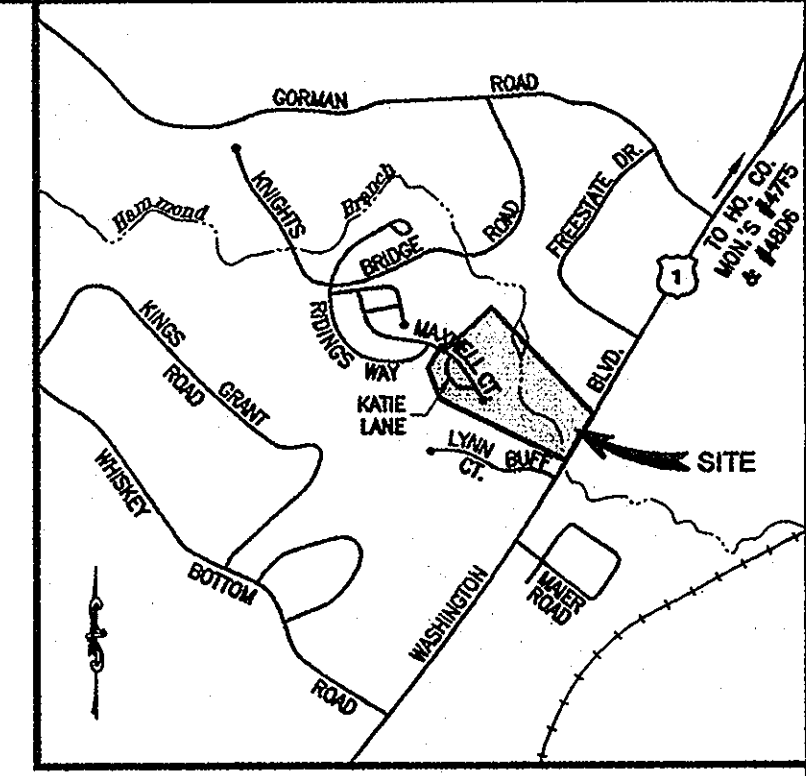


GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO EXTEND THE EXISTING WATER, SEWER, DRAINAGE AND UTILITY EASEMENT SOUTH EASTERLY ALIGNING WITH THE EXISTING 20' PUBLIC SEWER EASEMENT TO THE EASTERN PROPERTY LINE OF LOT 117.
2. THE COORDINATES SHOWN HEREON ARE BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY MONUMENT NOS. 47F5 AND 48D6. THE BOUNDARY INFORMATION FOR THIS PLAT WAS TAKEN FROM A FIELD RUN BOUNDARY SURVEY BY RIEMER MUEGGE & ASSOCIATES, INC. DATED APRIL 1994.
3. THE SUBJECT PROPERTY IS ZONED R-SA-8 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AS AMENDED BY COMP LITE ZONING AMENDMENTS EFFECTIVE 7/28/06.
4. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF. EFFECTIVE APRIL 19, 1995 ON WHICH DATE THE DEVELOPER'S AGREEMENT 24-3359-D WAS FILED AND ACCEPTED.
5. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS EXCEPT AS DETERMINED ESSENTIAL BY THE DEPARTMENT OF PLANNING AND ZONING IN ACCORDANCE WITH SECTION 16.116 (c) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
6. A TREE MAINTENANCE EASEMENT, TEN FEET IN WIDTH, RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY AS SHOWN ON THIS PLAT OF SUBDIVISION IS RESERVED UPON ALL LOTS FRONTING 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.
7. SEE DEPARTMENT OF PLANNING AND ZONING FILE NOS. S-94-15, P-94-112, F-95-24 & F-85-173.
8. WP-94-112 - A REQUEST TO WAIVE SECTIONS 16.116(a)(2)(1) TO PERMIT GRADING OR REMOVAL OF VEGETATIVE COVER WITHIN 25 FEET OF A WETLAND FOR THE CONSTRUCTION OF THE OUTFALLS FOR S.W.M. #1 AND #2, 16.116(a)(1) TO PERMIT GRADING OR THE REMOVAL OF VEGETATIVE COVER WITHIN 75 FEET OF PERENNIAL STREAM IN A RESIDENTIAL ZONING DISTRICT FOR THE CONSTRUCTION OF TWO S.W.M. FACILITIES AND UNITS ON LOTS 84-90 AND 16.134(b)(1) TO NOT REQUIRE A SIDEWALK ON BOTH SIDES OF RIDINGS WAY ON THE SOUTH SIDE BETWEEN STATIONS 5+95 AND 12+05, EXCEPTING THE 50 FOOT BRIDGE, WAS GRANTED ON AUGUST 11, 1994.
9. NOISE STUDY WAS PREPARED BY RIEMER MUEGGE & ASSOC., INC. UNDER P-94-14 AND WAS APPROVED ON AUGUST 16, 1994.

10. THE 65 dBA NOISE CONTOUR LINE REPRESENTS THE APPROXIMATE LOCATION OF THE 65 dBA (DECIBEL) NOISE EXPOSURE LEVEL GENERATED BY U.S. ROUTE 1 TRAFFIC IN THE YEAR 2015 BASED UPON ASSUMPTIONS ABOUT ACTUAL CONDITIONS AT THAT TIME. THIS VALUE REPRESENTS THE AVERAGE SOUND LEVEL DURING THE SINGLE NOISIEST ONE-HOUR PERIOD OF VEHICULAR TRAFFIC DURING A TYPICAL DAY. THIS CALCULATION IS BASED ON THE STATE HIGHWAY ADMINISTRATION'S ESTIMATE OF THE YEAR 2015 HIGHWAY TRAFFIC VOLUME. THE CONTOUR LINE DRAWN ON THIS PLAN IS ADVISORY AS REQUIRED BY HOWARD COUNTY DESIGN MANUAL III, CHAPTER 5 REVISED FEBRUARY 1992 AND CANNOT BE CONSIDERED TO LOCATE EXACTLY THE 65 dBA EXPOSURE.
11. STORMWATER MANAGEMENT FACILITIES FOR THIS PROJECT ARE TO BE PUBLIC AND MAINTAINED BY HOWARD COUNTY, MARYLAND.
12. ALL AREAS SHOWN ON THESE PLATS ARE MORE OR LESS +/-
13. THE RECREATION AREA SHOWN HEREON IS HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION. THE ARTICLE OF INCORPORATION OF THE HOMEOWNERS ASSOCIATION HAS BEEN APPROVED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON MAY 2, 1995, RECEIPT #360892.
14. DEVELOPER RESERVES UNTO ITSELF, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS 1-118. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEEDS OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
15. THE 100 YEAR FLOODPLAIN SHOWN ON THIS PLAT WAS PREPARED BY REIMER MUEGGE & ASSOCIATES, INC. AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS UNDER P-94-14.
16. THE FOREST CONSERVATION EASEMENTS SHOWN ON THIS PLAT ARE SHOWN AS EXISTING PER PLAT #11719. THIS REVISION PLAT IS EXEMPT FROM ADDRESSING FOREST CONSERVATION IN THAT THE OBLIGATIONS ASSOCIATED WITH THE SUBDIVISION WERE PREVIOUSLY ADDRESSED.



VICINITY MAP
SCALE: 1"=2000'

THE REQUIREMENTS §3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY REGULATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

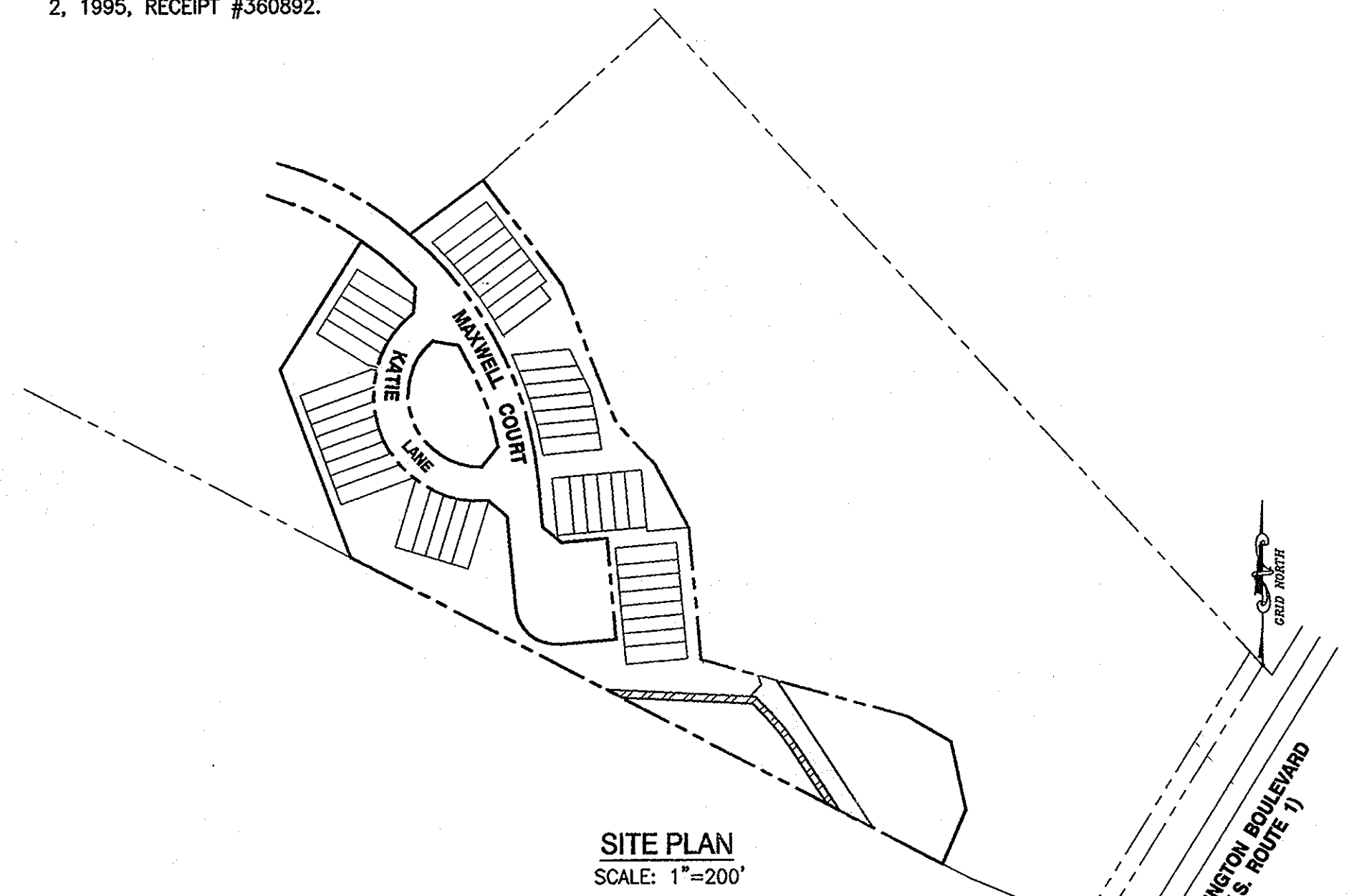
George A. Wigfield 7/12/07
SURVEYOR SIGNATURE DATE
HAMMONDS OVERLOOK ASSOCIATION, INC.
Joanne Keibler 4/16/08
PROPERTY OWNER NAME DATE
JOANNE KEIBLER, PRESIDENT

PROPERTY OWNER SIGNATURE DATE

PLANS FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.
HAMMONDS OVERLOOK ASSOCIATION, INC.
Joanne Keibler 4/16/08
OWNER **JOANNE KEIBLER, PRESIDENT** DATE

TOTAL TABULATION THIS SUBMISSION	TOTALS
1. TOTAL NUMBER OF LOTS TO BE RECORDED:	
BUILDABLE:	0
OPEN SPACE:	1
2. TOTAL AREA OF LOTS:	
BUILDABLE:	0.00 Ac.
OPEN SPACE:	2.759 Ac.
AREA OF RECREATION OPEN SPACE:	0.861 Ac.
TOTAL AREA OF 100 YEAR FLOODPLAIN AND 25% OR GREATER STEEP SLOPES:	0.861 Ac.
3. TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0.00 Ac.
4. TOTAL AREA OF THIS SUBMISSION TO BE RECORDED:	3.62 Ac.

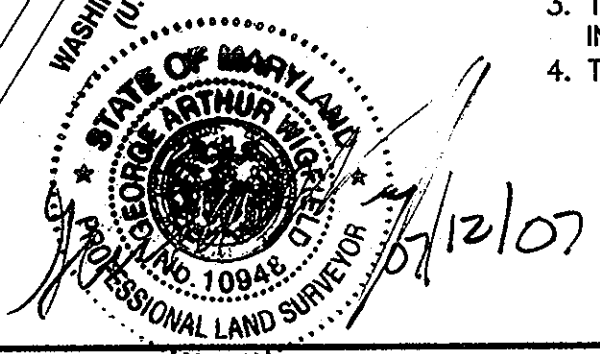
NOTE: THE PURPOSE OF THIS PLAT IS TO EXTEND THE EXISTING WATER, SEWER, DRAINAGE AND UTILITY EASEMENT SOUTH-EASTERLY ALIGNING WITH THE EXISTING 20' PUBLIC SEWER EASEMENT TO THE EASTERN PROPERTY LINE OF LOT 117. THIS PLAT ALSO UPDATES THE REQUIRED BUILDING RESTRICTION LINES.



SITE PLAN
SCALE: 1"=200'

OWNER
BETTY LLOYD BOLAND
MARY SOUTHWELL HUTCHISON
RICHARD HUTCHISON, III
C/O HAMMOND'S OVERLOOK LIMITED PARTNERSHIP
110 WEST ROAD, SUITE 203
TOWSON, MARYLAND 21284
(410) 321-1000

OWNER
HAMMONDS OVERLOOK ASSOCIATION, INC.
C/O AMERICAN COMMUNITY MANAGEMENT, INC.
9198 RED BRANCH ROAD
COLUMBIA, MD 21045
(410) 997-7767



LEGEND

- - DENOTES 5/8" Ø IRON PIPE OR PIN SET
- - DENOTES 4"x4"x36" CONCRETE MONUMENT
- B.R.L. - DENOTES BUILDING RESTRICTION LINE
- H.O.A. - DENOTES HOMEOWNERS ASSOCIATION

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

B. Nye for Peter Beilenson 8/28/2008
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael D. Unger 8/2/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

March D. Unger 7/5/08
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, HAMMOND'S OVERLOOK ASSOCIATION, INC. OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF REVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENTS OF (OR) RIGHTS-OF WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF REVISION.

WITNESS MY HANDS THIS 11th DAY OF April, 2008

Joanne Keibler 4/16/08
OWNER **President H.O.A.** DATE

J. Keibler 4/16/08
WITNESS DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF REVISION SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY HAMMOND'S OVERLOOK LIMITED PARTNERSHIP TO HAMMOND'S OVERLOOK ASSOCIATION, INC. BY DEED DATED MAY 7, 1995 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3733 AT FOLIO 600, RESULTING IN THE RESUBDIVISION OF A PORTION OF THE LANDS CONVEYED BY EMILY NORTH KING HUTCHISON AND CHARLES H. BURTON, EXECUTORS OF THE ESTATE OF RICHARD H. HUTCHISON, JR. TO RICHARD H. HUTCHISON III BY DEED DATED OCTOBER 26, 1989 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2080 AT FOLIO 503 AND PART OF THE LANDS CONVEYED BY EMILY NORTH KING HUTCHISON AND CHARLES H. BURTON, EXECUTORS OF THE ESTATE OF RICHARD H. HUTCHISON, JR. TO MARY SOUTHWELL HUTCHISON BY DEED DATED OCTOBER 26, 1989 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2080 AT FOLIO 512 AND THAT ALL THE 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.

George A. Wigfield 7/12/2007
GEORGE A. WIGFIELD DATE
MD. PROF. L.S. 10948

RECORDED AS PLAT NUMBER 2000
ON 4/16/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
HAMMOND'S OVERLOOK
OPEN SPACE LOT 117

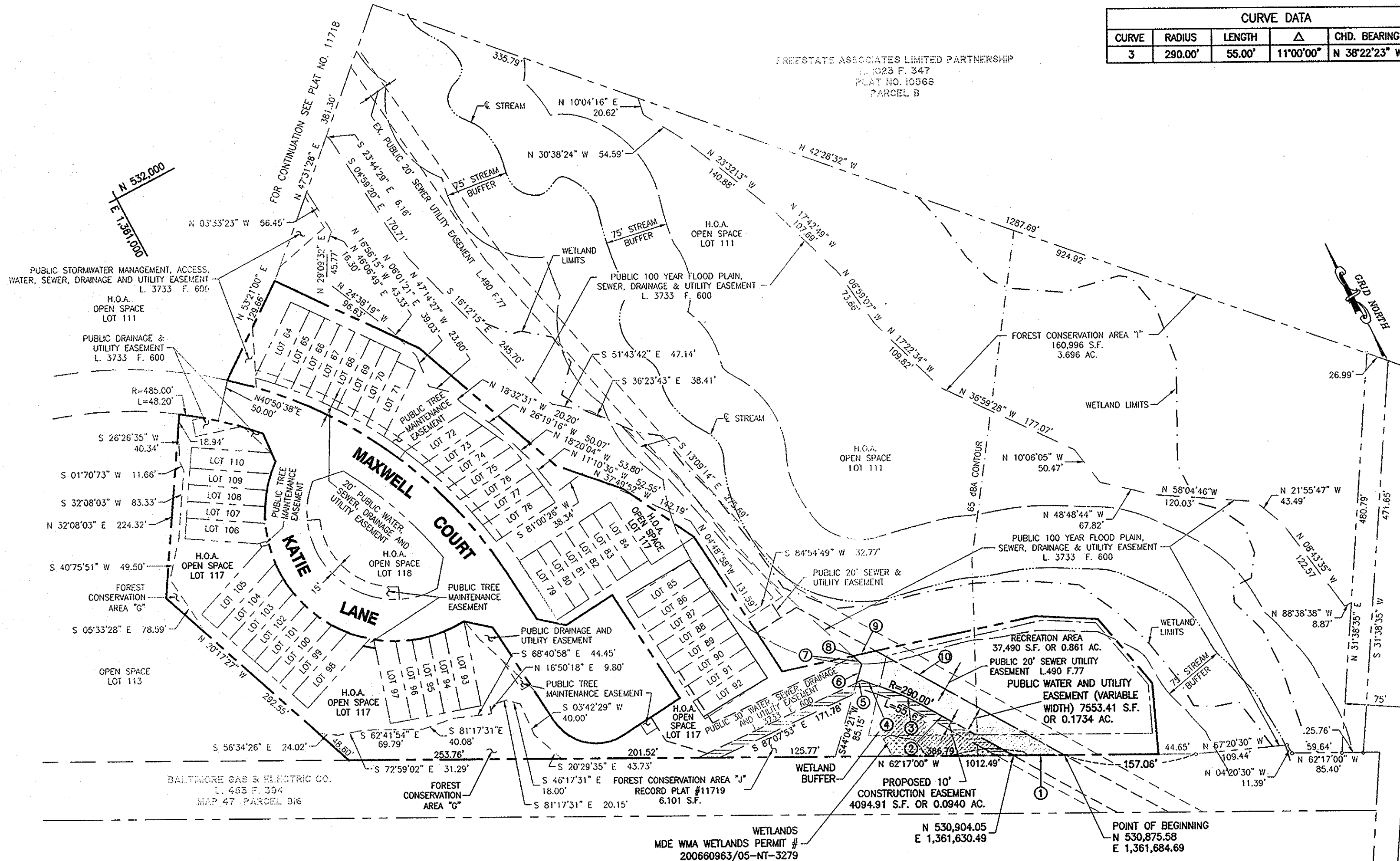
PREVIOUSLY RECORDED AS PLAT NOS. 11711-11719
PREVIOUS FILE RECORD: F-95-24

6th ELECTION DIST. TAX MAP 47 GRID 23
HOWARD COUNTY PARCEL 1031 ZONED R-SA-8
SCALE: 1"=100' DATE: 04/23/07 SHEET 1 OF 2



CURVE DATA				
CURVE	RADIUS	LENGTH	Δ	CHD. BEARING & DIST.
3	290.00'	55.00'	11°00'00"	N 38°22'23" W 54.92'

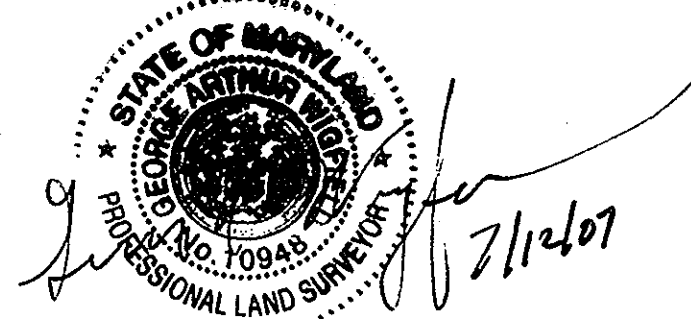
EASEMENT BEARINGS		
NO.	COURSE	DISTANCE
1	N 62°17'00" W	61.22'
2	N 32°56'24" W	127.25'
3	CHD=N38°22'23"W	54.92'
4	N 43°48'23" W	20.62'
5	N 87°07'53" W	7.33'
6	N 44°04'21" E	23.64'
7	N 19°30'05" W	13.21'
8	S 87°07'53" E	5.58'
9	S 74°16'46" E	21.81'
10	S 32°56'24" E	258.34'



WASHINGTON BOULEVARD
(U.S. ROUTE 1)

- LEGEND**
- PUBLIC WATER AND UTILITY EASEMENT
 - CONSTRUCTION EASEMENT
 - WETLANDS
 - WETLAND BUFFER

OWNER
HAMMONDS OVERLOOK ASSOCIATION, INC.
C/O AMERICAN COMMUNITY MANAGEMENT, INC.
9198 RED BRANCH ROAD
COLUMBIA, MD 21045
(410) 997-7767



NOTE: THE PURPOSE OF THIS PLAT IS TO EXTEND THE EXISTING WATER, SEWER, DRAINAGE AND UTILITY EASEMENT SOUTH-EASTERLY ALIGNING WITH THE EXISTING 20' PUBLIC SEWER EASEMENT TO THE EASTERN PROPERTY LINE OF LOT 117. THIS PLAT ALSO UPDATES THE REQUIRED BUILDING RESTRICTION LINES.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

Bryan P. Bileman 8/28/2008
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chris [Signature] 8/12/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Frank [Signature] 9/5/08
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, HAMMONDS OVERLOOK ASSOCIATION, INC. OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF REVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENTS OF (OR) RIGHTS-OF WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF REVISION.

WITNESS MY HANDS THIS 11th DAY OF APRIL, 2008

Joanne Kulew 4/1/08
OWNER President, H.O.A. DATE

[Signature] 4/1/08
WITNESS DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF REVISION SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY HAMMOND'S OVERLOOK LIMITED PARTNERSHIP TO HAMMOND'S OVERLOOK ASSOCIATION, INC. BY DEED DATED MAY 7, 1995 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3733 AT FOLIO 600, RESULTING IN THE RESUBDIVISION OF A PORTION OF THE LANDS CONVEYED BY EMILY NORTH KING HUTCHISON AND CHARLES H. BURTON, EXECUTORS OF THE ESTATE OF RICHARD H. HUTCHISON, JR. TO RICHARD H. HUTCHISON III BY DEED DATED OCTOBER 26, 1989 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2080 AT FOLIO 503 AND PART OF THE LANDS CONVEYED BY EMILY NORTH KING HUTCHISON AND CHARLES H. BURTON, EXECUTORS OF THE ESTATE OF RICHARD H. HUTCHISON, JR. TO MARY SOUTHWELL HUTCHISON BY DEED DATED OCTOBER 26, 1989 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2080 AT FOLIO 512 AND THAT ALL THE 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.

George A. Wigfield 7/12/2007
GEORGE A. WIGFIELD DATE
MD. PROF. L.S. 10948

RECORDED AS PLAT NUMBER 20208
ON 9/18/08 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
HAMMOND'S OVERLOOK
OPEN SPACE LOT 117

PREVIOUSLY RECORDED AS PLAT NOS. 11711-11719
PREVIOUS FILE RECORD: F-95-24

6th ELECTION DIST. TAX MAP 47 GRID 23
HOWARD COUNTY PARCEL 1031 ZONED R-SA-8
SCALE: 1"=100' DATE: 04/23/07 SHEET 2 OF 2

