



VICINITY MAP
SCALE: 1"=2,000'
ADC MAP 21 GRID B/8

LEGEND

- EXISTING 30' SEWER & WATER EASEMENT LIBER 445 FOLIO 707
- TEMPORARY CONSTRUCTION EASEMENT
- VARIABLE WIDTH PUBLIC DRAINAGE & UTILITY EASEMENT

COORDINATE TABLE

| NO. | NORTH | EAST |
|------|-------------|--------------|
| 523 | 584830.0145 | 1368522.0039 |
| 2839 | 584325.9930 | 1369127.1620 |
| 2843 | 584556.0726 | 1368545.7937 |
| 3009 | 585012.1186 | 1368669.4145 |
| 3010 | 584875.3357 | 1368792.0143 |
| 3011 | 584387.0830 | 1369156.3158 |

GENERAL NOTES

- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS 24FA AND 25AA WERE USED FOR THIS PROJECT.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY
- DENOTES IRON PIPE OR BAR FOUND
- DENOTES STONE OR MONUMENT FOUND
- ⊗ DENOTES REBAR WITH CAP SET
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY BY VOGEL ENGINEERING ENDING IN MARCH 2015.
- THE SUBJECT PROPERTY IS ZONED R-A-15 IN ACCORDANCE WITH THE 10/06/13 ZONING REGULATIONS, AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/02/03 PER COUNCIL BILL 75-2003.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- TO THE BEST OF THE OWNERS KNOWLEDGE THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED ON THIS PROPERTY.
- COURT HOUSE DRIVE IS CLASSIFIED AS A LOCAL ROAD.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- PLAT SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILES: ECP-16-029, S-17-007, WP-16-067, SDP-66-011, WP-18-012, PLAT BOOK 10, PAGE 55.
- THE SUBJECT PARCEL IS NOT WITHIN A FLOODPLAIN PER FEMA FIRM PANEL 2402700095D, EFFECTIVE DATE NOVEMBER 06, 2013.
- THERE IS ONE EXISTING STRUCTURE ON THE SITE 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.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN, AND FOREST CONSERVATION EASEMENT AREAS.
- FOREST CONSERVATION IS EXEMPT FROM SECTION 16.1202(b)(1)(vii), BECAUSE THIS IS A REVISION PLAT THAT DOES NOT CREATE NEW LOTS.
- 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, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HERIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCEL(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HERIN 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 THE 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 EASEMENT(S) AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THIS PLAT IS EXEMPT FROM SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS.
- THE APPD TRAFFIC STUDY WAS DONE BY THE TRAFFIC GROUP, DATED JANUARY 25, 2017.

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

Edward John Glawe FEBRUARY 23, 2019
EDWARD JOHN GLAWE DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

Robert H. Vogel 3/6/19 DATE
ROBERT H. VOGEL AUTHORIZED PERSON

PURPOSE:
THE PURPOSE OF THIS PLAT IS TO CREATE A VARIABLE WIDTH PUBLIC DRAINAGE & UTILITY EASEMENT AND A 20' TEMPORARY CONSTRUCTION EASEMENT.

AREA TABULATION CHART (THIS SHEET)

| | |
|---|-----------|
| BUILDABLE LOTS TO BE RECORDED | 1 |
| NON-BUILDABLE BULK PARCELS TO BE RECORDED | 0 |
| OPEN SPACE LOTS TO BE RECORDED | 0 |
| TOTAL LOTS AND PARCELS TO BE RECORDED | 1 |
| AREA OF BUILDABLE LOTS TO BE RECORDED | 3.4309 AC |
| AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED | 0 |
| AREA OF OPEN SPACE LOTS TO BE RECORDED | 0 |
| AREA OF LOTS AND PARCELS TO BE RECORDED | 3.4309 AC |
| AREA OF ROADWAY TO BE RECORDED | 0 |
| TOTAL AREA TO BE RECORDED | 3.4309 AC |

OWNER
COURT HILL, LLC
5881 STEARMAN COURT
ELK RIDGE, MD 21075
844-695-4453

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

Boris for Maurya Roseman 3/23/2019
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 4-9-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kent Leach 4-17-19
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, COURT HILL, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS EASEMENT PLAT, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 6th DAY OF March, 2019.

[Signature]
COURT HILL, LLC
AUTHORIZED PERSON

[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS AN EASEMENT PLAT ON THE LAND CONVEYED FROM GORDON BISHOP, WILLIAM F. BISHOP, ROBIN DEAN, GILBERT BISHOP AND LINDA DELONG TO COURT HILL, LLC, BY DEED DATED APRIL 24, 2003 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 7128 FOLIO 548.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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 BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

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. 21391, EXPIRATION/RENEWAL DATE JUNE 04, 2019.

Edward John Glawe FEBRUARY 23, 2019
EDWARD JOHN GLAWE DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

ROBERT H. VOGEL
ENGINEERS • SURVEYORS • PLANNERS
3300 NORTH RIDGE ROAD, ELLICOTT CITY, MD 21043
TEL 410.461.7666 FAX 410.461.8961

RECORDED AS PLAT No. 25006 ON 4-26-19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
THE TOWNS AT COURT HILL
3.4309 ACRES +/-
3614 COURT HOUSE DRIVE
LIBER 7128 FOLIO 548
TAX MAP 25, GRID 7, PARCEL 43
ZONED R-A-15
PLAT BOOK 10, PAGE 55

DPZ FILES: ECP-16-029, S-17-007, WP-16-067, SDP-66-011, WP-18-012.
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 50' FEBRUARY 2019

GRAPHIC SCALE
50' 0 50' 100' 150'

SHEET 1 OF 1

04-104 SURVA.dwg \PLAT OF REVISION R3.dwg

F-19-068