### GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-12 PER THE 10/6/2013 COMPREHENSIVE ZONING REGULATIONS.
- PRIOR CASE NUMBERS ASSOCIATED WITH THIS PROJECT INCLUDE ECP-16-008, F-05-094, S-16-001, S-03-02, P-04-11, WP-16-150, P-17-001 AND CONTR. 14-4220-D, and F-18:008, SDP 19-015.
- NOTE INTENTIONALLY DELETED.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY 8, 2015 BY ROBERT C. HARR, JR., FOR BOHLER ENGINEERING.
- STORMWATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAT OR SITE DEVELOPMENT PLAN, 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 A
- NO WETLANDS EXIST ON SITE BASED UPON THE NRI WETLAND INVESTIGATION AND FOREST STAND DELINEATION REPORT BY FORENVICON DATED 2/2/16.
- THIS PROPERTY IS LOCATED INSIDE OF THE METROPOLITAN DISTRICT.
- THERE WAS A FAMILY CEMETERY ONSITE. THE PLANNING BOARD REVIEWED THE CEMETERY RELOCATION PLAN ON MARCH 30, 2017. PER A LETTER FROM THE OFFICE OF THE STATE'S ATTORNEY FOR HOWARD COUNTY, DATED JUNE 14, 2017. THE DISINTERMENT OF ANY REMAINS & TOMBSTONES WAS AUTHORIZED. REINTERMENT OF THE REMAINS AND IDENTIFYING TOMBSTONES WAS COMPLETED AT ZION CEMETERY, 6600 AMBERTON DRIVE ELKRIDGE, MD. 21075.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLAN COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 43 AND 38E1 WHICH WERE USED FOR THIS PROJECT.
  - HOWARD COUNTY MONUMENT NO: 43 N = 558479.001 E = 1386642.122 ELEV. = 189.49 HOWARD COUNTY MONUMENT NO: 38E1 N = 557794.508 E = 1393570.083 ELEV. = 32.408
- A FOREST STAND DELINEATION REPORT WAS COMPLETED BY FORENVICON ON 2/02/16. FIELD WORK WAS PERFORMED ON 1/10/16.
- THE PROJECT IS IN-CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS
- THE FLOODPLAIN STUDY AND EXISTING CSX CULVERT ANALYSIS REPORT FOR THIS PROJECT WAS PREPARED BY BOHLER ENGINEERING, DATED: MAY 2, 2017, AND WAS APPROVED ON MARCH 6, 2017.
- A NOISE STUDY HAS BEEN COMPLETED BY FORENSIC ENVIRONMENTAL CONSULTANTS (FORENVICON) DATED 10/10/17, BASED ON THE STUDY RECOMMENDATION ON LOTS 12 & 23 HAS BEEN DESIGN WITH 1.5' KNEE WALL. LOT 19 HAS BEEN DESIGNED WITH A 2.5' KNEE WALL AND LOT 24 HAS BEEN DESIGNED WITH A BERM ELEVATION OF 116.5' AS REQUIRED.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS, 100-YEAR FLOODPLAIN, STEEP SLOPES AND FOREST CONSERVATION EASEMENTS.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITH THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED. THE FOREST CONSERVATION OBLIGATION WILL BE FULFILLED BY RETENTION OF ON-SITE FOREST IN THE AMOUNT OF 1.05 CREDITED ACRES. THE REMAINING OBLIGATION WILL BE MET VIA 5.60 ACRES OF PLANTING AT THE CHELSEA KNOLL'S FOREST CONSERVATION BANK (SDP-14-032) AND 0.92 ACRES OF FEE-IN-LIEU IN THE AMOUNT OF \$30,056.40.
- IN ACCORDANCE WITH SECTION 109.0.E OF THE ZONING REGULATIONS, AT LEAST 10% OF THE DWELLINGS IN EACH R-12 DEVELOPMENT SHALL BE MODERATE INCOME HOUSING UNITS. THIS REQUIREMENT WILL BE MET THROUGH PAYMENT OF A FEE-IN-LIEU AT THE FINAL SUBDIVISION PLAN STATE.
- A GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HILLIS-CARNES, DATED DECEMBER 14, 2016, AND WAS APPROVED ON MARCH 6, 2017.
- 18. THE PARCELS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT REGULATIONS.
- 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 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 (H25 LOADING)

AREA TABULATION CHART

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED

TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED

TOTAL NUMBER OF LOTS TO BE RECORDED

TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED

TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED

TOTAL AREA OF LOTS TO BE RECORDED

TOTAL AREA OF ROADWAY TO BE RECORDED

TOTAL AREA TO BE RECORDED

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

BN How for Maura Royman 7/20/2

CHIEF, DEVELOPMENT ENGINEERING DIVISION

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DRAINAGE ELEMENTS - SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER

42

2

7.585 AC.±

6.437 AC.±

14.022 AC.±

1.387 AC±

15,409 AC +

9/20/2017

9.24.19

DATE

LOT

**OPEN SPACE** 

CREDITED

RECREATIONAL

MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

- 20. 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.
- 21. 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.
- 22. A CERTIFIED LANDSCAPE PLAN WILL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- 23. ALL AREAS ARE MORE OR LESS (±).
- 24. DISTANCES SHOWN ARE BASED ON MARYLAND STATE PLANE, NAD 83.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY ONLY AND NOT ONTO
- 26. LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR PURPOSES OF A PUBLIC ROAD (1.387 ACRES).
- 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 1/15/19, ON WHICH DATE DEVELOPER AGREEMENT # F-18-008 WAS FILED AND ACCEPTED.
- 28. A PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON JULY 21, 2015 AT 6:30 PM AT ROCKBURN **ELEMENTARY SCHOOL.**
- 29. ALTERNATIVE COMPLIANCE REQUEST WP-16-150 WAS APPROVED ON JULY 11, 2017 WITH THE FOLLOWING
- 1.) APPROVAL IS LIMITED TO THE REMOVAL OF SPECIMEN TREES #1-4, 6-7, 9, 11-12, 21-23 AS DEPICTED ON THE ALTERNATIVE COMPLIANCE EXHIBIT. ANY PROPOSAL TO REMOVE ADDITIONAL SPECIMEN TREES WILL REQUIRE A NEW ALTERNATIVE COMPLIANCE REQUEST OR AN AMENDMENT TO THIS ALTERNATIVE COMPLIANCE

2.) A MINIMUM OF 24 ADDITIONAL, NATIVE, 3" (MINIMUM) CALIPER TREES SHALL BE PROVIDED ON SITE AS A PART OF THE MITIGATION FOR THE SPECIMEN TREE REMOVAL. THIS MITIGATION WILL BE ADDRESSED WITH THE FINAL PLAN AND WILL BE IN ADDITION TO ANY REQUIRED LANDSCAPE OR FOREST CONSERVATION PLANTINGS. THE MITIGATION WILL ALSO BE SHOWN ON THE ASSOCIATED LANDSCAPE PLAN.

3.) DUE TO THEIR PROXIMITY TO THE LOD OR OTHER POTENTIAL DISTURBANCES, INDIVIDUAL TREE PROTECTIVE DEVICES (TREE FENCING) SHALL BE PLACED COMPLETELY AROUND THE CRITICAL ROOT ZONE OF SPECIMEN TREES #5, #8, #10, AND #14, PRIOR TO THE COMMENCEMENT OF ANY GRADING. THIS SHALL BE OUTLINED IN THE PRE-CONSTRUCTION MANAGEMENT PLAN OF THE FINAL FOREST CONSERVATION PLAN (FCP) AND WITHIN THE SEQUENCE OF CONSTRUCTION PROVIDED ON THE SITE DEVELOPMENT PLAN. 4.) STEEP SLOPE IMPACT IS LIMITED TO 4,194 SQUARE FEET AS DEPICTED ON THE ALTERNATIVE

5.) FINAL PLAT AND PLAN CANNOT BE APPROVED PRIOR TO WRITTEN CONFIRMATION FROM THE STATES ATTORNEY'S OFFICE THAT ALL PROCESSES AND PROCEDURES FOR DISINTERNMENT AND REINTERNMENT HAVE BEEN APPROVED; AND NO SITE DEVELOPMENT PLAN CAN BE SIGNED UNTIL ALL GRAVES HAVE BEEN SUCCESSFULLY RELOCATED.

- THIS PROPERTY IS LOCATED APPROXIMATELY 10,500 FEET FROM RUNWAY 15R LOCATED AT BWI THURGOOD MARSHALL AIRPORT, MARYLAND DEPARTMENT OF AVIATION (MAA) HAS REVIEWED AND APPROVED THE PROPOSED PRELIMINARY PLAN, APPROVAL DATE: JULY 14, 2016. THE FINAL PLAN HAS BEEN REVIEWED AND APPROVED ON MARCH 29, 2018.
- 31. STEEP SLOPE IMPACT (25% OR GREATER) IS LIMITED TO 4,194 SQUARE FEET AS DEPICTED ON THE ALTERNATIVE COMPLIANCE.
- 32. ALL EXISTING STRUCTURES ARE TO BE REMOVED. ALL STRUCTURES MUST BE REMOVED PRIOR TO RECORDATION OF THE PLAT.
- ARTICLES OF INCORPORATION FOR THE ELKRIDGE WOODS HOMEOWNERS ASSOCIATION, INC. HAS BEEN FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 8/28/18 , FILING NO. 1000362011491588 DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE ELKRIDGE WOODS HOMEOWNERS ASSOCIATION, INC. IS RECORDED SIMULTANEOUSLY WITH THE FINAL PLAT.
- 34. OPEN SPACE LOT 43 SHALL BE DEDICATED TO HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS. OPEN SPACE LOT 44 SHALL BE OWNED BY THE HOMEOWNERS ASSOCIATION.
- 35. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, DATED FEBRUARY 2, 2016, AND WAS APPROVED ON MARCH 6, 2017.
- LANDSCAPING FOR THIS SUBDIVISION WILL BE PROVIDED IN ACCORDANCE WITH THIS CERTIFIED LANDSCAPE PLAN AND IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. PERIMETER LANDSCAPE AND STORMWATER MANAGEMENT SURETY IN THE AMOUNT OF \$47,250.00 FOR THE INSTALLATION OF 99 SHADE TREES (\$300.00 EACH); AND, 117 EVERGREEN TREES (\$150.00 EACH); AND FINANCIAL SURETY IN THE AMOUNT OF \$7,200.00 FOR 24 MITIGATION SHADE TREES (WP-16-150) FOR A TOTAL SURETY OF \$54,450.00 SHALL BE POSTED BY THE DEVELOPER AS PART OF THE DPW DEVELOPER'S AGREEMENT, F-18-008.

**OPEN SPACE CHART** 



|       |          | WAT    | ER EASEMENT CUR | /E TABLE | -          |         |
|-------|----------|--------|-----------------|----------|------------|---------|
| CURVE | RADIUS   | LENGTH | CHORD BEARING   | CHORD    | DELTA      | TANGENT |
| WLC42 | 1312.48' | 20.03' | S82°20'56"E     | 20.03'   | 000°52'28" | 10.02'  |

|       |          | COMMON | ACCESS EASEMENT | CURVE TA | ABLE       |         |
|-------|----------|--------|-----------------|----------|------------|---------|
| CURVE | RADIUS   | LENGTH | CHORD BEARING   | CHORD    | DELTA      | TANGENT |
| CDC36 | 1312.48' | 24.04' | S82°20'56"E     | 24.04'   | 001°02'58" | 12.02'  |
| CDC37 | 55.00'   | 24.93' | S59°22'51"E     | 24.71'   | 025°57'59" | 12.68'  |
| CDC38 | 55.00'   | 24.19' | N41°50'25"W     | 24.00'   | 025°12'16" | 12.30'  |

| COM   | MON ACCESS EA<br>LINE TABLE | SEMENT   |
|-------|-----------------------------|----------|
| LINE  | BEARING                     | DISTANCE |
| CD134 | S20° 59' 46"E               | 34.04'   |
| CD135 | S19° 44' 33"W               | 224.32   |
| CD140 | N70° 15' 27"W               | 24.00'   |
| CD141 | N19° 44' 33"E               | 215.41'  |
| CD142 | N19° 57' 08"W               | 32.95'   |
| CD143 | N10° 52' 53"E               | 114.13'  |
| CD145 | N73° 10' 42"W               | 24.00'   |
| CD146 | N16° 49' 18"E               | 239.80'  |
| CD147 | N48° 09' 35"E               | 24.36'   |
| CD148 | N16° 49' 18"E               | 93.04'   |
| CD149 | S73° 10' 42"E               | 24.00'   |
| CD150 | S16° 49' 18"W               | 99.77'   |
| CD151 | S48° 09' 35"W               | 31.09'   |
| CD169 | S16° 49' 18"W               | 233.91'  |
|       |                             | ,        |

|       | WATER EASEMI<br>LINE TABLE | ENT      |
|-------|----------------------------|----------|
| LINE  | BEARING                    | DISTANCE |
| WL172 | S20° 59' 46"E              | 23.97'   |
| WL173 | S19° 44' 33"W              | 24.87'   |
| WL174 | S70° 15' 27"E              | 10.00    |
| WL175 | S19° 44' 33"W              | 48.58'   |
| WL176 | S70° 15' 27"E              | 9.32'    |
| WL177 | S19° 44' 33"W              | 15.00'   |
| WL178 | N70° 15' 27"W              | 9.32'    |
| WL179 | S19° 44' 33"W              | 144.34'  |
| WL180 | N70° 15' 27"W              | 30.00'   |

|        | <u> </u>    |                |                       |
|--------|-------------|----------------|-----------------------|
| LOT#   | AREA        | PIPE STEM AREA | MIN. LOT SIZE         |
| LOT 2  | 8,076 S.F.  | 457 S.F.       | 7,619 S.F.            |
| LOT 3  | 8,013 S.F.  | 780 S.F.       | 7,233 S.F.            |
| LOT 4  | 9,120 S.F.  | 1,024 S.F.     | 8,096 S.F.            |
| LOT 5  | 10,930 S.F. | 1,288 S.F.     | 9,642 S.F.            |
| LOT 6  | 8,368 S.F.  | 1,156 S.F.     | 7,212 S.F.            |
| LOT 7  | 8,203 S.F.  | 878 S.F.       | 7,325 S.F.            |
| LOT 17 | 7,675 S.F.  | 460 S.F.       | 7,215 S.F.            |
| LOT 18 | 8,162 S.F.  | 713 S.F.       | 7,449 S.F.            |
| LOT 19 | 8,695 S.F.  | 806 S.F.       | 7,889 S.F.            |
| LOT 20 | 7,962 S.F.  | 562 S.F.       | 7,400 S.F.            |
| LOT 21 | 、7,879 S.F. | 312 S.F.       | 7,567 S.F.            |
| LOT 22 | 7,506 S.F.  | 78 S.F.        | 7,428 S.F.            |
| LOT 25 | 7,493 S.F.  | 78 S.F.        | 7,415 S.F.            |
| LOT 26 | 8,349 S.F.  | 718 S.F.       | 7,631 S.F.            |
| PEATI  | ONAL OF     | PEN SPACE (    | - ΔΙ <i>(</i> ) ΙΙ ΔΤ |

PIPE STEM SIZE CHART

RECREATIONAL OPEN SPACE CALCULATIONS (PER SECTION 16.121(a)(4)(vi) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS)

TOTAL RECREATIONAL OPEN SPACE PROVIDED = 21,658 S.F.

RECREATIONAL OPEN SPACE PROVIDED: 20,898 S.F. IN RECREATIONAL OPEN SPACE AREAS 400 S.F. (2 BENCHES @ 200 S.F. / BENCH) 360 S.F. PAVED PATHWAYS @ 3 S.F. / 1 L.F. (120 L.F.)

SD152015SUB

| Total Number of Lots/Units Proposed                              | 42             |  |
|--|----------------|--|
| Number of MIHU Required  | 42             |  |
| Number of MIHU Provided Onsite<br>(exempt from APFO allocations) | 0              |  |
| Number of APFO Allocations Required (remaining lots/units)       | 42             |  |
| MIHU Fee-in-lieu<br>(indicate lot/unit numbers)                  | 42 (LOTS 1-42) |  |

ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE MODERATE INCOME HOUSING UNIT (MIHU) FEE-IN-LIEU REQUIREMENT 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.

VICINITY MAP

SCALE: 1"=2000'

ADC MAP 35, GRID F3

PROPOSED PROPERTY LINE

ADJOINING PROPERTY LINE

EXISTING PROPERTY LINE

PROPOSED EASEMENT

65 DBL NOISE CONTOUR

100-YR FLOODPLAN

CONC. MON. FOUND

EASEMENT LEGEND

IRON PIPE OR REBAR TO BE SET

PRIVATE SWM, DRAINAGE & UTILITY EASEMEN'

PUBLIC SWM, DRAINAGE & UTILITY EASEMENT

UNLESS OTHERWISE NOTED

**SEWER & UTILITY EASEMENT** 

WATER & UTILITY EASEMENT

VARIABLE WIDTH FOREST

CONSERVATION RETENTION EASEMENT

RECREATIONAL OPEN SPACE AREA

**PUBLIC DRAINAGE & UTILITY EASEMENT** 

HERNDON, VIRGINIA 20170

LEGEND:

NVR, INC.

SUITE 300

FAIRFAX, VA 22030

PHONE: 703-968-9350

5074 DORSEY HALL ROAD, 3430 COURTHOUSE DRIVE 3701 PENDER DRIVE SUITE 205 ELLICOTT CITY, MD 21042 PHONE: 410-720-3021

ESC ELKRIDGE WOODS, L.C. HOWARD COUNTY, MARYLAND ELLICOTT CITY, MD 21043 PHONE: 410-313-2330

**OWNERS** 

ELM STREET DEVELOPMENT ELLICOTT CITY, MD 21042 CONTACT: JASON VAN KIRK

PHONE: (410) 720-3021

DEVELOPER 5074 DORSEY HALL ROAD, SUITE 205 **COVER SHEET** 

# 12825 WORLDGATE DRIVE, SUITE 700 ENGINEERING

www.bohlerengineering.com ■ UPSTATE NEW YORK ■ BOSTON, MA ■ NEW YORK METRO ■ WARREN, NJ ■ PHILADELPHIA/SOUTHERN NJ ■ LEHIGH VALLEY, PA ■ SOUTHEASTERN PA

■ BALTIMORE MD ■ SOLITHERN MARYLAND ■ NORTHERN VIRGINIA ■ WASHINGTON DC ■ CENTRAL VIRGINIA ■ CHARLOTTE NC ■ RALEIGH NC

RECORDED AS PLAT 2516 ON 9/21 14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

# **ELKRIDGE WOODS** LOTS 1 - 42 & OPEN SPACE LOTS 43 & 44

ZONING: R-12 TAX MAP 38, GRID 9, PARCEL 756 & 340 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1" = 50'

SHEET: 1 OF 4

DATE: AUGUST 30, 2019 DPZ FILE #S: ECR | 6-000, F-05-004, S-16-001, CONTR. 14-4220-D, S-08-02, WP-16-150, P-04-11, P-17-001

### 6.164 AC. (40% OF GROSS AREA) 6.437 AC. SHOW THE 100-YR, FLOODPLAIN, DRAINAGE & UTILITY 8,400 S.F. (200 S.F. / UNIT) PRIVATE ENTRANCE SIGN EASEMENT CREATED ON LOT **OWNER'S CERTIFICATE**

OPEN SPACE / FOREST RETENTION

OPEN SPACE / STORMWATER MANAGEMENT

PROPOSED

WE, ESC ELKRIDGE WOODS, L.C., NVR, INC. AND HOWARD COUNTY, MARYLAND OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL 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-WAY (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 AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
(3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.
(5) 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.

PATRICK MCNEALLY, VICE PRESIDEN

DEDICATED TO HOWARD COUNTY

DEPARTMENT OF RECREATION AND PARKS

DEDICATED TO HOMEOWNER'S ASSOCIATION

REQUIRED

9-6-19 DATE 9/11/19 9/5/M

PURPOSE NOTE: THE PURPOSE OF THIS PLAT IS TO

EASEMENT AND LINE TABLE AND TO CORRECT THE

SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY RHONDA REDD TO ESC ELKRIDGE WOODS, L.C. BY DEED DATED JULY 17, 2017 AND RECORDED IN LIBER 17702 FOLIO 459, ALL OF THE LANDS CONVEYED BY FREDERICK SIPES, JR., JOHNNY SIPES, AND DAVID SIPES TO ESC ELKRIDGE WOODS, L.C. BY DEED DATED JULY 17, 2017 AND RECORDED IN LIBER 17702 FOLIO 465, ALL OF THE LANDS CONVEYED BY ESC ELKRIDGE WOODS, L.C. TO NVR. INC. BY DEED DATED JULY 9, 2019 AND RECORDED IN LIBER 18768 FOLIO 118 AND ALL OF THE LANDS CONVEYED BY ESC ELKRIDGE WOODS, L.C. TO HOWARD COUNTY, MARYLAND BY DEED DATED JANUARY 15, 2019 AND RECORDED IN LIBER 18689 FOLIO 15, ALL RECORDED IN THE LAND RECORDS OF HOWARD

COUNTY, AND THAT ALL THE 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 TATED CODE OF MARYLAND AS AMENDED.

ROBERT C. HARR, JF MARYLAND PROFÉSSIONAL LAND SURVEYOR **EXPIRATION DATE: JANUARY 16, 2021** 

F-20-012

|               | COODDINATE                 | TARIE                        | 1   | 79       | 558771.7842                | 1202240 272                |
|---------------|----------------------------|------------------------------|-----|----------|----------------------------|----------------------------|
| #             | COORDINATE NORTHING        | EASTING                      |     | 78<br>79 | 558845.7164                | 1392210.673<br>1392237.206 |
| <u>"</u><br>1 |                            | <del>}</del>                 |     | -        |                            | <u> </u>                   |
| 2             | 559119.3414                | 1392335.4075                 | 0.  | 80       | 558906.8958                | 1392259.163<br>1392279.430 |
| 3             | 559112.0815                | 1392411.3435                 |     | 81       | 558963.3690                |                            |
| 1             | 559108.8810                | 1392435.1677                 |     | 82       | 559020.6050                | 1392299.972<br>1392702.866 |
| 5             | 559099.0173                | 1392494.2194                 |     | 83       | 559444.1080                |                            |
| }             | 559085.4390<br>559068.7840 | 1392557.0582<br>1392619.2108 |     | 85       | 559357.9338<br>559344.9458 | 1392755.487<br>1392752.424 |
| ,<br>,        |                            |                              |     |          |                            |                            |
| 3             | 559051.2736                | 1392677.2479                 |     | 86       | 559286.5484                | 1392738.649                |
| )             | 559033.9136                | 1392734.6683                 |     | 88       | 559228.1510                | 1392721.863                |
| 0             | 559016.5498                | 1392792.1009                 |     | <u></u>  | 559215.3844                |                            |
| -             | 558999.1861                | 1392849.5334                 |     | 89       | 559169.7535                | 1392711.100                |
| 1             | 558981.8223                | 1392906.9660                 |     | 90       | 559197.1705                | 1392782.108                |
| 2             | 558974.3950                | 1392931.5328                 |     | 91       | 559191.3826                | 1392801.252                |
| 3             | 558959.7734                | 1392947.5002                 |     | 92       | 559171.1249                | 1392868.257                |
| 4             | 558940.4245                | 1392960.6147                 |     | 93       | 559150.8672                | 1392935,261                |
| 5             | 558927.8374                | 1392981.8821                 |     | 94       | 559144.9971                | 1392954,677                |
| 6             | 558951.1071                | 1393045.1882                 |     | 95       | 559139.4966                | 1393004.953                |
| 7             | 559016.9406                | 1393039.5208                 |     | 96       | 559130.2980                | 1393075.597                |
| 8             | 559027.9978                | 1392971.2436                 |     | 97       | 559098.7327                | 1393180.003                |
| 9             | 559022.2555                | 1392946.0026                 |     | 98       | 559088.2482                | 1393196.606                |
| 20            | 559036.0020                | 1392900.5343                 | 34. | 99       | 559035.8228                | 1393180.757                |
| 21            | 559056.2597                | 1392833.5296                 |     | 100      | 559034.4532                | 1393185.287                |
| 22            | 559076.5174                | 1392766.5250                 |     | 101      | 558976.5882                | 1393169.353                |
| 23            | 559082.3053                | 1392747.3808                 |     | 102      | 558974.6573                | 1393175.740                |
| 24            | 559099.5870                | 1392690.2198                 |     | 103      | 558917.8417                | 1393155.217                |
| 25            | 559113.9196                | 1392642.8131                 |     | 104      | 558922.2558                | 1393140.617                |
| 26            | 559125.4305                | 1392602.5116                 |     | 105      | 558864,8233                | 1393123.253                |
| 7             | 559155.6070                | 1392584,4703                 |     | 106      | 558874.0679                | 1393092.675                |
| 28            | 559197.3028                | 1392594.3054                 |     | 107      | 558817.6810                | 1393071.853                |
| 29            | 559255.7002                | 1392608.0800                 |     | 108      | 558760.2484                | 1393054.489                |
| 30            | 559314.0976                | 1392621.8547                 |     | 109      | 558762.1787                | 1393048.104                |
| 31            | 559372.4951                | 1392635.6293                 |     | 110      | 558704.7461                | 1393030.741                |
| 2             |                            |                              |     | 111      |                            | 1393030.741                |
| 3             | 559440.1294                | 1392651.5827                 |     |          | 558705.7098                | 1393027.555                |
| 4             | 559435.5379                | 1392671.0485                 |     | 112      | 558643.4912<br>EE867E 2047 |                            |
| -             | 559450.7492                | 1392674.6365                 |     | 113      | 558675.3247                | 1392903.449                |
| 5             | 559477.0980                | 1392680.8516                 |     | 114      | 558702.7322                | 1392897.110                |
| 36            | 559497.7600                | 1392593.2555                 |     | 115      | 558734.2763                | 1392792.774                |
| 37            | 559494.3535                | 1392592.4519                 |     | 116      | 558744.3085                | 1392789.539                |
| 8             | 559456.1998                | 1392583.4524                 |     | 117      | 558798.2313                | 1392805.841                |
| 9             | 559451.6083                | 1392602.9182                 |     | 118      | 558860.4499                | 1392824.652                |
| 10            | 559433.7982                | 1392598.7172                 |     | 119      | 558829.4846                | 1392927.073                |
| 11            | 559377.3473                | 1392585.4017                 |     | 120      | 558848.6288                | 1392932.861                |
| 12            | 559320.8965                | 1392572.0862                 |     | 121      | 558866.9572                | 1392872.238                |
| 13            | 559264.4379                | 1392558.7689                 |     | 122      | 558884.3209                | 1392814.805                |
| 14            | 559203.0233                | 1392544.2826                 |     | 123      | 558901.6847                | 1392757.373                |
| 15            | 559166.8795                | 1392535.7571                 |     | 124      | 558919.0259                | 1392699.934                |
| 16            | 559147.6691                | 1392506.0039                 |     | 125      | 558935.1947                | 1392642,153                |
| 17            | 559163.1321                | 1392405.6272                 |     | 126      | 558954.2716                | 1392585.495                |
| 18            | 559146.0028                | 1392399.4796                 |     | 127      | 558970.4343                | 1392529.243                |
| 19            | 559163.3320                | 1392351.1952                 |     | 128      | 558979.2332                | 1392471.483                |
| 50            | 559230.0630                | 1392429.6478                 |     | 129      | 558989.6389                | 1392418.840                |
| 51            | 559289.8348                | 1392451.0992                 |     | 130      | 558969.3082                | 1392426.643                |
| 2             | 559301.4924                | 1392455.2830                 |     | 131      | 558897.7300                | 1392400.954                |
| 3             | 559318.7883                | 1392407.0928                 |     | 132      | 558863.9507                | 1392495.076                |
| 4             | 559356.6127                | 1392420.6675                 |     | 133      | 558797.6536                | 1392471.283                |
| 5             | 559411.5535                | 1392440.3851                 |     | 134      | 558737.3357                | 1392464.985                |
| 6             | 559466.4942                | 1392460.1026                 | 500 | 135      | 558778.6973                | 1392349.735                |
| 7             | 559520.9609                | 1392479.6500                 |     | 136      | 558803.6433                | 1392354.438                |
| 8             | 559527.1652                | 1392481.8767                 |     | 137      | 558866.1738                | 1392372.630                |
| 9             | 559625.6242                | 1392633.0339                 |     | 138      | 558923.9982                | 1392372.030                |
| 0             | 559277.1994                | 1392845.7972                 |     | 139      | 558969.0748                | 1392405.310                |
| 1             | 559166.2788                | 1392045.7972                 |     | 140      | 559000.0050                | 1392389.798                |
| 2             | 559182.5850                | 1393028.8773                 |     | 141      | 559001.0890                | 1392369.796                |
| 3             |                            |                              |     |          |                            |                            |
| 4             | 559085.2283                | 1393266.9410                 |     | 142      | 558643.0846                | 1392579.917                |
|               | 559078.2376                | 1393263.7610                 |     | 143      | 558602.3970                | 1392646.511                |
| 5             | 559033.4714                | 1393244.3336                 |     | 144      | 558660.1641                | 1392677.447                |
| 6             | 558899.1562                | 1393179.6740                 |     | 145      | 558669.6404                | 1392696.279                |
| 7             | 558805.6118                | 1393143.5924                 |     | 146      | 558697.3039                | 1392705.208                |
| 8             | 558712.7903                | 1393109.1661                 |     | 147      | 558713.0402                | 1392724.252                |
| 9             | 558620.7760                | 1393080.4202                 |     | 148      | 558716.1471                | 1392738.896                |
| 0             | 558538.6202                | 1393036.5495                 |     | 149      | 558699.3228                | 1392784.333                |
| 1             | 558518.8922                | 1393026.0149                 |     | 150      | 558696.5847                | 1392824.778                |
| 2             | 558464.9912                | 1393012.2237                 |     | 151      | 558685.8748                | 1392858.423                |
| 3             | 558390.9418                | 1392954.2417                 |     | 152      | 558651.6227                | 1392891.589                |
| 4             | 558626.0180                | 1392569.4896                 | *** | 153      | 558613.5431                | 1392949.702                |
| 5             | 558701.9124                | 1392445.2723                 |     | 154      | 558608.2263                | 1392963.425                |
| V 1           |                            | 1392484.8813                 |     | 155      | 558562.9515                | 1392974.648                |
| 6             | 558792.7736                | 1002404.0010                 |     |          |                            |                            |
|               | 558735.0337                | 1392334.0656                 |     | 156      | 558555.1066                | 1393005.675                |

| 159 | 558740.4373 | 1392912.6885 |
|-----|-------------|--------------|
| 160 | 558766.1084 | 1392912.0921 |
| 161 | 558796.7123 | 1392933.8811 |
| 162 | 558852.9873 | 1392955.0736 |
| 163 | 558909.2623 | 1392976.2662 |
| 164 | 559007.1166 | 1393046.5383 |
| 165 | 559012.0526 | 1393052.0511 |
| 166 | 559034.5483 | 1393059.1861 |
| 167 | 559069.3927 | 1393069.7207 |
| 168 | 559041.2430 | 1393048.6737 |
| 169 | 558989.5151 | 1393221.5719 |
| 170 | 558832.7840 | 1392373.3968 |

| <del></del> |                                       |           |
|-------------|---------------------------------------|-----------|
| E           | SANITARY SEW<br>ASEMENT LINE          |           |
| LINE        | BEARING                               | DISTANCE  |
| SS99        | S22° 35' 54"W                         | 9.60'     |
| SS100       | N74° 41' 54"W                         | 113.75'   |
| SS101       | S16° 53' 18"W                         | . 115.29' |
| SS102       | S48° 05' 14"W                         | 36.15'    |
| SS103       | N48° 05' 14"E                         | 24.57'    |
| SS104       | N16° 49' 18"E                         | 126.11'   |
| SS107       | S74° 41' 54"E                         | 110.25'   |
| SS108       | S57° 43' 43"E                         | 35.90'    |
| SS110       | N73° 10' 42"W                         | 30.00'    |
| SS111       | N16° 49' 18"E                         | 242.84'   |
| SS118       | S35° 56' 57"E                         | 57.62'    |
| SS119       | S41° 32' 48"E                         | 59.08'    |
| SS120       | N76° 43' 40"W                         | 34.63'    |
| SS121       | N41° 25' 04"W                         | 33.00'    |
| SS122       | N35° 56' 57"W                         | 58.35'    |
| SS123       | N56° 55' 16"E                         | 20.03'    |
| SS168       | S16° 49' 18"W                         | 237.19'   |
| SS189       | N36° 48' 52"W                         | 26.97'    |
| SS190       | N58° 34' 33"W                         | 109.99'   |
| SS191       | N70° 15' 27"W                         | 105.88'   |
| SS192       | N19° 44' 33"E                         | 30.00'    |
| SS193       | S70° 15' 27"E                         | 108.95'   |
| SS194       | S58° 34' 33"E                         | 118.83'   |
| SS195       | S36° 48' 52"E                         | 56.66'    |
| SS196       | S11° 25' 25"W                         | 20.21'    |
|             | · · · · · · · · · · · · · · · · · · · | ,         |

PRIVATE ENTRANCE SIGN

EASEMENT LINE TABLE

DISTANCE

5.14'

4.00'

6.28'

BEARING

S86° 07' 00"E

\$03° 53' 00"W

N86° 07' 00"W

N19° 44' 33"E

PURPOSE NOTE: THE PURPOSE OF THIS PLAT IS TO

SHOW THE 100-YR. FLOODPLAIN, DRAINAGE & UTILITY EASEMENT AND LINE TABLE AND TO CORRECT THE

PRIVATE ENTRANCE SIGN EASEMENT CREATED ON LOT 1.

LINE

|   |   | SD16 | S31° 24' 36"E | 285.60' |
|---|---|------|---------------|---------|
|   |   | SD17 | S58° 35' 24"W | 35.00'  |
|   | ( | SD18 | N31° 24' 36"W | 94.29'  |
|   |   | SD19 | N41° 31' 15"W | 71.65'  |
|   |   | SD20 | N33° 04' 44"W | 20.00'  |
|   |   | SD21 | N56° 55' 16"E | 108.44' |
|   |   | SD22 | S33° 04' 44"E | 8.30'   |
|   |   | SD23 | S41° 31' 15"E | 7.19'   |
|   |   | SD24 | S66° 50' 31"W | 11.27'  |
|   |   | SD25 | S58° 12' 22"W | 50.31'  |
|   |   | SD26 | S16° 03' 04"W | 172.06' |
|   |   | SD27 | N76° 43' 40"W | 15.02'  |
|   |   | SD28 | N16° 03' 04"E | 178.57' |
|   |   | SD29 | N58° 12' 22"E | 57.22'  |
|   |   | SD30 | N66° 50' 31"E | 8.71'   |
|   |   | SD31 | S76° 43' 40"E | 13.27'  |
|   |   | SD32 | N16° 03' 04"E | 1.75'   |
|   |   | SD33 | S36° 14' 31"E | 31.76'  |
|   |   | SD34 | S19° 20' 31"E | 23.35   |
|   |   | SD35 | S13° 46' 54"W | 22.79'  |
|   |   | SD36 | S22° 48' 21"W | 24.67'  |
| _ |   | SD37 | S19° 28' 50"W | 41.33'  |
|   | 1 | . j  |               |         |

|        | 4.15 004 19 39 2.06 |         |           |       |  |
|--------|---------------------|---------|-----------|-------|--|
|        |                     |         |           |       |  |
| S      | TORMDRA<br>LINE     | AIN EAS |           | IT    |  |
| LINE   | BEAR                | ING     | DIST      | ANCE  |  |
| SD38   | S15° 22             | ' 27"W  | 29        | 9.01' |  |
| SD39   | N74° 37             | ' 33"W  | 10        | 0.00' |  |
| SD40   | N15° 22             | 27"E    | . 29      | 9.37' |  |
| SD41   | N19° 28             | 5' 50"E | 41        | 1.97' |  |
| SD42   | N22° 48             | 3' 21"E | 24        | 1.17' |  |
| SD43   | N13° 46             | 5' 54"E | 19        | 0.03' |  |
| SD44   | N19° 20             | ' 31"W  | 18        | 3.89' |  |
| SD45   | N36° 14' 31"W       |         | 39.30'    |       |  |
| SD46 ` | S20° 20' 57"W       |         | 11.48'    |       |  |
| SD47   | S57° 43' 43"E       |         | 9         | 9.90' |  |
| SD48   | S06° 48' 30"W       |         | 10        | 0.18' |  |
| SD49   | S23° 01' 43"W       |         | 108.80'   |       |  |
| SD50   | S27° 49'            | ' 31"W  | 161.86'   |       |  |
| SD51   | S29° 39'            | ' 44"W  | 30.16'    |       |  |
| SD52   | S60° 20             | ' 16"E  | 31.11'    |       |  |
| SD53   | N13° 55             | ' 22"W  | 39.43'    |       |  |
| SD54   | N76° 04             | ' 38"E  | 27.90'    |       |  |
| SD55   | N01° 39'            | '07"W   | V 10.82'  |       |  |
| SD56   | N61° 29'            | 35"W    | V 101.60' |       |  |
| SD57   | N19° 27'            | 50"W    | 39        | .82'  |  |
| SD58   | N16° 49             | ' 18"E  | 11        | .36'  |  |
| SD59   | S73° 10             | ' 42"E  | 16        | .47'  |  |

**CURVE TABLE** 

S84°32'20"E

S82°47'10"E

S82°36'40"E

S82°26'10"E

S82°15'40"E

S82°05'11"E

S81°54'41"E

S80°31'02"E

S77°48'25"E

S74°59'56"E

S73°23'10"E

S47°31'10"E

S34°07'45"E

S48°41'16"E

S53°11'43"E

S57°34'36"E

CHORD BEARING CHORD

4.01'

4.01

4.01

4.01'

4.00'

59.87

64.35'

9.53

23.37'

4.26'

DELTA

003°19'50"

000°10'30" | 2.00'

000°10'30" | 2.00'

000°10'30" \ 2.00'

000°10'30" | 2.00'

000°10'29" | 2.00'

000°10'29" | 2.00'

002°48'24" | 32.15'

002°48'33" | 32.18'

000°24'58" 4.77'

024°32'14" | 11.96'

004°26'06" | 2.13'

004°19'39" | 2.08'

002°36'50"

051°19'04"

004°34'49"

**TANGENT** 

38.16'

29.94

12.01

2.20'

CURVE RADIUS LENGTH

1312.48'

1312.48'

1312.49'

1312.49'

1312.49'

1312.49'

1312.49'

1312.48'

1312.48'

1312.48'

1312.48'

25.00'

55.00'

55.00'

55.00'

55.00

BEARING

STORMDRAIN EASEMENT LINE TABLE

C4

C5

C10

C13

C15

C16

LINE

4.01'

4.01'

4.01'

4.01'

4.00'

59.88

64.30

64.35'

23.55'

4.26'

4.15'

DISTANCE

| S    | FORMDRAIN EAS<br>LINE TABLE |          |
|------|-----------------------------|----------|
| LINE | BEARING                     | DISTANCE |
| SD60 | S19° 27' 50"E               | 31.55'   |
| SD61 | S61° 29' 35"E               | 92.11'   |
| SD62 | N60° 20' 16"W               | 54.86'   |
| SD63 | N29° 39' 44"E               | 49.84'   |
| SD64 | N27° 49' 31"E               | 160.70'  |
| SD65 | N23° 01' 43"E               | 105.11'  |
| SD66 | N06° 48' 30"E               | 83.01'   |
| SD67 | .N74° 41' 54"W              | 135.61'  |
| SD68 | N16° 49' 18"E               | 20.01'   |
| SD69 | S74° 41' 54"E               | 143.28'  |
| SD70 | N73° 10' 42"W               | 11.73'   |
| SD71 | N14° 41' 59"W               | 52.84'   |
| SD72 | N31° 12' 36"E               | 22.87'   |
| SD73 | S58° 47' 24"E               | 95.44'   |
| SD74 | S31° 12' 36"W               | 35.30'   |
| SD75 | S64° 09' 29"W               | 19.61'   |
| SD76 | S08° 46' 39"W               | 15.00'   |
| SD77 | N81° 13' 21"W               | 34.35'   |
| SD78 | N58° 34' 33"W               | 15.02'   |
| SD79 | N84° 09',07"W               | 46.33'   |
| SD80 | N58° 34' 33"W               | 166.80'  |
| SD81 | N29° 05' 45"E               | 40.54'   |

| °32'18"E |         | 296.32' | 01                    | 2°43'12" 14 |        | 9.08' |   |  |
|----------|---------|---------|-----------------------|-------------|--------|-------|---|--|
|          |         |         |                       |             |        |       |   |  |
|          | ST      | OF      | RMDRAIN E<br>LINE TAI |             | EMENT  |       |   |  |
|          | LINE    |         | BEARING               | ;           | DISTAN | CE    |   |  |
|          | SD82    | 5       | 375° 22' 53'          | "E          | 50.88  | ,     |   |  |
|          | SD83    | 5       | 548° 19' 56           | "E          | 15.40  | ,     |   |  |
|          | SD84    | 5       | 581° 27' 01           | "E _        | 53.75  | ,     |   |  |
|          | SD85    | 8       | 317° 20' 57"          | W           | 8.88'  |       |   |  |
|          | SD86    | 1       | N16° 49' 18           | "E          | 7.51'  |       |   |  |
|          | SD87    | 5       | 573° 10' 23'          | 'E          | 124.60 | ,     |   |  |
|          | SD88    | 1       | N44° 19' 11'          | E.          | 23.04  | )     |   |  |
|          | SD89    | ٨       | 159° 53' 18'          | W           | 48.63  |       |   |  |
|          | SD90    | ١       | N84° 23' 49'          | 'E          | 35.88  |       |   |  |
|          | SD91    | **      | 305° 36' 11'          | 'E          | 20.00  |       |   |  |
|          | SD92    | S       | 84° 23' 49"           | W           | 28.59  |       |   |  |
|          | SD93    | S       | 644° 19' 11"          | W           | 19.06' |       |   |  |
|          | SD94    | *       | 39' 07'               | 'Ε -        | 7.34'  |       |   |  |
|          | SD95    | ١       | 188° 20' 53'          | 'E          | 65.49  |       |   |  |
|          | SD96    | S       | 28° 06' 07"           | W.          | 87.04  |       |   |  |
|          | SD185   | ١       | 175° 22' 53"          | W           | 90.64  |       |   |  |
|          | SD186   | S       | 310° 52' 53"          | w           | 7.94'  |       |   |  |
|          | SD187   | 5       | S19° 57' 08'          | 'E          | 14.67' |       |   |  |
|          | SD188   | 5       | 375° 22' 53'          | Έ           | 101.28 | •     |   |  |
|          | SD211 N |         | 170° 15' 27"          | w           | 97.00' |       |   |  |
|          | SD212   | ١       | 119° 44' 33'          | 'E          | 48.58  |       |   |  |
|          | SD213   | N       | 170° 15' 27"          | w           | 3.00'  |       |   |  |
|          |         |         |                       | 5           |        |       | *************************************** |  |

**CURVE TABLE** 

CHORD

4.03'

4.01

56.03'

12.07

59.36'

68.75

21.65

41.91

101.56

297.74

206.86'

89.84

DELTA

004°15'02"

004°10'24"

075°38'10"

012°36'08"

012°36'08"

065°19'10"

282°38'08"

051°19'04"

001°45'45"

004°16'19"

013°01'33"

008°52'14"

003°50'58"

004°12'00" | 2.02'

061°14'16" | 32.55'

**TANGENT** 

2.04'

2.00'

42,69'

35.25

44.04

12.01'

20.96'

50.82

149.84'

103.74'

44.95'

CHORD BEARING

S61°51'56"E

S66°05'27"E

S70°16'39"E

N69°49'04"E

N01°22'51"E

N35°32'21"W

N48°08'29"W

N87°06'08"W

S81°09'46"W

N74°03'34"W

N81°14'33"W

S79°41'28"E

S81°27'47"E

S75°06'11"E

271.31' N16°49'18"E

CURVE RADIUS LENGTH

55.00

55.00

55.00'

55.00

55.00'

55.00

55.00

55.00'

25.00'

1362.48

1362.48'

1312.48'

1337.48'

1337.48

1337.48

C18

C20

C21

C22

C23

C24

C25

C26

C27

C29

C40

C41

4.08

4.03'

4.01'

72.61'

58.78

12.10'

62.70'

22.39'

41.91

101.58

298.38'

207.07

89.86

296.93'

|      | Ē              |          |  |
|------|----------------|----------|--|
| LINE | BEARING        | DISTANCE |  |
| L1   | S10° 52' 53"W  | 114.38'  |  |
| L2   | S20° 59' 46"E  | 32.33'   |  |
| L3   | S19° ¼4′ 33"W  | 109.38'  |  |
| L4   | S10° 52' 53"W  | 113.48'  |  |
| L5   | S20° 59' 46"E  | 32.67'   |  |
| L6   | S19° 44' 33"W  | 175.86'  |  |
| L7   | S10° 52' 53"W  | 112.57'  |  |
| L8   | S20° 59' 46"E  | 33.01'   |  |
| L9   | S19° 44' 33"W  | 248.81'  |  |
| L10  | S10° 52' 53"W  | 111.65'  |  |
| L11  | S20° 59' 46"E  | 33.36'   |  |
| L12  | S19° 44' 33"W  | 145.00'  |  |
| L13  | S10° \$2' 53"W | 110.71'  |  |
| L14  | S20° 59' 46"E  | 33.70'   |  |
| L15  | S20° 59' 46"E  | 34.04'   |  |

| STORMDRAIN EASEMENT<br>LINE TABLE |               |          |  |  |  |
|-----------------------------------|---------------|----------|--|--|--|
| LINE                              | BEARING       | DISTANCE |  |  |  |
| SD214                             | N19° 44' 33"E | 27.47'   |  |  |  |
| SD215                             | S74° 43' 47"E | 59.69'   |  |  |  |
| SD216                             | S74° 43' 47"E | 48.88'   |  |  |  |
| SD217                             | S20° 12' 33"W | 20.01'   |  |  |  |
| SD218                             | S20° 12' 33"W | 22.35'   |  |  |  |
| SD219                             | S20° 12' 33"W | 29.04'   |  |  |  |
| SD220                             | S50° 01' 45"W | 15.19'   |  |  |  |
| SD221                             | S55° 09' 11"E | 36.96'   |  |  |  |
| SD222                             | S43° 16' 01"E | 14.47'   |  |  |  |
| SD223                             | S55° 09' 11"E | 91.11'   |  |  |  |
| SD224                             | S43° 16' 01"E | 22.37'   |  |  |  |
| SD225                             | N61° 40' 22"W | 57.37'   |  |  |  |
| SD226                             | N01° 09' 38"E | 81.83'   |  |  |  |
| SD227                             | N74° 38' 12"E | 58.38'   |  |  |  |
| SD228                             | S73° 10' 42"E | 28.90'   |  |  |  |
| SD229                             | S16° 49' 18"W | 65.00'   |  |  |  |
| SD230                             | S73° 10' 42"E | 15.00'   |  |  |  |
| SD231                             | S16° 49' 18"W | 65.00'   |  |  |  |
| SD232                             | N73° 10' 42"W | 9.00'    |  |  |  |

**OWNERS** 

ESC ELKRIDGE WOODS, L.C. HOWARD COUNTY, MARYLAND 5074 DORSEY HALL ROAD, SUITE 205 ELLICOTT CITY, MD 21042 PHONE: 410-720-3021

COORDINATES AND LINE / CURVE TABLES

ENGINEERING

RECORDED AS PLAT 2516 ON 9 2119 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

3430 COURTHOUSE DRIVE 3701 PENDER DRIVE ELLICOTT CITY, MD 21043 PHONE: 410-313-2330

SUITE 300 FAIRFAX, VA 22030 PHONE: 703-968-9350

12825 WORLDGATE DRIVE, SUITE 700 HERNDON, VIRGINIA 20170

www.bohlerengineering.com

SD152015SUB8

|   | AREA IABULATION CHA                            | K T         |
|---|--|-------------|
|   | TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED  | 42          |
|   | TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED | 2           |
| ` | TOTAL NUMBER OF LOTS TO BE RECORDED            | 44          |
|   | TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED    | 7.585 AC.±  |
|   | TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED   | 6.437 AC.±  |
|   | TOTAL AREA OF LOTS TO BE RECORDED              | 14.022 AC.± |
|   | TOTAL AREA OF ROADWAY TO BE RECORDED           | 1.387 AC±   |
|   | TOTAL AREA TO BE RECORDED                      | 15.409 AC.± |

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

HOWARD COUNTY HEALTH OFFICER W. O. DATE S.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

9.24.19 DATE

| SANITARY SEWER EASEMENT CURVE TABLE |        |        |               |        |            |         |
|-------------------------------------|--------|--------|---------------|--------|------------|---------|
| CURVE                               | RADIUS | LENGTH | CHORD BEARING | CHORD  | DELTA      | TANGENT |
| SSC33                               | 55.00' | 30.93' | S62°30'37"E   | 30.53' | 032°13'30" | 15.89'  |
| SSC34                               | 55.00' | 12.10' | N35°32'21"W   | 12.07' | 012°36'08" | 6.07'   |

|  | SANITARY SEWER EASEMENT CURVE TABLE |        |             |        |            |        |  |  |  |  |
|--|-------------------------------------|--------|-------------|--------|------------|--------|--|--|--|--|
| RADIUS LENGTH CHORD BEARING CHORD DELTA TANGEN |                                     |        |             |        |            |        |  |  |  |  |
| }  | 55.00'                              | 30.93' | S62°30'37"E | 30.53' | 032°13'30" | 15.89' |  |  |  |  |
| L  | 55.00'                              | 12.10' | N35°32'21"W | 12.07' | 012°36'08" | 6.07'  |  |  |  |  |
|  |                                     |        |             |        |            |        |  |  |  |  |

OWNER'S CERTIFICATE

WE, ESC ELKRIDGE WOODS, L.C., NVR, INC. AND HOWARD COUNTY, MARYLAND OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL 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-WAY

(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 AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
(3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
(4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.
(5) 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.

|       | STORM DRAIN EASEMENT CURVE TABLE |        |               |       |            |         |  |
|-------|----------------------------------|--------|---------------|-------|------------|---------|--|
| CURVE | RADIUS                           | LENGTH | CHORD BEARING | CHORD | DELTA      | TANGENT |  |
| SDC31 | 55.00'                           | 2.35'  | \$23°05'07"E  | 2.35' | 002°26'59" | 1.18'   |  |
| SDC32 | ` 55.00'                         | 3.23'  | S44°42'51"E   | 3.23' | 003°22'01" | 1.62'   |  |

ELM STREET DEVELOPMENT 5074 DORSEY HALL ROAD, SUITE 205 ELLICOTT CITY, MD 21042 CONTACT: JASON VAN KIRK

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY RHONDA REDD TO ESC ELKRIDGE WOODS, L.C. BY DEED DATED JULY 17, 2017 AND RECORDED IN LIBER 17702 FOLIO 459, ALL OF THE LANDS CONVEYED BY FREDERICK SIPES, JR., JOHNNY SIPES, AND DAVID SIPES TO ESC ELKRIDGE WOODS, L.C. BY DEED DATED JULY 17, 2017 AND RECORDED IN LIBER 17702 FOLIO 465, ALL OF THE LANDS CONVEYED BY ESC ELKRIDGE WOODS, L.C. TO NVR, INC. BY DEED DATED JULY 9, 2019 AND RECORDED IN LIBER 18768 FOLIO 118 AND ALL OF THE LANDS CONVEYED BY ESC ELKRIDGE WOODS, L.C. TO HOWARD COUNTY, MARYLAND BY DEED DATED JANUARY 15, 2019 AND RECORDED IN LIBER 18689 FOLIO 15, ALL RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, AND THAT ALL THE 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 THE ANIOTATED CODE OF MARYLAND AS AMENDED.

ROBERT C. HARR, JR. MARYLAND PROFESSIONAL LAND SURVEYOR NO **EXPIRATION DATE: JANUARY 16, 2021** 

**DEVELOPER** 

PHONE: (410) 720-3021

**ELKRIDGE WOODS** LOTS 1 - 42 & OPEN SPACE LOTS 43 & 44

#UPSTATE NEW YORK # BOSTON, MA #NEW YORK METRO # WARREN, NJ # PHILADELPHIA/SOUTHERN NJ # LEHIGH VALLEY, PA # SOUTHEASTERN PA

■ BALTIMORE, MD ■ SOUTHERN MARYLAND ■ NORTHERN VIRGINIA ■ WASHINGTON, DC ■ CENTRAL VIRGINIA ■ CHARLOTTE, NC ■ RALEIGH, NC

ZONING: R-12 TAX MAP 38, GRID 9, PARCEL 756 & 340 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SHEET: 2 OF 4

SCALE: 1" = 50'

DATE: AUGUST 30, 2019 DP2 FILE #S: ECP-16-008, F-35-094, S-16-001, CONTR. 14-4220-D, S-03-02, WP-16-150, P-04-11, P-17-001



