

1:200909014dwg\RECORD PLATS\resubdivision Plats-Parcels V and GG\REVISION PLATS-THE YARDS-PARCEL H-H-SHEET 1.dwg, 4/27/2022 11:10:44 AM, Downstairs T:500 (temporary).pc3

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
330	582706.9248	1305905.1729	168489.791661	422418.645594
354	582804.9923	1305917.4081	168495.298663	422428.495275
1456	582703.0792	1305878.2878	168488.618113	422416.546961
1457	582800.3014	1305881.0749	168518.277275	422356.436328
1458	582914.7463	1305908.3662	168528.751725	422303.794639
1459	582908.2105	1305908.7816	168526.799611	422273.441177
1461	582918.0422	1305917.4354	168529.796312	422265.902857
1462	582916.3759	1305902.9808	168553.632474	422271.666991
1470	582916.7236	1305902.2993	168553.738458	422271.433185
1471	583277.0087	1305954.6253	168639.189526	422320.942448
1472	583292.9646	1305905.9020	168644.032848	422327.427576
1473	583065.9055	1306046.2243	168574.825153	422467.734108

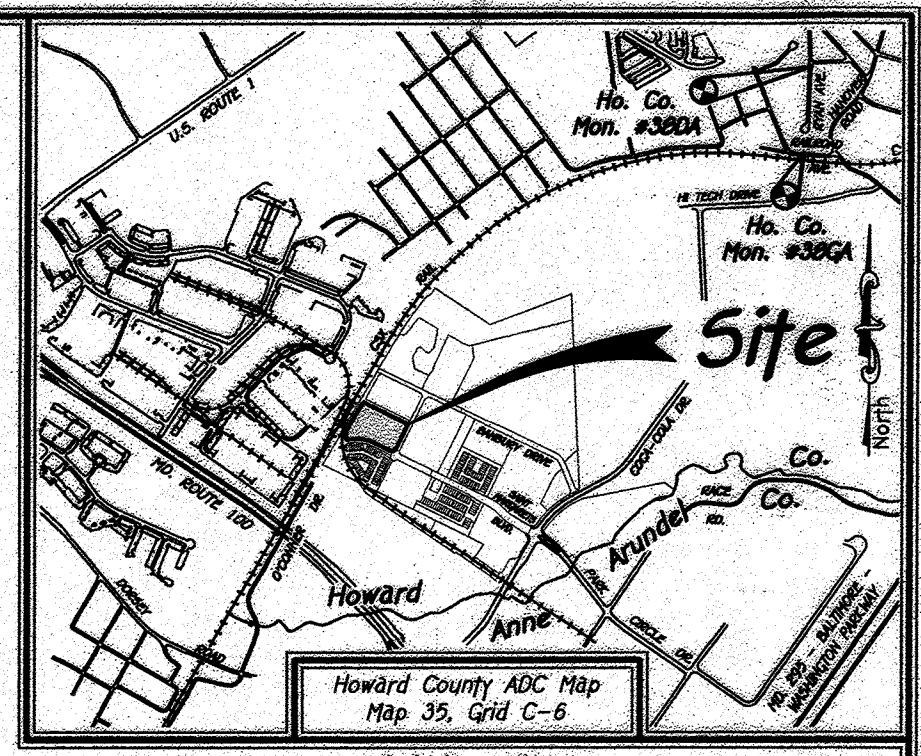
The Requirements 3-108, The Real Property Article, Annotated Code of Maryland, 1986 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

David P. Scheffenacker, Jr. 4/27/22
 Frank John Manalansan, II, L.S. 21476
 (Professional Land Surveyor)
 Bristol, LLC
 By: David P. Scheffenacker, Jr., Managing Member

Reservation Of Public Utility Easements

Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Parcel "H-H". Any Conveyances Of The Aforesaid Parcel Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/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, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County.

- Legend**
- Existing 13' Public Signage, Street Light, Stormwater Management & Utility Easement (Plat Nos. 23710 Thru 23715)
 - Existing 20' Public Water & Utility Easement (Plat Nos. 23103 Thru 23105, 24351 Thru 24353, 25047 Thru 25050 And L. 1680, F. 560)
 - Existing Public Sewer, Water & Utility Easement (Plat Nos. 24351 Thru 24353)
 - Existing 20' Public Water & Utility Easement (Plat Nos. 25050 Thru 25050)
 - Existing Unmitigated 65dBA Noise Contour Line (At Ground Level) (Plat Nos. 25047 Thru 25050)
 - Existing Mitigated 65dBA Noise Contour Line (At Ground Level) (Plat Nos. 25047 Thru 25050)

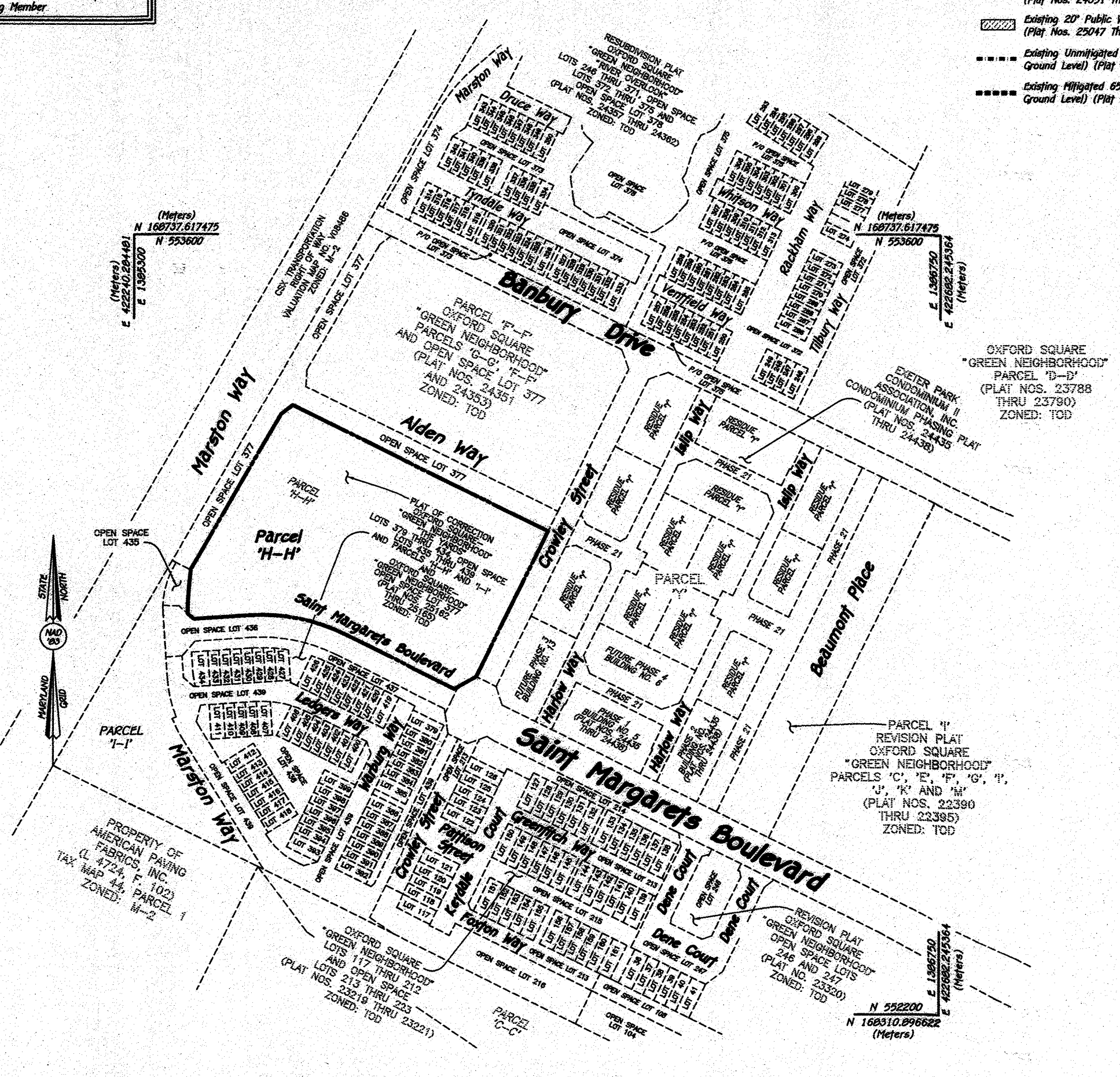


General Notes Continued:

- Stormwater Management is Not Required For This Revision Plat. No Improvements Are Proposed With This Plat Submission.
- The Traffic Study For This Project Was Prepared By Traffic Group, Dated March, 2011 And Approved For 5-15-001 In June, 2013.
- No 100 Year Floodplain Exists Within The Limits Of This Plat.
- Approval Of A Site Development Plan Is Required For The Development Of Residential Building Development Within This Final Plat Prior To Issuance Of Any Grading Or Building Permits For New Construction In Accordance With Section 16.125 Of The Howard County Subdivision And Land Development Regulations, Which Establishes Milestones For Residential Projects Depending On The Number Of Their Housing Units. Additionally, A Request For 16 Allocations For This Year And Not Used To Date Be Added To The Allocations Available On July 1, 2017. Approval Is Subject To The Following Conditions:
 - The Newly Established Milestone Dates For This Subdivision Are Between July 1, 2017 And March 31, 2018. A Total Of 464 Housing Unit Allocations For Allocation Year Must Be Submitted As Preliminary Or Site Development Plan Submissions.
 - If The Preliminary Or Site Development Plan Is Not Received By The Milestone Dates, Your Plan Approval Will Become Null And Void And Your Project Will Lose Its Tentative Housing Unit Allocations In Accordance With Section 16.144(g) And/or (i) Of The Howard County Subdivision And Land Development Regulations.
 - If The Milestone Date Is Missed, Any Plans Resubmitted Must Be Processed As A New Sketch Plan. The Plan Will Be Required To Comply With All Plan Submission Requirements And Regulations In Effect At The Time Of Resubmission. This Department Cannot Consider Requests For Extensions Of Time For Your Project Beyond The Deadlines And Milestones Established By The Adequate Facilities Ordinance.
 - The Alternative Compliance Petition Shall Be Valid For The Milestone Dates Indicated Under Condition #1 Or As Long As A Subdivision Or Site Development Plan Is Being Actively Processed In Accordance With Sections 16.144 And 16.156.
 - Final Project Build-Out Shall Occur No Later Than The Year 2020 In Accordance With DED's Comments Of March 1, 2017.
- The Maryland Aviation Administration (MAA) Approved This Plan On March 28, 2019 For Sediment And Erosion Control, Stormwater Management And Landscaping. Prior To The Issuance Of Any Building Permit, An Approved Airport Zoning Permit Must Be Obtained. The MAA Also Determined That Although Outside The Airport Noise Zone, Occupancy Of This Subdivision Will Experience Noise From Aircraft Overflights And Other Operations Due To The Proximity Of This Site To The Airport.
- Subdivision Is Subject To Section 104.0.F. Of The Zoning Regulations. At Least 15% Of The Dwelling Units Shall Be Moderate Income Housing Units (MIHU). Or An Alternative Compliance Will Be Provided. The Developer Shall Execute A MIHU Agreement With The Department Of Housing To Indicate How The MIHU Requirement Will Be Met. The MIHU Agreement And Consents Will Be Recorded Simultaneously With This Plat In The Land Records Office Of Howard County, Maryland. This Development Will Meet MIHU Alternative Compliance By A Payment Of A Fee-In-Lieu To The Department Of Housing For Each Recorded Unit.

Moderate Income Housing Unit (MIHU) Tabulation:

 - MIHU Required = (56 Lots x 15%) = 9 MIHU.
 - MIHU Proposed = Developer Will Fulfill Alternative Compliance By Paying A Fee-In-Lieu To The Howard County Housing Department For The Units Required By The Development.
 - An Executed MIHU Agreement With The Howard County Housing Department Has Been Completed And Recorded In Liber 18721 And 43.



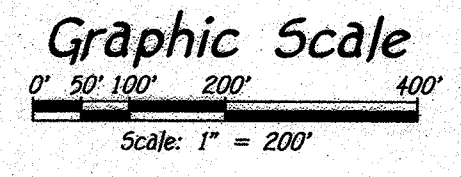
- General Notes:**
- Subject Property Zoned TOD Per Zoning Board Case No. ZB-1006M, Dated 09/13/10, ZBA-140 Dated 08/01/12, ZB-1102M Dated 01/17/13 And Per The 10/06/13 Comprehensive Zoning Regulations.
 - Coordinates Based On NAD '83 Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 380A And 380A. (Adjustment: December 2007)
 Station No. 380A N 556,796.3221 E 1,392,221.4276 Elev. = 126.08
 Station No. 380A N 555,897.3373 E 1,390,132.0933 Elev. = 20.70
 - This Plat Is Based On A Field Run Monumented Boundary Survey Dated October 9, 2009 By Fisher, Collins & Carter, Inc.
 - B.R.L. Denotes Building Restriction Line.
 - Denotes Iron Pin Set Capped "F.C.C. 106".
 - Denotes Iron Pipe Or Iron Bar Found.
 - Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
 - Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
 - Denotes Concrete Monument Or Stone Found.
 - All Lot/Parcel Areas Are More Or Less (±).
 - Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
 - No Cemeteries Exist On This Site Based On Both A Site Visit And On An Examination Of The Howard County Cemetery Inventory Map.
 - No Historic Structures Exist On The Subject Property.
 - Stream And Wetland Restoration And The Habitat Management Plan Shall Be Implemented Per SDP-15-045. A Copy Of The Joint Federal/State Application For Authorization Of Regulated Activities Associated With The Stream And Wetland Restoration And Habitat Management Plan Was Submitted To DPZ As Part Of The Site Development Plan (SDP-14-019) Application Associated With Construction Of The 190th Residential Unit. This Permit Was Submitted With SDP-15-045.
 - This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations And The 10/06/13 Zoning Regulations Per Council Bill No. 32-2013 And The 10/06/13 Comprehensive Zoning Plan. Development Or Construction On These Lots Or Parcels Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of A Building Or Grading Permit.
 - Previous Department Of Planning And Zoning File Numbers: 5-87-066, P-87-070, F-88-055, SDP-89-275, SDP-08-041, F-09-225, F-91-089, SDP-93-095, F-93-023, ZB-1086M, ZB-1102-M, WP-11-130, ECP-11-046, F-11-057, WP-12-051, WP-11-147, 5-11-001, WP-12-109, F-12-026, F-13-095, F-13-108, 5-14-001, SDP-13-068, SDP-14-019, SDP-14-071, SDP-14-072, F-14-011, SDP-15-053, F-15-008, WP-17-082, F-17-042, SDP-18-019, SDP-18-055, F-18-084 And F-20-009.
 - Noise Study Was Prepared By Phoenix Noise & Vibration Dated November 5, 2018. The 65dBA Noise Contour Line Drawn On This Plat Is Advisory As Required By The Howard County Design Manual, Chapter 5, Revised February, 1992 And Cannot Be Considered To Exactly Locate The 65dBA Noise Exposure. The 65dBA Noise Contour Line Was Established By Howard County To Alert Developers, Builders And Future Residents That Areas Beyond This Threshold May Exceed Generally Accepted Noise Levels Established By The U.S. Department Of Housing And Urban Development. Mitigation For The 65dBA Is Provided By Two Prefabricated Noise Walls And Home Improvement As Directed By The Report. This Will Be Being Constructed Under This Site Plan. (See Sheet For Chart That Outlines Specific Mitigation For Certain Lots. Refer To SDP-18-019, Sheet 6 For Mitigation Requirements.
 - The Forest Conservation Act Requirements For This Plat Have Been Met With Oxford Square, F-15-008.
 - The Forest Stand Delineation And Wetland Delineation For This Project Was Prepared By Eco-Science Professionals, Inc. Dated March 17, 2011 And Approved Under 5-11-001 And ECP-11-046. A New Forest Stand Delineation And Wetland Delineation Plan Prepared By Eco-Science Professionals, Inc. Dated August, 2014 And Was Submitted And Approved Under The F-15-008 Plan. A New Wetland Delineation Was Prepared By Geo-Technology & Assoc., Inc. Dated March, 2016 And Was Submitted And Approved Under SDP-16-052.
 - This Property Is Located Within The Metropolitan District.
 - Landscape Obligations And Financial Surety Will Be Provided With SDP-18-019 And SDP-18-055.
 - This Plan Is Subject To Waiver Petition WP-11-147 To Waive Subsections 16.144(g) And 16.144(i) Of The Howard County Code. This Action Relieves The Requirement To Submit A Preliminary Subdivision Plan Or A Preliminary Equivalent Sketch Plan In Order To Receive A Green Neighborhood Allocation. Waiver Petition WP-11-147 Was Approved On April 27, 2011 By The Department Of Planning And Zoning.

Fisher, Collins & Carter, Inc.
 Civil Engineering Consultants & Land Surveyors
 Centennial Square Office Park - 10272 Baltimore National Pike
 Ellicott City, Maryland 21042
 (410) 461-2955

Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	4.280 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	4.280 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	4.280 Ac.±

Owner	Developer
Bristol, LLC c/o David P. Scheffenacker, Jr., Managing Member 100 West Road, Suite 304 Towson, Maryland 21204 Ph# 410-296-3800	Preston • Scheffenacker Properties 100 West Road, Suite 304 Towson, Maryland 21204 Ph# 410-296-3800



This Subdivision Is Subject To Section 18.122B Of The Howard County Code. Public Water And/OR Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective April 3, 2019, On Which Date Developer Agreement 14-2065-D Was Filed And Accepted.

APPROVED: For Public Water And Public Sewerage Systems.
 Howard County Health Department.

[Signature] 4/27/22
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

[Signature] 6.2.22
 Chief, Development Engineering Division Date

[Signature] 6/15/22
 Director Date

Owner's Certificate

Bristol, LLC, A Maryland Limited Liability Company, By David P. Scheffenacker, Jr., Managing Member, Owner 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 Easement Areas 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 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 Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 27th Day Of April, 2022.

[Signature]
 David P. Scheffenacker
 By: David P. Scheffenacker, Jr., Managing Member

[Signature]
 Witness

Surveyor's Certificate

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was 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; That It Is All Of The Lands Conveyed By Kellogg-CCP, LLC To Bristol, LLC By Deed Dated March 10, 2021 And Recorded Among The Land Records Of Howard County, Maryland In Liber 20424 At Folio 114; And Being Parcel "H-H", As Shown On "Plat Of Correction, Oxford Square, Oxford Square-"Green Neighborhood", "The Yards", Lots 379 Thru 434, Open Space Lots 435 Thru 439 And Parcels "H-H" And "I-I" And Oxford Square-"Green Neighborhood", Open Space Lot 377" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 25162 Thru 25165; 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, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

[Signature] 4/27/22
 Frank John Manalansan, II Date
 Professional Land Surveyor No. 21476
 Expiration Date: July 14, 2023

Purpose Statement

The Purpose Of This Plat Is To Relocate Part Of The 10' Principal Structure And Use Setback In Parcel "H-H" At The Intersection Of Saint Margaret's Boulevard (Private Access Street) And Crowley Street (Public Street).

RECORDED AS PLAT No. 216100 ON 6-27-22
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Plat Of Correction
 Oxford Square
 "Green Neighborhood"
 Parcel "H-H"**

(Being A Revision To Parcel "H-H", As Shown On Plats Entitled "Plat Of Correction, Oxford Square, Oxford Square-"Green Neighborhood", "The Yards", Lots 379 Thru 434, Open Space Lots 435 Thru 439 And Parcels "H-H" And "I-I" And Oxford Square-"Green Neighborhood", Open Space Lot 377" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 25162 Thru 25165)

Zoned: TOD
 Tax Map: 38, Parcel: 1003, Grid: 20
 First Election District - Howard County, Maryland
 Date: March 11, 2022 Scale: As Shown Sheet 1 Of 2

