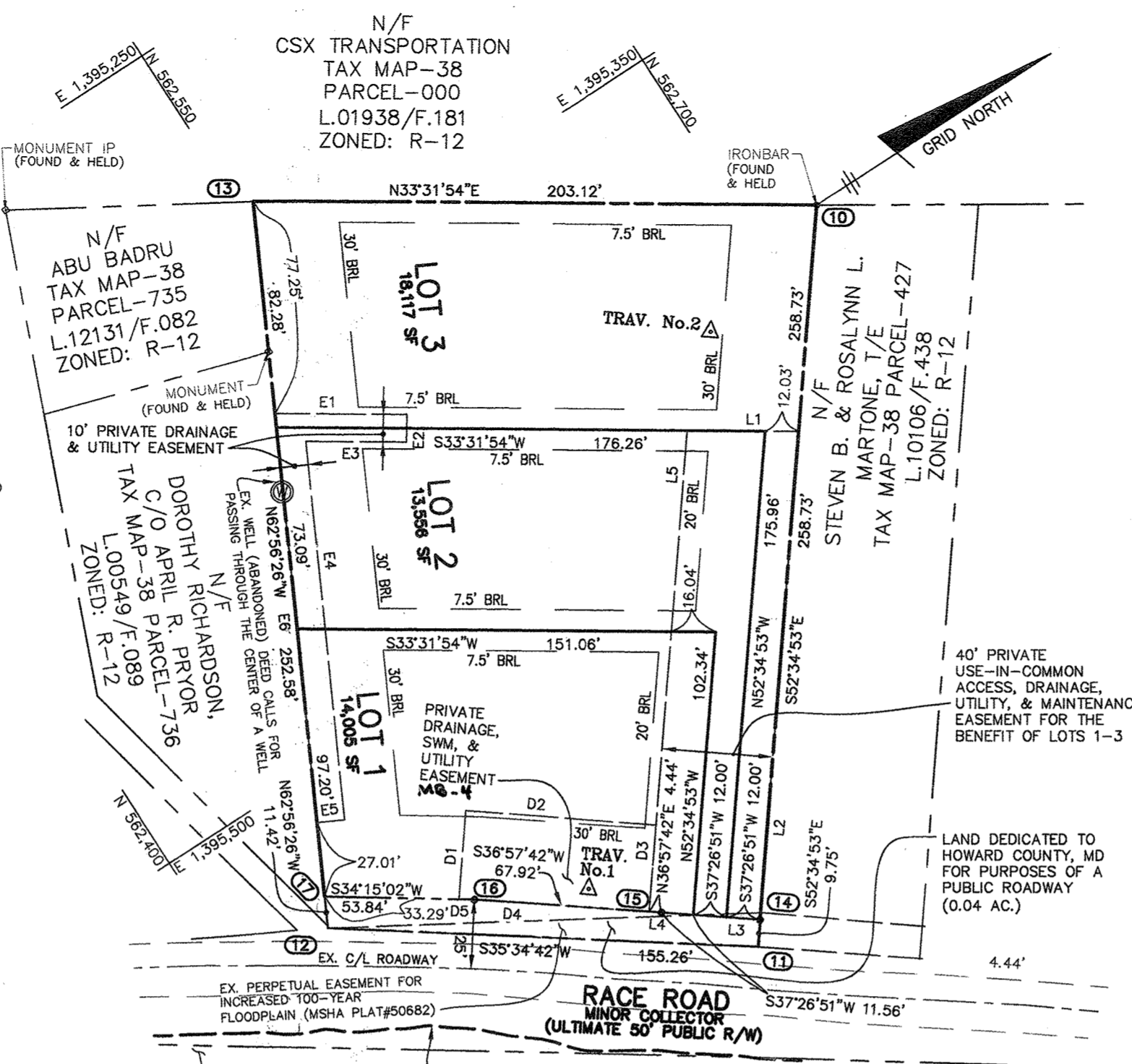


NOTES:

- DENOTES STONE OF CONCRETE MONUMENT FOUND.
• DENOTES IRON PIPE FOUND.
- PREVIOUS APPLICABLE HO. CO. DPZ FILE REFERENCES FOR THIS PROJECT: ECP-18-021
- COORDINATES SHOWN HEREON ARE BASED ON THE NAD '83 MARYLAND COORDINATE SYSTEM AS ESTABLISHED BY GPS OBSERVATIONS BY B.E.I., WHICH ARE BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM.
- DISTANCES SHOWN ON THIS PLAT ARE BASED ON MARYLAND STATE PLANE, U.S. SURVEY FOOT.
- THIS PLAT IS BASED ON A BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. DATED NOVEMBER, 2017
- SUBJECT PROPERTY IS ZONED R-12 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- WATER & SEWERAGE ALLOCATION WILL BE GRANTED AT TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- WATER & SEWERAGE SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- THERE ARE EXISTING STRUCTURES LOCATED ON THIS SITE TO BE REMOVED PRIOR TO PLAT RECORDATION.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- THIS SITE DOES NOT ABUT A SCENIC ROAD.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- BRL INDICATES BUILDING RESTRICTION LINE.
- UNLESS OTHERWISE NOTED AS "PRIVATE", ALL EASEMENTS ARE "PUBLIC".
- RESERVATION OF PUBLIC UTILITY EASEMENTS
DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, ALL EASEMENTS LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS. ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HERIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. THE DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HERIN RESERVED TO HOWARD COUNTY. UPON COMPLETION THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THE PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.120 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY A PAYMENT OF FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$0.534.0 FOR THE 0.2 ACRES OF AFFORESTATION OBLIGATION.
- THE SIMPLIFIED FOREST STAND DELINEATION PLAN FOR THIS PROJECT WAS PREPARED BY BENCHMARK ENGINEERING, INC., DATED DECEMBER, 2017.
- THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY GEOTECHNICAL LABORATORIES, INC., DATED JANUARY, 2017.
- THE APFO SPEED STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP, INC. DATED JULY, 2011 AND APPROVED WITH SUPPLEMENTAL PLANS.
- THE NOISE STUDY FOR THIS PROJECT WAS PREPARED BY THE MARS GROUP, INC. DATED FEBRUARY, 2018. THE 65DBA NOISE CONTOUR LINE DOES NOT IMPACT THE SITE AND THEREFORE IS NOT SHOWN ON THE PLANS.
- MAA HEIGHT APPROVAL LETTER WAS ISSUED JANUARY 29, 2018.
- ACCORDING TO ON-SITE OBSERVATION AND AVAILABLE DATA, THERE ARE NO STREAMS, WETLANDS, THEIR BUFFERS, OR 25% OR GREATER STEEP SLOPES WITH MORE THAN 20,000 SF OF CONTIGUOUS AREA LOCATED WITHIN THE PROJECT SITE.
- THERE ARE NO WETLANDS LOCATED ON-SITE AS OUTLINED IN A WETLAND CERTIFICATION LETTER PREPARED BY BENCHMARK ENGINEERING, INC., DATED DECEMBER, 2017.
- THERE IS AN EXISTING PERPETUAL EASEMENT FOR INCREASED 100-YEAR FLOODPLAIN (MSHA PLAT #50682) ALONG THE SITE PERIMETER FRONTING RACE ROAD. THIS IS ASSOCIATED WITH THE OFF-SITE 100-YEAR FLOODPLAIN DIRECTLY ACROSS THE ROADWAY.
- STORMWATER MANAGEMENT ENVIRONMENTAL DESIGN (ESD) HAS BEEN PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH THE GUIDELINES ESTABLISHED BY THE MDE STORMWATER MANAGEMENT ACT OF 2009, AND THE HO.CO. DESIGN MANUAL VOL.1, CHAPTER 5, TO THE MAXIMUM EXTENT POSSIBLE (MEP). SWM FOR THIS PROJECT SHALL BE PROVIDED BY UTILIZING; (M-6) MICRO-BIORETENTION.
- THE SWM FACILITIES MB-1 THRU MB-3 ON LOTS 1 THRU 3, RESPECTIVELY, SHALL BE PRIVATELY OWNED AND MAINTAINED; MB-4 ON LOT 1 SHALL BE JOINTLY MAINTAINED BY LOTS 1 THRU 3 AS IT PROVIDES SWM FOR THE USE-IN-COMMON DRIVE SERVING LOTS 1 THRU 3.



PRIVATE USE-IN-COMMON, ACCESS, DRAINAGE, UTILITY, & MAINTENANCE EASEMENT

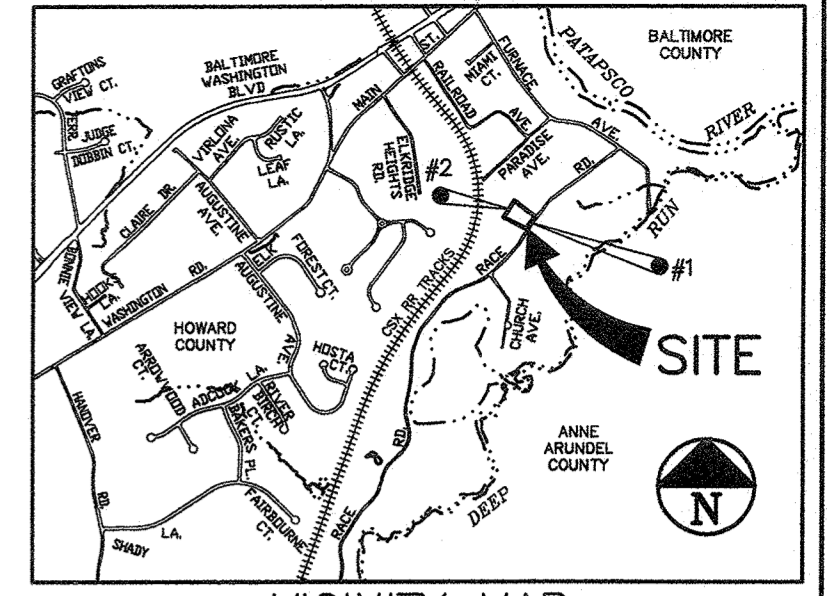
LINE	BEARING	DISTANCE
L1	S33°31'54"W	40.09'
L2	S52°34'53"E	176.78'
L3	S37°26'51"W	35.56'
L4	N36°57'42"E	4.45'
L5	S52°34'53"E	174.08'

PRIVATE DRAINAGE, SWM, & UTILITY EASEMENT

LINE	BEARING	DISTANCE
D1	S52°34'53"E	32.25'
D2	N37°26'07"E	69.00'
D3	S52°34'53"E	31.44'
D4	S36°57'42"W	63.48'
D5	S34°15'02"W	5.53'

PRIVATE DRAINAGE & UTILITY EASEMENT

LINE	BEARING	DISTANCE
E1	N33°31'54"E	47.52'
E2	S56°28'06"E	10.00'
E3	N33°31'54"E	36.32'
E4	N62°56'26"W	137.11'
E5	S27°03'34"W	10.00'
E6	N62°56'26"W	148.31'



TRAV. No.1 ELEV.=33.392'
REBAR & CAP SET ON-SITE BY B.E.I. and CONFIRMED BY G.P.S.
N 562,521.3620' E 1,395,590.4390'

TRAV. No.2 ELEV.=48.502'
REBAR & CAP SET ON-SITE BY B.E.I. and CONFIRMED BY G.P.S.
N 562,667.5170' E 1,395,445.6910'

NOTES:

- 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.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
B) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH 1-1/2" MIN. TAR & CHIP COATING.
C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
D) STRUCTURES(CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- A SHARED USE-IN-COMMON ACCESS, DRAINAGE, UTILITY & MAINTENANCE AGREEMENT FOR LOTS 1 THRU 3 SHALL BE RECORDED SIMULTANEOUSLY WITH THE PLAT IN THE LAND RECORDS OF HOWARD COUNTY, MD.
- LANDSCAPING IS INCLUDED WITH THE ROAD CONSTRUCTION PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A LANDSCAPING PLAN WILL BE PROVIDED AT THE SITE DEVELOPMENT STAGE. SUCH PLAN SHALL BE POSTED FOR THE REQUIRED 14 DAY PERIOD AND 4 WEEKS.
- THE OPEN SPACE REQUIREMENTS OF (0.09 AC.) FOR THIS PROJECT IS FULFILLED BY A FEE-IN-LIEU PAYMENT OF (\$3,000 FOR 2 LOTS) OF OBLIGATION. RECREATIONAL OPEN SPACE IS NOT REQUIRED FOR THIS PROJECT AS THERE ARE LESS THAN 10 LOTS.
- THE COMMUNITY MEETING FOR THIS PROJECT WAS HELD AT THE (ELKRIDGE VOLUNTEER FIRE DEPARTMENT) ON OCTOBER 30, 2017 PER SECTION 16.128 OF THE HO.CO. SUBDIVISION & LAND DEVELOPMENT REGULATIONS.
- IN ACCORDANCE WITH SECTION 109.0.E OF THE ZONING REGULATIONS, THIS SUBDIVISION IS SUBJECT TO MODERATE INCOME HOUSING UNITS (MIHU). THE MODERATE INCOME HOUSING (MIH) REQUIREMENT (COUNCIL BILL 35-2013) SHALL BE FULFILLED BY A PAYMENT OF FEE-IN-LIEU IN AN AMOUNT THAT IS TO BE CALCULATED BY THE DEPARTMENT OF INSPECTIONS, LICENSES, & PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE. THE FEE-IN-LIEU SHALL BE PAID FOR ALL LOTS/RESIDENTIAL UNITS WITHIN THIS SUBDIVISION AT THE TIME OF BUILDING PERMIT ISSUANCE.
- THE EXISTING WELL ONSITE WAS ABANDONED/SEALED ON DECEMBER 21, 2018.
- THE OBLIGATION FOR APPROXIMATELY 160' OF SIDEWALK IMPROVEMENTS ALONG A PUBLIC ROAD IS MET BY A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$16,269.40

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
2	13,556 S.F.	1,233 S.F.	12,323 S.F.
3	18,117 S.F.	2,117 S.F.	16,000 S.F.

AREA TABULATIONS

TOTAL AREA OF SITE	1.09 AC.±
AREA OF 100 YEAR FLOODPLAIN	0.00 AC.±
AREA OF STEEP SLOPES (25% OR GREATER)	0.00 AC.±
AREA OF ROAD RIGHT-OF-WAY (PUBLIC)	0.04 AC.±
NET AREA OF SITE	1.05 AC.±

OPEN SPACE ON-SITE TOTAL REQUIREMENTS

MINIMUM RESIDENTIAL LOT SIZE	12,000 S.F.
OPEN SPACE REQUIRED (8% OF 1.09 AC.)	0.087 AC.±
OPEN SPACE PROVIDED	0.00 AC.± (FEE-IN-LIEU)
RECREATIONAL O.S. REQUIRED*	0 S.F. N/A
RECREATIONAL O.S. PROVIDED*	0 S.F. N/A

* = NOT REQUIRED, LESS THAN 10 LOTS PER SECTION 16.121(a)(4)(f)

TOTAL TABULATION THIS SUBDIVISION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE:	3
NON-BUILDABLE:	0
OPEN SPACE:	0
PRESERVATION PARCELS:	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE:	1.05± AC.
NON-BUILDABLE:	0.00 AC.±
OPEN SPACE (CREDIT):	0.00 AC.±
OPEN SPACE (NON-CREDIT):	0.00 AC.±
PRESERVATION PARCELS:	0.00 AC.±
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS):	0.04± AC.
TOTAL AREA OF RECREATIONAL O.S. TO BE RECORDED:	0.00 AC.±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED:	1.09± AC.

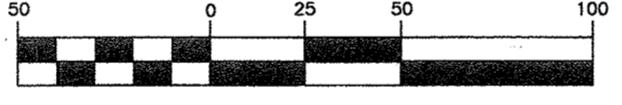
THE REQUIREMENTS §3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald A. Mason 6/14/19
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320
DATE

Mark Levy 6/14/19
MARK LEVY
GT FAMILY HOMES I, LLC
DATE

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
8480 BALTIMORE NATIONAL PIKE SUITE 315 A ELLICOTT CITY, MARYLAND 21043
(P) 410-465-8105 (F) 410-465-8644
WWW.BEI-CIVILENGINEERING.COM

PLAN VIEW
SCALE: 1" = 50'



(IN FEET)
1 inch = 50 ft.

BOUNDARY COORDINATES

POINT #	NORTHING	EASTING
10	562724.2720	1395428.0800
11	562561.1343	1395641.3114
12	562434.8581	1395550.9787
13	562554.9558	1395315.8776
14	562567.0592	1395633.5671
15	562538.8317	1395611.9484
16	562484.5600	1395571.1088
17	562440.0548	1395540.8057

LEGEND

COORDINATE DESIGNATION	999
PRIVATE DRAINAGE, SWM, & UTILITY EASEMENT	[Symbol]
EXISTING PERPETUAL EASEMENT FOR INCREASED 100-YR FLOODPLAIN (MDSHA)	[Symbol]
PRIVATE USE-IN-COMMON ACCESS, DRAINAGE, UTILITY, & MAINTENANCE EASEMENT FOR THE BENEFIT OF LOTS 1-3	[Symbol]
PRIVATE DRAINAGE & UTILITY EASEMENT	[Symbol]

DEVELOPER:
H&H ROCK COMPANIES
6800 DEERPATH ROAD
SUITE 100
ELKRIDGE, MARYLAND 21075
410-592-2442

OWNER:
GT FAMILY HOMES I, LLC
6800 DEERPATH ROAD
SUITE 100
ELKRIDGE, MARYLAND 21075
410-592-2442

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME 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 DATE 1-7-2021 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY GT FAMILY HOMES I, LLC, FROM DEBORAH JACKSON AND PATRICIA N. PEELS, PERSONAL REPRESENTATIVES BY DEED DATED AUGUST 28, 2017 AND RECORDED IN LIBER 17845 AT FOLIO 00045 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 6/14/19
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351
DATE

OWNER'S CERTIFICATE

"GT FAMILY HOMES I, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES 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 DAY OF 2018."

Mark Levy 6/14/19
MARK LEVY
GT FAMILY HOMES I, LLC
DATE

Mark C. B... 6/14/19
WITNESS
DATE

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

Barbara M... 7/15/2019
HOWARD COUNTY HEALTH OFFICER
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chief... 7-22-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE

Kent... 7-25-19
DIRECTOR
DATE

RECORDED AS PLAT NO. 25100 ON 7/26/19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SUBDIVISION PLAT

HOBBS OVERLOOK

LOTS 1 thru 3; A SUBDIVISION OF TAX MAP 38 PARCEL 598

1ST ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 38
GRID: 04
PARCEL: 598
ZONED: R-12

SCALE: AS SHOWN
DATE: JUNE 17, 2019
SHEET: 1 OF 1