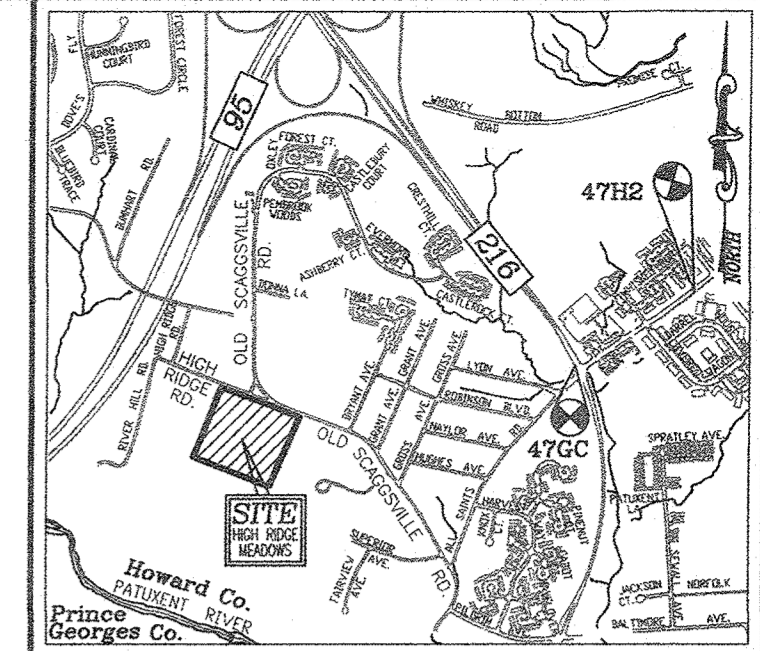


**GENERAL NOTES**

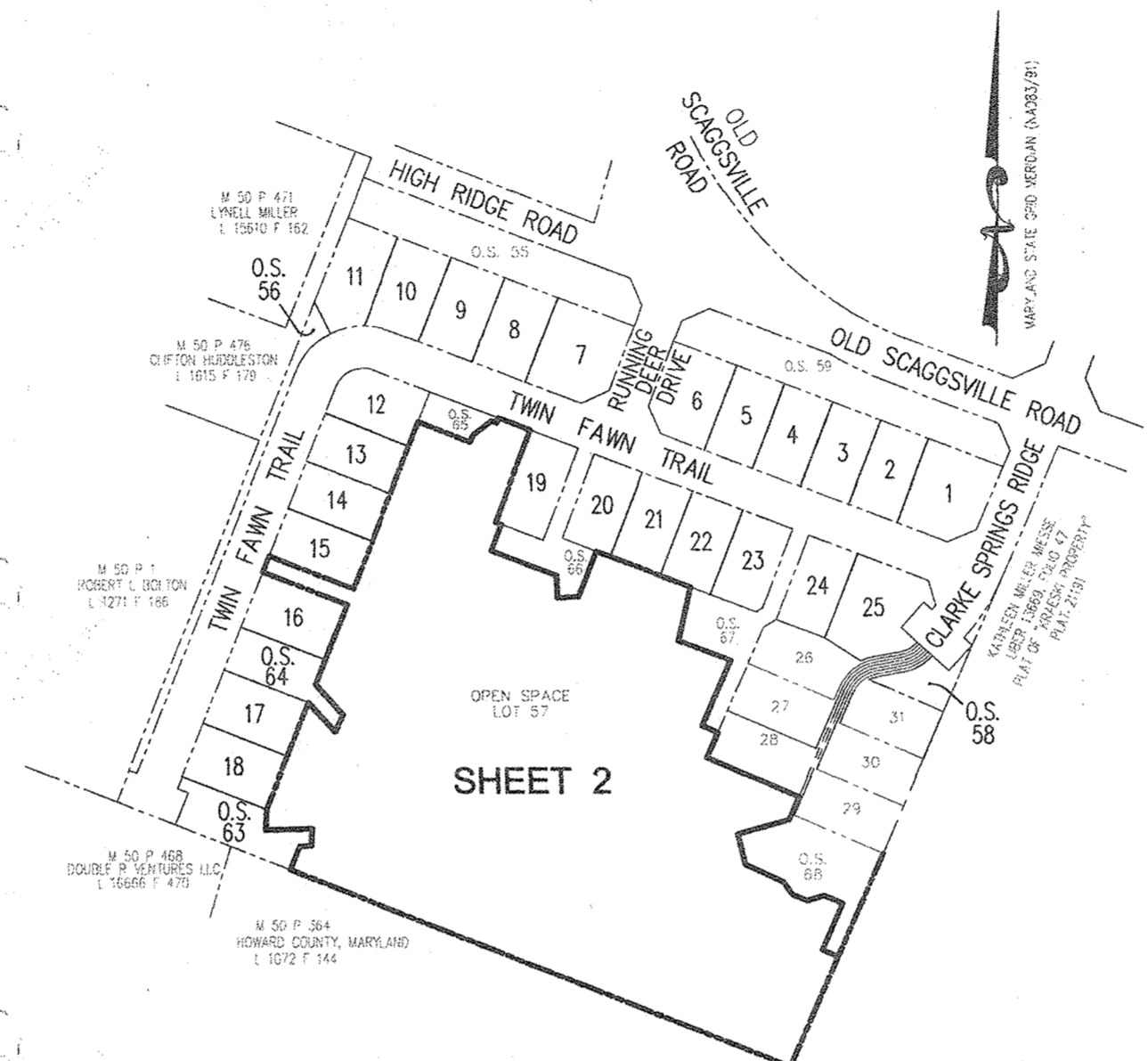
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON GRID NORTH OF THE MARYLAND COORDINATE SYSTEM (NAD 83/91) AND ARE DIRECTLY REFERRED TO HOWARD COUNTY MONUMENTS NOS. 47H2 AND 47CC.
- DENOTES ANGLE CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY  
● DENOTES IRON PIPE OR BAR FOUND  
● DENOTES STONE OR MONUMENT FOUND  
● DENOTES REBAR WITH CAP SET  
○ DENOTES BUILDING RESTRICTION LINE
- PROPERTY BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED FEBRUARY 2012.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SCENICK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION, OR BUILDING AND GRADING PERMITS.
- THE SUBJECT PROPERTY IS ZONED R-SC IN ACCORDANCE WITH THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP. LITE ZONING REGULATIONS EFFECTIVE ON 7/28/06, AND IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/7/07 PER COUNCIL BILL 75-2003.
- THE ZONING IS GRANDFATHERED IN SINCE THE PRELIMINARY EQUIVALENT SKETCH PLAN WAS APPROVED PRIOR TO 10/06/13.
- AREAS SHOWN HEREON ARE MORE OR LESS:  
A. WIDTH --- 12" (16" SERVING MORE THAN ONE RESIDENCE).  
B. SURFACE --- 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.  
C. GEOMETRY --- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS  
D. STRUCTURES (CULVERTS/BRIDGES) --- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)  
E. DRAINAGE ELEMENTS --- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.  
F. STRUCTURE CLEARANCES---MINIMUM 12 FEET.  
G. MAINTENANCE --- SUFFICIENT TO ENSURE ALL WEATHER USE.
- TO THE BEST OF THE OWNER'S KNOWLEDGE, THERE ARE NO CEMETERY OR BURIAL SITES LOCATED ON SUBJECT PROPERTY.
- THERE ARE NO EXISTING DWELLINGS/STRUCTURES LOCATED ON SITE.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- PUBLIC WATER AND SEWER SERVICE TO THESE LOTS HAS BEEN GRANTED UNDER PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE, THEREFORE EFFECTIVE 9-23-2014, ON WHICH DATE DEVELOPER AGREEMENT # F-14-022 WAS FILED AND ACCEPTED.  
--- WATER FOR THIS PROJECT IS TO BE PUBLIC EXTENSIONS OF CONTRACT NO. 1-14-  
--- SEWER FOR THIS PROJECT IS TO BE PUBLIC EXTENSIONS OF CONTRACT NO. 30-S AND CONTRACT NO. 30-3253.  
SECTION ONE EXTENSIONS ARE DETAILED ON CONTRACT 24-4778-D.
- ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 5-13-2014, 2013, DEPARTMENT REF # 015737802.
- WETLANDS AND STREAMS SHOWN HEREON ARE BASED ON DELINEATION BY MCCARTHY & ASSOCIATES, INC., DECEMBER 2011. THE REPORT WAS AMENDED OCTOBER 2012.
- NO CLEARING, GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF FOREST CONSERVATION EASEMENT AREAS, WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS. THE PROPOSED SUBDIVISION (SECTION ONE) AND RELATED CONSTRUCTION WILL NOT IMPACT ENVIRONMENTAL FEATURES OR BUFFERS.
- THERE IS NO 100-YR FLOODPLAIN WITHIN THE LIMITS OF THIS SITE.
- STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF ALTERNATIVE SURFACES, NON STRUCTURAL PRACTICES & MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. NON STRUCTURAL PRACTICES INCLUDE ROOFTOP DISCONNECTORS, MICRO-SCALE PRACTICES INCLUDE MICRO-BIRETENTION, BIO SWALES, DRYWELLS, RAIN BARRELS AND RAIN GARDENS. ALTERNATIVE SURFACES INCLUDE PERMEABLE SURFACES, TYPICALLY ALTERNATIVE SURFACE, NON STRUCTURAL AND MICRO-SCALE FACILITIES ON LOTS WILL BE PRIVATELY OWNED AND MAINTAINED (H.O.A.). MICRO-SCALE FACILITIES MANAGING ROAD RUNOFF SHALL BE DESIGNATED AS PUBLICLY OWNED AND JOINTLY MAINTAINED FACILITIES (H.O.A. AND HOWARD COUNTY); HOWARD COUNTY WILL MAINTAIN OUTLET STRUCTURES AND PIPES WHILE THE H.O.A. SHALL MAINTAIN MULCH, WEEDING, PLANTINGS, PERFORATED UNDERDRAINS, FEEDER PIPES, AND ROUTINE SOIL REPLACEMENT.  
PRIOR TO SIGNATURE APPROVAL OF THE SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DEVELOPERS AGREEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITY. ALL PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENTS ON PRIVATE LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.  
OLD SCAGGSVILLE ROAD IS CLASSIFIED AS A MINOR COLLECTOR.
- 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 LOT/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/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. 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 EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- OPEN SPACE FOR THIS PLAT WAS PREVIOUSLY PROVIDED UNDER F-14-022 AND IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY CODE.
- LANDSCAPING FOR THIS PLAT WAS PREVIOUSLY PROVIDED WITH A CERTIFIED LANDSCAPE PLAN APPROVED UNDER F-14-022 IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- FOREST STAND DELINEATION PLAN WAS PREPARED BY MCCARTHY & ASSOCIATES, INC., APRIL 2012 AND AMENDED OCTOBER 2012. FOREST CONSERVATION PLAN WAS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. IS PART OF THIS FINAL PLAN.
- THE OFFICIAL PRE-SUBMISSION MEETING WAS HELD FOR THIS PROJECT ON FEBRUARY 28, 2012 AT SAINT VINCENT PALOTTI HIGH SCHOOL. ON APRIL 12, 2012 A SECOND, NON-OFFICIAL, MEETING WAS HELD AT THE LAUREL COMMUNITY CENTER.
- AN ENVIRONMENTAL CONCEPT PLAN (ECP12-047) WAS APPROVED ON OCTOBER 1, 2012.
- A PRELIMINARY EQUIVALENT SKETCH PLAN (SP13-007) WAS APPROVED ON JULY 3, 2013.
- THE PURPOSE OF THIS PLAT OF REVISION IS TO ABANDON PORTIONS OF FOREST CONSERVATION EASEMENTS (PLATS 23048-23055), TERMINATIONS SHALL BE ADDRESSED BY A PAYMENT OF THE FOREST CONSERVATION ABANDONMENT FEE. EASEMENT 2 (985.5 S.F.) + EASEMENT 3 (642.5 S.F.) = 1,628 S.F. x \$1.25/S.F. = \$ 2,035.
- THIS PROJECT IS SUBJECT TO A DESIGN MANUAL WAIVER. ON DECEMBER 4, 2012, THE CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION APPROVED THE REQUEST TO WAIVE THE REQUIREMENTS OF SECTION 2.5 AND APPENDIX A OF DESIGN MANUAL VOLUME III; WHICH REQUIRES AN 85TH PERCENTILE SPEED STUDY AND PUBLIC ROADWAY SECTION DESIGN.  
THE DIVISION APPROVED THE REQUEST 1. BASED ON CONDITIONS MADE IN THE REQUEST. 2) THE ASSUMED 85TH PERCENTILE SPEED IS IN LINE WITH THE ACTUAL STUDY MADE BY THE ENGINEER AT THE NEXT INTERSECTION 3. MINIMUM CURVE RADIUS HAS BEEN REDUCED WITHIN RESIDENTIAL AREA PROVIDING SPEED CONTROL WITHIN THIS PORTION OF THE SUBDIVISION. IT IS NOTED THAT ALL RADI WITHIN THE SUBDIVISION MEETS THE HOWARD COUNTY FIRE DEPARTMENT REQUIREMENTS. THE REQUESTED WAIVER TO DESIGN MANUAL VOLUME 4, DETAIL R1.02 HAS BEEN DEFERRED UNTIL THE SUBMISSION OF THIS FINAL PLAN.



**VICINITY MAP**  
SCALE: 1" = 2,000'  
ADC MAP : 19 G-11.12

**GENERAL NOTES (CONTD)**

- WP-13-080 : A WAIVER PETITION HAS BEEN SUBMITTED AND APPROVED ON MARCH 27, 2013. THE PLANNING DIRECTOR APPROVED THE REQUEST, TO WAIVE SECTION 16.116(A) FOR DISTURBANCE TO STREAM, STREAM BUFFERS, WETLANDS AND WETLAND BUFFERS ON THE NORTHEAST PORTION OF THE PROJECT FOR A STORM DRAINAGE PIPE, AND SECTION 16.1205(A)(7) TO REMOVE UP TO 3 SPECIMEN TREES. THE PLANNING DIRECTOR DENIED THE REQUEST TO WAIVE SECTION 16.1205(B)(V) (C) TO ALLOW PIPESYSTEM LOTS ON MULTIPLE SIDES OF A FRONTAGE LOT IN THE SAME SUBDIVISION.  
APPROVAL OF THE WAIVER TO SECTION 16.116(A) AND SECTION 16.1205(A)(7) IS SUBJECT TO THE FOLLOWING CONDITIONS:  
1. ENVIRONMENTAL DISTURBANCE MUST BE LIMITED TO THE AREAS INDICATED ON THE WAIVER PETITION PLAN EXHIBIT. ANY EXPANSION OF THE DISTURBED AREA MAY REQUIRE ADDITIONAL WAIVER APPROVAL IF DETERMINED SIGNIFICANT.  
2. PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITIES THAT RESULT IN THE APPROVED ENVIRONMENTAL DISTURBANCES, ALL APPROVALS FROM MDE, APPLICABLE SRC AGENCIES AND PERMISSIONS FROM ADJOINING/AFFECTED PROPERTY OWNERS MUST BE OBTAINED AND DOCUMENTED. COPIES OF DOCUMENTATION MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING PRIOR TO THE FINAL PLAN APPROVAL OR PRIOR TO SITE DEVELOPMENT PLAN APPROVAL, AT THE DISCRETION OF DPZ.  
3. PRIOR TO REMOVAL OF THE TWO OAK SPECIMEN TREES, PLEASE REVIEW THE PROPOSED DESIGN ALTERNATIVES RECOMMENDED BY THE DIVISION OF LAND DEVELOPMENT IN THE REVISED SUBMISSION COMMENTS DATED MARCH 28, 2013. INCORPORATE DESIGN RECOMMENDATIONS OR PROVIDE AMPLE JUSTIFICATION TO THE DEPARTMENT OF PLANNING AND ZONING IF NOT FEASIBLE (LOSS OF LOT YIELD ALONE WILL NOT BE CONSIDERED AMPLE JUSTIFICATION).  
4. REMOVAL OF EACH SPECIMEN TREE WILL REQUIRE MITIGATION WITH THE PLANTING OF TWO NEW NATIVE SHADE TREES (FOR UP TO 6 NEW SHADE TREES) WITH A MINIMUM 2-1/2" CALIPER TRUNK - SURETY OF THESE SHADE TREES SHALL BE INCORPORATED INTO THE LANDSCAPE SURETY WITH THE FINAL ROAD CONSTRUCTION DRAWINGS.  
5. PRIOR TO REMOVING THE SILVER MAPLE SPECIMEN TREE ON THE NORTH PARCEL, THE DEVELOPER SHALL FIRST ATTEMPT DESIGN ALTERNATIVES THAT WOULD ALLOW PRESERVATION OF THE TREE. IF REMOVED, THE TWO TREES PLANTED FOR MITIGATION SHOULD BE PLACED WITHIN THE PROXIMITY OF THE REMOVED TREE OR AT LEAST ON THE PORTION OF THE PROPERTY BOUNDARY SHARED BY PARCEL 398.  
DENIAL OF THE WAIVER TO SECTION 16.1205(B)(V)(C) WAS BASED ON THE FOLLOWING REASONS:  
1. EXTRAORDINARY CIRCUMSTANCES OR DESIGN CONSTRAINTS RESULTING IN SIGNIFICANT HARDSHIP WERE NOT INDICATED IN THE WAIVER JUSTIFICATION.  
2. DESIGN ALTERNATIVES EXIST THAT WOULD PREVENT THE LOT BEING SURROUNDED ON FOUR SIDES BY PAVED DRIVE LINES. PLEASE SEE OLD COMMENTS DATED MARCH 28, 2013.  
3. THE DESIGN PROPOSAL APPEARS GEARED TO ENSURING AN OPTIMAL LOT YIELD. THE DEVELOPER HAS THE OPTION OF INCORPORATING ADDITIONAL TOWNHOME LOTS TO OBTAIN DESIRED LOT YIELD IN THE PROPOSED SUBDIVISION DESIGN.  
4. THE WAIVER, IF APPROVED, WOULD NULLIFY THE INTENT AND PURPOSE OF THE REGULATIONS, WHICH IS TO ACHIEVE A WELL THOUGHT-OUT DESIGN THAT PROMOTES ORDERLY SUBDIVISION LAYOUT AND AVOIDS ORIENTATION AND PRIVATE PROBLEMS FOR NEW HOUSES ON PIPESYSTEM AND FRONTAGE LOTS. AS PROPOSED, LOT 74 WOULD HAVE LIMITED USABILITY AND PRIVACY. OLD RECOMMENDS A SUBDIVISION REDESIGN TO REMOVE AND RELOCATE LOTS 72, 73, AND 74 ELSEWHERE IN THE DEVELOPMENT. IN LAYING OUT THE SUBDIVISION DESIGN, THE DEVELOPER SHOULD GIVE MORE CONSIDERATION TO THE ARRANGEMENT OF LOTS SO THAT PROPOSED HOUSES WILL NOT LOOK INTO NEIGHBORING REAR YARDS OF THE FRONT LOTS. EACH NEW LOT IN THE SUBDIVISION SHOULD INCORPORATE GOOD LOT DESIGN AND PLANNED AS TO THE SIZE, SHAPE AND ORIENTATION TO AVOID UNDESIRABLE VIEWS FROM ADJOINING LOTS. WAIVERS SHALL NOT BE USED TO ACHIEVE MAXIMUM LOT YIELD AT THE EXPENSE OF GOOD SUBDIVISION DESIGN.  
ON JUNE 3, 2013, A REQUEST FOR RECONSIDERATION WAS SUBMITTED WHICH AMENDED THE REQUESTED SPECIMEN TREES TO BE REMOVED. TO SPECIMEN TREES # 3 AND #4 PREVIOUSLY APPROVED TO BE REMOVED AND IN CONJUNCTION WITH THE REVISED LAYOUT, ARE NOW PROPOSED TO REMAIN. AS A RESULT OF THE REVISED LAYOUT, SPECIMEN TREE # 15 AND 16 (35" 37" MIN TRUNK SOUTHERN RED OAK IN FAIR CONDITION) IS PROPOSED TO BE REMOVED.  
28. A NOISE STUDY IS NOT REQUIRED FOR THIS SUBDIVISION.  
29. A CULVERT AND RIPRAP OUTFALL ARE CONTAINED WITHIN THE "PRIVATE DRAINAGE & UTILITY EASEMENTS" ADDED BY THIS PLAT. THE MAINTENANCE RESPONSIBILITIES OF THE CULVERT AND RIPRAP OUTFALL ARE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION (H.O.A.).



**LOCATION MAP**  
SCALE: 1" = 200'

**AREA TABULATION CHART ( SHEET 2 )**

BUILDABLE LOTS TO BE RECORDED	0
NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
OPEN SPACE LOTS TO BE RECORDED	1
TOTAL LOTS AND PARCELS TO BE RECORDED	0
AREA OF BUILDABLE LOTS TO BE RECORDED	0
AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
AREA OF OPEN SPACE LOTS TO BE RECORDED	6,1752 AC
AREA OF LOTS AND PARCELS TO BE RECORDED	0
AREA OF ROADWAY TO BE RECORDED	0
TOTAL AREA TO BE RECORDED	6,1752 AC

**OWNER**  
HOWARD COUNTY, MARYLAND  
3430 COURT HOUSE DRIVE  
ELLICOTT CITY, MARYLAND 21043

**DEVELOPER**  
BEAZER HOMES CORP.  
8965 GUILFORD ROAD, #290  
COLUMBIA, MARYLAND 21046  
410-381-3222

THE REQUIREMENTS OF § 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.

*Edward John Glawe* AUGUST 01, 2019  
EDWARD JOHN GLAWÉ  
PROFESSIONAL LAND SURVEYOR  
*Mark J. Irvin* 8/7/19  
HOWARD COUNTY MARYLAND  
JIM IRVIN

**PURPOSE NOTE:**

- THE PURPOSE OF THIS PLAT IS TO:
- REMOVE 0.02 ACRES (986 S.F.) OF FOREST CONSERVATION EASEMENT AREA #2.
  - REMOVE 0.019 ACRES (643 S.F.) OF FOREST CONSERVATION EASEMENT AREA #3.
  - CREATE PRIVATE DRAINAGE & UTILITY EASEMENTS.

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

*Maureen Rossman* 8/28/2019  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
AND ZONING

*Chad Plumb* 9-9-19  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kent Sanderford* 9-12-19  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

HOWARD COUNTY MARYLAND, OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF REVISION, 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; 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS 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; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 15<sup>TH</sup> DAY OF August 2019.

*Jim Irvin*  
HOWARD COUNTY MARYLAND  
JIM IRVIN

*Mary C. Suttland*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL OF THAT LAND DESCRIBED IN CONVEYANCE FROM ARTHUR P. KRAEFSKI TO BEAZER HOMES CORP BY DEED DATED AUGUST 13, 2014 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 15737, FOLIO 129.

I HEREBY FURTHER CERTIFY THAT 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 THAT THE BOUNDARY 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, 2021.

*Edward John Glawe* AUGUST 01, 2019  
EDWARD JOHN GLAWÉ  
PROFESSIONAL LAND SURVEYOR



**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS SURVEYORS PLANNERS  
3300 N. ROSE ROAD - SUITE 110 TEL: 410.461.7666  
ELLICOTT CITY, MD 21043 FAX: 410.461.8961

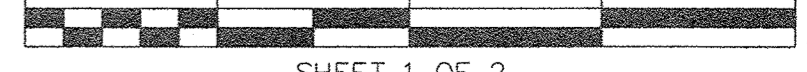
RECORDED AS PLAT No. 25157 ON 9/19/19  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF REVISION  
HIGH RIDGE MEADOWS  
SECTION ONE  
OPEN SPACE LOT 57**

DPZ REF'S: F-10-065, ECP-12-047, SP 13-007, WP-10-087, WP-13-080  
F-14-022, SDP-14-081, F-16-015, F-16-104.  
ZONED: R-SC

TAX MAP 50, GRID 1, PARCELS 363 & P/O 542  
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE : 1" = 200' GRAPHIC SCALE JULY, 2019



**TWIN FAWN TRAIL**  
PUBLIC ACCESS PLACE  
(50' WIDE R/W)

**LEGEND**

- WETLANDS (PLAT 23051)
- EXISTING FOREST CONSERVATION EASEMENT PLAT 14613
- EXISTING FOREST CONSERVATION EASEMENT (RETENTION) PLATS 23048-23055
- EXISTING FOREST CONSERVATION EASEMENT (REFORESTATION) PLATS 23048-23055
- 20' PUBLIC SEWER & UTILITY EASEMENT PLATS 23048-23055
- EXISTING PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT PLATS 23048-23055
- EXISTING PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT PLATS 23048-23055
- 20' PRIVATE DRAINAGE & UTILITY EASEMENT
- VARIABLE WIDTH PRIVATE DRAINAGE & UTILITY EASEMENT

**COORDINATE TABLE**

NO.	NORTH	EAST	NO.	NORTH	EAST
467	527800.8239	135107.5674	491	527930.1142	135049.6191
468	527808.8035	135109.2275	545	528117.5566	135080.5733
469	527863.3003	135112.4193	546	528170.3886	135091.5756
470	527872.5495	135109.6851	547	528233.6973	135093.9080
471	527866.1529	135107.8104	548	528275.4025	135082.7262
472	527873.4955	135105.5565	549	528221.9029	135082.3115
473	527868.1988	135104.2111	550	528220.4675	135077.6922
474	527908.7361	135098.4264	551	528246.9399	135076.5611
475	527944.7268	135098.8322	552	528276.0092	135069.6550
476	527960.8247	135104.2203	553	528306.8719	135071.3369
477	527971.9608	135100.7885	554	528309.4237	135074.5851
478	528033.4959	135093.7890	555	528417.9125	135074.6595
479	528063.0564	135096.3488	556	527929.7715	135047.2303
480	528070.8880	135094.9459	557	527902.1534	135045.4038
481	528269.5870	135043.3298	558	528432.0726	135070.2497
482	528250.9495	135043.0741	559	528426.0031	135070.9523
483	528212.4943	135053.8526	560	528428.4046	135069.5981
484	528119.0906	135049.4898	561	528411.8797	135067.3056
485	528404.0688	135067.3491	562	528404.0688	135067.3491
487	528097.4595	135048.0686	563	528427.1019	135061.4011
488	527972.5886	135043.4554	564	528231.1317	135058.1083
489	527948.5810	135046.3476			

**PUBLIC FOREST CONSERVATION EASEMENTS 2 & 3 LINE TABLE**

LINE	COURSE
L33	N14°55'35"W 8.88'
L34	S54°38'20"W 27.64'
L35	N35°21'40"W 47.63'
L36	N23°03'10"E 5.99'
L37	S66°56'50"E 49.59'
L38	N66°56'50"W 20.00'
L39	N23°03'10"E 32.13'
L40	S66°56'50"E 20.00'
L41	S23°03'10"W 32.13'

**OPEN SPACE LOT 57 LINE TABLE**

LINE	COURSE
L1	N20°43'56"E 8.35'
L2	N52°11'07"E 26.95'
L3	S69°17'46"E 6.79'
L4	N20°43'56"E 6.49'
L5	S35°07'50"E 17.98'
L6	S66°56'50"E 18.75'
L7	N72°09'34"E 20.88'
L8	S66°56'50"E 23.62'
L9	S23°03'10"W 59.23'
L10	S66°29'11"E 20.00'

**WETLANDS LINE TABLE**

LINE	COURSE
W1	S68°35'40"E 89.62'
W2	N12°55'37"E 22.98'
W3	N03°51'52"E 29.26'
W4	N75°38'27"E 8.03'
W5	N46°54'56"W 13.68'
W6	S75°44'54"E 10.82'
W7	S23°39'27"E 18.33'
W8	S26°04'38"W 8.36'
W9	S23°28'33"E 11.08'
W10	S07°42'02"W 33.55'
W11	N68°35'40"W 20.39'

**AREA TABULATION CHART (THIS SHEET)**

BUILDABLE LOTS TO BE RECORDED	0
NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
OPEN SPACE LOTS TO BE RECORDED	1
TOTAL LOTS AND PARCELS TO BE RECORDED	0
AREA OF BUILDABLE LOTS TO BE RECORDED	0
AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
AREA OF OPEN SPACE LOTS TO BE RECORDED	6.1752 AC
AREA OF LOTS AND PARCELS TO BE RECORDED	0
AREA OF ROADWAY TO BE RECORDED	0
TOTAL AREA TO BE RECORDED	6.1752 AC

**OWNER**  
HOWARD COUNTY, MARYLAND  
3430 COURT HOUSE DRIVE  
ELLCOTT CITY, MARYLAND 21043

**DEVELOPER**  
BEAZER HOMES CORP.  
8965 GUILFORD ROAD, #290  
COLUMBIA, MARYLAND 21046  
410-381-3222

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* August 01, 2019  
EDWARD JOHN GLAWE DATE  
PROFESSIONAL LAND SURVEYOR

*Jim Irvin* 8/7/19  
JIM IRVIN DATE

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

*Bridget for Maurea Rossman* 8/23/2019  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
AND ZONING

*Chad Clark* 9-9-19  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kurt Schaefer* 9-12-19  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

HOWARD COUNTY MARYLAND, OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF REVISION, 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: 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS 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; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 15 DAY OF August, 2019.

*Jim Irvin*  
HOWARD COUNTY MARYLAND  
JIM IRVIN

*Mary C. Suteland*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL OF THAT LAND DESCRIBED IN CONVEYANCE FROM ARTHUR P. KRAESKI TO BEAZER HOMES CORP. BY DEED DATED AUGUST 13, 2014 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 15737, FOLIO 129.

I HEREBY FURTHER CERTIFY THAT 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 THAT THE BOUNDARY 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, 2021.



*Edward John Glawe* August 01, 2019  
EDWARD JOHN GLAWE DATE

RECORDED AS PLAT No. 25158 ON 9/19/19  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF REVISION**  
**HIGH RIDGE MEADOWS**  
SECTION ONE  
OPEN SPACE LOT 57

DPZ REF'S: F-10-065, ECP-12-047, SP 13-007, WP-10-087, WP-13-080  
F-14-022, SDP-14-081, F-16-015, F-16-104.  
ZONED: R-SC

TAX MAP 50, GRID 1, PARCELS 363 & P/O 542  
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 50'  
GRAPHIC SCALE  
JULY, 2019

SHEET 2 OF 2

**ROBERT H. VOGEL**  
**ENGINEERING, INC.**  
ENGINEERS SURVEYORS PLANNERS  
3300 NORTH RIDGE ROAD TEL: 410-461-7666  
ELLICOTT CITY, MD 21143 FAX: 410-461-9861