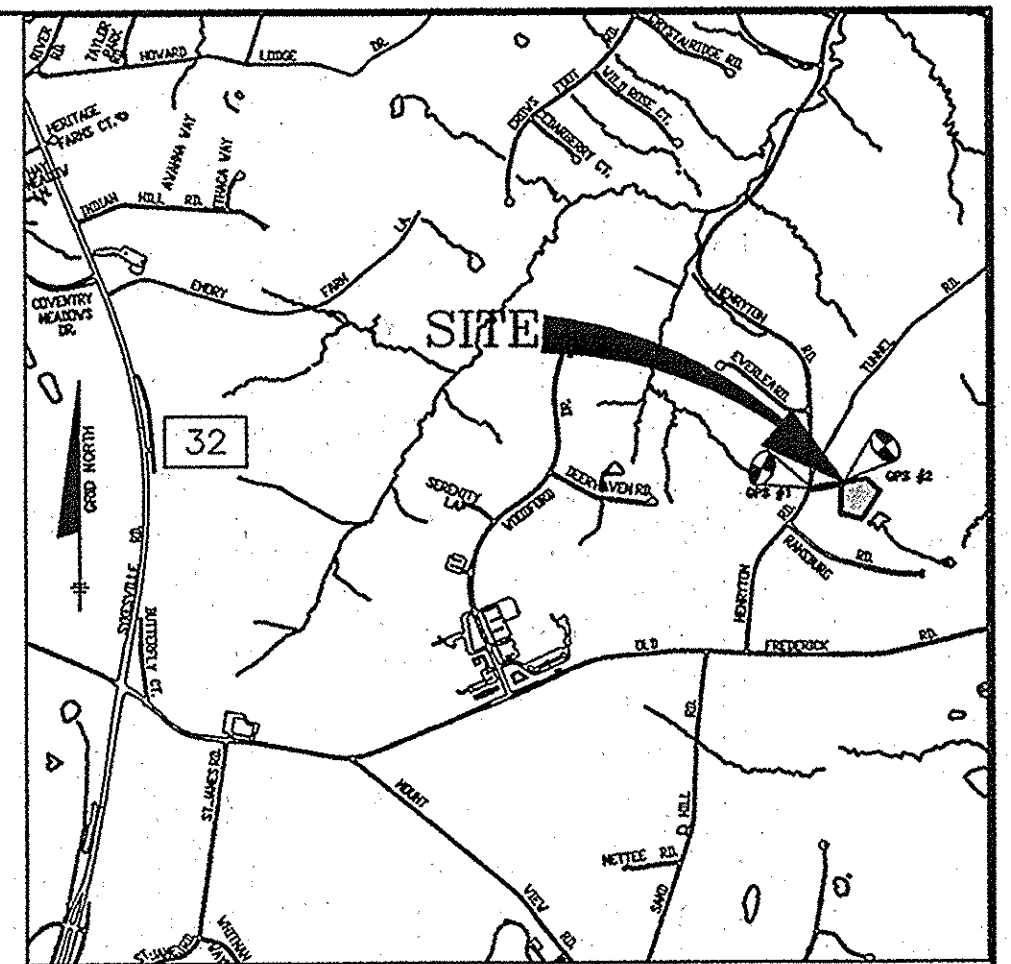


- NOTES:**
1. DENOTES IRON PIPE (IPF) OR REBAR & CAP (RCF) FOUND  
 DENOTES TRAVERSE POINT  
 DENOTES CONC. MON. FOUND AND HELD.
  2. SUBJECT PROPERTY IS ZONED RR-DEO PER THE OCTOBER 6, 2013 HOWARD COUNTY COMPREHENSIVE ZONING PLAN.
  3. COORDINATES SHOWN HEREON ARE BASED ON THE NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED FROM NSS-GPS CONTROL STATIONS GPS#1 & GPS#2 WHICH ARE BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM.
  4. THERE ARE NO HISTORIC FEATURES OR CEMETERIES ON THIS SITE.
  5. ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
  6. THIS PLAT IS BASED ON THE PLAT OF EVERETT L. RAMSBURG, LOT 3 PREVIOUSLY RECORDED AS PLAT NO. 3747 AND FIELD LOCATIONS OF PROPERTY EVIDENCE BY BENCHMARK ENGINEERING, INC., DATED JUNE, 2014.
  7. THIS PLAT IS SUBJECT TO THE FOLLOWING DEPARTMENT OF PLANNING AND ZONING FILE NUMBER F-77-179.
  8. THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT. THE PROPERTY IS SERVED BY PUBLIC WATER. THE SEWER FOR THIS PROPERTY IS PRIVATE.
  9. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
  10. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
 A) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).  
 B) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING. (1-1/2" MIN.).  
 C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.  
 D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD).  
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.  
 F) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
  11. UNLESS NOTED AS "PRIVATE", ALL EASEMENTS ARE PUBLIC.
  12. BRL INDICATES BUILDING RESTRICTION LINE.
  13. THIS PLAT IS SUBJECT TO THE 5th EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE AMENDED HOWARD COUNTY ZONING REGULATIONS.
  14. THERE ARE NO EXISTING WETLANDS, WETLANDS BUFFERS, STREAMS AND STREAM BUFFERS WITHIN THE AREA OF THE ACCESS EASEMENT BEING ADDED.
  15. 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.
  16. THIS PLAT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202(b)(1)(vii) OF THE HOWARD COUNTY CODE BECAUSE THIS REVISION PLAT DOES NOT CREATE ADDITIONAL LOTS.
  17. THE MAINTENANCE AGREEMENT FOR THE USE-IN-COMMON DRIVEWAY IS TO BE RECORDED CONCURRENT WITH THE RECORDING OF THIS PLAT.
  18. GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, AND PAVING ARE NOT PERMITTED IN WETLANDS, STREAMS, FLOODPLAIN, FOREST CONSERVATION EASEMENT AREAS AND WETLAND AND STREAM BUFFERS EXCEPT AS APPROVED BY THE DEPARTMENT ON PLANNING AND ZONING.
  19. THIS REVISION PLAT IS EXEMPT FROM THE REQUIREMENTS OF THE LANDSCAPING MANUAL BECAUSE IT DOES NOT CREATE ADDITIONAL LOTS.
  20. THERE IS AN EXISTING DWELLING LOCATED ON LOT 3 TO REMAIN. NO BUILDING, EXTENSIONS OR ADDITIONS TO THE DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REQUIREMENTS ALLOW.
  21. DRIVEWAY ACCESS FOR LOT 14, HENRYTON HEIGHTS IS BEING PROVIDED ACROSS THIS LOT BECAUSE THE PLATTED 25' PANHANDLE FOR LOT 14 HAS SLOPES RANGING FROM 3% TO 15%, WITH A STREAM, WETLANDS AND THE ASSOCIATED BUFFERS THAT WOULD NEED TO BE DISTURBED. THE HORIZONTAL AND VERTICAL GEOMETRY AND ENVIRONMENTAL DISTURBANCES MAKE THIS CONFIGURATION LESS DESIRABLE THAN ACCESSING THROUGH LOT 14. THE CONFIGURATION OF THIS PANHANDLE WOULD NOT ACCOMMODATE STORMWATER MANAGEMENT TREATMENT FOR A DRIVEWAY, RESULTING IN 530 FEET OF UNTREATED PAVEMENT.
  22. A DESIGN MANUAL WAIVER WAS APPROVED NOVEMBER, 2014, TO WAIVE THE REQUIREMENT OF A 16' DRIVEWAY, AND ALLOW THE CONTINUED USE OF THE EXISTING 10' CONCRETE DRIVEWAY ACROSS LOT 1.
  23. THE APPROVAL IS CONDITIONED ON THE DRIVEWAY DESIGN BEING REVIEWED AND APPROVED BY HOWARD COUNTY DPZ BEFORE CONSTRUCTION.
  24. THE LOT SHOWN HEREON COMPLY WITH THE MINIMUM LOT AREA AND OWNERSHIP WIDTH AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
  25. THIS AREA DESIGNATE A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA. THESE ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

NO.	NORTHING	EASTING
GPS #1	604,338.83	1,333,870.70
GPS #2	604,422.71	1,334,192.76
GPS #3	604,453.43	1,334,388.56
GPS #4	604,279.19	1,334,589.87

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	10.68'	795.00'	5.34'	10.68'	N10°15'20"E	0°46'10"

No.	NORTH	EAST
110	604334.5640	1333855.8041
111	604437.3540	1334435.8730
112	604308.1023	1334579.4649
113	604007.3120	1334409.9870
114	604063.9362	1334182.9414
115	604384.6765	1334195.8709
116	604324.0594	1333853.9120



ADC MAP 12 GRID A8

VICINITY MAP  
SCALE: 1" = 2000'

BENCHMARKS NAD'83 HORIZONTAL

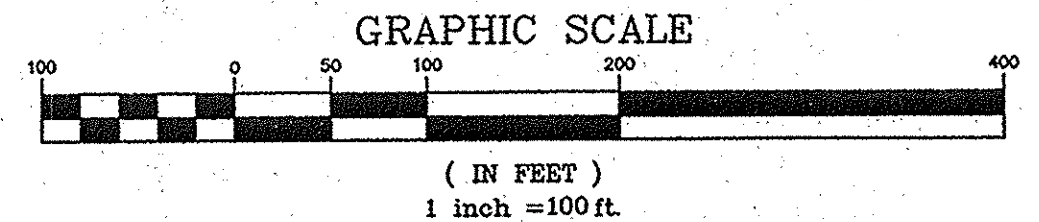
GPS-#1  
REBAR AND CAP SET APPROXIMATELY 15' EAST OF THE EDGE OF PAVING OF HENRYTON ROAD APPROXIMATELY 6' NORTH IN THE DRIVEWAY TO 1673 HENRYTON ROAD.  
N 604,338.83 E 1,333,870.70  
ELEVATION: 619.90'

GPS-#2  
REBAR AND CAP SET APPROXIMATELY 335 EAST OF THE EDGE OF PAVING OF HENRYTON ROAD APPROXIMATELY 11' NORTH IN THE DRIVEWAY TO 1671 HENRYTON ROAD.  
N 604,422.72 E 1,334,192.76  
ELEVATION: 601.61'

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.

*Donald A. Mason* 12-8-14  
DONALD A. MASON DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

*Rebecca R. Punte* 1/11/15  
REBECCA R. PUNTE DATE  
OWNER



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**AREA TABULATION CHART - THIS SUBMISSION**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	2.87± AC.
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.87± AC.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT

*William M. Mason* 2/12/2015  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Chad Colander* 3-9-15  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Victor S. Sidor* 3-11-15  
DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT 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, LICENSE NO. 21320, EXPIRATION 1-7-2015 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF THE LAND CONVEYED BY EVERETT L. RAMSBURG AND ELIZABETH T. RAMSBURG TO REBECCA R. PUNTE BY DEED DATED AUGUST 31, 1977 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 849 FOLIO 238, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald A. Mason*  
DONALD A. MASON  
REGISTERED LAND SURVEYOR MD REG NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351



12-8-14  
DATE

**OWNER'S CERTIFICATE**

I, REBECCA R. PUNTE, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 ERCTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS MY HAND THIS 11th DAY OF Nov., 2015

*Rebecca R. Punte* 1/11/15  
REBECCA R. PUNTE DATE

*Brenna Sidor* 1/11/15  
WITNESS DATE

**BENCHMARK ENGINEERING, INC.**  
ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE SUITE 315 • ELICOTT CITY, MARYLAND 21043  
(P) 410-465-6105 (F) 410-465-6644  
(F) 410-465-6644  
WWW.BEI-CVLENGINEERING.COM

**LEGEND**

- BOUNDARY COORDINATE
- TRAVERSE POINT GPS
- LIMIT OF SUBMISSION
- EXISTING, PRIVATE DRIVEWAY AND PEDESTRIAN EASEMENT L 4829, F 177
- EXISTING, PRIVATE 10' RIGHT OF WAY EASEMENT, PLAT 3747
- VARYING WIDTH PRIVATE INGRESS, EGRESS, MAINTENANCE, STORMWATER MANAGEMENT, WATER HOUSE CONNECTION & UTILITY EASEMENT
- EXISTING SEPTIC RESERVE AREA PER PLAT 3474

F-15-070