

- NOTES:**
- 1.) ○ DENOTES IRON PIPE (IPF) OR REBAR & CAP (RCF) FOUND
△ DENOTES TRAVERSE POINT.
 - 2.) COORDINATES BASED ON NAD'83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. #38D5 AND NO. #38D6.
 - 3.) SUBJECT PROPERTY ZONED R-12, PER THE OCTOBER 6, 2013 HOWARD COUNTY COMPREHENSIVE ZONING PLAN.
 - 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 A PREVIOUSLY RECORDED PLAT NO. 18904.
 - 7.) THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
 - 8.) UNLESS NOTED AS "PRIVATE", ALL EASEMENTS ARE PUBLIC.
 - 9.) BRL INDICATES BUILDING RESTRICTION LINE.
 - 10.) THIS PLAT IS SUBJECT TO THE AMENDED 5th EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE AMENDED HOWARD COUNTY ZONING REGULATIONS.
 - 11.) 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.
 - 12.) THERE ARE EXISTING DWELLINGS LOCATED ON LOTS 19 AND 20 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.
 - 13.) 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.
 - 14.) 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 THAT DOES NOT CREATE ANY NEW LOTS/PARCEL DIVISIONS.
 - 15.) 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)(VII) OF THE HOWARD COUNTY CODE.
 - 16.) THERE IS NO 100-YEAR FLOODPLAIN ON THIS SITE.
 - 17.) NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
 - 18.) RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA") LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOT/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S) PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENT AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
 - 19.) THE DECLARATION OF RIGHT OF ACCESS AND MAINTENANCE OBLIGATIONS FOR PRIVATE ACCESS PLACE FOR LOTS 16-23 WERE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND IN LIBER 10561 AT FOLIO 686.

LEGEND

COORDINATE	TRAVERSE POINT
100	100 TRAV RC
N50°02'36"E	
ABANDONED	
EASEMENT TO BE ABANDONED	
EXISTING EASEMENTS	
EXISTING ACCESS EASEMENT	
ACCESS EASEMENT	

TRAVERSE/ CONTROL COORDINATE TABLE

POINT #	NORTHING	EASTING
100	557792.3134	1389621.1899
1001	557872.4186	1390013.3196
1002	558047.6880	1390059.5585

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 4-14-16
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320
DATE

David A. Thomas 04/09/2016
DAVID A. THOMAS
DATE

Melissa J. Thomas 04/09/2016
MELISSA J. THOMAS
DATE

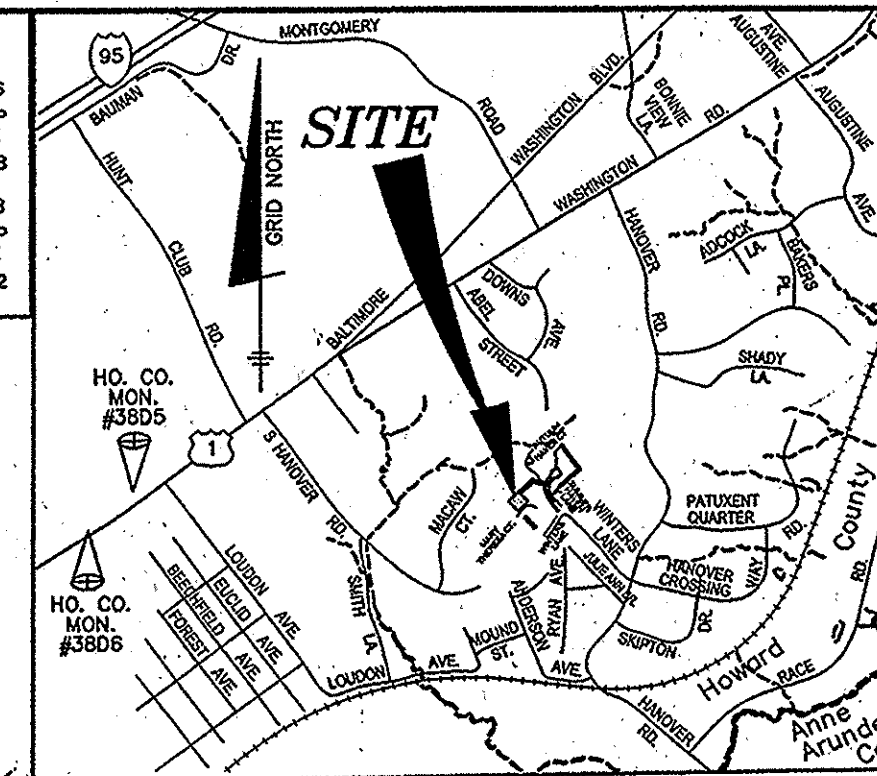
Enghin Wong 4/10/2016
ENGLIN WONG
DATE

Yu Ting Chang 4/10/2016
YU TING CHANG
DATE

Melissa J. Thomas 4/10/2016
SUMMER HAVEN HOMEOWNERS ASSOCIATION, INC. / DATE

BENCH MARKS (NAD '83)

HO. CO. #38D5	ELEV. 193.728
STAMPED (BRASS OR ALUMINUM) DISC SET ON TOP OF A CONCRETE COLUMN 1" OR 2" BELOW GRADE	
N 558,378.575	E 1,386,524.158
HO. CO. #38D6	ELEV. 175.228
STAMPED (BRASS OR ALUMINUM) DISC SET ON TOP OF A CONCRETE COLUMN 1" OR 2" BELOW GRADE	
N 557,155.459	E 1,384,892.262



ADC MAP 35, GRID E-3
VICINITY MAP
SCALE: 1"=2000'

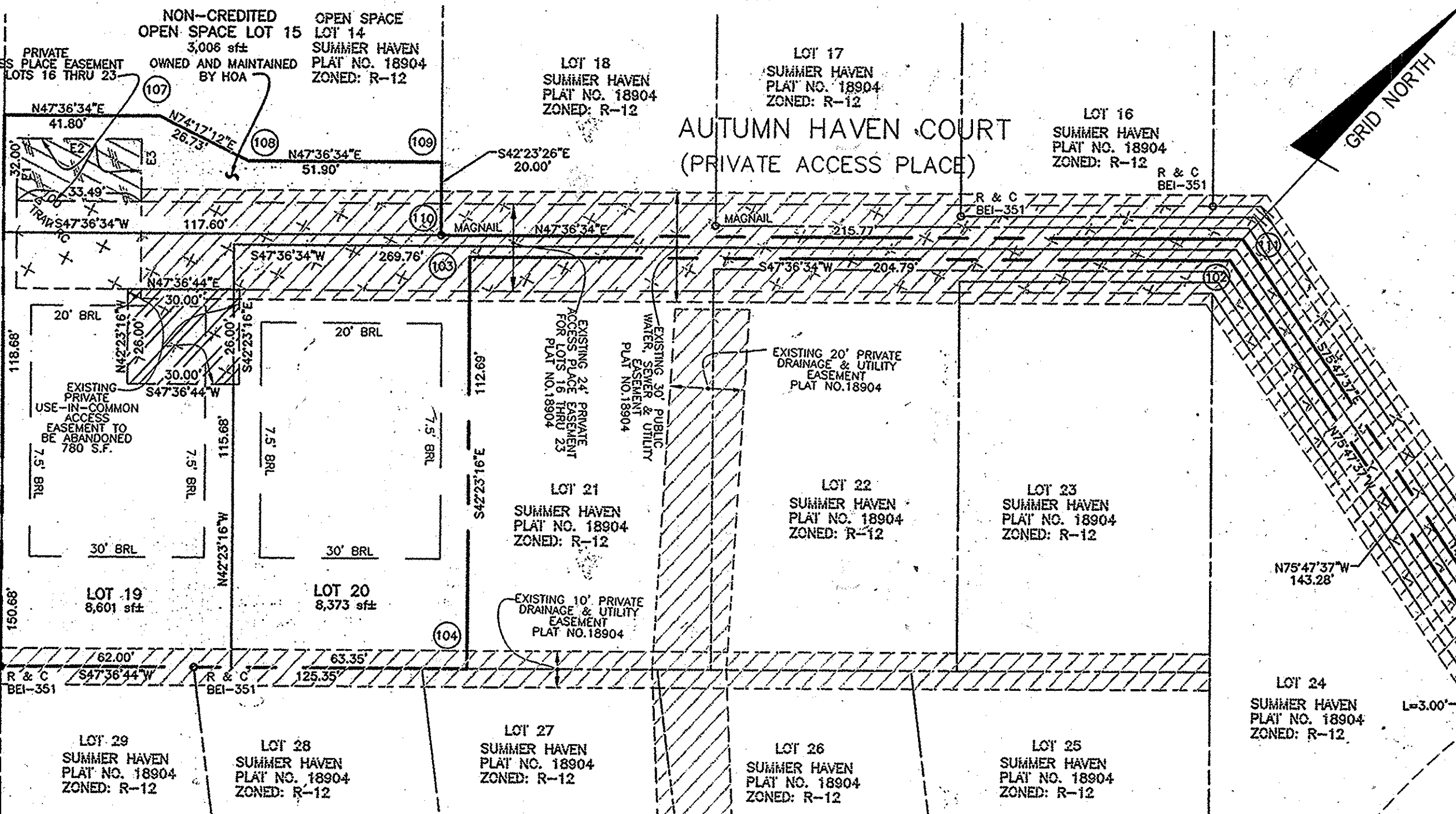
BOUNDARY COORDINATES

POINT #	NORTHING	EASTING
101	557962.8644	1390005.2955
102	557997.6371	1389867.9395
103	557859.5695	1389716.6857
104	557776.3388	1389792.6532
105	557691.8399	1389700.0753
106	557803.1339	1389598.4936
107	557831.3179	1389629.3693
108	557838.5573	1389655.1015
109	557873.5504	1389693.4366
110	557858.7791	1389706.9201
111	558004.2464	1389866.2803
112	557968.6809	1390006.7680

LINE TABLE

LINE	BEARING	DISTANCE
E1	N42°23'26"W	17.00'
E2	S47°36'34"W	33.49'
E3	N42°23'26"W	17.00'

- MINIMUM LOT SIZE CHART**
- | LOT NO. | GROSS AREA | PIPESTEM AREA | MIN. LOT SIZE |
|---------|------------|---------------|---------------|
| 19 | 8,601 S.F. | 1,244 S.F. | 7,357 S.F. |
| 20 | 8,373 S.F. | 1,044 S.F. | 7,329 S.F. |
- AREA TABULATION CHART - THIS SUBMISSION**
- | | |
|--|-----------|
| TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED | |
| BUILDABLE | 2 |
| NON-BUILDABLE | 0 |
| OPEN SPACE | 1 |
| PRESERVATION PARCELS | 0 |
| TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED | |
| BUILDABLE | 0.39± AC. |
| NON-BUILDABLE | 0 |
| OPEN SPACE | 0.07± AC. |
| PRESERVATION PARCELS | 0 |
| TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS) | 0 |
| TOTAL AREA OF SUBDIVISION TO BE RECORDED | 0.46± AC. |



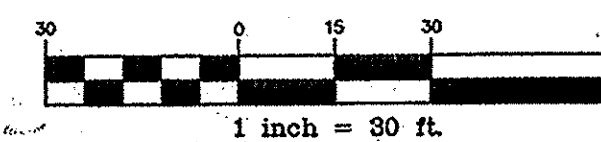
PLAN VIEW

OWNER: LOT 15
SUMMER HAVEN HOMEOWNERS ASSOCIATION, INC.
c/o Matt Wain, Pres
6227 Summer Haven Ct
Hanover, MD 21076

OWNER: LOT 19
ENGLIN WONG
YU TING CHANG
6227 AUTUMN HAVEN CT
HANOVER MD 21076

OWNER: LOT 20
DAVID A. THOMAS
MELISSA J. THOMAS
6223 AUTUMN HAVEN CT.
HANOVER MD 21076

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
8480 BALTIMORE NATIONAL PIKE A SUITE 315 & ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6544
WWW.BEI-CVLENGINEERING.COM



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C34	190.00'	6.00'	1°48'34"	3.00'	S14°12'23"W	6.00'

THE PURPOSE OF THIS REVISION PLAT IS TO ABANDON 780S.F. OF THE USE-IN-COMMON EASEMENT LOCATED ON LOTS 19 AND 20, UPDATE THE FRONT BRL ON LOT 19 AND TO ADD A 17' x 33.49' ACCESS EASEMENT TO THE END OF AUTUMN HAVEN COURT.

RECORDED AS PLAT NO. 23797 ON 6/3/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

Pauline M. Rosman 5/6/2016
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad E. ... 5-19-16
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Keith ... 5-26-16
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 ALL OF LAND ACQUIRED BY SUMMER HAVEN HOMEOWNERS ASSOCIATION, INC. FROM BZ ENTERPRISES, INC BY DEED DATED NOVEMBER 30, 2006 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10561 AT FOLIO 686; AND THAT IT IS ALL OF LAND ACQUIRED BY ENGLIN WONG AND YU TING CHANG FROM ROBERT D. HOWARD AND ALISON D. HOWARD AKA ALISON D. YOUNG BY DEED DATED APRIL 15, 2015 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16175 AT FOLIO 027; AND THAT IT IS ALL OF LAND ACQUIRED BY DAVID A. THOMAS AND MELISSA J. THOMAS FROM RICHMOND AMERICAN HOMES OF MARYLAND, INC BY DEED DATED DECEMBER 14, 2012 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 14610 AT FOLIO 140 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADWAY BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 4-14-16
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE

SUMMER HAVEN HOMEOWNERS ASSOCIATION, INC., OWNERS OF LOT 15, ENGLIN WONG AND YU TING CHANG, OWNERS OF LOT 19 AND DAVID A. THOMAS AND MELISSA J. THOMAS, OWNERS OF LOT 20, 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 TO 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 OF 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, WITHIN OUR HANDS THIS 10th DAY OF APRIL, 2016.

ENGLIN WONG 4/10/2016 DATE
YU TING CHANG 4/10/2016 DATE
DAVID A. THOMAS 04/09/2016 DATE
MELISSA J. THOMAS 04/09/2016 DATE
SUMMER HAVEN HOA, INC. 4/10/2016 DATE
MEMBER *President*

REVISION PLAT

SUMMER HAVEN LOTS 19, 20 AND OPEN SPACE LOT 15

1st ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TAX MAP: 38
GRID: 14
PARCEL: 987
ZONED: R-12

SCALE: AS SHOWN
DATE: APRIL, 2016
SHEET: 1 OF 1