COORDINATES			USE-IN-COMMON EASEMENT							
NO.	NORTHING	EASTING	LINE	BEARING & DISTANCE / CURVE INFO	LINE	BEARING & DISTANCE / CURVE INFO	CURVE	RADIUS	Ī	
11	616,582.726	1,284,896.383	E\$1	S 46'50'12" W 237.08'	ES36	N 67'50'28" E 443.12'	C1	1400.00'	Ì	
2	616,844.221	1,284,744.636	ES2	R=92.00'; L=96.34'; T =53.12';	ES37	R=59.00'; L=65.64'; T =36.68'	C1A	108.00'	t	
3	617,294.629	1,284,345.006		D=60'0'0"; CH=S 76'50'12" W 92.00'		D=63'44'32"; CH=S 80'17'17" E 62.31'	C2A		ł	
4	617,303.657	1,284,358.157	ES3	R=108.00'; L=113.10'; T =62.35';	ES38	S 48'25'1" E 214.07'		92,00'	ł	
5	617,600.912	1,284,791.210		D=60'0'0"; CH=N 76'50'12" E 108.00'	ES39	R=45.00'; L=42.90'; T =23.24';	C3A	116.00'	Į	
- 6	617,922.637	1,284,577.513	ES4	S 46'50'12" W 287.53'		D=54'37'41"; CH=N 75'43'51" W 41.30'	C4A	84.00	l	
	618,714.882	1,284,350.733	ES5	R=45.00'; L=47.03'; T =25.92';	ES40	<u> </u>	C5A	124.00	Ī	
8	618,950.940	1,284,747.876		D=59'52'53"; CH=N 16'53'45" E 44.92'	ES41	R=45.00'; L=70.69'; T =45.00';	C6A	76.00'	İ	
9	619,124.485	1,285,028.557	ES6	N 13'2'41" W 117.00'		D=90'0'0"; CH=S 31'57'19" W 63.64'	1	1 70.00	3	
10	619,751.083	1,285,102.959	ES7	S 76'57'19" W 18.00'	ES42	N 13441 W	4			
11	619,712.994	1,285,270.996	ES8	N 13'2'41" W 64.00'	ES43	R=69.00'; L=72.11'; T =39.74';				
12	619,572.311	1,285,256.776	ES9	N 76'57'19" E 18.00'		D=59'52'53"; CH=N 16'53'45" E 68.88'	4			
13	619,454.457	1,285,593.852	ES10	N 13'2'41" W 233.31'	ES44	<u> </u>	4			
14	618,525.685	1,285,765.042	ES11	R=69.00'; L=108.38'; T =69.00';	ES45	R=132.00'; L=138.23'; T =76.21';				
15	618,819.058	1,286,474.436		D=90'0'0"; CH=S 31'57'19" W 97.58'		D=60'0'0"; CH=N 76'50'12" E 132.00'	4 ·			
16	619,148.313	1,287,194,939	ES12	S 76'57'19" W 120.67"	ES46	R=68.00'; L=71.21'; T =39.26';			•	
17	618,947.204	1,287,835.220	ES13	R=69.00'; L=65.79'; T =36.63';		D=60'0'0"; CH=S 76'50'12" W 68.00'	·II ✓			
18	618,970.107	1,287,991.493		D=54'37'41"; CH=N 75'43'51" W 63,32'	ES47	N 46'50'12" E 237.12' N 55'53'19" E 316.88'	┨		•	
19	619,093.480	1,288,114.962	ES14	N 48'25'1" W 207.85'	ES48	1				
20	618,913.582	1,288,456.557	ES15	R=45.00'; L=50.06'; T =27.98'	ES49	N 34'6'41" W 24.00'	4			
21	618,877.093	1,288,532.839		D=63'44'32"; CH=S 80'17'17" E 47.52'	ES50	N 55'53'19" E 320.67'				
22	618,770.823	1,288,684.612	ES16	S 67'50'28" W 432.35'	ES51	N 55'53'19" E 125.67'	1 /	\		
23	618,737.736	1,288,842.706	ES17	S 46'20'27" W 926.41"	ES52	S 25'51'25" E 54.87'		\ .		
24	618,625.530	1,289,171.061	ES18	S 80'54'5" W 367.32'	ES53	N 64'8'35" E 86.44'	4	\		
25	617,502,276	1,288,858.108	ES19	\$ 57"47"36" W 602.27"	ES54	N 3975'35" W 90.30'		, <u>,</u> \		
26	617,444.269	1,288,578.306	ES20	S 26'50'30" E 180.96'	ES55	S 0'8'56" E 28.38'	HO. C		_	
27	617,422.634	1,288,481.699	ES21	N 64'43'40" W 799.12'	ES56	N 46'50'12" E 134.96'	02FA	\	i	
28	617,539.405	1,288,042.124	ES22	N 75'51'17" W 463.80'	ES57	S 38'48'3" E 58.04'	•	<u> </u>	í	
29	617,667.488	1,287,897.096	ES23	N 71'39'17" W 138.53'	ES58	S 5171'57" W 98.31'		<u> </u>	١	
30	617,785.864	1,287,842,979	ES24	N 14'8'43" E 20.00'	ES59	S 35'49'33" E 111.78'	1	Z \		
31	617,942.636	1.287,590,726	ES25	N 75'51'17" W 31.49'	ES60	S 1010'54" E 36.82'	1 ■	WATERSVIL		
32	618,024,849	1,287,496,978	ES26	N 75'51'17" W 29.90'	ES61	R=1400.00'; L=64.61'; T =32.31';		<i>র</i> /		
33	617,782.803	1,287,360.747	ES27	N 14'8'43" E 19.76'		D=2'38'39"; CH=N 41'45'02" W 64.60'	J∎ ·	וֹסל		
34	617,791.551	1,287,162,941	ES28	N 71'39'17" W 135.65'			1	Ŵ/		
35	617,622,582	1,286,918.690	ES29	N 75'51'17" W 465.26'				3		
36	617 574 290	1 286 492 417	ES30	N 64'43'40" W 809.70'	ŀ	4.6		71		

35 617,622,582 1,286,918.690 ES29 N 75'51'17" W
36 617,574.290 1,286,492.417 ES30 N 64'43'40" W
37 617,490,805 1,286,374,461 ES31 S 26'50'30" E
38 617,417,830 1,286,272,150 ES32 N 72'33'46" W
39 617,131,736 1,286,101,188 ES33 S 57'47'36" W
40 617,113,209 1,286,077,592 ES34 S 80'54'5" W
41 617,140,857 1,286,008,682 ES35 S 46'20'27" W
42 617,305,903 1,285,732,488 LORENZO ROMITI, ROBERT ROMITI, AND TERESA ROMITI 6723 HOLABIRD AVENUE BALTIMORE, MARYLAND 21222 (410) 288-0081

6-30-6

10 8 01

5.5042 AC ±

157.0024 AC ±

0.2597 AC ±

0

162.5066 AC :

DATE !

10-15-4

DATE

RIGHTS-OF-WAY.

WITNESS MY HAND THIS

43 617.341.726 1.285.698.328 44 617.034.581 1.285.253.736 45 616.774.728 1.284.848.018 46 616.662.553 1.284.876.274 47 616.717.233 1.284.846.348

48 617.001.188 1.284.640.932

HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS, DIVIDE BY

OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED ATH.

TOTAL AREA TABULATION (THIS SHEET)

NOTE: COORDINATES AND GRID TICS SHOW

MARK S. CRISSMAN, SURVEYOR

ROBERT ROMITI, OWNER

Mesa Mmile

NUMBER OF BUILDABLE LOTS

NUMBER OF OPEN SPACE LOTS

NUMBER OF LOTS OR PARCELS

AREA OF BUILDABLE LOTS

AREA OF OPEN SPACE LOTS

AREA OF 100 YEAR FLOODPLAIN

AREA OF RECREATIONAL OPEN SPACE

APPROVED: FOR PRIVATE WATER AND

HOWARD COUNTY HEALTH OFFICER

AND ZONING

HIEF DEVELOPMENT ENGINEERING DIVISION

PRIVATE SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING

AREA OF PARCELS

AREA OF ROADWAY

AREA

NUMBER OF PARCELS

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

GENERAL NOTES CONT.

179.08

239.43 596,08 364.76

21. THIS PROJECT IS GRANDFATHERED TO COMPLIANCE WITH THE AMENDED 5TH ADDITION OF THE SUBDIVISION REGULATIONS (SINCE IT WAS SUBMITTED FOR REVIEW PRIOR TO 11-15-01) BUT THAT IT WILL BE SUBJECT TO THE AMENDED ZONING REGULATIONS PER ZRA-33, COUNCIL BILL 50-2001 EFFECTIVE 01/08/02.

22. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS SITE HAS BEEN FULFILLED BY THE PLACEMENT OF 8.86 ACRES OF FOREST RETENTION IN FOREST CONSERVATION EASEMENTS 16, 17, & 18 AS SHOWN HEREON AND ON F-02-013 (PLAT # 18396-18398). SURETY FOR THE ON-SITE RETENTION WAS NOT REQUIRED, BUT A DEED OF FOREST CONSERVATION EASEMENT WAS RECORDED AMONG THE LAND RECORDS AT THE TIME OF RECORDATION OF PLAT # 18396 -- 18398 (F-02-013).

23. NO GRADING REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S) OR THEIR BUFFERS, AND FLOODPLAIN.

24. THIS PROPERTY IS SUBJECT TO THE FOLLOWING DENSITY EXCHANGES PER RE- FROM EASEMENT A, SENT TO HODAPP PROPERTY (F-00-024)	0102 AND RE0103: 1 DEO
FROM EASEMENT A, SENT TO FOX CREEK (P-01-01)	13 DEO
FROM EASEMENT A. SENT TO BRANTWOOD, SECTION 3. (F-01-073)	13 CEO
TOTAL SENT FROM EASEMENT A OF ROMITI PROPERTY	14 DEO & 1 CEO EASEMENT A
	DENSITY EXHAUSTED
FROM EASEMENT B, SENT TO FOX CREEK (P-01-01)	3 DEO

TOTAL SENT FROM EASEMENT B OF ROMITI PROPERTY

FROM FIRST EXCHANGE, SENT TO BRANTWOOD, SECTION 1, (F-98-138)

ONE DENSITY UNIT (4.25 ACRES) HAS BEEN RETAINED FOR A RESIDINTIAL UNIT ON THE ACREAGE ENCUMBERED BY THE ORIGINAL 55.25 ACRE PRESERVATION EASEMENT AND THAT, THEREFORE, NO DENSITY REMAINS WITHIN THE EASEMENT AREA FOR EXCHANGE.

NET SITE AREA AFTER ROW DEDICATION DENSITY SENT OFF—SITE FROM PRESERVATION EASEMENTS SITE AREA ENCUMBERED BY FOREST CONSERVATION EASEMENTS	162.5066 123.2500	
OUTSIDE OF OF PRESERVATION EASEMENTS	9.2800	AC.
DENSITY REQUIRED FOR SUBDIMSION (4 LOTS & 3 PARCELS)	29,7500	AC.
DENSITY REMAINING ON-SITE	0.2266 DENSITY I	

NOTE THAT THE ACREAGE NEEDED TO SUPPORT 4 PROPOSED LOTS AND THE UNIT ON PRESERVATION PARCEL WAS DERIVED FROM THE COMBINED UNUSED ACREAGE (21.86 AC.) OF PRESERVATION PARCELS D & F (ORIGINALLY PARCELS B & C).

OWNER'S STATEMENT

WE, LORENZO ROMITI, ROBERT ROMITI, AND TERESA ROMITI, 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 THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND,

FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR 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

NATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4)

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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS

SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE. 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

THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENT AND

25. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR Water, sewer, storm drainage, and other public utilities and forest conservation (designated as "FOREST CONSERVATION EASEMENT"), LOCATED IN, ON, OVER AND THROUGH PARCELS D THRU F, ANY CONVEYANCE OF AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST Conservation Easement. Upon completion of the public utilities and their acceptance by Howard COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

PARCEL

26. THIS PROJECT IS SUBJECT TO WP-02-003, APPROVED ON DECEMBER 3, 2001, WAIVING THE FOLLOWING SECTIONS OF THE SUBDIVISION REGULATIONS: TO NOT REQUIRE A FLOODPLAIN DELINEATION, SECTION 16.115(d) & TO ALLOW FOR NO FEE SIMPLE FRONTAGE ON A SECTION 16.120(c)(2) PUBLIC ROAD FOR PARCELS A & C. THE FOLLOWING ARE CONDITIONS OF THE WAIVER APPROVAL #WP-02-003:

1. LOCATE THE USE-IN-COMMON DRIVEWAY TO SERVE 4 PARCELS OUTSIDE OF ENVIRONMENTAL AREAS ON THE SITE, INCLUDING FLOODPLAIN, STREAM AND WETLAND BUFFERS, BUT NOT NECESSARILY OUTSIDE OF EXISTING FOREST CONSERVATION EASEMENT (FCE) AREAS.

2. NOTE ON THE FINAL PLAT THAT THE DRIVEWAY AND USE-IN-COMMON EASEMENT ARE ALLOWED TO CROSS EXISTING PRESERVATION PARCEL EASEMENTS ON THE PROPOSED PARCELS.

3. WITHIN THE 24-FOOT WIDE USE-IN-COMMON ACCESS EASEMENT, CONSTRUCT A SHARED DRIVEWAY, WHICH MEETS THE STANDARDS OF THE DESIGN MANUAL. RECORD A DRIVEWAY MAINTENANCE AGREEMENT CONCURRENTLY WITH THE PLAT (F-02-13).

4. OBTAIN THE NECESSARY PERMITS FOR THE SUBDIVISION FROM THE DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS AND, IF APPLICABLE, FROM STATE AND FEDERAL AGENCIES.

5. ALTHOUGH NOT A CONDITION OF WAIVER APPROVAL, THE DEVELOPER IS ADVISED THAT THE 4 PROPOSED PARCELS (A TO C AND ADJACENT PARCEL 24) REPRESENT THE MAXIMUM ALLOWABLE NUMBER OF PROPERTIES, WHICH CAN BE SERVED BY A USE—IN—COMMON DRIVEWAY. THE RESUBDIVISION OF PARCEL B WILL REQUIRE THE CONSTRUCTION OF A PUBLIC ROAD OR THE PROVISION OF AN ACCEPTABLE ALTERNATIVE. (UNDER CURRENT REGULATIONS IN 2008, THIS NO LONGER APPLIES)

6. STORMWATER MANAGEMENT SHALL BE REQUIRED TO BE ADDRESSED WITH THE FINAL PLAT AS THERE IS NO LONGER A LARGE LOT EXEMPTION.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY LORENZO ROMITI, ROBERT ROMITI, AND TERESA ROMITI TO LORENZO ROMITI, ROBERT ROMITI, AND TERESA ROMITI BY DEED DATED NOVEMBER 10, 1998, AND RECORDED AMONG THE LAND RECORDS OF

HOWARD COUNTY, MARYLAND IN LIBER No. 4504 AT FOLIO 0032 AND THAT ALL MONUMENTS ARE IN PLACE OR

27. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH, AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.

GENERAL NOTES:

MINIMUM LOT SIZE TABLE LOT NO. GROSS AREA PIPESTEM AREA MINIMUM LOT SIZE

PRESERVATION EASEMENT

GRID B-5 PAGE 7

PRESERVATION

PARCEL 24

14°22'51" N35°52'56"W 350.47' 3 60,000 SQ.FT. 3,258 SQ.FT. 56,742 SQ.FT.

39°58'00" S86°51'12"W 73.82' 4 60,000 SQ.FT. 5,101 SQ.FT. 54,899 SQ.FT.

1. SUBJECT PROPERTY ZONED RC-DEO PER THE COMPREHENSIVE ZONING PLAN AND THE COMPLITE ZONING AMENDMENTS DATED 7/28/06.

2. COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 02FA & 02HA.

STA. NO. 02FA N 618,484.035 E 1,283,741.766 ELEV. 721.66 STA. NO. 02HA N 615,000.151 E 1,284,960.900 ELEV. 736.04

- 3. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER 1998 BY MILDENBERG, BOENDER & ASSOCIATES, INC. AND VERIFIED BY JOHN E. HARMS JR. & ASSOC, INC. ON OR ABOUT FEBUARY 2008.
- DENOTES AN IRON ROD OR REBAR FOUND.
 - O DENOTES AN IRON PIPE FOUND.
 - O DENOTES STONE FOUND.
 - **DENOTES MONUMENT FOUND.**
 - O DENOTES AN ANGULAR BREAK.
- 5. PRESERVATION PARCELS D. E. & F ARE ENCUMBERED BY NINE PRESERVATION EASEMENT AGREEMENTS WITH HOWARD COUNTY AND THE HAYMEADOW ESTATES HOMEOWNERS ASSOCIATION, INC. (ONE FOR THE EXISTING ORIGINAL PRESERVATION EASEMENT, TWO FOR THE EXISTING PRESERVATION EASEMENT A & B, AND SIX FOR PRESERVATION EASEMENTS PROFESSIONAL THESE AGREEMENTS OUTLINE THE MAINTENANCE RESPONSIBILITIES OF THE OWNER, PROHIBIT SUBDIVISION OF THE PARCEL, AND ENUMERATE THE USES
- 6. ARTICLES OF INCORPORATION FOR HAYMEADOW ESTATES HOMEOWNERS ASSOCIATION, INC. APPROVED ON NOVEMBER 16, 1998 BY THE STATE DEPARTMENT OF TAXATION AND ASSESSMENTS. (ACCOUNT #
- 7. SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL
- 8. ALL AREAS ARE MORE OR LESS.
- 9. THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQ.FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- 10. SWM REQUIREMENTS ARE BEING SATISFIED ON-SITE VIA NON-STRUCTURAL SWM CREDITS.
- 11. NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
- 12. WETLAND DELINEATION PREPARED BY WILDMAN ENVIRONMENTAL SERVICES ON JULY 10, 2001.
- 13. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE RIGHT OF WAY LINE, AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAYS.

14. 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 MIN. SERVING MORE THAN ONE RESIDENT)
- SURFACE 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING. GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING
- STRUCTURES (CULVERT/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. STRUCTURE CLEARANCES - MINIMUM 12 FEET G) MAINTENANCE - SUFFICIENT TO ENSURE ALL
- DENOTES A PRIVATE STORMWATER MANAGEMENT ACCESS, DRAINAGE, & UTILITY EASEMENT.
- DENOTES A PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT FOR PRESERVATION PARCELS D
- THRU F, PARCEL 24, LOTS 3 & 4 & A SEPARATE USE-IN COMMON DRIVEWAY EASEMENT FOR

17. THERE ARE NO EXISTING STRUCTURES ON-SITE.

18. THE MAINTENANCE AGREEMENT FOR THE PRIVATE USE—IN—COMMON DRIVEWAY EASEMENT TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND SIMULTANEOUSLY WITH THIS PLAT. THE DRIVEWAY AND USE—IN—COMMON EASEMENT ARE ALLOWED TO CROSS EXISTING PRESERVATION PARCEL EASEMENTS ON THE PROPOSED PARCELS.

19. THE EXISTING ORIGINAL PRESERVATION EASEMENT IS LOCATED ON PRESERVATION PARCEL F (ORIGINALLY PARCEL C). THE EXISTING PRESERVATION EASEMENT B IS LOCATED ON PRESERVATION PARCEL D (ORIGINALLY PARCEL B). THE EXISTING PRESERVATION EASEMENT A IS LOCATED ON PRESERVATION PARCEL (ORIGINALLY PARCEL B). THE EXISTING PRESERVATION EASEMENT A IS LOCATED ON PRESERVATION PARCEL E. (ORIGINALLY PARCEL A). DENSITY FROM THE ORIGINAL PRESERVATION EASEMENT HAS ONE UNIT REMAINING TO SUPPORT PRESERVATION PARCEL F. ALTHOUGH NO DENSITY REMAINS ON THE PRESERVATION EASEMENT AREAS OF PRESERVATION PARCELS D & E, AND ONLY 1 UNIT REMAINS OF PRESERVATION PARCEL F, DEVELOPMENT POTENTIAL DOES EXIST ON THE PORTIONS OF ORIGINAL PARCELS A, B, & C NOT ENCUMBERED BY PRESERVATION EASEMENT. SEE THE TABLE IN GENERAL NOTE 24 FOR A BREAKDOWN OF THE DENSITY AVAILABLE AND WHAT REMAINS AS A RESULT OF THIS SUBDIVISION.

20. LANDSCAPING FOR LOTS 1 THRU 4 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 LANDSCAPE MANUAL, FINANCIAL SURETY FOR THE REQUIRED LANSCAPING (31 TREES) IS TO BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$9,300.00.

NOTE: THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PARCEL B INTO LOTS 1 THRU 4 AND PRESERVATION PARCEL D, EXHAUST THE REMAINING DENSITY ON PARCELS A THRU C RENAMING PARCELS A THRU C AS PRESERVATION PARCELS D THRU F, ABANDON THE EXISTING USE-IN-COMMON DRIVEWAY EASEMENT. ADD TWO NEW USE-IN-COMMON DRIVEWAY EASEMENTS. ADD TWO PRIVATE STORMWATER MANAGEMENT ACCESS DRAINAGE, & UTILITY EASEMENT, AND ADD SIX PRESERVATION EASEMENTS:

AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. RECORDED AS PLAT 20953 ON 11910 FINAL PLAT

ROMITI PROPERTY, LOTS 1 THRU 4 & PRESERVATION PARCELS D THRU F

A RESUBDIVISION OF ROMITI PROPERTY, PARCELS A THRU C

SHEET 1 OF 3

FOURTH ELECTION DISTRICT TAX MAP: 2 HOWARD COUNTY, MARYLAND PARCEL: 61 ZONING: RC-DEO BLOCK: 15, 16 & 17

DPZ FILE NOS. F-98-138; F-00-24; RE-01-02; RE-01-03; F-02-13

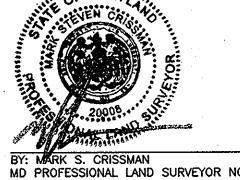
SCALE: AS SHOWN

HARMS

ENGINEERS • PLANNERS • SURVEYORS

1209 N. East Street Frederick, Maryland 21701 Office: 301/631-2027 FAX: 301/631-2028

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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS. OF MARY



MD PROFESSIONAL LAND SURVEYOR NO. 20,008

F-08-151

CURVE TABLE

TANGENT

53.12

66.97

48.50

71.59'

43.88

PRESERVATION

<u>VICINITY MAP</u>

176.62'

DELTA

CHORD

PRESERVATION PARCEL 23

RHUSERVALUEN

60°00'00" | \$76°50'12"W 92.00"

60'00'00" | S76'50'12"W 116.00'

60'00'00" | S76'50'12"W 84.00'

60°00'00" | S76°50'12"W 124.00'

60°00'00" | \$76°50'12"W 76.00'

LENGTH

351.39'

75.34

96.34

121.47

87.96

129.85'

79.59**'**

PRESERVATION

02HA

3 DEO & 4 CEO EASEMENT B-1 ACRE

REMAINING-DENSITY **EXHAUSTED**

DATE: AUGUST 2008

