

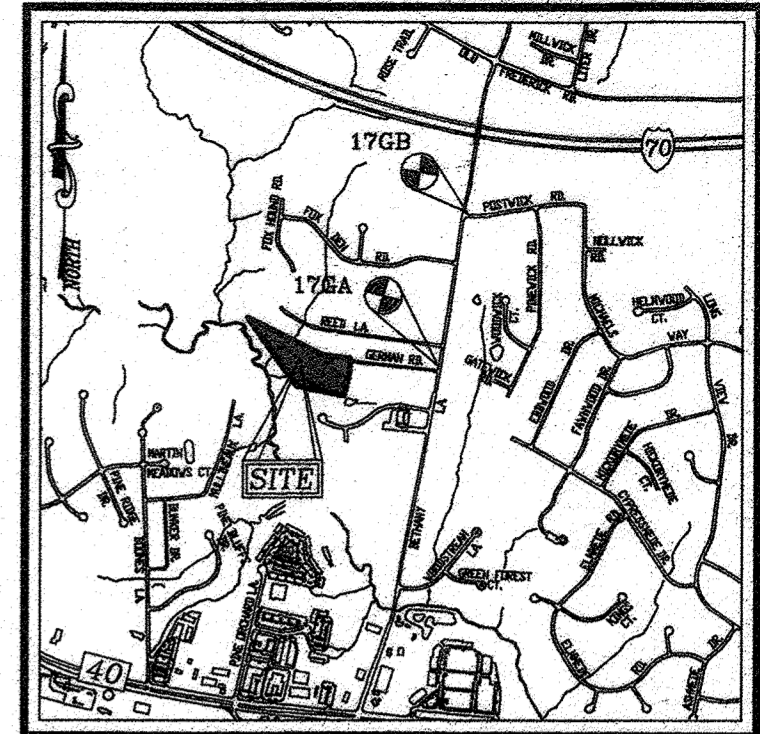
GENERAL NOTES

- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 176A AND 176B 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
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED IN MAY, 2018 BY ROBERT H. VOGEL ENGINEERING, INC.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, 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-20" IN ACCORDANCE WITH THE 10/6/2013 COMPREHENSIVE ZONING PLAN AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003. AREAS SHOWN HEREON ARE MORE OR LESS.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED ON THIS PROPERTY.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- WETLANDS SHOWN ON-SITE ARE BASED ON A FIELD INVESTIGATION PERFORMED BY JOHN CANOLES OF ECO-SCIENCE PROFESSIONALS, INC., DATED SEPTEMBER 10, 2018 AND AMENDED ON DECEMBER 05, 2018.
- THERE ARE NO WETLANDS ON-SITE THAT WILL BE DISTURBED OR THAT WILL REQUIRE 401 OR 404 WETLAND PERMITS FROM THE STATE OF MARYLAND.
- NO CLEARING, GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS, BESIDES THOSE APPROVED AS NECESSARY DISTURBANCES.
- THERE IS A 100-YR FLOODPLAIN LOCATED WITHIN THE LIMITS OF THIS SITE. THE FLOODPLAIN SHOWN (LITTLE PATUXENT RIVER) IS PER HOWARD COUNTY DEIRM.
- STORMWATER MANAGEMENT WAS PROVIDED UNDER F-20-064.
- A FOREST STAND DELINEATION AND ENVIRONMENTAL RESOURCES ASSESSMENT WAS PERFORMED BY JOHN CANOLES OF ECO-SCIENCE PROFESSIONALS, INC., DATED SEPTEMBER 10, 2018 AND AMENDED DECEMBER 5, 2018.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 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.
- TOTAL FOREST CONSERVATION OBLIGATION TO BE FULFILLED BY:
 1. CREDITED ON-SITE RETENTION OF 0.68 AC. (EASEMENT 1A)
 2. NON-CREDITED ON-SITE RETENTION OF 0.58 AC. (EASEMENT 2)
 3. CREDITED REFORESTATION OF 0.20 AC. (EASEMENTS 1B & 1C)
 FINANCIAL SURETY FOR THE REQUIRED REFORESTATION IN THE AMOUNT OF \$ 4356.00 IS REQUIRED.
 - FINANCIAL SURETY FOR (EASEMENT 1C) IN THE AMOUNT OF \$2,178.00 SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT AS PART OF THIS PLAN.
 - FINANCIAL SURETY FOR (EASEMENT 1B) IN THE AMOUNT OF \$2,178.00 WAS POSTED UNDER F-20-064.
- A LANDSCAPE PLAN WAS PROVIDED UNDER F-20-064.
- THE OFFICIAL PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON SEPTEMBER 10, 2018 AT LINDEN HALL IN ELLICOTT CITY, MARYLAND.
- THE ENVIRONMENTAL CONCEPT PLAN (ECP-19-010) WAS APPROVED ON NOVEMBER 21, 2018.
- THE SKETCH PLAN (S-19-003) WAS APPROVED ON MARCH 26, 2019.
- THE PRELIMINARY PLAN (P-20-001) WAS APPROVED ON DECEMBER 19, 2019.
- THE FINAL PLAN (F-20-064) WAS APPROVED ON DECEMBER 14, 2020.
- A TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED AND PROVIDED UNDER F-20-064.
- THE PROTECTIVE COVENANTS, INCLUDING COVENANTS GOVERNING THE MAINTENANCE AND USE OF USE-IN-COMMON DRIVEWAYS, RESERVATIONS OR FOREST CONSERVATION AREAS (AS APPLICABLE) WAS RECORDED AS L. 20949 F. 448.
- THE REMOVAL OF FOUR SPECIMEN TREES WAS APPROVED WITH WP-19-064 ON JANUARY 30, 2019. THIS IS AN ALTERNATIVE COMPLIANCE TO SECTION 16.1205(a)(7) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 1. THE REMOVAL OF THE FOUR SPECIMEN TREES (ST #1-4) IS PERMITTED AS SHOWN ON THE PLAN EXHIBIT. THE REMOVAL OF ANY ADDITIONAL SPECIMEN TREES IS NOT PERMITTED UNDER THIS ALTERNATIVE COMPLIANCE REQUEST UNLESS IT CAN BE SUFFICIENTLY DEMONSTRATED BY THE APPLICANT TO BE JUSTIFIED.
 2. THE DEVELOPER SHALL PLANT EQUAL 3" MINIMUM-DIAMETER NATIVE SHADE TREES IN ADDITION TO THE REQUIRED PERIMETER LANDSCAPING TO MITIGATE THE REMOVAL OF THE FOUR SPECIMEN TREES. IT IS RECOMMENDED THAT THE EIGHT TREES BE PLANTED WITHIN THE PROPOSED FOREST CONSERVATION EASEMENT ON OPEN SPACE LOT 8 TO ENSURE LONG-TERM PROTECTION. REFERENCE THE ADDITIONAL TREES ON S-19-003 AND INCLUDE PLANTING DETAILS ON ALL SUBSEQUENT SUBDIVISION AND DEVELOPMENT PLANS. THESE TREES WILL BE BONDED ALONG WITH THE REQUIRED PERIMETER LANDSCAPING AS PART OF THE FINAL SUBDIVISION PLAN.
- ARTICLES OF INCORPORATION FOR THE HOMEOWNERS' ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON AUGUST 17, 2020, DEPARTMENT REF# 020819447.

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 LOT 8, 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 HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. 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 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.

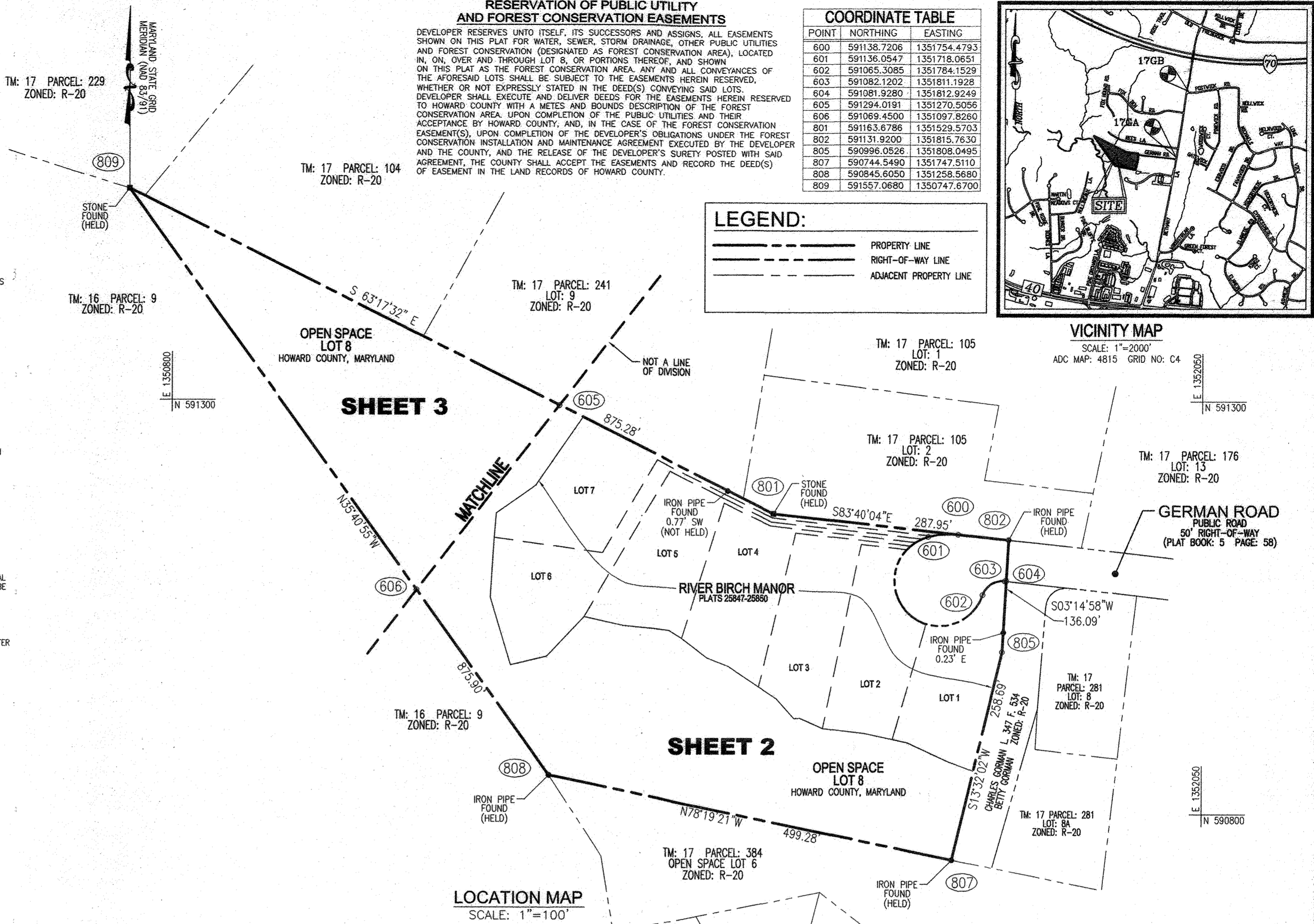
POINT	NORTHING	EASTING
600	591138.7206	1351754.4793
601	591136.0547	1351718.0651
602	591065.3085	1351784.1529
603	591082.1202	1351811.1928
604	591081.9280	1351812.9249
605	591294.0191	1351270.5056
606	591069.4500	1351097.8260
801	591163.6786	1351529.5703
802	591131.9200	1351815.7630
805	590996.0526	1351808.0495
807	590744.5490	1351747.5110
808	590845.6050	1351258.5680
809	591557.0680	1350747.6700



VICINITY MAP
SCALE: 1"=200'
ADC MAP: 4815 GRID NO: C4

LEGEND:

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



LOCATION MAP
SCALE: 1"=100'

AREA TABULATION CHART

	SHEET 2	SHEET 3	TOTAL
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0	0	0
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	P/O 1	P/O 1	1
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	P/O 1	P/O 1	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.0000 AC.	0.0000 AC.	0.0000 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	2.3789 AC.	1.8691 AC.	4.2480 AC.
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	2.3789 AC.	1.8691 AC.	4.2480 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0000 AC.	0.0000 AC.	0.0000 AC.
TOTAL AREA TO BE RECORDED	2.3789 AC.	1.8691 AC.	4.2480 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.

Eric D. Salmi 5/16/2024
 ERIC D. SALMI DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

Rebecca 5/21/24
 REBECCA DATE
 HOWARD COUNTY, MARYLAND

OWNER
 HOWARD COUNTY, MARYLAND
 3430 COURT HOUSE DRIVE
 ELLICOTT CITY, MD 21043

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

PURPOSE:
 THE PURPOSE OF THIS PLAT IS TO REVISE PLAT 25847-25850 (F-20-064) TO:
 (1) ADD FOREST CONSERVATION EASEMENT 1C (REFORESTATION)
 (2) REMOVE THE CREDITED PORTION OF FOREST CONSERVATION EASEMENT 2 AND REDEFINE DUE TO AN EXISTING UTILITY LINE ENCROACHMENT.

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

For Robert J. Davis 7/3/24
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING

Chad Edelman 7.11.24
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

ES 7/30/24
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, HOWARD COUNTY, MARYLAND, 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 RIGHT-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 21st DAY OF May, 2024.

Rebecca
 HOWARD COUNTY, MARYLAND

Eric D. Salmi
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION TO THE LANDS CONVEYED FROM MARANATHA MAG. MANOR, LLC AND RIVER BIRCH MANOR HOMEOWNERS' ASSOCIATION INC. TO HOWARD COUNTY, MARYLAND BY DEED DATED DECEMBER 20, 2023 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 22222, FOLIO 249.

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2026.

Eric D. Salmi 5/16/2024
 ERIC D. SALMI DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

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. 216163 ON 8.5.24
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION

RIVER BIRCH MANOR
OPEN SPACE LOT 8

ZONED R-20
 TAX MAP 17, GRID 20, P/O PARCEL 385
 2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 DPZ REFERENCES: ECP-19-010, WP-19-064,
 S-19-003, P-20-001 &
 F-20-064

SCALE: 1" = 100' MARCH 2024
 GRAPHIC SCALE
 SHEET 1 OF 3

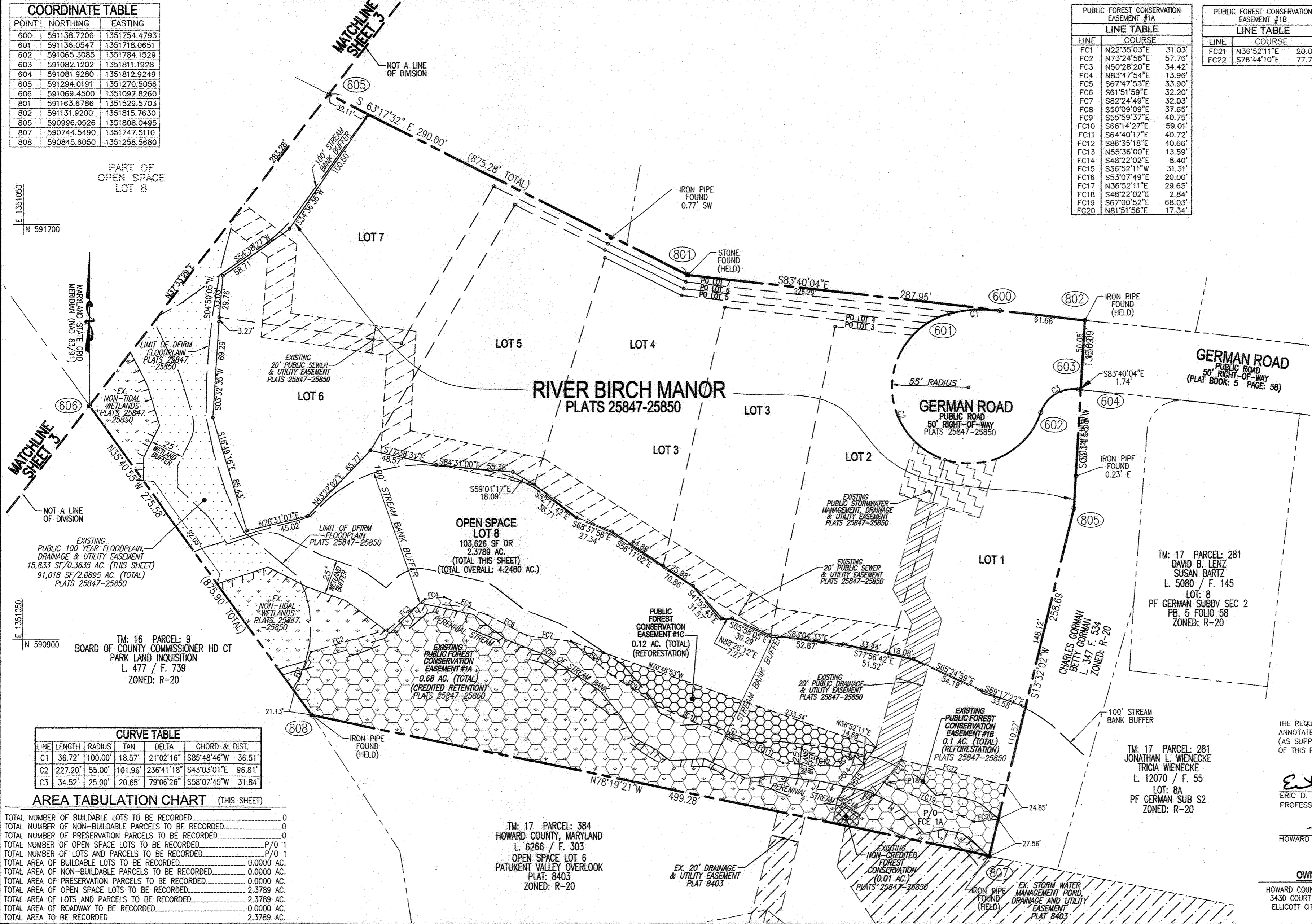
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805	590996.0526	1351808.0495
807	590744.5490	1351747.5110
808	590845.6050	1351258.5680

PUBLIC FOREST CONSERVATION EASEMENT #1A		
LINE	COURSE	LENGTH
FC1	N22°35'03"E	31.03'
FC2	N73°24'56"E	57.76'
FC3	N50°28'20"E	34.42'
FC4	N83°47'54"E	13.96'
FC5	S67°47'53"E	33.90'
FC6	S61°51'59"E	32.20'
FC7	S82°24'49"E	32.03'
FC8	S50°09'09"E	37.65'
FC9	S55°59'37"E	40.75'
FC10	S66°14'27"E	59.01'
FC11	S64°40'17"E	40.72'
FC12	S86°35'18"E	40.66'
FC13	N55°36'00"E	13.59'
FC14	S48°22'02"E	8.40'
FC15	S36°52'11"W	31.51'
FC16	S53°07'49"E	20.00'
FC17	N36°52'11"E	29.65'
FC18	S48°22'02"E	2.84'
FC19	S67°00'52"E	68.03'
FC20	N81°51'56"E	17.34'

PUBLIC FOREST CONSERVATION EASEMENT #1B		
LINE	COURSE	LENGTH
FC21	N36°52'11"E	20.02'
FC22	S76°44'10"E	77.79'

LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EX. 20' DRAINAGE & UTILITY EASEMENT (PLAT 8403)
- EX. SWM POND, DRAINAGE AND UTILITY EASEMENT (PLAT 8403)
- PUBLIC 100-YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT (HOWARD COUNTY DEIRM) PLATS 25847-25850
- EXISTING WETLANDS PLATS 25847-25850
- EXISTING PUBLIC SWM DRAINAGE & UTILITY EASEMENT PLATS 25847-25850
- EXISTING 20' PUBLIC DRAINAGE & UTILITY EASEMENT PLATS 25847-25850
- EXISTING 20' PUBLIC SEWER & UTILITY EASEMENT PLATS 25847-25850
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT (RETENTION) PLATS 25847-25850
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION) PLATS 25847-25850
- PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION)



LINE	LENGTH	RADIUS	TAN	DELTA	CHORD & DIST.
C1	36.72'	100.00'	18.57°	21°02'16"	S85°48'46"W 36.51'
C2	227.20'	55.00'	101.96°	236°41'18"	S43°03'01"E 96.81'
C3	34.52'	25.00'	20.65°	79°06'26"	S58°07'45"W 31.84'

AREA TABULATION CHART (THIS SHEET)	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	0
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	P/O 1
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	P/O 1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.0000 AC.
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.0000 AC.
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED	0.0000 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	2.3789 AC.
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	2.3789 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0000 AC.
TOTAL AREA TO BE RECORDED	2.3789 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

TM: 17 PARCEL: 281
DAVID B. LENZ
SUSAN BARTZ
L. 5080 / F. 145
LOT: 8
PF GERMAN SUBDV SEC 2
PB. 5 FOLIO 58
ZONED: R-20

TM: 17 PARCEL: 281
JONATHAN L. WIENECKE
TRICIA WIENECKE
L. 12070 / F. 55
LOT: 8A
PF GERMAN SUB S2
ZONED: R-20

ERIC D. SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

5/16/24 DATE

5/21/24 DATE

OWNER
HOWARD COUNTY, MARYLAND
3430 COURT HOUSE DRIVE
ELlicOTT CITY, MD 21043

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

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

Eric D. Salmi 2/3/24
HOWARD COUNTY HEALTH OFFICER 38 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Chamberlain 7.11.24
CHIEF, DEVELOPMENT ENGINEERING DIVISION 38 DATE

Eric D. Salmi 7/15/24
DIRECTOR 38 DATE

OWNER'S CERTIFICATE

WE, HOWARD COUNTY, MARYLAND, 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:

- 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 RIGHT-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 21st DAY OF May, 2024.

Eric D. Salmi
HOWARD COUNTY, MARYLAND
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION TO THE LANDS CONVEYED FROM MARANATHA MAG. MANOR, LLC AND RIVER BIRCH MANOR HOMEOWNERS' ASSOCIATION INC. TO HOWARD COUNTY, MARYLAND BY DEED DATED DECEMBER 20, 2023 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 22222, FOLIO 249.

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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Eric D. Salmi 5/16/24
ERIC D. SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639 DATE



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. 26664 ON 8-5-24
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
RIVER BIRCH MANOR
OPEN SPACE LOT 8

ZONED R-20
TAX MAP 17, GRID 20, PARCEL 385
2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
DPZ REFERENCES: ECP-19-010, WP-19-064,
S-19-003, P-20-001 &
F-20-064

SCALE: 1" = 50'
GRAPHIC SCALE
MARCH 2024

SHEET 2 OF 3

TM: 17 PARCEL: 229
 BRYAN M. ROBERTS
 LINDA C. ROBERTS
 L. 10091 / F. 94
 HARVEY REED SUBDV
 ZONED: R-20

TM: 17 PARCEL: 104
 JOAN GO FITZHARRIS
 BRIAN M. GO
 L. 18851 / F. 362
 H REED SUBDV
 PB. 5 FOLIO 34
 ZONED: R-20

TM: 17 PARCEL: 241
 FRANKLIN B. BERRY
 SUSAN W. VEISE BERRY
 L. 1545 / F. 59
 LOT: 9
 REED SUBDV
 PB. 5 FOLIO 34
 ZONED: R-20

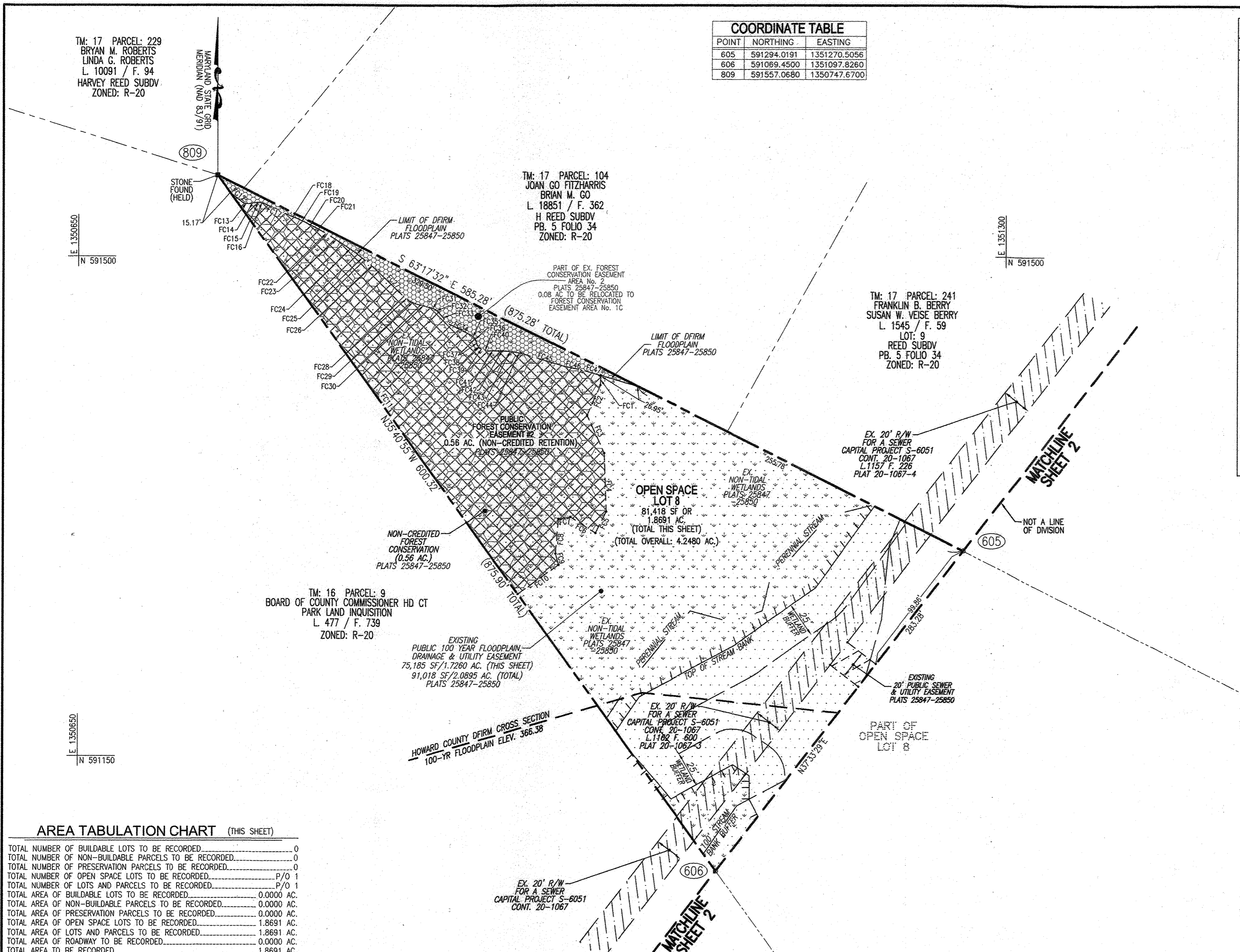
TM: 16 PARCEL: 9
 BOARD OF COUNTY COMMISSIONER HD CT
 PARK LAND ACQUISITION
 L. 477 / F. 739
 ZONED: R-20

COORDINATE TABLE		
POINT	NORTHING	EASTING
605	591294.0191	1351270.5056
606	591069.4500	1351097.8260
809	591557.0680	1350747.6700

PUBLIC FOREST CONSERVATION EASEMENT #2		
LINE	COURSE	
FC1	S02°15'08"W	6.89'
FC2	S23°47'23"W	22.84'
FC3	S24°26'01"E	29.22'
FC4	S01°56'34"E	40.80'
FC5	S26°09'42"W	16.81'
FC6	N57°17'15"W	20.96'
FC7	S79°28'48"W	8.62'
FC8	S04°29'50"W	23.93'
FC9	S14°26'38"E	8.17'
FC10	S54°19'05"W	35.00'
FC11	N35°40'55"W	345.96'
FC12	S51°12'26"E	11.73'
FC13	S82°00'17"E	3.80'
FC14	N79°01'26"E	5.32'
FC15	S87°59'18"E	2.60'
FC16	S79°02'36"E	2.51'
FC17	S64°43'32"E	18.90'
FC18	S66°57'43"E	7.49'
FC19	S64°46'44"E	6.66'
FC20	S62°48'49"E	6.07'
FC21	S61°19'20"E	6.42'
FC22	S59°25'01"E	6.37'
FC23	S57°46'08"E	10.61'
FC24	S55°11'11"E	12.29'
FC25	S51°48'11"E	8.95'
FC26	S48°58'04"E	9.30'
FC27	S46°08'01"E	25.46'
FC28	S49°19'52"E	5.76'
FC29	S67°03'43"E	4.56'
FC30	S75°38'30"E	11.16'
FC31	S66°37'05"E	2.96'
FC32	S52°52'11"E	2.79'
FC33	S40°39'23"E	11.03'
FC34	S63°16'19"E	18.51'
FC35	S46°38'27"E	2.53'
FC36	S30°29'22"E	2.37'
FC37	S15°55'17"E	3.11'
FC38	S38°45'31"E	2.61'
FC39	S57°54'52"E	2.80'
FC40	S80°39'10"E	2.86'
FC41	N88°00'30"E	7.76'
FC42	S86°38'09"E	5.50'
FC43	S82°34'23"E	5.84'
FC44	S77°47'17"E	6.74'
FC45	S72°41'32"E	29.32'
FC46	S78°02'27"E	13.90'
FC47	S73°59'25"E	12.92'

LEGEND:

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- EX. SEWER EASEMENT (ON & OFFSITE) L.1157 F. 226 L.1162 F. 600
- EXISTING PUBLIC 100-YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT (HOWARD COUNTY DFRM) PLATS 25847-25850
- EXISTING WETLANDS PLATS 25847-25850
- EXISTING 20' PUBLIC SEWER & UTILITY EASEMENT PLATS 25847-25850
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT (NON-CREDITED) PLATS 25847-25850
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT (TO BE RELOCATED)



AREA TABULATION CHART (THIS SHEET)

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	0
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED.....	0
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED.....	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	P/O 1
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED.....	P/O 1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	0.0000 AC.
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED.....	0.0000 AC.
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED.....	0.0000 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	1.8691 AC.
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED.....	1.8691 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.0000 AC.
TOTAL AREA TO BE RECORDED.....	1.8691 AC.

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

Eric D. Salmi 7/3/24
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Paul Edwards 7.11.24
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
ES 7/3/24
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, HOWARD COUNTY, MARYLAND, 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:

- 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 RIGHT-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 21st DAY OF May, 2024.

HOWARD COUNTY, MARYLAND
Eric D. Salmi
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION TO THE LANDS CONVEYED FROM MARANATHA MAG. MANOR, LLC AND RIVER BIRCH MANOR HOMEOWNERS' ASSOCIATION INC. TO HOWARD COUNTY, MARYLAND, BY DEED DATED DECEMBER 20, 2023 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 22222, FOLIO 249.

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2026.

Eric D. Salmi 5/16/2024
 ERIC D. SALMI DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639



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. 261615 ON 8-5-24
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION

**RIVER BIRCH MANOR
 OPEN SPACE LOT 8**

ZONED R-20
 TAX MAP 17, GRID 20, PARCEL 385
 2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 DPZ REFERENCES: ECP-19-010, WP-19-064,
 S-19-003, P-20-001 &
 F-20-064

SCALE: 1" = 50'
 GRAPHIC SCALE
 MARCH 2024

SHEET 3 OF 3