

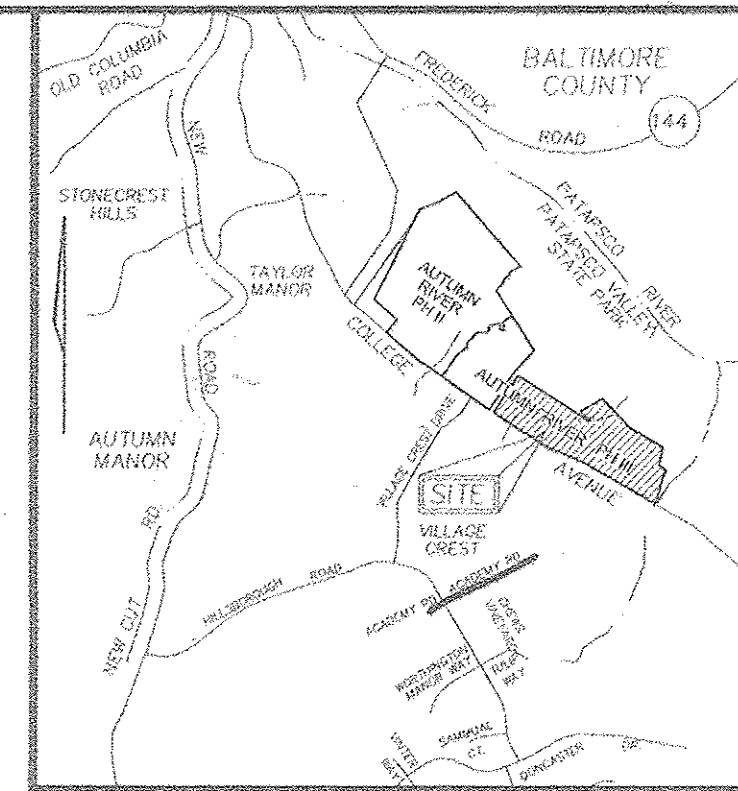
GENERAL NOTES

1. THE SUBJECT PROPERTY IS ZONED R-ED PER THE 10/06/13 COMPREHENSIVE ZONING PLAN.
2. COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID MERIDIAN (NAD83) AS PROJECTED BY HOWARD COUNTY CONTROL STATIONS NO. 2411 AND NO. 2413.
3. APPLICABLE DPZ FILE NUMBER(S): F-01-08, F11-067, SDP 10-081.
4. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF HOWARD COUNTY CODE AND FOREST CONSERVATION ACT, NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED. WITH THIS PLAT OF REVISION, THE FOREST CONSERVATION BANK IS 17.39 ACRES IN SIZE.
5. THE 0.23 AC. OF EXISTING FOREST CONSERVATION EASEMENT WAS INTENDED FOR "AUTUMN RIVER, PHASE 1, LOTS 1-3 AND PARCEL A" (F-00-131). THESE LOTS HAVE BEEN MERGED WITH AUTUMN RIVER, PHASE 2 (F-09-021). THIS AREA IS NOW BEING USED AS PART OF THE FOREST BANK PER THIS PLAT.
6. THE PROJECT BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PREPARED BY FISHER, COLLINS & CARTER, INC. DATED FEBRUARY 14, 2000, WHICH WAS VERIFIED AS CORRECT BY ROBERT H. VOGEL ENGINEERING, INC. IN MARCH 2010.
7. RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS DEVELOPER RESERVES UNTO 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 THROUGH LOT/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
8. THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
9. THE 100 YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT SHOWN ON THIS SITE IS BASED ON A FLOODPLAIN STUDY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. DATED DECEMBER 2006.
10. THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
11. ○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY
● DENOTES IRON PIPE OR BAR FOUND
■ DENOTES STONE OR MONUMENT FOUND
⊗ DENOTES REBAR WITH CAP SET
12. ALL AREAS SHOWN HEREON ARE MORE OR LESS.
13. WETLAND AREAS DELINEATED BY CHESAPEAKE ENVIRONMENTAL AND APPROVED ON NOVEMBER 10, 1999 UNDER P-99-16, DATED JUNE 2004. (FOR LOTS 1, 2, 3 AND BULK PARCEL A).

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	LENGTH
C1	8337.22'	363.79'	2°30'00"	N 60°52'01"W	363.76'
C2	14097.16'	371.69'	1°30'38"	N 60°22'21"W	371.68'
C3	25333.50'	49.10'	1°06'38"	N 61°54'01"W	49.10'
C4	25333.50'	269.85'	6°06'10"	N 67°24'51"W	269.73'
C5	704.57'	175.72'	14°17'23"	N 63°19'15"W	175.26'

COORDINATE LIST		
POINT	NORTH	EAST
1000	578017.9570	1372817.0997
1001	578717.4630	1373597.5872
1002	578574.6239	1373547.9355
1003	578240.9951	1373561.9563
1004	578780.3534	1373688.8845
1006	578645.4044	1373480.9760
1007	578472.4469	1373987.6239
1008	578012.7449	1374349.2615
1011	578079.0776	1374283.2352
1012	577912.0385	1374326.7636
1013	577859.6103	1374302.8368
1015	577715.1209	1374267.9473
1016	578126.7385	1373536.6385
1017	578322.9381	1373938.8317
1018	578356.5336	1373551.4288
1019	578168.8553	1373432.7812
4029	578663.0147	1372582.2270
4030	578761.2510	1373662.3538
4031	578289.1941	1374325.2791
4032	578029.9688	1374358.4891
4033	577892.2121	1373950.2085
4034	577919.8681	1373903.0380
4035	578103.6130	1373579.9532
4036	578272.4473	1373203.7421
4037	578351.1400	1373047.1367
4038	578643.9623	1372610.1182

LINE TABLE		
LINE	BEARING	DISTANCE
L13	N 22°41'29" W	36.45'
L14	N 50°51'22" W	112.12'
L15	N 82°11'23" E	154.45'
L16	N 58°56'16" E	78.18'
L17	S 55°20'32" E	33.59'
L18	S 28°10'48" W	19.54'
L19	S 12°35'35" W	103.19'
L20	S 24°31'51" W	57.63'
L21	S 13°34'31" W	148.64'
L22	N 59°37'01" W	54.68'
L23	N 55°39'47" W	33.78'



VICINITY MAP

SCALE 1"=2000'
ADC MAP : 12 - H11, H12, J11, J12

LEGEND

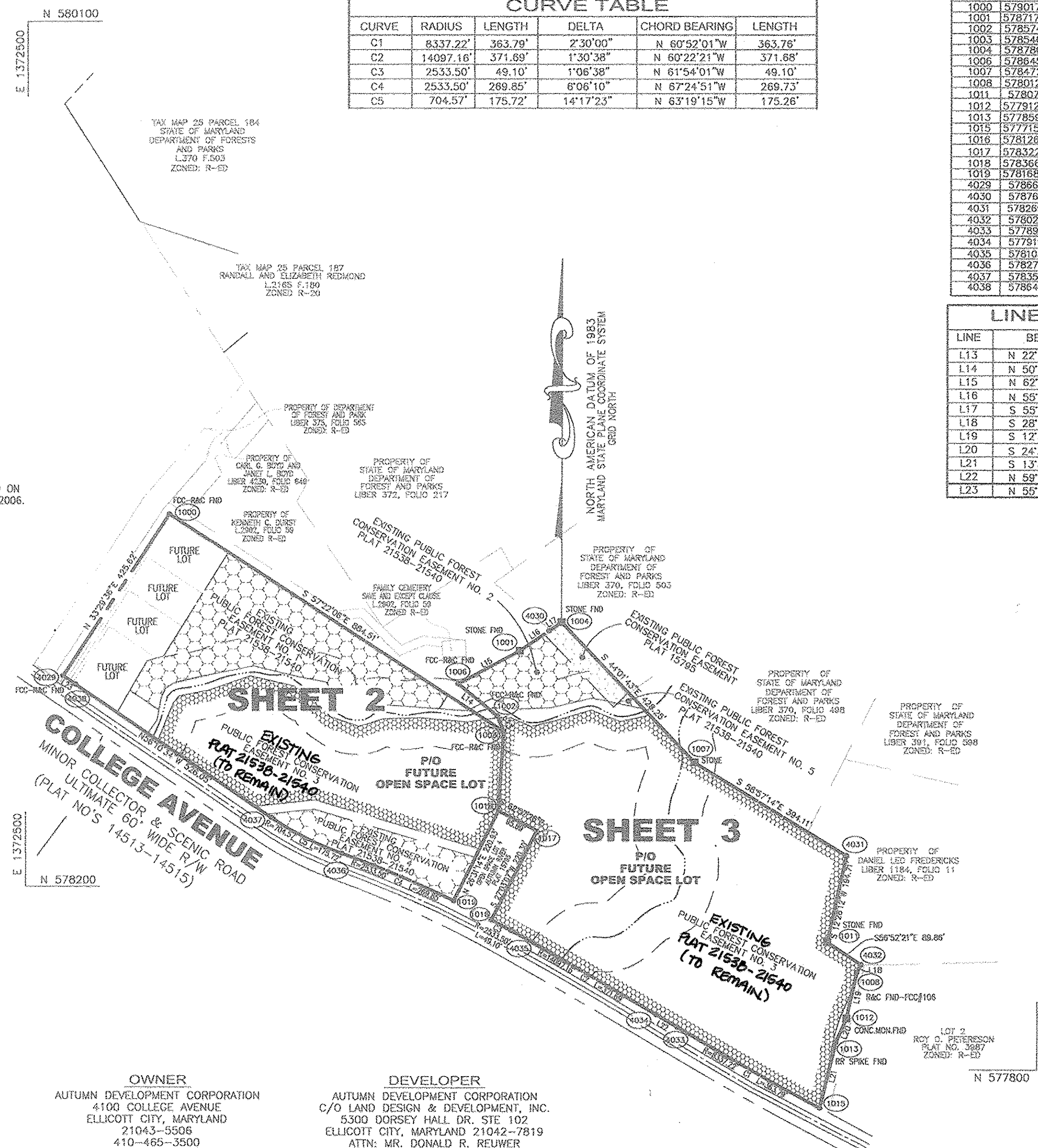
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT (RETENTION) PLAT 15795
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT (RETENTION) PLATS 21538-21540
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT NO. 3 (PLAT 21538-21540) (TO REMAIN)

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

Thomas M. Hoffmann, Jr. 1-12-16
THOMAS M. HOFFMANN, JR. DATE
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

Ronald Spahn 6/15/16
AUTUMN DEVELOPMENT CORPORATION DATE
RONALD SPAHN

PURPOSE
THE PURPOSE OF THIS PLAT IS TO AMEND AND RE-RECORD FOREST CONSERVATION EASEMENT #3 (PLAT 21538-21540) ON COLLEGE AVENUE PUMP STATION, BULK PARCEL B



PUBLIC FOREST CONSERVATION EASEMENT RETENTION TABLE	
EASEMENT NO. 1 (RETENTION)	2.29 AC.
EASEMENT NO. 2 (RETENTION)	0.65 AC.
EASEMENT NO. 3 (RETENTION)	13.84 AC.
EASEMENT NO. 4 (RETENTION/ REFORESTATION)	0.79 AC.
EASEMENT NO. 5 (RETENTION)	0.02 AC.
EXISTING EASEMENT (RETENTION) (PLAT 14514)	0.23 AC.
TOTAL RETENTION AREA: 17.82 AC.	

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET TEL: 410-461-7866
ELICOTT CITY, MD 21042 FAX: 410-461-6981

OWNER
AUTUMN DEVELOPMENT CORPORATION
4100 COLLEGE AVENUE
ELICOTT CITY, MARYLAND
21043-5506
410-465-3500

DEVELOPER
AUTUMN DEVELOPMENT CORPORATION
C/O LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DR. STE 102
ELICOTT CITY, MARYLAND 21042-7819
ATTN: MR. DONALD R. REUWER
443-367-0422

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

Michael J. Savin 7/6/16
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Anderson 7-14-16
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Vetschwood 7-15-16
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, AUTUMN DEVELOPMENT CORPORATION, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN IN CONSIDERATION OF THE APPROVAL OF THIS PLAT OF FOREST CONSERVATION EASEMENT BY THE DEPARTMENT OF PLANNING AND ZONING, TO ESTABLISH A FOREST CONSERVATION EASEMENT.

WITNESS OUR HAND THIS 15 DAY OF JUNE, 2016
AUTUMN DEVELOPMENT CORPORATION

BY: RONALD SPAHN

Megan Krueger
WITNESS

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF A PORTION OF THE LAND DESCRIBED IN CONVEYANCE FROM AUTUMN RIVER CORPORATION TO AUTUMN DEVELOPMENT CORPORATION BY DEED DATED OCTOBER 10, 2013 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 15276, FOLIO 142.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2016.

Thomas M. Hoffmann, Jr. 1-12-16
THOMAS M. HOFFMANN, JR. DATE
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267



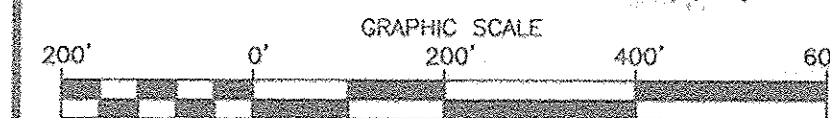
RECORDED AS PLAT No. 23860 ON 7/22/16
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF REVISION
COLLEGE AVENUE PUMP STATION**

BULK PARCEL 'B'
AS SHOWN ON PLAT OF "COLLEGE AVENUE PUMP STATION"
RECORDED AS PLATS 15794-15795 (F-01-08)

ZONED R-ED
TAX MAP 25, GRID 21, PARCEL 172
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 200' APRIL 1, 2016

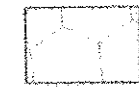
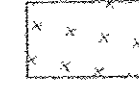
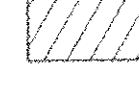
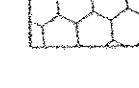


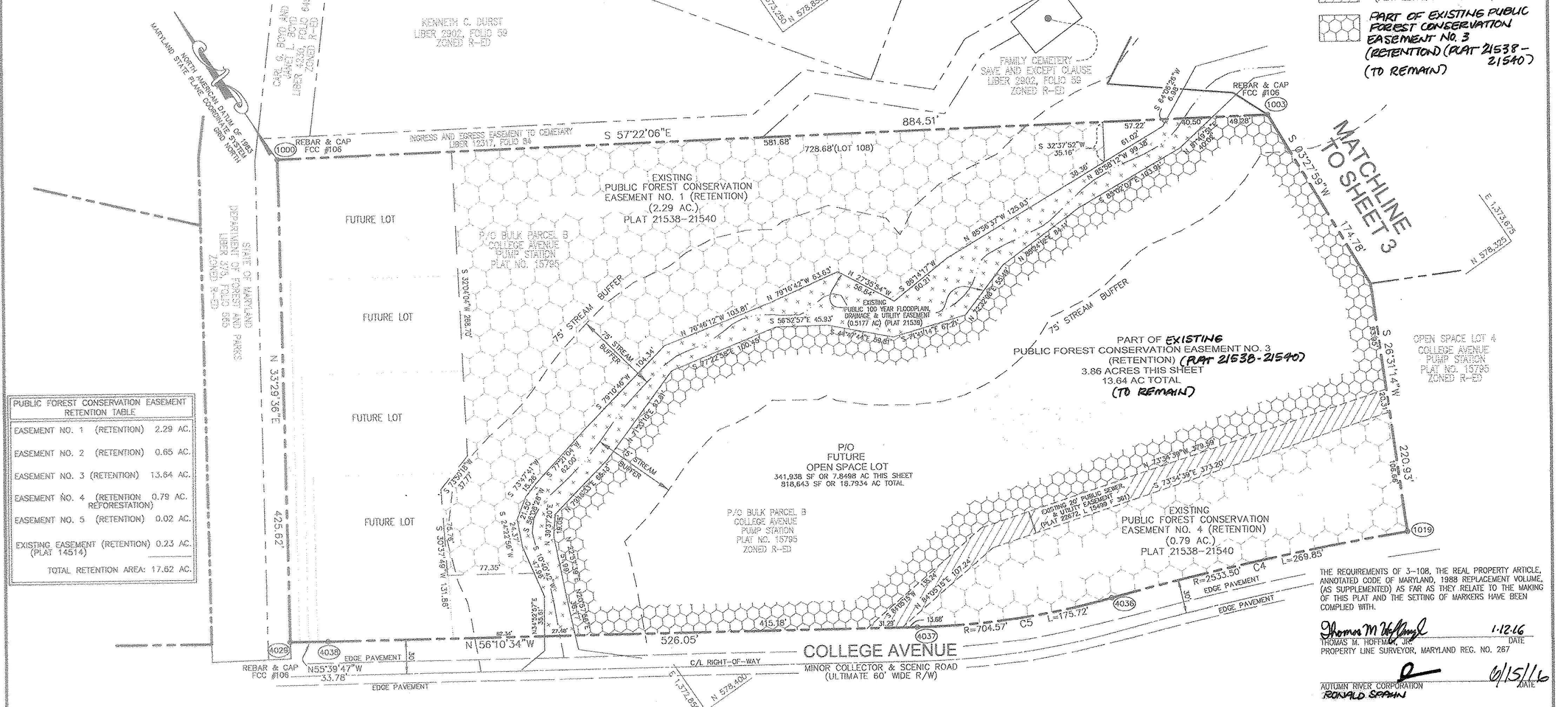
SHEET 1 OF 3

POINT	NORTH	EAST
1000	579017.9570	1372817.0997
1003	578540.9951	1373561.9968
1018	578368.5336	1373551.4288
1019	578168.8553	1373452.7812
4029	578663.0147	1372582.2270
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4037	578351.1400	1373047.1367
4038	578643.9623	1372610.1182

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	LENGTH
C4	2533.50'	269.85'	135.05'	6°06'10"	N 67°24'51"W	269.73'
C5	704.57'	175.72'	88.32'	14°17'23"	N 63°19'15"W	175.26'

LEGEND

-  EXISTING PUBLIC FOREST CONSERVATION EASEMENT PLATS 21538 - 21540
-  EXISTING PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT PLATS 21538 - 21540
-  EXISTING 20' PUBLIC SEWER, & UTILITY EASEMENT (PLAT 22672, L 15499 F 361)
-  PART OF EXISTING PUBLIC FOREST CONSERVATION EASEMENT NO. 3 (RETENTION) (PLAT 21538-21540) (TO REMAIN)



PUBLIC FOREST CONSERVATION EASEMENT RETENTION TABLE	
EASEMENT NO. 1 (RETENTION)	2.29 AC.
EASEMENT NO. 2 (RETENTION)	0.65 AC.
EASEMENT NO. 3 (RETENTION)	13.64 AC.
EASEMENT NO. 4 (RETENTION REFORESTATION)	0.79 AC.
EASEMENT NO. 5 (RETENTION)	0.02 AC.
EXISTING EASEMENT (RETENTION) (PLAT 14514)	0.23 AC.
TOTAL RETENTION AREA:	17.62 AC.

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

Thomas M. Hoffman, Jr. 1-12-16
 THOMAS M. HOFFMAN, JR.
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267
Ronald Spain 6/15/16
 AUTUMN RIVER CORPORATION
 RONALD SPAIN

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET
 ELICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8967

OWNER
 AUTUMN DEVELOPMENT CORPORATION
 4100 COLLEGE AVENUE
 ELLICOTT CITY, MARYLAND
 21043-5506
 410-465-3500

DEVELOPER
 AUTUMN DEVELOPMENT CORPORATION
 C/O LAND DESIGN & DEVELOPMENT, INC.
 5300 DORSEY HALL DR. STE 102
 ELLICOTT CITY, MARYLAND 21042-7819
 ATTN: MR. DONALD R. REUWER
 443-367-0422

PURPOSE
 THE PURPOSE OF THIS PLAT IS TO AMEND AND RE-RECORD FOREST CONSERVATION EASEMENT #3 (PLAT 21538-21540) ON COLLEGE AVENUE PUMP STATION, BULK PARCEL B

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT.
Michael J. Savin 7/6/16
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chad E. ... 7-14-16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Pat ... 7-15-16
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, AUTUMN DEVELOPMENT CORPORATION, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN IN CONSIDERATION OF THE APPROVAL OF THIS PLAT OF FOREST CONSERVATION EASEMENT BY THE DEPARTMENT OF PLANNING AND ZONING, TO ESTABLISH A FOREST CONSERVATION EASEMENT.

WITNESS OUR HAND THIS 15 DAY OF JUNE, 2016
 AUTUMN DEVELOPMENT CORPORATION

BY: *Ronald Spain*
 WITNESS: *Megan ...*

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF A PORTION OF THE LAND DESCRIBED IN CONVEYANCE FROM AUTUMN RIVER CORPORATION TO AUTUMN DEVELOPMENT CORPORATION BY DEED DATED OCTOBER 10, 2013 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 15276, FOLIO 142.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2016.

Thomas M. Hoffman, Jr. 1-12-16
 THOMAS M. HOFFMAN, JR.
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

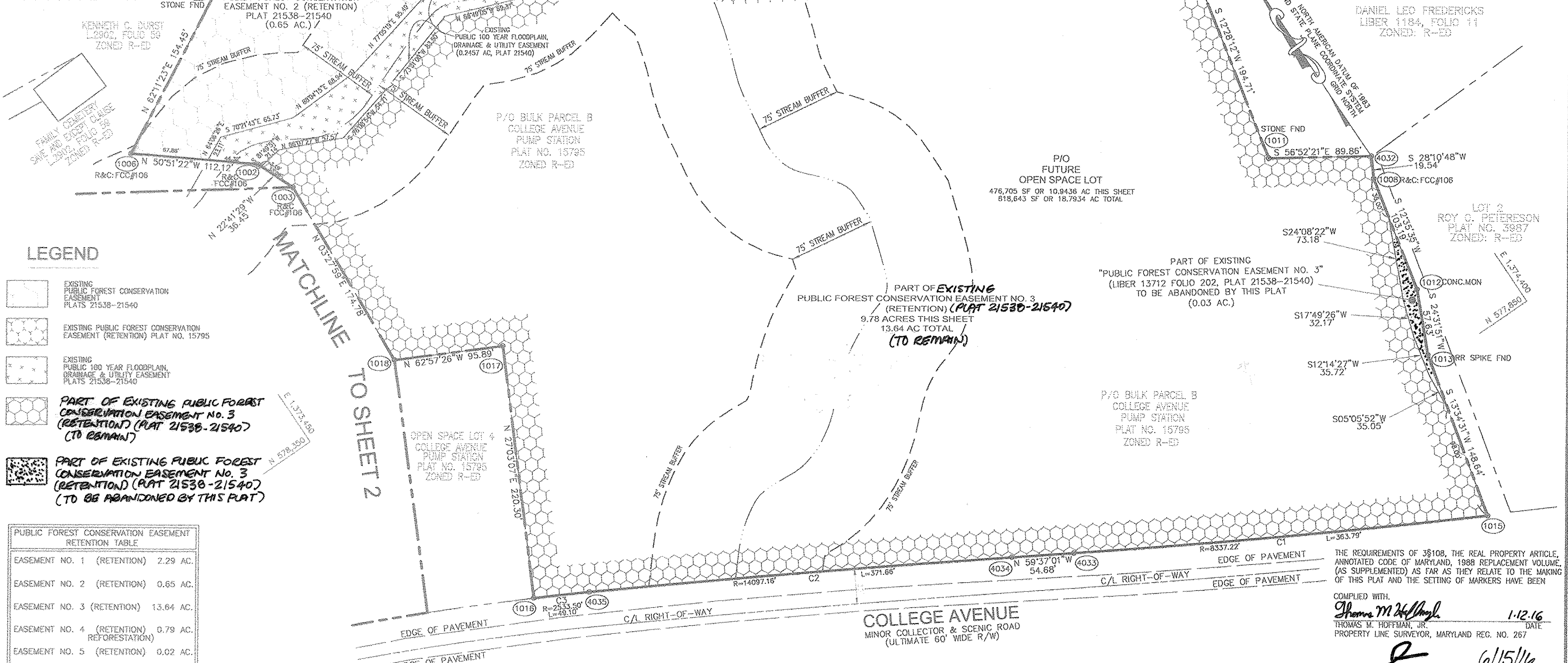
RECORDED AS PLAT No. 23861 ON 7/11/16
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
COLLEGE AVENUE PUMP STATION
 BULK PARCEL 'B'
 AS SHOWN ON PLAT OF "COLLEGE AVENUE PUMP STATION" RECORDED AS PLATS 15794-15795 (F-01-08)

ZONED R-ED
 TAX MAP 25, GRID 21, PARCEL 172
 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 60'
 GRAPHIC SCALE
 APRIL 6, 2016
 SHEET 2 OF 3

PT	NORTH	EAST
1001	578717.4630	1373597.5872
1002	578574.6239	1373547.9356
1003	578540.9981	1373581.9988
1004	578780.3534	1373689.9845
1005	578645.4044	1373480.9760
1007	578472.4469	1373987.6239
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C3	2533.50'	49.10'	24.55'	1'06"38"	N 61°54'01" W	49.10'



- LEGEND**
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT PLATS 21538-21540
 - EXISTING PUBLIC FOREST CONSERVATION EASEMENT (RETENTION) PLAT NO. 15795
 - EXISTING PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT PLATS 21538-21540
 - PART OF EXISTING PUBLIC FOREST CONSERVATION EASEMENT NO. 3 (RETENTION) (PLAT 21538-21540) (TO REMAIN)
 - PART OF EXISTING PUBLIC FOREST CONSERVATION EASEMENT NO. 3 (RETENTION) (PLAT 21538-21540) (TO BE ABANDONED BY THIS PLAT)

PUBLIC FOREST CONSERVATION EASEMENT RETENTION TABLE

EASEMENT NO. 1 (RETENTION)	2.29 AC.
EASEMENT NO. 2 (RETENTION)	0.65 AC.
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EASEMENT NO. 5 (RETENTION)	0.02 AC.
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TOTAL RETENTION AREA:	17.62 AC.

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

Richard J Davis 7/6/16
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Clarke 7.14.16
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Vest Standish 7-15-16
DIRECTOR

OWNER'S CERTIFICATE

WE, AUTUMN DEVELOPMENT CORPORATION, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN IN CONSIDERATION OF THE APPROVAL OF THIS PLAT OF FOREST CONSERVATION EASEMENT BY THE DEPARTMENT OF PLANNING AND ZONING, TO ESTABLISH A FOREST CONSERVATION EASEMENT.

WITNESS OUR HAND THIS 15 DAY OF JUNE, 2016
AUTUMN DEVELOPMENT CORPORATION

BY: *Ronald Spain*

OWNER
AUTUMN DEVELOPMENT CORPORATION
4100 COLLEGE AVENUE
ELLCOTT CITY, MARYLAND
21043-5506
410-465-3500

DEVELOPER
AUTUMN DEVELOPMENT CORPORATION
C/O LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DR. STE 102
ELLCOTT CITY, MARYLAND 21042-7819
ATTN: MR. DONALD R. REUWER
443-367-0422

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF A PORTION OF THE LAND DESCRIBED IN CONVEYANCE FROM AUTUMN RIVER CORPORATION TO AUTUMN DEVELOPMENT CORPORATION BY DEED DATED OCTOBER 10, 2013 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 15276, FOLIO 142.

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Thomas M Hoffman, Jr. 1-12-16
THOMAS M. HOFFMAN, JR.
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

RECORDED AS PLAT NO. 23862 ON 7/22/16
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
COLLEGE AVENUE PUMP STATION
BULK PARCEL 'B'
AS SHOWN ON PLAT OF "COLLEGE AVENUE PUMP STATION" RECORDED AS PLATS 15794-15795 (F-01-08)
ZONED R-ED
TAX MAP 25, GRID 21, PARCEL 172
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 60'
APRIL 1, 2016

GRAPHIC SCALE
60' 0' 60' 120' 180'

SHEET 3 OF 3