

CURVE DATA TABLE					
NO.	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C-1	420.00'	92.18'	46.28'	12°34'30"	S19°12'13"E 91.99'
C-2	320.00'	82.79'	41.63'	14°49'27"	S32°54'11"E 82.56'
C-3	7570.00'	294.26'	147.15'	2°13'38"	S51°26'28"W 294.24'

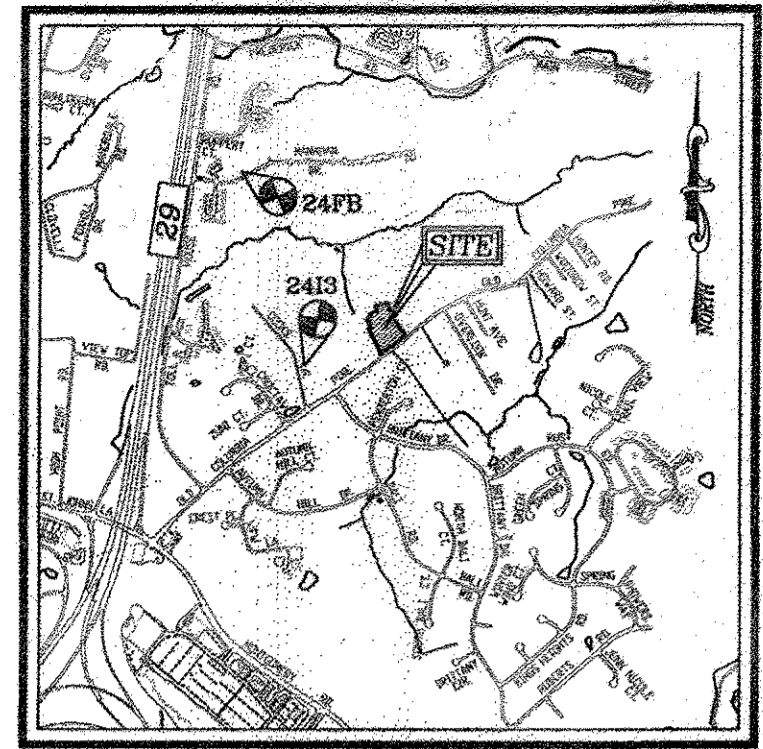
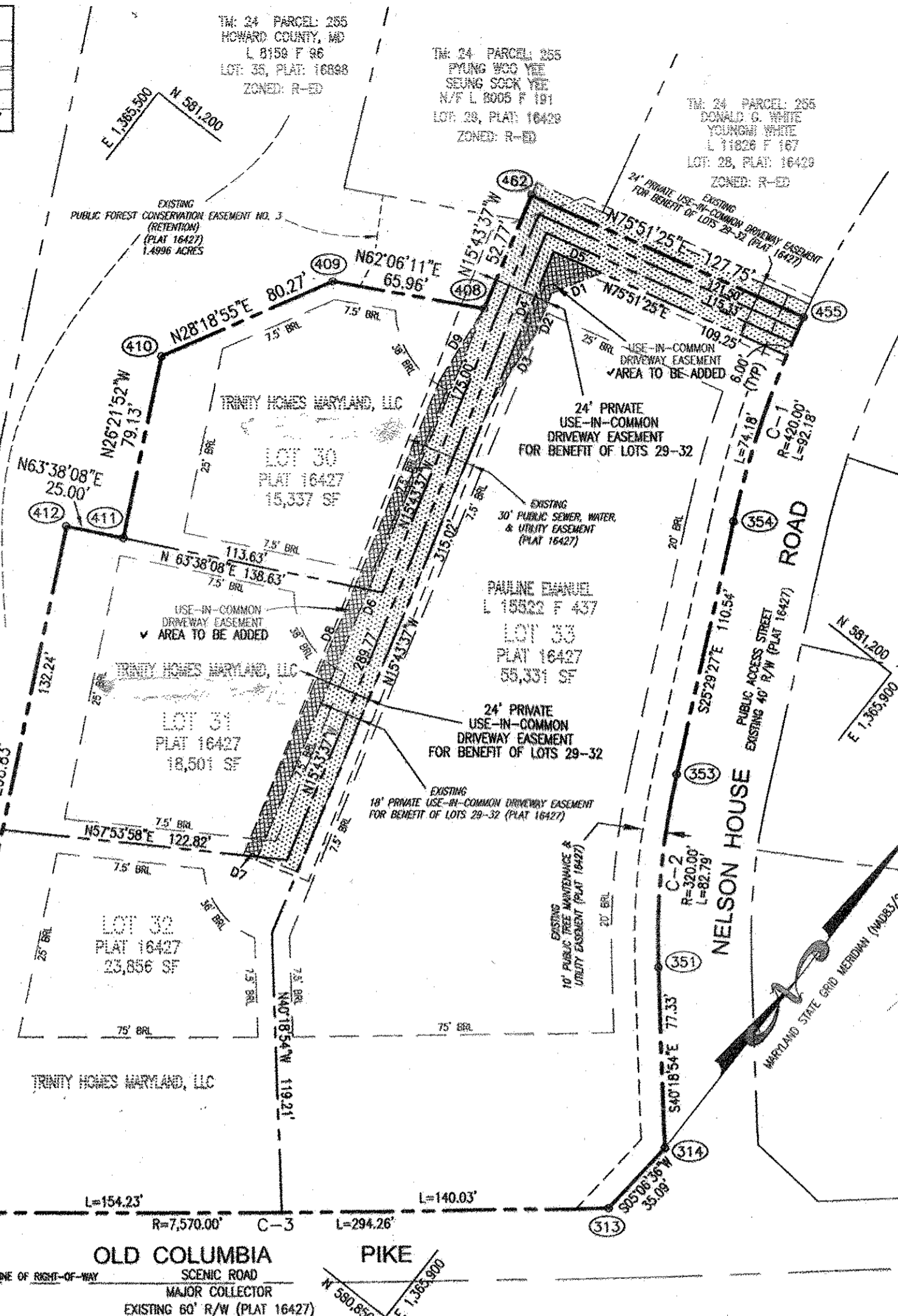
MINIMUM LOT SIZE CHART				
LOT	GROSS AREA	PIPESTEM AREA	NET AREA	MIN. LOT SIZE
30	15,337 SF	1,046 SF	14,291 SF	6,000 SF
31	18,501 SF	1,742 SF	16,759 SF	6,000 SF
32	23,856 SF	2,394 SF	21,462 SF	6,000 SF

COORDINATE TABLE		
PT	NORTH	EAST
31.3	580945.9350	1365946.0812
31.4	580980.8876	1365949.2068
35.1	581039.8482	1365899.1780
35.3	581109.1670	1365864.3266
35.4	581208.9429	1365806.7573
40.8	581213.8108	1365666.9187
40.9	581182.9486	1365608.6226
41.0	581112.2787	1365570.5465
41.1	581041.3781	1365605.6871
41.2	581030.2761	1365583.2874
41.3	580762.5278	1365715.9917
45.5	581295.8178	1365776.4983
46.2	581264.6018	1365652.6163

LINE TABLE	
PT	BEARING & DIST.
D1	S 30°08'16" W 22.77'
D2	S 15°43'37" E 19.78'
D3	S 06°14'34" E 36.41'
D4	N 15°43'37" W 72.17'
D5	N 75°51'29" E 22.35'
D6	S 15°43'37" E 252.54'
D7	S 73°27'31" W 6.00'
D8	N 15°43'37" W 216.71'
D9	N 06°14'34" W 36.41'

GENERAL NOTES

- COORDINATES BASED ON NAD 83/91 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 24FB AND 24C.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC., DATED JUNE 2001.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES REBAR WITH FWA4 CAP SET.
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED R-ED PER THE 10/06/2013 COMPREHENSIVE ZONING PLAN.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH --- 12(16) SERVING MORE THAN ONE RESIDENCE;
 - SURFACE --- 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
 - GEOMETRY --- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
 - STRUCTURES (CULVERTS/BRIDGES) --- CAPABLE OF SUPPORTING 25 GROSS TONS (425 LBS);
 - OBSTACLE ELEMENTS --- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE;
 - STRUCTURE CLEARANCES---MINIMUM 12 FEET.
 - MAINTENANCE --- SUFFICIENT TO INSURE ALL WEATHER USE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREA.
- 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 TO THE PIPESTEM LOT DRIVEWAY.
- PUBLIC WATER AND SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 11/21/2003, ON WHICH DATE DEVELOPER AGREEMENT #F-04-169 WAS FILED AND ACCEPTED.
- THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT.
- THE FOREST CONSERVATION REQUIREMENTS FOR THE WOODS AT TIBER BRANCH SUBDIVISION WERE ADDRESSED UNDER F-03-119.
- 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 (FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOTS 30 THRU 33. ANY CONVEYANCES OF THE AFORESAID LOTS 30 THRU 33 SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS 30 THRU 33. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH 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 EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS 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 EASEMENTS AND RECORD THE DEED OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- LANDSCAPING OBLIGATIONS HAVE BEEN ADDRESSED UNDER F-03-119.
- OPEN SPACE REQUIREMENTS HAVE BEEN ADDRESSED UNDER F-03-119.
- STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN ADDRESSED UNDER F-03-119.
- THIS PROJECT, PB CASE NO. 352, WAS APPROVED BY THE PLANNING BOARD, DECISION AND ORDER WAS SIGNED ON JUNE 13, 2001.
- AS A CONSEQUENCE OF ITS SUBMISSION AFTER NOVEMBER 15, 2001, THIS SUBDIVISION IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (PER COUNTY COUNCIL BILL 45-2003) AND THE AMENDED ZONING REGULATIONS (PER COUNTY COUNCIL BILL 75-2003).
- PERMETER AND STORMWATER MANAGEMENT LANDSCAPING REQUIREMENTS WERE ADDRESSED UNDER F-03-119.
- APPLICABLE DPZ REFERENCES: S-01-09, PB CASE NO. 352 (APP. 6/13/01), P-02-14, WP-03-26 (APP. 10/25/02), F-03-119.



VICINITY MAP
SCALE: 1"=2000'
ADC MAP: 27 F1

- LEGEND:**
- EXISTING 24' PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT FOR BENEFIT OF LOTS 29-32 (PLAT 16427)
 - EXISTING 18' PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT FOR BENEFIT OF LOTS 29-32 (PLAT 16427)
 - 24' PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT FOR BENEFIT OF LOTS 29-32 (TO BE ADDED BY THIS PLAT)

THE REQUIREMENTS OF §8108, 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.

Thomas M. Hoffman, Jr. 12.28.16
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267

Michael P. Jaffe 1/3/17
MICHAEL P. JAFFE DATE
TRINITY HOMES MARYLAND, LLC

Pauline Emanuel 1/3/2017
PAULINE EMANUEL DATE

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	0
TOTAL NUMBER OF LOTS TO BE RECORDED.....	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	2,5947 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0.0000 AC
TOTAL AREA OF LOTS TO BE RECORDED.....	2,5947 AC
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.0000 AC
TOTAL AREA TO BE RECORDED.....	2,5947 AC

LOT	OWNER	DEVELOPER
LOTS 30-32	TRINITY HOMES MARYLAND, LLC 3675 PARK AVE., SUITE 301 ELLCOTT CITY, MD 21043 410-480-0023	THE WOODS OF TIBER BRANCH, LLC. C/O TRINITY QUALITY HOMES 3675 PARK AVE., SUITE 301 ELLCOTT CITY, MD 21043 410-480-0023
LOT 33	PAULINE EMANUEL 3911 NELSON HOUSE ROAD ELLCOTT CITY, MD 21043 410-000-0000	

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
TEL: 410.461.7666 FAX: 410.461.8961

PURPOSE:
THE PURPOSE OF THIS PLAT IS TO REVISE PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT ON LOTS 30, 31, 32, & 33.

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

B. Wilson for Maria Rossman 1/24/2017
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Clark 1-27-17
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kurt Schenk 1-30-17
DIRECTOR DATE

OWNER'S CERTIFICATE

TRINITY HOMES MARYLAND, LLC, OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWING; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 3RD DAY OF JANUARY, 2017.

Michael P. Jaffe
TRINITY HOMES MARYLAND, LLC

Pauline Emanuel
PAULINE EMANUEL

Joseph McNamee
WITNESS

Joseph McNamee
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF (1) ALL THAT LAND CONVEYED BY PAULINE EMANUEL, TRUSTEE TO PAULINE EMANUEL BY DEED DATED MARCH 25, 2014 AND RECORDED IN LIBER 15522 FOLIO 437, AND (2) ALL THAT LAND CONVEYED BY PAULINE EMANUEL TO TRINITY HOMES MARYLAND, LLC BY DEED DATED DECEMBER 12, 2016 AND RECORDED IN LIBER 17320 FOLIO 150 BOTH AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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 BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

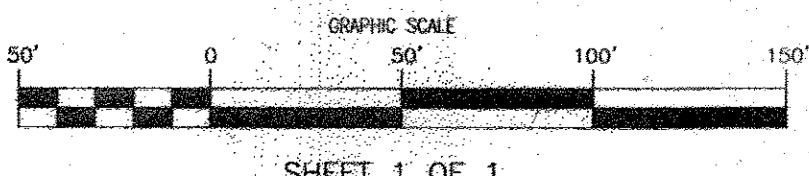
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2018.

Thomas M. Hoffman, Jr. 12.28.16
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267

RECORDED AS PLAT NO. 24080 ON 2/3/17
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
THE WOODS OF TIBER BRANCH
LOTS 30-33
A REVISION OF LOTS 30-33, "THE WOODS OF TIBER BRANCH", PLATS 16426-16431

ZONED R-ED
TAX MAP No. 24 BLK. 18: PARCEL No. 255
2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 50'
DECEMBER 28, 2016



K:\PROJECTS\18-111\SURVEY\dwg\RECORD PLAT\PLAT OF REV.30-33.dwg