

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. 14E1 AND NO. 0039.
3. THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER, 1989, BY BENCHMARK ENGINEERING, INC. AND PREVIOUSLY RECORDED PLAT NO. 15289.
4. SUBJECT PROPERTY ZONED RC-DEO PER 7/28/06 COMPREHENSIVE ZONING PLAN.
5. BRL INDICATES BUILDING RESTRICTION LINE.
6. ALL AREAS ON THIS PLAN ARE "MORE OR LESS".
7. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLAND, WETLAND BUFFER OR STREAM BANK BUFFER OR FOREST RETENTION AREAS.
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' (15' 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: S-00-04, P-01-04, F-00-86, PLAT Nos. 1412-1418A, F-02-102, F-01-146
10. THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN 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. THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND 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.
12. STORM WATER MANAGEMENT QUALITY AND QUANTITY IS PROVIDED BY EXTENDED DETENTION AS CONSTRUCTED UNDER THE ROAD PLAN F-01-146.
13. THE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 13 THROUGH 17 IS RECORDED WITH THE RECORDING OF THIS FINAL PLAN.
14. THESE LOTS ARE PART OF THE WELLINGTON HOMEOWNERS ASSOCIATION. THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE RECORDED ON FEBRUARY 16, 1988 IN LIBER 102 AT FOLIO 330 AMONG THE STATE OF MARYLAND DEPARTMENT OF ASSESSMENT AND TAXATION RECORDS.
15. 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.
16. A TREE MAINTENANCE EASEMENT, 10' IN WIDTH, RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY AS SHOWN ON THIS PLAN OF SUBDIVISION IS RESERVED UNTO ALL LOTS ON THE SAID PUBLIC ROAD RIGHT-OF-WAY. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY, WHEN NECESSARY, FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF COUNTY OWNED 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.
17. THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOTS 13-17 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
18. EXISTING WELLS AND SEWERAGE EASEMENTS WITHIN 100' OF THE PROPERTY HAVE BEEN SHOWN FROM THE BEST AVAILABLE INFORMATION.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
01-13	50.00'	44.43'	23.80'	42.98'	S79°18'35"E	50°54'36"

DEVELOPER AND OWNER OF LOT 17

ERNEST AND JENIFER NARCISE
3245 HUNTERS WORTH WAY
GLENWOOD, MARYLAND 21738

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

BENCH MARKS NAD'83

- HO. CO. #14E1 ELEV. 590.862'
STAMPED BRASS DISK SET ON TOP OF CONC. BASE, 33' WEST OF CL OF DRIVE TO 15050 CARRS MILL ROAD; 19.8' NORTH OF EDGE OF PAVING OF CARRS MILL ROAD.
E 1301991.8973'
- HO. CO. #0039 ELEV. 590.862'
STAMPED BRASS DISK SET ON TOP OF CONC. BASE @ SOUTHWEST CORNER OF CARRS MILL ROAD AND ROUTE 97; 33.4' SOUTH OF CL OF CARRS MILL ROAD AND 40.3' WEST OF CL OF ROUTE 97.
E 1306481.8720'

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS.

B. Nison for Peter Beilenson 11/6/2007
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Donald A. Mason 11/13/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION, DATE

Mark P. Gaylor 11/14/07
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 WILLIAMSBURG GROUP, LLC TO BEAU AND KAREN VOLLEY, BY DEED DATED JUNE 16, 2005, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9256 AT FOLIO 231 AND BY JOSEPH D. TEKLITS AND MARYBETH TEKLITS TO NICHOLAS M. PATCHAN AND ALEXANDRA S. PATCHAN, BY DEED DATED MAY 25, 2006 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10034 AT FOLIO 446 AND BY SDC GROUP, INC., TO DAVID A. FAGAN AND VICTORIA R. FAGAN, BY DEED DATED JAN. 15, 2004 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8052 AT FOLIO 505 AND BY SDC GROUP, INC., TO THEODORE R. DELLA VECCHIA AND LAURA A. DELLA VECCHIA, BY DEED DATED SEP. 10, 2003 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 7664 AT FOLIO 177 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.

Donald A. Mason 11/13/07
DONALD A. MASON
REGISTER PROFESSIONAL LAND SURVEYOR
MD. REGISTRATION NUMBER 21230
FOR BENCHMARK ENGINEERING, INC.
MD. REGISTRATION NUMBER 351

OWNERS DEDICATION: WG, ERNEST AND JENIFER NARCISE, OWNERS OF LOT 13; NICHOLAS AND ALEXANDRA PATCHAN, OWNERS OF LOT 14; DAVID AND VICTORIA FAGAN, OWNERS OF LOT 15; AND THEODORE AND LAURA DELLA VECCHIA, OWNERS OF LOT 16 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 AND GRANT 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, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND 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 29th DAY OF MAY, THESE 5th AND 22nd DAYS OF JULY, THIS 13th DAY OF AUGUST, AND THIS 18th DAY OF OCTOBER, 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.

Ernest Narcise 10/18/07
ERNEST NARCISE DATE: 10/18/07
Beau Volley 8/13/07
BEAU VOLLEY DATE: 8/13/07
Karen Volley 8/13/07
KAREN VOLLEY DATE: 8/13/07
Nicholas Patchan 7/5/07
NICHOLAS PATCHAN DATE: 7/5/07
Alexandra S. Patchan 7/5/07
ALEXANDRA S. PATCHAN DATE: 7/5/07
David A. Fagan 5/29/07
DAVID A. FAGAN DATE: 5/29/07
Victoria R. Fagan 5/29/07
VICTORIA R. FAGAN DATE: 5/29/07
Theodore R. Della Vacchia 7/22/07
THEODORE R. DELLA VACCHIA DATE: 7/22/07
Laura A. Della Vacchia 7/22/07
LAURA A. DELLA VACCHIA DATE: 7/22/07

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO INCLUDE LOT 17 IN THE 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT ACROSS LOTS 13-16 AS SHOWN ON PLAT NUMBER 15289.

RECORDED AS PLAT 19554 ON Nov. 16, 2007 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION THE WOODS OF WELLINGTON
LOTS 13-17
PLAT NUMBER 15289

4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP No. 14, GRID 19
SCALE: 1" = 100'
DATE: MAY, 2007
SHEET: 1 OF 1