

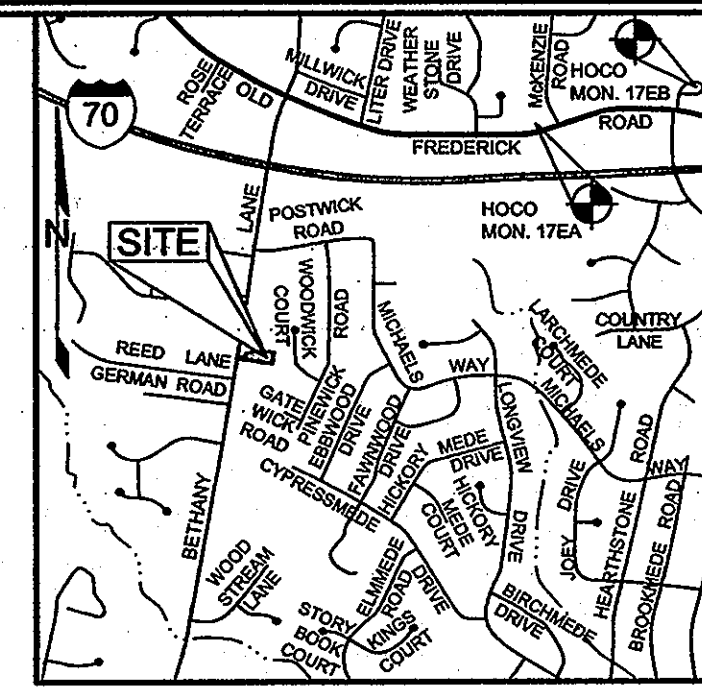
U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING
129	591,274.484	1,353,191.988
133	591,349.343	1,352,835.913
134	591,329.527	1,352,833.191
135	591,337.046	1,352,916.072
136	591,378.765	1,352,922.543
137	591,397.506	1,352,990.073
138	591,393.790	1,353,208.025

- WATER AND SEWER SERVICES TO THE LOT WILL BE GRANTED UNDER THE PROVISION OF SECTION 18.122 B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATIONS WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, 100 YEAR FLOODPLAIN AND STEEP SLOPES AND THEIR BUFFERS.
- LIMIT OF 100 YEAR FLOODPLAIN LOCATION SHOWN AS DELINEATED BY PLAT NO. 12902, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN SEPTEMBER 1997.
- LIMIT OF WETLAND STREAM BUFFER LOCATION SHOWN AS DELINEATED BY MARKS & VOGEL ASSOCIATES, INC. 9/07/1994.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
- PREVIOUS HOWARD COUNTY FILE NOS.: F-95-56, WP-97-75, PLAT NO. 11831 & PLAT NO. 12902.
- WP-97-75, DATED FEBRUARY 11, 1997, TO ALLOW TWO ACCESS POINTS ONTO BETHANY LANE ONE FOR LOTS 2 AND 3 OF THE TANGIRES PROPERTY (PLAT NO. 12902) AND THE OTHER FOR LOT 1 OF THE TANGIRES PROPERTY (PLAT NO. 12902).
- THE ENTIRE FOREST CONSERVATION EASEMENT PREVIOUSLY ESTABLISHED HAS BEEN ABANDONED AND TRANSFERRED TO THE SHARP/FERGUSON FOREST CONSERVATION BANK (SDP-09-031).

LEGEND

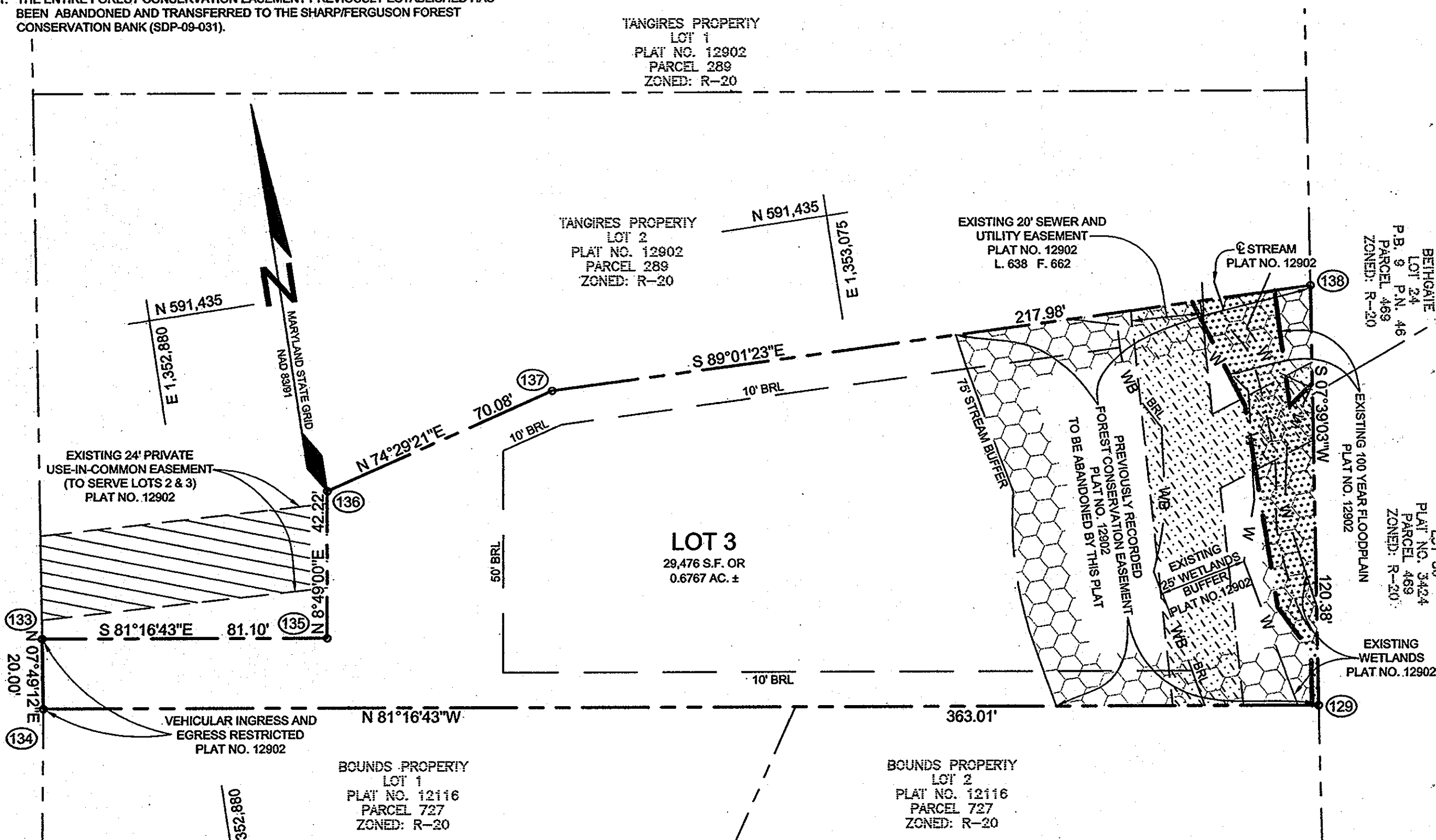
- 20' SEWER AND UTILITY EASEMENT
- FOREST CONSERVATION EASEMENT TO BE ABANDONED
- PUBLIC 100-YEAR FLOODPLAIN EASEMENT
- 24' PRIVATE USE-IN-COMMON EASEMENT



HOWARD COUNTY, MARYLAND ADC MAP 4815 GRID 9H
VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 07/28/06. COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROVIDED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 17EA AND NO. 17EB. DENOTES APPROXIMATE CONTROL STATION LOCATION (SEE VICINITY MAP). STATION 17EA N 594,357.726 E 1,357,519.374 STATION 17EB N 593,814.005 E 1,355,731.885
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY MARKS & VOGEL ASSOCIATES, INC. IN OCTOBER 1994. DENOTES IRON PIPE FOUND. DENOTES REBAR AND CAP FOUND. DENOTES CONCRETE MONUMENT OR STONE FOUND. DENOTES REBAR AND CAP SET. DENOTES CONCRETE MONUMENT SET.
- PROPERTY ADDRESS: 2961 BETHANY LANE
DEED REFERENCE: LIBER 11577 FOLIO 369
ALL AREAS SHOWN HEREON ARE MORE OR LESS.
THE LOT SHOWN HEREON COMPLIES/COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT.
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:
a) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
b) SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 15% GRADE CHANGE AND 45-FOOT 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
THERE IS AN EXISTING DWELLING ON LOT 3 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.
REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE FOR LOT 3 TO BE PROVIDED TO THE JUNCTION OF THE PRIVATE 24' USE-IN-COMMON ACCESS EASEMENT AND BETHANY LANE RIGHT-OF-WAY LINE AND NOT ONTO SAID USE-IN-COMMON ACCESS EASEMENT.
THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 18.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS OR PARCEL DIVISIONS.
FEE-IN-LIEU OF STORMWATER MANAGEMENT WAS APPROVED BY THE DIRECTOR OF PUBLIC WORKS ON 12/13/94. WATER QUALITY TRENCHES AND DRYWELLS WILL BE PROVIDED WITH INDIVIDUAL HOUSE CONSTRUCTION.
THE USE-IN-COMMON MAINTENANCE AGREEMENT THROUGH LOTS 2 AND 3 HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY.



BETHANY LANE
(80' R/W)

MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA (SF)	PIPESTEM AREA (SF)	MINIMUM LOT SIZE (SF)
3	29,476±	1,619±	27,857±

AREA TABULATION CHART

- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
A. BUILDABLE: 1
B. NON-BUILDABLE: 0
C. OPEN SPACE: 0
D. PRESERVATION PARCELS: 0
- TOTAL AREA OF LOTS AND/OR PARCELS
A. BUILDABLE: 0.6767 AC
B. NON-BUILDABLE: 0.0000 AC
C. OPEN SPACE: 0.0000 AC
D. PRESERVATION PARCELS: 0.0000 AC
- TOTAL AREA OF ROADWAY TO BE RECORDED: 0.0000 AC
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 0.6767 AC

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER, AND THROUGH LOT, ANY CONVEYANCES OF THE AFORESAID LOT 3 SHALL BE SUBJECT TO EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. 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 RECORDS OF HOWARD COUNTY.

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.

Michael D. Adcock 3/31/11
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR DATE

David B. Vitale 3/25/11
DAVID B. VITALE DATE

Barbara C. Muller 3/25/11
BARBARA C. MULLER DATE

OWNER
DAVID B. VITALE &
BARBARA C. MULLER
2961 BETHANY LANE
ELLCOTT CITY, MARYLAND 21042
1.253.241.3467

RECORDED AS PLAT NUMBER 21549
ON 4/15/2011 IN THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND

THE PURPOSE OF THIS REVISION PLAT IS TO ABANDON THE FOREST CONSERVATION EASEMENT ON LOT 3, AND TRANSFER SAID EASEMENT TO THE SHARP/FERGUSON FOREST CONSERVATION BANK (SDP-09-031)

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

B. Wilson for Peter Reilansom 4/7/2011
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kevin S. ... 4/5/11 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION
Kevin S. ... 4/11/11 DATE
DIRECTOR

DEDICATION FOR INDIVIDUALS

WE, DAVID B. VITALE AND BARBARA C. MULLER, 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 ROAD 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 ERRECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 25 DAY OF March, 2011.

David B. Vitale 3/25/11 DATE
DAVID B. VITALE
Barbara C. Muller 3/25/11 DATE
BARBARA C. MULLER

Antia E. Mancha
WITNESS
Antia E. Mancha
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LANDS CONVEYED BY DAVID MALENFANT AND LILLIAN MALENFANT, TO DAVID B. VITALE AND BARBARA C. MULLER BY DEED DATED MARCH 2, 2009 AND RECORDED IN LIBER 11577 FOLIO 369, OF HOWARD COUNTY IN LIBER 11577 FOLIO 369, AND THAT ALL MONUMENTS, MARKERS AND BOUNDS BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY THE COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS PLAT AS A PROFESSIONAL SURVEYOR REFLECTED IN IT, AND IS IN COMPLIANCE WITH REGULATIONS OF THE BOARD OF PROFESSIONAL LAND SURVEYORS OF MARYLAND TITLE 9, SUBTITLE 13, CHAPTER 06, REGULATIONS.

Michael D. Adcock
MICHAEL D. ADCOCK PROFESSIONAL LAND SURVEYOR DATE
MD. REG. NO. 21257

REVISION PLAT

TANGIRES PROPERTY
LOT 3
A SUBDIVISION OF
PARCEL 289, TAX MAP 17, GRID 20
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
ZONED: R-20
PREVIOUS DPZ NO.s:
F-95-56, PLAT NO. 11831, PLAT NO. 12902
WP-97-75
SCALE: 1"=30' DATE: MARCH 25, 2011 SHEET 1 OF 1

F-11-074