

GENERAL NOTES

- The subject property is Zoned R-20 per the 2/02/2004 Comprehensive Zoning Plan and the "Comp Lite Zoning Amendments" effective 7/26/2006.
- This plan is based on the field run monumented boundary survey performed by the J.E. Clark Company on or about August, 2001 and June, 2002 as shown on Plat No. 17848.
- Deed Reference: Lot 2 Liber 9925 Folio 136 Plat Reference: Plat No. 17848. Lot 1 and 3 Liber 2341 Folio 432.
- BRL denotes Building Restriction Line.
- For flag or pipestem lots; refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and road right-of-way line and not onto the pipestem lot driveway.
- Driveway(s) shall be provided prior to residential occupancy to ensure safe access for fire and emergency vehicles per the following minimum requirements:
 - Width - 12' (16 feet serving more than one residence)
 - Surface - 6 inches of compacted crusher run base with tar and chip coating (1 1/2" min.)
 - Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 45 feet turning radius.
 - Structures (culverts/bridges) capable of supporting 25 gross tons (H25 loading)
 - Drainage Elements - Capable of safely passing 100 year flood with no more than 1 foot depth over driveway
 - Structures Clearances - minimum 12 feet.
 - Maintenance sufficient to ensure all weather use.
- There is an existing dwelling located on Lot 1 to remain. No new buildings, extensions or additions to the existing dwelling/structures are to be constructed at a distance less than the zoning requirements.
- Water and sewer service to these lots will be granted under the Provisions of Section 16.122.B of the Howard County Code.
- Public water and sewer allocation will be granted at the time of the issuance of the building permit if capacity is available at that time.
- Landscape Plan for this subdivision was provided in accordance with a certified Landscape Plan under F 04-136 in accordance with Section 16.124 of the Howard County Code and the Landscape Manual.
- This plat addressed the requirements of Section 16.1200 of the Howard County Code for Forest Conservation in accordance with a Forest Conservation Plan previously approved under F 04-136.
- The Maintenance Agreement for the Shared Driveway for Lot 2 and Lot 3 is recorded in Liber 9666 Folio 599.
- All areas shown are shown more or less (±).
- Stormwater management for Lots 2 & 3 will be provided by privately maintained rain gardens as previously approved under F04-136.
- These lots are located within a 65dBA Noise Zone. The 65dBA noise contour shown on plat # 17848 is advisory as required by the Howard County Design Manual, Chapter 5, revised February, 1992 and cannot be considered to exactly locate the 65dBA noise exposure. The 65dBA noise line 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 Department of Housing and Urban Development.
- This plat is subject to WP 05-073. On June 30, 2005, the Planning Director approved the request to waive Section 16.120.B.5.i, Lot Layout, Excessive Noise Levels, subject to the following conditions:
 - The Site Development Plans for Lots 2 & 3 shall propose specific measures which will provide for a usable backyard, which may include but not limited to those discussed in the noise assessment report.
 - Building construction materials shall be used to reduce the interior sound level to 45dBA.

COORDINATE TABLE		
No.	Northing	Easting
1	555342.6915	1350164.1575
2	555031.8790	1350013.6726
3	555087.4196	1349933.3206
4	555227.0780	1349933.3206
5	555275.9558	1349914.1577
6	555444.7309	1349955.3110
7	555472.2493	1349972.5835

EASEMENT LINE TABLE		
No.	Bearing/Distance	
L-1	N 81° 57' 03" E 79.07'	
L-2	S 08° 02' 57" E 30.00'	
L-3	S 81° 57' 03" W 71.81'	
L-4	N 21° 39' 43" W 30.87'	
L-5	S 81° 57' 03" W 73.26'	

COORDINATES SHOWN HEREIN ARE BASED ON NAD 83 MARYLAND COORDINATE SYSTEMS PROVIDED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 36 DC & 36 DD.

CURVE TABLE				
No.	Length	Radius	Chord	Chord Brng.
3-4	139.99'	640.00'	139.71'	N 01° 33' 27" E
5-6	176.75'	275.00'	173.72'	N 13° 42' 12" W

AREA TABULATIONS

- Total number of lots and/or parcels to be recorded: 3
 - Buildable: 3
 - Non-Buildable: 0
 - Open Space: 0
 - Preservation Parcels: N/A
- Total area of lots to be recorded: 1.4058 Ac.±
 - Buildable: 1.4058 Ac.±
 - Non-Buildable: 0 Ac.±
 - Open Space: 0 Ac.±
 - Preservation Parcels: N/A
- Total area of roadway to be recorded including widening strips: 0 Ac.±
- Total area of subdivision to be recorded: 1.4058 Ac.±

MINIMUM LOT SIZE TABULATION			
Lot No.	Gross Area	Pipestem	Minimum Lot Size
2	21,453 SF	1,438 SF	20,015 SF

APPROVED: For Public Water and Public Sewerage Systems
Howard County Health Department.

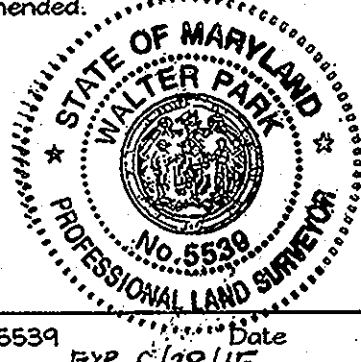
Barbara M. Rossman 10/2/2013
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.

Chad Edwards 9-12-13
Chief, Development Engineering Division Date
Walter Park 10/09/13
Director Date

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of part of the lands conveyed by David N. Elliott and Suzanne Elliott, and David N. Elliott II, and Jasmin D. Elliott to David N. Elliott II and Jasmin D. Elliott by deed dated April 10, 1991 and recorded among the Land Records of Howard County, Maryland in Liber 2341 Folio 432, and all of the lands conveyed by David N. Elliott II and Jasmin D. Elliott to Thomas E. Smith and Eva May B. Smith by deed dated January 4, 2005 and recorded among the land records of Howard County, Maryland in Liber 9925, Folio 136 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.



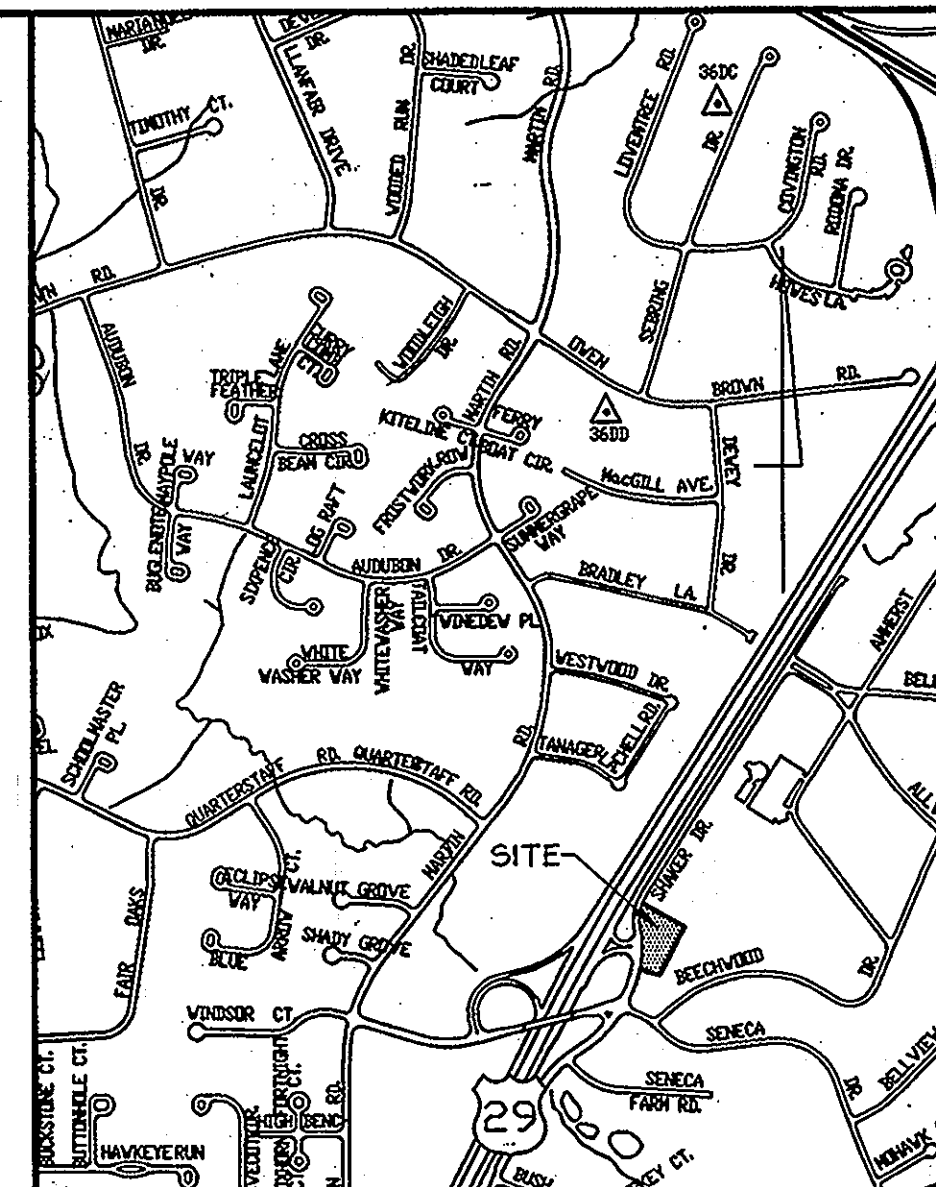
Walter Park 8/20/13
Walter Park Professional Land Surveyor MD Reg. No. 5539 Date
EXP. 6/28/15

OWNER'S CERTIFICATE

We, David N. Elliott II, Jasmin D. Elliott, Thomas E. Smith and Eva May B. Smith, 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:

- The right to lay, construct and maintain sewers, drains, water pipes and other municipal utilities and services, in and under all roads and street right-of-ways and the specific easement areas shown hereon;
- 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;
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair, and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-ways.

Witness our hands this 29th day of July 2013
David N. Elliott II *Thomas E. Smith*
David N. Elliott II Thomas E. Smith
Jasmin D. Elliott *Eva May B. Smith*
Jasmin D. Elliott Eva May B. Smith



ADC MAP 4935 B-10 VICINITY MAP
Scale: 1" = 2000'

LEGEND

- Iron Pipe/Rebar Found
- Stone/Concrete Monument Found
- Rebar w/ Identification Cap Set
- Concrete Monument Set
- 24' Private Access Easement for Lots 2 and 3
- 30' Private Utility Easement for Lot 2

OWNER/DEVELOPER LOT 1 & 3
David N. Elliott II
Jasmin D. Elliott
10550 Shaker Drive
Columbia, MD 21046

OWNER/DEVELOPER LOT 2
Thomas E. Smith
Eva May B. Smith
8221 Lexington Drive
Severn, MD 21144

THE PURPOSE OF THIS PLAT IS TO CORRECT THE LOCATION OF THE 24' PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOTS 2 & 3, ESTABLISH A 30' PRIVATE UTILITY EASEMENT FOR THE BENEFIT OF LOT 2 AND AMEND THE PREVIOUSLY RECORDED 40 FOOT FRONT BUILDING RESTRICTION LINE FOR LOT 2 TO 20 FEET IN ACCORDANCE WITH THE CURRENT SETBACK PER SECTION 108.D.4.C OF THE ZONING REGULATIONS.

RECORDED AS PLAT NUMBER 22556
ON 10/10/13 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF REVISION
DAVID N. ELLIOTT II
PROPERTY
PLAT NO 17848
LOTS 1 THRU 3
Tax Map No. 36 - Grid No. 19 - Parcel 56
6th Election District-Howard County, Maryland
Zoned: R-20
Scale: 1"=40'-Date: July 2013-Sheet 1 of 1
Previous Submittals: F 04-136, WP 05-073

LDE INC. LDE Job #13-002.1
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