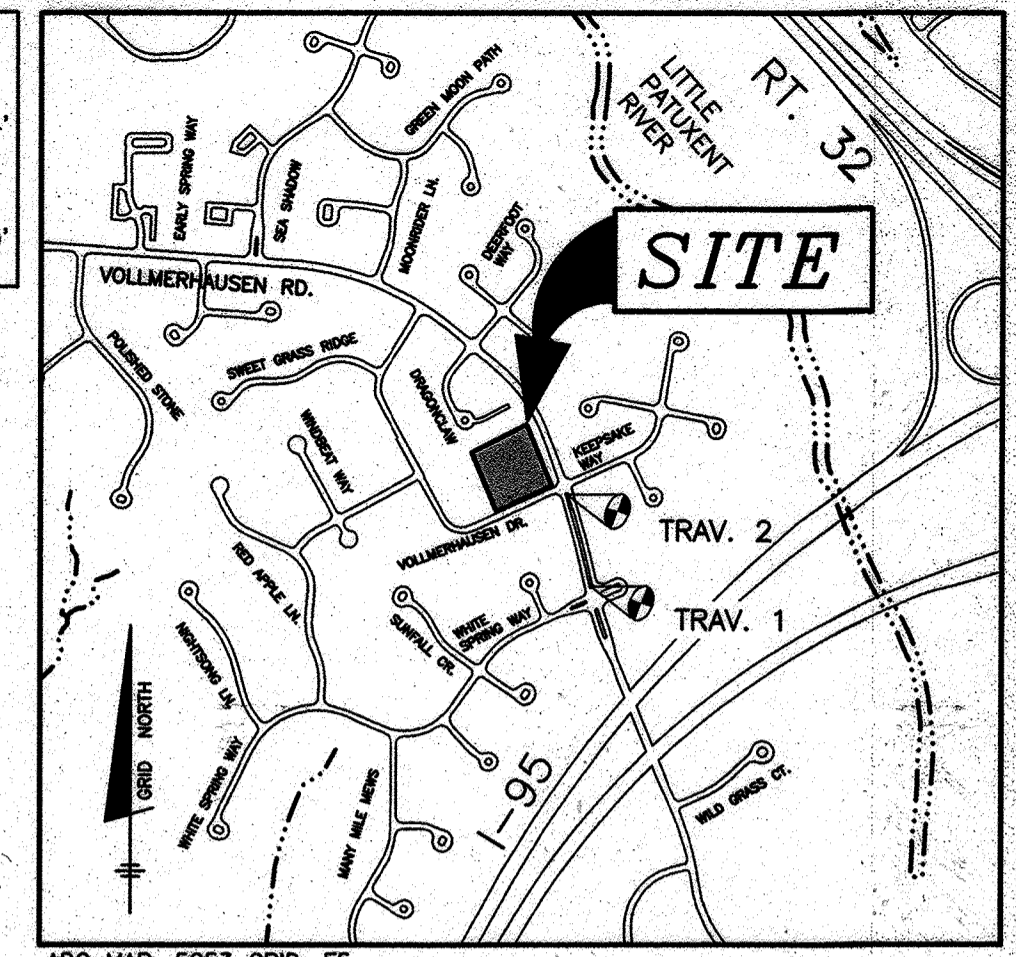


GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-SC PER THE 10-06-2013 COMPREHENSIVE ZONING PLAN.
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS, AS 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.
- COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM AS ESTABLISHED FROM GIS OBSERVATION. MONUMENTS "TRAV.1" & "TRAV.2" WERE USED FOR THIS PROJECT.
- PROJECT BOUNDARY IS BASED ON A SURVEY BY BENCHMARK ENGINEERING, INC. DATED FEBRUARY, 2019.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT AS IT DOES NOT MEET ANY OF THE REQUIREMENTS FOR A NOISE STUDY AS DEFINED IN SECTION 5.2.F.2 OF THE HOWARD COUNTY DESIGN MANUAL, VOLUME III.
- THE FOREST STAND DELINEATION REPORT AND THE WETLANDS CERTIFICATION LETTER WERE PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED MARCH, 2019 AND APPROVED UNDER S-19-008.
- TRAFFIC STUDY WAS PREPARED BY MARS GROUP, INC., DATED FEBRUARY, 2019 AND APPROVED UNDER THE REVIEW OF S-19-008 ON 6/19/19.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- THERE ARE NO HISTORIC SITES/STRUCTURES LOCATED ON THIS SITE. THERE WERE EXISTING STRUCTURES ON-SITE THAT HAVE BEEN REMOVED UNDER DEMO PERMIT #819002675.
- THERE ARE NO WETLANDS, WETLANDS BUFFERS, STREAMS, STREAM BANK BUFFERS, 100-YR FLOODPLAIN, OR STEEP SLOPES 25% AND GREATER THAT ARE MORE THAN 20,000 SF OF CONTIGUOUS AREA LOCATED ON THIS SITE PER THE WETLAND CERTIFICATION & FOREST STAND DELINEATION REPORT PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED MARCH, 2019 AND APPROVED UNDER S-19-008.
- THE EXISTING WELL ON THE PROPERTY (TAG#HO-73-4082) WAS PROPERLY ABANDONED IN ACCORDANCE WITH THE HOWARD COUNTY BUREAU OF ENVIRONMENTAL HEALTH ON 7/5/2019.
- 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.
- 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
 - STRUCTURE CLEARANCE - MINIMUM 12 FEET
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER WILL CONNECT TO EX. CONTRACTS 24-0833-D & 24-0817-D; SEWER MAIN WILL CONNECT TO EX. CONTRACT 24-0833-D. DRAINAGE IS LITTLE PATUXENT WRP.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122(B) OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS OF, THEREOF EFFECTIVE FEBRUARY 19, 2021, ON WHICH DATE DEVELOPER AGREEMENT #24-5125-D WAS FILED AND ACCEPTED.
- THIS PROJECT IS SUBJECT TO SECTION 13.402 OF THE COUNTY CODE FOR MODERATE INCOME HOUSING UNITS (MIHU). PER SECTION 13.402(C)(e), THIS REQUIREMENT SHALL BE MET BY A FEE-IN-LIEU PAYMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS: DEVELOPER RESERVES UPON 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 OBLIGATION FOR THIS SUBDIVISION SHALL BE SATISFIED BY THE USE OF ON-SITE RETENTION OF 0.4 ACRES WITHIN A FOREST CONSERVATION EASEMENT, REFORESTATION OF 0.06 ACRES WITHIN A FOREST CONSERVATION EASEMENT AND A FEE-IN-LIEU PAYMENT OF \$7,623.00 FOR 0.14 ACRES OF REMAINING OBLIGATIONS. FINANCIAL SURETY IN THE AMOUNT OF \$1,251.00 FOR THE REQUIRED 0.06 ACRES OF REFORESTATION MUST BE POSTED WITH THE DPW DEVELOPER'S AGREEMENT.
- THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127 - RESIDENTIAL INFILL DEVELOPMENT - OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THIS PROJECT IS COMPATIBLE WITH THE ADJACENT RESIDENTIAL NEIGHBORHOOD BY CONSISTING OF THE SAME UNIT TYPES (SFD). THIS PROJECT IS INTEGRATED WITH THE SURROUNDING RESIDENTIAL DEVELOPMENT BY INTERCONNECTING SIDEWALKS & OPEN SPACE WITH THOSE LOCATED OFF-SITE, AND BY INCORPORATING & PRESERVING THE FOREST CONSERVATION & SPECIMEN TREE PROTECTION ALONG THE NORTHWESTERN BOUNDARY LINE. LOTS, BUILDINGS, & SITE IMPROVEMENTS ARE CONFIGURED TO PROVIDE PRIVACY BY THE LOCATION OF THE FOREST CONSERVATION EASEMENT, NON-CREDITED FOREST RETENTION, OPEN SPACE, ORIENTATION OF THE HOUSES, PERIMETER LANDSCAPING, AND MITIGATION TREE PLANTING ALONG THE BOUNDARY.
- LANDSCAPING FOR LOTS 1 THRU 8 IS PROVIDED WITH A CERTIFIED LANDSCAPE PLAN IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING IN THE AMOUNT OF \$14,700 FOR 49 SHADE TREES, SHALL BE POSTED IN ACCORDANCE WITH THE APPROVED FINAL LANDSCAPE PLAN, UNDER THE SUBSEQUENT FINAL PLAN OR SITE DEVELOPMENT PLAN. SURETY FOR STREET TREES SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT.
- PER SECTION 16.121(a)(2), THIS PROJECT IS SUBJECT TO 25% OPEN SPACE OR 21,998 SF. THERE IS NO RECREATIONAL OPEN SPACE REQUIREMENT FOR THIS PROJECT, SINCE THERE ARE LESS THAN 10 LOTS PER SECTION 16.121(a)(4)(i) OF THE SUBDIVISION REGULATIONS.
- STORMWATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAT, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DECLARATION COVENANT AND/OR A DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT PRACTICES AND A MAINTENANCE AGREEMENT.
- ALTERNATIVE COMPLIANCE, WP-19-081, WAS APPROVED BY THE DIRECTOR ON MAY 30, 2019, TO SECTION 16.1205(a)(7), WHICH ALLOWS FOR REMOVAL OF 22 SPECIMEN TREES. THE ALTERNATIVE TO SPECIMEN TREE RETENTION WAS PLANTING OF LANDSCAPE TREES AT A 2:1 RATIO. THE ALTERNATIVE COMPLIANCE WAS APPROVED SUBJECT TO THE FOLLOWING CONDITION:
 - REMOVAL OF THE TWENTY-TWO (22) SPECIMEN TREES WILL REQUIRE REPLACEMENT MITIGATION AT A RATIO OF TWO (2) LARGE CALIPER NATIVE TREE SPECIES (AT LEAST THREE (3) INCHES DBH) FOR EACH SPECIMEN TREE REMOVED (44 TREES TOTAL). THE MITIGATION PLANTING CAN BE PROVIDED AS PART OF THE REQUIRED LANDSCAPING FOR THIS PROJECT. YOU MUST SUBMIT A REVISED LANDSCAPE PLAN WITH YOUR FINAL SUBDIVISION PLAN FOR THIS PROPERTY, THAT SHOWS HOW YOU PLAN TO ADDRESS THIS ALTERNATIVE FOREST CONSERVATION MITIGATION.
- DESIGN MANUAL WAIVER DMV2-20-006 WAS APPROVED BY LETTER DATED NOVEMBER 21, 2019, TO HOWARD COUNTY DESIGN MANUAL, VOL. II, SECTION 5.4.B.5 TO ALLOW FOR PERMANENT STRUCTURE TO BE WITHIN 10' OF A SHARED PUBLIC WATER, SEWER, & UTILITY EASEMENT.
 - IN REVIEW OF THE PROPOSED WAIVER, IT WAS NOTED THAT WHILE THE FULL 30' WATER & SEWER EASEMENT WILL BE PROVIDED FOR ACCESS TO THE UTILITIES, ACCESS WILL HAVE TO BE PERFORMED CAUTIOUSLY BECAUSE STRUCTURES WILL ONLY BE 7' FROM HEAVY CONSTRUCTION EQUIPMENT. HOWEVER, IN CONSIDERATION OF THE BUILDING CONSTRAINTS CITED, CONSIDERING THE UTILITIES ARE SMALL DIAMETER AND THE SEWER IS NOT EXCESSIVELY DEEP (APPROXIMATELY 13' MAXIMUM), AND THAT THE PROPOSED UTILITIES WILL BE NEW WITH A DESIGN LIFE OF 50 YEARS OR MORE, THIS WAIVER REQUEST IS APPROVED.
- THE PRIVATE USE-IN-COMMON MAINTENANCE ACCESS AGREEMENT FOR LOTS 3 THRU 6 & OPEN SPACE LOT 9 SHALL BE RECORDED SIMULTANEOUSLY WITH THE RECORDATION OF THE SUBDIVISION PLAT. OPEN SPACE LOT 9 SHALL BE ACCESSED THROUGH THE USE-IN-COMMON DRIVEWAY, PER SECTION 16.121(e)(2) OF THE SUBDIVISION REGULATIONS.
- THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION HAVE BEEN ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION, I.D.#D20721072. THE HOMEOWNER'S DECLARATION OF COVENANTS AND RESTRICTIONS ARE RECORDED WITH THIS PLAT.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- 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.
- THIS SUBDIVISION IS NOT SUBJECT TO CB62-2019 (THE AMENDED FOREST CONSERVATION ACT) BECAUSE THE PRELIMINARY PLAN (P-20-004) WAS SIGNED PRIOR TO THE BILL'S ENACTMENT DATE OF FEBRUARY 5, 2020.

BENCHMARKS NAD'83
HORIZONTAL
 TRAV. 1 REBAR AND CAP
 N542370.1616', E1358287.1054'
 ELEVATION: 361.128'
 TRAV. 2 REBAR AND CAP
 N542808.3770', E1358170.8510'
 ELEVATION: 356.641'



ADC MAP: 5053 GRID: F5
VICINITY MAP
 SCALE: 1" = 2000'

Minimum Lot Size Chart

Lot	Total Area (sf)	Flagstem Area (sf)	Min Lot Area (sf)
3	8,193	646	7,547
4	8,907	1,005	7,902
5	7,543	1,003	6,540
6	6,822	642	6,180

Note: Minimum lot size per zoning regulations (Section 110.0.D.2) is 6,000 sf.

OPEN SPACE ON-SITE TOTAL REQUIREMENTS

MINIMUM RESIDENTIAL LOT SIZE	6,000 S.F.
OPEN SPACE REQUIRED (25% OF 2.02 AC.)	0.51 AC.±
OPEN SPACE PROVIDED	0.70 AC.±
RECREATIONAL O.S. REQUIRED*	0 S.F. N/A
RECREATIONAL O.S. PROVIDED*	0 S.F. N/A

* = NOT REQUIRED, LESS THAN 10 LOTS PER SECTION 16.121(a)(4)(i)

TOTAL TABULATION THIS SUBDIVISION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE:	8
NON-BUILDABLE:	0
OPEN SPACE:	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE:	1.32± AC.
NON-BUILDABLE:	0.00 AC.
OPEN SPACE (CREDIT):	0.67 AC.±
OPEN SPACE (NON-CREDIT):	0.03 AC.±
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS):	0.00 AC.
TOTAL AREA OF RECREATIONAL O.S. TO BE RECORDED:	0.00 AC.
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED:	2.02± AC.

MODERATE INCOME HOUSING UNIT (MIHU) APPLICATION EXEMPTIONS TRACKING

Total Number of Lots/Units Proposed	8
Total Number of MIHU's Required	1
Number of MIHU's Provided Onsite (Exempt from APFO allocations)	0
Number of APFO Allocations Required (Remaining Lots/Units)	7
MIHU Fee-in-Lieu	YES
(Indicate Lot/Unit numbers)	LOTS 1-8

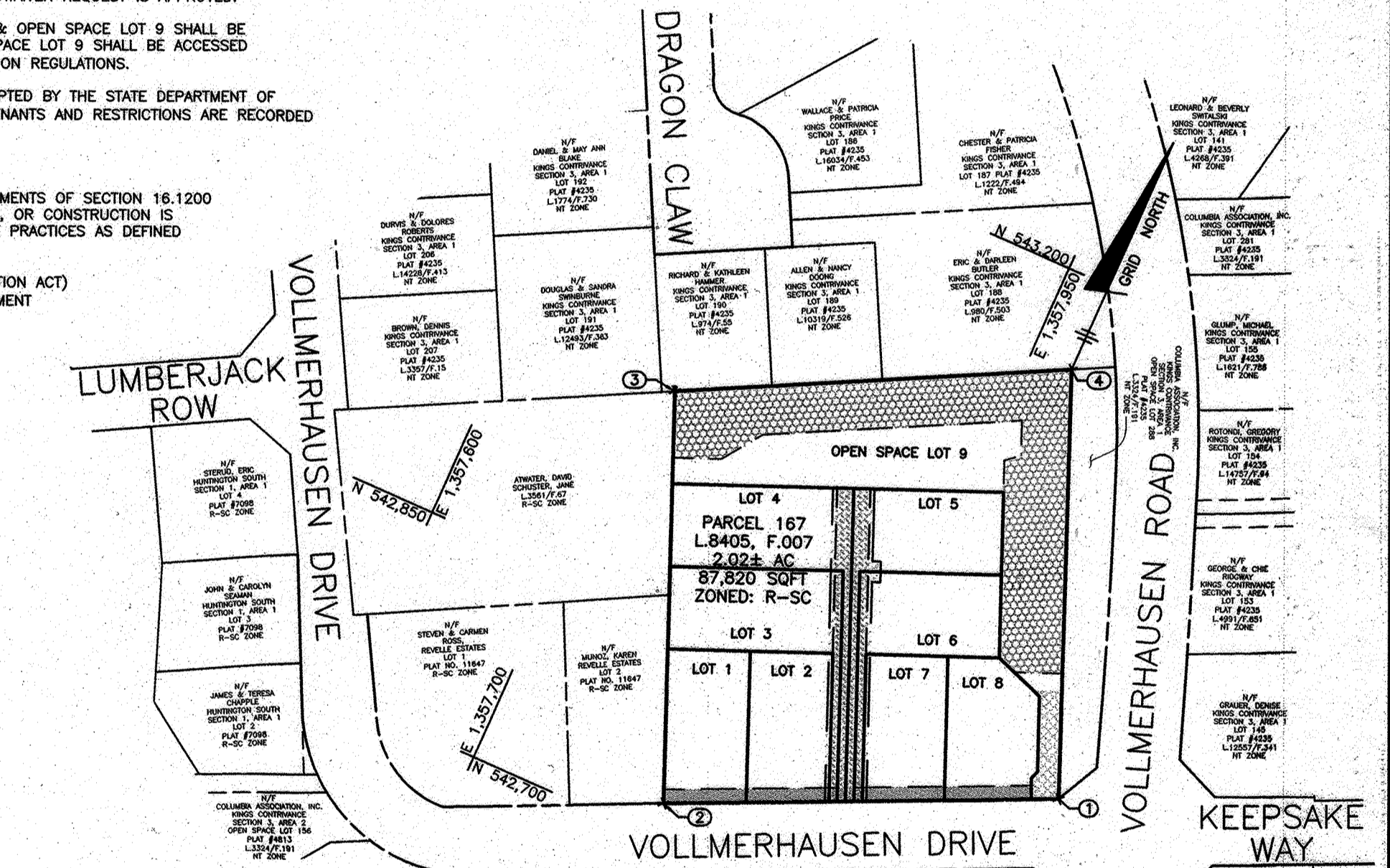
THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald Mason 2-26-21
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

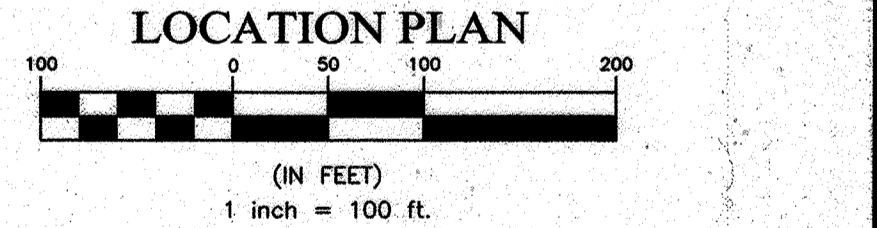
Jt M By 2-26-21
 JUSTIN BOY
 DEVELOPMENT PARTNERS, LLC
 DATE

- LEGEND**
- IRON PIPE OR REBAR W/CAP TO BE SET
 - CONCRETE MONUMENT TO BE SET
 - COORDINATE DESIGNATION
 - 30' PUBLIC WATER, SEWER, & UTILITY EASEMENT
 - 24' PRIVATE USE-IN-COMMON ACCESS & MAINTENANCE EASEMENT
 - 10' PUBLIC TREE MAINTENANCE EASEMENT
 - FOREST CONSERVATION EASEMENT
 - NON-CREDITED OPEN SPACE

BENCHMARK
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE • SUITE 315 • ELICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644
 WWW.BEI-CIVILENGINEERING.COM



MIHU NOTE: LOTS 1-8 ARE SUBJECT TO SECTION 13.402(C)(e) OF THE COUNTY CODE FOR 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.

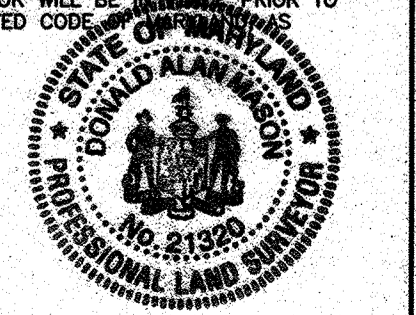


APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
[Signature] 2/26/21
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
[Signature] 2-29-21
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
[Signature] 2/26
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME 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 DATE 1-7-2023 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY DEVELOPMENT PARTNERS, LLC FROM DONNA E. DOUSE, TRUSTEE OF THE RICHARD A. DOUSE LIVING TRUST BY DEED DATED APRIL 26, 2019 AND RECORDED IN LIBER 18641 AT FOLIO 320 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 2-26-21
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



OWNER'S CERTIFICATE
 DEVELOPMENT PARTNERS, LLC, 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 OUR HANDS THIS 26 DAY OF FEBRUARY 2021.

Jt M By 2-26-21
 JUSTIN BOY
 DEVELOPMENT PARTNERS, LLC DATE

M.A.L.P. 2/26/21
 WITNESS DATE

RECORDED AS PLAT NO. 25126 ON 2-23-21 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SUBDIVISION PLAT
HUNTINGTON POINT
 LOTS 1 thru 8 & OPEN SPACE LOT 9
 A SUBDIVISION OF PARCEL 167

6TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 42
 GRID: 22
 PARCEL: 167
 ZONED: R-SC

SCALE: AS SHOWN
 DATE: FEBRUARY, 2021
 SHEET: 1 OF 2

LINE	BEARING	DISTANCE
FCE1	S62°50'22"W	288.68'
FCE2	S22°34'32"E	48.33'
FCE3	N67°25'28"E	35.00'
FCE4	N35°40'54"E	35.00'
FCE5	N62°50'22"E	188.49'
FCE6	S22°24'45"E	25.63'
FCE7	S51°01'05"W	12.44'
FCE8	S22°38'53"E	23.24'
FCE9	S22°38'53"E	120.00'
FCE10	S70°18'50"E	15.28'
FCE11	N67°35'15"E	35.00'
FCE12	N22°24'45"W	220.69'

LINE	BEARING	DISTANCE
PUE1	S65°18'19"W	30.02'
PUE2	N22°38'53"W	227.89'
PUE3	N67°25'28"E	30.00'
PUE4	S22°38'53"E	52.50'
PUE5	N67°25'28"E	6.00'
PUE6	S22°38'53"E	15.00'
PUE7	S67°25'28"W	6.00'
PUE8	S22°38'53"E	159.28'

LEGEND

- IRON PIPE OR REBAR W/CAP TO BE SET
- CONCRETE MONUMENT TO BE SET
- COORDINATE DESIGNATION 999
- 30' PUBLIC WATER, SEWER, & UTILITY EASEMENT
- 24' PRIVATE USE-IN-COMMON ACCESS & MAINTENANCE EASEMENT
- 10' PUBLIC TREE MAINTENANCE EASEMENT
- FOREST CONSERVATION EASEMENT
- NON-CREDITED OPEN SPACE

POINT #	NORTHING	EASTING
1	542845.3438	1358100.8218
2	542725.4129	1357840.0096
3	543001.9219	1357725.0491
4	543133.7002	1357981.8968

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.

Donald A. Mason 2-26-21
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

J. M. Boy 2-26-21
 JUST BOY
 DEVELOPMENT PARTNERS, LLC

BENCHMARK
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ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE • SUITE 315 • ELLICOTT CITY, MARYLAND 21043
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 WWW.BEI-CVLENGINEERING.COM

OWNER/DEVELOPER
 DEVELOPMENT PARTNERS, LLC
 9693 GERWIG LANE
 SUITE L
 COLUMBIA, MARYLAND 21046
 410-792-2565

RECORDED AS PLAT NO. **25727** ON
4-23-21 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MARYLAND.

TOTAL TABULATION THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	8
BUILDABLE:	0
NON-BUILDABLE:	0
OPEN SPACE:	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1.32± AC.
NON-BUILDABLE:	0.00 AC.
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TOTAL AREA OF RECREATIONAL O.S. TO BE RECORDED:	0.00 AC.
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED:	2.02± AC.

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

William J. Davis 3/10/21
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

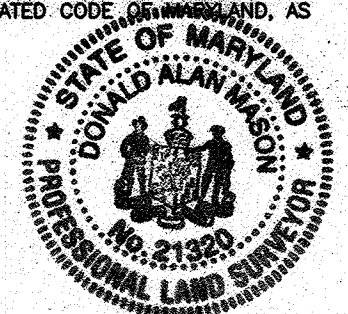
Donald A. Mason 3-29-21
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

John P. ... 4/1/21
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME 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 DATE 1-7-2023 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY DEVELOPMENT PARTNERS, LLC FROM DONNA E. DOUSE, TRUSTEE OF THE RICHARD A. DOUSE LIVING TRUST BY DEED DATED APRIL 26, 2019 AND RECORDED IN LIBER 18641 AT FOLIO 320 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 2-26-21
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



OWNER'S CERTIFICATE

DEVELOPMENT PARTNERS, LLC, 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 OUR HANDS THIS **26** DAY OF **FEBRUARY** 2021.

J. M. Boy 2-26-21
 JUST BOY DEVELOPMENT PARTNERS, LLC DATE

M. L. ...
 WITNESS DATE

SUBDIVISION PLAT

HUNTINGTON POINT

LOTS 1 thru 8 & OPEN SPACE LOT 9
 A SUBDIVISION OF PARCEL 167

6TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 42
 GRID: 22
 PARCEL: 167
 ZONED: R-SC

SCALE: AS SHOWN
 DATE: FEBRUARY, 2021
 SHEET: 2 OF 2

