

NOTES:

- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 08CA & 0018. HOWARD COUNTY MONUMENT NO. 08CA EL-625.075 N 610.521, 2127. HOWARD COUNTY MONUMENT NO. 0018 EL-626.907 N 607.697, 295. HOWARD COUNTY MONUMENT NO. 0018 EL-626.907 N 607.697, 295.
- SUBJECT PROPERTY ZONED "RC-DEO" PER 2/2/2004 COMPREHENSIVE ZONING PLAN.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET IF SERVING MORE THAN 1 RESIDENCE)
 - SURFACE - 5/8" (6) INCHES OF COMPACTED "CRUSHER RUN" BASE WITH TAR AND CHIP COATING (1 and 1/2" MIN)
 - GEOMETRY - MAX. 15% GRADE, MAX 10% GRADE CHANGE AND MINIMUM OF 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 AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE AREA IN THIS ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THIS RESERVE AREA SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS INTO THE PRIVATE SEWAGE RESERVE AREA.
- THERE IS AN EXISTING DWELLING AND STRUCTURES LOCATED ON LOT 18 TO REMAIN. THERE IS AN EXISTING HOUSE ON LOT 15 TO REMAIN. THERE IS AN EXISTING BUILDING ON LOT 16 TO BE REMOVED. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS OR BUILDINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.
- B.R.L. DESIGNATES BUILDING RESTRICTION LINE
- THE REQUIREMENTS OF §§-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 THE MARKERS HAVE BEEN COMPLIED WITH.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN OCTOBER OF 2005.
- THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.
- THERE ARE NO WETLANDS ON THIS PROPERTY PER MAY, 2006 REPORT BY EXPLORATION RESEARCH, INC.
- ON 8/10/2007 WP-07-131 GRANTED A WAIVER OF SECTION 16.120.(b)(5) OF THE REGULATIONS WHICH REQUIRES THE NOISE LEVEL IN THE REAR YARD TO NOT EXCEED THE STANDARD SET IN THE DESIGN MANUAL. THE APPROVAL IS SUBJECT TO MSHA NOT BEING RESPONSIBLE FOR NOISE MITIGATION, TO NOTES BEING ADDED WITHIN LOTS 16 & 17, TO MINIMIZING FOREST CLEARING IN THE SOUTHERN PARTS OF LOTS 16 AND 17, TO PLANTING EVERGREENS BETWEEN THE NEW HOUSES AND I-70, TO LOCATING THE NEW HOUSES AS FAR FROM I-70 AS POSSIBLE, TO ORIENTING THE NEW HOUSES FOR OPTIMAL PROTECTION, AND TO CONSTRUCTION OF THE NEW HOUSES USING ACOUSTICAL INSULATION AND OTHER NOISE ATTENUATION MATERIAL SUCH AS SIDING, WINDOWS, DOORS, ETC. FOR MAXIMUM NOISE PROTECTION.
- PREVIOUS FILE NUMBERS: P-81-18, F-81-54, F-81-112.
- THE PROPERTY IS TO BE SERVED BY PRIVATE WATER & PRIVATE SEWER.
- STORMWATER MANAGEMENT FOR WOV AND Rev HAS BEEN PROVIDED WITH ROOFTOP AND NON-ROOFTOP DISSECTION CREDITS. C.P. IS NOT REQUIRED BECAUSE THERE IS NO INCREASE IN THE 1-YEAR STORM PEAK DISCHARGE AFTER THE CREDITS HAVE BEEN APPLIED. PLEASE REFER TO THE SWM REPORT AND SUPPLEMENTAL SWM PLAN PREPARED BY CIVIL DESIGN SERVICES, LC DATED MARCH 2, 2007 FOR MORE INFORMATION.
- LANDSCAPE SURETY IN THE AMOUNT OF \$3600.00 (12 new shade trees) WILL BE POSTED AT THE TIME OF THE GRADING PERMIT APPLICATIONS.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD IMPROVEMENTS ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD R/W LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- LANDSCAPING FOR LOTS 15-18 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY RETENTION OF 3.88 AC. OF FOREST ON LOTS GREATER THAN 60,000.s.f. AS NO EASEMENT IS REQUIRED, THERE IS NO SURETY. RETENTION WILL BE ON LOTS 16, 17, & 18 AS DETAILED ON THE FOREST CONSERVATION PLAN.
- THIS PLAT COMPLIES WITH THE AMENDED 5th EDITION OF THE HOWARD COUNTY SUBDIVISION & LAND DEVELOPMENT REGULATIONS.

TABULATION OF FINAL PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: 4

BUILDABLE	4
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS	13.0297 ACRES±
BUILDABLE	13.0297 ACRES±
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED	0
INCLUDING WIDENING STRIPS	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	13.0297 ACRES±

NOTES (cont.):

- A FEE IN LIEU OF OPEN SPACE FOR THIS RESUBDIVISION IN THE AMOUNT OF \$3000.00 HAS BEEN PAID TO SATISFY SECTION 16.121 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE 65 dBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAT IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEB. 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE 65 dBA NOISE LINE 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 & URBAN DEVELOPMENT. SEE NOTE #12 REGARDING WAIVER PETITION WP-07-131.
- A DEED ESTABLISHING MAINTENANCE RESPONSIBILITIES FOR THE USE-IN-COMMON DRIVEWAY EASEMENT WILL BE RECORDED PRIOR TO RECORRATION OF THIS FINAL PLAT.
- ALL WELLS TO BE DRILLED PRIOR TO FINAL PLAT SIGNATURE. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING HOLDS UP THE HEALTH DEPT. SIGNATURE OF THE PLAT.
- THE PROPERTY IS LISTED IN THE HISTORIC SITES INVENTORY AS HO-4, RED HOUSE TAVERN, AND IS EXEMPT FROM REVIEW BY THE HISTORIC DISTRICT COMMISSION BASED ON SUBMISSION DATES OF PRIOR PLANS.

NOTES (cont.):

- AREAS WITHIN DEFINED SEPTIC EASEMENTS THAT ARE WOODED ARE NOT TO BE CONFUSED WITH WOODED AREAS PROTECTED FOR FOREST CONSERVATION THAT ARE DESIGNATED ADJACENT TO THE DEFINED SEPTIC EASEMENTS. REPLACEMENT OF SEPTIC DRAINFIELD LINES REQUIRES DISRUPTION AND DISTURBANCE, AND LIKELY WILL RESULT IN DAMAGE OR DESTRUCTION OF TREES AND OTHER VEGETATION WITHIN THE BOUNDARIES OF THE SEPTIC EASEMENT.

MINIMUM LOT SIZE CHART

LOT NO	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
15	3.1347 AC.	0.1100 AC.	3.0247 AC.
16	3.3433 AC.	0.3418 AC.	3.0015 AC.
17	3.3335 AC.	0.3042 AC.	3.0293 AC.
18	3.2182 AC.	0.1568 AC.	3.0614 AC.

CURVE DATA

FROM-TO	RAD.	ARC	DELTA	TAN.	CHORD
124-119	50.00	53.05	60°47'15"	29.33	S71°00'55"E 50.59

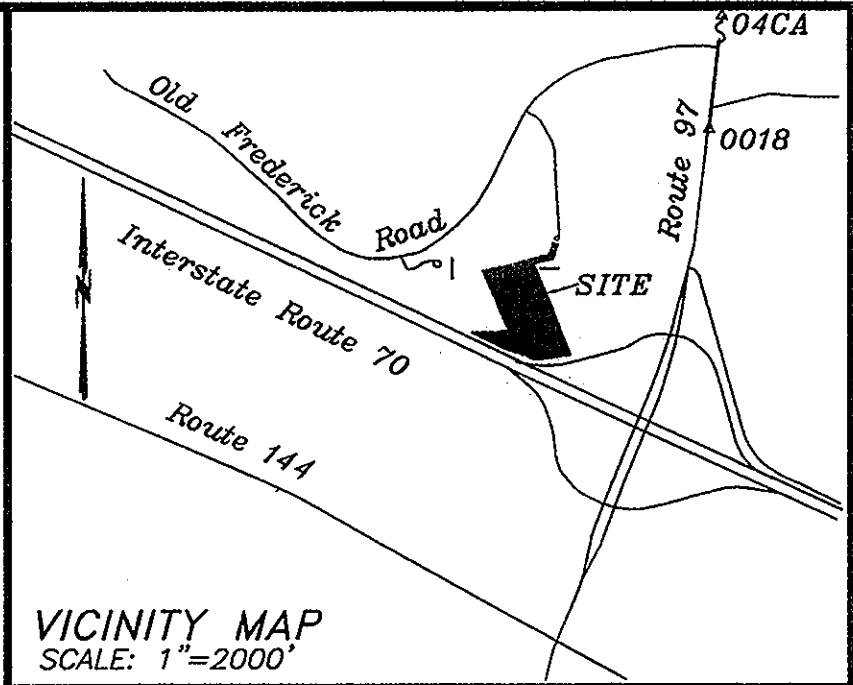
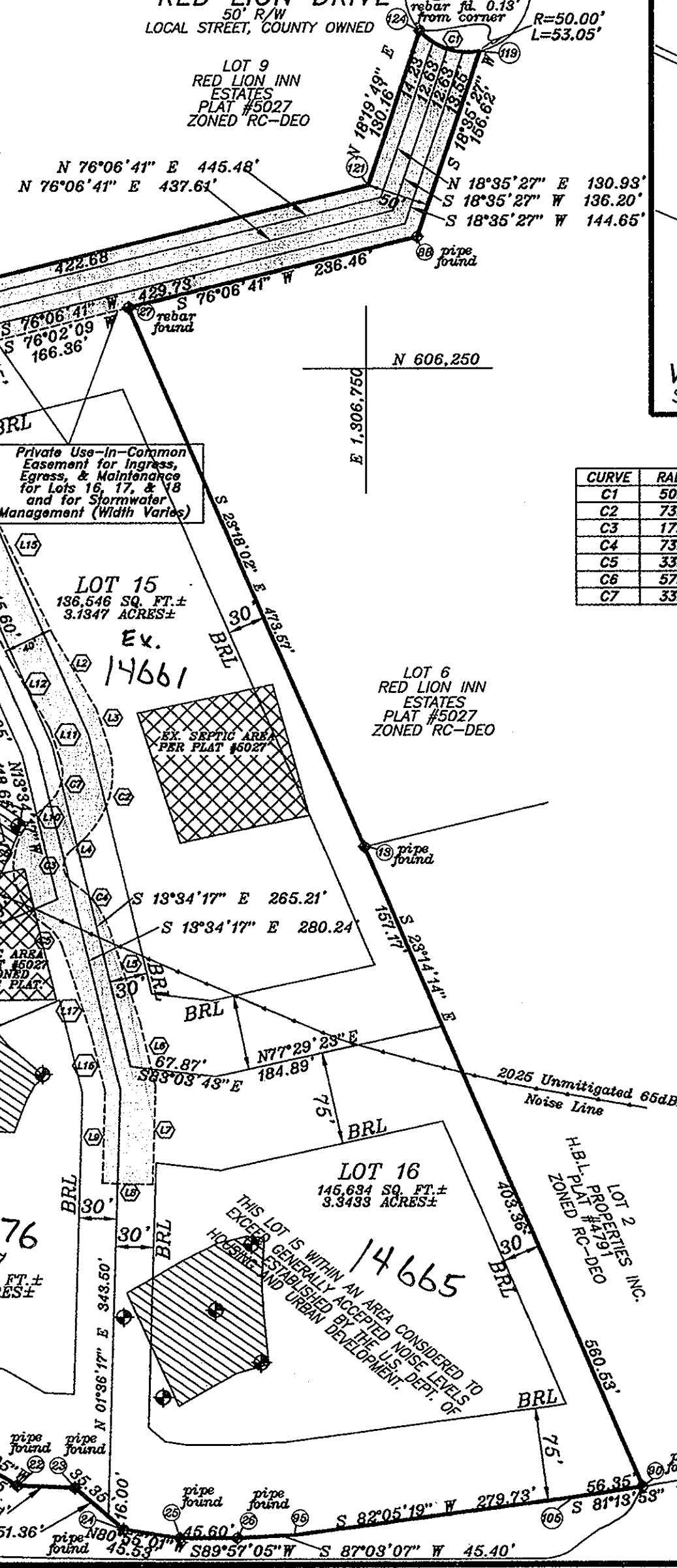
OWNERS CERTIFICATE

WE, SALVATORE VALENZIANO AND ESTELA VALENZIANO, 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 IT'S SUCCESSORS AND ASSIGNS;

- THE RIGHT TO LAY, CONSTRUCT, AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE, AND FOR OTHER GOOD AND 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 SPACES, WHERE APPLICABLE; AND
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERCTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS. WITNESS BY OUR HANDS THIS 18th DAY OF MARCH, 2006.

SALVATORE VALENZIANO (OWNER) DATE 03-18-08
 ESTELA VALENZIANO (OWNER) DATE 3-18-08
 WITNESSES: [Signatures] DATE 3/18/08

RED LION DRIVE



EASEMENT LINES

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING	CHORD
C1	50.00'	53.05'	60°47'15"	29.33'	S 71°00'55" E	50.59'
C2	73.00'	84.23'	66°06'36"	47.51'	S 15°04'59" W	79.63'
C3	17.00'	31.11'	104°51'23"	22.10'	S 04°17'25" E	26.95'
C4	73.00'	49.43'	38°47'34"	25.70'	S 37°19'20" E	48.49'
C5	33.00'	22.34'	38°47'34"	11.62'	N 37°19'20" W	21.92'
C6	57.00'	104.32'	104°51'23"	74.09'	N 04°17'25" W	90.36'
C7	33.00'	38.08'	66°06'36"	21.48'	N 15°04'59" E	36.00'

LINE BEARING DISTANCE

L1	S 22°13'54" E	89.92'
L2	N 29°35'44" W	67.28'
L3	N 17°58'19" W	31.12'
L4	N 48°08'16" E	12.14'
L5	N 17°55'33" W	76.04'
L6	S 13°34'17" E	53.19'
L7	S 01°36'17" W	79.99'
L8	S 88°23'43" E	40.00'
L9	N 01°36'17" E	74.66'
L10	N 48°08'16" E	12.14'
L11	N 17°58'19" W	27.04'
L12	N 29°35'44" W	64.52'
L13	S 25°50'40" E	159.10'
L14	N 22°13'54" W	146.71'
L15	S 25°50'40" E	156.53'
L16	N 13°34'17" W	46.35'
L17	N 17°55'33" W	74.52'

COORDINATES

POINT	NORTHING	EASTING
13	605864.3024	1306748.2388
17	605598.8243	1306342.2706
19	605583.9641	1306545.8104
20	605399.1288	1306329.2299
21	605374.1948	1306432.8351
22	605351.1669	1306472.1398
23	605349.3773	1306517.7776
24	605315.5576	1306556.4262
25	605308.3705	1306601.3813
26	605308.4091	1306646.9849
27	606289.2448	1306560.9180
88	606356.0048	1306790.4681
90	605349.2458	1306969.3892
95	606310.7439	1306692.3248
104	606228.1475	1306071.1198
119	606504.4565	1306840.4011
121	606397.3644	1306751.6260
124	606520.9155	1306792.5591

OWNERS:
 SALVATORE VALENZIANO
 ESTELA VALENZIANO
 14661 RED LION DRIVE
 WOODBINE, MD 21797
 (410) 442-1560

PURPOSE:
 THE PURPOSE OF THIS SUBDIVISION PLAT IS TO CREATE 2 ADDITIONAL BUILDING LOTS.

APPROVED: FOR PRIVATE WATER & PRIVATE SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT

B. Nijon for Peter B. Sidenham 9/23/08
 COUNTY HEALTH OFFICER DATE 9/23/08

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.

[Signature] 9/25/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 9/25/08

[Signature] 9/24/08
 DIRECTOR DATE 9/24/08

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF ALL OF THE LAND CONVEYED BY ALAN JEROME SOPER TO SALVATORE VALENZIANO AND ESTELA CRISTINA VALENZIANO BY DEED DATED APRIL 30, 1992 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD. IN LIBER 2546 FOLIO 168; AND A RESUBDIVISION OF ALL OF THE LAND CONVEYED BY JAMES GUERICO AND MARGARET E. GUERICO TO SALVATORE VALENZIANO AND ESTELA VALENZIANO BY DEED DATED OCTOBER 21, 2002 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY MD. IN LIBER 6670 FOLIO 269 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.

G. SCOTT SHANABERGER
 PROFESSIONAL L.S. #10849
 DATE 9/23/08

RECORDED AS PLAT # 20218
 ON 10/11/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

SHANABERGER & LANE
 8726 TOWN & COUNTRY BLVD.
 SUITE 201
 ELLICOTT CITY, MD. 21043
 (410) 461-9563

RESUBDIVISION PLAT
 LOTS 15-18
RED LION INN ESTATES
 SHEET 1 OF 1
 (A RESUBDIVISION OF LOT 7 & 8, RED LION INN ESTATES, PLAT #5027)
 4TH ELECTION DISTRICT, HOWARD COUNTY, MD
 TAX MAP 8 GRID 17 PART OF PARCEL 93
 ZONED RC-DEO
 SCALE: 1"=100'
 DECEMBER 28, 2007
 DPZ FILES: P-81-18, F-81-54, F-81-112 AND WP-07-131