

GENERAL NOTES

- COORDINATES BASED ON NAD83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS. 47GE (N 529,044.936 E 1,350,855.028) AND 47GD (N 530,494.421 E 1,350,872.374).
- DENOTES AN ANGULAR CHANGE OF BOUNDARY OR RIGHT OF WAY
○ DENOTES IRON PIPE OR BAR FOUND
⊗ DENOTES STONE OR MONUMENT FOUND
⊕ DENOTES REBAR WITH CAP SET
BRL DENOTES BUILDING RESTRICTION LINE
- THIS PLAT IS BASED ON A FIELD RGN MONUMENTED BOUNDARY SURVEY PERFORMED ON NOVEMBER 3, 2022 BY THOMAS HOFFMAN, JR. OF VOGEL ENGINEERING + TIMMONS GROUP.
- THIS SUBJECT PROPERTY IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.
- 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 "R-SC" IN ACCORDANCE WITH THE 10/6/2013 COMPREHENSIVE ZONING PLAN.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SITE IS NOT LOCATED IN THE HISTORIC DISTRICT OR LISTED ON THE HISTORIC SITES INVENTORY. THERE IS AN EXISTING HOME ON PARCEL 1. THE HOME ON PARCEL 1 IS TO BE REMOVED. THE EXISTING HOUSE IS CURRENTLY SERVED BY PRIVATE WELL & SEPTIC.
THE WELL WILL BE PROPERLY SEALED AND ABANDONED BY A MASTER WELL DRILLER PRIOR TO HEALTH DEPARTMENT SIGNATURE. THE EXISTING SEPTIC SYSTEM WILL BE PUMPED, DISCONNECTED, AND PROPERLY ABANDONED.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DRIVEWAYS TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A. WIDTH --- 12' (16' SERVING MORE THAN ONE RESIDENCE);
B. SURFACE --- 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1 1/2" MIN).
C. GEOMETRY --- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
D. STRUCTURES (CULVERTS/BRIDGES) --- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
E. DRAINAGE ELEMENTS --- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE
F. MAINTENANCE --- SUFFICIENT TO ENSURE ALL WEATHER USE.
G. STRUCTURE CLEARANCE --- MINIMUM 12'
- BOLTON FARM ROAD IS CLASSIFIED AS A PUBLIC NEIGHBORHOOD YIELD STREET.
-ROAD FRONTAGE IMPROVEMENTS SHALL BE PROVIDED ALONG TWIN FAWN TRAIL AND RIVER HILL ROAD.
PUBLIC TRASH AND RECYCLING COLLECTION WILL BE PROVIDED ALONG THE PUBLIC AND PRIVATE ROADS WITHIN 5' OF THE EDGE OF THE ROADWAY.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
-WATER FOR THIS PROJECT IS TO BE PUBLIC EXTENSION OF CONTRACT NO. 24-4849 AND CONNECTING TO 44-3169.
-SEWER FOR THIS PROJECT IS TO BE PUBLIC EXTENSION OF CONTRACT NO. 24-4778 AND CONNECTING TO 20-3253.
-REFER TO CONTRACT 24-5194-D.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE ON WHICH DATE DEVELOPER AGREEMENT # _____ WAS FILED AND ACCEPTED.
15. TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES LOCATED ON THE SUBJECT PROPERTY OR THE COUNTY'S CEMETERY SITE MAP.
16. - THE ENVIRONMENTAL CONCEPT PLAN (ECP-18-010) WAS APPROVED PER LETTER DATED APRIL 5, 2018.
- THE SKETCH PLAN (S-18-002) WAS APPROVED PER LETTER DATED JULY 24, 2018.
- THE PRELIMINARY PLAN (P-22-001) WAS APPROVED PER LETTER DATED OCTOBER 7, 2022.
17. THE PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON JANUARY 10, 2018 AT NORTH LAUREL COMMUNITY CENTER.
18. NO CLEARING, GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF THE WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS OR FOREST CONSERVATION EASEMENT AREAS.
19. IN ACCORDANCE WITH THE CURRENT HOWARD COUNTY DIGITAL FLOOD INSURANCE RATE MAP (DFIRM), NO FLOODPLAIN IS LOCATED ONSITE.
-THE DRAINAGE AREA TO THE DOWNSTREAM PORTION OF THE SITE IS LESS THAN 30 AC. THEREFORE, IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL - VOLUME 1, CHAPTER 6, SECTION 6.4, A FLOODPLAIN STUDY IS NOT REQUIRED.
20. A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
ON NOVEMBER 30, 2022, THE CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION APPROVED A WASTER TO DESIGN MANUAL VOLUME III, SECTION 5.2.G AS NOISE WALL MITIGATION CURRENTLY EXISTS ALONG INTERSTATE 95.
21. IN ACCORDANCE WITH SECTION 112.1.F OF THE 10/06/13 COMPREHENSIVE ZONING REGULATIONS, THIS SUBDIVISION IS SUBJECT TO MODERATE INCOME HOUSING UNITS.
A MIHU AGREEMENT AND MIHU COVENANTS WILL BE REQUIRED IN ACCORDANCE WITH SECTION 13.402 OF THE HOWARD COUNTY CODE.
- THE MIHU REQUIREMENTS FOR THIS SUBDIVISION WILL BE 4 UNITS (10% OF 31 UNITS).
- THE MIHU AGREEMENT WILL BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY WITH THE RECORDING OF THE FINAL PLAT.
- THIS PROJECT WILL PROVIDE 1 MIHU UNIT (LOT 29) AND 1 LIHU UNIT (LOT 24).
22. IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE OPEN SPACE REQUIREMENTS FOR THIS R-SC PROJECT IS 25% OF GROSS AREA.
-TOTAL OPEN SPACE REQUIRED
7.9628 AC. x 25% = 1.99 AC. REQUIRED
-TOTAL OPEN SPACE PROVIDED IS 3.0780 ACRES
CREDITED = 2.8870 ACRES
NON-CREDITED = 0.1110 ACRES
-OPEN SPACE LOTS 32-34 ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- IN ACCORDANCE WITH SECTION 16.121(A)(4) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, RECREATION OPEN SPACE FOR THIS R-SC PROJECT IS 400 SF/SINGLE FAMILY DETACHED AND 300 SF/SINGLE FAMILY ATTACHED UNIT (TOTAL 10,400 S.F. REQUIRED). THE RECREATION OPEN SPACE REQUIREMENT TO BE MET ON OPEN SPACE LOT 34 BY PROVIDING 8,128 SF OF RECREATION OPEN SPACE AND 4,800 S.F. OF AMENITY CREDITS (TOTAL PROVIDED : 12,928 S.F.).
- IN ACCORDANCE WITH SECTION 16.119(A)(8) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, PUBLIC STREETS SHALL BE EXTENDED TO THE BOUNDARY LINES OF THE PROPOSED SUBDIVISION SO THAT A CONNECTION CAN BE MADE TO ALL ADJACENT PROPERTIES, OR ALTERNATIVELY, A TRANSFER OF A FEE SIMPLE STRIP TO ACCOMMODATE A USE-IN-COMMON DRIVEWAY, OR IF NOT ACCEPTED AN ACCESS EASEMENT ACCOMMODATE A FUTURE USE-IN-COMMON DRIVEWAY SHALL BE PROVIDED. DPZ HAS

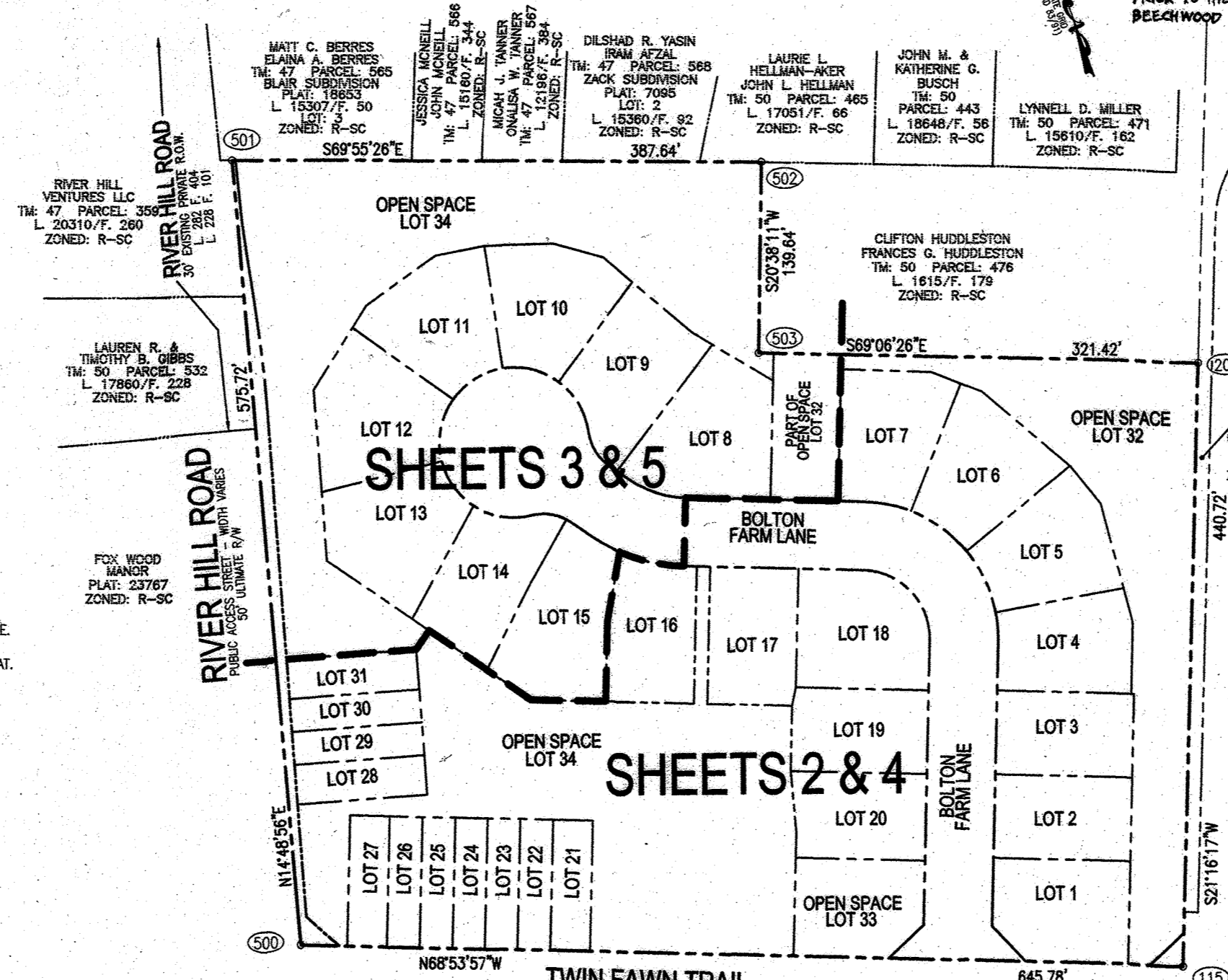
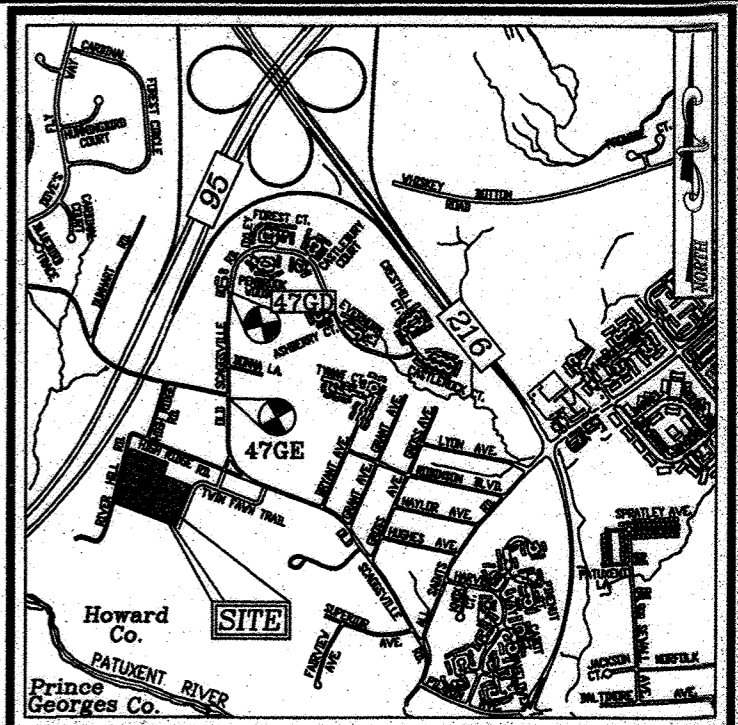
ANALYZED PARCEL 359 WITH REGARD TO THIS SECTION AND, IN DISCUSSION WITH THE PLANNING DIRECTOR, HAVE FOUND THAT THE EXISTING PRIVATE ROAD RECORDED (LIBER 282 FOLIO 404 AND LIBER 55 FOLIO 430 AS IDENTIFIED ON F-02-036) PROVIDE THE NECESSARY ACCESS TO A PUBLIC ROAD FOR THAT PARCEL.

25. THIS PROJECT IS SUBJECT TO WP-18-138. ON JULY 16, 2018, THE PLANNING DIRECTOR APPROVED YOUR REQUEST FOR AN ALTERNATIVE COMPLIANCE OF SECTION 16.1205(A)(7), WHICH IDENTIFIES STATE CHAMPION TREES, TREES 75% OF THE DIAMETER OF STATE CHAMPION TREES, AND TREES 30" IN DIAMETER OR LARGER AS FOREST RESTRICTION PRIORITIES. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE REMOVAL OF SPECIMEN TREE #3 SHALL BE MITIGATED WITH THE PLANTING OF TWO (2) SHADE TREES WITH A MINIMUM 3/4" CALIBER. THE TREES SHOULD BE A NATIVE SPECIES AND IDENTIFIED FOR SPECIMEN TREE MITIGATION ON THE FINAL LANDSCAPE PLAN.
2. THIS APPROVAL IS ONLY FOR THE REMOVAL OF SPECIMEN TREE #3. REMOVAL OF ADDITIONAL SPECIMEN TREES SHALL NECESSITATE THE SUBMITTAL OF A NEW ALTERNATIVE COMPLIANCE REQUEST.

26. THIS PROJECT IS SUBJECT TO THE FOLLOWING DESIGN MANUAL WAIVERS:
(1) FOR "BEECHWOOD MANOR, S-18-002", ON JULY 3, 2018, THE CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION APPROVED THE REQUEST TO WAIVE VOL. III - SECTION 2 (APPENDIX A - NOTE 5) TO ALLOW 24' PROPOSED ROAD PAVEMENT WIDTH INSTEAD OF THE REQUIRED 26' FOR AN ACCESS STREET IN TOWNHOUSE DEVELOPMENT.
(2) FOR "BEECHWOOD MANOR, S-18-002", ON JULY 3, 2018, THE CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION APPROVED THE REQUEST TO WAIVE VOL. III - SECTION 2 (APPENDIX A) TO ALLOW TWO PROPOSED ROAD CENTERLINE RADIUS 75' AND 100' LESS THAN THE MINIMUM CURVE RADIUS 210'.
(3) FOR "BEECHWOOD MANOR, P-22-001", ON NOVEMBER 30, 2022, THE CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION APPROVED THE REQUEST TO WAIVE VOL. III - SECTION 5.2.G, THAT REQUIRES A NOISE STUDY.

27. THERE ARE NO WETLANDS, STREAMS, OR ASSOCIATED BUFFERS LOCATED WITHIN THE LIMITS OF THIS SITE.
28. A FOREST STAND DELINEATION AND ENVIRONMENTAL RESOURCES ASSESSMENT WAS PERFORMED BY JOHN CANOLES OF ECO-SCIENCE PROFESSIONALS, INC., DATED APRIL 16, 2017.
NO FOREST IS PRESENT ON THE SITE. NO FOREST IS PRESENT WITHIN 100 FEET OF THE PROPERTY.
29. FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL A PORTION OF THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY FOREST CONSERVATION MANUAL.
-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.

- BEECHWOOD MANOR IS LOCATED WITHIN THE PATUXENT RIVER UPPER 02131104 WATERSHED, MDE 12-DIGIT WATERSHED #021311040940.
- TOTAL FOREST CONSERVATION OBLIGATION OF THIS PROJECT TO BE FULFILLED BY:
1. PROVIDING 0.9 ACRES OF AFFORESTATION PLANTING ONSITE ON OPEN SPACE LOTS 32 & 34. FINANCIAL SURETY \$ 19,802 (0.9 AC OR 39,004 SF X \$0.50)
2. THE PURCHASE OF THE EQUIVALENT OF 0.3 ACRES OF AFFORESTATION CREDIT IN THE F-18-064 THE ESTATES AT RIVER HILL FOREST BANK.
\$15,900 FOR 53 SHADE TREES (40 + 2 WP-18-138 + 11 INTERNAL)
\$ 2,520 FOR 35 EVERGREEN TREES
- PUBLIC STREET TREES ARE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(E)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL.
-FINANCIAL SURETY (\$9,900) SHALL BE POSTED AS PART OF THIS FINAL PLAN - DEVELOPMENT ENGINEERING DIVISION FINAL COST ESTIMATE FOR THE REQUIRED 33 STREET TREES
- A TRAFFIC STUDY WAS PREPARED BY TRAFFIC GROUP INC., DATED JANUARY 19, 2018 AND WAS APPROVED ON APRIL 2018. STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. MICRO-SCALE PRACTICES INCLUDE: MICRO-BIORETENTION (M-6), RAIN GARDENS (M-7) AND PERVIOUS PAVEMENTS (A-2).
-THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
- THE DECLARATION OF COVENANTS AND A DEVELOPERS AGREEMENT FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT PRACTICES SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT FOR THE PRIVATE STORMWATER DEVICES LOCATED ON LOTS 1-31.
- ARTICLES OF INCORPORATION FOR BEECHWOOD MANOR HOMEOWNERS ASSOCIATION, INC. WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON JULY 13, 2023. DEPARTMENT REF# D24180622.
- THE PROTECTIVE COVENANTS, INCLUDING COVENANTS GOVERNING THE MAINTENANCE OF COMMUNITY OWNED OPEN SPACE AND RESERVATIONS OR FOREST CONSERVATION AREAS (AS APPLICABLE) SHALL BE RECORDED CONCURRENTLY WITH THE RECORDING OF THIS PLAT.



LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE

COORDINATE TABLE

NO.	NORTH	EAST
115	527981.5684	1350262.8179
201	528392.2654	1350422.7057
500	528214.0591	1349660.3318
501	528770.6348	1349807.5475
502	528637.5697	1350171.6335
503	528506.8903	1350122.4193

MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION/EXEMPTIONS TRACKING

TOTAL NUMBER OF LOTS/UNITS PROPOSED	31 SFD/SFA UNITS
NUMBER OF MIHU REQUIRED	4 SFD (31 X 10%)
NUMBER OF MIHU PROVIDED ONSITE (EXEMPT FROM APFO ALLOCATIONS)	1 MIHU, 1 LIHU (SEE NOTES BELOW)
NUMBER OF APFO ALLOCATIONS REQUIRED (REMAINING LOTS/UNITS)	*30
MIHU FEE-IN-LEU (INDICATE LOT/UNIT NUMBERS)	N/A

* ONE CREDIT FOR EXISTING HOUSE TO BE REMOVED.
LOT 29 IS MIHU UNIT
LOT 24 IS LIHU UNIT

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOTS 1 THROUGH 34, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREBY RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREBY 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 THE 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.

AREA TABULATION CHART

	SHEET 2	SHEET 3	TOTAL
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	23	8	31
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	0	0	0
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED	0	0	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1, P/O 2	P/O 2	3
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	24, P/O 2	8, P/O 2	34
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2,468.5 AC.	1,418.8 AC.	3,887.3 AC.
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.0000 AC.	0.0000 AC.	0.0000 AC.
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED	0.0000 AC.	0.0000 AC.	0.0000 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1,841.4 AC.	1,237.2 AC.	3,078.6 AC.
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	4,309.9 AC.	2,656.0 AC.	6,965.9 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.6107 AC.	0.3862 AC.	0.9969 AC.
TOTAL AREA TO BE RECORDED	4,920.6 AC.	3,042.2 AC.	7,962.8 AC.

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.

Thomas M Hoffman, Jr. 11/29/23 DATE
THOMAS M HOFFMAN, JR.
PROPERTY LINE SURVEYOR, MD REG. NO. 267

Michael J Fenwick 11/30/23 DATE
MICHAEL J FENWICK
BEECHWOOD MANOR, LLC

LOCATION & SHEET KEY MAP
SCALE 1"=100'

OWNER
BEECHWOOD MANOR, LLC
3675 PARK AVE., SUITE 301
ELLCOTT CITY, MD 21043
(410) 480-0023

MIHU NOTE
THE PROJECT WILL PROVIDE 1 MODERATE INCOME HOUSING UNIT (MIHU) AND 1 LOW INCOME HOUSING UNIT (LIHU). THE OPTIONAL METHOD OF COMPLIANCE, RATHER THAN THE 4 MODERATE INCOME HOUSING UNITS, LOT 24 IS DESIGNATED AS A MODERATE INCOME HOUSING UNIT AND LOT 29 IS DESIGNATED AS A MODERATE INCOME HOUSING UNIT.

DEVELOPER
TRINITY HOMES MARY LAND, LLC
3675 PARK AVE., SUITE 301
ELLCOTT CITY, MD 21043
(410) 480-0023

PURPOSE:
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TAX MAP 50 - PARCEL 1 TO CREATE LOTS 1-31, OPEN SPACE LOTS 32-34 AND TO CREATE VARIOUS EASEMENTS.

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

Michael J Fenwick 1/12/24 DATE
MICHAEL J FENWICK
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael J Fenwick 1.31.24 DATE
MICHAEL J FENWICK
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Thomas M Hoffman, Jr. 1/31/24 DATE
THOMAS M HOFFMAN, JR.
DIRECTOR

OWNER'S CERTIFICATE

WE, BEECHWOOD MANOR, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS 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 ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 30TH DAY OF NOVEMBER, 2023.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM ROBERT LEE BOLTON TO BEECHWOOD MANOR, LLC BY DEED DATED JUNE 27, 2023 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 22025, FOLIO 202.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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, 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 PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2024.

Thomas M Hoffman, Jr. 11/29/23 DATE
THOMAS M HOFFMAN, JR.
PROPERTY LINE SURVEYOR, MD REG. NO. 267

VOGEL ENGINEERING
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410-461-7056 F: 410-461-8961 www.timmons.com

RECORDED AS PLAT No. 26519 ON 2-26-2024
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION

BEECHWOOD MANOR
LOTS 1-31 AND OPEN SPACE LOTS 32-34

DPZ REF'S:
ECP-18-010, S-18-002, WP-18-138, P-22-001
TAX MAP 50 - PARCEL 001 - ZONED: R-SC
1ST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1"=100' NOVEMBER 29, 2023

GRAPHIC SCALE
100' 0 100' 200' 300'

SHEET 1 OF 5

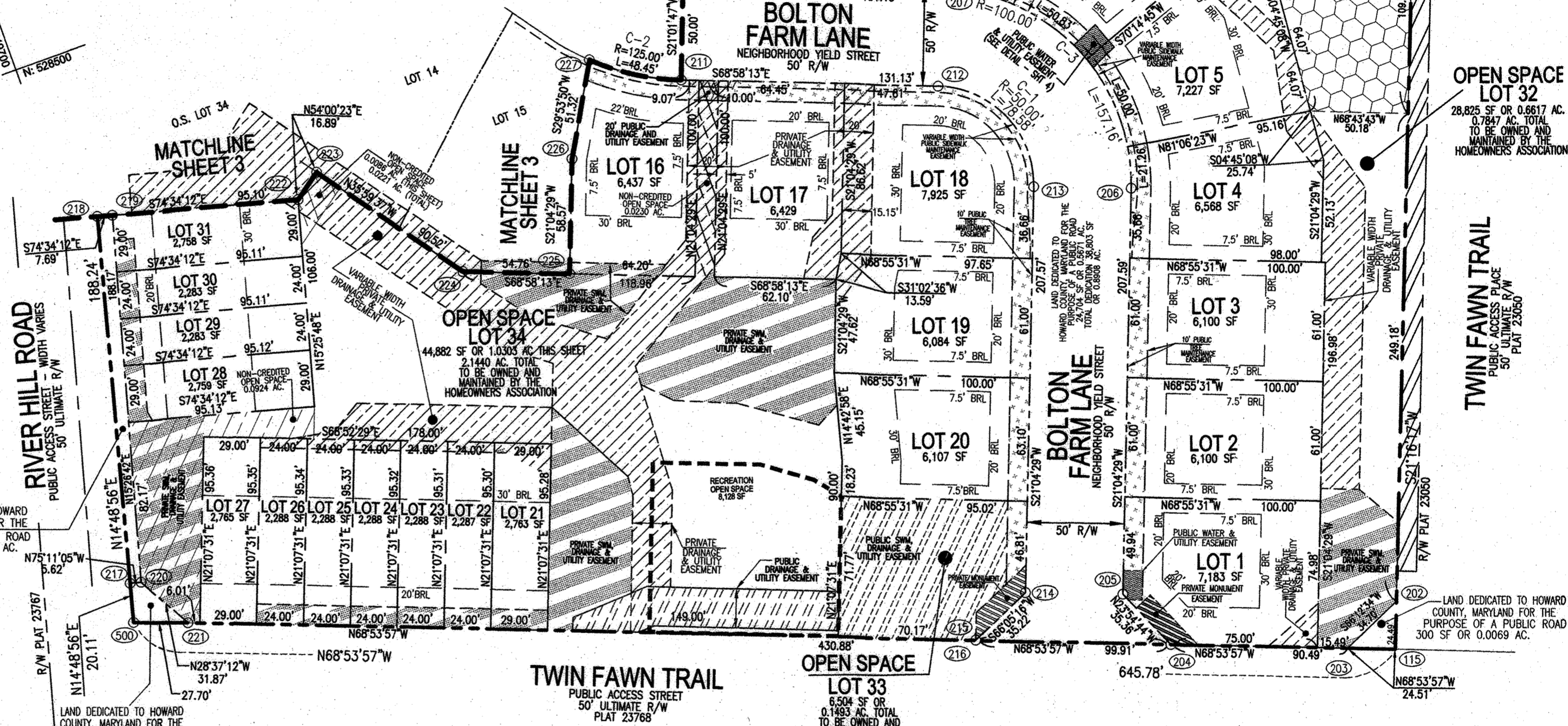
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202	528004.3877	1350271.7016
203	527990.3914	1350239.9535
204	528022.9705	1350155.5266
205	528055.2986	1350141.1926
206	528249.0073	1350215.8406
207	528378.3053	1350158.4147
208	528385.0956	1350140.7529
209	528485.1828	1350179.2871
210	528425.3631	1350036.0151
211	528378.6934	1350018.0724
212	528331.6356	1350140.4721
213	528266.9866	1350169.1851
214	528073.2991	1350094.5452
215	528059.0238	1350062.3496
216	528058.9389	1350062.3168
217	528233.4975	1349665.4733
218	528415.4763	1349713.6072
219	528413.4304	1349721.0195
220	528232.0598	1349670.9088
221	528204.4457	1349685.9770
222	528388.1279	1349812.6912
223	528396.0522	1349826.3539
224	528324.8126	1349879.5533
225	528305.1620	1349930.6654
226	528359.8098	1349951.7246
227	528404.2995	1349977.3043
500	528214.0591	1349660.3318
503	528506.8903	1350122.4193

CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	78.58'	50.00'	50.04'	90°02'42"	S23°56'52"E 70.74'
C2	48.45'	125.00'	24.53'	22°12'20"	S57°52'03"E 48.14'
C3	157.16'	100.00'	100.08'	90°02'42"	S23°56'52"E 141.48'

LINE	BEARING & DIST.
W1	N21°03'25"E 12.24'
W2	R=216.20' L=85.65' CH=566'41"14"E 85.09'
W3	S41°07'14"W 7.46'
W4	R=216.20' L=22.41' CH=552'22"04"E 22.40'
W5	S40°38'08"W 10.00'
W6	R=206.20' L=22.51' CH=552'31"32"W 22.50'
W7	S41°07'14"W 10.07'
W8	R=206.20' L=82.16' CH=567'04"02"W 81.61'
W9	N21°03'25"E 10.13'

LEGEND

	VARIABLE WIDTH PRIVATE DRAINAGE & UTILITY EASEMENT		NON-CREDITED OPEN SPACE
	PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT		PUBLIC 10' TREE MAINTENANCE EASEMENT
	PUBLIC DRAINAGE & UTILITY EASEMENT		FOREST CONSERVATION EASEMENT
	PUBLIC SWM, DRAINAGE & UTILITY EASEMENT		PRIVATE MONUMENT EASEMENT
	PUBLIC WATER & UTILITY EASEMENT		PRIVATE RETAINING WALL EASEMENT



THE REQUIREMENTS OF § 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.

Thomas M Hoffmann, Jr. 11/29/23
 THOMAS M HOFFMANN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

Michael P Few 11/20/23
 MICHAEL P FEW DATE
 BEECHWOOD MANOR, LLC

AREA TABULATION (THIS SHEET)

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	24, P/O 2
- BUILDABLE	23
- NON-BUILDABLE	0
- OPEN SPACE	1, P/O 2
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	4.3099 AC.
- BUILDABLE	2.4685 AC.
- NON-BUILDABLE	0 AC.
- OPEN SPACE	1.8414 AC.
- PRESERVATION PARCELS	0 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.6107 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.9206 AC.

OWNER
 BEECHWOOD MANOR, LLC
 3675 PARK AVE., SUITE 301
 ELLICOTT CITY, MD 21043
 (410) 480-0023

DEVELOPER
 TRINITY HOMES MARY LAND, LLC
 3675 PARK AVE., SUITE 301
 ELLICOTT CITY, MD 21043
 (410) 480-0023

NOTE

SEE SHEET 4 FOR THE METES AND BOUNDS DETAILING OF THE:

1. PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
2. VARIABLE WIDTH PRIVATE DRAINAGE & UTILITY EASEMENT
3. PUBLIC STORMWATER, MANAGEMENT, DRAINAGE & UTILITY EASEMENT
4. PUBLIC DRAINAGE & UTILITY EASEMENT
5. VARIABLE WIDTH PUBLIC SIDEWALK MAINTENANCE EASEMENT
6. PRIVATE MONUMENT EASEMENT
7. PUBLIC WATER AND UTILITY EASEMENT

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

For Michael P Few 1/12/24
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edwards 1-31-24
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 2/2/24
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, BEECHWOOD MANOR, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS 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:

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

WITNESS OUR HANDS THIS 30TH DAY OF NOVEMBER 2023.

Michael P Few
 BEECHWOOD MANOR, LLC
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM ROBERT LEE BOLTON TO BEECHWOOD MANOR, LLC BY DEED DATED JUNE 27, 2023 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 22025, FOLIO 202.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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, 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 PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2024.

Thomas M Hoffmann, Jr. 11/29/23
 THOMAS M HOFFMANN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

VOGEL ENGINEERING

TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 26556 ON 2-26-2024 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION
BEECHWOOD MANOR
 LOTS 1-31 AND OPEN SPACE LOTS 32-34

DPZ REF'S:
 ECP-18-010, S-18-002, WP-18-138, P-22-001

TAX MAP 50 - PARCEL 001 - ZONED: R-SC
 1ST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' NOVEMBER 29, 2023

SHEET 2 OF 5

CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C4	82.61'	1,000.00'	41.33'	04°44'00"	N13°04'42"E 82.59'
C5	55.21'	900.00'	27.61'	03°30'52"	S12°28'08"W 55.20'
C6	71.94'	125.00'	37.00'	32°58'35"	S52°28'55"E 70.95'
C7	29.44'	35.00'	15.65'	48°11'23"	N60°05'19"W 28.58'
C8	265.31'	55.00'	49.19'	276°22'46"	S54°00'23"W 73.33'
C9	29.44'	35.00'	15.65'	48°11'23"	S11°53'56"E 28.58'
C10	43.17'	75.00'	22.20'	32°58'35"	S52°28'55"E 42.57'

NO.	NORTH	EAST
208	528385.0956	1350140.7529
209	528485.1828	1350179.2871
210	528425.3631	1350036.0151
211	528378.6934	1350018.0724
218	528415.4763	1349713.6072
219	528413.4304	1349721.0195
222	528388.1279	1349812.6912
223	528398.0522	1349826.3539
224	528324.8126	1349879.5533
225	528305.1620	1349930.6654
226	528359.8098	1349951.7246
227	528404.2995	1349977.3043
228	528769.8088	1349809.8076
229	528752.8175	1349805.4999
230	528698.9230	1349793.5824
231	528667.0439	1349787.5521
232	528586.5986	1349788.8641
233	528421.9056	1349961.7939
234	528436.9590	1349950.8595
235	528451.2094	1349926.0887
236	528494.3071	1349985.4213
237	528466.3438	1349991.3135
238	528451.2904	1350002.2479
501	528770.6348	1349807.5475
502	528637.5697	1350171.6335
503	528506.8903	1350122.4193

LEGEND

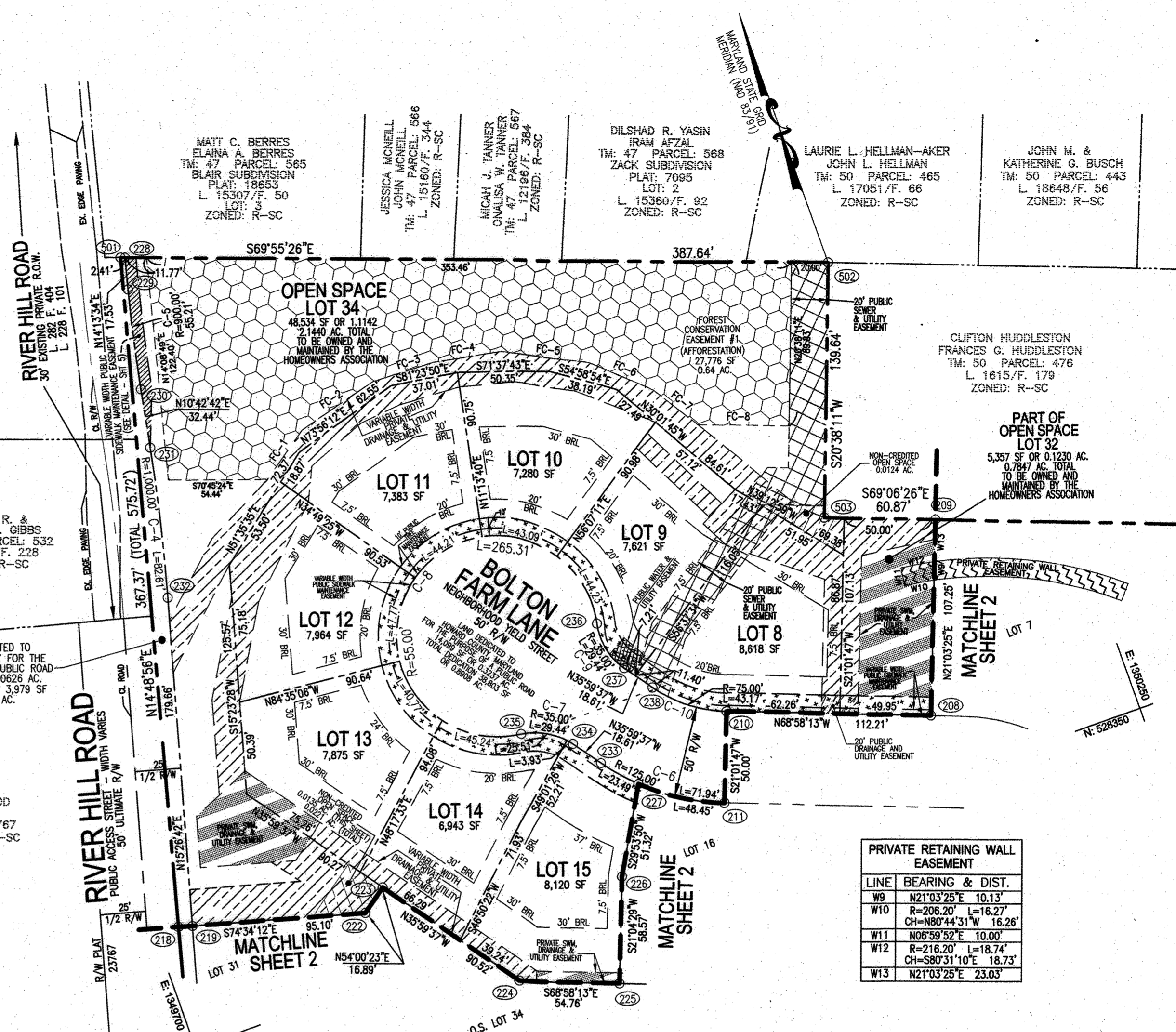
- VARIABLE WIDTH PRIVATE DRAINAGE & UTILITY EASEMENT
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PUBLIC DRAINAGE & UTILITY EASEMENT
- 20' PUBLIC SEWER & UTILITY EASEMENT
- PUBLIC WATER & UTILITY EASEMENT
- NON-CREDITED OPEN SPACE
- PUBLIC 10' TREE MAINTENANCE EASEMENT
- FOREST CONSERVATION EASEMENT
- VARIABLE WIDTH PUBLIC SIDEWALK MAINTENANCE EASEMENT

LINE	BEARING	LENGTH
FC-1	N54°53'33"E	33.01'
FC-2	N78°25'30"E	46.87'
FC-3	S87°57'21"E	34.82'
FC-4	S79°18'32"E	37.65'
FC-5	S63°41'03"E	47.86'
FC-6	S47°11'55"E	38.46'
FC-7	S32°34'32"E	31.19'
FC-8	S69°16'59"E	50.00'

RIVER HILL ROAD
30' EXISTING PRIVATE R.O.W.
L 228 F. 101
N 228 F. 101

LAUREN R. & TIMOTHY B. GIBBS
TM: 50 PARCEL: 532
L 17860/F. 228
ZONED: R-SC

FOX WOOD MANOR
PLAT: 23767
ZONED: R-SC



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 MARKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Thomas M. Hoffman, Jr. 11/29/23
THOMAS M. HOFFMAN, JR.
PROPERTY LINE SURVEYOR, MD REG. NO. 267

Michael P. Row 11/30/23
MICHAEL P. ROW
PROPERTY LINE SURVEYOR, MD REG. NO. 267

AREA TABULATION (THIS SHEET)

- A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: 8, P/O 2
- BUILDABLE: 8
- NON-BUILDABLE: 0
- OPEN SPACE: P/O 2
- PRESERVATION PARCELS: 0
- B. TOTAL AREA OF LOTS AND/OR PARCELS: 2.6560 AC.
- BUILDABLE: 1.4188 AC.
- NON-BUILDABLE: 0 AC.
- OPEN SPACE: 1.2372 AC.
- PRESERVATION PARCELS: 0 AC.
- C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS: 0.3862 AC.
- D. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 3.0422 AC.

OWNER

BEECHWOOD MANOR, LLC
3675 PARK AVE., SUITE 301
ELLICOTT CITY, MD 21043
(410) 480-0023

DEVELOPER

TRINITY HOMES MARY LAND, LLC
3675 PARK AVE., SUITE 301
ELLICOTT CITY, MD 21043
(410) 480-0023

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

Farrah J. Davis 1/12/24
HOWARD COUNTY HEALTH OFFICER
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Cheryl Edmon 1/31/24
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE

Michael P. Row 1/28/24
DIRECTOR
DATE

OWNER'S CERTIFICATE

WE, BEECHWOOD MANOR, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS 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 ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 30TH DAY OF NOVEMBER, 2023.

Michael P. Row
BEECHWOOD MANOR, LLC
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM ROBERT LEE BOLTON TO BEECHWOOD MANOR, LLC BY DEED DATED JUNE 27, 2023 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 22025, FOLIO 202.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

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Thomas M. Hoffman, Jr. 11/29/23
THOMAS M. HOFFMAN, JR.
PROPERTY LINE SURVEYOR, MD REG. NO. 267



VOGEL ENGINEERING

TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com

NOTE
SEE SHEET 5 FOR THE METES AND BOUNDS DETAILING OF THE:
1. PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
2. VARIABLE WIDTH PRIVATE DRAINAGE & UTILITY EASEMENT
3. PUBLIC DRAINAGE & UTILITY EASEMENT
4. VARIABLE WIDTH PUBLIC SIDEWALK MAINTENANCE EASEMENT
5. PUBLIC WATER AND UTILITY EASEMENT

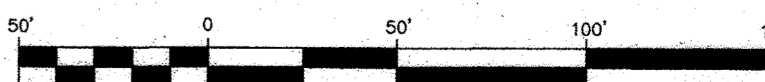
RECORDED AS PLAT No. 26551 ON 2-26-2024
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION

BEECHWOOD MANOR
LOTS 1-31 AND OPEN SPACE LOTS 32-34

DPZ REF'S:
ECP-18-010, S-18-002, WP-18-138, P-22-001
TAX MAP 50 - PARCEL 001 - ZONED: R-SC
1ST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' NOVEMBER 29, 2023



SHEET 3 OF 5

LEGEND

- VARIABLE WIDTH PRIVATE DRAINAGE & UTILITY EASEMENT
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PUBLIC DRAINAGE & UTILITY EASEMENT
- PUBLIC WATER & UTILITY EASEMENT
- FOREST CONSERVATION EASEMENT
- PRIVATE MONUMENT EASEMENT
- PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT

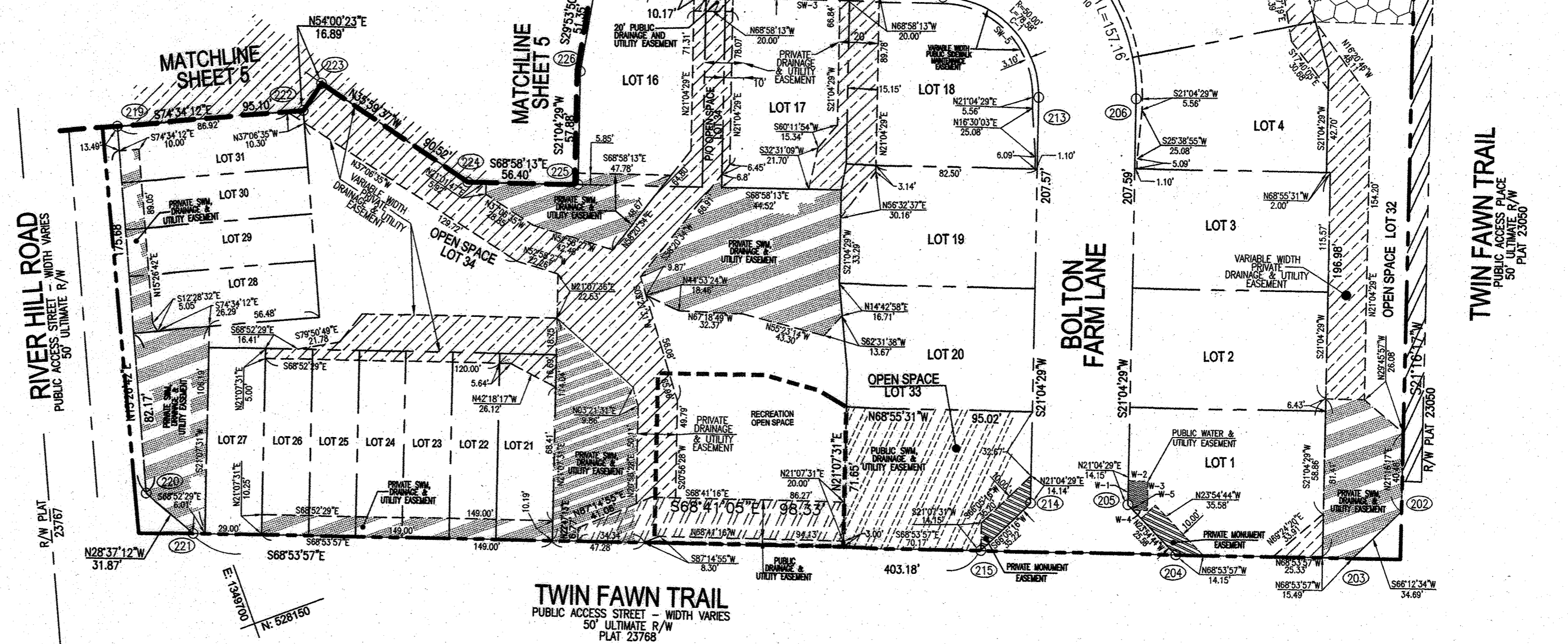
CURVE TABLE					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	78.58'	50.00'	50.04'	90°02'42"	S23°56'52"E 70.74'
C2	46.67'	125.00'	23.61'	21°23'31"	S58°16'27"E 46.40'
C3	157.16'	100.00'	100.08'	90°02'42"	S23°56'52"E 141.48'

PUBLIC SIDEWALK MAINTENANCE EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
SW-1	R=128.10' CH=S58°25'41"E	L=47.14' 46.87'
SW-3	S68°58'13"E	L=131.13
SW-5	R=46.90' CH=S23°56'52"E	L=73.71' 66.35'
SW-6	S29°53'50"W	L=3.17'
SW-7	N21°03'25"E	L=3.10'
SW-8	S68°58'13"E	L=18.92'
SW-9	R=103.10' CH=S23°56'52"E	L=162.03' 145.86'

PUBLIC WATER AND UTILITY EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
W-1	S21°04'29"W	L=12.26'
W-2	N68°58'31"W	L=10.00'
W-3	N21°04'29"E	L=15.00'
W-4	S68°58'31"E	L=7.28'
W-5	N23°54'44"W	L=3.87'
W-6	N68°05'05"E	L=15.00'
W-7	S21°22'14"E	L=15.01'
W-8	S68°05'05"E	L=15.10'
W-9	R=100.00' L=5.37'	
W-10	R=100.00' L=8.67'	

E 136°00'00"
N. 528500

FOX WOOD MANOR
PLAT: 23767
ZONED: R-SC



EASEMENTS DETAIL

SCALE: 1"=50'

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.

Thomas M Hoffmann, Jr. 11/29/23
THOMAS M HOFFMANN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267

Michael J. ... 11/30/23
DATE

OWNER
BEECHWOOD MANOR, LLC
3675 PARK AVE., SUITE 301
ELLCOTT CITY, MD 21043
(410) 480-0023

DEVELOPER
TRINITY HOMES MARY LAND, LLC
3675 PARK AVE., SUITE 301
ELLCOTT CITY, MD 21043
(410) 480-0023

NOTE:
1. REFER TO SHEET 2 FOR BOUNDARY, LOT AND RIGHT-OF-WAY DETAILING, LOCATION OF CERTAIN EASEMENTS, COORDINATE TABLE AND AREA TABULATION

DETAILING OF:

1. PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
2. VARIABLE WIDTH PRIVATE DRAINAGE & UTILITY EASEMENT
3. PUBLIC STORMWATER, MANAGEMENT, DRAINAGE & UTILITY EASEMENT
4. PUBLIC DRAINAGE & UTILITY EASEMENT
5. VARIABLE WIDTH PUBLIC SIDEWALK MAINTENANCE EASEMENT
6. PRIVATE MONUMENT EASEMENT
7. PUBLIC WATER AND UTILITY EASEMENT

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

Michael J. ... 1/12/24
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Cheryl ... 1-31-24
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

... 2/22/24
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, BEECHWOOD MANOR, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS 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:

- 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE 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;
- 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 30TH DAY OF NOVEMBER, 2023.

Michael J. ...
BEECHWOOD MANOR, LLC
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM ROBERT LEE BOLTON TO BEECHWOOD MANOR, LLC BY DEED DATED JUNE 27, 2023 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 20205, FOLIO 202.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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, 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 PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2024.

Thomas M Hoffmann, Jr. 11/29/23
THOMAS M HOFFMANN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267

VOGEL ENGINEERING
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLCOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 26552 ON 2-26-2024
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION
BEECHWOOD MANOR
LOTS 1-31 AND OPEN SPACE LOTS 32-34

DPZ REF'S:
ECP-18-010, S-18-002, WP-18-138, P-22-001
TAX MAP 50 - PARCEL 001 - ZONED: R-SC
1ST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' NOVEMBER 29, 2023

50' 0 50' 100' 150'

SHEET 4 OF 5

CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C4	82.61'	1,000.00'	41.33'	04°44'00"	N13°04'42"E 82.59'
C5	55.21'	900.00'	27.61'	03°30'52"	S12°28'08"W 55.20'
C6	71.94'	125.00'	37.00'	32°58'35"	S52°28'55"E 70.95'
C7	29.44'	35.00'	15.65'	48°11'23"	N60°05'19"W 28.58'
C8	265.31'	55.00'	49.19'	276°22'46"	S54°00'23"W 73.33'
C9	29.44'	35.00'	15.65'	48°11'23"	S11°53'56"E 28.58'
C10	43.17'	75.00'	22.20'	32°58'35"	S52°28'55"E 42.57'

LEGEND

- VARIABLE WIDTH PRIVATE DRAINAGE & UTILITY EASEMENT
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PUBLIC DRAINAGE & UTILITY EASEMENT
- 20' PUBLIC SEWER & UTILITY EASEMENT
- PUBLIC WATER & UTILITY EASEMENT
- FOREST CONSERVATION EASEMENT
- VARIABLE WIDTH PUBLIC SIDEWALK MAINTENANCE EASEMENT

PUBLIC SIDEWALK MAINTENANCE EASEMENT LINE TABLE

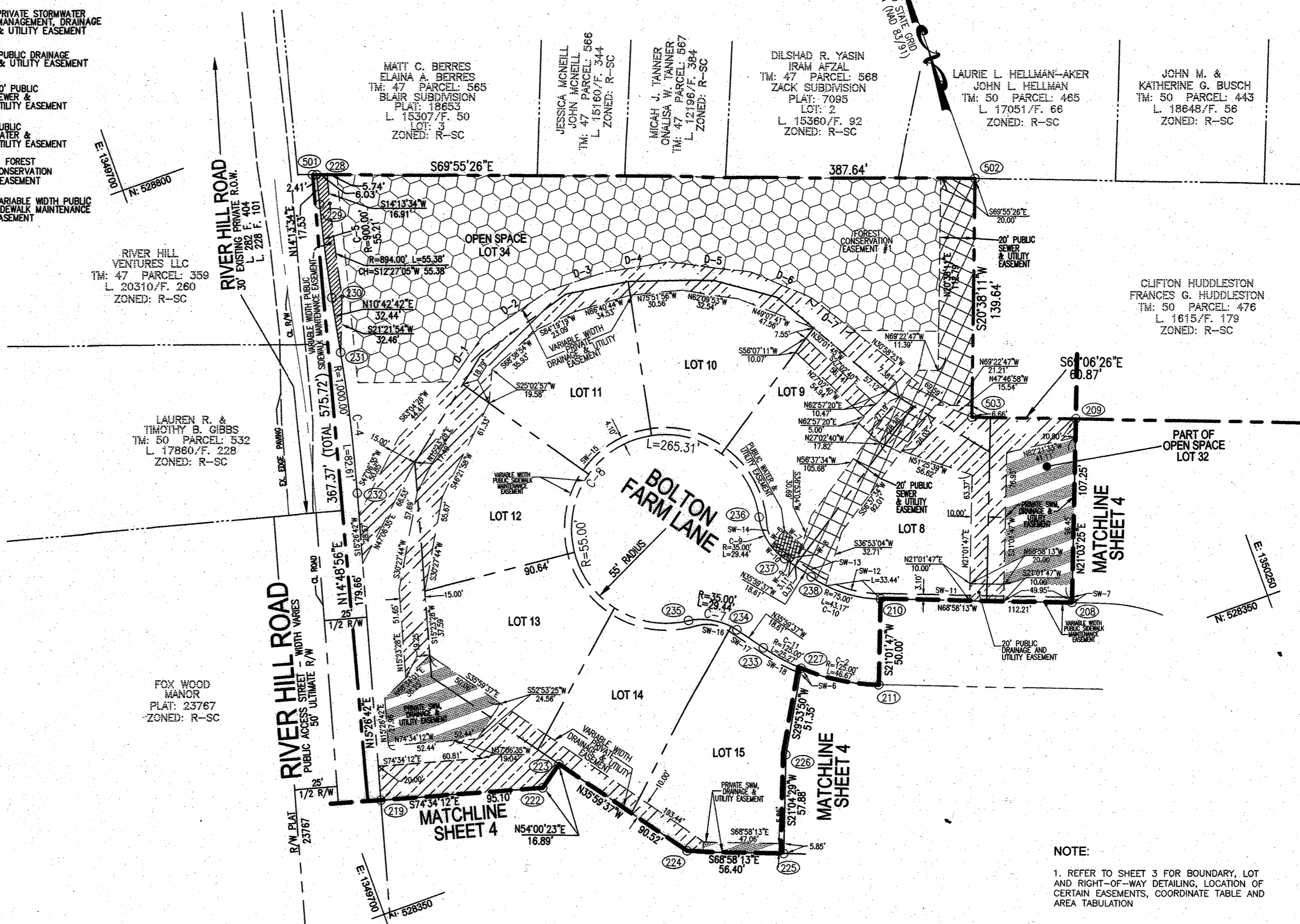
LINE	BEARING	LENGTH
SW-6	S29°53'50"W	3.17'
SW-7	N21°03'25"E	3.10'
SW-11	S68°58'13"E	112.21'
SW-12	R=71.90' L=41.38'	
CHORD:	N52°28'55"W	40.81'
SW-13	S35°59'37"E	22.45'
SW-14	R=20.90' L=19.05'	
CHORD:	N09°52'45"W	18.40'
SW-15	R=58.10' L=293.42'	
CHORD:	S54°00'23"W	72.40'
SW-16	R=20.90' L=19.05'	
CHORD:	S62°06'30"E	18.40'
SW-17	N35°59'37"W	22.45'
SW-18	R=128.10' L=26.59'	
CHORD:	S41°56'24"E	26.54'

VARIABLE WIDTH PRIVATE DRAINAGE AND UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH
D-1	N54°53'33"E	33.01'
D-2	N79°25'30"E	46.87'
D-3	S87°57'21"E	34.82'
D-4	S79°19'32"E	37.65'
D-5	S63°41'03"E	47.86'
D-6	S47°11'55"E	38.46'
D-7	S32°34'32"E	32.46'

PUBLIC WATER AND UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH
W-6	S60°24'37"W	12.00'
W-7	N29°35'23"W	15.00'
W-8	N60°24'37"E	12.07'
W-9	N35°59'37"W	4.10'
W-10	R=35.00' L=10.99'	
CHORD:	N27°00'07"W	10.94'



EASEMENTS DETAIL

SCALE: 1"=50'

NOTE:
1. REFER TO SHEET 3 FOR BOUNDARY, LOT AND RIGHT-OF-WAY DETAILING, LOCATION OF CERTAIN EASEMENTS, COORDINATE TABLE AND AREA TABULATION

- DETAILING OF:**
1. PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
 2. VARIABLE WIDTH PRIVATE DRAINAGE & UTILITY EASEMENT
 3. PUBLIC DRAINAGE & UTILITY EASEMENT
 4. VARIABLE WIDTH PUBLIC SIDEWALK MAINTENANCE EASEMENT
 5. PUBLIC WATER AND UTILITY EASEMENT

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.

Thomas M Hoffmann, Jr. 11/29/23
THOMAS M. HOFFMANN, JR.
PROPERTY LINE SURVEYOR, MD REG. NO. 267

Michael A. Beechwood 11/30/23
MICHAEL A. BEECHWOOD
BEECHWOOD MANOR, LLC

OWNER
BEECHWOOD MANOR, LLC
3675 PARK AVE., SUITE 301
ELLCOTT CITY, MD 21043
(410) 480-0023

DEVELOPER
TRINITY HOMES MARY LAND, LLC
3675 PARK AVE., SUITE 301
ELLCOTT CITY, MD 21043
(410) 480-0023

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

Michael J. Davis 1/12/24
MICHAEL J. DAVIS
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

Paul Blanka 1/21/24
PAUL BLANKA
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Thomas M Hoffmann, Jr. 2/12/24
THOMAS M. HOFFMANN, JR.
DIRECTOR

OWNER'S CERTIFICATE

WE, BEECHWOOD MANOR, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS 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:

- 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE 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;
- 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 30TH DAY OF NOVEMBER, 2023.

Michael A. Beechwood
MICHAEL A. BEECHWOOD
BEECHWOOD MANOR, LLC
WITNESS

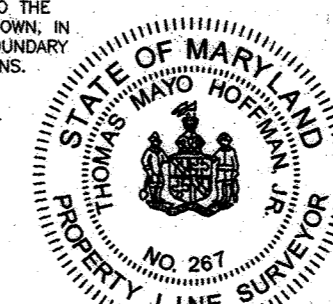
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM ROBERT LEE BOLTON TO BEECHWOOD MANOR, LLC BY DEED DATED JUNE 27, 2023 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 22025, FOLIO 202.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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, 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 PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2024.

Thomas M Hoffmann, Jr. 11/29/23
THOMAS M. HOFFMANN, JR.
PROPERTY LINE SURVEYOR, MD REG. NO. 267



VOGEL ENGINEERING

TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLCOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com

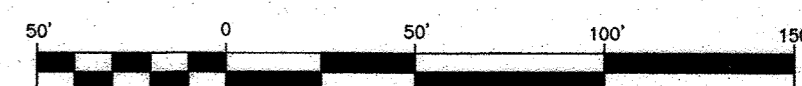
RECORDED AS PLAT No. 20553 ON 2-26-2024
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION

BEECHWOOD MANOR
LOTS 1-31 AND OPEN SPACE LOTS 32-34

DPZ REF'S:
ECP-18-010, S-18-002, WP-18-138, P-22-001
TAX MAP 50 - PARCEL 001 - ZONED: R-SC
1ST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' NOVEMBER 29, 2023



SHEET 5 OF 5