

COORDINATE LIST

NO.	NORTH	EAST
1	570,839.8107	1,378,672.6140
2	570,845.2680	1,378,676.8749
3	570,873.4760	1,378,782.1568
4	571,024.4137	1,378,826.8390
5	571,362.8540	1,379,154.1460
6	571,251.5507	1,379,266.3220
7	571,059.8850	1,379,076.1561
8	570,969.7552	1,379,166.9948
9	570,902.6709	1,379,100.4370
10	571,064.2739	1,378,934.9554
11	570,990.5154	1,378,863.6217
12	570,941.1102	1,378,820.2830
13	570,813.5307	1,378,715.5220
14	570,809.8440	1,378,712.6391
15	570,879.5158	1,378,619.5774
16	571,002.6534	1,378,740.2216
17	570,876.5349	1,378,637.8417
18	N570,869.7927	1,378,632.5736

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT AREA
5	36,983 S.F.	11,473 S.F.	25,410 S.F.
6	24,311 S.F.	3,578 S.F.	20,733 S.F.
7	24,983 S.F.	4,714 S.F.	20,279 S.F.

NOTE: COORDINATES AND GRID TICKS SHOWN HEREON ARE BASED ON NAD'83 AND ARE IN FEET. TO CONVERT TO METERS DIVIDE BY 3.2808333.

MIHU TRACKING CHART

TOTAL NUMBER OF LOTS/UNITS	3
NUMBER OF MIHU REQUIRED	1
NUMBER OF MIHU PROVIDED ONSITE (EXEMPT FROM APFO ALLOCATIONS)	0
NUMBER OF APFO ALLOCATION REQUIRED (REMAINING LOTS/UNITS)	0
MIHU FEE-IN-LIEU (INDICATED LOT/UNIT NUMBERS)	5-7

OWNER/DEVELOPER

LRP, LLC.
7350-B GRACE DRIVE, COLUMBIA,
MARYLAND 21044
410-997-0296

THE REQUIREMENTS OF § 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.

Gary E. Lane 07-08-20
GARY E. LANE, PLS DATE

[Signature] 28/8/20
LRP, LLC., OWNER DATE

AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS	3
NUMBER OF BULK PARCELS	1
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	4
AREA OF BUILDABLE LOTS	1.98AC±
AREA OF BULK PARCELS	0.03AC±
AREA OF ROADWAY	0
AREA	2.01AC±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

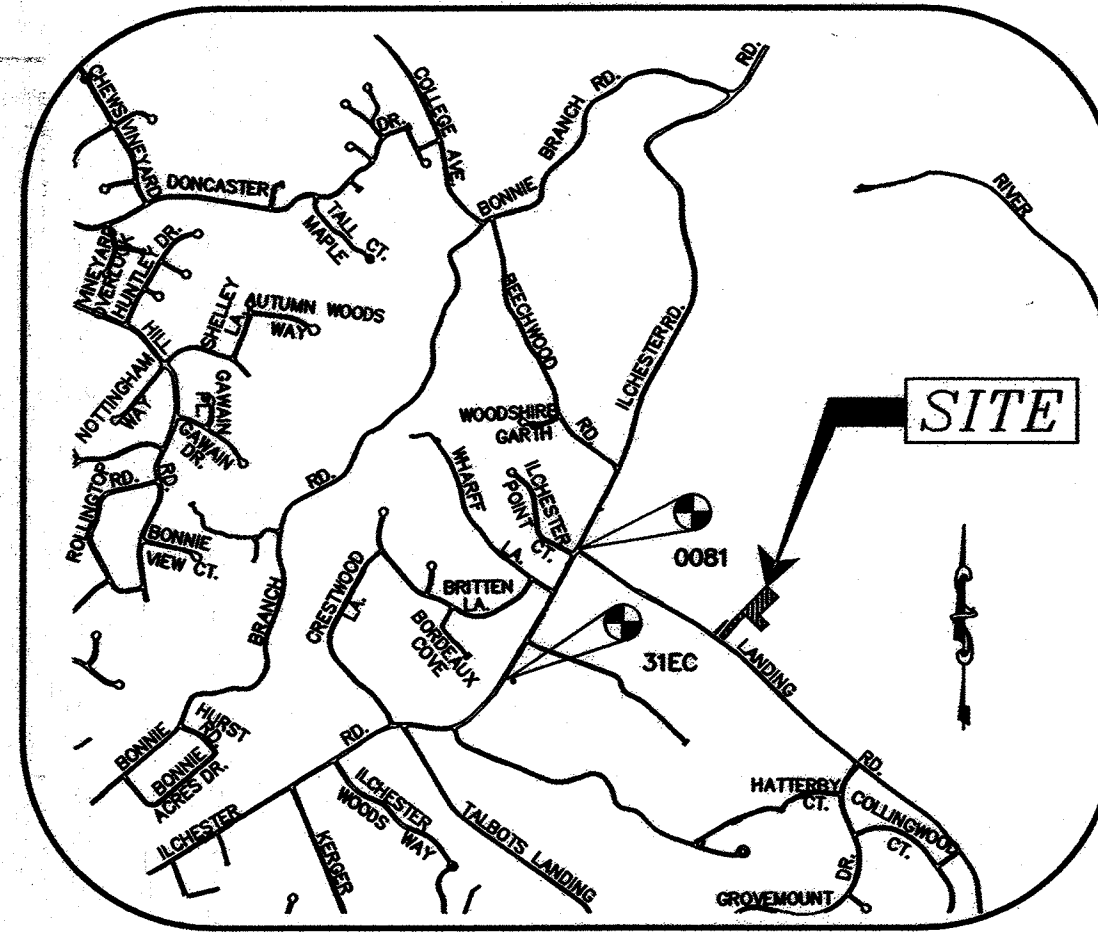
[Signature] 9/29/2020
HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 12-2-20
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 12/1/20
DIRECTOR DATE

- MIHU AGREEMENT WILL BE RECORDED IN LAND RECORDS SIMULTANEOUSLY WITH THIS PLAT.
- PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THE CONSTRUCTION THROUGH THE STREAM, STREAM BUFFER, AND 100-YEAR FLOODPLAIN IS CONSIDERED "NECESSARY DISTURBANCE" PER SECTION 16.116(c)(1)(i)-(iv) OF THE HOWARD COUNTY SUBDIVISION AND LAND USE REGULATIONS AS NO ACCESS TO THE PROPERTY CAN BE ATTAINED WITHOUT DOING SO.
- THIS PLAN IS SUBJECT TO WP-14-075, SEEKING AN ALTERNATIVE COMPLIANCE SUBMITTED UNDER F-13-077, TO SECTION 16.1205(A)(7)&(10) WHICH STATES THAT STATE CHAMPION TREES, TREES 75% OF THE DIAMETER OF STATE CHAMPION TREE AND TREES 30" IN DIAMETER OR LARGER SHALL BE LEFT IN AN UNDISTURBED CONDITION DURING CONSTRUCTION. ALTERNATIVE COMPLIANCE WAS NOT APPROVED DUE TO THE FACT THAT 4" DIAMETER ENGLISH WALNUT, STATE CHAMPION TREE WAS PROPOSED TO BE REMOVED. F-13-077 AND THE ALTERNATIVE COMPLIANCE ARE VOID.
- A DESIGN MANUAL WAIVER TO SECTION 2.6.B OF VOLUME II OF THE HOWARD COUNTY DESIGN MANUAL TO ALLOW CONSTRUCTION OF A USE-IN-COMMON DRIVEWAY IN LIEU OF A PUBLIC ACCESS PLACE THROUGH THE 100-YEAR FLOODPLAIN, SUBMITTED UNDER F-13-077, WAS APPROVED ON SEPTEMBER 23, 2013 UNDER THE CONDITION THAT THE PROPOSED CULVERT BE CONSTRUCTED PER HOWARD COUNTY STANDARDS STATED IN SECTION 4.3.1 OF VOLUME I OF THE HOWARD COUNTY DESIGN MANUAL.
- THIS PLAN IS SUBJECT TO A DESIGN MANUAL WAIVER TO SECTION 2.6.B OF VOLUME II OF THE HOWARD COUNTY DESIGN MANUAL TO ALLOW CONSTRUCTION OF A USE-IN-COMMON DRIVEWAY IN LIEU OF A PUBLIC ACCESS PLACE THROUGH THE 100-YEAR FLOODPLAIN. THE WAIVER WAS APPROVED ON JULY 12, 2018.
- SITE IS ADJACENT TO A DESIGNATED SCENIC ROAD.
- LANDING ROAD IS DESIGNATED AS A SCENIC ROAD. THE SUBDIVISION PLAN MEETS THE REQUIREMENTS OF SECTION 16.125 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR PROTECTION OF SCENIC ROADS.



VICINITY MAP ADC MAP 28, GRID E6
SCALE: 1" = 2000'

- THIS PLAN IS SUBJECT TO WP-19-022, SEEKING AN ALTERNATIVE COMPLIANCE TO SECTIONS 16.1205(a)(7) WHICH STATES THAT STATE CHAMPION TREES, TREES 75% OF THE DIAMETER OF STATE CHAMPION TREES AND TREES 30" IN DIAMETER OR LARGER SHALL BE LEFT IN AN UNDISTURBED CONDITION DURING CONSTRUCTION. THIS ALTERNATIVE COMPLIANCE WAS APPROVED ON OCTOBER 10, 2018, SUBJECT TO THE FOLLOWING CONDITIONS:

- ADD THE ALTERNATIVE COMPLIANCE PETITION WP-19-022, ON F-19-023, BAUGHAN PROPERTY AS A GENERAL NOTE STATING THE REQUEST, THE APPROVAL DATE AND CONDITIONS.
- SHOW THE TWO SPECIMEN TREES BEING REMOVED AND LABELED PER WP-19-022 ON THE SUPPLEMENTAL PLAN. THE SPECIMEN TREE REMOVAL WILL BE MITIGATED BY THE 2 TO 1 PLANTING OF 4 PERIMETER LANDSCAPE TREES OF 2 1/2" TO 3" CALIPER NATIVE TREES.
- THE APPLICANT SHALL TAKE THE NECESSARY STEPS TO PROTECT THE THREE REMAINING SPECIMEN TREES DURING THE CONSTRUCTION ACTIVITY TO PROTECT THEM AND THEIR CRITICAL ROOT ZONES.
- THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127 RESIDENTIAL INFILL DEVELOPMENT OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPER OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BERMS, FENCES, SIMILAR HOUSE TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSES.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. THE EXISTING STRUCTURE TO BE DEMOLISHED IS A HISTORIC LOG CABIN, LISTED ON THE HISTORIC SITE INVENTORY AS HO-1130.
- A REQUEST FOR NECESSARY/ESSENTIAL ENVIRONMENTAL DISTURBANCES FOR THE CONSTRUCTION OF PRIVATE WATER AND SEWER HOUSE CONNECTIONS AND FOR CONSTRUCTION OF A PRIVATE USE-IN-COMMON DRIVEWAY IN ACCORDANCE WITH SECTION 16.116(c) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WAS SUBMITTED AND APPROVED ON FEBRUARY 25, 2019, SUBJECT TO THE FOLLOWING:
 - THE DETAILED JUSTIFICATION PROVIDED BY MILDENBERG, BOENDER & ASSOCIATES, INC. IN A LETTER DATED FEBRUARY 13, 2019.
 - THE DISTURBANCES ARE NECESSARY FOR PROVIDING ESSENTIAL PUBLIC UTILITIES TO SERVE THE PROPOSED DEVELOPMENT.
 - THE PROPOSED DESIGN MINIMIZES DISTURBANCES TO THE WETLANDS, WETLANDS BUFFER, STREAM BUFFER AND FLOODPLAIN.
 - DUE TO THE EXISTING PROPERTY CONFIGURATION AND LIMITED PUBLIC ROAD ACCESS FOR THE SUBJECT PROPERTY THERE ARE NO OTHER REASONABLE ALTERNATIVES FOR CONNECTION OF THE PUBLIC WATER AND SEWER SYSTEM AND CONSTRUCTION OF PRIVATE SHARED DRIVEWAY ENTRANCE FOR THE SUBDIVISION.
- THE PRIVATE USE-IN-COMMON AGREEMENT TO BE RECORDED WITH THIS PLAT INCLUDES USERS OF THE EXISTING EASEMENT FOR INGRESS & EGRESS SHOWN ON PLAT # 3422 AND INCORPORATES SAID EASEMENT INTO THE AGREEMENT.

OWNER'S STATEMENT

WE, LRP, LLC, 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 EASEMENTS 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 28 DAY OF AUGUST, 2020

[Signature]
LRP, LLC, OWNER

[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAW OF THE STATE OF MARYLAND, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF, ALL OF THAT LAND CONVEYED BY JOSHUA D. BRADLEY AND HARRIS W. EINSTEIN, SUBTITLE TRUSTEES, TO LRP, LLC, BY A DEED DATED SEPTEMBER 02, 2016 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY, MD IN LIBER 17117 FOLD 0053; AND THAT ALL 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.

[Signature] 07-08-20
GARY E. LANE, PLS MD REG. NO. 574
EXPIRATION 03/21/21

GENERAL NOTES

- SUBJECT PROPERTY ZONED R-ED AS PER THE OCTOBER 6, 2013 HOWARD COUNTY ZONING REGULATIONS.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OF CONSTRUCTION OF THESE LOTS MUST COMPLY WITH THE SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING / GRADING PERMIT.
- PROJECT BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH, 2012 BY MILDENBERG, BOENDER & ASSOC., INC.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECT BY HOWARD COUNTY GEODETIC CONTROL STATIONS 0081 & 31EC.
STA No. 0081 EL. 477.89; N 572335.3648, E 1377504.0126
STA No. 31EC EL. 477.73; N 570387.0462, E 1376436.6974
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN SET.
- ⊙ DENOTES IRON PIPE OR IRON BAR FOUND
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- ALL AREAS SHOWN ARE MORE OR LESS (±)
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ONSITE.
- NO STEEP SLOPES THAT AVERAGE 25% OR GREATER OVER 10 VERTICAL FEET WITH A 20,000 SF OR GREATER AREA ONSITE AND OFFSITE CONTIGUOUS AREA ARE LOCATED ON THIS SITE.
- WETLAND DELINEATIONS STUDY FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS IN OCTOBER 2012, UPDATED IN JANUARY 2018.
- STORMWATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE 2007 MARYLAND STORMWATER DESIGN MANUAL AND WILL BE SATISFIED VIA MICRO-SCALE FACILITIES. STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
- FOREST STAND AND WETLAND DELINEATION PERFORMED BY ECO-SCIENCE, INC. IN OCTOBER, 2012, VERIFIED IN JANUARY 2018.
- THIS SUBDIVISION HAS BEEN DESIGNED TO BE IN COMPLIANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL PERIMETER LANDSCAPING SHALL BE PROVIDED AS SHOWN ON THE LANDSCAPE PLAN. SURETY IN THE AMOUNT OF \$19,500.00 SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT FOR THIS SUBDIVISION.
- FOR FLAG OR 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.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE, A WIDER WIDTH MAY BE REQUIRED IN CERTAIN CASES-SEE NOTE 17).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2").
 - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H2S LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- FOREST CONSERVATION, IN ACCORDANCE WITH SECTION 16.1202 OF THE FOREST CONSERVATION MANUAL, SHALL BE PROVIDED BY PLACEMENT OF 0.30 ACRES OF REQUIRED AFFORESTATION INTO OFF-SITE EASEMENTS. 0.21 ACRES ON ROSEBAR PROPERTY, PRESERVATION PARCEL "A", LOCATED ON TAX MAP NO. 14, AND IDENTIFIED AS PARCEL 221, SITUATED ON THE WEST SIDE OF HOBBS ROAD. THE ROSEBAR FOREST CONSERVATION EASEMENT HAS BEEN SHOWN ON SHEET 18 OF SDP-97-115/NEW COLONY VILLAGE. THE REMAINING 0.1 ACRES WILL BE PROVIDED ON AMBREEN WOODS LOTS 1 THRU 3, LOCATED ON TAX MAP NO. 8 AND IDENTIFIED AS PARCEL 243, SITUATED ON THE SOUTH SIDE OF HOODS MILLS ROAD, SHOWN ON SHEET 3 OF F-17-036/AMBREEN WOODS. DPZ HAS DETERMINED THAT A REDLINE REVISION SHALL BE MADE TO SDP-97-115 AND F-17-036 TO SHOW 0.30 ACRES OF AFFORESTATION DEDUCTED FROM THE TOTAL FC EASEMENT LOCATED ON ROSEBAR AND AMBREEN WOODS.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH LOTS 5 THRU 7. ANY CONVEYANCE OF AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- A PRIVATE USE IN COMMON ACCESS MAINTENANCE AGREEMENT FOR LOTS 5 THRU 7 SHALL BE RECORDED SIMULTANEOUSLY IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND WITH THIS PLAT. SEE NOTE 41 THIS PLAT.
- NO NOISE OR TRAFFIC STUDIES ARE REQUIRED FOR THIS PROJECT.
- A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) PERMIT WILL BE REQUIRED FOR THE PROPOSED CULVERT CONSTRUCTION. A PERMIT HAS BEEN APPLIED FOR AND IS RECORDED AT MDE UNDER TRACKING NUMBER 201961695, APPROVAL DATE 06/30/2020.
- A FEE IN LIEU IN THE AMOUNT OF \$3,000 WILL BE PAID TO SATISFY THE OPEN SPACE REQUIREMENT OF SECTION 16.121(a)(2) OF THE SUBDIVISION REGULATIONS.
- THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY MILDENBERG, BOENDER & ASSOCIATES, INC. DATED AUGUST, 2018 AND WAS APPROVED ON 03/22/2019.
- THIS R-ED ZONED SUBDIVISION IS BEING DEVELOPED UNDER THE R-20 REGULATIONS IN ACCORDANCE WITH SECTION 107.0.1.1 OF THE ZONING REGULATIONS. LAND DEVELOPED PURSUANT TO THIS SECTION IS NOT SUBJECT TO THE R-ED DISTRICT REGULATIONS, INCLUDING THE REQUIREMENT FOR PLANNING BOARD REVIEW.
- PER SECTION 16.134(b)(3) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SIDEWALKS ALONG LANDING ROAD ARE NOT REQUIRED SINCE IT IS CLASSIFIED AS A SCENIC ROAD.
- PRE-SUBMISSION COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON APRIL 23, 2018 AT 6:00 PM AT THE ELKCRIDGE LIBRARY.

ALL NEW LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENCE AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE PARCEL 75B, LOT 3 OF BAUGHAN PROPERTY INTO THREE (3) BUILDABLE LOTS AND ONE (1) NON-BUILDABLE BULK PARCEL

RECORDED AS PLAT 25591 ON 11/11/21 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.
BAUGHAN PROPERTY
LOTS 5 THRU 7 AND
NON-BUILDABLE BULK PARCEL "A"
A RESUBDIVISION OF LOT 3 SHEET 1 OF 2

TAX MAP: 31
PARCEL NO. 75B
GRID: 11
LOT: 3

1ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
EX. ZONING R-ED

SCALE: 1"=50'
DATE: JULY 2020
DPZ FILE NOS.: ECP-13-004,
F-13-077, WP-14-075, ECP-18-032
F-19-023

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
7350-B Grace Drive, Columbia, Maryland 21044
(410) 997-0296 Tel. (410) 997-0296 Fax.

WETLAND TABLE

LINE	BEARING	LENGTH
W-1	S34°42'49"W	27.08'
W-2	S43°04'48"W	17.88'
W-3	S53°17'49"W	34.72'
W-4	S48°39'53"E	5.89'
W-5	S86°45'41"E	21.49'
W-6	S84°22'18"E	15.10'

FLOODPLAIN TABLE

LINE#	LENGTH	DIRECTION
F1	131.27	N44°24'50"E
F2	2.94	S62°37'31"E
F3	132.32	S39°04'08"W
F4	4.55	N15°37'07"W
F5	10.28	S32°24'24"E
F6	1.74	N47°39'26"W
F7	118.31	N39°23'32"E
F8	2.34	N90°00'00"E
F9	15.60	S45°43'13"E
F10	20.02	S75°00'39"E
F11	18.06	S87°32'34"E
F12	120.56	S39°23'55"W
F13	19.40	N35°24'11"W
F14	38.30	N85°52'25"W

LEGEND

- WETLAND AREA
- 100-YEAR FLOODPLAIN AREA
- PRIVATE USE-IN-COMMON ACCESS AND UTILITY EASEMENT
- EX. 20' PRIVATE EGRESS AND INGRESS EASEMENT
- EX. VARIABLE WIDTH USE-IN-COMMON ACCESS, UTILITY AND INGRESS EASEMENT

OWNER/DEVELOPER

LRP, LLC.
7350-B GRACE DRIVE, COLUMBIA,
MARYLAND 21044
410-997-0296

THE REQUIREMENTS OF §§ 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.

Gary E. Lane 07/08/20
GARY E. LANE, PLS DATE

LRP, LLC. 8/28/20
LRP, LLC., OWNER DATE

AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS	3
NUMBER OF BULK PARCELS	1
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	4
AREA OF BUILDABLE LOTS	1.98AC±
AREA OF BULK PARCELS	0.03AC±
AREA OF ROADWAY	0
AREA	2.01AC±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

Michael Roseman 9/29/2020
HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief 12-2-20
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

For Director 12/4/20
FOR DIRECTOR DATE

OWNER'S STATEMENT

WE, LRP, LLC, 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 EASEMENTS 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 28 DAY OF AUGUST, 2020

Gary E. Lane
LRP, LLC, OWNER
Michael Roseman
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAW OF THE STATE OF MARYLAND, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF ALL OF THAT LAND CONVEYED BY JOSHUA D. BRADLEY AND HARRIS W. ENSTEIN, SUBTITLE TRUSTEES, TO LRP, LLC, BY A DEED DATED SEPTEMBER 02, 2016 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY, MD IN LIBER 17117 FOLIO 0053; AND THAT ALL 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.

Gary E. Lane 07-08-20
GARY E. LANE/ PLS MD REG. NO. 574 DATE
EXPIRATION 03/21/21

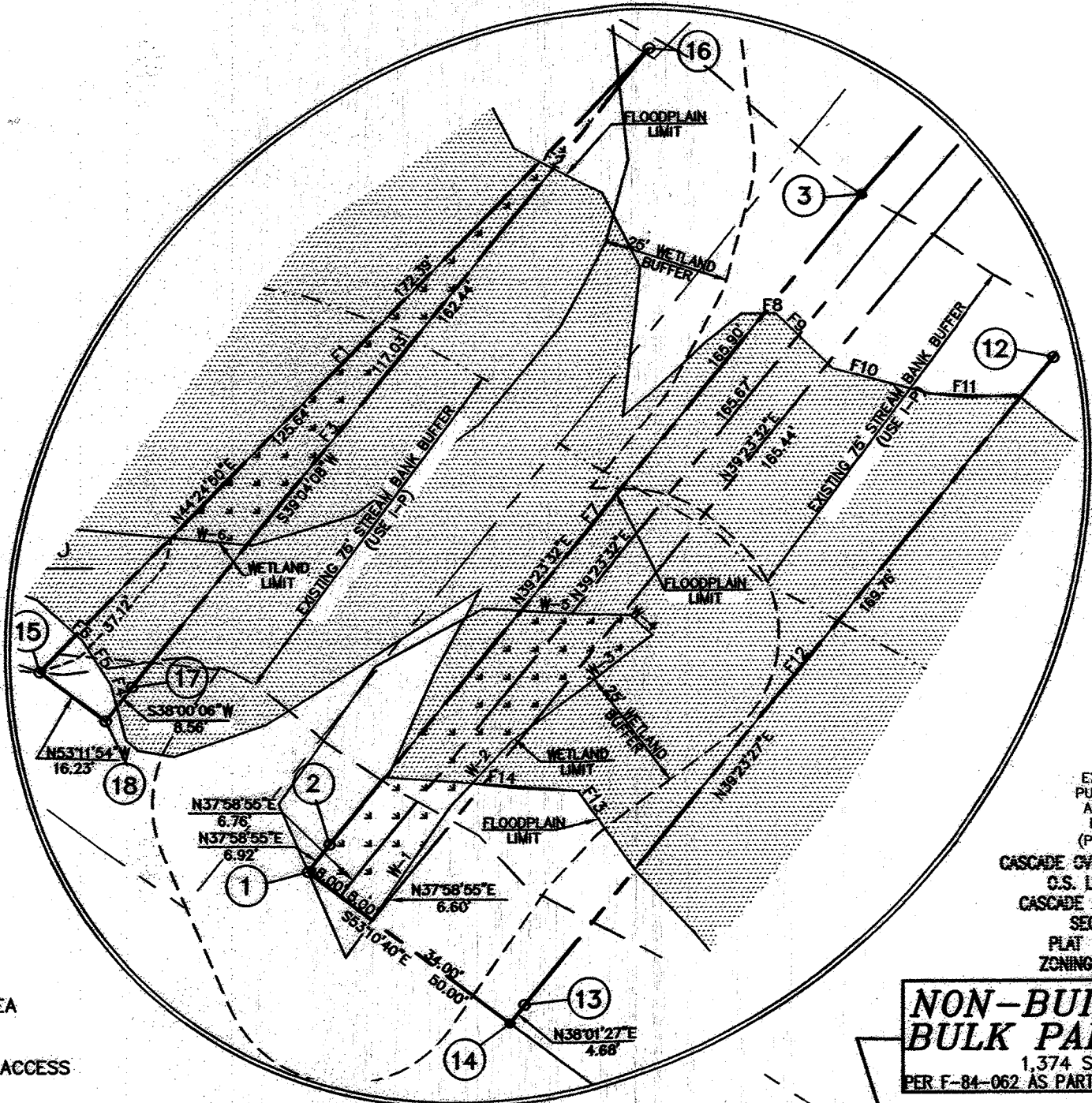
RECORDED AS PLAT 2559c ON 1/11/21 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

BAUGHAN PROPERTY
LOTS 5 TRHU 7 AND
NON-BUILDABLE BULK PARCEL "A"
A RESUBDIVISION OF LOT 3 SHEET 2 OF 2

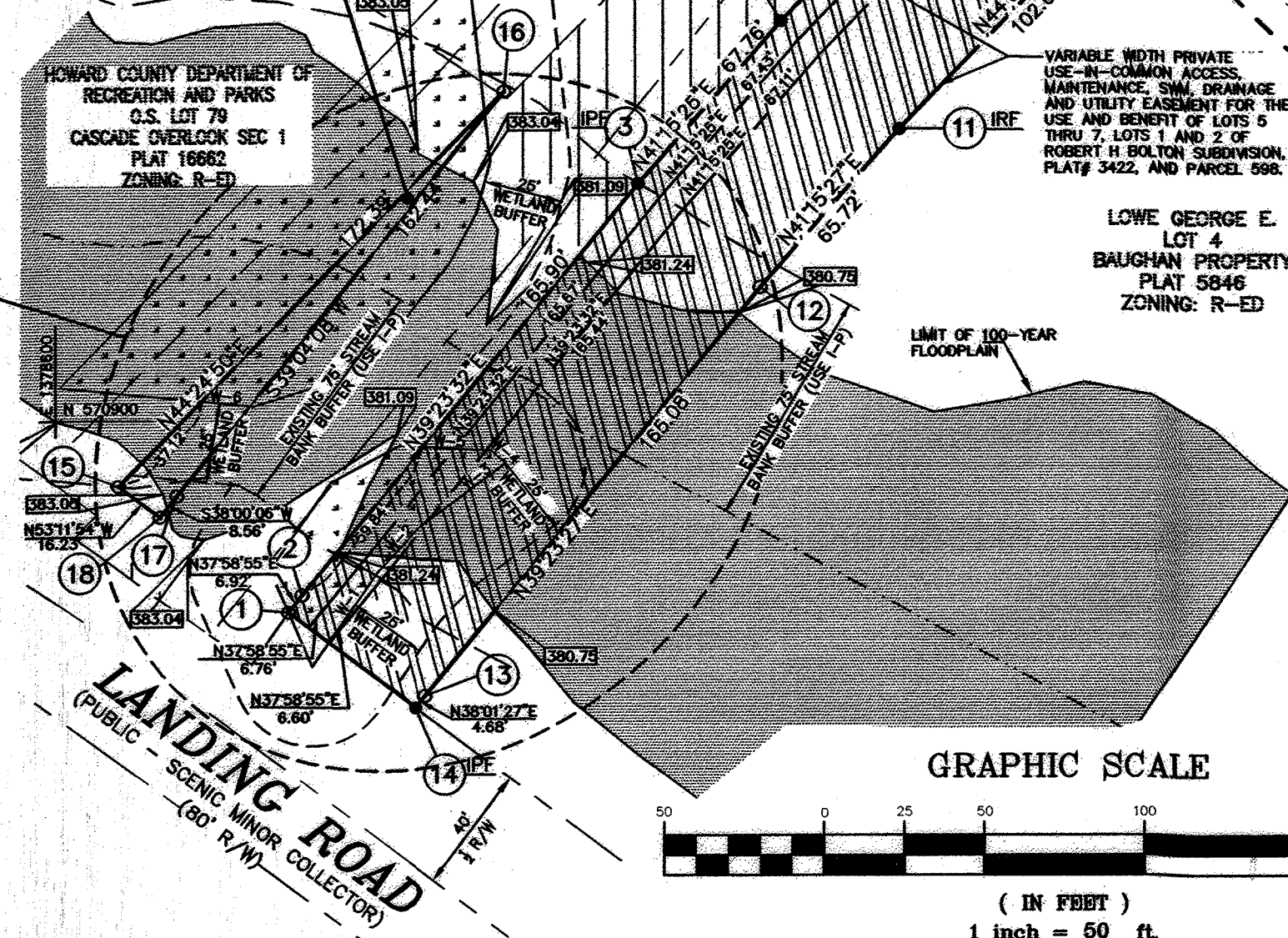
TAX MAP: 31 1ST ELECTION DISTRICT SCALE: 1"=50'
PARCEL NO. 758 HOWARD COUNTY, MARYLAND DATE: JULY 2020
GRID: 11 EX. ZONING R-ED DPZ FILE NOS.: ECP-13-004,
LOT: 3 F-13-077, WP-14-075, ECP-18-032
F-19-023

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors

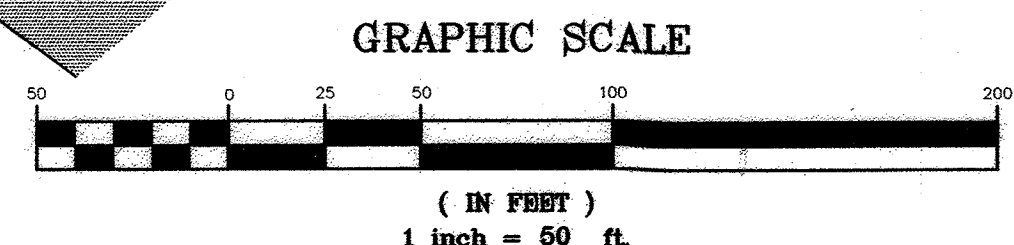
7350-B Grace Drive, Columbia, Maryland 21044
(410) 997-0296 Tel. (410) 997-0298 Fax.



FRONTAGE DETAIL
SCALE: 1"=30'



FRONTAGE DETAIL
THIS SHEET



GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

M:\2018\17-001 BAUGHAN LOT 3 DPZ\Final plan-rev. dwg\17-001-RP.dwg