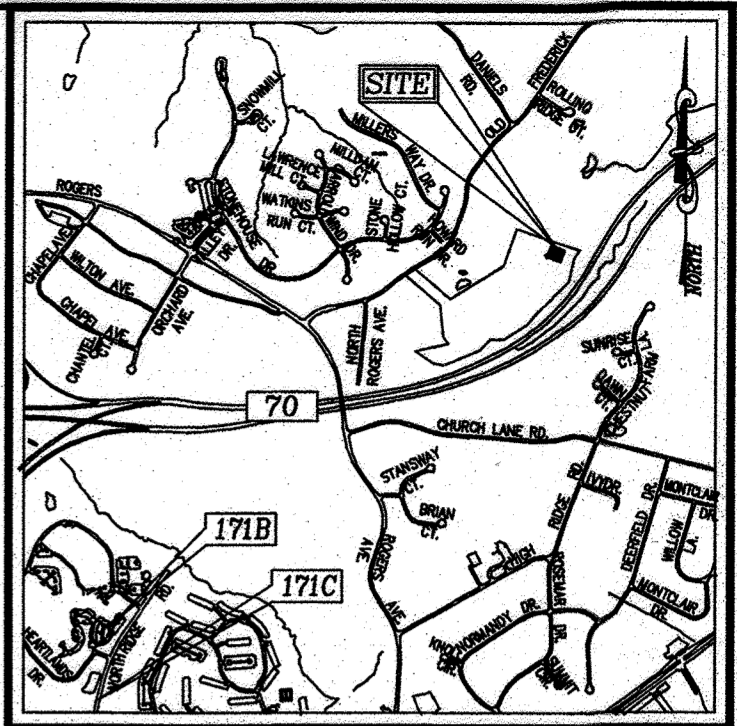
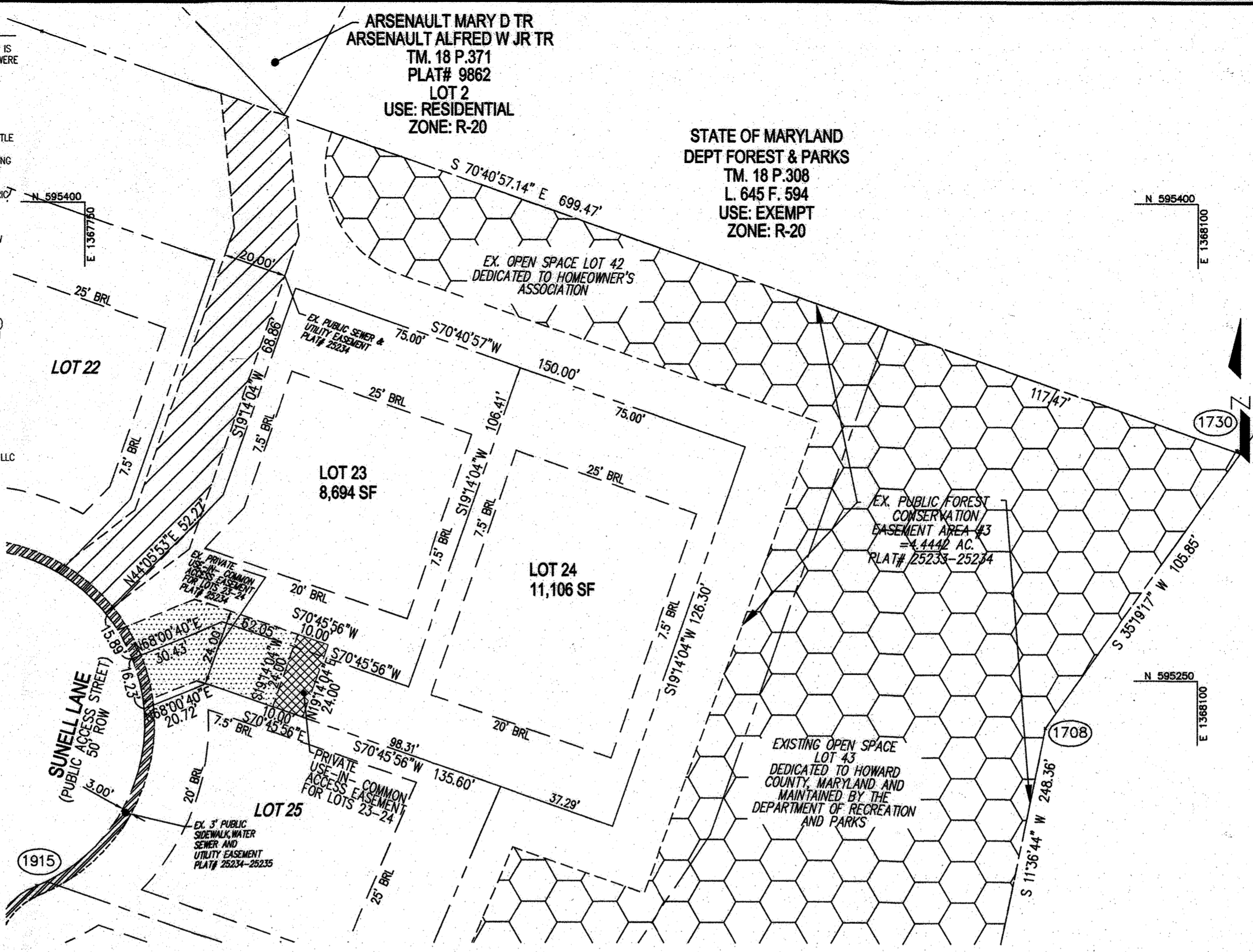


GENERAL NOTES

- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 171B AND 171C WERE USED FOR THIS PROJECT.
- DENOTES AN ANGULAR CHANGE IN BEARING 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
- THE PROJECT BOUNDARY IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER P.A. IN MAY, 2013.
- THE SUBJECT PROPERTY IS ZONED R-20 IN ACCORDANCE WITH THE 10/6/2013 COMPREHENSIVE ZONING PLAN. THIS SITE IS DEVELOPING UNDER R-ED REGULATIONS PER 108.0.6.3.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED ON THIS PROPERTY.
- SUNELL LANE IS CLASSIFIED AS A PUBLIC ACCESS STREET.
 - PROJECT ACCESS SHALL BE VIA A USE-IN-COMMON DRIVEWAY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS 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. STRUCTURE CLEARANCES---MINIMUM 12 FEET
 - G. MAINTENANCE --- SUFFICIENT TO ENSURE ALL WEATHER USE
- LOTS 23-24 WILL UTILIZE A USE-IN-COMMON DRIVEWAY.
 - A SHARED DRIVEWAY ACCESS AND MAINTENANCE OBLIGATION AGREEMENT FOR THE SHARED DRIVEWAY, WHICH SERVES LOTS 23-24 WAS RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 19054, FOLIO 19.
- DPZ REFERENCE FILES: SP-15-002, ECP-14-059, F-19-038, SDP-21-039, WP-15-011, PB-414.
- THERE IS NO FLOODPLAIN LOCATED ONSITE.
- NO STEEP SLOPES OVER 20,000 SF CONTIGUOUS ARE LOCATED ONSITE.
- THE WETLAND DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY KLEBASCO ENVIRONMENTAL, LLC DATED OCTOBER 02, 2012 AND APPROVED WITH SP-15-002 ON JULY 30, 2015.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100-YEAR FLOODPLAIN.
- ARTICLES OF INCORPORATION FOR PATAPSCO CROSSING HOMEOWNERS ASSOCIATION, INC. WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON MAY 03, 2019, DEPARTMENT REFERENCE #D19645449.
- STORMWATER MANAGEMENT WAS ADDRESSED UNDER F-19-038.
- THIS PLAT ADDRESSED THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION IN ACCORDANCE WITH A FOREST CONSERVATION PLAN PREVIOUSLY APPROVED UNDER F-19-038.
- LANDSCAPING FOR THIS SUBDIVISION WAS PREVIOUSLY PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN APPROVED UNDER F-19-038 IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- THE PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON JULY 18, 2013.



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP COORDINATE: 21 - B4

LEGEND

- EXISTING PRIVATE USE IN COMMON ACCESS EASEMENT PLAT# 25234
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT PLAT# 25234
- EXISTING 20' PUBLIC SEWER AND UTILITY EASEMENT PLAT# 25234
- EXISTING 3' PUBLIC SIDEWALK, WATER, SEWER AND UTILITY EASEMENT PLAT# 25234
- 24' PRIVATE USE IN COMMON ACCESS EASEMENT FOR LOTS 23 AND 24

AREA TABULATION

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	2
- BUILDABLE	2
- NON-BUILDABLE	0
- OPEN SPACE	0
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS BUILDABLE	0.4545 AC.
- NON-BUILDABLE	0 AC.
- OPEN SPACE	0 AC.
- FUTURE LOTS	0 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	0.4545 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 Hoffmann, Jr. 12/13/2023
THOMAS M HOFFMANN, JR.
PROPERTY LINE SURVEYOR, MD REG. NO. 267
DATE

Thomas Hyde, Jr. 1/5/2024
THOMAS HYDE, JR.
DATE

COORDINATE TABLE

POINT	NORTHING	EASTING
1708	595,235.19	1,368,052.15
1730	595,321.56	1,368,113.35
1915	595,185.12	1,367,735.16

MINIMUM LOT SIZE

LOT	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
23	8,694 SF	953 SF	7,741 SF
24	11,106 SF	1,629 SF	9,477 SF

PURPOSE NOTE :

THE PURPOSE OF THIS PLAT IS TO: ADD ADDITIONAL "24" WIDE PRIVATE USE IN COMMON ACCESS EASEMENT" TO THE EXISTING EASEMENT SERVING LOTS 23 AND 24.

OWNER
MSR PATAPSCO CROSSING, LLC.
1960 GALLOWS ROAD
VIENNA, VA 22182
703-821-2500

DEVELOPER
PLEASANTS DEVELOPMENT, LLC.
24012 FREDERICK ROAD
CLARKSBURG, MD 20871
301-428-0800

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

Bill J. Dean 1/20/24
HOWARD COUNTY HEALTH OFFICER
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 1/16/24
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE

[Signature] 1/16/24
DIRECTOR
DATE

OWNER'S CERTIFICATE

WE, MSR PATAPSCO CROSSING, LLC. OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT 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 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 5TH DAY OF JANUARY 2024.

[Signature]
MSR PATAPSCO CROSSING, LLC.
THOMAS HYDE, JR.

[Signature]
ROBERT J. SPALDING

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF THE LANDS CONVEYED FROM PATAPSCO CROSSING, LLC TO MSR PATAPSCO CROSSING, LLC BY DEED DATED NOVEMBER 27, 2023 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 22196, FOLIO 104.

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 THE 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.

Thomas M Hoffmann, Jr. 12/13/2023
THOMAS M HOFFMANN, JR.
PROPERTY LINE SURVEYOR, MD REG. NO. 267
EXPIRATION/RENEWAL DATE: JULY 28, 2024

VOGEL ENGINEERING
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.9961 www.timmons.com

RECORDED AS PLAT No. 26557 ON 1-4-2024
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION

PATAPSCO CROSSING

LOTS 23 AND 24
A REVISION OF LOTS 23 AND 24
(PLATS 25230-25237)

DPZ REF'S: SP-15-002, ECP-14-059, WP-15-011, F-19-038, PB-414, SDP-21-039
TAX MAP 18 - GRID 13 - PARCEL 25
ZONED: R-20
2ND ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DECEMBER 13, 2023

30' 0 30' 60' 90'
GRAPHIC SCALE

SHEET 1 OF 1