

GENERAL NOTES

- ⊗ 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.
- COORDINATES SHOWN HEREON ARE BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 24DB AND NO. 24GB.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT APRIL, 1996, BY TSA GROUP, INC. AND PREVIOUSLY RECORDED PLAT NO. 13837.
- THE SUBJECT PROPERTY IS ZONED R-ED PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND PER THE "COMPLITE ZONING AMENDMENTS EFFECTIVE 07/28/06."
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLAND, WETLAND BUFFER OR STREAM BUFFER OR FOREST RETENTION AREAS.
- DRIVEWAYS TO SINGLE RESIDENCES SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY. DRIVEWAYS TO MULTIPLE RESIDENCES SHALL BE INSTALLED PRIOR TO BUILDING PERMIT ISSUANCE TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - a) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 - b) SURFACE - 6" OF COMPACT CRUSHER RUN BASE W/TAR AND CHIP COATING.
 - c) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS.
 - d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - f) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THIS PLAN IS SUBJECT TO THE FOLLOWING DEPT. OF PLANNING AND ZONING FILE NUMBERS: S-92-07, P-33-07, F-92-12, F-93-18, F-95-147, S-95-21, F-97-150, F-99-169, PB-310, P-95-07, WP-97-109, SDP-99-147, F-98-117, F-98-118, F-01-70, WP-06-56.
- THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED UNDER F-99-169 TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- CONSULT THE ROAD CONSTRUCTION PLANS F-98-117 AND F-98-118 FOR DETAILS CONCERNING THE CONSTRUCTION OF ROADS, STREET TREES, STORMWATER MANAGEMENT PONDS, POND LANDSCAPING AND PERIMETER LANDSCAPING.
- STORM WATER MANAGEMENT QUALITY AND QUANTITY IS PROVIDED BY EXTENDED DETENTION AS CONSTRUCTED UNDER THE ROAD PLAN F-98-118.
- A WAIVER PETITION (WP-97-109) WAS APPROVED APRIL 25, 1997 TO WAIVE SECTION 16.144(f) REQUIRING A SKETCH PLAN; SECTION 16.144(f) REQUIRING A PRELIMINARY PLAN; AND SECTION 16.121(a)(e) REQUIRING 25% OPEN SPACE FOR THE RECORDING OF THE SUBDIVISION PLAT SUBMITTED AS F-97-150.
- THE ARTICLES OF INCORPORATION, FOR THE HOME OWNERS ASSOCIATION WERE RECORDED ON 9/30/98 AS NO. D510455 AMONG THE STATE OF MARYLAND DEPARTMENT OF ASSESSMENT AND TAXATION RECORDS.
- PUBLIC WATER AND SEWER SERVICE HAS BEEN GRANTED UNDER THE PROVISIONS OF SECTION 18.122.13 OF THE HOWARD COUNTY CODE.
- THERE ARE EXISTING STRUCTURES ON LOT 63 NO BUILDING EXTENSIONS OR ADDITIONS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, 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.
- WAIVER PETITION WP-06-056 WAS REVIEWED AND APPROVED FEBRUARY 2, 2006, TO WAIVE SECTION 16.120(b) (4) (ii) (a), TO ALLOW A LOT LESS THAN 10 ACRES IN SIZE WITH AN EXISTING FOREST CONSERVATION EASEMENT AND ENVIRONMENTAL SETBACK TO REMOVE A PORTION OF THE EXISTING 35 FOOT RECORDED ENVIRONMENTAL SETBACK FROM THE FCE AREA FOR THE PURPOSE OF CONSTRUCTING A 40' X 40' ACCESSORY STRUCTURE AND FOR ENHANCING THE HISTORIC LANDSCAPE CONTEXT OF THE SITE. APPROVAL FOR WP-06-056 IS SUBJECT TO THE FOLLOWING NINE(9) CONDITIONS.
 - THIS WAIVER AUTHORIZES THE ABANDONMENT OF 0.54 AC. OF FCE FROM LOT 63 AND REDUCTION OF THE REQUIRED 35-FOOT SETBACK AS MEASURED RELATIVE TO RECORDED FCE #3A (AS SHOWN ON THE WAIVER EXHIBIT) TO 10 FEET FOR THE PURPOSES OF CONSTRUCTING A 40x40 ACCESSORY BUILDING.
 - WITHIN ONE YEAR OF THIS WAIVER APPROVAL, RESUBMIT THE "ORIGINALS ONLY" REQUEST. WITH THIS REQUEST, PLEASE SUBMIT A PAPER COPY OF THE PLAT EXACTLY AS IT WILL BE SUBMITTED, INCLUDING THE CORRECTED 35-FOOT ENVIRONMENTAL SETBACK AND ALL NOTES APPROPRIATE TO THE PLAT OF RECORD.
 - ONCE AUTHORIZATION HAS BEEN GIVEN FROM DEPARTMENT OF PLANNING AND ZONING TO PROCEED WITH "ORIGINALS ONLY" PROCESS, PROCEED WITH THE SUBMISSION OF THE REVISION PLAT TO REMOVE A PORTION OF THE 35-FOOT ENVIRONMENTAL SETBACK TO 10 FEET AND TO ABANDON PORTIONS OF THE FOREST CONSERVATION EASEMENT (0.54AC). IN ADDITION, THIS OFFICE STRONGLY RECOMMENDS THAT THE ENTIRE FOREST CONSERVATION EASEMENT LOCATED WITHIN THE REAR WALLED YARD BE ABANDONED AT THE SAME TIME. BE ADVISED THAT THE ABANDONMENT FEE IS \$1.00 PER SQUARE FOOT OF FOREST CONSERVATION EASEMENT ABANDONED. THIS FEE WILL BE COLLECTED CONCURRENTLY WITH THE SUBMISSION OF THE REVISED PLAT ORIGINAL.
 - CONTACT REAL ESTATE SERVICES TO DETERMINE THE PROCESS FOR AMENDING THE DEED OF FOREST CONSERVATION EASEMENT TO ABANDON PORTIONS OF THE FOREST CONSERVATION EASEMENT.
 - CONTACT THE HISTORIC DISTRICT COMMISSION TO DETERMINE WHETHER THE COMMISSION HAS THE AUTHORITY TO REVIEW AND APPROVE THE PROPOSED STRUCTURE.
 - LOCATE THE STRUCTURE IN ACCORDANCE WITH THE SETBACKS REQUIRED IN THE R-ED DISTRICT AND PROVIDE APPROPRIATE LANDSCAPE SCREENING FROM ADJACENT LOT 64.
 - CONSTRUCT THE BUILDING USING A DESIGN AND MATERIALS APPROPRIATE TO THE HISTORIC SITE.
 - APPLY FOR A BUILDING PERMIT TO CONSTRUCT THE ACCESSORY STRUCTURE, INDICATING THAT IT IS NOT TO BE USED FOR A GARAGE.
 - VERIFY WITH THE DIVISION OF PUBLIC SERVICES AND ZONING ADMINISTRATION THAT THE PURCHASER'S PROPOSAL TO USE EXISTING STUDIO AS A GARAGE IS ACCEPTABLE, BASED ON THE SIZE AND LOCATION OF THAT STRUCTURE.
- THE 0.59 ACRES OF THE FOREST CONSERVATION EASEMENT TO BE ABANDONED WITH THIS PLAT ARE REFORESTATION AREAS THAT HAVE NOT YET BEEN PLANTED. AN ABANDONMENT FEE OF \$1.00 PER S.F. OR \$25,700 HAS BEEN PAID TO THE FOREST CONSERVATION FUND ACCOUNT NO. 810-005-4206 THIS SUBMISSION OF ORIGINAL PLAT.

19 ON 5/16/07 (DATE) AN AMENDED DEED OF FOREST CONSERVATION EASEMENT AGREEMENT WAS FILED WITH AND ACCEPTED BY HOWARD COUNTY, MARYLAND.

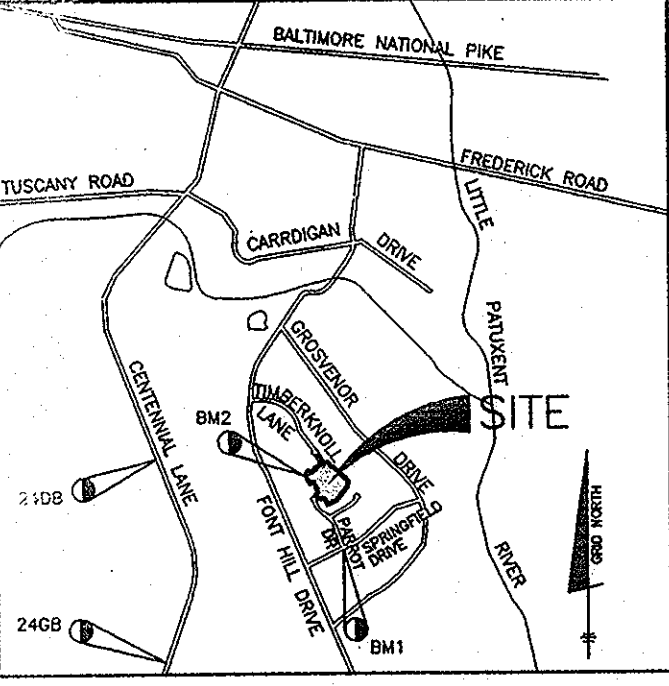
SHEET INDEX	
NO.	DESCRIPTION
1.	TITLE SHEET
2.	SITE PLAN

BENCH MARKS

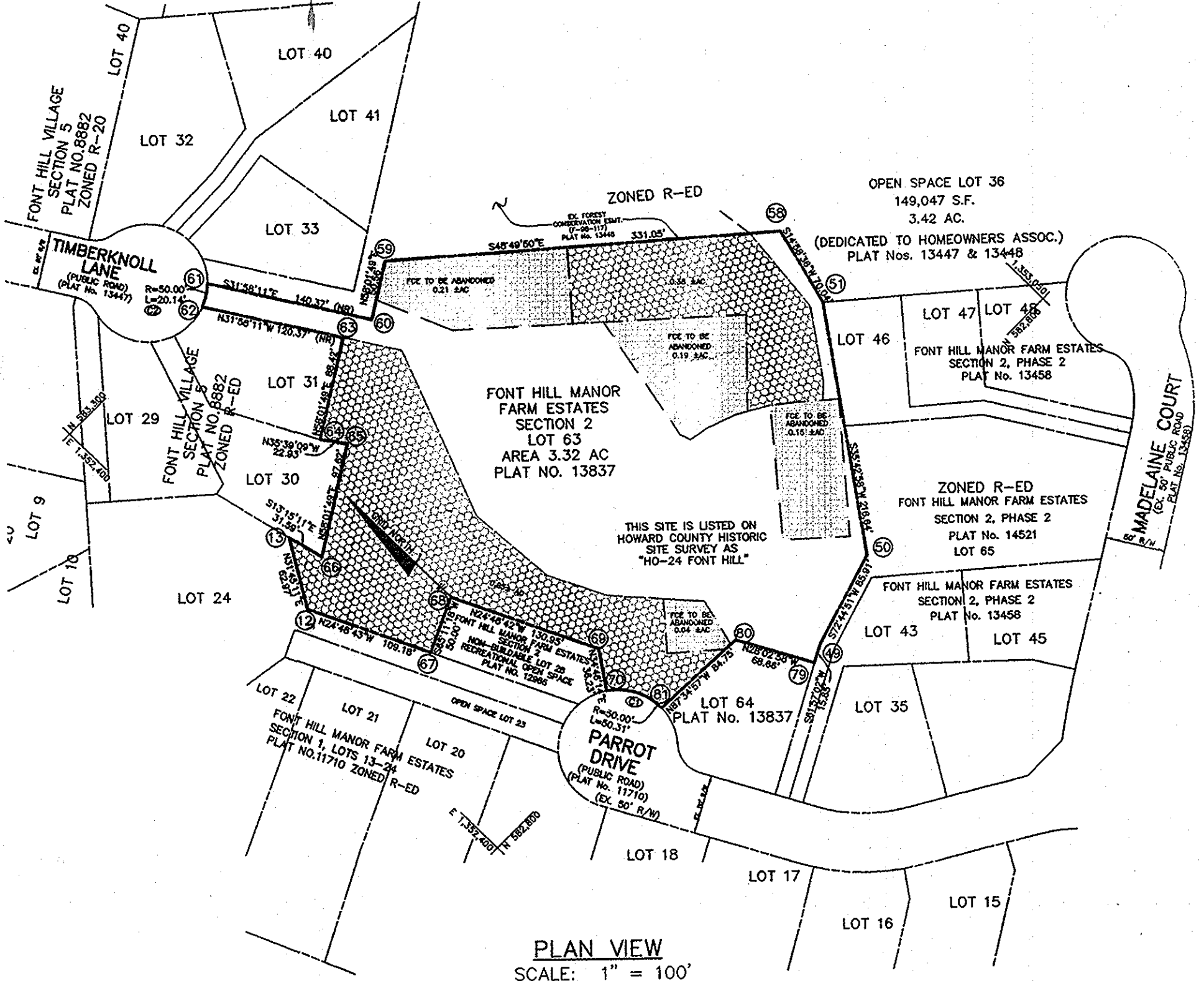
HORIZONTAL CONTROLS

HO. CO. NO.24DB NAD '83 SURVEY DISC SET ON CONC. MONUMENT LOCATED AT THE SOUTHWEST CORNER OF THE ENTRANCE TO CENTENNIAL ELEMENTARY SCHOOL AT THE INTERSECTION WITH CENTENNIAL LANE. N 582,098.3273 E 1,351,441.5646

HO. CO. NO.24GB NAD '83 ALUMINUM CAP SET ON 3/4" REBAR SET WITH GROUND LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION BETWEEN CENTENNIAL LANE & OLD ANNAPOLIS ROAD. N 579,069.4623 E 1,350,441.8549



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP II GRID H-B



COORDINATE CHART (NAD83)

No.	NORTH	EAST	No.	NORTH	EAST
12	583054.4911	1352433.0013	67	582955.3693	1352476.8178
13	583108.0354	1352466.1396	68	582976.3699	1352524.1994
49	582727.8572	1352710.8766	69	582857.5119	1352579.1493
50	582753.3365	1352792.9207	70	582827.7530	1352558.4890
51	582929.2274	1352919.3857	79	582720.4046	1352596.8894
58	582996.8897	1352937.4864	80	582780.9968	1352664.6048
59	583214.8146	1352858.2856	81	582784.5716	1352579.9303
60	583188.0435	1352645.3928			
61	583307.1262	1352571.0687			
62	583296.5368	1352554.1022			
63	583194.4206	1352617.8368			
64	583147.6046	1352542.8277			
65	583128.9715	1352556.1936			
66	583077.2856	1352473.3819			

LEGEND

- ⊗ DESIGNATES COORDINATE
- DESIGNATES CURVE
- ▨ FOREST CONSERVATION AREA
- ▤ EX. EASEMENTS
- ▥ FCE TO BE ABANDONED

TOTAL TABULATION THIS SHEET

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.	.1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.	3.32 Ac.±
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.	.0
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.	0.00 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.	0.00 Ac
TOTAL GROSS AREA OF THIS PLAT TO BE RECORDED.	3.32 Ac.±

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

OWNER
KENT E. KREBECK
9900 TIMBERKNOLL ROAD
ELLCOTT CITY, MD 21042
301-370-3982

THE PURPOSE OF THIS PLAT IS TO SHOW FOREST CONSERVATION EASEMENT AREAS TO BE ABANDONED AND TO REVISE THE BUILDING RESTRICTION LINES ALONG THE FOREST CONSERVATION EASEMENT AREAS, IN ACCORDANCE WITH WAIVER PETITION WP-06-056. TOTAL FCE TO BE ABANDONED: 0.59 AC. TOTAL FCE TO BE RETAINED AND PLANTED: 1.23 AC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS.
B. Nelson for Peter Beilensen 7/5/07
COUNTY HEALTH OFFICER DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY DAVID A. CARNEY TRUSTEE FOR TIMOTHY E. AND MARY S. WELSH TO KENT KREBECK BY DEED DATED FEBRUARY 21, 2006, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9846 AT FOLIO 545 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.

OWNER'S DEDICATION

I, KENT E. KREBECK, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION. WITNESS MY HAND THIS 22ND DAY OF MAY, 2007. 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.

RECORDED AS PLAT 19444 ON 10/14/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Donald A. Mason 5/16/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

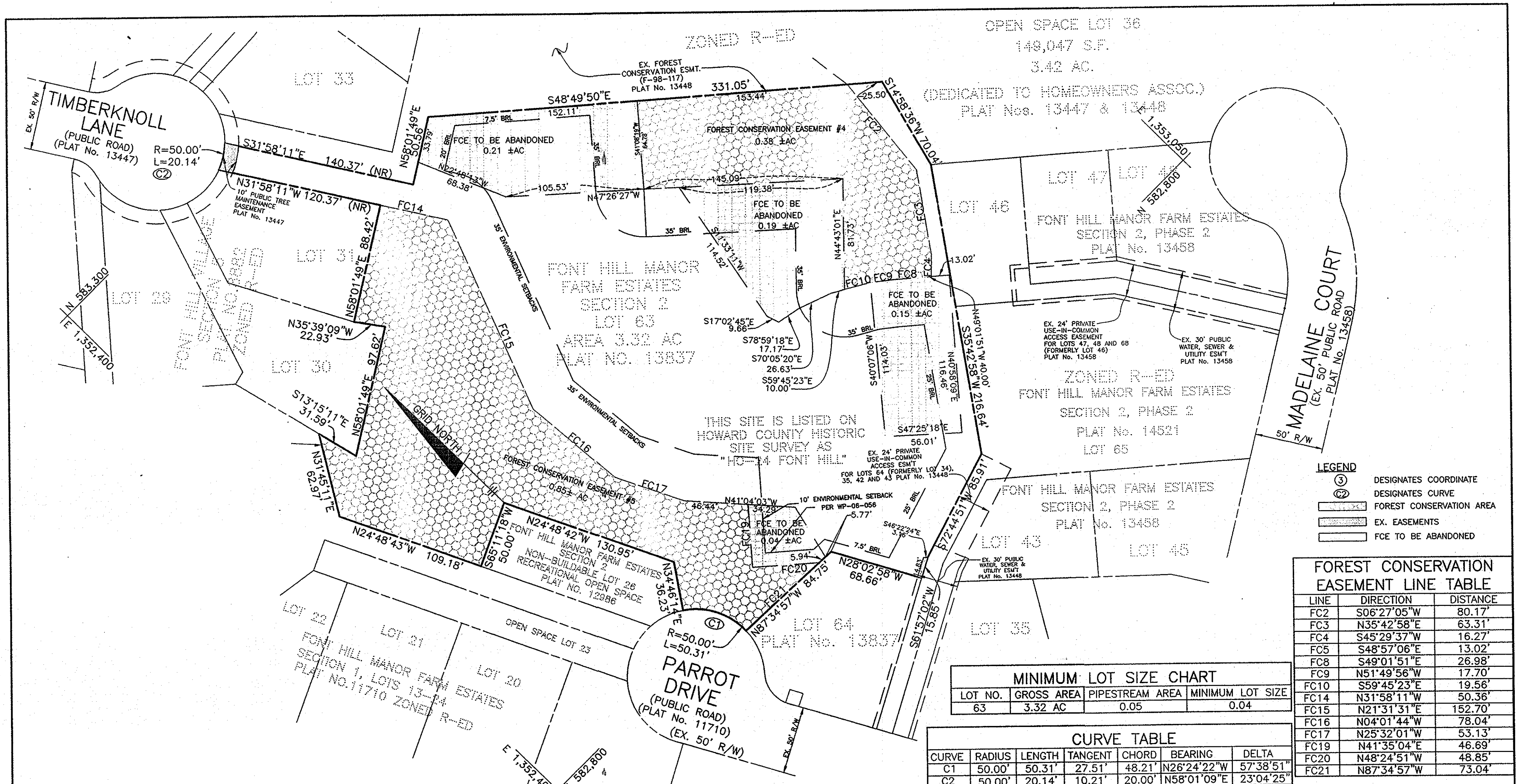
Donald A. Mason 5/16/07
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MARYLAND REG. No.21320
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No.351

Kent E. Krebeck 5/16/07
KENT E. KREBECK DATE

Donald A. Mason 5/16/07
WITNESS DATE

REVISION PLAT
FONT HILL MANOR FARM ESTATES
SECTION 2, LOT 63

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP NO. 24 SCALE: 1" = 100'
BLOCKS 8 & 14 DATE: MARCH, 2007
P/O PARCEL NO. 725 SHEET: 1 OF 2
ZONED: R-ED



PLAN VIEW
SCALE: 1" = 50'

LEGEND

- (C) DESIGNATES COORDINATE
- (R) DESIGNATES CURVE
- [Hatched Box] FOREST CONSERVATION AREA
- [Dashed Box] EX. EASEMENTS
- [Dotted Box] FCE TO BE ABANDONED

FOREST CONSERVATION EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
FC2	S06°27'05"W	80.17'
FC3	N35°42'58"E	63.31'
FC4	S45°29'37"W	16.27'
FC5	S48°57'06"E	13.02'
FC8	S49°01'51"E	26.98'
FC9	N51°49'56"W	17.70'
FC10	S59°45'23"E	19.56'
FC14	N31°58'11"W	50.36'
FC15	N21°31'31"E	152.70'
FC16	N04°01'44"W	78.04'
FC17	N25°32'01"W	53.13'
FC19	N41°35'04"E	46.69'
FC20	N48°24'51"W	48.85'
FC21	N87°34'57"W	73.04'

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTREAM AREA	MINIMUM LOT SIZE
63	3.32 AC	0.05	0.04

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	50.00'	50.31'	27.51'	48.21'	N26°24'22"W	57°38'51"
C2	50.00'	20.14'	10.21'	20.00'	N58°01'09"E	23°04'25"

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APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS.
B. Wilson for Peter Bilerman 7/5/2007
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
[Signature] 6/22/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
[Signature] 6/22/07
DIRECTOR DATE

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY DAVID A. CARNEY TRUSTEE FOR TIMOTHY E. AND MARY S. WELSH TO KENT KREBECK BY DEED DATED FEBRUARY 21, 2006, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9846 AT FOLIO 545 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.

[Signature] 6/22/07
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MARYLAND REG. No.21320
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No.351

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[Signature] 6/22/07
KENT E. KREBECK DATE: *[Signature]* 6/22/07
WITNESS DATE:

RECORDED AS PLAT 19445
ON 06/22/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
FONT HILL MANOR FARM ESTATES
SECTION 2, LOT 63

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP NO. 24 SCALE: 1" = 50'
BLOCKS 8 & 14 DATE: MARCH, 2007
P/O PARCEL NO. 725 SHEET: 2 OF 2
ZONED: R-ED