NOTES:

1. ⊠ DENOTES 4" X 4" X 30" 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 THE MARYLAND STATE GRID SYSTEM, NAD 83, AS PROJECTED BY HO. CO. GEODETIC CONTROL STATIONS 31E6 AND 31E7.

3. BRL INDICATES BUILDING RESTRICTION LINE.

4. SUBJECT PROPERTY ZONED R-20 PER 10-18-93 COMPREHENSIVE ZONING PLAN.

5. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 06/08/1999 ON WHICH DATE DEVELOPER AGREEMENT Nos. 14-3699-D AND 14-3700-D WERE FILED AND ACCEPTED.

6. A TREE MAINTENANCE EASEMENT 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. ALL AREAS ON THIS PLAT ARE "MORE OR LESS".

8. THIS PLAT IS BASED ON PREVIOUSLY RECORDED PLAT No. 13820.

9. THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE RECORDED ON 02/16/1999 AS NO. D5214911 AMONG THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION.

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

11. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED 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 EASEMENT; HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION ARE ALLOWED.

12. 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 THE FLAG OR PIPESTEM LOT DRIVEWAY.

13. 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' (16' SERVING MORE THAN ONE RESIDENCE).
   2) SURFACE – 6" OF COMPACT CRUSHER RUN BASE WITH TAR.
   3) GEOMETRY – MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
   4) STRUCTURES (CULVERTS/BRIDGES) – CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
   5) DRAINAGE ELEMENTS – CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
   6) MAINTENANCE – SUFFICIENT TO ENSURE ALL WEATHER USE.

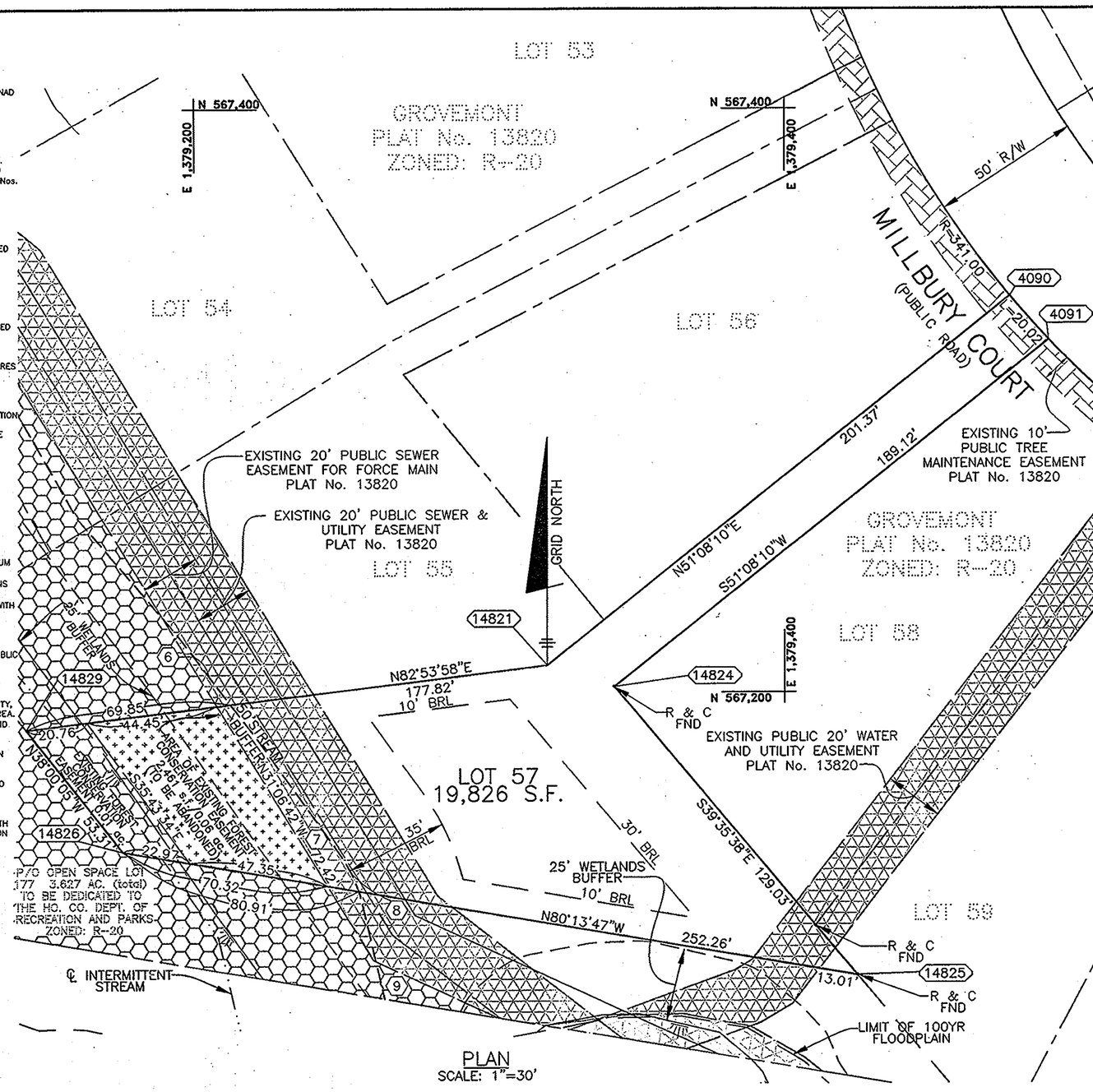
14. THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"). ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENT HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S)CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER A DEED OF FOREST CONSERVATION EASEMENT TO HOWARD COUNTY, MARYLAND WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION 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 EASEMENT AND RECORD THE DEED OF FOREST CONSERVATION EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

15. THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOT 57 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING (S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.

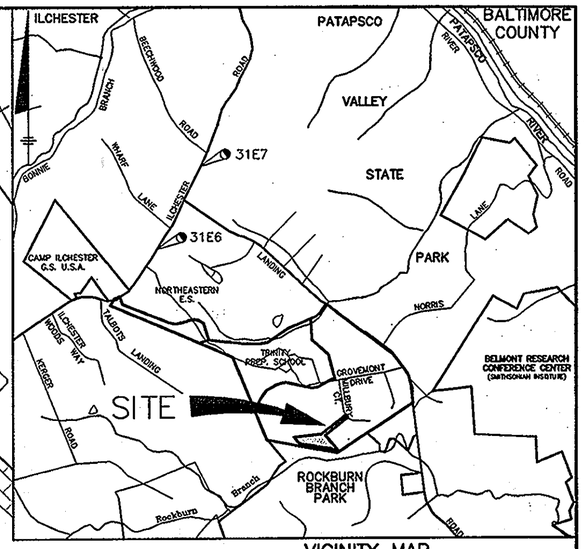
16. LANDSCAPING FOR THIS SUBDIVISION WAS PREVIOUSLY PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN APPROVED UNDER F-99-22 IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.

17. THE FOREST CONSERVATION ABANDONMENT FEE, IN THE AMOUNT OF $3262.00 HAS BEEN PAID PRIOR TO RECORDATION OF THIS PLAT.

18. STORMWATER MANAGEMENT FOR THIS SITE IS PROVIDED UNDER THE ROAD CONSTRUCTION PLANS FOR GROVEMONT F-99-22.



PLAN
SCALE: 1"=30'



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP: 17 GRID: B4

BENCH MARKS NAD'83

HO. CO. #31E6
3/4" REBAR 0.5' BELOW SURFACE
5' SOUTHWEST OF ILCHESTER ROAD PAVING
500'± WEST OF WHARF LANE.
N 570852.3717' E 1376700.6467'

HO. CO. #31E7
3/4" REBAR 0.5' BELOW SURFACE
9' SOUTHEAST OF ILCHESTER ROAD PAVING
250'± WEST OF BEECHWOOD ROAD
N 572335.3503' E 1377504.0332'

HO. CO. BM#2745004 ELEV. 364.78'
USED FOR VERTICAL CONTROL.

LEGEND

- EXISTING FOREST CONSERVATION EASEMENT TO BE ABANDONED
- EXISTING FOREST CONSERVATION EASEMENT TO REMAIN
- EXISTING STREAM BUFFER
- (14821) PROPERTY CORNERS
- EXISTING B.R.L.
- (8) STREAM BUFFER CORNERS

AREA TABULATION CHART

a TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
* BUILDABLE	1
* NON-BUILDABLE	0
* OPEN SPACE	0
* PRESERVATION PARCELS	0
b TOTAL AREA OF LOTS AND/OR PARCELS	
* BUILDABLE	0.45 AC±
* NON-BUILDABLE	0.00 AC±
* OPEN SPACE	0.00 AC±
* PRESERVATION PARCELS	0.00 AC±
c TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.00 AC±
d TOTAL AREA OF SUBDIVISION TO BE RECORDED	0.45 AC±

OWNER
TIMOTHY CARROLL
AND MAUREEN CARROLL
7136 MILLBURY COURT
ELKRIDGE, MARYLAND 21075-5567
443-860-9783

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

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
57	19,826 S.F	3,772 S.F	16,054 S.F.

COORDINATE CHART (NAD 83)

NO.	NORTH	EAST
BOUNDARY COORDINATES		
4090	567,335.73	1,379,476.26
4091	567,320.67	1,379,489.45
14821	567,209.39	1,379,319.46
14824	567,202.01	1,379,342.18
14825	567,102.59	1,379,424.42
14826	567,145.18	1,379,175.83
14829	567,187.40	1,379,143.00

STREAM BUFFER CHART

(6)	S36°47'46"E	45.99'
(7)	S35°09'26"E	46.60'
(8)	R=50.00'	L=19.33'
(9)	S13°00'41"E	33.56'

Recorded as Plat# 20427 on 1/30/09

PROJECT No. 2164

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS, IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

for Peter Beilenson 1/23/09
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

1/9/09
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Harrison 1/27/09
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS FINAL PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY SIRVA RELOCATION CREDIT, LLC TO TIMOTHY CARROLL AND MAUREEN CARROLL BY DEED DATED MARCH 23 2007, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10622 AT FOLIO 109, THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTENCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS 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.

1/5/09
DONALD A. MASON DATE
PROFESSIONAL LAND SURVEYOR
MARYLAND REG. NO. 21320
FOR BENCHMARK ENGINEERING INC. REG. NO. 351

OWNER'S DEDICATION

TIMOTHY CARROLL AND MAUREEN CARROLL, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO 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 THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 5TH DAY OF January 2008.

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.

TIMOTHY CARROLL — MAUREEN CARROLL
WITNESS — WITNESS

THE PURPOSE OF THIS PLAT IS TO REVISED THE FOREST CONSERVATION EASEMENT BY THE ABANDONMENT OF (2,461 SQUARE FEET) 0.06 ACRE

REVISION PLAT
GROVEMONT
LOT 57
PREVIOUSLY RECORDED AS PLAT No. 13820

1st ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
S-96-28 P-97-003 F-98-166 WP-98-78 F-99-22
ZONING: R-20 SCALE: 1" = 30'
TAX MAP: 31 DATE: AUGUST, 2008
P/O PARCEL: 232 SHEET: 1 of 1

F-09-065