CURVE DATA COORDINATES 
 CURVE
 RAD.
 LEN.
 DELTA
 TAN
 CHORD BRG. & DIST.

 20—18
 2000.00
 45.87
 1°18'51"
 22.94
 S79°01'53"E
 45.87
 NORTHING (F) EASTING (F) NORTHING (M) EASTING (M) 166645.015 417809.953 546734.521 370764.821 166635.781 417857.072 546704.225 1370919.411 546868.928 1370789.374 166685.982 417817.437 N547000 417865.437 16 546838.147 1370946.856 166676.601 IOWARD COUNTY\ TRAV. #43EB 546851.928 1370879.873 166680.801 417845.020 20 546860.656 1370834.841 166683.461 417831.295 HOWARD COUNT TRAV. #43G6 NOTES: SUBJECT PROPERTY ZONED "R-SC" PER 2/02/04 COMPREHENSIVE ZONING PLAN. DRIVEWAY SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS: 1.) WIDTH - 12 FEET (14 FEET IF SERVING MORE THAN 1 RESIDENCE)
2.) SURFACE - SIX (6) INCHES OF COMPACTED "CRUSHER RUN" BASE WITH TAR AND CHIP COATING (1-1/2" MIN). GEOMETRY - MAX. 15% GRADE, MAX 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 FLOOD WITH NO MORE THAN 1—FOOT DEPTH OVER DRIVEWAY SURFACE. VICINITY MAP MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE. SCALE: 1"=2000 WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.8 OF THE HOWARD COUNTY CODE. LINCOLN (50' R/W) DRIVE (LOCAL ROAD) PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. (PREVIOUSLY DEDICATED BY PLAT NO.9283) REBAR THERE IS AN EXISTING DWELLING LOCATED ON LOTIZ TO REMAIN. NO NEW BUILDINGS, **FOUND** EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE. PIN & CAP FOUND -0.08' FROM (18) 17. IN ACCORDANCE WITH SECTION 16.1203(b)(1)(1) OF THE POREST PERIMETER LANDSCAPING FOR LOT 13 SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL AS SHOWN ON A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAN. POSTING A SOLETT IN THE AMOUNT OF \$1.2000 FOR FOUR 4HADE TREES ON LOT 13 16 DEFERRED DUTIL SITE DEVELOPMENT PLAN APPROVAL LET IN THE EXEMPT SINCE IT CONTAINED AN ST. MOUSE WINCH WILL REMAIN ON THE LOT. COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED CONSERVATION MANUAL, THIS SUBDIVISION IS EXEMPT FROM POREST CONSERVATION OBLIGATIONS SINCE THE ENTIRE SITE IS LEGS THAN R=2000.00 L=45.87 40,000 60 FT. IN 512 F.
THIS PROJECT IS EXEMPT FROM STORMWATER MANAGEMENT
REQUIREMENTS BECAUSE DISTURBANCE IS UNDER 5000 S.F. BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 43G6 & 43EB. L=37.26' PIN & CAP FOUND PIN & CAP B.R.L. DESIGNATES BUILDING RESTRICTION LINE 19. THERE ARE NO WETLANDS ON THE PROPERTY PER JUNE 10, 2003 SITE VISIT BY EXPLORATION RESEARCH, INC. FOUND 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 68.39 20. PAYMENT OF A FEE-IN-LIEU OF OPEN SPACE HAS BEEN PROVIDED IN THE AMOUNT OF \$1500.00. ·I=8.61. B.R.L. MARKERS HAVE BEEN COMPLIED WITH. Groth Canaderan e/11/2003 21. A SITE DEVELOPMENT PLAN SHALL BE REQUIRED FOR LOT 13 LOT 7 22. A DESIGN MANUAL WAIVER TO USE STOPPING SIGHT B.R.L. G. SCOTT SHANABERGER / DATE DISTANCE" WAS APPROVED ON NOVEMBER 25, 2003 THE CEDARS (PLAT #10650) LOT 12 16: THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE 11,245 S.F.± OR 0.2582 AC.± LOT 8 7.5 \_ LOT 13 THE CEDARS 11. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY 10,554 S.F.± SHANABERGER & LANE IN MARCH OF 2003. (PLAT #11005) OR 0.2423 AC.± 12. THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE. WATER CONTRACT 76-W B.R.L. PLANS FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE. N546750 N546750 PIN & CAP N78'54'43"W FOUND 7 77.00 157.53 TABULATION OF FINAL PLAT TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: PURPOSE: BUILDABLE LOT 143 NON-BUILDABLE OPEN SPACE \_\_ PRESERVATION\_PARCELS THE PURPOSE OF THIS SUBDIVISION PLAT IS TO "PLEASANT CHASE CREATE AN ADDITIONAL BUILDING LOT. OWNERS: TOTAL AREA OF LOTS AND/OR PARCELS SECTION ONE, PHASES 3 & 4, BUILDABLE 21,799 S.F. OR 0.5004 ACRES± DANIEL S. NEUMYER LOTS 129-143, SHEET 4 OF 4", NON-BUILDABLE OPEN SPACE \_\_ RECORDED AS PLAT # 170/9
ON # SICH AMONG THE LAND
RECORDS OF HOWARD COUNTY, MD. PATTI A. NEUMYER 8203 LINCOLN DRIVE (PLAT#11760) PRESERVATION\_PARCELS. TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED JESSUP, MD 20794 INCLUDING WIDENING STRIPS .\_\_\_\_0 \_\_21,799 S.F. OR 0.5004 ACRES± TOTAL AREA OF SUBDIVISION TO BE RECORDED . SHANABERGER & LANE APPROVED: FOR PUBLIC WATER & SURVEYOR'S CERTIFICATE OWNERS CERTIFICATE 8726 TOWN & COUNTRY BLVD. PUBLIC SEWER SYSTEMS I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON WE, DANIEL S. NEUMYER & PATTI A. NEUMYER, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT SUITE 201 HOWARD COUNTY HEALTH IS CORRECT; THAT IT IS A RESUBDIVISION OF ALL OF THE LAND THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING ELLICOTT CITY, MD. 21043 DEPARTMENT CONVEYED BY R. ARLENE HIRSCH TO DANIEL S. NEUMYER AND PATT! AND ZONING, ESTABLISH MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND IT'S SUCCESSORS (410) 461-9563 A. NEUMYER BY DEED DATED OCTOBER 27, 1995 AND RECORDED IN AND ASSIGNS, THE LAND RECORDS OF HOWARD COUNTY, MD. IN LIBER 3603 FOLIO COUNTY HEALTH OFFICER DATE THE RIGHT TO LAY, CONSTRUCT, AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND 528 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE RESUBDIVISION PLAT SERVICES. IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON; PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION APPROVED: HOWARD COUNTY HOWARD COUNTY LOTS 12 & 13 BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE, AND FOR OTHER GOOD AND VALUABLE CONDERATION, HEREBY GRANT THE RIGHT ANNOTATED CODE OF MARYLAND AS AMENDED. THE CEDARS & ZONING 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 SPACES, WHERE APPLICABLE; AND (A RESUBDIVISION OF LOT 2, THE CEDARS, THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THIER PLAT #9283) CONSTRUCTION, REPAIR AND MAINTENANCE; AND 6TH ELECTION DISTRICT, HOWARD COUNTY, MD THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND TAX MAP 43 GRID 8 CHIEF, DEVELOPMENT ENGINEERING RIGHT-OF-WAYS. PARCEL P/O 516 DATĚ WITNESS BY OUR HANDS THIS 11 DAY OF AUCUST, 2003. ZONED: R-SC Daniel S. Neumyer SCALE: 1"=30' DANIEL S. NEUMYER (OWNER)
Patti a Moumiser APRIL 3, 2003 REV. G/28/04 DATE DATE G. SCOTT SHANABERGER PREVIOUS DPZ FILES: F-89-95 DATE 8-11-03 8/11/03 PROFESSIONAL L.S. #10849 SHEET 1 OF 1 PATTI A. NEUMYER (OWNER) DIRECTOR DATE DATE WITNESS DATE