## GENERAL NOTES

1. ⊠ DENOTES 4" X 4" X 4" CONCRETE MONUMENT TO BE SET.
   ○ DENOTES 3/8" X 30" PIPE OR STEEL MARKER TO BE SET.
   □ DENOTES STONE FOUND.
   ● DENOTES IRON PIPE FOUND.
2. COORDINATES SHOWN HEREON ARE BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 46BA AND NO. 46E3.
3. THIS PLAT OF REVISION IS BASED ON A PREVIOUSLY RECORDED PLAT, TIPTON MANOR, PLAT NO. 11830 AND SHA , PLAT NO 49219.
4. SUBJECT PROPERTY ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN.
5. BRL INDICATES BUILDING RESTRICTION LINE.
6. ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
7. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLAND, WETLAND BUFFER OR STREAM BUFFER.
8. 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:
   1) WIDTH – 12' (14' SERVING MORE THAN ONE RESIDENCE);
   2) SURFACE – 6" OF COMPACT CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
   3) GEOMETRY – MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
   4) STRUCTURES (CULVERTS/BRIDGES) – CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
   5) DRAINAGE ELEMENTS – CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
   6) MAINTENANCE – SUFFICIENT TO INSURE ALL WEATHER USE.
9. THIS PLAN IS SUBJECT TO THE FOLLOWING DEPT. OF PLANNING AND ZONING FILE NUMBERS: SP-95-03, F-95-132 AND PLAT NO.11830.
10. THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY 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 OBLIGATION 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 EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
11. FOR ALL FLAG OR PIPE STEM LOTS REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE RIGHT-OF-WAY LINE AND NOT THE FLAG OR PIPE STEM LOT DRIVEWAY.
12. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
13. THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOTS 2 AND 3 TO REMAIN. NO NEW BUILDINGS EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
14. THE PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1202(b)(1)(vii) OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE IT IS A REVISION PLAT.

### CURVE DATA TABLE

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|---|---|---|---|---|---|---|
| C1 | 291' | 30.43' | 15.23' | 30.41' | N50°00'41"W | 5°59'28" |
| | | | | | | |

### LEGEND

③ DESIGNATES COORDINATE

USE-IN-COMMON EASEMENTS

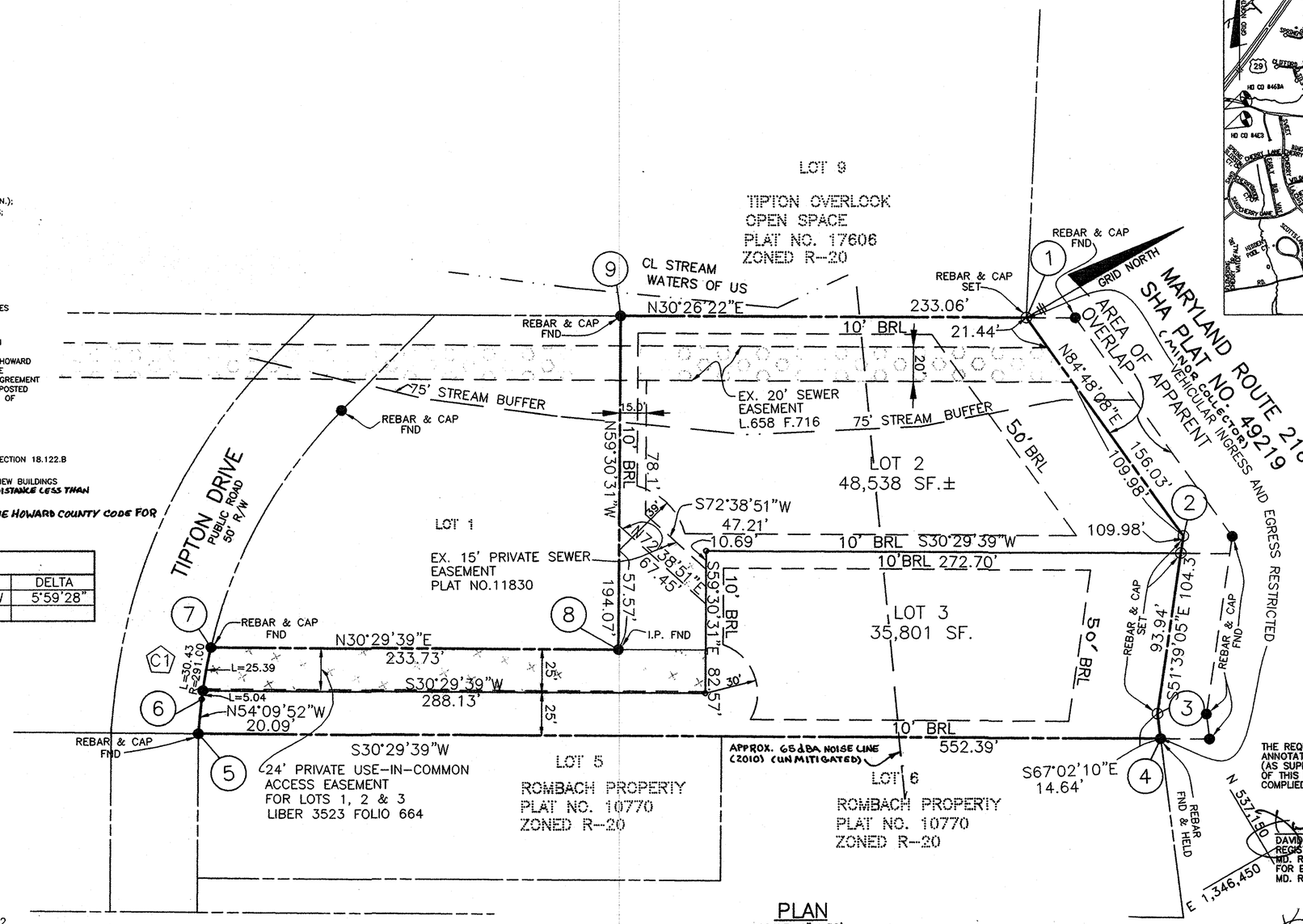
PRIVATE SEWER EASEMENT

### MINIMUM LOT SIZE CHART

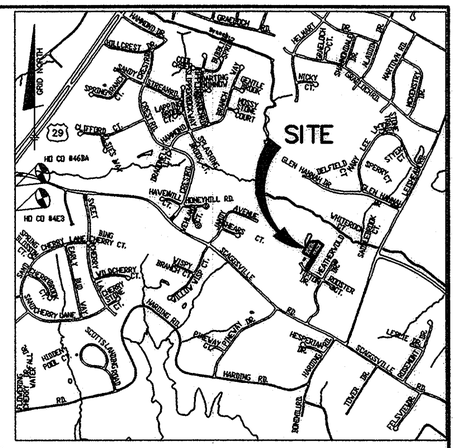
| LOT NO. | GROSS AREA | PIPESTEM AREA | MIN. LOT SIZE |
|---|---|---|---|
| 2 | 48,538 SF | 10,031 SF | 38,507 S.F. |
| 3 | 35,801 SF | 7,236 SF | 28,566 S.F. |

### TOTAL TABULATION THIS SUBMISSION

| | |
|---|---|
| TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED | 2 |
| TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED | 1.94 |
| TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED | 0 |
| TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED | 0 Ac. |
| TOTAL AREA OF 100-YEAR FLOODPLAIN AND 25% STEEP SLOPES TO BE RECORDED | 0.00 Ac. |
| TOTAL AREA ROAD DEDICATION TO BE RECORDED INCLUDING WIDENING STRIPS | 0 Ac. |
| TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED | 1.94± Ac. |




PLAN
SCALE: 1"= 50'




VICINITY MAP
SCALE: 1" = 2000'

### BENCH MARKS NAD'83

HO. CO. #46BA ELEV. 426.390'
STAMPED BRASS DISK SET ON TOP OF CONC. BASE.
N 537545.840' E 1339849.050'
HO. CO. #46E3 ELEV. 409.953'
STAMPED BRASS DISK SET ON TOP OF CONC. BASE.
N 535610.709' E 1337927.630'

### COORDINATE CHART

| POINT | NORTHING | EASTING |
|---|---|---|
| 1 | N 537186.4224 | E 1346111.2667 |
| 2 | N 537200.5580 | E 1346266.6548 |
| 3 | N 537136.0131 | E 1346348.2403 |
| 4 | N 537130.3012 | E 1346361.7202 |
| 5 | N 536654.3137 | E 1346081.4074 |
| 6 | N 536666.0756 | E 1346065.1204 |
| 7 | N 536685.6206 | E 1346041.8182 |
| 8 | N 536887.0189 | E 1346160.4232 |
| 9 | N 536985.4900 | E 1345993.1950 |
| | | |

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 Harris 02/02/06
DAVID M. HARRIS DATE:
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REGISTRATION NUMBER 10978
FOR BENCHMARK ENGINEERING, INC.
MD. REGISTRATION NUMBER 351

Kimberly A. Alley 02/19/06
SIGNATURE OF OWNER LOT 3 DATE:
KIMBERLY ANN ALLEY

19 Feb 06
SIGNATURE OF OWNER LOT 2 DATE:
GREGORY ROBINSON

**SURVEYOR**
BENCHMARK ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE, SUITE 418
ELLICOTT CITY, MARYLAND 21043
410-465-6105

**OWNER**
CHRISTOPHER T. ALLEY
KIMBERLY ANN ALLEY T/E
8484 TIPTON DR.
LAUREL, MD 20723
301-604-3264

**OWNER**
JULIE A ROBINSON
GREGORY ROBINSON T/E
8488 TIPTON DR.
LAUREL, MD 20723-2203
301-317-1826

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

Robert J. Weber 3/20/06
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

3/17/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

3/22/06
DIRECTOR DATE

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY CRAFTSMAN HOME BUILDERS INC. TO JULIE A. ROBINSON AND GREGORY ROBINSON BY DEED DATED NOVEMBER 30, 2000, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5287 AT FOLIO 722 AND NOW KNOWN AS LOT TWO (2) TIPTON MANOR; AND THAT IT IS ALL OF THE LAND CONVEYED BY DANIEL T.MULCHY JR. AND SALLY MULCAHY AND JEFFREY A. MULCAHY TO CHRISTOPHER ALLEY AND KIMBERLY ANN ALLEY BY DEED DATED FEBRUARY 25, 2000, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5027 FOLIO 59 AND NOW KNOWN AS LOT THREE (3) TIPTON MANOR AND THAT ALL MONUMENTS ARE IN PLACE AS FAR AS THEY RELATE TO THIS REVISION PLAT PRIOR TO ACCEPTANCE OF THE PLAT BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS NOW AMENDED.

STATE OF MARYLAND
DAVID MICHAEL HARRIS
No. 10978
REGISTERED PROFESSIONAL LAND SURVEYOR

David Harris
DAVID M. HARRIS DATE:
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REGISTRATION NUMBER 10978
FOR BENCHMARK ENGINEERING, INC.
MD. REGISTRATION NUMBER 351

### OWNER'S DEDICATION

WE, JULIE A. AND GREGORY ROBINSON AND CHRISTOPHER T. AND KIMBERLY ANN ALLEY, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF APPROVAL OF THIS REVISED PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND (1)THE RIGHT TO 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 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 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 19th DAY OF FEB., 2006.

02/19/06
CHRISTOPHER T. ALLEY DATE:
OWNER LOT 3

Kimberly A. Alley 02/19/06
KIMBERLY ANN ALLEY DATE:
OWNER LOT 3

Julie A. Robinson 2/19/06
JULIE A ROBINSON DATE:
OWNER LOT 2

19 Feb 06
GREGORY ROBINSON DATE:
OWNER LOT 2

Elizabeth C. Ewing 02/19/06
WITNESS DATE:

**PURPOSE STATEMENT:**
**THE SOLE AND ONLY PURPOSES OF THIS REVISION PLAT IS TO CORRECT AN OVERLAP OF LOTS 2 AND 3 AND THE SHA R/W FOR MARYLAND ROUTE 216.**

RECORDED AS PLAT 18175
ON 3/23/06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT

# TIPTON MANOR
LOTS 2 AND 3

PREVIOUSLY RECORDED AS PLAT NUMBER 11830

6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP No. 46
GRID – 12
PARCEL NO. 15
ZONED: R-20
SCALE: 1" = 50'
DATE: FEBRUARY, 2006
SHEET: 1 OF 1

F-06-167