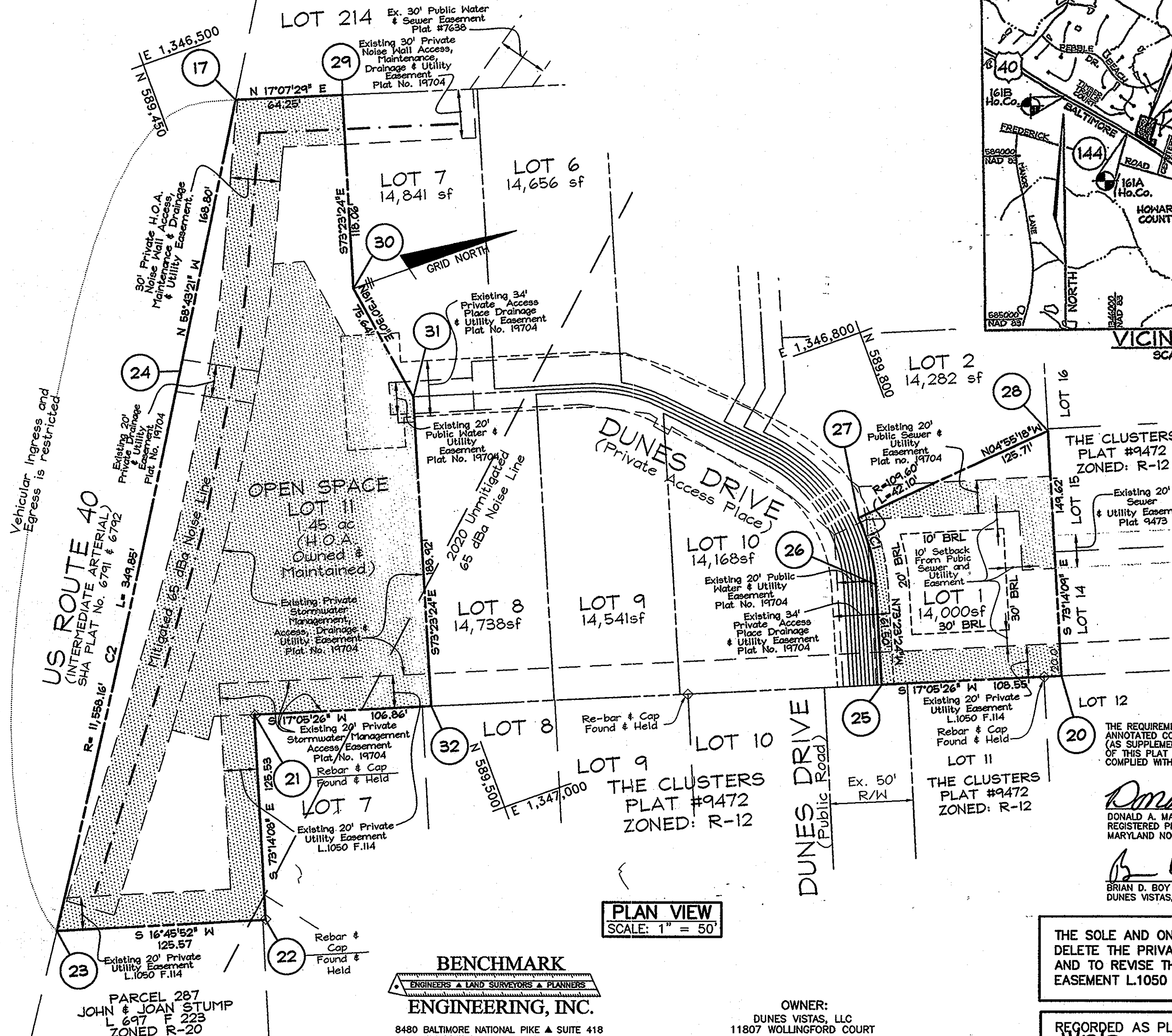
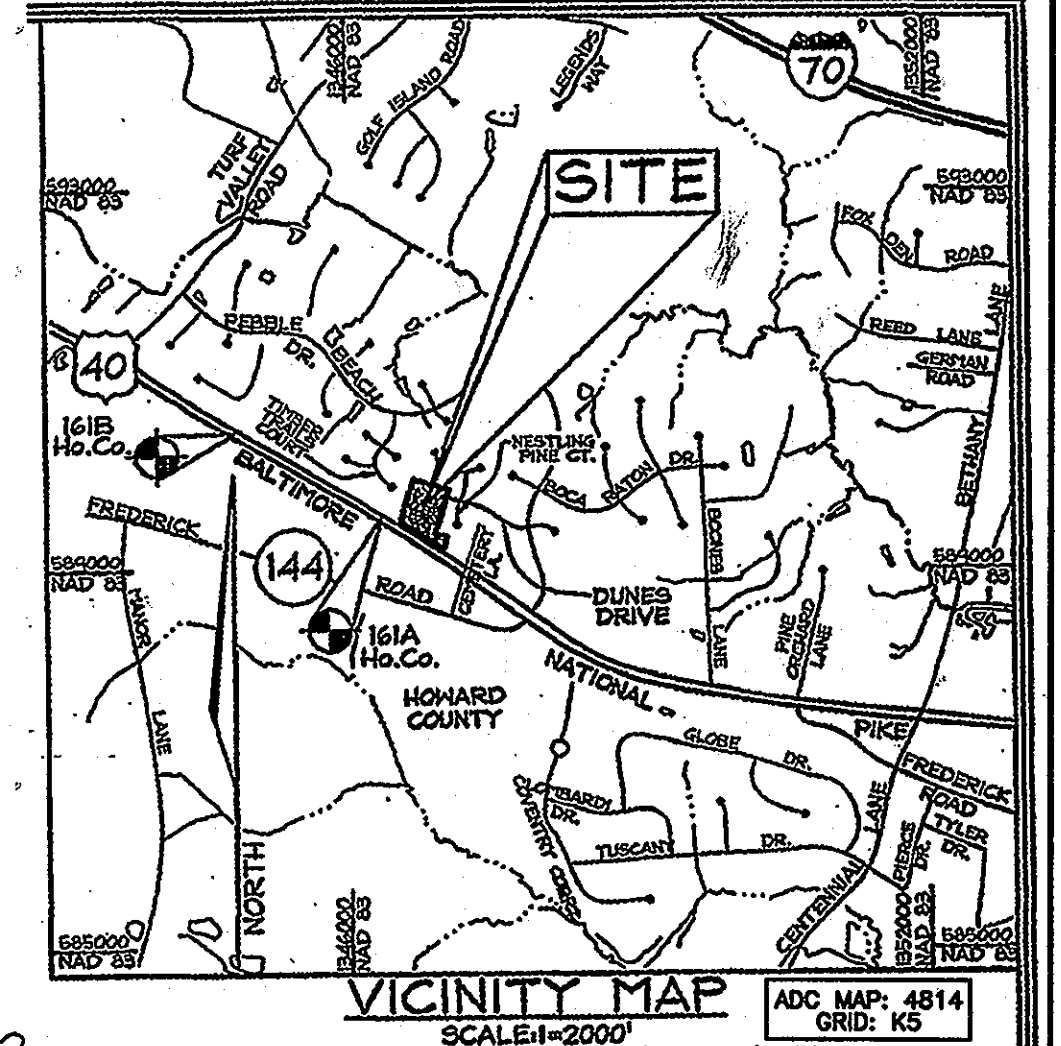


**GENERAL NOTES**

- The subject property is zoned R-20 per the 02/02/04 Comprehensive Zoning Plan and per the Comp. Life Zoning Regulation Amendments effective 07/28/06.
- Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County. Geodetic Control Stations no. 161A and no. 161B.  
Sta. 161A N 589,509.3388(feet) E 1,346,343.6658(feet) Elev. 462.994  
Sta. 161B N 590,475.2281(feet) E 1,344,753.9967(feet) Elev. 469.900
- Denotes iron pipe found.
- Denotes rebar and cap set.
- ◆ Denotes rebar and cap found.
- Denotes concrete monument or stone found.
- Denotes concrete monument set.
- BRL Denotes Building Restriction Line
- This plat is based on recorded plat number 19703-19704 prepared by FSH Associates.
- For flagstem lots, snow removal and road maintenance are provided to the junction of the flagstem and road right-of-way line and not to the flagstem lot driveway.
- Driveway(s) shall be provided prior to issuance of a use and occupancy permit for any new dwellings to ensure safe access for fire and emergency vehicles per the following requirements:  
1) Width - 12 feet (16 feet serving more than one residence);  
2) Surface - six (6") inches of compacted crusher run base with tar and chip coating (1-1/2" Minimum);  
3) Geometry - Maximum 14% grade, Maximum 10% grade change and 45-foot turning radius;  
4) Structures (culverts/bridges) - capable of supporting 25 gross tons (H25 - loading);  
5) Drainage Elements - capable of safely passing 100 year flood with no more than 1 foot depth over driveway surface;  
6) Maintenance - sufficient to ensure all weather use
- There are no floodplains, historic structures or cemeteries on-site.
- Open space tabulation:  
A. Open Space Required: 4.842 ac x 30% (14,000 sq. ft. minimum lot size) = 1.453 ac  
B. Open Space provided: 1.454 (credited)
- All areas are more or less unless the area is meant to be taken for exact.
- Public water and sewer, contract #24-1994-D was provided for this site.
- Previous Howard County File No's: SP-02-06, WP-03-32, F-07-060.
- Waiver Petition WP-03-32 approved on Nov. 1, 2002 granted a waiver from sections 16.120(b)(4)(iv) and 16.121(e)(i) to reduce the frontage for access of Open Space Lot 11 and the stormwater management facility from 40 feet to 0 feet, subject to recordation of a maintenance agreement for access to Lots 1 through 10 and Open Space Lot 11.
- A.P.F.O. Traffic Study was prepared by Street Traffic Studies LTD in February, 2002 and approved under SP-02-06.
- Wetlands and Forest Stand Delineation Reports were prepared by Exploration Research, Inc. and approved under SP-02-06.
- The Noise Study for this project was prepared by Wilson T. Ballard Co. in July, 2002 and approved under SP-02-06.
- Vehicle access is proposed along Dunes Drive and access is restricted along US Route 40.
- Stormwater Management water quality (WQV) was provided through the sand filter within the proposed Pocket Sand Filter Facility. Channel Protection (CPV) was provided through extended detention of the one (1) year storm within the Pocket Sand Filter Facility. The SWM Recharge requirements were met through the grass channel credit using the recharge percent area method. SWM Overland Flood Protection (10 year) and Extreme Flood Volume (100 year) were not required for this site. All Stormwater Management pond ownership and maintenance is the responsibility of the Home Owners Association.
- Water and Sewer service to these lots was granted under the provisions of Section 18.122B of the Howard County Code. Public water and Public Sewer allocation was granted at the time of the issuance of the building permit.
- This plat of revision is exempt from forest conservation requirements in accordance with subsection 16.1202(b)(1)(vii) of the Howard County Code.
- The Private Access Place maintenance agreement for Lots 1 through 11, and the shared driveway maintenance agreement serving lots 3 and 4 were recorded at the Howard County Land Records concurrent with the recording of subdivision plat 19703-04.
- The open space shown hereon was hereby dedicated to a property owners association for the residents of this subdivision.
- Maintenance of the Noise Wall is the responsibility of the Homeowners Association.
- The western and eastern BRL's on Lot 1 are required in accordance with section 5.4/A/5 of Design Manual Volume II. Requiring 10' horizontal clearance between any permanent structures and the edge of the easement.
- Articles of Incorporation for the Homeowners Association were accepted by the State Department of Assessment and Taxation on 11/17/2006. Incorporation number 1000361993960032.
- This plat is subject to the Fifth Edition of the Subdivision and Land Development Regulations per Council Bill No. 45-2003 and the Amended Zoning Regulations per Council Bill No. 75-2003. Development or construction on this property must comply with setback and buffer regulations in effect at the time of submission of the site development plan, waiver petition application or building/grading permit applications.
- There is an existing dwelling on Lot 1 to remain. No new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the zoning regulation requirements.
- This plat is exempt from the requirements of section 16.124 of the Howard County Code and the Landscape Manual because it is a revision plat and does not create any new lots.

CURVE DATA TABLE						
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD	
C1	109.60'	42.10'	22°00'31"	21.31'	N84°23'40"W	41.84'
C2	11,558.16'	349.85'	01°44'03"	174.94'	N57°51'20"W	349.83'



COORDINATE CHART (NAD '83)		
No.	NORTH	EAST
17	589494.7952	1346539.0323
20	589842.7965	1347038.5940
21	589377.4735	1346895.5267
22	589341.2661	1347015.7216
23	589221.0290	1346979.5014
24	589407.1598	1346683.2953
25	589739.0402	1347006.6933
26	589756.6208	1346947.7576
27	589760.7079	1346906.1164
28	589885.9520	1346895.3316
29	589556.1977	1346557.9511
30	589522.4500	1346671.0800
31	589533.6192	1346745.8898
32	589479.6145	1346926.9308

**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1
OPEN SPACE/GOLF SPACE	1
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0.32± AC.
OPEN SPACE/GOLF SPACE	1.45± AC.
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.77± AC.

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

*Peter Zsilensky* 11/4/2010  
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Kevin Sheehy* 11/9/10  
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 PART OF LAND ACQUIRED BY DUNES VISTAS, LLC FROM HONG KOO LEE AND YOUNG JA LEE BY DEED DATED JULY 14, 2004 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8486 AT FOLIO 502 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* 10-6-10  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MARYLAND No. 21320



**PLAN VIEW**  
SCALE: 1" = 50'

**BENCHMARK ENGINEERING, INC.**  
ENGINEERS & LAND SURVEYORS & PLANNERS  
8480 BALTIMORE NATIONAL PIKE SUITE 418  
ELICOTT CITY, MARYLAND 21043  
phone: 410-465-6105 ▲ fax: 410-465-6644  
www.bei-civilengineering.com

OWNER:  
DUNES VISTAS, LLC  
11807 WOLLINGFORD COURT  
CLARKSVILLE, MARYLAND 21029  
410-792-2565

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO DELETE THE PRIVATE 5'x12' REFUSE PAD EASEMENT AND TO REVISE THE EXISTING 20' PUBLIC UTILITY EASEMENT L.1050 F.114 TO "PRIVATE".

RECORDED AS PLAT NO. 213107 ON 11/10/10 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**OWNER'S CERTIFICATE**

"DUNES VISTAS, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 6<sup>TH</sup> DAY OF OCTOBER, 2010."

*Brian D. Boy* 10/6/2010  
BRIAN D. BOY  
DUNES VISTAS, LLC

*Donald A. Mason* 10-6-10  
WITNESS

**PLAT OF REVISION**

**DUNES VISTAS**  
LOT 1 AND OPEN SPACE LOT 11  
(PREVIOUSLY RECORDED AS PLAT 19703-19704)

SP-02-06, F-07-060  
SECOND ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 16  
GRID: 24  
PARCEL: 57  
ZONED: R-20  
SCALE: AS SHOWN  
DATE: OCTOBER, 2010  
SHEET: 1 OF 1