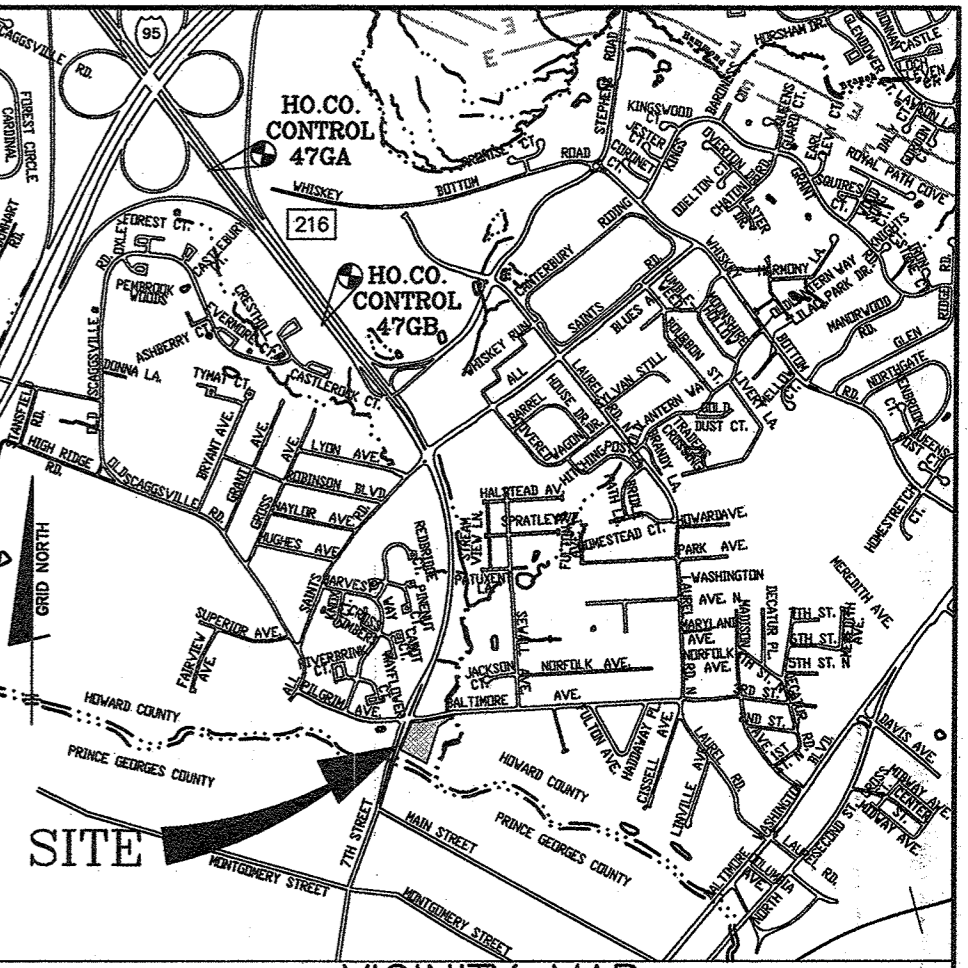


FOREST CONSERVATION LINE TABLE			FOREST CONSERVATION LINE TABLE			FOREST CONSERVATION LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
F1	S11°43'23"E	23.48'	F13	S14°13'53"W	22.19'	F25	S43°40'38"E	146.45'
F2	S13°32'06"W	73.52'	F14	S06°20'59"E	5.66'	F26	N42°15'41"W	26.23'
F3	N62°07'33"W	86.19'	F15	S36°37'44"E	76.29'	F27	N13°38'56"E	21.53'
F4	N13°46'01"E	58.91'	F16	S01°00'03"W	25.92'	F28	N15°59'10"W	42.59'
F5	S43°40'38"E	10.71'	F17	S78°29'01"W	59.47'	F29	N58°13'14"W	44.58'
F6	N85°59'46"E	67.37'	F18	N03°32'16"E	263.64'	F30	N47°57'17"W	19.44'
F7	S13°46'01"W	56.17'	F19	N78°24'23"E	52.48'	F31	N29°35'29"W	30.04'
F8	N55°33'03"W	87.89'	F20	N09°26'06"E	83.34'	F32	N36°13'24"E	29.67'
F9	S69°40'14"W	65.43'	F21	N04°51'19"E	58.18'	F33	N53°12'00"E	110.39'
F10	S23°33'52"W	100.00'	F22	N31°13'58"E	79.07'	F34	S03°32'16"W	234.40'
F11	S18°02'49"W	103.72'	F23	N29°01'35"E	74.63'			
F12	S39°18'53"W	94.65'	F24	S81°37'57"E	57.68'			

BOUNDARY COORDINATES			BOUNDARY COORDINATES			BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING	POINT #	NORTHING	EASTING	POINT #	NORTHING	EASTING
1	526105.9903	1354504.9281	11	525763.5537	1354118.9373	21	525983.3458	1354443.2983
2	525950.7366	1354464.0085	12	525776.1134	1354127.2152	22	526042.7874	1354396.8287
3	525863.5512	1354599.1075	13	525741.8894	1354179.1417	23	526044.1006	1354376.0627
4	525811.7363	1354469.0490	14	525734.4137	1354174.7557	24	526089.4967	1354377.6687
5	525461.3678	1354366.7412	15	525681.7846	1354251.4776	25	526074.1560	1354398.8755
6	525642.4385	1354090.8547	16	525699.0546	1354300.3061	26	526079.6030	1354398.9706
7	525650.9873	1354060.5993	17	525767.3463	1354328.4546	27	526077.5607	1354426.6305
8	525683.4561	1354069.9916	18	525830.1980	1354345.6846	28	526089.3439	1354423.2301
9	525711.9981	1354064.0688	19	525888.0843	1354374.1257			
10	525783.4732	1354081.2748	20	525917.8239	1354400.8426			

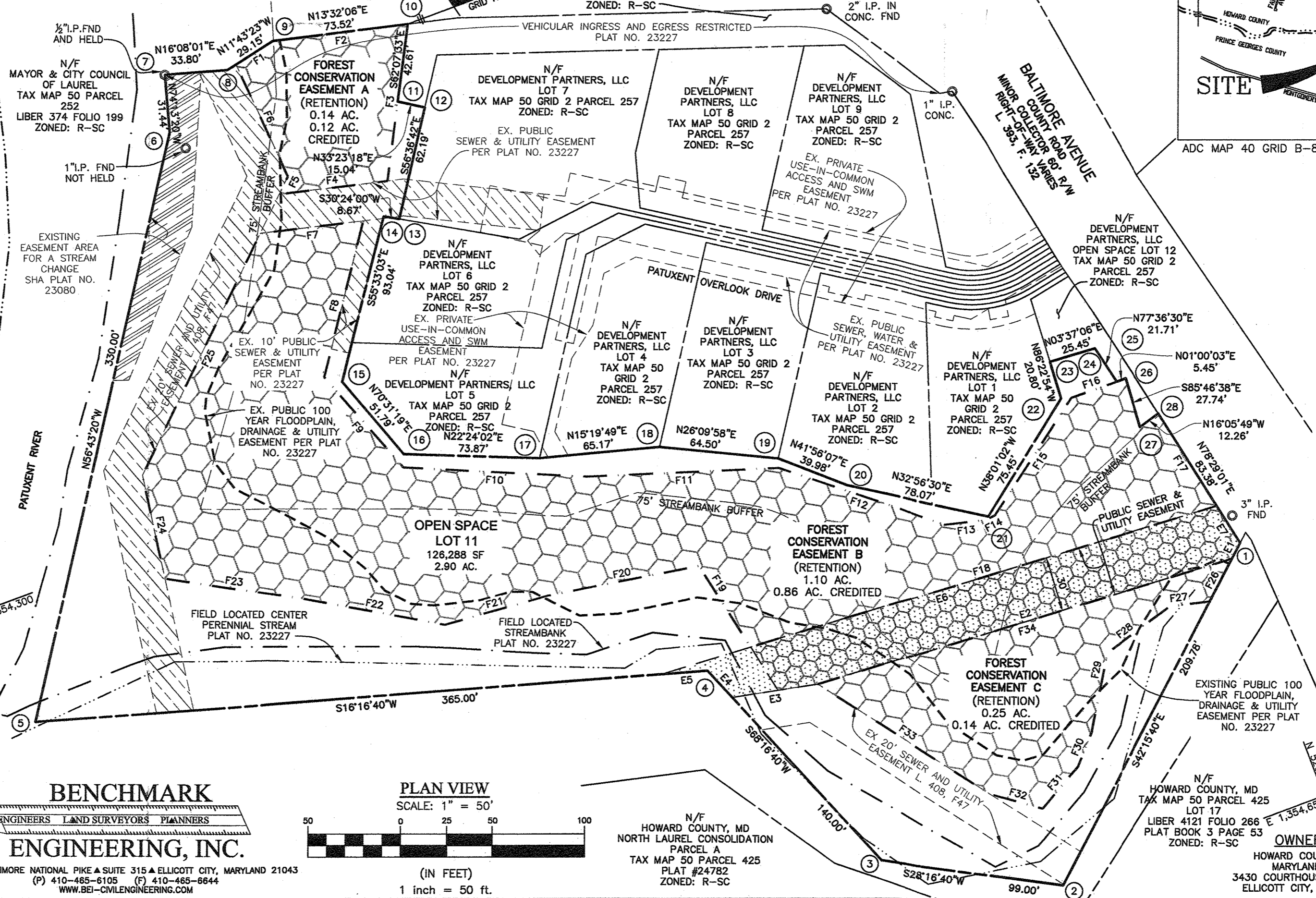
PUBLIC SEWER & UTILITY EASEMENT		
LINE	BEARING	DISTANCE
E1	S42°15'41"E	9.64'
E2	S03°32'16"W	234.40'
E3	S11°40'37"W	46.79'
E4	S68°16'40"W	18.84'
E5	S16°16'40"W	24.65'
E6	N03°32'16"E	313.74'
E7	N78°29'01"E	23.91'

**BENCH MARKS**  
 HO. CO. #47GA (NAD '83)  
 ELEV. 350.468  
 STANDARD DISC ON CONCRETE  
 MONUMENT MD RTE 216 AT I-95  
 BRIDGE  
 N 532404.179, E 1351627.363  
 HO. CO. #47GB (NAD '83)  
 HP. ELEV. 259.239  
 STANDARD DISC ON CONCRETE  
 MONUMENT ISLAND IN MD RTE  
 216 NORTH OF ALL SAINTS ROAD  
 N 529917.139, E 1353526.704



**GENERAL NOTES**

- DENOTES IRON PIPE FOUND.
- THE BOUNDARY SHOWN IS BASED ON A MONUMENTED FIELD-RUN SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC., DATED DECEMBER, 2012.
- PREVIOUS DPZ FILE NUMBERS: EOP-13-065, F-14-080, WP-18-100.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL MONUMENTS 47GA & 47GB, WHICH ARE BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM.
- THE SUBJECT PROPERTY IS ZONED R-SC PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OF TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE WETLANDS, STREAMS, OR THEIR REGULATED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS EXCEPT AS APPROVED UNDER WP-18-100.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOT/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREBY RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S) PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREBY 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 OBLIGATION 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 EASEMENT AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL BECAUSE IT IS A PLAT OF REVISION THAT DOES NOT CREATE ADDITIONAL LOTS.
- 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 EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- THIS PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vii) OF THE HOWARD COUNTY CODE. A FEE-IN-LIEU IN THE AMOUNT OF \$7,623.00 FOR THE ABANDONMENT OF 0.14 AC OF CREDITED FOREST CONSERVATION EASEMENT HAS BEEN PAID WITH THIS PLAT. THIS PLAN IS SUBJECT TO ALTERNATIVE COMPLIANCE WP-18-100, APPROVED JUNE 28, 2018 TO SECTION 16.103(j), SECTION 16.155(c)(1)(ii), SECTION 16.1201(n) AND SECTION 16.1205(c)(7). APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - THE ALTERNATIVE COMPLIANCE PLAN EXHIBIT SHALL SERVE AS THE SUBSTITUTE FOR A SITE DEVELOPMENT PLAN FOR DEVELOPMENT. NO DISTURBANCE IS PERMITTED BEYOND THE 23.34 ACRE LIMIT OF DISTURBANCE AS SHOWN ON THE ALTERNATIVE COMPLIANCE EXHIBIT UNLESS IT CAN BE SUFFICIENTLY DEMONSTRATED BY THE APPLICANT TO BE JUSTIFIED.
  - THE CONSTRUCTION OF THE SEWER INTERCEPTOR AND ASSOCIATED UTILITY EASEMENT WILL IMPACT APPROXIMATELY 2,167 SQUARE FEET OF EXISTING FOREST CONSERVATION EASEMENT ON TAX MAP 50 PARCEL 509 LOT A-2 (OWNED BY EDY'S GRAND ICE CREAM). A REVISION PLAT WILL BE REQUIRED TO ABANDON THE PORTION OF FOREST CONSERVATION EASEMENT WHICH WILL BE IMPACTED BY THE PROJECT. THE REVISION PLAT MUST BE SUBMITTED TO THE DPZ AND RECORDED IN LAND RECORDS PRIOR TO SUBMISSION OF BUILDING OR GRADING PERMITS TO INITIATE CONSTRUCTION. THE CREATION OF SEWER AND UTILITY EASEMENTS SHOULD BE INCLUDED ON THE REVISION PLAT FOR THIS PARCEL.
  - PRIOR TO THE APPLICATION OF THE BUILDING OR GRADING PERMITS, THE DEPARTMENT OF PUBLIC WORKS SHALL PAY A FEE-IN-LIEU IN THE AMOUNT OF \$85,595.40 FOR THE REFORESTATION OBLIGATION OF 2.62 ACRES. THE PAYMENT SHALL BE MADE THROUGH THE TRANSFER OF FUNDS TO SAP ACCOUNT 2060000000-3000-3000000000-PWPZ0000000000-432521. A COPY OF THE TRANSFER RECEIPT AND A COMPLETED FOREST CONSERVATION SUMMARY CHART SHALL BE SUBMITTED TO DPZ DIVISION OF LAND DEVELOPMENT ONCE COMPLETED.
  - THE APPLICANT SHALL COORDINATE WITH DPW REAL ESTATE SERVICES DIVISION TO RECORD GRANT OF EASEMENT PLATS FOR THE PROPOSED SEWER AND UTILITY EASEMENTS AS SHOWN ON THE PLAN EXHIBIT. THE GRANT OF EASEMENT PLATS MUST BE RECORDED PRIOR TO SUBMISSION OF BUILDING OR GRADING PERMITS TO INITIATE CONSTRUCTION.
  - THE REMOVAL OF THE 26 SPECIMEN TREES ARE PERMITTED AS SHOWN ON THE PLAN EXHIBIT. THE REMOVAL OF ANY ADDITIONAL SPECIMEN TREE IS NOT PERMITTED UNDER THIS ALTERNATIVE COMPLIANCE REQUEST UNLESS IT CAN BE SUFFICIENTLY DEMONSTRATED BY THE APPLICANT TO BE JUSTIFIED. ALL EFFORTS SHALL BE MADE TO REDUCE IMPACTS TO SPECIMEN TREES DURING CONSTRUCTION, INCLUDING UTILIZING TREE PROTECTION FENCING OR SIMILAR MEASURES AS DETAILED ON THE PLAN EXHIBIT.
  - ONCE THE PROPOSED INTERCEPTOR IMPROVEMENT PROJECT IS COMPLETE, THE LIMIT OF DISTURBANCE SHALL BE RESTORED TO ITS PREVIOUS CONDITION THROUGH STABILIZATION AND REPLANTING OF FOREST RESOURCES.
  - THE APPLICANT SHALL OBTAIN AUTHORIZATION FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND U.S. ARMY CORPS OF ENGINEERS FOR ACTIVITIES IN REGULATED AREAS PRIOR TO SUBMISSION OF THE BUILDING OR GRADING PERMIT APPLICATIONS. REFERENCE THE APPLICABLE MDE OR USACE PERMITS OR TRACKING NUMBERS ON ANY ASSOCIATED BUILDING OR GRADING PERMITS.



**LEGEND**

BOUNDARY COORDINATE	(28)
PROPERTY BOUNDARY	---
ADJOINING PROPERTY BOUNDARY	---
100-YEAR FLOODPLAIN DELINEATION PER PLAT NO. 23227	---
EXISTING EASEMENT	---
PERENNIAL STREAM	---
EXISTING EASEMENT AREA FOR A STREAM CHANGE SHA PLAT NO. 23080	---
EXISTING PUBLIC SEWER & UTILITY EASEMENT PLAT NO. 23227	---
PUBLIC FOREST CONSERVATION EASEMENT	---
PUBLIC SEWER & UTILITY EASEMENT	---
PUBLIC FOREST CONSERVATION EASEMENT TO BE ABANDONED 0.18 AC. TOTAL 0.14 AC. CREDITED FCE	---

THE REQUIREMENTS §3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Donald Mason* 1/9/19  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MD. REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC.  
 MD. REG. NO. 351

*James M. Irvin* 1/10/19  
 JAMES M. IRVIN, DIRECTOR  
 DEPARTMENT OF PUBLIC WORKS

**AREA TABULATION CHART**

1) TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
NON-BUILDABLE	0
OPENSAPCE	1
PRESERVATION PARCELS	0
2) TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	0.00 AC.
NON-BUILDABLE	0.00 AC.
OPENSAPCE	2.90 AC.
PRESERVATION PARCELS	0.00 AC.
3) TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.00 AC.
4) TOTAL AREA TO BE RECORDED	2.90 AC.

**BENCHMARK ENGINEERING, INC.**  
 8480 BALTIMORE NATIONAL PIKE A SUITE 315 A ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-6105 (F) 410-465-6644  
 WWW.BEI-CIVLENGINEERING.COM

**PLAN VIEW**  
 SCALE: 1" = 50'  
 (IN FEET)  
 1 inch = 50 ft.

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

*Adrian La Manna Roseman* 1/26/2019  
 HOWARD COUNTY HEALTH OFFICER

**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 LANDS CONVEYED BY DEVELOPMENT PARTNERS, LLC TO HOWARD COUNTY MARYLAND, BY DEED DATED JANUARY 12, 2015 RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 16335 AT FOLIO 214 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 AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*Donald Mason* 1/9/19  
 DONALD A. MASON  
 PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

**OWNER'S CERTIFICATE**

HOWARD COUNTY, MARYLAND, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF EASEMENT, AND IN CONSIDERATION OF APPROVAL OF THIS PLAT OF EASEMENT 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 10<sup>th</sup> DAY January OF 2019.

*James M. Irvin* 1/10/19  
 JAMES M. IRVIN, DIRECTOR  
 DEPARTMENT OF PUBLIC WORKS

*Tracy Hagan* 1/10/19  
 WITNESS

RECORDED AS PLAT NO. 24960  
 ON 2/8/19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Chief* 1-31-19  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Keith* 2/6/19  
 DIRECTOR

**REVISION PLAT**  
**PATUXENT OVERLOOK**  
 OPEN SPACE LOT 11  
 PREVIOUSLY RECORDED AS PLAT NO. 23227

6TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 50  
 GRID: 02  
 PARCEL: 257  
 ZONED: R-SC

SCALE: AS SHOWN  
 DATE: JANUARY 2019  
 SHEET: 1 OF 1

*Donald Mason* 1/9/19  
 DONALD A. MASON  
 PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

*James M. Irvin* 1/10/19  
 JAMES M. IRVIN, DIRECTOR  
 DEPARTMENT OF PUBLIC WORKS

*Tracy Hagan* 1/10/19  
 WITNESS

THE PURPOSE OF THIS REVISION PLAT IS TO ABANDON 0.18 ACRES OF FOREST CONSERVATION EASEMENT (0.14 CREDITED AND 0.04 AC NON-CREDITED) AND TO RECORD A PUBLIC SEWER & UTILITY EASEMENT.