

GENERAL NOTES

- 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.
- COORDINATES BASED ON NAD '27, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 3032001 AND 3032002
- BRL INDICATES BUILDING RESTRICTION LINE.
- SUBJECT PROPERTY ZONED RC/DEO PER 10-18-93 COMPREHENSIVE ZONING PLAN.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- 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.
- 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.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN. GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS).
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

- 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 (a) (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
- 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.
- 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. RECORDATION OF MODIFIED SEWER EASEMENT SHALL NOT BE NECESSARY. PERCOLATION TEST HOLES, AS SHOWN HEREON, HAVE BEEN FIELD LOCATED.
- SURETY FOR THE 1.6 AC. OF AFFORESTATION SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT FOR SDP 02-154/ MT. ZION METHODIST CHURCH.

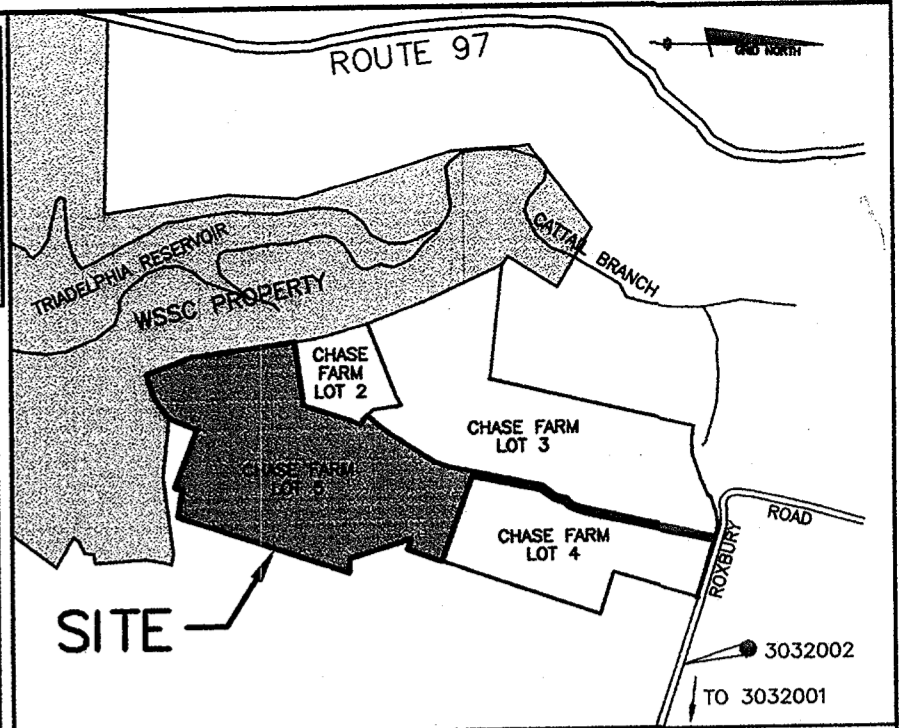
13. RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORMDRAINS, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"). LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANDY 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 AFFORESTATION REQUIREMENTS FOR SDP-02-154/ MT. ZION METHODIST CHURCH 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 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.

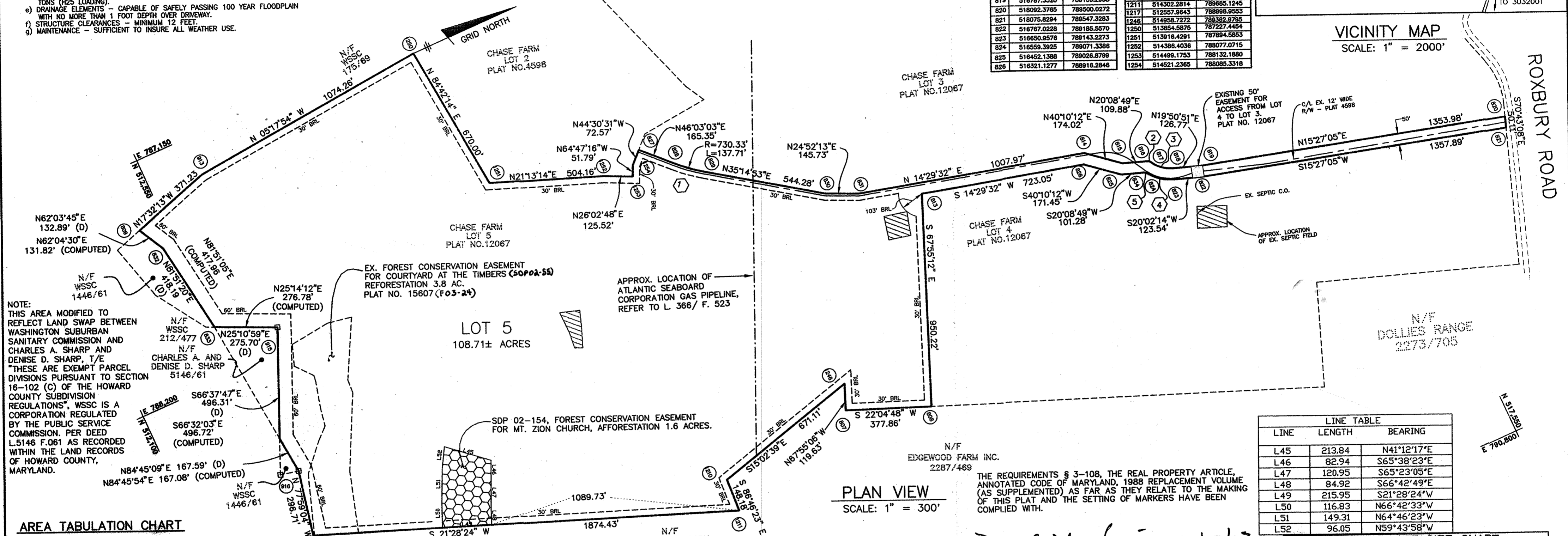
BENCH MARKS--(NAD'27)

HO. CO. #3032001	E. 557.935
CONC. MONUMENT ON THE SOUTH SIDE OF ROXBURY ROAD 0.8 MILES EAST OF DORSEY MILL ROAD	N 51°15'2.99" E 792017.994
HO. CO. #3032002	ELEV 551.456
CONC. MONUMENT ON THE SOUTH SIDE OF ROXBURY ROAD 0.8 MILES EAST OF DORSEY MILL ROAD	N 51°15'2.99" E 791160.054



COORDINATE CHART (NAD83)

No.	NORTH	EAST
807	514913.7853	789473.8340
808	515263.9021	789615.8707
809	512430.9439	787438.5004
813	515621.0877	788735.3417
814	516344.6730	788870.7272
815	516477.6469	788982.9795
816	516580.8003	789020.8242
817	516594.1280	789032.3069
818	516668.0892	789096.2536
819	516787.3320	789139.2858
820	518092.3765	789500.0272
821	518076.8284	789547.3283
822	516787.0228	789185.5570
823	516650.8578	788143.2273
824	516559.3925	788071.3388
825	516452.1368	788026.8789
826	516321.1277	788916.2846



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.

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'

PLAN VIEW
SCALE: 1" = 300'

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

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

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 03/17/03
DAVID M. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 10978
FOR BENCHMARK ENGINEERING, INC.
MARYLAND NO. 351

Charles A. Sharp 03/18/03
CHARLES A. SHARP
DATE:

LINE TABLE

LINE	LENGTH	BEARING
L45	213.84	N41°12'17"E
L46	82.94	S65°38'23"E
L47	120.95	S65°23'05"E
L48	84.92	S66°42'49"E
L49	215.95	S21°28'24"W
L50	116.83	N66°42'33"W
L51	149.31	N64°46'23"W
L52	96.05	N59°43'58"W

MINIMUM LOT SIZE CHART

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

THE SOLE AND ONLY PURPOSE OF THIS PLAN IS TO RECORD A FOREST CONSERVATION EASEMENT ON LOT 5, CONSISTING OF 1.6 ACRES OF AFFORESTATION WHICH MEETS THE BREAK EVEN POINT OF 1.6 ACRES OF AFFORESTATION TO SATISFY OFF-SITE FOREST CONSERVATION OBLIGATIONS REQUIRED UNDER SDP 02-154, MT. ZION METHODIST CHURCH.

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

Penny Borstein M.D. 3/31/03
HOWARD COUNTY HEALTH OFFICER
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Charles A. Sharp 4/1/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE

Mark D. Leight 4/1/03
DIRECTOR
DATE

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 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.

David M. Harris 03/17/03
DAVID M. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 10978
FOR BENCHMARK ENGINEERING, INC.
MARYLAND NO. 351

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 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 18 TH DAY OF MARCH, 2003.

Charles A. Sharp 03/18/03
CHARLES A. SHARP
DATE

Thuy Chin 3/18/03
WITNESS
DATE

Denise D. Sharp 03/18/03
DENISE D. SHARP
DATE

Thuy Chin 3/18/03
WITNESS
DATE

RECORDED AS PLAT NO. 15890
ON 4-15-03 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT AND "FOREST CONSERVATION PLAT OF EASEMENT" CHASE FARM LOT 5

WP-94-102, F-80-99, F-95-178, F-03-24 (Plat #15607)
4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TAX MAP: 21, GRID: 21
PARCEL: 191
ZONED: RC/DEO

SCALE: AS SHOWN
DATE: MARCH, 2003
SHEET: 1 OF 1