

COORDINATE LIST

No.	NORTH.	EAST.
1	535,273.858	1,347,965.260
2	535,258.406	1,347,959.496
3	535,242.371	1,347,854.943
4	535,092.345	1,347,789.744
5	535,118.777	1,347,662.201
6	535,340.540	1,347,745.132
7	535,359.049	1,347,807.180
8	535,350.718	1,347,871.664
9	535,354.639	1,347,928.137
10	535,363.829	1,347,977.473
11	535,270.386	1,347,942.618
12	535,253.255	1,347,957.574
13	N535238.028	E1347858.290
14	534,958.690	1,347,736.894
15	N534922.698	E1347834.275

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
3	14,156 S.F.	110 S.F.	14,266 S.F.
4	14,823 S.F.	534 S.F.	14,089 S.F.
5	14,884 S.F.	871 S.F.	14,013 S.F.
6	16,362 S.F.	1,193 S.F.	15,169 S.F.

MIHU TRACKING CHART

TOTAL NUMBER OF LOTS/UNITS	5
NUMBER OF MIHU REQUIRED	1
NUMBER OF MIHU PROVIDED ONSITE (EXEMPT FROM APFO ALLOCATIONS)	0
NUMBER OF APFO ALLOCATION REQUIRED (REMAINING LOTS/UNITS)	5
MIHU FEE-IN-LIEU (INDICATED LOT/UNIT NUMBERS)	3-7

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

Gary E. Lane
GARY E. LANE, PLS
09/19/24
DATE

CLARKSVILLE RIDGE PROFESSIONAL CENTER LLC.
OWNER

AREA TABULATION (TOTAL)

NUMBER OF BUILDABLE LOTS	5
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	5
AREA OF BUILDABLE LOTS	1.72AC±
AREA OF BULK PARCELS	0AC±
AREA OF OPEN SPACE LOTS	0AC±
AREA OF ROADWAY	0AC±
TOTAL AREA	1.72AC±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

Richard J. Quinn
HOWARD COUNTY HEALTH OFFICER
9/21/24
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Paul Clark
CHIEF, DEVELOPMENT ENGINEERING DIVISION
10-3-24
DATE

[Signature]
DIRECTOR
10/3/24
DATE

DEVELOPER/OWNER

CLARKSVILLE RIDGE PROFESSIONAL CENTER LLC.
8318 FORREST STREET - SUITE 200
ELLCOTT CITY, MD 21043
PHONE 410-992-4600

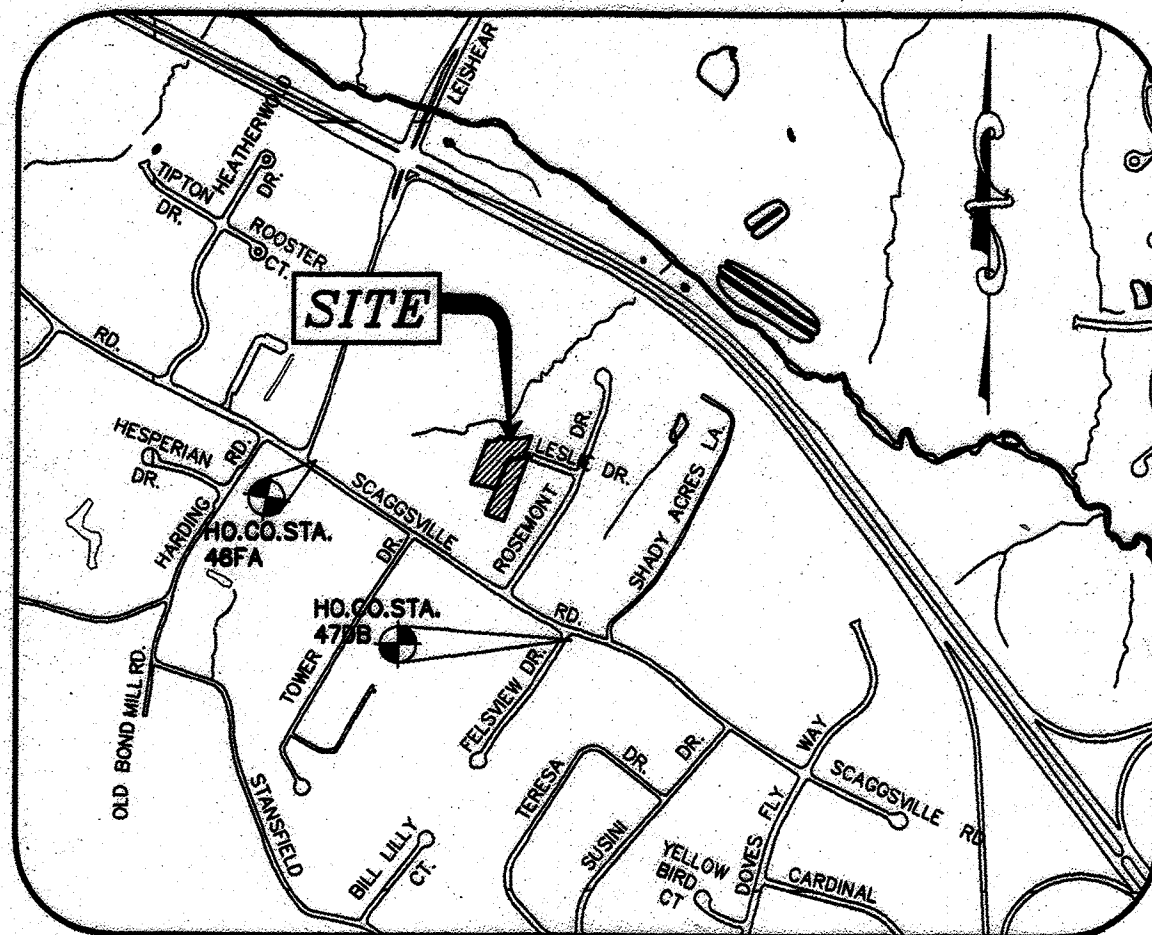
WE, CLARKSVILLE RIDGE PROFESSIONAL CENTER LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWER, DRAIN, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAIN 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 FLOODPLAIN, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY 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 ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 12 DAY OF September, 2024

[Signature]
CLARKSVILLE RIDGE PROFESSIONAL CENTER LLC.

WITNESS

- THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, ALTERNATIVE COMPLIANCE PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- A DESIGN MANUAL WAIVER TO SECTION 1.1D.2 OF DESIGN MANUAL VOLUME III HAS BEEN APPROVED ON JULY 28, 2020, SUBJECT TO THE FOLLOWING:
 - THE TEE SHOULD BE IMPROVED TO MEET THE CURRENT STANDARDS OF A PERMANENT TEE TURNAROUND.
 - INCLUDE A SIGNING PLAN FOR "NO PARKING IN TEE TURNAROUND" AS WELL AS WHITE OR BROWN RANGE OF ADDRESS SIGN.
 - IMPROVEMENTS MUST BE MADE WITHIN THE PUBLIC RIGHT-OF-WAY TO APPROPRIATELY CONVEY RUNOFF TO ELIMINATE DISCHARGE FROM THE PUBLIC ROAD FLOWING INTO THE PRIVATE DRIVEWAY.
- A COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON APRIL 16, 2019 AT 6:00 PM AT THE SAVAGE LIBRARY.
- NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS.
- A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOT 1 AND FUTURE SUBDIVISION OF NON-BUILDABLE BULK PARCELS A & B WAS RECORDED WITH PLAT 26323 IN MARYLAND LAND RECORDS AT LIBER 21979 FOLIO 300 AND INCLUDES LOTS 3-7 CREATED WITH THE RECORDATION OF THIS PLAT.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM LOT AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.



VICINITY MAP ADC MAP: 39, GRID F-4
SCALE: 1"=1000'

- THIS PROJECT IS SUBJECT TO ALTERNATIVE COMPLIANCE WP-21-145 OF SECTION 16.120(C)(2). A REQUEST TO ALLOW THE SUBDIVISION OF PARCEL 277 WITHOUT INCLUDING PARCEL 36 IN THE SUBDIVISION. PARCELS 277 AND 36 WERE CREATED BY DEED INSTEAD OF GOING THROUGH THE SUBDIVISION PROCESS TO ULTIMATELY RECORD A PLAT. IT WAS APPROVED BY THE DIRECTOR OF PLANNING AND ZONING, ON AUGUST 12, 2021. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - INCLUDE FILE NUMBER WP-21-145, SECTIONS, SUMMARY OF REQUEST, DECISION, DATE OF DECISION AND CONDITIONS OF APPROVAL ON ALL SUBSEQUENT PLAN SUBMISSIONS FOR THE SUBDIVISION FINAL PLANS AND SITE DEVELOPMENT PLANS.
 - APPROVAL OF THIS ALTERNATIVE COMPLIANCE IS FOR THE FINAL PLANS DEVELOPING PIERCE PROPERTY PER THE APPROVED SP-20-004 ONLY. APPROVAL IS ONLY VALID AS LONG AS THE APPROVED SP-20-004 AND RELATED FINAL PLANS ARE BEING PROCESSED. SHOULD ANY OF THE PLANS BECOME VOID FOR FAILURE TO MEET MILESTONES OR WITHDRAWN BY THE APPLICANT, WP-21-145 WILL ALSO BE VOIDED.
 - THE APPLICANT MUST SEND A COPY OF THIS APPROVAL TO THE OWNERS OF PARCEL 36 VIA CERTIFIED MAIL, IN ORDER TO NOTIFY THEM OF THIS ACTION.
 - NOTE: WP-21-039 WAS APPROVED UNDER SP-20-004. THE CONDITIONS WERE MET AND HAS NO IMPACT ON THIS SUBDIVISION. THIS INFORMATION HAS BEEN ADDED TO OUTLINE THE PROJECT HISTORY. CONDITIONS WERE MET WITH THE RECORDING OF PLAT 26323, F-21-039.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT. THE SITE DOES NOT FALL WITHIN THE LOCATION GUIDELINES OUTLINED BY HOWARD COUNTY.

GENERAL NOTES

- SUBJECT PROPERTY ZONED "R-20" PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- PROJECT BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT APRIL 2019 BY MILDENBERG, BOENDER & ASSOC., INC.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 46DA & 47DB.
 - STA. No. 46FA N 535,140.866 E 1,346,962.690 EL. 403.650
 - STA. No. 47DB N 534,316.917 E 1,348,131.250 EL. 398.560
- DENOTES AN IRON PIN, OR IRON PIPE FOUND.
○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
□ DENOTES CONCRETE MONUMENT FOUND.
BRL DENOTES BUILDING RESTRICTION LINE.
- ALL AREAS ARE MORE OR LESS.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
- FOREST STAND AND WETLAND DELINEATION PERFORMED BY ECO-SCIENCE, INC. IN APRIL 2019.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISION OF SECTION 16.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWERAGE ALLOCATION WILL BE GRANTED AT TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- SITE DEVELOPMENT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLINGS ON ALL LOTS.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED VIA MICRO-SCALE PRACTICES. STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED. A STORMWATER MANAGEMENT MAINTENANCE AGREEMENT WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
 - B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2").
 - C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.
 - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN 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.
- PER SECTION 16.121(a) OF THE HOWARD COUNTY SUBDIVISION AND LAND USE REGULATIONS, OPEN SPACE FOR THIS SUBDIVISION HAS BEEN PROVIDED THROUGH THE CREATION OF OPEN SPACE LOT 2 UNDER F-21-039.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED UNDER CONTRACT #24-1233-D.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION WAS FULFILLED UNDER F-21-039.
- LANDSCAPING FOR THIS SUBDIVISION HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL UNDER F-21-039.
- THIS DEVELOPMENT IS DESIGNATED TO BE IN ACCORDANCE WITH SECTION 16.127 RESIDENTIAL INFILL DEVELOPMENT OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, INCLUDING THE USE-IN-COMMON DRIVEWAY AND FRONT YARD SETBACK. THE DEVELOPER OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BERMS, FENCES, SIMILAR HOUSE TYPES, AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSE.
- THIS PROJECT IS SUBJECT TO ALTERNATIVE COMPLIANCE WP-20-013 OF SECTION 16.120(C)(2), 16.121(A)(2) AND 16.1205(A)(3). ON APRIL 2, 2020 AND PURSUANT TO SECTION 16.1216, THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING, DIRECTOR OF THE DEPARTMENT OF RECREATION AND PARKS AND ADMINISTRATOR OF THE OFFICE OF COMMUNITY SUSTAINABILITY CONSIDERED AND APPROVED YOUR REQUEST FOR A VARIANCE WITH RESPECT TO SECTION 16.1205(A)(3) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO REMOVE 9 SPECIMEN TREES IN ORDER TO PROVIDE ACCESS TO AND DEVELOP THE PROPERTY WITH 6 SINGLE FAMILY DETACHED LOTS AND AN OPEN SPACE LOT TO BE DEDICATED TO HOWARD COUNTY, ON APRIL 20, 2020, AND PURSUANT TO SECTION 16.104, THE DIRECTOR OF PLANNING AND ZONING CONSIDERED AND APPROVED YOUR REQUEST FOR ALTERNATIVE COMPLIANCE WITH RESPECT TO SECTIONS 16.121(A)(2)** AND SECTION 16.120(C)(2) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO REDUCE THE MINIMUM LOT SIZE TO 14,000 SQUARE FEET AND DEDICATE 30% OF THE GROSS ACREAGE (1.78 ACRES) AS OPEN SPACE TO HOWARD COUNTY CONTAINING A STREAM, WETLANDS AND STEEP SLOPES AND TO ALLOW THE EXISTING HOUSE TO CONTINUE ACCESS THROUGH PARCEL 36 TO SCAGGSVILLE ROAD INSTEAD OF FROM ITS PUBLIC ROAD FRONTAGE ONTO LESLIE DRIVE. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - INCLUDE ALTERNATIVE COMPLIANCE APPLICATION FILE NUMBER WP-20-013, DATE OF APPROVAL AND CONDITIONS OF APPROVAL ON ALL RELATED PLAN SUBMISSIONS.
 - APPROVAL OF RELIEF OF SECTION 16.120(C)(2) ONLY APPLIES TO LOT 6* AND THE EXISTING HOUSE (AS SHOWN ON LOT 1 OF PLAT 26323-4). INCLUDE A GENERAL NOTE ON THE FINAL PLAN AND PLAT THAT MANDATES SHOULD THE EXISTING HOUSE BE DEMOLISHED OR DESTROYED, AND A NEW HOUSE BUILT, THE ACCESS THROUGH PARCEL 36 EXPIRES AND THE LOT SHALL GAIN ACCESS TO LESLIE DRIVE VIA THE SHARED DRIVEWAY. INCLUDE THAT A PLAT OF REVISION MAY BE NEEDED TO CHANGE THE HOUSE ORIENTATION AND SETBACKS.
 - THE ENVIRONMENTAL FEATURES MUST BE WHOLLY CONTAINED WITHIN AN OPEN SPACE LOT THAT IS DEDICATED TO THE HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS.
 - ALL REMOVED SPECIMEN TREES SHALL BE REPLACED WITH NATIVE TREES OF 2.5" CALIPER AT A 2:1 RATIO. SHOW THE REPLACEMENT TREES WITH A NOTE REFERENCING WP-20-013 ON FUTURE PLAN SUBMISSIONS.
 - ALL FUTURE PLAN SUBMISSIONS SHALL CLEARLY LABEL THE REMAINING SPECIMEN TREES AND INCLUDE A NOTE REQUIRING THE SPECIMEN TREES BE MAINTAINED IN PERPETUITY. FURTHER, SHOULD A SPECIMEN TREE PERISH, REPLACEMENT TREES OF 4" CALIPER OR GREATER SHALL BE PLANTED AT 2:1 AS MITIGATION AND A REDLINE TO THE APPROVED SDP SHALL BE PROCESSED TO REFLECT THE CHANGES.
 - INCLUDE THE TREE PRESERVATION METHODS OUTLINED IN THE FEBRUARY 16, 2020 RECOMMENDATIONS LETTER FROM T.D. MAYER CONSULTING ON THE SITE DEVELOPMENT PLANS AND CONSTRUCTION DRAWINGS.
 - THE SEQUENCE OF OPERATION SHALL INCLUDE CONTACTING DPZ STAFF TO BE PRESENT TO OBSERVE AND VERIFY ROOT PRUNING, DEEP ROOT FERTILIZATION, AND POST CONSTRUCTION TREE PROTECTIONS.

SINCE THE APPROVAL OF WP-20-013, THE LOTS WERE RENUMBERED. THE APPROVAL IS FOR LOT 6 AS SHOWN ON SP-20-004 AND IS NOW SHOWN ON THIS PLAT AS LOT 1 PLAT 26323.

ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON-BUILDABLE BULK PARCELS "A" AND "B" OF PIERCE PROPERTY LOT 1, OPEN SPACE LOT 2 AND NON-BUILDABLE BULK PARCELS "A" & "B", PLAT #26323-24 INTO PIERCE PROPERTY LOTS 3 THRU 7.

OWNER'S STATEMENT

SURVEYOR'S CERTIFICATE

RECORDED AS PLAT 26698 ON 10-15-24 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

RESUBDIVISION PLAT
PIERCE PROPERTY
LOTS 3 THRU 7
A RESUBDIVISION OF NON-BUILDABLE
BULK PARCELS A & B
SHEET 1 OF 2

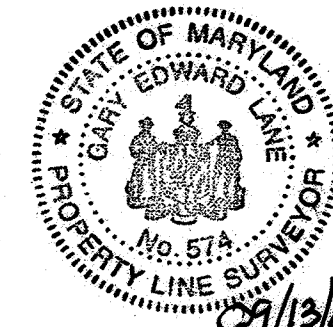
TAX MAP 46
PARCEL 277
GRID 12
DPZ FILE#S: ECP-19-056, WP-20-013, WP-21-145, SP-20-004, F-21-039

6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
EX. ZONING R-20

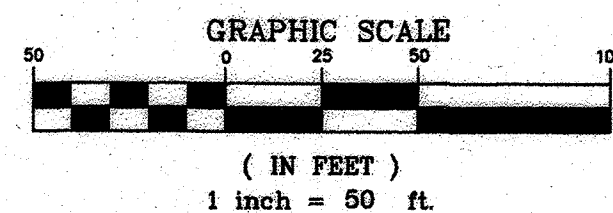
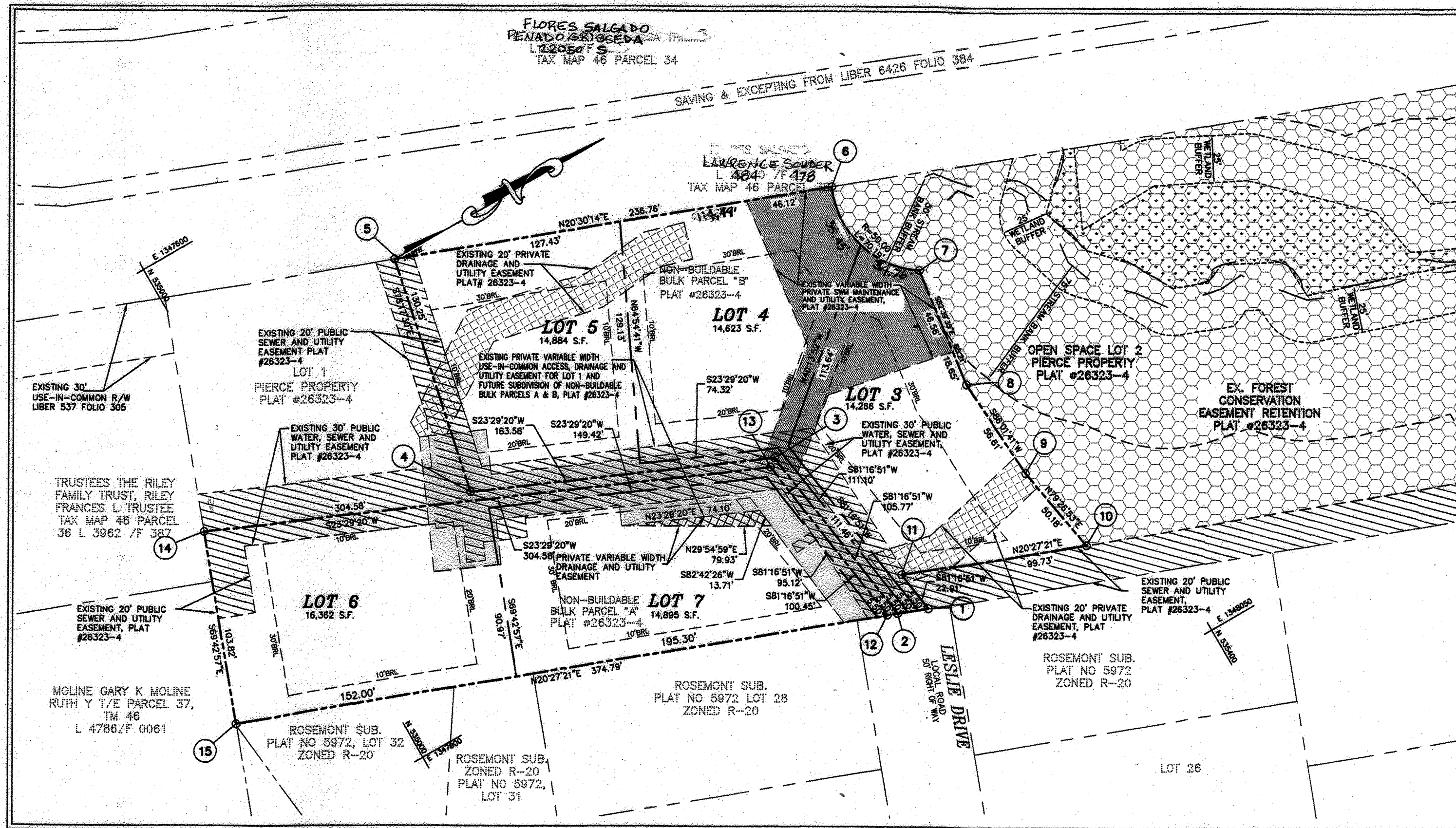
SCALE: AS SHOWN
DATE: SEPTEMBER 2024

MILDENBERG, BOENDER & ASSOC., INC.

Engineers Planners Surveyors
8318 FORREST ST. ELLCOTT CITY, MD 21043
(410) 997-0296 Tel. contact@mba-eng.com e-mail



Gary E. Lane
GARY E. LANE, PLS NO. 574
EXPIRATION: 3/21/25
DATE: 09/13/24



- LEGEND**
- PRIVATE VARIABLE WIDTH USE-IN-COMMON ACCESS, DRAINAGE AND UTILITY EASEMENT—ADDED WITH THIS PLAT.
 - AREA OF WETLANDS
 - EXISTING FOREST CONSERVATION EASEMENT, PLAT #26323-4
 - EXISTING VARIABLE WIDTH PRIVATE SWM MAINTENANCE AND UTILITY EASEMENT, PLAT #26323-4
 - EXISTING PRIVATE DRAINAGE AND UTILITY EASEMENT, PLAT #26323-4
 - EXISTING PUBLIC SEWER AND WATER EASEMENT, PLAT #26323-4
 - EXISTING PRIVATE VARIABLE WIDTH USE-IN-COMMON ACCESS, DRAINAGE AND UTILITY EASEMENT FOR LOT 1 AND FUTURE SUBDIVISION OF NON-BUILDABLE BULK PARCELS A & B AND FUTURE LOTS 3-7, PLAT #26323-4, L 21979F 300.

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

Gary E. Lane
GARY E. LANE, PLS
DATE: 09/13/24

Gary E. Lane
CLARKSVILLE RIDGE PROFESSIONAL CENTER LLC
OWNER
DATE: 9/12/24

AREA TABULATION (TOTAL)

NUMBER OF BUILDABLE LOTS	5
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	5
AREA OF BUILDABLE LOTS	1.72AC±
AREA OF BULK PARCELS	0AC±
AREA OF OPEN SPACE LOTS	0AC±
AREA OF ROADWAY	0AC±
TOTAL AREA	1.72AC±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
Michael J. Cain
HOWARD COUNTY HEALTH OFFICER
DATE: 9/29/24

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Paul P. ...
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 10-3-24
[Signature]
DIRECTOR
DATE: 10/3/24

DEVELOPER/OWNER
CLARKSVILLE RIDGE PROFESSIONAL CENTER LLC
8318 FORREST STREET - SUITE 200
ELLCOTT CITY, MD 21043
PHONE 410-992-4600

OWNER'S STATEMENT

WE, CLARKSVILLE RIDGE PROFESSIONAL CENTER LLC, 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 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWER, DRAIN, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAIN 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 FLOODPLAIN, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY 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 ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 12 DAY OF September, 2024

[Signature]
CLARKSVILLE RIDGE PROFESSIONAL CENTER LLC
WITNESS
[Signature]

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND. THAT IT IS A RESUBDIVISION OF THAT LAND CONVEYED BY HOWARD LAND INVESTORS LLC TO CLARKSVILLE RIDGE PROFESSIONAL CENTER LLC BY DEED DATED SEPTEMBER 12, 2023, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 22112 AT FOLIO 69), AND THAT ALL 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.

Gary E. Lane
GARY E. LANE, PLS NO. 574
EXPIRATION: 3/21/25
DATE: 9/13/24

RECORDED AS PLAT 26699 ON 10-15-24 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

RESUBDIVISION PLAT
PIERCE PROPERTY
LOTS 3 THRU 7
A RESUBDIVISION OF NON-BUILDABLE
BULK PARCELS A & B
SHEET 2 OF 2

TAX MAP 46
PARCEL 277
GRID 12
DPZ FILE#S: ECP-19-056, WP-20-013, WP-21-145, SP-20-004, F-21-039

6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
EX. ZONING R-20

SCALE: 1"=50'
DATE: SEPTEMBER 2024

MILDENBERG, BOENDER & ASSOC., INC.
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