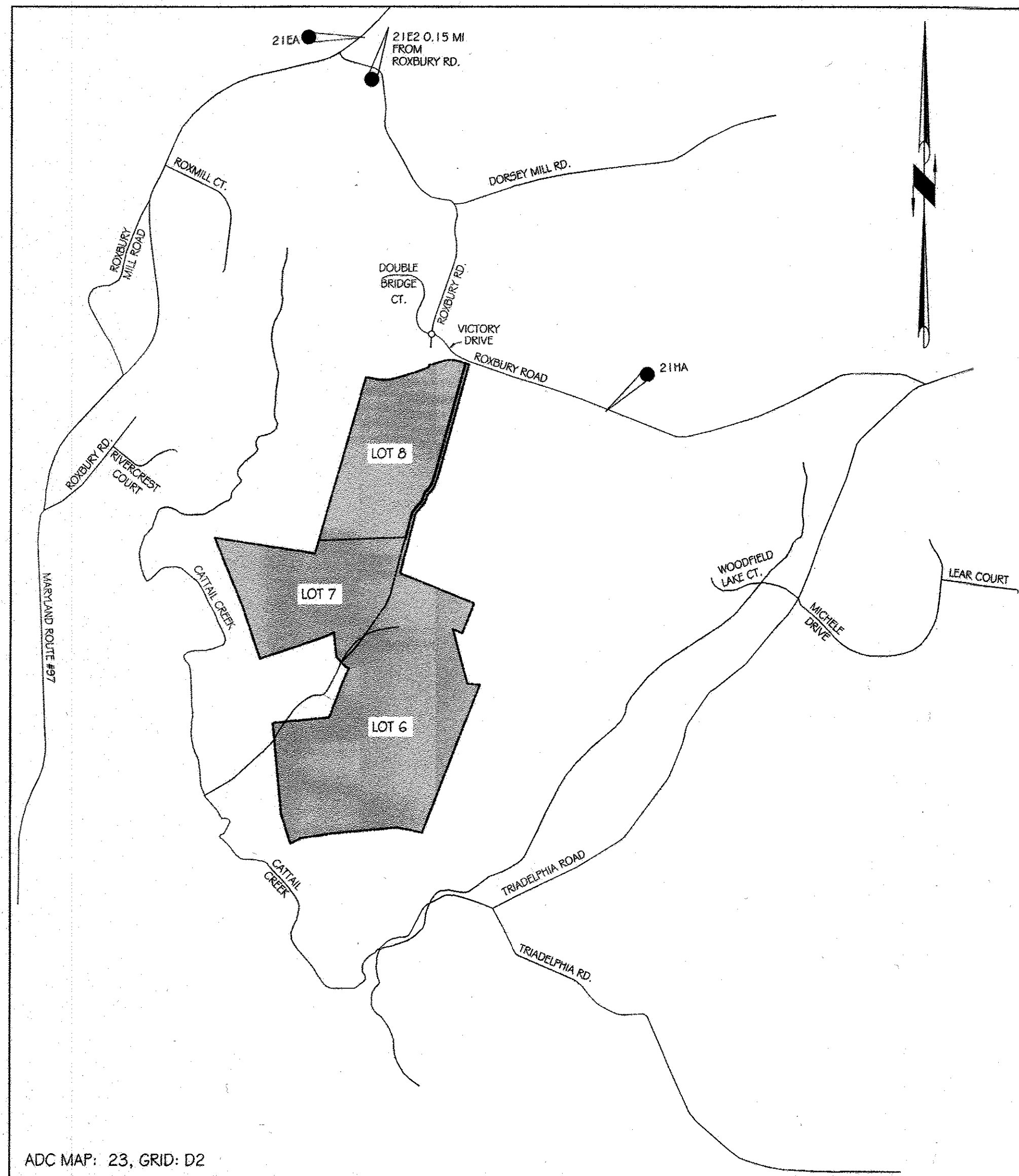


MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPE STEM	MIN. LOT SIZE
6	109,6404 AC.	2.3909 AC.	107,2495 AC.
7	50,6213 AC.	0,6113 AC.	50,0100 AC.



GENERAL NOTES:

- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT REGULATIONS.
- COORDINATES ARE BASED ON THE MARYLAND COORDINATE SYSTEM (NAD 83/2011) PER THE LEICA SMARTNET RTN AS ADJUSTED TO NAD 83/2011, EPOCH 2010.00. PRIMARY (MASTER) REFERENCE STATION AND LOCAL HOWARD COUNTY SURVEY CONTROL USED FOR THIS PROJECT ARE:
 STA. ANNAPOLIS JUNCTION, MD. (370)
 N. 533,389.606 E. 1,371,726.002 ELEV. 221.95
 HOWARD COUNTY STA. 21HA (NAD 83/2011)
 N. 578,325.136 E. 1,303,578.961 ELEV. 550.74
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE SYSTEM. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL BE NECESSARY.
- B.R.L. - REPRESENTS BUILDING RESTRICTION LINES.
- REPRESENTS CONCRETE MONUMENT SET (UNLESS OTHERWISE NOTED)
- REPRESENTS IRON REBAR SET (UNLESS OTHERWISE NOTED)
- PUBLIC WATER AND SEWER ARE NOT AVAILABLE TO THIS SITE. ON-LOT WATER AND SEWER WILL BE PROVIDED UNTIL PUBLIC UTILITIES ARE AVAILABLE.
- THE SUBJECT PROPERTY IS ZONED "RC-DEO" PER THE 1006/13 COMPREHENSIVE ZONING PLAN.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 1) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE);
 2) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.);
 3) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
 4) STRUCTURES (CULVERTS / BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
 5) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN ONE FOOT DEPTH OVER DRIVEWAY SURFACE;
 6) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ABOUT JUNE, 2015 BY VANMAR ASSOCIATES, INC.
- AREAS AS STATED ON THIS PLAT ARE TO BE TAKEN AS MORE OR LESS, UNLESS OTHERWISE NOTED.
- A COMMUNITY MEETING WAS HELD ON MAY 11, 2015 AT 6:00PM AT THE GARY J. ARTHUR COMMUNITY CENTER IN GLENWOOD, MARYLAND.
- THIS PLAT IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003. DEVELOPMENT OR CONSTRUCTION OF THIS LOT MUST COMPLY WITH THE SETBACK AND BUFFER REGULATION IN EFFECT AT THE TIME OF SUBMISSION OF THE BUILDING GRADING PERMIT.
- THERE ARE NO HISTORIC SITES, CEMETERIES OR ENVIRONMENTAL FEATURES ON THIS PROPERTY.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES LOCATED IN, ON OVER AND THROUGH LOTS / PARCELS. ANY CONVEYANCES OF THE AFORESAID LOTS / PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED CONVEYING SAID LOTS / PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEEDS OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
- STORMWATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAT THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DECLARATION OF COVENANTS FOR THE CONSTRUCTION AND MAINTENANCE OF THE STORMWATER MANAGEMENT PRACTICES.
- THIS SUBDIVISION IS EXEMPT FROM WETLAND AND STREAM DELINEATION REQUIREMENTS PER SECTION 16.11(A)(4) WHICH STATES THAT AGRICULTURAL SUBDIVISIONS ARE EXEMPT SINCE NO WETLANDS/BUFFERS WILL BE IMPACTED BY PROPOSED LOTS/DEVELOPMENT. A PROFESSIONAL CERTIFICATION HAS BEEN PROVIDED.
- THE FOLLOWING SETBACKS APPLY TO THE PROPOSED HOUSES ON LOTS 6-8
 DISTANCE TO WELL: 30' DISTANCE TO SEPTIC: 20'
- PREVIOUS FILE NUMBERS: ECP-15-095, F-05-110, F-95-178.
- THE PROPERTY IS NOT LOCATED IN THE METROPOLITAN DISTRICT.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THIS RESUBDIVISION IS EXEMPT FROM THE APPO TRAFFIC STUDY REQUIREMENT PER SECTION 16.1107.3.(b)(1)(iii) OF THE SUBDIVISION REGULATIONS. THIS RESUBDIVISION PLACES A LIMITATION OF ONE PRINCIPAL DWELLING AND ONE TENANT/CARETAKER DWELLING ON LOTS 7 + 8, AND DOES NOT CREATE ANY ADDITIONAL HOUSING UNITS THAN ALLOWED BY ZONING.
- THIS PLAT IS CONDITIONALLY EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION WITH THE FILING OF A DECLARATION OF INTENT FOR AGRICULTURAL ACTIVITY.
- THERE ARE EXISTING STRUCTURES ON LOT 8 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- FOR FLAG AND PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE ONLY AND NOT, ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OF TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- LANDSCAPE REQUIREMENTS ARE TO BE ADDRESSED IF WHEN LOTS ARE RESUBDIVIDED.
- LOTS 7, 8 AND PART OF LOT 6 ARE LOCATED IN A PERPETUAL MARYLAND ENVIRONMENTAL TRUST EASEMENT RECORDED IN LIBER 898 AT FOLIO 225. THE CREATION OF THIS NEW LOT IS PURSUANT TO SECTION 104.D.4 OF THE HOWARD COUNTY ZONING REGULATIONS.
- THE MODERATE INCOME HOUSING UNIT REQUIREMENT FOR THE ADDITIONAL LOT CREATED BY THIS RESUBDIVISION, PER CB-35-2013, IS BEING MET BY A FEE-IN-LIEU PAYMENT TO BE PAID PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR THE SECOND BUILDING PERMIT APPLICATION OF EITHER LOT 7 OR LOT 8.
- THE HEALTH DEPARTMENT MUST CONDUCT AND APPROVE CONFIRMATORY SOIL TESTING FOR THE SEWAGE DISPOSAL AREA NORTH OF THE GAS PIPELINE EASEMENT ON LOT 6 PRIOR TO HEALTH APPROVAL OF ANY BUILDING PERMIT UTILIZING THAT AREA. THAT PORTION OF THE LOT WILL BE CONSIDERED NON-BUILDABLE BY THE HEALTH DEPARTMENT UNTIL THOSE TESTS ARE APPROVED OR A NEW AREA IS ESTABLISHED ON THAT SIDE OF THE EASEMENT.
- THESE LOTS ARE LOCATED WITHIN THE GROWTH TIER AREA IV WHICH WOULD PROHIBIT ANY ADDITIONAL RESUBDIVISION FROM THE PROPERTY; HOWEVER, THIS PLAT IS CONSIDERED GRANDFATHERED AS A PERCOLATION TEST APPLICATION WAS FILED PRIOR TO JULY 1, 2012.
- SECTION 16.120(b)(9) OF THE SUBDIVISION REGULATIONS REQUIRES A 30-FOOT MINIMUM DISTANCE BETWEEN TRANSMISSION LINE EASEMENTS AND ANY PROPOSED DWELLING. THE APPROXIMATE CENTERLINE AND EXTENTS OF THE EXISTING GAS PIPELINE EASEMENT CROSSING LOTS 6 AND 7 IS SHOWN HEREON, ALONG WITH A 30' BRL.
- 34. A WELL MUST BE DRILLED AND APPROVED BY THE HEALTH DEPARTMENT PRIOR TO HEALTH APPROVAL OF A BUILDING PERMIT FOR LOT 7.**

AREA TABULATION CHART	
a. Total number of lots and/or parcels to be recorded	3
• Buildable	3
• Non-Buildable	0
• Open Space	0
• Preservation Parcels	0
b. Total area of lots and/or parcels	210,4405 Ac.±
• Buildable	210,4405
• Non-Buildable	0
• Open Space	0
• Preservation Parcels	0
c. Total area of roadway to be recorded including widening strips	0.0000 Ac.±
d. Total area of subdivision to be recorded	210.4405 Ac.±

THE REQUIREMENTS § 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.

Thomas L. Frazier, Jr. 8/30/16
 THOMAS L. FRAZIER, JR., PROF. L.S. NO. 21097 DATE

Charles Alan Sharp 8-30-16
 SHARPS WILD HORSE MEADOW, LLC, OWNER DATE
 BY: CHARLES ALAN SHARP

APPROVED
 HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

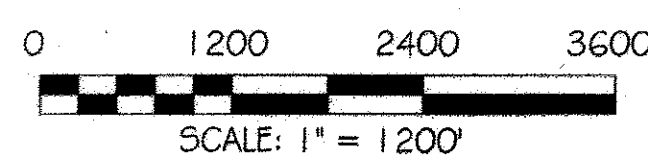
[Signature] 12/14/16
 CHIEF DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 1-31-17
 DIRECTOR DATE

APPROVED
 FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

[Signature] 1/26/2017
 HOWARD COUNTY HEALTH OFFICER DATE

ADC MAP: 23, GRID: D2



OWNER:
 SHARPS WILD HORSE MEADOW, LLC
 C/O CHARLES A. SHARP
 4003 JENNINGS CHAPEL ROAD
 BROOKVILLE, MARYLAND 20833
 (410) 489-4630

OWNER'S CERTIFICATE

I, SHARPS WILD HORSE MEADOW, LLC., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN 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 AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER 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 FLOODPLAINS, 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; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS MY/OUR HANDS THIS 30 DAY OF AUGUST, 2016
 SHARPS WILD HORSE MEADOW, LLC.

[Signature]
 CHARLES ALAN SHARP, OWNER

[Signature]
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY CHARLES ALAN SHARP AND DENISE DOERER SHARP UNTO SHARPS WILD HORSE MEADOW, LLC BY DEED DATED DECEMBER 28, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 14908 AT FOLIO 130; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21097, EXPIRATION DATE JULY 26, 2017, IN ACCORDANCE WITH COMAR 09.13.06.12.

[Signature] 8/30/16
 THOMAS L. FRAZIER, JR., PROF. L.S. NO. 21097 DATE
 MARYLAND REGISTRATION NO. 21097

PLEASE NOTE THAT THE ADDITIONAL LOT / RESIDENTIAL UNIT CREATED BY THIS RESUBDIVISION IS SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT FOR THE SECOND BUILDING PERMIT ASSOCIATED WITH EITHER LOT 7 OR LOT 8.

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOTS 3 + 5 INTO LOTS 6-8
 RECORDED AS PLAT NO. 24079 ON 2/3/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

RESUBDIVISION PLAT
 LOTS 6 THRU 8
 CHASE FARM
 A RESUBDIVISION OF LOTS 3 AND 5
 LIBER 14908 AT FOLIO 130
 LIBER 5146 AT FOLIO 61
 PLAT NOs. 22004, # 12067

TAX MAP: 21 ELECTION DISTRICT: No. 4 SCALE: AS SHOWN
 GRID NO: 21 HOWARD COUNTY, MARYLAND DATE: AUGUST 2016
 PARCEL NO: 191 EX. ZONING: RC-DEO SHEET 1 OF 2

VANMAR ASSOCIATES, INC.
 Engineers Surveyors Planners
 310 South Main Street Mount Airy, Maryland 21771
 (301) 829-2890 (301) 831-5015 (410) 549-2751
 Fax (301) 831-5603 © Copyright, Latest Date Shown
 vanmar.com

County File # F-16-100

AREA TABULATION CHART

a. Total number of lots and/or parcels to be recorded

- Buildable 3
- Non-Buildable 0
- Open Space 0
- Preservation Parcels 0

b. Total area of lots and/or parcels

- Buildable 210.4405 Ac. ±
- Non-Buildable 0
- Open Space 0
- Preservation Parcels 0

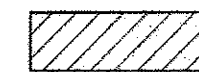
c. Total area of roadway to be recorded including widening strips 0.0000 Ac. ±

d. Total area of subdivision to be recorded 210.4405 Ac. ±

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	187.37'	118.37'	36°11'50"	S38°08'20"W	116.41'	61.24'
C2	25.00'	15.75'	36°05'15"	S38°11'37"W	15.49'	8.14'
C3	112.82'	33.82'	17°10'28"	N81°47'51"E	33.69'	17.04'
C4	338.54'	213.15'	36°04'25"	S68°45'10"E	208.64'	110.24'
C5	151.59'	106.48'	41°00'01"	S40°50'59"W	106.18'	56.68'
C6	13.00'	9.35'	41°1'20"0"	S40°45'00"W	9.15'	4.89'
C7	730.33'	137.90'	10°49'08"	N40°47'35"E	137.70'	69.16'
C8	25.00'	17.98'	41°1'20"0"	N40°45'00"E	17.59'	9.40'
C9	139.59'	99.89'	41°00'01"	N40°50'59"E	97.77'	52.18'

LEGEND:

PRIVATE SEWERAGE EASEMENT



FOREST CONSERVATION EASEMENT



LINE	BEARING	DISTANCE
L1	S15°27'16"W	1357.89'
L2	S20°02'25"W	123.54'
L3	S20°09'00"W	101.28'
L4	S40°10'23"W	171.45'
L5	S14°28'43"W	723.05'
L6	S67°55'02"E	950.22'
L7	S22°04'58"W	377.86'
L8	N67°45'56"W	119.63'
L9	S15°02'23"E	671.11'
L10	S86°46'12"E	148.18'
L11	S21°29'24"W	1874.30'
L12	N77°58'53"W	296.71'
L13	S64°50'17"W	742.38'
L14	S81°50'39"W	418.05'
L15	S62°05'32"W	132.83'
L16	N17°22'55"W	370.77'
L17	N05°16'06"W	1074.19'
L18	N84°44'44"E	669.65'
L19	N21°13'25"E	504.16'
L20	N26°02'59"E	125.52'
L21	N64°47'05"W	51.79'
L22	N44°30'20"W	72.57'
L23	N43°20'51"W	75.55'
L24	N06°03'05"W	300.12'
L25	S61°24'55"W	99.99'
L26	S71°24'11"W	828.16'
L27	N18°37'22"W	655.87'
L28	N22°08'09"W	968.35'
L29	S61°07'01"E	1196.58'
L30	N16°14'08"E	2159.69'
L31	S78°58'10"E	139.90'
L32	S68°58'10"E	145.74'
L33	N74°16'03"E	310.22'
L34	N69°23'46"E	172.90'
L35	N13°10'49"E	28.70'
L36	N73°12'35"E	131.92'
L37	S70°42'58"E	56.47'
L38	S70°42'58"E	50.11'

