

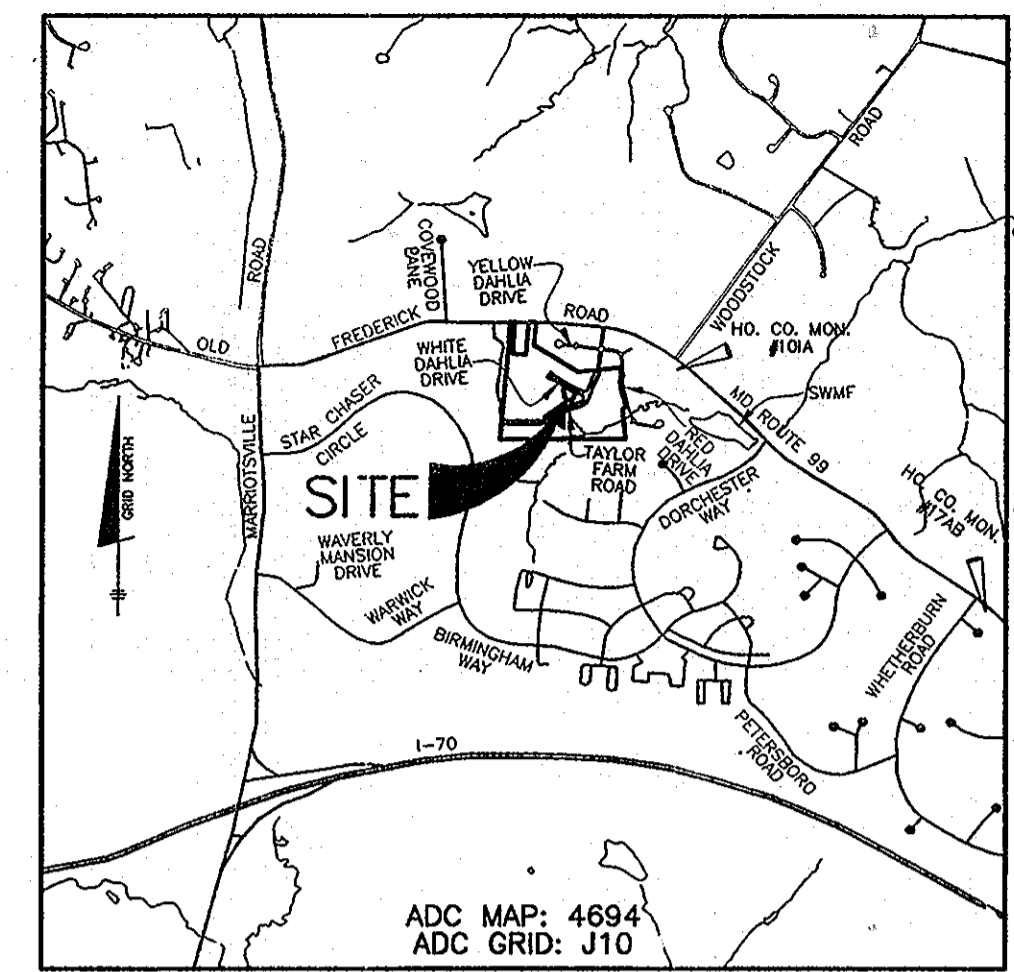
GENERAL NOTES

- 1.) THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- 2.) THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 1012 AND 16C3 WERE USED FOR THIS PROJECT.
- 3.) WATER IS PUBLIC. THE CONTRACT NUMBER IS 14-4395-D. THE DRAINAGE AREA IS PATAPSCO.
- 4.) SEWER IS PUBLIC. THE CONTRACT NUMBER IS 14-4395-D. THE DRAINAGE AREA IS PATAPSCO.
- 5.) STORMWATER MANAGEMENT QUALITY AND QUANTITY CONTROL IS PROVIDED WITHIN THE EXISTING FACILITY CONSTRUCTED UNDER F-95-174 (GTW'S WAVERLY WOODS SECTION 4, AREA 2).
- 6.) THERE IS NO WETLANDS, STEAMS, THEIR BUFFERS, 100-YEAR FLOODPLAIN OR STEEP SLOPES LOCATED ON LOT 85.
- 7.) THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP, INC. IN MAY, 2003 AND APPROVED ON FEBRUARY 20, 2004 AS PART OF S-03-019.
- 8.) THE SUBJECT PROPERTY IS ZONED R-20 PER THE 2-2-2004 COMPREHENSIVE ZONING PLAN AND THE "DUMP LITE" ZONING AMENDMENTS EFFECTIVE 7-28-2006.
- 9.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES LOCATED ON THIS SITE.
- 10.) THIS PLAN IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT FEBRUARY, 2003 BY BENCHMARK ENGINEERING, INC.
- 11.) FOREST STAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. IN FEBRUARY, 2003.
- 12.) THIS PROJECT WAS INCORPORATED INTO THE METROPOLITAN DISTRICT ON 11-6-2006 LIBER/FOLIO REFERENCES 10121/264 AND 12121/272.
- 13.) THIS PROJECT IS SUBJECT TO THE FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 50-2001. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE BUILDING OR GRADING PERMIT APPLICATION.
- 14.) THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- 15.) DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE).
 - B) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
 - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD).
 - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRAINWAY.
 - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- 16.) LANDSCAPING FOR LOT WAS PROVIDED UNDER F-07-051.
- 17.) FOREST CONSERVATION WAS PROVIDED UNDER F-07-051.
- 18.) ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- 19.) "BRL" INDICATES BUILDING RESTRICTION LINE.
- 20.) PREVIOUS APPLICABLE HO. CO. DPZ FILE REFERENCES FOR THIS PROJECT: F-89-235 (PLATS 9221-9220), S-03-019, P-04-016, F-95-174, F-99-125, F-88-141, F-01-085, F-07-051, (PLATS 14574-14575), SDP-08-022
- 21.) THE NOISE CONTOUR LINE DRAWN ON THIS PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65DBA EXPOSURE. THE 65DBA EXPOSURE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS, AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- 22.) RESERVATION OF PUBLIC UTILITY EASEMENTS
DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOT 85, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. UPON COMPLETION OF THE PUBLIC UTILITIES, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- 23.) THIS SUBDIVISION IS SUBJECT TO SECTION 18.1228 OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 7-11-2007, ON WHICH DATE DEVELOPER AGREEMENT #14-4395-D WAS FILED AND ACCEPTED.

BENCH MARKS NAD'83 HORIZONTAL

HO. CO. #101A
CONCRETE MONUMENT AT SOUTHEAST CORNER
OF WOODSTOCK ROAD AND MD ROUTE 99 20.5'
FROM CL OF ROUTE 99.
N 600995.112 E 1345340.402
ELEV. 442.707'

HO. CO. #17AB
CONCRETE MONUMENT AT SOUTHEAST CORNER
OF WHETHERBURN ROAD AND MD ROUTE 99 18'
FROM BRICK WALL.
N 598435.251 E 1348615.251
ELEV. 509.178'



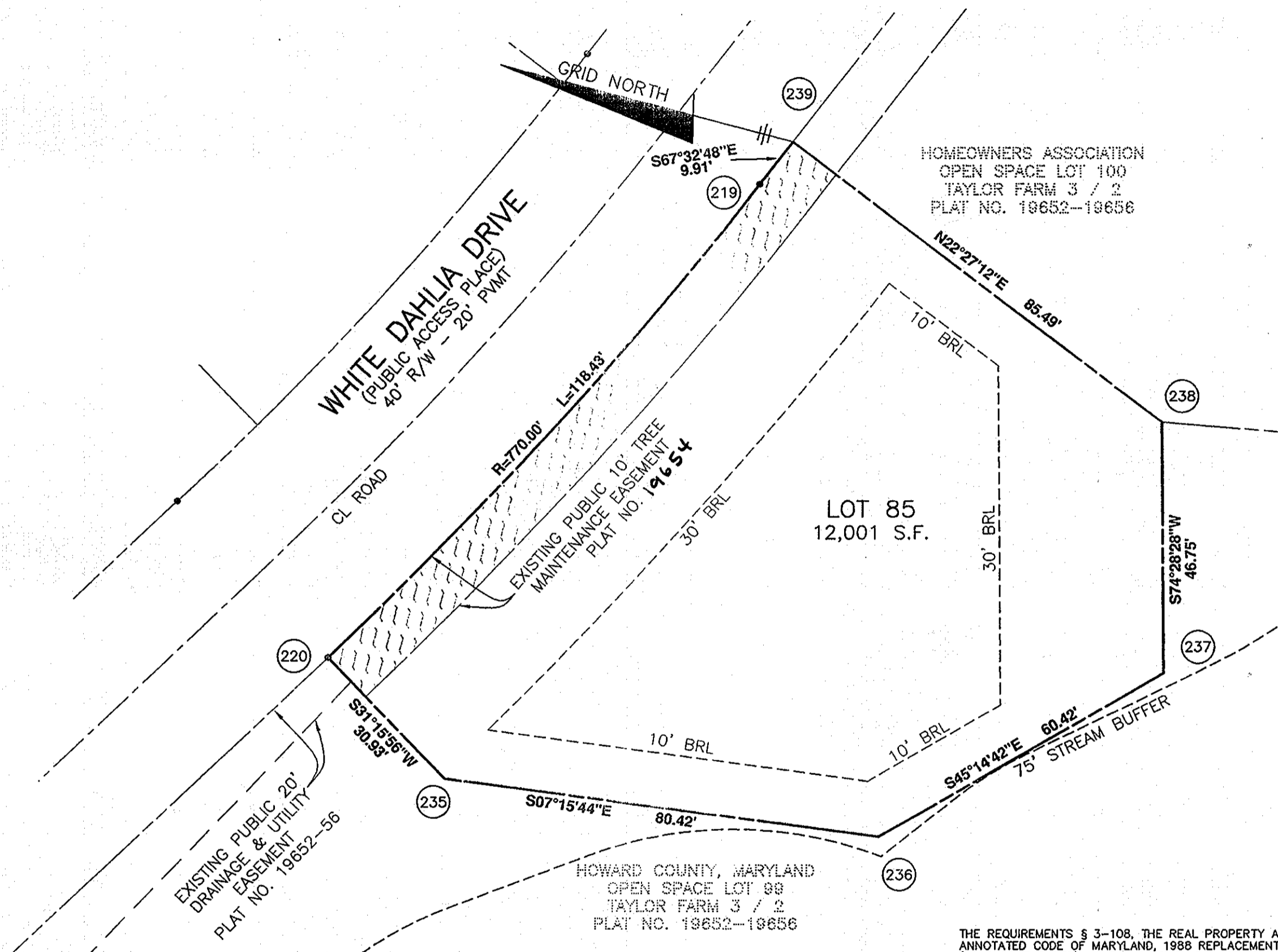
ADC MAP: 4694
ADC GRID: J10
VICINITY MAP
SCALE: 1" = 2000'

COORDINATE CHART (NAD '83)

No.	NORTH	EAST
219	600641.3700	1344205.9994
220	600694.8230	1344100.4526
235	600668.3807	1344084.3972
236	600588.6039	1344094.5634
237	600546.0669	1344137.4658
238	600558.5792	1344182.5057
239	600637.5859	1344215.1560

CURVE DATA TABLE

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
219-220	770.00'	118.43'	08°48'44"	59.33'	N63°08'26"W 118.31'



AREA TABULATION CHART - THIS PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	0.28± AC.
BUILDABLE	0
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	0.28± AC.

PLAN VIEW
SCALE: 1" = 20'

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 4/8/10
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND REG No. 21320

S. Patrick Costello 4/12/10
FRIENDLY FARMS LLC
S. PATRICK COSTELLO

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO REVISE THE BUILDING RESTRICTION LINES SO THE REAR RESTRICTION IS PARALLEL WITH THE 46.75' LOT LINE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT

Bridgette Beilinson 5/7/2010
HOWARD COUNTY HEALTH OFFICER

OWNER:
FRIENDLY FARMS LLC
3230 BETHANY LANE, SUITE 1
ELLCOTT CITY, MARYLAND 21042
410-418-8900

BENCHMARK ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE SUITE 418
ELLCOTT CITY, MARYLAND 21043
phone: 410-465-6105 fax: 410-465-6644
www.bei-civilengineering.com

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Christina 4/22/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Keith Sheehy 5-13-10
DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY FRIENDLY FARMS LLC FROM BENJAMIN KLINE BASSLER, ELSIE MAE BASSLER, JOSEPH J. DYMEK AND CATHY E. DYMEK BY DEED DATED JULY 6, 2006 AND RECORDED IN LIBER 10121 AT FOLIO 264; PART OF THE LAND ACQUIRED BY FRIENDLY FARMS LLC FROM JOSEPH J. DYMEK AND CATHY E. DYMEK BY DEED DATED JULY 6, 2006 AND RECORDED IN LIBER 10121 AT FOLIO 272; PART OF THE LAND ACQUIRED BY FRIENDLY FARMS LLC FROM TAYLOR FARM DEVELOPMENT CORPORATION BY DEED DATED JULY 6, 2006 AND RECORDED IN LIBER 10121 AT FOLIO 290 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 4/8/10
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND REG. No. 21320

OWNER'S CERTIFICATE

"FRIENDLY FARMS LLC, A MARYLAND LIMITED LIABILITY CORPORATION, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 OF 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; AND (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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 12TH DAY OF APRIL, 2010."

S. Patrick Costello 4/12/10
FRIENDLY FARMS LLC
S. PATRICK COSTELLO

Witness 4/12/2010
WITNESS

RECORDED AS PLAT NO. 2130
ON 5/10/10 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
TAYLOR FARM
SECTION THREE, PHASE TWO
LOT 85
(PREVIOUSLY RECORDED AS PLAT NO. 19654)

S-03-19, P-04-16, F-05-162, P-06-07, F-07-051, 39P-08-02A
3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 10
GRID: 23
PARCEL: 309
ZONED: R-20

SCALE: AS SHOWN
DATE: APRIL, 2010
SHEET: 1 OF 1