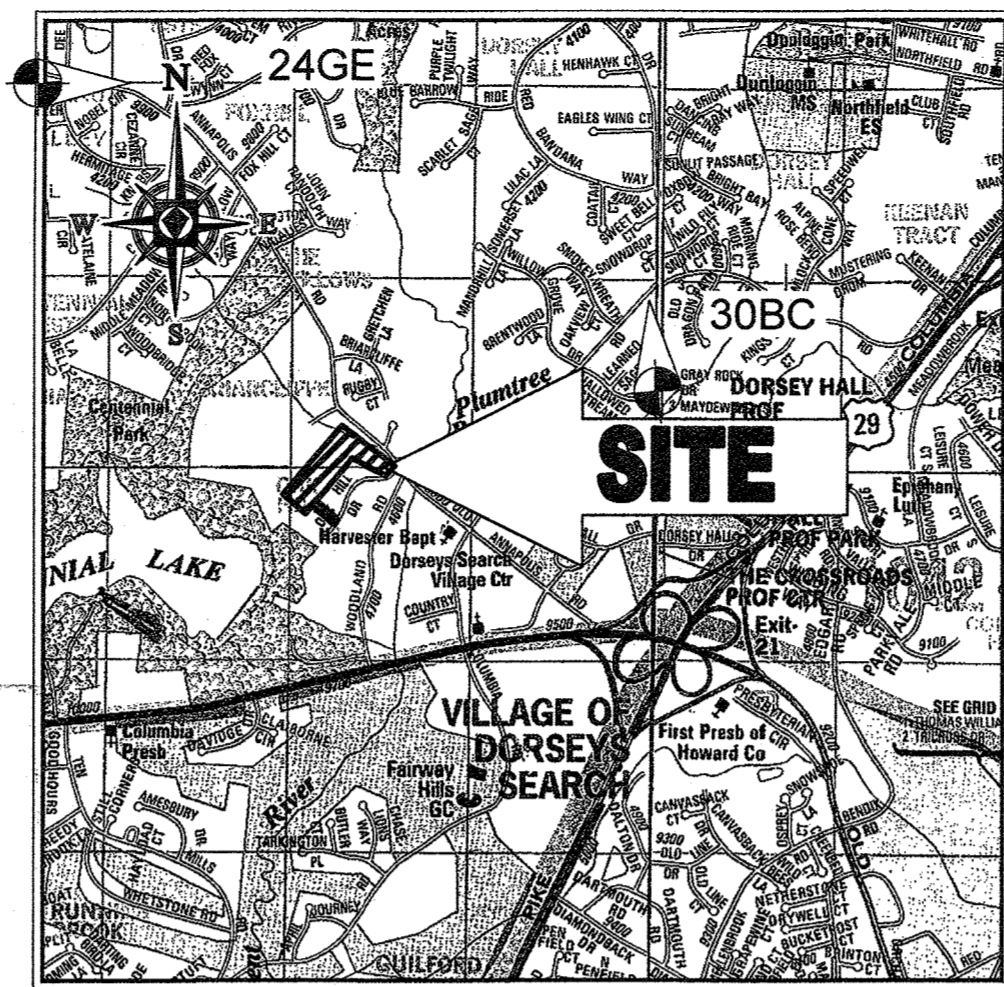


LEGEND :

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EX. EASEMENT
- BUILDING RESTRICTION LINE
- 100 YR. FLOODPLAIN LIMITS
- SBB --- STREAM BUFFER
- WB --- WETLANDS BUFFER
- CENTERLINE PERENNIAL STREAM
- O --- IRON PIN TO BE SET
- INTERMITTENT STREAM BUFFER
- PERENNIAL STREAM BUFFER
- ZONING
- CENTERLINE INTERMITTENT STREAM
- (XX) --- PROPERTY POINTS
- WETLANDS
- PUBLIC SEWER, UTILITY & WATER EASEMENT
- PRIVATE STORMWATER MANAGEMENT & UTILITY EASEMENT
- PRIVATE USE-IN-COMMON ACCESS EASEMENT

COORDINATE POINTS TABLE

Point#	Northing	Easting
1	574608.5671	1355101.4312
2	574745.0220	1354939.2831
3	574688.6627	1354891.1591
4	574831.5218	1354723.8532
5	575309.8087	1355132.2525
6	575339.8821	1355157.9315
7	575263.7740	1355268.0074
8	575080.3664	1355508.1042
9	575043.4246	1355561.6233
10	575017.1290	1355538.5593
11	575093.0475	1355437.9896
12	574970.9596	1355498.0638
13	575098.2485	1355240.8911
14	574783.0441	1354971.7445
15	574654.8540	1355121.8712



VICINITY MAP

COPYRIGHT ADC THE MAP PEOPLE
 PERMIT USE NO. 20602153-5
 SCALE: 1"=2000'
 ADC MAP COORDINATES: 4935-E2

OPEN SPACE DEDICATION

LOT #	AREA (S.Q. FT.)	AREA (ACRES)
7	2,745	0.06
8	2,592	0.06
9	53,147	1.22

MINIMUM LOT SIZE CHART

LOT NO.	LOT AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	17,985 SF	835 SF	16,983 SF
2	17,288 SF	1,162 SF	16,162 SF
3	17,520 SF	1,456 SF	16,064 SF
4	24,734 SF	2,170 SF	22,564 SF
5	21,604 SF	1,977 SF	19,627 SF
6	18,345 SF	809 SF	17,536 SF

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 10/9/2013 COMPREHENSIVE ZONING REGULATIONS.
- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT 5/5/16 BY CONTROL POINT ASSOCIATES, INC.
- ALL AREAS ARE MORE OR LESS (+/-)
- DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD 83 GRID MEASUREMENT
- THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY FISHER COLLINS, DATED 3/20/12, AND WAS APPROVED ON MARCH 14, 2013.
- THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED 11/17/14, AND WAS APPROVED ON 3/28/17.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY TRAFFIC CONCEPTS, DATED JANUARY 2017, AND WAS APPROVED ON 6/13/17.
- PRIOR CASE NUMBERS ASSOCIATED WITH THIS PROJECT INCLUDE ECP-16-061, WP-17-014, WP-17-112 AND F-78-191.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE 2010 MDE CHAPTER 5 REGULATIONS AND THE LATEST HOWARD COUNTY DESIGN MANUAL, VOL. 1, CHAPTER 5 ADOPTED ON OR ABOUT MAY 4, 2010. GROUNDWATER RECHARGE VOLUMES WILL BE PROVIDED THROUGH THE USE OF STONE RESERVOIRS LOCATED BENEATH THE VARIOUS ESD FACILITIES. THE REQUIRED ESD VOLUMES WILL BE PROVIDED BY ESD PRACTICES. OVERBANK FLOOD PROTECTION VOLUME AND EXTREME FLOOD VOLUMES ARE NOT REQUIRED FOR THIS SITE. FACILITIES TREATING AREAS WITHIN PUBLIC ROW WILL BE PLACED IN EASEMENTS AND WILL BE MAINTAINED BY H-O-A. HOWARD COUNTY WILL MAINTAIN PIPES AND PROPERTY OWNERS/H-O-A WILL MAINTAIN FACILITY SURFACES.
- WETLANDS EXIST ON SITE BASED UPON A WETLAND DELINEATION REPORT BY ECO-SCIENCE PROFESSIONALS, INC. DATED 2/27/15. FIELD WORK WAS PERFORMED ON 8/21/16. APPROVED ON 7/19/17.
- THIS PROPERTY IS LOCATED INSIDE OF THE METROPOLITAN DISTRICT.
- NO CEMETERIES ARE KNOWN TO EXIST WITHIN THIS SUBDIVISION.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLAN COORDINATE SYSTEM. HORIZONTAL AND VERTICAL CONTROL DATUM ARE BASED ON HOWARD COUNTY MONUMENT NOS. 30BC AND 24GE WHICH WERE USED FOR THIS PROJECT.

HOWARD COUNTY MONUMENT NO. 24GE
 N = 578,706.500 E = 1,352,699.732 ELEV. = 445.809
 HOWARD COUNTY MONUMENT NO. 30BC
 N = 576,751.288 E = 1,357,633.282 ELEV. = 366.732

- A FOREST STAND DELINEATION REPORT WAS COMPLETED BY ECO-SCIENCE PROFESSIONALS, INC. ON 3/28/17. FIELD WORK WAS PERFORMED ON 4/14/16.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE COUNCIL BILL NO. 45-2003 AND THE AMENDED ZONING REGULATIONS PER COUNCIL BILL NO. 32-2013. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATIONS.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THERE OF, EFFECTIVE 1/1/19, ON WHICH DATE DEVELOPER AGREEMENT WAS FILED AND ACCEPTED.
- THE STRUCTURE LOCATED ON THE PROPERTY IS NOT LISTED ON THE HISTORIC REGISTRY BUT IT IS OLDER THAN 50 YEARS. THE DPZ RESOURCE CONSERVATION DIVISION HAS DETERMINED THE SITE DOES NOT REQUIRE HISTORIC PRESERVATION COMMISSION APPROVAL PRIOR TO DEMOLITION THE EXISTING STRUCTURE LOCATED ON THE SITE, BUILT CIRCA 1940 WILL BE REMOVED PRIOR TO PLAT RECORDATION.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS, 100-YEAR FLOODPLAIN, STEEP SLOPES AND FOREST CONSERVATION EASEMENTS UNLESS DEEMED NECESSARY BY THE DEPARTMENT OF PLANNING AND ZONING OR APPROVED VIA AN ALTERNATIVE COMPLIANCE PETITION.
- THE SUBJECT PROPERTY IS LOCATED IN THE TIER I DESIGNATED GROWTH AREA SERVED BY PUBLIC SEWER PER HOWARD COUNTY 2030 AND SB-236. THE SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT OF 2012.
- THE PARCELS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT REGULATIONS.
- 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 AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- 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:
 WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE)
 SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1 1/2" MIN)
 GEOMETRY - MAX. 15% GRADE, MAX 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
 STRUCTURE (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
 DRAINAGE ELEMENTS - SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

OPEN SPACE TABULATION

DESCRIPTION	TOTAL SIZE	SECTION ONE	SECTION TWO
OPEN SPACE REQUIRED (20% OF GROSS AREA)	0.89 AC (0.20 X 4.47 AC.)		
TOTAL AREA OF OPEN SPACE PROVIDED	1.34 AC.		
TOTAL AREA OF NON-CREDITED OPEN SPACE PROVIDED	0.12 AC.		
TOTAL AREA OF CREDITED OPEN SPACE PROVIDED	1.22 AC.		

OPEN SPACE DEDICATION

THE OPEN SPACE (LOTS 7 - 9) SHOWN HEREON ARE HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON. OPEN SPACE LOT 9 SHOWN HEREON AREA HEREBY DEDICATED TO HOWARD COUNTY, MARYLAND, MAINTAINED BY DEPARTMENT OF RECREATION & PARKS.

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, AND OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THROUGH BUILDABLE LOTS 1 THRU 6, OPEN SPACE LOTS 7-9. ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A 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 FOREST CONSERVATION EASEMENT(S), THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

SITE ANALYSIS DATA

TOTAL NUMBER OF BUILDABLE LOTS AND/OR PARCEL TO BE RECORDED	6
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	3
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	9
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2.67 AC ±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1.34 AC ±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	2.67 AC ±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.45 AC ±
TOTAL AREA OF RIGHT-OF-WAY DEDICATION	0.45 AC ±
TOTAL AREA TO BE RECORDED	4.47 AC ±

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

Victoria M. McNamee 4/11/2019
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Cheryl... 4-11-19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

... 4-24-19
 DIRECTOR DATE

CONTINUATION...

- THE SHARED DRIVEWAY ACCESS AND MAINTENANCE OBLIGATION AGREEMENTS FOR THE 18' DRIVEWAYS WHICH SERVE LOTS 1 THRU 6 WILL BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY SIMULTANEOUSLY WITH THE RECORDATION OF THIS SUBDIVISION PLAT, F-17-067.
- RESIDENTS OF THIS DEVELOPMENT WILL HAVE ACCESS TO OPEN SPACE LOT 9 THROUGH A 12' WIDE ACCESS EASEMENT ON LOT 4.
- FOREST CONSERVATION REQUIREMENTS PER SECTION 18.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY 0.41 ACRES OF ON-SITE REFORESTATION FOR A TOTAL CREDITED ON-SITE CONSERVATION EASEMENT AREA OF 0.41 ACRES. THE TOTAL SURETY AMOUNT FOR ON-SITE REFORESTATION IS \$8,712 FOR A TOTAL SURETY AMOUNT OF \$8,712 WHICH WILL BE PART OF THE DEVELOPER'S AGREEMENT. THE REMAINING FOREST CONSERVATION REQUIREMENT OF 0.31 ACRES WILL BE MET BY PAYMENT OF FEE IN LIEU TO HOWARD COUNTY'S FOREST CONSERVATION FUND IN THE AMOUNT OF \$10,128 (13,504 X 0.75).
- WATER METERS WILL NOT BE RELEASED BY HOWARD COUNTY TO ANY NEW BUILDING UNTIL THE EXISTING WELLS AND SEPTIC SYSTEMS HAVE BEEN ABANDONED IN ACCORDANCE WITH HOWARD COUNTY HEALTH DEPARTMENT REGULATIONS AND THE EXISTING BUILDINGS ARE CONNECTED TO PUBLIC WATER AND SEWER MAINS.
- LANDSCAPING FOR THIS SUBDIVISION WILL BE PROVIDED IN ACCORDANCE WITH THIS CERTIFIED LANDSCAPE PLAN AND IN ACCORDANCE WITH SECTION 18.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. PERIMETER LANDSCAPE SURETY IN THE AMOUNT OF \$17,700.00 FOR THE INSTALLATION OF 99 SHADE TREES (\$300.00 EACH); SHALL BE POSTED BY THE DEVELOPER AS PART OF THE DPW DEVELOPER'S AGREEMENT, F-17-067.
- FINANCIAL SURETY FOR THE REQUIRED 19 STREET TREES WILL BE POSTED WITH THE DEVELOPER'S AGREEMENT COST ESTIMATE UNDER THE FINAL PLAN SUBMISSION IN THE AMOUNT OF \$5,700.
- SMALLER LOT SIZES ARE BEING USED INSTEAD OF THE MINIMUM 18,000 S.F. MINIMUM LOT SIZE SINCE EXTENSIVE ENVIRONMENTAL FEATURES EXIST ON THE PROPERTY SEVERELY RESTRICTING WHERE LOTS AND HOUSES MAY BE PLACED. BECAUSE OF THESE EXTENSIVE ENVIRONMENTAL FEATURES, COUPLED WITH UNIQUE SHAPE OF THE PARCELS, TOPOGRAPHY, LOCATIONS OF THE SANITARY MAIN, AND THE NEED TO PROVIDE STORMWATER MANAGEMENT IN ACCORDANCE WITH THE LATEST MDE AND HOWARD COUNTY REGULATIONS, IT IS NOT POSSIBLE TO MAINTAIN 18,000 S.F. LOT SIZES AND STILL MAINTAIN REASONABLE DEVELOPMENT OF THE PROPERTY. AN ALTERNATIVE COMPLIANCE (WP-17-112) HAS BEEN APPROVED TO USE THE MINIMUM 14,000 SQUARE FEET.

Articles of Incorporation For the Homeowner's Association were accepted by the State Department of Assessment and Taxation on 10/11/18, Department Ref# D19162361.

THE FOLLOWING ALTERNATIVE COMPLIANCE (WP17-112) WAS APPROVED ON OCTOBER 24, 2017. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS: A. REMOVAL OF THE EIGHT (8) SPECIMEN TREES WILL REQUIRE REPLACEMENT MITIGATION AT A RATIO OF TWO (2) LARGER CALIBER TREE SPECIES (AT LEAST THREE (3) INCHES DBH FOR EACH SPECIMEN TREE REMOVED (18 TREES TOTAL), THE MITIGATION PLANTING CAN BE PROVIDED AS PART OF THE PERIMETER LANDSCAPING FOR THIS PROJECT. YOU MUST SUBMIT A SUPPLEMENTAL PLAN WITH YOUR FINAL SUBDIVISION PLAN FOR THIS PROPERTY THAT SHOWS HOW YOU PLAN TO ADDRESS THIS ALTERNATIVE FOREST CONSERVATION/LANDSCAPE MITIGATION.

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.

[Signature]
 (SIGNATURE OF PLATTING SURVEYOR)

1/14/19
 DATE

[Signature]
 (SIGNATURE OF OWNER)

2-1-19
 DATE

OWNER AND DEVELOPER

EVG-BREWERS CROSSING, LLC
 3684 CENTERVIEW DRIVE, SUITE 120
 CHANTILLY, VA 20151
 CONTACT: ROBERT CAPPELLINI
 PHONE: (717) 818 2626

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	1
RESUBDIVISION PLAT	2

PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS A RESUBDIVISION OF LOTS AS SHOWN ON RECORD PLAT #4277 TOWN

NOTE: THE MODERATE INCOME HOUSING UNIT REQUIREMENT (COUNCIL BILL 35-2013) SHALL BE FULFILLED BY PAYMENT OF A FEE-IN-LIEU IN AN AMOUNT THAT IS TO BE CALCULATED BY THE DEPARTMENT OF INSPECTIONS LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT. THE FEE-IN-LIEU SHALL BE PAID FOR ALL LOTS/RESIDENTIAL UNITS WITHIN THIS SUBDIVISION AT TIME OF BUILDING PERMIT ISSUANCE.

TAX ACCOUNT FOR SUBDIVIDED PARCELS
 PARCEL 321 - TAX ACCOUNT #224380
 PARCEL 368 - TAX ACCOUNT #194791

OWNER'S CERTIFICATE

WE, EVG-BREWERS CROSSING, 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 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 RIGHT-OF-WAYS.

WITNESS MY HAND THIS 14 DAY OF February 2019

OWNER: EVG-BREWERS CROSSING, LLC
 BY: ROBERT CAPPELLINI, PRESIDENT

[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 9692 OAK HILL DRIVE, LLC BY DEEDS DATED 1/18/19 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 18529 FOLIO 460 AND THAT ALL THE MONUMENTS ARE IN PLACE 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.

NOT VALID UNLESS SEALED IN RED INK
 JAMES D. SENS
 MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21572
 EXPIRATION DATE: 6/27/20
 1/14/19
 DATE

PURPOSE NOTE: THIS PLAT IS A RESUBDIVISION OF LOT 16 OAK HILLS ESTATES, PLAT # 4277

COVER SHEET

BOHLER ENGINEERING
 22638 DAVIS DRIVE, SUITE 250
 STERLING, VIRGINIA 20164
 703.709.9500 - 703.709.9501 FAX
 www.bohlerengineering.com

RECORDED AS PLAT 25014 ON 5/21/19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

LOTS 1-6 & OPEN SPACE LOTS 7-9 OAK HILL SUBDIVISION

(A RESUBDIVISION OF LOT 16 OAK HILLS ESTATES, PLAT #4277)
 ZONING: R-20
 TAX MAP # 30, GRID 3, PARCELS 321 & 368
 2nd ELECTION DISTRICT,
 HOWARD COUNTY, MARYLAND

SHEET: 1 OF 2

SCALE: AS SHOWN
 DATE: JANUARY 10, 2019

PRIVATE STORMWATER MANAGEMENT & UTILITY EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
S-63	N50° 02' 01"W	10.00'
S-64	N39° 57' 59"E	36.75'
S-65	N50° 10' 58"W	30.16'
S-66	N03° 57' 12"W	11.79'
S-67	N48° 22' 25"W	33.35'
S-68	N37° 32' 55"E	16.75'
S-69	S41° 42' 12"E	73.15'
S-70	N39° 57' 59"E	81.39'
S-71	N26° 07' 32"W	17.13'
S-72	N56° 53' 05"W	44.06'
S-73	N33° 06' 55"E	9.62'
S-74	S84° 47' 48"E	20.94'
S-75	S55° 57' 45"E	31.47'
S-76	S40° 06' 10"W	10.14'
S-77	S26° 07' 32"E	24.14'
S-78	S39° 57' 59"W	140.17'

PRIVATE USE-IN-COMMON ACCESS EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
A-47	N49° 30' 24"W	186.20'
A-48	N12° 16' 07"W	121.34'
A-49	N01° 40' 20"W	6.93'
A-50	N40° 29' 10"E	23.21'
A-51	S49° 30' 50"E	4.00'
A-52	N39° 58' 32"E	120.90'
A-53	S63° 40' 00"E	12.35'
A-54	S39° 58' 32"W	123.88'
A-55	S50° 01' 28"E	8.00'
A-56	S40° 29' 10"W	23.32'
A-57	S01° 40' 20"E	6.93'
A-58	S49° 30' 24"E	7.86'
A-59	S40° 29' 10"W	28.88'
A-60	S12° 16' 07"E	121.34'
A-61	S49° 30' 24"E	178.61'
A-62	S22° 56' 35"W	25.17'

LEGEND :

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EX. EASEMENT
- BUILDING RESTRICTION LINE
- 100 YR. FLOODPLAIN LIMITS
- 100' STREAM BUFFER
- WETLANDS BUFFER
- CENTERLINE PERENNIAL STREAM
- IRON PIN TO BE SET
- INTERMITTENT STREAM BUFFER
- PERENNIAL STREAM BUFFER
- CENTERLINE INTERMITTENT STREAM
- PROPERTY POINTS (SEE SHEET 1 FOR COORDINATE TABLE)
- WETLANDS
- EX. FLOODPLAIN AREA PER FEMA MAP 24027C0155D
- PRIVATE USE-IN-COMMON ACCESS EASEMENT
- PUBLIC SEWER, UTILITY & WATER EASEMENT
- PRIVATE STORMWATER MANAGEMENT & UTILITY EASEMENT
- FOREST CONSERVATION EASEMENT
- REFORESTATION AREA
- FOREST RETENTION AREA

PUBLIC SEWER, PUBLIC WATER & UTILITY EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L-24	N49° 30' 24"W	218.40'
L-25	N28° 39' 27"W	15.06'
L-26	N04° 31' 33"W	70.04'
L-27	S88° 11' 58"W	14.46'
L-28	N12° 16' 07"W	57.40'
L-29	N40° 28' 27"E	79.18'
L-30	N50° 01' 28"W	10.94'
L-31	N39° 58' 32"E	10.00'
L-32	S50° 01' 28"E	11.03'
L-33	N40° 28' 27"E	200.64'
L-34	N08° 34' 06"W	82.90'
L-35	N18° 24' 02"E	39.62'
L-36	S47° 23' 53"E	16.74'
L-37	N41° 03' 54"E	91.02'
L-38	S54° 39' 51"E	10.05'
L-39	S41° 03' 54"W	77.98'
L-40	S18° 15' 18"W	34.65'
L-41	S08° 34' 06"E	89.40'
L-42	S40° 28' 27"W	273.86'
L-43	S04° 31' 33"E	123.09'
L-44	S28° 39' 27"E	7.11'
L-45	S49° 30' 24"E	208.40'
L-46	S22° 56' 35"W	20.98'

PRIVATE STORMWATER MANAGEMENT & UTILITY EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
S-1	S22° 56' 35"W	16.83'
S-2	N49° 18' 07"W	202.11'
S-3	S66° 12' 35"W	33.79'
S-4	N23° 47' 25"W	10.00'
S-5	N66° 12' 35"E	51.38'
S-6	S40° 29' 36"W	1.70'
S-7	S49° 30' 24"E	10.28'
S-8	S66° 12' 35"W	3.52'
S-9	S49° 30' 24"E	189.66'
S-10	S40° 29' 36"W	1.70'
S-11	S49° 30' 24"E	10.28'
S-12	S66° 12' 35"W	3.52'
S-13	S49° 30' 24"E	189.66'

PRIVATE USE-IN-COMMON ACCESS EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
AC1	57.00'	37.05'	N30°53'16"W	36.40'	037°14'17"	19.20'
AC2	69.00'	123.72'	N39°05'56"E	107.80'	102°44'06"	86.33'
AC3	33.00'	53.07'	N44°23'49"E	47.53'	092°08'19"	34.26'
AC4	57.00'	41.94'	S19°24'25"E	41.00'	042°09'30"	21.97'
AC5	33.00'	24.28'	S19°24'25"W	23.74'	042°09'30"	12.72'
AC6	57.00'	11.65'	S04°10'59"W	11.63'	011°42'38"	5.85'
AC7	57.00'	49.72'	S65°28'34"W	48.16'	049°58'49"	26.57'
AC8	45.00'	80.69'	S39°05'56"W	70.31'	102°44'06"	56.31'
AC9	33.00'	21.45'	S30°53'16"E	21.07'	037°14'17"	11.12'

OPEN SPACE DEDICATION

LOT #	AREA (S.Q. FT.)	AREA (ACRES)
7	2,745	0.06
8	2,592	0.06
9	53,147	1.22

OWNER AND DEVELOPER
 EVG-BREWERS CROSSING, LLC
 3684 CENTERVIEW DRIVE, SUITE 120
 CHANTILLY, VA 20151
 CONTACT: ROBERT CAPPELLINI
 PHONE: (717) 818 2626

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.

[Signature]
 (SIGNATURE OF PLATTING SURVEYOR)
 1/14/19
 DATE

[Signature]
 (SIGNATURE OF OWNER)
 2-1-19
 DATE

OWNER'S CERTIFICATE

WE, EVG-BREWERS CROSSING, 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:

(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 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 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 RIGHT-OF-WAYS.

WITNESS MY HAND THIS 1st DAY OF February, 2019

OWNER: EVG-BREWERS CROSSING, LLC
 BY: ROBERT CAPPELLINI, PRESIDENT

[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 9692 OAK HILL DRIVE, LLC BY DEEDS DATED 1/11/19 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 18524 FOLIO 460 AND THAT ALL THE MONUMENTS ARE IN PLACE 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.

NOT VALID UNLESS SEALED IN PENCIL

[Signature]
 JAMES D. SENS
 MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21572
 EXPIRATION DATE: 6/27/20

1/14/19
 DATE

PURPOSE NOTE: THIS PLAT IS A RESUBDIVISION OF LOT 16 OAK HILLS ESTATES, PLAT # 4277 TO NEW LOTS 1-9

BOHLER ENGINEERING
 22636 DAVIS DRIVE, SUITE 250
 STERLING, VIRGINIA 20184
 703.709.9500 - 703.709.9501 FAX
 www.bohlerengineering.com

NEW JERSEY PENNSYLVANIA NEW YORK VIRGINIA MASSACHUSETTS MARYLAND FLORIDA NORTH CAROLINA

RECORDED AS PLAT 25015 ON 5/21/19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

LOTS 1-6 & OPEN SPACE LOTS 7-9 OAK HILL SUBDIVISION
 (A RESUBDIVISION OF LOT 16 OF OAK HILLS ESTATES, PLAT # 4277)
 ZONING: R-20
 TAX MAP # 30, GRID 3, PARCELS 321 & 368
 2nd ELECTION DISTRICT,
 HOWARD COUNTY, MARYLAND

SHEET: 2 OF 2

SCALE: 1" = 50'
 DATE: JANUARY 10, 2019

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

[Signature]
 HOWARD COUNTY HEALTH OFFICER
 4/1/2019
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 4/1/19
 DATE

[Signature]
 DIRECTOR
 4-24-19
 DATE