

POINT	NORTH	EAST
3	582992.196	1358892.413
4	583028.206	1358675.380
11	582686.738	1358836.804
12	582765.250	1358897.380
220	582838.761	1358472.005
224	582887.539	1358506.824
225	582922.583	1358557.630
226	582976.949	1358677.487
307	582758.849	1358612.924
308	582660.662	1358632.439
321	582692.757	1358575.444

LINE	BEARING	LENGTH
W1	N 51°17'15" W	17.37'
W2	N 25°08'10" E	48.49'
W3	N 15°00'00" E	27.17'
W4	N 39°51'12" E	17.54'
W5	S 80°26'34" E	8.18'
W6	S 38°07'02" E	9.70'
W7	S 03°07'49" E	23.69'
W8	S 30°00'42" W	32.95'
W9	S 35°59'23" W	41.15'

LINE	BEARING	LENGTH
D1	N 75°41'11" W	10.00'
D2	N 42°57'42" E	20.00'
D3	S 75°41'11" E	10.00'

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
3-11	316.29'	475.15'	164.25'	310.48'	S 10°19'04" W	38°08'21"

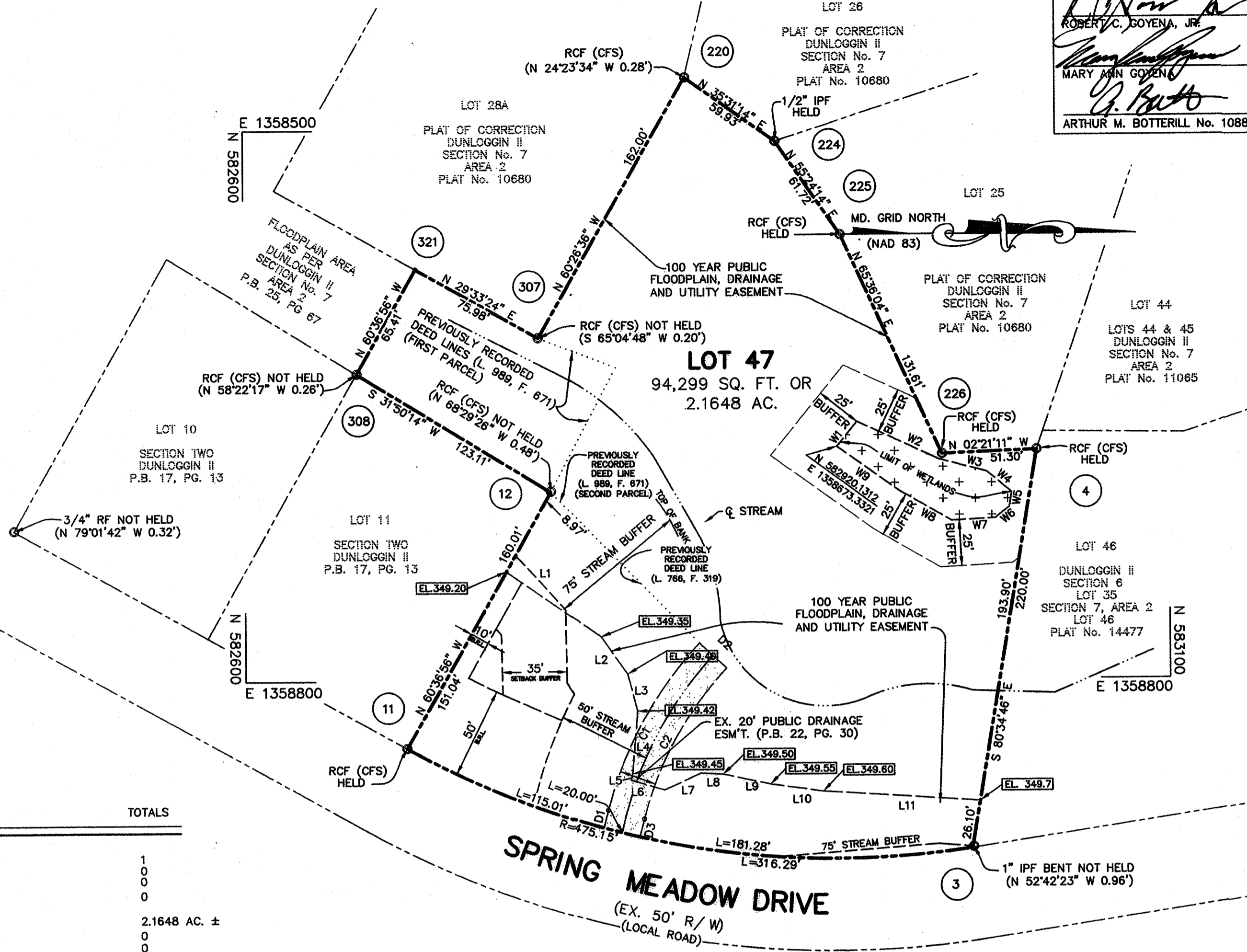
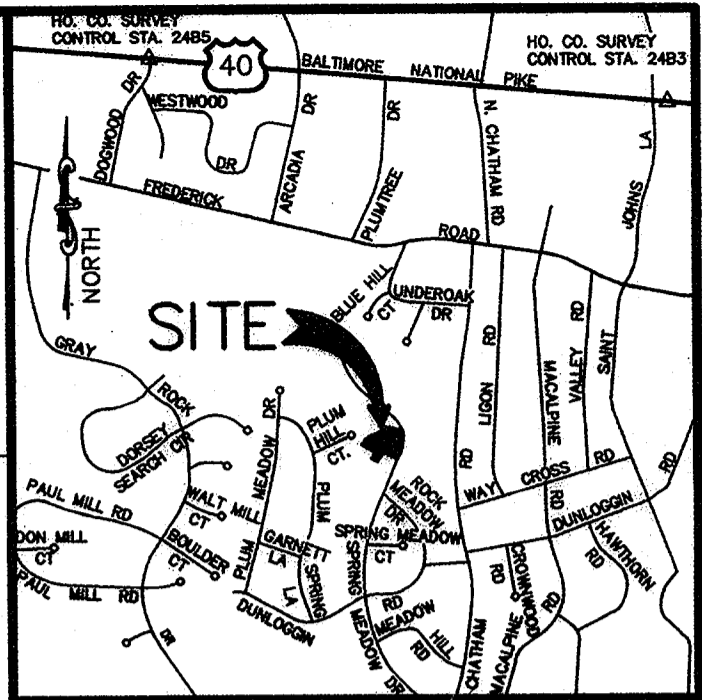
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	105.00'	210.00'	53.62'	103.91'	N 61°21'45" W	28°38'52"
C2	95.00'	190.00'	48.51'	94.01'	S 61°21'45" E	28°38'52"

I FURTHER CERTIFY THAT THE REQUIREMENTS OF SECTION 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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Robert C. Goyena, Jr.* 5/2/06  
ROBERT C. GOYENA, JR. DATE

*Mary Ann Goyena* 5/2/06  
MARY ANN GOYENA DATE

*Arthur M. Botterill* 5/2/06  
ARTHUR M. BOTTERILL No. 10886 DATE



**GENERAL NOTES**

- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS Nos. 2485 N 586958.233, E 1356570.840 (ELEV.= 390.937) AND 2483 N 586661.201, E 1359226.385 (ELEV.=365.295)
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY 21, 2004 BY PATTON HARRIS RUST & ASSOCIATES, PC.
- THE SUBJECT PROPERTY IS ZONED R-20 AS PER 2-2-04 COMPREHENSIVE ZONING PLAN.
- THERE ARE NO VISIBLE SIGNS OF CEMETERIES WITHIN THE SUBJECT PROPERTY.
- STORM WATER MANAGEMENT FOR THIS LOT IS ADDRESSED VIA THE ENVIRONMENTALLY SENSITIVE DEVELOPMENT CREDIT.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF HOWARD COUNTY CODE FOR FOREST CONSERVATION. THE FOREST CONSERVATION OBLIGATION OF 0.193 ACRES FOR THE PROPOSED SITE DEVELOPMENT HAS BEEN MET BY PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$4,203.94 (8,407.08 SQ. FT. X \$0.50/SQ. FT.)
- PER FIELD VISIT PERENNIAL STREAM TRAVERSES SITE. NO NON-TIDAL WETLANDS ARE LOCATED ON THE LOT.
- THERE ARE NO EXISTING STRUCTURES LOCATED ON LOT 47.
- THE SUBDIVISION SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE, PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN PROVIDED BY CONTRACTS 125-S AND 442 W&S RESPECTIVELY.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR BUFFERS.
- IN ACCORDANCE WITH SECTION 16.120 (b) (4) (iii) (c) ENVIRONMENTAL FEATURES ARE PERMITTED ON THIS RESIDENTIAL INFILL LOT. ENVIRONMENTAL REPORT PROVIDED BY BRAY HILL, LLC, DATED NOVEMBER 2004.
- THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE THREE (3) ILLEGALLY CREATED PARCELS LABELED 'A', 'B' & 'C' AS SHOWN ON PLAT No. 10680 INTO ONE LOT AND TO ADHERE TO CURRENT ZONING REGULATIONS.
- DRIVEWAYS 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:
  - WIDTH- 12'(14' SERVING MORE THAN ONE RESIDENCE);
  - SURFACE- 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MIN.);
  - GEOMETRY- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 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;
  - MAINTENANCE- SUFFICIENT TO INSURE ALL WEATHER USE.
- THIS PLAN IS SUBJECT TO COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY CB-75-2003. DEVELOPMENT OR CONSTRUCTION OF THIS LOT MUST COMPLY WITH THE SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, OR BUILDING/GRADING PERMIT.
- 100 YEAR FLOOD PLAIN SHOWN IN ACCORDANCE WITH HOWARD COUNTY LITTLE PATUXENT FLOOD PLAIN STUDY.
- WATER AND SEWER SERVICE TO THIS LOT WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- WP-06-050 DATED MARCH 9, 2006 APPROVES THE ELIMINATION OF THE 35' SETBACK FROM THE STREAM BUFFER, AS NOTED IN SECTION 16.120(b)(4)(iii)d, FOR THE PURPOSE OF CONSTRUCTING A DWELLING ON LOT 47 SUBJECT TO THE FOLLOWING CONDITIONS:
  - THE APPLICANT WILL BE REQUIRED TO RECEIVE SITE DEVELOPMENT PLAN APPROVAL PRIOR TO FILING A BUILDING PERMIT. ON THE SITE DEVELOPMENT PLAN, THE SIZE AND LOCATION OF THE DWELLING MUST BE CONSISTENT WITH THE APPROVED WAIVER PETITION EXHIBIT (WP-06-050).

TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	1
NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	2,1648 AC. ±
NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0 AC.±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	2,1648 AC. ±

**Patton Harris Rust & Associates,pc**  
Engineers. Surveyors. Planners. Landscape Architects.

**PHRA** 8818 Centre Park Drive  
Columbia, MD 21045  
T 410.997.8900  
F 410.997.9282

NO.	BEARING	DIST.
L1	N 35°00'13" E	62.48'
L2	N 54°59'35" E	24.71'
L3	N 75°30'57" E	20.97'
L4	S 85°04'55" E	34.59'
L5	N 77°38'17" W	3.54'
L6	N 16°50'50" E	18.88'
L7	N 24°54'05" W	21.83'
L8	N 03°12'58" E	11.92'

NO.	BEARING	DIST.
L9	N 12°10'08" E	26.31'
L10	N 08°03'21" E	28.81'
L11	N 03°44'19" E	84.98'

19. (CONT)  
b. ON THE FINAL PLAN AND SITE DEVELOPMENT PLAN, PROVIDE A BRIEF DESCRIPTION OF WAIVER PETITION WP-06-050 AS A GENERAL NOTE TO INCLUDE REQUEST(S), SECTION(S), OF THE REGULATIONS, ACTION AND DATE.  
c. BECAUSE THE PROPOSED DWELLING IS SITED CLOSE TO ADJACENT LOT 11, THE DRIVEWAY MUST MEET SIGHT DISTANCE AND MUST BE LOCATED AT LEAST 10' FROM THE NORTHERN PROPERTY LINE SO THAT ADEQUATE SCREENING CAN BE INSTALLED ALONG THIS PROPERTY LINE.  
d. APPROVAL OF THIS WAIVER APPLIES ONLY TO THE ELIMINATION OF THE 35' SETBACK FROM THE STREAM BUFFER FOR THE PURPOSE OF CONSTRUCTING A DWELLING ON LOT 47. ANY ASSOCIATED ACCESSORY STRUCTURES ARE NOT SUBJECT TO THIS SETBACK. ALL GRADING AND/OR CONSTRUCTION ON THE LOT, HOWEVER, MUST NOT IMPACT THE 75' STREAMBANK BUFFER FOR THE PERENNIAL STREAM, OR THE 50' STREAMBANK BUFFER FOR THE INTERMITTENT STREAM LOCATED WITHIN THE RIP RAP CHANNEL.  
e. COMPLIANCE WITH THE COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION DATED MARCH 7, 2006.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT

*Robert C. Goyena, Jr.* 5/22/06  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

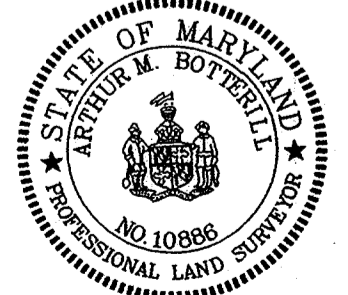
*Arthur M. Botterill* 5/11/06  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Arthur M. Botterill* 5/24/06  
DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL THE LANDS CONVEYED BY LOUISE G. HEINE TO ROBERT C. GOYENA, JR. AND MARY ANN GOYENA (SPRING COLONY, LLC) BY DEED DATED MAY 19, 2000 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5097 AT FOLIO 045, 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.

*Arthur M. Botterill* 5/12/06  
ARTHUR M. BOTTERILL  
PROFESSIONAL LAND SURVEYOR  
MD REGISTRATION No. 10886 DATE



**OWNER'S CERTIFICATE**

WE, ROBERT C. GOYENA, JR. AND MARY ANN GOYENA, OWNERS 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 RESTRICTION LINES. ALL EASEMENTS OF (OR) RIGHT-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS MY/OUR HANDS THIS 2nd DAY OF May, 2006.

*Robert C. Goyena, Jr.* 5/2/06  
ROBERT C. GOYENA, JR. DATE

*Mary Ann Goyena* 5/2/06  
MARY ANN GOYENA DATE

*Kendy van Antwerp* 5/2/06  
WITNESS DATE

*Kendy van Antwerp* 5/2/06  
WITNESS DATE

RECORDED AS PLAT No. 18310  
ON 5-31-06  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**DUNLOGGIN II  
SECTION 7, AREA 2  
LOT 47**

2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
GRID NO. 10 TAX MAP NO. 24 PARCEL 1003 ZONED: R-20  
SCALE: 1" = 50' DATE: 4/17/06 SHEET: 1 OF 1  
12713/1-0/SURVEY/FINAL/001PLAT.DWG