

GENERAL NOTES

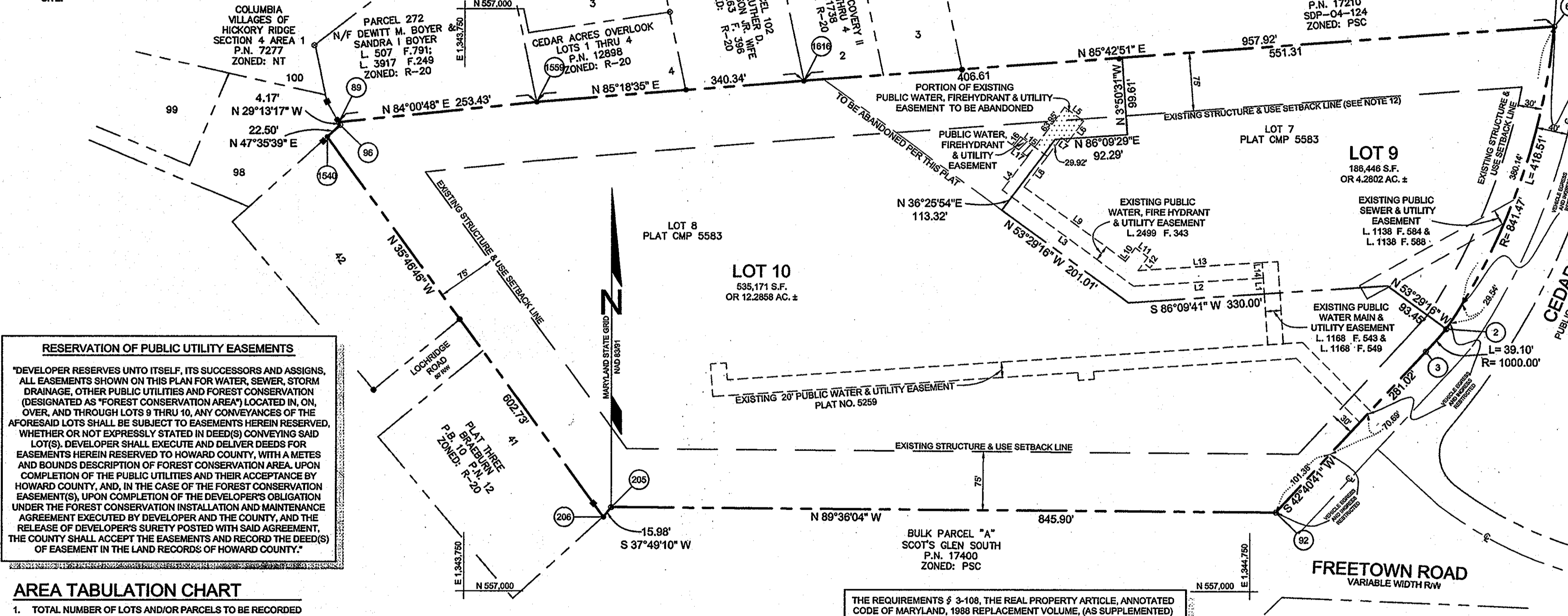
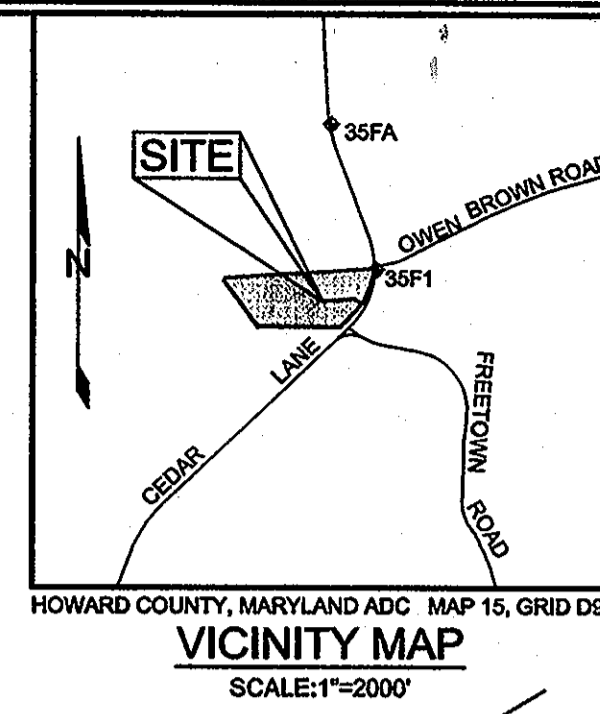
1. THE SUBJECT PROPERTY IS ZONED PER PER THE 7/28/06 COMPREHENSIVE ZONING PLAN.
2. COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 35F1 AND NO. 35FA.
3. DENOTES APPROXIMATE LOCATION (SEE LOCATION MAP).
 STA. 35F1 N 557,787.37030 E 1,345,217.31110
 STA. 35FA N 559,266.11570 E 1,344,682.68650
4. DENOTES IRON PIPE FOUND.
5. DENOTES REBAR AND CAP FOUND.
6. DENOTES CONCRETE MONUMENT OR STONE FOUND.
7. DENOTES REBAR AND CAP SET.
8. DENOTES CONCRETE MONUMENT SET.
9. THIS SITE IS SERVED BY PUBLIC WATER AND SEWER.
10. THERE ARE EXISTING STRUCTURES LOCATED ON LOTS 9 AND 10 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN ZONING REGULATION REQUIREMENTS. THE EXISTING STRUCTURES LOCATED ON BOTH LOTS ARE NON-COMPLYING WITH THE CURRENT SETBACK LINES SHOWN ON THIS PLAT, BUT COMPLIED WITH THE REQUIRED SETBACKS THAT WERE APPLICABLE AT THE TIME OF THEIR CONSTRUCTION.
11. THIS PLAT COMPLIES WITH THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A PLAT OF RESUBDIVISION THAT IS NOT CREATING ANY NEW LOTS OR PARCELS IN ACCORDANCE WITH SECTION 18.1202(b)(1)(vi) OF THE HOWARD COUNTY CODE.
12. THIS PLAT IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY 2007 BY SILL, ADCOCK AND ASSOCIATES, LLC.
13. ALL AREAS SHOWN HEREON ARE MORE OR LESS.
14. DISTANCES SHOWN BASED ON SURFACE MEASUREMENTS AND NOT REDUCED TO NAD '83 GRID MEASUREMENT.
15. THERE ARE NO WETLANDS, STREAMS, FLOODPLAINS, HISTORIC STRUCTURES OR CEMETARIES LOCATED ON SITE.

10. STORMWATER MANAGEMENT REQUIREMENTS FOR THIS PLAT HAS BEEN PROVIDED UNDER SDP-80-109.
11. PREVIOUS COUNTY FILES: VP - 76 - 15, F - 76 - 107A, SPD - 76 - 93, F - 76 - 107, F - 78 - 134, SDP - 81 - 36, SDP - 90 - 109, F-78-33, F-84-26, SDP-82-82, S-89-38, PB-143, PB-259, BA-983, BA-85-36, BA-89-08, AND ZB CASE NO. 699, AA-08-20, F-11-002.
12. BASED UPON HOWARD COUNTY ADMINISTRATIVE ADJUSTMENT HEARING, DATED: SEPTEMBER 16, 2008, THE PETITION OF LOUIS GRIMMEL FOR AN ADMINISTRATIVE ADJUSTMENT FROM SECTION 115.D.3.a OF THE HOWARD COUNTY ZONING REGULATIONS TO REDUCE THE 75 FOOT SETBACK FROM RESIDENTIAL DISTRICTS TO 60 FEET TO CONSTRUCT AN ADDITION TO AN EXISTING NURSING HOME. THIS SITE IS SUBJECT TO A.A. CASE NO. 08-20 WHICH WAS GRANTED AN APPROVAL ON OCTOBER 8, 2008, AND IS SUBJECT TO THE FOLLOWING FOUR CONDITIONS AS STATED IN THE A.A. CASE DECISION AND ORDER:
 1. THE PETITIONER SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND COUNTY LAWS AND REGULATIONS.
 2. A BUILDING PERMIT FOR THE PROPOSED DEVELOPMENT SHALL BE OBTAINED WITHIN TWO YEARS FROM THE DATE OF THIS ORDER AND SUBSTANTIAL CONSTRUCTION SHALL BE COMPLETED WITHIN THREE YEARS.
 3. THE GRANTED ADMINISTRATIVE ADJUSTMENT SHALL APPLY SOLELY TO THE THERAPY CENTER BUILDING AS DEPICTED ON THE ADMINISTRATIVE ADJUSTMENT PLAN SUBMITTED BY THE PETITIONER AND NOT TO ANY OTHER STRUCTURE, ADDITION, BUILDING OR USE. THE PETITIONER SHALL SUBMIT A COPY OF THIS DECISION AND ORDER WITH THE BUILDING PERMIT APPLICATION.
 4. THIS DECISION AND ORDER SHALL BE MAINTAINED IN THE OWNER'S PROPERTY RECORDS AND SHALL BE TRANSFERRED TO ANY SUCCEEDING OWNER OF PROPERTY.

13. FOREST CONSERVATION OBLIGATION HAS BEEN FULFILLED UNDER SDP-81-036 AND SDP-80-109 BY THE PAYMENT OF A FEE-IN-LIEU BASED ON THE LIMIT OF DISTURBANCE.

U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING
64	557,728.94401	1,345,136.05806
2	557,337.89369	1,344,999.50496
3	557,308.64111	1,344,973.57158
92	557,102.04344	1,344,783.07519
205	557,107.83123	1,343,937.19152
206	557,095.30739	1,343,927.39263
1540	557,584.28805	1,343,574.99584
96	557,599.45976	1,343,591.60768
89	557,603.09687	1,343,589.57308
1559	557,629.52901	1,343,841.62224
1616	557,657.35832	1,344,160.81793



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 LOTS 9 THRU 10, ANY CONVEYANCES OF THE FORESAID LOTS SHALL BE SUBJECT TO EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY."

AREA TABULATION CHART

1. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
 - A. BUILDABLE: 2
 - B. NON-BUILDABLE: 0
 - C. OPEN SPACE: 0
 - D. PRESERVATION PARCELS: 0
2. TOTAL AREA OF LOTS AND/OR PARCELS
 - A. BUILDABLE: 16.5860 AC.
 - B. NON-BUILDABLE: 0.0000 AC.
 - C. OPEN SPACE: 0.0000 AC.
 - D. PRESERVATION PARCELS: 0.0000 AC.
3. TOTAL AREA OF ROADWAY TO BE RECORDED: 0.0000 AC.
4. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 16.5860 AC.

CURVE DATA

FROM	TO	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BEARING
64	2	841.47'	418.51'	28° 29' 46"	213.68'	414.20'	S 19° 14' 56" W
2	3	1000.00'	39.10'	2° 14' 25"	19.55'	39.09'	S 41° 33' 29" W

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 6/15/11
 MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR DATE

Mary Mangione 6/16/11
 MARY MANGIONE DATE
 PERSONAL REPRESENTATIVE OF THE "ESTATE OF NICHOLAS B. MANGIONE"

OWNER/DEVELOPER

MARY MANGIONE
 PERSONAL REPRESENTATIVE OF THE "ESTATE OF NICHOLAS B. MANGIONE"
 1205 YORK ROAD
 LUTHERVILLE, MARYLAND 21093
 410.825.8400

R/W FOR WATERMAIN

LINE	BEARING	DISTANCE
L1	N 03° 50' 19" W	21.00'
L2	S 86° 08' 41" W	165.26'
L3	N 53° 29' 16" W	208.31'
L4	N 36° 30' 44" E	54.04'
L5	S 53° 29' 16" E	29.00'
L6	S 36° 30' 44" W	15.00'
L7	N 53° 29' 16" W	9.00'
L8	S 36° 30' 44" W	19.04'
L9	S 53° 29' 16" E	160.57'
L10	N 36° 30' 44" E	20.99'
L11	S 53° 29' 16" E	20.00'
L12	S 36° 30' 44" W	21.32'
L13	N 88° 09' 41" E	158.42'
L14	S 03° 50' 19" E	20.00'

PROFESSIONAL CERTIFICATE

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21257, EXPIRATION DATE 06/16/2013."

Sill · Adcock & Associates · LLC
 Engineers · Surveyors · Planners
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 Ellicott City, Maryland 21043
 Phone: 443.325.7682 Fax: 443.325.7685
 Email: info@saaland.com

THE PURPOSE OF THIS PLAT IS TO REVISE OR CORRECT THE EXISTING VEHICULAR INGRESS AND EGRESS AREA.

RECORDED AS PLAT NUMBER **21655** ON **7/13/11** IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

HOWARD COUNTY HEALTH DEPARTMENT
 APPROVED: FOR PUBLIC WATER AND SEWAGE SYSTEMS
B. Wilson for Peter Zedelson 7/7/2011
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
John J. Adams 6/27/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Kat Sheidowich 7/13/11
 DIRECTOR DATE

DEDICATION FOR INDIVIDUALS

I, MARY MANGIONE, PERSONAL REPRESENTATIVE OF THE "ESTATE OF NICHOLAS B. MANGIONE", OWNER 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 16th DAY OF JUNE, 2011.

Mary Mangione 6/16/11
 MARY MANGIONE, PERSONAL REPRESENTATIVE OF THE "ESTATE OF NICHOLAS B. MANGIONE" DATE

John Mangione 6/16/11
 WITNESS DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY JAMES A. HEPDING AND NICHOLAS B. MANGIONE BY DEED DATED AUGUST 24, 1978 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 785 FOLIO 211, AND THAT IT IS ALSO RECORDED IN PLAT NO. 21207, 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 ON THE PLAT AND IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Michael D. Adcock 6/15/11
 MICHAEL D. ADCOCK
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 21257 DATE

REVISION PLAT
HEPDING PROPERTY
 LOTS 9 AND 10
 A REVISION OF "HEPDING PROPERTY LOTS 9 & 10" PLAT NO. 21207
 PARCEL 365, TAX MAP 35, GRID 17
 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1"=100'
 DATE: JUNE 13, 2011
 SHEET 1 OF 1

F-11-095