

GENERAL NOTES

1. DENOTES 4" X 4" X 30" CONCRETE MONUMENT TO BE SET.
2. DENOTES 3/8" X 30" PIPE OR STEEL MARKER TO BE SET.
3. DENOTES STONE FOUND.
4. DENOTES IRON PIPE FOUND.
5. COORDINATES BASED ON NAD '27, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 3032001 AND 3032002.
6. BRL DENOTES BUILDING RESTRICTION LINE.
7. THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN AND AMENDED BY THE COMPREHENSIVE LITE AMENDMENT DATED 07/28/2006.
8. AREAS SHOWN HEREON ARE "MORE OR LESS".
9. THIS REVISION PLAT IS BASED ON THE SUBDIVISION PLAT 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.
10. 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.
11. 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 - 6" 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.
 - h) NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
12. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL.
13. IMPROVEMENTS OF ANY NATURE IN THIS EASEMENT ARE RESTRICTED. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDED OF A REVISED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
14. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT.
15. FOREST CONSERVATION SURVEY FOR THE 2.3560 AC. REFORESTATION REQUIREMENT WAS PAID WITH F-03-223 WHITTAKER WOODS 2.
16. 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.
17. THERE ARE NO WETLANDS ON SITE THAT WILL BE DISTURBED OR THAT WILL REQUIRE 401 AND 404 WETLANDS PERMITS FROM THE STATE OF MARYLAND.
18. TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.
19. THIS PLAT OF REVISION FOR CHASE FARM, LOT 5 IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vii) OF THE HOWARD COUNTY CODE.

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	0
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	108.71± AC.
BUILDABLE	0.00 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.

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

B. Nelson for Peter Beileron 6/8/2012
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

[Signature] 6/11/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 6/14/12
DIRECTOR DATE

10. THIS PLAT IS SUBJECT TO THE FOLLOWING WAIVERS TO THE SUBDIVISION REGULATIONS AS PER WP-94-102, APPROVED JUNE 20, 1994, SECTION 16.115(b) AND (d) WAIVER TO DELINEATING FLOODPLAIN ON THE PLAT OR DEEDING FLOODPLAIN TO THE COUNTY SECTION 16.116 (c) (4) WAIVER TO DELINEATING WETLANDS, WETLAND BUFFERS, STREAMS AND STREAM BUFFERS. SECTION 16.124 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

11. 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.

12. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL.

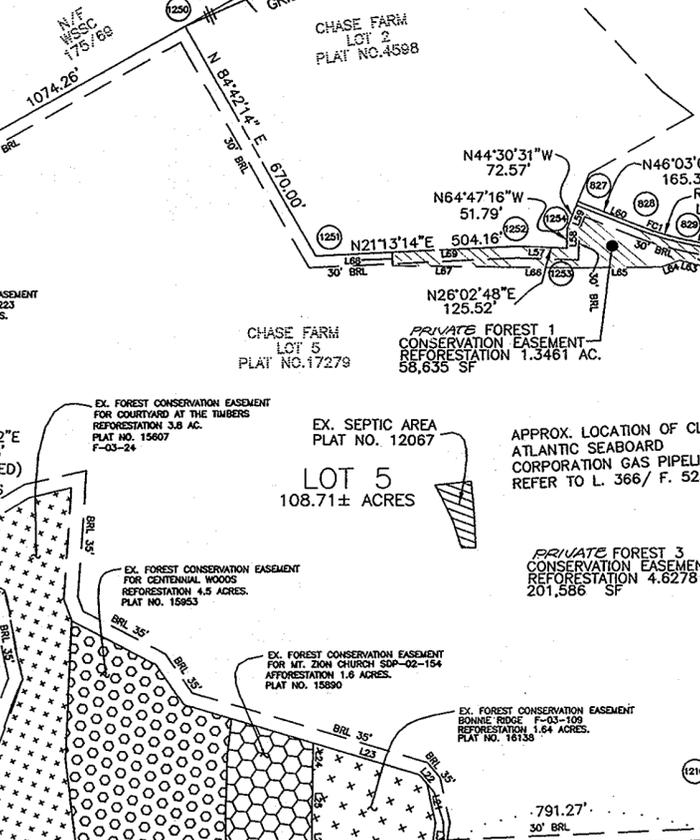
13. IMPROVEMENTS OF ANY NATURE IN THIS EASEMENT ARE RESTRICTED. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDED OF A REVISED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

14. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT.

15. FOREST CONSERVATION SURVEY FOR THE 2.3560 AC. REFORESTATION REQUIREMENT WAS PAID WITH F-03-223 WHITTAKER WOODS 2.

16. 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.

17. THERE ARE NO WETLANDS ON SITE THAT WILL BE DISTURBED OR THAT WILL REQUIRE 401 AND 404 WETLANDS PERMITS FROM THE STATE OF MARYLAND.



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'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND THAT IT IS A SUBDIVISION OF 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 AMENDED.

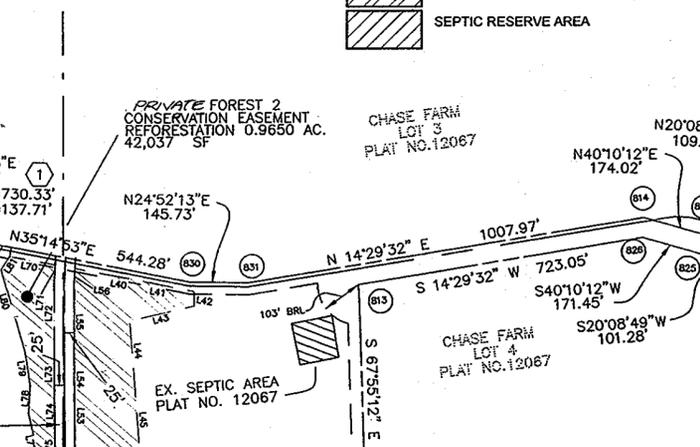
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2012.

[Signature] 5.17.12
THOMAS M. HOFFMAN, JR.
PROPERTY LINE SURVEYOR, MD REG. NO. 267

17. 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 LOT 5. ANY CONVEYANCES OF THE AFORESAID LOT SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOT. 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 EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.

18. TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.

19. THIS PLAT OF REVISION FOR CHASE FARM, LOT 5 IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vii) OF THE HOWARD COUNTY CODE.



LEGEND

- PRIVATE FOREST CONSERVATION EASEMENT
- SEPTIC RESERVE AREA

COORDINATE CHART (NAD83)

No.	NORTH	EAST
827	514565.8573	788041.4700
828	514687.7457	788153.5050
829	514792.0698	788243.0781
830	515236.5609	788557.1923
831	515368.7785	788616.4831
832	512492.6776	787554.9730
833	512551.9514	787968.9409
834	516547.2203	789061.7632
913	512764.9198	787326.6418
915	512802.2829	788068.7243
917	512539.8088	788691.1310
919	512517.0202	787952.2681
1210	514310.8229	789337.1755
1211	514302.2041	789265.1245
1217	512577.9843	788998.9553
1246	514958.7272	789352.9795
1250	513854.5875	787227.4454
1251	513916.4291	787894.5853
1252	514386.4036	789077.0715
1253	514499.1753	788132.1880
1254	514521.2365	788085.3116

OWNERS/DEVELOPER

CHARLES A. SHARP AND DENISE D. SHARP
3779 SHARP ROAD
GLENWOOD, MARYLAND 21738

ROBERT H. VOGEL ENGINEERING, INC.
8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043-4897
410-461-7666

OWNER'S CERTIFICATE

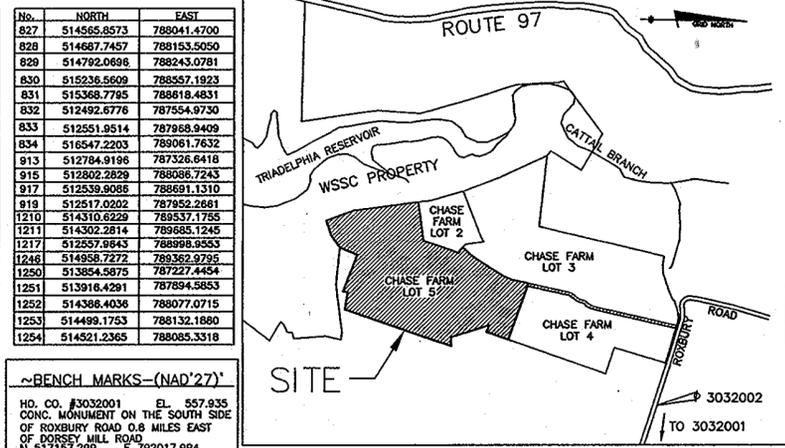
CHARLES A. AND DENISE D. SHARP OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS 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 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 17th DAY OF MAY, 2012.

[Signature] 5/17/12
CHARLES A. SHARP DATE

[Signature] 5/17/12
DENISE D. SHARP DATE

[Signature] 5/17/12
WITNESS DATE

[Signature] 5/17/12
WITNESS DATE



VICINITY MAP

SCALE: 1"=2000'
ADC MAP 4812, GRID D-10

BENCH MARKS-(NAD'27)

NO. CO. #3032001 EL. 557.935
CONC. MONUMENT ON THE SOUTH SIDE OF ROXBURY ROAD 0.8 MILES EAST OF DORSEY HILL ROAD
N 517157.299 E 792017.994

NO. CO. #3032002 ELV. 551.456
CONC. MONUMENT ON THE SOUTH SIDE OF ROXBURY ROAD 0.6 MILES EAST OF DORSEY HILL ROAD
N 517676.343 E 791160.054

FOREST CONSERVATION EASEMENT AREA 1

No.	LENGTH	BEARING
L57	125.52'	N26°02'48"E
L58	51.79'	N64°47'16"W
L59	72.57'	N44°30'31"W
L60	165.55'	N46°03'03"E
FC1	L=137.78'	R=730.33'
L61	65.57'	N35°14'53"E
L62	62.55'	S33°57'03"E
L63	62.86'	S38°12'46"W
L64	47.71'	S23°26'44"W
L65	215.30'	S23°24'57"W
L66	192.25'	S24°42'23"W
L67	267.21'	S24°42'23"W
L68	35.00'	N68°46'46"W
L69	313.14'	N21°13'14"E

FOREST CONSERVATION EASEMENT AREA 2

No.	LENGTH	BEARING
L70	116.55'	N34°40'41"E
L71	48.28'	S62°37'48"E
L72	181.82'	S66°57'18"E
L73	105.93'	S66°36'47"E
L74	81.55'	S66°52'27"E
L75	105.25'	S66°35'14"E
L76	35.00'	S63°24'46"W
L77	148.32'	N78°25'48"W
L78	78.54'	N63°19'44"W
L79	65.70'	N74°32'20"W
L80	218.83'	N82°02'31"W
L81	40.46'	N33°57'03"W

FOREST CONSERVATION EASEMENT AREA 3

No.	LENGTH	BEARING
L40	175.43'	N34°44'06"E
L41	128.67'	N35°27'28"E
L42	36.35'	S66°59'31"E
L43	166.68'	S10°39'35"W
L44	143.72'	S70°38'35"E
L45	211.37'	S70°36'24"E
L46	131.25'	S70°14'45"E
L47	194.06'	S69°39'59"E
L48	123.51'	N70°03'08"E
L49	74.76'	N19°23'58"E
L50	399.32'	S15°02'39"E
L51	197.38'	N75°43'47"W
L52	544.79'	N66°35'14"W
L53	81.56'	N66°52'27"E
L54	105.52'	N66°36'47"W
L55	179.28'	N66°57'12"E
L56	40.39'	N62°37'48"W

LINE TABLE

LINE	LENGTH	BEARING
L21	182.88'	N78°46'14"W
L22	231.12'	S73°35'18"W
L23	279.14'	S48°47'16"W
L24	84.36'	S65°38'23"E
L25	120.95'	S65°23'08"E
L26	84.73'	S65°42'49"E
L29	281.66'	N61°37'49"E
L30	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

RECORDED AS PLAT NO. 22004 ON 7/27/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION AND FOREST CONSERVATION PLAT OF EASEMENT

CHASE FARM LOT 5

DPZ REF'S: WP-94-102, F-80-99, F-95-178, F-03-24, F-03-168, F-03-149, CAP PROJ. N-3971-12
TAX MAP 27, GRID 3, PARCEL 191
4TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZONED RC-DEO

SCALE: 1" = 300' MAY 16, 2012

GRAPHIC SCALE: 300' 0 300' 600' 900'

SHEET 1 OF 1 CAP. PROJECT N-3971-12
F-12-090