

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-12 PER THE 10/6/2013 COMPREHENSIVE ZONING REGULATIONS.
- PRIOR CASE NUMBERS ASSOCIATED WITH THIS PROJECT INCLUDE ECP-16-008, F-05-094, S-16-001, S-09-02, P-04-11, WP-16-150, P-17-001 AND CONTR. 14-4220-D.
- NOTE INTENTIONALLY DELETED.
- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY 8, 2015 BY ROBERT C. HARR, JR., FOR BOHLER ENGINEERING.
- STORMWATER MANAGEMENT PRACTICES ARE REQUIRED 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.
- NO WETLANDS EXIST ON SITE BASED UPON THE NRI WETLAND INVESTIGATION AND FOREST STAND DELINEATION REPORT BY FORENVICON DATED 2/2/16.
- THIS PROPERTY IS LOCATED INSIDE OF THE METROPOLITAN DISTRICT.
- THERE WAS A FAMILY CEMETERY ON-SITE. THE PLANNING BOARD REVIEWED THE CEMETERY RELOCATION PLAN ON MARCH 30, 2017. PER A LETTER FROM THE OFFICE OF THE STATE'S ATTORNEY FOR HOWARD COUNTY, DATED JUNE 14, 2017, THE DISINTERMENT OF ANY REMAINS & TOMBSTONES WAS AUTHORIZED. REINTERMENT OF THE REMAINS AND IDENTIFYING TOMBSTONES WAS COMPLETED AT ZION CEMETERY, 6800 AMBERTON DRIVE ELK RIDGE, MD. 21075.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLAN COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 43 AND 38E1 WHICH WERE USED FOR THIS PROJECT.
HOWARD COUNTY MONUMENT NO. 43 N = 558479.001 E = 1386842.122 ELEV. = 189.49
HOWARD COUNTY MONUMENT NO. 38E1 N = 557794.508 E = 1393570.083 ELEV. = 32.408
- A FOREST STAND DELINEATION REPORT WAS COMPLETED BY FORENVICON ON 2/02/16. FIELD WORK WAS PERFORMED ON 1/10/16.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE FLOODPLAIN STUDY AND EXISTING CSX CULVERT ANALYSIS REPORT FOR THIS PROJECT WAS PREPARED BY BOHLER ENGINEERING, DATED: MAY 2, 2017, AND WAS APPROVED ON MARCH 6, 2017.
- A NOISE STUDY HAS BEEN COMPLETED BY FORENSIC ENVIRONMENTAL CONSULTANTS (FORENVICON) DATED 10/10/17. BASED ON THE STUDY RECOMMENDATION ON LOTS 12 & 23 HAS BEEN DESIGN WITH 1.5' KNEE WALL. LOT 19 HAS BEEN DESIGNED WITH A 2.5' KNEE WALL AND LOT 24 HAS BEEN DESIGNED WITH A BERM ELEVATION OF 116.5' AS REQUIRED.
- 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.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITH THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED. THE FOREST CONSERVATION OBLIGATION WILL BE FULFILLED BY RETENTION OF ON-SITE FOREST IN THE AMOUNT OF 1.05 ACROED ACRES. THE REMAINING OBLIGATION WILL BE MET VIA 5.00 ACRES OF PLANTING AT THE CHELSEA KNOLLS FOREST CONSERVATION BANK (SDP-14-032) AND 0.82 ACRES OF FEE-IN-LIEU IN THE AMOUNT OF \$30,056.40.
- IN ACCORDANCE WITH SECTION 109.0.5.E OF THE ZONING REGULATIONS, AT LEAST 10% OF THE DWELLINGS IN EACH R-12 DEVELOPMENT SHALL BE MODERATE INCOME HOUSING UNITS. THIS REQUIREMENT WILL BE MET THROUGH PAYMENT OF A FEE-IN-LIEU AT THE FINAL SUBDIVISION PLAN STATE.
- A GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HILLIS-CARNES, DATED DECEMBER 14, 2016, AND WAS APPROVED ON MARCH 6, 2017.
- THE PARCELS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT REGULATIONS.
- 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.

20. 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 LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), 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 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.

21. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE 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.

22. A CERTIFIED LANDSCAPE PLAN WILL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.

23. ALL AREAS ARE MORE OR LESS (±).

24. DISTANCES SHOWN ARE BASED ON MARYLAND STATE PLANE, NAD 83.

25. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.

26. LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR PURPOSES OF A PUBLIC ROAD (1.387 ACRES).

27. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 1/15/19, ON WHICH DATE DEVELOPER AGREEMENT # F-18-008 WAS FILED AND ACCEPTED.

28. A PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON JULY 21, 2015 AT 6:30 PM AT ROCKBURN ELEMENTARY SCHOOL.

29. ALTERNATIVE COMPLIANCE REQUEST WP-16-150 WAS APPROVED ON JULY 11, 2017 WITH THE FOLLOWING CONDITIONS:

1) APPROVAL IS LIMITED TO THE REMOVAL OF SPECIMEN TREES #1-4, 6-7, 9, 11-12, 21-23 AS DEPICTED ON THE ALTERNATIVE COMPLIANCE EXHIBIT. ANY PROPOSAL TO REMOVE ADDITIONAL SPECIMEN TREES WILL REQUIRE A NEW ALTERNATIVE COMPLIANCE REQUEST OR AN AMENDMENT TO THIS ALTERNATIVE COMPLIANCE REQUEST.

2) A MINIMUM OF 24 ADDITIONAL, NATIVE, 3" (MINIMUM) CALIPER TREES SHALL BE PROVIDED ON SITE AS A PART OF THE MITIGATION FOR THE SPECIMEN TREE REMOVAL. THIS MITIGATION WILL BE ADDRESSED WITH THE FINAL PLAN AND WILL BE IN ADDITION TO ANY REQUIRED LANDSCAPE OR FOREST CONSERVATION PLANTINGS. THE MITIGATION WILL ALSO BE SHOWN ON THE ASSOCIATED LANDSCAPE PLAN.

3) DUE TO THEIR PROXIMITY TO THE LEO OR OTHER POTENTIAL DISTURBANCES, INDIVIDUAL TREE PROTECTIVE DEVICES (TREE FENCING) SHALL BE PLACED COMPLETELY AROUND THE CRITICAL ROOT ZONE OF SPECIMEN TREES #5, #8, #10, AND #14, PRIOR TO THE COMMENCEMENT OF ANY GRADING. THIS SHALL BE OUTLINED IN THE PRE-CONSTRUCTION MANAGEMENT PLAN OF THE FINAL FOREST CONSERVATION PLAN (FCP) AND WITHIN THE SEQUENCE OF CONSTRUCTION PROVIDED ON THE SITE DEVELOPMENT PLAN.

4) STEEP SLOPE IMPACT IS LIMITED TO 4,194 SQUARE FEET AS DEPICTED ON THE ALTERNATIVE COMPLIANCE EXHIBIT.

5) FINAL PLAT AND PLAN CANNOT BE APPROVED PRIOR TO WRITTEN CONFIRMATION FROM THE STATE'S ATTORNEY'S OFFICE THAT ALL PROCESSES AND PROCEDURES FOR DISINTERMENT AND REINTERMENT HAVE BEEN APPROVED; AND NO SITE DEVELOPMENT PLAN CAN BE SIGNED UNTIL ALL GRAVES HAVE BEEN SUCCESSFULLY RELOCATED.

30. THIS PROPERTY IS LOCATED APPROXIMATELY 10,500 FEET FROM RUNWAY 15R LOCATED AT BWI THURGOOD MARSHALL AIRPORT. MARYLAND DEPARTMENT OF AVIATION (MDA) HAS REVIEWED AND APPROVED THE PROPOSED PRELIMINARY PLAN, APPROVAL DATE: JULY 14, 2016. THE FINAL PLAN HAS BEEN REVIEWED AND APPROVED ON MARCH 29, 2018.

31. STEEP SLOPE IMPACT (25% OR GREATER) IS LIMITED TO 4,194 SQUARE FEET AS DEPICTED ON THE ALTERNATIVE COMPLIANCE.

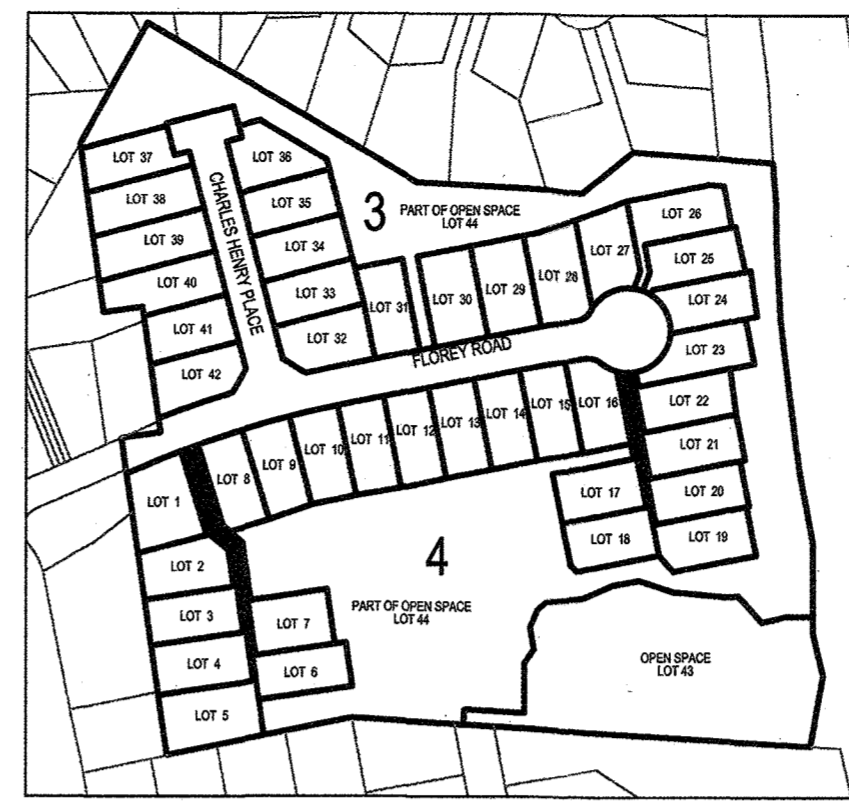
32. ALL EXISTING STRUCTURES ARE TO BE REMOVED. ALL STRUCTURES MUST BE REMOVED PRIOR TO RECORDATION OF THE PLAT.

33. ARTICLES OF INCORPORATION FOR THE ELK RIDGE WOODS HOMEOWNERS ASSOCIATION, INC. HAS BEEN FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 8/28/16. FILING NO. 1000362011491588 DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE ELK RIDGE WOODS HOMEOWNERS ASSOCIATION, INC. IS RECORDED SIMULTANEOUSLY WITH THE FINAL PLAT.

34. OPEN SPACE LOT 43 SHALL BE DEDICATED TO HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS. OPEN SPACE LOT 44 SHALL BE OWNED BY THE HOMEOWNERS ASSOCIATION.

35. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, DATED FEBRUARY 2, 2016, AND WAS APPROVED ON MARCH 6, 2017.

36. LANDSCAPING FOR THIS SUBDIVISION WILL BE PROVIDED IN ACCORDANCE WITH THIS CERTIFIED LANDSCAPE PLAN AND IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. PERIMETER LANDSCAPE AND STORMWATER MANAGEMENT SURETY IN THE AMOUNT OF \$47,250.00 FOR THE INSTALLATION OF 99 SHADE TREES (\$300.00 EACH); AND, 117 EVERGREEN TREES (\$150.00 EACH); AND FINANCIAL SURETY IN THE AMOUNT OF \$7,200.00 FOR 24 MITIGATION SHADE TREES (WP-16-150) FOR A TOTAL SURETY OF \$54,450.00 SHALL BE POSTED BY THE DEVELOPER AS PART OF THE DPW DEVELOPER'S AGREEMENT, F-18-008.



INDEX MAP
SCALE: 1"=260'

WATER EASEMENT CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
WLC42	1312.48'	20.03'	S82°20'56"E	20.03'	000°52'28"	10.02'

COMMON ACCESS EASEMENT CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
CDC36	1312.48'	24.04'	S82°20'56"E	24.04'	001°02'58"	12.02'
CDC37	55.00'	24.93'	S59°22'51"E	24.71'	025°57'59"	12.68'
CDC38	55.00'	24.19'	N41°50'25"W	24.00'	025°12'16"	12.30'

COMMON ACCESS EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
CD133	S10° 52' 53"W	109.77'
CD134	S20° 59' 46"E	34.04'
CD135	S19° 44' 33"W	224.32'
CD140	N70° 15' 27"W	24.00'
CD141	N19° 44' 33"E	215.41'
CD142	N19° 57' 08"W	32.95'
CD143	N10° 52' 53"E	114.13'
CD145	N73° 10' 42"W	24.00'
CD146	N16° 49' 18"E	239.80'
CD147	N48° 09' 35"E	24.36'
CD148	N16° 49' 18"E	93.04'
CD149	S73° 10' 42"E	24.00'
CD150	S16° 49' 18"W	99.77'
CD151	S48° 09' 35"W	31.09'
CD169	S16° 49' 18"W	233.91'

WATER EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
WL171	S10° 52' 53"W	119.71'
WL172	S20° 59' 46"E	23.97'
WL173	S19° 44' 33"W	24.87'
WL174	S70° 15' 27"E	10.00'
WL175	S19° 44' 33"W	48.58'
WL176	S70° 15' 27"E	9.32'
WL177	S19° 44' 33"W	15.00'
WL178	N70° 15' 27"W	9.32'
WL179	S19° 44' 33"W	144.34'

MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTIONS TRACKING	
Total Number of Lots/Units Proposed	42
Number of MIHU Required	42
Number of MIHU Provided Onsite (exempt from APFO allocations)	0
Number of APFO Allocations Required (remaining lots/units)	42
MIHU Fee-in-lieu (Indicate lot/unit numbers)	42 (LOTS 1-42)

RECREATIONAL OPEN SPACE CALCULATIONS
(PER SECTION 16.121(a)(4)(v) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS)

RECREATIONAL OPEN SPACE PROVIDED:
20,898 S.F. IN RECREATIONAL OPEN SPACE AREAS
400 S.F. (2 BENCHES @ 200 S.F. / BENCH)
380 S.F. PAVED PATHWAYS @ 3 S.F. / 1 L.F. (120 L.F.)
TOTAL RECREATIONAL OPEN SPACE PROVIDED = 21,658 S.F.

OWNERS
ESC ELK RIDGE WOODS, L.C.
5074 DORSEY HALL ROAD,
SUITE 205
ELLCOTT CITY, MD 21042
PHONE: 410-720-3021

DEVELOPER
ELM STREET DEVELOPMENT
5074 DORSEY HALL ROAD, SUITE 205
ELLCOTT CITY, MD 21042
CONTACT: JASON VAN KIRK
PHONE: (410) 720-3021

SD152015UB4

AREA TABULATION CHART	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	42
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	2
TOTAL NUMBER OF LOTS TO BE RECORDED	44
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	7.585 AC±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	8.437 AC±
TOTAL AREA OF LOTS TO BE RECORDED	14.022 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED	1.387 AC±
TOTAL AREA TO BE RECORDED	15.409 AC±

OPEN SPACE CHART		
LOT	OWNER	USE / PURPOSE
43	DEDICATED TO HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS	OPEN SPACE / FOREST RETENTION
44	DEDICATED TO HOMEOWNERS ASSOCIATION	OPEN SPACE / STORMWATER MANAGEMENT

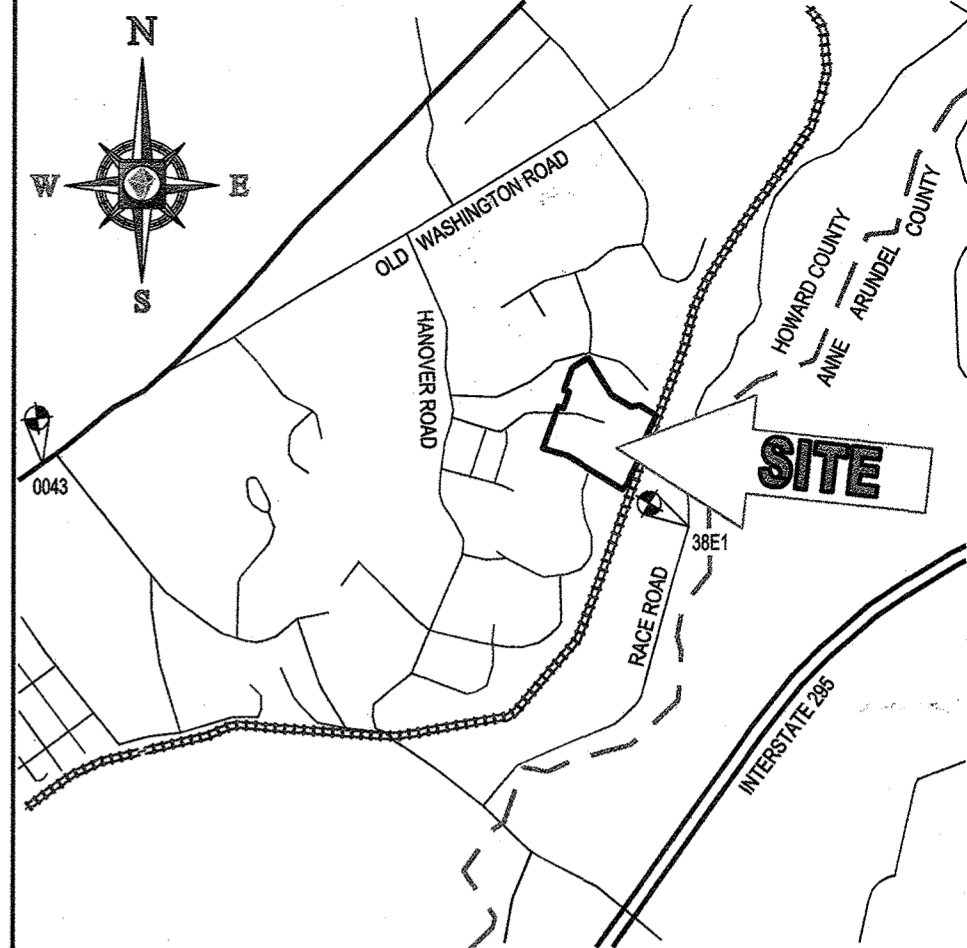
OPEN SPACE	REQUIRED	PROPOSED
CREDITED	6.164 AC. (40% OF GROSS AREA)	6.437 AC.
RECREATIONAL	8,400 S.F. (200 S.F. / UNIT)	21,658 S.F.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
Britton M. Rosamou 4/11/2019
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chad Anderson 4-11-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION & DATE
Kent Stenhouse 4-16-19
DIRECTOR DATE

OWNER'S CERTIFICATE
WE, ESC ELK RIDGE WOODS, L.C., 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 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 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.
(5) THE REQUIREMENTS 3-106, 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.
WITNESS MY HAND THIS 31 DAY OF Jan. 2019
ESC ELK RIDGE WOODS, L.C.
JASON VAN KIRK

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 RHONDA REDD, PERSONAL REPRESENTATIVE OF THE ESTATE OF SAMUEL REDD, JR. TO RHONDA REDD BY DEED DATED FEBRUARY 5, 2008 AND RECORDED IN LIBER 1167 FOLIO 197 AND ALL OF THE LANDS CONVEYED BY FREDERICK SITES, JR., PERSONAL REPRESENTATIVE OF THE ESTATE OF FREDERICK SITES, SR. TO FREDERICK SITES, JR., JOHNNY SITES, AND DAVID SITES BY DEED DATED APRIL 8, 2008 AND RECORDED IN LIBER 11176 FOLIO 383, ALL RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, 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.
Robert C. Harr, Jr.
ROBERT C. HARR, JR.
MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587
EXPIRATION DATE: JANUARY 16, 2021
DATE 1-30-19



VICINITY MAP
SCALE: 1"=2000'
ADC MAP 35, GRID F3

- LEGEND :**
- PROPOSED PROPERTY LINE
 - ADJOINING PROPERTY LINE
 - EXISTING PROPERTY LINE
 - SETBACK
 - PROPOSED EASEMENT
 - 65 DBL NOISE CONTOUR
 - 100-YR FLOODPLAIN
 - CONC. MON. FOUND
 - IRON PIPE OR REBAR TO BE SET UNLESS OTHERWISE NOTED

- EASEMENT LEGEND :**
- PRIVATE SWM, DRAINAGE & UTILITY EASEMENT
 - PUBLIC SWM, DRAINAGE & UTILITY EASEMENT
 - SEWER & UTILITY EASEMENT
 - WATER & UTILITY EASEMENT
 - VARIABLE WIDTH FOREST CONSERVATION RETENTION EASEMENT
 - RECREATIONAL OPEN SPACE AREA
 - PUBLIC DRAINAGE & UTILITY EASEMENT

ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE MODERATE INCOME HOUSING UNIT (MIHU) FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

COVER SHEET

BOHLER ENGINEERING
22636 DAVIS DRIVE, SUITE 250
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RECORDED AS PLAT 25010 ON 5/12/19 AGAINST THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

ELK RIDGE WOODS
LOTS 1 - 42 & OPEN SPACE LOTS 43 & 44

ZONING: R-12
TAX MAP 38, GRID 9, PARCEL 756 & 340
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SHEET: 1 OF 4
SCALE: 1" = 50'
DATE: NOVEMBER 8, 2018
DPE FILE #S: ECP-16-008, F-05-094, S-16-001, CONTR. 14-4220-D, S-03-02, WP-16-150, P-04-11, P-17-001

COORDINATE TABLE		
#	NORTHING	EASTING
1	559119.3414	1392335.4075
2	559112.0815	1392411.3435
3	559108.8810	1392435.1677
4	559099.0173	1392494.2194
5	559085.4390	1392557.0582
6	559068.3063	1392619.2108
7	559051.2736	1392677.2479
8	559033.9136	1392734.6683
9	559016.5498	1392792.1009
10	558999.1861	1392849.5334
11	558981.8223	1392906.9660
12	558974.3950	1392931.5328
13	558969.7734	1392947.5002
14	558940.4245	1392960.6147
15	558927.8374	1392981.8821
16	558915.1071	1393045.1882
17	559016.9406	1393039.5208
18	559027.9978	1392971.2436
19	559022.2555	1392946.0026
20	559036.0020	1392900.5343
21	559056.2897	1392883.5296
22	559076.5174	1392766.5250
23	559082.3063	1392747.3808
24	559098.5870	1392690.2198
25	559113.9196	1392642.8131
26	559125.4305	1392602.5116
27	559155.6070	1392584.4703
28	559197.3028	1392594.3054
29	559255.7002	1392608.0800
30	559314.0876	1392621.8547
31	559372.4951	1392635.6283
32	559440.1294	1392651.5827
33	559435.5379	1392671.0485
34	559450.7492	1392674.6365
35	559477.0880	1392680.8516
36	559497.7600	1392593.2555
37	559494.3535	1392592.4519
38	559456.1998	1392583.4524
39	559451.6083	1392602.9182
40	559433.7892	1392598.7172
41	559377.3473	1392585.4017
42	559320.8965	1392572.0882
43	559264.4379	1392558.7889
44	559203.0233	1392544.2826
45	559166.8795	1392535.7571
46	559147.6691	1392506.0039
47	559163.1321	1392405.6272
48	559146.0028	1392399.4796
49	559163.3320	1392351.1952
50	559230.0638	1392429.6478
51	559289.8348	1392451.0892
52	559301.4924	1392455.2830
53	559318.7883	1392407.0928
54	559356.6127	1392420.8675
55	559411.5535	1392440.3851
56	559466.4942	1392460.1028
57	559520.9609	1392479.6500
58	559527.1652	1392481.8767
59	559625.6242	1392633.0339
60	559277.1994	1392845.7972
61	559166.2788	1393028.8773
62	559182.5850	1393112.7672
63	559085.2283	1393206.9410
64	559078.2376	1393263.7610
65	559033.4714	1393244.3336
66	558989.1562	1393179.6740
67	558985.6118	1393143.5924
68	558972.7903	1393109.1661
69	558920.7780	1393080.4202
70	558838.6202	1393036.5495
71	558818.8922	1393026.0149
72	558844.9912	1393012.2237
73	558830.9416	1392954.2417
74	558826.0180	1392959.4896
75	558701.9124	1392445.2723
76	558735.0337	1392334.0656

159	558740.4373	1392912.6685
160	558766.1084	1392912.0921
161	558796.7123	1392933.8811
162	558852.9873	1392955.0736
163	558909.2623	1392976.2682
164	559007.1166	1393046.5383
165	559012.0526	1393052.0511
166	559034.5483	1393058.1861
167	559068.3927	1393069.7207
168	559041.2430	1393048.6737
169	558989.5151	1393221.5719
170	558832.7910	1392373.3968

SANITARY SEWER EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
SS99	S22° 35' 54"W	9.60'
SS100	N74° 41' 54"W	113.75'
SS101	S16° 53' 18"W	115.29'
SS102	S48° 05' 14"W	36.15'
SS103	N48° 05' 14"E	24.57'
SS104	N16° 49' 18"E	126.11'
SS107	S74° 41' 54"E	110.25'
SS108	S57° 43' 43"E	35.90'
SS110	N73° 10' 42"W	30.00'
SS111	N16° 49' 18"E	242.84'
SS118	S35° 56' 57"E	57.62'
SS119	S41° 32' 48"E	59.08'
SS120	N76° 43' 40"W	34.63'
SS121	N41° 25' 04"W	33.00'
SS122	N35° 56' 57"W	58.35'
SS123	N56° 55' 16"E	20.03'
SS168	S16° 49' 18"W	237.19'
SS189	N36° 48' 52"W	26.97'
SS190	N58° 34' 33"W	109.99'
SS191	N70° 15' 27"W	105.88'
SS192	N19° 44' 33"E	30.00'
SS193	S70° 15' 27"E	108.95'
SS194	S58° 34' 33"E	118.83'
SS195	S36° 48' 52"E	56.66'
SS196	S11° 25' 25"W	20.21'

PRIVATE ENTRANCE SIGN EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E1	N86° 07' 00"W	4.00'
E2	N03° 53' 00"E	4.00'
E3	N86° 07' 00"W	5.14'
E4	S19° 44' 33"W	4.10'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	1312.48'	76.29'	S84°32'20"E	76.28'	003°19'50"	38.16'
C2	1312.48'	4.01'	S82°47'10"E	4.01'	000°10'30"	2.00'
C3	1312.49'	4.01'	S82°36'40"E	4.01'	000°10'30"	2.00'
C4	1312.49'	4.01'	S82°26'10"E	4.01'	000°10'30"	2.00'
C5	1312.49'	4.01'	S82°15'40"E	4.01'	000°10'30"	2.00'
C6	1312.49'	4.01'	S82°05'11"E	4.01'	000°10'29"	2.00'
C7	1312.49'	4.00'	S81°54'41"E	4.00'	000°10'29"	2.00'
C8	1312.48'	59.88'	S80°31'02"E	59.87'	002°36'50"	29.94'
C9	1312.48'	64.30'	S77°48'25"E	64.29'	002°48'24"	32.15'
C10	1312.48'	64.35'	S74°59'56"E	64.35'	002°48'33"	32.18'
C11	1312.48'	9.53'	S73°23'10"E	9.53'	000°24'58"	4.77'
C12	25.00'	22.39'	S47°31'10"E	21.65'	051°19'04"	12.01'
C13	55.00'	23.55'	S34°07'45"E	23.37'	024°32'14"	11.96'
C14	55.00'	4.40'	S48°41'16"E	4.40'	004°34'49"	2.20'
C15	55.00'	4.26'	S53°11'43"E	4.26'	004°26'06"	2.13'
C16	55.00'	4.15'	S57°34'36"E	4.15'	004°19'39"	2.08'

STORMDRAIN EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
SD16	S31° 24' 36"E	285.60'
SD17	S58° 35' 24"W	35.00'
SD18	N31° 24' 36"W	94.29'
SD19	N41° 31' 15"W	71.65'
SD20	N33° 04' 44"W	20.00'
SD21	N56° 55' 16"E	108.44'
SD22	S33° 04' 44"E	8.30'
SD23	S41° 31' 15"E	7.19'
SD24	S66° 50' 31"W	11.27'
SD25	S58° 12' 22"W	50.31'
SD26	S16° 03' 04"W	172.06'
SD27	N76° 43' 40"W	15.02'
SD28	N16° 03' 04"E	178.57'
SD29	N58° 12' 22"E	57.22'
SD30	N66° 50' 31"E	8.71'
SD31	S76° 43' 40"E	13.27'
SD32	N16° 03' 04"E	1.75'
SD33	S36° 14' 31"E	31.76'
SD34	S19° 20' 31"E	23.35'
SD35	S13° 46' 54"W	22.79'
SD36	S22° 48' 21"W	24.67'
SD37	S19° 28' 50"W	41.33'

STORMDRAIN EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
SD38	S15° 22' 27"W	29.01'
SD39	N74° 37' 33"W	10.00'
SD40	N15° 22' 27"E	29.37'
SD41	N19° 28' 50"E	41.97'
SD42	N22° 48' 21"E	24.17'
SD43	N13° 46' 54"E	19.03'
SD44	N19° 20' 31"W	18.89'
SD45	N36° 14' 31"W	39.30'
SD46	S20° 20' 57"W	11.48'
SD47	S57° 43' 43"E	9.90'
SD48	S06° 48' 30"W	100.18'
SD49	S23° 01' 43"W	108.80'
SD50	S27° 49' 31"W	161.86'
SD51	S29° 39' 44"W	30.16'
SD52	S60° 20' 16"E	31.11'
SD53	N13° 55' 22"W	39.43'
SD54	N76° 04' 38"E	27.90'
SD55	N01° 39' 07"W	10.82'
SD56	N61° 29' 35"W	101.60'
SD57	N19° 27' 50"W	39.82'
SD58	N16° 49' 18"E	11.36'
SD59	S73° 10' 42"E	16.47'

STORMDRAIN EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
SD60	S19° 27' 50"E	31.55'
SD61	S61° 29' 35"E	92.11'
SD62	N60° 20' 16"W	54.86'
SD63	N29° 39' 44"E	49.84'
SD64	N27° 49' 31"E	160.70'
SD65	N23° 01' 43"E	105.11'
SD66	N06° 48' 30"E	83.01'
SD67	N74° 41' 54"W	135.61'
SD68	N16° 49' 18"E	20.01'
SD69	S74° 41' 54"E	143.28'
SD70	N73° 10' 42"W	11.73'
SD71	N14° 41' 59"W	52.84'
SD72	N31° 12' 36"E	22.87'
SD73	S58° 47' 24"E	95.44'
SD74	S31° 12' 36"W	35.30'
SD75	S64° 09' 29"W	19.61'
SD76	S08° 46' 39"W	15.00'
SD77	N81° 13' 21"W	34.35'
SD78	N58° 34' 33"W	15.02'
SD79	N84° 09' 07"W	46.33'
SD80	N58° 34' 33"W	166.80'
SD81	N29° 05' 45"E	40.54'

STORMDRAIN EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
SD82	S75° 22' 53"E	50.88'
SD83	S48° 19' 56"E	15.40'
SD84	S81° 27' 01"E	53.75'
SD85	S17° 20' 57"W	8.88'
SD86	N16° 49' 18"E	7.51'
SD87	S73° 10' 23"E	124.60'
SD88	N44° 19' 11"E	23.04'
SD89	N59° 53' 18"W	48.63'
SD90	N84° 23' 49"E	35.88'
SD91	S05° 36' 11"E	20.00'
SD92	S84° 23' 49"W	28.59'
SD93	S44° 19' 11"W	19.06'
SD94	S01° 39' 07"E	7.34'
SD95	N88° 20' 53"E	65.49'
SD96	S28° 06' 07"W	87.04'
SD185	N75° 22' 53"W	90.64'
SD186	S10° 52' 53"W	7.94'
SD187	S19° 57' 08"E	14.67'
SD188	S75° 22' 53"E	101.28'
SD211	N70° 15' 27"W	97.00'
SD212	N19° 44' 33"E	48.58'
SD213	N70° 15' 27"W	3.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S10° 52' 53"W	114.38'
L2	S20° 59' 46"E	32.33'
L3	S19° 44' 33"W	109.38'
L4	S10° 52' 53"W	113.48'
L5	S20° 59' 46"E	32.67'
L6	S19° 44' 33"W	175.86'
L7	S10° 52' 53"W	112.57'
L8	S20° 59' 46"E	33.01'
L9	S19° 44' 33"W	248.81'
L10	S10° 52' 53"W	111.65'
L11	S20° 59' 46"E	33.36'
L12	S19° 44' 33"W	145.00'
L13	S10° 52' 53"W	110.71'
L14	S20° 59' 46"E	33.70'
L15	S20° 59' 46"E	34.04'

STORMDRAIN EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
SD214	N19° 44' 33"E	27.47'
SD215	S74° 43' 47"E	59.69'
SD216	S74° 43' 47"E	48.88'
SD217	S20° 12' 33"W	20.01'
SD218	S20° 12' 33"W	22.35'
SD219	S20° 12' 33"W	29.04'
SD220	S50° 01' 45"W	15.19'
SD221	S55° 09' 11"E	36.96'
SD222	S43° 16' 01"E	14.47'
SD223	S55° 09' 11"E	91.11'
SD224	S43° 16' 01"E	22.37'
SD225	N61° 40' 22"W	57.37'
SD226	N01° 09' 38"E	81.83'
SD227	N74° 38' 12"E	58.38'
SD228	S73° 10' 42"E	28.90'
SD229	S16° 49' 18"W	65.00'
SD230	S73° 10' 42"E	15.00'
SD231	S16° 49' 18"W	65.00'
SD232	N73° 10' 42"W	9.00'

AREA TABULATION CHART	
TOTAL NUMBER OF BUILD	

AREA TABULATION CHART - THIS SHEET	
NUMBER OF BUILDABLE LOTS TO BE RECORDED - THIS SHEET	19
NUMBER OF OPEN SPACE LOTS TO BE RECORDED - THIS SHEET	1
NUMBER OF LOTS TO BE RECORDED - THIS SHEET	20
AREA OF BUILDABLE LOTS TO BE RECORDED - THIS SHEET	3,356 AC.±
AREA OF OPEN SPACE LOTS TO BE RECORDED - THIS SHEET	1,635 AC.±
AREA OF LOTS TO BE RECORDED - THIS SHEET	4,991 AC.±
AREA OF ROADWAY TO BE RECORDED - THIS SHEET	0,919 AC.±
AREA TO BE RECORDED - THIS SHEET	5,910 AC.±

EASEMENT LEGEND :

- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PRIVATE SWM, DRAINAGE & UTILITY EASEMENT
- PUBLIC SEWER & UTILITY EASEMENT
- WATER & UTILITY EASEMENT
- VARIABLE WIDTH FOREST CONSERVATION RETENTION EASEMENT
- RECREATIONAL OPEN SPACE AREA
- PUBLIC DRAINAGE & UTILITY EASEMENT

LEGEND :

- PROPOSED PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING PROPERTY LINE
- SETBACK
- PROPOSED EASEMENT
- 65 DBL NOISE CONTOUR
- 100-YR FLOODPLAIN
- CONC. MON. FOUND
- IRON PIPE OR REBAR TO BE SET UNLESS OTHERWISE NOTED



LOT #	ADDRESS
24	5891 FLOREY ROAD
25	5890
26	5894
27	5898
28	5902
29	5906
30	5910
31	5916
32	5920 FLOREY ROAD / 6002 CHARLES HENRY PLACE
33	6006 CHARLES HENRY PLACE
34	6010
35	6014
36	6018 CHARLES HENRY PLACE
37	6023 CHARLES HENRY PLACE
38	6019
39	6015
40	6011
41	6007
42	6003 CHARLES HENRY PLACE / 5938 FLOREY ROAD

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
Public Public
Richard for Maurea Rossman 4/1/2019
 HOWARD COUNTY HEALTH OFFICER u.o. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Michael 4-11-19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Vent Sten... 4-16-19
 DIRECTOR DATE

OWNER'S CERTIFICATE
 WE, ESC ELK RIDGE WOODS, L.C., 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 UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WE, THE REQUIREMENTS 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

WITNESS MY HAND THIS 22 DAY OF Jan 2019
J. V. Kirk
 ESC ELK RIDGE WOODS, L.C.
 JASON VAN KIRK

WITNESS
OME

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 RHONDA REDD, PERSONAL REPRESENTATIVE OF THE ESTATE OF SAMUEL REDD, JR. TO RHONDA REDD BY DEED DATED FEBRUARY 5, 2008 AND RECORDED IN LIBER 11617 FOLIO 197 AND ALL OF THE LANDS CONVEYED BY FREDERICK SITES, JR., PERSONAL REPRESENTATIVE OF THE ESTATE OF FREDERICK SITES, SR. TO FREDERICK SITES, JR., JOHNNY SITES, AND DAVID SITES, BY DEED DATED APRIL 8, 2008 AND RECORDED IN LIBER 11175 FOLIO 393, ALL RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, AND THAT ALL THE MONUMENTS ARE IN PLACE 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.

Robert C. Harr, Jr.
 ROBERT C. HARR, JR.
 MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587
 EXPIRATION DATE: JANUARY 16, 2021

12-11-18
 DATE

PLAT

BOHLER ENGINEERING
 22636 DAVIS DRIVE, SUITE 250
 STERLING, VIRGINIA 20164
 703.709.9500 - 703.709.9601 FAX
 www.bohlerengineering.com

RECORDED AS PLAT 25012 ON 5/12/19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

ELK RIDGE WOODS
LOTS 1 - 42 & OPEN SPACE LOTS 43 & 44

ZONING: R-12
 TAX MAP 38, GRID 9, PARCEL 756 & 340
 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SHEET: 3 OF 4
 DATE: NOVEMBER 8, 2018
 SCALE: 1" = 50'

AREA TABULATION CHART - THIS SHEET

NUMBER OF BUILDABLE LOTS TO BE RECORDED - THIS SHEET	23
NUMBER OF OPEN SPACE LOTS TO BE RECORDED - THIS SHEET	1
NUMBER OF LOTS TO BE RECORDED - THIS SHEET	24
AREA OF BUILDABLE LOTS TO BE RECORDED - THIS SHEET	4,229 AC±
AREA OF OPEN SPACE LOTS TO BE RECORDED - THIS SHEET	4,822 AC±
AREA OF LOTS TO BE RECORDED - THIS SHEET	9,031 AC±
AREA OF ROADWAY TO BE RECORDED - THIS SHEET	0.468 AC±
AREA TO BE RECORDED - THIS SHEET	9,499 AC±

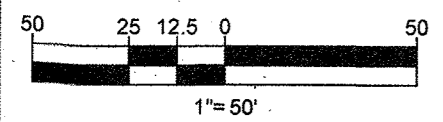
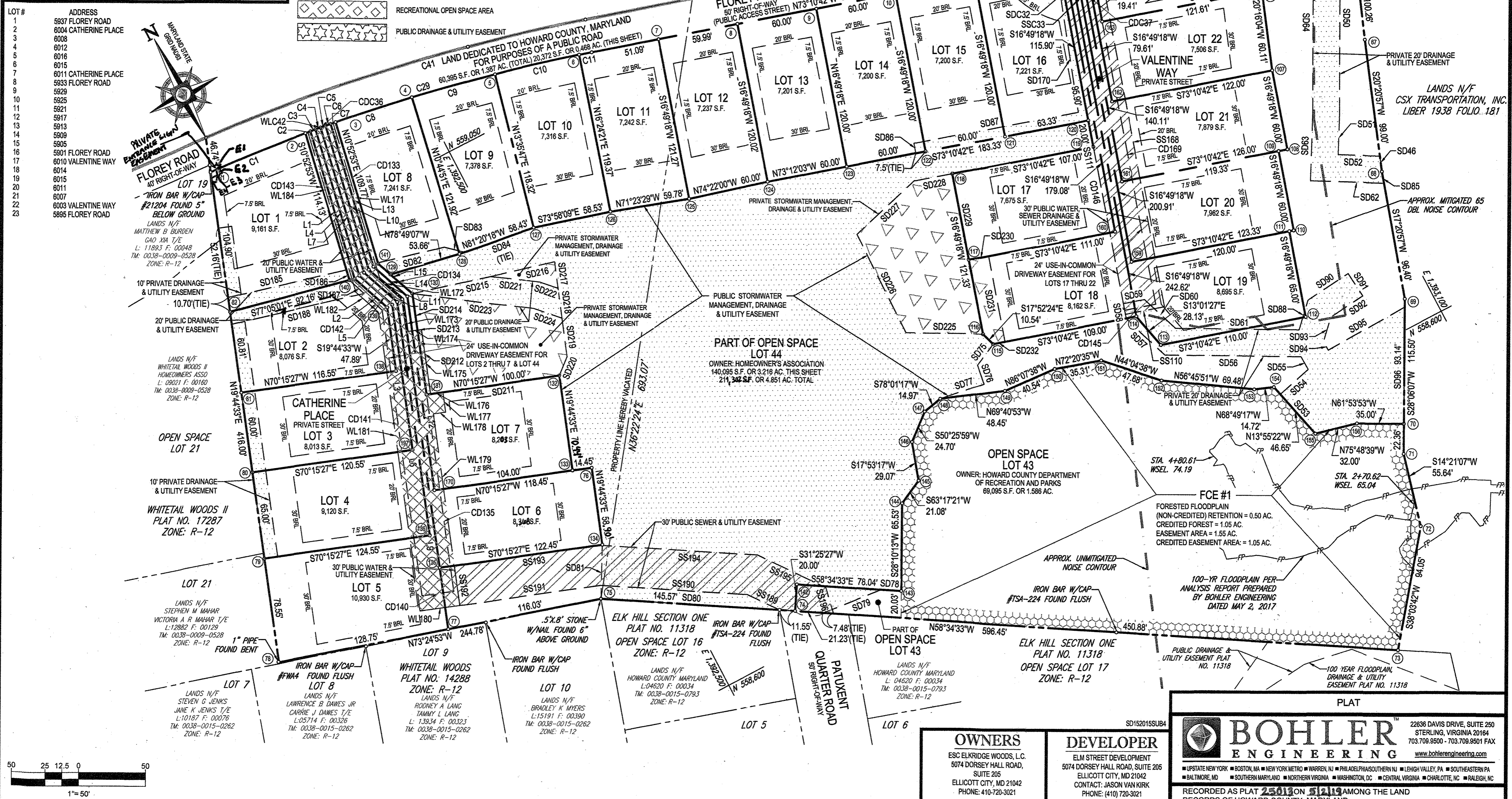
LOT #	ADDRESS
1	5937 FLOREY ROAD
2	6004 CATHERINE PLACE
3	6008
4	6012
5	6016
6	6015
7	6011 CATHERINE PLACE
8	5933 FLOREY ROAD
9	5929
10	5925
11	5921
12	5917
13	5913
14	5909
15	5905
16	5901 FLOREY ROAD
17	6010 VALENTINE WAY
18	6014
19	6015
20	6011
21	6007
22	6003 VALENTINE WAY
23	5895 FLOREY ROAD

EASEMENT LEGEND :

- PRIVATE SWM, DRAINAGE & UTILITY EASEMENT
- PUBLIC/PRIVATE SWM, DRAINAGE & UTILITY EASEMENT
- SEWER & UTILITY EASEMENT
- WATER & UTILITY EASEMENT
- VARIABLE WIDTH FOREST CONSERVATION RETENTION EASEMENT
- RECREATIONAL OPEN SPACE AREA
- PUBLIC DRAINAGE & UTILITY EASEMENT

LEGEND :

- PROPOSED PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING PROPERTY LINE
- SETBACK
- PROPOSED EASEMENT
- 65 DBL NOISE CONTOUR
- 100-YR FLOODPLAIN
- CONC. MON. FOUND
- IRON PIPE OR REBAR TO BE SET UNLESS OTHERWISE NOTED



APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
Public

Division for **Maureen Roseman** 4/1/2017
HOWARD COUNTY HEALTH OFFICER **H.O.** DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Clark 4-11-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Robert C. Harr, Jr. 4-16-19
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, ESC ELK RIDGE WOODS, L.C., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN 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 OF THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTING THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
 - THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
 - THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE CREATED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.
- (5) 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.

WITNESS MY HAND THIS **22** DAY OF **Jan** 20**17**
J. Van Kirk
ESC ELK RIDGE WOODS, L.C.
JASON VAN KIRK
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY RHONDA REDD, PERSONAL REPRESENTATIVE OF THE ESTATE OF SAMUEL REDD, JR. TO RHONDA REDD BY DEED DATED FEBRUARY 5, 2008 AND RECORDED IN LIBER 11617 FOLIO 197 AND ALL OF THE LANDS CONVEYED BY FREDERICK SIPES, JR., PERSONAL REPRESENTATIVE OF THE ESTATE OF FREDERICK SIPES, SR. TO FREDERICK SIPES, JR., JOHNNY SIPES, AND DAVID SIPES BY DEED DATED APRIL 8, 2008 AND RECORDED IN LIBER 11175 FOLIO 393, ALL RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, 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.

ROBERT C. HARR, JR.
MARYLAND PROFESSIONAL LAND SURVEYOR NO. 214681
EXPIRATION DATE: JANUARY 16, 2021
DATE: **12-11-18**

BOHLER ENGINEERING
22636 DAVIS DRIVE, SUITE 250
STERLING, VIRGINIA 20164
703.709.9500 - 703.709.9501 FAX
www.bohlerengineering.com

■ UPTATE NEW YORK ■ BOSTON, MA ■ NEW YORK METRO ■ WARREN, NJ ■ PHILADELPHIA/SOUTHERN NJ ■ LEHIGH VALLEY, PA ■ SOUTHEASTERN PA
■ BALTIMORE, MD ■ SOUTHERN MARYLAND ■ NORTHERN VIRGINIA ■ WASHINGTON, DC ■ CENTRAL VIRGINIA ■ CHARLOTTE, NC ■ RALEIGH, NC

RECORDED AS PLAT **25013** ON **5/11/19** AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

ELK RIDGE WOODS
LOTS 1 - 42 & OPEN SPACE LOTS 43 & 44

ZONING: R-12
TAX MAP 38, GRID 9, PARCEL 756 & 340
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SHEET: 4 OF 4 SCALE: 1" = 50'
DATE: NOVEMBER 8, 2018 DPZ FILE #S: ECP-16-008, F-06-064, S-16-001, CONTR. 14-4220-3, S-03-02, WP-16-150, P-04-11, P-17-001