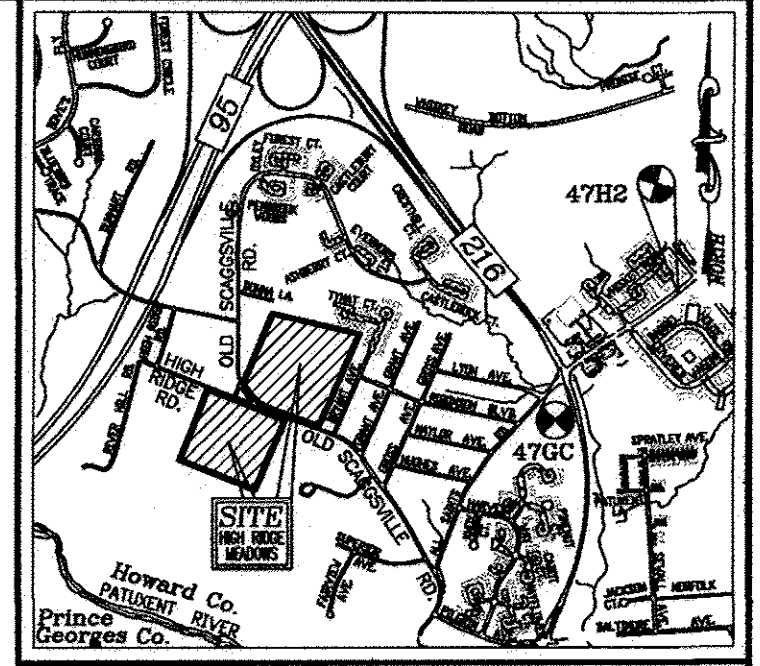


GENERAL NOTES

- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON GRID NORTH OF THE MARYLAND STATE PLANE COORDINATE SYSTEM (NAD 83/91) AND ARE DIRECTLY REFERRED TO HOWARD COUNTY MONUMENTS NOS. 47H2 AND 47G.
- DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY
● DENOTES IRON PIPE OR BAR FOUND
■ DENOTES STONE OR MONUMENT FOUND
■ DENOTES REBAR WITH CAP SET
■ DENOTES BUILDING RESTRICTION LINE
- PROPERTY BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED FEBRUARY 2011.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WATER PETITION, OR BUILDING AND GRADING PERMITS.
- THE SUBJECT PROPERTY IS ZONED R-3C IN ACCORDANCE WITH THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP. LITE ZONING REGULATIONS EFFECTIVE 01/28/06, AND IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/17/07 PER COUNCIL BILL 75-2003.
- THE ZONING IS GRANDFATHERED IN SINCE THE PRELIMINARY EQUIVALENT SKETCH PLAN WAS APPROVED PRIOR TO 10/06/13. AREAS SHOWN HEREON ARE MORE OR LESS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A. WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE);
B. SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CLIP COATING;
C. GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45° TURNING RADIUS;
D. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (R25 LOADING);
E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE;
F. STRUCTURE CLEARANCES - MINIMUM 12 FEET;
G. MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- TO THE BEST OF THE OWNER'S KNOWLEDGE, THERE ARE NO SENSITIVE OR BURIAL SITES LOCATED ON SUBJECT PROPERTY.
- THERE ARE NO EXISTING DWELLINGS/STRUCTURES LOCATED ON SITE.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- PUBLIC WATER AND SEWER SERVICE TO THESE LOTS HAS BEEN GRANTED UNDER PROVISIONS OF SECTION 16.122(B) OF THE HOWARD COUNTY CODE, THEREFORE EFFECTIVE 9-23-2014, ON WHICH DATE DEVELOPER AGREEMENT # F-14-022 WAS FILED AND ACCEPTED.
- WATER FOR THIS PROJECT IS TO BE PUBLIC EXTENSIONS OF CONTRACT NO. 1-4.
- SEWER FOR THIS PROJECT IS TO BE PUBLIC EXTENSIONS OF CONTRACT NO. 30-S AND CONTRACT NO. 30-3253.
SECTION ONE EXTENSIONS ARE DETAILED ON CONTRACT 24-4778-D.
- ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 01-12-2014, 2013, DEPARTMENT REF# D151373002.
- WETLANDS AND STREAMS SHOWN HEREON ARE BASED ON DELINEATION BY MCCARTHY & ASSOCIATES, INC., DECEMBER 2011. THE REPORT WAS AMENDED OCTOBER 2012.
- NO CLEARING, GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LINES OF FOREST CONSERVATION EASEMENT AREAS, WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS. THE PROPOSED SUBDIVISION (SECTION ONE) RELATED CONSTRUCTION WILL NOT IMPACT ENVIRONMENTAL FEATURES OR BUFFERS.
- THERE IS NO 100-YR FLOODPLAIN WITHIN THE LIMITS OF THIS SITE.
- STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF ALTERNATIVE SURFACES, NON STRUCTURAL PRACTICES & MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. NON STRUCTURAL PRACTICES INCLUDE ROOFTOP DISCONNECTIONS, MICRO-SCALE MICRO-BRETENTION, BIO SWALES, SWYELLS, RAIN BARRELS AND RAIN GARDENS. ALTERNATIVE SURFACES INCLUDE PERMEABLE SURFACES, TYPICALLY ALTERNATIVE SURFACE, NON STRUCTURAL AND MICRO-SCALE FACILITIES ONLOT WILL BE PRIVATELY OWNED AND MAINTAINED (H.O.A.). MICRO-SCALE FACILITIES MANAGING ROAD RUNOFF SHALL BE DESIGNATED AS PUBLICLY OWNED AND JOINTLY MAINTAINED FACILITIES (H.O.A. AND HOWARD COUNTY); HOWARD COUNTY WILL MAINTAIN OUTLET STRUCTURES AND PIPES WHILE THE H.O.A. SHALL MAINTAIN MULCH, WEEDING, PLANTING, PERFORATED UNDERDRAINS, FEEDER PIPES, AND ROUTINE SOIL REPLACEMENT.
- PRIOR TO SIGNATURE APPROVAL OF THE SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITY. ALL PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENTS ON PRIVATE LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- OLD SCAGGSVILLE ROAD IS CLASSIFIED AS A MINOR COLLECTOR.
16. 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 LOT/PARCELS, DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS THE TOTAL OPEN SPACE REQUIREMENTS FOR SECTION 1 AND SECTION 2 OF THIS R3C PROJECT IS 25% OF GROSS AREA (36,942 AC. X 25% = 9,24 AC.). IN ACCORDANCE WITH SECTION 16.121(C), OPEN SPACE LOTS 55-58 & 58-68 SHOWN HEREON ARE HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON.
- OPEN SPACE LOT 57 TO BE OWNED AND MAINTAINED BY THE HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS.
- OPEN SPACE LOTS 55, 56, 58, 59, 60, 61, AND 62 TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TOTAL OPEN SPACE PROVIDED UNDER F-14-022 SECTION ONE = 9.92 ACRES
- ADDITIONAL OPEN SPACE SHALL BE PROVIDED UNDER F-14-022 SECTION TWO
- LANDSCAPING FOR THIS PLAN WAS PREVIOUSLY PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN APPROVED UNDER F-14-022 IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- FOREST STAND DELINEATION PLAN WAS PREPARED BY MCCARTHY & ASSOCIATES, INC., APRIL 2012 AND AMENDED OCTOBER 2012. FOREST CONSERVATION PLAN WAS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. AS PART OF THIS FINAL PLAN.
- THE OFFICIAL PRE-SUBDIVISION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON FEBRUARY 28, 2012 AT SAINT VINCENT PALOTI HIGH SCHOOL. ON APRIL 12, 2012 A SECOND, NON-OFFICIAL, MEETING WAS HELD AT THE LAUREL COMMUNITY CENTER.
- AN ENVIRONMENTAL CONCEPT PLAN (ECP-12-047) WAS APPROVED ON OCTOBER 1, 2012.
- A PRELIMINARY EQUIVALENT SKETCH PLAN (SP-13-007) WAS APPROVED ON JULY 3, 2013.
- FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL A PORTION OF THE REQUIREMENTS OF SECTION 16.120 OF THE HOWARD COUNTY FOREST CONSERVATION MANUAL. 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. (FOREST CONSERVATION WAS ADDRESSED UNDER F-14-022)
- THIS PLAN OF REVISION IS EXEMPT FROM COMPLIANCE WITH THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.122(B)(1)(iv) BECAUSE THIS IS A PLAN OF REVISION WHICH DOES NOT CREATE ADDITIONAL LOTS. FOREST CONSERVATION FOR THIS PROJECT WAS PREVIOUSLY ADDRESSED UNDER F-14-022.

LEGEND

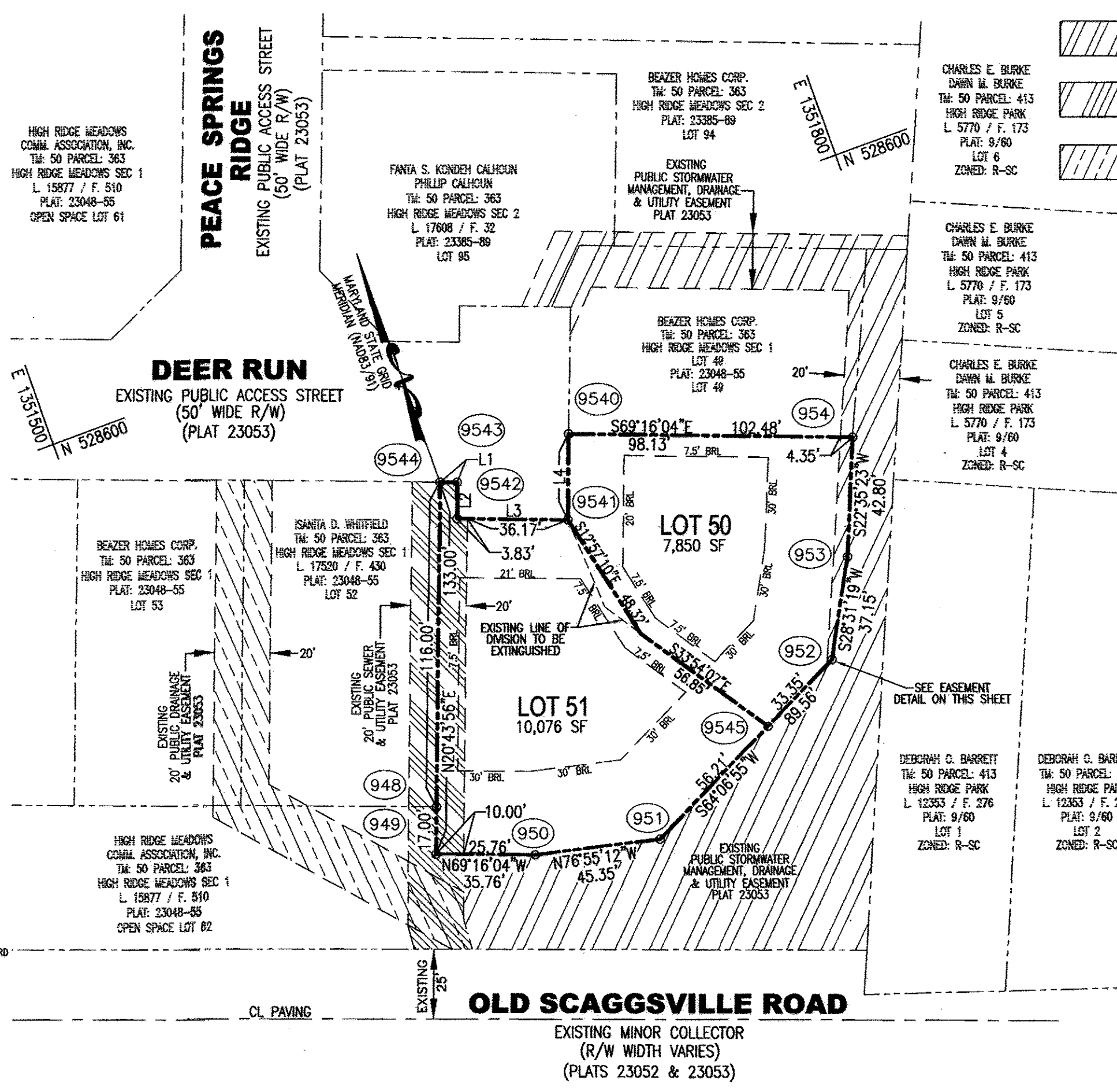
- EXISTING PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT PLAT 23053
- EXISTING 20' PUBLIC SEWER & UTILITY EASEMENT PLAT 23053
- EXISTING 20' PUBLIC DRAINAGE & UTILITY EASEMENT PLAT 23053



VICINITY MAP
SCALE: 1"=2,000'
ADC MAP : 40 GRID A7

GENERAL NOTES (CONTD)

- THIS PROJECT IS SUBJECT TO A DESIGN MANUAL WAIVER, ON DECEMBER 4, 2012, THE CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION APPROVED THE REQUEST TO WAIVE THE REQUIREMENTS OF SECTION 2.5 AND APPENDIX A OF DESIGN MANUAL VOLUME III, WHICH REQUIRES AN 85TH PERCENTILE SPEED STUDY AND PUBLIC ROADWAY SECTION DESIGN.
- THE DIVISION APPROVED THE REQUEST 1. BASED ON CONDITIONS MADE IN THE REQUEST. 2) THE ASSUMED 85TH PERCENTILE SPEED IS IN LINE WITH THE ACTUAL STUDY MADE BY THE ENGINEER AT THE NEXT INTERSECTION. 3. MINIMUM CURVE RADIUS HAS BEEN REDUCED WITHIN RESIDENTIAL AREA PROVIDING SPEED CONTROL WITHIN THIS PORTION OF THE SUBDIVISION. IT IS NOTED THAT ALL RADIUS WITHIN THE SUBDIVISION MEETS THE HOWARD COUNTY FIRE DEPARTMENT REQUIREMENTS. THE REQUESTED WAIVER TO DESIGN MANUAL VOLUME 4, DETAIL R1.02 HAS BEEN DEFERRED UNTIL THE SUBMISSION OF THIS FINAL PLAN.
- WP-13-080 : A WAIVER PETITION HAS BEEN SUBMITTED AND APPROVED ON MARCH 27, 2013. THE PLANNING DIRECTOR APPROVED THE REQUEST, TO WAIVE SECTION 16.116(A) FOR DISTURBANCE TO STREAM, STREAM BUFFERS, WETLANDS AND WETLAND BUFFERS ON THE NORTHEAST PORTION OF THE PROJECT FOR A STORM DRAINAGE PIPE, AND SECTION 16.1205(A)(7) TO REMOVE UP TO 3 SPECIMEN TREES. THE PLANNING DIRECTOR DENIED YOUR REQUEST TO WAIVE SECTION 16.120(B)(6)(iv) (c) TO ALLOW PIPESTEM LOTS ON MULTIPLE SIDES OF A FRONTAGE LOT IN THE SAME SUBDIVISION. APPROVAL OF THE WAIVER TO SECTION 16.116(A) AND SECTION 16.1205(A)(7) IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. ENVIRONMENTAL DISTURBANCE MUST BE LIMITED TO THE AREAS INDICATED ON THE WAIVER PETITION PLAN EXHIBIT, ANY EXPANSION OF THE DISTURBED AREA MAY REQUIRE ADDITIONAL WAIVER APPROVAL IF DETERMINED SIGNIFICANT.
2. PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITIES THAT RESULT IN THE APPROVED ENVIRONMENTAL DISTURBANCES, ALL APPROVALS FROM MDE, APPLICABLE SRC AGENCIES AND PERMISSIONS FROM ADJOINING/AFFECTED PROPERTY OWNERS MUST BE OBTAINED AND DOCUMENTED. COPIES OF DOCUMENTATION MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING PRIOR TO THE FINAL PLAN APPROVAL (OR PRIOR TO SITE DEVELOPMENT PLAN APPROVAL, AT THE DISCRETION OF DPZ).
3. PRIOR TO REMOVAL OF THE TWO OAK SPECIMEN TREES, PLEASE REVIEW THE PROPOSED DESIGN ALTERNATIVES RECOMMENDED BY THE DIVISION OF LAND DEVELOPMENT IN THE REVISED SUBMISSION COMMENTS DATED MARCH 28, 2013. INCORPORATE DESIGN RECOMMENDATIONS OR PROVIDE AMPLE JUSTIFICATION TO THE DEPARTMENT OF PLANNING AND ZONING IF NOT FEASIBLE (LOSS OF LOT YIELD ALONE WILL NOT BE CONSIDERED AMPLE JUSTIFICATION).
4. REMOVAL OF EACH SPECIMEN TREE WILL REQUIRE MITIGATION WITH THE PLANTING OF TWO NEW NATIVE SHADE TREES (FOR UP TO 6 NEW SHADE TREES) WITH A MINIMUM 2-1/2" CALIPER TRUNK - SURVEY OF THESE SHADE TREES SHALL BE INCORPORATED INTO THE LANDSCAPE SURVEY WITH THE FINAL ROAD CONSTRUCTION DRAWINGS.
5. PRIOR TO REMOVING THE SILVER MAPLE SPECIMEN TREE ON THE NORTH PARCEL, THE DEVELOPER SHALL FIRST ATTEMPT DESIGN ALTERNATIVES THAT WOULD ALLOW PRESERVATION OF THE TREE. IF REMOVED, THE TWO TREES PLANTED FOR MITIGATION SHOULD BE PLACED WITHIN THE PROXIMITY OF THE REMOVED TREE OR AT LEAST ON THE PORTION OF THE PROPERTY BOUNDARY SHARED BY PARCEL 306.
6. DESIGN OF THE WAIVER TO SECTION 16.120(B)(6)(iv)(c) WAS BASED ON THE FOLLOWING REASONS:
1. EXTRAORDINARY CIRCUMSTANCES OR DESIGN CONSTRAINTS RESULTING IN SIGNIFICANT HARSHNESS WERE NOT INDICATED IN THE WAIVER JUSTIFICATION.
2. DESIGN ALTERNATIVES EXIST THAT WOULD PREVENT THE LOT BEING SURROUNDED ON FOUR SIDES BY PAVED DRIVE LANES. PLEASE SEE OLD COMMENTS DATED MARCH 29, 2013.
3. THE DESIGN PROPOSAL APPEARS GEARED TO ENSURING AN OPTIMAL LOT YIELD. THE DEVELOPER HAS THE OPTION OF INCORPORATING ADDITIONAL TOWNHOME LOTS TO OBTAIN DESIRED LOT YIELD IN THE PROPOSED SUBDIVISION DESIGN.
4. THE WAIVER, IF APPROVED WOULD NULLIFY THE INTENT AND PURPOSE OF THE REGULATIONS, WHICH IS TO ACHIEVE A WELL THOUGHT-OUT DESIGN THAT PROVIDES ORDERLY SUBDIVISION LAYOUT AND AVOIDS ORIENTATION AND PRIVACY PROBLEMS FOR NEW HOUSES ON PIPESTEM AND FRONTAGE LOTS. AS PROPOSED, LOT 74 WOULD HAVE LIMITED USABILITY AND PRIVACY. OLD RECORDS SHOW A SUBDIVISION DESIGN TO REMOVE AND RELOCATE LOTS 72, 73, AND 74 ELSEWHERE IN THE DEVELOPMENT. IN LAYING OUT THE SUBDIVISION DESIGN, THE DEVELOPER SHOULD GIVE MORE CONSIDERATION TO THE ARRANGEMENT OF LOTS SO THAT PROPOSED HOUSES WILL NOT LOOK INTO NEIGHBORING REAR YARDS OF THE FRONT LOTS. EACH NEW LOT IN THE SUBDIVISION SHOULD INCORPORATE GOOD LOT DESIGN AND PLANNED AS TO THE SIZE, SHAPE AND ORIENTATION TO AVOID UNDESIRABLE VIEWS FROM ADJOINING LOTS. WAIVERS SHALL NOT BE USED TO ACHIEVE MAXIMUM LOT YIELD AT THE EXPENSE OF GOOD SUBDIVISION DESIGN.
ON JUNE 3, 2013, A REQUEST FOR RECONSIDERATION WAS SUBMITTED WHICH AMENDED THE REQUESTED SPECIMEN TREES TO BE REMOVED. TO SPECIMEN TREES # 3 AND #4 PREVIOUSLY APPROVED TO BE REMOVED AND IN CONJUNCTION WITH THE REVISED LAYOUT, ARE NOW PROPOSED TO REMAIN. AS A RESULT OF THE REVISED LAYOUT, SPECIMEN TREE # 15 AND 16 (35" / 37" TWIN TRUNK SOUTHERN RED OAK IN FAIR CONDITION) IS PROPOSED TO BE REMOVED.
7. A NOISE STUDY IS NOT REQUIRED FOR THIS SUBDIVISION.
8. DPZ REFERENCES: F-10-065, WP-10-087, ECP-12-047, SDP-14-081, SP-13-007, WP-13-080, F-14-022, SDP-14-081, F-16-104, & CONT. 24-4778-D.



COORDINATE TABLE

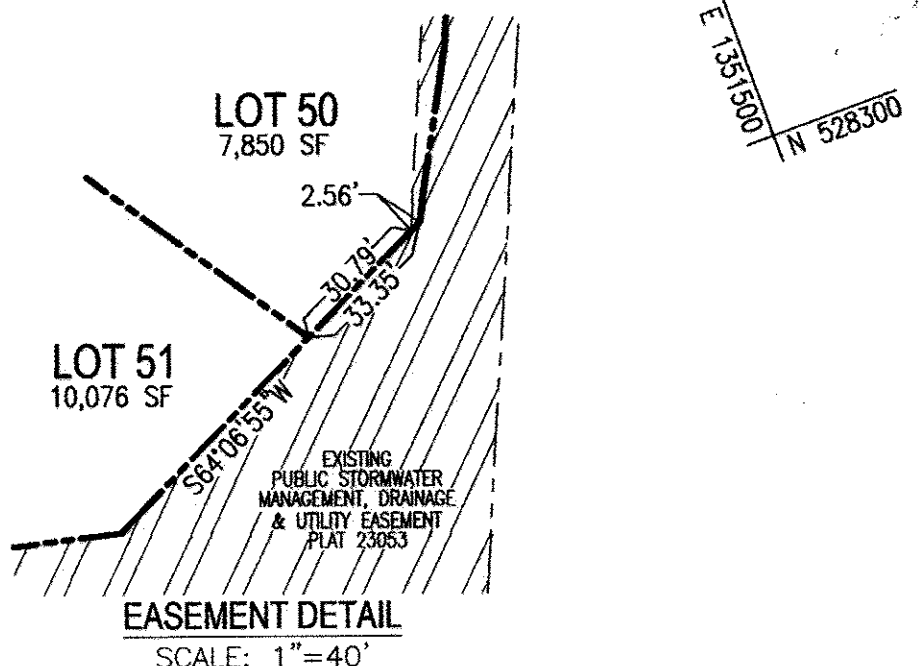
NO.	NORTH	EAST
948	528430.4343	1351584.9219
949	528414.5352	1351578.9038
950	528401.8745	1351612.3522
951	528391.6114	1351656.5248
952	528430.7113	1351737.1028
953	528463.3492	1351754.8398
954	528502.8698	1351771.2824
9540	528539.1483	1351675.4376
9541	528510.4205	1351664.5638
9542	528524.5805	1351627.1540
9543	528536.7387	1351631.7560
9544	528538.9227	1351625.9861
9545	528416.1530	1351707.1007

LOT LINE BEARINGS AND DISTANCES LINE TABLE

LINE	COURSE	DISTANCE
L1	S69°16'04"E	6.17'
L2	S20°43'56"W	13.00'
L3	S69°16'04"E	40.00'
L4	N20°43'56"E	30.72'

AREA TABULATION CHART (THIS SHEET)

BUILDABLE LOTS TO BE RECORDED	2
NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
OPEN SPACE LOTS TO BE RECORDED	0
TOTAL LOTS AND PARCELS TO BE RECORDED	2
AREA OF BUILDABLE LOTS TO BE RECORDED	0.4115 AC
AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
AREA OF OPEN SPACE LOTS TO BE RECORDED	0
AREA OF LOTS AND PARCELS TO BE RECORDED	0.4115 AC
AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA TO BE RECORDED	0.4115 AC



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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

APPROVED: CHIEF, DEVELOPMENT ENGINEERING DIVISION JP DATE 9-7-17
DIRECTOR JS DATE 9-12-17

OWNER'S CERTIFICATE

BEAZER HOMES CORP., OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 20 DAY OF JULY 2017.
BRIAN KNAUFF
Megan Ruggien

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL OF THAT LAND DESCRIBED IN CONVEYANCE FROM ARTHUR P. KRAESKI TO BEAZER HOMES CORP. BY DEED DATED AUGUST 13, 2014 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 15737, FOLIO 129.
I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639, EXPIRATION DATE JANUARY 3, 2018.

ERIC DAVID SALMI DATE 7/17/2017
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639



ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

PURPOSE:
THE PURPOSE OF THIS PLAT IS TO:
(1) ADJUST THE LINE OF DIVISION BETWEEN LOTS 50 & 51

RECORDED AS PLAT No. 24301 ON 9/15/17
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF REVISION
HIGH RIDGE MEADOWS
SECTION ONE
LOTS 50 AND 51**

DPZ REF'S: F-10-065, F-14-022, ECP-12-047, SDP-14-081, SP-13-007, WP-10-087, F-16-104 & WP-13-080
ZONED: R-3C
TAX MAP 50, GRID 1, PARCEL 363
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 40'
JULY 17, 2017
GRAPHIC SCALE
SHEET 1 OF 1