

NOTES:

- 1.) ○ DENOTES IRON PIPE (IPF) OR REBAR & CAP (RCF) FOUND
- 2.) HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM NAD'27—PER PLAT NO. 9606 PROJECTED FROM HOWARD COUNTY CONTROL STATIONS 2944004 AND 2944005.
- 3.) STA. NO. 2944004 N 513956.982 E 864001.357 EL. 304.917
STA. NO. 2944005 N 514473.475 E 863864.062 EL. 263.592
- 4.) SUBJECT PROPERTY ZONED RED, PER THE OCTOBER 6, 2013 HOWARD COUNTY COMPREHENSIVE ZONING PLAN.
- 5.) THERE ARE NO HISTORIC FEATURES OR CEMETERIES ON THIS SITE.
- 6.) ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- 7.) THIS PLAT IS BASED ON A PREVIOUSLY RECORDED PLAT NO. 9606 AND FIELD SURVEY OBSERVATIONS PERFORMED BY BENCHMARK ENGINEERING INC. DATED OCTOBER 21, 2015.
- 8.) THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- 9.) UNLESS NOTED AS "PRIVATE", ALL EASEMENTS ARE PUBLIC.
- 10.) BRL INDICATES BUILDING RESTRICTION LINE.
- 11.) THIS PLAT IS SUBJECT TO THE AMENDED 5th EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE AMENDED HOWARD COUNTY ZONING REGULATIONS.
- 12.) DRIVeways SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - 1) WIDTH—12' (16' SERVING MORE THAN ONE RESIDENCE);
 - 2) SURFACE—6" OF COMPACTED CRUSHER RUN BASE W/TAR CHIP COATING (1-1/2" MIN.);
 - 3) GEOMETRY—MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45° TURNING RADIUS;
 - 4) STRUCTURES (CULVERTS/BRIDGES)—CAPABLE OF SUPPORTING 25 TONS GROSS TONS (H25 LOADING);
 - 5) DRAINAGE ELEMENTS—CAPABLE OF PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - 6) MAINTENANCE—SUFFICIENT ALL WEATHER USE.
- 13.) THERE IS AN EXISTING DWELLING LOCATED ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIREMENTS.
- 14.) FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- 15.) THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS REVISION PLAT/PLAT OF CORRECTION THAT DOES NOT CREATE ANY NEW LOTS/PARCEL DIVISIONS.
- 16.) 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) (1)(vi) OF THE HOWARD COUNTY CODE.
- 17.) THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS IN ANY NATURE IN THIS AREA 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 ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT. RECORDED OF A MODIFIED SEWAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
- 18.) ANY FURTHER SUBDIVISION OF PARCEL 776 BEYOND FOUR LOTS WILL BE CONSIDERED A MAJOR SUBDIVISION SUBJECT TO ALL RELEVANT PROVISIONS OF HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, INCLUDING PUBLIC ROAD FRONTAGE OF PARCEL 776.
- 19.) A REVISED USE-IN-COMMON ACCESS EASEMENT TO SERVE LOTS 1 AND 2 WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.

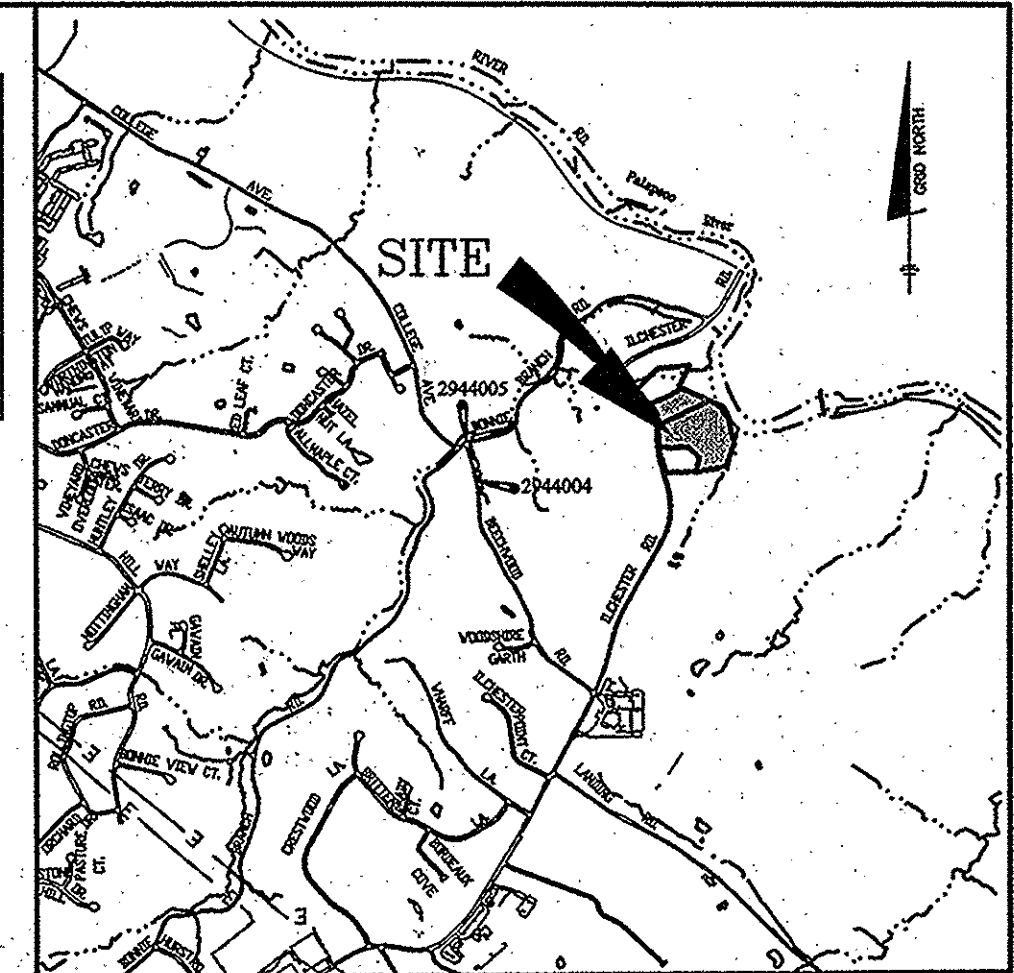
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
206-304	157.17'	216.00'	82.24'	153.72'	S23°21'23"E	41°41'26"
209-301	24.46'	500.00'	12.23'	24.45'	S03°54'45"E	02°48'09"

NOTE: PRIOR TO HEALTH DEPARTMENT APPROVAL OF A BUILDING PERMIT FOR LOT #3 PERCOLATION TEST MUST BE CONDUCTED TO CONFIRM SEPTIC DRAINAGE AREA.

BENCH MARKS

HO. CO. #2944004 (NAD '27) ELEV. 314.917'
3/4" IRON REBAR BURIED 6"
AT EAST SIDE OF BEECHWOOD ROAD
N 513956.982 E 864001.357

HO. CO. #2944005 (NAD '27) ELEV. 263.592'
3/4" IRON REBAR BURIED 10"
AT BEECHWOOD ROAD & BONNIE BRANCH ROAD
N 514473.345 E 863864.062



VICINITY MAP
SCALE: 1"=2000'

ADC MAP: 28
GRID: E4

COORDINATE CHART (NAD '27)

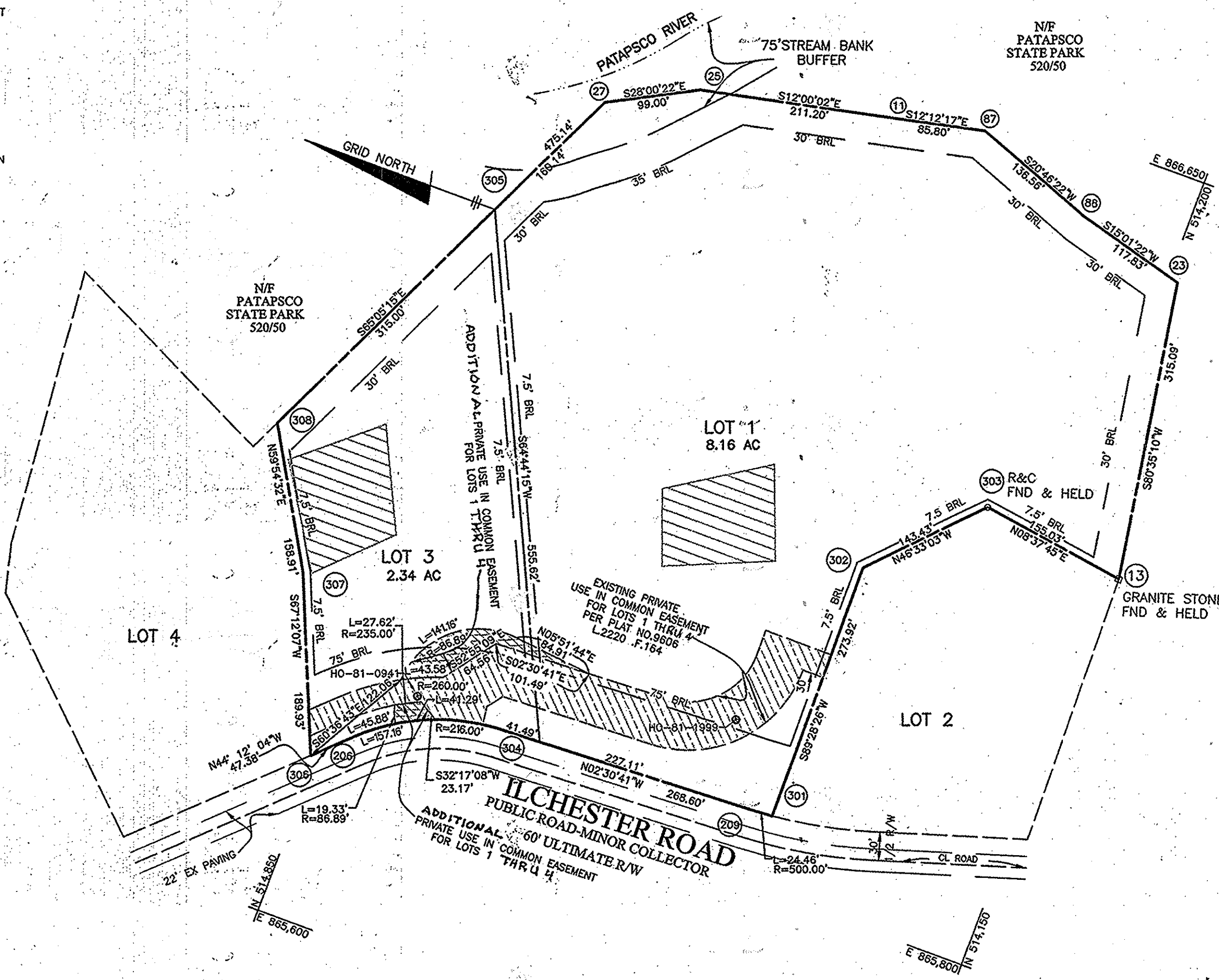
NO.	NORTH	EAST
11	514514.9612	866604.3846
13	514138.0770	866232.7020
23	514189.6147	866543.5485
25	514721.5456	866560.4716
27	514808.9524	866513.9846
87	514431.1005	866622.5232
88	514303.4176	866574.0920
206	514821.8612	865803.5115
209	514412.3955	865876.2232
301	514387.4752	865877.9260
302	514389.9904	866151.8345
303	514291.3521	866255.9625
304	514639.2891	865866.2637
305	514876.4088	866368.7453
306	514855.8303	865770.4734
307	514929.4237	865945.5618
308	515009.0974	866083.0554

LEGEND

- LIMIT OF SUBMISSION
- BOUNDARY COORDINATE
- USE-IN-COMMON EASEMENT
- EXISTING SEPTIC RESERVE AREA
- EXISTING USE-IN-COMMON EASEMENT PLAT NO. 9606

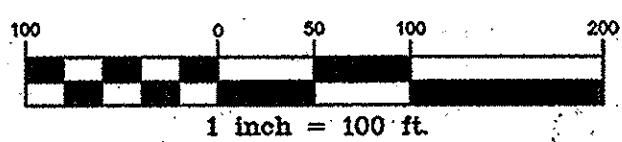
AREA TABULATION CHART - THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	2
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	10.50± AC.
NON-BUILDABLE	0
OPEN SPACE	0 AC.
PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	10.50 AC.
TOTAL AREA OF EXTENDED EASEMENT TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00± AC.



BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6844
WWW.BE-CIVLENGINEERING.COM

OWNER: JAMES R. SCHULTE & BARBARA N. SCHULTE
6134 LEONARD LANE
CHINCOTEAGUE, VA. 23336



THE PURPOSE OF THIS REVISION PLAT IS TO ADD AN AREA TO THE USE-IN-COMMON EASEMENT FOR LOTS 1 THRU 4 SHOWN ON PLAT NO. 9606 IN ORDER TO ENCOMPASS THE AS-BUILT LOCATION OF THE EXISTING DRIVEWAY AND TO ADD THE 35' BRL FROM THE STREAM BUFFER ON LOT 1.

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 Mason 1-14-16
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

James R. Schulte 1-14-16
JAMES R. SCHULTE
DATE

Barbara N. Schulte 1-14-16
BARBARA N. SCHULTE
DATE

RECORDED AS PLAT NO. 23724 ON 3/24/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

Pauline M. Rossman 3/8/2016
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Paul Schulte 3-21-16
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kathleen Dwyer 3-22-16
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME 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 DATE 1-7-2017 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY JAMES R. AND BARBARA N. SCHULTE BY DEEDS DATED MAY 6, 1985, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1345 AT FOLIO 231 & 235 AND THAT ALL MONUMENTS SHOWN IN PLACE OR TO BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION, HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 1-14-16
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR, REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD. REG. NO. 351

OWNER'S CERTIFICATE

JAMES R. AND BARBARA N. SCHULTE, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 14th DAY OF JANUARY, 2016.

James R. Schulte 1-14-16
JAMES R. SCHULTE DATE

Barbara N. Schulte 1-14-16
BARBARA N. SCHULTE DATE

Donald Mason 1-14-16
DONALD A. MASON DATE

REVISION PLAT
CALEB'S VINEYARD
SECTION ONE
LOTS 1 AND 3

FIRST ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 31 SCALE: AS SHOWN
GRID: 5 DATE: JANUARY, 2016
PARCEL: 776 SHEET: 1 OF 1
ZONED: RED