

GENERAL NOTES

1. DENOTES 4" X 4" X 30" CONCRETE MONUMENT TO BE SET.
 DENOTES 3/8" X 30" PIPE OR STEEL MARKER TO BE SET.
 DENOTES STONE FOUND.
 DENOTES IRON PIPE FOUND.
2. COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 3032001 AND 3032002
3. BRL INDICATES BUILDING RESTRICTION LINE.
4. SUBJECT PROPERTY ZONED RC/DEO PER 02/01/04 COMPREHENSIVE ZONING PLAN. ALL AREAS ON THIS PLAN ARE "MORE OR LESS".
5. THIS REVISION PLAN IS BASED ON THE SUBDIVISION PLAN OF CHASE FARM RECORDED AS PLAT 12067 ON 3/7/96 AMONG THE LAND RECORDS OF HOWARD COUNTY. BOUNDARY SURVEY WAS VERIFIED ON OR ABOUT JULY, 1994 BY TSA GROUP, INC.
6. FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND ROAD RIGHT-OF-WAY LINE AND NOT THE FLAG OR PIPE STEM LOT DRIVEWAY.
7. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 a) WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE).
 b) SURFACE - 8" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN).
 c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
 d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 f) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

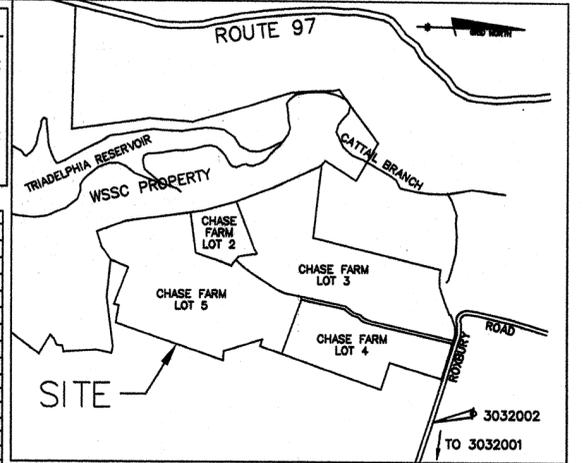
9. THIS PLAN IS SUBJECT TO THE FOLLOWING WAIVERS TO THE SUBDIVISION REGULATIONS AS PER WP-94-102, APPROVED JUNE 20, 1994, SECTION 18.115(b) AND (d) WAIVER TO DELINEATING FLOODPLAIN ON THE PLAT OR DEEDING FLOODPLAIN TO THE COUNTY SECTION 18.116 (a) (4) WAIVER TO DELINEATING WETLANDS, WETLAND BUFFERS, STREAMS AND STREAM BUFFERS. SECTION 18.124 WAIVER TO LANDSCAPING AMENDED AMENDED 1/25/96 TO ALLOW FOR THE CREATION OF A 40,000 SF BUILDING SITE TO BE DESIGNATED ON LOT 5
10. THESE LOTS ARE SUBJECT TO A DEED OF EASEMENT TO THE MARYLAND ENVIRONMENTAL TRUST AS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 898 AT FOLIO 225.
11. THIS AREA DESIGNATES A PRIVATE SEWER EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY MARYLAND STATE DEPARTMENT OF THE ENVIRONMENTAL FOR INDIVIDUAL SEWER DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWER EASEMENTS. RECORDED OF MODIFIED SEWER EASEMENT SHALL NOT BE NECESSARY. PERCOLATION TEST HOLE, AS SHOWN HEREON, HAVE BEEN FIELD LOCATED.
12. FOREST CONSERVATION SURETY FOR THE 2.3560 AC. REFORESTATION REQUIREMENT WILL BE PAID WITH F-03-223 WHITETAIL WOODS II.

13. 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, STORMDRAINS, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, AND 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 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 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.
14. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REFORESTATION REQUIREMENTS FOR F-03-223, WHITETAIL WOODS II IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL. NO GRADING, CLEARING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT SHOWN HEREON, HOWEVER, FOREST MANAGEMENT PRACTICES, AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT, ARE ALLOWED.
15. THIS PLAN OF REVISION FOR CHASE FARM, LOT 5 IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vi) OF THE HOWARD COUNTY CODE.

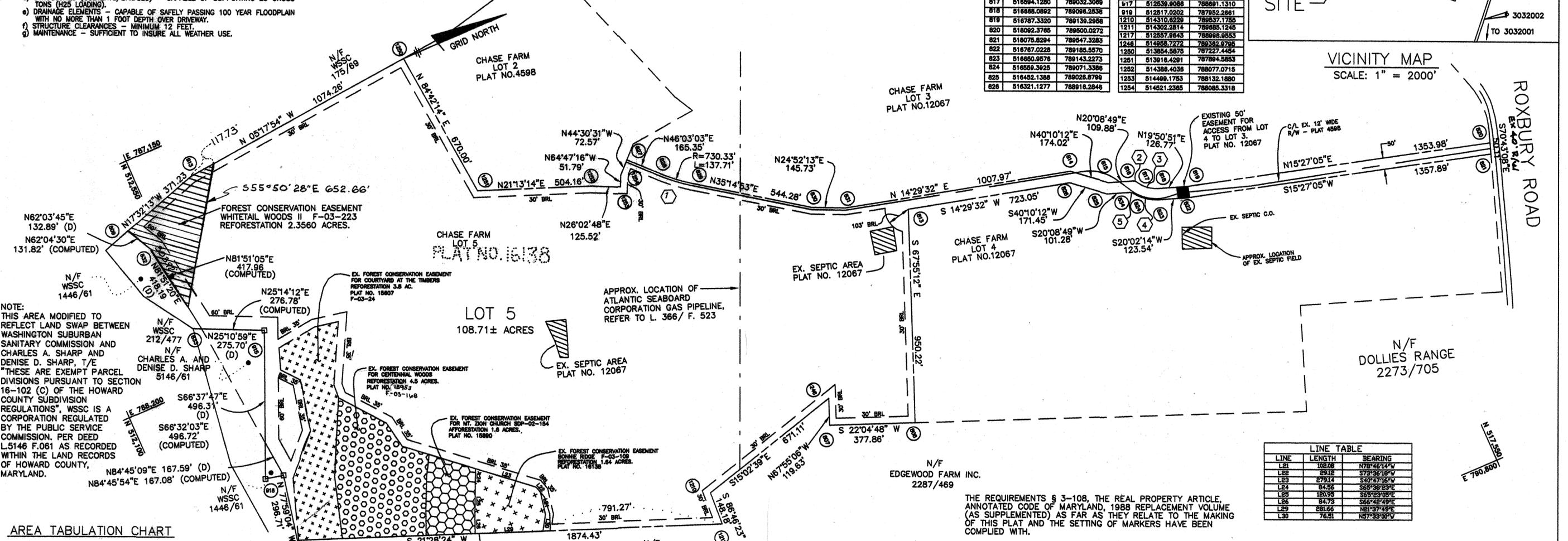
BENCH MARKS-(NAD'83)
 HO. CO. #3032001 EL. 557.935
 CONC. MONUMENT ON THE SOUTH SIDE
 OF ROXBURY ROAD 0.8 MILES EAST
 OF DOBNEY HILL ROAD
 N 517157.209 E 792017.994
 HO. CO. #3032002 ELEV 551.456
 CONC. MONUMENT ON THE SOUTH SIDE
 OF ROXBURY ROAD 0.8 MILES EAST
 OF DOBNEY HILL ROAD
 N 517878.343 E 791180.054

COORDINATE CHART (NAD'83)

No.	NORTH	EAST
807	514913.7553	789473.8340
808	515283.9021	789615.8707
809	512430.9439	787438.5004
810	516821.0877	788735.3417
811	516344.8730	788870.7272
812	516477.6469	788982.6795
813	516580.8003	789020.8242
814	516584.1280	789032.3089
815	516688.0682	789056.2538
816	516787.3320	789136.2988
817	518092.3785	789500.0272
818	518075.8294	789547.3283
819	518787.0228	789185.5570
820	518660.8578	789143.2273
821	518659.3925	789071.3386
822	518482.1388	789026.8796
823	516321.1277	788918.2848
824	514585.8573	788041.4700
825	514887.7487	788183.5080
826	514782.0988	788243.0781
827	515236.9809	788557.1923
828	515388.7785	788618.4831
829	512482.8778	787854.8730
830	512651.8514	787988.0408
831	516547.2203	789081.7832
832	512784.9196	787326.6418
833	512802.2829	789086.7243
834	512539.9088	788981.1310
835	512617.0202	787952.2681
836	514310.8229	788537.1753
837	514302.2814	788685.1246
838	512857.9843	788988.8553
839	514958.7272	789327.9798
840	513854.5878	787227.4464
841	513918.4281	787894.5853
842	514386.4038	788077.0718
843	514469.1753	788132.1880
844	514521.2365	788065.3318



VICINITY MAP
 SCALE: 1" = 2000'



NOTE:
 THIS AREA MODIFIED TO REFLECT LAND SWAP BETWEEN WASHINGTON SUBURBAN SANITARY COMMISSION AND CHARLES A. SHARP AND DENISE D. SHARP, T/E THESE ARE EXEMPT PARCEL DIVISIONS PURSUANT TO SECTION 16-102 (C) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS. WSSC IS A CORPORATION REGULATED BY THE PUBLIC SERVICE COMMISSION. PER DEED L.5146 F.061 AS RECORDED WITHIN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
BUILDABLE	1
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	108.71± AC.
BUILDABLE	108.71± AC.
NON-BUILDABLE	0.00 AC.
OPEN SPACE	0.00 AC.
PRESERVATION PARCELS	0.00 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	108.71± AC.

CURVE DATA TABLE

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
1	730.33'	137.71'	10°48'12"	69.06'	N40°38'58"E 137.50'
2	25.00'	17.98'	41°12'00"	9.40'	N40°44'49"E 17.59'
3	139.59'	99.89'	41°00'01"	52.19'	N40°50'48"E 97.77'
4	187.37'	118.37'	36°11'50"	61.24'	S38°08'09"W 116.41'
5	25.00'	15.75'	36°05'15"	8.14'	S38°11'27"W 15.49'

LINE TABLE

LINE	LENGTH	BEARING
LE1	102.08	N78°46'14"W
LE2	89.12	S78°36'18"W
LE3	879.14	S40°47'16"W
LE4	81.55	S65°29'23"E
LE5	181.98	S33°52'09"E
LE6	84.73	S65°42'49"E
LE7	881.66	N61°37'49"E
LE8	76.51	N57°33'00"W

MINIMUM LOT SIZE CHART

LOT	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
5	108.71± AC	3.00± AC	105.71± AC

THE REQUIREMENTS § 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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS.
 HOWARD COUNTY HEALTH DEPARTMENT
Robert J. Walden 1/27/05
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
 CHIEF, DEVELOPMENT ENGINEERING DIVISION *ya* 2/16/05 DATE
 DIRECTOR *Mark C. Keane* 2/28/05 DATE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAN SHOWN HEREON IS CORRECT; THAT IT IS PART OF THE LAND CONVEYED BY CHARLES GERALD ZEPP AND LINDA COLLINS ZEPP TO CHARLES A. SHARP AND DENISE D. SHARP BY DEED DATED FEBRUARY 16, 1994 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 3170 AT FOLIO 274 AND PART OF THE LAND CONVEYED BY CHARLES A. SHARP TO DENISE D. SHARP BY DEED DATED AUGUST 18, 1994 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3342 AT FOLIO 0088 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 NOW AMENDED.
Mark C. Martin 11/9/2004
 MARK C. MARTIN
 PROFESSIONAL LAND SURVEYOR NO. 10884

OWNER'S DEDICATION
 CHARLES A. AND DENISE D. SHARP OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAN 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-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 AND 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, WITNESS OUR HANDS THIS 9 DAY OF NOVEMBER, 2004.
Charles A. Sharp 11-9-04
 CHARLES A. SHARP DATE
Denise D. Sharp 11-9-04
 DENISE D. SHARP DATE
Mark C. Keane 11/9/04
 WITNESS DATE
Mark C. Keane 11/9/04
 WITNESS DATE

THE SOLE AND ONLY PURPOSE OF THIS PLAN IS TO RECORD A FOREST CONSERVATION EASEMENT ON LOT 5, CONSISTING OF 2.3560 ACRES OF REFORESTATION TO SATISFY OFF-SITE FOREST CONSERVATION OBLIGATIONS REQUIRED UNDER F-03-223, WHITETAIL WOODS II.
 RECORDED AS PLAT NO. 17279
 ON 3/2/05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
CHASE FARM LOT 5
 WP-94-102, F-80-99, F-95-178, F-03-24, F-03-168, F-03-149, F-04-011.
 4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 21, GRID: 21
 PARCEL: 191
 ZONED: RC/DEO
 SCALE: 1" = 300'
 DATE: NOVEMBER 8, 2004
 SHEET: 1 OF 1

