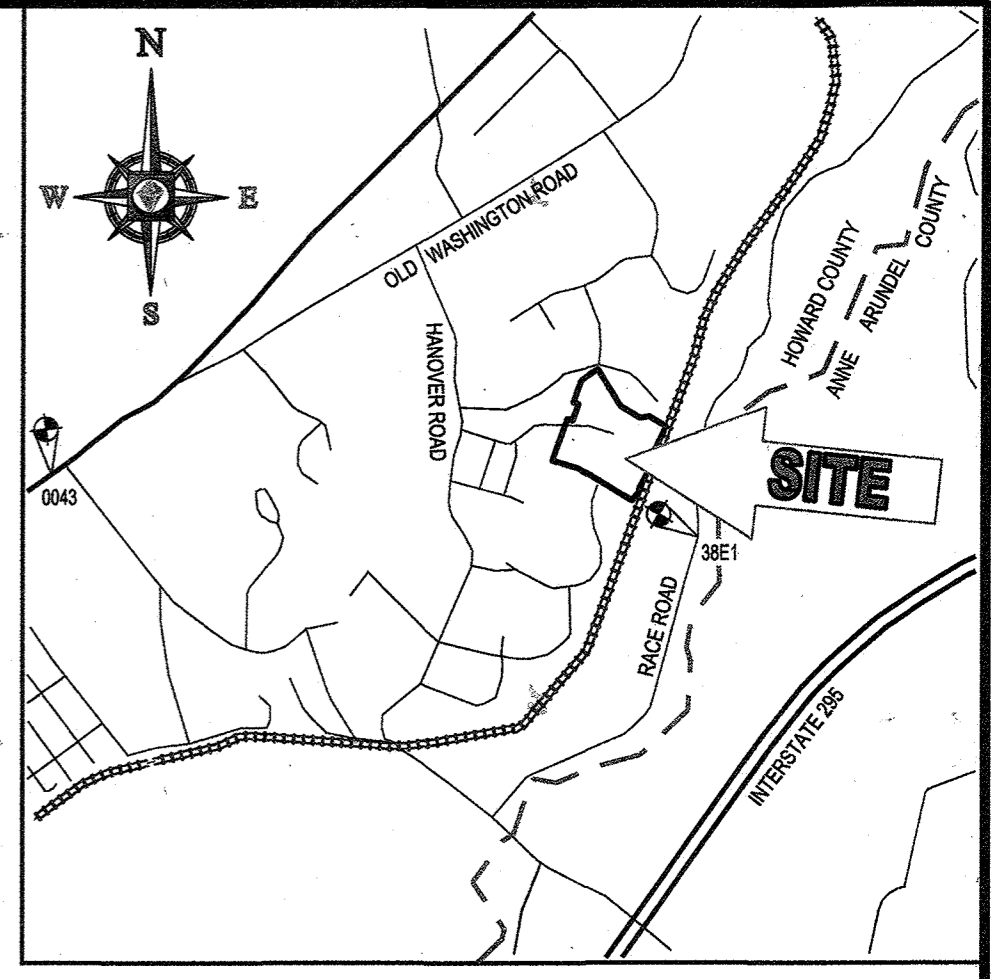
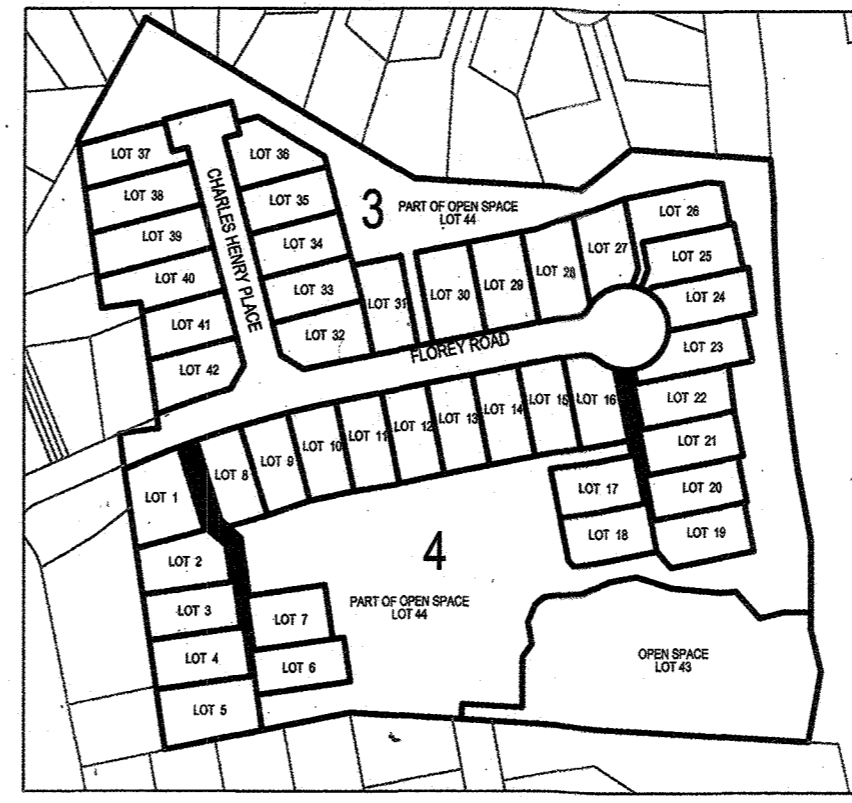


**GENERAL NOTES**

- THE SUBJECT PROPERTY IS ZONED R-12 PER THE 108/2013 COMPREHENSIVE ZONING REGULATIONS.
- PRIOR CASE NUMBERS ASSOCIATED WITH THIS PROJECT INCLUDE ECP-16-008, F-05-084, 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 19-019.
- NOTE INTENTIONALLY DELETED.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY 8, 2016 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 MAINTENANCE AGREEMENT.
- 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 ON-SITE. THE PLANNING BOARD REVIEWED THE CEMETERY RELOCATION PLAN ON MARCH 30, 2017. PER A LETTER FROM THE OFFICE OF THE STATES 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 ELKDRIDGE, 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 = 1388642.122 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 WAIVERS HAVE BEEN APPROVED.
- 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 18.1200 OF THE HOWARD COUNTY CODE AND THE 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. 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 5.50 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 108.0.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.
- 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)  
DRAINAGE ELEMENTS - SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE  
MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

- 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.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 18.1200 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.
- A CERTIFIED LANDSCAPE PLAN WILL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- ALL AREAS ARE MORE OR LESS (±).
- 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 THE FLAG OR PIPESTEM LOT DRIVEWAY.
- 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.
- A PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON JULY 21, 2015 AT 6:30 PM AT ROCKBURN ELEMENTARY SCHOOL.
- ALTERNATIVE COMPLIANCE REQUEST WP-16-150 WAS APPROVED ON JULY 11, 2017 WITH THE FOLLOWING CONDITIONS:  
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 REQUEST.  
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 #6, #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 COMPLIANCE EXHIBIT.  
5.) FINAL PLAT AND PLAN CANNOT BE APPROVED PRIOR TO WRITTEN CONFIRMATION FROM THE STATES ATTORNEY'S OFFICE THAT ALL PROCESSES AND PROCEDURES FOR DISINTERMENT AND REINTERMENT 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 (MDA) 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.
- STEEP SLOPE IMPACT (25% OR GREATER) IS LIMITED TO 4,194 SQUARE FEET AS DEPICTED ON THE ALTERNATIVE COMPLIANCE.
- ALL EXISTING STRUCTURES ARE TO BE REMOVED. ALL STRUCTURES MUST BE REMOVED PRIOR TO RECORDATION OF THE PLAT.
- ARTICLES OF INCORPORATION FOR THE ELKDRIDGE 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 ELKDRIDGE WOODS HOMEOWNERS ASSOCIATION, INC. IS RECORDED SIMULTANEOUSLY WITH THE FINAL PLAT.
- 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.
- 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.



**WATER EASEMENT CURVE 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 TABLE**

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'

**PIPE STEM SIZE CHART**

LOT #	AREA	PIPE STEM AREA	MIN. LOT SIZE
LOT 2	8,078 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	7,875 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.	808 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 28	8,349 S.F.	718 S.F.	7,631 S.F.

**COMMON ACCESS EASEMENT LINE TABLE**

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 EASEMENT LINE TABLE**

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'

**RECREATIONAL OPEN SPACE CALCULATIONS**  
(PER SECTION 16.121(a)(4)(v) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS)  
RECREATIONAL OPEN SPACE PROVIDED:  
20,898 S.F. IN RECREATIONAL OPEN SPACE AREAS  
400 S.F. (2 BENCHES @ 200 S.F./BENCH)  
380 S.F. PAVED PATHWAYS @ 3 S.F./1 L.F. (120 L.F.)  
TOTAL RECREATIONAL OPEN SPACE PROVIDED = 21,658 S.F.

**MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTIONS TRACKING**

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

**LEGEND :**

- PROPOSED PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING PROPERTY LINE
- SETBACK
- PROPOSED EASEMENT
- 65 DBL NOISE CONTOUR
- 100-YR FLOODPLAIN
- CONC. MON. FOUND
- IRON PIPE OR REBAR TO BE SET UNLESS OTHERWISE NOTED

**EASEMENT LEGEND :**

- PRIVATE SWM, DRAINAGE & UTILITY EASEMENT
- PUBLIC SWM, DRAINAGE & UTILITY EASEMENT
- SEWER & UTILITY EASEMENT
- WATER & UTILITY EASEMENT
- VARIABLE WIDTH FOREST CONSERVATION RETENTION EASEMENT
- RECREATIONAL OPEN SPACE AREA
- PUBLIC DRAINAGE & UTILITY EASEMENT

**AREA TABULATION CHART**

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±

**OPEN SPACE CHART**

LOT	OWNER	USE / PURPOSE
43	DEDICATED TO HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS	OPEN SPACE / FOREST RETENTION
44	DEDICATED TO HOMEOWNERS ASSOCIATION	OPEN SPACE / STORMWATER MANAGEMENT

OPEN SPACE	REQUIRED	PROPOSED
CREDITED	6.164 AC. (40% OF GROSS AREA)	6.437 AC.
RECREATIONAL	8,400 S.F. (200 S.F. / UNIT)	21,658 S.F.

**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.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

*B. Nixon for Maureen Rogman* 9/20/2019  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Edmondson* 9-24-19  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kent Stouffer* 9-26-19  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, ESC ELKDRIDGE 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 AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON.  
(2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-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.

*J. V. M.* 9-6-19  
ESC ELKDRIDGE WOODS, L.C. DATE  
*J. Kirk* 9/11/19  
JASON VAN KIRK DATE  
HOWARD COUNTY, MARYLAND DATE  
*P. McNeally* 9/5/19  
NVR, INC., A VIRGINIA CORPORATION DATE  
PATRICK MCNEALLY, VICE PRESIDENT DATE

*OMA* 9/11/19  
WITNESS DATE  
*W. J. H.* 9/5/19  
WITNESS DATE

**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 ELKDRIDGE WOODS, L.C. BY DEED DATED JULY 17, 2017 AND RECORDED IN LIBER 17702 FOLIO 459, ALL OF THE LANDS CONVEYED BY FREDERICK SPIES, JR., JOHNNY SPIES, AND DAVID SPIES TO ESC ELKDRIDGE WOODS, L.C. BY DEED DATED JULY 17, 2017 AND RECORDED IN LIBER 17702 FOLIO 459, ALL OF THE LANDS CONVEYED BY ESC ELKDRIDGE WOODS, L.C. TO NVR, INC. BY DEED DATED JULY 9, 2019 AND RECORDED IN LIBER 18788 FOLIO 118 AND ALL OF THE LANDS CONVEYED BY ESC ELKDRIDGE WOODS, L.C. TO HOWARD COUNTY, MARYLAND BY DEED DATED JANUARY 15, 2019 AND RECORDED IN LIBER 18889 FOLIO 16, 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 WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

*Robert C. Harr, Jr.* 9-4-19  
ROBERT C. HARR, JR. DATE  
MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587 DATE  
EXPIRATION DATE: JANUARY 16, 2021

**COVER SHEET**

**BOHLER ENGINEERING** 12825 WORLDGATE DRIVE, SUITE 700  
HERNDON, VIRGINIA 20170  
703.708.9500  
www.bohlerengineering.com

RECORDED AS PLAT 25111 ON 9/21/19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**ELKDRIDGE 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

SHEET: 1 OF 4 SCALE: 1" = 50'  
DATE: AUGUST 30, 2019



AREA TABULATION CHART - THIS SHEET	
NUMBER OF BUILDABLE LOTS TO BE RECORDED - THIS SHEET	19
NUMBER OF OPEN SPACE LOTS TO BE RECORDED - THIS SHEET	1
NUMBER OF LOTS TO BE RECORDED - THIS SHEET	20
AREA OF BUILDABLE LOTS TO BE RECORDED - THIS SHEET	3,356 AC±
AREA OF OPEN SPACE LOTS TO BE RECORDED - THIS SHEET	1,835 AC±
AREA OF LOTS TO BE RECORDED - THIS SHEET	4,991 AC±
AREA OF ROADWAY TO BE RECORDED - THIS SHEET	0.919 AC±
AREA TO BE RECORDED - THIS SHEET	5,910 AC±

**EASEMENT LEGEND :**

- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PRIVATE SWM, DRAINAGE & UTILITY EASEMENT
- PUBLIC SEWER & UTILITY EASEMENT
- WATER & UTILITY EASEMENT
- VARIABLE WIDTH FOREST CONSERVATION RETENTION EASEMENT
- RECREATIONAL OPEN SPACE AREA
- PUBLIC DRAINAGE & UTILITY EASEMENT

**LEGEND :**

- PROPOSED PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING PROPERTY LINE
- SETBACK
- PROPOSED EASEMENT
- 65 DBL NOISE CONTOUR
- 100-YR FLOODPLAIN
- CONC. MON. FOUND
- IRON PIPE OR REBAR TO BE SET UNLESS OTHERWISE NOTED



LOT #	ADDRESS
24	5891 FLOREY ROAD
25	5890
26	5889
27	5888
28	5902
29	5906
30	5910
31	5916
32	5920 FLOREY ROAD / 6002 CHARLES HENRY PLACE
33	6008 CHARLES HENRY PLACE
34	6010
35	6014
36	6018 CHARLES HENRY PLACE
37	6023 CHARLES HENRY PLACE
38	6019
39	6015
40	6011
41	6007
42	6003 CHARLES HENRY PLACE / 5938 FLOREY ROAD

**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.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

*Maura Roseman* 9/20/2019  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Plummer* 9-24-19  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kent Scherlock* 9-26-19  
DIRECTOR DATE

**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:

- 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;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF 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 FREE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS;
- THE REQUIREMENTS 3-106, 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.

ESC ELKRIDGE WOODS, L.C. 9-6-19  
JASON VAN KIRK DATE

HOWARD COUNTY MARYLAND 9/11/19  
DATE

NVR, INC., A VIRGINIA CORPORATION 9/5/19  
PATRICK MCNEALLY, VICE PRESIDENT, DATE

WITNESS 9-6-19  
DATE

WITNESS 9/11/19  
DATE

WITNESS 9/5/19  
DATE

**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 SITES, JR., JOHNNY SITES, AND DAVID SITES 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 18788 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 18688 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 WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

*Robert C. Harr, Jr.* 9-6-19  
MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587 DATE

ROBERT C. HARR, JR. 9-6-19  
MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587 DATE

EXPIRATION DATE: JANUARY 16, 2021

PLAT

**BOHLER ENGINEERING** 12825 WORLDGATE DRIVE, SUITE 700  
HERNDON, VIRGINIA 20170  
703.709.9500  
www.bohlereengineering.com

RECORDED AS PLAT 25012 ON 9/21/19 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

SHEET: 3 OF 4 SCALE: 1" = 50'  
DATE: AUGUST 30, 2019

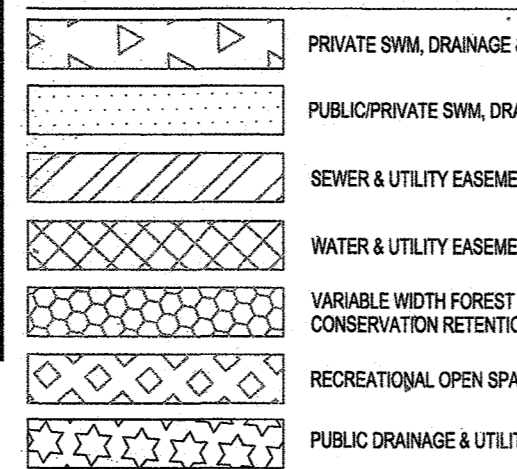
**AREA TABULATION CHART - THIS SHEET**

NUMBER OF BUILDABLE LOTS TO BE RECORDED - THIS SHEET	23
NUMBER OF OPEN SPACE LOTS TO BE RECORDED - THIS SHEET	1
NUMBER OF LOTS TO BE RECORDED - THIS SHEET	24
AREA OF BUILDABLE LOTS TO BE RECORDED - THIS SHEET	4,229 AC±
AREA OF OPEN SPACE LOTS TO BE RECORDED - THIS SHEET	4,802 AC±
AREA OF LOTS TO BE RECORDED - THIS SHEET	9,031 AC±
AREA OF ROADWAY TO BE RECORDED - THIS SHEET	0,468 AC±
AREA TO BE RECORDED - THIS SHEET	9,499 AC±

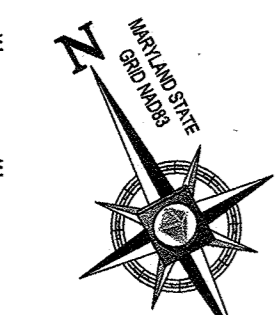
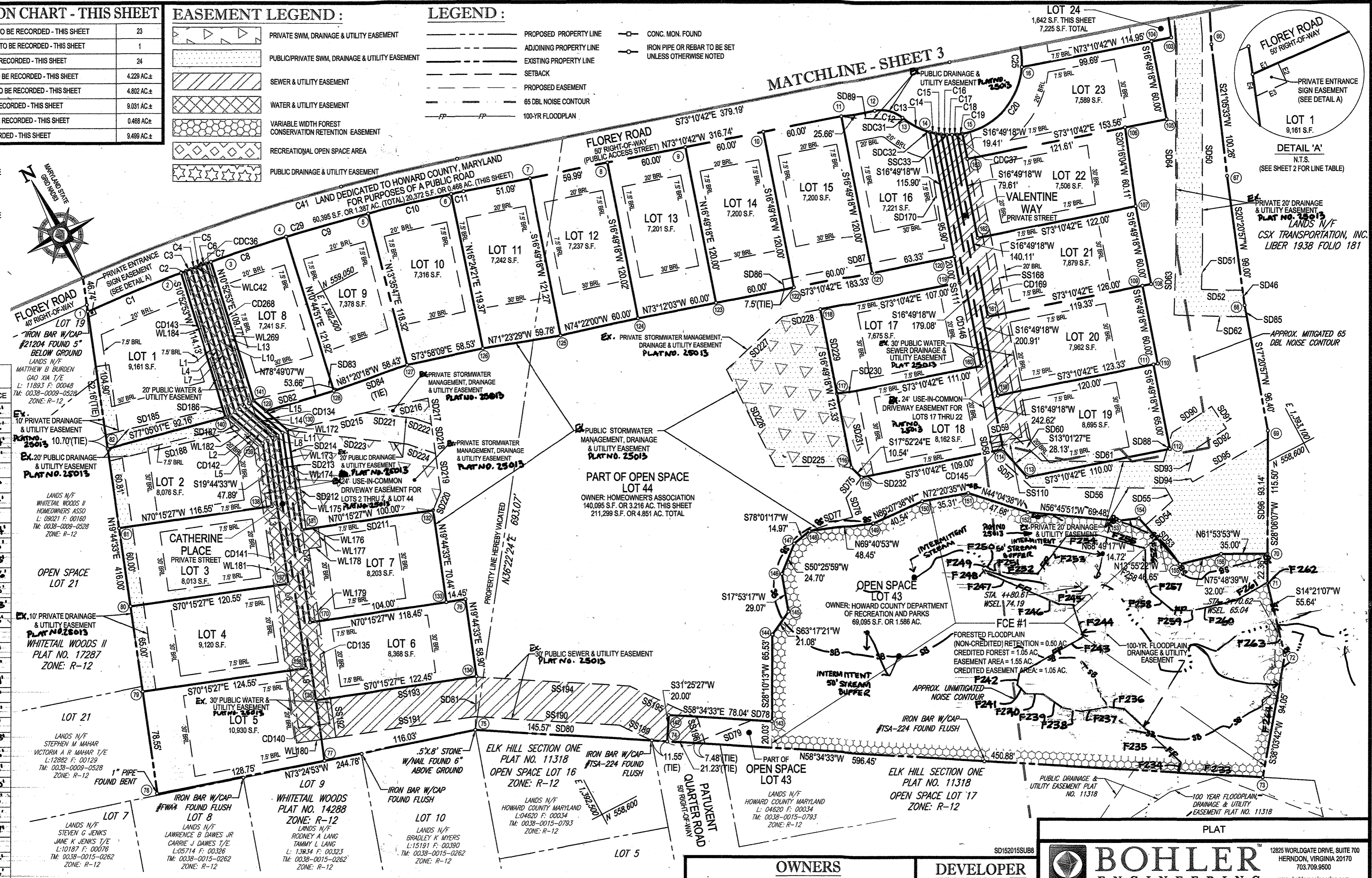
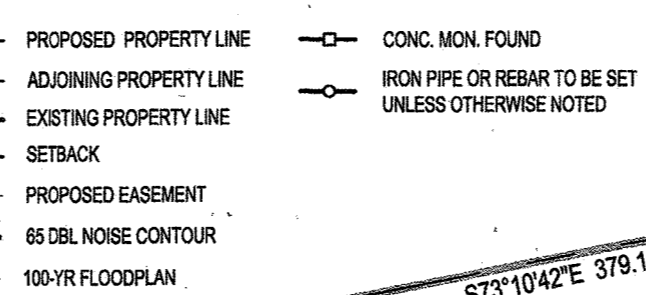
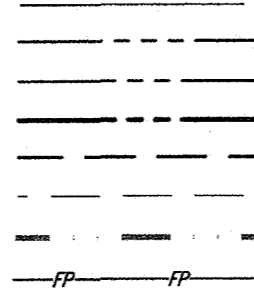
LOT #	ADDRESS
1	5937 FLOREY ROAD
2	6004 CATHERINE PLACE
3	6008
4	6012
5	6016
6	6015
7	6011 CATHERINE PLACE
8	5933 FLOREY ROAD
9	5929
10	5925
11	5921
12	5917
13	5913
14	5909
15	5905
16	5901 FLOREY ROAD
17	6010 VALENTINE WAY
18	6014
19	6015
20	6011
21	6007
22	6003 VALENTINE WAY
23	5895 FLOREY ROAD

LINE	BEARING	DISTANCE
F233	N58°33'33"W	63.92'
F234	N47°07'04"E	8.12'
F235	N53°57'11"W	58.04'
F236	N52°12'07"W	13.61'
F237	N78°06'45"W	22.11'
F238	N51°25'11"W	12.81'
F239	N27°21'11"W	17.94'
F240	N57°31'05"W	13.41'
F241	N15°04'51"W	9.64'
F242	N88°25'16"E	7.16'
F243	N88°32'46"E	95.43'
F244	N08°20'21"E	25.56'
F245	N57°19'23"W	9.23'
F246	N38°45'11"W	32.03'
F247	N27°47'00"W	29.15'
F248	N02°03'54"W	5.13'
F249	S61°30'51"E	2.90'
F250	S75°56'59"E	4.47'
F251	S52°40'05"E	16.49'
F252	S21°21'06"E	19.35'
F253	N65°52'57"E	26.07'
F254	S63°33'41"E	24.52'
F255	S42°20'31"E	24.23'
F256	S27°06'04"W	24.16'
F257	S07°50'58"W	16.13'
F258	S23°07'01"E	21.30'
F259	S62°23'31"E	13.33'
F260	S74°15'35"E	30.71'
F261	N87°20'15"E	30.37'
F262	S28°26'07"W	1.49'
F263	S14°21'07"W	55.64'
F264	S38°08'42"W	94.05'

**EASEMENT LEGEND :**



**LEGEND :**



**FLOODPLAIN EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
F233	N58°33'33"W	63.92'
F234	N47°07'04"E	8.12'
F235	N53°57'11"W	58.04'
F236	N52°12'07"W	13.61'
F237	N78°06'45"W	22.11'
F238	N51°25'11"W	12.81'
F239	N27°21'11"W	17.94'
F240	N57°31'05"W	13.41'
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F243	N88°32'46"E	95.43'
F244	N08°20'21"E	25.56'
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F263	S14°21'07"W	55.64'
F264	S38°08'42"W	94.05'

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.

OWNERS	DEVELOPER
ESC ELK RIDGE WOODS, L.C. 5074 DORSEY HALL ROAD, SUITE 205 ELICOTT CITY, MD 21042 PHONE: 410-720-3021	ELM STREET DEVELOPMENT 5074 DORSEY HALL ROAD, SUITE 205 ELICOTT CITY, MD 21042 CONTACT: JASON VAN KIRK PHONE: (410) 720-3021

**BOHLER ENGINEERING**  
12825 WORLDGATE DRIVE, SUITE 700  
HERNDON, VIRGINIA 20170  
703.709.9900  
www.bohlerengineering.com

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
*Maura Roseman* 9/20/2019  
HOWARD COUNTY HEALTH OFFICER  
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Chad Plummer* 9/24/19  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
*Kent Schaefer* 9/26/19  
DIRECTOR

**OWNER'S CERTIFICATE**  
WE, ESC ELK RIDGE 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 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 PURPOSES 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-WAYS.  
(5) THE REQUIREMENTS 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.  
ESC ELK RIDGE WOODS, L.C. 9-6-19  
JASON VAN KIRK 9/16/19  
HOWARD COUNTY ENGINEER AND 9/5/19  
NVR, INC. VIRGINIA CORPORATION 9-6-19  
PATRICK MCNEALLY, VICE PRESIDENT 9/5/19

**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 ELK RIDGE WOODS, L.C. BY DEED DATED JULY 17, 2017 AND RECORDED IN LIBER 1702 FOLIO 469. ALL OF THE LANDS CONVEYED BY FREDERICK SITES, JR., JOHNNY SITES, AND DAVID SITES TO ESC ELK RIDGE WOODS, L.C. BY DEED DATED JULY 17, 2017 AND RECORDED IN LIBER 1702 FOLIO 465, ALL OF THE LANDS CONVEYED BY ESC ELK RIDGE WOODS, L.C. TO NVR, INC. BY DEED DATED JULY 9, 2019 AND RECORDED IN LIBER 1878 FOLIO 118 AND ALL OF THE LANDS CONVEYED BY ESC ELK RIDGE WOODS, L.C. TO HOWARD COUNTY, MARYLAND BY DEED DATED JANUARY 15, 2019 AND RECORDED IN LIBER 1868 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 WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.  
*Robert C. Harr, Jr.* 9-4-19  
ROBERT C. HARR, JR.  
MARYLAND PROFESSIONAL LAND SURVEYOR  
EXPIRATION DATE: JANUARY 16, 2021

**ELK RIDGE WOODS LOTS 1 - 42 & OPEN SPACE LOTS 43 & 44**  
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TAX MAP 38, GRID 9, PARCEL 756 & 340  
1st ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SHEET: 4 OF 4 SCALE: 1" = 50'  
DATE: AUGUST 30, 2019  
DPZ FILE #S: ECP-16-008, F-05-084, S-16-001, CONTR. 14-0220-0, S-03-042, W-16-160, P-04-11, P-17-001