

GENERAL NOTES:

- ☐ DENOTES 4" x 4" CONCRETE MONUMENT TOP BE SET
 - DENOTES 3/8" PIPE OR STEEL MARKER TO BE SET
 - ⊙ DENOTES IRON PIPE (IPF) OR REBAR & CAP (RCF) FOUND
- THE SUBJECT PROPERTY IS ZONED R-SC PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED UPON A FIELD RUN BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED MID-ATLANTIC PROFESSIONAL SURVEYS IN NOVEMBER, 2015 AND DECEMBER 3, 2015.
- 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:
 - A. WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE)
 - B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1.5" MIN)
 - C. GEOMETRY - MAX 15% GRADE, MAX 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
 - D. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 - E. STRUCTURE CLEARANCE - MINIMUM 12 FEET
 - F. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- FOREST CONSERVATION REQUIREMENTS WILL BE FULFILLED ON-SITE THRU AN EXISTING FOREST CONSERVATION EASEMENT RECORDED UNDER F-08-123, PLAT 20655, ASSOCIATED WITH THE VOIDED SITE DEVELOPMENT PLAN, SDP-08-097. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTIONS 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 PRACTICE AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- 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.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS:
 - A. DEVELOPER UNLITS TO 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(S)/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.
- LANDSCAPING IS PROVIDED BY A CERTIFIED LANDSCAPE PLAN AS PART OF THIS PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT \$12,850 (\$5,400 FOR 18 SHADE TREES, \$4,050 FOR 27 EVERGREEN TREES, \$2,800 FOR 28' OF FENCING, AND \$600 FOR THE MITIGATION OF TWO (2) TREES) SHALL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT.
- THE 65 DBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION 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 ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDER AND FUTURE RESIDENTS THAT AREA BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- A NOISE STUDY FOR THIS PROJECT WAS PREPARED BY STRAUGHAN ENVIRONMENTAL, INC., DATED JANUARY 2017 AND APPROVED ON JANUARY 19, 2018.
- THE COORDINATES SHOWN ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLAN COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. BM # 35FA AND BM #35F1 WERE USED FOR THIS PROJECT.
- THIS SITE IS WITHIN THE METROPOLITAN DISTRICT.
- WATER & SEWER IS PUBLIC THE CONTRACT IS 24-5007-D.
- STORMWATER MANAGEMENT ENVIRONMENTAL SITE DESIGN (ESD) HAS BEEN PROVIDED IN ACCORDANCE WITH "MARYLAND DEPARTMENT OF THE ENVIRONMENT STORMWATER MANAGEMENT ACT OF 2007" AND HOWARD COUNTY DESIGN MANUAL, VOLUME 1, CHAPTERS 9 TO THE MAXIMUM EXTENT PRACTICAL (MEP).
- THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY MASER CONSULTING P.A., DATED JANUARY 5, 2017 AND APPROVED ON JANUARY 19, 2018. THE 100-YEAR FLOODPLAIN ELEVATION RANGES FROM 391.64 FEET AT THE NORTHWEST CORNER OF THE SITE ADJACENT TO OWEN BROWN ROAD, AND DOWN TO 373.74 FEET AT THE SOUTHEAST CORNER OF THE SITE.
- THE WETLAND DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY CHRISTOPHER CONSULTANTS PER THE APPROVED PLAT # 20653 (F-08-123) DATED, JULY 02, 2009, REPORT DATED AUGUST 30, 2006. A RE-EVALUATION WAS PERFORMED BY TNT ENVIRONMENTAL INC. ON NOVEMBER 14, 2017 AND APPROVED ON JANUARY 19, 2018.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY LENHART TRAFFIC CONSULTING, INC., DATED JANUARY 5, 2017 AND APPROVED ON JANUARY 19, 2018.
- THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY MAFI & ASSOCIATES, INC., DATED DECEMBER 19, 2015 AND APPROVED ON JANUARY 19, 2018.
- 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.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN, OR FOREST CONSERVATION AREAS.

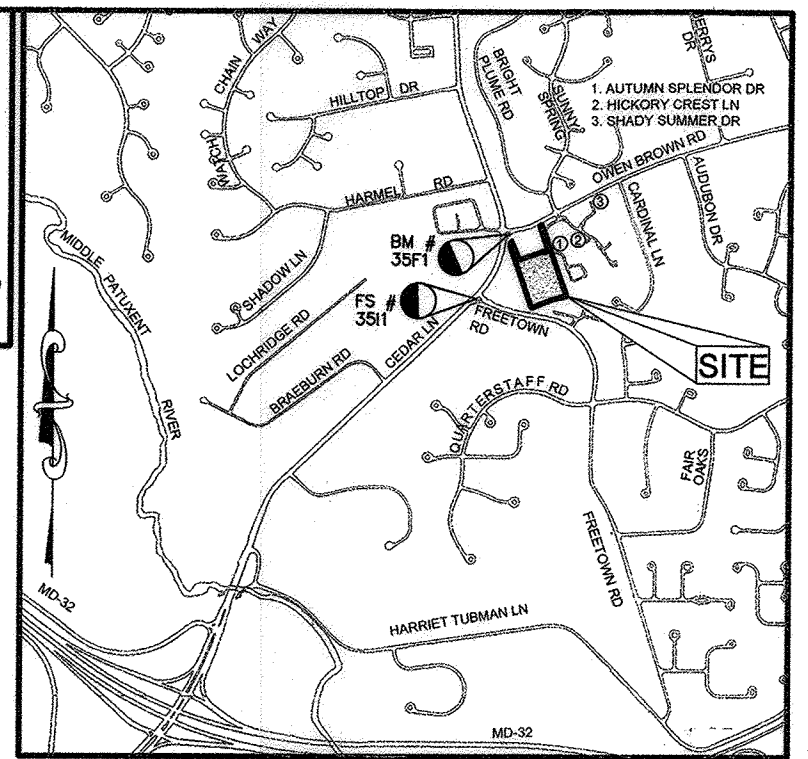
- PER SECTION 16.147(C)(2) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE OPEN SPACE SHOWN HEREON IS DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS SHOWN HEREON.
- WP-17-099, A REQUEST TO WAIVE SECTIONS 16.120(C)(4), 16.120(B)(6)(VI), 16.134(A)(1), 16.1205(A)(7), AND 16.134(a)(1) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS WAS APPROVED ON NOVEMBER 27, 2017 WITH THE FOLLOWING CONDITIONS:
 - THE PRIVATE ROAD SHALL BE OWNED AND MAINTAINED BY THE HOA FOR THE COMMUNITY AND A COMMON ACCESS EASEMENT SHALL BE RECORDED ON IT.
 - AN ADEQUATE T-TURNAROUND OR SIMILAR DESIGN AS APPROVED BY DED, DPW, DFRS SHALL BE LOCATED AT THE END OF THE PRIVATE ROAD FOR EMERGENCY VEHICLES, TRASH HAULING SERVICES AND OTHER LARGE VEHICLES THAT NEED TURNAROUND SPACE. THE TURNAROUND SPACE SHALL BE SIGNED TO NOT ALLOW PARKING BY RESIDENTS IN THIS AREA.
 - THE DEVELOPER SHALL WORK WITH THE AUTUMN SPLENDOR COMMUNITY TO PLANT LANDSCAPING ON THEIR PROPERTY ADJACENT TO THE NEW PRIVATE ROAD TO FURTHER SCREEN THE ROAD.
 - THE DEVELOPER SHALL WORK WITH ABIDING SAVIOR CHURCH TO PROVIDE LANDSCAPING ON ITS PROPERTY TO BUFFER THE NEW PRIVATE ROAD.
 - THE SPECIFIC TREE TO BE REMOVED SHALL BE REPLACED WITH THE PLANTING OF TWO NEW RED OAK TREES ON THE PROPERTY AS MITIGATION.
 - ANY FENCE TO THE NORTH OF THE PRIVATE ROAD WILL REQUIRE A MAINTENANCE EASEMENT ON THE ADJOINING PROPERTY.
- ON APRIL 4, 2017 THE CHIEF OF DEVELOPMENT ENGINEERING DIVISION APPROVED A DESIGN MANUAL WAIVER, VOLUME III, APPENDIX A, NOTE #5, APPROVED, DATED MARCH 17, 2017, REDUCTION IN PAVEMENT WIDTH FROM 26' TO 24' SUBJECT TO THE FOLLOWING CONDITIONS:
 - 24' WIDTH FOR THE ACCESS ROAD FROM OWEN BROWN ROAD TO THE END OF THE PIPESTEM PORTION OF THE PROPERTY (APPROXIMATELY 280') WHERE THE DRIVEWAY SHALL BE RATIONED TO 26' FOR THE REMAINING PART OF THE DEVELOPMENT DUE TO THE 25' WIDTH OF THE PIPESTEM.
 - THE PROPOSED CURVES FROM THE PIPESTEM SHALL MEET THE MINIMUM 45' RADIUS FOR EMERGENCY VEHICLE ACCESS.
 - A TURNAROUND SHALL BE PROVIDED AT THE END OF THE ROAD. THE ENTIRE ROAD SHALL HAVE CURB AND GUTTER ALONG BOTH SIDES. FOR THE SIDES WITH GARAGE UNITS, THE CURB AND GUTTER CAN BE THE MODIFIED COMBINATION CURB AND GUTTER (R-3.01).
 - THE ENTRANCE CURB, WHERE THE PROPOSED ROAD MEETS OWEN BROWN ROAD, SHALL MEET CURRENT RADI REQUIREMENTS. IF THE CURB AND GUTTER ENCLOSES ONTO THE ADJACENT PROPERTIES, THE APPROPRIATE PRIVATE ACCESS EASEMENTS SHALL BE OBTAINED PRIOR TO THE APPROVAL OF THE SITE DEVELOPMENT PLAN.
 - THE ONSITE ROAD SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA. NO PUBLIC MAINTENANCE SHALL BE PROVIDED FOR THE ROAD IN THIS DEVELOPMENT.
- WP-17-132, A CONSIDERATION TO AN EXTENSION FOR RESUBMITTAL DUE TO EXTRAORDINARY HARDSHIP OR PRACTICAL DIFFICULTIES, IMPLEMENTATION OF ALTERNATIVE PROPOSAL, DETRIMENT TO THE PUBLIC INTERESTS AND NULLIFIES THE INTENT OR PURPOSE OF THE REGULATION WAS APPROVED BY THE DIRECTOR OF PLANNING & ZONING ON AUGUST 15, 2017 SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE REVISED PRELIMINARY EQUIVALENT SKETCH PLAN MUST BE SUBMITTED (90 DAYS FROM THE ORIGINAL SUBMITTAL DATE OF JUNE 30, 2017) ON OR BEFORE SEPTEMBER 28, 2017.
 - THE NEW INFORMATION REQUESTED FOR THE ALTERNATIVE COMPLIANCE REQUEST WP-17-099 MUST BE SUBMITTED 60 DAYS FROM THE RESUBMISSION DEADLINE OF JUNE 23, 2017 TO SEPTEMBER 21, 2017. CORRESPONDENCE OF EXTENSION MUST BE INCLUDED WITH RESUBMISSION MATERIAL.
 - INCLUDE ALTERNATIVE COMPLIANCE REQUEST NUMBER, DESCRIPTION, AND DECISION ON ALL ASSOCIATED AND FUTURE PLANS.

TRAVERSE COORDINATES (NAD '83)

POINT No.	NORTHING	EASTING
21	557942.71	1345535.33
22	557551.94	1345555.56
23	557740.51	1345640.90
24	557320.75	1345680.13

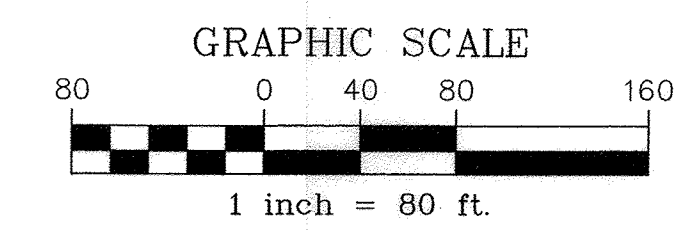
BENCH MARKS NAD '83

HO. CO. 35F1	ELEV. 400.048'
STAMPED DISC ON CONCRETE MONUMENT	
CORNER CEDAR LANE & FREETOWN ROAD	
N 557,110.385'	E 1,344,893.672'
HO. CO. 35F1	ELEV. 400.452'
STAMPED DISC ON CONCRETE MONUMENT	
CORNER CEDAR LANE & OWEN BROWN ROAD	
N 557,787.369'	E 1,345,217.326'



MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTIONS TRACKING

TOTAL NUMBER OF LOTS/UNITS PROPOSED	12
NUMBER OF MIHU REQUIRED	2
NUMBER OF MIHU PROVIDED ONSITE (EXEMPT FROM APFO ALLOCATIONS)	2
NUMBER OF APFO ALLOCATIONS REQUIRED (REMAING LOTS/UNITS)	10
MIHU FEE-IN-LIEU (INDICATE LOT/UNIT NUMBERS)	0



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.

Paul K. Moody III 1400719
 SURVEYOR
 PAUL MOODY
 PROFESSIONAL LAND SURVEYOR #21528
 DATE

Patrick James Byrne 10.18.2019
 OWNER
 PATRICK JAMES BYRNE
 DATE

Phoenix Engineering
 21132 Old York Road
 Parkton, MD 21120
 410.329.1150
 www.phoenix-eng.com

TOTAL AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	12
BUILDABLE.....	1.00 ± AC.
OPEN SPACE.....	1.00 ± AC.
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	2.00 ± AC.
BUILDABLE.....	0.55 ± AC.
OPEN SPACE.....	4.22 ± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS).....	0.00 ± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED.....	4.77 ± AC.



OWNER / DEVELOP
 KB COMPANIES, INC.
 7 OLD CISTERN COURT
 CATONSVILLE, MD 21228
 PHONE: 703-556-6569
 ATTN: PATRICK BYRNE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT
Maura Rosamond 1/3/2020
 COUNTY HEALTH OFFICER H.O. R. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Paul Moody 1.14.20
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Patrick James Byrne 10/18/2019
 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. 21528, EXPIRATION 07-16-2021 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREIN IS CORRECT. THAT IT IS ALL OF THE LANDS ACQUIRED BY ABIDING SAVIOR GRACE FROM BALTIMORE MISSION SOCIETY OF THE EVANGELICAL LUTHERAN JOINT SYNOD OF OHIO CONGREGATION, INC. (AKA BALTIMORE MISSION SOCIETY, INC) IN A DEED DATED JULY 10, 1984 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 421, FOLIO 243, AND ALL LAND ACQUIRED BY PENTECOSTAL CHURCH OF GOD INTERNATIONAL MOVEMENT IN SPANISH FROM ABIDING SAVIOR LUTHERAN CHURCH DATED AUGUST 31, 2009 AND RECORDED IN THE LAND RECORDS BY HOWARD COUNTY, MARYLAND AT LIBER 12057 AND FOLIO 143 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Paul Moody 1400719
 PAUL MOODY
 PROFESSIONAL LAND SURVEYOR MARYLAND NO. 21528 -- EXP. 16 JULY 2021
 FOR PHOENIX ENGINEERING INC.

OWNER'S CERTIFICATE
 KB COMPANIES INC., OWNER OF THE PROPERTY SHOWN AND HEREON, HEREBY ADOPT THIS PLAT OF REVISION; 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, AND 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 IN 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 HERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 ERCTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS MY HAND THIS 18th DAY OF October, 2019.

Patrick James Byrne
 PATRICK JAMES BYRNE

Scott Johnson 10.18.19
 WITNESS DATE

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 2 AND NON-BUILDABLE BULK PARCEL 'A', PARCEL 238 INTO 12 FEE SIMPLE SINGLE FAMILY ATTACHED LOTS, 1 OPEN SPACE LOT AND THE ADDITION OF WATER, SEWER, STORMWATER AND ACCESS EASEMENTS.

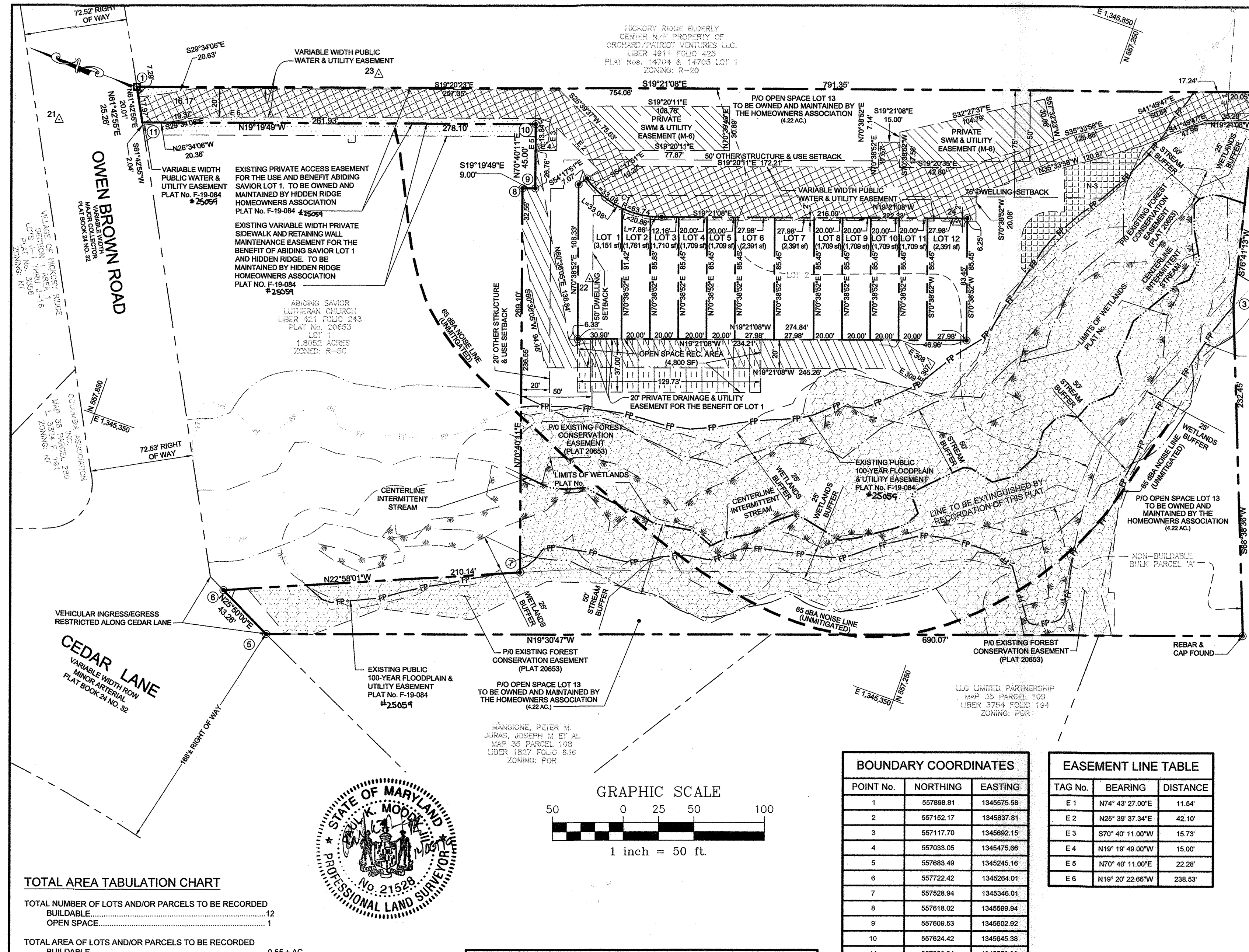
RECORDED AS PLAT NUMBER 25300
 ON 1/31/2020, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

HIDDEN RIDGE
 LOTS 1 thru 12
 OPEN SPACE LOT 13
A RESUBDIVISION OF LOT 2 & NON-BUILDABLE BULK PARCEL 'A', PARCEL 238
 SP-17-008, ECP-16-043, WP-17-099, WP-17-132 F-08-123, F-19-084

FIFTH ELECTION DISTRICT OF HOWARD COUNTY, MD

TAX MAP: 35
 GRID NO.: 8
 PARCELS: 238
 ZONED: R-SC

SCALE: AS SHOWN
 DATE: SEPT. 20, 2019
 SHEET: 1 OF 2



LEGEND

- LIMIT OF SUBMISSION
- LOT LINE
- BUILDING RESTRICTION LINE
- 25' WETLAND BUFFER
- 50' STREAM BUFFER
- CENTERLINE OF STREAM
- BOUNDARY COORDINATE (45)
- PUBLIC UTILITY EASEMENT
- PRIVATE UTILITY EASEMENT
- PRIVATE STORMWATER MANAGEMENT & UTILITY EASEMENT (M-6)
- EXISTING EASEMENT
- EXISTING FOREST CONSERVATION EASEMENT
- SHEETFLOW TO CONSERVATION AREAS (N-3)
- EXISTING 100-YR FLOODPLAIN
- EXISTING WETLANDS
- RECREATIONAL OPEN SPACE
- REBAR & CAP FOUND
- PIPE OR STEEL MARKER (TO BE SET)
- CONCRETE MONUMENT (TO BE SET)
- TRAVERSE

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.

Paul Moody 14 OCT 19
 SURVEYOR
 PAUL MOODY
 PROFESSIONAL LAND SURVEYOR #21528
Patrick James Byrne 10.18.2019
 OWNER
 PATRICK JAMES BYRNE

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THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 2 AND NON-BUILDABLE BULK PARCEL 'A', PARCEL 238 INTO 12 FEE SIMPLE SINGLE FAMILY ATTACHED LOTS, 1 OPEN SPACE LOT AND THE ADDITION OF WATER, SEWER, STORMWATER AND ACCESS EASEMENTS.

RECORDED AS PLAT NUMBER 25301
 ON 1/31/2020, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

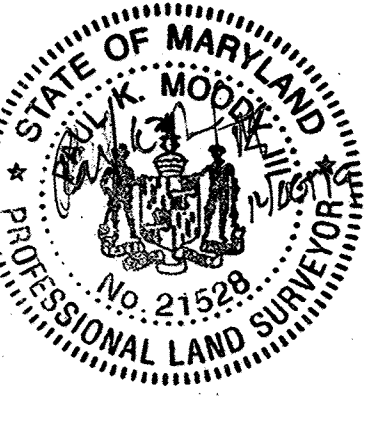
HIDDEN RIDGE
 LOTS 1 thru 12
 OPEN SPACE LOT 13
A RESUBDIVISION OF LOT 2 & NON-BUILDABLE BULK PARCEL 'A', PARCEL 238
 SP-17-008, ECP-16-043, WP-17-099, WP-17-132 F-08-123, F-19-084
 FIFTH ELECTION DISTRICT OF HOWARD COUNTY, MD

TAX MAP: 35
 GRID NO.: 8
 PARCELS: 238
 ZONED: R-SC

SCALE: AS SHOWN
 DATE: SEPT. 20, 2019
 SHEET: 2 OF 2

TOTAL AREA TABULATION CHART

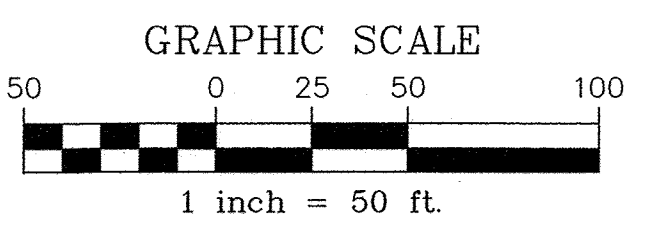
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	12
BUILDABLE	12
OPEN SPACE	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	0.55 ± AC.
BUILDABLE	0.55 ± AC.
OPEN SPACE	4.22 ± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00 ± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.77 ± AC.



OWNER / DEVELOPER:
 KB COMPANIES, INC.
 7 OLD CISTERN COURT
 CATONSVILLE, MD 21228
 PHONE: 703-556-9569
 ATTN: PATRICK BYRNE

LOT CURVE TABLE

CURVE #	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	63.74'	33.08'	16.92'	S20°30'40"W	32.71'	29°44'05"



BOUNDARY COORDINATES

POINT No.	NORTHING	EASTING
1	557898.81	1345575.58
2	557152.17	1345837.81
3	557117.70	1345682.15
4	557033.05	1345475.66
5	557683.49	1345245.16
6	557722.42	1345284.01
7	557528.94	1345346.01
8	557618.02	1345599.94
9	557609.53	1345602.92
10	557624.42	1345645.38
11	557886.84	1345553.33

EASEMENT LINE TABLE

TAG No.	BEARING	DISTANCE
E 1	N74° 43' 27.00"E	11.54'
E 2	N25° 39' 37.34"E	42.10'
E 3	S70° 40' 11.00"W	15.73'
E 4	N19° 19' 49.00"W	15.00'
E 5	N70° 40' 11.00"E	22.28'
E 6	N19° 20' 22.66"W	238.53'

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT
Maureen Rossman 1/3/2020
 COUNTY HEALTH OFFICER H.O., R. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Neil Cochran 1.14.20
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
David Dean 1/21/20
 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. 21528, EXPIRATION 07-16-2021 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREIN IS CORRECT, THAT IT IS ALL OF THE LANDS ACQUIRED BY ABIDING SAVIOR GRACE FROM BALTIMORE MISSION SOCIETY OF THE EVANGELICAL LUTHERAN JOINT SYNOD OF OHIO CONGREGATION, INC. (AKA BALTIMORE MISSION SOCIETY, INC) IN A DEED DATED JULY 10, 1984 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 421, FOLIO 243, AND ALL LAND ACQUIRED BY PENTECOSTAL CHURCH OF GOD INTERNATIONAL MOVEMENT IN SPANISH FROM ABIDING SAVIOR LUTHERAN CHURCH DATED AUGUST 31, 2009 AND RECORDED IN THE LAND RECORDS BY HOWARD COUNTY, MARYLAND AT LIBER 12057 AND FOLIO 143 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Paul K. Moody 14 OCT 19
 PAUL MOODY
 PROFESSIONAL LAND SURVEYOR MARYLAND NO. 21528 -- EXP. 16 JULY 2021
 FOR PHOENIX ENGINEERING INC.

OWNER'S CERTIFICATE
 KB COMPANIES INC., OWNER OF THE PROPERTY SHOWN AND HEREON, HEREBY ADOPT THIS PLAT OF REVISION; 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, AND 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 IN 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 HERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS MY HAND THIS DAY OF 2019.

Patrick James Byrne
 PATRICK JAMES BYRNE
Scott Woford 10.18.19
 WITNESS DATE