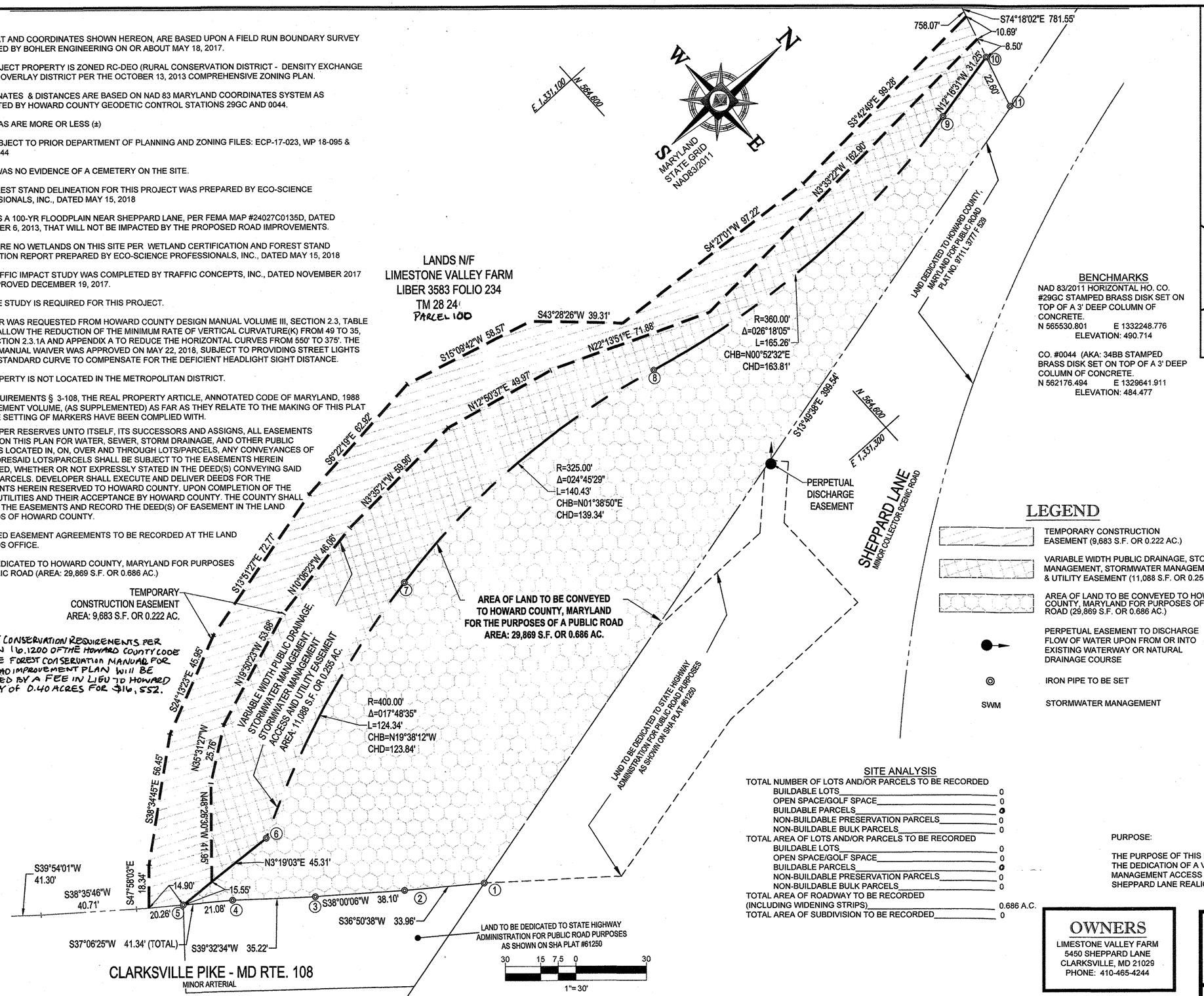
NOTES:

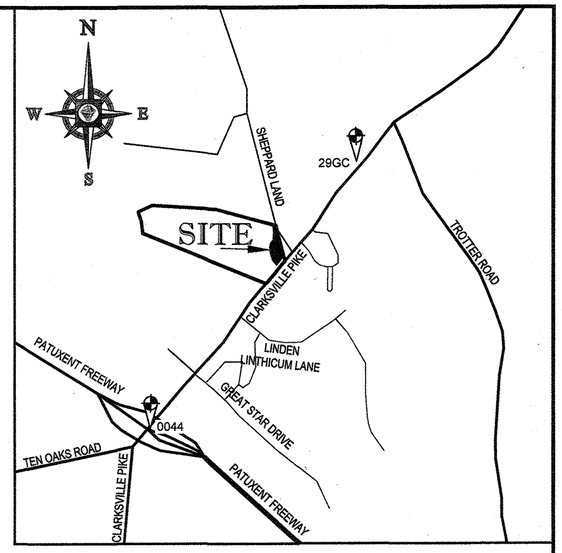
1. THIS PLAT AND COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY BOHLER ENGINEERING ON OR ABOUT MAY 18, 2017.
2. THE SUBJECT PROPERTY IS ZONED RC-DEO (RURAL CONSERVATION DISTRICT - DENSITY EXCHANGE OPTION) OVERLAY DISTRICT PER THE OCTOBER 13, 2013 COMPREHENSIVE ZONING PLAN.
3. COORDINATES & DISTANCES ARE BASED ON NAD 83 MARYLAND COORDINATES SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 29GC AND 0044.
4. ALL AREAS ARE MORE OR LESS (±)
5. PLAT SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILES: ECP-17-023, WP 18-095 & SDP-18-044
6. THERE WAS NO EVIDENCE OF A CEMETERY ON THE SITE.
7. THE FOREST STAND DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED MAY 15, 2018
8. THERE IS A 100-YR FLOODPLAIN NEAR SHEPPARD LANE, PER FEMA MAP #24027C0135D, DATED NOVEMBER 6, 2013, THAT WILL NOT BE IMPACTED BY THE PROPOSED ROAD IMPROVEMENTS.
9. THERE ARE NO WETLANDS ON THIS SITE PER WETLAND CERTIFICATION AND FOREST STAND DELINEATION REPORT PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED MAY 15, 2018
10. THE TRAFFIC IMPACT STUDY WAS COMPLETED BY TRAFFIC CONCEPTS, INC., DATED NOVEMBER 2017 AND APPROVED DECEMBER 19, 2017.
11. NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
12. A WAIVER WAS REQUESTED FROM HOWARD COUNTY DESIGN MANUAL VOLUME III, SECTION 2.3, TABLE 2.06 TO ALLOW THE REDUCTION OF THE MINIMUM RATE OF VERTICAL CURVATURE(K) FROM 49 TO 35, AND SECTION 2.3.1A AND APPENDIX A TO REDUCE THE HORIZONTAL CURVES FROM 550' TO 375'. THE DESIGN MANUAL WAIVER WAS APPROVED ON MAY 22, 2018, SUBJECT TO PROVIDING STREET LIGHTS AT SUB-STANDARD CURVE TO COMPENSATE FOR THE DEFICIENT HEADLIGHT SIGHT DISTANCE.
13. THE PROPERTY IS NOT LOCATED IN THE METROPOLITAN DISTRICT.
14. 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.
15. 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, 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. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
16. REQUIRED EASEMENT AGREEMENTS TO BE RECORDED AT THE LAND RECORDS OFFICE.
17. LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR PURPOSES OF PUBLIC ROAD (AREA: 29,869 S.F. OR 0.686 AC.)
18. FOREST CONSERVATION REQUIRENENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS ROAD IMPROVEMENT PLAN WILL BE FUFILLED BY A FEE IN LIEU TO HOWARD COUNTY OF 0.40 ACRES FOR $16,552.



BENCHMARKS

NAD 83/2011 HORIZONTAL HO. CO. #29GC STAMPED BRASS DISK SET ON TOP OF A 3' DEEP COLUMN OF CONCRETE.
N 565530.801 E 1332248.776
ELEVATION: 490.714

CO. #0044 (AKA: 34BB STAMPED BRASS DISK SET ON TOP OF A 3' DEEP COLUMN OF CONCRETE.
N 562176.494 E 1329641.911
ELEVATION: 484.477



VICINITY MAP

SCALE: 1"=2000'
ADC MAP 4934, GRID A6

COORDINATE TABLE		
PT. NO.	NORTH	EAST
1	564343.0445	1331329.3899
2	564315.8689	1331309.0275
3	564285.8474	1331258.5706
4	564258.6864	1331263.1466
5	564241.8745	1331250.4287
6	564287.1067	1331253.0507
7	564403.7404	1331211.4353
8	564543.0277	1331215.4408
9	564706.8184	1331217.9436
10	564737.3576	1331211.2987
11	564731.0043	1331233.9024

LEGEND

- TEMPORARY CONSTRUCTION EASEMENT (9,683 S.F. OR 0.222 AC.)
- VARIABLE WIDTH PUBLIC DRAINAGE, STORMWATER MANAGEMENT, STORMWATER MANAGEMENT ACCESS & UTILITY EASEMENT (11,088 S.F. OR 0.255 AC.)
- AREA OF LAND TO BE CONVEYED TO HOWARD COUNTY, MARYLAND FOR PURPOSES OF A PUBLIC ROAD (29,869 S.F. OR 0.686 AC.)
- PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER UPON FROM OR INTO EXISTING WATERWAY OR NATURAL DRAINAGE COURSE
- IRON PIPE TO BE SET
- SWM — STORMWATER MANAGEMENT

SITE ANALYSIS

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	0
OPEN SPACE/GOLF SPACE	0
BUILDABLE PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	0
OPEN SPACE/GOLF SPACE	0
BUILDABLE PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.686 A.C.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	0

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO DEDICATE TO PUBLIC USE THE AREA OF SHEPPARD LANE ALONG WITH THE DEDICATION OF A VARIABLE WIDTH PUBLIC DRAINAGE, STORMWATER MANAGEMENT, STORMWATER MANAGEMENT ACCESS & AND UTILITY EASEMENT AND A TEMPORARY CONSTRUCTION EASEMENT FOR SHEPPARD LANE REALIGNMENT.

OWNERS

LIMESTONE VALLEY FARM
5450 SHEPPARD LANE
CLARKSVILLE, MD 21029
PHONE: 410-465-4244

SD182002EAS3

BOHLER ENGINEERING
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STERLING, VIRGINIA 20164
703.709.9500 - 703.709.9501 FAX
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UPSTATE 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 25004 ON 4-26-19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

HOWARD COUNTY HEALTH OFFICER — DATE 4/4/2019

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 4.11.19

DIRECTOR — DATE 4-22-19

OWNER'S CERTIFICATE

WE, LIMESTONE VALLEY FARM, 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 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 3-108, 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.

WITNESS MY HAND THIS 21ST DAY OF MARCH 2019

LIMESTONE VALLEY FARM
NAME: RICHARD F. WARFIELD — PARTNER

WITNESS — STEVEN K. BREEDEN

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 BARBARA L. WARFIELD TO LIMESTONE VALLEY FARM BY DEED DATED OCTOBER 11, 1995 AND RECORDED IN LIBER 3583 FOLIO 234, 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. 21587
EXPIRATION DATE: JANUARY 16, 2021

DATE 3-12-19

PLAT OF DEDICATION

FOR ROAD REALIGNMENT OF

SHEPPARD LANE

TAX MAP 28, GRID 24, PARCEL 0100
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SHEET: 1 OF 1 SCALE: 1" = 30'

DATE : MARCH 12, 2019

F-18-099