| COORDINATE LIST | | | | | |
|-----------------|-------------|--------------|--|--|--|
| POINT | NORTH | EAST | | | |
| 1 | 539970.5231 | 1361254.1734 | | | |
| 2 | 539925.8430 | 1361059.2807 | | | |
| 12 | 540180.6240 | 1361162.9450 | | | |
| 19 | 539879.0426 | 1361070.5483 | | | |
| 20 | 539847.7220 | 1360937.0615 | | | |
| 21 | 540197.2774 | 1361153.4474 | | | |
| 22 | 540170.6588 | 1361168.4915 | | | |
| 23 | 540033.6405 | 1360930.3780 | | | |
| 24 | 540099.5525 | 1361206.8959 | | | |

LOT LINE LINE TABLE

L1 S 7147'49" E 34.99'

L2 N 6115'30" E 9.03'

L3 S 76'37'01" W 145.00'

L4 S 10°40'18" W 81.00'

L5 N 61'15'30" E 32.31'

L6 S 76'37'01" W 145.00'

L7 S 10'40'18" W 144.56'

L8 S 13*26'01" E | 96.59'

TOTAL TABULATION THIS SUBMISSION

BUILDABLE LOTS

BUILDABLE LOTS

OPEN SPACE

OPEN SPACE

NON-BUILDABLE LOTS

NON-BUILDABLE LOTS

PRESERVATION PARCELS

INCLUDING WIDENING STRIPS:

PRESERVATION PARCELS

TOTAL NUMBER OF LOTS TO BE RECORDED:

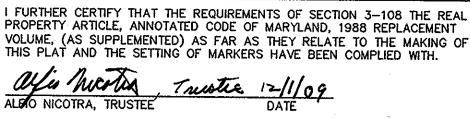
TOTAL AREA OF LOTS TO BE RECORDED:

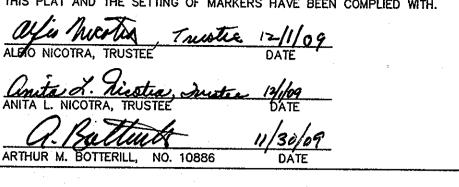
BEARING LENGTH

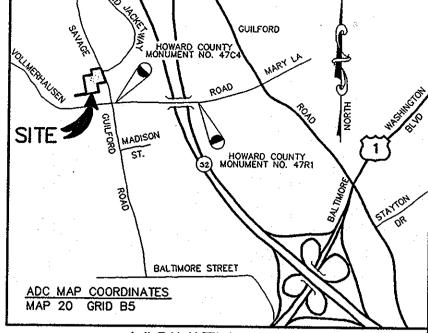
| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|-------|--------|--------|---------|--------|---------------|-----------|
| C1 | 74.00' | 19.84 | 9.98' | 19.78' | N 68'56'15" E | 15'21'31" |
| C2 | 30.00 | 34.53' | 19.46' | 32.65 | S 43'38'39" W | 65'56'43' |
| C3 | 69.20 | 18.55 | 9.33' | 18.49' | N 68'56'15" E | 15'21'31" |
| C4 | 34.80' | 40.05 | 22.58' | 37.88 | S 43'38'39" W | 65'56'43' |
| C5 | 72.80' | 30.63' | 15.54' | 30.40 | S 01°22'52" E | 24'06'19" |

| MINIMUM | | LOT SIZE | | TABULATION | |
|------------|---------------|----------|-----------------|---------------------------------|--|
| LOT NO. | GROSS AREA | Р | LESS IPESTEM | REMAINING AREA/ MIN LOT SIZE | |
| 23 | 21,933 | | 1,813 | 20,120 | |

SAVAGE GUILFORD ROAD







<u>VICINITY MAP</u> SCALE: 1" = 2000

GENERAL NOTES

1. COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS Nos. 47C4 AND 47R1.

2. ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.

3. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY, 2003 BY PATTON HARRIS RUST AND ASSOCIATES, PC.

4. THE SUBJECT PROPERTY IS ZONED R-20 AS PER 02-02-04 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING

AMENDMENTS EFFECTIVE 07-28-06.

5. THERE ARE NO VISIBLE SIGNS OF CEMETERIES WITHIN THE SUBJECT PROPERTY.

6. THE FOREST CONSERVATION OBLIGATION FOR THIS PLAN HAS BEEN MET BY F-07-211.

7. NO WETLANDS WERE PRESENT ON SITE AS FIELD VERIFIED BY PATTON HARRIS RUST AND ASSOCIATES, PC. ON OR ABOUT

NOVEMBER 2002.

8. THERE ARE NO FLOODPLAIN LIMITS WITHIN THE LIMITS OF THE SUBJECT PROPERTY.

9. THERE ARE TWO EXISTING DWELLING UNITS AND STRUCTURES LOCATED ON LOT 24 TO REMAIN. NO NEW STRUCTURES OR ADDITIONS ARE TO BE BUILT ON LOTS 23 AND 24 AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.

10. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF. EFFECTIVE 8-28-95 ON WHICH DATE DEVELOPERS AGREEMENT NO.24-3381-D WAS FILED AND ACCEPTED.

11. A NON-CONFORMING USE PETITION (NCU-02-06) TO ALLOW TWO RESIDENTIAL STRUCTURES ON LOT 24 (PREVIOUSLY RECORDED AS LOT 16) WAS GRANTED ON FERRILARY 27 2003

RECORDED AS LOT 16) WAS GRANTED ON FEBRUARY 27, 2003.

12. WP-91-35 WAS A WAIVER TO WAIVE SECTION 16.113(f)(7) AND SECTION 16.115(c)(4) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS TO ALLOW DIRECT DRIVEWAY ACCESS ONTO VOLLMERHAUSEN ROAD, A MAJOR COLLECTOR FOR AN EXISTING DRIVEWAY PRESENTLY SERVICES THE ADJOINING DONALD BLAIR PROPERTY AND LOT 4 WHICH WAS APPROVED ON

NOVEMBER 1, 1990.

13. WP-93-54 WAS A WAIVER TO WAIVE SECTION 16.113(1)(7) AND 16.115(c)(4) TO ALLOW ACCESS ONTO A MAJOR COLLECTOR(VOLLMERHAUSEN ROAD) AND FOR 5 LOTS TO SHARE A USE-IN-COMMON PRIVATE ROAD AND SECTION 16.115(b)(5) TO ALLOW A PRIVATE ROAD TO EXCEED 200 FEET IN LENGTH TO APPROXIMATE 700 FEET OF THE HOWARD COUNTY SUBDIVISION REGULATIONS WAS APPROVED ON DECEMBER 31, 1992.

14. 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 TO THE PIPESTEM LOT DRIVEWAY.

15. SEE PLANNING AND ZONING FILES S-91-10, P-92-07, F-90-142, WF-91-35, WP-93-54, F-92-101, S-03-10, F-93-139, F-03-219, P-07-003 & F-07-211.

16. STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED BY DRY WELLS, GRASS CHANNELS, ROOFTOP DISCONNECT.

17. THIS SUBDIVISION IS SUBJECT TO THE FIFTH EDITION OF THE SUBDIVISION REGULATIONS.

18. 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:

a) WIDTH- 12'(16' SERVING MORE THAN ONE LOT);

a) WDTH- 12'(16' SERVING MORE THAN ONE LOT); SURFACE- 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MIN.);

GEOMETRY- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS; 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; g) MAINTENANCE- SUFFICIENT TO INSURE ALL WEATHER USE.

19. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS 15 THRU 24. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND

20. THE PRIVATE VARIABLE WOTH USE-IN-COMMON DRIVEWAY AND TRASH PAD ACCESS AND MAINTENANCE EASEMENT AGREEMENT IS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY-IN LIBER AT FOUL WITH THIS PLAT.

21. THE PRIVATE SIGHT DISTANCE ACCESS EASEMENT SHOWN ON LOT 15 PROVIDES ADEQUATE SIGHT DISTANCE FOR THE DRIVEWAY SERVING LOT 23. THIS EASEMENT AREA SHALL REMAIN CLEAR OF ALL OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO LANDSCAPING, FENCES, AND STRUCTURES.

OWNERS

ALFIO NICOTRA & ANITA L. NICOTRA, TRUSTEES 8070 SAVAGE-GUILFORD ROAD JESSUP, MARYLAND 20794 TEL. (301) 498-0159

PURPOSE STATEMENT

E PURPOSE OF THIS PLAT IS TO REVISE THE LOT LINES BETWEEN LOTS 16 AND 17, CREATING NEW LOTS 23 AND 24 TO ALLOW THE EXISTING GARAGE LOCATED ON LOT 24

OWNER'S CERTIFICATE

WE, ALFIO NICOTRA AND ANITA L. NICOTRA, TRUSTEES UNDER THE NICOTRA FAMILY TRUST DATED AUGUST 22, 2005, 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 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 AND 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 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 MY/OUR HANDS THIS 15t DAY OF December, 2009.

ALDIO NICOTRA, TRUSTEE

DATE

DATE

PROPERTY OF ALFIO NICOTRA LOTS 23 AND 24 A RESUBDIVISION OF LOTS 16 & 17, AS SHOWN ON A PLAT ENTITLED "RESUBDIVISION PLAT PROPERTY OF ALFIO NICOTRA LOTS 15 THRU 22" AND RECORDED IN THE

COUNTY, MARYLAND.

RECORDED AS PLAT No. 20967 ON - 2/4/10

AMONG THE LAND RECORDS OF HOWARD

RESUBDIVISION PLAT

LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT Nos. 20459 AND 20460. S-91-10, P-92-07, F-90-142, WP-91-35, WP-93-54, F-92-101, F-93-139, S-03-10, F-03-219, P-07-003 &

F-07-211.

GRID NO. 5, PARCEL 18, TAX MAP 47, ZONED: R20 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: 1" = 100' DATE: 11-10-09 SHEET: 1 OF 2 11511/1-1/SURVEY/FINAL/005-0'S ONLY PLAT.DWG

(LOCAL ROAD) (R/W VARIES) PROPERTY OF ROBERT C. PROPERTY OF YECKLEY, III & EUZABEIH L YECKLEY PATRICIA LARKINS EI UX L. 1607, F. 113 E 1361200 PARCEL 22 ZONED: R-20 LOT 24 LOT 22 PROPERTY OF LOT 16 ROSARIA JAMES W. DEAN, SR. & ្ន ROSEMARY DEAN, THE PROPERTY OF L. 10152, F. 510 DONALD C. PRESTON L. 10379, F. 459 PARCEL 625 PARCEL 22-A ZONED: R-20 ZONED: R--20 LOT 23 LOT 18 LOT 17 PROPERTY OF MICHAEL ALAN CAMPBELL & MELANIE A. SINNETTE, J/T L. 10204, F. 498 PARCEL 21 ZONED: R-20 RESUBDIVISION LOT 19 PLAT PROPERTY OF PROPERTY OF HOWARD COUNTY MARYLAND ALFIO NICOTRA DEPT. OF PARKS & RECREATION PROPERTY OF LOTS 15 THRU 22 E 1360750 L. 893, F. 458 GREGORY LEE COBB PLAT Nos. 20459-20460 L. 10714, F. 589 PARCEL 20 PARCEL 896 ZONED: R-20 ZONED: R-20 E 1360750 ≥ LOT 10 0 ZONED: N/F PROPERTY OF ZONED: LOT 8 WARREN ANDREW TUCKER L/E R--20 ZONED: L. 6038, F. 160 R--20 **TOTALS** SEN ROAD) PROPERTY OF PARCEL 19 ALFIO NICOTRA ZONED: R-20 LOTS 7 THRU 12 **LEGEND** LOT 11 PLAT No. 11902 -MERHAUS (HOWARD COUNTY F (MAJOR COLLECT DENOTES CAPPED IRON REBAR SET \ PROPERTY OF NEIL D. DORAN & DENOTES CONCRETE MONUMENT FOUND LINDA E. DORAN, T/E 1.1953 AC. ± DENOTES IRON PIPE FOUND L. 7594, F. 471 DENOTES CAPPED IRON REBAR TO BE SET PARCEL 835 CIRF 🔘 DENOTES CAPPED IRON REBAR FOUND ZONED: R--20 TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED DENOTES PUBLIC WATER, SEWER, & UTILITY EASEMENT TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED 1.1953 AC. ± DENOTES PRIVATE VARIABLE WIDTH USE-IN-COMMON DRIVEWAY, 0 DRAINAGE AND TRASH PAD ACCESS Patton Harris Rust & Associates,pc AND MAINTENANCE EASEMENT Engineers. Surveyors. Planners. Landscape Architects. **DENOTES PRIVATE 16'** DRAINAGE & UTILITY EASEMENT 8818 Centre Park Drive DENOTES PRIVATE SIGHT Columbia, MD 21045 DISTANCE EASEMENT T 410.997.8900 DENOTES PRIVATE SEWER, WATER

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

F 410.997.9282

HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING

1-29-10 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL THE LANDS CONVEYED BY ALFIO NICOTRA AND ANITA L. NICOTRA, HUSBAND AND WIFE, TO ALFIO NICOTRA AND ANITA L. NICOTRA, TRUSTEES UNDER THE NICOTRA FAMILY TRUST DATED AUGUST 22, 2005, BY DEED DATED AUGUST 22, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9549 AT FOLIO 652, AND ALL OF THE LANDS CONVEYED BY ALFIO NICOTRA AND ANITA L. NICOTRA, HUSBAND AND WIFE, TO ALFIO NICOTRA AND ANITA L. NICOTRA, TRUSTEES UNDER THE NICOTRA FAMILY TRUST DATED AUGUST 22, 2005. BY DEED DATED AUGUST 22, 2005 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 9550 AT FOLIO 620; 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

ARTHUR M. BOTTERILL

PROFESSIONAL LAND SURVEYOR

MD. REGISTRATION NO. 10886

& UTILITY EASEMENT

F-10-054

