

GENERAL NOTES

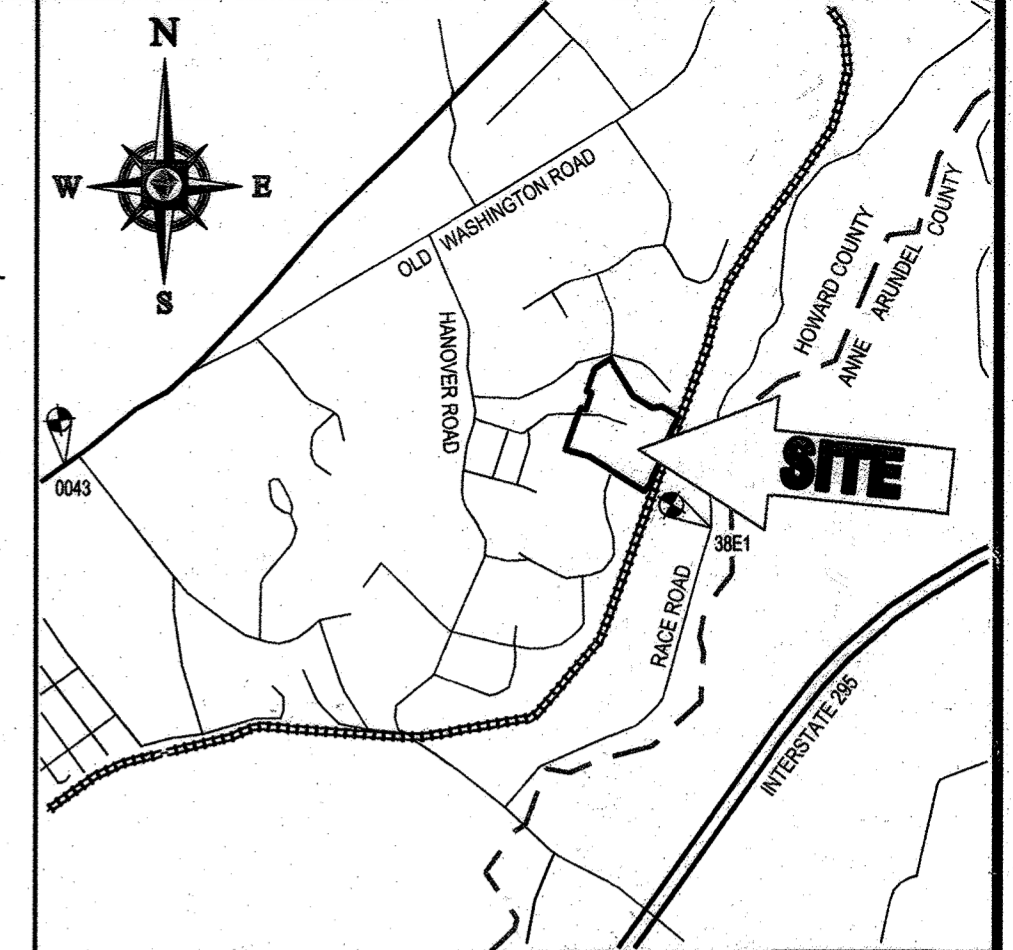
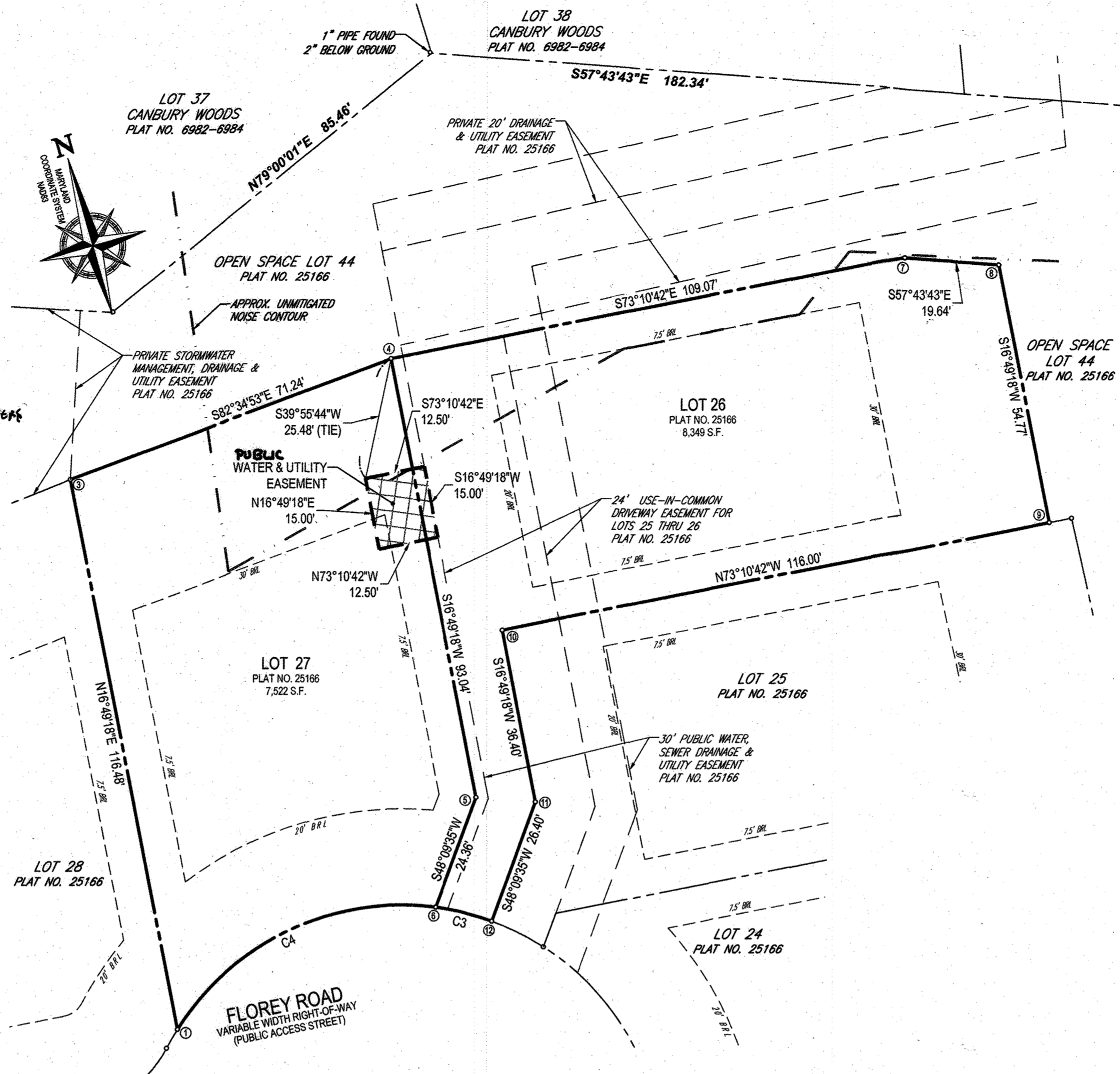
- THE SUBJECT PROPERTY IS ZONED R-12 PER THE 10/6/2013 COMPREHENSIVE ZONING REGULATIONS.
- PRIOR CASE NUMBERS ASSOCIATED WITH THIS PROJECT INCLUDE ECP-16-008, F-05-094, S-16-001, S-03-02, P-04-11, WP-16-150, P-17-001, CONTR. 14-4220-D, F-18-008, SDP-19-015 AND F-20-012.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY 8, 2015 BY ROBERT C. HARR, JR., FOR BOHLER ENGINEERING.
- THIS PROPERTY IS LOCATED INSIDE OF THE METROPOLITAN DISTRICT.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLAN COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 43 AND 38E1 WHICH WERE USED FOR THIS PROJECT.
HOWARD COUNTY MONUMENT NO. 43 N = 558479.001 E = 1386642.122 ELEV. = 189.49
HOWARD COUNTY MONUMENT NO. 38E1 N = 557794.508 E = 1393570.083 ELEV. = 32.408
- A FOREST STAND DELINEATION REPORT WAS COMPLETED BY FORENVICON ON 2/02/16. FIELD WORK WAS PERFORMED ON 1/10/16.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE FLOODPLAIN STUDY AND EXISTING CSX CULVERT ANALYSIS REPORT FOR THIS PROJECT WAS PREPARED BY BOHLER ENGINEERING, DATED: MAY 2, 2017, AND WAS APPROVED ON MARCH 6, 2017.
- A GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HILLIS-CARNES, DATED DECEMBER 14, 2016, AND WAS APPROVED ON MARCH 6, 2017.

10. THIS PLAT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 11.120(a)(1)(A) OF THE FOREST CONSERVATION REGULATIONS FOR THESE LOTS WERE COMPLETED WITH F-15-004.

- DISTANCES SHOWN ARE BASED ON MARYLAND STATE PLANE, NAD 83.
- THIS PROJECT IS EXEMPT FROM LANDSCAPING REQUIREMENTS AS IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS.
- There are existing dwellings located on lots 26 and 27 to remain. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIREMENTS.

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C3	55.00'	12.10'	N48°08'29"W	12.07'	012°36'08"	6.07'
C4	55.00'	62.70'	N87°06'08"W	59.36'	065°19'10"	35.25'

Point Table		
Point #	Northing	Easting
1	559027.9978	1392971.2436
3	559139.4966	1393004.9533
4	559130.2980	1393075.5979
5	559041.2430	1393048.6737
6	559024.9968	1393030.5289
7	559098.7327	1393180.0037
8	559088.2482	1393196.6069
9	559035.8228	1393180.7570
10	559069.3927	1393069.7207
11	559034.5483	1393059.1861
12	559016.9406	1393039.5208



VICINITY MAP
SCALE: 1"=200'
ADC MAP 35, GRID F3

- LEGEND :**
- ADJOINING PROPERTY LINE
 - EXISTING PROPERTY LINE
 - SETBACK
 - EXISTING EASEMENT
 - 65 DBL NOISE CONTOUR
 - IRON PIPE OR REBAR TO BE SET UNLESS OTHERWISE NOTED

- EASEMENT LEGEND :**
- WATER & UTILITY EASEMENT

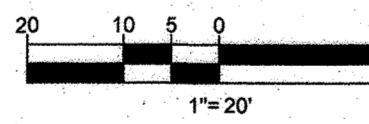
GENERAL NOTES CONTINUED

14. Reservation of Public Utility and Forest Conservation 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 conveyance of the abutting lots/parcels shall be subject to the easements herein reserved, whether or not expressly stated in the deeds conveying said lots/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 easements, upon completion of the developer 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 deeds of easement in the Land Records of Howard County.

PURPOSE NOTE: THE PURPOSE OF THIS PLAT IS TO CREATE A WATER AND UTILITY EASEMENT.

THIS SHEET AREA TABULATION CHART

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.26 AC±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.00 AC±
TOTAL AREA OF LOTS TO BE RECORDED	0.26 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.00 AC±
TOTAL AREA TO BE RECORDED	0.26 AC±



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
[Signature] 10/21/22
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 10-26-22
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 11/4/22
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, VIDHYA AUSTINRAJ AND MELVIN RAJA AUSTINRAJ (LOT 26) AND JOSHUA MICHAEL WEISS AND TAMI FAITH WEISS (LOT 27) 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:

- 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.
- 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.
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.
- 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.

[Signatures] 7/1/22 DATE WITNESS DATE
JOSHUA MICHAEL WEISS DATE WITNESS DATE
TAMI FAITH WEISS DATE WITNESS DATE
VIDHYA AUSTINRAJ DATE WITNESS DATE
MELVIN RAJA AUSTINRAJ DATE WITNESS DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY NVR, INC., A VIRGINIA CORPORATION TO VIDHYA AUSTINRAJ AND MELVIN RAJA AUSTINRAJ (LOT 26) BY DEED DATED APRIL 16, 2020 AND RECORDED IN LIBER 19316 FOLIO 326 AND ALL OF THE LANDS CONVEYED BY NVR, INC., A VIRGINIA CORPORATION TO JOSHUA MICHAEL WEISS AND TAMI FAITH WEISS (LOT 27) BY DEED DATED DECEMBER 9, 2020 AND RECORDED IN LIBER 20036 FOLIO 112 IN THE LAND RECORDS OF HOWARD COUNTY, AND THAT ALL THE 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] 5-27-22 DATE
ROBERT C. HARR, JR.
MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587
EXPIRATION DATE: JANUARY 16, 2023

12825 WORLDGATE DRIVE, SUITE 700
HERNDON, VIRGINIA 20170
703.709.9500
www.bohlerengineering.com

BOHLER //

RECORDED AS PLAT 21-211 ON 11-21-22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
ELKRIDGE WOODS
LOT 26 & LOT 27
PLAT NO. 25166

5894 & 5898 FLOREY ROAD
HANOVER, MD 21076

ZONING: R-12
TAX MAP 38, GRID 9, PARCEL 756 & 340
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SHEET: 1 OF 1
SCALE: 1" = 20'

DATE: MAY 27, 2022