

GENERAL NOTES:

1. THE SUBJECT PROPERTY IS ZONED R-20 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN. THIS SITE IS DEVELOPING UNDER R-ED REGULATIONS PER 10B.0.G.3.
2. 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: WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN) GEOMETRY - MAX 15% GRADE, MAX 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS. STRUCTURE (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H2S LOADING). DRAINAGE ELEMENTS - SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE. MAINTENANCE: SUFFICIENT TO INSURE ALL WEATHER USE.
3. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
4. 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.
5. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE **SEPTEMBER 23, 2019**, ON WHICH DATE DEVELOPER AGREEMENT #14-4879-D WAS FILED AND ACCEPTED.
6. PUBLIC WATER AND SEWERAGE ALLOCATION WILL BE GRANTED AT TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
7. WATER AND SEWER ARE PUBLIC PER CONTRACT NO. 14-4879-D. EXISTING CONTRACT NUMBERS: WATER: 70-W SEWER: 10-3938-D.
8. THERE IS AN EXISTING DWELLING/STRUCTURE LOCATED ON LOT 34 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS. IF THE EXISTING HOUSE IS RAZED AND A NEW HOUSE IS CONSTRUCTED, THE NEW DWELLING SHALL MEET CURRENT NOISE REQUIREMENTS.
9. RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS: DEVELOPER RESERVES UNTO 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.
10. THE FOREST CONSERVATION REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION ARE MET BY THE CREATION OF FOUR (4) FOREST CONSERVATION EASEMENTS THAT CONTAIN 9.4047 ACRES (OF WHICH 1.6688 ACRES IS NON-CREDITED), WHICH IS MORE THAN THE BREAK-EVEN POINT MINIMUM ACREAGE FOR CREDITED FOREST RETENTION. THE ENTIRE FOREST CONSERVATION REQUIREMENT FOR THIS PROJECT IS BEING MET BY RETENTION. NO FOREST CONSERVATION SURETY IS REQUIRED.
11. THE 65DBA 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 65DBA 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. DEPT OF HOUSING AND URBAN DEVELOPMENT.
12. THIS PLAT AND THE COORDINATES SHOWN HEREON ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN MAY 2013.
13. SEE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: ECP-14-059, WP-15-011, SP-15-002, PB 414.
14. COORDINATES BASED ON NAD '83 (ADJ 07) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS: No. 171B - N 592,199.767 E 1,364,004.914 AND No. 171C - N 591,056.916 E 1,363,154.631.
15. AREAS ARE TO BE TAKEN AS MORE OR LESS.
16. THERE IS A CEMETERY ON SITE LOCATED ON OPEN SPACE LOT 46. THE CEMETERY ON SITE IS LISTED IN THE CEMETERY INVENTORY AS #17-6 / GOSNELL FAMILY CEMETERY IN ACCORDANCE WITH THE CEMETERY MAP INVENTORY. THE CEMETERY SHALL BE DEDICATED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
17. THE SCENIC ROADS MAP DOES NOT INDICATE ANY SCENIC ROADS IN THE VICINITY.
18. THE HISTORIC SITES MAP DOES NOT SHOW ANY HISTORICAL SITES WITHIN THE PROJECT LIMITS.
19. THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY KLEBASCO ENVIRONMENTAL, LLC., DATED OCTOBER 2, 2012 AND APPROVED WITH SP-15-002.

GENERAL NOTES:

20. USE-IN-COMMON MAINTENANCE AGREEMENTS FOR LOTS 4-9, 10-15, 16-21 & 23-24 SHALL BE RECORDED SIMULTANEOUSLY WITH THIS FINAL PLAT.
21. SUNELL PROPERTY, PARCEL 'A', AS SHOWN HEREON ON SHEET 3 OF 8 WAS PREVIOUSLY CONVEYED TO HOWARD COUNTY, MARYLAND BY A DEED DATED JUNE 5, 2019 AND RECORDED IN BOOK 18742 AT PAGE 353 AHEAD OF FINAL SUBDIVISION PLAT F-19-038. THIS PARCEL WAS ORIGINALLY PART OF THE SUNELL PROPERTY FORMERLY KNOWN AS TAX PARCEL 25, AND AS SHOWN ON THE APPROVED PRELIMINARY EQUIVALENT SKETCH PLAN (SP-15-002). THEREFORE, SETBACK FROM PROPERTY BOUNDARIES ONLY APPLIES TO THE ORIGINAL TAX PARCEL 25 BOUNDARY AND NOT THE PROPERTY LINES CREATED BY SAID PARCEL 'A'.
22. STORMWATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAT THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DECLARATION OF COVENANT AND/OR A DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT PRACTICES AND MAINTENANCE AGREEMENTS.
23. THE PLANNING BOARD APPROVED SP-15-002 AND CEMETERY BOUNDARY DOCUMENTATION ON 6/23/2015.
24. A PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON 07/18/2013 IN COMPLIANCE WITH SECTION 16.128 OF THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
25. THE LOTS CREATED BY THIS SUBDIVISION PLAT ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAY ALL OR PART OF THE DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES, PURSUANT TO SECTION 18.112(e)(3) OF THE HOWARD COUNTY CODE.
26. THE ZONING REGULATIONS REQUIRE AT LEAST 10% OF THE DWELLINGS IN EACH R-ED DEVELOPMENT TO BE MHU UNITS PER 10B.0.E TO FULFILL THIS REQUIREMENT; ALL LOTS IN THIS SUBDIVISION EXCEPT FOR LOT 34 ARE SUBJECT TO THE MHU FEE-IN-LIEU PAYMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT. AN MHU AGREEMENT IS RECORDED IN THE HOWARD COUNTY LAND RECORDS OFFICE.
27. THE REQUIRED LANDSCAPE BUFFER PLANTINGS ARE PROVIDED IN ACCORDANCE WITH SECTION 16.124 AND THE HOWARD COUNTY LANDSCAPE MANUAL. SEE SHEET #21-22 OF THE FINAL PLAN SET FOR BUFFER (AND STREET TREE) PLANTINGS. THE REQUIRED LANDSCAPE SURETY (IN THE AMOUNT OF \$14,700.00) IS POSTED WITH THE DEVELOPER AGREEMENT. STREET TREES ARE BONDED SEPARATE FROM BUFFER LANDSCAPING. THE SURETY OF \$ 26,100.00 (87 x \$300.00/TREE) FOR THE 87 STREET TREES WILL BE ADDRESSED WITH DED'S COST ESTIMATE. CORNER LOT BUFFER LANDSCAPING WILL BE ADDRESSED AT THE SDP STAGE AND BONDED WITH THE SDP GRADING PERMIT.
28. OPEN SPACE LOTS 40-42, 44 & 46 SHOWN HEREIN ARE HEREBY DEDICATED TO THE HOMEOWNERS' ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION. THE ARTICLES OF INCORPORATION WERE FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 05/03/2019, DEPARTMENT ID# D19645449. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR PATAPSCO CROSSING HOMEOWNERS ASSOCIATION, INC. WILL BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. OPEN SPACE LOTS 43 AND 45 WILL BE DEDICATED TO HOWARD COUNTY.
29. PURSUANT TO SECTION 16.102(b) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR HOWARD COUNTY, MARYLAND, A DEED DATED JUNE 5, 2019 WAS RECORDED IN BOOK 18742 AT PAGE 353 CONVEYING PARCEL 'A' FROM WILLIAM EUGENE SUNELL TO THE HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC UTILITY.
30. A NOISE STUDY WAS PREPARED BY PHOENIX ENGINEERING DATED JANUARY, 2015 AND WAS APPROVED WITH SP-15-002, JULY 2015.
31. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY TRAFFIC GROUP IN A REPORT DATED MAY 5, 2014 AND WAS APPROVED ON AUGUST 21, 2014.
32. THE PROPERTY IS LOCATED IN THE METROPOLITAN DISTRICT.
33. SITE ANALYSIS:
TOTAL AREA OF SITE: 24.71± ACRES
AREA OF 100 YR. FLOODPLAIN: 0.07± ACRES
AREA OF STEEP SLOPES 25% AND GREATER: 2.17± ACRES
NET AREA: 22.47± ACRES
AREA OF PROPOSED ROADWAY (PUBLIC): 2.33± ACRES
SINGLE FAMILY DETACHED LOTS: 39
AREA OF SINGLE FAMILY DETACHED LOTS: 8.68 ACRES
TOTAL NUMBER OF LOTS: 39
OPEN SPACE LOTS: 7
AREA OF OPEN SPACE: 13.71± ACRES
TOTAL APPROXIMATE LIMIT OF PROP. SITE DISTURBANCE: 15.8± ACRES± (63.84% OF GROSS)
34. JUSTIFICATION FOR NECESSARY DISTURBANCES AT PATAPSCO CROSSING PER SECTION 16.116(C).
A) PROPOSED STREAM CROSSING - AFTER SETTING ASIDE ALL THE ENVIRONMENTALLY SENSITIVE AREAS AND PROVIDING ACCESS FROM OLD FREDERICK ROAD, THE ONLY PERMITTED ACCESS POINT, THE PROJECT WAS DESIGNED AS ONE LONG CUL-DE-SAC. DEVELOPING THE EAST SIDE OF THE PROPERTY IS REQUIRED TO ACHIEVE THE BASE DENSITY AND BOX OF THE LOTS SHOWN ARE ON THE EAST SIDE. THE STREAM BISECTS THE PROPERTY AND THERE IS NO WAY TO ACCESS THE EAST SIDE WITHOUT A STREAM CROSSING. THE CONSTRUCTION SHOWN MINIMIZES THE DISTURBANCE WHILE USING THE STANDARD COUNTY ROAD CROSS SECTION.
B) REMOVAL OF EXISTING WELL - THE HEALTH DEPARTMENT IS REQUIRING THAT THE EXISTING WELL TO BE ABANDONED. THE WELL IS LOCATED WITHIN WETLANDS AND THERE IS NO WAY TO ACCESS THE WELL WITHOUT CROSSING THE STREAM.
35. SOIL DATA WAS TAKEN FROM THE SOIL SURVEY OF HOWARD COUNTY, MARYLAND ISSUED MARCH 2008.
36. THE EXISTING TOPOGRAPHY IS TAKEN FROM AERIAL PHOTOGRAPHY PREPARED BY MCKENZIE-SNYDER DURING APRIL 2011.
37. THE GEO-TECHNICAL REPORT WAS PREPARED BY GTA DATED JUNE 4, 2014. THE STUDY WAS APPROVED AS PART OF THIS PLAN SET.
38. OPEN SPACE LOT 42 WILL CONTAIN PASSIVE RECREATIONAL AREAS IN ACCORDANCE WITH SECTION 16.121(a)(4) OF THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE RECREATIONAL SPACE REQUIREMENTS WILL BE MET BY PROVIDING THE REQUIRED AMOUNT OF OPEN SPACE LAND. NO FACILITIES ARE BEING PROPOSED AT THIS TIME.
39. THE NOISE FENCE LOCATED ON LOTS 35-37 AND OPEN SPACE LOTS 42 AND 44 WILL BE OWNED AND MAINTAINED BY THE HOA.
40. USING THE DENSITY EXCHANGE FOR NEIGHBORHOOD PRESERVATION PARCELS DESCRIBED IN SECTION 10B.0.G OF THE ZONING REGULATIONS, THE DEVELOPMENT RIGHTS FOR 1 OF THE RESIDENTIAL LOTS/PARCELS SHOWN ON THE SUBDIVISION PLAN FOR SUNELL PROPERTY (F-19-038) HAVE BEEN TRANSFERRED FROM PHELPS PROPERTY, LOT 2, TAX MAP 18, PART OF PARCEL 357, GRID No. 1.

GENERAL NOTES:

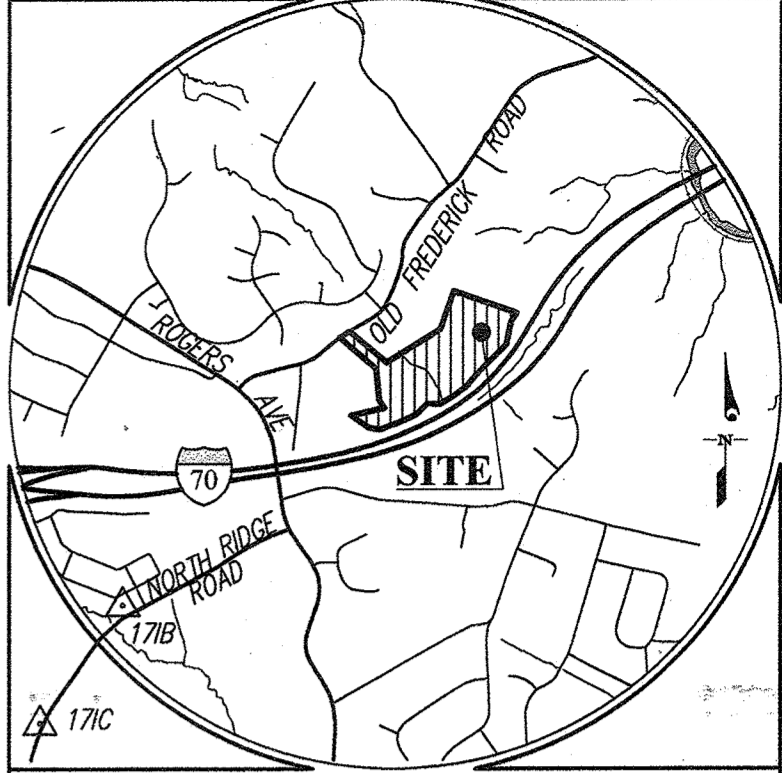
41. MDE PERMIT NUMBER: 201861702/18-NI-3290. APPROVAL DATE: JANUARY 10, 2019.
42. WP-15-011, A WAIVER REQUEST FROM SUBDIVISION SECTION 16.1205(g)(7), PROHIBITING REMOVAL OF SPECIMEN TREES WAS APPROVED ON JULY 30, 2014 UNDER THE FOLLOWING CONDITIONS: 1.) REMOVAL IS APPROVED FOR 18 OF 29 SPECIMEN TREES AS IDENTIFIED ON THE WAIVER PETITION EXHIBIT. 2.) THE DEVELOPMENT PROPOSES THE PLACEMENT OF APPROXIMATELY 13 ACRES OF EXISTING FOREST AND AFFORESTATION INTO FOREST CONSERVATION EASEMENT AREAS. IN ADDITION TO PERIMETER LANDSCAPING, STORMWATER MANAGEMENT SCREENING AND STREET TREES WILL BE PROVIDED. ALL PROPOSED PLANTINGS AND CREATION OF FOREST CONSERVATION EASEMENT AREAS WILL SERVE TO PROVIDE AN ALTERNATE PROPOSAL FOR THE REMOVAL OF 18 SPECIMEN TREES. 3.) COMPLIANCE WITH THE SUBDIVISION REVIEW COMMITTEE AGENCY COMMENTS FOR SP-15-002 SUBDIVISION PLAN.
43. OPEN SPACE REQUIREMENTS:
OPEN SPACE REQUIRED: 50% GROSS AREA = 12.36 ACRES.
OPEN SPACE PROVIDED/CREDITED = 13.26 ACRES.
OPEN SPACE PROVIDED/NON-CREDITED = 0.44 ACRES.
RECREATIONAL OPEN SPACE REQUIRED: = 300 SF PER SF. = 0.27 ACRES.
RECREATIONAL OPEN SPACE PROVIDED: = 0.27 ACRES.

OWNER:
WILLIAM EUGENE SUNELL
8643 OLD FREDERICK RD
ELLICOTT CITY, MD 21043-1919
PHONE: 410-615-7409

LOT	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
4	8,701 sqft.	440 sqft.	8,261 sqft.
5	11,109 sqft.	1,661 sqft.	9,448 sqft.
6	8,564 sqft.	866 sqft.	7,698 sqft.
7	10,329 sqft.	802 sqft.	9,527 sqft.
8	8,896 sqft.	443 sqft.	8,453 sqft.
11	9,595 sqft.	500 sqft.	9,095 sqft.
12	11,647 sqft.	860 sqft.	10,787 sqft.
13	11,059 sqft.	924 sqft.	10,135 sqft.
14	10,091 sqft.	556 sqft.	9,535 sqft.
15	9,935 sqft.	196 sqft.	9,739 sqft.
17	8,299 sqft.	475 sqft.	7,824 sqft.
18	11,063 sqft.	828 sqft.	10,235 sqft.
19	11,728 sqft.	813 sqft.	10,915 sqft.
20	8,980 sqft.	458 sqft.	8,522 sqft.
21	8,260 sqft.	116 sqft.	8,144 sqft.
23	8,694 sqft.	953 sqft.	7,741 sqft.
24	11,106 sqft.	1,629 sqft.	9,477 sqft.
34	26,438 sqft.	9,270 sqft.	17,168 sqft.

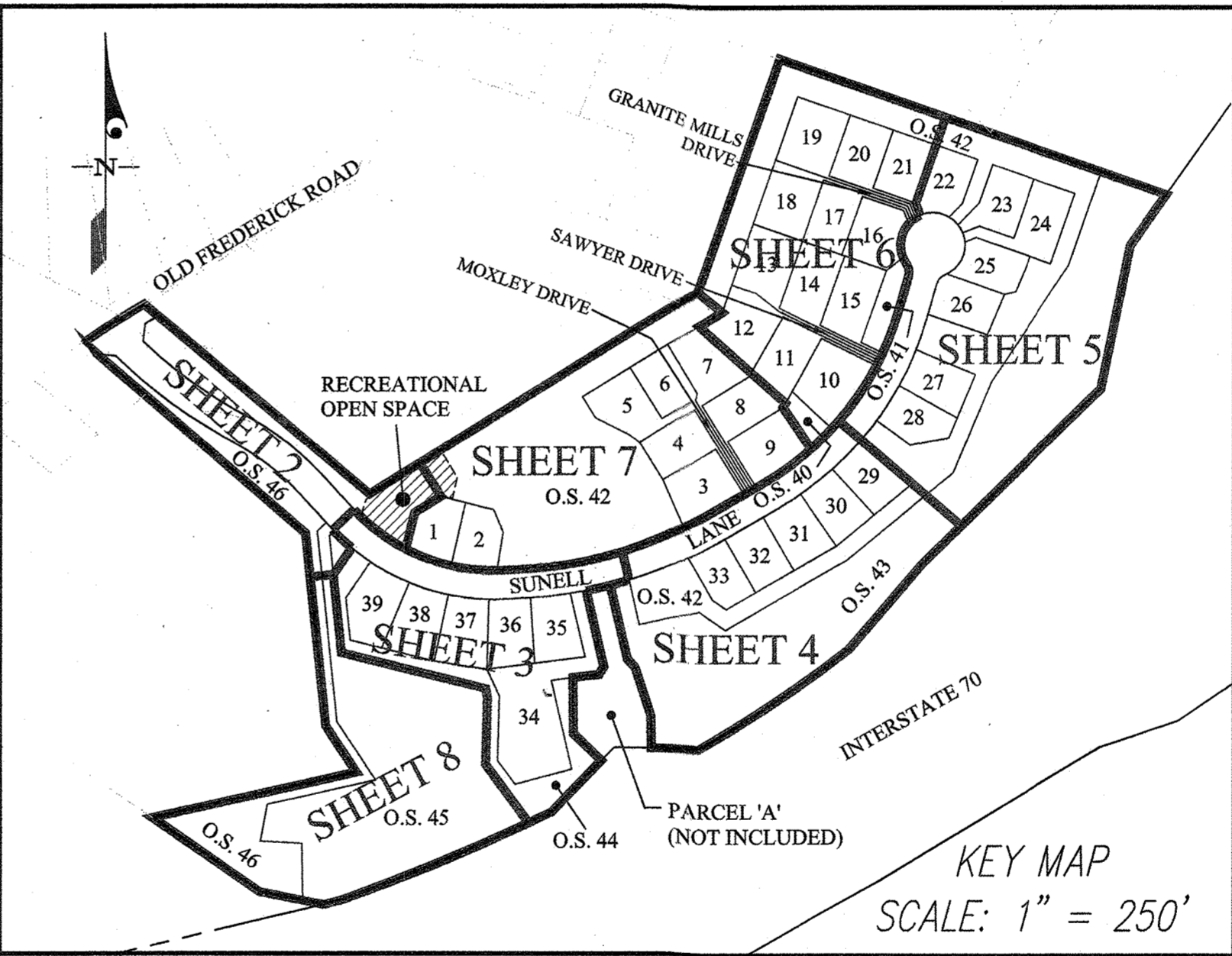
GROSS AREA	24.71 Ac.
MINUS 100yr FLOODPLAIN	0.07 Ac.
MINUS STEEP SLOPES 25% OR > (OUTSIDE FLOODPLAIN)	2.17 Ac.
NET TRACT	22.47 Ac.
DENSITY	
BASED DENSITY: (2 DU/ACRE)	45
BONUS DENSITY: 10% OF BASE DENSITY	4
NUMBER OF UNITS ALLOWED BY RIGHT	49
NUMBER OF UNITS PROPOSED	39
NUMBER OF NEIGHBORHOOD PRESERVATION DENSITY EXCHANGE RIGHTS REQUIRED	1
SENDING PARCEL INFORMATION	PHELPS PROPERTY, LOT 2 (F-20-23) LIBER 15524 FOLIO 288 TAX MAP 18, GRID 1, P/O PARCEL 357.

*NOTE: ONE NEIGHBORHOOD PRESERVATION DENSITY EXCHANGE RIGHT IS REQUIRED TO DEVELOP UNDER THE R-ED CRITERIA



VICINITY MAP
SCALE: 1" = 2,000' ADC MAP: 21 GRID: B4

- LEGEND**
- WB 25' WETLAND BUFFER
 - WETLAND LIMITS (WE1, WE2, ETC)
 - SBB STREAM BANK BUFFER
 - STREAM BANK
 - PROPERTY LINE
 - OHV OVERHEAD WIRES AND UTILITY POLES
 - FOREST CONSERVATION EASEMENT
 - PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
 - PUBLIC SEWER & UTILITY EASEMENT
 - PUBLIC WATER & UTILITY EASEMENT
 - PUBLIC WATER, SEWER & UTILITY EASEMENT
 - PUBLIC DRAINAGE & UTILITY EASEMENT
 - PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
 - PRIVATE NOISE FENCE EASEMENT
 - PRIVATE STORMWATER MANAGEMENT & DRAINAGE EASEMENT
 - PRIVATE USE-IN-COMMON EASEMENTS
 - PRIVATE STORMWATER MANAGEMENT ACCESS EASEMENT
 - PUBLIC SIDEWALK, WATER, SEWER & UTILITY EASEMENT



KEY MAP
SCALE: 1" = 250'

AREA TABULATION CHART - ALL SHEETS

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	39
• BUILDABLE	0
• NON-BUILDABLE	0
• OPEN SPACE	7
• PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	
• BUILDABLE	8.677 AC.
• NON-BUILDABLE	0 AC.
• OPEN SPACE	13.709 AC.
• PRESERVATION PARCELS	0 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	2.329 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	24.715 AC.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

Wilson for Maurya Rosman 11/13/2019
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Abel Chumbe 11-21-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

J. M. ... 12-2-19
DIRECTOR DATE

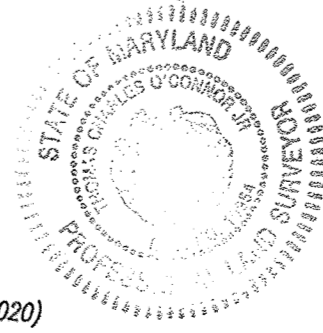
OWNER'S DEDICATION
WILLIAM EUGENE SUNELL, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD 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, 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.
THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 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 16th DAY OF September 2019

William Eugene Sunell
WILLIAM EUGENE SUNELL
Alex Aldridge
WITNESS: Alex Aldridge

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND THAT WAS CONVEYED FROM WILLIAM EUGENE SUNELL, PERSONAL REPRESENTATIVE OF THE ESTATE OF ROSE MARIE SUNELL, DECEASED, TO WILLIAM EUGENE SUNELL, BY A CONFIRMATORY DEED DATED NOVEMBER 30, 2018 AND RECORDED IN LIBER 18476 AT FOLIO 223, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.
THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

Thomas C. O'Connor, Jr. 9/26/2019
THOMAS C. O'CONNOR, JR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP./RENEWAL 07/03/2020)



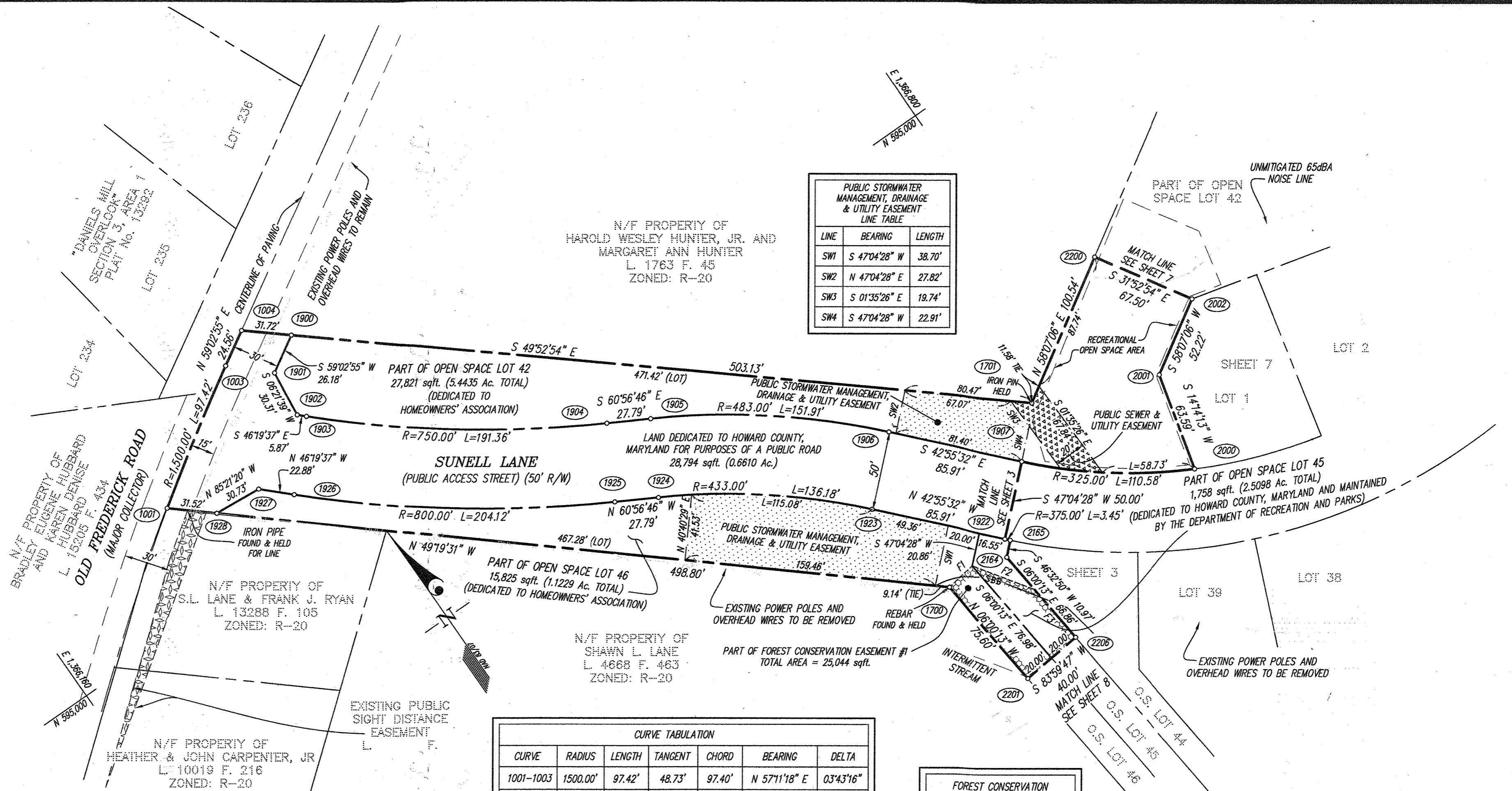
RECORDED AS PLAT NUMBER 25230 ON 12/6/19, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PATAPSCO CROSSING
LOTS 1 THROUGH 39 AND OPEN SPACE LOTS 40 THROUGH 46
(A SUBDIVISION OF PART OF TAX MAP 18, PARCEL 25 LIBER 18476 AT FOLIO 223)

ZONE: R-20 TM 18, GRID 13, P/O PARCEL 25
2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS NOTED SHEET 1 OF 8 SEPTEMBER 2019

GLW 3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE, MD 20866 301-421-4024 GLWPA.COM
DRAWN BY: *AR*
CHECK BY: *JRC*

COORDINATE TABLE		
POINT	NORTHING	EASTING
1001	595,067.73	1,366,269.38
1003	595,120.51	1,366,351.24
1004	595,133.15	1,366,372.30
1700	594,742.64	1,366,647.68
1701	594,808.94	1,366,757.06
1900	595,112.71	1,366,396.56
1901	595,099.24	1,366,374.10
1902	595,089.12	1,366,370.75
1903	595,065.07	1,366,374.99
1904	594,951.92	1,366,528.67
1905	594,938.42	1,366,552.97
1906	594,845.15	1,366,672.07
1907	594,782.24	1,366,730.59
1922	594,748.19	1,366,693.97
1923	594,811.10	1,366,635.46
1924	594,894.71	1,366,528.68
1925	594,908.21	1,366,504.39
1926	595,028.91	1,366,340.46
1927	595,044.70	1,366,323.92
1928	595,047.19	1,366,293.29
2000	594,715.51	1,366,818.10
2001	594,777.14	1,366,833.73
2002	594,804.73	1,366,878.08
2164	594,738.13	1,366,688.38
2165	594,745.67	1,366,696.34
2200	594,862.04	1,366,842.43
2201	594,667.45	1,366,655.59
2206	594,671.63	1,366,695.37



PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
SW1	S 47°04'28" W	38.70'
SW2	N 47°04'28" E	27.82'
SW3	S 01°35'26" E	19.74'
SW4	S 47°04'28" W	22.91'

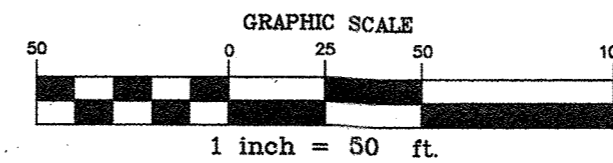
CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1001-1003	1500.00'	97.42'	48.73'	97.40'	N 57°11'18" E	03°43'16"
2000-1907	325.00'	110.58'	55.83'	110.05'	N 52°40'23" W	19°29'42"
1922-2165	375.00'	3.45'	1.73'	3.45'	S 43°11'21" E	00°31'38"
1903-1904	750.00'	191.36'	96.20'	190.84'	S 53°38'11" E	14°37'09"
1905-1906	483.00'	151.91'	76.59'	151.29'	S 51°56'09" E	18°01'13"
1923-1924	433.00'	136.18'	68.66'	135.62'	N 51°56'09" W	18°01'13"
1925-1926	800.00'	204.12'	102.62'	203.57'	N 53°38'11" W	14°37'09"

FOREST CONSERVATION EASEMENT #1 LINE TABLE		
LINE	BEARING	LENGTH
F1	N 80°03'32" E	20.05'
F2	S 34°21'54" E	42.10'
F3	S 06°00'13" E	39.93'

AREA TABULATION CHART - THIS SHEET

- A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
- BUILDABLE 0
 - NON-BUILDABLE 0
 - OPEN SPACE P/O 3
 - PRESERVATION PARCELS 0
- B. TOTAL AREA OF LOTS AND/OR PARCELS
- BUILDABLE 0 AC.
 - NON-BUILDABLE 0 AC.
 - OPEN SPACE 1.0423 AC.
 - PRESERVATION PARCELS 0 AC.
- C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS 0.6610 AC.
- D. TOTAL AREA OF SUBDIVISION TO BE RECORDED 1.7033 AC.

OWNER:
 WILLIAM EUGENE SUNELL
 8643 OLD FREDERICK RD
 ELLICOTT CITY, MD 21043-1919
 PHONE: 410-615-7409



APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

Maureen Roseman 11/13/2019
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 11-21-19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

J. Muehler for AG 12-2-19
 DIRECTOR DATE

OWNER'S DEDICATION

WILLIAM EUGENE SUNELL, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE 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, 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. THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 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 16th DAY OF September 2019

[Signature]
 BY: WILLIAM EUGENE SUNELL

[Signature]
 WITNESS: Stan Aldridge

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND THAT WAS CONVEYED FROM WILLIAM EUGENE SUNELL, PERSONAL REPRESENTATIVE OF THE ESTATE OF ROSE MARIE SUNELL, DECEASED, TO WILLIAM EUGENE SUNELL, BY A CONFIRMATORY DEED DATED NOVEMBER 30, 2018 AND RECORDED IN LIBER 18476 AT FOLIO 223, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED. THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

[Signature] 9/26/2019
 THOMAS C. O'CONNOR, JR.
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10954 (EXP./RENEWAL 07/03/2020)



RECORDED AS PLAT NUMBER 25231 ON 12/6/19, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

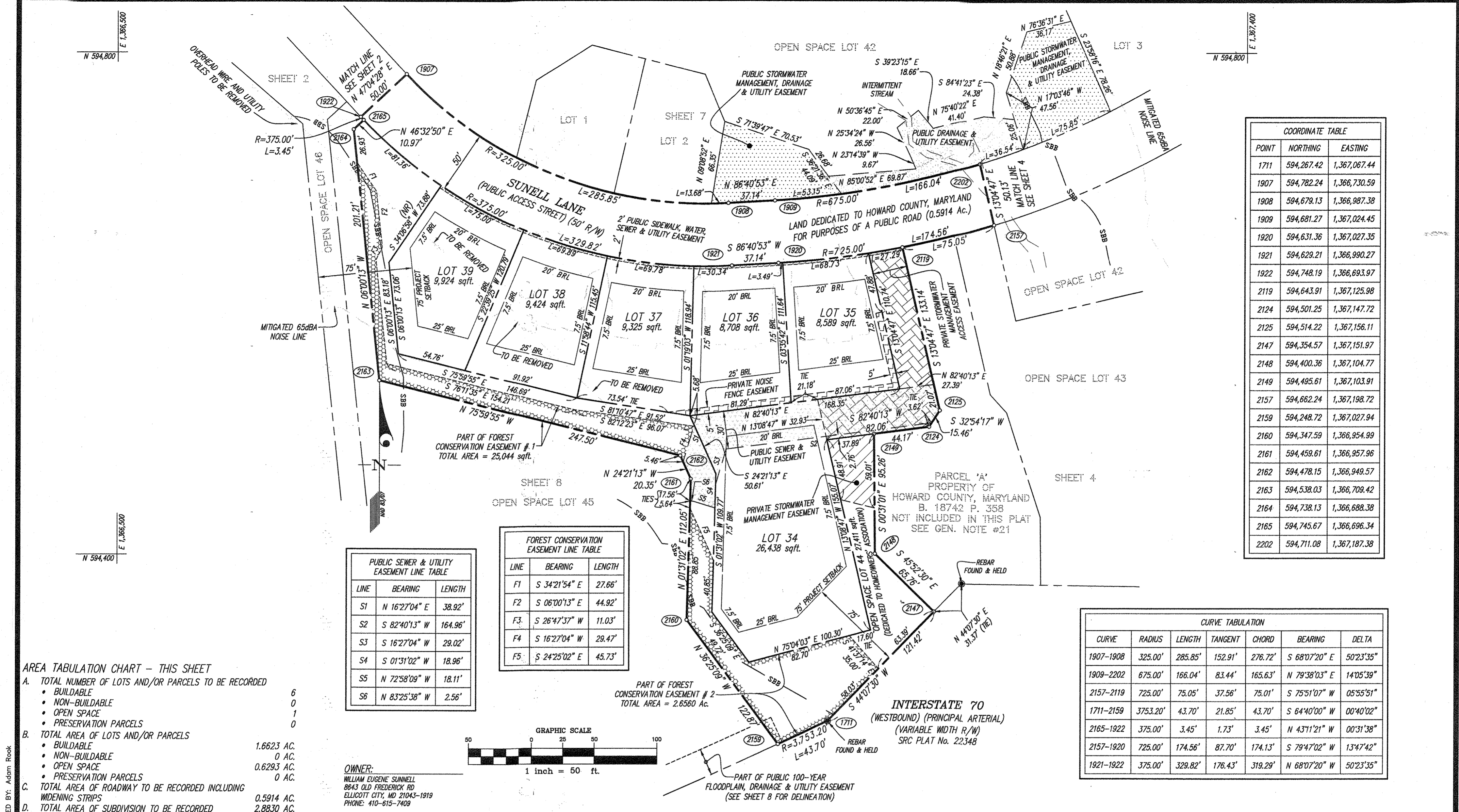
PATAPSCO CROSSING
 LOTS 1 THROUGH 39 AND
 OPEN SPACE LOTS 40 THROUGH 46

(A SUBDIVISION OF PART OF TAX MAP 18, PARCEL 25 LIBER 18476 AT FOLIO 223)

ZONE: R-20 TM 18, GRID 13, P/O PARCEL 25
 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=50' SHEET 2 OF 8 SEPTEMBER 2019

GLW 3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE, MD 20866 301-421-4024 GLWPA.COM

DRAWN BY: AR
 CHECK BY: MAB



COORDINATE TABLE

POINT	NORTHING	EASTING
1711	594,267.42	1,367,067.44
1907	594,782.24	1,366,730.59
1908	594,679.13	1,366,987.38
1909	594,681.27	1,367,024.45
1920	594,631.36	1,367,027.35
1921	594,629.21	1,366,990.27
1922	594,748.19	1,366,693.97
2119	594,643.91	1,367,125.98
2124	594,501.25	1,367,147.72
2125	594,514.22	1,367,156.11
2147	594,354.57	1,367,151.97
2148	594,400.36	1,367,104.77
2149	594,495.61	1,367,103.91
2157	594,662.24	1,367,198.72
2159	594,248.72	1,367,027.94
2160	594,347.59	1,366,954.99
2161	594,459.61	1,366,957.96
2162	594,478.15	1,366,949.57
2163	594,538.03	1,366,709.42
2164	594,738.13	1,366,688.38
2165	594,745.67	1,366,696.34
2202	594,711.08	1,367,187.38

PUBLIC SEWER & UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH
S1	N 16°27'04" E	38.92'
S2	S 82°40'13" W	164.96'
S3	S 16°27'04" W	29.02'
S4	S 01°31'02" W	18.96'
S5	N 72°58'09" W	18.11'
S6	N 83°25'38" W	2.56'

FOREST CONSERVATION EASEMENT LINE TABLE

LINE	BEARING	LENGTH
F1	S 34°21'54" E	27.66'
F2	S 06°00'13" E	44.92'
F3	S 26°47'37" W	11.03'
F4	S 16°27'04" W	29.47'
F5	S 24°25'02" E	45.73'

CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1907-1908	325.00'	285.85'	152.91'	276.72'	S 68°07'20" E	50°23'35"
1909-2202	675.00'	166.04'	83.44'	165.63'	N 79°38'03" E	14°05'39"
2157-2119	725.00'	75.05'	37.56'	75.01'	S 75°51'07" W	05°55'51"
1711-2159	3753.20'	43.70'	21.85'	43.70'	S 64°40'00" W	00°40'02"
2165-1922	375.00'	3.45'	1.73'	3.45'	N 43°11'21" W	00°31'38"
2157-1920	725.00'	174.56'	87.70'	174.13'	S 79°47'02" W	13°47'42"
1921-1922	375.00'	329.82'	176.43'	319.29'	N 68°07'20" W	50°23'35"

AREA TABULATION CHART - THIS SHEET

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED

- BUILDABLE: 6
- NON-BUILDABLE: 0
- OPEN SPACE: 1
- PRESERVATION PARCELS: 0

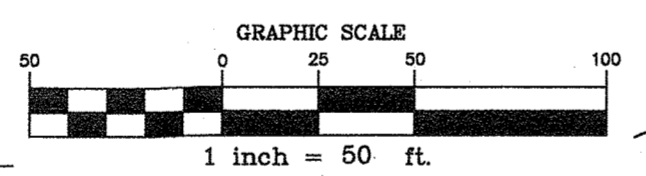
B. TOTAL AREA OF LOTS AND/OR PARCELS

- BUILDABLE: 1.6623 AC.
- NON-BUILDABLE: 0 AC.
- OPEN SPACE: 0.6293 AC.
- PRESERVATION PARCELS: 0 AC.

C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS: 0.5914 AC.

D. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 2.8830 AC.

OWNER:
 WILLIAM EUGENE SUNELL
 8643 OLD FREDERICK RD
 ELLICOTT CITY, MD 21043-1919
 PHONE: 410-615-7409



APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

APPROVED: *[Signature]* 11/13/2019
 COUNTY HEALTH OFFICER

APPROVED: *[Signature]* 12-2-19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

APPROVED: *[Signature]* 12-2-19
 DIRECTOR

OWNER'S DEDICATION

WILLIAM EUGENE SUNELL, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE 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, 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.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 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 16th DAY OF September 2019

BY: *[Signature]*
 WILLIAM EUGENE SUNELL

WITNESS: *[Signature]*
 STAN ALDRIDGE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND THAT WAS CONVEYED FROM WILLIAM EUGENE SUNELL, PERSONAL REPRESENTATIVE OF THE ESTATE OF ROSE MARIE SUNELL, DECEASED, TO WILLIAM EUGENE SUNELL, BY A CONFIRMATORY DEED DATED NOVEMBER 30, 2018 AND RECORDED IN LIBER 18476 AT FOLIO 223, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

[Signature] 9/26/2019
 THOMAS C. O'CONNOR, JR.
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10954 (EXP./RENEWAL 07/03/2020)

RECORDED AS PLAT NUMBER 25232 ON 12/1/19, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PATAPSCO CROSSING

LOTS 1 THROUGH 39 AND OPEN SPACE LOTS 40 THROUGH 46

(A SUBDIVISION OF PART OF TAX MAP 18, PARCEL 25 LIBER 18476 AT FOLIO 223)

ZONE: R-20 TM 18, GRID 13, P/O PARCEL 25
 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=50' SHEET 3 OF 8 SEPTEMBER 2019

DRAWN BY: *[Signature]*
 CHECK BY: *[Signature]*

GLW
 3909 NATIONAL DRIVE SUITE 250
 BURTONSVILLE, MD 20866
 301-421-4024
 GLWPA.COM

S:\Survey Drawings\11014\PLATS\11014_PLO3.dwg, PLOTTED: 9/16/2019 12:30 PM, LAST SAVED: 9/16/2019 8:47 AM, PLOTTED BY: Adm. Rook

CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
2142-2157	725.00'	33.04'	16.52'	33.04'	N 74°11'31" E	02°36'40"
2202-1910	675.00'	148.29'	74.44'	147.99'	N 66°17'37" E	12°35'13"
1911-2203	500.00'	168.91'	85.27'	168.11'	N 50°19'20" E	19°21'20"
1710-1006	2191.83'	308.28'	154.39'	308.02'	S 56°11'47" W	08°03'31"
2106-1918	550.00'	185.80'	93.79'	184.92'	S 50°19'20" W	19°21'20"
1919-2157	725.00'	163.06'	81.88'	162.72'	S 66°26'36" W	12°53'11"

PUBLIC DRAINAGE & UTILITY EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
DC1	R=725.00	L=58.35
CHD:	N 72°17'15" E	58.34
D2	S 18°44'17" E	75.68
D3	S 71°15'43" W	36.61
D4	N 18°44'17" W	19.10
D5	N 39°23'15" W	61.58

WETLAND LIMITS LINE TABLE		
LINE	BEARING	LENGTH
WE1	S 59°00'17" E	4.96'
WE2	S 28°56'39" E	23.38'
WE3	S 85°03'10" W	12.42'
WE4	N 07°32'32" W	24.29'

COORDINATE TABLE		
POINT	NORTHING	EASTING
1006	594,375.19	1,367,315.50
1710	594,546.55	1,367,571.45
1729	594,692.31	1,367,696.81
1910	594,770.58	1,367,322.88
1911	594,829.70	1,367,425.28
1918	594,786.40	1,367,450.28
1919	594,727.27	1,367,347.88
2106	594,904.46	1,367,592.60
2107	594,829.55	1,367,679.86
2142	594,653.24	1,367,166.93
2143	594,527.51	1,367,196.15
2144	594,513.12	1,367,209.23
2145	594,430.10	1,367,236.21
2146	594,376.25	1,367,236.69
2157	594,662.24	1,367,198.72
2202	594,711.08	1,367,187.38
2203	594,937.03	1,367,554.66
2204	594,757.71	1,367,763.55

FOREST CONSERVATION EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
F1	N 76°54'42" E	40.61'
F2	N 41°52'47" E	24.37'

PRIVATE STORMWATER MANAGEMENT EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
SW1	N 37°30'41" E	17.14'
SW2	N 60°00'00" E	76.80'
SW3	S 30°00'00" E	10.00'
SW4	S 60°00'00" W	74.81'
SW5	S 37°30'41" W	11.72'
SW6	N 60°00'00" E	82.59'
SW7	N 50°30'36" E	131.70'
SW8	N 61°08'40" E	24.20'
SW9	S 40°38'40" W	8.75'
SW10	S 50°30'36" W	11.37'
SW11	S 61°08'40" W	24.38'
SW12	S 50°30'36" W	131.60'
SW13	S 60°00'00" W	83.42'

AREA TABULATION CHART - THIS SHEET

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED

- BUILDABLE: 5
- NON-BUILDABLE: 0
- OPEN SPACE: P/O 2
- PRESERVATION PARCELS: 0

B. TOTAL AREA OF LOTS AND/OR PARCELS

- BUILDABLE: 0.9170 AC.
- NON-BUILDABLE: 0 AC.
- OPEN SPACE: 2.6069 AC.
- PRESERVATION PARCELS: 0 AC.

C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS: 0.5180 AC.

D. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 4.0418 AC.

PARCEL 'A'
PROPERTY OF
HOWARD COUNTY, MARYLAND
B. 18742 P. 358
NOT INCLUDED IN THIS PLAT
SEE GEN. NOTE #21

OWNER:
WILLIAM EUGENE SUNELL
8643 OLD FREDERICK RD
ELICOTT CITY, MD 21043-1919
PHONE: 410-615-7409

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

APPROVED: T. Mauchan for Ag 12-2-19

APPROVED: Chief, Development Engineering Division 11-21-19

OWNER'S DEDICATION

WILLIAM EUGENE SUNELL, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE 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, 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.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 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 16th DAY OF September 2019

BY: William Eugene Sunell
WILLIAM EUGENE SUNELL

WITNESS: Stan Aldridge

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND THAT WAS CONVEYED FROM WILLIAM EUGENE SUNELL, PERSONAL REPRESENTATIVE OF THE ESTATE OF ROSE MARIE SUNELL, DECEASED, TO WILLIAM EUGENE SUNELL, BY A CONFIRMATORY DEED DATED NOVEMBER 30, 2018 AND RECORDED IN LIBER 18476 AT FOLIO 223, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

THOMAS C. O'CONNOR, JR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP./RENEWAL 07/03/2020)



RECORDED AS PLAT NUMBER 25233 ON 12/16/19, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PATAPSCO CROSSING
LOTS 1 THROUGH 39 AND
OPEN SPACE LOTS 40 THROUGH 46

(A SUBDIVISION OF PART OF TAX MAP 18, PARCEL 25 LIBER 18476 AT FOLIO 223)

ZONE: R-20 TM 18, GRID 13, P/O PARCEL 25
2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=50' SHEET 4 OF 8 SEPTEMBER 2019

GLW
3909 NATIONAL DRIVE SUITE 250
BURTONSVILLE, MD 20866
301-421-4024
GLWPA.COM

DRAWN BY: AR
CHECK BY: MAB

CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
2203-1912	500.00'	213.81'	108.57'	212.19'	N 28°23'38" E	24°30'04"
1913-1914	25.00'	22.39'	12.01'	21.65'	N 09°30'56" W	51°19'04"
1914-2076	55.00'	98.71'	68.93'	85.98'	N 16°14'20" E	102°49'35"
1914-1915	55.00'	271.31'	44.04'	68.75'	S 73°51'24" E	282°38'08"
1915-1916	25.00'	22.39'	12.01'	21.65'	S 41°48'08" W	51°19'04"
1917-2106	550.00'	235.19'	119.42'	233.41'	S 28°23'38" W	24°30'04"

COORDINATE TABLE		
POINT	NORTHING	EASTING
1005	594,991.91	1,368,002.16
1010	594,824.43	1,367,831.62
1708	595,235.19	1,368,052.15
1730	595,321.56	1,368,113.35
1912	595,123.69	1,367,655.57
1913	595,182.89	1,367,672.70
1914	595,204.24	1,367,669.12
1915	595,185.12	1,367,735.16
1916	595,168.99	1,367,720.73
1917	595,109.79	1,367,703.59
2076	595,286.79	1,367,693.17
2077	595,306.57	1,367,685.04
2078	595,406.49	1,367,719.90
2106	594,904.46	1,367,592.60
2107	594,829.55	1,367,679.86
2203	594,937.03	1,367,554.66
2204	594,757.71	1,367,763.55
2205	595,453.70	1,367,736.37

PUBLIC DRAINAGE & UTILITY EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
D1	N 49°21'20" W	16.48
DC2	R=550.00	L=36.85
CHD:	N 38°43'31" E	36.84
D3	S 52°31'38" E	17.74
D4	S 40°38'40" W	37.80
D5	S 71°24'36" E	14.21
D6	S 18°35'24" W	15.00
D7	N 71°24'36" W	13.89
DC8	R=550.00	L=15.00
CHD:	N 17°23'06" E	15.00

FOREST CONSERVATION EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
F1	N 41°52'47" E	6.85
F2	N 41°00'45" W	55.99
F3	N 60°19'20" E	28.08
F4	N 56°16'25" W	34.30
F5	N 23°02'45" E	38.95
F6	S 70°45'56" E	43.68
FC7	R=35.00	L=54.98
CHD:	N 25°40'57" W	49.50

PUBLIC SEWER & UTILITY EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
S1	S 05°45'06" E	37.61
S2	S 19°14'04" W	103.97
S3	S 52°15'18" W	33.23
SC4	R=55.00	L=20.59
CHD:	N 50°02'26" W	20.47
S5	N 52°15'18" E	31.66
S6	N 19°14'04" E	93.61
S7	N 05°45'06" W	42.53

AREA TABULATION CHART - THIS SHEET

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED

- BUILDABLE: 7
- NON-BUILDABLE: 0
- OPEN SPACE: 0
- PRESERVATION PARCELS: 0

B. TOTAL AREA OF LOTS AND/OR PARCELS

- BUILDABLE: 1.3887 AC.
- NON-BUILDABLE: 0 AC.
- OPEN SPACE: 2.9373 AC.
- PRESERVATION PARCELS: 0 AC.

C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS: 0.5585 AC.

D. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 4.8845 AC.

WETLAND LIMITS LINE TABLE		
LINE	BEARING	LENGTH
WE1	N 65°05'15" E	14.26'
WE2	S 71°28'03" E	13.68'
WE3	S 08°59'04" E	19.09'
WE4	S 34°28'30" W	10.66'
WE5	N 30°43'22" W	14.45'
WE6	N 48°45'14" W	20.57'

PRIVATE DRAINAGE EASEMENT LINE TABLE								
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
PD1	N 15°30'53" E	51.90	PD6	S 26°24'12" W	48.42	PD10	N 62°11'45" E	15.25
PD2	N 26°24'12" E	89.03	PDC7	R=55.00	L=37.04	PD11	S 27°48'15" E	20.00
PD3	N 19°14'04" E	89.48	CHD:	S 26°24'12" W	36.35	PDC12	R=500.00	L=155.27
PD4	S 70°40'57" E	15.00	PD8	S 26°24'12" W	3.77	CHD:	S 33°45'26" W	154.65
PD5	S 19°14'04" W	90.40	PD9	S 15°30'53" W	37.97			

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

Maura Roseman 11/13/2019
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

T. M. ... 12-2-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION

OWNER'S DEDICATION

WILLIAM EUGENE SUNELL, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE 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, 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.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 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 16th DAY OF September 2019

BY: *William Eugene Sunell*
WILLIAM EUGENE SUNELL

WITNESS: *Stan Aldridge*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND THAT WAS CONVEYED FROM WILLIAM EUGENE SUNELL, PERSONAL REPRESENTATIVE OF THE ESTATE OF ROSE MARIE SUNELL, DECEASED, TO WILLIAM EUGENE SUNELL, BY A CONFIRMATORY DEED DATED NOVEMBER 30, 2018 AND RECORDED IN LIBER 18476 AT FOLIO 223, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

Thomas C. O'Connor, Jr. 9/26/2019
THOMAS C. O'CONNOR, JR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP./RENEWAL 07/03/2020)

RECORDED AS PLAT NUMBER 25234 ON 12/16/19, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PATAPSCO CROSSING

LOTS 1 THROUGH 39 AND OPEN SPACE LOTS 40 THROUGH 46

(A SUBDIVISION OF PART OF TAX MAP 18, PARCEL 25 LIBER 18476 AT FOLIO 223)

ZONE: R-20 TM 18, GRID 13, P/O PARCEL 25
2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=50' SHEET 5 OF 8 SEPTEMBER 2019

GLW
PLANNING | ENGINEERING | SURVEYING
3909 NATIONAL DRIVE SUITE 250
BURTONSVILLE, MD 20886
301-421-4024
GLWPA.COM

DRAWN BY: *AR*
CHECK BY: *MAB*

CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
2076-1914	55.00'	98.71'	68.93'	85.98'	S 16°14'20" W	102°49'35"
1914-1913	25.00'	22.39'	12.01'	21.65'	S 09°30'56" E	51°19'04"
1912-2034	500.00'	281.04'	144.34'	277.36'	S 32°14'46" W	32°12'19"

PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 10-15 LINE TABLE		
LINE	BEARING	LENGTH
A1	N 63°47'34" W	178.04'
A2	N 48°37'42" W	39.11'
A3	N 70°45'56" W	55.45'
A4	N 19°14'04" E	24.00'
A5	S 70°45'56" E	60.14'
A6	S 48°37'42" E	40.61'
A7	S 63°47'34" E	174.86'

COORDINATE TABLE		
POINT	NORTHING	EASTING
1704	595,154.94	1,367,314.39
1733	595,552.94	1,367,453.26
1912	595,123.69	1,367,655.57
1913	595,182.89	1,367,672.70
1914	595,204.24	1,367,669.12
2027	595,097.53	1,367,316.72
2030	594,967.41	1,367,463.57
2031	594,960.02	1,367,459.43
2034	594,889.11	1,367,507.58
2042	595,121.78	1,367,355.78
2076	595,286.79	1,367,693.17
2077	595,306.57	1,367,685.04
2078	595,406.49	1,367,719.90
2205	595,453.70	1,367,736.37

PUBLIC DRAINAGE & UTILITY EASEMENT LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
D1	N 44°44'46" W	14.94	DC6	R=500.00	L=13.66
D2	N 45°15'14" E	15.00	CHD:	S 16°55'35" W	13.66
D3	S 44°44'46" E	14.94	D7	N 73°04'38" W	15.95
DC4	R=500.00	L=15.00	D8	N 16°55'22" E	15.00
CHD:	S 45°15'14" W	15.00	D9	S 73°04'38" E	-15.94
D5	S 16°08'36" W	1.34			

PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 16-21 LINE TABLE		
LINE	BEARING	LENGTH
A8	N 34°21'50" W	23.89'
A9	N 70°45'56" W	219.15'
A10	N 19°14'04" E	24.00'
A11	S 70°45'56" E	227.04'
A12	S 34°21'50" E	31.78'
AC13	R=55.00'	L=24.20'
CHD:	S 55°38'10" W	24.00'

PUBLIC WATER, SEWER & UTILITY EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
W1	N 63°47'34" W	196.21
W2	N 26°12'26" E	30.00
W3	S 63°47'34" E	196.22
W4	N 25°45'56" W	20.24
W5	N 70°45'56" W	281.60'
W6	S 70°45'56" E	294.03'
W7	S 25°45'56" E	27.07'
WCB	R=58.00	L=30.88
CHD:	S 53°40'10" W	30.52

AREA TABULATION CHART - THIS SHEET

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED

- BUILDABLE: 12
- NON-BUILDABLE: 0
- OPEN SPACE: 2 + P/O 1
- PRESERVATION PARCELS: 0

B. TOTAL AREA OF LOTS AND/OR PARCELS

- BUILDABLE: 2.7944 AC.
- NON-BUILDABLE: 0 AC.
- OPEN SPACE: 1.0043 AC.
- PRESERVATION PARCELS: 0 AC.

C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS: 0 AC.

D. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 3.7986 AC.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

Mauro Roseman 11/3/2019
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chad Edwards 11-21-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION

T. Marchant for AG 12-2-19
DIRECTOR

OWNER'S DEDICATION

WILLIAM EUGENE SUNELL, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE 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, 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.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 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 16th DAY OF September 2019

BY: *William Eugene Sunell*
WILLIAM EUGENE SUNELL

WITNESS: *Stan Aldridge*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND THAT WAS CONVEYED FROM WILLIAM EUGENE SUNELL, PERSONAL REPRESENTATIVE OF THE ESTATE OF ROSE MARIE SUNELL, DECEASED, TO WILLIAM EUGENE SUNELL, BY A CONFIRMATORY DEED DATED NOVEMBER 30, 2018 AND RECORDED IN LIBER 18476 AT FOLIO 223, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

Thomas C. O'Connor, Jr. 9/26/2019
THOMAS C. O'CONNOR, JR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP./RENEWAL 07/03/2020)

RECORDED AS PLAT NUMBER 25235 ON 12/6/19, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PATAPSCO CROSSING

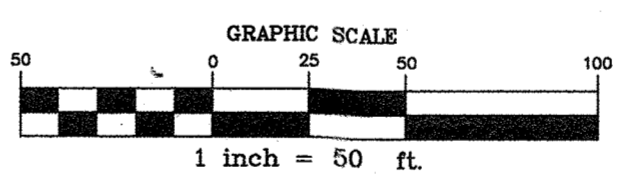
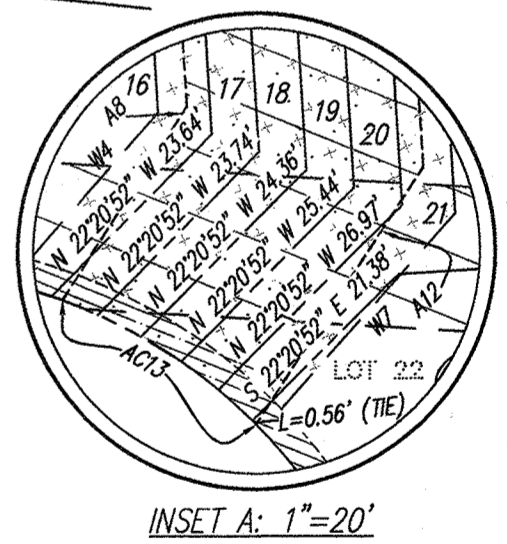
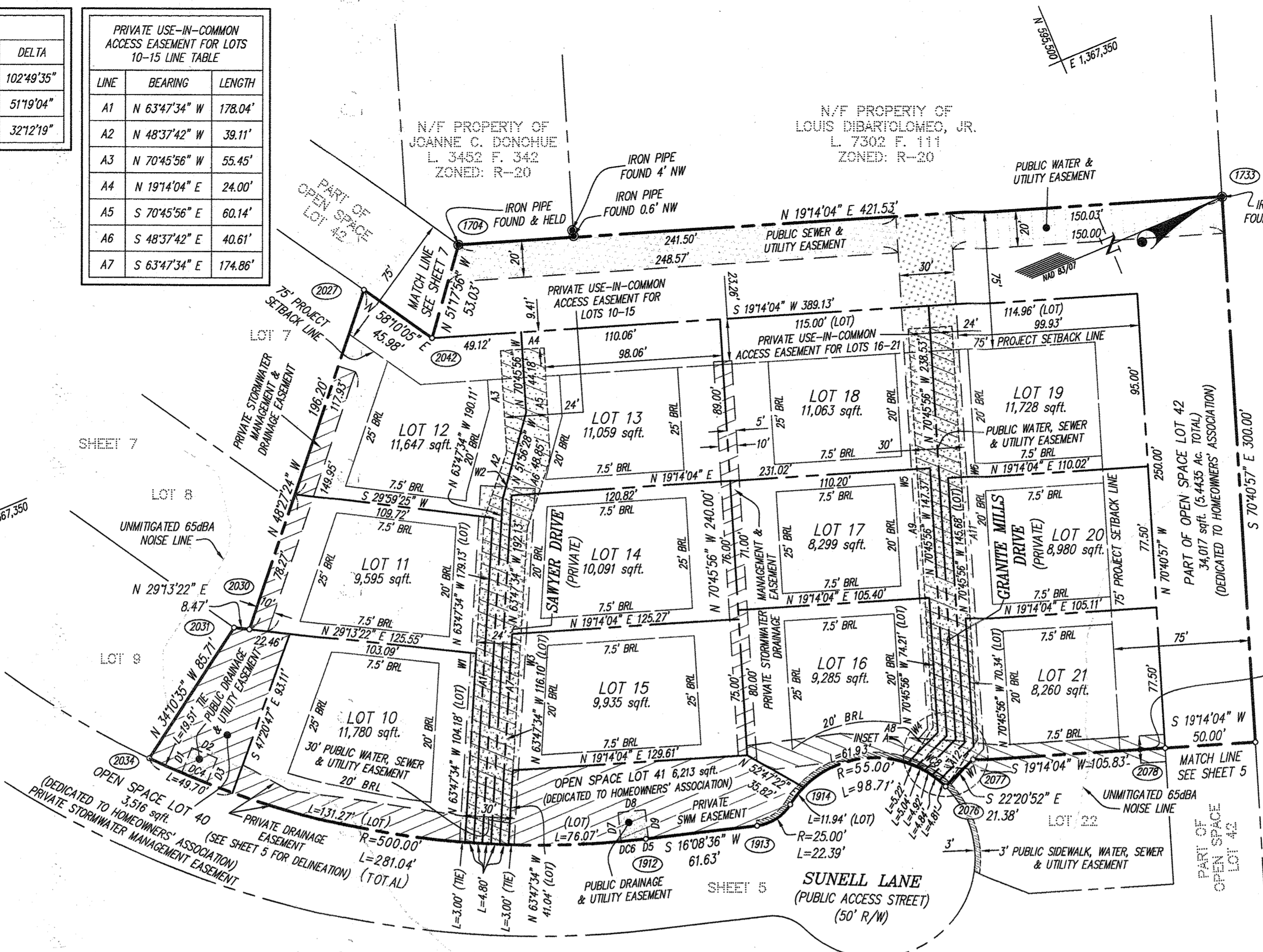
LOTS 1 THROUGH 39 AND OPEN SPACE LOTS 40 THROUGH 46

(A SUBDIVISION OF PART OF TAX MAP 18, PARCEL 25 LIBER 18476 AT FOLIO 223)

ZONE: R-20 TM 18, GRID 13, P/O PARCEL 25
2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=50" SHEET 6 OF 8 SEPTEMBER 2019

DRAWN BY: *AR*
CHECK BY: *MAB*

GLW
3909 NATIONAL DRIVE SUITE 250
BURTONSVILLE, MD 20866
301-421-4024
GLWPA.COM



S:\Survey Drawings\11014\PLATS\11014_PLO6.dwg, PLOTTED: 9/16/2019 12:35 PM, LAST SAVED: 9/16/2019 10:31 AM, PLOTTED BY: Adam Rook

CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
2034-1911	500.00'	101.68'	51.01'	101.50'	S 54°10'28" W	11°39'05"
1910-1909	675.00'	314.33'	160.07'	311.50'	S 73°20'26" W	26°40'53"
1908-2000	325.00'	175.26'	89.82'	173.15'	N 77°52'11" W	30°53'53"

WETLAND LIMITS LINE TABLE					
LINE	BEARING	LENGTH	LINE	LENGTH	
WE1	N 60°56'28" E	3.67'	WE20	S 28°42'44" W	4.09'
WE2	S 37°41'36" E	18.17'	WE21	N 57°08'12" W	35.00'
WE3	S 43°57'29" E	38.15'	WE22	N 49°30'16" W	34.08'
WE4	S 52°01'03" E	23.83'	WE23	N 52°37'23" W	25.16'
WE5	S 53°29'01" E	29.63'	WE24	N 44°02'38" W	36.78'
WE6	N 39°19'15" W	29.33'	WE25	N 35°52'31" W	22.68'
WE7	N 35°56'07" W	24.90'	WE26	N 14°30'34" E	21.23'
WE8	N 24°07'14" W	23.10'	WE27	N 23°36'15" E	14.20'
WE9	N 02°06'13" E	27.28'	WE28	S 72°55'48" E	20.78'
WE10	N 29°55'20" W	22.59'	WE29	S 26°01'18" E	16.13'
WE11	N 43°31'53" E	7.73'	WE30	S 45°36'34" E	14.03'
WE12	S 31°54'29" E	30.83'	WE31	S 00°46'49" E	20.99'
WE13	S 56°38'28" E	20.68'	WE32	S 39°30'45" W	21.26'
WE14	S 24°39'07" E	21.43'	WE33	S 00°13'01" W	30.47'
WE15	S 20°23'29" W	21.15'	WE34	S 48°45'16" W	21.23'
WE16	S 02°16'12" W	15.88'	WE35	N 07°36'13" W	26.70'
WE17	S 50°05'46" E	24.57'	WE36	N 15°44'32" W	26.68'
WE18	S 07°34'07" E	11.44'	WE37	N 16°30'42" W	27.69'
WE19	S 49°21'37" E	33.54'			

FOREST CONSERVATION EASEMENT #4 LINE TABLE					
LINE	BEARING	LENGTH	LINE	LENGTH	
F1	N 08°58'26" E	31.17'	F4	S 04°28'50" W	9.22'
F2	N 12°09'04" W	14.71'	F5	N 84°41'23" W	16.41'
F3	S 16°51'23" E	22.58'	F6	N 39°23'15" W	18.66'

AREA TABULATION CHART - THIS SHEET

- A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
- BUILDABLE: 9
 - NON-BUILDABLE: 0
 - OPEN SPACE: P/O 1
 - PRESERVATION PARCELS: 0
- B. TOTAL AREA OF LOTS AND/OR PARCELS
- BUILDABLE: 1.9146 AC.
 - NON-BUILDABLE: 0 AC.
 - OPEN SPACE: 2.2598 AC.
 - PRESERVATION PARCELS: 0 AC.
- C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS: 0 AC.
- D. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 4.1744 AC.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

for Maria Rosman 11/13/2019
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

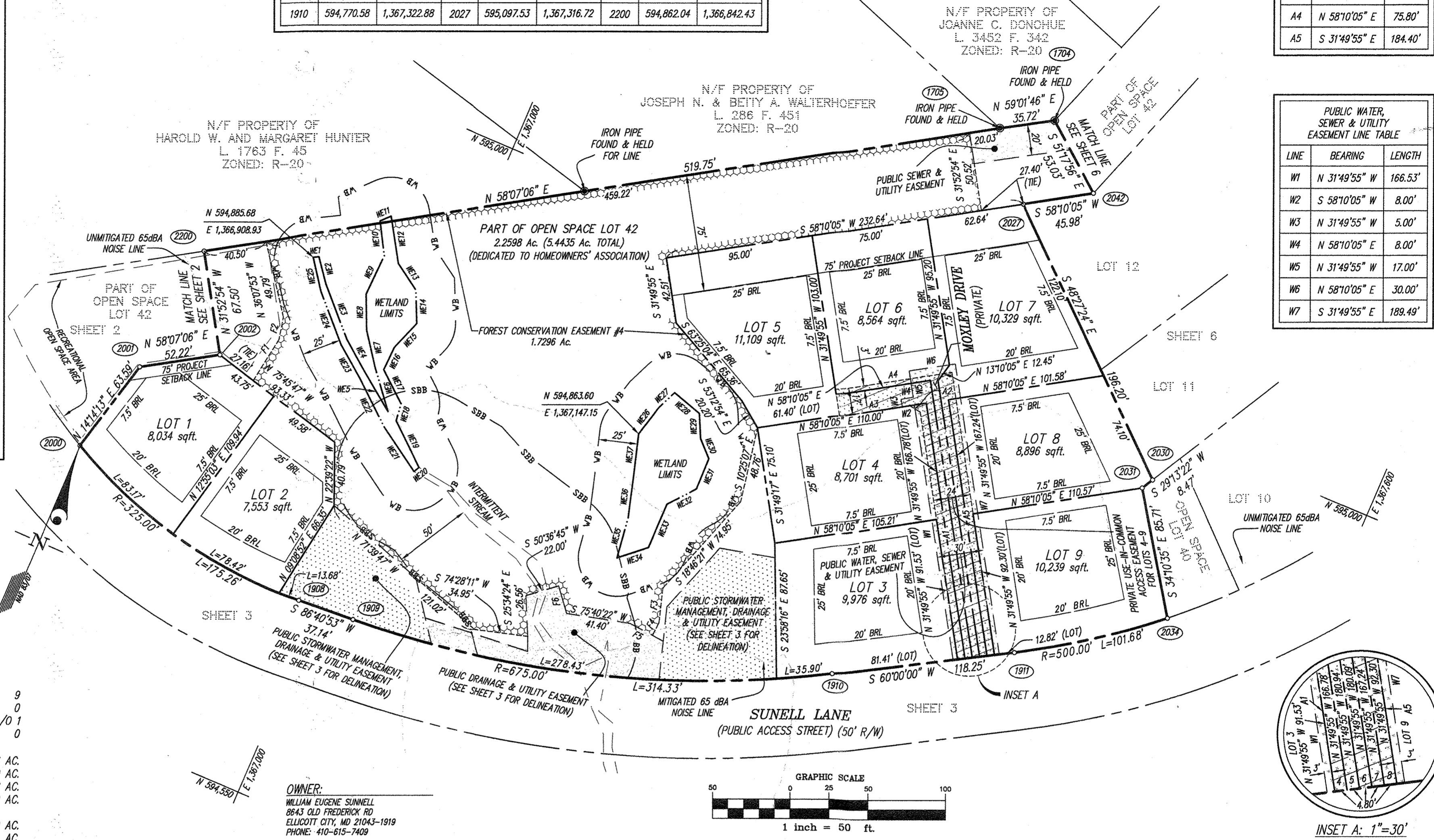
Chief Edmund 11-21-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

T. Mauchant for AG 12-2-19
DIRECTOR DATE

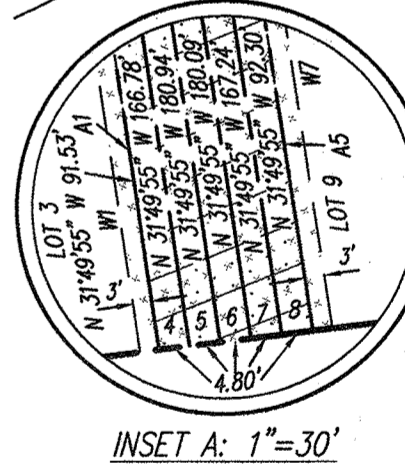
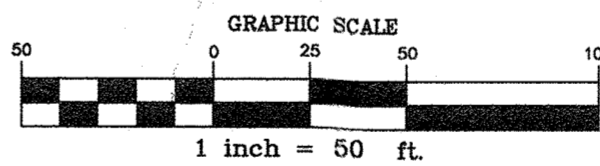
COORDINATE TABLE								
POINT	NORTHING	EASTING	POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
1704	595,154.94	1,367,314.39	1911	594,829.70	1,367,425.28	2030	594,967.41	1,367,463.57
1705	595,136.56	1,367,283.77	2000	594,715.51	1,366,818.10	2031	594,960.02	1,367,459.43
1908	594,679.13	1,366,987.38	2001	594,777.14	1,366,833.73	2034	594,889.11	1,367,507.58
1909	594,681.27	1,367,024.45	2002	594,804.73	1,366,878.08	2042	595,121.78	1,367,355.78
1910	594,770.58	1,367,322.88	2027	595,097.53	1,367,316.72	2200	594,862.04	1,366,842.43

PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 4-9 EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
A1	N 31°49'55" W	161.56'
A2	N 81°37'27" W	7.86'
A3	S 58°10'05" W	45.80'
A4	N 58°10'05" E	75.80'
A5	S 31°49'55" E	184.40'

PUBLIC WATER, SEWER & UTILITY EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
W1	N 31°49'55" W	166.53'
W2	S 58°10'05" W	8.00'
W3	N 31°49'55" W	5.00'
W4	N 58°10'05" E	8.00'
W5	N 31°49'55" W	17.00'
W6	N 58°10'05" E	30.00'
W7	S 31°49'55" E	189.49'



OWNER:
WILLIAM EUGENE SUNELL
8643 OLD FREDERICK RD
ELlicOTT CITY, MD 21043-1919
PHONE: 410-615-7409



OWNER'S DEDICATION

WILLIAM EUGENE SUNELL, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE 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, 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. THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 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 16th DAY OF September 2019

William Eugene Sunell
WILLIAM EUGENE SUNELL

WITNESS: *Adam Aldridge*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND THAT WAS CONVEYED FROM WILLIAM EUGENE SUNELL, PERSONAL REPRESENTATIVE OF THE ESTATE OF ROSE MARIE SUNELL, DECEASED, TO WILLIAM EUGENE SUNELL, BY A CONFIRMATORY DEED DATED NOVEMBER 30, 2018 AND RECORDED IN LIBER 18476 AT FOLIO 223, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED. THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

Thomas C. O'Connor, Jr. 9/26/2019
THOMAS C. O'CONNOR, JR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP./RENEWAL 07/03/2020)



RECORDED AS PLAT NUMBER 25236 ON 12/1/19, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PATAPSCO CROSSING

LOTS 1 THROUGH 39 AND OPEN SPACE LOTS 40 THROUGH 46

(A SUBDIVISION OF PART OF TAX MAP 18, PARCEL 25 LIBER 18476 AT FOLIO 223)

ZONE: R-20 TM 18, GRID 13, P/O PARCEL 25
2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=50' SHEET 7 OF 8 SEPTEMBER 2019

3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE, MD 20866 301-421-4024 GLWPA.COM
DRAWN BY: *AR*
CHECK BY: *MAB*

CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
2159-1013	3753.20'	343.91'	172.07'	343.79'	S 67°37'31" W	05°15'00"

COORDINATE TABLE		
POINT	NORTHING	EASTING
1008	594,110.37	1,366,678.77
1009	594,257.21	1,366,387.61
1013	594,117.85	1,366,710.04
1717	594,413.50	1,366,682.30
1718	594,131.91	1,366,570.14
1727	594,334.41	1,366,734.90
2159	594,248.72	1,367,027.94
2160	594,347.59	1,366,954.99
2161	594,459.61	1,366,957.96
2162	594,478.15	1,366,949.57
2163	594,538.03	1,366,709.42
2201	594,667.45	1,366,655.59
2206	594,671.63	1,366,695.37

WETLAND LIMITS LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
WE1	N 50°42'41" E	17.70'	WE13	N 27°16'12" W	24.97'
WE2	N 82°36'35" E	31.71'	WE14	N 34°01'28" W	29.06'
WE3	S 11°37'10" W	7.61'	WE15	N 75°19'43" W	13.58'
WE4	S 66°16'53" W	19.30'	WE16	N 12°17'29" E	4.90'
WE5	S 89°51'19" W	25.94'	WE17	S 87°04'46" E	16.34'
WE6	S 16°30'01" E	15.17'	WE18	N 50°50'25" W	11.33'
WE7	S 22°42'33" E	12.88'	WE19	N 18°51'47" W	14.82'
WE8	S 61°46'13" E	14.88'	WE20	N 26°57'21" E	16.49'
WE9	S 33°59'29" E	25.40'	WE21	N 48°40'55" W	14.28'
WE10	S 23°14'35" E	24.41'	WE22	N 59°19'36" E	7.20'
WE11	S 51°29'55" E	11.59'	WE23	S 53°04'26" E	12.56'
WE12	S 78°07'12" W	26.26'	WE24	S 44°42'36" W	7.83'

PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT		
LINE	BEARING	LENGTH
FPC1	R=3753.20	L=114.81'
CHD:	S 65°48'56" W	114.80'
FP2	N 25°03'39" W	21.57'
FPC3	R=3731.64	L=114.81'
CHD:	N 65°49'14" E	114.80'
FP4	S 25°03'39" E	21.56'

FOREST CONSERVATION EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
F1	N 23°13'34" W	30.00'
F2	N 66°24'15" E	48.06'
F3	S 23°57'57" E	30.00'
F4	S 24°25'02" E	6.55'

AREA TABULATION CHART - THIS SHEET

- A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
- BUILDABLE 0
 - NON-BUILDABLE 0
 - OPEN SPACE P/O 2
 - PRESERVATION PARCELS 0
- B. TOTAL AREA OF LOTS AND/OR PARCELS
- BUILDABLE 0 AC.
 - NON-BUILDABLE 0 AC.
 - OPEN SPACE 3,229.1 AC.
 - PRESERVATION PARCELS 0 AC.
- C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS 0 AC.
- D. TOTAL AREA OF SUBDIVISION TO BE RECORDED 3,229.1 AC.

LOT 2
"ILGENFRITZ PROPERTY"
PLAT No. 12204
ZONED: R-20

OWNER:
WILLIAM EUGENE SUNELL
8643 OLD FREDERICK RD
ELLCOTT CITY, MD 21043-1919
PHONE: 410-615-7408

OWNER'S DEDICATION

WILLIAM EUGENE SUNELL, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE 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, 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.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 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 16th DAY OF September 2019

BY: *William Eugene Sunell*
WILLIAM EUGENE SUNELL

WITNESS: *Atan Aldridge*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND THAT WAS CONVEYED FROM WILLIAM EUGENE SUNELL, PERSONAL REPRESENTATIVE OF THE ESTATE OF ROSE MARIE SUNELL, DECEASED, TO WILLIAM EUGENE SUNELL, BY A CONFIRMATORY DEED DATED NOVEMBER 30, 2018 AND RECORDED IN LIBER 18476 AT FOLIO 223, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

THOMAS C. O'CONNOR, JR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP./RENEWAL 07/03/2020)



APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

APPROVED: *Maura Rozman* 11/13/2019
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chad Clendenen 11-21-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Tanya Marchant 12-2-19
DIRECTOR

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PATAPSCO CROSSING

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