

MA-2018-009 DOUGLAS WOODS DWG/FINAL PLAN/lot 1 & Bulk Parcel-2nd sub/18-009-Final plan-lot 1 & Bulk Parcel Dec 2021.dwg, 6/2/2022 1:45:26 PM, MMT

COORDINATES TABLE with columns: POINT #, NORTHING, EASTING. Rows 1-30.

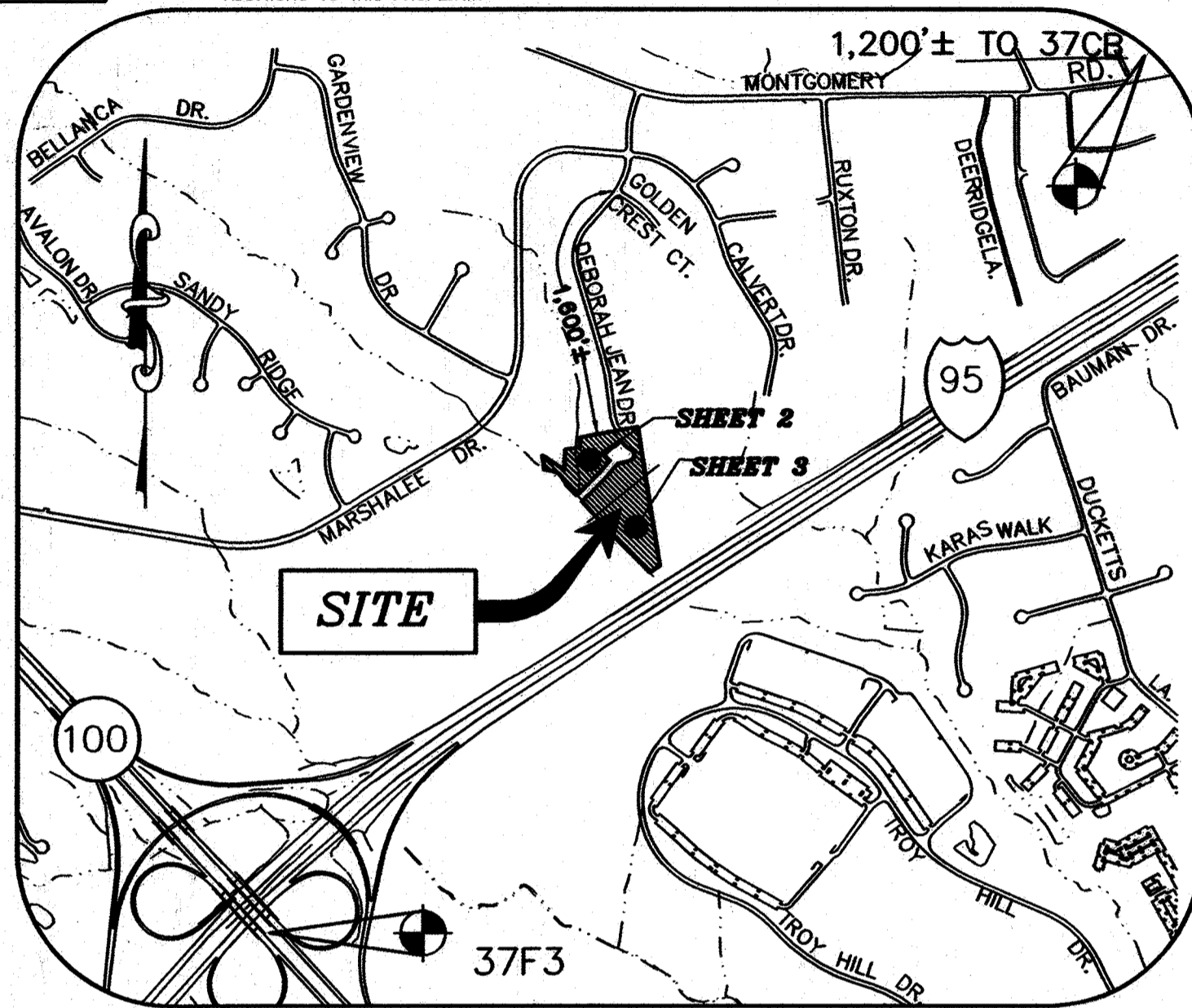
CURVE TABLE with columns: CURVE#, LENGTH, RADIUS, DELTA, CHORD DIRECTION, CHORD LENGTH. Rows C11-C12.

MINIMUM LOT SIZE CHART with columns: LOT NO., MINIMUM LOT AREA, PIPESTEM, TOTAL LOT AREA. Row 1.

- 27. THE 65dba NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1991 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE 65 dba NOISE EXPOSURE. THE 65dba NOISE LINE ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVEL ESTABLISHED BY THE U.S. DEPT. OF HOUSING AND URBAN DEVELOPMENT.
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.
29. A REQUEST FOR NECESSARY/ESSENTIAL ENVIRONMENTAL DISTURBANCES FOR THE CONSTRUCTION OF A PUBLIC SEWER MAIN WAS SUBMITTED AND APPROVED ON APRIL 19, 2021. APPROVAL OF THIS REQUEST IS SUBJECT TO THE FOLLOWING MITIGATION METHODS:
1. COMPLIANCE WITH APPLICABLE COUNTY AND STATE REGULATIONS AND OBTAIN ALL NECESSARY PERMITS FOR THE DEPARTMENT OF INSPECTIONS, LICENSE, AND PERMITS PRIOR TO INITIATING DEVELOPMENT ONSITE.
2. IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, NO GRADING, REMOVAL OF VEGETATIVE COVER OF TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED BY THIS ALTERNATIVE COMPLIANCE PETITION.
3. ANY EXPANSION TO THE SCOPE OF WORK BEYOND WHAT IS SHOWN ON THE PLAN EXHIBITS WILL REQUIRE ADDITIONAL EVALUATION FROM HOWARD COUNTY REVIEW AGENCIES.
4. THE ALTERNATIVE COMPLIANCE SHALL APPLY ONLY TO THE USES AND STRUCTURES DESCRIBED AND AS SHOWN ON THE EXHIBIT AND NOT TO ANY OTHER ACTIVITIES, USES, STRUCTURES, OR ADDITIONS TO THIS PROPERTY.

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

OWNER
GP NORTH, LLC
5550 STERRETT PLACE,
COLUMBIA, MD. 21044
443-538-9547



GENERAL NOTES

- 1. SUBJECT PROPERTY ZONED "R-ED" PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
2. PROJECT BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY, 2001 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. 37C3 & 37F3.
4. DENOTES AN IRON PIN, OR IRON PIPE FOUND.
5. DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
6. DENOTES CONCRETE MONUMENT FOUND.
7. BRL DENOTES BUILDING RESTRICTION LINE.
8. ALL AREAS ARE MORE OR LESS.
9. NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
10. FOREST STAND AND WETLAND DELINEATION PERFORMED BY ECO-SCIENCE, INC. IN JULY 2018.
11. NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
12. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISION OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
13. PUBLIC WATER AND SEWERAGE ALLOCATION WILL BE GRANTED AT TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
14. LANDSCAPING FOR THIS SUBDIVISION IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL, SURETY FOR THE REQUIRED 10 SHADE AND 7 EVERGREEN TREES AND AN ADDITIONAL 2 SHADE TREES PER THE CONDITION OF THE APPROVED WP-21-035 IN THE AMOUNT OF \$4,650.00 WILL BE PROVIDED WITH THE DEVELOPER'S AGREEMENT.
15. STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED VIA MICRO-SCALE FACILITIES. STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED. APPROVED UNDER F-20-074.
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 AFFORESTATION OF 0.90 ACRES (39,025 SQ. FT.) ON EASEMENTS "A", "B", "C". 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. FINANCIAL SURETY IN THE AMOUNT OF \$19,513.00 FOR THE REQUIRED AFFORESTATION WILL BE POSTED WITH THIS PLAT.
17. 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 (CULVERT/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.
18. PER SECTION 16.121(a) OF THE HOWARD COUNTY SUBDIVISION AND LAND USE REGULATIONS, OPEN SPACE FOR THIS SUBDIVISION HAS BEEN PROVIDED THROUGH THE CREATION OF OPEN SPACE LOTS 2 & 3.
19. PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED UNDER CONTRACT #14-3529-D (WATER) AND #657-S (SEWER).
20. A USE-IN-COMMON ACCESS MAINTENANCE AGREEMENT FOR LOT 1 AND FUTURE SUBDIVISION OF NON-BUILDABLE BULK PARCEL "C" SHALL BE RECORDED IN THE LAND RECORD OFFICE OF HOWARD COUNTY, MARYLAND SIMULTANEOUSLY WITH THIS PLAT.
21. A COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON JUNE 4, 2019 AT THE ELK RIDGE LIBRARY.
22. 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, BERMES, FENCES, SIMILAR HOUSE TYPES, AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSE.
23. THE EXECUTED MIHU AGREEMENT WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.
24. 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.
25. A FOREST MITIGATION BANK IS BEING CREATED WITH THIS PLAT. THE AREA OF THIS AFFORESTATION BANK IS 2.23 ACRES (96,943 SQ. FT.). FINANCIAL SURETY IN THE AMOUNT OF \$48,472.00 FOR THE REQUIRED AFFORESTATION WILL BE POSTED WITH THIS PLAT.
26. 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.
27. LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR PURPOSE OF A PUBLIC ROAD (0.24 AC.±, OR 10,324 SQ. FT.).
28. 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.
29. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 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.

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.

GARY E. LANE, PLS. DATE 6/6/22
R. JACOB HIKMAT, MEMBER DATE

AREA TABULATION (TOTAL) table with rows: NUMBER OF BUILDABLE LOTS (1), NUMBER OF BULK PARCELS (3), NUMBER OF OPEN SPACE LOTS (2), NUMBER OF LOTS OR PARCELS (6), AREA OF BUILDABLE LOTS (0.34AC±), AREA OF BULK PARCELS (2.84AC±), AREA OF OPEN SPACE LOTS (3.43AC±), AREA OF ROADWAY DEDICATION (0.24AC±), AREA (6.85AC±).

MIHU TRACKING CHART table with rows: TOTAL NUMBER OF LOTS/UNITS (1), NUMBER OF MIHU REQUIRED (1), NUMBER OF MIHU PROVIDED ONSITE (EXEMPT FROM APFO ALLOCATIONS) (0), NUMBER OF APFO ALLOCATION REQUIRED (REMAINING LOTS/UNITS) (1), MIHU FEE-IN-LIEU (INDICATED LOT/UNIT NUMBERS) (1).

OWNER'S STATEMENT

WE, GP NORTH, LLC 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 SEWERS, DRAINS, 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 FLOODPLAINS 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 FLOODPLAINS, 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 6TH DAY OF JUNE, 2022.

R. JACOB HIKMAT, MEMBER
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 THE BANK OF GLEN BURNE TO GP NORTH, LLC BY DEED DATED DECEMBER 7, 2012, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 14540 AT FOLIO 293, 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. 5706 DATE 6/6/22
EXPIRATION: 3/21/23

RECORDED AS PLAT 26133 ON 8/11/22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

DOUGLAS WOODS
LOT 1,
OPEN SPACE LOTS 2 & 3 (FOREST MITIGATION BANK)
AND NON-BUILDABLE BULK PARCELS A, B & C
SHEET 1 OF 3
TAX MAP 37
PARCEL NO. 698
GRID: 11
1ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
EX. ZONING R-ED
SCALE: 1"=50'
DATE: JUNE 2022
DP2 FILE NO. ECP-19-003
F-20-074, WP-21-035
BA-18-018V

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
8318 Forrest Street - Suite 300, Ellicott City, Maryland 21043
(410) 997-0296 Tel. (410) 997-0298 Fax.

MA-2018-009 DOUGLAS WOODS DWG/FINAL PLAN/lot 1 & Bulk Parcel 2nd sub/18-009-Final plan-lot 1 & Bulk Parcel Dec 2021.dwg, 6/2/2022 2:10:02 PM, MMT

WETLANDS		
Line #	Length	Direction
W-1	6.18	S36°23'55"W
W-2	9.09	S44°54'23"E
W-3	16.59	S2°07'04"E
W-4	28.73	S4°48'37"W
W-5	20.48	S5°17'41"W
W-6	23.68	S0°46'32"E
W-7	27.00	S10°53'33"E
W-8	18.18	S33°43'58"E
W-9	29.38	S14°06'34"E
W-10	37.78	S9°20'53"W
W-11	17.33	S17°20'26"E
W-12	8.74	S3°57'43"W
W-13	15.03	N78°25'18"E
W-14	10.02	S12°45'39"W
W-15	24.32	S64°58'36"W
W-16	14.03	S26°02'47"E
W-17	10.67	S9°49'46"W
W-18	38.09	N32°49'18"E

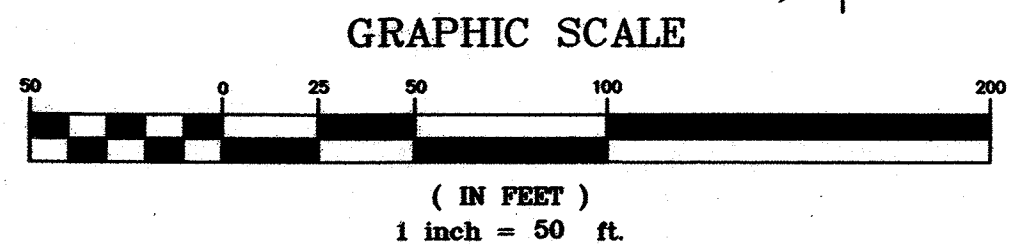
OWNER
 GP NORTH, LLC
 5550 STERRETT PLACE,
 COLUMBIA, MD. 21044
 443-538-9547

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.

Gary E. Lane 06-04-22
 GARY E. LANE, PLS DATE

R. JACOB HIKMAT 6/16/22
 R. JACOB HIKMAT, MEMBER DATE

AREA TABULATION (THIS SHEET)	
NUMBER OF BUILDABLE LOTS	1
NUMBER OF BULK PARCELS	3
NUMBER OF OPEN SPACE LOTS	2
NUMBER OF LOTS OR PARCELS	6
AREA OF BUILDABLE LOTS	0.34AC±
AREA OF BULK PARCELS	1.84AC±
AREA OF OPEN SPACE LOTS	1.56AC±
AREA OF ROADWAY DEDICATION	0.24AC±
AREA	3.98AC±



WE, GP NORTH, LLC, 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 SEWERS, DRAINS, 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 FLOODPLAINS 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 FLOODPLAINS, 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 ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 6TH DAY OF JUNE, 2022.

R. JACOB HIKMAT
 R. JACOB HIKMAT, MEMBER

[Signature]
 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 THE BANK OF GLEN BURNIE TO GP NORTH, LLC BY DEED DATED DECEMBER 7, 2012, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 14540 AT FOLIO 293, 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.

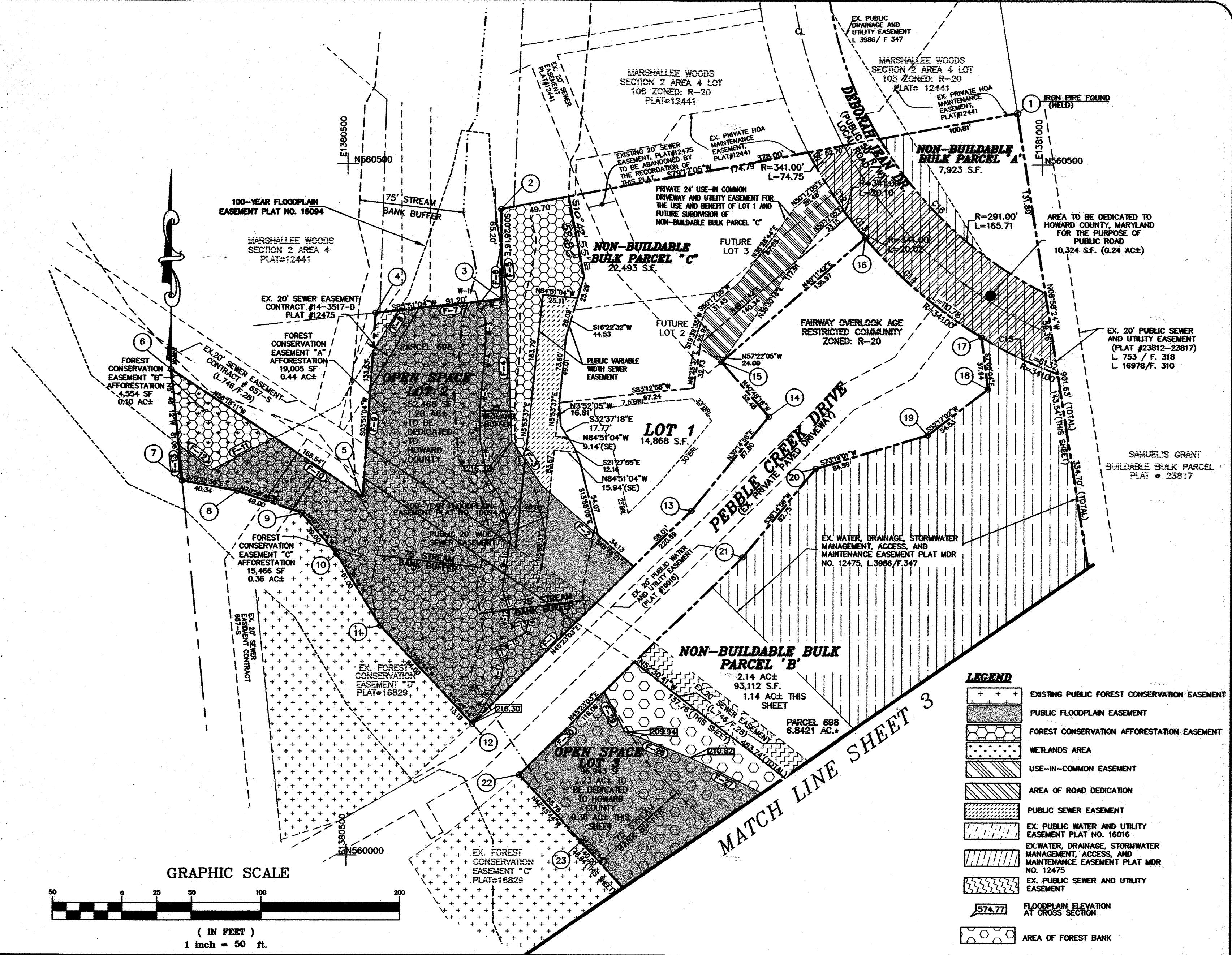
Gary E. Lane 06-04-22
 GARY E. LANE, PLS NO. 574 DATE
 EXPIRATION: 3/21/23

RECORDED AS PLAT 26134 ON 8/11/22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

DOUGLAS WOODS
LOT 1
OPEN SPACE LOTS 2 & 3 (FOREST MITIGATION BANK)
AND NON-BUILDABLE BULK PARCELS A, B & C SHEET 2 OF 3

TAX MAP 37 1ST ELECTION DISTRICT SCALE: 1"=50'
 PARCEL NO. 698 HOWARD COUNTY, MARYLAND DATE: JUNE 2022
 GRID: 11 EX. ZONING R-ED DPZ FILE NOS. ECP-19-003
 F-20-074, WP-21-035
 BA-18-018V

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 8318 Forrest Street - Suite 300, Ellicott City, Maryland 21043
 (410) 997-0296 Tel. (410) 997-0288 Fax.



LEGEND

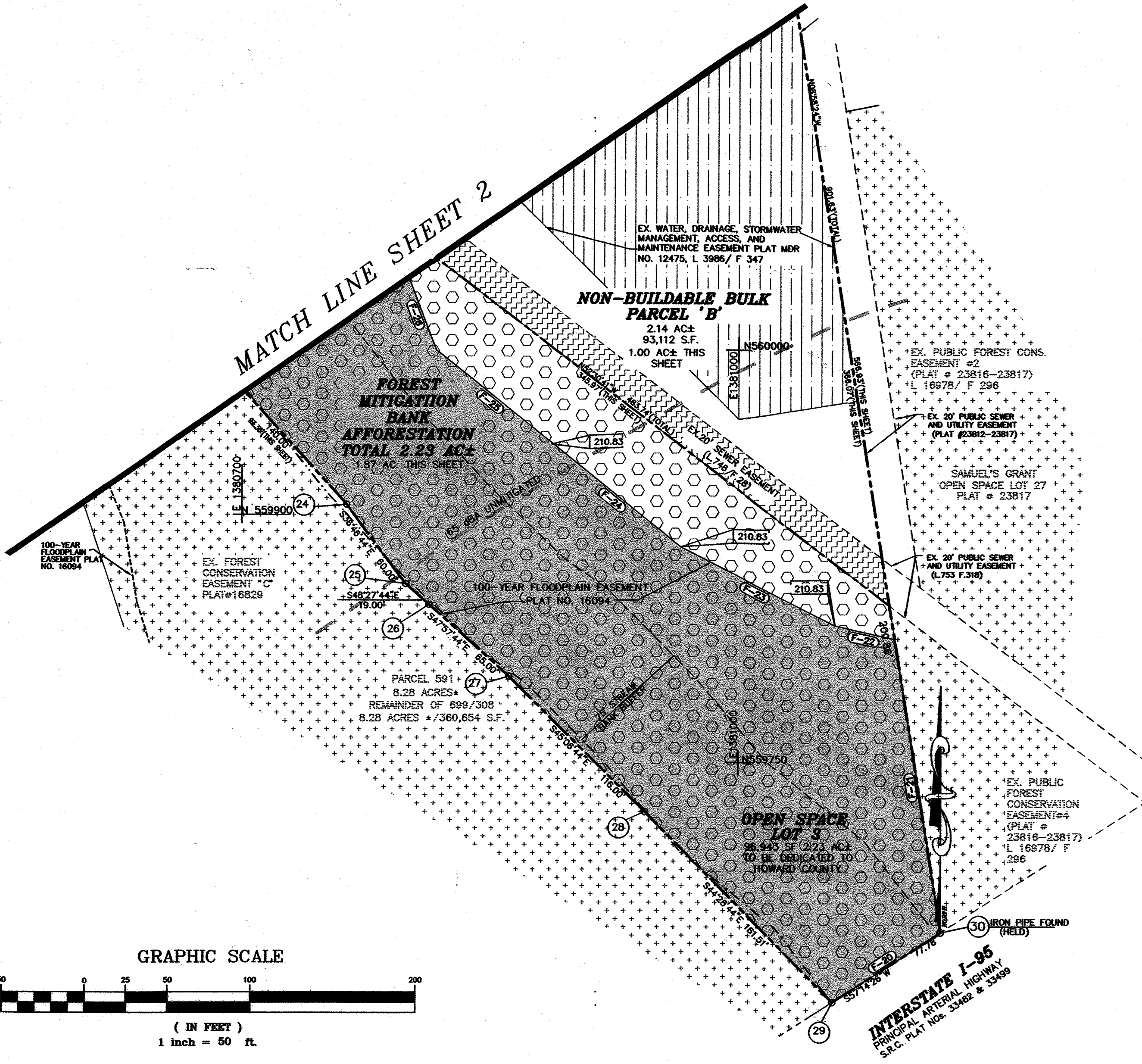
	EXISTING PUBLIC CITY FOREST CONSERVATION EASEMENT
	PUBLIC FLOODPLAIN EASEMENT
	FOREST CONSERVATION AFFORESTATION EASEMENT
	WETLANDS AREA
	USE-IN-COMMON EASEMENT
	AREA OF ROAD DEDICATION
	PUBLIC SEWER EASEMENT
	EX. PUBLIC WATER AND UTILITY EASEMENT PLAT NO. 16016
	EX. WATER, DRAINAGE, STORMWATER MANAGEMENT, ACCESS, AND MAINTENANCE EASEMENT PLAT MDR NO. 12475
	EX. PUBLIC SEWER AND UTILITY EASEMENT
	574.77 FLOODPLAIN ELEVATION AT CROSS SECTION
	AREA OF FOREST BANK

M:\2018\18-009 DOUGLAS WOODS\DWG\FINAL PLAN\Final plan-lot 1 & Bulk Parcel-2nd sub\18-009-Final plan-lot 1 & Bulk Parcel Dec 2021.dwg, 6/2/2022 1:49:17 PM, MMT

LEGEND

- EXISTING PUBLIC FOREST CONSERVATION EASEMENT
- PUBLIC FLOODPLAIN EASEMENT
- WETLANDS AREA
- USE-IN-COMMON EASEMENT
- AREA OF ROAD DEDICATION
- PUBLIC SEWER EASEMENT
- EX. PUBLIC WATER AND UTILITY EASEMENT PLAT NO. 16016
- EX. WATER, DRAINAGE, STORMWATER MANAGEMENT, ACCESS, AND MAINTENANCE EASEMENT PLAT MDR NO. 12475
- EX. PUBLIC SEWER AND UTILITY EASEMENT
- FLOODPLAIN ELEVATION AT CROSS SECTION 574.77
- AREA OF FOREST BANK

FLOODPLAIN		
Line #	Length	Direction
F-1	162.58	N45°23'03"E
F-2	88.10	N48°46'21"W
F-3	39.32	N33°40'45"W
F-4	104.84	N2°06'05"W
F-5	29.55	N7°28'44"W
F-6	31.96	S0°28'16"E
F-7	74.60	S83°51'04"W
F-8	34.72	S31°56'45"W
F-9	105.78	S3°51'04"W
F-10	76.75	N56°18'11"W
F-11	51.44	S62°50'26"W
F-12	29.93	N51°27'19"W
F-13	26.14	S5°46'12"E
F-20	77.78	N57°14'26"E
F-21	180.17	N8°58'24"W
F-22	37.00	N77°10'29"W
F-23	104.51	N62°55'05"W
F-24	99.70	N51°05'18"W
F-25	90.01	N51°13'13"W
F-26	48.67	N20°54'57"W
F-27	58.72	N63°37'24"W
F-28	50.12	N68°52'56"W
F-29	32.79	N27°20'39"W
F-30	85.71	S45°23'03"W

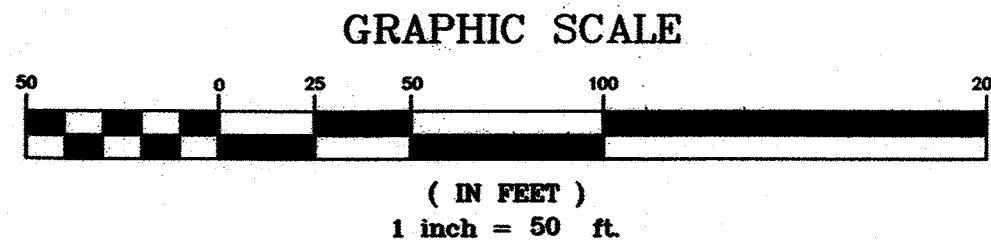


OWNER
 GP NORTH, LLC
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THE REQUIREMENTS OF §§ 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Gary E. Lane DATE 6/16/22
 GARY E. LANE, PLS
 R. JACOB, MEMBER DATE 6/16/22

AREA TABULATION (THIS SHEET)	
NUMBER OF BUILDABLE LOTS	0
NUMBER OF BULK PARCELS	1
NUMBER OF OPEN SPACE LOTS	1
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	0.00AC±
AREA OF BULK PARCELS	1.00AC±
AREA OF OPEN SPACE LOTS	1.87AC±
AREA OF ROADWAY DEDICATION	0.00AC±
AREA	2.87AC±



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

Michael J. Cain DATE 7/6/22
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

M. J. Cain DATE 7/14/22
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DIRECTOR DATE 7/16/22

WE, GP NORTH, LLC 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 SEWERS, DRAINS, 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 FLOODPLAINS 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 FLOODPLAINS, 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 ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 6TH DAY OF JUNE, 2022.
 R. JACOB, HIKMAT, MEMBER
 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 THE BANK OF GLEN BURNIE TO GP NORTH, LLC BY DEED DATED DECEMBER 7, 2012, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 14540 AT FOLIO 293, 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 DATE 6/16/22
 GARY E. LANE, PLS NO. 574
 EXPIRATION: 3/21/23

RECORDED AS PLAT 26135 ON 8/11/22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

DOUGLAS WOODS

LOT 1,
 OPEN SPACE LOTS 2 & 3 (FOREST MITIGATION BANK)
 AND NON-BUILDABLE BULK PARCELS A, B & C
 SHEET 3 OF 3

TAX MAP 37	1ST ELECTION DISTRICT	SCALE: 1"=50'
PARCEL NO. 698	HOWARD COUNTY, MARYLAND	DATE: JUNE 2022
GRID: 11	EX. ZONING R-ED	DPZ FILE NOS. ECP-19-003
		F-20-074, WP-21-035
		BA-18-018V

MILDENBERG,
 BOENDER & ASSOC., INC.

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 8318 Forrest Street - Suite 300, Ellicott City, Maryland 21043
 (410) 997-0296 Tel. (410) 997-0298 Fax.