




LEGEND

-  EXISTING COLUMBIA GAS PIPELINE RIGHT-OF-WAY L 1117 / F 495, L 4915 / F 153, L 5080 / F 324 L 140 / F 353
-  EXISTING PERMANENT BGE EASEMENT (L 12341 F 57)
-  EXISTING FOREST CONSERVATION EASEMENT (AFFORESTATION) PLAT# 23455

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
21	41,967 SF	379 SF	41,588 SF
22	44,701 SF	982 SF	43,719 SF
23	49,929 SF	1,466 SF	48,463 SF
24	49,992 SF	2,683 SF	47,309 SF
25	49,374 SF	3,609 SF	45,765 SF


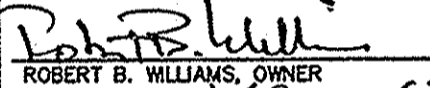
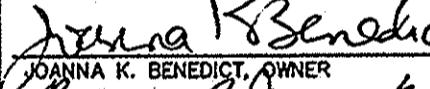
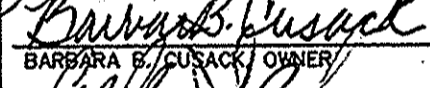
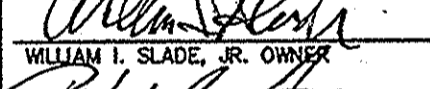

COORDINATE LIST

NO.	NORTH	EAST
500	569,137.7823	1,320,558.5739
501	570,009.8423	1,321,032.2717
502	570,003.0790	1,321,055.9101
503	569,919.5731	1,321,010.5502
504	569,818.6024	1,320,830.6774
505	569,515.3371	1,320,774.5843
506	569,393.9724	1,320,998.0121
507	569,237.5271	1,320,880.1102
508	569,250.4033	1,320,856.4058
509	569,104.1729	1,320,776.9743
510	569,086.1272	1,320,717.1191
2000	569,772.8402	1,321,362.2807
2005	569,454.0679	1,321,133.5792

CURVE TABLE

CURVE	LENGTH(FT)	RADIUS(FT)	DELTA	CHORD LEN(FT)	CHORD DIR
C22	66.49	55.00	69°16'04"	62.52	N73°13'21"E


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:

-  06/01/16
GARY E. LANE, SURVEYOR DATE
-  06/03/16
ROBERT B. WILLIAMS, OWNER DATE
-  06/03/16
JOANNA K. BENEDICT, OWNER DATE
-  6/3/16
BARBARA B. CUSACK, OWNER DATE
-  6/3/16
WILLIAM I. SLADE, JR., OWNER DATE
-  6/2/16
ROBERT GROTHMAN, VICE PRESIDENT & NVR REPRESENTATIVE DATE

AREA TABULATION (THIS SHEET)


NUMBER OF BUILDABLE LOTS	5
NUMBER OF BUILDABLE PRESERVATION PARCELS	0
NUMBER OF NON-BUILDABLE PRESERVATION PARCELS	0
NUMBER OF NON-BUILDABLE BULK PARCELS	0
TOTAL NUMBER OF LOTS & PARCELS	5
AREA OF BUILDABLE LOTS	5.41AC±
AREA OF PRESERVATION PARCELS (BUILDABLE AND NON-BUILDABLE)	0AC±
AREA OF BULK PARCELS (NON-BUILDABLE)	0AC±
AREA OF ROAD DEDICATION	0AC±
AREA OF PUBLIC ROADWAY	0AC±
TOTAL AREA TO BE RECORDED	5.41AC±

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

 6/2/2016
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

 6-23-16
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

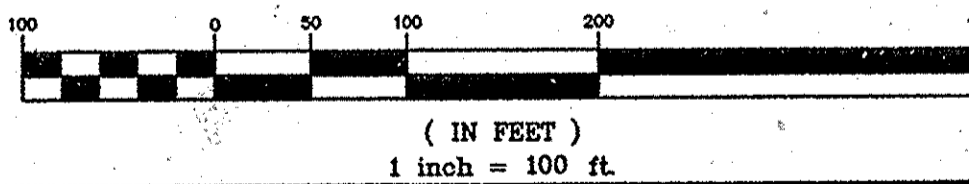
 6-22-16
DIRECTOR DATE

LINDEN CHURCH ROAD
(PUBLIC/COUNTY - R/W VARIES)

OWNER


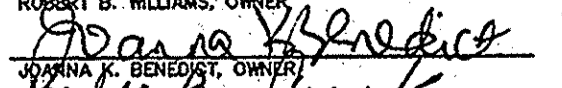
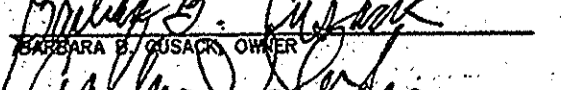


ROBERT B. WILLIAMS
JOANNA K. BENEDICT
BARBARA B. CUSACK
WILLIAM I. SLADE, JR.
NVR, INC.
C/O MILDENBERG, BOENDER & ASSOC.
7350-B GRACE DRIVE
COLUMBIA, MARYLAND 21044
(410)997-0296

GRAPHIC SCALE



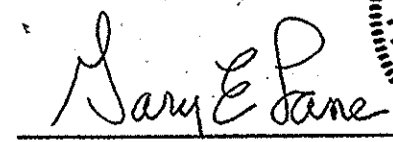
OWNER'S STATEMENT

WE, ROBERT B. WILLIAMS, JOANNA K. BENEDICT, BARBARA B. CUSACK, NVR INC. AND WILLIAM I. SLADE, JR., THE OWNERS 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 UPON 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 EASEMENTS SHOWN HEREON, 2) 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, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY 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 ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

-  2016
ROBERT B. WILLIAMS, OWNER WITNESS
-  WITNESS
-  WITNESS
-  WITNESS
-  WITNESS

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 PROPERTY LINE SURVEYOR, AND THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF LAND CONVEYED BY JOANNA K. BENEDICT, BARBARA B. CUSACK, AND WILLIAM I. SLADE, JR. TO ROBERT B. WILLIAMS BY DEED DATED DECEMBER 29, 2001 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5891 AT FOLIO 307, AND THAT IT IS A SUBDIVISION OF LAND CONVEYED BY JOANNA K. BENEDICT, BARBARA B. CUSACK, AND WILLIAM I. SLADE, JR. TO ROBERT B. WILLIAMS BY DEED DATED AUGUST 10, 1999 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4889 AT FOLIO 635 AND GREENBERRY, INC. A MARYLAND CORPORATION TO NVR, INC. A VIRGINIA CORPORATION BY DEED DATED MARCH 31, 2016 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 18784 AT FOLIO 12 AND THAT ALL ADJUSTMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THIS SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

 06/01/16
GARY E. LANE, PROP. L.S. 574 DATE
EXPIRATION: 3/21/17

THIS AREA DESIGNATES A PRIVATE SEWERAGE AREA OF AT LEAST 10,000 SQ FT AS REQUIRED BY THE MD. ST. DEPT. OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE DEFERRED UNTIL PUBLIC SEWERS IS AVAILABLE. THIS AREA SHALL REMAIN NULL AND VOID UNTIL CONNECTION TO A PUBLIC SEWERAGE SYSTEM, THE COUNTY HEALTH OFFICE SHALL HAVE THE AUTHORITY TO SEWAGE ADJUSTMENTS TO THE PRIVATE SEWERAGE AREA. (RECORDATION OF A MODIFIED SEWERAGE AREA SHALL NOT BE NECESSARY.)

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED RR-DEO AND IS CONSIDERED TO BE "GRANDFATHERED TO THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENTS, EFFECTIVE 7/28/06. THE GRANDFATHERING OF THIS MAJOR SUBDIVISION PLAN IS IN ACCORDANCE WITH SECTION 100.E.3.B OF THE NEW ZONING REGULATIONS (EFFECTIVE 10/6/13) SINCE THE INITIAL PLAN SUBMISSION OF THE PRELIMINARY EQUIVALENT SKETCH PLAN (SP-13-010) WAS GRANTED A "TECHNICALLY COMPLETE" STATUS ON SEPTEMBER 19, 2013 AND PRIOR TO THE ENACTMENT DATE OF THE NEW REGULATIONS. THIS SUBDIVISION IS NOT REQUIRED TO PROVIDE 10% MODERATE INCOME HOUSING UNITS (MIHU).
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY PERFORMED BY MILDENBERG BOENDER & ASSOCIATES, INC., ON OR ABOUT NOVEMBER, 2012.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 28EA & 28EB
STA. No. 28EA N 572.158.9852 E 1,319,400.6816 EL. 485.012
STA. No. 28EB N 569,357.3657 E 1,322,113.5747 EL. 536.733
- ⊕ DENOTES AN IRON PIN OR IRON PIPE FOUND.
○ DENOTES ANGULAR CHANGE IN BEARING OR RIGHT-OF-WAY.
- SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND STANDARDS OF PROFESSIONAL PRACTICE.
- ALL AREAS ARE MORE OR LESS.
- LANDSCAPING FOR THIS PROJECT HAS BEEN PROVIDED UNDER F-14-095
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- STORMWATER MANAGEMENT IS PROVIDED UNDER F-14-095.
- FOR FLAG OR 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 AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (16 FEET MIN. OR WIDER SERVING MORE THAN ONE RESIDENCE)
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2")
C) GEOMETRY - MAX. 15% GRADE MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 INCHES.
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 18.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAS BEEN PROVIDED UNDER F-14-095.
- A USE-IN-COMMON ACCESS MAINTENANCE AGREEMENT FOR LOTS 21-25 HAS BEEN RECORDED UNDER PLAT#23455, LIBER 16396/FOLIO 294.
- FOR ALL OTHER PERTINENT NOTES AND DETAILS REFER TO PLAT # 23455.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.

THE PURPOSE OF THIS PLAT OF CORRECTION IS TO CORRECT THE NAME OF THE PRIVATE ROAD FOR THE USE AND BENEFIT OF LOTS 21 THRU 25, ALTOGETHER WAY, AS RECORDED UNDER PLAT#23455

RECORDED AS PLAT 23342 ON 6/30/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

GREENBERRY LOTS 21 THRU 25
A PLAT OF CORRECTION
GREENBERRY
LOTS 1 THRU 25, NON-BUILDABLE PRESERVATION PARCELS 'A', 'B' AND 'H', NON-BUILDABLE BULK PARCELS 'C', 'D', 'F' AND 'G', AND BUILDABLE PRESERVATION PARCEL 'E'

TAX MAP 28 FIFTH ELECTION DISTRICT SCALE: 1"=100'
PARCEL 48 HOWARD COUNTY, MARYLAND DATE: JUNE 2016
BLOCK 9 EX. ZONING RR-DEO DPZ FILE NOS. ECP-13-026
SP-13-010, F-14-095
BA-05-046C SHEET 1 OF 1

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
7350-B Grace Drive, Columbia, Maryland 21044
(410) 997-0296 Tel. (410) 997-0298 Fax.