

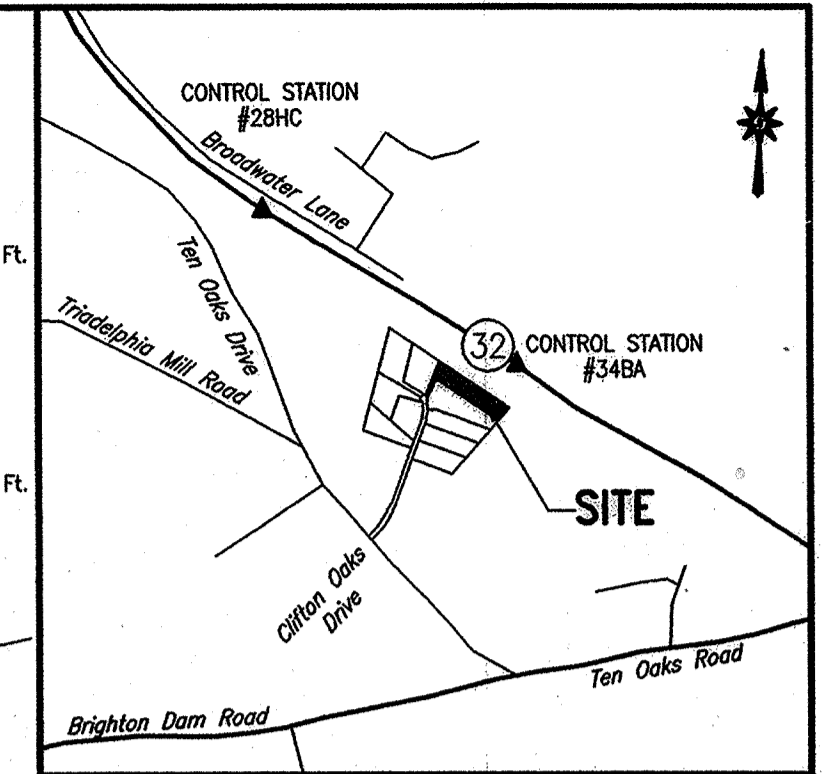
THE CONTOUR LINE DRAWN ON THIS PLAN IS ADVISORY AS REQUIRED BY HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA EXPOSURE. THE 65 dBA EXPOSURE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

**COORDINATE TABLE**

POINT	NORTHING	EASTING
5	563211.421	1324456.992
6	563228.303	1324437.383
7	563241.813	1324443.899
8	563638.713	1324582.852
9	563116.373	1325434.112
11	563219.864	1324469.390
12	563419.670	1324557.424
13	562959.264	1325307.750

**AREA TABULATION CHART**

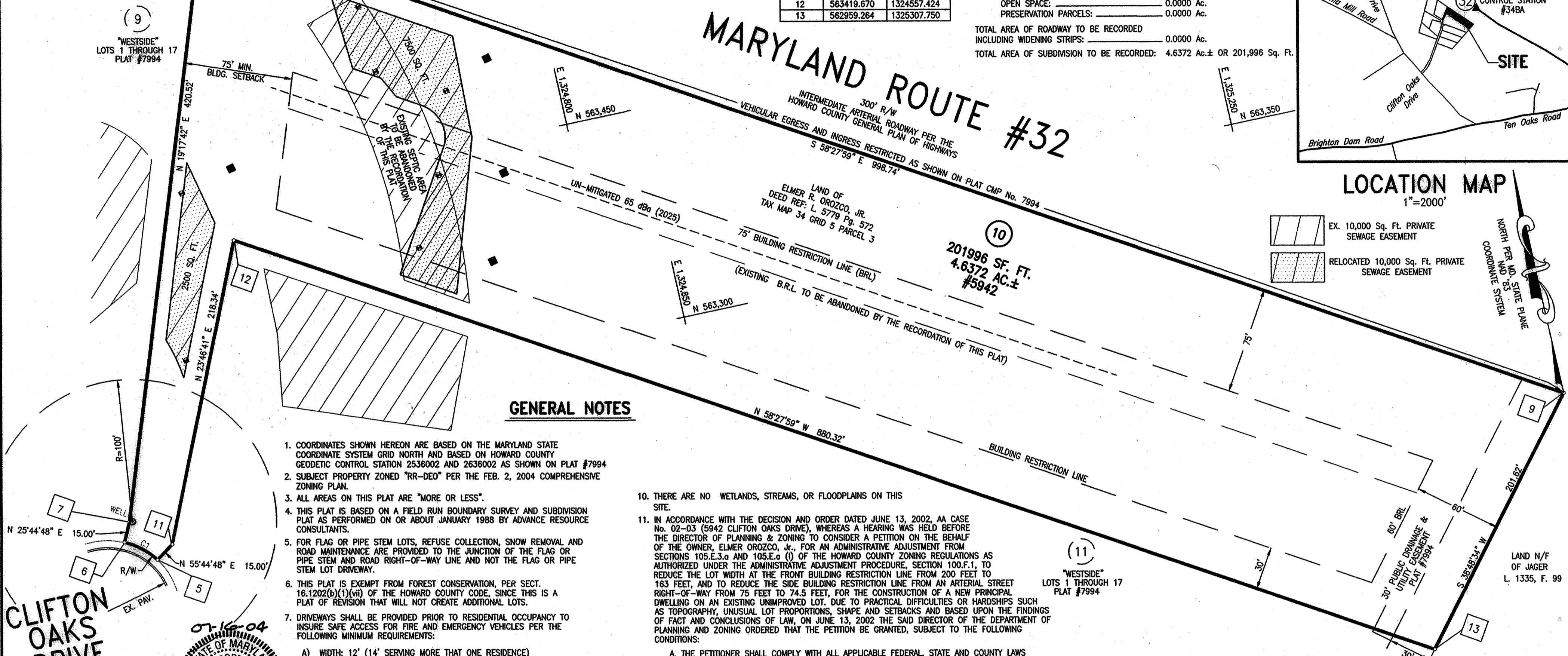
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:  
 BUILDABLE: 1  
 NON-BUILDABLE: 0  
 OPEN SPACE: 0  
 PRESERVATION PARCELS: 0  
 TOTAL AREA OF LOTS AND/OR PARCELS: 4.6372 Ac.± OR 201,996 Sq. Ft.  
 BUILDABLE: 0.0000 Ac.  
 NON-BUILDABLE: 0.0000 Ac.  
 OPEN SPACE: 0.0000 Ac.  
 PRESERVATION PARCELS: 0.0000 Ac.  
 TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS: 0.0000 Ac.  
 TOTAL AREA OF SUBDIVISION TO BE RECORDED: 4.6372 Ac.± OR 201,996 Sq. Ft.



**LOCATION MAP**  
1"=2000'

EX. 10,000 Sq. Ft. PRIVATE SEWAGE EASEMENT  
 RELOCATED 10,000 Sq. Ft. PRIVATE SEWAGE EASEMENT

**MARYLAND ROUTE #32**  
 INTERMEDIATE ARTERIAL ROADWAY PER THE HOWARD COUNTY GENERAL PLAN OF HIGHWAYS  
 300' R/W  
 VEHICULAR EGRESS AND INGRESS RESTRICTED AS SHOWN ON PLAT CMP No. 7994  
 S 58°27'59" E 998.74'



**GENERAL NOTES**

- COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE COORDINATE SYSTEM GRID NORTH AND BASED ON HOWARD COUNTY GEODETIC CONTROL STATION 2536002 AND 2636002 AS SHOWN ON PLAT #7994
- SUBJECT PROPERTY ZONED "RR-DEO" PER THE FEB. 2, 2004 COMPREHENSIVE ZONING PLAN.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY AND SUBDIVISION PLAT AS PERFORMED ON OR ABOUT JANUARY 1988 BY ADVANCE RESOURCE CONSULTANTS.
- 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.
- THIS PLAT IS EXEMPT FROM FOREST CONSERVATION, PER SECT. 16.1202(b)(1)(vi) OF THE HOWARD COUNTY CODE, SINCE THIS IS A PLAT OF REVISION THAT WILL NOT CREATE ADDITIONAL LOTS.
- 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: 8" OF COMPACT CRUSH AND RUN BASE WITH TAR AND COATING
  - GEOMETRY: MAXIMUM 15% GRADE, MINIMUM 10% GRADE CHANGE, AND MINIMUM 45' TURNING RADIUS.
  - STRUCTURES (CULVERTS AND BRIDGES): CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
  - STRUCTURES (CULVERTS/BRIDGES): CAPABLE OF 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 AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 Sq. Ft. 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.
- ◆: DENOTES PASSING PERCOLATION TEST  
 ◆: DENOTES FAILING PERCOLATION TEST
- THERE ARE NO WETLANDS, STREAMS, OR FLOODPLAINS ON THIS SITE.
- IN ACCORDANCE WITH THE DECISION AND ORDER DATED JUNE 13, 2002, AA CASE No. 02-03 (5942 CLIFTON OAKS DRIVE), WHEREAS A HEARING WAS HELD BEFORE THE DIRECTOR OF PLANNING & ZONING TO CONSIDER A PETITION ON THE BEHALF OF THE OWNER, ELMER OROZCO, JR., FOR AN ADMINISTRATIVE ADJUSTMENT FROM SECTIONS 105.E.3.0 AND 108.E.0.0 (I) OF THE HOWARD COUNTY ZONING REGULATIONS AS AUTHORIZED UNDER THE ADMINISTRATIVE ADJUSTMENT PROCEDURE, SECTION 100.F.1, TO REDUCE THE LOT WIDTH AT THE FRONT BUILDING RESTRICTION LINE FROM 200 FEET TO 163 FEET, AND TO REDUCE THE SIDE BUILDING RESTRICTION LINE FROM AN ARTERIAL STREET RIGHT-OF-WAY FROM 75 FEET TO 74.5 FEET, FOR THE CONSTRUCTION OF A NEW PRINCIPAL DWELLING ON AN EXISTING UNIMPROVED LOT. DUE TO PRACTICAL DIFFICULTIES OR HARDSHIPS SUCH AS TOPOGRAPHY, UNUSUAL LOT PROPORTIONS, SHAPE AND SETBACKS AND BASED UPON THE FINDINGS OF FACT AND CONCLUSIONS OF LAW, ON JUNE 13, 2002 THE SAID DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING ORDERED THAT THE PETITION BE GRANTED, SUBJECT TO THE FOLLOWING CONDITIONS:
  - THE PETITIONER SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND COUNTY LAWS AND REGULATIONS.
  - THE RECORD PLAT SHALL BE RE-RECORDED TO INDICATE THE SETBACKS APPROVED IN THIS CASE. A NOISE STUDY AND MITIGATION PLAN ALONG MD. 32 MUST BE CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS.
  - THE GRANTED ADMINISTRATIVE ADJUSTMENT SHALL APPLY SOLELY TO THE SINGLE-FAMILY DETACHED DWELLING AS DEPICTED ON THE ADMINISTRATIVE ADJUSTMENT PLAN SUBMITTED BY THE PETITIONER AND NOT TO ANY OTHER STRUCTURE, ADDITION, BUILDING OR USE.
  - A BUILDING PERMIT FOR THE CONSTRUCTION OF THE NEW DWELLING SHALL BE OBTAINED WITHIN TWO YEARS FROM THE DATE OF THIS ORDER AND SUBSTANTIAL CONSTRUCTION SHALL BE COMPLETED WITHIN THREE YEARS.

NOTE: SINCE AA-02-03 BECAME VOID ON JUNE 13, 2004 AND A BUILDING PERMIT HAS NOT BEEN OBTAINED, PER CONDITION D OF THE ADMINISTRATIVE ADJUSTMENT CASE, THE 74.5' BRL HAS BEEN REVISED BACK TO THE REQUIRED 75' FROM STATE ROUTE 32.

- THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM LOT WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS.
 

34BA	N 563852.481	E 1324672.18
28HC	N 565351.745	E 1322102.46

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	50.00'	26.18'	25.88'	N 49°15'25" W	30°00'00"	13.40'

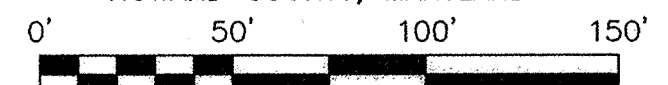
**PURPOSE STATEMENT**

THE PURPOSE OF THIS REVISION PLAT IS TO UPDATE THE BUILDING RESTRICTION LINE PER THE FEB. 2, 2004 COMPREHENSIVE ZONING PLAN AND TO RECONFIGURE THE 10,000 FT. PRIVATE SEWAGE EASEMENT.

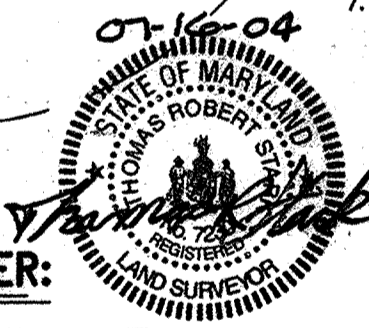
RECORDED AS PLAT No. 9/2/04 ON 11/8/04 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**REVISION PLAT WESTSIDE**

LOT 10  
 (A REVISION TO LOT 10)  
 ZONED: RR-DEO  
 TAX MAP 34 GRID 5 PARCEL 3  
 AA-02-03 (PREVIOUS F-88-215)  
 (PREVIOUSLY RECORDED AS:  
 "WESTSIDE, LOT 1 THROUGH 17"  
 AS SHOWN IN PLAT BOOK C.M.P. No. 7994  
 FIFTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND



**CLIFTON OAKS DRIVE**  
50' R/W (PUBLIC)



ENGINEER:

**CNA**  
engineers, surveyors & landscape architects

Civil Engineers • Land Surveyors • Landscape Architects  
 Planners • Geotechnical Engineers • Environmental Engineers  
 215 Bynum Road  
 Forest Hill, Maryland 21050  
 Phone (410) 879-7200 • Fax (410) 838-1811  
 E-mail: cnamail@campbell-nolan.com

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN ACCORDANCE WITH THE MASTER OF WATER AND SEWERAGE FOR HOWARD COUNTY.  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

DIRECTOR DATE

DRAWN BY: JSC/SEP DESIGN BY: JSC DATE: 6/15/04  
 CHECKED BY: JSC JOB NO.: 01351 SCALE: 1"=50'

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 COMPILED WITH.  
 THOMAS R. STARK  
 REGISTERED PROFESSIONAL LAND SURVEYOR No. 7230  
 CNA, INC.  
 ELMER R. OROZCO, Jr.  
 OWNER

I, ELMER OROZCO, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENTS OF RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.  
 WITNESS MY HAND THIS 5 DAY OF Aug. 2004.  
 ELMER R. OROZCO, Jr.  
 OWNER

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY ISSAC ENTERPRISES, INC. TO ELMER OROZCO BY DEED DATED NOVEMBER 11, 2001 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND IN LIBER 5779/572, 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.  
 THOMAS R. STARK  
 REGISTERED PROFESSIONAL LAND SURVEYOR No. 7230

04/29/04