- I. SUBJECT PROPERTY IS ZONED CAC-CLI PER THE 10/6/13 COMPREHENSIVE ZONING PLAN. 2. COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY,
- MARYLAND GEODETIC CONTROL STATIONS No. 43B AND 43C. 3. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL AND ASSOCIATES, INC. DATED JANUARY, 1998.
- 4. BRL DENOTES BUILDING RESTRICTION LINE.
- 5. DENOTES REBAR WITH CAP SET.
- 6. Ø DENOTES IRON PIPE OR IRON BAR FOUND. 7. @ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- 8 D DENOTES STONE OR MONUMENT FOUND. 9. THE AREAS SHOWN HEREON ARE MORE OR LESS.
- 10. THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION EASEMENT REQUIREMENTS BECAUSE IT IS A PLAT OF REVISION THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vi).
- 11. PUBLIC WATER AND SEWER AVAILABLE THROUGH CONTRACT NO. 14-4083-D.
- 12. REFERENCE PREVIOUS HOWARD COUNTY REFERENCES: S-99-08, WP-99-80, P-00-20, F-00-126, WP-00-116, F-02-35, WP-03-66, S-06-018, WP-08-003, WP-08-126, WP-09-116, P-08-011, P-09-004, F-10-055, WP-10-120, P-10-005, P-11-003, SDP-11-032, SDP-11-040, WP-11-201, F-11-082, P-12-003, P-08-011, P-09-004, F-10-055, WP-09-116, WP-10-120, P-10-005, P-11-003, SDP-11-032, SDP-11-040, WP-11-201, P-09-004, F-10-055, WP-09-116, WP-10-120, P-10-005, P-11-003, SDP-11-032, SDP-11-040, WP-11-201, P-09-004, F-10-055, WP-09-116, WP-09-116, WP-09-005, P-11-003, SDP-11-032, SDP-11-040, WP-11-201, P-09-004, F-10-055, WP-09-116, WP-09-116, WP-09-005, P-11-003, SDP-11-032, SDP-11-040, WP-11-201, P-09-004, F-10-055, WP-09-116, WP-09-116, WP-09-005, P-11-003, SDP-11-032, SDP-11-040, WP-11-201, WP-09-004, WP-09-WP-11-201, F-11-082, P-12-003, F-12-056, WP-12-071, WP-12-133, WP-12-132, WP-12-146, WP-13-142, WP-13-142, WP-13-142, WP-13-142, WP-13-070, F-13-051, P-13-004, P-14-002, WP-14-046, WP-13-142, WP-14-081, F-12-056, WP-12-071, WP-12-133, WP-12-132, WP-12-146, WP-13-142, WP-13-070, F-13-004, P-14-002, WP-14-046, WP-13-142, WP-13-142, WP-13-070, F-13-004, P-14-002, WP-14-046, WP-13-142, WP-13-064, WP-13-142, WP-13-064, WP-13-16-039, WP-16-039, WP-16-153, WP-16-153, WP-18-042, WP-18-042, WP-18-064, WP-18-06 WP-17-077, WP-18-053, P-18-002, SDP-18-022, PLAT 25244-25247, PLAT 25248-25253 & WP-19-084.
- THERE ARE NO WETLANDS, WETLAND BUFFERS, STREAMS, STREAM BUFFERS, OR 100 YR FLOODPLAIN LOCATED ON THIS PARCEL. THERE ARE NO STEEP SLOPES WITH A CONTIGUOUS AREA GREATER THAN 20,000 SF LOCATED ON THIS PARCEL. 14. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, AND FOREST CONSERVATION (DESIGNATED AS FOREST
- CONSERVATION EASEMENT), LOCATED IN, OVER AND THROUGH THESE LOTS OR PARCELS, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION EASEMENTS. ANY AND ALL CONVEYANCES OF THE AFORESAID OPEN SPACE LOTS PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL(S). DEVELOPER SHALL EXECUTE AND DELIVER A DEED FOR THE EASEMENT HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN CASE OF A FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF
- 15. TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS OR HISTORIC STRUCTURES ON SITE.
- 16, TRASH COLLECTION AND RECYCLING WILL BE PRIVATE.
- 17. THIS PROJECT COMPLIES WITH THE ROUTE 1 MANUAL IN REGARDS TO THE CAC-CLI ZONING DISTRICT REQUIREMENTS. 18. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND
- EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:

 A. WIDTH 12 FEET (16 FEET IF SERVING MORE THAN ONE RESIDENCE)

 B. SURFACE 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
 - C. GEOMETRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS D. STRUCTURES (CULVERTS/BRIDGES) MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
 - E. DRAINAGE ELEMENTS CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN

0.6510 AC

0.0000 AC

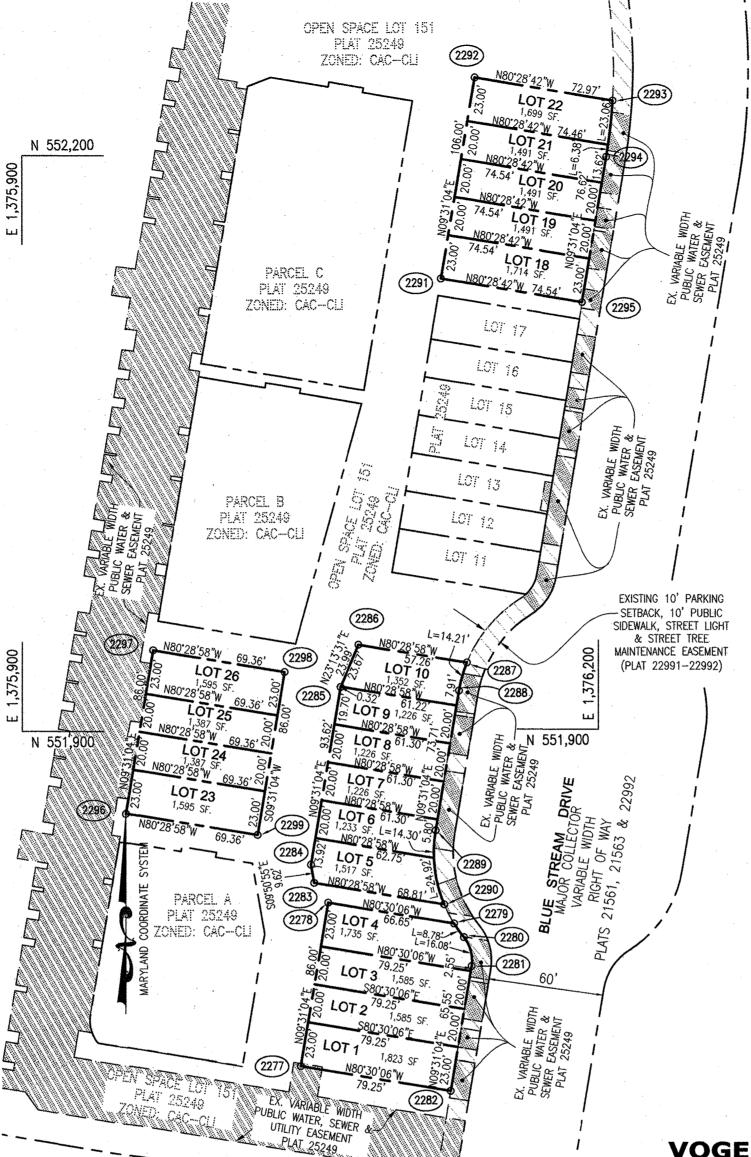
0.0000 AC

0.0000 AC

0.0000 AC

0.6510 AC

- DEPTH OVER DRIVEWAY SURFACE F. STRUCTURE CLEARANCES — MINIMUM 12 FEET G. MAINTENANCE — SUFFICIENT TO INSURE ALL WEATHER USE
- 19. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION
- 20. THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A PLAT OF REVISION THAT DOES NOT INCREASE THE NUMBER OF UNITS.

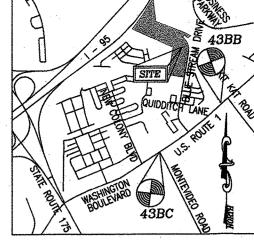


LEGEND



EXISTING 10' PARKING SETBACK, 10' PUBLIC SIDEWALK, STREET LIGHT & STREET TREE MAINTENANCE EASEMENT (PLAT 22991-22992)

EXISTING VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT PLAT 25249



VICINITY MAP SCALE: 1"=2000

ADC MAP 34

GRID E/6

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD	
2293-2294	276.00'	29.44	14.73	06'06'39"	S06°27'44"W 29.42'	
2287-2288	70.00	15.21	7.63	12'26'47"	S15'44'28"E 15.18'	
2289-2290	70.00'	39.22	20.14	32'06'06"	S06°31'59"E 38.71'	
2279-2280	70.00	8.78'	4.40'	07'11'25"	S35°21'50"E 8.78'	
2280-2281	19.00'	16.08'	8.55	48°28'37"	N14'43'15"W 15.60'	

COORDINATE TABLE					
POINT	NORTHING	EASTING			
2277	551725.6926	1376044.9786			
2278	551810.5088	1376059.1991			
2279	551799.5101	1376124.9369			
2280	551792.3510	1376130.0179			
2281	551777.2627	1376133.9821			
2282	551712.6149	1376123.1431			
2283	551820.8591	1376051.9559			
2284	551830.3375	1376050.3104			
2285	551922.6669	1376065.7905			
2286	551944.7122	1376075.2507			
2287	551935.2452	1376131.7191			
2288	551920.6379	1376127.6019			
2289	551847.9394	1376115.4131			
2290	551809.4820	1376119.8173			
2291	552135.2091	1376118.4180			
2292	552239.7501	1376135.9445			
2293	552227.6793	1376207.9094			
2294	552198.4431	1376204.5979			
2295	552122.8791	1376191.9287			
2296	551857.3522	1375954.0888			
2297	551942.1684	1375968.3092			
2298	551930.6995	1376036.7185			
2299	551845.8833	1376022.4981			

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 BEEN COMPLIED WITH

PROFESSIONAL LAND SURVEYOR, MD. REG. 21408

2/14/2020 MATTHEW DESTINO U.S. HOME CORPORATION D/B/A LENNAR

OWNER/DEVELOPER

U.S. HOME CORPORATION D/B/A LENNAR 7035 ALBERT EINSTEIN DRIVE, SUITE 200 COLUMBIA, MD 21046 410-423-0407

VOGEL ENGINEERING

TIMMONS GROUP

3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043 P: 410.461.7666 F: 410.461.8961 www.timmons.com

PURPOSE NOTE:

THE PURPOSE OF THIS PLAT IS TO:

1) CORRECT LABELING ERRORS IN LOTS 1-10 & 18-22; AND 2) CORRECT A LABELING ERROR BY RE-NAMING UNITS 31-34

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

AREA TABULATION CHART

BUILDABLE LOTS TO BE RECORDED

OPEN SPACE LOTS TO BE RECORDED

NONBUILDABLE BULK PARCELS TO BE RECORDED

AREA OF OPEN SPACE LOTS TO BE RECORDED

AREA OF ROADWAY TO BE RECORDED

TOTAL AREA TO BE RECORDED

PRESERVATION PARCELS TO BE RECORDED AREA OF BUILDABLE LOTS TO BE RECORDED

AREA OF NONBUILDABLE BULK PARCELS TO BE RECORDED

AREA OF PRESERVATION PARCELS TO BE RECORDED

HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

8-28-20 CHIEF, DEVELOPMENT ENGINEERING DIVISION

9/14/2020 DATE

OWNER'S CERTIFICATE

BUILDABLE BULK PARCEL 1-1

PLAT 23948

U.S. HOME CORPORATION D/B/A LENNAR, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS 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, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS OUR HANDS THIS 14 DAY OF AUSCIT , 2020.

U.S. HOME CORPORATION D/B/A LENNAR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION TO LOTS 1-10. 18-22 AND UNITS 31-34. AS SHOWN ON A PLAT OF RESUBDIVISION ENTITLED " DELACOUR AT BLUE STREAM", AND RECORDED AS PLAT Nos. 25248 - 25253; ALSO BEING PART OF THE LAND CONVEYED BY BLUE STREAM LLC TO U.S. HOME CORPORATION D/B/A/ LENNAR BY DEED DATED AUGUST 14, 2019 AND RECORDED IN LIBER 18832 FOLIO 245 AMONG THE LAND RECORDS OF HOWARD COUNTY,

I ALSO CERTIFY ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF

MD PROFESSIONAL LAND SURVEYOR, LICENSE NO. 21408 EXPIRATION RENEWAL DATE: JUNE 15, 2021

RECORDED AS PLAT No. 25533 _ON 10 8 2020 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION

DELACOUR AT BLUE STREAM

LOTS 1-10 & 18-26

REVISION TO LOTS 1-10, 18-22, AND UNITS 31-34, "DELACOUR AT BLUE STREAM", PLAT No. 25249

ZONED CAC-CLI

TAX MAP 43 PARCEL 14 HOWARD COUNTY, MARYLAND 1ST ELECTION DISTRICT,

SCALE : 1"= 50' AUGUST, 2020

GRAPHIC SCALE

SHEET 1 OF 1