

**Coordinate Table**

Point	North	East
103	4494.821	5470.526
104	4384.828	5519.221
107	4509.903	5802.859
108	4658.434	5783.802

**Legend**

- Existing 10' Private Drainage Easement (Plat Book 6, Page 82)
- Existing 10' Private Drainage Easement (Plat Book 6, Page 82) Portion Removed By Recordation Of This Plat
- Existing 5' Private Utility R/W (Plat Book 6, Page 82)
- Private Drainage & Utility Easement To Be Created By Recordation Of This Plat

**GENERAL NOTES CONTINUED**

31. Property is subject to reconsideration of WP-13-137, Granting the request to Waive Section 16.1205(a)(7) Forest Retention Priorities, State Champion Trees, Trees 75% of the dia. of State Champion Trees, and trees 30" in dia. or larger on May 15, 2013. Approval is subject to the following conditions:
1. Add the Waiver Petition WP-13-137 on F-13-076, Dogwood Lot 4 as a General Note Stating The Request, The Approval Date and Conditions.
  2. Show the 5 Specimen Trees being removed and labeled per WP-13-137 on the Simplified ECP.
  3. It is recommended that applicant plant 5 new large shade trees as replacement mitigation for the 5 ex. trees to be removed within the lot after construction is complete.
32. The Building Sewer Line Connecting The Dwelling To The Sewage Disposal System Will Cross The Private Drainage And Utility Easement. The Construction Details For The Crossing Will Be Reviewed As Part Of The Septic System Design. The Intended Drainage Within The Easement May Not Be Altered Or Impacted After Construction Of The Crossing Is Completed.

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10276 BALTIMORE NATIONAL PIKE  
 BELLEFONTAINE CITY, MARYLAND 21042  
 (410) 461-2295

**Area Tabulation This Submission**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.997 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	0.997 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	0.997 Ac.±

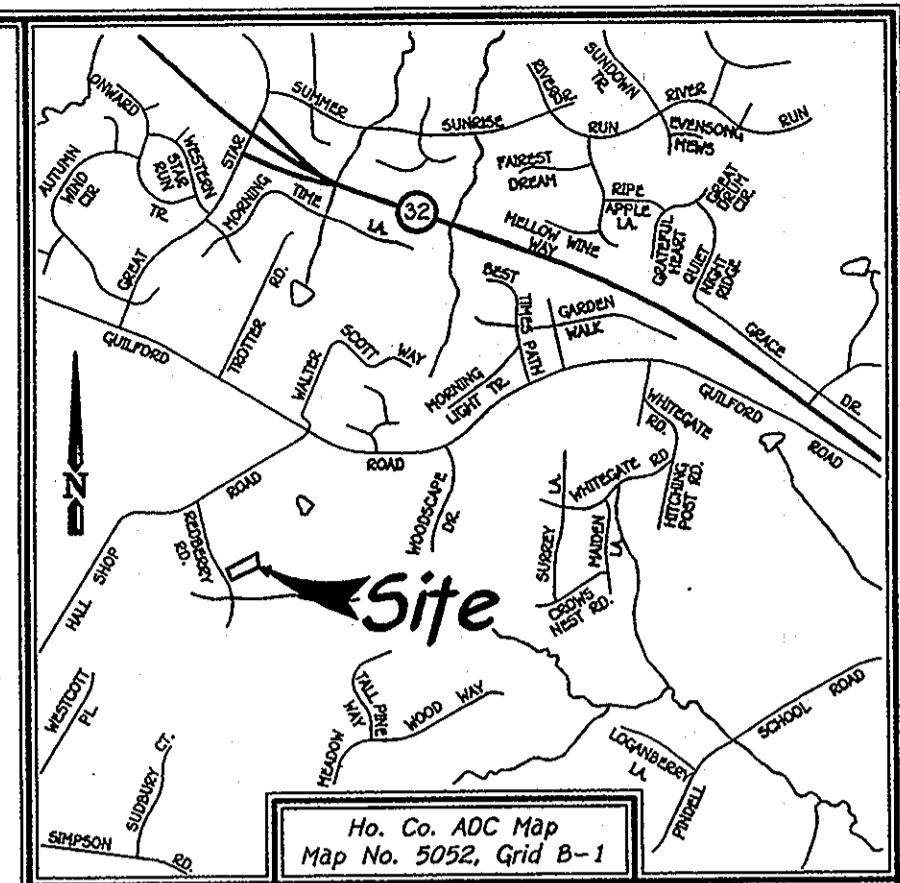
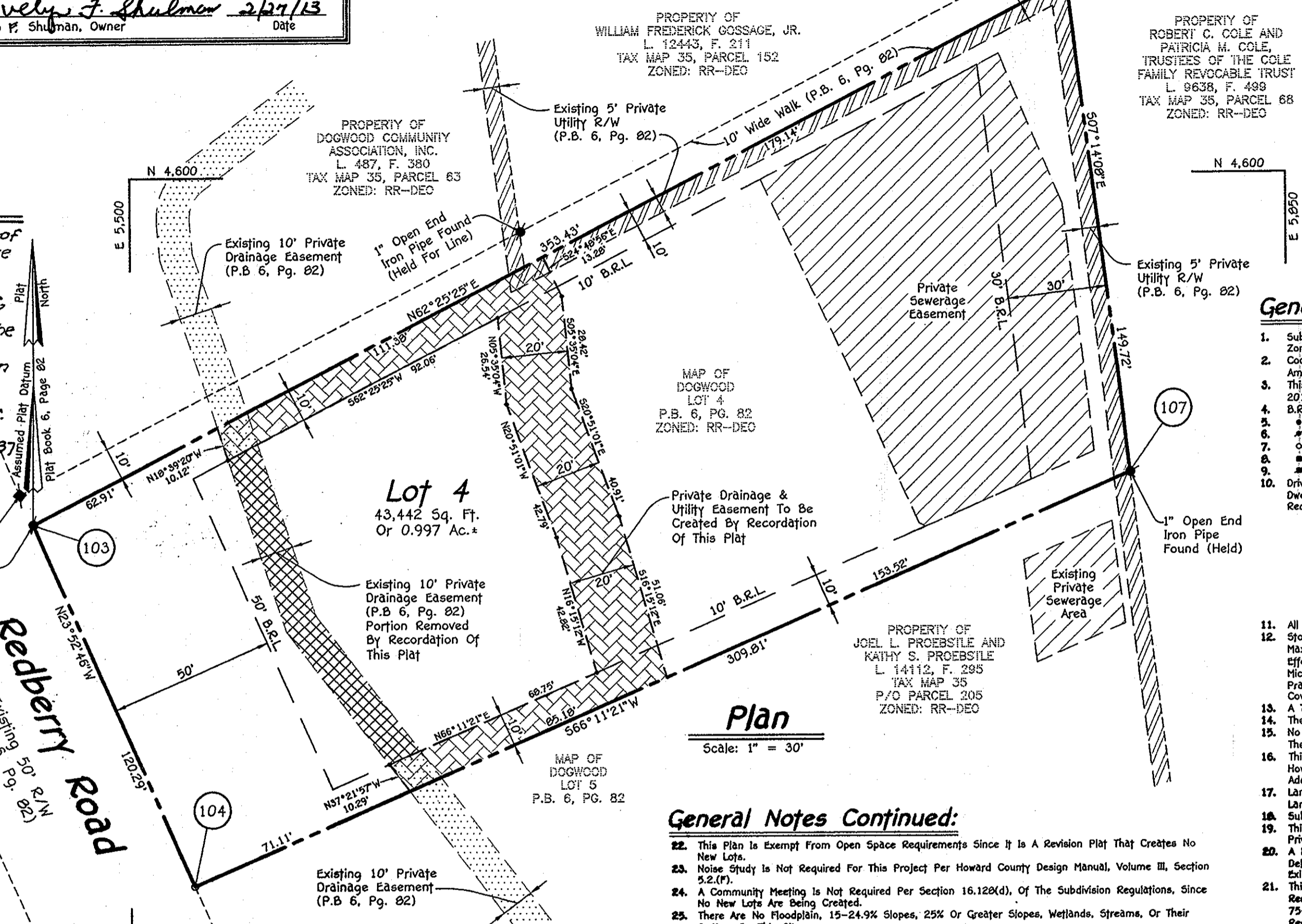
The Requirements S 3-108, The Real Property Article, Annotated Code Of Maryland, 1986 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

*August W. Glass* 2/25/13  
 August W. Glass, L.S. #21514  
 (Registered Land Surveyor) Date

Allan J. Shulman, Owner (Deceased: January 20, 2011)  
*Evelyn F. Shulman* 2/27/13  
 Evelyn F. Shulman, Owner Date

**Reservation Of Public Utility 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 4. Any Conveyances Of The Aforesaid Lot Shall Be Subject To The 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. 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."



**General Notes:**

1. Subject Property Zoned RR-DEO Per 2/02/04 Comprehensive Zoning Plan And The "Comp Lite" Zoning Regulation Amendments Effective 7/28/06.
2. Coordinates Based On Assumed Datum, As Shown On A Plat Entitled "Map Of Dogwood" Recorded Among The Land Records Of Howard County, Maryland In Plat Book 6 At Page 82.
3. This Plan Is Based On Field Run Monumented Boundary Survey Performed On Or About October, 2012, By Fisher, Collins & Carter, Inc.
4. B.R.L. Denotes Building Restriction Line.
5. ● Denotes Iron Pin Set With Cap "F.C.C. #106".
6. ○ Denotes Iron Pipe Or Iron Bar Found.
7. ◌ Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
8. ■ Denotes Concrete Monument Set With Cap "F.C.C. #106".
9. ★ Denotes Concrete Monument Or Stone Found.
10. Driveways 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 (Minimum) 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 10% 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 Surfaces;
  - f) Maintenance - Sufficient To Ensure All Weather Use.
11. All Lot Area Is More Or Less (±).
12. Stormwater Management Requirements For Lot 4 Will Be Met Using Environmental Site Design To The Maximum Extent Possible In Accordance With The Maryland Stormwater Design Manual, Volumes I & II, Effective In May Of 2010. The Proposed Practice Will Be Located On The Individual Lot By Micro-Bioretenion (M-6) For The Proposed House And The Proposed Individual Driveway. This Practices Shall Be Privately Owned And Maintained In Accordance With Individual Declarations Of Covenants.
13. A Traffic Study Is Not Required For This Project Since It Is A Revision Plat.
14. There Are No Existing Structures On-Site.
15. No Cemeteries Exist On This Site Based On A By Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map And No Historic Structures Sites Or Features Exist.
16. This Lot Is Exempt From The Forest Conservation Requirements Of Section 16.1202 (vii) Of The Howard County Code And Forest Conservation Act Since It Is A Revision Plat That Does Not Create Additional Lots.
17. Landscaping Is Not Required Per Section 16.124(a)(3)(ii) Of The Howard County Code And The Landscape Manual Since This Lot Is Part Of A Revision Plat.
18. Subject Property Is Part Of A Previously Recorded Plat Under Plat Book 6, Page 82.
19. This Property Is Not Located Within The Metropolitan District And Will Be Served By Private Well And Private Septic Systems.
20. A Letter Of Findings Dated December 19, 2012 For The Forest Stand Delineation And Wetland Delineation For This Project Was Prepared By Eco-Science Professionals. No Forest Or Wetlands Exist On-Site.
21. This Plan Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations As Amended By Council Bill 75-2003. Development Or Construction On This Lot 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 And Per The Comp-Lite Zoning Regulations Dated July 20, 2006.

**General Notes Continued:**

22. This Plan Is Exempt From Open Space Requirements Since It Is A Revision Plat That Creates No New Lots.
23. Noise Study Is Not Required For This Project Per Howard County Design Manual, Volume III, Section 5.2.(f).
24. A Community Meeting Is Not Required Per Section 16.128(d), Of The Subdivision Regulations, Since No New Lots Are Being Created.
25. There Are No Floodplain, 15-24.9% Slopes, 25% Or Greater Slopes, Wetlands, Streams, Or Their Buffers On This Site.
26. There Are No Disturbances To Environmental Features As There Are No Environmental Features Located On This Property.
27. The Lot Shown Hereon Complies With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
28. This Area Designates A Private Sewerage Area Of At Least 10,000 Square Feet (Or If Prior To March 1972, At Least Enough Area To Accommodate An Initial And Two Replacement Systems) As Required By The Maryland State Department Of The Environment For Individual Sewage Disposal. Improvements Of Any Nature In This Area Are Restricted Until Public Sewerage Is Available. These Areas Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Adjustments To The Private Sewerage Area. Recordation Of A Modified Sewerage Area Shall Not Be Necessary.
29. Previous Department Of Planning And Zoning File Nos.: None
30. This Plat Is Exempt From The Forest Conservation Requirements Because It Is A Revision Plat That Does Not Create Any New Lots In Accordance With Section 16.1202(b)(vii) Of The Howard County Code.

**Owner**

Evelyn F. Shulman  
 6817 Redberry Road  
 Clarksville, Maryland 21029-1501  
 Phone# 301-854-2470

**Owner's Certificate**

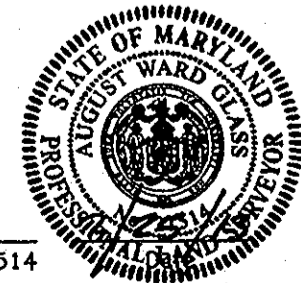
Allan J. Shulman (Deceased) And Evelyn F. Shulman, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto 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 Hand This 27th Day Of FEBRUARY, 2013.

Allan J. Shulman (Deceased: January 20, 2011)  
*Evelyn F. Shulman*  
 Evelyn F. Shulman

**Surveyor's Certificate**

I Hereby Certify That The Final Plat Shown Hereon Is Correct, That It Was 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; That It Is A Subdivision Of All The Land Conveyed By Dorothy B. Moore To Allan J. Shulman And Evelyn F. Shulman By Deed Dated January 5, 1963 And Recorded Among The Land Records Of Howard County, Maryland In Liber 394 At Folio 730; 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 Amended.

*August W. Glass*  
 August W. Glass, Professional Land Surveyor No. 21514  
 Expiration Date: July 14, 2013



**Purpose Statement**

The Purpose Of This Plat Is To Remove A Portion Of An Existing 10' Private Drainage Easement On Lot 4, As Shown On A Plat Entitled "Map Of Dogwood" Recorded Among The Land Records Of Howard County, Maryland In Plat Book 6 At Page 82, And To Create A New Private Drainage & Utility Easement On Said Lot 4.

RECORDED AS PLAT No. **27406** ON **6/27/13**  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Revision Plat  
 Dogwood  
 Lot 4**

(Being A Revision To Lot 4, As Shown On A Plat Entitled "Map Of Dogwood" Recorded Among The Land Records Of Howard County, Maryland In Plat Book 6 At Page 82)

Zoned: RR-DEO  
 Tax Map: 35, Parcel: P/O Parcel 205, Grid: 19  
 Fifth Election District - Howard County, Maryland  
 Date: February 25, 2013 Scale: As Shown Sheet 1 Of 1

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