

GENERAL NOTES

- IRON PINS SHOWN THIS: \emptyset
- 4"x4"x36" CONCRETE MONUMENTS SHOWN THIS: \square
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. DATED NOVEMBER, 1995.
- PROPERTY IS ZONED "R-20" AND "NEW TOWN" PER THE 10-18-93 COMPREHENSIVE ZONING PLAN.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: BA-95-60E, S-97-09, WP-98-20 (*) & FDP-205-A-1, F-98-26, BA-98-20E, WP-99-101 (*) & F-00-36.
- THE "ESTABLISHMENT OF MINIMUM BUILDING RESTRICTION LINES" IN THE OWNER'S DEDICATION, REFERS TO THE PURPOSES OF MEETING ZONING REQUIREMENTS, NOT FOR THE PURPOSE OF CREATING A RESTRICTION OF TITLE OR COVENANT.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION Nos. 35C5 AND 0025.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- PROPOSED LOT 1 IS SERVED BY EXISTING PUBLIC WATER AND SEWER LOCATED IN OWEN BROWN ROAD. PROPOSED LOT 2 IS SERVED BY EXISTING WELL AND SEPTIC SYSTEMS.
- BRL DENOTES BUILDING RESTRICTION LINE.
- STORMWATER MANAGEMENT WILL BE PROVIDED AT THE TIME OF SITE DEVELOPMENT PLAN.
- ANY REQUIRED IMPROVEMENTS ALONG OWEN BROWN ROAD SHALL BE ADDRESSED AT THE TIME OF SITE DEVELOPMENT PLAN.
- LIMIT OF WETLANDS SHOWN HEREON WERE APPROVED BY THE ARMY CORPS OF ENGINEERS BY LETTER DATED JULY 8, 1997.
- VEHICULAR ACCESS ONTO OWEN BROWN ROAD, FOR LOT 1, AND FREETOWN ROAD, FOR LOT 2, WILL BE RESTRICTED TO DRIVEWAY ENTRANCE LOCATIONS APPROVED ON THE SITE DEVELOPMENT PLAN FOR THE ELDERLY HOUSING FACILITY. ANY FUTURE RESUBDIVISION FOR RESIDENTIAL LOTS WILL REQUIRE CONSTRUCTION OF PUBLIC ROAD(S) OR THE FILING OF A WAIVER PETITION TO ALLOW ADDITIONAL DRIVEWAY ENTRANCES OTHER THAN THE EXISTING DRIVEWAY.

FLOODPLAIN ESMT. TABLE

PT. NO.	NORTH	EAST	ELEV.
1	557194.6	1345822.9	373.9
2	557181.1	1345879.2	372.5
3	557200.0	1345943.9	371.4
4	557254.8	1346005.2	370.3
5	557280.8	1346148.4	368.7
6	557277.8	1346167.3	368.5
7	557333.6	1346194.3	366.5
8	557344.0	1346205.7	366.5
9	557354.4	1346244.9	366.5
10	557352.8	1346287.2	366.5
11	557310.4	1346340.4	366.5
12	557302.3	1346367.7	366.5
13	557284.0	1346395.3	366.5
14	557182.4	1346066.5	369.3
15	557162.6	1346043.5	370.5
16	557120.0	1345966.5	371.5
17	557095.2	1345946.6	371.7
18	557066.2	1345964.5	371.8
19	557081.6	1345913.4	372.3
20	557117.0	1345776.6	373.8
21	557131.5	1345750.6	374.2

CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1006-1007	680.00'	118.07'	59.18'	117.92'	N 52°54'13" W	09°56'54"
1012-1000	5729.58'	105.10'	52.55'	105.10'	N 62°10'59" E	01°03'04"
1103-1102	4583.66'	162.69'	81.36'	162.69'	S 62°42'36" W	02°02'01"
1100-1007	680.00'	201.53'	101.51'	200.79'	S 66°22'04" E	16°58'49"

TABULATION OF FINAL PLAT

- TOTAL NUMBER OF LOTS TO BE RECORDED: 2
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 2
- TOTAL AREA OF BUILDABLE LOT TO BE RECORDED: 17.5939 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 0
- TOTAL AREA OF ROADWAY TO BE RECORDED: 0.2025 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 17.7964 AC.

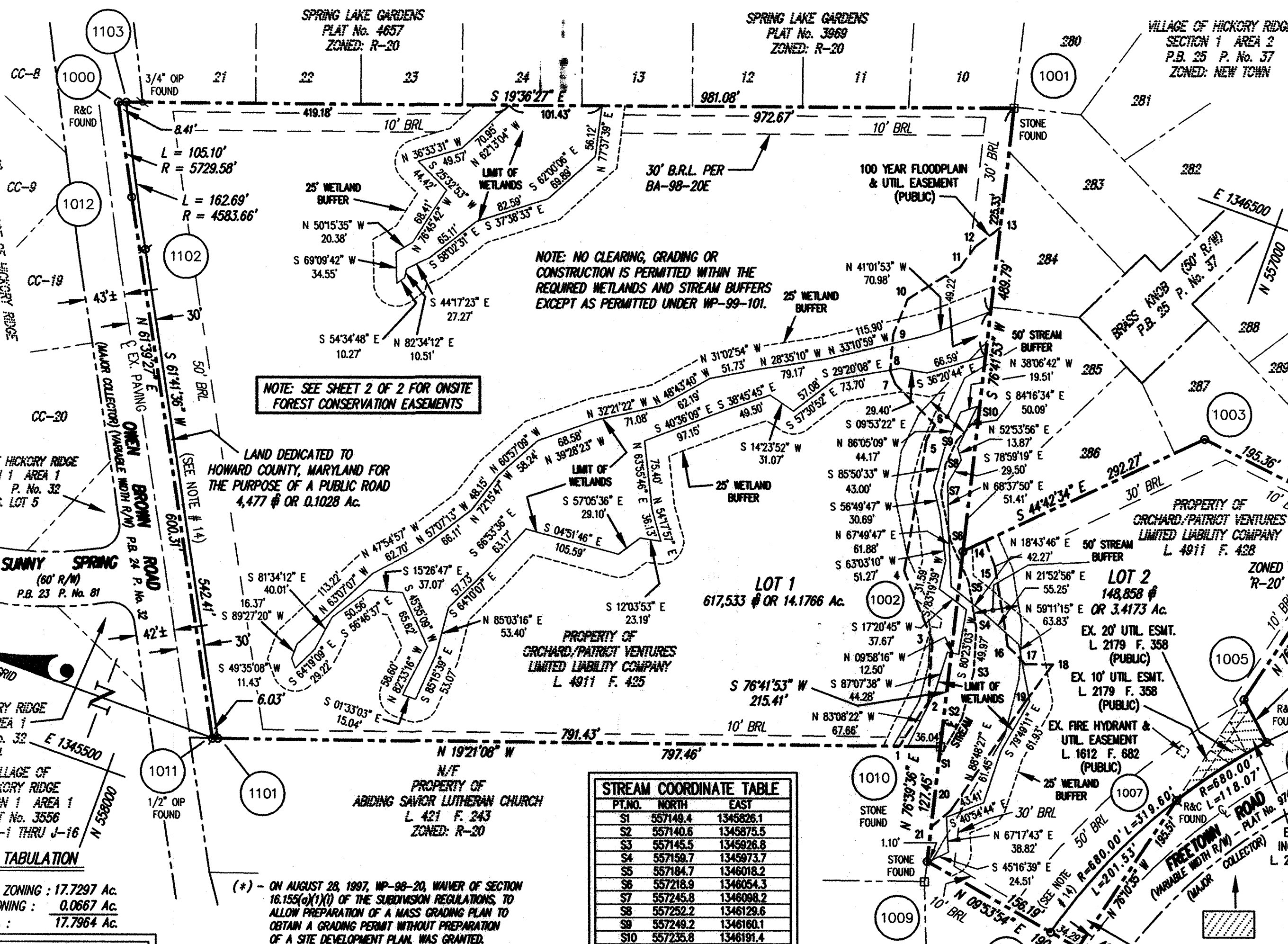
APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

David J. Waterhouse 3-23-01
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

John P. Smith 3/20/01
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

John P. Smith 3/27/01
DIRECTOR DATE



OWNER'S DEDICATION

ORCHARD/PATRIOT VENTURES LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF RESUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON;
- 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, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- 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 14TH DAY OF MARCH, 2001

ORCHARD/PATRIOT VENTURES LIMITED LIABILITY COMPANY
BY: PATRIOT BUILDERS, INC., MEMBER
Frederick W. Kunkle, Jr. 3/14/01
FREDERICK W. KUNKLE, JR., PRESIDENT DATE

OWNER'S DEDICATION

THE REQUIREMENTS OF SECTION 3-106, 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.

David S. Weber 3/13/01
DAVID S. WEBER
PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10852
ORCHARD/PATRIOT VENTURES LIMITED LIABILITY COMPANY
BY: PATRIOT BUILDERS, INC., MEMBER
David S. Weber 3/13/01
DAVID S. WEBER
REGISTERED LAND SURVEYOR
MARYLAND REGISTRATION NO. 10852

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS (1) A RESUBDIVISION OF ALL OF THE LAND CONVEYED BY KENNETH A. BOWMAN, SUCCESSOR TRUSTEE OF THE BOWMAN FAMILY TRUST TO ORCHARD/PATRIOT VENTURES LIMITED LIABILITY COMPANY BY DEED DATED SEPTEMBER 30, 1999 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 4911 AT FOLIO 425; (2) A RESUBDIVISION OF ALL OF THE LAND CONVEYED BY DAVID GIBSON BARKLEY AND DOROTHY GREENSTREET BARKLEY TO ORCHARD/PATRIOT VENTURES LIMITED LIABILITY COMPANY BY DEED DATED SEPTEMBER 30, 1999 AND RECORDED AMONG SAID LAND RECORDS IN LIBER 4911 AT FOLIO 428; AND (3) BEING A PLAT OF REVISION OF A PREVIOUSLY RECORDED SUBDIVISION ENTITLED, "REVISION PLAT, HICKORY RIDGE ELDERLY CENTER, LOTS 1 & 2" AND RECORDED AMONG THE AFORESAID LAND RECORDS AS PLAT Nos. 13949 & 13950; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

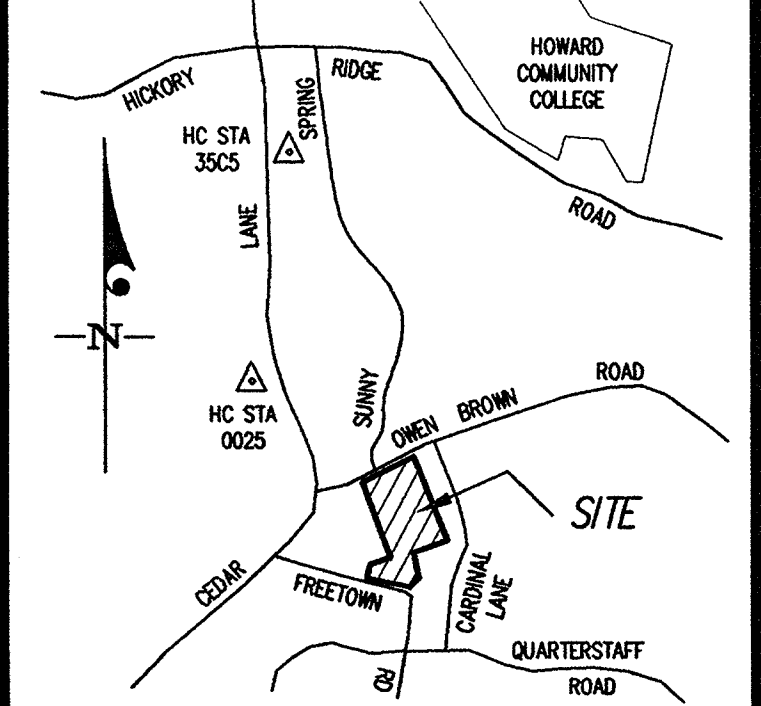
3/13/01
David S. Weber
DAVID S. WEBER
REGISTERED LAND SURVEYOR
MARYLAND REGISTRATION NO. 10852

RECORDED AS PLAT NUMBER 14704 ON 3/23/01, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

REVISION PLAT
HICKORY RIDGE
ELDERLY CENTER
LOTS 1 AND 2

SHEET 1 OF 2 T.M. 35, GR. 18 - P. 133 & 207
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=100' MARCH 2001

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3900 NATIONAL DRIVE - SUITE 220 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-580-1020 DC/VA: 301-989-2224 FAX: 301-421-4108



VICINITY MAP
SCALE: 1"=2000'

COORDINATE TABLE

PT. NO.	NORTH	EAST
1000	558238.61	1346194.86
1001	557314.43	1346524.08
1002	557201.74	1346047.44
1003	556994.02	1346253.06
1004	556800.00	1346230.20
1005	556856.55	1346000.40
1006	556817.29	1345964.96
1007	556888.41	1345870.90
1008	556935.12	1345681.06
1009	557122.77	1345713.80
1010	557152.17	1345837.81
1011	557904.58	1345573.55
1012	558189.57	1346101.90
1100	556968.90	1345686.95
1101	557898.89	1345575.55
1102	558156.10	1346053.10
1103	558230.69	1346197.68

DENSITY TABULATION (PER BA 95-60E)

AREA OF "R-20" DISTRICT: 17.7297 Ac.
ALLOWABLE DENSITY: 5 units/Ac.
ALLOWABLE UNITS: 88

THE PURPOSE OF THIS REVISION PLAT IS TO REVISE THE LIMIT OF "PART 6, FOREST CONSERVATION AREA" AS SHOWN ON SHEET 2 OF 2.

AREA OF PROPERTY ZONED "NEW TOWN" (SEE ABOVE)

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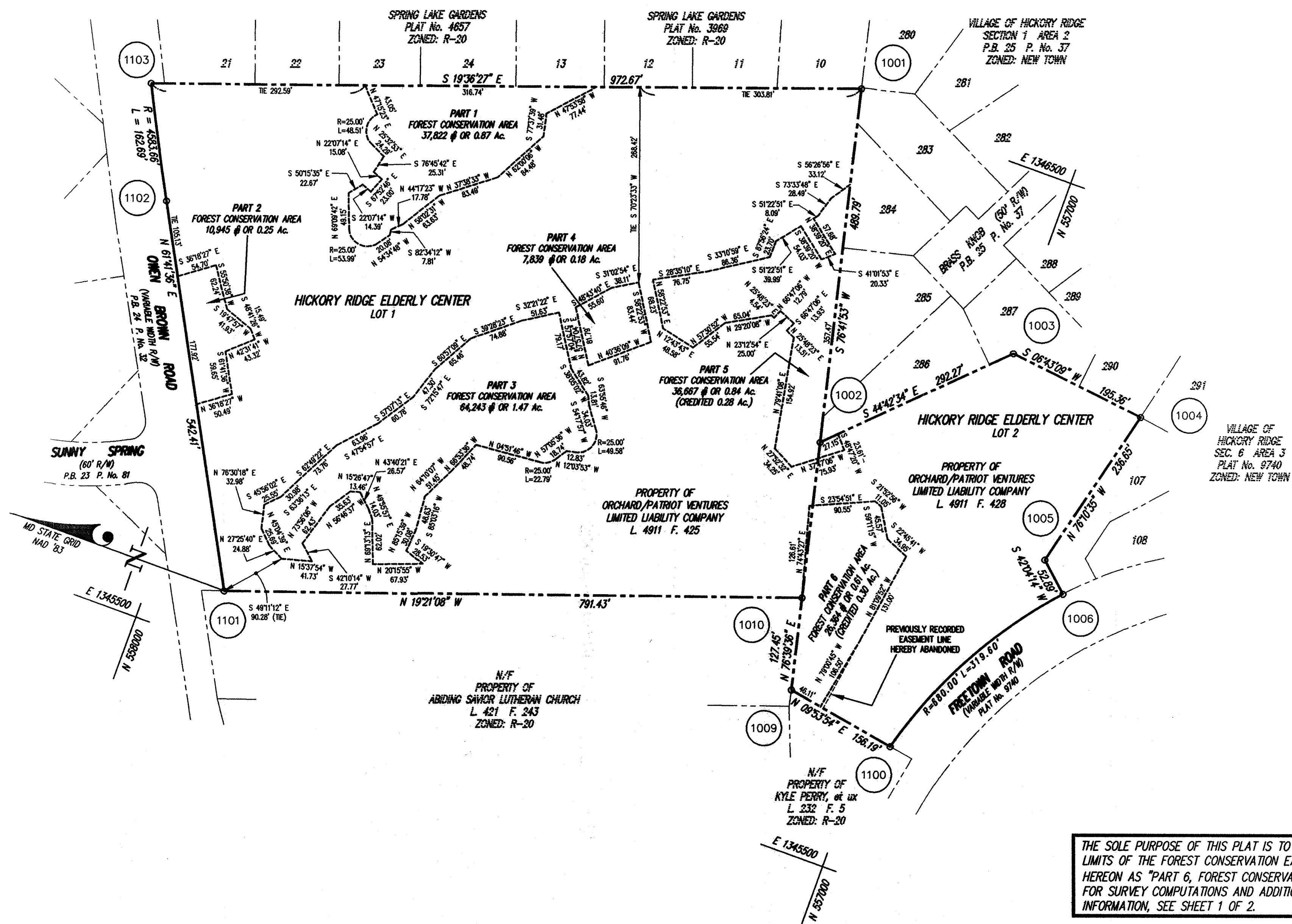
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David J. Waterhouse 3-23-01
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

John P. Smith 3/20/01
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

John P. Smith 3/27/01
DIRECTOR DATE



THE SOLE PURPOSE OF THIS PLAT IS TO REVISE THE LIMITS OF THE FOREST CONSERVATION EASEMENT SHOWN HEREON AS "PART 6, FOREST CONSERVATION AREA." FOR SURVEY COMPUTATIONS AND ADDITIONAL EASEMENT INFORMATION, SEE SHEET 1 OF 2.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

David J. Matsumoto, M.D., P.E.
 COUNTY HEALTH OFFICER
 DATE: 3-23-01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

John D. ...
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 3/20/01

...
 DIRECTOR
 DATE: 3/23/01

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ORCHARD/PATRIOT VENTURES LIMITED LIABILITY COMPANY
 BY: PATRIOT BUILDERS, INC., MEMBER
Frederick W. Kunkle, Jr.
 PRESIDENT
 ATTEST: *...*

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3/13/01
David S. Weber
 DAVID S. WEBER
 REGISTERED LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10852



RECORDED AS PLAT NUMBER 14705 ON 3/23/01, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

REVISION PLAT
HICKORY RIDGE ELDERLY CENTER
 LOTS 1 AND 2

SHEET 2 OF 2
 5th ELECTION DISTRICT
 SCALE: 1"=100'
 T.M. 35, GR. 18 - P. 133 & 207
 HOWARD COUNTY, MARYLAND
 MARCH 2001

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