

GENERAL NOTES

- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 35HE AND 35HF WERE USED FOR THIS PROJECT.
- DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY
- DENOTES IRON PIPE OR BAR FOUND
- DENOTES STONE OR MONUMENT FOUND
- ⊗ DENOTES REBAR WITH CAP SET
- BR// DENOTES BUILDING RESTRICTION LINE.
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY BY VOGEL ENGINEERING DATED MAY 2005.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, ALTERNATIVE COMPLIANCE, OR BUILDING AND GRADING PERMITS.
- THE SUBJECT PROPERTY IS ZONED "POR" IN ACCORDANCE WITH THE 10/06/13 ZONING REGULATIONS, AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/02/03 PER COUNCIL BILL 75-2003.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- TO THE BEST OF THE OWNERS KNOWLEDGE THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED ON THIS PROPERTY.
- GRACE DRIVE IS CLASSIFIED AS A MINOR COLLECTOR.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- WATER SERVICE TO THIS PROJECT IS TO BE A SERVICE CONNECTION TO CONTRACT NO. 34-4410-D.
- SEWER SERVICE TO THIS PROJECT IS TO BE A SERVICE CONNECTION TO CONTRACT NO. 34-4410-D.
- PLAT SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILES: BA-04-027C&V, SDP-06-102 (VOIDED), PLAT 19441-19442, F-07-092, WP-16-040, WP-17-004, ECP-15-046, BA-14-016, SDP-15-078, BA-14-016, WP-16-040, BA-04-027 C&V, ECP-19-005, ECP-19-005, WP-18-067, F-17-048, SDP-16-102, SDP-19-055, AA-19-011, WP-20-025, F-20-001.
- THERE ARE NO EXISTING STRUCTURES ON THE SUBJECT PARCEL. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE SUBJECT PARCEL ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS. A PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON NOVEMBER 07, 2018 AT 6 P.M. AT THE AT THE HAWTHORN CENTER, 6175 SUNNY SPRING, COLUMBIA, MARYLAND.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- STORMWATER MANAGEMENT IS PROVIDED BY AN EXISTING UNDERGROUND DETENTION FACILITY (SDP-06-102), BIORETENTION FACILITIES (M-6), AND PERVIOUS PAVING (A-2). SWM FACILITIES TO BE PRIVATELY OWNED AND MAINTAINED.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- FOREST CONSERVATION OBLIGATIONS WERE PREVIOUSLY FULFILLED BY THE RETENTION OF 0.57 ACRES OF FOREST, BY THE REFORESTATION OF 0.46 ACRES OF FOREST, AND BY A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$22,215.80 FOR THE REMAINING 0.69 ACRES OF FOREST REQUIRED. FINANCIAL SURETY FOR THE REQUIRED REFORESTATION IN THE AMOUNT OF \$10,184.00 WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT UNDER SITE DEVELOPMENT PLAN SDP-19-055. THE REQUIRED RETENTION AND REFORESTATION WILL BE ADDRESSED WITH SDP-19-055. A NEW DEVELOPER'S AGREEMENT WILL BE PREPARED AND SUPERSIDE ALL PREVIOUS DA'S FOR THIS SITE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES WILL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- THERE ARE NO WETLANDS OR FLOODPLAINS ON SITE.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. LANDSCAPING FOR THIS PROJECT WAS PREVIOUSLY ADDRESSED UNDER SDP-19-055.
- REFERENCE SETBACK VARIANCE MARKED "35' STRUCTURE & USE SETBACK" WITH AN ASTERISK "*", PER SECTION 128.0.J OF THE HOUSING COMMISSION HOUSING DEVELOPMENTS.
- REFERENCE SETBACK VARIANCE MARKED "75' STRUCTURE & USE SETBACK" WITH TWO ASTERISKS "**", PER SECTION 128.0.J OF THE HOUSING COMMISSION HOUSING DEVELOPMENTS.
- REF. AA-19-011 (APPROVED, 9-12-19); REDUCE THE 75-FOOT STRUCTURE AND USE SETBACK REQUIREMENT FROM A RESIDENTIAL DISTRICT TO 68.7 FOR BUILDING 2 AND 60.0 FEET FOR BUILDING 3. ALSO, TO REDUCE THE 30-FOOT RIGHT-OF-WAY STRUCTURE AND USE SETBACK TO 26.2 FEET FOR BUILDING 4. THE SIDEWALKS ARE EXEMPT FROM BULK REGULATIONS; THEY MAY ENCRoACH INTO THE SETBACK AND DO NOT REQUIRE AN ADMINISTRATIVE ADJUSTMENT.

CURVE DATA					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
203-205	179.49'	740.00'	90.19'	13°53'50"	S61°17'21"W 179.05'

COORDINATE TABLE		
POINT	NORTH	EAST
111	553918.6472	1341550.2538
200	553892.9860	1341223.9718
201	553993.5521	1341522.0269
202	553748.2189	1341921.9109
203	553688.1589	1341708.7406
205	553602.1454	1341551.7037
206	553509.6878	1341298.3043
207	553494.0073	1341261.6038

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.

Erick R. Quintanilla 01/04/2021
 ERICK R. QUINTANILLA DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21408

Robinson Overlook Limited Partnership 02/22/2021
 ROBINSON OVERLOOK LIMITED PARTNERSHIP DATE
AREA TABULATION

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
- BUILDABLE	1
- NON-BUILDABLE BULK PARCEL	0
- OPEN SPACE	0
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	3.8387 AC
- BUILDABLE	3.8387 AC
- NON-BUILDABLE BULK PARCEL	0.0000 AC
- OPEN SPACE	0.0000 AC
- PRESERVATION PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.8387 AC

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

Richard J. Davis 2/26/21
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Chubb 4.5.21
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 4/14/21
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, ROBINSON OVERLOOK LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 22 DAY OF February 2021

[Signature]
 ROBINSON OVERLOOK LIMITED PARTNERSHIP, AUTHORIZED PERSON
[Signature]
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF THE LANDS CONVEYED FROM 7410 GRACE DRIVE, LLC TO ROBINSON OVERLOOK LIMITED PARTNERSHIP BY DEED DATED NOVEMBER 25, 2019 AND RECORDED IN LIBER 19040 FOLIO 351 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS ARE IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND 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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

Erick R. Quintanilla 01/04/2021
 ERICK R. QUINTANILLA DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21408
 EXPIRATION/RENEWAL DATE: JUNE 15, 2021

VOGEL ENGINEERING

TIMMONS GROUP
 5300 NORTH RIDGE ROAD, SUITE 110, BELLCOTT CITY, MD 21043
 P: 410.461.7986 F: 410.461.8961 www.timmons.com

VICINITY MAP
 SCALE: 1" = 2,000'
 ADC MAP 32 GRID C/4

LEGEND

- EXISTING PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION)
- EXISTING PRIVATE STORMWATER MANAGEMENT EASEMENT
- EXISTING 20' PUBLIC WATER & UTILITY EASEMENT
- EXISTING VARIABLE WIDTH PRIVATE ACCESS EASEMENT

PUBLIC FOREST CONSERVATION EASEMENT #3A AREA OF REFORESTATION LINE TABLE

LINE	BEARING	LENGTH
F1	N88°13'57"E	38.05'
F2	S71°28'53"E	52.41'
F3	S85°25'23"E	16.37'
F4	S77°02'12"E	19.71'
F5	S84°23'06"E	3.27'
F6	S57°53'50"E	10.03'

PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO CORRECT THE FOLLOWING LABELING ERRORS:
 FCE 1B - REPLACE ERRONEOUS LINE SEGMENT TABLE REFERENCES WITH THE CORRECT DISTANCE OF EACH LINE SEGMENT.
 FCE 2A - REPLACE ERRONEOUS LINE SEGMENT TABLE REFERENCES WITH THE CORRECT DISTANCE OF EACH LINE SEGMENT, AND TO ADD THE WORD "PUBLIC" TO THE EASEMENT LABEL.
 FCE 3A - REPLACE THE LINE SEGMENT TABLE REFERENCES AND PROVIDE A NEW LINE TABLE FOR EASEMENT 3A.

RECORDED AS PLAT No. 25728 ON 4/28/21
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION

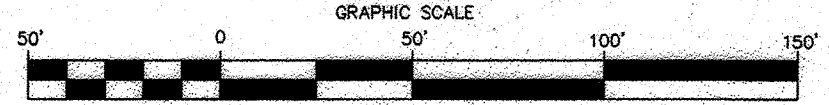
ROBINSON OVERLOOK

A REVISION OF "ROBINSON OVERLOOK"
 PLATS 25345-25346

TAX MAP 35 GRID 22, PARCEL 86 ----- ZONED: POR

5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' DECEMBER 2020



SHEET 1 OF 1