

**GENERAL NOTES**

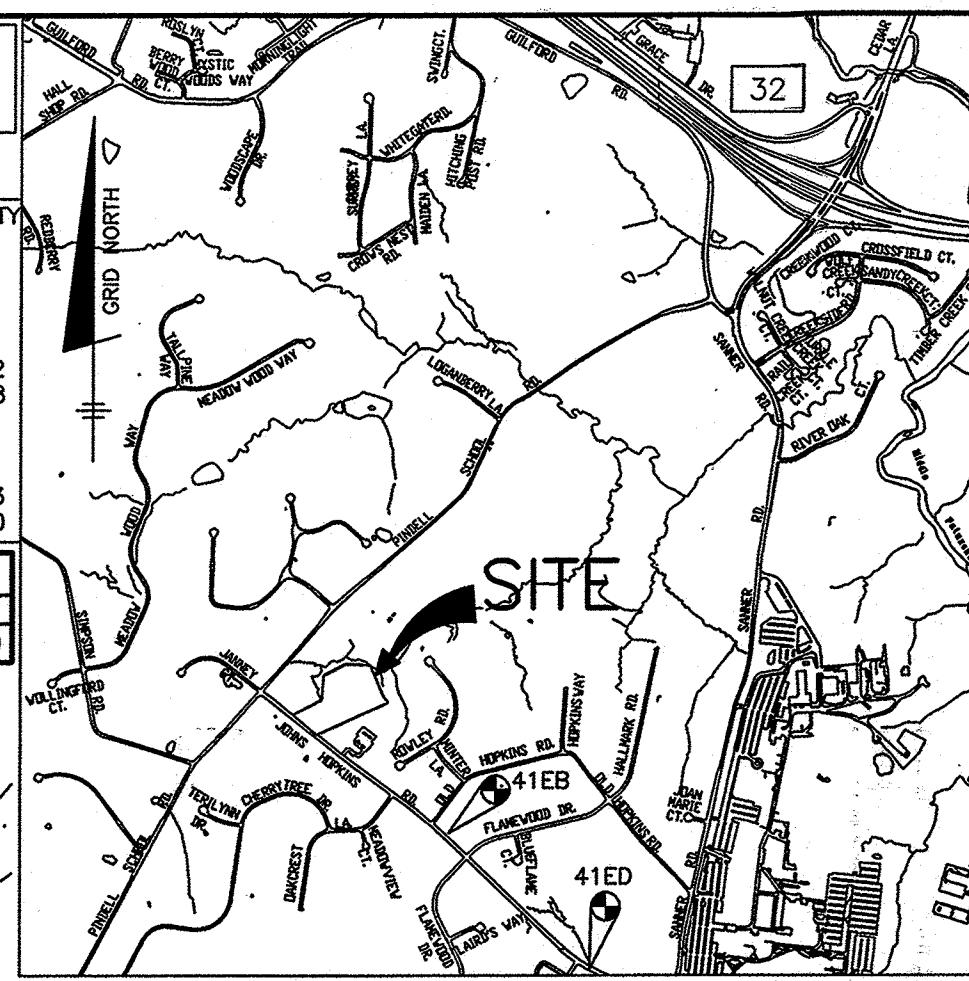
- DENOTES IRON PIPE FOUND (IPF), REBAR AND CAP (RCF), AND BOLT FOUND (BF).
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 41EB AND 41ED.
- DISTANCES SHOWN ON THIS PLAN ARE BASED ON MARYLAND STATE PLANE ZONE, U.S. SURVEY FOOT.
- SUBJECT PROPERTY ZONED RR-DEO, PER THE OCT. 6, 2013 HOWARD COUNTY COMPREHENSIVE ZONING PLAN.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HISTORIC FEATURES OR CEMETERIES LOCATED ON-SITE.
- ALL AREAS ON THIS PLAN ARE "MORE OR LESS".
- THIS PLAN IS BASED OFF A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. ON OR ABOUT AUGUST 2017.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- UNLESS NOTED AS PRIVATE, ALL EASEMENTS ARE PUBLIC.
- ERL IN THIS BUILDING RESTRICTION LINE ARE RESTRICTED TO THE FOLLOWING MINIMUM REQUIREMENTS:
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
  - SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING. (1-1/2" MIN.)
  - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
  - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H2S LOAD).
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
- MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- THIS AREA DESIGNATES A PRIVATE SEWAGE DISPOSAL AREA OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR THE REMOVAL OF SEWAGE DISPOSAL IMPROVEMENTS IN ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCRoACHMENT INTO THE SEWAGE DISPOSAL AREA. RECORDATION OF A MODIFIED SEWAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
- USE-IN-COMMON ACCESS EASEMENT TO SERVE LOTS 1 AND 2 WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.
- WAIVER PETITION WP-19-095, A REQUEST TO WAIVE SECTIONS 16.116(a)(1), 16.1205(a)(7), AND 16.1205(a)(10) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WAS APPROVED BY THE PLANNING DIRECTOR ON MAY 30, 2019. THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - SUBMISSION OF A FINAL PLAN APPLICATION FOR REVIEW BY THE SRC AGENCIES.
  - PROVIDING THE REQUIRED ROADWAY WIDENING DEDICATION ALONG JOHNS HOPKINS ROAD WITH FINAL PLAN.
  - ALTERNATIVE COMPLIANCE APPROVAL IS LIMITED TO THE REMOVAL OF SPECIMEN TREES #1, #3, #5, AND #6 AS DEPICTED ON THE EXHIBIT. ANY PROPOSAL TO REMOVE ANY OTHER SPECIMEN TREES WILL REQUIRE A NEW ALTERNATIVE COMPLIANCE REQUEST.
  - A MINIMUM OF EIGHT, NATIVE 2 1/2" - 3" CALIPER, SHADE TREES SHALL BE PROVIDED AS MITIGATION FOR THE REMOVAL OF THE FOUR SPECIMEN TREES FROM THE PROPERTY. LANDSCAPE SURETY, IN THE AMOUNT OF \$300.00 PER TREE, SHALL BE PROVIDED WITH THE APPLICANT'S GRADING PERMIT.
  - THE APPLICANT SHALL OBTAIN ALL REQUIRED AUTHORIZATIONS AND PERMITS FROM THE MARYLAND DEPARTMENT OF ENVIRONMENT AND U.S. ARMY CORPS OF ENGINEERS FOR ANY DISTURBANCE WITHIN THE WETLANDS AND THEIR BUFFERS AND ANY WETLANDS MITIGATION REQUIRED. REFERENCE ANY APPLICABLE MDE OR USACE PERMITS OR TRACKING NUMBERS ON THE ASSOCIATED PLANS AND BUILDING OR GRADING PERMITS.
  - NO GRADING, REMOVAL OF VEGETATION COVER AND TREES, PAVING OR NEW STRUCTURES WILL BE PERMITTED WITHIN THE LIMITS OF THE 100-YEAR FLOODPLAIN, WETLANDS, STREAMS OR THEIR BUFFERS, EXCEPT FOR THE DRIVEWAY INSTALLATION, IN ACCORDANCE WITH SECTION 16.116 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- COMMUNITY MEETING WAS HELD ON AT 8:00 PM ON FEBRUARY 13, 2019 AT ROLLING HILLS BAPTIST CHURCH. THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY BENCHMARK ENGINEERING, INC., DATED JUNE 2017, AND WAS APPROVED ON 7/17/2019.
- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003, EFFECTIVE 10-02-03 AND THE ZONING REGULATIONS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
- AN APPO TRAFFIC STUDY FOR THIS PROJECT IS NOT REQUIRED PER VOLUME III DESIGN MANUAL, ROADS AND BRIDGES, SECTION 7.8.5, BECAUSE THIS SUBDIVISION IS A RESIDENTIAL MINOR SUBDIVISION.
- THIS PROPERTY IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT.
- PREVIOUS DPZ FILES: ECP-17-063, WP-17-044, WP-19-095.
- WATER AND SEWERAGE ARE PRIVATE.
- FLOODPLAIN, WETLANDS, STREAMS, THEIR BUFFERS, FOREST CONSERVATION EASEMENTS AND STEEP SLOPES EXIST ONSITE.
- THE FOREST CONSERVATION EASEMENTS HAVE 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. COMPLIANCE WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION HAS BEEN PROVIDED VIA THE ON-SITE RETENTION OF 3.06 ACRES OF FOREST WITHIN A FOREST CONSERVATION EASEMENT (3.04 ACRES CREDITED) RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, DATED OCTOBER 17, 2019, AT BOOK 19540 PAGE 444.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE STORMWATER MANAGEMENT ACT OF 2007. ALL ON LOT PRACTICES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNER. A SIMPLIFIED CONCEPT PLAN HAS BEEN APPROVED BY DEVELOPMENT ENGINEERING DIVISION FOR THE HOUSE ON LOT 1, SEE B19002442. AN ENVIRONMENTAL CONCEPT PLAN WAS APPROVED BY DEVELOPMENT ENGINEERING DIVISION FOR THIS SUBDIVISION UNDER ECP-17-063.
- LANDSCAPING IS PROVIDED WITH A CERTIFIED LANDSCAPE PLAN IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL POSTING OF SURETY FOR REQUIRED LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE LANDSCAPE MANUAL IN THE AMOUNT OF \$6,750 (\$3,000 FOR 10 SHADE TREES, \$3,000 FOR 20 ORNAMENTAL TREES, AND \$750 FOR 5 EVERGREEN WILL BE PROVIDED BY THE OWNER OR BUILDER AT THE TIME OF GRADING PERMIT OR BUILDING REQUEST FOR THE HOUSE ON LOT 2.
- RESERVATION OF PUBLIC UTILITY EASEMENTS  
DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH PARCEL 16 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 LOTS/PARCELS. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- A FOREST STAND DELINEATION AND WETLAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED JULY 20, 2016 AND REVIEWED UNDER ECP-17-063 AND THE SIMPLIFIED ENVIRONMENTAL CONCEPT PLAN FOR 11600 JOHNS HOPKINS ROAD, BUILDING PERMIT NUMBER B19002442. THESE REPORTS ARE ALSO PROVIDED UNDER THIS PLAN FOR REVIEW PER DEVELOPMENT ENGINEERING DIVISION.
- A SIGHT DISTANCE ANALYSIS FOR THE INTERSECTION OF THE DRIVEWAY AND JOHN HOPKINS ROAD HAS BEEN COMPLETED BY BENCHMARK ENGINEERING, INC. DATED JANUARY, 2020 AND WAS SUBMITTED AS PART OF THIS PLAN.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMIT OF WETLANDS, STREAMS, AND FOREST CONSERVATION EASEMENT AREAS EXCEPT AS ALLOWED UNDER WP-19-095 OR A NEW ALTERNATIVE COMPLIANCE.
- THE GEOTECHNICAL REPORT WAS PREPARED BY GEOLABS GEOTECHNICAL LABORATORIES, INC. IN MAY 6, 2019.
- ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MDMUTCD).
- ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL PERFORATED ("QUICK PUNCH"), SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. THE ANCHOR SHALL NOT EXTEND MORE THAN TWO "QUICK PUNCH" HOLES ABOVE GROUND LEVEL. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS/OWNERS EXPENSE FOR ALL THE USE-IN-COMMON DRIVEWAYS IN THE DEVELOPMENT. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5752 FOR DETAILS AND COST ESTIMATES.
- THERE IS AN EXISTING DWELLING/STRUCTURE LOCATED ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELL ARE TO BE CONSTRUCTED AS A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.

36. WAIVER PETITION WP-17-044, A REQUEST TO WAIVE SECTIONS 16.116(a)(1) & (3), 16.1205(a)(7) & (10), AND 16.120(b)(4)(iii)(b) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WAS CONDITIONALLY APPROVED BY THE PLANNING DIRECTOR ON JANUARY 25, 2017. THE ALTERNATIVE COMPLIANCE IS NOW INVALID, SEE WP-19-095 FOR NEW ALTERNATIVE COMPLIANCE AND CONDITIONS.

37. MDE has approved a variance to allow the well on lot 2 to be drinking water of the sewage disposal areas on lots 1 and 2, subject to the following conditions:  
 1. lot 2 well must use steel casing to 50' depth or 10" in bedrock, whichever is deeper  
 2. sewage disposal systems on lots 1 and 2 must utilize BAT pre-treatment and low pressure dished drainfields

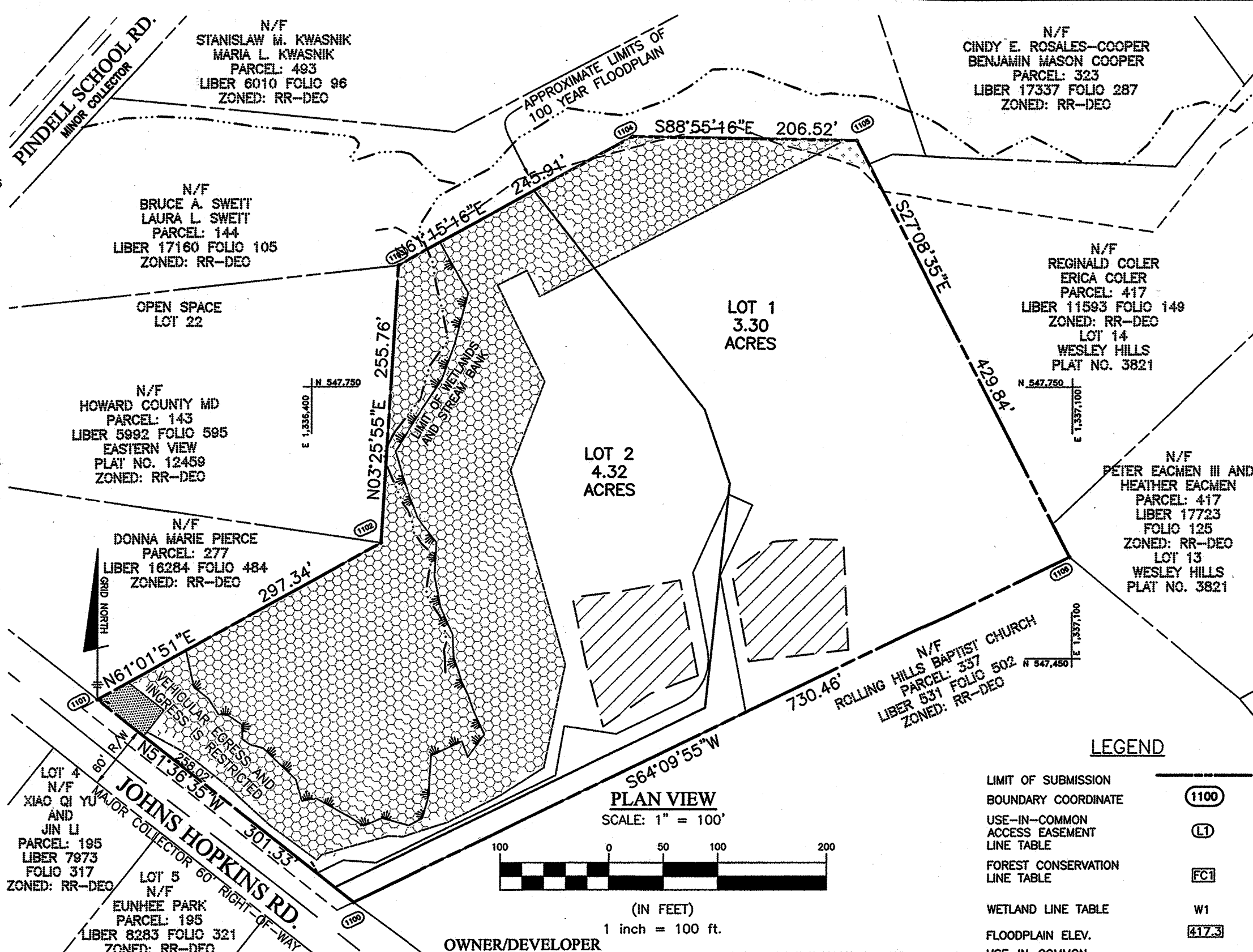
SEE SHEET 2 FOR BOUNDARY COORDINATES & TRAVERSE COORDINATES (NAD'83)

HOWARD COUNTY GEODETIC COORDINATES:  
 41EB  
 N 546,222.22  
 E 1,337,778.22  
 ELEV = 463.78  
 41ED  
 N 544,800.61  
 E 1,339,251.13  
 ELEV = 405.70



**MINIMUM LOT SIZE CHART**

LOT	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	143,675 SF	7,475 SF	136,200 SF (3.13 AC.)



**WETLAND LINE TABLE**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
W1	S29°13'54"E	53.57'	W21	S04°11'54"W	23.74'
W2	S14°50'59"W	48.40'	W22	S00°28'10"W	11.74'
W3	S19°40'39"W	35.76'	W23	S14°56'29"W	22.75'
W4	S34°01'20"W	48.54'	W24	S61°33'09"W	14.92'
W5	S31°57'07"W	29.47'	W25	N74°34'25"W	25.84'
W6	S16°40'00"E	31.56'	W26	S67°29'05"W	18.53'
W7	S20°56'51"E	33.28'	W27	N57°09'51"W	14.14'
W8	S37°53'03"E	28.59'	W28	N60°36'36"W	36.02'
W9	S02°51'33"W	31.01'	W29	S80°56'53"W	13.52'
W10	S10°58'13"E	29.17'	W30	N16°02'11"W	20.52'
W11	S24°05'16"E	27.49'	W31	N46°15'55"W	41.83'
W12	S02°48'07"E	20.72'	W32	N75°09'35"W	12.56'
W13	S18°10'53"E	14.79'	W33	N53°46'48"W	8.56'
W14	S18°02'03"E	9.36'	W34	N01°13'24"W	13.05'
W15	S25°29'23"E	13.49'	W35	N56°21'09"W	16.17'
W16	S19°41'49"E	15.99'	W36	N85°55'37"W	8.29'
W17	S24°16'26"E	23.55'	W37	N33°05'56"W	17.61'
W18	S36°12'04"W	25.67'	W38	N51°46'23"W	16.79'
W19	N20°18'56"W	15.52'	W39	N11°58'23"W	34.65'
W20	S64°58'41"W	31.10'			

**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	2
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	7.62 AC. ±
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	7.62 AC. ±

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

*Donald A. Mason* 9/14/2020  
 DONALD A. MASON  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320

*Rajdeep K. Gill* 9/17/20  
 RAJDEEP KAUR GILL, OWNER  
 DATE

*Harjeet S. Gill* 9/17/20  
 HARJEET S. GILL, OWNER  
 DATE

**OWNER/DEVELOPER**  
 RAJDEEP K. GILL  
 HARJEET S. GILL  
 8111 CHAPEL MANOR LANE  
 ELLICOTT CITY, MARYLAND 21042  
 443-509-4019

**BENCHMARK ENGINEERS, LAND SURVEYORS & PLANNERS**  
 8480 BALTIMORE NATIONAL PIKE & SUITE 315 A ELLICOTT CITY, MARYLAND 21045  
 (P) 410-465-6105 (F) 410-465-6844  
 WWW.BEI-CVLENGINEERING.COM

**BOUNDARY COORDINATES**

POINT #	NORTHING	EASTING
1100	547075.14	1336440.15
1101	547462.27	1336203.97
1102	547606.28	1336464.11
1103	547881.59	1336479.42
1104	547979.85	1336695.02
1105	547975.96	1336901.51
1106	547593.45	1337097.61

PLEASE NOTE THAT ALL NEW LOT/RESIDENTIAL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE 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 FOR LOT 2 ONLY.

**Moderate Income Housing Units (MIHU) Allocation Exemption Tracking**

TOTAL NUMBER OF LOTS/UNITS PROPOSED	1
NUMBER OF MIHU REQUIRED	0.4
NUMBER OF MIHU PROVIDED ONSITE (EXEMPT FROM APFO ALLOCATIONS)	0
NUMBER OF APFO ALLOCATIONS REQUIRED (REMAINING LOTS/UNITS)	1
MIHU FEE-IN-LIEU (INDICATE LOT/UNIT NUMBERS)	LOT 2

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
*Maura Rosman* 12/29/2020  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Chad Elmhurst* 1-21-21  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Donald A. Mason* 2/19/21  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION 1-7-2021 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY RAJDEEP K. GILL AND HARJEET S. GILL FROM RAJDEEP K. GILL, BY DEED DATED JULY 30, 2020 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 18845 AT FOLIO 82 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE RECORDATION OF THIS PLAT IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald A. Mason* 9/14/2020  
 DONALD A. MASON  
 PROFESSIONAL LAND SURVEYOR MD NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD NO. 351

**OWNER'S CERTIFICATE**  
 "RAJDEEP K. GILL AND HARJEET S. GILL, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS MY HAND THIS 17th DAY OF SEPTEMBER, 2020."

*Rajdeep K. Gill* 9/17/20  
 RAJDEEP K. GILL DATE

*Harjeet S. Gill* 9/17/20  
 HARJEET S. GILL DATE

*Shahid* 9/17/20  
 WITNESS DATE

*Shahid* 9/17/20  
 WITNESS DATE

RECORDED AS PLAT NO. 2566E5 ON 3-4-21 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**AJ GILL PROPERTY**  
 A SUBDIVISION OF PARCEL 259

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 41  
 GRID: 9  
 PARCEL: 259  
 ZONED: RR-DEO

SCALE: AS SHOWN  
 DATE: SEPT., 2020  
 SHEET: 1 OF 2



FOREST CONSERVATION EASEMENT LINE TABLE			FOREST CONSERVATION EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
FCE1	S62°51'25"W	314.48'	FCE12	S74°18'15"W	63.56'
FCE2	N25°57'30"W	26.56'	FCE13	S40°54'00"W	6.38'
FCE3	S64°02'30"W	30.00'	FCE14	N53°22'43"W	53.97'
FCE4	S25°57'30"E	99.19'	FCE15	N47°36'09"W	54.69'
FCE5	S20°49'12"W	86.83'	FCE16	N51°20'25"W	46.85'
FCE6	S15°44'18"E	186.26'	FCE17	N61°06'13"W	41.47'
FCE7	S11°34'16"W	97.10'	FCE18	N38°19'37"E	25.11'
FCE8	S57°34'44"W	48.01'	FCE19	N51°40'22"W	41.70'
FCE9	S63°05'20"W	53.91'			
FCE10	S72°26'47"W	43.18'			
FCE11	N87°43'59"W	13.78'			

**LEGEND**

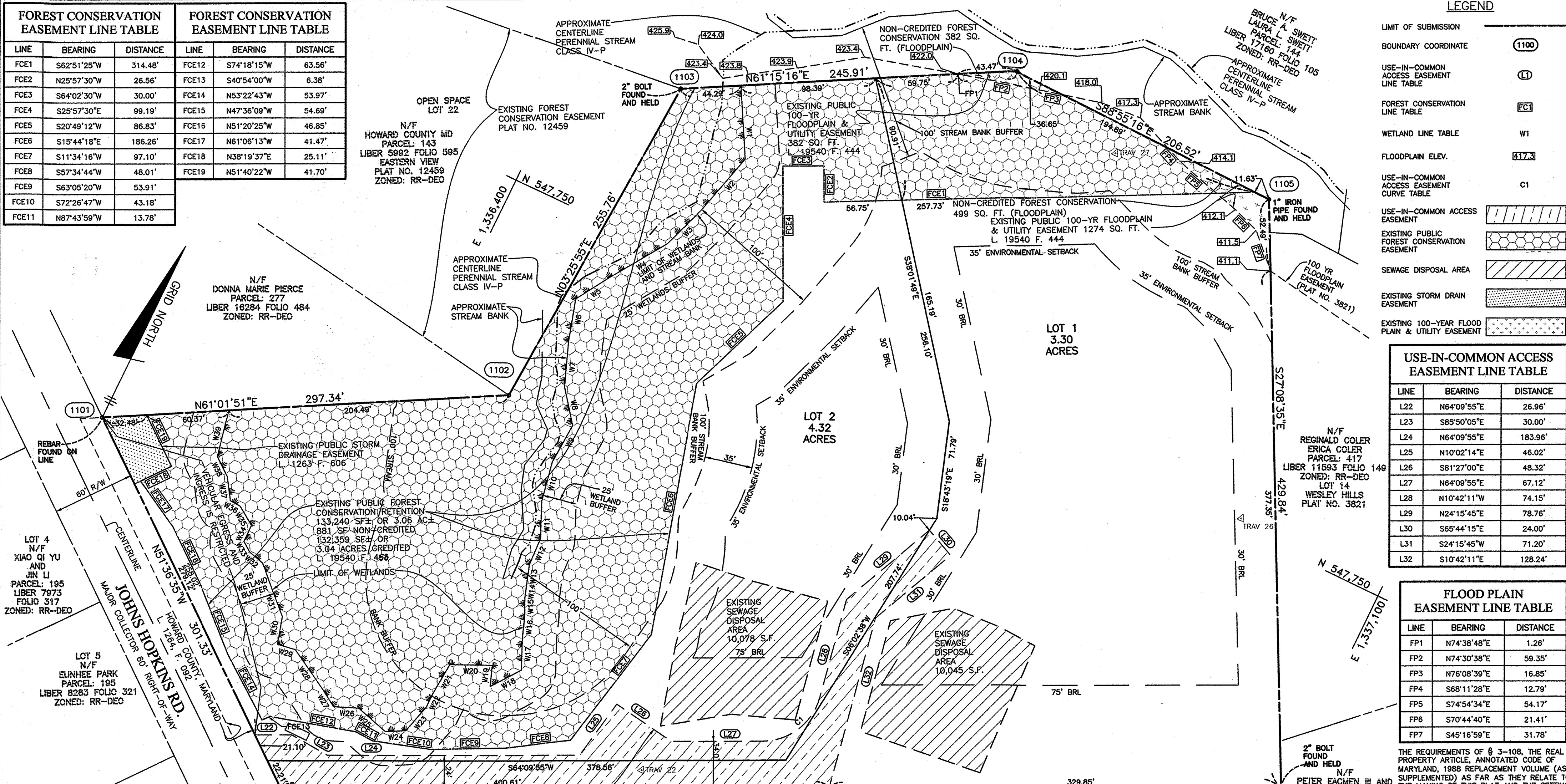
- LIMIT OF SUBMISSION (1100)
- BOUNDARY COORDINATE (1100)
- USE-IN-COMMON ACCESS EASEMENT LINE TABLE (L1)
- FOREST CONSERVATION LINE TABLE (FC1)
- WETLAND LINE TABLE (W1)
- FLOODPLAIN ELEV. (417.3)
- USE-IN-COMMON ACCESS EASEMENT CURVE TABLE (C1)
- USE-IN-COMMON ACCESS EASEMENT (Hatched pattern)
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT (Hexagonal pattern)
- SEWAGE DISPOSAL AREA (Diagonal lines)
- EXISTING STORM DRAIN EASEMENT (Dotted pattern)
- EXISTING 100-YEAR FLOOD PLAIN & UTILITY EASEMENT (Star pattern)

**USE-IN-COMMON ACCESS EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
L22	N64°09'55"E	26.96'
L23	S85°50'05"E	30.00'
L24	N64°09'55"E	183.96'
L25	N10°02'14"E	46.02'
L26	S81°27'00"E	48.32'
L27	N64°09'55"E	67.12'
L28	N10°42'11"W	74.15'
L29	N24°15'45"E	78.76'
L30	S65°44'15"E	24.00'
L31	S24°15'45"W	71.20'
L32	S10°42'11"E	128.24'

**FLOOD PLAIN EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
FP1	N74°38'48"E	1.26'
FP2	N74°30'38"E	59.35'
FP3	N76°08'39"E	16.85'
FP4	S68°11'28"E	12.79'
FP5	S74°54'34"E	54.17'
FP6	S70°44'40"E	21.41'
FP7	S45°16'59"E	31.78'



**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	2
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	7.62 AC.±
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	7.62 AC.±

**PLAN VIEW**  
SCALE: 1" = 50'  
1 inch = 50 ft.

**BENCHMARK**  
ENGINEERS • LAND SURVEYORS • PLANNERS  
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**TRAVERSE COORDINATES (NAD83)**

POINT #	NORTHING	EASTING
21	547249.68	1336453.28
22	547401.53	1336671.62
26	547757.62	1336985.50
27	547957.47	1336785.64

**USE-IN-COMMON ACCESS EASEMENT CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	43.00'	56.19'	74°52'06"	32.92'	N26°43'52"E	52.28'

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
*Maura Rossman* 12/29/2020  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Chad Plumb* 1/21/21  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*For* DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION 1-7-2021 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY RAJDEEP K. GILL AND HARJEET S. GILL FROM RAJDEEP K. GILL, BY DEED DATED JULY 30, 2020 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 19645 AT FOLIO 82 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE COMMENCEMENT OF THIS PLAT IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS

*Donald A. Mason* 9/14/2020  
DONALD A. MASON  
PROFESSIONAL LAND SURVEYOR MD NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MD NO. 351

**OWNER'S CERTIFICATE**  
"RAJDEEP K. GILL AND HARJEET S. GILL, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS MY HAND THIS 17<sup>TH</sup> DAY OF SEPTEMBER, 2020."

*Rajdeep K. Gill* 9/17/20  
RAJDEEP K. GILL DATE  
*Harjeet S. Gill* 9/17/20  
HARJEET S. GILL DATE

*Sh. M. C. Gill* 9/17/20  
WITNESS DATE  
*Sh. M. C. Gill* 9/17/20  
WITNESS DATE

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.

*Donald A. Mason* 9/17/20  
DONALD A. MASON  
PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21320

*Rajdeep K. Gill* 9/17/20  
RAJDEEP K. GILL, OWNER DATE

*Harjeet S. Gill* 9/17/20  
HARJEET S. GILL, OWNER DATE

RECORDED AS PLAT NO. 251616 ON 3-24-21 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**AJ GILL PROPERTY**  
A SUBDIVISION OF PARCEL 259

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 41  
GRID: 9  
PARCEL: 259  
ZONED: RR-DEO

SCALE: AS SHOWN  
DATE: SEPT., 2020  
SHEET: 2 OF 2