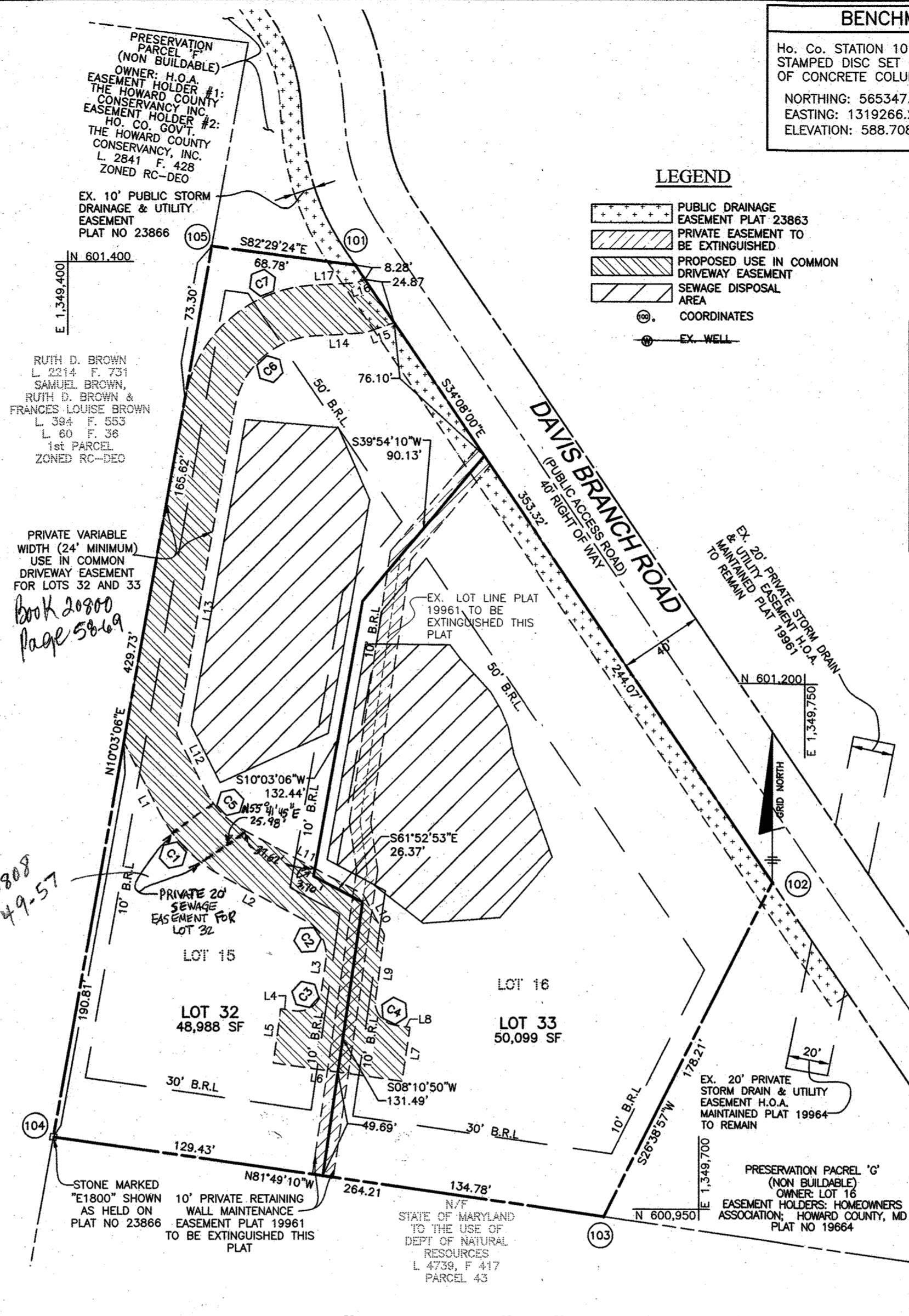


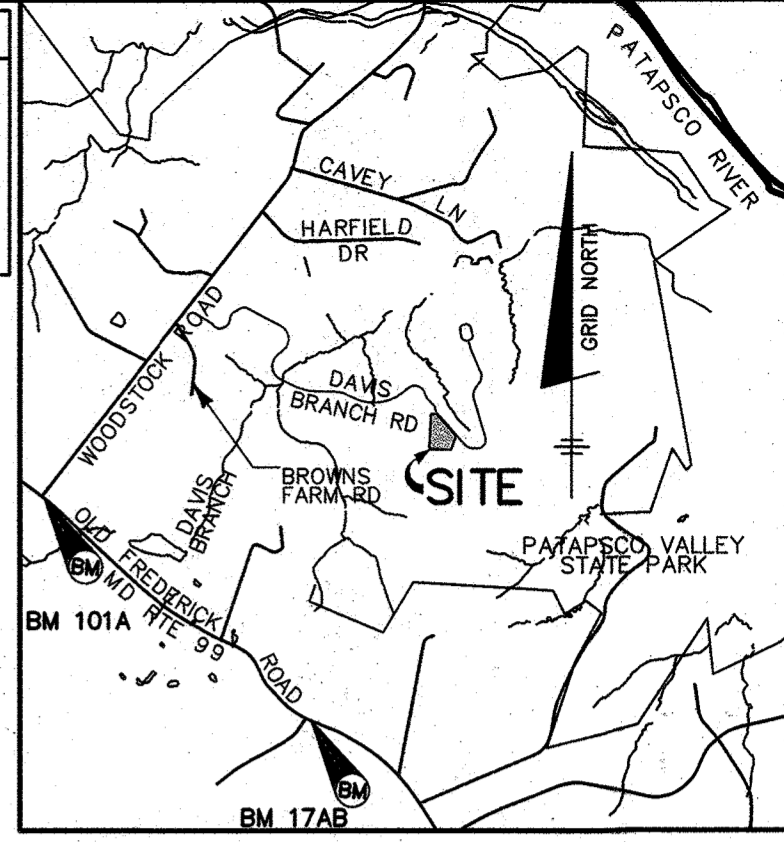
GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 10-6-2013 COMPREHENSIVE ZONING PLAN.
- APPLICABLE DPZ FILE REFERENCES ARE SP-04-07, WP-04-100 AND F-06-104
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- BOUNDARY IS BASED ON PLAT 23866 PREPARED BY DAFT, MCCUNE WALKER, INC. JULY 29, 2016.
- ALL AREAS SHOWN ON THIS PLAT ARE "MORE OR LESS"
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 101A AND 17AB WERE USED FOR THIS PROJECT.
- 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
- THERE ARE NO WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100-YEAR FLOODPLAIN OR STEEP SLOPES LOCATED WITHIN THE LIMITS OF THIS REVISION PLAT.
- THIS PLAT IS EXEMPT FROM THE LANDSCAPE REQUIREMENTS SINCE IT IS A PLAT OF REVISION THAT DOES NOT CREATE ANY NEW LOTS.
- THIS PLAT IS EXEMPT FROM HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS SINCE IT IS A PLAT OF REVISION THAT DOES NOT CREATE ANY NEW LOTS.
- STORMWATER MANAGEMENT IS PROVIDED IN A COMMUNITY OWNED SUBMERGED GRAVEL WETLAND FACILITY, AS DESIGNED UNDER F-06-104. THE FACILITY WILL BE OWNED AND MAINTAINED BY THE COMMUNITY ASSOCIATION.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES ON THE PROPERTY.
- RESERVATION OF PUBLIC UTILITY EASEMENTS
DEVELOPER RESERVES UNTO 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 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 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.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE AREA OF AT LEAST 10,000 S.F. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE AREA. RECORDED OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE REQUIRED.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT. THE LOT SIZE FOR THESE LOTS WILL FULFILL THE REQUIREMENTS OF THE ZONING REGULATIONS.
- DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENTS AND NOT REDUCED TO NAD83 GRID MEASUREMENTS.
- THIS PROPERTY IS NOT LOCATED IN THE METROPOLITAN DISTRICT.
- A USE IN COMMON MAINTENANCE AGREEMENT WILL BE RECORDED SIMULTANEOUSLY WITH THE PLAT IN THE LAND RECORDS OF HOWARD COUNTY.
- WP-21-095 WAS APPROVED APRIL 12, 2021 TO ALLOW DRIVEWAY ACCESS FOR LOT 33 (FORMERLY LOT 16) ACROSS LOT 32 (FORMERLY LOT 15), RATHER THAN A DIRECT FRONTAGE ACCESS. THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - A PLAT OF REVISION FOR LOTS 15 (32) AND 16 (33) PROVIDING THE SHARED ACCESS EASEMENT ON LOT 15 (32) MUST BE SUBMITTED FOR RECORDED IN ACCORDANCE WITH THE DEADLINES ASSOCIATED WITH THE ORIGINALS ONLY REQUEST.
 - A USE IN COMMON MAINTENANCE AGREEMENT FOR LOTS 15 AND 16 (32 AND 33) MUST BE RECORDED WITH THE PLAT OF REVISION.
 - THE SHARED DRIVEWAY EASEMENT MUST MEET THE MINIMUM 24' WIDTH REQUIREMENT AND MUST COMPLY WITH THE DRIVEWAY STANDARDS FOUND IN THE DESIGN MANUAL VOLUME III, ROADS AND BRIDGES.
 - A REDLINE TO THE ROAD CONSTRUCTION DRAWINGS MUST BE SUBMITTED TO SHOW THE CHANGE IN THE PROPERTY LINE, THE FINAL GRADING, AND THE NEW SHARED DRIVEWAY. TREE PROTECTION DEVICES MUST BE PROVIDED FOR THE SPECIFIC TREE LOCATED ON THE ADJACENT HOWARD COUNTY CONSERVANCY PROPERTY. IF A SWALE IS BEING PROVIDED AT THE REAR OF THE DWELLING(S), A MINIMUM OF 15' FROM THE REAR OF THE HOUSE TO THE CENTERLINE OF THE DRAINAGE SWALE WILL BE REQUIRED. ALSO, WITH THE SHIFT OF DRIVEWAY TO THE WESTERN PROPERTY BOUNDARY, THIS REDLINE MUST DEMONSTRATE HOW THE SHARED DRIVEWAY WILL BE SCREENED FROM THE ADJACENT BROWN PROPERTY IN ACCORDANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND LANDSCAPE MANUAL.
- COMPLIANCE WITH COMMENTS FOR THE FIRE DEPARTMENT WHICH REQUIRES A TURNAROUND APRON WITH DIMENSIONS PER THE HOWARD COUNTY DESIGN MANUAL.



BENCHMARK INFORMATION NAD83

Ho. Co. STATION 101A STAMPED DISC SET ON TOP OF CONCRETE COLUMN NORTHING: 565347.937' EASTING: 1319266.269' ELEVATION: 588.708'	Ho. Co. STATION 17AB STAMPED DISC SET ON TOP OF CONCRETE COLUMN NORTHING: 564468.943' EASTING: 1318257.375' ELEVATION: 561.105'
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LEGEND

- PUBLIC DRAINAGE EASEMENT PLAT 23863
- PRIVATE EASEMENT TO BE EXTINGUISHED
- PROPOSED USE IN COMMON DRIVEWAY EASEMENT
- SEWERAGE DISPOSAL AREA
- COORDINATES
- EX. WELL

BOUNDARY COORDINATES

POINT #	NORTHING	EASTING
101	601398.2155	1349536.5392
102	601105.7564	1349734.7971
103	600946.4794	1349654.8663
104	600984.0749	1349393.3444
105	601407.2055	1349468.3464

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	70.00'	42.72'	34°57'55"	22.05'	S44°23'56"E	42.06'
C2	19.92'	20.27'	58°18'20"	11.11'	S20°33'45"E	19.41'
C3	11.00'	17.28'	90°00'00"	11.00'	S53°10'50"W	15.56'
C4	11.00'	17.28'	90°00'00"	11.00'	N36°49'10"W	15.56'
C5	46.00'	28.07'	34°57'55"	14.49'	N44°23'56"W	27.64'
C6	41.00'	54.99'	76°50'50"	32.52'	N48°28'31"E	50.96'
C7	65.00'	87.18'	76°50'50"	51.56'	S48°28'31"W	80.79'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S26°54'59"E	37.54'
L2	S61°52'53"E	48.55'
L3	S08°10'50"W	14.17'
L4	N81°49'10"W	7.00'
L5	S08°10'50"W	26.00'
L6	S81°49'10"E	62.00'
L7	N08°10'50"E	26.00'
L8	N81°49'10"W	7.00'
L9	N07°43'52"E	30.89'
L10	N27°31'42"W	21.84'
L11	N61°52'53"W	63.62'
L12	N26°54'59"W	29.52'
L13	N10°03'06"E	157.60'
L14	N86°53'55"E	23.63'
L15	N71°07'06"E	15.02'
L16	S71°07'06"W	5.15'
L17	S86°53'55"W	20.30'

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.

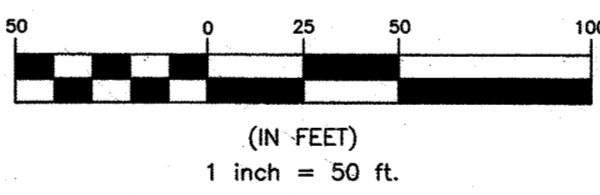
Donald A. Mason 6/19/21
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

William C. Briegel 6/11/2021
WILLIAM C. BRIEGEL
MARRIOTT'S RIDGE LIMITED LIABILITY COMPANY

AREA TABULATION CHART - THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	2
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	2.27± AC.
BUILDABLE	0.00
OPEN SPACE	0.00
BUILDABLE PRESERVATION PARCELS	0.00
NON-BUILDABLE PRESERVATION PARCELS	0.00
NON-BUILDABLE BULK PARCELS	0.00
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00
TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.27± AC.

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



OWNER:
MARRIOTT'S RIDGE LIMITED LIABILITY COMPANY
227 GRANITE RUN DR
LANCASTER PA 17601
717-464-9060

THE PURPOSE OF THIS PLAT OF REVISION IS TO REVISE LOT LINES, ESTABLISH A USE-IN-COMMON DRIVEWAY EASEMENT, AND EXTINGUISH A WALL EASEMENT.

RECORDED AS PLAT NO. 25865 ON 10/21/21 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
Michael J. Davis 9/2/21
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Cheryl Plank 9/4/21
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
William C. Briegel 9/23/21
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 PART OF LAND ACQUIRED BY MARRIOTT'S RIDGE LIMITED LIABILITY COMPANY FROM DAVIS BRANCH ESTATES LLC BY DEED DATED 11-16-2018 AND RECORDED IN LIBER 18460 AT FOLIO 264 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.
Donald A. Mason 6/19/21
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE
"MARRIOTT'S RIDGE LIMITED LIABILITY COMPANY, 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, 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 DAY OF June, 2021."
William C. Briegel 6/11/2021
WILLIAM C. BRIEGEL
MARRIOTT'S RIDGE LIMITED LIABILITY COMPANY
WITNESS: *Donald A. Mason* 6/11/2021

MYRTUE PROPERTY
LOTS 32 & 33
A REVISION OF LOTS 15 AND 16
PREVIOUSLY RECORDED AS PLAT 23866
3RD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 10
GRID: 24
PARCEL: 225
ZONED: RC-DEO
SCALE: AS SHOWN
DATE: MAY, 2021
SHEET: 1 OF 1