

| MINIMUM LOT SIZE TABLE |               |               |                  |
|------------------------|---------------|---------------|------------------|
| LOT NO.                | GROSS AREA    | PIPESTEM AREA | MINIMUM LOT SIZE |
| 8                      | 14,175 sq.ft. | 175 sq.ft.    | 14,000 sq.ft.    |
| 9                      | 15,163 sq.ft. | 1,156 sq.ft.  | 14,007 sq.ft.    |

**CURVE TABLE**

| CURVE | LENGTH | RADIUS | DELTA     | TANGENT | BEARING     | CHORD  |
|-------|--------|--------|-----------|---------|-------------|--------|
| C1    | 24.24' | 50.00' | 27°46'23" | 12.36'  | N89°25'15"E | 24.00' |

**COORDINATE TABLE**

| NO. | NORTHING    | EASTING      |
|-----|-------------|--------------|
| 101 | 573166.6393 | 1369464.1939 |
| 102 | 573253.2385 | 1369539.5872 |
| 41  | 573297.4803 | 1369577.9845 |
| 42  | 573438.4686 | 1369478.4550 |
| 43  | 573449.5347 | 1369483.4797 |
| 44  | 573459.4572 | 1369461.6269 |
| 45  | 573448.3911 | 1369456.6022 |
| 46  | 573377.0206 | 1369376.9559 |

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

**LEGEND**

- PRIVATE USE-IN-COMMON DRIVEWAY ACCESS EASEMENT (REVISED)
- EXISTING PUBLIC TREE MAINTENANCE EASEMENT
- IPF  $\diamond$  DENOTES IRON PIPE OR ROD FOUND
- $\circ$  DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- $\blacksquare$  DENOTES CONCRETE MONUMENT FOUND.
- BRL DENOTES A BUILDING RESTRICTION LINE

**OWNER & DEVELOPER**

SUN MEADOW, L.C.  
5074 DORSEY HALL DRIVE, SUITE 205  
ELLCOTT CITY, MD 21042  
410-720-3021  
CONTACT: MICHAEL CHARLTON

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.

*Scott Shanaberger* 12/20/08  
G. SCOTT SHANABERGER, SURVEYOR DATE

*Russell Dickens* 12/23/08  
SUN MEADOW L.C. (RUSSELL DICKENS, MANAGER) DATE

**AREA TABULATION (THIS SHEET)**

|                            |                 |
|----------------------------|-----------------|
| NUMBER OF BUILDABLE LOTS   | 2               |
| NUMBER OF OPEN SPACE LOTS  | 0               |
| NUMBER OF LOTS OR PARCELS  | 2               |
| AREA OF BUILDABLE LOTS     | 0.674 AC. $\pm$ |
| AREA OF OPEN SPACE LOTS    | 0 AC. $\pm$     |
| AREA OF ROADWAY DEDICATION | 0 AC. $\pm$     |
| AREA                       | 0.674 AC. $\pm$ |

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

*B. Nijon for Peter Bzilewicz* 12/19/08  
HOWARD COUNTY HEALTH OFFICER 50 DATE 12/19/08

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Michael Charlton* 12/11/08  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Michael Charlton* 12/23/08  
DIRECTOR DATE

**OWNER'S STATEMENT**

SUN MEADOW, L.C., A VIRGINIA LIMITED LIABILITY COMPANY, OWNER 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 FLOODPLAINS 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 FLOODPLAINS, 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 23<sup>RD</sup> DAY OF December, 2008

*Russell Dickens*  
SUN MEADOW L.C. (RUSSELL DICKENS, MANAGER)

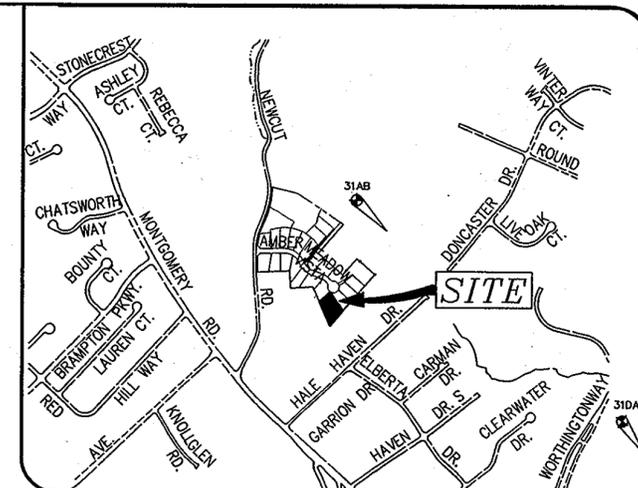
*Michael Charlton*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE PARCEL OF LAND, CONVEYED BY HERMAN FRANK RAYNE, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOSEPH R. IGLER, ESTATE NO. 15540 IN THE ORPHAN'S COURT OF HOWARD COUNTY, MARYLAND, AND DAVID W. HESLEY, PERSONAL REPRESENTATIVE OF THE ESTATE OF FRANK A. IGLER, ESTATE NO. 15226 IN THE ORPHAN'S COURT FOR HOWARD COUNTY, MARYLAND TO SUN MEADOW, L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JUNE 18, 2003 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 7301 FOLIO 583, 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.



*Scott Shanaberger* 12/23/08  
G. SCOTT SHANABERGER, PROF. L.S. NO. 10849 DATE



**VICINITY MAP**

SCALE: 1"=1000'  
ADC MAP 16, F-1

**GENERAL NOTES**

- THE USE-IN-COMMON MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY FOR LOTS 8 AND 9 SHALL BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD SIMULTANEOUSLY WITH THIS PLAT.
- THE PROPERTY IS ZONED R-20 PER THE 2/02/04 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
  - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2 INCH MINIMUM);
  - GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS;
  - STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25) LOADING;
  - DRAINAGE ELEMENTS - CAPABLE OF PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
  - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY RIGHT OF WAY LINE.
- LANDSCAPING FOR THIS SUBDIVISION WAS PREVIOUSLY PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN APPROVED UNDER F-07-083 IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- 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-07-083.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31AB & 31DA:
 

|               |               |                |               |
|---------------|---------------|----------------|---------------|
| STA. No. 31AB | N 573,984.47  | E 1,369,949.47 | ELEV. 499.938 |
| STA. No. 31DA | N 574,982.652 | E 1,372,145.08 | ELEV. 481.646 |

THE PURPOSE OF THIS PLAT IS TO EXTEND THE USE-IN-COMMON DRIVEWAY ACCESS EASEMENT FOR LOTS 8 AND 9.

RECORDED AS PLAT 20386 ON 12/31/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**PLAT OF REVISION  
AMBER MEADOW  
LOTS 8 AND 9**

SHEET 1 OF 1

TAX MAP 31 PARCEL 11 GRID 8  
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING R-20  
SCALE: 1"=50' DATE: DECEMBER, 2008  
DPZ FILE#S: S-04-004, P-06-002, F-07-083, PLAT NO'S. 20297-20300

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers, Planners, Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0298 Fax. (410) 997-0298 Fax.