

- GENERAL NOTES:**
1. \square DENOTES 4" x 4" CONCRETE MONUMENT TO BE SET.
 \circ DENOTES 3/8" PIPE OR STEEL MARKER TO BE SET.
 \triangle DENOTES IRON PIPE (IPF) OR REBAR & CAP (RCF) FOUND
 Δ DENOTES TRAVERS POINT.
 2. COORDINATES HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEM, NAD '83, AS PROJECTED BY HO. CO. GEODETIC CONTROL STATIONS 508A AND 508B.
 3. BR INDICATES BUILDING RESTRICTION LINE. SETBACKS SHOWN ARE BASED ON THE SINGLE FAMILY ATTACHED USE OF THE PROPERTY.
 SUBJECT PROPERTY ZONED R-SC PER 02-02-04 COMPREHENSIVE ZONING PLAN.
 4. PUBLIC WATER AND SEWER SERVICE HAS BEEN PROVIDED BY EXTENSION OF THE PUBLIC UTILITIES CONSTRUCTED UNDER CONTRACT NUMBER 24-4407-D.
 5. A TREE MAINTENANCE EASEMENT RUNNING ALONG THE EDGE OF THE PUBLIC STREET AS SHOWN ON THIS PLAN IS RESERVED UPON ALL LOTS FRONTING ON THE SAID STREET. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY, WHEN NECESSARY, FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF THE STREET TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE LOTS. NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
 6. ALL AREAS ON THIS PLAN ARE "MORE OR LESS".
 7. THIS PLAN IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY, 2005 BY BENCHMARK ENGINEERING, INC.
 8. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 a) WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE).
 b) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CRANSE AND MINIMUM 45' TURNING RADIUS.
 d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (HEAVY LOADS).
 e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 f) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 9. THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED ON, OVER AND THROUGH LOT 2. ANY AND ALL CONVEYANCES OF THE FORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HERIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER THE DEEDS FOR THE EASEMENTS HERIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THE ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
 10. WP-05-105 WAS CONDITIONALLY APPROVED ON MAY 17, 2005 BY THE PLANNING DIRECTOR WP-05-105 WAS A REQUEST TO WAIVE THE FOLLOWING:
 SECTION 16.145 REQUIRING THE SUBMISSION OF A SKETCH OR PRELIMINARY EQUIVALENT SKETCH PLAN AND SECTION 16.146 REQUIRING THE SUBMISSION OF A PRELIMINARY PLAN.
 THE WAIVER WAS APPROVED SUBJECT TO THE ROAD IMPROVEMENTS FOR HARMONY LANE BEING SUBMITTED FOR REVIEW AS PART OF THE SITE DEVELOPMENT PLAN FOR PARCEL 763, LOT 2 AND A NOTE BEING ADDED TO THE PLAN (F-05-143) EXPLAINING THAT THE REQUIRED ROAD IMPROVEMENTS TO HARMONY LANE WILL BE ADDRESSED AS PART OF THE SITE DEVELOPMENT PLAN FOR PARCEL 763, LOT 2.
 ON JUNE 13, 2005, A RECONSTRUCTION REQUEST WAS FILED WITH THE DEPARTMENT OF PLANNING AND ZONING REQUESTING THAT SECTIONS 16.117 AND 16.121, FOREST CONSERVATION AND PRESERVATION OF NATURAL COVER AND PUBLIC SITES AND OPEN SPACE, RESPECTIVELY.
 11. LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SHALL BE DEFERRED UNTIL THE SITE DEVELOPMENT PLAN APPROVAL (SDP-06-146). THIS INCLUDES STREET TREES ALONG THE PUBLIC AND PRIVATE ROAD.
 12. PUBLIC WATER AND SEWER SYSTEMS SHALL BE PROVIDED FOR THIS DEVELOPMENT.
 THIS PROJECT IS WITHIN THE WATER/SEWER METROPOLITAN DISTRICT.
 PUBLIC WATER AND CONNECTION WILL BE MADE TO CONTRACT NO. 24-1226 WITH CONTRACT NO. 24-4407-D.
 NO. PUBLIC SEWER CONNECTION WILL BE MADE TO CONTRACT NO. 24-1881-D WITH CONTRACT NO. 24-4407-D.
 13. WETLAND DELINEATION PROVIDED BY ECO-SCIENCE PROFESSIONALS, INC., DATED FEBRUARY, 2005.
 14. TRAFFIC STUDY WAS PROVIDED BY TRAFFIC GROUP INC, DATED MAY, 2006.
 15. STORMWATER MANAGEMENT FOR LOT 3 HAS BEEN PROVIDED UNDER SDP-06-146.
 16. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
 17. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS. THE SITE DEVELOPMENT PLAN WILL BE SUBJECT TO THE SUBDIVISION REGULATION IN EFFECT AT THE TIME OF THE PLAN SUBMISSION. THE BUILDING PERMIT WILL BE SUBJECT TO THE SUBDIVISION REGULATIONS IN EFFECT AT THE TIME OF THE PERMIT SUBMISSION.
 18. REQUEST FOR WP-05-105 TO WAIVE SECTION 16.117 REQUIRING FULFILLMENT OF FOREST CONSERVATION UNDER THE FINAL PLAN SUBMISSION AND SECTION 16.121, REQUIRING CREATION OF OPEN SPACE UNDER THE FINAL PLAN SUBMISSION HAS BEEN APPROVED ON JULY 20, 2005 BY THE PLANNING DIRECTOR. CONDITIONS OF APPROVAL HAVE BEEN MET FOR PARCEL 763, LOT 2 AS FOLLOWS:
 1. FULFILLMENT OF FOREST CONSERVATION OBLIGATION FOR PARCEL 960 HAVE BEEN ADDRESSED UNDER THIS REVISION PLAN AND UNDER THE SITE DEVELOPMENT PLAN FOR PARCEL 763, LOT 2 (SDP-06-146).
 2. FULFILLMENT OF OPEN SPACE REQUIREMENTS FOR PARCEL 763, LOT 2 ARE ADDRESSED UNDER SDP-06-146.
 19. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL SHALL BE FULFILLED BY THE RETENTION OF 1.20 ACRES OF EXISTING FOREST AND THE PAYMENT OF \$2,613.80 TO THE FOREST CONSERVATION FUND FOR 0.08 ACRES OF REDEMPTION SURETY FOR 1.20 ACRES OF RETENTION IN THE AMOUNT OF \$10,454.40 (0.20052,272 SQ. FT.) HAS BEEN POSTED WITH THE DEVELOPER'S AGREEMENT FOR F-06-233. THE RETENTION AND FEE-IN-LIEU PROVIDED WITH THIS PLAN ADDRESS THE FOREST CONSERVATION OBLIGATIONS FOR F-06-223 AND THE SEWER EASEMENT DISTURBANCE FOR F-06-224 (Kings Woods, 0.5 Lot 130 (3,213 sq. ft.)).
 20. NO GRADING OR DISTURBANCE IS PERMITTED IN THE WETLANDS, STREAMS, THEIR BUFFERS OR THE FOREST CONSERVATION EASEMENT AREA EXCEPT AS APPROVED.

NATURAL CONSERVATION CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
NC1	25.00'	29.51'	16.75'	27.83'	S11°25'02"W	67°37'42"
NC2	25.00'	6.48'	3.26'	6.46'	N61°45'20"W	14°50'40"
NC3	25.00'	4.46'	2.24'	4.45'	N74°17'15"W	10°13'09"
NC4	25.00'	9.25'	4.68'	9.19'	N85°57'48"W	21°11'24"
NC5	25.00'	16.16'	8.37'	15.88'	S64°55'36"W	37°01'47"

FOREST CONSERVATION EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
FC1	25.00'	6.47'	3.25'	6.45'	S61°45'20"W	14°50'40"
FC2	25.00'	4.45'	2.23'	4.45'	N74°17'15"W	10°13'09"
FC3	25.00'	9.25'	4.68'	9.19'	N85°57'48"W	21°11'24"

FOREST CONSERVATION EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
F1	S46°24'33"W	35.00'
F2	S22°23'52"E	32.22'
F3	S05°10'49"E	16.20'
F4	S26°55'54"W	5.00'
F5	N78°16'19"W	12.52'
F6	N68°10'30"W	20.33'
F7	N54°42'32"W	23.99'
F8	N54°20'00"W	24.14'
F9	N69°10'40"W	24.25'
F10	N75°22'06"W	28.66'
F11	N75°22'06"W	31.30'
F12	S83°26'30"W	18.69'
F13	S64°55'36"W	15.88'
F14	S46°24'43"W	37.24'
F17	S49°02'43"E	205.73'
F18	S08°35'17"W	41.76'
F19	S43°35'17"E	66.19'

NATURAL CONSERVATION LINE TABLE

LINE	BEARING	DISTANCE
N1	S22°23'52"E	65.98'
N2	S05°10'49"E	16.20'
N3	S26°55'54"W	5.00'
N4	N78°16'19"W	12.52'
N5	N68°10'30"W	20.33'
N6	N54°42'32"W	23.99'
N7	N54°20'00"W	24.14'
N8	N69°10'40"W	24.25'
N9	N75°23'50"W	28.66'
N10	N75°22'06"W	31.30'
N11	S83°26'30"W	18.69'
N12	S46°24'43"W	61.63'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
E1	S54°11'53"E	35.98'	E23	S43°35'17"E	12.63'
E2	S75°43'53"E	21.56'	E24	N46°05'04"E	135.74'
E3	S86°48'41"E	9.31'	E25	S43°47'43"E	20.00'
E4	N45°22'37"E	9.91'	E26	S46°22'55"W	12.73'
E5	S44°37'23"E	10.00'	E47	N43°54'56"W	37.03'
E6	S45°22'37"W	0.94'	E48	S49°02'43"E	180.61'
E7	S43°35'17"E	16.22'	E49	S08°35'17"E	41.76'
E8	N45°22'37"E	11.92'	E50	S43°35'17"E	66.19'
E9	S44°37'23"E	10.00'	E51	N43°35'17"W	66.02'
E10	S45°22'37"W	12.10'	E52	N08°35'17"W	40.70'
E11	S43°35'17"E	16.03'	E53	N49°02'43"W	175.16'
E12	N45°22'37"E	13.60'	E54	N46°24'43"E	4.54'
E13	S44°37'23"E	10.00'	E57	N46°24'43"E	37.12'
E14	S45°22'37"W	13.78'	E58	N43°35'17"W	109.19'
E15	S43°35'17"E	16.00'	E59	N86°48'41"W	32.64'
E16	N45°22'37"E	13.60'	E60	S03°11'19"W	12.10'
E17	S44°37'23"E	10.00'	E61	N86°48'41"W	10.00'
E18	S45°22'37"W	13.78'	E62	N03°11'19"E	12.10'
E19	S43°35'17"E	16.02'	E63	N86°48'41"W	17.95'
E20	N45°22'37"E	14.71'	E64	N75°43'53"W	27.30'
E21	S44°37'23"E	10.00'	E65	N54°13'53"W	39.60'
E22	S45°22'37"W	14.89'			

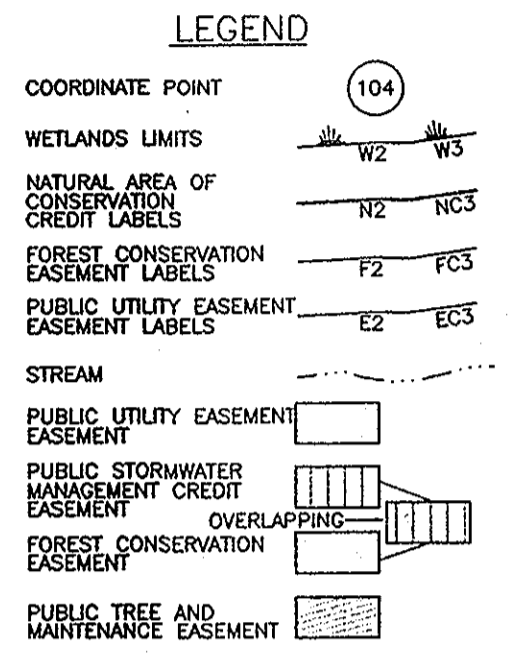
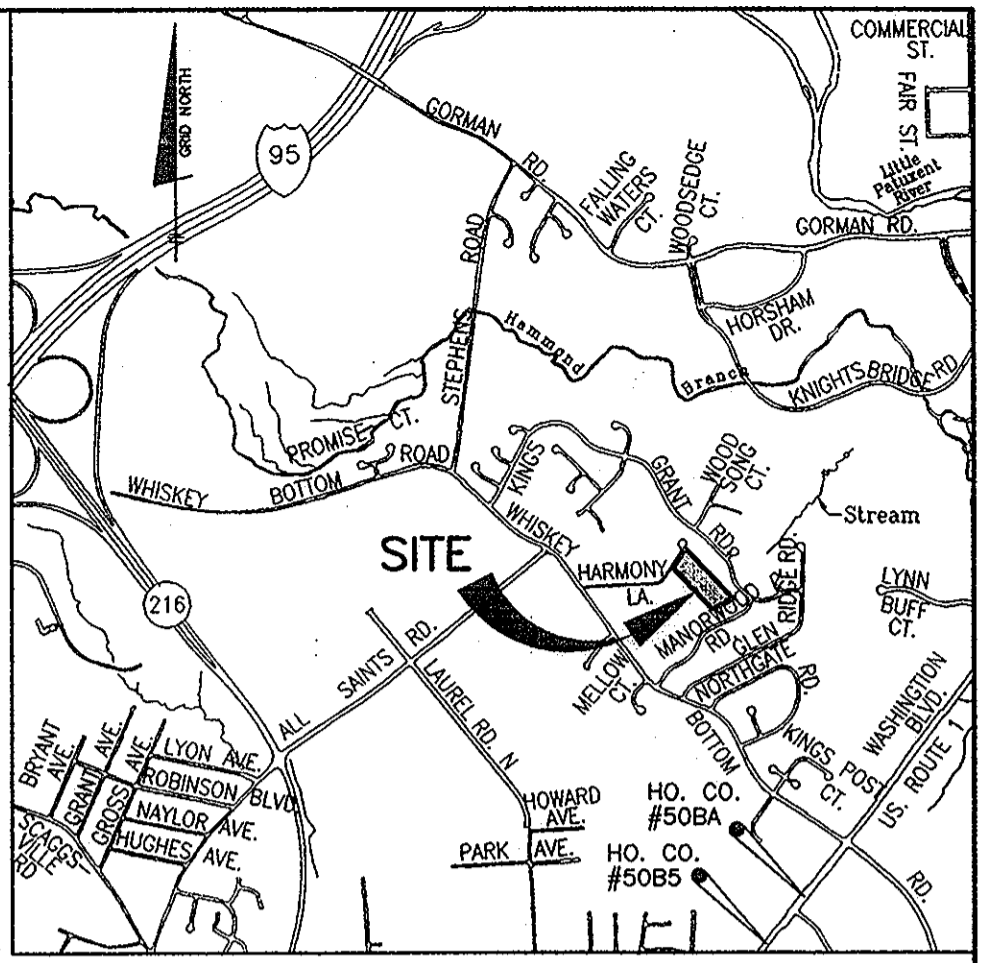
TRAVERSE POINT CHART (NAD '83)

No.	NORTH	EAST
568	530493.4846	1358695.8261
569	530512.8574	1358845.6691
570	530604.2345	1358744.3230
571	530496.2711	1358981.7977

BENCH MARKS

HO. CO. #508A (NAD '83) ELEV. N/A
 STANDARD DISC ON CONCRETE MONUMENT
 BEING 39.7' SOUTHWEST OF THE CORNER OF A
 STONE PLANTER, 11.8' NORTHWEST OF THE
 CONC. CURB OF U.S. ROUTE 1 AND 42.9'
 NORTH OF THE INTERIOR CORNER OF THE CURB.
 N 527561.6702' E 1359772.5936'

HO. CO. #508B (NAD '83) ELEV. 178.242'
 STANDARD DISC ON CONCRETE MONUMENT
 BEING 73.9' NORTHEAST OF THE FRONT RIGHT
 CORNER OF #10100 U.S. ROUTE 1, 50.2'
 SOUTH OF A FIRE HYDRANT AND 2.9' WEST OF
 THE CURB OF U.S. ROUTE 1.
 N 524999.3640' E 1357925.6751'



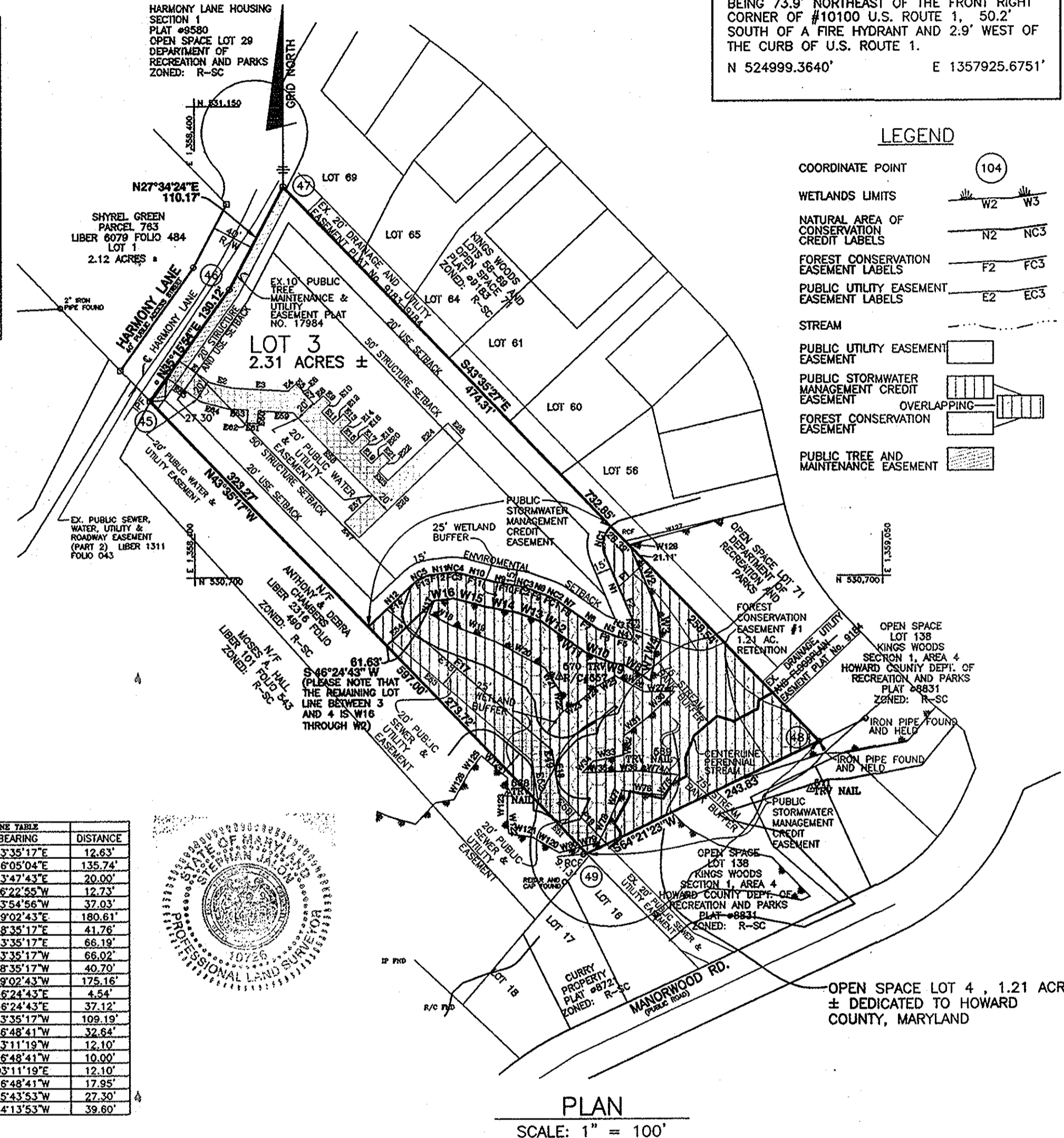
COORDINATE CHART (NAD '83)

No.	BOUNDARY COORDINATES	
	NORTH	EAST
45	530868.6146	1358358.0377
46	530974.8592	1358433.1658
47	531072.5160	1358484.1618
48	530541.7252	1358989.4640
49	530436.2014	1358769.6477

WETLAND LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
W2	S22°23'52"E	68.34'	W27	S89°58'52"E	29.15'
W3	S05°10'49"E	27.18'	W30	S46°05'00"W	34.99'
W4	S26°55'54"W	13.56'	W31	S52°32'37"W	29.34'
W6	S01°45'41"W	11.62'	W32	S01°49'58"W	18.21'
W7	S11°39'28"W	15.19'	W33	S78°50'30"W	28.71'
W8	N58°39'29"W	28.30'	W34	S43°07'16"W	14.58'
W9	N78°16'19"W	13.87'	W35	N88°30'34"E	34.02'
W10	N68°10'30"W	25.49'	W36	N88°33'11"E	20.41'
W11	N54°42'32"W	27.03'	W74	S83°37'59"E	36.21'
W12	N54°20'00"W	24.22'	W75	S36°33'37"W	24.21'
W13	N69°10'40"W	24.25'	W76	N83°03'39"W	38.87'
W14	N79°23'50"W	29.54'	W77	S22°53'13"W	16.89'
W15	N75°22'06"W	32.17'	W78	S25°16'44"W	36.04'
W16	S83°26'30"W	18.69'	W79	S75°17'48"W	18.27'
W17	S19°16'16"W	12.95'	W80	S75°17'48"W	20.85'
W18	S60°59'03"E	22.23'	W120	N69°32'42"W	28.39'
W19	S69°01'42"E	47.11'	W121	N80°38'50"W	23.07'
W20	S61°34'14"E	52.00'	W122	N05°25'41"W	15.31'
W21	S31°55'16"E	27.42'	W123	N00°27'45"E	37.07'
W22	S06°47'26"E	18.17'	W124	N49°34'24"W	32.64'
W23	N58°31'28"E	21.65'	W125	S37°18'59"W	18.35'
W24	N48°05'44"E	18.88'	W126	S28°36'11"W	30.85'
W25	N60°55'30"E	19.96'	W127	S74°29'56"W	90.93'
W26	S60°21'02"E	30.59'	W128	N22°23'52"W	1.42'

NOTE: W2 TO W16 IS ALSO PART OF THE LOT LINE BETWEEN LOTS 3 AND 4



DEVELOPER/OWNER
 MORGAN'S LANDING LLC
 11807 WOLLINGFORD COURT
 CLARKSVILLE, MD 21209
 410-792-2565

ENGINEER
 BENCHMARK ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE, SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 410-465-6105
 www.bei-civilengineering.com

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	2
BUILDABLE LOTS	1
NON-BUILDABLE PARCEL	0
OPEN SPACE LOTS	1
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	2.31± AC.
BUILDABLE LOTS	0.00 AC.
NON-BUILDABLE LOTS	0.00 AC.
OPEN SPACE LOTS	1.21± AC.
PRESERVATION PARCELS	0.00 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.52± AC.

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

Richard J. Cain 8/6/07
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Stephan Jalon 7/19/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Janet A. Ray 8/6/07
 DIRECTOR DATE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS PART OF THE LANDS CONVEYED BY LARRY E. AND MARVIN G. MORGAN TO MORGAN'S LANDING LLC, BY DEED DATED MAY 10, 2007 RECORDED AT LIBER 10681, FOLIO 385 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND 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 NOW AMENDED.

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.

Stephan Jalon 7/19/07
 STEPHAN JALON
 PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 10726
 FOR BENCHMARK ENGINEERING, INC.
 MARYLAND NO. 351

OWNER'S DEDICATION

MORGAN'S LANDING LLC, A MARYLAND LIMITED LIABILITY CORPORATION BY AUTHORIZED AGENT BRIAN BOY, SECRETARY, OWNER 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 DEPT. OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND 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 EASEMENT AREAS SHOWN HEREON; AND (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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; AND (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 19 DAY OF July, 2007.

Brian Boy 7/19/2007
 SIGNATURE OF OWNER DATE:
 BRIAN BOY, MORGAN'S LANDING LLC

R. J. Boy 7/19/2007
 SECRETARY DATE:

RECORDED AS PLAT NO. 19300
 ON 8/16/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
MORGAN'S LANDING
 PLAT OF REVISION AND
 FOREST CONSERVATION EASEMENT
 LOT 3 AND OPEN SPACE LOT 4
 A RESUBDIVISION OF LOT 2
 OF MORGAN'S LANDING
 PREVIOUSLY RECORDED AS PLAT 17984

6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP No.: 47 SCALE: 1" = 100'
 GRID No.: 23 DATE: JUNE, 2007
 PARCEL Nos.: 763 SHEET: 1 OF 1
 ZONED: R-SC