

COORDINATE TABLE - N.A.D. 83

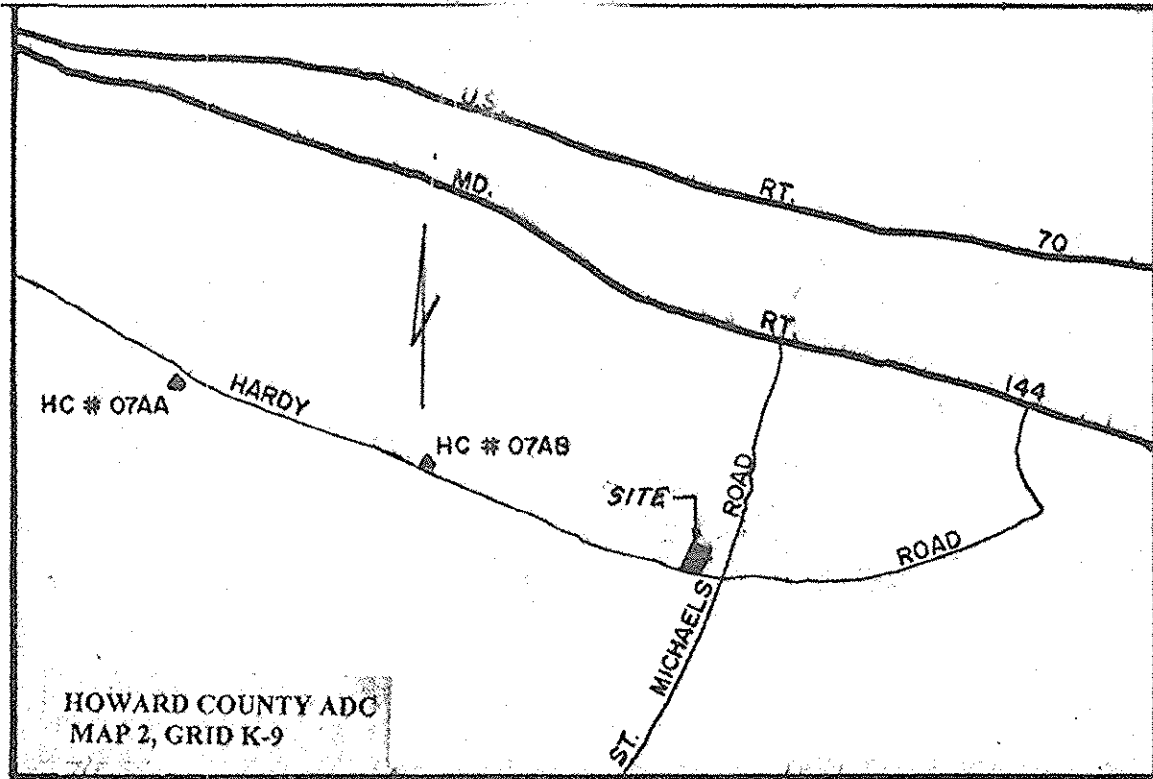
Pt. No.	Northing	Easting	Pt. No.	Northing	Easting
1	609293.5613	1281834.4256	6	608903.8807	1281737.3902
2	609237.1552	1281974.1388	7	608907.9656	1281728.0440
3	608905.0592	1281890.3095	8	608926.9754	1281733.2885
4	608932.1782	1281734.7239	9	608899.8360	1281888.9910
5	608890.8188	1281886.7148			

NOTES:

- 1) Two dry wells in vicinity of existing garage are to be abandoned prior to issuance of ICOP letter.
- 2) The existing pit well is to be upgraded to meet current code requirements prior to issuance of ICOP letter.
- 3) ICOP letter for the new residence will be issued only after well line and sewer line connections have been approved by Health Department inspectors, and a well water sample meets regulated water quality standards.

OWNER / DEVELOPER

Joseph W. Sullivan
Ellen Sullivan
17006 Hardy Road
Mt. Airy, Md. 21771-3219



VICINITY MAP
SCALE: 1" = 2000'

TABULATION OF FINAL PLAT:

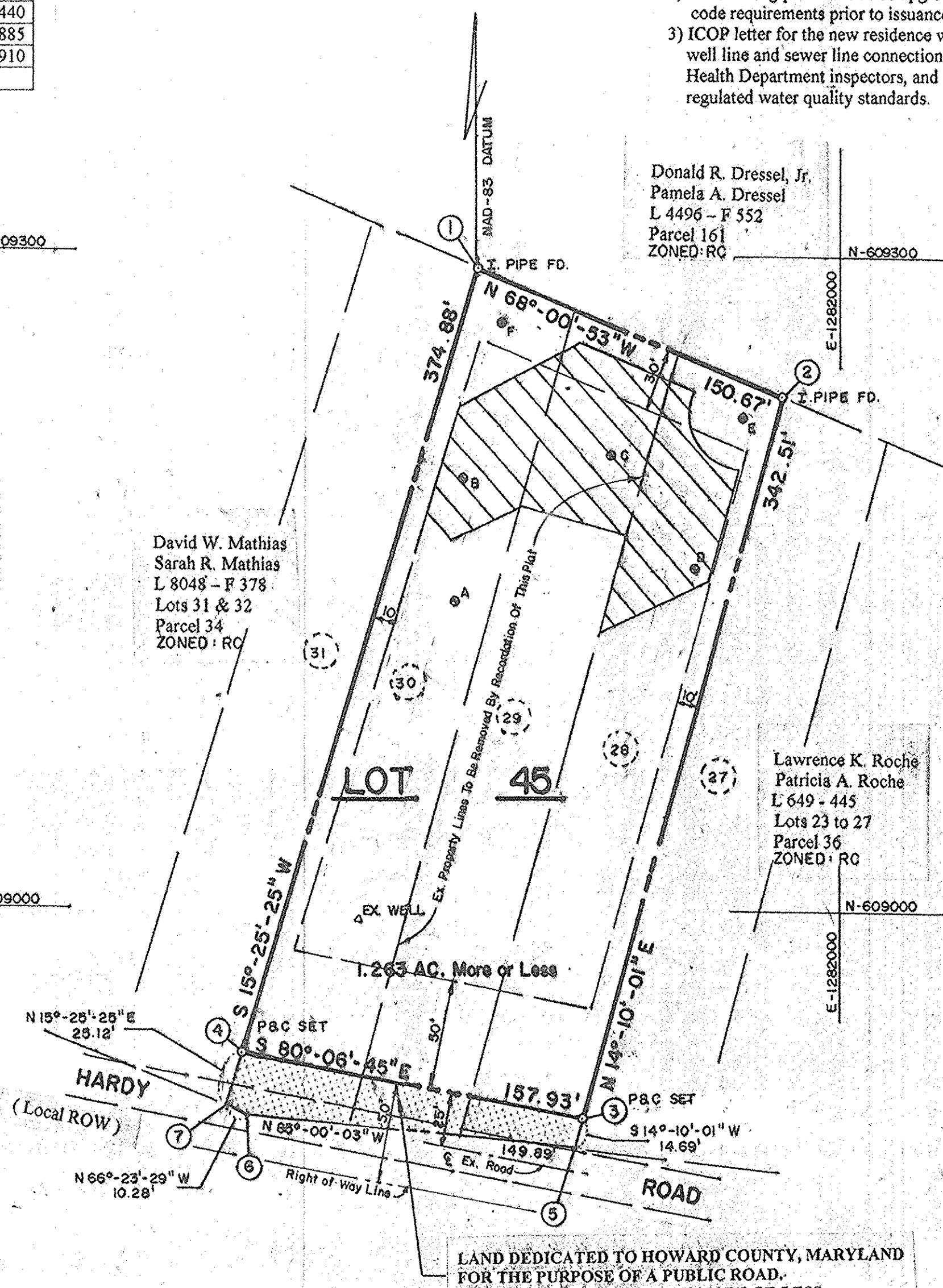
- A. Total number of lots and/or parcels to be recorded: 1
- B. Total area of lots and/or parcels: 1.263 Acres
- C. Total area of road right-of-way to be recorded, including widening strips: 0.078 Acres
- D. Total area of subdivision to be recorded: 1.341 Acres

Developer reserves unto itself, its successors and assigns, all easements shown on this plat for water, sewer, storm drainage and other public utilities located in, over and through Lot 45. Any and all conveyances of aforesaid lot shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lot. Developer shall execute and deliver deed(s) for the easements herein reserved to Howard County. Upon completion of the public utilities and their acceptance by Howard County, the County shall accept the easements and record the deed(s) of easement in the Land Records of Howard County.

NOTE:

Landscaping in accordance with section 16.124 of the Howard County Code and Landscape Manual shall be provided by planting of three shade trees. Surety in the amount of \$900.00 shall be provided with the grading permit for this project.

**SITE ADDRESS: 17006 HARDY ROAD
MT. AIRY, MD. 21711**



GENERAL NOTES:

1. The lots shown hereon comply with the minimum ownership width and lot area as required by the Maryland State Department of The Environment regulations.
2. The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon NAD-83 Maryland State Plane Coordinate System. Howard County geodetic control Stations No. 077A and 07AB were used for this project.
3. Water and sewer are private.
4. 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 (COMAR 26.04.03). Improvements in any nature in the area are restricted until Public Sewage is available. These easements shall become null and void upon connection to Public Sewage System. The County Health Officer shall have the authority to grant variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
5. B.R.L. - represents building restriction line.
6. Percolation test holes shown hereon have been field located and shown thus.
7. Subject property Zoned "RC-DEO" per 2/02/04 Comprehensive Zoning Plan.
8. This is a resubdivision of Lots 28, 29 and 30 in the POPLAR HEIGHTS SUBDIVISION as recorded in Plat Book No. 3, Page 26, to include the entire areas of the three lots into the new lot.
9. There is an existing house located on this site, which is to be removed.
10. This plan is in compliance with the Amended Fifth Edition of the Subdivision and Land Development Regulations.
11. There are no on site Environmental conditions, such as wetlands, streams, flood plains or their buffers on this site.
12. Forest Conservation is exempted by Section 16.1202(b)(1)(Vii) - Resubdivision does not create any additional lots.
13. Storm Water Management is exempted by Chapter 5 - sub-section 5.1.2.B.(2) - development not disturbing over 5,000 square feet.
14. This plat is based on a field run monumented boundary survey performed on or about June 4, 2005 by Richard S. Krebs of R.S.K. surveys.
15. The existing topography is taken from field run survey with maximum two foot contour intervals prepared by R.S.K. Surveys on June 4, 2005
16. No Traffic study is required for this project.
17. The contractor shall notify "Miss Utility" at 1-800-257-777 at least 48 hours prior to any excavation work being done.
18. All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications if applicable.
19. The contractor shall notify the Department of Public Works/Bureau of Engineering/Construction Inspection Division at (410) 313-1880 at least five (5) working days prior to the start of work.
20. Any damage to the County's right-of-way shall be corrected at the developer's expense.
21. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS: WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1 1/2" GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45 FOOT TURNING RADIUS. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H 25 LOADS) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE STRUCTURE. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

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.

Richard S. Krebs 12-13-07
Richard S. Krebs, P.L.S. No. 10873 Date
Joseph W. Sullivan 12-13-07
Joseph W. Sullivan Date
Ellen Sullivan 12-13-07
Ellen Sullivan Date

APPROVED: For private water and private sewerage systems.
Howard County Health Department.

Richard S. Krebs 12/13/07
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning

Mark R. Wayne 1/17/08
Chief, Development Engineering Division Date
Mark R. Wayne 1/17/08
Director Date

Owners Certification

We, Joseph W. Sullivan and Ellen Sullivan, owners of the property shown and described hereon, hereby adopt this plan of subdivision; and in consideration of the approval of this plat by the department of Planning and Zoning establishes the minimum building restriction lines. All easements of (or) rights-of-way affecting the property are included in this plan of subdivision.

Witness my/our hands this 13th day of Dec 2007.

Joseph W. Sullivan Witness
Joseph W. Sullivan
Ellen Sullivan Witness
Ellen Sullivan



SURVEYOR

R.S.K. SURVEYS
Richard S. Krebs, L.S.
5640 Queen Anne Court
New Market, Md. 21774
(410) 967-1259

Surveyor's Certification

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Laura Leigh O'Donnell to Joseph W. Sullivan and Ellen Sullivan by deed dated June 25, 2004 and recorded in the land records of Howard County in liber 8511, folio 231 and that the monumentation of the boundary survey is in accordance with the Howard county Subdivision Regulations and in accordance with the Annotated code of Maryland, as amended.

12-13-07 *Richard S. Krebs*
Date Registered Land surveyor No. 10873

PURPOSE NOTE: The purpose of this plat is to consolidate lots 28, 29 and 30 into one Building Lot in the "POPLAR HEIGHTS" Subdivision.

RECORDED AS PLAT NO. 19623 ON 1-18-08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**PLAT OF RESUBDIVISION
POPLAR HEIGHTS SUBDIVISION, LOT 45**
A RESUBDIVISION OF LOTS 28, 29 AND 30
(Previously Recorded in Plat Book 3, Page 26)
Fourth Election District - Howard County, Md.
Tax Map 7, Grid 8, Parcel 35
Ex. Zoning: RC-DEO Date: 9/7/07 Scale: 1" = 50'