

**GENERAL NOTES**

- TAX MAP: 36, PARCEL: 108, 04 & 495, GRID: 19
- ZONING: PROPERTY IS ZONED CEF-M ZONING BOARD CASE NO. 1115M, JUNE 4, 2018.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT NOVEMBER 2013 BY BENCHMARK ENGINEERING, INC.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NAVD '88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 0070 & 41C2  
STA. No. 0070 N 556,041.785 E 1,350,374.642 ELEV. 406.357  
STA. No. 41C2 N 551,616.419 E 1,348,104.192 ELEV. 395.193
- DENOTES AN IRON PIN OR IRON PIPE FOUND.  
○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.  
BRL DENOTES A BUILDING RESTRICTION LINE.
- SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- ALL AREAS ARE MORE OR LESS.
- THIS PROPERTY IS IN THE METROPOLITAN DISTRICT.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERIES LOCATED IN THE DEVELOPMENT AREA. THE MARYLAND INVENTORY OF HISTORIC PROPERTIES (#HO-037) INDICATES 2 GRAVE SITES ON THE PROPERTY (CEMETERY INVENTORY #36-4) WITHIN OR NEAR THE SITE BUT ARE BELIEVED TO BE SUBDIVIDED OFF THIS PARCEL. BASED ON FIELD SURVEYED TOPOGRAPHY OF THE PROPERTY AND SITE VISIT, NO CEMETERY OR GRAVE STONES WERE OBSERVED. THE HOWARD COUNTY CEMETERY PRESERVATION ADVISORY BOARD HAS REVIEWED THE CASE AND VISITED THE SITE. THE GRAVE SITES SPECIFIC LOCATION WAS UNABLE TO BE DETERMINED. IF GRAVE SITES ARE DISCOVERED DURING CONSTRUCTION PER SECTION 16.1305 OF THE HOWARD COUNTY ZONING ORDINANCE WORK IN THAT AREA SHALL BE SUSPENDED UNTIL A DETERMINATION CAN BE MADE BY DPZ AS TO HOW TO ADDRESS THE SITE.
- THIS DEVELOPMENT WAS PRESENTED TO THE HISTORIC PRESERVATION COMMISSION DATED JUNE 7, 2016 (#18-31) FOR ADVISORY COMMENTS FOR THE HISTORIC ATHOL HOUSE #HO-37.
- A FOREST STAND DELINEATION AND WETLANDS DELINEATION IS PREPARED BY KLEBASKO ENVIRONMENTAL, LLC DATED FEBRUARY 2014.
- FLOODPLAIN LIMITS SHOWN BASED ON HOWARD COUNTY FLOOD MAP.
- WATER AND SEWER SERVICE TO THESE LOTS WAS GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- ALL LANDSCAPING REQUIREMENTS SHALL BE FULFILLED BY THE DEVELOPER IN ACCORDANCE WITH THE HOWARD COUNTY CODE, SECTION 16.124 AND THE LANDSCAPE MANUAL. SURETY IN THE AMOUNT OF \$34,650.00 FOR THE 72 SHADE TREES AND 75 EVERGREEN/ORNAMENTAL TREES AND 60 SHRUBS HAS BEEN POSTED WITH THE DEVELOPER'S AGREEMENT.
- THE FOREST CONSERVATION OBLIGATIONS FOR THIS PROJECT WILL BE MET BY THE ON-SITE RETENTION OF 0.92 ACRES (0.40 ACRES CREDITED) AND AN OFFSITE FOREST BANK LOCATED ON THE CATTAIL CREEK FOREST MITIGATION PROPERTY.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION EASEMENT"), LOCATED IN, ON, OVER AND THROUGH OPEN SPACE LOT 1, ANY CONVEYANCE OF AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION EASEMENT, 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 THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
A. WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENT).  
B. SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1.5" MIN).  
C. GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.  
D. STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (1255 LBS).  
E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.  
F. STRUCTURE CLEARANCES - MINIMUM 12 INCHES.  
G. MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- A NOISE STUDY FOR THIS PROJECT WAS PREPARED BY HUSH ACOUSTICS, LLC DATED DECEMBER 12, 2018.
- OPEN SPACE LOT 1 TO BE OWNED AND MAINTAINED BY HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS.
- THERE ARE WETLANDS, STREAMS, FLOODPLAINS AND AREAS OF STEEP SLOPES ON THE SITE. THESE ENVIRONMENTAL FEATURES WILL BE LOCATED WITHIN OPEN SPACE LOT 1. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE STREAMS, OR THEIR REQUIRED BUFFERS AND FLOODPLAIN EXCEPT FOR THE PROPOSED ENTRANCE GRADING CONSIDERED TO NECESSARY TO ENTER THE SITE PER SECTION 16.116(c) AS DEEMED NECESSARY BY THE DEPARTMENT OF PLANNING AND ZONING.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENTS ARE ALLOWED.
- STORMWATER MANAGEMENT FOR THIS SITE WILL BE THREE (3) MICRO-BIORETENTION FACILITIES, ONE (1) SURFACE SAND FILTER, ONE (1) UNDERGROUND STORMWATER MANAGEMENT FACILITY, AND PERVIOUS PAVEMENT. ALL FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
- ALTERNATIVE COMPLIANCE PETITION WP-19-039 TO SECTIONS 16.1205(a)(7) AND 16.120(c)(1) OF THE HOWARD COUNTY SUBDIVISION REGULATION WAS ON DECEMBER 18, 2018 SUBJECT TO THE FOLLOWING:  
1. THE REMOVAL OF THE TWO (2) SPECIMEN TREES (BLACK CHERRY) WILL REQUIRE MITIGATION WITH THE PLANTING OF 2:1 REPLACEMENT TREES (4 TOTAL) WITH A MINIMUM 3" CALIPER NATIVE PLANT SPECIES AS PART OF THIS SUBDIVISION'S LANDSCAPE PLAN. SURETY FOR THE FOUR SHADE TREES WILL BE INCORPORATED INTO THE LANDSCAPE SURETY WITH THE SITE DEVELOPMENT.  
2. THE PARCEL FOR WHERE THE EXISTING ATHOL MANOR HOUSE (TO BE USED AS AN ART GALLERY, MEETING SPACE AND OFFICES) MAY BE CREATED WITHOUT PUBLIC ROAD FRONTAGE, PROVIDED THAT A 24' WIDE (MINIMUM) USE-IN-COMMON ACCESS EASEMENT IS ESTABLISHED AND RECORDED BETWEEN THE OWNER OF THE BRIGHTVIEW COLUMBIA PARCEL AND THE ATHOL MANOR.  
3. PROVIDE A NOTE ON THE FINAL SUBDIVISION PLAT AND SITE DEVELOPMENT PLAN REGARDING THIS ALTERNATIVE COMPLIANCE PETITION APPROVAL. THIS NOTE SHALL INCLUDE THE REGULATION SECTIONS PETITIONED, THE DATE OF THE ALTERNATIVE COMPLIANCE APPROVAL, AND THE CONDITIONS OF APPROVAL.
- THERE IS AN EXISTING HISTORIC STRUCTURE LOCATED ON PARCEL 495 AND IS LISTED IN THE HOWARD COUNTY HISTORIC SITES INVENTORY AS NUMBER HO-037. THE EXISTING HISTORIC STRUCTURE IS TO REMAIN ON "NEW PARCEL B.", NO NEW BUILDING, EXTENSIONS, OR ADDITIONS TO THE EXISTING STRUCTURE ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR PARCELS A AND B IS TO BE RECORDED TOGETHER WITH THE RECORDED OF THE FINAL PLAT IN THE LAND RECORDS OF HOWARD COUNTY.
- THE 65dBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION IS ADVISORY BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED THE EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE 65dBA NOISE LINE ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- IN ACCORDANCE WITH ZONING BOARD CASE NO. 1115M AT LEAST 10% OF THE DWELLING UNITS SHALL BE MODERATE INCOME HOUSING UNITS (MIHU). THIS DEVELOPMENT PROJECT REQUIRES 9 UNIT AND IS PROPOSING A FEE-IN-LIEU. AN MIHU AGREEMENT WILL BE RECORDED IN THE HOWARD COUNTY LAND RECORDS SIMULTANEOUSLY WITH THIS PLAT.
- THE COMMUNITY PRE-SUBMISSION MEETING WAS HELD ON SEPTEMBER 25, 2017 FOR THIS PROJECT.

**TOTAL AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	2
BUILDABLE	1
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	5.17± AC.
BUILDABLE	1.52± AC.
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	6.69± AC.
HOWARD COUNTY DPZ FILE NOS.	ECP-14-065, SP-15-008, WP-16-046, ECP-18-057, ZB-1115M, WP-19-039, SDP-19-032

THE REQUIREMENTS § 3-10B, 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* 5/24/19  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC.  
MD. REG. NO. 351

*Michael Spenseller* 5-23-19  
MICHAEL SPENSELLER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

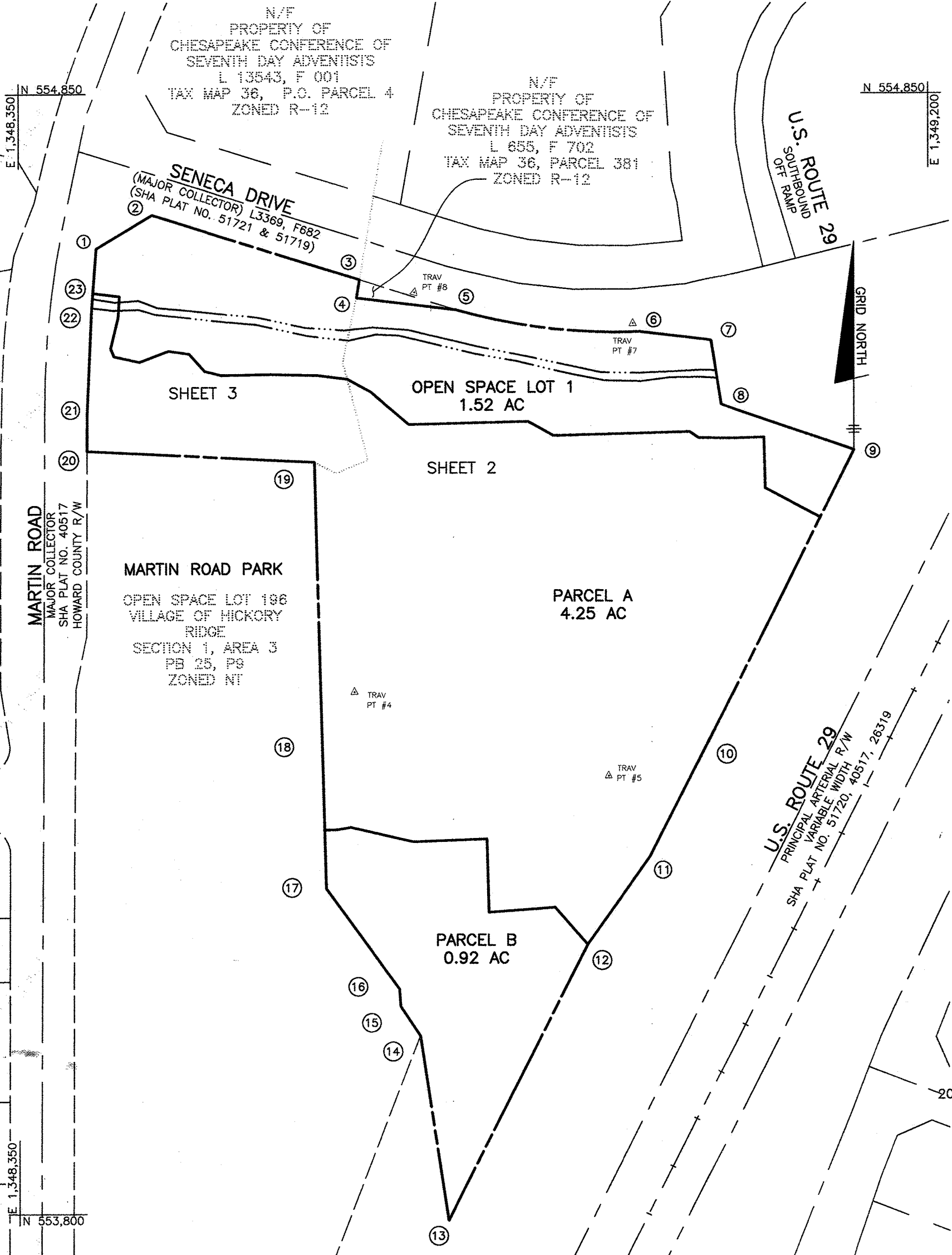
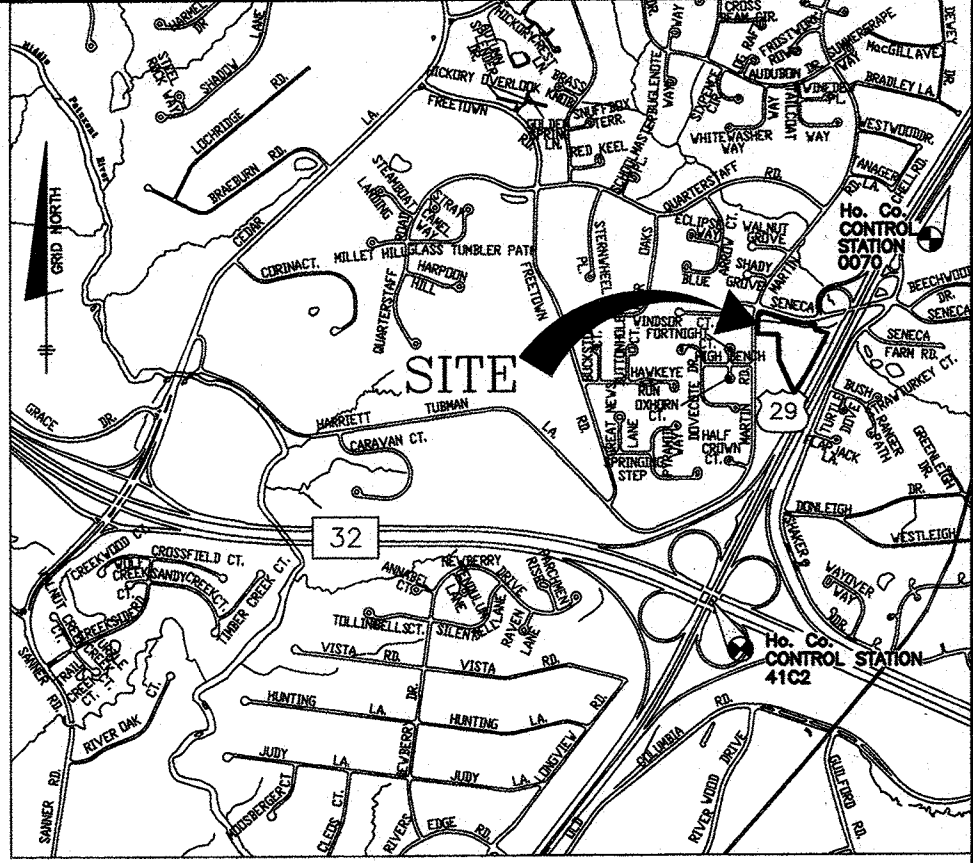
LEGACY INVESTMENTS, LLC DATE: 5/23/19

**TRAVERSE/CONTROL COORDINATE TABLE**

NO.	NORTHING	EASTING
4	554,288.8124	1,348,664.1399
5	554,210.1401	1,348,901.4712
7	554,634.0058	1,348,924.7091
8	554,663.2200	1,348,720.5340

**BENCH MARKS**

HO. CO. #0070 (NAD '83)	ELEV. 406.357
STANDARD DISC ON CONCRETE MONUMENT E OF RTE 29, NORTH OF SENECA DRIVE BRIDGE	
N 556041.785	E 1350374.642
HO. CO. #41C2 (NAD '83)	ELEV. 395.193
STANDARD DISC ON CONCRETE MONUMENT ISLE RTE 32 100' EAST OF RTE 29 NBL	
N 551616.419	E 1348104.192



THE DEVELOPER SHALL PAY A FEE-IN-LIEU ON NINETY (90) INDEPENDENT LIVING UNITS AS AN ALTERNATIVE COMPLIANCE FOR PROVIDING MIHUS. THIS FEE IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF THE BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICATION.

**MODERATE INCOME HOUSING UNITS (MIHU) ALTERNATIVE COMPLIANCE**

TOTAL NUMBER OF UNITS	170
TOTAL SUBJECT TO MIHU (INDEPENDENT LIVING UNITS ONLY)	90
ALTERNATIVE COMPLIANCE ELECTED	YES
PERCENT OF INDEPENDENT LIVING UNITS SUBJECT TO MIHU FEE-IN-LIEU	100%

**LEGEND**

- BOUNDARY
- EXISTING STREAM
- EXISTING STREAMBANK BUFFER
- PUBLIC FLOODPLAIN DRAINAGE & UTILITY EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- NON-CREDITED FOREST CONSERVATION AREA
- NON-CREDITED FOREST CONSERVATION AREA WITHIN FLOODPLAIN
- LIMIT OF WETLANDS
- WETLAND BUFFER
- PUBLIC WATER & UTILITY EASEMENT
- PRIVATE USE-IN-COMMON ACCESS EASEMENT
- PUBLIC SEWER & UTILITY EASEMENT

OWNER:  
LEGACY INVESTMENTS, LLC  
C/O HOGAN DEVELOPMENT, LLC  
2077 SOMERVILLE ROAD, SUITE 206  
ANNAPOLIS, MD 21401  
410-266-5100

DEVELOPER:  
BRIGHTVIEW COLUMBIA, LLC  
218 NORTH CHARLES STREET,  
SUITE 220  
BALTIMORE, MD 21201  
410-965-0595

**BENCHMARK ENGINEERING, INC.**  
ENGINEERS • LAND SURVEYORS • PLANNERS  
8480 BALTIMORE NATIONAL PIKE A SUITE 315 A ELLICOTT CITY, MARYLAND 21043  
(P) 410-465-6105 (F) 410-465-9844  
WWW.BEI-CIVILENGINEERING.COM  
1 inch = 100 ft.

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

*Wade J. Davis* 7/2/19  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Chad Clark* 7.9.19  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kent Seabrook* 7-30-19  
DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

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. 21320, EXPIRATION DATE 1/7/2021, AND THAT IT IS ALL OF THE LAND CONVEYED TO LEGACY INVESTMENTS, LLC BY MICHELLE LYNN ARMSTRONG BY DEED DATED AUGUST 24, 2016 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS LIBER 17168 FOLIO 406, AND THAT IT IS ALL OF THE LAND CONVEYED TO LEGACY INVESTMENTS, LLC BY LISA MARIE SMITH BY DEED DATED AUGUST 24, 2016 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS LIBER 17168 FOLIO 413 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.

*Donald A. Mason* 5/24/19  
DONALD A. MASON  
PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

**OWNER'S CERTIFICATE**

WE, LEGACY INVESTMENTS, LLC, OWNERS 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 23 DAY OF MAY, 2019.

*Michael Spenseller* 5-23-19  
MICHAEL SPENSELLER DATE  
*Hogan E. Mill* 5-23-19  
HOGAN DEVELOPMENT, LLC WITNESS DATE

RECORDED AS PLAT NO. 25118  
ON 8/19/19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**BRIGHTVIEW COLUMBIA**  
PARCELS A & B AND OPEN SPACE LOT 1

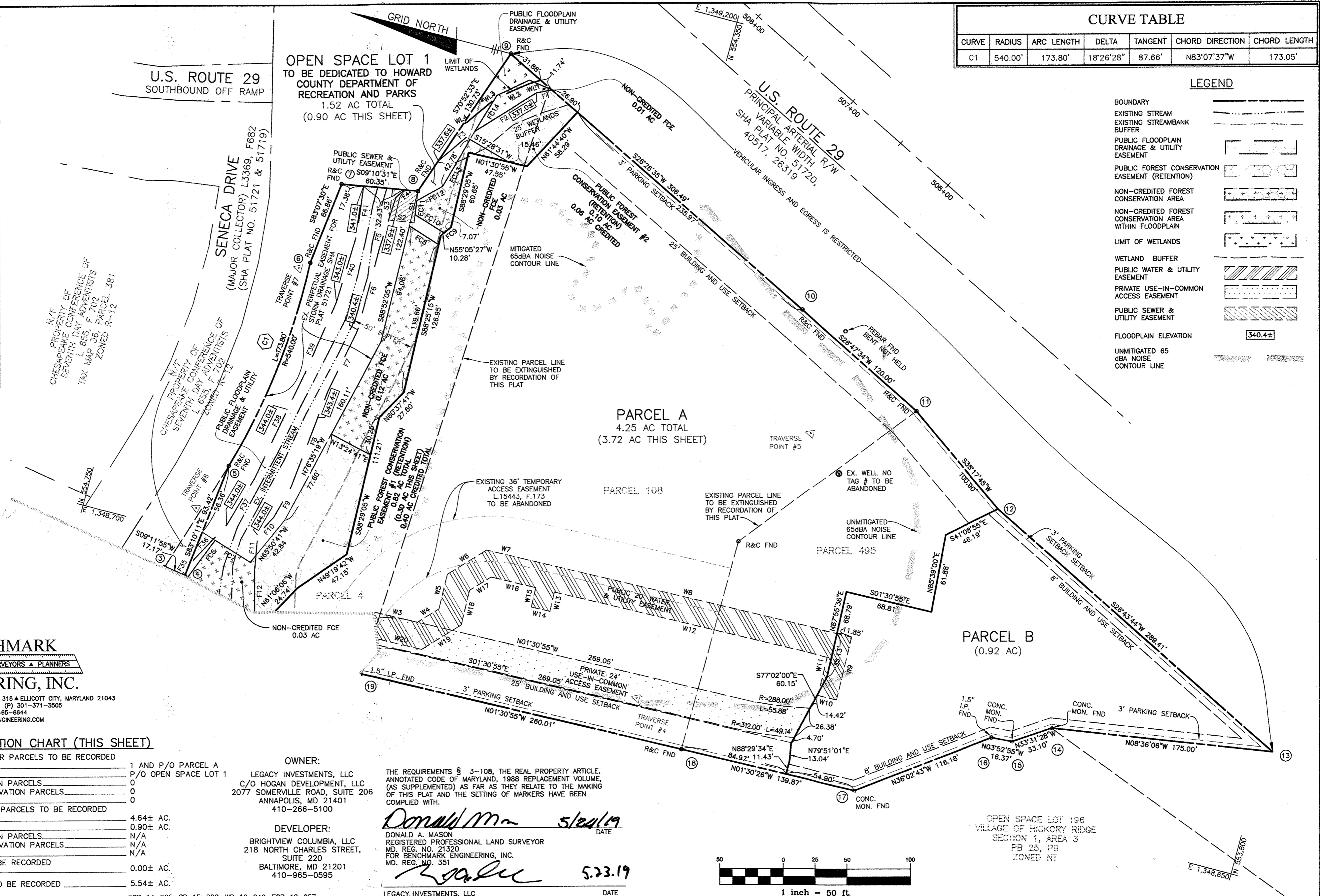
5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 36 SCALE: AS SHOWN  
GRID: 19 DATE: MAY 2019  
PARCEL: 04, 108 & 495  
ZONED: CEF-M  
HOWARD COUNTY FILE NO.: ECP-14-065,  
ECP-18-057, SP-15-008, WP-16-046,  
F-16-007, WP-19-039, SDP-19-032, 28-115M SHEET: 1 OF 3

LINE	BEARING	DISTANCE
W1	S88°30'21"E	219.48'
W2	S43°29'35"E	62.45'
W3	S01°30'55"E	34.53'
W4	S46°30'55"E	20.00'
W5	N88°29'05"E	28.00'
W6	S46°30'55"E	36.57'
W7	S01°30'55"E	28.91'
W8	S01°30'55"E	266.72'
W9	S88°29'05"W	50.95'
W10	N01°50'40"W	15.00'
W11	N88°29'05"E	31.04'
W12	N01°30'55"W	220.74'
W13	S88°14'04"W	15.67'
W14	N01°30'55"W	15.00'
W15	N88°14'04"E	15.67'
W16	N01°30'55"W	36.61'
W17	N46°30'55"W	20.00'
W18	S88°29'05"W	28.00'
W19	N46°30'55"W	36.57'
W20	N01°30'55"W	35.14'
W21	N43°29'35"W	46.49'
W22	N88°30'21"W	211.00'

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	540.00'	173.80'	18°26'28"	87.66'	N83°07'37"W	173.05'

**LEGEND**

- BOUNDARY
- EXISTING STREAM
- EXISTING STREAMBANK BUFFER
- PUBLIC FLOODPLAIN DRAINAGE & UTILITY EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- NON-CREDITED FOREST CONSERVATION AREA
- NON-CREDITED FOREST CONSERVATION AREA WITHIN FLOODPLAIN
- LIMIT OF WETLANDS
- WETLAND BUFFER
- PUBLIC WATER & UTILITY EASEMENT
- PRIVATE USE-IN-COMMON ACCESS EASEMENT
- PUBLIC SEWER & UTILITY EASEMENT
- FLOODPLAIN ELEVATION 340.4±
- UNMITIGATED 65 dBA NOISE CONTOUR LINE



**BENCHMARK ENGINEERS, LAND SURVEYORS & PLANNERS**  
**ENGINEERING, INC.**  
 8480 BALTIMORE NATIONAL PIKE SUITE 315 A ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-8105 (P) 301-371-3505  
 (F) 410-465-6644  
 WWW.BEI-CIVILENGINEERING.COM

**TOTAL AREA TABULATION CHART (THIS SHEET)**

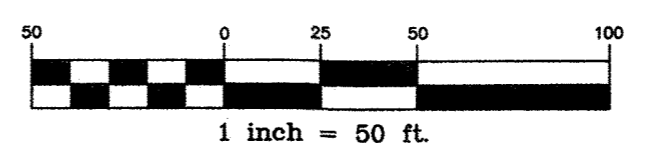
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1 AND P/O PARCEL A
BUILDABLE	P/O OPEN SPACE LOT 1
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	4.64± AC.
BUILDABLE	0.90± AC.
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.54± AC.
HOWARD COUNTY DPZ FILE NOS.	ECP-14-065, SP-15-008, WP-16-046, ECP-18-057, ZB-1115M, WP-19-039, SDP-19-032

**OWNER:**  
 LEGACY INVESTMENTS, LLC  
 C/O HOGAN DEVELOPMENT, LLC  
 2077 SOMERVILLE ROAD, SUITE 206  
 ANNAPOLIS, MD 21401  
 410-268-5100

**DEVELOPER:**  
 BRIGHTVIEW COLUMBIA, LLC  
 218 NORTH CHARLES STREET,  
 SUITE 220  
 BALTIMORE, MD 21201  
 410-965-0595

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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Donald A. Mason* 5/24/19 DATE  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MD. REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC.  
 MD. REG. NO. 351  
*Michael J. Spink* 5-23-19 DATE  
 MICHAEL J. SPINK  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MD. REG. NO. 351



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS.  
 HOWARD COUNTY HEALTH DEPARTMENT  
*Neil J. Davis* 7/2/19 DATE  
 NEIL J. DAVIS  
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Keith Steinhilber* 7-9-19 DATE  
 KEITH STEINHILBER  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
*Keith Steinhilber* 7-30-19 DATE  
 KEITH STEINHILBER  
 DIRECTOR

**SURVEYOR'S CERTIFICATE**  
 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. 21320, EXPIRATION DATE 1/7/2021, AND THAT IT IS ALL OF THE LAND CONVEYED TO LEGACY INVESTMENTS, LLC BY MICHELLE LYNN ARMSTRONG BY DEED DATED AUGUST 24, 2016 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS LIBER 17168 FOLIO 406, AND THAT IT IS ALL OF THE LAND CONVEYED TO LEGACY INVESTMENTS, LLC BY LISA MARIE SMITH BY DEED DATED AUGUST 24, 2016 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS LIBER 17168 FOLIO 413 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.

**OWNER'S CERTIFICATE**  
 WE, LEGACY INVESTMENTS, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAN 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 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 23 DAY OF MAY, 2019.

*Michael J. Spink* 5-23-19 DATE  
 MICHAEL J. SPINK  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MD. REG. NO. 351  
*Matthew Hogan* 5-23-19 DATE  
 MATTHEW HOGAN  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MD. REG. NO. 351

RECORDED AS PLAT NO. 25119  
 ON 8/9/19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**BRIGHTVIEW COLUMBIA**  
 PARCELS A & B AND OPEN SPACE LOT 1

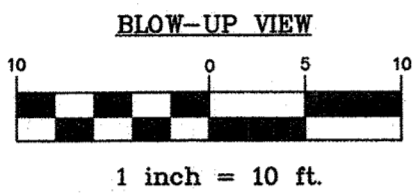
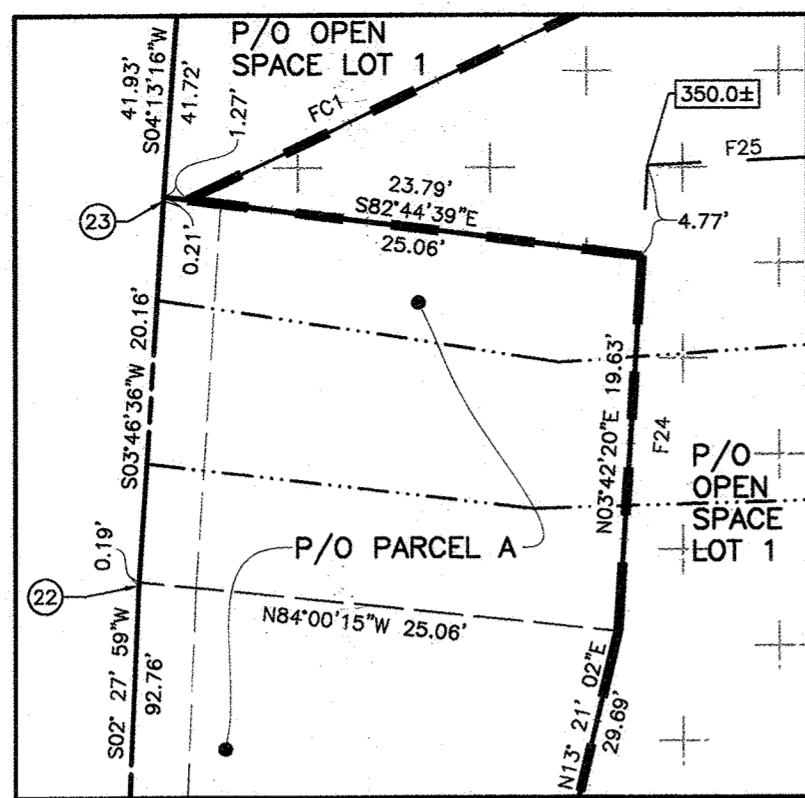
5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 36  
 GRID: 19  
 PARCEL: 04, 108 & 495  
 ZONED: CEF-M  
 HOWARD COUNTY FILE NO.: ECP-14-065,  
 ECP-18-057, SP-15-008, WP-16-046,  
 F-16-007, WP-19-039, SDP-19-032

SCALE: AS SHOWN  
 DATE: MAY 2019

SHEET: 2 OF 3

**BOUNDARY COORDINATES**

POINT #	NORTHING	EASTING
1	554705.1071	1348422.3493
2	554736.2629	1348474.7463
3	554675.1063	1348669.1539
4	554658.1571	1348666.4091
5	554647.0468	1348759.1661
6	554626.3379	1348930.9761
7	554618.3345	1348997.3553
8	554558.7471	1349006.9811
9	554515.9274	1349130.4936
10	554241.5031	1348994.0111
11	554134.3860	1348939.9194
12	554052.0310	1348881.6176
13	553793.5479	1348751.4506
14	553966.5770	1348725.2770
15	553994.1710	1348706.9960
16	554010.4990	1348705.8880
17	554104.4340	1348637.5270
18	554244.2605	1348633.8478
19	554504.1765	1348626.9720
20	554515.1208	1348413.8328
21	554550.5006	1348413.9434
22	554643.1747	1348417.9352
23	554663.2909	1348419.2630



1 inch = 10 ft.

CAROLINE ESTATES SECTION 1, AREA 1 PLAT 4503 ZONED R-12

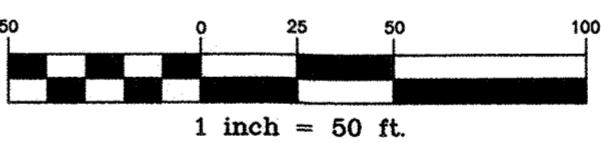
EX. SWMF F-80-041

VILLAGE OF HICKORY RIDGE SECTION 1, AREA 3 PB 25, P6 ZONED NT

MARTIN ROAD MAJOR COLLECTOR SHA PLAT NO. 40517 HOWARD COUNTY R/W

PARCEL A 4.23 AC TOTAL (0.53 AC THIS SHEET)

OPEN SPACE LOT 106 VILLAGE OF HICKORY RIDGE SECTION 1, AREA 3 PB 25, P9 ZONED NT



1 inch = 50 ft.

**LEGEND**

- BOUNDARY
- EXISTING STREAM
- EXISTING STREAMBANK BUFFER
- PUBLIC FLOODPLAIN DRAINAGE & UTILITY EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- NON-CREDITED FOREST CONSERVATION AREA
- NON-CREDITED FOREST CONSERVATION AREA WITHIN FLOODPLAIN
- LIMIT OF WETLANDS

FLOODPLAIN LINE TABLE			FLOODPLAIN LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
F1	N25°11'44\"/>				

**PUBLIC SEWER & UTILITY EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
S1	N81°59'43\"/>	

**WETLAND LINE TABLE**

LINE	BEARING	DISTANCE
WL1	S31°46'43\"/>	

**FOREST CONSERVATION LINE TABLE**

LINE	BEARING	DISTANCE
FC1	S64°29'39\"/>	

**BENCHMARK ENGINEERING, INC.**

8480 BALTIMORE NATIONAL PIKE & SUITE 315 A ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-8105 (P) 301-371-3505  
 (F) 410-465-8844  
 WWW.BEI-CIVILENGINEERING.COM

**TOTAL AREA TABULATION CHART (THIS SHEET)**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1 AND P/O PARCEL A
BUILDABLE	0
OPEN SPACE	0.62± AC
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
BULK PARCELS	N/A
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	0.62± AC
BUILDABLE	0.53± AC
OPEN SPACE	0.09± AC
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00± AC
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.15± AC
HOWARD COUNTY DPZ FILE NOS.	ECP-14-065, SP-15-008, WP-16-046, ECP-18-057, ZB-1115M, WP-19-039, SDP-19-032

**OWNER:**  
 LEGACY INVESTMENTS, LLC  
 C/O HOGAN DEVELOPMENT, LLC  
 2077 SOMERVILLE ROAD, SUITE 206  
 ANNAPOLIS, MD 21401  
 410-266-5100

**DEVELOPER:**  
 BRIGHTVIEW COLUMBIA, LLC  
 218 NORTH CHARLES STREET,  
 SUITE 220  
 BALTIMORE, MD 21201  
 410-965-0595

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

*[Signature]* 7/2/19  
 HOWARD COUNTY HEALTH OFFICER, H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*[Signature]* 7-9-19  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION HSP DATE  
*[Signature]* 7-30-19  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

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. 21320, EXPIRATION DATE 1/7/2021, AND THAT IT IS ALL OF THE LAND CONVEYED TO LEGACY INVESTMENTS, LLC BY MICHELLE LYNN ARMSTRONG BY DEED DATED AUGUST 24, 2016 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS LIBER 17168 FOLIO 406, AND THAT IT IS ALL OF THE LAND CONVEYED TO LEGACY INVESTMENTS, LLC BY LISA MARIE SMITH BY DEED DATED AUGUST 24, 2016 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS LIBER 17168 FOLIO 413 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]* 5/24/19  
 DONALD A. MASON  
 PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351  
 DATE

**OWNER'S CERTIFICATE**

WE, LEGACY INVESTMENTS, LLC, OWNERS 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 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 23 DAY OF MAY, 2019.

*[Signature]* 5-23-19  
 MICHAEL HOGAN  
 WITNESS DATE  
*[Signature]* 5-23-19  
 MAI-Z. MILL  
 WITNESS DATE

RECORDED AS PLAT NO. 25120 ON 8/19/19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**BRIGHTVIEW COLUMBIA**  
 PARCELS A & B AND OPEN SPACE LOT 1

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
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