MINIMUM LOT SIZE CHART							
LOT	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE				
1	22,369 SQ. FT.	1,700 SQ. FT.	20,669 SQ. FT.				
2	25,400 SQ. FT.	1,831 SQ. FT.	23,569 SQ. FT.				
3	39,515 SQ. FT.	2,402 SQ.FT.	37,113 SQ. FT.				
4	33,306 SQ. FT.	1,963 SQ.FT.	31,343 SQ. FT.				

27. DEVELOPER RESERVES UNTO ITSELF, IT'S SUCCESSORS MUP ASSIGNS, ALLEREMENTS THOWN ON THIS PLAT FOR WATER, SEWER, STORM PROTURGE, AND OTHER PURICE UTILITES AND FOREST CONSERVATION

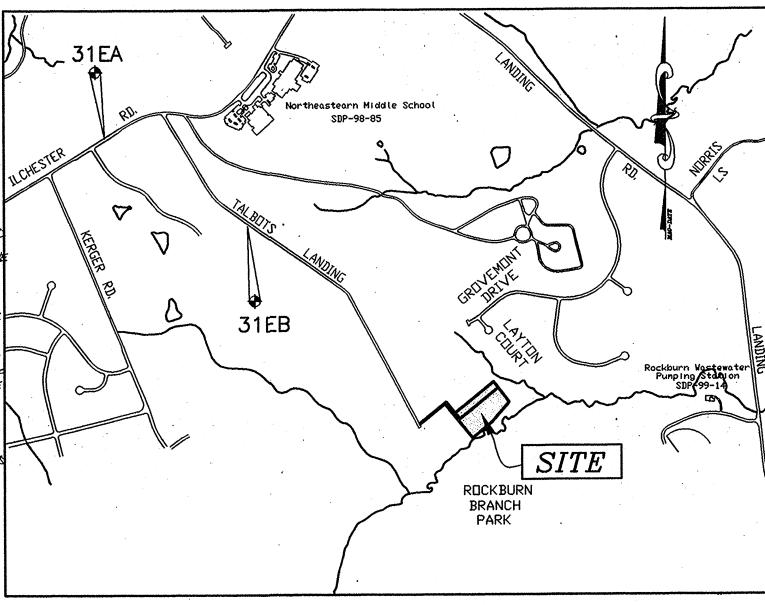
FLOO	DPLAIN L	INE TABLE		
LINE	LENGTH	BEARING		
FP1	8.90'	N26*40'02"E		
FP2	36.79'	N64*39'10"E		
FP3	62.20'	N49°54'33"E		
FP4	25.09'	N45'31'08"E		
FP5	30.99'	N62'14'55"E		
·FP6	20.56'	N6917'06"E		
FP7	51.55	N52*39'36"E		
FP8	22.84	N50°25'41"E		
FP9	17.75	N58*26'58"E		
FP10	46.26'	N64*45'22"E		
FP11	11.25'	N60'04'17"E		
FP12	11.89'	N35°07'58"E		
FP13	32.76'	N20°05'14"E		
FP14	24.97'	N31°50'11"E		
FP15	23.91'	N43°35'54"E		
FP16 33.82'		N38*39'43"E		
FP17	22.34	N31*17'01"E		
FP18	25.15'	N25°57'00"E		
FP19	21.68'	N23°22'11"E		
FP20	7.65'	N00°45'40"E		
FP21	46.18'	S36'29'21"E		
FP22	53.36'	N38*32'28"W		

THE REQUIREMENTS OF -3-108, THE REAL PROPERTY ARTICLE,

(AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING

ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME

CTES IG NATED OS "FOREST CONSERVATION EASEMENT"), LOCATED IN, ON, OVER AND THROUGH OPEN SPACE LOT 3, ANY CONEYANGE OF AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HELSIN RESERVED, WHE THER OR NOT EXPRESSLY STATED INTH DEED (S) CONVEYING SAID PARCEL. DEVELOPER SHALL EXCOTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RE-SERVED TO HOWALD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION EASEMENTS UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCENTANCE BY HODARDCOMY, AND IN THE CHEEF OF THE FOLEST CONSERVATION OF THE DEVELOPE'S OBLIGHTIONS UNDER THE FOREST CONSENTION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BYTHE DEVELOPER AND THE COUNTY, AND THE PELEAGE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGLEEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEEDGD OF THE EASEMENT IN THE LAND RECORDS.



SCALE: 1"=1000'

25. THIS IS A PLAT OF REVISION AND IS EXEMPT 14. FROM THE FOREST CODSERVATION REQUIREMENTS, PER SEC. 16.1202 (b)(1)(viii) OF THE HOWARD 15. COUNTY CODE FOR A PLATOF REVISION THAT DOES NOT CREATE ADDITIONAL LOTS.

WETLANDS LINE TABLE **LENGTH BEARING** 14.81 N38°31'49"W WL1 N66'28'05"E 24.89 9.57 S72'59'34"E WL3 29.46 S50'33'02"W N03'50'10"W 13.17 WL5 52.18 N55'43'44"E S59°24'37"E 6.38 S50'33'02"W 61.81 WL9 11.80 N65'50'56"W N44'36'51"W 7.28 12.83 N32'36'09"W WL11 5.95 N51'44'56"E S36'29'21"E **WL13** 30.48 N32*36'09"W 3.06 12.27 N08'36'41"W **WL15** 13.72' S36**'**29'20"E WL16 |

	<u>COO</u>	RDINAT.	E TABLE
	POINT	NORTHING	EASTING
	103	567006.45	1378837.60
	104	566694.13	1378445.54
	105	566860.28	1378945.72
	106	566660.13	1378774.28
	107	566497.48	1378576.62
	108	566846.81	1378298.34
	109	566645.54	1378045.68
	110	566652.27	1378042.09
	_111	566865.14	1378309.31
	112	566754.30	1378397.60
NO	SHC	ORDINATES OWN HEREOI O '83 AND	N ARE BASED

GRID TICKS BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

	INGRESS,	ECRES	S EASE	MENT CUR	VE TABL	E
NO.	DELTA.	RADIUS	ARC	TANGENT	CHORD	CHORD BRG.
C1	70*45'26"	20.00	24.70	14.20	23.16	S86'50'15"W
C2	89*52'16"	20.00	31.37	19.96	28.25	N83'36'20"W

INGRESS, EGRESS EASEMENT LINE TABLE LENGTH BEARING S38'32'28"E 211.14 139.03 N51'27'32"E L25

S57°47'02"E L26 91.01 S51*44'56"W L27 21.22 N57'47'02"W L28 55.51 S51'27'32"W L29 110.55 N38'32'28"W L30 211.18'

26. DEVELOPMENT OR CONSTRUCTION ON THESE 22. LOTS MUST COMPLY WITH SETBACKS AND BUFFER REGULATIONS IN EFFECT ATTHETIME 23 SUBMISSION OF THE SITE DEVELOPMENT PLAN, WALVER PETITION APPLICATION, OF BUILPING / GRADING PERMIT.

OWNERS

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY BARBARA G. STEDDING TO TIMOTHY I. FRENCH BY A DEED DATED JULY 27, 1992 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY IN LIBER 2606 AT

FOLIO 622 AND BY TIMOTHY I. FRENCH TO HARMONY BUILDERS BY A DEED

DATED MARCH 11, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 9032 AT FOLIO 454 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE

TIMOTHY I. FRENCH P.O. BOX 384 COLUMBIA, MD 21045 443-271-4617

HARMONY BUILDERS 4228 COLUMBIA ROAD ELLICOTT CITY, MD 21042 410-461-0833

GENERAL NOTES 1. TAX MAP: 31, PARCEL: 664

- 2. THIS PLAT IS IN ACCORDANCE WITH THE AMENDED 5th EDITION OF THE SUBDIVISION AND LAND DEVELOPEMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.

 SUBJECT PROPERTY ZONED R-20 RESIDENTIAL PER THE 2/2/2004 COMPREHENSIVE ZONING PLAN. LAND DEVELOPEMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION ON THESE
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT NOVEMBER 2002.
- 5. COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '29 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO.31EA, 31EB.
 - STA. No. 31EA N 569,641:12 E 1,374,816.03 ELEV. 469.61 STA. No. 31EB N 568,731.01 E 1,376,273.62 ELEV. 453.42
- DENOTES IRON PIPE OR REBAR FOUND.
- O DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY. BRL DENOTES A BUILDING RESTRICTION LINE.
- 7. ALL AREAS ARE MORE OR LESS.
- 8. PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC.
- NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES ARE LOCATED ON THE SITE. STORMWATER MANAGEMENT FOR THIS SITE HAS BEEN WAIVED IN LIEU OF FEE PAID. WATER QUALITY MUST BE PROVIDED FOR EACH HOUSE.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE
- PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A RESIDENTIAL OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING
 - WIDTH 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
 - SURFACE 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.

 - GEOMETRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 - STRUCTURES (CULVERT/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.
 - STRUCTURE CLEARANCES MINIMUM 12 FEET
 - MAINTENANCE SUFFICIENT TO ENSURE ALL WEATHER USE.
- 13. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE, WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAS BEEN FULFILLED
 - UNDER F-99-130. 100 YEAR FLOOD PLAIN INFORMATION SHOWN HEREON IS BASED UPON THE
 - ROCKBURN BRANCH FLOODPLAIN STUDY CFP27-45/87.
 WP-99-16 WAS APPROVED ON OCTOBER 1, 1998 TO WAIVE SECTION 14.120 (c)(2)(iii) TO PERMIT THE COLLECTIVE ROAD FRONTAGE TO BE REDUCED FROM
- A PRIVATE EASEMENT FOR INGRESS/EGRESS OVER THE LAND OWNED BY BARBARA STEDDING TO ACCOMODATE A DRIVEWAY WITH A 45 FOOT CENTERLINE RADIUS HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN L. 4729 AND F. 576.
- 17. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND
- RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- DENOTES EXISTING PUBLIC WATER, SEWER AND UTILITY EASEMENT
- DENOTES EXISTING EASEMENT TO BE CONVEYED TO HOWARD COUNTY
- DENOTES WETLANDS
- DENOTES FLOODPLAIN

DENOTES EXISTING PRIVATE WATER, SEWER AND UTILITY EASEMENT

NOGRADING, REMOVAL OF VEGETAINE COVER ORTESES, OR Placement OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF STREAMS, OR THEIR BUFFERS AND FOREST

CONSERVATION EASEMENT AREAS.

CONSERVATION EASEMENT AREAS.

FOR FLAG OR PIPESTEM LOTS, REFUSE COLUETION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT. OF WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.

THE PURPOSE OF THIS PLAT IS TO CONVEY THE PREVIOUS IY
RECORPED WATER AND SEWER EASEMENT TO HOWARD COUNTY AND TO
REVISE THE BUILDING RESTRICTION LINES TO COMPLY WITH
CURRENT R-20 ZONING REGULATIONS.

RECORDED AS PLAT 17574 ON 7/8/65 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

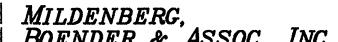
TALBOT'S LAST VIEW LOTS 1 - 4

PLAT OF REVISION

SHEET 1 OF 2

TAX MAP 31 FIRST ELECTION DISTRICT : PARCEL NO. 664 HOWARD COUNTY, MARYLAND DATE : APRIL 2004 EX. ZONING R-20

SCALE: 1"=50' DPZ FILE NOS.: F-99-130, WP-99-16 \$DP-05-09Z



BOENDER & ASSOC., INC.

Engineers Planners Surveyors 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042 (410) 997-0296 Balt.

OWNER'S CERTIFICATE SURVEYOR'S CERTIFICATE

WE, TIMOTHY I. FRENCH AND HARMONY BUILDERS, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE 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 ADDRESS OF THE PROPERTY OF THE PROPERTY SHOWN AND THE PROPERTY OF THE PROPERTY SHOWN AND THE PROPERT 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 EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE. THE BEDS OF THE STREETS AND/OR ROADS AND 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 WATERWAY 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 ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 290

DAY OF april 2005

HOWARD COUNTY SUBDIVISION REGULATIONS.

P-05-173

6/15/05 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING DEVELOPMENT ENGINEERING DIVISION YO mile. DIRECTOR C

 $0.0 \pm AC$ $0.0 \pm AC.$ $0.41 \pm AC$ $2.77 \pm AC$ APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

 $2.77 \pm AC$

TOTAL AREA

AREA OF 100 YEAR FLOOD PLAIN

AREA OF RIGHT-OF-WAY DEDICATION

HOWARD COUNTY HEALTH DEPARTMENT

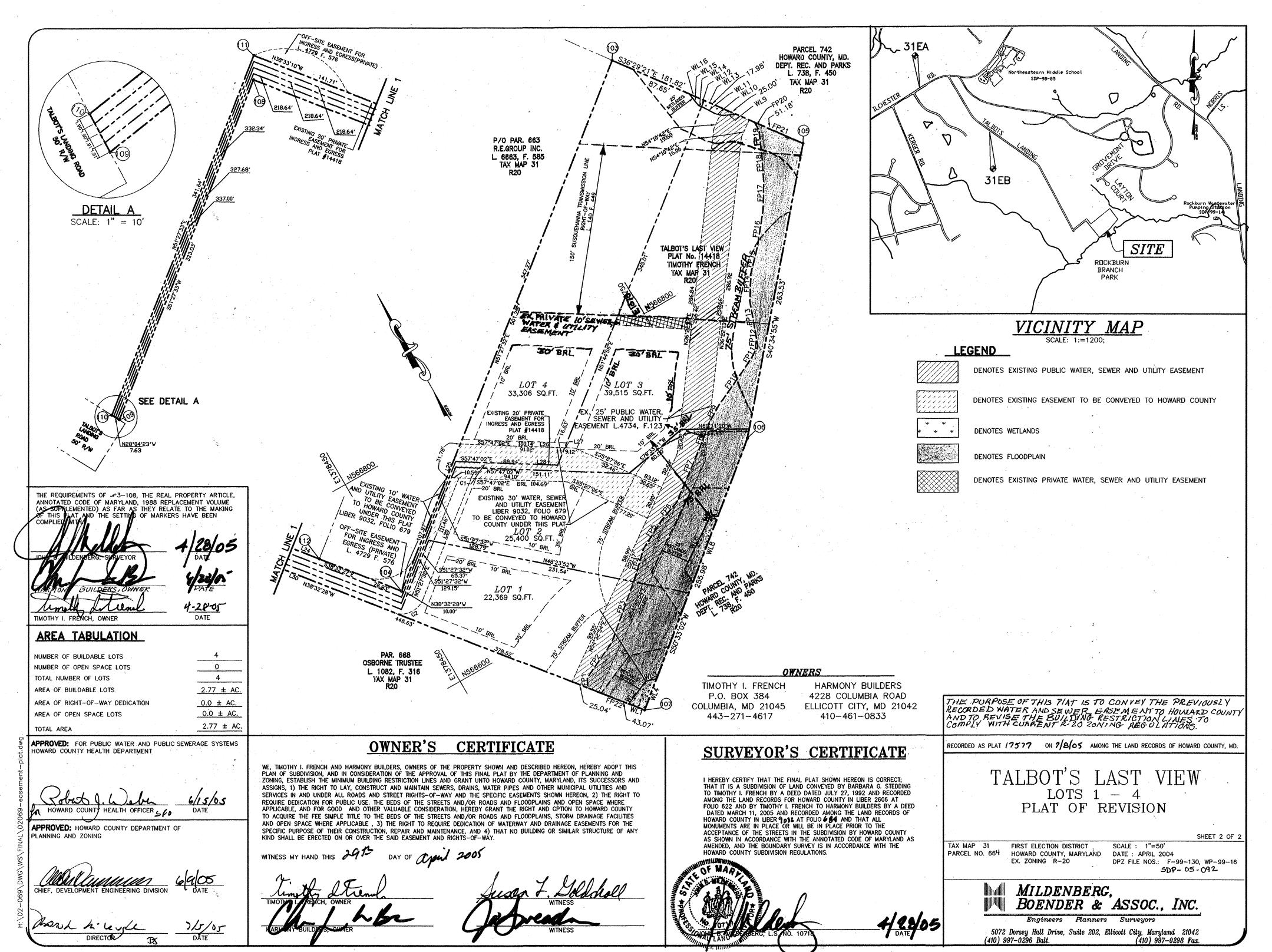
AREA TABULATION

NUMBER OF OPEN SPACE LOTS

TOTAL NUMBER OF LOTS

AREA OF BUILDABLE LOTS

AREA OF OPEN SPACE LOTS



F-05-173