

COORDINATE LIST

No.	NORTH.	EAST.
1	535,002.3836	1,347,618.6743
2	535,728.8585	1,347,890.3472
3	535,595.8416	1,348,085.3610
4	534,922.6982	1,347,834.2745

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	18,671 S.F.	1,273 S.F.	17,398 S.F.

*NOTE: LOT 1 MINIMUM LOT SIZE IS LESS THAN 18,000 SQ.FT. BASED ON APPROVAL OF ALTERNATIVE COMPLIANCE WP-20-013

MIHU TRACKING CHART

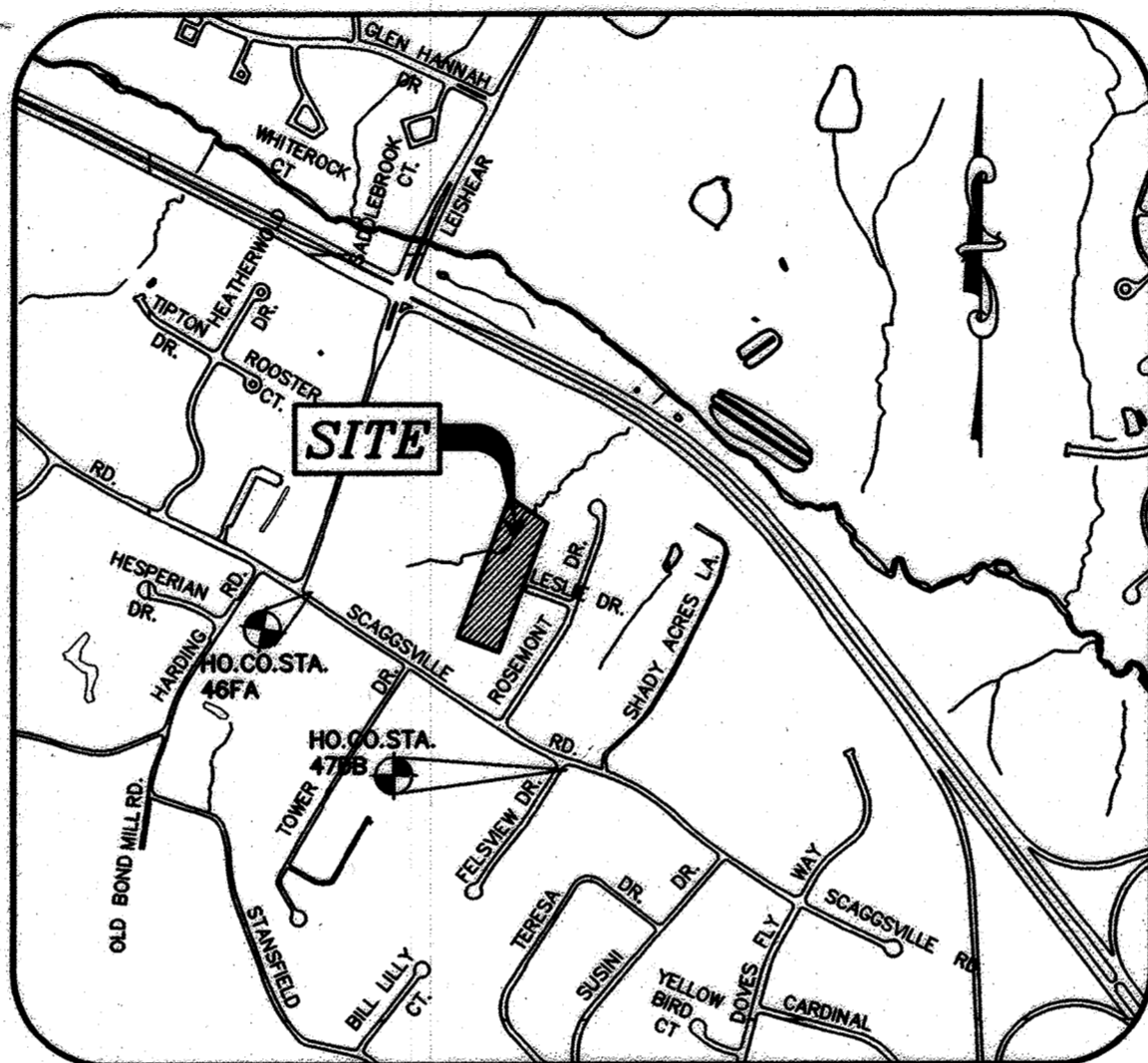
TOTAL NUMBER OF LOTS/UNITS	1
NUMBER OF MIHU REQUIRED	0
NUMBER OF MIHU PROVIDED ONSITE (EXEMPT FROM APFO ALLOCATIONS)	0
NUMBER OF APFO ALLOCATION REQUIRED (REMAINING LOTS/UNITS)	0
MIHU FEE-IN-LIEU (INDICATED LOT/UNIT NUMBERS)	0

29. ALTERNATIVE COMPLIANCE APPLICATION WP-22-114 WAS APPROVED MAY 24, 2022 TO ALLOW THE REACTIVATION OF F-21-039, EXTEND THE DEADLINE TO COMPLETE THE DEVELOPER'S AGREEMENT, AND EXTEND THE DEADLINE TO SUBMIT THE FINAL PLAT ORIGINALS.

- 20. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR PUBLIC UTILITIES AND FOREST CONSERVATION LOCATED IN, ON, OVER AND THROUGH THESE PROPOSED LOTS, 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. THIS PLAT 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, ALTERNATIVE COMPLIANCE PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- 22. THIS PROJECT IS EXEMPT FROM MIHU. IT IS NOT CREATING ANY ADDITIONAL UNITS.

GENERAL NOTES

- 1. SUBJECT PROPERTY ZONED "R-20" PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- 2. PROJECT BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT APRIL 2019 BY MILDENBERG, BOENDER & ASSOC., INC.
- 3. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 46DA & 47DB.
STA. No. 46FA N 535,140.866 E 1,346,962.690 EL. 403.650
STA. No. 47DB N 534,316.917 E 1,348,131.250 EL. 398.560
- 4. ● DENOTES AN IRON PIN, OR IRON PIPE FOUND.
○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
□ DENOTES CONCRETE MONUMENT FOUND.
BRL DENOTES BUILDING RESTRICTION LINE.
- 5. ALL AREAS ARE MORE OR LESS.
- 6. NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
- 7. FOREST STAND AND WETLAND DELINEATION PERFORMED BY ECO-SCIENCE, INC. IN APRIL 2019.
- 8. NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- 9. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISION OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- 10. PUBLIC WATER AND SEWERAGE ALLOCATION WILL BE GRANTED AT TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- 11. SITE DEVELOPMENT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLINGS ON ALL LOTS.
- 12. STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED VIA MICRO-SCALE PRACTICES. STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED. A STORMWATER MANAGEMENT MAINTENANCE AGREEMENT WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- 13. 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 SERVING MORE THAN ONE RESIDENCE).
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2").
C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- 14. PER SECTION 16.121(G) OF THE HOWARD COUNTY SUBDIVISION AND LAND USE REGULATIONS, OPEN SPACE FOR THIS SUBDIVISION HAS BEEN PROVIDED THROUGH THE CREATION OF OPEN SPACE LOT 2.
- 15. PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED UNDER CONTRACT #24-5158-0.
- 16. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION WILL BE FULFILLED BY ON-SITE RETENTION OF 1.6 ACRES. 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.
- 17. LANDSCAPING FOR THIS SUBDIVISION HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FINANCIAL SURETY FOR 14 SHADE AND 21 EVERGREEN TREES FOR PERIMETER LANDSCAPING IN THE AMOUNT OF \$7,350.00 AND 12 SHADE TREES PROVIDED AS A CONDITION OF THE APPROVAL OF WP-20-013 IN THE AMOUNT OF \$3,600.00 FOR A TOTAL OF \$10,950.00 WILL BE POSTED WITH THE DEVELOPER'S AGREEMENT.
- 18. THIS DEVELOPMENT IS DESIGNATED TO BE IN ACCORDANCE WITH SECTION 16.127 RESIDENTIAL INFILL DEVELOPMENT OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, INCLUDING THE USE-IN-COMMON DRIVEWAY AND FRONT YARD SETBACK. THE DEVELOPER OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BERMS, FENCES, SIMILAR HOUSE TYPES, AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSE.
- 19. THIS PROJECT IS SUBJECT TO ALTERNATIVE COMPLIANCE WP-20-013 OF SECTION 16.120(C)(2), 16.121(A)(2) AND 16.1205(A)(3). ON APRIL 2, 2020 AND PURSUANT TO SECTION 16.1216, THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING, DIRECTOR OF THE DEPARTMENT OF RECREATION AND PARKS AND ADMINISTRATOR OF THE OFFICE OF COMMUNITY SUSTAINABILITY CONSIDERED AND APPROVED YOUR REQUEST FOR A VARIANCE WITH RESPECT TO SECTION 16.1205(A)(3) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO REMOVE 9 SPECIMEN TREES IN ORDER TO PROVIDE ACCESS TO AND DEVELOP THE PROPERTY WITH 6 SINGLE FAMILY DETACHED LOTS AND AN OPEN SPACE LOT TO BE DEDICATED TO HOWARD COUNTY. ON APRIL 20, 2020, AND PURSUANT TO SECTION 16.104, THE DIRECTOR OF PLANNING AND ZONING CONSIDERED AND APPROVED YOUR REQUEST FOR ALTERNATIVE COMPLIANCE WITH RESPECT TO SECTIONS 16.121(A)(2)** AND SECTION 16.120(C)(2) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO REDUCE THE MINIMUM LOT SIZE TO 14,000 SQUARE FEET AND DEDICATE 30% OF THE GROSS ACREAGE (1.78 ACRES) AS OPEN SPACE TO HOWARD COUNTY CONTAINING A STREAM, WETLANDS AND STEEP SLOPES AND TO ALLOW THE EXISTING HOUSE TO CONTINUE ACCESS THROUGH PARCEL 36 TO SCAGGSVILLE ROAD INSTEAD OF FROM ITS PUBLIC ROAD FRONTAGE ONTO LESLIE DRIVE. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1.1. INCLUDE ALTERNATIVE COMPLIANCE APPLICATION FILE NUMBER WP-20-013, DATE OF APPROVAL AND CONDITIONS OF APPROVAL ON ALL RELATED PLAN SUBMISSIONS.
1.2. APPROVAL OF RELIEF OF SECTION 16.120(C)(2) ONLY APPLIES TO LOT 6 AND THE EXISTING HOUSE. INCLUDE A GENERAL NOTE ON THE FINAL PLAN AND PLAT THAT MANDATES SHOULD THE EXISTING HOUSE BE DEMOLISHED OR DESTROYED, AND A NEW HOUSE BUILT, THE ACCESS THROUGH PARCEL 36 EXPIRES AND THE LOT SHALL GAIN ACCESS TO LESLIE DRIVE VIA THE SHARED DRIVEWAY. INCLUDE THAT A PLAT OF REVISION MAY BE NEEDED TO CHANGE THE HOUSE ORIENTATION AND SETBACKS.
1.3. THE ENVIRONMENTAL FEATURES MUST BE WHOLLY CONTAINED WITHIN AN OPEN SPACE LOT THAT IS DEDICATED TO THE HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS.
1.4. ALL REMOVED SPECIMEN TREES SHALL BE REPLACED WITH NATIVE TREES OF 2.5" CALIPER AT A 2:1 RATIO. SHOW THE REPLACEMENT TREES WITH A NOTE REFERENCING WP-20-013 ON FUTURE PLAN SUBMISSIONS.
1.5. ALL FUTURE PLAN SUBMISSIONS SHALL CLEARLY LABEL THE REMAINING SPECIMEN TREES AND INCLUDE A NOTE REQUIRING THE SPECIMEN TREES BE MAINTAINED IN PERPETUITY. FURTHER, SHOULD A SPECIMEN TREE PERISH, REPLACEMENT TREES OF 4" CALIPER OR GREATER SHALL BE PLANTED AT 2:1 AS MITIGATION AND A REDLINE TO THE APPROVED SDP SHALL BE PROCESSED TO REFLECT THE CHANGES.
1.6. INCLUDE THE TREE PRESERVATION METHODS OUTLINED IN THE FEBRUARY 16, 2020 RECOMMENDATIONS LETTER FROM T.D. MAYER CONSULTING ON THE SITE DEVELOPMENT PLANS AND CONSTRUCTION DRAWINGS.
1.7. THE SEQUENCE OF OPERATION SHALL INCLUDE CONTACTING DPZ STAFF TO BE PRESENT TO OBSERVE AND VERIFY ROOT PRUNING, DEEP ROOT FERTILIZATION, AND POST CONSTRUCTION TREE PROTECTIONS



VICINITY MAP ADC MAP: 39, GRID F-4
SCALE: 1"=1000'

- 23. THIS PROJECT IS SUBJECT TO ALTERNATIVE COMPLIANCE WP-21-145 OF SECTION 16.120(C)(2). A REQUEST TO ALLOW THE SUBDIVISION OF PARCEL 277 WITHOUT INCLUDING PARCEL 36 IN THE SUBDIVISION. PARCELS 277 AND 36 WERE CREATED BY DEED INSTEAD OF GOING THROUGH THE SUBDIVISION PROCESS TO ULTIMATELY RECORD A PLAT. IT WAS APPROVED BY THE DIRECTOR OF PLANNING AND ZONING, ON AUGUST 12, 2021 APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
23.1 INCLUDE FILE NUMBER WP-21-145, SECTIONS, SUMMARY OF REQUEST, DECISION, DATE OF DECISION AND CONDITIONS OF APPROVAL ON ALL SUBSEQUENT PLAN SUBMISSIONS FOR THE SUBDIVISION FINAL PLANS AND SITE DEVELOPMENT PLANS.
23.2 APPROVAL OF THIS ALTERNATIVE COMPLIANCE IS FOR THE FINAL PLANS DEVELOPING PIERCE PROPERTY PER THE APPROVED SP-20-004 ONLY. APPROVAL IS ONLY VALID AS LONG AS THE APPROVED SP-20-004 AND RELATED FINAL PLANS ARE BEING PROCESSED. SHOULD ANY OF THE PLANS BECOME VOID FOR FAILURE TO MEET MILESTONES OR WITHDRAWN BY THE APPLICANT, WP-21-145 WILL ALSO BE VOID.
23.3 THE APPLICANT MUST SEND A COPY OF THIS APPROVAL TO THE OWNERS OF PARCEL 36 VIA CERTIFIED MAIL IN ORDER TO NOTIFY THEM OF THIS ACTION.
24. THIS PROJECT IS SUBJECT TO DESIGN MANUAL WAIVER TO STANDARD R-5.05 OF DESIGN MANUAL VOLUME III, APPROVED ON JULY 28, 2020
25. A COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON APRIL 16, 2019 AT 8:00 PM AT THE SAVAGE LIBRARY.
26. THERE IS A DWELLING ON LOT 1 (TO REMAIN). NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS.
27. A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1, FUTURE LOTS 3-7 AND NON-BUILDABLE BULK PARCELS A AND B WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
28. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM LOT AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.

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

Gary E. Lane 08-24-22
GARY E. LANE, PLS DATE
Clayton 8/24/22
HOWARD LAND INVESTORS LLC. (TRACT 1), OWNER DATE
Clayton 8/24/22
CLARKSVILLE RIDGE PROFESSIONAL CENTER LLC. (TRACT 2), OWNER DATE

AREA TABULATION (TOTAL)

NUMBER OF BUILDABLE LOTS	1
NUMBER OF BULK PARCELS	2
NUMBER OF OPEN SPACE LOTS	1
NUMBER OF LOTS OR PARCELS	4
AREA OF BUILDABLE LOTS	0.43AC±
AREA OF BULK PARCELS	1.73AC±
AREA OF OPEN SPACE LOTS	1.78AC±
AREA OF ROADWAY	0AC±
TOTAL AREA	3.94AC±

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

William J. Davis 5/3/23
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Paul J. Forigo 5-5-23
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

For 5/15/23
DIRECTOR DATE

DEVELOPER/OWNER
TRACT 1
HOWARD LAND INVESTORS LLC.
8318 FORREST STREET - SUITE 200
ELLCOTT CITY, MD 21043
PHONE 410-707-7054

DEVELOPER/OWNER
TRACT 2
CLARKSVILLE RIDGE PROFESSIONAL CENTER LLC.
8318 FOREST STREET - SUITE 200
ELLCOTT CITY, MD 21043
PHONE 410-707-7054

OWNER'S STATEMENT

WE, HOWARD LAND INVESTORS LLC. (TRACT 1) AND CLARKSVILLE RIDGE PROFESSIONAL CENTER LLC. (TRACT 2), 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 SEWER, DRAIN, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAIN 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 FLOODPLAIN, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 24 DAY OF August, 2022

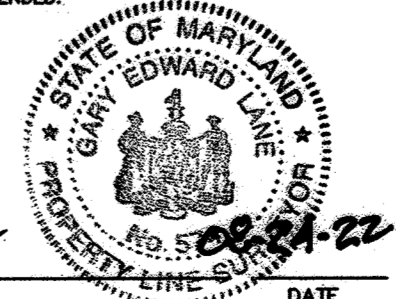
Paul J. Forigo
HOWARD LAND INVESTORS LLC. (TRACT 1)

Clayton
CLARKSVILLE RIDGE PROFESSIONAL CENTER LLC. (TRACT 2)

Gary E. Lane
WITNESS
Gary E. Lane
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND. THAT IT IS A SUBDIVISION OF THAT LAND CONVEYED BY CLARKSVILLE RIDGE PROFESSIONAL CENTER LLC. TO HOWARD LAND INVESTORS LLC. BY DEED DATED MAY 17, 2020, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 19406 AT FOLIO 392 (TRACT 1) AND THAT LAND CONVEYED BY JAMES PIERCE TO CLARKSVILLE RIDGE PROFESSIONAL CENTER LLC. BY DEED DATED MAY 31, 2019 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 18712 AT FOLIO 285 (TRACT 2), AND THAT ALL 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.



GARY E. LANE, PLS NO. 574
EXPIRATION: 3/21/23

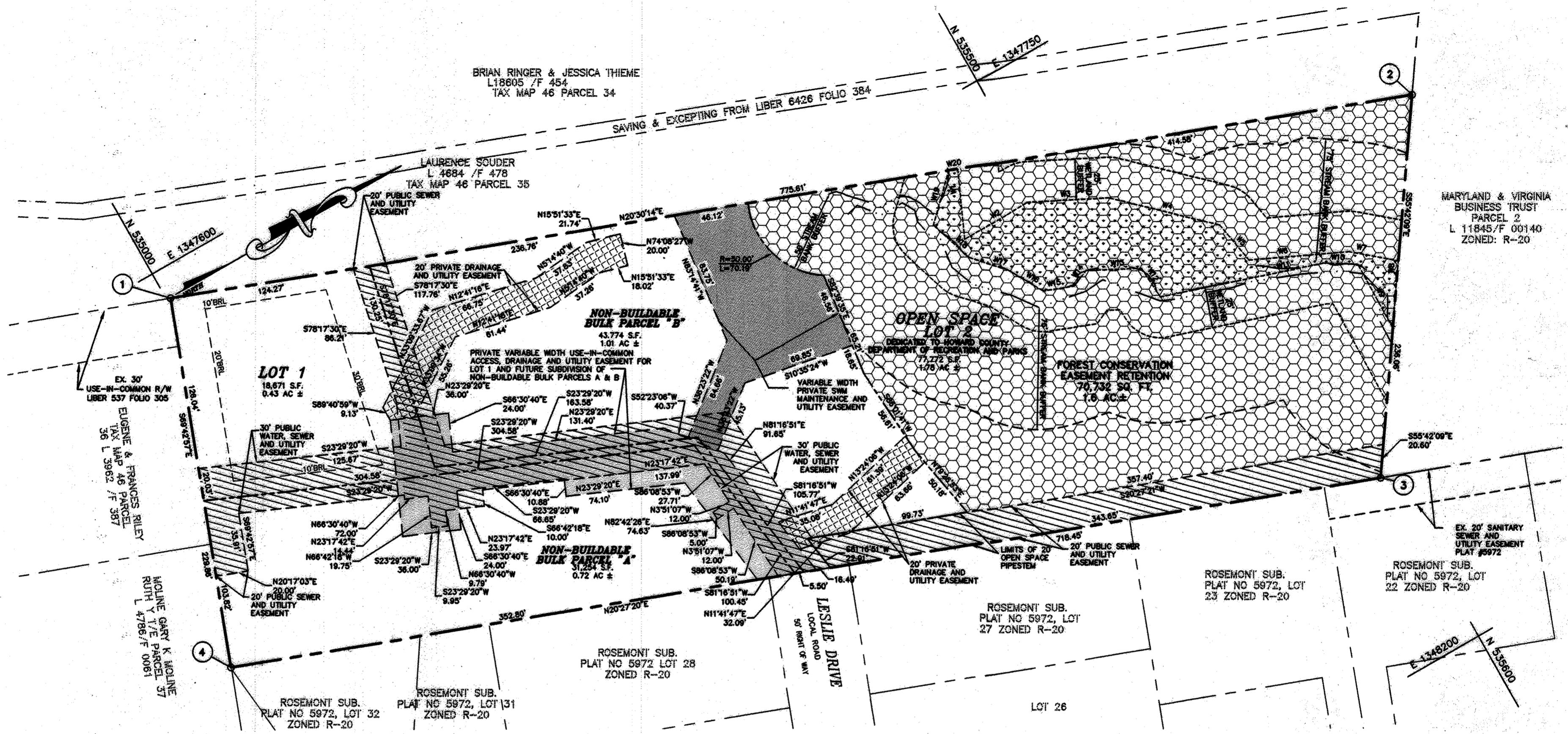
RECORDED AS PLAT 20323 ON 5-22-23 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

SUBDIVISION PLAT
PIERCE PROPERTY
LOT 1, OPEN SPACE LOT 2
AND NON-BUILDABLE BULK PARCELS A & B
SHEET 1 OF 2

TAX MAP 46 6TH ELECTION DISTRICT SCALE: AS SHOWN
PARCEL 277 HOWARD COUNTY, MARYLAND DATE: AUGUST 2022
GRID 12 EX. ZONING R-20
DPZ FILE#S: ECP-19-056, WP-20-013, WP-21-145, SP-20-004

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
8318 FORREST ST. ELLCOTT CITY, MD 21043
(410) 997-0296 Tel. (410) 997-0296 Fax.

MA201919-004 PIERCE PROPERTY MINOR SUBDIVISION DWG19-004-PIERCE - MINOR SUBDIVISION LOT 1-AUG2022.dwg, 3/16/2023 10:59:19 AM, Canon, IPR755



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

Gary E. Lane 03-16-23
 GARY E. LANE, PLS DATE

Clark D. 3-30-23
 DATE

HOWARD LAND INVESTORS LLC. (TRACT 1), OWNER
 DATE 3-30-23

CLARKSVILLE RIDGE PROFESSIONAL CENTER LLC. (TRACT 2), OWNER
 DATE 3-30-23

AREA TABULATION (TOTAL)

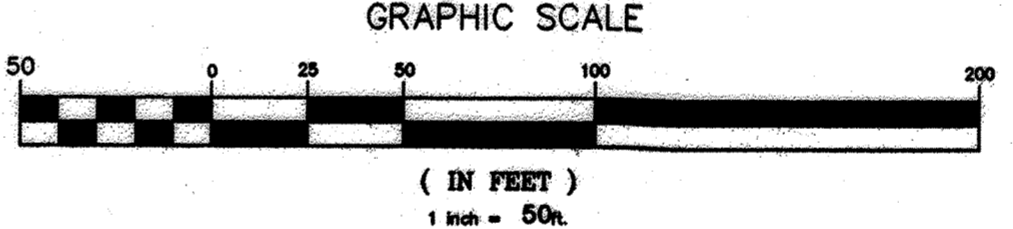
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AREA OF BULK PARCELS	1.73AC±
AREA OF OPEN SPACE LOTS	1.78AC±
AREA OF ROADWAY	0AC±
TOTAL AREA	3.94AC±

WETLANDS TABLE

LINE NUMBER	LENGTH	BEARING
W1	43.60	N66° 13' 29.95"W
W2	44.78	S1° 41' 20.38"E
W3	50.45	S26° 43' 37.43"W
W4	70.81	S43° 37' 12.37"W
W5	28.15	S79° 42' 54.91"W
W6	62.00	S25° 04' 52.84"W
W7	30.73	S40° 20' 54.70"W
W8	41.57	N55° 42' 08.98"W
W9	44.82	S89° 06' 00.45"E
W10	20.87	N32° 17' 21.03"E

WETLANDS TABLE

LINE NUMBER	LENGTH	BEARING
W11	103.35	N18° 07' 45.67"E
W12	21.22	N86° 36' 29.70"E
W13	34.23	N27° 33' 25.81"E
W14	11.92	N23° 30' 56.99"W
W15	19.44	N20° 44' 39.85"E
W16	25.53	N60° 57' 00.87"E
W17	24.95	N46° 00' 11.78"E
W18	29.52	N72° 07' 21.72"E
W19	34.92	S44° 54' 59.78"E
W20	5.60	S20° 21' 59.09"W



LEGEND

- AREA OF WETLANDS
- AREA OF FOREST CONSERVATION EASEMENT
- PRIVATE VARIABLE WIDTH USE-IN-COMMON ACCESS, DRAINAGE AND UTILITY EASEMENT FOR LOT 1 AND FUTURE SUBDIVISION OF NON-BUILDABLE BULK PARCELS A & B AND FUTURE LOTS 3-7
- VARIABLE WIDTH PRIVATE SWM MAINTENANCE AND UTILITY EASEMENT
- PRIVATE DRAINAGE AND UTILITY EASEMENT
- PUBLIC SEWER AND WATER EASEMENT

DEVELOPER/OWNER
 TRACT 1
 HOWARD LAND INVESTORS LLC.
 8318 FORREST STREET - SUITE 200
 ELLICOTT CITY, MD 21043
 PHONE 410-707-7054

DEVELOPER/OWNER
 TRACT 2
 CLARKSVILLE RIDGE PROFESSIONAL CENTER LLC.
 8318 FORREST STREET - SUITE 200
 ELLICOTT CITY, MD 21043
 PHONE 410-707-7054

OWNER'S STATEMENT

WE, HOWARD LAND INVESTORS LLC. (TRACT 1) AND CLARKSVILLE RIDGE PROFESSIONAL CENTER LLC. (TRACT 2), 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 SEWER, DRAIN, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAIN 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 FLOODPLAIN, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 30 DAY OF March, 2023.

[Signature]
 HOWARD LAND INVESTORS LLC. (TRACT 1)
 WITNESS

[Signature]
 CLARKSVILLE RIDGE PROFESSIONAL CENTER LLC. (TRACT 2)
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, THAT IT IS A SUBDIVISION OF THAT LAND CONVEYED BY CLARKSVILLE RIDGE PROFESSIONAL CENTER LLC. TO HOWARD LAND INVESTORS LLC. BY DEED DATED MAY 17, 2020, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 19406 AT FOLIO 392 (TRACT 1) AND THAT LAND CONVEYED BY JAMES PIERCE TO CLARKSVILLE RIDGE PROFESSIONAL CENTER LLC. BY DEED DATED MAY 31, 2019 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 18712 AT FOLIO 285 (TRACT 2), AND THAT ALL 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.

[Signature]
 GARY E. LANE, PLS NO. 574
 EXPIRATION: 3/21/25
 DATE

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

[Signature] 5/3/23
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 5-5-23
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 5/5/23
 PLM-DIRECTOR DATE

RECORDED AS PLAT 26324 ON 5-22-23 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

SUBDIVISION PLAT
PIERCE PROPERTY
 LOT 1, OPEN SPACE LOT 2
 AND NON-BUILDABLE BULK PARCELS A & B

SHEET 2 OF 2

TAX MAP 46 8TH ELECTION DISTRICT SCALE: 1"=100'
 PARCEL 277 HOWARD COUNTY, MARYLAND DATE: AUGUST 2022
 GRID 12 EX. ZONING R-20
 DPZ FILE#S: ECP-19-056, WP-20-013, WP-21-145, SP-20-004

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