

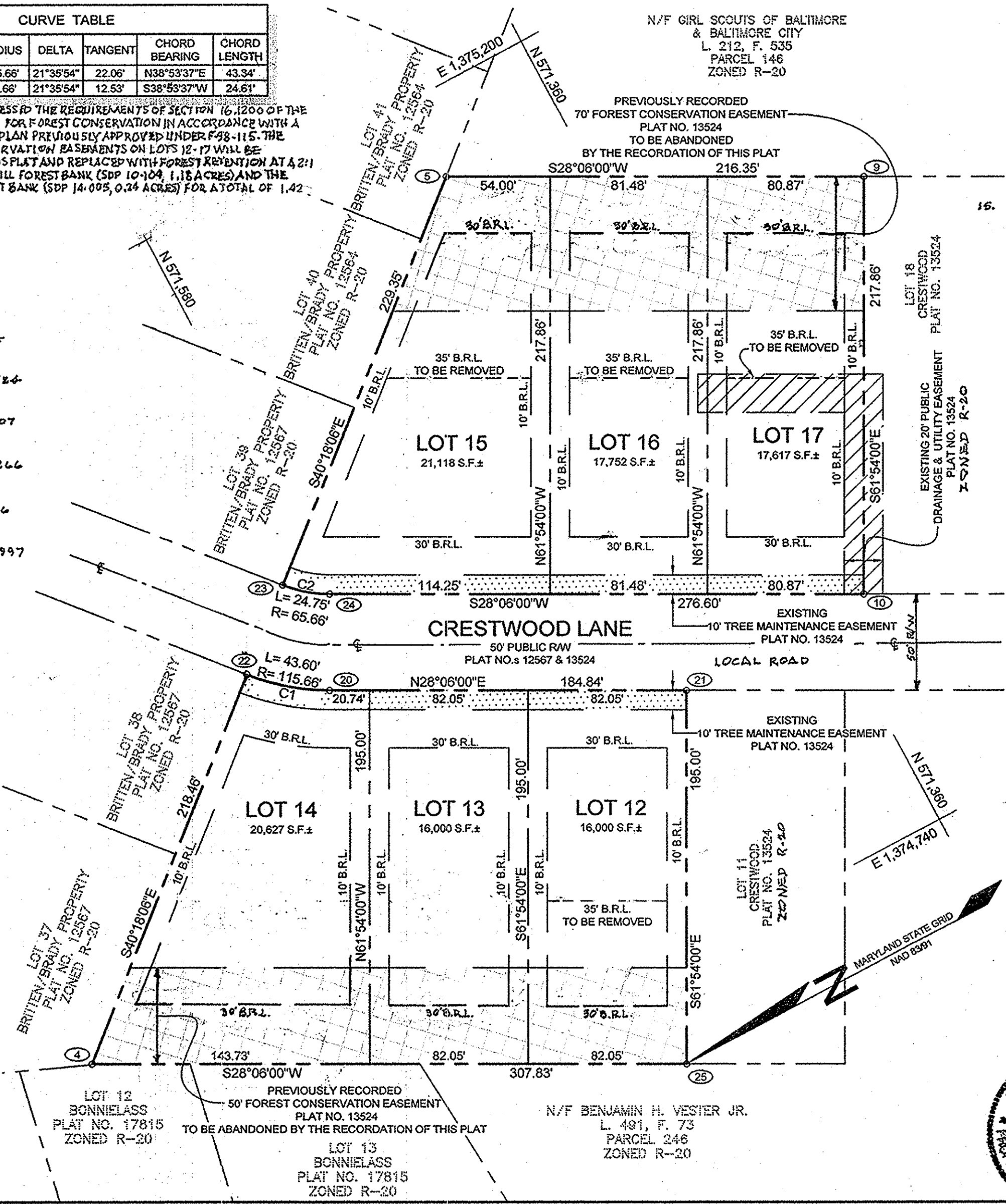
POINT	NORTHING	EASTING
4	571,807.20	1,374,834.17
5	571,427.54	1,375,156.16
9	571,236.69	1,375,054.26
10	571,339.31	1,374,862.08
20	571,606.85	1,374,948.25
21	571,405.40	1,374,842.82
22	571,640.59	1,374,975.47
23	571,602.45	1,375,007.81
24	571,583.30	1,374,992.36
25	571,501.25	1,374,670.81

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	43.60'	115.66'	21°35'54"	22.06'	N38°53'37"E	43.34'
C2	24.75'	65.66'	21°35'54"	12.53'	S38°53'37"E	24.61'

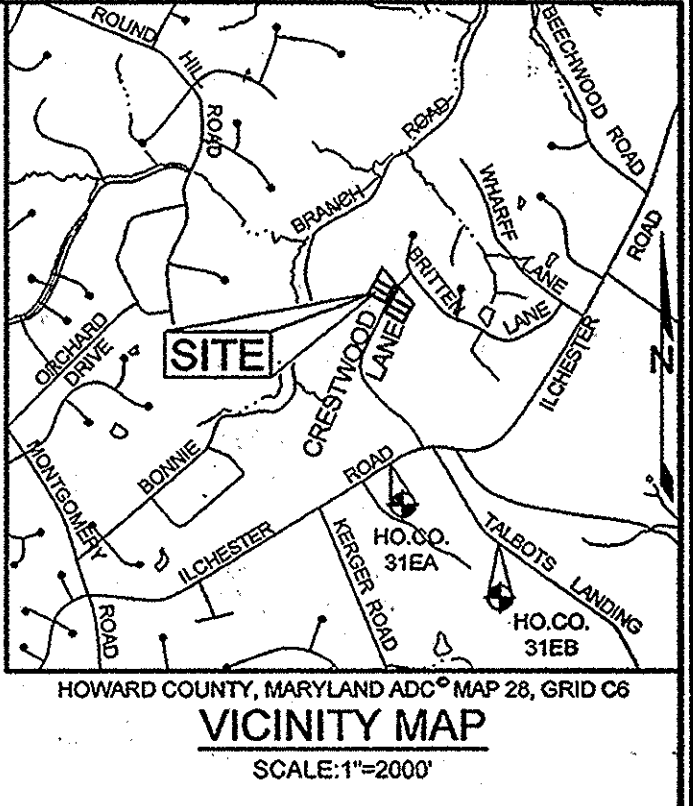
16. THIS SUBDIVISION ADDRESSES THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION IN ACCORDANCE WITH A FOREST CONSERVATION PLAN PREVIOUSLY APPROVED UNDER F-98-115. THE EXISTING FOREST CONSERVATION EASEMENTS ON LOTS 12-17 WILL BE ABANDONED UNDER THIS PLAN AND REPLACED WITH FOREST RETENTION AT A 2:1 RATIO AT THE QUARTZ HILL FOREST BANK (SDP 10-109, 1.18 ACRES) AND THE FOREVER A FARM FOREST BANK (SDP 10-095, 0.24 ACRES) FOR A TOTAL OF 1.42 ACRES OF RETENTION.

LOT	OWNER	ADDRESS	PHONE
LOT 12	RONALD J. JEANNEAULT & KRISTIN R. JEANNEAULT	512 CRESTWOOD LANE, ELLICOTT CITY, MARYLAND 21043	410-783-9495
LOT 13	CHARLES J. DIPINO & DIANA DIPINO	5108 CRESTWOOD LANE, ELLICOTT CITY, MARYLAND 21043	443-636-5424
LOT 14	BRADLEY SWALLOW & PAULINE WONG	5104 CRESTWOOD LANE, ELLICOTT CITY, MARYLAND 21043	410-719-0007
LOT 15	NORMAN WEISFELD & COLLEEN WEISFELD	5105 CRESTWOOD LANE, ELLICOTT CITY, MARYLAND 21043	410-455-5266
LOT 16	STEVEN EDWARD ROBINSON & STEPHANIE D. ROBINSON	5109 CRESTWOOD LANE, ELLICOTT CITY, MARYLAND 21043	410-744-1656
LOT 17	BRIAN K. APPEL & YUQING K. APPEL	5115 CRESTWOOD LANE, ELLICOTT CITY, MARYLAND 21043	410-869-8997

NAME	DATE
William Machen	9-16-14
Ronald J. Jeanneault	9-17-14
Kristin R. Jeanneault	9-17-14
Charles J. Dipino	9-16-14
Diana Dipino	9-16-14
Bradley Swallow	9-17-14
Pauline Wong	9-17-14
Norman Weisfeld	9-17-14
Colleen Weisfeld	9-17-14
Steven E. Robinson	9-17-14
Stephanie D. Robinson	9-17-14
Brian K. Appel	9-17-14
Yuqing K. Appel	9-17-14



LEGEND	DESCRIPTION
[Pattern]	EXISTING 10' TREE MAINTENANCE EASEMENT
[Pattern]	EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT
[Pattern]	FOREST CONSERVATION EASEMENT TO BE ABANDONED



15. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREBY RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREBY 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 DEEDS OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

LOT	AREA
LOT 12	4,102.55 SF
LOT 13	4,102.55 SF
LOT 14	6,668.5 SF
LOT 15	4,690.05 SF
LOT 16	5,709.55 SF
LOT 17	5,660.55 SF
TOTAL	30,927.55 SF

**GENERAL NOTES**

- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 2010 COMPREHENSIVE ZONING PLAN
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31EA AND NO. 31EB. APPROXIMATE LOCATION (SEE LOCATION MAP)
- STATION 31EA N 569,641.149 E 1,374,816.064  
STATION 31EB N 568,731.012 E 1,376,273.619
- DENOTES IRON PIPE FOUND.  
⊗ DENOTES REBAR AND CAP FOUND.  
⊙ DENOTES REBAR AND CAP SET.  
■ DENOTES CONCRETE MONUMENT OR STONE FOUND.  
□ DENOTES CONCRETE MONUMENT SET.
- ALL LOT AREAS ARE MORE OR LESS (+/-)
- THIS PLAN IS BASED ON A FIELD RUM MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT DECEMBER 1, 1997 BY R.M. MOCHI GROUP, P.C.
- THIS SITE WILL BE SERVED BY PUBLIC WATER AND PUBLIC SEWER SYSTEMS.
- THIS PLAN IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS.
- THIS PLAN IS EXEMPT FROM FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202(B)(1)(vi) OF THE FOREST CONSERVATION MANUAL BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS.
- A TREE MAINTENANCE EASEMENT, TEN FEET IN WIDTH, RUNNING ALONG THE EDGE OF THE PUBLIC RIGHT-OF-WAY, AS SHOWN ON THIS PLAN OF SUBDIVISION, IS RESERVED UPON ALL LOTS/PARCELS ON THE SAID PUBLIC RIGHT-OF-WAY. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY WHEN NECESSARY FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR, AND MAINTENANCE OF COUNTY-OWNED TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE LOTS. NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER SAID EASEMENT AREAS.
- THIS SUBDIVISION IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THERE ARE NO CEMETERIES OR BURIAL GROUNDS LOCATED ON SITE. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A RESIDENTIAL OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
A) WIDTH- 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).  
B) SURFACE- 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1.5" MIN.)  
C) GEOMETRY- MAXIMUM 1% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45' TURNING RADIUS.  
D) STRUCTURES (CULVERTS/BRIDGES)- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)  
E) DRAINAGE ELEMENTS- CAPABLE OF SAFELY PASSING 100-YEARS FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.  
F) STRUCTURE CLEARANCES- MINIMUM 12 FEET.  
G) MAINTENANCE- SUFFICIENT TO ENSURE ALL WEATHER USE.
- THERE ARE EXISTING DWELLINGS/STRUCTURES ON LOTS 12 THROUGH 17 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- PREVIOUS FILES: S-89-97, S-96-13, P-90-16, P-98-04, F-10-179, WP-89-90, F-98-115

AREA	NUMBER	ACRES
1. TOTAL NUMBER OF LOTS TO BE RECORDED	6	
2. TOTAL NUMBER OF BUILDABLE LOTS	6	
3. TOTAL NUMBER OF OPEN SPACE LOTS	0	
4. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2,5049	ACRES
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0	
6. TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED	0	
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED	2,5049	ACRES

**HOWARD COUNTY HEALTH DEPARTMENT**  
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
*William Machen* 12/2/14  
HOWARD COUNTY HEALTH OFFICER

**HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING**  
APPROVED:  
*William Machen* 1-7-15  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*William Machen* 1-08-15  
DIRECTOR

**OWNERS CERTIFICATE**  
WE, RONALD J. JEANNEAULT, KRISTIN R. JEANNEAULT, CHARLES J. DIPINO, DIANA DIPINO, BRADLEY SWALLOW, PAULINE WONG, NORMAN WEISFELD, COLLEEN WEISFELD, STEVEN E. ROBINSON, STEPHANIE D. ROBINSON, BRIAN K. APPEL, YUQING K. APPEL, 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 17 DAY OF SEPTEMBER, 2014

RONALD J. JEANNEAULT 9/17/14  
KRISTIN R. JEANNEAULT 9/17/14  
CHARLES J. DIPINO 9/16/14  
DIANA DIPINO 9/16/14  
BRADLEY SWALLOW 9/17/14  
PAULINE WONG 9/17/14

NORMAN WEISFELD 9/17/14  
COLLEEN WEISFELD 9/17/14  
STEVEN E. ROBINSON 9/17/14  
STEPHANIE D. ROBINSON 9/17/14  
BRIAN K. APPEL 9/17/14  
YUQING K. APPEL 9/17/14

**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 THE FOLLOWING SIX (6) DEEDS (1) FROM FRANK A DECKER TO RONALD J. JEANNEAULT AND KRISTIN R. JEANNEAULT BY DEED DATED MAY 19, 2004 AND RECORDED IN LIBER 8337 AT FOLIO 592, (2) FROM LOUIS JOSEPH COSTA TO CHARLES J. DIPINO AND DIANA DIPINO BY DEED DATED MAY 12, 2003 AND RECORDED IN LIBER 7161 AT FOLIO 268, (3) FROM LOU ANN MACLAY TO BRADLEY SWALLOW AND PAULINE WONG BY DEED DATED NOV. 17, 2005 AND RECORDED IN LIBER 9640 AT FOLIO 74, (4) FROM NVR INC. TO NORMAN WEISFELD AND COLLEEN WEISFELD BY DEED DATED JAN. 20, 2000 AND RECORDED IN LIBER 4997, AT FOLIO 235, (5) FROM NVR INC. TO STEVEN E. ROBINSON AND STEPHANIE D. ROBINSON BY DEED DATED MAY 11, 2000 AND RECORDED IN LIBER 5088 AT FOLIO 740, (6) FROM NVR INC. TO BRIAN K. APPEL AND YUQING K. APPEL BY DEED DATED DEC. 19, 2000 AND RECORDED IN LIBER 5290 AT FOLIO 655, (7) ALSO BEING LOTS 12 THROUGH 17 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "CRESTWOOD, LOTS 1-31" AND RECORDED AS PLAT NO. 13521-13524, 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, AND THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED IN IT, AND IS IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN THE CODE OF MARYLAND TITLE 9, SUBTITLE 13, CHAPTER 06, REGULATION 12.

*William Machen* 09-16-14  
WILLIAM MACHEN, PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 9011, EXPIRATION DATE: 10-02-2015

RECORDED AS PLAT NUMBER **23164**  
ON **11/9/2015** IN THE LAND RECORDS OF  
HOWARD COUNTY, MARYLAND

THE PURPOSE OF THIS PLAT IS TO ABANDON THE FOREST CONSERVATION EASEMENTS, AND REVISE REAR BUILDING RESTRICTION LINES ON LOTS 12 THROUGH 17.

**REVISION PLAT**  
**CRESTWOOD**  
LOTS 12 THROUGH 17  
A REVISION OF CRESTWOOD LOTS 1-31  
PLAT NO. 13521-13524  
TAX MAP 31 GRID 9, PART OF PARCEL 252  
1ST ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
ZONED: R-20  
SCALE: 1" = 50'  
DATE: SEPTEMBER 16, 2014  
SHEET 1 OF 1  
PREVIOUS FILES: S-89-97, S-96-13, P-90-16, P-98-04, F-90-173, WP-89-90  
PLAT NO.s 13521-13524  
DRAWN BY: AEM  
CHECKED BY: WM