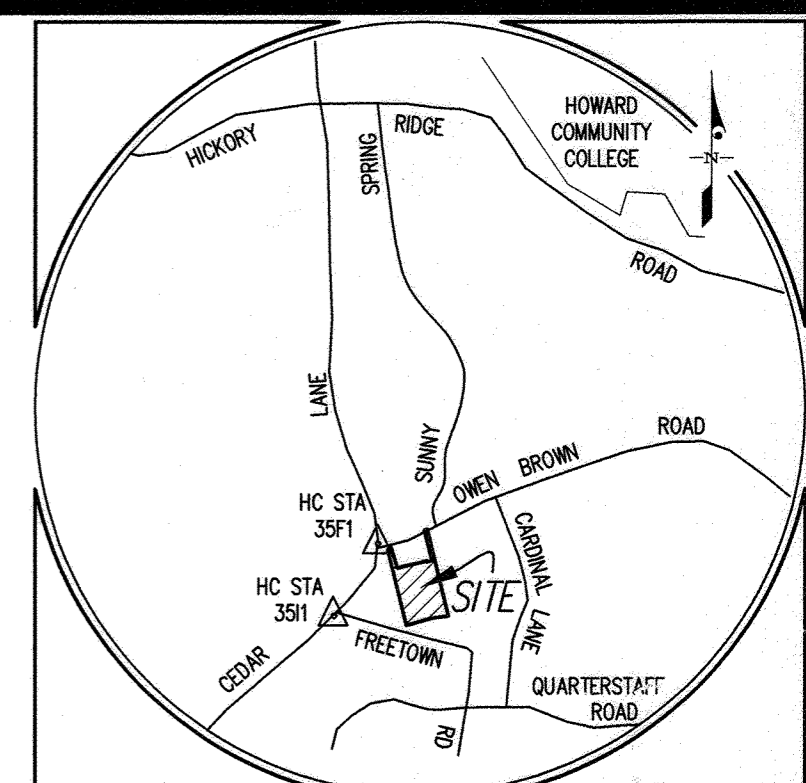


CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
(C1)	63.74'	61.80'	33.57'	59.40'	S 07°36'09" W	55°33'06"

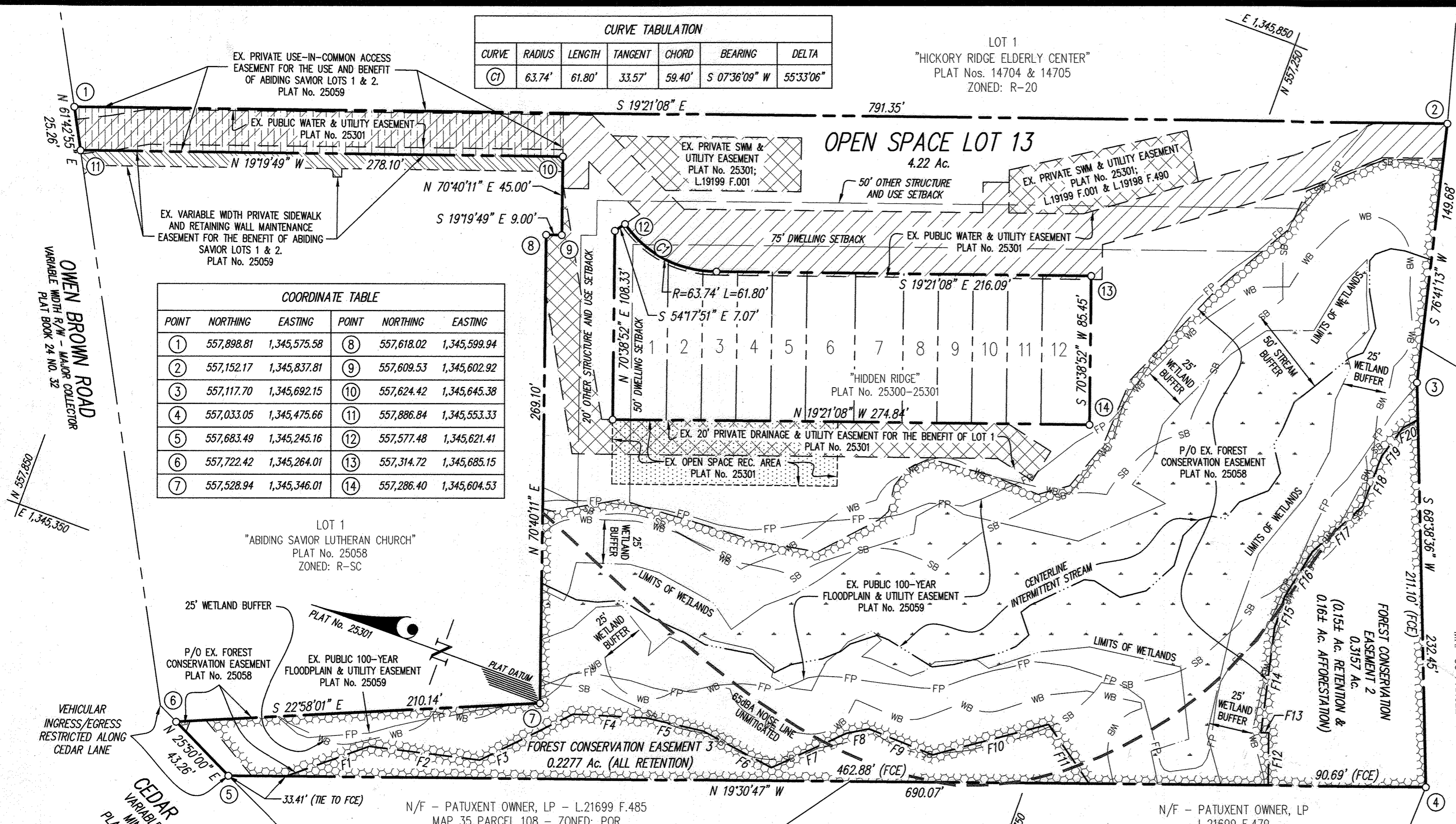
LOT 1  
"HICKORY RIDGE ELDERLY CENTER"  
PLAT Nos. 14704 & 14705  
ZONED: R-20



**VICINITY MAP**

SCALE: 1" = 2,000' ADC MAP 32 GRID E-3

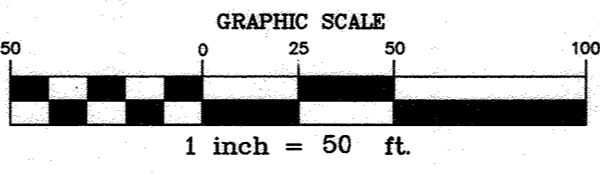
POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
1	557,898.81	1,345,575.58	8	557,618.02	1,345,599.94
2	557,152.17	1,345,837.81	9	557,609.53	1,345,602.92
3	557,117.70	1,345,692.15	10	557,624.42	1,345,645.38
4	557,033.05	1,345,475.66	11	557,886.84	1,345,553.33
5	557,683.49	1,345,245.16	12	557,577.48	1,345,621.41
6	557,722.42	1,345,264.01	13	557,314.72	1,345,685.15
7	557,528.94	1,345,346.01	14	557,286.40	1,345,604.53



**GENERAL NOTES:**

- THE SUBJECT PROPERTY IS ZONED R-SC PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THIS PLAN IS BASED UPON A FIELD RUN BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY MID-ATLANTIC PROFESSIONAL SURVEYS IN NOVEMBER 2015 AND DECEMBER 3, 2015.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY, MARYLAND GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT Nos. BM#35FA AND BM#35F1 WERE USED FOR THIS PROJECT.
- SEE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: ECP-16-043, SP-17-008, F-18-087, SDP-19-065, F-19-084, F-08-123, SDP-23-026
- THIS SITE IS IN THE METROPOLITAN DISTRICT
- WATER & SEWER IS PUBLIC; THE CONTRACT IS 24-5007-D
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.120 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. 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.
- 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 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. 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 PLAN IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLAN THAT DOES NOT INCREASE THE NUMBER OF UNITS IN ACCORDANCE WITH SECTION 16.124(a)(3)(i).
- THE 65DBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN 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 LINE 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. DEPT OF HOUSING AND URBAN DEVELOPMENT.
- A NOISE STUDY FOR THIS PROJECT WAS PREPARED BY STRAUGHAN ENVIRONMENTAL, INC., DATED JANUARY 2017 AND APPROVED JANUARY 19, 2018.
- THE FLOODPLAIN FOR THIS PROJECT WAS PREPARED BY MASER CONSULTING P.A., SATED JANUARY 5, 2017 AND APPROVED ON JANUARY 19, 2018.
- THE WETLAND DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY CHRISTOPHER CONSULTANTS PER APPROVED PLAT No. 20653 (F-08-123) DATED JULY 2, 2009, REPORT DATED AUGUST 30, 2006. A RE-EVALUATION WAS PERFORMED BY TNT ENVIRONMENTAL INC. ON NOVEMBER 14, 2017 AND APPROVED ON JANUARY 19, 2018.

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
F1	S 39°50'14" E	50.95'	F11	S 35°24'02" W	41.22'
F2	S 12°57'03" E	64.17'	F12	N 70°29'13" E	30.20'
F3	S 46°12'58" E	60.06'	F13	N 19°20'00" W	4.43'
F4	S 17°11'02" E	42.18'	F14	N 77°17'53" E	60.32'
F5	S 06°44'19" E	33.48'	F15	N 87°17'51" E	18.82'
F6	S 08°05'20" W	44.68'	F16	S 78°41'56" E	30.91'
F7	S 44°33'41" E	47.42'	F17	S 62°13'20" E	38.85'
F8	S 31°13'03" E	13.29'	F18	S 89°05'44" E	30.66'
F9	S 02°00'23" W	39.76'	F19	S 73°10'50" E	20.66'
F10	S 34°38'00" E	69.04'	F20	S 48°07'42" E	9.59'



**LEGEND**

- EX. PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR THE USE AND BENEFIT OF ABIDING SAVIOR LOTS 1 & 2 PER PLAT No. 25059
- EX. OPEN SPACE REC. AREA PER PLAT No. 25301
- EX. PRIVATE SWM/DRAINAGE EASEMENTS
- EX. PUBLIC WATER & UTILITY EASEMENT PER PLAT No. 25301
- FOREST CONSERVATION EASEMENT
- WETLANDS AREA
- VARIABLE WIDTH PRIVATE SIDEWALK AND RETAINING WALL MAINTENANCE EASEMENT FOR THE BENEFIT OF ABIDING SAVIOR LOTS 1 & 2 PER PLAT No. 25059
- FP 100-YEAR FLOODPLAIN AND UTILITY EASEMENT PER PLAT No. 25059
- SB 50' STREAM BUFFER PER PLAT No. 25301
- WB 25' WETLANDS BUFFER PER PLAT No. 25301

**AREA TABULATION CHART - THIS SHEET**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
• BUILDABLE	0
• NON-BUILDABLE	0
• OPEN SPACE	1
• PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	0 AC.
• BUILDABLE	0 AC.
• NON-BUILDABLE	0 AC.
• OPEN SPACE	4.22 AC.
• PRESERVATION PARCELS	0 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.22 AC.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

*[Signature]* 4/12/24  
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*[Signature]* 4-10-24  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 5/6/24  
DIRECTOR

**OWNER'S DEDICATION**

HIDDEN RIDGE HOMEOWNER'S ASSOCIATION, INC., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE 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, 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, 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, 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. THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 29th DAY OF MARCH, 2024  
BY: KEVIN HUTT, PRESIDENT  
*[Signature]*  
WITNESS: *[Signature]*

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF OPEN SPACE LOT 13 AS SHOWN ON A SUBDIVISION PLAT ENTITLED "HIDDEN RIDGE, LOTS 1 THROUGH 12, OPEN SPACE LOT 13" AND RECORDED AS PLAT Nos. 25300 & 25301, AND ALSO BEING PART OF THE LAND THAT WAS CONVEYED FROM KB COMPANIES, INC., TO HIDDEN RIDGE HOMEOWNER'S ASSOCIATION CORPORATION, BY A DEED DATED NOVEMBER 14, 2019 AND RECORDED IN BOOK 19156 AT PAGE 220, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED. THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

*[Signature]* 03/28/2024  
WILLIAM E. GRUENINGER III, DATE  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION No. 21542 (EXP. DATE 12/21/2025)



RECORDED AS PLAT NUMBER 26633 ON 5-20-2024 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**PLAT OF REVISION  
HIDDEN RIDGE  
OPEN SPACE LOT 13**

(A REVISION OF OPEN SPACE LOT 13 "HIDDEN RIDGE" PLAT Nos. 25300 & 25301)

ZONE: R-SC TM 35, GRID 08, P/O PARCEL 238  
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=50' SHEET 1 OF 1 MARCH 2024

3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE, MD 20866 301-421-4024 GLWPA.COM  
DRAWN BY: MAB  
CHECK BY: