

GENERAL NOTES

- TAX MAP: 37, PARCEL: 714 & 724, GRID: 9
- ZONING: PROPERTY IS ZONED R-A-15 AND P.O.R. PER THE OCTOBER 6, 2013 HOWARD COUNTY COMPREHENSIVE ZONING PLAN.
- THIS PLAN IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT NOVEMBER 2014 BY BENCHMARK ENGINEERING, INC.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NAVD '88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS STA. NO. 37EB & 37EC.
- ⊙ DENOTES AN IRON PIN OR IRON PIPE FOUND.
⊙ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
BRL DENOTES A BUILDING RESTRICTION LINE.
- ALL AREAS ARE MORE OR LESS.
- THIS PROPERTY IS IN THE METROPOLITAN DISTRICT.
- STORMWATER MANAGEMENT PRACTICES WILL BE PROVIDED FOR ALL DEVELOPMENT IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAT OR SITE DEVELOPMENT PLAN THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DECLARATION OF COVENANT AND/OR A DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT PRACTICES AND A MAINTENANCE AGREEMENT.
- THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY BENCHMARK ENGINEERING, INC., DATED AUGUST 2015 AND WAS APPROVED ON MAY 23, 2016.
- WETLAND DELINEATION WAS PERFORMED BY MCCARTHY & ASSOCIATES, LLC, DATED MARCH, 2007. A JURISDICTIONAL DETERMINATION CONFIRMING THE WETLANDS AND WATERS OF THE US WAS ISSUED BY THE ARMY CORPS OF ENGINEERS DATED JULY 12, 2012. A RELIANCE LETTER DATED JULY 10, 2017 WAS PREPARED BY MCCARTHY & ASSOCIATES.
- FOREST STAND DELINEATION WAS PERFORMED BY WRIGHT ENVIRONMENTAL & LAND SERVICES, LLC, DATED AUGUST 2013 AND DECEMBER 2014 AND UPDATED AUGUST 2015.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, DATED FEBRUARY 2, 2015 AND APPROVED ON MAY 4, 2016.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMIT OF WETLANDS STREAM(S), OR THEIR REQUIRED BUFFERS FLOODPLAIN AND FOREST CONSERVATION EASEMENT EXCEPT FOR THE DESIGNATED ENTRANCE ROAD GRADING TO ENTER THE SITE DEEMED NECESSARY BY THE DEPARTMENT OF PLANNING AND ZONING, PER SECTION 16.116(C).
- THE ENVIRONMENTAL DISTURBANCES ASSOCIATED WITH THE DEVELOPMENT OF THIS PROPERTY ARE DUE TO THE LOCATION OF THE EXISTING PERENNIAL STREAM WHICH BISECTS THE PROPERTY AND THE NECESSITY OF STORMWATER TREATMENT AND UTILITY AND ROAD CROSSINGS. NO OTHER VIABLE ALTERNATIVES ARE AVAILABLE. EFFORTS WERE MADE TO REDUCE THE STREAM AND WETLAND IMPACTS BY SELECTING THE NARROWEST AREA, PROVIDING THE WATER CROSSING WITHIN THE ROADWAY CROSSING, AND PROVIDING SEWER CONNECTIONS OFFSITE THROUGH THE ADJACENT ELEMENTARY SCHOOL. UTILITY CONNECTIONS ON THE SCHOOL SITE WILL IMPACT STEEP SLOPES. THESE DISTURBANCES WERE DEEMED "NECESSARY" BY THE DEPARTMENT OF PLANNING AND ZONING ON JUNE 5, 2015, UNDER P-15-003.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERIES LOCATED IN THE DEVELOPMENT AREA.
- A NOISE STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP, INC., NOVEMBER, 2017, AND WAS APPROVED 1/5/2018. NOISE MITIGATION IS NECESSARY FOR BUILDINGS NO. 1, 4, 7 AND 9, AND SPECIAL ATTENTION SHALL BE MADE TO THESE STRUCTURES TO LOWER INTERIOR NOISE TO MEET HOWARD COUNTY INTERIOR NOISE CRITERIA. DETAILED NOISE ABATEMENT METHODS ARE PROVIDED ON SDP-18-029.
- THE FOREST CONSERVATION OBLIGATION FOR THIS SITE SHALL BE MET BY THE ON-SITE RETENTION OF 7.88 ACRES OF FOREST RETENTION (0.43 ACRES NON-CREDITED AND 7.45 ACRES CREDITED) AND 2.34 ACRES OF AFFORESTATION IN AN OFF-SITE BANK. 1.65 ACRES WILL BE OBTAINED AT EDGEWOOD FARM PHASE 1, F-06-108 AND 0.69 ACRES WILL BE OBTAINED AT THE PRESERVE AT CLARKSVILLE, F-06-72. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF HOWARD COUNTY CODE AND THE FOREST CONSERVATION ACT. CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MEASUREMENT PRACTICES AS DEFINED IN THE DEED OF THE FOREST CONSERVATION ARE ALLOWED.
- PREVIOUS DPZ FILES: ECP-14-024, S-14-002, WP-15-083, WP-15-097, P-15-003
- A PRE-SUBMISSION COMMUNITY MEETING FOR THIS PROJECT WAS HELD AT 6:00 PM ON SEPTEMBER 12, 2013 AT THE ELKRIDGE VOLUNTEER FIRE DEPARTMENT. BECAUSE OF SCOPE CHANGES 3 ADDITIONAL MEETINGS WERE HELD AT 6:00 PM ON MAY 6, 2014, NOVEMBER 19, 2014 AND JUNE 28, 2018 AT THE ELKRIDGE VOLUNTEER FIRE DEPARTMENT.
- THIS SITE IS NOT IN A HISTORIC DISTRICT.
- OPEN SPACE LOTS 1 AND 2 TO BE OWNED AND MAINTAINED BY HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS.
- THE PLANNING DIRECTOR HAS APPROVED WP-15-083 DATED JANUARY 20, 2015 TO WAIVE SECTION 16.1205(a)(7) AND 16.1205(a)(10) WHICH REQUIRES THE RETENTION OF SPECIMEN TREES (30" DBH OR GREATER) THAT ARE NOT CONTAINED WITHIN OTHER PRIORITY FOREST AREAS AS OUTLINED IN SECTION 16.1205(a)(11-10) SUBJECT TO THE FOLLOWING:
1. WAIVER APPROVAL IS LIMITED TO THE REMOVAL OF SPECIMEN TREES #8, #10-13 AND #16-20 AS DEPICTED ON THE WAIVER EXHIBIT. ANY PROPOSAL TO REMOVE ADDITIONAL TREES WILL REQUIRE A NEW WAIVER REQUEST OR AN AMENDMENT TO THIS WAIVER.
2. AN AMENDED WAIVER EXHIBIT SHALL BE PROVIDED WHICH CONTAINS A SPECIMEN TREE CHART FOR THE ENTIRE SITE, LISTING ALL EXISTING SPECIMEN TREES ON-SITE. ALL REFERENCES TO "OFF-SITE" FOR TREES #16-21 SHALL BE REMOVED.
3. AN AMENDED JUSTIFICATION SHALL BE PROVIDED WHICH CORRECTS THE STATUS OF THE ON-SITE AND OFF-SITE TREES.
4. THE AMENDED WAIVER EXHIBIT AND JUSTIFICATION SHALL BE PROVIDED WITHIN 30 DAYS OF WAIVER APPROVAL (ON OR BEFORE FEBRUARY 19, 2015).
5. A MINIMUM OF 20 ADDITIONAL, NATIVE, 2-3" CALIPER TREES SHALL BE PROVIDED ON-SITE AS PART OF THE MITIGATION FOR THE SPECIMEN TREE REMOVAL. THIS MITIGATION WILL BE ADDRESSED WITH THE PROJECT KNOWNS "THE WEXLEY AT 100". IT WILL BE SHOWN ON THE ASSOCIATED LANDSCAPE PLAN AND SURETY FOR THESE ADDITIONAL TREES WILL BE REQUIRED AS PART OF THE SITE DEVELOPMENT PLAN APPROVAL OF THE WEXLEY AT 100.
- THE PLANNING DIRECTOR HAS DENIED WP-15-097 DATED FEBRUARY 6, 2015 TO WAIVE SECTION 16.155(a)(2)(i) WHICH REQUIRES A SITE DEVELOPMENT PLAN BEFORE GRADING THE SITE.
- A PARKING ANALYSIS WAS PREPARED BY THE TRAFFIC GROUP APPROVED JANUARY 22, 2015 AND UPDATED APRIL 8, 2015, MAY 6, 2016 AND APRIL, 2018 FOR THE PARKING RATIO BELOW THE REQUIRED 2.3 SPACES PER UNIT. THE PLANNING DIRECTOR APPROVED THE PROPOSED PARKING REDUCTION (AN OVERALL RATIO OF 1.97 SPACES PER UNIT) ON MAY 22, 2018. THE CONDOMINIUM ASSOCIATION OR MANAGEMENT COMPANY ARE RESPONSIBLE FOR THE REGULATION AND MONITORING OF ON-SITE PARKING AND MUST THEMSELVES ADDRESS ANY PARKING INADEQUACIES.

OPEN SPACE TABULATION CHART

OPEN SPACE (R-A-15: 25.48 AC.) (POR: 4.60 AC.)	REQUIRED	6.37 AC. (25% OF R-A-15)
	PROVIDED	6.63 AC. (26%)
RECREATIONAL OPEN SPACE	REQUIRED	3.60 AC.
	PROVIDED	3.60 AC. IS PROVIDED ON SDP-18-029 AS LAND AREA AND AMENITY CREDIT

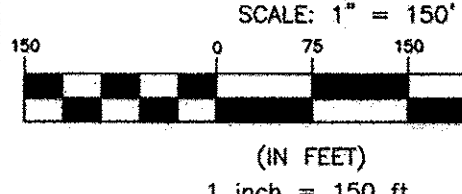
TOTAL AREA TABULATION CHART (OVERALL SITE)

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	BUILDABLE	0
	OPEN SPACE	2
	BUILDABLE PRESERVATION PARCELS	0
	NON-BUILDABLE PRESERVATION PARCELS	0
	BUILDABLE BULK PARCELS	4
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	BUILDABLE	N/A
	OPEN SPACE	6.63± AC.
	BUILDABLE PRESERVATION PARCELS	N/A
	NON-BUILDABLE PRESERVATION PARCELS	N/A
	BUILDABLE BULK PARCELS	21.10± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)		2.35± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED		30.08± AC.
HOWARD COUNTY DPZ FILE NOS.		ECP-14-024, S-14-002, WP-15-083, WP-15-097, P-15-003

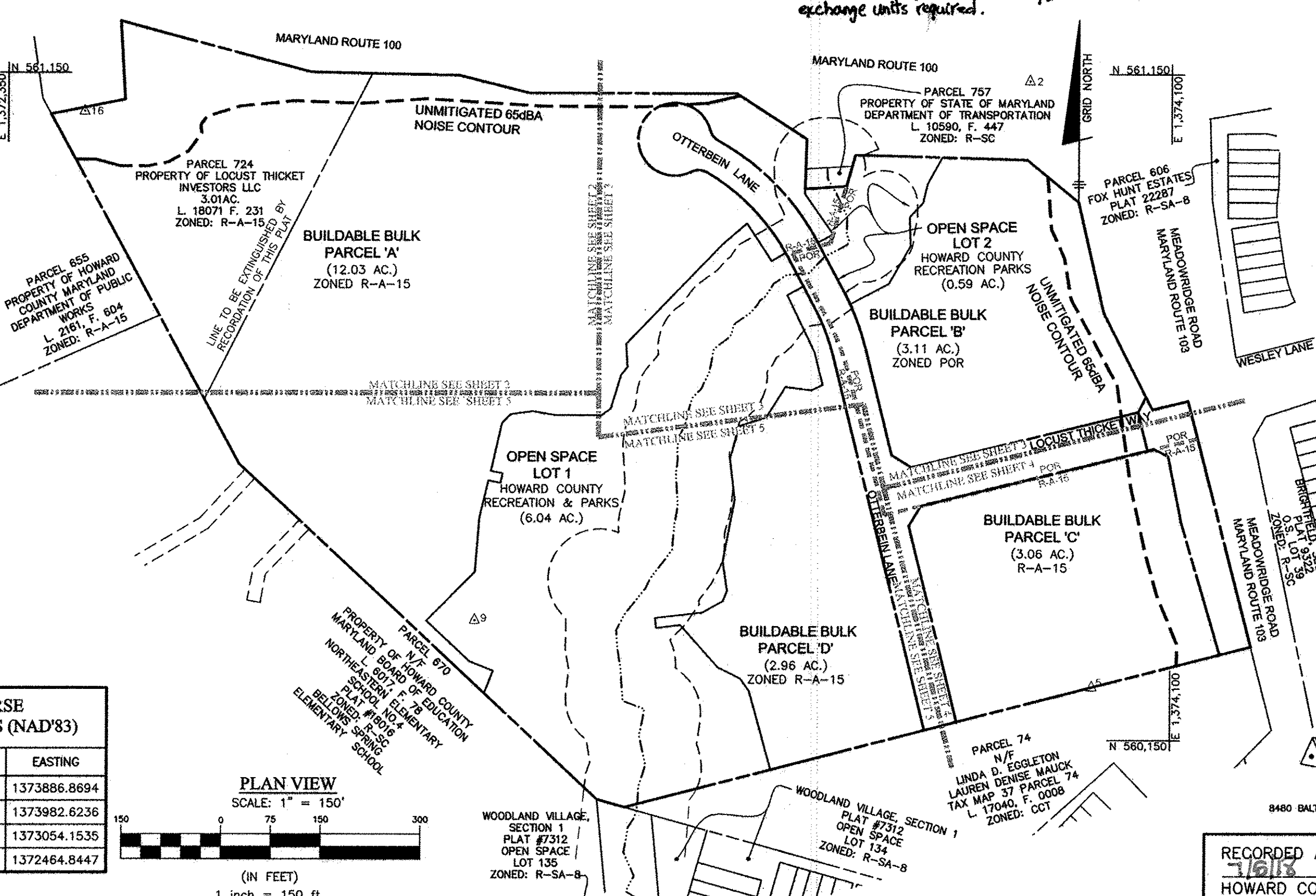
TRAVERSE COORDINATES (NAD'83)

POINT #	NORTHING	EASTING
2	561139.2361	1373886.8694
5	560228.8978	1373982.6236
9	560327.3618	1373054.1535
16	561091.8670	1372464.8447

PLAN VIEW



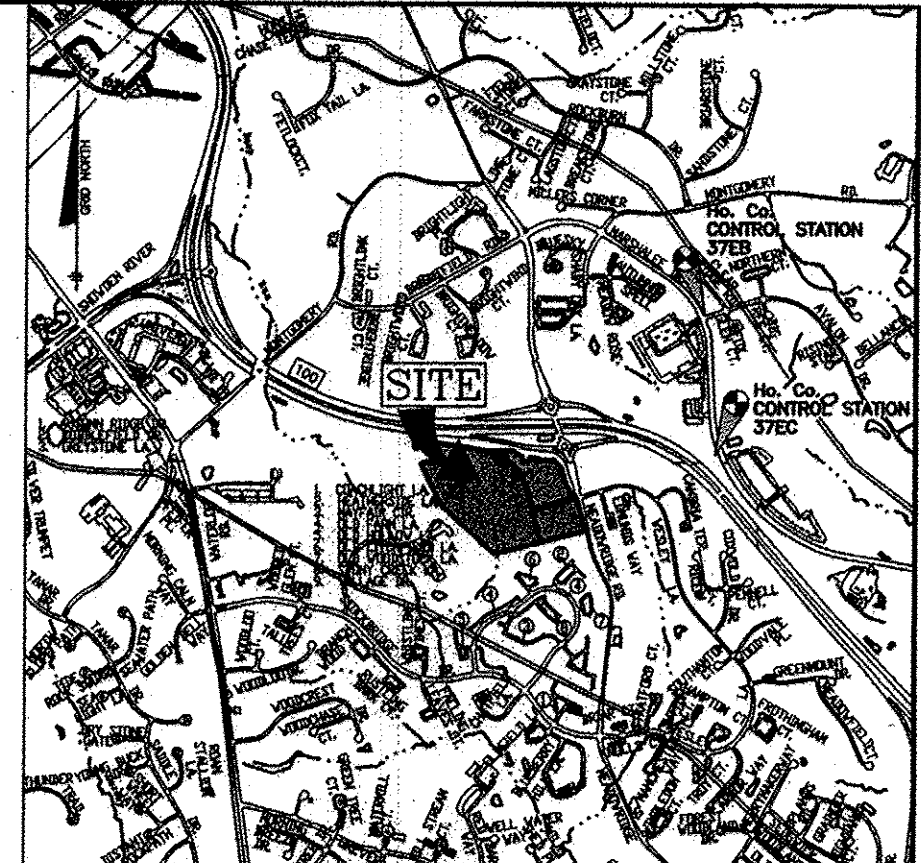
- WELL HO-BB-0787 AND ALL ON-SITE SEPTIC AREAS WERE ABANDONED 3-17-17 AND THE HEALTH DEPARTMENT HAS BEEN NOTIFIED.
- THE REQUIRED PERIMETER PLANTINGS ARE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$29,250.00 (\$18,900.00 FOR 63 SHADE TREES, \$10,350.00 FOR 69 EVERGREEN TREES). THE REQUIRED 55 STREET TREES WILL BE INCLUDED IN THE DEED COST ESTIMATE. PARKING LOT LANDSCAPING, UNIT LANDSCAPING AND MITIGATION LANDSCAPING FOR WP-15-083 (SPECIMEN TREE REMOVAL) WILL BE PROVIDED WITH THE SITE DEVELOPMENT PLAN.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 1/24/2018, ON WHICH DATE DEVELOPER'S AGREEMENT #F-17-022, 14-4939-D WAS FILED AND ACCEPTED.
- PUBLIC WATER AND SEWERAGE ALLOCATIONS WILL BE GRANTED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IF CAPACITY IS AVAILABLE AT THAT TIME.
- 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 PARCELS A, B, C, D AND OPEN SPACE LOTS 1 & 2, 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(S)/PARCELS. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY 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.
- THE 65 DBA NOISE CONTOUR LINE DRAWN ON THIS DEVELOPMENT 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.
- NOISE MITIGATION WILL BE PROVIDED AT THE TIME OF THE SITE DEVELOPMENT PLAN. WHERE NOISE CONTOUR LINES INTERSECT APARTMENT BUILDINGS, CONSTRUCTION MATERIALS WILL BE REQUIRED TO LOWER THE INTERIOR NOISE TO MEET HOWARD COUNTY STANDARDS.
- THIS PROJECT IS NOT LOCATED ON A SCENIC ROAD.
- THERE ARE TWO DILAPIDATED BUILDINGS REMAINING ON THE PROPERTY. ALL EXISTING STRUCTURES SHALL BE DEMOLISHED PRIOR TO RECORDED OF THIS PLAT.
- MODERATE INCOME HOUSING UNITS WILL BE ADDRESSED AT THE TIME OF THE SITE DEVELOPMENT PLAN.
- A LETTER OF AUTHORIZATION FROM MDE WAS ISSUED FOR THIS SITE, DATED AUGUST 2, 2017, AUTHORIZING CERTAIN DISTURBANCES TO THE STREAM, FLOODPLAIN OR WETLANDS FOR THE ROAD AND/OR UTILITY CROSSINGS. IN-STREAM WORK MAY NOT BE CONDUCTED FROM MARCH 1ST TO JUNE 15TH INCLUSIVE, ANY YEAR. STREAM, WETLAND AND FLOODPLAIN WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE LETTER OF AUTHORIZATION, 16-NF-3362/201662030.



Density Exchange Chart

	Parcel 714	Parcel 724
Gross Area	27.07	3.01
100yr Floodplain	0.40	0.00
Steep Slopes 25% or >(outside floodplain)	0.25	0.10
Zoning (POR)	4.60	0.00
Net Area	21.82	2.91
Density:		
Base Density: 15 D.U./acre (parcel 714)		
(11 DU/acre parcel 724. See note 1 Below)	327	32 units
Bonus Density: 10% of Base density	32	3 units
Number of Units allowed per Parcel:	359	35 units
Number of Units allowed (combined)	394	
Number of Units Proposed	394	
Number of neighborhood preservation density exchange rights required:	35 *	units

Sending Parcel Information:
Subdivision Name: Belmont Manor & Historic Park (F-17-022-S1)
Liber 14129 Folio 538
Parcel: 2
Tax Map: 32 Grid: 19
Tax map: 31 Grid: 18 & 24



VICINITY MAP
SCALE: 1"=2000'

NOTE:
1. PARCEL 724 WAS INCLUDED AS PART OF THE BRIGHTFIELD SUBDIVISION (PLAT # 8753) ZONED R-SC, WHERE DENSITY WAS USED AT THE RATE OF 4 UNITS PER ACRE. THE PROPERTY HAS SINCE BEEN REZONED R-A-15 (15 UNITS PER ACRE) PER THE COMPREHENSIVE ZONING DATED OCTOBER 6, 2013; THEREFORE AN ADDITIONAL 11 DENSITY UNITS PER ACRE ARE AVAILABLE.
*** Neighborhood Preservation Density Exchange Rights Required:**
Each apartment requires 1/3 of a unit:
35 bonus density apartment units / 3 = 11.6 or 12 density exchange units required.

BENCH MARKS (NAD83)

HO. CO. #37EB	ELEV. 385.309
STANDARD DISC ON CONCRETE MONUMENT	
MARSHALEE RD NEAR LINDWOOD SHOPPING CTR.	E 1375430.8059
N 562552.4951	
HO. CO. #37EC	ELEV. 346.153
STANDARD DISC ON CONCRETE MONUMENT	
MARSHALEE RD NEAR LINDWOOD SHOPPING CTR.	E 1375580.4112
N 561099.8288	

SHEET INDEX

No.	TITLE
1	COVER SHEET
2-5	PLAT SHEETS
6-7	EASEMENT DETAILS & CHARTS

OWNERS/DEVELOPER
LOCUST THICKET INVESTORS LLC
5836 MEADOWRIDGE ROAD
ELKRIDGE, MD 21075
410-465-4244

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.

Donald A. Mason 6/25/18 DATE
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Steven K. Breeden 6/25/18 DATE
STEVEN K. BREEDEN
LOCUST THICKET INVESTORS LLC
MEMBER

James R. Moxley III 6/25/18 DATE
JAMES R. MOXLEY III
LOCUST THICKET INVESTORS LLC
MEMBER

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

RECORDED AS PLAT NO. 24091 ON 7/6/18 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
R. M. ... 7/2/18 DATE
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Phil ... 7-2-18 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

K. ... 7-3-18 DATE
DIRECTOR

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION 1-7-2019 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY LOCUST THICKET INVESTORS LLC, FROM NANCY B CAVEY, ET. AL, BY DEED DATED OCTOBER 13, 2016, AND RECORDED IN THE LAND RECORDS BY HOWARD COUNTY, MARYLAND, AT LIBER 15352, FOLIO 421, AND ALL LAND ACQUIRED BY LOCUST THICKET INVESTORS LLC FROM HOWARD COUNTY, MARYLAND BY DEED DATED FEBRUARY 1, 2018, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER 18071, FOLIO 421 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 6/25/18 DATE
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MD NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE
"LOCUST THICKET INVESTORS LLC, OWNERS OF THE PROPERTIES SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 25TH DAY OF June, 2018."

Steven K. Breeden 6-25-18 DATE
STEVEN K. BREEDEN
MEMBER

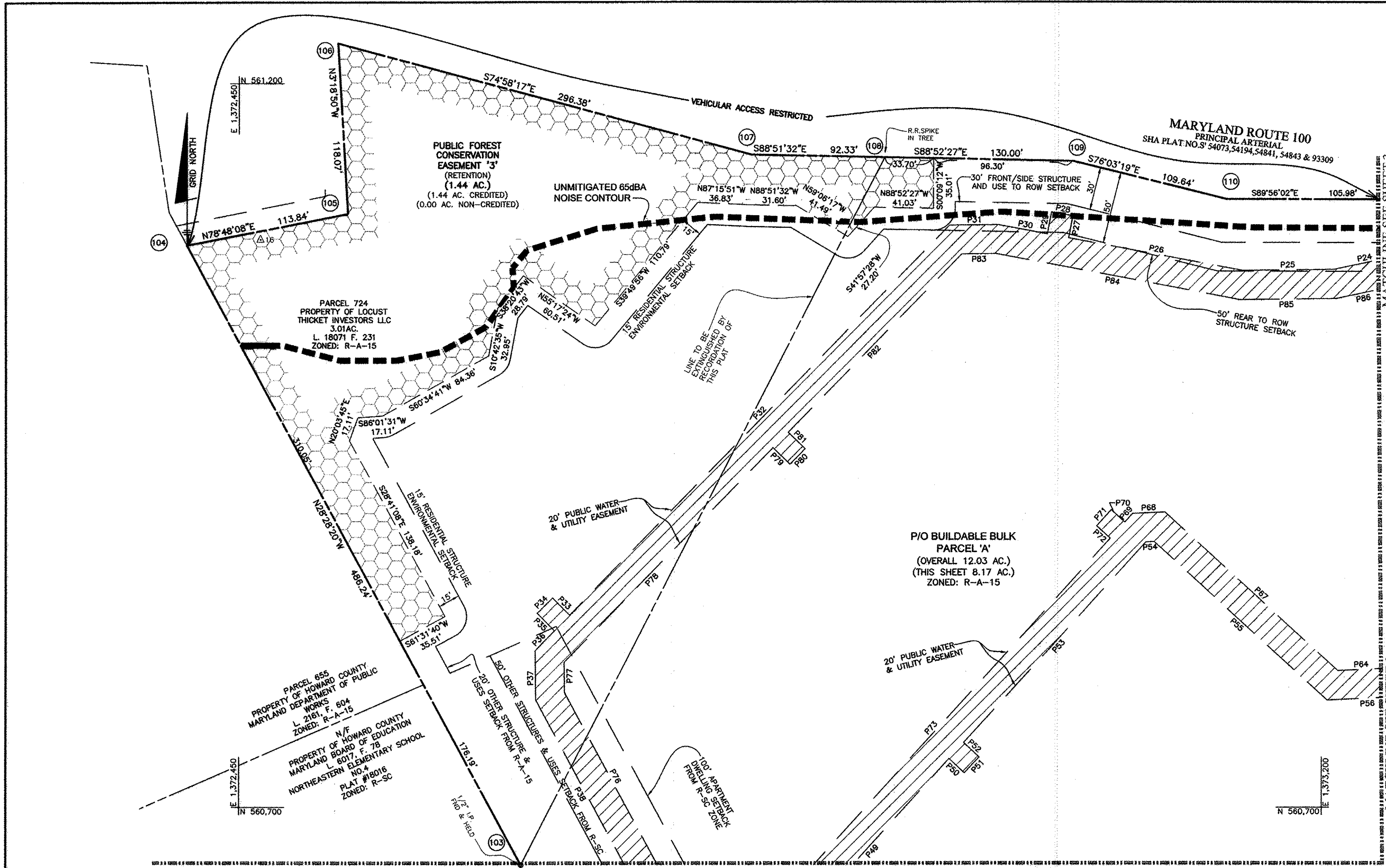
James R. Moxley III 6/25/18 DATE
JAMES R. MOXLEY III
MEMBER

Donald A. Mason 6-25-18 DATE
DONALD A. MASON
MEMBER

SUBDIVISION AND DENSITY RECEIVING PLAT
THE WEXLEY AT 100
BUILDABLE BULK PARCELS A, B, C, D
AND OPEN SPACE LOT 1 & 2

1st ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 37
GRID: 09
PARCEL: 714 & 724
ZONED: R-A-15 & POR

SCALE: AS SHOWN
DATE: JUNE, 2018
SHEET: 1 OF 7



MATCHLINE SEE SHEET 3

- LEGEND**
- LIMIT OF SUBMISSION
 - ++++ 100-YR FLOODPLAIN
 - /// PUBLIC EASEMENTS
 - PUBLIC FOREST CONSERVATION EASEMENT
 - 7.5' BRL --- BUILDING RESTRICTION LINE
 - ⊙ EXISTING IRON PIPE (FOUND AND HELD)
 - ⊙ PIPE OR STEEL MARKER (TO BE SET)
 - (147) COORDINATE DESIGNATION
 - △ TRAVERSE

FOR BOUNDARY COORDINATES & BEARINGS AND DISTANCES FOR EASEMENTS, WETLANDS, AND FLOODPLAIN, SEE SHEET 6 & 7

OWNERS/DEVELOPER
 LOCUST THicket INVESTORS LLC
 5836 MEADOWRIDGE ROAD
 ELK RIDGE, MD 21075
 410-465-4244

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.

Donald A. Mason 6/25/18
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

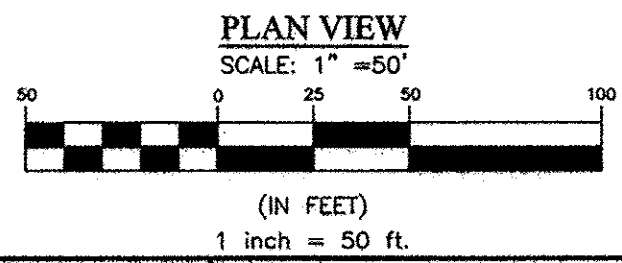
Steven K. Breeden 6-25-18
 STEVEN K. BREEDEN
 LOCUST THicket INVESTORS LLC
 MEMBER

James R. Moxley III 6/25/18
 JAMES R. MOXLEY III
 LOCUST THicket INVESTORS LLC
 MEMBER

TOTAL AREA TABULATION CHART (THIS SHEET)

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
BUILDABLE BULK PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	N/A
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
BUILDABLE BULK PARCELS	8.17±
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	8.17± AC.
HOWARD COUNTY DPZ FILE NOS.	EDP-14-024, S-14-002, WP-15-083, WP-15-097, P-15-003

MATCHLINE SEE SHEET 5



BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 6480 BALTIMORE NATIONAL PIKE SUITE 315 • ELICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-485-6644
 WWW.BEI-CIVILENGINEERING.COM

RECORDED AS PLAT NO. 241092 ON 7/2/18 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Richard M. Mason 7/2/2018
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad R. ... 7-2-18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kent ... 7-3-18
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION 1-7-2019 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY LOCUST THicket INVESTORS LLC, FROM NANCY B. CAVEY, ET AL., BY DEED DATED OCTOBER 13, 2016, AND RECORDED IN THE LAND RECORDS BY HOWARD COUNTY, MARYLAND, AT LIBER 15352, FOLIO 421, AND ALL LAND ACQUIRED BY LOCUST THicket INVESTORS LLC FROM HOWARD COUNTY, MARYLAND BY DEED DATED FEBRUARY 14, 2018, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER 18078, FOLIO 231, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 6/25/18
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR MD NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE

"LOCUST THicket INVESTORS LLC, OWNERS OF THE PROPERTIES SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 25TH DAY OF June, 2018."

Steven K. Breeden 6-25-18
 STEVEN K. BREEDEN
 MEMBER DATE

James R. Moxley III 6/25/18
 JAMES R. MOXLEY III
 MEMBER DATE

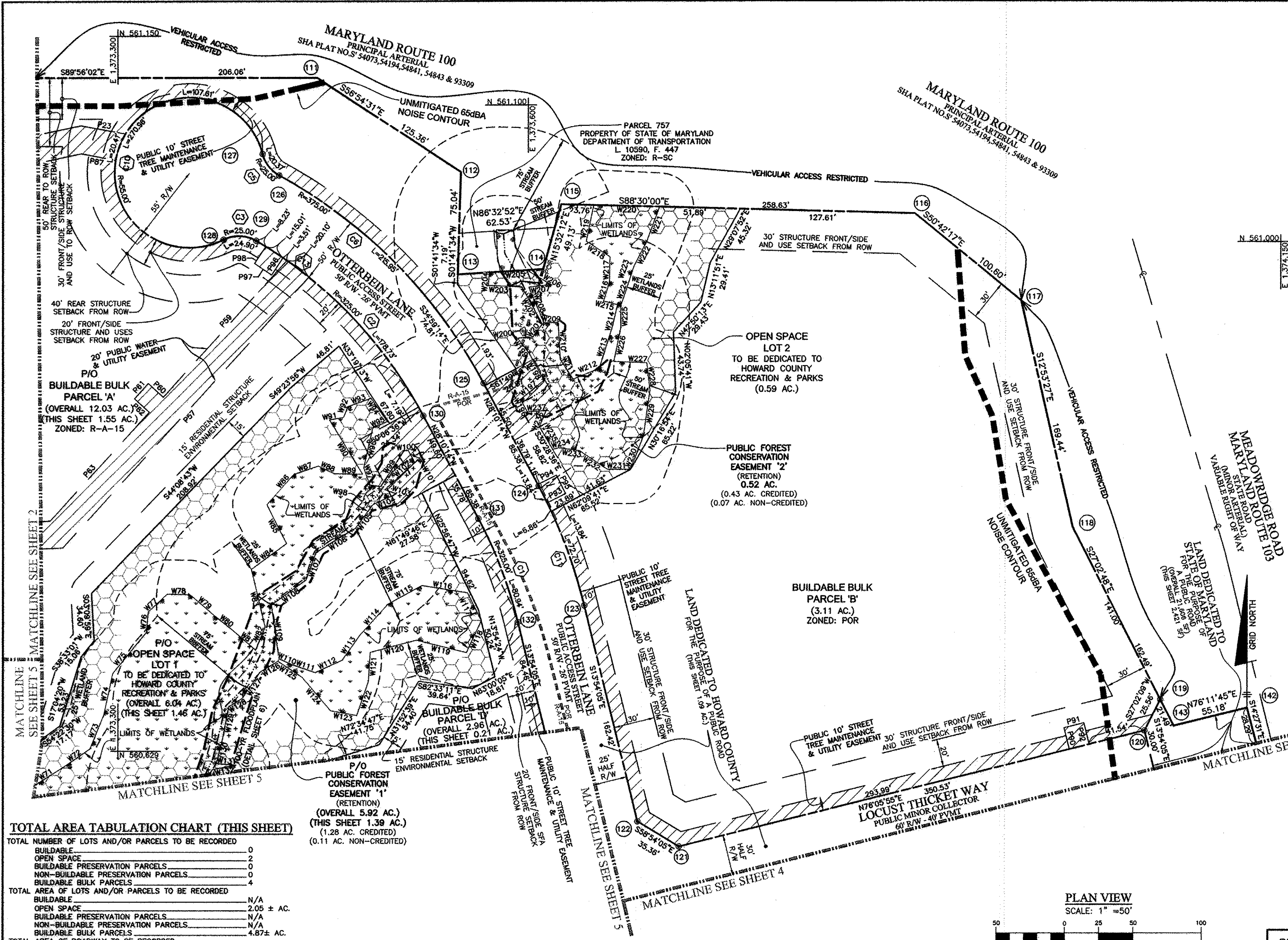
SUBDIVISION AND DENSITY RECEIVING PLAT

THE WEXLEY AT 100
 BUILDABLE BULK PARCELS A, B, C, D
 AND OPEN SPACE LOT 1 & 2

1st ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 37 SCALE: AS SHOWN
 GRID: 09 DATE: JUNE, 2018
 PARCEL: 714 & 724 SHEET: 2 OF 7
 ZONED: R-A-15 & POR

LEGEND

- LIMIT OF SUBMISSION
- [---] 100-YR FLOODPLAIN
- [---] EXISTING WETLANDS
- [---] PUBLIC EASEMENTS
- [---] PUBLIC FOREST CONSERVATION EASEMENT
- [---] PUBLIC FOREST CONSERVATION EASEMENT (NON-CREDITED)
- 7.5' BRL --- BUILDING RESTRICTION LINE
- ⊙ EXISTING IRON PIPE (FOUND AND HELD)
- ⊙ PIPE OR STEEL MARKER (TO BE SET)
- (147) COORDINATE DESIGNATION
- △ TRAVERSE



FOR BOUNDARY COORDINATES & BEARINGS AND DISTANCES FOR EASEMENTS, WETLANDS, AND FLOODPLAIN, SEE SHEET 6 & 7

OWNERS/DEVELOPER
 LOCUST THICKET INVESTORS LLC
 5836 MEADOWRIDGE ROAD
 ELK RIDGE, MD 21075
 410-465-4244

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.

Donald A. Mason 6/25/18 DATE
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

Steven K. Breeden 6-25-18 DATE
 STEVEN K. BREEDEN
 LOCUST THICKET INVESTORS LLC
 MEMBER

James R. Moxley III 6/25/18 DATE
 JAMES R. MOXLEY III
 LOCUST THICKET INVESTORS LLC
 MEMBER

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

RECORDED AS PLAT NO. 24093 ON 7/3/18 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

TOTAL AREA TABULATION CHART (THIS SHEET)

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	2
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
BUILDABLE BULK PARCELS	4
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	N/A
OPEN SPACE	2.05 ± AC.
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
BUILDABLE BULK PARCELS	4.87 ± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	1.15 ± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	8.07 ± AC.
HOWARD COUNTY DPZ FILE NOS.	ECF-14-024, S-14-002, WP-15-083, WP-15-097, P-15-003

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

Bridgette M. ... 7/2/2018 DATE
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad ... 7-2-18 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Kent ... 7-3-18 DATE
 DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION 1-7-2019 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY LOCUST THICKET INVESTORS LLC, FROM NANCY B. CAVEY, ET. AL., BY DEED DATED OCTOBER 13, 2016, AND RECORDED IN THE LAND RECORDS BY HOWARD COUNTY, MARYLAND, AT LIBER 15352, FOLIO 421, AND ALL LAND ACQUIRED BY LOCUST THICKET INVESTORS LLC FROM HOWARD COUNTY, MARYLAND BY DEED DATED FEBRUARY 1, 2018, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER 18071, FOLIO 100, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 6/25/18 DATE
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR MD NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE

"LOCUST THICKET INVESTORS LLC, OWNERS OF THE PROPERTIES SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 25TH DAY OF June, 2018."

Steven K. Breeden 6-25-18 DATE
 MEMBER

James R. Moxley III 6/25/18 DATE
 MEMBER

Witness 6-25-18 DATE
 WITNESS

Witness 6-25-18 DATE
 WITNESS

SUBDIVISION AND DENSITY RECEIVING PLAT
THE WEXLEY AT 100
 BUILDABLE BULK PARCELS A, B, C, D
 AND OPEN SPACE LOT 1 & 2

6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 37 SCALE: AS SHOWN
 GRID: 09 DATE: JUNE, 2018
 PARCEL: 714 & 724 SHEET: 3 OF 7
 ZONED: R-A-15 & POR

MATCHLINE
SEE SHEET 3

MATCHLINE
SEE SHEET 5

LAND DEDICATED TO HOWARD COUNTY
FOR THE PURPOSE OF A PUBLIC ROAD
(THIS SHEET 0.48 AC.)

MATCHLINE SEE SHEET 3
LOCUST THICKET WAY
PUBLIC MINOR COLLECTOR
60' R/W - 40' PVT
57°05'55" W 380.51'

20' FRONT/SIDE SEA STRUCTURE SETBACK FROM ROW
40' STRUCTURE TO PUBLIC ROW SETBACK
PUBLIC 10' STREET TREE MAINTENANCE & UTILITY EASEMENT

BUILDABLE BULK
PARCEL 'C'
(3.00 AC.)
ZONED: R-A-15

OTTERBEIN LANE
PUBLIC ACCESS STREET
40' R/W - 20' PVT
S15°54'05"E 302.88'

20' PUBLIC WATER & UTILITY EASEMENT
40' REAR STRUCTURE SETBACK FROM ROW
20' FRONT/SIDE STRUCTURE SETBACK FROM ROW
AND USES SETBACK FROM ROW

PUBLIC 10' STREET TREE MAINTENANCE & UTILITY EASEMENT
50' APARTMENT SETBACK FROM CCT ZONE
25' SINGLE-FAMILY ATTACHED SETBACK FROM CCT ZONE
20' OTHER STRUCTURES & USES SETBACK FROM CCT ZONE

25' HALF R/W
10' REVERSIBLE PUBLIC TEE TURN-AROUND EASEMENT

PARCEL 74
N/F
EMMA MATTHEWS
LEROY T. MATTHEWS
TAX MAP 37 PARCEL
74
L. 9708, F. 0001
ZONED: CCT

1" I.P. PIN HELD FOR LINE
N 560.200'
E 1,374.200'

LEGEND

- LIMIT OF SUBMISSION
- [---] 100-YR FLOODPLAIN
- [---] EXISTING WETLANDS
- [---] PUBLIC EASEMENTS
- [---] PUBLIC FOREST CONSERVATION EASEMENT
- 7.5' BRL --- BUILDING RESTRICTION LINE
- EXISTING IRON PIPE (FOUND AND HELD)
- PIPE OR STEEL MARKER (TO BE SET)
- (147) COORDINATE DESIGNATION
- △ TRAVERSE

FOR BOUNDARY COORDINATES & BEARINGS AND DISTANCES FOR EASEMENTS, WETLANDS, AND FLOODPLAIN, SEE SHEET 6 & 7

OWNERS/DEVELOPER
LOCUST THICKET INVESTORS LLC
5836 MEADOWRIDGE ROAD
ELK RIDGE, MD 21075
410-465-4244

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.

Donald A. Mason 6/25/18 DATE
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

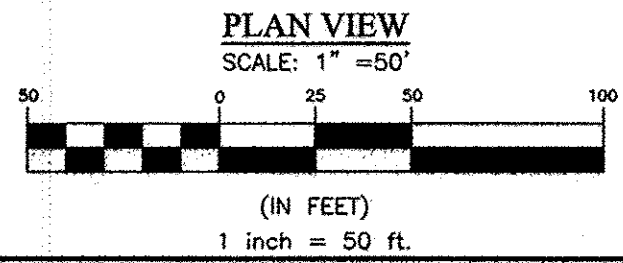
Steven K. Breeden 6-25-18 DATE
STEVEN K. BREEDEN
LOCUST THICKET INVESTORS LLC
MEMBER

James R. Moxley III 6/25/18 DATE
JAMES R. MOXLEY III
LOCUST THICKET INVESTORS LLC
MEMBER

BENCHMARK
ENGINEERS, LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELICOTT CITY, MARYLAND 21043
(P) 410-465-8105 (F) 410-465-8844
WWW.BEI-CVLENGINEERING.COM

TOTAL AREA TABULATION CHART (THIS SHEET)

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
BUILDABLE BULK PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	N/A
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
BUILDABLE BULK PARCELS	3.00± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.92± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.92± AC.
HOWARD COUNTY DPZ FILE NOS.	EOP-14-024, S-14-002, WP-15-083, WP-15-097, P-15-003



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Madison M. Roseman 7/2/2018
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Phil Pugh 7-2-18 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION
Robert S. ... 7-3-18 DATE
DIRECTOR

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION 1-7-2019 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY LOCUST THICKET INVESTORS LLC, FROM NANCY B. CAYEY, ET. AL., BY DEED DATED OCTOBER 13, 2016, AND RECORDED IN THE LAND RECORDS BY HOWARD COUNTY, MARYLAND, AT LIBER 15352, FOLIO 421, AND ... ACQUIRED BY LOCUST THICKET INVESTORS LLC FROM HOWARD COUNTY, MARYLAND BY DEED DATED FEBRUARY 1, 2018, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER 18097, FOLIO 253, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 6/25/18 DATE
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MD NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

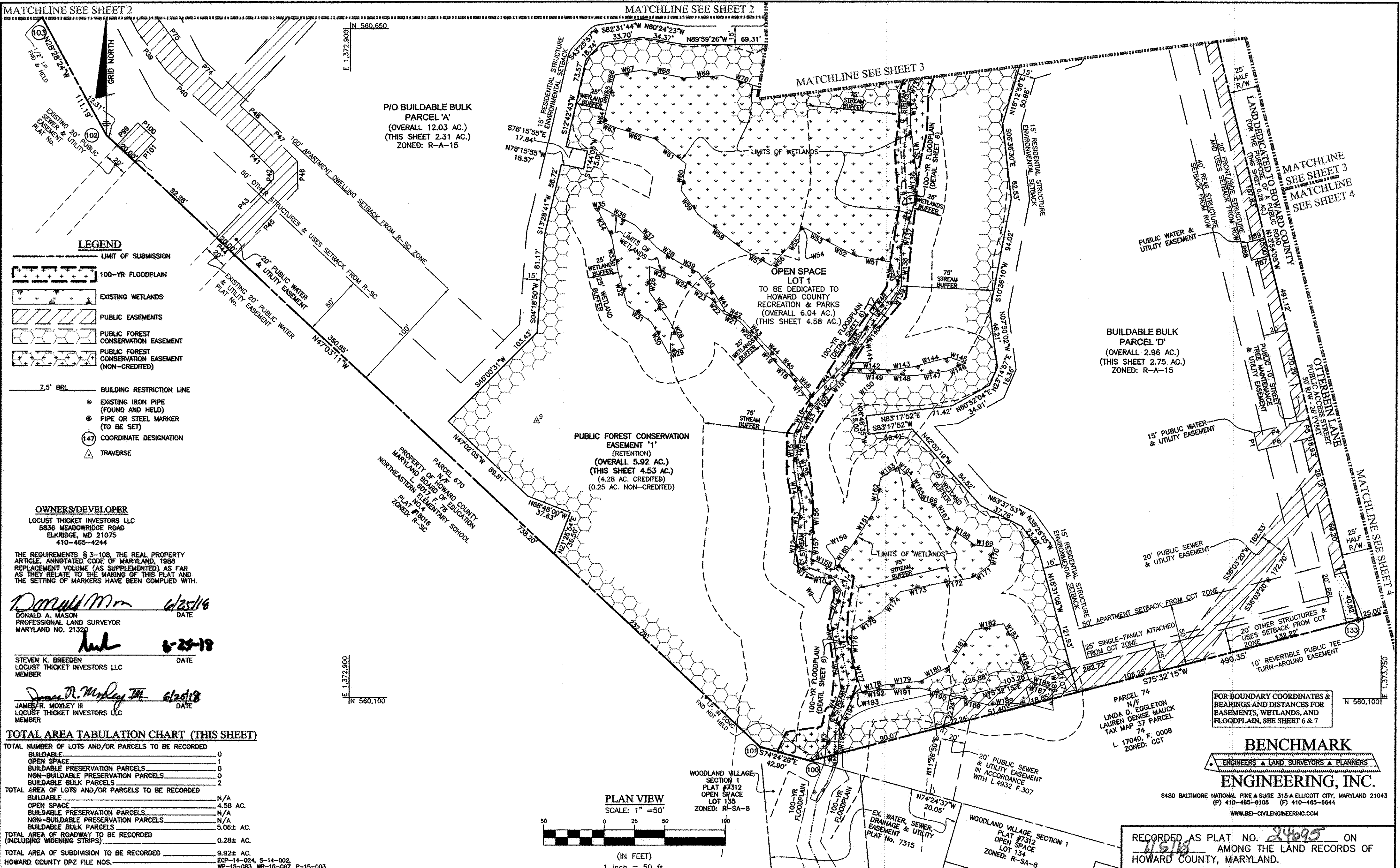
OWNER'S CERTIFICATE
"LOCUST THICKET INVESTORS LLC, OWNERS OF THE PROPERTIES SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY; AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 25th DAY OF June, 2018."

Steven K. Breeden 6-25-18 DATE
STEVEN K. BREEDEN
MEMBER
James R. Moxley III 6/25/18 DATE
JAMES R. MOXLEY III
MEMBER

Steven K. Breeden 6-25-18 DATE
STEVEN K. BREEDEN
WITNESS
James R. Moxley III 6-25-18 DATE
JAMES R. MOXLEY III
WITNESS

SUBDIVISION AND DENSITY RECEIVING PLAT
THE WEXLEY AT 100
BUILDABLE BULK PARCELS A, B, C, D
AND OPEN SPACE LOT 1 & 2

6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 37 SCALE: AS SHOWN
GRID: 09 DATE: JUNE, 2018
PARCEL: 714 & 724 SHEET: 4 OF 7
ZONED: R-A-15 & POR



- LEGEND**
- LIMIT OF SUBMISSION
 - [Pattern] 100-YR FLOODPLAIN
 - [Pattern] EXISTING WETLANDS
 - [Pattern] PUBLIC EASEMENTS
 - [Pattern] PUBLIC FOREST CONSERVATION EASEMENT
 - [Pattern] PUBLIC FOREST CONSERVATION EASEMENT (NON-CREDITED)
 - 7.5' BRL --- BUILDING RESTRICTION LINE
 - EXISTING IRON PIPE (FOUND AND HELD)
 - PIPE OR STEEL MARKER (TO BE SET)
 - (147) COORDINATE DESIGNATION
 - △ TRAVERSE

OWNERS/DEVELOPER
 LOCUST THICKET INVESTORS LLC
 5836 MEADOWRIDGE ROAD
 ELK RIDGE, MD 21075
 410-465-4244

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.

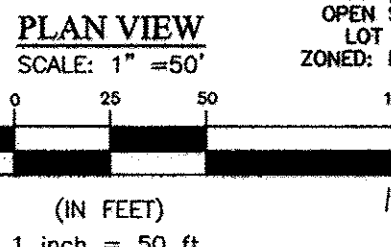
Donald A. Mason 6/25/16
 DONALD A. MASON DATE
 PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

Steven K. Breeden 6-25-18
 STEVEN K. BREEDEN DATE
 LOCUST THICKET INVESTORS LLC
 MEMBER

James R. Moxley III 6/25/18
 JAMES R. MOXLEY III DATE
 LOCUST THICKET INVESTORS LLC
 MEMBER

TOTAL AREA TABULATION CHART (THIS SHEET)

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	1
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
BUILDABLE BULK PARCELS	2
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	N/A
OPEN SPACE	4.58 AC.
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
BUILDABLE BULK PARCELS	5.06± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.28± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	9.92± AC.
HOWARD COUNTY DPZ FILE NOS.	EQP-14-024, S-14-002, WP-15-083, WP-15-087, P-15-003



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Rodney M. Mason 7/2/2018
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chad Chandra 7-2-18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Robert Sheehy 7-3-18
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION 1-7-2019 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY LOCUST THICKET INVESTORS LLC, FROM NANCY B. CAVEY, ET. AL., BY DEED DATED OCTOBER 13, 2016, AND RECORDED IN THE LAND RECORDS BY HOWARD COUNTY, MARYLAND, AT LIBER 15352, FOLIO 421, AND ALL LAND ACQUIRED BY LOCUST THICKET INVESTORS LLC FROM HOWARD COUNTY, MARYLAND BY DEED DATED FEBRUARY 1, 2018, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER 18974, FOLIO 101, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 6/25/16
 DONALD A. MASON DATE
 PROFESSIONAL LAND SURVEYOR MD NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE
 "LOCUST THICKET INVESTORS LLC, OWNERS OF THE PROPERTIES SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 25th DAY OF June 2018."

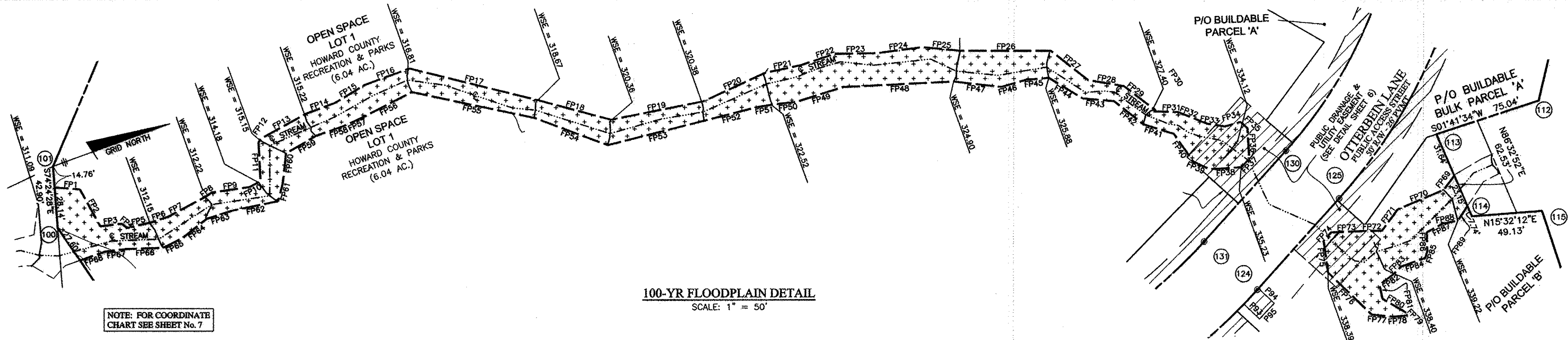
Steven K. Breeden 6-25-18
 STEVEN K. BREEDEN DATE
 MEMBER
James R. Moxley III 6/25/18
 JAMES R. MOXLEY III DATE
 MEMBER

SUBDIVISION AND DENSITY RECEIVING PLAT
THE WEXLEY AT 100
 BUILDABLE BULK PARCELS A, B, C, D
 AND OPEN SPACE LOT 1 & 2

6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 37 SCALE: AS SHOWN
 GRID: 09 DATE: JUNE, 2018
 PARCEL: 714 & 724 SHEET: 5 OF 7
 ZONED: R-A-15 & POR

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE & SUITE 315 A ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644
 WWW.BEI-ENGINEERING.COM

RECORDED AS PLAT NO. 24695 ON 7/2/18 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.



100-YR FLOODPLAIN DETAIL
SCALE: 1" = 50'

NOTE: FOR COORDINATE CHART SEE SHEET No. 7

LINE	BEARING	DISTANCE
P1	N13°54'05"W	15.00'
P4	N76°05'55"E	46.77'
P5	S13°54'05"E	15.00'
P6	S76°05'55"W	46.77'
P7	N13°54'05"W	20.00'
P8	N76°05'55"E	302.86'
P9	N64°50'55"E	35.81'
P10	N76°05'55"E	24.02'
P11	N13°54'05"W	19.04'
P12	N76°05'55"E	15.00'
P13	S13°54'05"E	19.04'
P14	N76°05'55"E	24.80'
P15	S16°26'51"E	20.02'
P16	S76°05'55"W	62.74'
P17	S64°50'55"W	35.81'
P18	S76°05'55"W	231.54'
P19	S13°54'05"E	11.28'
P20	S76°05'55"W	15.00'
P21	N13°54'05"W	11.28'
P22	S76°05'55"W	58.29'
P23	N79°24'05"W	32.89'
P24	S78°05'55"W	66.74'

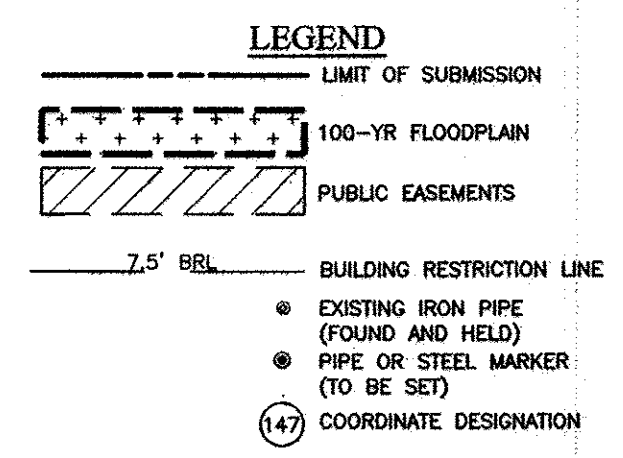
LINE	BEARING	DISTANCE
P25	S89°20'55"W	62.74'
P26	N79°24'05"W	122.39'
P27	N10°35'55"E	15.42'
P28	N79°24'05"W	15.00'
P29	S10°35'55"W	15.42'
P30	N79°24'05"W	34.50'
P31	S89°20'55"W	33.86'
P32	S44°20'55"W	375.92'
P33	N44°46'25"W	16.76'
P34	S45°13'35"W	15.00'
P35	S44°46'25"E	16.99'
P36	S44°20'55"W	19.03'
P37	S00°39'05"E	34.20'
P38	S28°27'30"E	144.35'
P39	S36°26'52"E	39.62'
P40	S47°41'52"E	85.36'
P41	S44°37'14"E	36.01'
P42	S00°58'36"E	6.34'
P43	S43°59'11"W	67.40'
P44	S47°03'11"E	20.00'
P45	N43°59'41"E	75.30'
P46	N00°58'36"W	22.63'

LINE	BEARING	DISTANCE
P47	N44°37'14"W	44.56'
P48	N47°41'52"W	21.77'
P49	N42°18'17"E	197.86'
P50	S46°59'47"E	14.52'
P51	N43°00'13"E	15.00'
P52	N46°59'47"W	14.71'
P53	N42°18'17"E	187.11'
P54	N87°20'55"E	5.82'
P55	S47°39'05"E	161.99'
P56	N87°20'55"E	55.81'
P57	N42°20'55"E	267.25'
P59	S42°20'55"W	134.27'
P61	S42°21'03"W	15.00'
P62	S47°38'57"E	14.75'
P63	S42°20'55"W	107.75'
P64	S87°20'55"W	39.24'
P67	N47°39'05"W	161.99'
P68	S87°20'55"W	22.40'
P69	S42°18'17"W	8.02'
P70	N47°41'35"W	12.68'
P71	S42°18'25"W	15.00'
P72	S47°41'35"E	12.68'

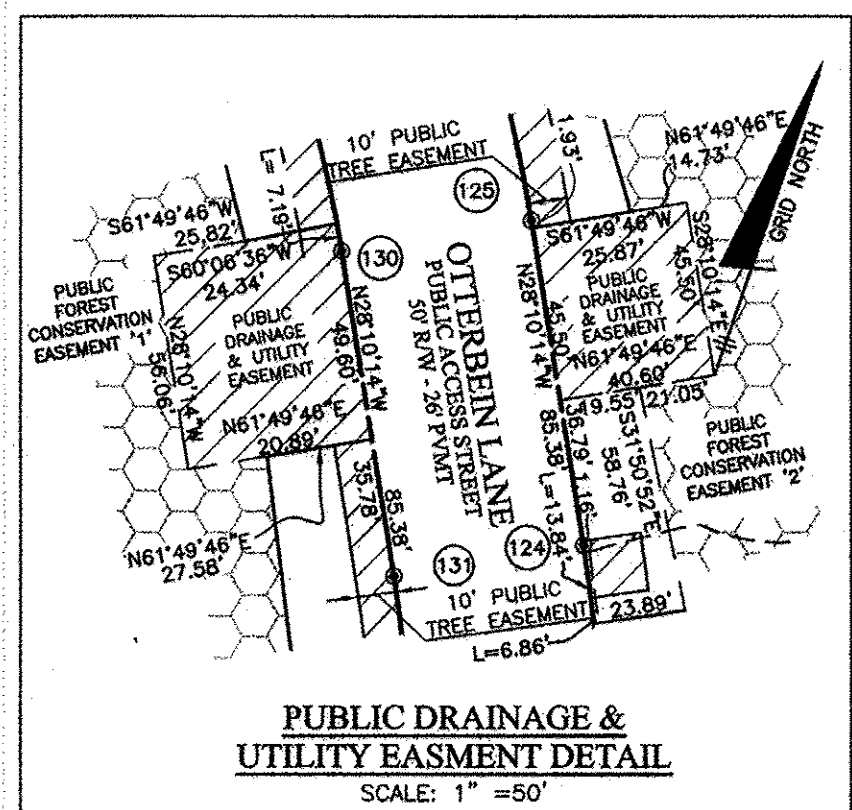
LINE	BEARING	DISTANCE
P73	S42°18'17"W	385.26'
P74	N47°41'21"W	42.16'
P75	N36°26'52"W	36.25'
P76	N28°27'30"W	138.01'
P77	N00°39'05"W	20.97'
P78	N44°20'55"E	206.72'
P79	S45°39'05"E	16.37'
P80	N44°20'55"E	15.00'
P81	N45°39'05"W	16.37'
P82	N44°20'55"E	171.67'
P83	N89°20'55"E	23.80'
P84	S79°24'05"E	171.90'
P85	N89°20'55"E	66.68'
P86	N78°05'55"E	64.73'
P87	S76°05'55"W	15.00'
P88	N13°54'05"W	15.00'
P89	N76°05'55"E	15.00'
P90	S13°54'05"E	16.00'
P91	N76°05'55"E	15.00'
P92	S13°54'05"E	16.00'
P93	N63°11'10"E	15.00'
P94	S63°11'10"W	15.10'

LINE	BEARING	DISTANCE
P95	N26°48'50"W	15.00'
P96	S33°35'35"W	15.00'
P97	N56°24'25"W	15.00'
P98	N33°34'13"E	14.87'
P99	S42°37'47"W	25.10'
P100	N47°22'13"W	20.00'
P101	N42°37'47"E	25.21'

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	325.00'	80.94'	14°16'09"	40.68'	N21°02'09"W	80.73'
C2	325.00'	178.73'	31°30'32"	91.69'	N43°55'30"W	176.49'
C3	25.00'	24.90'	57°03'39"	13.59'	N88°12'36"W	23.88'
C5	25.00'	20.37'	48°41'26"	10.79'	S37°49'11"E	19.81'
C6	375.00'	215.95'	32°58'40"	111.06'	N44°40'04"W	212.98'
C10	55.00'	270.96'	282°15'57"	-44.33'	S24°23'34"W	69.03'



OWNERS/DEVELOPER
LOCUST THICKET INVESTORS LLC
5836 MEADOWRIDGE ROAD
ELK RIDGE, MD 212075
410-465-4244



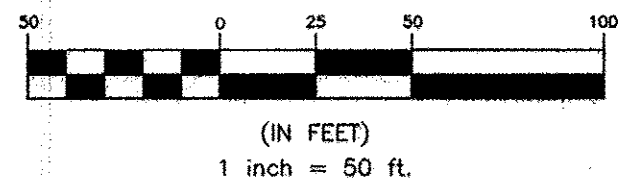
THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald A. Mason 6/25/16
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Steven K. Breeden 6-25-18
STEVEN K. BREEDEN
LOCUST THICKET INVESTORS LLC
MEMBER

James R. Moxley III 6/25/18
JAMES R. MOXLEY III
LOCUST THICKET INVESTORS LLC
MEMBER

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-CIVILENGINEERING.COM



RECORDED AS PLAT NO. 24090 ON 7/5/18 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
William M. Rossman 7/2/20
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chad Edmister 7-2-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Kent Sheehy 7-3-18
DIRECTOR DATE

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION 1-7-2019 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY LOCUST THICKET INVESTORS LLC, FROM NANCY B. CAVEY, ET. AL., BY DEED DATED OCTOBER 13, 2016, AND RECORDED IN THE LAND RECORDS BY HOWARD COUNTY, MARYLAND, AT LIBER 15352, FOLIO 421, AND ALL LAND ACQUIRED BY LOCUST THICKET INVESTORS LLC FROM HOWARD COUNTY, MARYLAND BY DEED DATED FEBRUARY 1, 2018, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER 18071, FOLIO 100, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 6/25/18
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MD NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



OWNER'S CERTIFICATE
"LOCUST THICKET INVESTORS LLC, OWNERS OF THE PROPERTIES SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 25TH DAY OF June, 2018."

Steven K. Breeden 6-25-18
STEVEN K. BREEDEN
MEMBER DATE
James R. Moxley III 6/25/18
JAMES R. MOXLEY III
MEMBER DATE

SUBDIVISION AND DENSITY RECEIVING PLAT
THE WEXLEY AT 100
BUILDABLE BULK PARCELS A, B, C, D
AND OPEN SPACE LOT 1 & 2

6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 37 SCALE: AS SHOWN
GRID: 09 DATE: JUNE, 2018
PARCEL: 714 & 724 SHEET: 6 OF 7
ZONED: R-A-15 & POR

WETLANDS LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows W1 to W20.

WETLANDS LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows W21 to W40.

WETLANDS LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows W41 to W60.

WETLANDS LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows W61 to W80.

WETLANDS LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows W81 to W100.

WETLANDS LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows W101 to W120.

BOUNDARY COORDINATES with columns: POINT #, NORTHING, EASTING. Rows 100 to 121.

BOUNDARY COORDINATES with columns: POINT #, NORTHING, EASTING. Rows 122 to 143.

WETLANDS LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows W121 to W140.

WETLANDS LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows W141 to W160.

WETLANDS LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows W161 to W180.

WETLANDS LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows W181 to W200.

WETLANDS LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows W201 to W220.

WETLANDS LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows W221 to W240.

100-YEAR FLOODPLAIN LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows FP1 to FP14.

100-YEAR FLOODPLAIN LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows FP15 to FP28.

100-YEAR FLOODPLAIN LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows FP29 to FP42.

100-YEAR FLOODPLAIN LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows FP43 to FP56.

100-YEAR FLOODPLAIN LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows FP57 to FP70.

100-YEAR FLOODPLAIN LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows FP71 to FP84.

100-YEAR FLOODPLAIN LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows FP85 to FP98.

OWNERS/DEVELOPER
LOCUST THICKET INVESTORS LLC
5836 MEADOWRIDGE ROAD
ELK RIDGE, MD 21075
410-465-4244

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.

Donald A. Mason 6/25/18
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Steven K. Breedon 6/25/18
STEVEN K. BREEDON
LOCUST THICKET INVESTORS LLC
MEMBER

James R. Moxley III 6/25/18
JAMES R. MOXLEY III
LOCUST THICKET INVESTORS LLC
MEMBER

BENCHMARK ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE & SUITE 315 A ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6108 (F) 410-465-6844
WWW.BEI-CIVILENGINEERING.COM

RECORDED AS PLAT NO. 24097 ON 7/6/18 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Howard County Health Officer 7/2/18

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chief, Development Engineering Division 7-2-18
Director 7-3-18

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION 1-7-2019 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY LOCUST THICKET INVESTORS LLC, FROM NANCY B. CAVEY, ET. AL., BY DEED DATED OCTOBER 13, 2016, AND RECORDED IN THE LAND RECORDS BY HOWARD COUNTY, MARYLAND, AT LIBER 15352, FOLIO 421, AND ALL LAND ACQUIRED BY LOCUST THICKET INVESTORS LLC FROM HOWARD COUNTY, MARYLAND BY DEED DATED FEBRUARY 23, 2018, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER 18075, FOLIO 237, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.
Donald A. Mason 6/25/18
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MD NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE
LOCUST THICKET INVESTORS LLC, OWNERS OF THE PROPERTIES SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 25th DAY OF June, 2018.
Steven K. Breedon 6-25-18
James R. Moxley III 6/25/18

SUBDIVISION AND DENSITY RECEIVING PLAT
THE WEXLEY AT 100
BUILDABLE BULK PARCELS A, B, C, D
AND OPEN SPACE LOT 1 & 2
6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 37
GRID: 09
PARCEL: 714 & 724
ZONED: R-A-15 & POR
SCALE: AS SHOWN
DATE: JUNE, 2018
SHEET: 7 OF 7