



VICINITY MAP
SCALE: 1" = 2000'

BENCH MARKS

HORIZONTAL CONTROLS

HO. CO. NO. 13HA NAD '83
SURVEY DISC SET ON CONC. MONUMENT LOCATED AT 2.7' WEST OF THE EDGE OF PAVING OF JENNINGS CHAPEL ROAD, 15.0' SOUTH OF C & P POLE #117 AND 40.8' NORTHWEST OF PE POST #25A.
N 589965.189' E 1285964.906' ELEV. 566.337'

HO. CO. NO. 20B2 NAD '83
SURVEY DISC SET ON CONC. MONUMENT LOCATED AT 24.2' WEST OF THE CENTERLINE OF CHAPEL ROAD, 92.30' NORTH WEST OF PE POLE #F32260 AND 63.22' SOUTHWEST OF THE CORNER FENCE POST OF #3301 JENNINGS CHAPEL ROAD.
N 588346.268' E 1287505.599' ELEV. 577.963'

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 PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

David M. Harris 03/01/02
DAVID M. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
MD REGISTRATION NUMBER 10978
FOR BENCHMARK ENGINEERING, INC.
MD REGISTRATION NUMBER 351

John M. Flaherty VP 3/11/02
JOHN FLAHERTY
VICE PRESIDENT
D.R. HORTON, INC.

OWNER
D.R. HORTON, INC.
SUITE 230
1370 PICCARD DRIVE
ROCKVILLE, MD 20850
1-301-670-6144

SURVEYOR
BENCHMARK ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE, SUITE 418
ELLICOTT CITY, MARYLAND 21043
410-465-6105

THE WESTWOODS OF CHERRY GROVE
PLAT No. 14810
LOT 15
ZONED: RC-DEO

PLAN VIEW
SCALE: 1" = 50'

GENERAL NOTES

- DENOTES 4" X 4" X 4" CONCRETE MONUMENT TO BE SET.
○ DENOTES 3/8" X 30" PIPE OR STEEL MARKER TO BE SET.
● DENOTES STONE FOUND.
○ DENOTES IRON PIPE FOUND.
- COORDINATES SHOWN HEREON ARE BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 13HA AND NO. 20B2.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY, 2000, BY R.M. MOCHI GROUP, P.C.
- SUBJECT PROPERTY ZONED RC-DEO PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- BRL INDICATES BUILDING RESTRICTION LINE.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLAND, WETLAND BUFFER OR STREAM BUFFER OR FOREST RETENTION AREAS.
- DRIVEWAYS SHALL BE CONSTRUCTED 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 W/TAR AND CHIP COATING.
c) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS.
d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
f) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THIS PLAT IS SUBJECT TO THE FOLLOWING DEPT. OF PLANNING AND ZONING FILE NUMBERS: SP-99-09, F-92-142, F-00-105

- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH ANY PARCEL. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS OR PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S) OR PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER THE DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
- THIS PLAT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS AND PERIMETER LANDSCAPING SINCE IT IS A PLAT OF REVISION ONLY.
- CONSULT THE ROAD CONSTRUCTION PLANS F-00-105 FOR DETAILS CONCERNING THE CONSTRUCTION OF ROADS, STREET TREES, STORMWATER MANAGEMENT PONDS, POND LANDSCAPING AND PERIMETER LANDSCAPING.
- STORM WATER MANAGEMENT QUALITY AND QUANTITY IS PROVIDED BY EXTENDED DETENTION AS CONSTRUCTED UNDER THE ROAD PLAN F-00-105.
- THE ARTICLES OF INCORPORATION FOR THE HOME OWNERS ASSOCIATION WERE RECORDED ON 2/23/01 AS NO. 1000301300000000, WORK ORDER #18212 AMONG THE STATE OF MARYLAND DEPARTMENT OF ASSESSMENT AND TAXATION RECORDS.
- THERE ARE NO EXISTING STRUCTURES ON LOTS 14 OR 35.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQ. FT. (OR 10,000 SQ. FT. PER LOT FOR SHARED DRAIN FIELDS ASSOCIATED WITH A SHARED SEWAGE DISPOSAL FACILITY) AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- THIS PROJECT IS SUBJECT TO COMPLIANCE WITH PROVISIONS OF MDE STATE WATER APPROPRIATIONS PERMIT No. H0996013(1).
- THIS PLAT IS CONFORMS TO THE REQUIREMENTS OF THE 4th EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS.
- SIGN MAINTENANCE EASEMENT AGREEMENTS FOR LOTS 14 AND 35 ARE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OF HOWARD COUNTY, MD.

LEGEND

- ③ DESIGNATES COORDINATE
- Ⓢ DESIGNATES CURVE
- ▭ EASEMENTS

COORDINATE CHART (NAD83)

| No. | NORTH | EAST |
|-----|-----------|------------|
| 56 | 593316.93 | 1284208.62 |
| 60 | 592782.29 | 1284556.30 |
| 61 | 592674.91 | 1284479.50 |
| 73 | 593067.70 | 1284350.88 |
| 74 | 593102.56 | 1284357.14 |
| 75 | 593028.58 | 1284408.40 |
| 76 | 593034.82 | 1284373.66 |
| 88 | 592932.53 | 1284474.95 |
| 90 | 592783.97 | 1284386.90 |
| 91 | 592958.84 | 1284264.81 |
| 92 | 592996.50 | 1284248.90 |
| 93 | 593243.40 | 1284076.55 |

CURVE DATA TABLE

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|-------|---------|---------|---------|---------|-------------|-----------|
| C1 | 780.68' | 171.19' | 85.94' | 170.84' | S28°26'02"E | 12°33'49" |

TOTAL TABULATION THIS SHEET

| | |
|---|-----------|
| TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED | 2 |
| TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED | 2.15 Ac.± |
| TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED | 0 |
| TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED | 0.00 Ac.± |
| TOTAL AREA OF 100-YEAR FLOODPLAIN AND 25% STEEP SLOPES TO BE RECORDED | 0.00 Ac.± |
| TOTAL AREA ROAD DEDICATION TO BE RECORDED INCLUDING WIDENING STRIPS | 0.00 Ac.± |
| TOTAL GROSS AREA OF THIS PLAT TO BE RECORDED | 2.15 Ac.± |

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS.

Penny Brewster M.D./Junc 5/8/02
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Michael P. ... 4/15/02
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Frank ... 5/13/02
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS PART OF THE LAND CONVEYED BY NICHOLS VENTURE, L.L.C. TO D.R. HORTON, INC. BY DEED DATED JANUARY 3, 2001, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5305 AT FOLIO 96 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.

David M. Harris
DAVID M. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
MD REGISTRATION NUMBER 10978
FOR BENCHMARK ENGINEERING, INC.
MD REGISTRATION NUMBER 351

DATE: 03/01/02

OWNER'S DEDICATION

D.R. HORTON, INC., BY JOHN FLAHERTY, VICE PRESIDENT, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH 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 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 WATERWAYS AND DRAINAGE EASEMENTS FOR 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 MY HAND THIS 11th DAY OF MARCH, 2002.

John M. Flaherty VP 3/11/02
JOHN FLAHERTY
VICE PRESIDENT
D.R. HORTON, INC.

Michael P. ... 3/11/02
WITNESS DATE

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO ADD PRIVATE SIGN AND UTILITY EASEMENTS TO LOTS 14 AND 35 FOR CONSTRUCTION OF ENTRANCE SIGNS TO THIS SUBDIVISION.

RECORDED AS PLAT 15397 ON 5-17-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

THE WESTWOODS OF CHERRY GROVE
(REVISION PLAT)
LOTS 14 AND 35
PREVIOUSLY RECORDED AS PLAT NUMBER 14810

4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP NO. 13 SCALE: 1" = 50'
GRID 15 DATE: MARCH, 2002
P/O PARCEL NO. 46 SHEET: 1 OF 1
ZONED: RC-DEO