

GENERAL NOTES

- 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.
- COORDINATES SHOWN HEREON ARE BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 24DB AND NO. 24GB.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT APRIL, 1996, BY ISA GROUP, INC. AND PREVIOUSLY RECORDED PLAT NO. 13837.
- THE SUBJECT PROPERTY IS ZONED R-ED PER THE 02/02/04 COMPREHENSIVE ZONING PLAN, AND PER THE "COMPUTE ZONING AMENDMENTS EFFECTIVE 07/28/06."
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLAND, WETLAND BUFFER OR STREAM BUFFER OR FOREST RETENTION AREAS.
- DRIVEWAYS TO SINGLE RESIDENCES SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY, DRIVEWAYS TO MULTIPLE RESIDENCES SHALL BE INSTALLED PRIOR TO BUILDING PERMIT ISSUANCE TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - a) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 - b) SURFACE - 6" OF COMPACT CRUSHER RUN BASE W/TAR AND CHIP COATING.
 - c) GEOMETRY - MAX. 14% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS.
 - d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - f) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- THIS PLAN IS SUBJECT TO THE FOLLOWING DEPT. OF PLANNING AND ZONING FILE NUMBERS: S-92-07, P-93-07, P-92-12, F-93-16, F-95-147, S-96-21, F-97-150, F-99-169, PB-310, P-98-07, WP-97-109, SDP-99-147, F-98-117, F-98-118, F-01-70, WP-06-56 **F-07-217**
- THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED UNDER F-99-169 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 EASEMENTS; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- CONSULT THE ROAD CONSTRUCTION PLANS F-98-117 AND F-98-118 FOR DETAILS CONCERNING THE CONSTRUCTION OF ROADS, STREET TREES, STORMWATER MANAGEMENT PONDS, POND LANDSCAPING AND PERIMETER LANDSCAPING.
- STORM WATER MANAGEMENT QUALITY AND QUANTITY IS PROVIDED BY EXTENDED DETENTION AS CONSTRUCTED UNDER THE ROAD PLAN F-98-118.
- A WAIVER PETITION (WP-97-109) WAS APPROVED APRIL 25, 1997 TO WAIVE SECTION 16.144(f) REQUIRING A SKETCH PLAN; SECTION 16.144(f) REQUIRING A PRELIMINARY PLAN; AND SECTION 16.121(c)(1) REQUIRING 25% OPEN SPACE FOR THE RECORDING OF THE SUBDIVISION PLAT SUBMITTED AS F-97-150.
- THE ARTICLES OF INCORPORATION FOR THE HOME OWNERS ASSOCIATION WERE RECORDED ON 9/30/98 AS NO. D5104385 AMONG THE STATE OF MARYLAND DEPARTMENT OF ASSESSMENT AND TAXATION RECORDS.
- PUBLIC WATER AND SEWER SERVICE HAS BEEN GRANTED UNDER THE PROVISIONS OF SECTION 18.122.13 OF THE HOWARD COUNTY CODE.
- THERE ARE EXISTING STRUCTURES ON LOT 63 NO BUILDING EXTENSIONS OR ADDITIONS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION'S ALLOW.
- 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 ONTO THE PIPESTEM LOT DRIVEWAY.
- WAIVER PETITION WP-06-056 WAS APPROVED FEBRUARY 2, 2006, TO WAIVE SECTION 16.120(b) (4) (iii) (a), TO ALLOW A LOT LESS THAN 10 ACRES IN SIZE (WITH AN EXISTING FOREST CONSERVATION EASEMENT AND ENVIRONMENTAL SETBACK) TO REMOVE A PORTION OF THE EXISTING 35 FOOT RECORDED ENVIRONMENTAL SETBACK FROM THE FCE AREA FOR THE PURPOSE OF CONSTRUCTING AN ACCESSORY STRUCTURE AND FOR ENHANCING THE HISTORIC LANDSCAPE CONTEXT OF THE SITE.

- THIS WAIVER AUTHORIZES THE ABANDONMENT OF 0.03 AC. OF FCE FROM LOT 63 AND REDUCTION OF THE REQUIRED 35-FOOT SETBACK AS MEASURED RELATIVE TO RECORDED FCE #5 (AS SHOWN ON THE WAIVER EXHIBIT) TO 10 FEET FOR THE PURPOSES OF CONSTRUCTING A 40x40 ACCESSORY BUILDING.
- WITHIN ONE YEAR OF THIS WAIVER APPROVAL, RESUBMIT THE "ORIGINALS ONLY" REQUEST. WITH THIS REQUEST, PLEASE SUBMIT A PAPER COPY OF THE PLAT EXACTLY AS IT WILL BE SUBMITTED, INCLUDING THE CORRECTED 35-FOOT ENVIRONMENTAL SETBACK AND ALL NOTES APPROPRIATE TO THE PLAT OF RECORD.
- ONCE AUTHORIZATION HAS BEEN GIVEN FROM DEPARTMENT OF PLANNING AND ZONING TO PROCEED WITH "ORIGINALS ONLY" PROCESS, PROCEED WITH THE SUBMISSION OF THE REVISION PLAT TO REDUCE A PORTION OF THE 35-FOOT ENVIRONMENTAL SETBACK TO 10 FEET AND TO OFFICE STRONGLY RECOMMENDS THAT THE ENTIRE FOREST CONSERVATION EASEMENT LOCATED WITHIN THE REAR WALLED YARD BE ABANDONED AT THE SAME TIME. BE ADVISED THAT THE ABANDONMENT FEE IS \$1.00 PER SQUARE FOOT OF FOREST CONSERVATION EASEMENT ABANDONED. THIS FEE WILL BE COLLECTED CONCURRENTLY WITH THE SUBMISSION OF THE REVISED PLAT ORIGINAL.
- CONTACT REAL ESTATE SERVICES TO DETERMINE THE PROCESS FOR AMENDING THE DEED OF FOREST CONSERVATION EASEMENT TO ABANDON PORTIONS OF THE FOREST CONSERVATION EASEMENT.
- CONTACT THE HISTORIC DISTRICT COMMISSION TO DETERMINE WHETHER THE COMMISSION HAS THE AUTHORITY TO REVIEW AND APPROVE THE PROPOSED STRUCTURE.
- LOCATE THE STRUCTURE IN ACCORDANCE WITH THE SETBACKS REQUIRED IN THE R-ED DISTRICT AND PROVIDE APPROPRIATE LANDSCAPE SCREENING FROM ADJACENT LOT 64.
- CONSTRUCT THE BUILDING USING A DESIGN AND MATERIALS APPROPRIATE TO THE HISTORIC SITE.
- APPLY FOR A BUILDING PERMIT TO CONSTRUCT THE ACCESSORY STRUCTURE, INDICATING THAT IT IS NOT TO BE USED FOR A GARAGE.
- VERIFY WITH THE DIVISION OF PUBLIC SERVICES AND ZONING ADMINISTRATION THAT THE PURCHASER'S PROPOSAL TO USE EXISTING STUDIO AS A GARAGE IS ACCEPTABLE, BASED ON THE SIZE AND LOCATION OF THAT STRUCTURE.

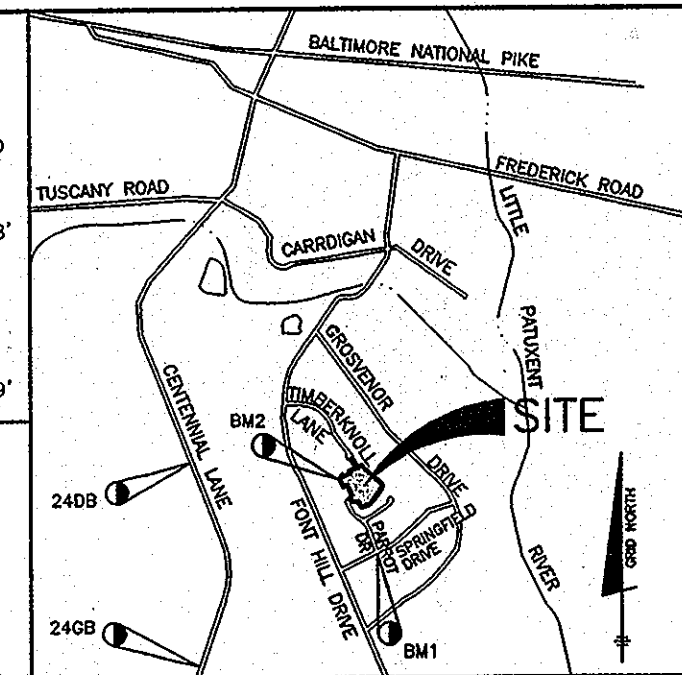
18. 751 s.f. OF FOREST CONSERVATION EASEMENT IS TO BE ABANDONED WITH THIS PLAT. AN ABANDONMENT PER OF \$1.25 PER S.F. OR \$938.75 WILL BE PAID TO THE FOREST CONSERVATION FUND ACCOUNT NO. 019-005-4206 PRIOR TO SUBMISSION OF THE PLAT ORIGINAL FOR RECORDATION.

19. ON **02/12/09** AN AMENDED DEED OF FOREST CONSERVATION EASEMENT AGREEMENT WAS FILED WITH AND ACCEPTED BY HOWARD COUNTY, MARYLAND.

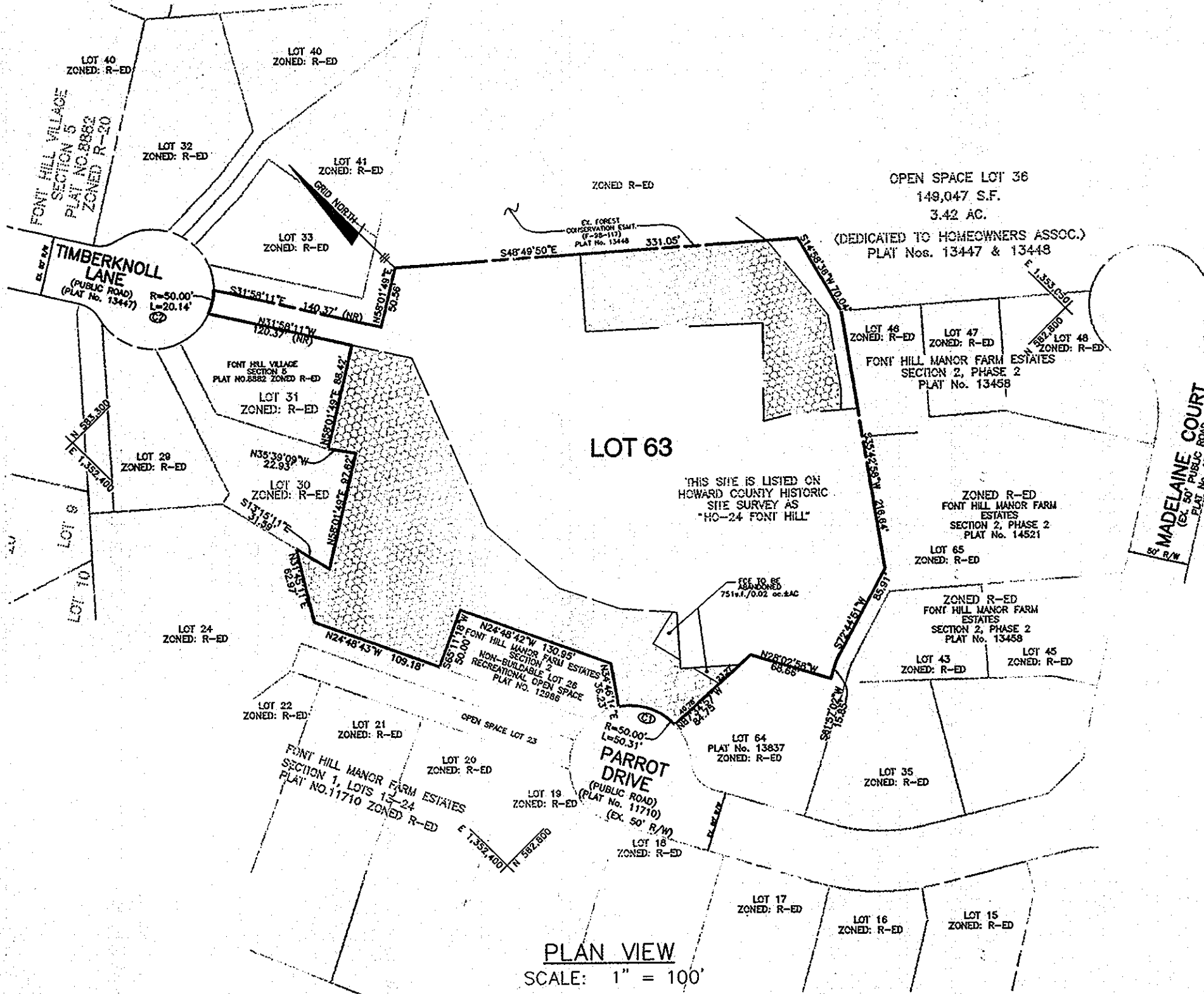
BENCH MARKS

HORIZONTAL CONTROLS
 HO. CO. NO.24DB NAD '83 SURVEY DISC SET ON CONC. MONUMENT LOCATED AT THE SOUTHWEST CORNER OF THE ENTRANCE TO CENTENNIAL ELEMENTARY SCHOOL AT THE INTERSECTION WITH CENTENNIAL LANE. N 582,098.3273' E 1,351,468.5648'

HO. CO. NO.24GB NAD '83 ALUMINUM CAP SET ON 3/4" REBAR SET FLUSH WITH GROUND LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION BETWEEN CENTENNIAL LANE & OLD ANNAPOLIS ROAD. N 579,069.4623' E 1,350,441.8549'



VICINITY MAP
 SCALE: 1" = 2000'
 ADC MAP: 11 GRID: H-8



PLAN VIEW
 SCALE: 1" = 100'

COORDINATE CHART (NAD83)

No.	NORTH	EAST	No.	NORTH	EAST
12	583054.4911	1352433.0013	67	582955.3893	1352478.8178
13	583108.0354	1352466.1396	68	582976.3699	1352524.1954
49	582727.8572	1352710.8766	69	582857.5118	1352579.1493
50	582753.3365	1352792.9207	70	582827.7530	1352658.4890
51	582929.2274	1352919.3857	79	582720.4046	1352696.8894
58	582996.8897	1352937.4864	80	582780.9968	1352664.6048
59	583214.8146	1352688.2856	81	582784.5716	1352579.9303
60	583188.0435	1352645.3928			
61	583307.1262	1352571.0687			
62	583296.5368	1352554.1022			
63	583194.4206	1352617.8368			
64	583147.6046	1352542.8277			
65	583128.9715	1352556.1936			
66	583077.2856	1352473.3819			

LEGEND

- DESIGNATES COORDINATE
- DESIGNATES CURVE
- ▨ FOREST CONSERVATION AREA
- ▨ EX. EASEMENTS
- ▨ FCE TO BE ABANDONED

SHEET INDEX

NO.	DESCRIPTION
1	TITLE SHEET
2	SITE PLAN

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 3.32 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 3.32 AC±

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

OWNER
 KENT E. KREBECK
 9900 TIMBERKNOLL LANE
 ELLICOTT CITY, MD 21042

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

B. Wilson for Peter Beilenson 9/9/2009
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

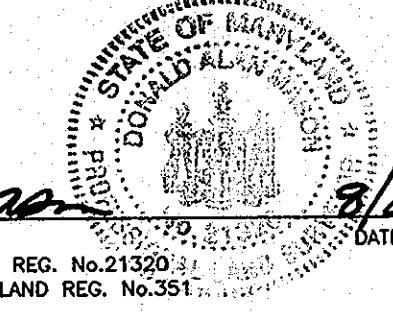
Donald M. Mason 9/13/09
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Hamstra 9-17-09
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY DAVID A. CARNEY TRUSTEE FOR TIMOTHY E. AND MARY S. WELSH TO KENT KREBECK BY DEED DATED FEBRUARY 21, 2006, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9846 AT FOLIO 545 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 M. Mason 9/13/09
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR MARYLAND REG. No. 21320
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No. 351



OWNER'S DEDICATION

I, KENT E. KREBECK, OWNER OF THE PROPERTY 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. ALL EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION. WITNESS MY HAND THIS THIRTEEN DAY OF AUGUST, 2009. 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.

Kent E. Krebeck 8/3/2009
 KENT E. KREBECK DATE

John M. Coy 8/3/2009
 WITNESS DATE

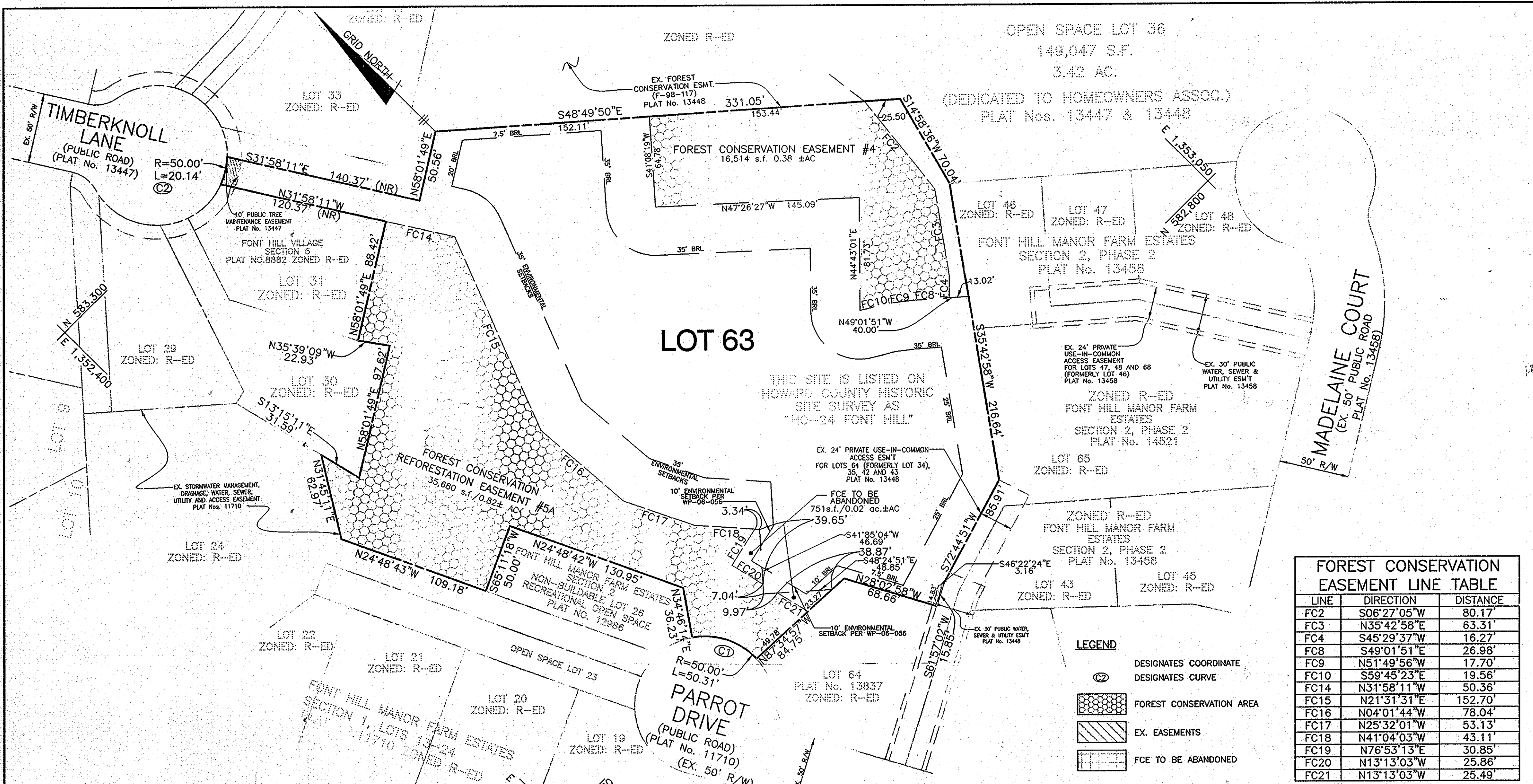
THE PURPOSE OF THIS REVISION PLAT IS TO ABANDON 751 sq.ft./0.02 acres± OF FOREST CONSERVATION EASEMENT AREA #5 AS PREVIOUSLY RECORDED ON PLAT #19444.

RECORDED AS PLAT No. **207169** ON **9/25/09** AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
FONT HILL MANOR FARM ESTATES
 SECTION 2, LOT 63
 PREVIOUSLY RECORDED AS PLAT No. 19444 & 19445
 2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP NO. 24
 BLOCKS 8 & 14
 P/O PARCEL NO. 725
 ZONED: R-ED

1" = 100'
 JULY 27, 2009
 1 OF 2

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FOREST CONSERVATION EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
FC2	S06°27'05"W	80.17'
FC3	N35°42'58"E	63.31'
FC4	S45°29'37"W	16.27'
FC8	S49°01'51"E	26.98'
FC9	N51°49'56"W	17.70'
FC10	S59°45'23"E	19.56'
FC14	N31°58'11"W	50.36'
FC15	N21°31'31"E	152.70'
FC16	N04°01'44"W	78.04'
FC17	N25°32'01"W	53.13'
FC18	N41°04'03"W	43.11'
FC19	N76°53'13"E	30.85'
FC20	N13°13'03"W	25.86'
FC21	N13°13'03"W	25.49'

AREA TABULATION CHART

a TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
• BUILDABLE	1
• NON-BUILDABLE	0
• OPEN SPACE	0
• PRESERVATION PARCELS	0
b TOTAL AREA OF LOTS AND/OR PARCELS	3.32 AC±
• BUILDABLE	0.00 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	3.32 AC±

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTREAM AREA	MINIMUM LOT SIZE
63	3.32 ac	0.06	3.26 ac

LEGEND

- ⊙ DESIGNATES COORDINATE
- ⊙ DESIGNATES CURVE
- [Hatched Box] FOREST CONSERVATION AREA
- [Diagonal Lines] EX. EASEMENTS
- [Dotted Box] FCE TO BE ABANDONED

PLAN VIEW
SCALE: 1" = 50'

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

OWNER
KENT E. KREBECK
9900 TIMBERKNOLL LANE
ELLCOTT CITY, MD 21042
301-370-3982

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	50.00'	50.31'	27.51'	48.21'	N26°24'22"W	57°38'51"
C2	50.00'	20.14'	10.21'	20.00'	N58°01'09"E	23°04'25"

THE PURPOSE OF THIS REVISION PLAT IS TO ABANDON 751 sq.ft./0.02 acres± OF FOREST CONSERVATION EASEMENT AREA #5 AS PREVIOUSLY RECORDED ON PLAT #19444.

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

Robert P. Bilewicz 9/9/2009
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John J. ... 8/13/09
CHIEF, DEVELOPMENT ENGINEERING DIVISION NY DATE

Cindy Hamilton 9-17-09
DIRECTOR mpf DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY DAVID A. CARNEY TRUSTEE FOR TIMOTHY E. AND MARY S. WELSH TO KENT KREBECK BY DEED DATED FEBRUARY 21, 2006, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9846 AT FOLIO 545 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 9/3/09
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MARYLAND REG. No. 21920
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No. 351 DATE:

OWNER'S DEDICATION

I, KENT E. KREBECK, OWNER OF THE PROPERTY 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. ALL EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION, WITNESS MY HAND THIS 7th DAY OF AUGUST, 2009.

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.

Kent E. Krebeck 8/3/2009
KENT E. KREBECK DATE:

SDH M. Cuy 8/3/09
WITNESS DATE:

RECORDED AS PLAT No. 20770 ON 9/25/09 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
FONT HILL MANOR FARM ESTATES
SECTION 2, LOT 63
PREVIOUSLY RECORDED AS PLAT No. 19444 & 19445

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP NO. 24
BLOCKS 8 & 14
P/O PARCEL NO. 725
ZONED: R-ED

1" = 50'
JULY 27, 2009
2 OF 2